

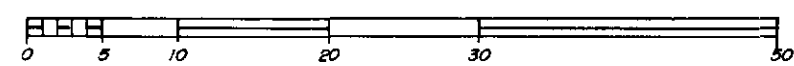
CIVIC ADDRESS: 295 Lower Ganges Road, Ganges, Salt Spring Island, B.C., VOS 1E0, of the Victoria Assessment District.

PHASED STRATA PLAN of LOT A, PLAN 32107, SECTION 3, RANGE 3 EAST, NORTH SALT SPRING ISLAND, COWICHAN DISTRICT. (B.C.G. 92B - 083)

FIRST SHEET
Sheet 1 of 7 Sheets

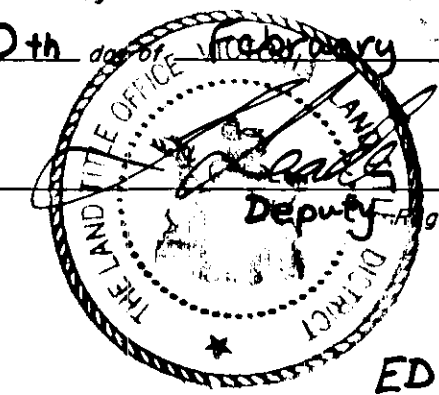
PHASE ONE STRATA PLAN 1871

SCALE - 1:500



Deposited and Registered in the Land Title Office at Victoria, B.C., this

20th day of February, 1990

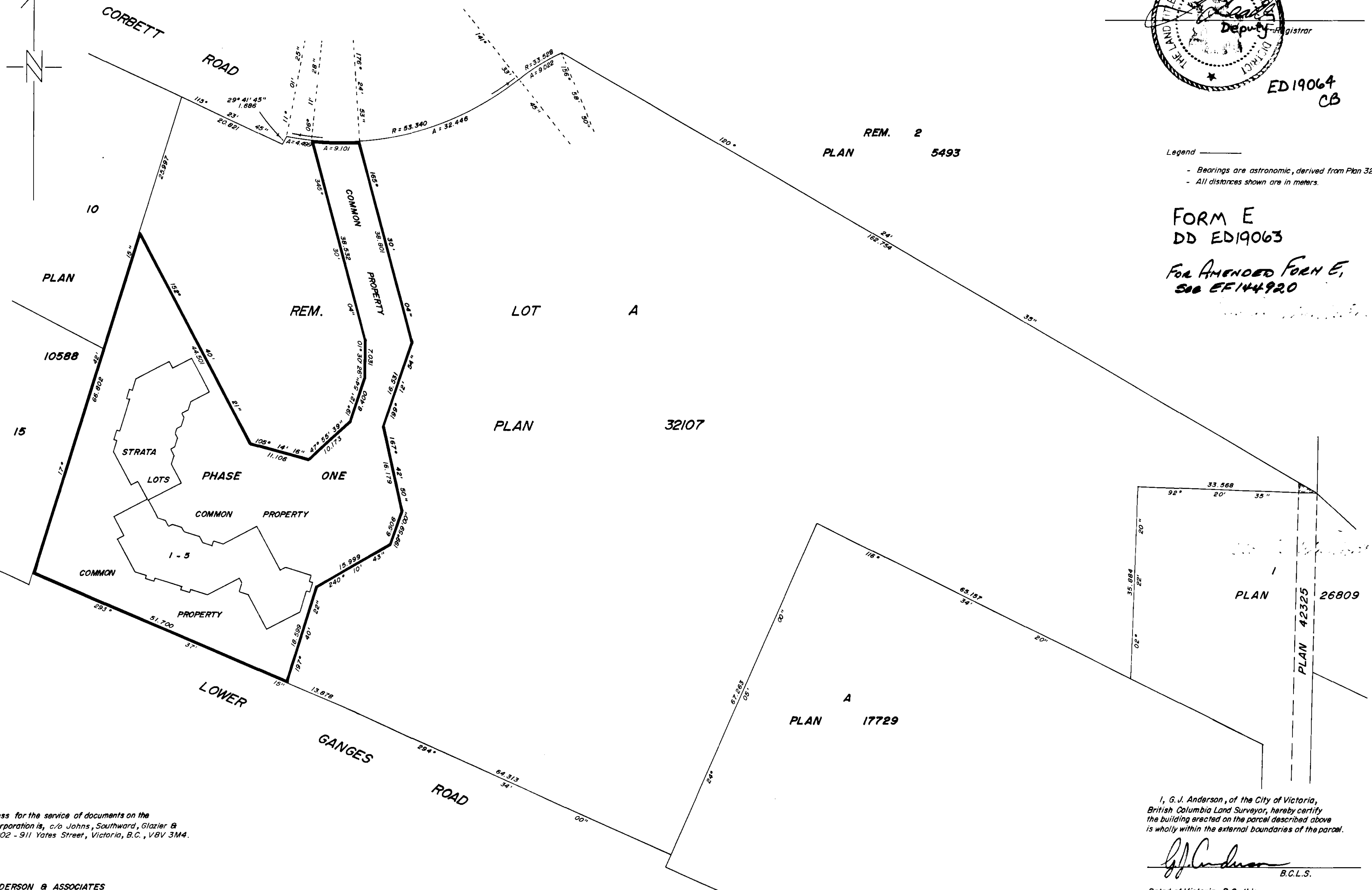


ED19064
CB

REM. 2
PLAN 5493

Legend
- Bearings are astronomic, derived from Plan 32107.
- All distances shown are in meters.

FORM E
DD ED19063
For Amended Form E,
see EF144920



The address for the service of documents on the Strata Corporation is, c/o Johns, Southward, Glazier & Walton 202 - 911 Yates Street, Victoria, B.C., V8V 3M4.

J.E. ANDERSON & ASSOCIATES
B.C. Land Surveyors - Consulting Engineers
Victoria & Nanaimo, B.C.
File: 14794

This Plan lies within the Capital Regional District

This Plan lies within the Soanich/Capital Assessment Area

I, G.J. Anderson, of the City of Victoria, British Columbia Land Surveyor, hereby certify the building erected on the parcel described above is wholly within the external boundaries of the parcel.

G.J. Anderson
B.C.L.S.

Dated at Victoria, B.C., this
17 day of NOVEMBER, 1989.

PHASE ONE
STRATA PLAN 1871

STATUTORY DECLARATION

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

CONDOMINIUM ACT

LOT No.	SHEET No.	FORM 1	FORM 2	FORM 3
		Schedule of Unit Entitlement	Schedule of Interest Upon Destruction	Schedule of Voting Rights
		Unit Entitlement	Interest Upon Destruction	Number of Votes
1	4 B.5	32	27	
2	4 B.5	32	27	
3	4 B.5	32	27	
4	4	22	23	
5	4	22	24	
AGGREGATE		140	128	

Approved as Phase 1 of a 8 Phase Strata Plan under the Condominium Act, this

29 day of JAN, 1999

[Signature]

Approving Officer the Ministry of Transportation and Highways.

Accepted as to forms 1, 2, and 3, this

13th day of February, 1999

[Signature]
Superintendent of Real Estate

[Signature]
Authorized Signatory

[Signature]
Authorized Signatory

Sworn before me this 20 day of NOV, 1988.

[Signature]
DAVID W. JOHNS
Barrister, Solicitor, Notary Public
#202 - 911 YATES STREET
VICTORIA, B.C. V8V 4X3
A Commissioner for taking affidavits within British Columbia.

Owner: Boy Construction Corporation

[Signature]
Authorized Signatory

[Signature]
Authorized Signatory

Mortgages: The Royal Bank of Canada
by the laws of Canada

[Signature]
Authorized Signatory

[Signature]
Authorized Signatory

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

TARJA JOHANSSON
1085 WEST 48TH AVENUE
VANCOUVER BC V6S 3A5 SECRETARY
NEW DEVELOPMENT CERTIFICATE

I, G. J. Anderson, British Columbia Land Surveyor, hereby certify that the building shown in this strata plan (Phase One) has not, as of the 17th day of NOVEMBER, 1989, been previously occupied.

Dated at Victoria, B.C., this
17th day of NOVEMBER, 1989

[Signature]
B.C.L.S.

CHRIS WINTHER
By HIS ATTORNEY IN FACT
[Signature]
Chris Winther

[Signature]
Erik Winther

[Signature]
Brian Winther

Witness:
Address: DAVID W. JOHNS
Barrister, Solicitor, Notary Public
#202 - 911 YATES STREET
VICTORIA, B.C. V8V 4X3

CHRIS WINTHER
By HIS ATTORNEY IN FACT
[Signature]
Chris Winther

[Signature]
Erik Winther

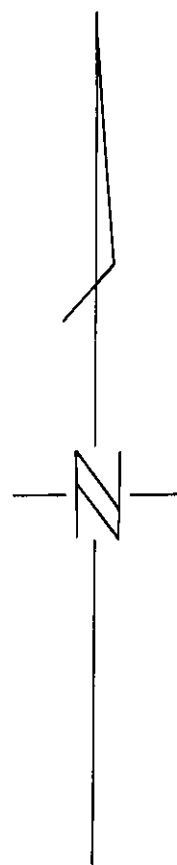
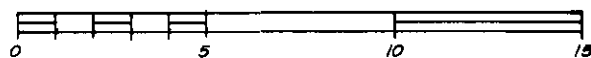
[Signature]
Brian Winther

Witness:
Address: DAVID W. JOHNS
Barrister, Solicitor, Notary Public
#202 - 911 YATES STREET
VICTORIA, B.C. V8V 4X3

PHASE ONE STRATA PLAN 1871

GROUND FLOOR
STRATA LOTS 4 and 5, and
PART of STRATA LOTS 1, 2 and 3.

SCALE - 1 : 200



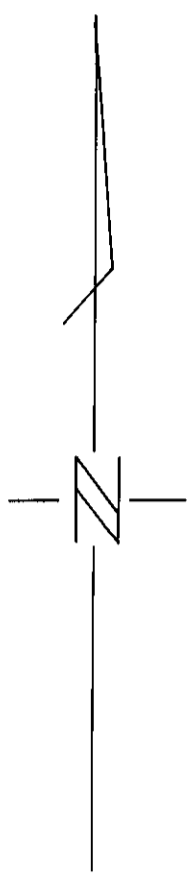
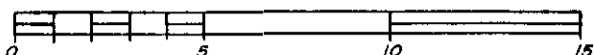
Notes

- Distances shown are measured to the centerline of walls.
- Areas shown are calculated to the centerline of walls.
- All distances shown are in meters.
- Sq. M. denotes square meters.
- S.L. denotes strata lot.

PHASE ONE STRATA PLAN 1871

TOP FLOOR
PART of STRATA LOTS 1, 2 and 3.

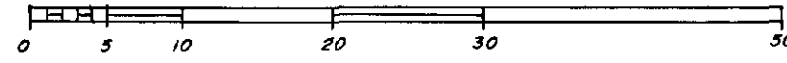
SCALE - 1 : 200



- Notes
- Distances shown are measured to the centerline of walls.
 - Areas shown are calculated to the centerline of walls.
 - All distances shown are in meters.
 - Sq.M. denotes square meters.
 - S.L. denotes strata lot.

CIVIC ADDRESS : 295 Lower Ganges Road, Ganges,
Salt Spring Island, B.C., V0S 1E0,
of the Victoria Assessment District.

PHASED STRATA PLAN of
LOT A, PLAN 32107, SECTION 3, RANGE 3 EAST,
NORTH SALT SPRING ISLAND, COWICHAN DISTRICT.
B.C.G.S. 92B. 083
SCALE - 1 : 500

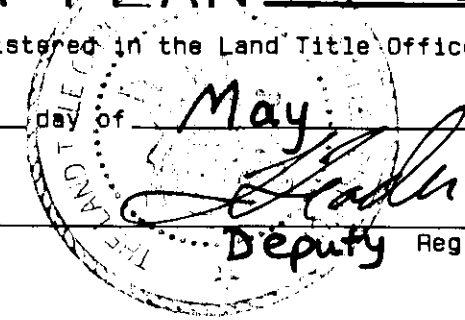


FIRST SHEET
Sheet 1 of 5 Sheets

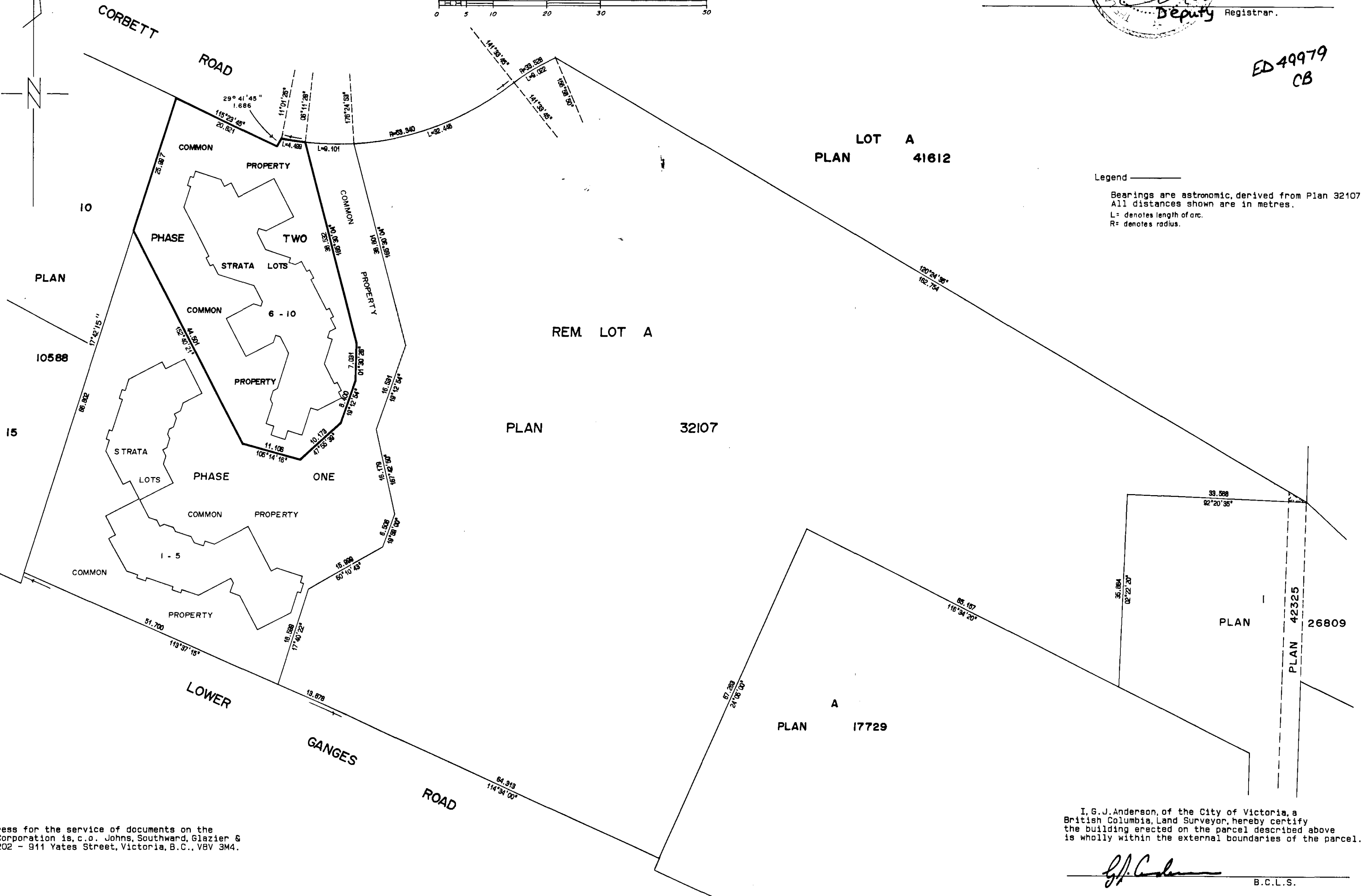
PHASE TWO
STRATA PLAN 1871

Deposited and registered in the Land Title Office, at Victoria, B.C., this

2nd day of May, 1990.



ED 49979
CB



Legend
Bearings are astronomic, derived from Plan 32107.
All distances shown are in metres.
L= denotes length of arc.
R= denotes radius.

The address for the service of documents on the
Strata Corporation is, c.o. Johns, Southward, Glazier &
Walton 202 - 911 Yates Street, Victoria, B.C.. V8V 3M4.

J.E. ANDERSON & ASSOCIATES
B.C. Land Surveyors - Consulting Engineers
Victoria & Nanaimo, B.C.
File : 14794

This Plan lies within the Capital Regional District.

This Plan lies within the Seanch/Capital Assessment Area.

I, G.J. Anderson, of the City of Victoria, a
British Columbia, Land Surveyor, hereby certify
the building erected on the parcel described above
is wholly within the external boundaries of the parcel.

