

Sheet 1 of 4 Sheets
STRATA PLAN V155653

Deposited in the Land Title Office of Victoria, B.C., this
 19 day of Oct, 2004

[Signature]
 Registrar

EW 140914 \$

Legend

- All distances shown are in metres
- Standard Iron Post found
- Lead Plug found
- Control Monument found
- Rk markers set in rock

Integrated Survey Area No. 17, Victoria
 Grid Bearings are Adjusted from observations between
 control monuments 17-89 and 17-82.
 Integrated Survey Area No. 17.

This plan shows ground level measured distances.
 Prior to compilation of U.T.M. coordinates multiply
 by a combined factor of 0.999905.

The offsets shown are to the exterior face
 of the concrete foundation.

LCP denotes Limited Common Property for
 the exclusive use of Strata Lot

This plan lies within the Capital Regional District

This plan lies within the City of Victoria

Chk. Address:
 Strata Lots 1 to 6 care of Units 101 to 108
 400 Sibbald Road, Victoria, B.C.

I, Douglas W. Holme, of the City of Victoria,
 British Columbia Land Surveyor, certify that I was present by
 the field survey and that the correct distances above are
 wholly within the external boundaries of the parcel.

[Signature]
 B.C.L.S.

Dated at Victoria, B.C., this

23rd day of September, 2004

I, Douglas W. Holme, a British Columbia Land Surveyor,
 of Victoria, in British Columbia, certify that I was present by
 and personally supervised the survey as represented by
 this plan and that the correct distances above are correct.
 The field survey was completed on the

23rd day of September, 2004

The plan was completed and checked, and the checklist
 filed under # 21404, on the

23rd day of September, 2004

[Signature]
 B.C.L.S.

ORIGINAL

STRATA PLAN OF LOT A, DISTRICT LOT 119, ESQUIMALT DISTRICT, PLAN VIP 17751



B.C.L.S. 928,044
 Scale 1:500

Strata Lots 1 to 6 and 11 to 28

CERTIFICATE OF APPROVAL

I certify that the completion of the building included in this
 strata plan has been approved under Section 242 of
 the Strata Property Act.

