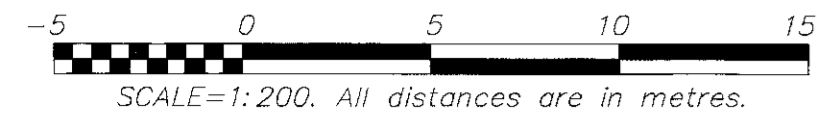


STRATA PLAN OF LOT B, SECTION 6, ESQUIMALT DISTRICT, PLAN VIP80154.

SHEET 1 OF 7 SHEETS
STRATA PLAN VIS 6613



BCGS 92B.04.3

LEGEND.

Grid bearings were derived from Plan VIP80154.

found placed
○ Denotes standard iron post.
Sq.m. Denotes square metres.

PARK

SECTION

Deposited and Registered in the
Land Title Office at Victoria, B.C.
this 14 day of July, 2008.

Craig Johnstone
Registrar

FB 191636

LOT 1
PLAN VIP78337

LOT 2

SIX MILE ROAD

COMMON PROPERTY

Foundation Level 1

Foundation Level 2

LOT C
PLAN VIP80154

LOT 1
PLAN VIP60330

The building is named The Aspen.
The building is located in Victoria, B.C.
The addresses of the project are:

- Strata Lot 1: 103 - 101 Nursery Hill Drive
- Strata Lot 2: 102 - 101 Nursery Hill Drive
- Strata Lot 3: 101 - 101 Nursery Hill Drive
- Strata Lot 4: 108 - 101 Nursery Hill Drive
- Strata Lot 5: 107 - 101 Nursery Hill Drive
- Strata Lot 6: 106 - 101 Nursery Hill Drive
- Strata Lot 7: 105 - 101 Nursery Hill Drive
- Strata Lot 8: 104 - 101 Nursery Hill Drive
- Strata Lot 9: 103 - 201 Nursery Hill Drive
- Strata Lot 10: 102 - 201 Nursery Hill Drive
- Strata Lot 11: 101 - 201 Nursery Hill Drive
- Strata Lot 12: 110 - 201 Nursery Hill Drive
- Strata Lot 13: 109 - 201 Nursery Hill Drive
- Strata Lot 14: 108 - 201 Nursery Hill Drive
- Strata Lot 15: 107 - 201 Nursery Hill Drive
- Strata Lot 16: 106 - 201 Nursery Hill Drive
- Strata Lot 17: 105 - 201 Nursery Hill Drive
- Strata Lot 18: 104 - 201 Nursery Hill Drive
- Strata Lot 19: 203 - 101 Nursery Hill Drive
- Strata Lot 20: 202 - 101 Nursery Hill Drive
- Strata Lot 21: 201 - 101 Nursery Hill Drive
- Strata Lot 22: 208 - 101 Nursery Hill Drive
- Strata Lot 23: 207 - 101 Nursery Hill Drive
- Strata Lot 24: 206 - 101 Nursery Hill Drive
- Strata Lot 25: 205 - 101 Nursery Hill Drive
- Strata Lot 26: 204 - 101 Nursery Hill Drive

- Strata Lot 27: 203 - 201 Nursery Hill Drive
- Strata Lot 28: 202 - 201 Nursery Hill Drive
- Strata Lot 29: 201 - 201 Nursery Hill Drive
- Strata Lot 30: 211 - 201 Nursery Hill Drive
- Strata Lot 31: 210 - 201 Nursery Hill Drive
- Strata Lot 32: 209 - 201 Nursery Hill Drive
- Strata Lot 33: 208 - 201 Nursery Hill Drive
- Strata Lot 34: 207 - 201 Nursery Hill Drive
- Strata Lot 35: 206 - 201 Nursery Hill Drive
- Strata Lot 36: 205 - 201 Nursery Hill Drive
- Strata Lot 37: 204 - 201 Nursery Hill Drive
- Strata Lot 38: 303 - 101 Nursery Hill Drive
- Strata Lot 39: 302 - 101 Nursery Hill Drive
- Strata Lot 40: 301 - 101 Nursery Hill Drive
- Strata Lot 41: 308 - 101 Nursery Hill Drive
- Strata Lot 42: 307 - 101 Nursery Hill Drive
- Strata Lot 43: 306 - 101 Nursery Hill Drive
- Strata Lot 44: 305 - 101 Nursery Hill Drive
- Strata Lot 45: 304 - 101 Nursery Hill Drive
- Strata Lot 46: 303 - 201 Nursery Hill Drive
- Strata Lot 47: 302 - 201 Nursery Hill Drive
- Strata Lot 48: 301 - 201 Nursery Hill Drive
- Strata Lot 49: 311 - 201 Nursery Hill Drive
- Strata Lot 50: 310 - 201 Nursery Hill Drive
- Strata Lot 51: 309 - 201 Nursery Hill Drive
- Strata Lot 52: 308 - 201 Nursery Hill Drive
- Strata Lot 53: 307 - 201 Nursery Hill Drive
- Strata Lot 54: 306 - 201 Nursery Hill Drive
- Strata Lot 55: 305 - 201 Nursery Hill Drive
- Strata Lot 56: 304 - 201 Nursery Hill Drive

