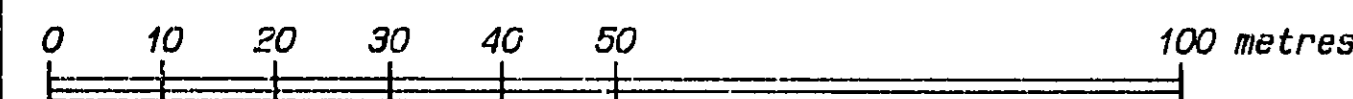


STRATA PLAN OF LOT 79, DISTRICT LOT 8171, CARIBOO DISTRICT, PLAN 23475.

SCALE 1 : 1000

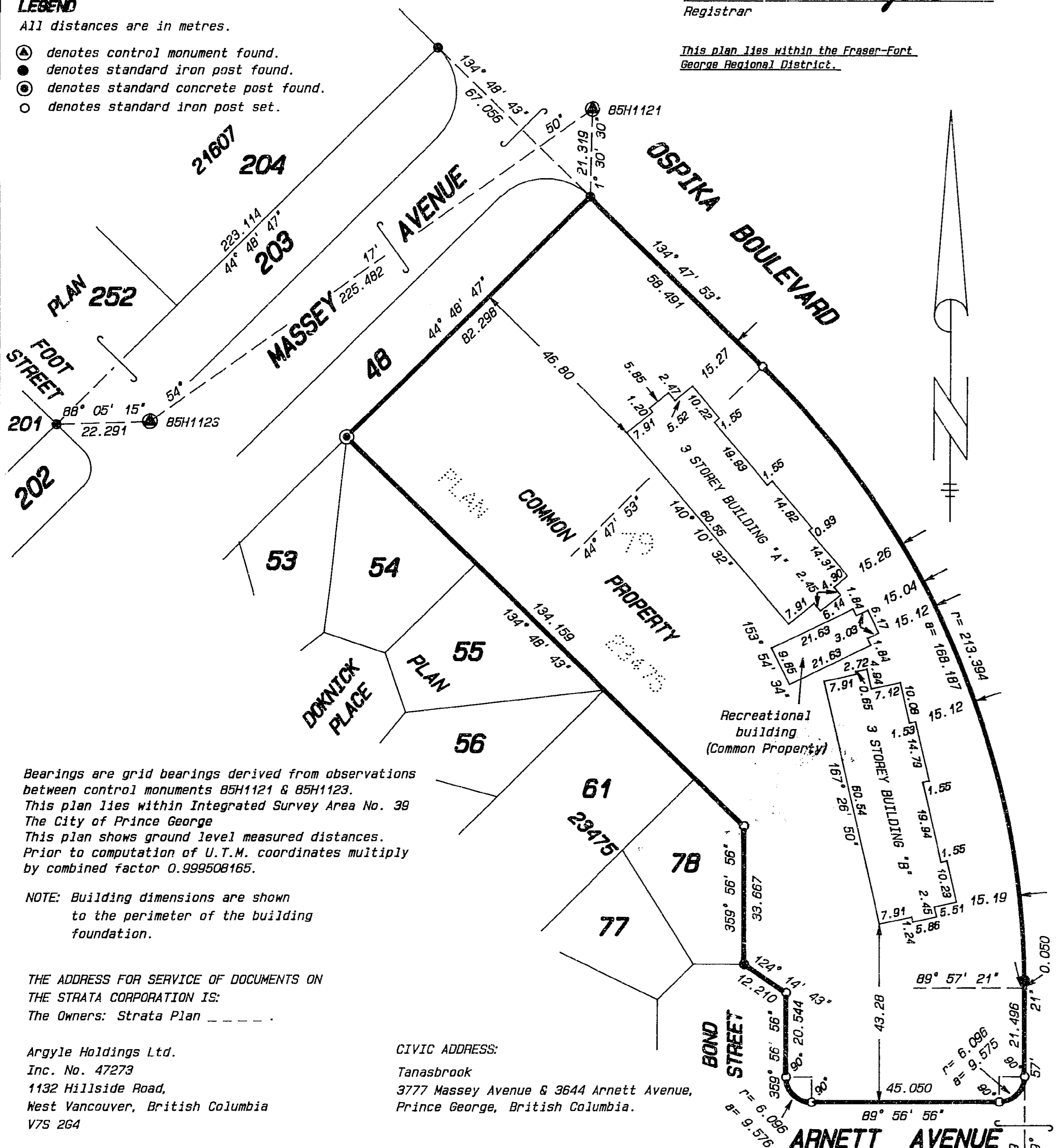


B.C.G.S. 936.087

LEGEND

All distances are in metres.

- denotes control monument found.
denotes standard iron post found.
denotes standard concrete post found.
denotes standard iron post set.



Bearings are grid bearings derived from observations between control monuments B5H1121 & B5H1123. This plan lies within Integrated Survey Area No. 39 The City of Prince George. This plan shows ground level measured distances. Prior to computation of U.T.M. coordinates multiply by combined factor 0.999500165.

NOTE: Building dimensions are shown to the perimeter of the building foundation.

THE ADDRESS FOR SERVICE OF DOCUMENTS ON THE STRATA CORPORATION IS: The Owners: Strata Plan

Argyle Holdings Ltd. Inc. No. 47273 1132 Hillside Road, West Vancouver, British Columbia V7S 2G4

CIVIC ADDRESS: Tanasbrook 3777 Massey Avenue & 3644 Arnett Avenue, Prince George, British Columbia.

I, PHILIP J. BOWERS of the Town of Chemainus, 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 Chemainus, B.C. this 15th day of July, 1994.

PHILIP J. BOWERS B.C.L.S.

