

PHASE 1
STRATA PLAN OF LOT A, PLAN PGP43441
DISTRICT LOT 2611
CARIBOO DISTRICT
B.C.G.S 93G.087

STRATA PLAN PGS 296

DEPOSITED AND REGISTERED IN THE LAND
TITLE OFFICE AT PRINCE GEORGE, B.C.
THIS 8th DAY OF JAN., 1999



SCALE = 1 : 500
ALL DISTANCES ARE SHOWN IN METRES.

DIMENSIONS ARE TO WALL CENTRELINES.

THIS PLAN SHOWS GROUND-LEVEL MEASURED DISTANCES.
PRIOR TO COMPUTATION OF U.T.M. COORDINATES, MULTIPLY
0.99950744.

GRID BEARINGS ARE DERIVED FROM OBSERVATIONS
BETWEEN CONTROL MONUMENTS 85H1188, AND 85H1169,
INTEGRATED SURVEY AREA NUMBER 39, PRINCE GEORGE.

LEGEND

- STANDARD IRON POST FOUND
- C.P. DENOTES COMMON PROPERTY
- S.L. DENOTES STRATA LOT
- m² DENOTES SQUARE METRES
- ⊙ CONCRETE POST FOUND
- ⊕ CONTROL MONUMENT

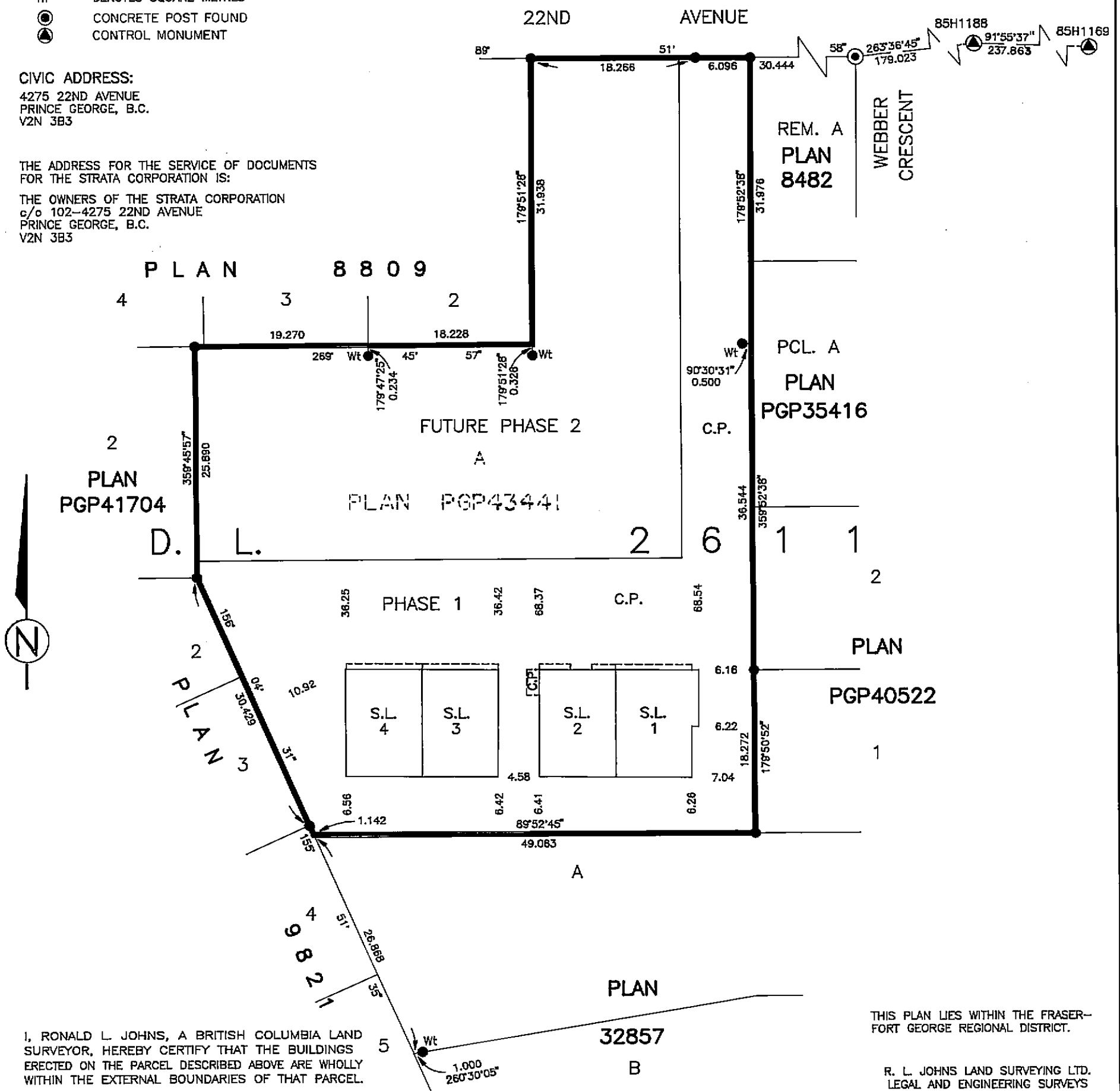
CIVIC ADDRESS:
4275 22ND AVENUE
PRINCE GEORGE, B.C.
V2N 3B3

THE ADDRESS FOR THE SERVICE OF DOCUMENTS
FOR THE STRATA CORPORATION IS:

THE OWNERS OF THE STRATA CORPORATION
c/o 102-4275 22ND AVENUE
PRINCE GEORGE, B.C.
V2N 3B3

Linda Kilbride Joe
REGISTRAR

PN594



I, RONALD L. JOHNS, A BRITISH COLUMBIA LAND SURVEYOR, HEREBY CERTIFY THAT THE BUILDINGS ERECTED ON THE PARCEL DESCRIBED ABOVE ARE WHOLLY WITHIN THE EXTERNAL BOUNDARIES OF THAT PARCEL.

