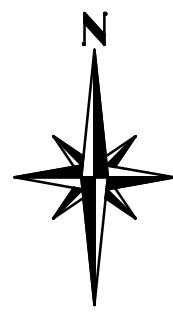


Strata Plan of Lot A, Section 38, Victoria District, Plan VIP81321

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 _____

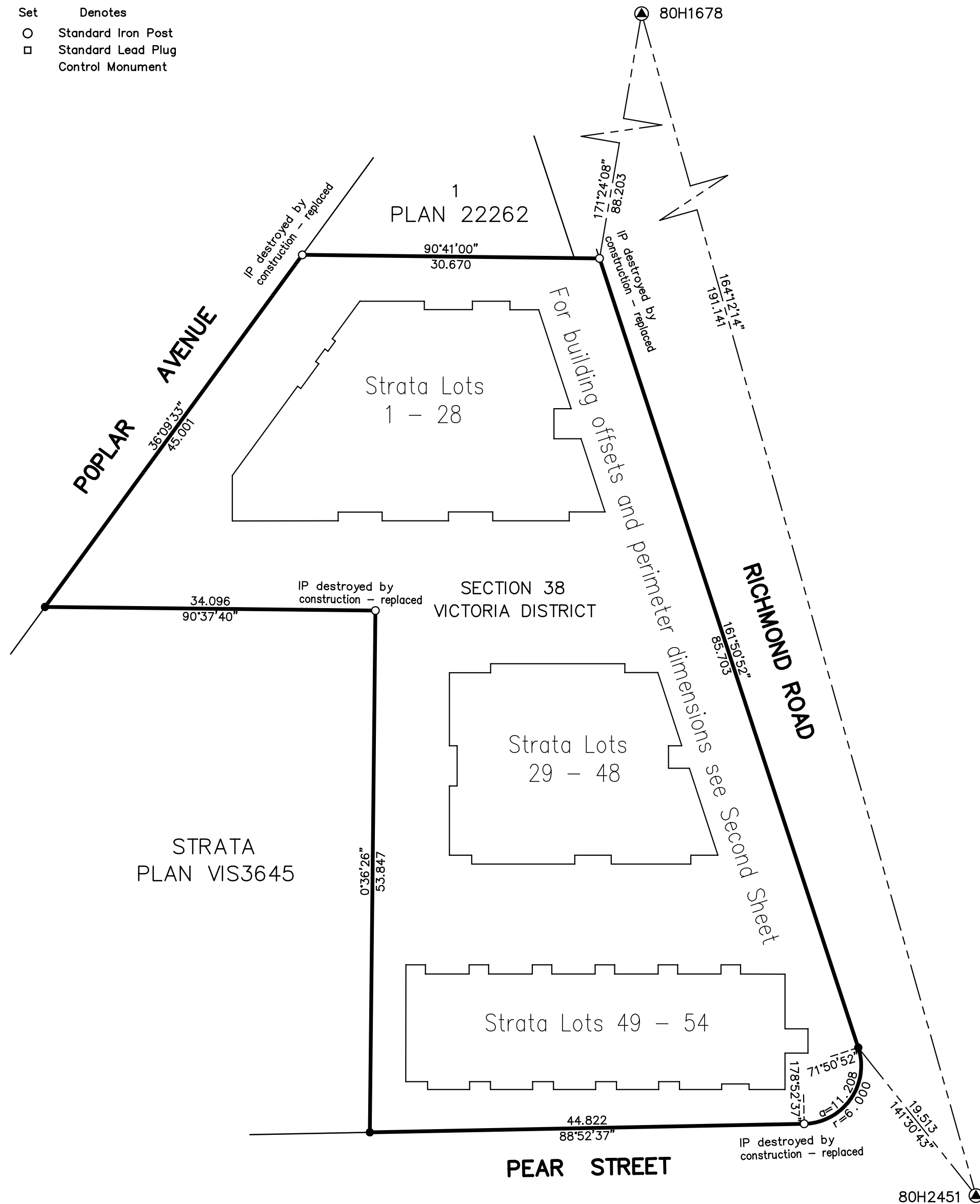
Deposited and Registered in the Land Title Office at
Victoria, B.C., this ____ day of _____, 2007.

Registrar

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.

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.

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 supervised 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.

James Worton, B.C.L.S.

Mortgagee -
PEOPLES TRUST COMPANY

Registered Owner -
Richmond Gate Properties Inc.

Authorized signatory

Authorized signatory

Authorized signatory

Witness

Witness

Occupation

Occupation

Address

Address

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

Ground Floor

STRATA PLAN VIS _____

SCALE 1 : 2 0 0



All distances are in metres and decimals thereof.

