

DISCLOSURE STATEMENT AMENDMENT

Date of Disclosure Statement: April 19th, 2023

Date of any prior Amendments: May 16th, 2023

Date of this Amendment: March 13, 2024

Name of Development: Riverstone

Name of Developer: Fortwood Homes & Sons Ltd.

Developer's Address for Service in BC: 614 – 1488 4th Avenue
Prince George, British Columbia V2L 4Y2

Developer's Business Address: 2555 Quinn Street South
Prince George, British Columbia V2N 2X4

Name and Business Address of any
Real Estate Brokerage acting on
behalf of Developer: RE/MAX Core Realty
1717 Central Street West
Prince George, BC V2N 1P6
Attention: Roger Kollner

This Disclosure Statement has been filed with the Superintendent of Real Estate, but neither the Superintendent, nor any other authority of the government of the Province of British Columbia, has determined the merits of any statement contained in the Disclosure Statement, or whether the Disclosure Statement contains a misrepresentation or otherwise fails to comply with the requirements of the Real Estate Development Marketing Act. It is the responsibility of the developer to disclose plainly all material facts, without misrepresentation.

This is a phase disclosure statement files pursuant to the *Real Estate Development Marketing Act*.

This Disclosure Statement related to a development property that is not yet completed. Please refer to section 7.2 for information on the purchase agreement. That information has been drawn to the attention of _____, which has confirmed that fact by initialing in the space provided here:

Purchaser's Initials

The Disclosure Statement dated April 19th, 2023, as amended by Amendments dated May 16th, 2023, is amended as follows:

1. Section 1.4 of the Disclosure Statement and is deleted in its entirety and replaced with the following:

1.4 The names of the directors of the Developer are:

1. Mary Antonia Husband;
2. Anthony Joseph Rebelo;
3. Maria Hilaria Rebelo;
4. Edward Manuel Rebelo; and
5. Natalie Costa Rebelo.

2. Section 1.5 of the Disclosure Statement is deleted in its entirety and replaced with the following:

1.5 Background

- 1.5.1 Maria Hilaria Rebelo and her late husband, Antoni Rebelo, started the family-owned business in 1975 and have 48 years of experience in the residential construction and development industry. They and their family have constructed custom homes, townhouses and condominiums in the City of Prince George on a regular basis for 48 years. Some of the previous developments the Developer have developed are West Gable Apartments, West Gable Townhouses, St. Ann Estates, New West Estates, Benchland Subdivision and Creekside Landing.

The Directors, Mary Antonia Husband, Anthony Joseph Rebelo, Edward Manuel Rebelo and Natalie Costa Rebelo have 35 years of experience in the residential construction and development industry. They and their family have constructed custom homes, townhouses and condominiums in the City of Prince George area on a regular basis for 35 years. Some of the previous developments the Developer have developed are West Gable Apartments, West Gable Townhouses, St. Ann Estates, New West Estates, Benchlands Subdivision and Creekside Landing.

- 15.2 Neither the Developer, nor any of the Directors or Officers of the Developer or principal holder, have been subject to any penalties or sanctions imposed by a court or regulatory authority relating to the sale, lease, promotion or management of real estate or securities, or to lending money secured by a mortgage of land, or to arranging, administering or dealing in mortgages of land, or to theft or fraud, within the 10 years before the date of the Developer's declaration, or ever.
- 15.3 Neither the Developer, nor any principal holder of the Developer, or any Director or Officer of the Developer or principal holder, were declared bankrupt or made a voluntary assignment in bankruptcy, made a proposal under any legislation relating to bankruptcy or insolvency or has been subject to or instituted any proceedings, arrangement, or compromise with creditors or had a receiver, receiver-manager or trustee appointed to hold the assets, within five years before the date of the Developer's declaration.
- 15.4 The Developer has the following affiliated companies:

Ogilvie Building Supplies Ltd.

Royal Oak Apartment Ltd.

1023465 B.C. Ltd.

443924 B.C. Ltd.

443941 B.C. Ltd.

443944 B.C. Ltd.

443947 B.C. Ltd.

442462 B.C. Ltd.

- 15.5 The Directors of the Developer are the Directors or Officers of the aforementioned affiliated companies.
3. Section 2.1.4 of the Disclosure Statement is amended by adding the following sentence at the end of the first paragraph:
- The Strata Plans for Phase 2 of the Development, being Phase 2 of Strata Plan EPS9262, are attached as Exhibit A2 to this Disclosure Statement.
4. Section 3.1 of the Disclosure Statement is amended by adding the following sentence at the end of the second paragraph:
- A summary of the proposed Unit Entitlement for Phase 2 of the Development, being Phase 2 of Strata Plan EPS9262, are attached hereto as Exhibit C2.
5. Section 3.5 of the Disclosure Statement is amended by adding the following sentence at the end of the first paragraph:
- The amended strata bylaws restrict pets to two dogs or two cats or one of each. See Exhibit I2 attached hereto. It is recommended that purchasers review the bylaws in their entirety.
6. Sections 4.1 – 4.4 of the Disclosure Statement and Exhibit “H” is deleted in its entirety and replaced with the following:

4.1 Legal Description

The legal description of the lands (“Lot A”) of the Development is as follows:

Parcel Identifier: 031-885-535

Lot A District Lot 2014 Cariboo District Plan EPP125565 Except Phase 1 and Phase 2 Strata Plan EPS9262

The Strata Plans for Phase 1 of the Development, being Phase 1 of Strata Plan EPS9262, of Lot A District Lot 2014 Cariboo District Plan EPP125565, are attached as Exhibit A. The plan was registered on or about August 29th, 2023. The 9 titles to the strata lot are as follows:

PID: 032-051-549 Strata Lot 1 District Lot 2014 Cariboo District Strata Plan EPS9262
PID: 032-051-557 Strata Lot 2 District Lot 2014 Cariboo District Strata Plan EPS9262
PID: 032-051-565 Strata Lot 3 District Lot 2014 Cariboo District Strata Plan EPS9262
PID: 032-051-573 Strata Lot 4 District Lot 2014 Cariboo District Strata Plan EPS9262
PID: 032-051-581 Strata Lot 5 District Lot 2014 Cariboo District Strata Plan EPS9262
PID: 032-051-590 Strata Lot 6 District Lot 2014 Cariboo District Strata Plan EPS9262
PID: 032-051-603 Strata Lot 7 District Lot 2014 Cariboo District Strata Plan EPS9262
PID: 032-051-611 Strata Lot 8 District Lot 2014 Cariboo District Strata Plan EPS9262
PID: 032-051-620 Strata Lot 9 District Lot 2014 Cariboo District Strata Plan EPS9262

The Strata Plans for Phase 2 of the Development, being Phase 2 of Strata Plan EPS9262, of Lot A District Lot 2014 Cariboo District Plan EPP125565, are attached as Exhibit A2. The plan was registered on or about November 24th, 2023. The 8 titles to the strata lot are as follows:

PID: 032-112-041 Strata Lot 10 District Lot 2014 Cariboo District Strata Plan EPS9262
PID: 032-112-050 Strata Lot 11 District Lot 2014 Cariboo District Strata Plan EPS9262
PID: 032-112-068 Strata Lot 12 District Lot 2014 Cariboo District Strata Plan EPS9262
PID: 032-112-076 Strata Lot 13 District Lot 2014 Cariboo District Strata Plan EPS9262
PID: 032-112-084 Strata Lot 14 District Lot 2014 Cariboo District Strata Plan EPS9262
PID: 032-112-092 Strata Lot 15 District Lot 2014 Cariboo District Strata Plan EPS9262
PID: 032-112-106 Strata Lot 16 District Lot 2014 Cariboo District Strata Plan EPS9262
PID: 032-112-114 Strata Lot 17 District Lot 2014 Cariboo District Strata Plan EPS9262

The Preliminary Strata Plans for Phases 3-7 of the Development, being Phase 3-7 of Strata Plan EPS9262, of Lot A District Lot 2014 Cariboo District Plan EPP125565, are attached as Exhibits A3 – A7. After registration of the strata plan, there will be titles to the strata lots as follows:

Phase 3

Strata Lot 18 District Lot 2014 Cariboo District Strata Plan EPS9262
Strata Lot 19 District Lot 2014 Cariboo District Strata Plan EPS9262
Strata Lot 20 District Lot 2014 Cariboo District Strata Plan EPS9262
Strata Lot 21 District Lot 2014 Cariboo District Strata Plan EPS9262
Strata Lot 22 District Lot 2014 Cariboo District Strata Plan EPS9262
Strata Lot 23 District Lot 2014 Cariboo District Strata Plan EPS9262
Strata Lot 24 District Lot 2014 Cariboo District Strata Plan EPS9262

Phase 4

Strata Lot 25 District Lot 2014 Cariboo District Strata Plan EPS9262
Strata Lot 26 District Lot 2014 Cariboo District Strata Plan EPS9262
Strata Lot 27 District Lot 2014 Cariboo District Strata Plan EPS9262
Strata Lot 28 District Lot 2014 Cariboo District Strata Plan EPS9262
Strata Lot 29 District Lot 2014 Cariboo District Strata Plan EPS9262
Strata Lot 30 District Lot 2014 Cariboo District Strata Plan EPS9262
Strata Lot 31 District Lot 2014 Cariboo District Strata Plan EPS9262

Phase 5

Strata Lot 32 District Lot 2014 Cariboo District Strata Plan EPS9262
Strata Lot 33 District Lot 2014 Cariboo District Strata Plan EPS9262

Strata Lot 34 District Lot 2014 Cariboo District Strata Plan EPS9262
Strata Lot 35 District Lot 2014 Cariboo District Strata Plan EPS9262
Strata Lot 36 District Lot 2014 Cariboo District Strata Plan EPS9262
Strata Lot 37 District Lot 2014 Cariboo District Strata Plan EPS9262
Strata Lot 38 District Lot 2014 Cariboo District Strata Plan EPS9262
Strata Lot 39 District Lot 2014 Cariboo District Strata Plan EPS9262
Strata Lot 40 District Lot 2014 Cariboo District Strata Plan EPS9262
Strata Lot 41 District Lot 2014 Cariboo District Strata Plan EPS9262

Phase 6

Strata Lot 42 District Lot 2014 Cariboo District Strata Plan EPS9262
Strata Lot 43 District Lot 2014 Cariboo District Strata Plan EPS9262
Strata Lot 44 District Lot 2014 Cariboo District Strata Plan EPS9262
Strata Lot 45 District Lot 2014 Cariboo District Strata Plan EPS9262
Strata Lot 46 District Lot 2014 Cariboo District Strata Plan EPS9262
Strata Lot 47 District Lot 2014 Cariboo District Strata Plan EPS9262
Strata Lot 48 District Lot 2014 Cariboo District Strata Plan EPS9262
Strata Lot 49 District Lot 2014 Cariboo District Strata Plan EPS9262
Strata Lot 50 District Lot 2014 Cariboo District Strata Plan EPS9262
Strata Lot 51 District Lot 2014 Cariboo District Strata Plan EPS9262
Strata Lot 52 District Lot 2014 Cariboo District Strata Plan EPS9262

Phase 7

Strata Lot 53 District Lot 2014 Cariboo District Strata Plan EPS9262
Strata Lot 54 District Lot 2014 Cariboo District Strata Plan EPS9262

(hereinafter collectively referred to as “the Strata Lots” and individually by “Lot number”)

4.2 Ownership

The registered owner of Lot A is Fortwood Homes & Sons Ltd., Incorporation Number BC0134738, shown on the copy of the title attached as Exhibit H.

As of March 13th, 2024, the registered owner of Strata Lots 2, 6, 7, 8, and 10-17 is Fortwood Homes & Sons Ltd, Incorporation Number BC0134738, shown on the copy of the titles attached as Exhibit H2.

As of March 13th, 2024, the following lots have already been sold:

Strata Lot 1
Strata Lot 3
Strata Lot 4
Strata Lot 5
Strata Lot 9

4.3A Existing Encumbrances and Legal Notations on Lot A:

(a) Legal Notations:

- (i) THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 14 OF THE LOCAL GOVERNMENT ACT, SEE CA6737970
 - (ii) THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 14 OF THE LOCAL GOVERNMENT ACT, CA8522166
 - (iii) THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 14 OF THE LOCAL GOVERNMENT ACT, SEE CB1000485
 - (iv) PHASED STRATA PLAN DECLARATION (FORM P) FILED CB855261 2023-08-29
 - (v) HERETO IS ANNEXED EASEMENT CB855265 OVER THAT PART OF THE COMMON PROPERTY STRATA PLAN EPS9262 SHOWN ON PLAN EPP125567
- (b) Charges, Liens and Interests:
- (i) Mortgage number CA173602 in favor of Integris Credit Union. The Mortgage will be removed from the titles to each lot as a condition of sale;
 - (ii) Covenant CA5862698;
 - (iii) Priority Agreement CA5862699;
 - (iv) Covenant CB460646;
 - (v) Priority Agreement CB460647.
 - (vi) STATUTORY RIGHT OF WAY CB744029
 - (vii) STATUTORY RIGHT OF WAY CB744030
 - (viii) EASEMENT CB855263
 - (ix) PRIORITY AGREEMENT CB855264

4.3B Existing Encumbrances and Legal Notations on Strata Lots 1-54

- (a) Legal Notations:
- (i) THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 14 OF THE LOCAL GOVERNMENT ACT, SEE CA6737970
 - (ii) THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 14 OF THE LOCAL GOVERNMENT ACT, CA8522166
 - (iii) THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 14 OF THE LOCAL GOVERNMENT ACT, SEE CB1000485

(iv) PHASED STRATA PLAN DECLARATION (FORM P) FILED
CB855261 2023-08-29

(v) HERETO IS ANNEXED EASEMENT CB855265 OVER THAT PART
OF THE COMMON PROPERTY STRATA PLAN EPS9262 SHOWN ON
PLAN EPP125567

(b) Charges, Liens and Interests:

(x) Mortgage number CA173602 in favor of Integris Credit Union. The
Mortgage will be removed from the titles to each lot as a condition of sale;

(xi) Covenant CA5862698;

(xii) Priority Agreement CA5862699;

(xiii) Covenant CB460646;

(xiv) Priority Agreement CB460647.

(xv) STATUTORY RIGHT OF WAY CB744029

(xvi) STATUTORY RIGHT OF WAY CB744030

(xvii) PRIORITY AGREEMENT CB855264

4.4 Proposed Encumbrances

No further encumbrances will be registered.

7. Section 5.1 of the Disclosure Statement is deleted in its entirety and replaced with the following:

5.1 Construction Dates

5.1.1. Construction Commencement

(1) The date of commencement of construction of Phase 1 of the Development was on or
about September 1, 2021.

(2) The date of commencement of construction of Phase 2 of the Development was on or
about May 1, 2022.

(3) The date of commencement of construction of Phase 3 of the Development was on or
about June 1, 2022.

(4) The date of commencement of construction of Phase 4 of the Development was on or
about July 1, 2022.

(5) The date of commencement of construction of Phase 5 of the Development was on or
about September 1, 2023.

- (6) The date of commencement of construction of Phase 6 of the Development is estimated to be June, 2024.
- (7) The date of commencement of construction of Phase 7 of the Development is estimated to be June, 2024.

5.1.2. Construction Completion

- (1) The date of substantial completion of construction of Phase 1 of the Development was on or about September, 2023.
- (2) The date of substantial completion of construction of Phase 2 of the Development is estimated to be June, 2024.
- (3) The date of substantial completion of construction of Phase 3 of the Development is estimated to be December, 2024.
- (4) The date of substantial completion of construction of Phase 4 of the Development is estimated to be July, 2025.
- (5) The date of substantial completion of construction of Phase 5 of the Development is estimated to be June, 2026.
- (6) The date of substantial completion of construction of Phase 6 of the Development is estimated to be June¹, 2027.
- (7) The date of substantial completion of construction of Phase 7 of the Development is estimated to be October, 2027.

8. Section 7.2 and Exhibit "G" of the Disclosure Statement is deleted in its entirety and replaced with the following:

7.2 Purchase Agreement

- (a) A copy of the Developer's form of purchase agreement is attached as Exhibit G.
- (b) There are provisions in the purchase agreement for terminating the purchase agreement:
 - (i) Section 2 of the Purchase Agreement states that if the Buyer fails to pay the Deposit as required by the Purchase Agreement, the Seller may, at the Seller's option, terminate the contract.
 - (ii) Section 12 of the Purchase Agreement states that the Seller may, at the Seller's option, terminate the Purchase Agreement if the balance of the cash payment is not paid or if there is no formal agreement to pay the balance before the Completion Date.
 - (iii) Section 3 also states that the Buyer may cancel the Purchase Agreement for a period of seven (7) days after receipt of an amendment to the Disclosure Statement

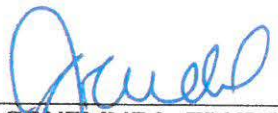
if the amendment changes the size or the dimensions of the lot being sold to the Buyer.

- (c) The Developer shall have the right to extend, unilaterally, the Completion Date three times, by giving the Buyer notice not later than 60 days prior to the original or the most recently extended Completion Date, and specifying a new Completion Date which must not be later than 60 days after the Completion Date being extended. The Purchaser may neither require, nor refuse, such an extension.
- (d) There are provisions of the purchase agreement prohibiting the assignment of the purchase agreement to a new purchaser. Section 20A of the Purchase Agreement states that the Buyer and the Seller agree that the Purchase Agreement must not be assigned.

DECLARED BEFORE ME:

OFFICER SIGNATURE(S)


EXECUTION DATE


JACQUELINE L. TRUDEL
Barrister & Solicitor
614 - 1488 4th Avenue
Prince George, BC, V2L 4Y2

Y M D
24 03 13

Fortwood Homes & Sons Ltd.
by its authorized signatories:


EDWARD MANUEL REBELO


JACQUELINE L. TRUDEL
Barrister & Solicitor
614 - 1488 4th Avenue
Prince George, BC, V2L 4Y2

24 03 13

Every Director of Fortwood Homes & Sons Ltd. in his or her personal capacity:


MARY ANTONIA HUSBAND


ANTHONY JOSEPH REBELO


MARIA HILARIA REBELO


EDWARD MANUEL REBELO


NATALIE COSTA REBELO

(witness as to all signatures)

SOLICITOR'S CERTIFICATE

I, Jacqueline L. Trudel, of Suite 614 - 1488 4th Avenue, Prince George, British Columbia, V2L 4Y2, hereby certify that the contents of items 4.1, 4.2 and 4.3 of the Disclosure Statement are correct.

Dated at the City of Prince George, in the Province of British Columbia, this 13th day of March, 2024



JACQUELINE L. TRUDEL

TITLE SEARCH PRINT

2023-09-07, 15:06:19

File Reference:

Requestor: Page Ward

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

Title Issued Under	STRATA PROPERTY ACT (Section 249)
Land Title District Land Title Office	PRINCE GEORGE PRINCE GEORGE
Title Number From Title Number	CB855250 CB460641
Application Received	2023-08-29
Application Entered	2023-09-07
Registered Owner in Fee Simple Registered Owner/Mailing Address:	FORTWOOD HOMES & SONS LTD., INC.NO. 0134738 2255 QUINN STREET PRINCE GEORGE, BC V2N 2X4
Taxation Authority	Prince George, City of
Description of Land Parcel Identifier: Legal Description:	032-051-557 STRATA LOT 2 DISTRICT LOT 2014 CARIBOO DISTRICT STRATA PLAN EPS9262 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
Legal Notations	THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 14 OF THE LOCAL GOVERNMENT ACT, SEE CA6737970 THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 14 OF THE LOCAL GOVERNMENT ACT, SEE CA8522166 PHASED STRATA PLAN DECLARATION (FORM P) FILED CB855261 2023-08-29 HERETO IS ANNEXED EASEMENT CB855263 OVER THAT PART OF LOT A PLAN EPP125565 EXCEPT PHASE 1 STRATA PLAN EPS9262 SHOWN ON PLAN EPP125567

TITLE SEARCH PRINT

File Reference:

2023-09-07, 15:06:19

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Charges, Liens and Interests

Nature: MORTGAGE
Registration Number: CA173602
Registration Date and Time: 2006-02-10 08:55
Registered Owner: INTEGRIS CREDIT UNION
Remarks: INTER ALIA

Nature: COVENANT
Registration Number: CA5862698
Registration Date and Time: 2017-03-09 14:34
Registered Owner: CITY OF PRINCE GEORGE
Remarks: INTER ALIA

Nature: PRIORITY AGREEMENT
Registration Number: CA5862699
Registration Date and Time: 2017-03-09 14:34
Remarks: INTER ALIA
GRANTING CA5862698 PRIORITY OVER CA173602

Nature: COVENANT
Registration Number: CB460646
Registration Date and Time: 2023-02-02 16:16
Registered Owner: CITY OF PRINCE GEORGE
Remarks: INTER ALIA

Nature: PRIORITY AGREEMENT
Registration Number: CB460647
Registration Date and Time: 2023-02-02 16:16
Remarks: INTER ALIA
GRANTING CB460646 PRIORITY OVER CA173602

Nature: STATUTORY RIGHT OF WAY
Registration Number: CB744029
Registration Date and Time: 2023-07-10 12:53
Registered Owner: BRITISH COLUMBIA HYDRO AND POWER AUTHORITY
Remarks: INTER ALIA

Nature: STATUTORY RIGHT OF WAY
Registration Number: CB744030
Registration Date and Time: 2023-07-10 12:53
Registered Owner: TELUS COMMUNICATIONS INC.
Remarks: INTER ALIA

Duplicate Infeasible Title

NONE OUTSTANDING

Transfers

NONE

TITLE SEARCH PRINT

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Pending Applications

NONE

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Title Issued Under	STRATA PROPERTY ACT (Section 249)
Land Title District Land Title Office	PRINCE GEORGE PRINCE GEORGE
Title Number From Title Number	CB855254 CB460641
Application Received	2023-08-29
Application Entered	2023-09-07
Registered Owner in Fee Simple Registered Owner/Mailing Address:	FORTWOOD HOMES & SONS LTD., INC.NO. 0134738 2255 QUINN STREET PRINCE GEORGE, BC V2N 2X4
Taxation Authority	Prince George, City of
Description of Land Parcel Identifier: Legal Description:	032-051-590 STRATA LOT 6 DISTRICT LOT 2014 CARIBOO DISTRICT STRATA PLAN EPS9262 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
Legal Notations	THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 14 OF THE LOCAL GOVERNMENT ACT, SEE CA6737970 THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 14 OF THE LOCAL GOVERNMENT ACT, SEE CA8522166 PHASED STRATA PLAN DECLARATION (FORM P) FILED CB855261 2023-08-29 HERETO IS ANNEXED EASEMENT CB855263 OVER THAT PART OF LOT A PLAN EPP125565 EXCEPT PHASE 1 STRATA PLAN EPS9262 SHOWN ON PLAN EPP125567

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Registered Owner in Fee Simple Registered Owner/Mailing Address:	FORTWOOD HOMES & SONS LTD., INC.NO. 0134738 2255 QUINN STREET PRINCE GEORGE, BC V2N 2X4
Taxation Authority	Prince George, City of
Description of Land Parcel Identifier: Legal Description:	032-051-603 STRATA LOT 7 DISTRICT LOT 2014 CARIBOO DISTRICT STRATA PLAN EPS9262 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
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Requestor: Page Ward

Charges, Liens and Interests

Nature: MORTGAGE
Registration Number: CA173602
Registration Date and Time: 2006-02-10 08:55
Registered Owner: INTEGRIS CREDIT UNION
Remarks: INTER ALIA

Nature: COVENANT
Registration Number: CA5862698
Registration Date and Time: 2017-03-09 14:34
Registered Owner: CITY OF PRINCE GEORGE
Remarks: INTER ALIA

Nature: PRIORITY AGREEMENT
Registration Number: CA5862699
Registration Date and Time: 2017-03-09 14:34
Remarks: INTER ALIA
GRANTING CA5862698 PRIORITY OVER CA173602

Nature: COVENANT
Registration Number: CB460646
Registration Date and Time: 2023-02-02 16:16
Registered Owner: CITY OF PRINCE GEORGE
Remarks: INTER ALIA

Nature: PRIORITY AGREEMENT
Registration Number: CB460647
Registration Date and Time: 2023-02-02 16:16
Remarks: INTER ALIA
GRANTING CB460646 PRIORITY OVER CA173602

Nature: STATUTORY RIGHT OF WAY
Registration Number: CB744029
Registration Date and Time: 2023-07-10 12:53
Registered Owner: BRITISH COLUMBIA HYDRO AND POWER AUTHORITY
Remarks: INTER ALIA

Nature: STATUTORY RIGHT OF WAY
Registration Number: CB744030
Registration Date and Time: 2023-07-10 12:53
Registered Owner: TELUS COMMUNICATIONS INC.
Remarks: INTER ALIA

Duplicate Infeasible Title

NONE OUTSTANDING

Transfers

NONE

TITLE SEARCH PRINT

File Reference:

2023-09-07, 15:06:21

Requestor: Page Ward

Pending Applications

NONE

TITLE SEARCH PRINT

File Reference:

2023-12-18, 14:15:48

Requestor: Page Ward

****CURRENT AND CANCELLED INFORMATION SHOWN****

Title Issued Under	STRATA PROPERTY ACT (Section 249)
Land Title District Land Title Office	PRINCE GEORGE PRINCE GEORGE
Title Number From Title Number	CB1041426 JA3242
Application Received	2023-11-24
Application Entered	2023-12-06
Registered Owner in Fee Simple Registered Owner/Mailing Address:	FORTWOOD HOMES & SONS LTD., INC.NO. BC0134738 2255 QUINN STREET PRINCE GEORGE, BC V2N 2X4
Taxation Authority	Prince George, City of
Description of Land Parcel Identifier: Legal Description:	032-112-041 STRATA LOT 10 DISTRICT LOT 2014 CARIBOO DISTRICT STRATA PLAN EPS9262 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
Legal Notations	THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 14 OF THE LOCAL GOVERNMENT ACT, SEE CA6737970 THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 14 OF THE LOCAL GOVERNMENT ACT, SEE CA8522166 THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 14 OF THE LOCAL GOVERNMENT ACT, SEE CB1000485 PHASED STRATA PLAN DECLARATION (FORM P) FILED CB855261 2023-08-29

TITLE SEARCH PRINT

File Reference:

2023-12-18, 14:15:48

Requestor: Page Ward

HERETO IS ANNEXED EASEMENT CB855265 OVER THAT PART OF THE COMMON
PROPERTY STRATA PLAN EPS9262 SHOWN ON PLAN EPP125567

Charges, Liens and Interests

Nature: MORTGAGE
Registration Number: CA173602
Registration Date and Time: 2006-02-10 08:55
Registered Owner: INTEGRIS CREDIT UNION
Remarks: INTER ALIA

Nature: COVENANT
Registration Number: CA5862698
Registration Date and Time: 2017-03-09 14:34
Registered Owner: CITY OF PRINCE GEORGE
Remarks: INTER ALIA

Nature: PRIORITY AGREEMENT
Registration Number: CA5862699
Registration Date and Time: 2017-03-09 14:34
Remarks: INTER ALIA
GRANTING CA5862698 PRIORITY OVER CA173602

Nature: COVENANT
Registration Number: CB460646
Registration Date and Time: 2023-02-02 16:16
Registered Owner: CITY OF PRINCE GEORGE
Remarks: INTER ALIA

Nature: PRIORITY AGREEMENT
Registration Number: CB460647
Registration Date and Time: 2023-02-02 16:16
Remarks: INTER ALIA
GRANTING CB460646 PRIORITY OVER CA173602

Nature: STATUTORY RIGHT OF WAY
Registration Number: CB744029
Registration Date and Time: 2023-07-10 12:53
Registered Owner: BRITISH COLUMBIA HYDRO AND POWER AUTHORITY
Remarks: INTER ALIA

Nature: STATUTORY RIGHT OF WAY
Registration Number: CB744030
Registration Date and Time: 2023-07-10 12:53
Registered Owner: TELUS COMMUNICATIONS INC.
Remarks: INTER ALIA

TITLE SEARCH PRINT

2023-12-18, 14:15:48

File Reference:

Requestor: Page Ward

Nature:	PRIORITY AGREEMENT
Registration Number:	CB855264
Registration Date and Time:	2023-08-29 08:40
Remarks:	INTER ALIA GRANTING CB855263 , AS REGISTERED ON THE COMMON PROPERTY RECORD, PRIORITY OVER CA173602

Duplicate Indefeasible Title	NONE OUTSTANDING
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Transfers	NONE
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Pending Applications	NONE
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Corrections	NONE
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TITLE SEARCH PRINT

File Reference:

2023-12-18, 14:15:49

Requestor: Page Ward

****CURRENT AND CANCELLED INFORMATION SHOWN****

Title Issued Under	STRATA PROPERTY ACT (Section 249)
Land Title District Land Title Office	PRINCE GEORGE PRINCE GEORGE
Title Number From Title Number	CB1041427 JA3242
Application Received	2023-11-24
Application Entered	2023-12-06
Registered Owner in Fee Simple Registered Owner/Mailing Address:	FORTWOOD HOMES & SONS LTD., INC.NO. BC0134738 2255 QUINN STREET PRINCE GEORGE, BC V2N 2X4
Taxation Authority	Prince George, City of
Description of Land Parcel Identifier: Legal Description:	032-112-050 STRATA LOT 11 DISTRICT LOT 2014 CARIBOO DISTRICT STRATA PLAN EPS9262 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
Legal Notations	THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 14 OF THE LOCAL GOVERNMENT ACT, SEE CA6737970 THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 14 OF THE LOCAL GOVERNMENT ACT, SEE CA8522166 THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 14 OF THE LOCAL GOVERNMENT ACT, SEE CB1000485 PHASED STRATA PLAN DECLARATION (FORM P) FILED CB855261 2023-08-29

TITLE SEARCH PRINT

File Reference:

2023-12-18, 14:15:49

Requestor: Page Ward

HERETO IS ANNEXED EASEMENT CB855265 OVER THAT PART OF THE COMMON
PROPERTY STRATA PLAN EPS9262 SHOWN ON PLAN EPP125567

Charges, Liens and Interests

Nature:	MORTGAGE
Registration Number:	CA173602
Registration Date and Time:	2006-02-10 08:55
Registered Owner:	INTEGRIS CREDIT UNION
Remarks:	INTER ALIA
Nature:	COVENANT
Registration Number:	CA5862698
Registration Date and Time:	2017-03-09 14:34
Registered Owner:	CITY OF PRINCE GEORGE
Remarks:	INTER ALIA
Nature:	PRIORITY AGREEMENT
Registration Number:	CA5862699
Registration Date and Time:	2017-03-09 14:34
Remarks:	INTER ALIA GRANTING CA5862698 PRIORITY OVER CA173602
Nature:	COVENANT
Registration Number:	CB460646
Registration Date and Time:	2023-02-02 16:16
Registered Owner:	CITY OF PRINCE GEORGE
Remarks:	INTER ALIA
Nature:	PRIORITY AGREEMENT
Registration Number:	CB460647
Registration Date and Time:	2023-02-02 16:16
Remarks:	INTER ALIA GRANTING CB460646 PRIORITY OVER CA173602
Nature:	STATUTORY RIGHT OF WAY
Registration Number:	CB744029
Registration Date and Time:	2023-07-10 12:53
Registered Owner:	BRITISH COLUMBIA HYDRO AND POWER AUTHORITY
Remarks:	INTER ALIA
Nature:	STATUTORY RIGHT OF WAY
Registration Number:	CB744030
Registration Date and Time:	2023-07-10 12:53
Registered Owner:	TELUS COMMUNICATIONS INC.
Remarks:	INTER ALIA

TITLE SEARCH PRINT

2023-12-18, 14:15:49

File Reference:

Requestor: Page Ward

Nature:	PRIORITY AGREEMENT
Registration Number:	CB855264
Registration Date and Time:	2023-08-29 08:40
Remarks:	INTER ALIA GRANTING CB855263, AS REGISTERED ON THE COMMON PROPERTY RECORD, PRIORITY OVER CA173602

Duplicate Indefeasible Title	NONE OUTSTANDING
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Transfers	NONE
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Pending Applications	NONE
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Corrections	NONE
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TITLE SEARCH PRINT

File Reference:

2023-12-18, 14:15:49

Requestor: Page Ward

****CURRENT AND CANCELLED INFORMATION SHOWN****

Title Issued Under	STRATA PROPERTY ACT (Section 249)
Land Title District Land Title Office	PRINCE GEORGE PRINCE GEORGE
Title Number From Title Number	CB1041428 JA3242
Application Received	2023-11-24
Application Entered	2023-12-06
Registered Owner in Fee Simple Registered Owner/Mailing Address:	FORTWOOD HOMES & SONS LTD., INC.NO. BC0134738 2255 QUINN STREET PRINCE GEORGE, BC V2N 2X4
Taxation Authority	Prince George, City of
Description of Land Parcel Identifier: Legal Description:	032-112-068 STRATA LOT 12 DISTRICT LOT 2014 CARIBOO DISTRICT STRATA PLAN EPS9262 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
Legal Notations	THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 14 OF THE LOCAL GOVERNMENT ACT, SEE CA6737970 THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 14 OF THE LOCAL GOVERNMENT ACT, SEE CA8522166 THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 14 OF THE LOCAL GOVERNMENT ACT, SEE CB1000485 PHASED STRATA PLAN DECLARATION (FORM P) FILED CB855261 2023-08-29

