

Strata Plan of Lot A, Section 38, Victoria District, Plan VIP81321

BCGS 92B044

SCALE 1 : 4 0 0



All distances are in metres and decimals thereof.

Civic Addresses
1696 Pear Street
3610 Richmond Road
3614 Richmond Road
Victoria, B.C.



STRATA PLAN VIS 6427

Deposited and Registered in the Land Title Office at Victoria, B.C., this 14 day of NOV, 2007.

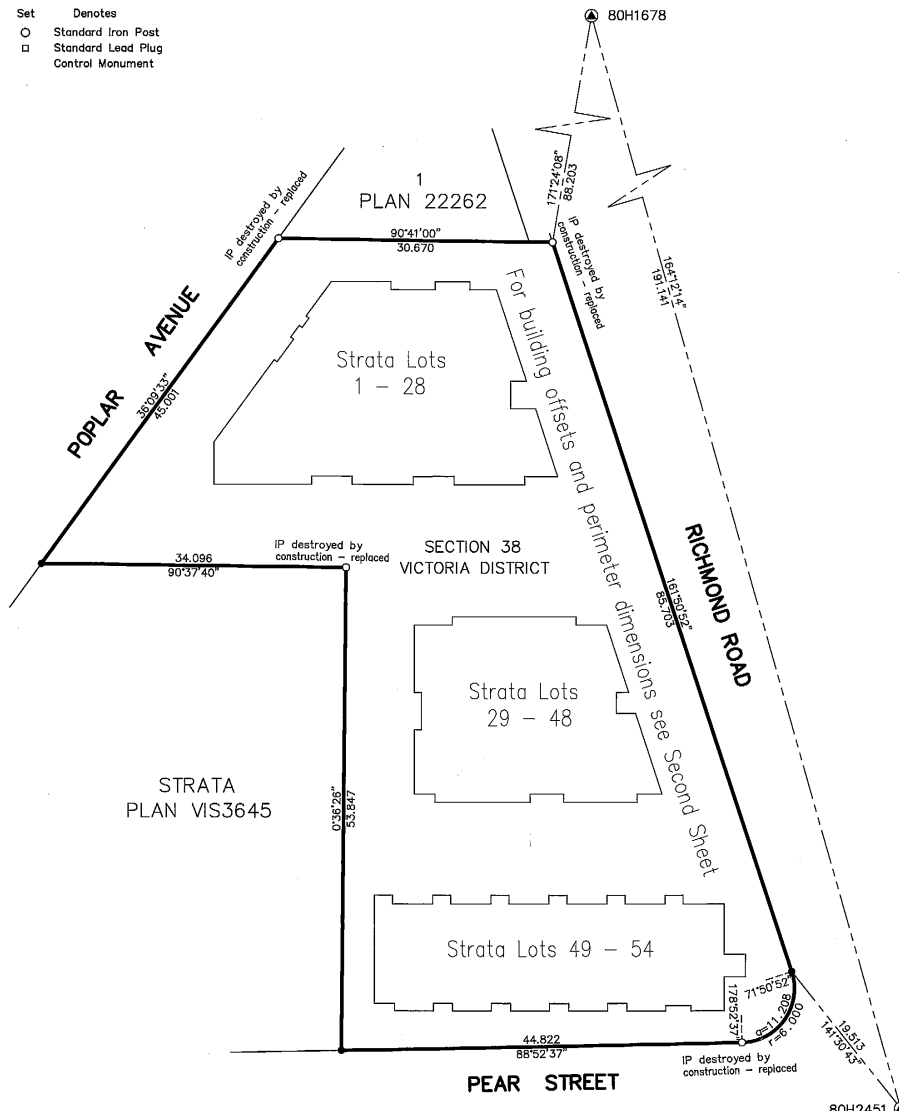
C. Johnston per ad
Registrar

FB 119075

LEGEND

Grid bearings are derived from observations between Control Monuments 80H1678 and 80H2451, Integrated Survey Area No 30, The Corporation of the District of Saanich. This Plan shows Ground Level Measured Distances. Prior to computation of U.T.M. Co-ordinates, multiply by Combined Factor 0.9996038

Found	Set	Denotes
●	○	Standard Iron Post
■	□	Standard Lead Plug
⊙		Control Monument



This Plan lies within the Municipality of Saanich within the Capital Regional District.

