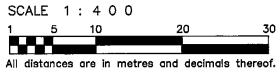


Strata Plan of Lot A, Section 72, Esquimalt District, Plan VIP79441

BCGS 92B043

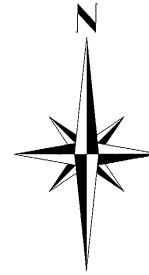


- Legend**
- Found:
 - Standard Iron Post
 - Standard Lead Plug
 - Control Monument
 - Set:
 - Standard Iron Post
 - Standard Lead Plug
 - Control Monument
 - Denotes:
 - Standard Iron Post
 - Standard Lead Plug
 - Control Monument

LEGEND
 Grid bearings are derived from observations between Control Monuments 94H1522 and 94H1525, Integrated Survey Area No 51, The District of Langford. This Plan shows Ground Level Measured Distances. Prior to computation of UTM Co-ordinates, multiply by Combined Factor 0.999960765.

This Plan lies within the Capital Regional District within the City of Langford

Civic Addresses:
663 Goldstream Avenue
Langford, B.C.

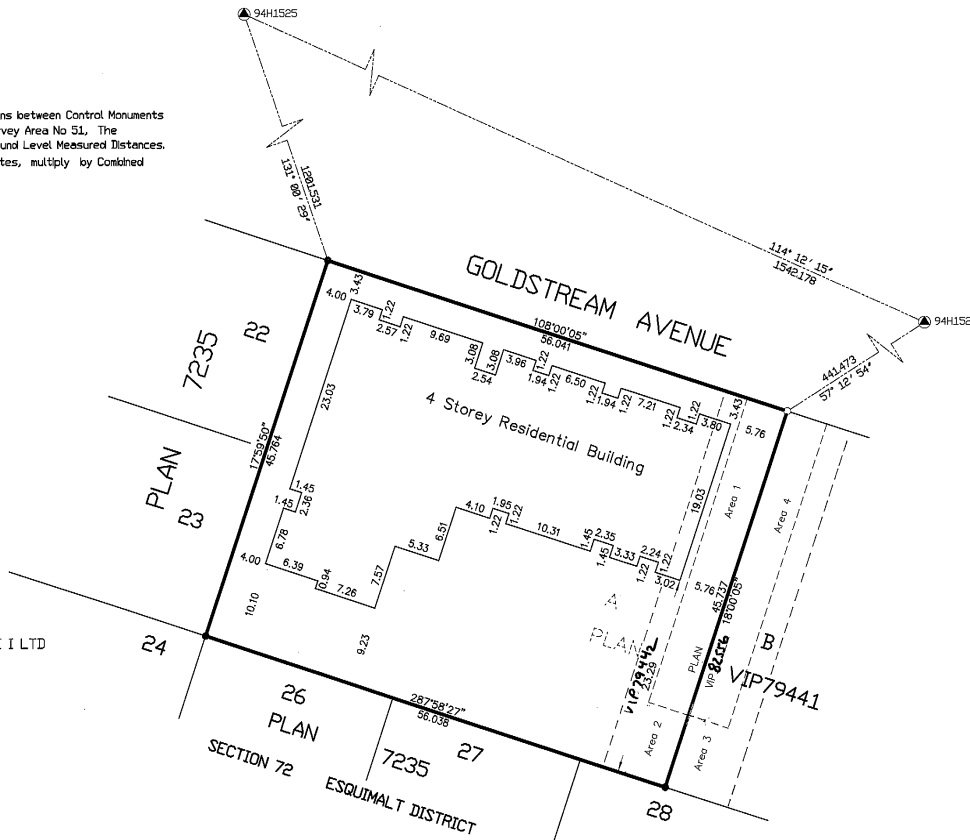


Strata Plan VIS **6205**

Deposited and Registered in the Land Title Office at Victoria, B.C. this 31 day of January, 2007.

