PHASE ONE ENVIRONMENTAL ASSESSMENT

PRINCE GEORGE GOLF AND CURLING CLUB LANDS



Submitted to:

CITY OF PRINCE GEORGE 1100 Patricia Boulevard Prince George BC V2L 3V9

Submitted By:

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Executive Summary

A Phase One Environmental Assessment was performed for land currently held by the Prince George Golf and Curling Club, the City of Prince George, and the Prince George Rollerdome. The site currently houses a professional 18 hole golf course, a executive 18 hole par 3 course, a driving range, curling rink, rollerdome and performing arts theatre. A Phase One Environmental Assessment was carried out following authorization to proceed by the City of Prince George. The process included a search of title to identify historical ownership, a review of the assessment inventory reports to identify past land sales, ownership, and general specifications of the constructed facilities, an extensive search for past aerial photography and newspaper records to identify development patterns, a well log search, and a site inspection. This assessment is for bare land only and hence the Prince George Playhouse, Golf and Curling Club Clubhouse and the Rollerdome buildings and structures were not accessed. A Phase One and Phase Two Environmental Assessment was performed for the Rollerdome property in July 2002 by AMEC Earth and Environmental Limited.

From the research performed on this and adjacent sites it was determined that this site has been utilized for a variety of purposes. The site was utilized as an airfield between 1929 and 1941. After the airfield moved to its existing location on Airport Hill, a curling rink, golf course, clubhouse, and performing arts theatre were constructed along with recreational facilities such as: soccer fields, baseball and softball fields, a radio-control car track, and a horseshoe pitch facility. Prior to its use as an airstrip, the airstrip property was utilized by the Prince George agricultural association for use as a fairground. Aerial photographs and newspaper records indicate that the golf course properties have original vegetation and are unlikely to contain contaminated soils. Photographs of US bomber aircraft on the north end of the former airfield indicate that re-fuelling and maintenance occurred there and therefore increase the likelihood of soil contamination and buried tanks (Photo 1). There is also no indication that refueling areas were protected by way of a dedicated hard surfaced refueling pad and contained drainage system. After the airstrip was closed, the existing airstrip property was utilized



primarily for recreational purposes and hence the potential for further contamination is minimal.

Due the possibility of soil contamination at the north end of the former airstrip it is recommended that a Phase Two Environmental Assessment be undertaken for the area in proximity to the Prince George Playhouse, and on the driving range (Appendix A). It is also recommended that a Phase Two Environmental Assessment be completed around fertilizer/pesticide handling and storage areas and for all the golf course ponds.



INTRODUCTION

A Phase One Environmental Assessment looks for indications of environmental problems by examining the history of use, reviewing the history of environmental compliance, and inspecting the site for signs of damage. Phase Two is only required if the Phase One investigation reveals a potential environmental problem.

Phase Two establishes the type of contaminants which are present and characterizes the contamination. The environmental status of the site is confirmed by sampling soil and water and by determining the extent of the contaminated area. If significant contamination is found through testing procedures, a third phase of site investigation is required.

Phase Three involves an intensive site specific study of the property. This study attempts to determine the exact nature and extent of contamination including a determination of the total potential volume of contaminated material as well as the quantification of the level of contamination. The collected data is used to identify possible remediation and clean-up techniques as well as estimate potential clean-up costs. A clean up plan is then developed for approval by the BC Ministry of Environment. Once the plan is finalized, site remediation is carried out in accordance with provincial environmental requirements.

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CITY ARCHIVES

The online archives at the Fraser Fort George Regional Museum and Prince George Public Library were searched for information about the subject property. From reviewing newspaper clippings and photographs it was determined that the site has had multiple land uses historically. The land was first owned by the Prince George Agricultural Association who used the property as the city fair grounds. In 1929 the city traded 40 acres of land at the existing exhibition grounds (18th Avenue and Ospika Boulevard) for 40 acres of land at the south end of District Lot 8180 (Superstore property) so that a runway of appropriate size could be constructed. This new airfield was built to replace the former airfield that was located at what is now 15th Avenue and Central Street. The airfield was first approved at the existing site in October 1929. Five newspaper clippings have been attached in Appendix D outlining the initial land transactions that took place. Photo 1 shows American Bombers at the airstrip with the hill adjacent to the present intersection of Highway 97 and 16 in the background.

Photo 1 - American Bombers at Prince George Airfield looking North

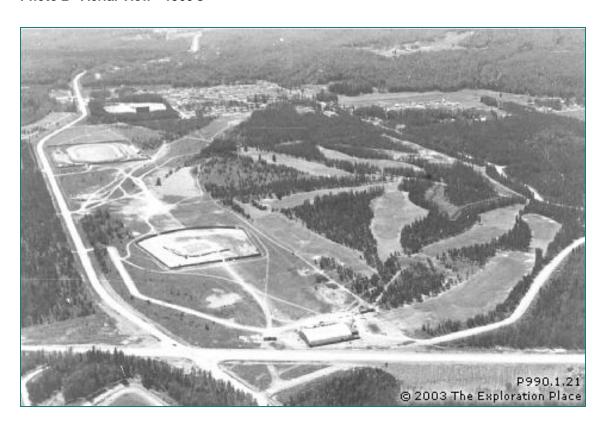




The airfield served as the primary airport in Prince George until 1941 when the existing airport on Airport Hill was constructed. After the airstrip was relocated the site was used primarily for recreational purposes. The "Little Theatre" now known as the PG Playhouse was constructed alongside the highway in 1967 (Appendix B). The Prince George Curling Club was constructed in 1956 (Appendix B). The Prince George Auto Racing Association track was built in 1959, however is not considered in this study because it is located off the subject property. The Prince George Golf and Country Club course was constructed as a 9 hole course in 1946 later expanding to 18 holes in the 1960's.

Photo 2 below shows the site as it was developed in the 1960's.





From land incorporation maps it was found that the subject property was not annexed into the City of Prince George until 1958. This explains why there is limited aerial photography prior to the early 1960's. Aerial photos of the site are shown in Appendix B.



Aerial photographs indicate that the airfield lacked a paved running surface or designated fuel pads; therefore there is a likelihood of soil contamination due to fuel spills and storage. It is unknown whether or not fuel was stored above or below ground therefore there is a possibility of buried or abandoned fuel tanks on the property.

During the 1940's an army base was located at the existing Carter Light Industrial Park. A network of bunkers and trails was constructed for use as a training ground. Due to the proximity of the Golf and Curling Club site to this area, there is a possibility that there are concrete bunkers and unexploded smoke shells on the property.

The majority of the site has been utilized as a golf course for most of its developed life and therefore the possibility of soil and water contamination due to fertilizer/pesticide storage and handling is elevated. Water bodies should be tested for EPH and Fecal Coliforms and fertilizer/pesticide handling areas should be tested for soil contamination.



HISTORICAL TITLE SEARCH

An examination of title certificates was conducted through the BC Land Titles Office to determine the ownership of the property. Assessment inventory reports were obtained to identify previous land sales. The title certificates and assessment inventory reports were reviewed to determine the nature of development of the property. For example, if the name of an oil company appeared on the title, further investigation would be required to see if the property was once the site of a refinery or gas station which would have a potential for soil contamination. Title certificates and assessment inventory reports were collected for the following properties:

- 1. Pine Valley Golf Course The East ½ of District Lot 8181 Cariboo District PID# 015-098-231
- 2. Pine Valley Golf Course Block C of District Lot 1432 Cariboo District PID# 015-098-257
- 3. Ferry Avenue ROW Lot 2 District Lot 8180 Cariboo District PID# 025-927-841
- 4. Roller Dome Lot 1 District Lot 8180 Cariboo District Plan 7274 PID# 013-490-869
- Prince George Golf and Curling Club Parcel 1 Except Part on Plan BCP25199
 District Lot 8173, 8176, 8179, and 8180 Cariboo District Plan BCP10189
 PID# 025-927-868

After reviewing the title certificates and assessment reports, no names that could be linked to major industry or other sources potential contamination were found. However, because the property was utilized as an airstrip for 12 years there is the potential for soil and water contamination.



SITE INSPECTION

A site inspection was performed on Thursday April 10, 2008. Because of approximately 0.5m of snow cover on portions of the site, a thorough site evaluation could not be undertaken. The area historically utilized for airplane services was free of snow and was examined.

Visual observations and historical documentation of the site were used to identify the probabilities of the items in the following table.

Table 1 - Site Inspection Inventory

Item	Present
Above Ground storage tanks or drums	Unlikely
Above Ground Piping	No
Truck or rail loading/unloading areas	Yes ¹
Waste present on site	No
On-site PCB storage or use	Unlikely ²
Storage and handling areas for materials	Yes ³
On site waste handling, lagoons, ponds, septic	Yes ⁴
Unidentified pipes, electrical conduit	Possibly ⁵
Remnants of old buildings	Possibly ⁷
Damaged vegetation, stained soil, odours	Unknown ⁶

- 1. The Golf and Curling Club has a loading dock on the north end of their facility however is not extensively used.
- 2. The previous use of PCB's on this site is highly unlikely due to historical land uses of this property.
- 3. The golf course has fertilizer and pesticide storage on the property.
- 4. There are 2 active septic systems on the property, and one unused system on the golf course.
- 5. As-built drawings were found only for the Prince George Playhouse property.
- 6. Visual inspection of the entire property was not performed due to extensive snow cover.
- 7. There may be former army bunkers on the property.



EXISTING UTILITIES

The majority of the subject property is serviced with municipal water, storm and sanitary services. Table 2 outlines the services that are available from major Collector and Arterial roads that lie within the subject property. An as-built drawing showing the servicing to the PG Playhouse is also shown in Appendix G.

Table 2 - Utility Services

Major Collector/ Arterial	Utility Pipe Diameters		
	Water	Storm	Sanitary
Westwood Drive (north)	250mm	750mm	200mm
Westwood Drive (south)	250mm	375mm	750mm
Ferry Avenue	250mm	900mm	300mm
Rec Place Drive	300mm	750mm	250mm
Highway 97 (rollerdome)	150mm	-	-

The construction of River Point shopping centre has allowed for the extension of services into the subject property. A site servicing sketch of the Sandman Hotel property indicates that there is a 250mm sanitary stub, a 750mm storm sewer stub, and a 300mm water stub off the north end of Recreation Place Drive.

As-built data did not show any sanitary services to the Prince George Golf and Curling club, the residential duplex or to the roller-dome. Representatives from the Golf and Curling Club indicated that the buildings were connected to city sanitary by way of a line down the 11th fairway that attaches to the line on Westwood Drive. They also stated that there are two septic fields on their property, one under a practice green that services the driving range facility, and another under the 14th hole which was to have served a proposed bathroom facility that was never constructed. The Prince George Playhouse is utilizing a septic field located between the building and the golf course access road.



WELL HEAD SURVEY

The subject property was searched for active and inactive water wells. After searching the BC Water Resource Atlas, it was determined that there are two wells located on the subject properties, one at the Pine Valley Golf Course club house and another at the Golf and Curling Club clubhouse. The Pine Valley well is approximately 136ft deep and the Golf and Curling Club well is approximately 268ft with a static water level of 60ft (Appendix C).



CONCLUSIONS AND RECOMMENDATIONS

The majority of the property excluding the north end of the former airstrip has little potential for soil and groundwater contamination. Aerial photographs from the 1940's show the Pine Valley Golf Course as being undeveloped. Newspaper clippings show that the Golf and Curling Club property was developed in 1947 and there was no development prior to that date. Photographs of US Bombers parked on the grass in proximity to the existing PG Playhouse increases the possibility of soil contamination and buried fuel tanks.

There are 3 known septic fields on the subject property, one under the practice green at the Golf Club Driving Range, one at the 14th hole, and one located between the PG Playhouse and Recreation Place Drive. If abandoned septic tanks are found, they can be decommissioned by filling with gravel. (See "Decommissioning of Septic Tanks" in Appendix G.)

It is recommended that a Phase Two Environmental Assessment be performed for the area outlined in the figure titled "Phase 2 EA Boundary" found in Appendix A. A Phase Two Environmental Assessment should also be carried out on both golf courses for all ponds and fertilizer/pesticide handling areas. Other than the above noted recommendations, no further investigations are required for the remainder of the subject property.



This report has been prepared for the exclusive use of the City of Prince George for its specific application to the site. This assessment does not include any assessment of any structures or ancillary buildings. The Phase One Preliminary Environmental Assessment was performed in accordance with CMHC Mortgage Loan Insurance (1993) guidelines. It is noted that no environmental site assessment or investigation can totally eliminate the uncertainty regarding adverse environmental conditions on the site.

McElhanney Consulting Services Ltd. accepts no responsibility for damages, if any, occurring based on this report. No warranty expressed or implied is made.

Respectfully Submitted,

McElhanney Consulting Services Ltd.

Prepared by:

Reviewed by:

Brendon Masson EIT Junior Project Engineer

Rulm

William Cheung PEng Project Manager



APPENDIX A PHASE 2 EA BOUNDARY





APPENDIX B HISTORICAL PHOTOGRAPHS

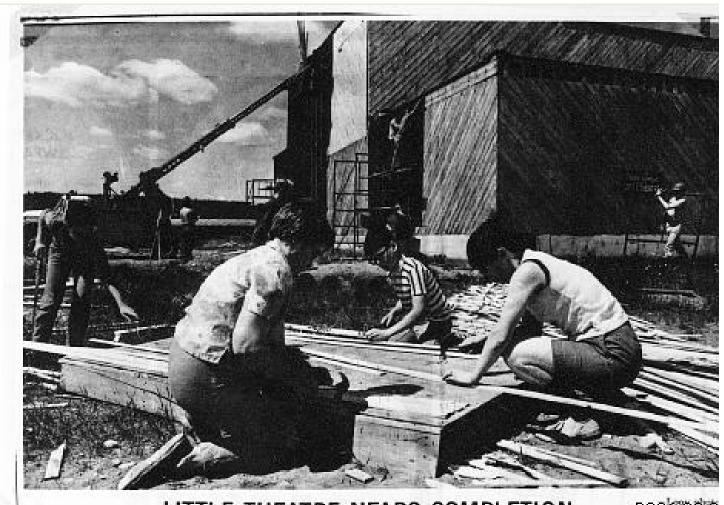






ription: Aerial view Catalogue ID: P981. ince George. Date: 1940s





LITTLE THEATRE NEARS COMPLETION PASSESSORS







APPENDIX C WELL LOG RECORDS



Report 1 - Detailed Well Record

```
Construction Date: 1971-08-01 00:00:00.0
Well Tag Number: 25179
                                          Driller: Interior Water Wells
Owner: PRINCE GEORGE GOLF &
                                          Well Identification Plate Number:
                                          Plate Attached By:
Address:
                                          Where Plate Attached:
                                          PRODUCTION DATA AT TIME OF DRILLING:
Area:
                                          Well Yield: 50 (Driller's Estimate) Gal
WELL LOCATION:
                                          Development Method:
CARIBOO Land District
                                          Pump Test Info Flag:
District Lot: 8180 Plan: Lot:
                                          Artesian Flow:
Township: Section: Range:
                                          Artesian Pressure (ft):
Indian Reserve: Meridian: Block:
                                          Static Level: 60 feet
Ouarter:
Island:
                                          WATER QUALITY:
BCGS Number (NAD 27): 093G087333 Well: 3
                                          Character:
                                          Colour:
Class of Well:
                                          Odour:
Subclass of Well:
                                          Well Disinfected: N
                                          EMS ID:
Orientation of Well:
Status of Well: New
                                          Water Chemistry Info Flag:
Well Use: Unknown Well Use
                                          Field Chemistry Info Flag:
Observation Well Number:
                                          Site Info (SEAM):
Observation Well Status:
Construction Method: Unknown Constru
                                          Water Utility:
Diameter: 8.0 inches
                                          Water Supply System Name:
Casing drive shoe:
                                          Water Supply System Well Name:
Well Depth: 268 feet
Elevation: 0 feet (ASL)
                                          SURFACE SEAL:
Final Casing Stick Up: inches
                                          Flag:
Well Cap Type:
                                          Material:
Bedrock Depth: feet
                                          Method:
Lithology Info Flag:
                                          Depth (ft):
File Info Flag:
                                          Thickness (in):
Sieve Info Flag:
Screen Info Flag:
                                          WELL CLOSURE INFORMATION:
                                          Reason For Closure:
Site Info Details:
                                          Method of Closure:
Other Info Flag:
                                          Closure Sealant Material:
Other Info Details:
                                          Closure Backfill Material:
                                          Details of Closure:
                               to feet
                                                              Slot Size
Screen from
                                                   Type
GENERAL REMARKS:
LITHOLOGY INFORMATION:
From 0 to 252 Ft.
                        drilled july 1971
From
      252 to 264 Ft. coarse sand and gravel
From 264 to 266 Ft.
                          coarse clean gravel
```

cemented gravel

From 266 to 268 Ft.



Report 1 - Detailed Well Record

```
Construction Date: 1967-05-02 00:00:00.0
Well Tag Number: 20650
                                          Driller: P. G. & Q. Drilling
Owner: DRIVING RANGE
                                          Well Identification Plate Number:
                                          Plate Attached By:
Address:
                                          Where Plate Attached:
Area:
                                          PRODUCTION DATA AT TIME OF DRILLING:
                                          Well Yield: 20 (Driller's Estimate) Gal
WELL LOCATION:
                                          Development Method:
CARIBOO Land District
                                          Pump Test Info Flag:
District Lot: 1432 Plan: Lot:
                                          Artesian Flow:
                                          Artesian Pressure (ft):
Township: Section: Range:
Indian Reserve: Meridian: Block:
                                          Static Level:
Ouarter:
Island:
                                          WATER QUALITY:
BCGS Number (NAD 27): 093G087332 Well: 7
                                          Character:
                                          Colour:
Class of Well:
                                          Odour:
Subclass of Well:
                                          Well Disinfected: N
Orientation of Well:
                                          EMS ID:
Status of Well: New
                                          Water Chemistry Info Flag:
Well Use: Unknown Well Use
                                          Field Chemistry Info Flag:
Observation Well Number:
                                          Site Info (SEAM):
Observation Well Status:
Construction Method: Drilled
                                          Water Utility:
Diameter: 0.0 inches
                                          Water Supply System Name:
Casing drive shoe:
                                          Water Supply System Well Name:
Well Depth: 136 feet
Elevation: 0 feet (ASL)
                                          SURFACE SEAL:
Final Casing Stick Up: inches
                                          Flag:
Well Cap Type:
                                          Material:
Bedrock Depth: feet
                                          Method:
Lithology Info Flag:
                                          Depth (ft):
File Info Flag:
                                          Thickness (in):
Sieve Info Flag:
Screen Info Flag:
                                          WELL CLOSURE INFORMATION:
                                          Reason For Closure:
Site Info Details:
                                          Method of Closure:
Other Info Flag:
                                          Closure Sealant Material:
Other Info Details:
                                          Closure Backfill Material:
                                          Details of Closure:
Screen from
                               to feet
                                                              Slot Size
                                                   Type
GENERAL REMARKS:
LITHOLOGY INFORMATION:
From
       0 to
              126 Ft.
                          fine brown sand and gravel
From
       126 to
                136 Ft.
                          coarse sand and fine gravel
```

Return to Main



APPENDIX D NEWSPAPER CLIPPINGS

Landing Field for Planes Favored by the Council

Mayor Patterson Suggested That City Take Steps To Secure Convenient Landing Ground

Will Negotiate With Hon. F. P. Burden For Lands Adjoining Exhibition Grounds

Mayor Patterson made the suggestion to the members of the city council on Monday evening that the municipality should do something to provide a landing field for airplanes. Several years ago a landing ground was cleared on private property in Central Fort George and was used by a number of planes passing over the city. The fact, however, that the property was privately owned made it impossible to secure sustained effort to keep the field in proper condition.

Mayor Patterson's suggestion to the council was that an effort should be made to secure approximately 160 acres from the provincial government suitable for the purpose intended, and to undertake the clearing of portions of it each year until the entire area is rendered available. The mayor intimated that for public purposes, such as is intended, the government might be inclined to make a free grant of the land to the city, but in any event the price would be a nominal one.

Prince George is the most important center for a large section of the central interior and is on the line of flight for planes passing east and west, and given good landing facilities might readily be placed on the route for planes flying north and south. There was no question that air transport had established its claim for consideration, and sooner or later the city would be forced into the position of providing landing fields. His proposal did not involve any considerable expenditure on the part of the city, but by securing a suitable site while it is still available small expenditures could be made from year to year and when the demand for a landing field became insistent the city would have it ready. His opinion was the best site available would be found on the crown lands in the vicinity of the exhibition grounds which were still in acreage. The fair association has secured title to its lands but they were regarded as rather far out by reason of the fact that they were visited but once a year. If a landing field were developed beside them and a direct road secured into the city the fair grounds would be brought much closer to the city and taken the matter up with George Milburn, government agent, who would broach the matter of a grant of the lands to the city with Hon. F. P. Burden, minister of lands, while on his present visit to the coast.

The suggestion of Mayor Patterson was well received by the members of the council and it was agreed they should look over the proposed site on Wednesday afternoon.

J. D. McLean Examines Site of Proposed Airport

Grounds Adjoining Race Track Are Approved Subject To The Checking of Levels

Six-Mile Lake Is Also Approved As Safe Place For The Landing of Hydroplanes

A D. McLean, an official of the Deminion air board, in charge of civil aviation, spent Monday in the city examining the various sites available for the establishment of a logal airport. In company with Mayor Patterson and V. R. Clerihue, an examination of the lands under purchase from the government by the city, adjoining the fair ground, as well as the present landing field in Central Fort George, and Six-Mile Lake, was made. In the creaing a special meeting of the city ceimcil was called to get the views of Mr McLean as to the requirements for a licenced airport. In addition to the members of the council there were present A. McB. Young and Alex Wimbles, of the special committee of the board of trade, and J. C. McKenzie, city superintendent. A. D. McLean, an official of the

the board of trade, and J. C. Morettizie. city superintendent.

Mr. McLean explained the desire of
the board of civil aviation was the
making of air travel as safe as possible. This it was hoped to secure
through thorough examinations of the
pilots of motors, air craft and air
harbors. He was quite willing to discuss matters with the members of the city council on the understanding that anything he might say would be con-sidered informal. His official report would be made to the board, and would be available later.

be available later.

In discussing the suitability of the lands adjoining the fair ground, for the burchase of which Mayor Patterson has opened negotiations with the provincial government. Mr. McLean said he was greatly impressed with their suitability for the purpose, and specially in view of their proximity to the city. There was just one bossible objection to the land as a licenced airport, and on this he would require further data before making his report. He referred to the slope of the ground, which appeared to drop off from the horth and north-west. He did not think this slope would exceed 2 per cent but he would require to have levels taken to determine this. He had made arrangements with Alex Wimbles for the taking of the levels and when

for the taking of the levels and when the data was before him he would tonclude his report. Mr. McLean rather surprised the members of the council with his statement that airplanes were like rallway locomotives, in planes were like rallway locomotives, in that they found it difficult to operate over a 2 per cent grade in an airport.

Aside from the slope of the ground, which has yet to be accurately determined Mr. McLean intimated the site at the fair grounds would meet all requirements for a licenced port.

A visit was made to the landing field in Control Value of the landing

A visit was made to the landing field in Central. He was very favorably impressed with the long north and south runway on this field, which is virtually level, but the difficulty of obtaining title to this site puts it out of consideration.

Six-Mile Lake, according to Mr. Mc-Lean, affords good facilities for the landing of seaplanes. He was not in favor of the licencing of a port which would utilize the Fraser River in the vicinity of South Fort George, as he considered there were three factors against it, the river is narrow at this point, the east bank is very high, and the current of the river at certain stages of water would be excessive. stages of water would be excessive.

+ BIG GOLD STRIKE IS + REPORTED IN NORTH + OF THE PROVINCE

Victoria, May 29.—Reports are coming in here of a big gold strike in the northern part of the pro-vince. The location of the new find is not definitely known, but is believed to be on the watershed of the Liard River, near the nor-thern boundary of the province, and midway between the Peace River and Cassiar districts. The department of mines has no of-ficial news of the strike. Reports received here state prospectors are going into the new district from Dease Lake on the Pacific slope, and in over the Halfway River from various points in the Peace River block.

GERMAN EXPERTS REACH REPARATIONS AGREEMENT WITH CREDITOR NATIONS

Paris, May 30 .- The German representatives' to the experts commission to fix the reparations payments of Germany have reached an agreement Germany have reached an agreement with the experts representing the creditor nations. Both sides made concessions and the agreement as assented to was drawn by Owen D. Young, of the United States, in his capacity as chairman of the committee. Under the agreement the annuities will run from September 1st, 1929, and will average about \$492,000,000 for the first thirty-seven ears, \$408,000,000 for the next twenty-one years, and \$216,000,000 for the final year.

Council Decides To Proceed With **Local Airport**

Purchase of Site Authorized and Start Will Be Made in Clearing Necessary Runways

Alderman Opic Opposes Any Expendi-ture on Clearing Until Reduction Made in Tax Levy

The city council advanced the municipal airport another stage on Monday evening when the decision was reached to complete the purchase of the 160-acre site from the provincial government, and to expend \$500 on an initial move in the clearing of a runway. The matter came up on a recommendation to the council from the finance committee.

Mayor Patterson and all of the aldermen favored the recommendation with the exception of Alderman Ople. He favored the purchase of the site, but considered this was as far as the council was warranted in going at the present. He argued the city should conserve its finances for contemplated expenditures at the city power station. Alderman Reid favored proceeding with a partial clearing of a runway. He said an air-mail service was in contemplation, and an intimation that a municipal airport would be established in Prince George might bring the planes through this section of the province instead of through the southern portion. If there were no suggestion of an airport in this section there certainly would be less hope of a service via Prince George.

Alderman Opie gave it as his opinion the landing field in Central would be sufficient for all purposes for some years to come, especially in view of

Alderman Opie gave it as his opinion the landing field in Central would be sufficient for all purposes for some years to come, especially in view of the fact that the planes used in the district were hydroplanes.

Mayor Patterson said the trouble with the Central landing field was the difficulty in preparing it whenever a plane sought to use it. The lands were privately owned, and there was always a squabble about putting them them in condition.

Alderman Wieland expressed himself as strongly in favor of proceeding with the municipal airport.

Alderman Opie persisted in his opposition. He stated the first duty of the council should be the reduction of taxation. The assessment on city lots was too high and on top of this the city had a high tax-rate. He would oppose any expenditure on the clearing of an airport until relief were given to the property owners.

The motion to adopt the recommendation was moved by Alderman Griffith, seconded by Alderman Wieland and on being put was declared carried. Alderman Opie had his vote recorded in the negative.

The better-housing committee reported four of the loans as being two months or more in arrears, and on motion it was decided that unless a material reduction in the arrears is made before the next meeting of the council the matter will be placed in the hands of the city solicitor for collection.

greater value was added to the assessment roll by the sale of reverted properties than was lost to it by new reversions. The tax collections for the first nine months of the year reached the highest percentage figure in the life of the city, standing at 69.8, which is the best possible cyldence of the faith of property owners in the future of Prince George.

BONDHOLDERS ASKED TO RELEASE FAIR GROUND LANDS.

A meeting of the citizens holding the bonds of the Prince George Agricltural and Industrial Society, which are secured by mortgage upon the association's holdings at the fair grounds, has been called to be held in the city hall tomorrow evening at 8 o'clock to consider the releasing of some forty-two acres of land from the mortgage held by them. This request comes at the instance of the city, in advancing its plan for the establishing of a municipal airport on the lands adjoining the fair grounds.

The city has an application before the provincial government for the purchase of 160 acres adjoining the fair grounds on the west and south, but the four parcels comprised in the city's purchase application form an L a shape not so desirable as a square. which would afford a half-mile runway in each direction. The city proposal is to trade the agricultural association one of the forty-acre parcels to be purchased from the government for the forty acres in the south end of Lot 8180. There is no difference in the surface of the two parcels, and if the suggested transfer is arranged the aericultural association will receive forty acres adjoining the race track on the west, and surrender the fortyodd acres adjoining the track on the south.

The city has proceeded in the matter of establishing the municipal airport to the point of securing favorconsideration to its land purchase application, it has also secured the ap-

proval of the Federal air authorities to the proposed site, and if the transfer can be arranged with the agricultural association it is proposed to make a start at clearing a couple of run-ways through the property. The transfer would be mutually advantagrous to agricultural association and to the city. The security of the bondholders would be in no wise impaired by the substitution of the forty acres adjoining the track on the south, while the creation of the municipal airport would give an added value to the entire holdings of the agricultural association which secure the bonds outstanding. It is expected the resolution releasing the lands desired by the city will be assented to without dissent thus enabling the municipality to proceed with its airport undertaking.

GOVERNMENT LIQUOR ACT

Notice of Application For Beer Licence

NOTICE is hereby given that, on the 22nd day of November next, the undersigned intends to apply to the Liquor Control Board for a licence in respect of premises being part of the building known as the Corning Hotel, situate on Fourth avenue, lot 12, block 134, being a sub-division of District Lot 343 Map 1268 Kamloops Land Registration District, in the Province of British Columbia, for the sale of beer by the glass or by the open bottle for consumption on the premises

Sumption on the premises.

DATED this 24th day of October,

Oct24-5t JAMES D. CORNING

2ct24-5t Applicant,

TENDERS FOR WHARF

CEALED TENDERS addressed to the undersigned, and endorsed "Tender for Wharf, Glenannan, B. C.," will be received until 12 o'clook noon, Tuesday, November 19, 1929, for the construction of a wharf at Glenannan, Skeena Dis-

'City of Prince George' to Base Here in Winter

Company Is Seeking Assurance Municipal Air Harbor Will Be Available For Use

HANGAR IS DESIRED

Council Expects To Secure Completion of Runway This Fall With \$500 Expenditure

The city council received an intimation on Monday night that it is the intention of the Air, Land Manufacturing Company, of Vancouver to keep the Junkers "City of Prince George" the Junkers "City of Prince George" plane here throughout the winter providided the landing field at the municipal air harbor is put in shape for use. The company also made enquiry as to whether it is the intention of the city to proceed with the erection of a hangar for the proper housing of planes making use of the airport. If the plane is kept here for operation during the winter the pontoons will be replaced with skiis, which would permit landing at the municipal air harbor and on the frozen surfaces of the lakes in the north.

The reading of the air transport company's letter started a general dis-oussion as to what will be accomplish-ed at the air harbor before the snow ed at the air harbor before the snow comes. Mayor Patterson explained that considerable work had already been done in the way of providing a runway across the air harbor, having a width of 100 feet. It was the intention to complete this with a further expenditure of \$500 which was provided in the estimates for the year. The mayor explained the work on the The mayor explained the work on the air harbor is not being carried forward at present as the tractor is being used in connection with the sidewalks con-struction and street improvement. Owing to the sandy nature of the soil on the air harbor the work could be proceeded with to advantage during the rainy season. There was an added reason for deferring the work. The entire runway will have to be plowed and graded, and if it is dressed up late in the fall it will present a much smoother surface than could be ex-pected if cattle ranged over the runway while the ground remained soft. There was no present intention of the city council to do anything in the way of erecting a hangar. At the very least this would involve the expenditure of \$2500, and no provision had been made for any such expenditure in the mu-nicipal estimates.

It was decided to notify the company operating the "City of Prince George" that the preparation of a single runway across the airport will represent the limit of municipal expenditures during the current year.



