

PHASED BARE LAND STRATA PLAN OF PART OF LOT A, SECTIONS 38, 42 AND 43, SOUTH SALT SPRING ISLAND, COWICHAN DISTRICT, PLAN VIP69725.

B.C.G.S. 92B.073
Scale = 1:5000

Metres 100 50 0 100 200 300 400 500 Metres

LEGEND

- Grid bearings are derived from Plan VIP69725.
- denotes standard capped post found.
- denotes standard iron post found.
- denotes lead plug placed.
- denotes standard iron post placed.
- denotes arc.
- m² denotes square metres.
- ha denotes hectares.
- r denotes radius.
- W denotes witness.
- S.L. denotes strata lot.
- C.P. denotes common property.

All distances are in metres and decimals thereof.

This plan shows horizontal ground level distances based on an elevation of 470 metres above mean sea level. Prior to computation of UTM Coordinates, multiply by mean project combined factor of 0.999541.

DETAIL B
Scale = 1:2500

REMAINDER 7
PLAN VIP60076

FIRST SHEET
SHEET 1 OF 4 SHEETS
BARE LAND STRATA PLAN VIS 5021
PHASE ONE

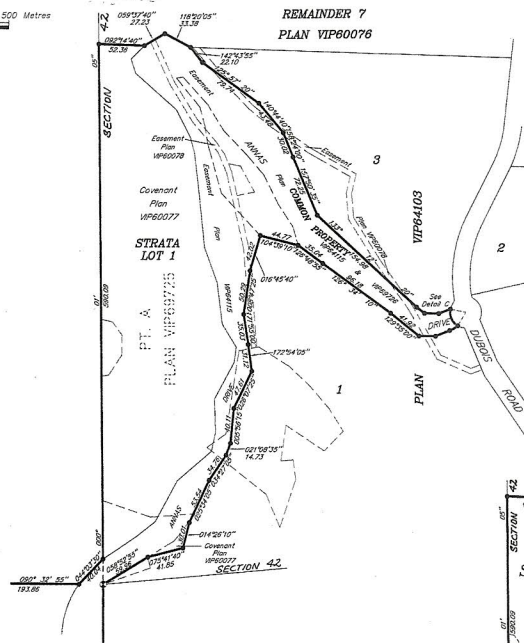
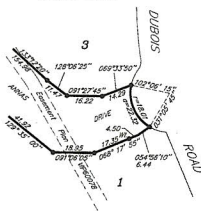
Deposited and registered in the Land Title Office at Victoria, B.C.
11th September, 2000.

Deputy Registrar

EP75931
Jo

For form E
See EP78161

DETAIL C
Scale = 1:1000



NORTH
EAST 1/4
OF
SECTION 37

SOUTH HALF OF THE
SOUTH WEST 1/4 OF
SECTION 43

REMAINDER OF THE
SOUTH EAST 1/4
SECTION 43

REMAINDER 7
PLAN VIP60076

PLAN VIP64103

PLAN VIP60076

PLAN VIP60076

PLAN VIP60076

PLAN VIP60076

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PLAN VIP60076

REMAINDER A
SECTION 38
PLAN VIP69725

SOUTH
WEST 1/4
OF
SECTION 39

DETAIL A
Scale = 1:1000

S.L. 13

PLAN VIP60076

PLAN VIP60076

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PLAN VIP60076

Plan Address:

- Strata Lot 1: 324 Anas Drive
- Strata Lot 2: 429 Anas Drive
- Strata Lot 3: 250 Chilton Road
- Strata Lot 4: 428 Anas Drive
- Strata Lot 5: 180 Chilton Road
- Strata Lot 6: 258 Chilton Road
- Strata Lot 7: 124 Chilton Road
- Strata Lot 8: 251 Chilton Road
- Strata Lot 9: 251 Chilton Road
- Strata Lot 10: 213 Chilton Road
- Strata Lot 11: 158 Blundell Drive
- Strata Lot 12: 151 Blundell Drive
- Strata Lot 13: 127 Blundell Drive

Address for service of documents:

#102 - 3830 Shearwater Street
Victoria, B.C. V8P 5P6

Approved as Phase 1 of a 2 phase
Consolidated strata plan under the Strata Property
Act, this 21st day of July, 2000.

Approved Officer for the Ministry of Transportation and
Highways

This plan lies within the Capital Regional District.