PLAN 22262

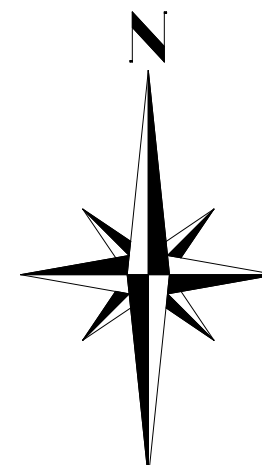
Legend

- PT - denotes Part of Strata Lot
- 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



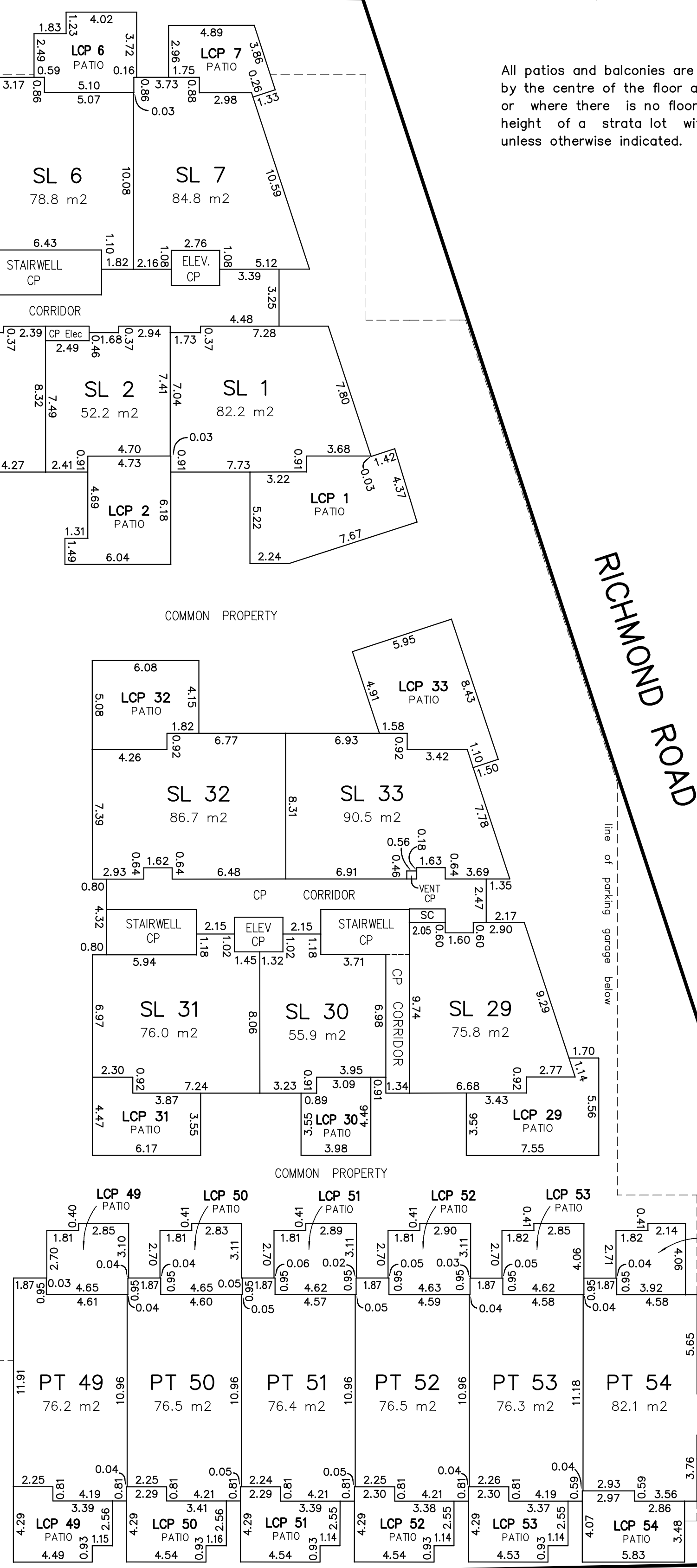
STRATA PLAN VIS3645

line of parking garage below

line of parking garage below

COMMON PROPERTY

COMMON PROPERTY

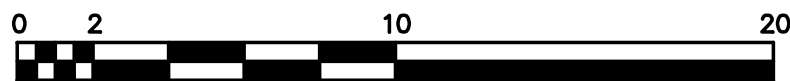


Date - October 31st, 2007.

Second Floor

STRATA PLAN VIS _____

SCALE 1 : 2 0 0



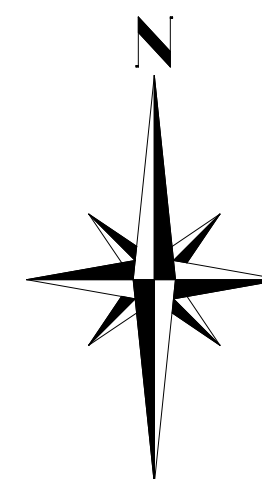
All distances are in metres and decimals thereof.

