

STRATA PLAN OF LOT 5, SECTION 2, ESQUIMALT DISTRICT, PLAN VIP61203

EN1097799 R.C.

STRATA PLAN VIS 4908

SCALE - 1 : 500

BCGS 92B.043

Deposited and Registered in the Land Title Office at Victoria, B.C., this 1 day of Dec, 1999.



Matthew Spence
REGISTRAR

LEGEND

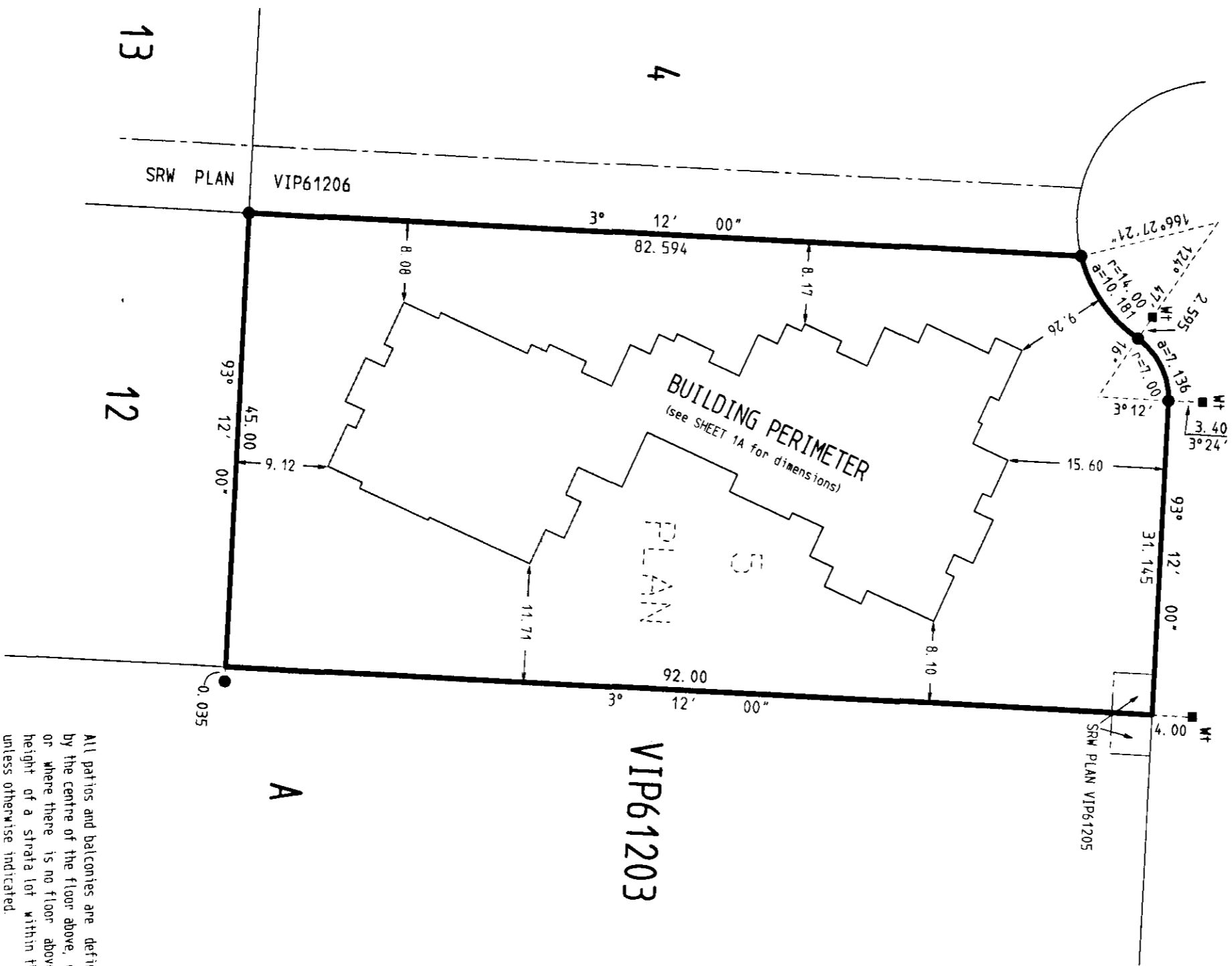
- - denotes - Standard Iron Post found.
- - denotes - Lead Plug found.



The address of the project is -
SILVERWOOD
 121 Aldersmith Place
 Victoria, B.C. V9A 7M7

This plan lies within the Capital Regional District in the Town of View Royal.
 The address for the service of documents on the Strata Corporation is -
 The Owners, Strata Plan VIS 4908
 121 Aldersmith Place
 Victoria, B.C. V9A 7M7

ALDERSMITH PLACE



All patios and balconies are defined as to height by the centre of the floor above, or its extensions or where there is no floor above by the average height of a strata lot within the same building unless otherwise indicated.

