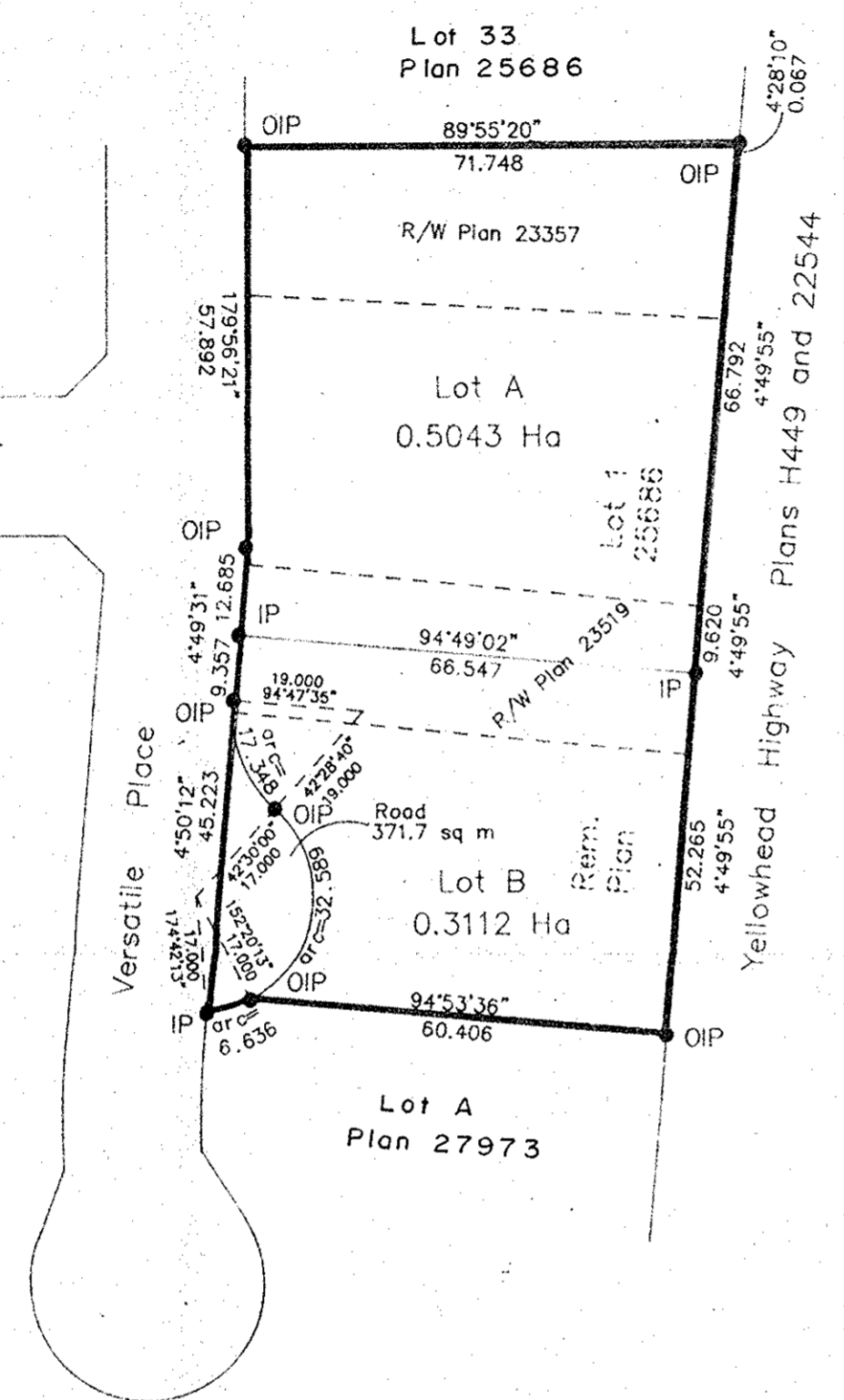


PLAN NO. PGP35231

Deposited in the Land Title Office at Prince George this 20 day of March 1991.

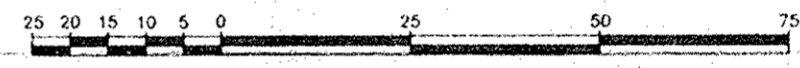
W. G. Randy
REGISTRAR



PLAN OF SUBDIVISION OF THE REMAINDER OF LOT 1, PLAN 25686, DISTRICT LOT 753, CARIBOO DISTRICT.