1
PLAN 22262

Legend

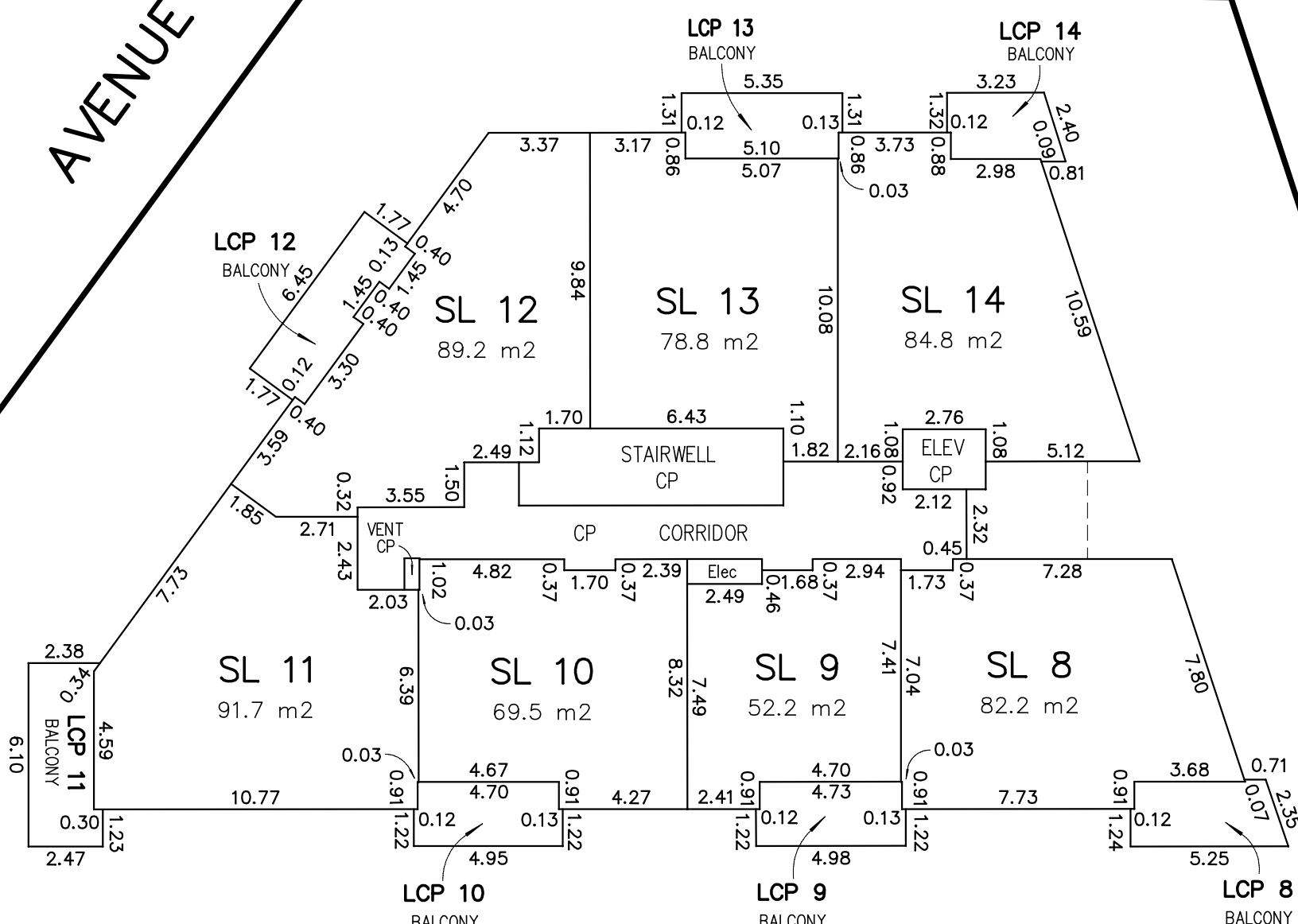
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