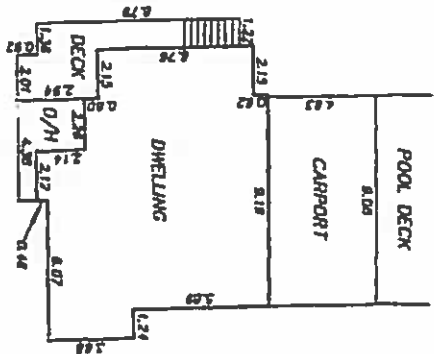


**B.C. LAND SURVEYOR'S BUILDING LOCATION CERTIFICATE COVERING:**  
**LOT B OF LOT 2, BLOCK E,**  
**NORTH 1/2 D.L. 5107, PLAN 16563.**

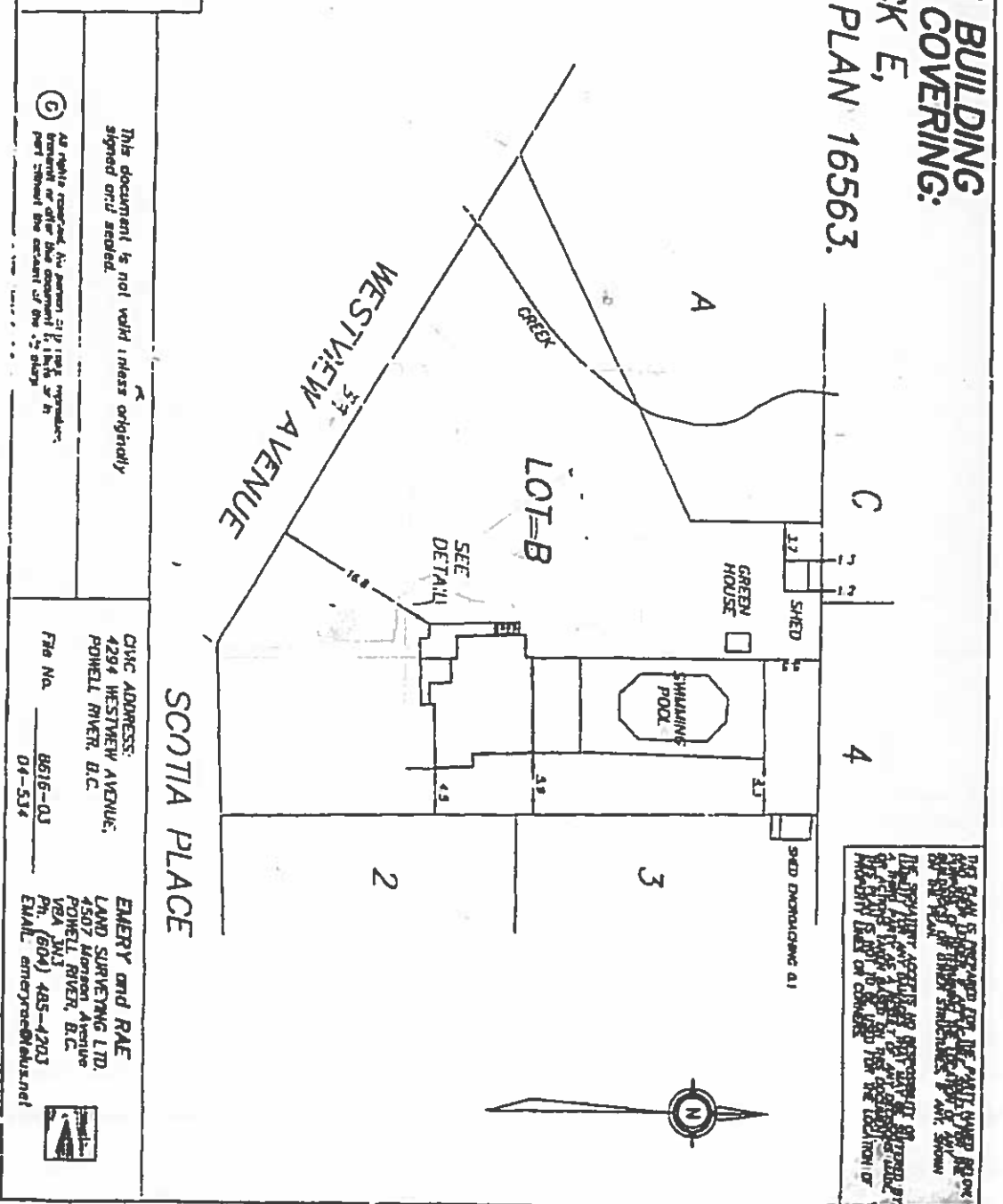
P.L.D. 007 438 389  
 Scale = 1 : 500  
 All distances are in metres.



