

PHASE 1  
 STRATA PLAN OF LOT 286,  
 PLAN 21607, DISTRICT LOT 2611  
 CARIBOO DISTRICT.

Sheet 1 of 8 Sheets

STRATA PLAN PGS **161**

Deposited in the Land Title Office at Prince  
 George this 14 day of July 1992.

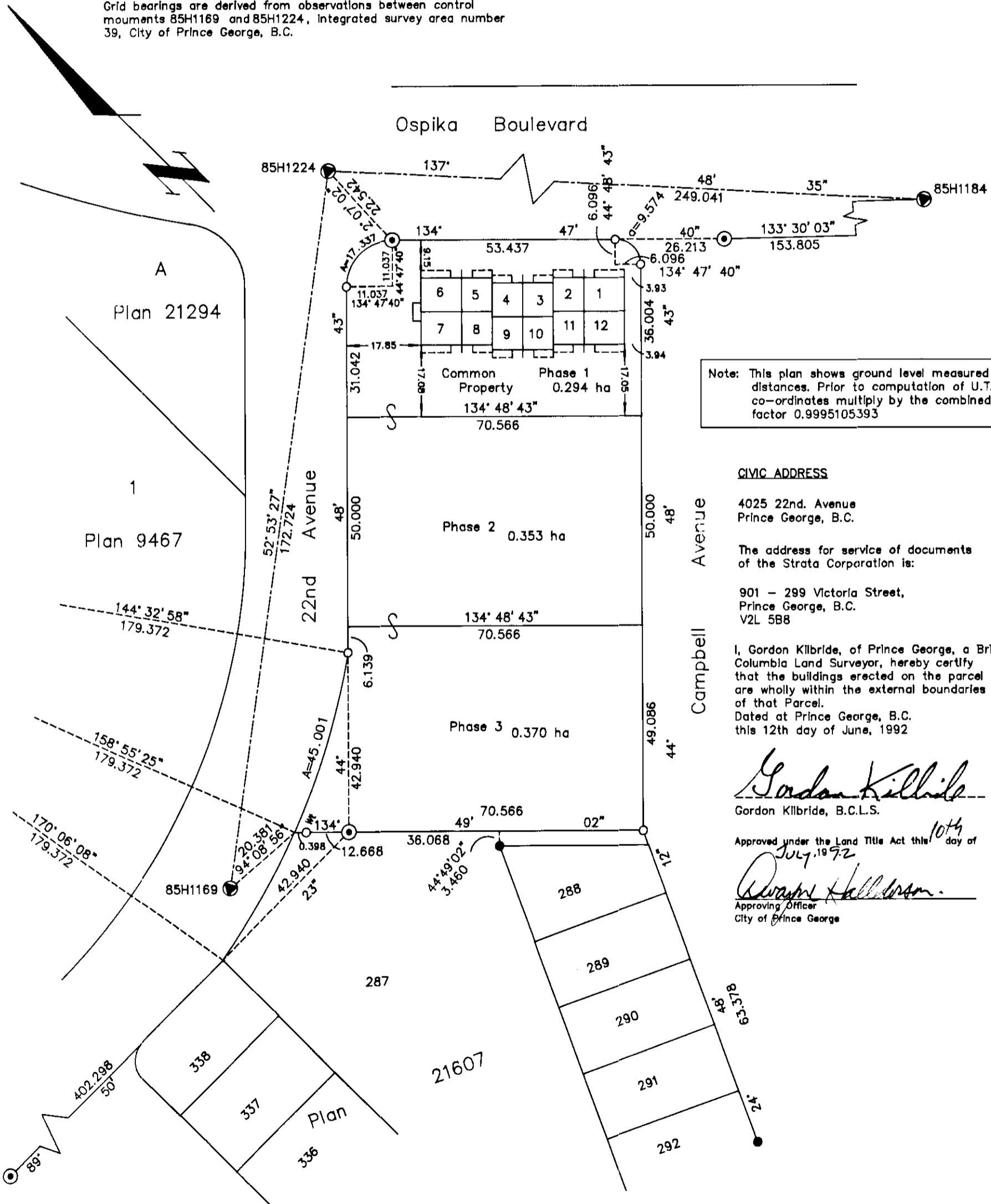
B.C.G.S. 93G.096

Scale: 1 : 1000 (Distances are in metres)



*W.G. Grandy*  
 REGISTRAR

Grid bearings are derived from observations between control  
 monuments 85H1169 and 85H1224, 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 0.9995105393

**CIVIC ADDRESS**

4025 22nd. Avenue  
 Prince George, B.C.

The address for service of documents  
 of the Strata Corporation is:

901 - 299 Victoria Street,  
 Prince George, B.C.  
 V2L 5B8

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 12th day of June, 1992

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

Approved under the Land Title Act this 10th day of  
 July, 1992

*Royce Hallstrom*  
 Approving Officer  
 City of Prince George

**LEGEND**

- ⊙ Standard Concrete Post Found
- Standard Iron Post Found
- Standard Iron Post Placed
- ⊕ Control Monument
- SL Denotes Strata Lot
- pt Denotes part
- C Denotes Common Property

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

|                                  |            |                   |
|----------------------------------|------------|-------------------|
| <b>KILBRIDE SURVEYS</b>          |            |                   |
| British Columbia Land Surveyors  |            |                   |
| Prince George, B.C.              |            |                   |
| Ph: (604) 562-1196 Fax: 562-3656 |            |                   |
| F.B.- SJ 22                      | D.L.- 2611 | REF. NO.- 92427-1 |

PHASE I  
STRATA PLAN OF LOT 286,  
PLAN 21607, DISTRICT LOT 2611  
CARIBOO DISTRICT.

STRATA PLAN PGS 161

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.

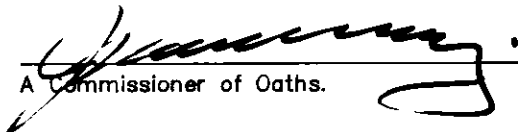
I make the solemn declaration conscientiously believing  
it to true and knowing that it is the same force  
and effect as if made under oath.



Authorized Signatory

Declared before me at Prince George in the  
Province of British Columbia.

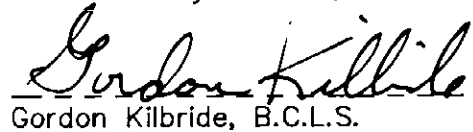
This 26 day of June 1992

  
A Commissioner of Oaths.

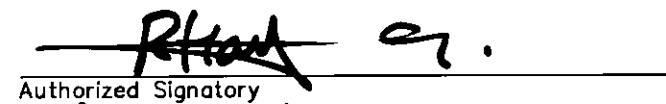
NEW DEVELOPMENT CERTIFICATE

I, Gordon Kilbride, of the City of Prince George,  
British Columbia land surveyor, hereby certify  
that the strata lots represented on the strata  
plan of Lot 286, Plan 21607, District Lot  
2611, 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 12th day of June, 1992.

  
Gordon Kilbride, B.C.L.S.

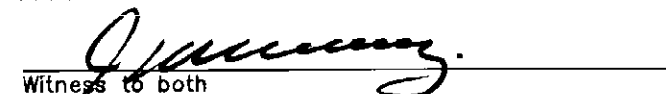
Owner: Hayer Homes Ltd. (Inc. #281313)

  
Authorized Signatory

Roop Hayer  
Print Name

  
Authorized Signatory

BALVINDER HAYER  
Print Name

  
Witness to both

James Mooney  
Print Name

#901- 299 Victoria St.  
Address

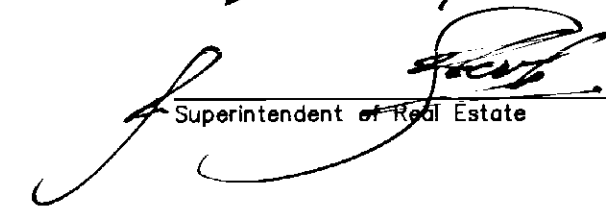
Prince George, B.C. V2L 5B8  
Postal Code

