

**PHASE STRATA PLAN OF LOT A, SECTIONS 8 & 26,
LAKE DISTRICT, PLAN VIP62585**

**STRATA PLAN VIS 3990
PHASE 1**

SCALE - 1:750

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

Deposited and Registered in the Land Title Office of
Victoria, B.C., this 22nd day of MAY, 1996.

All distances are in metres and decimals thereof.

LEGEND -

- Grid bearings are derived from observations between Control Monuments
191000 and 090201, Integrated Survey Area No 30, District of Saanich.
This Plan shows Ground Level Measured Distances. Refer to consultant
of U.T.M. Co-ordinates, Multiplier by Conversion Factor 0.99960966
- ⊙ - denotes - Control Monument found
 - - denotes - Level Peg found
 - - denotes - Standard Iron Post found
 - - denotes - Factor chain nail found in road

This Plan lies within the Capital Regional
District within the District of Saanich.

Approval:
Approved as Phase One of a Two Phase
Strata Plan under the Condominium Act
this 9th day of May, 1996.

Alan Hopper
Approving Officer
Corporation of the District of Saanich

STRATA UNIT BOUNDARIES ARE MEASURED TO AND DEFINED BY -

- 1) the exterior face of perimeter building walls, or
- 2) the centreline of interior and party walls, or
- 3) the party wall centreline extended to intersect
the exterior face of perimeter building walls

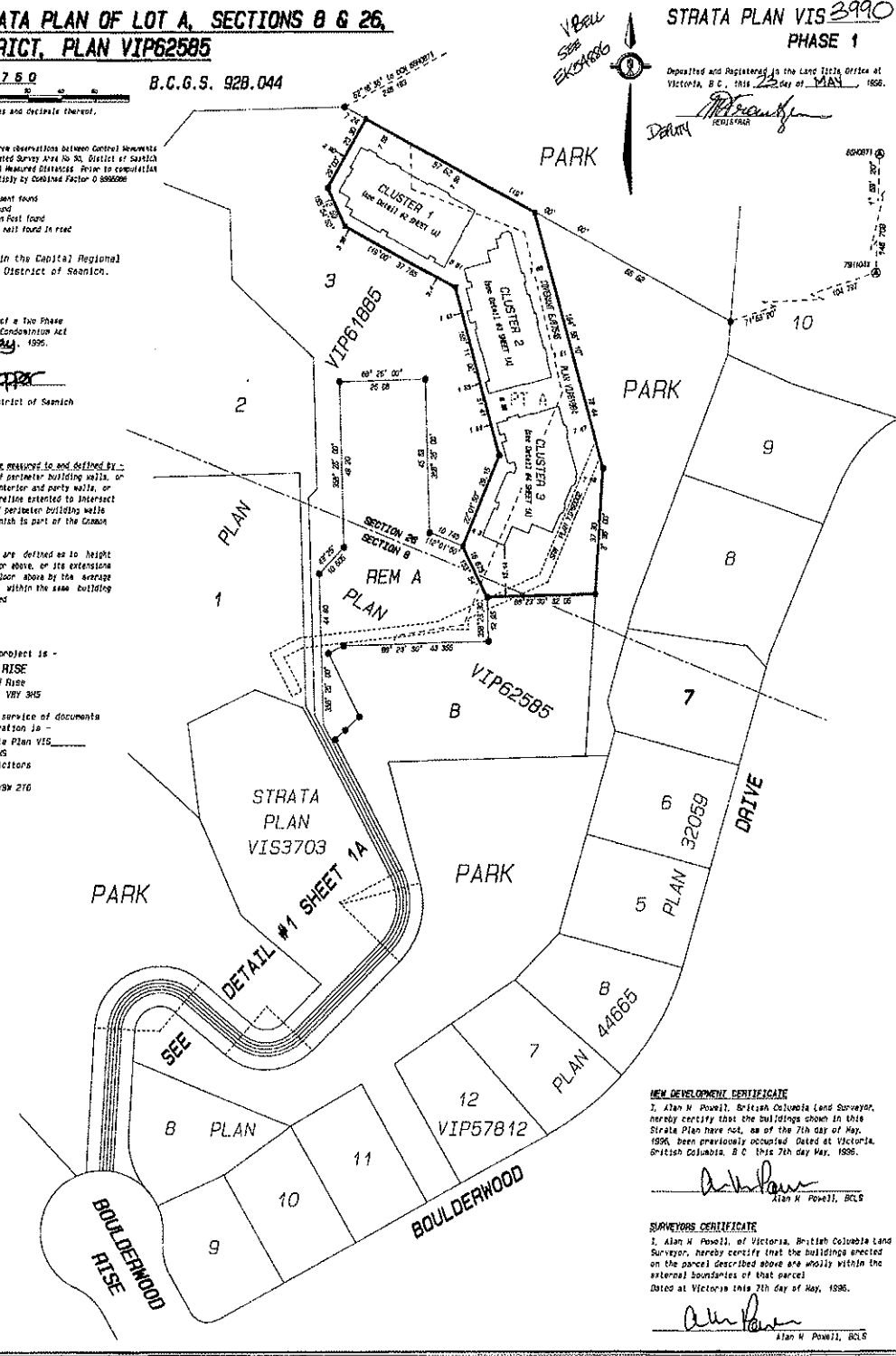
The exterior building finish is part of the Common
Property

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

The address of the project is -
BOULDERWOOD RISE
342 Boulderwood Rise
Victoria, B.C. V8Y 3H5

The address for the service of documents
on the Strata Corporation is -
The Owners, Strata Plan VIS
c/o PATHERSON ADAMS
Solicitors & Collectors
P.O. Box 1231
Victoria, B.C., V8W 2T0

