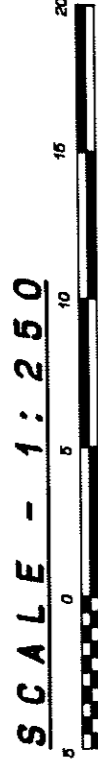


STRATA PLAN OF LOT A, SECTION 4,
VICTORIA DISTRICT, PLAN 50619

STRATA PLAN VIS 2087

Deposited and Registered in the
Land Title Office at Victoria, B.C.
this 13th day of MAY 1991.



B.C.G.S. 92 - B.044

All distances are in metres.

LEGEND

Grid bearings are derived from Plan 50619. This Plan lies within Integrated Survey Area No. 17, City of Victoria. This Plan shows Ground Level measured distances. Prior to computation of U. T. M. Co-ordinates, multiply by Combined Factor 0.9996030533.

The address of the project is -

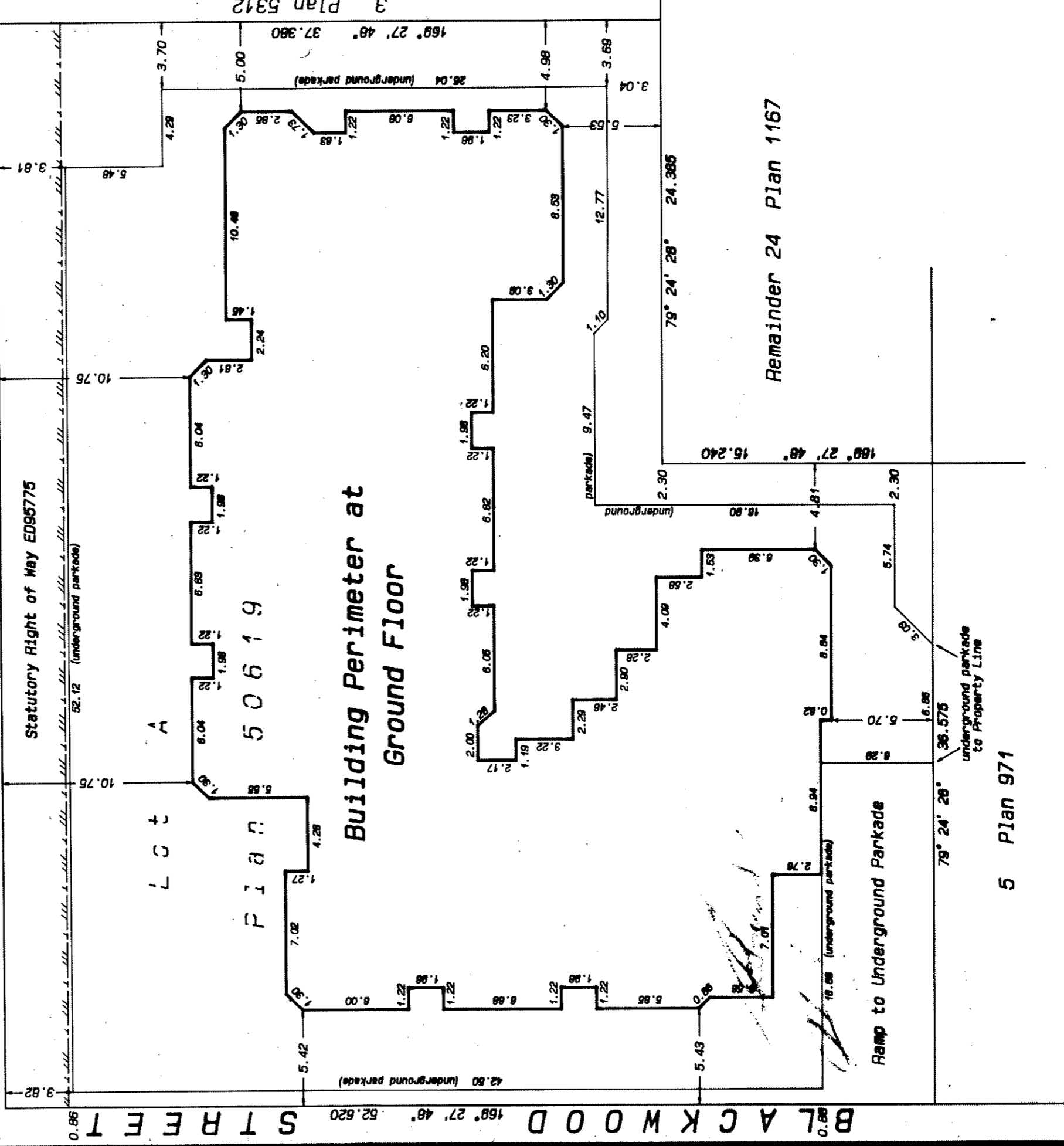
BLACKWOOD MANOR
1203 Hillside Avenue
Victoria, B.C. V8T 2B1