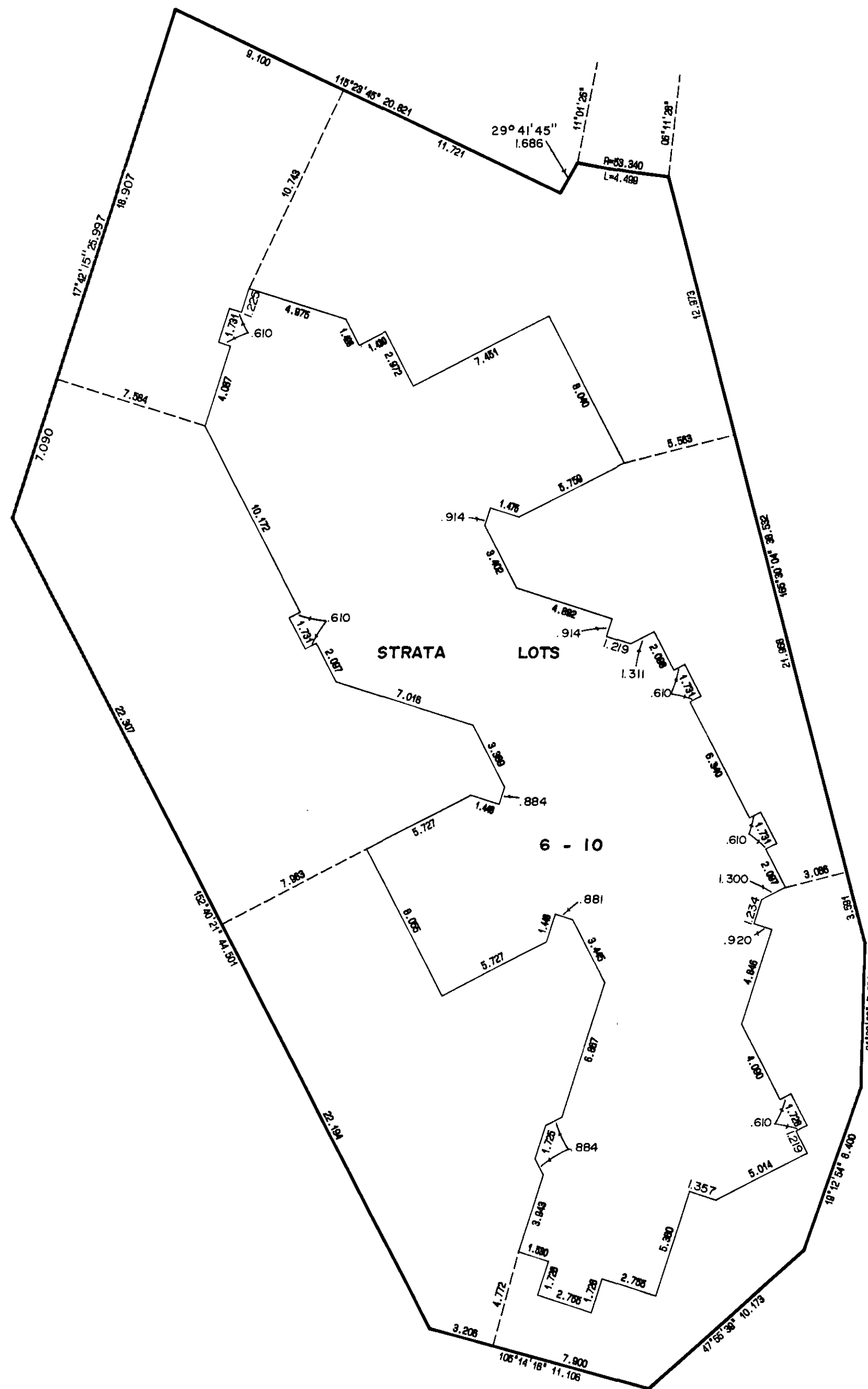
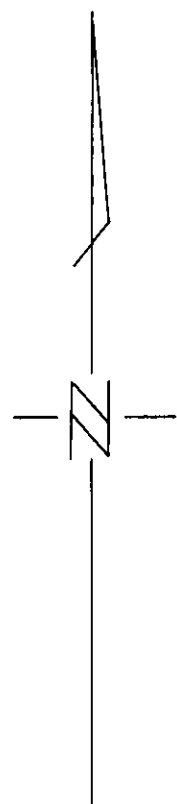
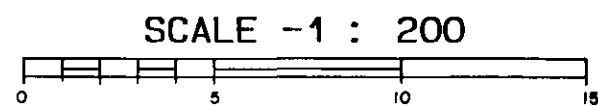
G.J. Anderson
B.C.L.S.

Dated at Victoria, B.C., this

10th day of JANUARY, 1990.

PHASE TWO STRATA PLAN 1871

FOUNDATION WALLS and OFFSETS to PHASE TWO BOUNDARY



PHASE TWO
STRATA PLAN 1871

STATUTORY DECLARATION

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

CONDOMINIUM ACT

LOT No.	SHEET No.	FORM 1	FORM 2	FORM 3
		Schedule of Unit Entitlement	Schedule of Interest Upon Destruction	Schedule of Voting Rights
6	4	22	21	
7	4 & 5	32	27	
8	4 & 5	32	27	
9	4 & 5	32	27	
10	4	22	24	
AGGREGATE		140	126	

Approved as Phase 2 of a B Phase Strata Plan under the Condominium Act, this

29 day of JAN, 1990.

[Signature]
 Approving Officer, the Ministry of Transportation and Highways.

[Signature]
 Authorized Signatory

Authorized Signatory

Sworn before me this 13 day of FEB, 1990.

DAVID W. JOHNS
 Barrister, Solicitor, Notary Public
 A Commissioner for taking affidavits within British Columbia.
 VICTORIA, B.C. V8V 4X3

Owner: Bay Construction Corporation

[Signature]
 Authorized Signatory

Authorized Signatory

CHRIS WINTNER
 By his attorney in fact
 Owner: Chris Winther

[Signature]
 Chris Winther

[Signature]
 Brian Winther

Witness: [Signature]

Address: DAVID W. JOHNS
 Barrister, Solicitor, Notary Public
 #202 - 911 YATES STREET
 VICTORIA, B.C. V8V 4X3

NEW DEVELOPMENT CERTIFICATE

I, G.J. Anderson, British Columbia Land Surveyor, hereby certify that the building shown in this strata plan (Phase Two) has not, as of the 10th day of JANUARY, 1990, been previously occupied.
 Dated at Victoria, B.C., this

10th day of JANUARY, 1990.

[Signature]
 B.C.L.S.

Accepted as to forms 1, 2, and 3, this

20th day of March, 1990.

[Signature]
 Superintendent of Real Estate

CHRIS WINTNER
 By his attorney in fact
 Mortgagee: Chris Winther

[Signature]
 Chris Winther

[Signature]
 Brian Winther

Witness: [Signature]

Address: DAVID W. JOHNS
 Barrister, Solicitor, Notary Public
 #202 - 911 YATES STREET
 VICTORIA, B.C. V8V 4X3

Mortgagee: The Royal Bank of Canada
 BY ITS LAWFUL ATTORNEYS
ROBERT JEFFREY WHEATLEY ACCOUNT MANAGER
 Authorized Signatory

ALEXANDER JOHN MACRAE ACCOUNT MANAGER
 Authorized Signatory

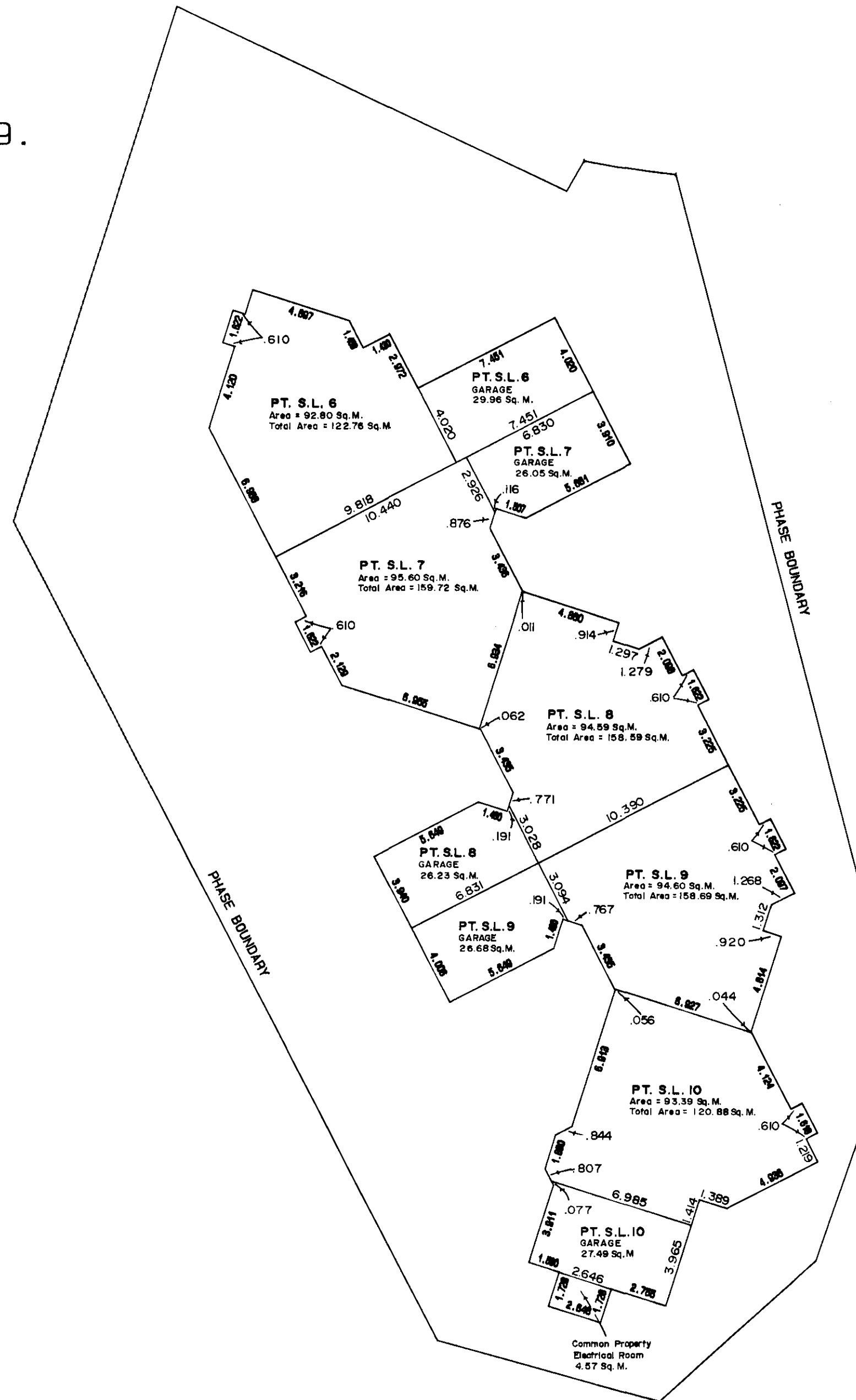
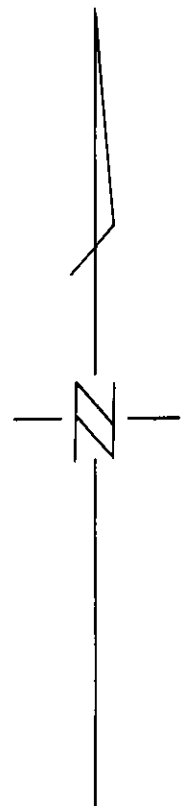
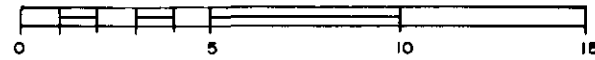
[Signature]
 IBHITA DURAN
 1055 WEST GEORGIA ST.
 VANCOUVER, B.C. V6E 3S5
 SECRETARY
 (WITNESS TO BOTH SIGNATURES)

JANUARY 10, 1990. [Signature]
 G.J. Anderson, B.C.L.S.

PHASE TWO STRATA PLAN 1871

GROUND FLOOR STRATA LOTS 6 and 10, and PART of STRATA LOTS 7, 8 and 9.

SCALE - 1 : 200

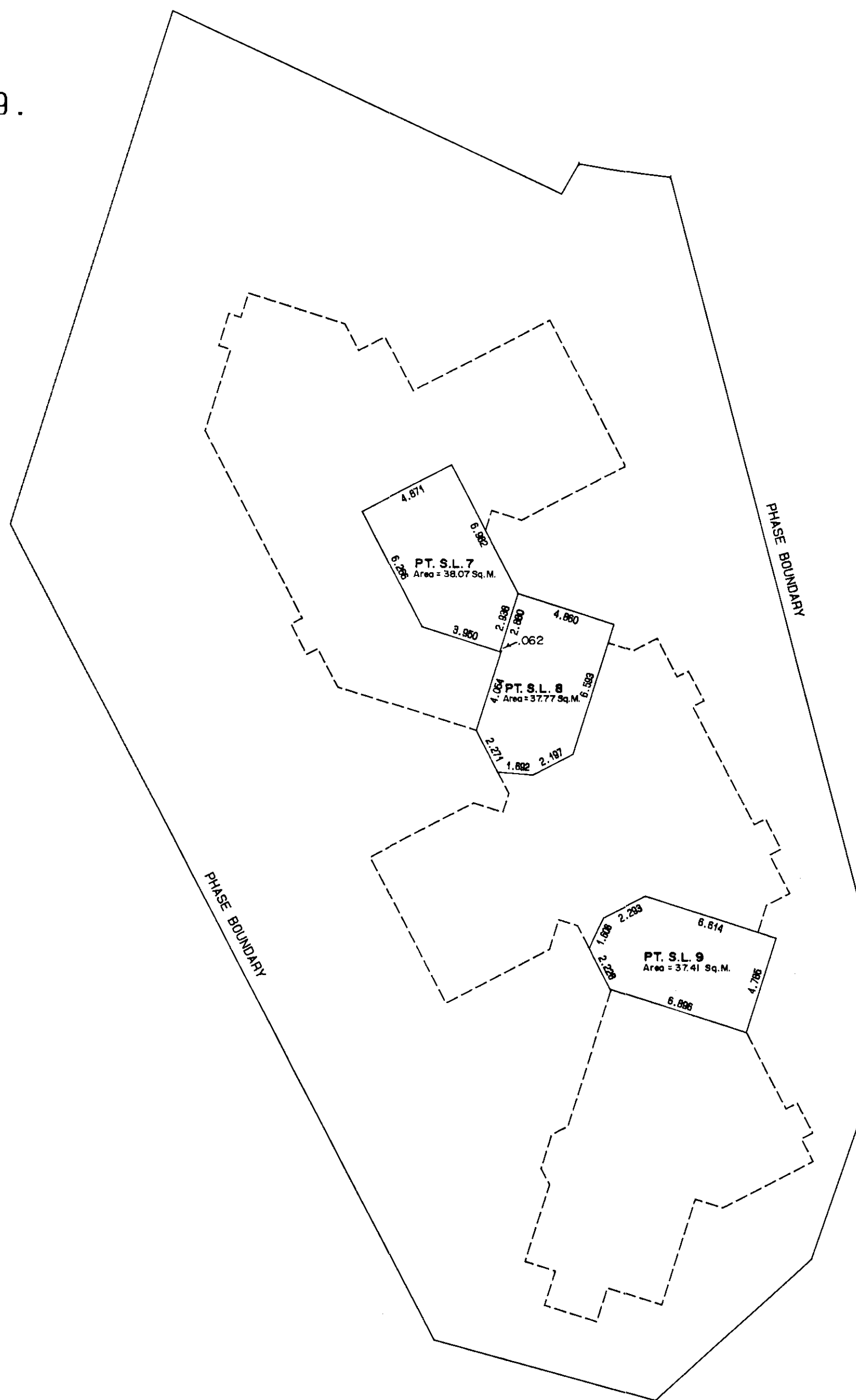
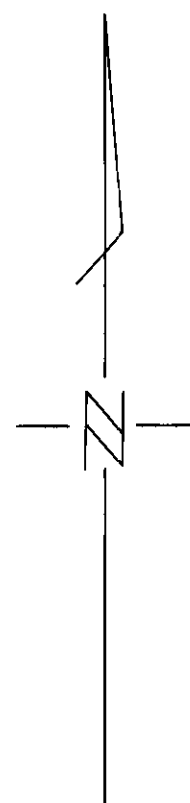
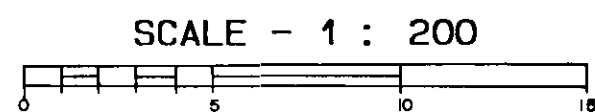


NOTES

- Distances shown are measured to the centerline of walls.
- Areas shown are calculated to the centerline of walls.
- All distances shown are in metres.
- Sq.M. denotes square metres.
- S.L. denotes strata lot.

PHASE TWO STRATA PLAN 1871

TOP FLOOR
PART of STRATA LOTS 7, 8 and 9.



NOTES

- Distances shown are measured to the centerline of walls.
- Areas shown are calculated to the centerline of walls.
- All distances shown are in metres.
- Sq.M. denotes square metres.
- S.L. denotes strata lot.

LEGEND

- Bearings are astronomic, derived from Plan 32107.
- denotes standard iron post found.
 - ◻ denotes non-standard round iron post found.
 - denotes standard iron post set.
 - S.L. denotes Strata Lot.

All distances are in metres.