I, James Worton, a British Columbia Land Surveyor, certify that the buildings included in this Strata Plan have not, as of October 30th, 2007, been previously occupied.

J Worton
B.C.L.S.

I, James Worton, a British Columbia Land Surveyor, certify that the buildings shown on this Strata Plan are within the external boundaries of the land that is the subject of the Strata Plan. Date: October 31st, 2007.

J Worton
B.C.L.S.

I, James Worton, a British Columbia Land Surveyor, of Victoria, in British Columbia, certify that I was present at and personally superintended the survey represented by this plan, and that the survey and plan are correct. The field survey was completed on the 31st day of October, 2007. The plan was completed and checked, and the checklist filed under No.72596 on the 31st of October, 2007.

J Worton
James Worton, B.C.L.S.

ORIGINAL

Mortgage -
PEOPLES TRUST COMPANY

David A. Kennedy
Authorized signatory
Julian Harvey
Authorized signatory

Registered Owner -
Richmond Gate Properties Inc.
(INC. No. 679776)

John Newton
Authorized signatory
Witness *Steve Wilson*

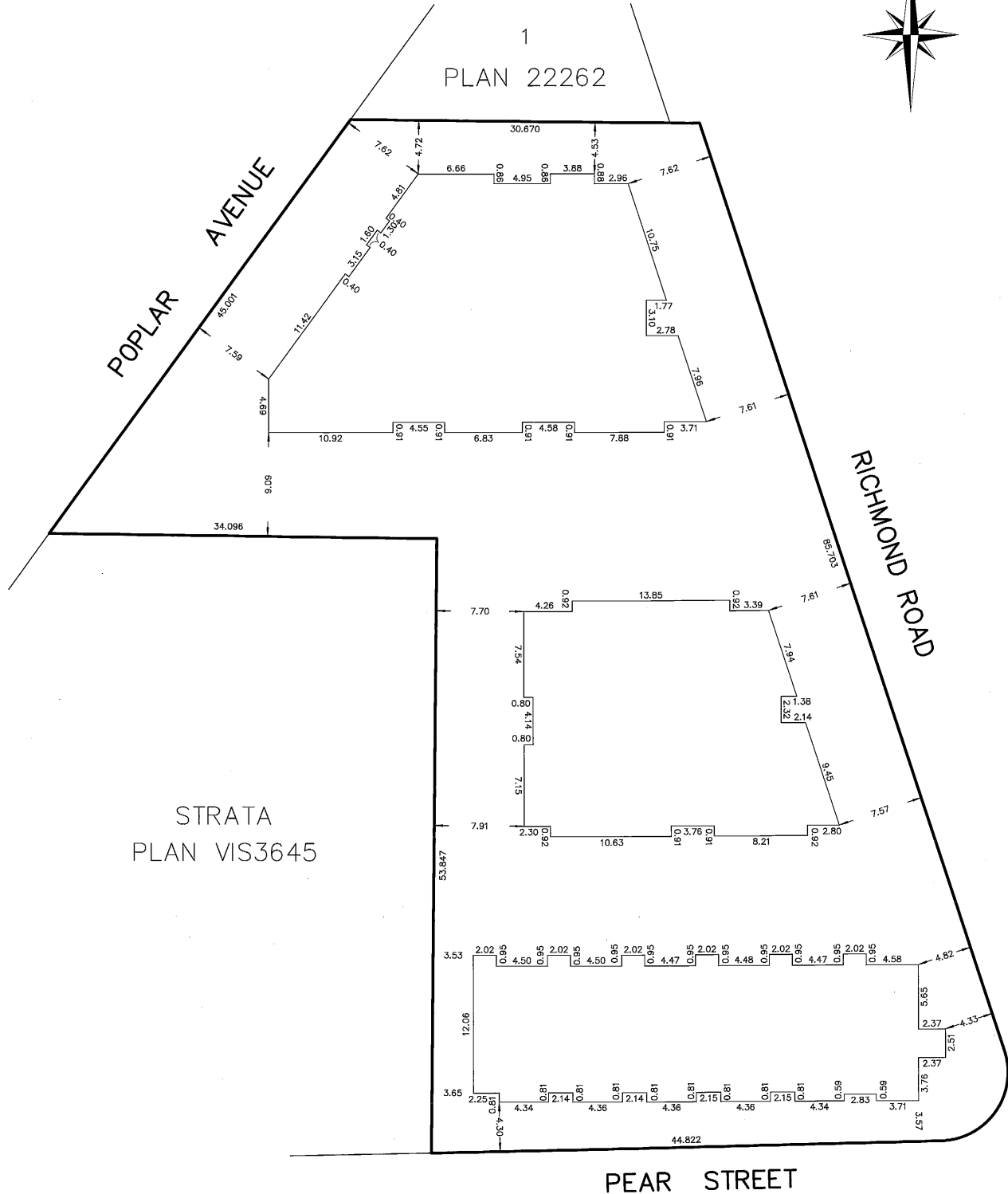
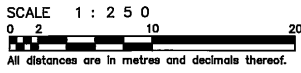
Witness *Michelle Clarke*
Occupation **CONSTRUCTION MANAGER**
NOETSAGE UNDERWRITING
Occupation **REGISTRAR**
Address **888 DUNDAS ST VANCOUVER BC V6C 3K4**