The address for the service of documents
on the Strata Corporation is -
The Owners, Strata Plan _____
c/o Devon Properties
200-1770 Fort Street
Victoria, B.C., V8R 1J5



HILLSIDE AVENUE

79° 24' 28" 60.960



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 30th day of January, 1991.

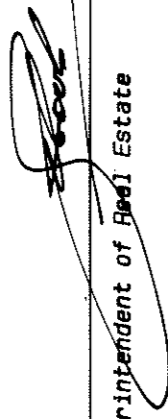
Alan M. Powell
B.C.L.S.

STRATA PLAN VIS 2087

CONDOMINIUM ACT

Lot No.	Sheet No.	FORM 1		FORM 2	
		Schedule of Unit Entitlement	Unit Entitlement	Schedule of Interest Upon Destruction	
1	4	91		220	
2	4	92		217	
3	4	94		224	
4	4	93		215	
5	4	89		220	
6	4	93		217	
7	4	92		220	
8	4	90		220	
9	4	92		220	
10	4	98		222	
11	4	96		227	
12	5	91		224	
13	5	92		220	
14	5	94		227	
15	5	93		219	
16	5	89		224	
17	5	97		220	
18	5	92		224	
19	5	93		224	
20	5	92		224	
21	5	98		226	
22	5	102		231	
23	6	91		229	
24	6	92		226	
25	6	94		232	
26	6	93		224	
27	6	88		229	
28	6	97		226	
29	6	92		229	
30	6	92		229	
31	6	92		229	
32	6	98		231	
33	6	102		236	
34	7	91		236	
35	7	92		232	
36	7	94		240	
37	7	93		232	
38	7	89		236	
39	7	97		232	
40	7	92		236	
41	7	92		236	
42	7	92		236	
43	7	98		236	
44	7	102		241	
AGGREGATE				4, 117	10, 000

Approved as to forms 1 and 2
this 11 day of March, 1991


Superintendent of Real Estate

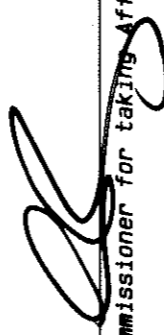
STATUTORY DECLARATION

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 it is of the same force and effect as if made under oath.




Declared before me at Vancouver, B.C.
this 15th day of February, 1991.


A Commissioner for taking Affidavits for B.C.



All STRATA LOTS are defined by the centre-lines of exterior building walls and interior walls.
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.

New Development Certificate

I, Ian M. Powell, British Columbia Land Surveyor, hereby certify that the building shown in this Strata Plan has not, as of the 22nd day of October, 1990 been previously occupied.
Dated at Victoria, British Columbia, this 31st day of January, 1991.

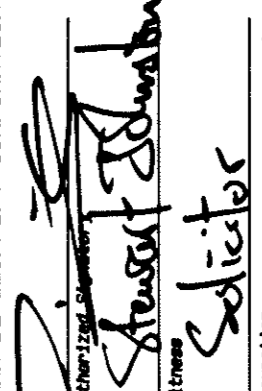
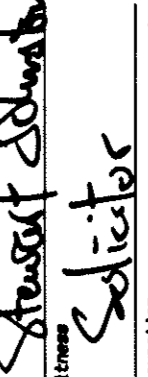

B.C.L.S.

Mortgages
MIDLAND MORTGAGE CORPORATION
CORPORATION D'HYPOTHEQUES MIDLAND


Authorized Signatory

Witness

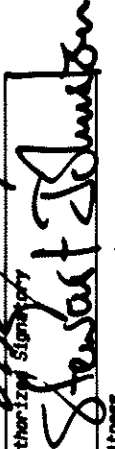
Financ
Occupation
121 King St W
Address

Mortgages
CANA DEVELOPMENT CORPORATION


Authorized Signatory

Witness
Solicitor
Occupation

3-612 View St, Victoria
Address

Mortgages
BOND DEVELOPMENT CORPORATION


Authorized Signatory

Witness

Solicitor
Occupation
3-612 View St Victoria

Registered Owner -
381208 B.C. LTD.