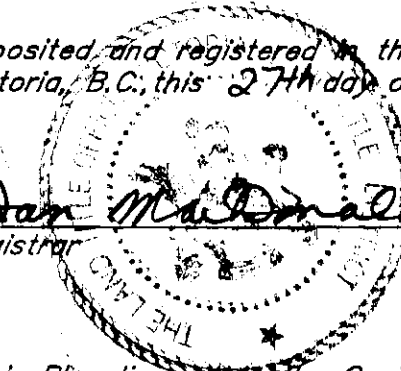
**PHASED STRATA PLAN OF LOT A, SECTION 3,
RANGE 3 EAST, NORTH SALT SPRING ISLAND,
COWICHAN DISTRICT, PLAN 32107.**

B.C.G.S. 92B.083
Scale = 1:500

FIRST SHEET
SHEET 1 OF 4 SHEETS

PHASE 3
STRATA PLAN 1871

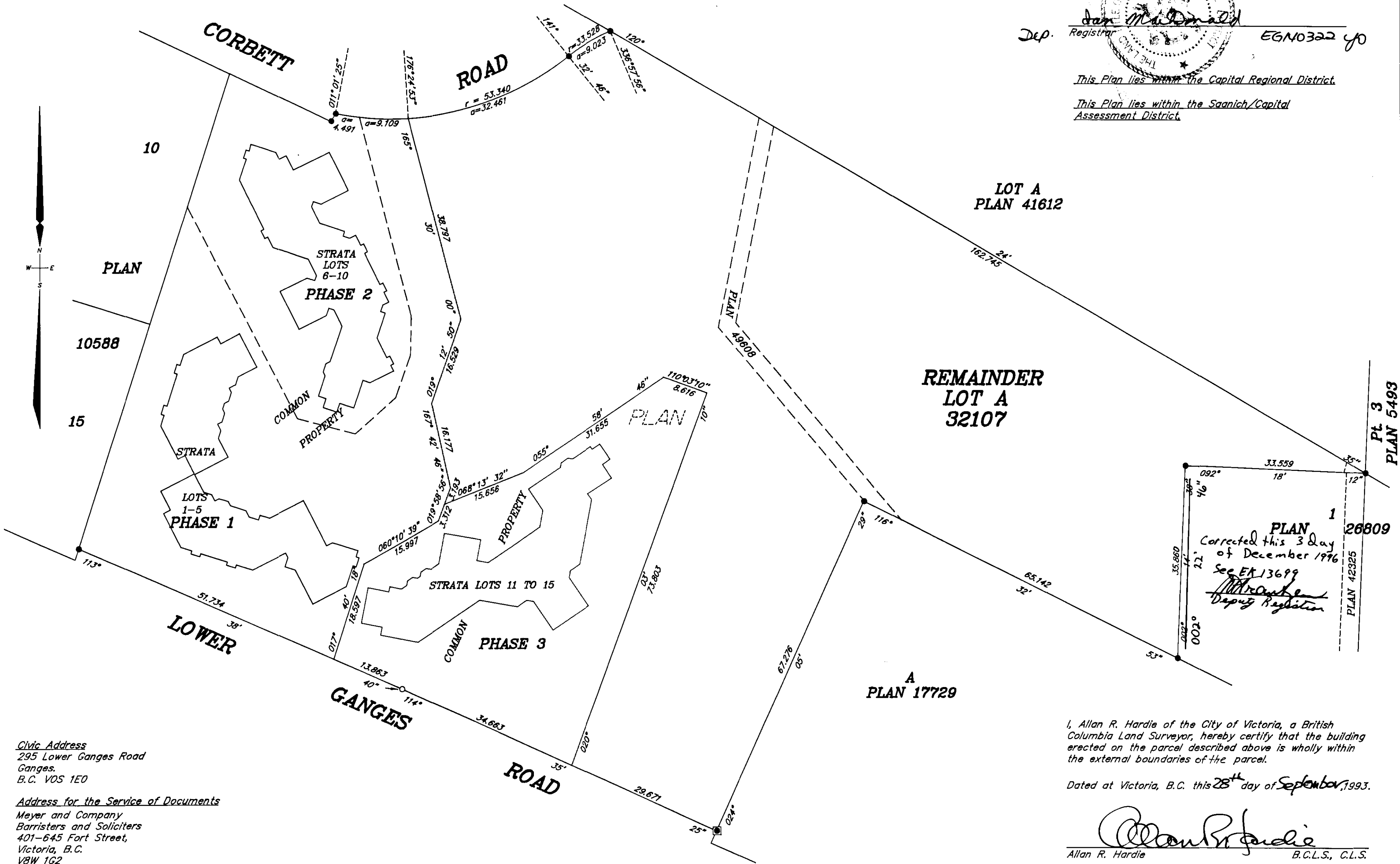
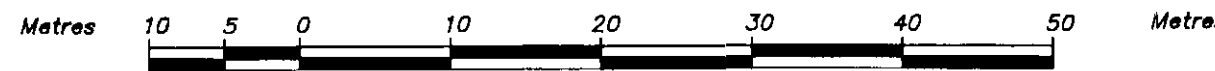
Deposited and registered in the Land Title Office at
Victoria, B.C. this 27th day of Oct., 1993.



Dep. Registrar *Jan McDonald* EGN0322 y0

This Plan lies within the Capital Regional District.

This Plan lies within the Saanich/Capital
Assessment District.



Civic Address
295 Lower Ganges Road
Ganges,
B.C. V0S 1E0

Address for the Service of Documents
Meyer and Company
Barristers and Solicitors
401-645 Fort Street,
Victoria, B.C.
V8W 1G2

I, Allan R. Hardie of the City of Victoria, 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 Victoria, B.C. this 28th day of September, 1993.

Allan R. Hardie
Allan R. Hardie B.C.L.S., C.L.S.

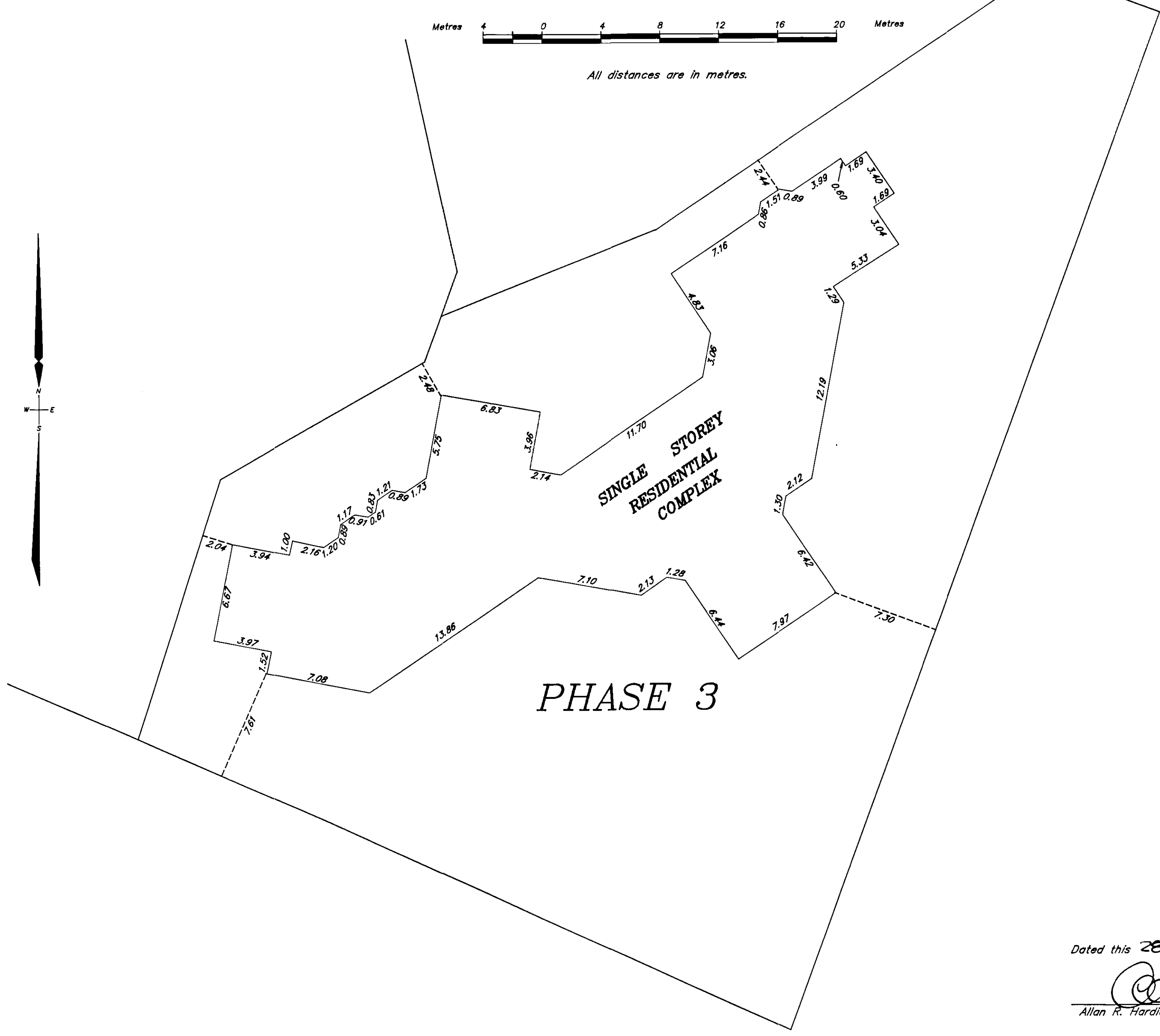
**FOUNDATION WALLS AND
OFFSETS TO PHASE THREE BOUNDARY.**

FIRST SHEET
SHEET 2 OF 4 SHEETS
PHASE 3
STRATA PLAN 1871

Scale = 1:200



All distances are in metres.



Dated this 28th day of September 1993.

Allan R. Hardie
Allan R. Hardie B.C.L.S., C.L.S.

Registered Owner:

Norman Twa
Norman Twa

Denise Welch
Witness

BUSINESSMAN
Occupation

P.O. BOX 393 GANGES B.C.
Address

Registered Owner:
419466 B.C. Inc. (Inc. No. 419466)

Robert John Meyer
Authorized Signatory
ROBERT JOHN MEYER

Denise Welch
Witness

BUSINESSMAN
Occupation

401-645 FORT ST.
Address VICTORIA B.C.

Mortgagee:
Island Savings Credit Union.

T.A. Shepherd
Authorized Signatory
T.A. SHEPHERD

D. WATKIN
Authorized Signatory
D. WATKIN

[Signature]
Witness as to signatures

RHONDA H. MITCHELL
Commissioner for taking Affidavits
for British Columbia
Occupation: Island Savings Credit Union
100 - 129 Canada Avenue
Duncan, B.C. V2L 1T7

Address

SECOND SHEET
SHEET 3 OF 4 SHEETS

PHASE 3
STRATA PLAN 1871

Accepted as to Forms 1 and 2
Dated this 21 day of October, 1993.

[Signature]
for: Superintendent of Real Estate

CONDOMINIUM ACT

LOT NO.	SHEET NO.	FORM 1	FORM 2
		SCHEDULE OF UNIT ENTITLEMENT Unit Entitlement	SCHEDULE OF INTEREST UPON DESTRUCTION Interest Upon Destruction
11	4	22	24
12	4	22	24
13	4	22	22
14	4	22	22
15	4	22	22
AGGREGATE		110	114

Approved as Phase 3 of a 8 Phase Strata Plan under the
Condominium Act this 29 day of SEPT, 1993

[Signature]
Approving Officer for the Minister of Transportation
and Highways.

STATUTORY DECLARATION

I, the undersigned, do solemnly declare that
(1) I am the duly authorized agent of the owner/developers.
(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.

Allan R. Hardie
Allan R. Hardie B.C.L.S., C.L.S.

Declared before me at Victoria in the Province of British
Columbia this 29th day of SEPTEMBER, A.D., 1993.

[Signature]
Commissioner for taking Affidavits for British Columbia.

I, Allan R. Hardie of the City of Victoria, a British
Columbia Land Surveyor, hereby certify that the building
shown in this strata plan has not, as of the 28th day
of September, 1993, been previously occupied.

Dated at Victoria, B.C. this 28th day of September, 1993.

Allan R. Hardie
Allan R. Hardie B.C.L.S., C.L.S.

Dated this 28th day of September 1993.

Allan R. Hardie
Allan R. Hardie B.C.L.S., C.L.S.

LEGEND

Distances shown are measured to the centreline of walls

All distances are in metres.

S.L. denotes strata lot.

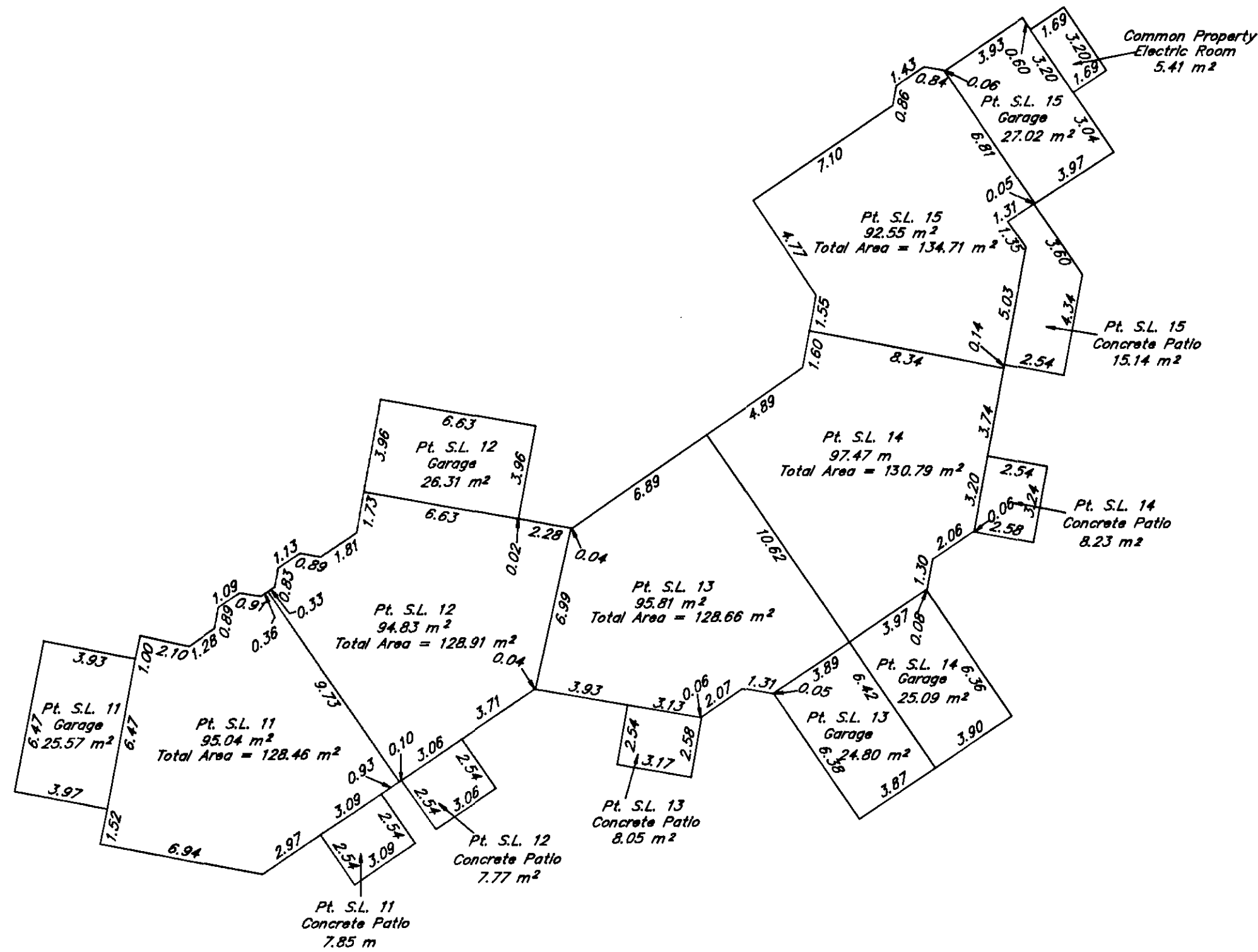
GROUND FLOOR STRATA LOTS 11, 12, 13, 14 AND 15.

Scale = 1:200

SHEET 4 OF 4 SHEETS

PHASE 3

STRATA PLAN 1871



Dated this 28th day of September 1993.

Allan R. Hardie
 Allan R. Hardie B.C.L.S., C.L.S.

LEGEND

Bearings are astronomic, derived from Plan 32107.

- denotes standard iron post found.
- denotes non-standard round iron post found.
- denotes standard iron post set.
- S.L. denotes Strata Lot.

All distances are in metres.

