

26FF-226

STRATA PLAN PGS 213

Deposited and registered in the Land Title Office at Prince George this 12 day of Dec 1995

Brian Bignas/dg
REGISTRAR
PJ 47333

STRATA PLAN OF LOT 149, PLAN 28774,
DISTRICT LOT 905 and 2003, CARIBOO DISTRICT.
B.C.G.S. 93G.087.

Scale: 1 : 500 (Distances are in metres)



Grid bearings are derived from observations between control monuments 86H1817 and 86H1832, 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 0.99989800.

LEGEND

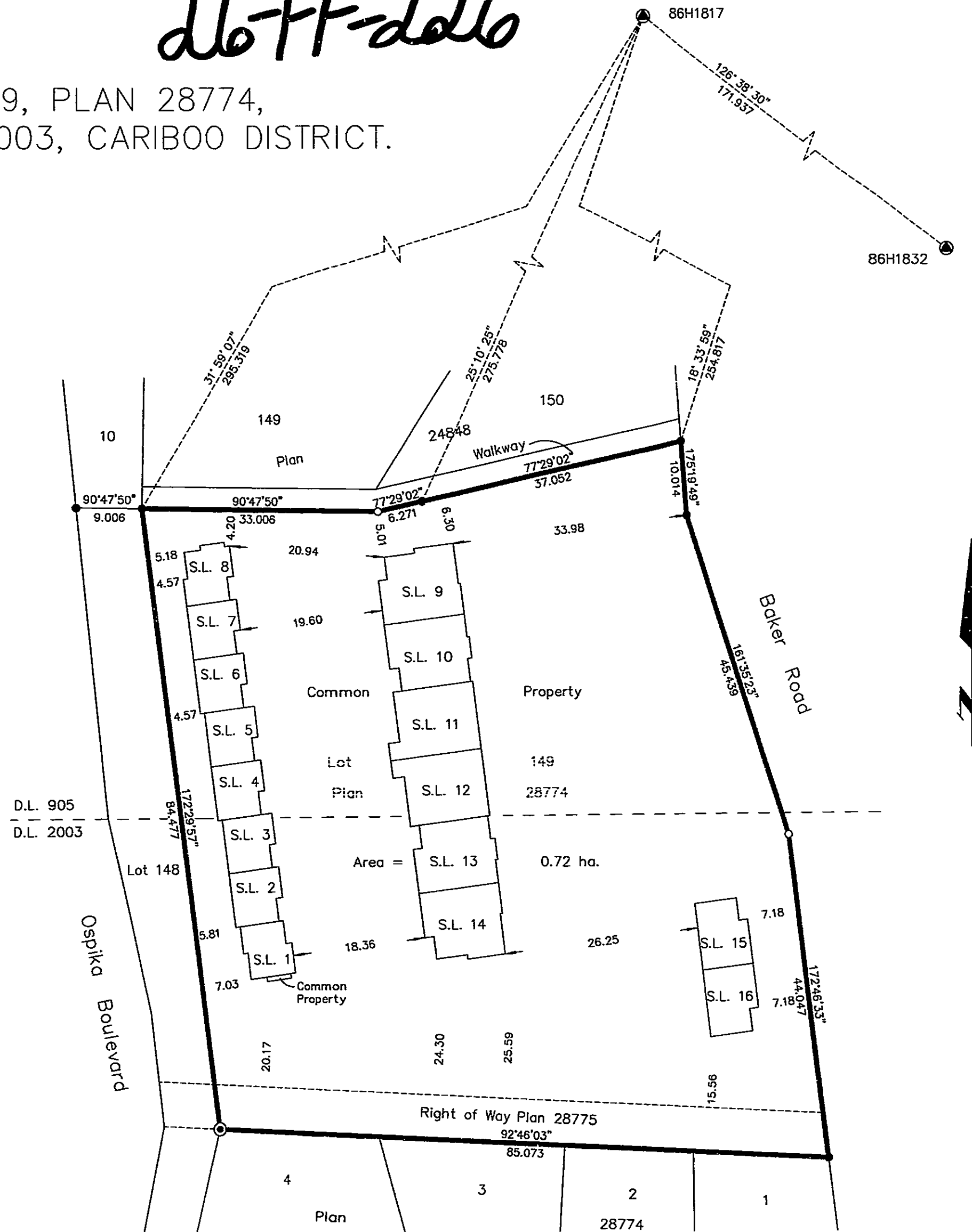
- ⊙ Standard Concrete Post Found
- Standard Iron Post Placed
- Standard Iron Post Found
- ⊕ Control Monument
- S.L. Denotes Strata Lot
- C Denotes Common Property
- pt. Denotes part

Civic Address
4281 Baker Street,
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, Dale Keown, 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 October, 1995.