DATED AT PRINCE GEORGE, B.C.
THIS 16TH DAY OF NOVEMBER, 1998.

R.L. Johns
R.L. JOHNS, B.C.L.S., C.L.S.

THIS PLAN LIES WITHIN THE FRASER-FORT GEORGE REGIONAL DISTRICT.

R. L. JOHNS LAND SURVEYING LTD.
LEGAL AND ENGINEERING SURVEYS
240 VICTORIA STREET
PRINCE GEORGE, B. C. V2L 2J4
PHONE: (250)562-5759
FAX: (250)562-5703

PHASE 1
STRATA PLAN OF LOT A, PLAN PGP43441
DISTRICT LOT 2611
CARIBOO DISTRICT
B.C.G.S 93G.087

STRATA PLAN PGS 296

STRATA LOT No.	SHEET No.	FORM 1	FORM 2
		SCHEDULE OF UNIT ENTITLEMENT	SCHEDULE OF INTEREST UPON DESTRUCTION
		UNIT ENTITLEMENT	INTEREST UPON DESTRUCTION
1	4 & 5	1869	129
2	4 & 5	1883	129
3	4 & 5	1871	129
4	4 & 5	1870	129
AGGREGATE		7493	516

ACCEPTED AS FORMS 1 & 2

THIS 31 DAY OF December, 1998.

[Signature]
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 THIS SOLEMN DECLARATION CONSCIENTIOUSLY BELIEVING IT TO BE TRUE AND KNOWING THAT IT IS THE SAME FORCE AND EFFECT AS IF MADE UNDER OATH.

[Signature: Davinder Pal Singh Parmar]
AUTHORIZED SIGNATORY (DAVINDER PAL SINGH PARMAR)

DECLARED BEFORE ME AT PRINCE GEORGE IN THE PROVINCE OF BRITISH COLUMBIA.

THIS 26 DAY OF November, 1998.

A COMMISSIONER FOR TAKING AFFIDAVITS WITHIN THE PROVINCE OF BRITISH COLUMBIA.
[Signature: N. Robert Nose]
N. ROBERT NOSE

OWNER & DEVELOPER:

[Signature: Davinder Pal Singh Parmar]
OWNER: DAVINDER PAL SINGH PARMAR

WITNESS

[Signature: N. Robert Nose]
PRINT NAME: N. ROBERT NOSE

ADDRESS: 614-1488 4th Ave.

Prince George, B.C. V2L4Y2

OCCUPATION: lawyer

APPROVED AS PHASE 1 OF A 2 PHASE STRATA PLAN UNDER THE CONDOMINIUM ACT.
THIS 3rd DAY OF December, 1998

[Signature: E. Mulla]
APPROVING OFFICER, CITY OF PRINCE GEORGE.

THIS 16TH DAY OF NOVEMBER, 1998.

[Signature: R.L. Johns]
R.L. JOHNS, B.C.L.S., C.L.S.

FORM 13
NEW DEVELOPMENT CERTIFICATE

I, RONALD L. JOHNS, A BRITISH COLUMBIA LAND SURVEYOR, HEREBY CERTIFY THAT THE BUILDINGS SHOWN IN PHASE 1 OF THIS STRATA PLAN CONSTITUTE A NEW DEVELOPMENT AND HAVE NOT AS OF THE 30TH DAY OF SEPTEMBER, 1998, BEEN PREVIOUSLY OCCUPIED.

DATED THIS 16TH DAY OF NOVEMBER, 1998

[Signature: R.L. Johns]
R.L. JOHNS, BCLS, CLS.

MORTGAGEE:
CIBC MORTGAGE CORPORATION

AUTHORIZED SIGNATORY

PRINT NAME

AUTHORIZED SIGNATORY

PRINT NAME

WITNESS (AS TO BOTH SIGNATURES)

PRINT NAME

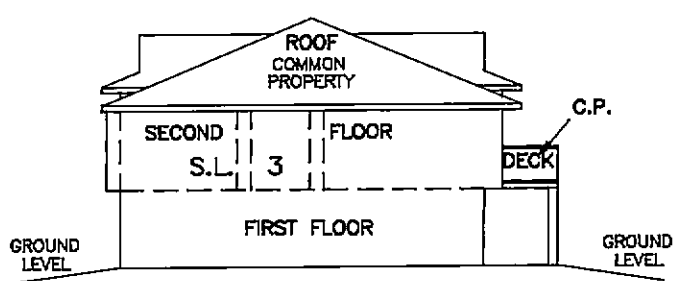
ADDRESS

OCCUPATION

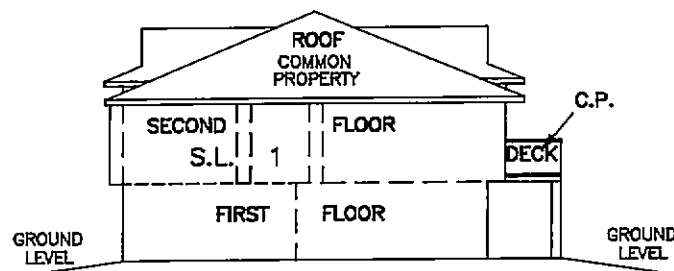
PHASE 1
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DISTRICT LOT 2611
CARIBOO DISTRICT
B.C.G.S 93G.087

