

REFERENCE PLAN TO ACCOMPANY A
COVENANT ON PART OF
LOT A, PLAN PGP 48073
DISTRICT LOT 632
CARIBOO DISTRICT

PLAN No. PGP 48075

DEPOSITED IN THE LAND TITLE OFFICE
AT PRINCE GEORGE, B.C., THIS 3rd
DAY OF June, 2002

B.C.G.S. 93G.097
PURSUANT TO SECTION 215 OF THE LAND TITLE ACT.

REGISTRAR lk



SCALE: 1 : 2000
ALL DISTANCES SHOWN ARE IN METRES.

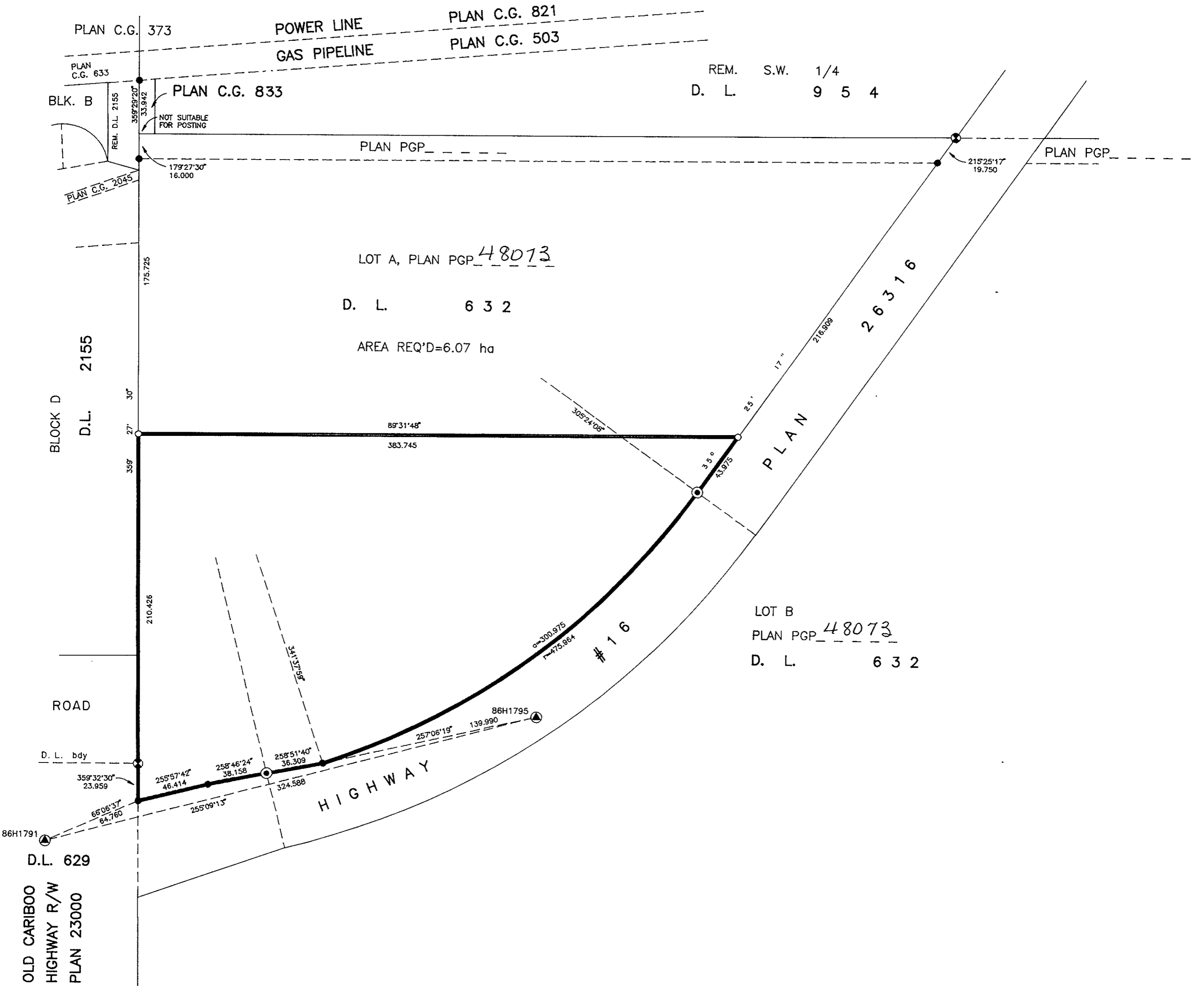
THIS PLAN SHOWS GROUND-LEVEL MEASURED DISTANCES.
PRIOR TO COMPUTATION OF U.T.M. COORDINATES, MULTIPLY
BY COMBINED FACTOR 0.9995003.