FIRST SHEET SHEET ONE OF TWELVE SHEETS STRATA PLAN PGS 211

Deposited and registered in the Land Title Office at Prince George, B.C. this 27 day of Nov, 1995

Registrar P. Bignall

This plan lies within the Fraser-Fort George Regional District.

26-FF-226

SECOND SHEET SHEET TWO OF TWELVE SHEETS

STRATA PLAN PGS 211

STATUTORY DECLARATION

I/We, the undersigned do solemnly declare that: 1) I/We the undersigned are the owner-developer or, in the alternative, the duly authorized agent of the owner developer. 2) The Strata Plan is entirely for residential use.

I/We 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.

ARGYLE HOLDINGS LTD. (INC. NO. 47, 273)

M. P. van der Linden Authorized Signatory - name MANDA PENEL VAN DER LINDEN - title DIRECTOR/PRESIDENT

Authorized Signatory - name - title

Declared before me at West Vancouver in the Province of British Columbia, this 16th day of December, 1994.

Notary Public JANET E. SLADE A Notary Public in and for the Province of British Columbia. A Commissioner for taking affidavits within British Columbia.

REGISTERED OWNERS: ARGYLE HOLDINGS LTD. (INC. NO. 47, 273)

M. P. van der Linden Authorized Signatory - name MANDA PENEL VAN DER LINDEN - title PRESIDENT

Authorized Signatory - name - title

Witness to signatures - name JANET E. SLADE

BAPISTOR & SOUCIOR Occupation 205-1455 BURNING AVENUE, WEST VANCOUVER, B.C. V7T 1C3 Address

HANSON, KENYON & QUARMBY B.C. LAND SURVEYORS #455 ALDERLEA STREET DUNCAN, B.C. V9L 3V3 746-4745 FILE 94-3546.SH2

Dated at Chemainus, B.C., this 15th day of July, 1994.

Philip J. Bowers B.C.L.S.

SECOND SHEET SHEET THREE OF TWELVE SHEETS

STRATA PLAN PGS 211

Approved as to Forms 1 and 2 this 21 day of Nov, 1994

Superintendent of Real Estate.

CONDOMINIUM ACT

Table with columns: LOT NO., SHEET NO., FORM 1 (SCHEDULE OF UNIT ENTITLEMENT), FORM 2 (SCHEDULE OF INTEREST UPON DESTRUCTION). Rows 1-37.

We hereby certify that the construction of the building situated on Lot 79, District Lot 8171, Cariboo District, Plan 23475 has been approved for Strata Plan development. Dated this 15th day of November, 1994. Approving Authority for the City of Prince George

MORTGAGEE: THE CANADA LIFE ASSURANCE COMPANY CHARGE #PF615/6

R. L. FINDLEY Authorized Signatory - name R. L. FINDLEY - title ASSOCIATE TREASURER

Authorized Signatory - name D. N. RATTWAY - title ASSOCIATE TREASURER

Witness to signatures - name Joe H. Mazur

Assistant Treasurer Occupation THE CANADA LIFE ASSURANCE COMPANY 330 UNIVERSITY AVENUE TORONTO, ONTARIO CANADA M5G-1B8 Address

Dated at Chemainus, B.C. this 15th day of July, 1994.

Philip J. Bowers B.C.L.S.

HANSON, KENYON & QUARMBY B.C. LAND SURVEYORS #455 ALDERLEA STREET DUNCAN, B.C. V9L 3V3 746-4745 FILE 94-3546.SH3

SECOND SHEET
SHEET FOUR OF TWELVE SHEETS

STRATA PLAN PGS

Approved as to Forms 1 and 2
this 21 day of July, 1994

Phillip J. Bowers
Superintendent of Real Estate.

CONDOMINIUM ACT

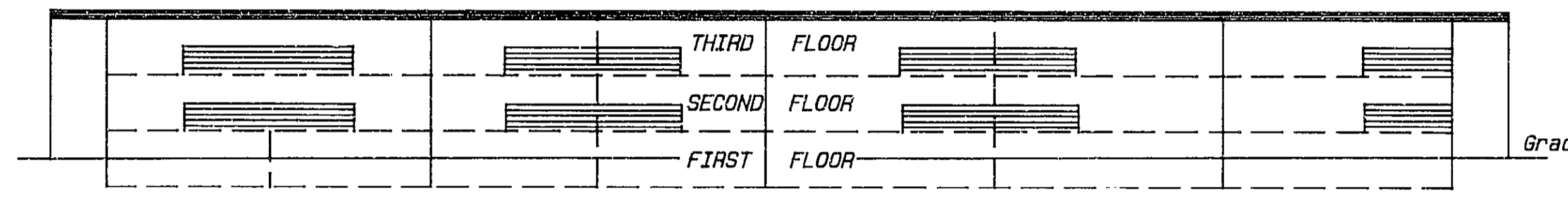
LOT NO.	SHEET NO.	FORM 1	FORM 2
		SCHEDULE OF UNIT ENTITLEMENT	SCHEDULE OF INTEREST UPON DESTRUCTION
38	9	80	800
39	9	80	800
40	9	79	790
41	9	79	790
42	9	80	800
43	9	80	800
44	9	79	790
45	9	66	660
46	9	66	660
47	9	63	630
48	9	79	790
49	9	79	790
50	10	80	857
51	10	80	857
52	10	80	857
53	10	80	857
54	10	80	857
55	10	80	857
56	10	79	846
57	10	66	707
58	10	66	707
59	10	79	846
60	10	80	857
61	10	80	857
62	11	80	880
63	11	80	880
64	11	80	880
65	11	80	880
66	11	80	880
67	11	80	880
68	11	79	869
69	11	66	726
70	11	66	726
71	11	79	869
72	11	80	880
73	11	80	880
AGGREGATE		5624	59459

