

PHASE 2
STRATA PLAN OF THE REMAINDER
OF LOT 1, PLAN 27926,
DISTRICT LOT 1605,
CARIBOO DISTRICT.
B.C.G.S. 93G.087

STRATA PLAN PGS157

Deposited and registered in the Land Title Office at
Prince George this 8 day of AUG .1997

"B. Bigiani Inc"
REGISTRAR PL45468-PL45481

Scale: 1 : 750 (Distances are in metres)



Grid bearings are derived from observations between
control monuments 86H1474 and 86H1569, 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 0.99950081

LEGEND

- Lead Plug Found
- Standard Iron Post Found
- ⊙ Control Monument Found
- S.L. Strata Lot
- C Common

Rem 2
Plan 27926

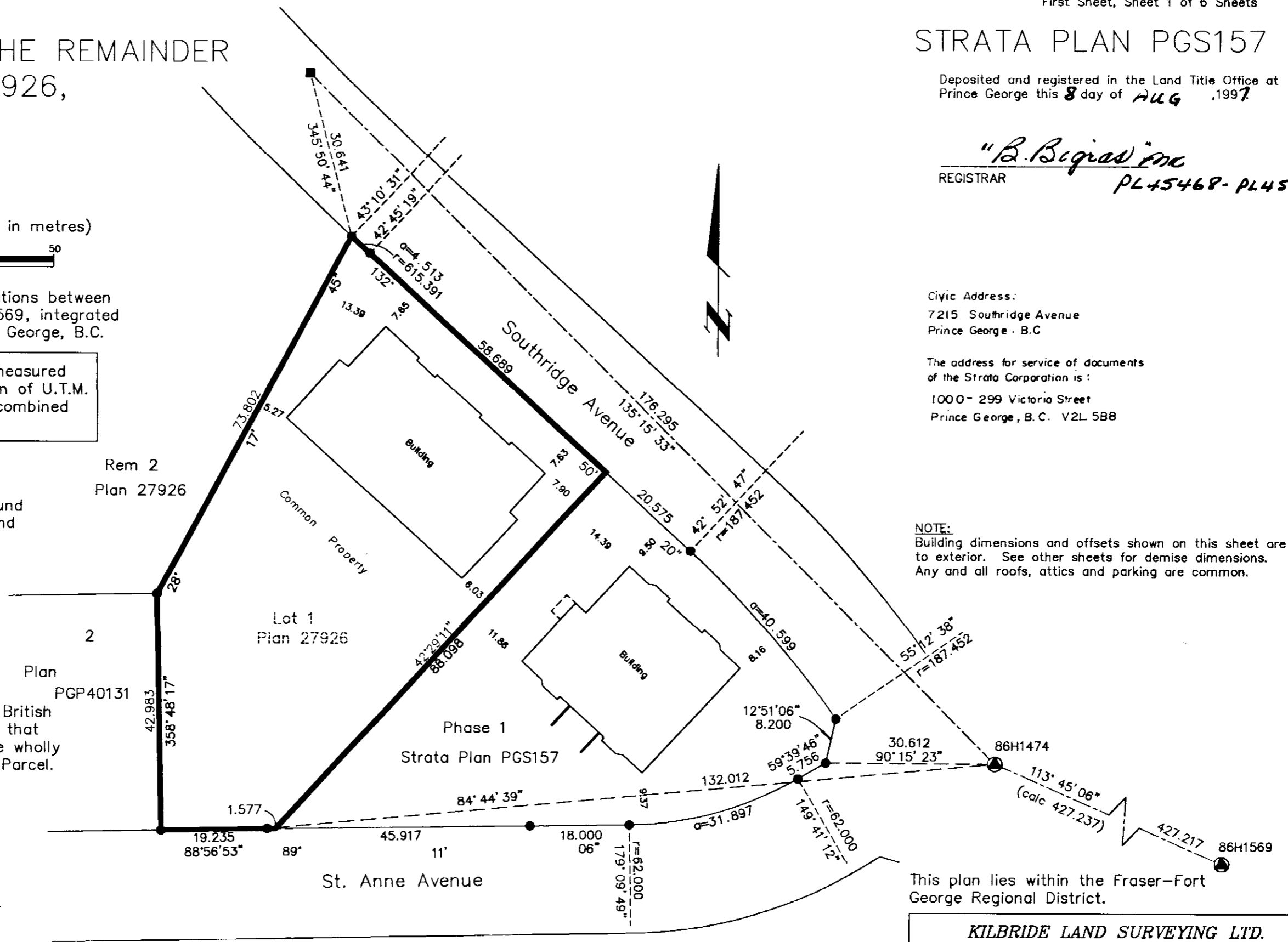
2
Plan
PGP40131

Lot 1
Plan 27926

Phase 1
Strata Plan PGS157

I, Gordon Kilbride, of Prince George, a British
Columbia Land Surveyor, hereby certify that
the buildings erected on the parcel are wholly
within the external boundaries of that Parcel.
Dated at Prince George, B.C.
this 18th day of April, 1997.

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



Civic Address:
7215 Southridge Avenue
Prince George, B.C.

The address for service of documents
of the Strata Corporation is:
1000-299 Victoria Street
Prince George, B.C. V2L 5B8

NOTE:
Building dimensions and offsets shown on this sheet are
to exterior. See other sheets for demise dimensions.
Any and all roofs, attics and parking are common.

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

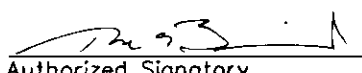
KILBRIDE LAND SURVEYING LTD.
British Columbia Land Surveyors
Prince George, B.C.
Ph: (250) 562-1196 Fax: 562-3656

F.B.- RA	D.L.- 1605	File No. - 960536-1
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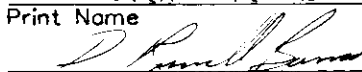
PHASE 2
STRATA PLAN OF THE REMAINDER OF
LOT 1, PLAN 27926,
DISTRICT LOT 1605, CARIBOO DISTRICT.

STRATA PLAN PGS157

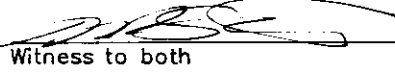
Owner:
Royal Bank of Canada


Authorized Signatory

THOMAS MCBRIDE
Print Name


Authorized Signatory

RUSSELL BARNES
Print Name


Witness to both

MICHAEL PARKER-SUTTON
Print Name

4569 STAUBLE RD
Address

PRINCE GEORGE V2K 4W9
Postal Code

BANKER
Occupation

STRATA LOT NO.	SHEET NO.	FORM 1	FORM 2
		SCHEDULE OF UNIT ENTITLEMENT Unit Entitlement	SCHEDULE OF INTEREST UPON DESTRUCTION Interest Upon Destruction
11	4	1208	935
12	4	1211	930
13	4	1211	930
14	4	1227	950
15	4	1431	1080
16	4	1255	955
17	4	1515	1172
18	5	1208	964
19	5	1211	960
20	5	1211	960
21	5	1227	980
22	5	1389	1090
23	5	1255	985
24	5	1547	1225
Aggregate		18106	14116


Accepted as to Forms 1 & 2
this 6 day of AUGUST 1997.