FILE : 7199-36
POWELL & ASSOCIATES
 B C LAND SURVEYORS
 940 View Street
 Victoria, BC V8V 3L5
 phone (250) 382-8855

NEW DEVELOPMENT CERTIFICATE

I, Alan M. Powell, British Columbia Land Surveyor, hereby certify that the building shown in this Strata Plan has not, as of the 5th day of October, 1999, been previously occupied.
 Dated at Victoria, British Columbia, this 5th day of October, 1999.

Alan Powell
 B.C.L.S.

SURVEYORS CERTIFICATE

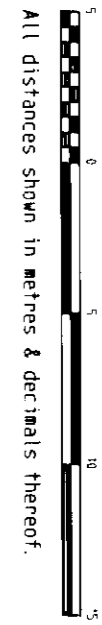
I, Alan M. Powell, a British Columbia Land Surveyor, of Victoria, in British Columbia, hereby certify that the building erected on the parcel described above is wholly within the external boundaries of the parcel.
 Dated at Victoria this 5th day of October, 1999.

Alan Powell
 B.C.L.S.

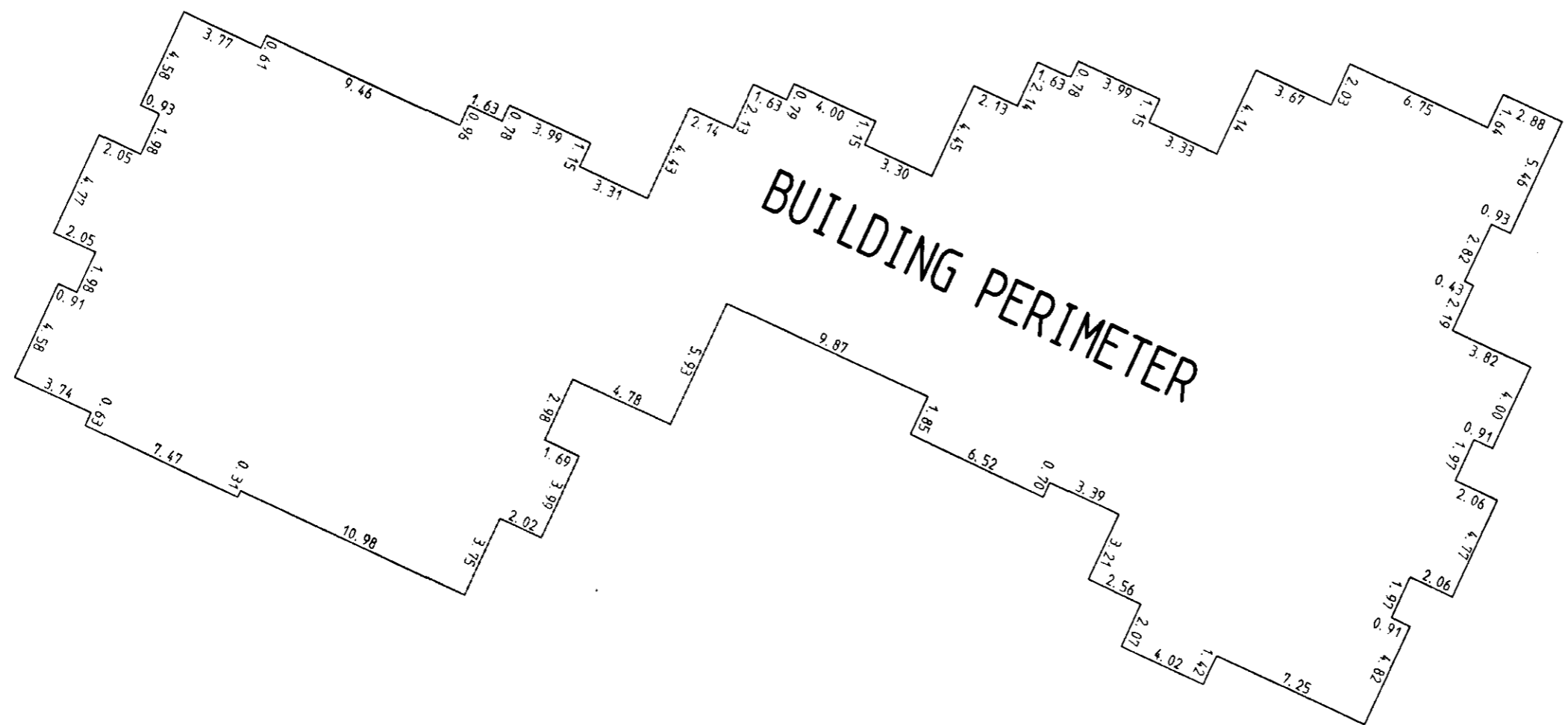
STRATA PLAN VIS **4908**

BUILDING PERIMETER

SCALE - 1 : 250



ALDRERSMITH PLACE



BUILDING PERIMETER

POWELL & ASSOCIATES
 B.C. LAND SURVEYORS
 Phone: 382-8855
 File: 7199-36

Date - September 14, 1999.

