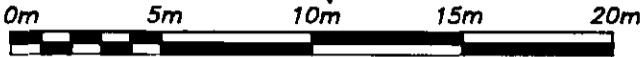


SHEET 1 OF 7 SHEETS

STRATA PLAN OF LOT 48, PLAN KAP44119, D.L. 1355, O.D.Y.D.

B.C.G.S. 82L.035

SCALE 1: 250 (All distances are shown in metres)

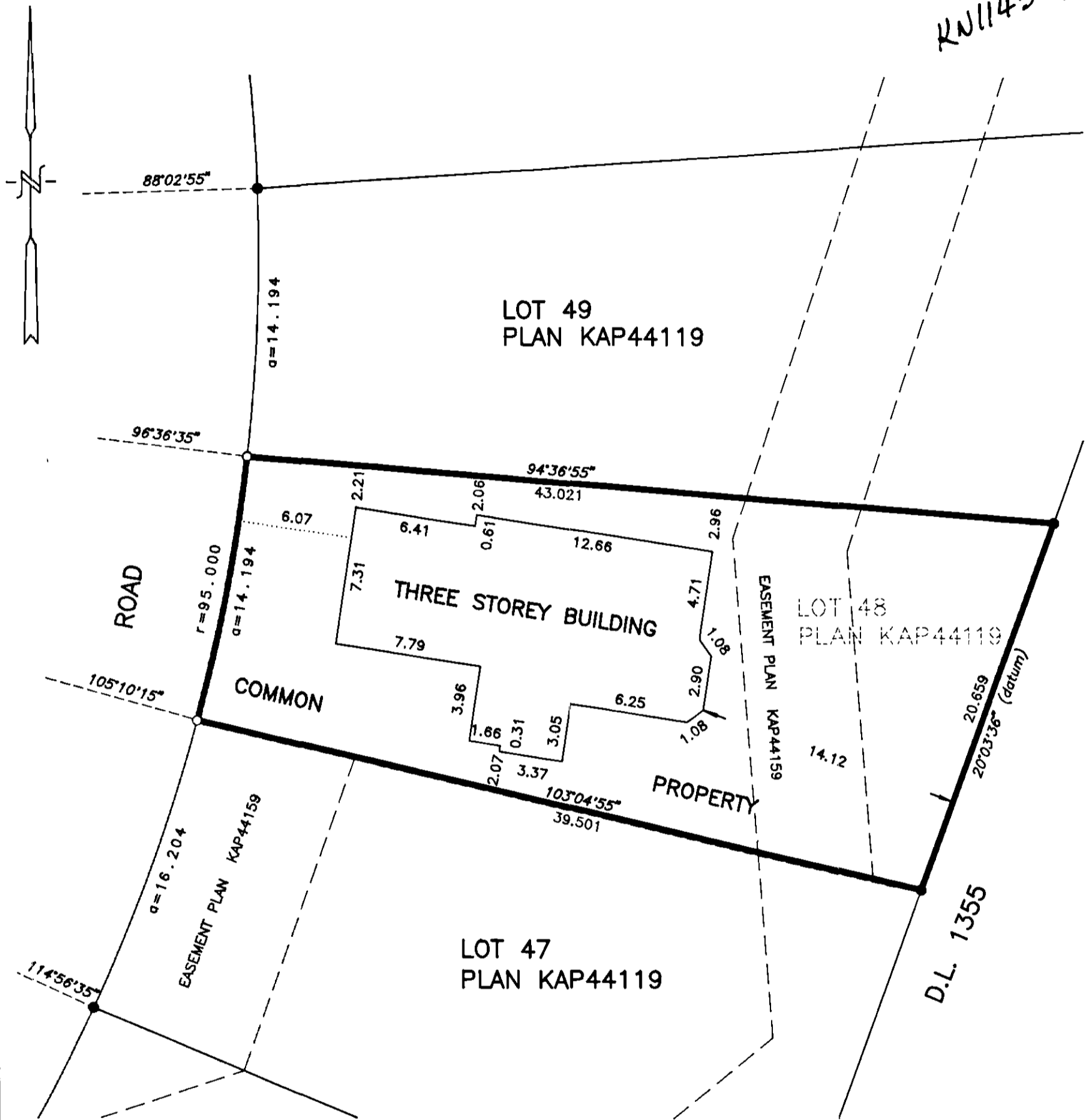


STRATA PLAN KAS-2196

DEPOSITED AND REGISTERED IN THE LAND TITLE OFFICE AT KAMLOOPS B.C. THIS 4TH DAY OF November 1999

JCB Smith
REGISTRAR

OR
K2114357



LEGEND

BEARINGS ARE ASTRONOMIC AND ARE DERIVED FROM PLAN KAP44119
BUILDING DIMENSIONS AND TIES ARE TO EXTERIOR FACE OF BUILDING

● DENOTES STANDARD TYPE 5 IRON POST FOUND

I, R.N. SHORTT, A BRITISH COLUMBIA LAND SURVEYOR, HEREBY CERTIFY THAT THE BUILDINGS SHOWN IN THIS STRATA PLAN HAVE NOT, AS OF THE 22 DAY OF OCTOBER, 1999, BEEN PREVIOUSLY OCCUPIED. DATED AT VERNON, B.C., THIS 22 DAY OF OCTOBER, 1999.

[Signature]
R.N. SHORTT, B.C.L.S.

THIS PLAN LIES WITHIN THE REGIONAL DISTRICT OF NORTH OKANAGAN, AND THE VERNON ASSESSMENT AREA.

THE CIVIC ADDRESS IS:
800 MONASHEE ROAD, SILVER STAR MTN., VERNON, B.C.

THE ADDRESS FOR THE SERVICE OF DOCUMENTS IS:
800 MONASHEE ROAD, SILVER STAR MTN., VERNON, B.C.