GRID BEARINGS ARE DERIVED FROM OBSERVATIONS
BETWEEN CONTROL MONUMENTS 86H1791, AND 86H1795,
INTEGRATED SURVEY AREA NUMBER 39, PRINCE GEORGE.



LEGEND

- STANDARD IRON POST FOUND
- STANDARD IRON POST PLACED
- ⊙ STANDARD CAPPED POST FOUND
- ⊕ CONTROL MONUMENT



I, RONALD L. JOHNS, 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 26th DAY OF MARCH, 2001.

THIS PLAN LIES WITHIN THE FRASER-FORT GEORGE REGIONAL DISTRICT.

R.L. JOHNS, B.C.L.S., C.L.S.

R. L. JOHNS LAND SURVEYING LTD.
LEGAL AND ENGINEERING SURVEYS
240 VICTORIA STREET
PRINCE GEORGE, B. C. V2L 2J4
PHONE: (250)562-5759
FAX: (250)562-5703

Province of British Columbia

GENERAL INSTRUMENT - PART 5 OF THE ACT (This area for Land Title Office use)

Page 1 of 6 Pages

1. APPLICATION: KAREN FINLAY
PRYKE LAMBERT LEATHLEY RUSSELL
Barristers & Solicitors
500 - 5811 Coney Road
Richmond, BC V6X 3M1
PHONE: 276-2765

SUBMITTED BY:
TRI LIN REGISTRY SERVICES

Applicant - KAREN FINLAY

File No. 49020/Ritchie Bros.

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

Not Available

Lot A District Lot 632 Cariboo District, Plan PGP 48073

3. NATURE OF INTEREST:

| Description | Document Reference (Page and Paragraph) | Person Entitled to Interest |
|--|--|-----------------------------|
| Part on Plan PGP 48075 SECTION 219 COVENANT | ENTIRE INSTRUMENT | TRANSFeree |

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

- (a) Filed Standard Charge Terms D.F. Number
- (b) Express Charge Terms Annexed as Part 2
- (c) Release 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):*

RITCHIE BROS. PROPERTIES LTD., (Inc. No. A45973), 9200 Bridgeport Road, Richmond, B. C., V6X 1S1

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

CITY OF PRINCE GEORGE, a Municipal Corporation, 1100 Patricia Boulevard, Prince George, B. C., V2L 3V9

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)

MAURICE E.J. LAMBERT
BARRISTER & SOLICITOR
SUITE 500 NORTH TOWER
5811 COONEY ROAD
RICHMOND, B.C. V6X 3M1
PHONE: (604) 276-2765

| Y | M | D |
|----|---|----|
| 00 | 6 | 27 |

Party(ies) Signature(s)
RITCHIE BROS. PROPERTIES
LTD., By its Authorized Signatory

Print Name:

JAN MOSAEE

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 in any box insufficient, enter "SEE SCHEDULE" and attach schedule in Form D.

**LAND TITLE ACT
FORM D**

EXECUTIONS CONTINUED

Execution Date

Officer Signature(s)

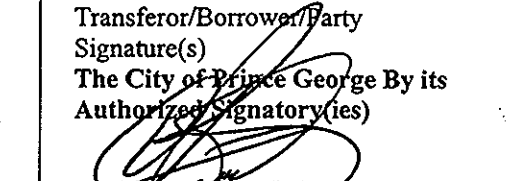


Jane Petrella
Commissioner for Taking Affidavits
for British Columbia
1100 Patricia Blvd.
Prince George, B.C. V2L 3V9

(As to both signatures)

| Y | M | D |
|----------|----|----|
| 02 08 | 04 | 08 |

Transferor/Borrower/Party
Signature(s)
The City of Prince George By its
Authorized Signatory(ies)



Print Name: **Colin Kinsley**
Mayor



Print Name: **Don Schaffer**
Clerk

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.

EXPRESS CHARGE TERMS – PART 2

**SECTION 219 COVENANT
(Permitted Use)**

THIS INSTRUMENT is dated for reference the _____ day of _____, 2000.