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



Note:
Offsets shown are to the outside of the buildings.

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.- RA	D.L.- 905/2003	REF. NO.- 950099-1

STRATA PLAN OF LOT 149, PLAN 28774,
DISTRICT LOT 905 AND 2003,
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	153	1249
2	4, 5 & 6	157	1219
3	4, 5 & 6	157	1189
4	4, 5 & 6	157	1189
5	4, 5 & 6	157	1199
6	4, 5 & 6	157	1229
7	4, 5 & 6	157	1249
8	4, 5 & 6	155	1289
9	4, 5 & 6	264	1789
10	4, 5 & 6	258	1759
11	4, 5 & 6	270	1749
12	4, 5 & 6	270	1729
13	4, 5 & 6	258	1689
14	4, 5 & 6	250	1719
15	4, 5 & 6	186	1399
16	4, 5 & 6	184	1399
Aggregate		3190	23044

Owner: Lot 149, Plan 28774, D.L. 905 & 2003, Cariboo District.
Hayer Homes Ltd. (Inc. #281313)

[Signature]
Authorized Signatory

Print Name BALWINDER HAYER

[Signature]
Authorized Signatory

Print Name ROOP HAYER

[Signature]
Witness

Print Name James A. Mooney

Address #6901-299 Victoria St.

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

Occupation Lawyer

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.

[Signature]
Authorized Signatory

Declared before me at Prince George in the
Province of British Columbia.
This 29 day of NOV 1995.

[Signature]
A Commissioner of Oaths.
James A. Mooney

Accepted as to Forms 1 & 2
this 7 day of Dec 1995.

[Signature]
Superintendent of Real Estate

NEW DEVELOPMENT CERTIFICATE

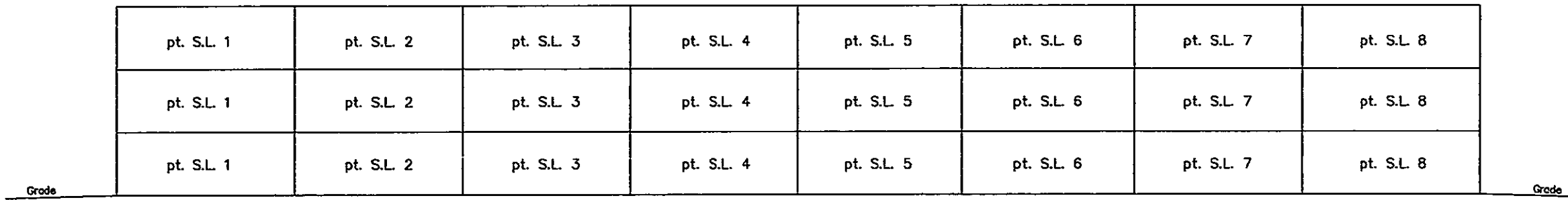
I, Dale Keown, of the City of Prince George,
British Columbia Land Surveyor, hereby certify
that the strata lot represented on Strata Plan
of Lot 149, Plan 28774, District Lot 754
and 2003, Cariboo District constitute a new
development and have not, to the best of my
knowledge and belief, been previously occupied.

Dated at Prince George, B.C.
this 12th day of October, 1995.

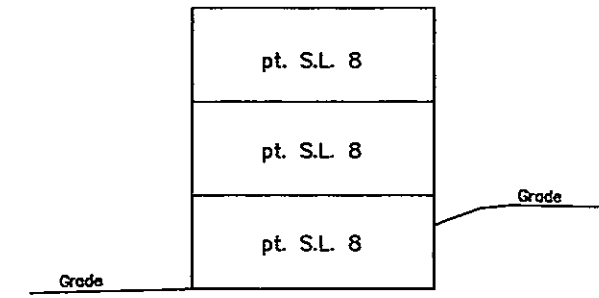
[Signature]
Dale Keown, B.C.L.S.

STRATA PLAN OF LOT 149, PLAN 28774,
DISTRICT LOT 905 AND 2003, CARIBOO DISTRICT.