STRATA PLAN PGS 296

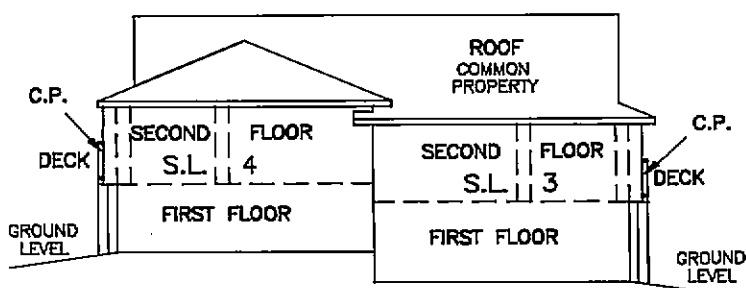
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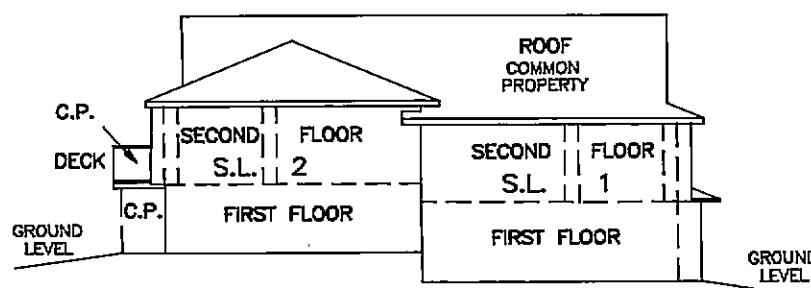
EAST ELEVATION
LOOKING WEST



EAST ELEVATION
LOOKING WEST




SOUTH ELEVATION
LOOKING NORTH



SOUTH ELEVATION
LOOKING NORTH

THIS 16TH DAY OF NOVEMBER, 1998.



 R.L. JOHNS, B.C.L.S., C.L.S.

97-054-2

Z6-27-31

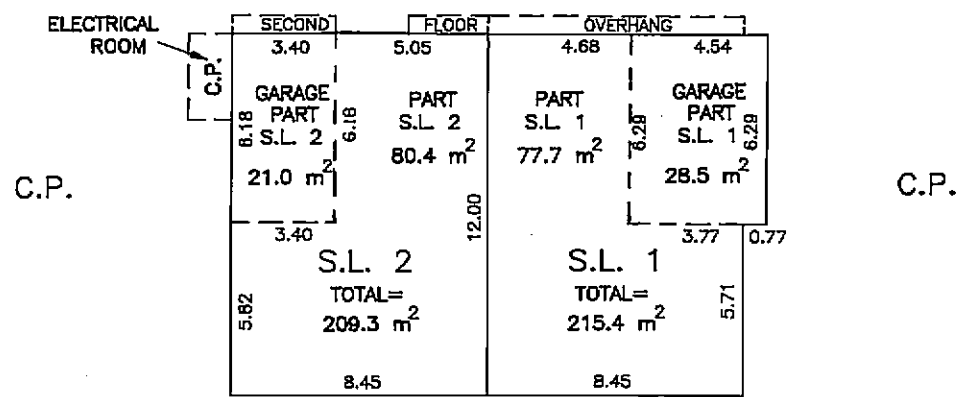
PHASE 1
 STRATA PLAN OF LOT A, PLAN PGP43441
 DISTRICT LOT 2611
 CARIBOO DISTRICT
 B.C.G.S 93G.087

STRATA PLAN PGS 296

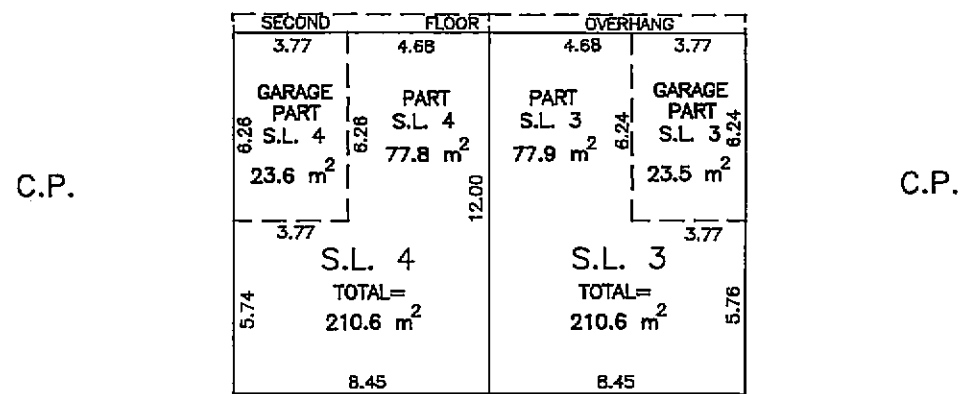


SCALE = 1 : 250
 ALL DISTANCES ARE SHOWN IN METRES.

DIMENSIONS ARE TO WALL CENTRELINES.



FIRST FLOOR



FIRST FLOOR

THIS 18TH DAY OF NOVEMBER, 1998.

R.L. Johns
 R.L. JOHNS, B.C.L.S., C.L.S.