TITLE SEARCH PRINT

File Reference:

2023-12-18, 14:15:49

Requestor: Page Ward

HERETO IS ANNEXED EASEMENT CB855265 OVER THAT PART OF THE COMMON
PROPERTY STRATA PLAN EPS9262 SHOWN ON PLAN EPP125567

Charges, Liens and Interests

Nature:	MORTGAGE
Registration Number:	CA173602
Registration Date and Time:	2006-02-10 08:55
Registered Owner:	INTEGRIS CREDIT UNION
Remarks:	INTER ALIA
Nature:	COVENANT
Registration Number:	CA5862698
Registration Date and Time:	2017-03-09 14:34
Registered Owner:	CITY OF PRINCE GEORGE
Remarks:	INTER ALIA
Nature:	PRIORITY AGREEMENT
Registration Number:	CA5862699
Registration Date and Time:	2017-03-09 14:34
Remarks:	INTER ALIA GRANTING CA5862698 PRIORITY OVER CA173602
Nature:	COVENANT
Registration Number:	CB460646
Registration Date and Time:	2023-02-02 16:16
Registered Owner:	CITY OF PRINCE GEORGE
Remarks:	INTER ALIA
Nature:	PRIORITY AGREEMENT
Registration Number:	CB460647
Registration Date and Time:	2023-02-02 16:16
Remarks:	INTER ALIA GRANTING CB460646 PRIORITY OVER CA173602
Nature:	STATUTORY RIGHT OF WAY
Registration Number:	CB744029
Registration Date and Time:	2023-07-10 12:53
Registered Owner:	BRITISH COLUMBIA HYDRO AND POWER AUTHORITY
Remarks:	INTER ALIA
Nature:	STATUTORY RIGHT OF WAY
Registration Number:	CB744030
Registration Date and Time:	2023-07-10 12:53
Registered Owner:	TELUS COMMUNICATIONS INC.
Remarks:	INTER ALIA

TITLE SEARCH PRINT

2023-12-18, 14:15:49

File Reference:

Requestor: Page Ward

Nature:	PRIORITY AGREEMENT
Registration Number:	CB855264
Registration Date and Time:	2023-08-29 08:40
Remarks:	INTER ALIA GRANTING CB855263, AS REGISTERED ON THE COMMON PROPERTY RECORD, PRIORITY OVER CA173602

Duplicate Indefeasible Title	NONE OUTSTANDING
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Transfers	NONE
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Pending Applications	NONE
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Corrections	NONE
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TITLE SEARCH PRINT

File Reference:

2023-12-18, 14:15:49

Requestor: Page Ward

****CURRENT AND CANCELLED INFORMATION SHOWN****

Title Issued Under	STRATA PROPERTY ACT (Section 249)
Land Title District Land Title Office	PRINCE GEORGE PRINCE GEORGE
Title Number From Title Number	CB1041429 JA3242
Application Received	2023-11-24
Application Entered	2023-12-06
Registered Owner in Fee Simple Registered Owner/Mailing Address:	FORTWOOD HOMES & SONS LTD., INC.NO. BC0134738 2255 QUINN STREET PRINCE GEORGE, BC V2N 2X4
Taxation Authority	Prince George, City of
Description of Land Parcel Identifier: Legal Description:	032-112-076 STRATA LOT 13 DISTRICT LOT 2014 CARIBOO DISTRICT STRATA PLAN EPS9262 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
Legal Notations	THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 14 OF THE LOCAL GOVERNMENT ACT, SEE CA6737970 THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 14 OF THE LOCAL GOVERNMENT ACT, SEE CA8522166 THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 14 OF THE LOCAL GOVERNMENT ACT, SEE CB1000485 PHASED STRATA PLAN DECLARATION (FORM P) FILED CB855261 2023-08-29

TITLE SEARCH PRINT

File Reference:

2023-12-18, 14:15:49

Requestor: Page Ward

HERETO IS ANNEXED EASEMENT CB855265 OVER THAT PART OF THE COMMON
PROPERTY STRATA PLAN EPS9262 SHOWN ON PLAN EPP125567

Charges, Liens and Interests

Nature: MORTGAGE
Registration Number: CA173602
Registration Date and Time: 2006-02-10 08:55
Registered Owner: INTEGRIS CREDIT UNION
Remarks: INTER ALIA

Nature: COVENANT
Registration Number: CA5862698
Registration Date and Time: 2017-03-09 14:34
Registered Owner: CITY OF PRINCE GEORGE
Remarks: INTER ALIA

Nature: PRIORITY AGREEMENT
Registration Number: CA5862699
Registration Date and Time: 2017-03-09 14:34
Remarks: INTER ALIA
GRANTING CA5862698 PRIORITY OVER CA173602

Nature: COVENANT
Registration Number: CB460646
Registration Date and Time: 2023-02-02 16:16
Registered Owner: CITY OF PRINCE GEORGE
Remarks: INTER ALIA

Nature: PRIORITY AGREEMENT
Registration Number: CB460647
Registration Date and Time: 2023-02-02 16:16
Remarks: INTER ALIA
GRANTING CB460646 PRIORITY OVER CA173602

Nature: STATUTORY RIGHT OF WAY
Registration Number: CB744029
Registration Date and Time: 2023-07-10 12:53
Registered Owner: BRITISH COLUMBIA HYDRO AND POWER AUTHORITY
Remarks: INTER ALIA

Nature: STATUTORY RIGHT OF WAY
Registration Number: CB744030
Registration Date and Time: 2023-07-10 12:53
Registered Owner: TELUS COMMUNICATIONS INC.
Remarks: INTER ALIA

TITLE SEARCH PRINT

2023-12-18, 14:15:49

File Reference:

Requestor: Page Ward

Nature: PRIORITY AGREEMENT
Registration Number: CB855264
Registration Date and Time: 2023-08-29 08:40
Remarks: INTER ALIA
GRANTING CB855263, AS REGISTERED ON THE COMMON
PROPERTY RECORD, PRIORITY OVER CA173602

Duplicate Indefeasible Title NONE OUTSTANDING

Transfers NONE

Pending Applications NONE

Corrections NONE

TITLE SEARCH PRINT

File Reference:

2023-12-18, 14:15:50

Requestor: Page Ward

****CURRENT AND CANCELLED INFORMATION SHOWN****

Title Issued Under	STRATA PROPERTY ACT (Section 249)
Land Title District Land Title Office	PRINCE GEORGE PRINCE GEORGE
Title Number From Title Number	CB1041430 JA3242
Application Received	2023-11-24
Application Entered	2023-12-06
Registered Owner in Fee Simple Registered Owner/Mailing Address:	FORTWOOD HOMES & SONS LTD., INC.NO. BC0134738 2255 QUINN STREET PRINCE GEORGE, BC V2N 2X4
Taxation Authority	Prince George, City of
Description of Land Parcel Identifier: Legal Description:	032-112-084 STRATA LOT 14 DISTRICT LOT 2014 CARIBOO DISTRICT STRATA PLAN EPS9262 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
Legal Notations	THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 14 OF THE LOCAL GOVERNMENT ACT, SEE CA6737970 THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 14 OF THE LOCAL GOVERNMENT ACT, SEE CA8522166 THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 14 OF THE LOCAL GOVERNMENT ACT, SEE CB1000485 PHASED STRATA PLAN DECLARATION (FORM P) FILED CB855261 2023-08-29

TITLE SEARCH PRINT

File Reference:

2023-12-18, 14:15:50

Requestor: Page Ward

HERETO IS ANNEXED EASEMENT CB855265 OVER THAT PART OF THE COMMON
PROPERTY STRATA PLAN EPS9262 SHOWN ON PLAN EPP125567

Charges, Liens and Interests

Nature:	MORTGAGE
Registration Number:	CA173602
Registration Date and Time:	2006-02-10 08:55
Registered Owner:	INTEGRIS CREDIT UNION
Remarks:	INTER ALIA
Nature:	COVENANT
Registration Number:	CA5862698
Registration Date and Time:	2017-03-09 14:34
Registered Owner:	CITY OF PRINCE GEORGE
Remarks:	INTER ALIA
Nature:	PRIORITY AGREEMENT
Registration Number:	CA5862699
Registration Date and Time:	2017-03-09 14:34
Remarks:	INTER ALIA GRANTING CA5862698 PRIORITY OVER CA173602
Nature:	COVENANT
Registration Number:	CB460646
Registration Date and Time:	2023-02-02 16:16
Registered Owner:	CITY OF PRINCE GEORGE
Remarks:	INTER ALIA
Nature:	PRIORITY AGREEMENT
Registration Number:	CB460647
Registration Date and Time:	2023-02-02 16:16
Remarks:	INTER ALIA GRANTING CB460646 PRIORITY OVER CA173602
Nature:	STATUTORY RIGHT OF WAY
Registration Number:	CB744029
Registration Date and Time:	2023-07-10 12:53
Registered Owner:	BRITISH COLUMBIA HYDRO AND POWER AUTHORITY
Remarks:	INTER ALIA
Nature:	STATUTORY RIGHT OF WAY
Registration Number:	CB744030
Registration Date and Time:	2023-07-10 12:53
Registered Owner:	TELUS COMMUNICATIONS INC.
Remarks:	INTER ALIA

TITLE SEARCH PRINT

2023-12-18, 14:15:50

File Reference:

Requestor: Page Ward

Nature:	PRIORITY AGREEMENT
Registration Number:	CB855264
Registration Date and Time:	2023-08-29 08:40
Remarks:	INTER ALIA GRANTING CB855263, AS REGISTERED ON THE COMMON PROPERTY RECORD, PRIORITY OVER CA173602

Duplicate Indefeasible Title	NONE OUTSTANDING
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Transfers	NONE
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Pending Applications	NONE
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Corrections	NONE
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TITLE SEARCH PRINT

File Reference:

2023-12-18, 14:15:50

Requestor: Page Ward

****CURRENT AND CANCELLED INFORMATION SHOWN****

Title Issued Under	STRATA PROPERTY ACT (Section 249)
Land Title District Land Title Office	PRINCE GEORGE PRINCE GEORGE
Title Number From Title Number	CB1041431 JA3242
Application Received	2023-11-24
Application Entered	2023-12-06
Registered Owner in Fee Simple Registered Owner/Mailing Address:	FORTWOOD HOMES & SONS LTD., INC.NO. BC0134738 2255 QUINN STREET PRINCE GEORGE, BC V2N 2X4
Taxation Authority	Prince George, City of
Description of Land Parcel Identifier: Legal Description:	032-112-092 STRATA LOT 15 DISTRICT LOT 2014 CARIBOO DISTRICT STRATA PLAN EPS9262 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
Legal Notations	THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 14 OF THE LOCAL GOVERNMENT ACT, SEE CA6737970 THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 14 OF THE LOCAL GOVERNMENT ACT, SEE CA8522166 THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 14 OF THE LOCAL GOVERNMENT ACT, SEE CB1000485 PHASED STRATA PLAN DECLARATION (FORM P) FILED CB855261 2023-08-29

TITLE SEARCH PRINT

File Reference:

2023-12-18, 14:15:50

Requestor: Page Ward

HERETO IS ANNEXED EASEMENT CB855265 OVER THAT PART OF THE COMMON
PROPERTY STRATA PLAN EPS9262 SHOWN ON PLAN EPP125567

Charges, Liens and Interests

Nature:	MORTGAGE
Registration Number:	CA173602
Registration Date and Time:	2006-02-10 08:55
Registered Owner:	INTEGRIS CREDIT UNION
Remarks:	INTER ALIA
Nature:	COVENANT
Registration Number:	CA5862698
Registration Date and Time:	2017-03-09 14:34
Registered Owner:	CITY OF PRINCE GEORGE
Remarks:	INTER ALIA
Nature:	PRIORITY AGREEMENT
Registration Number:	CA5862699
Registration Date and Time:	2017-03-09 14:34
Remarks:	INTER ALIA GRANTING CA5862698 PRIORITY OVER CA173602
Nature:	COVENANT
Registration Number:	CB460646
Registration Date and Time:	2023-02-02 16:16
Registered Owner:	CITY OF PRINCE GEORGE
Remarks:	INTER ALIA
Nature:	PRIORITY AGREEMENT
Registration Number:	CB460647
Registration Date and Time:	2023-02-02 16:16
Remarks:	INTER ALIA GRANTING CB460646 PRIORITY OVER CA173602
Nature:	STATUTORY RIGHT OF WAY
Registration Number:	CB744029
Registration Date and Time:	2023-07-10 12:53
Registered Owner:	BRITISH COLUMBIA HYDRO AND POWER AUTHORITY
Remarks:	INTER ALIA
Nature:	STATUTORY RIGHT OF WAY
Registration Number:	CB744030
Registration Date and Time:	2023-07-10 12:53
Registered Owner:	TELUS COMMUNICATIONS INC.
Remarks:	INTER ALIA

TITLE SEARCH PRINT

2023-12-18, 14:15:50

File Reference:

Requestor: Page Ward

Nature:	PRIORITY AGREEMENT
Registration Number:	CB855264
Registration Date and Time:	2023-08-29 08:40
Remarks:	INTER ALIA GRANTING CB855263, AS REGISTERED ON THE COMMON PROPERTY RECORD, PRIORITY OVER CA173602

Duplicate Indefeasible Title	NONE OUTSTANDING
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Transfers	NONE
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Pending Applications	NONE
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Corrections	NONE
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TITLE SEARCH PRINT

File Reference:

2023-12-18, 14:15:50

Requestor: Page Ward

****CURRENT AND CANCELLED INFORMATION SHOWN****

Title Issued Under	STRATA PROPERTY ACT (Section 249)
Land Title District Land Title Office	PRINCE GEORGE PRINCE GEORGE
Title Number From Title Number	CB1041432 JA3242
Application Received	2023-11-24
Application Entered	2023-12-06
Registered Owner in Fee Simple Registered Owner/Mailing Address:	FORTWOOD HOMES & SONS LTD., INC.NO. BC0134738 2255 QUINN STREET PRINCE GEORGE, BC V2N 2X4
Taxation Authority	Prince George, City of
Description of Land Parcel Identifier: Legal Description:	032-112-106 STRATA LOT 16 DISTRICT LOT 2014 CARIBOO DISTRICT STRATA PLAN EPS9262 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
Legal Notations	THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 14 OF THE LOCAL GOVERNMENT ACT, SEE CA6737970 THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 14 OF THE LOCAL GOVERNMENT ACT, SEE CA8522166 THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 14 OF THE LOCAL GOVERNMENT ACT, SEE CB1000485 PHASED STRATA PLAN DECLARATION (FORM P) FILED CB855261 2023-08-29

TITLE SEARCH PRINT

File Reference:

2023-12-18, 14:15:50

Requestor: Page Ward

HERETO IS ANNEXED EASEMENT CB855265 OVER THAT PART OF THE COMMON
PROPERTY STRATA PLAN EPS9262 SHOWN ON PLAN EPP125567

Charges, Liens and Interests

Nature:	MORTGAGE
Registration Number:	CA173602
Registration Date and Time:	2006-02-10 08:55
Registered Owner:	INTEGRIS CREDIT UNION
Remarks:	INTER ALIA
Nature:	COVENANT
Registration Number:	CA5862698
Registration Date and Time:	2017-03-09 14:34
Registered Owner:	CITY OF PRINCE GEORGE
Remarks:	INTER ALIA
Nature:	PRIORITY AGREEMENT
Registration Number:	CA5862699
Registration Date and Time:	2017-03-09 14:34
Remarks:	INTER ALIA GRANTING CA5862698 PRIORITY OVER CA173602
Nature:	COVENANT
Registration Number:	CB460646
Registration Date and Time:	2023-02-02 16:16
Registered Owner:	CITY OF PRINCE GEORGE
Remarks:	INTER ALIA
Nature:	PRIORITY AGREEMENT
Registration Number:	CB460647
Registration Date and Time:	2023-02-02 16:16
Remarks:	INTER ALIA GRANTING CB460646 PRIORITY OVER CA173602
Nature:	STATUTORY RIGHT OF WAY
Registration Number:	CB744029
Registration Date and Time:	2023-07-10 12:53
Registered Owner:	BRITISH COLUMBIA HYDRO AND POWER AUTHORITY
Remarks:	INTER ALIA
Nature:	STATUTORY RIGHT OF WAY
Registration Number:	CB744030
Registration Date and Time:	2023-07-10 12:53
Registered Owner:	TELUS COMMUNICATIONS INC.
Remarks:	INTER ALIA

TITLE SEARCH PRINT

2023-12-18, 14:15:50

File Reference:

Requestor: Page Ward

Nature:	PRIORITY AGREEMENT
Registration Number:	CB855264
Registration Date and Time:	2023-08-29 08:40
Remarks:	INTER ALIA GRANTING CB855263, AS REGISTERED ON THE COMMON PROPERTY RECORD, PRIORITY OVER CA173602

Duplicate Indefeasible Title	NONE OUTSTANDING
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Transfers	NONE
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Pending Applications	NONE
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Corrections	NONE
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TITLE SEARCH PRINT

File Reference:

2023-12-18, 14:15:51

Requestor: Page Ward

****CURRENT AND CANCELLED INFORMATION SHOWN****

Title Issued Under	STRATA PROPERTY ACT (Section 249)
Land Title District Land Title Office	PRINCE GEORGE PRINCE GEORGE
Title Number From Title Number	CB1041433 JA3242
Application Received	2023-11-24
Application Entered	2023-12-06
Registered Owner in Fee Simple Registered Owner/Mailing Address:	FORTWOOD HOMES & SONS LTD., INC.NO. BC0134738 2255 QUINN STREET PRINCE GEORGE, BC V2N 2X4
Taxation Authority	Prince George, City of
Description of Land Parcel Identifier: Legal Description:	032-112-114 STRATA LOT 17 DISTRICT LOT 2014 CARIBOO DISTRICT STRATA PLAN EPS9262 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
Legal Notations	THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 14 OF THE LOCAL GOVERNMENT ACT, SEE CA6737970 THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 14 OF THE LOCAL GOVERNMENT ACT, SEE CA8522166 THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 14 OF THE LOCAL GOVERNMENT ACT, SEE CB1000485 PHASED STRATA PLAN DECLARATION (FORM P) FILED CB855261 2023-08-29

TITLE SEARCH PRINT

File Reference:

2023-12-18, 14:15:51

Requestor: Page Ward

HERETO IS ANNEXED EASEMENT CB855265 OVER THAT PART OF THE COMMON
PROPERTY STRATA PLAN EPS9262 SHOWN ON PLAN EPP125567

Charges, Liens and Interests

Nature: MORTGAGE
Registration Number: CA173602
Registration Date and Time: 2006-02-10 08:55
Registered Owner: INTEGRIS CREDIT UNION
Remarks: INTER ALIA

Nature: COVENANT
Registration Number: CA5862698
Registration Date and Time: 2017-03-09 14:34
Registered Owner: CITY OF PRINCE GEORGE
Remarks: INTER ALIA

Nature: PRIORITY AGREEMENT
Registration Number: CA5862699
Registration Date and Time: 2017-03-09 14:34
Remarks: INTER ALIA
GRANTING CA5862698 PRIORITY OVER CA173602

Nature: COVENANT
Registration Number: CB460646
Registration Date and Time: 2023-02-02 16:16
Registered Owner: CITY OF PRINCE GEORGE
Remarks: INTER ALIA

Nature: PRIORITY AGREEMENT
Registration Number: CB460647
Registration Date and Time: 2023-02-02 16:16
Remarks: INTER ALIA
GRANTING CB460646 PRIORITY OVER CA173602

Nature: STATUTORY RIGHT OF WAY
Registration Number: CB744029
Registration Date and Time: 2023-07-10 12:53
Registered Owner: BRITISH COLUMBIA HYDRO AND POWER AUTHORITY
Remarks: INTER ALIA

Nature: STATUTORY RIGHT OF WAY
Registration Number: CB744030
Registration Date and Time: 2023-07-10 12:53
Registered Owner: TELUS COMMUNICATIONS INC.
Remarks: INTER ALIA

TITLE SEARCH PRINT

2023-12-18, 14:15:51

File Reference:

Requestor: Page Ward

Nature:	PRIORITY AGREEMENT
Registration Number:	CB855264
Registration Date and Time:	2023-08-29 08:40
Remarks:	INTER ALIA GRANTING CB855263, AS REGISTERED ON THE COMMON PROPERTY RECORD, PRIORITY OVER CA173602

Duplicate Indefeasible Title	NONE OUTSTANDING
-------------------------------------	------------------

Transfers	NONE
------------------	------

Pending Applications	NONE
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Corrections	NONE
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VICTORIA LAND TITLE OFFICE

Aug-29-2023 08:40:43.002

SURVEY PLAN CERTIFICATION
PROVINCE OF BRITISH COLUMBIA

0974

EPS9262

PAGE 1 OF 7 PAGES

Your electronic signature is a representation that you are a British Columbia land surveyor and a subscriber under section 168.6 of the *Land Title Act*, RSBC 1996 c.250. By electronically signing this document, you are also electronically signing the attached plan under section 168.3 of the act.

Digitally signed by Albert Koehler FCN4TF
DN: c=CA, cn=Albert Koehler FCN4TF,
o=BC Land Surveyor, ou=Verify ID at
www.juricert.com/LKUP.cfm?id=FCN4TF

1. BC LAND SURVEYOR: (Name, address, phone number)

Albert Koehler, BCLS

Koehler Land Surveying Inc.

674 - 2nd Avenue

Prince George

BC V2L 3A2

File: 21024-Strata-Ph1

info@klsinc.ca

(250) 563-9515

☐ Surveyor General Certification [For Surveyor General Use Only]

2. PLAN IDENTIFICATION:

Control Number: 168-072-3591

Plan Number: EPS9262

LTO Document Reference: CB855249

3. CERTIFICATION:

☒ Form 9 ☐ Explanatory Plan ☐ Form 9A

I am a British Columbia land surveyor and certify that I was present at and personally superintended this survey and that the survey and plan are correct.

The field survey was completed on: 2023 February 08 (YYYY/Month/DD) The checklist was filed under ECR#: 26992
The plan was completed and checked on: 2023 April 05 (YYYY/Month/DD)

I am a British Columbia land surveyor and certify that the buildings included in this strata plan have not been previously occupied as of 2023 April 05 (YYYY/Month/DD) ☐ None ☒ Strata Form S

☐ None ☒ Strata Form U1 ☐ Strata Form U1/U2

I am a British Columbia land surveyor and certify that the buildings shown on this strata plan are within the external boundaries of the land that is the subject of the strata plan

Certification Date: 2023 April 05 (YYYY/Month/DD)

Arterial Highway ☐Remainder Parcel (Airspace) ☐4. ALTERATION: ☐

Georeferencing Positions
UTM Coordinates, Zone 10, NAD 83 (CSRS), 2002.0

Station	Northing	Easting	EAA	CSF
1	5967831.59	516364.42	0.05	0.9995146
2	5967764.93	516497.41	0.05	0.9995161

Strata Plan of Part of Lot A, District Lot 2014, Cariboo District, Plan EPP125565

BCGS 93G.096

This plan lies within Integrated Survey Area No. 39 Prince George, BC, NAD83 (CSRS) 4.0.0.BC.1



The intended plot size of this plan is 432mm in width by 280mm in height (B size) when plotted at a scale of 1:1000.

All distances are in metres and decimals thereof.

Grid bearings are derived from Plan EPP125565 and are referred to the central meridian of UTM Zone 10 North (123° west longitude).

The UTM coordinates and estimated absolute accuracy achieved are derived from Plan EPP125565.

This plan shows horizontal ground-level distances unless otherwise specified. To compute grid distances, multiply ground-level distances by the average combined factor of 0.9995146 which has been derived from Plan EPP125565.

Note:

This plan shown one or more witness posts which are not set on the true corner(s).

Legend

- Denotes Found Standard Iron Post
- ⊙ Denotes Found Control Monument
- ▲ Denotes Found Traverse Hub
- CSF Denotes Combined Scale Factor
- SL Denotes Strata Lot
- LCP Denotes Limited Common Property for the exclusive use of designated Strata Lot
- (C) Denotes Common Property
- HA Denotes Habitable Area
- NHA Denotes Non-Habitable Area
- EAA Denotes Estimated Horizontal Accuracy
- Pt Denotes Part of
- (M) Denotes Mechanical Room
- (E) Denotes Electrical Room
- (typ.) Denotes typical
- Wt. Denotes Witness

Albert Koehler, BCLS 974

This plan lies within the City of Prince George
This plan lies within the Regional District of Fraser-Fort-George

File: 230404-21024-GND-STRATA-PH1

Koehler Land Surveying Inc.
674 - 2nd Avenue
Prince George, BC V2L 3A2
Tel: (250) 563-9515

Civic Address:

- SL 1: 209 - 7000 Husband Drive, Prince George, BC
- SL 2: 208 - 7000 Husband Drive, Prince George, BC
- SL 3: 207 - 7000 Husband Drive, Prince George, BC
- SL 4: 206 - 7000 Husband Drive, Prince George, BC
- SL 5: 205 - 7000 Husband Drive, Prince George, BC
- SL 6: 204 - 7000 Husband Drive, Prince George, BC
- SL 7: 203 - 7000 Husband Drive, Prince George, BC
- SL 8: 202 - 7000 Husband Drive, Prince George, BC
- SL 9: 201 - 7000 Husband Drive, Prince George, BC

Strata Lot boundaries are defined by the centreline of the structural portion of walls between units.

All decks and entries (LCP) are defined as to height by the centre of the floor above, or its extensions, or where there is no floor above by the average height of a strata lot within the same building unless otherwise indicated.

The buildings included in this strata plan have not been previously occupied.

The buildings shown hereon are within the external boundaries of the land that is subject of the strata plan.

This Plan is Phase 1 of a 7 Phase Strata Plan under Section 224 of the Strata Property Act lying within the jurisdiction of the approving officer for the City of Prince George.

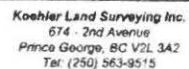
The field survey represented by this plan was completed on the 8th day of February, 2023.

86H1853
(663971)65° 54' 28"
605.035

Phase 1

Legend

SL Denotes Strata Lot
(C) Denotes Common Property



Note: Building dimensions on this sheet are shown to the exterior face of concrete foundation. Offset to property lines and phase boundaries are perpendicular thereto and are measured from the out side face of concrete foundation or centre of columns.

Building 6: Strata Lots 1 through 9 Ground Floor

Strata Plan EPS9262
Phase 1

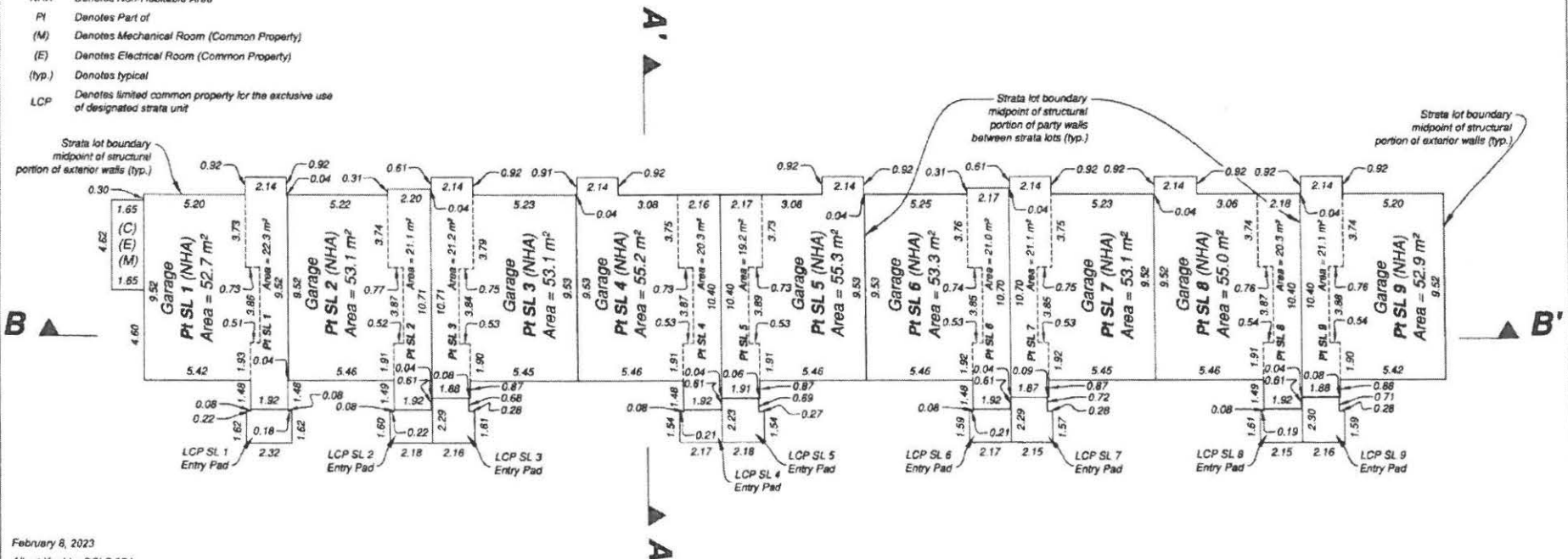
Sheet 3 of 6



The intended plot size of this plan is 432mm in width by 280mm in height (B size) when plotted at a scale of 1:200.

Legend

- SL Denotes Strata Lot
- (C) Denotes Common Property
- NHA Denotes Non-Habitable Area
- PI Denotes Part of
- (M) Denotes Mechanical Room (Common Property)
- (E) Denotes Electrical Room (Common Property)
- (typ.) Denotes typical
- LCP Denotes limited common property for the exclusive use of designated strata unit



February 8, 2023

Albert Koehler BCLS 974

This plan lies within the City of Prince George.

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

File: 230404-21024-GND-STRATA-PH1

Koehler Land Surveying Inc.
674 - 2nd Avenue
Prince George, BC V2L 3A2
Tel: (250) 563-9515

Note: This sheet shows strata lot boundary dimensions to the midpoint of the structural portion of exterior walls and the midpoint between structural portions of party walls between strata lots.

All Entry pads (LCP) are concrete pads and defined by outermost edge of surface. All Entry pads are defined as to height by the centre of the floor above or its extensions or where there is no floor above, by the average height of a strata lot within the same building unless otherwise indicated.

Building 6: Strata Lots 1 through 9 First Floor

Strata Plan EPS9262
Phase 1

Sheet 4 of 6

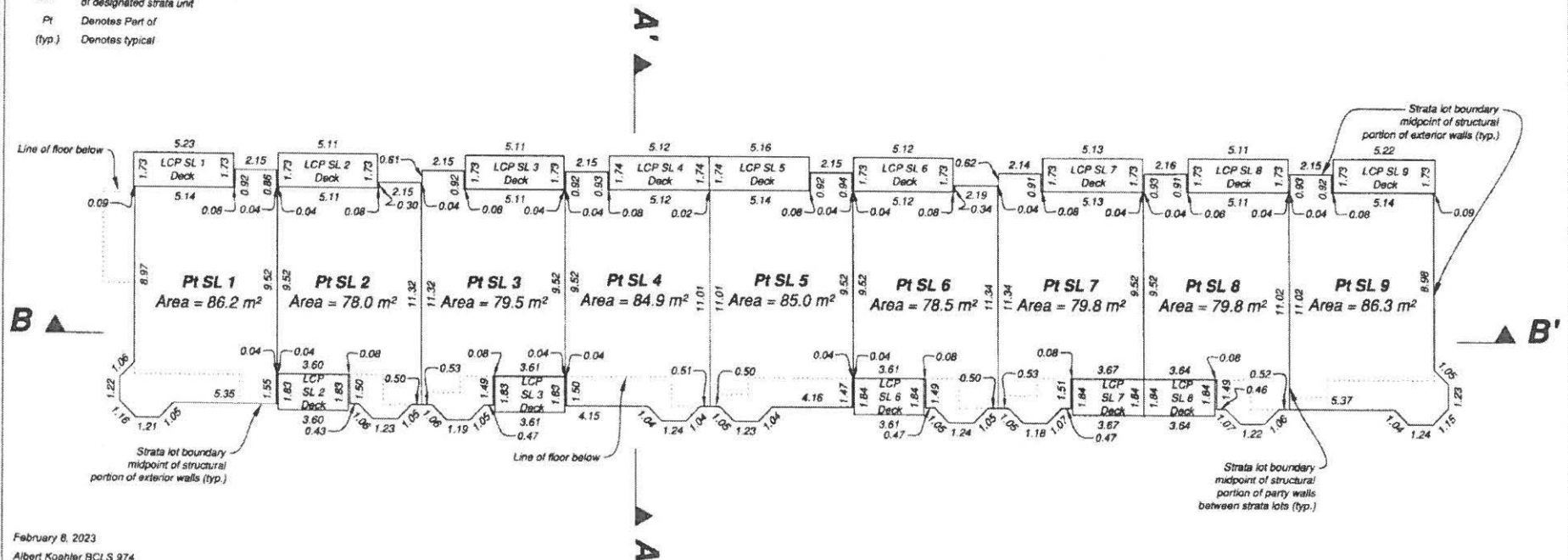


The intended plot size of this plan is 432mm in width by 280mm in height (B size) when plotted at a scale of 1:200.

