

STRATA PLAN PGS **165**

PHASE 1
STRATA PLAN OF PARCEL 1,
PLAN PGP 36714, DISTRICT
LOT 4047, CARIBOO DISTRICT.
B.C.G.S. 93G.097

Deposited and registered in the
Land Title Office at
Prince George, B.C.
this 22 day of Dec 1992

W.G. Gandy
Registrar

Scale: 1 : 1000 (Distances are in metres)



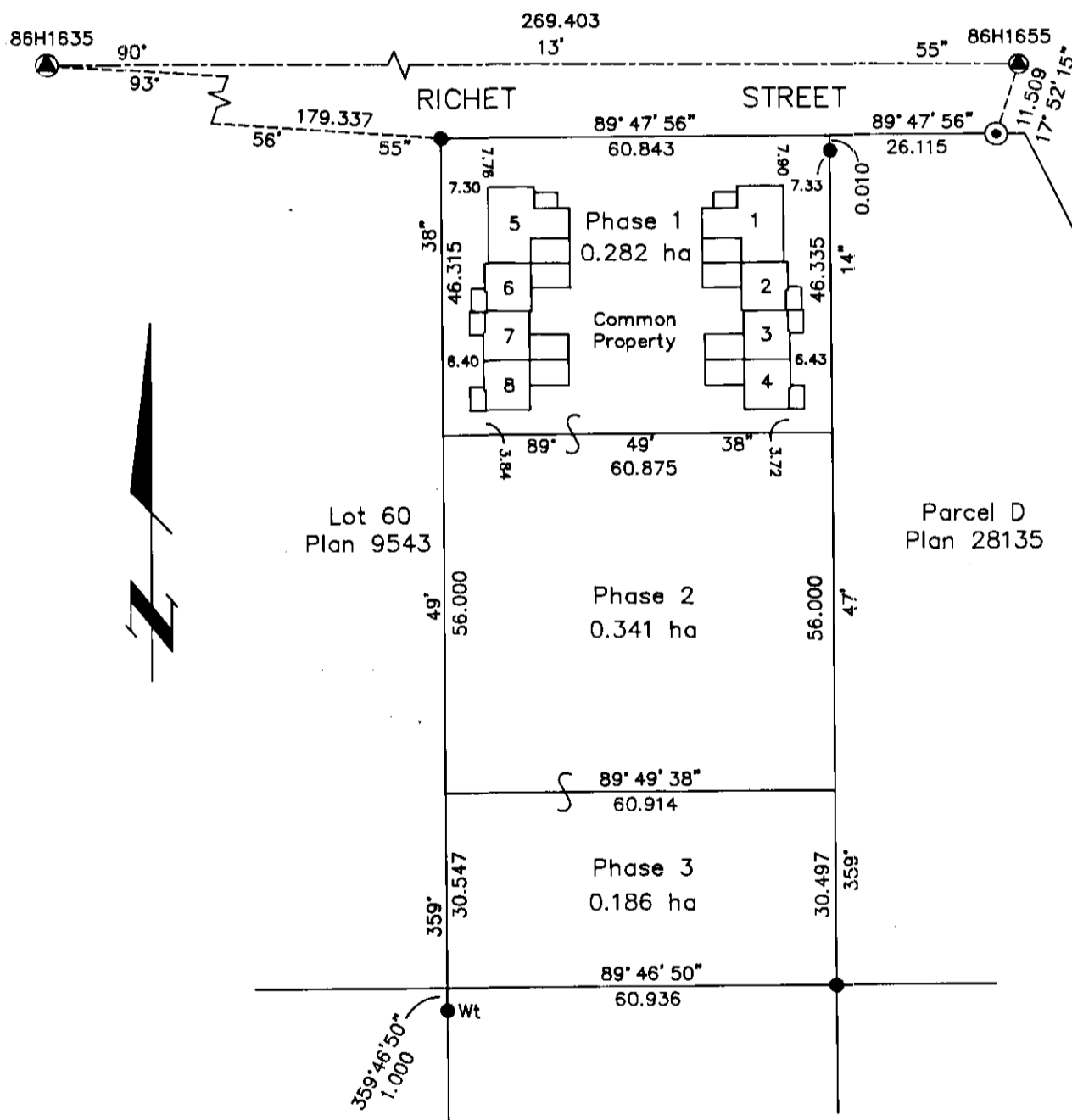
Grid bearings are derived from observations between control monuments 86H1635 and 86H1655, integrated survey area number 39, City of Prince George, B.C.

CIVIC ADDRESS

3885 Richet Street
Prince George, B.C.

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

✓ ~~1000 - 299 Victoria~~ #102-3885
PRINCE GEORGE B.C.
RICHET ST.
V2L 5B8
V2K 2J2 see PK9546v



I, Gordon Kilbride, of Prince George, a British Columbia Land Surveyor, hereby certify that the building erected on the parcel is wholly within the external boundaries of that Parcel.
Dated at Prince George, B.C.
this 16th day of November, 1992

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

LEGEND

- Standard Iron Post Found
- ⊙ Control Monument
- ⊙ Standard Concrete Post Found
- pt Denotes Part
- S.L. Denotes Strata Lot

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.- TX 11	D.L.- 4047	REF. NO.- 92602

STRATA PLAN PGS 165

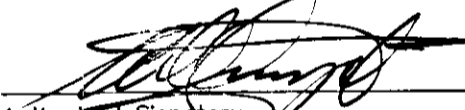
PHASE 1
STRATA PLAN OF PARCEL 1,
PLAN PGP 36714, DISTRICT
LOT 4047, CARIBOO DISTRICT.

STRATA LOT NO.	SHEET NO.	FORM 1	FORM 2
		SCHEDULE OF UNIT ENTITLEMENT Unit Entitlement	SCHEDULE OF INTEREST UPON DESTRUCTION Interest Upon Destruction
1	4,5 & 6	250	2399
2	4,5 & 6	199	2219
3	4,5 & 6	199	2219
4	4,5 & 6	199	2239
5	4,5 & 6	250	2399
6	4,5 & 6	199	2219
7	4,5 & 6	199	2219
8	4,5 & 6	199	2239
Aggregate		1694	18152

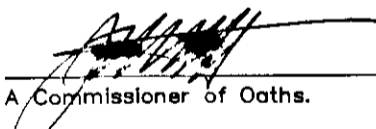
STATUTORY DECLARATION

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 concientiously 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 NOVEMBER 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 lot represented on Phase 1 of Strata Plan of Parcel 1, Plan PGP _____, District Lot 4047, Cariboo District constitute a new development and have not, to the best of my knowledge and belief, been previously occupied.

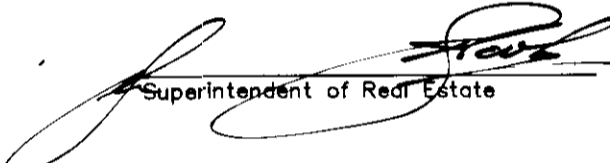
Dated at Prince George, B.C.
this 16th day of November, 1992.


Gordon Kilbride, B.C.L.S.

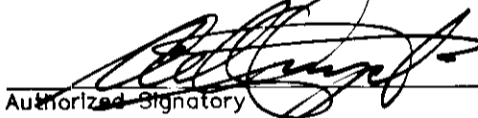
Approved as Phase 1 of a 3 Phase Strata Plan under the CONDOMINIUM ACT.


Approving Officer for the City of Prince George.

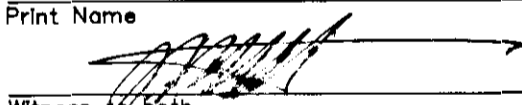
Accepted as to Forms 1 & 2
this 16 day of November 1992.


