

## JAMES ISLAND STATUTORY RIGHT-OF-WAY RE: ACCESS FOR EDUCATIONAL AND RESEARCH PURPOSES

### APPLICATION INFORMATION

This page provides information for educational institutions, researchers or educators seeking access to James Island covenant areas on how to apply for access for educational and research purposes.

### BACKGROUND

James Island is a privately owned island with a unique history, including a significant First Nations village site, several other areas of cultural or archaeological significance, a former industrial munitions plant, and a townsite for plant workers. The island lies within the North Pender Island Local Trust Area of the Islands Trust, the local authority responsible for land use planning in the area. Public access to the island is currently restricted above the natural boundary of the sea. In 2005, the owner of James Island applied to the North Pender Island Local Trust Committee (LTC) for a rezoning to amend the density and uses on the island. As a condition of the Local Trust Committee's approval of the rezoning, the owner granted a conservation covenant to the Nature Conservancy of Canada (NCC) and the LTC, protecting several significant natural areas on the island. Also as an outcome of the rezoning process, the Owner granted to the NCC and LTC a statutory right-of-way providing NCC or the LTC with the sole discretion to approve reasonable access to the island, upon application, by researchers and primary, secondary, post-secondary and other students for education and research relating to wildlife and habitat, primarily within the covenant areas. NCC and the Islands Trust have established an understanding that requests for access involving research or work directly related to NCC's management of the Conservation Covenants will be considered by NCC, and that requests for access under the terms of the Statutory Right-of-way for access for educational and research purposes will be considered by Islands Trust.

### CONTACT INFORMATION

To apply for access under the provisions of the Statutory Right-of-way for access for educational and research purposes please email Islands Trust at [northpenderplanner@islandstrust.bc.ca](mailto:northpenderplanner@islandstrust.bc.ca), providing the following information, not less than three weeks before the requested date of access:

1. Name of the responsible person making the application
2. Name and address of the educational or research institution
3. Contact information for the person and institution, including phone numbers and email
4. Dates, time and duration of access is being requested.
5. Whether the applicant or applicant's educational or research institution has previously visited the island.
6. Number of students or researchers proposing to access the areas
7. Grade(s) or year(s) of program of students (if applicable)
8. Proposed means by which parties propose to obtain access to the conservation area(s). Please use a map with markings showing points of access and planned areas to be visited once on the island.

9. Describe the proposed research or education in some detail (attach as a separate document if warranted). The description should include:
  - a. Flora, fauna, or the habitat to be studied.
  - b. How the research would support the conservation objectives of the covenant (if applicable).
  - c. How the visit would support the research objectives, goals, or the mandate of the educational institution or program.
  - d. Any follow up reports, documentation, or studies to be prepared and how those would be shared with NCC, Islands Trust, and the owner.

Due to the sensitive ecosystems and rare habitat in the conservation areas, access may be conditional on arranging NCC staff accompaniment.

For access for research or work related to the Nature Conservancy of Canada's management and restoration within the Conservation Covenant areas please contact NCC at [bcoffice@natureconservancy.ca](mailto:bcoffice@natureconservancy.ca)

Because of the sensitive and rare habitat and ecosystems and the residential use of the island, the number of access requests may be limited.

Please ensure you have read and understand the Statutory Right of Way and Conservation Covenant and respect the fact that James Island includes sensitive ecosystems and habitat, as well as residential and private recreational areas.

**Reference Plan of Covenant over  
Lot 4, Section 4,  
James Island, Cowichan District,  
Plan VIP 85132**  
B.C.G.S. 92B.054 & 92B.064

Pursuant to Section 99 (1) (e) Land Title Act.

**Legend**

Scale 1:2000



All distances are in metres and decimals thereof unless otherwise indicated.

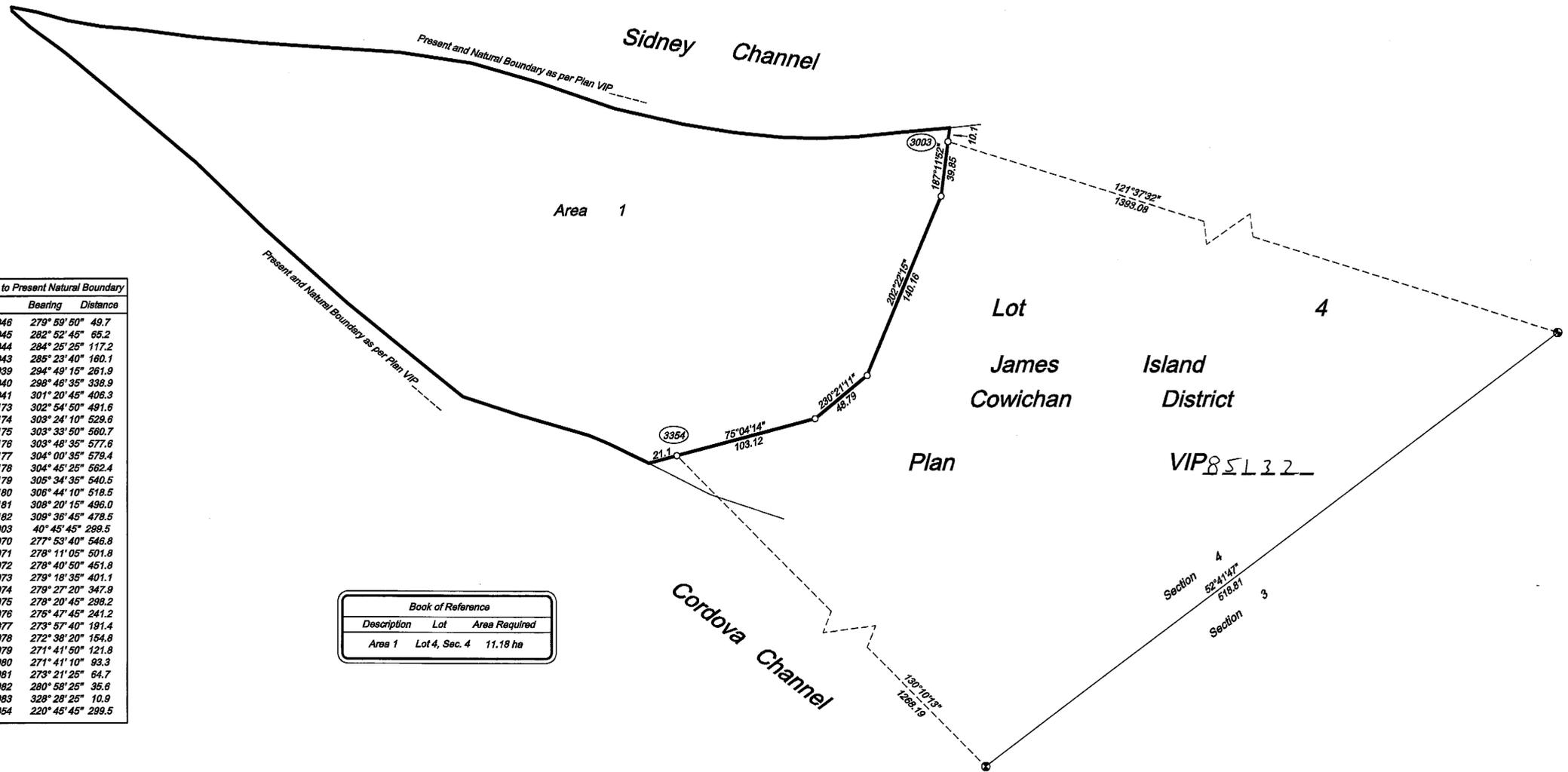
Bearings are grid bearings derived from existing Land Title Office records as defined by Plan VIP 85132.