FOR Superintendent of Real Estate


STATUTORY DECLARATION

I, the undersigned, do solemnly declare that
(1) I, the undersigned am the owner developer.
(2) The strata plan is entirely for residential use.

I make the solemn declaration conscientiously believing
it to be true and knowing that it is the same force
and effect as if made under oath.


Authorized Signatory

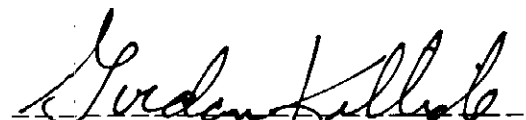
Declared before me at Prince George in the
Province of British Columbia.
This 25 day of JULY, 1997.


A Commissioner of Oaths.


NEW DEVELOPMENT CERTIFICATE

I, Gordon Kilbride, of Prince George, a British
Columbia Land Surveyor, hereby certify that the
strata lot represented on Phase 2 of Strata Plan of
the Remainder of Lot 1, Plan 27926, District Lot 1605,
Cariboo District constitute a new development and
have not, to the best of my knowledge and belief,
been previously occupied.

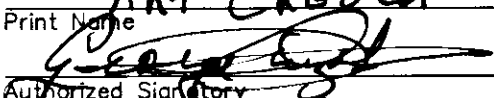
Dated at Prince George, B.C.
This 18th day of April, 1997.


Gordon Kilbride, B.C.L.S.

Owner: Hart Estates Limited
Inc. #428101

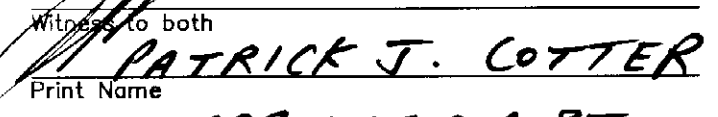

Authorized Signatory

ART CRUZOT
Print Name


Authorized Signatory

GEORGE CRUZOT
Print Name

Witness to both


PATRICK J. COTTER
Print Name

1600-299 VICTORIA ST.
Address

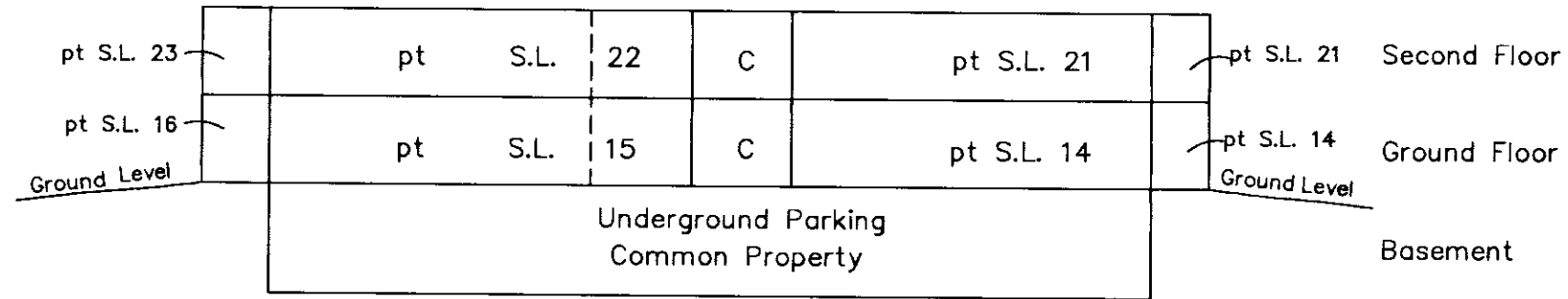
PRINCE GEORGE, BC V2L 5B8
Postal Code

LAWYER
Occupation

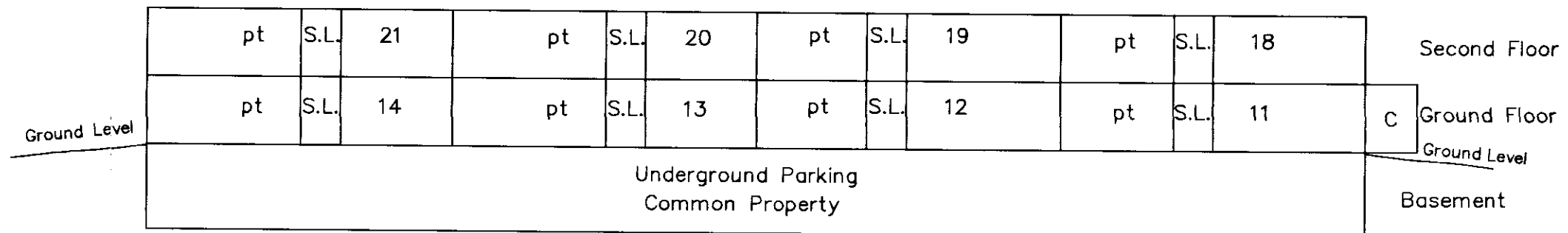
PHASE 2
 STRATA PLAN OF THE REMAINDER
 OF LOT 1, PLAN 27926,
 DISTRICT LOT 1605,
 CARIBOO DISTRICT.

STRATA PLAN PGS157

ELEVATION VIEWS
 Not to Scale



NORTHWEST ELEVATION



SOUTHWEST ELEVATION

This 18th day of April, 1997.