Al M. Powell
 B.C.L.S.

CONDOMINIUM ACT

STRATA PLAN VIS 4908

Strata Lot No.	Sheet No.	FORM 1 Schedule of Unit Entitlement	FORM 2 Schedule of Interest Upon Destruction
1	5	100	190
2	5	99	175
3	5	94	173
4	5	87	170
5	5	98	175
6	5	103	170
7	5	112	179
8	5	80	150
9	5	93	166
10	5	100	180
11	6	100	200
12	6	99	183
13	6	94	183
14	6	87	180
15	6	98	185
16	6	103	178
17	6	111	189
18	6	80	157
19	6	93	171
20	6	100	190
21	7	104	220
22	7	101	193
23	7	95	190
24	7	88	188
25	7	85	180
26	7	104	185
27	7	112	197
28	7	80	165
29	7	98	180
30	7	104	215
31	8	104	220
32	8	101	215
33	8	95	215
34	8	88	210
35	8	85	205
36	8	104	210
37	8	112	215
38	8	80	180
39	8	98	200
40	8	104	230
Aggregates		3,873	7,557

Approved as to Forms 1 and 2
this 23 day of NOVEMBER, 1999.

Pat St
Registrar
Registrar of Real Estate

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 for residential use only.
I make this solemn declaration conscientiously believing it to be true and knowing it is of the same force and effect as if made under oath.

Jan Dixon
Declarer
Declared before me at Victoria, B.C.
this 3rd day of November 1999.

Jan Dixon
Commissioner for Taking Affidavits for B.C.

REGISTERED OWNER -
ALDRSMITH WALK DEVELOPMENT CORP.

Jan Dixon
Authorised signatory
Witness *Wendy S*

Jan Dixon
Lawyer
Occupation
535-645 Foote St.
VICTORIA, B.C., V8W1G2.
Address

MORTGAGEE -
GRANVILLE WEST GROUP - IAN DIXON CONSULTING LTD.

Jan Dixon
Authorised signatory

Jan Dixon
Authorised signatory
Witness *Wendy S*

JAMES T. KOOI
Director and Solicitor
Occupation
P.O. BOX 49117, 595 BURKARD STREET
VANCOUVER, B.C. V7X 1G4
Address TEL: 603-652-1151

MORTGAGEE -
FIRST ISLAND FINANCIAL SERVICES LTD.

Jan Dixon
Authorised signatory

ART KOOL - DIRECTOR

Jan Dixon
Authorised signatory
Witness *Kiethle Ketonen*
Occupation
Administration
Address
101-727 Esquard.

Jan Dixon
Authorised signatory
Witness *L. JAVES*
Occupation
SRSP ADMINISTRATOR
Address
722 COMENANT ST.
VICTORIA BC V8N 1P8

MORTGAGEE -
296684 B.C. LTD.

Jan Dixon
Authorised signatory
Witness *GERALD HANS HARTWIG*
Occupation
LEGAL ASSISTANT
Address
480-680 DOUGLAS ST. VICTORIA BC V8W 2B7

MORTGAGEE -
DIXON HOLDINGS LTD.

Jan Dixon
Authorised signatory
Witness *NATEXA MARIA VERBRUGGE*
Occupation
LEGAL ASSISTANT
Address
480-680 DOUGLAS ST. VICTORIA BC V8W 2B7

MORTGAGEE -
WIGMAR CONSTRUCTION (B.C.) LTD.

Jan Dixon
Authorised signatory
Witness *GERALD HANS HARTWIG*

Jan Dixon
Authorised signatory
Witness *NATEXA MARIA VERBRUGGE*

Jan Dixon
Authorised signatory
Witness *LEGAL ASSISTANT*
Occupation
420-880 Douglas St.
Victoria, BC V8W 2B7
Address

MORTGAGEE -
CANADIAN WESTERN BANK

Jan Dixon
Authorised signatory
Witness *RAY YOUNG*

MORTGAGEE -
CANADIAN WESTERN TRUST COMPANY

Jan Dixon
Authorised signatory
Witness *PAUL RICHMOND*
Occupation
SENIOR CREDIT OFFICER/Manager & Lending
Address
230 666 Howard St
Vancouver BC
V6C 2A8

MORTGAGEE -
DIXON HOLDINGS LTD.

