

LAND TITLE OFFICE
STATE OF TITLE CERTIFICATE

Certificate Number: STSR3527282

File Reference: 10300.003

DIGBY R. LEIGH LAW CORPORATION
#201 - 3053 EDGEMONT BOULEVARD
NORTH VANCOUVER BC V7R 2N5

A copy of this State of Title Certificate held by the land title office can be viewed for a period of one year at <https://apps.ltsa.ca/cert> (access code 518471).

I certify this to be an accurate reproduction of title number **CA9769219** at 00:20 this 24th day of March, 2022.


REGISTRAR OF LAND TITLES



Land Title District Land Title Office	VICTORIA VICTORIA
Title Number From Title Number	CA9769219 CA7480801
Application Received	2022-03-08
Application Entered	2022-03-22
Registered Owner in Fee Simple Registered Owner/Mailing Address:	ADAM ROBERT WITHERS, COMPUTER PROGRAMMER 416-10 PAUL KANE PLACE VICTORIA, BC V9A 7J8
Taxation Authority	Capital Assessment Area

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Description of Land

Parcel Identifier: 030-838-878

Legal Description:
LOT 31 BLOCK 399 MALAHAT DISTRICT
PLAN EPP78349

Legal Notations

THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 26 OF THE LOCAL
GOVERNMENT ACT, SEE FB476552
AMENDED BY CA7334077

HERETO IS ANNEXED EASEMENT CA8721496 OVER PART OF LOT 20 PLAN EPP78349
SHOWN ON PLAN EPP107975

HERETO IS ANNEXED EASEMENT CA8721497 OVER PART OF LOT 23 PLAN EPP78349
SHOWN ON PLAN EPP107975

HERETO IS ANNEXED EASEMENT CA8721498 OVER PART OF LOT 24 PLAN EPP78349
SHOWN ON PLAN EPP107975

HERETO IS ANNEXED EASEMENT CA8721499 OVER PART OF LOT 25 PLAN EPP78349
SHOWN ON PLAN EPP107975

HERETO IS ANNEXED EASEMENT CA8721500 OVER PART OF LOT 26 PLAN EPP78349
SHOWN ON PLAN EPP107975

HERETO IS ANNEXED EASEMENT CA8721501 OVER PART OF LOT 27 PLAN EPP78349
SHOWN ON PLAN EPP107975

HERETO IS ANNEXED EASEMENT CA8721502 OVER PART OF LOT 28 PLAN EPP78349
SHOWN ON PLAN EPP107975

HERETO IS ANNEXED EASEMENT CA8721503 OVER PART OF LOT 29 PLAN EPP78349
SHOWN ON PLAN EPP107975

HERETO IS ANNEXED EASEMENT CA8721504 OVER PART OF LOT 30 PLAN EPP78349
SHOWN ON PLAN EPP107975

HERETO IS ANNEXED EASEMENT CA8721507 OVER PART OF LOT 22 PLAN EPP93479
SHOWN ON PLAN EPP107975

HERETO IS ANNEXED EASEMENT CA8721509 OVER PART OF LOT 25 PLAN EPP93479
SHOWN ON PLAN EPP107975

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HERETO IS ANNEXED EASEMENT CA8721510 OVER PART OF LOT 31 PLAN EPP93479
SHOWN ON PLAN EPP107975

HERETO IS ANNEXED EASEMENT ES87678 OVER THAT PART OF DISTRICT LOT 194
MALAHAT DISTRICT AS SHOWN ON PLAN VIP72816
MODIFIED BY EW139316

HERETO IS ANNEXED EASEMENT ES87679 OVER PARCEL E
(DD 99836I) DISTRICT LOT 51, MALAHAT DISTRICT SHOWN OUTLINED IN RED
ON PLAN 451R, LYING TO THE EAST OF A STRAIGHT BOUNDARY JOINING
POINTS ON THE SOUTHERLY AND NORTH EASTERLY BOUNDARIES OF SAID
PLAN 451R DISTANT 106 FEET AND 110 FEET RESPECTIVELY FROM THE
MOST EASTERLY CORNER OF SAID PLAN
EASEMENT ES87679 MODIFIED BY EW139312