APPENDIX E TITLE CERTIFICATES AND ASSESSMENT INVENTORY REPORTS

Land Title System

For: [PL18282] [NEGRIN, LAURIE]

Search Results

Jan 31, 2008

As Of: 08/01/31 16:28:28 Main Menu Return

Check for Prints

04:28:30 PM Help?

Print Only Current Title Info. Print Current & Cancelled Title Info.

BC OnLine Mailbox Services

Search Again

Folio: 2341-02011-0

Search by Title Displaying Current Information

Title Displayed

PRINCE GEORGE

LAND TITLE OFFICE

TITLE NO: BA407680

DECLARED VALUE

FROM TITLE NO: BW120586

APPLICATION FOR REGISTRATION RECEIVED ON: 14 AUGUST, 2006

ENTERED: 14 AUGUST, 2006

REGISTERED OWNER IN FEE SIMPLE:

PRINCE GEORGE GOLF AND COUNTRY CLUB LTD., INC.NO. 22221

BOX 242

PRINCE GEORGE, BC

V2L 4S1

TAXATION AUTHORITY:

CITY OF PRINCE GEORGE

DESCRIPTION OF LAND:

PARCEL IDENTIFIER: 025-927-868

PARCEL 1 EXCEPT PART ON PLAN BCP25199 DISTRICT LOT 8173, 8176, 8179 AND

8180 CARIBOO DISTRICT PLAN BCP10189

LEGAL NOTATIONS:

HERETO IS ANNEXED RESTRICTIVE COVENANT BV369334 OVER LOT 1 DISTRICT LOT 8180 CARIBOO DISTRICT PLAN 7274 EXCEPT PLAN H700

THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 26 OF THE LOCAL

GOVERNMENT ACT, SEE BV512946

RE ROAD: SEE D.F. 40110

THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 29 OF THE

MUNICIPAL ACT SEE PJ34404

HERETO IS ANNEXED EASEMENT PM43908 OVER...

THE REM OF DISTRICT LOT 8173 CARIBOO DISTRICT

LOT A DISTRICT LOT 8180 CARIBOO DISTRICT PLAN 15750

REM OF LOT A DISTRICT LOT 8180 CARIBOO DISTRICT PLAN 6932

REM OF DISTRICT LOT 8176 CARIBOO DISTRICT

LOT 1 DISTRICT LOT 8180 CARIBOO DISTRICT PLAN 7274

HERETO IS ANNEXED EASEMENT PM43912 OVER THE REM OF DISTRICT LOT 8180 CARIBOO DISTRICT AS SHOWN ON PLAN PGP43040

CHARGES, LIENS AND INTERESTS:

NATURE OF CHARGE

CHARGE NUMBER DATE TIME

RIGHT OF WAY

B6291 1967-05-18 15:47

https://www.bconline.gov.bc.ca/cgi/process.cgi

REGISTERED OWNER OF CHARGE:
BRITISH COLUMBIA TELEPHONE COMPANY
B6291

REMARKS: INTER ALIA

AS TO PART FORMERLY LOT 1 PLAN PGP43039

MORTGAGE

F20107 1971-11-15 10:59 REGISTERED OWNER OF CHARGE:

MONTREAL TRUST COMPANY IN TRUST SEE 33063E AND F20107 FOR SUPPLEMENTAL SEE

L4725

F20107

REMARKS: INTER ALIA OF B6291

MORTGAGE

L4725 1976-02-26 12:51 REGISTERED OWNER OF CHARGE:

MONTREAL TRUST COMPANY IN TRUST SEE 33063E AND L4725

L4725

REMARKS: INTER ALIA OF B6291

STATUTORY RIGHT OF WAY

PM43907 1998-10-08 11:16 REGISTERED OWNER OF CHARGE: CITY OF PRINCE GEORGE

PM43907

REMARKS: AS TO PART FORMERLY LOT 1 PLAN PGP43039

COVENANT

PM43909 1998-10-08 11:16 REGISTERED OWNER OF CHARGE: CITY OF PRINCE GEORGE

PM43909

REMARKS: INTER ALIA

AS TO PART FORMERLY DISTRICT LOT 8173 CARIBOO DISTRICT EXCEPT: PLAN 21077, AS TO PART FORMERLY DISTRICT LOT 8176

CARIBOO DISTRICT EXCEPT: PLANS PGP40385 AND

BCP10187, AS TO PART FORMERLY LOT A EXCEPT: PLANS 15750 AND 21077, PLAN 6932, AS TO PART FORMERLY

LOT A PLAN 15750

MORTGAGE

PN46549 1999-12-09 11:35 REGISTERED OWNER OF CHARGE:

ROYAL BANK OF CANADA

BB610930

REMARKS: INTER ALIA

EXTENDED BY BW120575

ASSIGNMENT OF RENTS

PN46550 1999-12-09 11:35 REGISTERED OWNER OF CHARGE:

ROYAL BANK OF CANADA

https://www.bconline.gov.bc.ca/cgi/process.cgi

Land Title System

Miscellaneous Notes

For: [PL18282] [NEGRIN, LAURIE]

Jan 31, 2008

As Of: 08/01/31 16:33:26

Check for Prints

04:33:26 PM

Main Menu Return

Search Again BC OnLine Mailbox Services

Help?

Folio: 2341-02011-0 Search by Parcel ID Showing Miscellaneous Notes

*** NO MISC NOTES FOUND

PARCEL IDENTIFIER (PID): 025-927-868

SHORT LEGAL DESCRIPTION: S/BCP10189/////1

MARG: REM

MISCELLANEOUS NOTES:

Main Menu Return Help?

Search Again

Prince George

Land Title District

Search by: Parcel ID (QP) - misc notes

Search Criteria: 025-927-868

Submit

Reset

Assessment Roll Report

Disclaimer

This information is obtained from various sources and is determined as of the specific dates set out in the Assessment Act. As a result, BC Assessment cannot warrant that it is current or accurate, and provides it for your convenience only. Use of this information without verification from original sources is at your own risk.

©BC Assessment

Report Date:

Jan 31, 2008

Report Time:

04:37:58 PM

Folio:

2341-02011-0

For:

PL18282

Roll Year:

2008

Roll Number:

00-25510.000

Area:

26

Jurisdiction:

226

School District:

57

Neighbourhood:

120 - STRIP COMMERCIAL

Property Address: 2515 RECREATION PL PRINCE GEORGE BC

Owner Name:

PRINCE GEORGE GOLF AND COUNTRY CLUB LTD

of Owners:

1

Owner Address:

PO BOX 242 STN A PRINCE GEORGE BC V2L 4S1

Document No:

BA407680

PID:

025-927-868 Legal Description: Parcel 1, Plan BCP10189, District Lot 8173, Cariboo Land

District, Except Plan BCP25199, & DLS 8176 8179 8180 2007

PERMISSIVE EXEMPTION GRANTED - BYLAW 7900

2008 Value

Property Class Business And

Improvement Land \$1763000 \$656000

Other

Rec/Non Profit

\$15766000 N/A

Residential

\$130000 N/A

Total Actual Value:

\$18315000

2007 Value

Property Class Business And

Improvement \$1926000

Land \$587000

Other

Residential

\$98500

N/A

Rec/Non Profit

\$14168000 N/A

Total Actual Value:

\$16779500

2006 Value

Property Class Business And

Improvement \$1857000

Land \$536000

Other

01 - Crown-Granted

Rec/Non Profit Residential

N/A \$12890000 \$119000 N/A

Land Dimension Type: Acres

Total Actual Value:

\$15402000

Manual Class: D745 - Golf Course

Actual Use: 612 - Golf Courses (Includes Public & Private)

Tenure: ALR:

Sales: Description Number

Land Dimension: 140.6

https://apps.bconline.gov.bc.ca/bcawq/confirmStandardReport.do

- #1 A NON-SALE occurred on 14 Aug 2006. The document # was BA407680.
- #2 A NON-SALE occurred on 26 Mar 2004. The document # was BW120586.
- #3 A NON-SALE occurred on 15 Feb 1980. The document # was P3456.
- #4 A NON-SALE occurred on 15 Apr 1964. The document # was 83958M.

Additional Owners:

Associated PIDs:

No Additional Owners

City of Prince George PGMap-(Data accuracy not guaranteed).

RECREATION PLACE Right of Way Boundaries Restrictive Covenants Parks & Open Spaces Abo RW Plan Numbers Street Centrelines **Block Boundaries Block Numbers** Plan Boundary Plan Numbers Abc Lot Numbers DL Numbers Easements Abc Free Legal Legal Descriptions Street Centrelines Schools Land Use Abc

7515 RERESTINDUMET PD 625 927 868 DL 8180 PL 809 10189 LDT

900

400

200 METERS

SCALE 1:7,993

http://www.city.pg.bc.ca/pgmap/mwf/pgmappublicx.mwf

January 31, 2008 4:26 PM

Date: 08/04/23 TITLE SEARCH PRINT - PRINCE GEORGE Requestor: (PA81631) NORTHERN REGISTRY SERVICES (2002)

TITLE - BW120586

Time: 11:21:55 Page: 001



SECTION 98 LAND TITLE ACT

PRINCE GEORGE LAND TITLE OFFICE

TITLE NO: BW120586

FROM TITLE NO: BW201739

BW201740 BW201741 BW201743 PM43906 P3456 W13783 W13784

APPLICATION FOR REGISTRATION RECEIVED ON: 26 MARCH, 2004

ENTERED: 14 MAY, 2004

TITLE CANCELLED: 14 AUGUST, 2006

REGISTERED OWNER IN FEE SIMPLE:

PRINCE GEORGE GOLF AND COUNTRY CLUB LTD., INC.NO. 22221

BOX 242

PRINCE GEORGE, BC

V2L 4S1

SEARCHED BY **KORTHERN REGISTRY SERVICES** (250) 564-0616 or 1-860-292-8388

TAXATION AUTHORITY:

CITY OF PRINCE GEORGE

DESCRIPTION OF LAND:

PARCEL IDENTIFIER: 025-927-868

PARCEL 1 DISTRICT LOT 8173, 8176, 8179 AND 8180 CARIBOO DISTRICT

PLAN BCP10189

LEGAL NOTATIONS:

HERETO IS ANNEXED RESTRICTIVE COVENANT BV369334 OVER LOT 1 DISTRICT LOT 8180 CARIBOO DISTRICT PLAN 7274 EXCEPT PLAN H700

THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 26 OF THE LOCAL

GOVERNMENT ACT, SEE BV512946

RE ROAD: SEE D.F. 40110

THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 29 OF THE

MUNICIPAL ACT SEE PJ34404

HERETO IS ANNEXED EASEMENT PM43908 OVER...

THE REM OF DISTRICT LOT 8173 CARIBOO DISTRICT

LOT A DISTRICT LOT 8180 CARIBOO DISTRICT PLAN 15750

REM OF LOT A DISTRICT LOT 8180 CARIBOO DISTRICT PLAN 6932

REM OF DISTRICT LOT 8176 CARIBOO DISTRICT

LOT 1 DISTRICT LOT 8180 CARIBOO DISTRICT PLAN 7274

HERETO IS ANNEXED EASEMENT PM43912 OVER THE REM OF DISTRICT LOT 8180

CARIBOO DISTRICT AS SHOWN ON PLAN PGP43040

CONTINUES ON PAGE 002

Date: 08/04/28

TITLE SEARCH PRINT - PRINCE GEORGE

Requestor: (PA81631) NORTHERN REGISTRY SERVICES (2002)

TITLE - BW120586

CHARGES, LIENS AND INTERESTS:

NATURE OF CHARGE

CHARGE NUMBER DATE

RIGHT OF WAY

B6291 1967-05-18 15:47

REGISTERED OWNER OF CHARGE:

BRITISH COLUMBIA TELEPHONE COMPANY

B6291

REMARKS: INTER ALIA

AS TO PART FORMERLY LOT 1 PLAN PGP43039

MORTGAGE

F20107

1971-11-15 10:59

REGISTERED OWNER OF CHARGE:

MONTREAL TRUST COMPANY IN TRUST SEE 33063E AND F20107 FOR SUPPLEMENTAL SEE

L4725

F20107

REMARKS: INTER ALIA

OF B6291

CONDITION

H23830

1973-08-20 15:17

CANCELLED BY: BW401979 2004-08-31

REGISTERED OWNER OF CHARGE:

CITY OF PRINCE GEORGE

H23830

REMARKS: SEE H20693

COVENANT

H20697

1973-08-20 15:22

CANCELLED BY: BW120589 2004-03-26

Time: 11:21:55

Page: 002

REGISTERED OWNER OF CHARGE:

CITY OF PRINCE GEORGE

H20697

REMARKS: INTER ALIA

SECTION 24A LAND REGISTRY ACT

MODIFIED BY PM43910

AS TO PART FORMERLY DISTRICT LOT 8179

EXCEPT: PLAN 21094, CENTRAL AVE. PLAN ATTACHED TO 7785M AND PLAN BCP10187, PART FORMERLY LOT 1 PLAN PGP43039, PART FORMERLY LOT A EXCEPT: PLANS

BCP10187 & BCP10188 PLAN 21094, PART FORMERLY

REMARKS: LOT A EXCEPT: PLANS 15750 & 21077, PLAN 6932, PART

PART FORMERLY DISTRICT LOT 8176 EXCEPT: PLANS PGP40385 & BCP10187 AND PART FORMERLY DISTRICT LOT 8173 CARIBOO DISTRICT EXCEPT: PLAN 21077

MORTGAGE

1976-02-26 12:51

REGISTERED OWNER OF CHARGE:

MONTREAL TRUST COMPANY IN TRUST SEE 33063E AND L4725

L4725

REMARKS: INTER ALIA

OF B6291

CONTINUES ON PAGE 003

Date: 08/04/28

TITLE SEARCH PRINT - PRINCE GEORGE

Requestor: (PA81631) NORTHERN REGISTRY SERVICES (2002)

TITLE - BW120586

STATUTORY RIGHT OF WAY

1998-10-08 11:16 PM43907

REGISTERED OWNER OF CHARGE:

CITY OF PRINCE GEORGE

PM43907

REMARKS: AS TO PART FORMERLY LOT 1 PLAN PGP43039

COVENANT

PM43909 1998-10-08 11:16

REGISTERED OWNER OF CHARGE:

CITY OF PRINCE GEORGE

PM43909

REMARKS: INTER ALIA

AS TO PART FORMERLY DISTRICT LOT 8173 CARIBOO DISTRICT EXCEPT: PLAN 21077, AS TO PART FORMERLY DISTRICT LOT 8176

CARIBOO DISTRICT EXCEPT: PLANS PGP40385 AND

BCP10187, AS TO PART FORMERLY LOT A EXCEPT: PLANS 15750 AND 21077, PLAN 6932, AS TO PART FORMERLY

LOT A PLAN 15750

COVENANT

1998-10-08 11:16 PM43910

CANCELLED BY: BW120589

2004-03-26

Time: 11:21:56

Page: 003

REMARKS: INTER ALIA

MODIFICATION OF H20697

MORTGAGE

PN46549 1999-12-09 11:35

REGISTERED OWNER OF CHARGE:

CANADIAN IMPERIAL BANK OF COMMERCE

PN46549

REMARKS: INTER ALIA

EXTENDED BY BW120575

ASSIGNMENT OF RENTS

PN46550 1999-12-09 11:35

REGISTERED OWNER OF CHARGE:

CANADIAN IMPERIAL BANK OF COMMERCE

PN46550

REMARKS: INTER ALIA

EXTENDED BY BW120576

MORTGAGE

BW120575 2004-03-26 10:25

REGISTERED OWNER OF CHARGE:

CANADIAN IMPERIAL BANK OF COMMERCE

BW120575

REMARKS: EXTENSION OF PN46549

ASSIGNMENT OF RENTS

BW120576 2004-03-26 10:25 REGISTERED OWNER OF CHARGE: CANADIAN IMPERIAL BANK OF COMMERCE BW120576

CONTINUES ON PAGE 004

Date: 08/04/28 TITLE SEARCH PRINT - PRINCE GEORGE

Time: 11:21:56

Requestor: (PA81631) NORTHERN REGISTRY SERVICES (2002)

Page: 004

TITLE - BW120586

REMARKS: EXTENSION OF PN46550

COVENANT

BW120590 2004-03-26 10:30

REGISTERED OWNER OF CHARGE:

CITY OF PRINCE GEORGE

BW120590

PRIORITY AGREEMENT

BW120591 2004-03-26 10:30

REMARKS: GRANTING BW120590 PRIORITY OVER PN46549

(SEE BW120575) AND PN46550 (SEE BW120576)

CAVEAT

BW216828 2004-05-21 13:30

CANCELLED BY: BW406601 2004-08-31

REGISTERED OWNER OF CHARGE:

REGISTRAR NEW WESTMINSTER/VANCOUVER LAND TITLE DISTRICT

BW216828

REMARKS: NON-EXPIRING

"CAUTION - CHARGES MAY NOT APPEAR IN ORDER OF PRIORITY. SEE SECTION 28, L.T.A."

DUPLICATE INDEFEASIBLE TITLE: NONE OUTSTANDING

TRANSFERS:

2006-08-14

2006-08-04 NO TITLE

PART IN PLAN BCP25199, NOW ROADBA409806

CORRECTIONS:

CHARGE OWNER NAME CORRECTED PN46550 PN46879

1999-12-16 15:00

Date: 08/04/29

TITLE SEARCH PRINT - PRINCE GEORGE

Requestor: (PA81631) NORTHERN REGISTRY SERVICES (2002)

TITLE - BW201739

PRINCE GEORGE LAND TITLE OFFICE

TITLE NO: BW201739

FROM TITLE NO: BW120574

APPLICATION FOR REGISTRATION RECEIVED ON: 13 MAY, 2004

ENTERED: 13 MAY, 2004

TITLE CANCELLED: 14 MAY, 2004

REGISTERED OWNER IN FEE SIMPLE:

PRINCE GEORGE GOLF AND COUNTRY CLUB LTD., INC.NO. 22221

1100 PATRICIA BOULEVARD

PRINCE GEORGE, BC

V2L 3V9

SEARCHED BY NORTHERN REGISTRY SERVICES (250) 564-0616 or 1-690-292-8388

Time: 16:41:48

Page: 001

TAXATION AUTHORITY:

CITY OF PRINCE GEORGE

DESCRIPTION OF LAND:

PARCEL IDENTIFIER: 015-378-799

THAT PART OF DISTRICT LOT 8179 DESCRIBED AS CENTRAL AVENUE AS SHOWN

ON THE PLAN ATTACHED TO 7785M CARIBOO DISTRICT

EXCEPT: FIRSTLY; PLAN 21094

SECONDLY; PART DEDICATED ROAD ON PLAN BCP10187

LEGAL NOTATIONS: NONE

CHARGES, LIENS AND INTERESTS:

NATURE OF CHARGE

CHARGE NUMBER DATE TIME

MORTGAGE

BW120575 2004-03-26 10:25

REGISTERED OWNER OF CHARGE:

CANADIAN IMPERIAL BANK OF COMMERCE

BW120575

REMARKS: EXTENSION OF PN46549

ASSIGNMENT OF RENTS

BW120576 2004-03-26 10:25

REGISTERED OWNER OF CHARGE:

CANADIAN IMPERIAL BANK OF COMMERCE

BW120576

REMARKS: EXTENSION OF PN46550

"CAUTION - CHARGES MAY NOT APPEAR IN ORDER OF PRIORITY. SEE SECTION 28, L.T.A."

DUPLICATE INDEFEASIBLE TITLE: NONE OUTSTANDING

TRANSFERS:

2004-05-14

ALL NOW REFERENCE PLAN BCP10189BW120586

Page: 001

Date: 08/04/30

TITLE SEARCH PRINT - PRINCE GEORGE Time: 10:42:09

Requestor: (PA81631) NORTHERN REGISTRY SERVICES (2002)

TITLE - BW120574

PRINCE GEORGE LAND TITLE OFFICE

TITLE NO: BW120574

FROM TITLE NO: W16563

APPLICATION FOR REGISTRATION RECEIVED ON: 26 MARCH, 2004

ENTERED: 13 MAY, 2004

TITLE CANCELLED: 13 MAY, 2004

REGISTERED OWNER IN FEE SIMPLE:

PRINCE GEORGE GOLF AND COUNTRY CLUB LTD., INC.NO. 22221

BOX 242

PRINCE GEORGE, BC

V2L 4S1

TAXATION AUTHORITY:

CITY OF PRINCE GEORGE

DESCRIPTION OF LAND:

PARCEL IDENTIFIER: 015-378-799

THAT PART OF DISTRICT LOT 8179 DESCRIBED AS CENTRAL AVENUE AS SHOWN ON THE

PLAN ATTACHED TO 7785M CARIBOO DISTRICT EXCEPT PLAN 21094

LEGAL NOTATIONS: NONE

CHARGES, LIENS AND INTERESTS:

NATURE OF CHARGE

CHARGE NUMBER DATE TIME

MORTGAGE

2004-03-26 10:25 BW120575

REGISTERED OWNER OF CHARGE:

CANADIAN IMPERIAL BANK OF COMMERCE

BW120575

REMARKS: EXTENSION OF PN46549

ASSIGNMENT OF RENTS

BW120576 2004-03-26 10:25

REGISTERED OWNER OF CHARGE:

CANADIAN IMPERIAL BANK OF COMMERCE

BW120576

REMARKS: EXTENSION OF PN46550

"CAUTION - CHARGES MAY NOT APPEAR IN ORDER OF PRIORITY. SEE SECTION 28, L.T.A."

DUPLICATE INDEFEASIBLE TITLE: NONE OUTSTANDING

TRANSFERS:

2004-03-26 NO TITLE

PART DEDICATED ROAD ON PLAN BCP10187BW120579

2004-05-13

ALL SECTION 189BW201739

Page: 001

Date: 08/04/30 TITLE SEARCH PRINT - PRINCE GEORGE Time: 11:13:25

Requestor: (PA81631) NORTHERN REGISTRY SERVICES (2002)

TITLE - W16563

PRINCE GEORGE LAND TITLE OFFICE TITLE NO: W16563

FROM TITLE NO: 7785M

APPLICATION FOR REGISTRATION RECEIVED ON: 19 JUNE, 1985

ENTERED: 25 JUNE, 1985

TITLE CANCELLED: 13 MAY, 2004

REGISTERED OWNER IN FEE SIMPLE:

CITY OF PRINCE GEORGE

TAXATION AUTHORITY:

CITY OF PRINCE GEORGE

DESCRIPTION OF LAND:

PARCEL IDENTIFIER: 015-378-799

THAT PART OF DISTRICT LOT 8179 DESCRIBED AS CENTRAL AVENUE AS SHOWN ON THE

PLAN ATTACHED TO 7785M CARIBOO DISTRICT EXCEPT PLAN 21094

LEGAL NOTATIONS: NONE

CHARGES, LIENS AND INTERESTS: NONE

DUPLICATE INDEFEASIBLE TITLE: NONE OUTSTANDING

TRANSFERS:

2004-05-13

- (a.) The subsiding exceptions or reservations contained in the original grant from the Crown:
 (b.) Any Dominion or Provincial tax, rate, or assessment at the date of the application for prestration imposed or made a lieu or which must thereafter be imposed or made a lieu or the land;
- the land:

 (c) Any municipal charge, rate, or assessment at
 the date of the application for registration
 imposed in the properties of the properties
 maked in the land, or which had therefore been
 appeared for local improvements or otherwise
 mad which was not then due and payable,
 including any charge, rate, or suscessment
 imposed by any public corporate body having
 taking powers over an area in which the
 land is situate:
- Ind is situate:
 (d.) Any lease, or agreement for lease, for a period not exceeding three years, where there is actual occupation under the same:

- not exceeding three years, where there is actual occupation under the same:

 (e.) Any public highway or right-of-way, water-course, or right of water, or other public easement:

 (f.) Any lie pendens or mechanic's lien, judgment, cavest, or other charge, or any easignment for the benefit of creditors or receiving order or subortered assignment under the "Bash-quijet Act," registered since the Otte of the application for registration:

 (h.) Any condition, exception, reservation, charge, lien or interest noted or subored bereon:

 (i.) The right of any person to show that the whole or any portion of the land is by wrong description of boundaries or parcels improperly included in this certificate franch wherein the person that the property included in this certificate franch wherein the person of the person

Re Highway See Plan 2220 (BIK. C)

Re: Read see H 9091 - as to Block 'c' enty 27.4

From	Certificate	No.		
			No.1171.	



No...778531___

Certificate of Indefeasible Title

Date of Application for registration, the	29th day of	September , 19.31
Register, Vol. 32		
This is to certify that	The Corporation of the	of Prince George.

is absolutely and indefeasibly entitled in fee-simple, subject to such charges, liens, and interests as are notified by endorsement hereon, and subject to the conditions, exceptions, and reservations set out hereon, to... piece of land situate in the Prince George Assessment District and Province of British Columbia, and more particularly known and described as:-

X cart of Blocks b and c of Lotione thousand four hundred and thirty-two flaton and Part of Lots 8079 7 368 (1432), Cariboo District Mescribed as follows: (a) Central avenue, from its intersection with the Tort Seorge - Hazelton Highway in Block "B" or District Lot 1432, Cariboo District, to the North boundary of not Eight thousand one hundred and seventy-mine (8179), Cariboo District, for a distance of approximately Three quarters (4) of a mile; (b) An unnamed road, from to intersection with the Fort George - Hazelton High-a" in Block "t" of District Lot 1432, Cariboo District, to the East boundary of District Lot one thousand four hundred and thirty-three(1433),

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CANCELLED A-6 1985 By W16563

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office at	Kamloops	, Briti
Columbia, this	9th day of	October
1931		



Asserviations;
M. = Mortgage in fee.
R.P. = Right to purchase.
R.P. = Sub-right to purchase.
L.P. = Lis pendens.
L. = Leate.
R.C. = Restrictive Covenant.

Charges, Liens, and Interests.

FOR OTHER ABBREVIATION

1

LAND.		Nature of Charge.	No.	Date of Applica-	Time.	OWNER OF CHARGE.	Value or Amount.	PARTICULARS, TERM, RATE, ETC.	RELEASES.	Registrar's Signatur to Releases.
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Land Title System

For: [PL18282] [NEGRIN, LAURIE]

Search Results

Jan 31, 2008

Help?

As Of: 08/01/31 15:37:37 Main Menu Return

Check for Prints

03:37:38 PM

Search Again BC OnLine Mailbox Services

Print Only Current Title Info.

Print Current & Cancelled Title Info.

Folio: 2341-02011-0

Search by Title Displaying Current Information

Title Displayed

PRINCE GEORGE

LAND TITLE OFFICE

TITLE NO: BV428236

DECLARED VALUE

FROM TITLE NO: BT359288

APPLICATION FOR REGISTRATION RECEIVED ON:

24 OCTOBER, 2003 ENTERED: 24 OCTOBER, 2003

REGISTERED OWNER IN FEE SIMPLE: CITY OF PRINCE GEORGE 1100 PATRICIA BOULEVARD PRINCE GEORGE, BC

V2L 3V9

TAXATION AUTHORITY:

CITY OF PRINCE GEORGE

DESCRIPTION OF LAND:

PARCEL IDENTIFIER: 015-098-231

THE EAST 1/2 OF DISTRICT LOT 8181 CARIBOO DISTRICT

EXCEPT: PLANS 21094, BCP1370 AND BCP7958

LEGAL NOTATIONS: NONE

CHARGES, LIENS AND INTERESTS:

NATURE OF CHARGE

CHARGE NUMBER DATE TIME

STATUTORY RIGHT OF WAY

PK47858

1996-11-21 09:29

REGISTERED OWNER OF CHARGE:

CITY OF PRINCE GEORGE

PK47858

REMARKS: PART ON PLAN 29103

STATUTORY RIGHT OF WAY

BT450069

2002-12-09 09:26

REGISTERED OWNER OF CHARGE:

CITY OF PRINCE GEORGE

BT450069

REMARKS: INTER ALIA

"CAUTION - CHARGES MAY NOT APPEAR IN ORDER OF PRIORITY. SEE SECTION 28, L.T.A."

DUPLICATE INDEFEASIBLE TITLE: NONE OUTSTANDING

TRANSFERS: NONE

PENDING APPLICATIONS: NONE

*** CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN ***



Main Menu Return Help ?

Search Again

Prince George Land Title District

Search by: Title (QT) - display current info

Search Criteria: BV428236

Submit | Reset

Land Title System

Miscellaneous Notes

BC OnLine Mailbox Services

For: [PL18282] [NEGRIN, LAURIE]

Jan 31, 2008

As Of: 08/01/31 16:34:02

04:34:02 PM Search Again

Return Main Menu

Help?

Folio: 2341-02011-0

Search by Parcel ID Showing Miscellaneous Notes

*** LAST PAGE

Check for Prints

PARCEL IDENTIFIER (PID): 015-098-231

SHORT LEGAL DESCRIPTION: U/CARIBOO/////8181//E2

MARG: *REM

MISCELLANEOUS NOTES:

SRW PL 29103 CG 7803M

Main Menu Return Help?

Search Again

Prince George

Land Title District

Search by: Parcel ID (QP) - misc notes

Search Criteria: 015-098-231

Submit

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Assessment Roll Report

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Report Date: Jan 31, 2008 Report Time: 04:19:43 PM Folio: 2341-02011-0 For: PL18282

Roll Year: 2008 Roll Number: 00-19343.000

Area: 26 Jurisdiction: 226

School District: 57

Neighbourhood: 120 - STRIP COMMERCIAL

Property Address: 2450 RANGE RD PRINCE GEORGE BC

Owner Name: PRINCE GEORGE CITY # of Owners: 2

Owner Address: ATTN: MANAGER REAL ESTATE SERVICES 1100 PATRICIA BLVD

PRINCE GEORGE BC V2L 3V9

Document No: BV428236 PID: 015-098-231

Legal Description: Part E1/2, District Lot 8181, Cariboo Land District, Except Plan

21094, & Exc PL BCP1370 & BCP7958

2008 Value

Property Class Improvement Land \$198000 **Business And** N/A Other

Rec/Non Profit N/A \$1840000

Total Actual Value:

\$2038000

2007 Value

Property Class Improvement Land **Business And** \$180000 N/A Other

Rec/Non Profit N/A \$1673000

Total Actual Value:

\$1853000

2006 Value

Property Class Improvement Land **Business And** \$178000 N/A Other

Rec/Non Profit N/A \$1396000

Total Actual Value:

\$1574000

Manual Class: D353 - Retail Store

Actual Use: 612 - Golf Courses (Includes Public & Private)

Tenure: 01 - Crown-Granted

ALR:

Land Dimension: 31.35 Land Dimension Type: Acres

Sales: Number Description

> #1 A NON-SALE occurred on 24 Oct 2003. The document # was

> > BV428236.

A NON-SALE occurred on 24 Jun 2003. The document # was #2

https://apps.bconline.gov.bc.ca/bcawq/confirmStandardReport.do

BV226084.

- #3 A NON-SALE occurred on 24 Jun 2003. The document # was BV226085.
- #4 A NON-SALE occurred on 17 Sep 2002. The document # was BT339337.
- #5 A NON-SALE occurred on 17 Sep 2002. The document # was BT359288.
- #6 A NON-SALE occurred on 10 Nov 1998. The document # was PM49292.

Additional Owners:

Associated PIDs:

PINE VALLEY GOLF CENTRE 1100 PATRICIA BLVD PRINCE GEORGE BC V2L 3V9 015-098-257

British



Columbia.

CARIBOO DISTRICT.

Scale, 20 Chains = One Inch.