FILE: R148-700
PONELL & LEWIS
B.C. LAND SURVEYORS
850 HERR STREET
VICTORIA, BC V8W 2L9
PHONE 384-4668

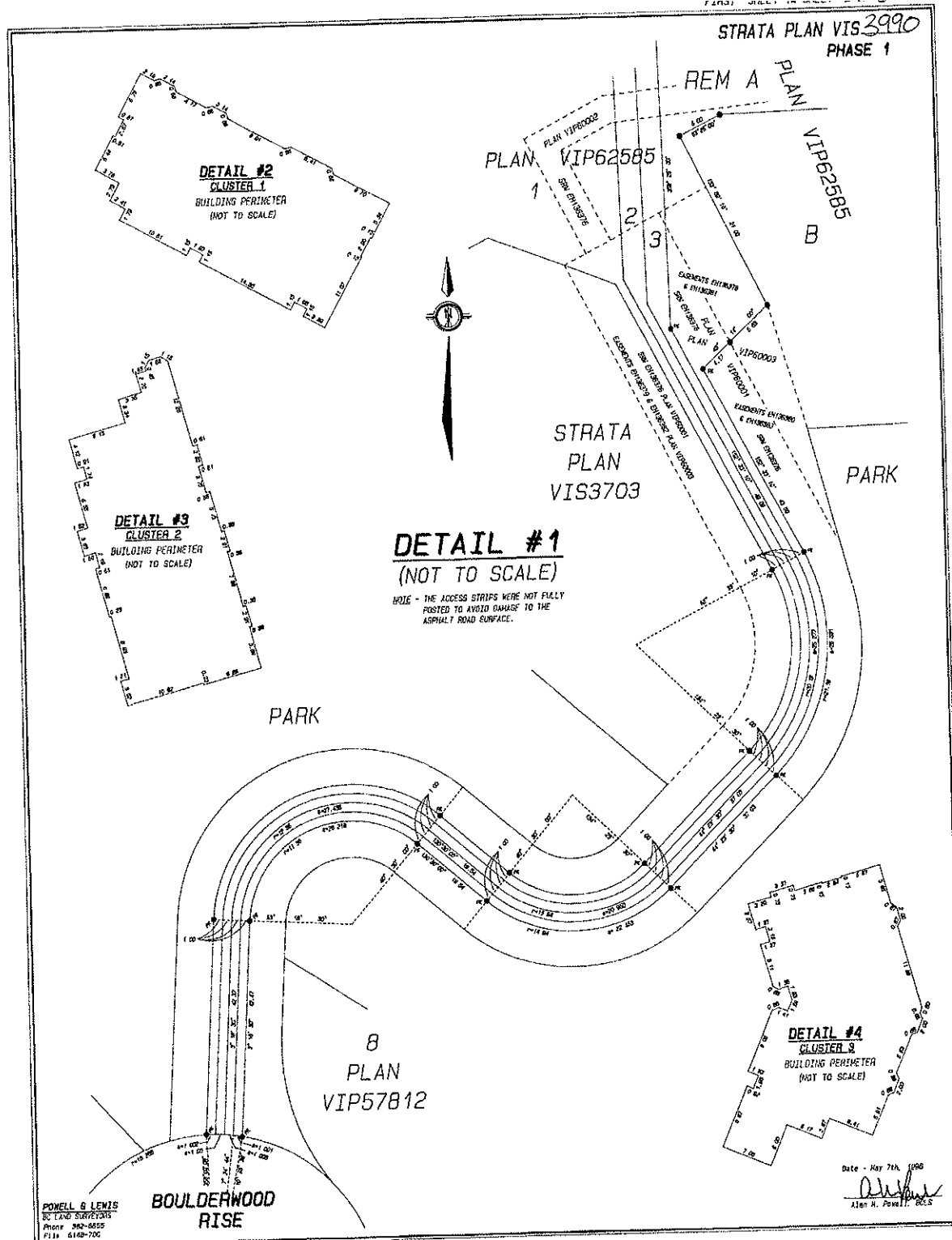


NEW DEVELOPMENT CERTIFICATE
I, Alan H. Powell, British Columbia Land Surveyor,
hereby certify that the buildings shown in this
Strata Plan have not, as of the 7th day of May,
1996, been previously occupied. Dated at Victoria,
British Columbia, B.C. this 7th day of May, 1996.

Alan H. Powell
Alan H. Powell, B.C.L.S.

SURVEYORS CERTIFICATE
I, Alan H. Powell, of Victoria, British Columbia Land
Surveyor, hereby certify that the buildings erected
on the parcels described above are wholly within the
external boundaries of that parcel.
Dated at Victoria this 7th day of May, 1996.

Alan H. Powell
Alan H. Powell, B.C.L.S.



STRATA PLAN VIS. 2990
PHASE 1

Registered Owners
367959 B.C. V.D.

Authorized Signatory
Witness as to signature

Occupation
402-207 East St. Victoria
Address B.C.

Mortgages -
NATIONAL TRUST COMPANY

Authorized Signatory
Witness as to signature

MANAGER CLIENT SERVICES
Occupation
1177 W. HASTINGS ST
Address VANCOUVER, B.C.

Approved as to Form 2
this 17th day of May 1996

Superintendent of Real Estate

STATUTORY DECLARATION

I, the undersigned, do solemnly declare that:
(1) I, the undersigned, am the duly authorized agent of the co-op-developer
(2) The strata plan is strictly for residential use
I make this solemn declaration conscientiously believing it to be true and knowing it to be of the true force and effect as if made under oath.

Declared before me at Victoria, B.C.
this 17th day of May 1996.

A Commissioner for Taking Affidavits for B.C.

CONDOMINIUM ACT

Strata Lot No.	Sheet No.	FORM 1	FORM 2
		Schedule of Unit Entitlement	Schedule of Interest upon Destruction
1	5	187	410
2	5	186	420
3	5	186	440
4	5	203	450
5	5	183	440
6	5	187	460
7	5	194	450
8	4 & 5	187	430
9	4 & 5	182	440
Aggregates		1,695	3,940

STRATA PLAN VIS 3990
PHASE 1



COVENANT EUB7646

PLAN Y1978084

CLUSTER 3
CRAWLSPACE LEVEL

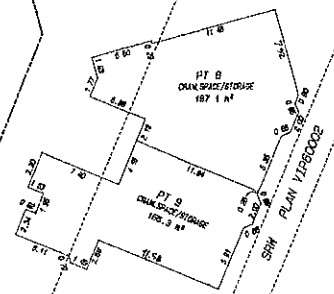
SCALE - 1:250



All distances are in metres and decimals thereof.