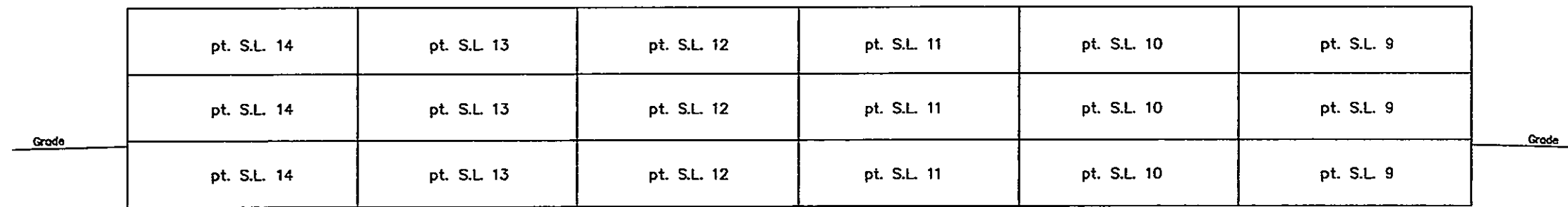
ELEVATION VIEWS
Not to Scale



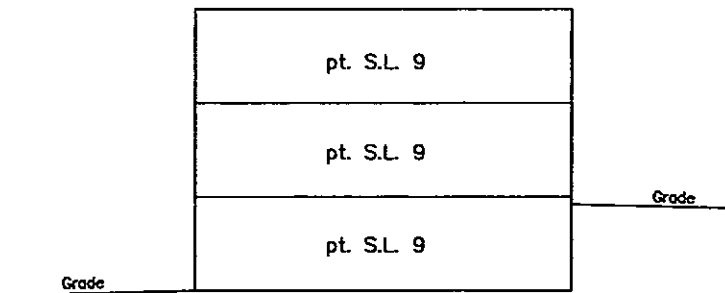
EAST ELEVATION



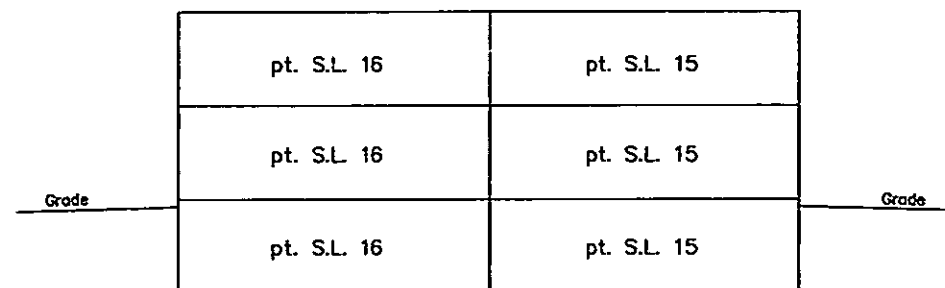
NORTH ELEVATION



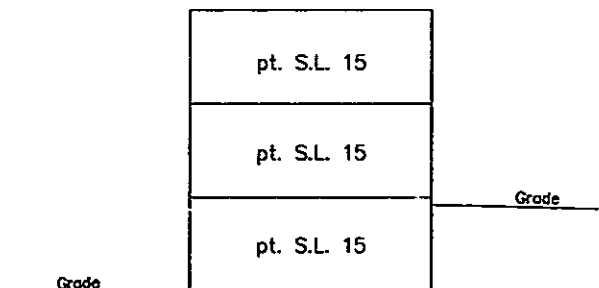
EAST ELEVATION



NORTH ELEVATION

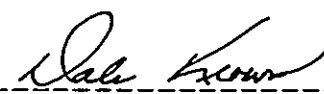


EAST ELEVATION



NORTH ELEVATION

This 12th day of October, 1995.



 Dale Keown, B.C.L.S.

STRATA PLAN OF LOT 149, PLAN 28774,
DISTRICT LOT 905 AND 2003, CARIBOO DISTRICT.