8182

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Traced by



1995

PROVINCE OF BRITISH COLUMBIA.

of Great Britain, Ireland, and the British Dominions beyond the Seas, KING, Defender of the Faith, Emperor of India. Centur II., by the Grace of God,

with Minister of Lands.

In all in mhom these presents shall come, Greefing:

HIIII IIP that We do by these presents, for Us, Our heirs and successors, in consideration of the sum of One hundred and ninety-four and 75/100. Dollars to Us paid, give and grant unto
CITY OF PRINCE GEORGE
its successors Addend assigns,
All those Parcels or Lot Sof Land situate in
said to contain Seventy-seven and 90/100 acres, more or
less, and more particularly described on the Map or Plan hereunto annexed and coloured red, and numbered Lot Bight
thousand one hundred and elghty-one (8181) and Block "C" of Lot One thousand four hundr
and thirty-two (1432)
on the Official Plan or Survey of the saidCARIBOODistrict, in the Province of British
Columbia, to have and to hold the said Parcel or Lot of Land, and all and singular the premises hereby granted, with their appur-
tenances, unto the saidCITY_OF.PRINCE_GEORGE

PROVIDED NEVERTHELESS that it shall at all times be lawful for Us, Our heirs and successors, or for any person or persons acting in that behalf paths, or other works of public utility or convenience; so, nevertheless, that the lands so to be resumed shall not exceed one-twentieth part of the whole of gardens aforesaid, and that no such resumption shall be made of any lands on which any buildings may have been erected, or which may be in use as gardens or otherwise for the more convenient occupation of any such buildings; or for any person or persons acting under Our or their authority, and that it shall at all times be lawful for Us, Our heirs and successors, or for any person or persons acting under Our or their authority, which may be thereunder situate, and to vais and to get thereout any minerals, precious or base, including coal, percloteum, and natural gas, inc, or the purpose of such raising and getting, and every other purpose connected therewith, paying in respect of such raising and setting, and every other purpose connected therewith, paying in respect of such raising and setting, and every other purpose connected therewith, paying in respect of such raising, getting, and every other purpose connected therewith, paying in respect of such raising, and other such any parts of the same land, and of the easements and occupy such water PROVIDED also that it shall be lawful for any person duly authorized in that behalf by Us, Our heirs and successors, to take and occupy such water privileges, and to have and enjoy such rights of carrying water over, through, or under any parts of the hereditaments hereby granted, as may be reasonably required for mining or agricultural purposes in the vicinity of the said hereditaments, paying therefor a reasonable compensation to the aforesaid LOUIS and assigns, for ever: its successors

CITY OF PRINCE GEORGE

assigna

SUCCESSORS

its

upon any part of the herelitaments hereby granted, without compensation, any gravel, sand, stone, lime, timber, or other material which may be required in the construction, maintenance, or repair of any roads, ferries, bridges, or other public works:	PROVIDED also that in the event of any of the lands hereby granted being divided into lots containing one acre or less, one-fourth of all the blocks of lots, or one-fourth of all the lots where the lots are not divided into blocks, to be selected as provided in the "Land Act," shall be reconveyed to Us and Our successors:	PROVIDED also that all travelled streets, roads, trails, and other highways existing over or through said lands at the date hereof shall be excepted a this grant.		In testimony whereaf, We have caused these Our Letters to be made Patent, and the Great Seal of OUR PROVINCE OF	BRITISH COLUMBIA to be hereunto affixed: WITNESS, His HonourJOHN WILLIAM FORDHAM JOHNSON	Lieutenant-Governor of Our said Province, at Our Government House, in Our City of Victoria, thisTenth	day ofSeptemberin the year of our Lord one thousand nine hundred andthirty_one	and in the twenty-second our Reign.
upon any part of the hereditame in the construction, maintenance	PROVIDED also that in the lots, or one-fourth of all the lots Our successors:	PROVIDED also that all tra from this grant,	20 *I	In testimony whereof,	BRITISH COLUMBI	Lieutenant-Governor	day ofSepter	and in the TWE

Command.

78037

LAND REGISTRY OFFICE RECEIVED

OCT 10 1931

Ans'd KAMLOOPS, B.C.

Self. Prince George, B.C.

https://www.bconline.gov.bc.ca/cgi/retrieve object.cgi?Text+%2Fbcol%2Fdelivery%2Fbcolprod%2Fobjects%2FPL...

TITLE SEARCH PRINT - PRINCE GEORGE

Requestor: (PL18282) MCELHANNEY CONSULTING SERVICES LTD.

TITLE - BV226085

Page: 001

Time: 15:41:23 234/-020//-0

PRINCE GEORGE

LAND TITLE OFFICE

TITLE NO: BV226085 FROM TITLE NO: BT339337

APPLICATION FOR REGISTRATION RECEIVED ON: 24 JUNE, 2003

ENTERED: 30 JUNE, 2003

REGISTERED OWNER IN FEE SIMPLE:

CITY OF PRINCE GEORGE 1100 PATRICIA BOULEVARD PRINCE GEORGE, BC

V2L 3V9

TAXATION AUTHORITY:

CITY OF PRINCE GEORGE

DESCRIPTION OF LAND:

PARCEL IDENTIFIER: 015-098-257

BLOCK C OF DISTRICT LOT 1432 CARIBOO DISTRICT EXCEPT: PLANS 21094,

22207, PGP37876, PGP37922, H735, BCP1370 AND BCP5873

LEGAL NOTATIONS:

THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 26 OF THE LOCAL GOVERNMENT ACT, SEE BT280018

HERETO IS ANNEXED EASEMENT BT361946 OVER PART (PLAN BCP1372) LOT 1 PLAN BCP1370

THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 26 OF THE LOCAL GOVERNMENT ACT, SEE BV116188

HERETO IS ANNEXED EASEMENT BV423254 OVER LOT 1 PLAN BCP1370

HERETO IS ANNEXED EASEMENT BV423247 OVER LOT 1 PLAN BCP1370

CHARGES, LIENS AND INTERESTS:

NATURE OF CHARGE

CHARGE NUMBER DATE

STATUTORY RIGHT OF WAY

BT450069 2002-12-09 09:26

REGISTERED OWNER OF CHARGE:

CITY OF PRINCE GEORGE

BT450069

REMARKS: INTER ALIA

"CAUTION - CHARGES MAY NOT APPEAR IN ORDER OF PRIORITY. SEE SECTION 28, L.T.A."

DUPLICATE INDEFEASIBLE TITLE: NONE OUTSTANDING

TRANSFERS: NONE

PENDING APPLICATIONS: NONE

CONTINUES ON PAGE 002

 $https://www.bconline.gov.bc.ca/cgi/retrieve_object.cgi? Text + \%2 Fbcol\%2 Fdelivery\%2 Fbcolprod\%2 Fobjects\%2 FPL...$

Date: 08/01/31

TITLE SEARCH PRINT - PRINCE GEORGE

Time: 15:41:23

Requestor: (PL18282) MCELHANNEY CONSULTING SERVICES LTD.

Page: 002

TITLE - BV226085

*** CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN ***

Land Title System

Miscellaneous Notes

For: [PL18282] [NEGRIN, LAURIE]

Jan 31, 2008

04:35:35 PM

As Of: 08/01/31 16:35:35 Main Menu Return

Search Again BC OnLine Mailbox Services

Help?

Folio: 2341-02011-0

Search by Parcel ID Showing Miscellaneous Notes

*** LAST PAGE

Check for Prints

PARCEL IDENTIFIER (PID): 015-098-257

SHORT LEGAL DESCRIPTION: U/CARIBOO/////1432///C

MARG: *REM

MISCELLANEOUS NOTES:

CG 7803M RW PL 21784

EXPL PLAN PGP45969

Main Menu Return Help?

Search Again

Prince George

Land Title District

Search by: Parcel ID (QP) - misc notes

Search Criteria: 015-098-257

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Assessment Roll Report

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Report Date: Jan 31, 2008 **Report Time:** 04:15:26 PM **Folio:** 2341-02011-0 **For:** PL18282

Roll Year: 2008 **Roll Number:** 00-19343.000

Area: 26 Jurisdiction: 226

School District: 57

Neighbourhood: 120 - STRIP COMMERCIAL

Property Address: 2450 RANGE RD PRINCE GEORGE BC

Owner Name: PRINCE GEORGE CITY # of Owners: 2

Owner Address: ATTN: MANAGER REAL ESTATE SERVICES 1100 PATRICIA BLVD

PRINCE GEORGE BC V2L 3V9

Document No: BV428236 **PID:** 015-098-231

Legal Description: Part E1/2, District Lot 8181, Cariboo Land District, Except Plan

21094, & Exc PL BCP1370 & BCP7958

2008 Value

Property Class Improvement Land
Business And \$198000 N/A

Other

Rec/Non Profit N/A \$1840000

Total Actual Value:

\$2038000

2007 Value

Property Class Improvement Land
Business And \$180000 N/A
Other

Other

Rec/Non Profit N/A \$1673000

Total Actual Value:

\$1853000

2006 Value

Property Class Improvement Land
Business And \$178000 N/A

Other

Rec/Non Profit N/A \$1396000

Total Actual Value:

\$1574000

Manual Class: D353 - Retail Store

Actual Use: 612 - Golf Courses (Includes Public & Private)

Tenure: 01 - Crown-Granted

ALR:

Land Dimension: 31.35 Land Dimension Type: Acres

Sales: Number Description

#1 A NON-SALE occurred on 24 Oct 2003. The document # was

BV428236.

#2 A NON-SALE occurred on 24 Jun 2003. The document # was

https://apps.bconline.gov.bc.ca/bcawq/confirmStandardReport.do

BV226084.

#3	A NON-SALE occurred on 24 Jun 2003. The document # was
	BV226085.

- #4 A NON-SALE occurred on 17 Sep 2002. The document # was BT339337.
- #5 A NON-SALE occurred on 17 Sep 2002. The document # was
- #6 A NON-SALE occurred on 10 Nov 1998. The document # was PM49292.

Additional Owners:

Associated PIDs:

PINE VALLEY GOLF CENTRE 1100 PATRICIA BLVD PRINCE GEORGE BC V2L 3V9 015-098-257

City of Prince George PGMap-(Data accuracy not guaranteed).



Date: 08/04/29

TITLE SEARCH PRINT - PRINCE GEORGE Requestor: (PA81631) NORTHERN REGISTRY SERVICES (2002) TITLE - BW120585

Time: 10:09:03 Page: 001

SECTION 98 LAND TITLE ACT

PRINCE GEORGE LAND TITLE OFFICE

TITLE NO: BW120585 FROM TITLE NO: BV226084

APPLICATION FOR REGISTRATION RECEIVED ON: 26 MARCH, 2004

ENTERED: 14 MAY, 2004

REGISTERED OWNER IN FEE SIMPLE:

CITY OF PRINCE GEORGE 1100 PATRICIA BOULEVARD PRINCE GEORGE, BC V2L 3V9

TAXATION AUTHORITY:

CITY OF PRINCE GEORGE

SEARCHED BY MORTHERN REGISTRY SERVICES (280) 564-0616 or 1-800-292-8388

DESCRIPTION OF LAND:

PARCEL IDENTIFIER: 025-927-841

LOT 2 DISTRICT LOT 8180 CARIBOO DISTRICT PLAN BCP10188

LEGAL NOTATIONS:

THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 26 OF THE LOCAL GOVERNMENT ACT, SEE BV116188

THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 26 OF THE LOCAL GOVERNMENT ACT, SEE BV512946

CHARGES, LIENS AND INTERESTS: NONE

DUPLICATE INDEFEASIBLE TITLE: NONE OUTSTANDING

TRANSFERS: NONE

PENDING APPLICATIONS: NONE

Date: 08/04/29

TITLE SEARCH PRINT - PRINCE GEORGE

Requestor: (PA81631) NORTHERN REGISTRY SERVICES (2002)

TITLE - BV226084

PRINCE GEORGE LAND TITLE OFFICE

TITLE NO: BV226084

FROM TITLE NO: PM49300

APPLICATION FOR REGISTRATION RECEIVED ON: 24 JUNE, 2003

ENTERED: 30 JUNE, 2003

TITLE CANCELLED: 14 MAY, 2004

REGISTERED OWNER IN FEE SIMPLE:

CITY OF PRINCE GEORGE

TAXATION AUTHORITY:

CITY OF PRINCE GEORGE

SEAMCHED BY NORTHERN REGISTRY SERVICES (200) 564-0616 or 1-800-292-8388

Time: 16:41:33

Page: 001

DESCRIPTION OF LAND:

PARCEL IDENTIFIER: 015-379-370

THAT PART OF DISTRICT LOT 8180 CARIBOO DISTRICT AS SHOWN ON PLAN B3608

EXCEPT: PLANS 21094, PGP37876, PGP42681, H735 AND BCP5873

LEGAL NOTATIONS:

THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 26 OF THE LOCAL

GOVERNMENT ACT, SEE BV116188

THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 26 OF THE LOCAL

GOVERNMENT ACT, SEE BV512946

CHARGES, LIENS AND INTERESTS: NONE

DUPLICATE INDEFEASIBLE TITLE: NONE OUTSTANDING

TRANSFERS:

2004-05-14

PART SUBDIVIDED BY PLAN BCP10188BW120584

ALL SUBDIVIDED BY PLAN BCP10188BW120585

Date: 08/04/29 TITLE SEARCH PRINT - PRINCE GEORGE Time: 16:45:07 Requestor: (PA81631) NORTHERN REGISTRY SERVICES (2002) Page: 001

TITLE - PM49300

PRINCE GEORGE LAND TITLE OFFICE TITLE NO: PM49300

FROM TITLE NO: PM27297

APPLICATION FOR REGISTRATION RECEIVED ON: 10 NOVEMBER, 1998

ENTERED: 12 NOVEMBER, 1998

TITLE CANCELLED: 30 JUNE, 2003

REGISTERED OWNER IN FEE SIMPLE:

CITY OF PRINCE GEORGE

TAXATION AUTHORITY:

CITY OF PRINCE GEORGE

SEARCHED BY MORTHERN REGISTRY SERVICES (230) 564-0616 or 1-800-292-8388

DESCRIPTION OF LAND:

PARCEL IDENTIFIER: 015-379-370

THAT PART OF DISTRICT LOT 8180 CARIBOO DISTRICT AS SHOWN ON PLAN B3608

EXCEPT PLANS 21094 PGP37876 PGP42681 AND H735

LEGAL NOTATIONS:

THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 26 OF THE LOCAL

GOVERNMENT ACT, SEE BV116188

CHARGES, LIENS AND INTERESTS:

NATURE OF CHARGE

CHARGE NUMBER DATE TIME

COVENANT

H20697 1973-08-20 15:22 CANCELLED BY: BT466373 2002-12-20

REGISTERED OWNER OF CHARGE:

CITY OF PRINCE GEORGE

H20697

REMARKS: INTER ALIA SECTION 24A LAND REGISTRY ACT

CANCELLED AS TO PART ON PLAN PGP37876

BY PH12222, 11/04/1994 MODIFIED BY PM43910

COVENANT

PM43910 1998-10-08 11:16 CANCELLED BY: BT466373 2002-12-20

REMARKS: INTER ALIA

MODIFICATION OF H20697

"CAUTION - CHARGES MAY NOT APPEAR IN ORDER OF PRIORITY. SEE SECTION 28, L.T.A."

DUPLICATE INDEFEASIBLE TITLE: NONE OUTSTANDING

TRANSFERS:

2003-06-30

ALL SECTION 189BV226084

2003-06-30

PART SUBDIVIDED BY PLAN BCP5873BV232995

Date: 08/04/29

TITLE SEARCH PRINT - PRINCE GEORGE Time: 16:46:26

Requestor: (PA81631) NORTHERN REGISTRY SERVICES (2002)

TITLE - PM27297

PRINCE GEORGE LAND TITLE OFFICE

TITLE NO: PM27297

FROM TITLE NO: PH12225

APPLICATION FOR REGISTRATION RECEIVED ON: 26 JUNE, 1998

ENTERED: 22 JULY, 1998

TITLE CANCELLED: 12 NOVEMBER, 1998

REGISTERED OWNER IN FEE SIMPLE:

CITY OF PRINCE GEORGE

TAXATION AUTHORITY:

CITY OF PRINCE GEORGE

SEARCHED BY

Page: 001

MORTHERN REGISTRY SERVICES

(250) 564-0616 or 1-830-292-8388

DESCRIPTION OF LAND:

PARCEL IDENTIFIER: 015-379-370

THAT PART OF DISTRICT LOT 8180 CARIBOO DISTRICT AS SHOWN ON PLAN B3608

EXCEPT PLANS 21094, PGP37876 AND PGP42681

LEGAL NOTATIONS:

NOTICE OF ESTABLISHMENT AS HIGHWAY AND VESTING IN CROWN RECEIVED

1998-11-10, OF LANDS SPECIFIED IN THE NOTICE, SEE PM49299 AND

PLAN H735

CHARGES, LIENS AND INTERESTS:

NATURE OF CHARGE

CHARGE NUMBER DATE TIME

COVENANT

H20697 1973-08-20 15:22

REGISTERED OWNER OF CHARGE:

CITY OF PRINCE GEORGE

H20697

REMARKS: INTER ALIA SECTION 24A LAND REGISTRY ACT

CANCELLED AS TO PART ON PLAN PGP37876

BY PH12222, 11/04/1994

"CAUTION - CHARGES MAY NOT APPEAR IN ORDER OF PRIORITY. SEE SECTION 28, L.T.A."

DUPLICATE INDEFEASIBLE TITLE: NONE OUTSTANDING

TRANSFERS:

1998-11-10 NO TITLE

1998-11-12

Date: 08/04/30 TITLE SEARCH PRINT - PRINCE GEORGE Time: 10:41:50 Requestor: (PA81631) NORTHERN REGISTRY SERVICES (2002) Page: 001

TITLE - PH12225

PRINCE GEORGE LAND TITLE OFFICE FROM TITLE NO: 6705M

TITLE NO: PH12225

APPLICATION FOR REGISTRATION RECEIVED ON: 11 APRIL, 1994

ENTERED: 11 APRIL, 1994

TITLE CANCELLED: 22 JULY, 1998

REGISTERED OWNER IN FEE SIMPLE:

CITY OF PRINCE GEORGE

TAXATION AUTHORITY:

CITY OF PRINCE GEORGE

DESCRIPTION OF LAND:

PARCEL IDENTIFIER: 015-379-370

THAT PART OF DISTRICT LOT 8180 CARIBOO DISTRICT AS SHOWN ON PLAN B3608

EXCEPT PLANS 21094 AND PGP37876

LEGAL NOTATIONS: NONE

CHARGES, LIENS AND INTERESTS:

NATURE OF CHARGE

CHARGE NUMBER DATE TIME

SEARCHED BY MORTHERN REGISTRY SERVICES (230) 564-0616 or 1-800-292-8388

COVENANT

H20697 1973-08-20 15:22

REGISTERED OWNER OF CHARGE:

CITY OF PRINCE GEORGE

H20697

REMARKS: INTER ALIA SECTION 24A LAND REGISTRY ACT

CANCELLED AS TO PART ON PLAN PGP37876

BY PH12222, 11/04/1994

"CAUTION - CHARGES MAY NOT APPEAR IN ORDER OF PRIORITY. SEE SECTION 28, L.T.A."

DUPLICATE INDEFEASIBLE TITLE: NONE OUTSTANDING

TRANSFERS:

1998-06-26 NO TITLE

PART SUB'D BY PLAN PGP42681, ROAD ONLYPM26744

1998-07-22

This Certificate of Indefracible Title is void as agglest the title of any prome adversely in actual possession of and figure at the time of the application upon which this Certificate was gravited, and who exitiates in procession, and is subject to—the whole the time of the application upon which this Certificate was gravited, and who exitiates in the vicinal grant from the Crown; the continued in the vicinal grant from the Crown; the procession of the time of the application for registration imposed or made a lien on which may thereafter be imposed or made a lien on the land; or which may thereafter be imposed or made a lien on which may thereafter be imposed or made a lien on the land, or which may thereafter be the may thereafter the process of the continued on the land, or which was the state of the application for registration imposed or which was not then due and payable, including any charge, rate, or assessment lamposes by any public corporate body having taxing powers over an area in which the land is situate;

(2.) Any these processes are the processes of the courter, as right of water, or other public blocking or right-of-way, water-courter, as right of water, or other public securities.

(2.) Any the composition by Statute;

(3.) Any the besent of creations or recting order or authorized antiquent under the "Bankrupter Act." Treisered disce the date of the application for rugituralism;

(4.) Any condition, excepted since the date of the application for rugituralism;

(5.) Any they demand an anique to the "Bankrupter Act." Treisered disce the date of the application of the process of the sum of the process of the sum

Re Highway See Plan 22.307

Re:	Read	see	4400		· -	,,	
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[OVER]

From Certificate No. 3 5-42 1775 ore. 15



No. 6705M.

Certificate of Indefeasible Title

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egister, Vol. 27	
This is to certify that the Corporation of the Coity of France George B	
of France rearge 10	6
absolutely and indefeasibly entitled in Fee-simple, subject to such charges, liens, and	
terests as are notified by endorsement hereon, and subject to the conditions, exceptions, and	
servations set out heroon, to	1
isco of land situate in the first	· ·
nd Province of British Columbia, and more particularly known and described as:	
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and eight (B' 3608)	- Views
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SECTION 172(3)	
×19,0	STATE OF
170	
TAXAL STATE OF THE	
I witness inhereof I have percunto set my hand and seal of	
office at It ambot British	100
Columbia, this of day of Comery	VICEB
10030	

Registrar.

Assetiations'
M. = Mortgage in fee.
R. P. = Right 15 purchase.
S. K. P. = Sub-right to purchase.
L. P. = Lie pendens.

Charges, Liens, and Interests.

APP (Aut Tours)

C. 6 x - Claim of bruiders dean

	LAND.			Nature of Charge.	No.	Date of Applica- tion.	Time.	OWNER OF CHARGE.	Value or Amount.	PARTICULARS, TERM, RATE, ETC.	No. Date.	Registrat's Eignature to Halcasse.
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Crown Gunt

- This Certificate of Indeedshilds Title is void as against the title of any person adversely in actual presention of and rightly entitled to the benedition upon which this Certificate was granted, and who continues in possession, and is subject to—

 (a) The sublishing exceptions or representations contained in the original grant from the Crewn:

 (b) Any Provincial tax, rate, or sussengment of the original contained and on the original contained in the original grant from the Crewn:

 (b) Lary Provincial tax, rate, or sussengment of the original content of the application—for regulatoristic imposed or which sery farranter to imposed on the laster or which had thereofolyme been imposed and which was not then due and pysible.
- is situate:

 (d) Any lease, or agreement for lease, for a period not exceeding three years, where there is actual occupation under the same:

 (c) Any public highway or right-of-way, water-pourse or right of water, or other public exceeding.

- course or right of water, or other public exercises?

 (f.) Any right of expropriation by Staints:

 (p.) Any light of expropriation by Staints:

 (p.) Any light of expropriation by Staints:

 (p.) Any light of expropriation of expression order or authorized assignment under the "Bank-rupter Act." registered effect the fate of the application for registration:

 (h.) Any condition, exception, recervation, charge, lien or laterest noted or endoured herron:

 (h.) The right of any person to show that the whole or any portion of the hand is by wrong description of boundaries or parcels improperly included in this certificate:

 (j.) The right follows person to show fraud, wherein

- included in this certificate:

 (j.) The right of may person to show fraud, wherein
 the registered owner or wherein the person
 from or through whom the registered owner
 derived his right or title otherwise than kond
 (de for value has participated in may degree.

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Certificate of Indefeasible Title

3rt day of Morember Date of Application for registration, the

Register, Vol. 15

This is to certify that Truce George agriculture and Industrial association

absolutely and indefeasibly entitled in Fee-simple, subject to such charges, liens, and interests as are notified by endorsement hereon, and subject to the conditions, exceptions, and reservations set out hereon, to_ piece of land situate in the Carrles District and Province of British Columbia, and more particularly known and described as:-

Lot. Eight thousand one hundred and eighty (8180) Group. Oue (1)

THE	FOLLOWING THE	PIECES OF RANSFERRE		RAVE
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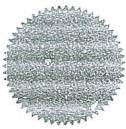
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amborten, British

Columbia, this 25 192 5.

for ER





Charges, Liens, and Interests.

MADE Nature of No. Period April Time CONNER OF CHARGE PARTICULARS, TERM. RELEASE Beditar's Signature BATE, tree No. 1947.

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Date: 08/0^/28 TITLE SEARCH PRINT - PRINCE GEORGE Requel.or: (PA81631) NORTHERN REGISTRY SERVICES (2002)

TITLE - BT339337

PRINCE GEORGE LAND TITLE OFFICE

TITLE NO: BT339337

FROM TITLE NO: PM49292

APPLICATION FOR REGISTRATION RECEIVED ON: 17 SEPTEMBER, 2002

ENTERED: 17 OCTOBER, 2002

TITLE CANCELLED: 30 JUNE, 2003

REGISTERED OWNER IN FEE SIMPLE:

CITY OF PRINCE GEORGE 1100 PATRICIA BOULEVARD PRINCE GEORGE, BC V2L 3V9

SEARCHED BY NORTHERN REGISTRY SERVICES (250) 564-0616 or 1-890-292-8388

Time: 11:23:01

Page: 001

TAXATION AUTHORITY:

CITY OF PRINCE GEORGE

DESCRIPTION OF LAND:

PARCEL IDENTIFIER: 015-098-257

BLOCK C OF DISTRICT LOT 1432 CARIBOO DISTRICT EXCEPT PLANS 21094 22207

PGP37876 PGP37922 H735 AND BCP1370

LEGAL NOTATIONS:

THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 26 OF THE LOCAL GOVERNMENT ACT, SEE BT280018

HERETO IS ANNEXED EASEMENT BT361946 OVER PART (PLAN BCP1372) LOT 1 PLAN BCP1370

THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 26 OF THE LOCAL GOVERNMENT ACT, SEE BV116188

CHARGES, LIENS AND INTERESTS:

NATURE OF CHARGE

CHARGE NUMBER DATE TIME

STATUTORY RIGHT OF WAY

PP34302 2000-09-27 11:07 CANCELLED BY: BT390649 2002-10-25

REGISTERED OWNER OF CHARGE:

BRITISH COLUMBIA HYDRO AND POWER AUTHORITY PP34302

STATUTORY RIGHT OF WAY

BT450069 2002-12-09 09:26

REGISTERED OWNER OF CHARGE:

CITY OF PRINCE GEORGE

BT450069

REMARKS: INTER ALIA

"CAUTION - CHARGES MAY NOT APPEAR IN ORDER OF PRIORITY. SEE SECTION 28, L.T.A."

DUPLICATE INDEFEASIBLE TITLE: NONE OUTSTANDING

Date: 08/04/28 TITLE SEARCH PRINT - PRINCE GEORGE Time: 11:23:02

Requestor: (PA81631) NORTHERN REGISTRY SERVICES (2002)

TITLE - BT339337

Page: 002

TRANSFERS:

2003-06-30

ALL SECTION 189BV226085

2003-06-30

PART SUBDIVIDED BY PLAN BCP5873BV232994

Date: 08/04/28 TITLE SEARCH PRINT - PRINCE GEORGE Time: 11:23:02 Requestor: (PA81631) NORTHERN REGISTRY SERVICES (2002) Page: 001

TITLE - PM49292

PRINCE GEORGE LAND TITLE OFFICE TITLE NO: PM49292

FROM TITLE NO: PH14586

APPLICATION FOR REGISTRATION RECEIVED ON: 10 NOVEMBER, 1998

ENTERED: 12 NOVEMBER, 1998

TITLE CANCELLED: 17 OCTOBER, 2002

REGISTERED OWNER IN FEE SIMPLE:

CITY OF PRINCE GOERGE

SEAMCHED BY MORTHERN REGISTRY SERVICES (250) 564-0616 or 1-860-292-8388

TAXATION AUTHORITY:

CITY OF PRINCE GEORGE

DESCRIPTION OF LAND:

PARCEL IDENTIFIER: 015-098-257

BLOCK C OF DISTRICT LOT 1432 CARIBOO DISTRICT EXCEPT PLANS 21094 22207

PGP37876 PGP37922 AND H735

LEGAL NOTATIONS:

THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 26 OF THE LOCAL

GOVERNMENT ACT, SEE BT280018

CHARGES, LIENS AND INTERESTS:

NATURE OF CHARGE

CHARGE NUMBER DATE TIME

STATUTORY RIGHT OF WAY

PP34302 2000-09-27 11:07

REGISTERED OWNER OF CHARGE:

BRITISH COLUMBIA HYDRO AND POWER AUTHORITY

PP34302

"CAUTION - CHARGES MAY NOT APPEAR IN ORDER OF PRIORITY. SEE SECTION 28, L.T.A."

DUPLICATE INDEFEASIBLE TITLE: NONE OUTSTANDING

TRANSFERS:

2002-10-17

2002-10-17

PART SUB IN PLAN BCP1370BT361942

Date: 08/04/28 TITLE SEARCH PRINT - PRINCE GEORGE Time: 11:23:03 Requestor: (PA81631) NORTHERN REGISTRY SERVICES (2002)

TITLE - PH14586

Page: 001

PRINCE GEORGE LAND TITLE OFFICE

TITLE NO: PH14586

FROM TITLE NO: PH12224

APPLICATION FOR REGISTRATION RECEIVED ON: 27 APRIL, 1994

ENTERED: 27 APRIL, 1994

TITLE CANCELLED: 12 NOVEMBER, 1998

REGISTERED OWNER IN FEE SIMPLE:

CITY OF PRINCE GEORGE

TAXATION AUTHORITY:

CITY OF PRINCE GEORGE

SEARCHED BY NORTHERN REGISTRY SERVICES (250) 564-0616 or 1-800-292-8388

DESCRIPTION OF LAND:

PARCEL IDENTIFIER: 015-098-257

BLOCK C OF DISTRICT LOT 1432 CARIBOO DISTRICT EXCEPT PLANS: 21094

22207 PGP37876 AND PGP37922

LEGAL NOTATIONS:

NOTICE OF ESTABLISHMENT AS HIGHWAY AND VESTING IN CROWN RECEIVED 1998-11-10, OF LANDS SPECIFIED IN THE NOTICE, SEE PM49291 AND

PLAN H735

CHARGES, LIENS AND INTERESTS: NONE

DUPLICATE INDEFEASIBLE TITLE: NONE OUTSTANDING

TRANSFERS:

1998-11-10 NO TITLE

PT CANCELLED BY FORM 12PM49291

Date: 08/04/28 TITLE SEARCH PRINT - PRINCE GEORGE Time: 11:23:03 Requestor: (PA81631) NORTHERN REGISTRY SERVICES (2002)

TITLE - PH12224

Page: 001

PRINCE GEORGE LAND TITLE OFFICE

TITLE NO: PH12224

FROM TITLE NO: PG19283

APPLICATION FOR REGISTRATION RECEIVED ON: 11 APRIL, 1994

ENTERED: 11 APRIL, 1994

TITLE CANCELLED: 27 APRIL, 1994

REGISTERED OWNER IN FEE SIMPLE:

CITY OF PRINCE GEORGE

SEARCHED BY **NORTHERN REGISTRY SERVICES** (250) 564-0616 or 1-600-292-8388

TAXATION AUTHORITY:

CITY OF PRINCE GEORGE

DESCRIPTION OF LAND:

PARCEL IDENTIFIER: 015-098-257

BLOCK C OF DISTRICT LOT 1432 CARIBOO DISTRICT EXCEPT PLANS 21094

22207 AND PGP37876

LEGAL NOTATIONS: NONE

CHARGES, LIENS AND INTERESTS: NONE

DUPLICATE INDEFEASIBLE TITLE: NONE OUTSTANDING

TRANSFERS:

1994-04-27

1994-04-27

Date: 08/04/28 TITLE SEARCH PRINT - PRINCE GEORGE Time: 11:23:03

Requestor: (PA81631) NORTHERN REGISTRY SERVICES (2002)

TITLE - PG19283

Page: 001

PRINCE GEORGE LAND TITLE OFFICE

TITLE NO: PG19283

FROM TITLE NO: PC52566

APPLICATION FOR REGISTRATION RECEIVED ON: 10 JUNE, 1993

ENTERED: 10 JUNE, 1993

TITLE CANCELLED: 11 APRIL, 1994

REGISTERED OWNER IN FEE SIMPLE:

CITY OF PRINCE GEORGE

TAXATION AUTHORITY:

CITY OF PRINCE GEORGE

HOTTHISTID, HELBISTRY SERVICES (200) 564-0616 or 1-800-202-8398

DESCRIPTION OF LAND:

PARCEL IDENTIFIER: 015-098-257

BLOCK C OF DISTRICT LOT 1432 CARIBOO DISTRICT EXCEPT PLANS 21094

AND 22207

LEGAL NOTATIONS: NONE

CHARGES, LIENS AND INTERESTS:

NATURE OF CHARGE

CHARGE NUMBER DATE TIME

RIGHT OF WAY

026432 1979-07-30 13:29

CANCELLED BY: PH11028 1994-03-31

REGISTERED OWNER OF CHARGE:

BRITISH COLUMBIA HYDRO AND POWER AUTHORITY

026432

REMARKS: PART ON PLAN 21784 INTER ALIA

"CAUTION - CHARGES MAY NOT APPEAR IN ORDER OF PRIORITY. SEE SECTION 28, L.T.A."

