

EXPLANATORY  
 STRATA PLAN OF SUBDIVISION  
 OF STRATA LOT 8, PLAN PGS192,  
 DISTRICT LOT 343, CARIBOO DISTRICT

(PS30142)

First Sheet, Sheet 1C of 2 Sheets

STRATA PLAN PGS192

Deposited and registered in the  
 Land Title Office at Prince George, B.C.  
 This 13 day of SEPT, 2001.

Pursuant to Section 259  
 of the *Strata Property Act*.

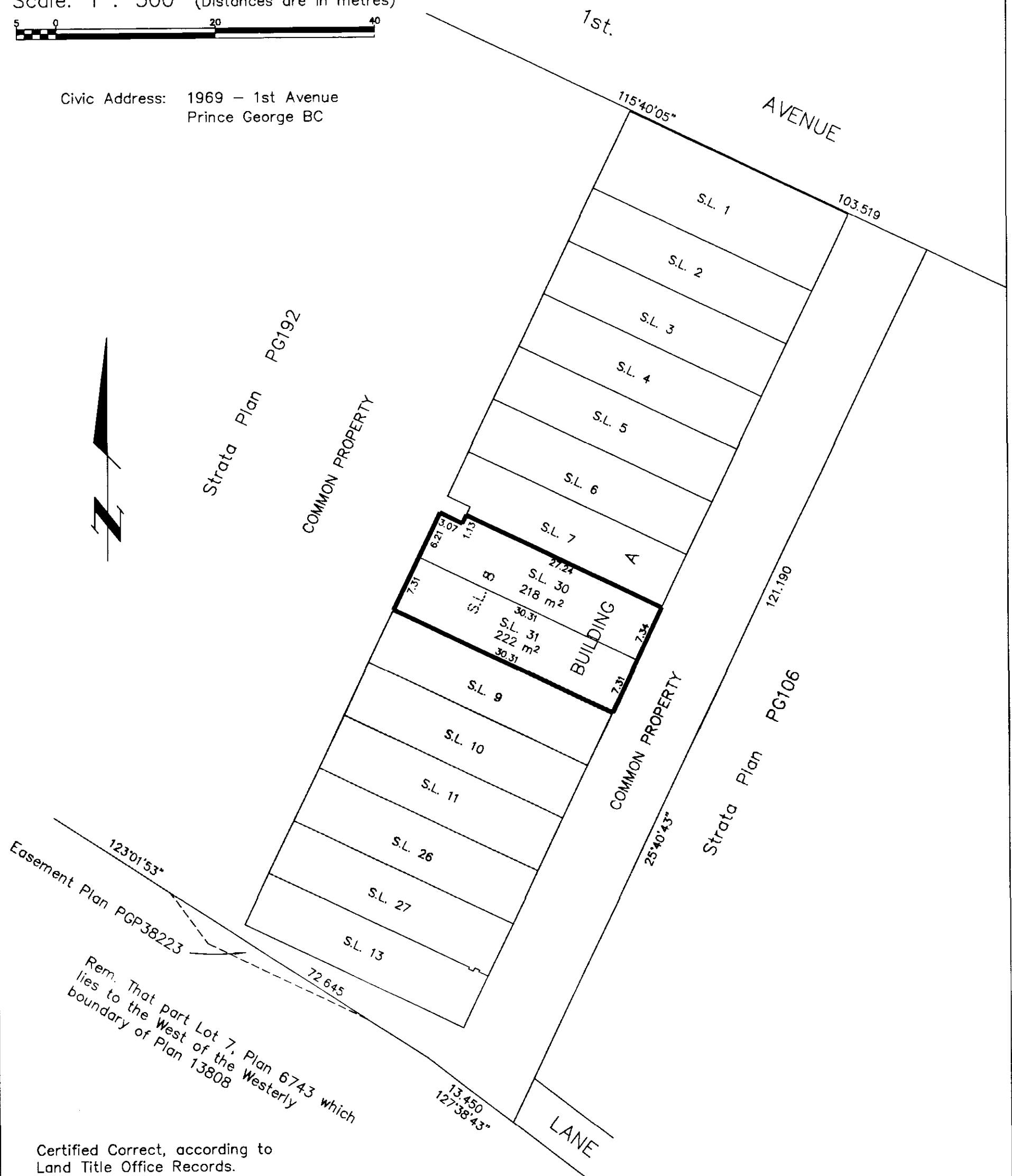
*LINDA KILBRIDE*  
 Registrar *Priou*

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

Scale: 1 : 500 (Distances are in metres)



Civic Address: 1969 - 1st Avenue  
 Prince George BC



Rem. That part Lot 7, Plan 6743 which  
 lies to the West of the Westerly  
 boundary of Plan 13808

Certified Correct, according to  
 Land Title Office Records.  
 This 26th day of July, 2001.