**PHASED STRATA PLAN OF LOT A, SECTION 3,
RANGE 3 EAST, NORTH SALT SPRING ISLAND,
COWICHAN DISTRICT, PLAN 32107.**

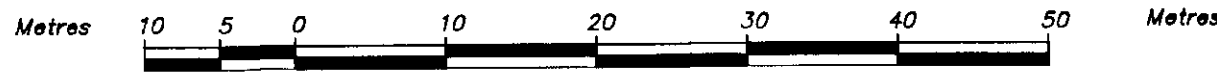
B.C.G.S. 92B.083

Scale = 1:500

FIRST SHEET
SHEET 1 OF 5 SHEETS

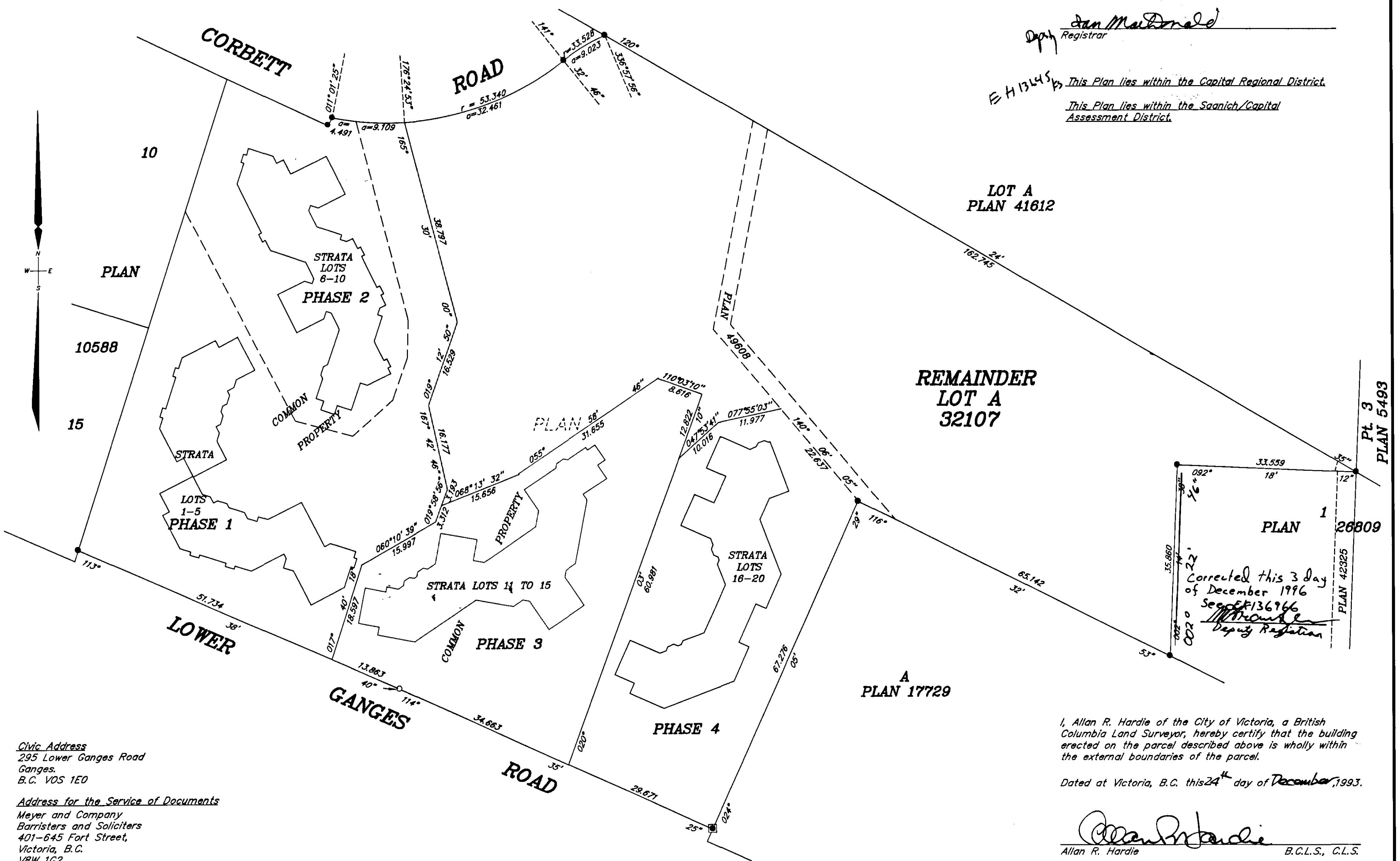
PHASE 4
STRATA PLAN 1871

Deposited and registered in the Land Title Office at
Victoria, B.C., this 3 day of February, 1994.



Jan McDonald
Registrar

E H 13645 This Plan lies within the Capital Regional District.
This Plan lies within the Saanich/Capital Assessment District.



LOT A
PLAN 41612

REMAINDER
LOT A
32107

A
PLAN 17729

PLAN 1
26809

PL 3
PLAN 5493

Corrected this 3 day
of December 1996
See EK 136966
Deputy Registrar

Civic Address
295 Lower Ganges Road
Ganges.
B.C. V0S 1E0

Address for the Service of Documents
Meyer and Company
Barristers and Solicitors
401-645 Fort Street,
Victoria, B.C.
V8W 1G2

I, Allan R. Hardie of the City of Victoria, 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.

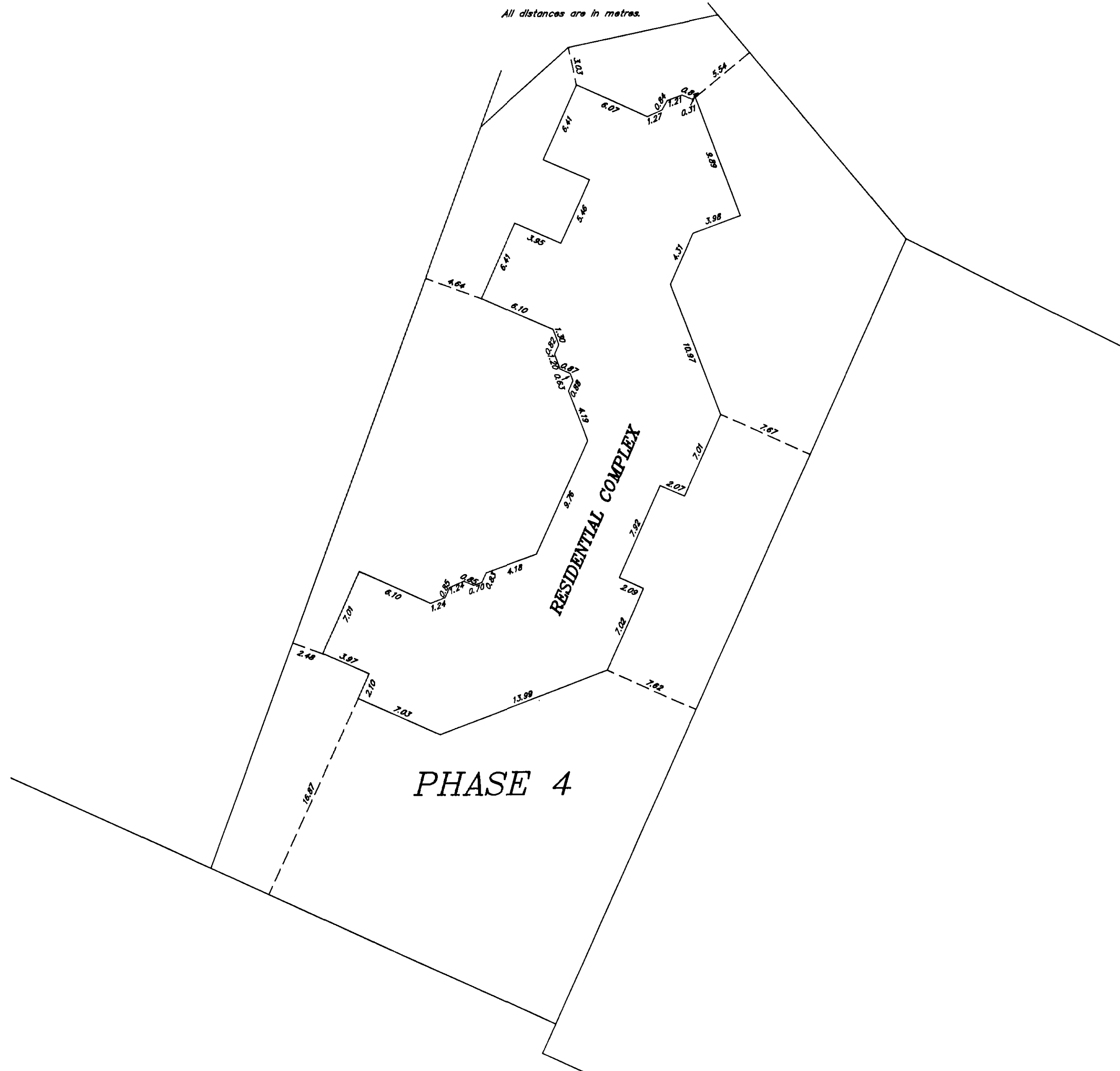
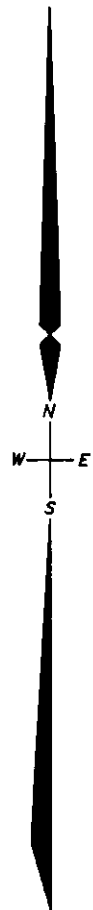
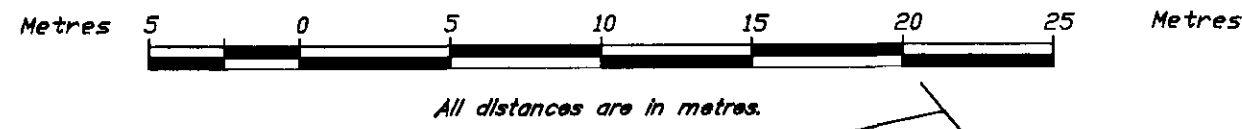
Dated at Victoria, B.C. this 24th day of December, 1993.

Allan R. Hardie
Allan R. Hardie B.C.L.S., C.L.S.

**FOUNDATION WALLS AND
OFFSETS TO PHASE FOUR BOUNDARY.**
Scale = 1:250

FIRST SHEET
SHEET 2 OF 5 SHEETS
PHASE 4

STRATA PLAN 1871



Dated this 24th day of December 1993.

Allan R. Hardie
Allan R. Hardie B.C.L.S., C.L.S.

Registered Owner:

Norman Twa
Norman Twa

Allan R. Hardie
Witness

BC Land Surveyor
Occupation

Victoria, B.C.
Address

Registered Owner:
419466 B.C. Inc. (Inc. No. 419466)

R. J. Meyer
Authorized Signatory
ROBERT JOHN MEYER

Cyndi Feltz
Witness
Cyndi Feltz

Secretary
Occupation

401-645 Fort St.
Address Victoria, B.C.

Mortgagee:
Island Savings Credit Union.

R. Albusch
Authorized Signatory

Ronald J. Moore
Authorized Signatory

[Signature]
Witness as to signatures

RHONDA H. HITTINGER
Commissioner for taking Affidavits
for British Columbia
Occupation
Island Savings Credit Union
100 - 429 Canada Avenue
Duncan, B.C. V9L 1T7

Address

SECOND SHEET
SHEET 3 OF 5 SHEETS

PHASE 4
STRATA PLAN 1871

Accepted as to Forms 1 and 2,
Dated this 28th day of JANUARY, 1994

Jan M. Jackson
Superintendent of Real Estate

Approved as Phase 4 of a 8 Phase Strata Plan under the
Condominium Act this 26 day of JAN, 1994

[Signature]
Approving Officer for the Minister of Transportation
and Highways.

CONDOMINIUM ACT

LOT NO.	SHEET NO.	FORM 1	FORM 2
		SCHEDULE OF UNIT ENTITLEMENT Unit Entitlement	SCHEDULE OF INTEREST UPON DESTRUCTION Interest Upon Destruction
16	4	22	24
17	485	32	27
18	485	32	27
19	4	22	24
20	4	22	24
AGGREGATE		130	126

STATUTORY DECLARATION

I, the undersigned, do solemnly declare that
(1) I am the duly authorized agent of the owner/developers.
(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.

Allan R. Hardie
Allan R. Hardie B.C.L.S., C.L.S.

Declared before me at Victoria in the Province of British
Columbia this 24th day of December, A.D., 1993.

[Signature]
Commissioner for taking Affidavits for British Columbia.

I, Allan R. Hardie of the City of Victoria, a British
Columbia Land Surveyor, hereby certify that the building
shown in this strata plan has not, as of the 24th day
of December, 1993, been previously occupied.

Dated at Victoria, B.C. this 24th day of December, 1993.

Allan R. Hardie
Allan R. Hardie B.C.L.S., C.L.S.

Dated this 24th day of December 1993.

Allan R. Hardie
Allan R. Hardie B.C.L.S., C.L.S.

LEGEND

Distances shown are measured to the centreline of walls

All distances are in metres.

S.L. denotes strata lot.

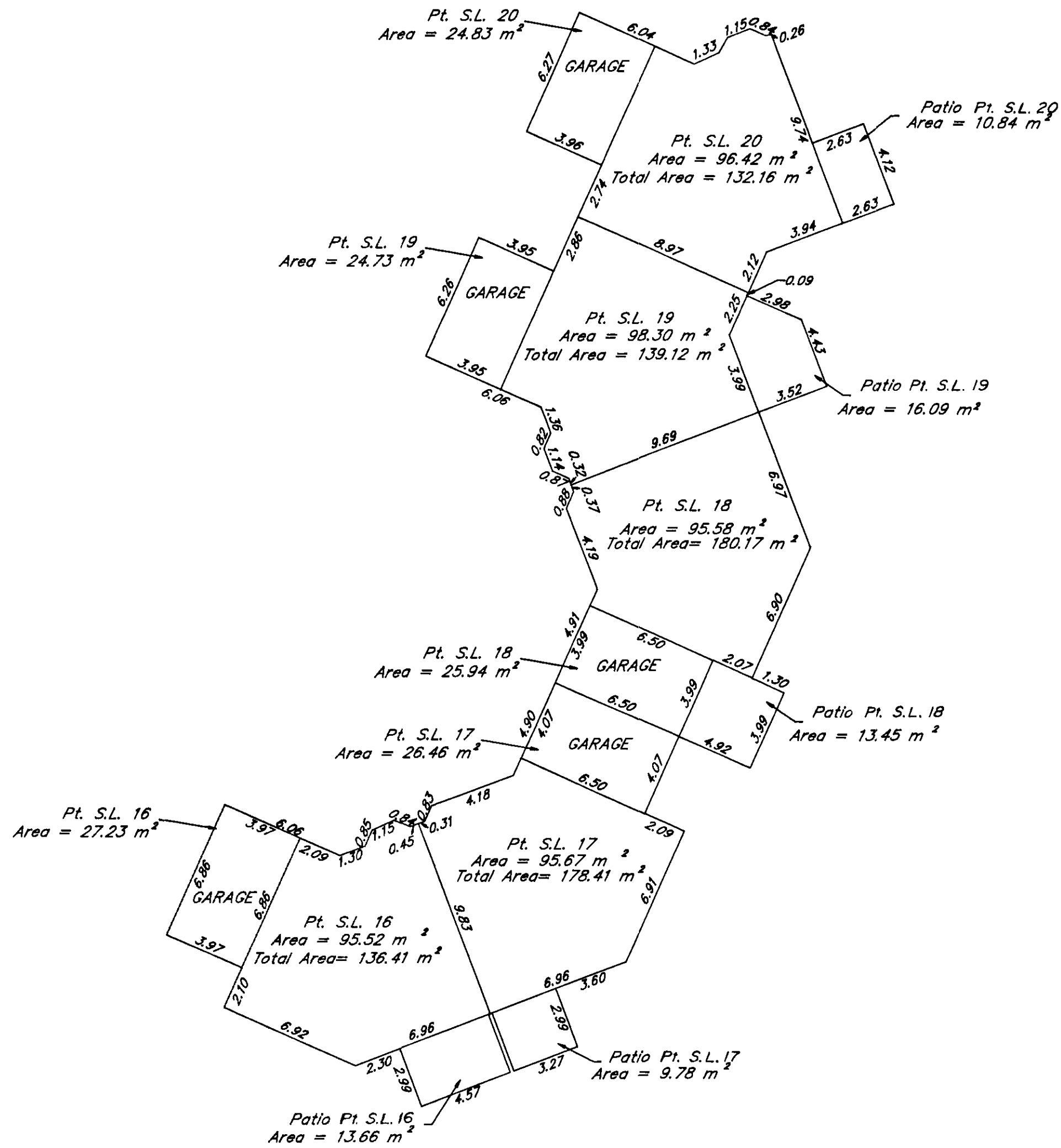
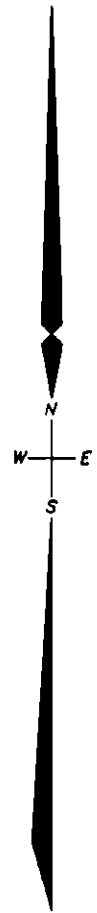
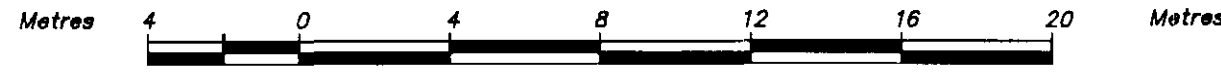
GROUND FLOOR STRATA LOTS 16, 17, 18, 19 20.

Scale = 1:200

SHEET 4 OF 5 SHEETS

PHASE 4

STRATA PLAN 1871



Dated this 24th day of December 1993.

Allan R. Hardie
 Allan R. Hardie B.C.L.S., C.L.S.

LEGEND

Distances shown are measured to the centreline of walls

All distances are in metres.

S.L. denotes strata lot.