LEGEND

PT denotes Part of

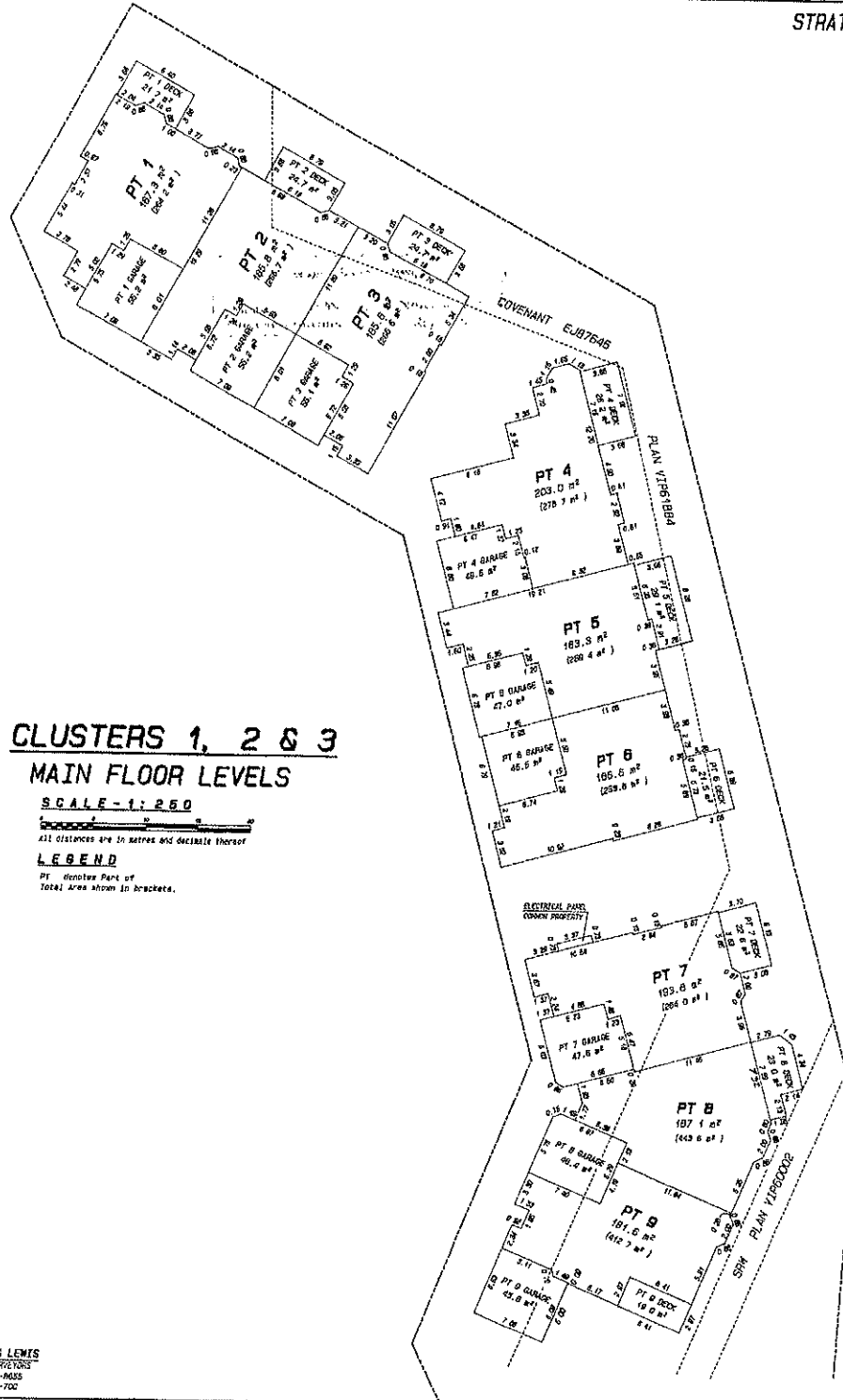


PLAN Y198002

POWELL & LEWIS
700 LAPO STREET/106
Phone: 332-8822
F316 8166-700

Date - May 7th, 1998

Alan Powell
Alan H. Powell, 2015



**CLUSTERS 1, 2 & 3
MAIN FLOOR LEVELS**

SCALE - 1 : 250

All distances are in metres and decibates thereof

LEGEND

PT denotes Part of
Total area shown in brackets.

PONELL & LEWIS
30 LAKE SURVEYORS
Phone 962-9655
Fax 6168-700

Date - May 7th 1998

Alan Powell
Alan N. Powell, BCLS

PHASE STRATA PLAN OF LOT A, SECTIONS 8 & 26,
LAKE DISTRICT, PLAN VIP62585

STRATA PLAN VIS3990
PHASE 2

SCALE - 1:750

B.C.G.S. 928.044

All distances are in metres and decimals thereof.

LEGEND -

Grid bearings are correct from observations between Central Monument
281033 and 880217. Integrated Survey Area No 30, District of Saanich
This Plan shows Ground Level Measured Distances. Prior to completion
of U.T.M. Coordinates, initially by Combined Factor 0.000500

- ⊙ - marker - Central Monument found
- ⊙ - 4x4014 - Lead Flag found.
- ⊙ - 4x4014 - Flashed Iron Post found.
- ⊙ - 4x4014 - Marker Nylon nail found in rock.

This Plan lies within the Capital Regional
District within the District of Saanich.

APPROVAL

Approved as Phase Two of a Two Phase
Strata Plan under the Conveyance Act
this 27 day of Feb. 1997.

Alan Powell
Approving Officer
Competition of the District of Saanich

BOUNDARY MEASUREMENTS ARE DEFINED BY -

- 1) the exterior face of partition building walls, or
 - 2) the centreline of interior and party walls, or
 - 3) the party wall centreline extended to intersect
the exterior face of partition building walls.
- The exterior building finish is part of the Common
Property.

All patios and balconies are defined as to height
by the centre of the floor above, or its extension
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, Alan M. Powell, British Columbia Land Surveyor,
hereby certify that the buildings shown on this
Strata Plan have not, as of the 8th day of February,
1997, been previously occupied. Dated at Victoria,
British Columbia, B.C. this 8th day February, 1997.

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

The address of the project is -
BOULDERWOOD RISE
542 Boulderwood Rise
Victoria, B.C. V8Y 3N5

The address for the service of documents
on the Strata Corporation is -
The Owners, Strata Plan VIS 3990
c/o PATERSON ADAMS
Barristers & Solicitors
P.O. Box 1281
Victoria, B.C. V8N 2T6



Deposited and Registered in the Land Title Office at
Victoria, B.C. this 27th day of March 1997