I, R.N. SHORTT, A BRITISH COLUMBIA LAND SURVEYOR, HEREBY CERTIFY THAT THE BUILDINGS ERECTED ON THE PARCEL DESCRIBED ABOVE ARE WHOLLY WITHIN THE EXTERNAL BOUNDARIES OF THAT PARCEL DATED AT VERNON, B.C., THIS 22 DAY OF OCTOBER, 1999.

[Signature]
R.N. SHORTT, B.C.L.S.

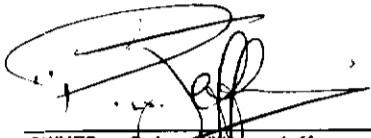
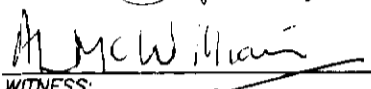
RUSSELL N. SHORTT
British Columbia Land Surveyor

2801 32nd Street, Vernon, B.C.
Phone 545-0511 Fax 545-2741

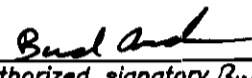

F.B. 951,957
File 20585b

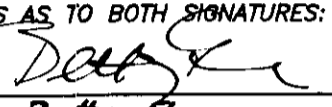
STRATA PLAN KAS 2196

		FORM 1	FORM 2
		SCHEDULE OF UNIT ENTITLEMENT	SCHEDULE OF INTEREST UPON DESTRUCTION
LOT	SHEET	UNIT ENTITLEMENT	INTEREST UPON DESTRUCTION
1	3,4,5	188	330
2	3,4,5	104	170
AGGREGATE		292	500


 OWNER: Peter William Jeffery

 WITNESS: ANNE-LOUISE MCWILLIAM
 FLAT 31, 138 FOX FULAM ROAD
 ADDRESS: HONG KONG
 MARKET RESEARCHER
 OCCUPATION:

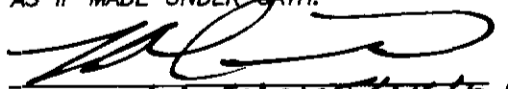
CHARGE HOLDER:
 Royal Bank of Canada


 Authorized signatory Bud Andrew
 Liaison Officer

 Authorized signatory Wendy Dillon
 Liaison Officer


WITNESS AS TO BOTH SIGNATURES:

 NAME: Betty Shean
 1429 W Broadway Van, B.C. V6H 1V6
 ADDRESS:
 Assistant Manager
 OCCUPATION:

