

Strata Plan  
Of Lot A, Plan VIP 71426,  
Lot 479, Victoria City.

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

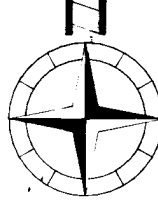
Scale = 1:200



Distances are in Metres, unless otherwise indicated.  
 Grid Bearings are derived from observations between  
 Control Monuments 17-99 and 17-107  
 Integrated Survey Area No. 17,  
 The Corporation Of The City of Victoria  
 This Plan Shows Ground Level Measured Distances.  
 Prior to Computation of U.T.M. Coordinates  
 Multiply by Combined Factor 0.9996106

Legend:

- Denotes Lead Plug Found
- Denotes Standard Iron Post ( Type 5 ) Found
- Pt. Denotes Part
- L.C.P. Denotes Limited Common Property



Deposited and Registered in the  
 Land Title Office at Victoria, B.C.  
 this 3<sup>rd</sup> day of October 2000

EP84635  
 jo

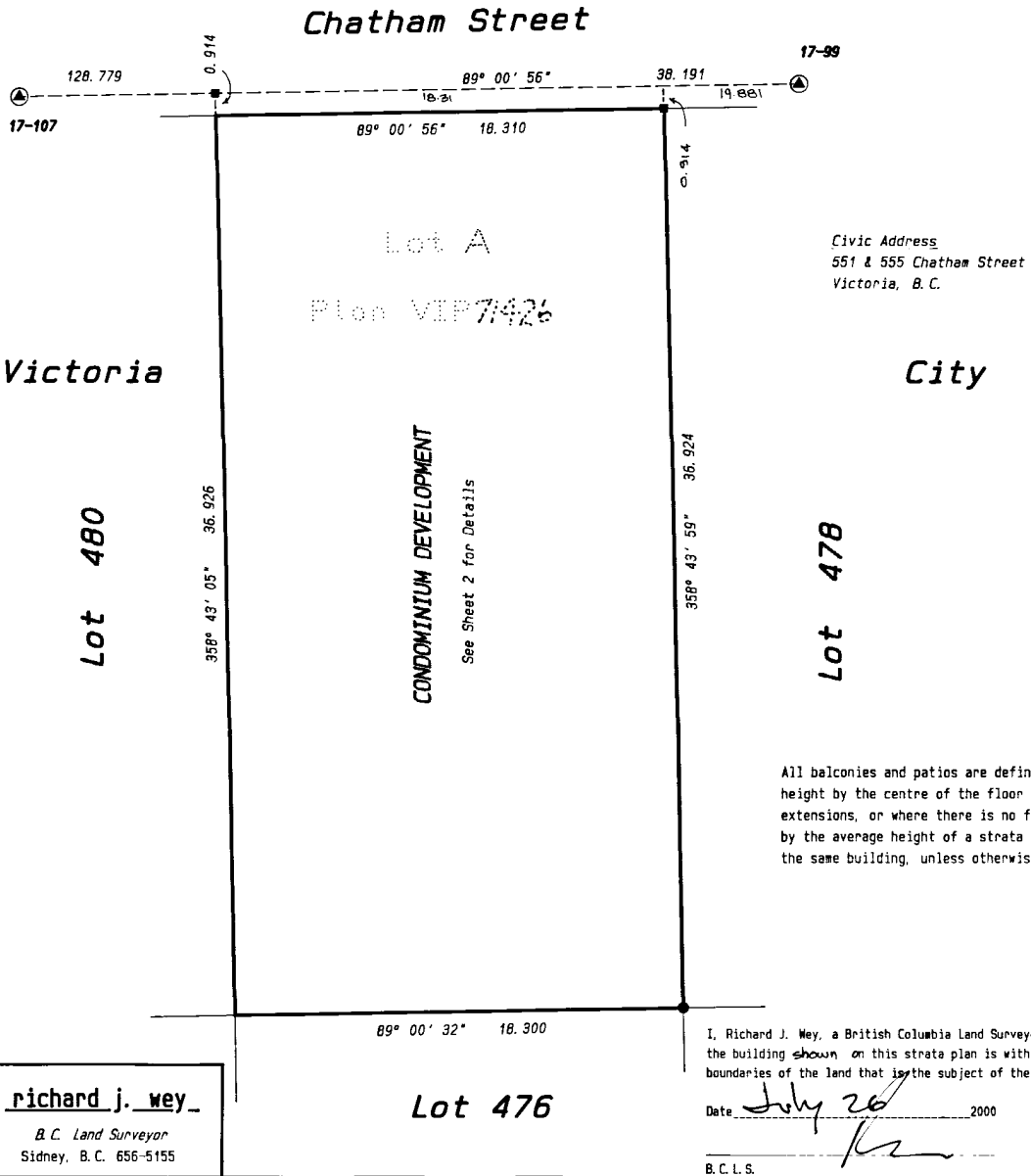
*[Signature]*  
 Registrar

This Plan lies within the  
 Capital Regional District  
 and The City of Victoria

ENDORSEMENT OF NON-OCCUPANCY