Lot 150

Lot 10

Lot 149

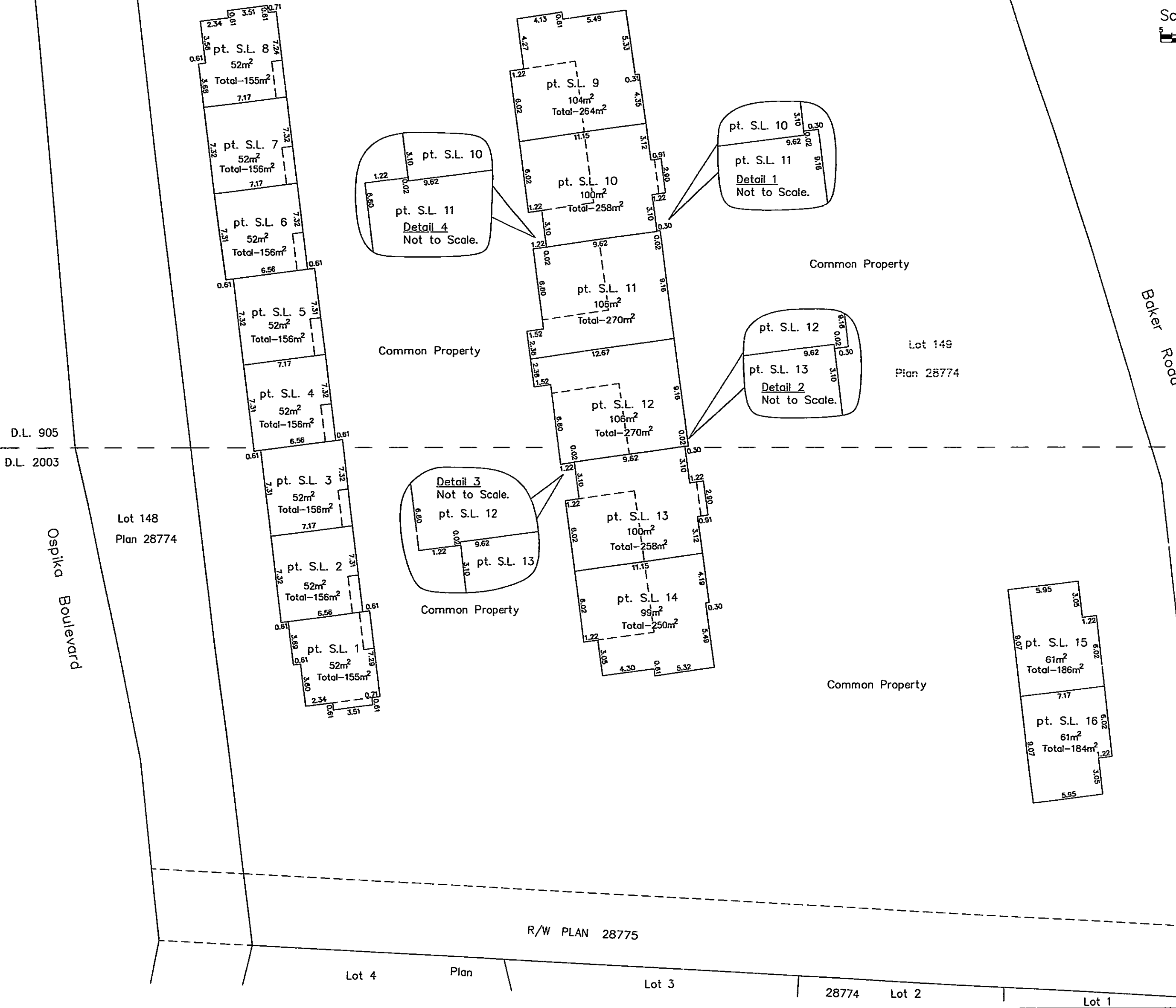
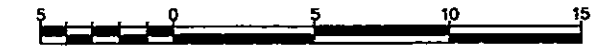
Plan

24848

Walkway

MAIN FLOOR PLAN

Scale: 1 : 250 (Distances are in metres)



Baker Road



This 18th day of September, 1995.

Dale Keown

Dale Keown, B.C.L.S.

R/W PLAN 28775

Lot 4

Plan

Lot 3

28774

Lot 2

Lot 1

STRATA PLAN OF LOT 149, PLAN 28774,
DISTRICT LOT 905 AND 2003, CARIBOO DISTRICT.