B.C.G.S. 93G.087

Scale: 1 : 1000 (Distances are in metres)



Bearings are astronomic derived from Plan 25686.
 ● IP.....Standard Iron Post.
 ○.....Denotes old.

Mortgage PC37978
 Metropolitan Trust Company of Canada
 by its authorized attorney, the undersigned

Mortgage PD28335
 Terrapin Mortgage Investment Corp.
 Inc. #171844

Owner: Vern-View Investments Inc.
 Inc. #131344

Approved under the Land Title Act
 this 1st day of March 1991.

I, Gordon Kilbride, a British Columbia Land Surveyor of Prince George in British Columbia, certify that I was present at and personally superintended the survey represented by this plan and that the survey and plan are correct. The survey was completed on the 22nd day of November, 1990.

Authorized Signatory
 MALCOLM FLYNN
 Print Name

Authorized Signatory
 Print Name

Authorized Signatory
 JOSEF KYLL
 Print Name

Approving Officer
 City of Prince George, B.C.

Gordon Kilbride
 Gordon Kilbride, B.C.L.S.

EXECUTION DATE
 Y M D
 30 12 90

Authorized Signatory
 CHRISTINE RAINBIRD
 Print Name

Authorized Signatory
 Print Name

Authorized Signatory
 HERMAN KYLL
 Print Name

Approved under the Land Title Act
 this 25th day of February 1991.

Approving Officer
 Ministry of Transportation & Highways.

Witness to both signatures.
 ROSLYN AITKEN
 Print Name
 Address: 211 - 1st Ave. Prince George, B.C.
 Richmond - Postal Code V6Y 3D
 Occupation: Receptionist

Witness to both signatures.
 Print Name
 Address
 Postal Code
 Occupation

Witness to both signatures.
 Brian F. Williams
 Print Name
 Address: 2104 - 3rd Avenue
 Vernon, B.C. - Postal Code V1T 2M1
 Occupation: Business Insurance

This plan lies within the Fraser Fort George Regional District.

McWilliam, Whyte, Goble & Associates
 B.C. Land Surveyors, Prince George
 (604) 562-1196 & 564-5322 (fax 562-3656)
 Kamloops - Smithers - Williams Lake
 F.B. - RW 76 | D.L. - 753 | REF. NO. - 90960B

LAND TITLE ACT
FORM C

55 2/5
C

01 JAN - 8 12 21

PS 000536

(Section 233)
Province of
British Columbia

GENERAL INSTRUMENT - PART 1

LAND TITLE OFFICE
NAME OF OFFICE OF REGISTRAR

(This area for Land Title Office use)

PAGE 1 of 4 pages

1. APPLICATION: (Name, address, phone number and signature of applicant, applicant's solicitor or agent)

GILLESPIE RENKEMA BARNETT BROADWAY, Lawyers
200-121 St. Paul Street, Kamloops, BC, V2C 3K8
PHONE: 374-4463

K. Lem
Applicant / Solicitor / Agent

CLIENT NO. 10588

INITIALS: FSMB*bf

FILE NAME: Dorset/Becker

NORTHERN REGISTRY SERVICES

M12930 1-800-292-8388 *ll*

2. PARCEL IDENTIFIER(S) AND LEGAL DESCRIPTION(S) OF LAND: *

(PID)

(LEGAL DESCRIPTION)

SEE SCHEDULE

3. NATURE OF INTEREST: *

DESCRIPTION

DOCUMENT REFERENCE
(page and paragraph)

PERSON ENTITLED TO INTEREST

RESTRICTIVE COVENANT

ENTIRE DOCUMENT

TRANSFEEE AS OWNER OF
PID 006-165-176 LOT A DL
753 CARIBOO DISTRICT PLAN

27973 (THE DOMINANT
TENEMENT)
01 01/01/08 12:24:06 01 PG 203734
CHARGE \$55.00

4. TERMS: Part 2 of this instrument consists of (select one only)

- (a) Filed Standard Charge Terms
- (b) Express Charge Terms
- (c) Release

- D.F. No.
- Annexed as Part 2
- There is no Part 2 of this instrument

A selection of (a) includes any additional or modified terms referred to in Item 7 or in a schedule annexed to this instrument. If (c) is selected, the charge described in Item 3 is released or discharged as a charge on the land described in Item 2.

