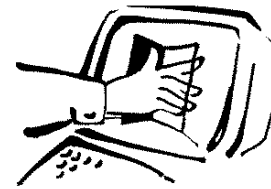


BC OnLine



BC OnLine Land Title Internet Service
Provided in co-operation with
Land Title and Survey Authority

LTSA - DOCUMENT RETRIEVAL				REF # L33871	REQUESTED: 2009-10-13 12:17
CLIENT NAME:	RILEY JANES				
ADDRESS:	203 400 SITKUM VICTORIA BC V9A 7G6				
PICK-UP INSTRUCTIONS:					
USER ID: PA36865	PLAN # VIS5653	VI Filed	RCVD:2004-10-19		
ACCOUNT: 849514					
FOLIO					
REMARKS:					

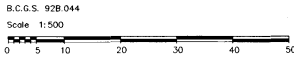
Help Desk Victoria (250) 953-8200
In B.C. 1-800-663-6102
Administration Office ... (250) 953-8250
Fax Number (250) 953-8222

Persons who need to rely on a plan for legal purposes must examine the official version at the Land Title Office in which the plan is deposited. However, plans with plan numbers beginning with the letters EPP or EPS are electronic plans which constitute the official version.

STRATA PLAN OF LOT A, DISTRICT LOT 119, ESQUIMALT DISTRICT, PLAN VIP 7775/1

Sheet 1 of 4 Sheets

STRATA PLAN **VIS 5653**



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

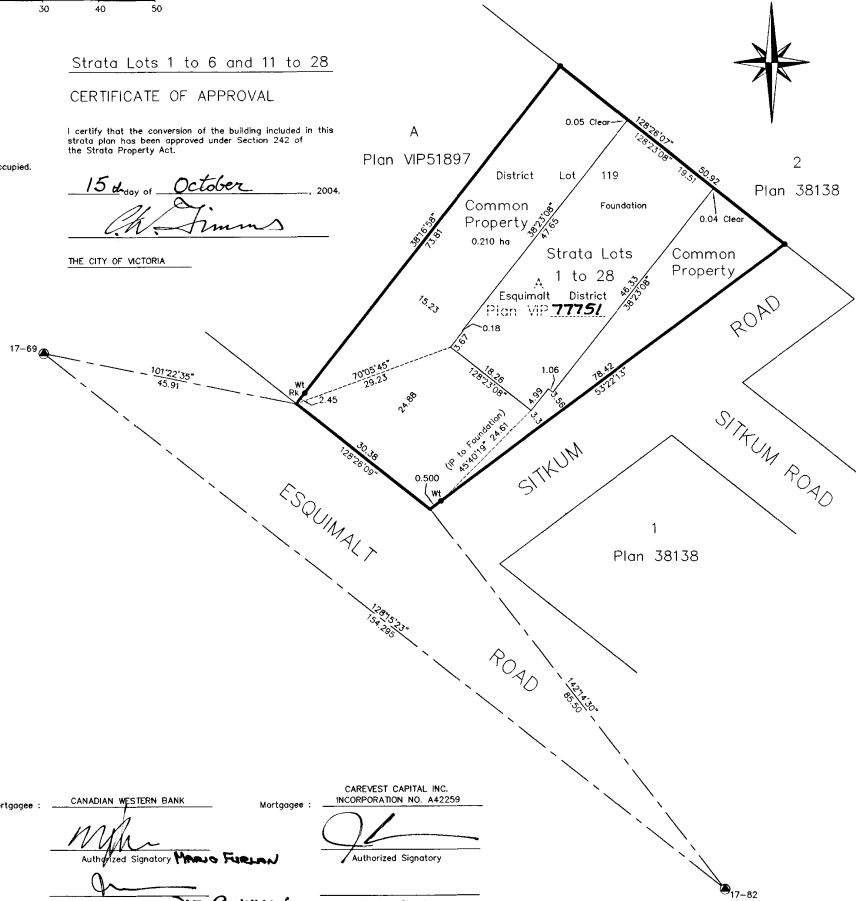
[Signature]
 Registrar
EW140914 B

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.

