

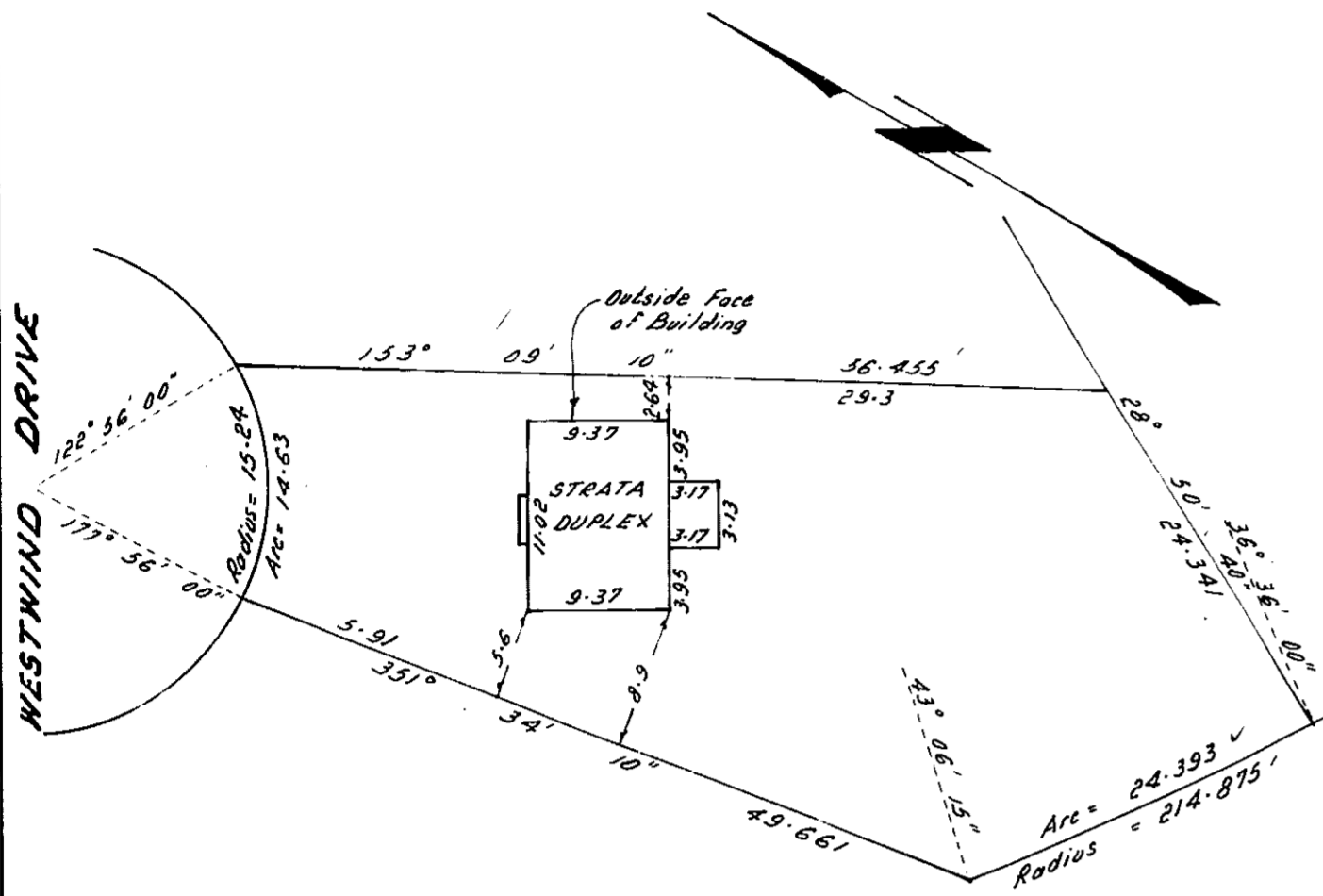
02

Sheet 1 of 6 Sheets

STRATA PLAN OF LOT 13, PLAN 25676. SECTION 1, ESQUIMALT DISTRICT.

Scale: 1:500. All Distances are in Metres. Legend: m² denotes square metres.

Address: 529-531 Westwind Drive, Victoria, B.C. Provincial Territory.



The address for service of documents on the Strata Corporation is: 5527 Forrest Hill Road, R.R.3, Victoria, B.C.

Michael E. Clayton B.C. Land Surveyor, 822 Sevenoaks Road, Victoria, B.C. V7Y-2Z58, File: 80-1109

STRATA PLAN NO 926

Deposited and Registered in the Land Registry Office at Victoria, this 30th day of April 1981.

Signature of David V. Hux, Deputy Registrar.

This Plan lies within the Capital Regional District.

CERTIFICATE OF APPROVAL

I hereby certify that the construction of the building situated on Lot 13, Plan 25676, Section 1, Esquimalt District has been approved for Strata Plan Development, this 15th day of Jan 1981.

Signature of Norma L. Sealey, Chairman - Regional Board, Capital Regional District.