I, Brent Alan Taylor, a British Columbia Land Surveyor of the
City of Duncan, in British Columbia certify that I was present
at and personally supervised the survey represented by this
plan and that the survey and plan are correct.
The survey was completed on the 17th day of April, 2000.

Brent Alan Taylor

B.C.L.S., C.L.S.

DRAWN BY: NDB DWG FILE: 1133051
North file 17A32

17/32

SECOND SHEET
SHEET 2 OF 4 SHEETS
BARE LAND STRATA PLAN VIS 502/
PHASE ONE

CONDOMINIUM ACT			
LOT NO.	SHEET NO.	FORM 1	FORM 2
		SCHEDULE OF UNIT ENTITLEMENT	SCHEDULE OF INTEREST UPON DESTRUCTION
1	2	1	1
2	4	1	1
3	4	1	1
4	4	1	1
5	4	1	1
6	4	1	1
7	4	1	1
8	4	1	1
9	4	1	1
10	4	1	1
11	4	1	1
12	4	1	1
13	4	1	1
AGGREGATE		13	13

14.09.00
See Form V - EP75945
Form W - EP75946
Form X - EP76881
Strata Property Act
Form 1
- See Strata Plan
General Index for
current Schedule of
Unit Entitlement
Form 2
- Part 16 of the Strata
Property Act governs all
matters relating to
Cancellation of a Strata Plan
and Winding Up of a
Strata Corporation.
see Strata Plan General
Index for current
Schedule of Voting Rights

Accepted as to Forms 1 and 2.
Dated this day of , 2000.
Superintendent of Real Estate

Mortgagee:
Terrapin Mortgage Investment Corp.
Inc. No. 171,644

Authorized Signatory
(Print name here ...KEEF MORAN...)

Witness
(Print name here Il. Scott Masden)

Occupation of witness
300-111 Melville St
Address of witness
Vancouver
V6E 4R7

Registered Owner:
Gosset Bronzes Inc.
Inc. No. A27416
As to an undivided 2/3 interest

Authorized Signatory G.D. Gosset
(Print name here ...)

Witness
(Print name here Peter W. Demeo)

PETER W. DEMEO
Occupation of witness
102-3930 SHELBOURNE ST.
VICTORIA, B.C. V8P 5P6
Address of witness

Registered Owner:
Spencer's Excavating Ltd.
Inc. No. 130585
As to an undivided 1/3 interest

Authorized Signatory
(Print name here Peter W. Demeo)

Witness
(Print name here Peter W. Demeo)

PETER W. DEMEO
Occupation of witness
102-3930 SHELBOURNE ST.
VICTORIA, B.C. V8P 5P6
Address of witness

Mortgagee:
Gosset Bronzes Inc.
Inc. No. A27416

Authorized Signatory
(Print name here G.D. Gosset)

Witness
(Print name here Peter W. Demeo)

PETER W. DEMEO
Occupation of witness
102-3930 SHELBOURNE ST.
VICTORIA, B.C. V8P 5P6
Address of witness

The registered owners designated hereon declare that they have entered into two covenants with Her Majesty the Queen as represented by the Ministry of Transportation and Highways and Ministry of Environment, Lands and Parks under Section 219 of the Land Title Act.

The registered owners designated hereon declare that they have entered into a covenant with Her Majesty the Queen in Right of the Province of British Columbia as Ministry of Transportation and Highways and Building Inspector, Capital Regional District under Section 219 of the Land Title Act.

STATUTORY DECLARATION

I, the undersigned, do solemnly declare that
(1) I 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.

Christopher William Gosset

Declared before me at Victoria in the Province of British Columbia this 14th day of June, A.D., 2000.

Commissioner for Taking Affidavits for British Columbia.
Peter W. Demeo
Witness, G.L.

Certified correct this 5th day of April, 1999.

Brent Alan Taylor B.C.L.S.