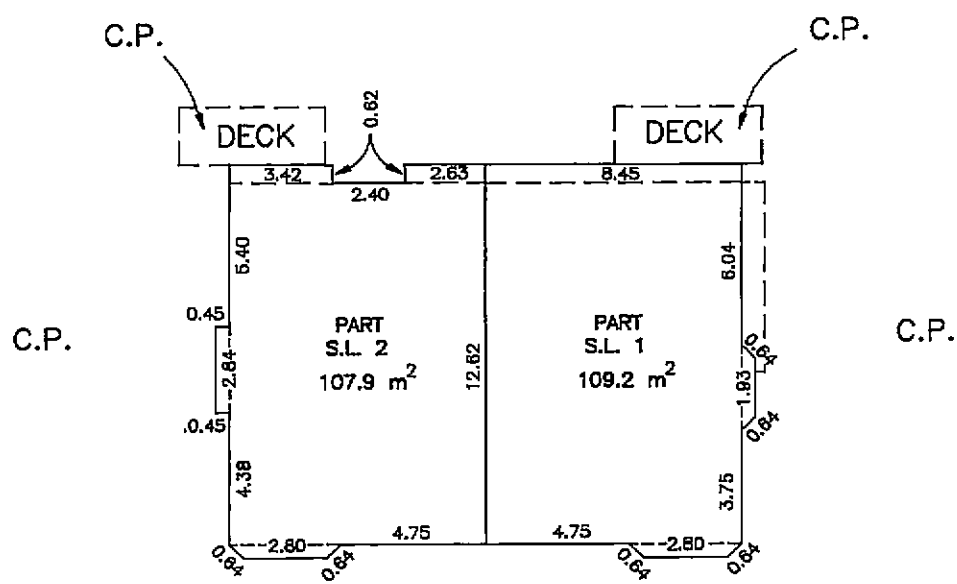
PHASE 1
STRATA PLAN OF LOT A, PLAN PGP43441
DISTRICT LOT 2611
CARIBOO DISTRICT
B.C.G.S 93G.087

STRATA PLAN PGS 296

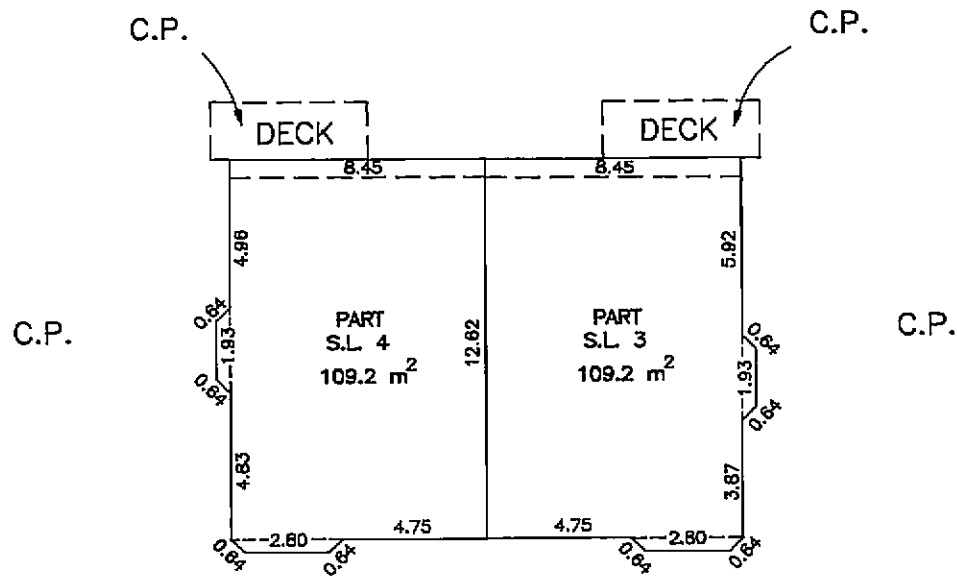


SCALE = 1 : 250
ALL DISTANCES ARE SHOWN IN METRES.

DIMENSIONS ARE TO WALL CENTRELINES.




SECOND FLOOR



SECOND FLOOR

THIS 16TH DAY OF NOVEMBER, 1998.


R.L. JOHNS, B.C.L.S., C.L.S.

PHASE 2
STRATA PLAN OF REM. LOT A, PLAN PGP43441
DISTRICT LOT 2611
CARIBOO DISTRICT
B.C.G.S 93G.087

STRATA PLAN PGS 296

Ref. No. **BT364 379**

DEPOSITED AND REGISTERED IN THE LAND
TITLE OFFICE AT New Westminster, B.C.
THIS 7 DAY OF October, 2002



SCALE = 1 : 500

ALL DISTANCES ARE SHOWN IN METRES.
DIMENSIONS ARE TO WALL CENTRELINES.



Brian Biggs punch
Deputy REGISTRAR

THIS PLAN SHOWS GROUND-LEVEL MEASURED DISTANCES.
PRIOR TO COMPUTATION OF U.T.M. COORDINATES, MULTIPLY
0.9995095.

GRID BEARINGS ARE DERIVED FROM OBSERVATIONS
BETWEEN CONTROL MONUMENTS 85H1188, AND 85H1169,
INTEGRATED SURVEY AREA NUMBER 39, PRINCE GEORGE.