Jan MacDonald
REGISTRAR

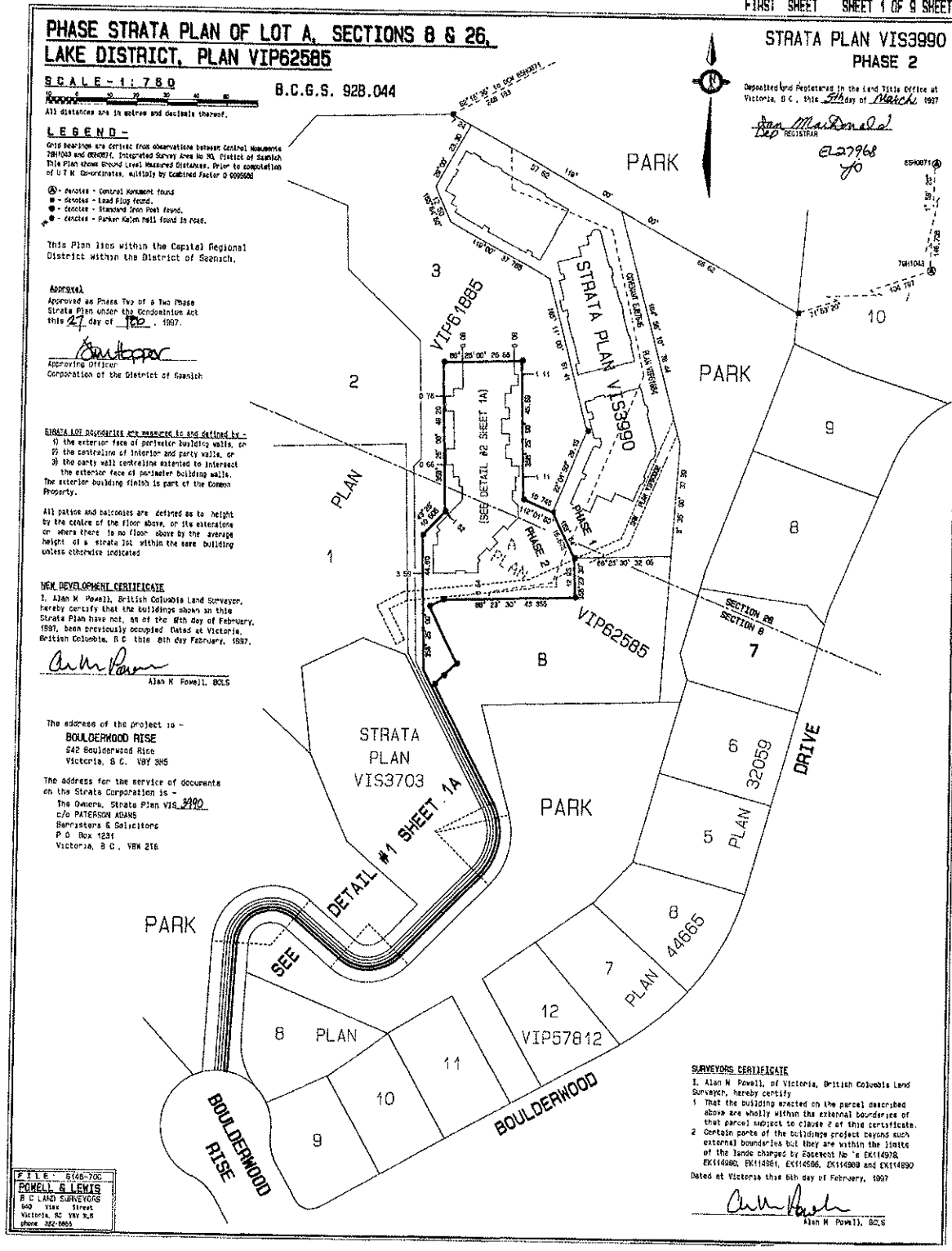
227968
jo

FILE # 8148-706
POWELL & LEWIS
B.C. LAND SURVEYORS
600 YAK Street
Victoria, BC V8W 2S5
Phone 382-8865

SURVEYORS CERTIFICATE

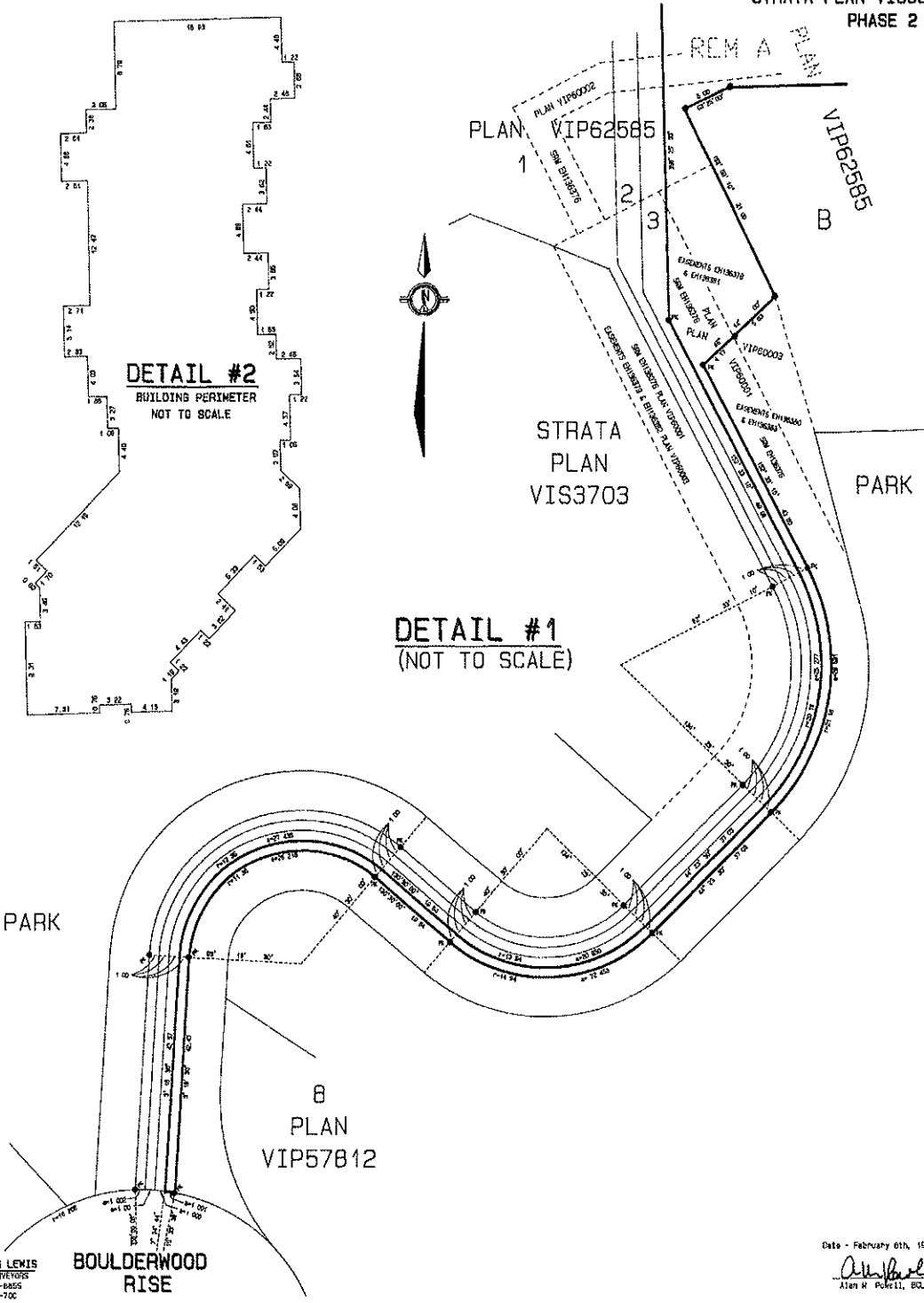
I, Alan M. Powell, of Victoria, British Columbia Land
Surveyor, hereby certify
1 That the building erected on the parcel described
above are wholly within the external boundaries of
that parcel subject to clause 2 of this certificate.
2 Certain parts of the building project beyond such
external boundaries but they are within the limits
of the lands charged by Easement No "a" EK114978,
EK114980, EK114981, EK114986, EK114988, EK114989 and EK114990
Dated at Victoria this 8th day of February, 1997