Authorized Signatory

Authorized Signatory
Aileen Beaumont
Witness

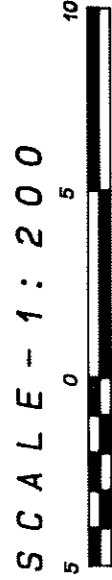
Administrative Assistant
Occupation

79 Oriole Road, #103
Address
Toronto, Ont
M4V 2S2

Basement Parkade Level

STRATA PLAN VIS2087

see Amended Sheet 3

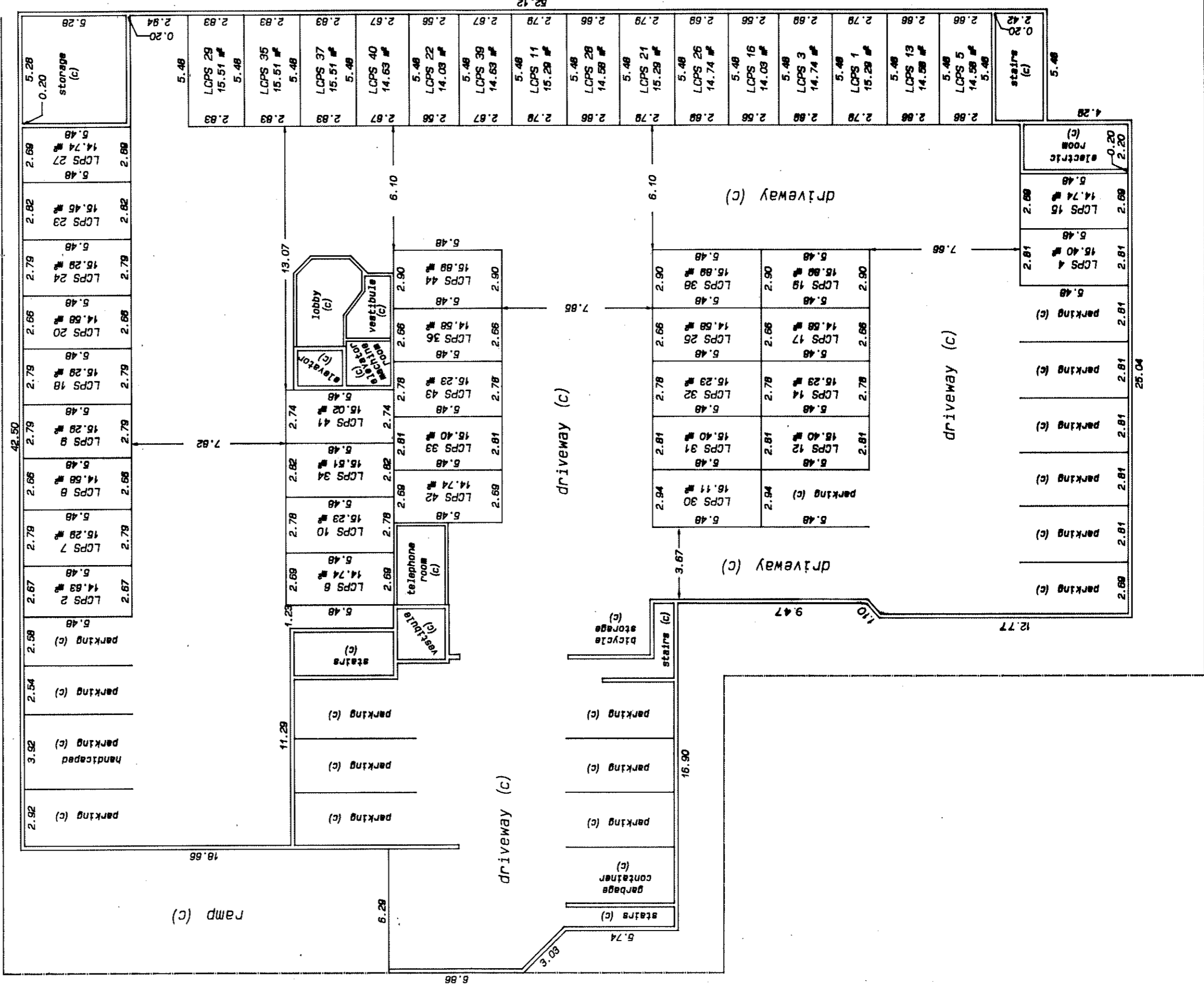


LEGEND

- m² - denotes - square metres
 - Pt. - denotes - Part of Strata Lot
 - (c) - denotes - common property
 - LCPs - denotes - Limited Common Property Parking space for the exclusive use of Strata Lot
- NOTE - exterior wall thickness is 0.20