- Strata Lot 57: 403 - 101 Nursery Hill Drive
- Strata Lot 58: 402 - 101 Nursery Hill Drive
- Strata Lot 59: 401 - 101 Nursery Hill Drive
- Strata Lot 60: 407 - 101 Nursery Hill Drive
- Strata Lot 61: 406 - 101 Nursery Hill Drive
- Strata Lot 62: 405 - 101 Nursery Hill Drive
- Strata Lot 63: 404 - 101 Nursery Hill Drive
- Strata Lot 64: 403 - 201 Nursery Hill Drive
- Strata Lot 65: 402 - 201 Nursery Hill Drive
- Strata Lot 66: 401 - 201 Nursery Hill Drive
- Strata Lot 67: 411 - 201 Nursery Hill Drive
- Strata Lot 68: 410 - 201 Nursery Hill Drive
- Strata Lot 69: 409 - 201 Nursery Hill Drive
- Strata Lot 70: 408 - 201 Nursery Hill Drive
- Strata Lot 71: 407 - 201 Nursery Hill Drive
- Strata Lot 72: 406 - 201 Nursery Hill Drive
- Strata Lot 73: 405 - 201 Nursery Hill Drive
- Strata Lot 74: 412 - 201 Nursery Hill Drive
- Strata Lot 75: 404 - 201 Nursery Hill Drive

File: 0435PB-97
Archive: 97-FORSITE-2ST1
Island Land Surveying Ltd.
1-15 Cadillac Avenue
Victoria, B.C. V8Z 1T3
Tel 475-1515 Fax 475-1516
email: islandsurveying@uniserve.com

Mortgagee
BANCCORP GROWTH MORTGAGE FUND LTD.
Authorized Signatory
Marianne Dobslaw
Authorized Signatory
RICHARD MACKIN
Witness
ANDREA LOBO FRABU
1420-1090 West Georgia St
Address
Vancouver BC
Occupation
Administrative Assistant

Registered Owner
0715642 B.C. LTD. INC. NO. 0715642
Authorized Signatory
Gary Young
Authorized Signatory
H. Lane Sweeting
Witness as to the signature of Gary Young
KAREN BROWN
Witness as to the signature of H. Lane Sweeting
2010-1055 W. Georgia St.
Address
Vancouver, BC V6E 3P3
Occupation
Legal Assistant
2680 PROGRESSIVE
Address
VAN, ABBOTSFORD, BC
Occupation
CO-ORDINATOR

I, Peter I. M. Broeren, 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: June 24, 2008

P. Broeren
B.C.L.S.

I, Peter I. M. Broeren, a British Columbia Land Surveyor, certify that the buildings included in this strata plan have not as of the 24th day of June, 2008 been previously occupied.

P. Broeren
B.C.L.S.

Mortgagee
COAST CAPITAL SAVINGS CREDIT UNION
Authorized Signatory
Sal Balao
Authorized Signatory
Dean Wenneberg
Witness
Judy Grayston
15117-101 Ave Surrey BC
Address
V3R 8P7
Occupation
ASSISTANT

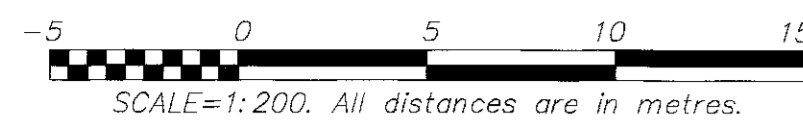
This plan lies within the Town of View Royal and the Capital Regional District.

I, Peter I. M. Broeren, a British Columbia Land Surveyor of Victoria, in British Columbia, certify that I was present of and personally superintended the survey represented by this plan, and that the survey and plan are correct. The field survey was completed on the 24th day of June, 2008. The plan was completed and checked, and the checklist filed under BECP-83105, on the 25th day of June, 2008.