This plan shows horizontal ground level measured distances except where otherwise noted. To compute grid distances multiply ground level distances by a combined factor of 0.9996098.

- ⊙ Denotes Standard Iron Post Found
- Denotes Standard Iron Post Set
- ha Denotes Hectares

Post	Bearing	Distance
3354 to 4046	279° 59' 50"	49.7
3354 to 4045	282° 52' 45"	65.2
3354 to 4044	284° 25' 25"	117.2
3354 to 4043	285° 23' 40"	160.1
3354 to 4039	294° 49' 15"	261.9
3354 to 4040	298° 46' 35"	338.9
3354 to 4041	301° 20' 45"	406.3
3354 to 4173	302° 54' 50"	491.6
3354 to 4174	303° 24' 10"	529.6
3354 to 4175	303° 33' 50"	560.7
3354 to 4176	303° 48' 35"	577.6
3354 to 4177	304° 00' 35"	579.4
3354 to 4178	304° 45' 25"	562.4
3354 to 4179	305° 34' 35"	540.5
3354 to 4180	306° 44' 10"	518.5
3354 to 4181	308° 20' 15"	496.0
3354 to 4182	309° 36' 45"	478.5
3354 to 3003	40° 45' 45"	289.5
3003 to 4070	277° 53' 40"	546.8
3003 to 4071	278° 11' 05"	501.8
3003 to 4072	278° 40' 50"	451.8
3003 to 4073	279° 18' 35"	401.1
3003 to 4074	279° 27' 20"	347.9
3003 to 4075	278° 20' 45"	288.2
3003 to 4076	275° 47' 45"	241.2
3003 to 4077	273° 57' 40"	191.4
3003 to 4078	272° 38' 20"	154.8
3003 to 4079	271° 41' 50"	121.8
3003 to 4080	271° 41' 10"	93.3
3003 to 4081	273° 21' 25"	64.7
3003 to 4082	280° 58' 25"	35.6
3003 to 4083	328° 28' 25"	10.9
3003 to 3354	220° 45' 45"	299.5

Book of Reference		
Description	Lot	Area Required
Area 1	Lot 4, Sec. 4	11.18 ha



PLAN VIP 85133

Deposited in the Land Title Office at Victoria B.C. this 10 day of June 2008.

Craig Johnston per Registrar

FB180722

**Michael Claxton Land Surveying Inc.**  
B.C. & Canada Lands Surveyor  
Unit 80A 4263 Commerce Circle  
Victoria, B.C. V8Z-6N6  
Phone: 479-1158 Fax: 479-3831  
File: 1684 (Area A).DWG

I, Michael Ecroyde Claxton, a British Columbia Land Surveyor of Victoria, in British Columbia, certify that I was present at and personally superintended the survey represented by this plan and that the survey and the plan are correct.

The field survey was completed on the 29th day of March, 2008.

This plan was completed and checked, and the checklist filed under #81262, on the 20th day of May, 2008.

*[Signature]*

This plan lies within the Capital Regional District.

B.C.L.S.

**Reference Plan of Covenant over  
Lot 3, Section 3 & Lot 4, Section 4,  
James Island, Cowichan District,  
Plan VIP 85132**

B.C.G.S. 92B.054 & 92B.064  
Pursuant to Section 99 (1) (a) Land Title Act.

Legend



All distances are in metres and decimals thereof unless otherwise indicated.  
Bearings are grid bearings derived from existing Land Title Office records as defined by Plan VIP 85132.  
This plan shows horizontal ground level measured distances except where otherwise noted. To compute grid distances multiply ground level distances by a combined factor of 0.9996098.