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



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STRATA PLAN VIS3990
PHASE 2



COUNTER 6 VI VIS3990 - - Filed RCVD:1996-05-23 Page 8 of 15

PONELL & LEWIS
 801 1500 500TH AVENUE
 PHOENIX 85024-4855
 FILE 0140-700

Date - February 6th, 1997
Alan M. Ponell
 Alan M. Ponell, BQS

STRATA PLAN VIS3990
PHASE 2

Approved as to Form 1 and 2
this 24 day of Feb 1997

R. D. ...
Superintendent of Real Estate

STATUTORY DECLARATION

I, the undersigned, do solemnly declare that:
(1) I, the undersigned, as the duly authorized agent of the owner-developer
(2) The strata plan is validly for registration
I make this solemn declaration conscientiously believing it to be true and knowing it is of the case force and effect as if made under oath

Declared before me at Victoria, B.C.
this 23 day of February 1997.

A Commissioner for taking Affidavits for B.C.

Registered Owners
367999 B.C. LTD.

Authorized Signatory *John Pittsman*
Witness as to signature *David Adams*

Occupation
412-702 FINE ST.
Address VANCOUVER, B.C.

Mortgages -
NATIONAL TRUST COMPANY

Authorized Signatory *Cornelia Leow*
Witness as to signature *R. D. ...*
Occupation *...*
Address *...*

Occupation *...*
1177 W. Hastings St.
Vancouver B.C.

Mortgages -
BROADHEAD FARMS LTD.

Authorized Signatory *...*
Witness as to signature *...*

DAVID B. FINLAY
Broker & Solicitor
Occupation 508 - 150 PARK ROYAL
WEST VANCOUVER, B.C. V7T 2A1
PHONE: 625-1958
Address

Strata Lot No.	Sheet No.	FORM 1		FORM 2	
		Schedule of Unit Entitlement	Unit Entitlement	Schedule of Interest Upon Destruction	Interest Upon Destruction
10	5		137		280
11	5		163		300
12	5		152		280
13	6		137		280
14	6		163		310
15	6		152		290
16	6		162		300
17	6		163		300
18	6		163		300
19	6		157		300
20	7		139		300
21	7		163		330
22	7		152		310
23	7		162		350
24	7		163		350
25	7		164		350
26	8		163		350
27	8		152		330
28	8		162		375
29	8		163		375
30	8		164		375
31	9		170		400
32	9		163		400
33	9		164		400
Aggregates			3,793		7,945

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Filed

VI VIS3990

JNTER 6

Date - February 01st, 1997

Alan H. Powell
Alan H. Powell, B.C.S.

STRATA PLAN VIS3990
PHASE 2

PARKADE LEVEL

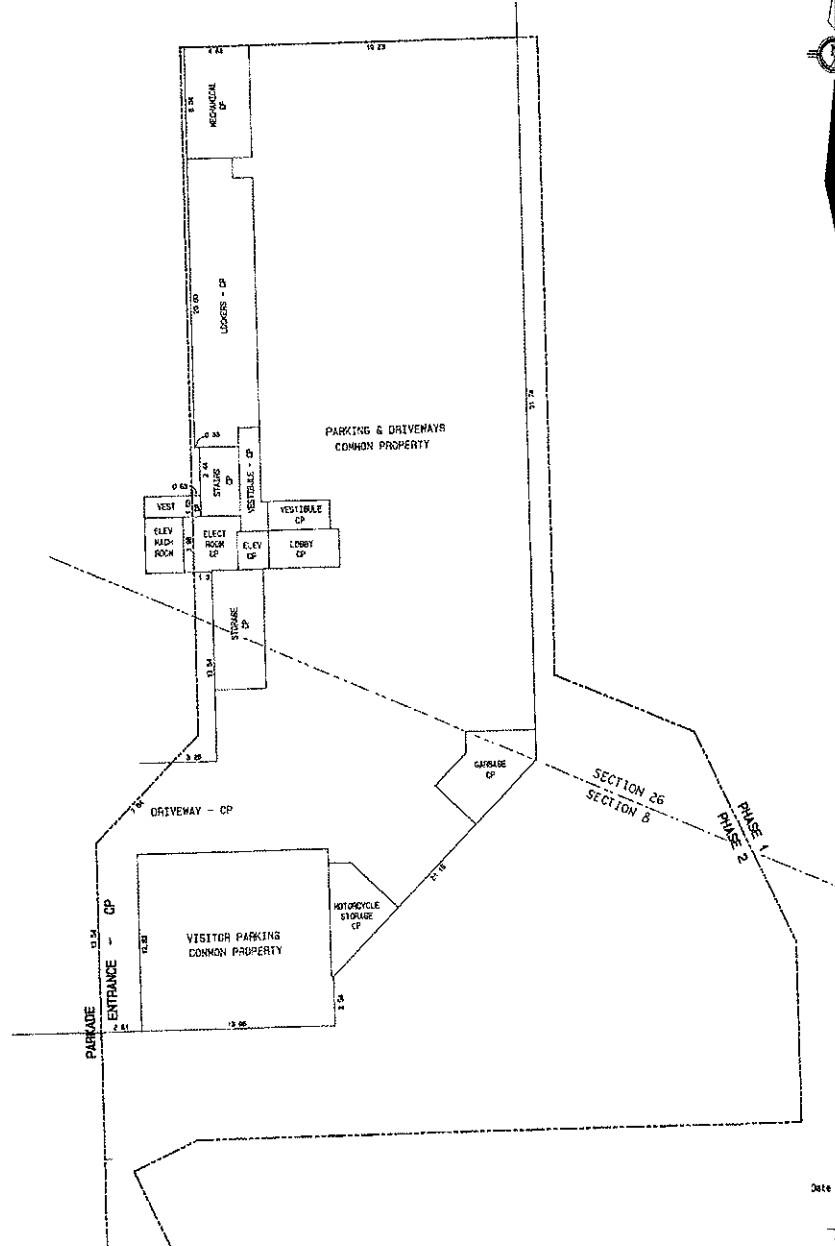
SCALE - 1:200



All distances are in metres and decimals thereof unless otherwise indicated

LEGEND

- PT denotes Part of
- CP denotes Common Property
- ELEV denotes Elevator
- MACH denotes Machine Room
- ELES denotes Electrical Room
- VEST denotes Vestibule Floor
- - - denotes Property Line