LEGEND

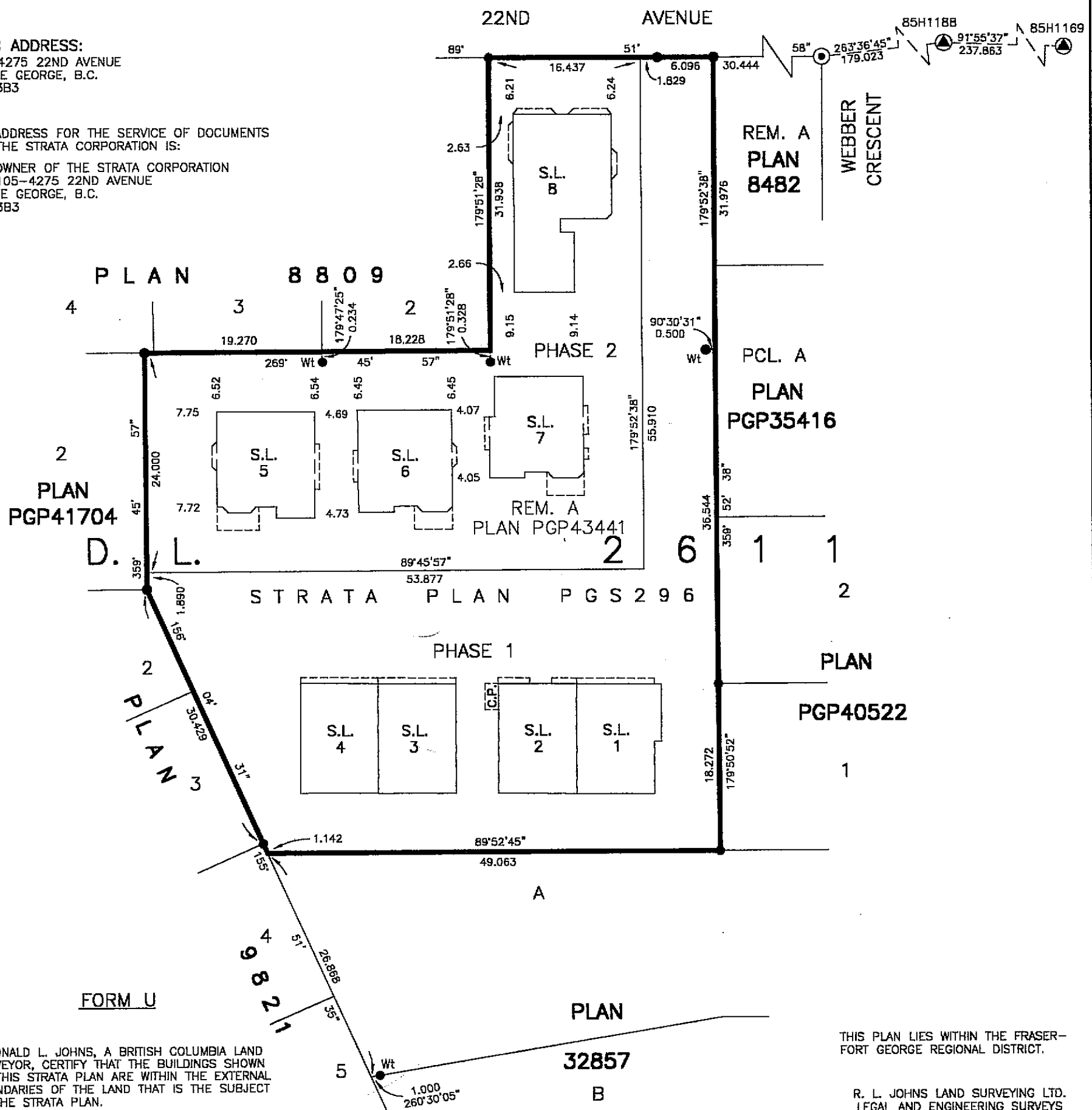
- STANDARD IRON POST FOUND
- C.P. DENOTES COMMON PROPERTY
- S.L. DENOTES STRATA LOT
- m² DENOTES SQUARE METRES
- ⊙ CONCRETE POST FOUND
- ⊕ CONTROL MONUMENT

CIVIC ADDRESS:

105-4275 22ND AVENUE
PRINCE GEORGE, B.C.
V2N 3B3

THE ADDRESS FOR THE SERVICE OF DOCUMENTS
FOR THE STRATA CORPORATION IS:

THE OWNER OF THE STRATA CORPORATION
c/o 105-4275 22ND AVENUE
PRINCE GEORGE, B.C.
V2N 3B3



I, RONALD L. JOHNS, A BRITISH COLUMBIA LAND
SURVEYOR, CERTIFY THAT THE BUILDINGS SHOWN
ON THIS STRATA PLAN ARE WITHIN THE EXTERNAL
BOUNDARIES OF THE LAND THAT IS THE SUBJECT
OF THE STRATA PLAN.

DATE MARCH 5th 2002
(MONTH DAY, YEAR)

R.L. Johns
R.L. JOHNS, B.C.L.S., C.L.S.

THIS PLAN LIES WITHIN THE FRASER-
FORT GEORGE REGIONAL DISTRICT.

R. L. JOHNS LAND SURVEYING LTD.
LEGAL AND ENGINEERING SURVEYS
240 VICTORIA STREET
PRINCE GEORGE, B. C. V2L 2J4
PHONE: (250)562-5759
FAX: (250)562-5703

97-054-3

Z6 - 27-31
BB2 - 11-21

PHASE 2
STRATA PLAN OF REM. LOT A, PLAN PGP43441
DISTRICT LOT 2611
CARIBOO DISTRICT
B.C.G.S 93G.087

STRATA PLAN PGS 296

STRATA LOT No.	SHEET No.	FORM 1	FORM 2
		SCHEDULE OF UNIT ENTITLEMENT	SCHEDULE OF INTEREST UPON DESTRUCTION
		UNIT ENTITLEMENT	INTEREST UPON DESTRUCTION
5	4 & 5	2132	141
6	4 & 5	2023	142
7	4 & 5	1983	143
8	4 & 5 & 6	3697	180
AGGREGATE		9835	606

ACCEPTED AS FORMS 1 & 2

THIS 11 DAY OF SEPTEMBER 2002

[Signature]
SUPERINTENDENT OF REAL ESTATE

FORM T

ENDORSEMENT BY APPROVING AUTHORITY

(SECTION 242, REGULATION SECTION 14.5 (4))
I CERTIFY THAT THE CONVERSION OF THE BUILDINGS INCLUDED IN THIS STRATA PLAN HAVE BEEN APPROVED UNDER SECTION 242 OF THE STRATA PROPERTY ACT.