15 day of October, 2004

[Signature]
 THE CITY OF VICTORIA

Strata Lots 7 to 10

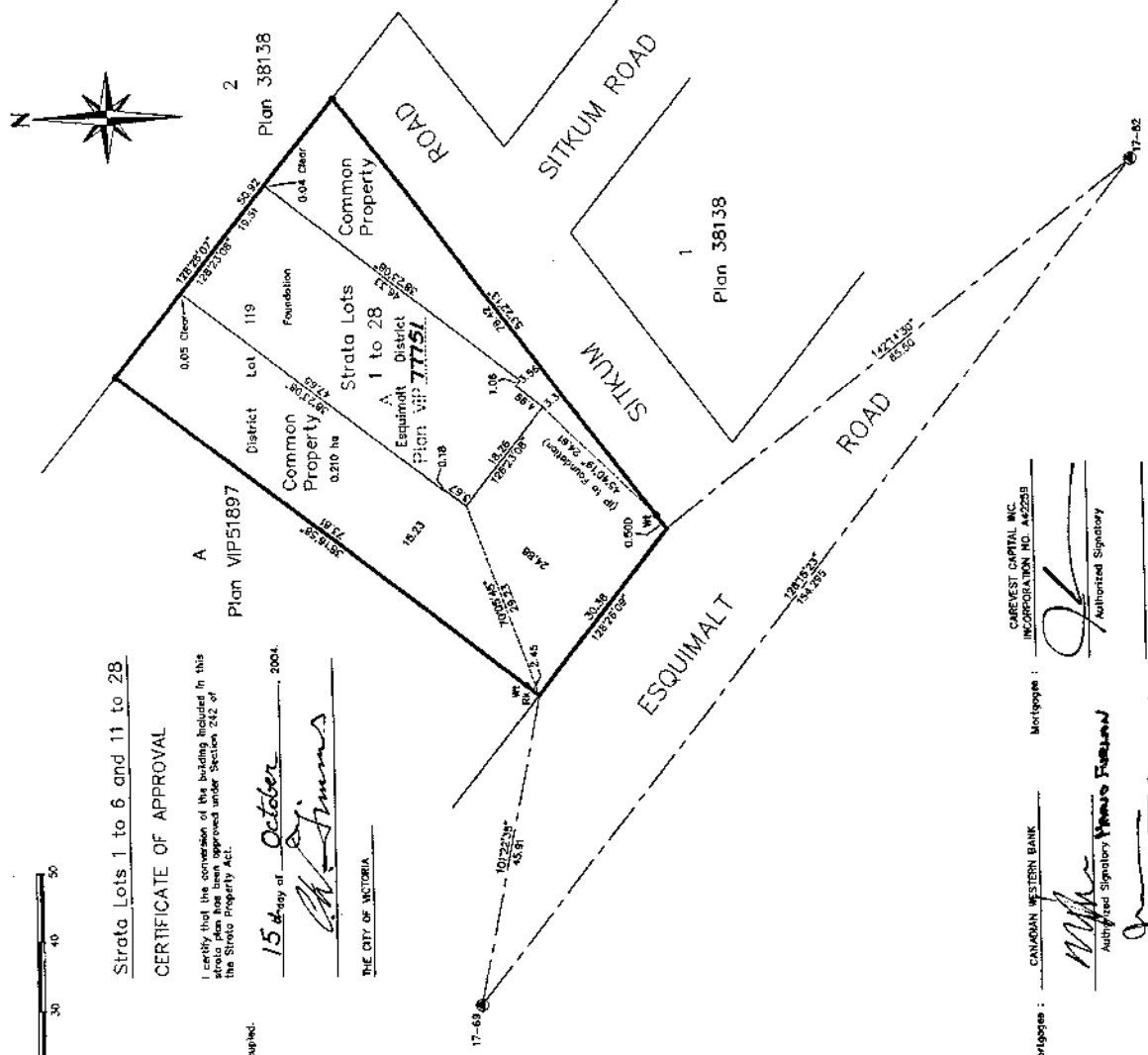
NEW DEVELOPMENT CERTIFICATE

I, Douglas W. Holme, British Columbia Land Surveyor, hereby
 certify that the buildings shown in this strata plan have not, as of
 the 23rd day of September, 2004 been previously occupied.

Dated at Victoria, British Columbia this

23rd day of September, 2004

[Signature]
 Douglas W. Holme B.C.L.S.



Owner: 437063 B.C. LTD., INC. NO. 437063

[Signature]
 Authorized Signatory JIM JEBAL

Authorized Signatory

Witness:

Address: BOB FAHMAN
 102-9103 Shaw
 Victoria, B.C. V8P 3K6

Owner: 601323 B.C. LTD., INC. NO. 601323

[Signature]
 Authorized Signatory BOB WILKINSON

Authorized Signatory

Witness:

Address: BOB FAHMAN
 102-9103 Shaw Street
 Victoria, B.C. V8P 3K6

Mortgagee: CANADIAN WESTERN BANK
 INCORPORATION NO. 442259

[Signature]
 Authorized Signatory Yvonne Ferguson

Authorized Signatory PAT GUNNISON

Witness: *[Signature]*
 Address: 650-1070 Esquimalt
 Occupation: Manager PLS Admin

Witness: *[Signature]*
 Address: 650-1070 Esquimalt
 Occupation: Receptionist

J.F. ANDERSON & ASSOCIATES
 B.C. Land Surveyors & Consulting Engineers
 Victoria and Nanaimo, B.C. Tel: 236-1819
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STRATA PLAN VIS 5653