DUPLICATE INDEFEASIBLE TITLE: NONE OUTSTANDING

TRANSFERS:

1994-04-11

PART SUB'D BY PLAN PGP37876PH12223

1994-04-11

Date: 08/04/28 TITLE SEARCH PRINT - PRINCE GEORGE Time: 11:23:03 Requestor: (PA81631) NORTHERN REGISTRY SERVICES (2002) Page: 001

TITLE - PC52566

PRINCE GEORGE LAND TITLE OFFICE TITLE NO: PC52566

FROM TITLE NO: 7803M

APPLICATION FOR REGISTRATION RECEIVED ON: 09 NOVEMBER, 1989

ENTERED: 22 NOVEMBER, 1989

TITLE CANCELLED: 10 JUNE, 1993

REGISTERED OWNER IN FEE SIMPLE:

CITY OF PRINCE GEORGE

TAXATION AUTHORITY:

CITY OF PRINCE GEORGE

SEARCHED BY NORTHERN REGISTRY SERVICES (200) 564-0616 or 1-860-282-8388

DESCRIPTION OF LAND:

PARCEL IDENTIFIER: 015-098-257

BLOCK C OF DISTRICT LOT 1432 CARIBOO DISTRICT EXCEPT PLAN 21094

LEGAL NOTATIONS:

RE HIGHWAY SEE PLAN 22207

NOTICE OF ESTABLISHMENT AS HIGHWAY AND OF VESTING IN CROWN RECEIVED THE 10TH DAY OF JUNE 1993 OF LANDS SPECIFIED IN THE NOTICE UNDER NO. PG19207 AS TO PLAN 22207

CHARGES, LIENS AND INTERESTS:

NATURE OF CHARGE

CHARGE NUMBER DATE TIME

RIGHT OF WAY

026432 1979-07-30 13:29

REGISTERED OWNER OF CHARGE:

BRITISH COLUMBIA HYDRO AND POWER AUTHORITY

REMARKS: PART ON PLAN 21784 INTER ALIA

"CAUTION - CHARGES MAY NOT APPEAR IN ORDER OF PRIORITY. SEE SECTION 28, L.T.A."

DUPLICATE INDEFEASIBLE TITLE: NONE OUTSTANDING

TRANSFERS:

1993-06-10

PART ON PLAN 22207 SEE FORM 12 PG19207NO TITLE

1993-06-10

This Certificate of Indefeasible Title is void as naminst the title of any person adversely in actual possession of and rightly entitled to the heredita-ments included in same at the time of the applica-tion upon which this Certificate was granted, and who continues in possession, and is subject to—

- who continues in possession, and is subject to.
 (a.) The subsisting exceptions or reservations contained in the original grant from the Crown:
 (b.) Any Dominion or Provincial tax, rate, or registration imposed or made a lien or which may thereafter be imposed or made a lien on the land:
- the laud:

 (c.) Any municipal charge, rate, or assessment at
 the date of the application for registration
 imposes which may thereafter be imposed
 on the laud, or which had it eretofore been
 imposed for local improvements or otherwise
 and which was not then due and payable,
 including any charge, rate, or assessment
 imposed by any public corporate body having
 taking powers over an area in which the
 land is adulate:
- land is situate:

 (d.) Any lease, or agreement for lease, for a period not exceeding three years, where there is actual occupation under the same:

 (a.) Any public highway or right-of-way, water-course, or right of water, or other public easument:

 (f.) Any right of expropriation by Statute:
- (j.) Any right of expropriation by Statute:
 (g.) Any lap pendens or mechanic's lies, judgment, cavast, or other charge, or any assignment, for the benefit of creditors or receiving order or subvorted assignment under the "Bankrupter Act," registered since the date of the application for registration:
 (A.) Any condition, exception, reservation, charge, lien or interest noted or endorsed bereon:
 (i.) The right of any person to show that the whole or any portion of the land is by wrong description of boundaries or parcels improperly included in this certificate:
 (j.) The right of any person to show frout, wherein the registered owner or wherein the person from or through whom the registered owner derived his right or title otherwise than bone field Capatrol America.

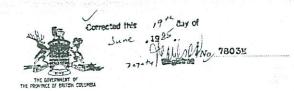
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Re Highway See Plan 22207 asto BK.C

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From Certificate No. Grown Grant. Bylam 334. VAND 7785 MV



Certificate of Indefeasible Title

Date of Application for registration, the	10th	day of	October	, 19_31
Register, Vol. 32.				

This is to certify that

The Corporation of the City of Frince George. of Prince George, B.C.

interests is are notified by endorsement reservations set out hereon, to	hereon, and subject to the conditions, exceptions, an these
	Prince George Assessment District
	ore particularly known and described as:-
	and eighty-one (8181), and Block "C" of
	nd thirty-two (1432); both in Cariboo
	ty-seven and ninety hundredths (77.90)
Acres more or less.	

CANCELLED 9/11 1989 By PC 52566 DAY

CONVERTED SECTION 172(3)

office at		Kamloopa	Britis	
Columbia, this	4th	day of	Hovember	
19 31				

OVER.

ABSETVATIONS:
M. = Mortgage in fea.
S. K.P. = Right to purchase.
S. K.P. = Debright to purchase.
L.P. = Lis pendens.
L. = Lease.
R. C. = Restrictive Covenant.

Charges, Liens, and Interests.

FILL IN HERE!

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LA	AND,			Nature of Charge.	No.	Date of Applica-	Time.	OWNER OF CHARGE.	Value or Amount.	PARTICULARS, TERM, RATE, etc.	Rei.e.		Registrar's Signatur to Releases.
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Compared by.

British .

Columbia

Crown Grant No. 6008 CARIBOO DISTRICT

Golf and Countr Scale, 20 Chains-One Inch.

George

y Club Ltd.

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No.

LAND ACT

BRI

ELIZABETH THE SECOND, by the Grace of God, of the United Kingdom, Canada and Her other Realms and Territories, Queen, Head of the Commonwealth, Defender of the Faith.

Deputy Minister of Lands.

Greefing:
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#III
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Intuit it that We do by these presents, for Us, Our heirs and successors, in consideration of the sum of Two hundred and fifteen
3 GOLF AND COUNTRY CLUB LTD.
its successors brix and assigns
All that Parcel or Lot of Land situate in GARIBOO
aid to contain Forty-three acres, more or less,
und more particularly described on the Map or Plan hereunto annexed and coloured red, and numbered Lot Eight thousand one
nundred and seventy-nine (\$179) except thereout Central Avenue as registered under Certificate of
11tle 7785 M
on the Official Plan or Survey of the said CARIBOO
in the Province of British Columbia, to have and to hold the said Parcel or Lot of Land, and all and singular the premises hereby
granted, with their appurtenances, unto the said
PRINCE GEORGE GOLF AND COUNTRY CLUB LTD.
its successoxs
PROVIDED NEVERTHELESS that it shall at all times be lawful for Us, Our heirs and successors, or for any person or persons acting in that behalf by Our their authority, to resume any part of the said lands which it may be deemed necessary to resume for making roads, canals, bridges, towing-paths, or other works of bublic utility or convenience; so, nevertheless, that the lands so to be resumed shall not exceed one-twentieth part of the whole of the lands aforesaid, and that no such resumption shall be made of any lands on which any buildings may have been erected, or which may be in use as gardens or otherwise for the more convenient occupation of any such buildings. PROVIDED also that it shall at all times be lawful for Us, Our heirs and successors, or for any person or persons acting under Our or their authority, to enter no and upon any part of the said lands, and to raise and to get thereout any minerals, precious or base, including coal, petroleum, and any gas or gases, which may be thereupon or thereunder situate, and to use and enjoy any and every part of the same land, and of the easements and privileges thereto belonging, for the purpose
of such rasing and getting, and every outer purpose connected discovering in respect of such rasing, getting, and use trasonator compensation. PROVIDED also that it shall be lawful for any person duly authorized in that behalf by Us, Our heirs and successors, to take and occupy such water privileges, and to have and enjoy such rights of carrying water over, through, or under any parts of the hereditaments hereby granted, as may be reasonably required for mining
or agricultural purposes in the vicinity of the said hereditaments, paying therefor a reasonable compensation to the aforesaid its successors arts and assigns:
Il times lawful for any person duly authorized in that behalf by Us, Our heirs and successors, to take vithout compensation, any gravel, sand, stone, lime, timber, or other material which may be required ir es, bridges, or other public works: vithin the meaning of the "Highway Act," existing over or through said lands at the date hereof shall
In tratimung universal, We have caused these Our Letters to be made Patent and the Great Seal of OUR PROVINCE OF BRITISH
COLUMBIA to be hereunto affixed: WITNESS, the Honourable GORDON McGREGOR SLOAN
Administrator of the Government of Our said Province, at Our Government House, in Our City of Victoria, this
day of June, in the year of our Lord one thousand nine hundred and Fifty-five

Land Act, 1951 500-653-4277

1

By Command.

year of Our Reign.

and in the

#entan1

L.R.O. Kamloops

on application received the 22. at the hour of 22. at the hour of 22. T.V.DiCastri, Registrar

Time: 16:42:01

Page: 001

SEAFONED BY

MORTMERN REGISTRY SERVICES

(200) 384-0616 or 1-860-292-8388

Date: 08/04/29 TITLE SEARCH PRINT - PRINCE GEORGE

Requestor: (9A81631) NORTHERN REGISTRY SERVICES (2002)

TITLE - BW201740

PRINCE GEORGE LAND TITLE OFFICE

TITLE NO: BW201740

FROM TITLE NO: W16562

APPLICATION FOR REGISTRATION RECEIVED ON: 13 MAY, 2004

ENTERED: 13 MAY, 2004

TITLE CANCELLED: 14 MAY, 2004

REGISTERED OWNER IN FEE SIMPLE:

PRINCE GEORGE GOLF AND COUNTRY CLUB LTD., INC.NO. 22221

110 PATRICIA BOULEVARD

PRINCE GEORGE, BC

V2L 3V9

TAXATION AUTHORITY:

CITY OF PRINCE GEORGE

DESCRIPTION OF LAND:

PARCEL IDENTIFIER: 015-378-781

DISTRICT LOT 8179 CARIBOO DISTRICT

EXCEPT: FIRSTLY; PLAN 21094

SECONDLY; CENTRAL AVENUE AS SHOWN ON PLAN ATTACHED TO 7785M

THIRDLY; PART DEDICATED ROAD ON PLAN BCP10187

LEGAL NOTATIONS: NONE

CHARGES, LIENS AND INTERESTS:

NATURE OF CHARGE

CHARGE NUMBER DATE TIME

COVENANT

H20697 1973-08-20 15:22

REGISTERED OWNER OF CHARGE:

CITY OF PRINCE GEORGE

H20697

REMARKS: INTER ALIA SECTION 24A LAND REGISTRY ACT

MODIFIED BY PM43910

COVENANT

PM43910 1998-10-08 11:16

REMARKS: INTER ALIA

MODIFICATION OF H20697

MORTGAGE

PN46549

1999-12-09 11:35

REGISTERED OWNER OF CHARGE:

CANADIAN IMPERIAL BANK OF COMMERCE

PN46549

REMARKS: INTER ALIA

EXTENDED BY BW120575

ASSIGNMENT OF RENTS

PN46550 1999-12-09 11:35

REGISTERED OWNER OF CHARGE:

Date: 08/04/29 TITLE SEARCH PRINT - PRINCE GEORGE Time: 16:42:01

Requestor: (PA81631) NORTHERN REGISTRY SERVICES (2002)

TITLE - BW201740

Page: 002

CANADIAN IMPERIAL BANK OF COMMERCE

PN46550

REMARKS: INTER ALIA

EXTENDED BY BW120576

"CAUTION - CHARGES MAY NOT APPEAR IN ORDER OF PRIORITY. SEE SECTION 28, L.T.A."

DUPLICATE INDEFEASIBLE TITLE: NONE OUTSTANDING

TRANSFERS:

2004-05-14

ALL NOW REFERENCE PLAN BCP10189BW120586

CORRECTIONS:

PN46879 CHARGE OWNER NAME CORRECTED PN46550 1999-12-16 15:00

Date: 08/04/30 TITLE SEARCH PRINT - PRINCE GEORGE Time: 11:14:05 Requestor: (P7.81631) NORTHERN REGISTRY SERVICES (2002)

TITLE - W16562

Page: 001

PRINCE GEORGE LAND TITLE OFFICE TITLE NO: W16562 FROM TITLE NO: W13776

APPLICATION FOR REGISTRATION RECEIVED ON: 19 JUNE, 1985

ENTERED: 25 JUNE, 1985

TITLE CANCELLED: 13 MAY, 2004

REGISTERED OWNER IN FEE SIMPLE:

PRINCE GEORGE GOLF AND COUNTRY CLUB LTD.

10TH FLOOR 299 VICTORIA STREET

PRINCE GEORGE B.C.

V2L 5B8

SEARCHED BY MORTHERN REGISTRY SERVICES (230) 564-6616 or 1-600-292-8388

TAXATION AUTHORITY:

CITY OF PRINCE GEORGE

DESCRIPTION OF LAND:

PARCEL IDENTIFIER: 015-378-781

DISTRICT LOT 8179 CARIBOO DISTRICT EXCEPT PLAN 21094 AND EXCEPT CENTRAL

AVENUE AS SHOWN ON THE PLAN ATTACHED TO 7785M

LEGAL NOTATIONS: NONE

CHARGES, LIENS AND INTERESTS:

NATURE OF CHARGE

CHARGE NUMBER DATE TIME

COVENANT

H20697 1973-08-20 15:22

REGISTERED OWNER OF CHARGE:

CITY OF PRINCE GEORGE

H20697

REMARKS: INTER ALIA SECTION 24A LAND REGISTRY ACT

MODIFIED BY PM43910

MORTGAGE

1978-11-01 14:56 CANCELLED BY: PF854 1992-01-10 N37163

REGISTERED OWNER OF CHARGE: THE ROYAL BANK OF CANADA

N37163

REMARKS: INTER ALIA

MORTGAGE

P3110 1980-01-31 14:38 CANCELLED BY: PF853 1992-01-10

REGISTERED OWNER OF CHARGE:

THE ROYAL BANK OF CANADA

P3110

REMARKS: INTER ALIA

COVENANT

PM43910 1998-10-08 11:16

Date: 08/04/30 TITLE SEARCH PRINT - PRINCE GEORGE Time: 11:14:06

Requestor: (PA81631) NORTHERN REGISTRY SERVICES (2002)

Page: 002

TITLE - W16562

REMARKS: INTER ALIA

MODIFICATION OF H20697

MORTGAGE

PN46549 1999-12-09 11:35

REGISTERED OWNER OF CHARGE:

CANADIAN IMPERIAL BANK OF COMMERCE

PN46549

REMARKS: INTER ALIA

EXTENDED BY BW120575

ASSIGNMENT OF RENTS

PN46550 1999-12-09 11:35

REGISTERED OWNER OF CHARGE:

CANADIAN IMPERIAL BANK OF COMMERCE

PN46550

REMARKS: INTER ALIA

EXTENDED BY BW120576

"CAUTION - CHARGES MAY NOT APPEAR IN ORDER OF PRIORITY. SEE SECTION 28, L.T.A."

DUPLICATE INDEFEASIBLE TITLE: NONE OUTSTANDING

TRANSFERS:

2004-03-26 NO TITLE

PART DEDICATED ROAD ON PLAN BCP10187BW120579

ALL SECTION 189BW201740

CORRECTIONS:

PN46879 CHARGE OWNER NAME CORRECTED PN46550 1999-12-16 15:00

Corrected this 19th Hay of June !



W13776 Title No.

From Title No. ...42919M

LAND TITLE ACT (FORM 21, Section 173(1))

CERTIFICATE OF INDEFEASIBLE TITLE

Land Title Office, Prince George British Columbia

The undermentioned owner in fee-simple is indefeasibly entitled to an estate in fee-simple, subject to such charges, liens, and interests as are notified by endorsement on this certificate and subject to the conditions, exceptions, and reservations set out on the back hereof, to the land in British Columbia described below.

Registered owner in fee-simple: (Application for registration received on 27th May, 1985).

PRINCE GEORGE GOLF AND COUNTRY CLUB LID., 10th Floor, 299 Victoria Street, Prince George, B.C., V2L 5B8

Description of land:

City of Prince George

District Lot 8179, except Plan 21094, Cariboo District AND EXCEPT CENTRAL AVENUE AS SHOWN ON the PLAN ATTACINED TO 7785 M. U

CHARGES, LIENS, AND INTERESTS*

Nature of Charge; Number; Date and Time of Application	Registered Owner of Charge	Remarks
20/8/73 @ 15:22	City of Prince George	Inter Alia, Land Registry Act, Section 24A
M. N37163 1/11/78 @ 14:56	The Royal Bank of Canada	Inter Alia
M. P3110 31/1/80 @ 14:38		Inter Alia

Signed and sealed by me, this 29th day of May

DUPLICATE CERTIFICATE OF TITLE

Date Issued	Name and Address of Person to Whom Delivered		Filing Reference of Request for Duplicate Certificate of Title	Date of Cancellation of Duplicate Certificate of Title
	le Cancelled and Interests	Date	Signat	ure of Registrar

ALL - Sec. 188

This Certificate of Indefeasible Title is void as against the title of any person adversely in actual passession of and rightly estitled to the land included in same at the time of the application upon which this Certificate was granted, and who certificus in possession, and is subject to (s) The subsisting exceptions or receivations contained in the original grant from the Crown:
(b) Any Dominion or Provincial tax, rate, or extensioned at the date of the application for registration impassed or made a lien or which land:
(c) Any municipal charge, rate, or assessment at

- may inercatter be imposed or imade a lien on the land:

 (c) Any municipal charge, rate, or assessment at the date of the application tor registration imposed or which may thereafter be imposed on the land, or which had thereafter bering imposed for local improvements or othersite with the may be the large of the land of the including any charge of the large of the taking powers over an area in which the land is situate:

 (d) Any lease, or ingrement for lease, for a period not exceeding three years, where there is actual occupation under the same (e) Any public highway or right-of-way, water-course, or right of water, or other public casement:

 (f) Any right of expropriation by Statute:

- course, or right of water, or other public casement.

 (f) Any right of expropriation by Statute:

 (g) Any lis penden or mechanics lies, judgment, caves, or any assignment for the country of the country

From Certificate No. Crown



Nd12919M

Certificate of Indefeasible Title

Date of application for registration,	the 11th	day of July	, 19_55.
Date of application for regulation			10:28 A.M.
Register Vol. 172			

This is in tertify that prince george golf and country club LTD., Box 777, Prince George, B.C.

is	absolutely and indefeasibly entitled in fee-simple, subject to such charges, liens, and interests as are
notified	d by endorsement hereon, and subject to the conditions, exceptions, and reservations set out hereon, to
	that Chy from Dist
piece	of land situate in the Prince George Assessment District
and Pi	rovince of British Columbia, and more particularly known and described as:—

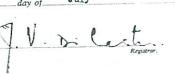
Eight thousand one hundred and seventy-nine (8179) District Lot Cariboo District Except thereout Central Avenue as registered under Certificate of Title No. 7785M Said to contain Forty-three (143) acres more or less.

THE FOLLOWING PIECES BEEN TRANSFER	
LAND EM	CERT. NO.
Pets lile & flew 21.08	1 3, 3

CANCELLED 27/051985 By W1 3776 DY

In witness whereof	I have hereunte	o set my hand and seal of office
atKAMI	OOPS	. British Columbia,
this 15th	day of	July
19.55.	911.	0 t

OVER





ASSETMATEURS.
M. millerspape in the
E.P. millers are partition.
S.R.P. millers are partition.
S.R.P. millers are partition.
L. P. m. Lis pendens.
L. m. Letze.
R. C. m. Restrictive Covenant.

CHARGES, LIENS, AND INTEREST

★ 106M-1154-3257 (4)

LAND	Nature of Charge	No.	Date of Ary5-	Tex	OWNER OF C	HARGE	Value	PARTICULARS, TI RATE, ETC.		RILEAST	Date	Registrar's Segnature to Releases
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allaneast fian 21074 talelala	м.	K 32:30	5275	1241 -	the Kor	al Bary anda	ć () reliased by	N 39523			
Shore piùa	ńî.	N37163	1 11 78	ن خاد : پر	Mic Negar	tane q						÷
5xxx++ Plan 31094				C:	ana "		77					
Inter also except Plan 21094	C MLK.	04830 O4830	N2 19 Dan	s.47 celled	Calidonia My 030	Floor 96 311,	, Lld 1180 –	2. J. Karen	pe co			
Inter alia except Plan 21094	CML	05284	Jozn	10.03 neelle	Dings 2.	eating (P3/02	2td. 31/1	190 2. J.A	and fo	i ca		
Inter Alia, dx cept Plan 2109	CML				Canadian Sports Ltd.			1. J. Kan	and pa a	730		
Inter Alia. except Plan 21094	C mL				acme mi			o L.d. Ka	ver pa	٤		
Inter Alia except Plan 21054	CINA.				Pag 15 Sa Supplies led by,	Hick.		s I.O. Kar	on Ber	e can		
Litu alia exem	t M							100				145727

Traced by

Compared by

Columbia.

Aritish

CARIBOO DISTRICT.

rial Ossociation 1 & Indust. ge agricultural Prince

Scale, 20 Chains = One Inch.

7.8173	7,817	1 8/79
7.8172	7.8175	8178

TRUE NORTH.



3342 604 No.

BRITISH COLUMBIA.

KING, Brita

of Lands.

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and	Emperor of
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erigit in, by the stace of God, of Great Bildani, iteratia, and the British Dominions beyond the Seas, Kily	Defender of the Faith
Grace of	
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Ca all to whom these presents shall come, Creeting:

KIIIII IF that We do by these presents, for Us, Our heirs and successors, in consideration of the sum of
One_hundred_and_seven_and_50/100bollars to Us paid, give and grant unto
PRINCE GEORGE AGRICULTURAL & INDUSTRIAL ASSOCIATION
outspooring of the
All that Parcel or Lot of Land situate in CARIBOO Service of Land Situate in District,
said to contain Earty-three or
less, and more particularly described on the Map or Plan hereunto annexed and coloured red, and numberedLot_Elghtthousand one hundred and seventy-six (8176)
on the Official Plan or Survey of the said
Columbia, to have and to hold the said Parcel or Lot of Land, and all and singular the premises hereby granted, with their appur-
tenances, unto the said
1ts_successors_indigns, for ever:
PROVIDED NEVERTHELESS that it shall at all times be lawful for Us, Our heirs and successors, or for any person or persons acting in that behalf by Our or their authority, to resume any part of the said lands which it may be deemed necessary to resume for making roads, canals, bridges, towing paths, or other works of public utility or convenience; so, nevertheless, that the lands so to be resumed shall not exceed one-twentieth part of the whole of the lands on which any buildings may have been erected, or which may be in use as gardens or otherwise for the more convenient occupation of any such buildings:
PROVIDED also that it shall at all times be lawful for Us, Our heirs and successors, or for any person or persons acting under Our or their authority, to center hin and upon may part of the said lands, and to raises and to get thereough and may rection so hase, including cost, pertodeum, and natural gas, which may be thereupon or thereunder situate, and to use and enjoy any and every part of the same land, and of the ensements and privileges thereto belong. The purpose of such raising and getting, and every other purpose connected therewith, paying in respect of such raising, and use reasonable connected therewith, paying in respect of such raising, and use reasonable
PROVIDED also that it shall be lawful for any person duly authorized in that behalf by Us, Our heirs and successors, to take and occupy such water privileges, and to have and enjoy such rights of carrying water over, through, or under any parts of the hereditaments hereby granted, as may be reasonably required for mining or agricultural purposes in the vicinity of the said hereditaments, paying therefor a reasonable compensation to the aforesaid
PRINCE GEORGE AGRICULTURAL & INDUSTRIAL ASSOCIATION
1.45SUCCESSOTS MAKE and sestima

Provided also that it shall be at all times lawful for any person duly authorized in that behalf by Us, Our heirs and successors, to take from or in the construction, maintenance, or repair of any roads, ferries, bridges, or other public works:

RROVIDED also that in the event of any of the lands hereby granted being divided into lots containing one acre or less, one-fourth of all the blocks of our successors; to be selected as provided in the "Land Act," shall be reconveyed to Us and our successors:

and other highways existing over or through said lands at the date hereof shall be excepted PROVIDED also that all travelled strifrom this grant.

OF In testimung unferent, We have caused these Our Letters to be made Patent, and the Great Seal of OUR PROVINCE Thirty-three JOHN WILLIAM FORDHAM JOHNSON Seventh Lieutenant-Governor of Our said Province, at Our Government House, in Our City of Victoria, this. in the year of our Lord one thousand nine hundred and BRITISH COLUMBIA to be hereunto affixed: WITNESS, His Honour June day of.

year of Our Reign.

Twenty-fourth

and in the

By Command.

h-11 40

8693 M

G.A. Prince George,

LAND REGISTRY OFFICE JUL 10 1933

Ans'd______KAMLOOPS. B. C.

Date: 08/04/29 TITLE SEARCH PRINT - PRINCE GEORGE Requestor: (PA81631) NORTHERN REGISTRY SERVICES (2002)

TITLE - BW201743

PRINCE GEORGE LAND TITLE OFFICE

TITLE NO: BW201743 FROM TITLE NO: BW201742

APPLICATION FOR REGISTRATION RECEIVED ON: 14 MAY, 2004

ENTERED: 14 MAY, 2004

TITLE CANCELLED: 14 MAY, 2004

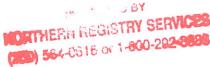
REGISTERED OWNER IN FEE SIMPLE:

PRINCE GEORGE GOLF AND COUNTRY CLUB LTD., INC.NO. 22221

1100 PATRICIA BOULEVARD

PRINCE GEORGE, BC

V2L 3V9



Time: 16:42:21 Page: 001

TAXATION AUTHORITY:

CITY OF PRINCE GEORGE

DESCRIPTION OF LAND:

PARCEL IDENTIFIER: 009-610-642

LOT A EXCEPT: FIRSTLY; PART DEDICATED ROAD ON PLAN BCP10187

SECONDLY; PART SUBDIVIDED BY PLAN BCP10188

DISTRICT LOT 8180 CARIBOO DISTRICT PLAN 21094

LEGAL NOTATIONS:

THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 26 OF THE LOCAL

GOVERNMENT ACT, SEE BV512946

CHARGES, LIENS AND INTERESTS:

NATURE OF CHARGE

CHARGE NUMBER DATE TIME

CONDITION

H23830 1973-08-20 15:17

REGISTERED OWNER OF CHARGE:

CITY OF PRINCE GEORGE

H23830

REMARKS: SEE H20693

COVENANT

H20697 1973-08-20 15:22

REGISTERED OWNER OF CHARGE:

CITY OF PRINCE GEORGE

H20697

REMARKS: INTER ALIA

SECTION 24A LAND REGISTRY ACT

MODIFIED BY PM43910

COVENANT

PM43910 1998-10-08 11:16

REMARKS: INTER ALIA

MODIFICATION OF H20697

MORTGAGE

Date: 08/04/29 TITLE SEARCH PRINT - PRINCE GEORGE Time: 16:42:21

Requestor: (PA81631) NORTHERN REGISTRY SERVICES (2002)

TITLE - BW201743

PN46549

1999-12-09 11:35

REGISTERED OWNER OF CHARGE:

CANADIAN IMPERIAL BANK OF COMMERCE

PN46549

REMARKS: INTER ALIA

EXTENDED BY BW120575

ASSIGNMENT OF RENTS

PN46550 1999-12-09 11:35

REGISTERED OWNER OF CHARGE:

CANADIAN IMPERIAL BANK OF COMMERCE

PN46550

REMARKS: INTER ALIA

EXTENDED BY BW120576

"CAUTION - CHARGES MAY NOT APPEAR IN ORDER OF PRIORITY. SEE SECTION 28, L.T.A."

DUPLICATE INDEFEASIBLE TITLE: NONE OUTSTANDING

TRANSFERS:

2004-05-14

ALL NOW REFERENCE PLAN BCP10189BW120586

CORRECTIONS:

PN46879 CHARGE OWNER NAME CORRECTED PN46550 1999-12-16 15:00

Page: 002

SEARCHED BY NORTHERN REGISTRY SERVICES

(250) 564-0616 or 1-600-292-8888

Date: 08/04/30 TITLE SEARCH PRINT - PRINCE GEORGE Time: 10:42:40 Requestor: (PA81631) NORTHERN REGISTRY SERVICES (2002) Page: 001

TITLE - BW201742

PRINCE GEORGE LAND TITLE OFFICE TITLE NO: BW201742 FROM TITLE NO: H20693

APPLICATION FOR REGISTRATION RECEIVED ON: 13 MAY, 2004

ENTERED: 13 MAY, 2004

TITLE CANCELLED: 14 MAY, 2004

REGISTERED OWNER IN FEE SIMPLE:

PRINCE GEORGE GOLF AND COUNTRY CLUB LTD., INC.NO. 22221

1100 PATRICIA BOULEVARD

PRINCE GEORGE, BC

V2L 3V9

TAXATION AUTHORITY:

CITY OF PRINCE GEORGE

DESCRIPTION OF LAND:

PARCEL IDENTIFIER: 009-610-642

LOT A EXCEPT: PART DEDICATED ROAD ON PLAN BCP10187

DISTRICT LOT 8180 CARIBOO DISTRICT PLAN 21094

LEGAL NOTATIONS:

THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 26 OF THE LOCAL

GOVERNMENT ACT, SEE BV512946

CHARGES, LIENS AND INTERESTS:

NATURE OF CHARGE

CHARGE NUMBER DATE TIME

CONDITION

1973-08-20 15:17 H23830

REGISTERED OWNER OF CHARGE:

CITY OF PRINCE GEORGE

H23830

REMARKS: SEE H20693

MERGED AS TO ALL THAT PORTION IN

LOT 1 PLAN BCP10188

COVENANT

H20697 1973-08-20 15:22

REGISTERED OWNER OF CHARGE:

CITY OF PRINCE GEORGE

H20697

REMARKS: INTER ALIA SECTION 24A LAND REGISTRY ACT

MODIFIED BY PM43910

COVENANT

PM43910 1998-10-08 11:16

REMARKS: INTER ALIA

MODIFICATION OF H20697

MORTGAGE

Page: 002

Date: 08/04/30 TITLE SEARCH PRINT - PRINCE GEORGE Time: 10:42:41

Requestor: (PA81631) NORTHERN REGISTRY SERVICES (2002)

TITLE - BW201742

PN46549

1999-12-09 11:35

REGISTERED OWNER OF CHARGE:

CANADIAN IMPERIAL BANK OF COMMERCE

PN46549

REMARKS: INTER ALIA

EXTENDED BY BW120575

ASSIGNMENT OF RENTS

PN46550 1999-12-09 11:35

REGISTERED OWNER OF CHARGE:

CANADIAN IMPERIAL BANK OF COMMERCE

PN46550

REMARKS: INTER ALIA

EXTENDED BY BW120576

"CAUTION - CHARGES MAY NOT APPEAR IN ORDER OF PRIORITY. SEE SECTION 28, L.T.A."

