

**PHASED STRATA PLAN OF LOT "A" (DD EB31514),
SECTION 2, RANGE 3 EAST, NORTH SALT SPRING ISLAND,
COWICHAN DISTRICT, PLAN 14710.**

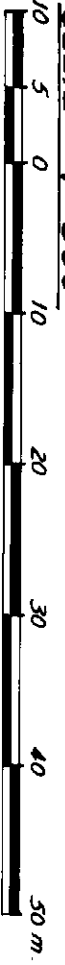
Phase 1
STRATA PLAN No. **1682**

Deposited and Registered in the
Land Title Office at Victoria, B.C.,
this 5 day of DECEMBER, 1988

EB 11166D 36
DEPUTY Registrar

BCGS. 92B.083
Scale ~ 1:500

All distances are in metres unless otherwise indicated.

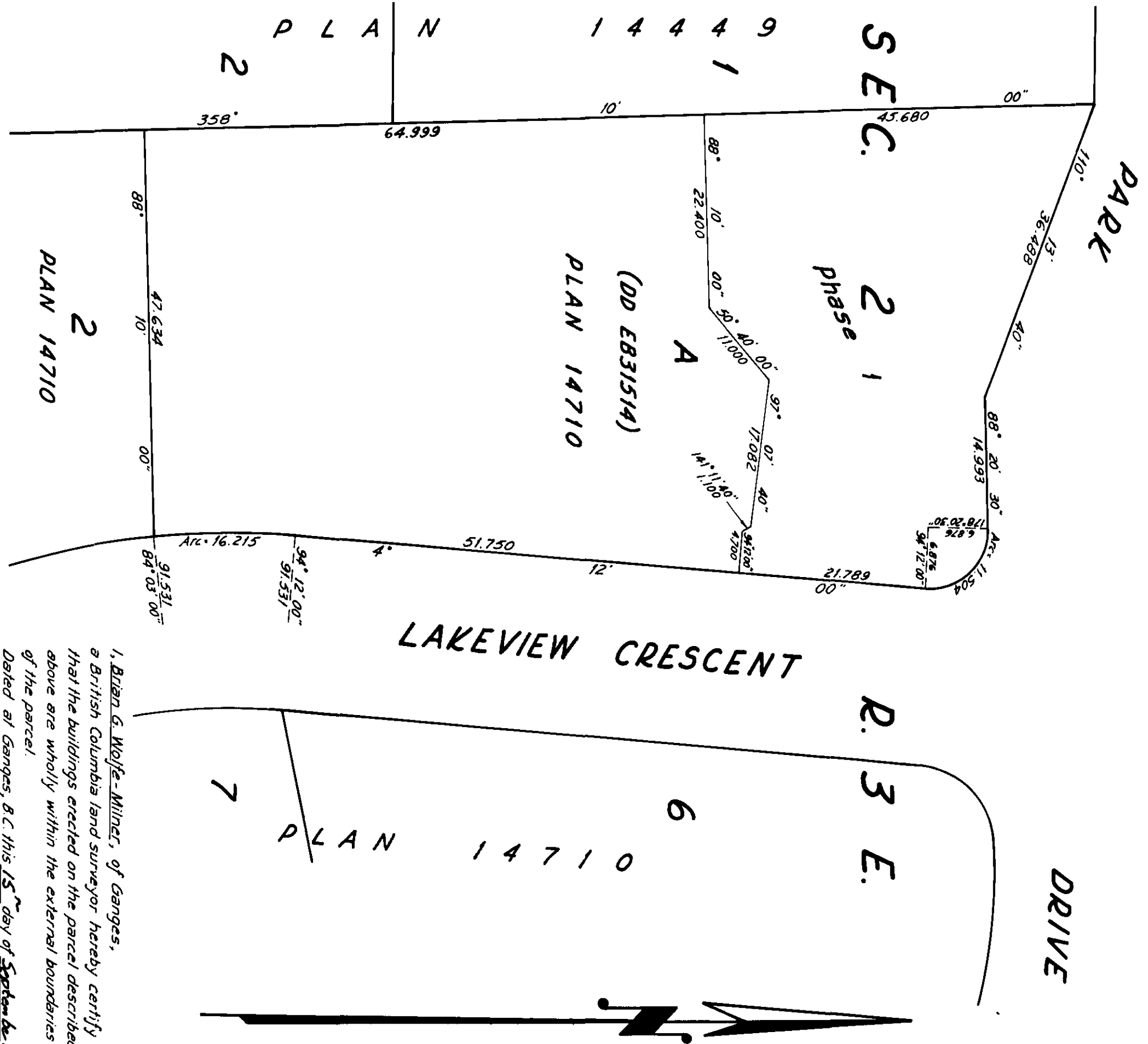


LEGEND

Bearings are astronomic, derived from Plan 14710.
Pr denotes Part.
m² denotes square metres.
LCP denotes Limited Common Property.
CP denotes Common Property.

Civic Address
235 Park Drive
Ganges, B.C.

For Form E, See DF EB111659
For Amended Form E See EB139789



P L A N
1 4 4 4 9

SEC. 2
Phase 1

PARK DRIVE

PLAN 14710
(DD EB31514)

LAKEVIEW CRESCENT

R. 3 E.

PLAN 14710



This plan lies within the Capital Regional District.
The address for service of documents is:

P.O. Box 563,
Ganges, B.C.
V0S 1E0

I, Brian G. Wolfe-Milner, of Ganges,
a British Columbia land surveyor hereby certify
that the buildings erected on the parcel described
above are wholly within the external boundaries
of the parcel.
Dated at Ganges, B.C. this 15th day of September 1988.

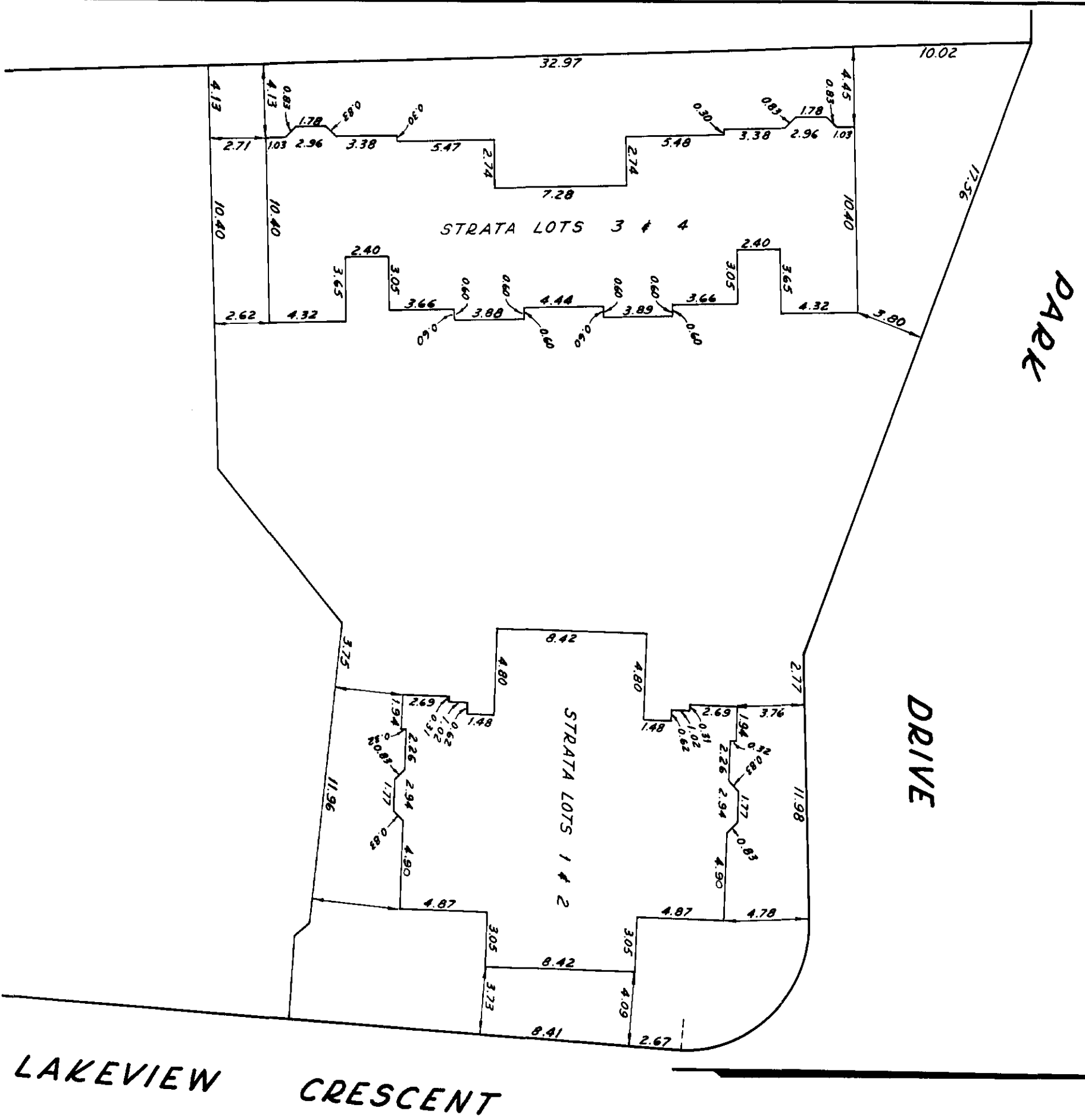
Wolfe-Milner & Associates,
B.C. Land Surveyors, J-3050
Ganges, B.C. MS-2952

BCL5

BUILDING LOCATIONS

STRATA PLAN NO. **1682**

Scale ~ 1 : 250



DATE: September 15 1988


 B.C.L.S.