Lawyer  
Occupation

| STRATA LOT NO. | SHEET NO. | FORM 1   | FORM 2   |
|----------------|-----------|--|--|
|                |           | SCHEDULE OF UNIT ENTITLEMENT<br>Unit Entitlement | SCHEDULE OF INTEREST UPON DESTRUCTION<br>Interest Upon Destruction |
| 1              | 4,5 & 6   | 231  | 113  |
| 2              | 4,5 & 6   | 174  | 95   |
| 3              | 4,5 & 6   | 174  | 95   |
| 4              | 4,5 & 6   | 174  | 95   |
| 5              | 4,5 & 6   | 174  | 95   |
| 6              | 4,5 & 6   | 231  | 113  |
| 7              | 4,5 & 6   | 231  | 113  |
| 8              | 4,5 & 6   | 174  | 95   |
| 9              | 4,5 & 6   | 174  | 95   |
| 10             | 4,5 & 6   | 174  | 95   |
| 11             | 4,5 & 6   | 174  | 95   |
| 12             | 4,5 & 6   | 231  | 113  |
| Aggregate      |           | <del>2942</del> 2316                             | 1212   |

For amendment see PF 39586

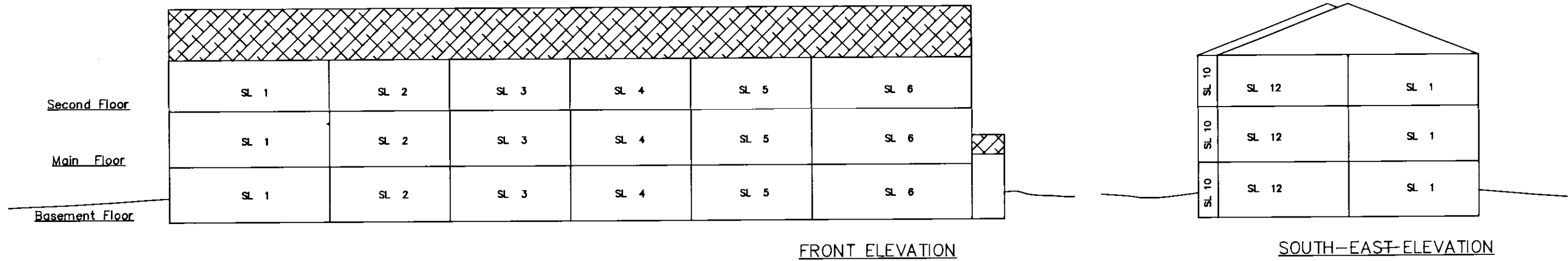
Accepted as to Forms 1 & 2  
this 6 day of July 1992.

  
Superintendent of Real Estate

PHASE I  
STRATA PLAN OF LOT 286,  
PLAN 21607, DISTRICT LOT 2611  
CARIBOO DISTRICT.

STRATA PLAN PGS 161

ELEVATION VIEWS  
SCALE: 1 : 250



This 12th day of June, 1992

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

PHASE I  
STRATA PLAN OF LOT 286,  
PLAN 21607, DISTRICT LOT 2611  
CARIBOO DISTRICT.

STRATA PLAN PGS 161

MAIN FLOOR  
SCALE: 1 : 250

22nd AVENUE

31.042

Phase 2

Phase 1

Mechanical Room

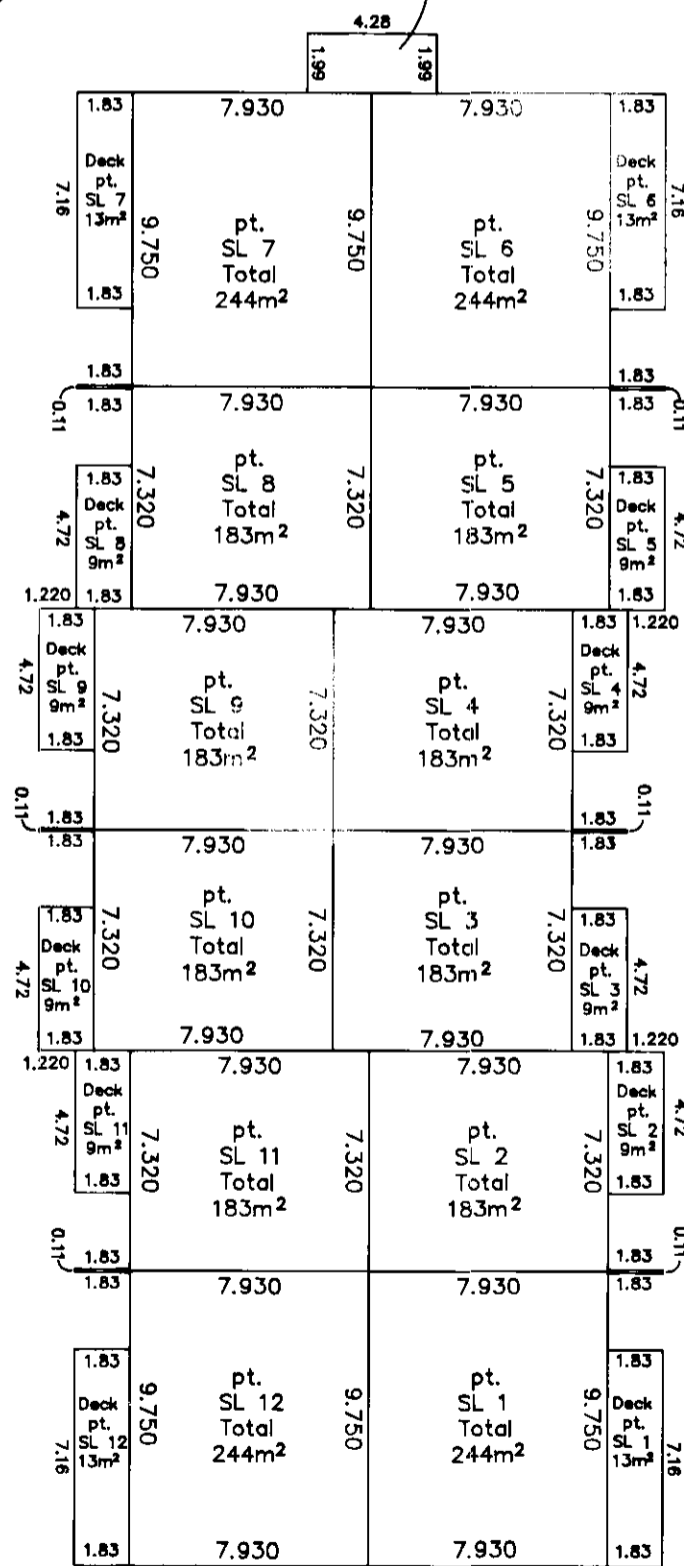
OSPIKA BOULEVARD

Lot

286

70.566

53.437



36.004

This 12th day of June, 1992

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

CAMPBELL AVENUE

PHASE I  
STRATA PLAN OF LOT 286,  
PLAN 21607, DISTRICT LOT 2611  
CARIBOO DISTRICT.

STRATA PLAN PGS 161

SECOND FLOOR  
SCALE: 1 : 250

22nd AVENUE

31.042

A=17.337

Phase 2

Phase 1

Mechanical Room

Lot

286

70.566

OSPIKA BOULEVARD

53.437

1.220

1.220

1.220

1.220

36.004

A=9.574

This 12th day of June, 1992

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

CAMPBELL AVENUE

PHASE I  
STRATA PLAN OF LOT 286,  
PLAN 21607, DISTRICT LOT 2611  
CARIBOO DISTRICT.