I, Richard J. Wey,  
 British Columbia Land Surveyor,  
 certify that the building included  
 in this strata plan has not, as of  
 the 26<sup>th</sup> day of September 2000  
 been previously occupied.

*[Signature]*  
 B.C.L.S.

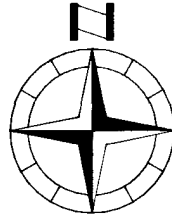


richard j. wey  
 B.C. Land Surveyor  
 Sidney, B.C. 656-5155

Lot 476

I, Richard J. Wey, a British Columbia Land Surveyor certify that  
 the building shown on this strata plan is within the external  
 boundaries of the land that is the subject of the strata plan.  
 Date July 26 2000  
*[Signature]*  
 B.C.L.S.

Sheet 2 of 10 Sheets  
Strata Plan VIS 5035



Site Plan

Scale = 1:200



Legend

P/L denotes property line

REGISTERED OWNER

Harbour Property Services Ltd.  
( Inc. No. 505,662 )  
by its authorized signatory

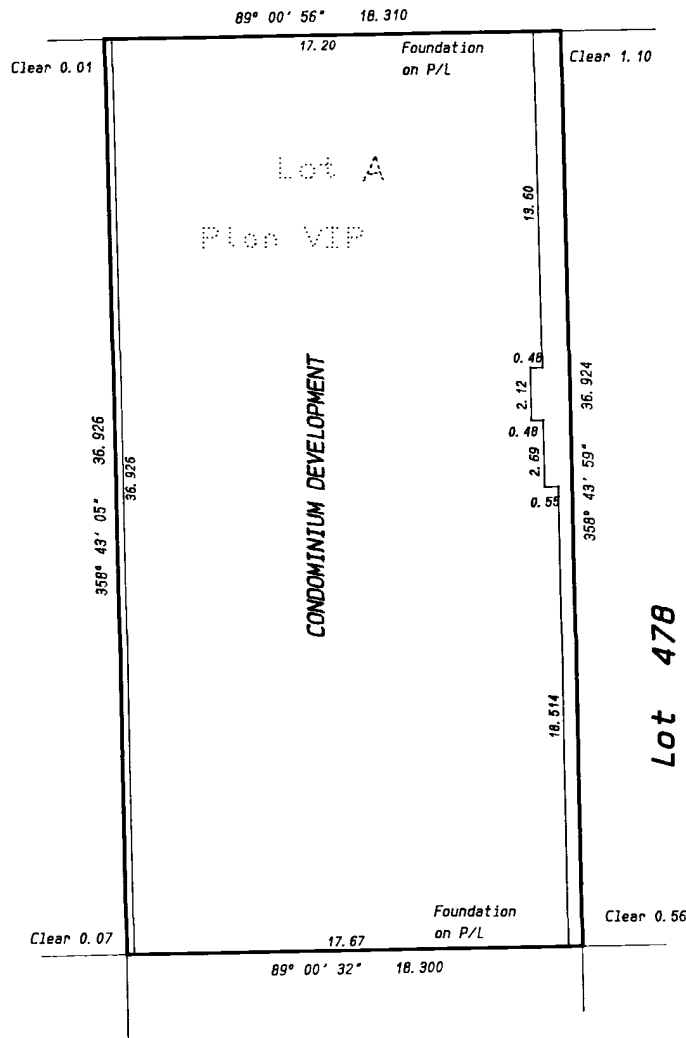
*[Signature]*

Witness

*[Signature]*  
E.H. ALAN EMEPY, Q.C.  
Barrister, Solicitor, Notary Public  
1112-1115 DOUGLAS STREET  
Occupation VICTORIA, B.C. V8W 2E1  
382-7222