Approved as to Forms 1 and 2
this 22 day of November 1988

[Signature]
Superintendent of Real Estate

CONDOMINIUM ACT				
Lot No.	Sheet No.	FORM 1	FORM 2	FORM 3
		Schedule of Unit Entitlement	Schedule of Interest Upon Destruction	Schedule of Number of Votes
1	3	135.58	115,900	
2	3	135.58	116,900	
3	3	142.83	118,900	
4	3	142.83	119,900	
Aggregate		556.82	471,600	

STATUTORY DECLARATION

I, the undersigned, do solemnly declare that
 (1) I, the undersigned, am the duly authorized agent of the owner - developer.
 (2) The strata plan is entirely for residential use.
 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.

Ei Zol
 Declared before me at VICTORIA B.C.
 this 27 day of October, 1988

[Signature] (Alan J Peterson)
 A Commissioner for taking Affidavits for British Columbia.

Registered Owner
PARK PLACE ESTATES LTD.
Ei Zol
 authorized signatory Seal

Approved as Phase 1 of a 2 Phase Strata Plan under the Condominium Act this 7th day of October, 1988

Mortgagee
AADYE HOLDINGS LTD.
E. J. Paley
 authorized signatory Seal

[Signature]
 Approving Officer - Ministry of Transportation and Highways.

Mortgagee
SIDNEY VILLAS LTD.
[Signature]
 authorized signatory Seal

CAERLEON MANAGEMENT LTD.
[Signature]
 authorized signatory

Mortgagee
MADE DICHARD STRZELECHI
[Signature]
RENE KATHERINA STRZELECHI
E. Paley
 name
 to both
1511 HOVEY ROAD,
 address
MORTGAGE BROKER
 occupation

TRISTAR ESTATE LTD.
R. S. Bradwell
 authorized signatory
 authorized signatory

New Development Certificate

I, Brian G. Wolfe-Milner, British Columbia Land Surveyor, hereby certify that the buildings shown in this strata plan have not, as of the 15th day of November, 1988 been previously occupied

Dated at Ganges, B.C.
 this 15th day of November, 1988
[Signature]
B.C.L.S.

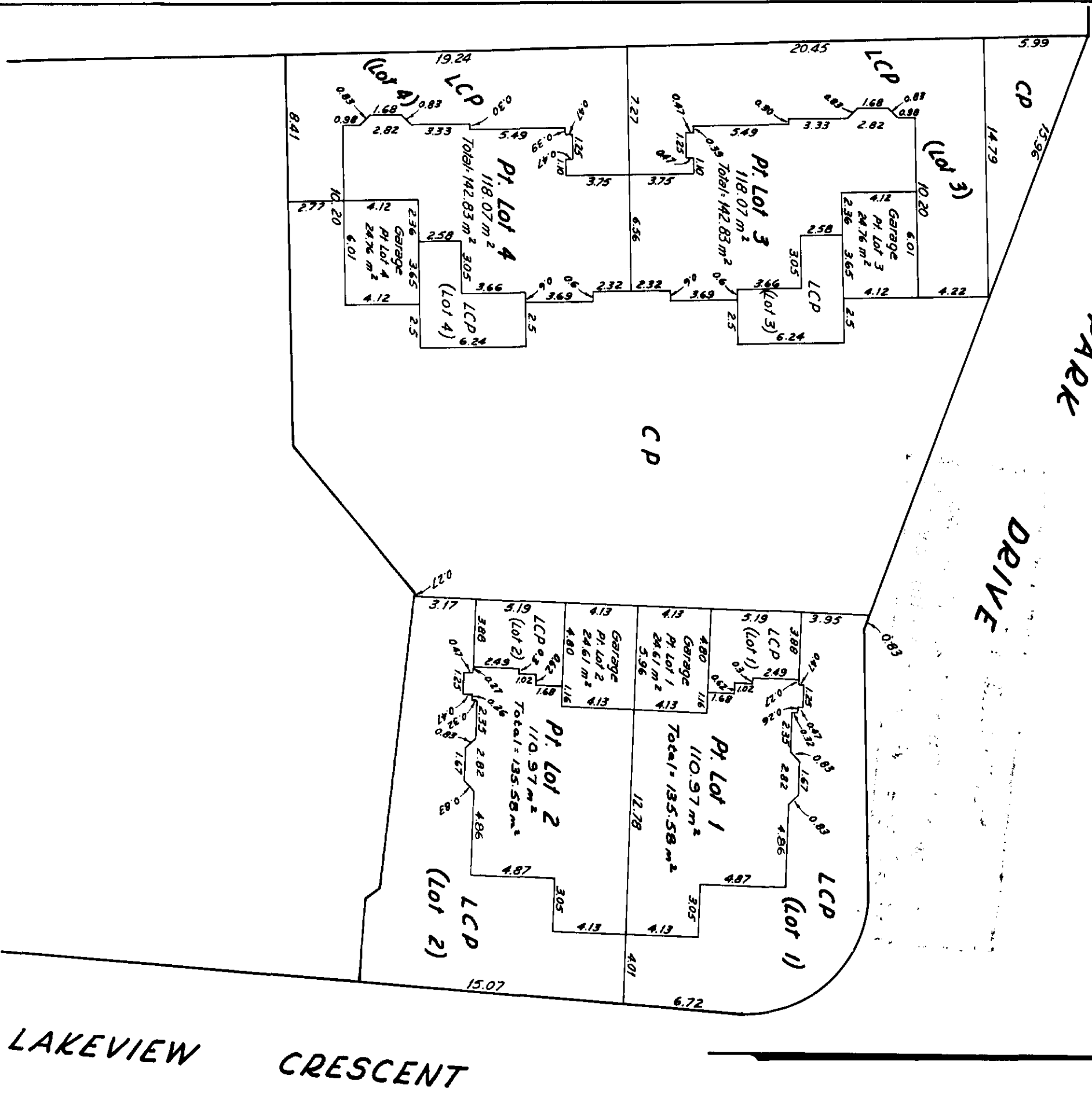
DATE: September 15 1988

[Signature]
B.C.L.S.

GROUND FLOOR

STRATA PLAN No. 1682

Scale ~ 1 : 250



LAKEVIEW CRESCENT

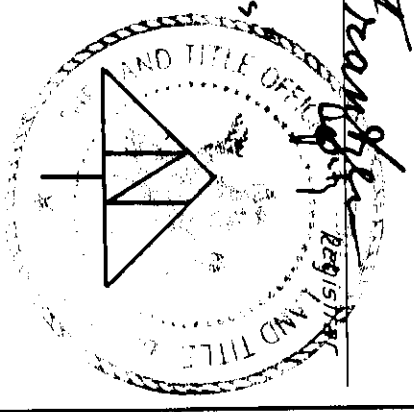
DATE: September 15 1988.

[Handwritten signature]

B.C.L.S.

PHASE 2
STRATA PLAN 1682

Deposited and Registered in the Land Title
Office at Victoria, B.C., this 23 day
of June, 1992.



PHASED STRATA PLAN OF PART OF THE REMAINDER OF
LOT "A" (DD E831514), SECTION 2, RANGE 3 EAST,
NORTH SALT SPRING ISLAND, COWICHAN DISTRICT,
PLAN 14710. B.C.C.S. 928.0A3

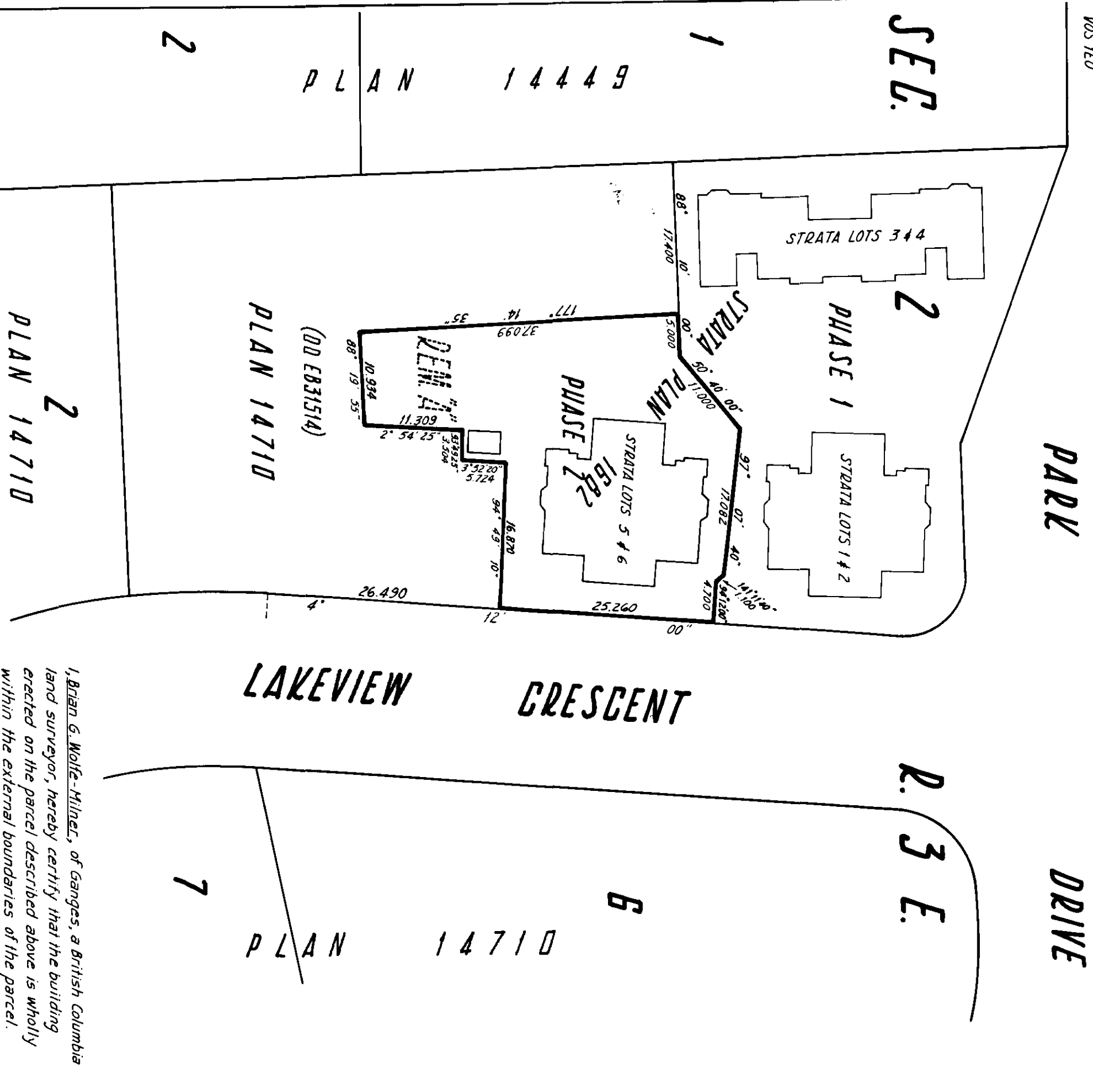
SCALE ~ 1:500



LEGEND

Bearings are astronomic, derived from Plan 14710.
All distances are in metres and decimals thereof unless otherwise indicated.
pt. denotes Part.
LCP denotes Limited Common Property.
CP denotes Common Property.

