

FORM 6.

P 84287

LAND TITLE ACT
FOR 35
(Section 216 (1))

APPLICATION

Note: Before submitting this application, applicants should check and satisfy themselves to the tax position, including tax of the Crown Provincial, a municipality and Improvement, Water and Irrigation Districts.

NATURE OF INTEREST: CHARGE NATURE OF CHARGE: BUILDING SCHEME
TRUE VALUE: NOMINAL
HEREWITH FEES OF: \$10.00

VAN CUYLENBORG & GRAY
Barristers & Solicitors
850 Courtney Street
Victoria, B.C.
VBW 1C4 Telephone: 386-1481
File: 26949/RWS*iam

09/27/85 D7354 CHG NOM 10.00
[Signature]
Signature of Applicant

WE, RICO HOLDINGS LTD., (Incorporation Number 186,085), a Company duly incorporated pursuant to the laws of the Province of British Columbia, having its Registered Office situate at 850 Courtney Street, Victoria, British Columbia, VBW 1C4, (hereinafter called "Rico") DECLARE:

1. We are the registered owner in fee simple of the following lands (hereinafter called the "Lots");
Strata Lots 1 to 23 inclusive, Sections 46 and 48, South Salt Spring Island, Cowichan District, Strata Plan 1453.
2. We hereby create a Building Scheme relating to the Lots.
3. A sale of any of the Lots is subject to the restrictions enumerated in the Schedule attached hereto.
4. The restrictions shall be for the benefit of all of the Lots.

RICO HOLDINGS LTD.

Per: *[Signature]*

27 Sep 85

FORM 1 (Section 36)
MEMORANDUM OF REGISTRATION
Registered on application received on
the day and time written hereon
R. E. HOOPER, Registrar of the
Victoria Land Title Office

[Signature]

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SCHEDULE PERTAINING TO BUILDING SCHEME
WITH RESPECT TO:

Strata Lots 1 to 23 inclusive, Sections 46 and 48, South Salt Spring Island, Cowichan District, Strata Plan

1. There shall not be erected or constructed on any Lot, any residence, building, fence or other improvement, addition or alteration thereto, including alterations of an exterior finish or change in colour thereof until a proposal to erect, alter or change the same and property plans (including a Siting Plan), elevations and specifications thereof (setting forth all materials to be used with details as to their quantities, qualities and colours) shall have been first submitted to and approved in writing to Rico.
2. Any improvements constructed upon any Lot shall be used for residential purposes only and any home or residence so constructed shall have a minimum interior floor area of ONE THOUSAND (1,000) square feet.
3. No home being erected on any Lot shall remain uncompleted on the exterior after EIGHTEEN (18) months from the start of construction.
4. No house trailers, mobile homes, tents or other temporary accommodation shall be located on any part of the said lots.
5. Except for a maximum of THREE (3) private passenger automobiles per residence, no waste, materials of any kind, or chattels, including without restricting the generality thereof, trailers, campers, motor homes, trucks, motorcycles, and boats shall be parked, placed or situated on any Lot except in a garage or in any area situated on the Lot which is bounded by an approved screening.

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27 SEP 85 11:41 AM



LAND TITLE ACT

Form 6
(Section 46)

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84287

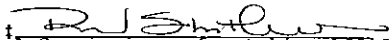
PROOF OF EXECUTION BY CORPORATION

I CERTIFY that on the ^{28th} ~~27th~~ day of ^{November} ~~September~~, 1985, at the City of Victoria, in British Columbia,

(~~whose identity has been proved by the evidence in which of~~ Willem van Cuylenborg who is) personally known to me, appeared before me and acknowledged to me that he/~~she~~ is the authorized

signatory of **RICO HOLDINGS 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 Victoria, Province of British Columbia, this 28th day of November, 1985.


A Commissioner for taking Affidavits within 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