DUPLICATE INDEFEASIBLE TITLE: NONE OUTSTANDING

TRANSFERS:

2004-05-14

THAT PORTION INCLUDED IN LOT 1 PLAN BCP10188BW120583

2004-05-14

ALL SECTION 189BW201743

CORRECTIONS:

PN46879 CHARGE OWNER NAME CORRECTED PN46550 1999-12-16 15:00

Date: 0./04/30 TITLE SEARCH PRINT - PRINCE GEORGE Requestor: (PA81631) NORTHERN REGISTRY SERVICES (2002)

TITLE - H20693

Time: 11:15:19 Page: 001

PRINCE GEORGE LAND TITLE OFFICE TITLE NO: H20693

FROM TITLE NO: H20692

APPLICATION FOR REGISTRATION RECEIVED ON: 20 AUGUST, 1973

ENTERED: 25 SEPTEMBER, 1973

TITLE CANCELLED: 13 MAY, 2004

REGISTERED OWNER IN FEE SIMPLE:

PRINCE GEORGE GOLF AND COUNTRY CLUB LTD.

INC. #22221

BOX 777

SEAFICHED BY NORTHERN REGISTRY SERVICES PRINCE GEORGE B.C. (250) 564-0616 or 1-600-202-8388

TAXATION AUTHORITY:

CITY OF PRINCE GEORGE

DESCRIPTION OF LAND:

PARCEL IDENTIFIER: 009-610-642

LOT A DISTRICT LOT 8180 CARIBOO DISTRICT PLAN 21094

LEGAL NOTATIONS:

THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 26 OF THE LOCAL

GOVERNMENT ACT, SEE BV512946

CHARGES, LIENS AND INTERESTS:

NATURE OF CHARGE

CHARGE NUMBER DATE TIME

CONDITION

1973-08-20 15:17 H23830

REGISTERED OWNER OF CHARGE:

CITY OF PRINCE GEORGE

H23830

REMARKS: SEE H20693

COVENANT

H20697 ' 1973-08-20 15:22

REGISTERED OWNER OF CHARGE:

CITY OF PRINCE GEORGE

H20697

REMARKS: INTER ALIA SECTION 24A LAND REGISTRY ACT

MODIFIED BY PM43910

MORTGAGE

1980-01-31 14:38 CANCELLED BY: PF853 1992-01-10 P3110

REGISTERED OWNER OF CHARGE: THE ROYAL BANK OF CANADA

P3110

REMARKS: INTER ALIA

Page: 002

Date: 08/04/30 TITLE SEARCH PRINT - PRINCE GEORGE Time: 11:15:20

Requestor: (PA81631) NORTHERN REGISTRY SERVICES (2002)

TITLE - H20693

COVENANT

PM43910 1998-10-08 11:16

REMARKS: INTER ALIA

MODIFICATION OF H20697

MORTGAGE

PN46549 1999-12-09 11:35 REGISTERED OWNER OF CHARGE:

CANADIAN IMPERIAL BANK OF COMMERCE

PN46549

REMARKS: INTER ALIA

EXTENDED BY BW120575

ASSIGNMENT OF RENTS

PN46550 1999-12-09 11:35

REGISTERED OWNER OF CHARGE:

CANADIAN IMPERIAL BANK OF COMMERCE

PN46550

REMARKS: INTER ALIA

EXTENDED BY BW120576

"CAUTION - CHARGES MAY NOT APPEAR IN ORDER OF PRIORITY. SEE SECTION 28, L.T.A."

DUPLICATE INDEFEASIBLE TITLE: NONE OUTSTANDING

TRANSFERS:

2004-03-26 NO TITLE

PART DEDICATED ROAD ON PLAN BCP10187BW120579

2004-05-13

CORRECTIONS:

PN46879 CHARGE OWNER NAME CORRECTED PN46550 1999-12-16 15:00

Date: 08/04/29 TITLE SEARCH PRINT - PRINCE GEORGE Time: 16:42:09
Requestor: (PA81631) NORTHERN REGISTRY SERVICES (2002) Page: 001

TITLE - BW201741

PRINCE GEORGE LAND TITLE OFFICE TITLE NO: BW201741

FROM TITLE NO: PK34839

APPLICATION FOR REGISTRATION RECEIVED ON: 13 MAY, 2004

ENTERED: 13 MAY, 2004

TITLE CANCELLED: 14 MAY, 2004

REGISTERED OWNER IN FEE SIMPLE:

PRINCE GEORGE GOLF AND COUNTRY CLUB LTD., INC.NO. 22221

1100 PATRICIA BOULEVARD

PRINCE GEORGE, BC

V2L 3V9

TAXATION AUTHORITY:

CITY OF PRINCE GEORGE

NOTIVIERN REGISTRY SERVICES (200) 564-0616 or 1-890-292-8888

5. 1. 5.11

DESCRIPTION OF LAND:

PARCEL IDENTIFIER: 015-372-537

DISTRICT LOT 8176 CARIBOO DISTRICT

EXCEPT: FIRSTLY; PLAN PGP40385

SECONDLY; PART DEDICATED ROAD ON PLAN BCP10187

LEGAL NOTATIONS: NONE

CHARGES, LIENS AND INTERESTS:

NATURE OF CHARGE

CHARGE NUMBER DATE TIME

COVENANT

H20697 1973-08-20 15:22

REGISTERED OWNER OF CHARGE:

CITY OF PRINCE GEORGE

H20697

REMARKS: INTER ALIA SECTION 24A LAND REGISTRY ACT

MODIFIED BY PM43910

EASEMENT

PM43908 1998-10-08 11:16

REMARKS: INTER ALIA

APPURTENANT TO LOT 1 DISTRICT LOT 8180 CARIBOO

DISTRICT PLAN PGP43039 MERGED BY PLAN BCP10189

COVENANT

PM43909 1998-10-08 11:16

REGISTERED OWNER OF CHARGE:

CITY OF PRINCE GEORGE

PM43909

REMARKS: INTER ALIA

COVENANT

PM43910 1998-10-08 11:16

REMARKS: INTER ALIA

Date: 08/04/29

TITLE SEARCH PRINT - PRINCE GEORGE Time: 16:42:09

Requestor: (PA81631) NORTHERN REGISTRY SERVICES (2002)

Page: 002

TITLE - BW201741

MODIFICATION OF H20697

MORTGAGE

PN46549 1999-12-09 11:35

REGISTERED OWNER OF CHARGE:

CANADIAN IMPERIAL BANK OF COMMERCE

PN46549

REMARKS: INTER ALIA

EXTENDED BY BW120575

ASSIGNMENT OF RENTS

PN46550 1999-12-09 11:35

REGISTERED OWNER OF CHARGE:

CANADIAN IMPERIAL BANK OF COMMERCE

PN46550

REMARKS: INTER ALIA

EXTENDED BY BW120576

"CAUTION - CHARGES MAY NOT APPEAR IN ORDER OF PRIORITY. SEE SECTION 28, L.T.A."

DUPLICATE INDEFEASIBLE TITLE: NONE OUTSTANDING

TRANSFERS:

2004-05-14

ALL NOW REFERENCE PLAN BCP10189BW120586

CORRECTIONS:

PN46879 CHARGE OWNER NAME CORRECTED PN46550 1999-12-16 15:00

Time: 10:42:25

Page: 001

SEARCIAD BY

MONTHERN REGISTRY SERVICES

(250) 564-0616 or 1-900-292-8888

Date: 08/04/30 TITLE SEARCH PRINT - PRINCE GEORGE

Requestor. (PA81631) NORTHERN REGISTRY SERVICES (2002)

TITLE - PK34839

PRINCE GEORGE LAND TITLE OFFICE TITLE NO: PK34839 FROM TITLE NO: W13791

APPLICATION FOR REGISTRATION RECEIVED ON: 28 AUGUST, 1996

ENTERED: 04 SEPTEMBER, 1996

TITLE CANCELLED: 13 MAY, 2004

REGISTERED OWNER IN FEE SIMPLE:

PRINCE GEORGE GOLF AND COUNTRY CLUB LTD., INC.NO. 22221

BOX 242

PRINCE GEORGE, BC

V2L 4S1

TAXATION AUTHORITY:

CITY OF PRINCE GEORGE

DESCRIPTION OF LAND:

PARCEL IDENTIFIER: 015-372-537

DISTRICT LOT 8176 CARIBOO DISTRICT EXCEPT PLAN PGP40385

LEGAL NOTATIONS: NONE

CHARGES, LIENS AND INTERESTS:

NATURE OF CHARGE

CHARGE NUMBER DATE TIME

COVENANT

H20697 1973-08-20 15:22 REGISTERED OWNER OF CHARGE:

CITY OF PRINCE GEORGE

H20697

REMARKS: INTER ALIA SECTION 24A LAND REGISTRY ACT

MODIFIED BY PM43910

EASEMENT

PM43908 1998-10-08 11:16

REMARKS: INTER ALIA

APPURTENANT TO LOT 1 DISTRICT LOT 8180 CARIBOO

DISTRICT PLAN PGP43039

PART DEDICATED ROAD ON PLAN BCP10187

COVENANT

1998-10-08 11:16 PM43909 REGISTERED OWNER OF CHARGE:

CITY OF PRINCE GEORGE

PM43909

REMARKS: INTER ALIA

COVENANT

PM43910 1998-10-08 11:16

REMARKS: INTER ALIA

Date: 08/04/30

TITLE SEARCH PRINT - PRINCE GEORGE

Requestor: (PA81631) NORTHERN REGISTRY SERVICES (2002)

TITLE - PK34839

Time: 10:42:25 Page: 002

MODIFICATION OF H20697

MORTGAGE

PN46549 1999-12-09 11:35

REGISTERED OWNER OF CHARGE:

CANADIAN IMPERIAL BANK OF COMMERCE

PN46549

REMARKS: INTER ALIA

EXTENDED BY BW120575

ASSIGNMENT OF RENTS

PN46550 1999-12-09 11:35

REGISTERED OWNER OF CHARGE:

CANADIAN IMPERIAL BANK OF COMMERCE

PN46550

REMARKS: INTER ALIA

EXTENDED BY BW120576

"CAUTION - CHARGES MAY NOT APPEAR IN ORDER OF PRIORITY. SEE SECTION 28, L.T.A."

DUPLICATE INDEFEASIBLE TITLE: NONE OUTSTANDING

TRANSFERS:

2004-03-26 NO TITLE

PART DEDICATED ROAD ON PLAN BCP10187BW120579

ALL SECTION 189BW201741

CORRECTIONS:

CHARGE OWNER NAME CORRECTED PN46550 PN46879 1999-12-16 15:00

and the

CARCIED SY MORTHERN REGISTRY SERVICE

(250) 564 0616 OF 1 NO 092-8988

Date: 08/04/30 TITLE SEARCH PRINT - PRINCE GEORGE Time: 11:15:05 Requestor: (PA81631) NORTHERN REGISTRY SERVICES (2002) Page: 001

TITLE - W13791

PRINCE GEORGE LAND TITLE OFFICE TITLE NO: W13791

FROM TITLE NO: 83959M

APPLICATION FOR REGISTRATION RECEIVED ON: 28 MAY, 1985

ENTERED: 29 MAY, 1985

TITLE CANCELLED: 04 SEPTEMBER, 1996

REGISTERED OWNER IN FEE SIMPLE:

PRINCE GEORGE GOLF AND COUNTRY CLUB LTD.

BOX 242

PRINCE GEORGE, BC

V2L 4S1

TAXATION AUTHORITY:

CITY OF PRINCE GEORGE

DESCRIPTION OF LAND:

PARCEL IDENTIFIER: 015-372-537

DISTRICT LOT 8176 CARIBOO DISTRICT

LEGAL NOTATIONS: NONE

CHARGES, LIENS AND INTERESTS:

NATURE OF CHARGE

CHARGE NUMBER DATE TIME

COVENANT

1973-08-20 15:22 H20697

REGISTERED OWNER OF CHARGE:

CITY OF PRINCE GEORGE

H20697

REMARKS: INTER ALIA SECTION 24A LAND REGISTRY ACT

MORTGAGE

N37163 1978-11-01 14:56 CANCELLED BY: PF854 1992-01-10

REGISTERED OWNER OF CHARGE:

THE ROYAL BANK OF CANADA

N37163

REMARKS: INTER ALIA

MORTGAGE

P3110 1980-01-31 14:38 CANCELLED BY: PF853 1992-01-10

REGISTERED OWNER OF CHARGE:

THE ROYAL BANK OF CANADA

P3110

REMARKS: INTER ALIA

"CAUTION - CHARGES MAY NOT APPEAR IN ORDER OF PRIORITY. SEE SECTION 28, L.T.A."

DUPLICATE INDEFEASIBLE TITLE: NONE OUTSTANDING

Date: 08/04/30 TITLE SEARCH PRINT - PRINCE GEORGE Time: 11:15:06 Requestor: (PA81631) NORTHERN REGISTRY SERVICES (2002) Page: 002

TITLE - W13791

TRANSFERS:

1996-09-04

PART SUB'D BY PLAN PGP40385PK34836

REM. (SEC. 185)PK34839

CORRECTIONS:

T0001 REGISTERED OWNER IN FEE-SIMPLE: 1994-12-13 12:00

PREVIOUS TEXT:

PRINCE GEORGE AND COUNTRY CLUB LTD. CORRECTION REFERENCE: PH49793

PJ44369 TITLE OWNER NAME CORRECTED 1995-11-29 11:35

This certificate of indefeasible title is void as against the title of any person adversely in actual possession of and rightly entitled to the land included in same at the time of the application upon which this certificate was granted, and who continues in possession, and is subject to—

(a) The subsisting exceptions or reservations contained in the original grant from the Crown:

(b) Any Dominion or Provincial tax, rate, or assessment at the date of the application for registration imposed or made a lien or which may thereafter be imposed or made a lien on the land:

(c) Any municipal charge, tate, or assessment at

the land:
Any municipal charge, tate, or assessment at the date of the application for registration imposed or which may thereafter be imposed on the land, or which had thereafore been imposed for local improvements or otherwise and which was not then due and payable, including any charge, rate, or assessment imposed by any public corporate body having taxing powers over an area in which the land Any lease or assessment for local imposed by the property of t

(d) Any lease, or agreement for lease, for a period not exceeding three years, where there is actual occupation under the same:

Any public highway or right-of-way, water-course, or right of water, or other public easement:

course, or right of water, or other public easement.

(f) Any right of expropriation by Statute:
(g) Any lis pendens or mechanics lien, judgment, caveat, or other charge, or any assignment for the benefit of creditors or receiving order of authorized assignment under the Bankruptey Act, registered since the date of the application for registration:

(h) Any condition, exception, reservation, charge, lien, or interest noted or endorsed thereon:

(i) The right of any person to show that whole or any portion of the land is by wreng description of boundaries or parcels improperly included in this certificate:

(i) The right of any person to show faud, wherein the registered owner or wherein the person from or through whom the registered owner derived his right or title otherwise than bona fide for value has participated in any degree:

(k) Any restrictive condition, right of reverter, or obligation imposed on the land by the Forest Act when noted and endorsed thereon.

THIS CERTIFICATE MAY BE AFFECTED BY THE LAND ACT AMENDMENT ACT, 1961.

From Certificate		From	Certificate	No10888M
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LAND REGISTRY ACT FORM F (Section 143)

1	Vo	83959M
Register,	Vol	336

Certificate of Indefeasible Title

, 19 64 Date of application for registration, the 16th day of....

This is to certify that

PRINCE GEORGE GOLF & COUNTRY CLUB LTD. Box 242, Prince George, B.C.

4.0	absolutely and indefeasibly entitled in fee-simple, subject to such charges, lienz, and interests as are
18	absolutely and indefeasibly entities in fee-simple, subject to such charges, which set out hereon, to
notified	by endorsement hereon, and subject to the conditions, exceptions, and reservations set out hereon, to
	thet
piece	of land situate in the City of Prince George

and Province of British Columbia, and more particularly known and described as:-

District Let

Bight thousand one hundred and seventy-six (8176)

Cariboo District

CANCELLED 28/5-1985 By W13791

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In mitness whereaf I have hereunto set my hand and seal of office KANLOOPS , British Columbia,

this 14th day of April

19....64

Marthuand



M.= Mortgage in fee

CHARGES, LIENS, AND INTERESTS R.P. = Right to purchas R.P. = Sub-right to purchase. L.P. = Lis pendens. RELEASES Registrar's Signat R.C. = Restrictive covenant. PARTICULARS, TERM, RATE, ETC. Amount 132069 5 1275 EJ Delovy (0 Charge Charalla 6647 134722 2 43 The Kovert thank of I Canada RC. 420697 20875 3:22 CITY OF PRINCE GEORGE Le MP, 2 Knet. Lite alia M K32070 5 1275 12:41 The horse Bush Juliased July N39523 Catic alia - Shiki Dila. M. N37163 1 1178 2156 12 Royal Bank of CML 04830 14 279 2.47 Caledonia Floors Ltd. . have paran 04930 Cancelled My P3096 31/1/80 S.J. Karr paran Inter alia C.M.L. 05286 20 279 10:03 Doug's Heating (northern 1 Led e.g. Komen para 05286 Canalled by P3152 31/1/80 & J. Komen para Inter alia Inter Alia C.M. 06576 2 379 2:45 Canadian Kacquet 06576 Cancelled by 13105 31/180 S.J. Kaver para Inter Alie CML 07335 9 379 2 10 acme masonry Ltd. O. J. Raven Pace 073 35 Cancelled My P3100 31/1/80 S. J. Raven Pace Inder Accomments. 08812 23 3 71 1:50 Pay-N-Save Building 08872 Cancelled day 13109 3111180 d. I Rawn puar Inter alia M \$3110 311 8 2:39 The Koyal Bank 145726 172035 91842 50175

This Certificate of Indefensible Title is void as against the title of any person adversely in actual possession of and rightly entitled to the heretisments included in same at the time of the application upon which this Certificate was grantled, and who continues in possession, and is subject to—

(a.) The subsisting exceptions or reservations contained in the original grant from the Crown:

(b.) Any Deminion or Provincial trx, rate, or assessment at the date of the application for registration imposed or made a lien or which may thereafter be imposed or made a lien or the land:

(c.) Any municipal charge, rate, or assessment at (c.) Any unuicipal charge, rate, or assessment at

- (c.) Any municipal charge, rate, or assessment at the date of the application for registration imposed or which may thereafter be imposed on the land, or which had theretofore been imposed for local improvements or othershe, including any charge, rate, or assessment imposed by any public corporate body having taxing powers over an area in which the land is situate:

- taxing powers over an area in which the land is situate:

 (d.) Any lease, or agreement for lease, for a period not exceeding three years, where there is actual occupation under the same:

 (a) Any public highway or right-of-way, water-course, or right of water, or other public same in the same is a second of the same in the same

From Certificate No. 3542%.



No....10888W.

Certificate of Indefeasible Title

Date of Application for registration, the	19th	day of	March	, 193_
Register, Vol. 44.				

This is in certify that The Corporation of the City of Prince George, Prince George, B.C.

absolutely and indefeasibly entitled in fee-simple, subject to such charges, liens, and	
absolutely and indefeasibly entitled in fee-surple, desgree	is
terests as are notified by endorsement hereon, and subject to the conditions, exceptions, and	interes
servations set out hereon, to that	reservo
Detroe Coorse Assessment District	piece
nd Province of British Columbia, and more particularly known and described as:-	and P
. (0.04)	

District Lot Eight thousand one hundred and seventy-six (8176) Cariboo District and District Lot Eight thousand one hundred and eighty (8180) Cariboe District save and except the Southerly Forty-two (42) acres more or less of said District Lot Eight thousand one hundred and eighty (8180) as shown on Plan "B" Three thousand six hundred and eight ("B"3608).

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ABBREVIATIONS:

M. = Mortgage in fee.

R. P. = Right to purchase.

K. P. = Sub-right to purchase.

Charges, Liens, and Interests.

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This Certificate of Indefeatible Title is void as grinst the title of any person advancely in actual occasions of and rightly excited to the beredita-cesses included the careful of the applica-tion show which this Certificate west granted, as I the continue in passention, and is subject to-

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- (4) Any lease, or agreement for least, for a period not exceeding three rares, where there is actual occupation under the same

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 (c) Any light of expreptions by Stantas;

 (c) Any light of expreptions or measurement, or the breach of crediters or receiving order or suborded assignment under the Hank-ruptcy Act, regularered since the date of the spulled time for registeration;

 (b.) Any condition, exception, reservation, chargiles or any cortion of the hand is by wrong description (a) boundaries or parcels improperly included in this certificate;

 (c) The right of any person to show that the wade or any portion of the hand is by wrong leaving of the light of the property included in this certificate;

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No. 3542M

Certificate of Indefeasible Title

day of Movember 1925. Date of Application for registration, the_

Register, Vol. 15.

This is to restily that Trunce George agricultural and Industrial association

absolutely and indefeasibly entitled in Fee-simple, subject to such charges, liens, and interests as are notified by endorsement hereon, and subject to the conditions, exceptions, and reservations set out hereon, to_ piece of land situate in the____ and Province of British Columbic, and more particularly known and descried as :-

Lot. Eight thousand one hundred and eighty (8180) Group. One (1)

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For Other Assessment Pill

ABEREVIATIONS:
M. = Mortgage in free.
R. P. = Night to purchase.
S. R.P. = Sub-right to purchase.
L.P. = Lie pendens.
L. = Liente.

Charges, Liens, and Interests.

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This Certificate of Indefeasible Title is void as against the title of any person adversely in actual possession of and rightly entitled to the beredits ments included in some at the time of the application upon which this Certificate was granted, and who continues in possession, and is subject to—

- who continues in possession, and is subject to—

 (a.) The sub-isting exceptions or reservations contained in the original grant from the Crown:

 (b.) Any Dominion or Provincial tax, rate, or assessment at the date of the application for registration imposed or made a liea or which may thereafter be imposed or made a liea on the land:
- mer the land:

 (c.) Any municipal charge, rate, or assessment at the date of the application for registration imposed or which may thereafter be imposed on the land, or which had therefore been imposed for local improvements or otherwise and which was not then due and payable, including any charge, rate, or assessment imposed by any public corporate body having taxing powers over an area in which the land is situate:

 (d.) Any lears, or agreement for lease, for a period not exceeding three years, where there is actual occupation under the same:

 (a.) Any public highway or rigital-dway, water-

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 (b.) Any right of expropriation by Statute:

 (c.) Any lis pendens or mechanic's lien, Judgment, exert, or other charge, or any assignment for the benefit of creditors or receiving order or authorised ansignment under the "Bankrupter Act," registered since the data of the application for registration:

 (a.) Any condition, exception, reservation, charge, lien or interest noted or endorsed hereon:

 (b.) The right of any person to show that the whole or any portion of the land is by wrong description of boundaries or parcels improperly included in this certificate:

 (j.) The right of any person to ahow fraud, wherein the registered owner or wherein the person from or through whom the registered owner derived his right or tide otherwise than beas fille for value has participated in any degree.

From Certificate No. Crown Grant.



No...86931

Certificate of Indefeasible Title

Date of Application for registration, the	10th	day of	July	, 193_3
Register, Vol. 35.				

Prince George Agricultural and Industrial association; of Prince George, B... This is to certify that

	the state of the s
	15 absolutely and indefeasibly entitled in fee-simple, subject to such charges, liens, and
1	interests as are notified by endorsement hereon, and subject to the conditions, exceptions, and
7	reservations set out hereon, to that
7	piece of land situate in the Prince George Assessment District
	and Province of British Columbia, and more particularly known and described as:-
	District Let Eight thousand one hundred and seventy-siz (8176), Caribos
	District, said to contain Forty-three (43) ACTES more or less.

	Land.		Cert. No.
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Charges, Liens, and Interests.

APPREVIATIONS

Assartistens:

M. = Montpage in Les.

R.P. = Right to purchase.

S.R.P. = Sub-right to purchase.

L. P. = Lis pendens.

L. = Lease.

R.C. = Restrictive Covenant. LAND. / sture of Charge. PARTICULARS, TERM, RATE, RTC. Registrar's Signature to Releases. OWNER OF CHARGE. 1382K 10 733 11.03 Joan Galt, Walter L. 32500.Interest at 8% Rornsby, and Charles payable as therein attyre; all of Frince stated.

Ceorge, B.C. (In Trust acc Dd. 1382K). II. 19

CARIBOO DISTRICT

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Gower W. Han Administrator.



6007

No.

LAND ACT

BRILL

ELIZABETH THE SECOND, by the Grace of God, of the United Kingdom, Canada and Her other Realms and Territories, Queen, Head of the Commonwealth, Defender of the Faith.

Deputy Minister of Lands.

Greeting:
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Kunu yr that we do by these prese	presents, for Us, Our heirs and successors, in consideration of the	he sum of
One hundred and twenty-five		Dollars to Us paid,
give and grant untoPRINCE_GEGRGE_GOLF_AND_COUNTRY_CLUB_LTD.	ND COUNTRY CLUB LTD.	
	its suçcessors Refexand assigns	fand assigns
All that Parcel or Lot of Land situate in	CARLBOO	District,
said to contain Twenty-four & 80/100	acres,	acres, more or less,
and more particularly described on the Map or Plan hereunto annexed and coloured red, and numbered	nto annexed and coloured red, and numbered Lot Elght thousand	and one
bundred and seventy-three (8173)		
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on the Official Plan or Survey of the said	CARIBOO	District,
in the Province of British Columbia, to have and to hold the said Parcel	the said Parcel or Lot of Land, and all and singular the premises hereby	ises hereby
granted, with their appurtenances, unto the said		
PRINCE GEORGE GOLF AND COUNTRY CLUB LTD.	COUNTRY CLUB LTD.	
	its successor, then and assigns for ever:	is for ever:
PROVIDED NEVERTHELESS that it shall at all times be lawful for their authority, to resume any part of the said lands which it may be deepublic utility or convenience; so, nevertheless, that the lands so to be respectively resumption shall be made of any lands on which any buildings may hocemarked.	PROVIDED NEVERTHELESS that it shall at all times be lawful for Us, Our heirs and successors, or for any person or persons acting in that behalf by Our or their authority, to resume any part of the said lands which it may be deemed necessary to resume for making roads, canals, bridges, townspepaths, or other works of public utility or convenience; so, nevertheless, that the lands so to be resumed shall not exceed one-twentieth part of the whole of the lands aforesaid, and that no occupation of any shall bande of any lands on which any buildings may have been creeted, or which may be in use as gardens or otherwise for the more convenient	chalf by Our ther works of and that no
PROVIDED also that it shall at all times be lawful for Us, Our heirs proposed to that it shall at all times be lawful for Us, Our heirs into and upon any part of the said lands, and to raise and to get thereour be thereupon or thereunder situate, and to use and enjoy any and every part of such raising and getting, and every other purpose connected therewith PROVIDED also that it shall be lawful for any person duly authorize and to have and enjoy such rights of carrying water over, through, or und	PROVIDED also that it shall at all times be lawful for Us, Our heirs and successors, or for any person or persons acting under Our or their authority, to enter into and upon any part of the said lands, and to raise and to get thereout any minerals, precious or base, including coal, petroleum, and any gas or gases, which may be thereupon or thereunder situate, and to use and enjoy any and every part of the same land, and of the easements and privileges thereto belonging, for the purpose of thereupon or thereunder situate, and to use and enjoy any and ever connected therewith, paying in respect of such raising, getting, and every other purpose connected therewith, paying in respect of such reirs and use reasonable compensation: PROVIDED also that it shall be lawful for any person duly authorized in that behalf by. Our heirs and successors, to take and occupy such water privileges, and to have and enjoy such rights of carrying water over, through, or under any parts of the hereditaments hereby granted, as may be reasonably required for mining	s, which may the purpose cr privileges, d for mining
or agricultural purposes in the vicinity of the said hereditaments, paying therefor a reasonable compensation to the aforesaid	ng therefor a reasonable compensation to the aforesaid	
PRINCE GEORGE GOLF AND COUNTRY CLUB LTD.	its successors	Koka and assigns:
PROVIDED also that it shall be at all times lawful for any person part of the hereditaments hereby granted, without compensation, any grave maintenance, or repair of any roads, ferries, bridges, or other public wo PROVIDED also that all highways, within the meaning of the "High this proof.	PROVIDED also that it shall be at all times lawful for any person duly authorized in that behalf by Us, Our heirs and successors, to take from or upon any part of the hereditaments hereby granted, without compensation, any gravel, sand, stone, lime, timber, or other material which may be required in the construction, maintenance, or repair of any roads, ferries, bridges, or other public works: PROVIDED also that all highways, within the meaning of the "Highway Act," existing over or through said lands at the date hereof shall be exempted from	or upon any construction, empted from
	The state of the s	

GORDON MCGREGOR SLOAN Fifty-five In trutimung universat, We have caused these Our Letters to be made Patent and the Great Seal of OUR PROVINCE OF BRITISH Ninth Administrator of the Government of Our said Province, at Our Government House, in Our City of Victoria, this. ., in the year of our Lord one thousand nine hundred and By Command. year of Our Reign. COLUMBIA to be hereunto affixed: WITNESS, the Honourable Fourth June and in the. day of...

