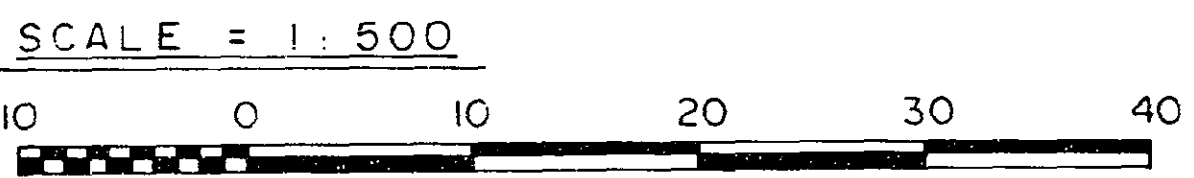


BARE LAND STRATA PLAN OF LOT 1, SECTION 69,
VICTORIA DISTRICT, PLAN 48625

01

STRATA PLAN 1752

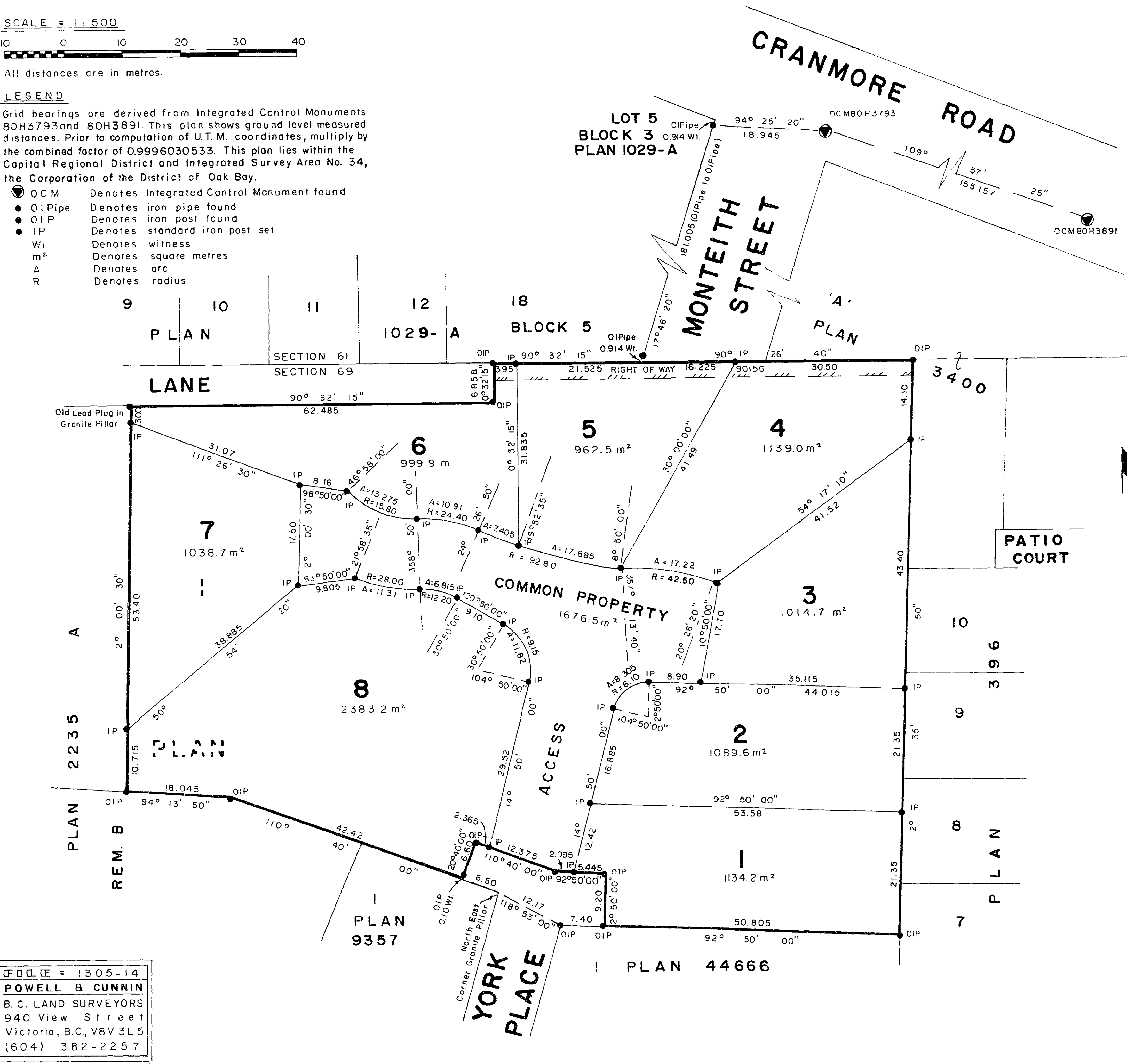
Deposited and Registered in the Land Title Office
at Victoria, B.C.
this 8th day of June, 1989.



