

PHASED STRATA PLAN OF PART OF LOT 1 DISTRICT LOTS 817 AND 888 PLAN 22133

STRATA PLAN VR 2654

PHASE 1

MUNICIPALITY OF WEST VANCOUVER

DEPOSITED AND REGISTERED IN THE LAND
TITLE OFFICE AT VANCOUVER, B.C.
THIS 25TH DAY OF MAY, 1990

Scale 1 : 2000

All distances are in metres
20 40 60 80

Form E filed : GD62457
Amended Form E : GE11393

DEPUTY REGISTRAR
GD62467

LEGEND

BEARINGS ARE ASTRONOMIC AND ARE
DERIVED FROM PLAN 22133
S.L. DENOTES STRATA LOT
L.C.P. DENOTES LIMITED COMMON PROPERTY

- PT. DENOTES PART
- M² DENOTES SQUARE METRES
- ⊙ DENOTES COMMON PROPERTY
- ⊙ DENOTES PARKING
- ⊙ DENOTES ELEVATOR
- ⊙ DENOTES LOCKER ROOM

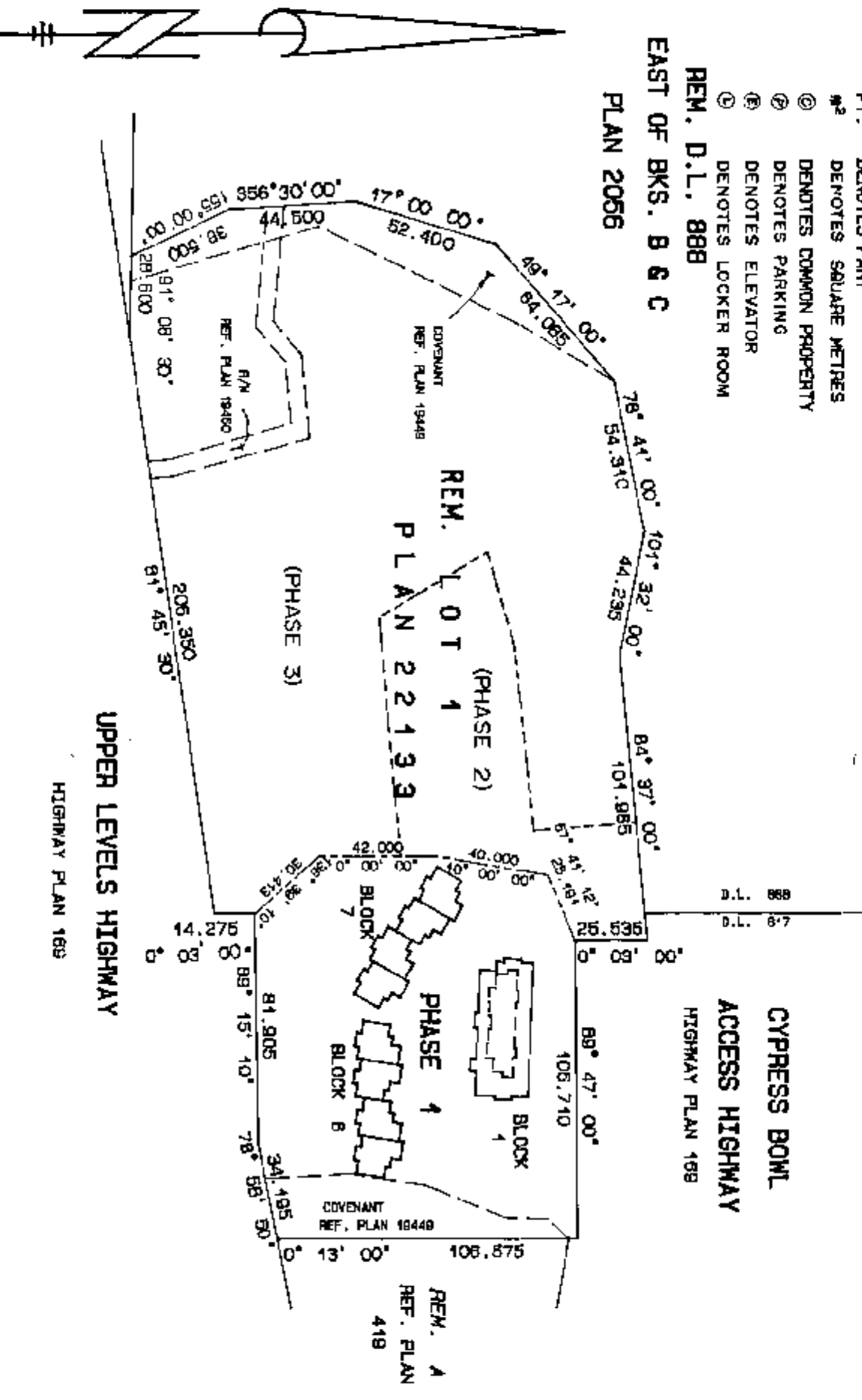
REM. D.L. 888

EAST OF BKS. B & C

PLAN 2056

" " : GD101331 "DEER RIDGE"
" " : B6483713 3100 CYPRESS BOWL ROAD
" " : B5102785 WEST VANCOUVER
" " : B5327781

CYPRESS BOWL
ACCESS HIGHWAY
HIGHWAY PLAN 168



THE ADDRESS FOR SERVICE OF
DOCUMENTS ON THE STRATA
CORPORATION IS :
THE OWNERS, STRATA PLAN VR 2654
2270 MARINE DRIVE
WEST VANCOUVER, B.C.

40 ASCENT REAL ESTATE MANAGEMENT CORP.
#260-3665 KINGSWAY
VANCOUVER, B.C.
V5R 5W2 DX#8E48907
16.7.91

LYNN FLYNN & ASSOCIATES
British Columbia Land Surveyors

#102 - 1537 W. 8th Avenue
Vancouver, B.C., V6J 1T5
Tel: 737-8777 Fax: 737-8794

FILE NUMBER : - 88-895 DMO, E

APPROVED AS PHASE 1 OF A
3 PHASE STRATA PLAN UNDER
THE CONDOMINIUM ACT
THIS 20th DAY OF April, 1990

Robert G. Flynn
APPROVING OFFICER AND DIRECTOR
OF OPERATIONS, DISTRICT
OF WEST VANCOUVER

THIS PLAN CONTAINS LIMITED
COMMON PROPERTY UNDER
SECTION 53(2), CONDOMINIUM ACT

I, ROBERT G. FLYNN OF LADNER, B.C., BRITISH
COLUMBIA LAND SURVEYOR HEREBY CERTIFY THAT
THE BUILDINGS ERECTED ON THE PARCEL
DESCRIBED ABOVE LIE WHOLLY WITHIN THE
EXTERNAL BOUNDARIES OF THAT PARCEL.
DATED AT VANCOUVER, B.C., THIS
10th DAY OF APRIL, 1990

Robert G. Flynn
B.C.L.S.

THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT

5

CONDOMINIUM ACT

STRATA PLAN VA 2254
PHASE 1

		FORM 1 SECTION 4 (f)	FORM 2 SECTION 4 (g)	FORM 2 SECTION 4 (h)
		SCHEDULE OF UNIT ENTITLEMENT	SCHEDULE OF INTEREST UPON DESTRUCTION	SCHEDULE OF VOTING RIGHTS
LOT	SHEET	UNIT ENTITLEMENT	INTEREST UPON DESTRUCTION	NUMBER OF VOTES
1	2, 4, 5, 16	238	477	
2	2, 4, 5, 16	242	501	
3	2, 4, 5, 16	240	493	
4	2, 4, 5, 16	238	477	
5	2, 6, 7, 17	239	520	
6	2, 6, 7, 17	240	509	
7	2, 6, 7, 17	240	501	
8	2, 6, 7, 17	239	525	
9	2, 9, 18	148	477	
10	2, 9, 18	148	395	
11	2, 10, 18	148	411	
12	2, 10, 18	148	383	
13	2, 11, 18	148	420	
14	2, 11, 18	149	391	
15	2, 12, 18	148	395	
16	2, 12, 18	148	399	
17	2, 13, 18	148	444	
18	2, 13, 18	149	452	
19	2, 14, 15, 18	225	1140	
AGGREGATE		3623	9310	

ACCEPTED AS TO FORMS 1, 2 AND 3
THIS 23rd DAY OF MAY 1990 *Don M. Decker*
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

DECLARED BEFORE ME AT
VANCOUVER, IN THE
PROVINCE OF BRITISH COLUMBIA,
THIS 12th DAY OF MAY 1990

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

Robert G. Calver
AGENT FOR OWNER - DEVELOPER

A COMMISSIONER FOR THE TAKING
OF AFFIDAVITS IN AND FOR THE
PROVINCE OF BRITISH COLUMBIA
THOMAS B. CALVERT

CERTIFICATE UNDER SECTION 8 (1)

I, ROBERT G. FLYNN OF LADNER, B.C., A BRITISH COLUMBIA LAND
SURVEYOR, HERBY CERTIFY THAT THE BUILDINGS SHOWN IN THIS
STRATA PLAN HAVE NOT, AS OF THE 10TH DAY OF APRIL, 1990
BEEN PREVIOUSLY OCCUPIED, DATED AT VANCOUVER, B.C.
THIS 10TH DAY OF APRIL, 1990.

B.C.L.S.

OWNERS:-

ANCORE INTERNATIONAL LTD.
(INCORPORATION # 303463)
Robert G. Calver
AUTHORIZED SIGNATORY
POWER AVAILABLE

AUTHORIZED SIGNATORY
Robert G. Flynn
WITNESS TO THE ABOVE SIGNATURES
1400-1055 W. GEORGEAN, VAN
ADDRESS OF WITNESS

Lawyer
OCCUPATION OF WITNESS

CHARGEHOLDERS:-

LAURENTIAN BANK OF CANADA
Robert G. Calver
AUTHORIZED SIGNATORY
Robert G. Flynn
WITNESS TO THE ABOVE SIGNATURES
1400-1055 W. GEORGEAN, VAN
ADDRESS OF WITNESS

Secretary
OCCUPATION OF WITNESS

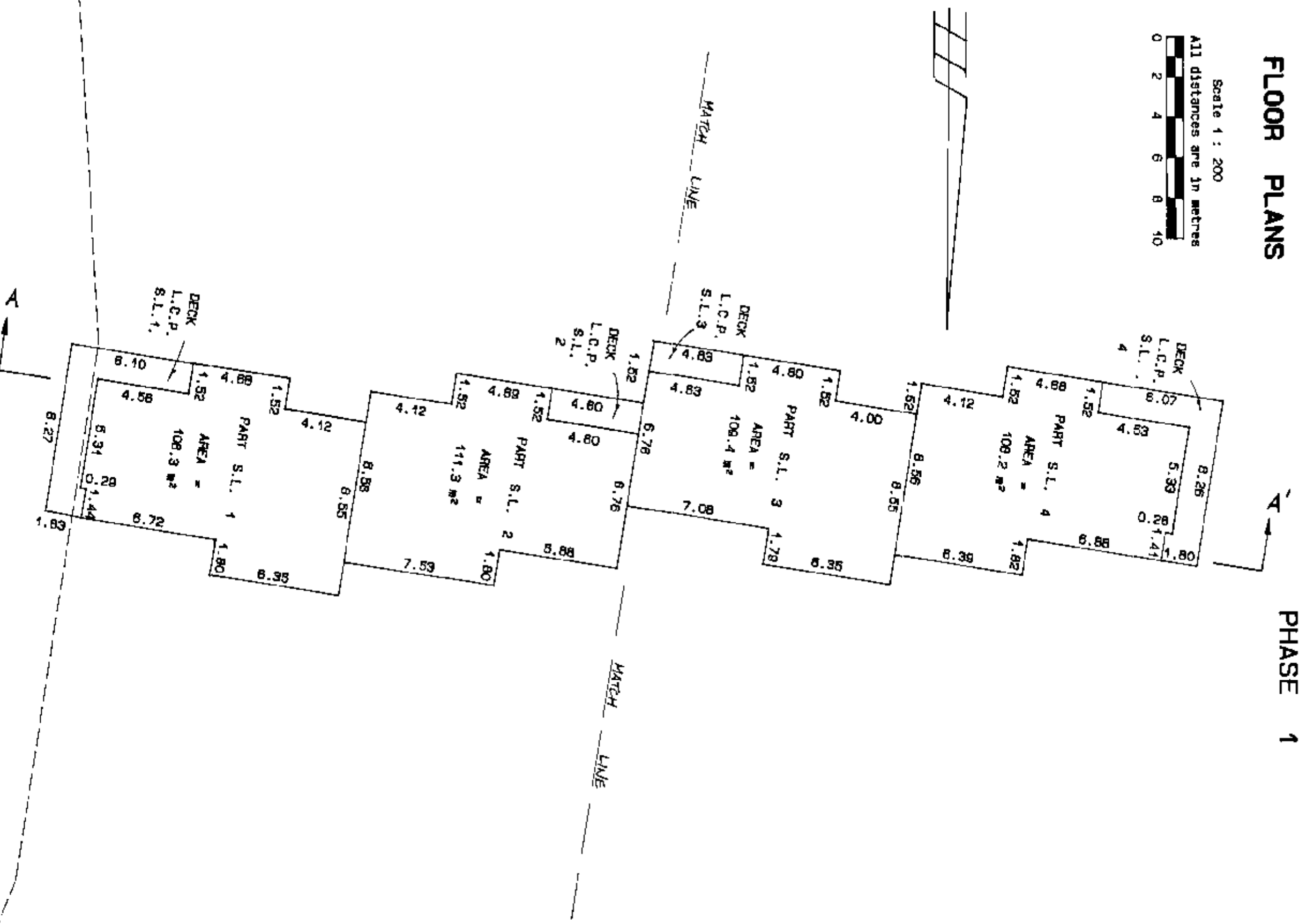
FILE NUMBER :- 88 - 935 DMG, E

10 APRIL 1990 *Robert G. Calver*
B.C.L.S.

BLOCK 6 LOWER FLOOR FLOOR PLANS

STRATA PLAN VR 2654 PHASE 1

Scale 1 : 200
All distances are in metres
0 2 4 6 8 10



RESTRICTIVE COVENANT
REFERENCE PLAN 19449

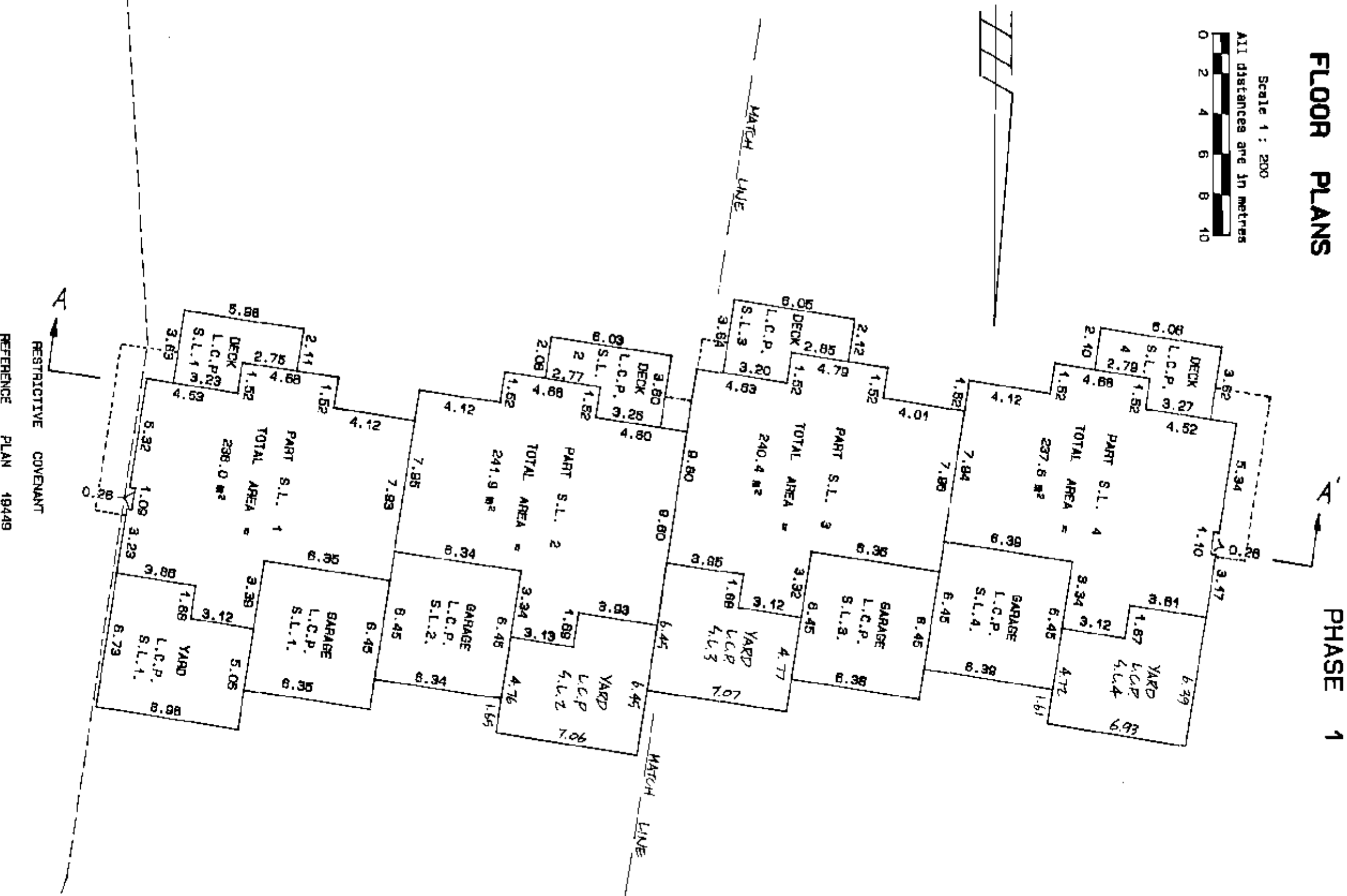
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David C. Smith
10th APRIL, 1980
B.C.L.S.

BLOCK 6 MAIN FLOOR FLOOR PLANS

STRATA PLAN VR 2654 PHASE 1

Scale 1 : 200
All distances are in metres



FILE NUMBER - 88-935 DWG. E

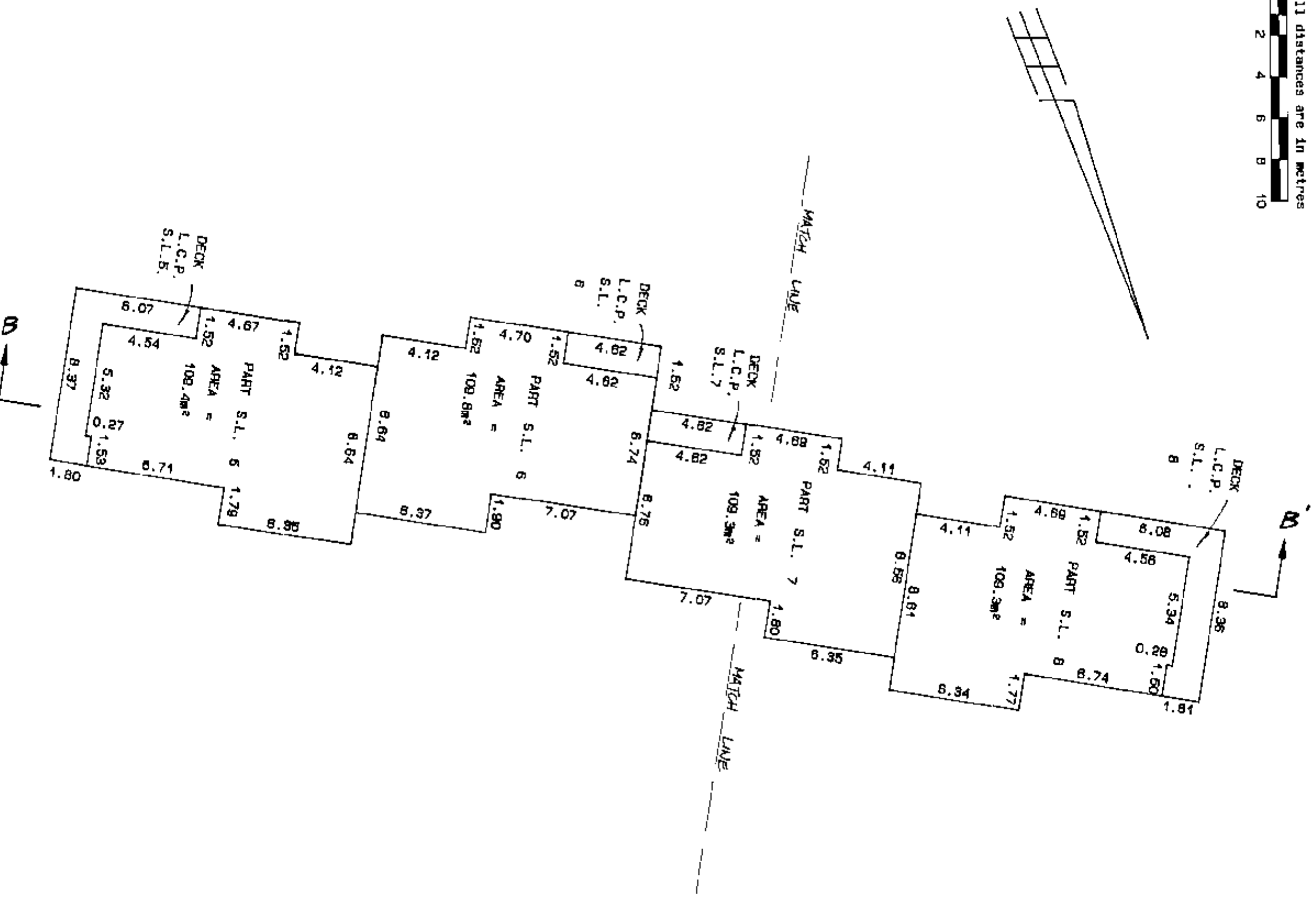
10TH APRIL, 1990 *[Signature]*

BLOCK 7 LOWER FLOOR FLOOR PLANS

STRATA PLAN VR 2654 PHASE 1

Scale 1 : 200

All distances are in metres



FILE NUMBER: - 89-936 DWG. E

DAVE COSTA
10TH APRIL, 1990 B.C.L.S.

BLOCK 7 MAIN FLOOR FLOOR PLANS

STRATA PLAN VR2657 PHASE 1

Scale 1 : 200

All distances are in metres



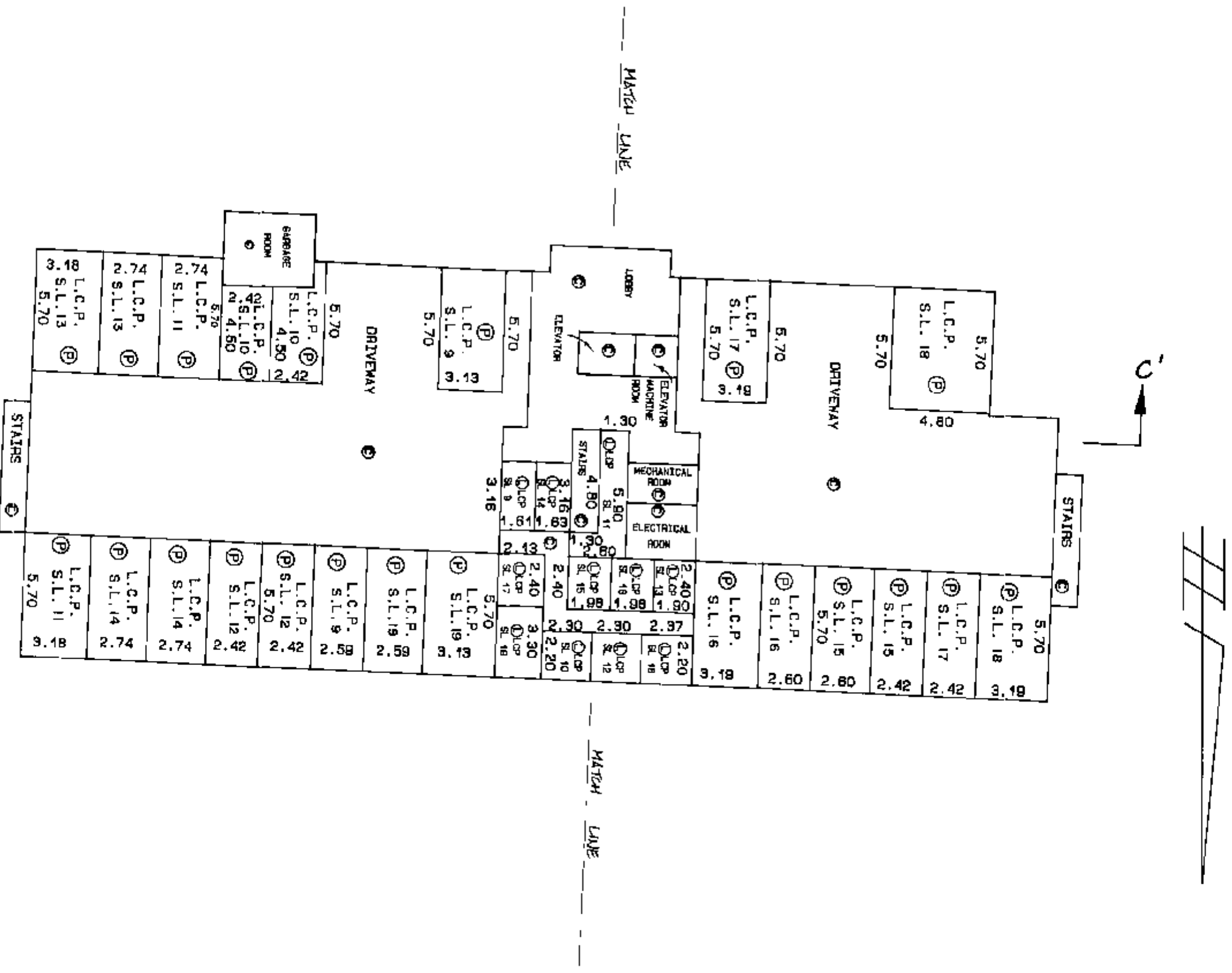
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10TH APRIL, 1990
Robert C. Smith
P.E.S.

BLOCK 1 PARKING LEVEL

STRATA PLAN VR 2654 PHASE 1

Scale 1 : 200
All distances are in metres
0 2 4 6 8 10



FILE NUMBER B9-935 DWG. E

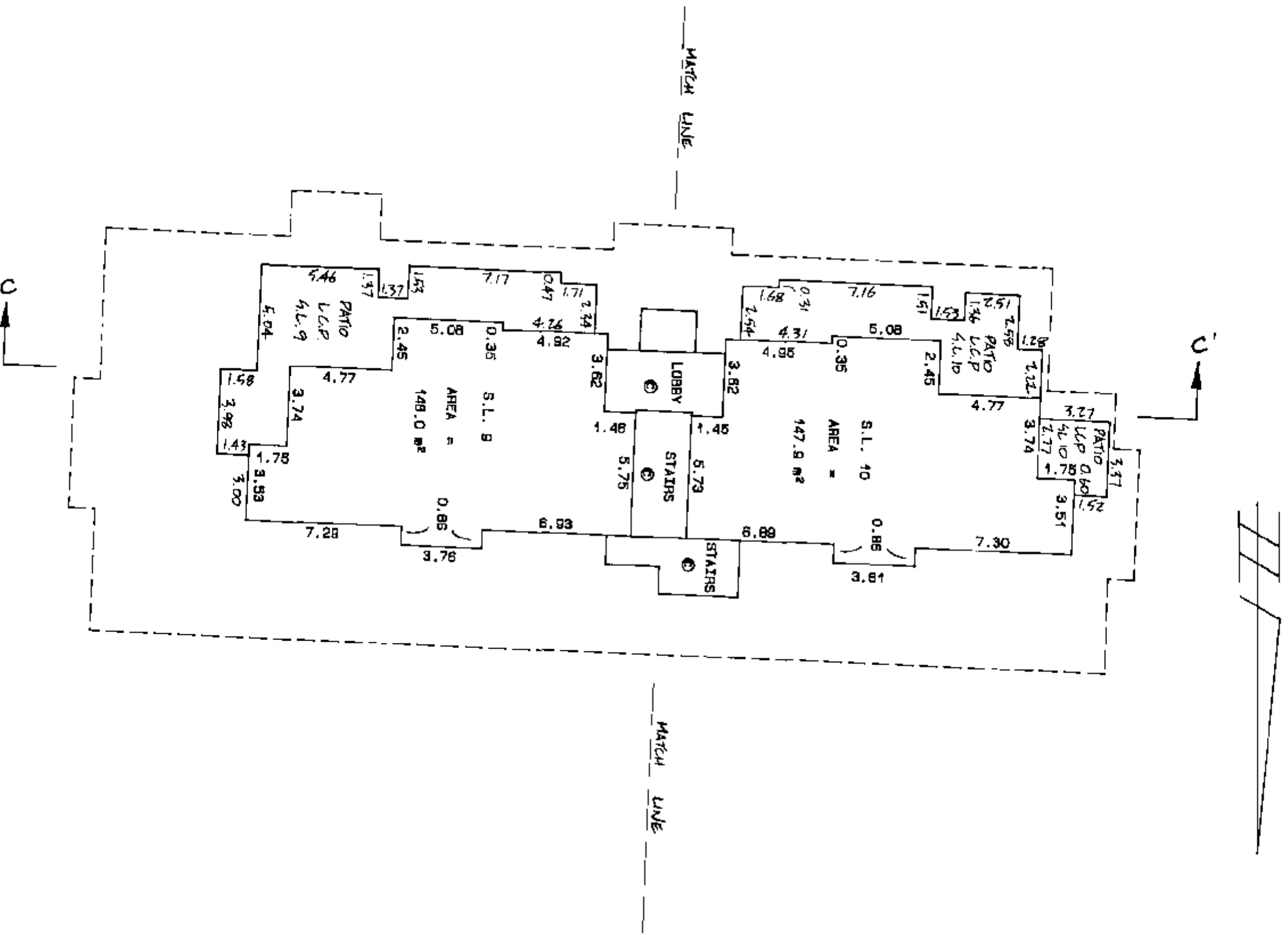
Robert Cottrell
10TH APRIL, 1990

BLOCK 1 - PLAZA LEVEL FLOOR PLANS

STRATA PLAN VR 2654 PHASE 1

Scale 1 : 200

All distances are in metres



FILE NUMBER : 89-935 DWG. E

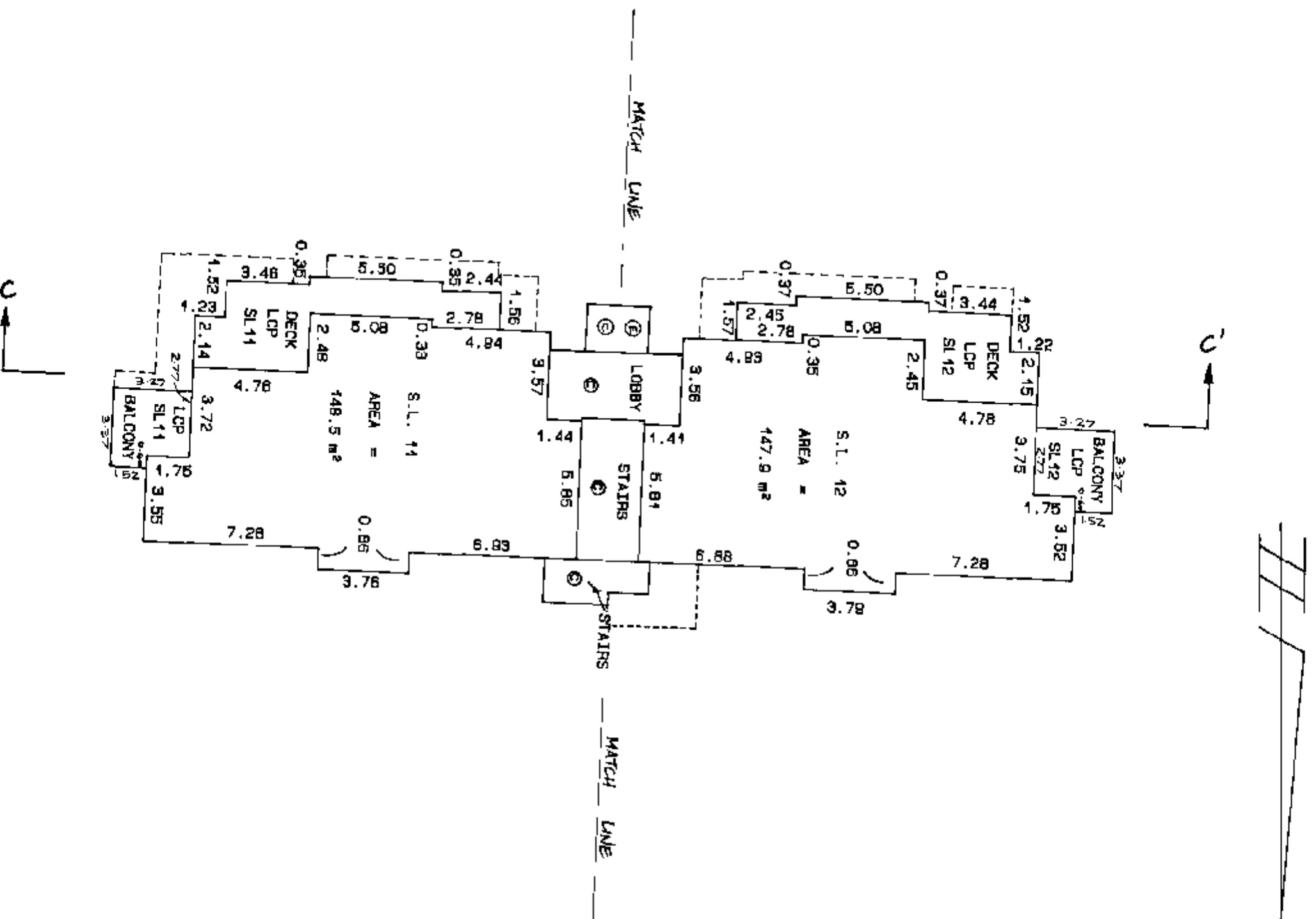
10th APRIL, 1990
[Signature]
C.B.C.L.S.