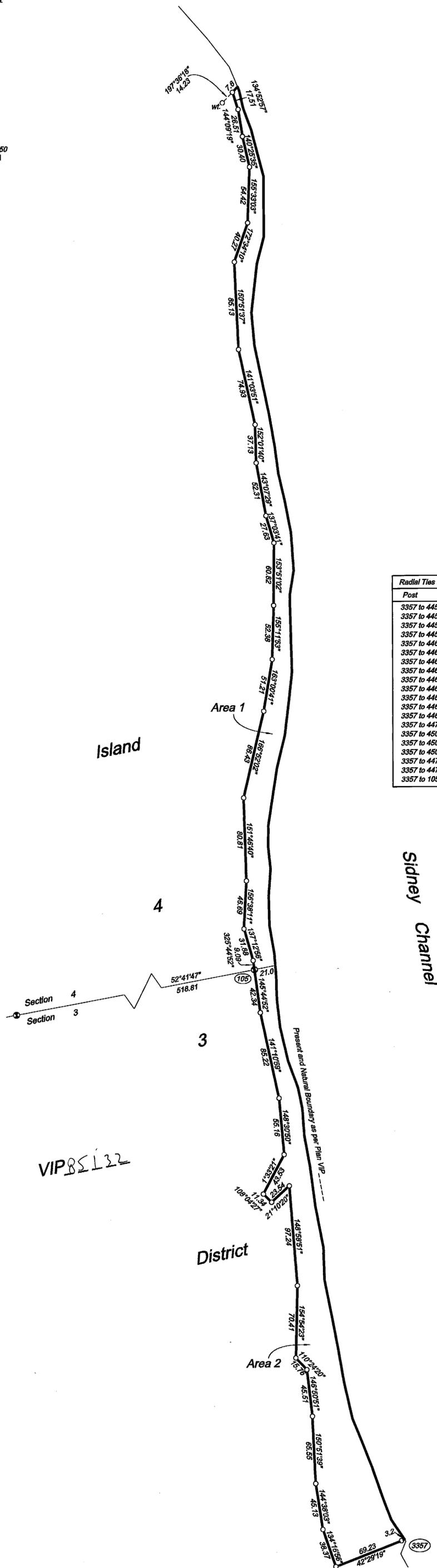
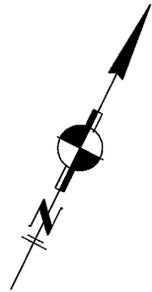
- ⊙ Denotes Standard Iron Post Found
- Denotes Standard Iron Post Set
- ha Denotes Hectares
- wt. Denotes witness

PLAN VIP 85134

Deposited in the Land Title Office at Victoria B.C. this 10 day of June 2008.

*Craig John Berger*  
Registrar

FB 18072



Post	Bearing	Distance
3357 to 4456	307° 16' 40"	22.7
3357 to 4457	309° 49' 45"	44.8
3357 to 4458	311° 30' 50"	76.6
3357 to 4459	311° 44' 05"	103.9
3357 to 4460	311° 36' 55"	128.5
3357 to 4461	313° 32' 45"	164.6
3357 to 4462	315° 02' 35"	192.0
3357 to 4463	316° 07' 55"	223.7
3357 to 4464	317° 05' 55"	264.7
3357 to 4465	318° 37' 45"	295.8
3357 to 4466	319° 05' 55"	335.8
3357 to 4467	319° 46' 45"	375.1
3357 to 4469	320° 03' 20"	405.7
3357 to 4470	320° 37' 35"	431.9
3357 to 4502	320° 40' 30"	452.7
3357 to 4503	320° 14' 25"	479.6
3357 to 4504	320° 14' 15"	513.5
3357 to 4474	320° 34' 35"	540.4
3357 to 4475	321° 02' 20"	563.2
3357 to 105	319° 05' 30"	574.3

Post	Bearing	Distance
105 to 4476	25° 23' 25"	25.0
105 to 4477	352° 40' 45"	45.4
105 to 4478	344° 48' 25"	72.9
105 to 4479	342° 51' 55"	98.9
105 to 4480	340° 10' 35"	119.5
105 to 4481	339° 16' 10"	140.3
105 to 4482	339° 50' 20"	174.4
105 to 4483	340° 10' 10"	197.8
105 to 4484	341° 09' 20"	229.2
105 to 4485	341° 04' 45"	259.9
105 to 4486	340° 57' 30"	291.3
105 to 4487	339° 48' 15"	332.7
105 to 4488	339° 08' 15"	365.7
105 to 4489	339° 20' 30"	399.6
105 to 4490	338° 28' 55"	425.9
105 to 4491	337° 25' 00"	456.2
105 to 4492	336° 26' 00"	483.1
105 to 4493	335° 53' 35"	509.3
105 to 4505	335° 14' 50"	537.2
105 to 4506	333° 39' 55"	606.7
105 to 4499	333° 23' 05"	638.7
105 to 4498	333° 37' 40"	661.9
105 to 4497	333° 51' 30"	686.8
105 to 4496	334° 23' 35"	712.4
105 to 4220	334° 19' 40"	757.1
105 to 4218	334° 18' 40"	772.1
105 to 4217	333° 52' 05"	793.5
105 to 4216	333° 25' 45"	816.7
105 to 4215	332° 54' 00"	837.3
105 to 4214	332° 38' 15"	854.6

Book of Reference		
Description	Lot	Area Required
Area 1	Lot 4, Sec. 4	1.634 ha
Area 2	Lot 3, Sec. 3	1.990 ha

I, Michael Ecroyde Claxton, a British Columbia Land Surveyor of Victoria, in British Columbia, certify that I was present at and personally superintended the survey represented by this plan and that the survey and the plan are correct.

The field survey was completed on the 29th day of March, 2008.

This plan was completed and checked, and the checklist filed under #81262, on the 20th day of May, 2008.

*Michael Ecroyde Claxton*  
M.E.C.

B.C.L.S.

**Michael Claxton  
Land Surveying Inc.**  
B.C. & Canada Lands Surveyor  
Unit 80A 4223 Commerce Circle  
Victoria, B.C. V8Z 6N6  
Phone: 479-2258 Fax: 479-3831  
File: 16849(Area B).DWG

This plan lies within the Capital Regional District.