HERETO IS ANNEXED EASEMENT ES89877 OVER THAT PART OF DISTRICT LOT 137
MALAHAT DISTRICT EXCEPT PART IN 27191 AS SHOWN ON PLAN VIP72817
EASEMENT ES89877 MODIFIED BY EW139313

HERETO IS ANNEXED EASEMENT ES89878 OVER THAT PART OF LOT 1, PLAN
12268 AS SHOWN ON PLAN VIP72817
EASEMENT ES89878 MODIFIED BY EW139314

HERETO IS ANNEXED EASEMENT ES89879 OVER THAT PART OF
PARCEL E (DD 99836I) OF DISTRICT LOT 51, MALAHAT DISTRICT SHOWN
OUTLINED IN RED ON PLAN 451R EXCEPT PART IN PLAN 12268 AND EXCEPT
PART LYING TO THE EAST OF A STRAIGHT BOUNDARY JOINING POINTS OF THE
SOUTHERLY AND NORTH EASTERLY BOUNDARIES OF SAID PLAN 451R, DISTANT
106 FEET AND 110 FEET RESPECTIVELY FROM THE MOST EASTERLY CORNER
OF SAID PLAN 451R AS SHOWN ON PLAN VIP72817
EASEMENT ES89879 MODIFIED BY EW139315

THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 26 OF THE LOCAL
GOVERNMENT ACT, SEE FB428262

Charges, Liens and Interests

Nature:

Registration Number:

Registered Owner:

Remarks:

EXCEPTIONS AND RESERVATIONS

M76300

ESQUIMALT AND NANAIMO RAILWAY COMPANY
INTER ALIA

A.F.B. 9.693.7434A

DD 108152I; 89094G

SECTION 172(3)

FOR ACTUAL DATE AND TIME OF REGISTRATION SEE
ORIGINAL GRANT FROM E AND N RAILWAY COMPANY

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Certificate Number: STSR3527282

Nature: STATUTORY RIGHT OF WAY
Registration Number: ED69287
Registration Date and Time: 1990-06-25 10:45
Registered Owner: TERASEN GAS (VANCOUVER ISLAND) INC.
INCORPORATION NO. 236352
Transfer Number: EV72529
Remarks: INTER ALIA
PART IN PLAN VIP58046

Nature: EASEMENT
Registration Number: FB120051
Registration Date and Time: 2007-11-15 13:09
Remarks: INTER ALIA
PART IN PLAN VIP84080,
APPURTENANT TO BLOCK 1043, MALAHAT DISTRICT
RELEASE OF EASEMENT AS TO PART ON PLAN EPP90267

Nature: COVENANT
Registration Number: CA7480832
Registration Date and Time: 2019-05-02 16:06
Registered Owner: CAPITAL REGIONAL DISTRICT
Remarks: INTER ALIA

Nature: COVENANT
Registration Number: CA7480833
Registration Date and Time: 2019-05-02 16:06
Registered Owner: CAPITAL REGIONAL DISTRICT
Remarks: INTER ALIA

Nature: STATUTORY BUILDING SCHEME
Registration Number: CA8203952
Registration Date and Time: 2020-05-25 09:56
Remarks: INTER ALIA

Nature: RESTRICTIVE COVENANT
Registration Number: CA8322757
Registration Date and Time: 2020-07-27 09:23
Remarks: INTER ALIA
APPURTENANT TO LOT 3 PLAN EPP58433

Nature: COVENANT
Registration Number: CA8366136
Registration Date and Time: 2020-08-17 10:55
Registered Owner: HER MAJESTY THE QUEEN IN RIGHT OF BRITISH COLUMBIA
Registered Owner: CAPITAL REGIONAL DISTRICT
Remarks: INTER ALIA

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Nature: EASEMENT
Registration Number: CA8721505
Registration Date and Time: 2021-01-21 14:02
Remarks: PART IN PLAN EPP107975; APPURTENANT TO LOTS 32-36
PLAN EPP78349 AND LOT 22 PLAN EPP93479

Duplicate Indefeasible Title NONE OUTSTANDING

Transfers NONE

Pending Applications NONE

This certificate is to be read subject to the provisions of section 23(2) of the Land Title Act(R.S.B.C. 1996 Chapter 250) and may be affected by sections 50 and 55-58 of the Land Act (R.S.B.C. 1996 Chapter 245).