DETAIL  
 SCALE = 1:250

This building location certificate has been prepared in accordance with the Manual of Standard Practice and is certified correct this

day of \_\_\_\_\_, 20\_\_\_\_  
**THIS IS NOT A**  
**CERTIFIED TRUE COPY** B.C.L.S.



This document is not valid unless originally signed or/signed.

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CIVIC ADDRESS:  
 4294 WESTVIEW AVENUE,  
 POWELL RIVER, B.C.

File No. 8616-03  
 04-534

EMERY and RAE  
 LAND SURVEYING LTD.  
 4507 Marston Avenue  
 POWELL RIVER, B.C.  
 V2A 3N3  
 Ph: (604) 485-4203  
 EMAIL: emeryrae@telusnet



THIS DOCUMENT IS NOT VALID UNLESS IT IS SIGNED BY THE SURVEYOR OR HIS DEPUTY SURVEYOR. ANY OTHER SIGNATURE IS VOID. THIS DOCUMENT IS NOT VALID UNLESS IT IS SIGNED BY THE SURVEYOR OR HIS DEPUTY SURVEYOR. ANY OTHER SIGNATURE IS VOID.



**Folio:** 1968-200  
**Civic:** 4294 WESTVIEW AVE  
**Size:** 0.57 ACRES

**Pid:** 007-438-389  
**Legal:** LOT B DISTRICT LOT 5107 BLOCK E NEW WEST DISTRICT GROUP1 PLAN 16563 Subsidy Lot 2, SUBJ TO 15876 RP .

**Owner:** FOSTER JOHN D  
 FOSTER KAREN L  
 4294 WESTVIEW AVE  
 POWELL RIVER BC V8A 3J6  
 (CA3790163)

| Attribute                                  | Value  | Description                       |
|--|--------|-----------------------------------|
| ACTUAL FRONTAGE                            | 120.00 |                                   |
| AGE OF DWELLING/BUILDING                   | 1935   |                                   |
| BCAA-ACTUAL USE                            | 000    | SINGLE FAMILY DWELLING            |
| BCAA-MANUAL CLASS                          | 0091   | 1 1/2 STY SFD-AFTER 1930-STD      |
| BCAA-NEIGHBOURHOOD CODE                    | 004    |                                   |
| FRONTAGE FOR DISP. TREATMENT 848           | 120.00 |                                   |
| FRONTAGE FOR SEWER 752                     | 120.00 |                                   |
| INSPECTOR AREA                             | ALL    | DISTRICT WIDE INSPECTION AREA     |
| SQUARE FOOTAGE OF DWELLING/BUILDING        | 1072   |                                   |
| START YEAR                                 | 1999   |                                   |
| ZONE (BUILDING/PLANNING PERMIT PURPOSES R2 |        | RESIDENTIAL - SINGLE & TWO FAMILY |

| Classification   | Start Date  | Stop Date | Comment  |
|------------------|-------------|-----------|--|
| BUILDING PERMITS | Jan 1, 1962 |           | ACTUAL DATE AND DETAILS OF PERMIT NOT KNOWN. REFER TO BUILDING INSPECTION DEPARTMENT. BP#1610 (1962) |
| BUILDING PERMITS | Jan 1, 1965 |           | ACTUAL DATE AND DETAILS OF PERMIT NOT KNOWN. REFER TO BUILDING INSPECTION DEPARTMENT. BP#2113 (1965) |
| BUILDING PERMITS | May 1, 1979 |           | POOL BP#79-5-29 \$9,000  |
| BUILDING PERMITS | Jun 1, 1988 |           | ADDITION BP#88-6-2 \$5,000   |

**Disclaimer for Property Report**  
 ALTHOUGH CITY STAFF STRIVE FOR ACCURACY, THE CITY OF POWELL RIVER CANNOT GUARANTEE THE CORRECTNESS OF RECORDED DATA. ANYONE USING THIS MATERIAL SHOULD CONFIRM ALL CONTENT BY REFERENCE TO TITLE SEARCHES AND LEGAL LOT PLANS.