BETWEEN:

RITCHIE BROS. PROPERTIES LTD., (Inc. No. A45973), 9200
Bridgeport Road, Richmond, B. C., V6X 1S1

(hereinafter called "Covenantor")

OF THE FIRST PART

AND:

CITY OF PRINCE GEORGE, a Municipal Corporation,
1100 Patricia Boulevard, Prince George, B. C., V2L 3V9

(hereinafter called "City")

OF THE SECOND PART

WHEREAS:

A. The Covenantor is the registered owner of those certain parcels or tracts of land and premises situate, lying and being in the City of Prince George, in the Province of British Columbia, and being more particularly known and described as:

P.I.D. 014-997-975

North West ¼ of District Lot 632 Cariboo District,

Except Plan 26316

(hereinafter called the "Parent Property")

B. The Covenantor has applied to the City pursuant to the *Municipal Act* for British Columbia, for certain rezoning of the Parent Property and a subdivision of the Parent Property into two lots

C. In order to accommodate the rezoning and subdivision of the Parent Property, the Covenantor has agreed to enter into this covenant in favour of the City over that part of the Parent Property which, after subdivision, will be legally described as:

Lot A District Lot 632 Cariboo District Plan PGP 48073

(hereinafter called "Lot A")

NOW THEREFORE THIS INSTRUMENT WITNESSES that in consideration of the sum of ONE (\$1.00) DOLLAR of lawful money of Canada now paid by the City to the Covenantor and of other valuable consideration (the receipt whereof is hereby by the Covenantor acknowledged), the parties hereto each hereby covenant, promise and agree with the other as follows;

1. Permitted Use of Part of Lot A

The Covenantor covenants and promises to the City that the use of that part of Lot A shown outlined on Reference Plan filed in the Prince George Land Title Office under number PGP 48075, a reduced copy of which is attached hereto as Schedule "A" shall be limited to the following uses:

- (a) Recreational Vehicle Sales or Service", "Car Sales or Service" and "Car Storage", as those terms are defined in the City of Prince George Zoning Bylaw No. 3482, 1980; and
- (b) the storage of recreational vehicles, including without limitation the storage of motorhomes;
- (c) the retail sale and servicing of small engine goods.

2. By-laws

Subject only to the limitations and restrictions herein set forth and set forth in any other covenant in favour of the City registered against Lot A, the Covenantor agrees that the use and development of Lot A shall be governed by all by-laws of general application in the City as amended from time to time.

3. Indemnity

The Covenantor will at all times indemnify the City and save it harmless from and against all loss, cost, expense and damage, including costs on a solicitor and client basis, that may be suffered or incurred by the City in enforcing this Instrument as a result of any default or breach of this Instrument.

4. Land Title Act

This Instrument shall be registered as a charge against the Lands pursuant to Section 219 of the Land Title Act of British Columbia, and all covenants, agreements and provisos herein contained are hereby deemed to constitute covenants running with Lot A and are intended to be perpetual.

5. Successors

This Instrument and all covenants, agreements and provisos herein contained shall enure to the benefit of and be binding upon the parties hereto, their respective heirs, executors, administrators, personal representatives, successors and assigns.

IN WITNESS WHEREOF the parties have hereunto set their hands and seals the day and year first above written.

SCHEDULE "A"

REFERENCE PLAN TO ACCOMPANY A COVENANT ON PART OF LOT A, PLAN PGP DISTRICT LOT 632 CARIBOO DISTRICT

PLAN No. PGP

DEPOSITED IN THE LAND TITLE OFFICE AT PRINCE GEORGE, B.C., THIS DAY OF

B.C.G.S. 93G.097 PURSUANT TO SECTION 215 OF THE LAND TITLE ACT.