STATUTORY DECLARATION

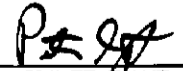
I, THE UNDERSIGNED, DO SOLEMNLY DECLARE THAT:
 1. I AM THE DULY AUTHORIZED AGENT OF THE OWNER-DEVELOPER
 2. THE STRATA PLAN IS FOR RESIDENTIAL USE.
 I MAKE THIS SOLEMN DECLARATION CONSCIENTIOUSLY BELIEVING IT TO BE TRUE, AND KNOWING THAT IT IS OF THE SAME FORCE AND EFFECT AS IF MADE UNDER OATH.


 R.L. CHRISTENSEN

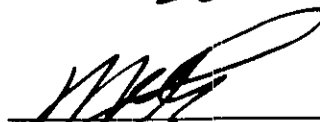
DECLARED BEFORE ME AT VERNON, B.C.,
 THIS 23rd DAY OF November, 1999.


 COMMISSIONER FOR TAKING AFFIDAVITS
 FOR THE PROVINCE OF BRITISH COLUMBIA
 Ian Hawes, Lawyer

ACCEPTED AS TO FORMS 1 AND 2


 FOR SUPERINTENDANT OF REAL ESTATE
 THIS 29 DAY OF NOVEMBER, 1999.

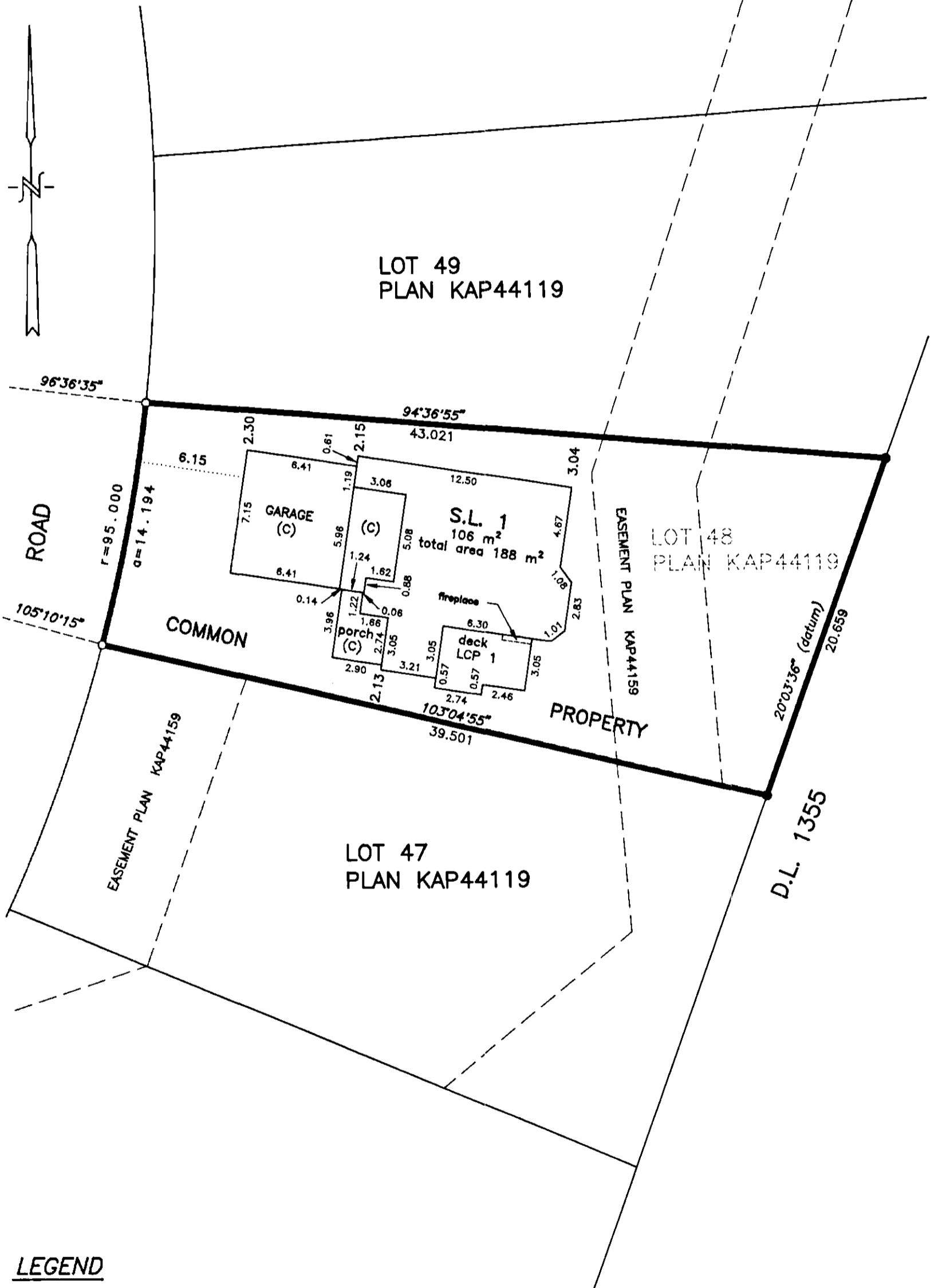
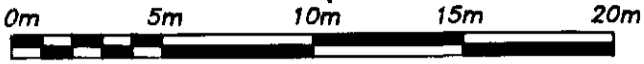
DATED THIS 22 DAY OF OCTOBER, 1999.