P. Broeren
B.C.L.S.

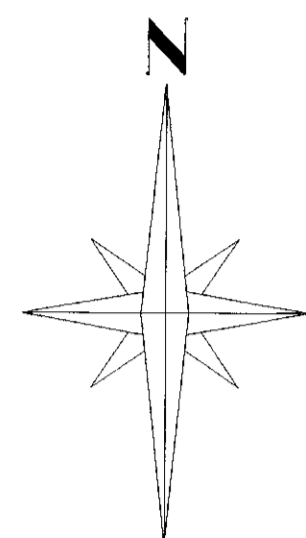
FIRST LEVEL

SHEET 2 OF 7 SHEETS
STRATA PLAN VIS 6613



LEGEND
Pt. Denotes "Part".
LCP Denotes "Limited Common Property, limited for the use of Strata Lot ...".

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.



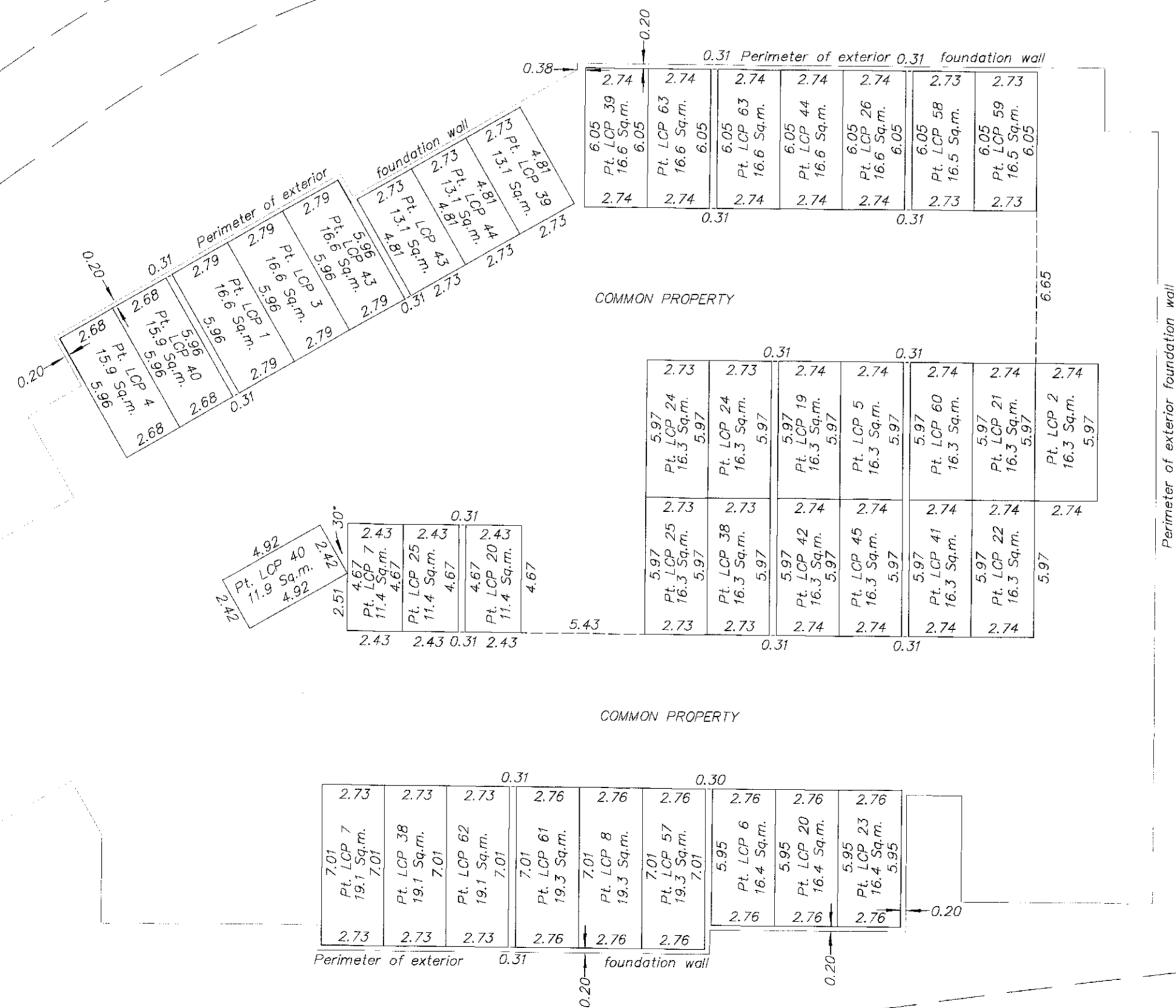
LOT 1
PLAN VIP78337

PARK

LOT C
PLAN VIP80154

SIX MILE ROAD

LOT 1
PLAN VIP60330



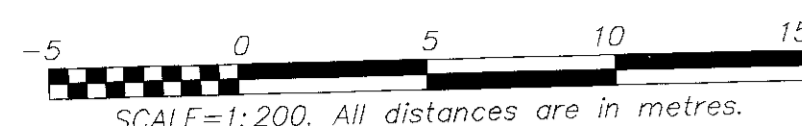
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Island Land Surveying Ltd.
1-15 Cadillac Avenue
Victoria, B.C. V8Z 1Y3
Tel: 479-1515 Fax: 479-1516
email: islandsurveying@uniserve.com

Dated this 25th day of June, 2008

P. Broeren
Peter I. M. Broeren BCLS

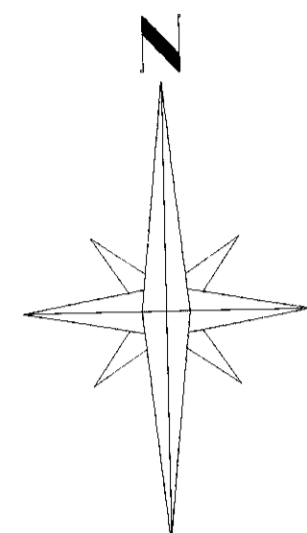
SHEET 3 OF 7 SHEETS
STRATA PLAN VIS 6613

SECOND LEVEL



LEGEND
Pt. Denotes "Part".
LCP Denotes "Limited Common Property, limited for the use of Strata Lot ...".

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.