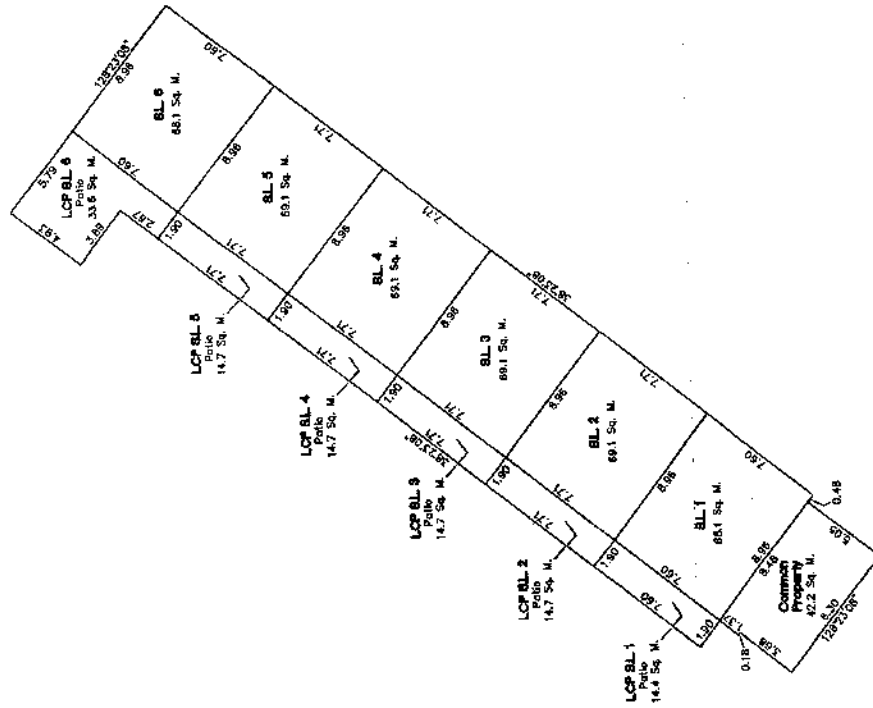
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GROUND FLOOR LEVEL SHOWING STRATA LOTS 1 TO 6



Legend

- Sq. M. denotes square metres
- All distances shown are in metres
- SL denotes Strata Lot
- PL denotes Part
- LCP denotes Limited Common Property for the exclusive use of Strata Lot
- All dimensions and areas are measured to the centreline of walls, except in the case of balconies and patios which are measured to the exterior face of their walls.
- Balconies, decks, and patios are defined as to height by the centreline of the floor above, or where there is no floor above, by the average height of the strata lot within.