Superintendent of Real Estate

Owner: Hart Estates Ltd. Inc #428101


Authorized Signatory
ARTHUR CREUZOT
Print Name


Authorized Signatory
Print Name

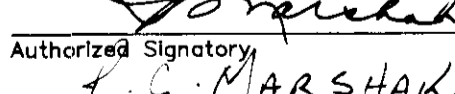

Witness to both
JOHN OUTHET
Print Name


1000 299 VICTORIA ST
Address
PRINCE GEORGE BC V2A 5B8
Postal Code

SOLICITOR
Occupation

Owner: Mortgage PF33291/Assignment of Rents PF33292
Royal Bank of Canada


Authorized Signatory
JOHN SIMKINS
Print Name


Authorized Signatory
F.C. MARSHAK
Print Name


Witness
J.S. BLETCH
Print Name

RR6 S-6 C-10
Address
PR. GEORGE B.C V2N 2J4
Postal Code

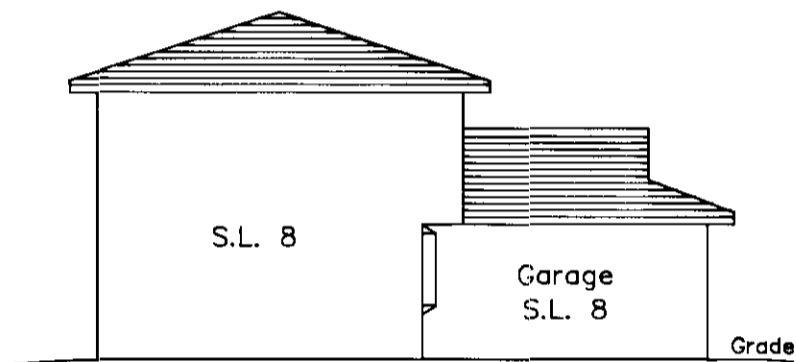
ACCOUNT OFFICER
Occupation

STRATA PLAN PGS 165

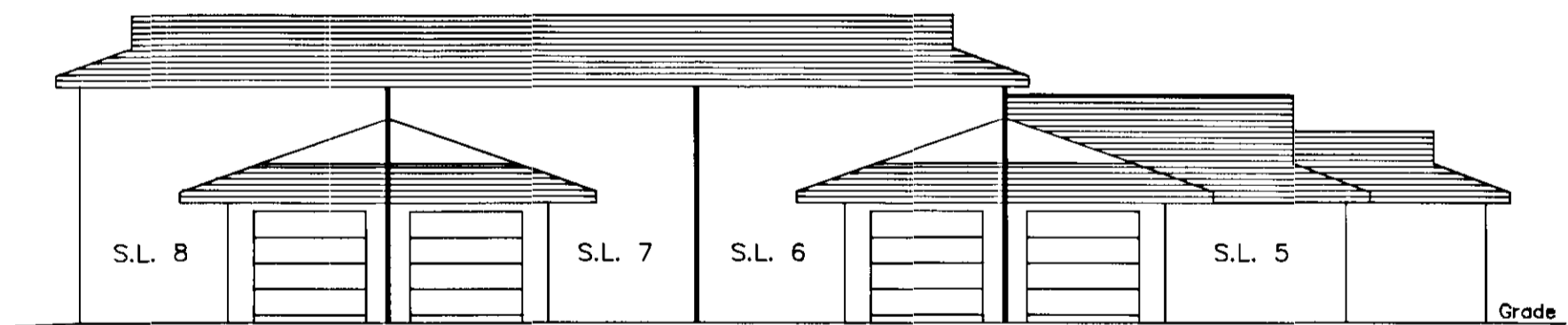
PHASE 1
STRATA PLAN OF PARCEL 1,
PLAN PGP 36714, DISTRICT
LOT 4047, CARIBOO DISTRICT.

ELEVATION VIEWS

NOT TO SCALE



SOUTH ELEVATION



EAST ELEVATION

This 16th Day of November, 1992

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

STRATA PLAN PGS 165

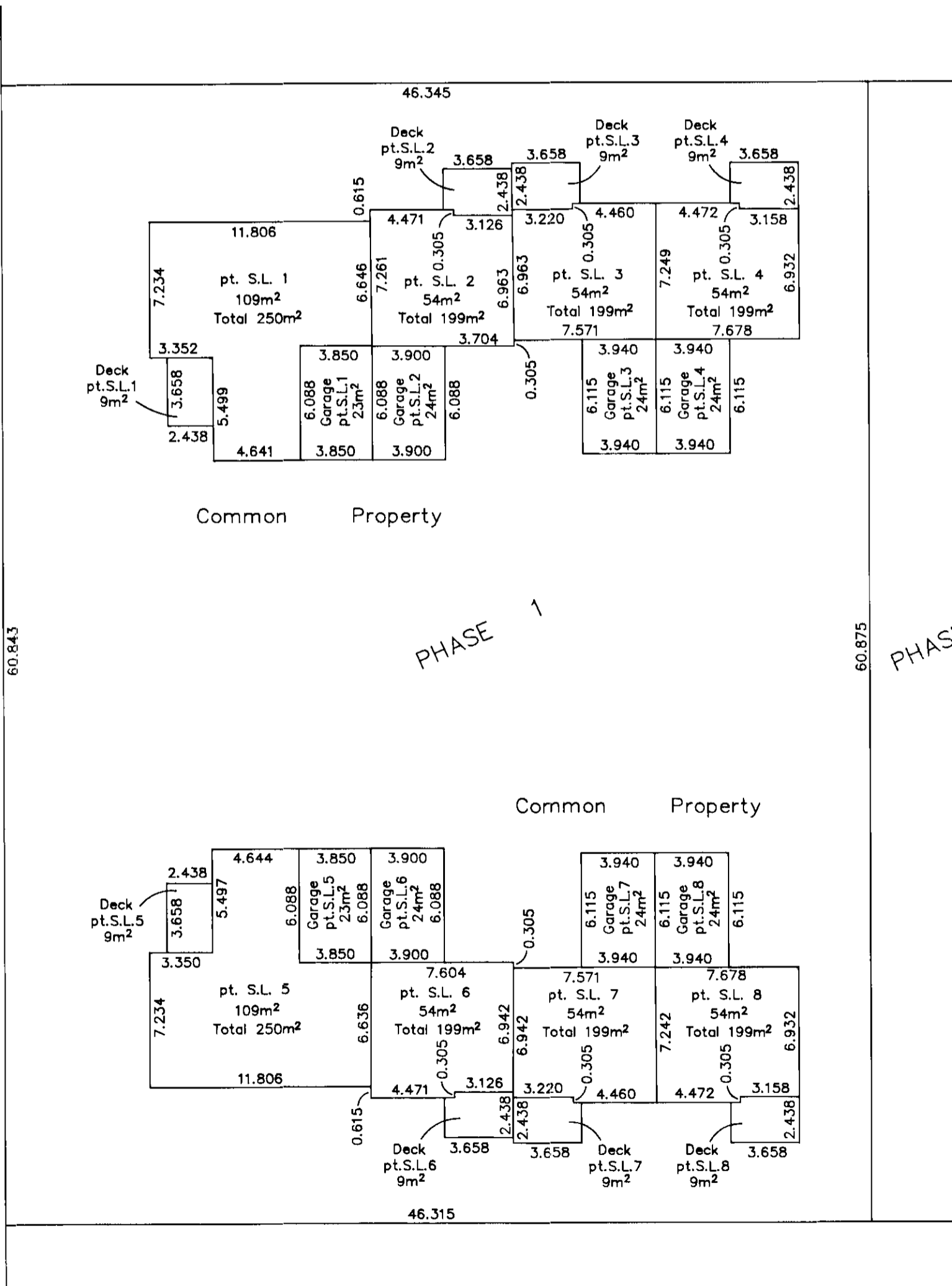
PHASE 1
STRATA PLAN OF PARCEL 1,
PLAN PGP 36714, DISTRICT
LOT 4047, CARIBOO DISTRICT.

MAIN FLOOR PLAN

SCALE: 1:250



STREET
RICHET



This 16th Day of November, 1992

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

PHASE 1
STRATA PLAN OF PARCEL 1,
PLAN PGP36714, DISTRICT
LOT 4047, CARIBOO DISTRICT.