CIVIC ADDRESS
235 Park Drive,
Ganges, B.C.
V0S 1E0



This plan lies within the Capital Regional District & Saanich/Capital Assessment Area.
The address for service of documents is:
P.O. Box 563,
Ganges, B.C.
V0S 1E0

I, Brian G. Wolfe-Milner, of Ganges, a British Columbia
land surveyor, hereby certify that the building
erected on the parcel described above is wholly
within the external boundaries of the parcel.
Dated at Ganges, B.C. this 19th day of August, 1991.

B.G.M.
Wolfe-Milner & Associates,
B.C. Land Surveyors, J-3050
Ganges, B.C. MS-3321
B.C.L.S.

Approved as to Forms 1 and 2
this 18 day of June, 1992

[Signature]
Superintendent of Real Estate

CONDOMINIUM ACT

Lot No.	Sheet No.	FORM 1	FORM 2	FORM 3
		Schedule of Unit Entitlement	Schedule of Interest Upon Destruction	Schedule of Number of Votes
5	4	13480	115,900	
6	4	13453	116,900	
Aggregate		26933	232,800	

STATUTORY DECLARATION

I, the undersigned, do solemnly declare that

- (1) I, the undersigned, am the duly authorized agent of the owner - developer.
- (2) The Strata Plan is entirely for residential use. 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.

Eric Bohl

Declared before me at GANGES, B.C.,
this 6th day of JANUARY, 1992.

[Signature]
A Commissioner taking Affidavits for British Columbia.

Approved as Phase 2 of a 5 Phase Strata Plan under the
Condominium Act this 24 day of APRIL, 1992

[Signature]
Deputy Minister of
Transportation and Highways.

PARK PLACE ESTATES LTD.

Registered
Owner

Eric Bohl
authorized signatory
Lindy Bohl
authorized signatory

Witness

[Signature]
P.O. Box 450, GANGES, B.C.
address
ROBERT X MILLNER
occupation

Mortgagee

[Signature]
SYLVIA FRANCIS RYLES

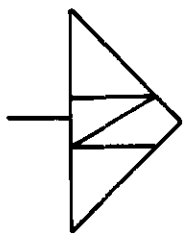
[Signature]
name
FRANK-MILNER

Witness

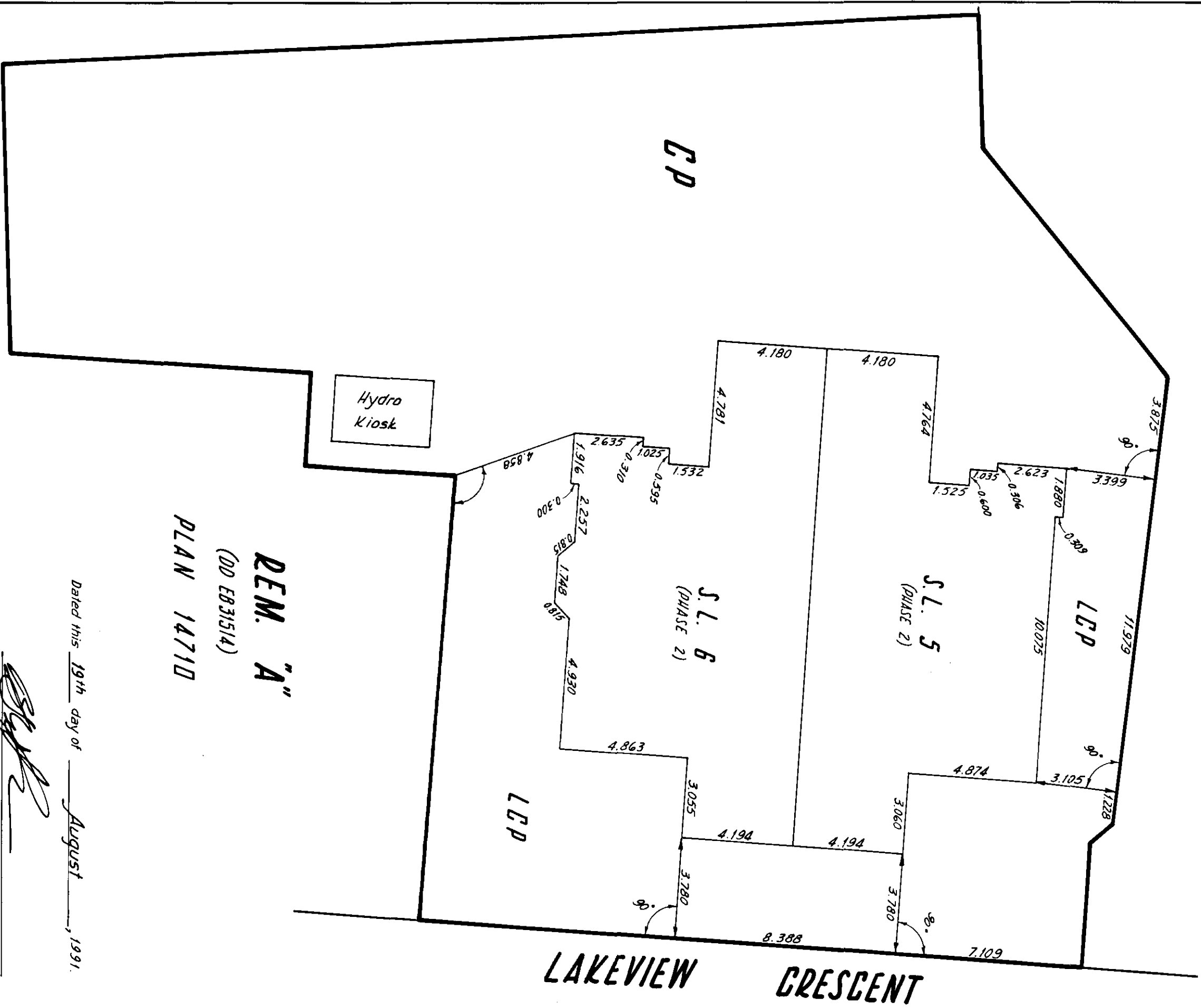
Ganges, B.C.
address
Secretary
occupation

**EXTERIOR BUILDING WALL
AND OFFSETS TO PHASE TWO BOUNDARIES.**

SCALE ~ 1:150



PHASE 1



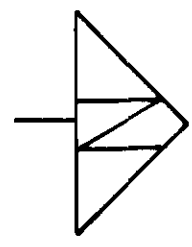
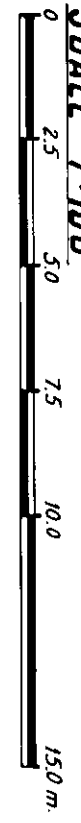
DEM. "A"
(DD EB31514)
PLAN 14710

Dated this 19th day of August, 1991.

B.C.L.S.