BLOCK 1 - LEVEL THREE FLOOR PLANS

STRATA PLAN VR 2654 PHASE 1

Scale 1 : 200

All distances are in metres



FILE NUMBER : 60-035 DWG. E

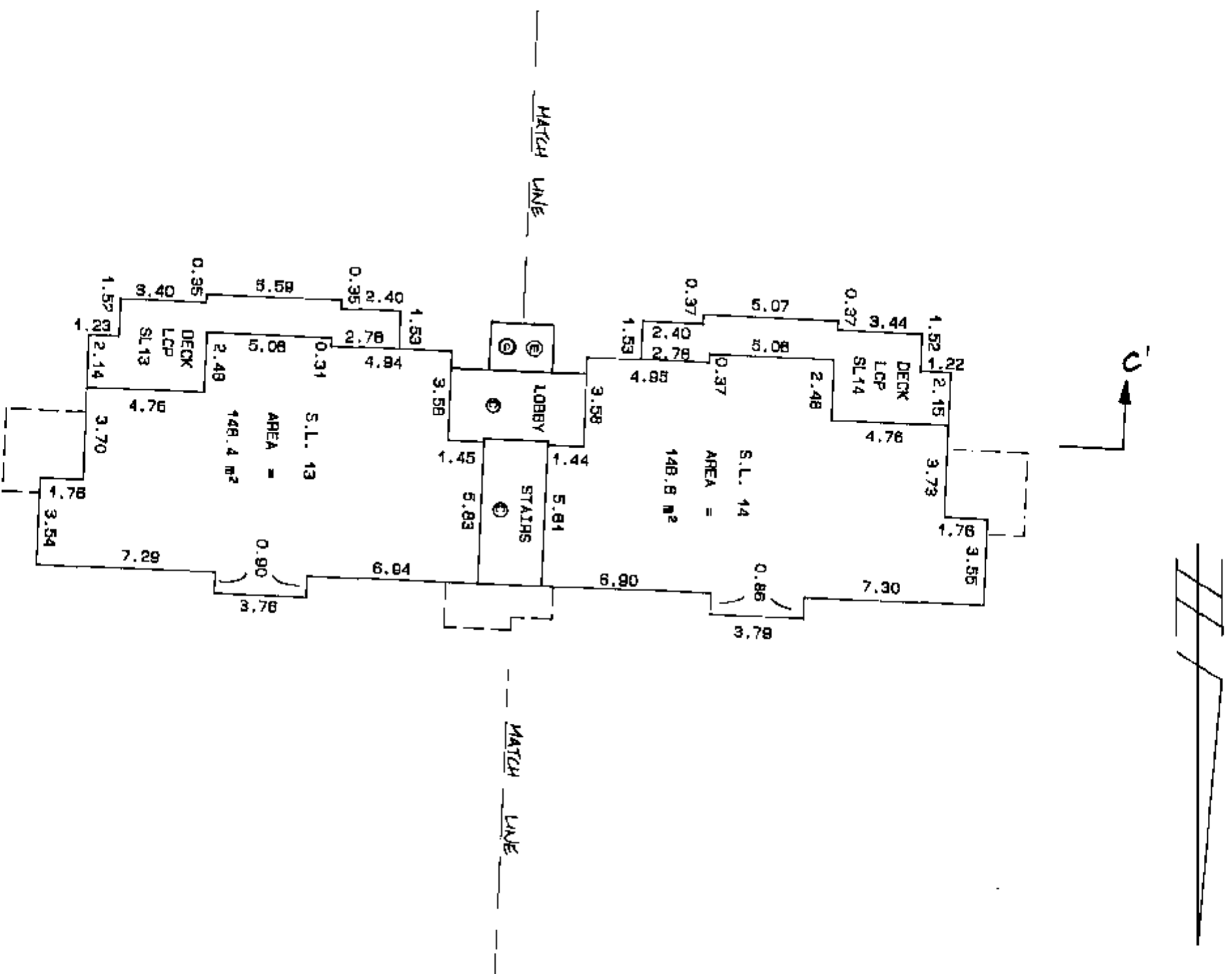
Robert C. C. S.
10th APRIL, 1990

BLOCK 1 - LEVEL FOUR FLOOR PLANS

STRATA PLAN VR 2654 PHASE 1

Scale 1 : 200

All distances are in metres

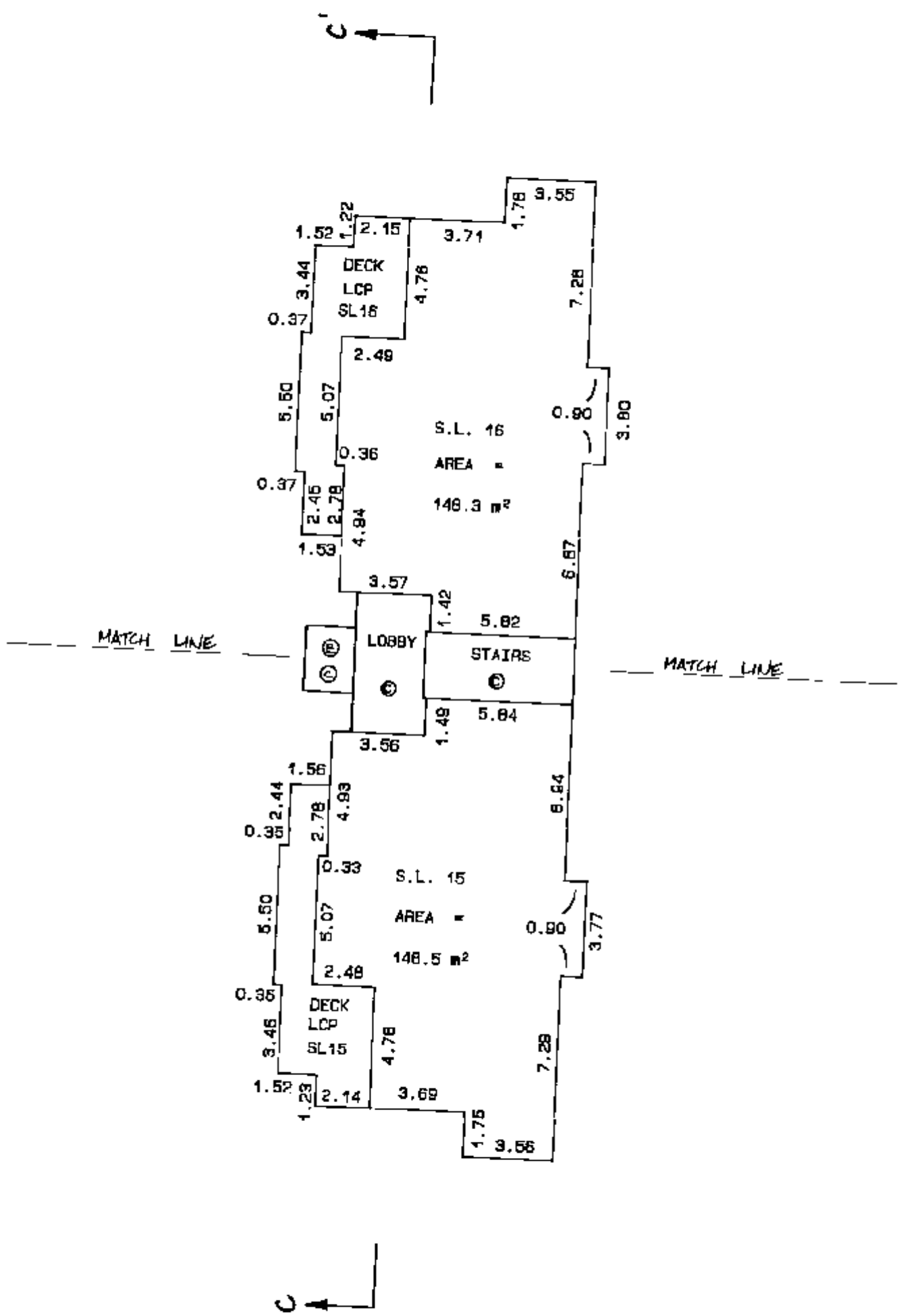
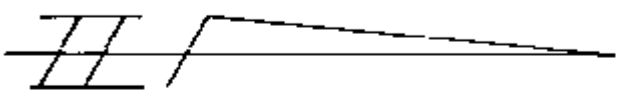
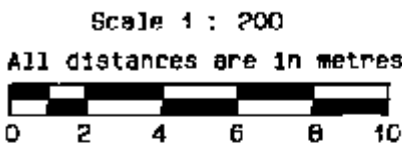


FILE NUMBER : 89-835 DMB, E

Robert C. Smith
10th APRIL, 1990
D.C.S.

BLOCK 1 - LEVEL FIVE
FLOOR PLANS

STRATA PLAN VR 2654
PHASE 1



FILE NUMBER : 88-935 DWG. E

Robert Cuthbert
10th APRIL, 1990
B.C.L.S.

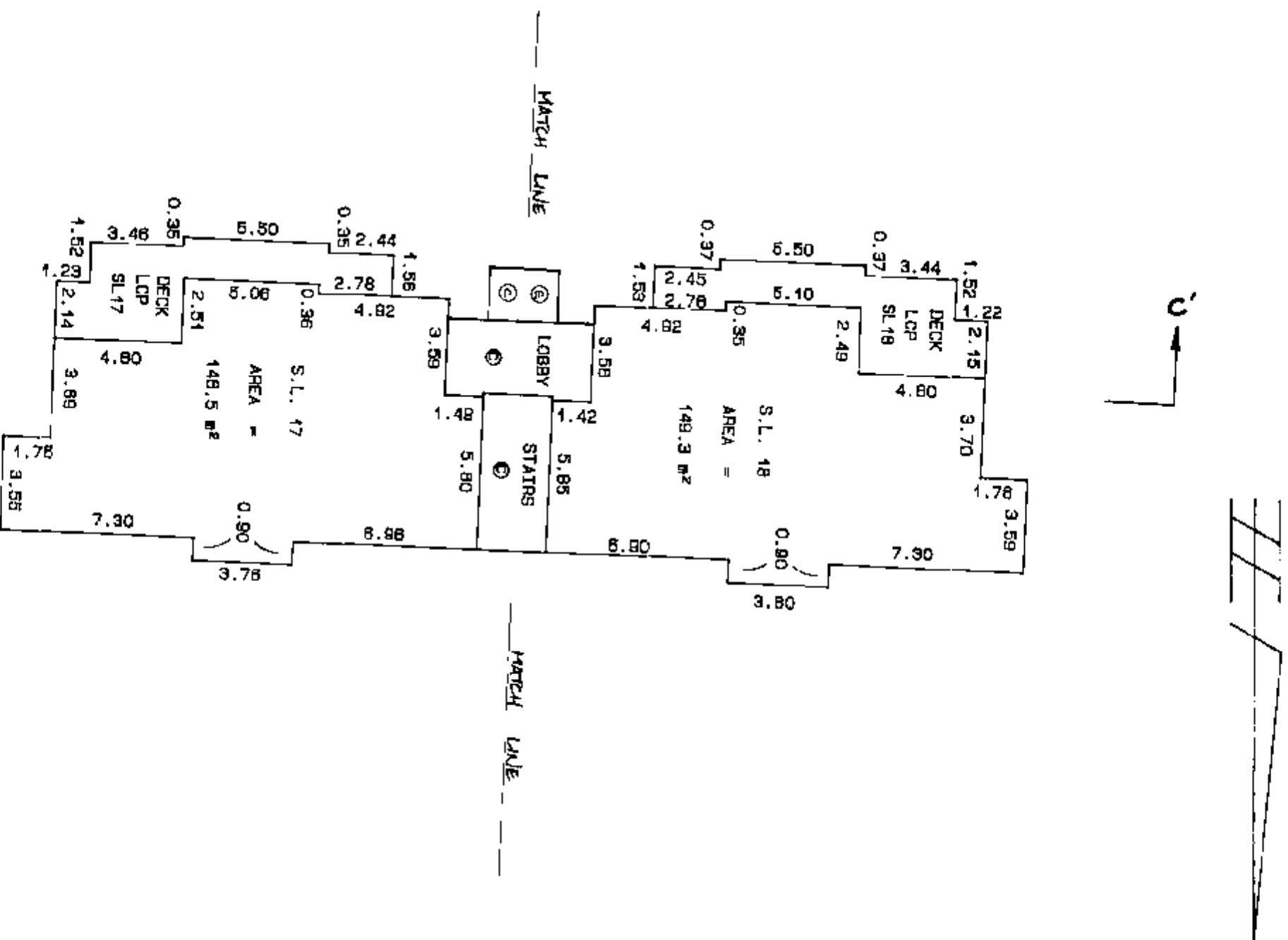
FILED
VAVAS2654
RCVD:1998-02-26 RQST:2010-11-09-12.20.18.851

BLOCK 1 - LEVEL SIX
FLOOR PLANS

STRATA PLAN VR 2654
PHASE 1

Scale 1 : 200

All distances are in metres



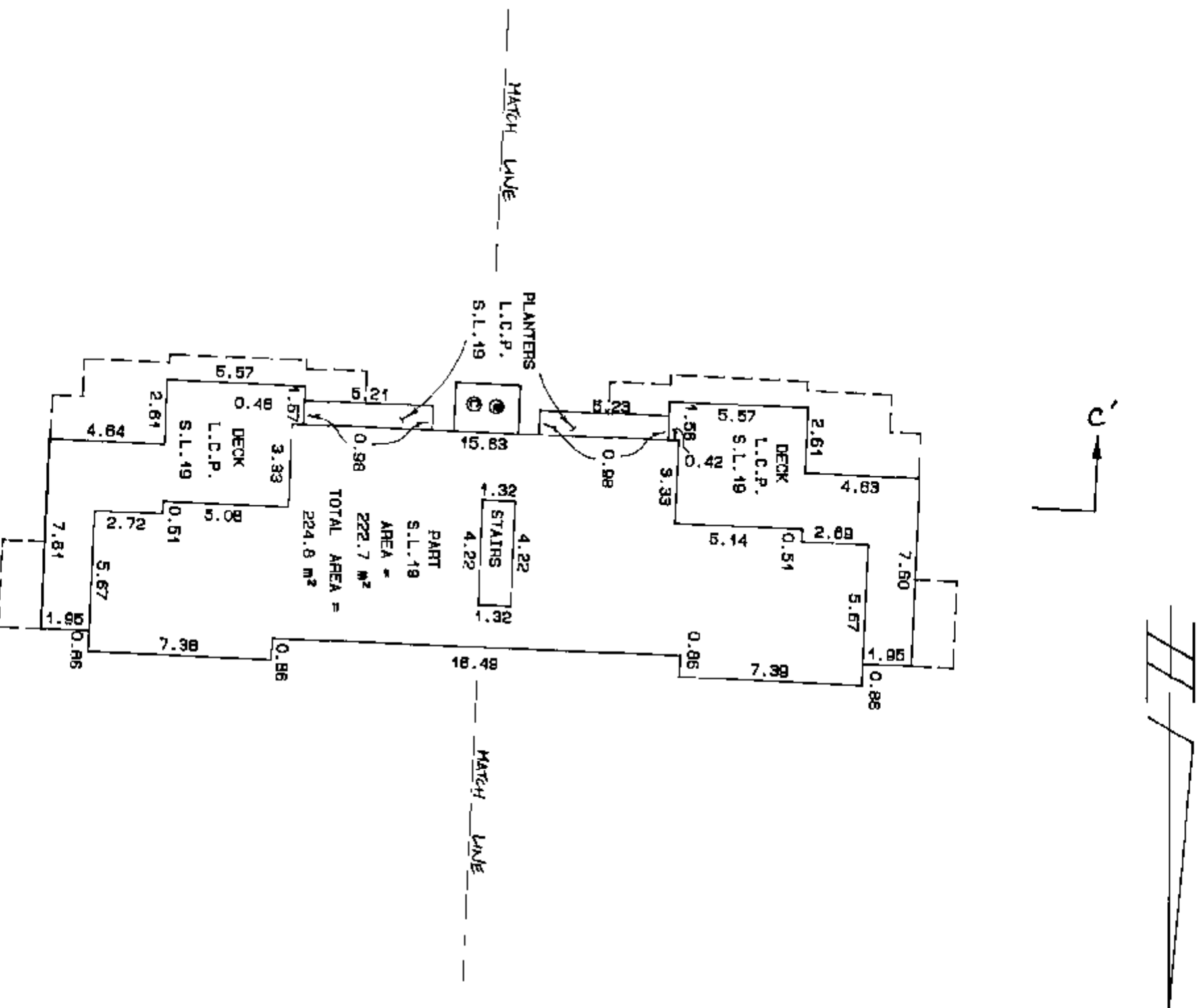
FILE NUMBER : 88-835 DWG. E

DR. C. J. COLE
10th APRIL, 1980 B.C.L.S.

BLOCK 1 - PENTHOUSE FLOOR PLANS

STRATA PLAN VR 2654 PHASE 1

Scale 1 : 200
All distances are in metres

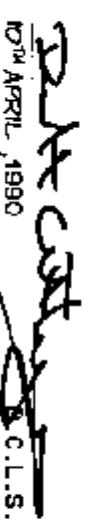


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Robert Costello
10th APRIL, 1980
B.C.L.S.

Scale 1 : 200

All distances are in metres

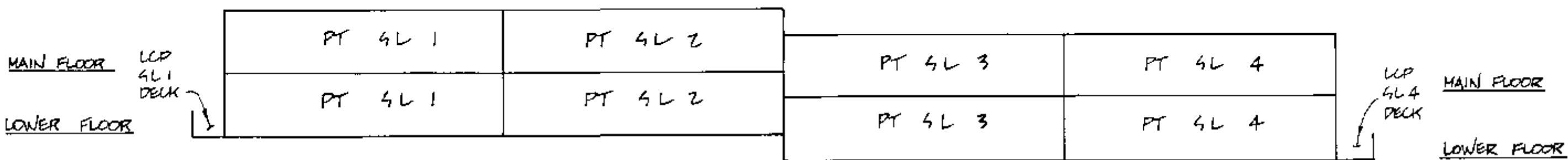


BLOCK 6 SECTIONS

Scale 1 : 200
All distances are in metres



FILE NUMBER: - B9-835 DWG. E



SECTION A - A'

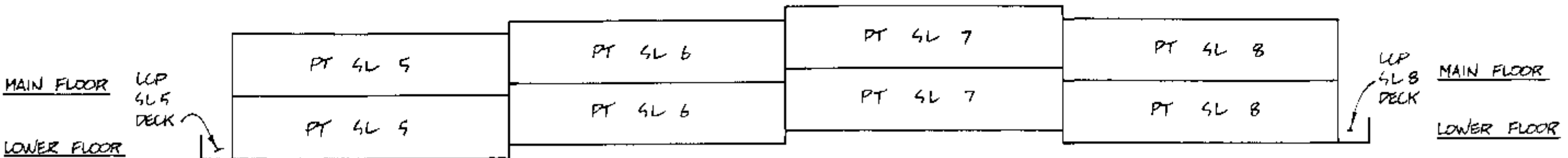
STRATA PLAN VR 2654
PHASE 1

10th APRIL 1998 B.L.S.

BLOCK 7
SECTIONS

Scale 1 : 200
All distances are in metres
0 2 4 6 8 10

FILE NUMBER: - 89-935 DWG. 2



SECTION B-B'

STRATA PLAN VR2654
PHASE 1

10TH APRIL 1998
[Signature]
A.D.L.S.

~~Doyle City~~
10th April, 1890 B.S.L.S.

RECORD OF BY-LAWS AND ORDERS ETC.

PLA

10TH APRIL 1950 B.C.L.S.

**STRATA PLAN OF PART OF
LOT 1.
DISTRICT LOTS 817 & 888
GROUP ONE, NEW WESTMINSTER DISTRICT**

**STRATA PLAN VR 2654
PHASE 2**

PLAN 22133

**MUNICIPALITY OF WEST VANCOUVER
BCGS 926.036**

The Address for Service of Documents
on the Strata Corporation is

"The Owners", Strata Plan VR 2654,

c/o Ascent Real Estate Management Corporation,
260 - 3665 Kingsway,

Vancouver, B.C. V6R 5W2

Deposited and registered in the Land
Title Office of New Westminster, B.C.
this 31st day of December 1993

Deputy Registrar

69470945

The Civic Addresses are:

101 - 702 3105 Deer Ridge Drive,
West Vancouver, B.C. V7S 4W1

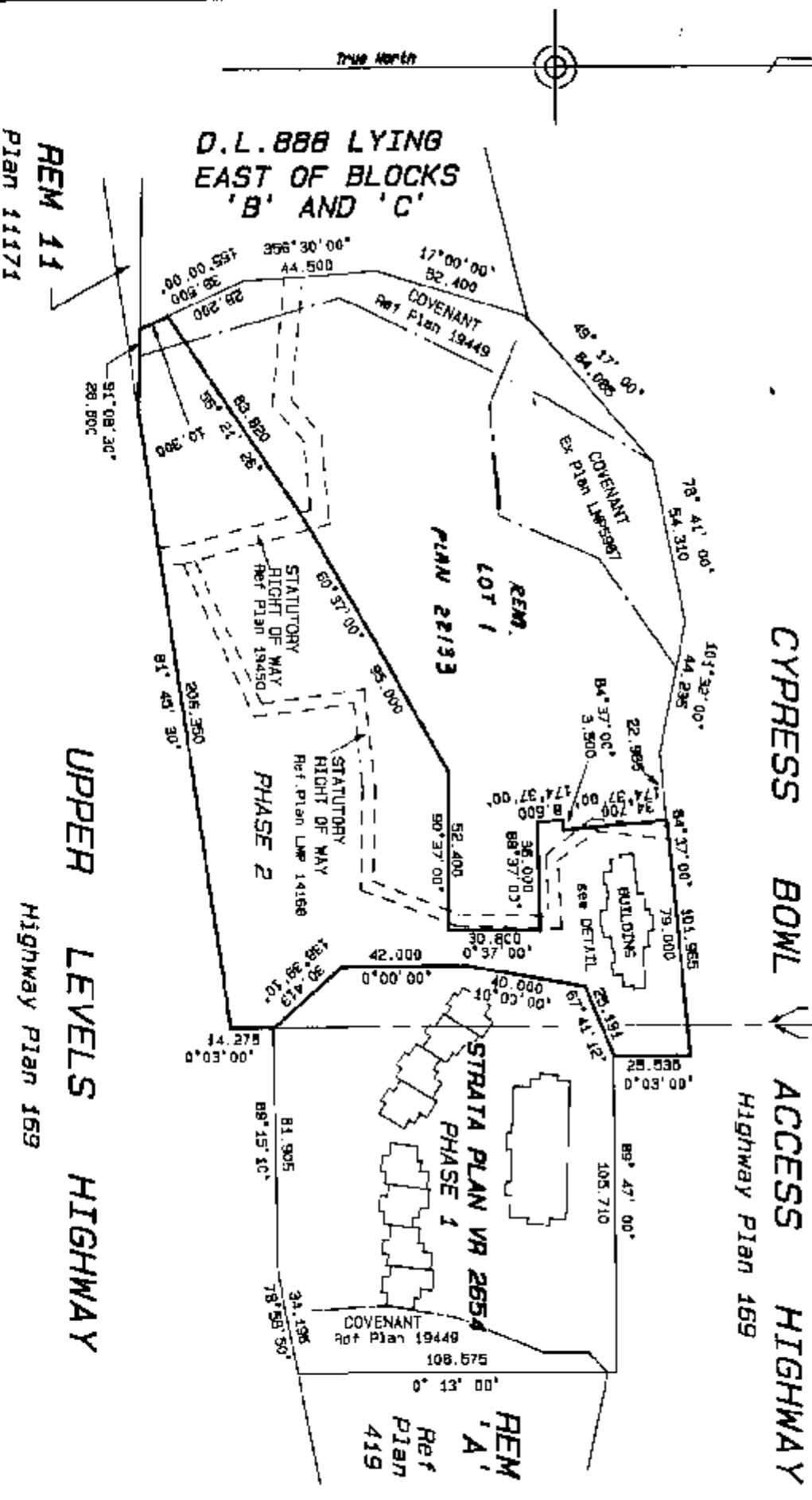
KEY PLAN

SCALE : - 1:2000



Form E - G062467
Amended Form E - G0101331,
G011393, B083713, B5102705

Bearings are astronomic
and are derived from
Plan 22133.



I, William R. Chapman, of the District
of West Vancouver, 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.

William R. Chapman B.C.L.S.

Dated at West Vancouver, B.C.
this 21st day of October, 1993.

THIS PLAN LIES WITHIN THE GREATER
VANCOUVER REGIONAL DISTRICT

GLOSS

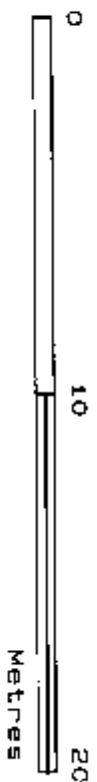
- SL denotes strata lot.
- CP denotes common property.
- LCP denotes limited common property.
- ⊙ denotes parking stall.
- denotes line of floor below.

© CHAPMAN and CHAPMAN 1993
British Columbia Land Surveyors

#1-659 Clyde Avenue
WEST VANCOUVER, B.C.
V7T 1C8 926-7311

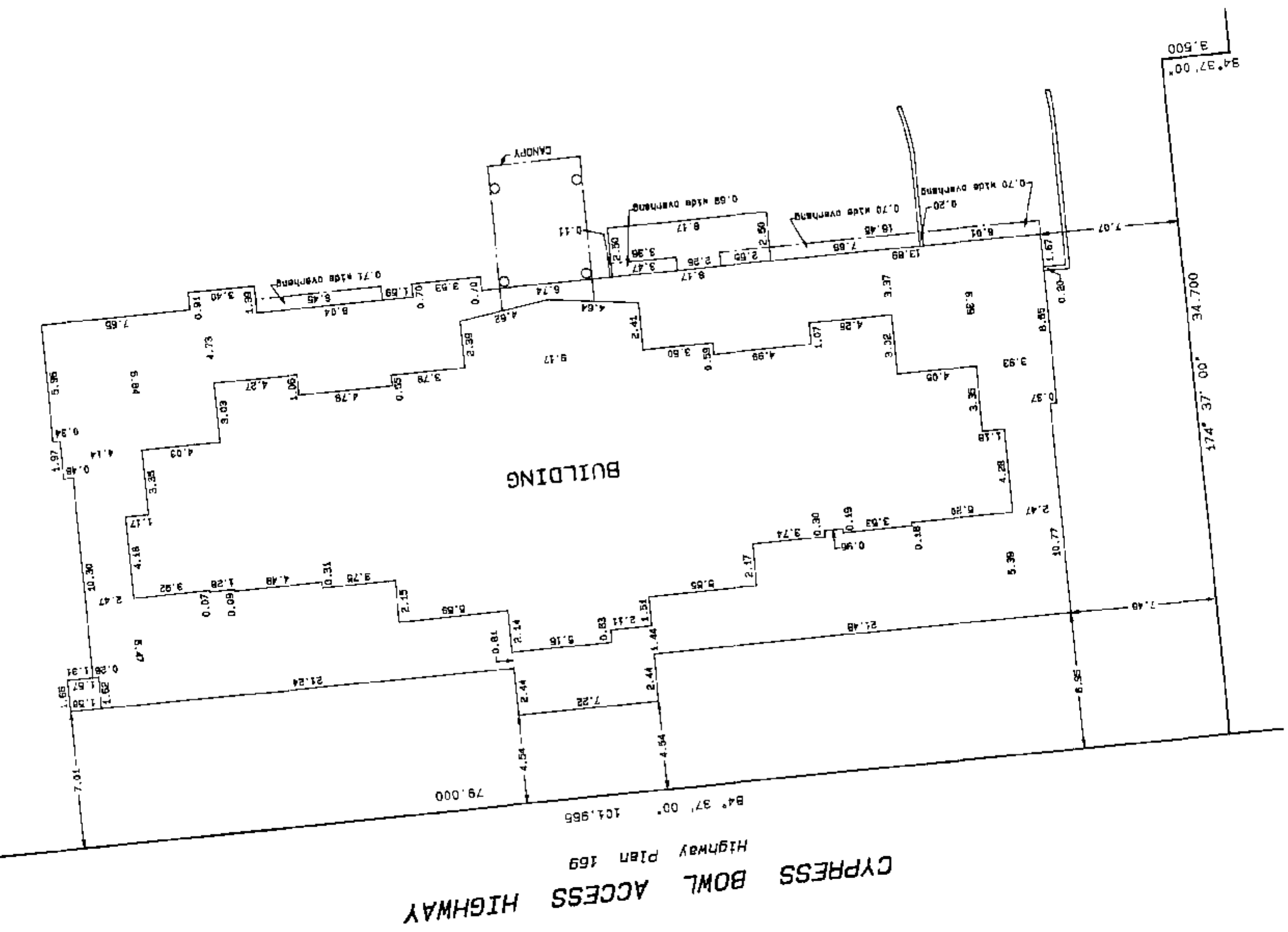
DETAIL

SCALE 1:200



FIRST SHEET Sheet 2 of 18 Sheets

STRATA PLAN VR 2654 PHASE 2



Dated this 21st day of October, 1993.

William P. Chapman

B.C.L.S.

2776A-5.52

CONDOMINIUM ACT

STRATA PLAN VR 2654
PHASE 2

LOT NO	SHEET NO	FORM 1	FORM 2	FORM 3
		SCHEDULE OF UNIT ENTITLEMENT	SCHEDULE OF INTEREST UPON DESTRUCTION	SCHEDULE OF VOTING RIGHTS
		UNIT ENTITLEMENT	INTEREST UPON DESTRUCTION	NUMBER OF VOTES
20	10	154	455	
21	10	132	390	
22	10	166	465	
23	11	153	455	
24	11	132	410	
25	11	166	480	
26	12	153	465	
27	12	132	420	
28	12	166	490	
29	13	164	470	
30	13	132	430	
31	13	166	495	
32	14	154	475	
33	14	132	440	
34	14	166	500	
35	15	154	480	
36	15	132	450	
37	15	166	505	
38	16, 17	217	840	
39	16, 17	215	830	
AGGREGATE PHASE 2		3142	9945	
AGGREGATE PHASE 1		3623	9320	
TOTAL AGGREGATE		6765	19265	

Accepted as to Forms 1 and 2
this 8th day of December, 1993.

John Cook
for John Cook
Superintendent of Real Estate

STATUTORY DECLARATION

I/We the undersigned, do solemnly declare that:

- (1) I/We, the undersigned, am/are the owner developer (in the alternate) 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.

Declared before me at Vancouver
in the Province of British Columbia
this 21 day of October, 1993.

George Dunbar
A Commissioner for taking affidavits
in the Province of British Columbia
GEORGE HUNTER

Donald G. Lee
DONALD G. LEE

Dated this 21st day of October, 1993.

William P. Chapman
WILLIAM P. CHAPMAN B.C.L.S.

CONDOMINIUM ACT

STRATA PLAN VR 2654
PHASE 2

CERTIFICATE UNDER SECTION 8 (1)

I, William R. Chapman, of West Vancouver, a British Columbia Land Surveyor, hereby certify that the buildings shown on this plan have not as of the 21st day of October, 1993, been previously occupied
Dated at West Vancouver, British Columbia this 21st day of October, 1993.

William R. Chapman B.C.L.S.

Approved as to Phase 2 of
a 4 phase Strata Plan under
the Condominium Act
this 17 day of November, 1993.

W. R. Chapman
Approving Officer and
Director of Operations
District of West Vancouver

SPACE FOR SIGNATURES

OWNER

DEER RIDGE PROJECT LIMITED
(INC NO 354045)

Authorized Signatory DONALD G. LEE

Authorized Signatory _____

Witness Gayle Hunter

Address 1300, 1030 W. GEORGIA, VANCOUVER

Occupation LAWYER

MORTGAGEE

HONGKONG BANK OF CANADA

Authorized Signatory C. J. MORRIS

Authorized Signatory CRAIG S. FINKBEINER

Witness KEITH TAPLIN

Address 800-885 WEST GEORGIA ST

Occupation Banker & Solicitor

MORTGAGEE

BURRARD INTERNATIONAL HOLDINGS INC.
(INC NO 406453)

Authorized Signatory DONALD G. LEE

Authorized Signatory _____

Witness Gayle Hunter

Address 1700, 1030 W. GEORGIA, VANCOUVER

Occupation LAWYER

MORTGAGEE

INTERNATIONAL LAND CORPORATION LTD.
(INC NO A83576)

Authorized Signatory ROBERT W. DUNLOP

Authorized Signatory DAVID C. ZEIMER

Witness KEITH TAPLIN

Address 800-885 WEST GEORGIA ST

Occupation LAWYER

FORM 10 - CERTIFICATE OF APPROVAL

I hereby certify that the common facilities (a Tennis Courts and a Lagoon), which according to Form 'E' to 'The Act' were to have been constructed in conjunction with this phase have been satisfactorily provided for, this 2 day of December, 1993.

W. R. Chapman
Approving Officer and Director of Operations
District of West Vancouver

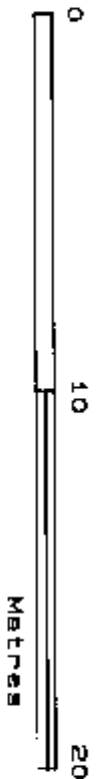
2776A-5.84

Dated this 21st day of October, 1993.

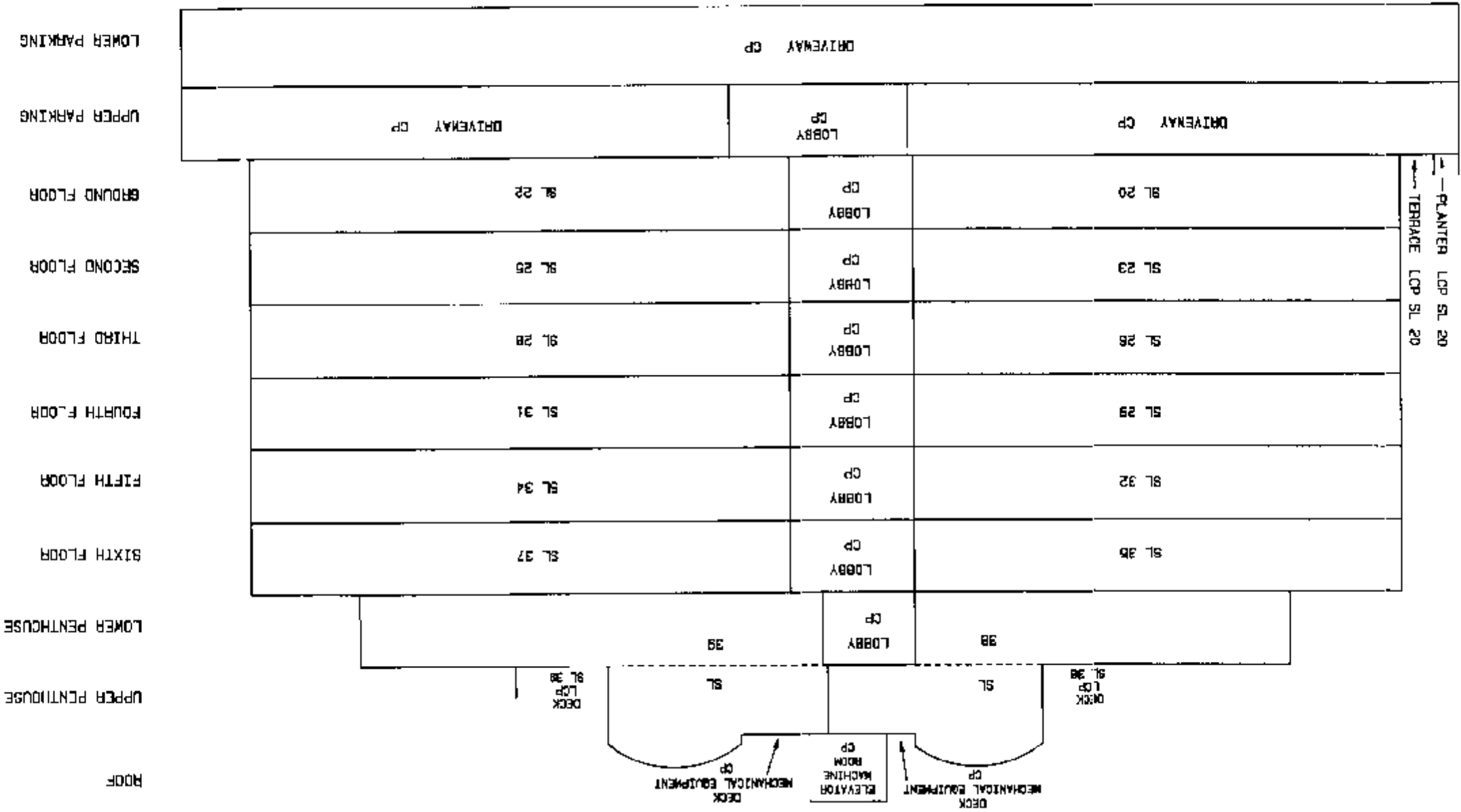
William R. Chapman B.C.L.S.