Strata Lots 1 to 6 and 11 to 28
 CERTIFICATE OF APPROVAL

I certify that the conversion of the building included in this strata plan has been approved under Section 242 of the Strata Property Act.
15th day of October, 2004.
[Signature]
 THE CITY OF VICTORIA



Legend
 All distances shown are in metres
 ● Standard Iron Post found
 ● Lead Plug found
 ● Control Monument found
 Rk denotes set in rock
 Integrated Survey Area No. 17, Victoria
 Grid Bearings are derived from observations between control monuments 17-69 and 17-82: Integrated Survey Area No. 17.
 This plan shows ground level measured distances. Prior to computation of U.T.M. coordinates multiply by a combined factor of 0.9996100
 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
 Civic Address:
 Strata Lots 1 to 6 are at Units 101 to 106
 Strata Lots 7 to 28 are at Units 201 to 222
 400 Sitkum Road, Victoria, B.C.

I, Douglas W. Holme, of the City of Victoria, British Columbia Land Surveyor, hereby certify that the building erected on the parcel described above is 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 at and personally supervised the survey as represented by this plan and that the survey and plan 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.

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

[Signature]
 Authorized Signatory **DAN DEBIE**

Authorized Signatory

Witness: *[Signature]*
 Address: **BOB FAHLMAN**
 Barrister & Solicitor
 102-3940 Shelburne Street
 Victoria, B.C. V8P 5P6
 Occupation:

Owner: **681323 B.C. LTD., INC. NO. 681323**

[Signature]
 Authorized Signatory **RICK WILKINSON**

Authorized Signatory

Witness: *[Signature]*
 Address: **BOB FAHLMAN**
 Barrister & Solicitor
 102-3940 Shelburne Street
 Victoria, B.C. V8P 5P6
 Occupation:

Mortgagee: **CANADIAN WESTERN BANK**

[Signature]
 Authorized Signatory **MARCO FURELAN**

Authorized Signatory

Witness: *[Signature]*
 Address: **SENOR LUIS SANCHEZ**
VANCOUVER, BC
 Occupation: **MANAGER PLS ADMIN**

Mortgagee: **CAREVEST CAPITAL INC. INCORPORATION NO. A42259**

[Signature]
 Authorized Signatory

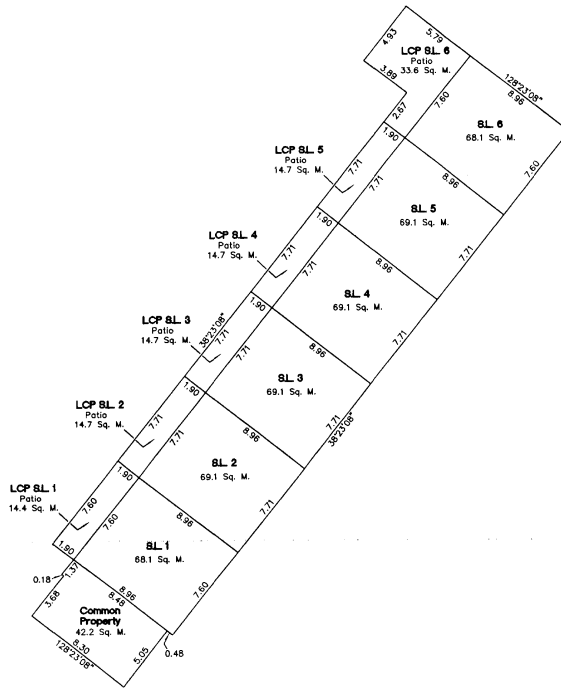
Authorized Signatory

Witness: *[Signature]*
 Address: **650-1070 Douglas St.**
 Occupation: **Receptionist**

J.E. ANDERSON & ASSOCIATES
 B.C. Land Surveyors - Consulting Engineers
 Victoria and Nanaimo, B.C. phone 727-2214
 File: 22648
 C:\JOBS2003\22648.DWG DMH

ORIGINAL

GROUND FLOOR LEVEL SHOWING STRATA LOTS 1 TO 6



Legend

Sq. M. denotes 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.

J.E. ANDERSON & ASSOCIATES
B.C. Land Surveyors - Consulting Engineers
Victoria and Nanaimo, B.C. phone 727-2214
File - 22648
C:\JOBS2003\22648.DWG DWJ