File : 8860 - 42
POWELL & ASSOCIATES
B C Land Surveyors
940 View Street
Victoria, BC V8V 3L5
phone (250) 382-8855

Second First Sheet

Building perimeter and offsets

STRATA PLAN VIS 6427



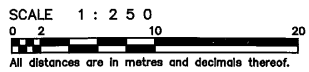
Date - October 31st, 2007.

POWELL & Associates
 B C Land Surveyors
 File: 8860-42

J. W. White
 B.C.L.S.

Parking Level

STRATA PLAN VIS 6427

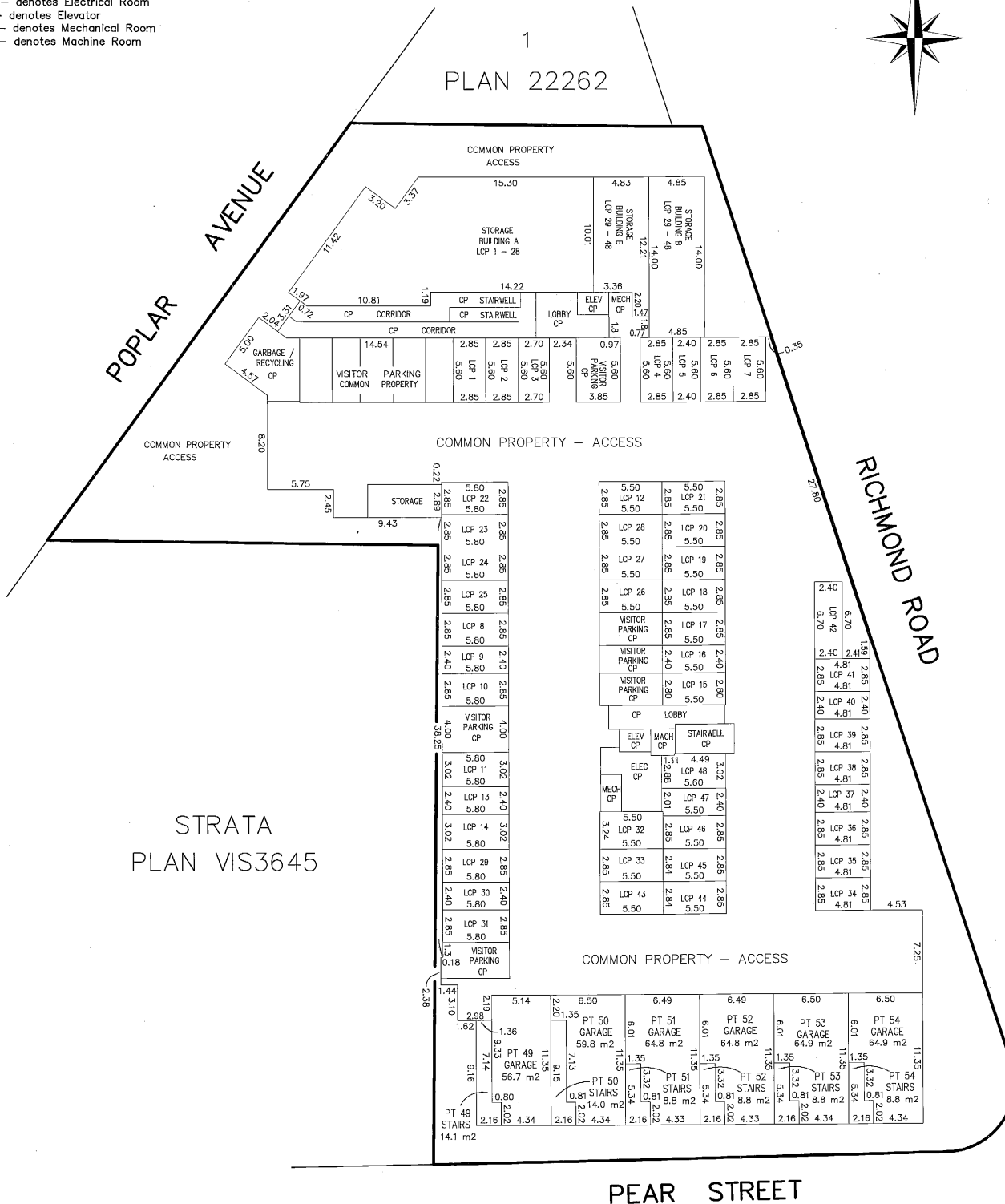


Legend

- PT - denotes Part of Strata Lot
- CP - denotes Common Property
- LCP - denotes Limited Common Property for the Exclusive Use of Strata Lot
- ELEC - denotes Electrical Room
- ELEV - denotes Elevator
- MECH - denotes Mechanical Room
- MACH - denotes Machine Room



1
PLAN 22262



STRATA
PLAN VIS3645

COMMON PROPERTY - ACCESS

PEAR STREET

Date - October 31st, 2007.

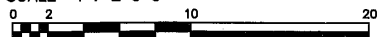
POWELL & Associates
B C Land Surveyors
File: 8860-42

J. White
B.C.L.S.

Ground Floor

STRATA PLAN VIS 6427

SCALE 1 : 2 0 0



All distances are in metres and decimals thereof.

