

CONDOMINIUM ACT

Lot No.	Street No.	FORM 1		FORM 2		FORM 3	
		Area of Unit	Area of Unit	Area of Unit	Area of Unit	Area of Unit	Area of Unit
1	445	1127	126,900	1.32			
2	445	996	109,900	1.16			
3	445	1412	119,900	1.45			
4	5	857	129,900	1.40			
5	5	506	59,200	0.66			
6	5	709	72,900	0.83			
7	3	713	72,900	0.83			
8	4	780	72,900	0.91			
9	4	565	62,900	0.76			
10	4	707	74,900	0.93			
11	4	711	69,900	0.83			
Aggregate		9143	972,900	10.68			

Approved as Phase 1 of a Phase Strata Plan under the Condominium Act this 19th day of January, 1998

Approving Officer - Ministry of Transportation and Highways.

Dated this 19th day of January 1998

B.C.L.S.

PLANS STRATA PLAN WS

Approved as to Forms 1, 2 and 3 this 10 day of May, 1998

for Superintendent of Real Estate

Mortgagee UTAN ENTERPRISES LTD.

Authorized Signatory [Signature]

print name

Witness [Signature]

signature

print name

address

occupation

Registered Owner 326903 B.C. LTD.

Authorized Signatory [Signature]

print name

Witness [Signature]

signature

print name

address

occupation

Mortgagee YARU HOLDING (S.C.) LTD.

Authorized Signatory [Signature]

print name

Witness [Signature]

signature

print name

address

occupation

Mortgagee CENTURY HOLDINGS LTD.

Authorized Signatory [Signature]

print name

Witness [Signature]

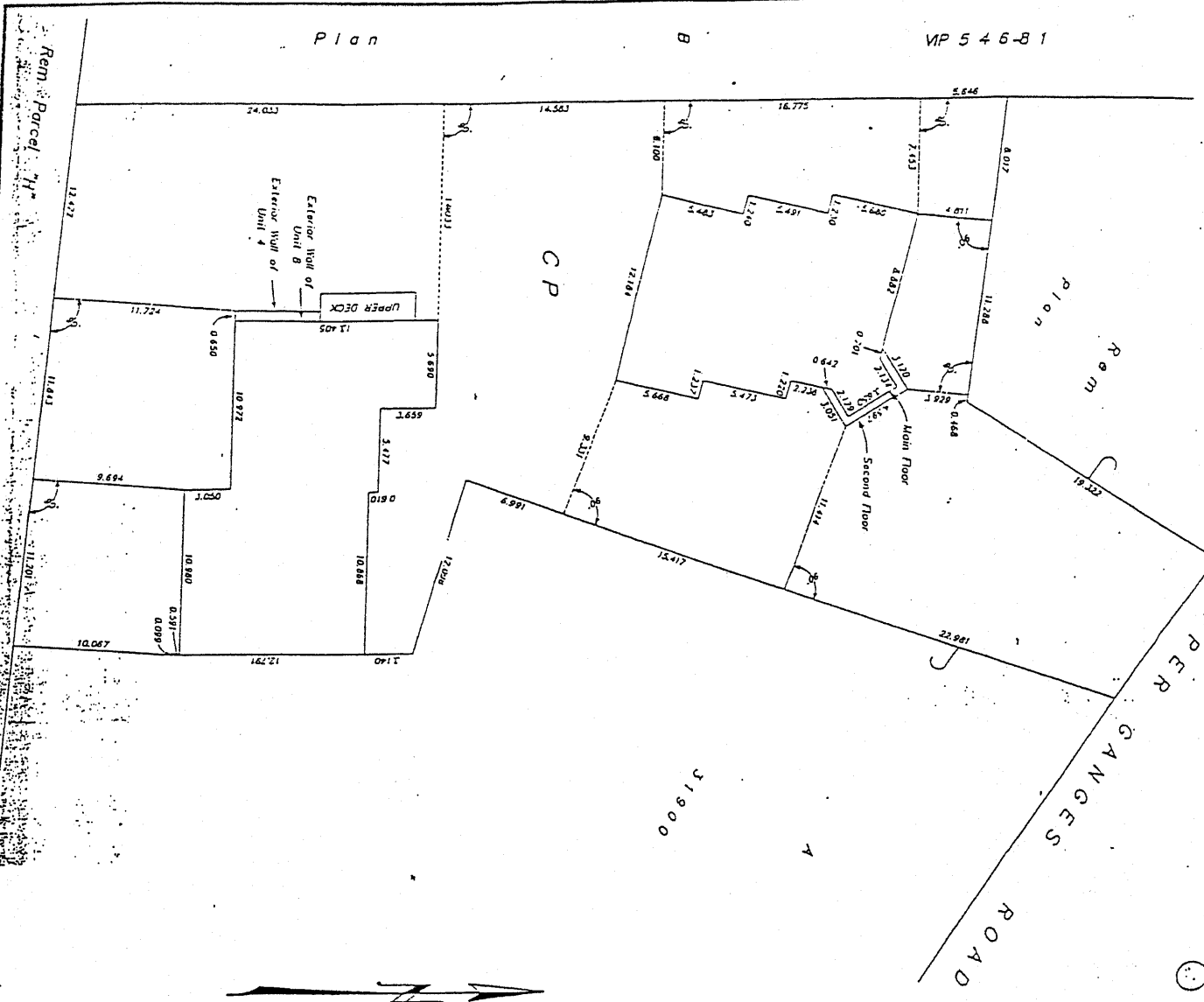
signature

print name

address

occupation

PHASE 1
STRATA PLAN MS



EXTERIOR BUILDING WALLS AND
OFFSETS TO PHASE 1 BOUNDARIES.