STRATA PLAN PGS 161

BASEMENT FLOOR  
SCALE: 1 : 250

22nd AVENUE

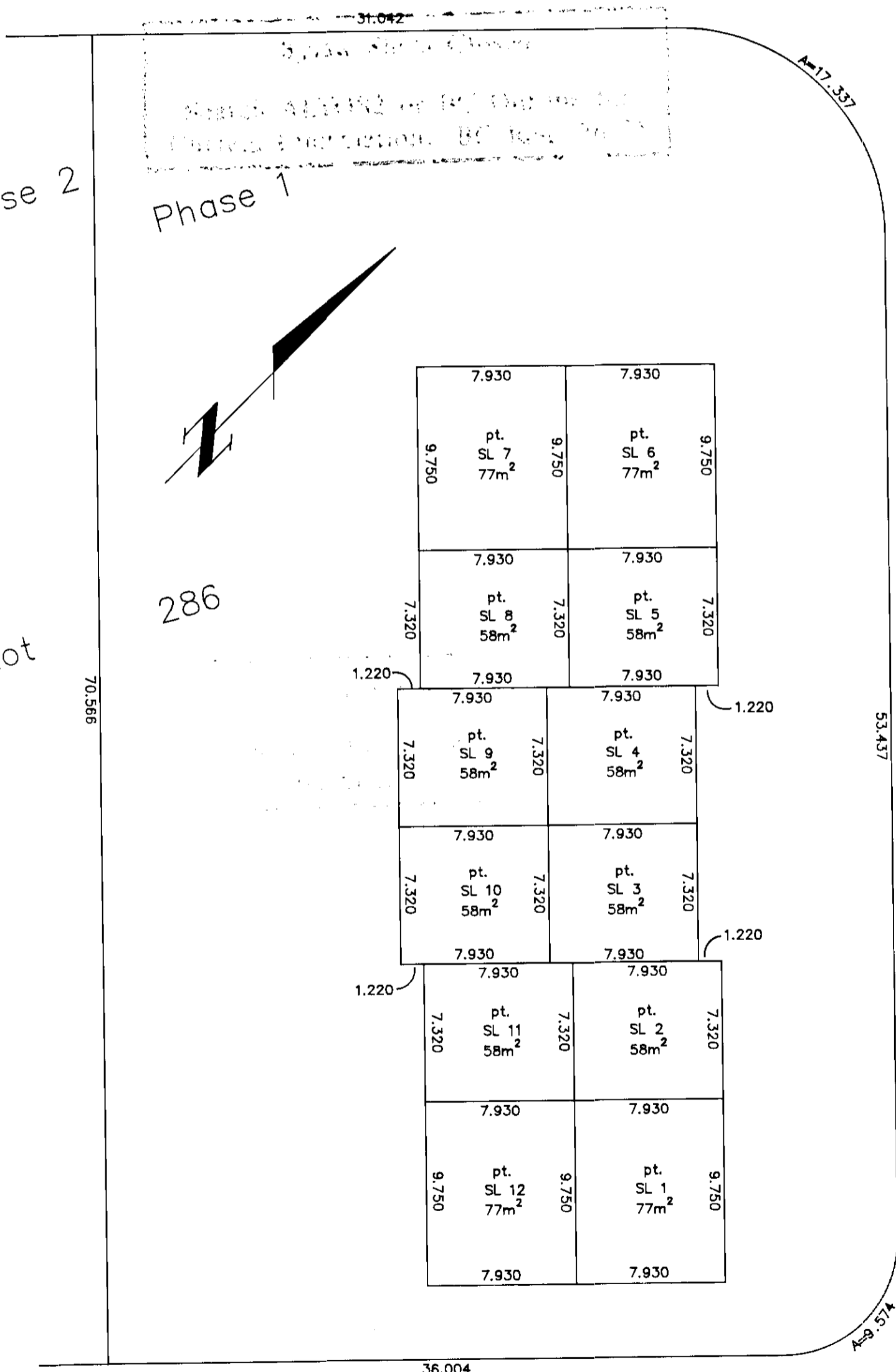
Phase 2

Phase 1

Lot

286

OSPIKA BOULEVARD



This 12th day of June, 1992

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

CAMPBELL AVENUE



PHASE 1

STRATA PLAN OF LOT 286,  
PLAN 21607, DISTRICT LOT 2611  
CARIBOO DISTRICT.

Sheet 8 of 8 Sheets

STRATA PLAN PGS 161

DEALINGS AFFECTING THE COMMON PROPERTY

Pid No.  
018-653-464

| NUMBER                                     | REGISTRATION |      | DOCUMENT   |
|--|--------------|------|--|
|  | DATE         | DATE | NATURE and PARTICULARS   |
| D 9430                                     | 04/08/1969   |      | Undersurface Rights- Inter Alia - Her Majesty the Queen In Right of the Province of British Columbia |
| PF 11893                                   | 16/04/1992   |      | Covenant- Inter Alia- City of Prince George includes indemnity under Section 215 Land Title Act.     |
| PF 44986                                   | 22/12/92     |      | British Columbia Telephone Company Reg. #A1801   |
| Common Property Sheet Closed               |              |      |  |
| Search for Current Interests to Reg. 76/95 |              |      |  |
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This 12th day of June, 1992  
*Gordon Kilbride*  
Gordon Kilbride, B.C.L.S.

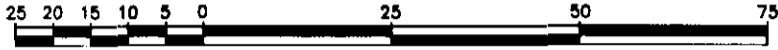


**PHASE 2**

**STRATA PLAN OF LOT 286,  
PLAN 21607, DISTRICT LOT 2611  
CARIBOO DISTRICT.**

B.C.G.S. 93G.096

Scale: 1 : 1000 (Distances are in metres)



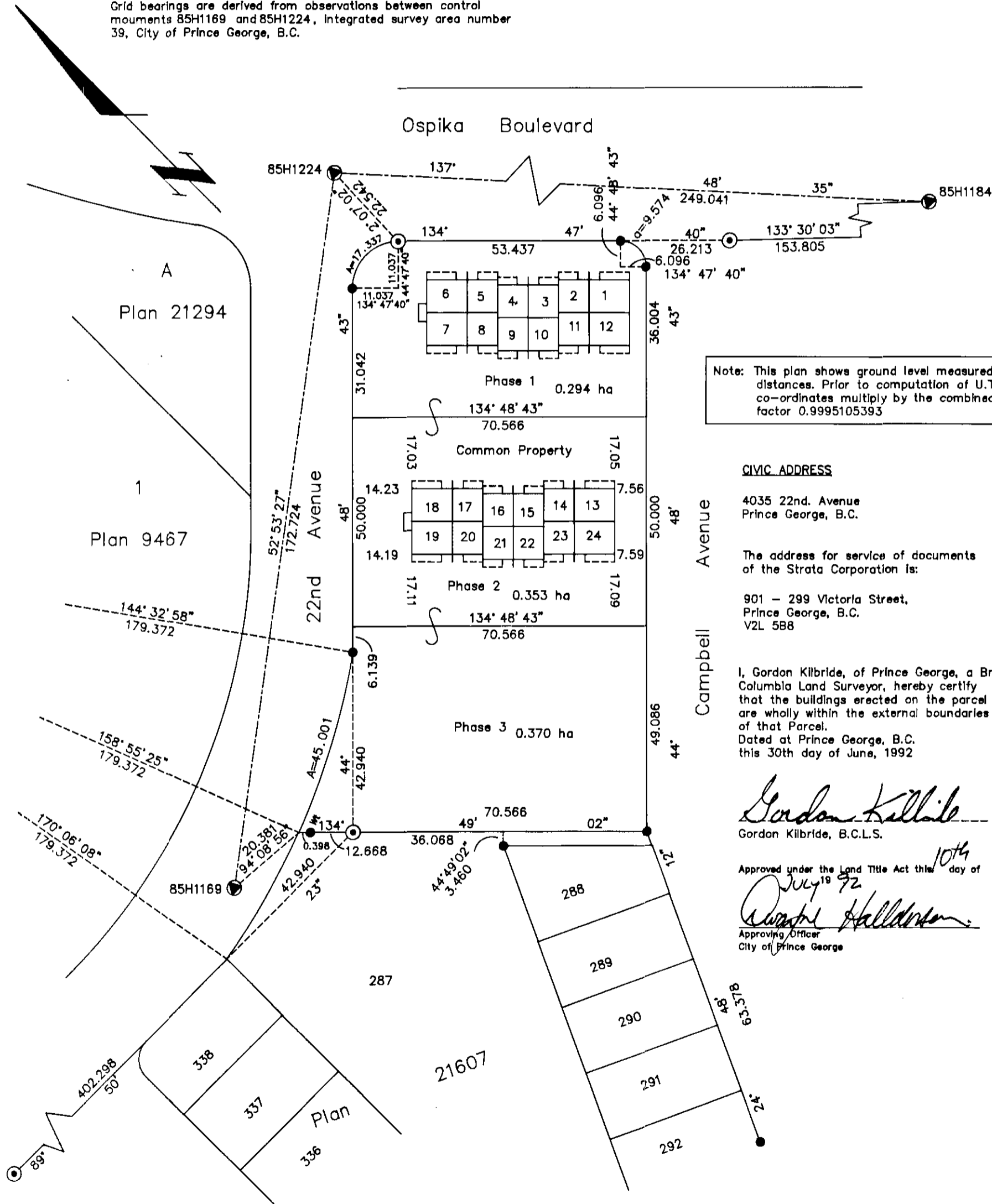
Grid bearings are derived from observations between control monuments 85H1169 and 85H1224, integrated survey area number 39, City of Prince George, B.C.

Sheet 1 of 6 Sheets

STRATA PLAN PGS **161**

Deposited in the Land Title Office at Prince George this 6 day of September 1999.

*W. D. Sandy*  
REGISTRAR



Note: This plan shows ground level measured distances. Prior to computation of U.T.M. co-ordinates multiply by the combined factor 0.9995105393

**CIVIC ADDRESS**

4035 22nd. Avenue  
Prince George, B.C.