PLAN 22262

Legend

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- SL - denotes Strata Lot
- CP - denotes Common Property
- LCP - denotes Limited Common Property for the Exclusive Use of Strata Lot
- Elec - denotes Electrical Room - Common Property
- ELEV - denotes Elevator
- - denotes perimeter of floor below

All patios and balconies 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 a strata lot within the same building unless otherwise indicated.



POPLAR AVENUE

RICHMOND ROAD

PEAR STREET

STRATA PLAN VIS3645

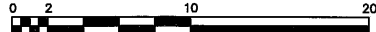
Date - October 31st, 2007.

[Signature]
B.C.L.S.

Second Floor

STRATA PLAN VIS 6427

SCALE 1 : 2 0 0



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1
PLAN 22262

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- ELEV - denotes Elevator
- [] - denotes perimeter of floor below

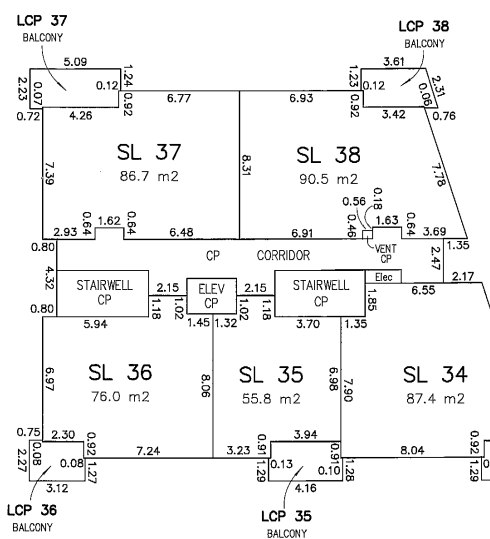
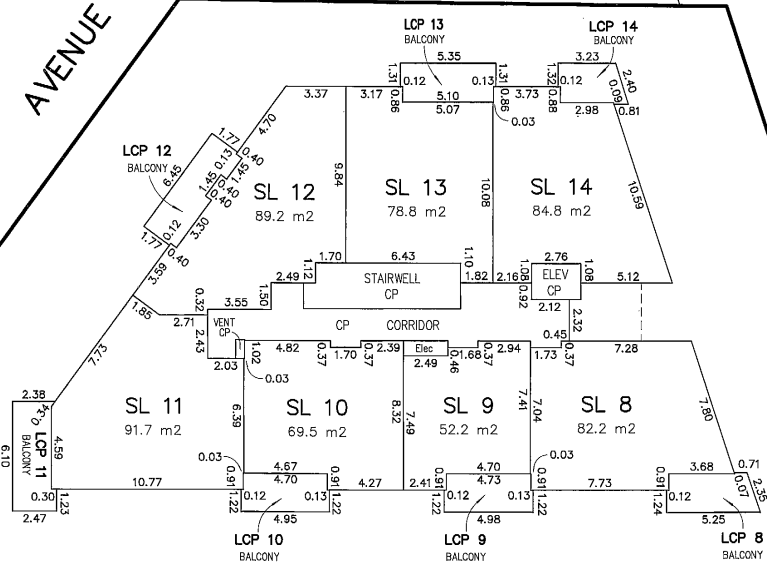
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POPLAR AVENUE