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

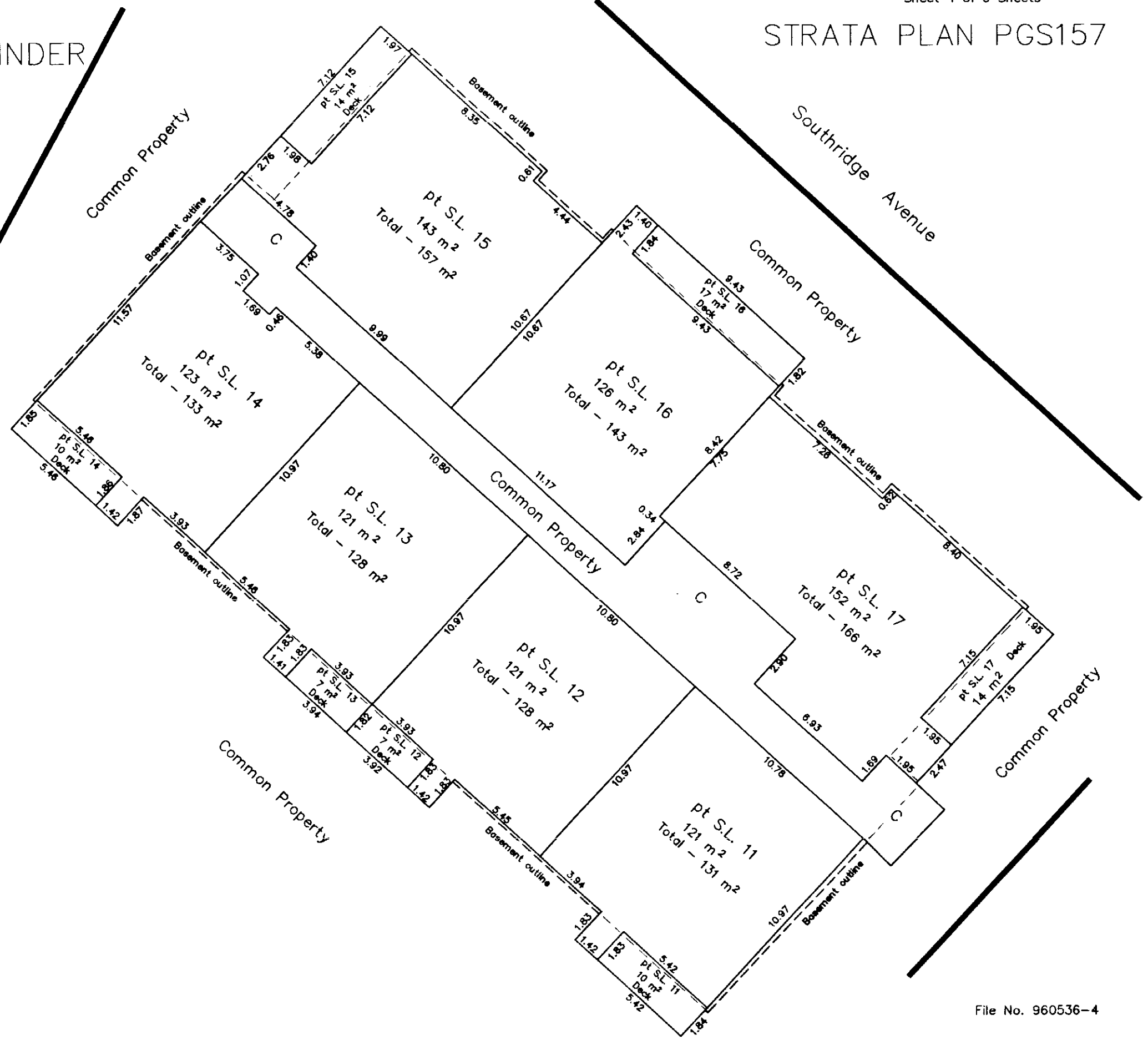
PHASE 2
STRATA PLAN OF THE REMAINDER
OF LOT 1, PLAN 27926,
DISTRICT LOT 1605,
CARIBOO DISTRICT.

STRATA PLAN PGS157

Scale: 1 : 200 (Distances are in metres)



GROUND FLOOR



This 18th day of April, 1997.

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

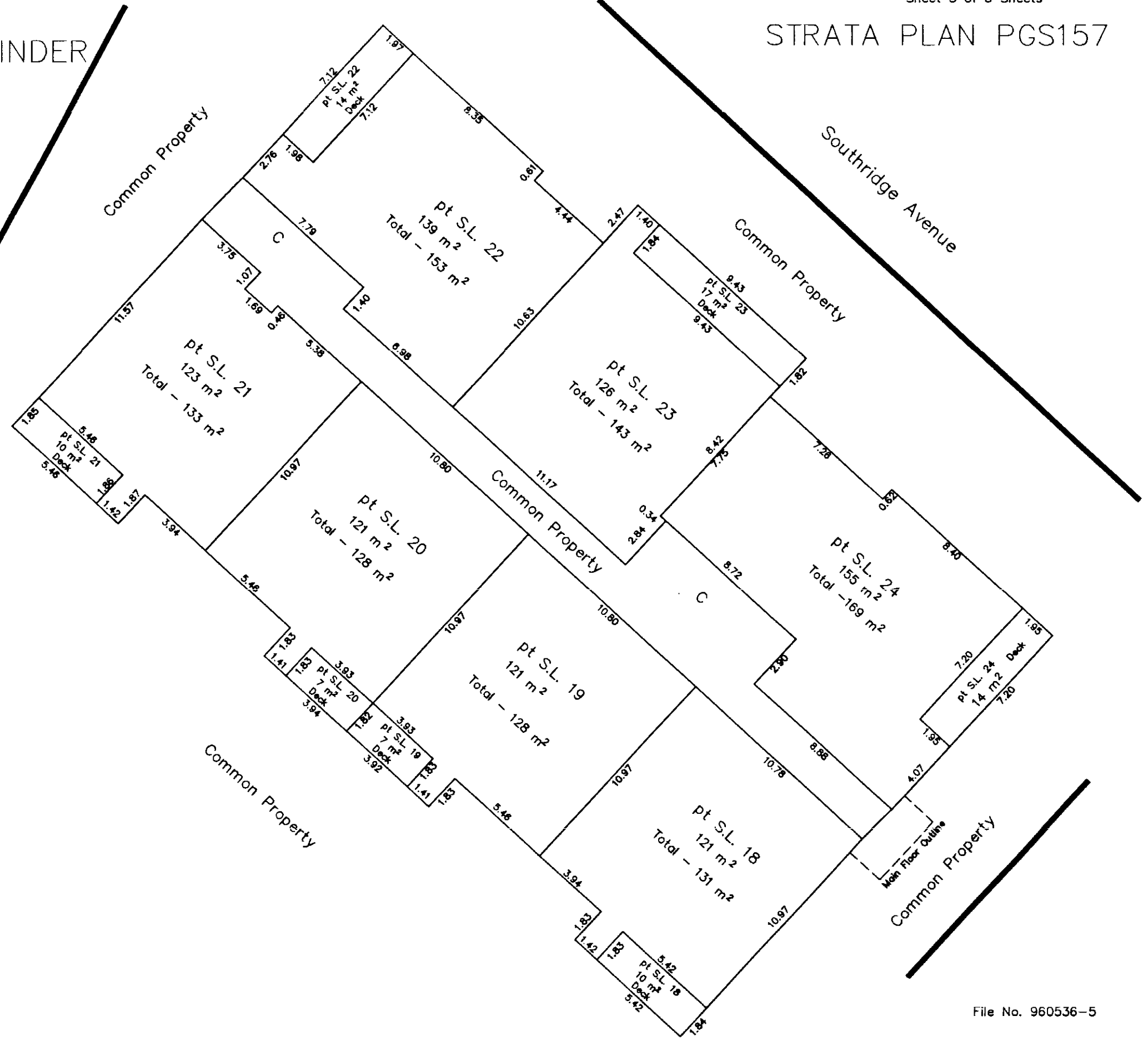
PHASE 2
STRATA PLAN OF THE REMAINDER
OF LOT 1, PLAN 27926,
DISTRICT LOT 1605,
CARIBOO DISTRICT.

STRATA PLAN PGS157

Scale: 1 : 200 (Distances are in metres)



SECOND FLOOR



This 18th day of April, 1997.