The address for service of documents of the Strata Corporation is:

901 - 299 Victoria Street,  
Prince George, B.C.  
V2L 5B8

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 30th day of June, 1992

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

Approved under the Land Title Act this 10th day of July 1992  
*Joseph Halliday*  
Approving Officer  
City of Prince George

**LEGEND**

- ⊙ Standard Concrete Post Found
- Standard Iron Post Found
- ⊕ Control Monument
- SL Denotes Strata Lot
- pt Denotes part
- C Denotes Common Property

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

**KILBRIDE SURVEYS**  
British Columbia Land Surveyors  
Prince George, B.C.  
Ph: (604) 562-1196 Fax: 562-3656

|             |            |                   |
|-------------|------------|-------------------|
| F.B.- SJ 22 | D.L.- 2611 | REF. NO.- 92427-2 |
|-------------|------------|-------------------|

PHASE 2  
STRATA PLAN OF LOT 286,  
PLAN 21607, DISTRICT LOT 2611  
CARIBOO DISTRICT.

STRATA PLAN PGS

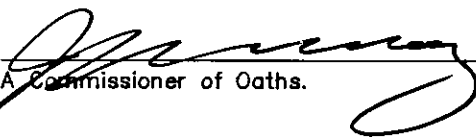
STATUTORY DECLARATION

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

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

  
\_\_\_\_\_  
Authorized Signatory

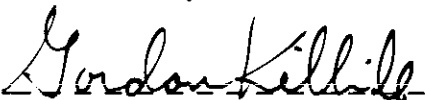
Declared before me at Prince George in the  
Province of British Columbia.  
This 15 day of July 1992

  
\_\_\_\_\_  
A Commissioner of Oaths.


NEW DEVELOPMENT CERTIFICATE

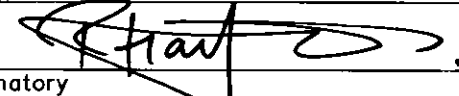
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development and have not, to the best of my knowledge  
and belief, been previously occupied.

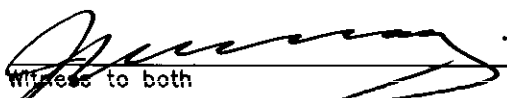
Dated at Prince George, B.C.  
this 30th day of June, 1992.

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

Owner: Hayer Homes Ltd. (Inc. #281313)

\*   
\_\_\_\_\_  
Authorized Signatory  
Balinder Hayer  
Print Name

\*   
\_\_\_\_\_  
Authorized Signatory  
Roop Hayer  
Print Name

  
\_\_\_\_\_  
Witness to both  
James A. Mooney  
Print Name

#901-299 Victoria St.  
Address  
Prince George, B.C. V2L 5B8  
Postal Code

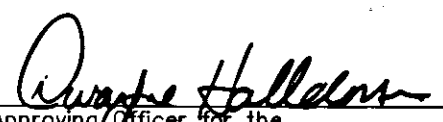
Lawyer  
Occupation

| STRATA LOT NO. | SHEET NO. | FORM 1   | FORM 2   |
|----------------|-----------|--|--|
|                |           | SCHEDULE OF UNIT ENTITLEMENT<br>Unit Entitlement | SCHEDULE OF INTEREST UPON DESTRUCTION<br>Interest Upon Destruction |
| 13             | 4,5 & 6   | 231  | 113  |
| 14             | 4,5 & 6   | 174  | 95   |
| 15             | 4,5 & 6   | 174  | 95   |
| 16             | 4,5 & 6   | 174  | 95   |
| 17             | 4,5 & 6   | 174  | 95   |
| 18             | 4,5 & 6   | 231  | 113  |
| 19             | 4,5 & 6   | 231  | 113  |
| 20             | 4,5 & 6   | 174  | 95   |
| 21             | 4,5 & 6   | 174  | 95   |
| 22             | 4,5 & 6   | 174  | 95   |
| 23             | 4,5 & 6   | 174  | 95   |
| 24             | 4,5 & 6   | 231  | 113  |
| Aggregate      |           | <del>2942</del> 2316                             | 1212   |

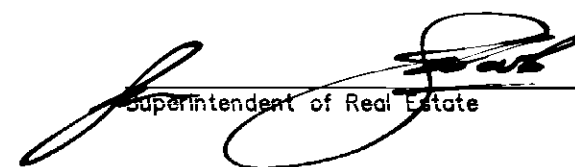
For amendment <sup>1</sup> see PF 39586

Approved as PHASE 2 of a 3 PHASE  
STRATA PLAN under the CONDOMINIUM ACT.

Dated this 9<sup>th</sup> day of September, 1992.

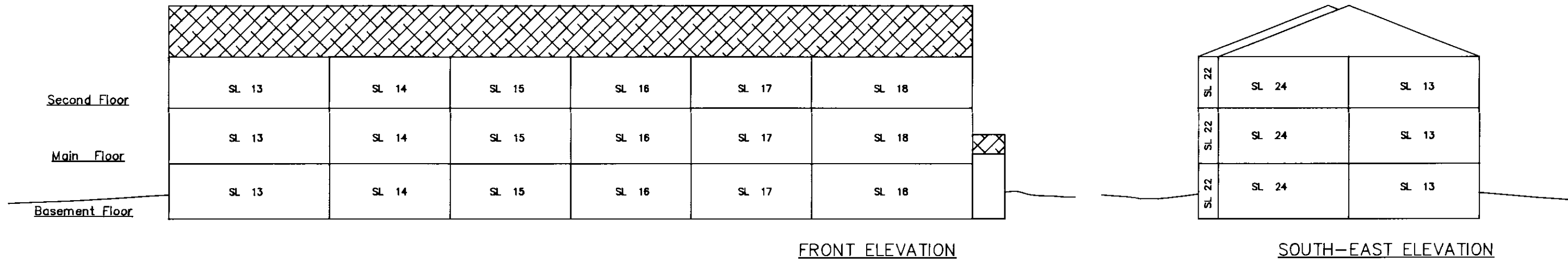
  
\_\_\_\_\_  
Approving Officer for the  
City of Prince George.

Accepted as to Forms 1 & 2  
this 23 day of July 1992.

  
\_\_\_\_\_  
Superintendent of Real Estate

PHASE 2  
STRATA PLAN OF LOT 286,  
PLAN 21607, DISTRICT LOT 2611  
CARIBOO DISTRICT.

ELEVATION VIEWS  
SCALE: 1 : 250



This 30th day of June, 1992

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

PHASE 2  
STRATA PLAN OF LOT 286,  
PLAN 21607, DISTRICT LOT 2611  
CARIBOO DISTRICT.

