

VIEW COVENANT

SOUTH  
LOTS

LOTS 1 TO 12  
STRATA LOTS 1 TO 4

FB292275 TO  
FB 292260

AND

FB 304585

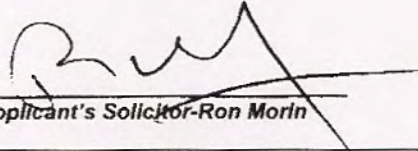
and

LAND TITLE ACT  
FORM C  
(Section 233)  
Province of British Columbia  
GENERAL INSTRUMENT - PART 1

1. APPLICATION: [Name, address, phone number and signature of authorized agent]

Morin Law Corporation, 15245-  
18<sup>th</sup> Avenue, Surrey, BC, V4A  
1W9 (604)-538-9887

DYE & DURHAM



Morin Law Corp file number: R10884 ~~Applicant's Solicitor-Ron Morin~~

16c  
x  
ic

2. PARCEL IDENTIFIER(S) AND LEGAL DESCRIPTION(S) OF LAND:\*

[PID]  
See Schedule

km 8/19/2009 1:40:17 PM 1 1  
Charge 16 \$1,174.40

3. NATURE OF INTEREST\*  
DESCRIPTION

DOCUMENT REFERENCE  
[page and paragraph]  
ENTIRE INSTRUMENT

PERSON ENTITLED TO INTEREST  
TRANSFeree

SEE SCHEDULE

km 10/7/2009 3:00:03 PM 1 1  
Charge 1 \$73.40

4. TERMS: Part 2 of this instrument consists of [select one only]

- (a) Filed Standard Charge Terms  D.F. No.
- (b) Express Charge Term  Annexed as Part 2
- (c) Release  There is no Part 2 to this instrument.

A selection of (a) includes any additional or modified terms referred to in Item 7 or in a schedule annexed to this instrument. If (c) is selected, the charge described in item 3 is released or discharged as a charge on the land described in item 2.

km 10/7/2009 3:00:12 PM 1 1  
Defect 1 \$32.70

5. TRANSFEROR(S):\*

**CENTRE STAGE HOLDINGS LTD., INC NO. BC204577**

S.B

THE OWNERS, STRATA PLAN VIS 6238

6. TRANSFeree(S): [including postal address(s) & code(s)]\*

**CENTRE STAGE HOLDINGS LTD., INC NO. BC204577**

#120 - 11181 Voyageur Way, Richmond, B.C. V6X 3N9

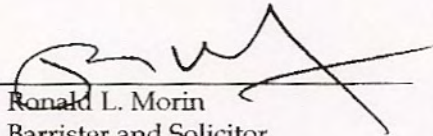
7. ADDITIONAL OR MODIFIED TERMS:\* N/A

\* If space insufficient enter "SEE SCHEDULE" and attach schedule in Form E.

\*\* If space insufficient, continue executions on additional page(s) in Form D.

8. EXECUTION(S):\*\* This instrument creates, assigns, modifies, enlarges, discharges or governs the priority of the interest(s) described in Item 3 and the Transferor(s) and every other signatory agree to be bound by this instrument, and acknowledge(s) receipt of a true copy of the filed standard charge terms, if any.

Officer Signature(s)

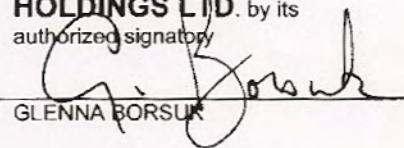
  
Ronald L. Morin  
Barrister and Solicitor  
15245 - 18 Avenue  
Surrey, B.C. V4A 1W9

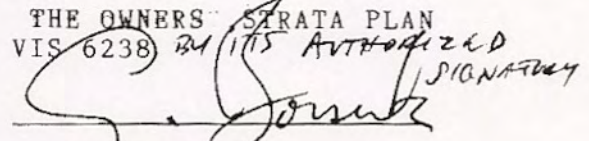
*Rm* As to both signatures

EXECUTION DATE

Y	M	D
09	08	18

Transferor(s) Signature(s)

**CENTRE STAGE HOLDINGS LTD.** by its authorized signatory  
  
GLENNA BORSUK

THE OWNERS STRATA PLAN  
VIS 6238 BY ITS AUTHORIZED SIGNATORY  
  
GLENNA BORSUK

OFFICER CERTIFICATION

Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the Evidence Act, R.S.B.C. 1996, c. 124, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the Land Title Act as they pertain to the execution of this instrument.

- \* If space insufficient enter "SEE SCHEDULE" and attach schedule in Form E.
- \*\* If space insufficient, continue executions on additional page(s) in Form D.

LAND TITLE ACT  
FORM E

SCHEDULE

ENTER THE REQUIRED INFORMATION IN THE SAME ORDER AS THE INFORMATION MUST APPEAR ON THE  
FREEHOLD TRANSFER FORM, MORTGAGE FORM OR GENERAL DOCUMENT FORM.

2. PARCEL IDENTIFIER AND LEGAL DESCRIPTION OF THE LAND

(PID)	(LEGAL DESCRIPTION)
PID 027 086 313	Lot 1, Section 8, Gabriola Island, Nanaimo District, Plan VIP 82759
PID 027 086 321	Lot 2, Section 8, Gabriola Island, Nanaimo District, Plan VIP 82759
PID 027 086 330	Lot 3, Section 8, Gabriola Island, Nanaimo District, Plan VIP 82759
PID 027 086 348	Lot 4, Section 8, Gabriola Island, Nanaimo District, Plan VIP 82759
PID 027 086 356	Lot 5, Section 8, Gabriola Island, Nanaimo District, Plan VIP 82759
PID 027 086 364	Lot 6, Section 8, Gabriola Island, Nanaimo District, Plan VIP 82759
PID 027 086 372	Lot 7, Section 8, Gabriola Island, Nanaimo District, Plan VIP 82759
PID 027 086 381	Lot 8, Section 8, Gabriola Island, Nanaimo District, Plan VIP 82759
PID 027 086 399	Lot 9, Section 8, Gabriola Island, Nanaimo District, Plan VIP 82759
PID 027 086 402	Lot 10, Section 8, Gabriola Island, Nanaimo District, Plan VIP 82759
PID 027 086 411	Lot 11, Section 8, Gabriola Island, Nanaimo District, Plan VIP 82759
PID 027 086 429	Lot 12, Section 8, Gabriola Island, Nanaimo District, Plan VIP 82759
PID 027 087 000	Strata Lot 1, Section 8, Gabriola Island, Nanaimo District, Strata Plan VIS 6238
PID 027 087 018	Strata Lot 2, Section 8, Gabriola Island, Nanaimo District, Strata Plan VIS 6238
PID 027 087 026	Strata Lot 3, Section 8, Gabriola Island, Nanaimo District, Strata Plan VIS 6238
PID 027 087 034	Strata Lot 4, Section 8, Gabriola Island, Nanaimo District, Strata Plan VIS 6238

3. NATURE OF INTEREST: RESTRICTIVE COVENANT  
CHARGE NUMBER:  
ADDITIONAL INFORMATION

Part in Plan VIP <sup>87037</sup> 82759; over Lot 1: Dominant Tenement over

PID 027 086 321	Lot 2, Section 8, Gabriola Island, Nanaimo District, Plan VIP 82759
PID 027 086 330	Lot 3, Section 8, Gabriola Island, Nanaimo District, Plan VIP 82759
PID 027 086 348	Lot 4, Section 8, Gabriola Island, Nanaimo District, Plan VIP 82759