17132

STRATA LOT 1

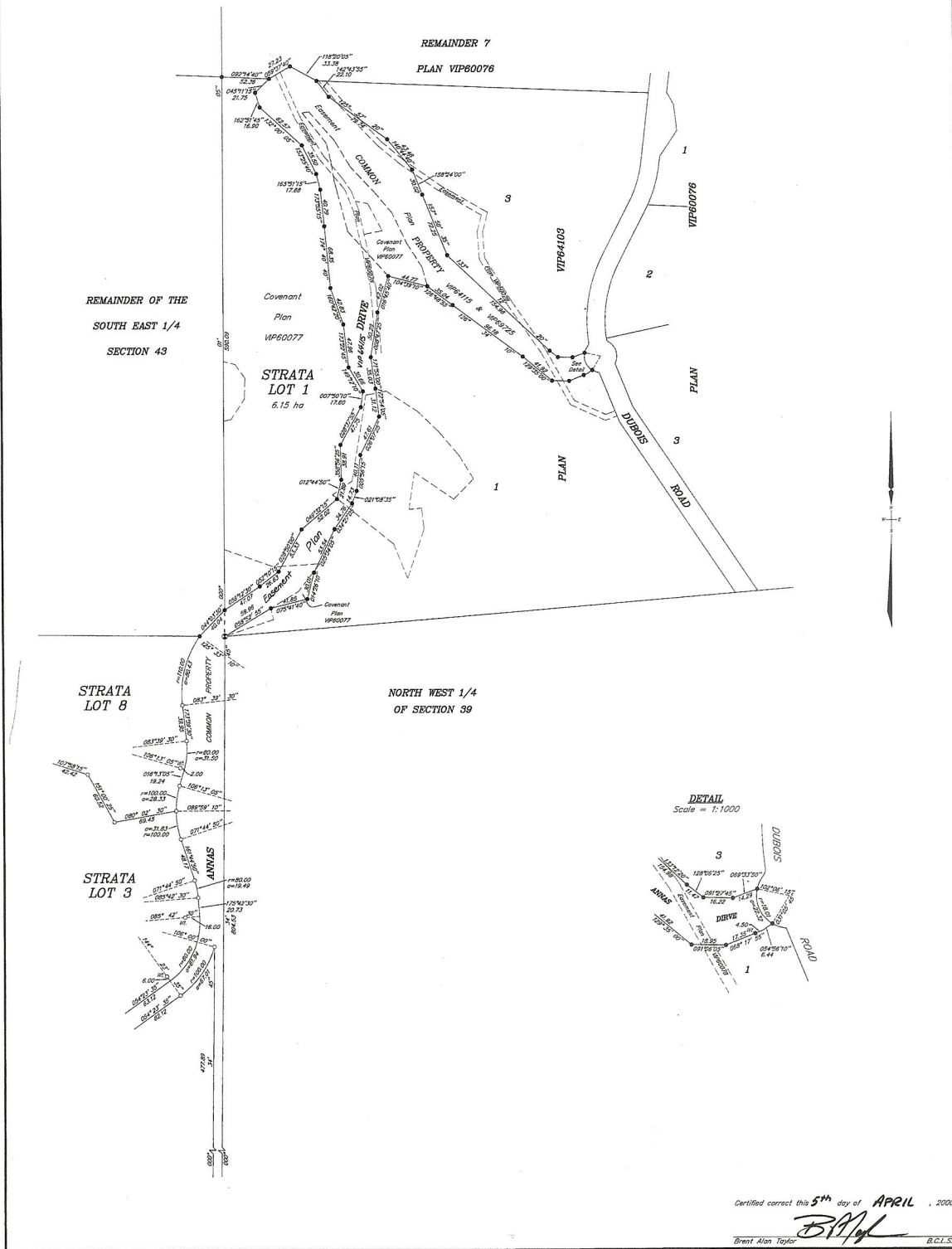
Scale = 1:2000

Metres 40 20 0 40 80 120 160 200 Metres

SHEET 3 OF 4 SHEETS

BARE LAND STRATA PLAN VIS 5021

PHASE ONE



PLAN OF SUBDIVISION OF STRATA LOTS 10 AND 11, SECTIONS 38, 42 AND 43
SOUTH SALT SPRING ISLAND, COMWICHAN DISTRICT, STRATA PLAN V155021.