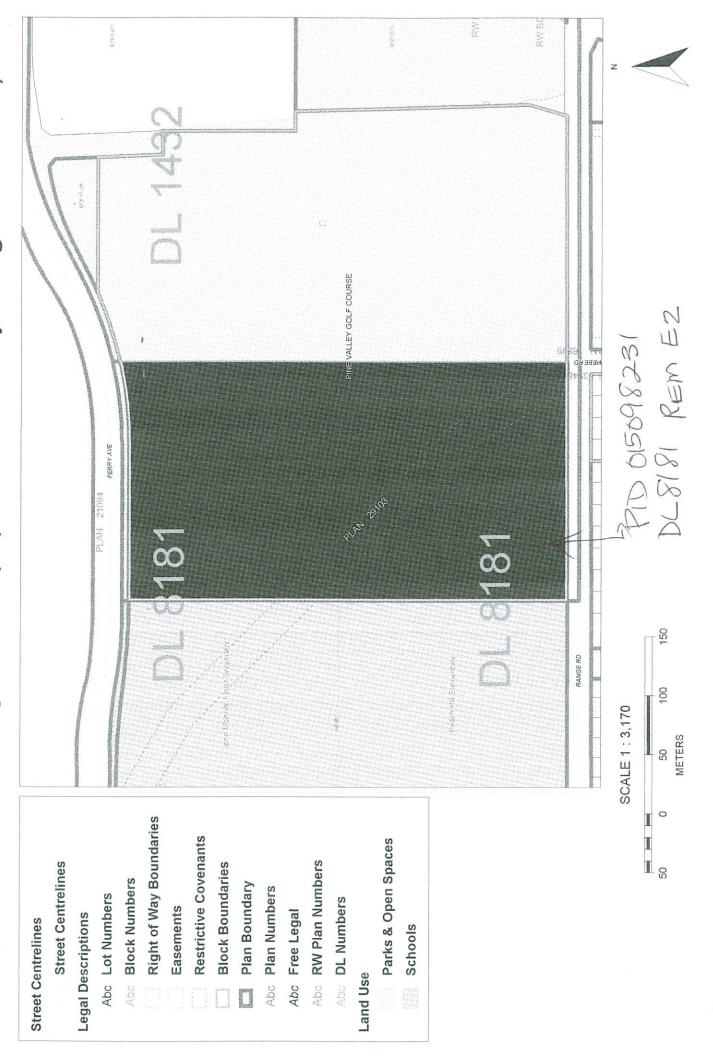
Land Act, 1951 500-653-4277

L.R.O. Kamloops

Notes of the fees book, Vol. 22. Fol. — on application received the fees of the fees book, Vol. 22. Fol. — on application received the fees of the fee

. . . . 3

City of Prince George PGMap-(Data accuracy not guaranteed).



Date: 08/04/28 TITLE SEARCH PRINT - PRINCE GEORGE Requestor: (PA81631) NORTHERN REGISTRY SERVICES (2002)

TITLE - BT359288

Time: 11:23:33 Page: 001

SEARCHED BY NORTHERN REGISTRY SERVICES

(200) 564-0616 or 1-800-292-8388



PRINCE GEORGE

LAND TITLE OFFICE

TITLE NO: BT359288 FROM TITLE NO: PC52565

APPLICATION FOR REGISTRATION RECEIVED ON: 17 SEPTEMBER, 2002

ENTERED: 17 OCTOBER, 2002

TITLE CANCELLED: 24 OCTOBER, 2003

REGISTERED OWNER IN FEE SIMPLE:

CITY OF PRINCE GEORGE 1100 PATRICIA BOULEVARD PRINCE GEORGE, BC

V2L 3V9

TAXATION AUTHORITY:

CITY OF PRINCE GEORGE

DESCRIPTION OF LAND:

PARCEL IDENTIFIER: 015-098-231

THE EAST 1/2 OF DISTRICT LOT 8181 CARIBOO DISTRICT

EXCEPT PLAN 21094 AND BCP1370

LEGAL NOTATIONS: NONE

CHARGES, LIENS AND INTERESTS:

NATURE OF CHARGE

CHARGE NUMBER DATE TIME

STATUTORY RIGHT OF WAY

PK47858 1996-11-21 09:29

REGISTERED OWNER OF CHARGE:

CITY OF PRINCE GEORGE

PK47858

REMARKS: PART ON PLAN 29103

STATUTORY RIGHT OF WAY

BT450069 2002-12-09 09:26

REGISTERED OWNER OF CHARGE:

CITY OF PRINCE GEORGE

BT450069

REMARKS: INTER ALIA

"CAUTION - CHARGES MAY NOT APPEAR IN ORDER OF PRIORITY. SEE SECTION 28, L.T.A."

DUPLICATE INDEFEASIBLE TITLE: NONE OUTSTANDING

TRANSFERS:

2003-10-24

2003-10-24 NO TITLE

PART DEDICATED ROAD ON PLAN BCP7958BV438121

CORRECTIONS: NONE

Time: 11:23:34

SEARCHED BY

NORTHERN REGISTRY SERVICES (250) 564-0616 or 1-800-292-8388

Page: 001

Date: 08/04/28 TITLE SEARCH PRINT - PRINCE GEORGE

Requestor: (PA81631) NORTHERN REGISTRY SERVICES (2002)

TITLE - PC52565

PRINCE GEORGE LAND TITLE OFFICE

TITLE NO: PC52565 FROM TITLE NO: 7803M

APPLICATION FOR REGISTRATION RECEIVED ON: 09 NOVEMBER, 1989

ENTERED: 22 NOVEMBER, 1989

TITLE CANCELLED: 17 OCTOBER, 2002

REGISTERED OWNER IN FEE SIMPLE:

CITY OF PRINCE GEORGE

TAXATION AUTHORITY:

CITY OF PRINCE GEORGE

DESCRIPTION OF LAND:

PARCEL IDENTIFIER: 015-098-231

THE EAST 1/2 OF DISTRICT LOT 8181 CARIBOO DISTRICT

EXCEPT PLAN 21094

LEGAL NOTATIONS: NONE

CHARGES, LIENS AND INTERESTS:

NATURE OF CHARGE

CHARGE NUMBER DATE TIME

STATUTORY RIGHT OF WAY

PK47858 1996-11-21 09:29

REGISTERED OWNER OF CHARGE:

CITY OF PRINCE GEORGE

PK47858

REMARKS: PART ON PLAN 29103

"CAUTION - CHARGES MAY NOT APPEAR IN ORDER OF PRIORITY. SEE SECTION 28, L.T.A."

DUPLICATE INDEFEASIBLE TITLE: NONE OUTSTANDING

TRANSFERS:

2002-10-17

REMBT359288

CORRECTIONS: NONE



Land Title System

Search Results

For: [PL18282] [NEGRIN, LAURIE]

Jan 31, 2008

As Of: 08/01/31 16:13:18 Main Menu Return Check for Prints

04:13:19 PM Search Again Help?

Print Only Current Title Info. Print Current & Cancelled Title Info.

BC OnLine Mailbox Services

Folio: 2341-02011-0

Search by Title Displaying Current Information

Title Displayed

PRINCE GEORGE

LAND TITLE OFFICE

TITLE NO: BV369333

DECLARED VALUE

650000

FROM TITLE NO: PM53426

APPLICATION FOR REGISTRATION RECEIVED ON: 12 SEPTEMBER, 2003

ENTERED: 03 NOVEMBER, 2003

REGISTERED OWNER IN FEE SIMPLE: 651932 B.C. LTD., INC.NO. 651932 425 EXPLORER CRESCENT PRINCE GEORGE, BC V2M 5S3

TAXATION AUTHORITY:

CITY OF PRINCE GEORGE

DESCRIPTION OF LAND:

PARCEL IDENTIFIER: 013-490-869

LOT 1 DISTRICT LOT 8180 CARIBOO DISTRICT PLAN 7274 EXCEPT PLAN H700

LEGAL NOTATIONS:

NOTICE OF INTEREST, BUILDERS LIEN ACT (S.3(2)), SEE BT273848 FILED 2002-07-30

CHARGES, LIENS AND INTERESTS:

NATURE OF CHARGE

CHARGE NUMBER DATE TIME

EASEMENT

PM43908

1998-10-08 11:16

REMARKS: INTER ALIA

APPURTENANT TO LOT 1 DISTRICT LOT 8180 CARIBOO

DISTRICT PLAN PGP43039

COVENANT

PM43909

1998-10-08 11:16

REGISTERED OWNER OF CHARGE:

CITY OF PRINCE GEORGE

PM43909

REMARKS: INTER ALIA

RESTRICTIVE COVENANT

BV369334 2003-09-12 12:10

REMARKS: APPURTENANT TO LOT A DISTRICT LOT 8180 CARIBOO DISTRICT PLAN 6932 EXCEPT PLANS 15750 AND 21077

"CAUTION - CHARGES MAY NOT APPEAR IN ORDER OF PRIORITY. SEE SECTION 28, L.T.A."

https://www.bconline.gov.bc.ca/cgi/process.cgi

DUPLICATE INDEFEASIBLE TITLE: ISSUED: 2007-11-19 TO: BANK OF MONTREAL #2200 - 4720 KINGSWAY

FILING REFERENCE: BB596600

BURNABY, BC V5H 4N2

TRANSFERS: NONE

PENDING APPLICATIONS: NONE

*** CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN ***

Main Menu	Return	Search Again	Help?
	Print Only Current Title Info.	Print Current & Cancelled Title Info.	

Main Menu	Return		Help?

Search Again

Prince George Land Title District

Search by: Title (QT) - display current info

Search Criteria: BV369333

Submit | Reset

https://www.bconline.gov.bc.ca/cgi/process.cgi

Land Title System

Miscellaneous Notes

For: [PL18282] [NEGRIN, LAURIE]

Jan 31, 2008

04:36:21 PM

Check for Prints As Of: 08/01/31 16:36:21 Main Menu Return Search Again Help? BC OnLine Mailbox Services

Folio: 2341-02011-0

Search by Parcel ID Showing Miscellaneous Notes

*** LAST PAGE

PARCEL IDENTIFIER (PID): 013-490-869 SHORT LEGAL DESCRIPTION: S/7274////1

MARG: *REM

MISCELLANEOUS NOTES:

BYLAW F21813 BYLAW G25187 BYLAW C16360 BYLAW D14837

Main Menu Return Help?

Search Again

Prince George

Land Title District

Search by: Parcel ID (QP) - misc notes

Search Criteria: 013-490-869

Submit

Reset

Assessment Roll Report

Disclaimer

This information is obtained from various sources and is determined as of the specific dates set out in the Assessment Act. As a result, BC Assessment cannot warrant that it is current or accurate, and provides it for your convenience only. Use of this information without verification from original sources is at your own risk.

©BC Assessment

Report Date: Jan 31, 2008 **Report Time:** 04:04:20 PM **Folio:** 2341-02011-0 **For:** PL18282

Roll Year: 2008 **Roll Number:** 00-25592.000

Area: 26 Jurisdiction: 226

School District: 57

Neighbourhood: 120 - STRIP COMMERCIAL

Property Address: 2588 W HIGHWAY 16 PRINCE GEORGE BC

Owner Name: 651932 BC LTD # of Owners: 1
Owner Address: 8385 COLUMBIA RD PRINCE GEORGE BC V2N 6E2

Document No: BV369333 **PID:** 013-490-869

Legal Description: Lot 1, Plan 7274, District Lot 8180, Cariboo Land District, Except

Plan H700, ROLLER DOME

2008 Value

Property Class Improvement Land
Business And Other \$109000 \$627000

Total Actual Value: \$736000

2007 Value

Property Class Improvement Land Business And Other \$104000 \$538000

Total Actual Value: \$642000

2006 Value

Property Class Improvement Land
Business And Other \$99800 \$538000

Total Actual Value: \$637800

Manual Class: S405 - Skating Rink (Obsolete)

Actual Use: 273 - Storage & Warehousing (Closed)

Tenure: 01 - Crown-Granted

ALR:

Land Dimension: 2.27 Land Dimension Type: Acres

Sales: Number Description

#1 A SINGLE PROPERTY, IMPROVED SALE occurred on 12 Sep 2003. This was a CASH sale and the price was 650,000. The

document # was BV369333.

#2 A NON-SALE occurred on 10 Dec 1998. The document # was PM53426.

#3 A NON-SALE occurred on 15 Feb 1980. The document # was P3488.

#4 A NON-SALE occurred on 15 Jan 1974. The document # was ASC.

#5 A NON-SALE occurred on 15 Sep 1964. The document # was 44127M.

Additional Owners:

Associated PIDs:

No Additional Owners

As Of: JAN 27, 2008 BC Online: Site Registry 08/01/31

For: PL18282 MCELHANNEY CONSULTING SERVICES LTD. 16:08:26

Folio: 2341-02011-0 Page 1

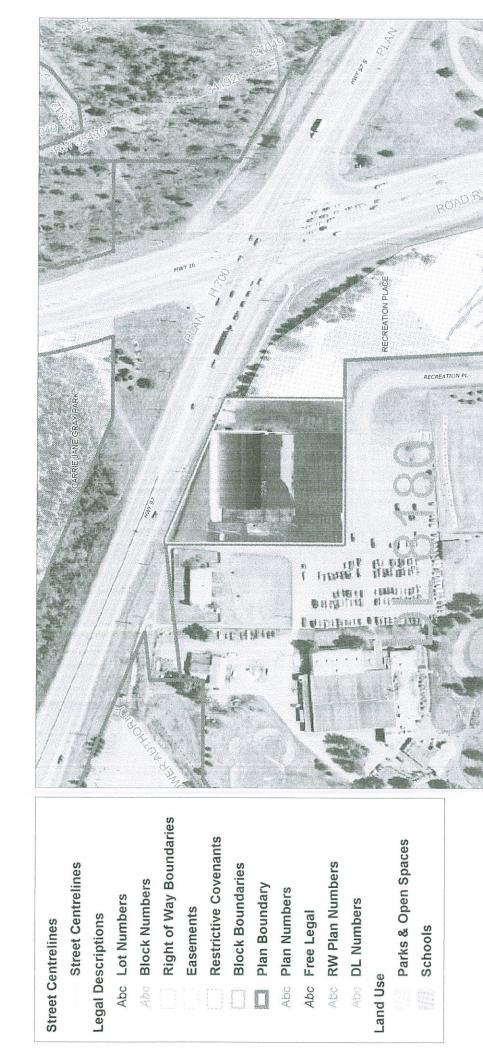
PID Nil Search

As of JAN 27, 2008, no records from Site Registry match Land Titles PID 013490869

You have been charged for this information.

Sites may be revealed by searching with alternate search methods. For example, a site not revealed in an Area search may be revealed by searching with another piece of information such as PID, PIN, address or Crown Lands File Number

City of Prince George PGMap-(Data accuracy not guaranteed).



2588 RAREATION PLACE PID- 613490869 LOT 1 DL 8180 PLTON

SCALE 1:2,451

150

Date: 08/04/28 TITLE SEARCH PRINT - PRINCE GEORGE Time: 11:22:24
Requestor: (PA81631) NORTHERN REGISTRY SERVICES (2002) Page: 001

TITLE - PM53426

Page: 001 3

PRINCE GEORGE LAND TITLE OFFICE TITLE NO: PM53426 FROM TITLE NO: P3488

APPLICATION FOR REGISTRATION RECEIVED ON: 10 DECEMBER, 1998

ENTERED: 10 DECEMBER, 1998

TITLE CANCELLED: 03 NOVEMBER, 2003

REGISTERED OWNER IN FEE SIMPLE:

PRINCE GEORGE CURLING CLUB LTD., INC.NO. #34346

1453 - 4TH AVENUE PRINCE GEORGE, BC V2L 3J8 MORTHERN REGISTRY SERVICES (250) 564-0616 or 1-800-202-8388

TAXATION AUTHORITY:

CITY OF PRINCE GEORGE

DESCRIPTION OF LAND:

PARCEL IDENTIFIER: 013-490-869

LOT 1 DISTRICT LOT 8180 CARIBOO DISTRICT PLAN 7274 EXCEPT PLAN H700

LEGAL NOTATIONS:

NOTICE OF INTEREST, BUILDERS LIEN ACT (S.3(2)), SEE BT273848 FILED 2002-07-30

CHARGES, LIENS AND INTERESTS:

NATURE OF CHARGE

CHARGE NUMBER DATE TIME

COVENANT

H20697 1973-08-20 15:22 REGISTERED OWNER OF CHARGE:

CITY OF PRINCE GEORGE

H20697

REMARKS: INTER ALIA SECTION 24A LAND REGISTRY ACT

MODIFIED BY PM43910

EASEMENT

PM43908 1998-10-08 11:16

REMARKS: INTER ALIA

APPURTENANT TO LOT 1 DISTRICT LOT 8180 CARIBOO

DISTRICT PLAN PGP43039

COVENANT

PM43909 1998-10-08 11:16 REGISTERED OWNER OF CHARGE:

CITY OF PRINCE GEORGE

PM43909

REMARKS: INTER ALIA

COVENANT

PM43910 1998-10-08 11:16

REMARKS: INTER ALIA

CONTINUES ON PAGE 002

Date: 08/04/28 TITLE SEARCH PRINT - PRINCE GEORGE Time: 11:22:24

Requestor: (PA81631) NORTHERN REGISTRY SERVICES (2002)

TITLE - PM53426

MODIFICATION OF H20697

MORTGAGE

PN46551 1999-12-09 11:36

CANCELLED BY: BV384182 2003-09-23

Page: 002

REGISTERED OWNER OF CHARGE:

CANADIAN IMPERIAL BANK OF COMMERCE

PN46551

ASSIGNMENT OF RENTS

PN46552 1999-12-09 11:36

CANCELLED BY: BV384183 2003-09-23

REGISTERED OWNER OF CHARGE:

CANADIAN IMPERIAL BANK OF COMMERCE

PN46552

"CAUTION - CHARGES MAY NOT APPEAR IN ORDER OF PRIORITY. SEE SECTION 28, L.T.A."

DUPLICATE INDEFEASIBLE TITLE: NONE OUTSTANDING

TRANSFERS:

2003-11-03

CORRECTIONS: NONE

Date: 08/04/28 TITLE SEARCH PRINT - PRINCE GEORGE
Requestor: (PA81631) NORTHERN REGISTRY SERVICES (2002)

TITLE - P3488

PRINCE GEORGE LAND TITLE OFFICE TITLE NO: P3488

FROM TITLE NO: 44127M

APPLICATION FOR REGISTRATION RECEIVED ON: 04 FEBRUARY, 1980

ENTERED: 08 FEBRUARY, 1980

TITLE CANCELLED: 10 DECEMBER, 1998

REGISTERED OWNER IN FEE SIMPLE:

PRINCE GEORGE CURLING CLUB LTD.

INC. #34346

1453-4TH AVENUE

PRINCE GEORGE B.C.

V2L 3J8

SEARCHED BY NORTHERN REGISTRY SERVICES (259) 564-0616 or 1-890-292-8388

Time: 11:22:24 Page: 001

TAXATION AUTHORITY:

CITY OF PRINCE GEORGE

DESCRIPTION OF LAND:

PARCEL IDENTIFIER: 013-490-869

LOT 1 DISTRICT LOT 8180 CARIBOO DISTRICT PLAN 7274

LEGAL NOTATIONS:

RE: HIGHWAY SEE PLAN H700

NOTICE OF ESTABLISHMENT AS HIGHWAY AND VESTING IN CROWN RECEIVED 1998-12-07, OF LANDS SPECIFIED IN THE NOTICE, SEE PM53096 AND

PLAN H-700

CHARGES, LIENS AND INTERESTS:

NATURE OF CHARGE

CHARGE NUMBER DATE TIME

COVENANT

H20697 1973-08-20 15:22

REGISTERED OWNER OF CHARGE:

CITY OF PRINCE GEORGE

H20697

REMARKS: INTER ALIA SECTION 24A LAND REGISTRY ACT

MORTGAGE

1980-01-31 14:38 P3110

CANCELLED BY: PF853 1992-01-10

REGISTERED OWNER OF CHARGE:

THE ROYAL BANK OF CANADA

P3110

REMARKS: INTER ALIA

"CAUTION - CHARGES MAY NOT APPEAR IN ORDER OF PRIORITY. SEE SECTION 28, L.T.A."

DUPLICATE INDEFEASIBLE TITLE: NONE OUTSTANDING

CONTINUES ON PAGE 002

Date: 08/04/28 TITLE SEARCH PRINT - PRINCE GEORGE Time: 11:22:24
Requestor: (PA81631) NORTHERN REGISTRY SERVICES (2002) Page: 002

TITLE - P3488

TRANSFERS:

1998-12-07 NO TITLE

1998-12-10

REMAINDERPM53426

CORRECTIONS: NONE

This Certificate of Indefeasible Title is void as against the title of any person adversely in actual passession of and rightly entitled to the land included in same at the time of the application upon which this Certificate was granted, and who continues in possession, and is subject to—

(a) The subsisting exceptions or reservations contained in the original grant from the Crown:

(b) Any Dominion or Previncial tax, rate, or assessment at the date of the application for registration imposed or made a lien or which the land:

- the land:

 (c) Any municipal charge, rate, or assessment at the date of the application for registration imposed or which may thereafter be imposed on the land, or which had theretofore been imposed for local improvements or otherwise and which was not then due and payable, including any charge, rate, or assessment imposed by any public corporate body having taxing powers over an area in which the land is situate:
- is situate:

 (d) Any lease, or agreement for lease, for a period not exceeding three years, where there is actual occupation under the same:

 (c) Any public highway or right-of-way, water-course, or right of water, or other public passement.
- easement:

 (f) Any right of expropriation by Statute:

 (g) Any lis pendens or mechanics' lien, judgment, caveat, or ther charge, or any assignment for the benefit of creditors or receiving order or authorized assignment under the "Bankruptey Act." registered since the date of the application for registration:

 (h) Any condition avantics.
- tion for registration:
 (A) Any condition, exception, reservation, charge,
 lien, or interest noted or endorsed hereon:
 (i) The right of any person to show that the
 whole or any portion of the land is by wrone,
 description of boundaries or parcels improperly
 included in this certificate:
- included in this certificate:

 (j) The right of any person to show fraud, wherein the recistered owner or wherein the person from or through whom the registered owner derived his right or title otherwise than bond for value has participated in any degree:

 (k) Any restrictive condition, right of reverter, or obligation impused on the land by the "Forest Act" when noted and endorsed hereon.

THE FOLLOWING PIECES OF LAND HAVE

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Date of application for registration, the 21st, day of October , 19.55. at 12:24 P.M. Register, Vol. 177.

This is to certify that

Phince George Curling CIUB LTD., 1453-4th Avenue, Prince George, B. C.,

1.5 absolutely and indefeasibly entitled in fee-simple, subject to such charges, liens, and interests as are	
notified by endorsement hereon, and subject to the conditions, exceptions, and reservations set out hereon, to	notified
that	
piece of land situate in the Prince George Assessment District	piece
and Province of British Columbia, and more particularly known and described as:—	and Pr

One (1)

Lot

Eight thousand one hundred and eighty (8180)

Cariboo District

District Lot

Plan

Seven thousand two hundred and seventy-four (7274)

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CANCELLED 5.2.19

ituens wherent I have hereunto set my hand and seal of office KAMLOOPS , British Columbia, 14th, day of November this....

19....55

.V. r. tak



L. P. m. Lis pendens. L. m. Lense. R. C. in Restrictive Covenant.	CHARGES, LIENS, AND INTEREST	rN4015
LAND		ese's My Reicas
acl	M. 956 2 150 mirk Janes Correlaise 75,000 100255) Wellson, Asses & Janes John 676 (5,7026 2647 file Con Stanget Jobs Stan	- A
au.	M. 16538 8 9 59 10.32 Servelius James 20,000 1-8 52. james Jahn Aberger 4 6/26 Jack tout ou 20 10054	lor.
all	M 187028 26 67 15:34 Hande alorando. Troffed. Home form.	
	Ilestinger Interest co 15 7028	
Dite alia	R.C. HANGT NOTAL SIZE CITY OF PRINCE GEORGE Le NA, LIRA	
	C.M. 03423 30 1.79 3.47 O. Spicell Construction Spicealties Its 03423 Cancelled by P3095 2111/80 R. J. Korn per co	
Inter alia	CM. 04830 14 279 2:47 Cabdonia Floors Led. 04830 Cancelled by P396 5/11/80 S. J. Kara pa & CML 05036 16 279 10.59 Detect & ntispresso Little 05036 Cancelled by P306 3/1/80 2. J. Kara pa ca	
	Emfoygo 1529 2:22 Lakeward Electure 04977 Candled Id - Ly P 2098 3111/80 A. J. Raw para	
Inter alia	CML 05286 20279 10:03 Daugo Heating (northern) That. 05286 Canalled Lie P3102 51/1/80 2. g. Rames por	
	OSLIS CANCELLO SAL STORE	
Inter Alia	06564 Charled by P3104 3140 & J. Kan pace	
Inter Alia	06576 Cancelled day P5105 311/188 l.J. Law per a	
Inter Alia	07335 Januelled day P3106 311190 2. J. Razar pa w	
	CMA. 07510 12 319 3.44 nottinger Steel Fred. O. J. Laver pear	
	CML 08872 23774 1:50 Pay- N. Dave Building DESTE Canvilled by P3189 51/1/80 & J. Ram pe of by P2093 311 80 & J LP P1738 18180 11:57 Stiell Construction relies sed by P2093 311 80 & J Special tris Sid There George Carringlelish Na	

CHARGES, LIENS, AND INTERESTS (CONTINUED) ions; te in fee. purchase. it to purchase. lens. FOR OTHER ABBREVIATIONS ve covenant. Registrar's Signature to Releases RELFISES Value or Amount PARTICULARS, TERM, RATE, ETC. Nature of Charge Date of Appli-cation OWNER OF CHARGE No. Inter M P3110 311 80 2:38 The Royal alia

This Certificate of Indefeasible Title is void as against the title of any person adversely in actual possession of and rightly entitled to the land included in same at the time of the application outsines in possession, and is subject to— (a). The subsisting exceptions or reservations contained in the original grain from the Crowniable of Crowniable of the Crowniable of Crowniab

- the land:

 (e) Any municipal charge, rate or insessment at the date of the application for registration imposed or when any thereafter be imposed on the land, or which had theretofore been imposed to which was not then due and payable, including any charge, rate, or assessment imposed by any public co.porate body having taxing powers over an area in which the land is situate:

 (d) Any leave or presement for leave, for a period
- is situate:

 (d) Any lease, or agreement for lease, for a period not exceeding three years, whree there is actual occupation under the same:

 (e) Any public highway or right-of-way, water-course, or right of water, or other public easement:

 (f) Any right of water, or other public easement:

- course, or right of water, or other public easement of exprepriation by Statute:

 (f) Any right of exprepriation by Statute:

 (g) Any lis pendlens or mechanics' lien, judgment, caveat, or other charge, or any assignment for the benefit of creditors or receiving order of authorized assignment under the "Hankruptey Act," registered since the date of the application for registration:

 (h) Any condition, exception, reservation, charge, lien, or interest noted or endoorsed hereon:

 (i) The right of any person to show that the whole or any portion of the land is by wrong included in this certificate:

 (j) The right of any person to show fraud, wherein the resistered owner or wherein the person from or through whom the registered owner felf for value has participated in any degree:

 (k) Any restrictive condition, right of reverter, or obligation imposed on the land by the "Forest Act," when noted and endorsed hereon.

From Certificate No. 10888M.



No. 4391.91.

Certificate of Indefeasible Title

Date of application for registration, the	17th,	day of	October	, 19	_55.
Date of application for regulation, in				at 10:32	A.V.
Register, Vol. 176.					

THE CORPORATION OF THE CITY OF PHINCE GEORGE, Prince George, B. C., This is to certify that

absolutely and indentified by endorsement here	efeasibly entitled in fee-simple, subject to such charges, liens, and interests as are con, and subject to the conditions, exceptions, and reservations set out hereon, to that
	e Prince George Assessment District umbia, and more particularly known ad described as:—
Lot	One (1)
District Lot	Fight thousand one hundred and eighty (8180)
Cariboo District	
Dien	Seven thousand two hundred and seventy-four (7274)

and the state of	CERT. NO		
	sel	1.77	4412
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	o gregoria.		1 1 1 1 1 1
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		1-/1-	
		1/-	

FORM F

CANCELLED NOV 1 0 1955 J. V. DiCastri, Registrar

In witness whereaf I have hereunto set my hand and seal of office , British Columbia, KAMLOOPS Odtober 25th day of this. 19 55

IOVERI



**Management Troops:

**E-Mortgagement Troops

R.P.—Right to peurchase.

S.R.P.—Sub-right to purchase.

L.P.—Lin penders.

L.—Lease.

R.C.—Restrictive Coverant.

CHARGES, LIENS, AND INTEREST

FIL IN HERE

+ 100N-45N-5237 (4)

LAND Nature Date of of No. Appli- Time OWNER OF CHARGE or PARTICULARS, TERM, Reliases Registrar's Signature or RATE, ETC. No. Date to Releases

Land Title System

Search Results

For: [PL18282] [NEGRIN, LAURIE]

Jan 31, 2008

As Of: 08/01/31 16:29:46

Check for Prints

04:29:47 PM

Return

Search Again Help? BC OnLine Mailbox Services

Print Only Current Title Info.

Print Current & Cancelled Title Info.

Folio: 2341-02011-0

Main Menu

Search by Title Displaying Current Information

Title Displayed

PRINCE GEORGE LAND TITLE OFFICE

TITLE NO: BB65032

DECLARED VALUE

FROM TITLE NO: BW201744

APPLICATION FOR REGISTRATION RECEIVED ON: 26 FEBRUARY, 2007

ENTERED: 28 FEBRUARY, 2007

REGISTERED OWNER IN FEE SIMPLE:

CITY OF PRINCE GEORGE 1100 PATRICIA BOULEVARD PRINCE GEORGE, BC

V2L 3V9

TAXATION AUTHORITY:

CITY OF PRINCE GEORGE

DESCRIPTION OF LAND:

PARCEL IDENTIFIER: 015-379-248

DISTRICT LOT 8180 CARIBOO DISTRICT

EXCEPT: PLANS B3608, 6932, 7274, 22207, H735, H700, PGP43039,

PART ON PLAN BCP10188 AND PART ON PLAN BCP28701

LEGAL NOTATIONS:

THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 26 OF THE LOCAL GOVERNMENT ACT, SEE BV512946

THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 29 OF THE MUNICIPAL ACT SEE PJ34404

CHARGES, LIENS AND INTERESTS:

NATURE OF CHARGE

CHARGE NUMBER DATE TIME

RIGHT OF WAY

B6291 1967-05-18 15:47

REGISTERED OWNER OF CHARGE:

BRITISH COLUMBIA TELEPHONE COMPANY

B6291

REMARKS: INTER ALIA

EASEMENT

PM43912 1998-10-08 11:17 REMARKS: PART ON PLAN PGP43040

APPURTENANT TO LOT 1 PLAN PGP43039

"CAUTION - CHARGES MAY NOT APPEAR IN ORDER OF PRIORITY. SEE SECTION 28, L.T.A."

DUPLICATE INDEFEASIBLE TITLE: NONE OUTSTANDING

TRANSFERS: NONE



https://www.bconline.gov.bc.ca/cgi/process.cgi

PENDING APPLICATIONS: NONE

*** CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN ***

Main Menu	Return			Search Again	Help?
	Print Only Current Title In		Print Current &	Cancelled Title Info.	

Main Menu	Return		Help?

Search Again

Prince George Land Title District

Search by: Title (QT) - display current info

Search Criteria: BB65032

Submit | Reset

https://www.bconline.gov.bc.ca/cgi/process.cgi

Land Title System

Miscellaneous Notes

For: [PL18282] [NEGRIN, LAURIE]

Jan 31, 2008

As Of: 08/01/31 16:32:50

04:32:50 PM

Main Menu Return Check for Prints

Search Again Help? BC OnLine Mailbox Services

Folio: 2341-02011-0

Search by Parcel ID Showing Miscellaneous Notes

*** LAST PAGE

PARCEL IDENTIFIER (PID): 015-379-248

SHORT LEGAL DESCRIPTION: U/CARIBOO/////8180

MARG: REM

MISCELLANEOUS NOTES:

CG 3542M

FORM 12 PG23306 (PLAN 22207)

Main Menu Return Help?