All distances are in metres and decimals thereof.

Legend

- SL Denotes Strata Lot
- LCP Denotes limited common property for the exclusive use of designated strata unit
- Pt Denotes Part of
- (typ.) Denotes typical



February 8, 2023

Albert Koehler BCLS 974

This plan lies within the City of Prince George.

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

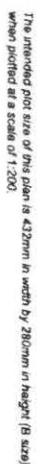
File: 230404-21024-GND-STRATA-PH1

Koehler Land Surveying Inc.
674 - 2nd Avenue
Prince George, BC V2L 3A2
Tel: (250) 563-9515

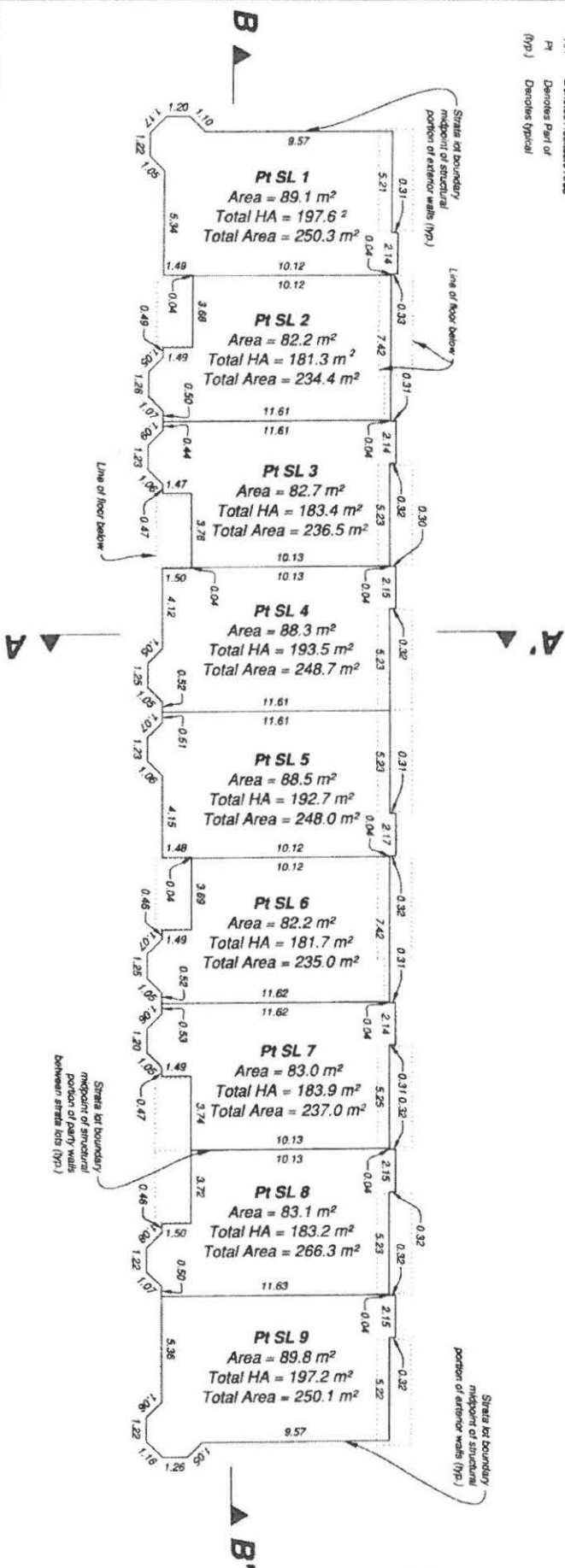
Note: This sheet shows strata lot boundary dimensions to the midpoint of the structural portion of exterior walls and the midpoint between structural portions of party walls between strata lots.

All decks (LCP) are defined as to height by the centre of the floor above, or its extensions or where there is no floor above by the average height of a strata lot lot within the same building unless otherwise indicated.

Phase 1



SL	Denotes Strata Lot
HA	Denotes Habitabile Area
PA	Denotes Part of
(typ.)	Denotes typical



This plan lies within the City of Prince George. This plan lies within the Regional District of Fraser

Koehler Land Surveying Inc.
674 - 2nd Avenue
Prince George, BC V2L 3A2
Tel: (250) 563-9515

Note: This street shows strata lot boundary dimensions to the midpoint of the structural portion of exterior walls and the midpoint between structural portions of party walls between strata lots.

Building 6: Strata Lots 1 through 9 Cross Sections

Strata Plan **EPS9262**

Phase 1

Sheet 6 of 6

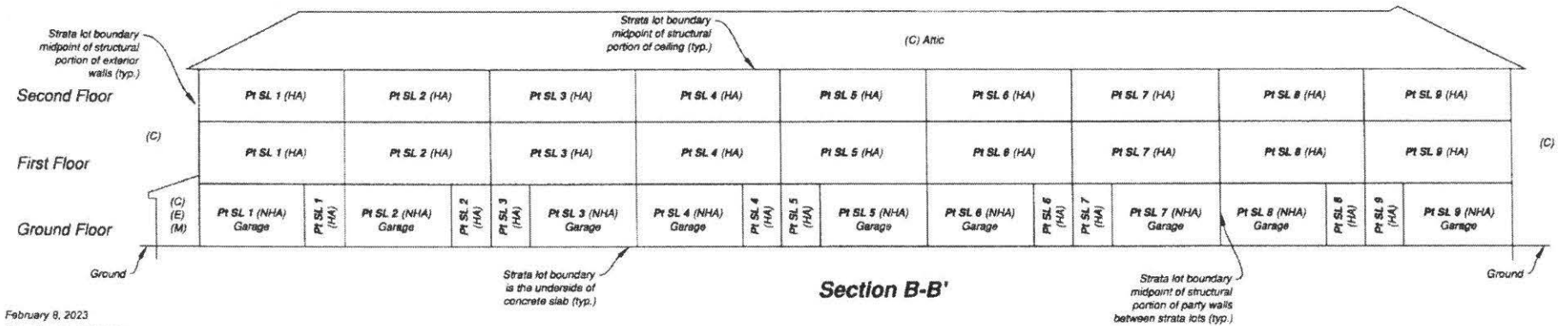
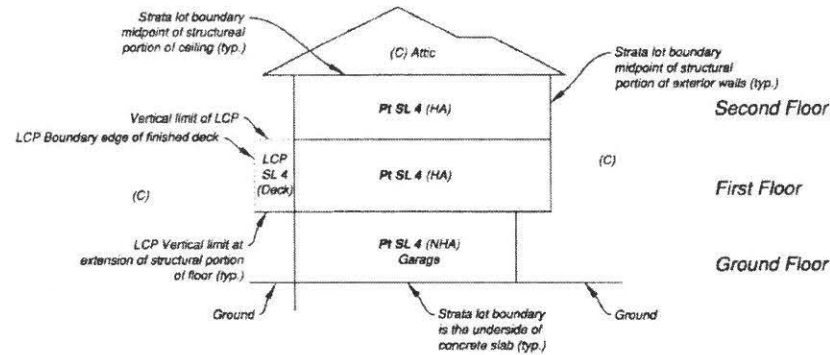


The intended plot size of this plan is 432mm in width by 280mm in height (B size) when plotted at a scale of 1:200.

All distances are in metres and decimals thereof.

Legend

- SL Denotes Strata Lot
- LCP Denotes Limited Common Property for the exclusive use of designated Strata Lot
- (C) Denotes Common Property
- HA Denotes Habitable Area
- NHA Denotes Non-Habitable Area
- Pt Denotes Part of
- (typ.) Denotes typical
- (E) Denotes Electrical Room (Common Property)
- (M) Denotes Mechanical Room (Common Property)



February 8, 2023

Albert Koehler BCLS 974

This plan lies within the City of Prince George.

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

File: 230404-21024-GND-STRATA-PH1

Koehler Land Surveying Inc.
674 - 2nd Avenue
Prince George, BC V2L 3A2
Tel: (250) 563-9515

Note: Roof cross-sections are based on architectural drawings.

This sheet shows strata lot boundaries being defined by the centreline of the structural portion of walls between units and midpoint of structural portion of exterior walls.

All decks (LCP) are defined as to height by the centre of the floor above, or its extensions or where there is no floor above by the average height of a strata lot lot within the same building unless otherwise indicated.

VICTORIA LAND TITLE OFFICE

Nov-24-2023 11:26:09.002

SURVEY PLAN CERTIFICATION
PROVINCE OF BRITISH COLUMBIA

0974

CBS1041426

PAGE 1 OF 7 PAGES

Your electronic signature is a representation that you are a British Columbia land surveyor and a subscriber under section 168.6 of the *Land Title Act*, RSBC 1996 c.250. By electronically signing this document, you are also electronically signing the attached plan under section 168.3 of the act.

Albert Koehler
FCN4TF

Digitally signed by Albert Koehler
FCN4TF
DN: c=CA, cn=Albert Koehler
FCN4TF, o=BC Land Surveyor,
ou=Verify ID at www.juricert.com/
LKUP.cfm?id=FCN4TF

1. BC LAND SURVEYOR: (Name, address, phone number)

Albert Koehler, BCLS

Koehler Land Surveying Inc.

674 - 2nd Avenue

Prince George

BC V2L 3A2

File: 21024-Strata-Ph2

info@klsinc.ca

(250) 563-9515

☐ Surveyor General Certification [For Surveyor General Use Only]

2. PLAN IDENTIFICATION:

Control Number: 169-456-2681

Plan Number: EPS9262

LTO Document Reference: CB1041426

3. CERTIFICATION:

☒ Form 9☐ Explanatory Plan☐ Form 9A

I am a British Columbia land surveyor and certify that I was present at and personally superintended this survey and that the survey and plan are correct.

The field survey was completed on: 2023 April 03 (YYYY/Month/DD) The checklist was filed under ECR#:

The plan was completed and checked on: 2023 September 12 (YYYY/Month/DD) 274808

I am a British Columbia land surveyor and certify that the buildings included in this strata plan have not been previously occupied as of 2023 September 12 (YYYY/Month/DD) ☐ None ☒ Strata Form S

☐ None ☒ Strata Form U1 ☐ Strata Form U1/U2

I am a British Columbia land surveyor and certify that the buildings shown on this strata plan are within the external boundaries of the land that is the subject of the strata plan

Certification Date: 2023 September 12 (YYYY/Month/DD)

Arterial Highway ☐Remainder Parcel (Airspace) ☐4. ALTERATION: ☐

Georeferencing Positions UTM Coordinates, Zone 10, NAD 83 (CSRS), 2002.0				
Station	Northing	Easting	EAA	CSF
1	5967831.59	516354.42	0.05	0.9995146
2	5967764.93	516497.41	0.05	0.9995161

Strata Plan EPS9262

Phase 2

Sheet 1 of 6

Strata Plan of Part of Lot A, District Lot 2014, Cariboo District, Plan EPP125565, Except Phase 1, Plan EPS9262

BCGS 93G.096

This plan lies within Integrated Survey Area No. 39 Prince George, BC, NAD83 (CSRS) 4.0.0.BC.1



The intended plot size of this plan is 432mm in width by 280mm in height (B size) when plotted at a scale of 1:1000.

All distances are in metres and decimals thereof.

Grid bearings are derived from Plan EPP125565 and are referred to the central meridian of UTM Zone 10 North (123° west longitude).

The UTM coordinates and estimated absolute accuracy achieved are derived from Plan EPP125565.

This plan shows horizontal ground-level distances unless otherwise specified. To compute grid distances, multiply ground-level distances by the average combined factor of 0.9995146 which has been derived from Plan EPP125565.

Note: This plan shows one or more witness posts which are not set on the true corner(s).

Legend

- Denotes Found Standard Iron Post
- ⊙ Denotes Found Control Monument
- ▲ Denotes Found Traverse Hub
- CSF Denotes Combined Scale Factor
- SL Denotes Strata Lot
- LCP Denotes Limited Common Property for the exclusive use of designated Strata Lot
- (C) Denotes Common Property
- HA Denotes Habitable Area
- NHA Denotes Non-Habitable Area
- EAA Estimated Absolute Accuracy
- Pr Denotes Part of
- (M) Denotes Mechanical Room
- (E) Denotes Electrical Room
- (typ.) Denotes typical
- Wt. Witness

Albert Koehler, BCLS 974

This plan lies within the City of Prince George

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

File: 230911-21024-GND-STRATA-PH2

Koehler Land Surveying Inc.
674 - 2nd Avenue
Prince George, BC V2L 3A2
Tel: (250) 563-9515

Chic Address:

- SL 10: 101 - 7000 Husband Drive, Prince George, BC
- SL 11: 102 - 7000 Husband Drive, Prince George, BC
- SL 12: 103 - 7000 Husband Drive, Prince George, BC
- SL 13: 104 - 7000 Husband Drive, Prince George, BC
- SL 14: 105 - 7000 Husband Drive, Prince George, BC
- SL 15: 106 - 7000 Husband Drive, Prince George, BC
- SL 16: 107 - 7000 Husband Drive, Prince George, BC
- SL 17: 108 - 7000 Husband Drive, Prince George, BC

Strata Lot boundaries are defined by the centreline of the structural portion of walls between units.

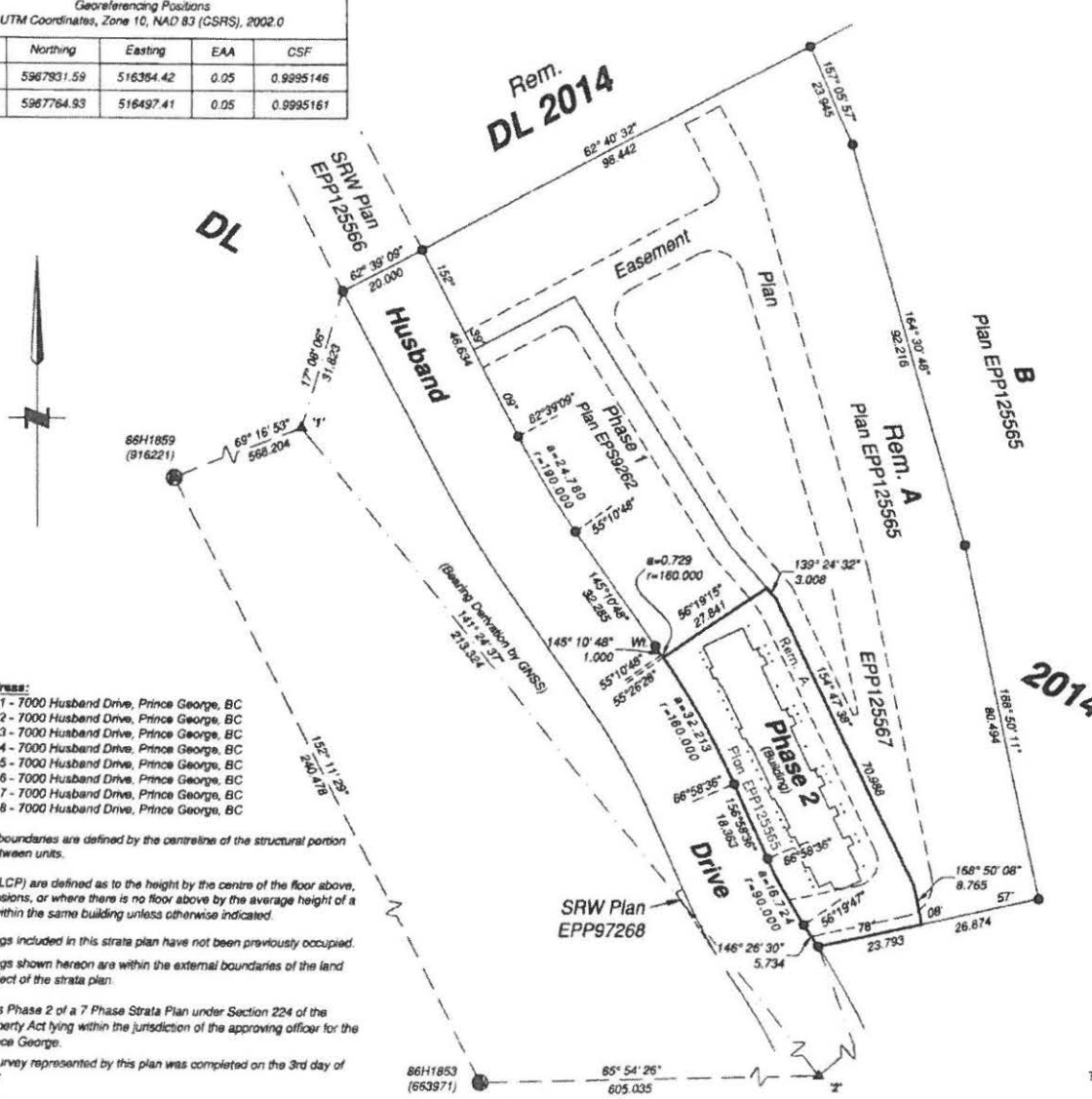
All decks (LCP) are defined as to the height by the centre of the floor above, or its extensions, or where there is no floor above by the average height of a strata lot within the same building unless otherwise indicated.

The buildings included in this strata plan have not been previously occupied.

The buildings shown hereon are within the external boundaries of the land that is subject of the strata plan.

This Plan is Phase 2 of a 7 Phase Strata Plan under Section 224 of the Strata Property Act lying within the jurisdiction of the approving officer for the City of Prince George.

The field survey represented by this plan was completed on the 3rd day of April, 2023



Building 7: Strata Lots 10 through 17 Foundation

Strata Plan **EPS9262**

Phase 2

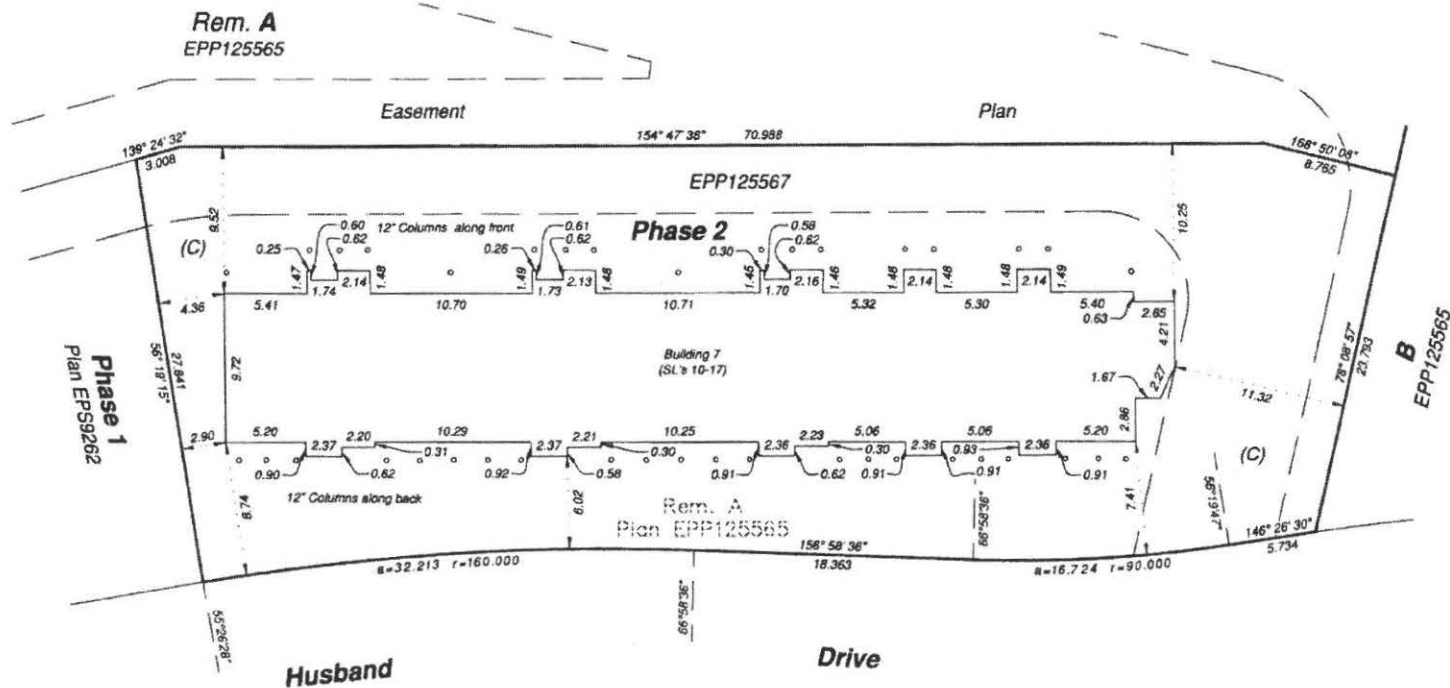
Sheet 2 of 6



The intended plot size of this plan is 432mm in width by 280mm in height (B size) when plotted at a scale of 1:300.

Legend

- SL Denotes Strata Lot
- (C) Denotes Common Property



April 3, 2023

Albert Koehler BCLS 974

This plan lies within the City of Prince George.

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

File: 230911-21042-GND-STRATA-PH2

Koehler Land Surveying Inc.
674 - 2nd Avenue
Prince George, BC V2L 3A2
Tel: (250) 563-9515

Note: Building dimensions on this sheet are shown to the exterior face of concrete foundation. Offset to property lines and phase boundaries are perpendicular thereto and are measured from the outside face of concrete foundation.

Building 7: Strata Lots 10 through 17 Ground Floor

Strata Plan **EPS9262**

Phase 2

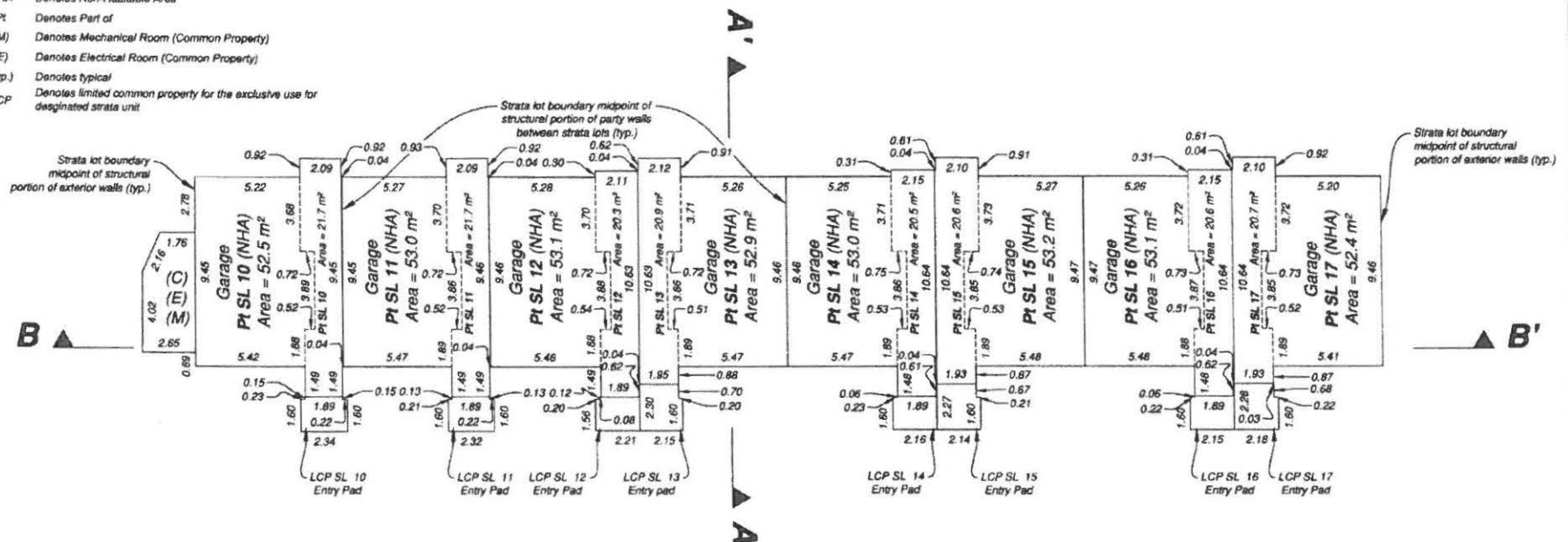
Sheet 3 of 6



The intended plot size of this plan is 432mm in width by 280mm in height (B size) when plotted at a scale of 1:200.

Legend

- SL Denotes Strata Lot
- (C) Denotes Common Property
- NHA Denotes Non-Habitable Area
- Pt Denotes Part of
- (M) Denotes Mechanical Room (Common Property)
- (E) Denotes Electrical Room (Common Property)
- (typ.) Denotes typical
- LCP Denotes limited common property for the exclusive use for designated strata unit



April 3, 2023

Albert Koehler BCLS 974

This plan lies within the City of Prince George.

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

File: 230911-21024-GND-STRATA-PH2

Koehler Land Surveying Inc.
674 - 2nd Avenue
Prince George, BC V2L 3A2
Tel: (250) 563-9515

Note: This sheet shows strata lot boundary dimensions to the midpoint of the structural portion of exterior walls and the midpoint between structural portions of party walls between strata lots.

All entry pads (LCP) are concrete pads and defined by outermost edge of surface. All entry pads are defined as to height by the centre of the floor above or its extensions or where there is no floor above, by the average height of a strata lot within the same building unless otherwise indicated.

Building 7: Strata Lots 10 through 17 First Floor

Strata Plan **EPS9262**
Phase 2

Sheet 4 of 6

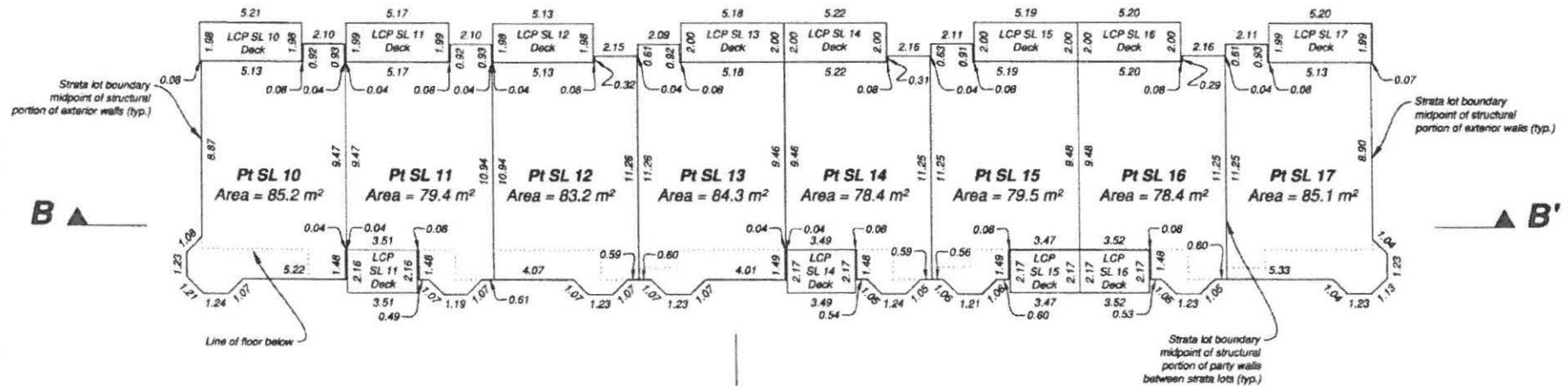


The intended plot size of this plan is 432mm in width by 280mm in height (B size) when plotted at a scale of 1:200.

All distances are in metres and decimals thereof.

Legend

- SL Denotes Strata Lot
- LCP Denotes limited common property for the exclusive use for designated strata unit
- Pt Denotes Part of
- (typ.) Denotes typical



April 3, 2023

Albert Koehler BCLS 974

This plan lies within the City of Prince George.

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

File: 230911-21024-GND-STRATA-PH2

Koehler Land Surveying Inc.
574 - 2nd Avenue
Prince George, BC V2L 3A2
Tel: (250) 563-9515

Note: This sheet shows strata lot boundary dimensions to the midpoint of the structural portion of exterior walls and the midpoint between structural portions of party walls between strata lots.

All decks (LCP) are defined as to the height by the centre of the floor above or its extensions or where there is no floor above, by the average height of a strata lot within the same building unless otherwise indicated.

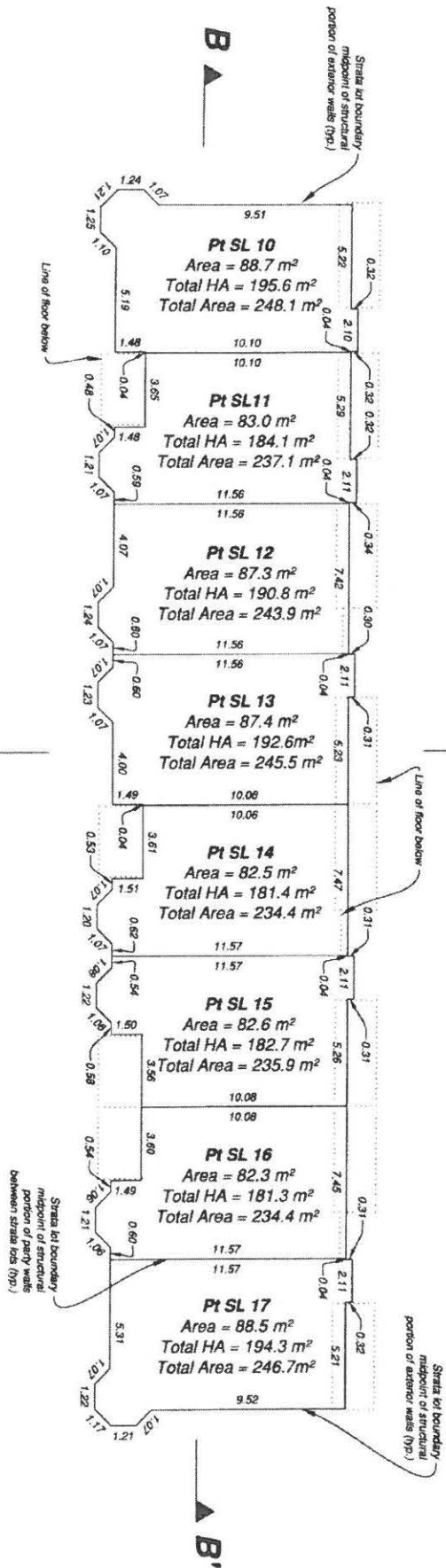
Building 7: Strata Lots 10 through 17 Second Floor



This intended plot size of this plan is 437mm in width by 280mm in height (B size) when plotted at a scale of 1:200.

Legend

- SL Strata Lot
- HA Dancels Habitable Area
- PI Dancels Part of (typ)
- Dancels typical



April 3, 2023
Albert Kohler BCLS 974

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

File: 230917-21024-GND-STRATA-PH2

Kohler Land Surveying Inc.
874 2nd Avenue
Prince George BC V2L 3A2
Tel: (250) 563-9875

Note: This sheet shows strata lot boundary dimensions to the midpoint of the structural portion of exterior walls and the midpoint between structural portions of party walls between strata lots.

Strata Plan EPS9262

Phase 2

Sheet 5 of 6

Building 7: Strata Lots 10 through 17 Cross Sections

Strata Plan **EPS9262**

Phase 2

Sheet 6 of 6

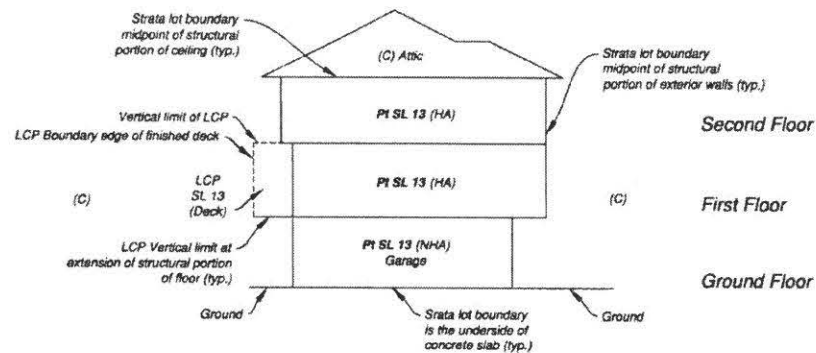


The intended plot size of this plan is 432mm in width by 280mm in height (B size) when plotted at a scale of 1:200.