SECTIONS

SCALE 1:200



Sheet 5 of 18 Sheets
STRATA PLAN VR 2654
PHASE 2

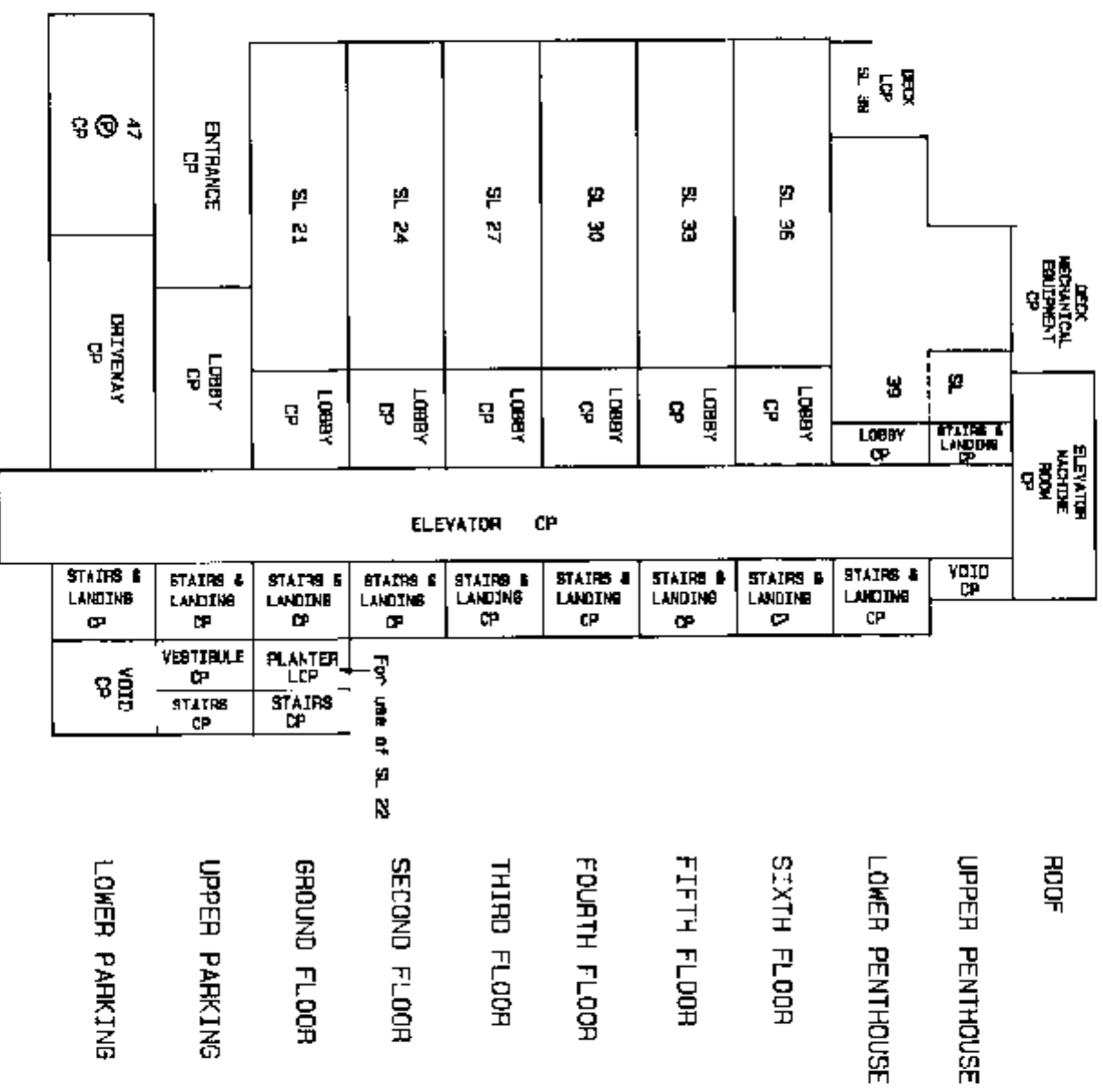


SECTION A-A

Dated this 21st day of October, 1993.

William F. Chapman B.C.L.S.

STRATA PLAN VF 2654
PHASE 2



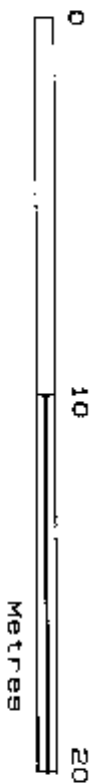
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2776A-5.56

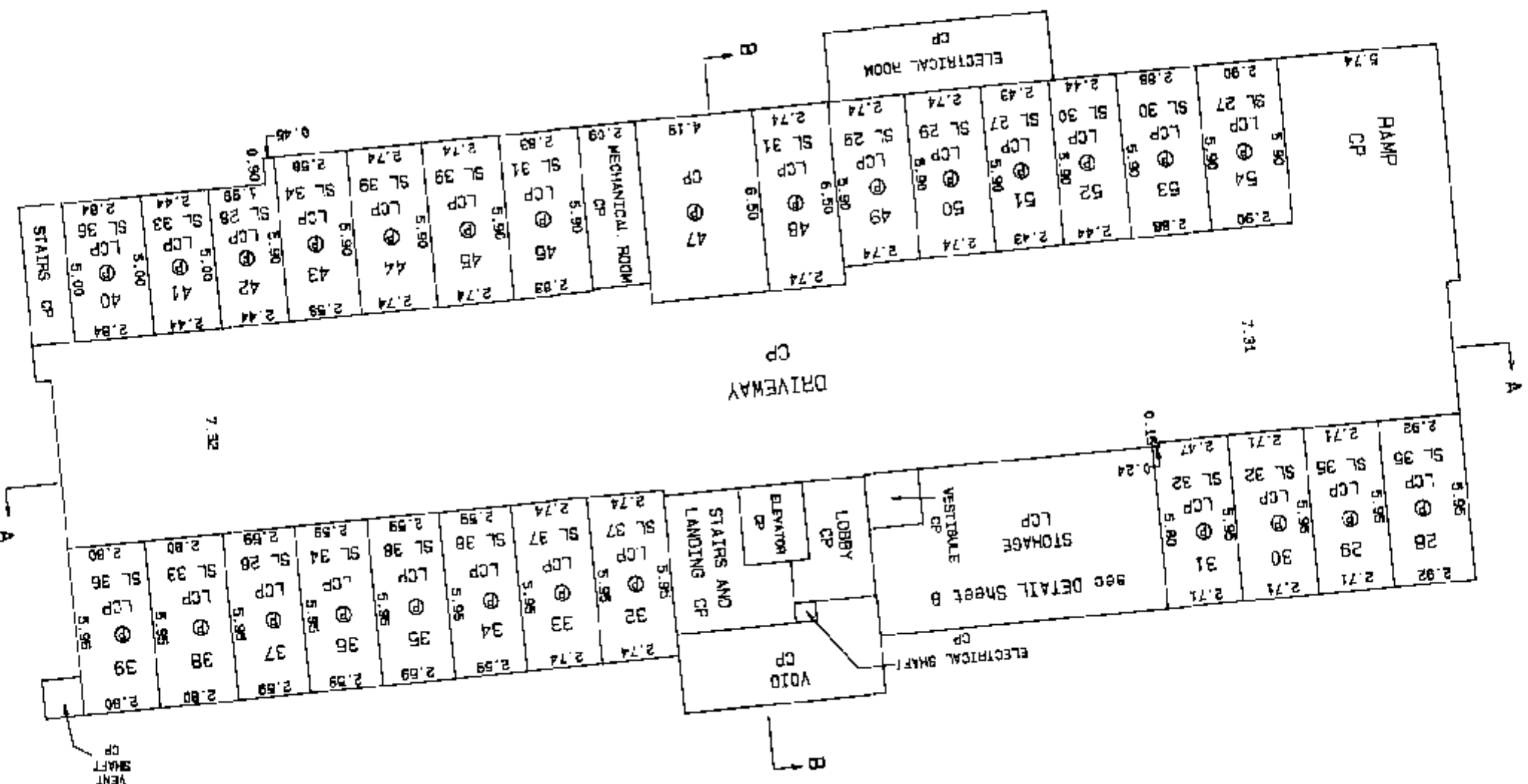
LOWER PARKING

Sheet 7 of 18 Sheets

SCALE 1:200



STRATA PLAN VR 2654
PHASE 2



Dated this 21st day of October, 1993.

William R. Chapman B.C.L.S.

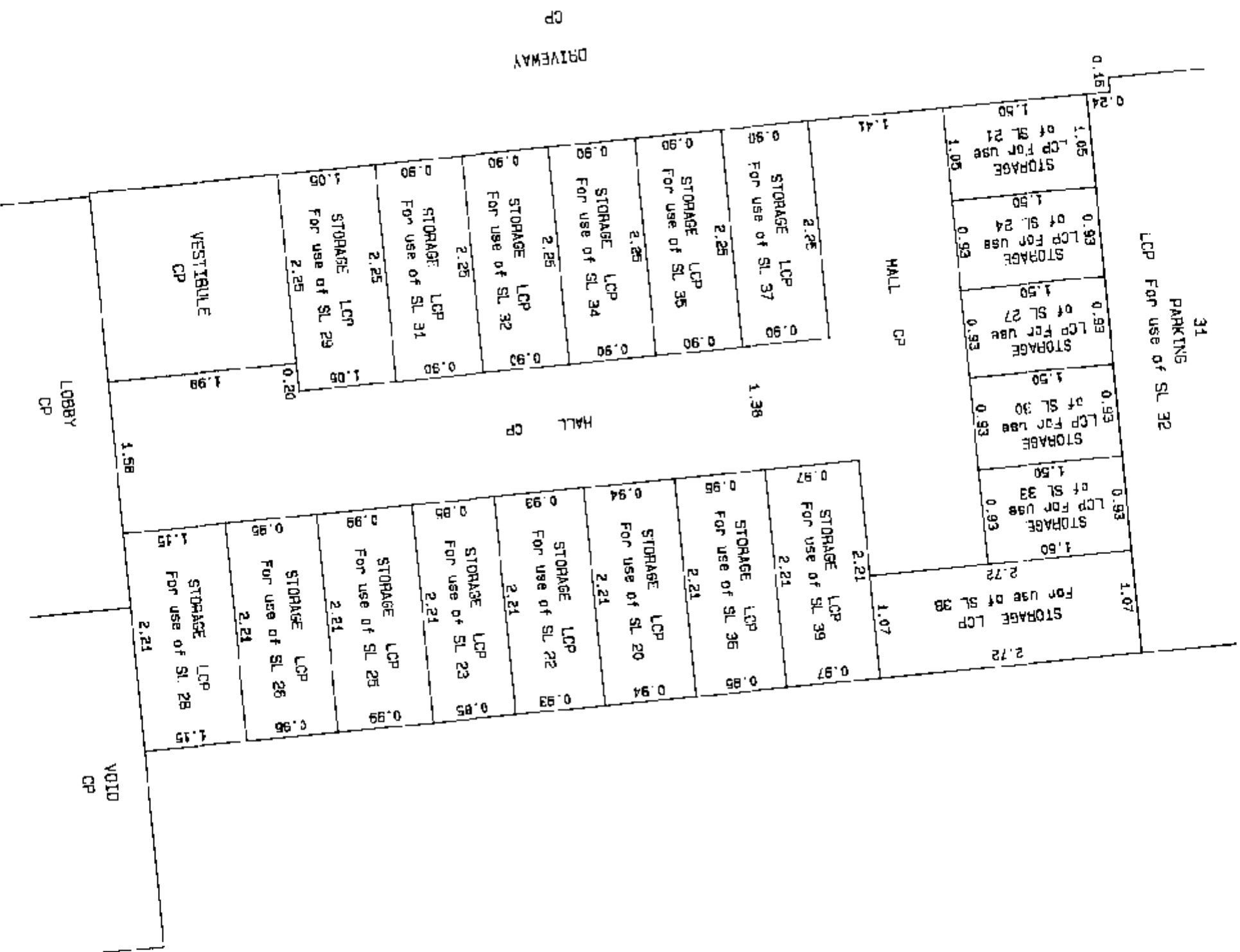
LOWER PARKING DETAIL

Sheet 8 of 18 Sheets

STORAGE (see Sheet 7)

STRATA PLAN VR 2654
PHASE 2

SCALE 1:50



True North



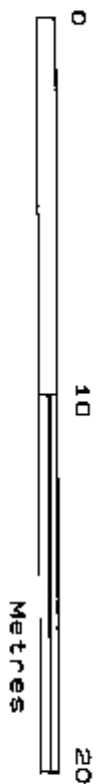
Dated this 21st day of October, 1999.

William P. Chapman B.C.L.S.

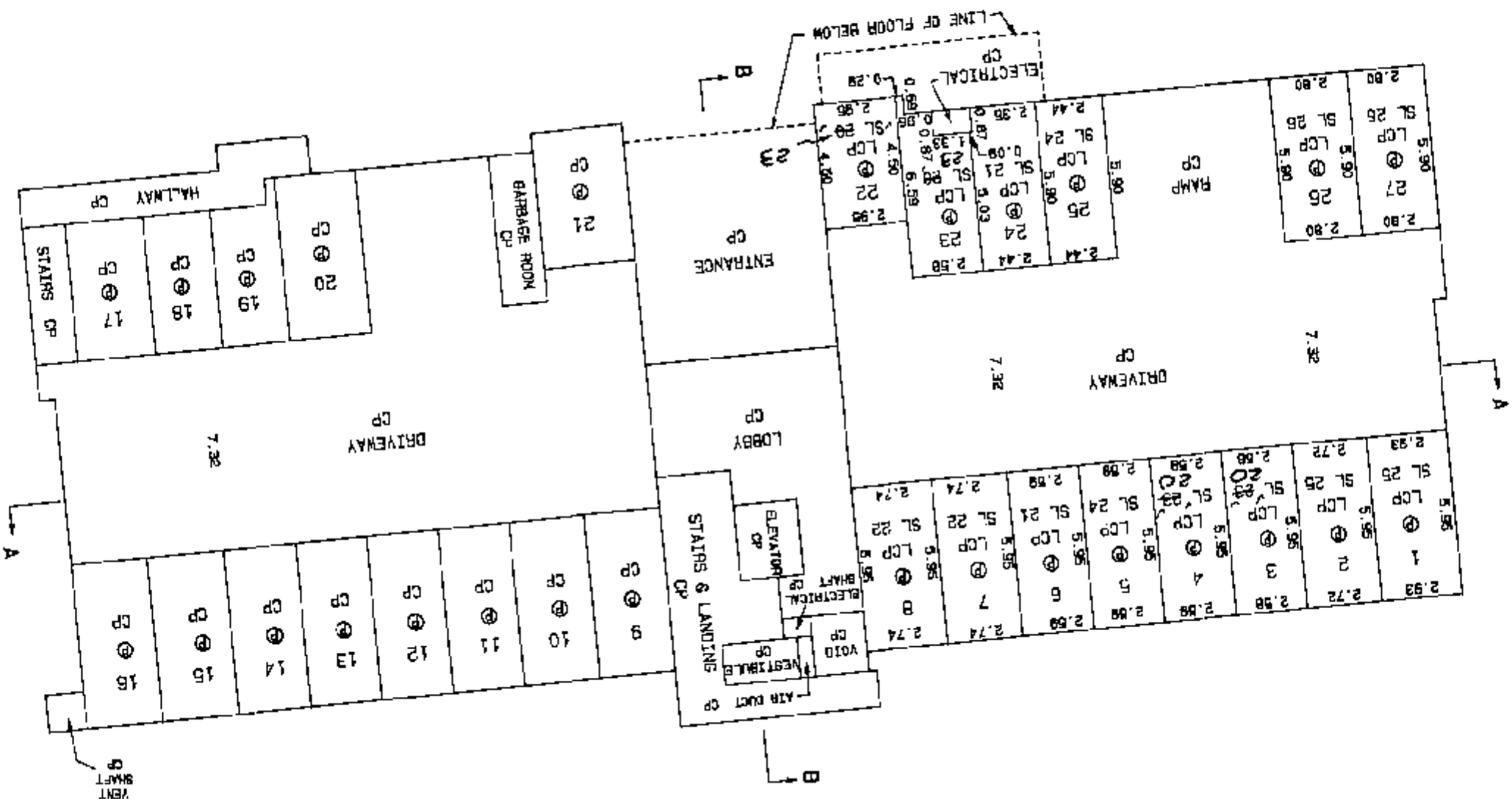
UPPER PARKING

Sheet 9 of 18 Sheets

SCALE 1:200



STRATA PLAN VR 2654 PHASE 2



CORRECTED THIS DAY OF
FEBRUARY, 1994.
DEPUTY REGISTRAR
BH40902

Dated this 21st day of October, 1993.

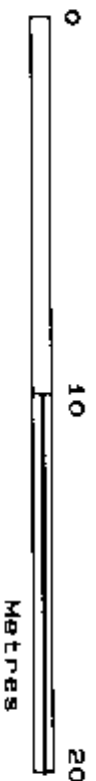
William G. Chapman
B.C.L.S.

True North

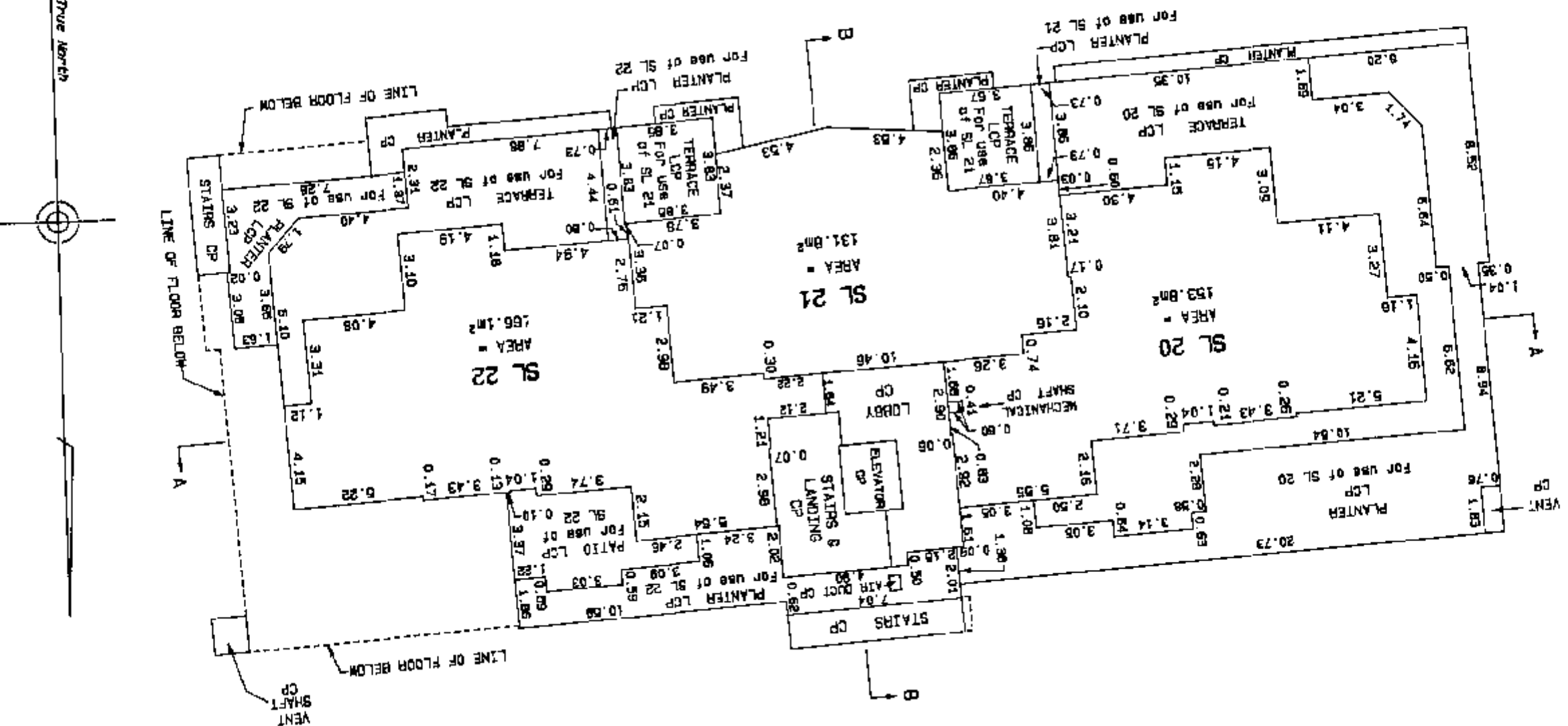
GROUND FLOOR

Sheet 10 of 18 Sheets

SCALE 1:200



STRATA PLAN VR 2654 PHASE 2



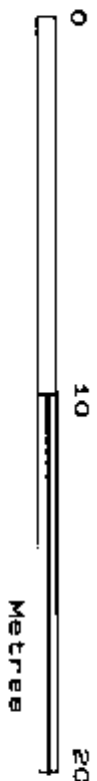
Dated this 21st day of October, 1993.

William P. Chapman B.C.L.S.

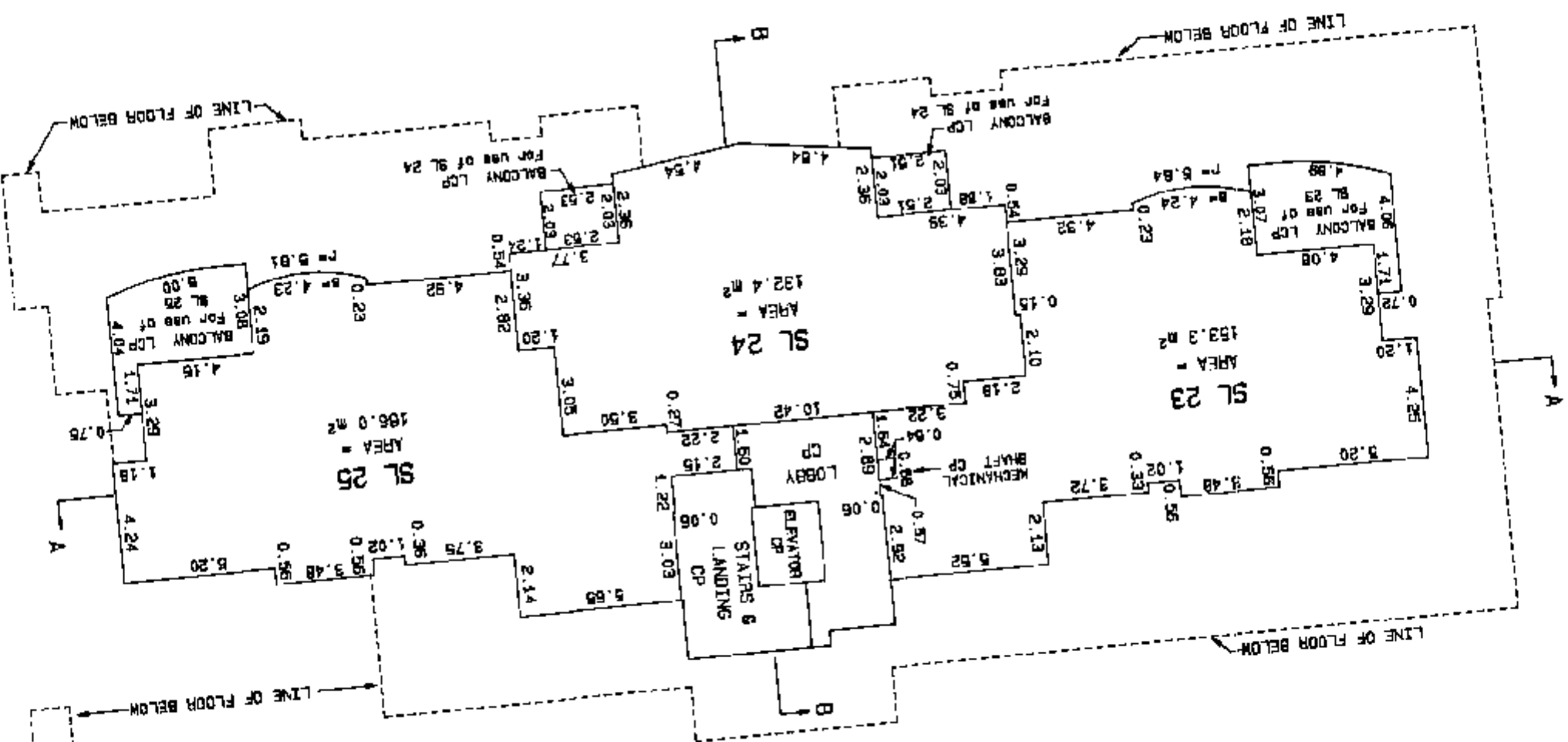
SECOND FLOOR

Sheet 11 of 10 Sheets

SCALE 1:200



STRATA PLAN VR 2654
PHASE 2



True North



Dated this 21st day of October, 1993.

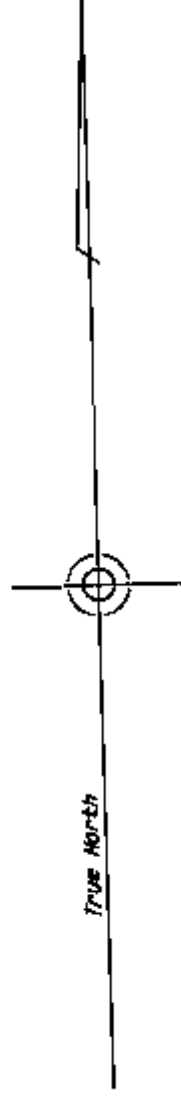
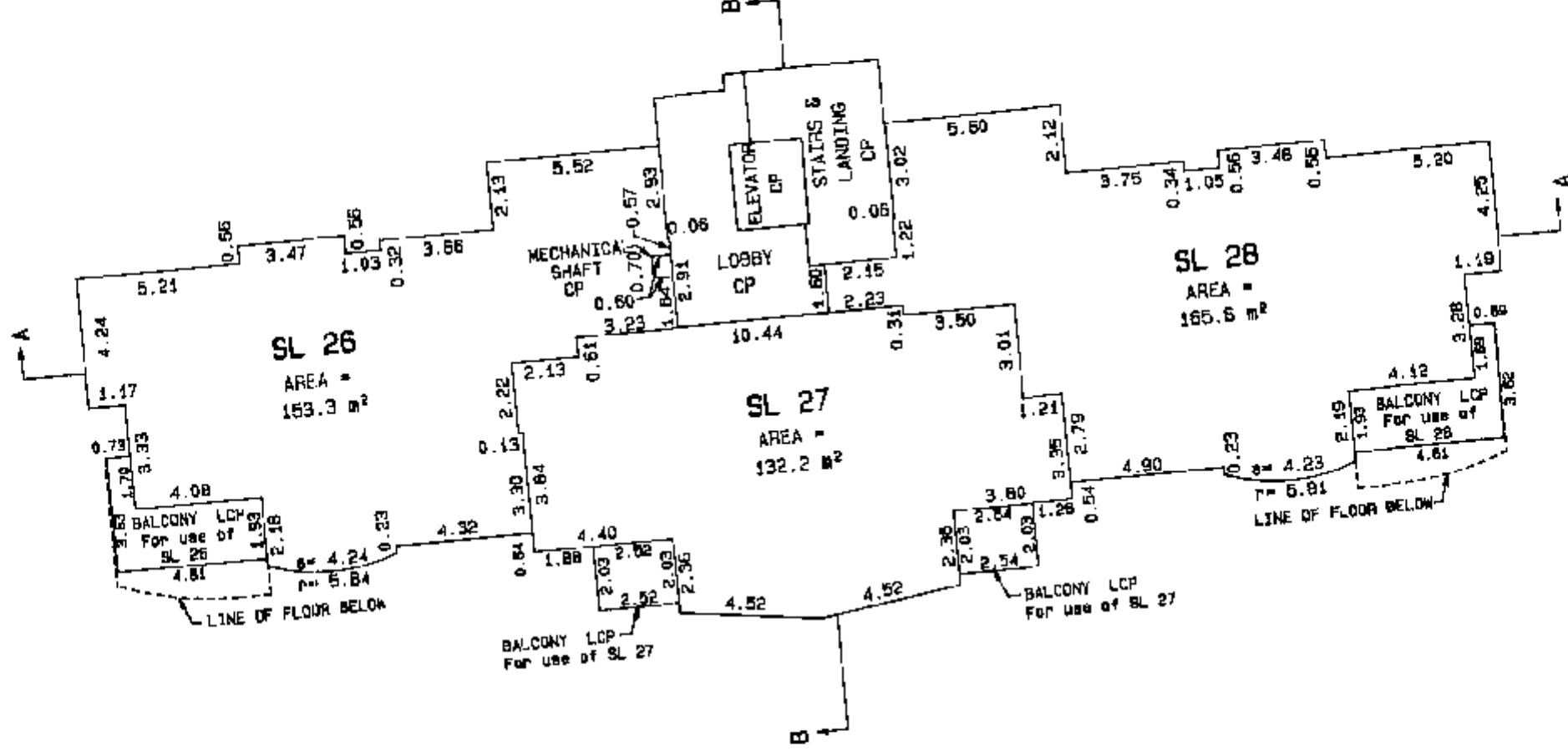
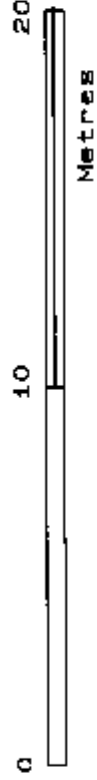
William F. Chapman - B.C.L.S.

THIRD FLOOR

Sheet 12 of 18 Sheets

SCALE 1:200

STRATA PLAN VR 2654
PHASE 2



Dated this 21st day of October, 1993.

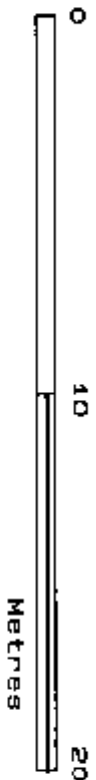
William P. Chapman B.C.L.S.

2776A-5.512

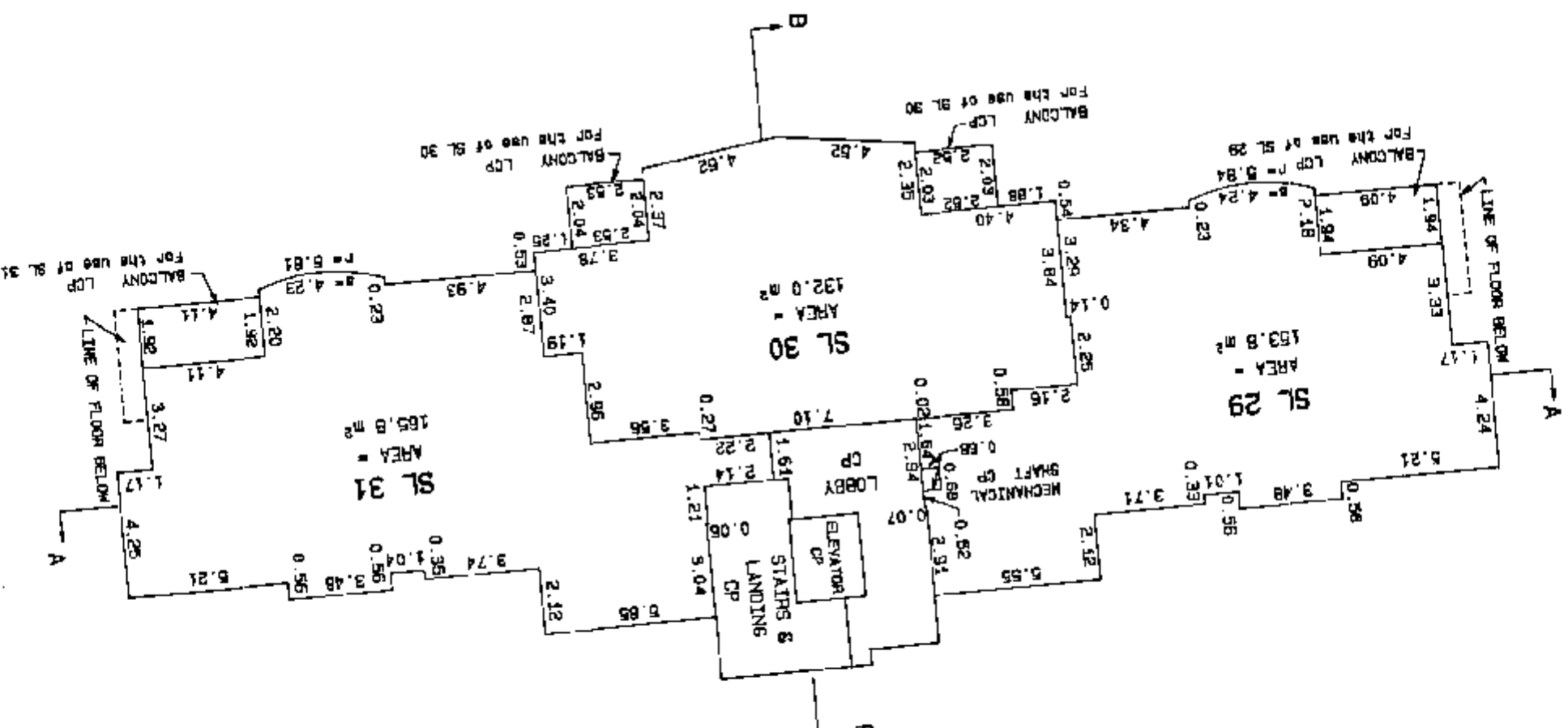
FOURTH FLOOR

Sheet 13 of 18 Sheets

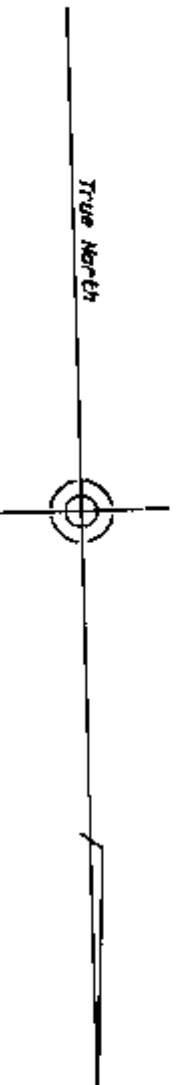
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STRATA PLAN VR 2654 PHASE 2



True North



Dated this 21st day of October, 1993.

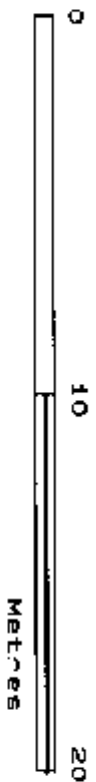
William R. Chapman B.C.L.S.