LOT 1
PLAN VIP78337

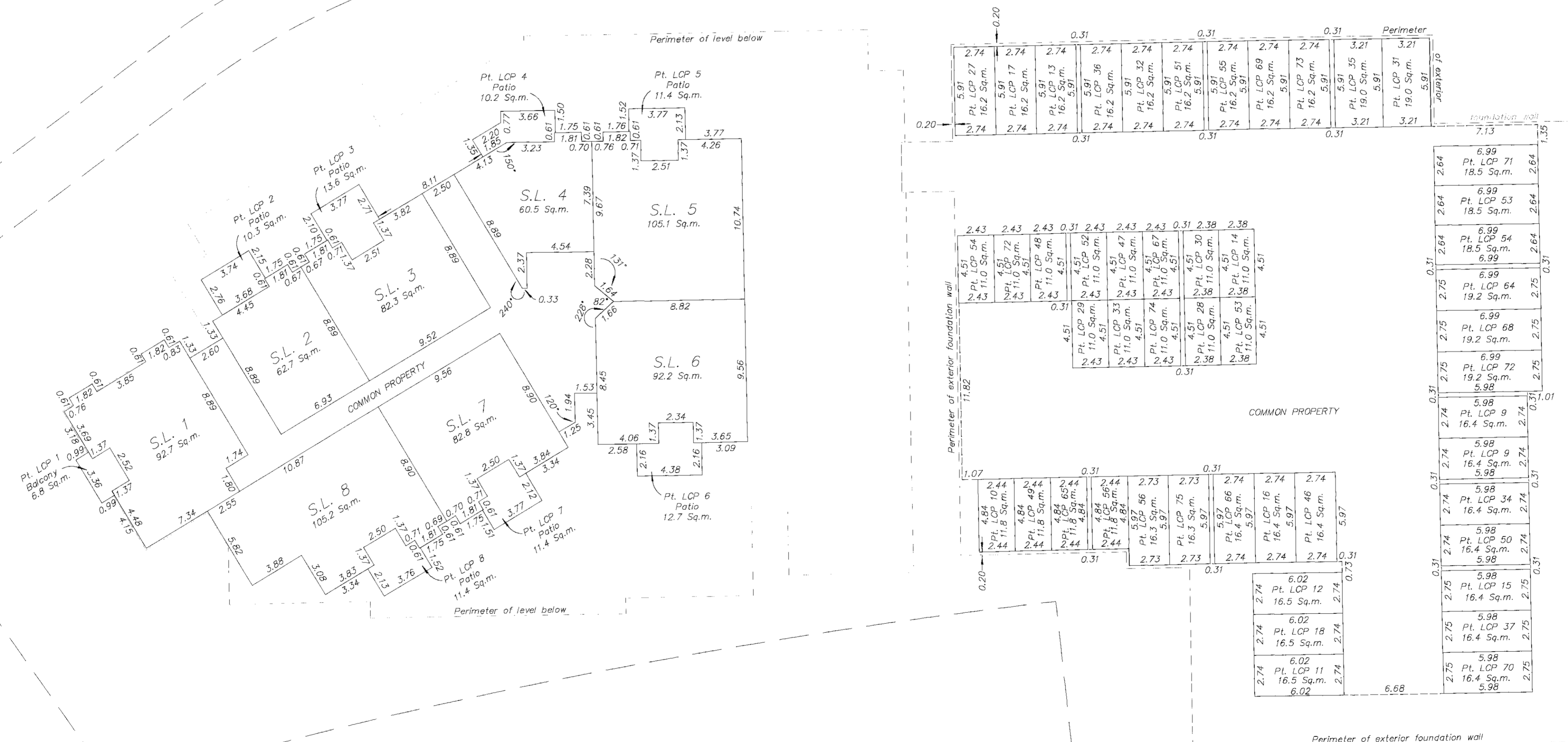
PARK

Amended pursuant to Section 258,
Strata Property Act, this 2nd day
of December, 2008.
See Amended Sheet 3.

SIX MILE ROAD

LOT 1
PLAN VIP60330

LOT C
PLAN VIP80154



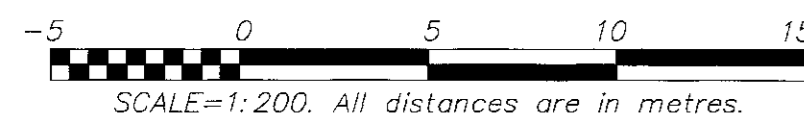
File: 0435PB-97
Archive: 97-FORSITE-2ST3B
Island Land Surveying Ltd.
1-15 Cadillac Avenue
Victoria, B.C. V8Z 1T3
Tel: 475-1515 Fax: 475-1516
email: islandsurveying@uniserve.com

Dated this 25th day of June, 2008

P. Broeren
Peter I. M. Broeren B.C.L.S.
ORIGINAL

EXPLANATORY PLAN AMENDING STRATA PLAN VIS6613 TO DESIGNATE LIMITED COMMON PROPERTY FOR THE BENEFIT OF STRATA LOT 29, SECTION 6, ESQUIMALT DISTRICT, STRATA PLAN VIS6613, PURSUANT TO SECTION 258, STRATA PROPERTY ACT.

**AMENDED SHEET 3 OF 7 SHEETS
STRATA PLAN VIS6613**



BCGS 92B.043

Deposited in the Land Title Office at Victoria, B.C. this 2nd day of December, 2008.