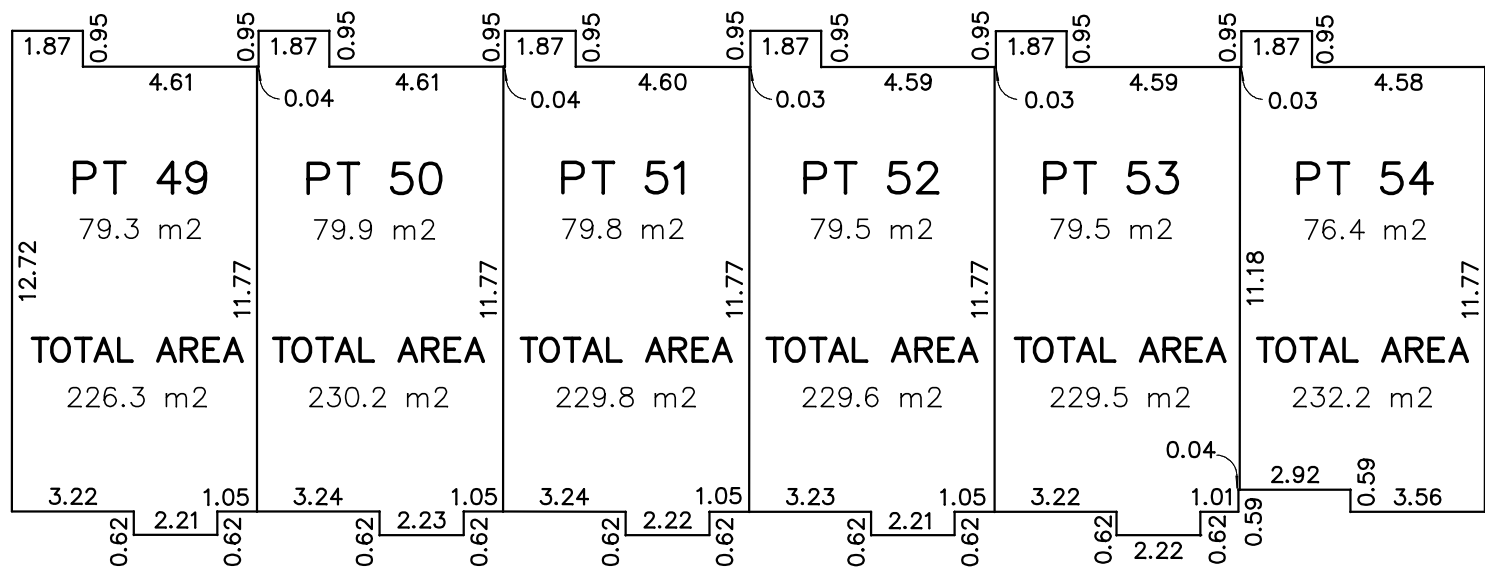
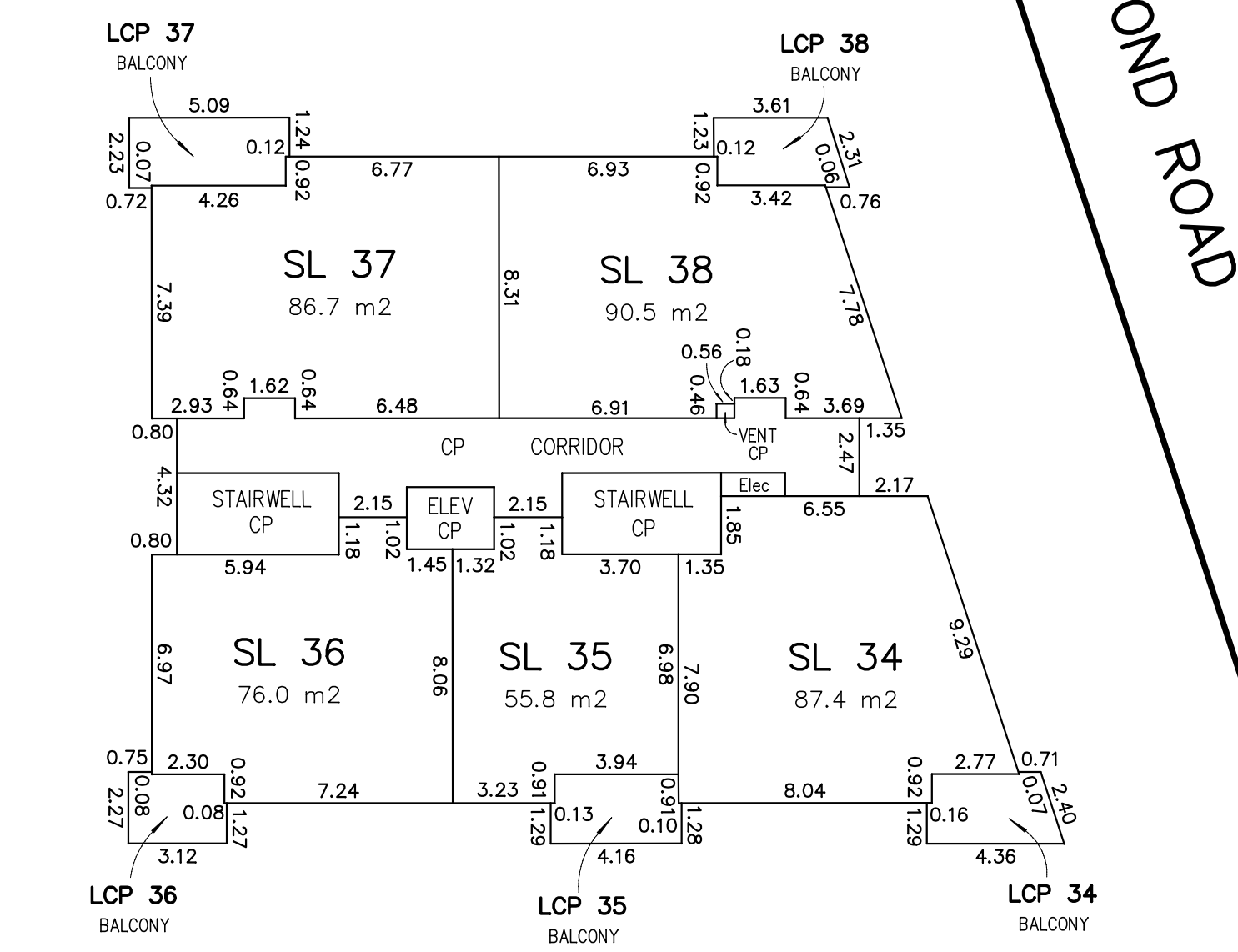