HANSON, KENYON & QUARMBY
B.C. LAND SURVEYORS
#455 ALDERLEA STREET
DUNCAN, B.C. V9L 3V3 746-4745
FILE 94-3546.SH4

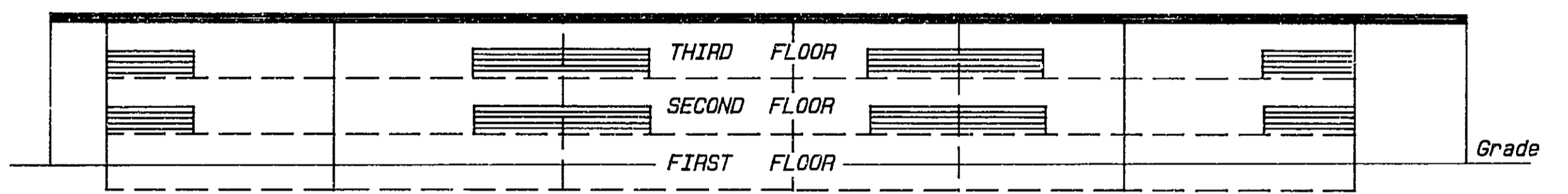
Dated at Chemainus, B.C. this 15th day of July, 1994.

Phillip J. Bowers
Phillip J. Bowers B.C.L.S.

SHEET FIVE OF TWELVE SHEETS
STRATA PLAN PGS 2/1



ELEVATION VIEW - FRONT OF BUILDING "A"
NOT TO SCALE



ELEVATION VIEW - FRONT OF BUILDING "B"
NOT TO SCALE

HANSON, KENYON & QUARMBY
B.C. LAND SURVEYORS
#455 ALDERLEA STREET
DUNCAN, B.C. V9L 3V3 746-4745
FILE 94-3546.SH5

Dated at Chemainus, B.C., this 15th day of July, 1994.

Phillip J. Bowers
Phillip J. Bowers B.C.L.S.

BUILDING "A", FIRST FLOOR

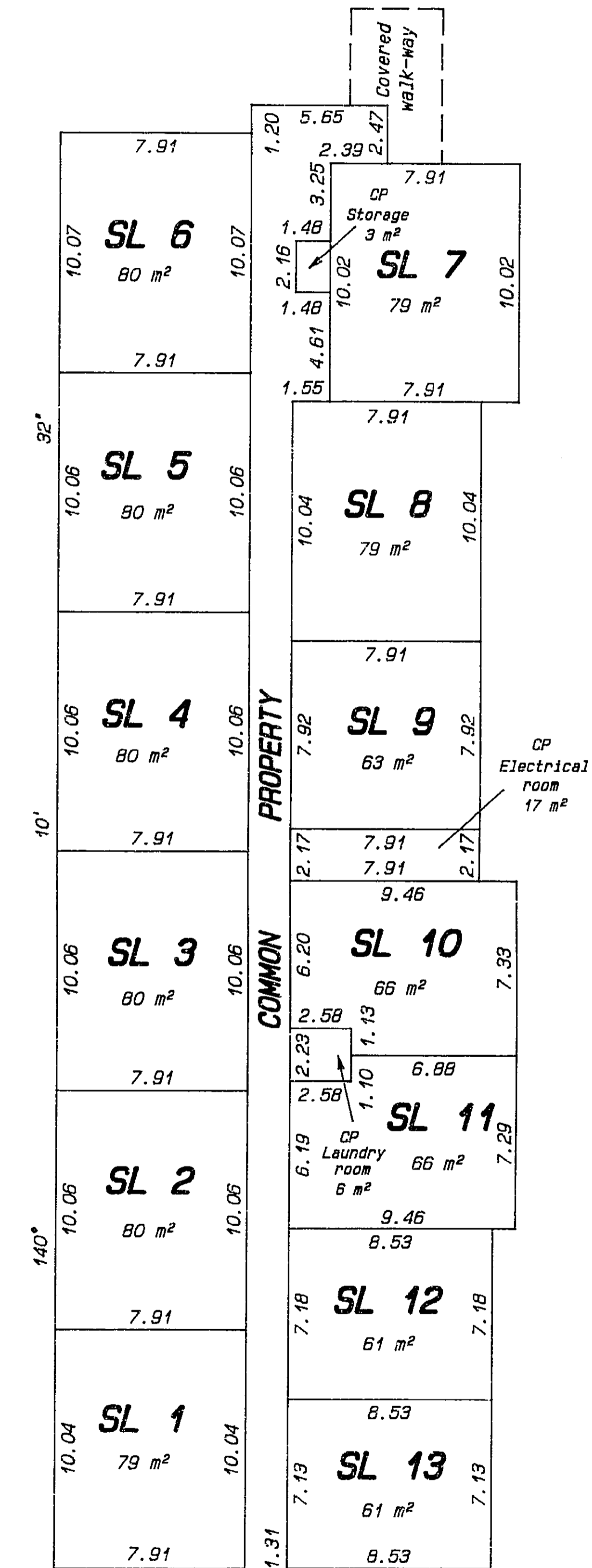
Scale 1:250



All distances are in metres and decimals thereof.
SL denotes Strata Lot.
LCP denotes Limited Common Property (balcony).
CP denotes Common Property.

SHEET SIX OF TWELVE SHEETS
STRATA PLAN PGS 2/1

Unless otherwise indicated bearings deflect by multiples of 90° from the given reference bearing.
All balconies and decks 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 the Strata Lot within the same building unless otherwise indicated.