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

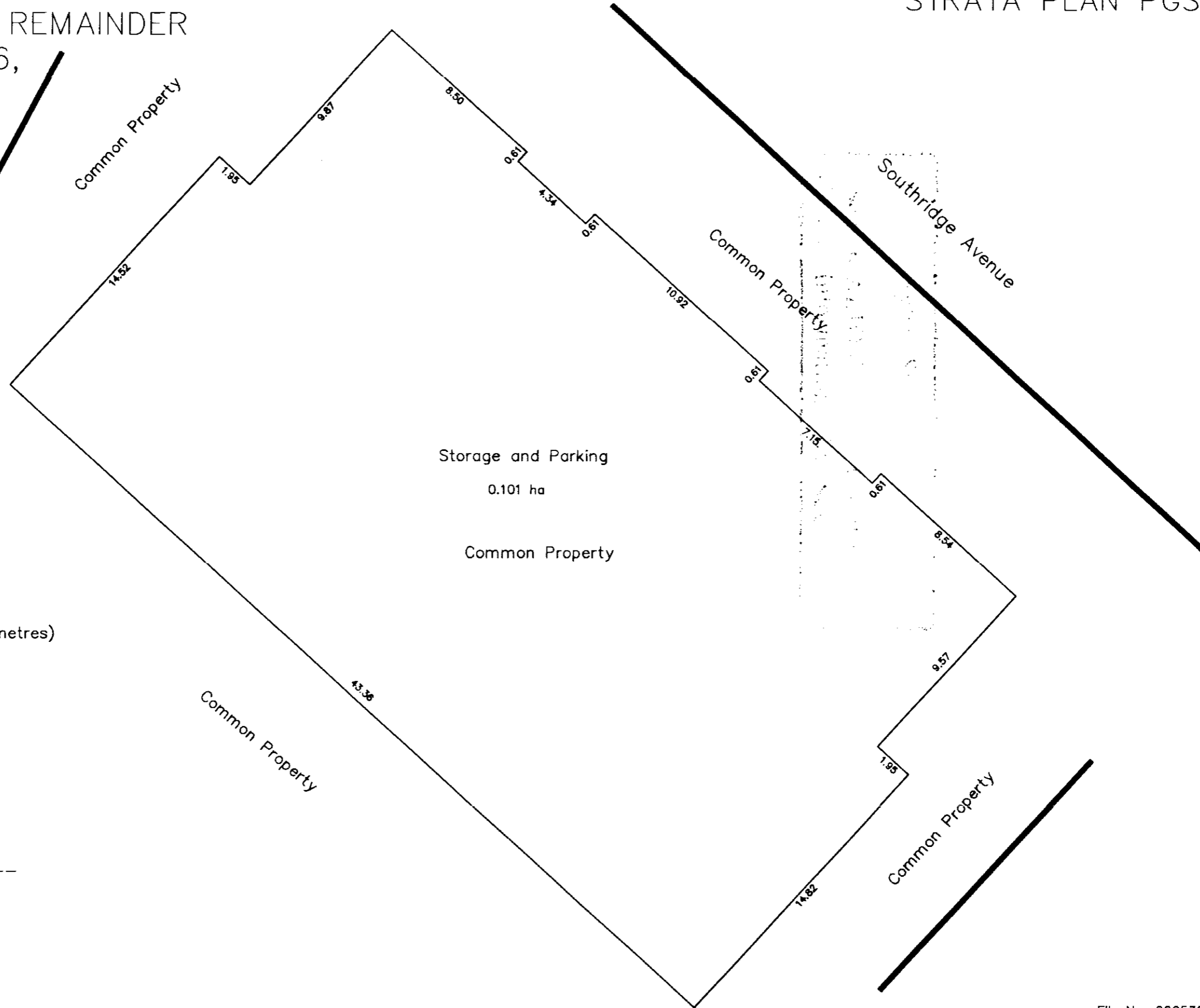
PHASE 2
STRATA PLAN OF THE REMAINDER
OF LOT 1, PLAN 27926,
DISTRICT LOT 1605,
CARIBOO DISTRICT.

STRATA PLAN PGS157

UNDERGROUND PARKING



Scale: 1 : 200 (Distances are in metres)



This 18th day of April, 1997.

Gordon Kilbride

Gordon Kilbride, B.C.L.S.

Sheet 1 of 8 Sheets
 Strata Plan PGS157
 Deposited and Registered in the
 Land Title Office at Prince George, B.C.
 this 6 day of May, 1991.

W.G. Gandy
 Registrar *per R*

**PHASE 1
 STRATA PLAN OF
 LOT 1, PLAN 27926,
 DISTRICT LOT 1605,
 CARIBOO DISTRICT.**

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

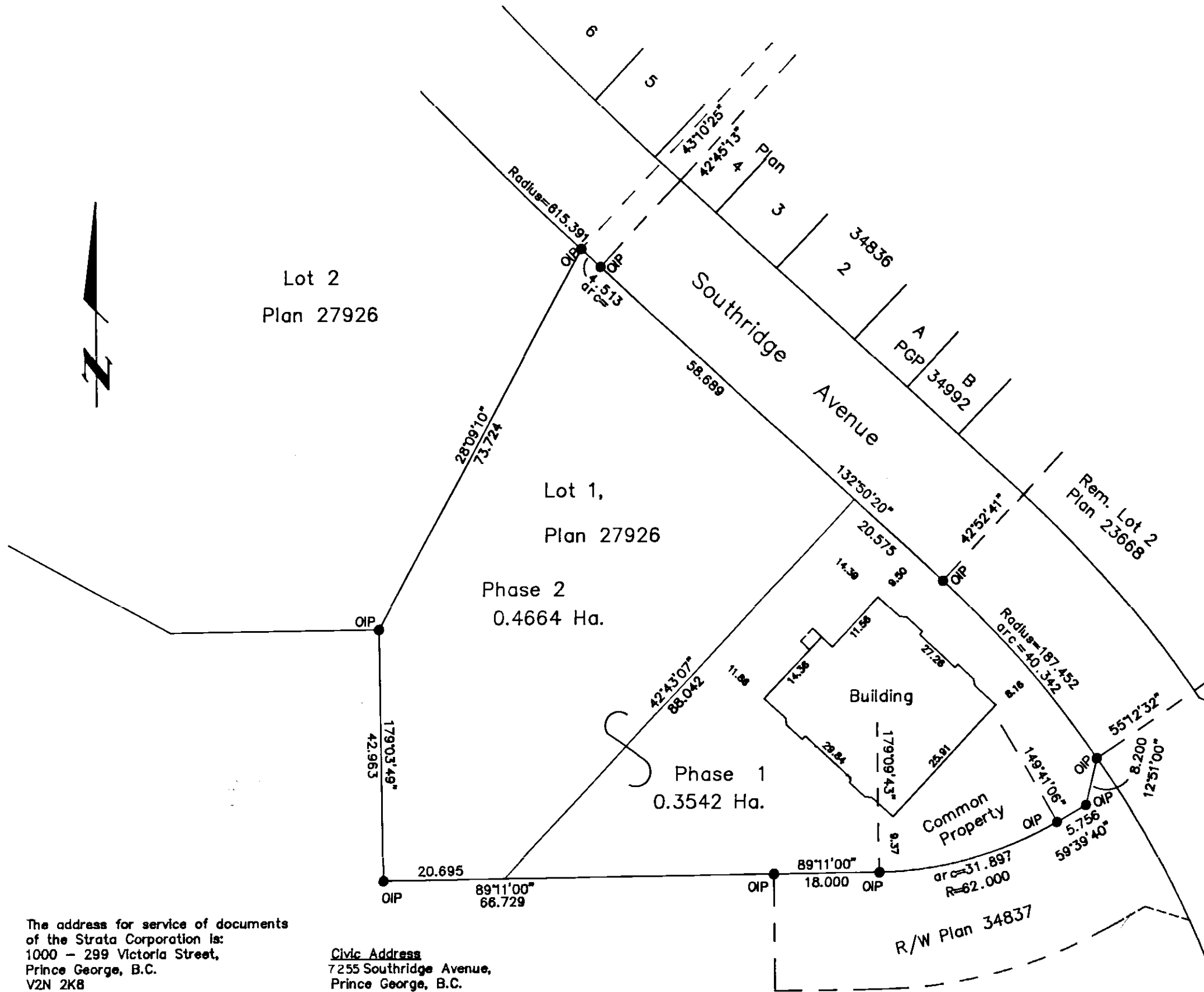
Scale: 1 : 750 (Distances are in metres)