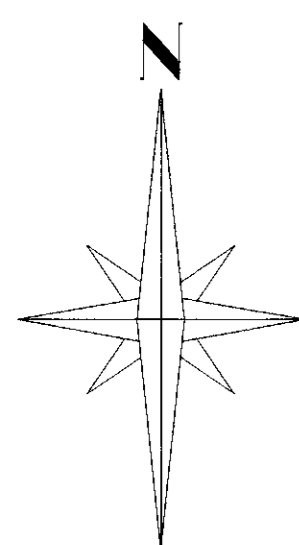
C. Johnston per CB
Registrar

FB233887

LEGEND

- Astronomic bearings were derived from Strata Plan VIS6613.
- Pt. Denotes "Part".
- LCP Denotes "Limited Common Property, limited for the use of Strata Lot ...".
- Sq.m. Denotes Square Metres.
- S.L. Denotes "Strata Lot ...".

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.



LOT 1
PLAN VIP78337

SECTION 6

PARK

SIX MILE ROAD

LOT 1
PLAN VIP60330

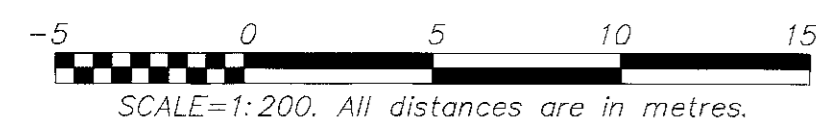
LOT C
PLAN VIP80154

File: 0467PB-97
 Archive: 97-FORSITE-2ST3C
Island Land Surveying Ltd.
 1-15 Cadillac Avenue
 Victoria, B.C. V8Z 1T3
 Tel: 250.475.1515 Fax: 250.475.1516
 email: islandsurveying@uniserve.com

This Plan lies within the Capital Regional District.
 This plan was completed and checked, and the checklist filed under ECP-90434 on the 26th day of November, 2008 and is hereby certified correct in accordance with Land Title Office records.