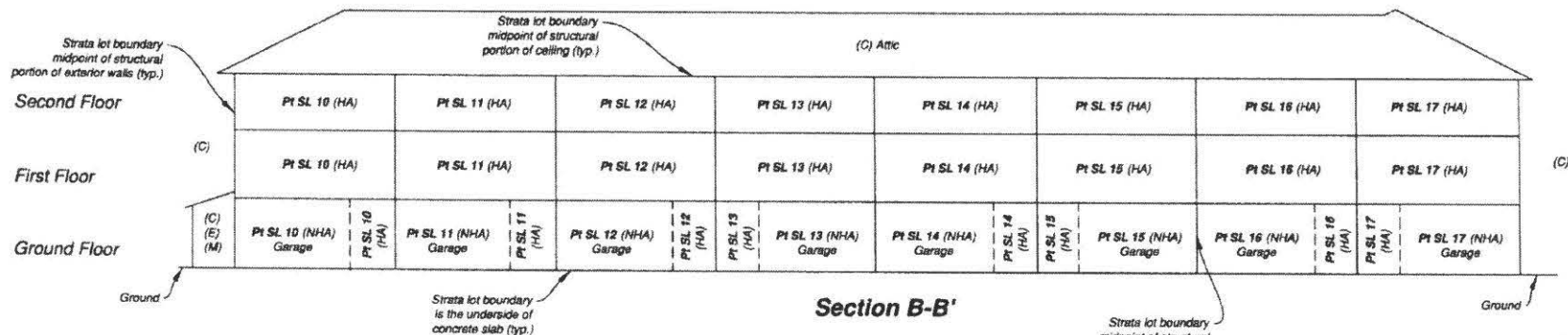
All distances are in metres and decimals thereof.

Legend

- SL Denotes Strata Lot
- LCP Denotes Limited Common Property for the exclusive use of designated Strata Lot
- (C) Denotes Common Property
- HA Denotes Habitable Area
- NHA Denotes Non-Habitable Area
- Pt Denotes Part of
- (typ.) Denotes typical
- (E) Denotes Electrical Room (Common Property)
- (M) Denotes Mechanical Room (Common Property)



Section A'-A



Section B-B'

April 3, 2023

Albert Koehler BCLS 974

This plan lies within the City of Prince George.

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

File: 230911-21024-GND-STRATA-PH2

Note: Roof cross-sections are based on architectural drawings.

Koehler Land Surveying Inc.
674 - 2nd Avenue
Prince George, BC V2L 3A2
Tel: (250) 563-9515

This sheet shows strata Lot boundaries being defined by the midpoint of the structural portion of external walls and the midpoint between structural portions of party walls between strata lots.

All decks (LCP) are defined as to the height by the centre of the floor above, or its extensions, or where there is no floor above by the average height of a strata lot within the same building unless otherwise indicated.

PRELIMINARY**Strata Plan of Part of Lot A, District Lot 2014, Cariboo District, Plan EPP125565, Except Phase 1 and 2, Plan EPS9262**

BCGS 93G.096

This plan lies within Integrated Survey Area No. 39 Prince George, BC, NAD83 (CSRS) 4.0.0.BC.1



The intended plot size of this plan is 432mm in width by 280mm in height (B size) when plotted at a scale of 1:1000.

All distances are in metres and decimals thereof.

Legend

- Denotes Found Standard Iron Post
- ⊕ Denotes Found Control Monument
- ▲ Denotes Traverse Hub Found
- CSF Denotes Combined Scale Factor
- SL Denotes Strata Lot
- LCP Denotes Limited Common Property for the exclusive use of designated Strata Lot
- (C) Denotes Common Property
- HA Denotes Habitable Area
- NHA Denotes Non-Habitable Area
- EAA Estimated Absolute Accuracy
- Pt Denotes Part of
- (M) Denotes Mechanical Room
- (E) Denotes Electrical Room
- (typ.) Denotes typical
- Wt. Witness

File:
230403-21024-GND-STRATA-PRELIM-PH3

Koehler Land Surveying Inc.
874 - 2nd Avenue
Prince George, BC V2L 3A2
Tel: (250) 563-9515

Notes: Floor plans shown are based on details or information provided by Field Lievers Architecture plans dated March 17, 2021.

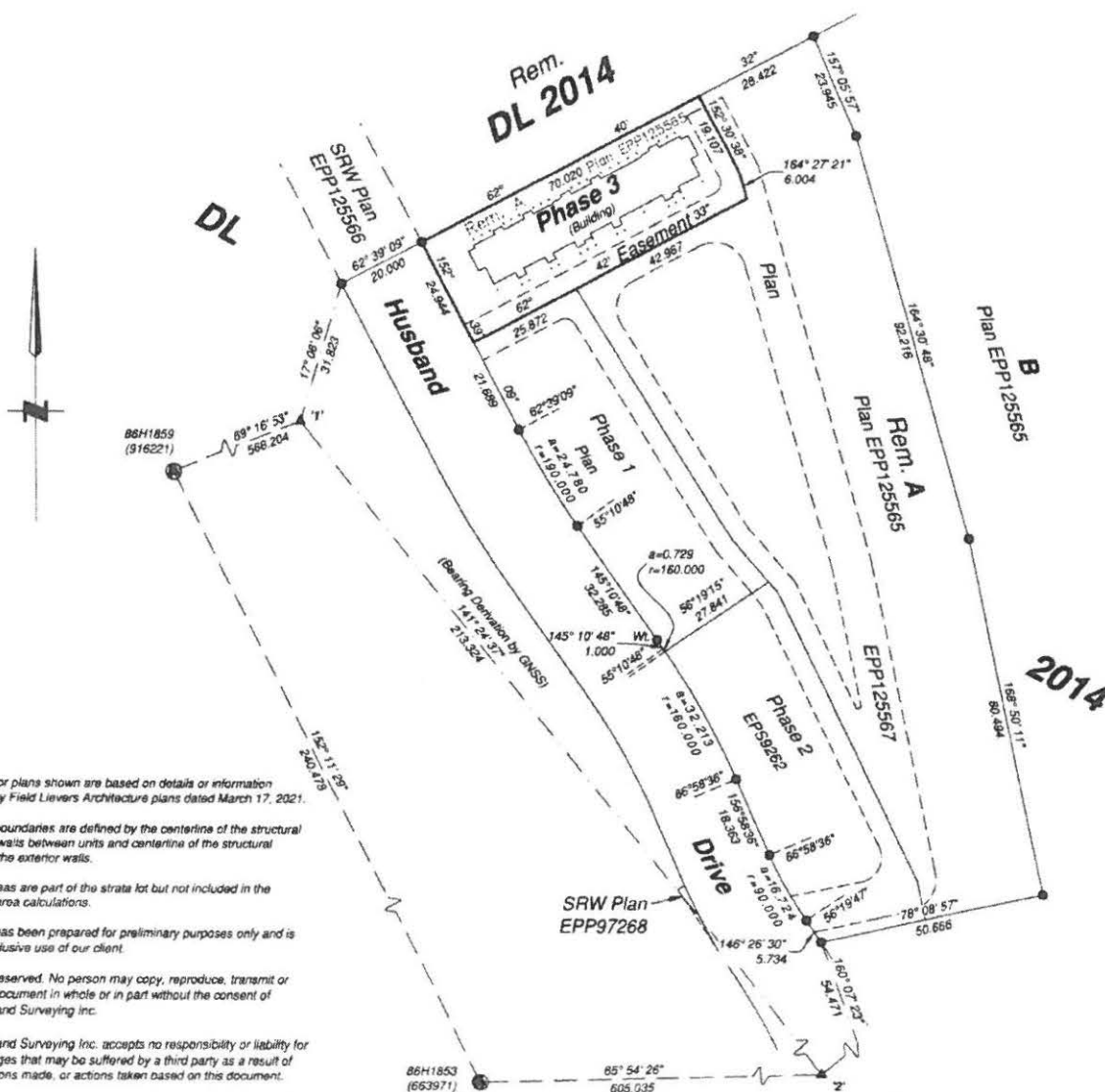
Strata lot boundaries are defined by the centerline of the structural portion of walls between units and centerline of the structural portion of the exterior walls.

Garage areas are part of the strata lot but not included in the habitable area calculations.

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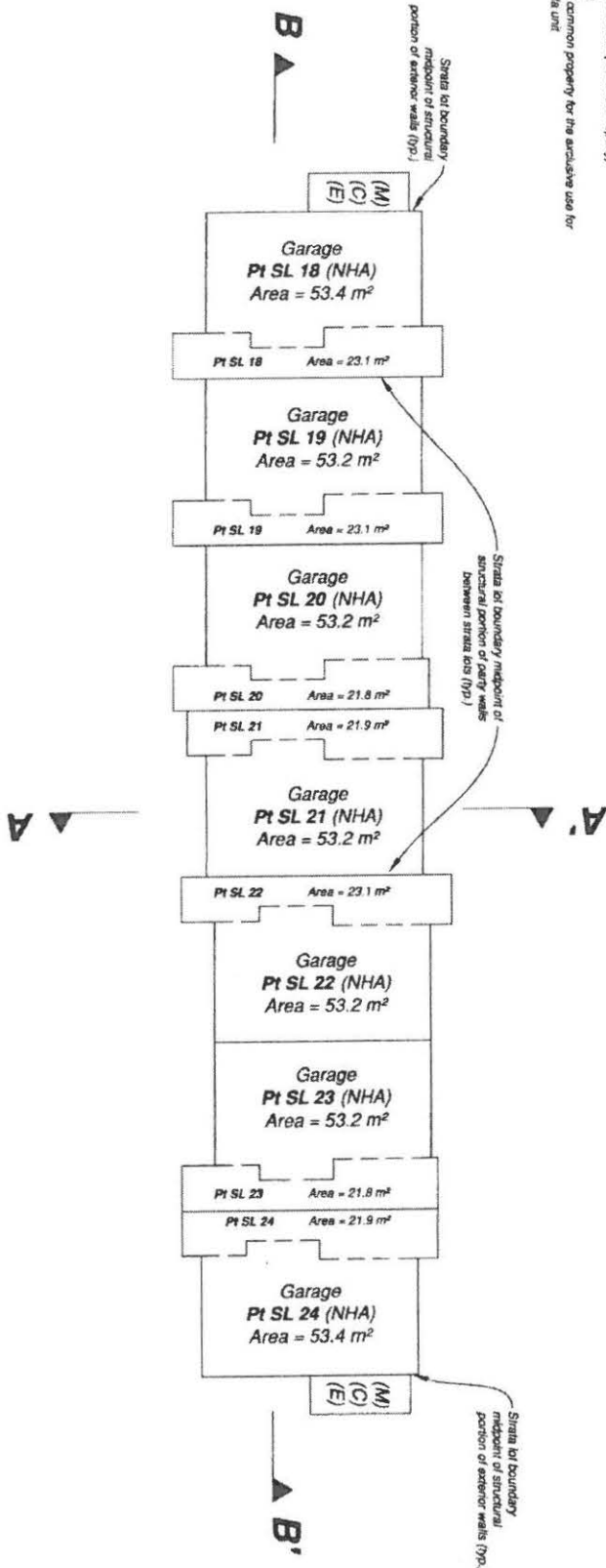
Building 5: Strata Lots 18 through 24 Ground Floor

The intended plot size of this plan is 432mm in width by 280mm in height (B size) when plotted at a scale of 1:200.



Legend

- SL Denotes Strata Lot
- (C) Denotes Common Property
- NHA Denotes Non-Habitable Area
- Pt Denotes Part of
- (M) Denotes Mechanical Room (Common Property)
- (E) Denotes Electrical Room (Common Property)
- (Typ.) Denotes Typical
- Denotes limited common property for the exclusive use for designated strata unit
- LCP



PRELIMINARY

Phase 3
Sheet 2 of 4

File:
230403-2-1024-GND-STRA-TA-PRELM-FH3

Koeleer Land Surveying Inc.
674 - 2nd Avenue
Prince George BC V2L 3A2
Tel: (250) 563-9515

Building 5: Strata Lots 18 through 24 First Floor

Phase 3

Sheet 3 of 4

PRELIMINARY

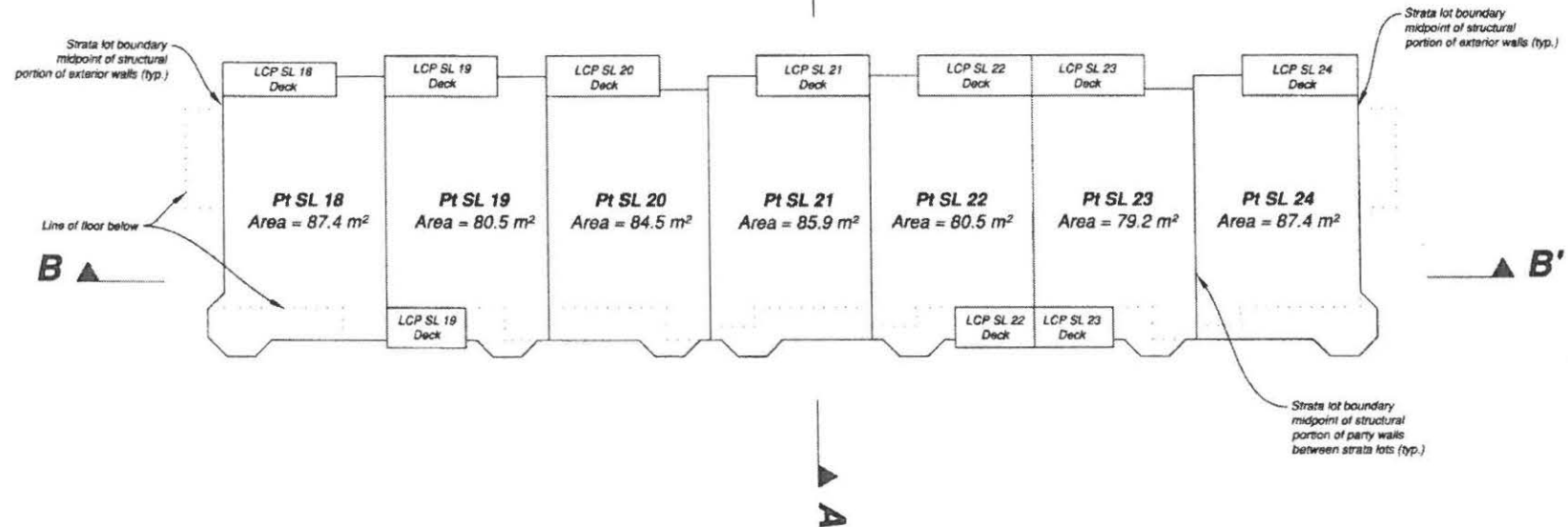


The intended plot size of this plan is 432mm in width by 280mm in height (B size) when plotted at a scale of 1:200.

All distances are in metres and decimals thereof.

Legend

- SL Denotes Strata Lot
- LCP Denotes limited common property for the exclusive use for designated strata unit
- Pt Denotes Part of
- (typ.) Denotes typical



File:
230403-21024-GND-STRATA-PRELIM-PH3

Koehler Land Surveying Inc.
674 - 2nd Avenue
Prince George, BC V2L 3A2
Tel: (250) 563-9515

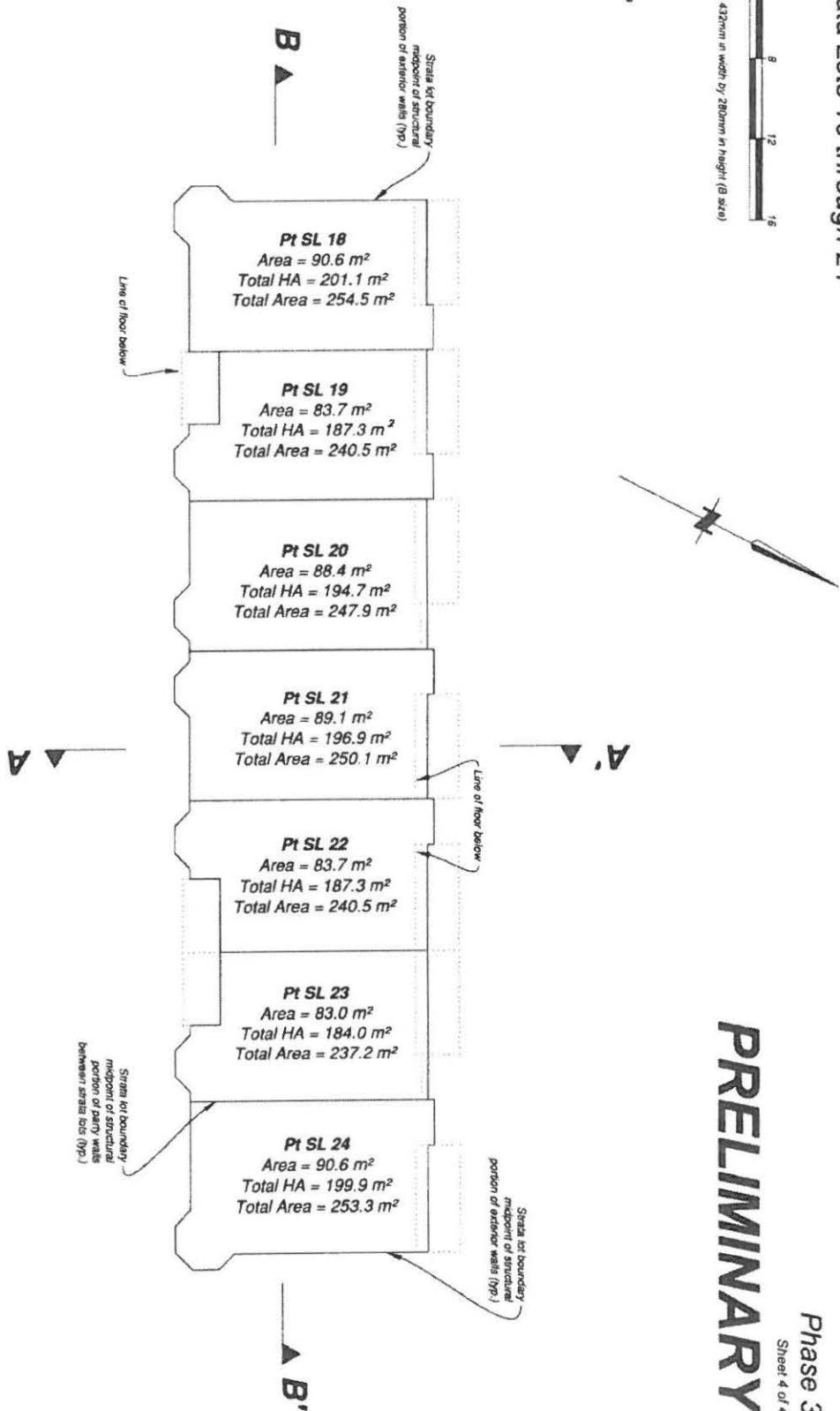
Building 5: Strata Lots 18 through 24 Second Floor



The intended plot size of this plan is 432mm in width by 280mm in height (B size) when plotted at a scale of 1:200.

Legend

- SL Denotes Strata Lot
- HA Denotes Habitable Area
- Pt Denotes Part of (typ.)
- Denotes Typical



PRELIMINARY
Phase 3
Sheet 4 of 4

File:
230403-21024-GND-STRATA-PRELIUM-PH3

Koehler Land Surveying Inc.
674 - 2nd Avenue
Prince George, BC V2L 3A2
Tel: (250) 563-9315

Phase 4

Sheet 1 of 4

PRELIMINARY

Strata Plan of Part of Lot A, District Lot 2014, Cariboo District, Plan EPP125565, Except Phase 1, 2, and 3, Plan EPS9262

BCGS 93G.096

This plan lies within Integrated Survey Area No. 39 Prince George, BC, NAD83 (CSRS) 4.0.0.BC.1



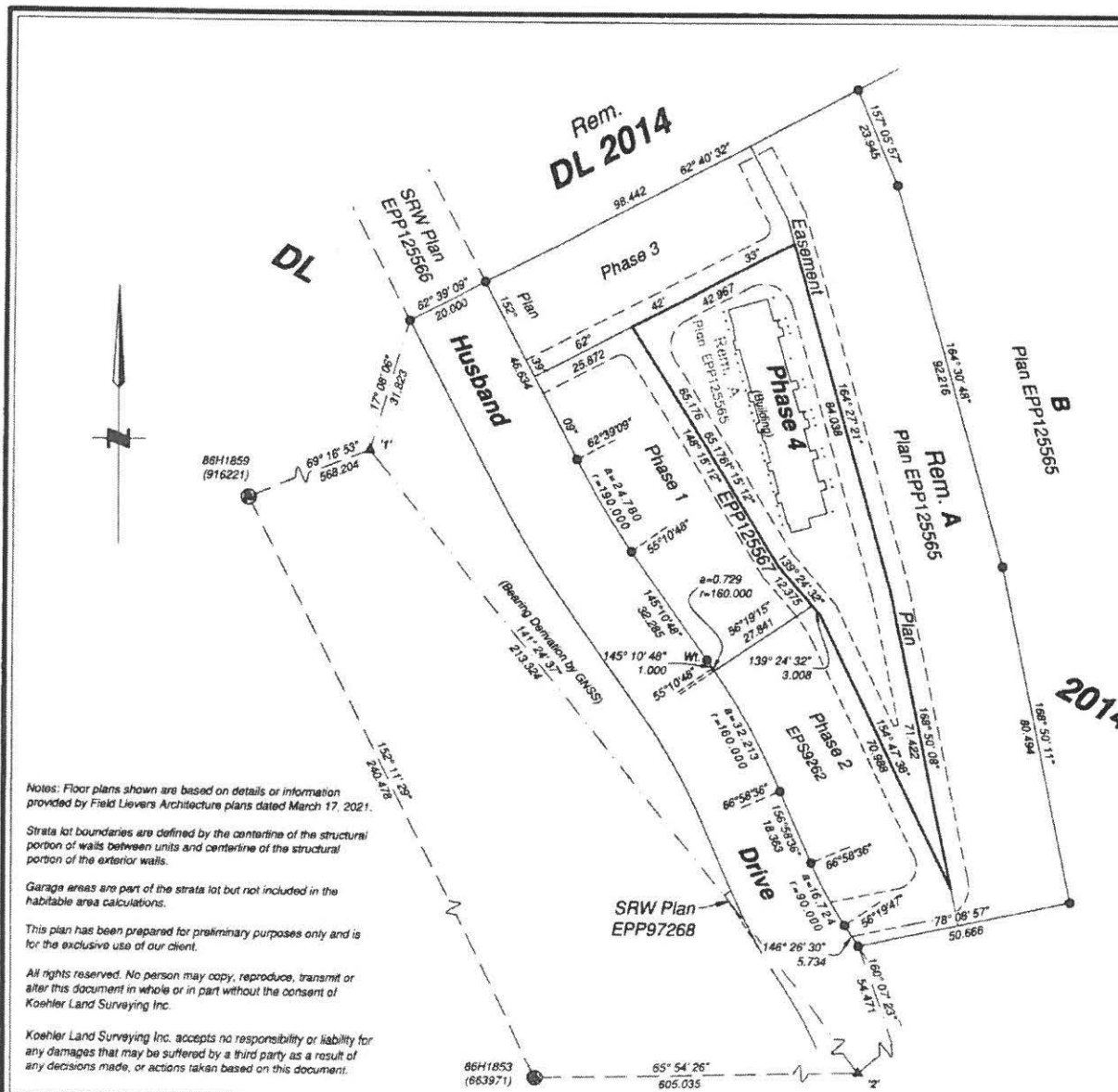
The intended plot size of this plan is 432mm in width by 280mm in height (B size) when plotted at a scale of 1:1000.

All distances are in metres and decimals thereof.

Legend

- Denotes Found Standard Iron Post
- ⊙ Denotes Found Control Monument
- ▲ Denotes Hub Found
- CSF Denotes Combined Scale Factor
- SL Denotes Strata Lot
- LCP Denotes Limited Common Property for the exclusive use of designated Strata Lot
- (C) Denotes Common Property
- HA Denotes Habitable Area
- NHA Denotes Non-Habitable Area
- EAA Estimated Horizontal Accuracy
- Pt Denotes Part of
- (M) Denotes Mechanical Room
- (E) Denotes Electrical Room
- (typ.) Denotes typical
- Wt. Witness

File:
230329-21024-GND-STRATA-PRELIM-PH4
Koehler Land Surveying Inc.
674 - 2nd Avenue
Prince George, BC V2L 3A2
Tel: (250) 563-9515



Notes: Floor plans shown are based on details or information provided by Field Livers Architecture plans dated March 17, 2021.

Strata lot boundaries are defined by the centerline of the structural portion of walls between units and centerline of the structural portion of the exterior walls.

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Exhibit "A4"

Building 4: Strata Lots 25 through 31 Ground Floor

Phase 4

Sheet 2 of 4

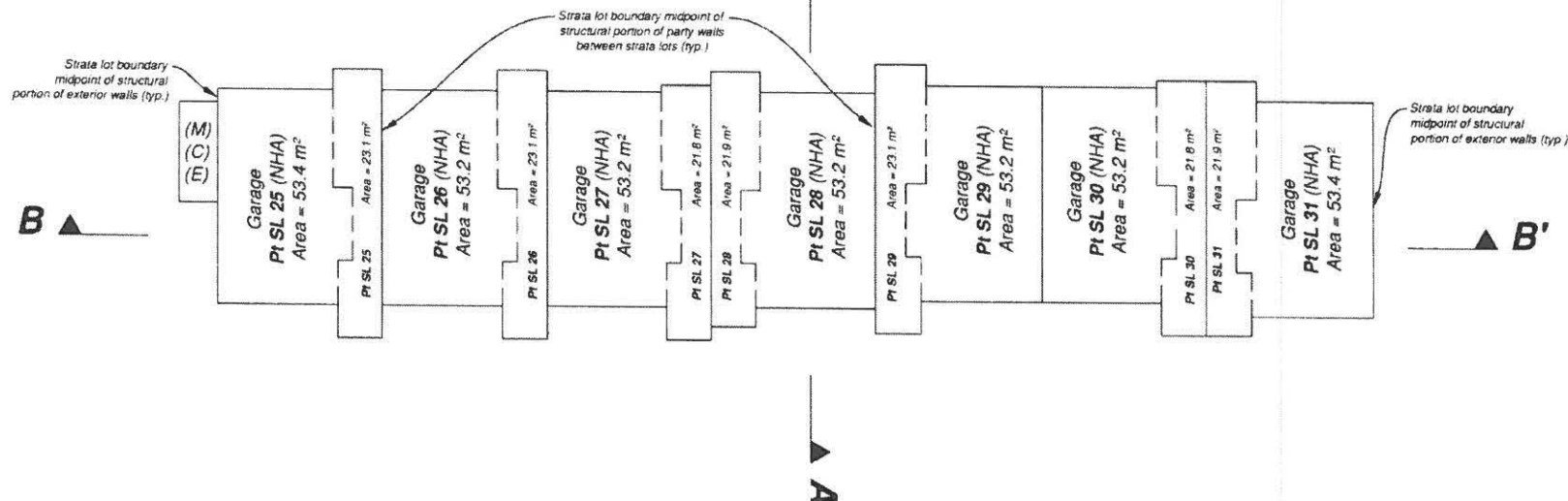
PRELIMINARY



The intended plot size of this plan is 432mm in width by 280mm in height (B size) when plotted at a scale of 1:200

Legend

- SL Denotes Strata Lot
- (C) Denotes Common Property
- NHA Denotes Non-Habitable Area
- Pt Denotes Part of
- (M) Denotes Mechanical Room (Common Property)
- (E) Denotes Electrical Room (Common Property)
- (typ.) Denotes typical
- LCP Denotes limited common property for the exclusive use for designated strata unit



File
230329-21024-GND-STRATA-PRELIM-PH4

Koehler Land Surveying Inc.
674 - 2nd Avenue
Prince George, BC V2L 3A2
Tel: (250) 563-9515

Building 4: Strata Lots 25 through 31 First Floor

Phase 4
Sheet 3 of 4



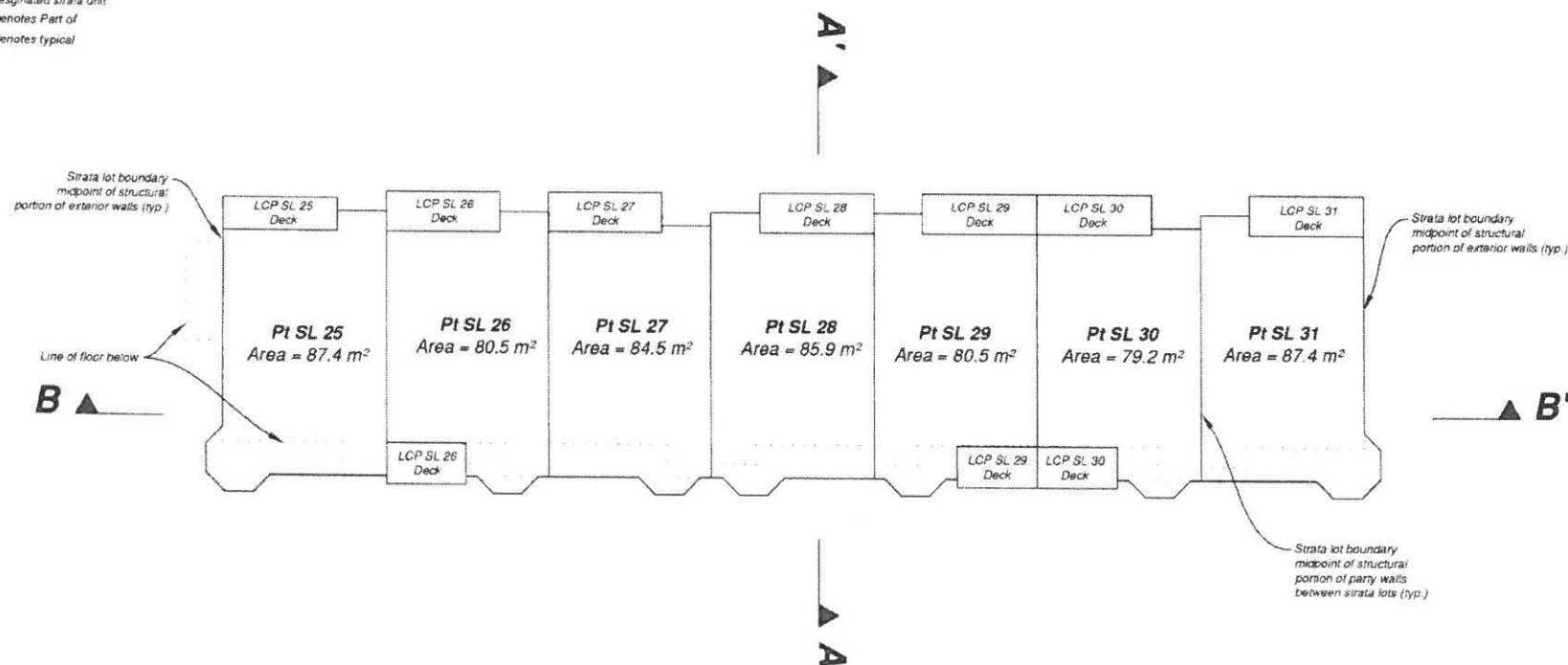
The intended plot size of this plan is 432mm in width by 280mm in height (B size) when plotted at a scale of 1:200.

All distances are in metres and decimals thereof.

Legend

- SL Denotes Strata Lot
- LCP Denotes limited common property for the exclusive use for designated strata unit.
- Pt Denotes Part of
- (typ.) Denotes typical

PRELIMINARY



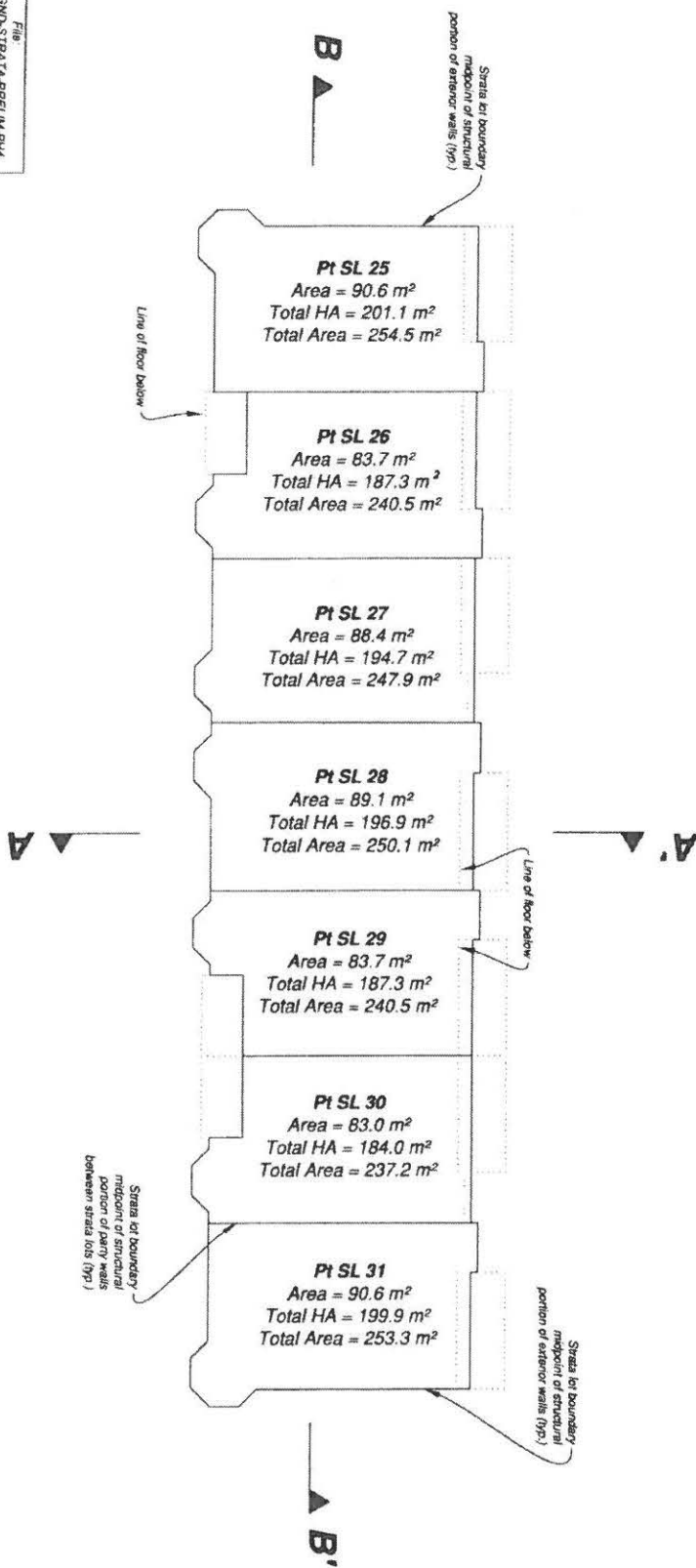
Building 4: Strata Lots 25 through 31 Second Floor

The indicated size of the plan is 432mm in width by 280mm in height (B size)
when plotted at a scale of 1:200.