**Reference Plan of Covenant over  
Lot 3, Section 3,  
James Island, Cowichan District,  
Plan VIP 85132**

**B.C.G.S. 92B.054 & 92B.064**  
Pursuant to Section 99 (1) (e) Land Title Act.

Legend

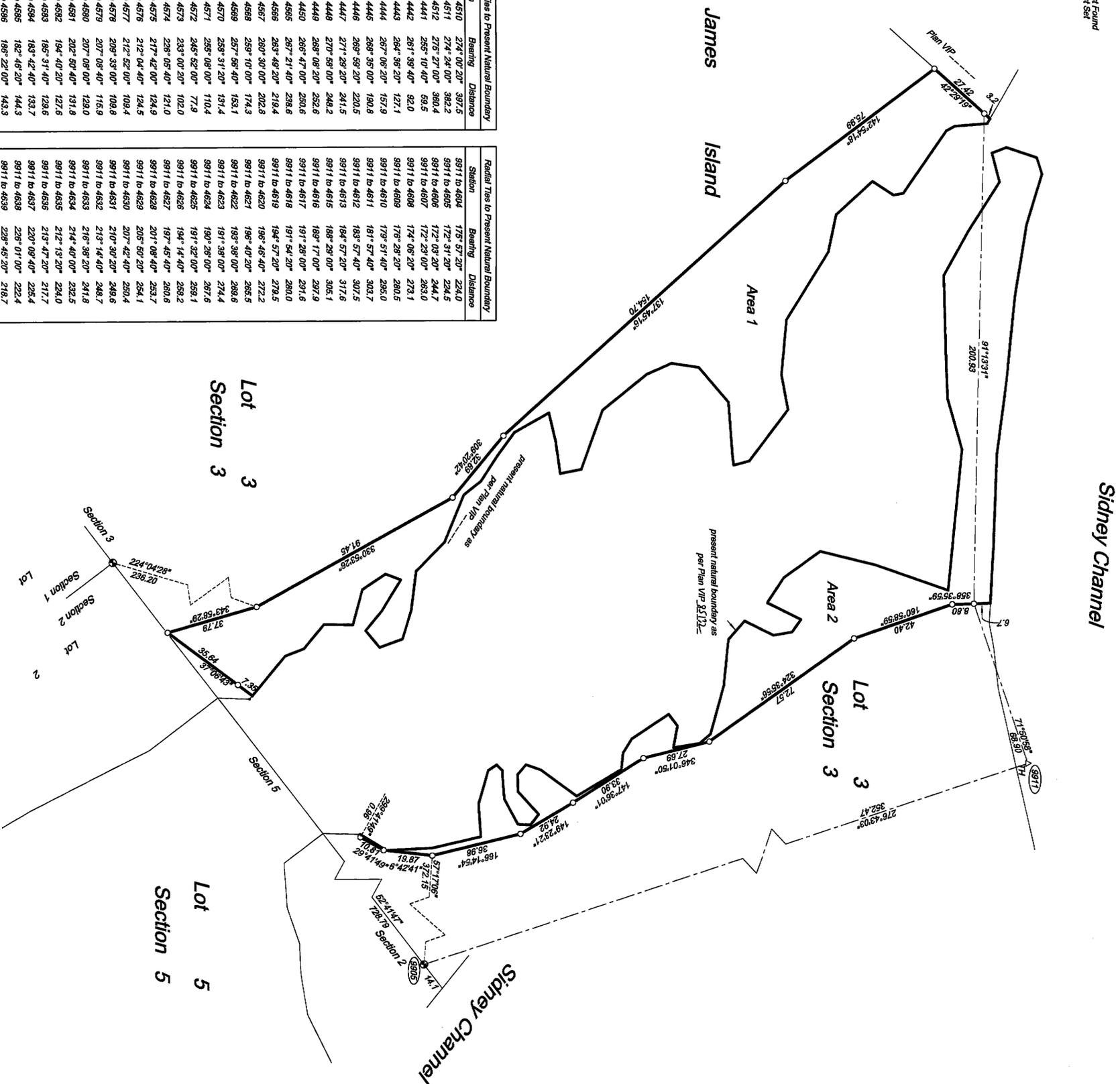
- Denotes Standard from Post Found
- Denotes Standard from Post Set
- Denotes Hechtman

Scale: 1:1000  
0 10 20 40 60 80 100

All distances are in metres and decimals thereof unless otherwise indicated.

Bearings are grid bearings defined from existing Land Title Office records as defined by Plan VIP 85132.

This plan shows horizontal ground level measured distances except where otherwise noted. To compute grid distances multiply ground level distances by a combined factor of 0.9999098.