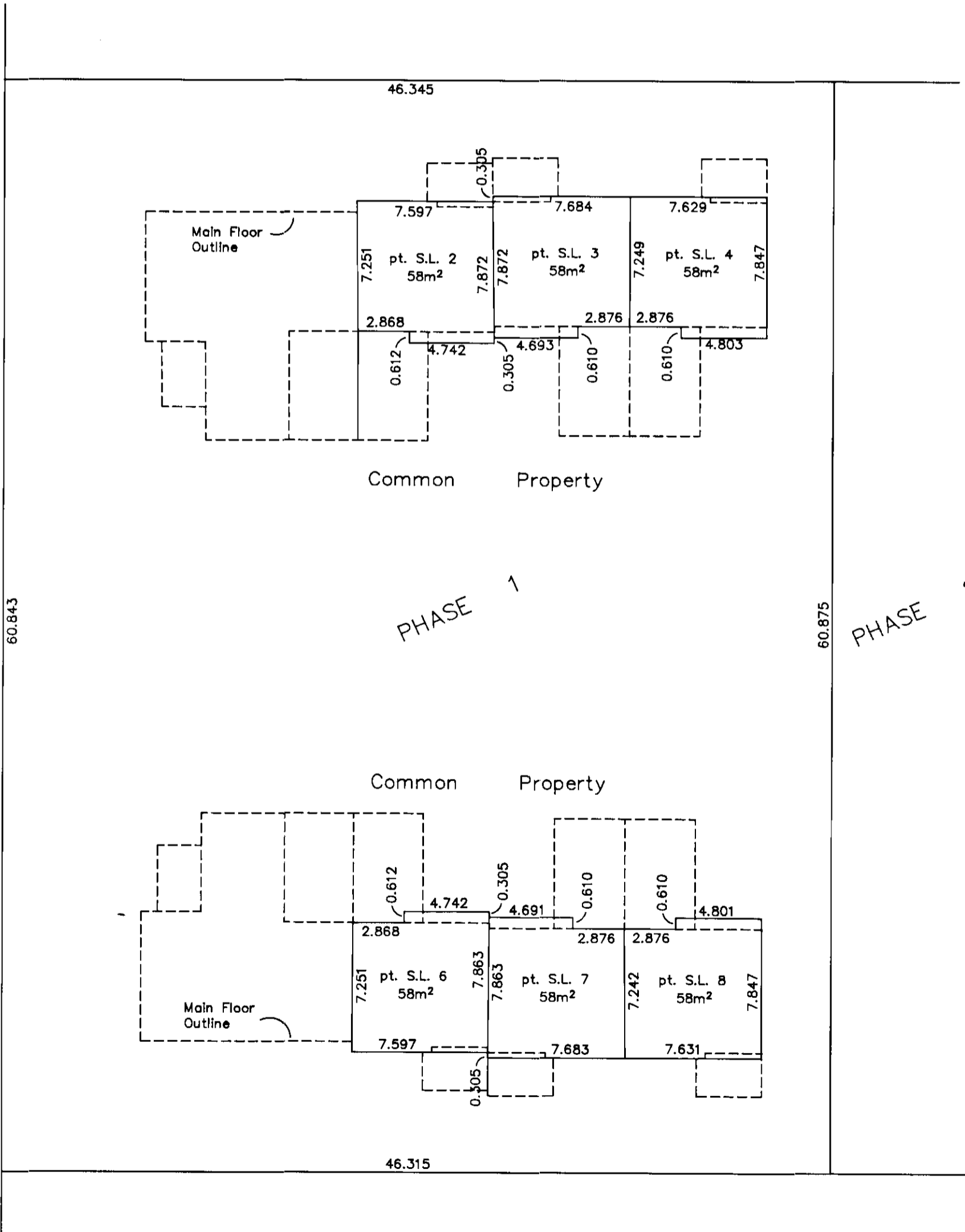
SECOND FLOOR PLAN

SCALE: 1:250



STREET

RICHET



This 16th Day of November, 1992

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

PHASE 2
STRATA PLAN OF PARCEL 1,
PLAN PGP36714, DISTRICT
LOT 4047, CARIBOO DISTRICT.

STRATA PLAN PGS **165**

B.C.G.S. 93G.097

Deposited and registered in the
Land Title Office at
Prince George, B.C.
this 9th day of Sept, 1993

Scale: 1 : 1000 (Distances are in metres)



Grid bearings are derived from observations between
control monuments 86H1635 and 86H1655, integrated
survey area number 39, City of Prince George, B.C.

Wesleyandy Luk
Registrar

CIVIC ADDRESS

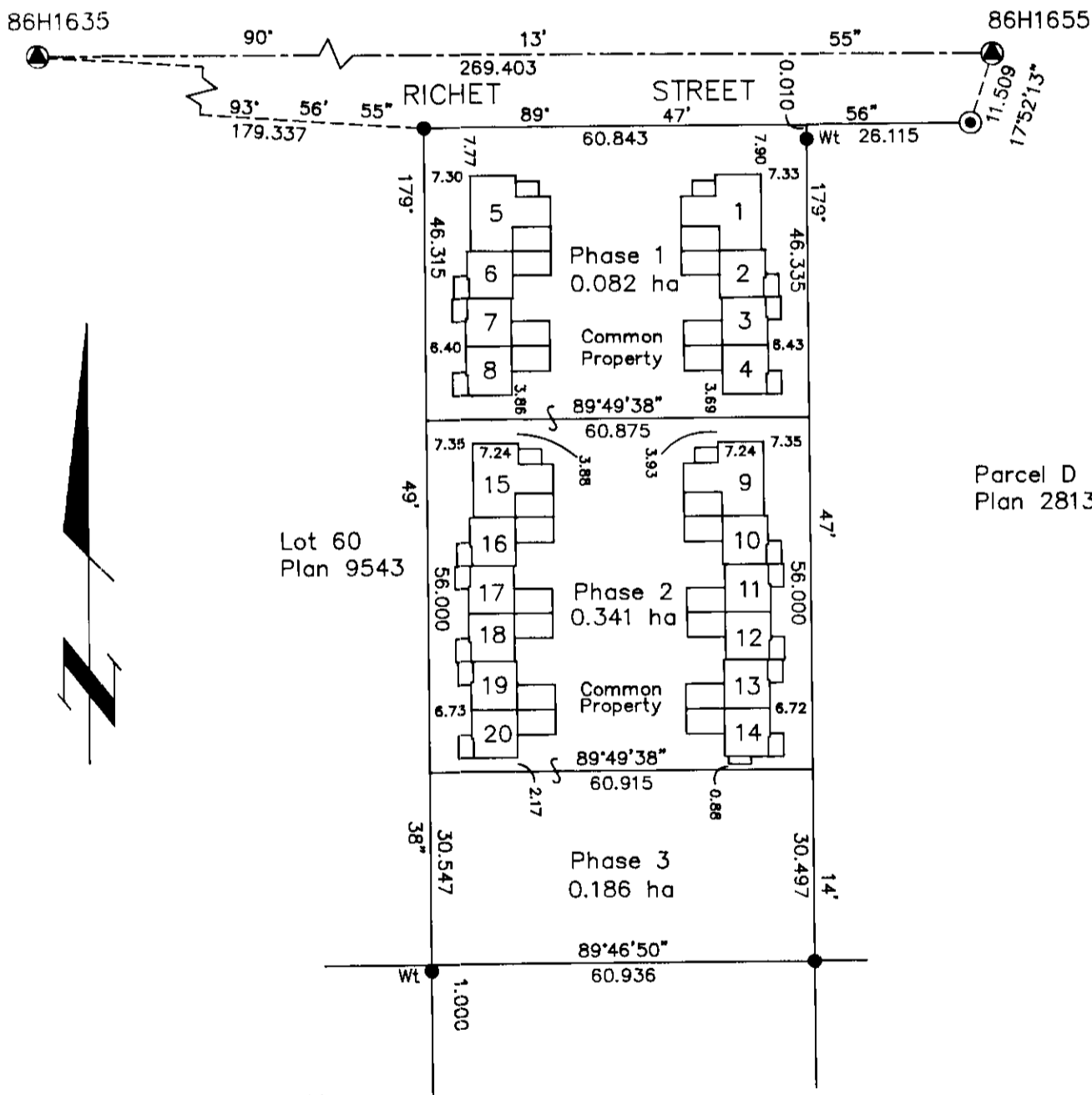
3885 Richet Street
Prince George, B.C.

