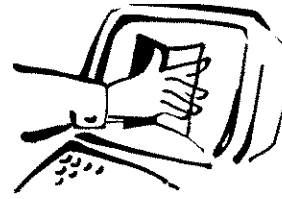


BC OnLine



BC OnLine Land Title Internet Service
Provided in co-operation with
Land Title and Survey Authority

LTSA - DOCUMENT RETRIEVAL			REF# H79568	REQUESTED:2008-12-08 21:47
CLIENT NAME:	ROCKIES WEST REALTY (2007) LTD.			
ADDRESS:	230 LAURIER STREET INVERMERE BC V0A 1K3			
PICK-UP INSTRUCTIONS:				
USER ID: PA16552	APPL/DOC# W24951	NE Registered RCVD:1987-11-27		
ACCOUNT: 820041				
FOLIO				
REMARKS:				

Help Desk Victoria (250) 953-8200
In B.C. 1-800-663-6102
Administration Office ... (250) 953-8250
Fax Number (250) 953-8222

Persons who need to rely on a plan for legal purposes must examine the official version at the Land Title Office in which the plan is deposited. However, plans with plan numbers beginning with the letters EPP or EPS are electronic plans which constitute the official version.

NELSON
LAND TITLE OFFICE

'87 NOV 27 AM 11.06

W24951

*BE 2/1/11
37-11*

11/27/87 A7416n CHG NOM 25.00 \$

LAND TITLE ACT
form 35

2/2

DECLARATION OF BUILDING SCHEME

P. ROCK LTD., a company duly incorporated under the laws of the Province of British Columbia, with its registered office at 646 Montroyal Blvd., North Vancouver, British Columbia, and its Head Office in North Vancouver, B.C., HEREBY DECLARES:

W24941
to
W24949

- 1. That it is the registered owner in fee simple of the following lands (hereinafter called "the lots")

Lots 1,2,3,4,5,6,7,8 and 9, on a subdivision plan of Lot 4 except parts included in Plan 16749 and 11681, Plan 9959, of District Lot 4596, Kootenay District certified correct by M.B. Paterson, B.C.L.S. July 31, 1987, a copy hereto attached **17682**

- 2. That it hereby creates a building scheme relating to the lots.
- 3. That a sale of any of the lots is subject to the restrictions enumerated in the schedule attached hereto.
- 4. That the restrictions shall be for the benefit of all lots.

THE CORPORATE SEAL OF P. ROCK LTD. was hereunto affixed in the presence of:

Peter W. Roeck

PETER ROECK
AUTHORIZED SIGNATORY

LAND TITLE ACT
Form J (Section 36)
MEMORANDUM OF REGISTRATION
Registered on application received on
the day and at the time written hereon
Nelson Land Title Office Registrar

LAND TITLE OFFICE
VANCOUVER

W24951

00.25 NOV 21 11:04 AM '87

W24951

LAND TITLE ACT

FORM 17
(Sections 151, 152(1), 220)

APPLICATION

NOTE: Before submitting this application for interests under (1) and (2), applicants should check and satisfy themselves as to the tax position, including taxes of the Crown provincial, a municipality, and improvement, water, and irrigation districts.

NATURE OF INTEREST:

(1) Fee-simple Market Value: _____

(2) Charge True Value: _____

Building scheme
(Nature of charge)

(3) Cancellation of charge
Nature & number of charge cancelled _____

HEREWITH FEES OF \$ 25.00

As to (1) and (2) ADDRESS of person entitled to be registered as owner, if different than shown in instrument _____

As to (3) FULL NAME of person entitled to cancellation who or on whose behalf the application is made _____

Legal description, if not shown in instrument being submitted with this application
LOT 1-9, DL 4390 Plan 17682

Full name, address, telephone number of person presenting application
P. ROCKS LIMITED, 646 Montroyal Blvd
North Vancouver BC

[Signature]
Signature of applicant, or solicitor or authorized agent

W24951

SCHEDULE OF RESTRICTIONS

- 1) Only residences and related utility buildings shall be erected on one lot.
- 2) No residence shall be used for any other purpose than that of a private dwelling for a single family. **Provided** however that any such dwelling may contain the office, studio or shop of physicians, lawyers, writers, artists or other professional and trades persons.
- 3) No exterior of any dwelling or other structure shall be finished other than with siding, brick, stone or stucco or other material of equal quality of appearance. In cases of manufactured prefabricated buildings the manufacturer's exterior finish will be acceptable. Housetrailors are acceptable under the definition of manufactured prefabricated buildings. They must be placed on a solid foundation and neatly skirted with wood siding or brick.
- 4) Once work has commenced upon any building, structure or improvement whatsoever, the same shall be completed with due diligence and in a workmanlike manner within twelve (12) months from date of commencement of construction.
- 5) No excavation shall be made on the lots except for the purpose of building or for the improvement of gardens and grounds thereof. No soil, sand or gravel shall be removed from the lots except with the permission of the developer.
- 6) Animals may be kept in accordance with the regulations of the Regional District of East Kootenay, but for no reason more than one animal per hectare. No animals shall be permitted to roam at large so as to constitute a nuisance.

- 2 -

W24951

- 7) No debris, vegetation, garbage or offensive matter of any description shall be permitted to accumulate on any lot or within any dwelling or ancillary building.
- 8) No billboards, placards, advertising, or sign of any description shall be erected or displayed upon the premises or any part thereof, save and except name plates and ordinary signs offering the lots for sale or rent.
- 9) No parcel of land shall be subdivided without prior approval by the developer.
- 10) The developer shall have the right to appoint a committee of owners of the lots or other organisation comprised principally of owners of lots for such time and upon such conditions as it may designate, to exercise the rights and powers reserved to it in this Schedule of Restrictions, and in such case the developer shall incur no liability for any act or omission of such committee or other organisation. Alternatively, the developer may elect to waive such rights and powers without incurring any liability to the said owners.
- 11) The restrictions and stipulations herein contained shall not be deemed to be exclusive of such by-laws of the Regional District of East Kootenay or of the obligations and liabilities imposed by any other statute or regulation on owners or occupiers of land, all of which shall be duly observed and complied with.

FORM NO. LVA 6

LAND TITLE ACT

Form 6
(Section 46)

W24951

PROOF OF EXECUTION BY CORPORATION

I CERTIFY that on the 25th day of November, 1987, at the City of Vancouver, in British Columbia,

~~(Where the person making the acknowledgment is personally known to the officer taking it, strike out these words in brackets.)~~

Peter Roeck who is) personally known to me, appeared before me and acknowledged to me that he/~~she~~ is the authorized signatory of P. ROCK LTD. and that he/~~she~~ is the person who subscribed his/~~her~~ name and affixed the seal of the corporation to the instrument, that he/~~she~~ was authorized to subscribe his/~~her~~ name and affix the seal to it, †(and that the corporation existed at the date the instrument was executed by the corporation.)

IN TESTIMONY of which I set my hand and seal of office,

at the City of Vancouver, Province of British Columbia, this 25th day of November, 1987.

Brigitte G. Faulstich

A NOTARY PUBLIC IN AND FOR THE PROVINCE OF BRITISH COLUMBIA

*Where the person making the acknowledgment is personally known to the officer taking it, strike out these words in brackets.

†These words in brackets may be added, if the applicant wishes the registrar to exercise his discretion under section 162(5) not to call for further evidence of the existence of the corporation.

‡Write name and qualifications under section 48, e.g., A Commissioner for Taking Affidavits for British Columbia.

DATED NOV. 26, 1987

P. ROCK LTD.

DECLARATION OF BUILDING SCHEME