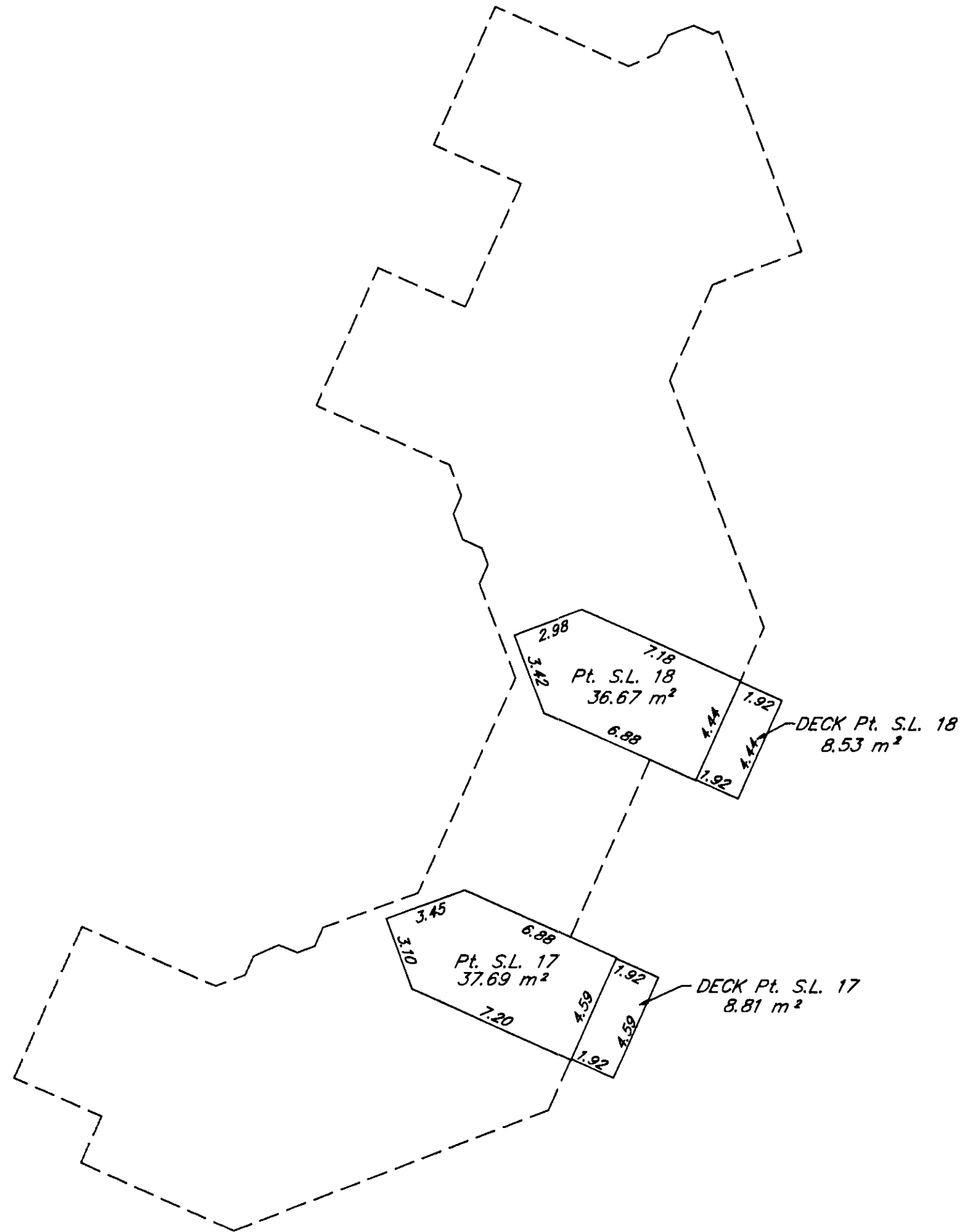
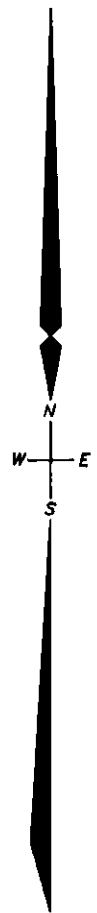
**SECOND FLOOR
STRATA LOTS 17 AND 18.**

Scale = 1:200

SHEET 5 OF 5 SHEETS

PHASE 4

STRATA PLAN 1871



Dated this 24th day of December 1993.

Allan R. Hardie
Allan R. Hardie B.C.L.S., C.L.S.

LEGEND

Bearings are astronomic, derived from Plan 32107.

• denotes standard iron post found.

S.L. denotes Strata Lot.

All distances are in metres.

**PHASED STRATA PLAN OF LOT A, SECTION 3,
RANGE 3 EAST, NORTH SALT SPRING ISLAND,
COWICHAN DISTRICT, PLAN 32107.**

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

Scale = 1:500

FIRST SHEET

SHEET 1 OF 5 SHEETS

PHASE 5

STRATA PLAN 1871

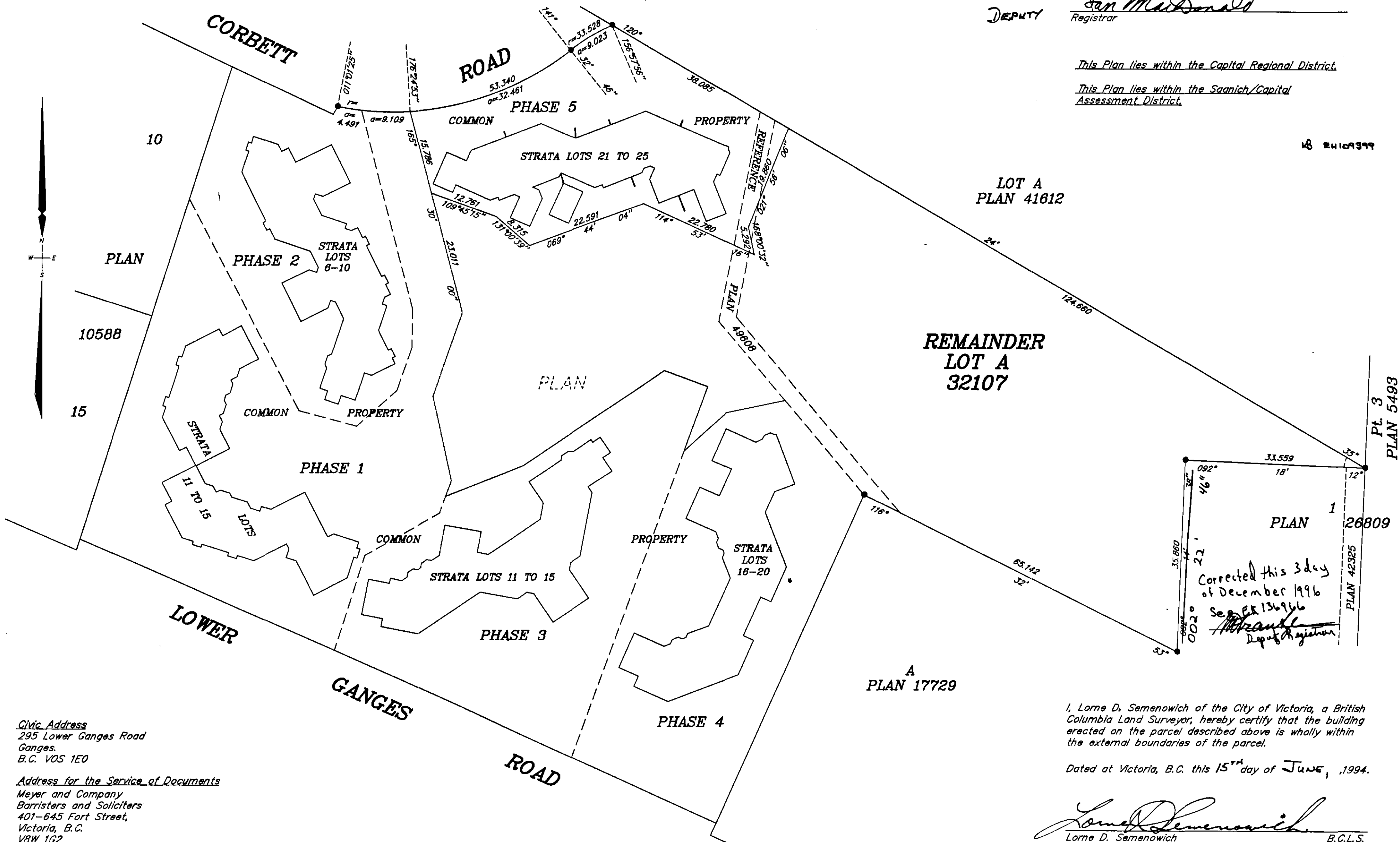
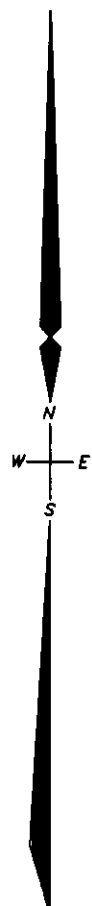
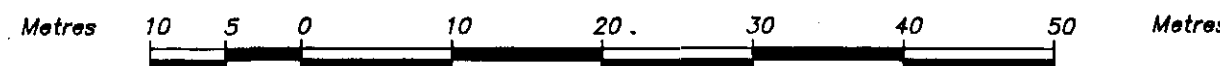
Deposited and registered in the Land Title Office at
Victoria, B.C., this 16th day of **AUGUST**, 1994.

DEPUTY Jan MacDonald
Registrar

This Plan lies within the Capital Regional District.

This Plan lies within the Saanich/Capital
Assessment District.

18 E4109399



LOT A
PLAN 41612

REMAINDER
LOT A
32107

PL 3
PLAN 5493

PLAN 1
26809

Corrected this 3 day
of December 1996
See FR 136966
Wright
Deputy Registrar

Civic Address
295 Lower Ganges Road
Ganges.
B.C. V0S 1E0

Address for the Service of Documents
Meyer and Company
Barristers and Solicitors
401-645 Fort Street,
Victoria, B.C.
VBW 1G2

I, Lorne D. Semenowich of the City of Victoria, 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.

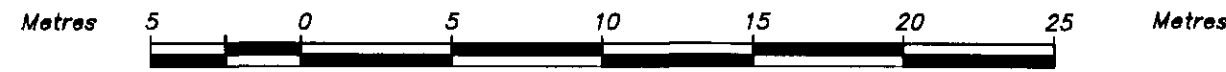
Dated at Victoria, B.C. this 15th day of **JUNE**, 1994.

Lorne D. Semenowich
Lorne D. Semenowich B.C.L.S.

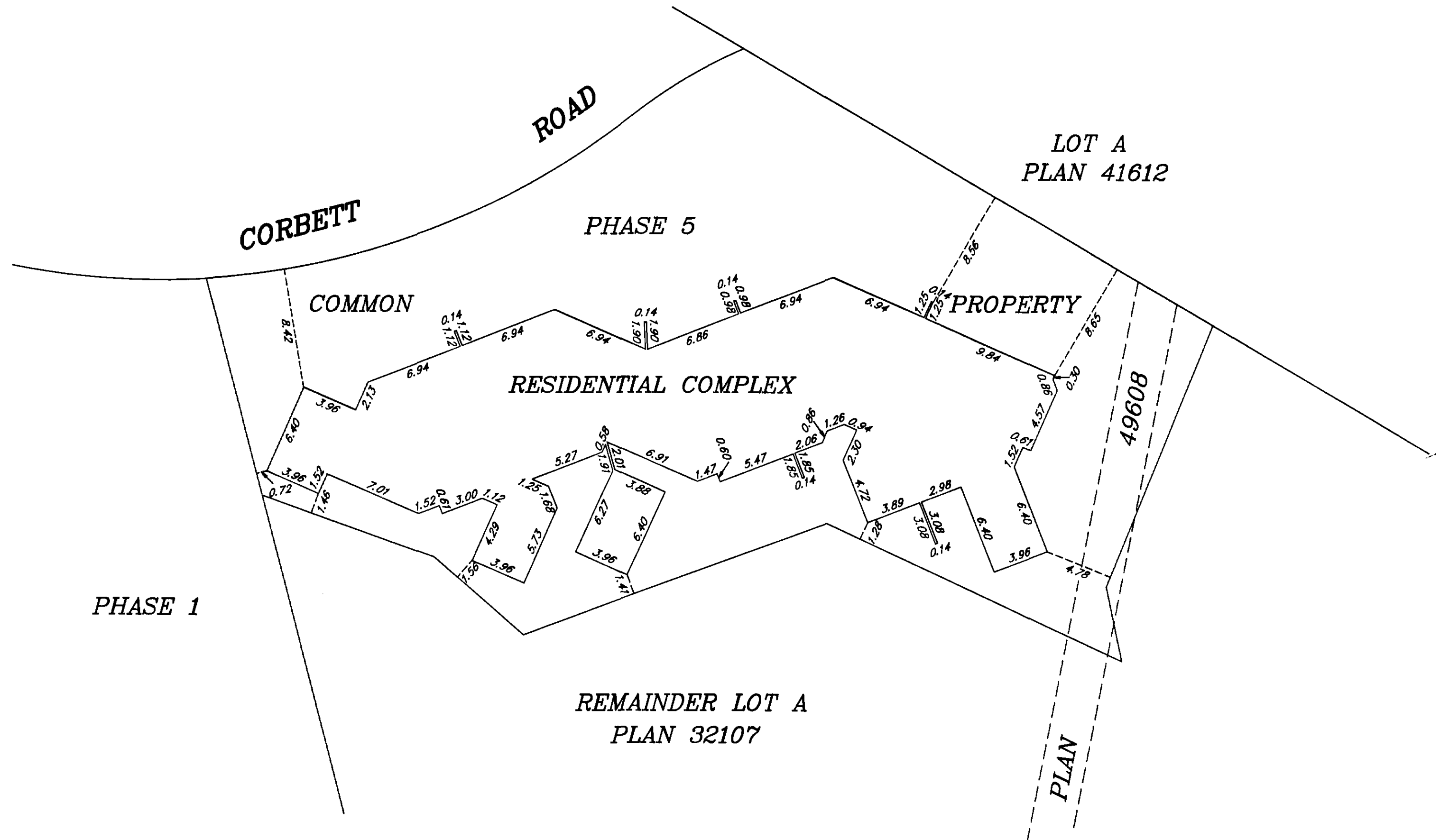
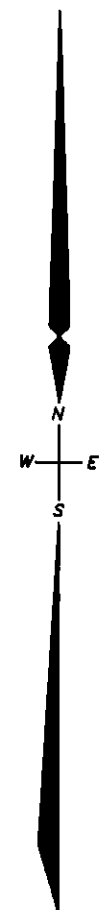
**FOUNDATION WALLS AND
OFFSETS TO PHASE FIVE BOUNDARY.**
Scale = 1:250

FIRST SHEET
SHEET 2 OF 5 SHEETS
PHASE 5

STRATA PLAN 1871



All distances are in metres.



Dated this 15TH day of JUNE, 1994

Lorne D. Semenowich
Lorne D. Semenowich B.C.L.S.

Registered Owner:

Norman Twa
Norman Twa

STRICK AUST
Witness

REACTOR
Occupation

240 STARK DRIVE
GANGES, B.C.
Address

Registered Owner:
419466 B.C. Inc. (Inc. No. 419466)

Robert John Meyer
Robert John Meyer

Cyndi Fett
Witness

Legal Secretary
Occupation

401-645 Fort St. Victoria, B.C.
Address

Mortgagee:
Island Savings Credit Union.

RAYMOND E. BUSH
Authorized Signatory

TERRY A. SHEPHERD
Authorized Signatory

Witness as to signatures

HONDA H. HITTINGER
Commissioner for taking Affidavits
for British Columbia
Occupational Savings Credit Union
300 - 499 Canada Avenue
Duncan, B.C. V9L 1T7

Address

SECOND SHEET
SHEET 3 OF 5 SHEETS
PHASE 5
STRATA PLAN 1871

Accepted as to Forms 1 and 2,
Dated this 11 day of Aug, 1994.

Superintendent of Real Estate

Approved as Phase 5 of 8 Phase Strata Plan under the
Condominium Act this 14 day of Aug, 1994

Approving Officer for the Minister of Transportation
and Highways.

CONDOMINIUM ACT

LOT NO.	SHEET NO.	FORM 1	FORM 2
		SCHEDULE OF UNIT ENTITLEMENT Unit Entitlement	SCHEDULE OF INTEREST UPON DESTRUCTION Interest Upon Destruction
21	4 & 5	32	27
22	4 & 5	32	27
23	4 & 5	37	30
24	4 & 5	32	27
25	4 & 5	32	27
AGGREGATE		165	138

STATUTORY DECLARATION

I, the undersigned, do solemnly declare that
(1) I am the duly authorized agent of the owner/developers.
(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.

Lorne D. Semenowich
Lorne D. Semenowich B.C.L.S.

Declared before me at Victoria in the Province of British
Columbia this 17th day of June, A.D., 1994.

Commissioner for taking Affidavits for British Columbia.

A. Daniel G. MacIsaac
Barrister & Solicitor
784 Goldstream Ave
Victoria, BC V8B 2X3

I, Lorne D. Semenowich of the City of Victoria, a British
Columbia Land Surveyor, hereby certify that the building
shown in this strata plan has not, as of the 15th day
of JUNE, 1994, been previously occupied.

Dated at Victoria, B.C. this 15th day of JUNE, 1994.

Lorne D. Semenowich
Lorne D. Semenowich B.C.L.S.

Dated this 17th day of JUNE, 1994

Lorne D. Semenowich
Lorne D. Semenowich B.C.L.S.

LEGEND

Distances shown are measured to the centreline of walls

All distances are in metres.

S.L. denotes strata lot.

