

**TITLE SEARCH PRINT**

2024-09-13, 17:50:36

File Reference:

Requestor: John Morris

**\*\*CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN\*\***

**Title Issued Under** STRATA PROPERTY ACT (Section 249)

**Land Title District** VICTORIA  
 Land Title Office VICTORIA

**Title Number** CB1274479  
 From Title Number FB424700

**Application Received** 2024-04-23

**Application Entered** 2024-05-06

**Registered Owner in Fee Simple**  
 Registered Owner/Mailing Address: SOOKE BUSINESS PARK LTD., INC.NO. BC0774567  
 922 PANDORA AVENUE  
 VICTORIA, BC  
 V8V 3P3

**Taxation Authority** Capital Assessment Area

**Description of Land**  
 Parcel Identifier: 032-216-505  
 Legal Description:  
 STRATA LOT 32 SECTION 16 OTTER DISTRICT STRATA PLAN VIS7096  
 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT  
 ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

**Legal Notations**  
 PHASED STRATA PLAN DECLARATION (FORM P) FILED FB424671  
 2011-07-22  
 AMENDED FORM P FILED, SEE CA2543698  
  
 AMENDED FORM P FILED, SEE CA8231608  
  
 AMENDED FORM P FILED, SEE CB1188339  
  
 THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 14 OF THE LOCAL  
 GOVERNMENT ACT, SEE CA7422413  
 AMENDED BY CA8371787

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HERETO IS ANNEXED EASEMENT CA8042775 OVER PART OF THE COMMON PROPERTY STRATA PLAN VIS7096 SHOWN AS AREA 1 ON PLAN EPP99445

HERETO IS ANNEXED EASEMENT CA8042776 OVER PART OF THE COMMON PROPERTY STRATA PLAN VIS7097 SHOWN AS AREA 2, 4 AND 5 ON PLAN EPP99445

HERETO IS ANNEXED EASEMENT CA8042777 OVER STRATA LOT 5 PLAN VIS7097 SHOWN AS AREA 3 ON PLAN EPP99445

HERETO IS ANNEXED EASEMENT EX101937 OVER PARCEL A (DD37924-I) SECTION 15, OTTER DISTRICT

HERETO IS ANNEXED EASEMENT EX149694 OVER LOTS 10 AND 11, PLAN 1959

THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 26 OF THE LOCAL GOVERNMENT ACT, SEE FB271584

THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 26 OF THE LOCAL GOVERNMENT ACT, SEE FB357362

HERETO IS ANNEXED EASEMENT FB424668 OVER LOT B, PLAN VIP89031

THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 26 OF THE LOCAL GOVERNMENT ACT, SEE FB451195

**Charges, Liens and Interests**

Nature:	UNDERSURFACE AND OTHER EXC & RES
Registration Number:	EP102625
Registration Date and Time:	2000-12-01 14:09
Registered Owner:	THE CROWN IN RIGHT OF BRITISH COLUMBIA
Remarks:	INTER ALIA SECTION 50 LAND ACT (AS TO PART FORMERLY LOT A, PLAN VIP69887)

Nature:	STATUTORY RIGHT OF WAY
Registration Number:	FB121004
Registration Date and Time:	2007-11-19 14:09
Registered Owner:	BRITISH COLUMBIA HYDRO AND POWER AUTHORITY
Remarks:	INTER ALIA (AS TO PART FORMERLY LOT A, PLAN VIP69887 AND LOT 13, PLAN 1959)

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Nature: STATUTORY RIGHT OF WAY  
Registration Number: FB121005  
Registration Date and Time: 2007-11-19 14:09  
Registered Owner: TELUS COMMUNICATIONS INC.  
INCORPORATION NO. A55547  
Remarks: INTER ALIA  
(AS TO PART FORMERLY LOT A, PLAN VIP69887 AND  
LOT 13, PLAN 1959)

Nature: COVENANT  
Registration Number: FB424654  
Registration Date and Time: 2011-07-22 12:38  
Registered Owner: CAPITAL REGIONAL DISTRICT  
Remarks: INTER ALIA

Nature: COVENANT  
Registration Number: FB424658  
Registration Date and Time: 2011-07-22 12:39  
Registered Owner: CAPITAL REGIONAL DISTRICT  
Remarks: INTER ALIA

Nature: COVENANT  
Registration Number: FB424660  
Registration Date and Time: 2011-07-22 12:40  
Registered Owner: CAPITAL REGIONAL DISTRICT  
Remarks: INTER ALIA

Nature: COVENANT  
Registration Number: FB424664  
Registration Date and Time: 2011-07-22 12:41  
Registered Owner: CAPITAL REGIONAL DISTRICT  
Remarks: INTER ALIA

Nature: EASEMENT  
Registration Number: FB424666  
Registration Date and Time: 2011-07-22 12:44  
Remarks: INTER ALIA  
APPURTENANT TO LOT B, PLAN VIP89031

Nature: STATUTORY BUILDING SCHEME  
Registration Number: FB424670  
Registration Date and Time: 2011-07-22 12:45  
Remarks: INTER ALIA

**TITLE SEARCH PRINT**

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Nature: COVENANT  
 Registration Number: CA6560845  
 Registration Date and Time: 2018-01-11 13:04  
 Registered Owner: CAPITAL REGIONAL DISTRICT  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: CA8205537  
 Registration Date and Time: 2020-05-25 15:50  
 Registered Owner: CAPITAL REGIONAL DISTRICT  
 Remarks: INTER ALIA

Nature: MORTGAGE  
 Registration Number: CA8602614  
 Registration Date and Time: 2020-11-27 11:22  
 Registered Owner: RPM CAPITAL INC.  
 INCORPORATION NO. BC1078913  
 AS TO AN UNDIVIDED 25/26 INTEREST  
 J L M MORTGAGE SERVICES INC.  
 INCORPORATION NO. BC0643207  
 AS TO AN UNDIVIDED 1/26 INTEREST  
 Remarks: INTER ALIA

Nature: MORTGAGE  
 Registration Number: CA8602635  
 Registration Date and Time: 2020-11-27 11:24  
 Registered Owner: J L M MORTGAGE SERVICES INC.  
 INCORPORATION NO. BC0643207  
 Remarks: INTER ALIA

Nature: PRIORITY AGREEMENT  
 Registration Number: CA8669923  
 Registration Date and Time: 2020-12-23 11:32  
 Remarks: INTER ALIA  
 GRANTING CA8602614 PRIORITY OVER CA8602635

**Duplicate Indefeasible Title** NONE OUTSTANDING

**Transfers** NONE

**Pending Applications** NONE