Craig Johnston
Registrar

FB 9529



Registered Owner -
MCCONNELL DEVELOPMENTS PHASE I LTD

Authorized signatory
J. Worton
Witness
BCLS
Occupation
940 VIEW ST
Address
VICTORIA

Mortgagee -
GULF AND FRASER FISHERMEN'S CREDIT UNION

Authorized signatory
M. S. Andersen
Authorized signatory
Patrick Delsey
Witness
Loang Clerk
Occupation
791 Westminster Hwy
Address
Richmond, BC

Mortgagee -
COOPER PACIFIC II MORTGAGE INVESTMENT CORPORATION

Authorized signatory
Cam Cooper
Authorized signatory
Patrick Delsey
Witness
SOLICITOR
Occupation
1220-1175 DOUGLAS ST.
Address
VICTORIA, B.C.
V8W 2E1

Mortgagee -
COASTAL COMMUNITY CREDIT UNION

Authorized signatory
Jeff Brown
Authorized signatory
Adela Sharrow
Witness
JEFF BROWN
AVP, RETAIL SERVICES SOUTH
Lending Clerk
Credit Operations
NICOLAI FABRIS
Barrister & Solicitor
Occupation
1903 778
Address
NANAIMO, B.C.
V9R 5M2

File # 8814-7w
POWELL & ASSOCIATES
B C Land Surveyors