OSPIKA BOULEVARD
COMMON PROPERTY

RECREATIONAL BUILDING
(COMMON PROPERTY)
HANSON, KENYON & QUARMBY
B.C. LAND SURVEYORS
#455 ALDERLEA STREET
DUNCAN, B.C. V9L 3V3 746-4745
FILE 94-3546.SH6

Dated at Chemainus, B.C., this 15th day of July, 1994.

Phillip J. Bowers
Phillip J. Bowers B.C.L.S.

BUILDING "A", SECOND FLOOR

SHEET SEVEN OF TWELVE SHEETS

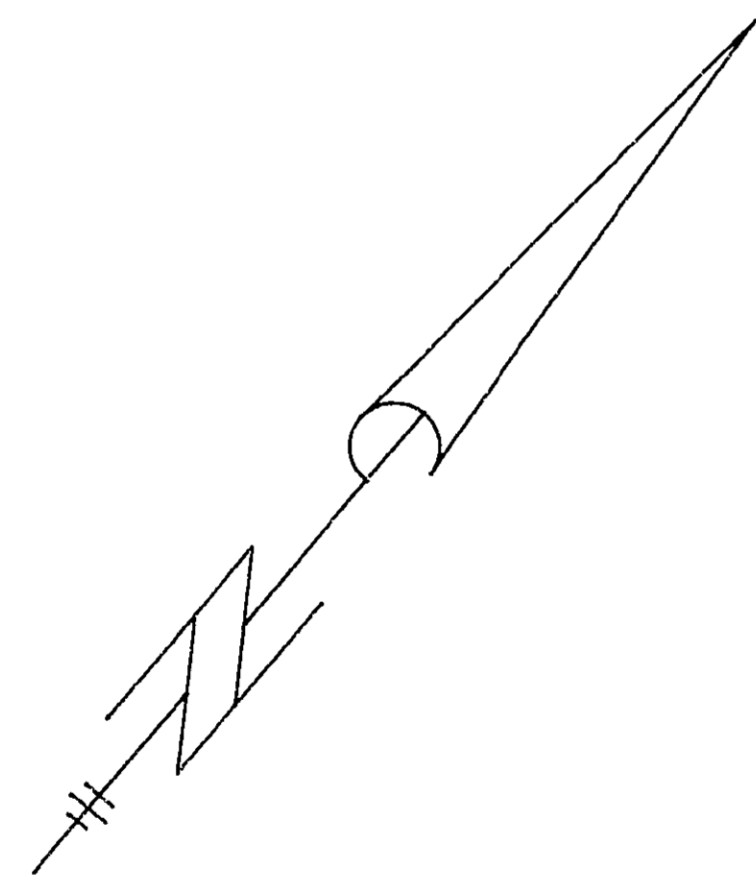
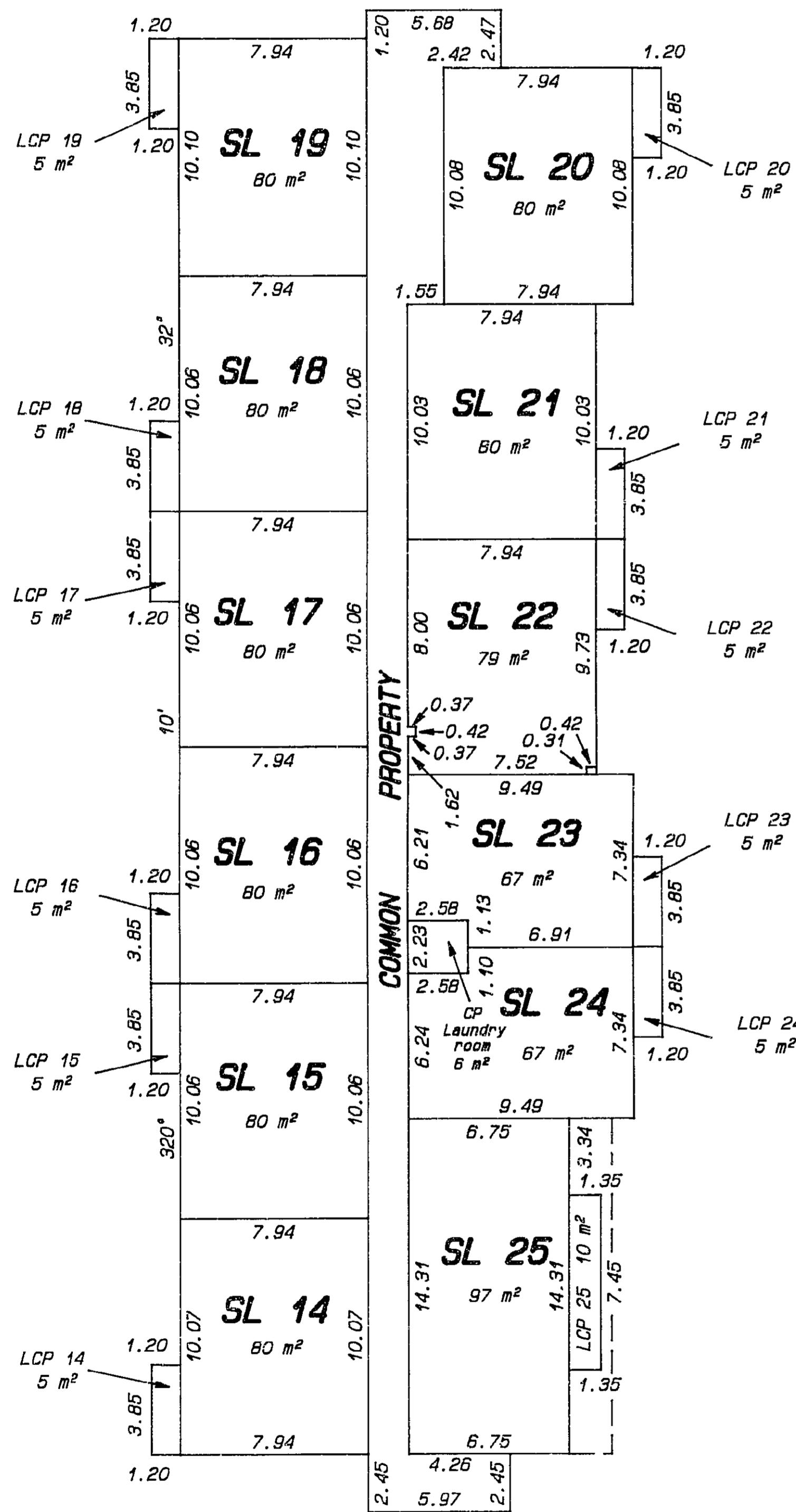
STRATA PLAN PGS _____