RC FB292260  
CT'S  
FB22601  
FB22602  
FB22603

NATURE OF INTEREST: RESTRICTIVE COVENANT  
CHARGE NUMBER:  
ADDITIONAL INFORMATION

Part in Plan VIP <sup>87037</sup> 82759; over Lot 2: Dominant Tenement over

PID 027 086 313	Lot 1, Section 8, Gabriola Island, Nanaimo District, Plan VIP 82759
PID 027 086 330	Lot 3, Section 8, Gabriola Island, Nanaimo District, Plan VIP 82759
PID 027 086 348	Lot 4, Section 8, Gabriola Island, Nanaimo District, Plan VIP 82759
PID 027 086 356	Lot 5, Section 8, Gabriola Island, Nanaimo District, Plan VIP 82759

RC FB292261  
CT'S  
FB22600  
FB22602  
FB22603  
FB22604

**NATURE OF INTEREST: RESTRICTIVE COVENANT**

**CHARGE NUMBER:**

RC FB292262

**ADDITIONAL INFORMATION**

CT'S

9 Part in Plan VIP ~~82759~~<sup>87037</sup>, over Lot 3; Dominant Tenement over  
 PID 027 086 313 Lot 1, Section 8, Gabriola Island, Nanaimo District, Plan VIP 82759  
 PID 027 086 321 Lot 2, Section 8, Gabriola Island, Nanaimo District, Plan VIP 82759  
 PID 027 086 348 Lot 4, Section 8, Gabriola Island, Nanaimo District, Plan VIP 82759  
 PID 027 086 356 Lot 5, Section 8, Gabriola Island, Nanaimo District, Plan VIP 82759  
 PID 027 086 364 Lot 6, Section 8, Gabriola Island, Nanaimo District, Plan VIP 82759

FB22600  
 FB22601  
 FB22603  
 FB22604  
 FB22605

**NATURE OF INTEREST: RESTRICTIVE COVENANT**

**CHARGE NUMBER:**

RC FB292263

**ADDITIONAL INFORMATION**

CT'S

9 Part in Plan VIP ~~82759~~<sup>87037</sup>, over Lot 4; Dominant Tenement over  
 PID 027 086 313 Lot 1, Section 8, Gabriola Island, Nanaimo District, Plan VIP 82759  
 PID 027 086 321 Lot 2, Section 8, Gabriola Island, Nanaimo District, Plan VIP 82759  
 PID 027 086 330 Lot 3, Section 8, Gabriola Island, Nanaimo District, Plan VIP 82759  
 PID 027 086 356 Lot 5, Section 8, Gabriola Island, Nanaimo District, Plan VIP 82759  
 PID 027 086 364 Lot 6, Section 8, Gabriola Island, Nanaimo District, Plan VIP 82759  
 PID 027 086 372 Lot 7, Section 8, Gabriola Island, Nanaimo District, Plan VIP 82759

FB22600  
 FB22601  
 FB22602  
 FB22604  
 FB22605  
 FB22606

**NATURE OF INTEREST: RESTRICTIVE COVENANT**

**CHARGE NUMBER:**

RC FB292264

**ADDITIONAL INFORMATION**

CT'S

9 Part in Plan VIP ~~82759~~<sup>87037</sup>, over Lot 5; Dominant Tenement over  
 PID 027 086 313 Lot 1, Section 8, Gabriola Island, Nanaimo District, Plan VIP 82759  
 PID 027 086 321 Lot 2, Section 8, Gabriola Island, Nanaimo District, Plan VIP 82759  
 PID 027 086 330 Lot 3, Section 8, Gabriola Island, Nanaimo District, Plan VIP 82759  
 PID 027 086 348 Lot 4, Section 8, Gabriola Island, Nanaimo District, Plan VIP 82759  
 PID 027 086 364 Lot 6, Section 8, Gabriola Island, Nanaimo District, Plan VIP 82759  
 PID 027 086 372 Lot 7, Section 8, Gabriola Island, Nanaimo District, Plan VIP 82759  
 PID 027 086 381 Lot 8, Section 8, Gabriola Island, Nanaimo District, Plan VIP 82759  
 PID 027 086 399 Lot 9, Section 8, Gabriola Island, Nanaimo District, Plan VIP 82759

FB22600  
 FB22601  
 FB22602  
 FB22603  
 FB22605  
 FB22606  
 FB22607  
 FB22608

**NATURE OF INTEREST: RESTRICTIVE COVENANT**

**CHARGE NUMBER:**

RC FB292265

**ADDITIONAL INFORMATION**

CT'S

9 Part in Plan VIP ~~82759~~<sup>87037</sup>, over Lot 6; Dominant Tenement over  
 PID 027 086 313 Lot 1, Section 8, Gabriola Island, Nanaimo District, Plan VIP 82759  
 PID 027 086 321 Lot 2, Section 8, Gabriola Island, Nanaimo District, Plan VIP 82759  
 PID 027 086 330 Lot 3, Section 8, Gabriola Island, Nanaimo District, Plan VIP 82759  
 PID 027 086 348 Lot 4, Section 8, Gabriola Island, Nanaimo District, Plan VIP 82759  
 PID 027 086 356 Lot 5, Section 8, Gabriola Island, Nanaimo District, Plan VIP 82759  
 PID 027 086 372 Lot 7, Section 8, Gabriola Island, Nanaimo District, Plan VIP 82759  
 PID 027 086 381 Lot 8, Section 8, Gabriola Island, Nanaimo District, Plan VIP 82759  
 PID 027 086 399 Lot 9, Section 8, Gabriola Island, Nanaimo District, Plan VIP 82759

FB22600  
 FB22601  
 FB22602  
 FB22603  
 FB22604  
 FB22606  
 FB22607  
 FB22608

**NATURE OF INTEREST: RESTRICTIVE COVENANT  
CHARGE NUMBER:**

RC FB292266

**ADDITIONAL INFORMATION**

CTS  
FB22600  
FB22601  
FB22602  
FB22603  
FB22604  
FB22605  
FB22607  
FB22608

G.B. Part in Plan VIP ~~82759~~<sup>87037</sup> over Lot 7; Dominant Tenement over

PID 027 086 313	Lot 1, Section 8, Gabriola Island, Nanaimo District, Plan VIP 82759
PID 027 086 321	Lot 2, Section 8, Gabriola Island, Nanaimo District, Plan VIP 82759
PID 027 086 330	Lot 3, Section 8, Gabriola Island, Nanaimo District, Plan VIP 82759
PID 027 086 348	Lot 4, Section 8, Gabriola Island, Nanaimo District, Plan VIP 82759
PID 027 086 356	Lot 5, Section 8, Gabriola Island, Nanaimo District, Plan VIP 82759
PID 027 086 364	Lot 6, Section 8, Gabriola Island, Nanaimo District, Plan VIP 82759
PID 027 086 381	Lot 8, Section 8, Gabriola Island, Nanaimo District, Plan VIP 82759
PID 027 086 399	Lot 9, Section 8, Gabriola Island, Nanaimo District, Plan VIP 82759

**NATURE OF INTEREST: RESTRICTIVE COVENANT  
CHARGE NUMBER:**

RC FB292267

**ADDITIONAL INFORMATION**

CT'S  
FB22605  
FB22606  
FB22608  
FB22609  
FB22610

G.B. Part in Plan VIP ~~82759~~<sup>87037</sup> over Lot 8; Dominant Tenement over