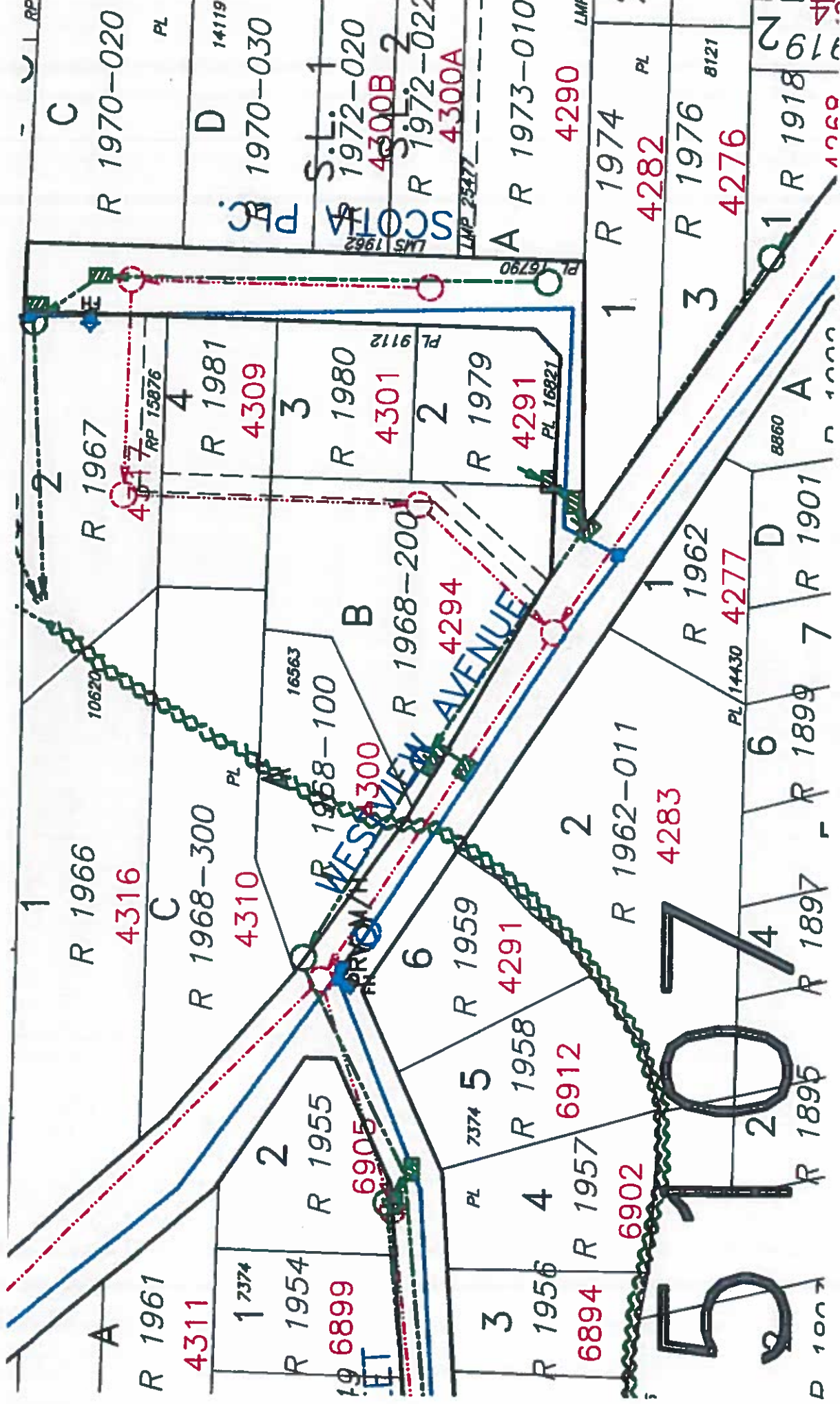
**City of Powell River  
ENGINEERING SERVICES DETAIL FOR A PROPERTY****Property Address:** 4294 WESTVIEW AVE**Legal Description:** LT B DL 5107 BLK E NWD GRP1 PL 16563

| <b>Service Type</b> | <b>Size</b> | <b>Material</b> | <b>Location</b>  |
|---------------------|-------------|-----------------|--|
| STORM               | NA          | NA              | TO CREEK   |
| WATER               | 19MM        | COPPER          | 16.4M W OF E PL FROM SCOTIA (ORIG. MEAS. BY PW CREWS<br>- APR 11, 2007 - CFS 6029) |
| SANITARY            | NA          | NA              | 37' S OF MH  |

**ALTHOUGH CITY STAFF STRIVE FOR ACCURACY, THE CITY OF POWELL RIVER CANNOT GUARANTEE THE CORRECTNESS OF ITS RECORDED DATA. IT IS FOR THIS REASON THAT INFRASTRUCTURE MUST BE EXPOSED AND LOCATIONS AND INVERTS MEASURED PRIOR TO PROCEEDING WITH DESIGN OR CONSTRUCTION.**

**NA = information not available**





5107

C  
R 1970-020  
PL 14119  
D  
1970-030  
S.L. 1  
1972-020  
4300B 2  
SCOTT'S  
R 1972-022  
4300A  
L.M.P. 25477  
A R 1973-010  
4290  
1 R 1974  
PL 4282  
3 R 1976  
8121  
4276  
R 1977  
R 1978  
R 1979  
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R 2000

R 1966  
4316  
R 1967  
4317  
R 1968-300  
4310  
R 1968-200  
4294  
R 1962-011  
4283  
R 1959  
4291  
R 1958  
6912  
R 1955  
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6902  
R 1956  
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