

STRATA PLAN OF LOT B, SECTION 82, HIGHLAND DISTRICT, PLAN VIP81135

BCGS 92B.043
Scale = 1:1000



LEGEND

Integrated Survey Area No. 51, City of Langford, NAD83 (CSRS).

Grid bearings are derived from observations between geodetic control monuments 03H2507 and 03H2508.

This plan shows horizontal ground-level distances except where otherwise noted. To compute grid distances, multiply ground-level distances by combined factor 0.9995908.

All distances are in metres and decimals thereof.

- ▲ - denotes control monument found
- - denotes standard iron post found
- - denotes standard iron post set
- - denotes lead plug found
- - denotes lead plug set
- SL - denotes Strata Lot
- (C) - denotes Common Property
- LCP - denotes Limited Common Property for the Exclusive Use of Designated Strata Lot
- (P) - denotes Parking LCP
- (S) - denotes Storage LCP
- Elec - denotes Electrical room
- Elev - denotes Elevator
- Gar - denotes Garbage room
- H/C - denotes Handicapped Parking Stall
- Mach - denotes Elevator Machine Room
- Mech - denotes Mechanical
- Rec - denotes Recycling room
- Stor - denotes Storage
- U/G - denotes Underground

All building angles are multiples of 45° unless otherwise noted.

Building ties are perpendicular to property lines unless otherwise shown.

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.

See Sheet 3 for building perimeter dimensions and location relative to property boundaries.

FOCUS
FCS Land Services Limited Partnership
PROJECT REF./DRAWING No.
011570-35SP1

Project Name:
St. Andrews Walk
Civic Address:
1375 Bear Mountain Parkway
Langford, B.C.

Approved as Phase 1 of a 2 phase strata plan under section 224 of the Strata Property Act.

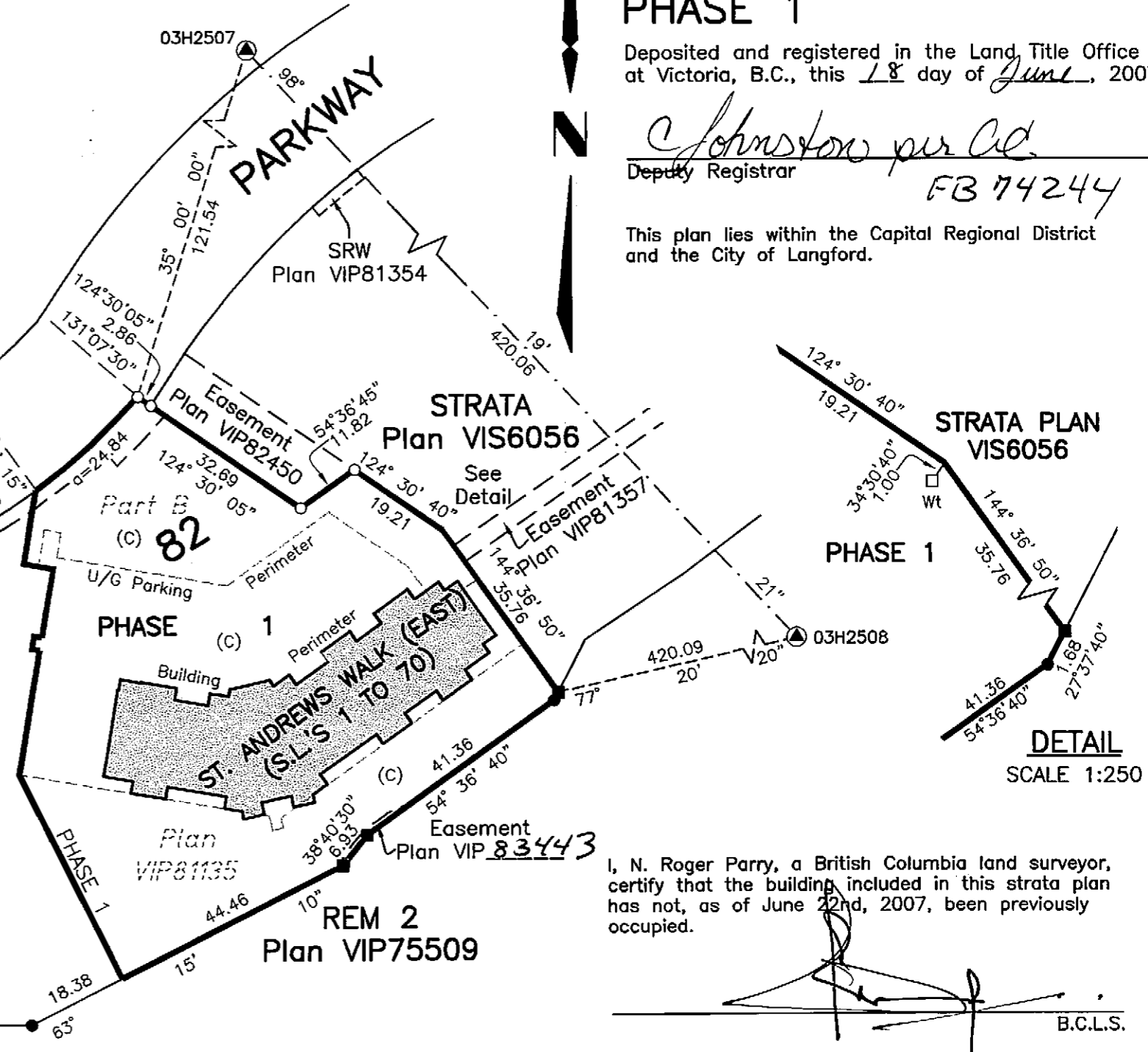
Date: 13 July 2007

Approving Officer, City of Langford

REM SECTION 82

REM SECTION 82

SECTION REM B
Plan VIP81135



Sheet 1 of 16 Sheets

STRATA PLAN VIS 6323 PHASE 1

Deposited and registered in the Land Title Office at Victoria, B.C., this 18 day of June, 2007.

C. Johnston per Cd.
Deputy Registrar
FB 74244

This plan lies within the Capital Regional District and the City of Langford.

STRATA PLAN VIS6056

PHASE 1

DETAIL
SCALE 1:250

I, N. Roger Parry, a British Columbia land surveyor, certify that the building included in this strata plan has not, as of June 22nd, 2007, been previously occupied.

I, N. Roger Parry, a British Columbia land surveyor, of the city 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 22nd day of June, 2007. The plan was completed and checked, and the checklist filed under No. 66535 on the 22nd day of June, 2007.

I, N. Roger Parry, 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: June 22nd, 2007

B.C.L.S.

B.C.L.S.

ORIGINAL

N:\LEGAL\011570\6635 (St. Andrews)\103\03\SP Strata\Phase 1\011570-35SP1.dwg 2007/06/27 - 09:15

Registered Owner:

LGB9 Development Corporation
Inc. No. 635234

Authorized Signatory

Authorized Signatory

Witness as to signatures

MEUSSA LORETTE

Legal Assistant

Witness Occupation

208-2800 Bryn Mawr Rd.

Witness Address VIC BC

Mortgagee:

HSBC Bank Canada

PHIL LEEDHAM
SENIOR MANAGER

Authorized Signatory

TYLER DOLAN
SAM, CMB

Authorized Signatory

Witness as to signatures

DAVE ADAMOWICZ

AMT

Witness Occupation

100-771 VERNON AVE

VICTORIA BC V8X 5A7

Witness Address

Mortgagee:

The Toronto-Dominion Bank

Authorized Signatory

Authorized Signatory

Theresa Gin

Witness as to signatures

Client Services Officer

Witness Occupation

700 W. Georgia St.

Vancouver BC V7Y 1A2

Witness Address

Mortgagee:

Carevest Capital Inc.
Incorporation No. A42259

Authorized Signatory CLINTON WALKER

Authorized Signatory

PHILIP J. LESEUR

Witness as to signatures

EXECUTIVE

Witness Occupation

2452 Gatewheel Rd.

Mill Bay, BC

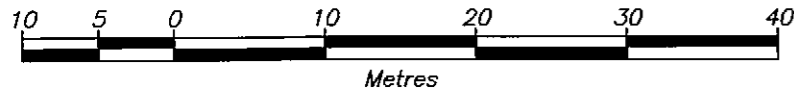
Witness Address

B.C.L.S.