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

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.- D.L.- 343(Bk.1) REF. NO.-010015

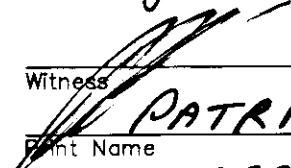
EXPLANATORY  
STRATA PLAN OF SUBDIVISION  
OF STRATA LOT 8, PLAN PGS192,  
DISTRICT LOT 343, CARIBOO DISTRICT  
B.C.G.S. 93G.097

Second Sheet, Sheet 2C of 2 Sheets  
STRATA PLAN PGS192

Owner: Prince George Industrial Park Ltd. Inc.#327224

John Funk 

Witness

  
PATRICK J. COTTER

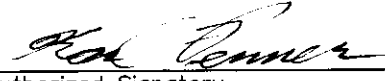
1000 - 299 VICTORIA ST.

PRINCE GEORGE BC V2L5B8

LAWYER


Occupation

Owner: Mortgage - Royal Bank of Canada

  
Authorized Signatory

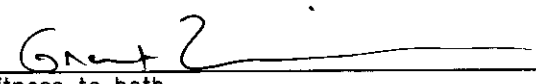
Karl Penner

Authorized Signatory

  
Jason Hank

Print Name

Witness to both

  
GRANT ZIMMERMAN

Print Name

700 - 550 Victoria St

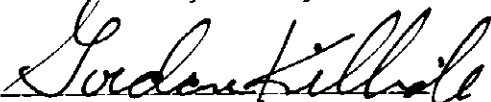
Address

Prince George BC V2L2K1

LAWYER

Occupation

This 26th day of July, 2001.

  
Gordon Kilbride, B.C.L.S.

CERTIFICATE OF APPROVAL  
Approved as to amendment of Strata  
Lot pursuant to Section 259  
of the Strata Property Act

This 7th day of SEPTEMBER 2001.



Approving Officer  
City of Prince George.

File No. 010015-2



STRATA PLAN PGS192

EXPLANATORY  
STRATA PLAN OF SUBDIVISION  
OF STRATA LOT 25, PLAN PGS192,  
DISTRICT LOT 343, CARIBOO DISTRICT  
B.C.G.S. 93G.097

	Form 1	Form 2	Form 3
Strata Lot No.	SCHEDULE OF UNIT ENTITLEMENT	SCHEDULE OF INTEREST UPON DESTRUCTION	SCHEDULE OF VOTING RIGHTS
	Unit Entitlement	Interest Upon Destruction	Number of Votes
28	4143	167000	4
29	2309	93000	2
Aggregate	6452	260000	6

Owner: Mortgage - Federal Business Development Bank  
now known as Business Development Bank of Canada  
(see #A1995) by its authorized signatory:

Accepted as to Forms 1, 2 & 3  
this 7 day of June, 1999

[Signature]  
Superintendent of Real Estate

[Signature]  
Authorized Signatory  
BHARAT KAMDAR, AVP CREDIT  
Print Name

Owner: Prince George Industrial Park Ltd.  
Inc. #327224

[Signature]  
Authorized Signatory  
JOHN FUNK  
Print Name

[Signature]  
Witness to both  
KAREN DOWE  
Print Name  
MAIN FLOOR, 505 BARRARD ST  
Address  
VANCOUVER, BC V7X 1V3  
Postal Code

[Signature]  
Witness to both  
GARY R. BROWN  
Print Name  
1598 6th AVENUE  
Address  
PRINCE GEORGE, B.C. V2L 5G7  
Postal Code  
SOLICITOR  
Occupation

LEGAL ASSISTANT  
Occupation

CERTIFICATE OF APPROVAL  
Approved as to amendment of Strata  
Lot pursuant to Section 57(1)(d)  
of the Condominium Act.

[Signature]  
Approving Officer  
City of Prince George 1 June 99

This 5th day of May, 1999.  
[Signature]  
Gordon Kilbride, B.C.L.S.

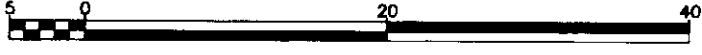
File No. 990097S2

EXPLANATORY  
 STRATA PLAN OF SUBDIVISION  
 OF STRATA LOT 12, PLAN PGS192,  
 DISTRICT LOT 343, CARIBOO DISTRICT  
 B.C.G.S. 93G.097