Jan Dixon
Authorised signatory
Witness *IAN DIXON*

POWELL & ASSOCIATES
B C LAND SURVEYORS
Phone: 382-8855
File: 7499-36

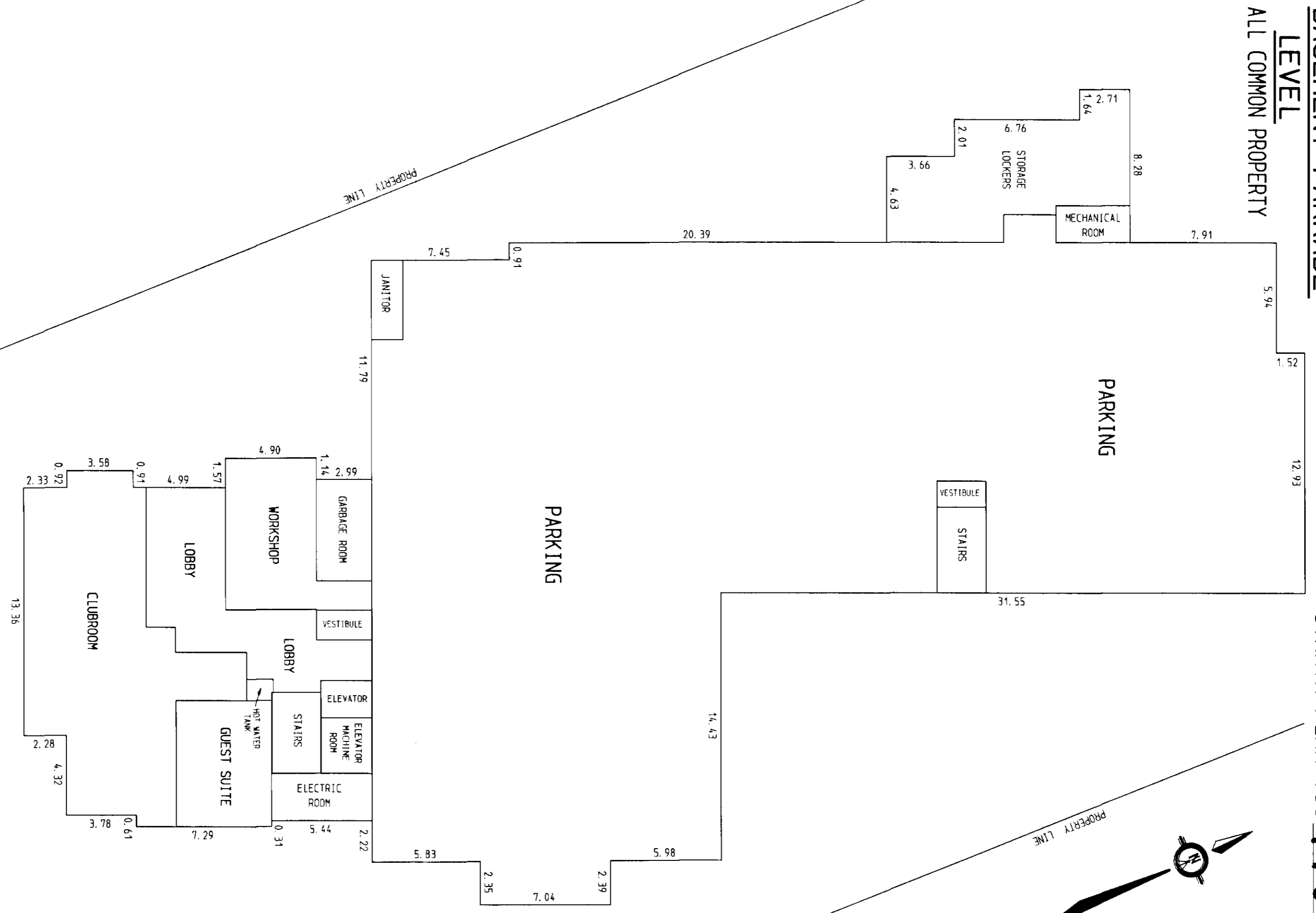
Jan Dixon
Authorised signatory
Witness *LEGAL ASSISTANT*
Occupation
420-880 Douglas St.
Victoria, BC V8W 2B7
Address

STRATA PLAN VIS 4908

BASEMENT-PARKADE

LEVEL

ALL COMMON PROPERTY



SCALE - 1 : 200

All distances are in metres & decimals thereof.

POWELL & ASSOCIATES
 B.C. LAND SURVEYORS
 Phone: 382-8855
 File: 7199-36

Date - September 14, 1999.