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

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

✓ 1000-299 Victoria **#102-3885 RICHET ST.**
~~Prince George, B.C. PRINCE GEORGE B.C.~~
~~V2L 5B8~~ **V2K 2J2 SEC PK9546**

City of Prince George



Parcel D
Plan 28135

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, 1993

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

LEGEND

- ⊙ Standard Concrete Post Found
- Standard Iron Post Found
- ⊙ Control Monument
- Wt. Denotes Witness

Approved under the Land Title Act this 17th day of
AUGUST, 1993

Dwayne Hallen
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: (604) 562-1196 Fax: 562-3656

F.B.- TX 32	D.L.- 4047	REF. NO.- 930295
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PHASE 2
STRATA PLAN OF PARCEL 1,
PLAN PGP36714, DISTRICT
LOT 4047, CARIBOO DISTRICT.

STRATA LOT NO.	SHEET NO.	FORM 1	FORM 2
		SCHEDULE OF UNIT ENTITLEMENT Unit Entitlement	SCHEDULE OF INTEREST UPON DESTRUCTION Interest Upon Destruction
9	4,5 & 6	249	2399
10	4,5 & 6	199	2219
11	4,5 & 6	199	2219
12	4,5 & 6	199	2219
13	4,5 & 6	199	2219
14	4,5 & 6	199	2239
15	4,5 & 6	249	2399
16	4,5 & 6	199	2219
17	4,5 & 6	199	2219
18	4,5 & 6	199	2219
19	4,5 & 6	199	2219
20	4,5 & 6	199	2239
Aggregate		2488	27028

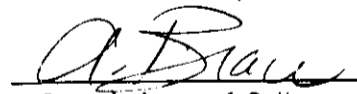
STATUTORY DECLARATION

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

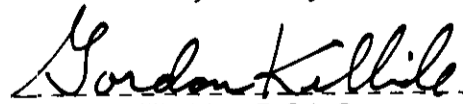
Declared before me at Prince George in the Province of British Columbia.
This 10 day of July 1993.


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 lot represented on Phase 2 of Strata Plan of Parcel 1, Plan PGP36714, District Lot 4047, Cariboo District constitute a new development and have not, to the best of my knowledge and belief, been previously occupied.

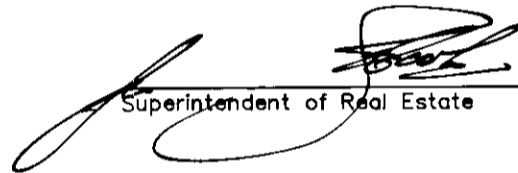
Dated at Prince George, B.C.
this 15th day of July, 1993.


Gordon Kilbride, B.C.L.S.

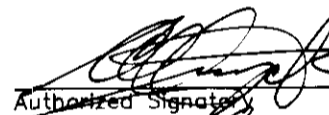
Approved as Phase 2 of a 3 Phase Strata Plan under the CONDOMINIUM ACT.


Approving Officer for the City of Prince George.

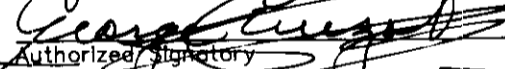
Accepted as to Forms 1 & 2 this 23 day of August 1993.


Superintendent of Real Estate

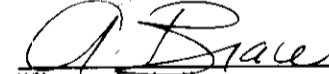
Owner: Hart Estates Ltd. Inc. #428101


Authorized Signatory

ART CREUZOT
Print Name


Authorized Signatory

GEORGE CREUZOT
Print Name


Witness to both

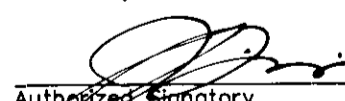
Andrea Mavis Brale
Print Name

1000 - 299 Victoria Street
Address


Prince George, BC V2L 5B8
Postal Code

Solicitor
Occupation

Owner: Mortgage PF33291
Royal Bank of Canada


Authorized Signatory

JOHN SIMKINS
Print Name


Authorized Signatory

P. C. MARSHAK
Print Name


Witness to both

JUNE BLEICH
Print Name

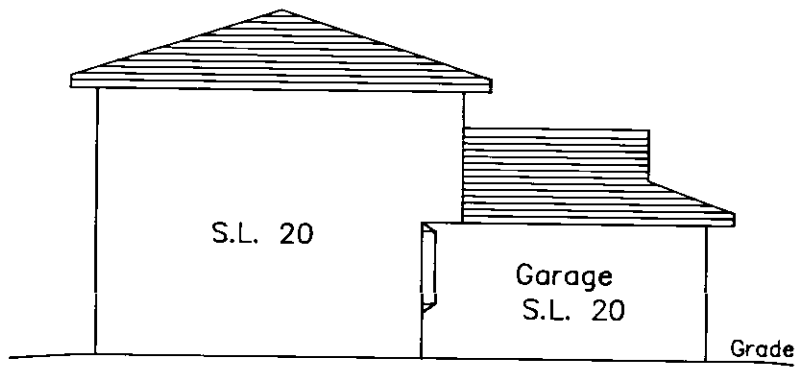
RR #6 S-6 C-10
Address

PR. GEORGE BC V2N 2S4
Postal Code

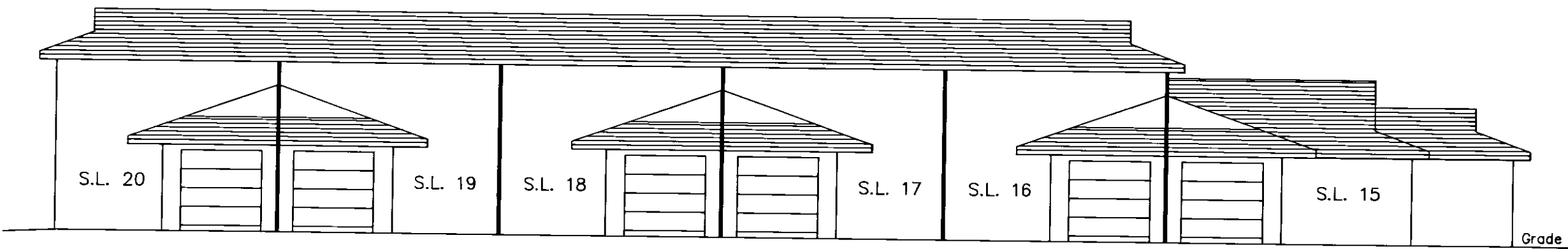
BANK EMPLOYEES
Occupation

PHASE 2
STRATA PLAN OF PARCEL 1,
PLAN PGP36714, DISTRICT
LOT 4047, CARIBOO DISTRICT.

ELEVATION VIEWS
NOT TO SCALE



SOUTH ELEVATION



EAST ELEVATION

This 15th Day of July, 1993.