Legend

SL	Donates Strata Lot
HA	Donates Habitable Area
Pt	Donates Part of
(typ.)	Donates typical



PRELIMINARY

Phase 4
Sheet 4 of 4

Phase 5

Sheet 1 of 4

PRELIMINARY

Strata Plan of Part of Lot A, District Lot 2014, Cariboo District, Plan EPP125565, Except Phase 1, 2, 3 and 4, Plan EPS9262

BCGS 93G.096

This plan lies within Integrated Survey Area No. 39 Prince George, BC, NAD83 (CSRS) 4.0.0.BC.1



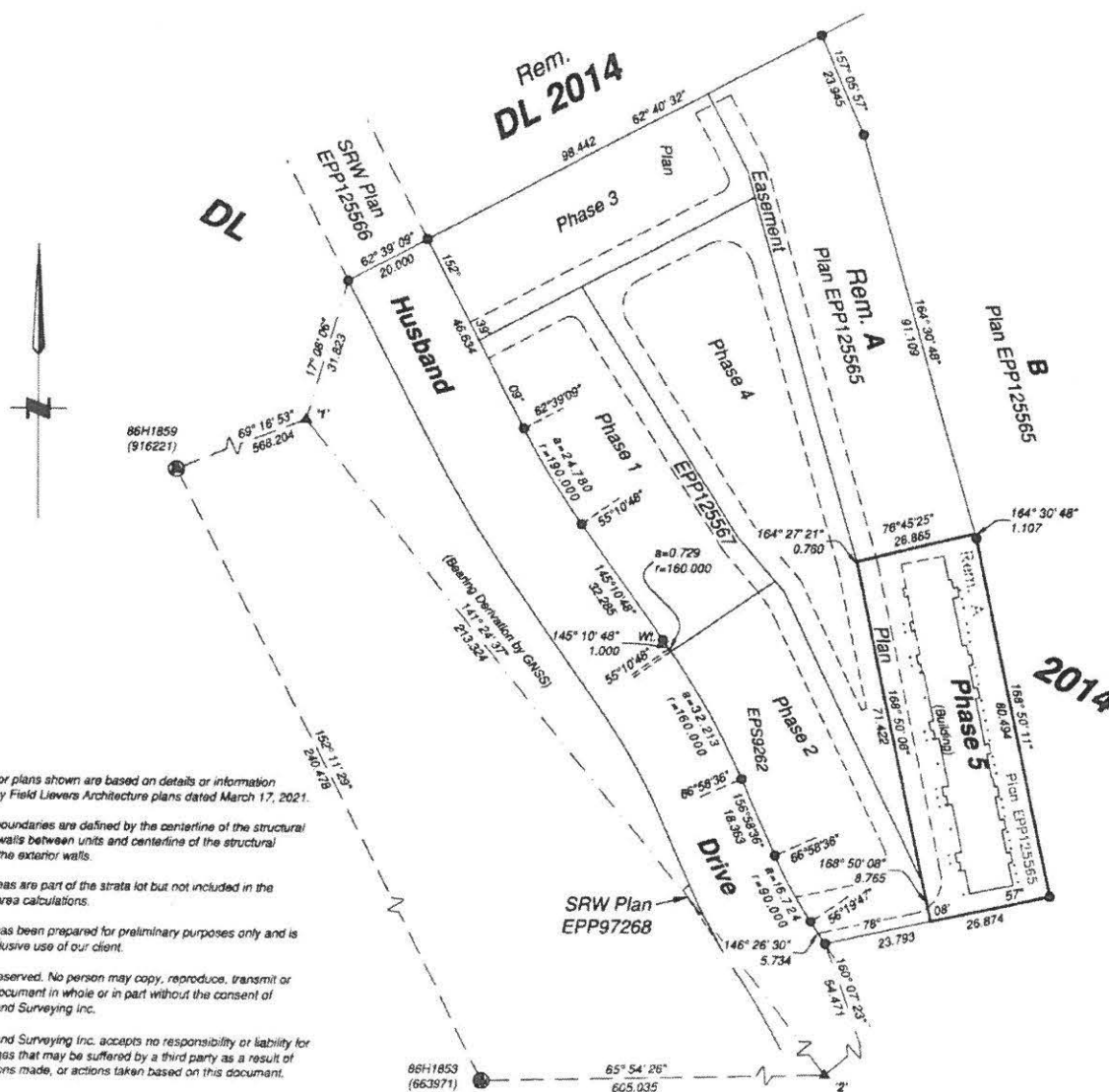
The intended plot size of this plan is 432mm in width by 280mm in height (B size) when plotted at a scale of 1:1000.

All distances are in metres and decimals thereof.

Legend

- Denotes Found Standard Iron Post
- ⊙ Denotes Found Control Monument
- ▲ Denotes Hub Found
- CSF Denotes Combined Scale Factor
- SL Denotes Strata Lot
- LCP Denotes Limited Common Property for the exclusive use of designated Strata Lot
- (C) Denotes Common Property
- HA Denotes Habitable Area
- NHA Denotes Non-Habitable Area
- EAA Estimated Horizontal Accuracy
- Pt Denotes Part of
- (M) Denotes Mechanical Room
- (E) Denotes Electrical Room
- (typ.) Denotes typical
- Wt. Witness

File:
230331-21024-GND-STRATA-PRELIM-PH5
Koehler Land Surveying Inc.
674 - 2nd Avenue
Prince George, BC V2L 3A2
Tel: (250) 563-9515



Notes: Floor plans shown are based on details or information provided by Field Livers Architecture plans dated March 17, 2021.

Strata lot boundaries are defined by the centerline of the structural portion of walls between units and centerline of the structural portion of the exterior walls.

Garage areas are part of the strata lot but not included in the habitable area calculations.

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Exhibit "A5"

*Building 3: Strata Lots 32 through 41
Ground Floor*

Phase 5

Sheet 2 of 4

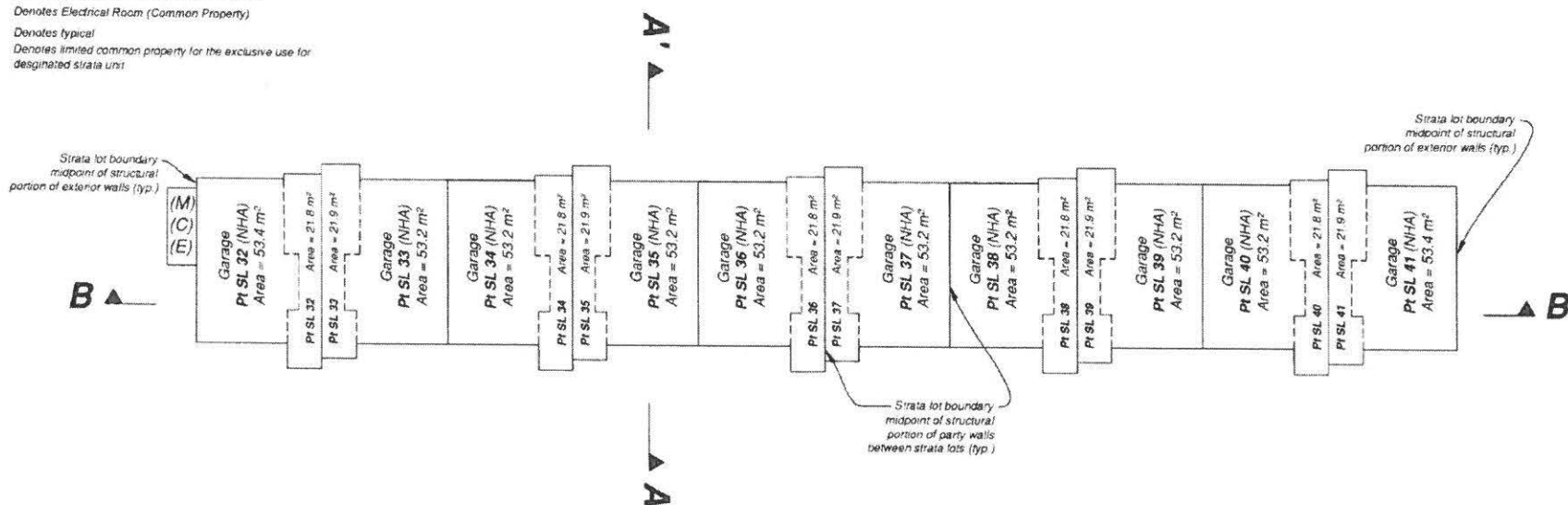
PRELIMINARY



The intended plot size of this plan is 432mm in width by 280mm in height (B size) when plotted at a scale of 1:250.

Legend

- | | |
|--------|---|
| SL | Denotes <i>Strata Lot</i> |
| (C) | Denotes <i>Common Property</i> |
| NHA | Denotes <i>Non-Habitable Area</i> |
| Pt | Denotes <i>Part of</i> |
| (M) | Denotes <i>Mechanical Room (Common Property)</i> |
| (E) | Denotes <i>Electrical Room (Common Property)</i> |
| (typ.) | Denotes <i>typical</i> |
| LCP | Denotes <i>limited common property for the exclusive use for designated strata unit</i> |



File
230331-21024-GND-STRATA-PRELIM-PHS

Koehler Land Surveying Inc.
674 - 2nd Avenue
Prince George, BC V2L 3A2
Tel (250) 563-9515

Building 3: Strata Lots 32 through 41 First Floor

Phase 5
Sheet 3 of 4



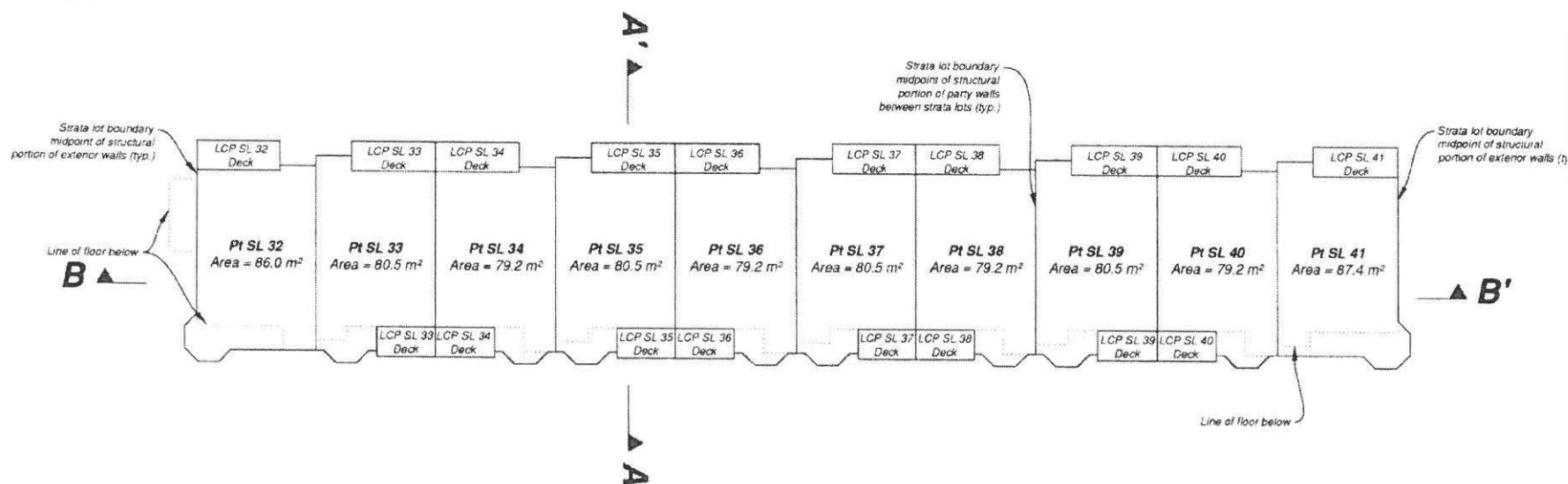
The intended plot size of this plan is 432mm in width by 280mm in height (B size) when plotted at a scale of 1:250.

All distances are in metres and decimals thereof.

Legend

- SL Denotes Strata Lot
- LCP Denotes limited common property for the exclusive use for designated strata unit.
- Pt Denotes Part of
- (typ.) Denotes typical

PRELIMINARY



File:
230331-21024-GND-STRATA-PRELIM PH5

Koehler Land Surveying Inc.
674 - 2nd Avenue
Prince George, BC V2L 3A2
Tel: (250) 563-9515

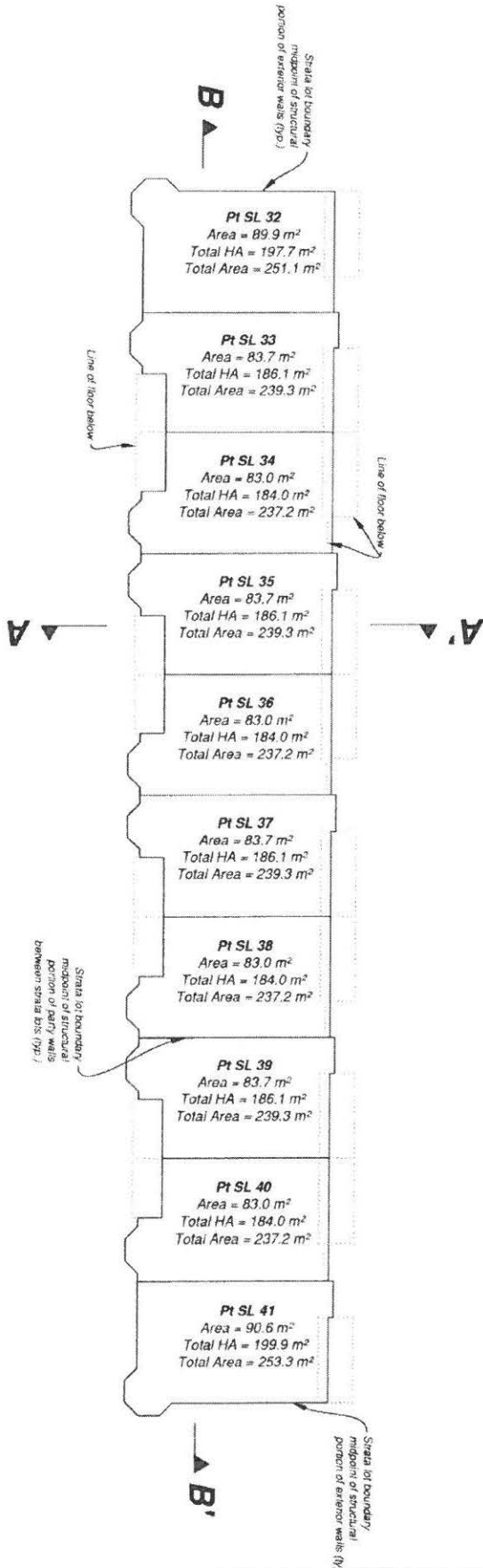
Building 3: Strata Lots 32 through 41 Second Floor



The intended plot size of this plan is 432mm in width by 280mm in height (B size) when plotted at a scale of 1:250

Legend

- SL Denotes Strata Lot
- HA Denotes Habitable Area
- Pt Denotes Part of
- (Typ) Denotes typical

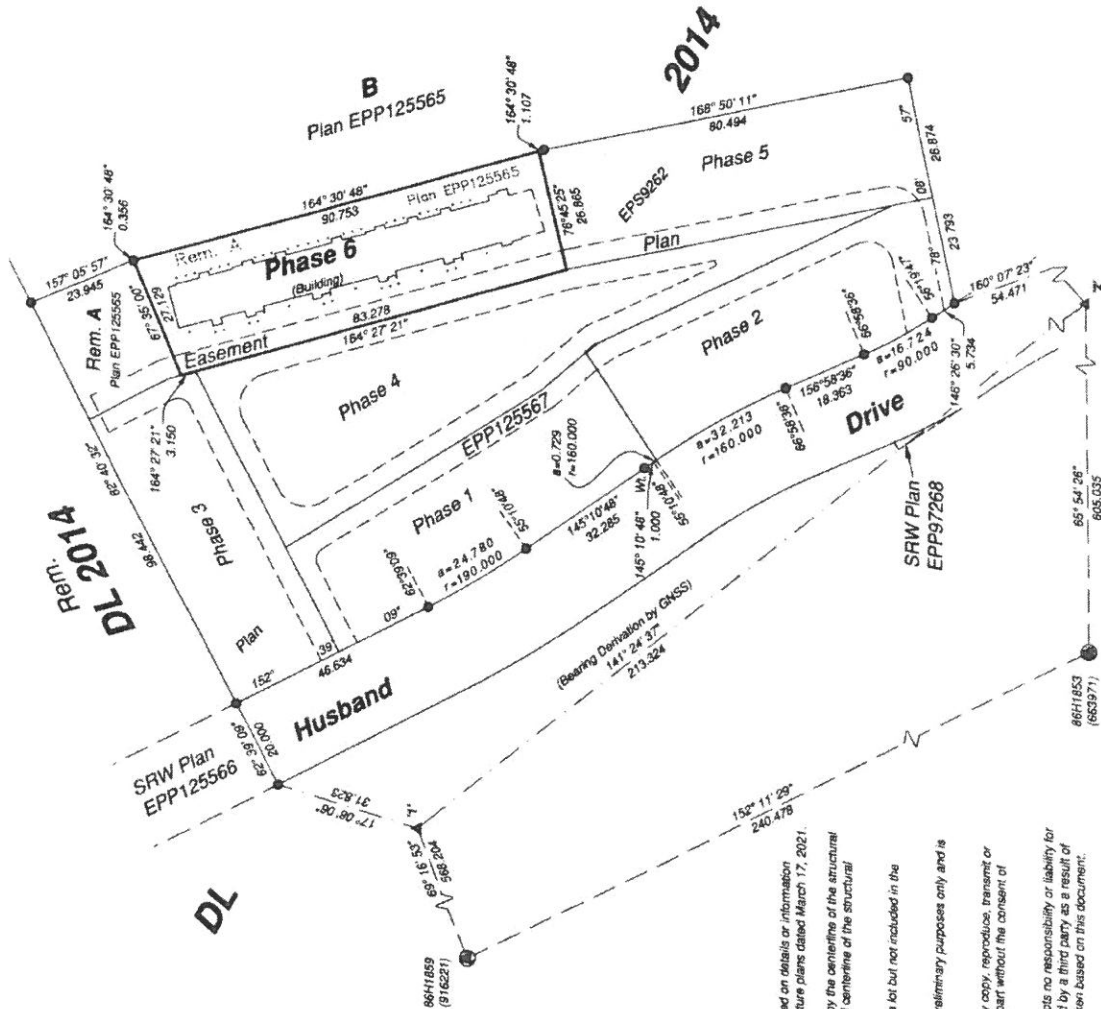


PRELIMINARY

Phase 5
Sheet 4 of 4

Phase 6
Sheet 1 of 4**PRELIMINARY****Strata Plan of Part of Lot A, District Lot
2014, Cariboo District, Plan EPP125565,
Except Phase 1, 2, 3, 4, and 5,
Plan EPS9262**BCGS 93G.086
This plan lies within Integrated Survey Area No. 39 Prince George, BC, NAD83 (CSRS) 4.0.0 BC.1The intended plot size of this plan is 432mm in width by 280mm in height (B size) when plotted at a scale of 1:1000.
All distances are in metres and decimals thereof.**Legend**

- Denotes Found Standard Iron Post
- ⊙ Denotes Found Control Monument
- ▲ Denotes Hub Found
- CSF Denotes Combined Scale Factor
- SL Denotes Strata Lot
- (C) Denotes Limited Common Property for the exclusive use of designated Strata Lot
- (H) Denotes Common Property
- NHA Denotes Non-Habitable Area
- EAA Estimated Horizontal Accuracy
- PI Denotes Part of
- (M) Denotes Mechanical Room
- (E) Denotes Electrical Room
- (typ.) Denotes typical
- WT Witness



Notes: Floor plans shown are based on details or information provided by Field Levers Architecture plans dated March 17, 2021.

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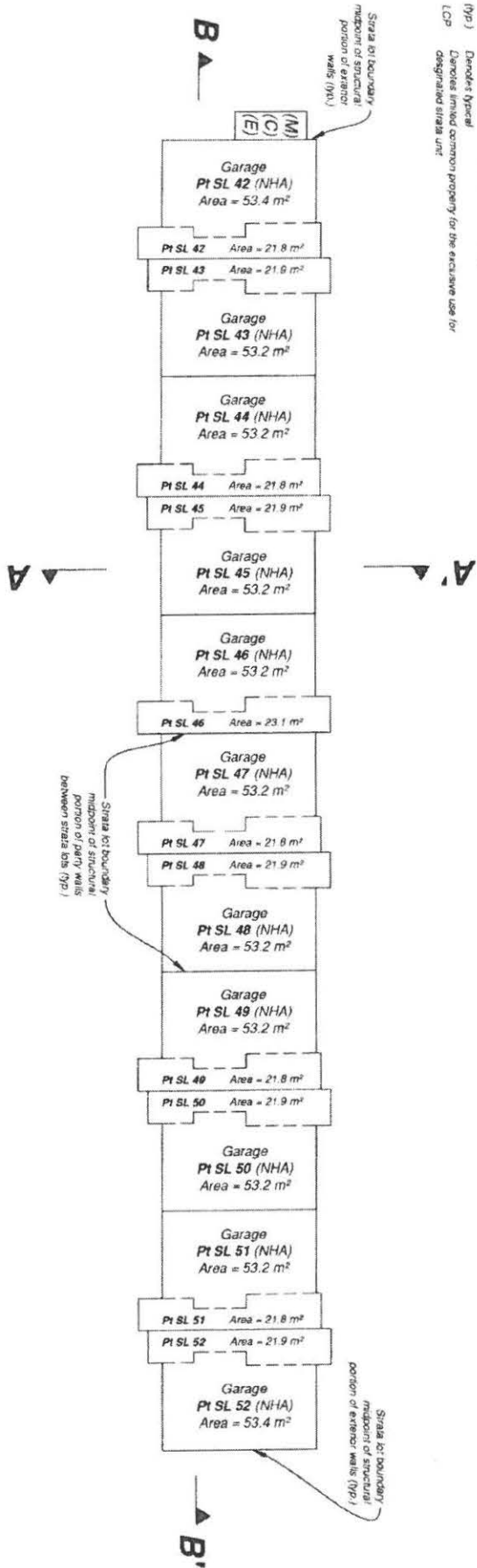
File:
230402-21024-GND-STRATA-PREIM-PHS
Koehler Land Surveying Inc.
674 - 2nd Avenue
Prince George, BC V2L 3A2
Tel: (250) 953-9515

Building 2: Strata Lots 42 through 52 Ground Floor

The intended plot size of this plan is 432mm in width by 280mm in height (B size) when plotted at a scale of 1:250

Legend

- SL Denotes Strata Lot
- (C) Denotes Common Property
- NHA Denotes Non-Habitable Area
- Pt Denotes Part of
- (M) Denotes Mechanical Room (Common Property)
- (E) Denotes Electrical Room (Common Property)
- (Typ) Denotes Typical
- LCP Denotes limited common property for the exclusive use for designated strata unit



PRELIMINARY

Phase 6
Sheet 2 of 4

File
230402-21024-GND-STRATA-PRELIM-Ph6
Koehler Land Surveying Inc.
672 - 2nd Avenue
Prince George BC V2L 3A2
Tel: (250) 563-9513

Building 2: Strata Lots 42 through 52 First Floor

Phase 6

Sheet 3 of 4

PRELIMINARY

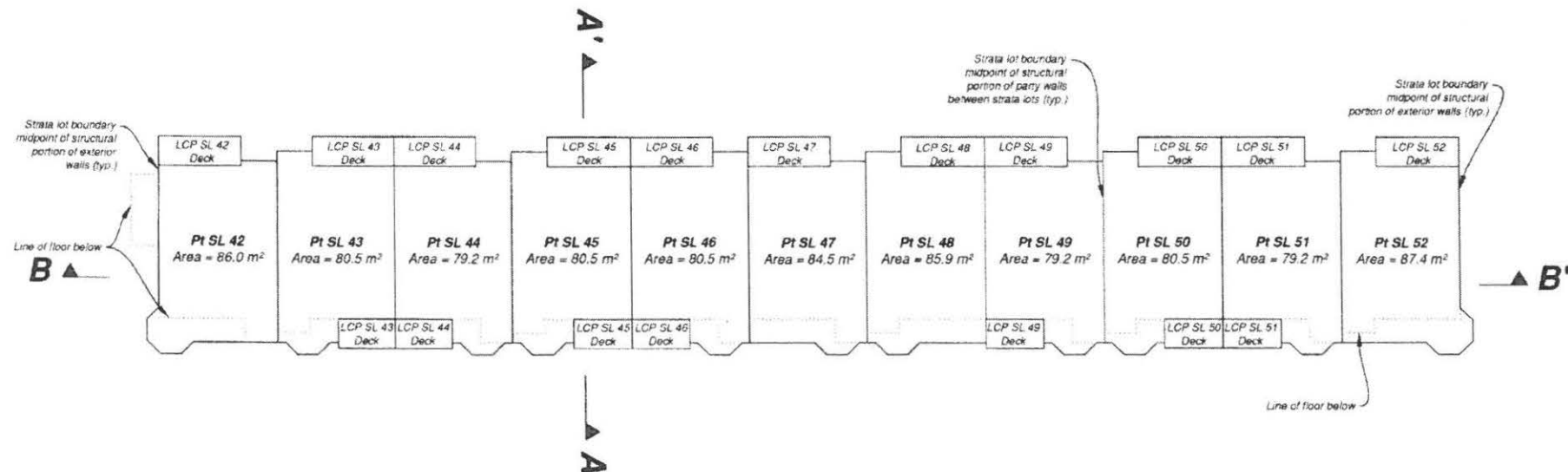


The intended plot size of this plan is 432mm in width by 280mm in height (B size) when plotted at a scale of 1:250.

All distances are in metres and decimals thereof.

Legend

- SL Denotes Strata Lot
- LCP Denotes limited common property for the exclusive use for designated strata unit
- Pt Denotes Part of
- (typ.) Denotes typical



File:
230402-21024-GND-STRATA-PRELIM-PH6

Koehler Land Surveying Inc.
674 - 2nd Avenue
Prince George, BC V2L 3A2
Tel: (250) 563-9515

Building 2: Strata Lots 42 through 52 Second Floor

The intended grid size of this plan is 435mm in width by 280mm in height (8 sizes) when plotted at a scale of 1:250.



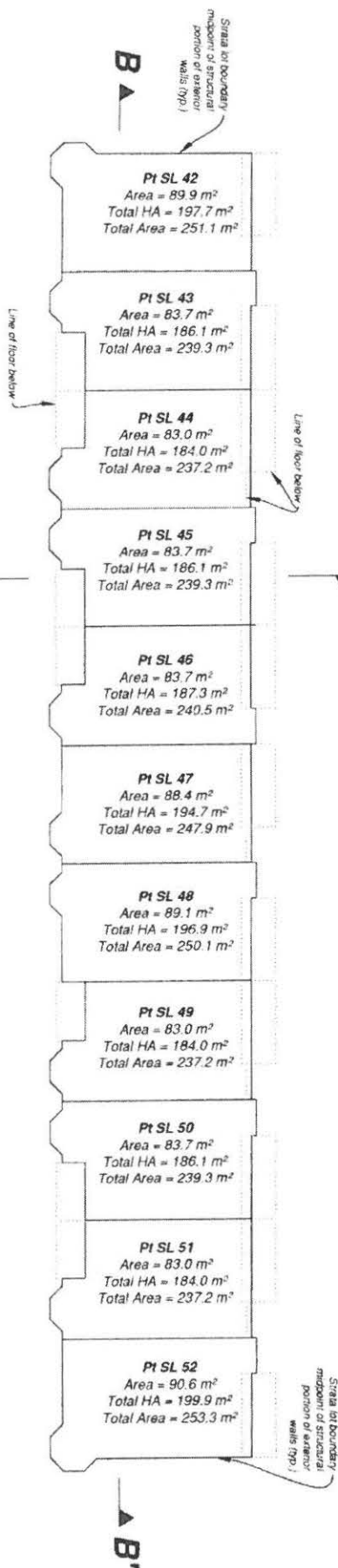
Legend

- SL Denotes Strata Lot
- HA Denotes Hallway Area
- PI Denotes Part of (typ.)
- Denotes typical



PRELIMINARY

Phase 6
Sheet 4 of 4



Phase 7

Sheet 1 of 4

PRELIMINARY

Strata Plan of Part of Lot A, District Lot 2014, Cariboo District, Plan EPP125565, Except Phase 1, 2, 3, 4, 5, and 6, Plan EPS9262

BCGS 93G.096

This plan was within Integrated Survey Area No. 39 Prince George, BC, NAD83 (CSRS) 4.0 0.0 BC.1



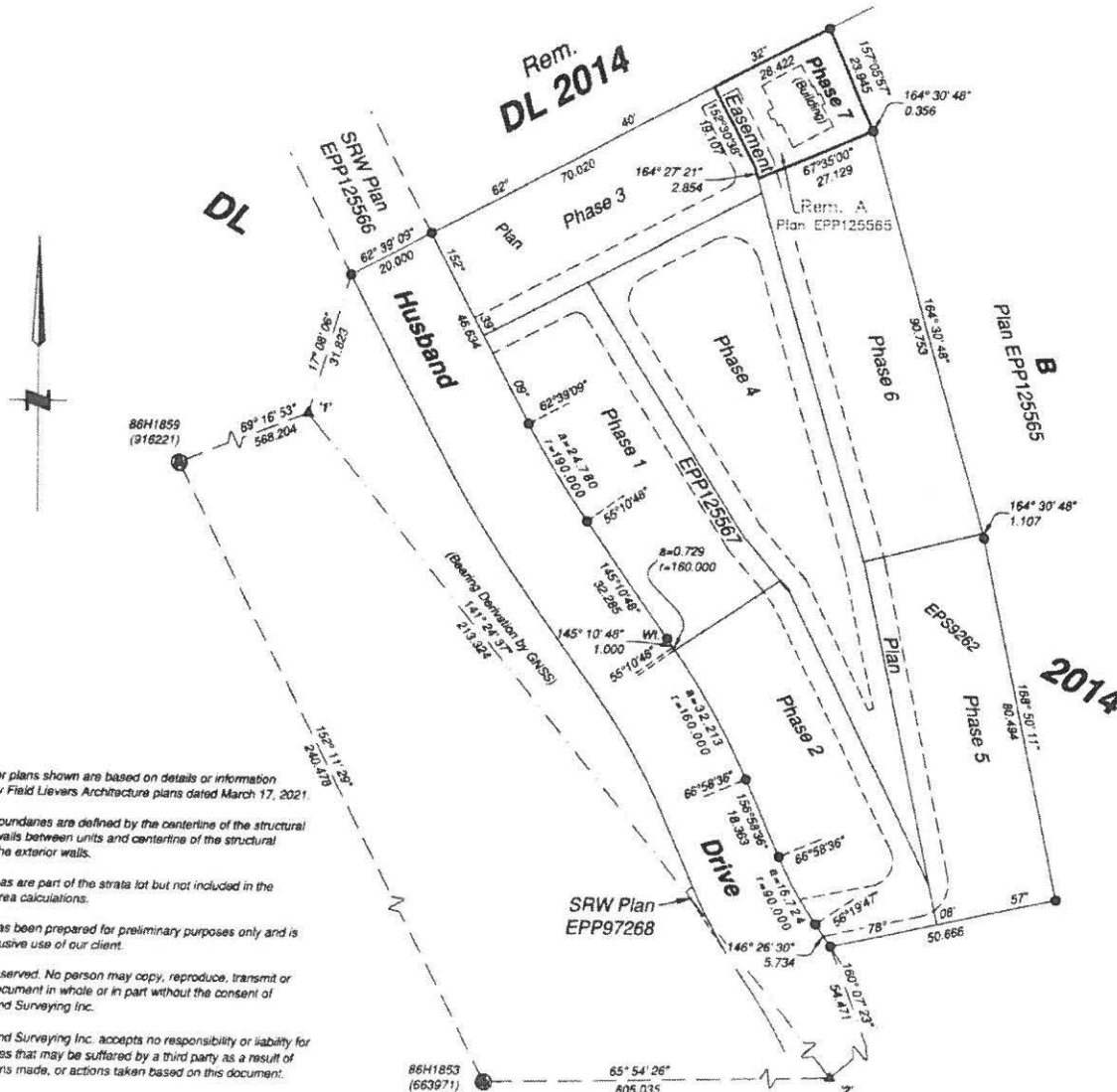
The intended plot size of this plan is 432mm in width by 280mm in height (B size) when plotted at a scale of 1:1000.