 R.N. SHORTT, B.C.L.S.

STRATA LOT 1, SECOND FLOOR

STRATA PLAN KAS 2196

SCALE 1: 250 (All distances are shown in metres)



LEGEND

- S.L. DENOTES STRATA LOT
- (C) DENOTES COMMON PROPERTY
- LCP DENOTES LIMITED COMMON PROPERTY FOR STRATA LOT

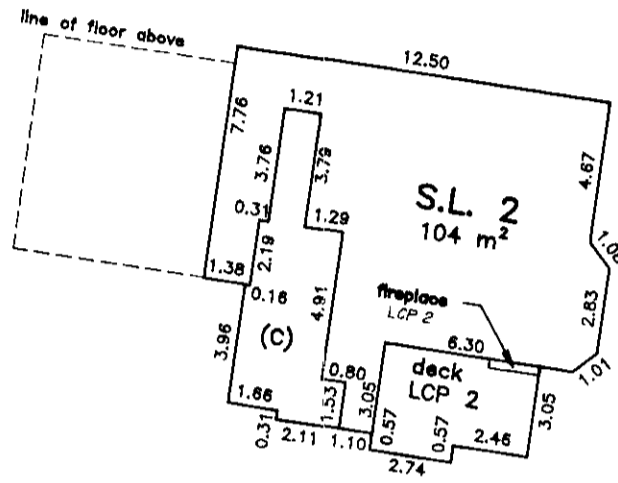
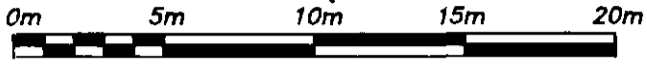
DATED THIS 22 DAY OF OCTOBER, 1999

R. N. SHORTT, B.C.L.S.

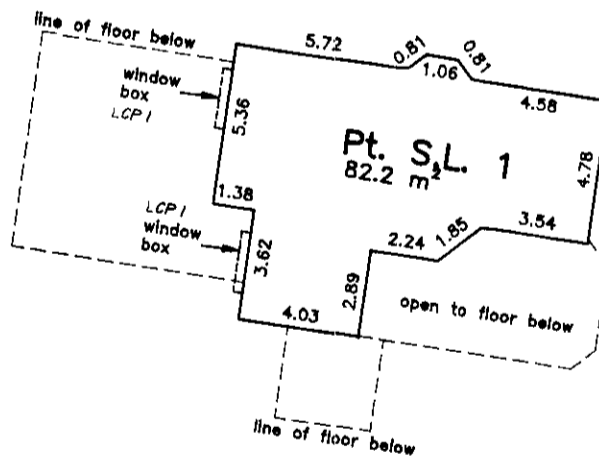
STRATA LOTS 1 & 2, FIRST and THIRD FLOOR