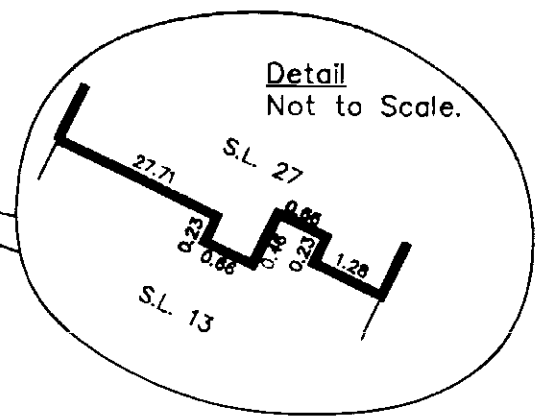
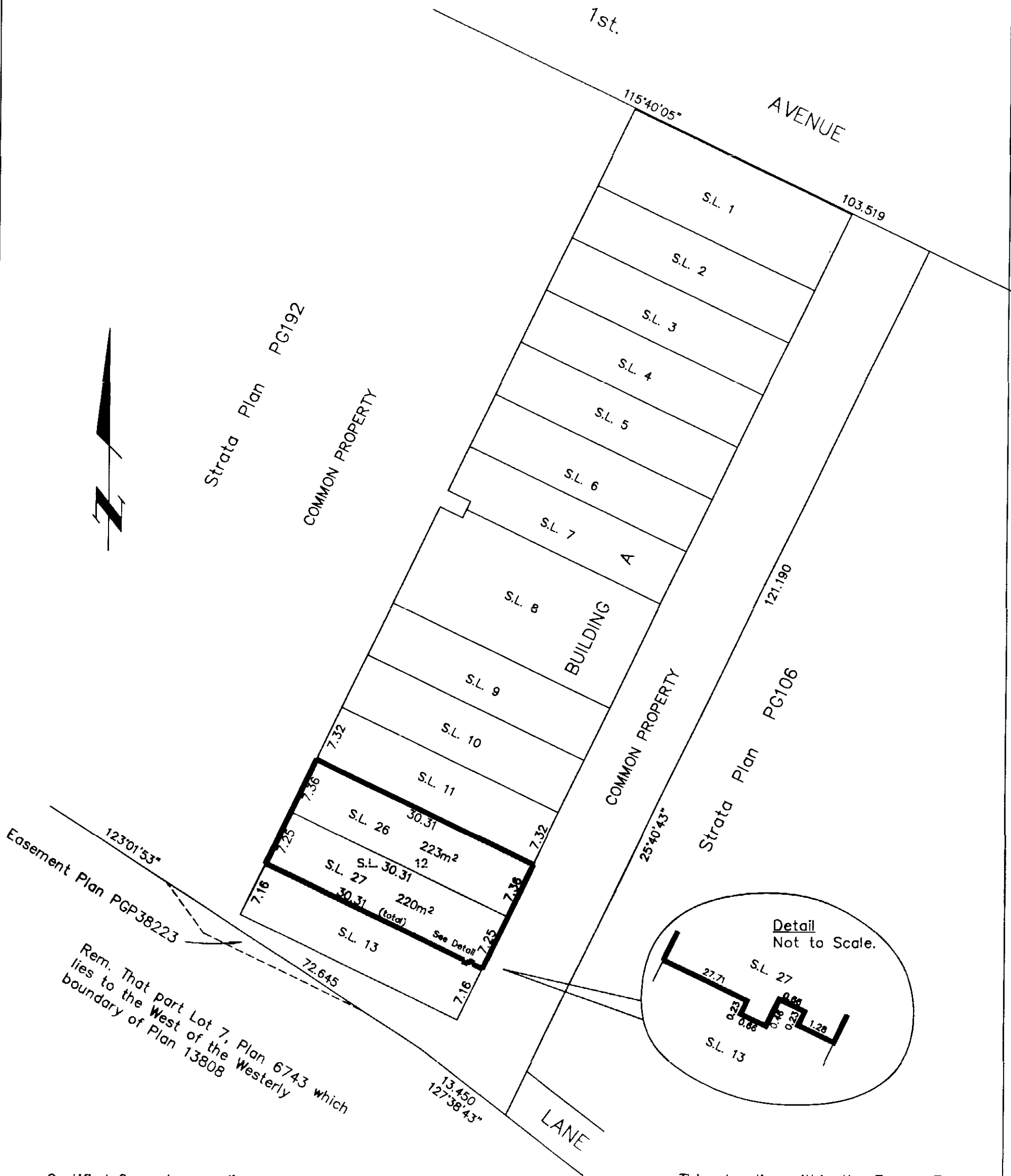
First Sheet, Sheet 1A of 2 Sheets  
 STRATA PLAN PGS192

Deposited and registered in the  
 Land Title Office at Prince George, B.C.  
 This 10 day of Dec, 1996

Scale: 1 : 500 (Distances are in metres)



*Brian Bigras / ag*  
 Registrar  
 PK 50864



Certified Correct according  
 to Land Title Office records  
 this 9th day of October, 1996.

*Dale Keown*  
 Dale Keown, B.C.L.S.