940 View Street
Victoria, BC V8V 3L5
phone (250) 382-8855

I, James Worton, a British Columbia Land Surveyor, certify that the buildings included in this Strata Plan have not, as of January 16th, 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 subject to clause 2 of this endorsement.
- that certain parts of the buildings are not within the external boundaries but appropriate and necessary easements or other interests are registered under No. _____, as set out in section 244(1)(f) of the Strata Property Act.
Date: January 16, 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 16th day of January, 2007. The plan was completed and checked, and the checklist filed under No. 59646 on the 16th of January, 2007.

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

Parkade Floor

Strata Plan VIS 6205

SCALE 1:150



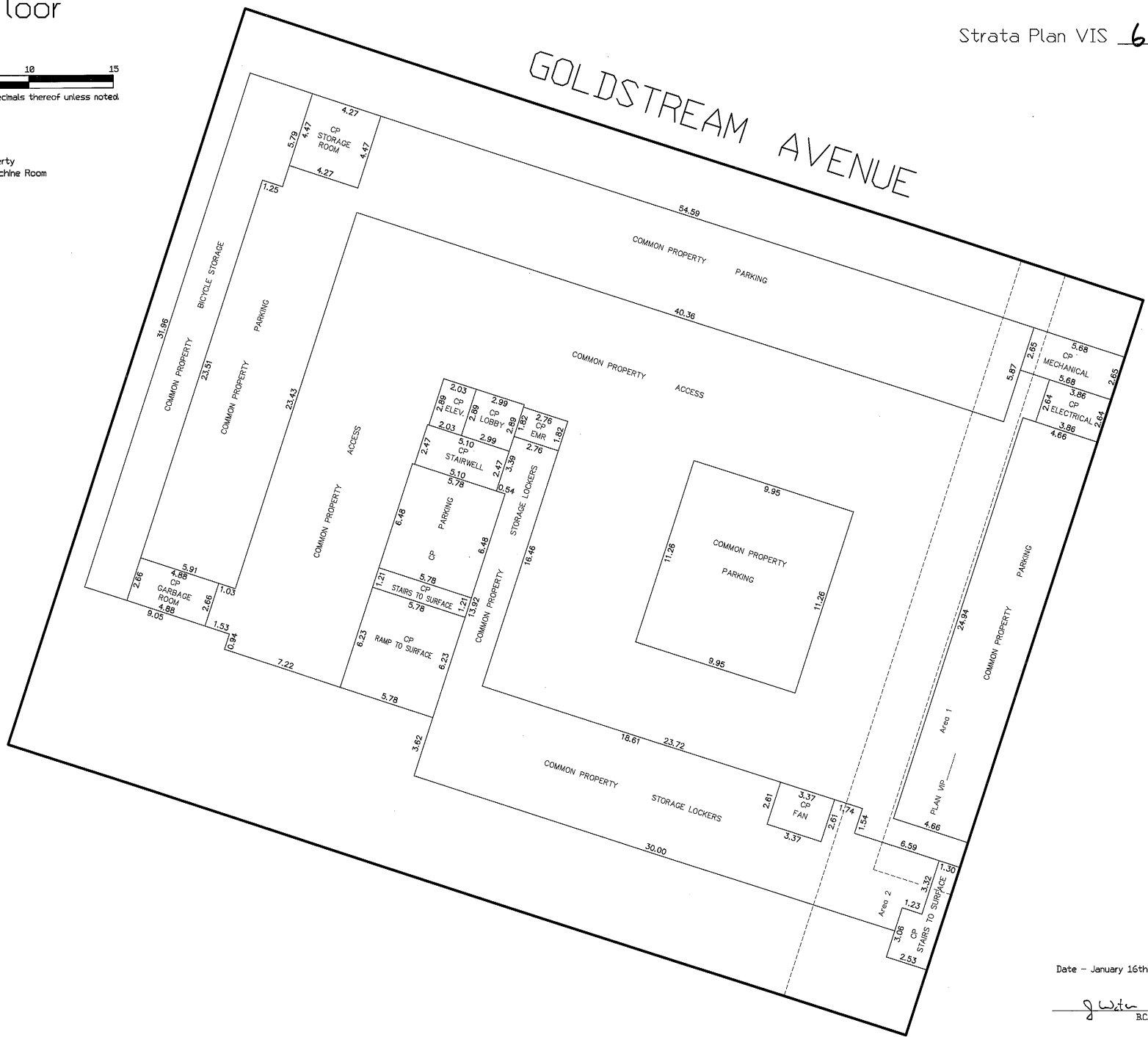
All distances are in metres and decimals thereof unless noted.