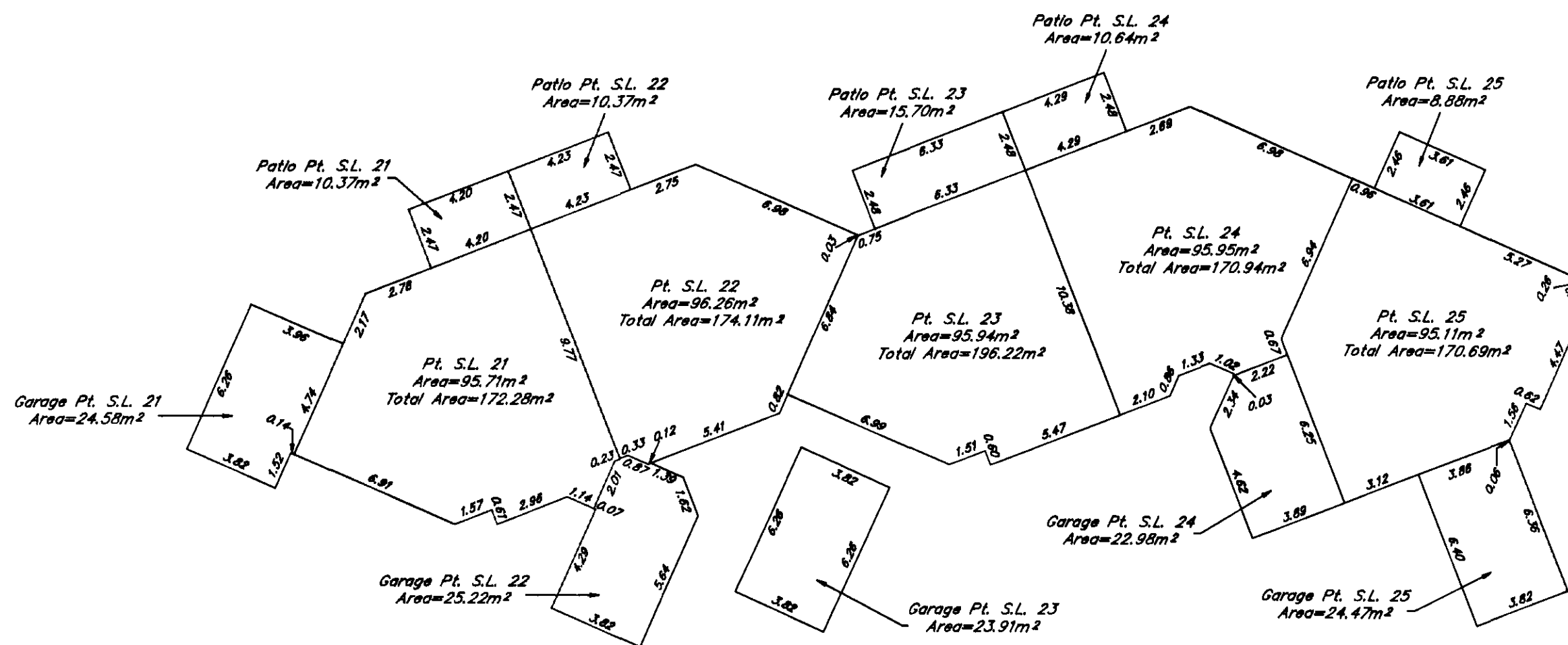
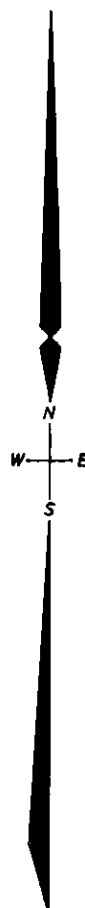
GROUND FLOOR STRATA LOTS 21, 22, 23, 24, AND 25.

Scale = 1:200

SHEET 4 OF 5 SHEETS

PHASE 5

STRATA PLAN 1871



Dated this 15th day of JUNE, 1994

Lorne D. Semenowich
 Lorne D. Semenowich B.C.L.S.

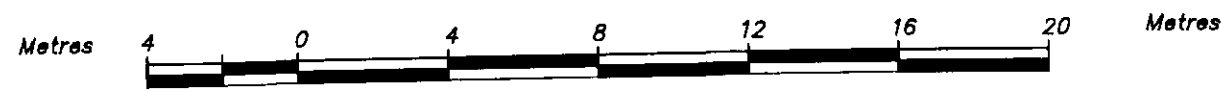
**SECOND FLOOR
STRATA LOTS 21, 22, 23, 24 AND 25.**

SHEET 5 OF 5 SHEETS

PHASE 5

STRATA PLAN 1871

Scale = 1:200

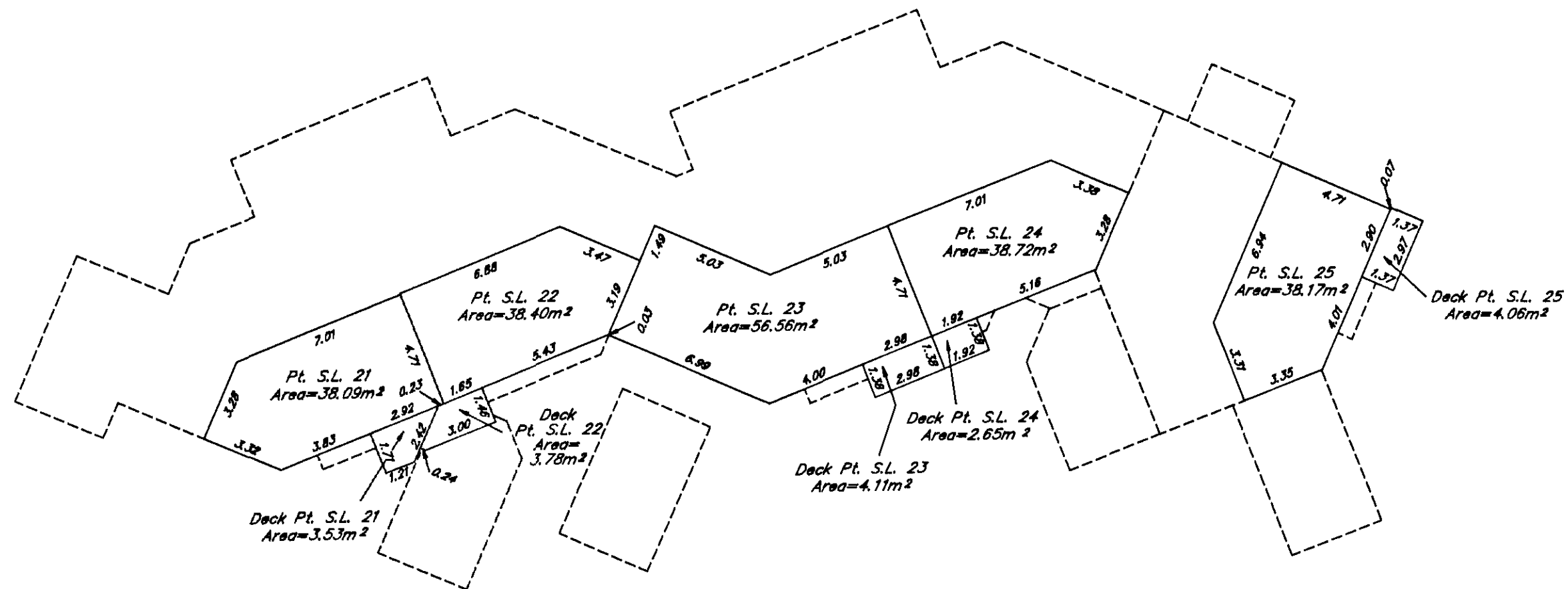
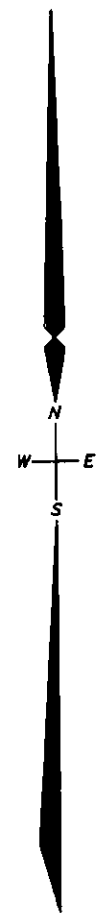


LEGEND

Distances shown are measured to the centreline of walls

All distances are in metres.

S.L. denotes strata lot.



Dated this 15th day of JUNE, 1994

Lorne D. Semenowich
Lorne D. Semenowich B.C.L.S.

LEGEND

Bearings are astronomic, derived from Plan 32107.

- denotes standard iron post found.
- S.L. denotes Strata Lot.
- All distances are in metres.

**PHASED STRATA PLAN OF LOT A, SECTION 3,
RANGE 3 EAST, NORTH SALT SPRING ISLAND,
COWICHAN DISTRICT, PLAN 32107.**

B.C.G.S. 92B.083
Scale = 1:500

FIRST SHEET
SHEET 1 OF 4 SHEETS
PHASE 6
STRATA PLAN 1871

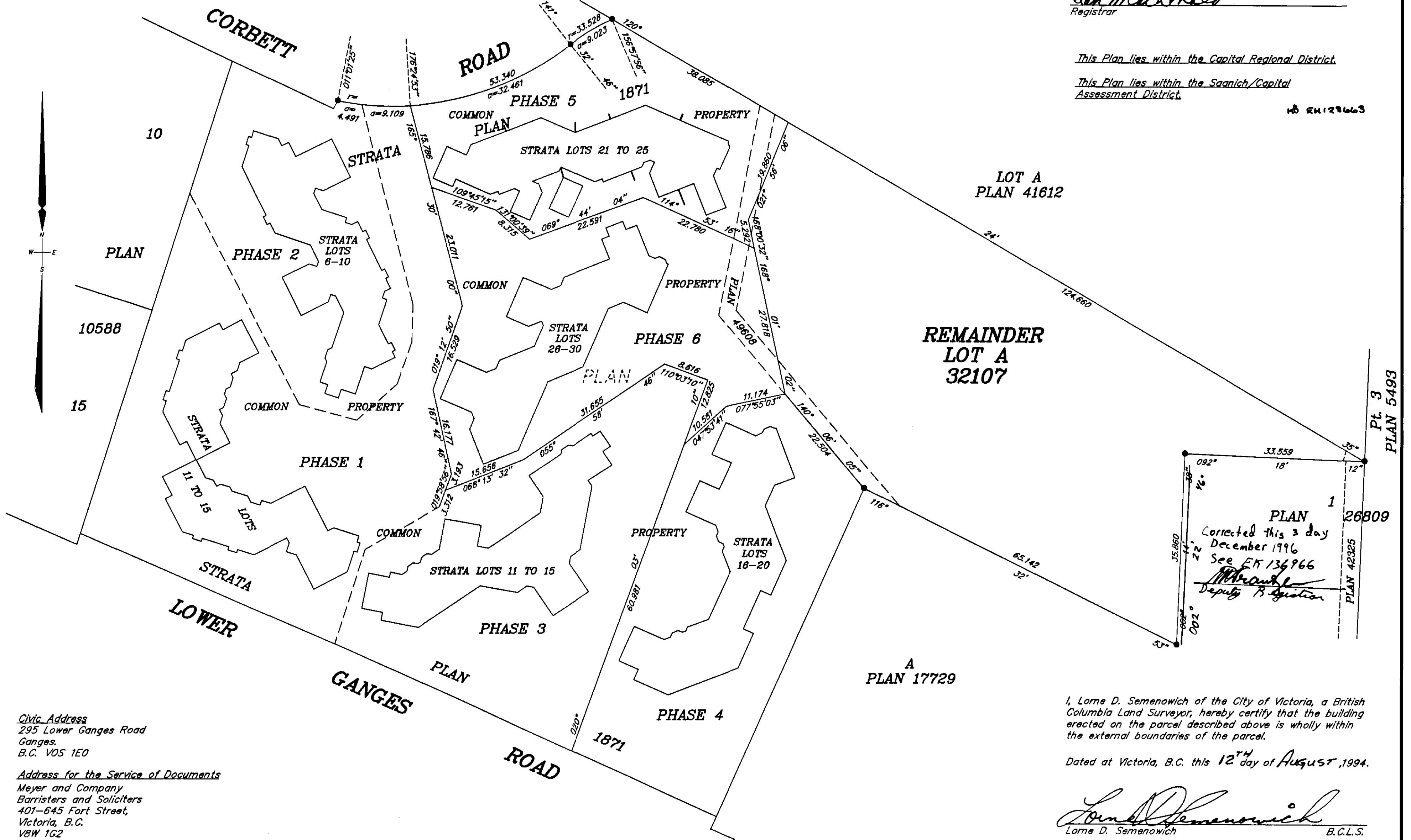
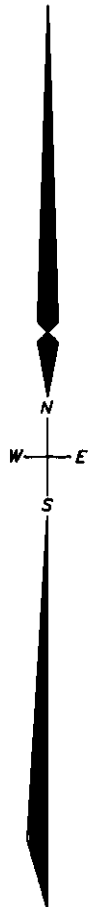
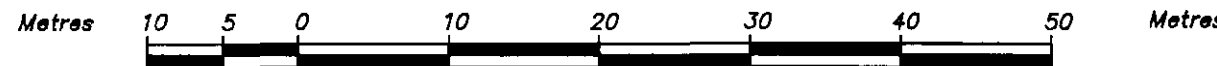
Deposited and registered in the Land Title Office at
Victoria, B.C., this 28th day of **SEPTEMBER**, 1994.

Jan Macdonald
Registrar

This Plan lies within the Capital Regional District.

*This Plan lies within the Saanich/Capital
Assessment District.*

NS EN129663



Civic Address
295 Lower Ganges Road
Ganges.
B.C. V0S 1E0

Address for the Service of Documents
Meyer and Company
Barristers and Solicitors
401-645 Fort Street,
Victoria, B.C.
V8W 1G2

I, Lorne D. Semenowich of the City of Victoria, 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.

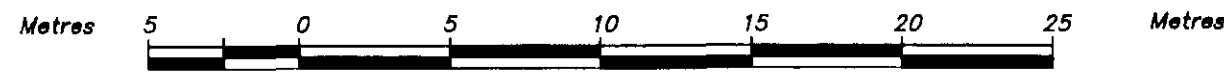
Dated at Victoria, B.C. this 12th day of **AUGUST**, 1994.

Lorne D. Semenowich
Lorne D. Semenowich B.C.L.S.

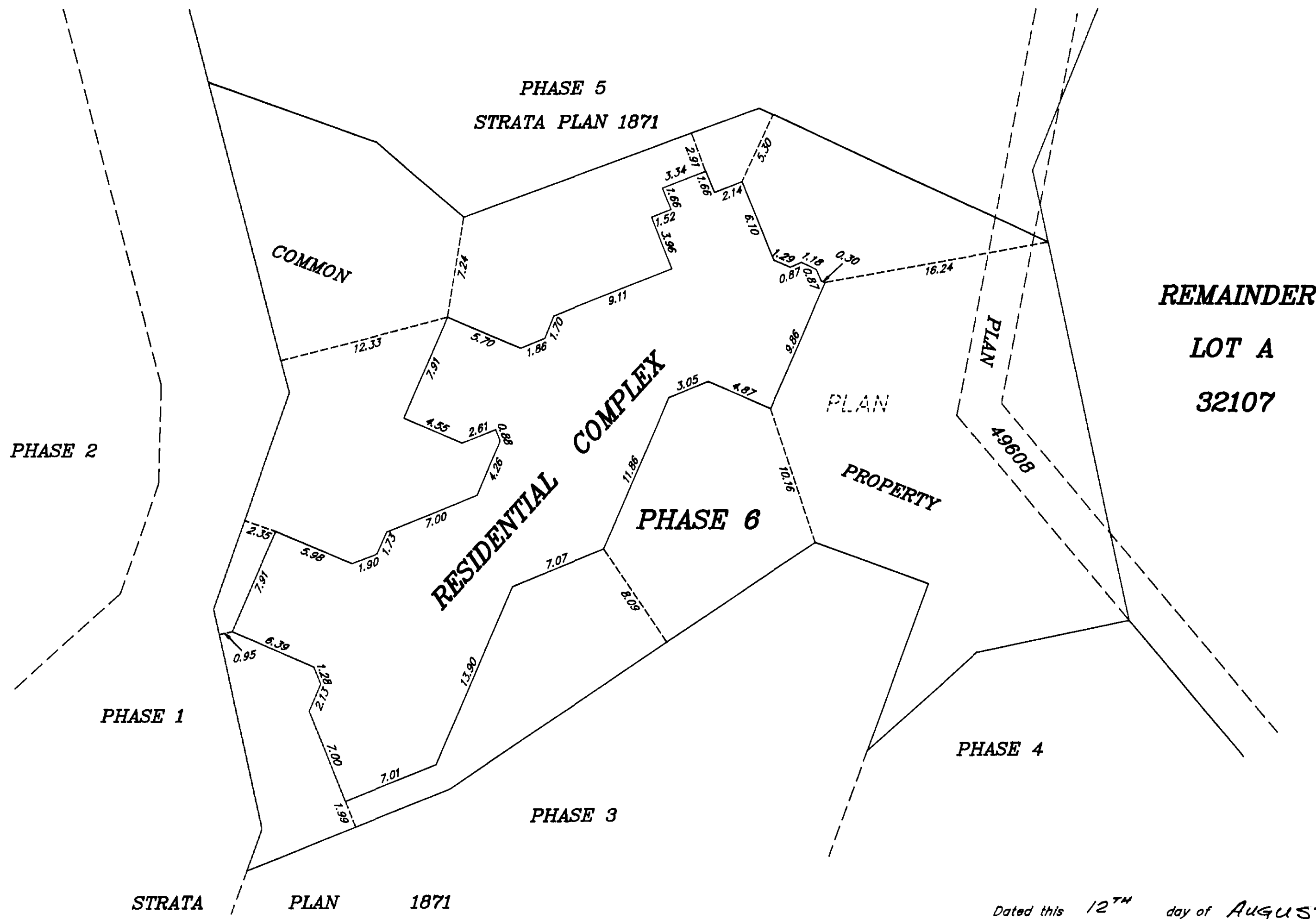
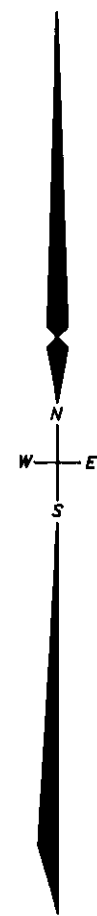
**FOUNDATION WALLS AND
OFFSETS TO PHASE SIX BOUNDARY.**
Scale = 1:250

FIRST SHEET
SHEET 2 OF 4 SHEETS
PHASE 6

STRATA PLAN 1871



All distances are in metres.



Dated this 12TH day of AUGUST, 1994

Lorne D. Semenowich
Lorne D. Semenowich B.C.L.S.

Registered Owner:

Norman Twa
Norman Twa

[Signature]
Witness
(R.S. AUST)

REALTOR
Occupation
240 STARK ROAD
GANGES, B.C.
V0S 1E0
Address

Registered Owner:
419466 B.C. Inc. (Inc. No. 419466)

R.J. Meyer
Robert John Meyer

Cyndi Andersen
Witness
Cyndi Andersen

Legal Secretary
Occupation

401-645 Fort Street
Address
Victoria, B.C.

Mortgagee:
Island Savings Credit Union.