June 22nd, 2007

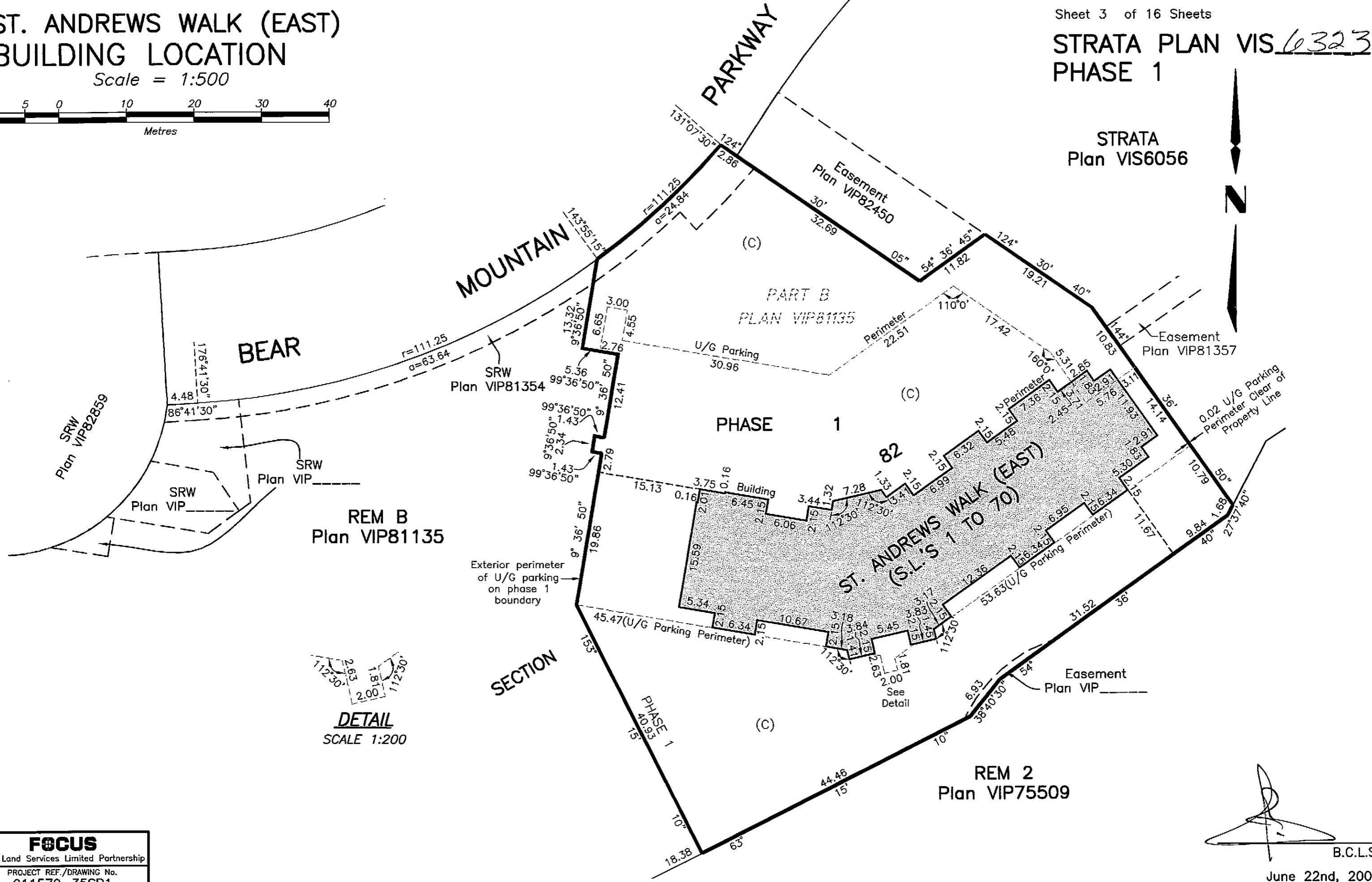
ST. ANDREWS WALK (EAST) BUILDING LOCATION

Scale = 1:500



STRATA PLAN VIS 6323 PHASE 1

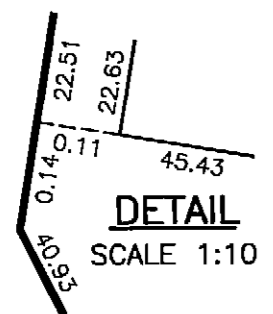
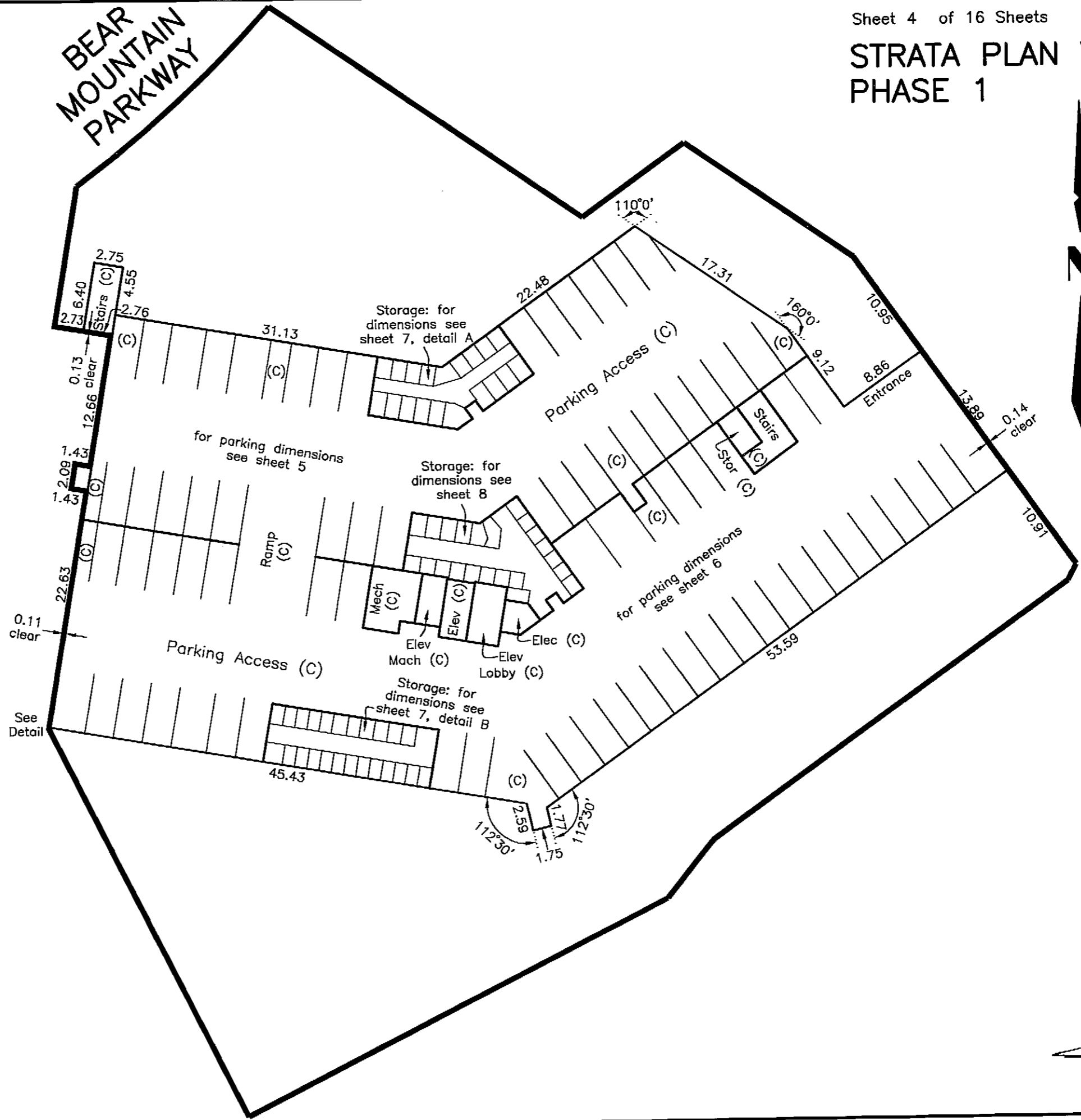
STRATA
Plan VIS6056



ST. ANDREWS WALK (EAST) PARKING AND STORAGE LOCKERS

Sheet 4 of 16 Sheets
STRATA PLAN VIS 6323
PHASE 1

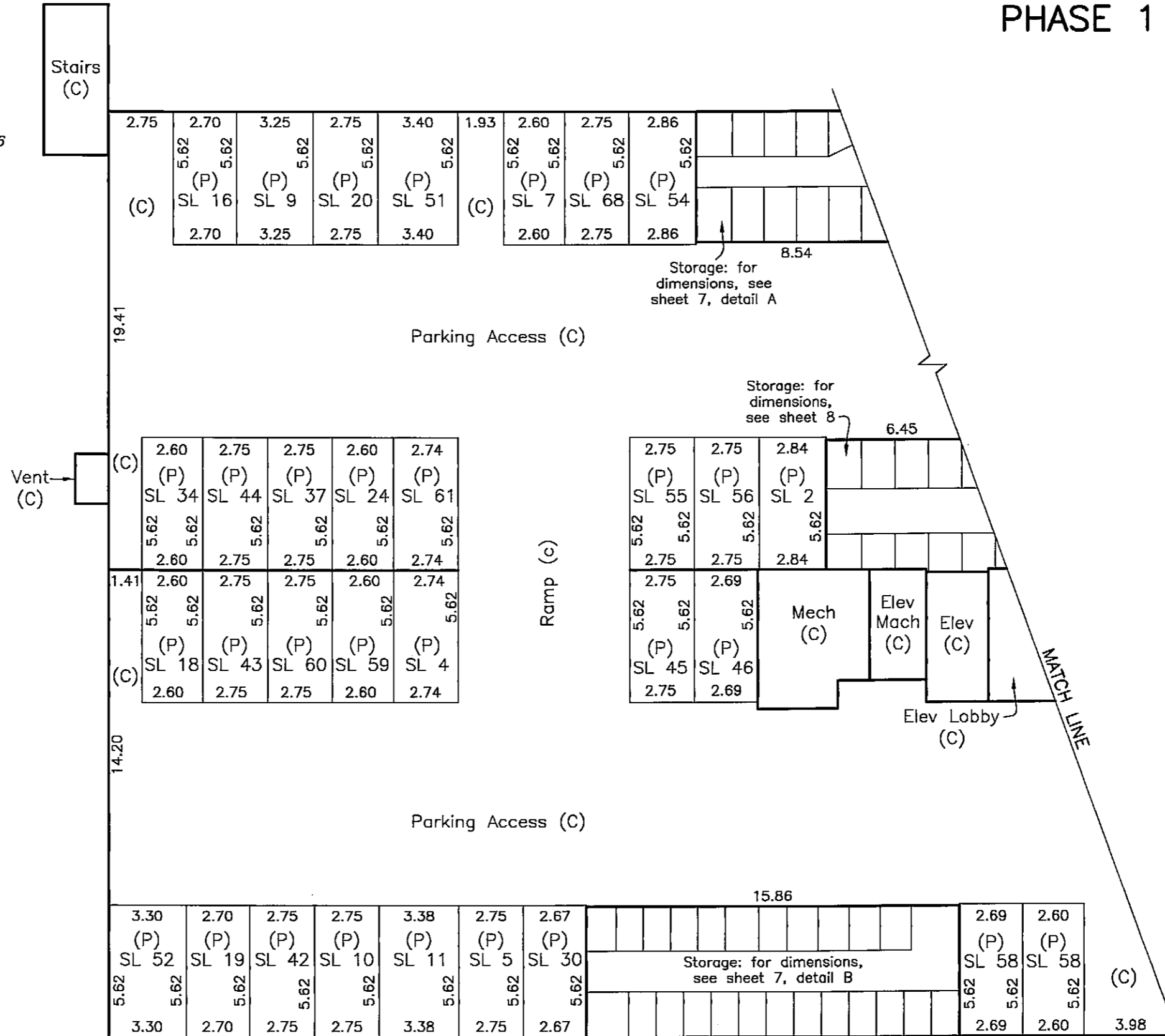
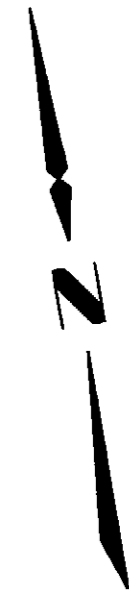
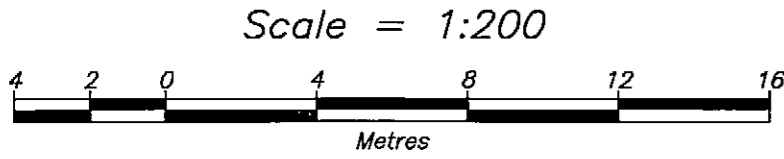
Scale = 1:400



M:\LEGAL\011570\6323 (St. Andrews)\103\03\SP Strata\Phase 1\011570-35SP1.dwg
2007/08/27 - 08:16

ST. ANDREWS WALK (EAST) PARKING LCP

STRATA PLAN VIS 6323 PHASE 1



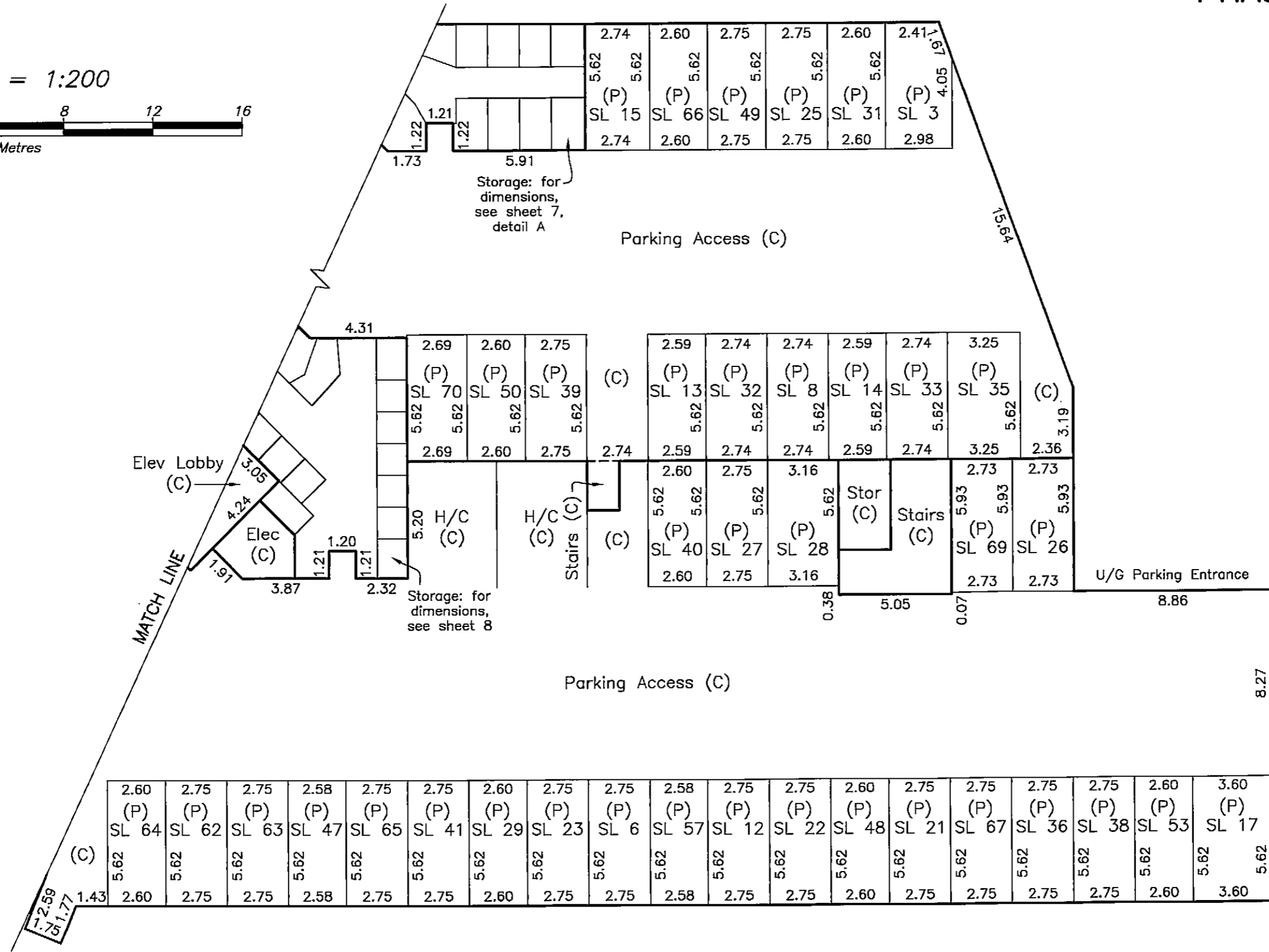
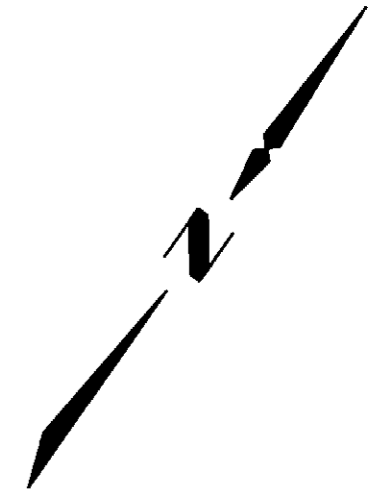
N:\LEGAL\011570\6323 (St. Andrews)\103\03\SP Strata\Phase 1\011570-35SP1.dwg

