

STRATA PLAN OF LOT 21,
PLAN VIP79168, SECTION 84,
ESQUIMALT DISTRICT

Sheet 1 of 5

STRATA PLAN VIS6669

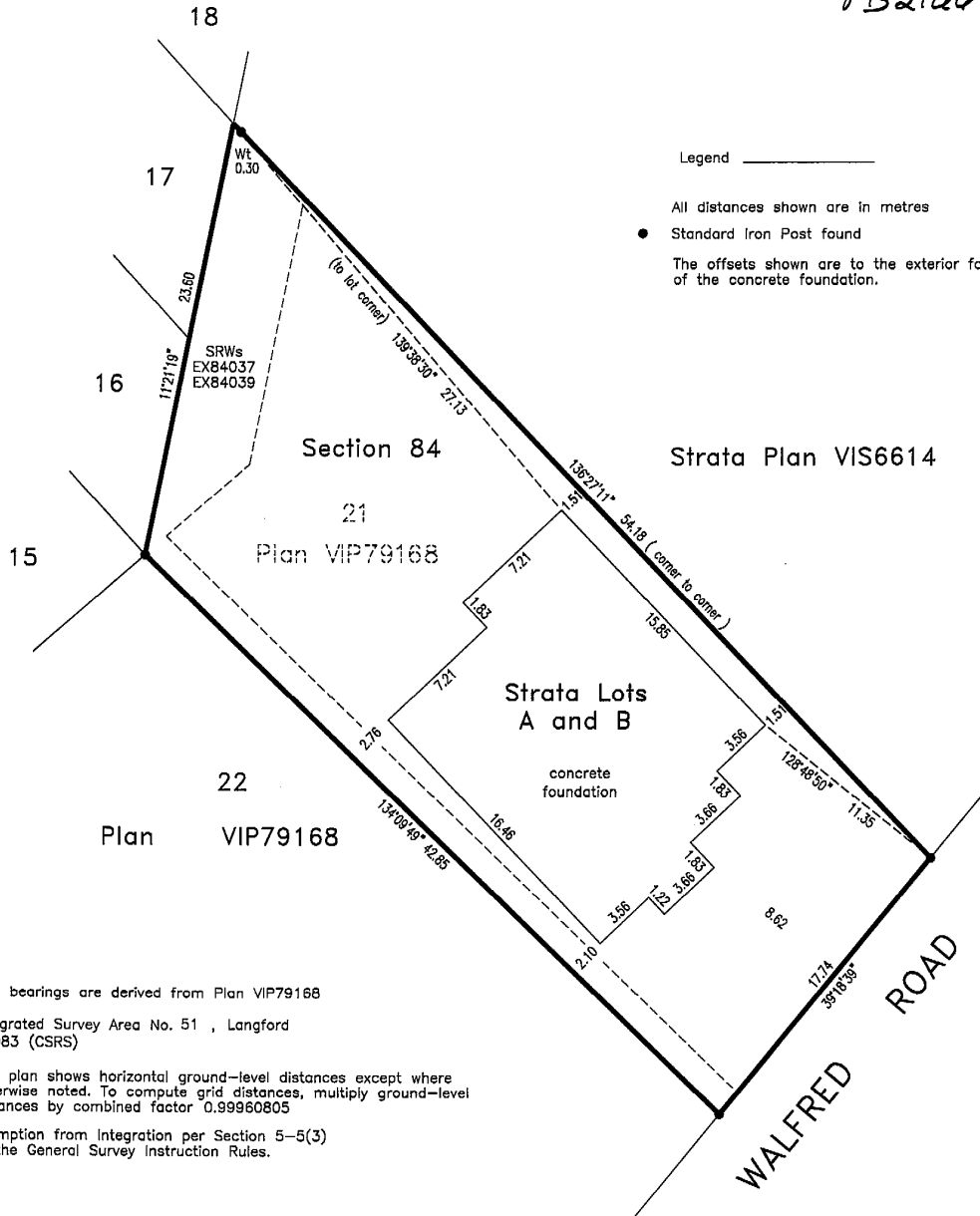
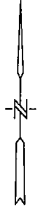
B.C.G.S. 92B.043

Deposited and registered in the Victoria Land Title Office, this
1 day of OCT., 2008.