2776A-5.513

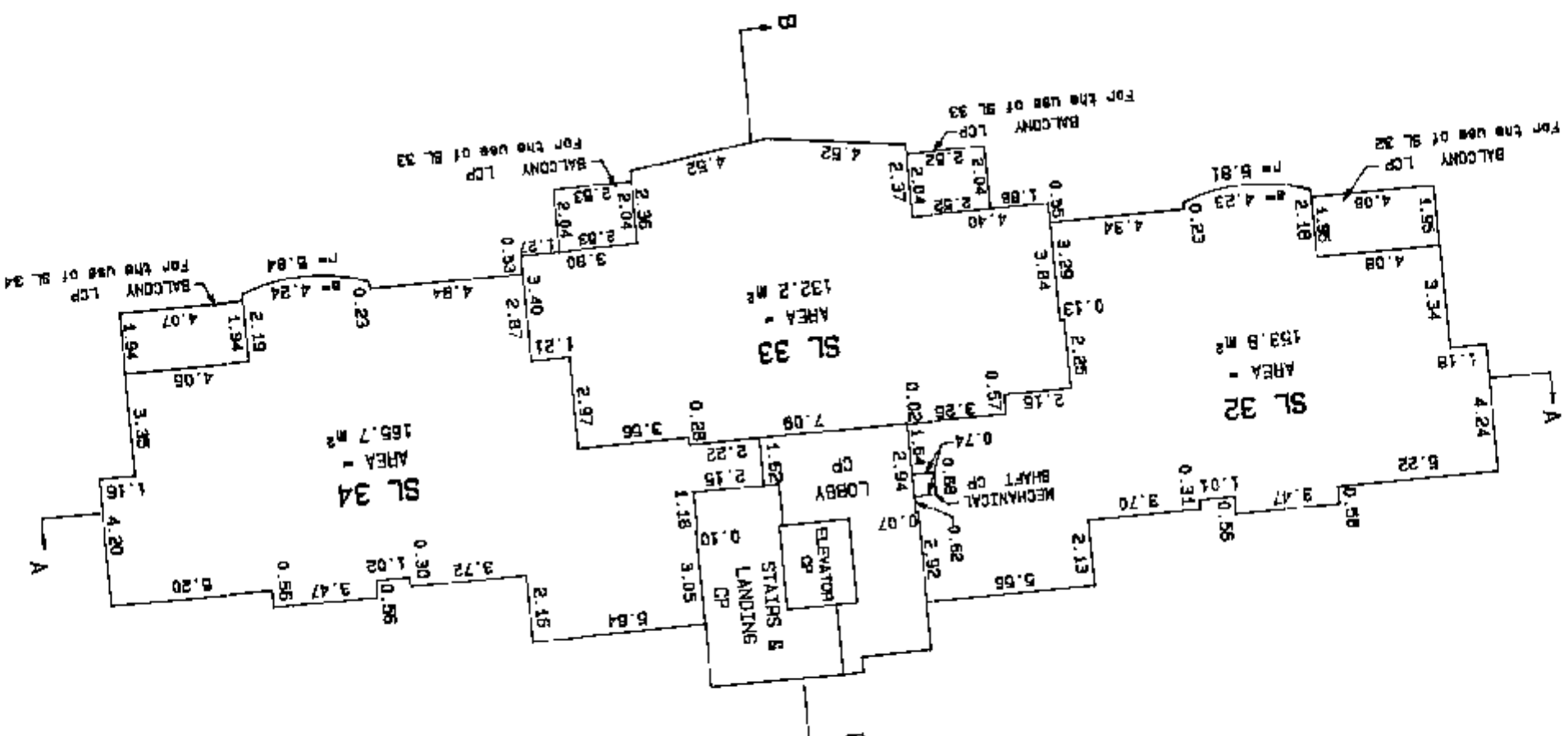
FIFTH FLOOR

Sheet 14 of 18 Sheets

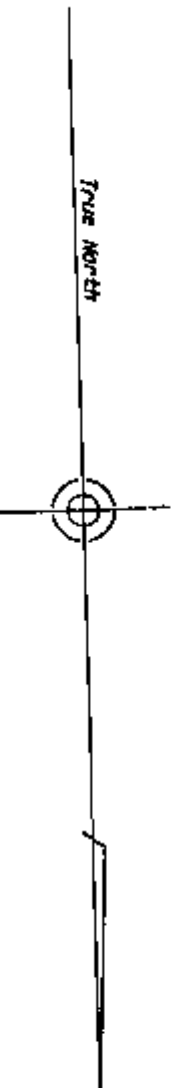
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STRATA PLAN VP 2654
PHASE 2



True North



Dated this 21st day of October, 1993.

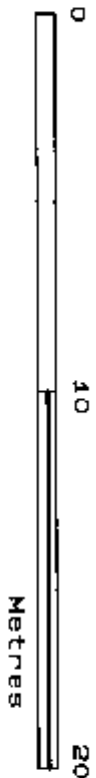
William P. Chapman B.C.L.S.

2776A-5.914

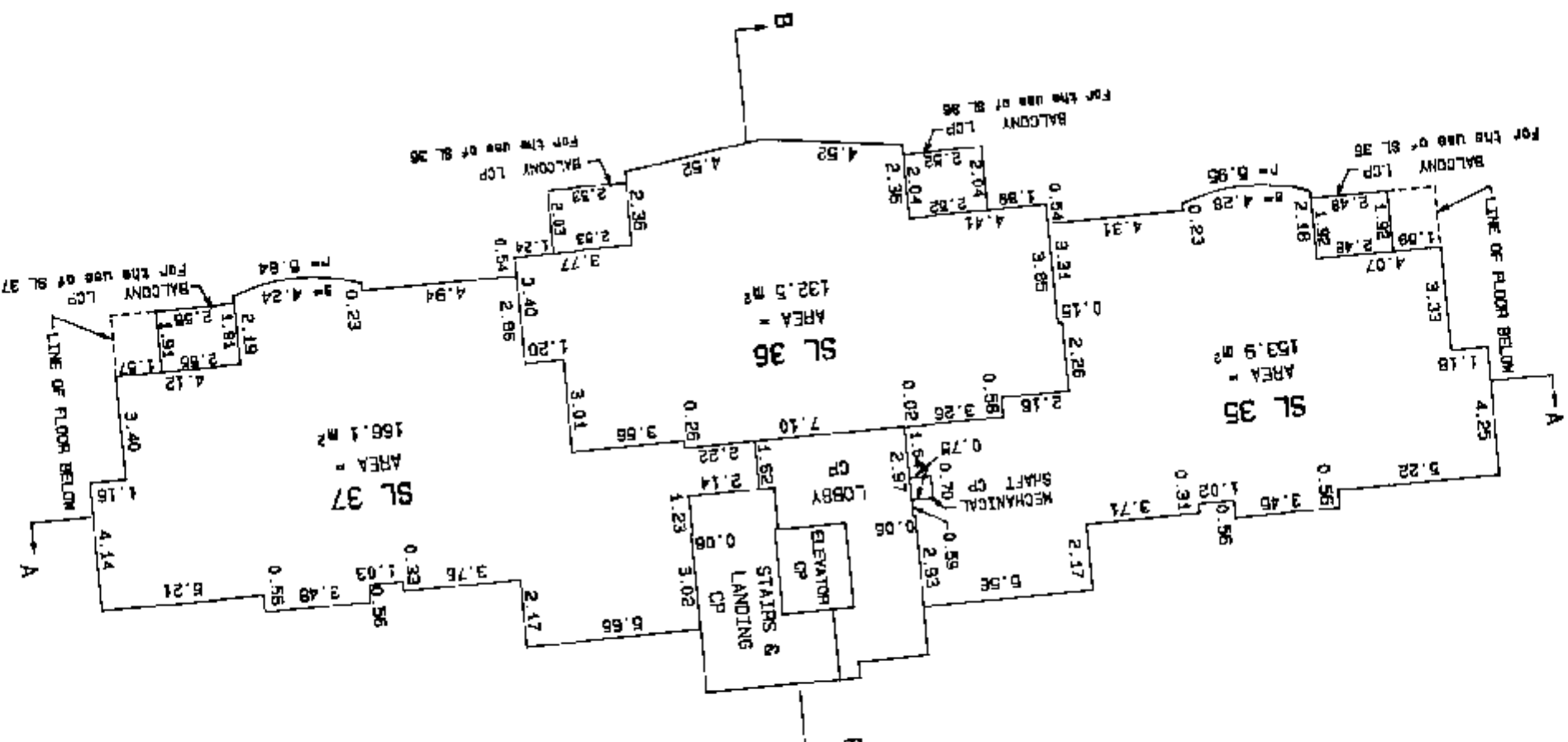
SIXTH FLOOR

Sheet 15 of 18 Sheets

SCALE 1:200



STRATA PLAN VR 2654
PHASE 2



True North



Dated this 21st day of October, 1993.

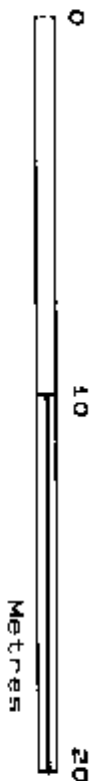
William P. Chapman B.C.L.S.

2776A-5.515

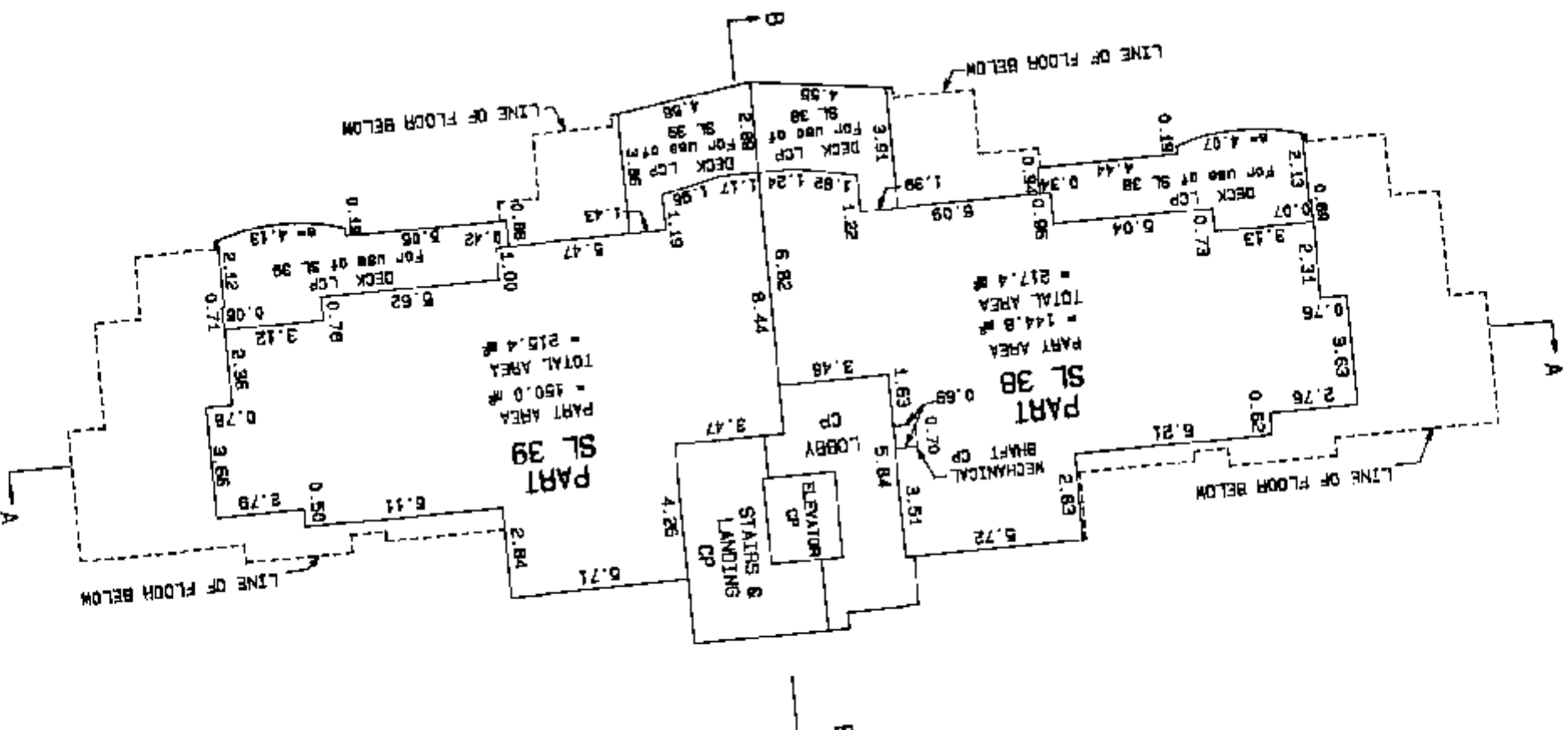
LOWER PENTHOUSE

Sheet 16 of 18 Sheets

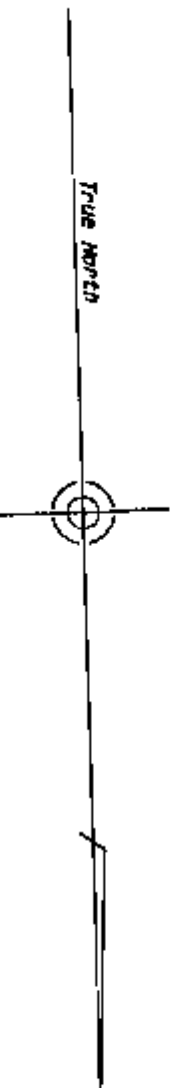
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STRATA PLAN VR 2654
PHASE 2



True North



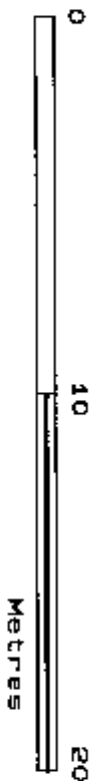
Dated this 21st day of October, 1993.

William P. Chapman - B.C.L.S.

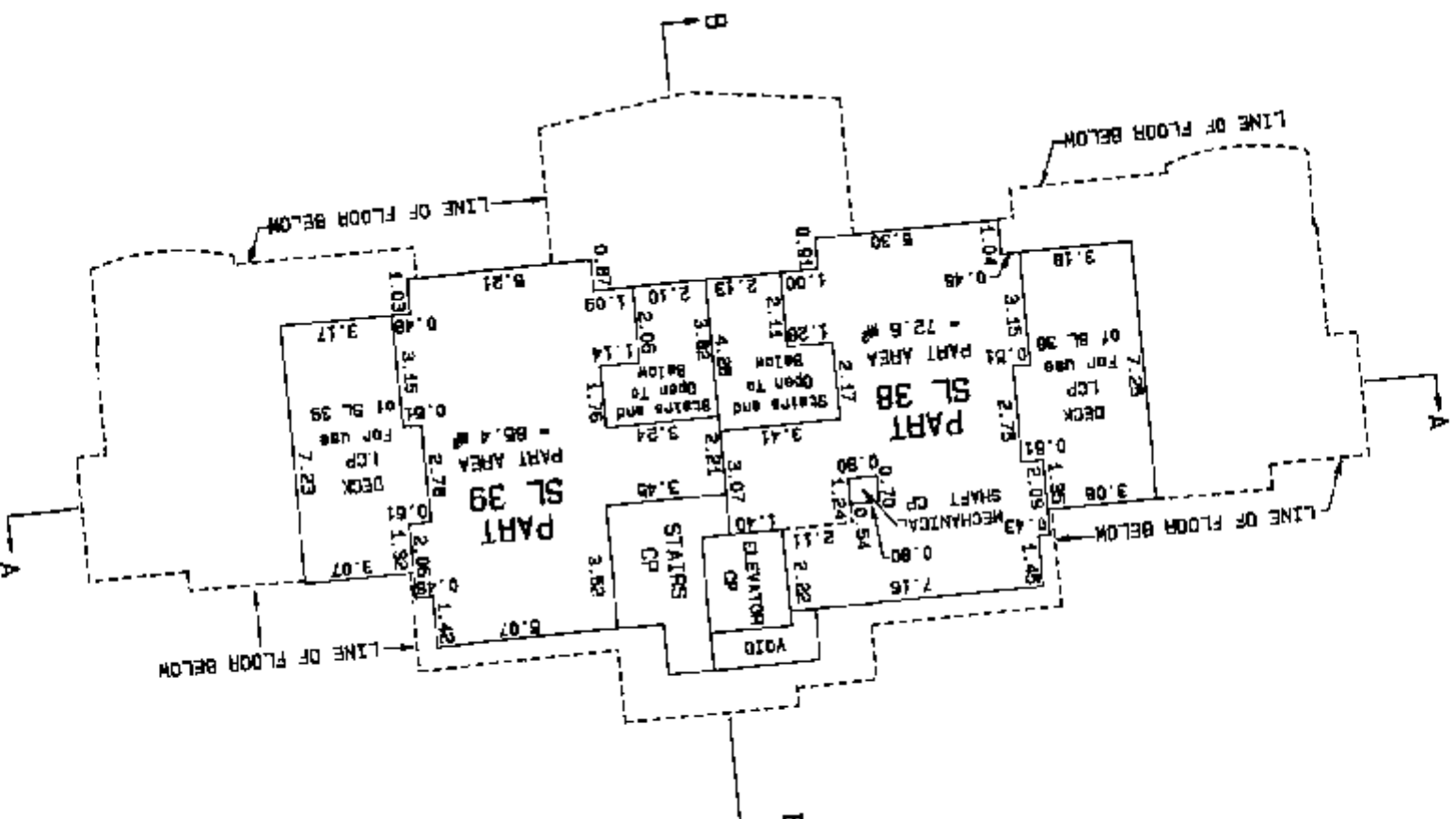
UPPER PENTHOUSE

Sheet 17 of 18 Sheets

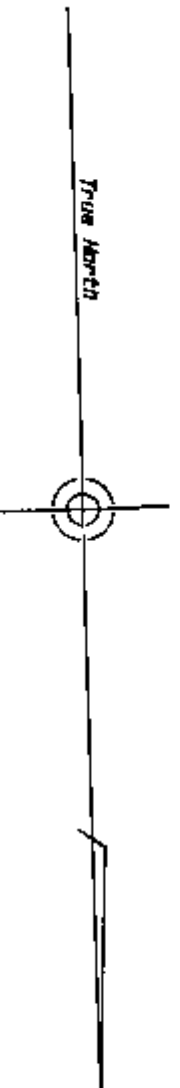
SCALE 1:200



STRATA PLAN VR 2654
PHASE 2



True North



Dated this 21st day of October, 1993.

William P. Chapman B.C.L.S.

2776A-B.517

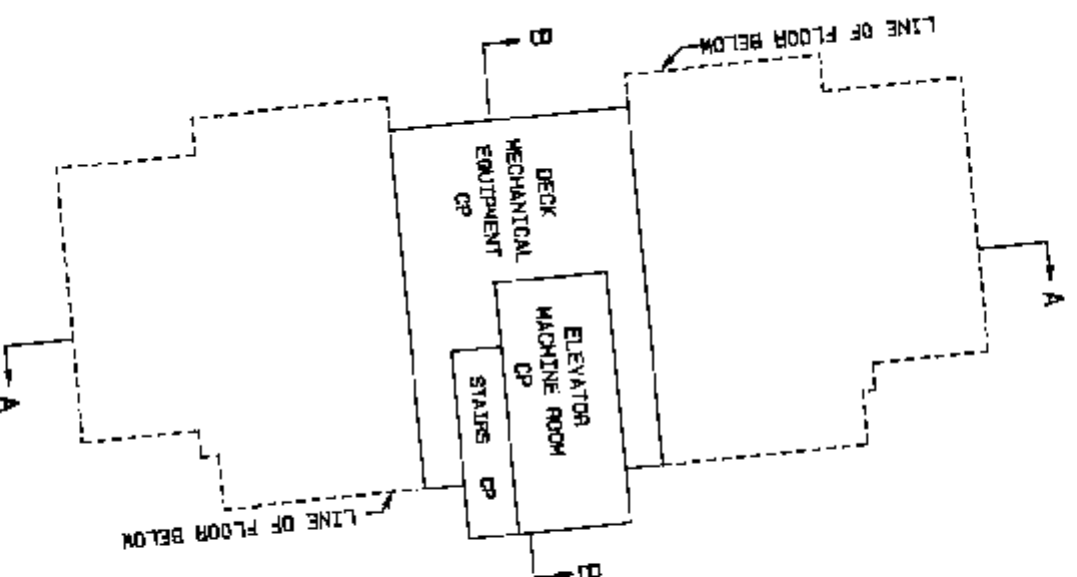
ROOF

Sheet 18 of 18 Sheets

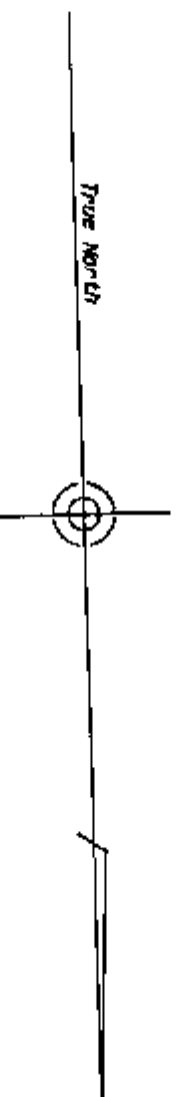
SCALE 1:200



STRATA PLAN VR 2654
PHASE 2



True North



Dated this 21st day of October, 1993.

William F. Thompson - R.C.L.S.

STRATA PLAN OF
LOT 1.
EXCEPT PART IN
PHASES 1 AND 2 OF
STRATA PLAN VR 2654.
DISTRICT LOTS 817 & 888
GROUP ONE, NEW WESTMINSTER DISTRICT
PLAN 22133

Deposited and Registered in the Land
Title Office at New Westminster, B.C.
this 21st day of OCTOBER, 1995

MUNICIPALITY OF WEST VANCOUVER
BCGS 926.035

BU 327782 - BU 327810

The Address for Service of Documents
on the Strata Corporation is

AMENDED FORM E - BS 327781

* The Owners', Strata Plan VP 2654,
c/o Ascent Real Estate Management
Corporation.

KEY PLAN

260 - 3665 Kingsway,
Vancouver, B.C. V5R 5M2

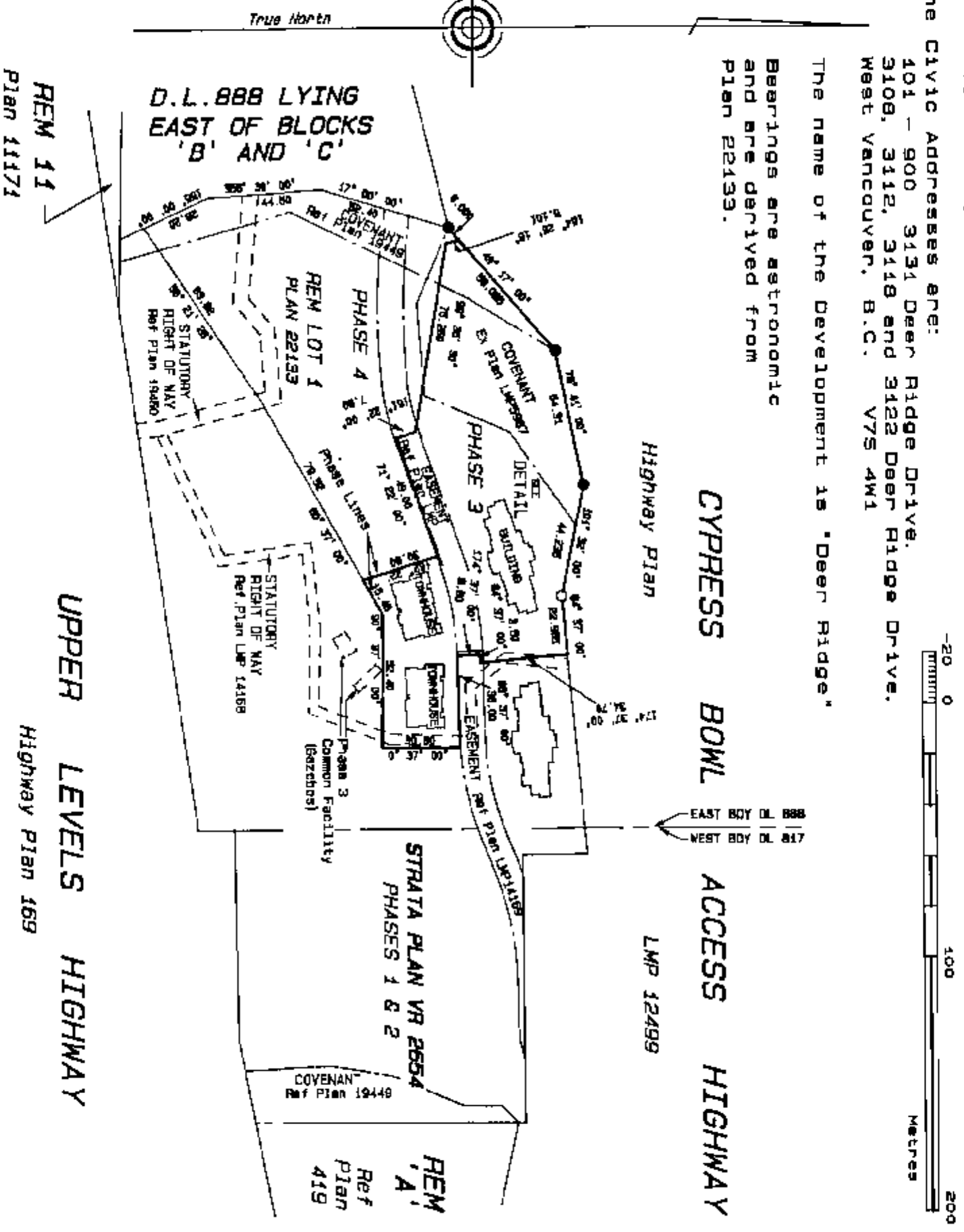
SCALE : - 1:2000

The Civic Addresses are:

404 - 900 3131 Deer Ridge Drive.
3108, 3112, 3118 and 3122 Deer Ridge Drive.
West Vancouver, B.C. V7S 4W1

The name of the development is "Deer Ridge"

Bearings are astronomical
and are derived from
Plan 22433.



GLDSS

- denotes Standard Iron Post
found in place
- 0 denotes Standard Iron Post set
- SL denotes struts lot.
- CP denotes common property.
- LCP denotes limited common property.
- Ⓟ denotes parking stall.
- denotes line of floor below.

I, Harry E. Hickman, of the District of West Vancouver, 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.

Harry E. Hickman
H.E. Hickman
B.C.L.S.

B.C.L.S.

Dated at West Vancouver, B.C.
this 6th day of September, 1995.

THIS PLAN LIES WITHIN THE GREATER
VANCOUVER REGIONAL DISTRICT

CHAPMAN LAND SURVEYING LTD.
British Columbia Land Surveyors
SUITE 107 - 100 PARK ROYAL SOUTH,
WEST VANCOUVER, B.C.

VTT 1A2 926-7311
FAX 926-6923

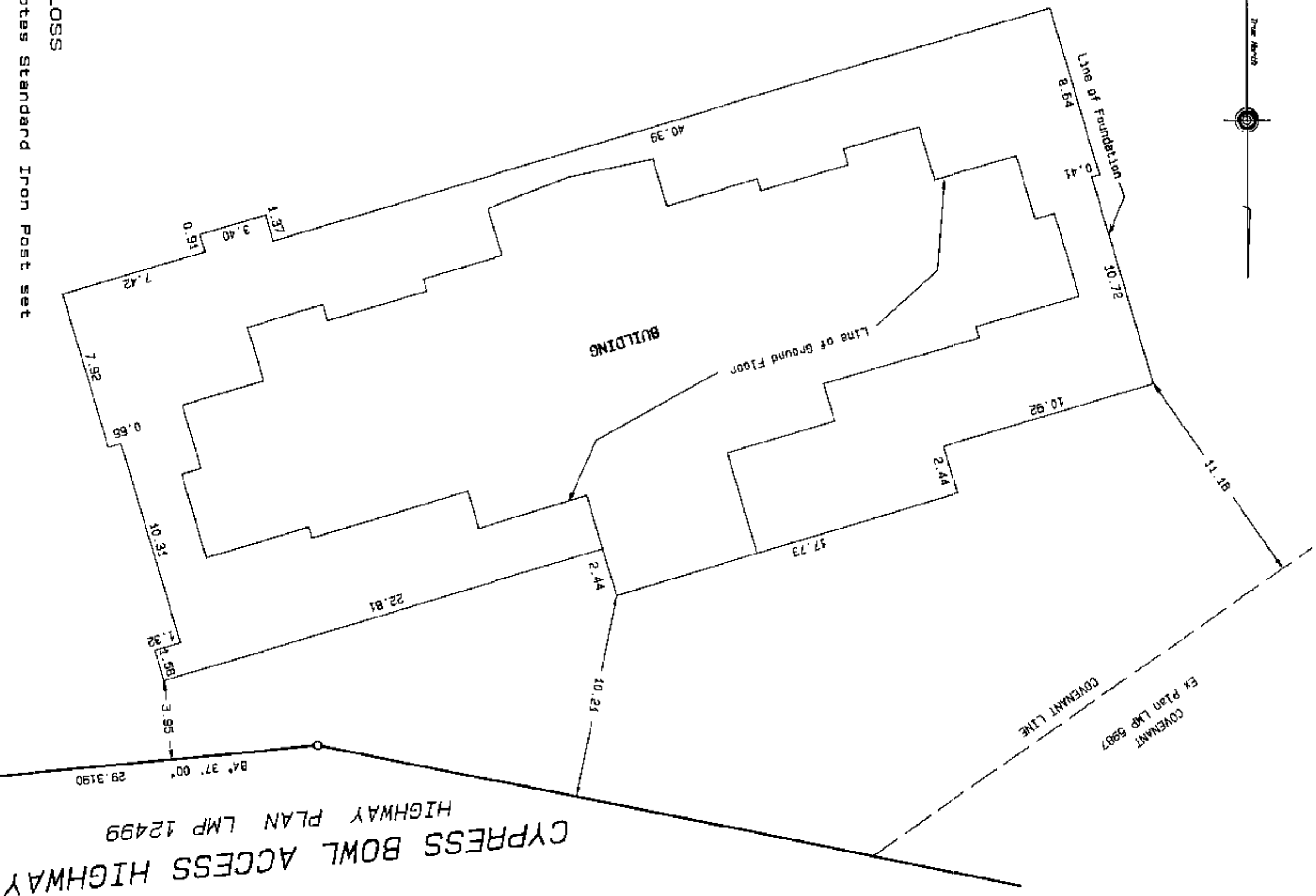
DETAIL TOWER

SCALE 1:200

FIRST SHEET Sheet 2 of 25 Sheets



STRATA PLAN VR 2654
PHASE 3



GLOSS

o denotes Standard Iron Post set

Dated this 6th day of September, 1995.

[Signature]

B.C.L.S.

2776C-3.52

DETAIL TOWNHOUSES

FIRST SHEET Sheet 3 of 25 Sheets

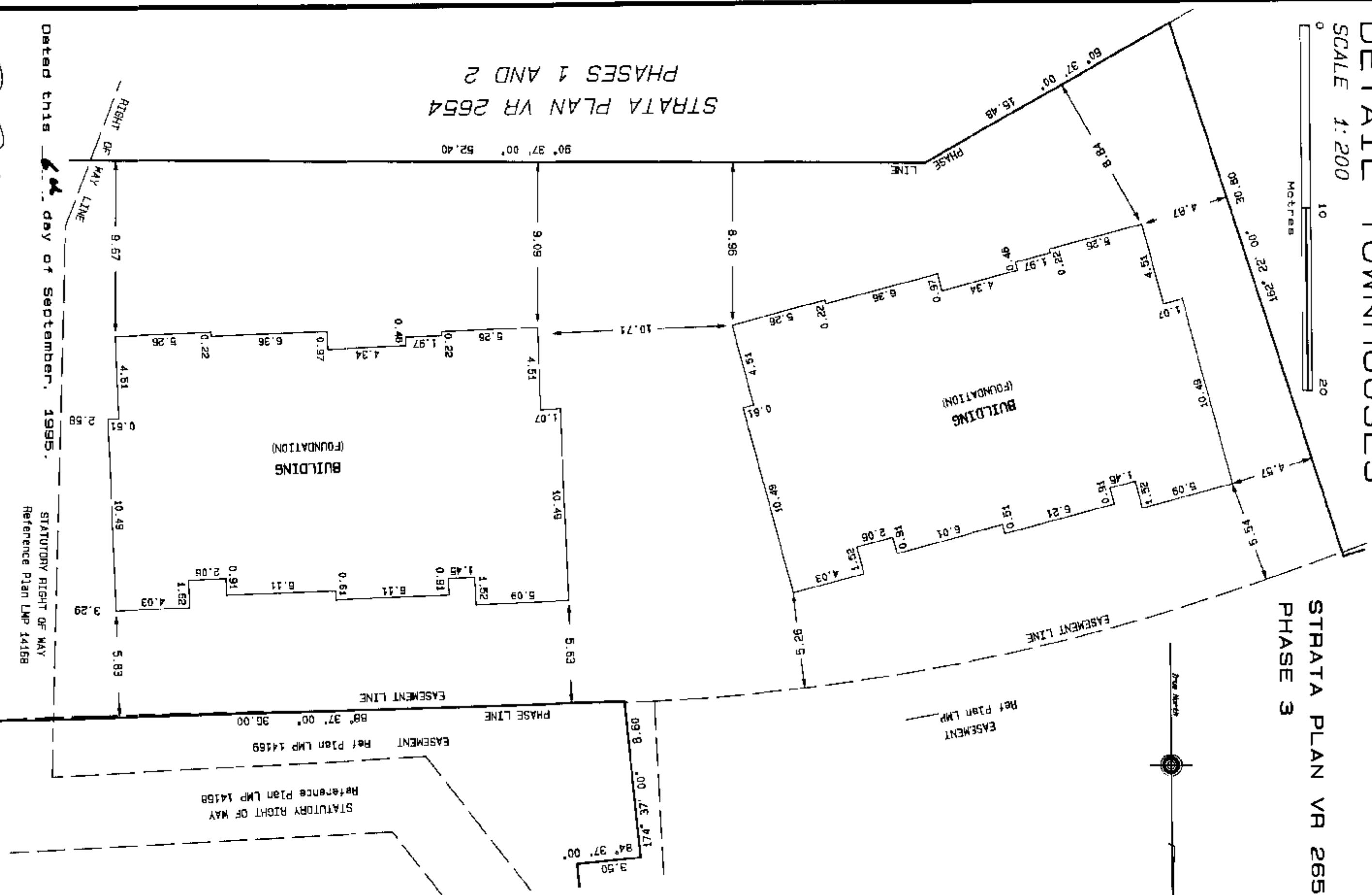
SCALE 1:200



Metres

STRATA PLAN VR 2654
PHASE 3

True North



STRATA PLAN VR 2654
PHASES 1 AND 2

Dated this 6th day of September, 1995.

[Signature]

B.C.L.S.

STATUTORY RIGHT OF WAY
Reference Plan LMP 1416B

27760-3.53

CONDOMINIUM ACT

STRATA PLAN VR 2654
PHASE 3

LOT NO	SHEET NO	FORM 1	FORM 2	FORM 3
		SCHEDULE OF UNIT ENTITLEMENT	SCHEDULE OF INTEREST UPON DESTRUCTION	SCHEDULE OF VOTING RIGHTS
40	12	155	495	1
41	12	130	400	1
42	12	167	505	1
43	13	155	470	1
44	13	130	405	1
45	13	167	480	1
46	14	155	480	1
47	14	130	410	1
48	14	167	490	1
49	15	155	490	1
50	15	130	420	1
51	15	167	500	1
52	16	155	500	1
53	16	130	430	1
54	16	167	510	1
55	17	155	515	1
56	17	130	440	1
57	17	167	525	1
58	18	155	530	1
59	18	130	455	1
60	18	167	540	1
61	19	155	550	1
62	19	130	455	1
63	19	167	560	1
64	20 and 21	419	1600	1
65	23, 24 and 25	262	695	1
66	23, 24 and 25	267	695	1
67	23, 24 and 25	260	695	1
68	23, 24 and 25	264	695	1
AGGREGATE PHASE 3		5088	15945	29
AGGREGATE PHASE 1		3142	9845	20
AGGREGATE PHASE 2		3623	9320	19
TOTAL AGGREGATE		11853	35210	68

Accepted as to Forms 1 and 2
this 14 day of Oct 1995.

John Cook
John Cook
Superintendent of Real Estate

STATUTORY DECLARATION

I/We the undersigned, do solemnly declare that:

- (1) I/We, the undersigned, am/are the owner developer
(in the alternate) 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

Declared before me at Vancouver
in the Province of British Columbia
this 11 day of September 1995.

David Sturges
A Commissioner for taking affidavits
in the Province of British Columbia

Dated this 04 day of September, 1995.

David Sturges
B.C.L.S.

CONDOMINIUM ACT

STRATA PLAN VR 2654
PHASE 3

CERTIFICATE UNDER SECTION 8 (1)

I, HARRY E. HICKMAN, of West Vancouver, a British Columbia Land Surveyor, hereby certify that the buildings shown on this plan have not as of the 6th day of September, 1995, been previously occupied
Dated at West Vancouver, British Columbia this 6th day of September, 1995.