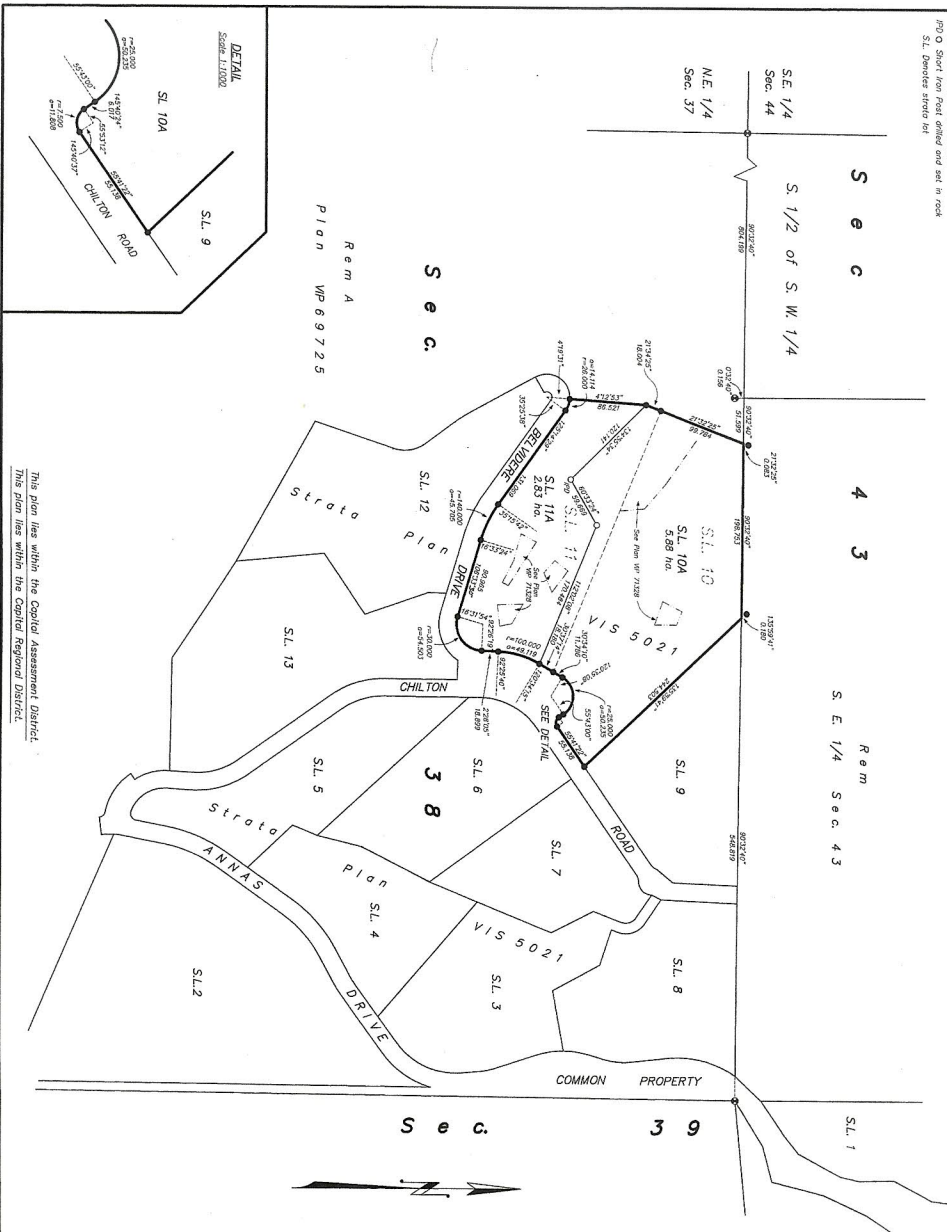
B.C.G.S. 928.073

Scale - 1 : 2500



LEGEND

- Beatings are astronomic, derived from Plan WS 5021.
- All distances are in metres.
- Standard Caped Post Found.
- Standard Iron Post Placed.
- 100' Shot from Post Center and set in rock.
- SL: Section 38/42/43.



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

AMENDED FOURTH SHEET
BARE LAND STRATA PLAN V15 5021

PHASE 1

Deposited and registered in the Land Title Office
of Victoria this 12 day of April, 2002

Registrar

Registered
Owner
GOSSET ESTATES INC.
Authorized Signatory
Robert G. Gosset

Witness
signature
print name
address
occupation

Witness
signature
print name
address
occupation

Witness
signature
print name
address
occupation

One Address
SL 104, 112 Chilton Road
SL 114, 116 Chilton Road

Registered
Owner
GOSSET ESTATES INC.
Authorized Signatory
Robert G. Gosset

Witness
signature
print name
address
occupation

Witness
signature
print name
address
occupation

Witness
signature
print name
address
occupation

Pursuant to Section 299 (3)(b)(i) of the Strata Property
Act, I hereby certify that this subdivision complies with
the provisions of the Act.