POPLAR AVENUE

RICHMOND ROAD



STRATA PLAN VIS3645

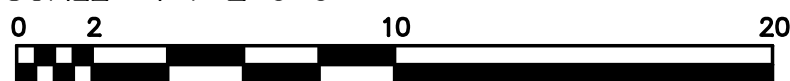


Date - October 31st, 2007.

Third Floor

STRATA PLAN VIS _____

SCALE 1 : 2 0 0



All distances are in metres and decimals thereof.

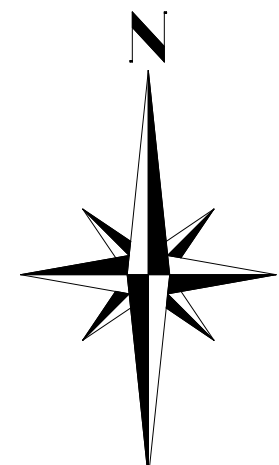
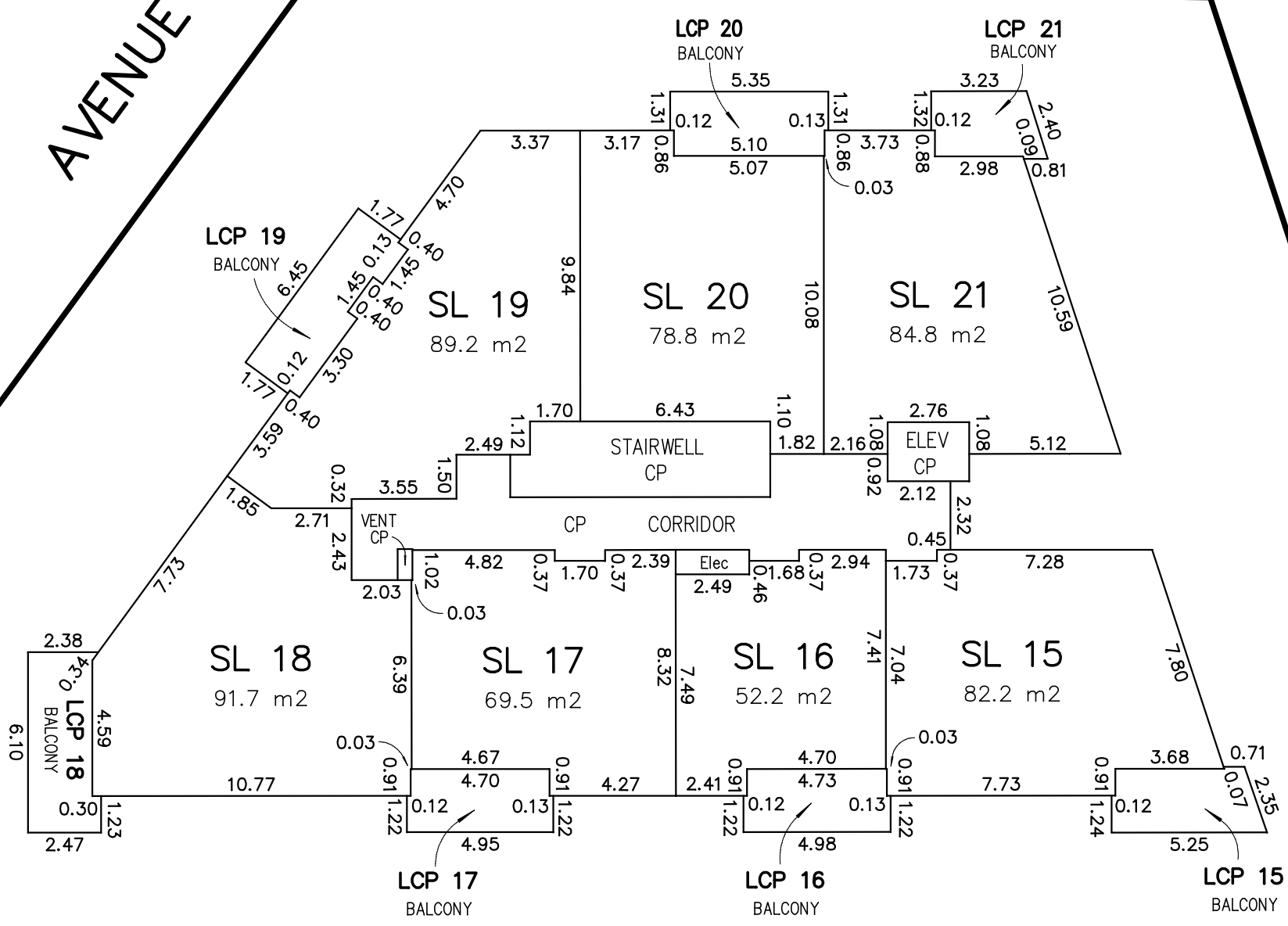
1
PLAN 22262

Legend

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- LCP - denotes Limited Common Property for the Exclusive Use of Strata Lot
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- denotes perimeter of floor below