Legend

Bearings are astronomic derived from Plan 34837.

- IP.....Standard Iron Post.
- O.....Denotes old
- m².....Denotes square metres.
- SL.....Denotes Strata Lot.
- pt.....Denotes part.
- Deck.....Open balcony or patio space.



St. Anne Avenue

I, G. Kilbride, of Prince George, a
 British Columbia Land Surveyor, hereby certify
 that the buildings erected on the parcel above
 are wholly within the external boundaries of
 that Parcel.
 Dated at Prince George, B.C.
 this 19th day of February, 1991.
Gordon Kilbride
 G. Kilbride, B.C.L.S.

The address for service of documents
 of the Strata Corporation is:
 1000 - 299 Victoria Street,
 Prince George, B.C.
 V2N 2K8

Civic Address
 7255 Southridge Avenue,
 Prince George, B.C.

McWilliam, Whyte, Goble & Associates B.C. Land Surveyors, Prince George (604) 562-1196 & 564-5322 (fax 562-3656) Kamloops - Smithers - Williams Lake		
F.B.- SD 54	D.L.- 1605	REF. NO.- 91010A

This plan lies within the Fraser Fort George
 Regional District.

Phase 1 - Strata Plan of Lot 1,
Plan 27926, District Lot 1605,
Cariboo District.

Sheet 2 of 8 Sheets
Strata Plan PGS157

FOR AMENDED FORM 1 SEE PAGE 2(a) AND PL37753

Strata Lot No.	Sheet No.	Form 1	Form 2
		Schedule of Unit Entitlement	Schedule of Interest Upon Destruction
		Unit Entitlement	Interest
1	3	1231	900
2	3	1061	730
3	3	1251	890
4	3	1098	900
5	3	1406	765
6	3	1233	860
7	4	1252	870
8	4	2087	1250
9	4	1766	1140
10	4	1595	960
Aggregate		13980	9265

This 19th day of February, 1991

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

Signatures

Statutory Declaration

I, the undersigned, do solemnly declare that
(1) the undersigned am the duly authorized agent of the owner developer.
(2) The strata plan is entirely for residential use.

I make the solemn declaration conscientiously believing it to be true and knowing that it is the same force and effect as if made under oath.

J Wiebe
Authorized Signatory

Declared before me at Prince George in the Province of British Columbia this 13th day of March 1991.

[Signature]
A Commissioner for Oaths

Accepted as to Forms 1,2,3 this 28th day of March 1991.

[Signature]
Superintendent of Real Estate.

NEW DEVELOPMENT CERTIFICATE

I, Gordon Kilbride, of the city of Prince George, British Columbia Land Surveyor, hereby certify that the Strata Lots represented on Phase 1 of Strata Plan of Lot 1, Plan 27926, District Lot 1605, Cariboo District constitute a new development and have not, to the best of my knowledge and belief, been previously occupied.

Dated at Prince George, B.C. this 19th day of February, 1991.

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

Owners: *J Wiebe*
Jacob Wiebe

Annie Wiebe
Annie Wiebe

Witness: *[Signature]*
to both signatures.

Print Name: Rodrick Hugh Mackenzie
Address: Wilson King & Company, 10th Floor - 299 Victoria St.

Prince George BC Postal Code V2L 5B8

Occupation: Barrister & Solicitor

Mortgage P53293.

Owner: *E J Sawatsky*
Edward John Sawatsky

Witness: *[Signature]*

Print Name: DENNIS M. LAWSON

Address: 210-612 VIEW STREET

VICTORIA BC Postal Code V8W 1J5

Occupation: LAWYER

Approved as to Phase 1 of a 2 phase strata plan under the Condominium Act.

[Signature] Feb 22, 1991
Approving Officer for the City of Prince George

Declaration of Intention to create a strata plan by phased development.
(Form E) filed under No.

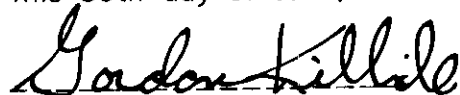
PAGE 2 (a)
STRATA PLAN PGS157

SEE PL 37753

Amended Form 1 for Strata
Lots 1 to 10, Strata Plan PGS157,
District Lot 1605, Cariboo District.

Strata Lot No	Sheet No.	Form 1
		Schedule of Unit Entitlement
		Unit Entitlement
1	3	1122
2	3	952
3	3	1142
4	3	1098
5	3	1118
6	3	1124
7	4	1144
8	4	1999
9	4	1563
10	4	1415
Aggregate		12677

This 30th day of June, 1997.