Scale - 1 : 200

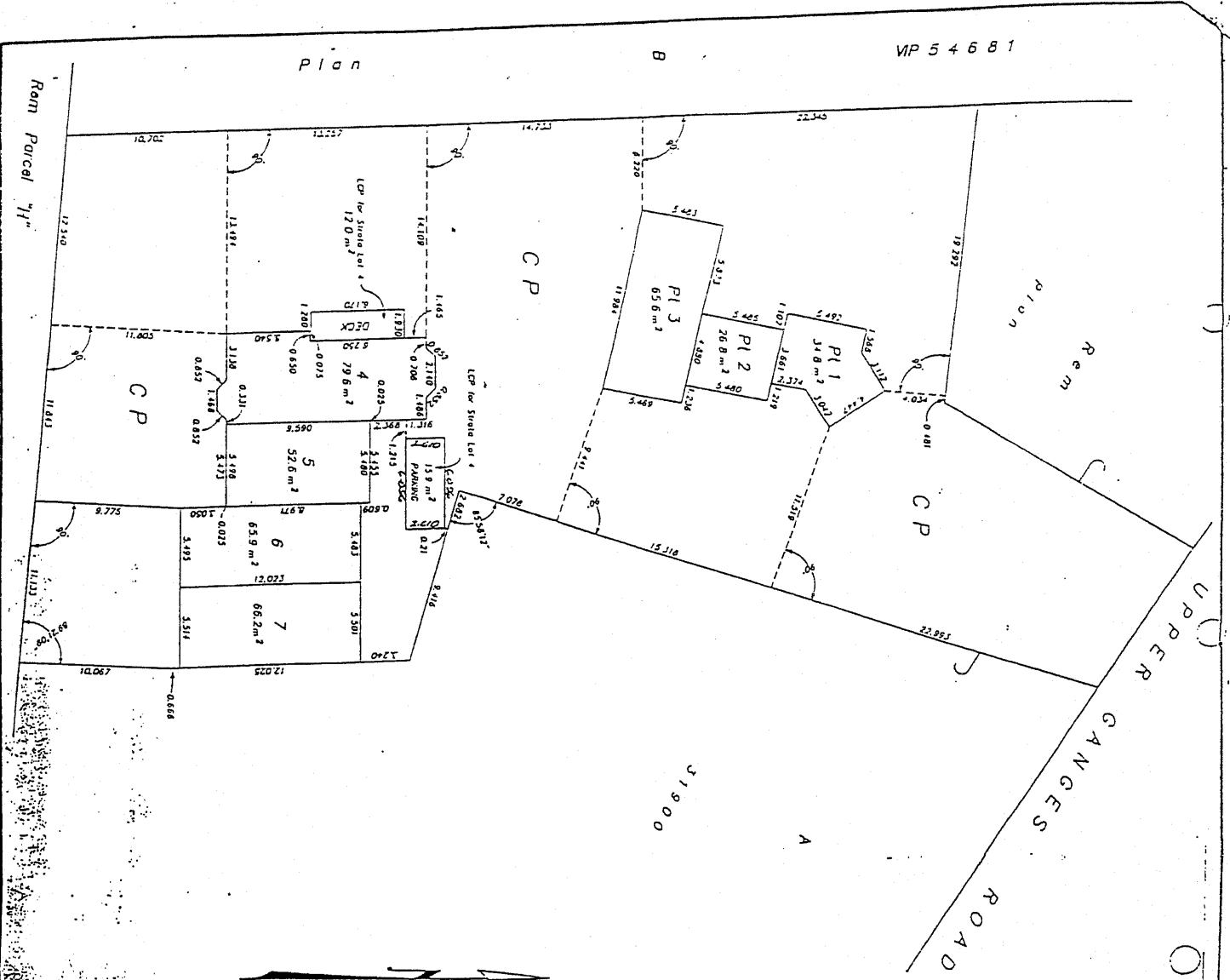


RECEIVED
 FEB 10 1008
 MINISTRY OF TRANSPORTATION
 ROAD AND TRANSPORT

Dated this 19th day of January, 1998.

B.C.L.S.

16126
 Main-Draw Land Survey by
 Self-Survey Method, B.C.
 6000-0000-0000



SECOND FLOOR OF UNITS 1, 2 AND 3
 MAIN FLOOR OF UNITS 4, 5, 6, AND 7

Scale - 1 : 200



All distances are in metres and decimals thereof.
 LCP Denotes limited common property.

Dated this 9th day of February 1998.

B.C.L.S.

RECEIVED

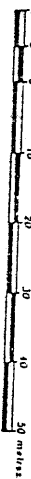
FEB 10 1998
 MINISTRY OF TRANSPORTATION
 AND HIGHWAYS
 SOUTH ALBERTA DISTRICT

Wolfe-Dunn Land Surveying Inc.
 5411 Spring Road, B.C.

PHASED STRATA PLAN OF PART OF THE REMAINDER OF LOT A, SECTION 5, RANGE 3 EAST, NORTH SALT SPRING ISLAND, COMCHAN DISTRICT, PLAN 31900.

