

LAND REGISTRY ACT FORM C

Application for Registration of Charge

(Lo he compl	rted in triplicate in all cases where a tax certificate is require	ed, in displicate in a	ther cases
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🕽, Helen M.	Marchant		
nat I am www.Swijoch	жжжжи the duly authorized Agent of RANGALL LOXXI	NG LT .	, solemnly decl.
		and that h	e is entitled to
ver the land hereund ad claim registration of The full name, a	way of Building Scheme er described, and hereby make application under the pro- of a charge accordingly. ddiess, and occupation of the person so entitled to be	visions of the "La	nd Registry A
Rangali Loggir	ng Ltd., 730 - 470 Granville Street, Vanco	over, British	Columbia -
Nut applicable here the plicant	I am a British subject* $[Or]$ I am not a British subject* $[Or]$		
a corporation, rike out words t applicable.	I am informed by		
	erily believe, that the person so entitled to be registered the person so entitled to be registered.	constances,) as owner of the c	harge is a Britis
The second section of the second section of the second section of the second section of the second section sec	e-simple is registered in Vol. Fol. DESCRIPTION OF LAND	, of the Re	
Municipality or Assessment District	Lot or Section	Admeasuremen	t or Acreage
Gulf Islands	Lots 1, 2 and 3 of Section 20 and Lots 6 to 49 of Section 1 and Lots 4, 5 and 40 of Section 1 and 24, Range 2 West, North		(,)
	Salt Spring (sland, Cowichan District, Plan 23168		₹7,
	LIST OF INSTRUMENTS		NAME OF TAXABLE PARTY.
Date	Ol Parties	Character	of Deed
May 29 . 1970.	RANDALI LOGGING LTD.	Building Sch	ėme
And I was	Hill D		
Colubibia, and am of the	I have investigated and association the value of the interest covered by its three fits date of this application is dily authorized by the owner to make this application (in the case of an A full age of twenty-one years, distribution of the case of an A further constitutionally believing it to be true, and knowing that it is the Evidence Act.	11011418	(IN THE CASE OF A
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dinga	no lesman delle 12 12	4. 6 1	
Victoria	British Columbia #320 - 777 Broughton St., V	ictoria, B. C	•
THE PANER TO THE THE ACTION ACTION	For mailing nutlees and documents	& Glatis.	
	vits for British Colombia. e less than the fee single, or encuminance or squitable interest claimed in the state of the formula targeting to creamstances, upon, in, over		

IMPORTANT. In all cases where a tax certificate is required, the particulars on the reverse sale shall be completed by the vendor or purchaser, or his solicator or agent, otherwise the application may be rejected.

Victoria Hook & Stationery Co., Let., Virtoria, B.C. Land Registry Act FORM Q. (Section 59). TIFY that, on the Secretary (or other Officer) of a Corporation

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Tipy that, on the Secretary (or other Officer) of a Corporation

Tipy that, on the Secretary (or other Officer) of a Corporation I HEREBY CERTIFY that, on the .Gangos... in the Province of British Columbia Cecil Robert Bader | whosexidentityx who is] personally known to me, appeared before me and acknowledged to me that he is the President who subscribed his name to the annexed instrument as. Director ______ of the said !Condall _____ Logging Ltd. and affixed the seal of the Said Randall Logging Ltd. to the said instrument, that he was first daly authorized to subscribe his name as aforesaid, and affix the said scal to the said instrument and that such Corporation is legally entitled to hold and dispose of land in the Province of British Columbia. IN TESTIMONY whereof I have hereto set my hand and Seal of Office at Ganges day of this day of May Juwe in the year of our Lord one thousand nine hundred NOTE. Where the person making the acknowledgment is personally known to the officer taking the same, strike out the words in brackets. form "G" Land Rogistry Act (Sec. 50) MIME A OF CISTRATION Pools of the time

wrillion or stamped on the application.

H. T. KENREDY, Resistant of the Victoria Land Registration District

399395-6

5.

Form "G" Land Registry Act (Sec. 50)
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Register a fine 1/1 devel (* 18 //
en application received at the time
written or stamped on the opplication.
H. T. KENNEDY, Register of the Victoria
and Registration District

399393-(;

DECLARATION OF CREATION OF BUILDING SCHEME

DATED this May of May, 1970.

I, CECIL ROBERT BADER, of Ganges, in the Province of British Columbia, DECLARE:-

That I am the President and a Director of MANDALL LAXBUS LTD., a body corporate incorporated under the laws of the Province of British Columbia, and having its registered office at 700 - 470 Granville Street, Vancouver, British Columbia.

That the said Randall Logging Ltd., is the registered owner in fee simple of the following lands: Lots 1, 2 and 3 of Section 20 and Lots 6 to 39 of Section 1 and Lots 4, 5 and 40 of Section 1 and 20, Range 2 West, North Salt Spring Island, Cowichan District, Plan 23168 in the Gulf Islands Assessment District, Salt Spring Island Fire Protection District, and Province of British Columbia.

That Randall Logging Ltd. hereby creates a building scheme relating to the lots known as Erskine Heights Stage I.being the lots set out in paragraph 2. above.

The sale of any of the lots is subject to the restrictions enumerated in the schedule.

The restrictions shall be for the benefit of all the lots.

RANDALL LOGGING LTD.

CECIL ROBERT BADER President and Director.