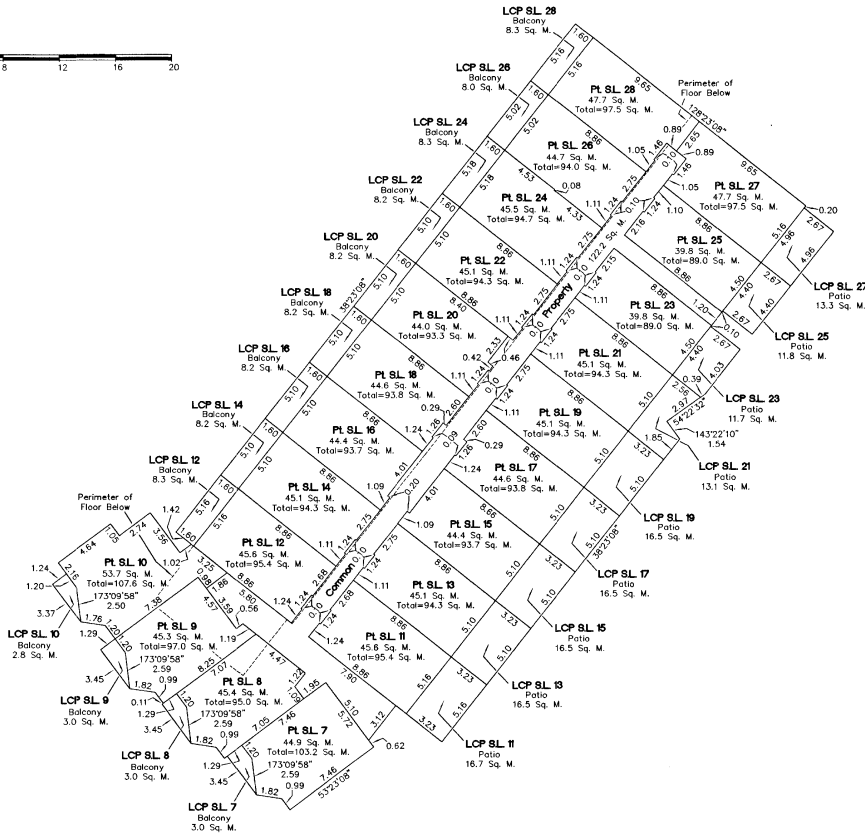
September 23, 2004

Douglas W. Holme
Douglas W. Holme B.C.L.S.

ORIGINAL

SECOND FLOOR LEVEL SHOWING PART OF STRATA LOTS 7 TO 28

STRATA PLAN **VIS 5653**

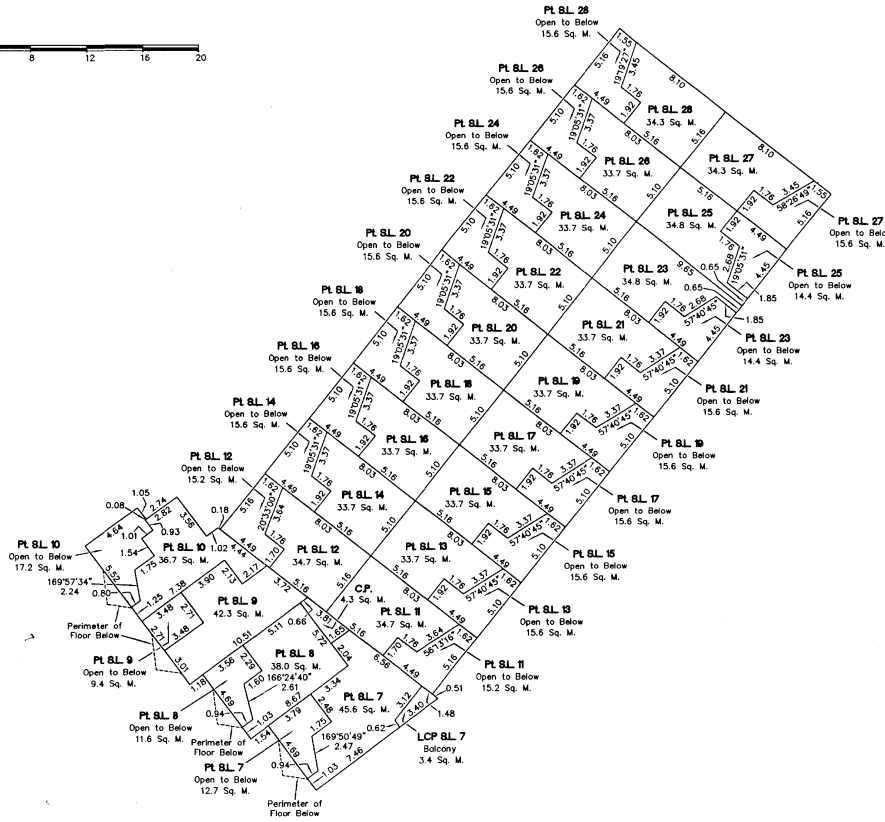


Legend

- 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
- 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.

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

STRATA PLAN **VIS5653**



Legend

Sq. M. denotes square metres
S.L. denotes Strata Lot
P.L. 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 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.