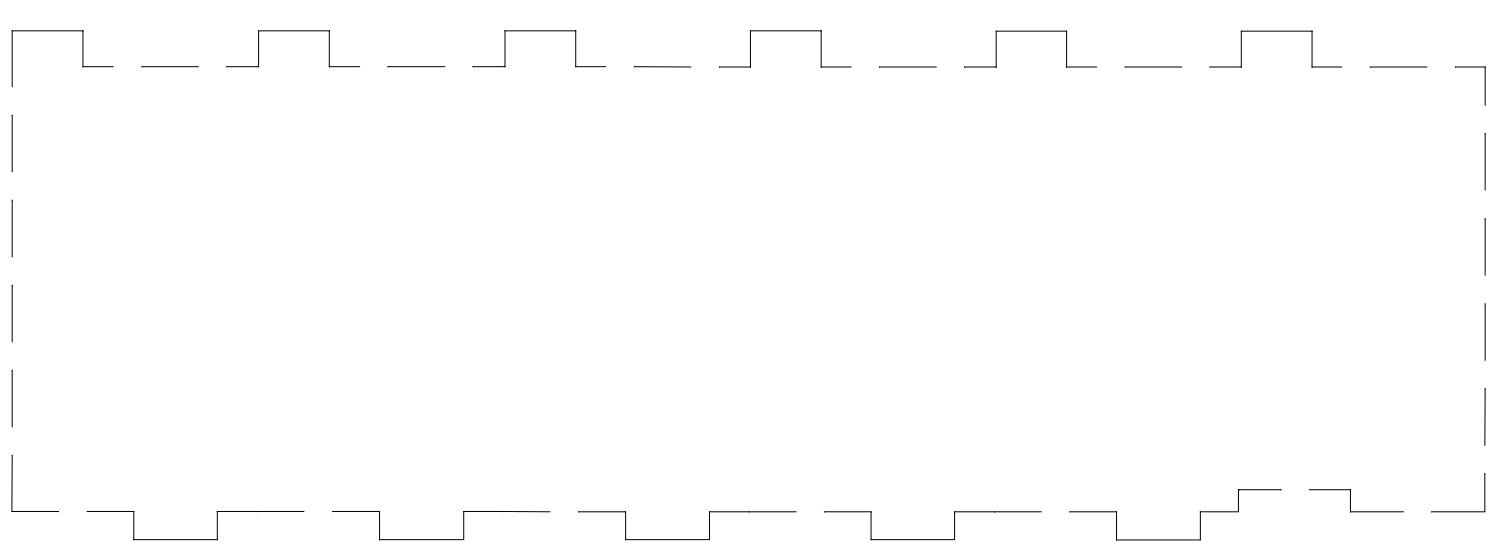
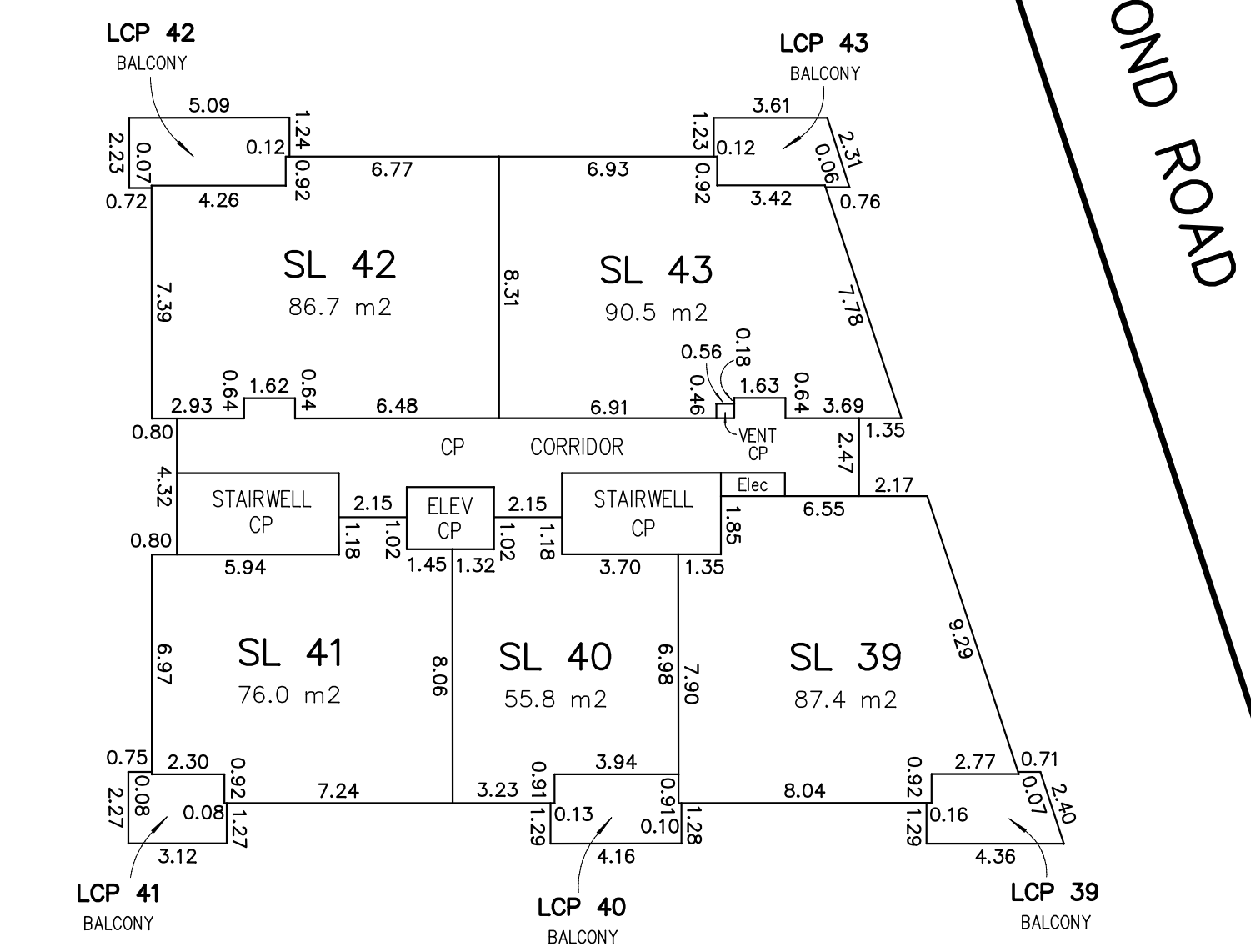
All patios and balconies are defined as to height by the centre of the floor above, or its extensions or where there is no floor above by the average height of a strata lot within the same building unless otherwise indicated.