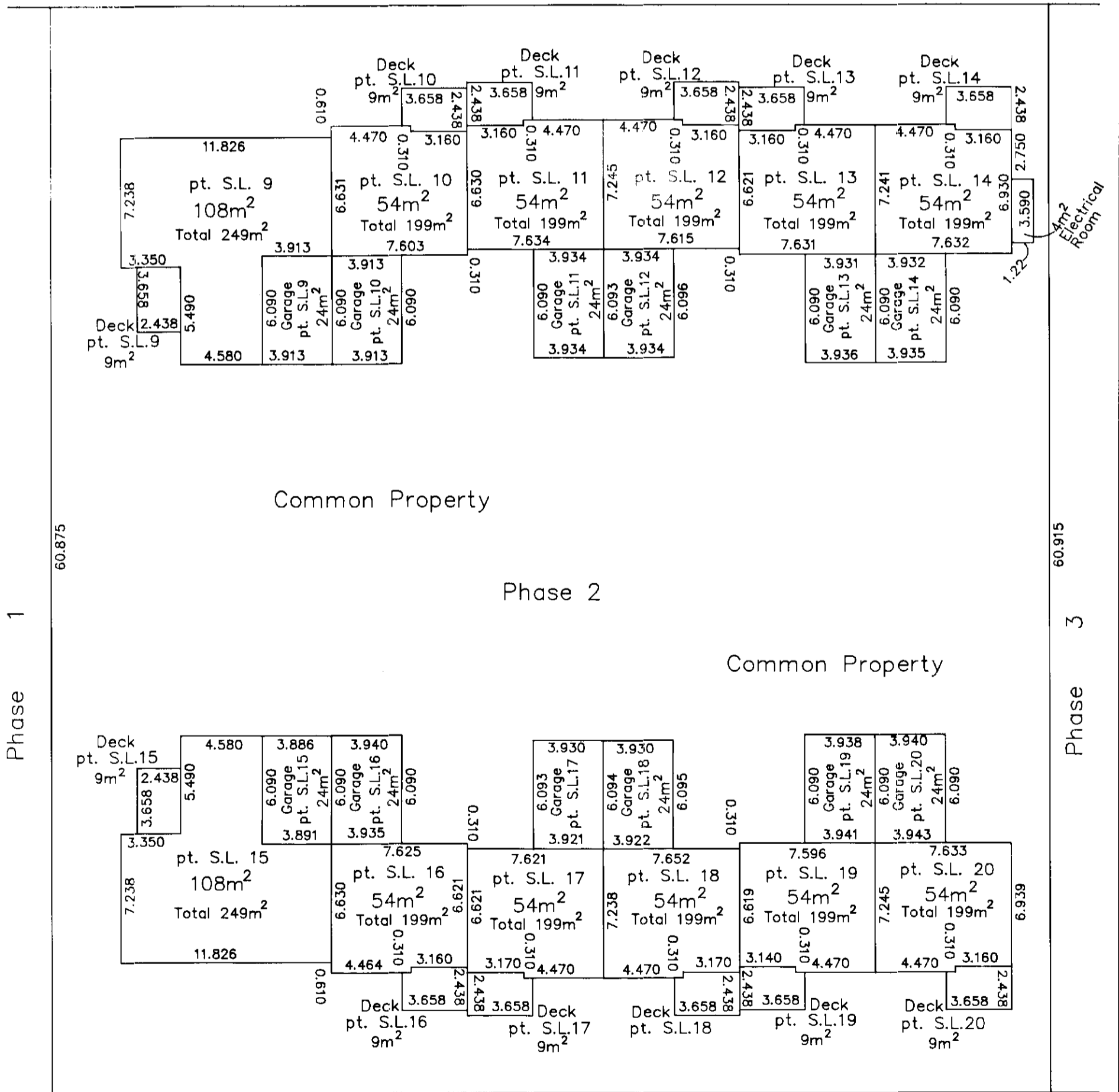
Gordon Kilbride
Gordon Kilbride, B.C.L.S.

PHASE 2
STRATA PLAN OF PARCEL 1,
PLAN PGP36714, DISTRICT
LOT 4047, CARIBOO DISTRICT.
B.C.G.S. 93G.097

STRATA PLAN PGS **165**

MAIN FLOOR PLAN

Scale: 1 : 250 (Distances are in metres)



This 15th day of July, 1993.

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

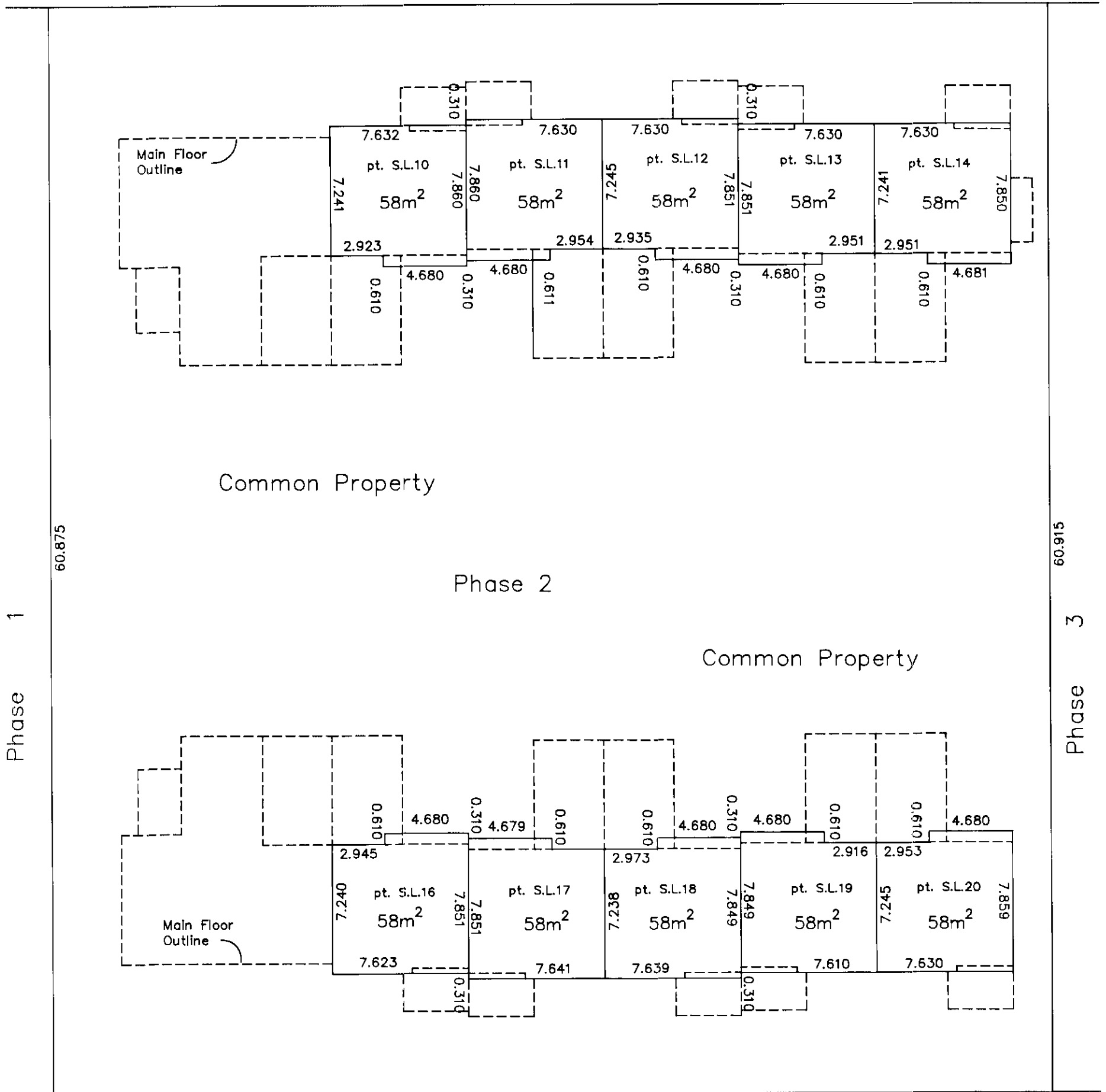
PHASE 2
STRATA PLAN OF PARCEL 1,
PLAN PGP36714, DISTRICT
LOT 4047, CARIBOO DISTRICT.
B.C.G.S. 93G.097

SECOND FLOOR PLAN

Scale: 1 : 250 (Distances are in metres)



56.000



This 15th day of July, 1993.