- All distances are in metres.
- LEGEND**
- Grid bearings are derived from Integrated Control Monuments 80H3793 and 80H3891. This plan shows ground level measured distances. Prior to computation of U.T.M. coordinates, multiply by the combined factor of 0.9996030533. This plan lies within the Capital Regional District and Integrated Survey Area No. 34, the Corporation of the District of Oak Bay.
- OCM Denotes Integrated Control Monument found
 - OlPipe Denotes iron pipe found
 - OIP Denotes iron post found
 - IP Denotes standard iron post set
 - Wt. Denotes witness
 - m² Denotes square metres
 - A Denotes arc
 - R Denotes radius

Approved as a Bare Land Strata Plan
under the Condominium Act
this 9th day of MAY, 1989.

Approving Officer
Corporation of the District of Oak Bay



The address of the project is:

SL 1 - 1615	SL 5 - 1660
SL 2 - 1625	SL 6 - 1650
SL 3 - 1635	SL 7 - 1640
SL 4 - 1645	SL 8 - 1630

YORK PLACE
VICTORIA, B.C.

The address for the service of documents on
the Strata Corporation is: THE OWNERS, STRATA PLAN
C/O CREASE AND COMPANY
BARRISTERS & SOLICITORS
1070 DOUGLAS STREET
VICTORIA, B.C.
V8W 2B7

The registered owners, YORK PLACE MANOR LTD., hereby
declare that they have entered into Statutory Rights of Way
agreements with the Corporation of the District of Oak Bay
under Section 214 of the Land Title Act with respect to
Strata Lot 5 and the Common Property.

I, Alan Marshall Powell, a British Columbia Land Surveyor,
of Victoria, in British Columbia, certify that I was present
at and personally superintended the survey represented by this
plan and that the survey and plan are correct. The survey was
completed on the 27th of April, 1989.

Alan Marshall Powell B.C.L.S.

FILE = 1305-14
POWELL & CUNNING
B.C. LAND SURVEYORS
940 View Street
Victoria, B.C. V8V 3L5
(604) 382-2257

STRATA PLAN

1752


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
1	1	3	1	
2	1	3	1	
3	1	3	1	
4	1	3	1	
5	1	3	1	
6	1	3	1	
7	1	3	1	
8	1	5	2	
AGGREGATE		26	9	

STATUTORY DECLARATION

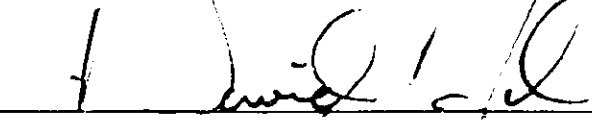
1/We the undersigned solemnly declare that
(1) 1/We the undersigned am/are the duly authorized agent(s) of the owner-developer(s).
(2) The strata plan is entirely for residential use.

1/ We make this solemn declaration conscientiously believing it to be true, and knowing that it is of the force and effect as if made under oath.

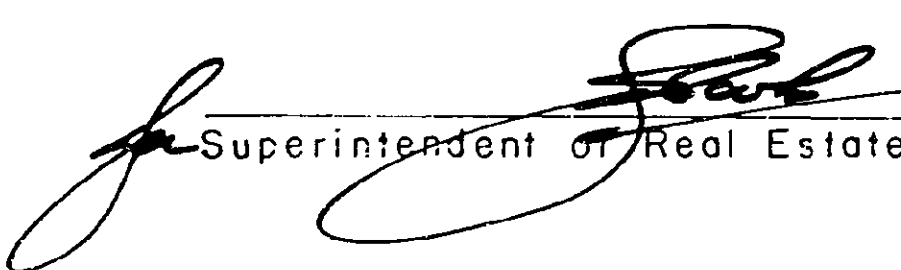

Authorized Signatory


Authorized Signatory


Sworn before me this 19 day of MAY, 1989


A Commissioner for taking affidavits within British Columbia

Accepted as to Forms 1, 2 and 3
this 24 day of MAY, 1989


Superintendent of Real Estate

Registered Owner
YORK PLACE MANOR LTD. (INC. NO. 347338)


Authorized Signatory

Authorized Signatory SEAL

STRATA PLAN No. 1752

[illegible]

May 9th 1899

Alfred N. Taylor

STRATA PLAN No. 1752

RECORD OF BY-LAWS AND ORDERS, ETC.

[illegible]

FILE = 1305-14
POWELL & CUNNINGHAM
(604) 382-2297

Date May 9th 19 89
Al M. Powell
M C I S