RICHMOND ROAD

STRATA
PLAN VIS3645



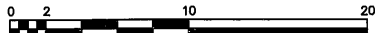
PT 49 79.3 m ²	PT 50 79.9 m ²	PT 51 79.8 m ²	PT 52 79.5 m ²	PT 53 79.5 m ²	PT 54 76.4 m ²
TOTAL AREA 226.3 m ²	TOTAL AREA 230.2 m ²	TOTAL AREA 229.8 m ²	TOTAL AREA 229.6 m ²	TOTAL AREA 229.5 m ²	TOTAL AREA 232.2 m ²

Date - October 31st, 2007.

Third Floor

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- Elec — denotes Electrical Room — Common Property
- ELEV — denotes Elevator
- — denotes perimeter of floor below

All patios and balconies 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 a strata lot within the same building unless otherwise indicated.

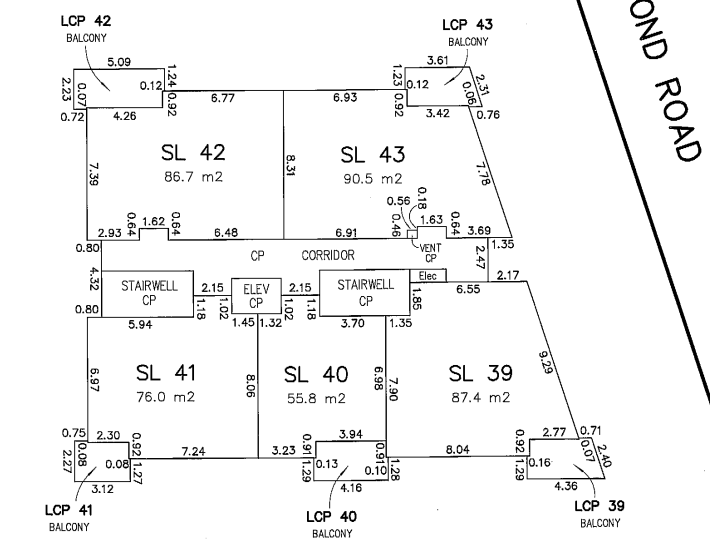
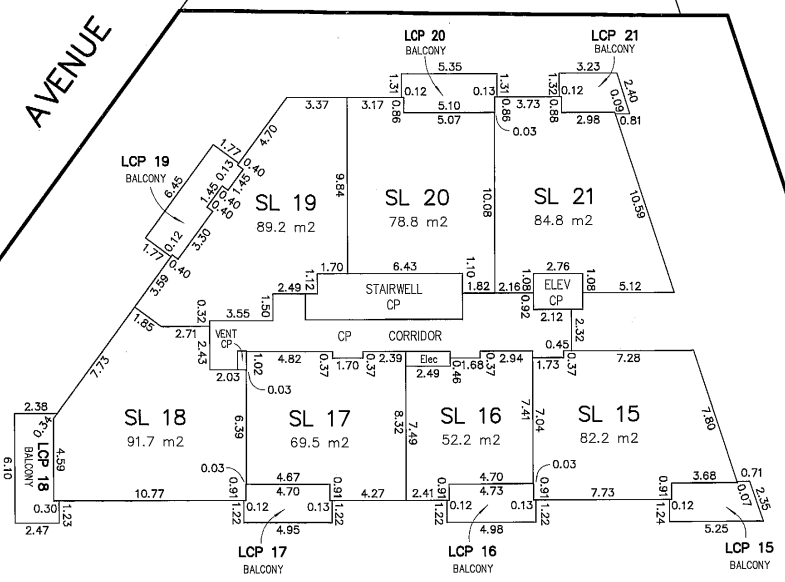


POPLAR AVENUE

RICHMOND ROAD

PEAR STREET

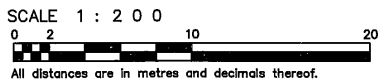
STRATA PLAN VIS3645



Date - October 31st, 2007.