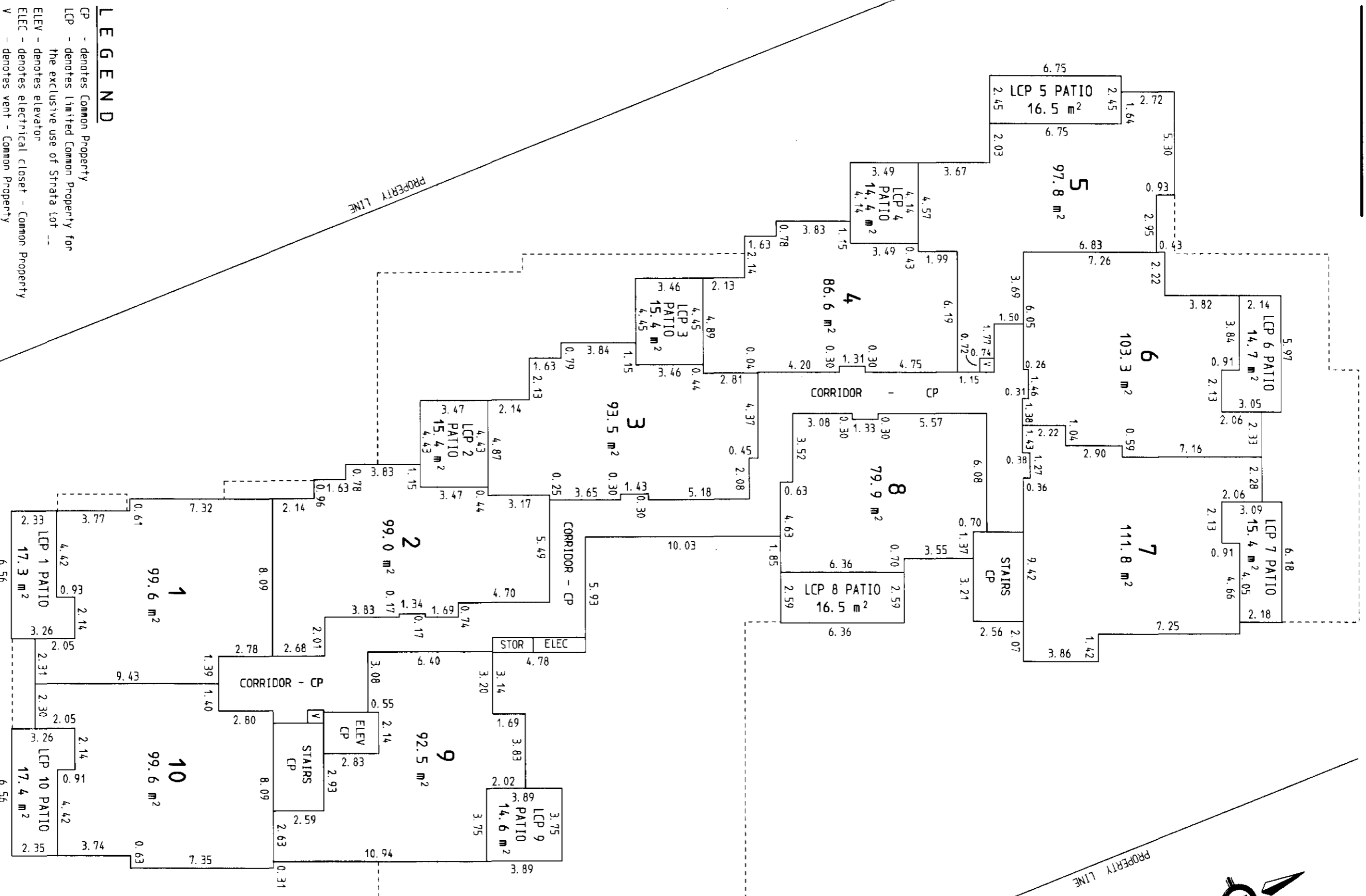
B. C. L. S.

B. C. L. S.

FIRST FLOOR

STRATA PLAN VIS 4908

SHEET 5 OF 8 SHEETS



LEGEND

- CP - denotes Common Property
- LCP - denotes Limited Common Property for the exclusive use of Strata lot --
- ELEV - denotes elevator
- ELEC - denotes electrical closet - Common Property
- V - denotes vent - Common Property
- STOR - denotes storage - Common Property

SCALE - 1 : 200

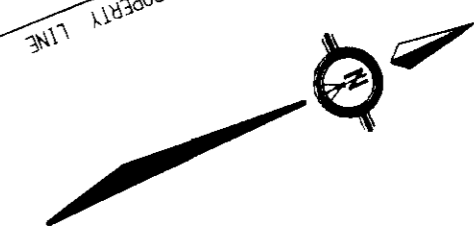


All distances are in metres & decimals thereof.