Scale 1:250



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Dated at Chemainus, B.C., this 15th day of July, 1994.

Phillip J. Bowers
Phillip J. Bowers B.C.L.S.

HANSON, KENYON & QUARMBY
B.C. LAND SURVEYORS
#455 ALDERLEA STREET
DUNCAN, B.C. V9L 3V3 746-4745
FILE 94-3546.SH7

BUILDING "A", THIRD FLOOR

SHEET EIGHT OF TWELVE SHEETS

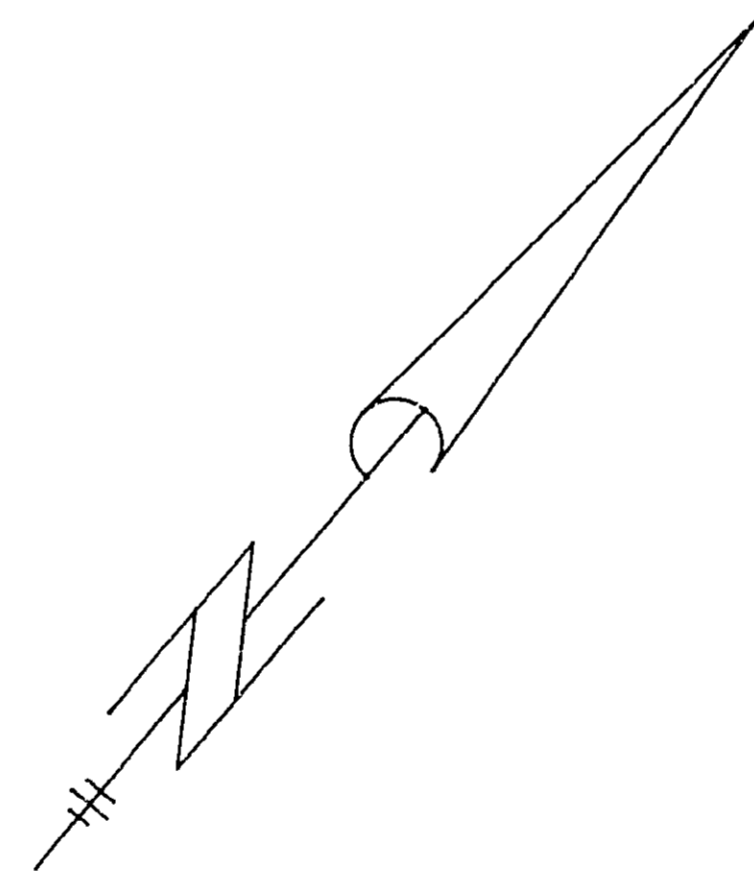
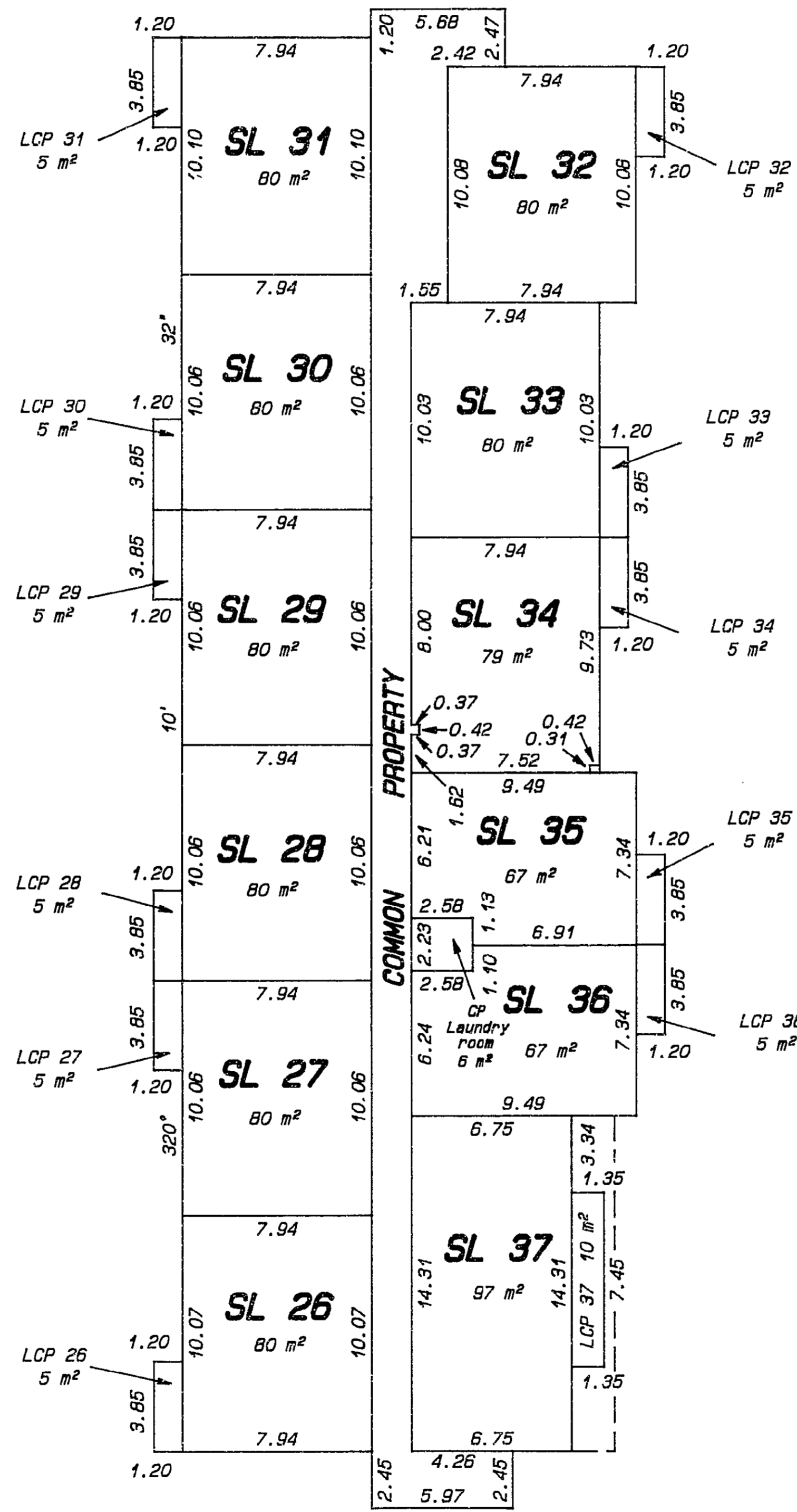
STRATA PLAN PGS 211

