

EXHIBIT “F”

LEGAL NOTATIONS AND CHARGES, LIENS AND INTERESTS

The following are intended as partial summaries only. Full copies of the documents mentioned below are available from the appropriate Land Title Office and purchasers are encouraged to obtain and review each document carefully.

1. LEGAL NOTATIONS

Permit under part 26 of the *Municipal Act* KN119264:

This document is a notice of a development variance permit provided under section 927(1) of the *Municipal Act* dated December 17, 1999 by the Regional District of East Kootenay; permits variance of height requirement for a fence contained in the upper Columbia Valley Zoning Bylaw to allow a 2.72 meter fence on the front, side and rear yards of the subject property.

2. CHARGES LIENS AND INTERESTS

Reservation of Rights V18718

This reservation was registered August 7, 1986 and references a reservation of rights in favour of the Columbia and Kootenay Railway and Navigation Company originally dated November 27, 1906 to take a strip of land for railway right of way purposes and wood, timber, coal and petroleum rights.

Undersurface Rights N26307

This indenture registered November 13, 1979 provides that a reservation of coal, petroleum and valuable stone rights previously held by the Canadian Pacific Railway Company has been forfeited to the Province of British Columbia.

Statutory Right of Way KP42223

This Statutory Right of Way was registered May 12, 2000 in favour of British Columbia Hydro and Power Authority. Among other things, this Statutory Right of Way grants to British Columbia Hydro and Power Authority a Statutory Right of Way to:

- a) excavate for, construct, install, abandon, erect, replace, upgrade, operate, maintain, remove and repair works (as defined in the Statutory Right of Way) on, in, under, through, over or across the Land;
- b) Clear that part of the Land located within 6 meters of either side of the center line and to keep it clear of trees or growth at any time located therein;

- c) Enter, work, pass and repass upon, on and along the adjacent area;
- d) Have reasonable unobstructed access over the land to and from the adjacent area for all purposes related to the works;
- e) Clear the adjacent area and keep it clear of all or any part of any obstruction, structure, building, improvement or other matter with, in the opinion of BC Hydro might:
 - i) interfere with the exercise of its rights; or
 - ii) create or increase any danger or hazard to persons or to the Works;
- f) Cut or trim away trees on the Land that in the opinion of BC Hydro might create or increase any danger or hazard to the works or to persons; and
- g) Do all things necessary or incidental to the undertakings of BC Hydro in connection with the above.

Statutory Right of Way KP42224

This Statutory Right of Way was registered May 12, 2000 in favour of Telus Communications (B.C.) Inc.. Among other things, this statutory right of way grants to Telus Communications (B.C.) Inc. a statutory right of way to:

- a) excavate for, construct, install, abandon, erect, replace, upgrade, operate, maintain, remove and repair works (as defined in the Statutory Right of Way) on, in, under, through, over or across the Land;
- b) Clear that part of the Land located within 6 meters of either side of the center line and to keep it clear of trees or growth at any time located therein;
- c) Enter, work, pass and repass upon, on and along the adjacent area;
- d) Have reasonable unobstructed access over the land to and from the adjacent area for all purposes related to the works;
- e) Clear the adjacent area and keep it clear of all or any part of any obstruction, structure, building, improvement or other matter with, in the opinion of TELUS might:
 - i) interfere with the exercise of its rights; or
 - ii) create or increase any danger or hazard to persons or to the Works;

- f) Cut or trim away trees on the Land that in the opinion of TELUS might create or increase any danger or hazard to the works or to persons; and
- g) Do all things necessary or incidental to the undertakings of TELUS in connection with the above.

Section 219 Covenant KP56429

This Covenant was registered June 23, 2000 in favor of the Regional District of East Kootenay. Among other things this Covenant contemplates the connection of the property to the sewer system of the Edgewater Sewer System. This covenant requires that the owner of the property shall pay to the Regional District a fee of \$450 per strata lot as a contribution towards the upgrading of the Edgewater Sewer System, and provide that the owner of the Land shall indemnify the Regional District against all losses arising from the installation use or operation of the sewage system on the Lands and the connection of the sewage disposal system to the Edgewater Sewer System.