Address

**Chatham Street**



MORTGAGEE

Pacific Beach Investments Ltd.  
( Inc. No. 343,239 )  
by its authorized signatory

*[Signature]*

Witness *[Signature]* JAMIE HILLIS Legal Assistant

1212-1115 DOUGLAS STREET  
Occupation VICTORIA, B.C. V8W 2E1  
382-7222

Address

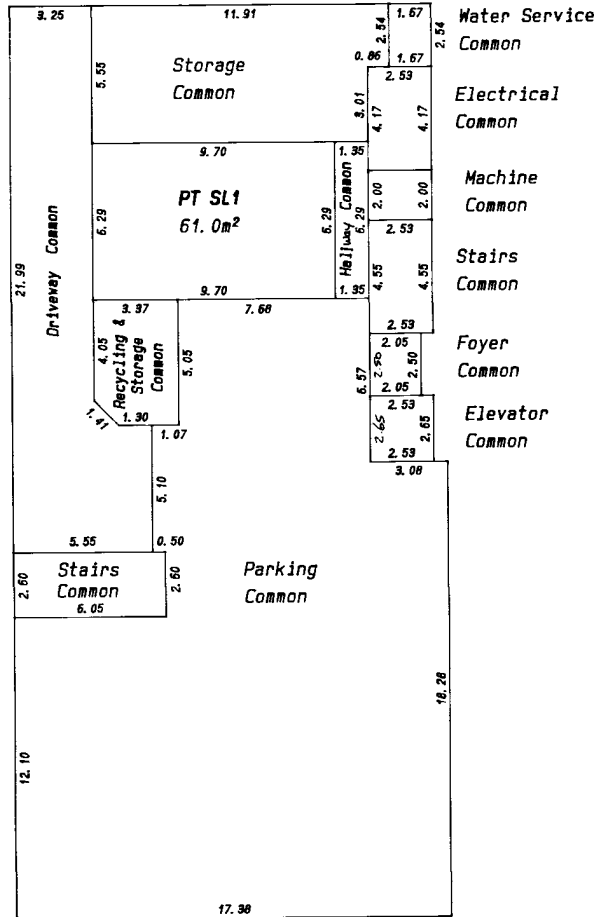
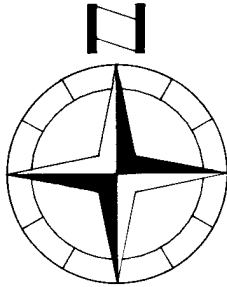
DATED