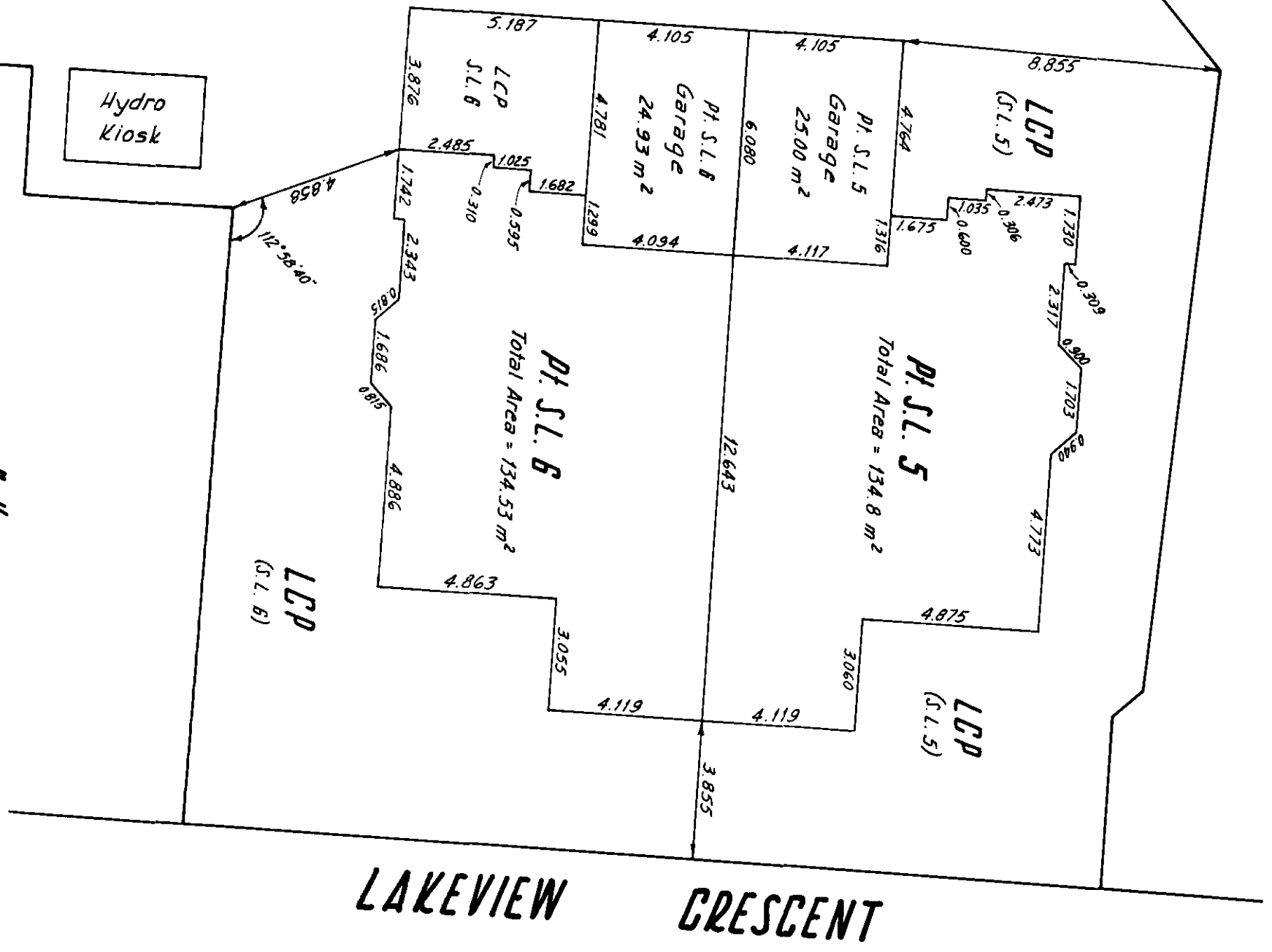
GROUND FLOOR

SCALE ~ 1:150



PHASE 1

CP



LAKEVIEW CRESCENT

DEM. "A"
(OD EB31514)
PLAN 14710

Dated this 19th day of August, 1991.

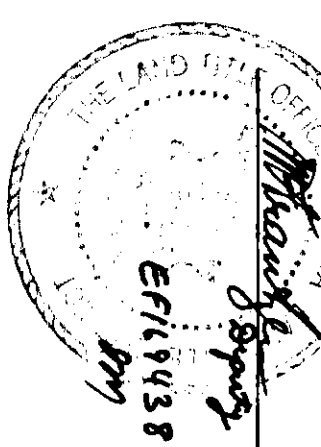
B.C.L.S.

PHASED STRATA PLAN OF PART OF THE
REMAINDER OF LOT "A" (DD EB31514),
SECTION 2, RANGE 3 EAST,
NORTH SALT SPRING ISLAND,
COWICHAN DISTRICT, PLAN 14710.

PHASE 3
STRATA PLAN 1682

Deposited and Registered in the Land Title
Office at Victoria, B.C., this 17th day
of December, 1992

M. Stewart
Registrar



B.C.G.S. 92B.083

Scale - 1:500



LEGEND

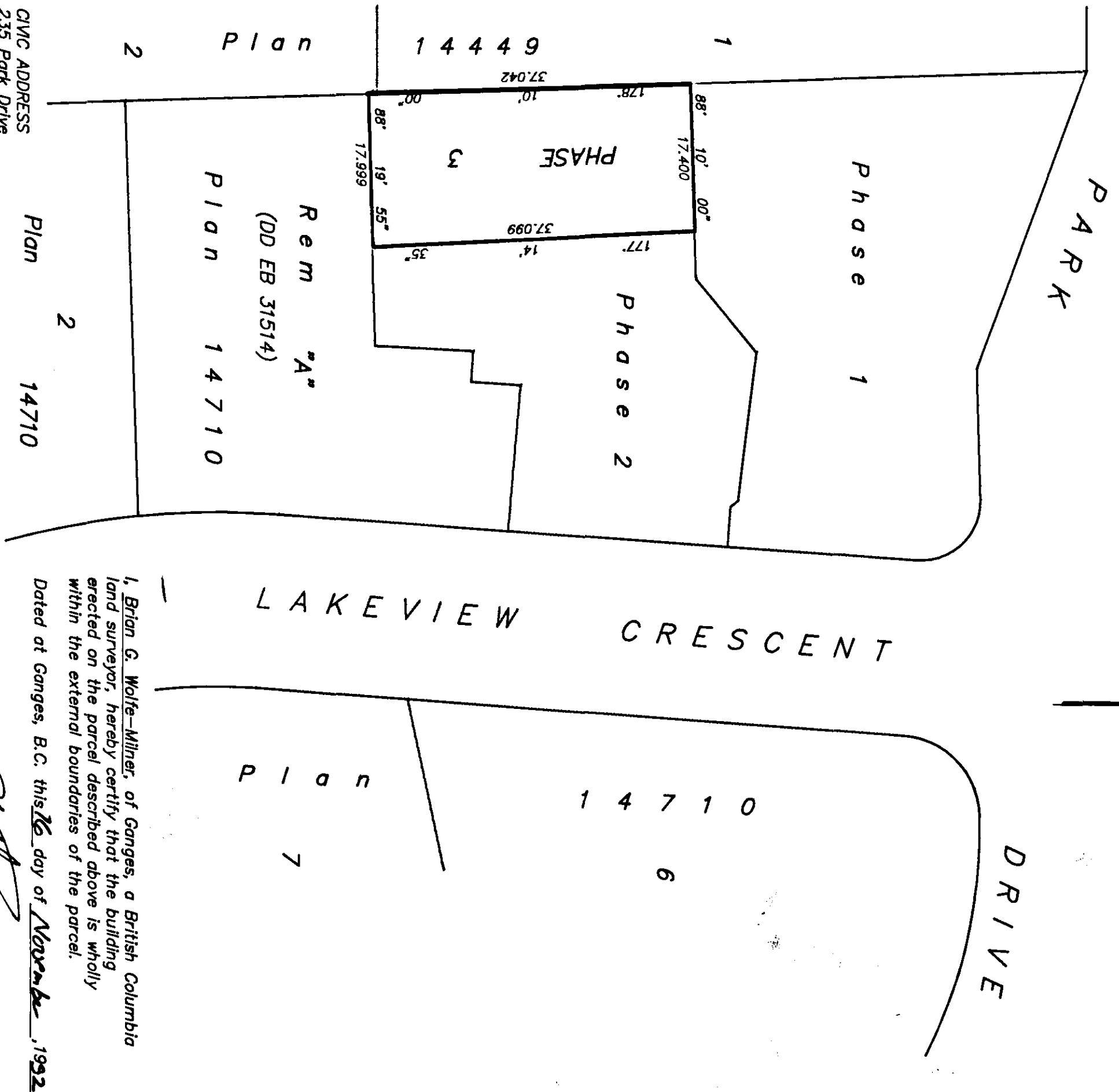
Bearings are astronomic, derived from Strata Plan 1682.

All distances are in metres and decimals thereof.

CP - Common Property.

LCP - Limited Common Property.

Pt - Part.



Rem "A"
(DD EB 31514)
Plan 14710

Plan 14710

CIVIC ADDRESS
235 Park Drive
Ganges, B.C.

The address for service of documents is:

P.O. Box 563,
Ganges, B.C.
VOS 1E0

This plan lies within the Soanich/Capital Assessment area.
This plan lies within the Capital Regional District.

I, Brian G. Wolfe-Milner, of Ganges, a British Columbia
land surveyor, hereby certify that the building
erected on the parcel described above is wholly
within the external boundaries of the parcel.

Dated at Ganges, B.C. this 16 day of November, 1992

Brian G. Wolfe-Milner

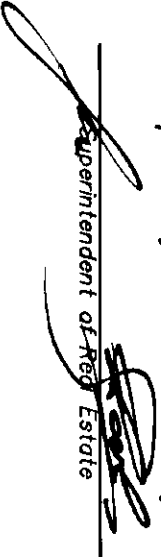
B.C.L.S.

Wolfe-Milner & Associates,
B.C. Land Surveyors,
Ganges, B.C.
J. 3050 MS 3477

PHASE 3

STRATA PLAN _____

Approved as to Forms 1 and 2
this 14 day of December, 1992

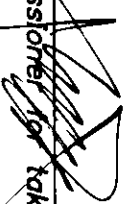

Superintendent of Real Estate

CONDOMINIUM ACT				
Lot No.	Sheet No.	FORM 1	FORM 2	FORM 3
		Schedule of Unit Entitlement	Schedule of Interest Upon Destruction	Schedule of Number of Votes
7	4	1/4190	1/18,900	
8	4	1/4150	1/19,900	
Aggregate		28340	238,800	

STATUTORY DECLARATION

I, the undersigned, do solemnly declare that
 (1) I, the undersigned, am the duly authorized agent of the owner-developer.
 (2) The Strata Plan is entirely for residential use.
 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.

Eve Bosth
 Declared before me at SAVANNAH, B.C.,
 this 7th day of DECEMBER, 1992.


 A Commissioner for Taking Affidavits for British Columbia.

Approved as Phase 3 of a 5 Phase Strata Plan under the
 Condominium Act 3 day of DECEMBER, 1992


 Approving Officer - Ministry of
 Transportation and Highways.


PARK PLACE ESTATES LTD.