All distances are in metres and decimals thereof.

Legend

- Denotes Found Standard Iron Post
- ⊙ Denotes Found Control Monument
- ▲ Denotes Traverse Hub Found
- CSF Denotes Combined Scale Factor
- SL Denotes Strata Lot
- LCP Denotes Limited Common Property for the exclusive use of designated Strata Lot
- (C) Denotes Common Property
- HA Denotes Habitable Area
- NHA Denotes Non-Habitable Area
- EAA Estimated Absolute Accuracy
- Pt Denotes Part of
- (M) Denotes Mechanical Room
- (E) Denotes Electrical Room
- (typ.) Denotes typical
- WT. Witness

File:
230413-21024-GND-STRATA-PRELIM-PH7
Koehler Land Surveying Inc.
674 - 2nd Avenue
Prince George, BC V2L 3A2
Tel: (250) 563-8515



Notes: Floor plans shown are based on details or information provided by Field Lievers Architecture plans dated March 17, 2021.

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Exhibit "A7"

Building 1: Strata Lots 53 through 54 Ground Floor

Phase 7

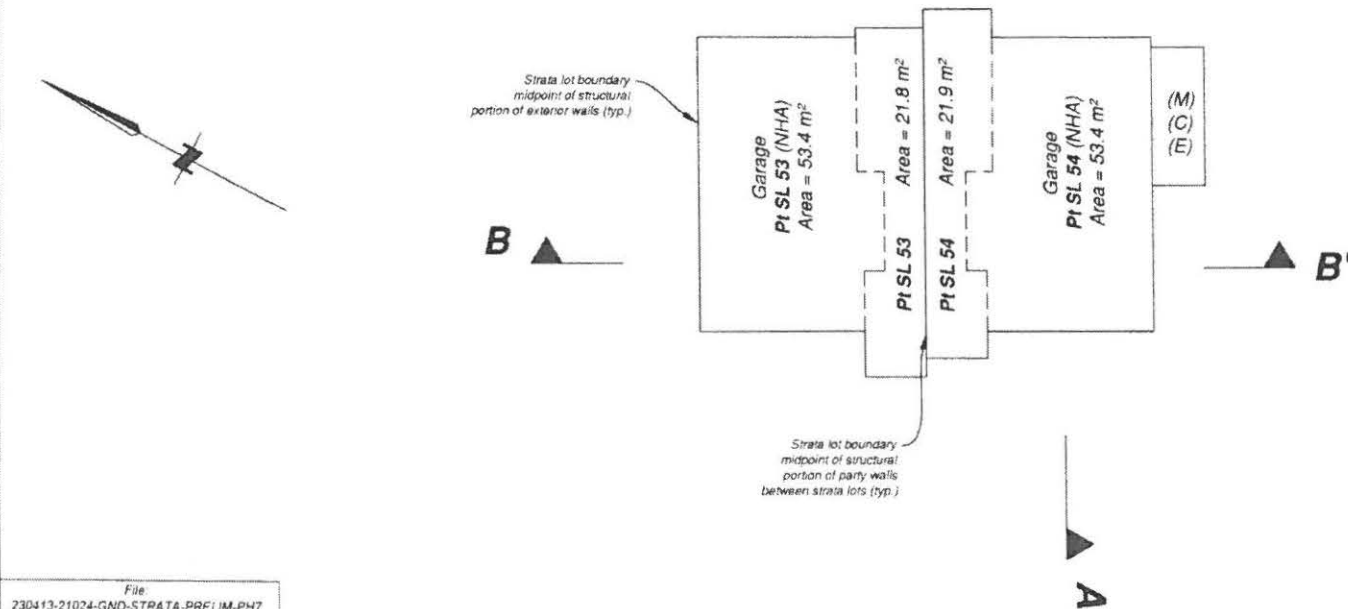
Sheet 2 of 4



The intended plot size of this plan is 432mm in width by 280mm in height (B size) when plotted at a scale of 1:150.

Legend

- SL Denotes Strata Lot
- (C) Denotes Common Property
- NHA Denotes Non-Habitable Area
- Pt Denotes Part of
- (M) Denotes Mechanical Room (Common Property)
- (E) Denotes Electrical Room (Common Property)
- (typ.) Denotes typical
- LCP Denotes limited common property for the exclusive use for designated strata unit



File:
230413-21024-GND-STRATA-PRELIM-PH7

Koehler Land Surveying Inc.
674 - 2nd Avenue
Prince George, BC V2L 3A2
Tel: (250) 563-9515

PRELIMINARY

Building 1: Strata Lots 53 through 54 First Floor

Phase 7

Sheet 3 of 4

PRELIMINARY

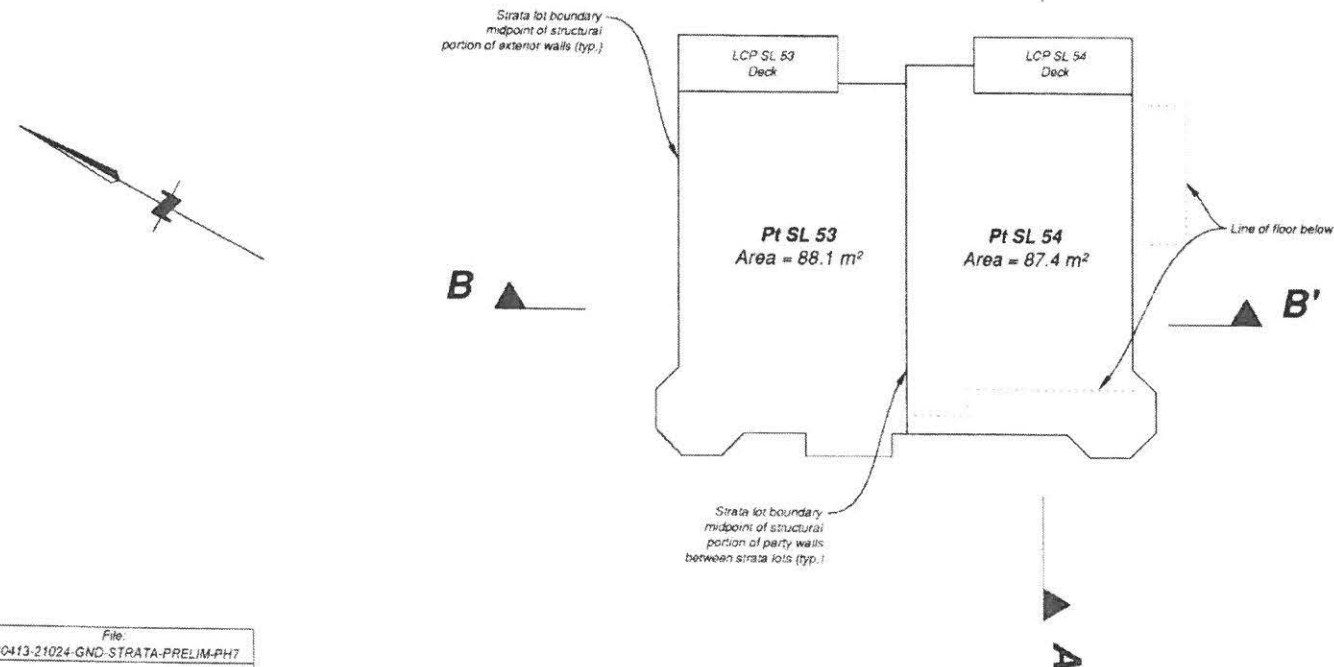


The intended plot size of this plan is 432mm in width by 280mm in height (B size) when plotted at a scale of 1:150.

All distances are in metres and decimals thereof.

Legend

- SL Denotes Strata Lot
- LCP Denotes limited common property for the exclusive use for designated strata unit
- Pt Denotes Part of
- (typ.) Denotes typical



File:
230413-21024-GND-STRATA-PRELIM-PH7

Koehler Land Surveying Inc.
674 - 2nd Avenue
Prince George, BC V2L 3A2
Tel: (250) 563-9515

Building 1: Strata Lots 53 through 54 Second Floor

Phase 7

Sheet 4 of 4

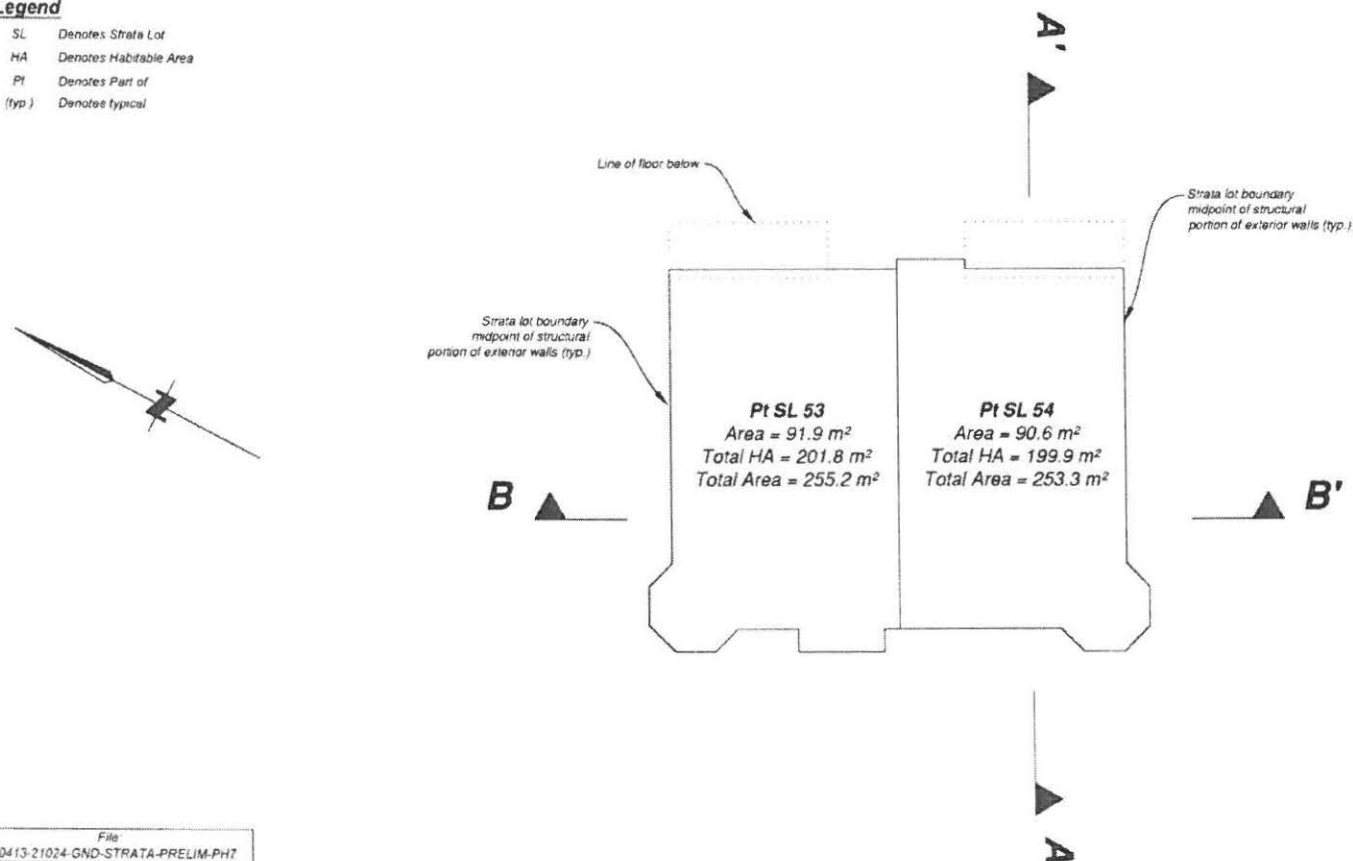
PRELIMINARY



The intended plot size of this plan is 432mm in width by 280mm in height (B size) when plotted at a scale of 1:150.

Legend

- SL Denotes Strata Lot
- HA Denotes Habitable Area
- Pt Denotes Part of
- (typ.) Denotes typical



File:
230413-21024-GND-STRATA-PRELIM-PH7

Koehler Land Surveying Inc.
674 - 2nd Avenue
Prince George, BC V2L 3A2
Tel: (250) 563-9515



Strata Property Act Filing

VICTORIA LAND TITLE OFFICE
NOV 24 2023 11:26:09.003
CB1041434

1. Contact

Document Fees: \$31.27

**TRAXLER HAINES
BARRISTERS & SOLICITORS
614 - 1488 - 4TH AVENUE
PRINCE GEORGE BC V2L 4Y2
250-563-7741**

File: 1236-485/RAT/pw - Fortwood Homes & Sons Ltd.

2. Identification of Attached Strata Property Act Form or Other Supporting Document

Application Type

LTO Document Reference

Form-V Schedule of Unit Entitlement

3. Description of Land

PID/Plan Number

Legal Description

EPS9262**STRATA PLAN EPS9262****Electronic Signature**

Your electronic signature is a representation that you are a designate authorized to certify this application under section 168.4 of the *Land Title Act*, RSBC 1996, c. 250, that you certify this application under section 168.43(3) and that the supporting document is in your possession.

**Jacqueline Liane
Trudel 97LNQ3**

**Digitally signed by
Jacqueline Liane Trudel
97LNQ3
Date: 2023-11-24
09:42:23 -08:00**

Strata Property Act
FORM V
SCHEDULE OF UNIT ENTITLEMENT

(Sections 245 (a), 246, 264)

Re: Strata Plan EPS9262, (Phase 2) being a strata plan of part of
LOT A, DISTRICT LOT 2014, CARIBOO DISTRICT, PLAN EPP125565
except phase 1, Plan EPS9262

STRATA PLAN CONSISTING ENTIRELY OF RESIDENTIAL STRATA LOTS

The unit entitlement for each residential strata lot is one of the following [check appropriate box], as set out in the following table:

- ☒ (a) the habitable area of the strata lot, in square metres, rounded to the nearest whole metre as determined by a British Columbia land surveyor as set out in section 246 (3) (a) (i) of the *Strata Property Act*.

Certificate of British Columbia Land Surveyor

I, Albert Koehler, a British Columbia land surveyor certify that the following table reflects the habitable area of each residential strata lot.

Date:April 17, 2023..... [month day, year].


.....
Signature

OR

- ☐ (b) a whole number that is the same for all of the residential strata lots as set out in Section 246 (3) (a) (ii) of the *Strata Property Act*.

OR

- ☐ (c) a number that is approved by the Superintendent of Real Estate in accordance with section 246 (3) (a) (iii) of the *Strata Property Act*.

.....
Signature of Superintendent of Real Estate

Strata Lot No.	Sheet No.	Habitable Area in m ²	Unit Entitlement	%* of Total Unit Entitlement**
10	3, 4, 5, 6	195.6	196	
11	3, 4, 5, 6	184.1	184	
12	3, 4, 5, 6	190.8	191	
13	3, 4, 5, 6	192.6	193	
14	3, 4, 5, 6	191.4	191	
15	3, 4, 5, 6	182.7	183	
16	3, 4, 5, 6	191.3	191	
17	3, 4, 5, 6	194.3	194	
Total number of lots:	8	Total unit entitlement:	1523	

* expression of percentage is for informational purposes only and has no legal effect

** not required for a phase of a phased strata plan

November 24, 2023

Date: [month day, year].


.....
Signature of Owner/Developer

Edward Rebelo

Authorized signatory of

Fortwood Homes & Sons Ltd.

INFORMATION ABOUT THE CONTRACT OF PURCHASE AND SALE RESIDENTIAL

THIS INFORMATION IS INCLUDED FOR THE ASSISTANCE OF THE PARTIES ONLY. IT DOES NOT FORM PART OF THE CONTRACT AND SHOULD NOT AFFECT THE PROPER INTERPRETATION OF ANY OF ITS TERMS.

1. **CONTRACT:** This document, when signed by both parties, is a legally binding contract. READ IT CAREFULLY. The parties should ensure that everything that is agreed to is in writing.

Notwithstanding the foregoing, under Section 42 of the *Property Law Act* a purchaser of "residential real property" (as defined in the *Home Buyer Rescission Period Regulation*) that is not exempt may rescind (cancel) the Contract of Purchase and Sale by serving written notice to the seller within the prescribed period after the date that the acceptance of the offer is signed. If the buyer exercises their right of rescission within the prescribed time and in the prescribed manner, this Contract of Purchase and Sale will be of no further force and effect, except for provisions relating to payment of the deposits, if any.

2. **DEPOSIT(S):** In the *Real Estate Services Act*, under Section 28 it requires that money held by a brokerage in respect of a real estate transaction for which there is an agreement between the parties for the acquisition and disposition of the real estate be held by the brokerage as a stakeholder. The money is held for the real estate transaction and not on behalf of one of the parties. If a party does not remove one or more conditions, the brokerage requires the written agreement of both parties in order to release the deposit. If both parties do not sign the authorization to release the deposit, then the parties will have to apply to court for a determination of the deposit issue.

Notwithstanding the foregoing, if the buyer exercises their rescission rights under Section 42 of the *Property Law Act* and a deposit has been paid to the seller or the seller's brokerage or anyone else, the prescribed amount that the buyer is required to pay in connection with the exercise of their rescission right will be paid to the seller from the deposit and the balance, if any, will be paid to the buyer without any further direction or agreement of the parties.

3. **COMPLETION:** (Section 4) Unless the parties are prepared to meet at the Land Title Office and exchange title documents for the purchase price, it is, in every case, advisable for the completion of the sale to take place in the following sequence:

- (a) The buyer pays the purchase price or down payment in trust to the buyer's lawyer or notary (who should advise the buyer of the exact amount required) several days before the completion date and the buyer signs the documents.
- (b) The buyer's lawyer or notary prepares the documents and forwards them for signature to the seller's lawyer or notary who returns the documents to the buyer's lawyer or notary.
- (c) The buyer's lawyer or notary then attends to the deposit of the signed title documents (and any mortgages) in the appropriate Land Title Office.
- (d) The buyer's lawyer or notary releases the sale proceeds at the buyer's lawyer's or notary's office.

Since the seller is entitled to the seller's proceeds on the completion date, and since the sequence described above takes a day or more, it is strongly recommended that the buyer deposits the money and the signed documents at least two days before the completion date, or at the request of the conveyancer, and that the seller delivers the signed transfer documents no later than the morning of the day before the completion date.

While it is possible to have a Saturday completion date using the Land Title Office's electronic filing system, parties are strongly encouraged not to schedule a Saturday completion date as it will restrict their access to fewer lawyers or notaries who operate on Saturdays; lenders will generally not fund new mortgages on Saturdays; lenders with existing mortgages may not accept payouts on Saturdays; and other offices necessary as part of the closing process may not be open.

4. **POSSESSION:** (Section 5) The buyer should make arrangements through the REALTORS® for obtaining possession. The seller will not generally let the buyer move in before the seller has received the sale proceeds. Where residential tenants are involved, buyers and sellers should consult the *Residential Tenancy Act*.
5. **TITLE:** (Section 9) It is up to the buyer to satisfy the buyer on matters of zoning or building or use restrictions, toxic or environmental hazards, encroachments on or by the property and any encumbrances which are staying on title before becoming legally bound. It is up to the seller to specify in the contract if there are any encumbrances, other than those listed in Section 9, which are staying on title before becoming legally bound. If you as the buyer are taking



BCrea
British Columbia
Real Estate Association



THE CANADIAN
BAR ASSOCIATION
British Columbia Branch

CONTRACT OF PURCHASE AND SALE

BROKERAGE: _____ DATE: _____

ADDRESS: _____ PHONE: _____

PREPARED BY: _____ MLS® NO: _____

BUYER: _____ SELLER: FORTWOOD HOMES & SONS LTD, INC. NO. 0134738

BUYER: _____ SELLER: _____

BUYER: _____ SELLER: _____

ADDRESS: _____ ADDRESS: _____

_____ PC: _____ PC: _____

This may not be the Seller's address for the purpose of giving notice to exercise the Rescission Right. See address in Section 27.

PROPERTY:

7000 Husband Drive

UNIT NO. ADDRESS OF PROPERTY

Prince George, BC V2N 0K2

CITY/TOWN/MUNICIPALITY POSTAL CODE

PID OTHER PID(S)

--

LEGAL DESCRIPTION

The Buyer agrees to purchase the Property from the Seller on the following terms and subject to the following conditions:

1. **PURCHASE PRICE:** The Purchase Price of the Property will be \$ _____

_____ DOLLARS (Purchase Price).

~~If the Property is "residential real property" (as defined in the *Home Buyer Rescission Period Regulation*) that is not exempt from the Rescission Right (as defined below) and the Buyer exercises the Rescission Right the amount payable by the Buyer to the Seller will be \$ _____~~

~~_____ (Rescission Amount) The foregoing Rescission Amount is set out herein for notice purposes only and, to the extent there is an inconsistency between the foregoing sentence and the Home Buyer Rescission Period Regulation, the latter will govern and prevail. The parties acknowledge and agree that if the Buyer exercises the Rescission Right, the Buyer will pay (or cause to be paid) the Rescission Amount to the Seller promptly and in any event within 14 days after the Buyer exercises the Rescission Right.~~

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BUYER'S INITIALS

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SELLER'S INITIALS

7000 Husband Drive Prince George, BC V2N 0K2 PAGE 2 of 12 PAGES
PROPERTY ADDRESS

2. **DEPOSIT:** A deposit of \$_____ which will form part of the Purchase Price, will be paid **within 24 hours of acceptance** unless agreed as follows: _____
Within 48 hours of acceptance. Payable by bank draft, money order, e-transfer. Not including weekends or holidays.

All monies paid pursuant to this Section (Deposit) will be paid in accordance with Section 10 or by uncertified cheque except as otherwise set out in this Section 2 and will be delivered in trust to _____

_____ and held in trust in accordance with the provisions of the *Real Estate Services Act*. In the event the Buyer fails to pay the Deposit as required by this Contract, the Seller may, at the Seller's option, terminate this Contract. The party who receives the Deposit is authorized to pay all or any portion of the Deposit to the Buyer's or Seller's conveyancer (the "Conveyancer") without further written direction of the Buyer or Seller, provided that:

- A. the Conveyancer is a Lawyer or Notary;
- B. such money is to be held in trust by the Conveyancer as stakeholder pursuant to the provisions of the *Real Estate Services Act* pending the completion of the transaction and not on behalf of any of the principals to the transaction; and
- C. if the sale does not complete, the money should be returned to such party as stakeholder or paid into Court.

The parties acknowledge and agree that if the Buyer exercises the Rescission Right within the prescribed period and in the prescribed manner and the Deposit has been paid by the Buyer, the prescribed amount that the Buyer is required to pay in connection with the exercise of the Rescission Right will be paid to the Seller from the Deposit and the balance of the Deposit, if any, will be paid to the Buyer, all without any further direction or agreement of the parties. If the Deposit is less than the prescribed amount required to be paid by the Buyer, the Buyer must promptly pay the shortfall to the Seller in accordance with the *Home Buyer Rescission Period Regulation* and this Contract of Purchase and Sale.

3. **TERMS AND CONDITIONS:** The purchase and sale of the Property includes the following terms and is subject to the following conditions:

1- ****FINANCING****

Subject to the Buyer arranging financing satisfactory to themselves by XXXX.

Buyer/s agree to use their best efforts to remove condition.

This condition is for the sole benefit of the Buyer.

2- ****INSURANCE****

This offer is subject to the Buyer obtaining approval for fire/property insurance, on terms and at rates, satisfactory to the Buyer, on or before XXXX.

This condition is for the sole benefit of the Buyer.

3- ****PDS****

Subject to the Buyer on or before XXXX obtaining and approving a Property Disclosure Statement with respect to the information that reasonably may adversely affect the use or value of the property.

This condition is for the sole benefit of the Buyer.

If approved, such statement will be incorporated into and form part of this contract.

Each condition, if so indicated is for the sole benefit of the party indicated. Unless each condition is waived or declared fulfilled by written notice given by the benefiting party to the other party on or before the date specified for each condition, this Contract will be terminated thereupon and the Deposit returnable in accordance with the *Real Estate Services Act*.

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BUYER'S INITIALS

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SELLER'S INITIALS

PROPERTY ADDRESS

3. **TERMS AND CONDITIONS:** The purchase and sale of the Property includes the following terms and is subject to the following conditions:

4- ****TITLE****

Subject to the Buyer on or before XXXX obtaining and approving a copy of the title search results against the presence of any charge or other feature, whether registered or pending, that reasonably may adversely affect the property's use or value.

If this condition is waived or declared fulfilled, the copy of the title search result will be incorporated into and form part of this contract and the Buyer acknowledges and accepts, despite any other provision in this contract, that upon completion the Buyer will receive title containing any non-financial charge set out in the copy of the title search results that is attached to and forms part of this contract.

This condition is for the sole benefit of the Buyer.

5- ****CITY OF PG****

Subject to the buyer attending the City of Prince George by XXXX and satisfying themselves on all aspects of the property including but not limited to building envelope, building restrictions, building permits, lot size, lot dimensions, encroachments on or by the property, maximum buildable square footage, zoning, environmental hazards, sewer installation, setbacks and guidelines that could adversely affect the buyers decision to purchase the property for immediate and future use. The seller hereby grants the Buyer access to this file documentation, if needed.

This condition is for the sole benefit of the Buyer.

6- ****INSPECTION****

Subject to the Buyer, on or before XXXX at the Buyer's expense, obtaining and approving an inspection report against any defects whose cumulative cost of repair exceeds \$1500.00 and which reasonably may adversely affect the property's use or value. The Seller will allow access to the property for this purpose on reasonable notice.

This condition is for the sole benefit of the Buyer.

7- ****STRATA INSURANCE****

Subject to: (A) the Buyer reviewing and approving the terms and rates of the strata corporation's insurance, including the premium amounts, deductible amounts, and coverage limits thereunder and the date of expiration of such policy or policies; and (B) the Buyer confirming the Buyer's ability to obtain personal strata owner insurance on terms satisfactory to the Buyer, including coverage for any owner's portions of deductibles payable under the strata corporation's insurance, in each case on or before XXXX.

These conditions are for the sole benefit of the Buyer.

Immediately upon execution and delivery of this Contract of Purchase and Sale by all parties, the Seller or the Seller's agent, will obtain copies of the strata corporation insurance policy or policies, or a summary of coverages, a cover note or a binder in respect of same, and will immediately, upon receipt, deliver such document(s) or cause such document(s) to be delivered to the Buyer or the Buyer's agent.

8- ****LEGAL ADVICE****

Subject to the Buyer receiving and approving independent legal advice regarding the terms of the contract by XXXX. This is for the sole benefit of the Buyer.

Each condition, if so indicated is for the sole benefit of the party indicated. Unless each condition is waived or declared fulfilled by written notice given by the benefiting party to the other party on or before the date specified for each condition, this Contract will be terminated thereupon and the Deposit returnable in accordance with the *Real Estate Services Act*.

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BUYER'S INITIALS

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SELLER'S INITIALS

PROPERTY ADDRESS

3. **TERMS AND CONDITIONS:** The purchase and sale of the Property includes the following terms and is subject to the following conditions:

9- **** LEGAL ADVICE- STRATA DOCS ****

Subject to the Buyer receiving and approving legal advice on the strata documents on file by XXXX.

This condition is for the sole Benefit of the Buyer.

10- **** STRATA DOCUMENTATION****

Subject to the Buyer, receiving and being satisfied with, on or before XXXX, the following documents:

- (a) A Form B Information Certificate from the strata corporation, or applicable section, which includes the strata corporation's rules, current budget, the developer's Rental Disclosure Statement (if any), the most recent depreciation report (if any), and all other attachments referred to in the Form B, as may be applicable;
- (b) A copy of the registered strata plan, any amendments to the strata plan, and any resolutions dealing with changes to common property;
- (c) The current bylaws and financial statements of the strata corporation, and any section to which the strata corporation lot belongs;
- (d) ***** NEW CONSTRUCTION *** NO MINUTES.** The minutes of any meetings held in the past two years which includes strata council meetings, annual or special general meetings, and meetings of the executive of any section to which the Property belongs; and
- (e) The current insurance cover note or other evidence of insurance issued by the insurer explaining the strata corporation's insurance coverage, coverage limits, expiration date(s), and deductibles.
- (f) [Include any other information, document, record or report the Buyer needs before being committed to buy. This may include any item of repair or maintenance, special levy, pending bylaw or rule changes, judgment or liability.]

Immediately upon acceptance of the offer or counter-offer, the Seller hereby authorizes the (Seller's/Buyer's) agent, to request, at the (Seller's/Buyer's) expense, complete copies of the documents listed above from the strata corporation, or applicable section, or other source and to immediately, upon receipt, deliver the documents to the Buyer (or the Buyer's agent).

This condition is for the sole benefit of the Buyer.

11- ****SCHEDULE A****

Subject to the Buyer reading and approving the Builders Schedule A by XXX.

This condition is for the sole Benefit of the Buyer.

If approved the Schedule A shall form part of the contract.

Each condition, if so indicated is for the sole benefit of the party indicated. Unless each condition is waived or declared fulfilled by written notice given by the benefiting party to the other party on or before the date specified for each condition, this Contract will be terminated thereupon and the Deposit returnable in accordance with the *Real Estate Services Act*.

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BUYER'S INITIALS

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SELLER'S INITIALS

BC2057 REV. NOV 2023

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PROPERTY ADDRESS

3. **TERMS AND CONDITIONS:** The purchase and sale of the Property includes the following terms and is subject to the following conditions:

The Buyer confirms that he or she is purchasing the property for use as a principal residence or that of a qualified relative, and hereby is entitled to the GST New Housing Rebate. The Seller and Buyer agree that the purchase price includes GST based on the Buyer assigning any applicable Rebate to the Seller, and that the price reflects the credit given by the Seller to the Buyer for this assignment. The price includes GST payable by the Seller and net of any applicable Rebate. The Buyer hereby assigns the Rebate, if any, to the Seller, and agrees to sign the Rebate application and any other documents necessary to have the Rebate paid or credited to the Seller. If the Buyer is not entitled to the Rebate for any reason, he/she shall immediately remit the amount claimed to Canada Revenue Agency, and/or indemnify the Seller for the loss of the Rebate. The Seller is relying on the Buyer's declaration of entitlement to the Rebate and shall not be responsible if the claim is disallowed. The Seller is to include the GST in the purchase price of the property. The Buyer will execute all documentation necessary to assign the Rebate to the Seller on Completion. The Buyer will occupy the premises. If the Buyer is not eligible for the New Housing Rebate, or does not complete or execute the documentation to assign the benefit of the rebate to the Seller on the closing date, the purchase price shall be increased by an amount equal to the New Housing Rebate that would have been otherwise available with respect to this purchase. If the Canada Revenue Agency disallows all or any part of the rebate claimed, the Buyer will immediately, upon receiving a written demand from the Seller, reimburse such disallowed amount to the Seller together with any interest and penalties that the Seller is required to pay under the Excise Act as a result of such disallowance.

It is a fundamental term of this contract that the Seller must have finished all work, and delivered to the Buyer by the Completion Date, an unconditional Municipal/City/Regional District Occupancy Certificate or other evidence satisfactory to the Buyer that construction is finished.

The Buyer acknowledges that they have had an opportunity to read the Developers Disclosure Statement prior to writing an Offer on this property/unit.

Developer Disclosure Statement also states that the Buyer may cancel the Purchase Agreement for a period of seven (7) days after receipt of an amendment to the Disclosure Statement if the amendment changes the size or the dimensions of the lot being sold to the Buyer.

The Developer shall have the right to extend, unilaterally, the Completion Date three times, by giving the Buyer notice not later than 60 days prior to the original or the most recently extended Completion Date, and specifying a new Completion Date which must not be later than 60 days after the Completion Date being extended. The Purchaser may neither require, nor refuse, such an extension.

The Seller does not permit any assignment of the Contract of Purchase and Sale.

Each condition, if so indicated is for the sole benefit of the party indicated. Unless each condition is waived or declared fulfilled by written notice given by the benefiting party to the other party on or before the date specified for each condition, this Contract will be terminated thereupon and the Deposit returnable in accordance with the *Real Estate Services Act*.