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

<b>KILBRIDE LAND SURVEYING LTD.</b>		
British Columbia Land Surveyors		
Prince George, B.C.		
Ph: (604) 562-1196 Fax: 562-3656		
F.B.-	D.L.- 343(Bk.1)	REF. NO.- 960780

EXPLANATORY  
 STRATA PLAN OF SUBDIVISION  
 OF STRATA LOT 12, PLAN PGS192,  
 DISTRICT LOT 343, CARIBOO DISTRICT  
 B.C.G.S. 93G.097

Second Sheet, Sheet 2A of 2 Sheets

STRATA PLAN PGS192

	Form 1	Form 2	Form 3
Strata Lot No.	SCHEDULE OF UNIT ENTITLEMENT	SCHEDULE OF INTEREST UPON DESTRUCTION	SCHEDULE OF VOTING RIGHTS
	Unit Entitlement	Interest Upon Destruction	Number of Votes
26	2231	89000	2
27	2197	89000	2
Aggregate	4428	178000	4

Accepted as to Forms 1, 2 & 3  
 this 18 day of Nov, 1996.

*Tr. J. J. J.*  
 Superintendent of Real Estate

Owner: Prince George Industrial Park Ltd. Inc. #327224

*[Signature]*  
 Authorized Signatory  
 JOHN FUNK  
 Print Name

*[Signature]*  
 Witness

Print Name GARY R. BROWN, Q.C.  
*Barrister & Solicitor*  
 Address 1598 6th Avenue  
 Prince George, B.C. V2L 5G7  
 Postal Code

Occupation

Owner: Federal Business Development Bank now known as  
 BUSINESS DEVELOPMENT BANK OF CANADA  
 (SEEDARS) by its authorized signatory:

*[Signature]*  
 Authorized Signatory  
 EDWARD J. MURRAY  
 Print Name A.U.P. CREDIT

*[Signature]*  
 Witness

Print Name KAREN BOWE  
 Address 700 - 601 W. HASTINGS ST.  
 VANCOUVER, B.C. V6B 5G9  
 Postal Code

Occupation LEGAL ASSISTANT

CERTIFICATE OF APPROVAL  
 Approved as to amendment of Strata  
 Lot pursuant to Section 57(1)(d)  
 of the Condominium Act

*[Signature]*  
 Approving Officer  
 City of Prince George.

This 9th day of October, 1996.

*[Signature]*  
 Dale Keown, B.C.L.S.

File No. 960780

EGS192

FIRST SHEET

SHEET 1 of 8 SHEETS  
Strata Plan PGS 192

STRATA PLAN of  
PARCEL 1, PLAN PGP 35349,  
DISTRICT LOT 343, CARIBOO DISTRICT

B.C.G.S. 93G.097  
SCALE 1:500



Deposited and  
Registered in the Land Title office  
at Prince George, B.C.  
this 21 day of October 1994

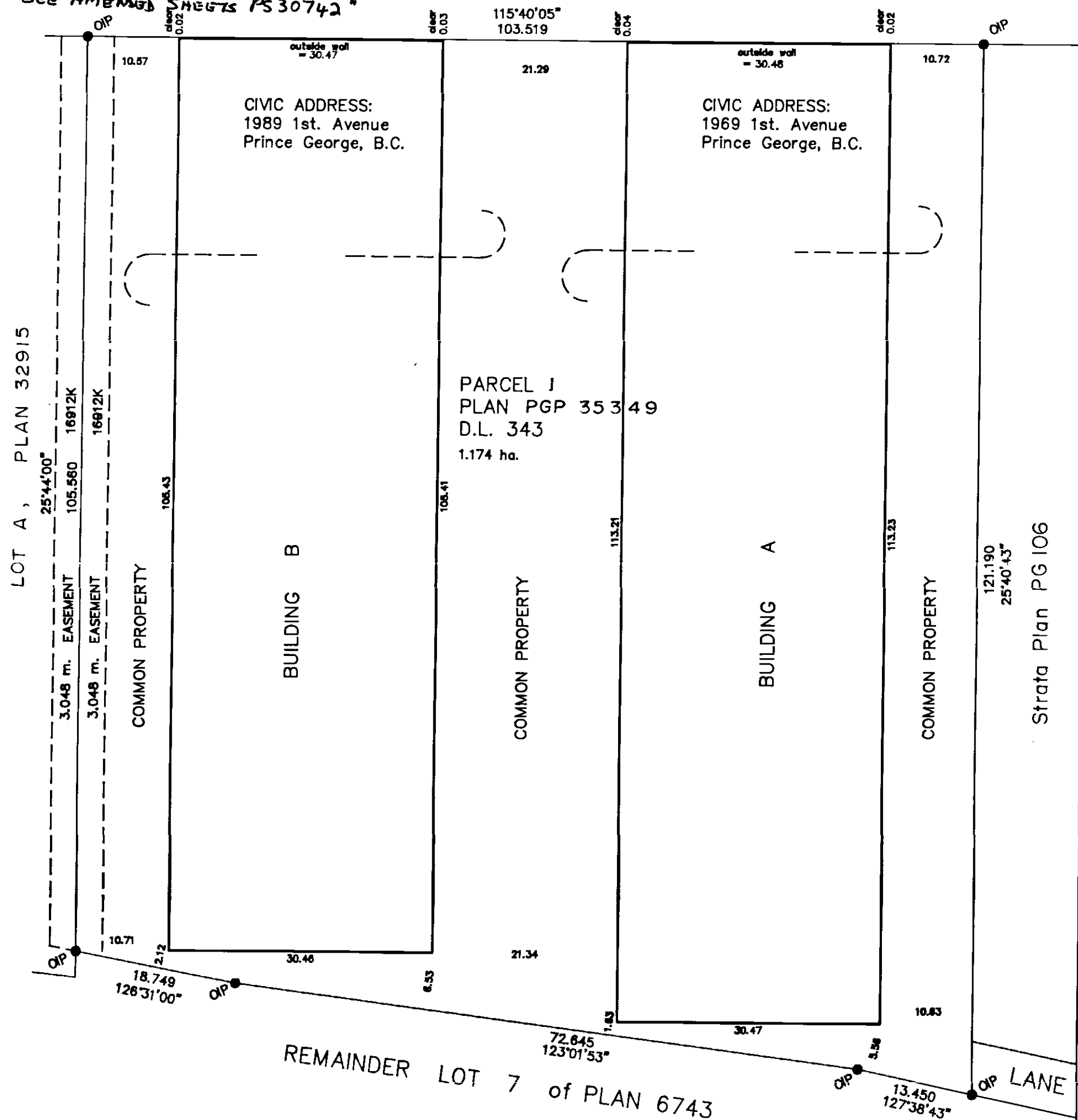
\* Amended pursuant to Sec. 59(2)  
Cond. Act this 10th Dec. 1996  
See amended sheets 1A+2A  
See PK50864.

