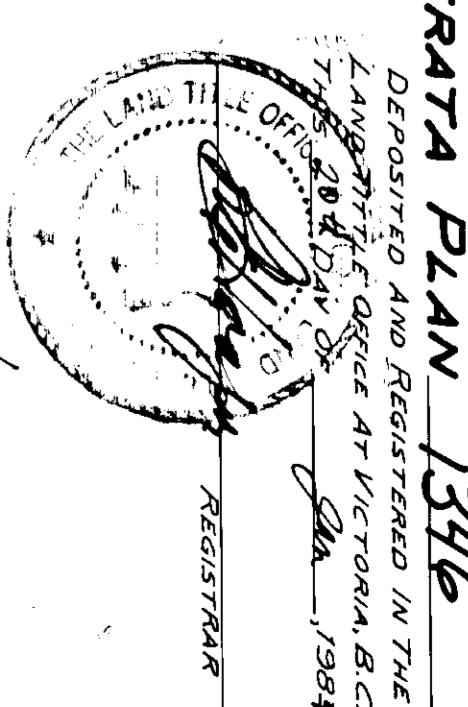


**STRATA PLAN OF LOT 1, SECTIONS 12 AND 13,
PLAN 36197 ESQUIMALT DISTRICT.**

SCALE 1:250

LEGEND
 DISTANCES ARE IN METERS AND DECIMALS THEREOF.
 DIMENSIONS ARE AS SHOWN DERIVED FROM PLAN 36197.
 N# DENOTES SQUARE METERS
 S# DENOTES SQUARE METERS
 P# DENOTES PAVEMENT

STRATA PLAN 1346



PARTICIPANTS OF THIS PLAN
 See Es 1164/98
 Change of Address
 See Es 1164/98
 Dec 21/01

THE CLERK REGISTERED
 WALTER LOUISE
 485 OLD ISLAND HIGHWAY
 VICTORIA, B.C.
 V8N 1W6

AGENCY FOR SERVICE DOCUMENTS LTD.
 #608
 1175 DUNDAS STREET
 VICTORIA, B.C.
 V8W 2Z1 OR ADDRESS
 CHANGES OR ADDRESS
 SEE ES/SIS/8 - JUNE 23/00

NOTE:
 ALL DISTANCES AND PERIMETERS SHOWN ARE IN METERS AND DECIMALS THEREOF.
 DIMENSIONS ARE AS SHOWN DERIVED FROM PLAN 36197.
 DIMENSIONS ARE AS SHOWN DERIVED FROM PLAN 36197.
 DIMENSIONS ARE AS SHOWN DERIVED FROM PLAN 36197.

THIS PLAN LIES WITHIN THE CAPITAL REGIONAL DISTRICT.

I, JOHN A. WHITTAKER, OF
 VICTORIA, B.C., A BRITISH COLUMBIA
 LAND SURVEYOR HEREBY CERTIFY
 THAT THE BUILDINGS ERRECTED
 ON THE PARCELS DESCRIBED ABOVE
 ARE IN ACCORDANCE WITH THE
 PROVISIONS OF THE
 ACTS.
 DATED AT VICTORIA, B.C.
 THIS 4TH DAY OF JULY, 1998.