ST. ANDREWS WALK (EAST) PARKING LCP

Sheet 6 of 16 Sheets

STRATA PLAN VIS 6323 PHASE 1

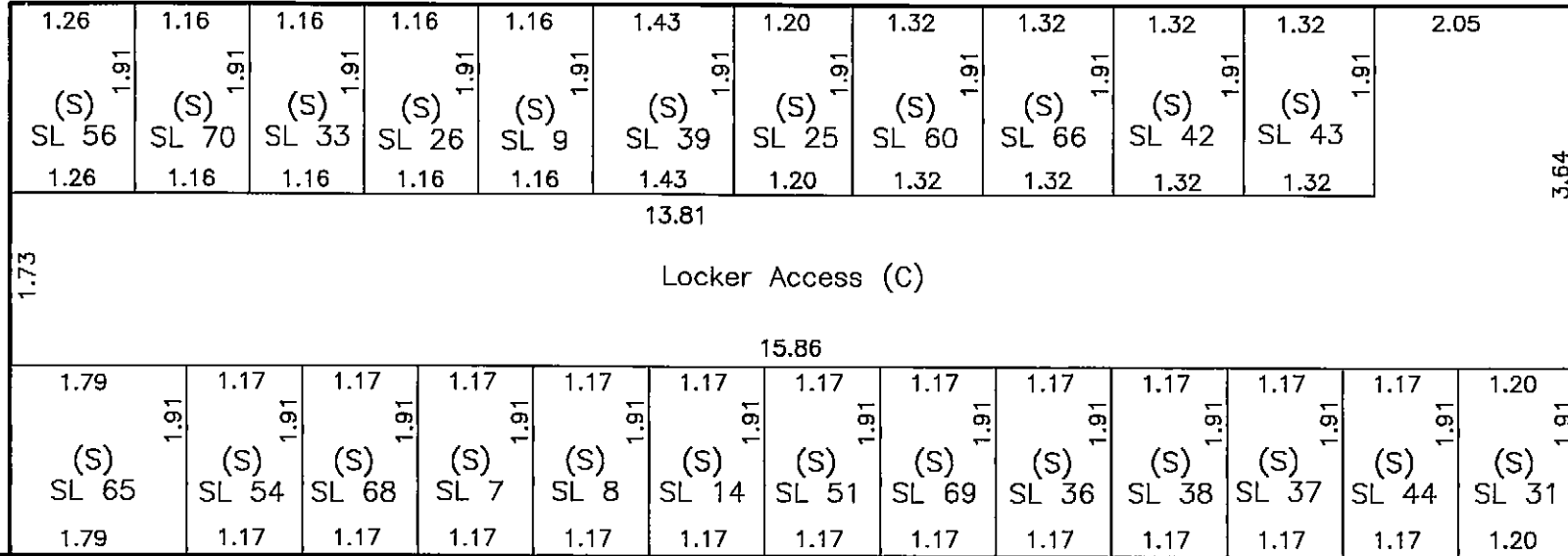
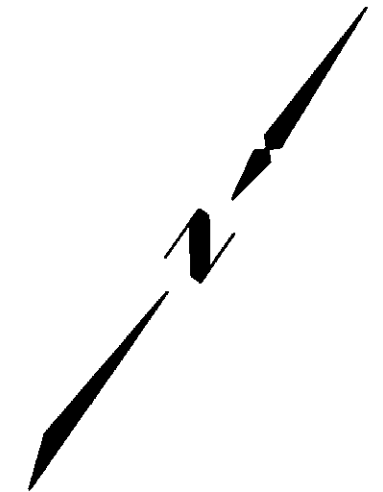
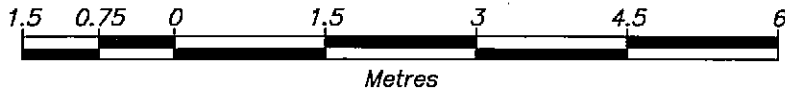
Scale = 1:200



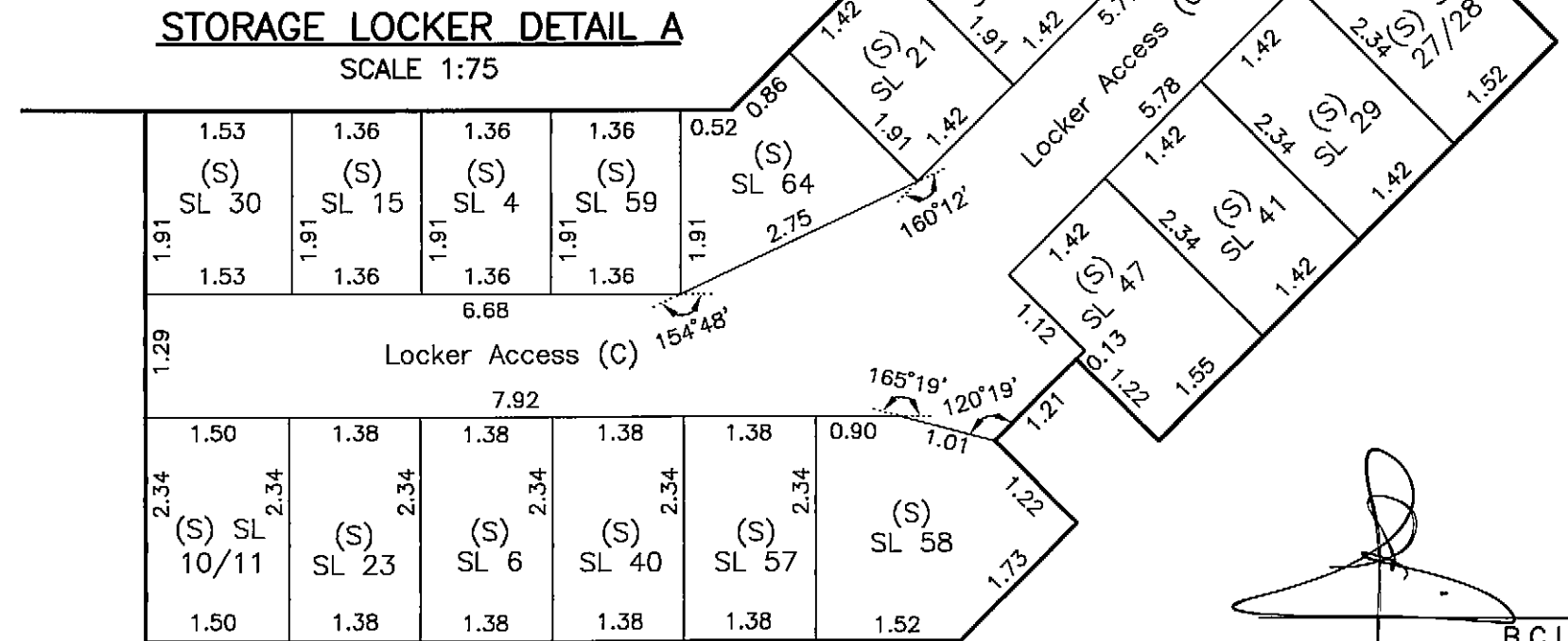
ST. ANDREWS WALK (EAST) STORAGE LOCKERS

STRATA PLAN VIS 6323 PHASE 1

Scale = 1:75



STORAGE LOCKER DETAIL B
SCALE 1:75

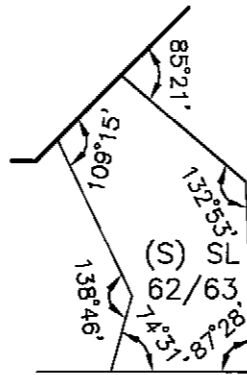
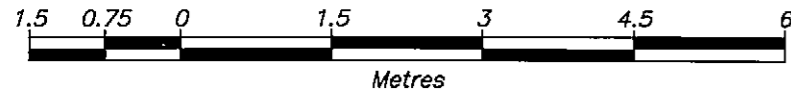


STORAGE LOCKER DETAIL A
SCALE 1:75

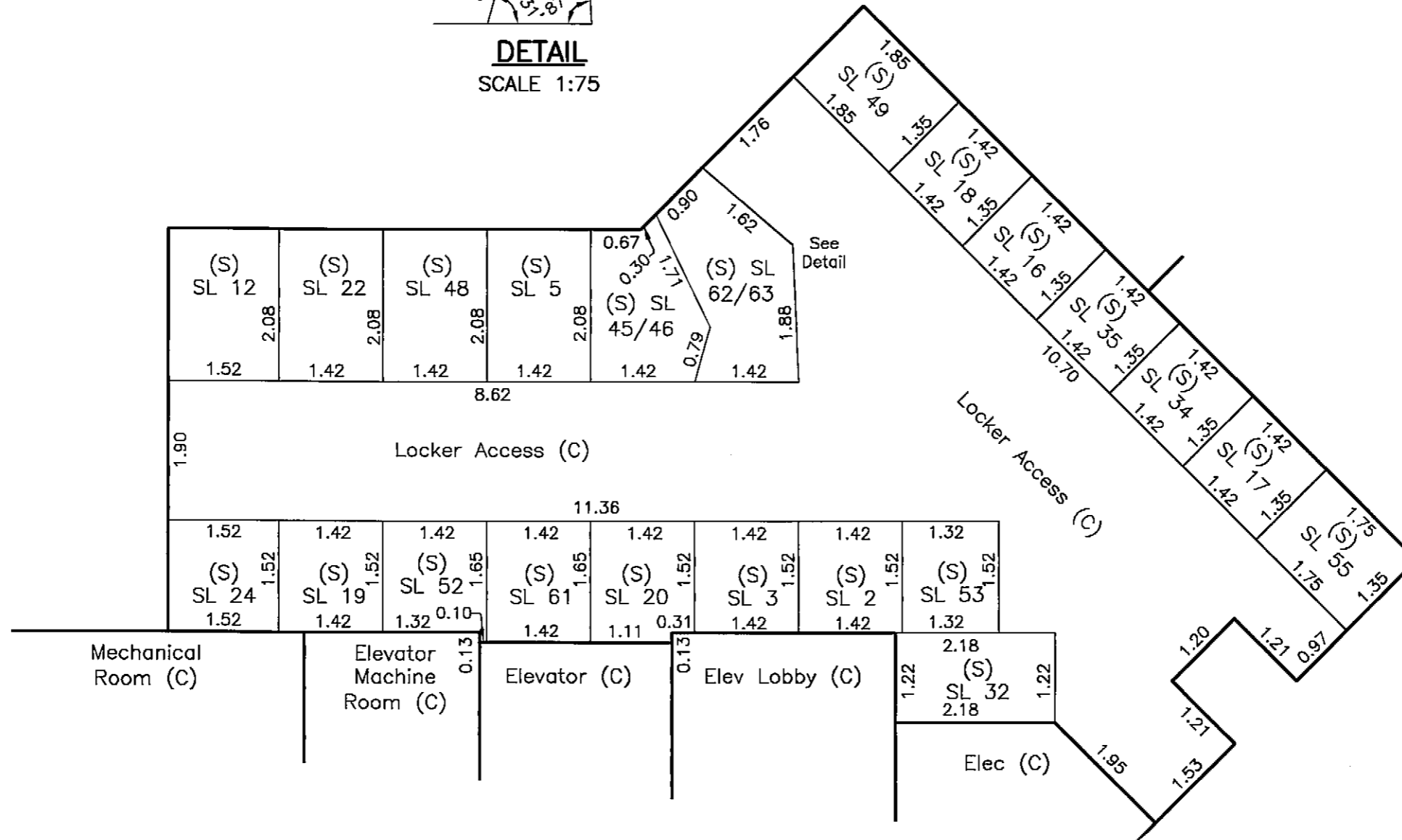
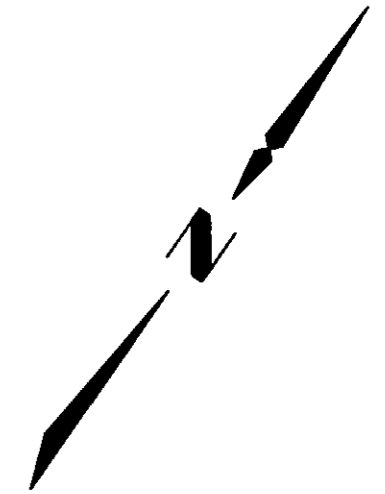
ST. ANDREWS WALK (EAST) STORAGE LOCKERS