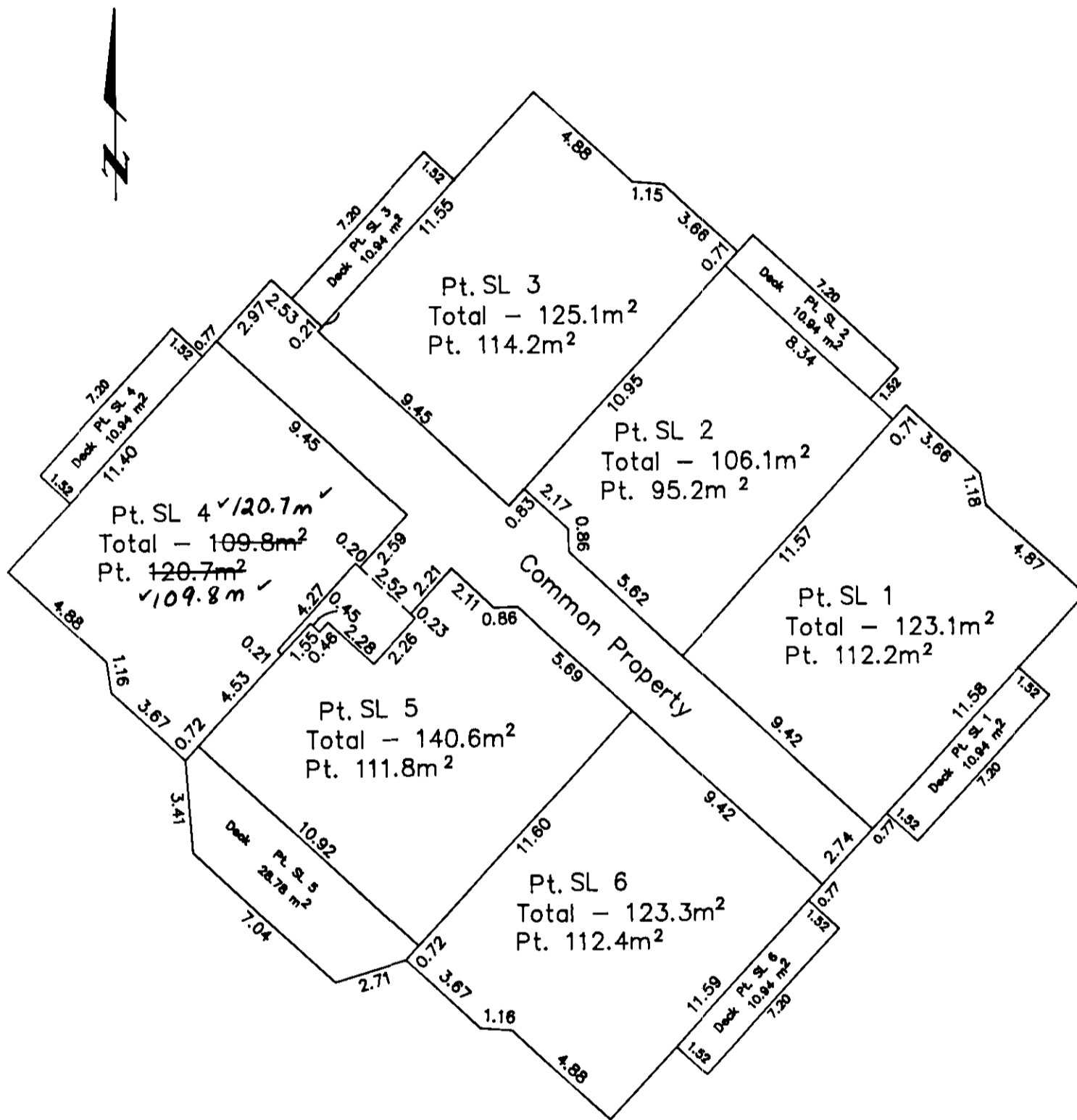


Gordon Kilbride, B.C.L.S.

KILBRIDE LAND SURVEYING LTD. British Columbia Land Surveyors Prince George, B.C. Ph: (250) 562-1196 Fax: 562-3656		
F.B.-	D.L.- 1605	FILE No. 91010F1

Phase 1 - Strata Plan of Lot 1,
Plan 27926, District Lot 1605,
Cariboo District.
First Floor
Scale: 1=200

Sheet 3 of 8 Sheets
Strata Plan PGS L57
FOR AMENDMENT TO S.L. 4
See PL 33906.



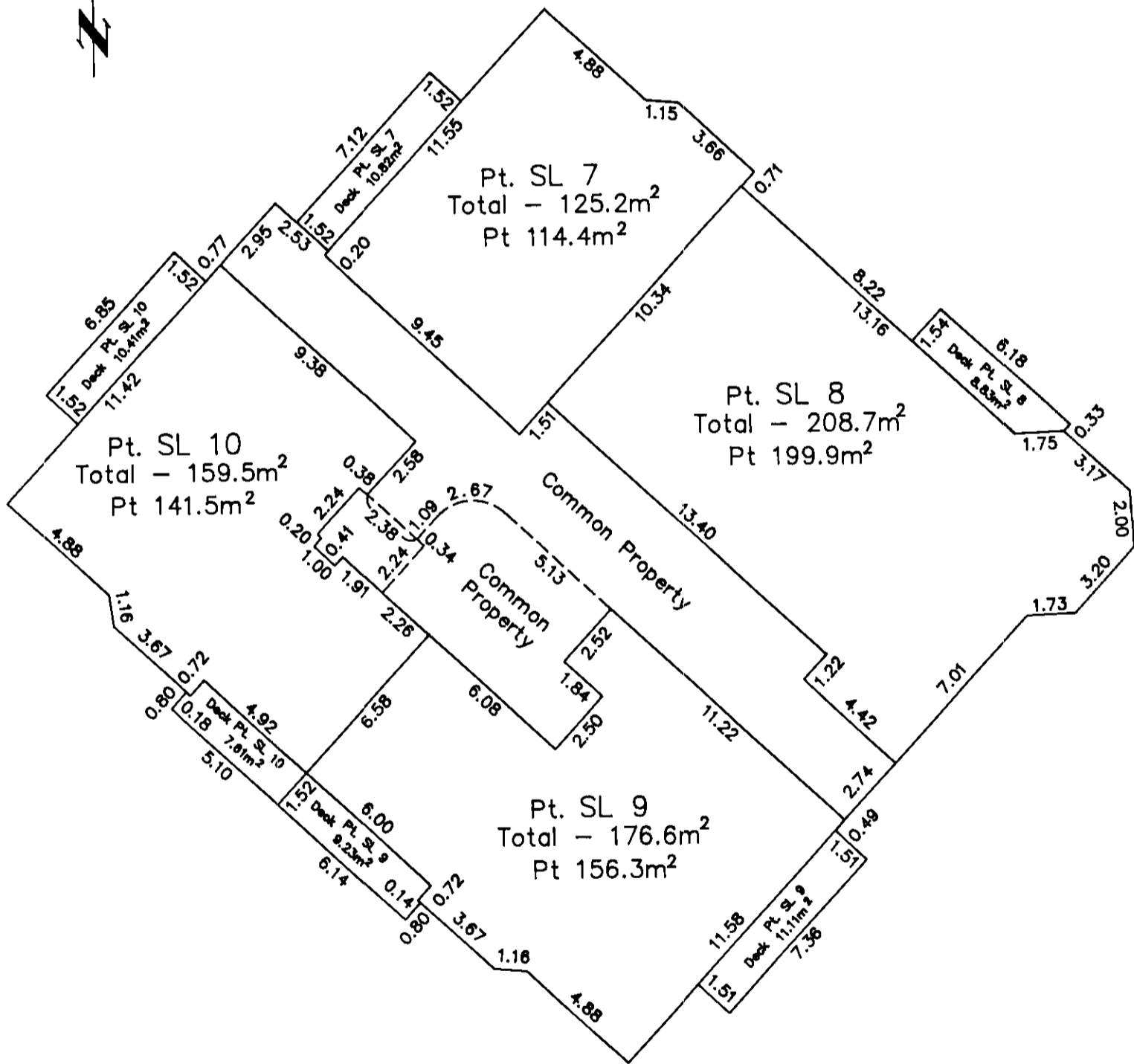
This 19th day of February, 1991.