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BUYER'S INITIALS

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SELLER'S INITIALS

PROPERTY ADDRESS

3. **TERMS AND CONDITIONS:** The purchase and sale of the Property includes the following terms and is subject to the following conditions:

The Buyer and an authorized representative of the Seller will jointly conduct a walk-through inspection of the property no later than 5 days before the Completion Date. The Parties will, immediately after completion of the walk-through inspection, complete a deficiency list of mutually agreed upon items that are to be remedied by the Seller (the "Deficiency List"). The Deficiency List, which will form part of the contract, will identify the deficiencies and include a mutually agreed upon value for each of the deficiencies to be remedied.

NO CASH HOLDBACKS.

The Buyers are satisfied with the size of the subject dwelling and lands and the Buyers are aware that the square footage and room measurements of the dwelling and land dimensions as present are approximate.

WILDFIRE

In the event that the insurance underwriters defers placement of property insurance due to wildfire risk prior to or at the time of completion, the Buyer(s) and Seller(s) agree that the completion, possession and adjustment dates shall be deferred until such time that insurance can be obtained. The Buyer shall make all reasonable efforts to complete the sale.

Each condition, if so indicated is for the sole benefit of the party indicated. Unless each condition is waived or declared fulfilled by written notice given by the benefiting party to the other party on or before the date specified for each condition, this Contract will be terminated thereupon and the Deposit returnable in accordance with the *Real Estate Services Act*.

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BUYER'S INITIALS

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SELLER'S INITIALS

BC2057 REV. NOV 2023

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PROPERTY ADDRESS

4. **COMPLETION:** The sale will be completed on _____, yr. _____
(Completion Date) at the appropriate Land Title Office.
5. **POSSESSION:** The Buyer will have vacant possession of the Property at 9:00 o'clock a.m. on _____, yr. _____ (Possession Date) or, subject to the following existing tenancies, if any:

6. **ADJUSTMENTS:** The Buyer will assume and pay all taxes, rates, local improvement assessments, fuel utilities and other charges from, and including, the date set for adjustments, and all adjustments both incoming and outgoing of whatsoever nature will be made as of _____, yr. _____ (Adjustment Date).
7. **INCLUDED ITEMS:** The Purchase Price includes any buildings, improvements, fixtures, appurtenances and attachments thereto, and all blinds, awnings, screen doors and windows, curtain rods, tracks and valances, fixed mirrors, fixed carpeting, electric, plumbing, heating and air conditioning fixtures and all appurtenances and attachments thereto as viewed by the Buyer at the date of inspection, INCLUDING:

GARAGE DOOR OPENER WITH REMOTE -

BUT EXCLUDING: _____

8. **VIEWED:** The Property and all included items will be in substantially the same condition at the Possession Date as when viewed by the Buyer on UNDER CONSTRUCTION, yr. _____
9. **TITLE:** Free and clear of all encumbrances except subsisting conditions, provisos, restrictions exceptions and reservations, including royalties, contained in the original grant or contained in any other grant or disposition from the Crown, registered or pending restrictive covenants and rights-of-way in favour of utilities and public authorities, existing tenancies set out in Section 5, if any, and except as otherwise set out herein.
10. **TENDER:** Tender or payment of monies by the Buyer to the Seller will be by certified cheque, bank draft, wire transfer or Lawyer's/Notary's or real estate brokerage's trust cheque.
11. **DOCUMENTS:** All documents required to give effect to this Contract will be delivered in registrable form where necessary and will be lodged for registration in the appropriate Land Title Office by 4 pm on the Completion Date.
- 11A. **SELLER'S PARTICULARS AND RESIDENCY:** The Seller shall deliver to the Buyer on or before the Completion Date a statutory declaration of the Seller containing:
- particulars regarding the Seller that are required to be included in the Buyer's Property Transfer Tax Return to be filed in connection with the completion of the transaction contemplated by this Contract (and the Seller hereby consents to the Buyer inserting such particulars on such return);
 - a declaration regarding the Vancouver Vacancy By-Law for residential properties located in the City of Vancouver; and

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BUYER'S INITIALS

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SELLER'S INITIALS

PROPERTY ADDRESS

- C. if the Seller is not a non-resident of Canada as described in the non-residency provisions of the *Income Tax Act*, confirmation that the Seller is not then, and on the Completion Date will not be, a non-resident of Canada. If on the Completion Date the Seller is a non-resident of Canada as described in the residency provisions of the *Income Tax Act*, the Buyer shall be entitled to hold back from the Purchase Price the amount provided for under Section 116 of the *Income Tax Act*.

11B. GST CERTIFICATE: If the transaction contemplated by this Contract is exempt from the payment of Goods and Services Tax ("GST"), the Seller shall execute and deliver to the Buyer on or before the Completion Date, an appropriate GST exemption certificate to relieve the parties of their obligations to pay, collect and remit GST in respect of the transaction. If the transaction contemplated by this Contract is not exempt from the payment of GST, the Seller and the Buyer shall execute and deliver to the other party on or before the Completion Date an appropriate GST certificate in respect of the transaction.

12. TIME: Time will be of the essence hereof, and unless the balance of the payment is paid and such formal agreements to pay the balance as may be necessary is entered into on or before the Completion Date, the Seller may, at the Seller's option, terminate this Contract, and, in such event, the amount paid by the Buyer will be non-refundable and absolutely forfeited to the Seller, subject to the provisions under the *Real Estate Services Act*, on account of damages, without prejudice to the Seller's other remedies.

13. BUYER FINANCING: If the Buyer is relying upon a new mortgage to finance the Purchase Price, the Buyer, while still required to pay the Purchase Price on the Completion Date, may wait to pay the Purchase Price to the Seller until after the transfer and new mortgage documents have been lodged for registration in the appropriate Land Title Office, but only if, before such lodging, the Buyer has:

- A. made available for tender to the Seller that portion of the Purchase Price not secured by the new mortgage, and
- B. fulfilled all the new mortgagee's conditions for funding except lodging the mortgage for registration, and
- C. made available to the Seller, a Lawyer's or Notary's undertaking to pay the Purchase Price upon the lodging of the transfer and new mortgage documents and the advance by the mortgagee of the mortgage proceeds pursuant to the Canadian Bar Association (BC Branch) (Real Property Section) standard undertakings (the "CBA Standard Undertakings").

14. CLEARING TITLE: If the Seller has existing financial charges to be cleared from title, the Seller, while still required to clear such charges, may wait to pay and discharge existing financial charges until immediately after receipt of the Purchase Price, but in this event, the Seller agrees that payment of the Purchase Price shall be made by the Buyer's Lawyer or Notary to the Seller's Lawyer or Notary, on the CBA Standard Undertakings to pay out and discharge the financial charges, and remit the balance, if any, to the Seller.

15. COSTS: The Buyer will bear all costs of the conveyance and, if applicable, any costs related to arranging a mortgage and the Seller will bear all costs of clearing title.

16. RISK: All buildings on the Property and all other items included in the purchase and sale will be, and remain, at the risk of the Seller until 12:01 am on the Completion Date. After that time, the Property and all included items will be at the risk of the Buyer.

17. PLURAL: In this Contract, any reference to a party includes that party's heirs, executors, administrators, successors and assigns; singular includes plural and masculine includes feminine.

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BUYER'S INITIALS

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SELLER'S INITIALS

PROPERTY ADDRESS

18. REPRESENTATIONS AND WARRANTIES: There are no representations, warranties, guarantees, promises or agreements other than those set out in this Contract and the representations contained in the Property Disclosure Statement if incorporated into and forming part of this Contract, all of which will survive the completion of the sale.

19. PERSONAL INFORMATION: The Buyer and the Seller hereby consent to the collection, use and disclosure by the Brokerages and by the Managing Broker(s), Associate Broker(s) and representative(s) of those Brokerages (collectively the "Designated Agent(s)") described in Section 21, the real estate boards of which those Brokerages and Licensees are members and, if the Property is listed on a Multiple Listing Service®, the real estate board that operates the Multiple Listing Service®, of personal information about the Buyer and the Seller:

- A. for all purposes consistent with the transaction contemplated herein;
- B. if the Property is listed on a Multiple Listing Service®, for the purpose of the compilation, retention and publication by the real estate board that operates the Multiple Listing Service® and other real estate boards of any statistics including historical Multiple Listing Service® data for use by persons authorized to use the Multiple Listing Service® of that real estate board and other real estate boards;
- C. for enforcing codes of professional conduct and ethics for members of real estate boards; and
- D. for the purposes (and to the recipients) described in the British Columbia Real Estate Association's Privacy Notice and Consent form.

The personal information provided by the Buyer and Seller may be stored on databases outside Canada, in which case it would be subject to the laws of the jurisdiction in which it is located.

20. ASSIGNMENT OF REMUNERATION: The Buyer and the Seller agree that the Seller's authorization and instruction set out in Section 27(c) below is a confirmation of the equitable assignment by the Seller in the listing contract and is notice of the equitable assignment to anyone acting on behalf of the Buyer or Seller.

20A. RESTRICTION ON ASSIGNMENT OF CONTRACT: The Buyer and the Seller agree that this Contract:

- A. must not be assigned ~~without the written consent of the Seller, and~~
- B. ~~the Seller is entitled to any profit resulting from an assignment of the Contract by the Buyer or any subsequent assignee.~~

21. AGENCY DISCLOSURE: The Seller and the Buyer acknowledge and confirm as follows (initial appropriate box(es) and complete details as applicable):

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INITIALS

- A. The Seller acknowledges having received, read and understood the BC Financial Services Authority (BCFSA) form entitled "Disclosure of Representation in Trading Services" and hereby confirms that the Seller has an agency relationship with Roger Kollner
DESIGNATED AGENT(S)

who is/are licensed in relation to RE/MAX Core Realty

BROKERAGE

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INITIALS

- B. The Buyer acknowledges having received, read and understood the BCFS form entitled "Disclosure of Representation in Trading Services" and hereby confirms that the Buyer has an agency relationship with _____
DESIGNATED AGENT(S)

who is/are licensed in relation to RE/MAX Core Realty

BROKERAGE

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BUYER'S INITIALS

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SELLER'S INITIALS

INITIALS

- C. The Seller and the Buyer each acknowledge having received, read and understood the BCFA form entitled "Disclosure of Risks Associated with Dual Agency" and hereby confirm that they each consent to a dual agency relationship with _____ DESIGNATED AGENT(S) who is/are licensed in relation to _____ BROKERAGE having signed a dual agency agreement with such Designated Agent(s) dated _____.

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INITIALS

- D. If only (A) has been completed, the Buyer acknowledges having received, read and understood the BCFA form "Disclosure of Risks to Unrepresented Parties" from the Seller's agent listed in (A) and hereby confirms that the Buyer has no agency relationship.

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INITIALS

- E. If only (B) has been completed, the Seller acknowledges having received, read and understood the BCFA form "Disclosure of Risks to Unrepresented Parties" from the Buyer's agent listed in (B) and hereby confirms that the Seller has no agency relationship.

22. ACCEPTANCE IRREVOCABLE (Buyer and Seller):

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BUYER'S INITIALS

SEAL

The Seller and the Buyer specifically confirm that this Contract of Purchase and Sale, whether executed and sealed by hand or by digital or electronic signature and seal, or otherwise, is hereby executed under seal, which is evidenced by each of the Buyer and the Seller making the deliberate, intentional and conscious act of inserting their initials (whether by hand or electronically) in the appropriate space provided beside this Section 22. The parties intend that the act of inserting their initials as set out above is to have the same effect as if this Contract of Purchase and Sale had been physically sealed by wax, stamp, embossing, sticker or any other manner. It is agreed and understood that, without limiting the foregoing, the Seller's acceptance is irrevocable including without limitation during the period prior to the date specified for the Buyer to either:

- A. fulfill or waive the terms and conditions herein contained; and/or
- B. exercise any option(s) herein contained.

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SELLER'S INITIALS

SEAL

23. DISCLOSURE OF BUYER'S RESCISSION RIGHT: The Seller and the Buyer hereby acknowledge that, unless the Property is exempt from the Rescission Right, the Buyer is entitled pursuant to Section 42(1) of the *Property Law Act* (British Columbia) to rescind (cancel) this Contract of Purchase and Sale by serving written notice of the rescission on the Seller within the prescribed period and in the prescribed manner (the "Rescission Right") and the parties hereby acknowledge the following:

- A. the Buyer cannot waive the Rescission Right;
- B. the Rescission Right may only be exercised by the Buyer giving notice on any day within three (3) business days (being any day other than a Saturday, a Sunday or a holiday in British Columbia) after the Final Acceptance Date (defined below);
- C. if the Buyer exercises the Rescission Right, the Buyer must promptly pay to the Seller the Rescission Amount, being 0.25% of the Purchase Price, as calculated and set out in Section 1 of this Contract of Purchase and Sale.

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BUYER'S INITIALS

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SELLER'S INITIALS

- D. If the Buyer has paid a Deposit, the Rescission Amount will be promptly paid from the Deposit and the balance of the Deposit, if any, will be paid to the Buyer, all without any further direction or agreement of the parties. If the Deposit is less than the Rescission Amount, the Buyer will be required to pay the shortfall; and
- E. the following are exempt from the Rescission Right:
- (i) residential real property that is located on leased lands;
 - (ii) a leasehold interest in residential real property;
 - (iii) residential real property that is sold at auction;
 - (iv) residential real property that is sold under a court order or the supervision of the court; and
 - (v) a Contract of Purchase and Sale to which Section 21 of the *Real Estate Development Marketing Act* applies.

The Buyer and the Seller each acknowledge that the foregoing constitutes disclosure made pursuant to Section 57.1 of the Real Estate Services Rules.

BUYER'S INITIALS

SELLER'S INITIALS

24. THIS IS A LEGAL DOCUMENT. READ THIS ENTIRE DOCUMENT AND INFORMATION PAGE BEFORE YOU SIGN.

25. COUNTERPARTS: The parties agree that this Contract of Purchase and Sale and any amendments or attachments thereto may be executed in counterparts by the parties and delivered originally or by facsimile, email, or other means of electronic transmission. Each such counterpart when so executed and delivered is deemed to be an original and all such counterparts of a relevant document taken together shall constitute one and the same relevant document as though the signatures of all the parties were upon the same document.

26. OFFER: This offer, or counter-offer, will be open for acceptance until _____ o'clock _____ m. on _____ day of _____ yr. _____ (unless withdrawn in writing with notification to the other party of such revocation prior to notification of its acceptance), and upon acceptance of the offer, or counter-offer, by accepting in writing and notifying the other party of such acceptance, there will be a binding Contract of Purchase and Sale on the terms and conditions set forth.

If the Buyer is an individual, the Buyer declares that they are a Canadian citizen or a permanent resident as defined in the *Immigration and Refugee Protection Act*:

YES
INITIALS

NO
INITIALS


BUYER


BUYER


BUYER

PRINT NAME

PRINT NAME

PRINT NAME

WITNESS

WITNESS

WITNESS

BUYER'S INITIALS

SELLER'S INITIALS

7000 Husband Drive Prince George, BC V2N 0K2 PAGE 12 of 12 PAGES
PROPERTY ADDRESS




27. **ACCEPTANCE:** The Seller:

- A. hereby accepts the above offer and agrees to complete the sale upon the terms and conditions set out above,
- B. agrees to pay a commission as per the Listing Contract, and
- C. authorizes and instructs the Buyer and anyone acting on behalf of the Buyer or Seller to pay the commission out of the proceeds of sale and forward copies of the Seller's Statement of Adjustments to the Cooperating/Listing Brokerage, as requested forthwith after Completion.

Seller's acceptance is dated this _____ day of _____ yr. _____.

The Seller declares their residency as defined under the *Income Tax Act*:

RESIDENT OF CANADA INITIALS NON-RESIDENT OF CANADA INITIALS

		
SELLER _____	SELLER _____	SELLER _____
FORTWOOD HOMES & SONS LTD, INC.NO. 0134738		
PRINT NAME _____	PRINT NAME _____	PRINT NAME _____
WITNESS _____	WITNESS _____	WITNESS _____

NOTICE FOR BUYER'S RESCISSION RIGHT: If the Buyer is entitled to exercise the Rescission Right, the Seller's (or the Seller's appointee's) mailing address, email address and/or fax number for notice of rescission is as follows:

Attention: _____
Address: _____
Email: _____ Fax: _____

Any notice of rescission given by the Buyer will be deemed to have been delivered on the day it was sent if delivered in accordance with the *Home Buyer Rescission Period Regulation*.

The date of acceptance of this Contract is _____ (the "**Final Acceptance Date**") being the date that the last party executed and delivered this Contract and, if applicable, based on the foregoing the date by which the Buyer must exercise the Rescission Right is _____.

The foregoing sentence is not a term of the Contract and is included for notice purposes only and, to the extent there is an inconsistency between the foregoing and the *Home Buyer Rescission Period Regulation* and the latter will govern and prevail.

*PREC represents Personal Real Estate Corporation

Trademarks are owned or controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®) and/or the quality of services they provide (MLS®).

BC2057 REV. NOV 2023

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Disclosure of Interest in Trade (Buying or Selling)

Real estate licensees have a regulatory requirement to present you with this consumer information whenever:

- You are selling real estate that the real estate licensee or their associate intends to acquire an interest in, or
- You are buying real estate that the real estate licensee or their associate has an interest in.

This disclosure must be provided to you **before** you enter into any agreement for the purchase and sale of real estate. This disclosure must also be provided to you where the real estate licensee provides real estate trading services to their associate.* (see page 4 for the definition of an associate).

This disclosure is being provided to you to raise awareness of the potential risks that may arise in a real estate transaction when a real estate licensee has a direct or indirect personal interest. These risks can include the potential for conflicts of interest or a disparity in bargaining power because of a difference in knowledge. Real estate licensees are generally considered to be sophisticated parties in a transaction and may have greater knowledge than the average consumer, which may include you, about the property (e.g., fair market value, development potential) and the real estate market in general.

You should speak to your real estate licensee and/or seek independent advice if you have any questions about this disclosure or the risks it might indicate.

BC Financial Services Authority is the legislated regulatory agency that works to ensure real estate licensees have the skills and knowledge to provide you with a high standard of service. All real estate licensees must follow rules that help protect consumers, like you. We're here to help you understand your rights as a real estate consumer.

Keep this information page for your reference.

IT IS STRONGLY RECOMMENDED THAT YOU (the Consumer) OBTAIN INDEPENDENT ADVICE REGARDING THE FAIR MARKET VALUE OF THE PROPERTY YOU ARE BUYING OR SELLING.

IN THIS DOCUMENT

- **Part A** shows you who is making the disclosure and who they represent.
- **Part B** must be filled out when a real estate licensee or the associate they represent is **buying a property**.
- **Part C** must be filled out when a real estate licensee or the associate they represent is **selling a property**.

PART A – TO BE COMPLETED BY ALL REAL ESTATE LICENSEES

Notice to (indicate name of either the buyer or seller): _____

7000 Husband Drive

Prince George, BC

V2N 0K2

Street address of the property

Legal description of the property

I, **Roger Kollner** (name of real estate licensee), am licensed under the *Real Estate Services Act*, and disclose to you that:

- ☐ I am buying the property (proceed to Part B)
- ☐ my associate(s) is (are) buying the property and I am providing them trading services (proceed to Part B)
- ☐ I am selling the property (proceed to Part C)
- ☒ my associate(s) is (are) selling the property and I am providing them trading services (proceed to Part C)

FORTWOOD HOMES & SONS LTD, INC.NO. 0134738

Name of associate(s)

Relative

My relationship to the associate(s)

PART B – TO BE COMPLETED WHEN THE REAL ESTATE LICENSEE OR AN ASSOCIATE THEY REPRESENT IS BUYING THE PROPERTY

I am / my associate is BUYING the property:

- ☐ for personal use, rental or other use, or
- ☐ to resell it
- ☐ and I, and/or my associate intend to resell the property with the following terms:

Remuneration:

If you accept my and/or my associate's offer, real estate commission or other remuneration is anticipated to be earned or received in the following amounts:

By me: **\$8,500.00**

By my associate: \$

From another buyer or tenant: \$



**PART C – TO BE COMPLETED WHEN THE REAL ESTATE LICENSEE
OR AN ASSOCIATE THEY REPRESENT IS SELLING THE PROPERTY**

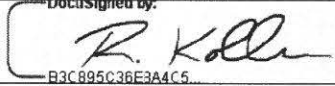
- ☐ I own the property
- ☒ My associate owns the property

REAL ESTATE LICENSEE DISCLOSURE DETAILS

Disclosure – To be completed by the real estate licensee:

I make this disclosure to you in compliance with section 53 of the Real Estate Services Rules under the
Real Estate Services Act at:

Prince George, BC (place) on March 08 2024 date

Disclosed by  (signature of real estate licensee)
B3C895C36E3A4C5
Roger Kollner

Witnessed by _____ (signature of a person other than
the person to whom the disclosure is to be made)

CONSUMER ACKNOWLEDGMENT

This is NOT a contract

I acknowledge that I have received the **Disclosure of Interest in Trade** consumer information page and this
disclosure form.

Name (optional) Date

Name (optional) Date

Initials (optional) Date

Initials (optional) Date

BROKERAGE USE ONLY

A COPY OF THIS FORM MUST BE DELIVERED TO YOUR BROKERAGE. THIS SECTION IS TO BE COMPLETED BY THE BROKERAGE WHOSE REAL ESTATE LICENSEE IS MAKING THE DISCLOSURE.

I _____ acknowledge receipt of a copy of this disclosure on behalf of the brokerage of the real estate licensee making this disclosure.

Signature of person acknowledging receipt

Date

Title of person acknowledging receipt on behalf of the brokerage

Note: section 83(1)(a) of the Real Estate Services Rules requires a brokerage to maintain a copy of all written disclosures and any other related acknowledgements under Part 5 Division 2 of the Real Estate Services Rules.

Definitions

ASSOCIATE

A licensee's associate means:

- their spouse (as defined by the Family Law Act),
- a trust or estate wherein the licensee or their spouse or family partner have a substantial beneficial interest or serve as a trustee, or
- a corporation, partnership, association, syndicate or unincorporated organization wherein the licensee or their spouse or family partner hold 5% or more of its capital or are entitled to 5% or more of its profits.

An associate in the case of a brokerage that is a corporation or partnership means:

- a director, officer or partner of the brokerage,
- a shareholder of the brokerage who holds more than 10% of the voting shares of the brokerage,
- a trust or estate wherein the brokerage or a director, officer or partner of the brokerage has a substantial beneficial interest (or serves as a trustee)
- a corporation, partnership, association, syndicate or unincorporated organization wherein the brokerage or a director, officer or partner of the brokerage, holds 5% or more of its capital or is entitled to 5% or more of its profits.

TITLE SEARCH PRINT

2024-03-08, 14:29:32

File Reference:

Requestor: Jacqueline Trudel

CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN

Title Issued Under	SECTION 189 LAND TITLE ACT
Land Title District Land Title Office	PRINCE GEORGE PRINCE GEORGE
Title Number From Title Number	JA4636 JA3242
Application Received	2023-12-05
Application Entered	2023-12-06
Registered Owner in Fee Simple Registered Owner/Mailing Address:	FORTWOOD HOMES & SONS LTD., INC.NO. BC0134738 2255 QUINN STREET PRINCE GEORGE, BC V2N 2X4
Taxation Authority	Prince George, City of
Description of Land Parcel Identifier: Legal Description:	031-885-535 LOT A DISTRICT LOT 2014 CARIBOO DISTRICT PLAN EPP125565 EXCEPT PHASE 1 AND PHASE 2 STRATA PLAN EPS9262
Legal Notations	THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 14 OF THE LOCAL GOVERNMENT ACT, SEE CA6737970 THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 14 OF THE LOCAL GOVERNMENT ACT, SEE CA8522166 THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 14 OF THE LOCAL GOVERNMENT ACT, SEE CB1000485 PHASED STRATA PLAN DECLARATION (FORM P) FILED CB855261 2023-08-29

TITLE SEARCH PRINT

2024-03-08, 14:29:32

File Reference:

Requestor: Jacqueline Trudel

HERETO IS ANNEXED EASEMENT CB855265 OVER THAT PART OF THE COMMON
PROPERTY STRATA PLAN EPS9262 SHOWN ON PLAN EPP125567

Charges, Liens and Interests

Nature:	MORTGAGE
Registration Number:	CA173602
Registration Date and Time:	2006-02-10 08:55
Registered Owner:	INTEGRIS CREDIT UNION
Remarks:	INTER ALIA
Nature:	COVENANT
Registration Number:	CA5862698
Registration Date and Time:	2017-03-09 14:34
Registered Owner:	CITY OF PRINCE GEORGE
Remarks:	INTER ALIA
Nature:	PRIORITY AGREEMENT
Registration Number:	CA5862699
Registration Date and Time:	2017-03-09 14:34
Remarks:	INTER ALIA GRANTING CA5862698 PRIORITY OVER CA173602
Nature:	COVENANT
Registration Number:	CB460646
Registration Date and Time:	2023-02-02 16:16
Registered Owner:	CITY OF PRINCE GEORGE
Remarks:	INTER ALIA
Nature:	PRIORITY AGREEMENT
Registration Number:	CB460647
Registration Date and Time:	2023-02-02 16:16
Remarks:	INTER ALIA GRANTING CB460646 PRIORITY OVER CA173602
Nature:	STATUTORY RIGHT OF WAY
Registration Number:	CB744029
Registration Date and Time:	2023-07-10 12:53
Registered Owner:	BRITISH COLUMBIA HYDRO AND POWER AUTHORITY
Remarks:	INTER ALIA
Nature:	STATUTORY RIGHT OF WAY
Registration Number:	CB744030
Registration Date and Time:	2023-07-10 12:53
Registered Owner:	TELUS COMMUNICATIONS INC.
Remarks:	INTER ALIA

TITLE SEARCH PRINT

2024-03-08, 14:29:32

File Reference:

Requestor: Jacqueline Trudel

Nature: EASEMENT
Registration Number: CB855263
Registration Date and Time: 2023-08-29 08:40
Remarks: INTER ALIA
PART IN PLAN EPP125567; APPURTENANT TO THE COMMON
PROPERTY STRATA PLAN EPS9262

Nature: PRIORITY AGREEMENT
Registration Number: CB855264
Registration Date and Time: 2023-08-29 08:40
Remarks: INTER ALIA
GRANTING CB855263 PRIORITY OVER CA173602

Duplicate Indefeasible Title NONE OUTSTANDING

Transfers NONE

Pending Applications NONE

TITLE SEARCH PRINT

2023-09-07, 15:06:19

File Reference:

Requestor: Page Ward

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

Title Issued Under	STRATA PROPERTY ACT (Section 249)
Land Title District Land Title Office	PRINCE GEORGE PRINCE GEORGE
Title Number From Title Number	CB855250 CB460641
Application Received	2023-08-29
Application Entered	2023-09-07
Registered Owner in Fee Simple Registered Owner/Mailing Address:	FORTWOOD HOMES & SONS LTD., INC.NO. 0134738 2255 QUINN STREET PRINCE GEORGE, BC V2N 2X4
Taxation Authority	Prince George, City of
Description of Land Parcel Identifier: Legal Description:	032-051-557 STRATA LOT 2 DISTRICT LOT 2014 CARIBOO DISTRICT STRATA PLAN EPS9262 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
Legal Notations	THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 14 OF THE LOCAL GOVERNMENT ACT, SEE CA6737970 THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 14 OF THE LOCAL GOVERNMENT ACT, SEE CA8522166 PHASED STRATA PLAN DECLARATION (FORM P) FILED CB855261 2023-08-29 HERETO IS ANNEXED EASEMENT CB855263 OVER THAT PART OF LOT A PLAN EPP125565 EXCEPT PHASE 1 STRATA PLAN EPS9262 SHOWN ON PLAN EPP125567

TITLE SEARCH PRINT

File Reference:

2023-09-07, 15:06:19

Requestor: Page Ward

Charges, Liens and Interests

Nature: MORTGAGE
Registration Number: CA173602
Registration Date and Time: 2006-02-10 08:55
Registered Owner: INTEGRIS CREDIT UNION
Remarks: INTER ALIA

Nature: COVENANT
Registration Number: CA5862698
Registration Date and Time: 2017-03-09 14:34
Registered Owner: CITY OF PRINCE GEORGE
Remarks: INTER ALIA

Nature: PRIORITY AGREEMENT
Registration Number: CA5862699
Registration Date and Time: 2017-03-09 14:34
Remarks: INTER ALIA
GRANTING CA5862698 PRIORITY OVER CA173602

Nature: COVENANT
Registration Number: CB460646
Registration Date and Time: 2023-02-02 16:16
Registered Owner: CITY OF PRINCE GEORGE
Remarks: INTER ALIA

Nature: PRIORITY AGREEMENT
Registration Number: CB460647
Registration Date and Time: 2023-02-02 16:16
Remarks: INTER ALIA
GRANTING CB460646 PRIORITY OVER CA173602

Nature: STATUTORY RIGHT OF WAY
Registration Number: CB744029
Registration Date and Time: 2023-07-10 12:53
Registered Owner: BRITISH COLUMBIA HYDRO AND POWER AUTHORITY
Remarks: INTER ALIA

Nature: STATUTORY RIGHT OF WAY
Registration Number: CB744030
Registration Date and Time: 2023-07-10 12:53
Registered Owner: TELUS COMMUNICATIONS INC.
Remarks: INTER ALIA

Duplicate Indefeasible Title

NONE OUTSTANDING

Transfers

NONE

TITLE SEARCH PRINT

File Reference:

2023-09-07, 15:06:19

Requestor: Page Ward

Pending Applications

NONE

TITLE SEARCH PRINT

File Reference:

2023-09-07, 15:06:21

Requestor: Page Ward

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

Title Issued Under	STRATA PROPERTY ACT (Section 249)
Land Title District Land Title Office	PRINCE GEORGE PRINCE GEORGE
Title Number From Title Number	CB855254 CB460641
Application Received	2023-08-29
Application Entered	2023-09-07
Registered Owner in Fee Simple Registered Owner/Mailing Address:	FORTWOOD HOMES & SONS LTD., INC.NO. 0134738 2255 QUINN STREET PRINCE GEORGE, BC V2N 2X4
Taxation Authority	Prince George, City of
Description of Land Parcel Identifier: Legal Description:	032-051-590 STRATA LOT 6 DISTRICT LOT 2014 CARIBOO DISTRICT STRATA PLAN EPS9262 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
Legal Notations	THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 14 OF THE LOCAL GOVERNMENT ACT, SEE CA6737970 THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 14 OF THE LOCAL GOVERNMENT ACT, SEE CA8522166 PHASED STRATA PLAN DECLARATION (FORM P) FILED CB855261 2023-08-29 HERETO IS ANNEXED EASEMENT CB855263 OVER THAT PART OF LOT A PLAN EPP125565 EXCEPT PHASE 1 STRATA PLAN EPS9262 SHOWN ON PLAN EPP125567

TITLE SEARCH PRINT

2023-09-07, 15:06:21

File Reference:

Requestor: Page Ward

Charges, Liens and Interests

Nature: MORTGAGE
Registration Number: CA173602
Registration Date and Time: 2006-02-10 08:55
Registered Owner: INTEGRIS CREDIT UNION
Remarks: INTER ALIA

Nature: COVENANT
Registration Number: CA5862698
Registration Date and Time: 2017-03-09 14:34
Registered Owner: CITY OF PRINCE GEORGE
Remarks: INTER ALIA

Nature: PRIORITY AGREEMENT
Registration Number: CA5862699
Registration Date and Time: 2017-03-09 14:34
Remarks: INTER ALIA
GRANTING CA5862698 PRIORITY OVER CA173602

Nature: COVENANT
Registration Number: CB460646
Registration Date and Time: 2023-02-02 16:16
Registered Owner: CITY OF PRINCE GEORGE
Remarks: INTER ALIA

Nature: PRIORITY AGREEMENT
Registration Number: CB460647
Registration Date and Time: 2023-02-02 16:16
Remarks: INTER ALIA
GRANTING CB460646 PRIORITY OVER CA173602

Nature: STATUTORY RIGHT OF WAY
Registration Number: CB744029
Registration Date and Time: 2023-07-10 12:53
Registered Owner: BRITISH COLUMBIA HYDRO AND POWER AUTHORITY
Remarks: INTER ALIA

Nature: STATUTORY RIGHT OF WAY
Registration Number: CB744030
Registration Date and Time: 2023-07-10 12:53
Registered Owner: TELUS COMMUNICATIONS INC.
Remarks: INTER ALIA

Duplicate Infeasible Title

NONE OUTSTANDING

Transfers

NONE

TITLE SEARCH PRINT

File Reference:

2023-09-07, 15:06:21

Requestor: Page Ward

Pending Applications

NONE

TITLE SEARCH PRINT

File Reference:

2023-09-07, 15:06:21

Requestor: Page Ward

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

Title Issued Under	STRATA PROPERTY ACT (Section 249)
Land Title District Land Title Office	PRINCE GEORGE PRINCE GEORGE
Title Number From Title Number	CB855255 CB460641
Application Received	2023-08-29
Application Entered	2023-09-07
Registered Owner in Fee Simple Registered Owner/Mailing Address:	FORTWOOD HOMES & SONS LTD., INC.NO. 0134738 2255 QUINN STREET PRINCE GEORGE, BC V2N 2X4
Taxation Authority	Prince George, City of
Description of Land Parcel Identifier: Legal Description:	032-051-603 STRATA LOT 7 DISTRICT LOT 2014 CARIBOO DISTRICT STRATA PLAN EPS9262 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
Legal Notations	THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 14 OF THE LOCAL GOVERNMENT ACT, SEE CA6737970 THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 14 OF THE LOCAL GOVERNMENT ACT, SEE CA8522166 PHASED STRATA PLAN DECLARATION (FORM P) FILED CB855261 2023-08-29 HERETO IS ANNEXED EASEMENT CB855263 OVER THAT PART OF LOT A PLAN EPP125565 EXCEPT PHASE 1 STRATA PLAN EPS9262 SHOWN ON PLAN EPP125567