STRATA PLAN VIS G323 PHASE 1

Scale = 1:75



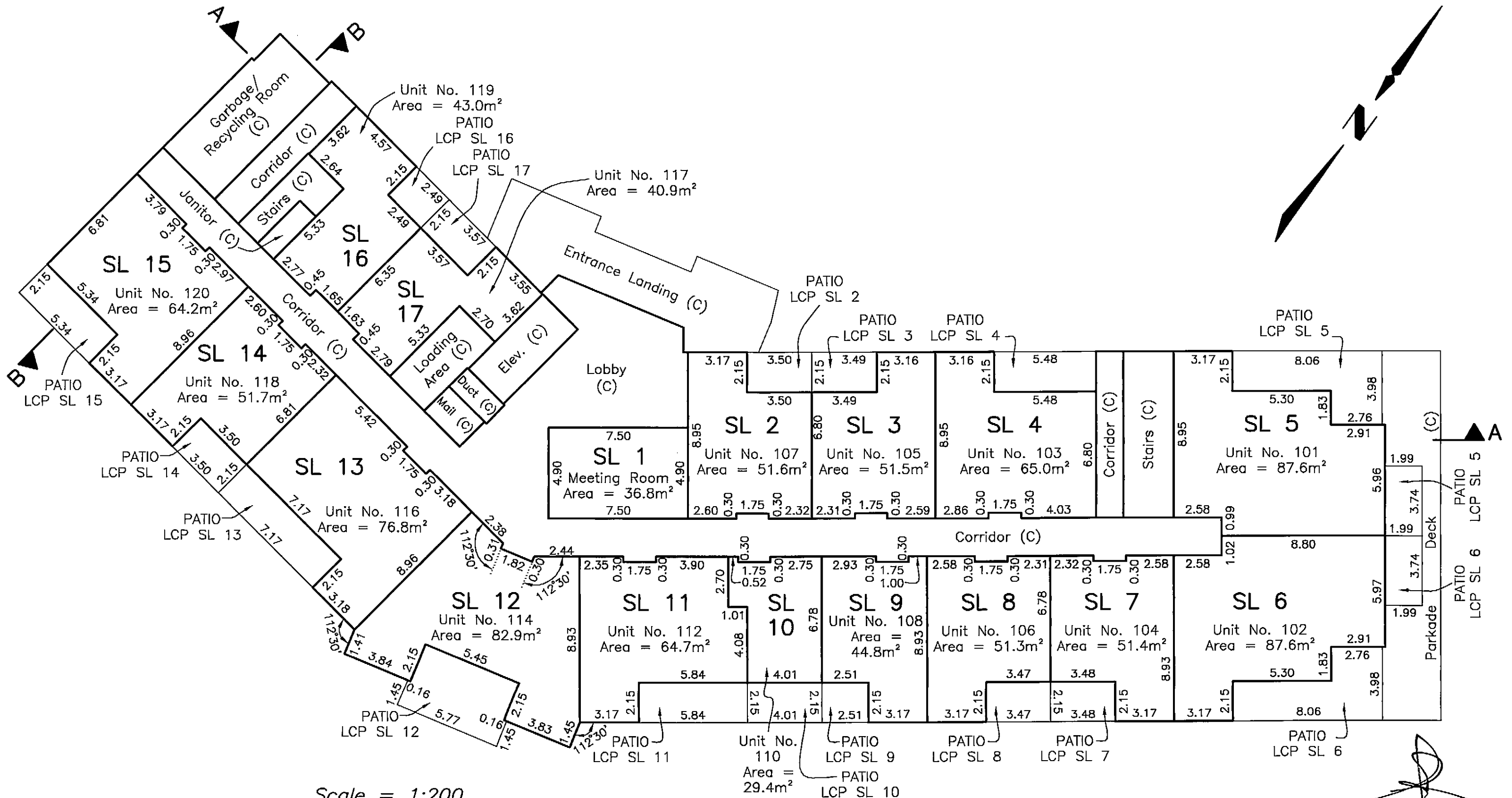
DETAIL
SCALE 1:75



ST. ANDREWS WALK (EAST) FIRST FLOOR LEVEL STRATA LOTS 1 TO 17 INCLUSIVE

Sheet 9 of 16 Sheets

STRATA PLAN VIS 6323 PHASE 1

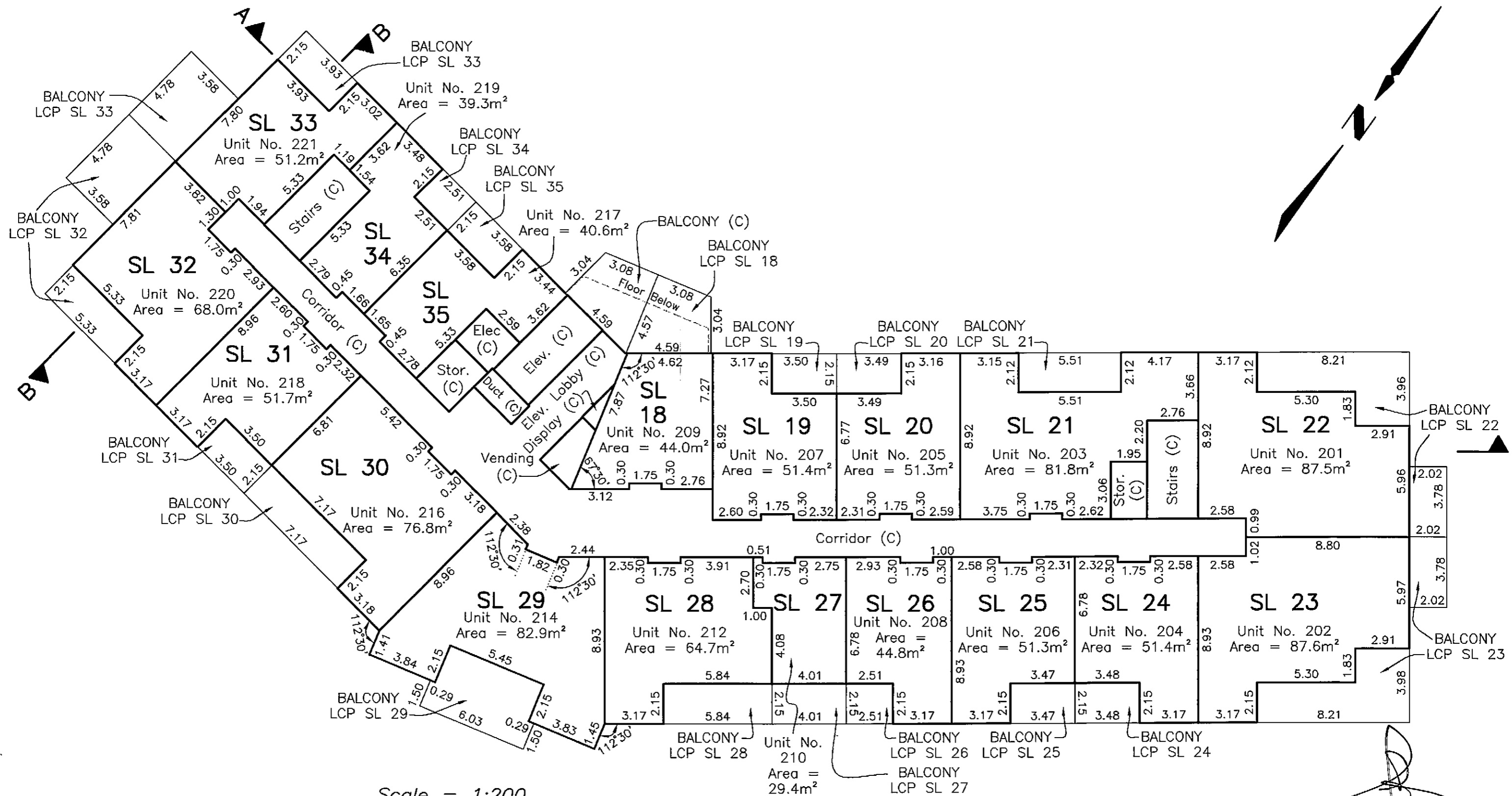


Scale = 1:200



2007/06/27 - 09:18 N:\LEGAL\011570\B035 (St. Andrews)\103\03\SP Strata\Phase 1\011570-35SP1.dwg

ST. ANDREWS WALK (EAST) SECOND FLOOR LEVEL STRATA LOTS 18 TO 35 INCLUSIVE

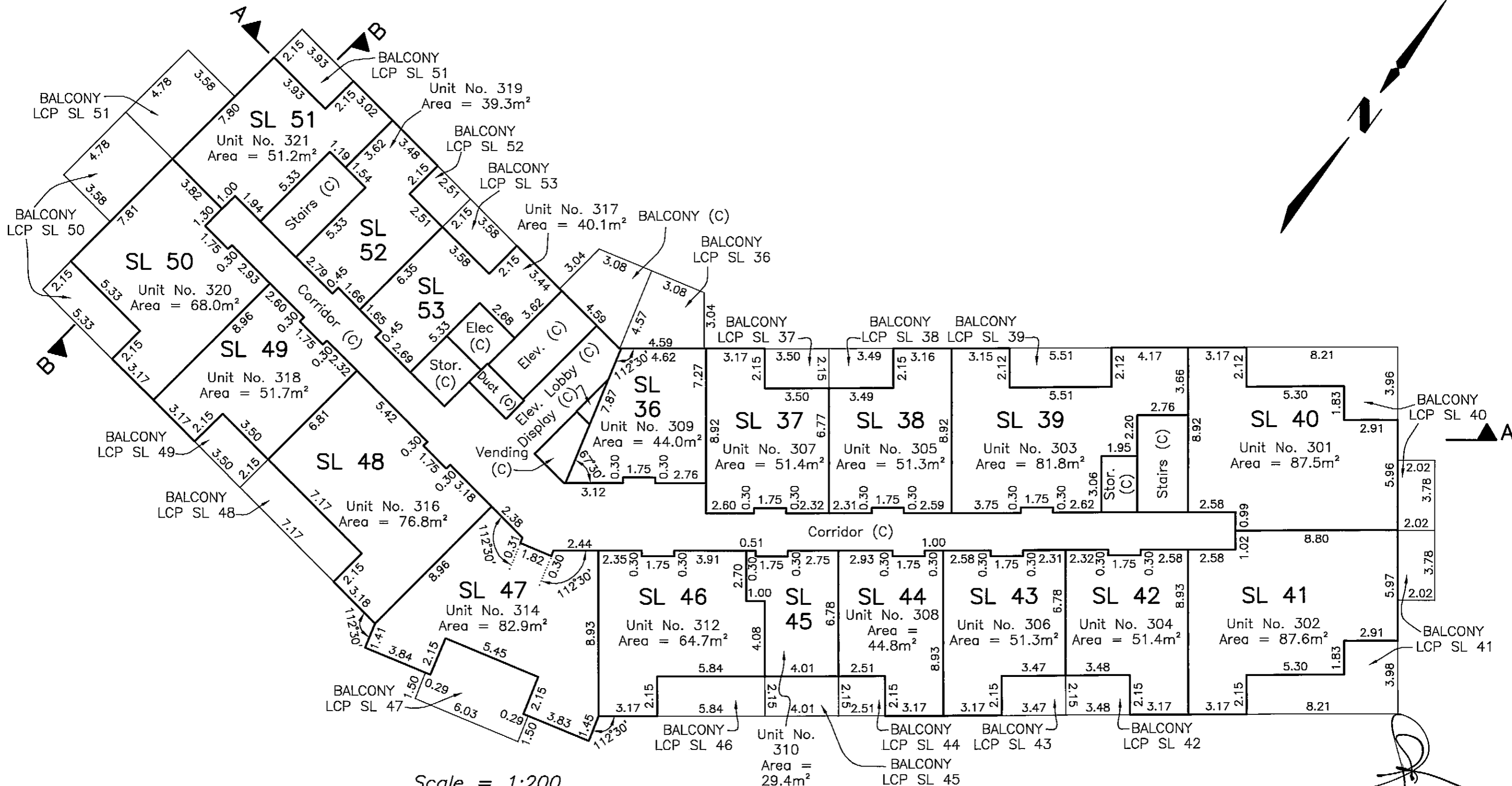


Scale = 1:200

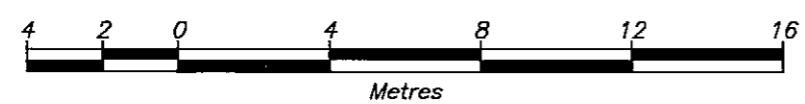


ST. ANDREWS WALK (EAST) THIRD FLOOR LEVEL STRATA LOTS 36 TO 53 INCLUSIVE

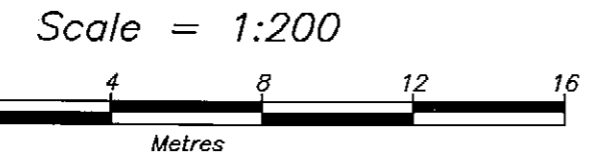
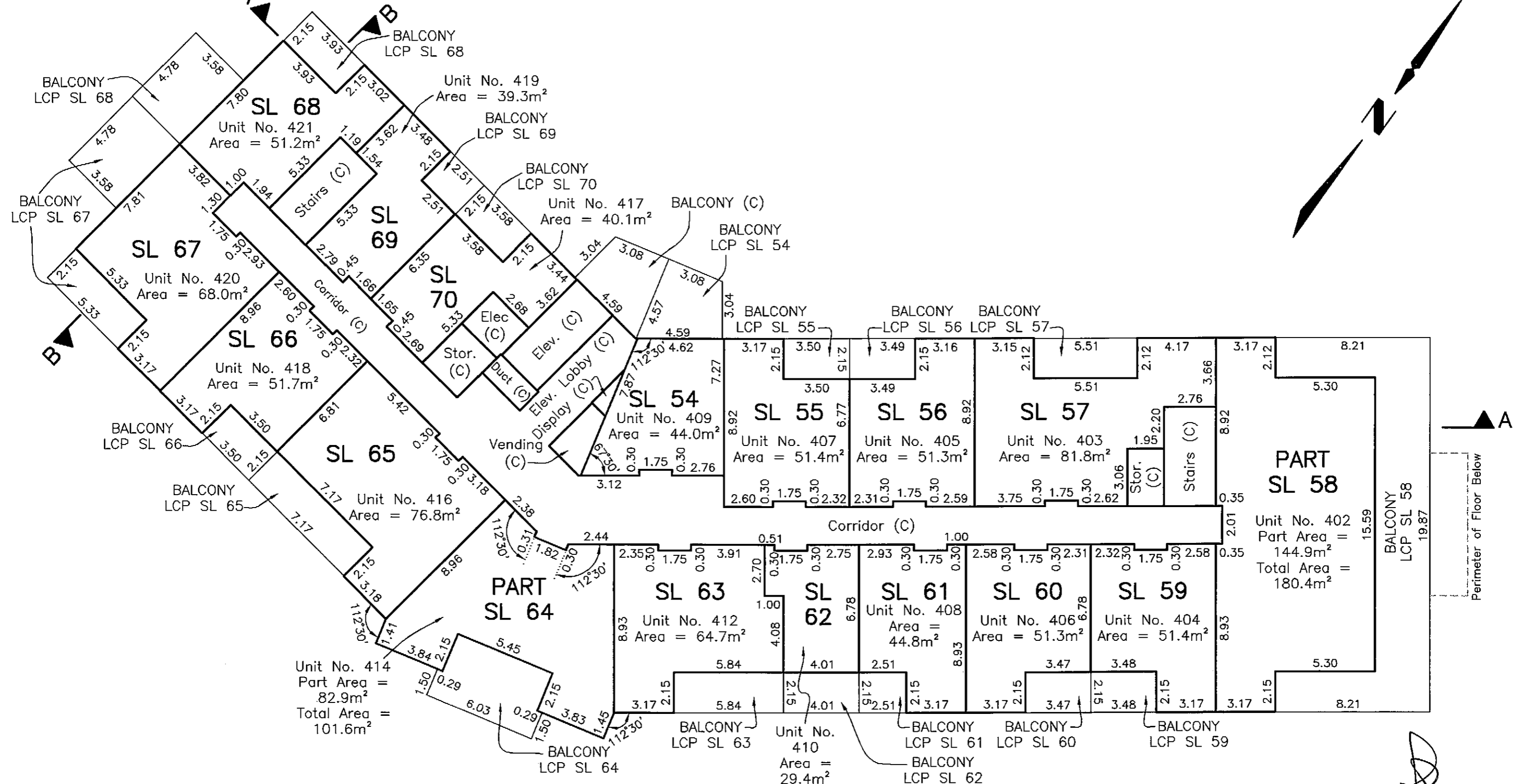
Sheet 11 of 16 Sheets
STRATA PLAN VIS 6323
PHASE 1