PID 027 086 364	Lot 6, Section 8, Gabriola Island, Nanaimo District, Plan VIP 82759
PID 027 086 372	Lot 7, Section 8, Gabriola Island, Nanaimo District, Plan VIP 82759
PID 027 086 399	Lot 9, Section 8, Gabriola Island, Nanaimo District, Plan VIP 82759
PID 027 086 402	Lot 10, Section 8, Gabriola Island, Nanaimo District, Plan VIP 82759
PID 027 086 411	Lot 11, Section 8, Gabriola Island, Nanaimo District, Plan VIP 82759

**NATURE OF INTEREST: RESTRICTIVE COVENANT  
CHARGE NUMBER:**

RC FB292268

**ADDITIONAL INFORMATION**

CT'S  
FB22606  
FB22607  
FB22609  
FB22610  
FB22611

G.B. Part in Plan VIP ~~82759~~<sup>87037</sup> over Lot 9; Dominant Tenement over

PID 027 086 372	Lot 7, Section 8, Gabriola Island, Nanaimo District, Plan VIP 82759
PID 027 086 381	Lot 8, Section 8, Gabriola Island, Nanaimo District, Plan VIP 82759
PID 027 086 402	Lot 10, Section 8, Gabriola Island, Nanaimo District, Plan VIP 82759
PID 027 086 411	Lot 11, Section 8, Gabriola Island, Nanaimo District, Plan VIP 82759
PID 027 086 429	Lot 12, Section 8, Gabriola Island, Nanaimo District, Plan VIP 82759

**NATURE OF INTEREST: RESTRICTIVE COVENANT  
CHARGE NUMBER:**

RC FB292269

**ADDITIONAL INFORMATION**

CTS  
FB22607  
FB22608  
FB22610  
FB22611

G.B. Part in Plan VIP ~~82759~~<sup>87037</sup> over Lot 10; Dominant Tenement over

PID 027 086 381	Lot 8, Section 8, Gabriola Island, Nanaimo District, Plan VIP 82759
PID 027 086 399	Lot 9, Section 8, Gabriola Island, Nanaimo District, Plan VIP 82759
PID 027 086 411	Lot 11, Section 8, Gabriola Island, Nanaimo District, Plan VIP 82759
PID 027 086 429	Lot 12, Section 8, Gabriola Island, Nanaimo District, Plan VIP 82759

NATURE OF INTEREST: RESTRICTIVE COVENANT  
CHARGE NUMBER:

RC FB292270

ADDITIONAL INFORMATION

9.5 Part in Plan VIP ~~82759~~<sup>82757</sup>; over Lot 11; Dominant Tenement over  
PID 027 086 381 Lot 8, Section 8, Gabriola Island, Nanaimo District, Plan VIP 82759  
PID 027 086 399 Lot 9, Section 8, Gabriola Island, Nanaimo District, Plan VIP 82759  
PID 027 086 402 Lot 10, Section 8, Gabriola Island, Nanaimo District, Plan VIP 82759  
PID 027 086 429 Lot 12, Section 8, Gabriola Island, Nanaimo District, Plan VIP 82759

CTS  
FB22607  
FB22608  
FB22609  
FB22611

NATURE OF INTEREST: RESTRICTIVE COVENANT  
CHARGE NUMBER:

RC FB292271

ADDITIONAL INFORMATION

9.5 Part in Plan VIP ~~82759~~<sup>82757</sup>; over Lot 12; Dominant Tenement over  
PID 027 086 402 Lot 10, Section 8, Gabriola Island, Nanaimo District, Plan VIP 82759  
PID 027 086 411 Lot 11, Section 8, Gabriola Island, Nanaimo District, Plan VIP 82759

CTS  
FB22609  
FB22610

NATURE OF INTEREST: RESTRICTIVE COVENANT  
CHARGE NUMBER:

RC FB292272

ADDITIONAL INFORMATION

9.5 ~~Part in~~ Strata Plan VIS 6238; over Strata Lot 1; Dominant Tenement over  
PID 027 086 313 Lot 1, Section 8, Gabriola Island, Nanaimo District, Plan VIP 82759  
PID 027 086 321 Lot 2, Section 8, Gabriola Island, Nanaimo District, Plan VIP 82759  
PID 027 086 330 Lot 3, Section 8, Gabriola Island, Nanaimo District, Plan VIP 82759  
PID 027 086 348 Lot 4, Section 8, Gabriola Island, Nanaimo District, Plan VIP 82759  
PID 027 086 356 Lot 5, Section 8, Gabriola Island, Nanaimo District, Plan VIP 82759  
PID 027 086 364 Lot 6, Section 8, Gabriola Island, Nanaimo District, Plan VIP 82759  
PID 027 086 372 Lot 7, Section 8, Gabriola Island, Nanaimo District, Plan VIP 82759  
PID 027 086 381 Lot 8, Section 8, Gabriola Island, Nanaimo District, Plan VIP 82759  
PID 027 086 399 Lot 9, Section 8, Gabriola Island, Nanaimo District, Plan VIP 82759  
PID 027 086 402 Lot 10, Section 8, Gabriola Island, Nanaimo District, Plan VIP 82759  
PID 027 086 411 Lot 11, Section 8, Gabriola Island, Nanaimo District, Plan VIP 82759  
PID 027 086 429 Lot 12, Section 8, Gabriola Island, Nanaimo District, Plan VIP 82759  
PID 027 087 018 Strata Lot 2, Section 8, Gabriola Island, Nanaimo District, Strata Plan VIS 6238  
PID 027 087 026 Strata Lot 3, Section 8, Gabriola Island, Nanaimo District, Strata Plan VIS 6238  
PID 027 087 034 Strata Lot 4, Section 8, Gabriola Island, Nanaimo District, Strata Plan VIS 6238

CTS  
FB22600  
FB22601  
FB22602  
FB22603  
FB22604  
FB22605  
FB22606  
FB22607  
FB22608  
FB22609  
FB22610  
FB22611  
FB22623  
FB22624  
FB22625

**NATURE OF INTEREST: RESTRICTIVE COVENANT**

**CHARGE NUMBER:**

**ADDITIONAL INFORMATION**

13 FB292273

CT'S

G.B

see FB292272

- ~~Plan~~ Strata Plan VIS 6238; over Strata Lot 2; Dominant Tenement over
- PID 027 086 313 Lot 1, Section 8, Gabriola Island, Nanaimo District, Plan VIP 82759
- PID 027 086 321 Lot 2, Section 8, Gabriola Island, Nanaimo District, Plan VIP 82759
- PID 027 086 330 Lot 3, Section 8, Gabriola Island, Nanaimo District, Plan VIP 82759
- PID 027 086 348 Lot 4, Section 8, Gabriola Island, Nanaimo District, Plan VIP 82759
- PID 027 086 356 Lot 5, Section 8, Gabriola Island, Nanaimo District, Plan VIP 82759
- PID 027 086 364 Lot 6, Section 8, Gabriola Island, Nanaimo District, Plan VIP 82759
- PID 027 086 372 Lot 7, Section 8, Gabriola Island, Nanaimo District, Plan VIP 82759
- PID 027 086 381 Lot 8, Section 8, Gabriola Island, Nanaimo District, Plan VIP 82759
- PID 027 086 399 Lot 9, Section 8, Gabriola Island, Nanaimo District, Plan VIP 82759
- PID 027 086 402 Lot 10, Section 8, Gabriola Island, Nanaimo District, Plan VIP 82759
- PID 027 086 411 Lot 11, Section 8, Gabriola Island, Nanaimo District, Plan VIP 82759
- PID 027 086 429 Lot 12, Section 8, Gabriola Island, Nanaimo District, Plan VIP 82759
- PID 027 087 000 Strata Lot 1, Section 8, Gabriola Island, Nanaimo District, Strata Plan VIS 6238
- PID 027 087 026 Strata Lot 3, Section 8, Gabriola Island, Nanaimo District, Strata Plan VIS 6238
- PID 027 087 034 Strata Lot 4, Section 8, Gabriola Island, Nanaimo District, Strata Plan VIS 6238