HEH B.C.L.S.

I hereby certify that the common facility gazebos which according to Form E to the Act was to have been constructed in conjunction with this phase has been satisfactorily provided for. (constructed within phase 2 common property) This 10 day of November 1995.

B. Clark
Approving Officer and
Director of Operations
District of West Vancouver

Approved as to Phase 3 of a 4 Phase Strata Plan under the Condominium Act this 21 day of September, 1995.

B. Clark
Approving Officer and
Director of Operations
District of West Vancouver

Re-approved as to Phase 3 of a 4 Phase Strata Plan under the Condominium Act this 22 day of October, 1995.

B. Clark
Approving Officer and
Director of Operations
District of West Vancouver

SPACE FOR SIGNATURES

OWNER
DEER RIDGE PROJECT LIMITED
(INC NO 354045)

Authorized Signatory Carol Ann

Authorized Signatory Donald Lee

Witness as to both signatures D.C. Zelmer

Address 2225 Foxstrasse Way West Van B.C.

Occupation P. Eng.

MORTGAGEE (BE 330413)
HONGKONG BANK OF CANADA

Authorized Signatory C.S. Mordue

Authorized Signatory D.V. Murrey

Witness as to both signatures R.G. Hutton

Address 200-885 West Georgia St. Vanc. B.C.

Occupation Banker.

MORTGAGEE (BF 203303)
BURBARD INTERNATIONAL HOLDINGS INC.
(INC NO 406453)

Authorized Signatory Carol Ann

Authorized Signatory Donald Lee

Witness as to both signatures D.C. Zelmer

Address 2225 Foxstrasse Way West Van. B.C.

Occupation P. Eng.

MORTGAGEE (BE 330417)
INTERNATIONAL LAND CORPORATION LTD.
(INC NO 183576)

Authorized Signatory D.C. Zelmer

Authorized Signatory I.T. Gregory

Witness as to both signatures J.B. Cameron

Address 3568 Dowling, North Vancouver

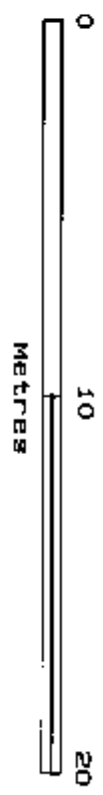
Occupation Project Manager

Dated this 6th day of September, 1995.

HEH B.C.L.S.

SECTIONS

SCALE 1:200



STRATA PLAN VR 2654
PHASE 3

WALKWAY CP			PLANTER LCP For use of SL 40	
TERRACE LCP For use of SL 40				
DRIVEWAY CP			SL 40	LOBBY CP
LOBBY CP			SL 43	LOBBY CP
DRIVEWAY CP			SL 46	LOBBY CP
			SL 49	LOBBY CP
			SL 52	LOBBY CP
			SL 55	LOBBY CP
			SL 58	LOBBY CP
			SL 61	LOBBY CP
PART SL 64			DECK LCP For use of SL 64	
PART SL 64			ROOF CP	
OPEN TO BELOW			ROOF CP	
PART SL 64			ROOF CP	
ELEVATOR ROOM CP			ROOF CP	
ROOF CP			ROOF CP	
UPPER PENYHOUSE			ROOF CP	
LOWER PENYHOUSE			ROOF CP	
EIGHTH FLOOR	SL 63	LOBBY CP		
SEVENTH FLOOR	SL 60	LOBBY CP		
SIXTH FLOOR	SL 57	LOBBY CP		
FIFTH FLOOR	SL 54	LOBBY CP		
FOURTH FLOOR	SL 51	LOBBY CP		
THIRD FLOOR	SL 48	LOBBY CP		
SECOND FLOOR	SL 45	LOBBY CP		
GROUND FLOOR	SL 42	LOBBY CP		
UPPER PARKING	DRIVEWAY CP			
LOWER PARKING	DRIVEWAY CP			

SECTION 'A' - 'A'

Dated this 6th day of September, 1995.

[Signature]

B.C.L.S.

ROOF	ELEVATOR MACHINE ROOM	ROOF CP	CP ROOF	CP ROOF
UPPER PENTHOUSE	PART SL 64	PART SL 64	DECK LCP FOR use of SL 64	CP ROOF
LOWER PENTHOUSE			STAIRS AND LANDING CP	CP ROOF
EIGHTH FLOOR	LOBBY CP	SL 62	STAIRS AND LANDING CP	STAIRS AND LANDING CP
SEVENTH FLOOR	LOBBY CP	SL 59	STAIRS AND LANDING CP	STAIRS AND LANDING CP
SIXTH FLOOR	LOBBY CP	SL 56	STAIRS AND LANDING CP	STAIRS AND LANDING CP
FIFTH FLOOR	LOBBY CP	SL 53	STAIRS AND LANDING CP	STAIRS AND LANDING CP
FOURTH FLOOR	LOBBY CP	SL 50	STAIRS AND LANDING CP	STAIRS AND LANDING CP
THIRD FLOOR	LOBBY CP	SL 47	STAIRS AND LANDING CP	STAIRS AND LANDING CP
SECOND FLOOR	LOBBY CP	SL 44	STAIRS AND LANDING CP	STAIRS AND LANDING CP
GROUND FLOOR	LOBBY CP	SL 41	STAIRS AND LANDING CP	STAIRS AND LANDING CP
UPPER PARKING	LOBBY CP	ENTRANCE CP	STAIRS AND LANDING CP	STAIRS AND LANDING CP
LOWER PARKING	DRIVEWAY CP	Handicapped CP	STAIRS AND LANDING CP	STAIRS AND LANDING CP

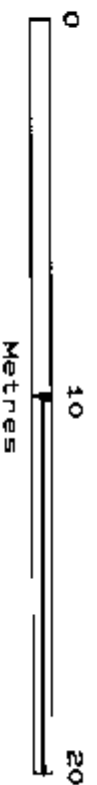
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2776C-3.57

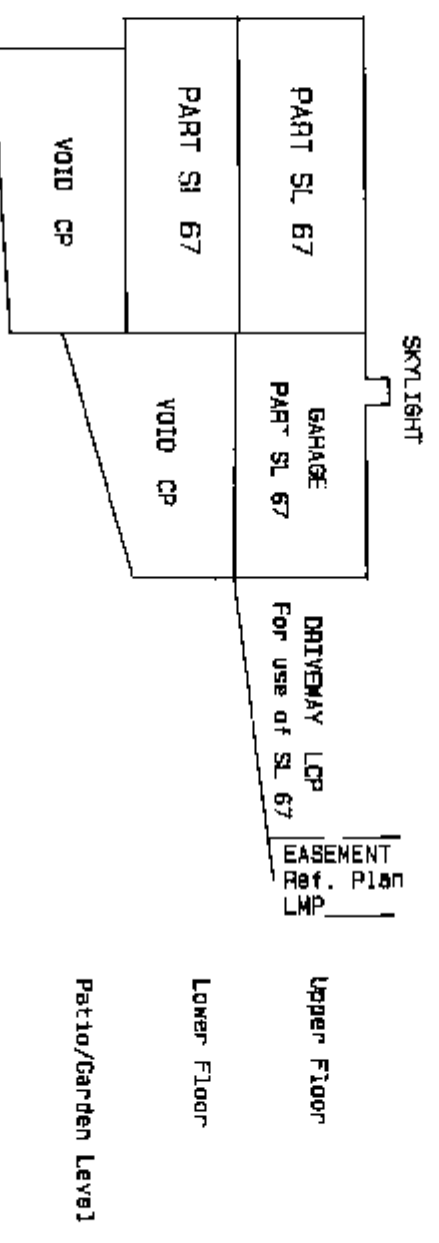
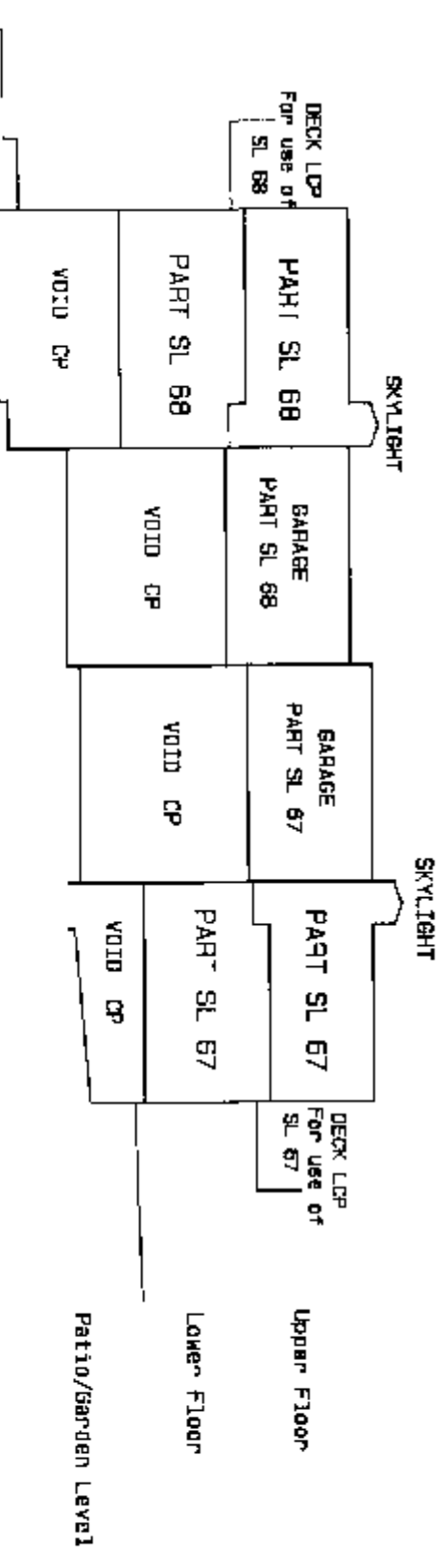
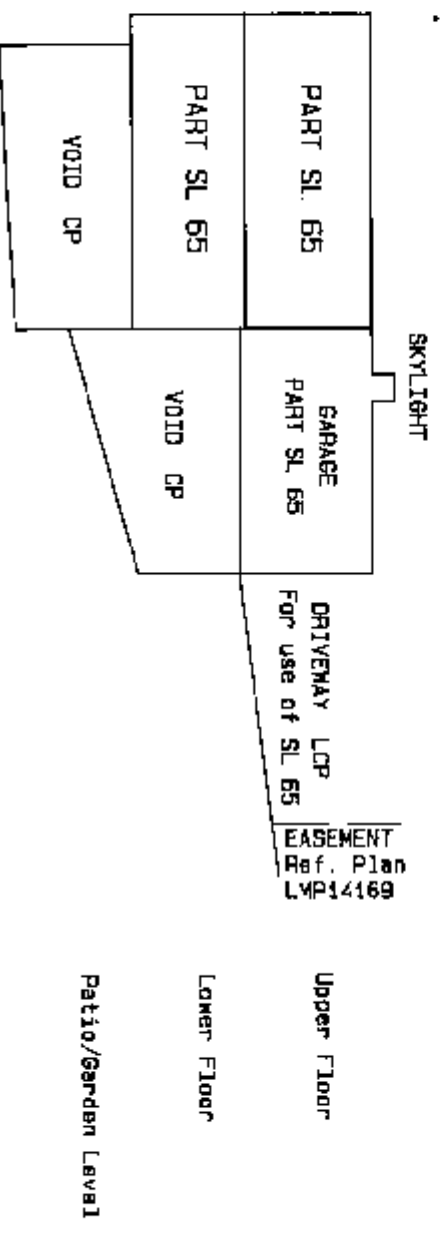
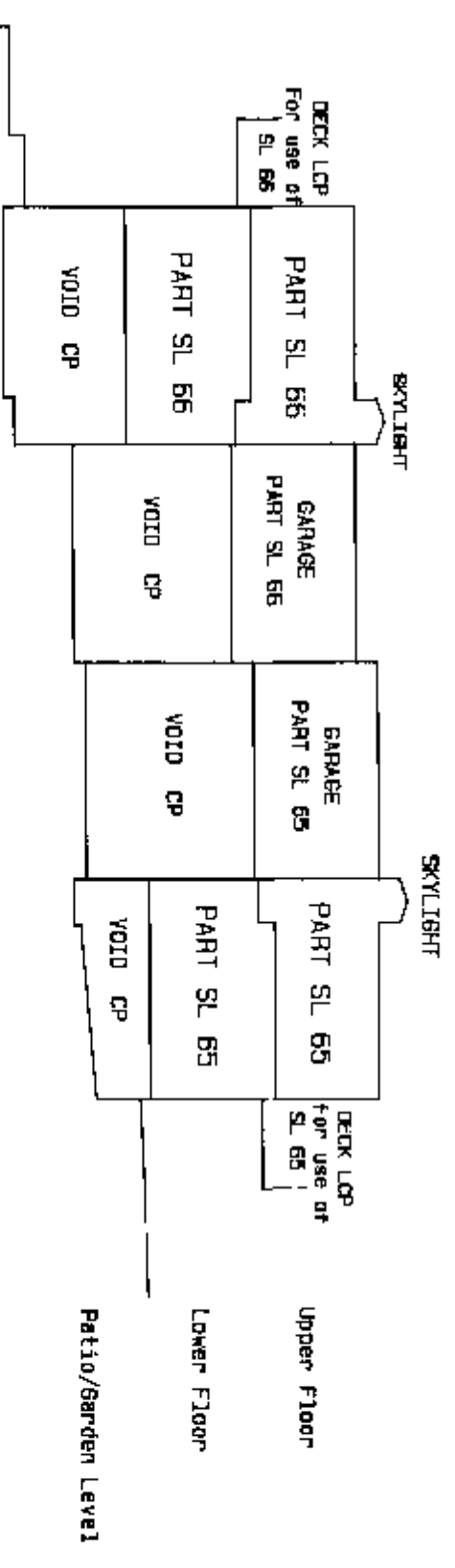
SECTIONS TOWNHOUSES

Sheet B of 25 Sheets

SCALE 1:200



STRATA PLAN VR 2654
PHASE 3



Dated this 4th day of September, 1995.

CA B.C.L.S.

2776C-3.58

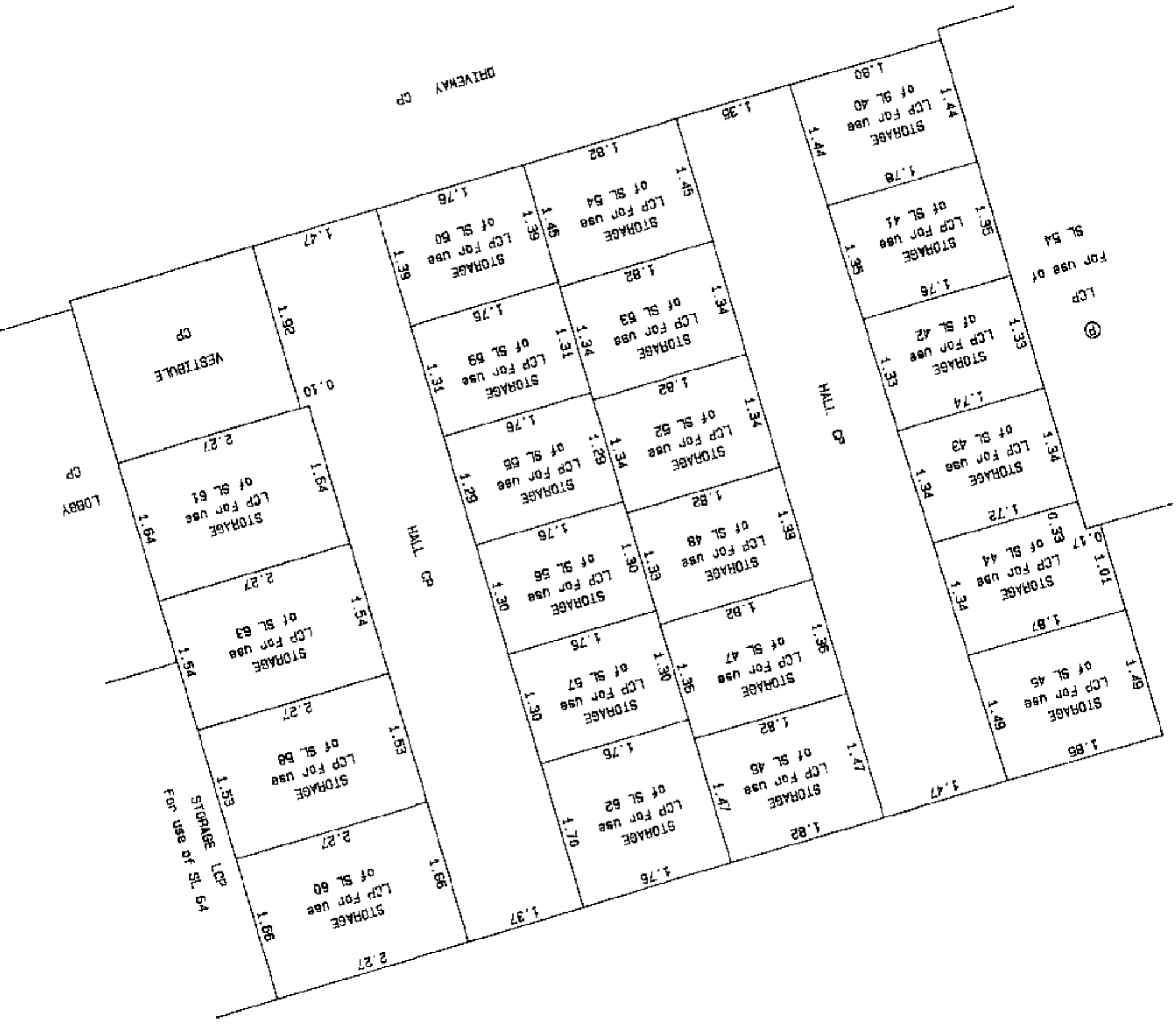
LOWER PARKING DETAIL

STORAGE (see Sheet 9)

STRATA PLAN VR 2654

SCALE 1:50

PHASE 3



Dated this 6th day of September, 1995.

True North



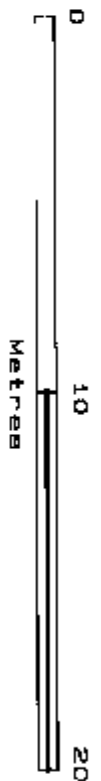
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B.C.L.S.

2778C-3.510

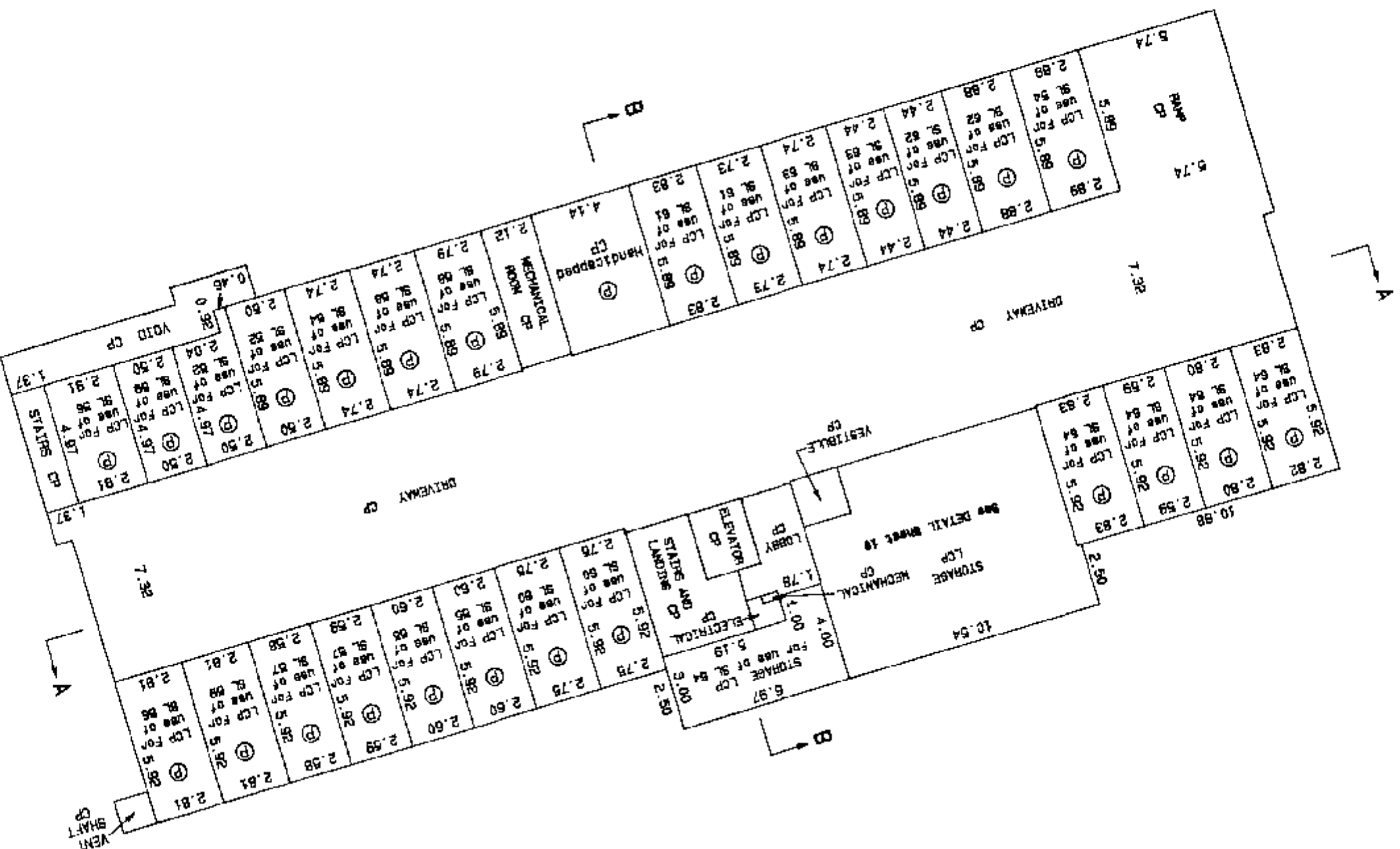
LOWER PARKING

SCALE 1:200



Sheet 9 of 25 Sheets

STRATA PLAN VR 2654 PHASE 3



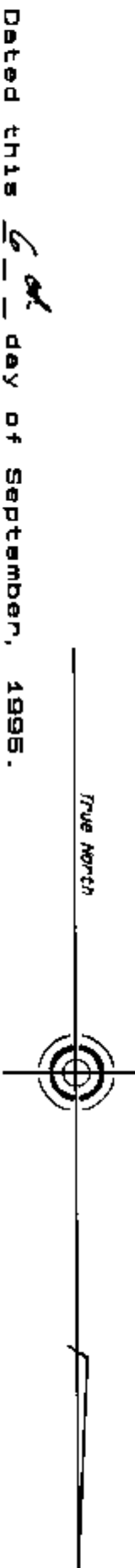
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[Signature]

B.C.L.S.

2776C-3.89

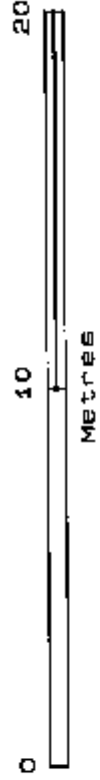
STRATA PLAN VR 2654
PHASE 3



 B.C.L.S.

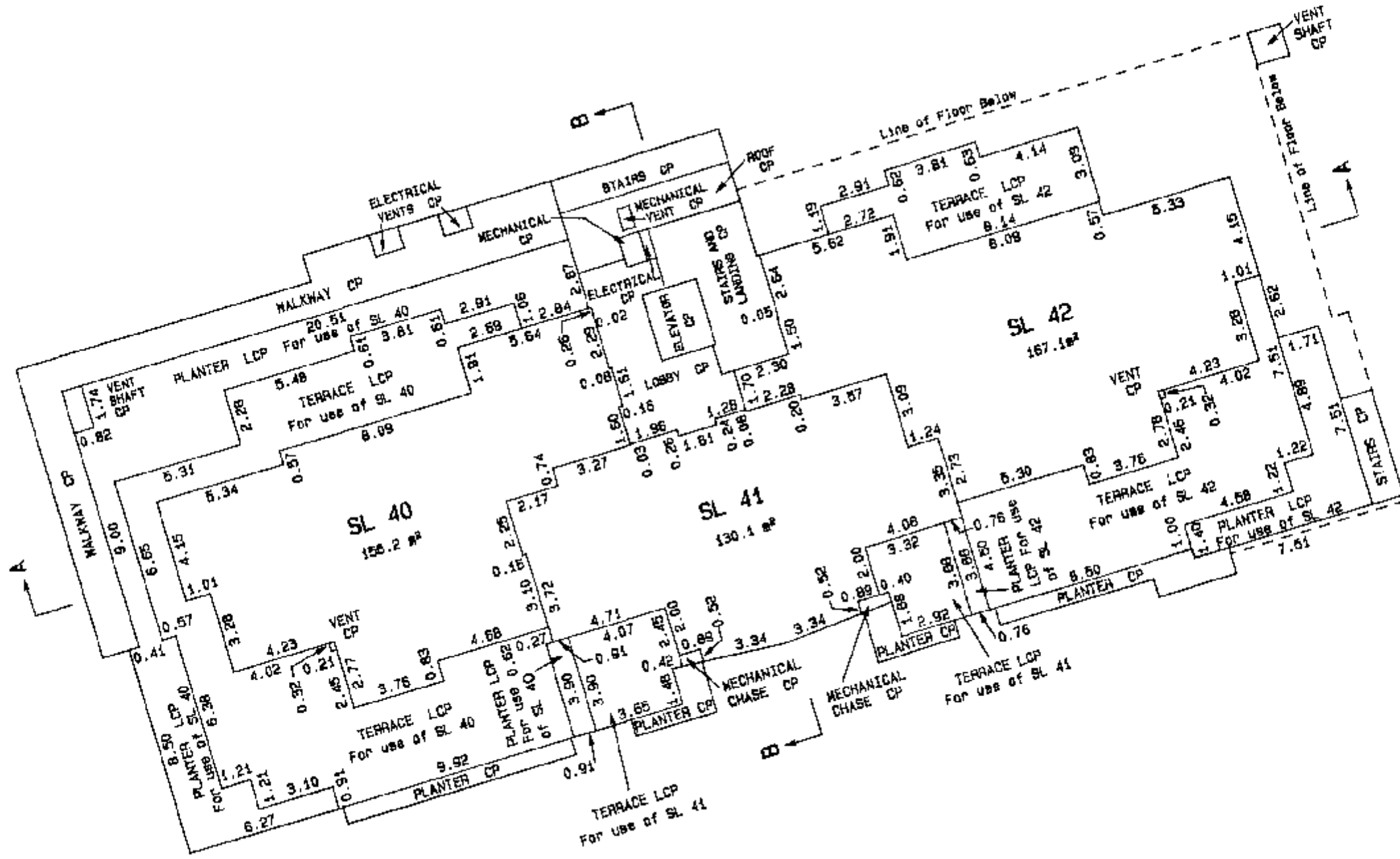
GROUND FLOOR

SCALE 1:200



Sheet 12 of 25 Sheets

STRATA PLAN VR 2654
PHASE 3



True North

Dated this 6th day of September, 1995.

[Signature]

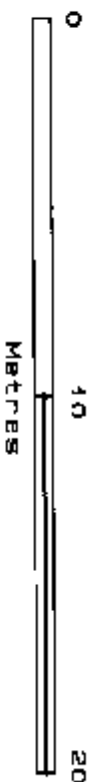
B.C.L.S.

2776C-3.S12

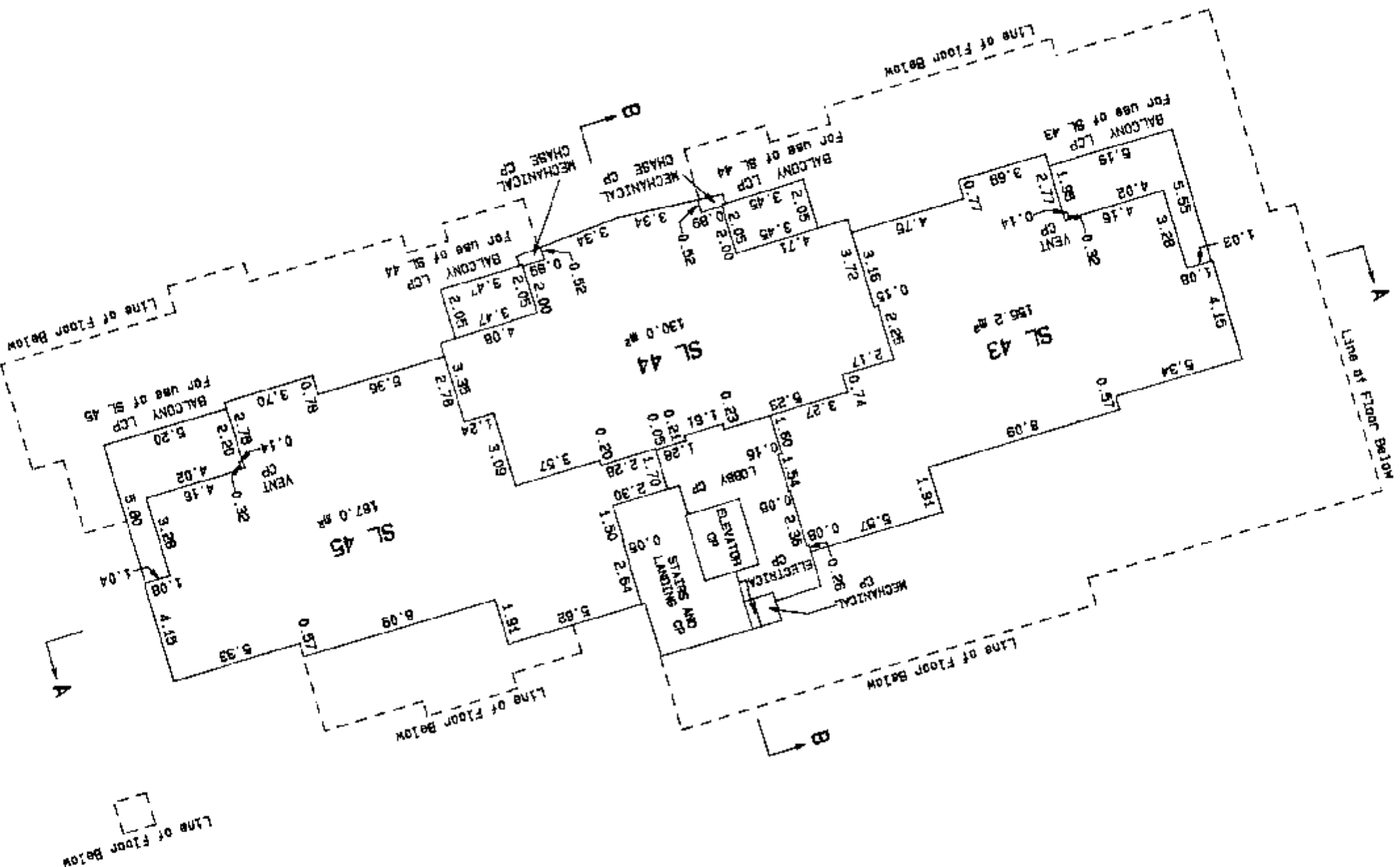
SECOND FLOOR

Sheet 13 of 25 Sheets

SCALE 1:200



STRATA PLAN VR 2654
PHASE 3



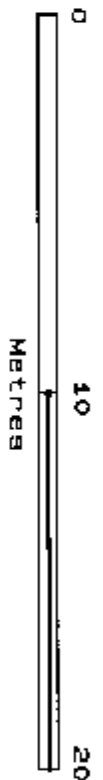
Dated this 24 day of September, 1995.

[Signature] B.C.L.S.

2776C-3.S13

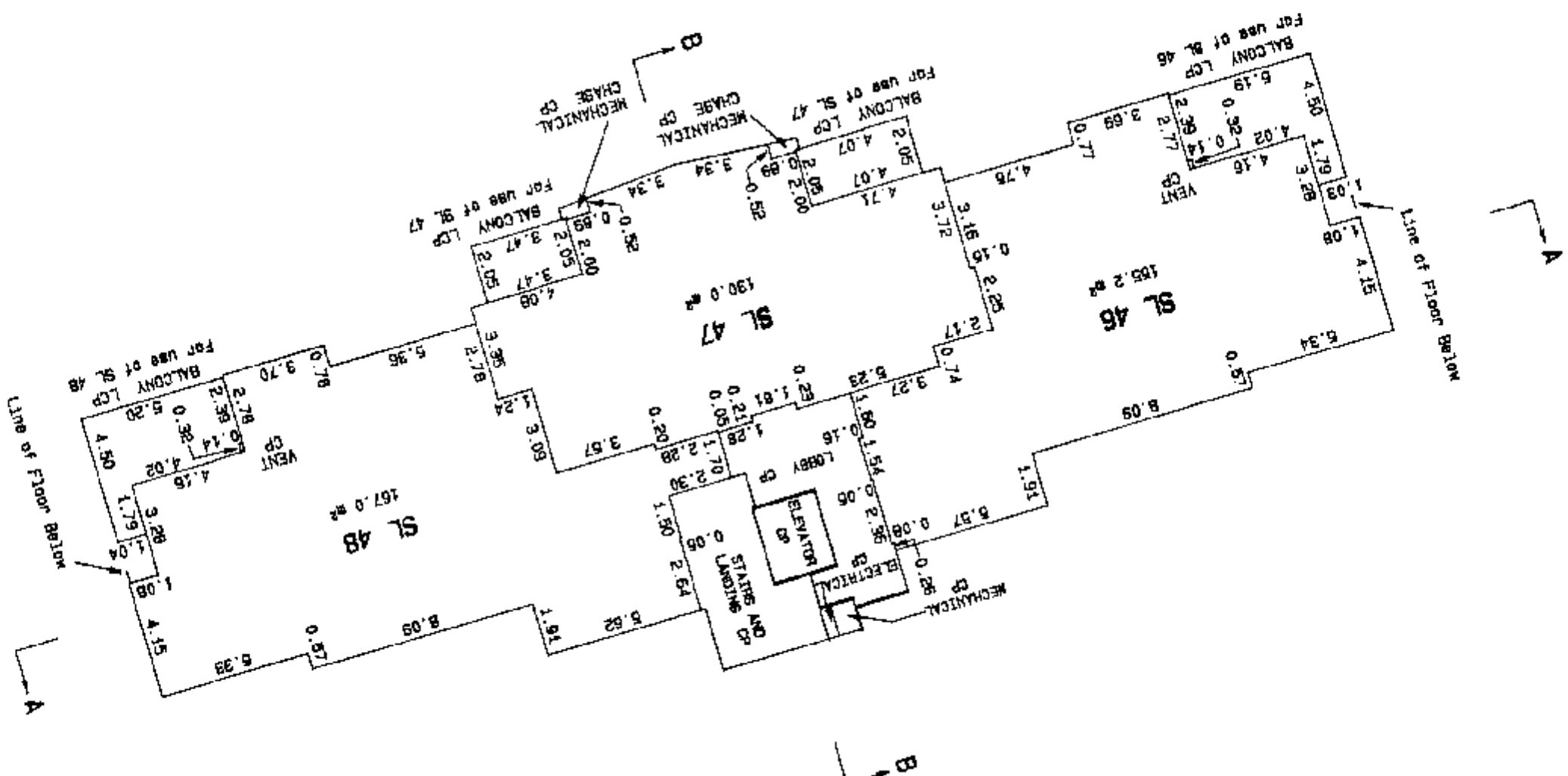
THIRD FLOOR

SCALE 1:200



Sheet 14 of 25 Sheets

STRATA PLAN VH 2654 PHASE 3



True North

Dated this 6th day of September, 1995.