Lot 150

Lot 149

Plan

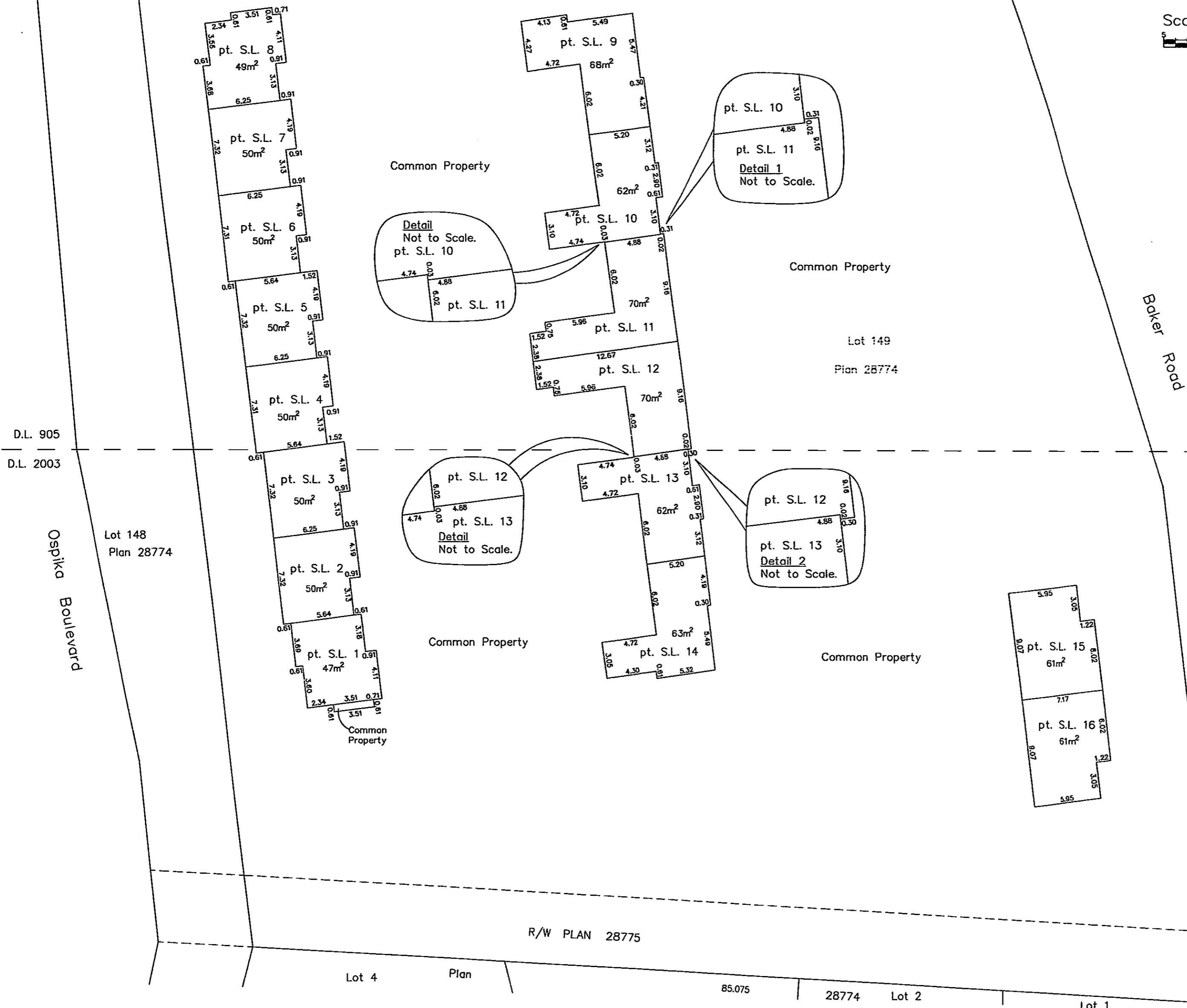
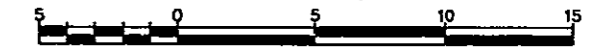
24848

Lot 10

Walkway

BASEMENT FLOOR PLAN

Scale: 1 : 250 (Distances are in metres)



Baker Road



This 12th day of October, 1995.

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

R/W PLAN 28775

Lot 4

Plan

85.075

28774

Lot 2

Lot 1

STRATA PLAN OF LOT 149, PLAN 28774,
DISTRICT LOT 905 AND 2003, CARIBOO DISTRICT.