Legend

- CP - denotes Common Property
- EMR - denotes Elevator Machine Room



GOLDSTREAM AVENUE



Date - January 16th, 2007.

J. W. [Signature]
B.C.L.S.

Ground Floor

Strata Plan VIS **6205**

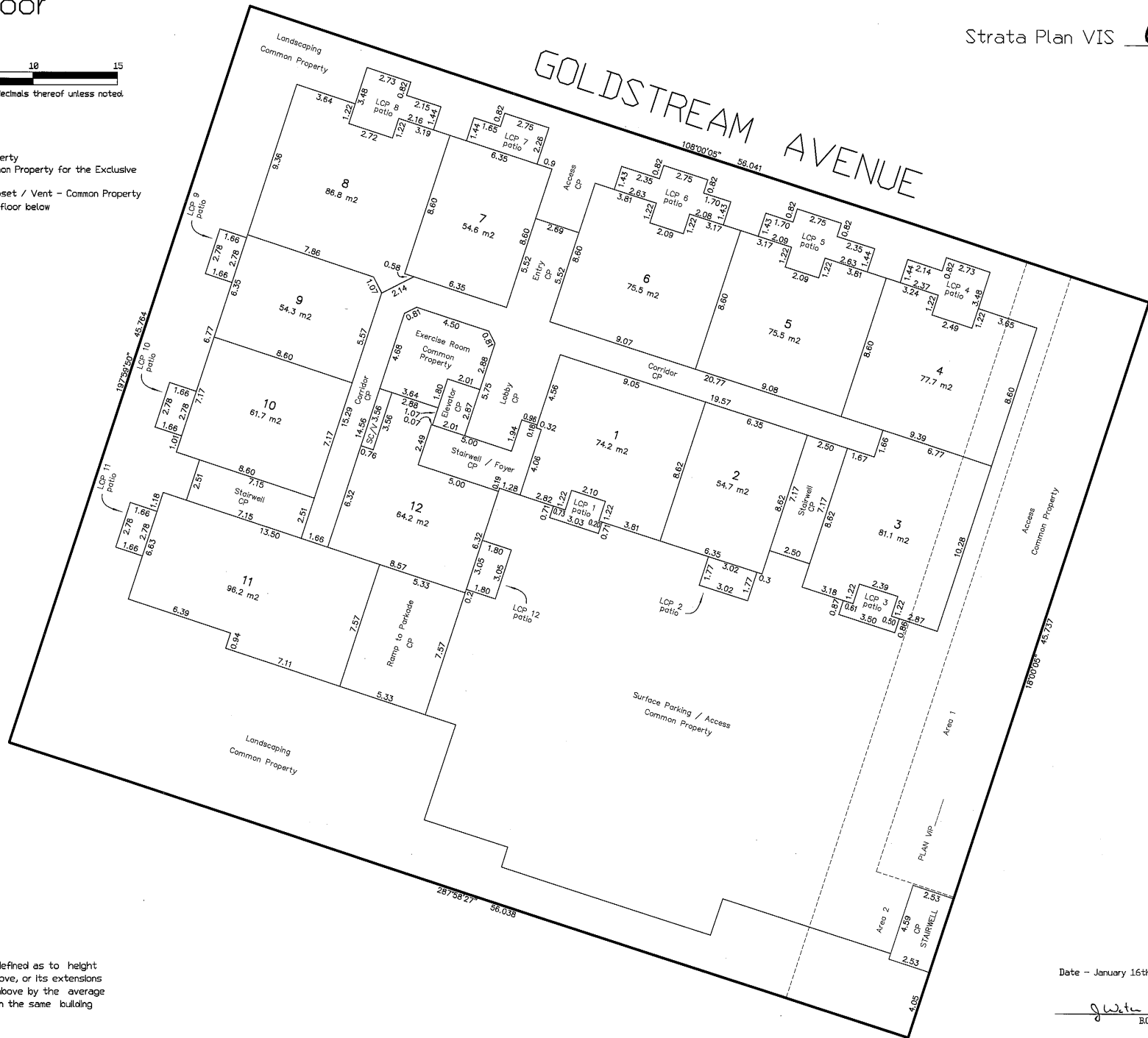
SCALE 1:150



All distances are in metres and decimals thereof unless noted.

Legend

- CP - denotes Common Property
- LCP - denotes Limited Common Property for the Exclusive Use of Strata Lot
- SC/V - denotes Service Closet / Vent - Common Property
- - - denotes perimeter of floor below



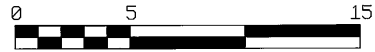
All patios and balconies are defined as to height by the centre of the floor above, or its extensions or where there is no floor above by the average height of a strata lot within the same building unless otherwise indicated.

Date - January 16th, 2007.

