

September 29, 2001

**Speech to the 108 Community
By Henry Block**

CELEBRATING THE LEGACY OF THE LAND

TODAY WE CELEBRATE THE COMMUNITY THAT MAKE UP THE 108 MILE AREA.

THE 108 COMMUNITY, IN THE MASTER PLAN, WAS ACTUALLY GOING TO BE BIGGER IN TERMS OF LOTS, AND THEREFORE POPULATION ... *BUT THE LAND BASE IS STILL THE SAME!*

THE ORIGINAL MASTER PLAN COVERED 26,000 ACRES FROM 101 MILE ON THE WEST SIDE OF THE HIGHWAY, TO 113 MILE, IN THE PETE KITCHEN LAKE AREA, ON THE NORTH SIDE OF THE HIGHWAY.

THIS MASTER PLAN WAS DEVELOPED TO BE IN PARTNERSHIP WITH NATURE (*REFERRED TO AS THE GREAT ESCAPE*), WHERE OUR COMPANY, BLOCK BROS. PROMISED WITHIN THE LAND USE CONTRACT TO ONLY DEVELOP 20% OF THE LAND.

THIS WOULD LEAVE 80% AS A RECREATIONAL RANCH, WITH RANCHING & AGRICULTURE TO BE AN ONGOING PART OF THE COMMUNITY.

THE DREAM WAS OF A COMMUNITY AND OF VACATIONERS PEOPLE WALKING, RIDING, BIKING AND FULLY PARTICIPATING ON THE SAME LAND WHERE COWBOYS AND CATTLE ROAM! THIS INCLUDED A SKI MECCA IN THE WINTER.

THIS PLAN OF DEVELOPMENT WAS TO BE UNIQUE IN NORTH AMERICA. THE CONCEPT OF ONLY DEVELOPING 1 ACRE OUT OF EVERY 5 WAS UNHEARD OF IN THE 60'S & 70'S, *AND CERTAINLY MORE SO TODAY.*

OUR DREAM WAS TO RETAIN THE FREEDOM OF NATURE TOGETHER WITH SELECT DEVELOPMENT

THE MASTER PLAN WAS PRESENTED TO THE PEOPLE OF THE AREA, AND VERIFIED IN A LAND USE CONTRACT SIGNED WITH THE CARIBOO REGIONAL DISTRICT IN 1972 AND SIGNED BY THE AGRICULTURAL MINISTER OF THE GOVERNMENT OF THE DAY.

THE PROJECT GOT OFF TO A GREAT START IN 1970 AND 71, UNTIL THE NDP GOVERNMENT INTERFERED AND CHANGED THE COURSE OF DIRECTION THE COMPANY HAD EMBARKED UPON.

HOWEVER, THE COMPANY'S COMMITMENT TO DELIVER THE FREEDOM OF ACCESS WAS OF PRIME IMPORTANCE SO THEY PROCEEDED TO CREATE BOTH SURVEYED AND BLANKET EASEMENTS OVER THE ENTIRE REMAINING 26,000 ACRES.

THESE EASEMENTS TO BE REGISTERED FOR ALL THE LAND OWNERS ENABLING THEM ACCESS NO MATTER WHO SHOULD OWN THE LANDS IN THE FUTURE

THESE EASEMENTS ARE REGISTERED IN FAVOR OF TOTAL COMMUNITY USE & ACCESS TO THE 26,000 ACRES AND ARE HELD IN TRUST BY LOT 41, *KNOWN LOCALLY AS THE UPPER TENNIS COURTS AT THE 108 LODGE*

BLOCK BROS. INDUSTRY SUBSEQUENTLY SOLD LOT 41 TO "ELLEAIR" A COMPANY FROM JAPAN.

THIS INCLUDED THE CONDITIONAL TRUST REGISTERED IN THE LAND REGISTRATION OFFICE AGAINST THE TITLE OF LOT 41.

THE INTENDED LEGACY OF ACCESS TO 26,000 ACRES BY ALL, HAS BEEN ASSURED THROUGH STEPS TAKEN BY BLOCK BROS. THE DEVELOPER OF THIS GREAT COMMUNITY.