Station	Bearing	Distance	Station	Bearing	Distance
9905 to 4510	374° 00' 20"	397.5	9911 to 4604	175° 57' 20"	224.0
9905 to 4511	274° 24' 00"	382.2	9911 to 4605	172° 31' 20"	224.5
9905 to 4512	275° 27' 00"	380.4	9911 to 4606	172° 03' 20"	244.7
9911 to 4441	285° 10' 40"	68.8	9911 to 4607	172° 23' 00"	263.0
9911 to 4442	281° 39' 40"	92.0	9911 to 4608	174° 08' 20"	273.1
9911 to 4443	284° 36' 20"	127.1	9911 to 4609	176° 28' 20"	280.5
9911 to 4444	287° 06' 20"	157.9	9911 to 4610	179° 51' 40"	295.0
9911 to 4445	288° 39' 00"	180.8	9911 to 4611	181° 57' 40"	303.7
9911 to 4446	289° 59' 20"	220.5	9911 to 4612	183° 57' 40"	307.5
9911 to 4447	271° 29' 20"	241.5	9911 to 4613	184° 57' 20"	317.6
9911 to 4448	270° 59' 00"	248.2	9911 to 4615	188° 28' 00"	305.1
9911 to 4449	268° 08' 20"	282.8	9911 to 4616	189° 17' 00"	297.9
9911 to 4450	266° 47' 00"	250.6	9911 to 4617	191° 28' 00"	291.8
9911 to 4455	267° 21' 40"	238.6	9911 to 4618	191° 54' 20"	280.0
9911 to 4456	263° 49' 20"	219.4	9911 to 4619	194° 57' 20"	273.5
9911 to 4457	260° 30' 00"	202.8	9911 to 4620	196° 46' 40"	272.2
9911 to 4458	259° 10' 00"	174.3	9911 to 4621	199° 40' 20"	265.5
9911 to 4459	257° 56' 40"	153.1	9911 to 4622	193° 38' 00"	298.6
9911 to 4470	258° 31' 20"	131.4	9911 to 4623	191° 38' 00"	274.4
9911 to 4471	255° 08' 00"	110.4	9911 to 4624	190° 26' 00"	267.6
9911 to 4472	245° 52' 00"	77.9	9911 to 4625	191° 32' 00"	259.1
9911 to 4473	233° 00' 20"	102.0	9911 to 4626	194° 44' 40"	258.2
9911 to 4474	228° 05' 40"	121.0	9911 to 4627	197° 45' 40"	280.6
9911 to 4475	217° 42' 00"	124.9	9911 to 4628	201° 08' 40"	253.7
9911 to 4476	212° 04' 40"	124.5	9911 to 4629	205° 50' 20"	254.1
9911 to 4477	212° 52' 00"	109.4	9911 to 4630	207° 42' 40"	250.4
9911 to 4478	209° 33' 00"	108.8	9911 to 4631	210° 34' 20"	248.8
9911 to 4479	207° 08' 40"	115.9	9911 to 4632	213° 14' 40"	248.7
9911 to 4480	207° 08' 00"	128.0	9911 to 4633	216° 38' 20"	241.8
9911 to 4481	202° 50' 40"	131.8	9911 to 4634	214° 40' 00"	232.5
9911 to 4482	194° 40' 20"	127.6	9911 to 4635	219° 47' 20"	217.7
9911 to 4483	185° 31' 40"	128.6	9911 to 4636	212° 13' 20"	224.0
9911 to 4484	183° 42' 40"	133.7	9911 to 4637	220° 09' 40"	225.4
9911 to 4485	182° 49' 20"	144.3	9911 to 4638	226° 01' 00"	222.4
9911 to 4486	186° 22' 00"	143.3	9911 to 4639	228° 45' 20"	216.7
9911 to 4487	183° 04' 40"	147.5	9911 to 4640	230° 42' 00"	210.4
9911 to 4488	183° 48' 40"	141.3	9911 to 4641	230° 47' 20"	191.5
9911 to 4489	181° 41' 20"	164.7	9911 to 4642	226° 44' 20"	174.4
9911 to 4490	179° 20' 40"	165.3	9911 to 4643	228° 51' 00"	170.9
9911 to 4491	176° 01' 00"	184.0	9911 to 4644	227° 51' 20"	167.7
9911 to 4492	179° 24' 40"	197.9	9911 to 4645	236° 18' 20"	174.6
9911 to 4493	180° 03' 40"	204.1	9911 to 4646	238° 03' 20"	188.1
9911 to 4494	178° 59' 40"	207.5	9911 to 4647	241° 50' 20"	208.5
9911 to 4495	175° 07' 00"	202.4	9911 to 4648	246° 59' 40"	238.8
9911 to 4496	177° 00' 00"	207.6	9911 to 4649	251° 02' 00"	238.0
9911 to 4497	174° 13' 00"	200.0	9911 to 4650	256° 18' 40"	246.8
9911 to 4498	173° 04' 40"	203.7	9911 to 4651	256° 58' 00"	238.3
9911 to 4499	173° 20' 40"	208.9	9911 to 4652	257° 56' 00"	238.1
9911 to 4500	176° 20' 00"	213.4	9911 to 4653	265° 37' 40"	262.9
9911 to 4501	190° 03' 00"	215.9	9911 to 4654	268° 31' 00"	262.7
9911 to 4502	179° 27' 40"	219.4	9911 to 4655	289° 18' 40"	284.4

Description	Lot	Area Required
Area 1	Lot 3, Sec. 3	1.056 ha
Area 2	Lot 3, Sec. 3	0.770 ha

**Michael Chaston**  
Land Surveying Inc.  
B.C. & Canada Land Surveyor  
Unit 804, 4233 Commae Circle  
Victoria, B.C. V8Z 5N6  
Phone: 479-2258 Fax: 479-9331  
File: 18846(Soil Marsh).DWG

This plan lies within the  
Capital Regional District.

B.C.L.S.

**PLAN VIP 85135**

Deposited in the Land Title Office  
at Victoria B.C.  
this 16 day of June 2008.

*Craig Johnston*  
Registrar

FB 88122

1 Michael Chaston, a British Columbia Land Surveyor  
4 Victoria, a British Columbia Land Surveyor, has prepared  
and personally supervised the survey represented by  
this plan and that the survey and the plan are correct.  
The field survey was completed on the 29th day of  
March, 2008.

This plan was completed and checked, and the checklist  
filed under 881270, on the 20th day of May, 2008.

*[Signature]*

Original

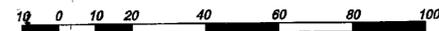
**Reference Plan of Covenant over  
Lot 2, Section 2 and Lot 5, Section 5,  
James Island, Cowichan District,  
Plan VIP 85132**

B.C.G.S. 92B.054 & 92B.064

Pursuant to Section 99 (1) (e) Land Title Act.

**Legend**

Scale 1:1000



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This plan shows horizontal ground level measured distances except where otherwise noted. To compute grid distances multiply ground level distances by a combined factor of 0.9996098.

- ⊙ Denotes Standard Iron Post Found
- Denotes Standard Iron Post Set
- ha Denotes Hectares

PLAN VIP 85136

Deposited in the Land Title Office at Victoria B.C. this 10 day of June 2008.