J. White
B.C.L.S.

Second Floor

Scale 1 : 150



Metric

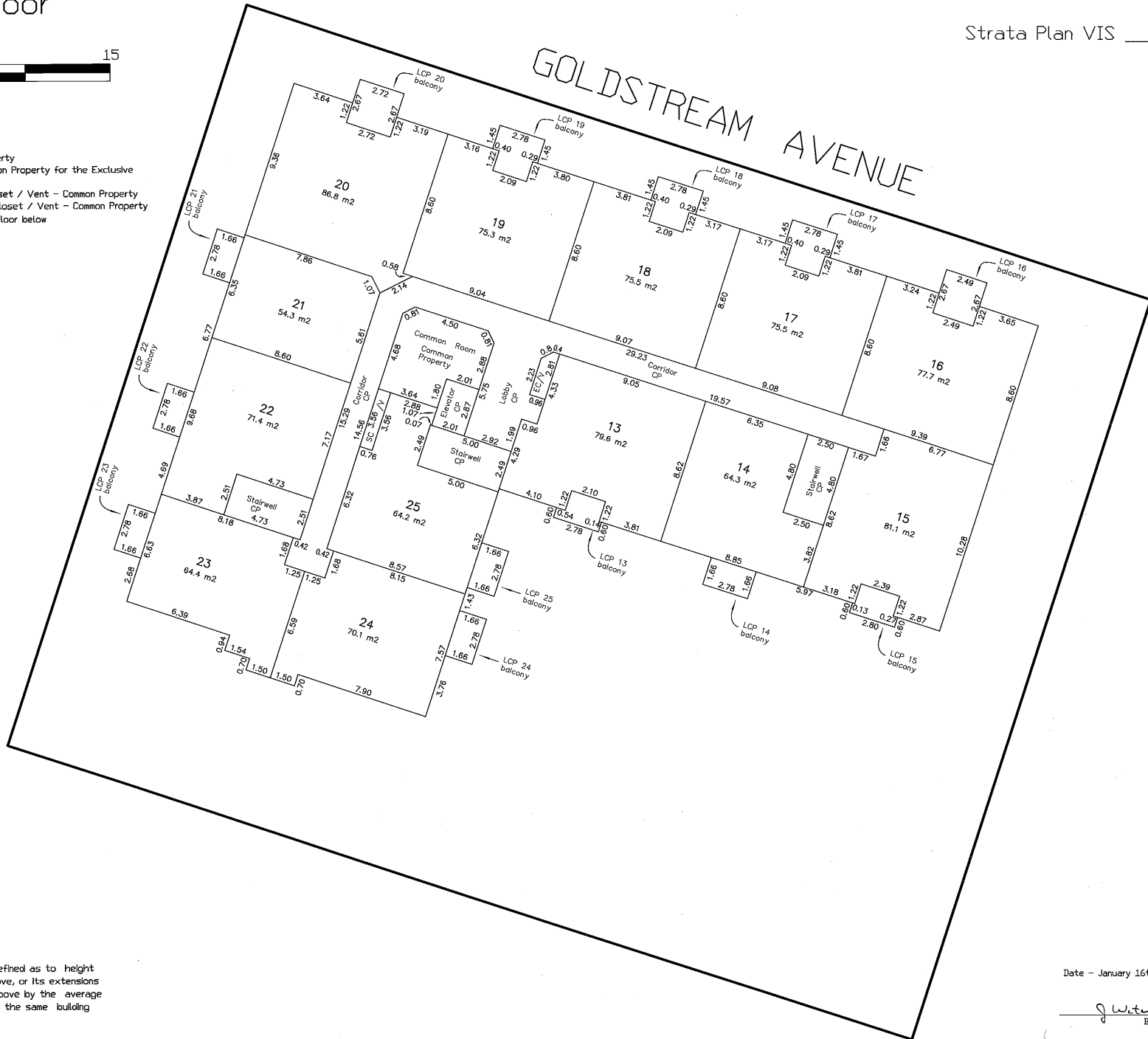
Legend

- CP - denotes Common Property
- LCP - denotes Limited Common Property for the Exclusive Use of Strata Lot --
- SC/V - denotes Service Closet / Vent - Common Property
- EC/V - denotes Electrical Closet / Vent - Common Property
- denotes perimeter of floor below



Strata Plan VIS **6205**

GOLDSTREAM AVENUE



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.

Date - January 16th, 2007.