this 26 day of July 2000

B. C. L. S.

**Basement**

Scale = 1:200

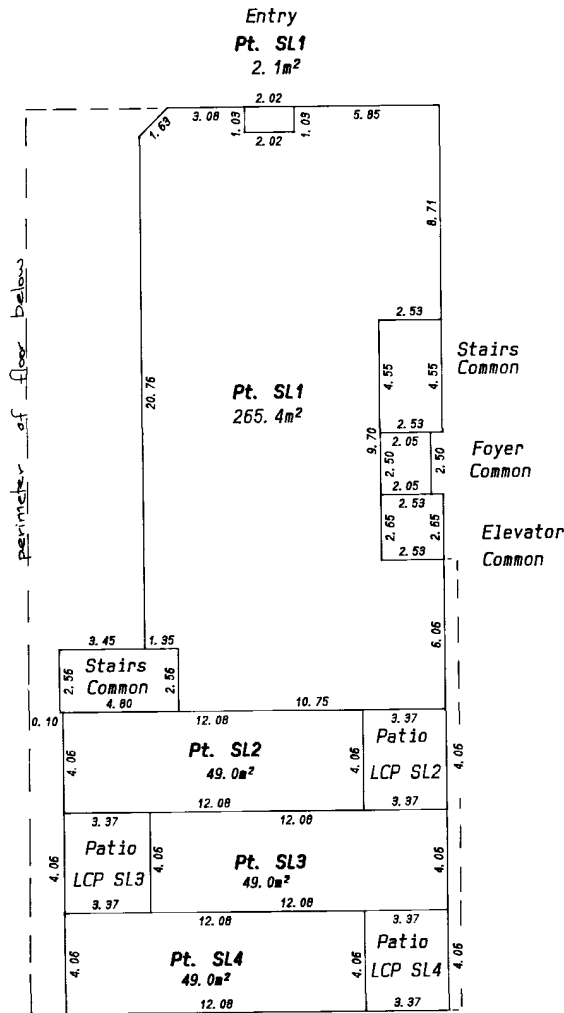
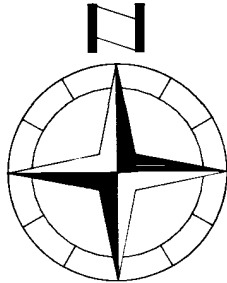


DATED  
 this 26<sup>th</sup> day of July 2000

B. C. L. S.

Main Floor

Scale = 1:200

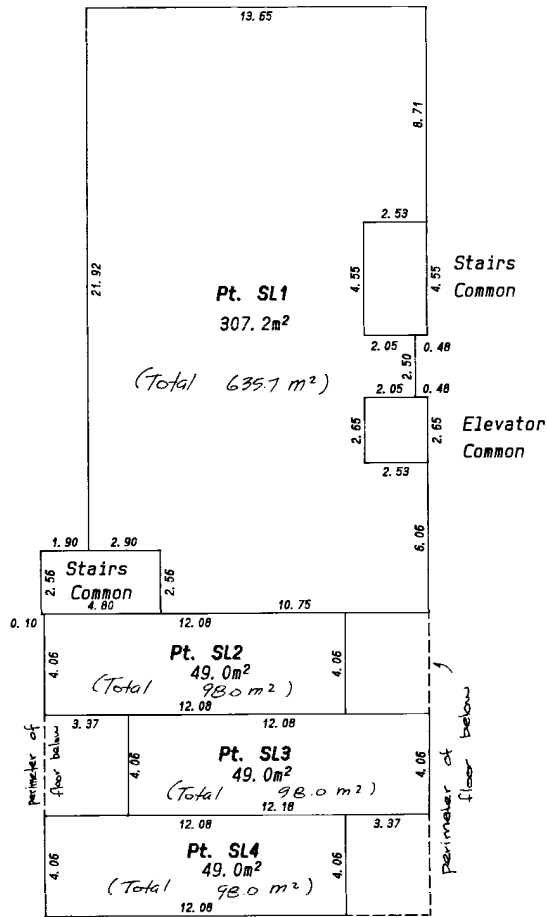
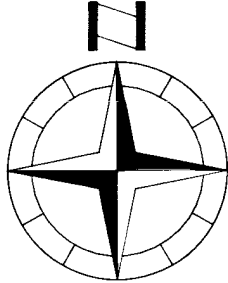