JOHN A. WHITTAKER, B.C.L.S.
 1281 FAIRFIELD ROAD, VICTORIA, B.C.
 V8L 2B774

FILE 28874

FORM 1
SCHEDULE OF UNIT ENTITLEMENT CONDOMINIUM ACT

LOT NO	SHEET NO	FORM 1		
		SCHEDULE OF UNIT ENTITLEMENT	SCHEDULE OF INTEREST UPON DESTRUCTION	SCHEDULE OF NUMBER OF VOTES
1	3	14 221	11 917	
2	3	14 326	12 326	
3	3	14 326	12 274	
4	3	14 326	12 209	
5	3	14 312	12 442	
6	3	14 299	13 023	
7	3	14 322	13 023	
8	3	14 322	13 837	
9	3	14 322	14 070	
10	3	14 322	13 983	
11	3	14 322	15 112	
12	3	14 322	14 727	
13	3	14 322	14 535	
14	3	14 322	14 894	
15	3	14 322	14 535	
16	3	14 322	13 721	
17	3	14 322	13 256	
18	3	14 322	13 372	
19	3	14 312	13 372	
20	3	14 322	15 028	
21	3	14 378	15 581	
22	3	14 404	16 744	
23	3	14 322	12 528	
24	4	14 326	12 326	
25	4	14 326	12 674	
26	4	14 326	12 326	
27	4	14 312	12 674	
28	4	14 312	14 535	
29	4	14 312	14 651	
30	4	14 322	14 535	
31	4	14 322	14 651	
32	4	14 322	14 419	
33	4	14 322	15 112	
34	4	14 326	15 000	
35	4	14 326	15 628	
36	4	14 322	15 000	
37	4	14 322	15 112	
38	4	14 322	14 894	
39	4	14 322	13 937	
40	4	14 322	13 605	
41	4	14 312	13 837	
42	4	14 312	14 419	
43	4	14 322	16 047	
44	4	14 322	15 814	
45	4	14 378	16 810	
46	4	14 322	12 907	
47	5	14 326	13 140	
48	5	14 326	13 837	
49	5	14 326	13 605	
50	5	14 326	14 727	
51	5	14 312	15 000	
52	5	14 322	15 445	
53	5	14 322	15 349	
54	5	14 322	15 000	
55	5	14 322	15 628	
56	5	14 286	15 628	
57	5	14 322	15 814	
58	5	14 322	15 628	
59	5	14 322	16 047	
60	5	14 322	15 628	
61	5	14 322	15 349	
62	5	14 322	15 000	
63	5	14 312	14 727	
64	5	14 312	14 395	
65	5	14 312	14 279	
67	5	14 378	17 326	
68	5	14 404	1000000	
69	5	1000000		
AGGREGATE		1000000		

STATUTORY DECLARATION

I, The undersigned do solemnly declare that:

1) The Undersigned are the Owner-Developers

2) The Strata is Entirely for Residential Use

I have this Statutory Declaration made in the presence of the following witnesses:

The same have been signed in their usual form.

K. B. Smith
 AGENT
 Declared before me this 18th day of November, 1983.
[Signature]
 A Commissioner for Taking Affidavits within
 the Province of British Columbia.

SIGNATURES

TWO DEVELOPERS LTD. (INC. NO. 13,105-14)

K. B. Smith
 AUTHORIZED SIGNATORY

[Signature]
 AUTHORIZED SIGNATORY

THE CYPRESS GENERAL ASSURANCE COMPANY

[Signature]
 AUTHORIZED SIGNATORY

[Signature]
 AUTHORIZED SIGNATORY

M M 49040 INVESTOR STRATEGIC LIMITED

[Signature]
 AUTHORIZED SIGNATORY

[Signature]
 AUTHORIZED SIGNATORY

STRATA PLAN 1346

SHEET 2 OF 7 SHEETS

NEW DEVELOPMENT CERTIFICATE

I, being a witness of the City of Victoria,
 a British Columbia Land Surveyor, hereby
 certify that the Strata Lots described
 in the Strata Plan of Enrolment District
 12 and 13, and the Development and Unit
 Entitlements thereon, have been approved
 by the Board of Surveyors and have
 been duly registered.

8 515
 DATED AT VICTORIA, B.C. THIS 14th DAY OF
 OCTOBER, 1983.

DATED THIS 14th DAY OF OCTOBER, 1983.