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

Third Floor

Scale 1 : 150



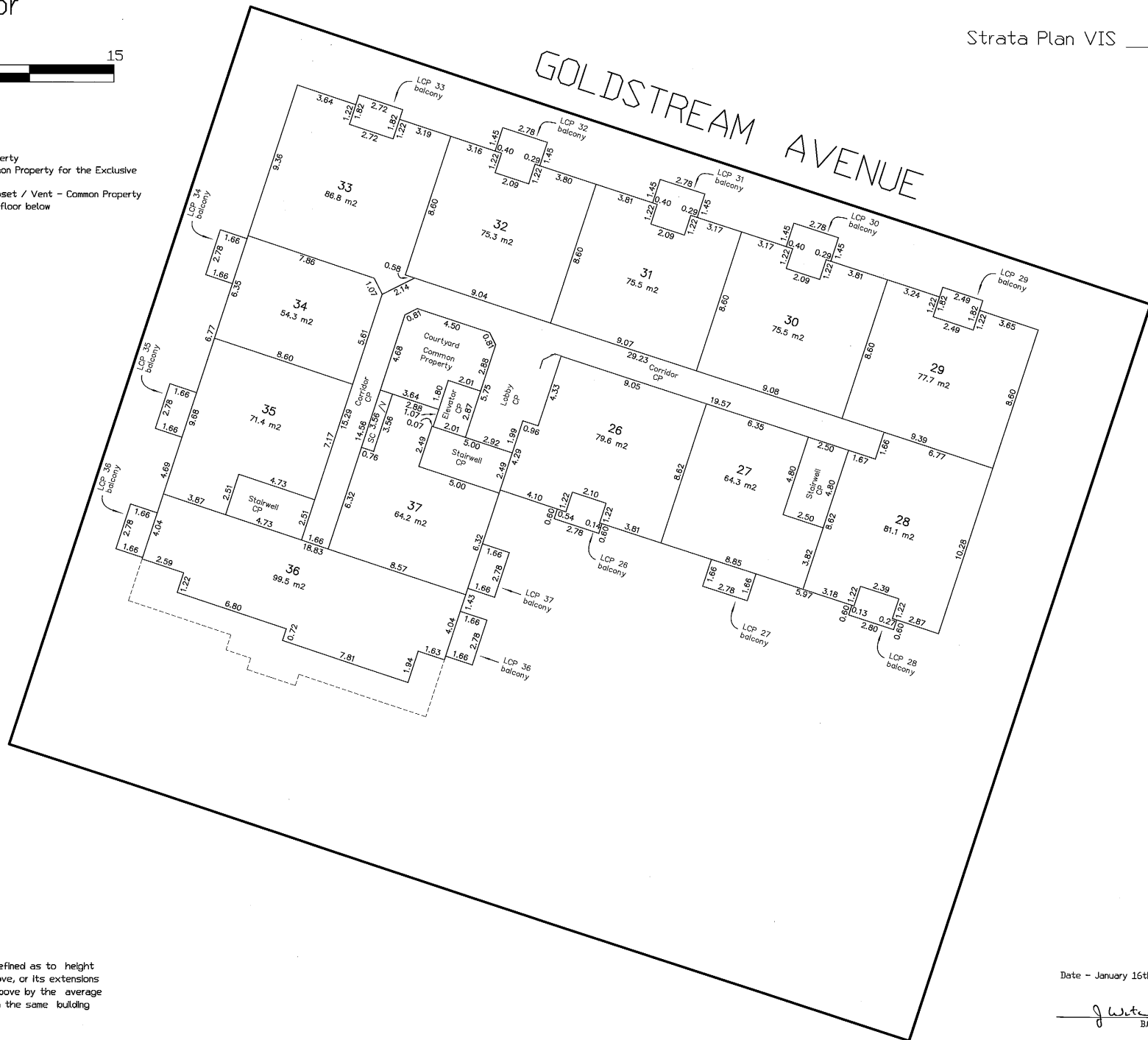
Metric

Legend

- CP - denotes Common Property
- LCP - denotes Limited Common Property for the Exclusive Use of Strata Lot
- SC/V - denotes Service Closet / Vent - Common Property
- - denotes perimeter of floor below



Strata Plan VIS **6205**



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.

Date - January 16th, 2007.

