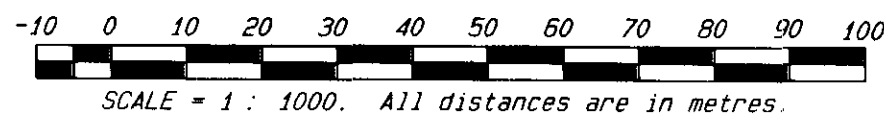


BARE LAND STRATA PLAN OF LOT 3, SECTION 17, SOOKE DISTRICT, PLAN VIP 69823.



BCGS 92B.032

LEGEND

Astronomic bearings derived from Plan VIP 69823

- Found Placed
- Denotes Non-Standard Round Iron Post
- Denotes Standard Iron Post
- (CP) Denotes "Common Property"
- rad. Denotes "radial"

Approved as a Bare Land Strata Plan under the Condominium Act this 21 day of OCT 1999.

Approving Officer, Ministry of Transportation and Highways

The registered owners designated hereon, hereby acknowledge that the land affected by this plan of subdivision may be subject to flooding and declare that they have entered into a covenant in favour of Her Majesty the Queen in the right of the Province of British Columbia, as represented by the Minister of Environment, Lands and Parks and the Capital Regional District, 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 the right of the Province of British Columbia as represented by the Ministry of Environment, Lands and Parks, Fish, Wildlife and Habitat Manager, under Section 219 of the Land Title Act.

This plan need not comply with Section 75-1-c, Land Title Act. Dated this 21 day of OCT, 1999.

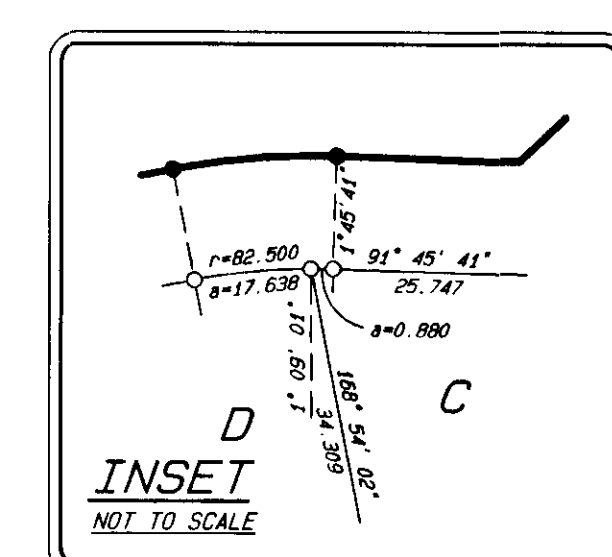
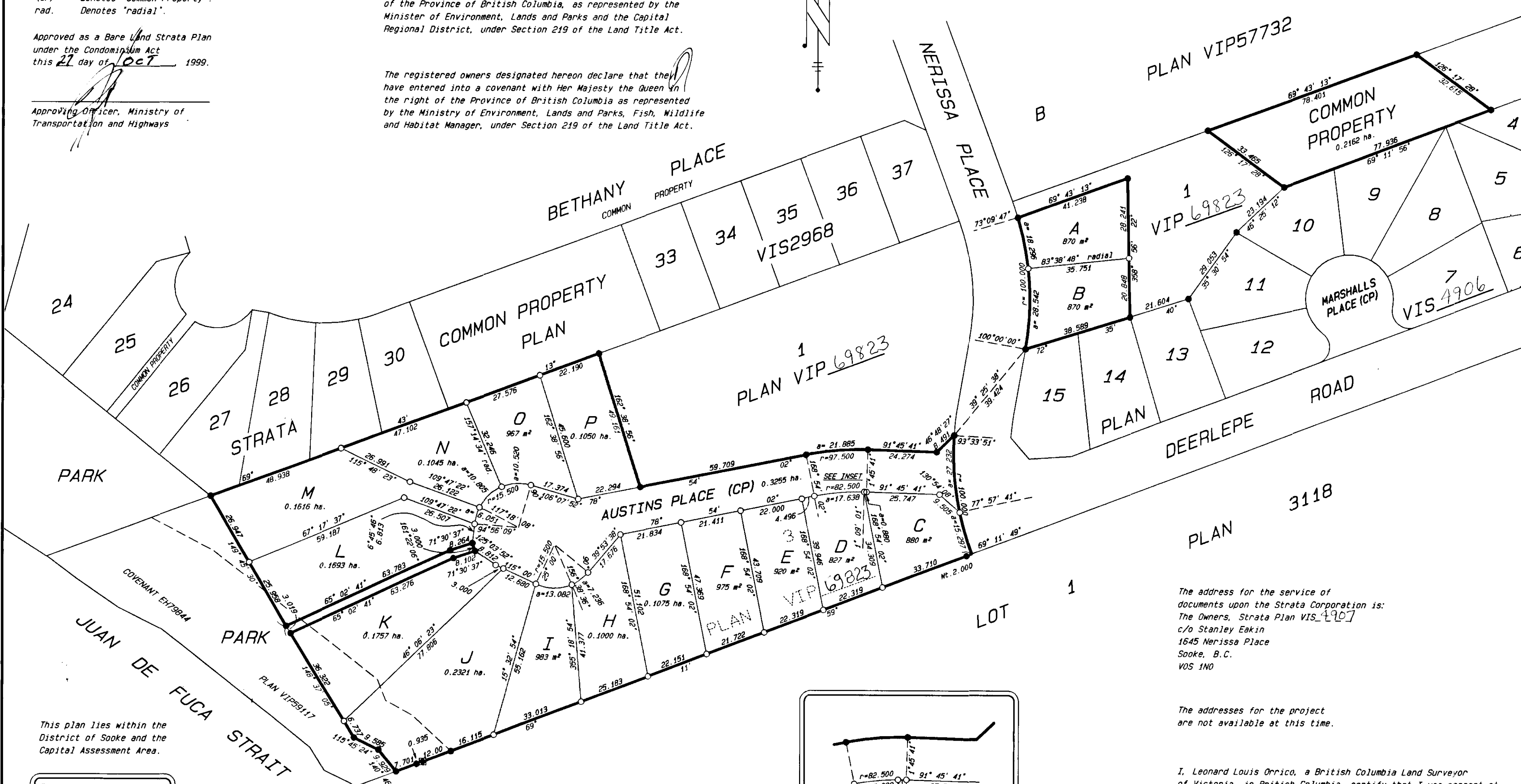
Approving Officer, Ministry of Transportation and Highways