Search Again

Prince George

Land Title District

Search by: Parcel ID (QP) - misc notes

Search Criteria: 015-379-248

Submit

Reset

Assessment Roll Report

Disclaimer

This information is obtained from various sources and is determined as of the specific dates set out in the Assessment Act. As a result, BC Assessment cannot warrant that it is current or accurate, and provides it for your convenience only. Use of this information without verification from original sources is at your own risk.

©BC Assessment

Report Date: Jan 31, 2008 Report Time: 04:39:53 PM Folio: 2341-02011-0 For: PL18282

Roll Year: 2008 Roll Number: 00-25730.000

Area: 26 Jurisdiction: 226

School District: 57

Neighbourhood: 120 - STRIP COMMERCIAL

Property Address: 2833 RECREATION PL PRINCE GEORGE BC

Owner Name: PRINCE GEORGE # of Owners: 1 CITY OF

Owner Address: ATTN: MANAGER REAL ESTATE SERVICES 1100 PATRICIA BLVD

PRINCE GEORGE BC V2L 3V9

Document No: BB65032 PID: 015-379-248

Legal Description: District Lot 8180, Cariboo Land District, Except Plan B3608, Exc

PI 6932, 7274, 22207, H735, H700, PGP43039, part on BCP10188, part on BCP28701 (PLAY HOUSE THEATRE

WORKSHOP)

2008 Value

Property Class Improvement Land **Business And** \$1727000 N/A Other

Rec/Non Profit N/A \$526000

> **Total Actual Value:** \$2253000

2007 Value

Property Class Improvement Land **Business And** \$1635000 N/A

Other

Rec/Non Profit N/A \$689000

Total Actual Value:

\$2324000

2006 Value

Property Class Improvement Land Business And Other \$369000 N/A Rec/Non Profit N/A \$535000

Total Actual Value: \$904000

Manual Class: D422 - Theater (Obsolete)

Actual Use: 600 - Recreational & Cultural Buildings (Includes Curling

Tenure: 01 - Crown-Granted

ALR:

Land Dimension: 12.02 Land Dimension Type: Acres

Sales: Number Description

> A NON-SALE occurred on 26 Feb 2007. The document # was #1

> > BB65032.

#2 A NON-SALE occurred on 14 May 2004. The document # was https://apps.bconline.gov.bc.ca/bcawq/confirmStandardReport.do

BW201744.

#3 A NON-SALE occurred on 10 Dec 1998. The document # was PM53427.

#4 A NON-SALE occurred on 08 Oct 1998. The document # was PM43905.

#5 A NON-SALE occurred on 11 Nov 1911. The document # was 10888M.

Additional Owners:

Associated PIDs:

No Additional Owners

City of Prince George PGMap-(Data accuracy not guaranteed).



3 2833 AWY 16 W AD 615379248 RON De 8180

300

200

METERS

SCALE 1: 4,818



Land Title System

Search Results

For: [PL18282] [NEGRIN, LAURIE]

Jan 31, 2008



As Of: 08/01/31 15:36:27 Check for Prints 03:36:28 PM Main Menu Return Search Again Help? BC OnLine Mailbox Services

Print Only Current Title Info.

Print Current & Cancelled Title Info.

Folio: 2341-02011-0

Search by Title Displaying Current Information

Title Displayed

SECTION 98 LAND TITLE ACT

PRINCE GEORGE LAND TITLE OFFICE

TITLE NO: BW120585

DECLARED VALUE

FROM TITLE NO: BV226084

APPLICATION FOR REGISTRATION RECEIVED ON: 26 MARCH, 2004

ENTERED: 14 MAY, 2004

REGISTERED OWNER IN FEE SIMPLE:

CITY OF PRINCE GEORGE 1100 PATRICIA BOULEVARD PRINCE GEORGE, BC V2L 3V9

TAXATION AUTHORITY:

CITY OF PRINCE GEORGE

DESCRIPTION OF LAND:

PARCEL IDENTIFIER: 025-927-841

LOT 2 DISTRICT LOT 8180 CARIBOO DISTRICT PLAN BCP10188

LEGAL NOTATIONS:

THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 26 OF THE LOCAL GOVERNMENT ACT, SEE BV116188

THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 26 OF THE LOCAL GOVERNMENT ACT, SEE BV512946

CHARGES, LIENS AND INTERESTS: NONE

DUPLICATE INDEFEASIBLE TITLE: NONE OUTSTANDING

TRANSFERS: NONE

PENDING APPLICATIONS: NONE

*** CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN ***

Main Menu	Return			Search Again	Help?
	Print Only Cur	rent Title Info.	Print Current &	Cancelled Title Info.	

https://www.bconline.gov.bc.ca/cgi/process.cgi

Main Menu	Return		Help?

Search Again

Prince George Land Title District

Search by: Title (QT) - display current info

Search Criteria: BW120585

Submit Reset

https://www.bconline.gov.bc.ca/cgi/process.cgi

Land Title System

Miscellaneous Notes

For: [PL18282] [NEGRIN, LAURIE]

Jan 31, 2008

As Of: 08/01/31 16:34:48

Check for Prints

04:34:48 PM Help?

Main Menu Return

Search Again BC OnLine Mailbox Services

Folio: 2341-02011-0

Search by Parcel ID Showing Miscellaneous Notes

*** NO MISC NOTES FOUND

PARCEL IDENTIFIER (PID): 025-927-841

SHORT LEGAL DESCRIPTION: S/BCP10188////2

MARG:

MISCELLANEOUS NOTES:

Main Menu Return Help?

Search Again

Prince George

Land Title District

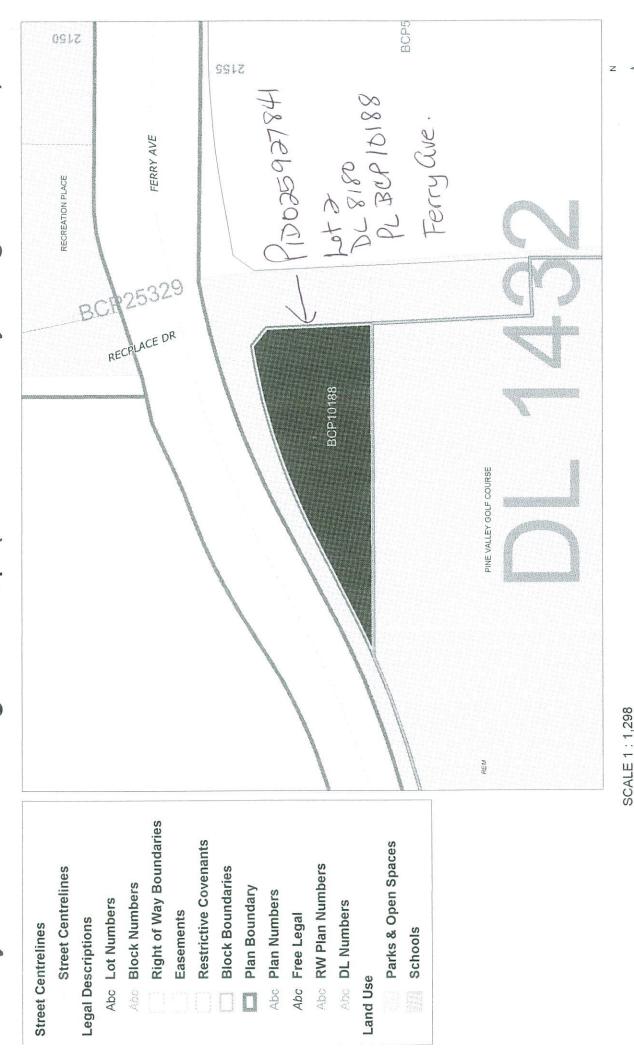
Search by: Parcel ID (QP) - misc notes

Search Criteria: 025-927-841

Submit

Reset

City of Prince George PGMap-(Data accuracy not guaranteed).





9

METERS

Time: 16:42:58 TITLE SEARCH PRINT - PRINCE GEORGE Date: 08/04/29 Requistor: (PA81631) NORTHERN REGISTRY SERVICES (2002) Page: 001

TITLE - PM43906

PRINCE GEORGE LAND TITLE OFFICE TITLE NO: PM43906

FROM TITLE NO: PM43904

APPLICATION FOR REGISTRATION RECEIVED ON: 08 OCTOBER, 1998

ENTERED: 15 DECEMBER, 1998

TITLE CANCELLED: 14 MAY, 2004

REGISTERED OWNER IN FEE SIMPLE:

PRINCE GEORGE GOLF AND COUNTRY CLUB LTD., INC.NO. 22221

P.O. BOX 242 PRINCE GEORGE, BC

V2L 4S1

TAXATION AUTHORITY:

CITY OF PRINCE GEORGE

SEAMCHED BY

MORTHERN REGISTRY SERVICES (200) 564-0616 or 1-600-292-8388

DESCRIPTION OF LAND:

PARCEL IDENTIFIER: 024-347-167

LOT 1 DISTRICT LOT 8180 CARIBOO DISTRICT PLAN PGP43039

LEGAL NOTATIONS:

THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 29 OF THE

MUNICIPAL ACT SEE PJ34404

HERETO IS ANNEXED EASEMENT PM43908 OVER...

THE REM OF DISTRICT LOT 8173 CARIBOO DISTRICT

LOT A DISTRICT LOT 8180 CARIBOO DISTRICT PLAN 15750

REM OF LOT A DISTRICT LOT 8180 CARIBOO DISTRICT PLAN 6932

REM OF DISTRICT LOT 8176 CARIBOO DISTRICT

LOT 1 DISTRICT LOT 8180 CARIBOO DISTRICT PLAN 7274

HERETO IS ANNEXED EASEMENT PM43912 OVER THE REM OF DISTRICT LOT 8180

CARIBOO DISTRICT AS SHOWN ON PLAN PGP43040

CHARGES, LIENS AND INTERESTS:

NATURE OF CHARGE

CHARGE NUMBER DATE TIME

RIGHT OF WAY

B6291 1967-05-18 15:47

REGISTERED OWNER OF CHARGE:

BRITISH COLUMBIA TELEPHONE COMPANY

B6291

REMARKS: INTER ALIA

MORTGAGE

F20107 1971-11-15 10:59

REGISTERED OWNER OF CHARGE:

MONTREAL TRUST COMPANY IN TRUST SEE 33063E AND F20107 FOR SUPPLEMENTAL SEE

L4725

F20107

REMARKS: INTER ALIA OF RIGHT OF WAY B6291

Date: 08/04/29

TITLE SEARCH PRINT - PRINCE GEORGE Time: 16:42:58

Requestor: (PA81631) NORTHERN REGISTRY SERVICES (2002)

TITLE - PM43906

COVENANT

H20697 1973-08-20 15:22

REGISTERED OWNER OF CHARGE:

CITY OF PRINCE GEORGE

H20697

REMARKS: INTER ALIA SECTION 24A LAND REGISTRY ACT

MODIFIED BY PM43910

MORTGAGE

L4725 1976-02-26 12:51

REGISTERED OWNER OF CHARGE:

MONTREAL TRUST COMPANY IN TRUST SEE 33063E AND L4725

L4725

REMARKS: INTER ALIA OF RIGHT OF WAY B6291

STATUTORY RIGHT OF WAY

PM43907 1998-10-08 11:16

REGISTERED OWNER OF CHARGE:

CITY OF PRINCE GEORGE

PM43907

COVENANT

PM43910 1998-10-08 11:16

REMARKS: INTER ALIA

MODIFICATION OF H20697

MORTGAGE

PM43911 1998-10-08 11:17

CANCELLED BY: BW120580 2004-03-26 REGISTERED OWNER OF CHARGE:

Page: 002

CITY OF PRINCE GEORGE

PM43911

MORTGAGE

PN46549 1999-12-09 11:35

REGISTERED OWNER OF CHARGE:

CANADIAN IMPERIAL BANK OF COMMERCE

PN46549

REMARKS: INTER ALIA

EXTENDED BY BW120575

ASSIGNMENT OF RENTS

PN46550 1999-12-09 11:35

REGISTERED OWNER OF CHARGE:

CANADIAN IMPERIAL BANK OF COMMERCE

PN46550

REMARKS: INTER ALIA

EXTENDED BY BW120576

"CAUTION - CHARGES MAY NOT APPEAR IN ORDER OF PRIORITY. SEE SECTION 28, L.T.A."

DUPLICATE INDEFEASIBLE TITLE: NONE OUTSTANDING

TRANSFERS:

CONTINUES ON PAGE 003

Date: 08/04/29 TITLE SEARCH PRINT - PRINCE GEORGE Time: 16:42:59
Requestor: (PA81631) NORTHERN REGISTRY SERVICES (2002) Page: 003

TITLE - PM43906

2004-05-14

ALL NOW REFERENCE PLAN BCP10189BW120586

CORRECTIONS:

PM53432 LEGAL NOTATION ADDED

PM43908 1998-12-15 11:40

PN46879 CHARGE OWNER NAME CORRECTED PN46550 1999-12-16 15:00

Date: 08/04/30 TITLE SEARCH PRINT - PRINCE GEORGE

Reguestor: (PA81631) NORTHERN REGISTRY SERVICES (2002)

TITLE - PM43904

Time: 10:42:52 Page: 001

SECTION 98 LAND TITLE ACT

PRINCE GEORGE LAND TITLE OFFICE

TITLE NO: PM43904

FROM TITLE NO: PM53427

APPLICATION FOR REGISTRATION RECEIVED ON: 08 OCTOBER, 1998

ENTERED: 15 DECEMBER, 1998

TITLE CANCELLED: 15 DECEMBER, 1998

REGISTERED OWNER IN FEE SIMPLE:

CITY OF PRINCE GEORGE

TAXATION AUTHORITY:

CITY OF PRINCE GEORGE

SEARCHED BY **NORTHERN REGISTRY SERVICES** (250) 564-0616 or 1-860-292-8388

DESCRIPTION OF LAND:

PARCEL IDENTIFIER: 024-347-167

LOT 1 DISTRICT LOT 8180 CARIBOO DISTRICT PLAN PGP43039

LEGAL NOTATIONS:

THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 29 OF THE MUNICIPAL ACT SEE PJ34404

CHARGES, LIENS AND INTERESTS:

NATURE OF CHARGE

CHARGE NUMBER DATE TIME

RIGHT OF WAY

B6291 1967-05-18 15:47

REGISTERED OWNER OF CHARGE:

BRITISH COLUMBIA TELEPHONE COMPANY

B6291

REMARKS: INTER ALIA

MORTGAGE

F20107 1971-11-15 10:59

REGISTERED OWNER OF CHARGE:

MONTREAL TRUST COMPANY IN TRUST SEE 33063E AND F20107 FOR SUPPLEMENTAL SEE

L4725

F20107

REMARKS: INTER ALIA OF RIGHT OF WAY B6291

COVENANT

H20697

1973-08-20 15:22

REGISTERED OWNER OF CHARGE:

CITY OF PRINCE GEORGE

H20697

REMARKS: INTER ALIA SECTION 24A LAND REGISTRY ACT

MORTGAGE

L4725 1976-02-26 12:51

REGISTERED OWNER OF CHARGE:

Page: 002

Date: 08/04/30 TITLE SEARCH PRINT - PRINCE GEORGE Time: 10:42:53

Requestor: (PA81631) NORTHERN REGISTRY SERVICES (2002)

TITLE - PM43904

MONTREAL TRUST COMPANY IN TRUST SEE 33063E AND L4725

REMARKS: INTER ALIA OF RIGHT OF WAY B6291

"CAUTION - CHARGES MAY NOT APPEAR IN ORDER OF PRIORITY. SEE SECTION 28, L.T.A."

DUPLICATE INDEFEASIBLE TITLE: NONE OUTSTANDING

TRANSFERS:

1998-12-15

CORRECTIONS: NONE

Date: 08/04/30 TITLE SEARCH PRINT - PRINCE GEORGE Requestor: (PA81631) NORTHERN REGISTRY SERVICES (2002)

TITLE - PM43904

SECTION 98 LAND TITLE ACT

PRINCE GEORGE LAND TITLE OFFICE

TITLE NO: PM43904

FROM TITLE NO: PM53427

APPLICATION FOR REGISTRATION RECEIVED ON: 08 OCTOBER, 1998

ENTERED: 15 DECEMBER, 1998

TITLE CANCELLED: 15 DECEMBER, 1998

REGISTERED OWNER IN FEE SIMPLE:

CITY OF PRINCE GEORGE

TAXATION AUTHORITY:

CITY OF PRINCE GEORGE

SEARCHED BY NORTHERN REGISTRY SERVICES (250) 564-0616 or 1-600-292-8388

Time: 10:42:52

Page: 001

DESCRIPTION OF LAND:

PARCEL IDENTIFIER: 024-347-167

LOT 1 DISTRICT LOT 8180 CARIBOO DISTRICT PLAN PGP43039

LEGAL NOTATIONS:

THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 29 OF THE

MUNICIPAL ACT SEE PJ34404

CHARGES, LIENS AND INTERESTS:

NATURE OF CHARGE

CHARGE NUMBER DATE TIME

RIGHT OF WAY

B6291 1967-05-18 15:47

REGISTERED OWNER OF CHARGE:

BRITISH COLUMBIA TELEPHONE COMPANY

B6291

REMARKS: INTER ALIA

MORTGAGE

F20107 1971-11-15 10:59

REGISTERED OWNER OF CHARGE:

MONTREAL TRUST COMPANY IN TRUST SEE 33063E AND F20107 FOR SUPPLEMENTAL SEE

L4725

F20107

REMARKS: INTER ALIA OF RIGHT OF WAY B6291

COVENANT

H20697 1973-08-20 15:22

REGISTERED OWNER OF CHARGE:

CITY OF PRINCE GEORGE

H20697

REMARKS: INTER ALIA SECTION 24A LAND REGISTRY ACT

MORTGAGE

L4725 1976-02-26 12:51 REGISTERED OWNER OF CHARGE:

Page: 002

Date: 08/04/30 TITLE SEARCH PRINT - PRINCE GEORGE Time: 10:42:53

Requestor: (PA81631) NORTHERN REGISTRY SERVICES (2002)

TITLE - PM43904

MONTREAL TRUST COMPANY IN TRUST SEE 33063E AND L4725

L4725

REMARKS: INTER ALIA OF RIGHT OF WAY B6291

"CAUTION - CHARGES MAY NOT APPEAR IN ORDER OF PRIORITY. SEE SECTION 28, L.T.A."

DUPLICATE INDEFEASIBLE TITLE: NONE OUTSTANDING

TRANSFERS:

1998-12-15

ALLPM43906

CORRECTIONS: NONE

TITLE SEARCH PRINT - PRINCE GEORGE Time: 11:08:29 Date: 08/04/30 Requestor: (PA81631) NORTHERN REGISTRY SERVICES (2002) Page: 001

TITLE - PM53427

PRINCE GEORGE LAND TITLE OFFICE TITLE NO: PM53427

FROM TITLE NO: PM49302

APPLICATION FOR REGISTRATION RECEIVED ON: 10 DECEMBER, 1998

ENTERED: 10 DECEMBER, 1998

TITLE CANCELLED: 15 DECEMBER, 1998

REGISTERED OWNER IN FEE SIMPLE:

CITY OF PRINCE GEORGE

TAXATION AUTHORITY:

CITY OF PRINCE GEORGE

NORTHERN REGISTRY SERVICES (250) 564-0618 or 1-810-282-8388

DESCRIPTION OF LAND:

PARCEL IDENTIFIER: 015-379-248

DISTRICT LOT 8180 CARIBOO DISTRICT EXCEPT PLANS B3608 6932 7274 22207

H735 AND H700

LEGAL NOTATIONS:

THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 29 OF THE

MUNICIPAL ACT SEE PJ34404

CHARGES, LIENS AND INTERESTS:

NATURE OF CHARGE

CHARGE NUMBER DATE TIME

RIGHT OF WAY

B6291 1967-05-18 15:47

REGISTERED OWNER OF CHARGE:

BRITISH COLUMBIA TELEPHONE COMPANY

B6291

MORTGAGE

F20107 1971-11-15 10:59

REGISTERED OWNER OF CHARGE:

MONTREAL TRUST COMPANY IN TRUST SEE 33063E AND F20107 FOR SUPPLEMENTAL SEE

L4725

F20107

REMARKS: INTER ALIA OF RIGHT OF WAY B6291

COVENANT

1973-08-20 15:22 H20697

REGISTERED OWNER OF CHARGE:

CITY OF PRINCE GEORGE

H20697

REMARKS: INTER ALIA SECTION 24A LAND REGISTRY ACT

MORTGAGE

L4725 1976-02-26 12:51

REGISTERED OWNER OF CHARGE:

MONTREAL TRUST COMPANY IN TRUST SEE 33063E AND L4725

L4725

Page: 002

Date: 08/04/30 TITLE SEARCH PRINT - PRINCE GEORGE Time: 11:08:30

Requestor: (PA81631) NORTHERN REGISTRY SERVICES (2002)

TITLE - PM53427

REMARKS: INTER ALIA OF RIGHT OF WAY B6291

"CAUTION - CHARGES MAY NOT APPEAR IN ORDER OF PRIORITY. SEE SECTION 28, L.T.A."

DUPLICATE INDEFEASIBLE TITLE: NONE OUTSTANDING

TRANSFERS:

1998-12-15

1998-12-15

CORRECTIONS: NONE

Date: 08/04/30 TITLE SEARCH PRINT - PRINCE GEORGE

Requestor: (PA81631) NORTHERN REGISTRY SERVICES (2002)

TITLE - PM49302

PRINCE GEORGE LAND TITLE OFFICE TITLE NO: PM49302

FROM TITLE NO: PM15587

APPLICATION FOR REGISTRATION RECEIVED ON: 10 NOVEMBER, 1998

ENTERED: 12 NOVEMBER, 1998

TITLE CANCELLED: 10 DECEMBER, 1998

REGISTERED OWNER IN FEE SIMPLE:

CITY OF PRINCE GEORGE

TAXATION AUTHORITY:

CITY OF PRINCE GEORGE

SEARCHED BY NORTHERN REGISTRY SERVICES (250) 564-0618 or 1-ery-202-0908

Time: 11:09:13

Page: 001

DESCRIPTION OF LAND:

PARCEL IDENTIFIER: 015-379-248

DISTRICT LOT 8180 CARIBOO DISTRICT EXCEPT PLANS B3608 6932 7274 22207

AND H735

LEGAL NOTATIONS:

THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 29 OF THE

MUNICIPAL ACT SEE PJ34404

NOTICE OF ESTABLISHMENT AS HIGHWAY AND VESTING IN CROWN RECEIVED

1998-12-10, OF LANDS SPECIFIED IN THE NOTICE, SEE PM53764

PLAN H700

CHARGES, LIENS AND INTERESTS:

NATURE OF CHARGE

CHARGE NUMBER DATE TIME

RIGHT OF WAY

B6291 1967-05-18 15:47

REGISTERED OWNER OF CHARGE:

BRITISH COLUMBIA TELEPHONE COMPANY

B6291

MORTGAGE

F20107 1971-11-15 10:59

REGISTERED OWNER OF CHARGE:

MONTREAL TRUST COMPANY IN TRUST SEE 33063E AND F20107 FOR SUPPLEMENTAL SEE

L4725

F20107

REMARKS: INTER ALIA OF RIGHT OF WAY B6291

COVENANT

1973-08-20 15:22 H20697

REGISTERED OWNER OF CHARGE:

CITY OF PRINCE GEORGE

H20697

REMARKS: INTER ALIA SECTION 24A LAND REGISTRY ACT

MORTGAGE

Date: 08/04/30 TITLE SEARCH PRINT - PRINCE GEORGE Time: 11:09:14 Requestor: (PA81631) NORTHERN REGISTRY SERVICES (2002)

Page: 002

TITLE - PM49302

L4725 1976-02-26 12:51

REGISTERED OWNER OF CHARGE:

MONTREAL TRUST COMPANY IN TRUST SEE 33063E AND L4725

L4725

REMARKS: INTER ALIA OF RIGHT OF WAY B6291

"CAUTION - CHARGES MAY NOT APPEAR IN ORDER OF PRIORITY. SEE SECTION 28, L.T.A."

DUPLICATE INDEFEASIBLE TITLE: NONE OUTSTANDING

TRANSFERS:

1998-12-10

REMAINDERPM53427

1998-12-10 NO TITLE

PART CANCELLED BY FORM 12PM53764

CORRECTIONS: NONE

De: : 08/04/30 TITLE SEARCH PRINT - PRINCE GEORGE Time: 11:10:03 Re estor: (PA81631) NORTHERN REGISTRY SERVICES (2002)

TITLE - PM15587

PRINCE GEORGE LAND TITLE OFFICE

TITLE NO: PM15587 FROM TITLE NO: 10888M

APPLICATION FOR REGISTRATION RECEIVED ON: 28 APRIL, 1998

ENTERED: 28 APRIL, 1998

TITLE CANCELLED: 12 NOVEMBER, 1998

REGISTERED OWNER IN FEE SIMPLE:

CITY OF PRINCE GEORGE

TAXATION AUTHORITY:

CITY OF PRINCE GEORGE

NORTHERN REGISTRY SERVICES (20) 584-0618 OF 1-860-282-8688

Page: 001

DESCRIPTION OF LAND:

PARCEL IDENTIFIER: 015-379-248

DISTRICT LOT 8180 CARIBOO DISTRICT EXCEPT PLANS B3608 6932 7274 AND 22207

LEGAL NOTATIONS:

THIS CERTIFICATE OF TITLE MAY BE AFFECTED BY THE AGRICULTURAL LAND COMMISSION ACT, SEE AGRICULTURAL LAND RESERVE PLAN NO. 21608 CANCELLED BY PM20630 1998-05-21

RE: HIGHWAY SEE PLAN H735

THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 29 OF THE MUNICIPAL ACT SEE PJ34404

NOTICE OF ESTABLISHMENT AS HIGHWAY AND VESTING IN CROWN RECEIVED 1998-11-10, OF LANDS SPECIFIED IN THE NOTICE, SEE PM49301 AND PLAN H735

CHARGES, LIENS AND INTERESTS:

NATURE OF CHARGE

CHARGE NUMBER DATE TIME

RIGHT OF WAY

B6291 1967-05-18 15:47

REGISTERED OWNER OF CHARGE:

BRITISH COLUMBIA TELEPHONE COMPANY

B6291

MORTGAGE

F20107 1971-11-15 10:59

REGISTERED OWNER OF CHARGE:

MONTREAL TRUST COMPANY IN TRUST SEE 33063E AND F20107 FOR SUPPLEMENTAL SEE L4725

F20107

REMARKS: INTER ALIA OF RIGHT OF WAY B6291

Page: 002

Date: 08/04/30 TITLE SEARCH PRINT - PRINCE GEORGE Time: 11:10:04

Requestor: (PA81631) NORTHERN REGISTRY SERVICES (2002)

TITLE - PM15587

COVENANT

H20697 1973-08-20 15:22

REGISTERED OWNER OF CHARGE:

CITY OF PRINCE GEORGE

H20697

REMARKS: INTER ALIA SECTION 24A LAND REGISTRY ACT

MORTGAGE

L4725 1976-02-26 12:51

REGISTERED OWNER OF CHARGE:

MONTREAL TRUST COMPANY IN TRUST SEE 33063E AND L4725

L4725

REMARKS: INTER ALIA OF RIGHT OF WAY B6291

"CAUTION - CHARGES MAY NOT APPEAR IN ORDER OF PRIORITY. SEE SECTION 28, L.T.A."

DUPLICATE INDEFEASIBLE TITLE: NONE OUTSTANDING

TRANSFERS:

1998-11-10 NO TITLE

1998-11-12

REMAINDERPM49302

CORRECTIONS: NONE

Date: 08/04/29 TITLE SEARCH PRINT - PRINCE GEORGE Time: 16:43:11
Requestor: (PA81631) NORTHERN REGISTRY SERVICES (2002) Page: 001

TITLE - P3456

PRINCE GEORGE LAND TITLE OFFICE TITLE NO: P3456

FROM TITLE NO: 83958M

APPLICATION FOR REGISTRATION RECEIVED ON: 04 FEBRUARY, 1980

ENTERED: 07 FEBRUARY, 1980

TITLE CANCELLED: 14 MAY, 2004

REGISTERED OWNER IN FEE SIMPLE:

PRINCE GEORGE GOLF AND COUNTRY CLUB LTD.

INC. #22221

BOX 242

PRINCE GEORGE B.C.

V2L 4R8

SEARCHED BY

NORTHERN REGISTRY SERVICES (200) 564-0616 or 1-830-292-8388

TAXATION AUTHORITY:

CITY OF PRINCE GEORGE

DESCRIPTION OF LAND:

PARCEL IDENTIFIER: 013-517-368

LOT A DISTRICT LOT 8180 CARIBOO DISTRICT PLAN 6932 EXCEPT PLANS 15750 AND

21077

LEGAL NOTATIONS:

HERETO IS ANNEXED RESTRICTIVE COVENANT BV369334 OVER LOT 1 DISTRICT LOT 8180 CARIBOO DISTRICT PLAN 7274 EXCEPT PLAN H700

RE ROAD: SEE D.F. 40110

CHARGES, LIENS AND INTERESTS:

NATURE OF CHARGE

CHARGE NUMBER DATE TIME

COVENANT

H20697 1973-08-20 15:22

REGISTERED OWNER OF CHARGE:

CITY OF PRINCE GEORGE

H20697

REMARKS: INTER ALIA; SECTION 24A

LAND REGISTRY ACT MODIFIED BY PM43910

MORTGAGE

1978-11-01 14:56 CANCELLED BY: PF854 1992-01-10 N37163

REGISTERED OWNER OF CHARGE:

THE ROYAL BANK OF CANADA

N37163

REMARKS: INTER ALIA

MORTGAGE

P3110 1980-01-31 14:38 CANCELLED BY: PF853 1992-01-10

Date: 08/04/29

TITLE SEARCH PRINT - PRINCE GEORGE Time: 16:43:11

Requestor: (PA81631) NORTHERN REGISTRY SERVICES (2002)

TITLE - P3456

REGISTERED OWNER OF CHARGE:

THE ROYAL BANK OF CANADA

P3110

REMARKS: INTER ALIA

MORTGAGE

PG3510 1993-02-04 12:23 CANCELLED BY: PN44556 1999-11-24

Page: 002

REGISTERED OWNER OF CHARGE: HONGKONG BANK OF CANADA

PG3510

EASEMENT

PM43908

1998-10-08 11:16

REMARKS: INTER ALIA

APPURTENANT TO LOT 1 DISTRICT LOT 8180 CARIBOO

DISTRICT PLAN PGP43039

COVENANT

PM43909 1998-10-08 11:16

REGISTERED OWNER OF CHARGE:

CITY OF PRINCE GEORGE

PM43909

REMARKS: INTER ALIA

COVENANT

PM43910

1998-10-08 11:16

REMARKS: INTER ALIA

MODIFICATION OF H20697

MORTGAGE

PN46549

1999-12-09 11:35

REGISTERED OWNER OF CHARGE:

CANADIAN IMPERIAL BANK OF COMMERCE

PN46549

REMARKS: INTER ALIA

EXTENDED BY BW120575

ASSIGNMENT OF RENTS

PN46550 1999-12-09 11:35

REGISTERED OWNER OF CHARGE:

CANADIAN IMPERIAL BANK OF COMMERCE

PN46550

REMARKS: INTER ALIA

EXTENDED BY BW120576

"CAUTION - CHARGES MAY NOT APPEAR IN ORDER OF PRIORITY. SEE SECTION 28, L.T.A."