FB22622  
FB22624  
FB22625

**NATURE OF INTEREST: RESTRICTIVE COVENANT**

**CHARGE NUMBER:**

**ADDITIONAL INFORMATION**

20 FB290274

CT'S

G.B

see FB292272

- ~~Plan~~ Strata Plan VIS 6238; over Strata Lot 3; Dominant Tenement over
- PID 027 086 313 Lot 1, Section 8, Gabriola Island, Nanaimo District, Plan VIP 82759
- PID 027 086 321 Lot 2, Section 8, Gabriola Island, Nanaimo District, Plan VIP 82759
- PID 027 086 330 Lot 3, Section 8, Gabriola Island, Nanaimo District, Plan VIP 82759
- PID 027 086 348 Lot 4, Section 8, Gabriola Island, Nanaimo District, Plan VIP 82759
- PID 027 086 356 Lot 5, Section 8, Gabriola Island, Nanaimo District, Plan VIP 82759
- PID 027 086 364 Lot 6, Section 8, Gabriola Island, Nanaimo District, Plan VIP 82759
- PID 027 086 372 Lot 7, Section 8, Gabriola Island, Nanaimo District, Plan VIP 82759
- PID 027 086 381 Lot 8, Section 8, Gabriola Island, Nanaimo District, Plan VIP 82759
- PID 027 086 399 Lot 9, Section 8, Gabriola Island, Nanaimo District, Plan VIP 82759
- PID 027 086 402 Lot 10, Section 8, Gabriola Island, Nanaimo District, Plan VIP 82759
- PID 027 086 411 Lot 11, Section 8, Gabriola Island, Nanaimo District, Plan VIP 82759
- PID 027 086 429 Lot 12, Section 8, Gabriola Island, Nanaimo District, Plan VIP 82759
- PID 027 087 000 Strata Lot 1, Section 8, Gabriola Island, Nanaimo District, Strata Plan VIS 6238
- PID 027 087 018 Strata Lot 2, Section 8, Gabriola Island, Nanaimo District, Strata Plan VIS 6238
- PID 027 087 034 Strata Lot 4, Section 8, Gabriola Island, Nanaimo District, Strata Plan VIS 6238

FB22622  
FB22623  
FB22625



RD

FB292275 CTS

ALL FB292272

**NATURE OF INTEREST: RESTRICTIVE COVENANT**

**CHARGE NUMBER:**

**ADDITIONAL INFORMATION**

G.B

Part in Strata Plan VIS 6238; over Strata Lot 4; Dominant Tenement over

PID 027 086 313	Lot 1, Section 8, Gabriola Island, Nanaimo District, Plan VIP 82759
PID 027 086 321	Lot 2, Section 8, Gabriola Island, Nanaimo District, Plan VIP 82759
PID 027 086 330	Lot 3, Section 8, Gabriola Island, Nanaimo District, Plan VIP 82759
PID 027 086 348	Lot 4, Section 8, Gabriola Island, Nanaimo District, Plan VIP 82759
PID 027 086 356	Lot 5, Section 8, Gabriola Island, Nanaimo District, Plan VIP 82759
PID 027 086 364	Lot 6, Section 8, Gabriola Island, Nanaimo District, Plan VIP 82759
PID 027 086 372	Lot 7, Section 8, Gabriola Island, Nanaimo District, Plan VIP 82759
PID 027 086 381	Lot 8, Section 8, Gabriola Island, Nanaimo District, Plan VIP 82759
PID 027 086 399	Lot 9, Section 8, Gabriola Island, Nanaimo District, Plan VIP 82759
PID 027 086 402	Lot 10, Section 8, Gabriola Island, Nanaimo District, Plan VIP 82759
PID 027 086 411	Lot 11, Section 8, Gabriola Island, Nanaimo District, Plan VIP 82759
PID 027 086 429	Lot 12, Section 8, Gabriola Island, Nanaimo District, Plan VIP 82759
PID 027 087 000	Strata Lot 1, Section 8, Gabriola Island, Nanaimo District, Strata Plan VIS 6238
PID 027 087 018	Strata Lot 2, Section 8, Gabriola Island, Nanaimo District, Strata Plan VIS 6238
PID 027 087 026	Strata Lot 3, Section 8, Gabriola Island, Nanaimo District, Strata Plan VIS 6238

FB22622  
FB22623  
FB22624

**NATURE OF INTEREST: RESTRICTIVE COVENANT**

**CHARGE NUMBER:**

**ADDITIONAL INFORMATION**

RC FB304585

Over Part in Common Property Strata Plan VIS 6238; Dominant Tenement over

PID 027 086 313	Lot 1, Section 8, Gabriola Island, Nanaimo District, Plan VIP 82759
PID 027 086 321	Lot 2, Section 8, Gabriola Island, Nanaimo District, Plan VIP 82759
PID 027 086 330	Lot 3, Section 8, Gabriola Island, Nanaimo District, Plan VIP 82759
PID 027 086 348	Lot 4, Section 8, Gabriola Island, Nanaimo District, Plan VIP 82759
PID 027 086 356	Lot 5, Section 8, Gabriola Island, Nanaimo District, Plan VIP 82759
PID 027 086 364	Lot 6, Section 8, Gabriola Island, Nanaimo District, Plan VIP 82759
PID 027 086 372	Lot 7, Section 8, Gabriola Island, Nanaimo District, Plan VIP 82759
PID 027 086 381	Lot 8, Section 8, Gabriola Island, Nanaimo District, Plan VIP 82759
PID 027 086 399	Lot 9, Section 8, Gabriola Island, Nanaimo District, Plan VIP 82759
PID 027 086 402	Lot 10, Section 8, Gabriola Island, Nanaimo District, Plan VIP 82759
PID 027 086 411	Lot 11, Section 8, Gabriola Island, Nanaimo District, Plan VIP 82759
PID 027 086 429	Lot 12, Section 8, Gabriola Island, Nanaimo District, Plan VIP 82759
PID 027 087 000	Strata Lot 1, Section 8, Gabriola Island, Nanaimo District, Strata Plan VIS 6238
PID 027 087 018	Strata Lot 2, Section 8, Gabriola Island, Nanaimo District, Strata Plan VIS 6238
PID 027 087 026	Strata Lot 3, Section 8, Gabriola Island, Nanaimo District, Strata Plan VIS 6238

G.B.