BLACKWOOD STREET



STRATA PLAN VIS2087

Basement Parkade Level
COMMON PROPERTY

SCALE - 1:200



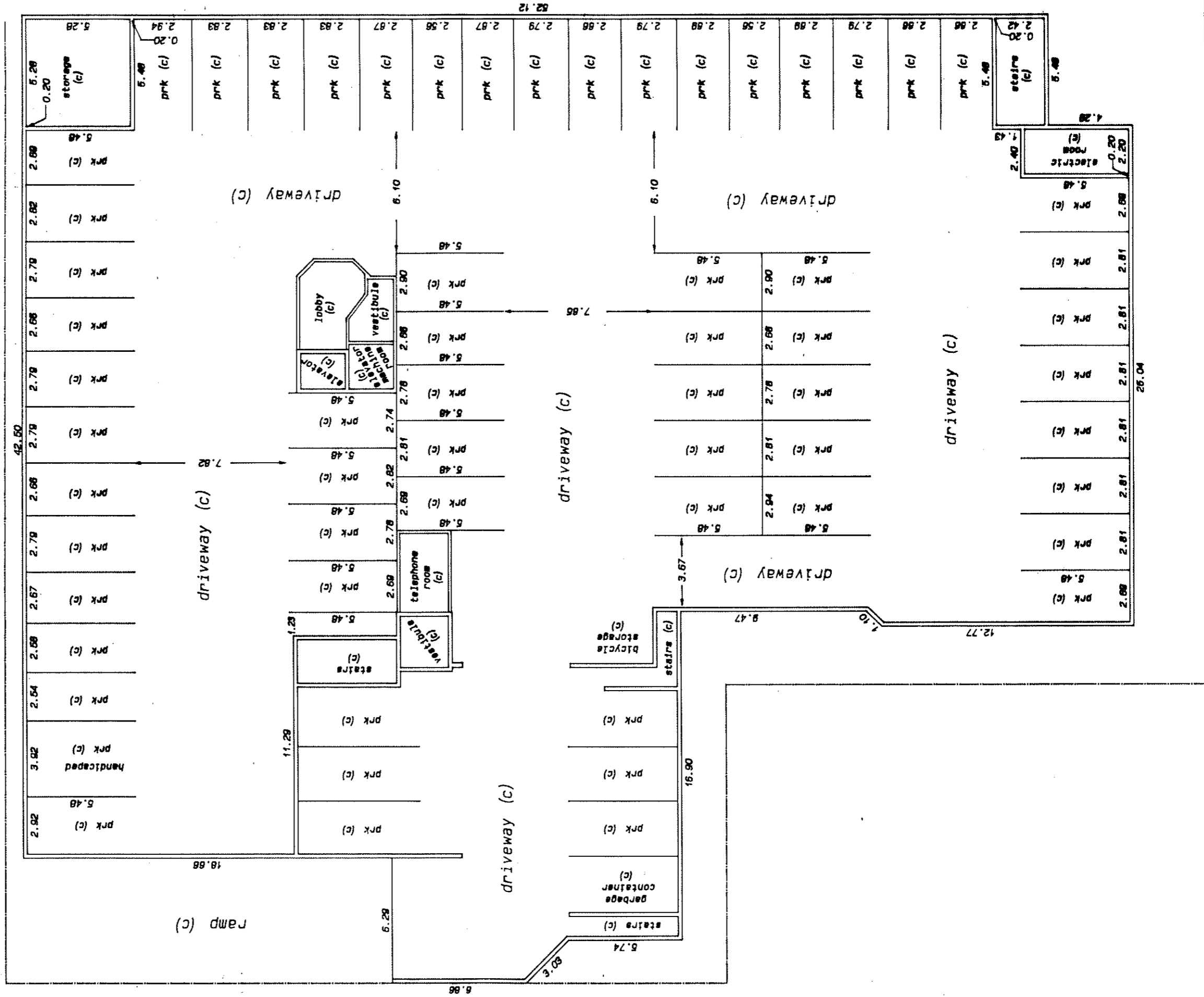
All distances are in metres.

