

Exhibit "A"

FORM 900-01

VICTORIA LAND TITLE OFFICE  
May-17-2012 09:23:58.002

EPS773

SURVEY PLAN CERTIFICATION  
PROVINCE OF BRITISH COLUMBIA 0654

PAGE 1 OF 7 PAGES

By incorporating your electronic signature into this form you are also incorporating your electronic signature into the attached plan and you (a) represent that you are a subscriber and that you have incorporated your electronic signature to the attached electronic plan in accordance with section 168.73 (3) of the Land Title Act, RSBC 1996 c.250; and (b) certify the matters set out in section 168.73 (4) of the Land Title Act. Each term used in this representation and certification is to be given the meaning ascribed to it in part 10.1 of the Land Title Act.

Glen Mitchell  
H7B5G2

oCA, or=Glen Mitchell  
oID=902, o=BC Land  
Surveyor, ou=Verby ID-01  
www.landtitle.com/  
LRUP, cn=H7B5G2

1. BC LAND SURVEYOR: (Name, address, phone number)

Glen Mitchell  
1030 North Park Street

telephone 250-385-1712  
fax 250-385-1713  
e-mail glen@mitchellsurvey.ca

Victoria BC V8T 1C6

Surveyor General Certification

2. PLAN IDENTIFICATION:

Control Number: 133-649-2025

Plan Number: EPS773

This original plan number assigned was done under Commission #: 654

LTO Document Reference: CA2547076

3. CERTIFICATION:

Form 9  Explanatory Plan  Form 9A

I am a British Columbia land surveyor and certify that I was present at and personally supervised this survey and that the survey and plan are correct.

The field survey was completed on: 2012 May 02 (YYYY/Month/DD) The checklist was filed under BCCL: 135755  
The plan was completed and checked on: 2012 May 02 (YYYY/Month/DD)

I am a British Columbia land surveyor and certify that the buildings included in this strata plan have not been previously  None  Strata Form 8 occupied as of 2012 May 02 (YYYY/Month/DD)

None  Strata Form U1  Strata Form U1/U2

I am a British Columbia land surveyor and 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

Certification Date: 2012 May 02 (YYYY/Month/DD)

Arterial Highway

4. ALTERATION:

**STRATA PLAN OF LOT 4, BLOCK 3, FAIRFIELD  
 EARM ESTATE, VICTORIA CITY, PLAN 823**



The intended plot area of this plan is 432 m<sup>2</sup> in width by 380 m in height (0 area) when plotted at a scale of 1:200

- LEGEND**
- Found ground
  - Denotes standard line post
  - Denotes standard lead plug
  - Denotes control measurement

Integrated Survey Area No. 17, The Corporation of the City of Victoria, H4083 (2005)

GCS bearings are derived from dimensions between geostatic control measurements.

This plan shows horizontal ground-level distances unless otherwise specified. To compute grid distances, multiply ground-level distances by the average combined factor of 0.9999960 which has been derived from 9-75 and 9-76.

Plan address:  
 401 Chester Avenue  
 Victoria, B.C.  
 V8T 1Z8  
 Tel: 250-365-1713

This file lies within the Capital Regional District and the City of Victoria

No. 11-88-7244 31 (c)

# Strata Plan EPS773

## FIRST LEVEL - lower floor

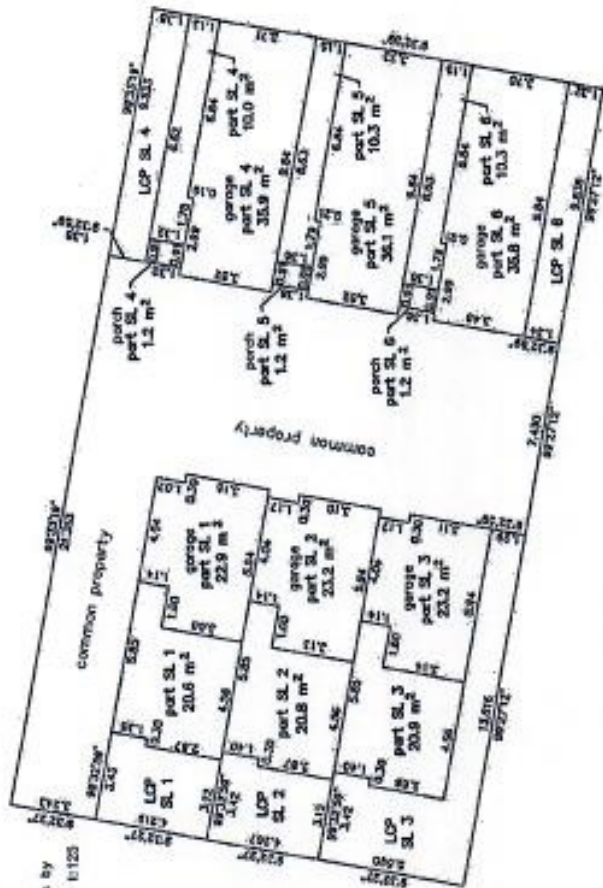


All distances are in metres

The intended plot size of this plan is 432 mm in width by 280 mm in height (B size) when plotted at a scale of 1:125

### Legend

- SL denotes strata lot
- LCP denotes limited common property for the exclusive use of the designated strata lot
- CP denotes common property



All balconies, decks, and patios are defined as to height by the center of the floor above or its extensions, or where there is no floor above by the average height of a strata lot within the zone building unless indicated otherwise.