POWELL & ASSOCIATES
 B.C. LAND SURVEYORS
 Phone: 382-8855
 File: 7199-36

Date - September 14, 1999.

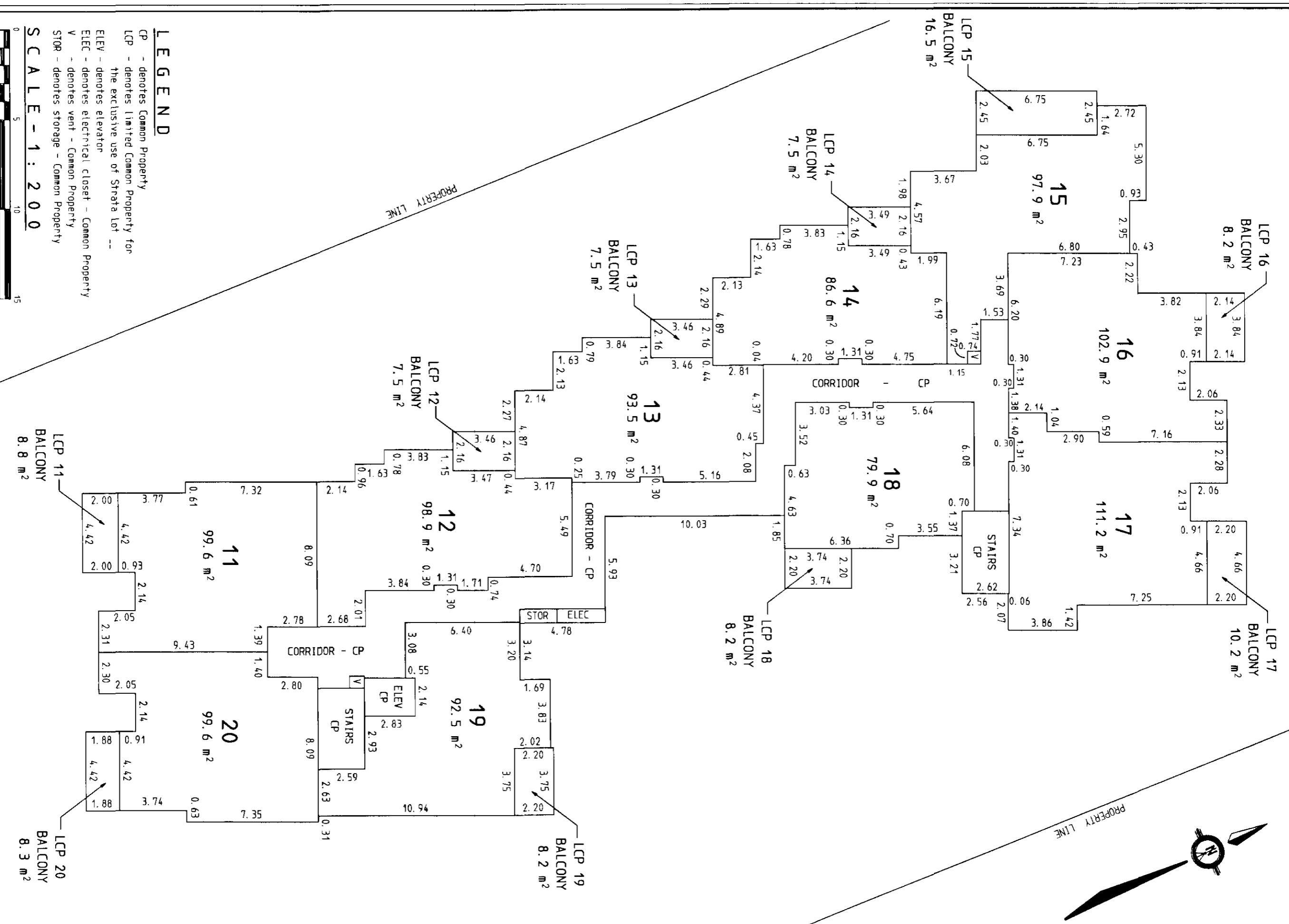
Orville Powell
 B.C.L.S.



SECOND FLOOR

STRATA PLAN VIS 4908

SHEET 6 OF 8 SHEETS



LEGEND

- CP - denotes Common Property
- LCP - denotes Limited Common Property for the exclusive use of Strata Lot --
- ELEV - denotes elevator
- ELEC - denotes electrical closet - Common Property
- V - denotes vent - Common Property
- STOR - denotes storage - Common Property

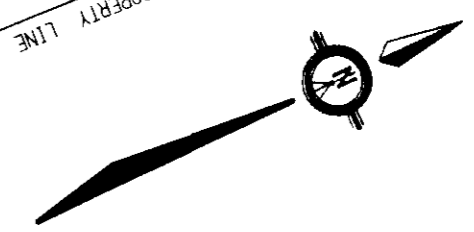
SCALE - 1 : 200



POWELL & ASSOCIATES
 B C LAND SURVEYORS
 Phone: 382-8855
 File: 7199-36

Date - September 14, 1999.