POPLAR AVENUE



RICHMOND ROAD

STRATA PLAN VIS3645



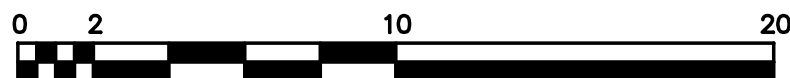
PEAR STREET

Date - October 31st, 2007.

Fourth Floor

STRATA PLAN VIS _____

SCALE 1 : 2 0 0



All distances are in metres and decimals thereof.

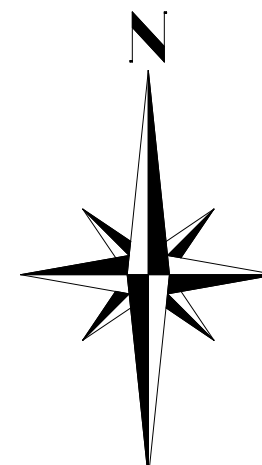
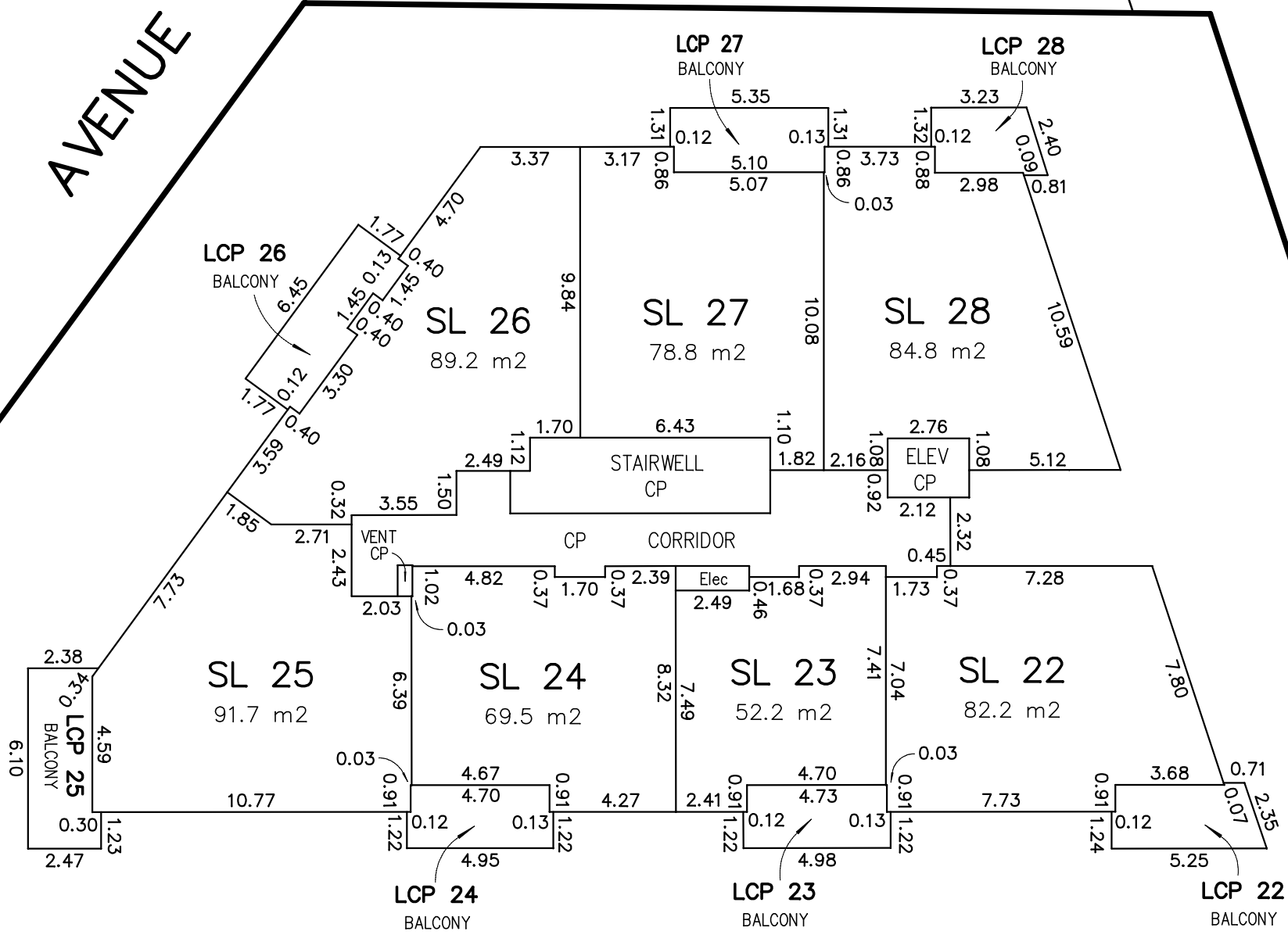
1
PLAN 22262

