

ENDURING POWER OF ATTORNEY

*Power of Attorney Act, RSBC 1996 Parts 2 and 3 as amended by
the Adult Guardianship and Planning Statutes Amendment, 2007*

1. ADULT

THIS ENDURING POWER OF ATTORNEY is given this 14th day of December, 2011 by

(Donor) MICHAEL CARMAN MCBRIDE
(Donor Address) #7-6500-15th Ave. SW, Salmon Arm, BC V1E 1R5
the "Adult"

2. ATTORNEY

I APPOINT the following person

(Name of Attorney) DAWN SUZANNE SUTTON
(Address of Attorney) 3079 Sageview Rd. West Kelowna, BC V4T 3H2
the "Attorney"

to be my Attorney(s) in accordance with the *Power of Attorney Act*, to make decisions on my behalf and to do anything that I may lawfully do by an agent.

This Power of Attorney shall include the authority for my Attorney to access any safety deposit box that I may have.

3. EFFECTIVE DATE

This power of Attorney will be effective immediately on its being executed by myself and my Attorney(s) (that is, has been correctly signed by all parties).

4. CONTINUED AUTHORITY

The Attorney's authority may be exercised while I am capable of making decisions about my financial and legal affairs and will continue if I become incapable of making decisions about my financial and legal affairs.

5. CONDITIONS AND RESTRICTIONS


This Enduring Power of Attorney is not subject to any conditions or restrictions.

6. EFFECT OF SECTION 56(1) OF THE LAND TITLE ACT

The effect of Section 56(1) of the *Land Title Act* of the Province of British Columbia R.S.B.C. 1979, c.219, is hereby excluded and this Power of Attorney shall not become invalid three (3) years after the date hereof.

SIGNATURES

Officer's Signature



JANE M. LETOURNEAU
Notary Public
PO Box 3009
#201-271 Ross St. NE
Salmon Arm, BC V1E 4R8

Execution Date

Y	M	D
20 11	12	14

Executing Party's Signature




MICHAEL CARMAN MCBRIDE

Officer Certification:

Your Signature constitutes 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.

Execution Date

Officer's Signature



Jane M. Letourneau
P.O. Box 3009
Salmon Arm, B.C. V1E 4R8
NOTARY PUBLIC
PHONE (250) 830-8319

Executing Party's Signature



DAWN SUZANNE SUTTON

Officer Certification:

Your Signature constitutes 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.

DECLARATION

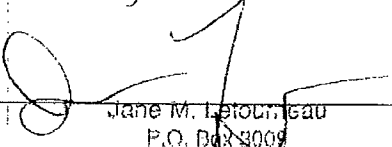
CANADA) IN THE MATTER OF a
PROVINCE OF) Power of Attorney granted by
BRITISH COLUMBIA) MICHAEL CARMAN MCBRIDE to
) adult
) DAWN SUZANNE SUTTON
) Attorney

I, DAWN SUZANNE SUTTON of 3079 Sageview Rd. West Kelowna, in the Province of British Columbia, hereby declare that:

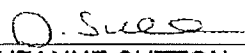
- 1. I am the Attorney appointed by the foregoing Power of Attorney.
- 2. the time of such appointment, namely, the 14th day of December, 2011,
 - ✓ I was of the full age of nineteen years.
 - ✓ I have read Section 29 of the *Power of Attorney Act* regarding when my authority as Attorney is suspended or ends.

AND I make this solemn Declaration, conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath.

DECLARED BEFORE ME at)
Salmon Arm, in the Province)
of British Columbia, on the 12 day)
of January, 2012.)



Jane M. Lehoucq
P.O. Box 9009
Salmon Arm, B.C. V1E 4R8
NOTARY PUBLIC
PHONE (250) 832-9319



DAWN SUZANNE SUTTON

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.

Province of
British Columbia

1. APPLICATION: (Name, address, phone number and signature of applicant, applicant's solicitor or agent)

DAWN SUTTON
3079 SAGEVIEW RD
WEST KELOWNA
BC
V4T 3H2.

COPY

D. Sutton (POA)

SIGNATURE

TEL # 778 754 1658

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

(PID) 018-679-897 (LEGAL DESCRIPTION) Strata Lot 7 Plan KAS1404 Section 8
Township 20 Range 10 Meridian W6 Kamloops Div
of Yale Land District

(B) MARKET VALUE: \$ 650,000
(IF FEE SIMPLE)

3. NATURE OF INTEREST:

Transmission to Surviving Joint Tenant

4. FULL NAME, ADDRESS AND OCCUPATION OF PERSON(S) ENTITLED TO BE REGISTERED:*

MICHAEL CARMAN MCBRIDE
7 6500 15TH AVE SW
SALMON ARM
BC.
V1E 1R5

Retired.

*NOTE: Before submitting this application for registration applicants should check and satisfy themselves as to the tax position, including taxes of the crown provincial, a municipality and improvement, water and irrigation districts.