STRATA PLAN KAS2196

SCALE 1: 250 (All distances are shown in metres)



FIRST FLOOR



THIRD FLOOR

LEGEND

- S.L. DENOTES STRATA LOT
- (C) DENOTES COMMON PROPERTY
- LCP DENOTES LIMITED COMMON PROPERTY FOR STRATA LOT
- Pt. DENOTES PART OF

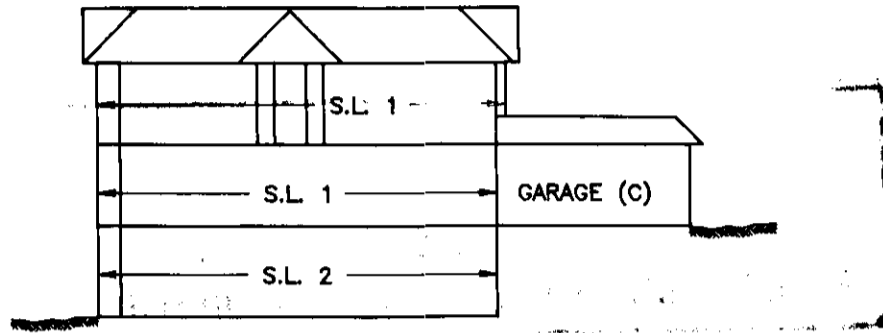
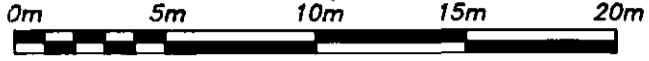
DATED THIS 22 DAY OF OCTOBER, 1999

R. N. SHORT, B.C.L.S.

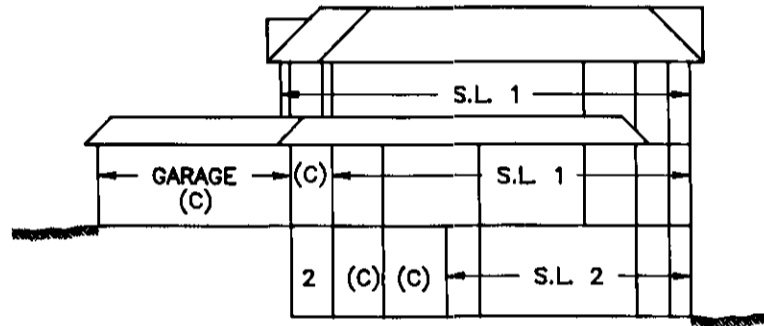
STRATA LOTS 1 & 2, ELEVATIONS

STRATA PLAN KAS2196

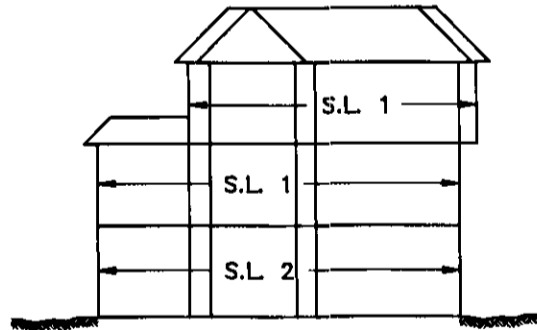
SCALE 1: 250 (All distances are shown in metres)



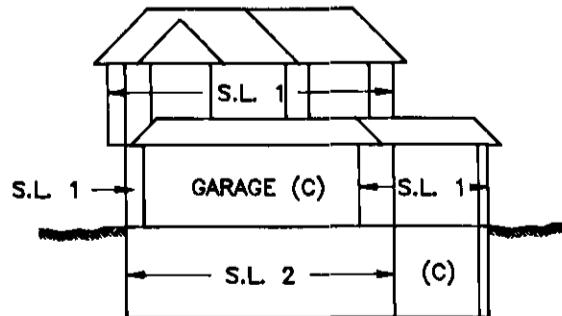
NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION




WEST ELEVATION

LEGEND

- S.L. DENOTES STRATA LOT
- (C) DENOTES COMMON PROPERTY

DATED THIS 22 DAY OF OCTOBER, 1999.


 R. N. SHORTT, B.C.L.S.