STRATA PLAN PGS 161

MAIN FLOOR  
SCALE: 1 : 250

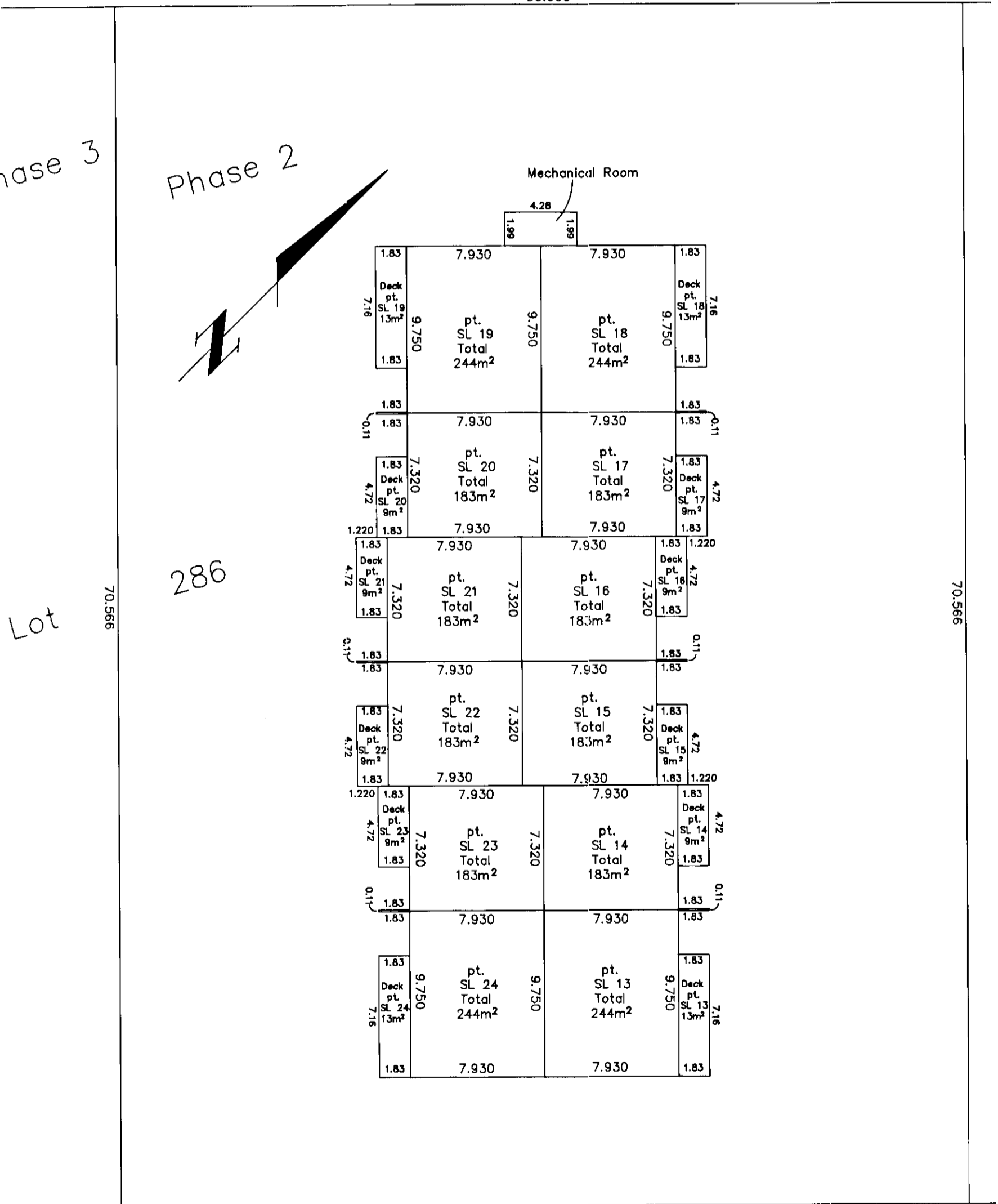
22nd AVENUE

50.000

Phase 3

Phase 2

Mechanical Room



This 30th day of June, 1992

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

CAMPBELL AVENUE

PHASE 2  
STRATA PLAN OF LOT 286,  
PLAN 21607, DISTRICT LOT 2611  
CARIBOO DISTRICT.

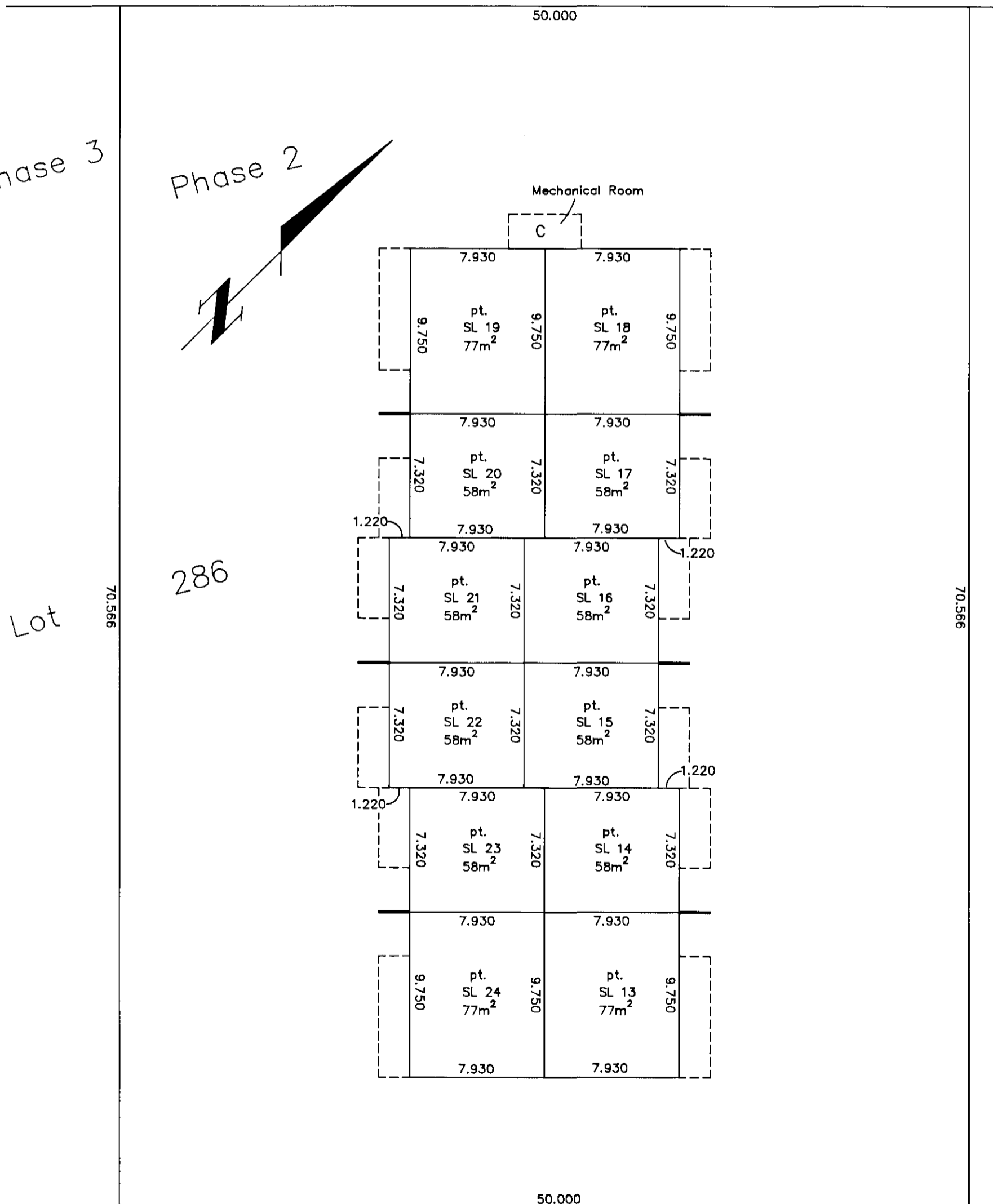
STRATA PLAN PGS

SECOND FLOOR  
SCALE: 1 : 250

22nd AVENUE

Phase 3

Phase 2



Lot

286

This 30th day of June, 1992  
*Gordon Kilbride*  
Gordon Kilbride, B.C.L.S.

CAMPBELL AVENUE

PHASE 2  
STRATA PLAN OF LOT 286,  
PLAN 21607, DISTRICT LOT 2611  
CARIBOO DISTRICT.