\* Amended pursuant to Sec. 59(2) Condominium Act  
this 11 day of June 1999  
See Amended Sheets 1B+2B PH20479

\* AMENDED PURSUANT TO SECTION 259  
STRATA PROPERTY ACT  
THIS 13th DAY OF SEPT., 2001  
SEE AMENDED SHEETS PS30742 \*

Registrar *Per: [Signature]*  
PH 42237

Distances in metres and decimals thereof.



- Legend:
- IP ----- denotes B.C.L.S. Iron Post.
  - ----- denotes old.
  - m2 ----- denotes square metres.
  - S.L. ----- denotes Strata Lot.
  - L.C.P. ----- denotes limited common property.

The address for service of documents  
of the Strata Corporation is:  
900-777 West Broadway  
Vancouver, B.C.  
V5Z 4J7

I, V. Bartell, 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 7th day of March 1991.

*Victor Bartell*

V. Bartell, B.C.L.S.

This Plan lies within the  
Fraser Fort George Regional District

McWilliam Whyte Goble & Associates  
Prince George, Kamloops, Smithers, Williams Lake  
B.C. LAND SURVEYORS Phone 562-1196

REFERENCE NO. 90786

CONDOMINIUM ACT

STRATA PLAN OF PARCEL I, D.L. 343

CARIBOO DISTRICT, PLAN PGP 35349,

\* "FOR AMENDED SCHEDULE OF UNIT ENTITLEMENT AND VOTING RIGHTS SEARCH THE STRATA PLAN GENERAL INDEX"

Strata Lot Number	Sheet Number	* FORM 1	* FORM 2	* FORM 3
		Schedule of Unit Entitlement	Schedule of Interest Upon Destruction	Schedule of Voting Rights
		Unit Entitlement	Interest Upon Destruction	Number Of Votes
1	4 and 5	3235	130,000	3
2	4 and 5	2219	90,000	2
3	4 and 5	2216	90,000	2
4	4 and 5	2219	90,000	2
5	4 and 5	2216	90,000	2
6	4 and 5	2219	90,000	2
7	4 and 5	2181	88,000	2
8	4 and 5	4406	178,000	4
9	4 and 5	2213	90,000	2
10	4 and 5	2217	90,000	2
11	4 and 5	2219	90,000	2
Subd. Sec 27 Lots 26 & 27 12	4 and 5	4428	178,000	4
13	4 and 5	2172	90,000	2
14	4 and 6	2266	92,000	2
15	4 and 6	2351	94,000	2
16	4 and 6	2309	93,000	2
17	4 and 6	2309	93,000	2
18	4 and 6	2306	93,000	2
19	4 and 6	2312	93,000	2
20	4 and 6	2254	92,000	2
21	4 and 6	2250	92,000	2
22	4 and 6	2316	93,000	2
23	4 and 6	2310	93,000	2
24	4 and 6	2311	93,000	2
Subd. Sec 27 Lots 28 & 29 25	4 and 6	6452	260,000	6
Aggregate		65906	2,665,000	59

Accepted as to Forms 1, 2 and 3

this 5 day of October, 1994

[Signature]  
Superintendent of Real Estate.