8 515

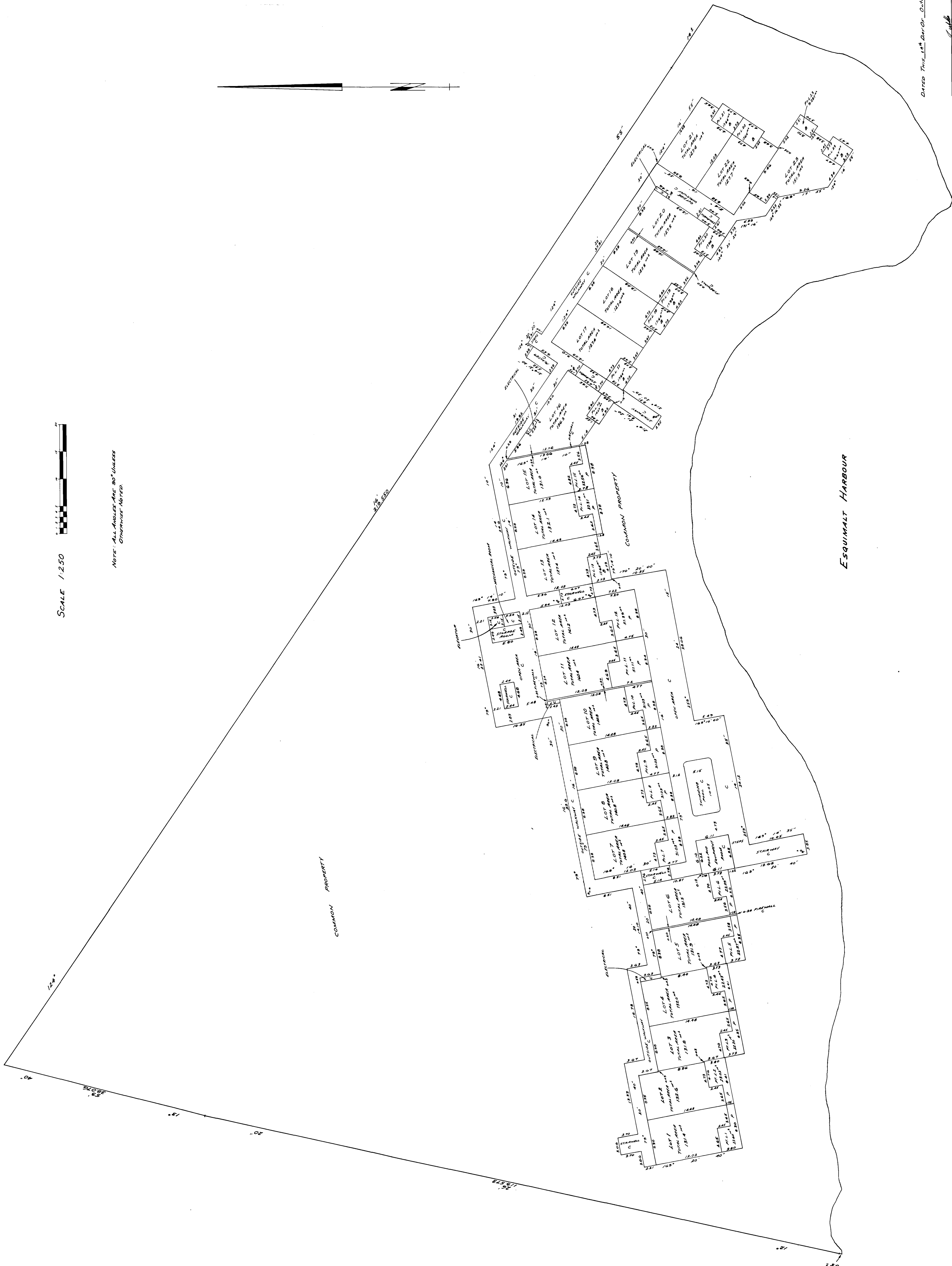
SHEET 3 OF 7 SHEETS

STRATA PLAN 1346

GROUND FLOOR

SCALE 1/250

NOTE: ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.