*Craig Johnson gets*  
Registrar

FB 180722



**Lot 5  
Section 5**

Area 1

Book of Reference		
Description	Lot	Area Required
Area 1	Lot 5, Sec. 5	6.196 ha
Area 2	Lot 2, Sec. 2	605.1 m <sup>2</sup>
Area 3	Lot 2, Sec. 2	859.9 m <sup>2</sup>
Area 4	Lot 2, Sec. 2	0.257 ha
Area 5	Lot 2, Sec. 2	0.353 ha
Area 6	Lot 2, Sec. 2	0.281 ha

**Michael Claxton  
Land Surveying Inc.**  
B.C. & Canada Lands Surveyor  
Unit 80A 4223 Commerce Circle  
Victoria, B.C. V8Z-6N6  
Phone: 479-2258 Fax: 479-3831  
File: 16849(Area D).DWG

I, Michael Ecroyde Claxton, a British Columbia Land Surveyor of Victoria, in British Columbia, certify that I was present at and personally superintended the survey represented by this plan and that the survey and the plan are correct.

The field survey was completed on the 29th day of March, 2008.

This plan was completed and checked, and the checklist filed under 881271, on the 20th day of May, 2008.

*[Signature]*

B.C.L.S.

original

**Reference Plan of Covenant over  
Lot 1, Section 1 & Lot 2, Section 2,  
James Island, Cowichan District,  
Plan VIP 85132**

B.C.G.S. 92B.054 & 92B.064

Pursuant to Section 99 (1) (e) Land Title Act.

**Legend**

Scale 1:2000



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This plan shows horizontal ground level measured distances except where otherwise noted. To compute grid distances multiply ground level distances by a combined factor of 0.9996098.

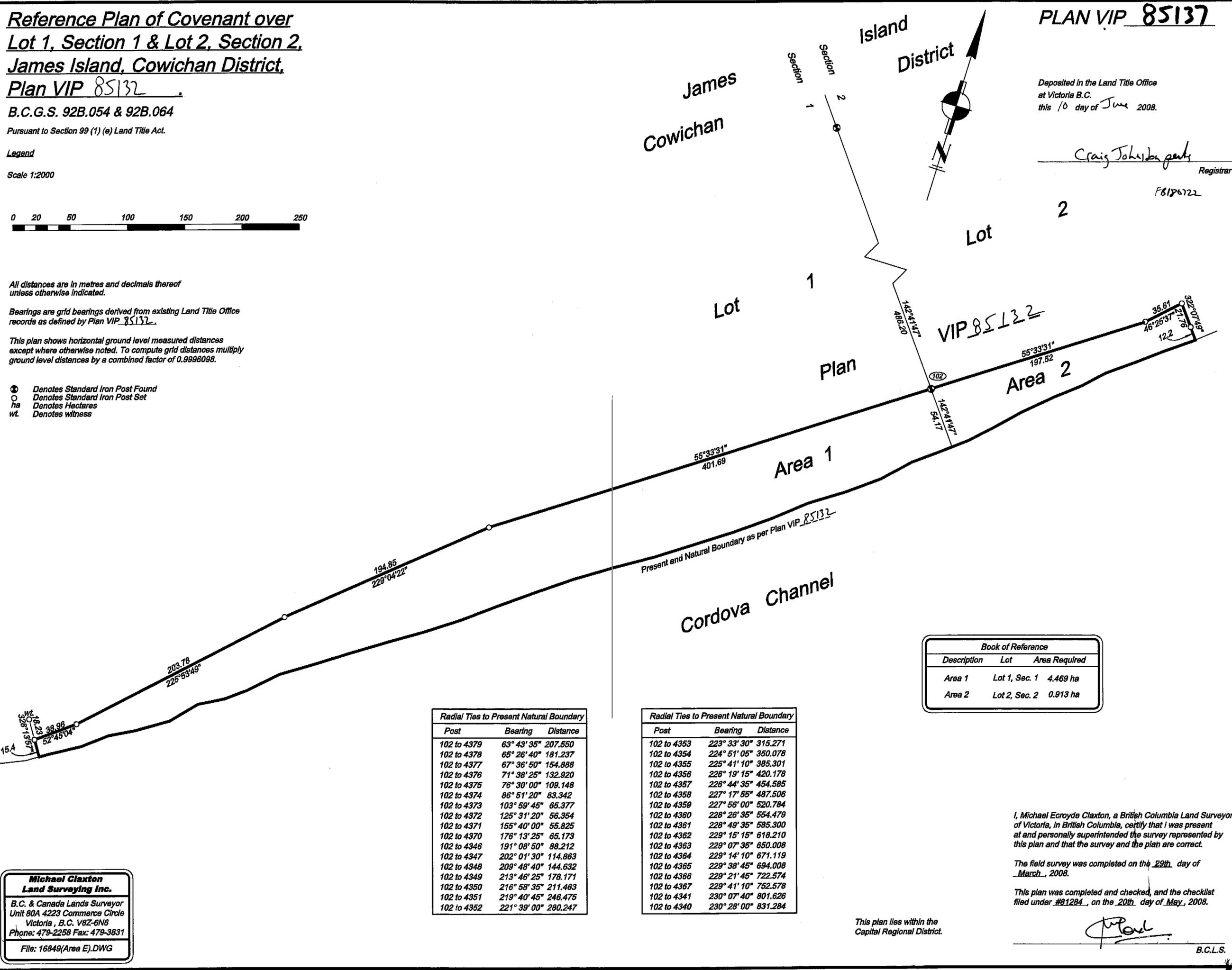
- ⊙ Denotes Standard Iron Post Found
- Denotes Standard Iron Post Set
- ha Denotes Hectares
- wt. Denotes witness

**PLAN VIP 85137**

Deposited in the Land Title Office  
at Victoria B.C.  
this 10 day of June 2008.