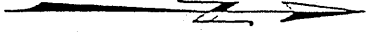
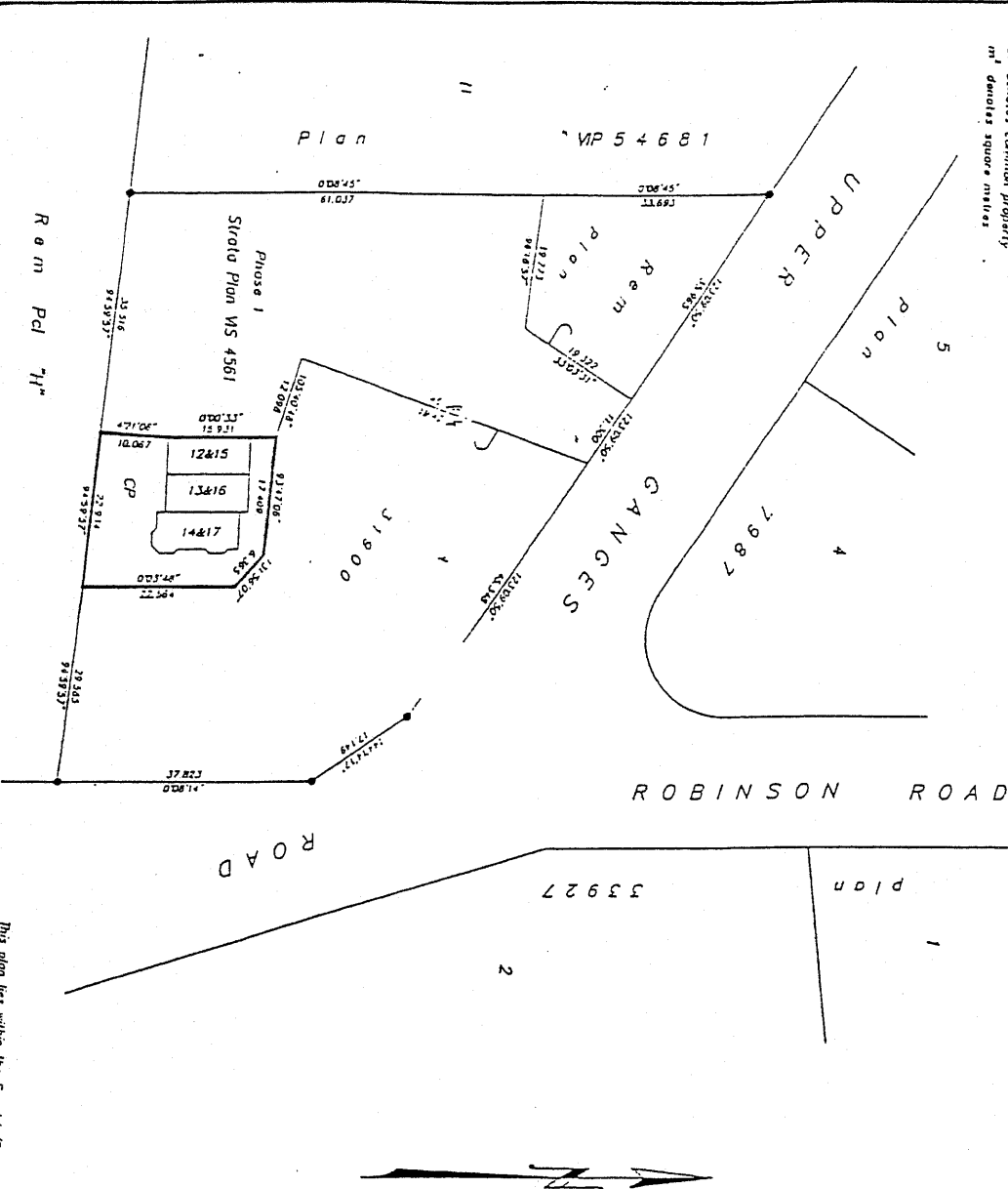
B.C.G.S. 92B.083

Scale — 1 : 500



LEGEND

- Boundaries are automatic, derived from Plan VP 54681
- All distances are in metres and decimals thereof
- Standard Iron Post Found
- CP denotes common property
- m² denotes square metres



PHASE 2
STRATA PLAN MS 4561

Deposited and Registered in the Land Title Office of Victoria, B.C. this ____ day of _____, 1998

Registrar

The address for service of documents is:
c/o Land and Company
Brokers and Solicitors
P.O. Box 11140
2010-1035 West Georgia St.
Vancouver, B.C.
V6E 3P5

File Address
315 Upper Ganges Road

I, Brian G. Miller, Miller of Salt Spring Island, a British Columbia Land Surveyor, hereby certify that the buildings erected on the parcel described above are wholly within the external boundaries of that parcel.

Dated at Salt Spring Island, B.C. this 20th day of April 1998

[Signature]
B.C.L.S.

This plan lies within the Special Coastal Assessment area
This plan lies within the Capital Regional District

Miller-Blair Land Surveying Inc.
Salt Spring Island, B.C.
P 3149
F 3149
M 3149

CONDONMINUM ACT				
Lot No.	Sheet No.	FORM 1	FORM 2	FORM 3
		Schedule of Unit Entitlement	Schedule of Interest Upon Distinction	Schedule of Number of Units
12	4	707	74,900	0.81
13	4	704	74,900	0.82
14	4	708	77,900	0.81
15	5	708	77,900	0.81
16	5	706	77,900	0.82
17	5	765	81,900	0.89
Aggregate		4298	467,400	5.02

PHASE 2
STRATA PLAN WS 4561

SECOND SHEET
Sheet 2 of 5 sheets

Approved as to Forms 1, 2 and 3,
this _____ day of _____, 1998

Superintendent of Real Estate

Approved as Phase 2 of a 4 Phase Strata Plan under the
Condominium Act this _____ day of _____, 1998

Approving Officer - Ministry of
Transportation and Highways.

Dated this 20th day of April, 1998

B.C.L.S.

Mortgagee
UTAN ENTERPRISES LTD.

Authorized Signatory
Mia HUCUAC
print name

Authorized Signatory
print name

Witness
also both
signatures
signature
print name
address
occupation

signature
print name
address
occupation

Registered
Owner
52890J B.C. LTD.