LEGEND

- m² - denotes - square metres
- Pl.- denotes - Part of Strata Lot
- (c) - denotes - common property
- prk - denotes - parking space
- NOTE - exterior wall thickness is 0.20



BLACKWOOD STREET



Alex M. Lewis

Strata Lots 1 to 11 (inclusive) STRATA PLAN VIS 2087

Ground Floor

SCALE - 1 : 200



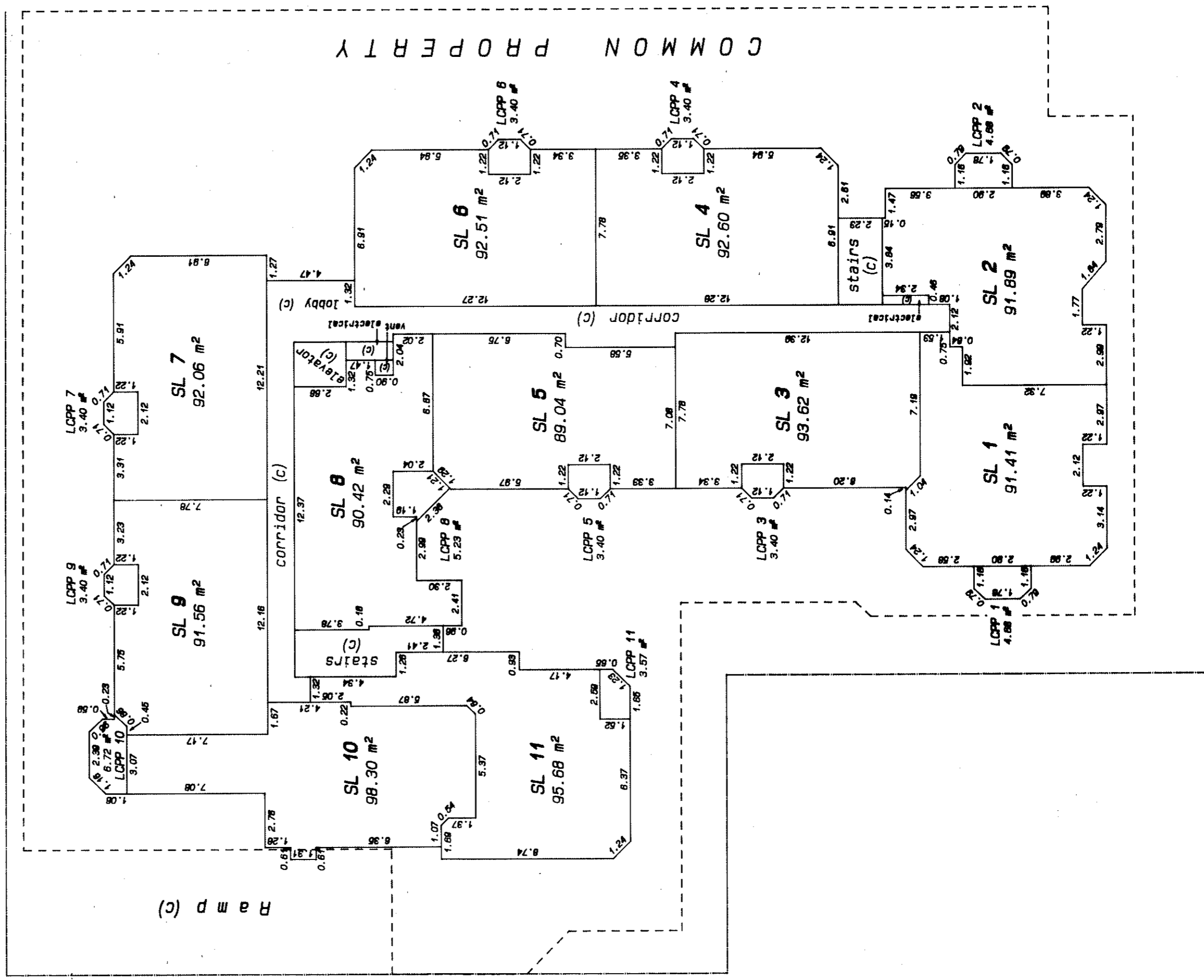
All distances are in metres.