*Craig Johnson*  
Registrar

F8180722



Present and Natural Boundary as per Plan VIP 85132

Radial Ties to Present Natural Boundary		
Post	Bearing	Distance
102 to 4379	63° 43' 35"	207.550
102 to 4378	65° 26' 40"	181.237
102 to 4377	67° 36' 50"	154.888
102 to 4376	71° 38' 25"	132.920
102 to 4375	76° 30' 00"	109.148
102 to 4374	86° 51' 20"	83.342
102 to 4373	103° 59' 45"	65.377
102 to 4372	125° 31' 20"	56.354
102 to 4371	155° 40' 00"	55.825
102 to 4370	176° 13' 25"	65.173
102 to 4348	191° 08' 50"	88.212
102 to 4347	202° 01' 30"	114.863
102 to 4348	209° 48' 40"	144.632
102 to 4349	213° 46' 25"	178.171
102 to 4350	216° 58' 35"	211.463
102 to 4351	219° 40' 45"	246.475
102 to 4352	221° 39' 00"	280.247

Radial Ties to Present Natural Boundary		
Post	Bearing	Distance
102 to 4353	223° 33' 30"	315.271
102 to 4354	224° 51' 05"	350.078
102 to 4355	225° 41' 10"	385.301
102 to 4356	226° 19' 15"	420.178
102 to 4357	226° 44' 35"	454.585
102 to 4358	227° 17' 55"	487.506
102 to 4359	227° 56' 00"	520.784
102 to 4360	228° 26' 35"	554.479
102 to 4361	228° 49' 35"	585.300
102 to 4362	229° 15' 15"	618.210
102 to 4363	229° 07' 35"	650.008
102 to 4364	229° 14' 10"	671.119
102 to 4365	229° 38' 45"	694.008
102 to 4366	229° 21' 45"	722.574
102 to 4367	229° 41' 10"	752.578
102 to 4341	230° 07' 40"	801.626
102 to 4340	230° 28' 00"	831.284

Book of Reference		
Description	Lot	Area Required
Area 1	Lot 1, Sec. 1	4.469 ha
Area 2	Lot 2, Sec. 2	0.913 ha

**Michael Claxton  
Land Surveying Inc.**  
B.C. & Canada Lands Surveyor  
Unit 80A 4223 Commerce Circle  
Victoria, B.C. V8Z-6N6  
Phone: 479-2258 Fax: 479-3831  
File: 16849(Area E).DWG

I, Michael Ecroyde Claxton, a British Columbia Land Surveyor of Victoria, in British Columbia, certify that I was present at and personally supervised the survey represented by this plan and that the survey and the plan are correct.

The field survey was completed on the 29th day of March, 2008.

This plan was completed and checked, and the checklist filed under #81284, on the 20th day of May, 2008.

This plan lies within the Capital Regional District.

*Michael Claxton*

B.C.L.S.

**Reference Plan of Covenant over  
Lot 1, Section 1,  
James Island, Cowichan District,  
Plan VIP 85132  
B.C.G.S. 92B.054 & 92B.064**

Pursuant to Section 99 (1) (e) Land Title Act.

**Legend**

Scale 1:1000

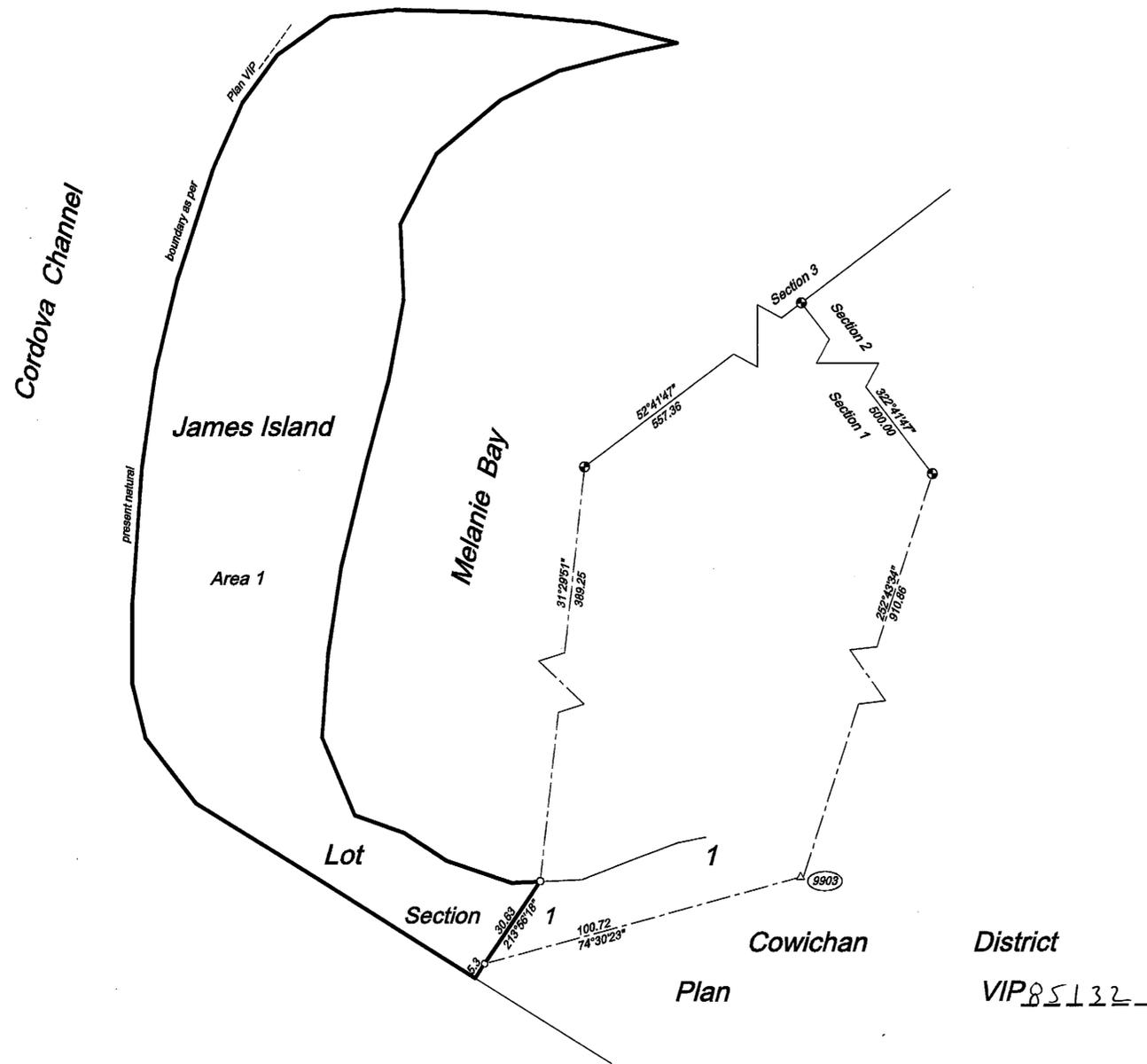


All distances are in metres and decimals thereof unless otherwise indicated.