Registered
 Owner Eve Bosth
 authorized signatory
Eve Bosth
 authorized signatory

Mortgagee Sylvia St. Pyles
 SYLVIA FRANCES RYLES
Sylvia St. Pyles
 name
RR #1 Melrose WCSS Shays
 address

Witness Robert M. ...
Robert M. ...
 name
Secretary
 occupation

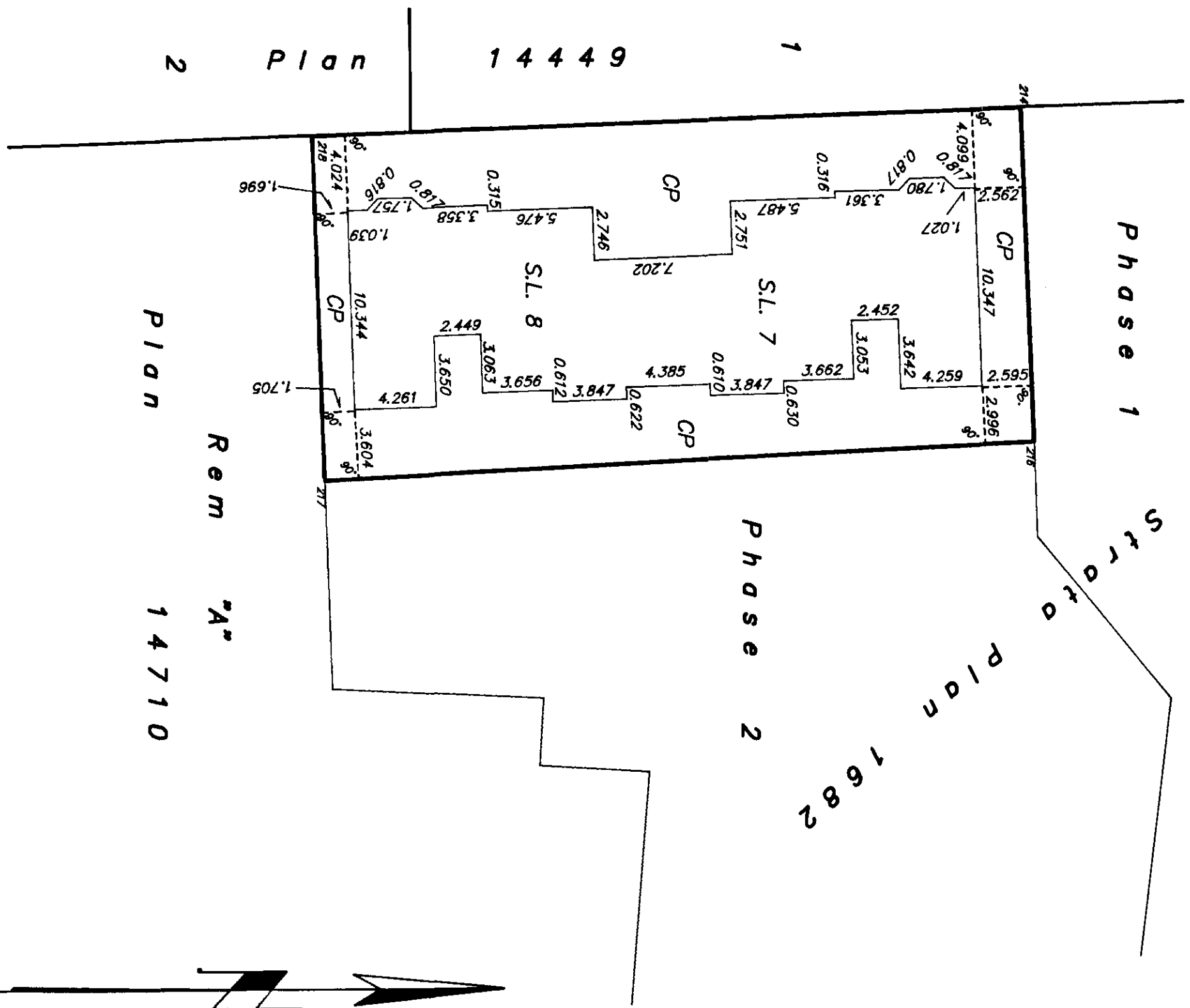
Witness as
 to both Home DANFORTH ALDROD
 signatures P.O. BOX 430, SAVANNAH, B.C.
 address
LAWYER
 occupation

Dated this 16 day of November, 1992

B.C.L.S.

**EXTERIOR BUILDING WALL AND
OFFSETS TO PHASE 3 BOUNDARIES.**

PHASE 3
STRATA PLAN 1682

Scale 1:250

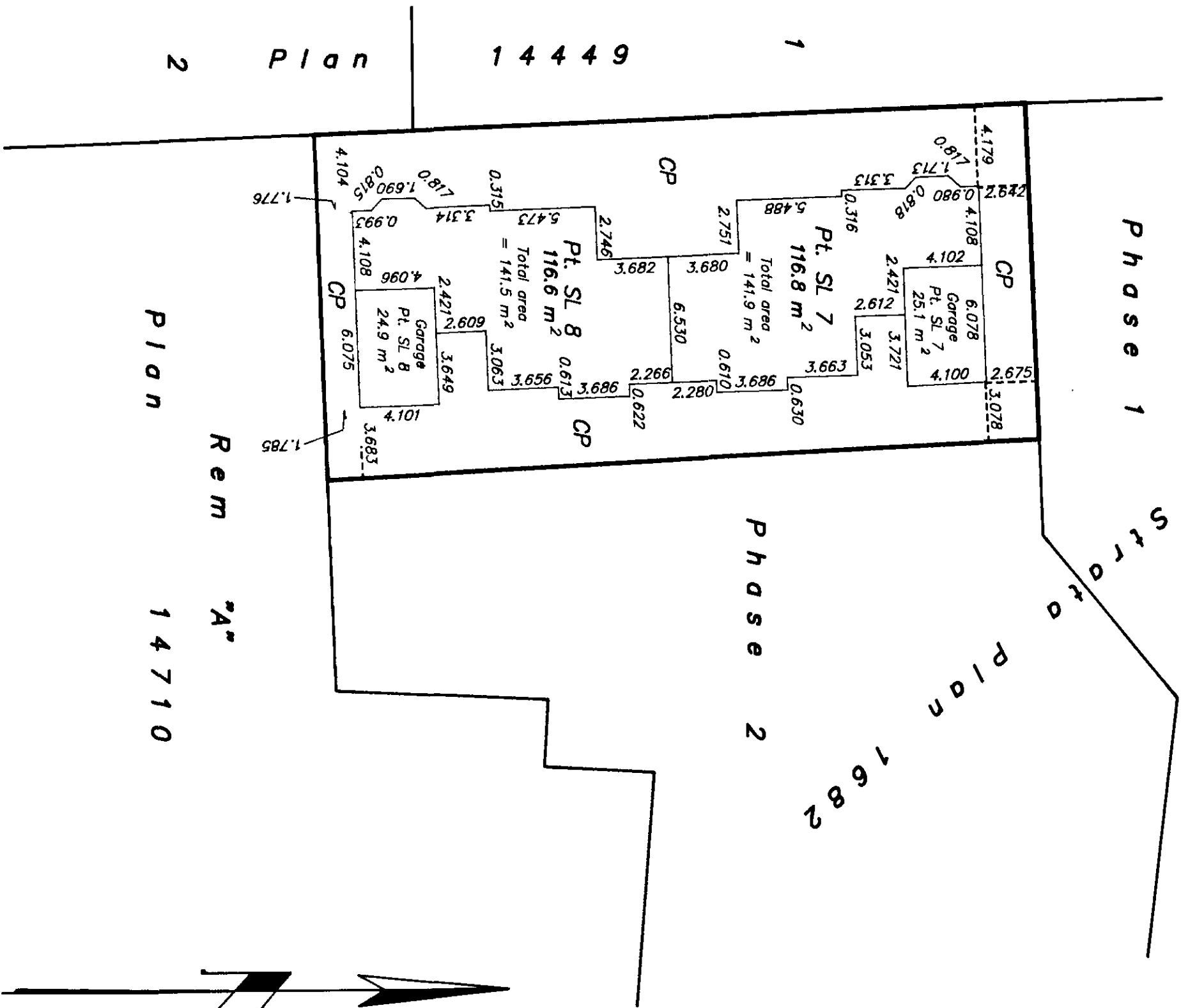


Dated this 16 day of November, 1992

B.C.L.S.

GROUND FLOOR

Scale 1:250



1 4 4 4 9 Plan 2

1 4 7 1 0 Plan

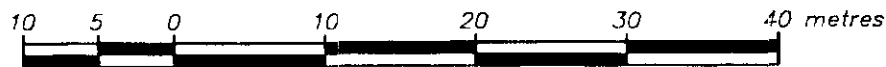
Dated this 16 day of November, 1992

[Signature]
B.C.L.S.

**PHASED STRATA PLAN OF PART OF THE REMAINDER
OF LOT "A" (DD EB31514), SECTION 2, RANGE 3 EAST,
NORTH SALT SPRING ISLAND, COWICHAN DISTRICT,
PLAN 14710.**