5. TRANSFEROR(S): *

DORSET DEVELOPMENTS INC. (INC. NO. 265554)

6. TRANSFEREE(S): (including postal address(es) and postal code(s)) *

DORSET DEVELOPMENTS INC. (INC. 265554), 810 - 15 Hudson Bay Trail, Kamloops, BC V2C 6S6

7. ADDITIONAL OR MODIFIED TERMS: *

N/A

8. EXECUTION(S): ** This instrument creates, assigns, modifies, enlarges, discharges or governs the priority of the interest(s) described in Item 3 and the Transferor(s) and every other signatory agree to be bound by this instrument, and acknowledge(s) receipt of a true copy of the filed standard charge terms, if any.

Officer Signature(s)

Francis S. M. Barnett

FRANCIS S. M. BARNETT
Suite 200 — 121 St. Paul St.
KAMLOOPS, B.C.
BARRISTER & SOLICITOR

Execution Date		
Y	M	D
01	01	05

Party(ies) Signature(s)

DORSET DEVELOPMENTS INC. by its
authorized signatory:

E. R. Becker
(Print Name) EDWARD RICHARD BECKER

OFFICER CERTIFICATION: Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the Evidence Act, R.S.B.C. 1996, c.124, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the Land Title Act as they pertain to the execution of this instrument.

LAND TITLE ACT
FORM E

SCHEDULE

PAGE 2 of 4 pages

Enter the required information in the same order as the information must appear on the Freehold Transfer Form, Mortgage Form or General Document Form.

2. PARCEL IDENTIFIER(S) AND LEGAL DESCRIPTION(S) OF LAND: *
(PID) (LEGAL DESCRIPTION)

017-178-631

LOT B DL 753 CARIBOO DISTRICT PLAN PGP35231 ✓

(the "Servient Tenement")

006-165-176

LOT A DL 753 CARIBOO DISTRICT PLAN 27973 ✓

(the "Dominant Tenement")

GENERAL INSTRUMENT PART 2 - EXPRESS CHARGE TERMS**WHEREAS:**

- A. The Transferor is the registered owner of that property located in Prince George, British Columbia and more particularly known and described as:
- PID 017-178-631
LOT B DL 753 CARIBOO DISTRICT PLAN PGP35231
- (the "Servient Tenement")
- B. The Transferee is the registered owner of that property located in Prince George, British Columbia and more particularly known and described as:
- PID 006-165-176
LOT A DL 753 CARIBOO DISTRICT PLAN 27973
- (the "Dominant Tenement")
- C. Pursuant to section 18(5) of the *Property Law Act*, an owner in fee simple may grant to himself or itself a restrictive covenant over land owned by that owner for benefit of other land owned by that owner in fee simple.

WITNESS THEREFORE that in consideration of the sum of \$1.00 now paid by the Transferee to the Transferor and other good and valuable consideration, the sufficiency of which is hereby acknowledged, the parties hereto agree as follows:

1. No building or other improvement shall be constructed or erected on the Servient Tenement for the purposes (the "Restricted Purposes") of use as self storage or "mini warehouse" or similar business.
2. Neither the Servient Tenement nor any building or any other improvement constructed thereon shall be used for the Restricted Purposes.

3. The benefit of the restrictive covenant contained in sections 1 and 2 shall be annexed and appurtenant to the Dominant Tenement and the burden thereof shall run with and bind the Servient Tenement;
4. None of the covenants herein contained shall be personal or binding on the owners of the Dominant Tenement and Servient Tenement except during that party's ownership of the Dominant Tenement and Servient Tenement;
5. If the parties to this restrictive covenant cannot agree on any matter relating to this restrictive covenant then either party may refer the matter for final determination by a single arbitrator under the provisions of the *Commercial Arbitration Act* of British Columbia.
6. This indenture shall enure to the benefit of and be binding upon the parties hereto, and their successors in title and assigns.
7. This restrictive covenant shall, automatically and without further act of the parties (or their successors in title), expire on the second anniversary of the date of registration in the Prince George Land Title Office, and the registrar of that Land Title Office is authorized to release this charge created hereby thereupon or thereafter without any consent from the owner for the time being of the Dominant Tenement.
8. Execution by the grantor on Part 1 of this Form C General Instrument constitutes the agreement of the parties to all of the foregoing.

END OF DOCUMENT