Fourth Floor

STRATA PLAN VIS 6427



PLAN 22262

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- ELEV - denotes Elevator

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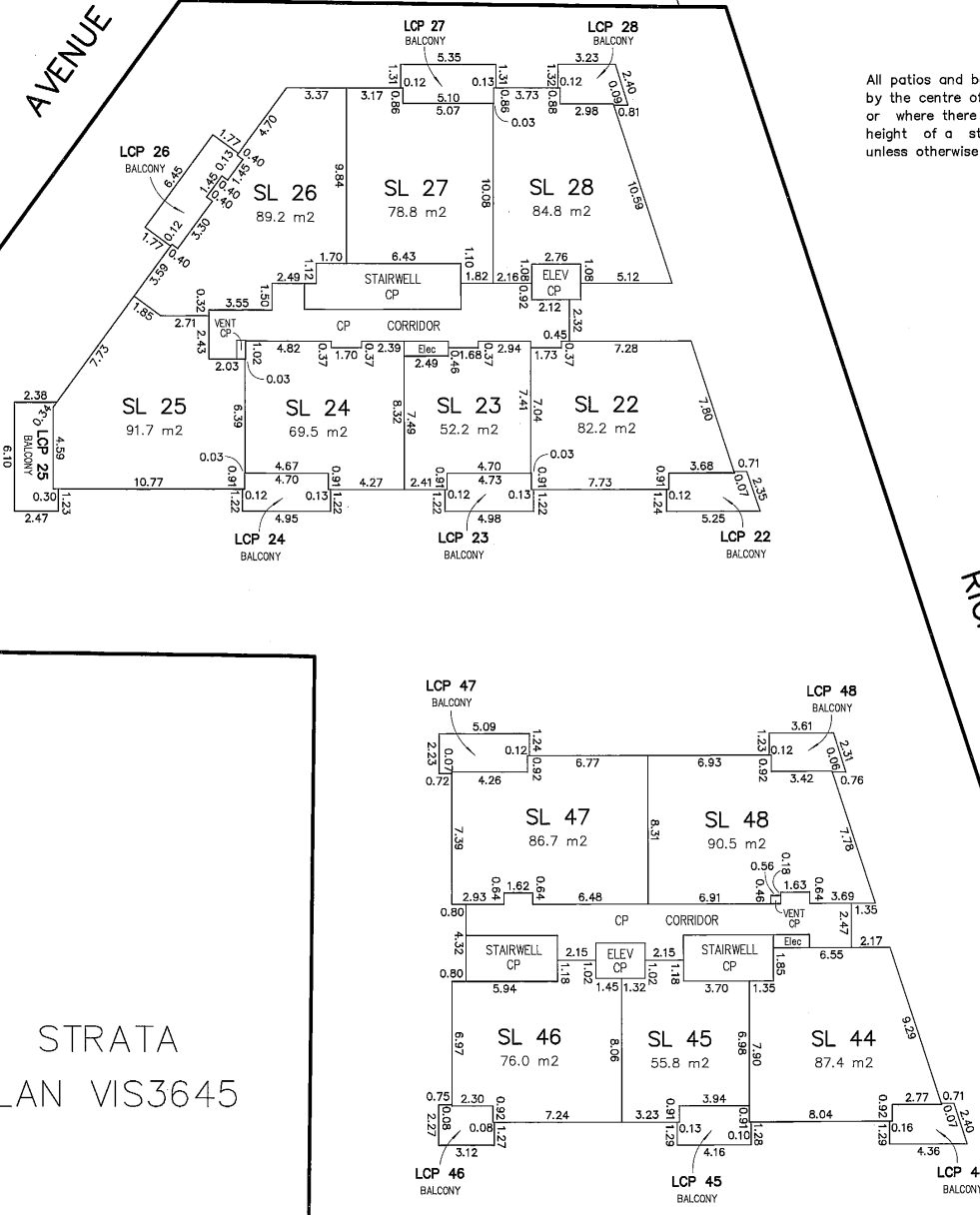


POPLAR AVENUE

RICHMOND ROAD

STRATA PLAN VIS3645

PEAR STREET



Date - October 31st, 2007.

J. Witte
 B.C.L.S.