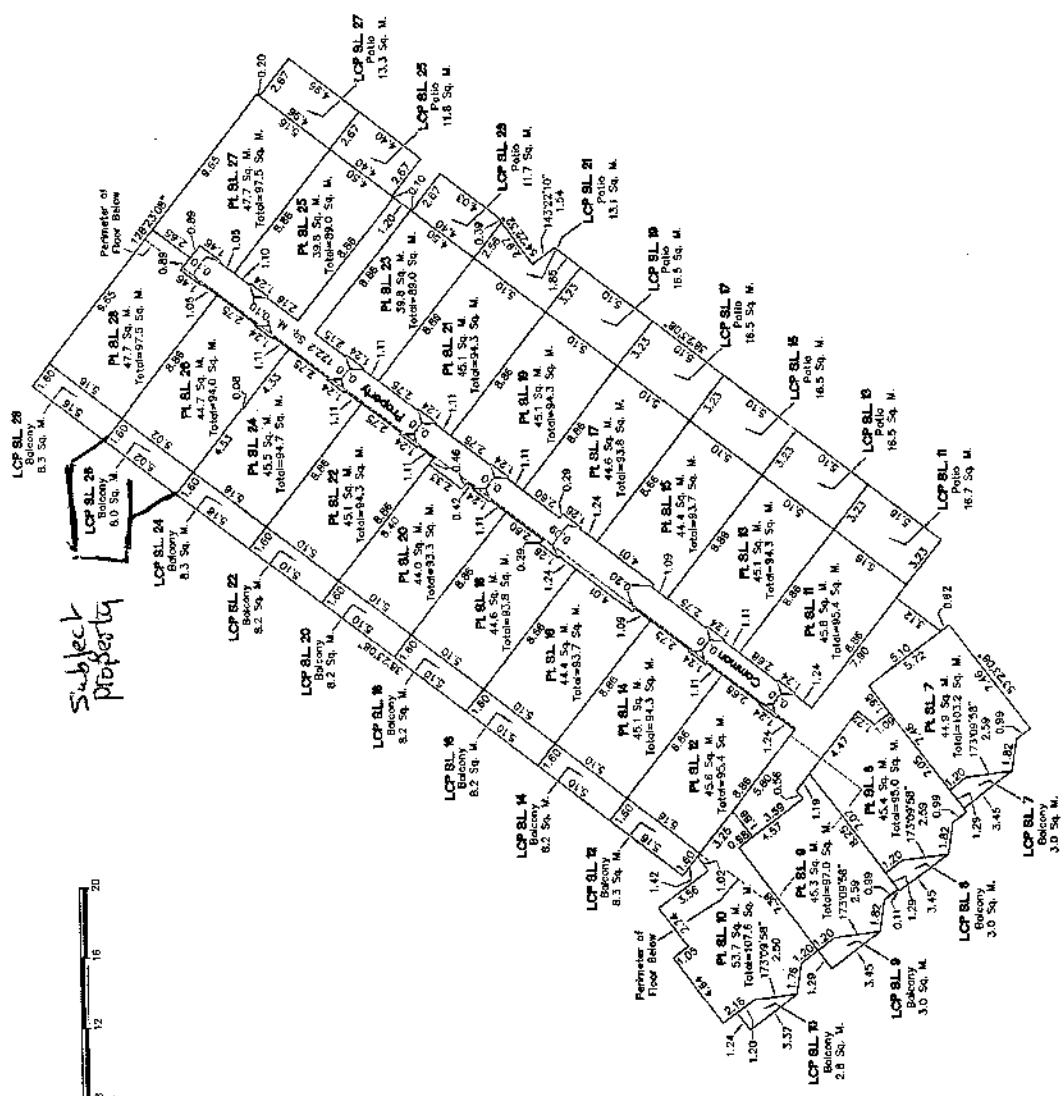
September 23, 2004
Paul H. Hol
 Douglas W. Holme B.C.L.S.
 C.E.S.T.M.

J.E. ANDERSON & ASSOCIATES
 B.C. Land Surveyors - Consulting Engineers
 Victoria and Nanaimo, B.C. Telephone 727-2214
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STRATA PLAN V155653

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SECOND FLOOR LEVEL SHOWING PART OF STRATA LOTS 7 TO 28



Legend

- Sq. M. denoted square metres
- All distances shown are in metres
- S.L. denotes Strata Lot
- Pt. denotes Part
- LCP denotes Limited Common Property for the exclusive use of Strata Lot
- All dimensions and areas are measured to the centreline of walls, except in the case of balconies and patios which are measured to the exterior face of their walls.
- Balconies, decks, and patios are defined as to height by the centreline of the floor above, or where there is no floor above, by the average height of the strata lot within.

