

Deposited in the Land Title Office at Prince George this 11 day of Jan. 1999

 LK
 REGISTRAR

PLAN OF SUBDIVISION OF
 LOT 6, PLAN 12669,
 DISTRICT LOT 4040,
 CARIBOO DISTRICT.
 B.C.G.S. 93G.097

Scale: 1 : 750 (Distances are in metres)

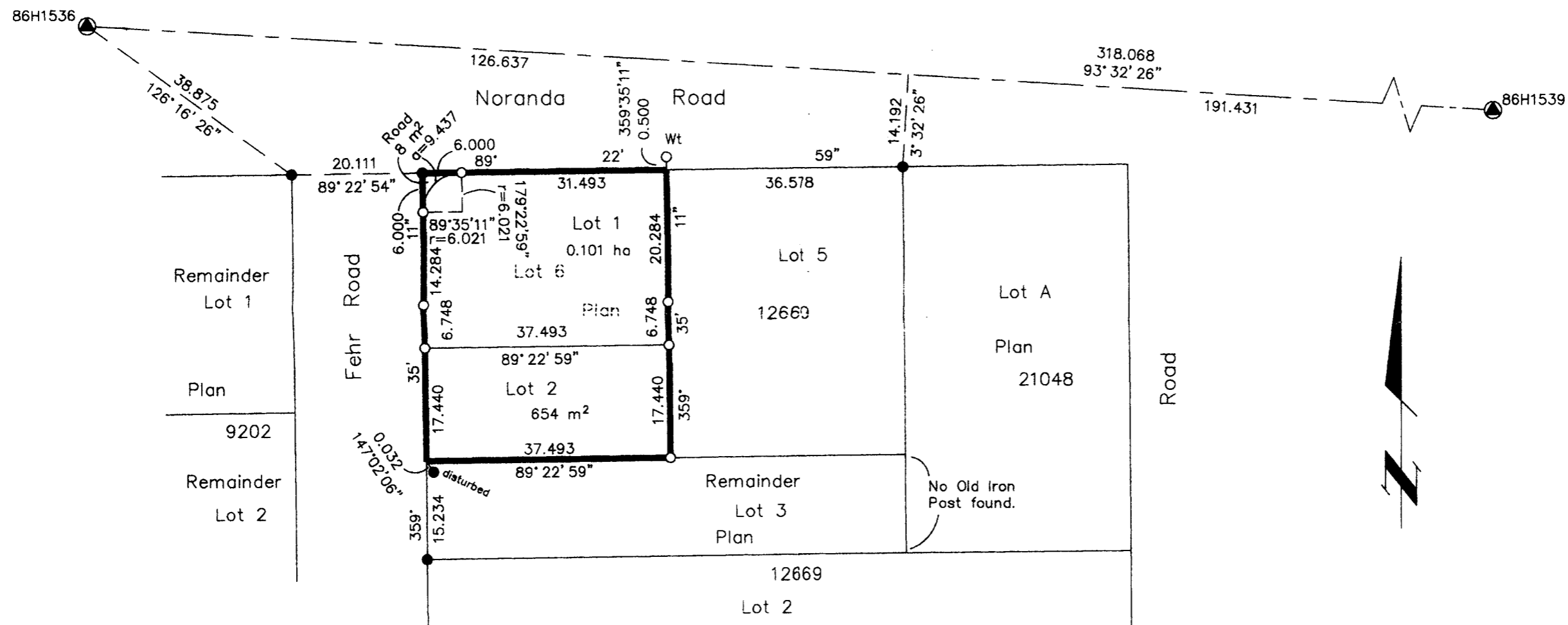


Grid bearings are derived from observations between control monuments 86H1536 and 86H1539, integrated survey area number 39, City of Prince George, B.C.

Note: This plan shows ground level measured distances. Prior to computation of U.T.M. co-ordinates multiply by the combined factor .99950014

LEGEND

- Standard Iron Post Found
- Standard Iron Post Placed
- ⊙ Control Monument Found



The Registered owner designated hereon has entered into a covenant in favour of the City of Prince George under Section 219 of the Land Title Act.

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 25th day of May, 1998.

Owner:
 Kevin Dean Grase
 Trisha Leigh Andrews
 Witness to both
 GEORGE CREUZOT
 2048-9th ave PRINCE GEORGE
 V2M1N3
 RETIRED

Owner: Mortgage - Scotia Mortgage Corporation
 Incorporation No. A23965

Authorized Signatory
 ANNA E. CHOPINETTE
 Print Name
 Authorized Signatory
 Barbara Chantreal
 Witness to both
 Barbara Chantreal
 Print Name
 40390 Victoria St. Box 519
 Prince George B.C. V2L4S7
 Personal Banking Officer
 Occupation

Gordon Kilbride
 Gordon Kilbride, B.C.L.S.
 LTO Client No. 010909

Approved under the Land Title Act this 5 day of
 January 1999
 Approving Officer
 City of Prince George

This plan lies within the Fraser-Fort George Regional District.