THE GREEN BELT AREAS, COVERING HUNDREDS, AND EVEN A FEW THOUSAND ACRES, WAS GIFTED TO THE COMMUNITY IN THE SAME WAY.

BUT, IN THIS .CASE, THE LAND IS ACTUALLY OWNED BY THE PEOPLE. OWNED BY THE CARIBOO REGIONAL DISTRICT IN YOUR FAVOR, AND IN YOUR CONTROL!

I AM ALSO PROUD TO SAY THAT THESE WERE NOT THE ONLY 2 LAND GIFTS FOR THE 108 COMMUNITY THAT OUR COMPANY GAVE.

WE WERE COMMITTED TO PROVIDING THE FOUNDATION FOR THE DEVELOPMENT OF A UNIQUE COMMUNITY SO BLOCK BROS. ALSO DONATED ...

1. THE LAND FOR THE HISTORIC SITE WHICH TODAY IS A MAJOR TOURIST ATTRACTION.

THE RIGHTS TO DUCKS UNLIMITED CREATING MILES OF WILDLIFE HABITAT TO PROTECT THE LANDS FOR *FUTURE* WILDLIFE.

2. THE LAND FOR A CHAPEL. THIS TO ENCOURAGE A COMMUNITY BASED, NON-DENOMINATIONAL APPROACH TO SERVING THE PRACTICAL NEEDS OF BURYING & MARRYING AS WELL AS THE SPIRITUAL NEEDS OF THE 108.

3. *FAMILIES MEAN CHILDREN AND CHILDREN NEED PLAY AREAS.* THE FIELD HOUSE AT THE SCHOOL WAS DONATED TO PROVIDE KIDS WITH A COVERED CENTER FOR EVENING FUN.

4. WE HAD THE PRIVILEGE OF PROVIDING LAND FOR THE FIRE HALL AND THE FIRST FIRE EQUIPMENT ALLOWING FOR YET ANOTHER REASON TO FEEL SAFE AND PROTECTED IN THIS GROWING COMMUNITY.

5. THE LAND FOR THE COMMUNITY HALL TO HELP GIVE THE RESIDENTS OF THE 108 THEIR OWN MEETING PLACE.

TOGETHER THESE GIFTS OF LAND, PLUS THE TWO LARGER GIFTS, CALLED EASEMENTS, ARE *LEGACIES OF THE DEVELOPMENT & WHAT* BLOCK BROS. WANTED TO GIVE, IN ORDER TO CREATE THIS SPECIAL COMMUNITY CALLED THE "108".

CERTAINLY IT HAS TO BE ONE OF THE MOST UNIQUE COMMUNITIES IN NORTH AMERICA AND *I AM PROUD TO HAVE HAD A PART IN ITS' HISTORY, IN ITS' DEVELOPMENT AND IN ITS' FUTURE.*

OUR FUTURE IS EACH OTHER, AND THE LAND AND TOGETHER WE *CONTINUE TO CREATE A COMMUNITY IN PARTNERSHIP WITH NATURE.*

HENRY BLOCK

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THE 108 RANCH ASSOCIATION

WE BELIEVE AN IDENTIFICATION MARKER OF THIS SPECIAL UNIQUE COMMUNITY WOULD SERVE THE PUBLIC WELL. WE THEREFORE WOULD LIKE TO ENCOURAGE THIS CREATIVE, ARTISTIC COMMUNITY TO DEVELOP AN APPROPRIATE MARKER. THIS MARKER TO BE PLACED IN A LOCATION SO AS TO SAY "WE ARE A COMITY PROUD OF OUR HERITAGE".

TO HELP ESTABLISH THIS WE WOULD LIKE TO DESIGNATE A \$10,000 GIFT TO BE USED TO CONSTRUCT A COMMUNITY CHOSEN IDENTIFICATION MARKER, THAT COMMEMORATES OUR PARTNERSHIP WITH NATURE.

LIVING WITH NATURE

Henry & Laura Block

CC. -Pat Corbett