Authorized Signatory
ROBIN KELLN
print name

Authorized Signatory
Mia HUCUAC
print name

Witness
also both
signatures
signature
print name
address
occupation

signature
print name
address
occupation

Mortgagee
TANFU HOLDINGS (B.C.) LTD.

Authorized Signatory
Mia HUCUAC
print name

Authorized Signatory
print name

Witness
also both
signatures
signature
print name
address
occupation

signature
print name
address
occupation

Mortgagee
CENTURY HOLDINGS LTD.

Authorized Signatory
SARAH HOSKIN
print name

Authorized Signatory
print name

Witness
also both
signatures
signature
print name
address
occupation

signature
print name
address
occupation

PHASE 2
STRATA PLAN MS 4561

Phase 1

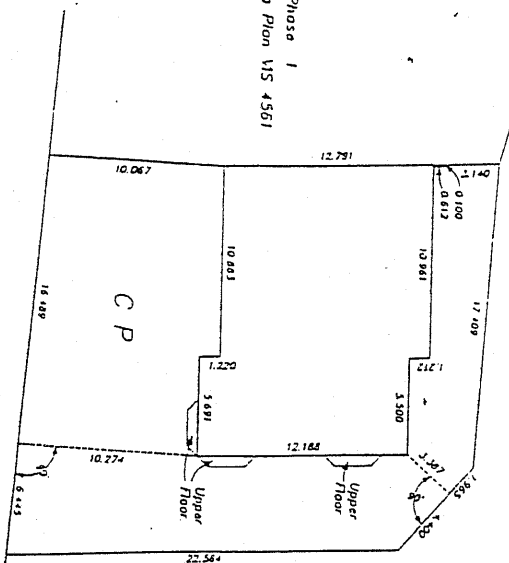
UPPER

GANGES

Rem A
31900

Rem Parcel "H"

Phase 1
Strata Plan MS 4561



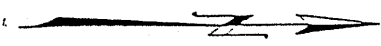
EXTERIOR BUILDING WALLS AND
OFFSETS TO PHASE 2 BOUNDARIES.

Scale - 1 : 200



All distances are in meters and decimals thereof.

ROAD



Dated this 20th day of April, 1998.

B.G.L.S.

B.G.L.S.

PHASE 2
STRATA PLAN WS 4561

Sheet 4 of 5 sheets

Phase 1

Rem A
31900

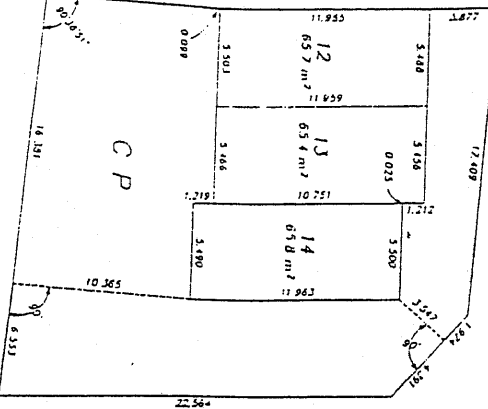
UPPER

GANGES

ROAD

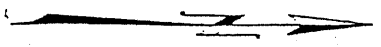
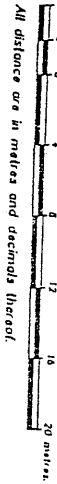
Rem Parcel "H"

Phase 1
Strata Plan WS 4561



MAIN FLOOR

Scale - 1 : 200



Dated this 20th day of April, 1998.

B.C.L.S.

Wife-Blair Land Surveying Inc.
 561 Spring Road, N.C.
 OOOO.....0012177

PHASED STRATA PLAN OF PARTS OF THE REMAINDER OF LOT A, SECTION 5, RANGE 3 EAST, NORTH SALT SPRING ISLAND, COMWCHAN DISTRICT, PLAN 31900.