Scale 1:250



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CP denotes Common Property.

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Dated at Chemainus, B.C., this 15th day of July, 1994.

Phillip J. Bowers
Phillip J. Bowers B.C.L.S.

HANSON, KENYON & QUARMBY
B.C. LAND SURVEYORS
#455 ALDERLEA STREET
DUNCAN, B.C. V9L 3V3 746-4745
FILE 94-3546.SH8

BUILDING "B", FIRST FLOOR

SHEET NINE OF TWELVE SHEETS

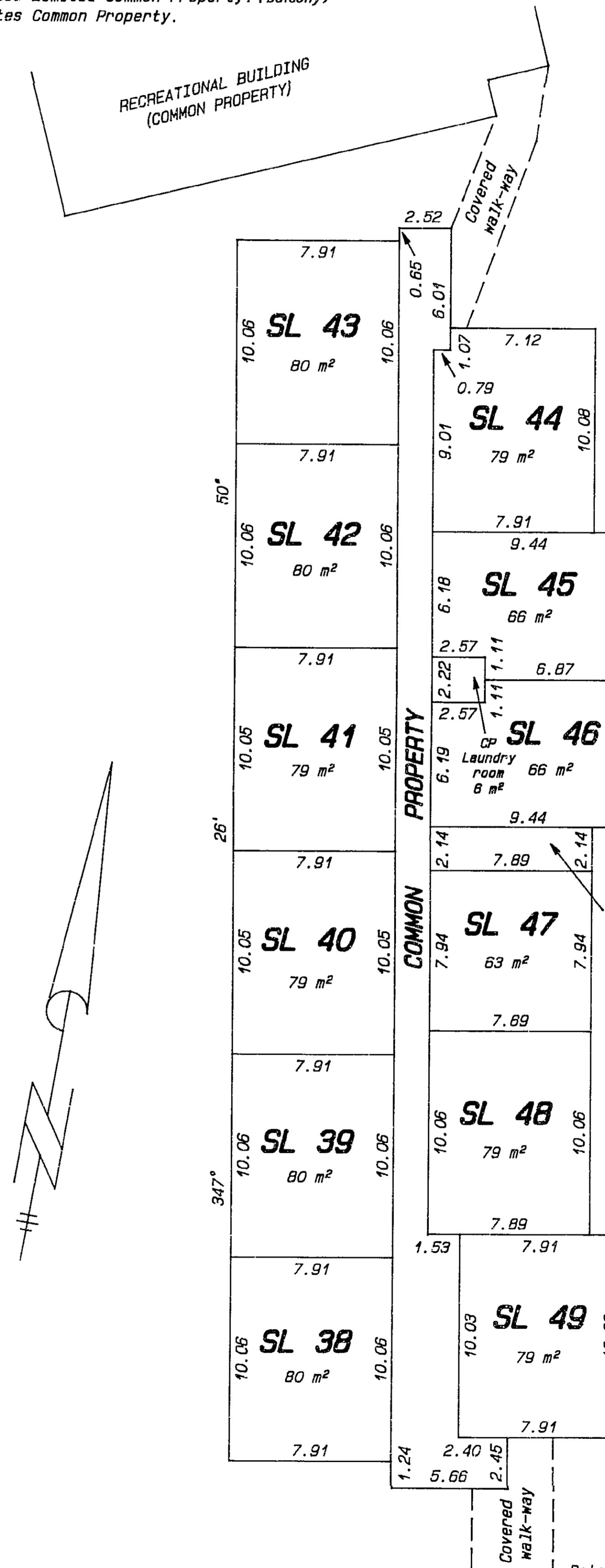
STRATA PLAN PGS 211

Scale 1:250



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Dated at Chemainus, B.C., this 15th day of July, 1994.

Phillip J. Bowers
Phillip J. Bowers B.C.L.S.