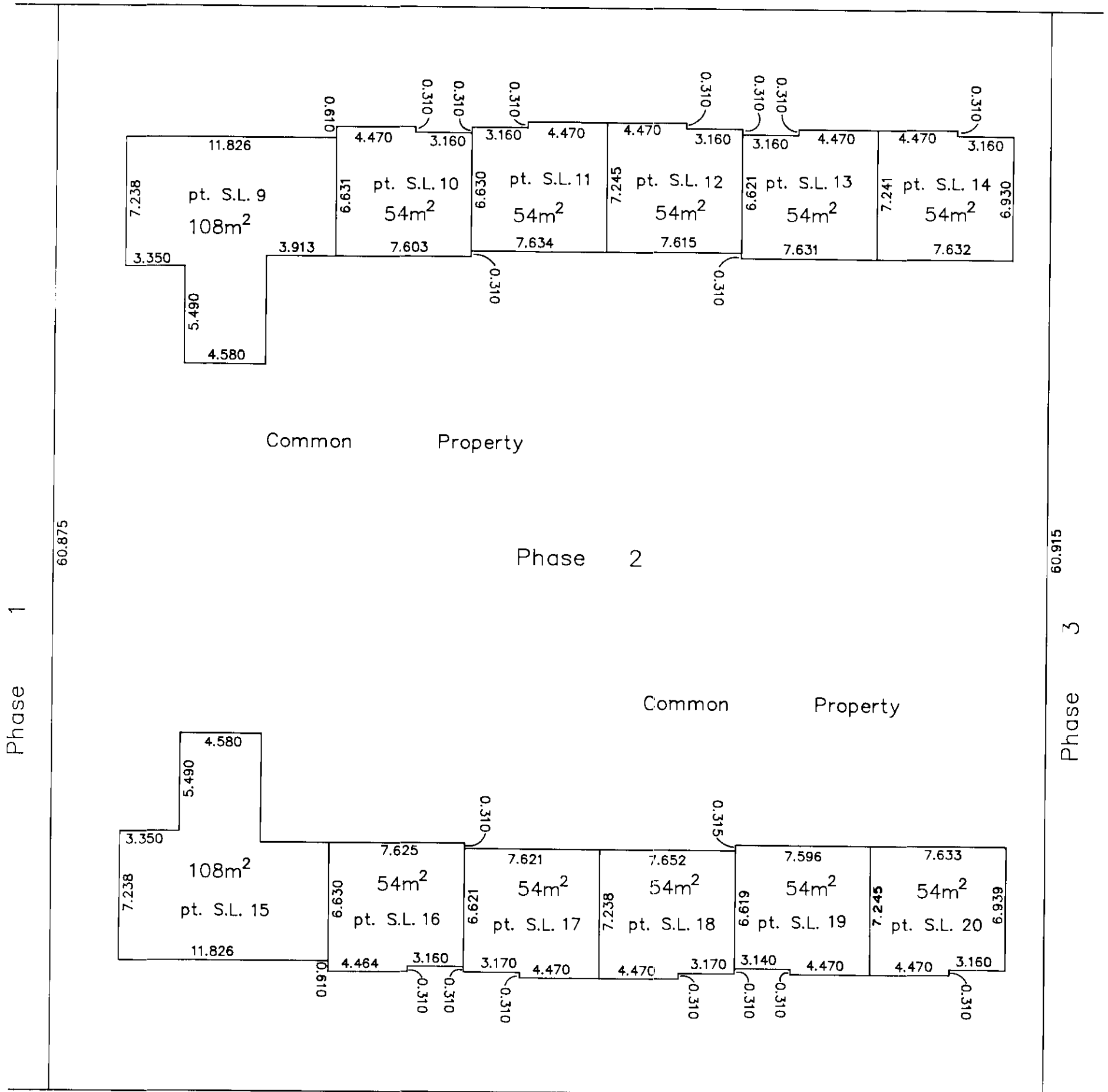
Gordon Kilbride
Gordon Kilbride, B.C.L.S.

PHASE 2
STRATA PLAN OF PARCEL 1,
PLAN PGP36714, DISTRICT
LOT 4047, CARIBOO DISTRICT.
B.C.G.S. 93G.097

STRATA PLAN PGS 165

BASEMENT FLOOR PLAN

Scale: 1 : 250 (Distances are in metres)



This 15th day of July, 1993.

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

PHASE 3
 STRATA PLAN OF PARCEL 1,
 PLAN PGP36714, DISTRICT
 LOT 4047, CARIBOO DISTRICT.

First sheet 1 of 6 sheets,
 STRATA PLAN PGS 165

B.C.G.S. 93G.097

Deposited and registered in the
 Land Title Office at
 Prince George, B.C.
 this 25 day of Nov, 1994

Scale: 1 : 1000 (Distances are in metres)



Grid bearings are derived from observations between
 control monuments 86H1635 and 86H1655, integrated
 survey area number 39, City of Prince George, B.C.

Brian A.R. Biglins
 Registrar

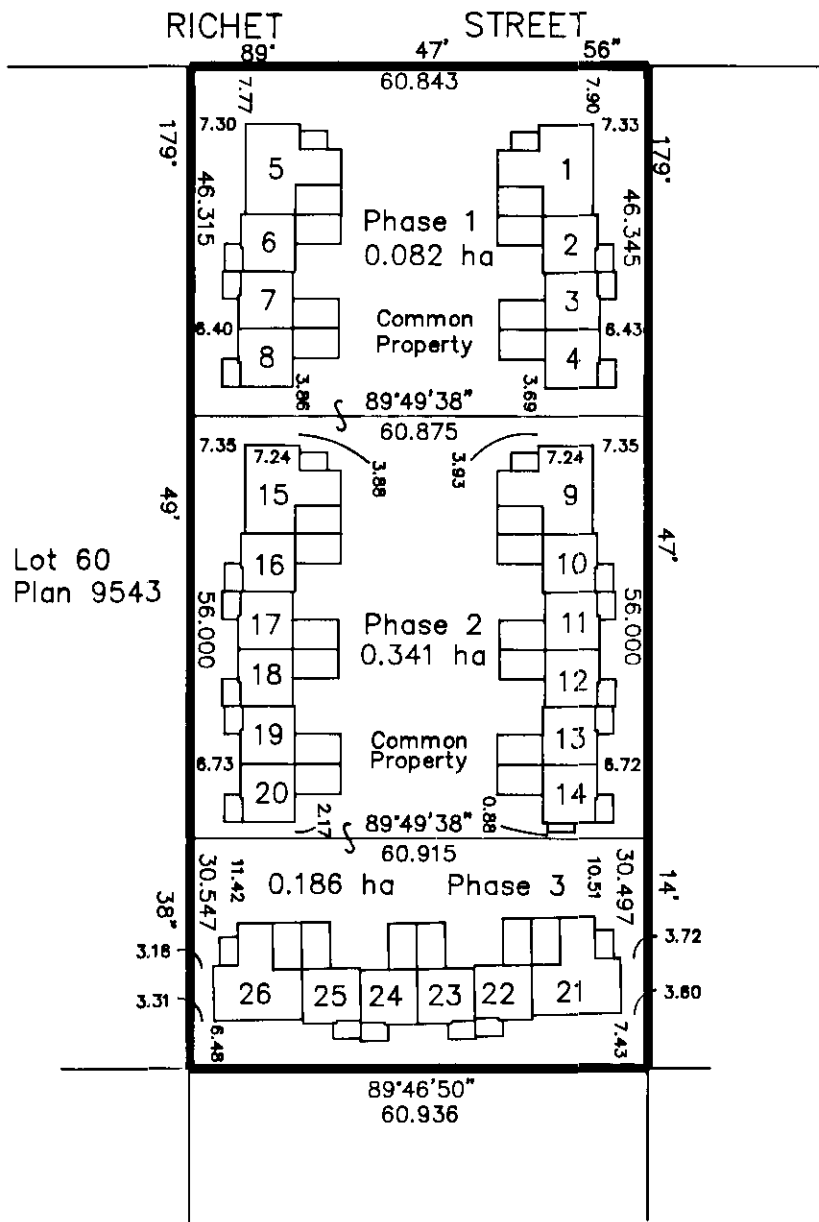
CIVIC ADDRESS
 3885 Richet Street
 Prince George, B.C.

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

The address for service of documents
 of the Strata Corporation is:
~~✓ 1000-299 Victoria~~ #102-3885 RICHET ST.
~~Prince George, B.C.~~ PRINCE GEORGE B.C.
~~V2L 5B8~~ V2K 2J2 Sec PK 9546V

Note: Bearings are based on NAD 29
 in order to conform with Phases 1 & 2.

City of Prince George



Parcel D
 Plan 28135

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 7th day of September, 1994.

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

LEGEND

- ⊙ Standard Concrete Post Found
- Standard Iron Post Found
- ⊕ Control Monument
- Wt. Denotes Witness

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

KILBRIDE LAND SURVEYING LTD. British Columbia Land Surveyors Prince George, B.C. Ph: (604) 562-1196 Fax: 562-3656		
F.B.- VE 03	D.L.- 4047	REF. NO.- 940612-1


PHASE 3
STRATA PLAN OF PARCEL 1,
PLAN PGP36714, DISTRICT
LOT 4047, CARIBOO DISTRICT.