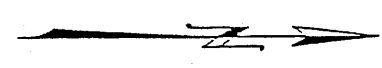
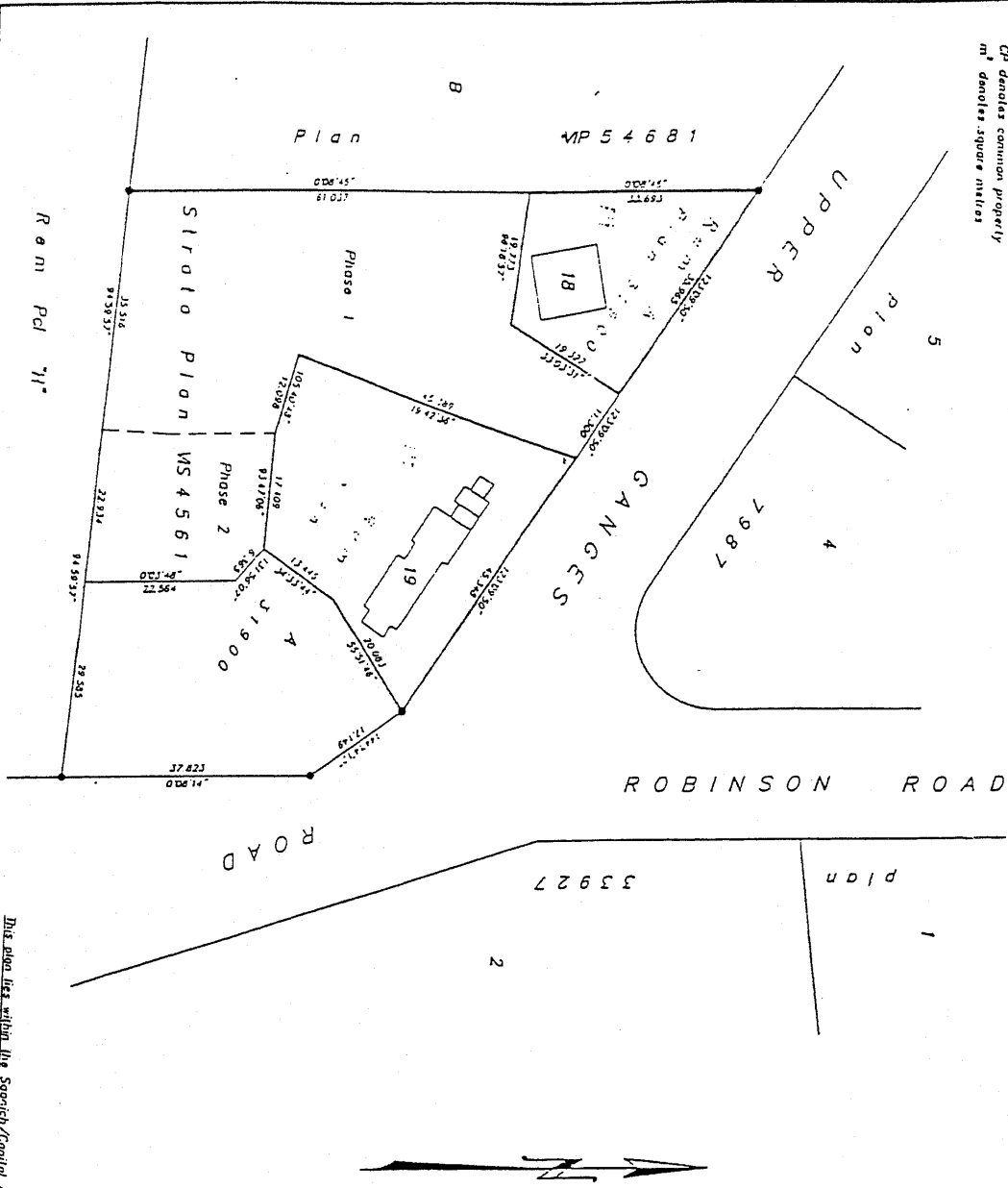
B.C.G.S. 92B.083

Scale - 1 : 500



LEGEND

- ▬ Boundaries are astrometric, derived from Plan 31900
- All distances are in metres and decimals thereof
- Standard Iron Pill Found
- CP denotes common property
- m² denotes square metres



PHASE 3
STRATA PLAN MS 4561

Deposited and Registered in the Land Title Office of Victoria, B.C. this _____ day of _____, 1998

Registrar

The address for service of documents is
c/o Lando and Company
Barristers and Solicitors
PO Box 11160
1000-1035 West George St.
Vancouver, B.C.
V6E 3P3

Site Address
315 Upper Ganges Road

I, Grant C. Hoyle, Minister of Salt Spring Island, a British Columbia Land Surveyor, do hereby certify that the buildings erected on the parcel described above are wholly within the external boundaries of that parcel.

Dated at Salt Spring Island, B.C. this _____ day of May 1998

[Signature]
D.C.L.S.

This plan lies within the Special Coastal Assessment area
This plan lies within the Capital Regional District

Wade-Inner Land Surveying Inc.
Salt Spring Island, B.C.
J 418 MS 4027
ms.....hoyle
cod.....1998191

CONDOMINIUM		ACT		
Lot No.	Sheet No.	FORM 1 Schedule of Unit Entitlement	FORM 2 Schedule of Unit Entitlement Upon Distinction	FORM 3 Schedule of Number of Vests
18	4	999	165,000	1.16
19	4A.5	1801	215,000	2.11
Aggregate		2793	380,000	3.27

PHASE 3
STRATA PLAN MS 4561

Sheet 2 of 5 sheets

Approved as to forms 1, 2 and 3,
this _____ day of _____, 1998
Superintendent of Real Estate

FORM 10
CERTIFICATE OF APPROVAL
(Section 6(2), Section 9(3))

I hereby certify that the construction of the buildings situated on Lot A, Section 5, Range 3 East, North Soil Spring Strata, Complan for strata plan development.

7th day of July, 1998
Approving Authority
[Signature]
Soil Spring Island Local Trust Committee

Approved as Phase 3 of a 4 Phase Strata Plan under the Condominium Act this _____ day of _____, 1998
Approving Officer - Ministry of Transportation and Highways.

Dated this 4th day of May, 1998
[Signature]
BCLIS

Mortgage
VIAM ENTERPRISES LTD.
Authorized Signatory
[Signature]
MIA HUCULAK
print name

Authorized Signatory
print name

Mortgage
WILLIAMS
Authorized Signatory
[Signature]
MICHAEL RANK
print name
1100 WYNDHAM AVE
WINDERMERE, BC
address
Nurse
occupation

Authorized Signatory
print name
occupation

Mortgage
REBECCA
Authorized Signatory
[Signature]
ROBIN KEVIN
print name

Authorized Signatory
print name

Mortgage
WILLIAMS
Authorized Signatory
[Signature]
MARGARET REBECCA
print name
1100 WYNDHAM AVE
WINDERMERE, BC
address
Nurse
occupation

Authorized Signatory
print name
occupation

Mortgage
TANU HOLDINGS (U.C.) LTD.
Authorized Signatory
[Signature]
MIA HUCULAK
print name

Authorized Signatory
print name

Mortgage
CENTURIX HOLDINGS LTD.
Authorized Signatory
[Signature]
Sue Hodgson
print name

Authorized Signatory
print name

Mortgage
WILLIAMS
Authorized Signatory
[Signature]
RICHARD ROSE
print name
1100 WYNDHAM AVE
WINDERMERE, BC
address
Nurse
occupation