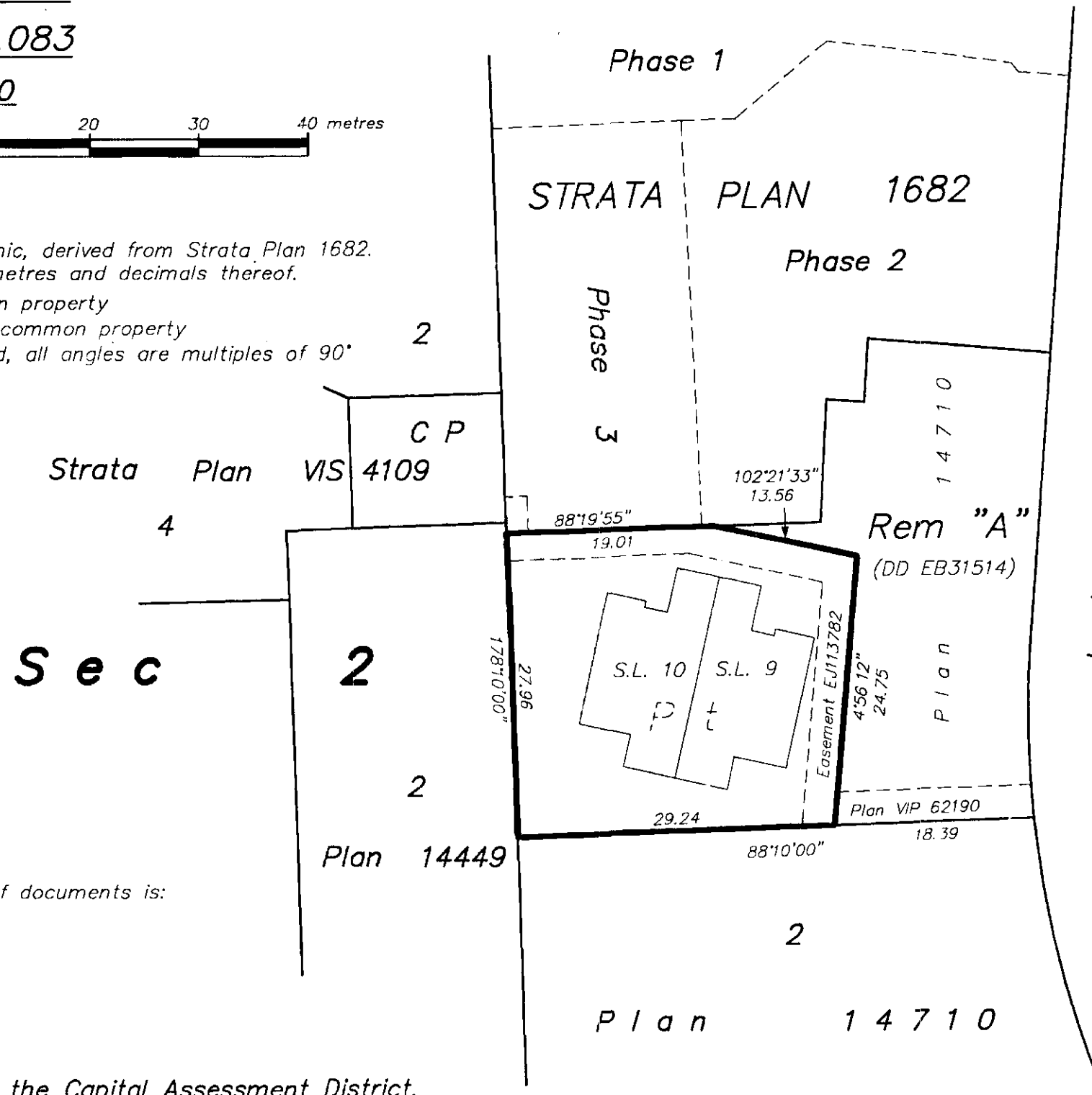
B.C.G.S. 92B.083

Scale - 1 : 500



LEGEND

Bearings are astronomic, derived from Strata Plan 1682.
All distances are in metres and decimals thereof.
CP denotes common property
LCP denotes limited common property
Unless otherwise noted, all angles are multiples of 90°



FIRST SHEET
Sheet 1 of 4 sheets

PHASE 4

STRATA PLAN 1682

Deposited and registered in the Land Title Office
at Victoria, B.C. this 30 day of November 2004.

[Signature]
Deputy Registrar

EW160111/ks

LAKELINE
CRESCENT

Plan 14710
6
7

R. 3 E.



CIVIC ADDRESS

235 Park Drive
Salt Spring Island, B.C.

The address for service of documents is:

#1-105 Rainbow Road
Salt Spring Island, B.C.
V8K 2V5

I, Brian G. Wolfe-Milner, of Salt Spring Island, a British Columbia
Land Surveyor, hereby certify that the building erected on the
parcel described above is wholly within the external boundaries
of the parcel.

Dated at Salt Spring Island, B.C. this 3rd day of November, 2004.

[Signature]
B.C.L.S.

This plan lies within the Capital Assessment District.

This plan lies within the Capital Regional District.

ms.....st4653la
cad.....t4653-strata

Wolfe-Milner Land Surveying Inc.,
Salt Spring Island, B.C.
J 4822 MS 4653

STRATA PLAN 1682

Approved as to Forms 1 and 2,
this 25th day of NOVEMBER, 2004.

FOR Pete [Signature]
Superintendent of Real Estate.

CONDOMINIUM ACT				
		FORM 1	FORM 2	FORM 3
Lot No.	Sheet No.	Schedule of Unit Entitlement	Schedule of Interest upon Destruction	Schedule of Number of Votes
SL 9	4	14410	123,000	
SL 10	4	14390	123,000	
aggregate		28,800	246,000	

STATUTORY DECLARATION

I, the undersigned, do solemnly declare that
(1) I, the undersigned, am the duly authorized agent of the owner-developer.
(2) The strata plan is entirely for residential use.

I make the 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 Salt Spring Island, B.C.
this 24 day of NOVEMBER, 2004.

* [Signature]
A Commissioner for taking Affidavits for British Columbia.

FISCARD CAPITAL CORPORATION

Mortgagee

Rafa Strandlund
Authorized Signatory
RAFA STRANOLUND
print name here

Authorized Signatory

print name here

[Signature]
signature

Witness
as to both
signatures

print name here Kristin R. Marrs
Barrister & Solicitor
address 101 - 536 Herald Street
Victoria BC V8W 1S6

occupation

Registered
Owner

SEA ISLE DEVELOPMENT GROUP LTD.

[Signature]
Authorized Signatory
DALE A. RIVERS
print name here

Authorized Signatory

CHRIS STEPHANOWICZ
print name here

Rafa Strandlund
signature

print name here RAFA STRANOLUND

Witness
as to both
signatures

address 3374 DOUGLAS ST., VICTORIA, BC

occupation MORTGAGE UNDERWRITER

Approved as phase 4 of a 5 phase Strata Plan
under the Condominium Act.
this 22 day of Nov, 2004.

[Signature]
Approving Officer
Ministry of Transportation

Date: November 3, 2004.

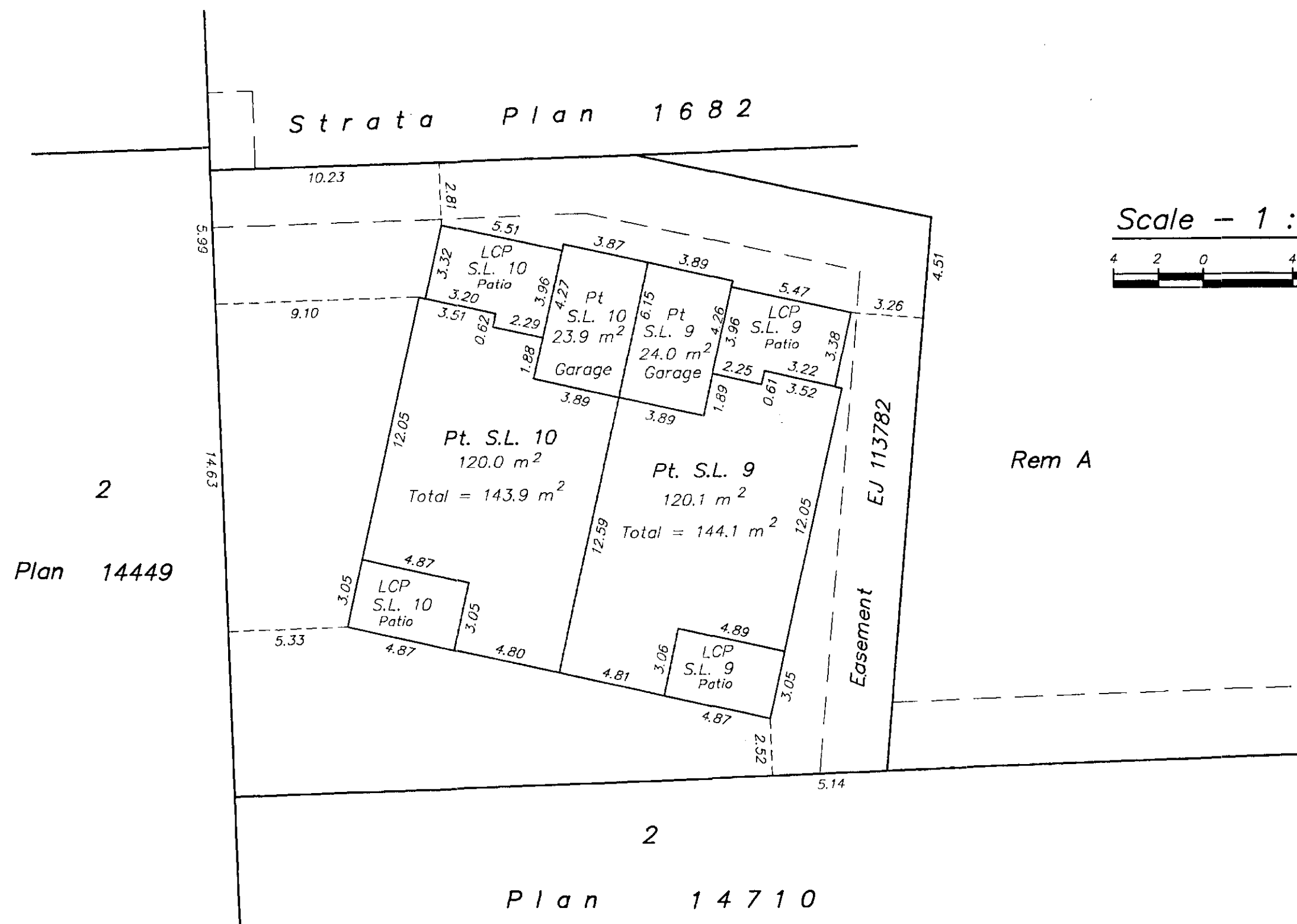
[Signature]
B.C.L.S.

STRATA LOTS 9 AND 10
GROUND FLOOR

STRATA PLAN 1682

Strata Plan 1682

Scale - 1 : 200

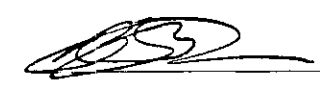


Rem A

2
Plan 14449

2
Plan 14710

Date: November 3, 2004.