Surveyor
B.C.L.S.

Surveyor
B.C.L.S.

17132

STRATA LOTS 2 THROUGH 13 INCLUSIVE

Scale = 1:2000

Metres 40 20 0 40 80 120 160 200 Metres

SHEET 4 OF 4 SHEETS

DETAIL D
Scale = 1:500

BARE LAND STRATA PLAN VIS 5021

DETAIL B
Scale = 1:1000

DETAIL C
Scale = 1:1000

REMAINDER OF THE
SOUTH EAST 1/4
SECTION 43

SOUTH HALF OF THE
SOUTH WEST 1/4 OF
SECTION 43

STRATA
LOT 1

STRATA
LOT 9

STRATA
LOT 8

STRATA
LOT 10
1.26 ha

STRATA
LOT 11

STRATA

STRATA
LOT 3
3.12 ha

STRATA
LOT 12

STRATA
LOT 6
3.05 ha

STRATA
LOT 4
247 ha

STRATA
LOT 13
4.74 ha

STRATA
LOT
5

STRATA
LOT 2

REMAINDER A
PLAN VIP69725

NORTH

WEST 1/4

OF

SECTION 39

SOUTH

WEST 1/4

OF

SECTION 39

DETAIL E
Scale = 1:1000

DETAIL A
Scale = 1:1000

Corrected this
Feb. 2, 2004 by EW12691
M. Frantzen per jjo
Deputy Registrar

Certified correct this 5th day of APRIL, 2000.

Brent Alan Taylor

RCI

DRAWN BY: VOB DWG FILE: 11.3.39.54
MOTH FILE 17132

PHASED BARE LAND STRATA PLAN OF PART OF THE REMAINDER OF LOT A, SECTIONS 38, 42 AND 43, SOUTH SALT SPRING ISLAND, COMICHAN DISTRICT, PLAN VP69725.

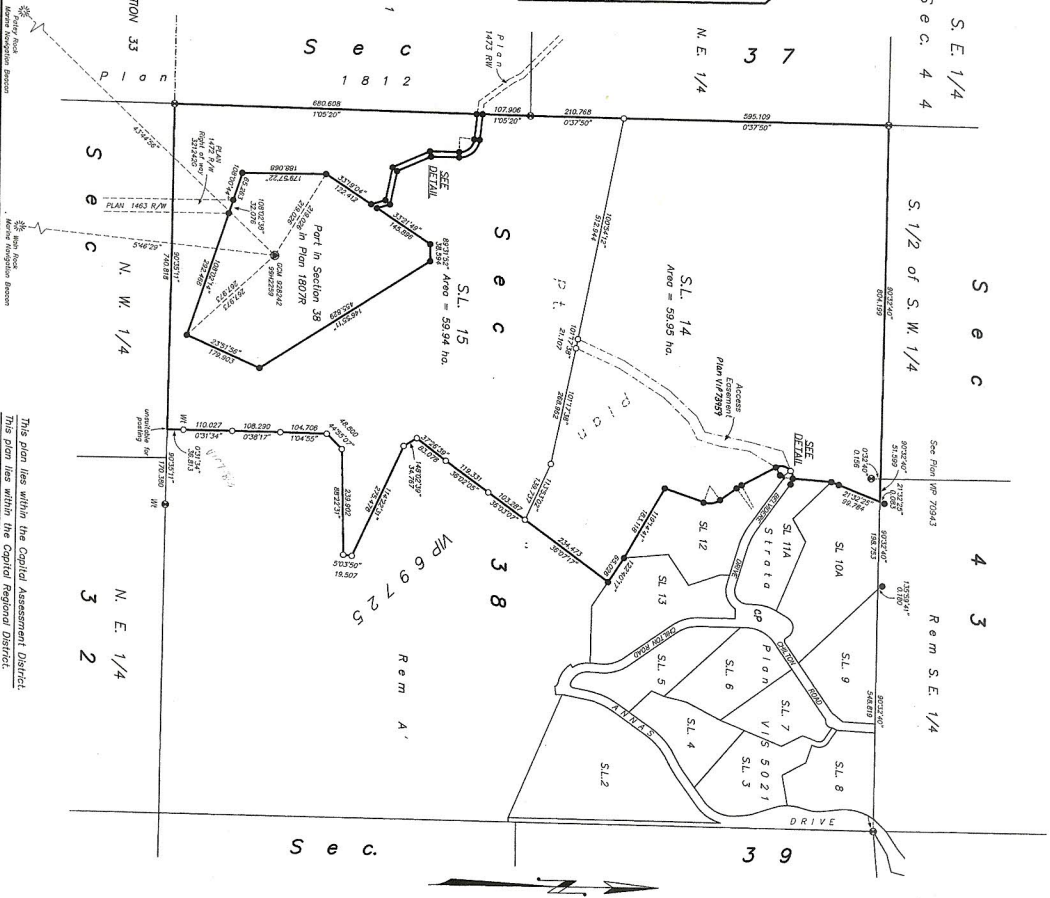
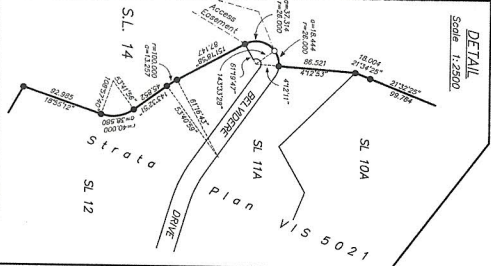
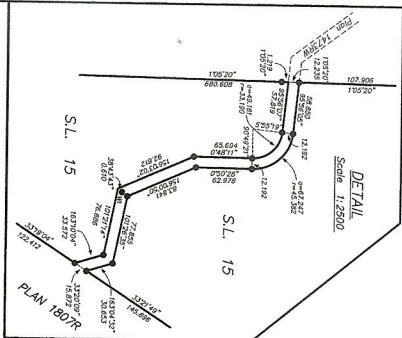
B.C.G.S. 928.073