STRATA LOT NO.	SHEET NO.	FORM 1	FORM 2
		SCHEDULE OF UNIT ENTITLEMENT Unit Entitlement	SCHEDULE OF INTEREST UPON DESTRUCTION Interest Upon Destruction
21	4 & 6	247	2399
22	4,5 & 6	197	2219
23	4,5 & 6	197	2219
24	4,5 & 6	197	2219
25	4,5 & 6	197	2219
26	4 & 6	247	2399
Aggregate		1,282	13,674

STATUTORY DECLARATION

I, the undersigned, do solemnly declare that
 (1) I, the undersigned am the ^{PRESIDENT OF 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 **ART KREUZOT**
 PRESIDENT OF HART ESTATES LTD.

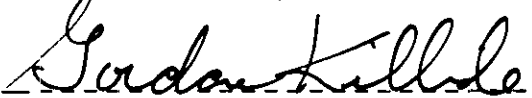
Declared before me at Prince George in the Province of British Columbia.
 This 31 day of OCT 1994.


 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 lot represented on Phase 3 of Strata Plan of Parcel 1, Plan PGP36714, District Lot 4047, 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 7th day of September, 1994.


 Gordon Kilbride, B.C.L.S.


Approved as Phase 3 of a 3 Phase Strata Plan under the CONDOMINIUM ACT.
 this 26th day of October, 1994.

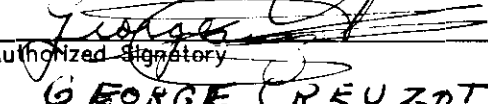

 Approving Officer for the City of Prince George.

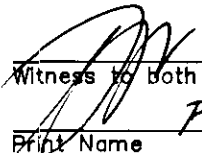
Accepted as to Forms 1 & 2
 this 3 day of November 1994.

for: 
 Superintendent of Real Estate

Owner: Hart Estates Ltd. Inc. #428101



 Authorized Signatory
 Print Name **ART KREUZOT**

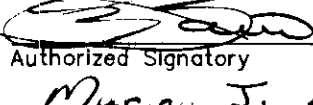

 Authorized Signatory
 Print Name **GEORGE KREUZOT**



 Witness to both
 Print Name **PATRICK COTTER**

Address **1000 - 299 VICTORIA ST.**
PRINCE GEORGE, BC V2L 5B8
 Postal Code
 Occupation **BARRISTER & SOLICITOR**

Owner: Mortgage PF33291
 Royal Bank of Canada

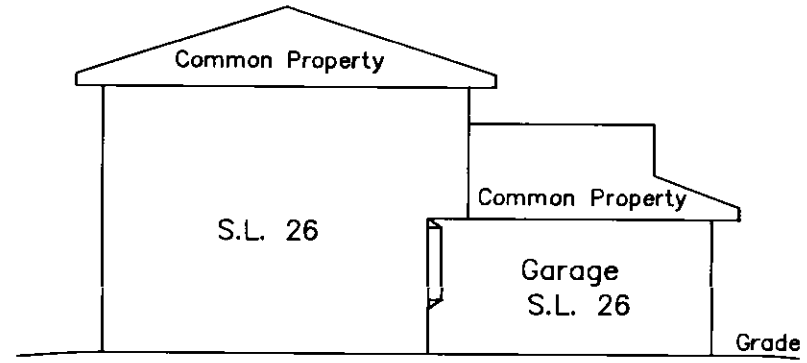

 Authorized Signatory
 Print Name **STEPHEN B. COWIE**


 Authorized Signatory
 Print Name **Maura J. Burtlett**

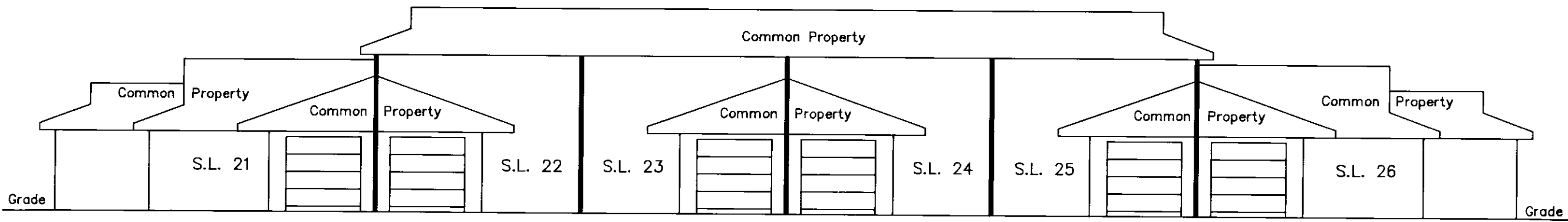

 Witness to both
 Print Name **DAVID CORBIN**
 Address **2280 Mc BRIDE CR.**
PRINCE GEORGE BC V2M 1G2
 Postal Code
 Occupation **Account Manager**

PHASE 3
STRATA PLAN OF PARCEL 1,
PLAN PGP36714, DISTRICT
LOT 4047, CARIBOO DISTRICT.

ELEVATION VIEWS
NOT TO SCALE



EAST ELEVATION

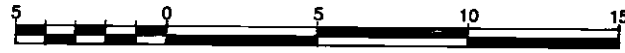


NORTH ELEVATION

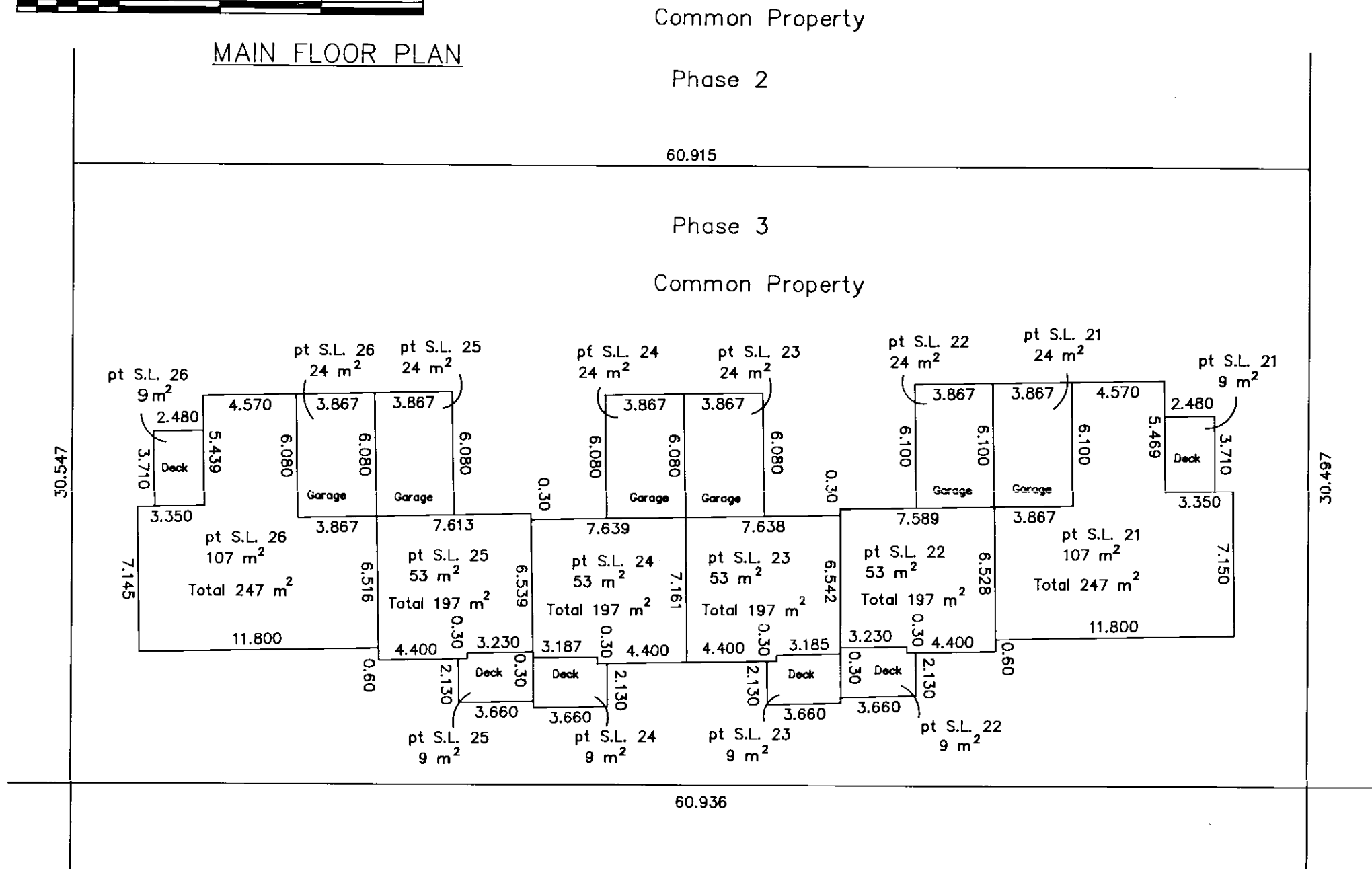
This 7th Day of September, 1994,
Gordon Kilbride
Gordon Kilbride, B.C.L.S.