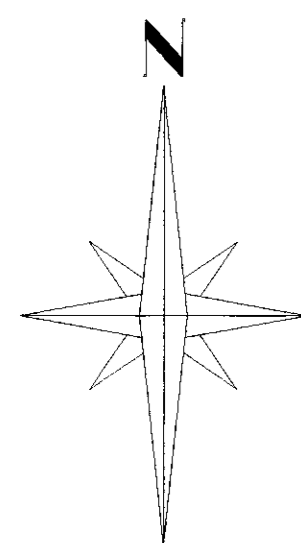
P. Broeren
 Peter I. M. Broeren B.C.L.S.

THIRD LEVEL



LEGEND
Pt. Denotes "Part".
LCP Denotes "Limited Common Property, limited for the use of Strata Lot _".

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.



SHEET 4 OF 7 SHEETS
STRATA PLAN VIS 6613

LOT 1
PLAN VIP78337

PARK

SIX MILE ROAD

LOT C
PLAN VIP80154

LOT 1
PLAN VIP60330

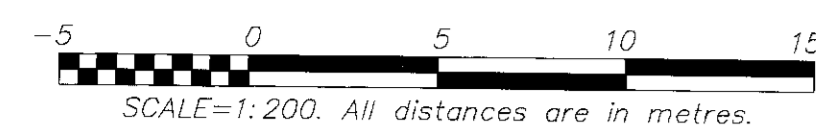
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Archive: 97-FORSITE-2ST4
Island Land Surveying Ltd.
1-15 Cadillac Avenue
Victoria, B.C. V8Z 1T5
Tel 475-1515 Fax 475-1516
email: islandsurveying@uniserve.com

Dated this 25th day of June, 2008

P. Broeren
Peter I. M. Broeren BCLS

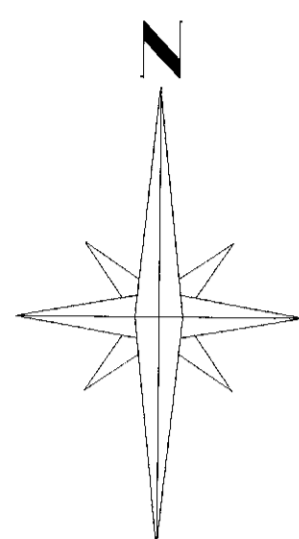
ORIGINAL

FOURTH LEVEL



LEGEND
 Pl. Denotes "Part".
 LCP Denotes "Limited Common Property, limited for the use of Strata Lot _".

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.