Lot 150

Lot 10

Lot 149

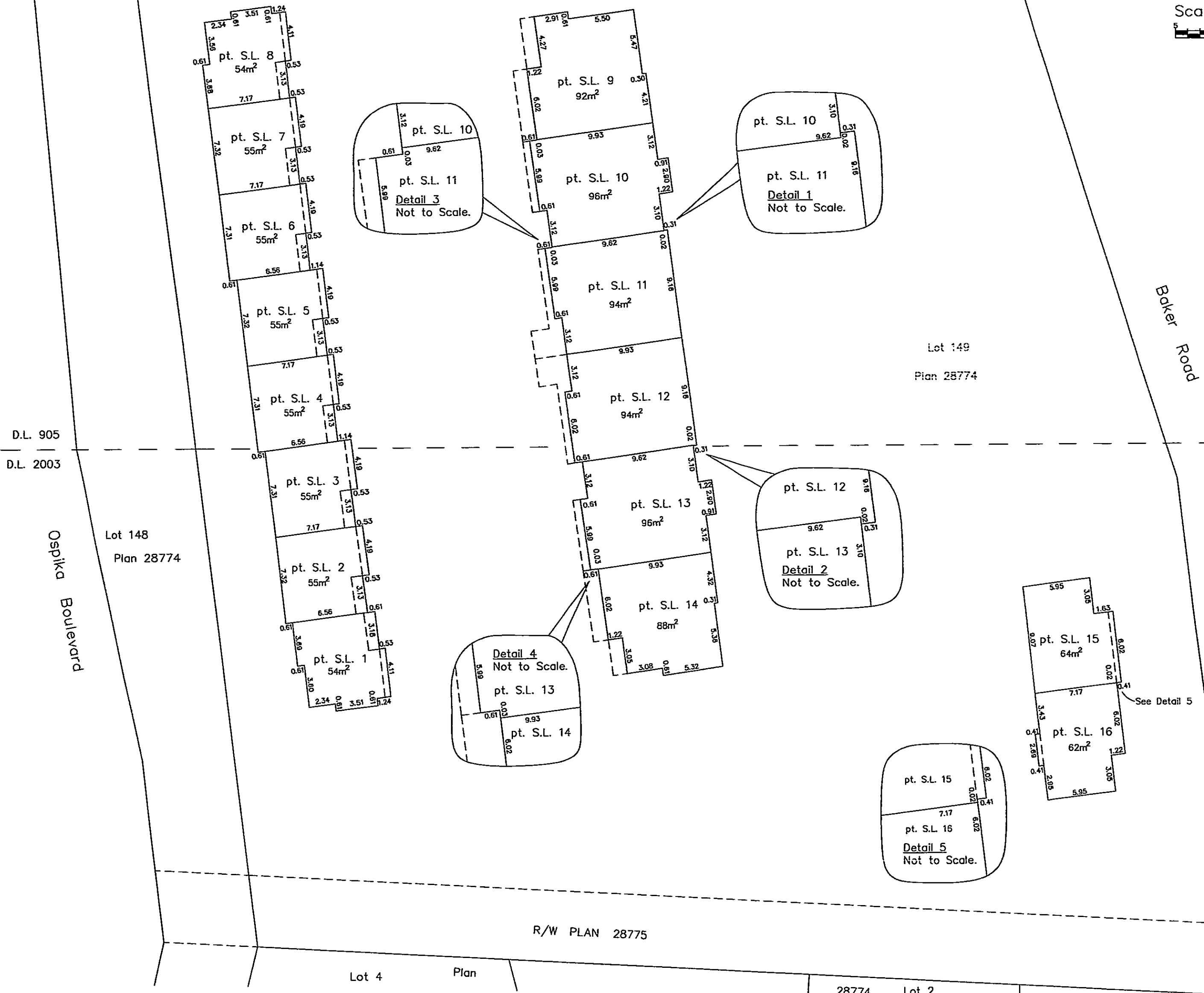
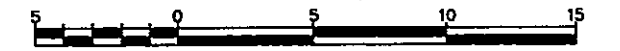
Plan

24848

Walkway

SECOND FLOOR PLAN

Scale: 1 : 250 (Distances are in metres)



Lot 149
Plan 28774

Baker Road



D.L. 905
D.L. 2003

Ospika Boulevard

Lot 148
Plan 28774

This 12th day of October, 1995.

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

R/W PLAN 28775

Lot 4
Plan

28774 Lot 2 Lot 1