PHASE 3
STRATA PLAN OF PARCEL 1,
PLAN PGP36714, DISTRICT
LOT 4047, CARIBOO DISTRICT.
B.C.G.S. 93G.097

Scale: 1 : 250 (Distances are in metres)



MAIN FLOOR PLAN

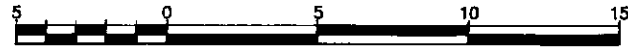


This 7th day of September, 1994.

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

PHASE 3
STRATA PLAN OF PARCEL 1,
PLAN PGP36714, DISTRICT
LOT 4047, CARIBOO DISTRICT.
B.C.G.S. 93G.097

Scale: 1 : 250 (Distances are in metres)



SECOND FLOOR PLAN

Common Property

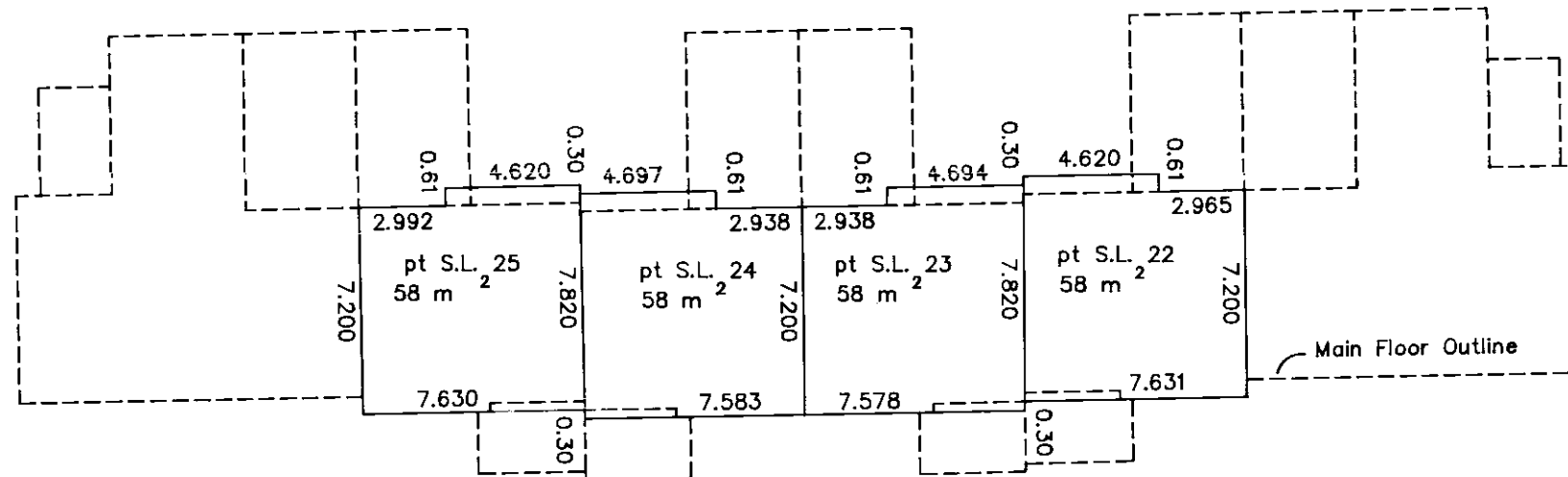
Phase 2

60.915

Phase 3

Common Property

30.547



30.497



60.936

This 7th day of September, 1994.

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

PHASE 3
STRATA PLAN OF PARCEL 1,
PLAN PGP36714, DISTRICT
LOT 4047, CARIBOO DISTRICT.
B.C.G.S. 93G.097

STRATA PLAN PGS 165

Scale: 1 : 250 (Distances are in metres)



BASEMENT FLOOR PLAN

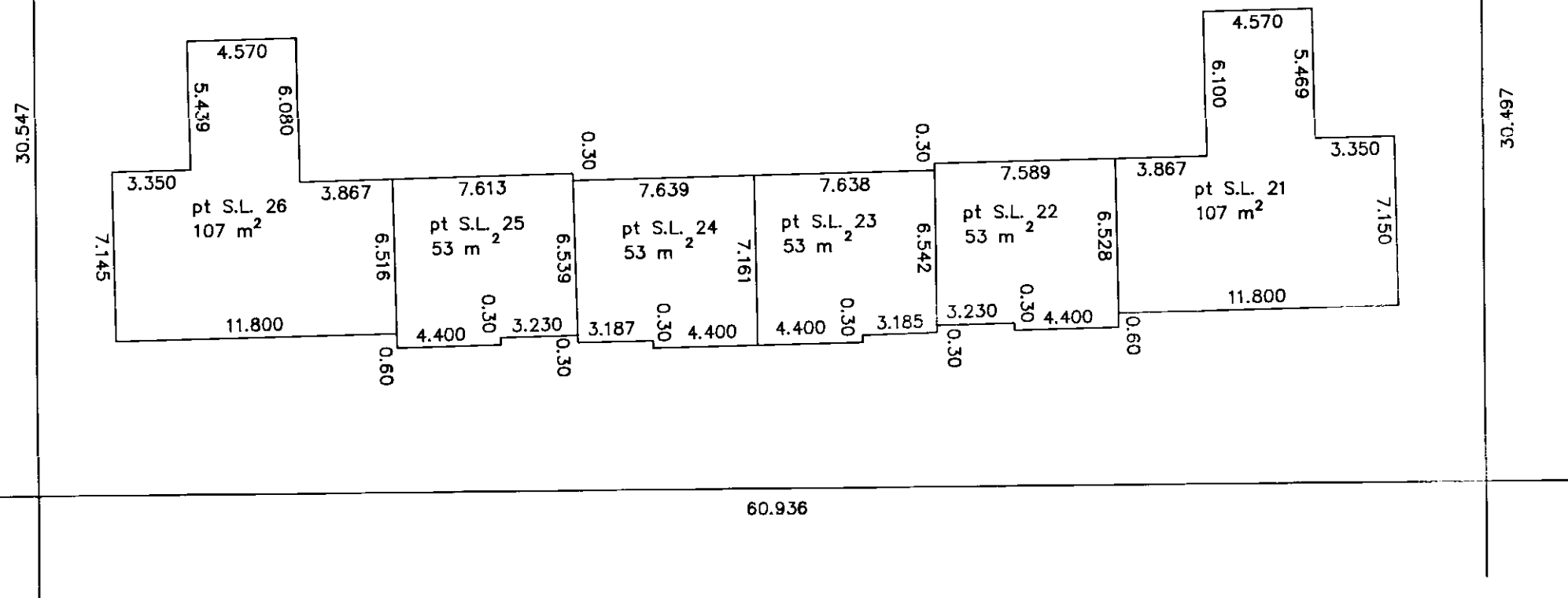
Common Property

Phase 2

60.915

Phase 3

Common Property



30.497



This 7th day of September, 1994.

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

Ref. No. 940612