TITLE SEARCH PRINT

2014-04-10, 15:31:22

Requestor: PA44970

Folio/File Reference:

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

Title Issued Under STRATA PROPERTY ACT (Section 249)

Land Title District KAMLOOPS
Land Title Office KAMLOOPS

Title Number LB525550
From Title Number KX64757

Application Received 2014-01-13

Application Entered 2014-01-24

Registered Owner in Fee Simple
Registered Owner/Mailing Address: MICHAEL CARMAN MCBRIDE, RETIRED
7 - 6500 - 15TH AVENUE SW
SALMON ARM, BC
V1E 1R5

Taxation Authority CITY OF SALMON ARM

Description of Land
Parcel Identifier: 018-679-897
Legal Description:
STRATA LOT 7 SECTION 8 TOWNSHIP 20 RANGE 10 WEST OF THE 6TH MERIDIAN KAMLOOPS
DIVISION YALE DISTRICT STRATA PLAN KAS1404 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
THIS CERTIFICATE OF TITLE MAY BE AFFECTED BY THE AGRICULTURAL LAND
COMMISSION ACT SEE PLAN M11420

TO PART FORMER LOT 3 PLAN 23577 EXCEPT PLAN 33554 IS ANNEXED EASEMENT
H4971 OVER THAT PART OF LOT 2 PLAN 23577 DESCRIBED SEE H4971

HERETO IS ANNEXED EASEMENT KH21895 OVER PART OF LOT 1 PLAN 35392
EXCEPT PLAN 43857 AND PLAN KAP51863 AS SHOWN ON PLAN 41526

TITLE SEARCH PRINT

2014-04-10, 15:31:22

Requestor: PA44970

Folio/File Reference:

HERETO IS ANNEXED EASEMENT KH21897 OVER PART OF LOT 1 PLAN 35392
EXCEPT PLANS 43857 AND KAP51863 AND OVER PART OF STRATA LOTS 2 AND 3
STRATA PLAN KAS1404 AS SHOWN ON PLAN KAP51866

HERETO IS ANNEXED EASEMENT KH21899 OVER PART OF STRATA LOT 2 STRATA
PLAN KAS1404 AS SHOWN ON PLAN KAP51867

Charges, Liens and Interests

Nature: EASEMENT
Registration Number: H4972
Registration Date and Time: 1973-02-01 10:02
Remarks: INTER ALIA
PART DESCRIBED SEE H4972
APPURTENANT TO LOT 2 PLAN 23577
PART FORMER LOT 3 PLAN 23577

Nature: COVENANT
Registration Number: T46804
Registration Date and Time: 1982-10-18 11:27
Registered Owner: HER MAJESTY THE QUEEN IN RIGHT OF THE PROVINCE OF
BRITISH COLUMBIA C/O
MINISTRY OF ENVIRONMENT & REGIONAL DISTRICT OF
COLUMBIA SHUSWAP
Remarks: INTER ALIA
PART FORMER LOT 3 PLAN 23577
SECTION 215 LTA
MODIFIED BY KD59816

Nature: COVENANT
Registration Number: KD59816
Registration Date and Time: 1990-07-18 14:21
Remarks: INTER ALIA
PART FORMER LOT 3 PLAN 23577
SECTION 215 LAND TITLE ACT
MODIFICATION OF T46804

Nature: STATUTORY RIGHT OF WAY
Registration Number: KG123281
Registration Date and Time: 1993-12-13 11:15
Registered Owner: BC TEL
Remarks: INTER ALIA

TITLE SEARCH PRINT

2014-04-10, 15:31:22

Requestor: PA44970

Folio/File Reference:

Nature:	STATUTORY RIGHT OF WAY
Registration Number:	KG123282
Registration Date and Time:	1993-12-13 11:15
Registered Owner:	BRITISH COLUMBIA HYDRO AND POWER AUTHORITY
Remarks:	INTER ALIA

Nature:	COVENANT
Registration Number:	KH21870
Registration Date and Time:	1994-03-09 11:38
Registered Owner:	DISTRICT OF SALMON ARM
Remarks:	INTER ALIA PART SHOWN ON PLAN KAP51864 SECTION 215 LAND TITLE ACT

Nature:	COVENANT
Registration Number:	KH21889
Registration Date and Time:	1994-03-09 11:40
Registered Owner:	PROVINCIAL AGRICULTURAL LAND COMMISSION
Remarks:	INTER ALIA PART SHOWN ON PLAN KAP51865 SECTION 215 LAND TITLE ACT

Nature:	COVENANT
Registration Number:	KH21891
Registration Date and Time:	1994-03-09 11:40
Registered Owner:	DISTRICT OF SALMON ARM
Remarks:	INTER ALIA SECTION 215 LAND TITLE ACT

Nature:	STATUTORY BUILDING SCHEME
Registration Number:	KH21902
Registration Date and Time:	1994-03-09 11:43
Remarks:	INTER ALIA SECTION 216 LAND TITLE ACT

Nature:	MORTGAGE
Registration Number:	KX64758
Registration Date and Time:	2005-05-26 09:13
Registered Owner:	SALMON ARM SAVINGS AND CREDIT UNION

Duplicate Infeasible Title NONE OUTSTANDING

Transfers NONE

Pending Applications NONE