Bearings are grid bearings derived from existing Land Title Office records as defined by Plan VIP 85132.

This plan shows horizontal ground level measured distances except where otherwise noted. To compute grid distances multiply ground level distances by a combined factor of 0.9999098.

- ⊙ Denotes Standard Iron Post Found
- Denotes Standard Iron Post Set
- ha Denotes Hectares



Station	Bearing	Distance
9903 to 7160	292° 52' 40"	31.6
9903 to 7161	285° 40' 40"	38.0
9903 to 7162	275° 15' 20"	53.0
9903 to 7163	269° 09' 20"	67.0
9903 to 7164	268° 40' 00"	88.8
9903 to 7165	272° 29' 20"	108.9
9903 to 7166	278° 13' 40"	122.5
9903 to 7167	277° 46' 40"	138.3
9903 to 7168	286° 12' 20"	153.1
9903 to 7169	295° 24' 20"	160.6
9903 to 7170	304° 04' 20"	170.4
9903 to 7171	313° 41' 20"	184.5
9903 to 7172	320° 24' 40"	198.6
9903 to 7173	325° 33' 20"	215.6
9903 to 7174	328° 33' 20"	235.8
9903 to 7175	333° 19' 40"	249.3
9903 to 7176	338° 55' 20"	256.6
9903 to 7177	343° 19' 40"	258.3
9903 to 7178	347° 53' 00"	258.5
9903 to 7179	351° 35' 40"	260.0
9903 to 7180	346° 41' 40"	270.5
9903 to 7181	340° 05' 00"	283.4
9903 to 7182	334° 58' 20"	294.7
9903 to 7183	331° 22' 40"	301.7
9903 to 7184	327° 34' 40"	300.0
9903 to 7185	324° 16' 00"	283.8
9903 to 7186	320° 23' 40"	283.2
9903 to 7187	313° 52' 20"	265.8
9903 to 7188	308° 16' 20"	252.4
9903 to 7189	301° 57' 20"	238.8
9903 to 7190	292° 20' 40"	222.1
9903 to 7191	286° 07' 20"	213.8
9903 to 7192	281° 57' 20"	205.8
9903 to 7193	276° 55' 00"	187.2
9903 to 7194	273° 24' 20"	165.9
9903 to 7195	268° 46' 20"	137.8
9903 to 4280	225° 19' 20"	81.8

Book of Reference		
Description	Lot	Area Required
Area 1	Lot 1, Sec. 1	1.875 ha

PLAN VIP 85138



Deposited in the Land Title Office at Victoria B.C. this 10 day of June 2008.

*Craig Johnston*  
Registrar

F8180722

**Michael Claxton  
Land Surveying Inc.**  
B.C. & Canada Lands Surveyor  
Unit 80A 4223 Commerico Circle  
Victoria, B.C. V8Z-6N6  
Phone: 479-2258 Fax: 479-3831  
File: 16849(Area F).DWG

I, Michael Erroyde Claxton, a British Columbia Land Surveyor of Victoria, in British Columbia, certify that I was present at and personally supervised the survey represented by this plan and that the survey and the plan are correct.

The field survey was completed on the 29th day of March, 2008.

This plan was completed and checked, and the checklist filed under #91274, on the 20th day of May, 2008.

This plan lies within the Capital Regional District.

*[Signature]*  
B.C.L.S.

Reference Plan of Covenant over Lot 1, Section 1, Lot 3, Section 3, & Lot 4, Section 4.

James Island, Cowichan District, Plan VIP 85131

B.C.G.S. 92B.064 & 92B.064

Pursuant to Section 89 (1) of the Land Title Act.

Legend



All distances are in metres and decimals thereof unless otherwise indicated. Bearings are grid bearings derived from existing Land Title Office records as defined by Plan VIP 85131.

This plan shows historical ground level measured distances except where otherwise noted. To compute grid distances multiply ground level distances by a combined factor of 0.9996068.

- Demolite Standard from Post Found
Demolite Standard from Post Set
Demolite Witness

PLAN VIP 85131

Deposited in the Land Title Office at Victoria, B.C. this 16 day of June, 2008.

Registrar

FB 18/10/22

Plan VIP 85131 James Island District Cowichan

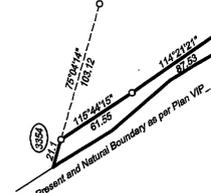
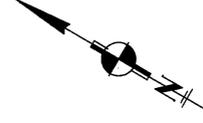


Table with 3 columns: Point, Bearing, Distance. Lists points from 3354 to 4071 with their respective bearings and distances.

Table with 3 columns: Point, Bearing, Distance. Lists points from 4144 to 4223 with their respective bearings and distances.

Table with 3 columns: Description, Lot, Area Required. Lists areas 1, 2, 3, and 4 with their respective lot and area requirements.

Michael Ervyn Clark, a British Columbia Land Surveyor in Victoria, B.C. V6Z 2R6. Phone: 779-2288 Fax: 779-2881 File: 19846/area G/J/MG

I, Michael Ervyn Clark, a British Columbia Land Surveyor in Victoria, B.C. V6Z 2R6, certify that I was present at the time of the survey and that the survey was completed by this plan and that the survey and the plan are correct. The field survey was completed on the 25th day of June, 2008. This plan was compiled and checked, and the checklist filed under 85131 on the 26th day of June, 2008.

This plan lies within the Capital Regional District.

B.C.L.S.