DUPLICATE INDEFEASIBLE TITLE: NONE OUTSTANDING

TRANSFERS:

2004-05-14

ALL NOW REFERENCE PLAN BCP10189BW120586

CORRECTIONS:

CONTINUES ON PAGE 003

Date: 08/04/29 TITLE SEARCH PRINT - PRINCE GEORGE Time: 16:43:12
Requestor: (PA81631) NORTHERN REGISTRY SERVICES (2002) Page: 003

TITLE - P3456

PN46879 CHARGE OWNER NAME CORRECTED PN46550 1999-12-16 15:00



This certificate of indefcasible title is void as it at the title of any person adversely in actual session of and rightly entitled to the land in a line same at the time of the application upon it. this certificate was granted, and who consider the session, and is subject to—

The subsisting exceptions or reservations contained in the original grant from the Crown:

Any Dominion or Provincial tax, rate, or assessment at the date of the application for registration imposed or made a lien or which may thereafter be imposed or made; lien on he land:

Any municipal charge, rate, or assessment at

- he land:

 Any municipal charge, rate, or assessment at the date of the application for registration imposed or which may thereafter be imposed in the land, or which had theretofore been imposed for local improvements or otherwise and which was not then due and payable, including any charge, rate, or assessment imposed by any public corporate body having taxing powers over an area in which the land is situate:

 Any lease, or assessment for lease, for a period.

- taxing powers over an area in which the land is situate:

 (d) Any lease, or agreement for lease, for a period not exceeding three years, where there is actual occupation under the same:

 (e) Any public highway or right-of-way, water-course, or right of water, or other public easement:

 (g) Any lis pendens or mechanics' lien, judgm:nt, caveat, or other charge, or any assignment for the benefit of creditors or receiving order or authorized assignment under the Bankruptey Act, registered since the date of the application for registration.

 (h) Any condition, exception, reservation, charge,
- tion for registration:
 (h) Any condition, exception, reservation, charge, lien, or interest noted or endorsed thereon:
 (i) The right of any person to show that the whole or any portion of the land is by wrong description of boundaries or parcels improperly included in this certificate.
- erly included in this certificate:

 (f) The right of any person to show fraud, wherein the registered owner or wherein the person from or through whom the registered owner derived his right or title otherwise than bona fire for value has participated in any degree:

 (k) Any restrictive condition, right of reverter, or obligation; imposed on the land by the Forest Act when noted and endorsed thereon.

THIS CERTIFICATE MAY BE AFFECTED BY THE LAND ACT AMENDMENT ACT, 1961.

From Certificate No. 41548M



No. 839584

Register, Vol. 336

LAND REGISTRY ACT FORM F (Section 143)

Certificate of Indefeasible Title

Date of application for registra	tion, the day of day of	March At 15:00	
This is to certify that	PRINCE GEORGE GOLF & COUNTRY		Amended see DF 545F
	Box 242, Prince George, B.C.		

notified by endorsement h	ndefeasibly entitled in fee-simple, subject to such charges, liens, and interests as are ereon, and subject to the conditions, exceptions, and reservations set out hereon, to that
piece of land situate in	the Sity of Prince George
STRA COLUMN	
and Province of British C	olumbia, and more particularly known and described as:— **A***

CANCELLED 4/2 1990

piece of land situate in	the Gity of Prince George
and Province of British C	olumbia, and more particularly known and described as:—
Lot	ηAπ
District Lot	Eight thousand one hundred and eighty (8180)
Cariboo District	
Plan	Six thousand nine hundred and thirty-two (6932)

THE FOLLOWING PIECES OF LAND HAVE BEEN TRANSFERRED

BOTTO A	LAND		CE	RT. NO.
fait out of le	ly fles	210	7 9.6	435 M.
7				

In witness whereat I have hereunto set my hand and seal of office British Columbia,

19_64

OVER



FILL IN HEAE. ABBREVIATIONS:

VI. =: Mortgage in fee

P. =: Sub-right to purchase.

P. =: Lis pendens. , a. CHARGES, LIENS, AND INTERESTS L = Leave.
C = Restrictive covenant. PARTICULARS, TERM, RATE, ETC. LAND OWNER OF CHARGE No. Date C11475 11 968 T.W. Conton Reg 15 M. 39274 × 28 16 15:02 Central mortgag All except Corporation assigned to M. A1224 19 736 12:41 THLAND MATURAL FL EXCEPT GAS 60 LTD. E D 2580 14369 J.M. Cubu 24 Ill Energy The M 15246 30 766 12:00 Mand Sugleyment 3 × 32069 5 1275 ES delerly 1 Ege ce Plan 15750 M 66477 13472 = 43 The Royal Burk Inter a lin RC 42087 20812 3:32 Cely of Rundling Duryn X. R.a. il, except in 31577, Lite M K32070 5 1275 12:41 The Kayal Bank 3 released day N 39523 ell encort Juny 15750 and 21077 Enter alia N37163 1 1178 2156 Are negat Banks 2 Except Plans (750) 21077 Inter plia C.m. 12,93402 301 7 2:46 D. Shiell Construction except Plans Specialties Ltd 15750 , 21077 03422 Canalled by P 3094 311/190@ 2:31 A. J. Law pace CML 04830 1427 2:47 Calidonia Floors Ltd. Inter alia 04430 cancelled by P3096. 311/1 80 2. J. Laven para except Plans 15750£ 21077 145725 Deept Pland C.Mr. 05242 1927 3:50 Prince Leorge Concrete 15750c, 21077 05242 Canalled Ly P3181 34/180 2. J. Low pran 172033 C.M.L. 05286 20 279 10:03 Dougs Heating Cans (northern) Ltd. 277 05296 Canalled Duy F3102 '311/180 & J. Koron pu av Inter alia except Plans 15750 0 21077 HOTE: Re Road see D.F. 40110 Except Pain 15150, CML 04976 15279 2:22 Laboured Electre 04976 Cancelled Dy P3097 51/1/40 & J. Leven pun CMA 05035 16 279 10:58 Deton Enterprises Add. 05035 Cancelled My 8309 5111 180 6. Fram par except Plus 15750 - 21077

S.R.P.== b-right to purchase
L.P.= s pendens.
L.=' ase.
R.C.=. strictive covenant. PARTICULARS, TERM, RATE, ETC. Registrar's Signature to Releases OWNER OF CHARGE Inter 1 dia 12 cept C. Mr. 06563 2 3 79 2:16 Blanchett Contracting Dlans 1:750; 06563 Canalled My 1303 31/180 R.J. Karr put 21077 CML 06576 2319 3.45 Canadian Racquet Sports taupment stol, 065% Conalled by \$305 311/80 I.J. Low pace Inter Alia. except Plans 15750 : 21077 CML 07335 9 3 19 2:10 acme Masonry 4td. J. Lun para Inter Alia. xcept Plans 15750; 21077 CML. 07509 12 3 79 2:44 Northern Steel Gld. 2. J. Row pow except Plans 15750 0 21077 C.M.L. 08872 23379 1:50 Pay - N. Save, Building 08872 Canalled by 1309 311/90 & J. Rever paa except plans 15750 : 21077 Inter Alia LP P1737 B 150. 11.56 Dishiell Construction

Bring the State

Granic Georg Color of and

Country Celest et al Guyl Plans P1737 Cancelled by P3092 311/180 A. J. Kaver per ca M. P3/10 31 1 91 2:35 She Lorgel Bond Oster alia

This Certificate of Indefeasible Title is valid as against the title of any person adversely in actual powersels of and rightly ratified to the land included in same at the time of the application upon which this Certificate was granted, and who continues in powerselon, and is subject to.

- upon mann line Certificate was granted, and who continues in possession, and is subject to:

 (a) The rubisisting exceptions or reservations contained in a criginal grant from the Crown:

 (b) Any Domission or Previncial tax, rate, or several content of the afficients of reservations of the substantial content of the s
- is situate:

 Any lease, or agreement for lease, for a period of exceeding three years, where there is actual occupation under the same:

 Any public highway or right-of-way, water-curre, or right of water, or other public easements:

- course, or right of water, or other public resement;

 (f) Any right of exprepriation by Statute;

 (g) Any lie pendens or mechanics lien, judgment, envext, or other charge, or any assignment for the benefit of creditors or receiving order or authorized assignment under the "Bankruptey Act," registered since the date of the application for registration:

 (h) Any condition, exception, reservation, charge, lien, or interest noted or endorsed hereon:

 (i) The right of any person to show that the whole or any portion of the land is by wrong description of boundaries or parcels improperly included in this certificate:

 (i) The right of any person to show fraud, wherein

- included in this certificate:

 (j) The right of any person to show fraud, wherein
 the registered owner or wherein the person
 from or through whom the registered owner
 derived his right or title otherwise than bone
 fide for value has participated in any degree:
- (k) Any restrictive condition, right of reverter, or obligation imposed on the land by the "Forest Act" when noted and endorsed hereon.

From Certificate No. 10888M.

The state of the s



No. 4154811,

Issued pursuant to Section 105 (1) of the Land Registry Act.

Date of application for registration, the 17th day of February , 19.55. Register, Vol. 167,

This is in rertify that The Corporation of the City of Prince George, Prince George, B. C.

18 absolutely and indefeasibly entitled in fee-simple, subject to such charges, liens, and interests as are notified by endorsement hereon, and subject to the conditions, exceptions, and reservations set out hereon, to

piece S of land situate in the Prince George Assessment District and Province of British Columbia, and more particularly known and described as:-

Lots

"A" and "B"

District Lot

Eight th usand one hundred and Eighty-(8180)

Cariboo District

Plan

MILE

Six thousand Nine hundred and Thirty-two (6932)

THE FOLLOWING PIECES OF LAND HAVE BEEN TRANSFERRED:

	LAND		3	CERT. No.
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	Millian - Davi			
-		-		
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				1

CWCLLID 70/8 19 75 by 11 20095 }-

In mitness whereas I have hereunto set my hand and seal of office

KAHLOOPS British Columbia, this 24th day of 19 55.



Assentiation.

M. is Nortpage in Tee.

R.P. = Right to purchase.

R.P. is Sub-right to purchase.

L.P. = L is pendent.

L. is Lone.

R.C. = Restrictive Covenant.

CHARGES, LIENS, AND INTEREST

the orner superisting

LAND

Nature of Charge

Date of Appli-cation

OWNER OF CHARGE

PARTICULARS, TERM, RATE, ETC.

RELEASES Date No.

1000 655 550 (85 Registrar's Signature to Releases Date: 08/04/29 TITLE SEARCH PRINT - PRINCE GEORGE Time: 16:43:25

TITLE - W13783

Requestor: (PA81631) NORTHERN REGISTRY SERVICES (2002) Page: 001

PRINCE GEORGE LAND TITLE OFFICE TITLE NO: W13783

FROM TITLE NO: 96435M

NORTHERN REGISTRY SERVICES

(20) 564-0618 or 1-800-292-8388

APPLICATION FOR REGISTRATION RECEIVED ON: 27 MAY, 1985

ENTERED: 29 MAY, 1985

TITLE CANCELLED: 14 MAY, 2004

REGISTERED OWNER IN FEE SIMPLE:

PRINCE GEORGE GOLF AND COUNTRY CLUB LTD.

BOX 242 PRINCE GEORGE B.C.

V2L 4S1

TAXATION AUTHORITY:

CITY OF PRINCE GEORGE

DESCRIPTION OF LAND:

PARCEL IDENTIFIER: 011-955-147

LOT A DISTRICT LOT 8180 CARIBOO DISTRICT PLAN 15750

LEGAL NOTATIONS: NONE

CHARGES, LIENS AND INTERESTS:

NATURE OF CHARGE

CHARGE NUMBER DATE TIME

MORTGAGE

P3110 1980-01-31 14:38 CANCELLED BY: PF853 1992-01-10

REGISTERED OWNER OF CHARGE:

THE ROYAL BANK OF CANADA

P3110

REMARKS: INTER ALIA

EASEMENT

PM43908 1998-10-08 11:16

REMARKS: INTER ALIA

APPURTENANT TO LOT 1 DISTRICT LOT 8180 CARIBOO

DISTRICT PLAN PGP43039 MERGED BY PLAN BCP10189

COVENANT

PM43909 1998-10-08 11:16 REGISTERED OWNER OF CHARGE:

CITY OF PRINCE GEORGE

PM43909

REMARKS: INTER ALIA

MORTGAGE

PN46549 1999-12-09 11:35

REGISTERED OWNER OF CHARGE:

CANADIAN IMPERIAL BANK OF COMMERCE

PN46549

Date: 08/04/29 TITLE SEARCH PRINT - PRINCE GEORGE Time: 16:43:25

Requestor: (PA81631) NORTHERN REGISTRY SERVICES (2002)

Page: 002

TITLE - W13783

REMARKS: INTER ALIA

EXTENDED BY BW120575

ASSIGNMENT OF RENTS

PN46550 1999-12-09 11:35

REGISTERED OWNER OF CHARGE:

CANADIAN IMPERIAL BANK OF COMMERCE

PN46550

REMARKS: INTER ALIA

EXTENDED BY BW120576

"CAUTION - CHARGES MAY NOT APPEAR IN ORDER OF PRIORITY. SEE SECTION 28, L.T.A."

DUPLICATE INDEFEASIBLE TITLE: NONE OUTSTANDING

TRANSFERS:

2004-05-14

ALL NOW REFERENCE PLAN BCP10189BW120586

CORRECTIONS:

PN46879 CHARGE OWNER NAME CORRECTED PN46550 1999-12-16 15:00

This c.rtificate of indefeasible title it void as against the title of any person adversely in actual possession of and rightly entitled to the land included in same at the time of the application upon which this certificate was granted, and who contained to approximate and possession, and is subject to—

(a) The subsisting exceptions or reservations contained in the original grant from the Crownicith Any Dominion or Provincial tax, rate, or assessment at the date of the application for registration imposed or made a lien or which the land:

(c) Any municipal charge, rate, or assessment at

- the land;

 (c) Any municipal charge, rate, or assessment at the date of the application for registration imposed or which may thereafter be imposed on the land, or which had thereiofore been imposed for local improvements or otherwise and which war not then due and payable, including any charge, rate, or assessment imposed by any public corporate body having taking powers over an area in which the land is situate.
- is situate:

 (d) Any leave, or agreement for leave, for a period not exceeding three years, where there is actual occupation under the same:

 (e) Any public highway or right of-way, water-course, or right of water, or other public easement.
- course, er right of water, or other public easement:

 (1) Any right of exprepriation by Statute:
 (2) Any lis pendens or mechanics' lien, judgment, easeal, or other charge, or any assignment for the benefit of creditors or receiving order authorized assignment under the Bunkerper of the control of the control of the application for registration;
 (h) Any condition, exception, reservation, charge, lien, or interest noted or endorsed thereon:
 (1) The right of any person to show that the whole or any portion of the land in by wrong description of boundaries or patiels improperly included in this certificate:
 (1) The right of any person to show that the the registered owner or wherein the person from or through whom the registered owner derived his right or fille otherwise, than hound fele for value has participated in any degree:
 (1) Any restrictive condition, right of reverter, or obligation imposed on the land by the Forest Act when noted and endorsed thereon.

THIS CERTIFICATE MAY BE AFFECTED BY THE LAND ACT AMENDMENT ACT, 1961.

From	Certificate	No	83958M	
1 /0//1	Cernificant	2 , 6	P	•



LAND REGISTRY ACT FORM F (Section 143)

	No	96435M
Register,	Vcl.	386

Certificate of Indefeasible Title

Date of application for registrat	ion, the 2nd	day of	December At 14:0	
This is to certify that		מוזוט		Paradad and Dr systa
	PRINCE GEORGE	GOLF-& COUNTRY	CLUB LTD.	11/2/20
	Box 242, Princ	e George, B.C.		da

is absolutely and in	adeleasibly entitled in fee-simple, subject to such charges, liens, and interests as are
notified by endorsement he	ereon, and subject to the conditions, exceptions, and reservations set out hereon, to
	that
piece of land situate in	the City of Prince George
	1. It is a state of the second described as:
and Province of British Co	olumbia, and more particularly known and described as:—
Lot	иди
District Lot	Eight thousand one hundred and eighty (8180)
Cariboo District	가게 되었다. 그 그 그 사람들은 그 그 그 그 그 그 그 그 그 그 그 그 그 그 그 그 그 그 그
Plan	Fifteen thousand seven hundred and fifty (15750)

THE FOLLOWING PIECES OF LAND HAVE BEEN TRANSFERRED

In witness whereof I have hereunto set my hand and seal of office at KAMLOOPS British Columbia, this 21st day of December

19....65



CANCELLED

ABBRITATIONS

M. = Mortgage in fee.
R.P. = Right to purchase.
R.P. = Sub-right to purchase.
L.P. = Lis pendens.
L. = 1 case.
R.C. = Restrictive covenant.

CHARGES, LIENS, AND INTERESTS

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LAND REGISTRY ACT

Title No. H20692

Register Vol....

From Title No. 6705M

VE PAGE ONLY 42919M

(FORM F, SECTION 143) ONE PAGE (CERTIFICATE OF INDEFEASIBLE TITLE

F INDEFEASIBLE TITLE 7785M

Land Registry Office, _____Princa_George _____, British Columbia.

Thin in in refifty that the undermentioned registered owner in fee-simple is absolutely and indefeasibly entitled in fee-simple, subject to such charges, liens, and interests as are notified by endorsement hereon, and subject to the conditions, exceptions, and reservations set out hereon, to the land situated in the Province of British Columbia, and more particularly described below.

Registered owner in fee-simple: Application for registration received 20th August, 1973

CITY OF PRINCE GEORGE

City of Prince George

Description of land: (See back hereof for transfers (if any) of the land or a part thereof).

Lot "A", District Lot 8180, Cariboo District, Plan 21094

CANCELLED 20/8 1973
By H 206 9 3

CHARGES, LIENS, AND INTERESTS*

Nature of Charge; Number: Date and Time of Application	Registered Owner of Charge	Remarks		
		*		
		V .		
		*		

In mitness whereaf I have hereun	to set my hand and the s	eal of my office aforesaid,	this	25th	day of
September	, 1973	8-7	1/2	hoo	le
- dl. Facts endocrement effects all the land desc	rilled hereis, assless istherwise	inficated in "Remarks" cultur	mm. See huck havens to	Registra or adhreviolense.	T.

Date: 08/04/29 TITLE SEARCH PRINT - PRINCE GEORGE Time: 16:43:33 Requestor: (PA81631) NORTHERN REGISTRY SERVICES (2002) Page: 001

TITLE - W13784

PRINCE GEORGE LAND TITLE OFFICE TITLE NO: W13784

FROM TITLE NO: 42920M

SEARCHED BY NORTHERN REGISTRY SERVICES

(230) 564-0616 or 1-800-292-8388

APPLICATION FOR REGISTRATION RECEIVED ON: 27 MAY, 1985

ENTERED: 30 MAY, 1985

TITLE CANCELLED: 14 MAY, 2004

REGISTERED OWNER IN FEE SIMPLE:

PRINCE GEORGE GOLF AND COUNTRY CLUB LTD.

BOX 777

PRINCE GEORGE B.C.

V2L 4T5

TAXATION AUTHORITY:

CITY OF PRINCE GEORGE

DESCRIPTION OF LAND:

PARCEL IDENTIFIER: 015-372-545

DISTRICT LOT 8173 CARIBOO DISTRICT EXCEPT PLAN 21077

LEGAL NOTATIONS: NONE

CHARGES, LIENS AND INTERESTS:

NATURE OF CHARGE

CHARGE NUMBER DATE TIME

COVENANT

H20697 1973-08-20 15:22

REGISTERED OWNER OF CHARGE:

CITY OF PRINCE GEORGE

H20697

REMARKS: INTER ALIA SECTION 24A LAND REGISTRY ACT

MODIFIED BY PM43910

MORTGAGE

1978-11-01 14:56 CANCELLED BY: PF854 1992-01-10 N37163

REGISTERED OWNER OF CHARGE:

THE ROYAL BANK OF CANADA

N37163

REMARKS: INTER ALIA

MORTGAGE

P3110 1980-01-31 14:38 CANCELLED BY: PF853 1992-01-10

REGISTERED OWNER OF CHARGE:

THE ROYAL BANK OF CANADA

P3110

REMARKS: INTER ALIA

EASEMENT

PM43908 1998-10-08 11:16

REMARKS: INTER ALIA

Date: 08/04/29

TITLE SEARCH PRINT - PRINCE GEORGE

Page: 002

Time: 16:43:34

Requestor: (PA81631) NORTHERN REGISTRY SERVICES (2002)

TITLE - W13784

APPURTENANT TO LOT 1 DISTRICT LOT 8180 CARIBOO

DISTRICT PLAN PGP43039 MERGED BY PLAN BCP10189

COVENANT

PM43909 1998-10-08 11:16

REGISTERED OWNER OF CHARGE:

CITY OF PRINCE GEORGE

PM43909

REMARKS: INTER ALIA

MERGED BY PLAN BCP10189

COVENANT

PM43910

1998-10-08 11:16

REMARKS: INTER ALIA

MODIFICATION OF H20697

MORTGAGE

PN46549 1999-12-09 11:35

REGISTERED OWNER OF CHARGE:

CANADIAN IMPERIAL BANK OF COMMERCE

PN46549

REMARKS: INTER ALIA

EXTENDED BY BW120575

ASSIGNMENT OF RENTS

PN46550 1999-12-09 11:35

REGISTERED OWNER OF CHARGE:

CANADIAN IMPERIAL BANK OF COMMERCE

PN46550

REMARKS: INTER ALIA

EXTENDED BY BW120576

"CAUTION - CHARGES MAY NOT APPEAR IN ORDER OF PRIORITY. SEE SECTION 28, L.T.A."

DUPLICATE INDEFEASIBLE TITLE: NONE OUTSTANDING

TRANSFERS:

2004-05-14

ALL NOW REFERENCE PLAN BCP10189BW120586

CORRECTIONS:

PN46879 CHARGE OWNER NAME CORRECTED PN46550 1999-12-16 15:00

This Certificate of Indefeasible Title is void as against the title of any person adversely in actual powersion of and rightly entitled to the land included in same at the time of the application upon which this Certificate was granted, and who continues in possession, and is ambject to—

(a) The subsisting exceptions or reservation contained in the origina, grant from the Crownich Any Dominion or Previouslat tax, rate, of registration imposed or made a lieu or absention of the control of the control of the control of the control of the land:

(c) Any municipal charge, rate, or assessment as

- may thereafter he imposed or made a lien on the land:

 (e) Any municipal charge, rate, or assessment at the date of the application for registration imposed or which may thereafter be imposed on the land, or which had therefore registration in the land, or which had therefore register and which was not register to the land of the land in the land of the land in the land is situate:

 (d) Any lease, or agreement for lease, for a period not exceeding three years, where there is actual occupation under the same:

 (e) Any multic hichway or righthoftway, water-course, or right of water, or other public examination.

- casement:

 (f) Any right of expropriation by Statute:

 (g) Any lis pendens or medianics' lien, judgment,
 caveat, or other charge, or any assignment for
 the benefit of creditors or receiving order or
 authorized assignment under the "Bankrupter'
 Act," registered since the date of the application for registration:

 (A) Any condition, exception, reservation, charge,
 lien, or interest noted or endorsed barreon:

 (f) The right of any person to show that the
 whole or any portion of the land is by wrone
 overline of boundaries or parcels improperly
 included in this certificate;

 (1) The right of any person to show (raud, wherein

- included in this certificate:

 (f) The right of any person to show fraud, wherein the registered owner or wherein the person from or through whom the registered owner derived his right or tillue otherwise than hose fide for value has participated in any degree:

 (a) Any restrictive condition, right of reverter, or obligation imposed on the land by the "Forest Act" when noted and endorsed hereon.

From Certificate No. Crown



No. 42920M

Certificate of Indefeasible Title

., 19-55. July Date of application for registration, the 11th day of 10129 A.M. Register, Vol. 172

This is in sertify that Prince George Colp and Country Club Ltd., Box 777, Prince George, B.C.

1s	absolutely and indefeasibly enti	itled in fee-simple, subject to such charges, liens. and interests as are
	by andorsement hereon, and sub-	ject to the conditions, exceptions, and reservations set out hereon, to
понреа	that	The Shows wife

Prince George Assessment District piece of land situate in the

and Province of British Columbia, and more particularly known and described as:- Ei_{E}ht thousand one hundred and seventy-three (8173)

District Lot

Cariboo District Said to contain Twenty-four and eighty hundredths (24.80) acres more or less.

THE FO	LLOWING PIECES O	
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CANCELLED 27/051985 By W3784 PM

In militers inherent I have hereunto set my hand and seal of office

KAMLOOPS British Columbia. July this 15th day of_

19__55.

V. Di Cartin



Asserviations:
M. in Mortgage in Iss.
R.P. ... Right to purchase.
S.P.P. ... Sub-right to purchase.
L.P. ... Lis pendens.
L. ... Lease.
R. C. ... Particular Command.

CHARGES, LIENS, AND INTEREST

± 100M-1154-3357 (4)

R.C.=Restrictive Covenant.			-1200	A STATE OF THE PARTY OF THE PAR				★ 100M-1154-3357 (4)
LAND	Nature of Charge	Na	Date of Appli- cation	ime OWNER OF CHARGE	Value PAR or Amount	TICULARS, TERM, RATE, ETC.	Releases No. Date	Registrar's Signature to Releases
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APPENDIX F SITE PHOTOGRAPHS







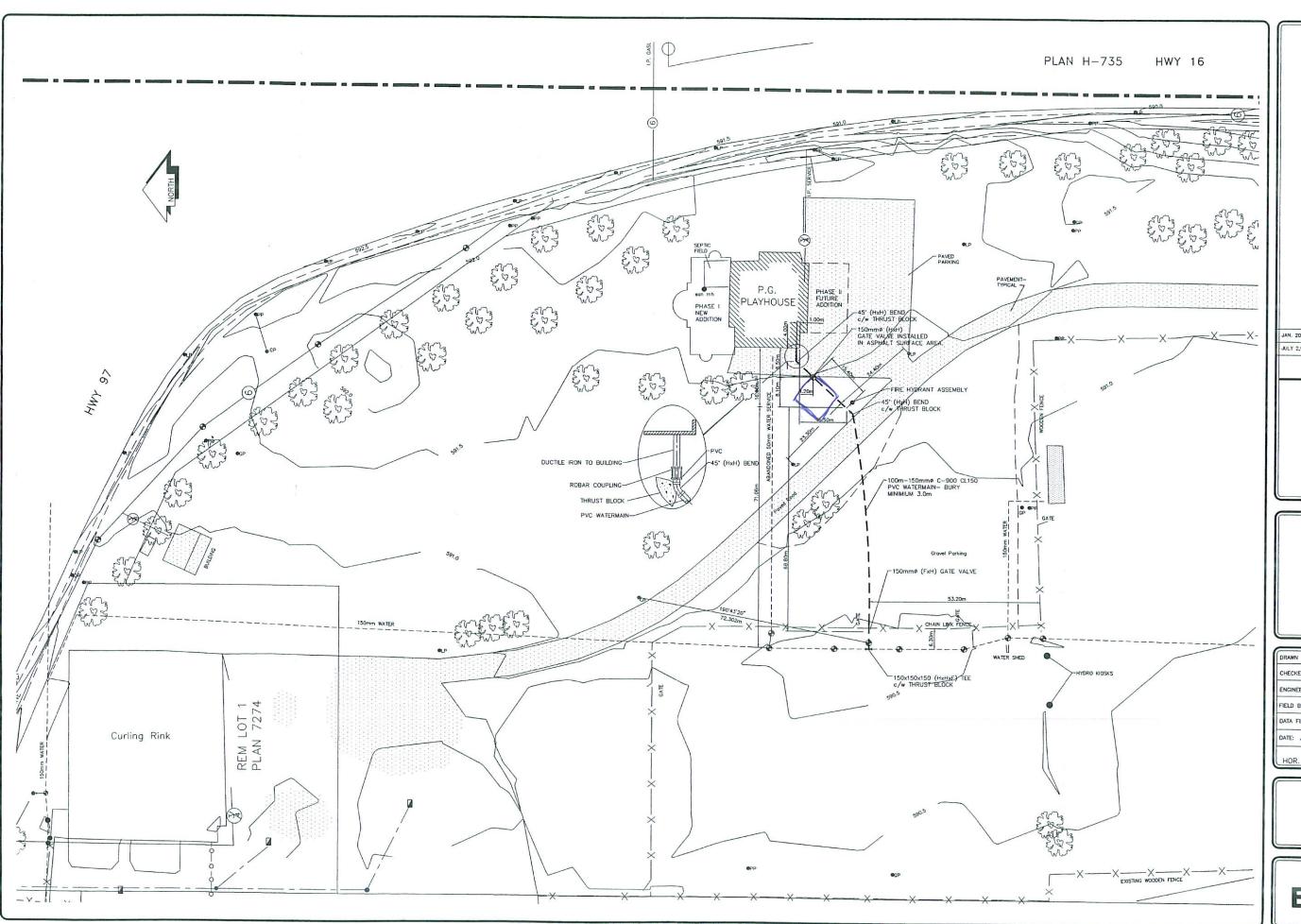


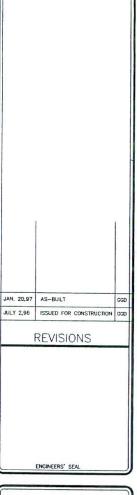






APPENDIX G SITE SERVICES







DRAWN BY: SD/GGD

CHECKED BY
ENGINEER: D. DYER

FIELD BOOK: 75

DATA FILE: 930720M1 PROJECT: 95015

DATE: JUNE 1996

SCALES

HOR. 1:500 VERT.

WATER SERVICE
TO RENOVATED
P.G. PLAYHOUSE

E4430



Current Planning and Development Division

Phone: 561-7611 Fax: 561-7721

This guide has been prepared to provide convenient information only. It is neither a bylaw nor a legal document. If any contradiction between this guide and the relevant Municipal Bylaws and/or applicable codes is found, such bylaws and/or codes shall be the legal authority.

July 2003

DEVSERV/Web Site/Planning & Development/Guides & Circulars

CIRCULAR

DEVELOPMENT SERVICES DEPARTMENT

Decommissioning of Septic Tanks

The Environmental Health Department of the Northern Interior Health Unit encourages you to properly decommission your septic tank when you hook up to community sewer. Septic tanks that have not been properly taken out of service can create a safety hazard fro everyone, including small children and animals. If the septic tank has not been filled in with soil, the lid or top of the tanks may collapse or cave in. In the past, there have been serious injuries and even deaths in small children caused by a fall into an abandoned septic tank when the lid collapsed. To ensure your abandoned septic tank does not create a hazard, do the following:

- Locate the septic tank (the Health Unit may have this information on file) and uncover the top of the tank (generally 12-24" below ground level).
- 2. Remove the lid and have the septic tank effluent (liquid and sludge) pumped out by an approved sanitary septic Hauler. This is important, as the effluent will contain bacteria and viruses that could make you or your family ill. If you can't have the tank pumped immediately, mark the location of the tank so it is clearly visible (cover the hole and flag it).
- 3. Fill in the septic tank completely with soil (sand or gravel works best) and put the lid back in place, or break the lid and the top of the tank apart, put the pieces into the bottom of the tank, and fill in the open tank with soil.
- 4. Backfill the soil around the septic tank slightly higher than ground level to allow for settling.

If you have any questions regarding the information in this handout, please call the *Environmental Health Department* at 565-2150 weekdays.