Authorized Signatory
print name
occupation

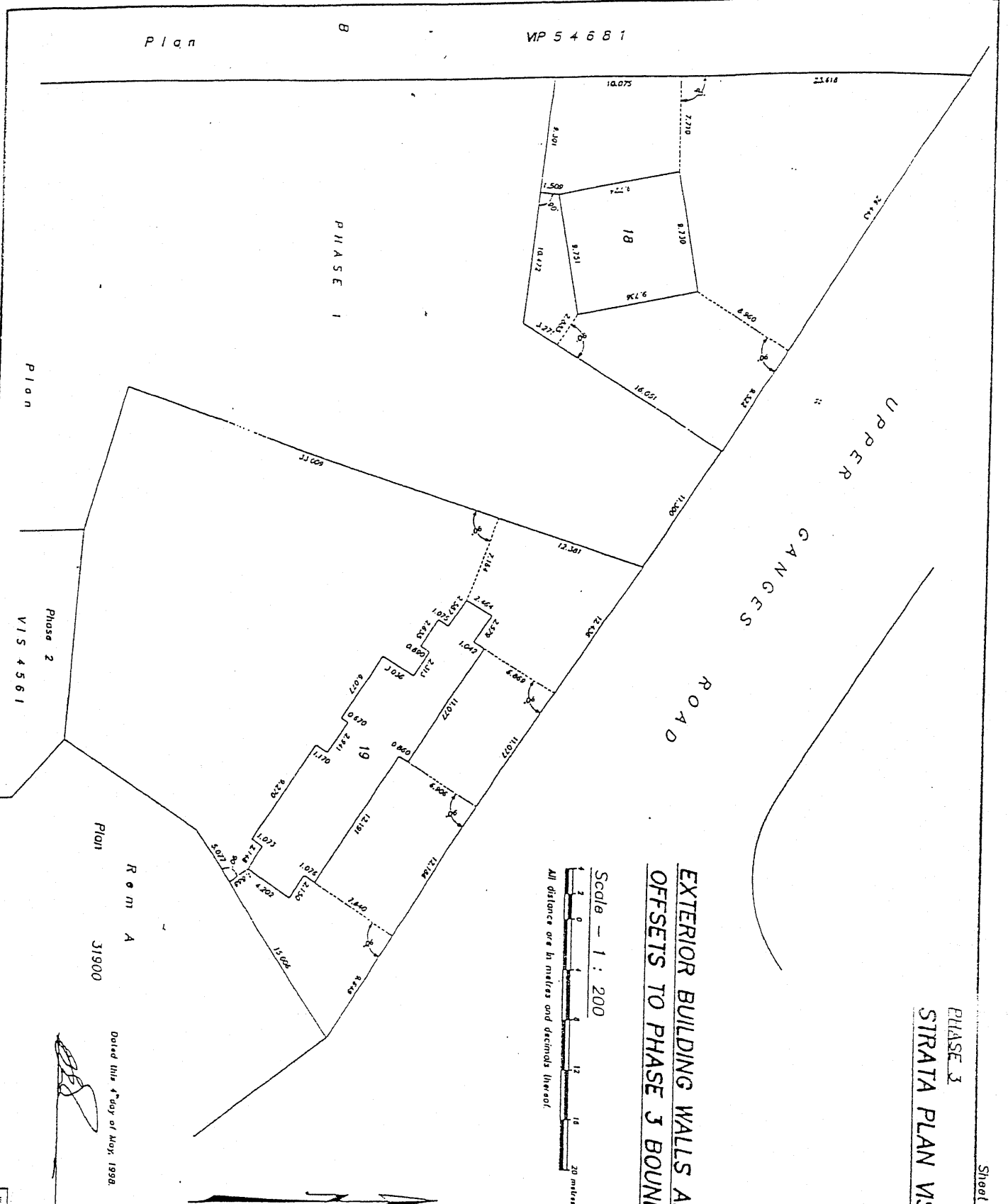
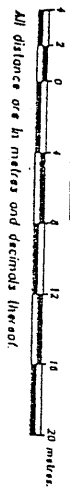
Mortgage
WILLIAMS
Authorized Signatory
[Signature]
RICHARD ROSE
print name
1100 WYNDHAM AVE
WINDERMERE, BC
address
Nurse
occupation