# THIRD LEVEL - upper floor

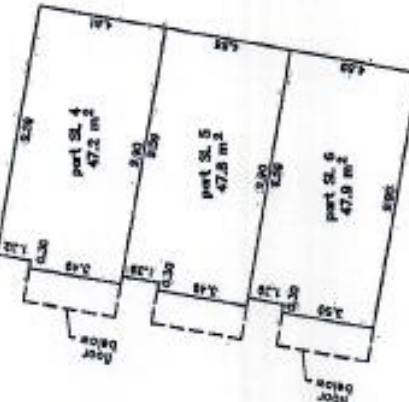
Sheet 4 of 6 sheets

## Strata Plan EPS773



All distances are in metres

The intended plot size of this plan is 432 mm in width by 280 mm in height (B size) when plotted at a scale of 1:125



### Legend

- SL denotes strata lot
- LCP denotes limited common property for the excludes use of the designated strata lot
- CP denotes common property



All balconies, decks, and patios are defined as to height by the center of the floor above or its extension, or where there is no floor above by the average height of a strata lot within the same building unless indicated otherwise.

Drafted at Victoria, British Columbia  
 This 2nd of May, 2012  
 Glen Mitchell, B.C.L.S.

**FOURTH LEVEL - attic (top)**

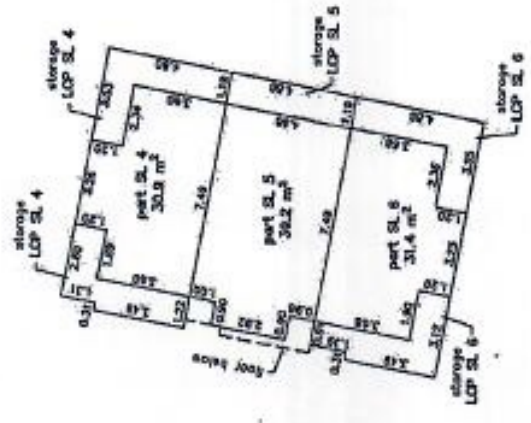
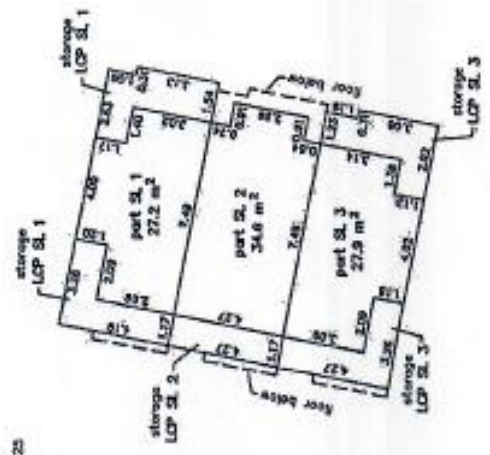
Sheet 5 of 6 sheets  
**Strata Plan EPS773**



The intended plot size of this plan is 432 mm in width by 250 mm in height (B size) when plotted at a scale of 1:125

**Legend**

- SL denotes strata lot
- LCP denotes limited common property for the exclusive use of the designated strata lot
- CP denotes common property



All balconies, decks, and patios are delineated as to height by the number of the floor above or its extension, or where there is no floor above by the average height of a strata lot within the same building unless indicated otherwise.

Dated at Victoria, British Columbia  
 this 2nd of May, 2012  
 Glen McVicar, B.C.L.S.

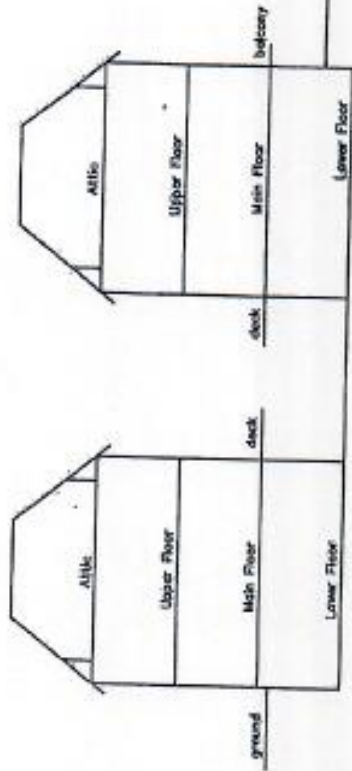
**ELEVATION**

(as viewed from the north towards the south)

Not to Scale

Sheet 6 of 6 sheets

**Strato Plan EPS773**



Drafted at Victoria, British Columbia  
the 2nd of May, 2012  
Clan Marshall, B.C.L.S.