DATED  
 this 26<sup>th</sup> day of July 2000

B. C. L. S.

Second Floor

Scale = 1:200

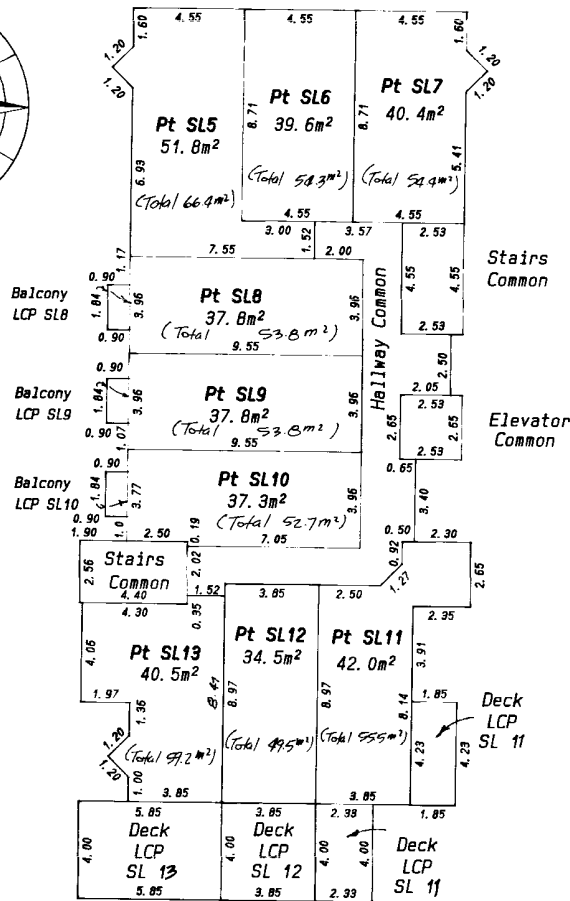
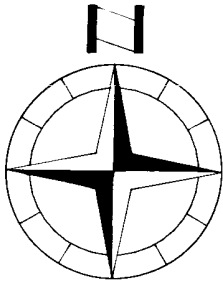


DATED  
 this 26<sup>th</sup> day of July 2000

B. C. L. S.

Third Floor

Scale = 1:200

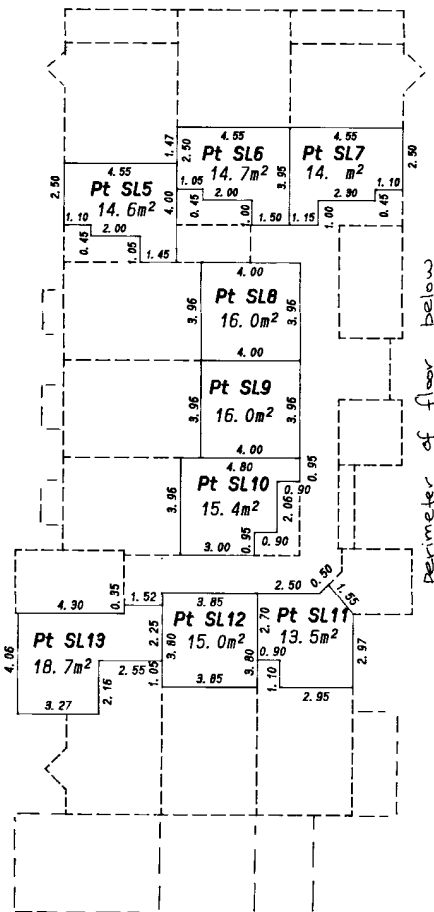
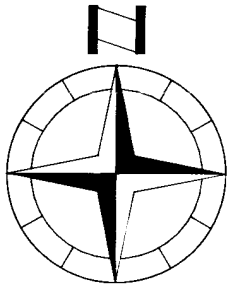


DATED  
 this 26<sup>th</sup> day of July 2000

B. C. L. S.

Third Floor Mezzanine

Scale = 1:200

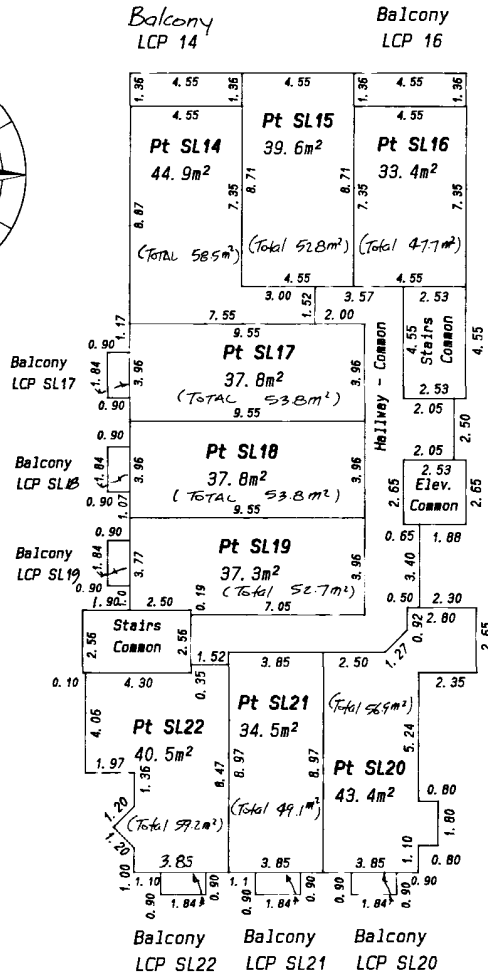
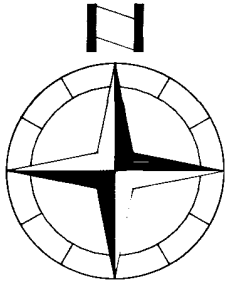