**TERMS OF INSTRUMENT - PART 2**

THIS AGREEMENT is made as of the 18<sup>th</sup> day of August, 2009

BETWEEN:

**CENTRE STAGE HOLDINGS LTD.**, a company duly incorporated in the Province of British Columbia, having a registered office at # 120 - 11181 Voyager Way, Richmond, British Columbia, V6X 3N9

(the "Grantor")

AND:

**CENTRE STAGE HOLDINGS LTD.**, a company duly incorporated in the Province of British Columbia, having a registered office at # 120 - 11181 Voyager Way, Richmond, British Columbia, V6X 3N9, and

**THE OWNERS, STRATA PLAN VIS 6238**, 120-11181, Voyager Way,  
(the "Grantee") Richmond, British Columbia, V6X 3N9

G-B

WHEREAS:

A. The Grantor is the registered owner of certain parcels or tracts of land and premises (the "Grantor's Lands") situate, lying and being on Gabriola Island, in the Province of British Columbia which are more particularly known and described in **Schedule "A"** attached hereto.

B. The Grantee is the registered owner of certain parcels or tracts of land and premises (the "Grantee's Lands") situate, lying and being on Gabriola Island, in the Province of British Columbia which are more particularly known and described in **Schedule "B"** attached hereto.

C. The Grantor has agreed to grant to the Grantee a covenant over those parts of the Grantor's Lands contained within the heavy black outline of Covenant Areas prepared and certified by J.E. Anderson & Associates, B.C.L.S., and dated the 13<sup>th</sup> day of August, 2009, attached hereto as **Schedule "C" ("Covenant Areas")** to restrict the height of foliage, vegetation, brush or trees which may block or affect the sight line from the main floor of a residential dwelling built or to be built on a Lot to the horizon where the tree line meets the ocean, mountains or skyline (the "View") for the purpose of maintaining and preserving the View from certain of the Grantee's Lands over certain of the Grantor's Lands.

D. Under Section 18 of the *Property Law Act* (British Columbia), a registered owner in fee simple may grant to itself a restrictive covenant over land, which it owns for the benefit of other land, which it owns.

NOW THEREFORE THIS AGREEMENT WITNESSES that in consideration of the premises and the sum of one dollar (\$1.00) of lawful money of Canada now paid by the Grantee to the Grantee, the receipt of which is hereby acknowledged, the Grantor hereby covenants and agrees with the Grantee as follows:

1.0 RESTRICTIVE COVENANT OVER LOT 1

1.0 Restrictive Covenant

The Grantor, as owner of Lot 1, does hereby for itself, and its respective successors in title and interest in and to Lot 1, create in favour of and annex to Lot 2, Lot 3 and Lot 4, for the benefit thereof, a perpetual restrictive covenant over that portion of Lot 1 that is contained within the boundaries of the Covenant Areas shown within the heavy outline of Reference Plan over Lots 1 to 12, Section 8 Gabriola Island Nanaimo District, Plan VIP 82759 and strata lots 1 to 4, Section 8, Gabriola Island, Nanaimo District, Strata Plan VIS ~~62348~~, surveyed by D.G. Wallace on August 13th, 2009, a reduced copy of which is attached as **Schedule "C"** hereto on the terms set forth in **Schedule "D"**, attached hereto.

G.B. 6238  
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2.0 RESTRICTIVE COVENANT OVER LOT 2

2.1 Restrictive Covenant

The Grantor, as owner of Lot 2, does hereby for itself, and its respective successors in title and interest in and to Lot 2, create in favour of and annex to Lots 1, 3, 4 and 5, for the benefit thereof, a perpetual restrictive covenant over that portion of Lot 2 that is contained within the boundaries of the Covenant Areas shown within the heavy outline of Reference Plan over Lots 1 to 12, Section 8 Gabriola Island Nanaimo District, Plan VIP 82759 and strata lots 1 to 4, Section 8, Gabriola Island, Nanaimo District, Strata Plan VIS ~~62348~~, surveyed by D.G. Wallace on August 13, 2009, a reduced copy of which is attached as **Schedule "C"** hereto on the terms set forth in **Schedule "D"**, attached hereto.

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3.0 RESTRICTIVE COVENANT OVER LOT 3

3.1 Restrictive Covenant

The Grantor, as owner of Lot 3, does hereby for itself, and its respective successors in title and interest in and to Lot 3, create in favour of and annex to Lots 1, 2, 4, 5 and 6, for the benefit thereof, a perpetual restrictive covenant over that portion of Lot 3 that is contained within the boundaries of the Covenant Areas shown within the heavy outline of Reference Plan over Lots 1 to 12, Section 8 Gabriola Island Nanaimo District, Plan VIP 82759 and strata lots 1 to 4, Section 8, Gabriola Island, Nanaimo District, Strata Plan VIS ~~62348~~, surveyed by D.G. Wallace on August 13, 2009, a reduced copy of which is attached as **Schedule "C"** hereto on the terms set forth in **Schedule "D"**, attached hereto.

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4.0 RESTRICTIVE COVENANT OVER LOT 4

4.1 RESTRICTIVE COVENANT

The Grantor, as owner of Lot 4, does hereby for itself, and its respective successors in title and interest in and to Lot 4, create in favour of and annex to Lots 1, 2, 3, 5, 6 and 7, for the benefit thereof, a perpetual restrictive covenant over that portion of Lot 4 that is contained within the boundaries of the Covenant Areas shown within the heavy outline of Reference Plan over Lots 1 to 12, Section 8 Gabriola Island Nanaimo District, Plan VIP 82759 and strata lots 1 to 4, Section 8, Gabriola Island, Nanaimo District, Strata Plan VIS ~~62348~~<sup>62338</sup>, surveyed by D.G. Wallace on August 13, 2009, a reduced copy of which is attached as **Schedule "C"** hereto on the terms set forth in **Schedule "D"**, attached hereto.

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5.0 RESTRICTIVE COVENANT OVER LOT 5

5.1 Restrictive Covenant

The Grantor, as owner of Lot 5, does hereby for itself, and its respective successors in title and interest in and to Lot 5, create in favour of and annex to Lot 1, 2, 3, 4, 6, 7, 8 and 9, for the benefit thereof, a perpetual restrictive covenant over that portion of Lot 5 that is contained within the boundaries of the Covenant Areas shown within the heavy outline of Reference Plan over Lots 1 to 12, Section 8 Gabriola Island Nanaimo District, Plan VIP 82759 and strata lots 1 to 4, Section 8, Gabriola Island, Nanaimo District, Strata Plan VIS ~~62348~~<sup>62338</sup>, surveyed by D.G. Wallace on August 13, 2009, a reduced copy of which is attached as **Schedule "C"** hereto on the terms set forth in **Schedule "D"**, attached hereto.

G-B u  
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6.0 RESTRICTIVE COVENANT OVER LOT 6

6.1 Restrictive Covenant

The Grantor, as owner of Lot 6, does hereby for itself, and its respective successors in title and interest in and to Lot 6, create in favour of and annex to Lots 1, 2, 3, 4, 5, 7, 8 and 9, for the benefit thereof, a perpetual restrictive covenant over that portion of Lot 6 that is contained within the boundaries of the Covenant Areas shown within the heavy outline of Reference Plan over Lots 1 to 12, Section 8 Gabriola Island Nanaimo District, Plan VIP 82759 and strata lots 1 to 4, Section 8, Gabriola Island, Nanaimo District, Strata Plan VIS ~~62348~~<sup>62338</sup>, surveyed by D.G. Wallace on August 13, 2009, a reduced copy of which is attached as **Schedule "C"** hereto on the terms set forth in **Schedule "D"**, attached hereto.