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 represented by the Minister of Transportation and Highways and the Capital Regional District under Section 219 of the Land Title Act.

FIRST SHEET SHEET 1 OF 2 SHEETS STRATA PLAN VIS 4907.

Deposited and registered in the Land Title Office at Victoria, B.C. this 24 day of November 1999.

[Signature]
REGISTRAR



The address for the service of documents upon the Strata Corporation is:
The Owners, Strata Plan VIS 4907
c/o Stanley Eakin
1645 Nerissa Place
Sooke, B.C.
V0S 1N0

The addresses for the project are not available at this time.

I, Leonard Louis Orrico, a British Columbia Land Surveyor of Victoria, 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 29th day of July, 1999.

[Signature]
B.C.L.S.

This plan lies within the District of Sooke and the Capital Assessment Area.


File: 3298-N50
Archive: N50-EAK2.ST1

ORRICO & ASSOCIATES
Land Surveying Ltd.
1-15 Cadillac Avenue
Victoria, B.C. V8Z 1T3
TEL 475-1515 FAX 475-1516

SECOND SHEET
SHEET 2 OF 2 SHEETS
STRATA PLAN VIS 4907 .

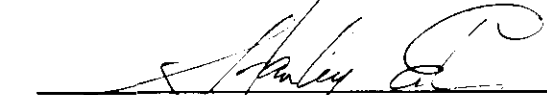
CONDOMINIUM		ACT	
LOT NO.	SHEET NO.	FORM 1	FORM 2
		SCHEDULE OF UNIT ENTITLEMENT	SCHEDULE OF INTEREST UPON DESTRUCTION
		UNIT ENTITLEMENT	INTEREST UPON DESTRUCTION
A	1	1	865
B	1	1	930
C	1	1	900
D	1	1	910
E	1	1	915
F	1	1	925
G	1	1	945
H	1	1	965
I	1	1	965
J	1	1	1600
K	1	1	1600
L	1	1	1510
M	1	1	1450
N	1	1	965
O	1	1	945
P	1	1	930
AGGREGATE		16	17320

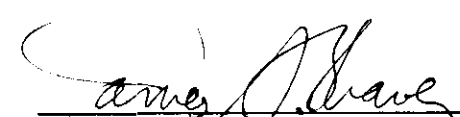
Approved as to Forms 1 and 2
 this 10 day of November 1999.


 Superintendent of Real Estate.

STATUTORY DECLARATION.

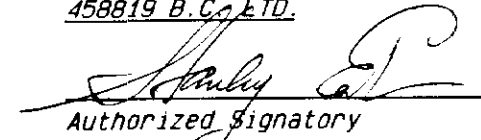
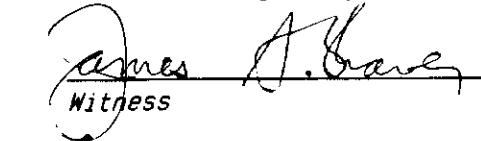
I, the undersigned, do solemnly declare that
 1.) I, the undersigned, am the duly authorized agent of the owner-developer;
 2.) The Strata Plan is entirely for residential use. I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath.

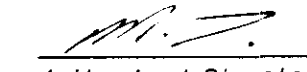
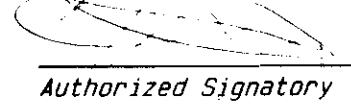
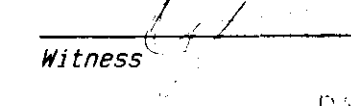

 Declared before me at Victoria, B.C.
 this 23rd day of September, 1999.

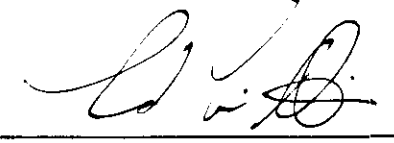

 A Commissioner for taking affidavits
 for British Columbia

JAMES A. SHAVER
 Barrister & Solicitor
 201-4430 Chatterton Way
 Victoria, BC V8X 5J2

File: 3298-W50
 Archive: W50-EAK2.ST2
DARRICO & ASSOCIATES
 Land Surveying Ltd.
 1-15 Cadillac Avenue
 Victoria, B.C. V8Z 1T3
 TEL 475-1515 FAX 475-1516

Registered Owner
 458819 B.C. LTD.

 Authorized Signatory
 STANLEY EAKIN
 Authorized Signatory

 Witness
JAMES A. SHAVER
 Barrister & Solicitor
 Address 201-4430 Chatterton Way
 Victoria, BC V8X 5J2
 Occupation

Mortgagee
 HONGKONG BANK OF CANADA NOW KNOWN AS HSBC BANK CANADA

ROBERT S. RAMSHAW
 VICE PRESIDENT & MANAGER
 Authorized Signatory

TODD HAYWARD
 ACCOUNT MANAGER
 COMMERCIAL BANKING
 Authorized Signatory

 Witness
 Address
 Occupation

Dated this 29th day of July, 1999.

 BCL5

MOH file 14879