This 7<sup>th</sup> day of March, 1994.

[Signature]  
V. Bartell, B.C.L.S.



CONDOMINIUM ACT  
STRATA PLAN OF PARCEL 1, D.L. 343  
CARIBOO DISTRICT, PLAN PGP 35349,

SIGNATURES

PRINCE GEORGE INDUSTRIAL PARK LTD. INC. #327224	
PRINCE GEORGE INDUSTRIAL PARK LTD	
OWNER <u>per: Victor J. Elias</u> Authorized Signatory	OWNER _____ Authorized Signatory
PRINT NAME <u>VICTOR J. ELIAS</u>	PRINT NAME _____
WITNESS <u>Susan Rotzien</u>	WITNESS _____
PRINT NAME <u>SUSAN ROTZIEN</u>	PRINT NAME _____
ADDRESS <u>900-777 W. BROADWAY</u> <u>VANCOUVER B.C.</u>	ADDRESS _____
POSTAL CODE <u>V5Z 4J7</u>	POSTAL CODE _____
OCCUPATION <u>SECRETARY</u>	OCCUPATION _____

<p>FEDERAL BUSINESS DEVELOPMENT BANK</p> <p>MORTGAGE # PG 5682</p> <p>OWNER <u>[Signature]</u> Authorized Signatory</p> <p>PRINT NAME <u>BRIAN G FORWARD</u> <u>ASSISTANT VICE-PRES., CREDIT</u></p> <p>WITNESS <u>[Signature]</u></p> <p>PRINT NAME <u>KAREN BOWE</u></p> <p>ADDRESS <u>700, 601 W. HASTINGS ST</u> <u>VANCOUVER, B.C.</u></p> <p>POSTAL CODE <u>V6B 5G9</u></p> <p>OCCUPATION <u>LEGAL ASSISTANT</u></p>	<p>INVAN MORTGAGE CORP. INC. #327735</p> <p>MORTGAGE #PD6691</p> <p>OWNER <u>[Signature]</u> Authorized Signatory</p> <p>PRINT NAME <u>Brent Harris</u></p> <p>WITNESS <u>[Signature]</u></p> <p>PRINT NAME <u>J. LaPerte</u></p> <p>ADDRESS <u>10740 Atmore Place</u> <u>Richmond B.C.</u></p> <p>POSTAL CODE <u>V7A 4Y3</u></p> <p>OCCUPATION <u>Manager</u></p>
--	--

CERTIFICATE OF APPROVAL:

I, hereby certify that the construction of the buildings situated on Parcel 1, of Plan PGP 35349 District Lot 343 Cariboo District, has been approved for strata plan development.

Dated this 25<sup>th</sup> day of August 1994

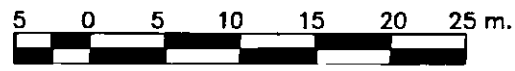
[Signature]  
Approving Officer for the City of Prince George.

This 7<sup>th</sup> day of March 1991.

[Signature]  
V. Bartell, B.C.L.S.