August 8th 2002
DATE (MONTH DAY, YEAR)

[Signature]
SIGNATURE OF APPROVING OFFICER, CITY OF PRINCE GEORGE

FORM G

APPROVED AS PHASE 2 OF A 2 PHASE STRATA PLAN UNDER SECTION 224 OF THE STRATA PROPERTY ACT.

DATE July 19th 2002
(MONTH DAY, YEAR)

[Signature]
SIGNATURE OF APPROVING OFFICER
CITY OF PRINCE GEORGE

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 THIS SOLEMN DECLARATION CONSCIENTIOUSLY BELIEVING IT TO BE TRUE AND KNOWING THAT IT IS THE SAME FORCE AND EFFECT AS IF MADE UNDER OATH.

[Signature]
AUTHORIZED SIGNATORY (DEVINDER PAL SINGH PARMAR)

DECLARED BEFORE ME AT PRINCE GEORGE IN THE PROVINCE OF BRITISH COLUMBIA.

DATE March 20th 2002
(MONTH DAY, YEAR)

A COMMISSIONER FOR TAKING AFFIDAVITS WITHIN THE PROVINCE OF BRITISH COLUMBIA.
[Signature]
N. Robert Nose

OWNER & DEVELOPER:

[Signature]
OWNER: DEVINDER PAL SINGH PARMAR

WITNESS

[Signature]
PRINT NAME N. Robert Nose

ADDRESS 614 - 1488 4th Avenue

Prince George B.C. V2L 4Y2

OCCUPATION lawyer

DATE MARCH 5th 2002
(MONTH DAY, YEAR)

[Signature]
R.L. JOHNS, B.C.L.S., C.L.S.

FORM S

ENDORSEMENT OF NONOCCUPANCY (S.L. 8)

(SECTION 241, REGULATION SECTION 14.5 (3))

I, RONALD L. JOHNS, A BRITISH COLUMBIA LAND SURVEYOR, CERTIFY THAT THE BUILDING ON STRATA LOT 8 ONLY, INCLUDED IN THIS STRATA PLAN HAS NOT, AS OF JUNE 27th, 2002, BEEN PREVIOUSLY OCCUPIED.

[Signature]
R. L. JOHNS, B.C.L.S.

ROYAL BANK OF CANADA

[Signature]
AUTHORIZED SIGNATORY

WYVONNE SZETO, LIAISON OFFICER
PRINT NAME

[Signature]
AUTHORIZED SIGNATORY

Joyce Fong, Liaison Officer
PRINT NAME

[Signature]
WITNESS (AS TO BOTH SIGNATURES)

PRINT NAME NILDA DOTE

ADDRESS 1489 W. Broadway

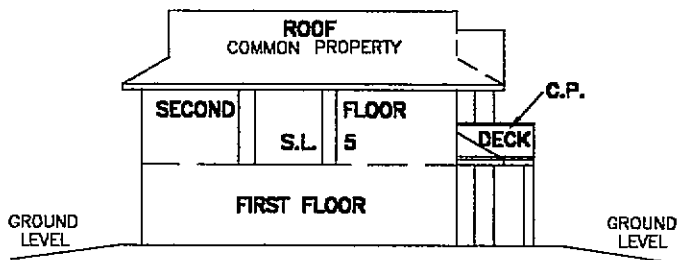
Vanc., BC.

Assistant Manager
OCCUPATION

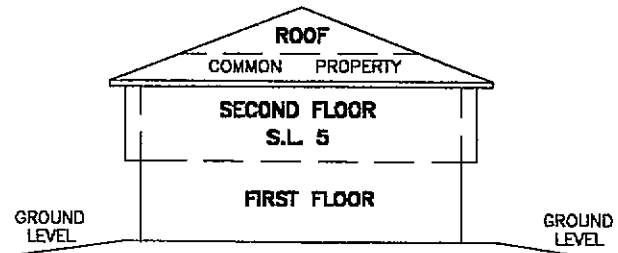
PHASE 2
STRATA PLAN OF REM. LOT A, PLAN PGP43441
DISTRICT LOT 2611
CARIBOO DISTRICT
B.C.G.S 93G.087

STRATA PLAN PGS 296

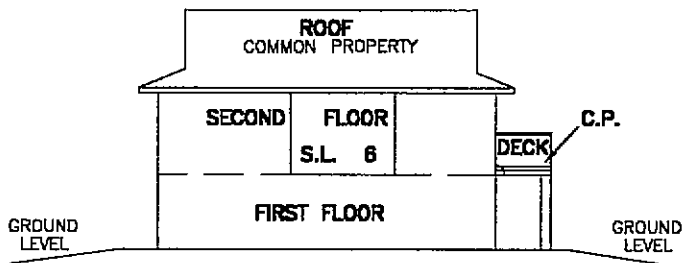
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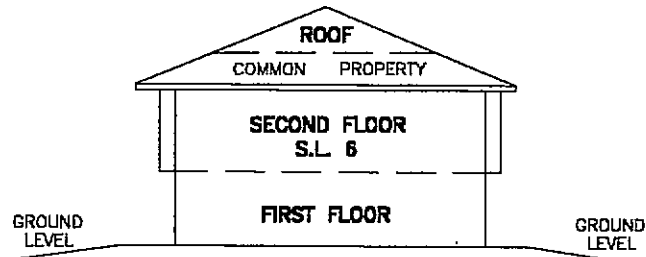
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LOOKING EAST