Scale = 1:200

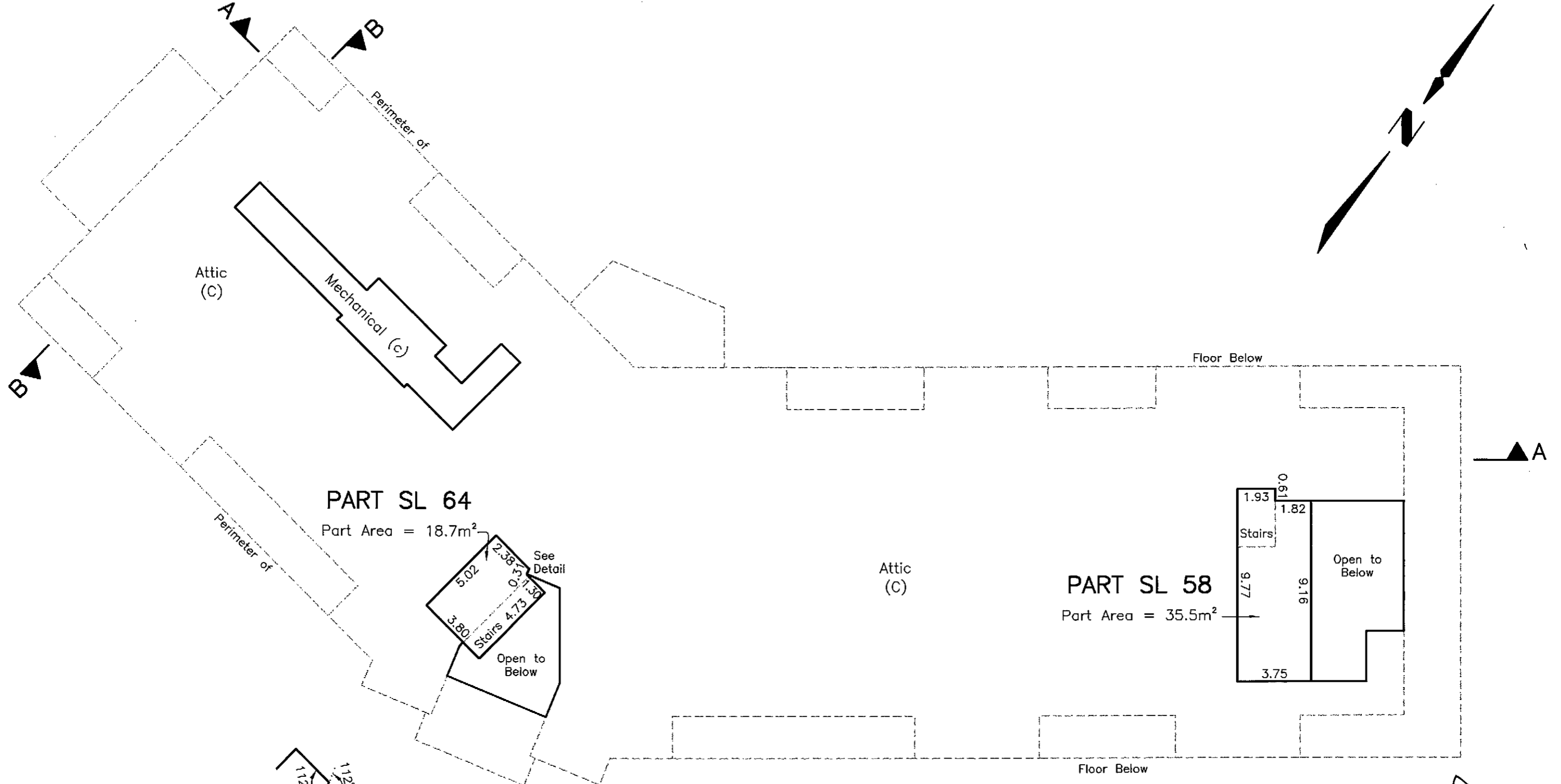


ST. ANDREWS WALK (EAST) FOURTH FLOOR LEVEL STRATA LOTS 54 TO 70 INCLUSIVE



ST. ANDREWS WALK (EAST)
 FIFTH FLOOR LEVEL
 STRATA LOTS 58 AND 64 LOFTS

STRATA PLAN VIS 6.323
 PHASE 1



PART SL 64

Part Area = 18.7m²

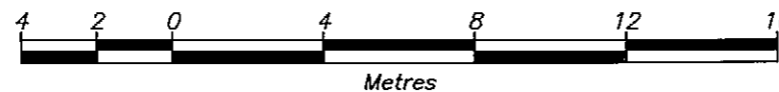
PART SL 58

Part Area = 35.5m²

DETAIL

SCALE 1:200

Scale = 1:200



A handwritten signature in black ink, likely belonging to the architect or a representative of the firm.

B.C.L.S.

June 22nd, 2007

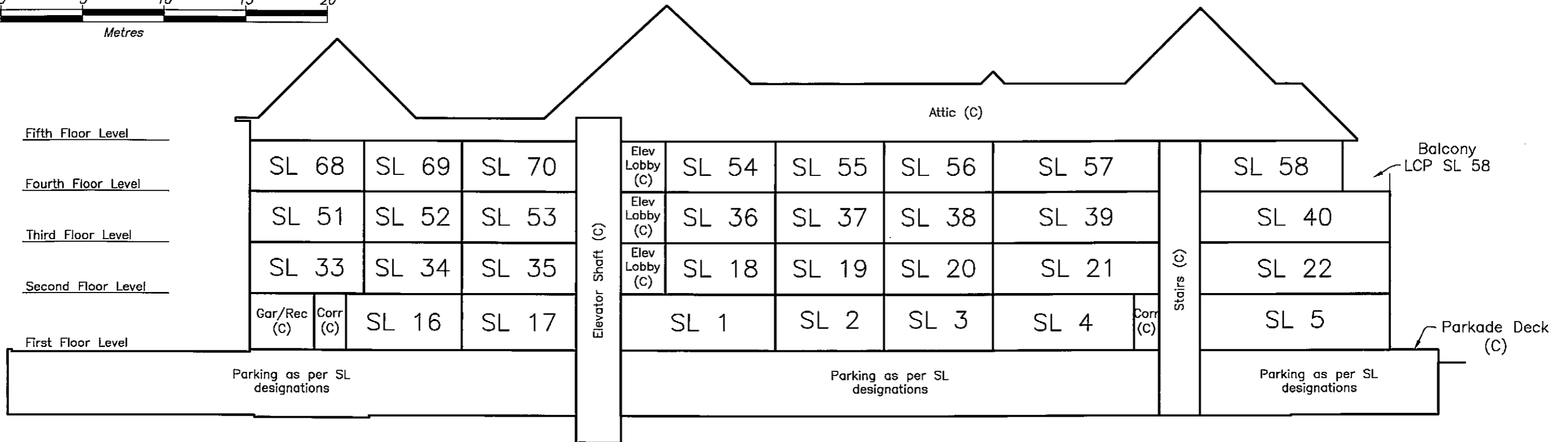
ST. ANDREWS WALK (EAST)

Sheet 14 of 16 Sheets

STRATA PLAN VIS 6323 PHASE 1

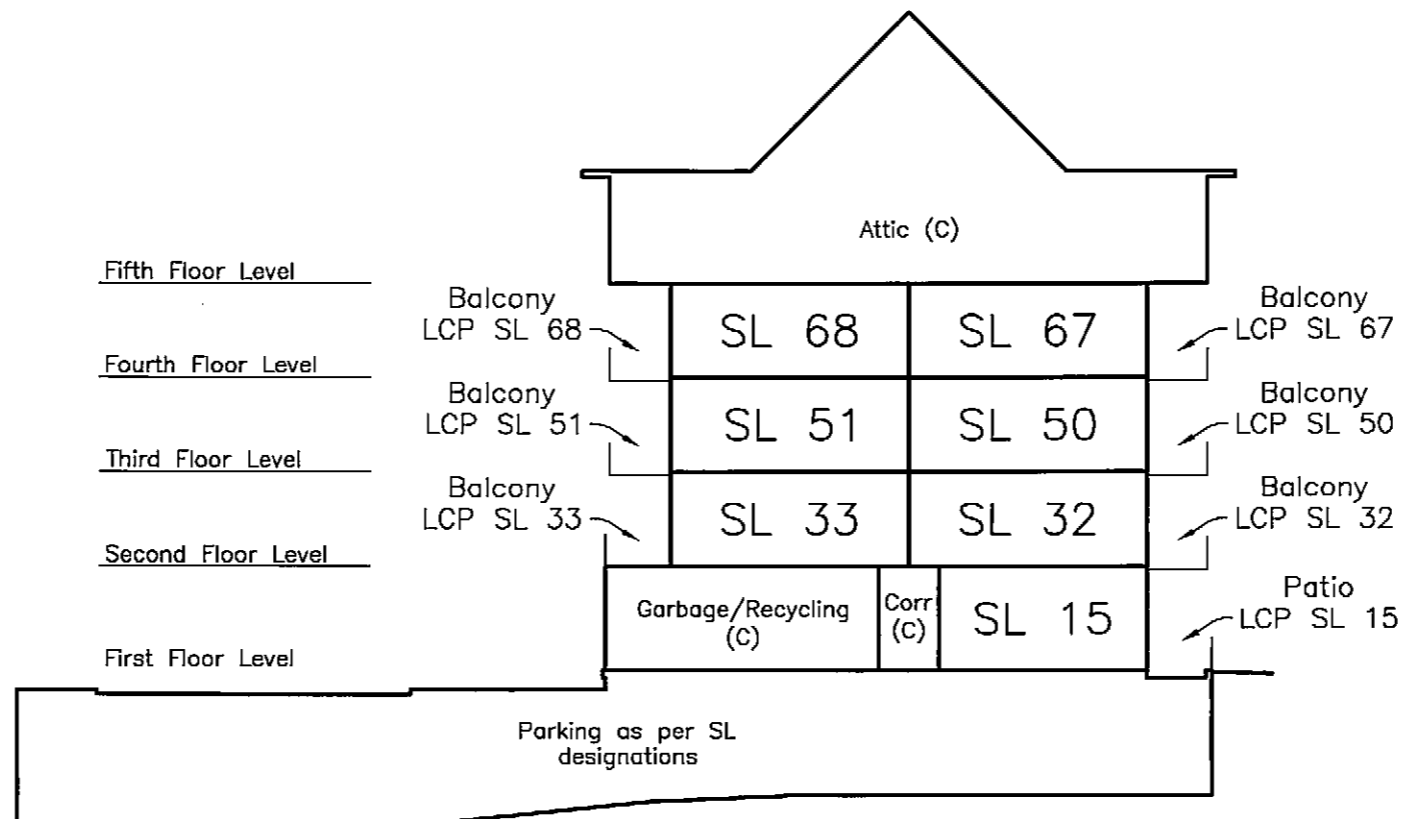
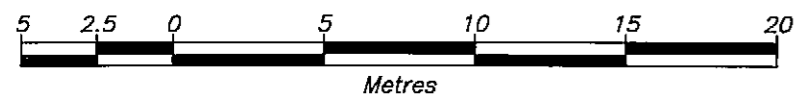
BUILDING CROSS SECTION A

Scale = 1:250



BUILDING CROSS SECTION B

Scale = 1:250



B.C.L.S.
June 22nd, 2007

ST. ANDREWS WALK (EAST)
ELEVATIONS – NORTH AND WEST

Sheet 15 of 16 Sheets

STRATA PLAN VIS 6323
PHASE 1

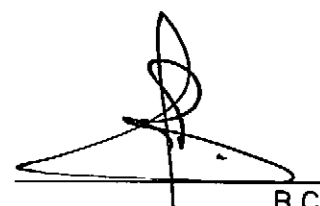


North Elevation



West Elevation

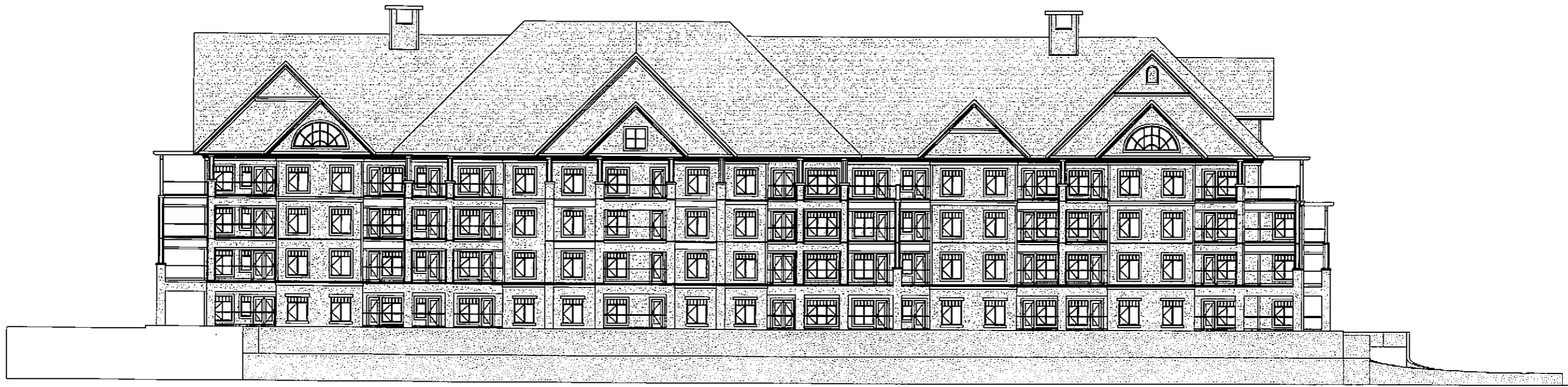
FOCUS
FCS Land Services Limited Partnership
PROJECT REF./DRAWING No.
011570-35SP1