JUNTER 6 VI VIS3990 - - Filed RCVD:1996-05-23 Page 10 of 15

PONELL & LEWIS
02 LAND SURVEYORS
Phone 382-8655
4116 5140-700

Date February 6th, 1997

Alan H. Powell
Alan H. Powell, BLS

STRATA PLAN VIS3990
PHASE 2

FIRST FLOOR LEVEL

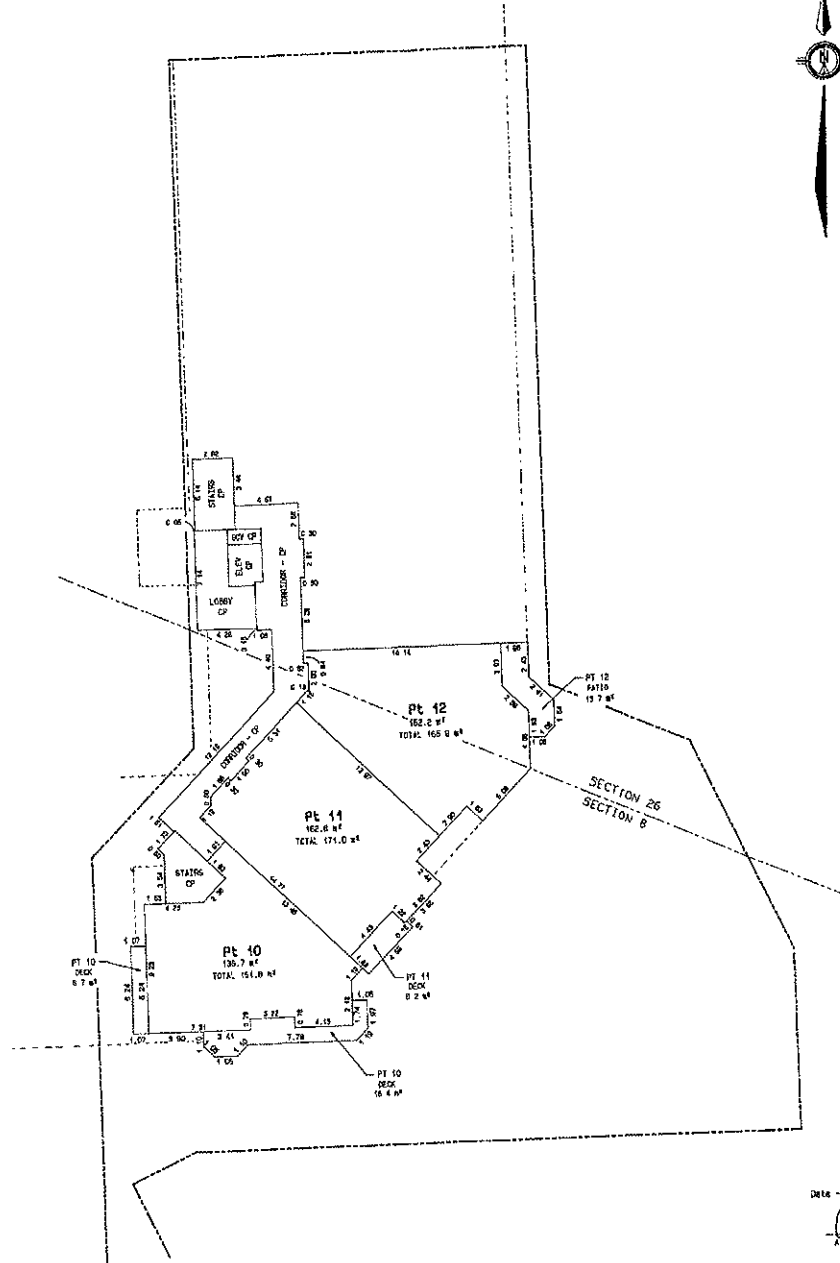
SCALE - 1:200



All distances are in metres and decimals thereof unless otherwise indicated

LEGEND

- PT denotes Part of
- CP denotes Common Property
- ELEV denotes Elevator
- SCV denotes Service Closets or Vents