perimeter of floor below

DATED  
this 26<sup>th</sup> day of July 2000  
for  
B. C. L. S.

**Fourth Floor**

Scale = 1:200

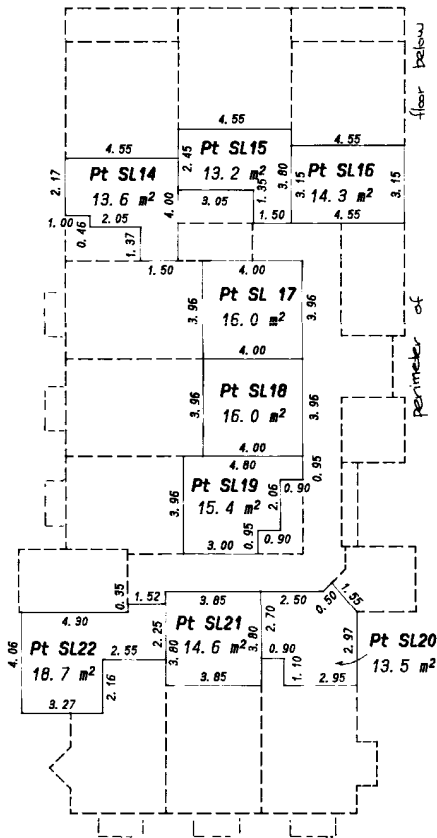
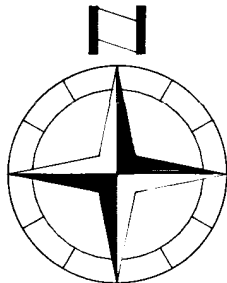


DATED  
this 26<sup>th</sup> day of July 2000

B. C. L. S.

Fourth Floor Mezzanine

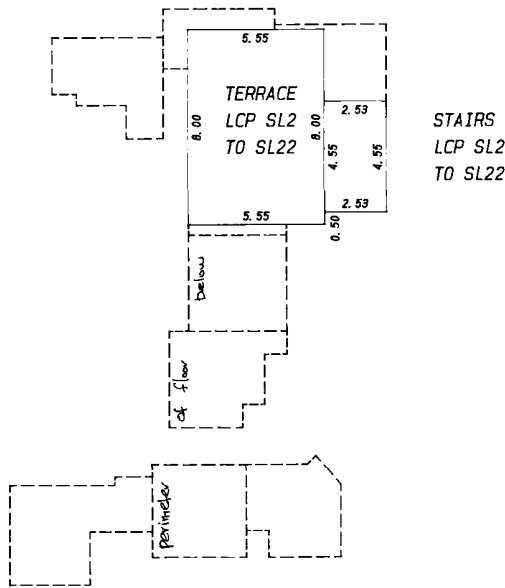
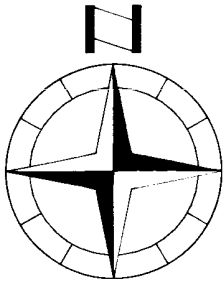
Scale = 1:200



DATED this 25<sup>th</sup> day of July 2000  
 B. C. L. S.

Roof Top

Scale = 1:200



DATED 25<sup>th</sup> day of July 2000  
B. C. L. S.