HANSON, KENYON & QUARMBY
B.C. LAND SURVEYORS
#455 ALDERLEA STREET
DUNCAN, B.C. V9L 3V3 746-4745
FILE 94-3546.SH9

OSPPIKA BOULEVARD

COMMON PROPERTY

BUILDING "B", SECOND FLOOR

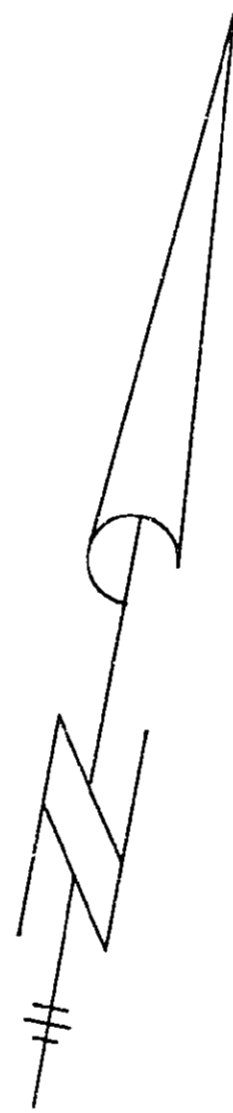
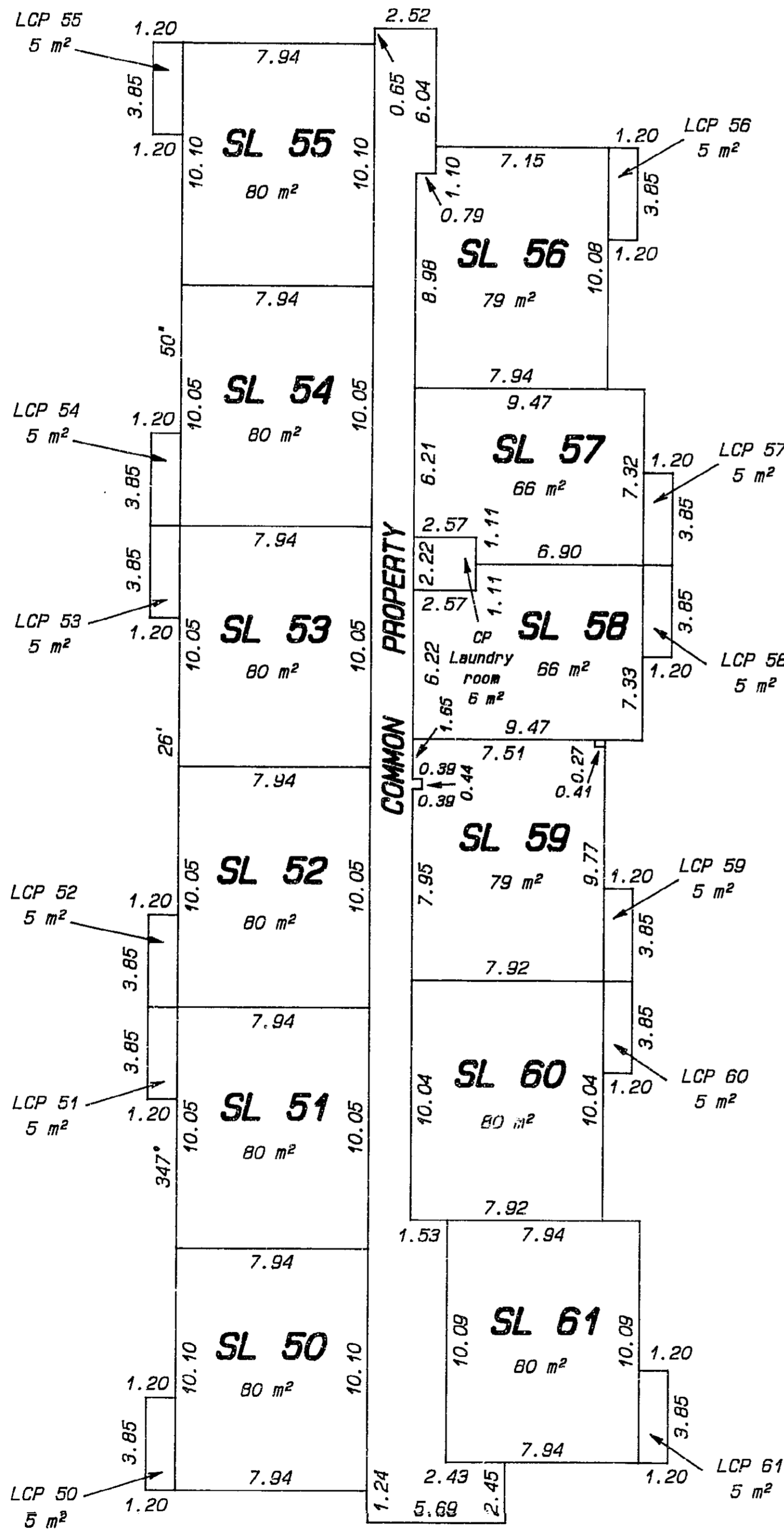
SHEET TEN OF TWELVE SHEETS
STRATA PLAN PGS 211

Scale 1:250



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Dated at Chemainus, B.C., this 15th day of July, 1994.

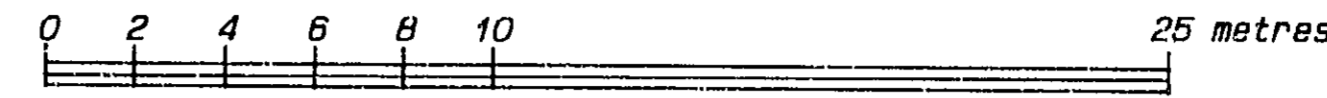
Philip J. Bowers
Philip J. Bowers
B.C.L.S.