C Johnston per CB
Registrar

FB216684



Legend _____
All distances shown are in metres
● Standard Iron Post found
The offsets shown are to the exterior face of the concrete foundation.

Grid bearings are derived from Plan VIP79168

Integrated Survey Area No. 51, Langford
NAD83 (CSRS)

This plan shows horizontal ground-level distances except where otherwise noted. To compute grid distances, multiply ground-level distances by combined factor 0.99960805

Exemption from Integration per Section 5-5(3) of the General Survey Instruction Rules.

Civic Address :

Strata Lots A and B are at 942A and 942B
Walfred Road, Victoria, B.C.

This plan lies within the District of Langford.

This plan lies within the Capital Regional District.

I, Michael S. Manson, a British Columbia Land Surveyor, of Victoria, in British Columbia, certify that I was present at and personally superintended the survey as represented by this plan and that the survey and plan are correct. The field survey was completed on the

8th day of September, 2008.

The plan was completed and checked, and the checklist filed under #
87,170, on the 19th day of September, 2008.

Michael S. Manson
B.C.L.S.

J.E. ANDERSON & ASSOCIATES
B.C. Land Surveyors - Consulting Engineers
Victoria and Nanaimo, B.C. phone 727-2214
File : 25658

ORIGINAL

STRATA PLAN V156669

Owner : [Signature]
Roy Pocock Buchanan

Owner : [Signature]
Katarina Buchanan

Witness : [Signature]
as to both
(Print name here CHUCK TOTTEM)

Address : 1650 MCINDRA Rd NORTH SABBION

Occupation : BUSINESSMEN

NEW DEVELOPMENT CERTIFICATE

I, Michael S. Manson, British Columbia Land Surveyor, hereby certify that the building shown in this strata plan has not, as of the 19th day of September, 2008, been previously occupied.

Dated at Victoria, British Columbia this 19th day of September, 2008 .

[Signature]
Michael S. Manson B.C.L.S.

Mortgagee : FISGARD CAPITAL CORPORATION

[Signature]
Authorized Signatory
(Print name here RAFE STRANDLUND)

Authorized Signatory
(Print name here)

Witness : [Signature]
(Print name here R. DAWN PANIZ)
Address : 3378 Douglas St, Victoria, BC
V8Z3L3
Occupation : GENERAL MANAGER

I, Michael S. Manson, 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.

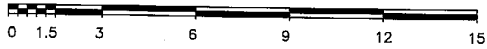
[Signature]
B.C.L.S.

Dated at Victoria, B.C., this 19th day of September, 2008 .

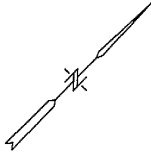
BASEMENT FLOOR

Sheet 3 of 5

Scale 1:150



STRATA PLAN VIS 66669



Legend _____

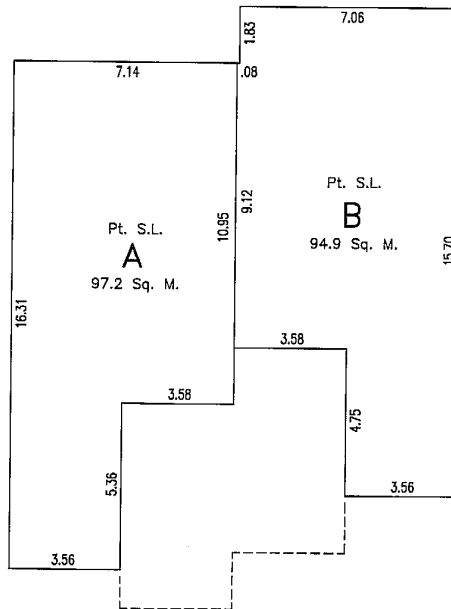
Sq. M. denotes square metres
All distances shown are in metres