Authorized Signatory
print name
occupation

PHASE 3
STRATA PLAN MS 4561

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

Scale - 1 : 200

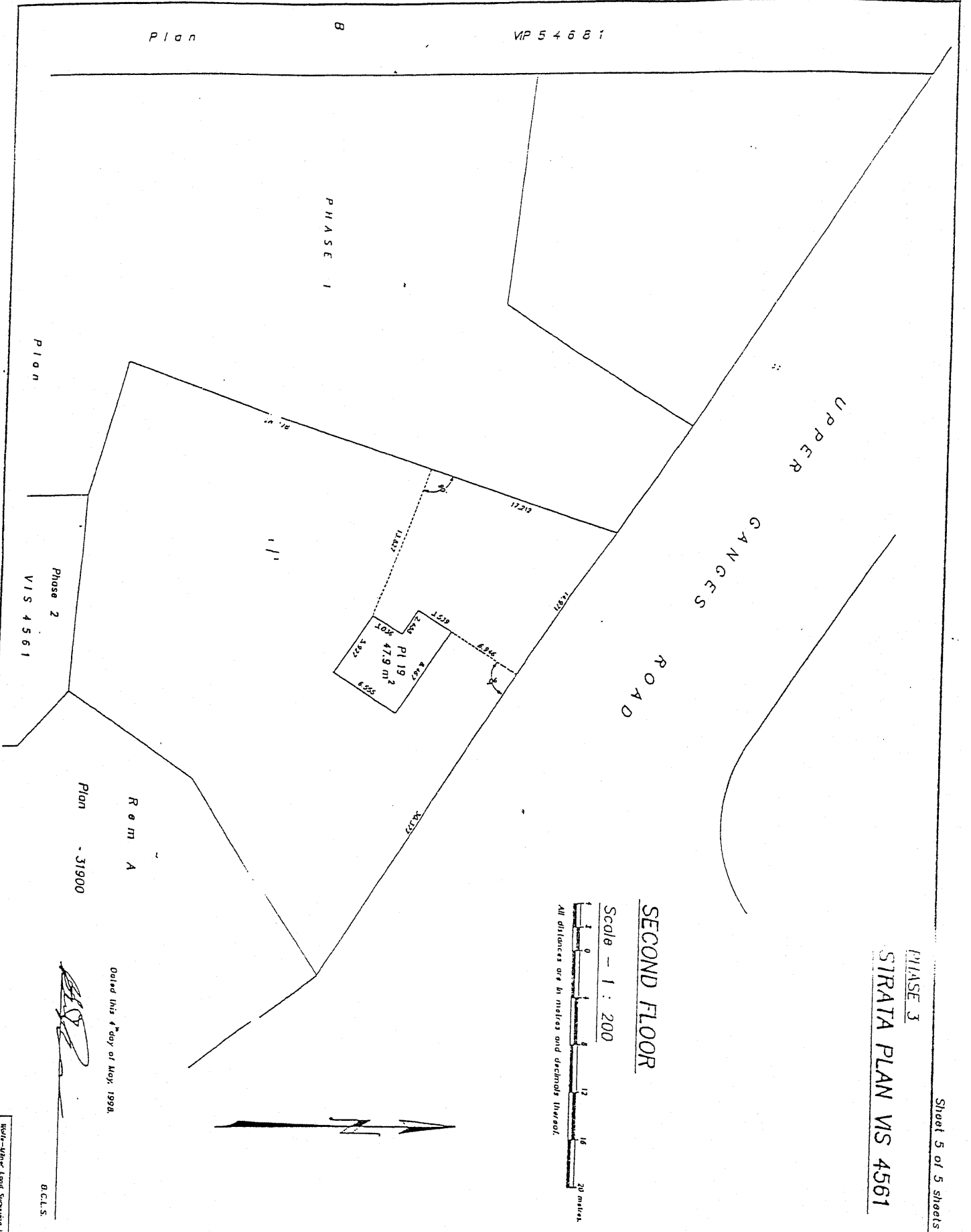


B.C.L.S.

Dated this 4th day of May 1998.