R. Bush
Authorized Signatory

Jerry A. Skelly
Authorized Signatory

[Signature]
Witness as to signatures
PETER J. LAWSON

LAWYER
Occupation

210-499 Canada Avenue
Victoria, B.C. V9L 1T7
Address

SECOND SHEET
SHEET 3 OF 4 SHEETS
PHASE 6
STRATA PLAN 1871

Accepted as to Forms 1 and 2,
Dated this 23 day of Sept, 1994.

[Signature]
Superintendent of Real Estate

Approved as Phase 6 of a 8 Phase Strata Plan under the
Condominium Act this 14 day of SEPT, 1994

[Signature]
Approving Officer for the Minister of Transportation
and Highways.

CONDOMINIUM ACT

LOT NO.	SHEET NO.	FORM 1	FORM 2
		SCHEDULE OF UNIT ENTITLEMENT Unit Entitlement	SCHEDULE OF INTEREST UPON DESTRUCTION Interest Upon Destruction
26	4	22	24
27	4	22	23
28	4	22	23
29	4	22	22
30	4	22	22
AGGREGATE		110	114

STATUTORY DECLARATION

I, the undersigned, do solemnly declare that
(1) I am the duly authorized agent of the owner/developers.
(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.

R.J. Meyer
Robert John Meyer

Declared before me at Victoria in the Province of British
Columbia this 17th day of AUGUST, A.D., 1994.

David Lyon
Commissioner for taking Affidavits for British Columbia.
DAVID LYON

I, Lorne D. Semenowich of the City of Victoria, a British
Columbia Land Surveyor, hereby certify that the building
shown in this strata plan has not, as of the 12th day
of AUGUST, 1994, been previously occupied.

Dated at Victoria, B.C. this 12th day of AUGUST, 1994.

Lorne D. Semenowich
Lorne D. Semenowich
B.C.L.S.

Dated this 12th day of August, 1994

Lorne D. Semenowich
Lorne D. Semenowich
B.C.L.S.

LEGEND

Distances shown are measured to the centreline of walls

All distances are in metres.

S.L. denotes strata lot.

GROUND FLOOR STRATA LOTS 26, 27, 28, 29 AND 30

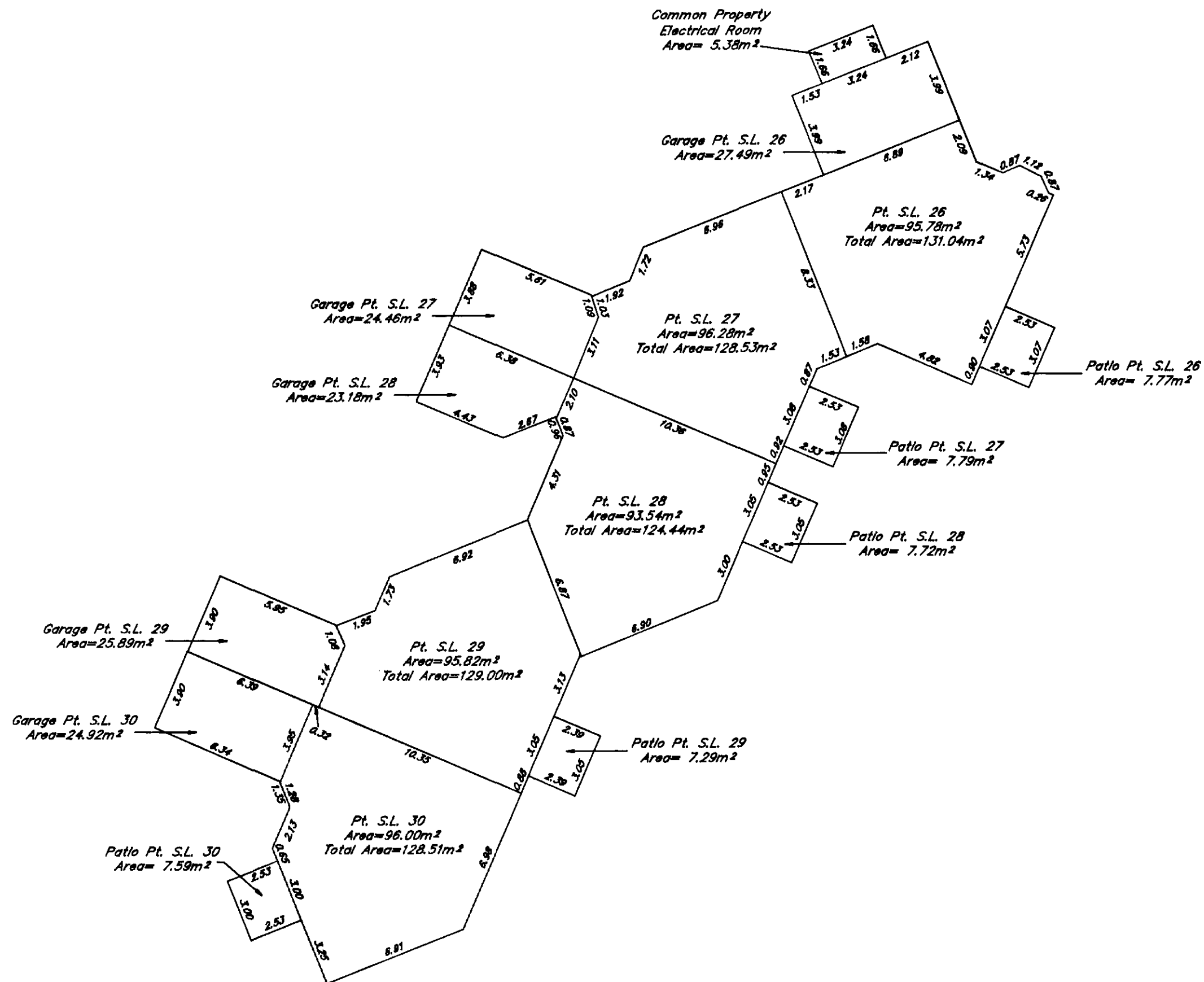
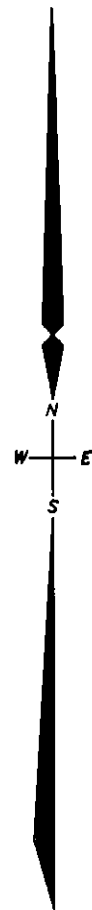
Scale = 1:200



SHEET 4 OF 4 SHEETS

PHASE 6

STRATA PLAN 1871



Dated this 12th day of AUGUST, 1994

Lorne D. Semehowich
Lorne D. Semehowich B.C.L.S.

LEGEND

Bearings are astronomic, derived from Plan 32107.

• denotes standard iron post found.

S.L. denotes Strata Lot.

All distances are in metres.

**PHASED STRATA PLAN OF LOT A, SECTION 3,
RANGE 3 EAST, NORTH SALT SPRING ISLAND,
COWICHAN DISTRICT, PLAN 32107.**

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

Scale = 1:500

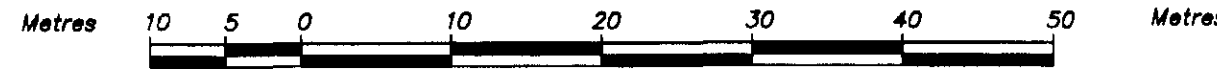
FIRST SHEET

SHEET 1 OF 5 SHEETS

PHASE 7

STRATA PLAN 1871

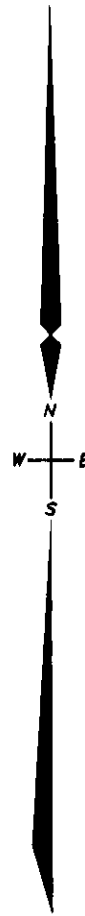
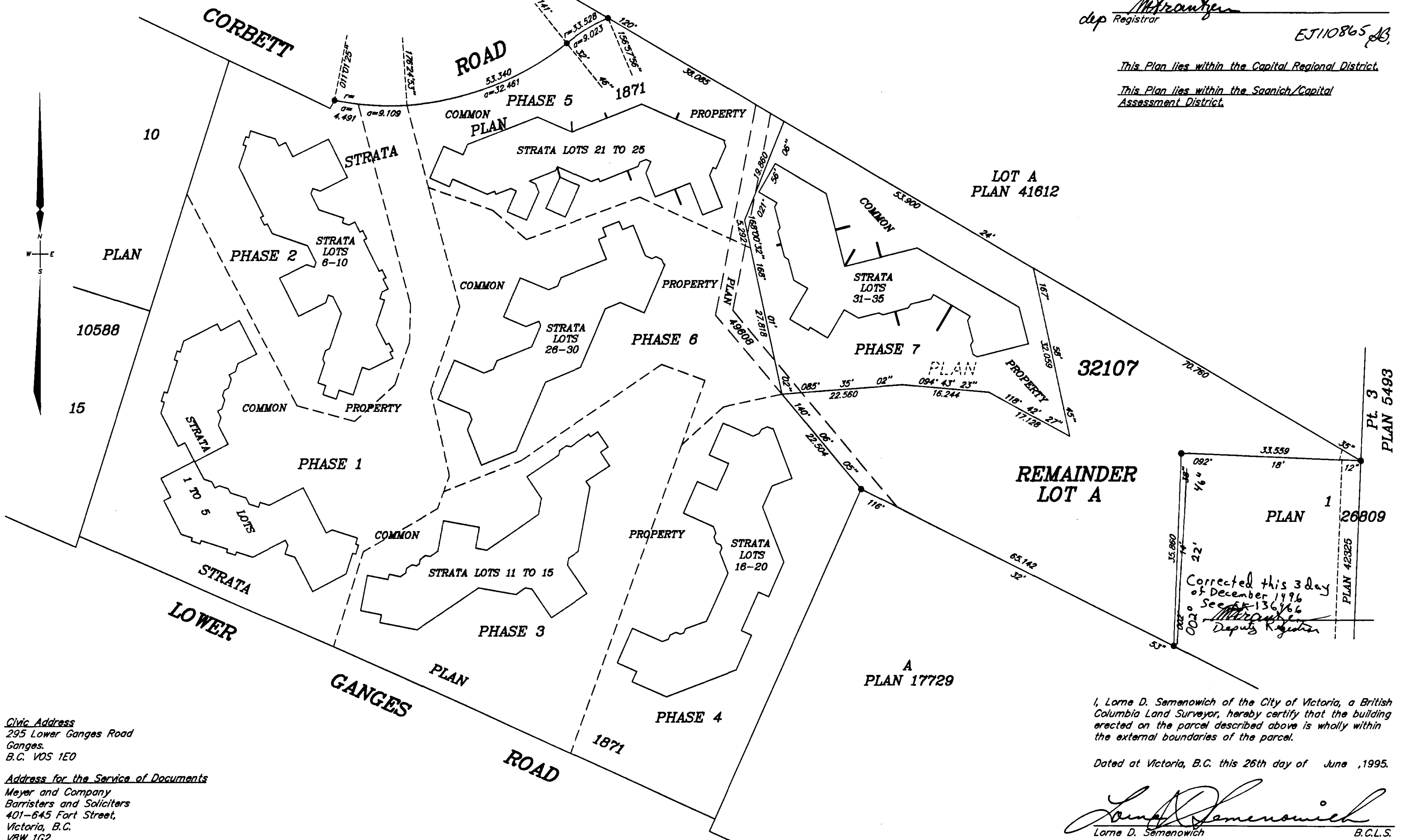
Deposited and registered in the Land Title Office at
Victoria, B.C., this 13th day of October, 1995.



dep *[Signature]*
Registrar
EJ110865 AB

This Plan lies within the Capital Regional District.

This Plan lies within the Saanich/Capital
Assessment District.



Civic Address
295 Lower Ganges Road
Ganges,
B.C. V0S 1E0

Address for the Service of Documents
Meyer and Company
Barristers and Solicitors
401-645 Fort Street,
Victoria, B.C.
V8W 1G2

I, Lorne D. Semenowich of the City of Victoria, 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.

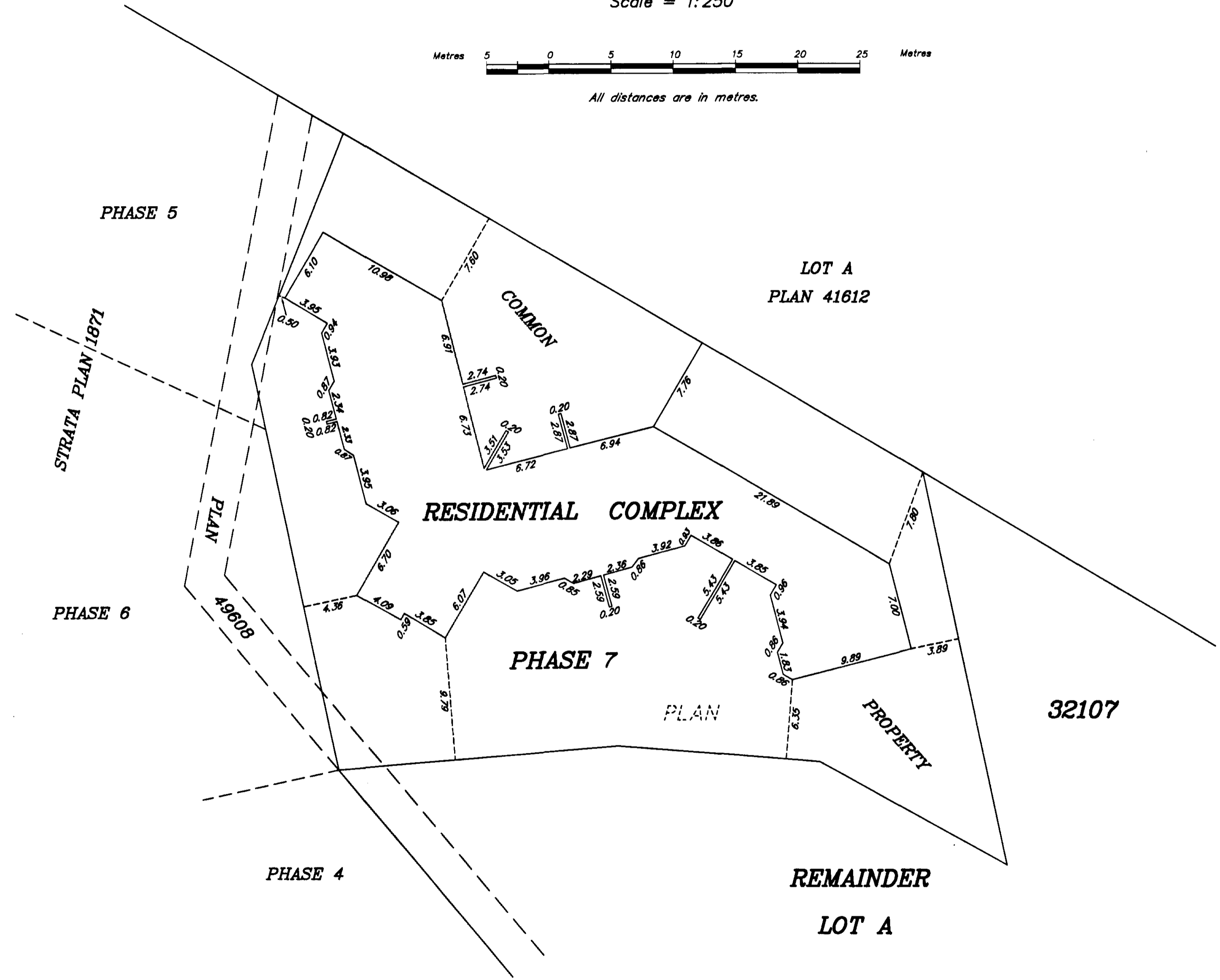
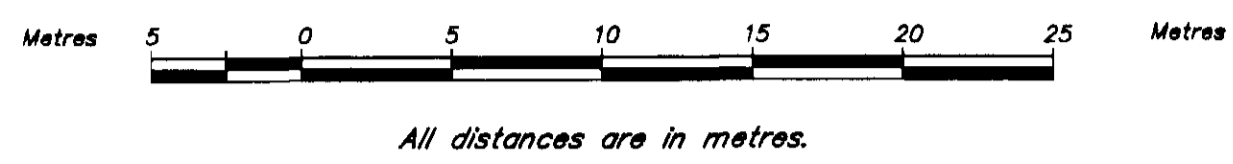
Dated at Victoria, B.C. this 26th day of June, 1995.

[Signature]
Lorne D. Semenowich
B.C.L.S.

**FOUNDATION WALLS AND
OFFSETS TO PHASE SEVEN BOUNDARY.**
Scale = 1:250

FIRST SHEET
SHEET 2 OF 5 SHEETS
PHASE 7

STRATA PLAN 1871



Dated this 26th day of June, 1995.

Lorne D. Semenowich
Lorne D. Semenowich B.C.L.S.

Registered Owner:

Norman Twa
Norman Twa

Witness

REACTOR
Occupation

240 STARK'S ROAD
SALT SPRING ISLAND, B.C.
Address

Registered Owner:
419466 B.C. Inc. (Inc. No. 419466)

R. J. Meyer
Robert John Meyer

Cyndy Adersen
Witness
Cyndy Adersen

Legal Secretary
Occupation

401-645 Fort Street, Victoria
Address
B.C.

Mortgagee:
Canadian Western Bank

GERRY W. LALIBATE
Authorized Signatory
GERRY W. LALIBATE

Authorized Signatory

Jillian Bell
Witness as to signatures
Jillian Bell

Credit Officer
Occupation

1201 Douglas St, Victoria, BC
Address

SECOND SHEET
SHEET 3 OF 5 SHEETS
PHASE 7
STRATA PLAN 1871

Accepted as to Forms 1 and 2,
Dated this 21 day of sept, 1995.