B.C.L.S.
June 22nd, 2007

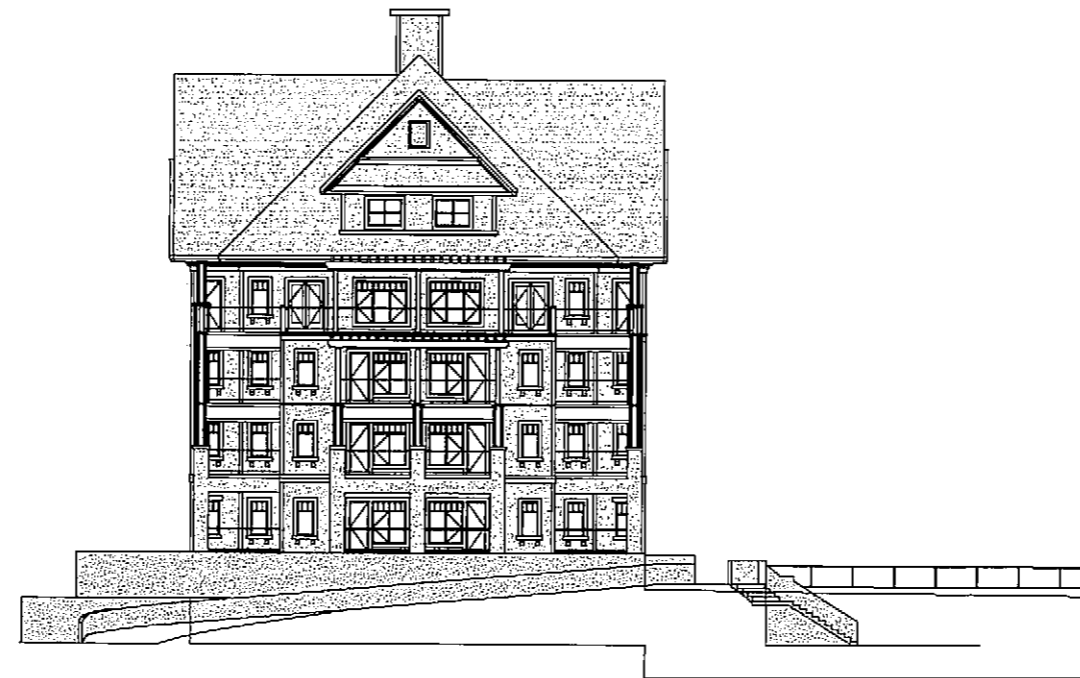
ST. ANDREWS WALK (EAST)
ELEVATIONS – SOUTH AND EAST

Sheet 16 of 16 Sheets

STRATA PLAN VIS 6323
PHASE 1




South Elevation




East Elevation

Registered Owner:


LGB9 Development Corporation
Inc. No. 635234



LEN BARRIE
Authorized Signatory



PHIL LESEUR
Authorized Signatory




MELISSA LOVETTE
Witness as to signatures

SECRETARY
Witness Occupation

208-2800 BRYN MAUR RD.
VICTORIA, BC V9B 5T4
Witness Address

Mortgagee:


HSBC Bank Canada



PHIL LEEDHAM
SENIOR MANAGER
CMB
Authorized Signatory



IAIN MCINTYRE
SENIOR ACCT MGR.
CMB
Authorized Signatory



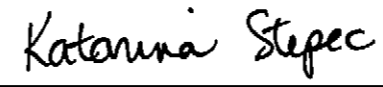
ANNE PIAZZA
Witness as to signatures

ACCOUNT MANAGER
Witness Occupation

100-771 VERNON AVE
VICTORIA, BC V8X 5A7
Witness Address

Mortgagee:

The Toronto-Dominion Bank



KATARINA STEPEC
Authorized Signatory

Authorized Signatory




Theresa Gin
Witness as to signatures

Client Services Officer
Witness Occupation

700 W. Georgia St.
Vancouver BC V7Y 1A2
Witness Address

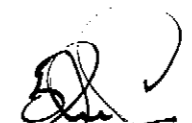
Mortgagee:

Carevest Capital Inc.
Inc. No. A42259



JIM PASTORKAS
Authorized Signatory

Authorized Signatory



PHIL LESEUR
Witness as to signatures

EXECUTIVE
Witness Occupation

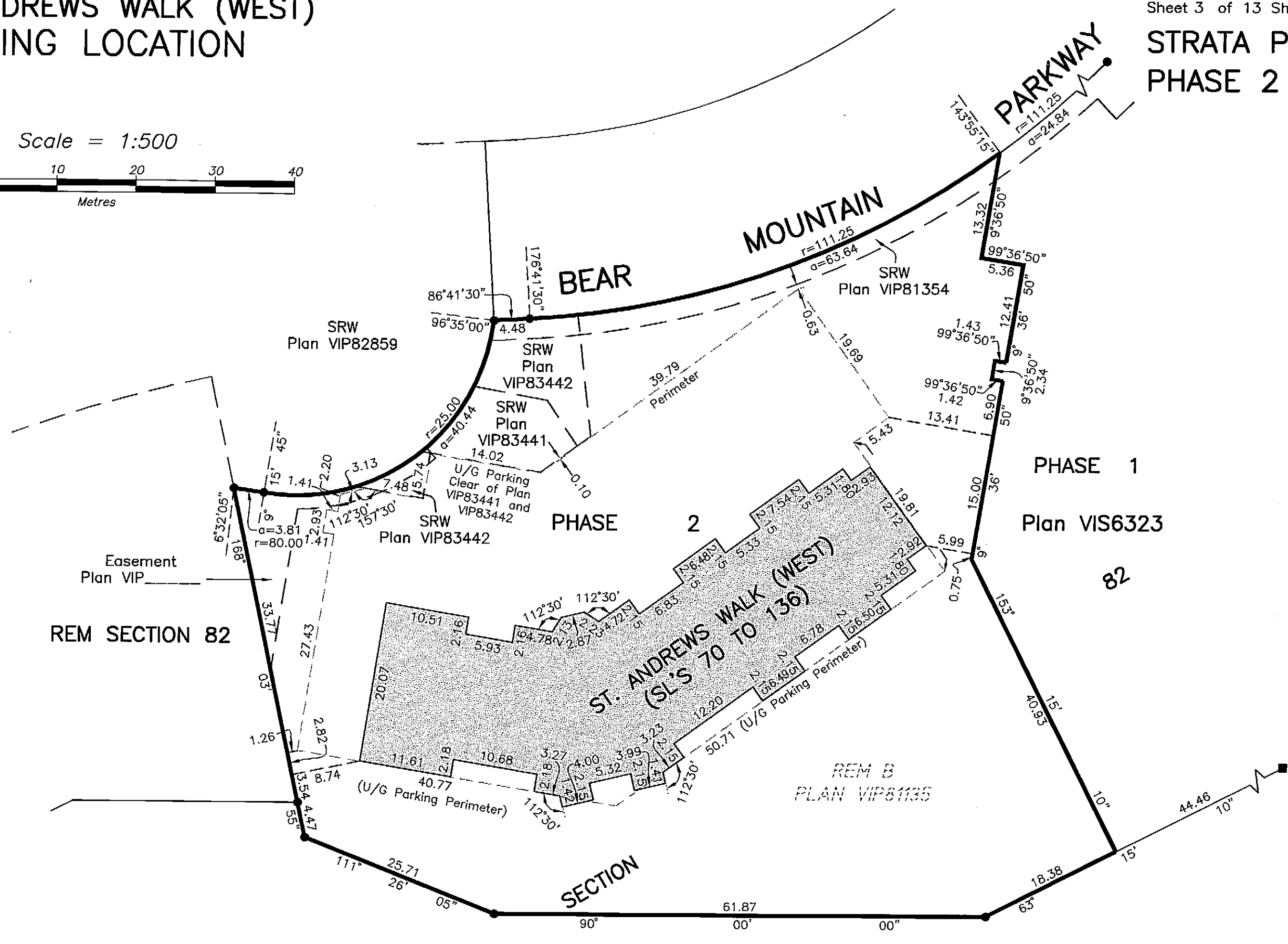
208-2800 BRYN MAUR RD.
VICTORIA, BC V9B 5T4
Witness Address