[Signature]

B.C.L.S.

2776C-3.814

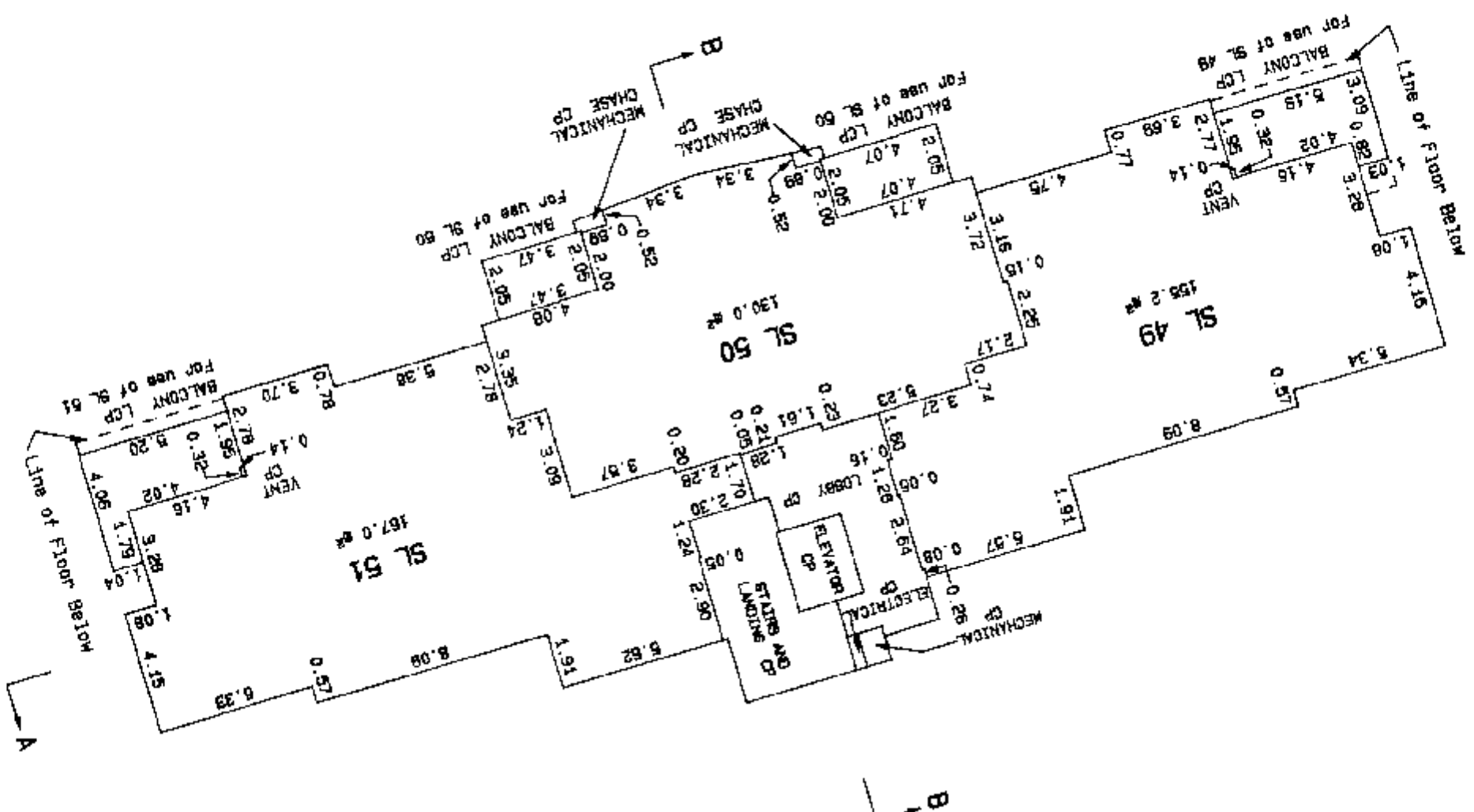
FOURTH FLOOR

SCALE 1:200



Sheet 15 of 25 Sheets

STRATA PLAN VR 2654
PHASE 3



True North

Dated this 6th day of September, 1995.

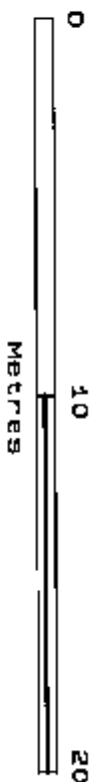
BCML

B.C.L.S.

2776C-3.515

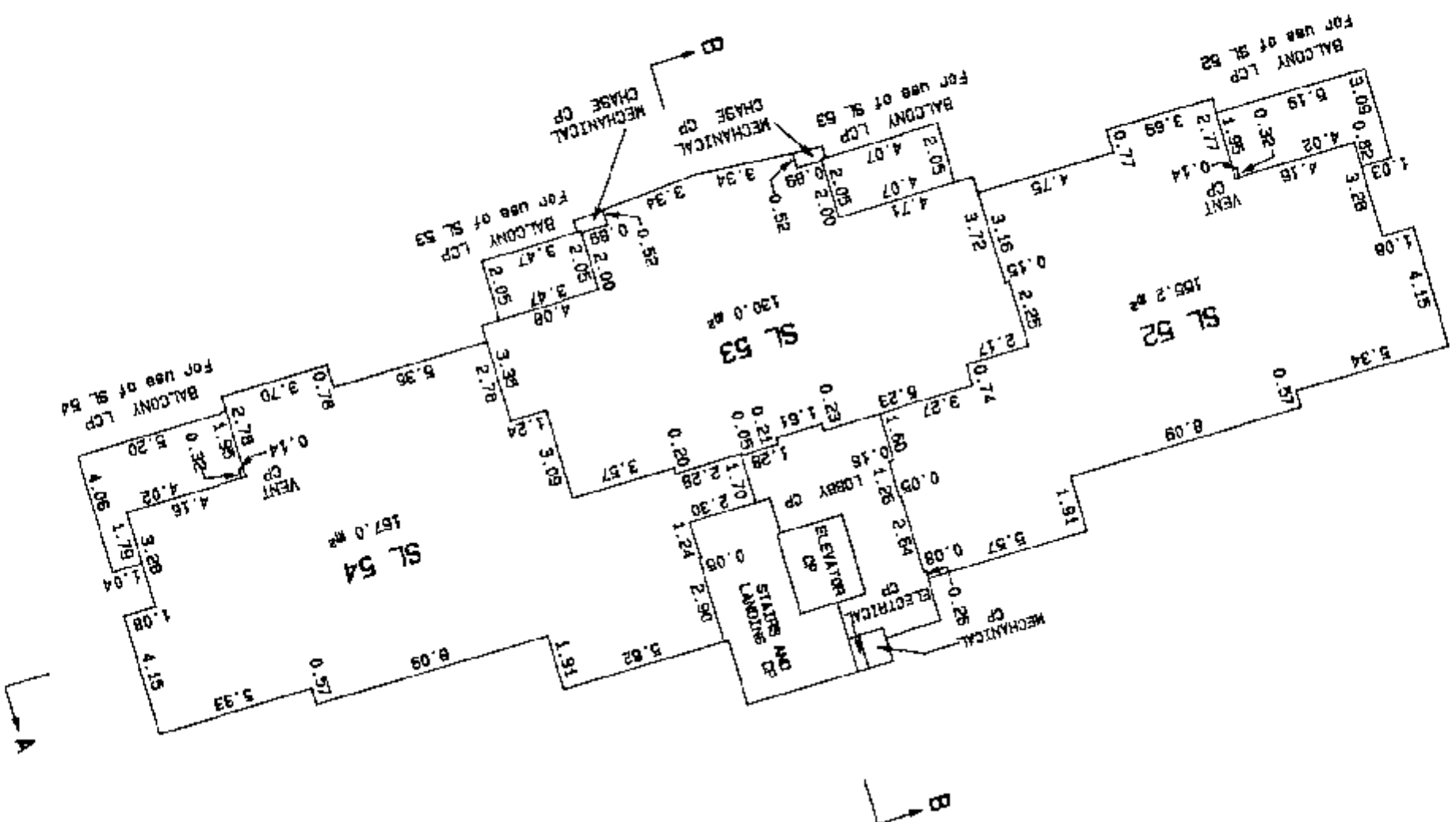
FIFTH FLOOR

SCALE 1:200



Sheet 16 of 25 Sheets

STRATA PLAN VR 2654
PHASE 3



True North

Dated this 6th day of September, 1995.

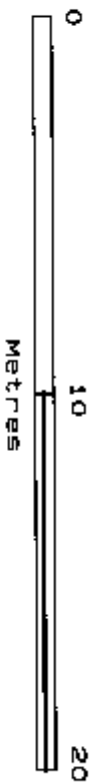
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B.C.L.S.

2776C-3, S16

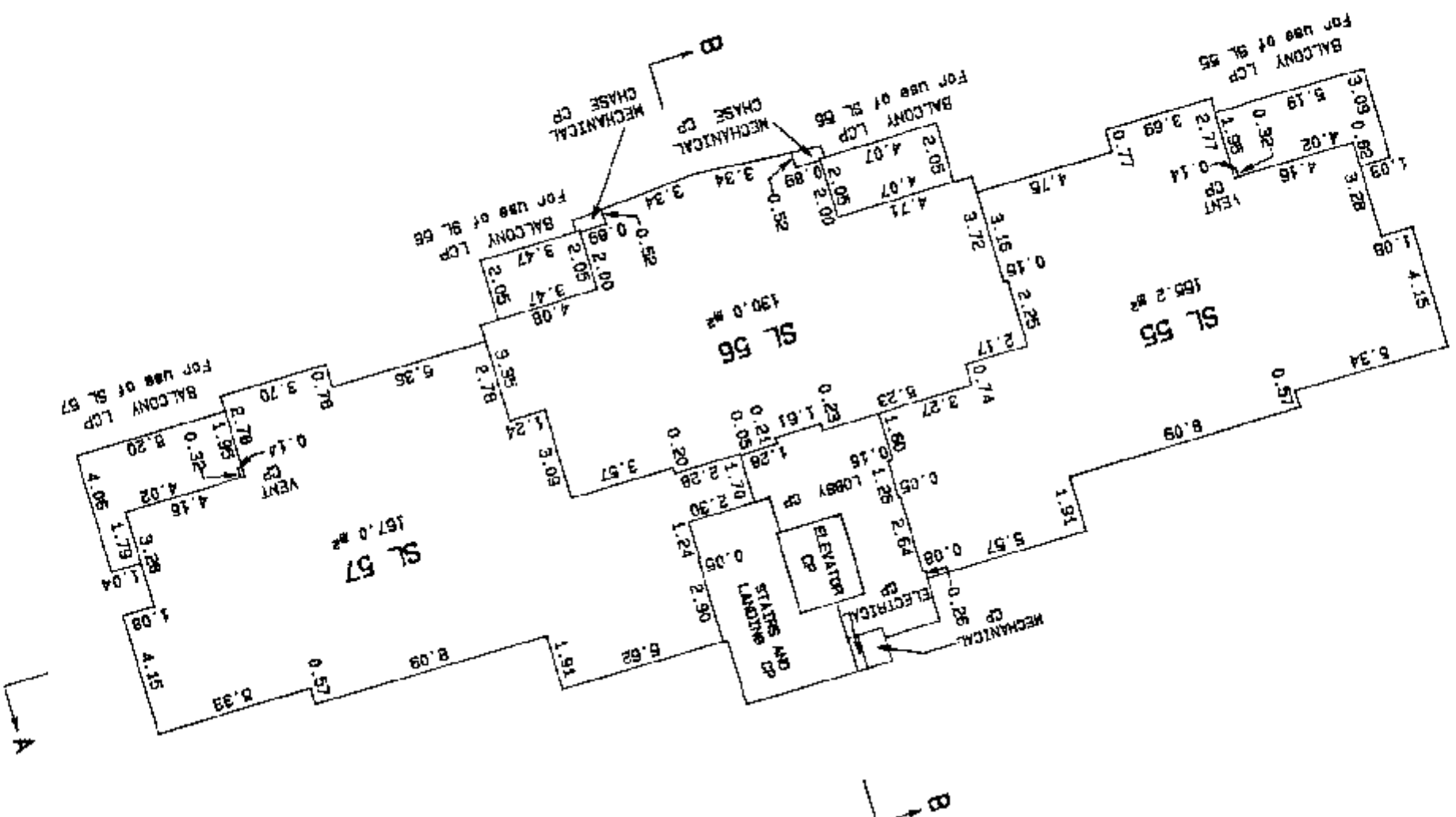
SIXTH FLOOR

SCALE 1:200



Sheet 17 of 25 Sheets

STRATA PLAN VR 2654 PHASE 3



Dated this 6th day of September, 1995.

True North



[Signature]

B.C.L.S.

27760-3.547

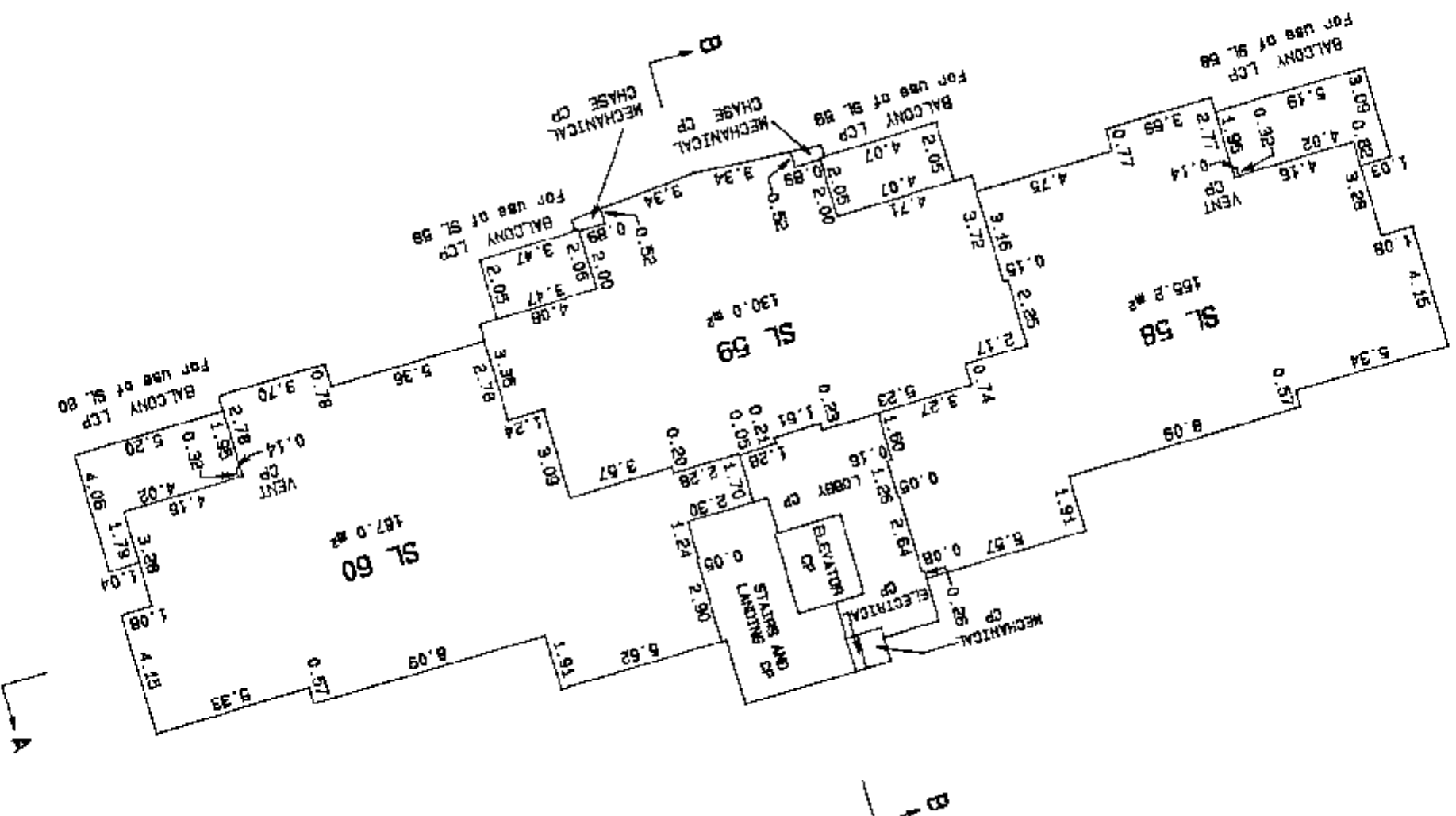
SEVENTH FLOOR

Sheet 18 of 25 Sheets

SCALE 1:200



STRATA PLAN VR 2654
PHASE 3



True North

Dated this 6th day of September, 1995.

[Signature]

B.C.L.S.

277BC-3.S18

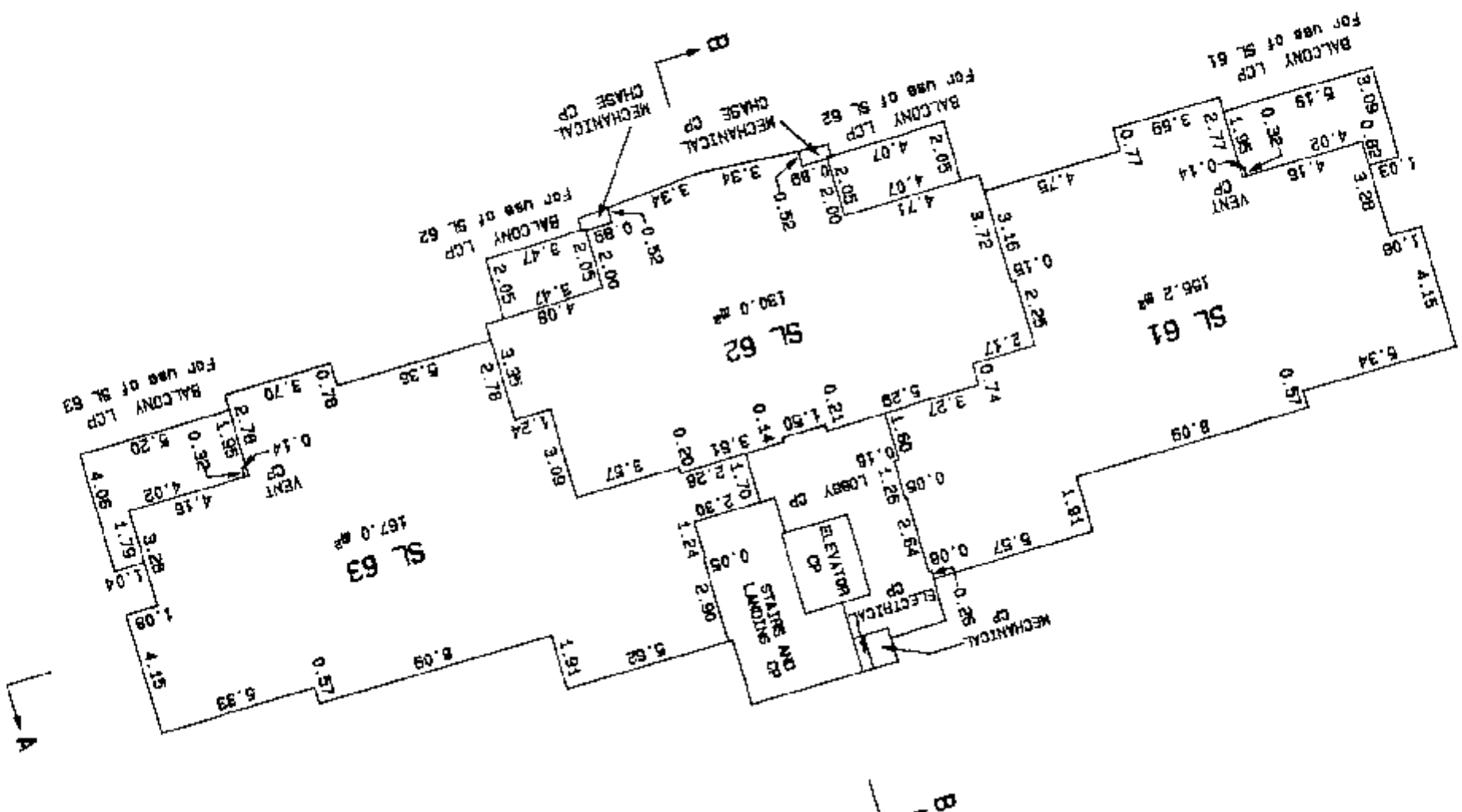
EIGHTH FLOOR

SCALE 1:200



Sheet 19 of 25 Sheets

STRATA PLAN VR 2654
PHASE 3



Dated this 6th day of September, 1995.

True North



B.C.L.S.

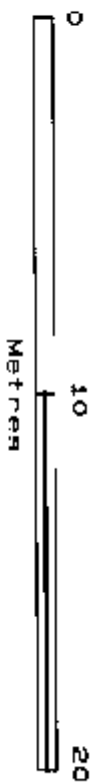
B.C.L.S.

2776C-3.S19

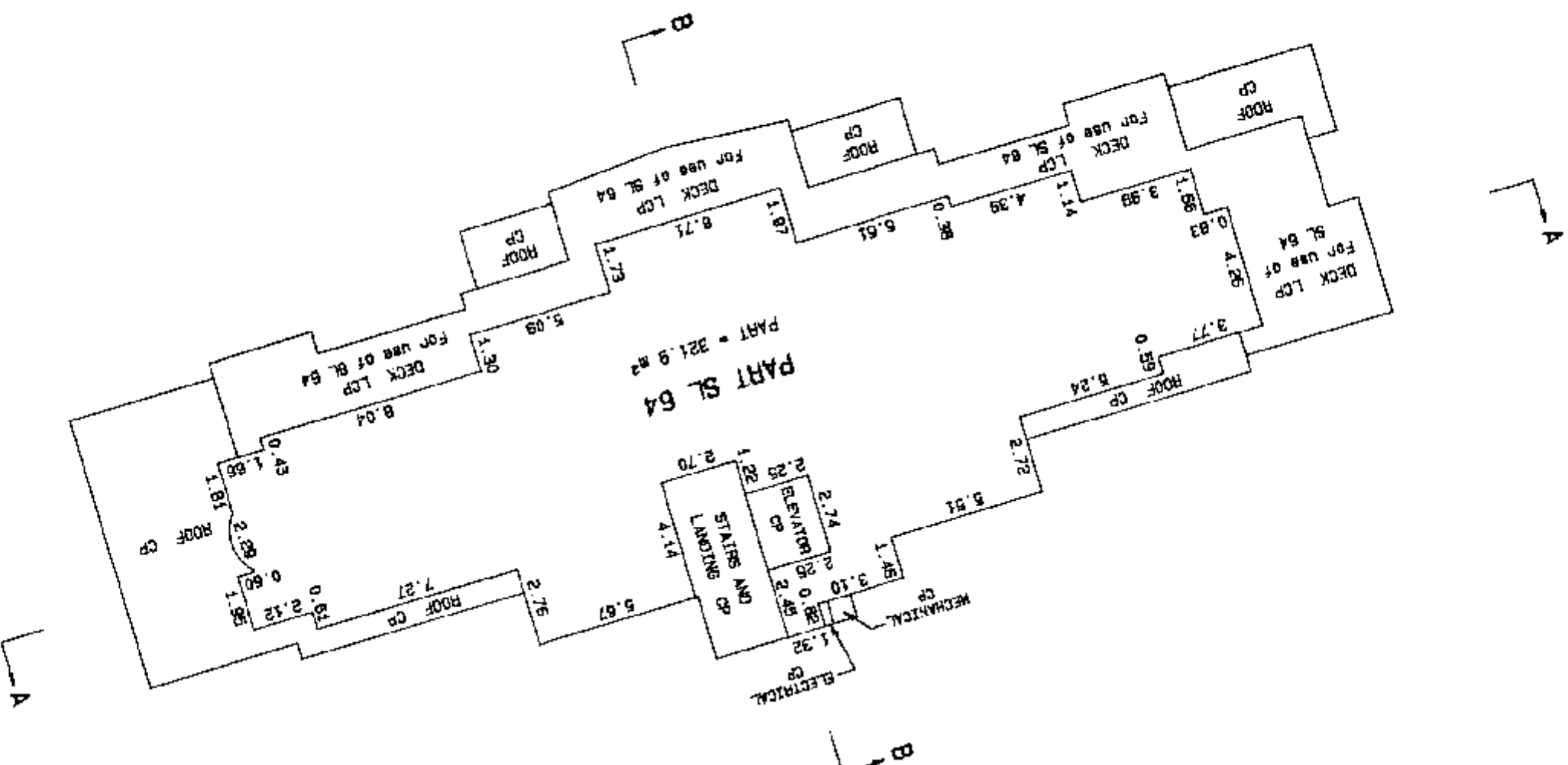
LOWER PENTHOUSE

Sheet 20 of 25 Sheets

SCALE 1:200



STRATA PLAN VR 2654
PHASE 3



Dated this 6th day of September, 1995.

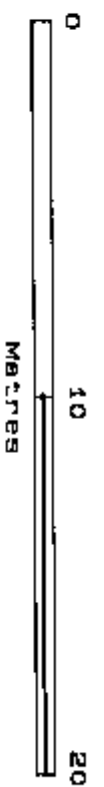
[Signature] B.C.L.S.

2776C-3.520

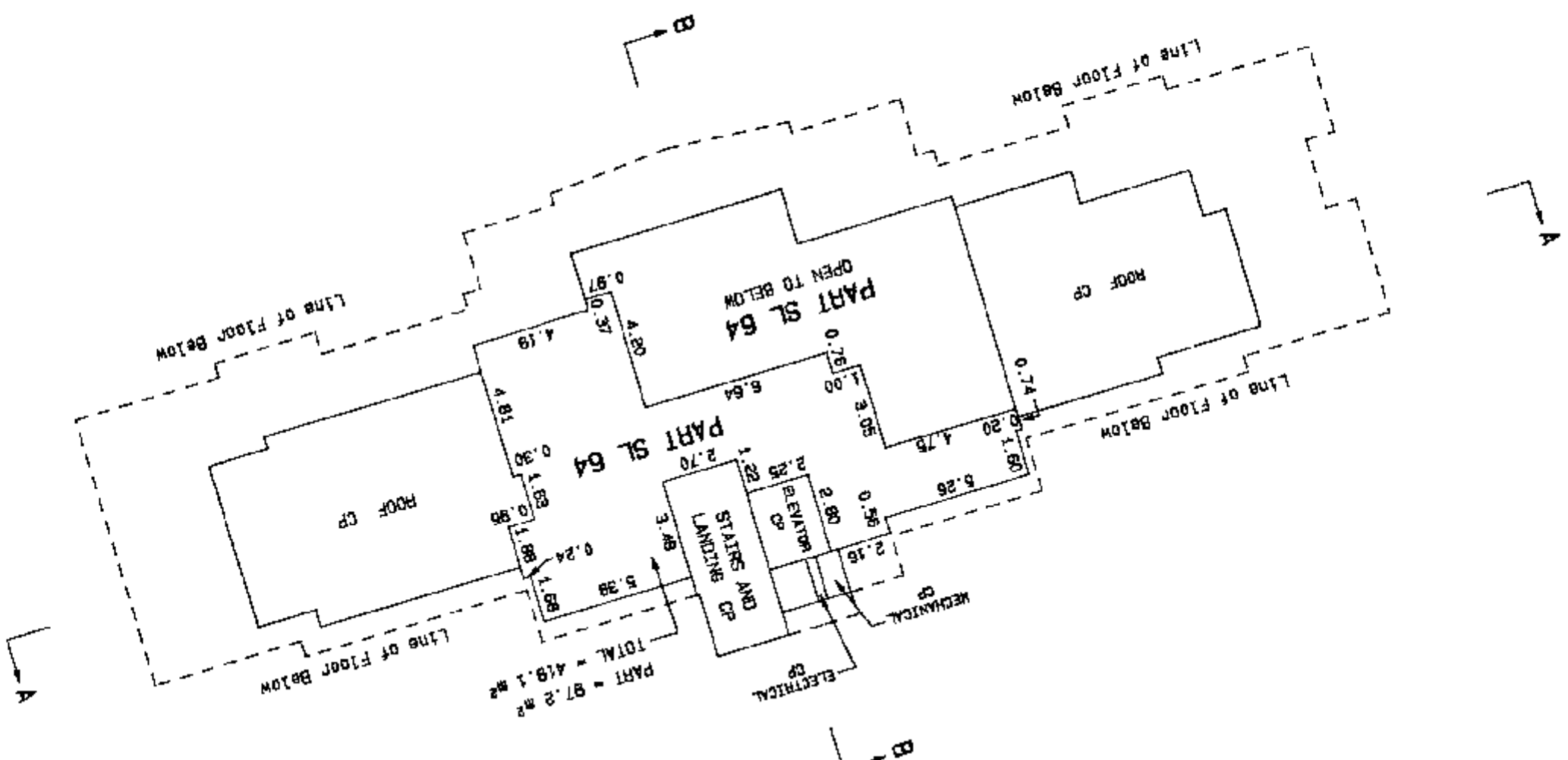
UPPER PENTHOUSE

Sheet 24 of 25 Sheets

SCALE 1:200



STRATA PLAN VR 2654
PHASE 3



True North

Dated this 6th day of September, 1995.

[Signature]

B.C.L.S.

2776C-3, S24

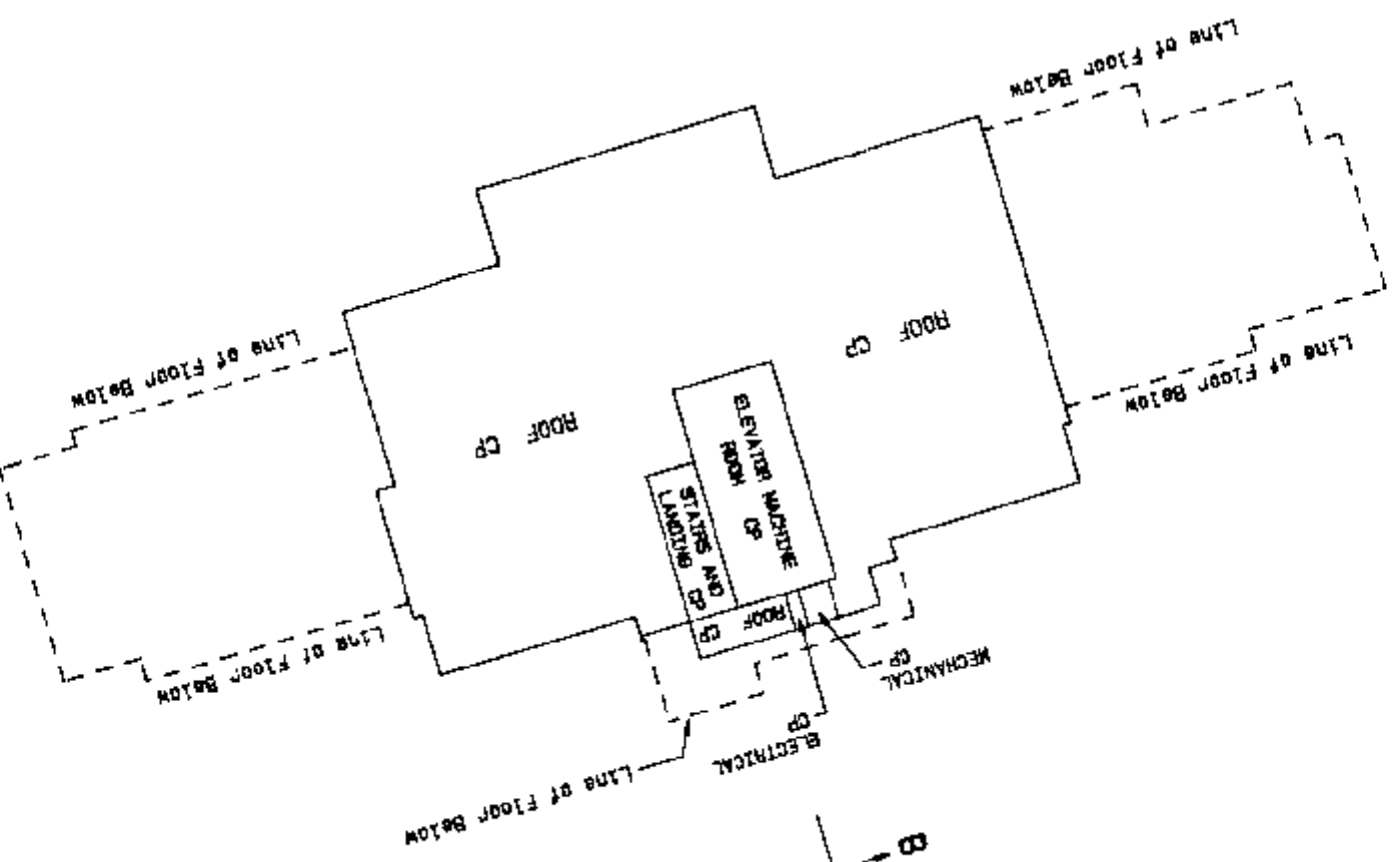
ROOF

Sheet 22 of 25 Sheets

SCALE 1:200



STRATA PLAN VR 2654
PHASE 3



Dated this 6th day of September, 1995.

True North

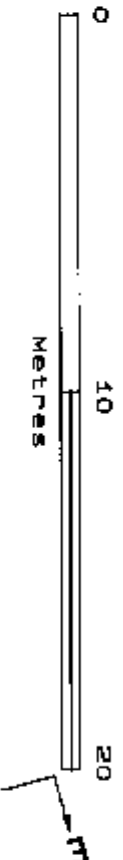


B.C.L.S.