LEGEND

- m² - denotes - square metres
- Pt. - denotes - Part of Strata Lot
- (c) - denotes - common property
- LCPP - denotes - Limited Common Property Patio for the exclusive use of Strata Lot



BLACKWOOD STREET



Strata Lots 12 to 22 (inclusive) STRATA PLAN VIS 2081

Second Floor

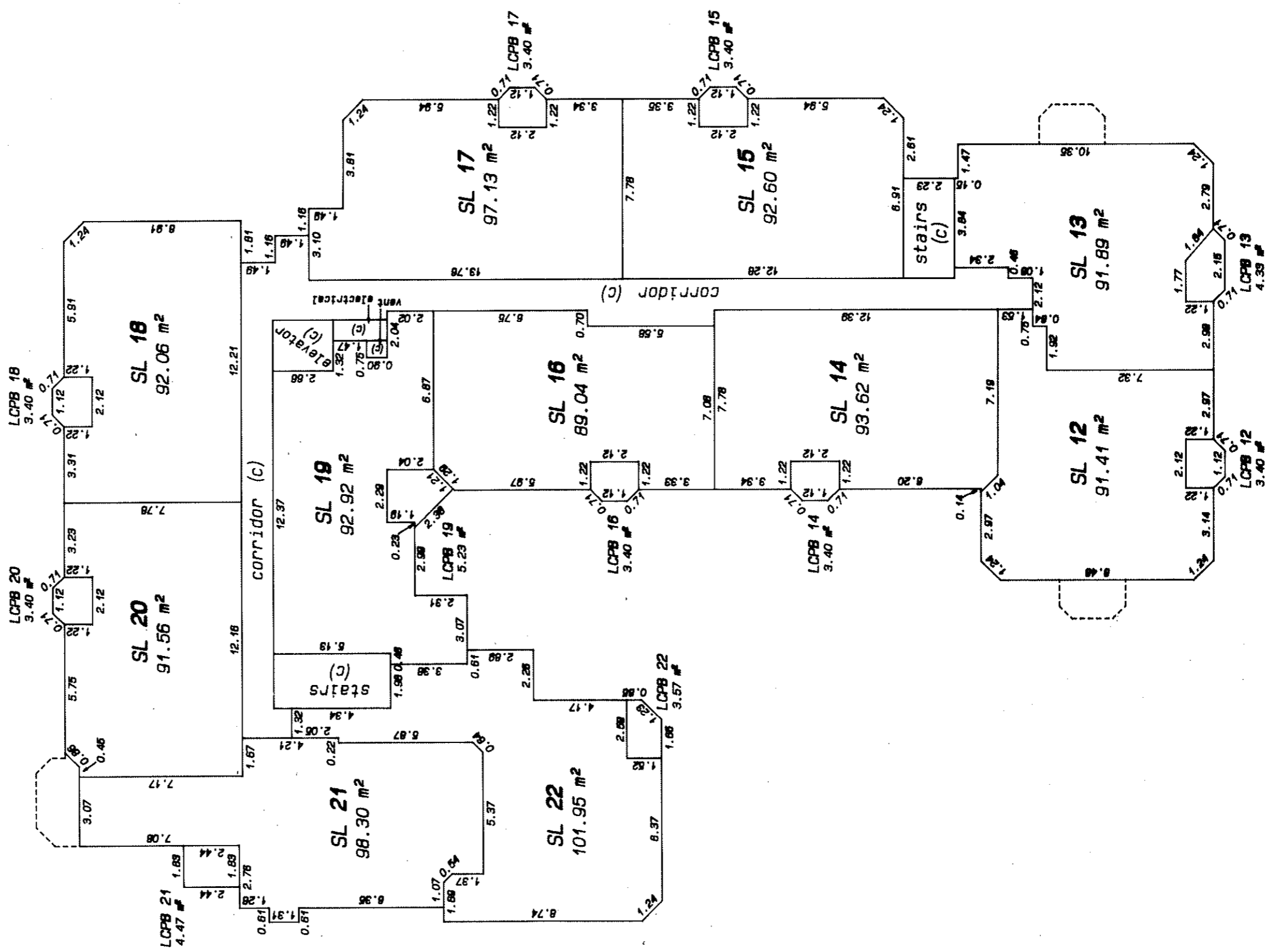
SCALE - 1:200



All distances are in metres.