ST. ANDREWS WALK (WEST) BUILDING LOCATION

Sheet 3 of 13 Sheets

STRATA PLAN VIS6323 PHASE 2

Scale = 1:500

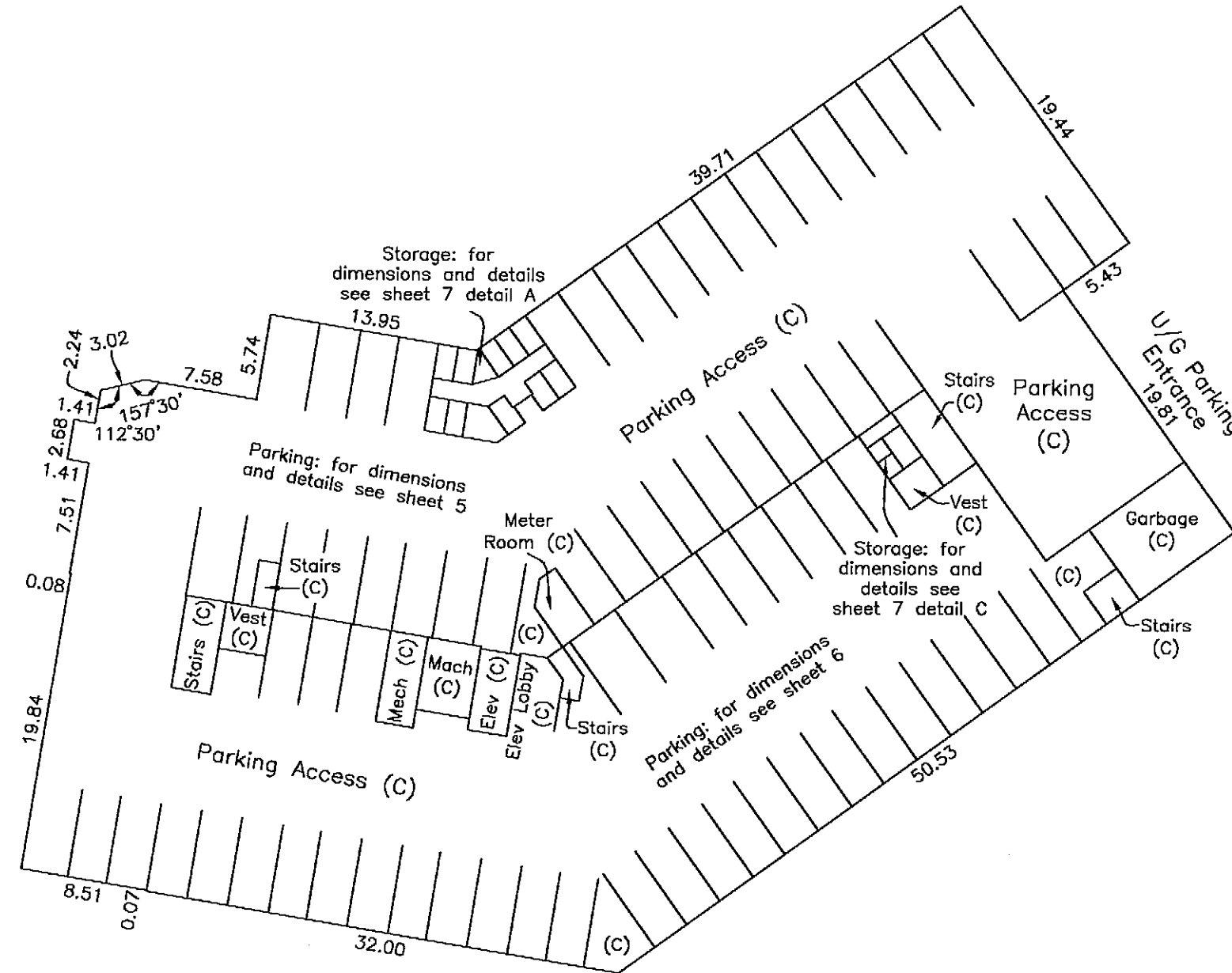


ST. ANDREWS WALK (WEST) PARKING AND STORAGE LOCKERS

Sheet 4 of 13 Sheets

STRATA PLAN VIS6323 PHASE 2

Scale = 1:400



FOCUS

FCS Land Services Limited Partnership

PROJECT REF./DRAWING No.
011570-35SP2

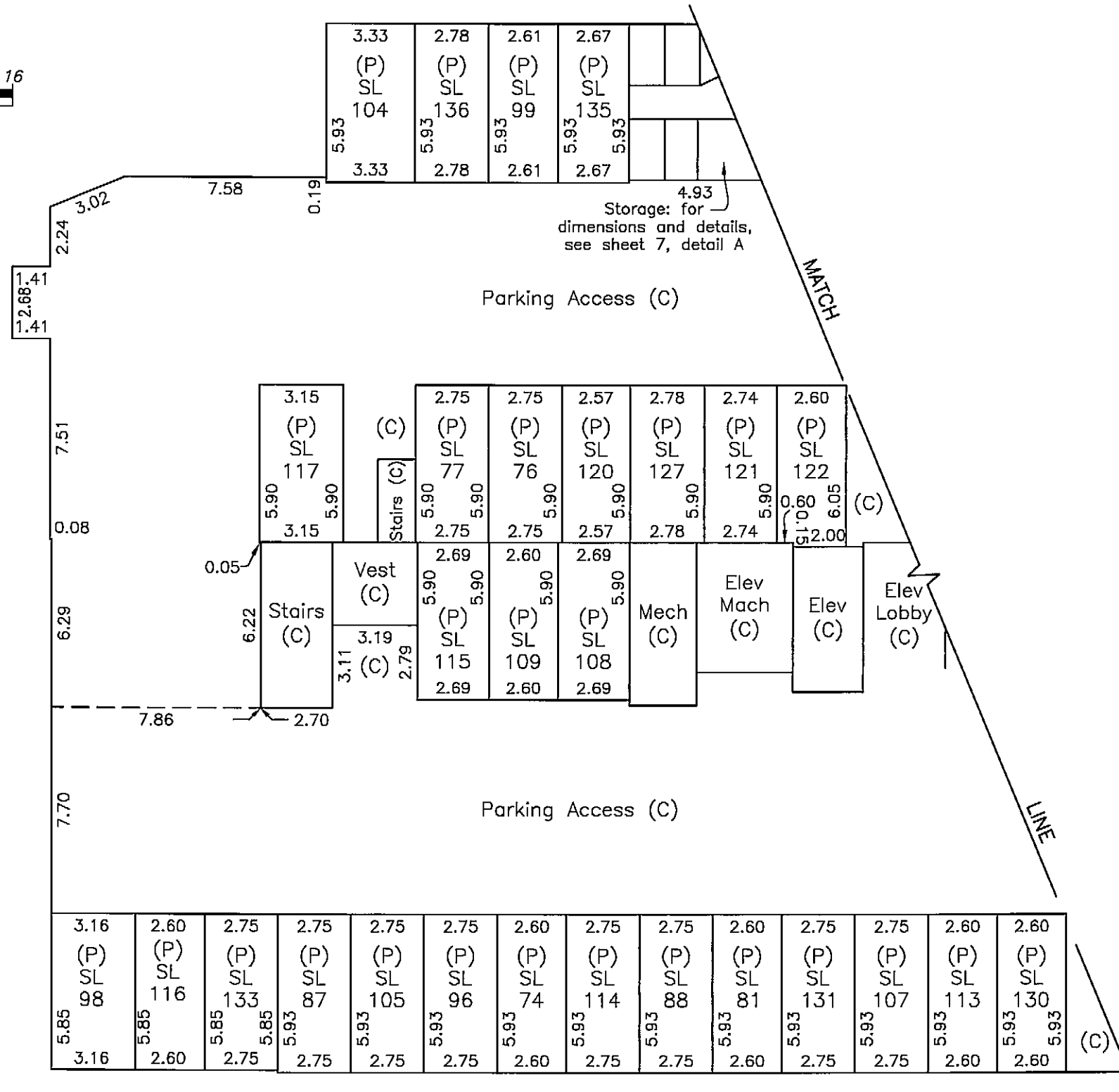
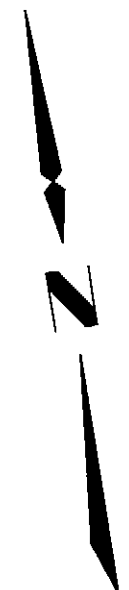
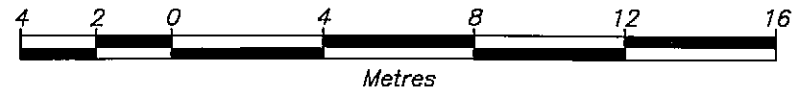
B.C.L.S.

31 October 2007

ST. ANDREWS WALK (WEST) PARKING LCP

STRATA PLAN VIS6323 PHASE 2

Scale = 1:200



FOCUS

FCS Land Services Limited Partnership

PROJECT REF./DRAWING No.

011570-35SP2

A handwritten signature in black ink.

B.C.L.S.

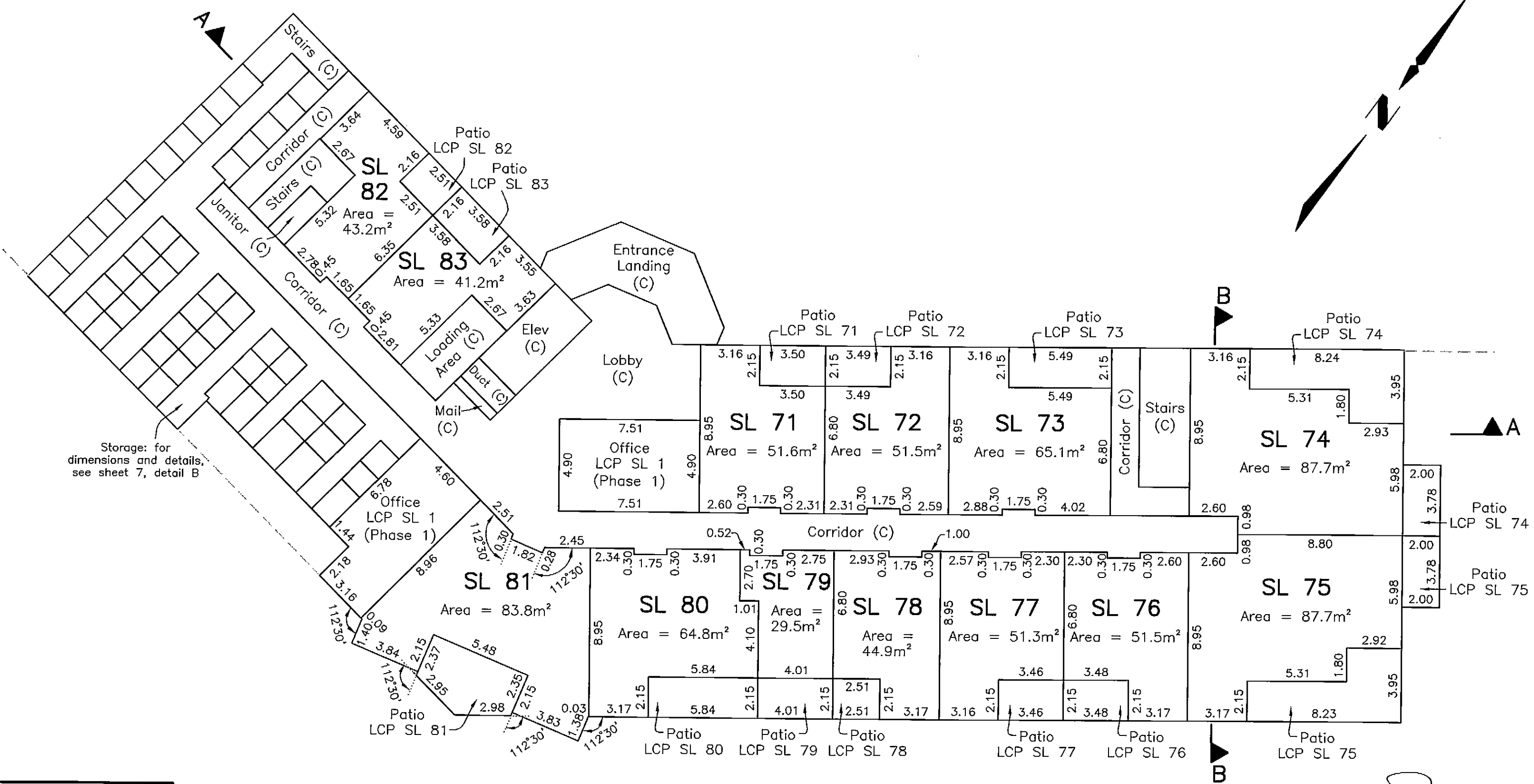
31 October 2007

ST. ANDREWS WALK (WEST)
 FIRST FLOOR LEVEL
 STRATA LOTS 71 TO 83 INCLUSIVE

Sheet 8 of 13 Sheets

STRATA PLAN VIS6323
 PHASE 2

Scale = 1:200



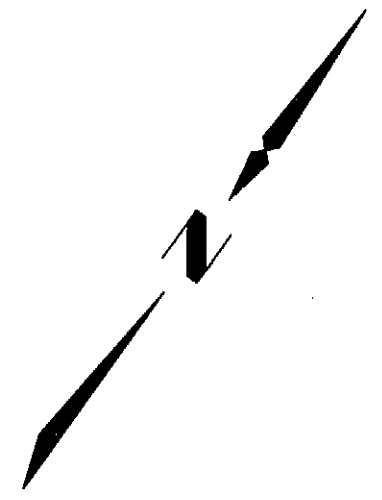
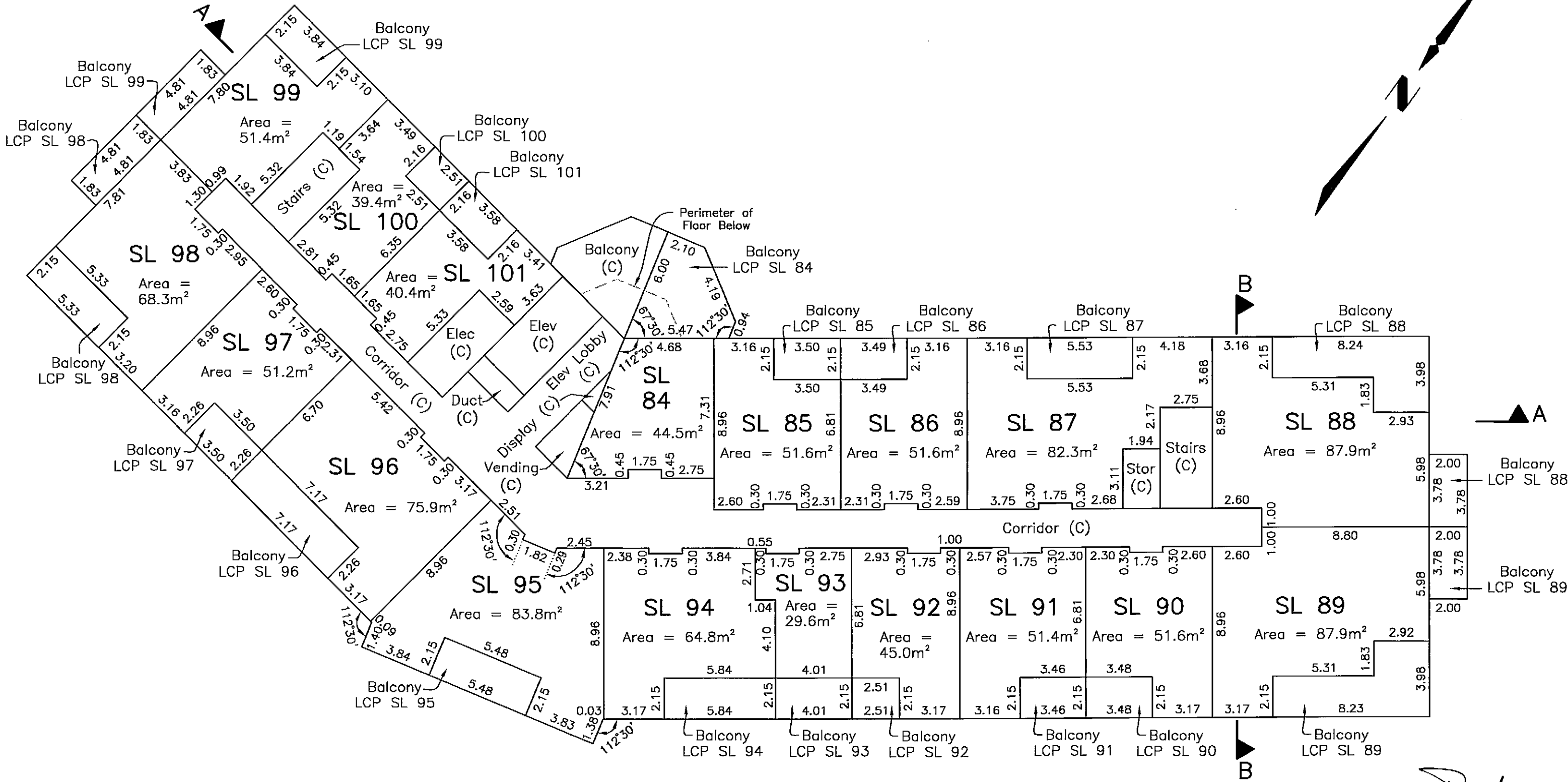
Storage: for dimensions and details, see sheet 7, detail B