SHEET 5 OF 7 SHEETS
STRATA PLAN VIS 6613

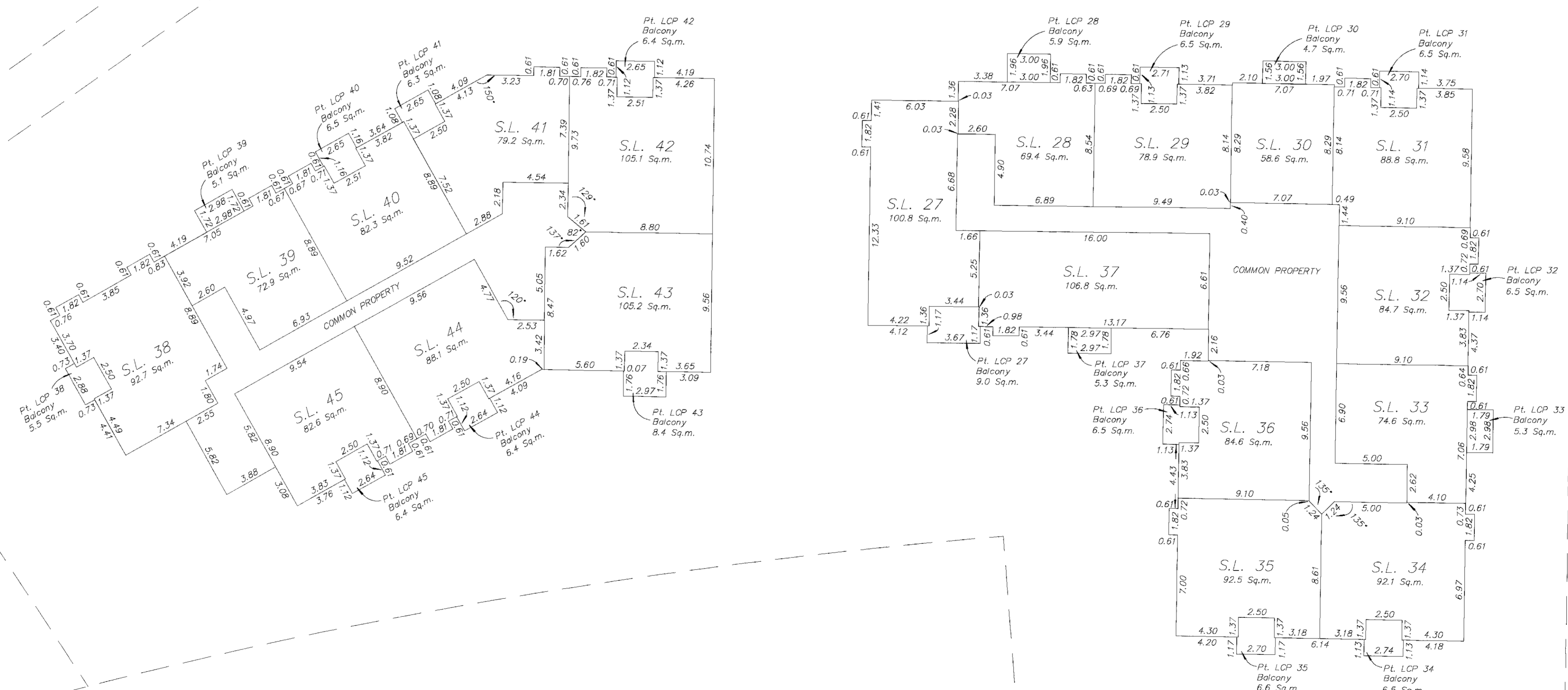
LOT 1
 PLAN VIP78337

PARK

SIX MILE ROAD

LOT 1
 PLAN VIP60330

LOT C
 PLAN VIP80154



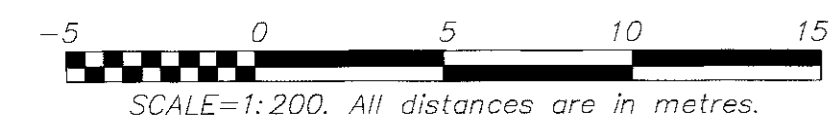
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Island Land Surveying Ltd.
 1-15 Cadillac Avenue
 Victoria, B.C. V8Z 1T3
 Tel 475-1515 Fax 475-1516
 email: islandsurveying@uniserve.com

Dated this 25th day of June, 2008

P. Braeren
 Peter I. M. Braeren BCLS

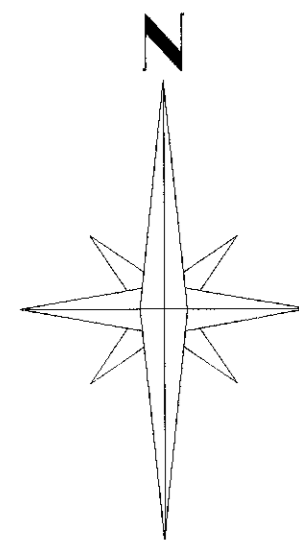
ORIGINAL

FIFTH LEVEL



LEGEND
Pt. Denotes "Part".
LCP Denotes "Limited Common Property, limited for the use of Strata Lot ..."

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.



SHEET 6 OF 7 SHEETS
STRATA PLAN VIS 6613

LOT 1
PLAN VIP78337

PARK

SIX MILE ROAD

LOT 1
PLAN VIP60330

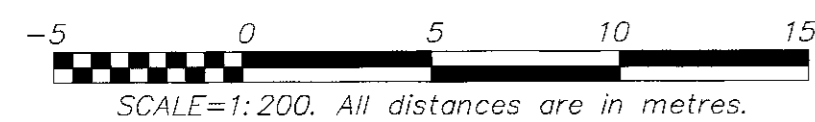
LOT C
PLAN VIP80154

File: 0435PB-97
Archive: 97-FORSITE-2516
Island Land Surveying Ltd.
1-15 Cadillac Avenue
Victoria, B.C. V8Z 1T3
Tel: 475-1515 Fax: 475-1516
email: islandsurveying@uniserve.com

Dated this 25th day of June, 2008

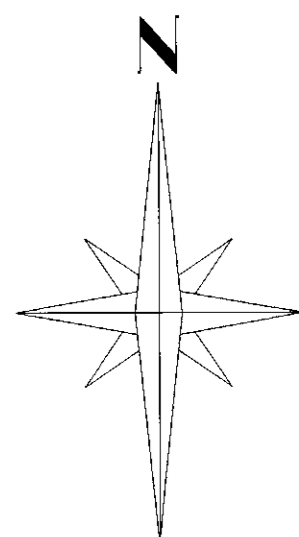
P. Boeren
Peter I. M. Boeren B.C.L.S.
ORIGINAL