HANSON, KENYON & QUARMBY
B.C. LAND SURVEYORS
#455 ALDERLEA STREET
DUNCAN, B.C. V9L 3V3 746-4745
FILE 94-3546.S10

BUILDING "B", THIRD FLOOR

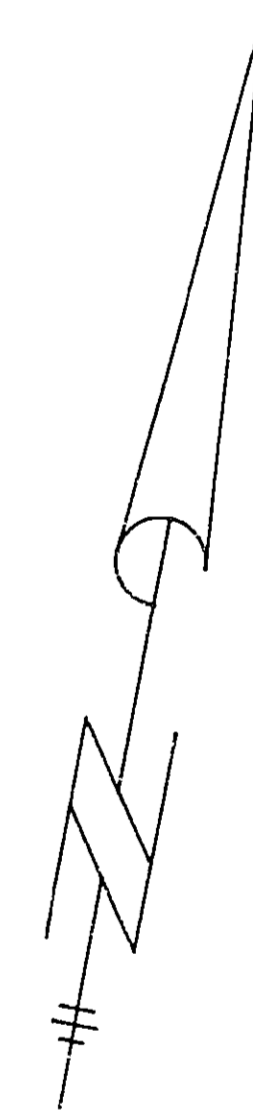
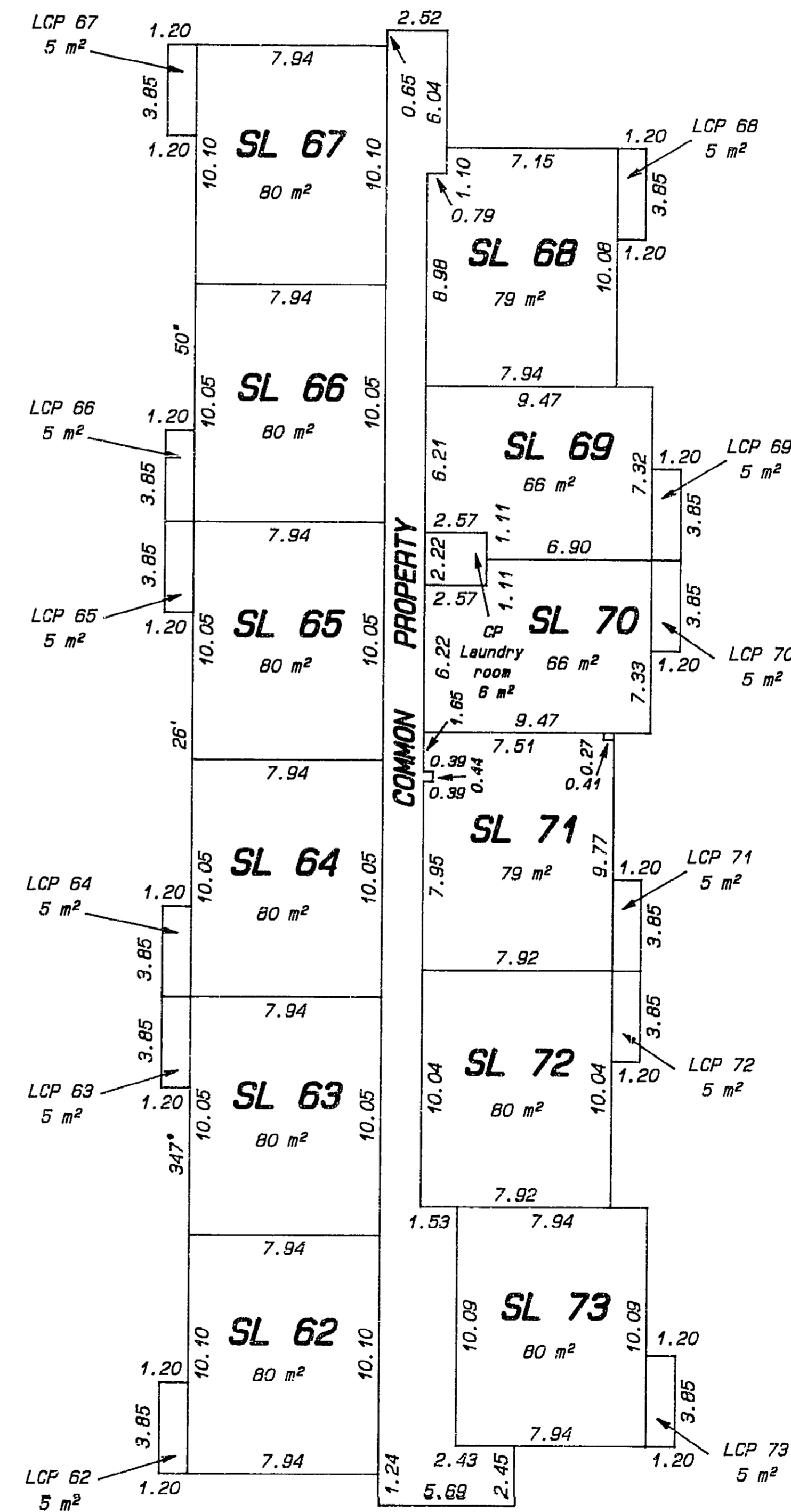
SHEET ELEVEN OF TWELVE SHEETS
STRATA PLAN PGS 211

Scale 1:250



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Dated at Chemainus, B.C., this 15th day of July, 1994.

Philip J. Bowers
Philip J. Bowers
B.C.L.S.

HANSON, KENYON & QUARMBY
B.C. LAND SURVEYORS
#455 ALDERLEA STREET
DUNCAN, B.C. V9L 3V3 746-4745
FILE 94-3546.S11