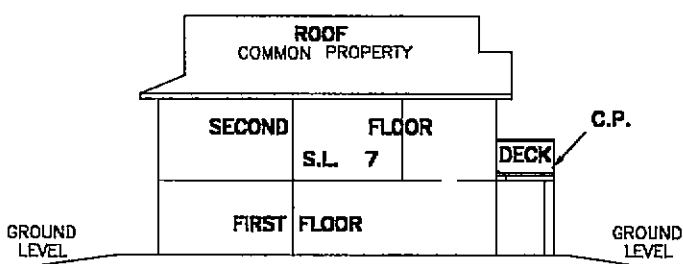
NORTH ELEVATION
LOOKING SOUTH



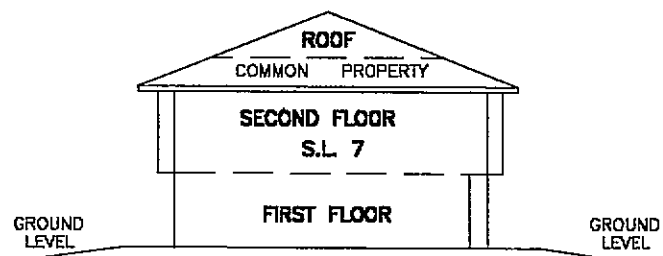
WEST ELEVATION
LOOKING EAST



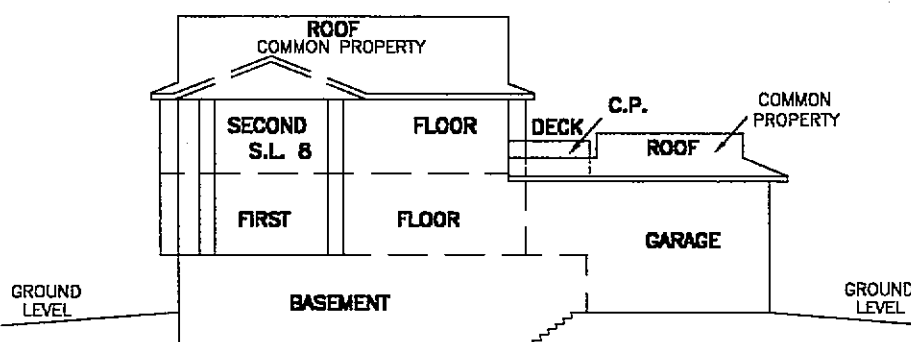
NORTH ELEVATION
LOOKING SOUTH



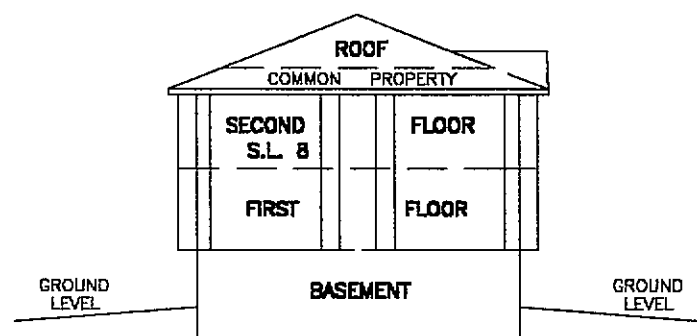
WEST ELEVATION
LOOKING EAST



NORTH ELEVATION
LOOKING SOUTH

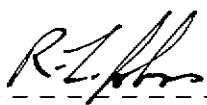


WEST ELEVATION
LOOKING EAST



NORTH ELEVATION
LOOKING SOUTH

DATE MARCH 5th, 2002
(MONTH DAY, YEAR)


R.L. JOHNS, B.C.L.S., C.L.S.