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

Ref. No. 91010A

Phase 1 - Strata Plan of Lot 1,
Plan 27926, District Lot 1605,
Cariboo District.
Second Floor
Scale: 1=200

Sheet 4 of 8 Sheets
Strata Plan PGS157

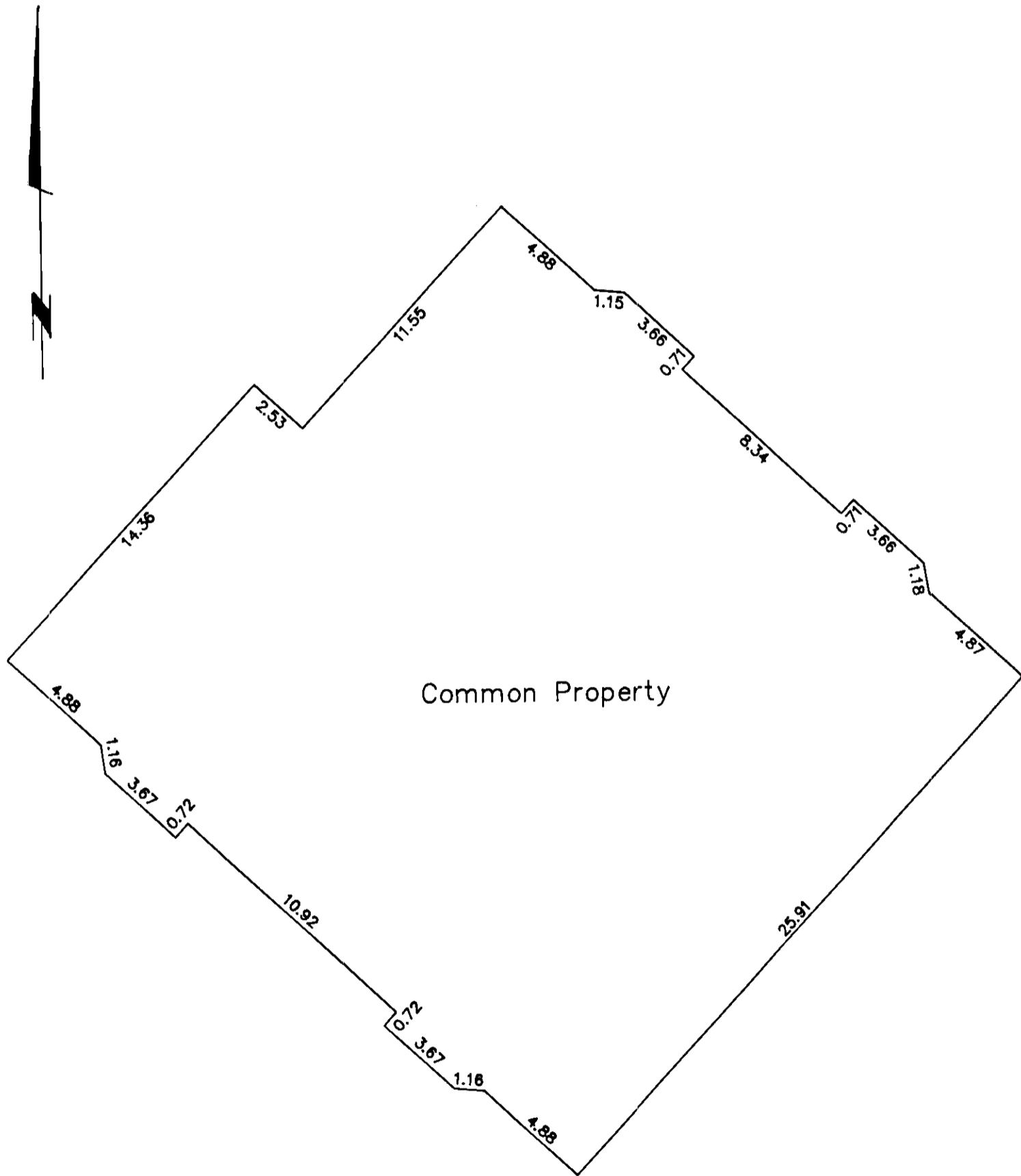


This 19th day of February, 1991.

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

Phase 1 - Strata Plan of Lot 1,
Plan 27926, District Lot 1606,
Cariboo District.
Basement Floor
Scale: 1=200