STRATA PLAN PGS 161

BASEMENT FLOOR  
SCALE: 1 : 250

22nd AVENUE

50.000

Phase 3

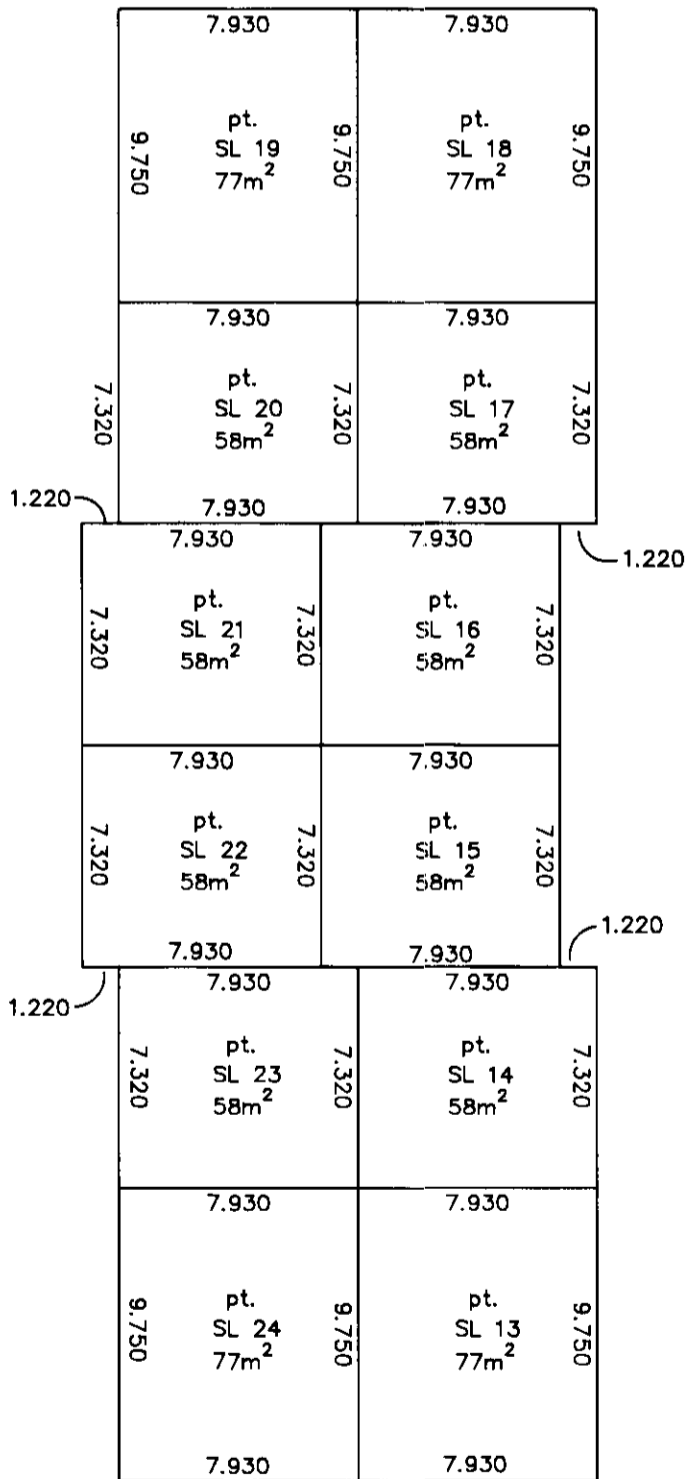
Phase 2

Lot

286

70.566

70.566



50.000

CAMPBELL AVENUE

This 30th day of June, 1992

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

PHASE 3  
STRATA PLAN OF LOT 286,  
PLAN 21607, DISTRICT LOT 2611  
CARIBOO DISTRICT.

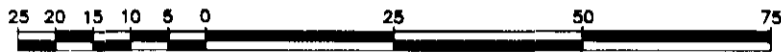
Sheet 1 of 6 Sheets

STRATA PLAN PGS **161**

Deposited and registered in the Land Title Office at  
Prince George this 15 day of Dec. 1992

B.C.G.S. 93G.096

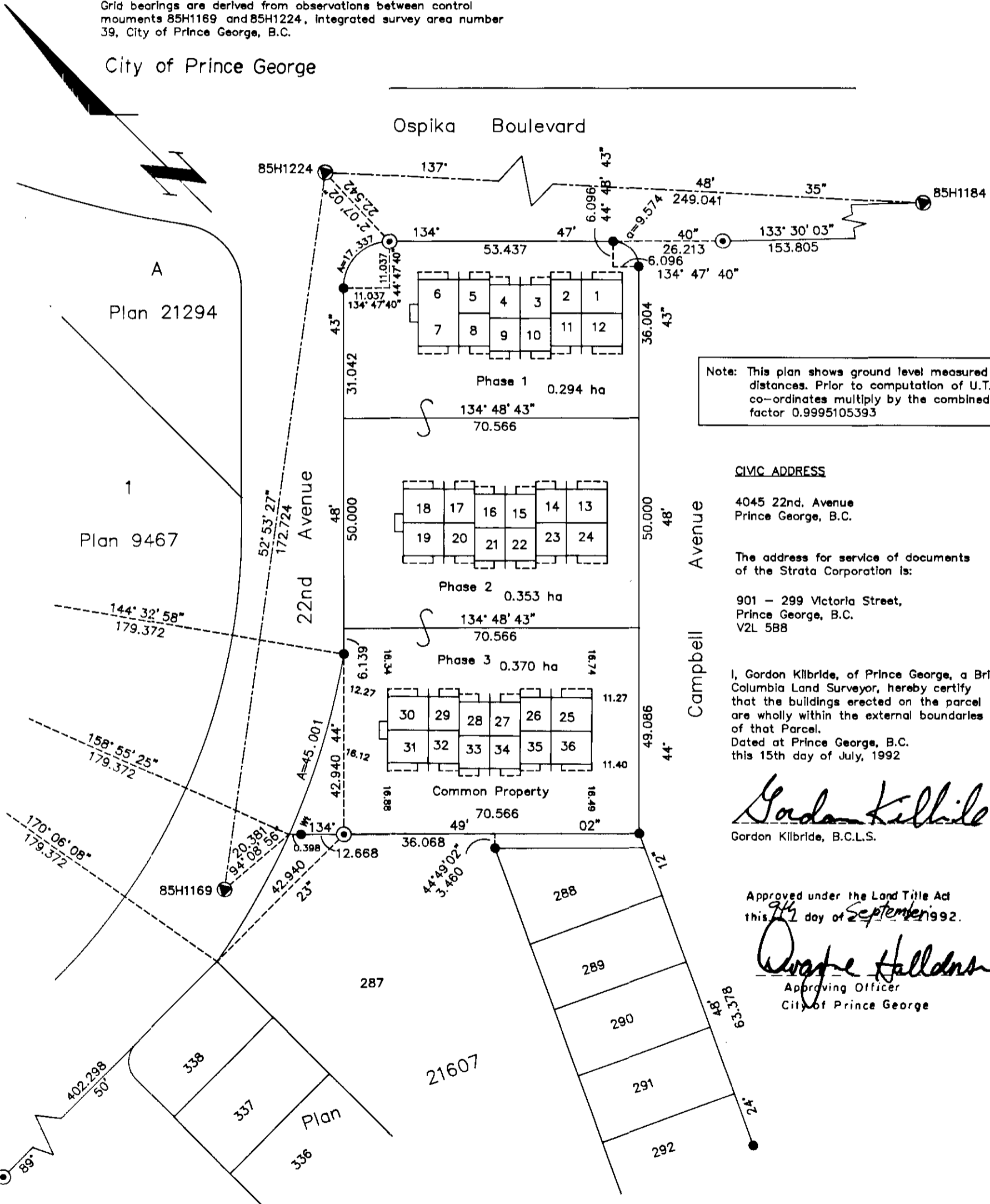
Scale: 1 : 1000 (Distances are in metres)



Grid bearings are derived from observations between control  
moumments 85H1169 and 85H1224, integrated survey area number  
39, City of Prince George, B.C.

*W. B. Handy* per: *[Signature]*  
REGISTRAR

City of Prince George



Note: This plan shows ground level measured  
distances. Prior to computation of U.T.M.  
co-ordinates multiply by the combined  
factor 0.9995105393

CIVIC ADDRESS

4045 22nd. Avenue  
Prince George, B.C.

The address for service of documents  
of the Strata Corporation is:

901 - 299 Victoria Street,  
Prince George, B.C.  
V2L 5B8

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 15th day of July, 1992

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

Approved under the Land Title Act  
this 15 day of September 1992.

*[Signature]*  
Approving Officer  
City of Prince George

LEGEND

- Standard Concrete Post Found
- Standard Iron Post Found
- Control Monument
- SL Denotes Strata Lot
- pt Denotes part
- C Denotes Common Property

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

**KILBRIDE SURVEYS**  
British Columbia Land Surveyors  
Prince George, B.C.  
Ph: (604) 562-1196 Fax: 562-3656

|             |            |                   |
|-------------|------------|-------------------|
| F.B.- SJ 22 | D.L.- 2611 | REF. NO.- 92427-3 |
|-------------|------------|-------------------|


PHASE 3  
STRATA PLAN OF LOT 286,  
PLAN 21607, DISTRICT LOT 2611  
CARIBOO DISTRICT.

STRATA PLAN PGS 161

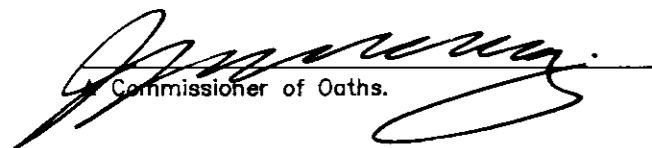
STATUTORY DECLARATION

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 true and knowing that it is the same force  
and effect as if made under oath.

  
Authorized Signatory

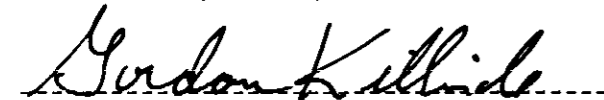
Declared before me at Prince George in the  
Province of British Columbia.  
This 11 day of September 1992

  
Commissioner of Oaths.