SIXTH LEVEL

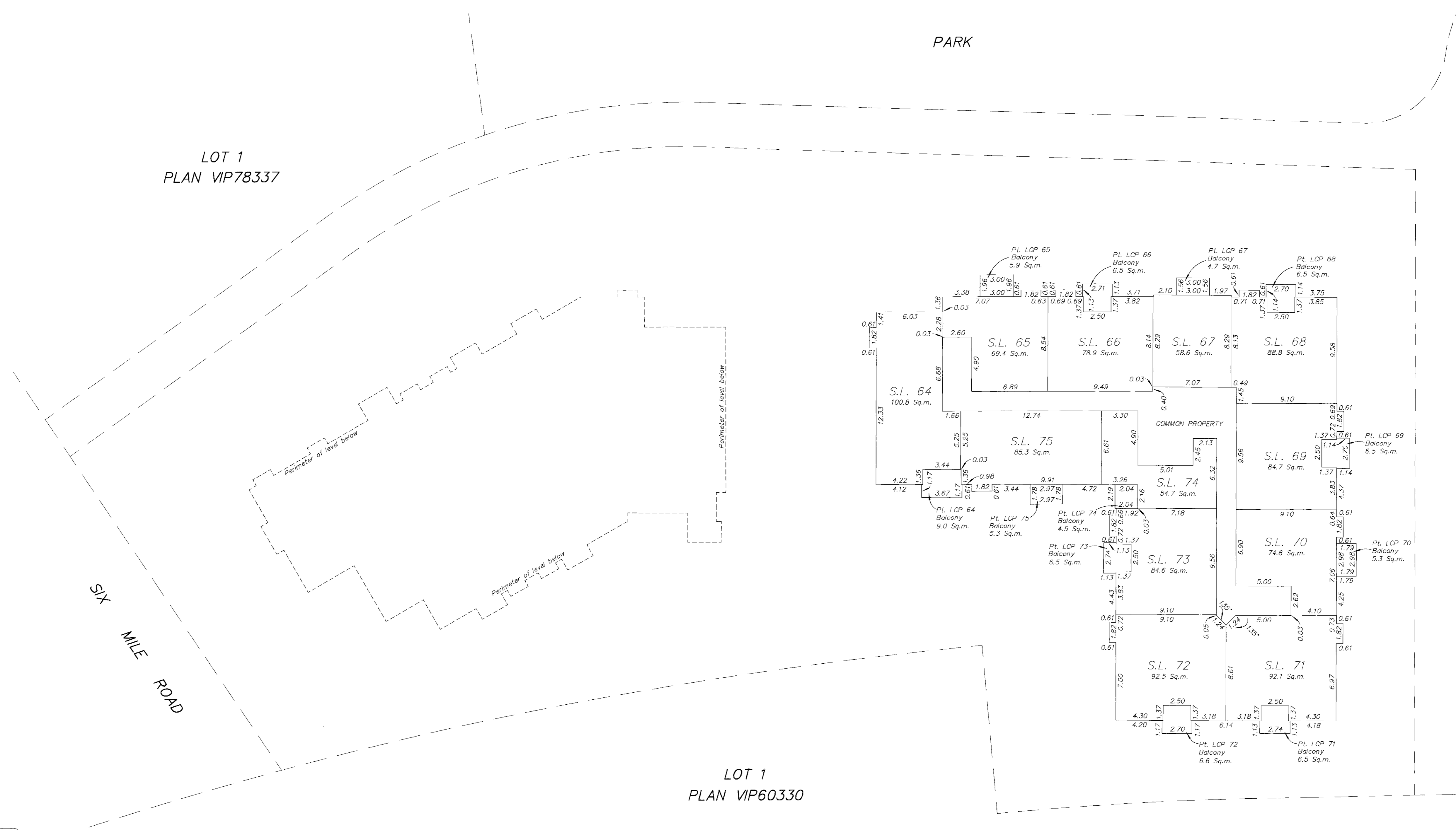


LEGEND
 Pt Denotes "Part".
 LCP Denotes "Limited Common Property, limited for the use of Strata Lot ...".

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.



SHEET 7 OF 7 SHEETS
STRATA PLAN VIS 6613



File: 0435PB-97
 Archive: 97-FORSITE-2ST7
Island Land Surveying Ltd.
 1-15 Cadillac Avenue
 Victoria, B.C. V8Z 1T3
 Tel: 479-1515 Fax: 475-1516
 email: islandsurveying@unilserve.com

Dated this 25th day of June, 2008
P. Broeren
 Peter I. M. Broeren BCL'S
 ORIGINAL