[Signature]
 B.C.L.S.
 31 October 2007

ST. ANDREWS WALK (WEST) SECOND FLOOR LEVEL STRATA LOTS 84 TO 101 INCLUSIVE

Sheet 9 of 13 Sheets
**STRATA PLAN VIS6323
PHASE 2**

Scale = 1:200



FOCUS

FCS Land Services Limited Partnership
PROJECT REF./DRAWING No.
011570-35SP2

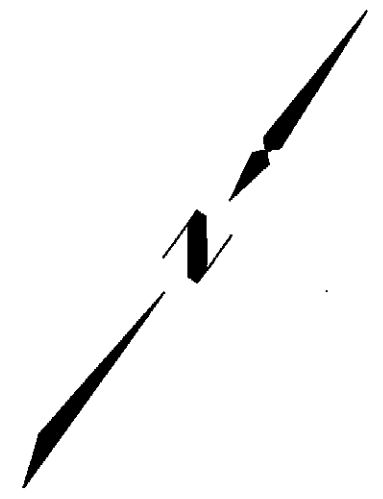
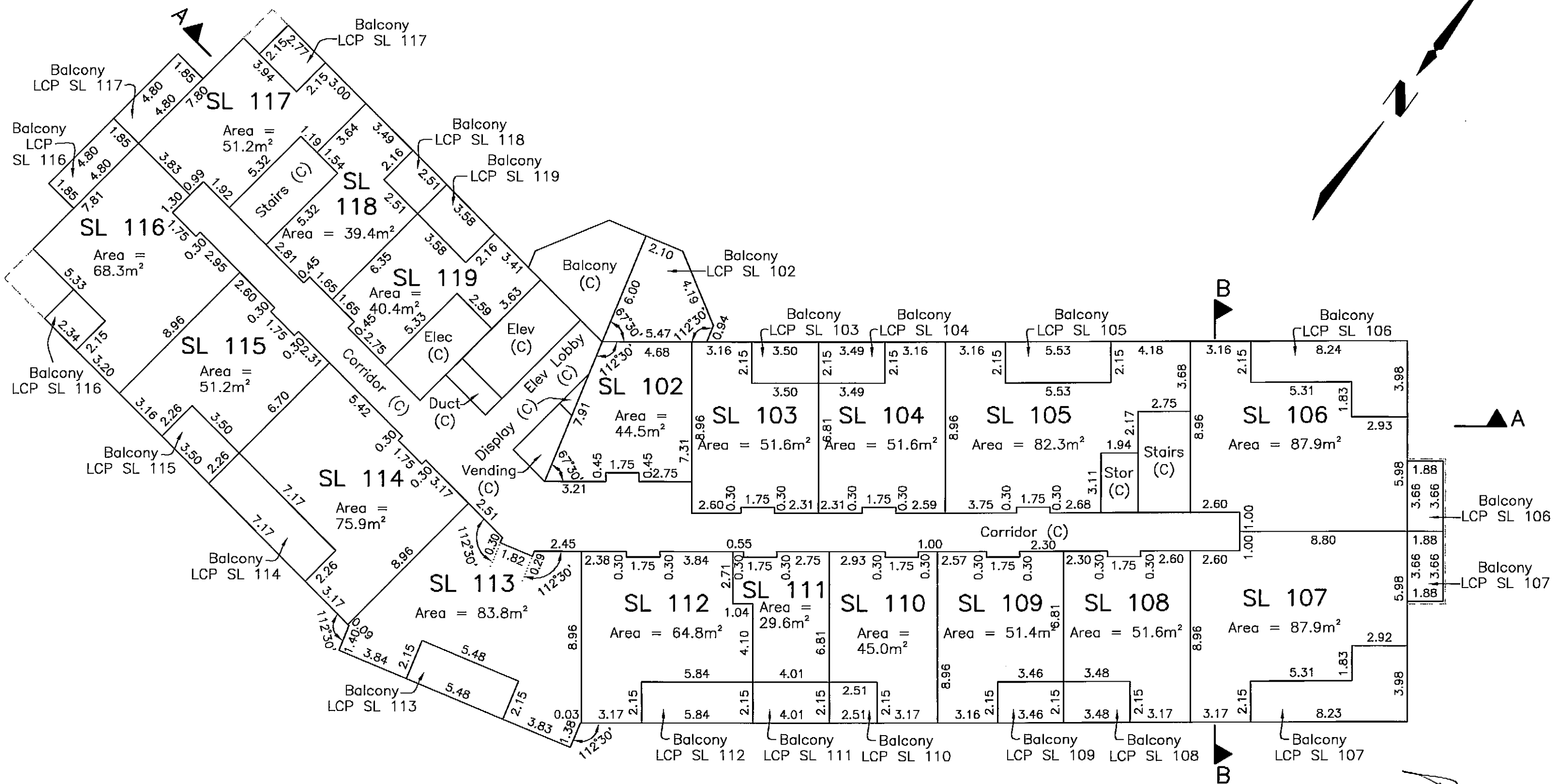
[Signature]
B.C.L.S.

31 October 2007

ST. ANDREWS WALK (WEST) THIRD FLOOR LEVEL STRATA LOTS 102 TO 119 INCLUSIVE

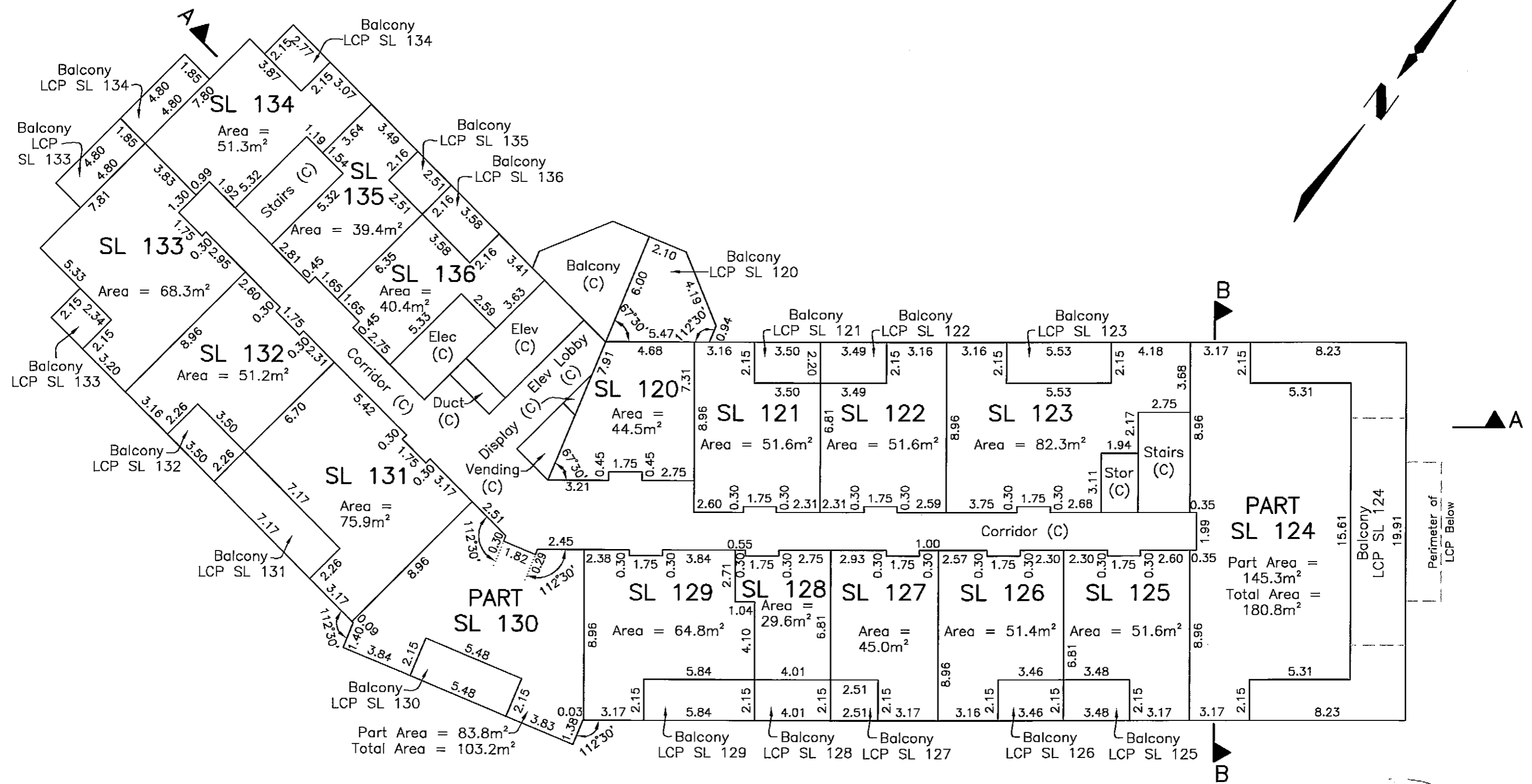
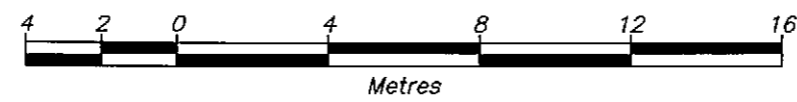
Sheet 10 of 13 Sheets
**STRATA PLAN VIS6323
PHASE 2**

Scale = 1:200



**ST. ANDREWS WALK (WEST)
FOURTH FLOOR LEVEL
STRATA LOTS 120 TO 136 INCLUSIVE**

Scale = 1:200

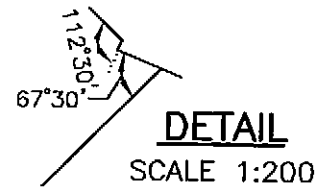
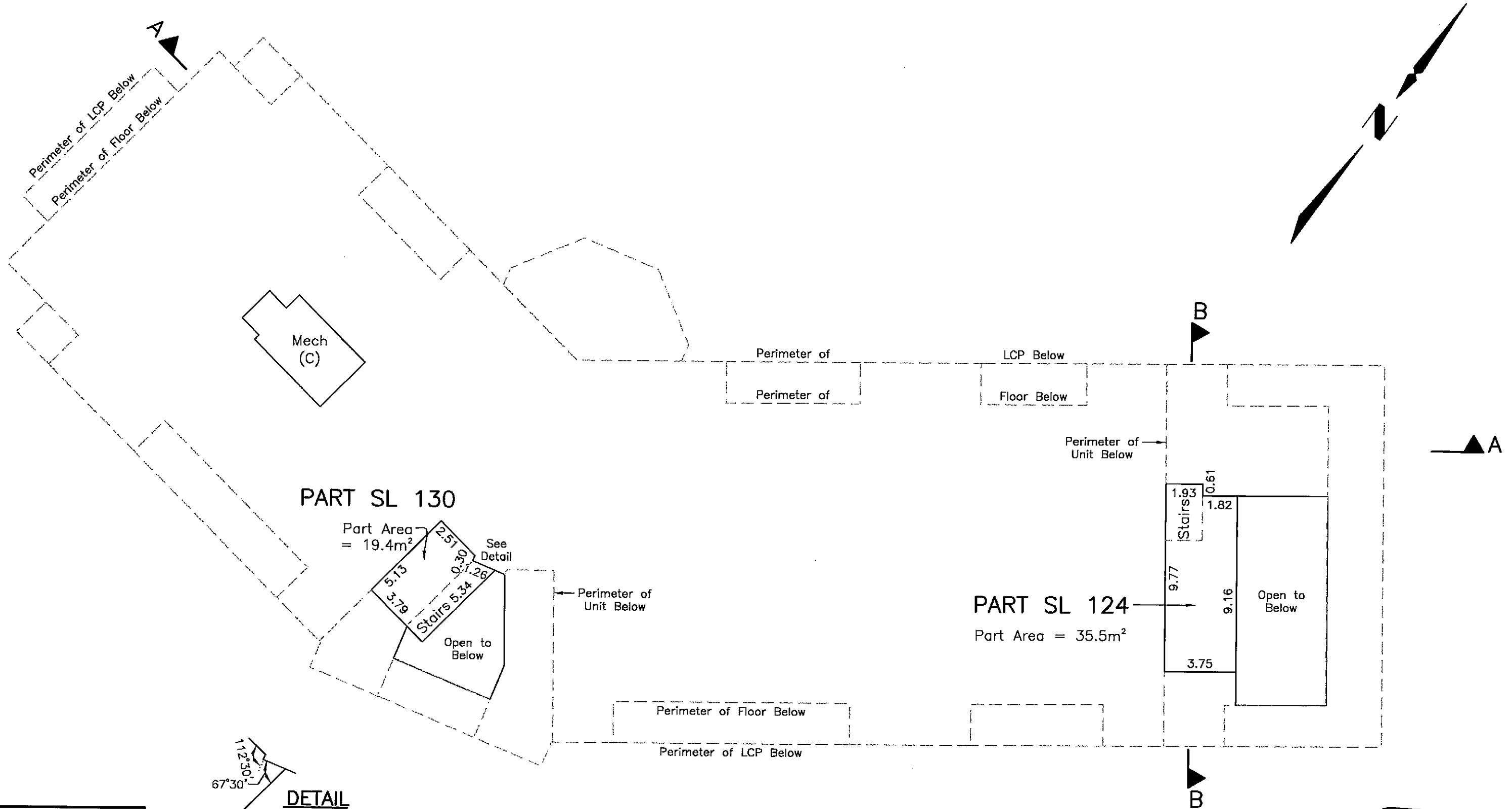


ST. ANDREWS WALK (WEST)
 LOFT LEVEL
 PART STRATA LOTS 124 AND 130

Sheet 12 of 13 Sheets

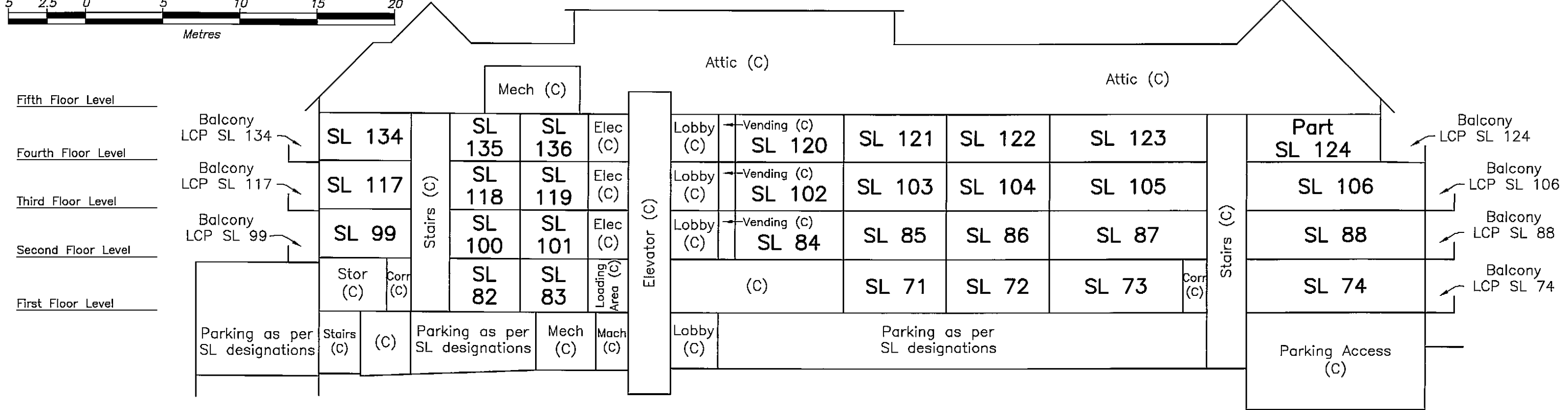
STRATA PLAN VIS6323
 PHASE 2

Scale = 1:200



ST. ANDREWS WALK (WEST)

BUILDING CROSS SECTION A
 Scale = 1:250



BUILDING CROSS SECTION B
 Scale = 1:250