Superintendent of Real Estate

Approved as Phase 7 of a B/Phase Strata Plan under the
Condominium Act this 14 day of SEPT, 1995

Approving Officer for the Minister of Transportation
and Highways.

CONDOMINIUM ACT

LOT NO.	SHEET NO.	FORM 1	FORM 2
		SCHEDULE OF UNIT ENTITLEMENT Unit Entitlement	SCHEDULE OF INTEREST UPON DESTRUCTION Interest Upon Destruction
31	5	37	27
32	5	37	27
33	5	37	30
34	5	37	27
35	5	37	27
AGGREGATE		185	138

STATUTORY DECLARATION

I, the undersigned, do solemnly declare that
(1) I am the duly authorized agent of the owner/developers.
(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.

Robert John Meyer
Robert John Meyer

Declared before me at Victoria in the Province of British
Columbia this 6th day of JULY, A.D., 1995.

Dale R. Smith
Commissioner for taking Affidavits for British Columbia.

I, Lorne D. Semenowich of the City of Victoria, a British
Columbia Land Surveyor, hereby certify that the building
shown in this strata plan has not, as of the 26th day
of June, 1995, been previously occupied.

Dated at Victoria, B.C. this 26th day of June, 1995.

Lorne D. Semenowich
Lorne D. Semenowich B.C.L.S.

Dated this 26th day of June, 1995

Lorne D. Semenowich
Lorne D. Semenowich B.C.L.S.

LEGEND

Distances shown are measured to the centreline of walls

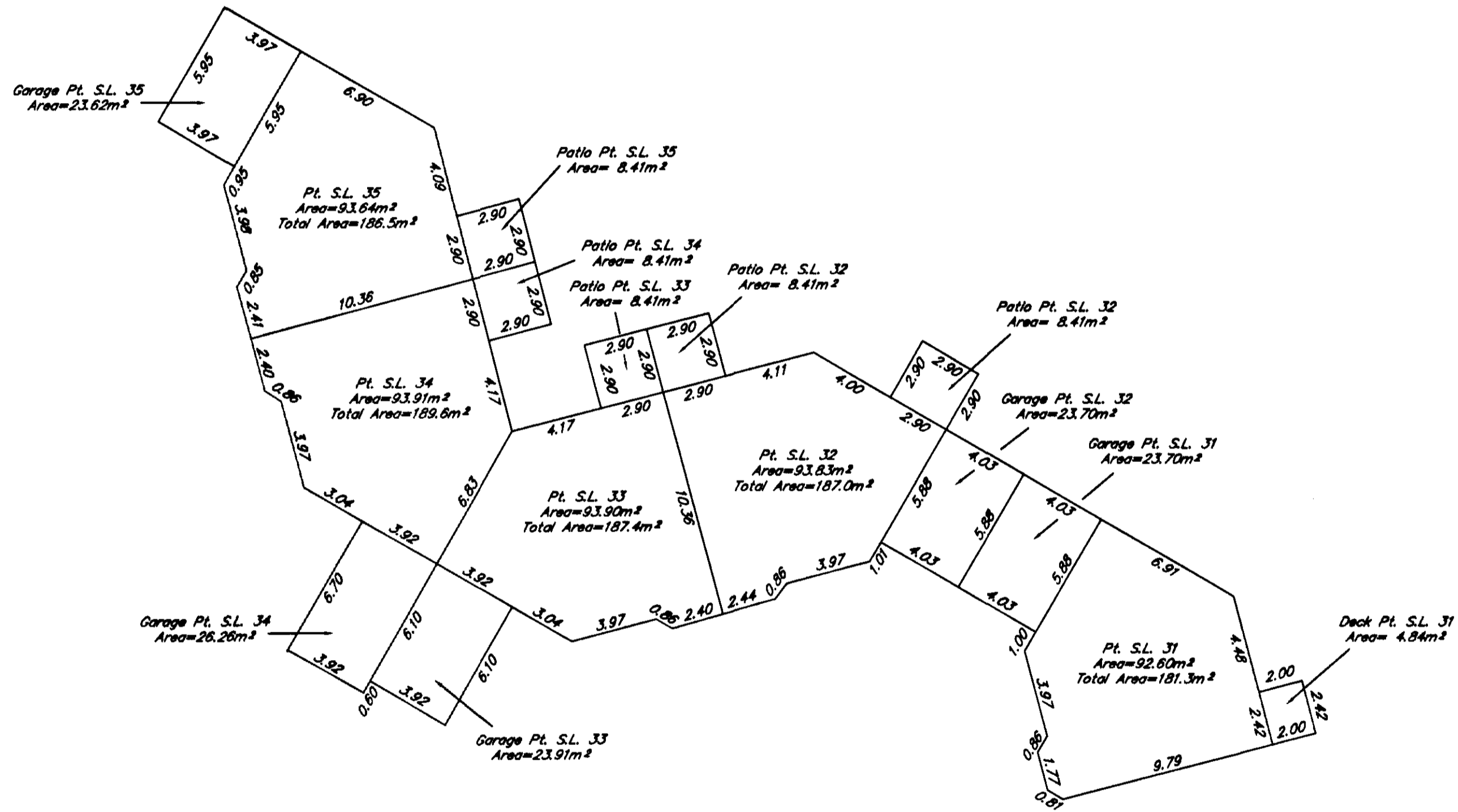
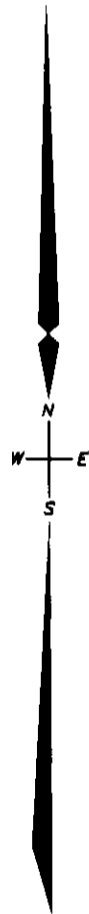
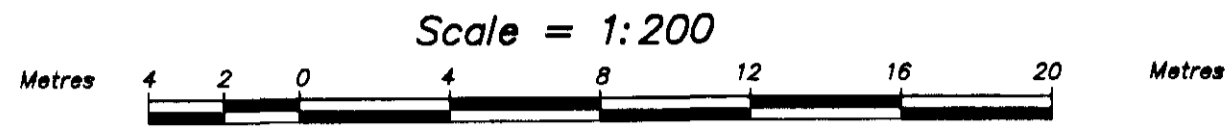
All distances are in metres.

S.L. denotes strata lot.

GROUND FLOOR STRATA LOTS 31, 32, 33, 34 AND 35.

SHEET 4 OF 5 SHEETS
PHASE 7

STRATA PLAN 1871



Dated this 26th day of June, 1995.

Lorne D. Semenowich
Lorne D. Semenowich B.C.L.S.

LEGEND

Distances shown are measured to the centreline of walls

All distances are in metres.

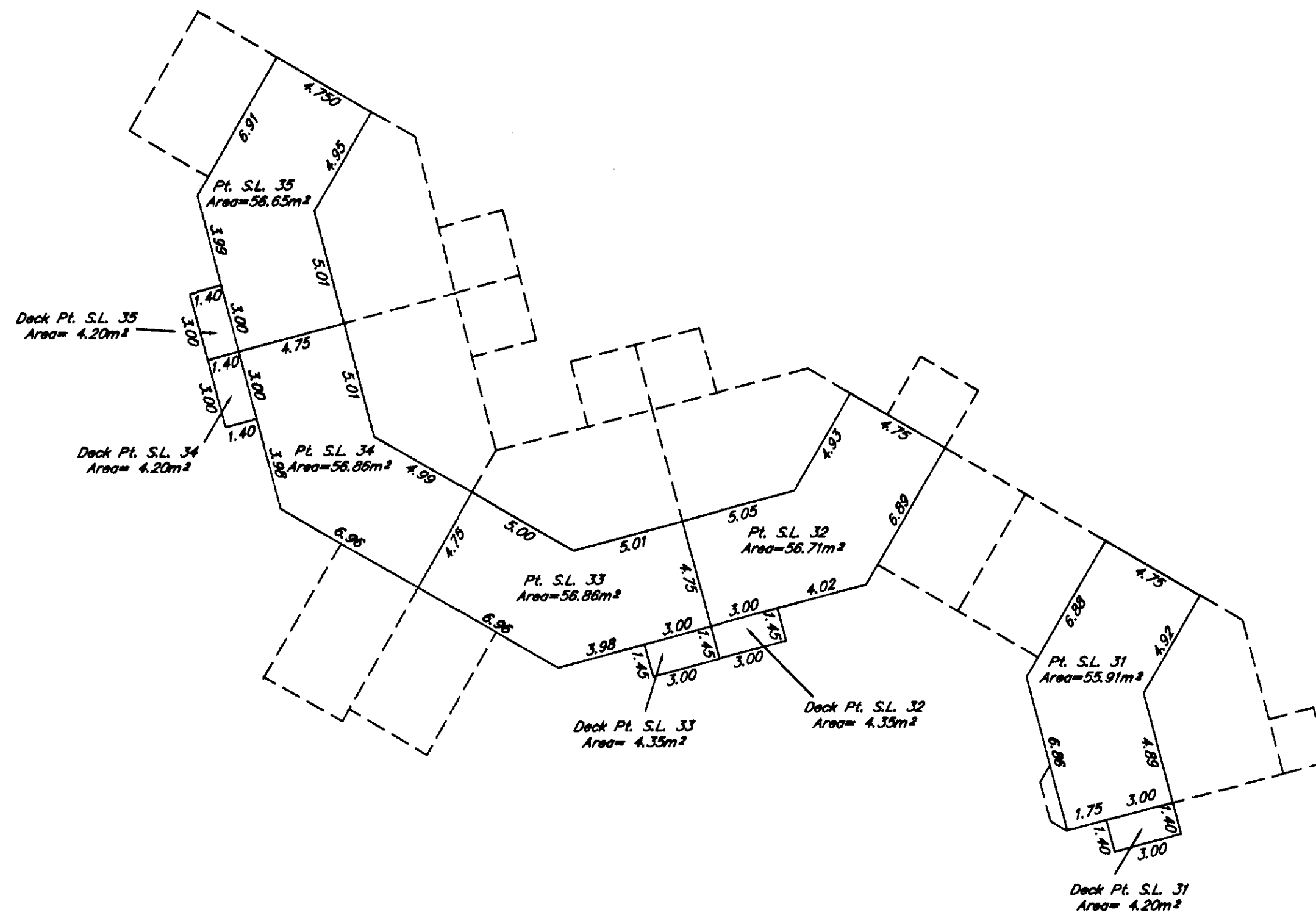
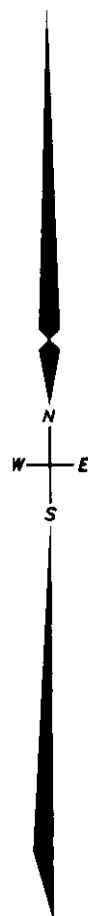
S.L. denotes strata lot.

SECOND FLOOR STRATA LOTS 31, 32, 33, 34 AND 35.

SHEET 5 OF 5 SHEETS
PHASE 7

STRATA PLAN 1871

Scale = 1:200



Dated this 26th day of June, 1995.

Lorne D. Semenowich
Lorne D. Semenowich B.C.L.S.

Registered Owner:

Norm L
Norman Twa

Shila Twa
Witness

BOOKKEEPER
Occupation

GANGES, B.C.
Address

Registered Owner:
419466 B.C. Inc. (Inc. No. 419466)

R.J. Meyer
Robert John Meyer

B. Kumpulainen
Witness

Secretary
Occupation

401-645 Fort St., Victoria, BC
Address

CONDOMINIUM ACT

LOT NO.	SHEET NO.	FORM 1	FORM 2
		SCHEDULE OF UNIT ENTITLEMENT Unit Entitlement	SCHEDULE OF INTEREST UPON DESTRUCTION Interest Upon Destruction
36	4	22	19
37	4	22	20
38	4	22	20
39	4	22	20
40	4	22	21
AGGREGATE		110	100

SECOND SHEET
SHEET 3 OF 4 SHEETS
PHASE B
STRATA PLAN U1S 1871

Accepted as to Forms 1 and 2,
Dated this 26 day of NOV, 1996.

J. Way
Superintendent of Real Estate

Approved as Phase B of an 8 Phase Strata Plan under the
Condominium Act this 16 day of NOV, 1996

[Signature]
Approving Officer for the Minister of Transportation
and Highways.

STATUTORY DECLARATION

I, the undersigned, do solemnly declare that
(1) I am the duly authorized agent of the owner/developers.
(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.

Allan R. Hardie
Allan R. Hardie B.C.L.S., C.L.S.

Declared before me at Victoria in the Province of British
Columbia this 19th day of November, A.D., 1996.

[Signature]
Commissioner for taking Affidavits for British Columbia.

Daniel G. MacIsaac
Barrister & Solicitor
734 Goldstream Ave
Victoria, BC V8B 2X3

I, Allan R. Hardie of the City of Victoria, a British
Columbia Land Surveyor, hereby certify that the building
shown in this strata plan has not, as of the 5th day
of November, 1996, been previously occupied.

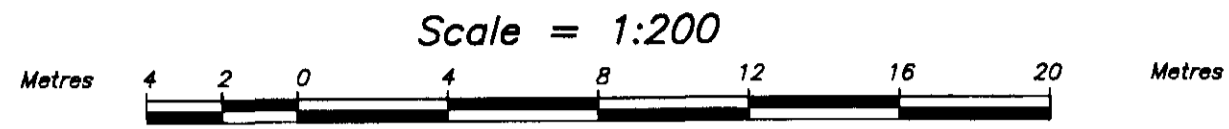
Dated at Victoria, B.C. this 5th day of NOV, 1996.

Allan R. Hardie
Allan R. Hardie B.C.L.S., C.L.S.

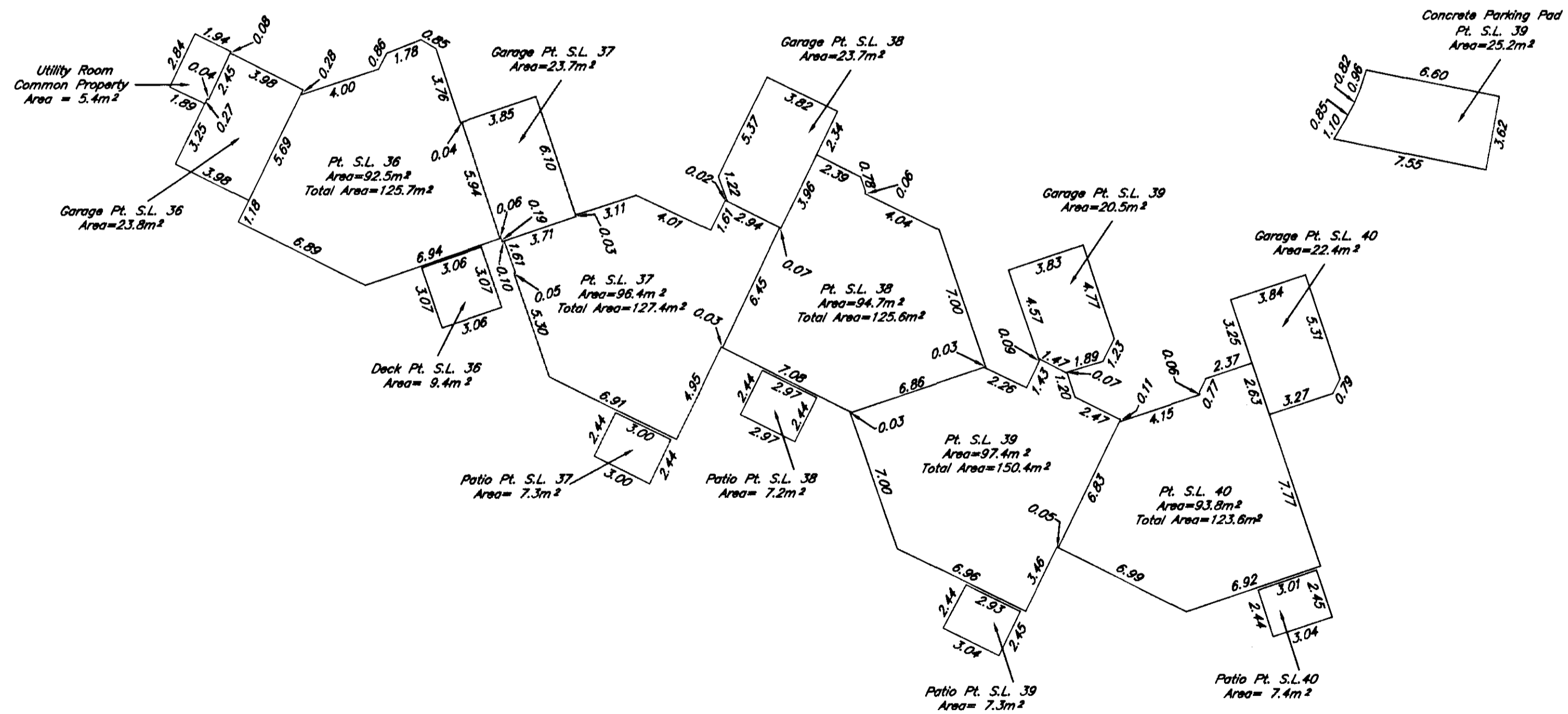
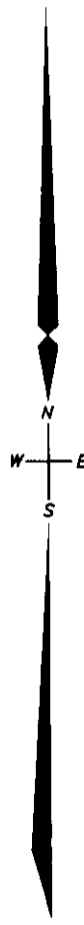
STRATA LOTS 36, 37, 38, 39 AND 40.

SHEET 4 OF 4 SHEETS
PHASE 8

STRATA PLAN VLS
1871



All distances are in metres.



Dated this 5th day of November, 1996.

Allan R. Hardie
Allan R. Hardie B.C.L.S., C.L.S.