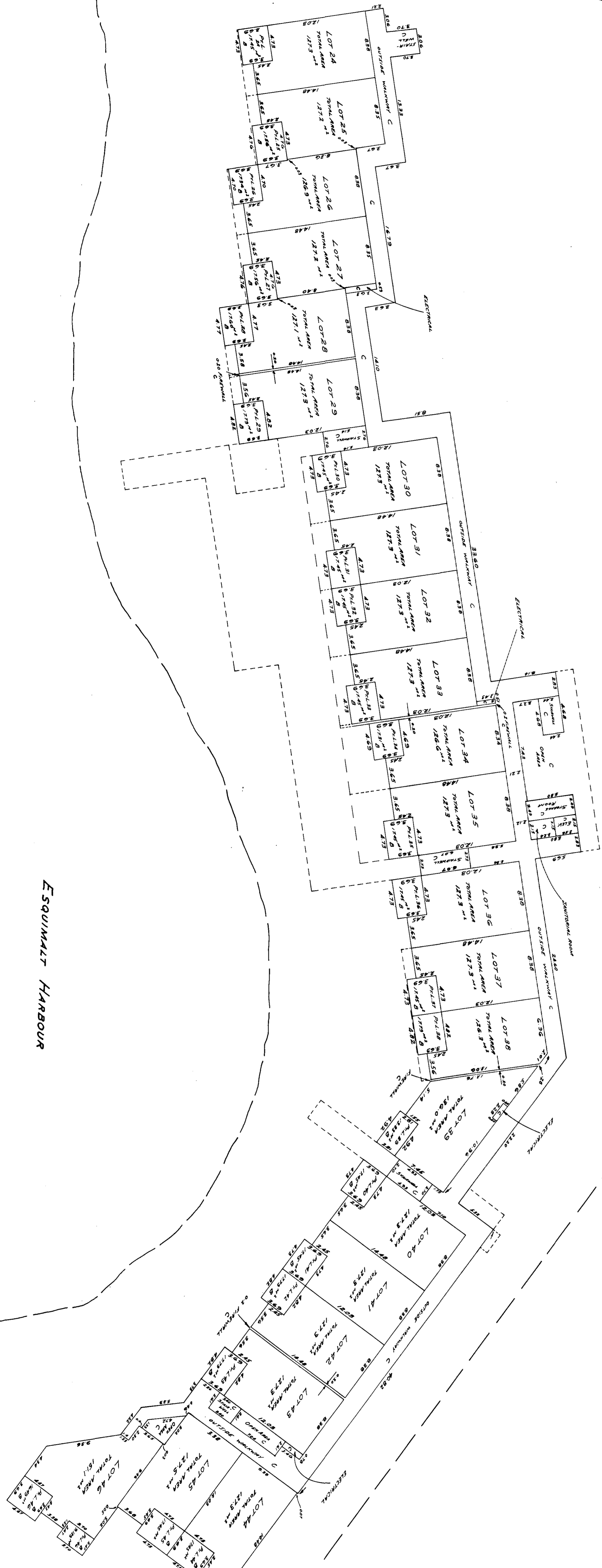


DATED THIS 14th DAY OF OCTOBER, 1998

FILE 23874

FILE 23874

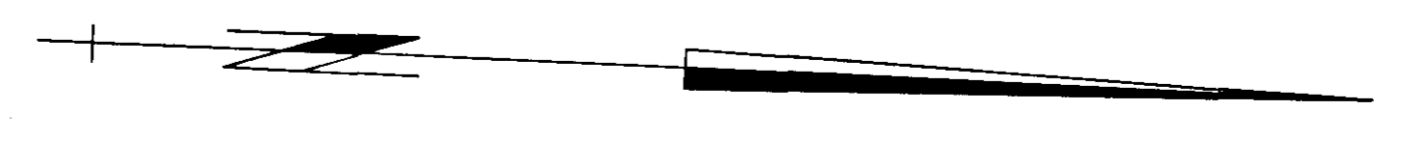
SECOND FLOOR



ESQUIMALT HARBOUR



NOTE: ALL DIMENSIONS ARE AS SHOWN UNLESS OTHERWISE NOTED



STRATA PLAN 1346

SHEET 4 OF 7 DIMENSIONS

DATED THIS 18th DAY OF JULY, 1998

[Signature]