Michael E. Clayton a Victoria, a British Columbia Land Surveyor, hereby certify that the building erected on the parcel described above is wholly within the external boundaries of the parcel. Dated at Victoria, this 4th day of November 1980.

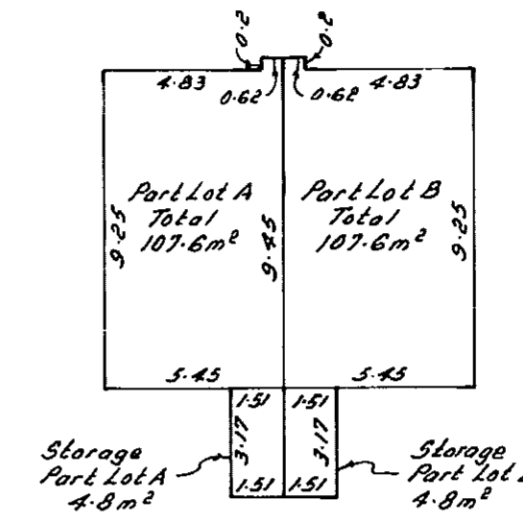
Signature of Michael E. Clayton, B.C.L.S.

Sheet 3 of 6 Sheets

DUPLEX GROUND LEVEL

Scale: 1:250

STRATA PLAN NO 926



Date: November 9, 1980

Signature of Michael E. Clayton, B.C.L.S., File: 80-1109

Sheet 2 of 6 Sheets

STRATA PLAN NO 926

Approved as to Forms 1 & 2 this 16th day of April 1981.

Signature of Gene Paul, Superintendent of Insurance.

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.

Signature of Michael Jakob Steger, Declared before me at Victoria, B.C. this 16th day of April 1981.

Signature of David R. Shute, A Commissioner for taking Affidavits for British Columbia.

Date: Nov. 4 1980

Signature of Michael Jakob Steger, B.C.L.S.

STRATA TITLES ACT

Table with columns: Lot, Sheet Nos, Form 1 (Schedule of Unit Entitlement), Form 2 (Schedule of Interest Upon Destruction), Form 3 (Schedule of Number of Votes). Rows for Lot A, Lot B, and Aggregate.

Registered Owners

Signature of Michael Jakob Steger, Registered Owner.

Signature of Hanna Steger, Registered Owner.

Signature of David R. Shute, Witness as to both signatures.

Notary Public, Occupation: 817-A, FORT STREET, VICTORIA B.C., Address.

Mortgagee: Canada Trustco Mortgage Company.

Mortgagee: The Toronto Dominion Bank.

Authorized Signatory signatures.

Signature of E. Ashmore, Authorized Signatory, WITNESS: AS TO THE SIGNATURE OF E. ASHMORE.

Date: Nov. 4 1980, Signature of Michael Jakob Steger, B.C.L.S.

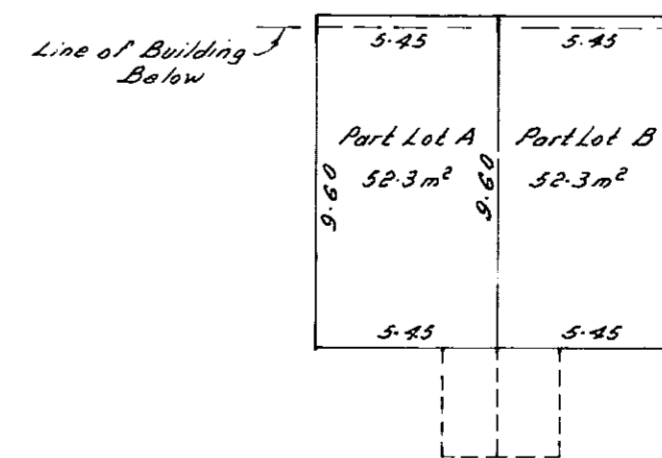
80-1109

Sheet 4 of 6 Sheets

DUPLEX UPPER LEVEL

Scale: 1:250

STRATA PLAN NO 926



Date: November 9, 1980

Signature of Michael Jakob Steger, B.C.L.S., File: 80-1109

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Sheet 6 of 6 Sheets

STRATA PLAN No 926

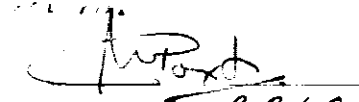
STRATA PLAN No 926


DEALINGS AFFECTING THE COMMON PROPERTY

RECORD OF BY-LAWS AND ORDERS, ETC;

REGISTRATION		DOCUMENT	
NUMBER	DATE	DATE	NATURE & PARTICULARS
U90940-G			The Crown AFB 3.257.3685
			AFB 4.331.906-A
ME69353	4.8.76		Canada Trustco Mortgage
	10:38		Company inter alia
MT133672	31.12.80		The Toronto-Dominion Bank
	11:27		inter alia

FILING		DOCUMENT	
NUMBER	DATE	DATE	NATURE & PARTICULARS

Date: November 4, 1980  
  
 B.C.L.S.  
 File: 80-1109

Date: November 4, 1980  
  
 B.C.L.S.  
 File: 80-1109