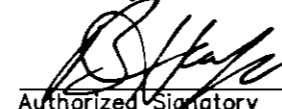
NEW DEVELOPMENT CERTIFICATE

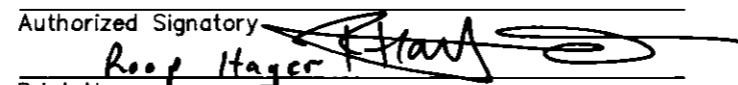
I, Gordon Kilbride, of the City of Prince George,  
British Columbia land surveyor, hereby certify  
that the strata lots represented on Phase 3 of  
the strata plan of Lot 286, Plan 21607, District  
Lot 2611, Cariboo District constitute a new  
development and have not, to the best of my  
knowledge and belief, been previously occupied.


Dated at Prince George, B.C.  
this 15th day of July, 1992.

  
Gordon Kilbride, B.C.L.S.

Owner: Hayer Homes Ltd. (Inc. #281313)

  
Authorized Signatory  
Balvinder Hayer  
Print Name

Authorized Signatory   
Roop Hayer  
Print Name

Witness to both   
James A. Mooney  
Print Name

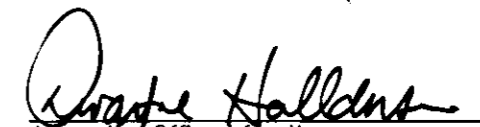
#901-299 Victoria St.  
Address  
Prince George, B.C. V2L 5K8  
Postal Code

Solicitor  
Occupation


| STRATA LOT NO. | SHEET NO. | FORM 1   | FORM 2   |
|----------------|-----------|--|--|
|                |           | SCHEDULE OF UNIT ENTITLEMENT<br>Unit Entitlement | SCHEDULE OF INTEREST UPON DESTRUCTION<br>Interest Upon Destruction |
| 25             | 4,5 & 6   | 231  | 113  |
| 26             | 4,5 & 6   | 174  | 95   |
| 27             | 4,5 & 6   | 174  | 95   |
| 28             | 4,5 & 6   | 174  | 95   |
| 29             | 4,5 & 6   | 174  | 95   |
| 30             | 4,5 & 6   | 231  | 113  |
| 31             | 4,5 & 6   | 231  | 113  |
| 32             | 4,5 & 6   | 174  | 95   |
| 33             | 4,5 & 6   | 174  | 95   |
| 34             | 4,5 & 6   | 174  | 95   |
| 35             | 4,5 & 6   | 174  | 95   |
| 36             | 4,5 & 6   | 231  | 113  |
| Aggregate      |           | 2316   | 1212   |

Approved as PHASE 3 of a 3 PHASE  
STRATA PLAN under the CONDOMINIUM ACT.

Dated this 9th day of September, 1992.

  
Approving Officer for the  
City of Prince George.

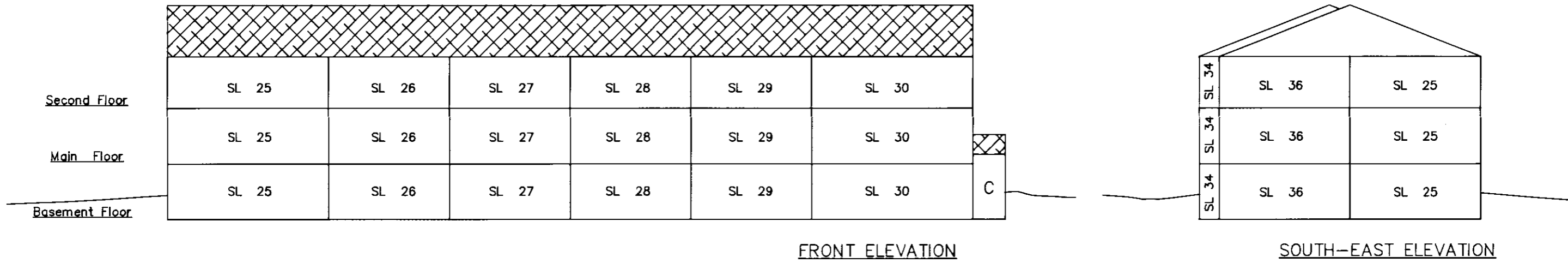
Accepted as to Forms 1 & 2  
this 3rd day of December 1992.

  
Superintendent of Real Estate



PHASE 3  
STRATA PLAN OF LOT 286,  
PLAN 21607, DISTRICT LOT 2611  
CARIBOO DISTRICT.

ELEVATION VIEWS  
SCALE: 1 : 250



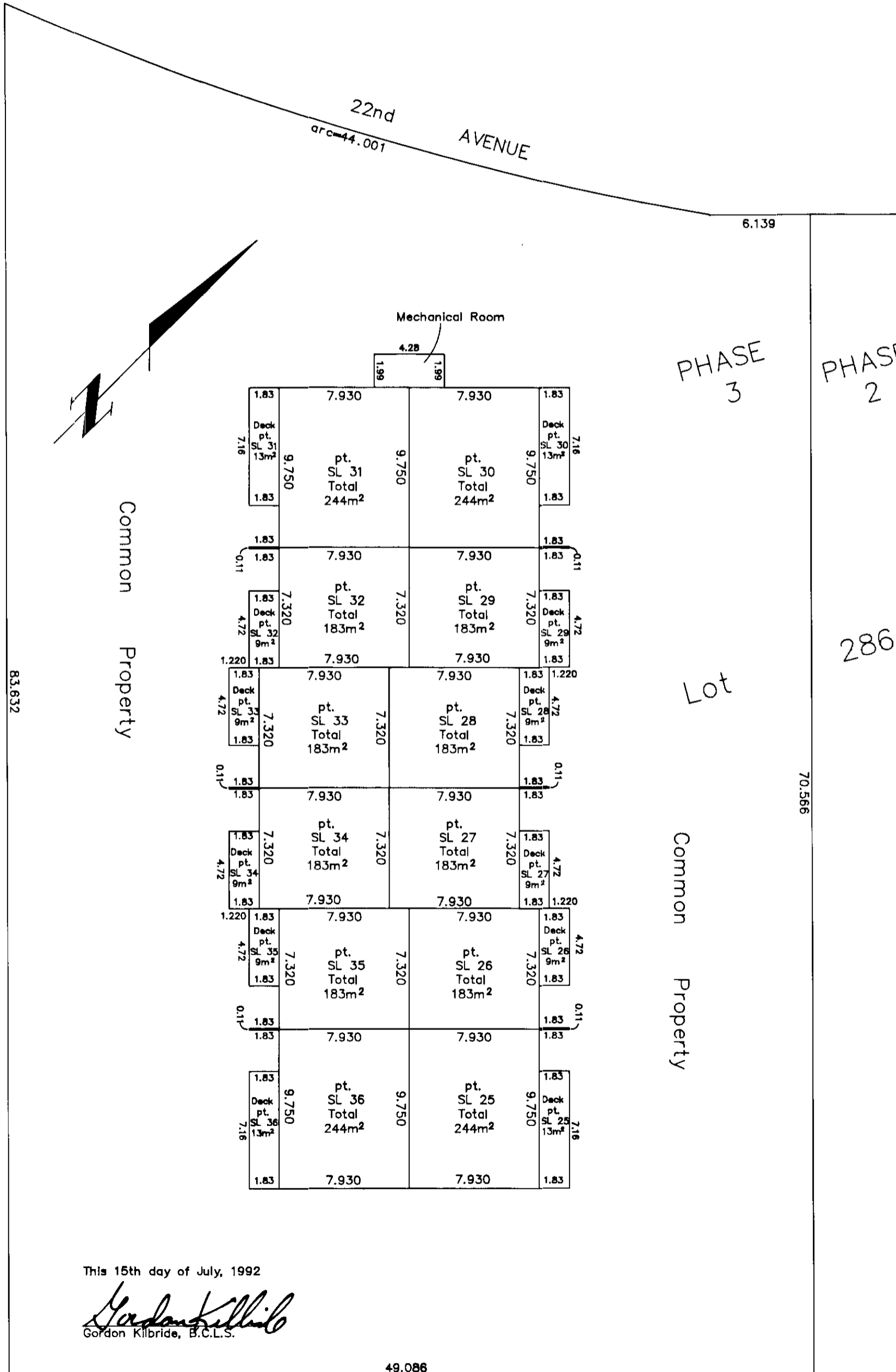
This 15th day of July, 1992

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

PHASE 3  
STRATA PLAN OF LOT 286,  
PLAN 21607, DISTRICT LOT 2611  
CARIBOO DISTRICT.