KILBRIDE LAND SURVEYING LTD. British Columbia Land Surveyors Prince George, B.C. Ph: (250) 562-1196 Fax: 562-3656		
F.B.- WC24	D.L.- 4040	FILE No. 970872

Land Title Act
FORM C
(Section 219.9)
Province of British Columbia

LAND TITLE OFFICE
PRINCE GEORGE/PRINCE RUPERT

PN000845
PN 846

GENERAL INSTRUMENT - PART 1

(this area for Land Title Office Use)

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

David E. Jones, HOPE HEINRICH, Barristers and Solicitors, 1598 Sixth Avenue,
Prince George, BC, V2L 5G7 Telephone: 563-0681

NORTHERN REGISTRY SERVICES
PH: 1-800-292-8388 J16665

File No: 288514(07)

[Signature]
Signature of applicant, applicant's solicitor or agent

2. PARCEL IDENTIFIER AND LEGAL DESCRIPTION OF LAND:

(PID) 012-363-707 ✓ (Legal Description) Lot 6, District Lot 4040, Cariboo District, Plan 12669 ✓
01 99/01/11 12:48:28 01 PG 151473
CHARGE \$110.00

3. NATURE OF INTEREST:

Description	Document Reference (Page/Paragraph)	Person Entitled to Interest
① Covenant	All Pages	Transferee ✓
② Priority Agreement granting PN 845 priority over PL62664		

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):

KEVIN DEAN GROSE, Assistant Manager, and TRISHA LEIGH ANDREWS, Waitress/Student, both of 4388 Fehr Road, Prince George, British Columbia, V2K 1R1, JOINT TENANTS ✓

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

① CITY OF PRINCE GEORGE, a Municipal Corporation, of 1100 Patricia Boulevard, Prince George, British Columbia, V2L 3V9 ✓
② SCOTIA MORTGAGE CORPORATION, incA23965 390 Victoria Street Prince George, BC V2L 1A4 ✓

7. ADDITIONAL OR MODIFIED TERMS: None ✓

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)	EXECUTION DATE	Party(ies) Signature(s)
<i>[Signature]</i>	Y M D	<i>[Signature]</i>
DAVID E. JONES Barrister & Solicitor HOPE HEINRICH 1598 6th Avenue Prince George, B.C. V2L 5G7	98 11 09	Kevin Dean Grose ✓ <i>[Signature]</i> Trisha Leigh Andrews ✓

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.
* If space insufficient, enter "SEE SCHEDULE" and attach schedule in Form E.
** If space insufficient, continue executions on additional page(s) in Form D.

Land Title Act
FORM D

EXECUTIONS CONTINUED

EXECUTION DATE

Officer Signature(s)

Y M D

Transferor/Borrower/Party

Gail M. Rathwell
GAIL M. RATHWELL
A Commissioner for Taking Affidavits
for British Columbia
1100 Patricia Blvd.
Prince George, B.C. V2L 3V9
(as to both signatures)

98 12 18

City of Prince George
by its authorized signatories:
Colin Forsley
Allan Chabot

#A23965

WE, Scotia Mortgage Corporation, holders of a Mortgage registered under Prince George Land Registry Filing Number PL62664, hereby grant priority over our Mortgage to the within Covenant.

Yvonne Hall
YVONNE HALL
NOTARY PUBLIC
2201 EGLINTON AVENUE EAST
SCARBOROUGH, ONTARIO
M1L 4S2
(416) 288-4156

9 12 01

Scotia Mortgage Corporation
by its authorized signatories:

George Thomas Lankin
GEORGE THOMAS LANKIN
ASSISTANT VICE-PRESIDENT
Sara Bancroft Henderson
SARA BANCROFT HENDERSON
ASSISTANT SECRETARY

S.M.C. Document
No. _____
Approved for
Execution

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.

TERMS OF INSTRUMENT - PART 2

THIS AGREEMENT dated for reference the 6 day of August, 1998.

BETWEEN:

KEVIN DEAN GROSE AND TRISHA LEIGH ANDREWS

(hereinafter called the "Owner")

OF THE FIRST PART

AND:

CITY OF PRINCE GEORGE

(hereinafter called the "City")

OF THE SECOND PART

W H E R E A S:

A. The Owner is the registered owner in fee simple of certain lands and premises situate, lying and being in the City of Prince George, in the Province of British Columbia and more particularly known and described as:

012-363-707 ✓

Lot 6, District Lot 4040, Cariboo District, Plan 12669 ✓

(hereinafter called the "Property");

B. The Owner has applied for permission and approval to subdivide the Property and as a condition of such subdivision the City has requested and the Owner has agreed to provide this Covenant under the provisions of Section 219 of the Land Title Act, R.S.B.C. 1996, Chapter 250 and amendments thereto.

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NOW THEREFORE THIS INDENTURE WITNESSETH that in consideration of the sum of *ONE (\$1.00) DOLLAR* of lawful money of Canada now paid by the City to the Owner and of other good and valuable consideration, the receipt and sufficiency of which is hereby by the Owner acknowledged, the Owner agrees as follows:

1. The Owner covenants and agrees with the City that no building shall be constructed on the most northerly 10 metres of the Property (the "Roadway Area") and any building constructed on the Property shall meet the minimum set-back requirements of the City as measured from the southern boundary of the Roadway Area.

2. If the Roadway Area is required by the City, it shall be purchased at then fair market value.

3. The terms and provisions of this Agreement shall extend to and be binding upon and enure to the benefit of the parties hereto and their respective heirs, executors, administrators, successors and assigns and the successors in title to the Property.

4. This Agreement shall be interpreted according to the laws of the Province of British Columbia.

END OF DOCUMENT