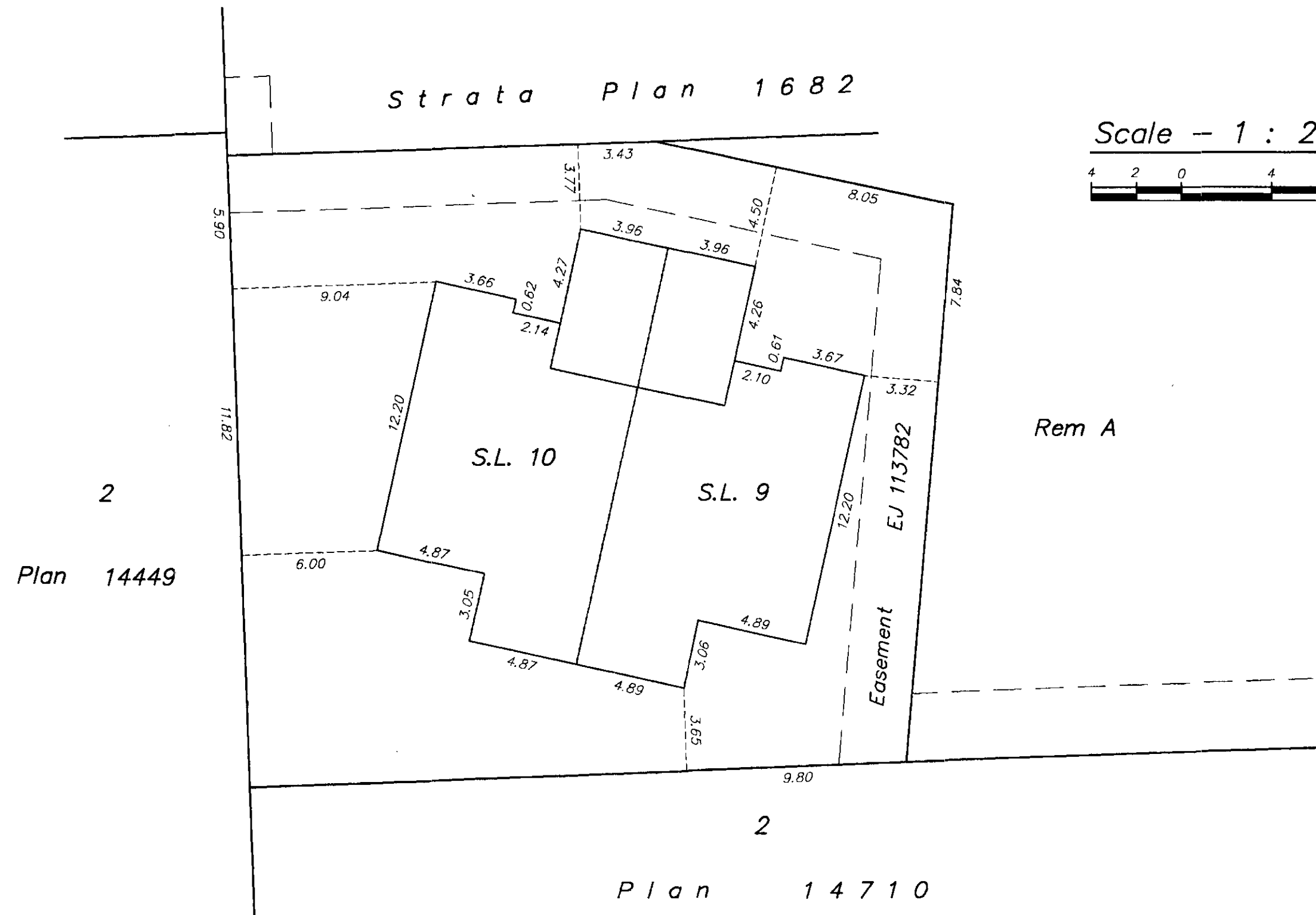

B.C.L.S.

STRATA PLAN 1682

BUILDING PERIMETER
FOUNDATION WALL

Strata Plan 1682

Scale - 1 : 200



Date: November 3, 2004.

B.C.L.S.

**PHASED STRATA PLAN OF THE REMAINDER OF LOT "A",
(DD EB31514), SECTION 2, RANGE 3 EAST, NORTH
SALT SPRING ISLAND, COWICHAN DISTRICT,
PLAN 14710.**

FIRST SHEET
Sheet 1 of 4 sheets

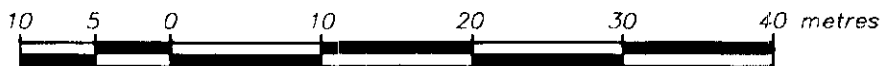
PHASE 5

STRATA PLAN 1682

Deposited and registered in the Land Title Office
at Victoria, B.C. this 30 day of November 2004.

B.C.G.S. 92B.083

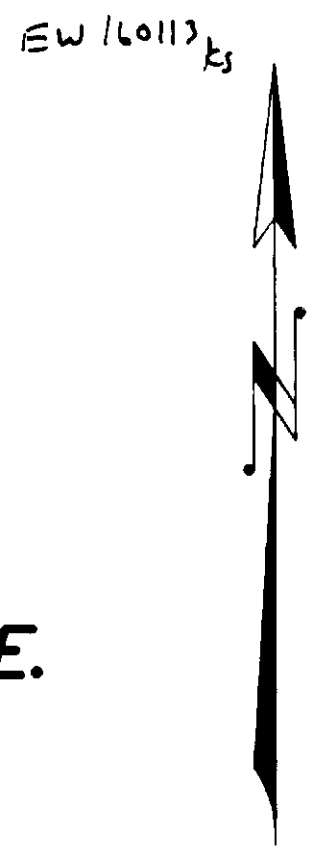
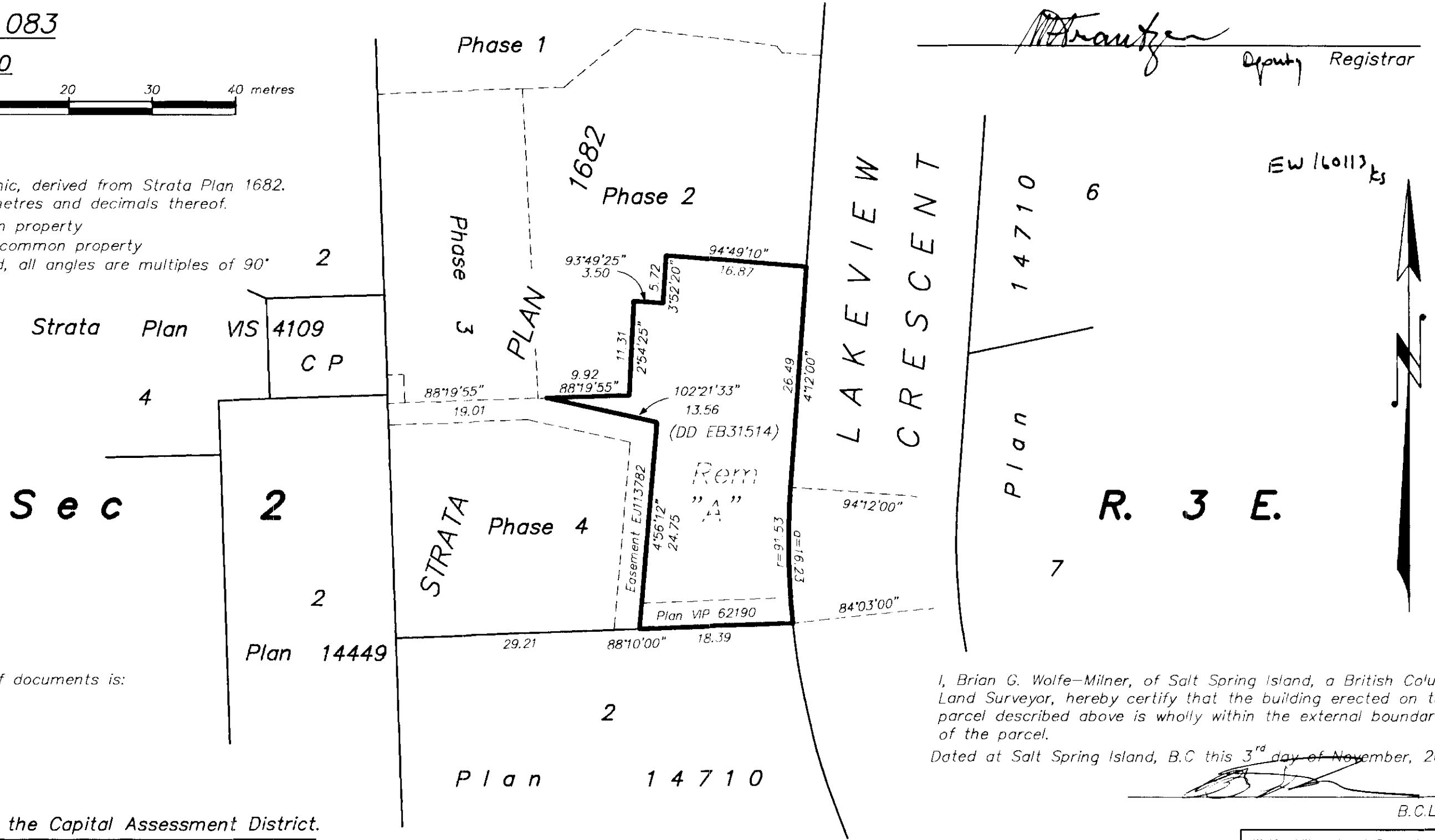
Scale - 1 : 500



LEGEND

Bearings are astronomic, derived from Strata Plan 1682.
All distances are in metres and decimals thereof.
CP denotes common property
LCP denotes limited common property
Unless otherwise noted, all angles are multiples of 90°

[Signature]
Deputy Registrar



CIVIC ADDRESS
235 Park Drive
Salt Spring Island, B.C.

The address for service of documents is:
#1-105 Rainbow Road
Salt Spring Island, B.C.
V8K 2V5

I, Brian G. Wolfe-Milner, of Salt Spring Island, a British Columbia
Land Surveyor, hereby certify that the building erected on the
parcel described above is wholly within the external boundaries
of the parcel.
Dated at Salt Spring Island, B.C. this 3rd day of November, 2004.