LEGEND

- m² - denotes - square metres
- Pt.- denotes - Part of Strata Lot -
- (c) - denotes - common property
- LCPB - denotes - Limited Common Property Balcony for the exclusive use of Strata Lot -



Andrew Powell
B.C.L.S.

Strata Lots 23 to 33 (inclusive) STRATA PLAN VIS2087

Third Floor

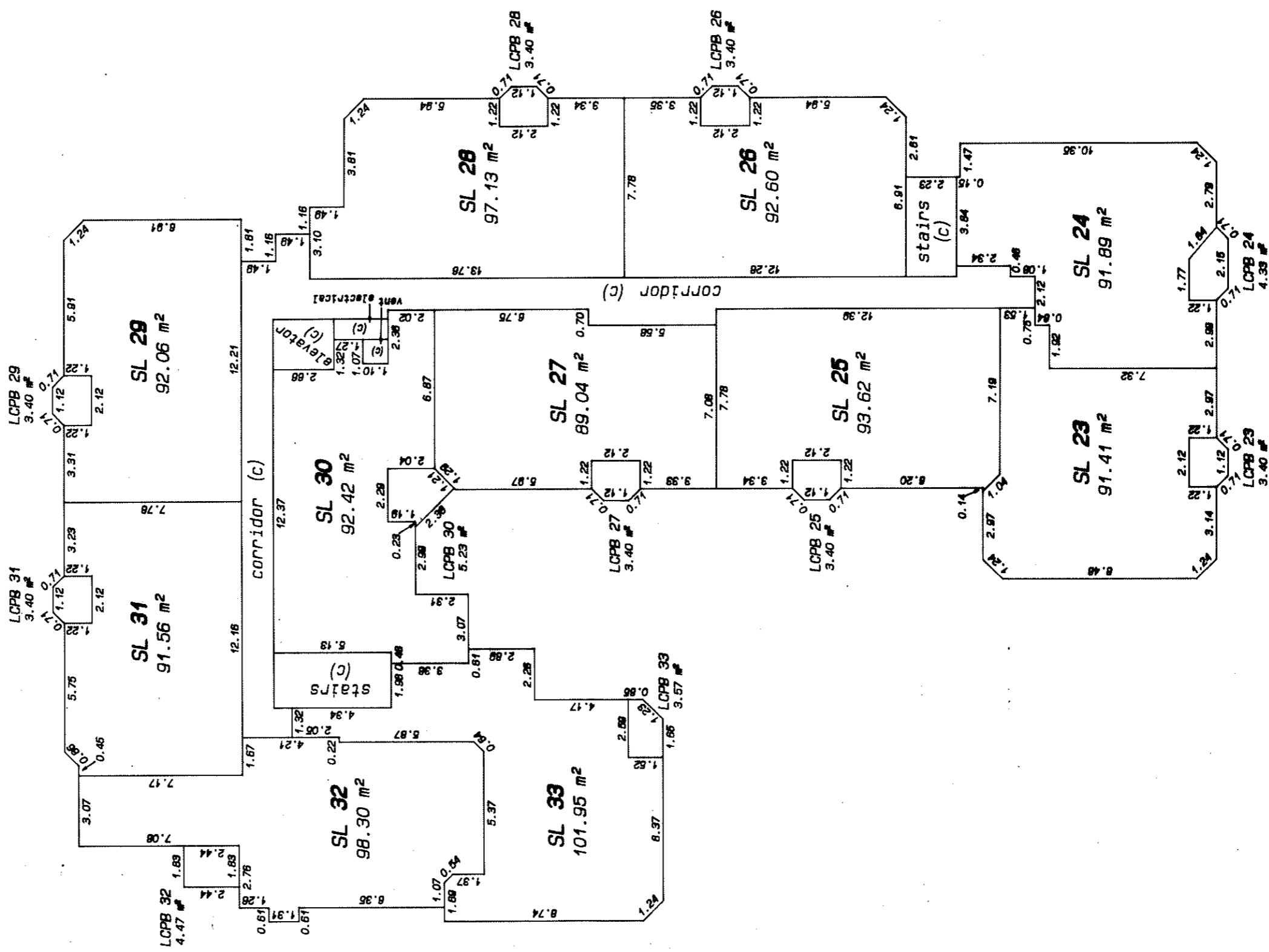
SCALE - 1:200



All distances are in metres.