PLAN of  
GROUND FLOOR – BUILDINGS A and B

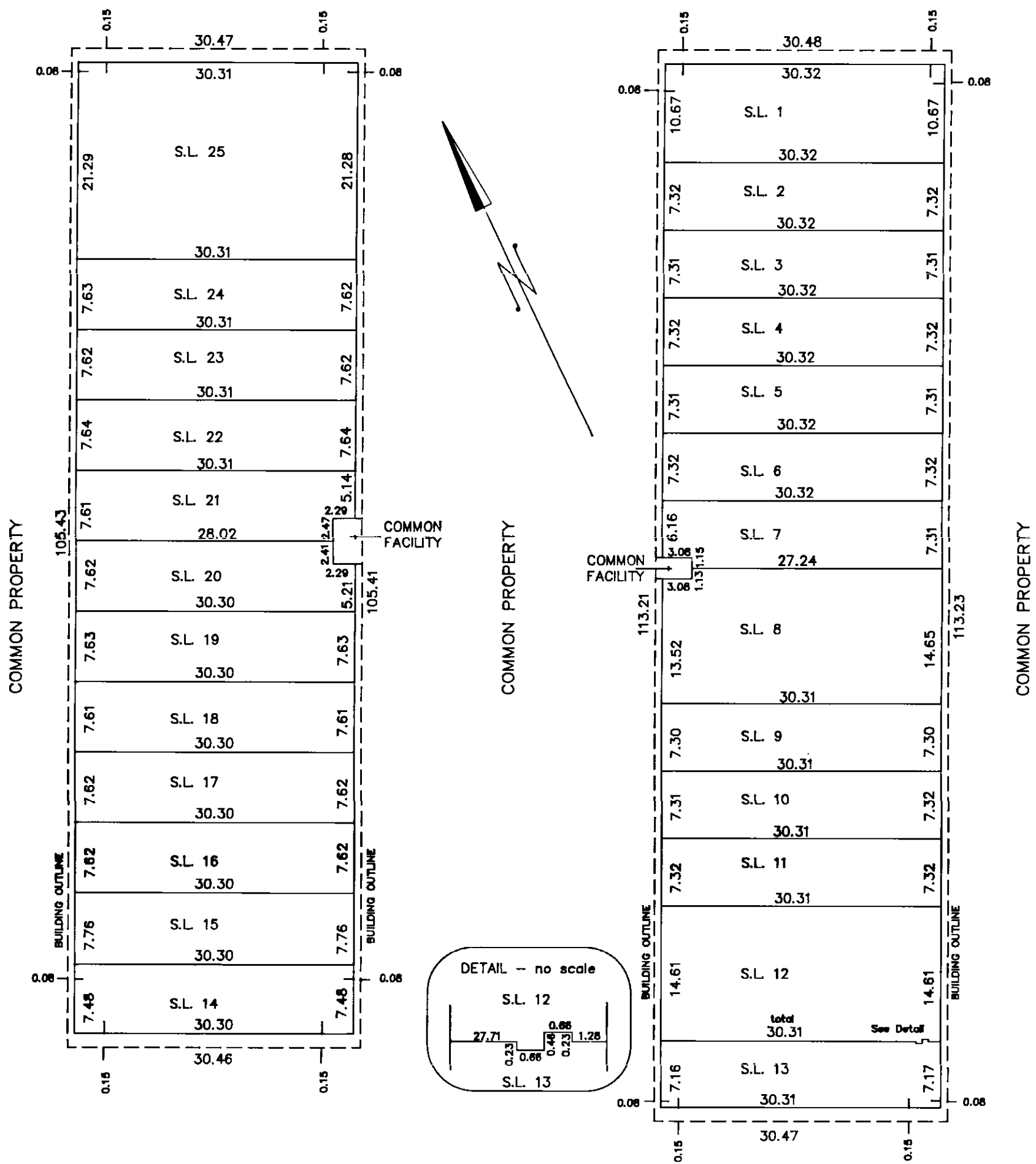
SCALE 1:500



Distances in metres and decimals thereof.  
Distances to centre of walls.

BUILDING 'B' CIVIC ADDRESS:  
1989 1st. AVENUE  
PRINCE GEORGE, B.C.

BUILDING 'A' CIVIC ADDRESS  
1969 1st. AVENUE  
PRINCE GEORGE, B.C.



BUILDING 'A' AREA TABLE BUILDING 'B'

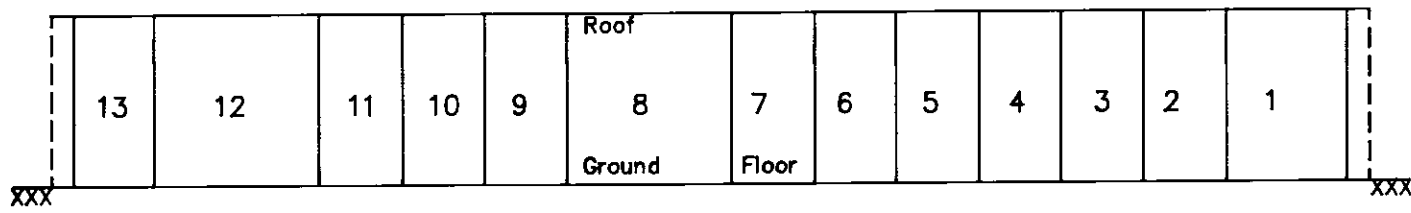
PARCEL	m2	PARCEL	m2	PARCEL	m2	PARCEL	m2
S.L. 1	323.51	S.L. 8	440.63	S.L. 14	226.64	S.L. 20	225.41
S.L. 2	221.94	S.L. 9	221.26	S.L. 15	235.13	S.L. 21	225.00
S.L. 3	221.64	S.L. 10	221.72	S.L. 16	230.89	S.L. 22	231.57
S.L. 4	221.94	S.L. 11	221.87	S.L. 17	230.89	S.L. 23	230.96
S.L. 5	221.64	S.L. 12	442.83	S.L. 18	230.58	S.L. 24	231.11
S.L. 6	221.94	S.L. 13	217.17	S.L. 19	231.19	S.L. 25	645.15
S.L. 7	218.10						

This 7<sup>th</sup> day of March 1991.