Strata Plan PGS157

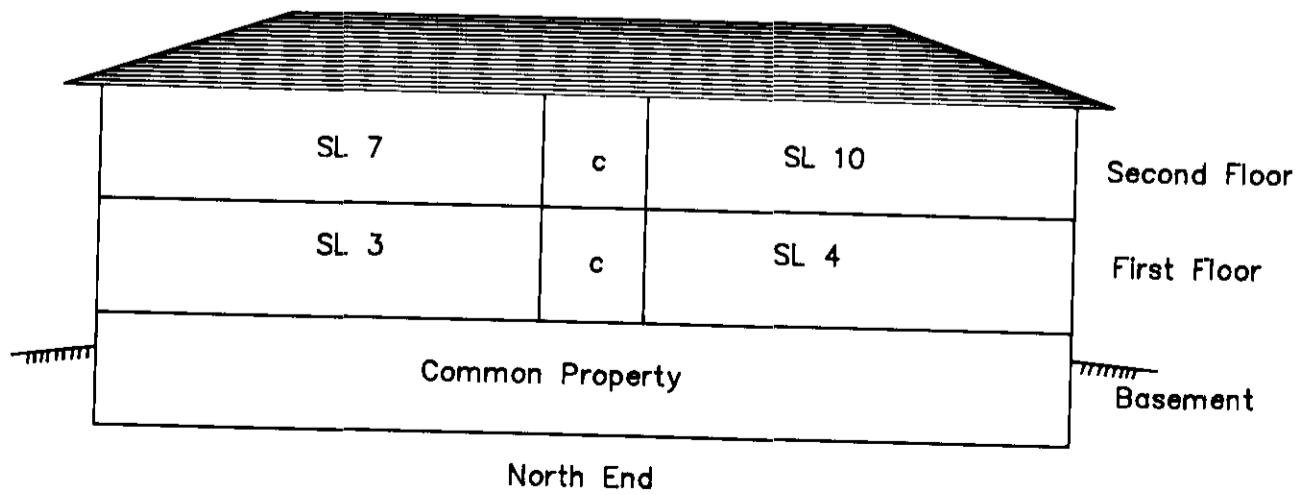
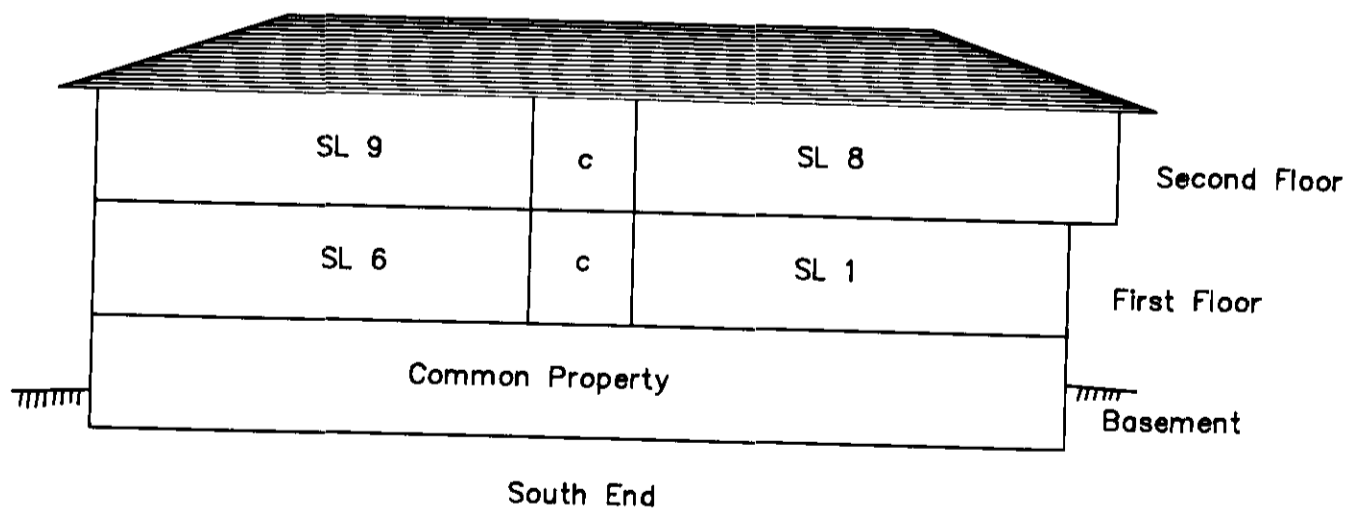
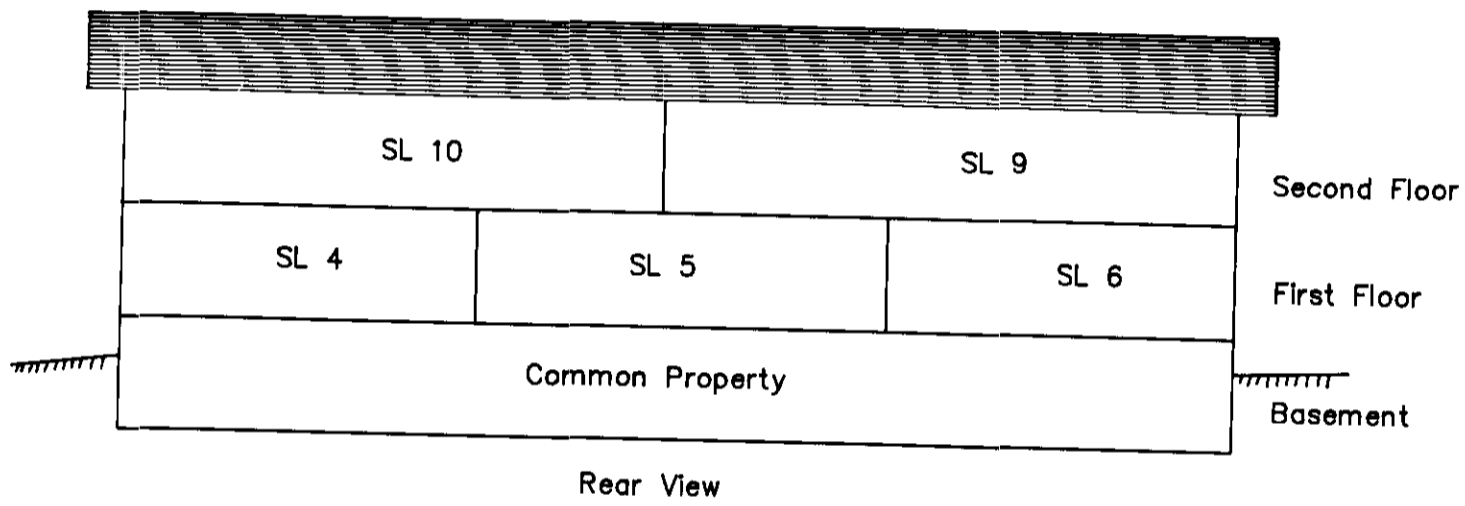
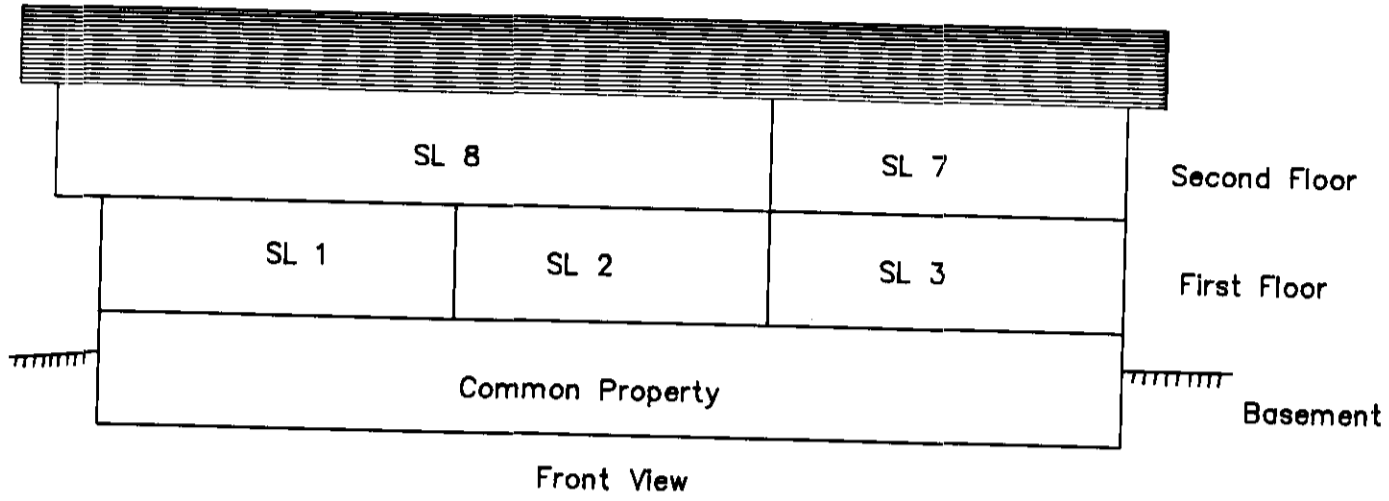


This 19th day of February, 1991.

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

Phase 1 - Strata Plan of Lot 1,
Plan 27926, District Lot 1605,
Cariboo District.
Elevations

Sheet 6 of 8 Sheets
Strata Plan PGS157



This 19th day of February, 1991.

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

Ref No. 91010A