S.L. denotes Strata Lot

Pt. denotes Part

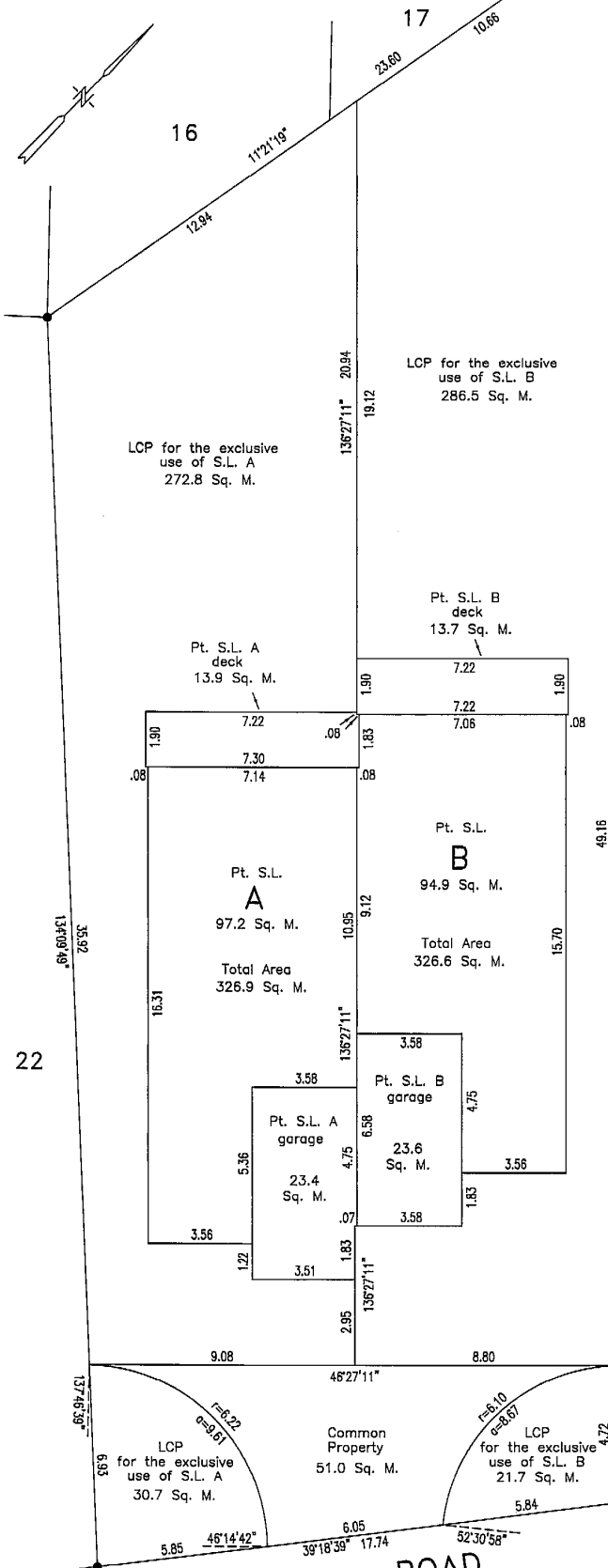
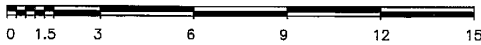
----- denotes limit of foundation

All dimensions and areas are measured to the centerline of walls, except in the case of balconies and patios which are measured to the exterior face of their walls.



GROUND FLOOR

Scale 1:150



STRATA PLAN VIS6669

Legend _____

- Sq. M. denotes square metres
 - All distances shown are in metres
 - Standard Iron Post found
 - S.L. denotes Strata Lot
 - Pt. denotes Part
 - LCP denotes Limited Common Property
- Note : The area shown as LCP includes the area under the decks.

All dimensions and areas are measured to the centerline 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 centerline of the floor above, or where there is no floor above, by the average height of the strata lot within.

Strata Plan VIS6614

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WALFRED ROAD

Sept. 19, 2008

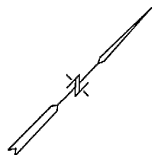
Michael S. Manson
Michael S. Manson B.C.L.S.

TOP FLOOR

Scale 1:150



STRATA PLAN *VIS 66669*



Legend _____

Sq. M. denotes square metres
All distances shown are in metres

S.L. denotes Strata Lot

Pt. denotes Part

----- denotes limit of floor below

All dimensions and areas are measured to the centerline 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 centerline of the floor above, or where there is no floor above, by the average height of the strata lot within.

The area of the stairs is excluded from the lot area.