THIRD FLOOR

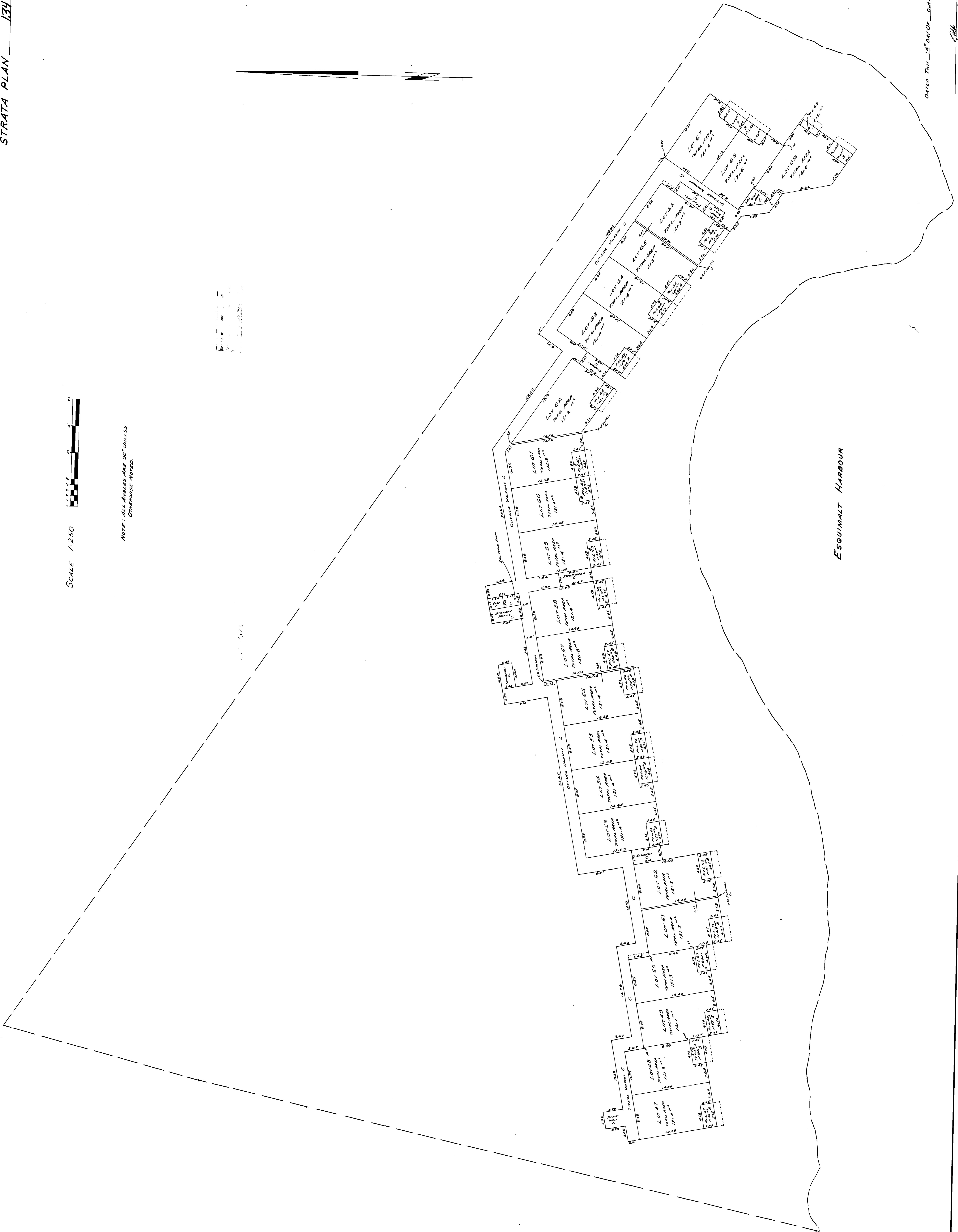
SHEET 5 OF 7 SHEETS

STRATA PLAN 1346

SCALE 1:250



NOTE: ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.



ESQUIMALT HARBOUR

DATED THIS 14th DAY OF October, 1982

[Signature]

FILE 20074

17772892

DEALINGS AFFECTING THE COMMON PROPERTY

NUMBER	FILING DATE	DATE	DATE	DOCUMENT NATURE AND PARTICULARS
SNL 73053	1-8-80	9:38		North Regional District Plat site plan
SNL 1119252	12-12-83	12:18		British Columbia Timberline Company site plan
SNL 123322	10-1-84	11:33		North Regional District site plan 10457 sq. 215.670 sq. 1119252 and 1119252
SNL E05161	12-06-80	11:10		Final Plat for site plan 10457 sq. 215.670 sq. 1119252 and 1119252
SNL E05162	13-01-80	11:10		Final Plat for site plan 10457 sq. 215.670 sq. 1119252 and 1119252
				Common Property Sheet Closed 4-1-98
				Search AT 7003 on BC Online for Current Information. BC Reg. 7695
				K. Grogan, for BC

17772892

STRATA PLAN 13916

SHEET 6 OF 7 SHEETS

DATED THIS 14th DAY OF SEPTEMBER 1998

SM BCL'S