SCHEDULE

BUILDING RESTRICTIONS

<u> ERSKINE HEIGHTS - STAGE I</u>

No building shall be constructed or erected on the said jot except one private dwelling house which shall not be used for any other purpose than that of a private dwelling house, but such dwelling house may have a garage, one guest house, or other outbuildings suitable or proper for a dwelling house of the class or value of the buildings so constructed or placed. • The image look area of any building used as a deciling shall be and the recipied, excluding besement and second storny levels and garage or carport but including levels in split-level hores.

11.

A proper and suitable septic tank of such design as may be prescribed and approved by the Provincial Sanitary Inspector shall be constructed at the same time as a dwelling house.

No sign, billboard or advertising matter of any kini, except the ordinary signs offering the said lot or building thereon for sale or rent, shall be placed upon the said lot without the written consent thereto of the Grantor.

6. No house-trailer or mobile home shall be set up or used as a form of permanent residence on the said lot, provided such facilities may be used on a temporary basis for a period not exceeding 6 months.

7. The said lot without a building shall not be used for camping either in tents or trailers of any kind, nor shall anything be done on the said lot or in any building thereon which may be a nuisance to the occupiers of any neighbouring lots, nor shall the said lot be used for any other purpose than that of a private residence without the written permission of the Granter.

No trade, manufacturing or business shall be carried on on the said lot, nor shall any building be used for any other purpose than that of a private dvelling house, and outbuildings incidental thereto, and without limiting the generality of the foregoing, no building shall be used for mercantile or manufacturing purposes or as a hospital or as an apartment block or for any purpose of gain whatsoever. Nothing herein contained shall be deemed to prevent the carrying on of the practice or profession of a duly qualified physician or surgeon.

9. No ashes or garbage shall be left exposed or uncovered, nor shall any nuisance be committed or caused to be committed or suffered to be committed on the said lot.

10. These restrictions shall run with the land and chall be in force until the first day of April, 1999.

No poultry, rabbits, cattle, livestock or other animals, except domestic household pets shall be kept on the said lot.

No lots shall be permitted to remain in its natural state, without landscaping for more than 2 years from the date the foundations or excavations of any dwelling are commenced. After the erection of any dwelling the lot will be maintained in a reasonable state and the owner will cut down weeds and brush.

13. All plans of dwellings and the site thereof to be created on the said lot must be satisfactory to and approved by the Grantons

14. No tree or shrub shall at any time be placed or planted or suffered to grow on any portion of the said lot which obscures the view of owners of other lots in the subdivision.

RANDALL LOGGING LTD.

GECIL ROBERT BADER
President and Director.

ACKNOWLEDGEMENT OF OFFICER OF A CORPORATION

I HEREBY CERTIFY that, on the 24 day	y of (i hreally 198 70
at Richmoned	in the Province of British Columbia
evidence on path of William Roma	hose-identity has been proved by the
evidence on nathrof William Kong	(d Walker who is)
personally known to me, appeared before me	and acknowledged to me that he is the
Prosident of GULFI	ENTERPRISES LTD.

and that he is the person who subscribed his name to the annexed instrument as $\rho_{\rm res,dem}$ of the said GULF ENTERPRISES LTD.

and affixed the seal of the

GULF ENTERPRISES LTD.

to the said Instrument; that he was first duly authorized to subscribe his name as aforesaid, and affix the said seal to the said Instrument, and that such corporation is legally entitled to hold and dispose of land in the Province of British Columbia.

IN TESTIMONY WHEREOF I have hereunto set my hand and Seal of Office, at Redunind
In the Province of British Columbia, this 24
day of 18 man in the year of our Lord One thousand nine hundred and medways severty.

A Notary Public in and for the Province of British Columbia. A Commissioner for taking affidavits within British Columbia.

ACKNOWLEDGEMENT OF OFFICER OF A CORPORATION

I HEREBY CERTIFY that, on the 24 day of 28 RVARY 196 70 at CECIA ROSCAL BASE (whose identity has been proved by the evidence on oath of 37 m who is) personally known to me, appeared before me and acknowledged to me that he is the of RANDALL LOGGING LTD.

and that he is the person who subscribed his name to the annexed instrument as of the said RANDALL LOGGING LTD.

and affixed the seal of the

RANDALL LOGGING LTD.

to the said Instrument; that he was first duly authorized to subscribe his name as aforesaid, and afrix the said seal to the said Instrument, and that such corporation is legally entitled to hold and dispose of land in the Province of British Columbia.

IN TESTIMONY WHEREOF I have hereunto set my hand and Seal of Office, at I will be a considered in the Province of British Columbia, this was day of A Columbia in the year of our Lord One thousand nine hundred and stroys seventy.

A Notary Public in and for the Province of British Columbia.
A Commissioner for taking affidavits within British Columbia.

- 4. It is mutually understood, agreed and declared by and between the parties hereto that:
- (a) This grant shall be construed as running with the land and no part of the fee of the soil thereof shall pass to or be vested in B.C. Hydro under or by these presents.
- (b) The expressions "Grantor" and "B.C. Hydro" herein contained shall be deemed to include the executors, administrators, successors and assigns of such parties wherever the context so admits.
- (c) Where the expression "Grantor" includes more than one individual, all covenants herein on the part of the Grantor shall be construed as being several as well as joint.
- (d) Wherever the singular and masculine are used in this Indenture they shall be construed as meaning the plural or the feminine or body corporate where the context or the parties hereto so require.

IN WITNESS HEREOF the Grantor has caused these presents to be executed the day and year first above written.

THE CORPORATE SEAL OF THE GRANTOR was hereunto affixed in the presence of:

Lo Bader Ores

THE CORPORATE SEAL OF THE GRANTOR was hereunto affixed in the presence of:

Westert