REGISTRAR



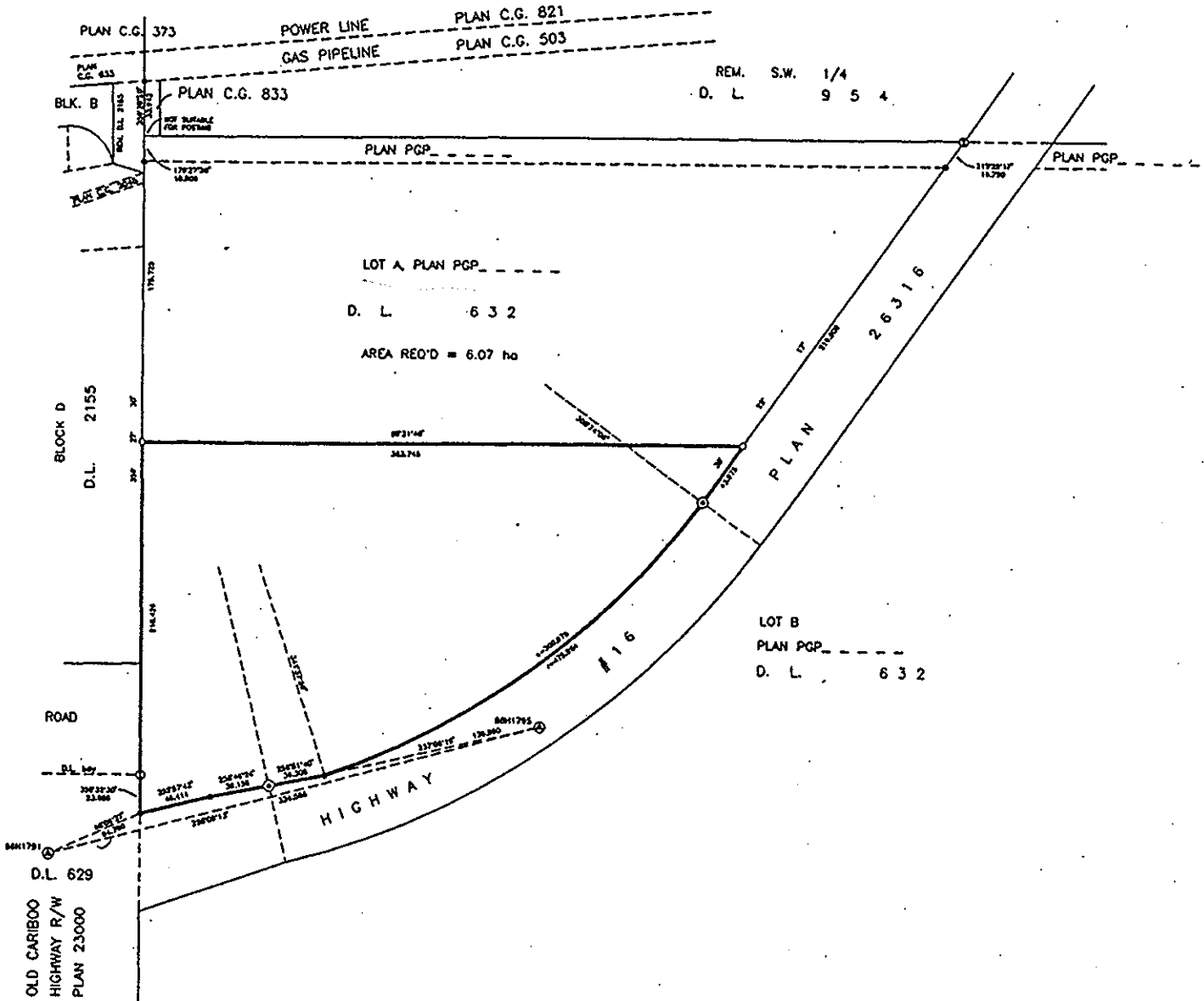
SCALE: 1 : 2000 ALL DISTANCES SHOWN ARE IN METRES.

THIS PLAN SHOWS GROUND-LEVEL MEASURED DISTANCES. PRIOR TO COMPIATION OF N.T.A. COORDINATES, MULTIPLY BY CORRECTION FACTOR 0.9995003.

CRO BEARINGS ARE DERIVED FROM OBSERVATIONS BETWEEN CONTROL MONUMENTS 86H1781, AND 86H1785, INTEGRATED SURVEY AREA NUMBER 36, PRINCE GEORGE.

LEGEND

- STANDARD IRON POST FOUND
○ STANDARD IRON POST PLACED
⊕ STANDARD CAPPED POST FOUND
⊙ CONTROL MONUMENT



I, RONALD L. JOHNS, 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 28th DAY OF MARCH, 2001.

THIS PLAN LIES WITHIN THE FRASER-FORT GEORGE REGIONAL DISTRICT.

R. L. JOHNS, R.S.L., C.L.S.

R. L. JOHNS LAND SURVEYING LTD. LEGAL AND ENGINEERING SURVEYS 240 VICTORIA STREET PRINCE GEORGE, B.C. V2L 2M4 PHONE: (250)562-8338 FAX: (250)562-3703