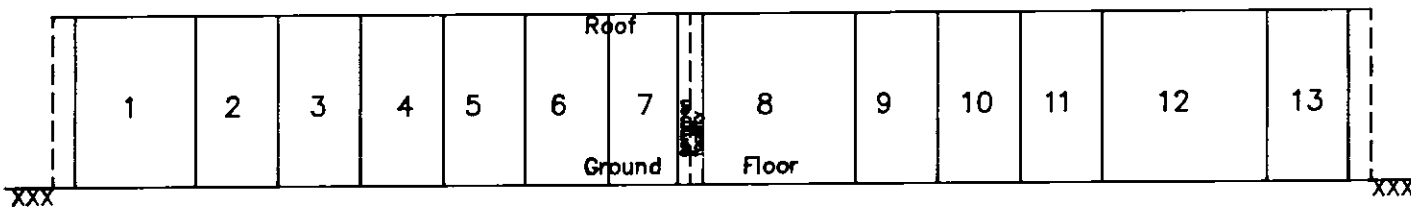
*V. Bartell*  
V. Bartell, B.C.L.S.

ELEVATIONS – BUILDING 'A'

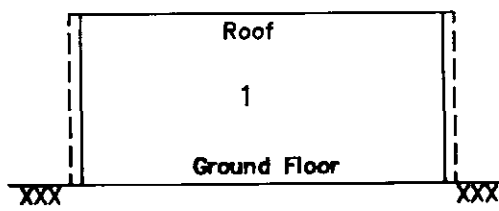
EAST ELEVATION



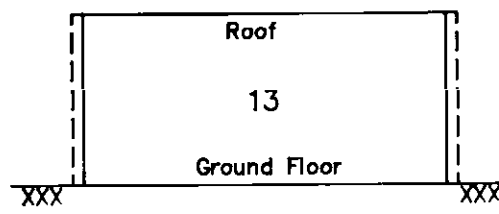
WEST ELEVATION



NORTH ELEVATION



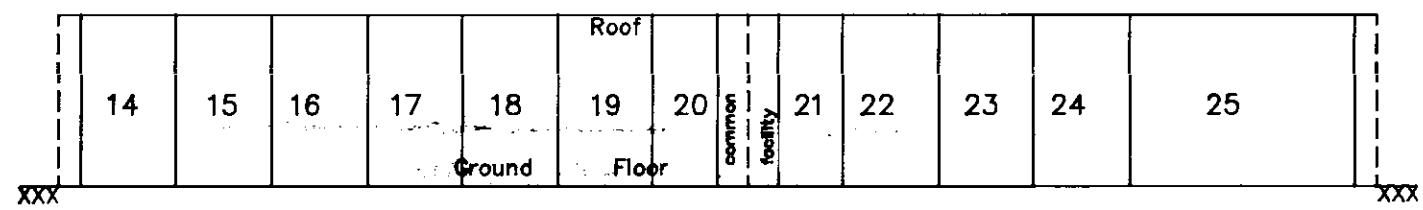
SOUTH ELEVATION



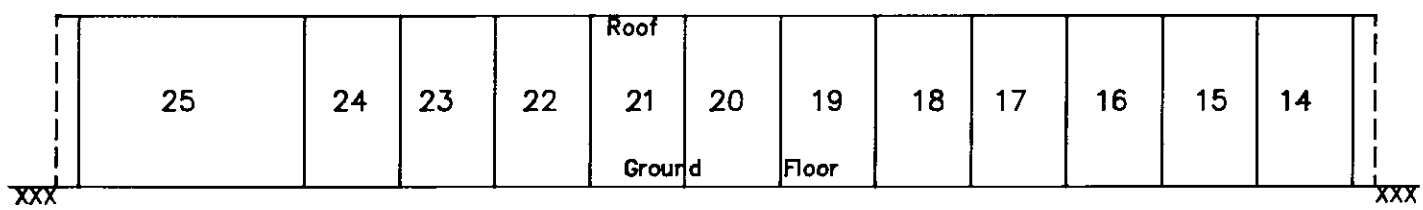
This 7<sup>th</sup> day of March 1991  
V. Bartel  
V. Bartel, B.C.L.S.

ELEVATIONS – BUILDING 'B'

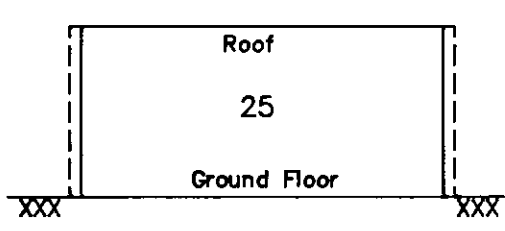
EAST ELEVATION



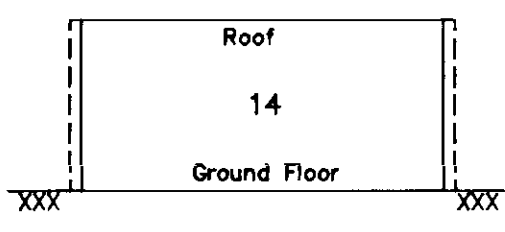
WEST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION



This 7<sup>th</sup> day of March 1991.  
Victor Bartell  
 V. Bartell, B.C.L.S.