Wife-Draw Land Surveying
Self-Survey License, B.C.
No. 11113

PHASE 3
SIRATA PLAN MS 4561



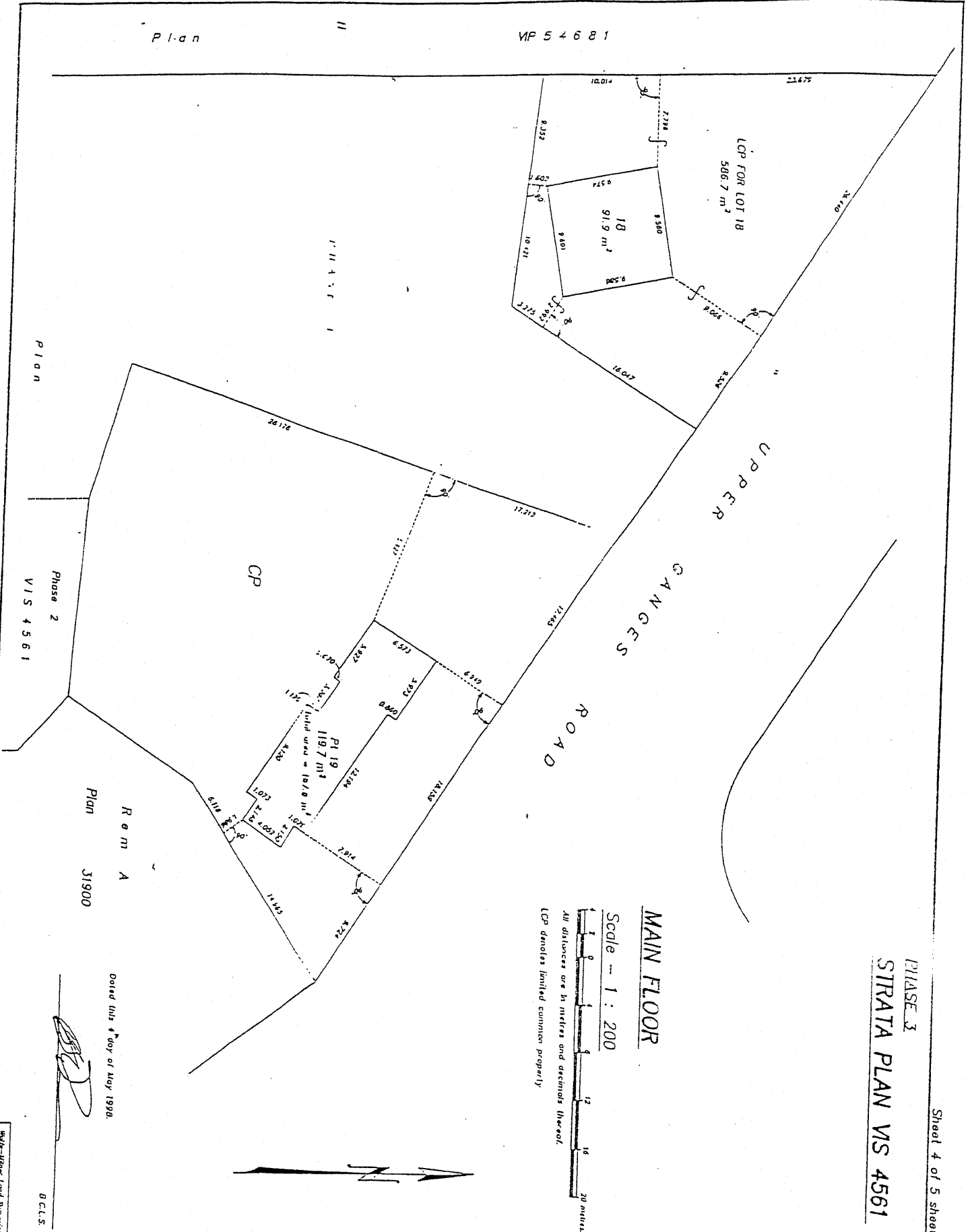
PHASE 3
STRATA PLAN VS 4561

MAIN FLOOR

Scale -- 1 : 200



All distances are in meters and decimals thereof.
LCP denotes limited common property.



Plan VP 54681

Plan

Phase 2
VIS 4561

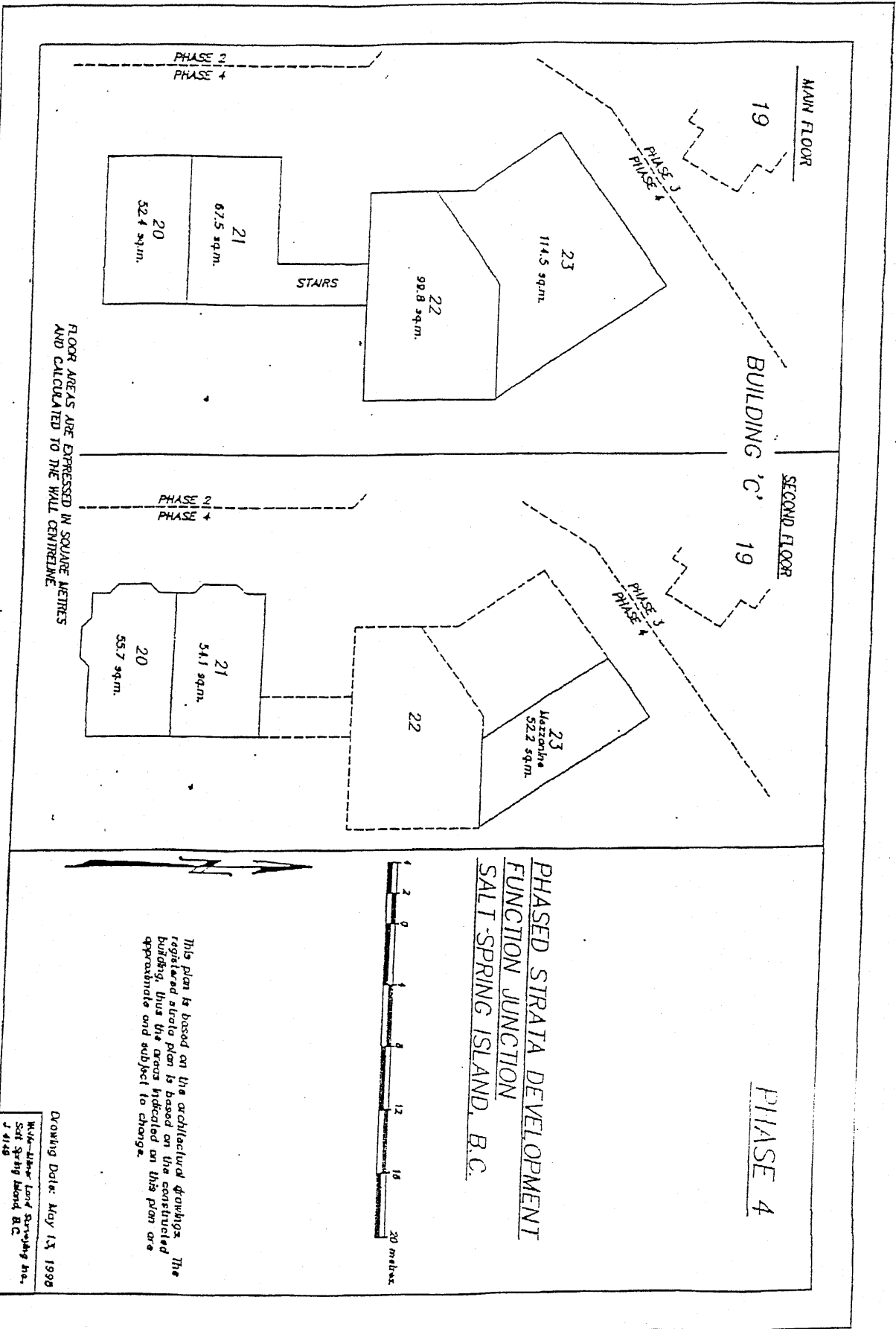
Rem A
Plan 31900

Dated this 4th day of May 1998.

[Signature]

O.C.L.S.

Wah-Ahew Land Surveying
Sof Springs Road, B.C.
Tel: (604) 881-1111



PHASED STRATA DEVELOPMENT
 FUNCTION JUNCTION
 SALT-SPRING ISLAND, B.C.

PHASE 4



This plan is based on the architectural drawings. The registered strata plan is based on the constructed building, thus the areas indicated on this plan are approximate and subject to change.

Drawing Date: May 13, 1998

Wicki-Manor Land Surveying Inc.
 Salt Spring Island, B.C.
 J 4148

Good Architecture