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Filed

VI VIS3990

JNTER 6

POWELL & LEWIS
SURVEYORS
Phone 352-0855
Fax 6142-702

Date - February 8th, 1997

Alan M. Powell
Alan M. Powell, SCLB

SECOND FLOOR LEVEL

STRATA PLAN VIS3990
PHASE 2

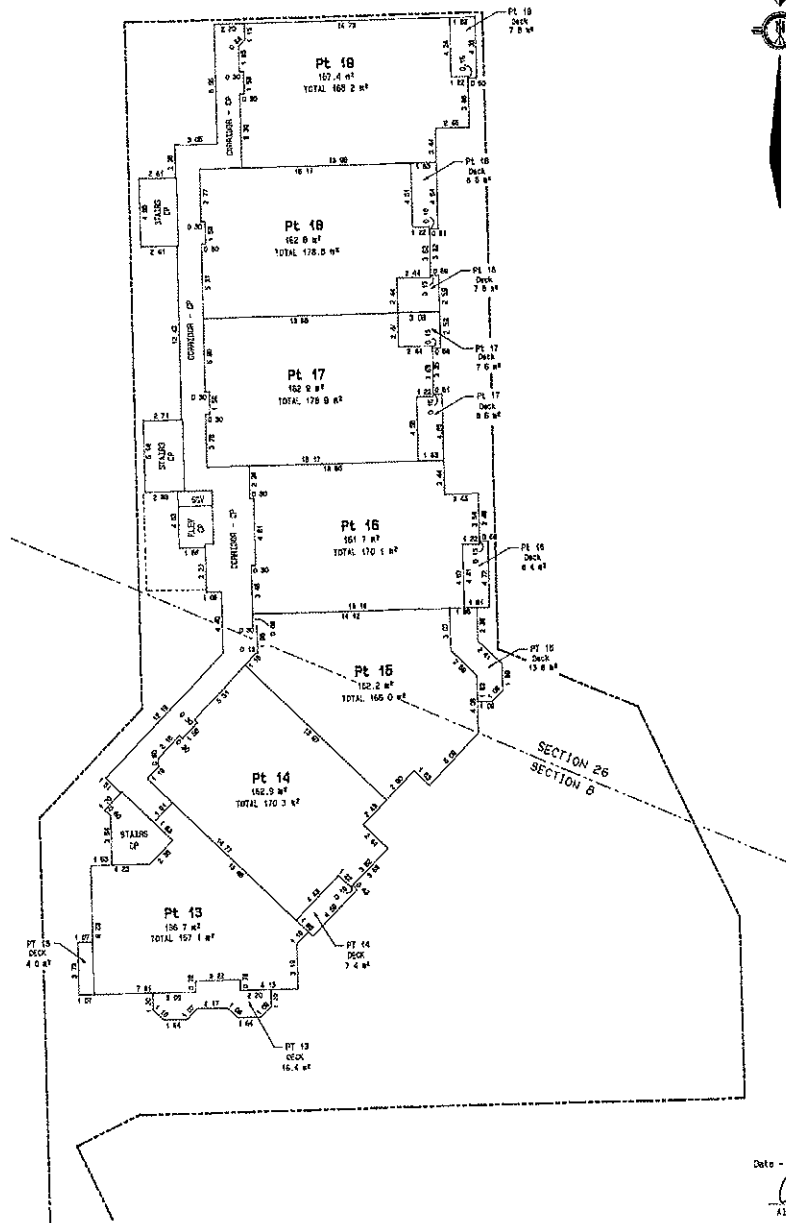
SCALE - 1:200



All distances are in metres and decimals thereof unless otherwise indicated

LEGEND

- Pt denotes Part of
- CP denotes Common Property
- SDV denotes Service Closet or Vent



POMELL & LEWIS
 50 LAND SURVEYORS
 PHOENIX 362-5825
 F.I.X. 8148-722

Date - February 6th, 1997

Alan K. Powell, S.O.L.S.
 Alan K. Powell, S.O.L.S.

THIRD FLOOR LEVEL

STRATA PLAN VIS3990 PHASE 2

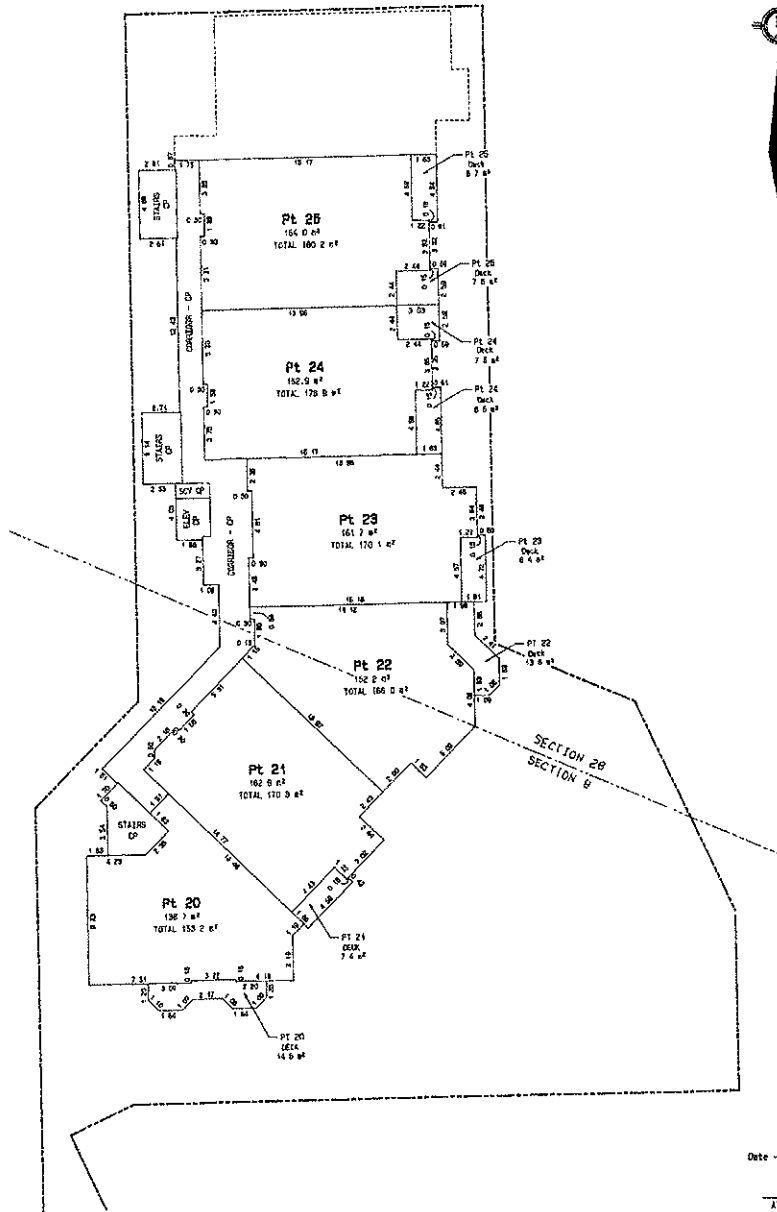
SCALE - 1:200



All distances are in metres and decimals thereof unless otherwise indicated

LEGEND

- PT denotes Part of
- CP denote Common Property
- SCV denote Service Closet or vent



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POMELL & LEWIS
 85 LAND SURVEYORS
 Phone: 592-0852
 F119: 6148-700

Date - February 01, 1997

Alan H. Powell
 Alan H. Powell, S.L.S.