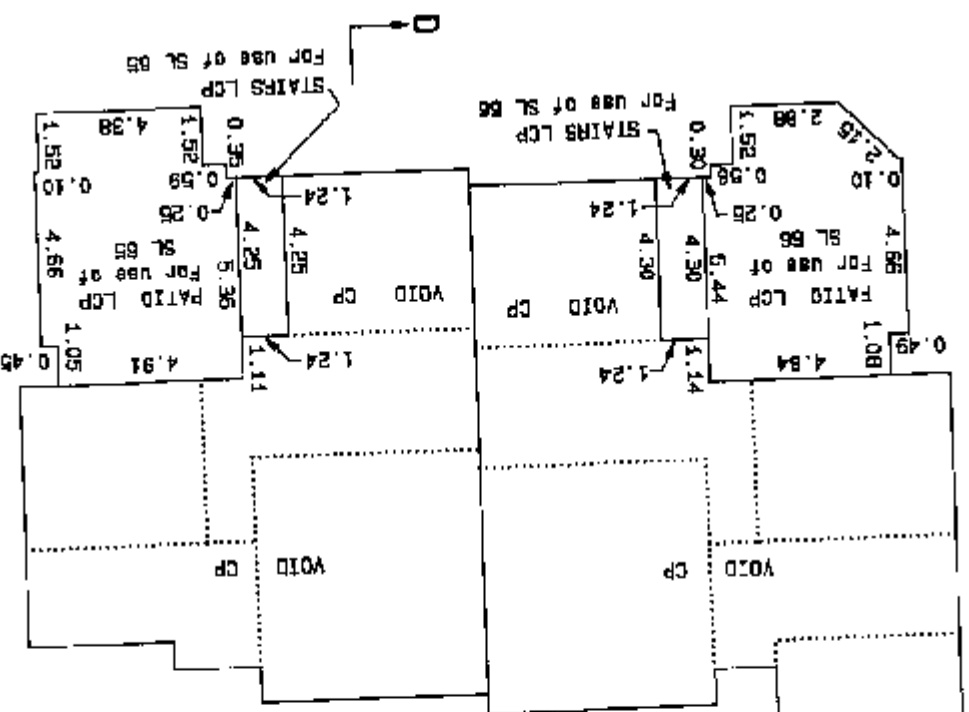
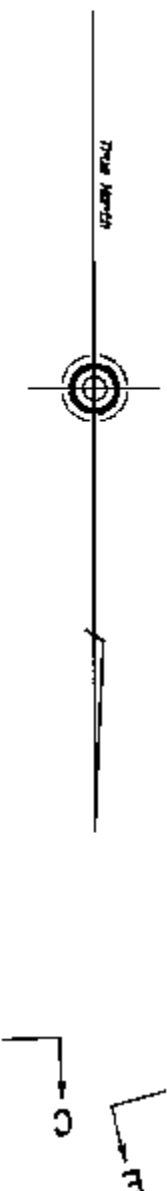
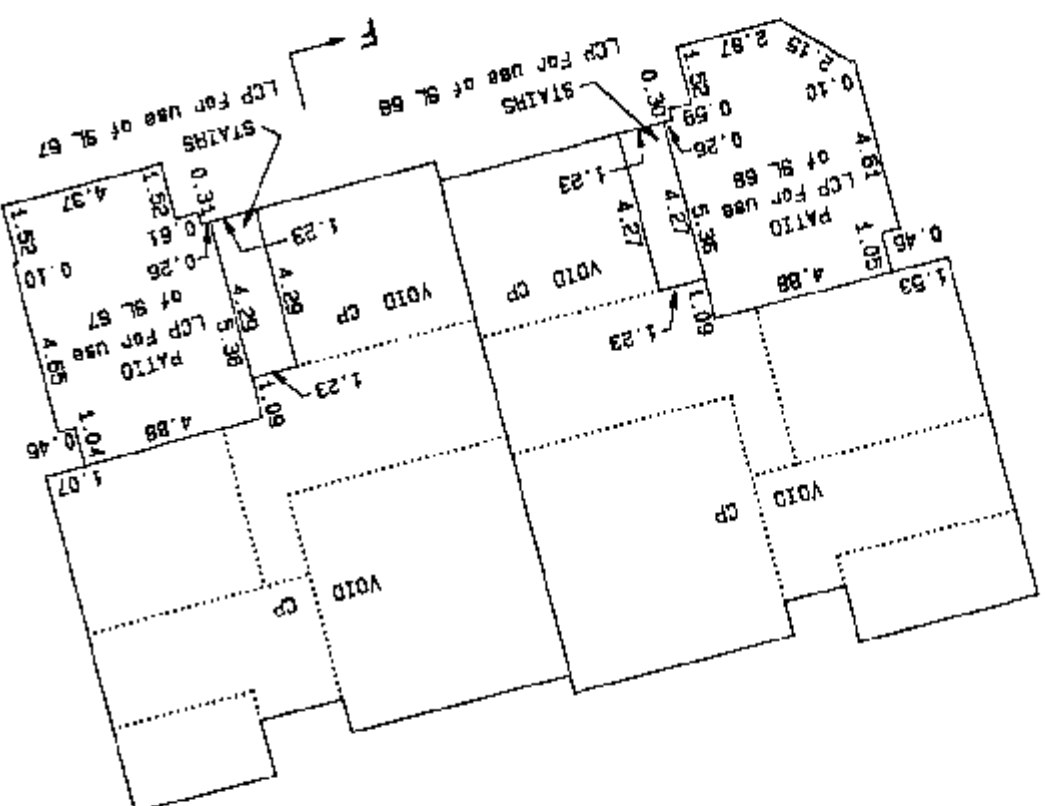
27760-3.822

TOWNHOUSES PATIO/GARDEN LEVEL

SCALE 1:200



STRATA PLAN VR 2654
PHASE 3



Dated this 6th day of September, 1995.

[Signature]

B.C.L.S.

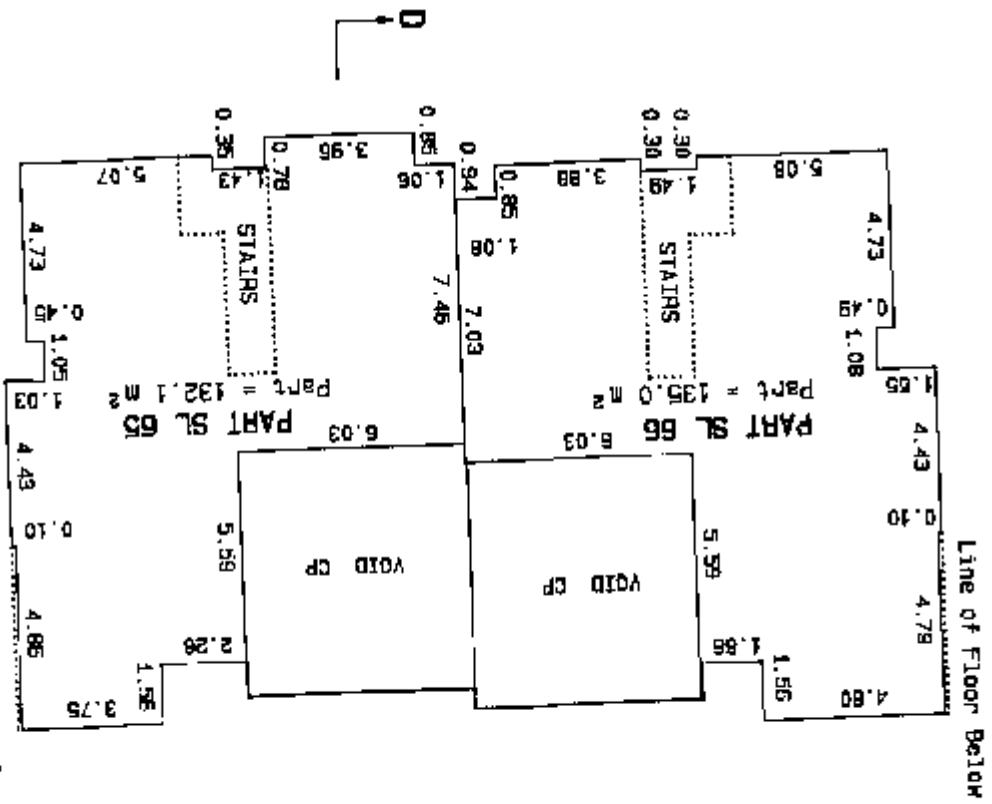
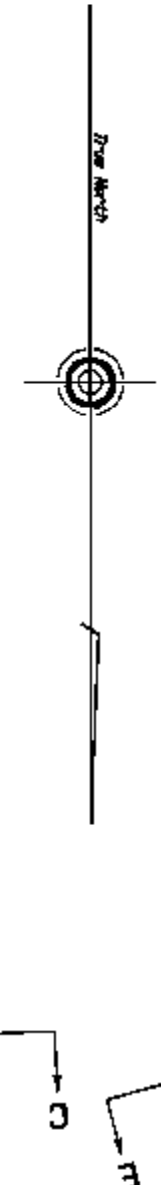
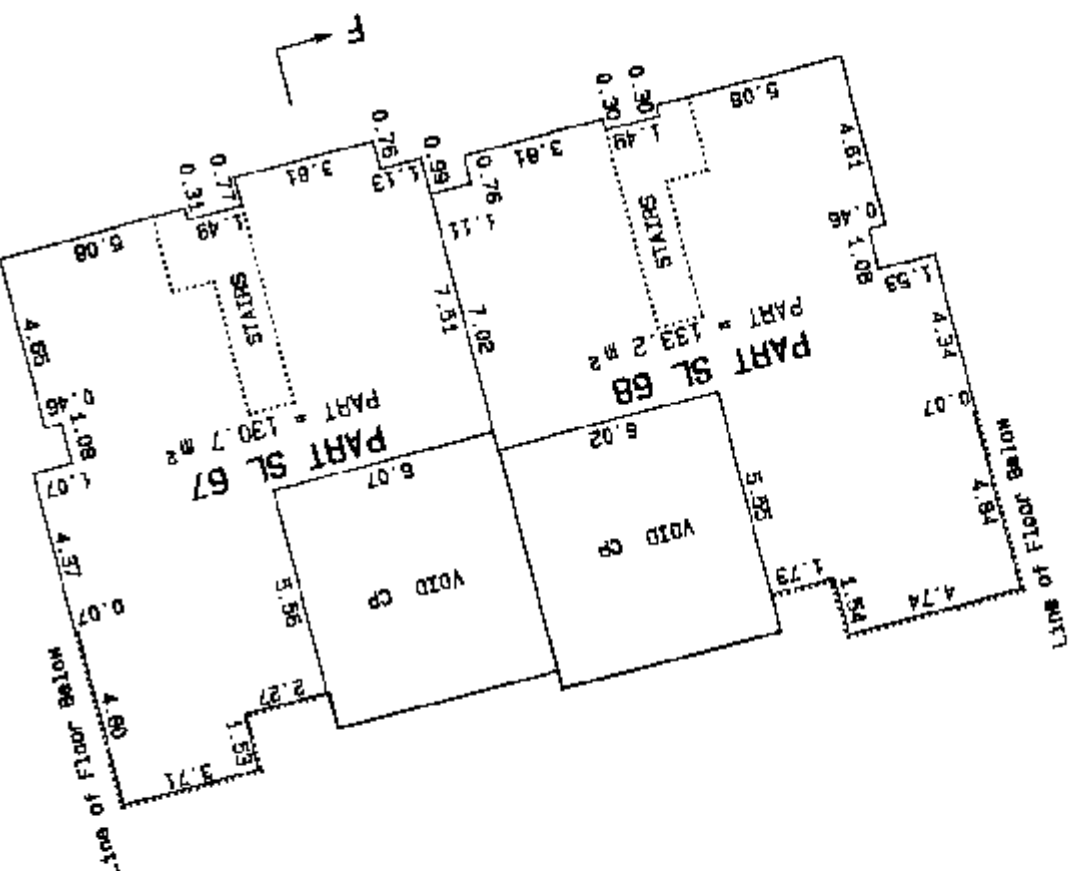
2776C-3.S23

TOWNHOUSES LOWER FLOOR

SCALE 1:200



Sheet 24 of 25 Sheets
STRATA PLAN VR 2654
PHASE 3



Dated this 6th day of September, 1995.

[Signature]

B.C.L.S.

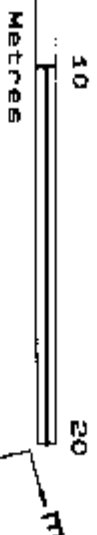
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TOWNHOUSES UPPER FLOOR

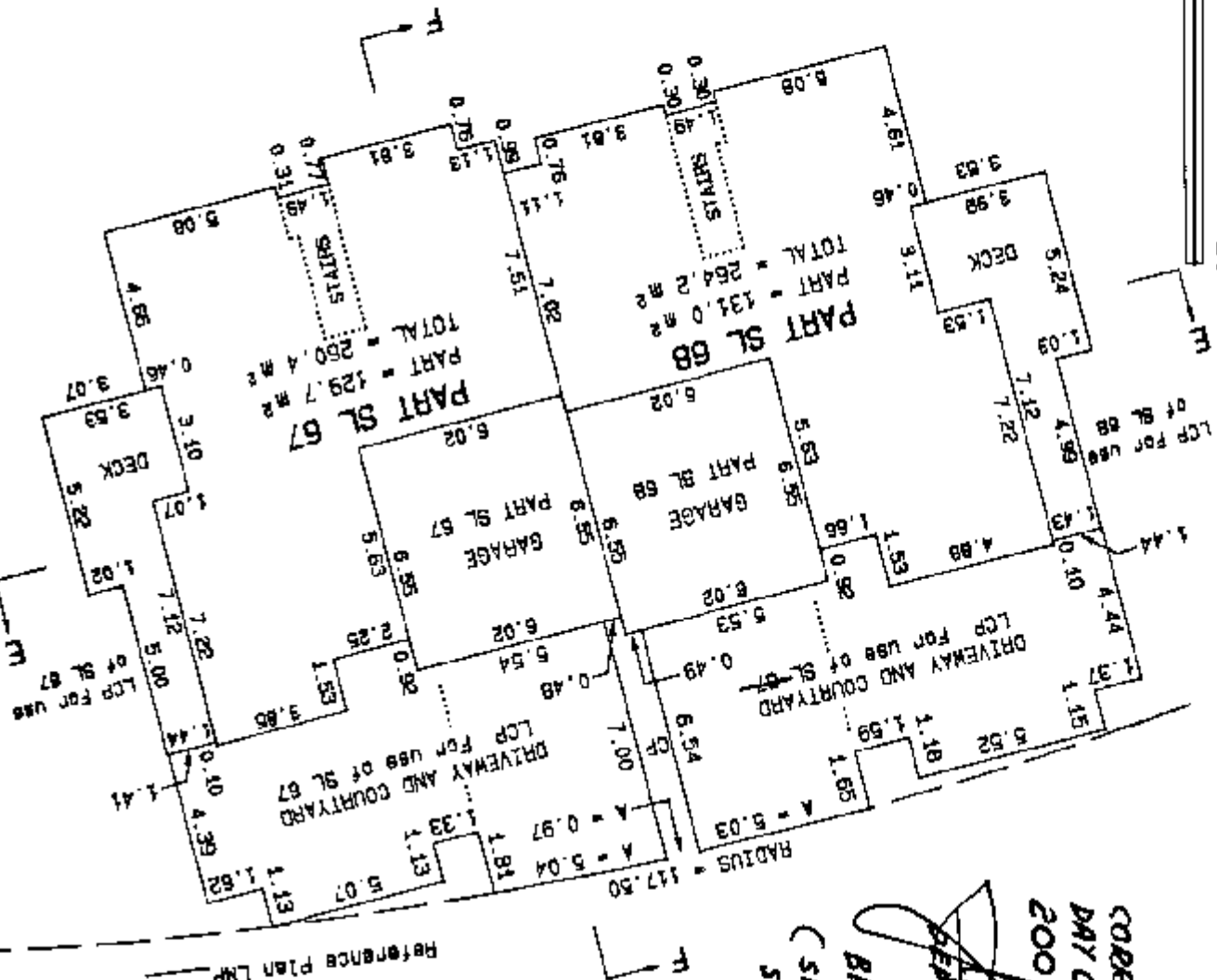
SCALE 1:200

Sheet 25 of 25 Sheets

STRATA PLAN VR 2654
PHASE 3



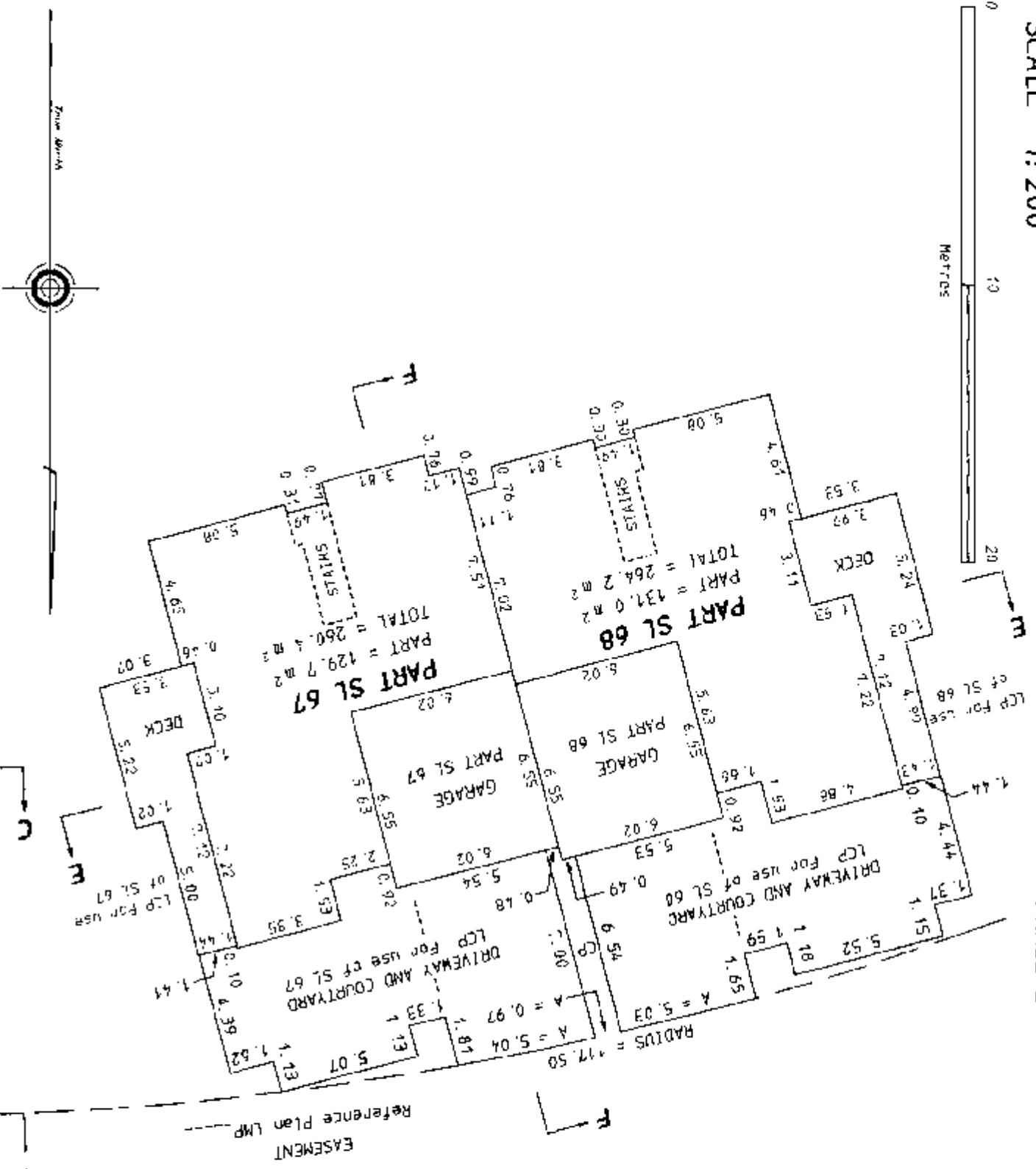
CORRECTED THIS 14TH
DAY OF NOVEMBER,
2001
[Signature]
DEPUTY REGISTRAR
BR 303751
(SEE AMENDED
SHEET 25A)



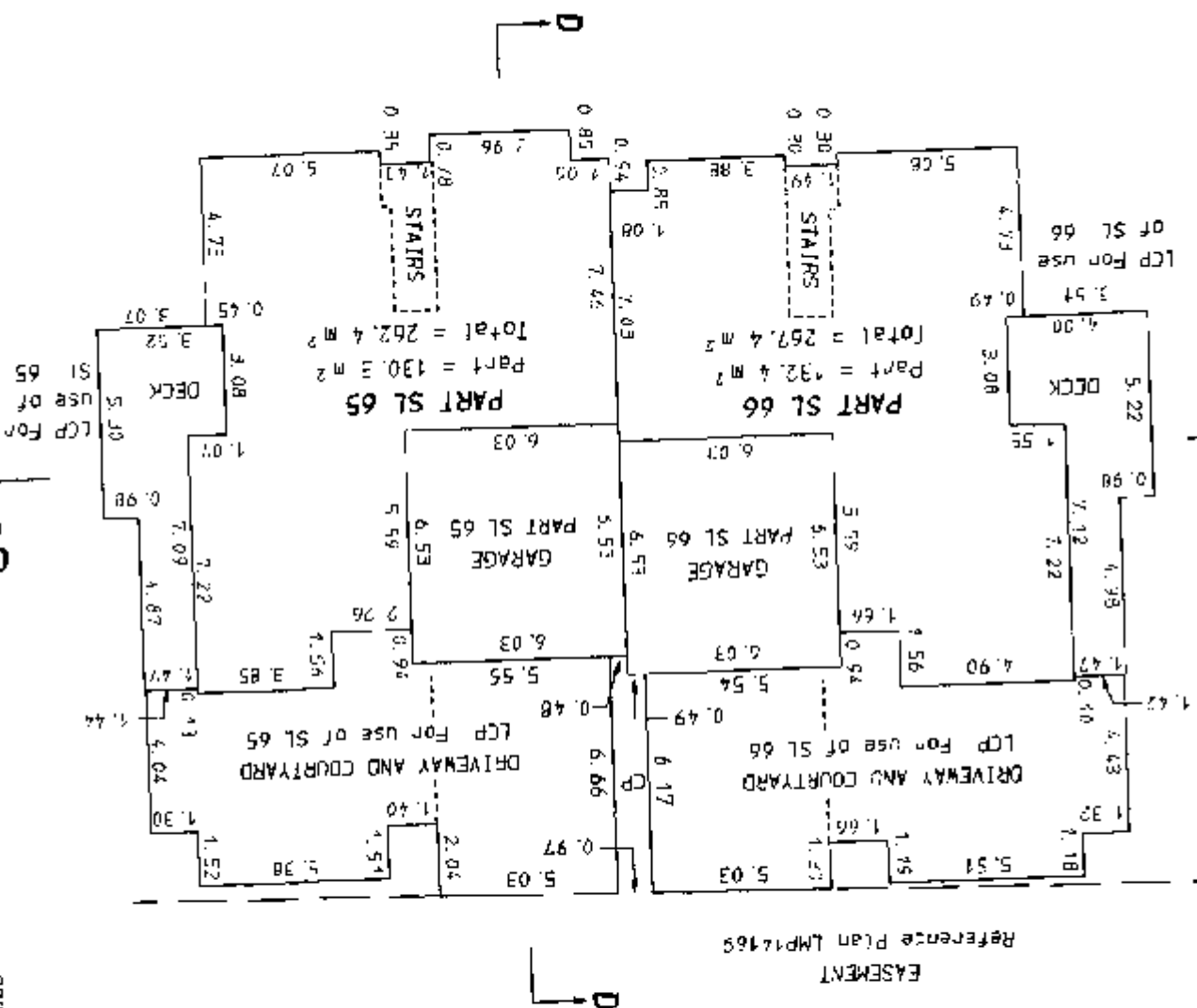
NOTE:
Garages form part of the Strata
Lots but are not included in
the square metre areas.

Dated this 12th day of September, 1995.
[Signature]
B.C.L.S.

Sheet 25 of 27 Sheets



NOTE:
Garages form part of the Strata Lots but are not included in the square metre areas.



Dated this 9th day of October, 2001.

2022

B. C. L. S.

27761-3A. 525

BL2811 - BL2818

KEY PLAN

260 - 3666 KROSNY,
YANCYVERL. B.C. YOF
ENKE

SCALE : 1:2000

Age Group	Percentage (%)
18-24	~10
25-34	~10
35-44	~10
45-54	~10
55-64	~10
65-74	~10
75-84	~10
85+	~10

The name of the Development is "Deer Ridge".
Bearings are astronomic
and are derived from
PIAN 22133.



GLOSS

- denotes Standard Iron Post found in place.
- denotes Standard Lead Plug found in place.
- WT denotes witnesses
- SL denotes strata lot.
- CP denotes common property.
- LCP denotes limited common property.
- denotes line of floor below.

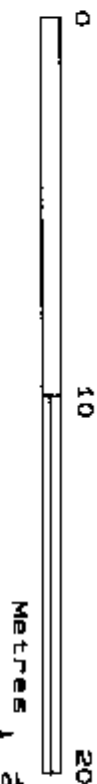
CHAPMAN & ANTS SURVEYING LTD.

British Columbia Land Surveyors
107 - 100 PARK ROYAL SOUTH,
WEST VANCOUVER, B.C.
VT 1A2 926-7311
FAX 926-6923

DETAIL EASTERLY TOWNHOUSES

FIRST SHEET Sheet 2 of 13 Sheets

SCALE 1:200



STRATA PLAN VR 2654
PHASE 4

PHASES 1, 2 AND 3
STRATA PLAN VR 2654

EASEMENT
REF. PLAN LMP25794

PHASES 1, 2 AND 3
STRATA PLAN VR 2654

Dated this 30th day
of October, 1998.

PHASE LINE
60° 37' 00"
79.52

BUILDING
(Foundation)

BUILDING
(Foundation)

TO BUILDING

342° 22' 00"
30.80

7.80
341° 22' 00"

99° 35' 30"
75.270

71° 22' 00"

49.00

B.C.L.S.

True North

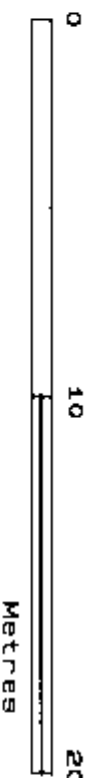


2776D-4.62

DETAIL WESTERLY TOWNHOUSES

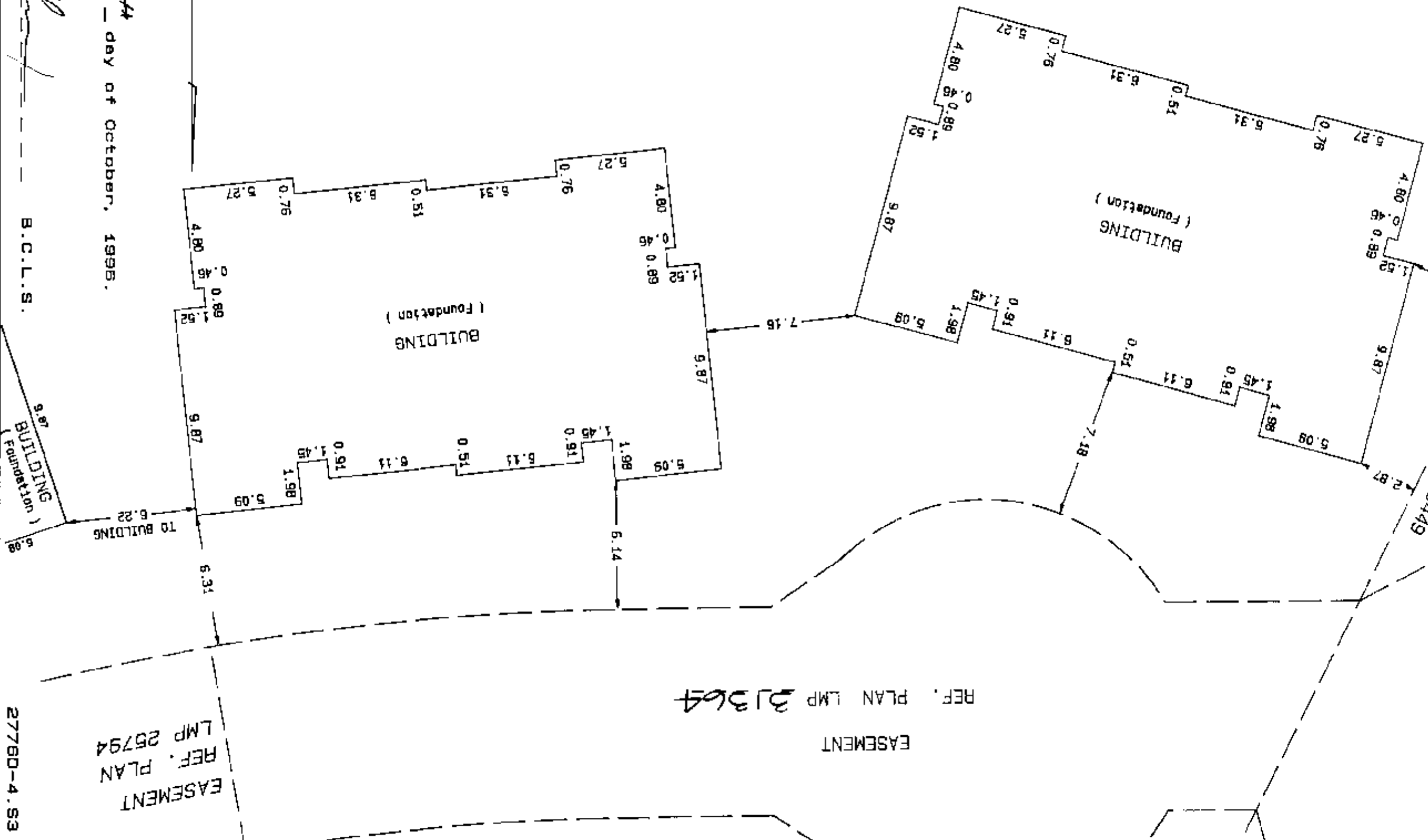
FIRST SHEET Sheet 3 of 13 Sheets

SCALE 1:200



STRATA PLAN VR 2654
PHASE 4

REF. COVENANT
PLAN 19449



True North



Dated this 30th day of October, 1998.

B.C.L.S.

27760-4.S3

CONDOMINIUM ACT

STRATA PLAN VR 2654
PHASE 4

LOT NO	SHEET NO	FORM 1		FORM 2		FORM 3	
		SCHEDULE OF UNIT ENTITLEMENT		SCHEDULE OF INTEREST UPON DESTRUCTION		SCHEDULE OF VOTING RIGHTS	
		UNIT ENTITLEMENT		INTEREST UPON DESTRUCTION		NUMBER OF VOTES	
69	7, 8 and 9	270	720		1		
70	7, 8 and 9	270	720		1		
71	7, 8 and 9	270	720		1		
72	7, 8 and 9	272	720		1		
73	11, 12 and 13	269	720		1		
74	11, 12 and 13	270	720		1		
75	11, 12 and 13	270	718		1		
76	11, 12 and 13	270	695		1		
AGGREGATE PHASE 4		2161	5733		8		
AGGREGATE PHASE 3		5088	15945		29		
AGGREGATE PHASE 2		3142	9945		20		
AGGREGATE PHASE 1		3623	9320		19		
TOTAL AGGREGATE		14014	40943		76		

Accepted as to Forms 1, 2, and 3,
this 27th day of December, 1996.



Superintendent of Real Estate

STATUTORY DECLARATION

I/We the undersigned, do solemnly declare that:

- (1) I/We, the undersigned, am/are the owner developer
(in the alternate) 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

Declared before me at West Vancouver
in the Province of British Columbia
this 27th day of December, 1996.

A Commissioner for taking affidavits
in the Province of British Columbia

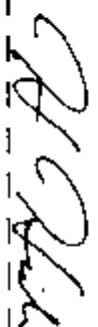


Bryan McCree, Commissioner
101-2241 Folkestone Way
West Vancouver, BC
V7S 2Y6



1996 7. 6/2/96

Dated this 30th day of October, 1996.



B.C.L.S.

CONDOMINIUM ACT

STRATA PLAN VR 2654
PHASE 4

CERTIFICATE UNDER SECTION 8 (1)

I, HARRY E. HICKMAN, of West Vancouver, a
British Columbia Land Surveyor, hereby certify
that the buildings shown on this plan have not
as of the 30th day of October, 1996, been
previously occupied.
Dated at West Vancouver, British Columbia
this 30th day of October, 1996.

H. E. Hickman
B.C.L.S.

Approved as to Phase 4 of
a 4 Phase Strata Plan under
the Condominium Act
this 18 day of December, 1996.

H. E. Hickman
Approving Officer and
Director of Operations
District of West Vancouver

SPACE FOR SIGNATURES

OWNER
DEER RIDGE PROJECT LIMITED
(INC NO 354045)

Authorized Signatory *Donald Lee*

Authorized Signatory

(WILLIAM LE CLERC)

Witness as to both signatures

Address 1864 Walnut Crescent, Coquitlam

Occupation

Businessman

MORTGAGEE (60 103013)
HONGKONG BANK OF CANADA

Authorized Signatory *Paul Irving*

Authorized Signatory *Marie Johnson*

Witness as to both signatures *Thomas Lee*

Address 805 W. GEORGE ST.

Occupation VANCOUVER, B.C.

Businessman

MORTGAGEE (BF 203303)
BURBARD INTERNATIONAL HOLDINGS INC.
(INC NO 406453)

Authorized Signatory *Donald Lee*

Authorized Signatory

(WILLIAM LE CLERC)

Witness as to both signatures

Address 1864 Walnut Crescent, Coquitlam

Occupation

Business Man

MORTGAGEE (BE 330417)
INTERNATIONAL LAND CORPORATION LTD.
(INC NO 183576)

Authorized Signatory *David Zelmer*

Authorized Signatory *IAN T. GREGORY*

Witness as to both signatures (James Cameron)

Address 3568 DOWLING COURT, N. VAN.

Occupation P. ENG

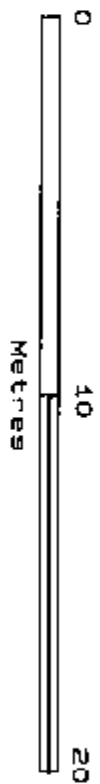
Occupation

Dated this 30th day of October, 1996.

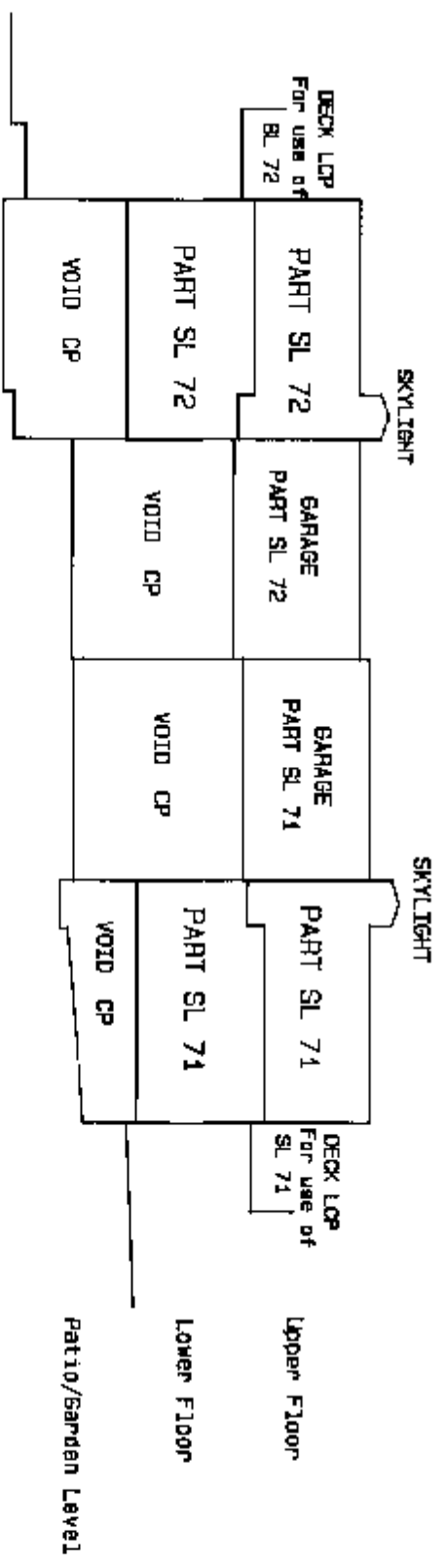
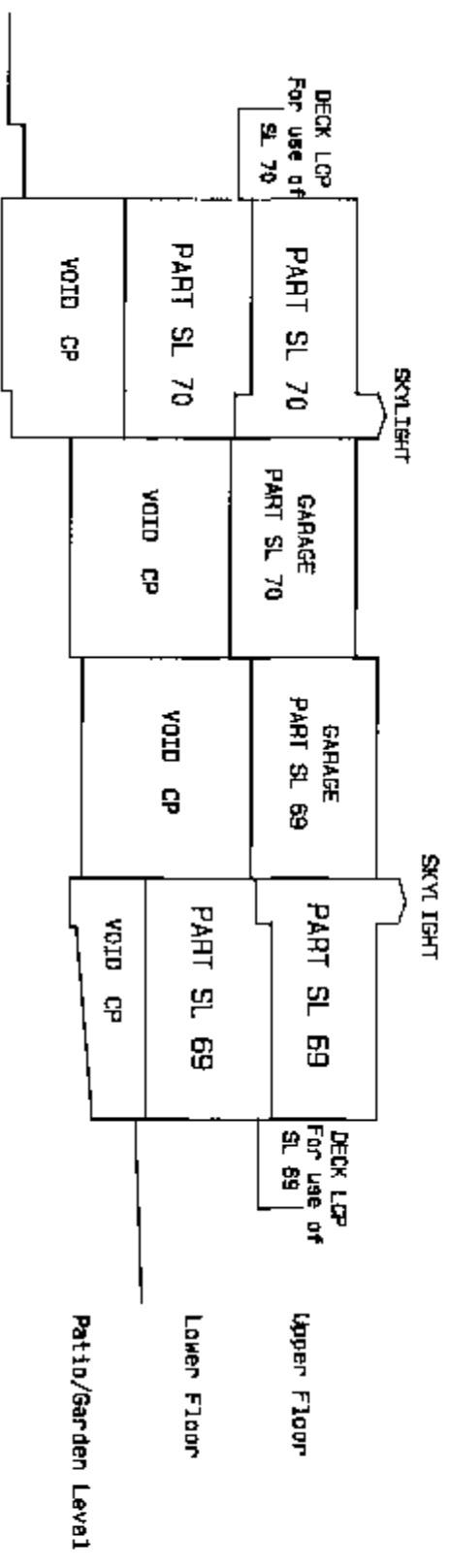
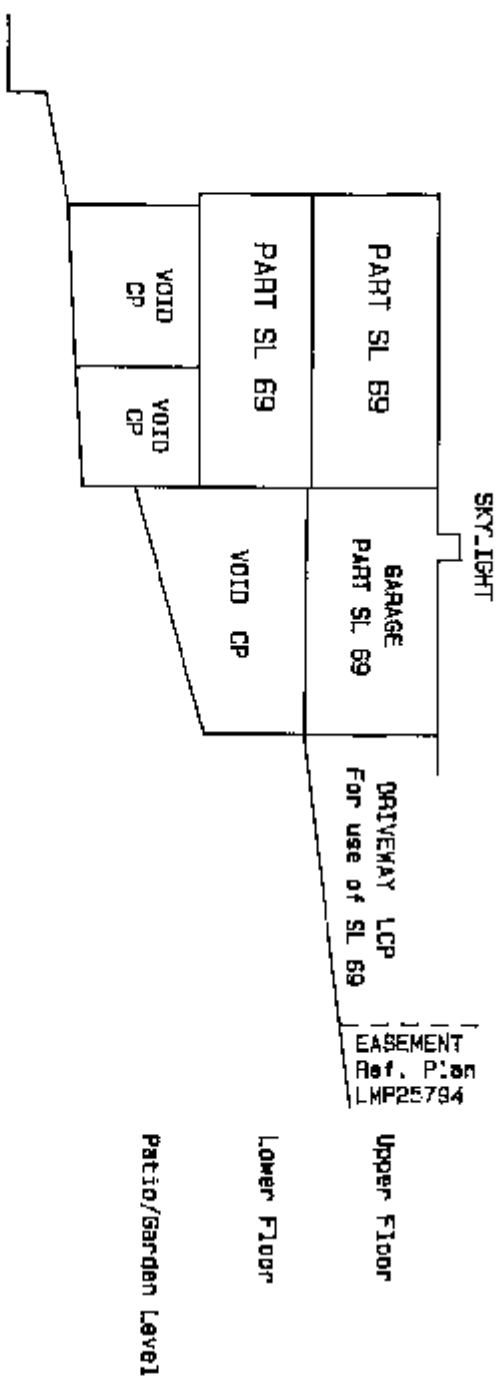
ACR
B.C.L.S.