TITLE SEARCH PRINT

File Reference:

2023-09-07, 15:06:21

Requestor: Page Ward

Charges, Liens and Interests

Nature: MORTGAGE
Registration Number: CA173602
Registration Date and Time: 2006-02-10 08:55
Registered Owner: INTEGRIS CREDIT UNION
Remarks: INTER ALIA

Nature: COVENANT
Registration Number: CA5862698
Registration Date and Time: 2017-03-09 14:34
Registered Owner: CITY OF PRINCE GEORGE
Remarks: INTER ALIA

Nature: PRIORITY AGREEMENT
Registration Number: CA5862699
Registration Date and Time: 2017-03-09 14:34
Remarks: INTER ALIA
GRANTING CA5862698 PRIORITY OVER CA173602

Nature: COVENANT
Registration Number: CB460646
Registration Date and Time: 2023-02-02 16:16
Registered Owner: CITY OF PRINCE GEORGE
Remarks: INTER ALIA

Nature: PRIORITY AGREEMENT
Registration Number: CB460647
Registration Date and Time: 2023-02-02 16:16
Remarks: INTER ALIA
GRANTING CB460646 PRIORITY OVER CA173602

Nature: STATUTORY RIGHT OF WAY
Registration Number: CB744029
Registration Date and Time: 2023-07-10 12:53
Registered Owner: BRITISH COLUMBIA HYDRO AND POWER AUTHORITY
Remarks: INTER ALIA

Nature: STATUTORY RIGHT OF WAY
Registration Number: CB744030
Registration Date and Time: 2023-07-10 12:53
Registered Owner: TELUS COMMUNICATIONS INC.
Remarks: INTER ALIA

Duplicate Infeasible Title

NONE OUTSTANDING

Transfers

NONE

TITLE SEARCH PRINT

File Reference:

2023-09-07, 15:06:21

Requestor: Page Ward

Pending Applications

NONE

TITLE SEARCH PRINT

File Reference:

2023-12-18, 14:15:48

Requestor: Page Ward

****CURRENT AND CANCELLED INFORMATION SHOWN****

Title Issued Under	STRATA PROPERTY ACT (Section 249)
Land Title District Land Title Office	PRINCE GEORGE PRINCE GEORGE
Title Number From Title Number	CB1041426 JA3242
Application Received	2023-11-24
Application Entered	2023-12-06
Registered Owner in Fee Simple Registered Owner/Mailing Address:	FORTWOOD HOMES & SONS LTD., INC.NO. BC0134738 2255 QUINN STREET PRINCE GEORGE, BC V2N 2X4
Taxation Authority	Prince George, City of
Description of Land Parcel Identifier: Legal Description:	032-112-041 STRATA LOT 10 DISTRICT LOT 2014 CARIBOO DISTRICT STRATA PLAN EPS9262 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
Legal Notations	THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 14 OF THE LOCAL GOVERNMENT ACT, SEE CA6737970 THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 14 OF THE LOCAL GOVERNMENT ACT, SEE CA8522166 THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 14 OF THE LOCAL GOVERNMENT ACT, SEE CB1000485 PHASED STRATA PLAN DECLARATION (FORM P) FILED CB855261 2023-08-29

TITLE SEARCH PRINT

File Reference:

2023-12-18, 14:15:48

Requestor: Page Ward

HERETO IS ANNEXED EASEMENT CB855265 OVER THAT PART OF THE COMMON
PROPERTY STRATA PLAN EPS9262 SHOWN ON PLAN EPP125567

Charges, Liens and Interests

Nature:	MORTGAGE
Registration Number:	CA173602
Registration Date and Time:	2006-02-10 08:55
Registered Owner:	INTEGRIS CREDIT UNION
Remarks:	INTER ALIA
Nature:	COVENANT
Registration Number:	CA5862698
Registration Date and Time:	2017-03-09 14:34
Registered Owner:	CITY OF PRINCE GEORGE
Remarks:	INTER ALIA
Nature:	PRIORITY AGREEMENT
Registration Number:	CA5862699
Registration Date and Time:	2017-03-09 14:34
Remarks:	INTER ALIA GRANTING CA5862698 PRIORITY OVER CA173602
Nature:	COVENANT
Registration Number:	CB460646
Registration Date and Time:	2023-02-02 16:16
Registered Owner:	CITY OF PRINCE GEORGE
Remarks:	INTER ALIA
Nature:	PRIORITY AGREEMENT
Registration Number:	CB460647
Registration Date and Time:	2023-02-02 16:16
Remarks:	INTER ALIA GRANTING CB460646 PRIORITY OVER CA173602
Nature:	STATUTORY RIGHT OF WAY
Registration Number:	CB744029
Registration Date and Time:	2023-07-10 12:53
Registered Owner:	BRITISH COLUMBIA HYDRO AND POWER AUTHORITY
Remarks:	INTER ALIA
Nature:	STATUTORY RIGHT OF WAY
Registration Number:	CB744030
Registration Date and Time:	2023-07-10 12:53
Registered Owner:	TELUS COMMUNICATIONS INC.
Remarks:	INTER ALIA

TITLE SEARCH PRINT

2023-12-18, 14:15:48

File Reference:

Requestor: Page Ward

Nature:	PRIORITY AGREEMENT
Registration Number:	CB855264
Registration Date and Time:	2023-08-29 08:40
Remarks:	INTER ALIA GRANTING CB855263 , AS REGISTERED ON THE COMMON PROPERTY RECORD, PRIORITY OVER CA173602

Duplicate Indefeasible Title	NONE OUTSTANDING
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Transfers	NONE
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Pending Applications	NONE
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Corrections	NONE
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TITLE SEARCH PRINT

File Reference:

2023-12-18, 14:15:49

Requestor: Page Ward

****CURRENT AND CANCELLED INFORMATION SHOWN****

Title Issued Under	STRATA PROPERTY ACT (Section 249)
Land Title District Land Title Office	PRINCE GEORGE PRINCE GEORGE
Title Number From Title Number	CB1041427 JA3242
Application Received	2023-11-24
Application Entered	2023-12-06
Registered Owner in Fee Simple Registered Owner/Mailing Address:	FORTWOOD HOMES & SONS LTD., INC.NO. BC0134738 2255 QUINN STREET PRINCE GEORGE, BC V2N 2X4
Taxation Authority	Prince George, City of
Description of Land Parcel Identifier: Legal Description:	032-112-050 STRATA LOT 11 DISTRICT LOT 2014 CARIBOO DISTRICT STRATA PLAN EPS9262 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
Legal Notations	THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 14 OF THE LOCAL GOVERNMENT ACT, SEE CA6737970 THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 14 OF THE LOCAL GOVERNMENT ACT, SEE CA8522166 THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 14 OF THE LOCAL GOVERNMENT ACT, SEE CB1000485 PHASED STRATA PLAN DECLARATION (FORM P) FILED CB855261 2023-08-29

TITLE SEARCH PRINT

File Reference:

2023-12-18, 14:15:49

Requestor: Page Ward

HERETO IS ANNEXED EASEMENT CB855265 OVER THAT PART OF THE COMMON
PROPERTY STRATA PLAN EPS9262 SHOWN ON PLAN EPP125567

Charges, Liens and Interests

Nature:	MORTGAGE
Registration Number:	CA173602
Registration Date and Time:	2006-02-10 08:55
Registered Owner:	INTEGRIS CREDIT UNION
Remarks:	INTER ALIA
Nature:	COVENANT
Registration Number:	CA5862698
Registration Date and Time:	2017-03-09 14:34
Registered Owner:	CITY OF PRINCE GEORGE
Remarks:	INTER ALIA
Nature:	PRIORITY AGREEMENT
Registration Number:	CA5862699
Registration Date and Time:	2017-03-09 14:34
Remarks:	INTER ALIA GRANTING CA5862698 PRIORITY OVER CA173602
Nature:	COVENANT
Registration Number:	CB460646
Registration Date and Time:	2023-02-02 16:16
Registered Owner:	CITY OF PRINCE GEORGE
Remarks:	INTER ALIA
Nature:	PRIORITY AGREEMENT
Registration Number:	CB460647
Registration Date and Time:	2023-02-02 16:16
Remarks:	INTER ALIA GRANTING CB460646 PRIORITY OVER CA173602
Nature:	STATUTORY RIGHT OF WAY
Registration Number:	CB744029
Registration Date and Time:	2023-07-10 12:53
Registered Owner:	BRITISH COLUMBIA HYDRO AND POWER AUTHORITY
Remarks:	INTER ALIA
Nature:	STATUTORY RIGHT OF WAY
Registration Number:	CB744030
Registration Date and Time:	2023-07-10 12:53
Registered Owner:	TELUS COMMUNICATIONS INC.
Remarks:	INTER ALIA

TITLE SEARCH PRINT

2023-12-18, 14:15:49

File Reference:

Requestor: Page Ward

Nature:	PRIORITY AGREEMENT
Registration Number:	CB855264
Registration Date and Time:	2023-08-29 08:40
Remarks:	INTER ALIA GRANTING CB855263, AS REGISTERED ON THE COMMON PROPERTY RECORD, PRIORITY OVER CA173602

Duplicate Indefeasible Title	NONE OUTSTANDING
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Transfers	NONE
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Pending Applications	NONE
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Corrections	NONE
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TITLE SEARCH PRINT

File Reference:

2023-12-18, 14:15:49

Requestor: Page Ward

****CURRENT AND CANCELLED INFORMATION SHOWN****

Title Issued Under	STRATA PROPERTY ACT (Section 249)
Land Title District Land Title Office	PRINCE GEORGE PRINCE GEORGE
Title Number From Title Number	CB1041428 JA3242
Application Received	2023-11-24
Application Entered	2023-12-06
Registered Owner in Fee Simple Registered Owner/Mailing Address:	FORTWOOD HOMES & SONS LTD., INC.NO. BC0134738 2255 QUINN STREET PRINCE GEORGE, BC V2N 2X4
Taxation Authority	Prince George, City of
Description of Land Parcel Identifier: Legal Description:	032-112-068 STRATA LOT 12 DISTRICT LOT 2014 CARIBOO DISTRICT STRATA PLAN EPS9262 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
Legal Notations	THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 14 OF THE LOCAL GOVERNMENT ACT, SEE CA6737970 THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 14 OF THE LOCAL GOVERNMENT ACT, SEE CA8522166 THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 14 OF THE LOCAL GOVERNMENT ACT, SEE CB1000485 PHASED STRATA PLAN DECLARATION (FORM P) FILED CB855261 2023-08-29

TITLE SEARCH PRINT

File Reference:

2023-12-18, 14:15:49

Requestor: Page Ward

HERETO IS ANNEXED EASEMENT CB855265 OVER THAT PART OF THE COMMON
PROPERTY STRATA PLAN EPS9262 SHOWN ON PLAN EPP125567

Charges, Liens and Interests

Nature:	MORTGAGE
Registration Number:	CA173602
Registration Date and Time:	2006-02-10 08:55
Registered Owner:	INTEGRIS CREDIT UNION
Remarks:	INTER ALIA
Nature:	COVENANT
Registration Number:	CA5862698
Registration Date and Time:	2017-03-09 14:34
Registered Owner:	CITY OF PRINCE GEORGE
Remarks:	INTER ALIA
Nature:	PRIORITY AGREEMENT
Registration Number:	CA5862699
Registration Date and Time:	2017-03-09 14:34
Remarks:	INTER ALIA GRANTING CA5862698 PRIORITY OVER CA173602
Nature:	COVENANT
Registration Number:	CB460646
Registration Date and Time:	2023-02-02 16:16
Registered Owner:	CITY OF PRINCE GEORGE
Remarks:	INTER ALIA
Nature:	PRIORITY AGREEMENT
Registration Number:	CB460647
Registration Date and Time:	2023-02-02 16:16
Remarks:	INTER ALIA GRANTING CB460646 PRIORITY OVER CA173602
Nature:	STATUTORY RIGHT OF WAY
Registration Number:	CB744029
Registration Date and Time:	2023-07-10 12:53
Registered Owner:	BRITISH COLUMBIA HYDRO AND POWER AUTHORITY
Remarks:	INTER ALIA
Nature:	STATUTORY RIGHT OF WAY
Registration Number:	CB744030
Registration Date and Time:	2023-07-10 12:53
Registered Owner:	TELUS COMMUNICATIONS INC.
Remarks:	INTER ALIA

TITLE SEARCH PRINT

2023-12-18, 14:15:49

File Reference:

Requestor: Page Ward

Nature:	PRIORITY AGREEMENT
Registration Number:	CB855264
Registration Date and Time:	2023-08-29 08:40
Remarks:	INTER ALIA GRANTING CB855263, AS REGISTERED ON THE COMMON PROPERTY RECORD, PRIORITY OVER CA173602

Duplicate Indefeasible Title	NONE OUTSTANDING
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Transfers	NONE
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Pending Applications	NONE
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Corrections	NONE
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TITLE SEARCH PRINT

File Reference:

2023-12-18, 14:15:49

Requestor: Page Ward

****CURRENT AND CANCELLED INFORMATION SHOWN****

Title Issued Under	STRATA PROPERTY ACT (Section 249)
Land Title District Land Title Office	PRINCE GEORGE PRINCE GEORGE
Title Number From Title Number	CB1041429 JA3242
Application Received	2023-11-24
Application Entered	2023-12-06
Registered Owner in Fee Simple Registered Owner/Mailing Address:	FORTWOOD HOMES & SONS LTD., INC.NO. BC0134738 2255 QUINN STREET PRINCE GEORGE, BC V2N 2X4
Taxation Authority	Prince George, City of
Description of Land Parcel Identifier: Legal Description:	032-112-076 STRATA LOT 13 DISTRICT LOT 2014 CARIBOO DISTRICT STRATA PLAN EPS9262 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
Legal Notations	THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 14 OF THE LOCAL GOVERNMENT ACT, SEE CA6737970 THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 14 OF THE LOCAL GOVERNMENT ACT, SEE CA8522166 THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 14 OF THE LOCAL GOVERNMENT ACT, SEE CB1000485 PHASED STRATA PLAN DECLARATION (FORM P) FILED CB855261 2023-08-29

TITLE SEARCH PRINT

File Reference:

2023-12-18, 14:15:49

Requestor: Page Ward

HERETO IS ANNEXED EASEMENT CB855265 OVER THAT PART OF THE COMMON
PROPERTY STRATA PLAN EPS9262 SHOWN ON PLAN EPP125567

Charges, Liens and Interests

Nature:	MORTGAGE
Registration Number:	CA173602
Registration Date and Time:	2006-02-10 08:55
Registered Owner:	INTEGRIS CREDIT UNION
Remarks:	INTER ALIA
Nature:	COVENANT
Registration Number:	CA5862698
Registration Date and Time:	2017-03-09 14:34
Registered Owner:	CITY OF PRINCE GEORGE
Remarks:	INTER ALIA
Nature:	PRIORITY AGREEMENT
Registration Number:	CA5862699
Registration Date and Time:	2017-03-09 14:34
Remarks:	INTER ALIA GRANTING CA5862698 PRIORITY OVER CA173602
Nature:	COVENANT
Registration Number:	CB460646
Registration Date and Time:	2023-02-02 16:16
Registered Owner:	CITY OF PRINCE GEORGE
Remarks:	INTER ALIA
Nature:	PRIORITY AGREEMENT
Registration Number:	CB460647
Registration Date and Time:	2023-02-02 16:16
Remarks:	INTER ALIA GRANTING CB460646 PRIORITY OVER CA173602
Nature:	STATUTORY RIGHT OF WAY
Registration Number:	CB744029
Registration Date and Time:	2023-07-10 12:53
Registered Owner:	BRITISH COLUMBIA HYDRO AND POWER AUTHORITY
Remarks:	INTER ALIA
Nature:	STATUTORY RIGHT OF WAY
Registration Number:	CB744030
Registration Date and Time:	2023-07-10 12:53
Registered Owner:	TELUS COMMUNICATIONS INC.
Remarks:	INTER ALIA

TITLE SEARCH PRINT

2023-12-18, 14:15:49

File Reference:

Requestor: Page Ward

Nature:	PRIORITY AGREEMENT
Registration Number:	CB855264
Registration Date and Time:	2023-08-29 08:40
Remarks:	INTER ALIA GRANTING CB855263, AS REGISTERED ON THE COMMON PROPERTY RECORD, PRIORITY OVER CA173602

Duplicate Indefeasible Title	NONE OUTSTANDING
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Transfers	NONE
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Pending Applications	NONE
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Corrections	NONE
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TITLE SEARCH PRINT

File Reference:

2023-12-18, 14:15:50

Requestor: Page Ward

****CURRENT AND CANCELLED INFORMATION SHOWN****

Title Issued Under	STRATA PROPERTY ACT (Section 249)
Land Title District Land Title Office	PRINCE GEORGE PRINCE GEORGE
Title Number From Title Number	CB1041430 JA3242
Application Received	2023-11-24
Application Entered	2023-12-06
Registered Owner in Fee Simple Registered Owner/Mailing Address:	FORTWOOD HOMES & SONS LTD., INC.NO. BC0134738 2255 QUINN STREET PRINCE GEORGE, BC V2N 2X4
Taxation Authority	Prince George, City of
Description of Land Parcel Identifier: Legal Description:	032-112-084 STRATA LOT 14 DISTRICT LOT 2014 CARIBOO DISTRICT STRATA PLAN EPS9262 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
Legal Notations	THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 14 OF THE LOCAL GOVERNMENT ACT, SEE CA6737970 THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 14 OF THE LOCAL GOVERNMENT ACT, SEE CA8522166 THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 14 OF THE LOCAL GOVERNMENT ACT, SEE CB1000485 PHASED STRATA PLAN DECLARATION (FORM P) FILED CB855261 2023-08-29

TITLE SEARCH PRINT

File Reference:

2023-12-18, 14:15:50

Requestor: Page Ward

HERETO IS ANNEXED EASEMENT CB855265 OVER THAT PART OF THE COMMON
PROPERTY STRATA PLAN EPS9262 SHOWN ON PLAN EPP125567

Charges, Liens and Interests

Nature:	MORTGAGE
Registration Number:	CA173602
Registration Date and Time:	2006-02-10 08:55
Registered Owner:	INTEGRIS CREDIT UNION
Remarks:	INTER ALIA
Nature:	COVENANT
Registration Number:	CA5862698
Registration Date and Time:	2017-03-09 14:34
Registered Owner:	CITY OF PRINCE GEORGE
Remarks:	INTER ALIA
Nature:	PRIORITY AGREEMENT
Registration Number:	CA5862699
Registration Date and Time:	2017-03-09 14:34
Remarks:	INTER ALIA GRANTING CA5862698 PRIORITY OVER CA173602
Nature:	COVENANT
Registration Number:	CB460646
Registration Date and Time:	2023-02-02 16:16
Registered Owner:	CITY OF PRINCE GEORGE
Remarks:	INTER ALIA
Nature:	PRIORITY AGREEMENT
Registration Number:	CB460647
Registration Date and Time:	2023-02-02 16:16
Remarks:	INTER ALIA GRANTING CB460646 PRIORITY OVER CA173602
Nature:	STATUTORY RIGHT OF WAY
Registration Number:	CB744029
Registration Date and Time:	2023-07-10 12:53
Registered Owner:	BRITISH COLUMBIA HYDRO AND POWER AUTHORITY
Remarks:	INTER ALIA
Nature:	STATUTORY RIGHT OF WAY
Registration Number:	CB744030
Registration Date and Time:	2023-07-10 12:53
Registered Owner:	TELUS COMMUNICATIONS INC.
Remarks:	INTER ALIA

TITLE SEARCH PRINT

2023-12-18, 14:15:50

File Reference:

Requestor: Page Ward

Nature:	PRIORITY AGREEMENT
Registration Number:	CB855264
Registration Date and Time:	2023-08-29 08:40
Remarks:	INTER ALIA GRANTING CB855263, AS REGISTERED ON THE COMMON PROPERTY RECORD, PRIORITY OVER CA173602

Duplicate Indefeasible Title	NONE OUTSTANDING
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Transfers	NONE
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Pending Applications	NONE
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Corrections	NONE
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TITLE SEARCH PRINT

File Reference:

2023-12-18, 14:15:50

Requestor: Page Ward

****CURRENT AND CANCELLED INFORMATION SHOWN****

Title Issued Under	STRATA PROPERTY ACT (Section 249)
Land Title District Land Title Office	PRINCE GEORGE PRINCE GEORGE
Title Number From Title Number	CB1041431 JA3242
Application Received	2023-11-24
Application Entered	2023-12-06
Registered Owner in Fee Simple Registered Owner/Mailing Address:	FORTWOOD HOMES & SONS LTD., INC.NO. BC0134738 2255 QUINN STREET PRINCE GEORGE, BC V2N 2X4
Taxation Authority	Prince George, City of
Description of Land Parcel Identifier: Legal Description:	032-112-092 STRATA LOT 15 DISTRICT LOT 2014 CARIBOO DISTRICT STRATA PLAN EPS9262 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
Legal Notations	THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 14 OF THE LOCAL GOVERNMENT ACT, SEE CA6737970 THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 14 OF THE LOCAL GOVERNMENT ACT, SEE CA8522166 THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 14 OF THE LOCAL GOVERNMENT ACT, SEE CB1000485 PHASED STRATA PLAN DECLARATION (FORM P) FILED CB855261 2023-08-29

TITLE SEARCH PRINT

File Reference:

2023-12-18, 14:15:50

Requestor: Page Ward

HERETO IS ANNEXED EASEMENT CB855265 OVER THAT PART OF THE COMMON
PROPERTY STRATA PLAN EPS9262 SHOWN ON PLAN EPP125567

Charges, Liens and Interests

Nature:	MORTGAGE
Registration Number:	CA173602
Registration Date and Time:	2006-02-10 08:55
Registered Owner:	INTEGRIS CREDIT UNION
Remarks:	INTER ALIA
Nature:	COVENANT
Registration Number:	CA5862698
Registration Date and Time:	2017-03-09 14:34
Registered Owner:	CITY OF PRINCE GEORGE
Remarks:	INTER ALIA
Nature:	PRIORITY AGREEMENT
Registration Number:	CA5862699
Registration Date and Time:	2017-03-09 14:34
Remarks:	INTER ALIA GRANTING CA5862698 PRIORITY OVER CA173602
Nature:	COVENANT
Registration Number:	CB460646
Registration Date and Time:	2023-02-02 16:16
Registered Owner:	CITY OF PRINCE GEORGE
Remarks:	INTER ALIA
Nature:	PRIORITY AGREEMENT
Registration Number:	CB460647
Registration Date and Time:	2023-02-02 16:16
Remarks:	INTER ALIA GRANTING CB460646 PRIORITY OVER CA173602
Nature:	STATUTORY RIGHT OF WAY
Registration Number:	CB744029
Registration Date and Time:	2023-07-10 12:53
Registered Owner:	BRITISH COLUMBIA HYDRO AND POWER AUTHORITY
Remarks:	INTER ALIA
Nature:	STATUTORY RIGHT OF WAY
Registration Number:	CB744030
Registration Date and Time:	2023-07-10 12:53
Registered Owner:	TELUS COMMUNICATIONS INC.
Remarks:	INTER ALIA

TITLE SEARCH PRINT

2023-12-18, 14:15:50

File Reference:

Requestor: Page Ward

Nature:	PRIORITY AGREEMENT
Registration Number:	CB855264
Registration Date and Time:	2023-08-29 08:40
Remarks:	INTER ALIA GRANTING CB855263, AS REGISTERED ON THE COMMON PROPERTY RECORD, PRIORITY OVER CA173602

Duplicate Indefeasible Title	NONE OUTSTANDING
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Transfers	NONE
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Pending Applications	NONE
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Corrections	NONE
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TITLE SEARCH PRINT

File Reference:

2023-12-18, 14:15:50

Requestor: Page Ward

****CURRENT AND CANCELLED INFORMATION SHOWN****

Title Issued Under	STRATA PROPERTY ACT (Section 249)
Land Title District Land Title Office	PRINCE GEORGE PRINCE GEORGE
Title Number From Title Number	CB1041432 JA3242
Application Received	2023-11-24
Application Entered	2023-12-06
Registered Owner in Fee Simple Registered Owner/Mailing Address:	FORTWOOD HOMES & SONS LTD., INC.NO. BC0134738 2255 QUINN STREET PRINCE GEORGE, BC V2N 2X4
Taxation Authority	Prince George, City of
Description of Land Parcel Identifier: Legal Description:	032-112-106 STRATA LOT 16 DISTRICT LOT 2014 CARIBOO DISTRICT STRATA PLAN EPS9262 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
Legal Notations	THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 14 OF THE LOCAL GOVERNMENT ACT, SEE CA6737970 THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 14 OF THE LOCAL GOVERNMENT ACT, SEE CA8522166 THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 14 OF THE LOCAL GOVERNMENT ACT, SEE CB1000485 PHASED STRATA PLAN DECLARATION (FORM P) FILED CB855261 2023-08-29

TITLE SEARCH PRINT

2023-12-18, 14:15:50

File Reference:

Requestor: Page Ward

HERETO IS ANNEXED EASEMENT CB855265 OVER THAT PART OF THE COMMON
PROPERTY STRATA PLAN EPS9262 SHOWN ON PLAN EPP125567

Charges, Liens and Interests

Nature:	MORTGAGE
Registration Number:	CA173602
Registration Date and Time:	2006-02-10 08:55
Registered Owner:	INTEGRIS CREDIT UNION
Remarks:	INTER ALIA
Nature:	COVENANT
Registration Number:	CA5862698
Registration Date and Time:	2017-03-09 14:34
Registered Owner:	CITY OF PRINCE GEORGE
Remarks:	INTER ALIA
Nature:	PRIORITY AGREEMENT
Registration Number:	CA5862699
Registration Date and Time:	2017-03-09 14:34
Remarks:	INTER ALIA GRANTING CA5862698 PRIORITY OVER CA173602
Nature:	COVENANT
Registration Number:	CB460646
Registration Date and Time:	2023-02-02 16:16
Registered Owner:	CITY OF PRINCE GEORGE
Remarks:	INTER ALIA
Nature:	PRIORITY AGREEMENT
Registration Number:	CB460647
Registration Date and Time:	2023-02-02 16:16
Remarks:	INTER ALIA GRANTING CB460646 PRIORITY OVER CA173602
Nature:	STATUTORY RIGHT OF WAY
Registration Number:	CB744029
Registration Date and Time:	2023-07-10 12:53
Registered Owner:	BRITISH COLUMBIA HYDRO AND POWER AUTHORITY
Remarks:	INTER ALIA
Nature:	STATUTORY RIGHT OF WAY
Registration Number:	CB744030
Registration Date and Time:	2023-07-10 12:53
Registered Owner:	TELUS COMMUNICATIONS INC.
Remarks:	INTER ALIA

TITLE SEARCH PRINT

2023-12-18, 14:15:50

File Reference:

Requestor: Page Ward

Nature:	PRIORITY AGREEMENT
Registration Number:	CB855264
Registration Date and Time:	2023-08-29 08:40
Remarks:	INTER ALIA GRANTING CB855263, AS REGISTERED ON THE COMMON PROPERTY RECORD, PRIORITY OVER CA173602

Duplicate Infeasible Title	NONE OUTSTANDING
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Transfers	NONE
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Pending Applications	NONE
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Corrections	NONE
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TITLE SEARCH PRINT

File Reference:

2023-12-18, 14:15:51

Requestor: Page Ward

****CURRENT AND CANCELLED INFORMATION SHOWN****

Title Issued Under	STRATA PROPERTY ACT (Section 249)
Land Title District Land Title Office	PRINCE GEORGE PRINCE GEORGE
Title Number From Title Number	CB1041433 JA3242
Application Received	2023-11-24
Application Entered	2023-12-06
Registered Owner in Fee Simple Registered Owner/Mailing Address:	FORTWOOD HOMES & SONS LTD., INC.NO. BC0134738 2255 QUINN STREET PRINCE GEORGE, BC V2N 2X4
Taxation Authority	Prince George, City of
Description of Land Parcel Identifier: Legal Description:	032-112-114 STRATA LOT 17 DISTRICT LOT 2014 CARIBOO DISTRICT STRATA PLAN EPS9262 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
Legal Notations	THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 14 OF THE LOCAL GOVERNMENT ACT, SEE CA6737970 THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 14 OF THE LOCAL GOVERNMENT ACT, SEE CA8522166 THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 14 OF THE LOCAL GOVERNMENT ACT, SEE CB1000485 PHASED STRATA PLAN DECLARATION (FORM P) FILED CB855261 2023-08-29

TITLE SEARCH PRINT

2023-12-18, 14:15:51

File Reference:

Requestor: Page Ward

HERETO IS ANNEXED EASEMENT CB855265 OVER THAT PART OF THE COMMON
PROPERTY STRATA PLAN EPS9262 SHOWN ON PLAN EPP125567

Charges, Liens and Interests

Nature: MORTGAGE
Registration Number: CA173602
Registration Date and Time: 2006-02-10 08:55
Registered Owner: INTEGRIS CREDIT UNION
Remarks: INTER ALIA

Nature: COVENANT
Registration Number: CA5862698
Registration Date and Time: 2017-03-09 14:34
Registered Owner: CITY OF PRINCE GEORGE
Remarks: INTER ALIA

Nature: PRIORITY AGREEMENT
Registration Number: CA5862699
Registration Date and Time: 2017-03-09 14:34
Remarks: INTER ALIA
GRANTING CA5862698 PRIORITY OVER CA173602

Nature: COVENANT
Registration Number: CB460646
Registration Date and Time: 2023-02-02 16:16
Registered Owner: CITY OF PRINCE GEORGE
Remarks: INTER ALIA

Nature: PRIORITY AGREEMENT
Registration Number: CB460647
Registration Date and Time: 2023-02-02 16:16
Remarks: INTER ALIA
GRANTING CB460646 PRIORITY OVER CA173602

Nature: STATUTORY RIGHT OF WAY
Registration Number: CB744029
Registration Date and Time: 2023-07-10 12:53
Registered Owner: BRITISH COLUMBIA HYDRO AND POWER AUTHORITY
Remarks: INTER ALIA

Nature: STATUTORY RIGHT OF WAY
Registration Number: CB744030
Registration Date and Time: 2023-07-10 12:53
Registered Owner: TELUS COMMUNICATIONS INC.
Remarks: INTER ALIA

TITLE SEARCH PRINT

2023-12-18, 14:15:51

File Reference:

Requestor: Page Ward

Nature:	PRIORITY AGREEMENT
Registration Number:	CB855264
Registration Date and Time:	2023-08-29 08:40
Remarks:	INTER ALIA GRANTING CB855263, AS REGISTERED ON THE COMMON PROPERTY RECORD, PRIORITY OVER CA173602

Duplicate Indefeasible Title	NONE OUTSTANDING
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Transfers	NONE
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Pending Applications	NONE
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Corrections	NONE
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Strata Property Act Filing

VICTORIA LAND TITLE OFFICE
MAR 01 2024 15:26:22.001

CB1191199

1. Contact

Document Fees: \$31.27

**TRAXLER HAINES
BARRISTERS & SOLICITORS
614 - 1488 - 4TH AVENUE
PRINCE GEORGE BC V2L 4Y2
Phone: 250-563-7741**

2. Identification of Attached Strata Property Act Form or Other Supporting Document

Application Type

LTO Document Reference

Form-I Amendment to Bylaws

3. Description of Land

PID/Plan Number

Legal Description

EPS9262**STRATA PLAN EPS9262****Electronic Signature**

Your electronic signature is a representation that you are a designate authorized to certify this application under section 168.4 of the *Land Title Act*, RSBC 1996, c.250, that you certify this application under section 168.43(3) and that the supporting document is in your possession.

**Jacqueline Liane
Trudel 97LNQ3**

**Digitally signed by
Jacqueline Liane Trudel
97LNQ3
Date: 2024-03-01
14:47:29 -08:00**

Strata Property Act

FORM I

AMENDMENT TO BYLAWS

(Section 128)

The Owners, Strata Plan EPS9262 certify that the following amendments to the bylaws of the strata corporation were approved by a resolution passed in accordance with section 128 of the *Strata Property Act* at an annual or special general meeting held on February 29, 2024:

Be it resolved by a $\frac{3}{4}$ vote of The Owners, Strata Plan EPS9262 (the "Strata Corporation") that the bylaws of the Strata Corporation be amended by removing section 3(4)(d) in its entirety and replacing it with the following

- (d) two dogs or two cats or one of each



Signature of Council Member

Signature of Second Council Member