[Signature]
B.C.L.S.

This plan lies within the Capital Assessment District.
This plan lies within the Capital Regional District.

STRATA PLAN 1682

Approved as to Forms 1 and 2,
this 25th day of November, 2004.

FOR Pete Joffe
Superintendent of Real Estate.

CONDOMINIUM ACT				
		FORM 1	FORM 2	FORM 3
Lot No.	Sheet No.	Schedule of Unit Entitlement	Schedule of Interest upon Destruction	Schedule of Number of Votes
SL 11	4	14730	130,000	
SL 12	4	14710	132,000	
Aggregate		29440	262,000	

STATUTORY DECLARATION

I, the undersigned, do solemnly declare that
(1) I, the undersigned, am the duly authorized agent of the owner-developer.
(2) The strata plan is entirely for residential use.

I make the 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 SALT SPRING IS., B.C.

this 24 day of NOVEMBER, 2004.

x [Signature]
A Commissioner for taking Affidavits for British Columbia

FISCARD CAPITAL CORPORATION

Mortgagee

[Signature]
Authorized Signatory
Rene Staudenroth
print name here

Authorized Signatory

print name here

[Signature]
signature

Witness
as to both
signatures

print name here
Kristin R. Marrs
Barrister & Solicitor
address 101-536 Herald Street
Victoria BC V8W 1S6

occupation

Registered
Owner

SEA ISLE DEVELOPMENT GROUP LTD.

[Signature]
Authorized Signatory

DAVE A. RIVERS
print name here

Authorized Signatory

CHRIS STEPHENSON
print name here

[Signature]
signature

Rene Staudenroth
print name here

Witness
as to both
signatures

3378 Douglas St, Victoria BC
address

Mortgagee U/O owner
occupation

Approved as phase 5 of a 5 phase Strata Plan
under the Condominium Act.

this 22 day of Nov, 2004.

[Signature]
Approving Officer
Ministry of Transportation

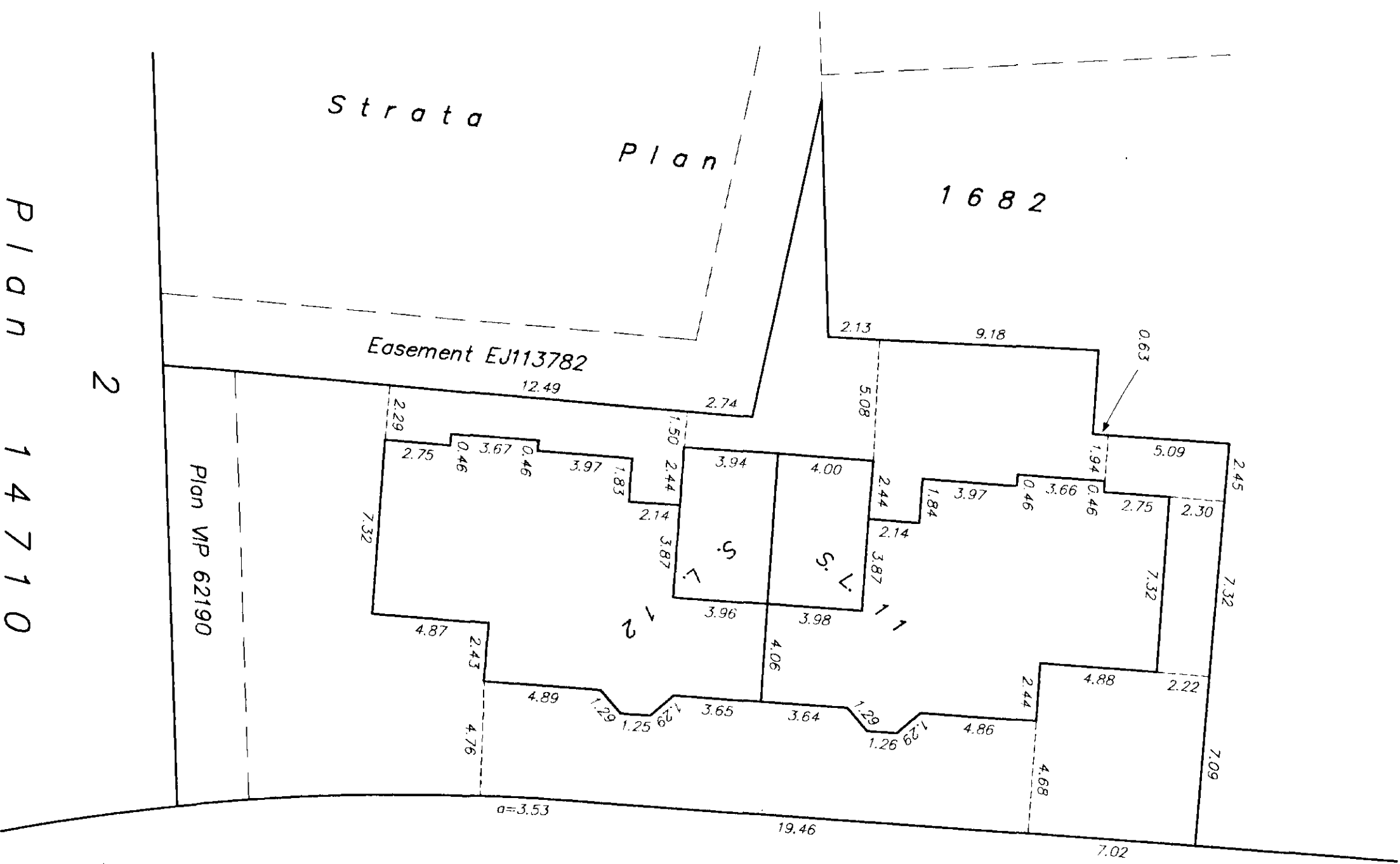
Date: November 3, 2004.

[Signature]
B.C.L.S.

STRATA PLAN 1682

BUILDING PERIMETER FOUNDATION WALL

Scale - 1 : 200



LAKEVIEW CRESCENT

Date: November 3, 2004.

B.C.L.S.

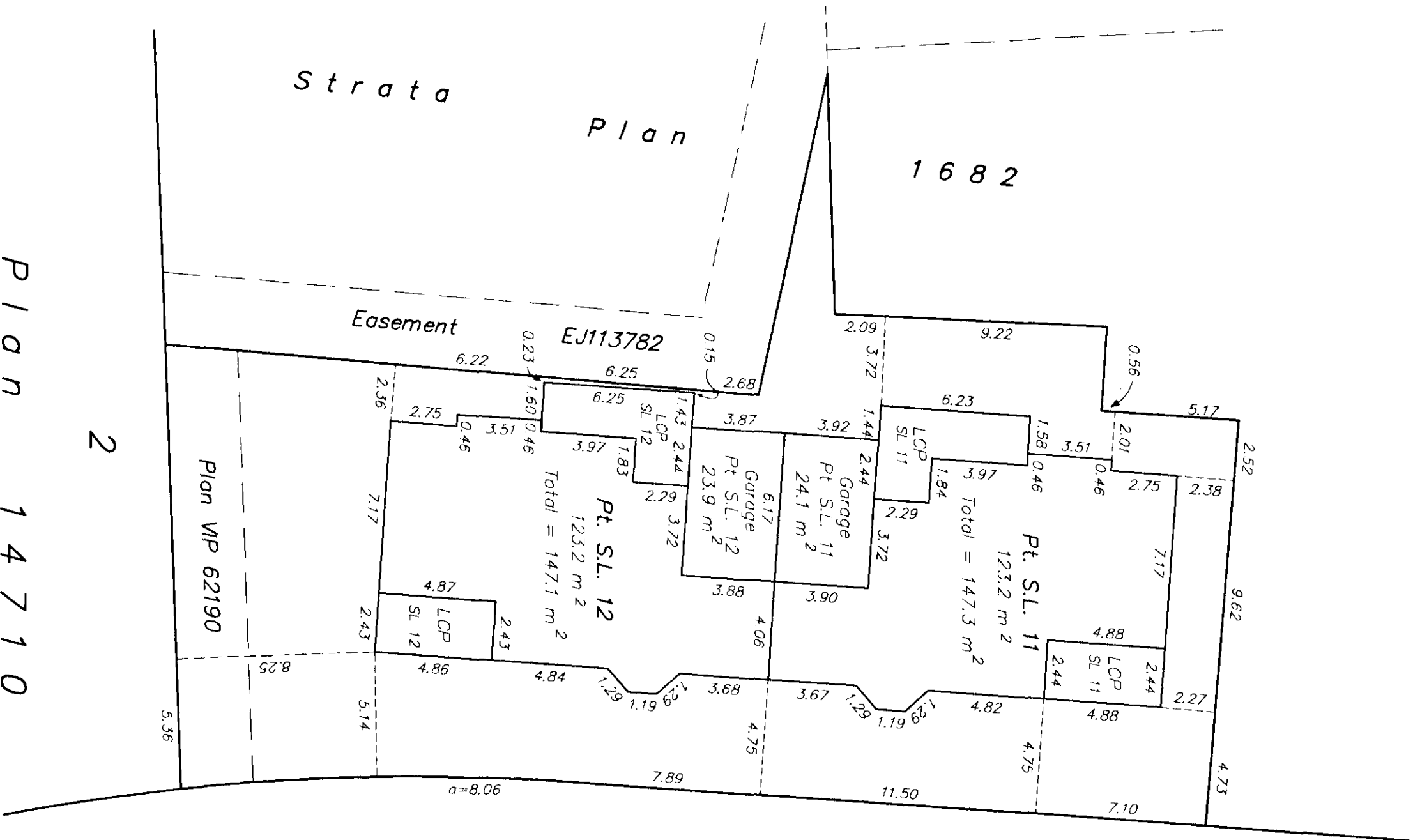
Plan 14710

STRATA LOTS 11 AND 12

STRATA PLAN 1682

GROUND FLOOR

Scale - 1 : 200



LAKEVIEW
CRESCENT

Date: November 3, 2004.

B.C.L.S.