STRATA PLAN PGS 161

MAIN FLOOR  
SCALE: 1 : 250



This 15th day of July, 1992

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

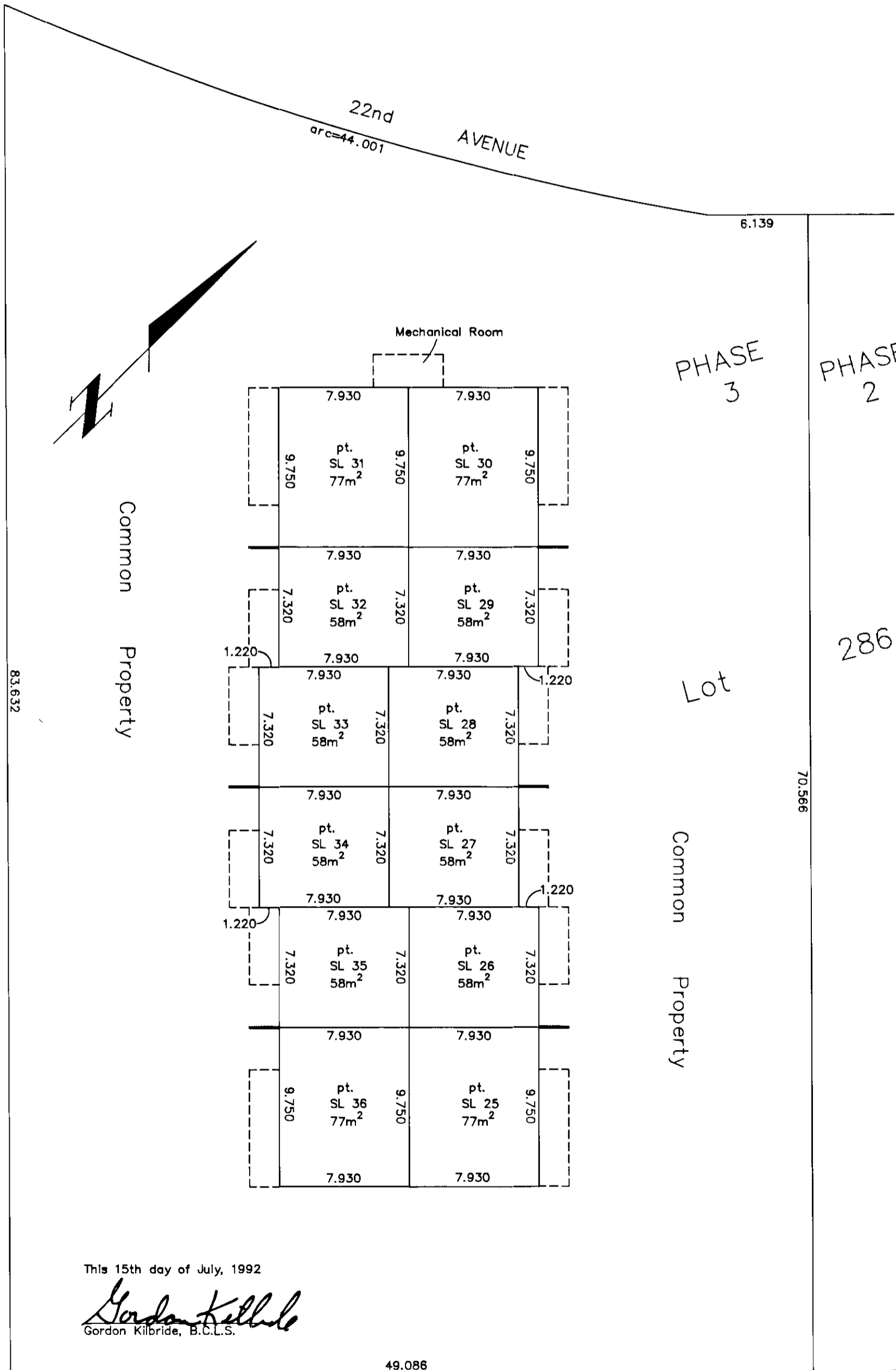
49.086

CAMPBELL AVENUE

PHASE 3  
STRATA PLAN OF LOT 286,  
PLAN 21607, DISTRICT LOT 2611  
CARIBOO DISTRICT.

STRATA PLAN PGS 161

SECOND FLOOR  
SCALE: 1 : 250



This 15th day of July, 1992

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

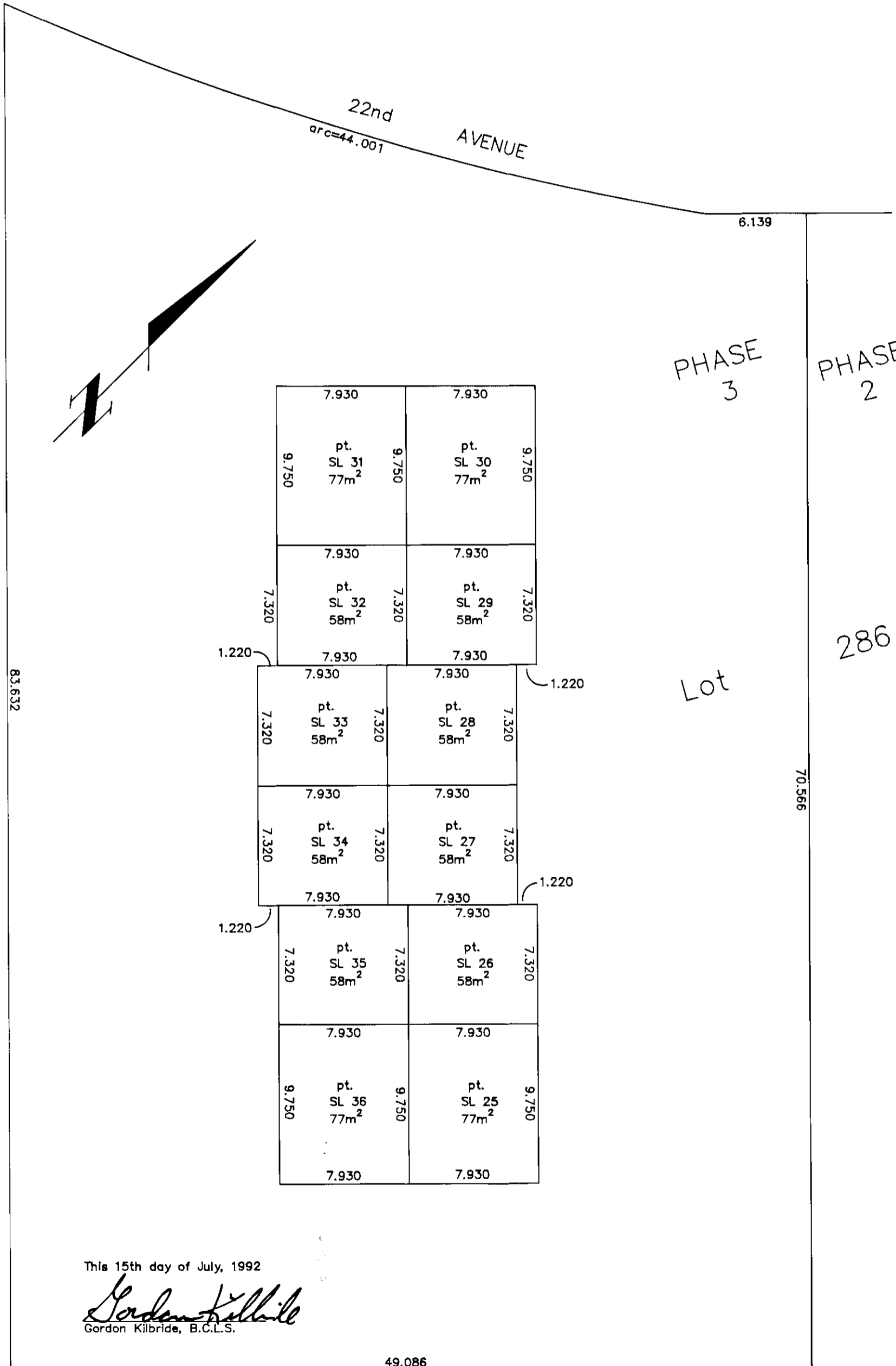
49.086

CAMPBELL AVENUE

PHASE 3  
STRATA PLAN OF LOT 286,  
PLAN 21607, DISTRICT LOT 2611  
CARIBOO DISTRICT.

STRATA PLAN PGS 161

BASEMENT FLOOR  
SCALE: 1 : 250



This 15th day of July, 1992

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

49.086

CAMPBELL AVENUE