Scale - 1 : 5000

100 200 300 400 500 METERS

LEGEND

- Standard iron rod found
- Standard copper post found
- Standard concrete post found
- Concrete monument found
- Concrete strata lot
- Concrete corner property



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

Sheet 1 of 1 sheets

PHASE 2 BARE LAND STRATA PLAN WS 5021

Deposited and registered in the Land Title Office at Victoria this 17th day of May, 2002.

AT Registrar
7/8/01
up

REGISTERED
Authorized Signatory
CHARLES GOSSETT
print name

REGISTERED
Authorized Signatory
RUSSELL SPENCER
print name

Witness
print name
Signature
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Approved to Section 223 of the Land Title Act
Signed by the Registrar of the Land Title Office
of British Columbia on this 17th day of May, 2002.

Approved as Phase 2 of a Phased Bare Land Strata Plan under
the Strata Property Act, 2002.

1. Bona fide purchaser of the land shown on this plan, in good faith and for valuable consideration, has acquired the land shown on this plan, and is entitled to the benefit of the plan.

CHIEF ADDRESS
SL 14, 105 Belleville Drive
SL 12, 105 Belleville Drive

Scale - 1 : 2000

\mathcal{C}^2 Denotes common property



Deposited and registered in the Land Title Office of Victoria this 16th day of January, 2004

EN 6123
do

signature ROBERT S. MILLER
 witness print name
4th Floor, 1007 East St
address Victoria, BC V8V 3K5
Solicitor

Authorized Signatory
CHARLES GOSSET
print name

Charles Gosset
signature

ROBERT G. MANN

signature _____
 print name _____
 380 - 499 Canadian Avenue
 address DUNCAN, BC, V9L 1T7
 COORDINATOR COMMERCIAL LENDING
 occupation _____

Approved as Phase 3 of a 4 phase Bare Land Strata Plan under the Strata Property Act this 14 day of JAN, 2002

Approving Officer
Ministry of Transportation

Addresses:

SL 16	598 Annos Drive
SL 17	578 Annos Drive
SL 18	572 Annos Drive
SL 19	568 Annos Drive
SL 20	523 Annos Drive
SL 21	541 Annos Drive
SL 22	547 Annos Drive
SL 23	553 Annos Drive

cod...m0458316
ms...m045836
Moffe-Miner Land Surveying Inc.,
Salt Spring Island, B.C.
J 4616 MS 4583