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**7.0 RESTRICTIVE COVENANT OVER LOT 7**

**7.1 Restrictive Covenant**

The Grantor, as owner of Lot 7, does hereby for itself, and its respective successors in title and interest in and to Lot 7, create in favour of and annex to Lots 1, 2, 3, 4, 5, 6, 8, and 9, for the benefit thereof, a perpetual restrictive covenant over that portion of Lot 7 that is contained within the boundaries of the Covenant Areas shown within the heavy outline of Reference Plan over Lots 1 to 12, Section 8 Gabriola Island Nanaimo District, Plan VIP 82759 and strata lots 1 to 4, Section 8, Gabriola Island, Nanaimo District, Strata Plan VIS 62348, surveyed by D.G. Wallace on August 13, 2009, a reduced copy of which is attached as **Schedule "C"** hereto on the terms set forth in **Schedule "D"**, attached hereto.

G.S. a

**8.0 RESTRICTIVE COVENANT OVER LOT 8**

**8.1 Restrictive Covenant**

The Grantor, as owner of Lot 8, does hereby for itself, and its respective successors in title and interest in and to Lot 8, create in favour of and annex to Lots 6, 7, 9, 10 and 11, for the benefit thereof, a perpetual restrictive covenant over that portion of Lot 8 that is contained within the boundaries of the Covenant Areas shown within the heavy outline of Reference Plan over Lots 1 to 12, Section 8 Gabriola Island Nanaimo District, Plan VIP 82759 and strata lots 1 to 4, Section 8, Gabriola Island, Nanaimo District, Strata Plan VIS 62348, surveyed by D.G. Wallace on August 13, 2009, a reduced copy of which is attached as **Schedule "C"** hereto on the terms set forth in **Schedule "D"**, attached hereto.

G.S. a

**9.0 RESTRICTIVE COVENANT OVER LOT 9**

**9.1 Restrictive Covenant**

The Grantor, as owner of Lot 9, does hereby for itself, and its respective successors in title and interest in and to Lot 9, create in favour of and annex to Lots 7, 8, 10, 11 and 12, for the benefit thereof, a perpetual restrictive covenant over that portion of Lot 9 that is contained within the boundaries of the Covenant Areas shown within the heavy outline of Reference Plan over Lots 1 to 12, Section 8 Gabriola Island Nanaimo District, Plan VIP 82759 and strata lots 1 to 4, Section 8, Gabriola Island, Nanaimo District, Strata Plan VIS 62348, surveyed by D.G. Wallace on August 13, 2009, a reduced copy of which is attached as **Schedule "C"** hereto on the terms set forth in **Schedule "D"**, attached hereto.

G.S. a

**10.0 RESTRICTIVE COVENANT OVER LOT 10**

**10.1 Restrictive Covenant**

The Grantor, as owner of Lot 10, does hereby for itself, and its respective successors in title and interest in and to Lot 10, create in favour of and annex to Lots 8, 9, 11 and 12, for the benefit thereof, a perpetual restrictive covenant over that portion of Lot 10 that is contained within the boundaries of the Covenant Areas shown within the heavy outline of Reference Plan over Lots 1 to 12, Section 8 Gabriola Island Nanaimo District, Plan VIP 82759 and strata lots 1 to 4, Section 8, Gabriola Island, Nanaimo District, Strata Plan VIS 62348, surveyed by D.G. Wallace on August 13, 2009, a reduced copy of which is attached as **Schedule "C"** hereto on the terms set forth in **Schedule "D"**, attached hereto.

G.S. a

**11.0 RESTRICTIVE COVENANT OVER LOT 11**

**11.1 Restrictive Covenant**

The Grantor, as owner of Lot 11, does hereby for itself, and its respective successors in title and interest in and to Lot 11, create in favour of and annex to Lots 8, 9, 10 and 12, for the benefit thereof, a perpetual restrictive covenant over that portion of Lot 11 that is contained within the boundaries of the Covenant Areas shown within the heavy outline of Reference Plan over Lots 1 to 12, Section 8 Gabriola Island Nanaimo District, Plan VIP 82759 and strata lots 1 to 4, Section 8, Gabriola Island, Nanaimo District, Strata Plan VIS 62348, surveyed by D.G. Wallace on August 13, 2009, a reduced copy of which is attached as **Schedule "C"** hereto on the terms set forth in **Schedule "D"**, attached hereto.

G.S.

**12.0 RESTRICTIVE COVENANT OVER LOT 12**

**12.1 Restrictive Covenant**

The Grantor, as owner of Lot 12, does hereby for itself, and its respective successors in title and interest in and to Lot 12, create in favour of and annex to Lots 10 and 11, for the benefit thereof, a perpetual restrictive covenant over that portion of Lot 12 that is contained within the boundaries of the Covenant Areas shown within the heavy outline of Reference Plan over Lots 1 to 12, Section 8 Gabriola Island Nanaimo District, Plan VIP 82759 and strata lots 1 to 4, Section 8, Gabriola Island, Nanaimo District, Strata Plan VIS 62348, surveyed by D.G. Wallace on August 13, 2009, a reduced copy of which is attached as **Schedule "C"** hereto on the terms set forth in **Schedule "D"**, attached hereto.

G.S.

**13.0 RESTRICTIVE COVENANT OVER STRATA LOT 1**

**13.1 Restrictive Covenant**

The Grantor, as owner of Strata Lot 1, does hereby for itself, and its respective successors in title and interest in and to Strata Lot 1, create in favour of and annex to Strata Lots 2, 3 and 4 and Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 and 12, for the benefit thereof, a perpetual restrictive covenant over that portion of Strata Lot 1 that is contained within the boundaries of the Covenant Areas shown within the heavy outline of Reference Plan over Lots 1 to 12, Section 8 Gabriola Island Nanaimo District, Plan VIP 82759 and strata lots 1 to 4, Section 8, Gabriola Island, Nanaimo District, Strata Plan VIS 62348, surveyed by D.G. Wallace on August 13, 2009, a reduced copy of which is attached as Schedule "C" hereto on the terms set forth in Schedule "D", attached hereto.

u G.B

**14.0 RESTRICTIVE COVENANT OVER STRATA LOT 2**

**14.1 Restrictive Covenant**

The Grantor, as owner of Strata Lot 2, does hereby for itself, and its respective successors in title and interest in and to Strata Lot 2, create in favour of and annex to Strata Lots 1, 3 and 4 and Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 and 12, for the benefit thereof, a perpetual restrictive covenant over that portion of Strata Lot 2 that is contained within the boundaries of the Covenant Areas shown within the heavy outline of Reference Plan over Lots 1 to 12, Section 8 Gabriola Island Nanaimo District, Plan VIP 82759 and strata lots 1 to 4, Section 8, Gabriola Island, Nanaimo District, Strata Plan VIS 62348, surveyed by D.G. Wallace on August 13, 2009, a reduced copy of which is attached as Schedule "C" hereto on the terms set forth in Schedule "D", attached hereto.

u G.B

**15.0 RESTRICTIVE COVENANT OVER STRATA LOT 3**

**15.1 Restrictive Covenant**

The Grantor, as owner of Strata Lot 3, does hereby for itself, and its respective successors in title and interest in and to Strata Lot 3, create in favour of and annex to Strata Lots 1, 2, and 4 and Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 and 12, for the benefit thereof, a perpetual restrictive covenant over that portion of Strata Lot 3 that is contained within the boundaries of the Covenant Areas shown within the heavy outline of Reference Plan over Lots 1 to 12, Section 8 Gabriola Island Nanaimo District, Plan VIP 82759 and strata lots 1 to 4, Section 8, Gabriola Island, Nanaimo District, Strata Plan VIS 62348, surveyed by D.G. Wallace on August 13, 2009, a reduced copy of which is attached as Schedule "C" hereto on the terms set forth in Schedule "D", attached hereto.