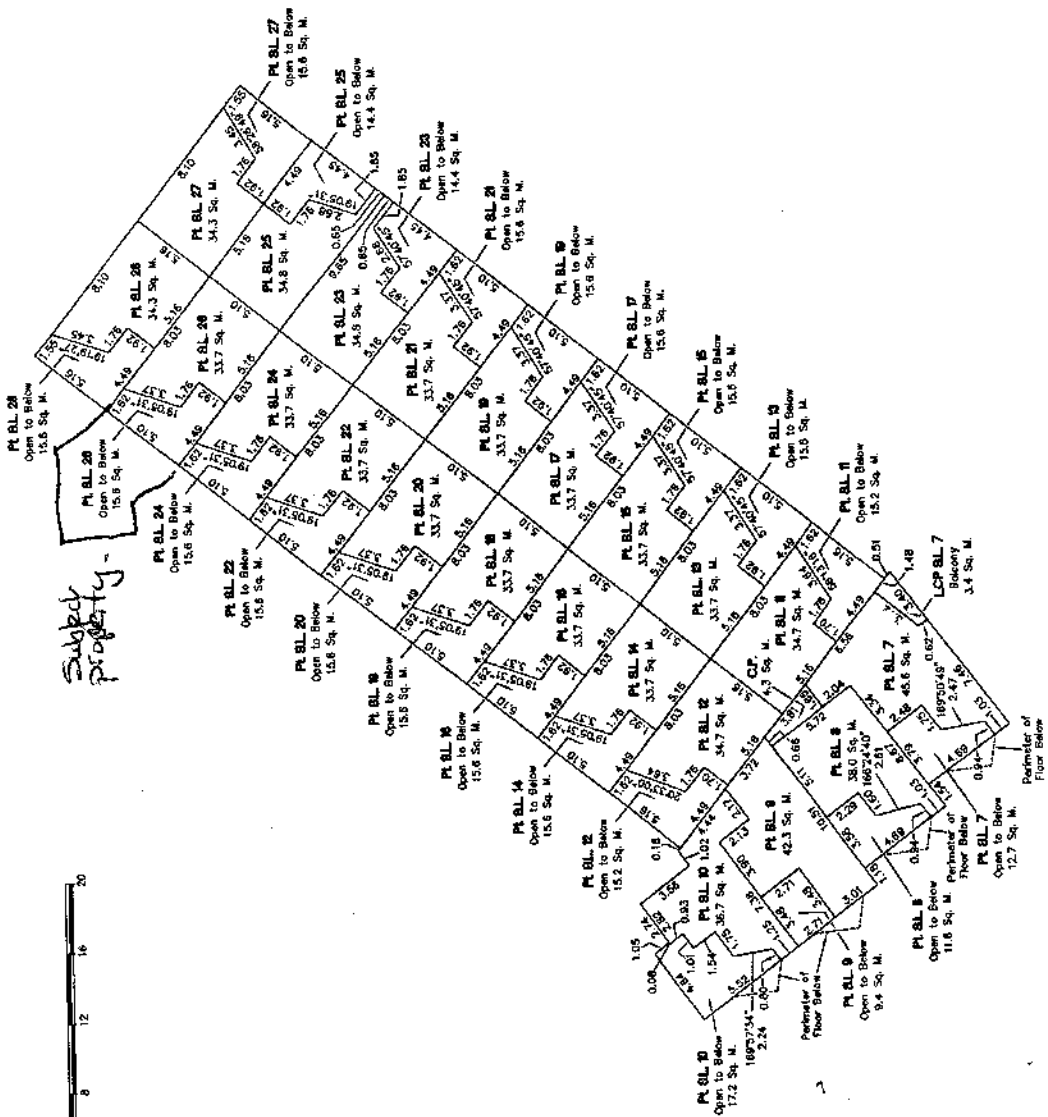
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STRATA PLAN VIS 5653

THIRD FLOOR (TOP) LEVEL SHOWING PART OF STRATA LOTS 7 TO 28



Legend

- Sq. M. denotes square metres
- All distances shown are in metres
- S.L. denotes Strata Lot
- PL denotes Part
- LCP denotes Limited Common Property for the exclusive use of Strata Lot
- C.P. denotes Common Property
- All dimensions and areas are measured to the centreline of the strata lot, or to the face of their walls.
- Setbacks, decks, and patios are defined as to height by the centreline of the floor above, or where there is no floor above, by the average height of the strata lot within.



September 23, 2004
 Douglas W. Holme
 B.C.L.S.