Legend

- SL - denotes Strata Lot
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- Elec - denotes Electrical Room - Common Property
- ELEV - denotes Elevator

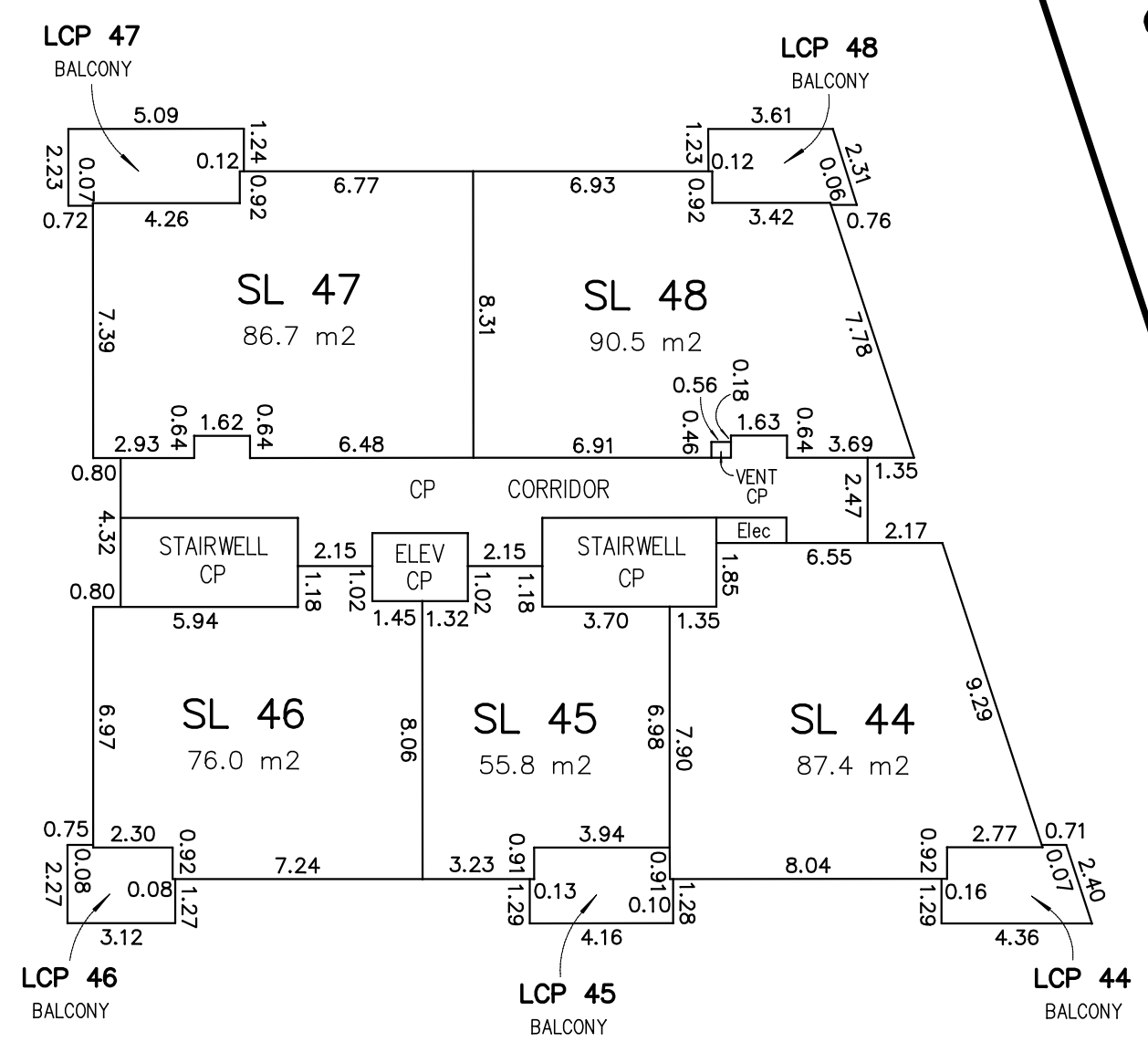
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POPLAR AVENUE



RICHMOND ROAD

STRATA PLAN VIS3645



PEAR STREET

Date - October 31st, 2007.