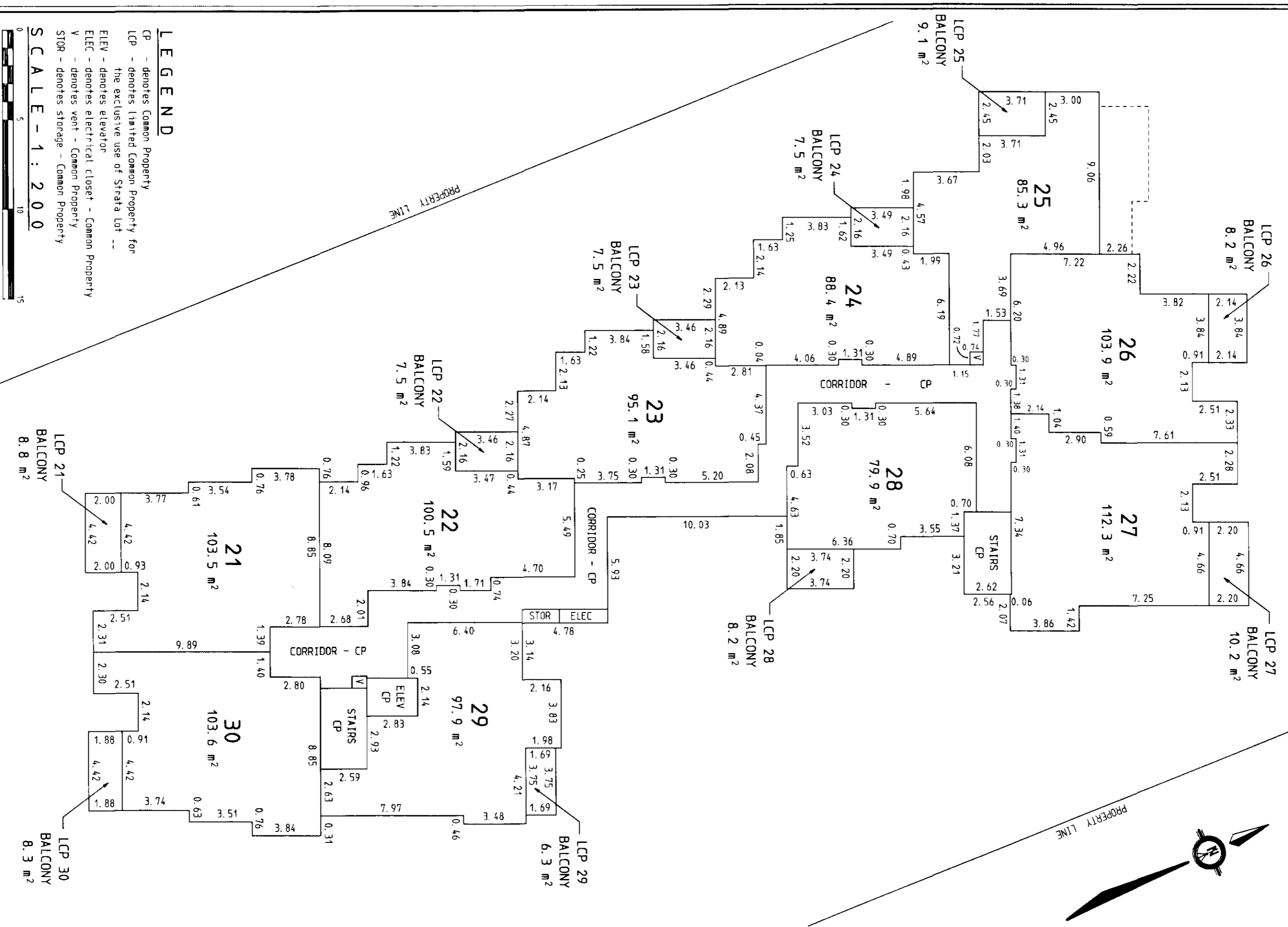
Dr. M. Powell
 B.C.L.S.



THIRD FLOOR

STRATA PLAN VIS 4908

SHEET 7 OF 8 SHEETS



LEGEND

- CP - denotes Common Property
- LCP - denotes Limited Common Property for the exclusive use of Strata Lot --
- ELEV - denotes elevator
- ELEC - denotes electrical closet - Common Property
- V - denotes vent - Common Property
- STOR - denotes storage - Common Property

SCALE - 1 : 200



All distances are in metres & decimals thereof.