u G.B

16.0 **RESTRICTIVE COVENANT OVER STRATA LOT 4**

16.1 **Restrictive Covenant**

The Grantor, as owner of Strata Lot 4, does hereby for itself, and its respective successors in title and interest in and to Strata Lot 4, create in favour of and annex to Strata Lots 1, 2 and 3 and Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 and 12, for the benefit thereof, a perpetual restrictive covenant over that portion of Strata Lot 4 that is contained within the boundaries of the Covenant Areas shown within the heavy outline of Reference Plan over Lots 1 to 12, Section 8 Gabriola Island Nanaimo District, Plan VIP 82759 and strata lots 1 to 4, Section 8, Gabriola Island, Nanaimo District, Strata Plan VIS 62348, surveyed by D.G. Wallace on August 13, 2009, a reduced copy of which is attached as Schedule "C" hereto on the terms set forth in Schedule "D", attached hereto. G-B

17.0 **EFFECT OF COVENANTS**

17.1 The benefits and burdens of the parties' covenants and agreements in this Agreement will run with the lands. In addition, the parties agree that their covenants and agreements in this Agreement will be contractual obligations and will bind the parties accordingly.

18.0 **NOTICE**

18.1 All notices required or permitted to be given hereunder will be in writing and may be delivered personally or sent by facsimile to the address of the party to which it is addressed shown on the first page of Part 2 of this Form C General Instrument or to such other address or addresses as may be substituted from time to time by notice in writing. Notices will be deemed to have been received at the time of delivery in person or by facsimile.

19.0 **MISCELLANEOUS**

- (a) No amendment or termination of this Agreement or any provision hereof is binding unless it is in writing and signed by each person that is a party to this Agreement at the time of the amendment or termination.
- (b) If at any time any provision of this Agreement is or is deemed to be unenforceable or invalid it will be severable from the remainder of this Agreement and, in its application at that time, this Agreement will be construed as though such provision was not contained herein and the remainder of this Agreement will continue in full force and effect and be construed as if this Agreement had been executed without the invalid or unenforceable provision.



- (c) In this Agreement, words importing the singular include the plural and vice versa and words importing gender include all genders where the context requires.
- (d) This Agreement will be governed by and construed in accordance with the laws of British Columbia, which will be deemed to be the proper law hereof. The Courts of British Columbia will have exclusive jurisdiction with respect to this Agreement and all matters arising hereunder or in connection herewith.
- (e) Time is of the essence of this Agreement.
- (f) No condoning, excusing or waiver by any party hereto of any default, breach or non-observance by any other party hereto at any time or times in respect of any covenant, provision or condition herein contained will operate as a waiver of that party's rights hereunder in respect of any continuing or subsequent default, breach or non-observance and no waiver will be inferred from or implied by anything done or omitted to be done by the party having those rights.
- (g) Each of the parties will execute and deliver all such further documents and do such other things as the other party hereto may reasonably request in order to give full force and effect to this Agreement.
- (h) This Agreement will enure to the benefit of and be binding upon the respective successors, heirs, executors, administrators, successors and assigns of the parties hereto.

IN WITNESS WHEREOF the parties hereto have executed these presents by executing the Form C under the *Land Title Act* to which these presents are attached and form part of.

## SCHEDULE "A"

PID	LEGAL DESCRIPTION
027 086 313	Lot 1, Section 8, Gabriola Island, Nanaimo District, Plan VIP 82759
027 086 321	Lot 2, Section 8, Gabriola Island, Nanaimo District, Plan VIP 82759
027 086 330	Lot 3, Section 8, Gabriola Island, Nanaimo District, Plan VIP 82759
027 086 348	Lot 4, Section 8, Gabriola Island, Nanaimo District, Plan VIP 82759
027 086 356	Lot 5, Section 8, Gabriola Island, Nanaimo District, Plan VIP 82759
027 086 364	Lot 6, Section 8, Gabriola Island, Nanaimo District, Plan VIP 82759
027 086 372	Lot 7, Section 8, Gabriola Island, Nanaimo District, Plan VIP 82759
027 086 381	Lot 8, Section 8, Gabriola Island, Nanaimo District, Plan VIP 82759
027 086 399	Lot 9, Section 8, Gabriola Island, Nanaimo District, Plan VIP 82759
027 086 402	Lot 10, Section 8, Gabriola Island, Nanaimo District, Plan VIP 82759
027 086 411	Lot 11, Section 8, Gabriola Island, Nanaimo District, Plan VIP 82759
027 086 429	Lot 12, Section 8, Gabriola Island, Nanaimo District, Plan VIP 82759
027 087 000	Strata Lot 1, Section 8, Gabriola Island, Nanaimo District, Strata Plan VIS 6238
027 087 018	Strata Lot 2, Section 8, Gabriola Island, Nanaimo District, Strata Plan VIS 6238
027 087 026	Strata Lot 3, Section 8, Gabriola Island, Nanaimo District, Strata Plan VIS 6238
027 087 034	Strata Lot 4, Section 8, Gabriola Island, Nanaimo District, Strata Plan VIS 6238
	VIS 6238

9.1

annex

## SCHEDULE "B"

PID	LEGAL DESCRIPTION
027 086 313	Lot 1, Section 8, Gabriola Island, Nanaimo District, Plan VIP 82759
027 086 321	Lot 2, Section 8, Gabriola Island, Nanaimo District, Plan VIP 82759
027 086 330	Lot 3, Section 8, Gabriola Island, Nanaimo District, Plan VIP 82759
027 086 348	Lot 4, Section 8, Gabriola Island, Nanaimo District, Plan VIP 82759
027 086 356	Lot 5, Section 8, Gabriola Island, Nanaimo District, Plan VIP 82759
027 086 364	Lot 6, Section 8, Gabriola Island, Nanaimo District, Plan VIP 82759
027 086 372	Lot 7, Section 8, Gabriola Island, Nanaimo District, Plan VIP 82759
027 086 381	Lot 8, Section 8, Gabriola Island, Nanaimo District, Plan VIP 82759
027 086 399	Lot 9, Section 8, Gabriola Island, Nanaimo District, Plan VIP 82759
027 086 402	Lot 10, Section 8, Gabriola Island, Nanaimo District, Plan VIP 82759
027 086 411	Lot 11, Section 8, Gabriola Island, Nanaimo District, Plan VIP 82759
027 086 429	Lot 12, Section 8, Gabriola Island, Nanaimo District, Plan VIP 82759
027 087 000	Strata Lot 1, Section 8, Gabriola Island, Nanaimo District, Strata Plan VIS 6238
027 087 018	Strata Lot 2, Section 8, Gabriola Island, Nanaimo District, Strata Plan VIS 6238
027 087 026	Strata Lot 3, Section 8, Gabriola Island, Nanaimo District, Strata Plan VIS 6238
027 087 034	Strata Lot 4, Section 8, Gabriola Island, Nanaimo District, Strata Plan VIS 6238
	VIS 6238

S.B.