J. White
B.C.L.S.

Fourth Floor

Scale 1 : 150



Metric

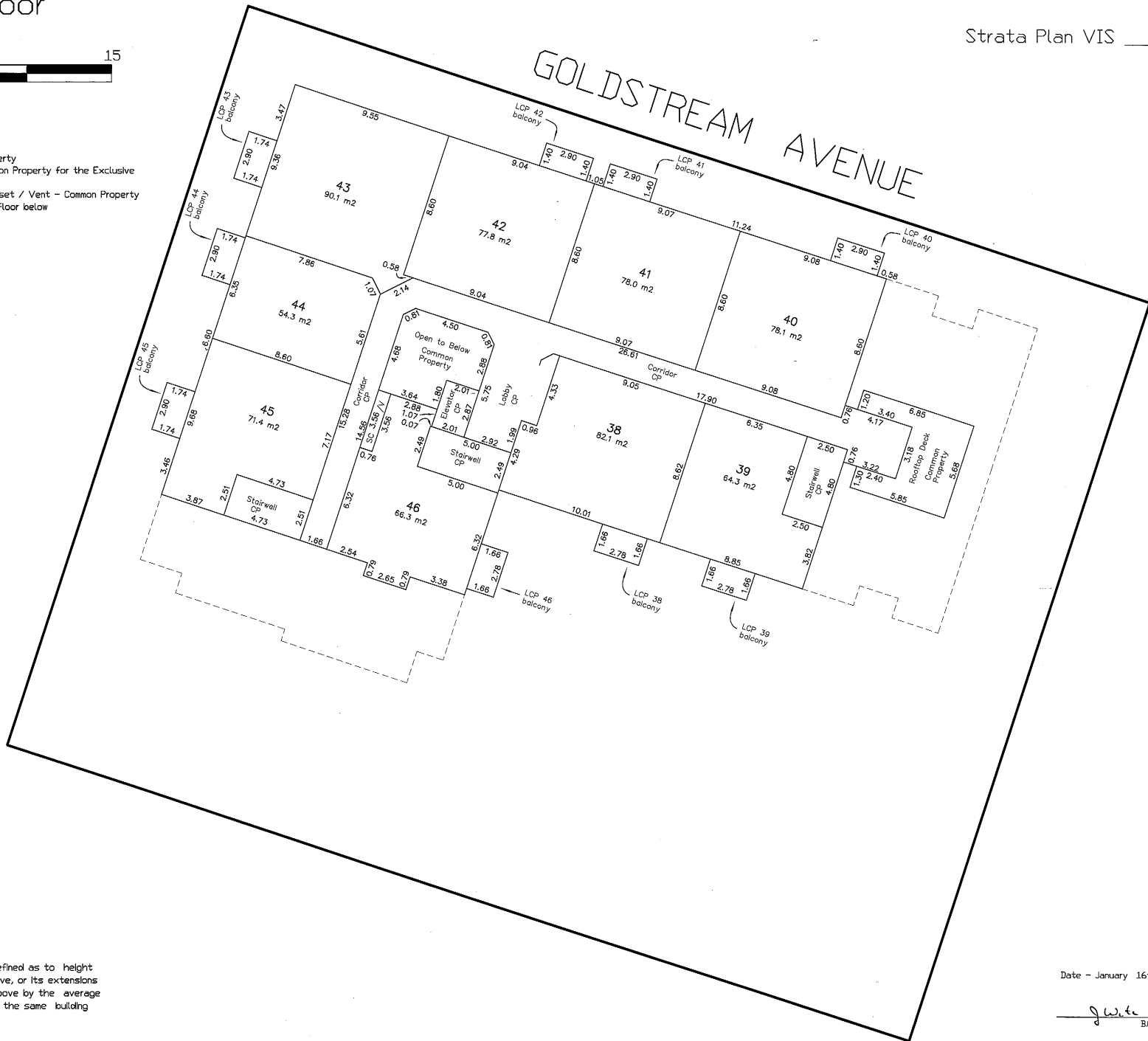
Legend

- CP - denotes Common Property
- LCP - denotes Limited Common Property for the Exclusive Use of Strata Lot
- SC/V - denotes Service Closet / Vent - Common Property
- - - denotes perimeter of floor below



Strata Plan VIS **6205**

GOLDSTREAM AVENUE



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.

Date - January 16th, 2007.

J. White
B.C.L.S.