SECTIONS

SCALE 1:200



STRATA PLAN VR 2654
PHASE 4



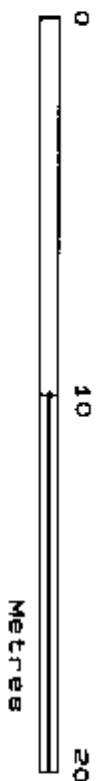
Dated this 30th day of October, 1996.

[Signature]
B.C.L.S.

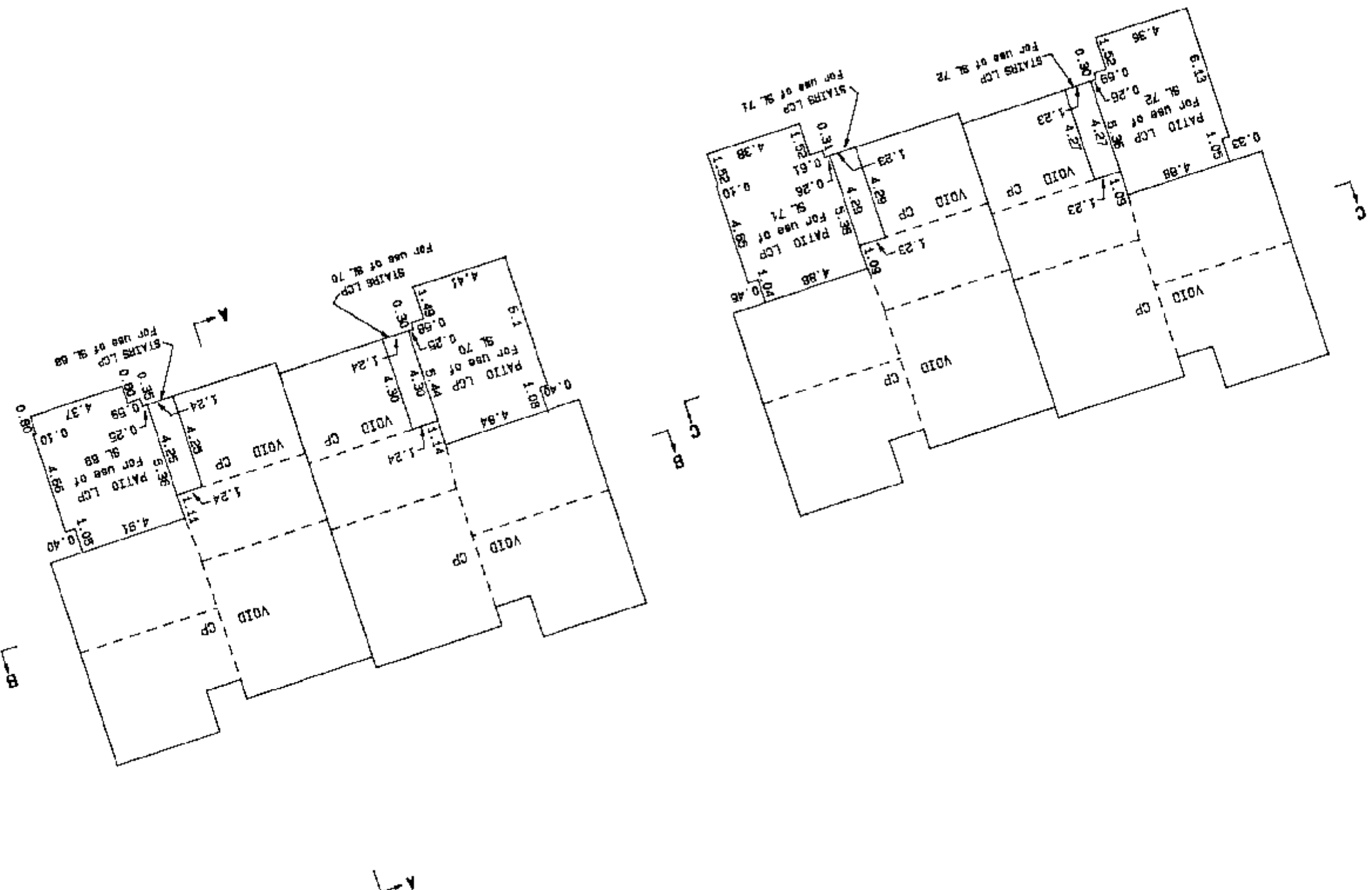
STRATA LOTS 69 TO 72 PATIO/GARDEN LEVEL

Sheet 7 of 13 Sheets

SCALE 1:200



STRATA PLAN VR 2654
PHASE 4



Dated this 30th day of October, 1998.

[Signature]

B.C.L.S.

True North



2776D-4.S7

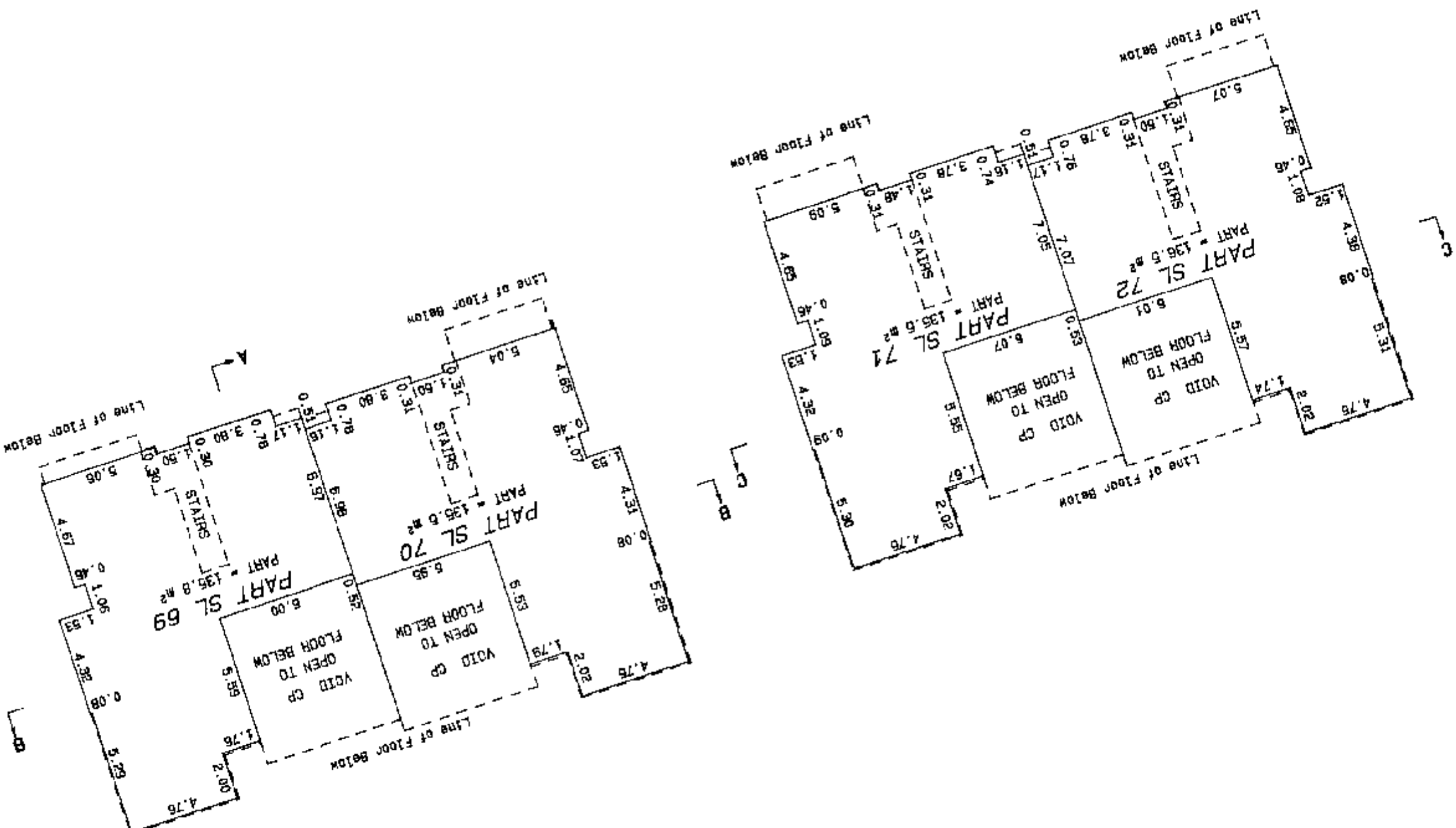
STRATA LOTS 69 TO 72 LOWER FLOOR

Sheet 9 of 13 Sheets

SCALE 1:200

0 10 20
Metres

STRATA PLAN VR 2654
PHASE 4



Dated this 30th day of October, 1996.

[Signature]

B.C.L.S.

True North

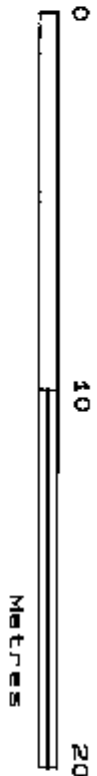
2776D-4.S8

STRATA LOTS 69 TO 72 UPPER FLOOR

Sheet 9 of 13 Sheets

SCALE 1:200

STRATA PLAN VR 2654
PHASE 4



STRATA PLAN
VR 2654
PHASES 1, 2, AND 3

Dated this 30th day of October, 1996.

[Signature]

B.C.L.S.

True North



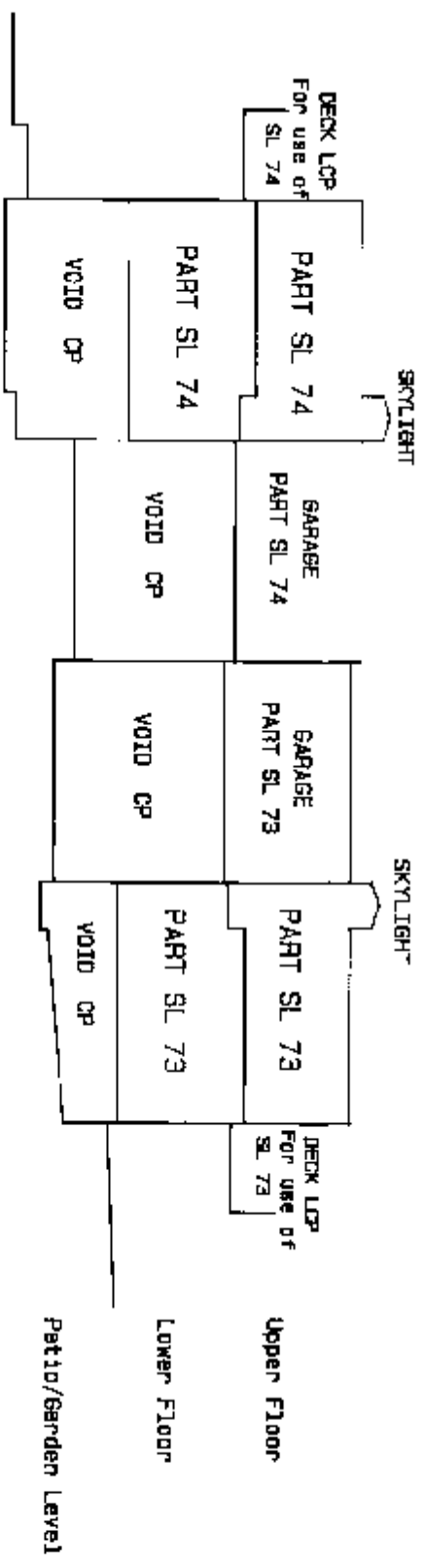
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SECTIONS

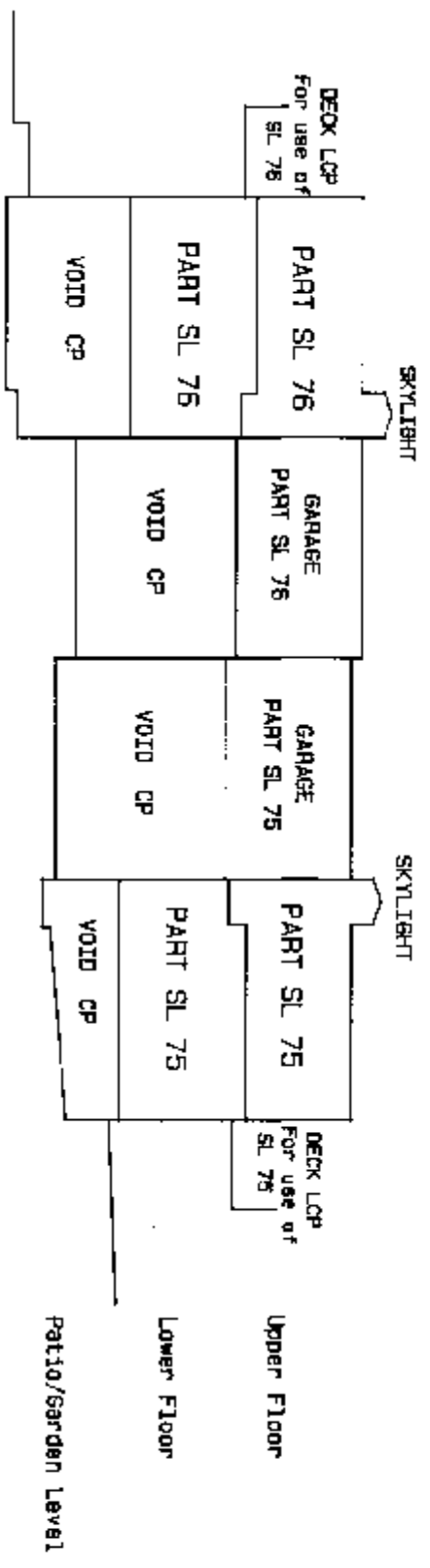
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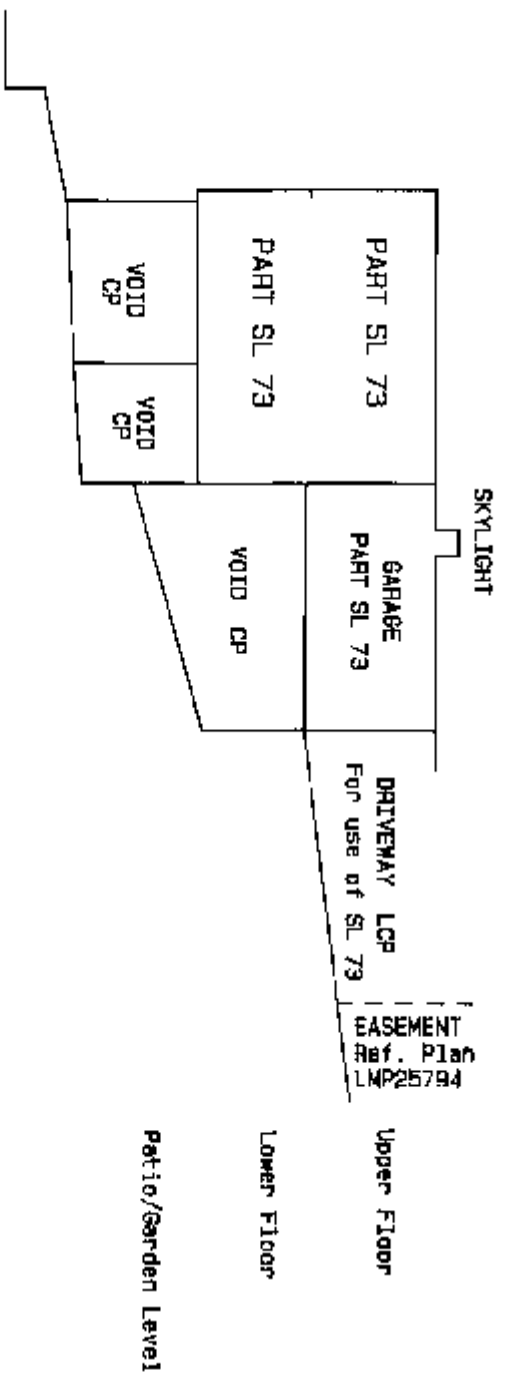
STRATA PLAN VR 2654
PHASE 4



SECTION 'D' - 'D'



SECTION 'E' - 'E'



SECTION 'F' - 'F'

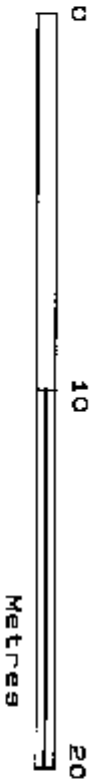
Dated this 30th day of October, 1996.

[Signature] B.C.L.S.

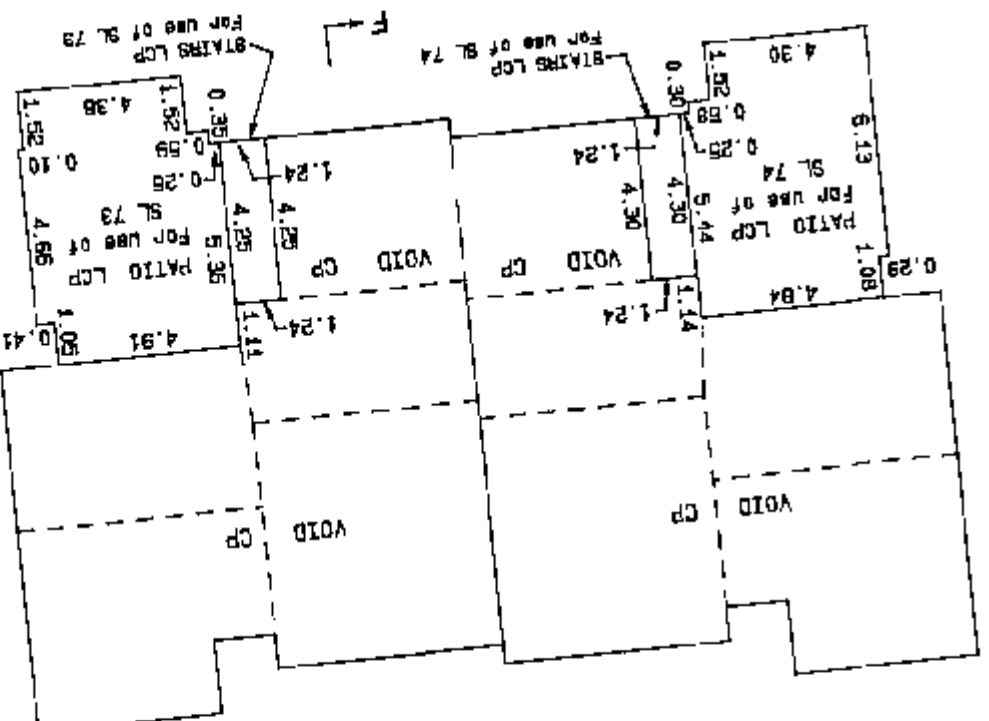
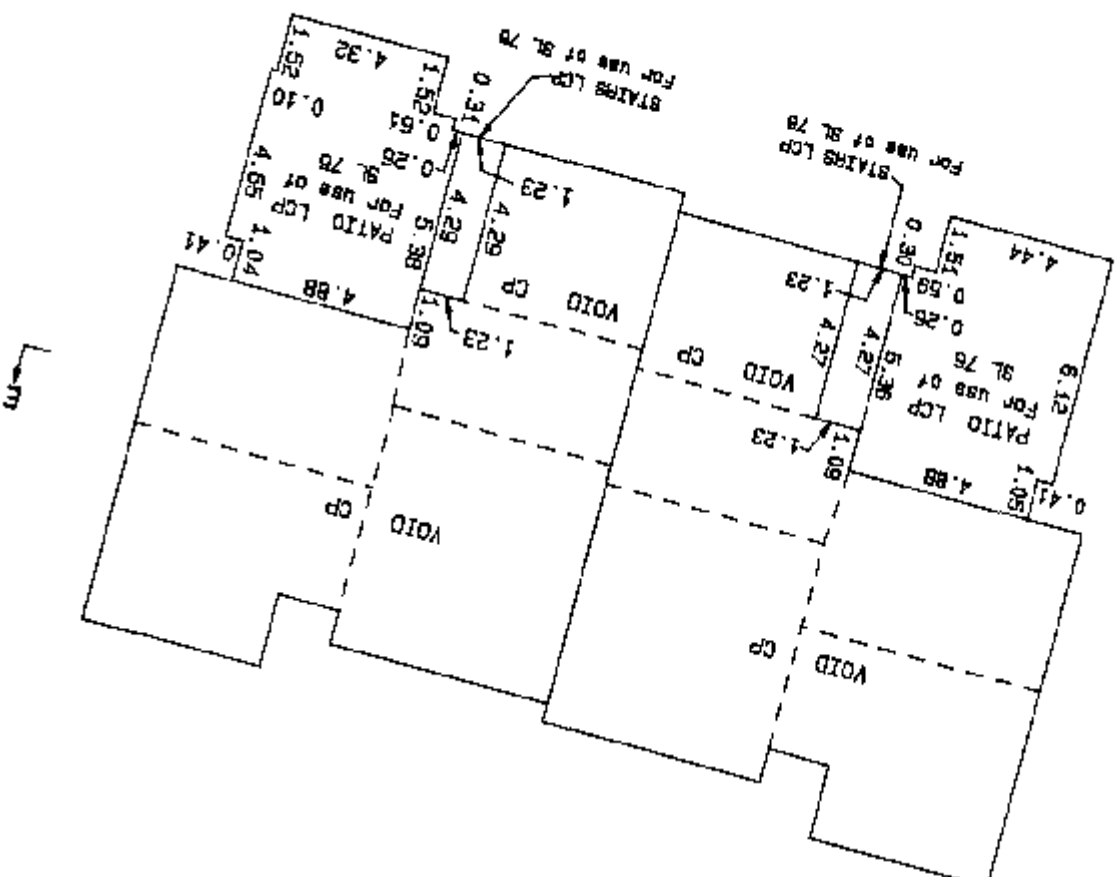
STRATA LOTS 73 TO 76 PATIO/GARDEN LEVEL

Sheet 11 of 13 Sheets

SCALE 1:200



STRATA PLAN VR 2654
PHASE 4



Dated this 30th day of October, 1998.

[Signature]

B.C.L.S.

True North

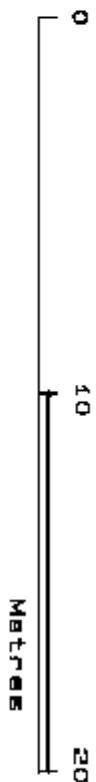


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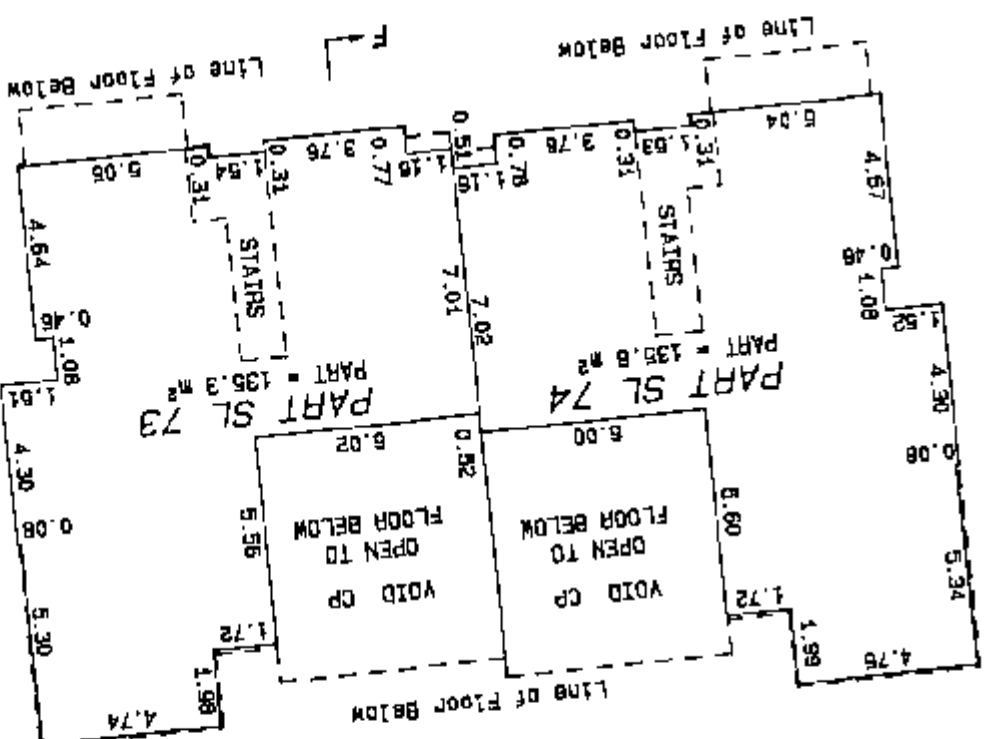
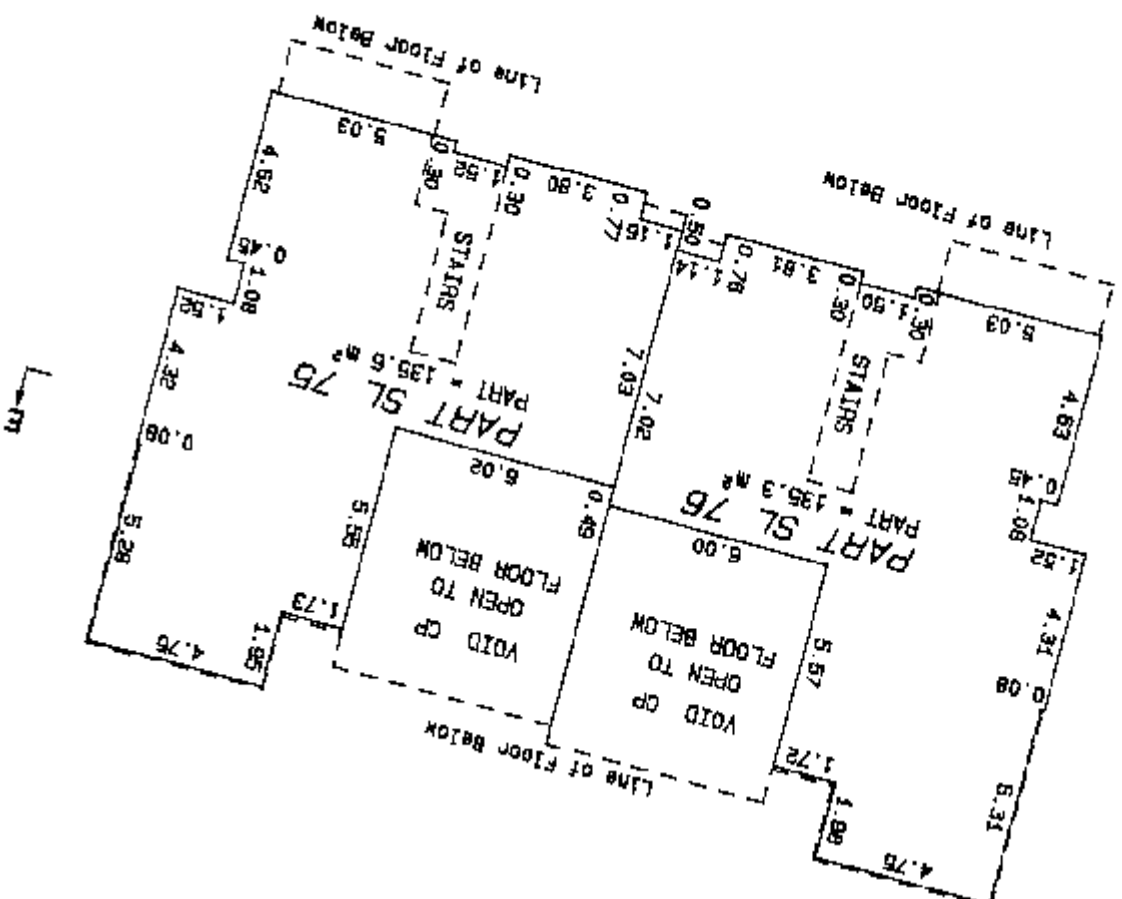
STRATA LOTS 73 TO 76 LOWER FLOOR

Sheet 12 of 13 Sheets

SCALE 1:200



STRATA PLAN VA 2654
PHASE 4



Dated this 30th day of October, 1996.

B.C.L.S.

True North



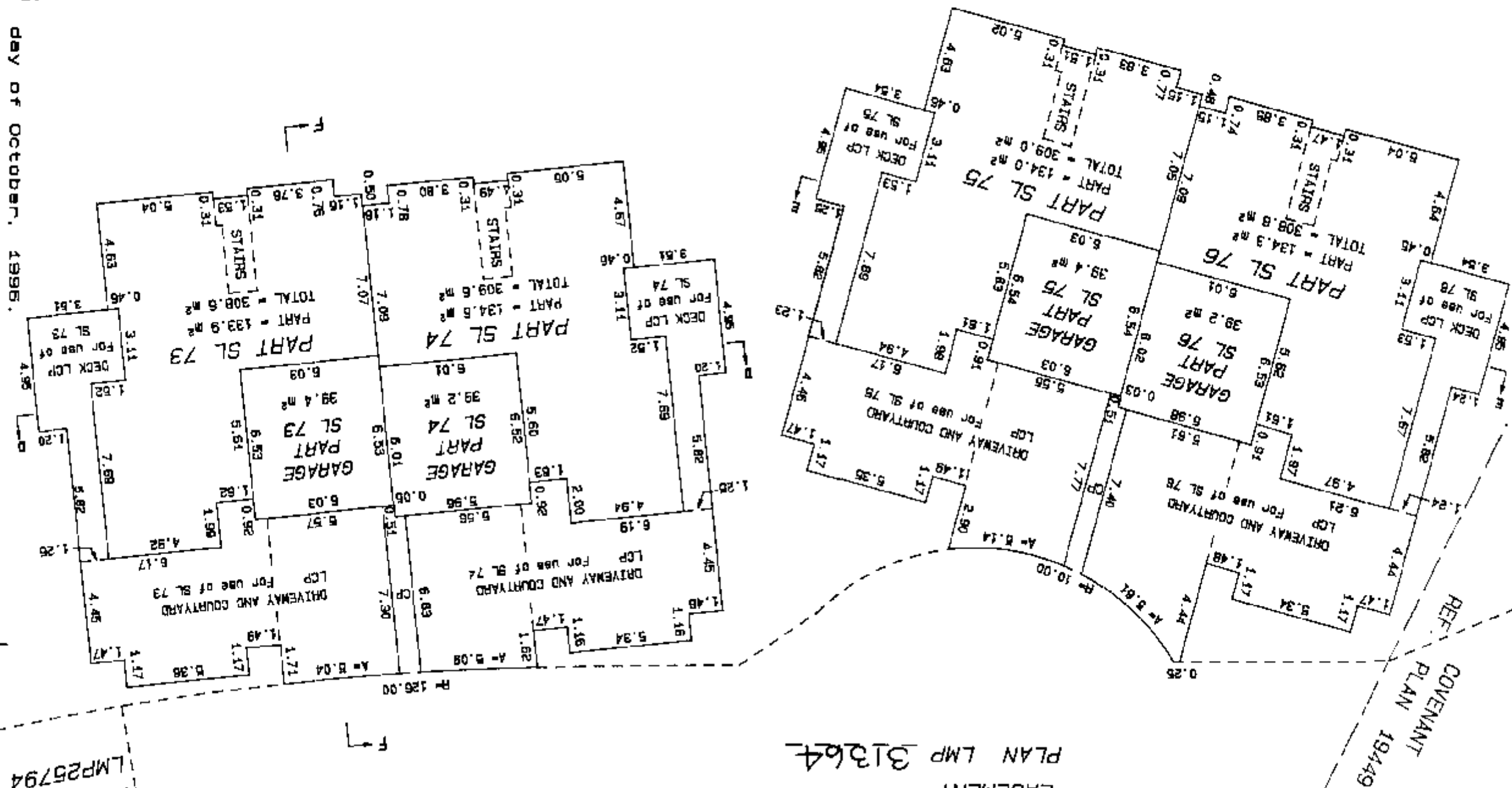
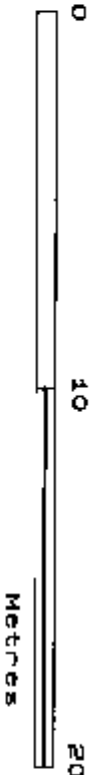
27760-4.S12

STRATA LOTS 73 TO 76 UPPER FLOOR

Sheet 13 of 13 Sheets

SCALE 1:200

STRATA PLAN VR 2654
PHASE 4



EASEMENT
PLAN LMP 31364

EASEMENT
REF. PLAN
LMP25794

Dated this 30th day of October, 1996.

B.C.L.S.

27760-4.513