Remnant



SCHEDULE "D"

RESTRICTIVE COVENANT TERMS

COVENANT AREA A

AND THE COMMON PROPERTY OF STRATA  
PLAN VIS 6238

The Grantor shall not, on the lands within Covenant Area A shown within the heavy outline of Reference Plan over Lots 1 to 12, Section 8 Gabriola Island Nanaimo District, Plan VIP 82759 and strata lots 1 to 4, Section 8, Gabriola Island, Nanaimo District, Strata Plan VIS 6238, surveyed by D.G. Wallace on August 13, 2009, a reduced copy of which is attached as **Schedule "C"** hereto, allow any foliage, vegetation, brush, trees save and except for any trees within the boundaries of Covenant Area A having a diameter greater than 8 inches, measured at one metre above ground level ("Exempt Trees") to grow to a height which blocks or impairs the View from the Grantee's Lands and which exceeds a height of 1.0 metres above ground level or an elevation, in the case on Lots 1, 2 and 3 of 168 metres geodetic datum (NAD 83), in the case of Lots 4, 5, 6 and 7 of 160 metres geodetic datum (NAD 83), and in the case of Lots 8, 9, 10, 11 and 12 of 165 metres geodetic datum (NAD 83)

G.B.

G.B.

COVENANT AREA B

AND THE COMMON PROPERTY OF STRATA  
PLAN VIS 6238

The Grantor shall not, on the lands within Covenant Area B shown within the heavy outline of Reference Plan over Lots 1 to 12, Section 8 Gabriola Island Nanaimo District, Plan VIP 82759 and strata lots 1 to 4, Section 8, Gabriola Island, Nanaimo District, Strata Plan VIS 6238, surveyed by D.G. Wallace on August 13, 2009, a reduced copy of which is attached as **Schedule "C"** hereto, allow any foliage, vegetation, brush, trees save and except for any trees within the boundaries of Covenant Area B having a diameter greater than 8 inches, measured at one metre above ground level ("Exempt Trees") to grow to a height which blocks or impairs the View from the Grantee's Lands and which exceeds a height of 20 metres above ground level or an elevation of 140 metres geodetic datum (NAD 83)

G.B.

G.B.

COVENANT AREA C

AND THE COMMON PROPERTY OF STRATA  
PLAN VIS 6238

The Grantor shall not, on the lands within Covenant Area C shown within the heavy outline of Reference Plan over Lots 1 to 12, Section 8 Gabriola Island Nanaimo District, Plan VIP 82759 and strata lots 1 to 4, Section 8, Gabriola Island, Nanaimo District, Strata Plan VIS 6238, surveyed by D.G. Wallace on August 13, 2009, a reduced copy of which is attached as **Schedule "C"** hereto, allow any foliage, vegetation, brush, trees save and except for any trees within the boundaries of Covenant Area C having a diameter greater than 8 inches, measured at one metre above ground level ("Exempt Trees") to grow to a height which blocks or impairs the View from the Grantee's Lands and which exceeds a height of 4.5 metres above ground level or an elevation of 112 metres geodetic datum (NAD 83)

G.B.

G.B.

END OF DOCUMENT

***Strata Property Act***

**FORM E**

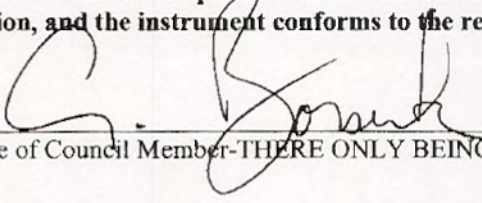
**CERTIFICATE OF STRATA CORPORATION**

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**CERTIFICATE FOR SECTION 79, OF THE STRATA PROPERTY ACT**

The Owners, Strata Plan *VIS 6238* certify that a resolution referred to in section 79 of the *Strata Property Act* was passed by a 3/4 vote at an annual or special general meeting held on July 1, 2009, and that the attached instrument, schedule, plan or other document conforms to the resolution.

For the purposes of section 165(4)(f) of the *Land Title Act*, execution of the attached instrument has been approved by a resolution at an annual or special general meeting in accordance with the requirements of the *Strata Property Act* or the *Strata Property Regulation*, and the instrument conforms to the resolution.

  
\_\_\_\_\_  
Signature of Council Member-THERE ONLY BEING ONE

\_\_\_\_\_  
Signature of Second Council Member  
(not required if council consists of only one member)

LAND TITLE ACT  
FORM 11 (a)  
(section 99 (1) (e), (j) and (k))

VIP87037

APPLICATION FOR DEPOSIT OF REFERENCE  
OR EXPLANATORY PLAN (CHARGE)

*1 Plan  
@ \$60.15*

I, Kim Graham, Registry Agent, 734 Broughton Street, Victoria, British Columbia, V8W 1E1  
(agent of Centre Stage Holdings Ltd. (Inc # 204577) of 120 - 11181 Voyageur Way, Richmond,  
B.C., V6X 3N9, owner of a registered charge) apply to deposit reference/explanatory plan of:

027.086.313 / 027.086.321 / 027.086.330 / 027.086.348 / 027.086.356 / 027.086.364 / 027.086.372 /  
027.086.381 / 027.086.399 / 027.086.402 / 027.086.411 / 027.086.429 / 027.087.000 / 027.087.018 /  
027.087.026 / 027.087.034 /

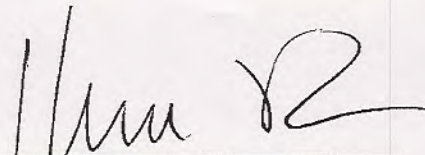
Lots 1 to 12, Section 8, Gabriola Island, Nanaimo District, Plan VIP82759  
And Strata lots 1 to 4, Section 8, Gabriola Island, Nanaimo District, Strata Plan VIS6238,  
Including the Common Property for covenant purposes

km 8/19/2009 1:39:34 PM 1 1  
Plans 1 \$60.15

I enclose:

1. The reference/explanatory plan.
2. The reproductions of the plan required by section 67 (u) (see below)
3. Fees of \$60.15

Dated the 19th day of August, 2009

  
\_\_\_\_\_  
SIGNATURE

DYE & DURHAM

- NOTE:
- (i) Under section 67 (u) the following reproductions of the plan must accompany this application:
    - (a) one blue linen original (alternatively white linen or original transparencies).
    - (b) one duplicate transparency.
    - (c) one whiteprint is required as a worksheet for the land title office.
  - (ii) The following further requirements may be necessary:
    - (a) If the parent property is in an Agricultural Land Reserve, a release is required unless the parent property is less than 2.0 acres (app. .8094 hectares) or where, for permitted uses, an approving officer has signed the plan under section 1 (91) (a) and (b) of the Subdivision and Land Use Regulation (B.C. Reg 7/81) under the *Agricultural Land Commission Act*.
    - (b) Where a notice respecting a grant under the *Home Purchase Assistance Act* is endorsed on title, an extra white print must accompany the application, unless the Ministry of Lands, Parks and Housing agrees otherwise in writing. This extra print must contain the following endorsement:

\*The eligible residence as defined by the *Home Purchase Assistance Act* is located on lot \_\_\_\_\_ created by this plan.

\_\_\_\_\_  
B.C.L.S. or solicitor for the owner"

VIP87037

- (c) Controlled access approval must be evident on the plan where parent property adjoins a highway that is designated as a controlled access highway
- (d) Where the plan refers to a restrictive covenant to be made under section 215, the instrument containing the covenant must be tendered with the plan.