LEGEND

- m² - denotes - square metres
- Pt.- denotes - Part of Strata Lot —
- (c) - denotes - common property
- LCPB - denotes - Limited Common Property Balcony for the exclusive use of Strata Lot —



Strata Lots 34 to 44 (inclusive) STRATA PLAN VIS2081 Fourth Floor

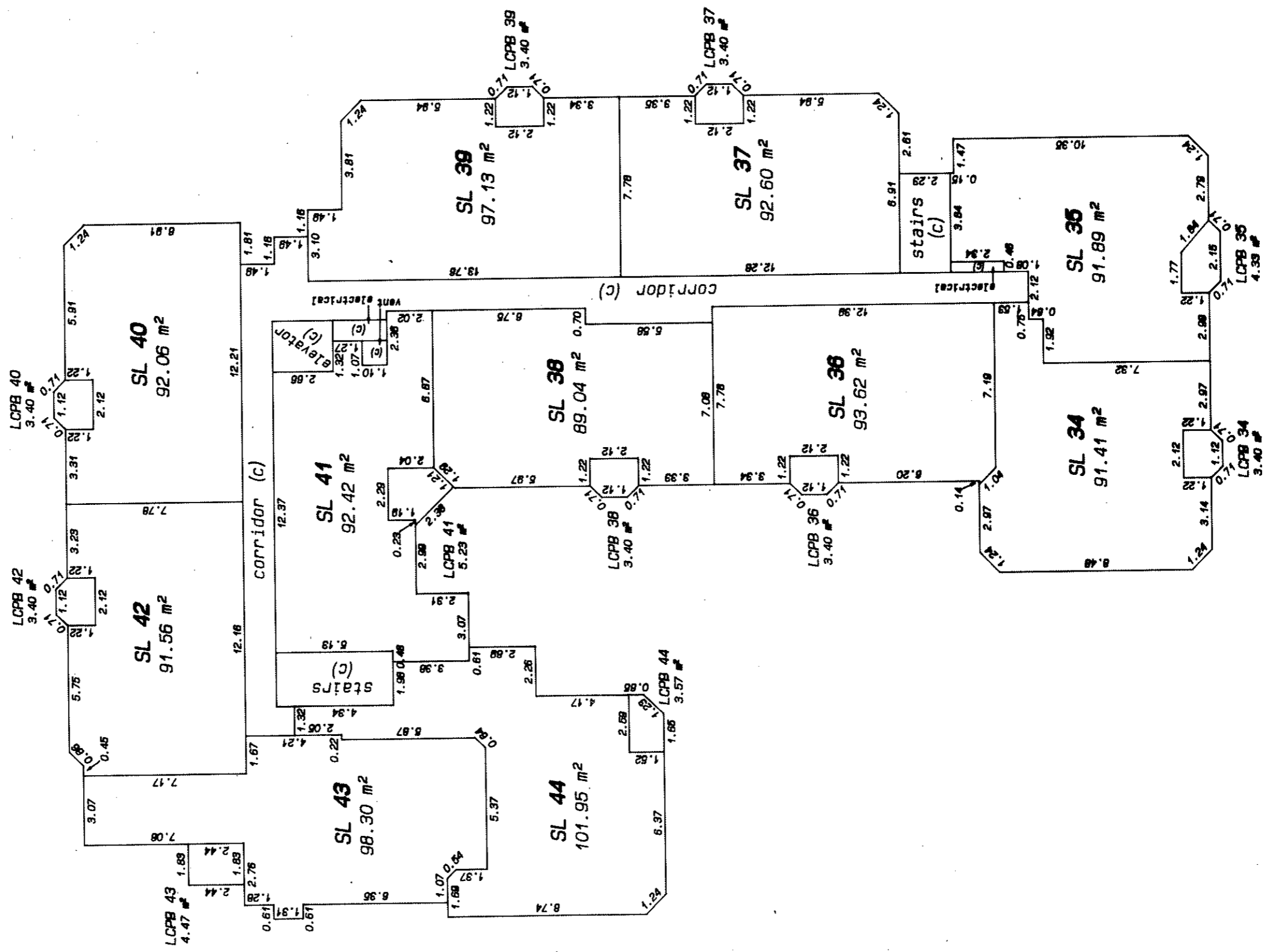
SCALE - 1:200



All distances are in metres.

LEGEND

- m² - denotes - square metres
- Pt. - denotes - Part of Strata Lot --
- (c) - denotes - common property
- LCPB - denotes - Limited Common Property Balcony for the exclusive use of Strata Lot --



A. W. Powell
B.C.L.S.