FOURTH FLOOR LEVEL

STRATA PLAN VIS3990
PHASE 2

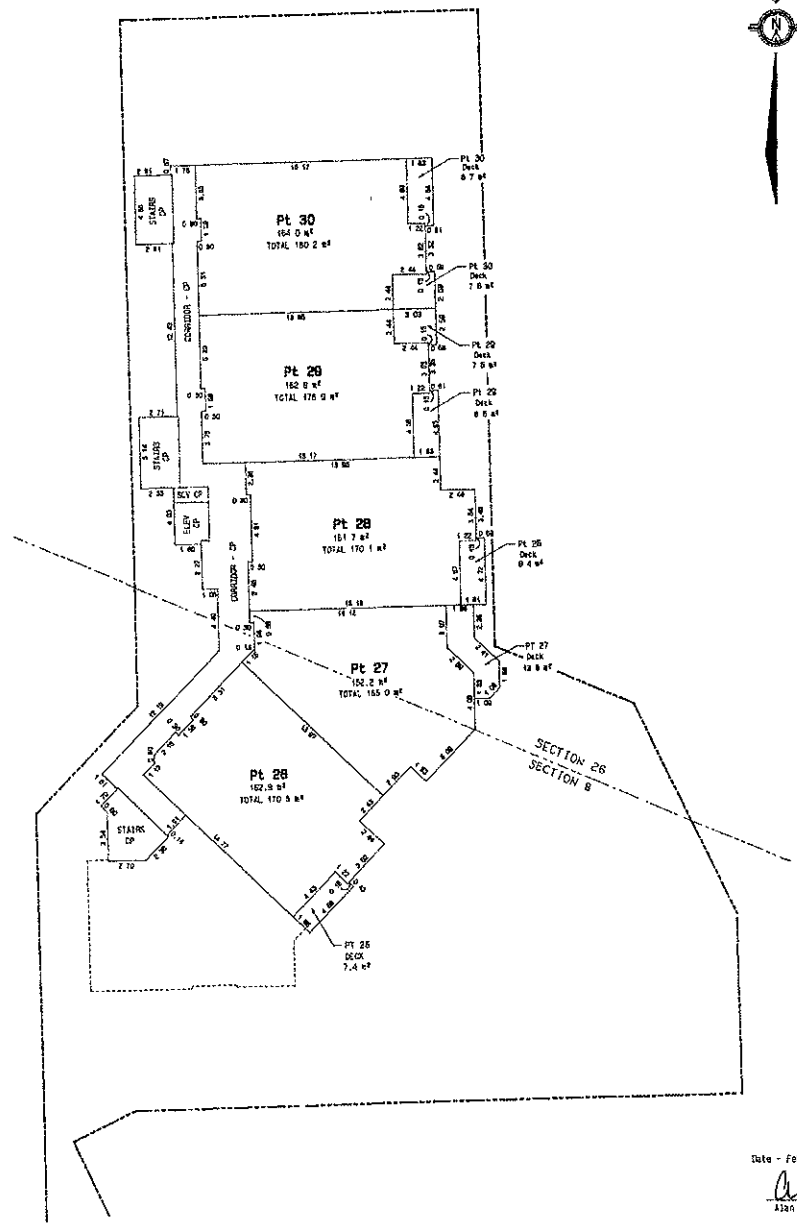
SCALE - 1:200



All distances are in metres and decimals thereof unless otherwise indicated

LEGEND

- PT denotes Point of
- CP denotes Common Property
- SCV denotes Service Closet or Vent



COUNTER 6 VI VIS3990 - - Filed RCVD:1996-05-23 Page 14 of 15

PONELL & LEWIS
BC LAND SURVEYORS
Phone 262-8855
Flix 4148-702

Date - February 6th, 1997
Alan Powell
Alan W. Powell, B.C.S.

STRATA PLAN VIS3990
PHASE 2

FIFTH FLOOR LEVEL

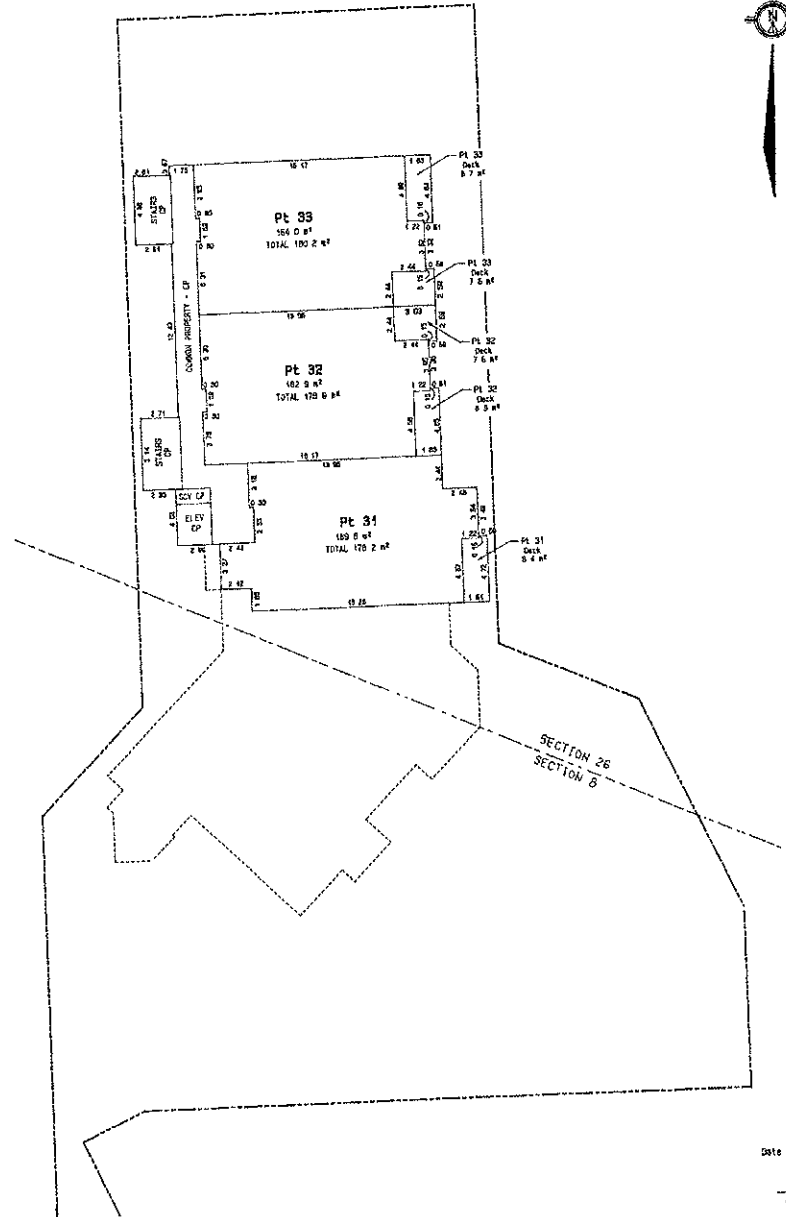
SCALE - 1:200



All distances are in metres and decimals thereof unless otherwise indicated

LEGEND

- P1 denotes Part of
- CP denotes Common Property
- SCV denotes Service Closet or vault



COUNTER 6 VI VIS3990 - - Filed RCVD:1996-05-23 Page 15 of 15

POWELL & LEWIS
BC LAND SURVEYORS
Phone 392-8866
FAX 678-702

Date - February 8th, 1997

Alan M. Powell
Alan M. Powell, B.C.S.