97-054-3

Z6-27-31
BB2 - 11-21

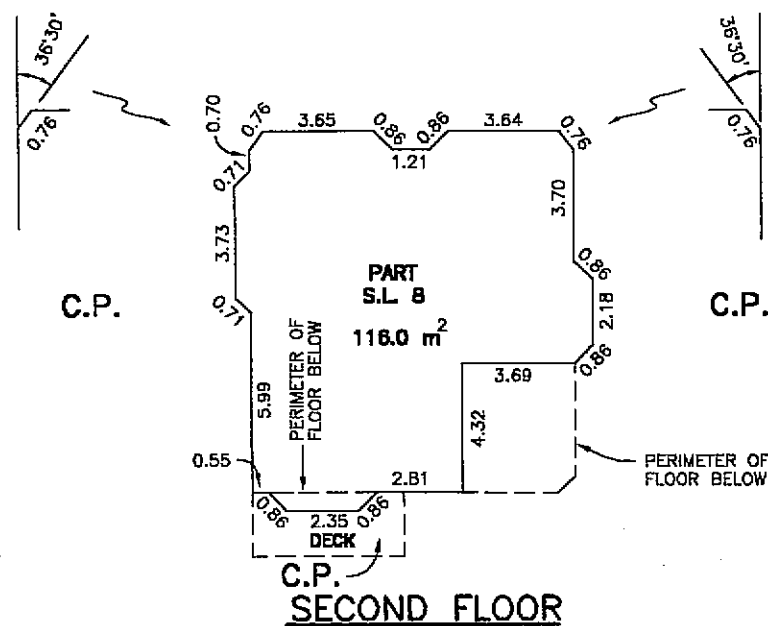
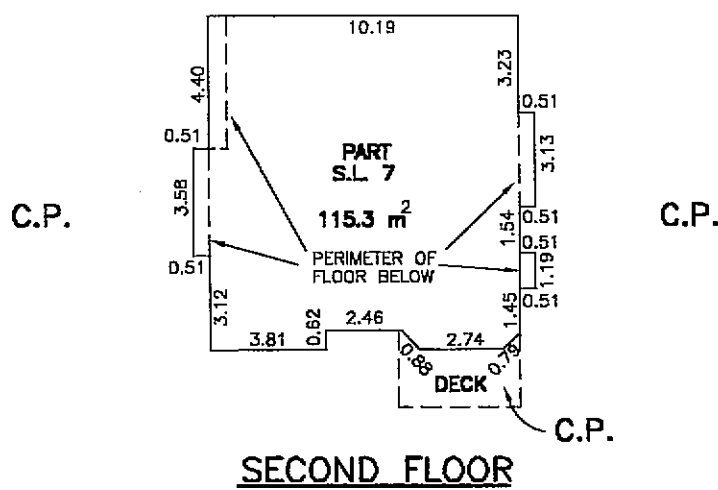
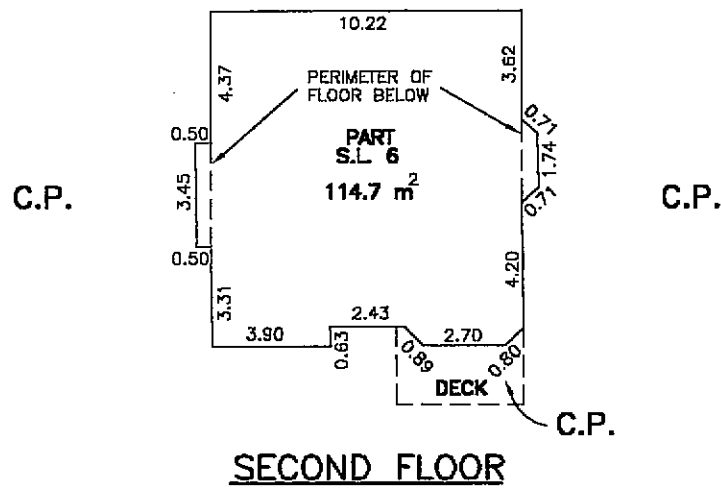
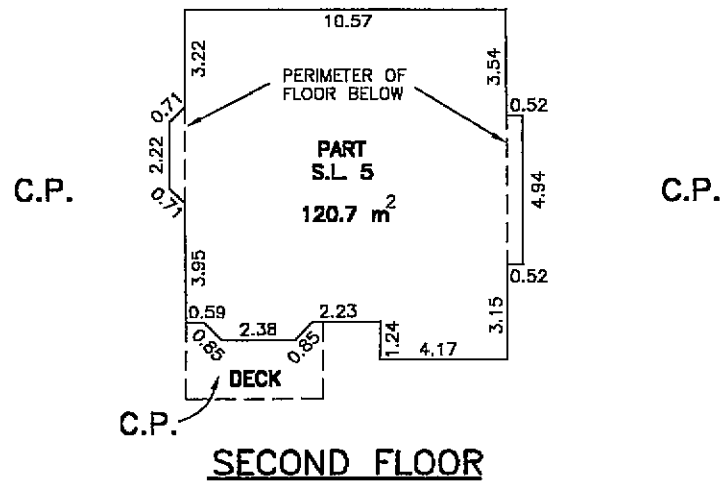
PHASE 2
STRATA PLAN OF REM. LOT A, PLAN PGP43441
DISTRICT LOT 2611
CARIBOO DISTRICT
B.C.G.S 93G.087

STRATA PLAN PGS 296



SCALE = 1 : 250
ALL DISTANCES ARE SHOWN IN METRES.

DIMENSIONS ARE TO WALL CENTRELINES.



DATE MARCH 5th, 2002
(MONTH DAY, YEAR)

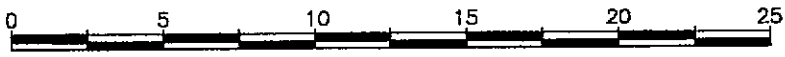
R.L. Johns
R.L. JOHNS, B.C.L.S., C.L.S.

97-054-3

26-27-31
BB2 - 11-21

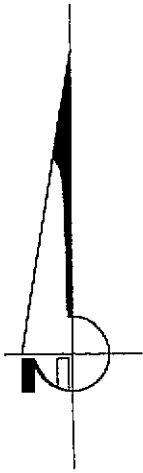
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DISTRICT LOT 2611
CARIBOO DISTRICT
B.C.G.S 93G.087

STRATA PLAN PGS 296

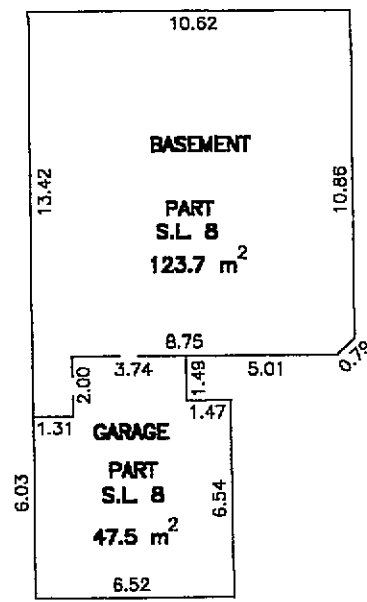


SCALE = 1 : 250
ALL DISTANCES ARE SHOWN IN METRES.

DIMENSIONS ARE TO WALL CENTRELINES.



C.P.



C.P.

BASEMENT

DATE MARCH 5th, 2002
(MONTH DAY, YEAR)

R.L. Johns
R.L. JOHNS, B.C.L.S., C.L.S.

97-054-3

Z6-27-31
BB2 - 11-21