POWELL & ASSOCIATES
 B C LAND SURVEYORS
 Phone: 382-8855
 File: 7199-36

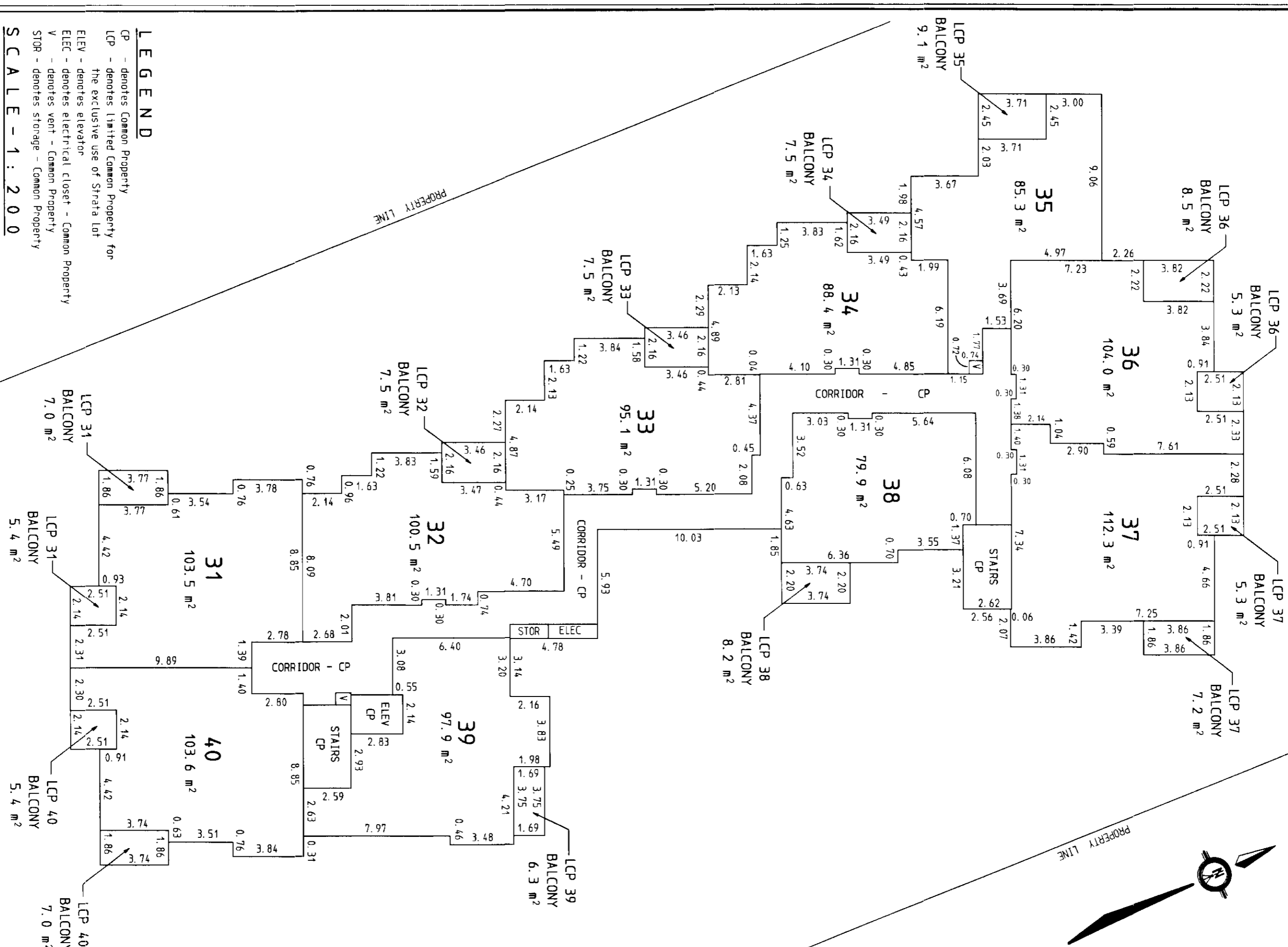
Date - September 14, 1999.

Dr. M. B. ...
 B.C.L.S.

FOURTH FLOOR

STRATA PLAN VIS 4908

SHEET 8 OF 8 SHEETS



LEGEND

- CP - denotes Common Property
- LCP - denotes Limited Common Property for the exclusive use of Strata Lot
- ELEV - denotes elevator
- ELEC - denotes electrical closet - Common Property
- V - denotes vent - Common Property
- STOR - denotes storage - Common Property

SCALE - 1 : 200



All distances are in metres & decimals thereof.

POWELL & ASSOCIATES
 B.C. LAND SURVEYORS
 Phone: 382-8855
 File: 7199-36

Date - September 14, 1999.

Deborah Powell
 B.C.L.S.