STRATA PLAN OF LOT A, PLAN VIP59503, SECTION 7, VICTORIA DISTRICT,

B.C.G.S. 92B.044

FIRST SHEET
SHEET 1 OF 8 SHEETS

STRATA PLAN VIS 3672

SCALE - 1:500

All distances are in metres

Deposited and registered in the Land Title Office at Victoria, B.C.
This 31 day of MARCH, 1995
Don MacDonald
Deputy Registrar

See E338711

LEGEND

This plan lies within Integrated Survey area No. 30
The Coordinates of the District of Saanich
Grid Bearings are derived from DCM 79H8003 & DCM 79H8005
This plan shows ground level measured distances. Prior to computation of U.T.M. co-ordinates multiply by a combined factor of 0.9996306533

- (A) Denotes Control Monument found.
- ● Denotes standard iron post found
- m^2 Denotes square metres
- LCP Denotes Limited Common Property for the exclusive use of the designated Strata Lot
- < Denotes common property

DCM 79H8003

PARCEL A
of LOT 1
PLAN 255-D

RUTLEDGE STREET

LOT A
PLAN VIP59503
See Sheet 4 for Details

A

B PLAN 23606

DCM 79H8005

NEW DEVELOPMENT CERTIFICATE

I, Douglas R. Buckham, British Columbia Land Surveyor, hereby certify that the building shown in this strata plan has not, as of the 21st day of DECEMBER, 1994 been previously occupied.
Dated at Victoria, British Columbia, this 21st day of DECEMBER, 1994.
Douglas R. Buckham
B.C.L.S.

I, Michael E. Claxton, British Columbia Land Surveyor, hereby certify that the building shown in this strata plan has not as of the 20th day of April, 1995 been previously occupied.
Dated at Victoria, British Columbia this 20th day of April, 1995.
B.C.L.S.

Civic address:
3255 Rutledge Street, Victoria, B.C.
in the Municipality of Saanich

The address for service of documents on the Strata Corporation is:
The Owners, Strata Plan No. _____
c/o Gordell S. Mathias
Barrister & Solicitor
Suite 110-828 Park Street,
Victoria, B.C. V8W 1S9

I, Douglas R. Buckham, British Columbia Land Surveyor of Victoria, in British Columbia, certify that the building erected on the parcel described above is wholly within the external boundaries of the parcel
Dated at Victoria, British Columbia, this 21st day of DECEMBER, 1994.
Douglas R. Buckham
B.C.L.S.

This plan lies within the Capital Regional District.

MICHAEL E. CLAXTON
B.C. LAND SURVEYOR
201-721 TANGLEWOOD AVENUE
VICTORIA, B.C. V8Z3G6
PHONE 479-0258 FAX 479-3831
FILE : 94 - 12697.S11

SITE PLAN
FOUNDATION DETAIL

Scale - 1:250

All Distances shown are in Metres.

FIRST SHEET
SHEET 2 OF 8 SHEETS

STRATA PLAN VIS 3672

01-R39-308

Strata Complex

Limit of Basement Level

Courtyard Common Property

Strata Complex

Dated at Victoria, British Columbia, this 21st day of DECEMBER, 1994.
Douglas R. Buckham
B.C.L.S.

MICHAEL E. CLAXTON
B.C. LAND SURVEYOR
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PHONE 479-0258 FAX 479-3831
FILE : 94 - 12697.S12

SECOND SHEET
SHEET 3 OF 8 SHEETS

STRATA PLAN VIS 3672

CONDOMINIUM ACT

LOT	SHEET No.	FORM 1 Schedule of Unit Entitlement Unit Entitlement	FORM 2 Schedule of Interest Upon Destruction Interest Upon Destruction	FORM 3 Schedule of Number of Votes Number of Votes
1	4 & 5	144	209	
2	4 & 5	104	152	
3	4 & 5	98	142	
4	4 & 5	98	142	
5	4 & 5	98	142	
6	4 & 5	97	142	
7	4 & 5	84	122	
8	4 & 5	98	142	
9	4 & 5	97	142	
10	4 & 5	97	142	
11	4 & 5	97	142	
12	4 & 5	97	142	
13	4 & 5	98	142	
14	4 & 5	98	142	
Aggregate		1,309	2,793	

Mortgagee
Canadian Western Bank
Authorized Signatory
Authorized Signatory
Witness
Occupation
Address

Registered Owner
E.D.H. Holdings Ltd. (Inc #473407)
Authorized Signatory
Authorized Signatory
Witness
Occupation
Address

Registered Owner
Qatar Investments Inc. (Inc #480078)
Authorized Signatory
Authorized Signatory
Witness
Occupation
Address

Accepted as to Form 1 & 2
This 20 day of March, 1995
Superintendent of Real Estate

STATUTORY DECLARATION

I, the undersigned do solemnly declare that

(1) I, the undersigned, as the duly authorized agent for the owner - developer.

(2) The strata plan is entirely for residential use

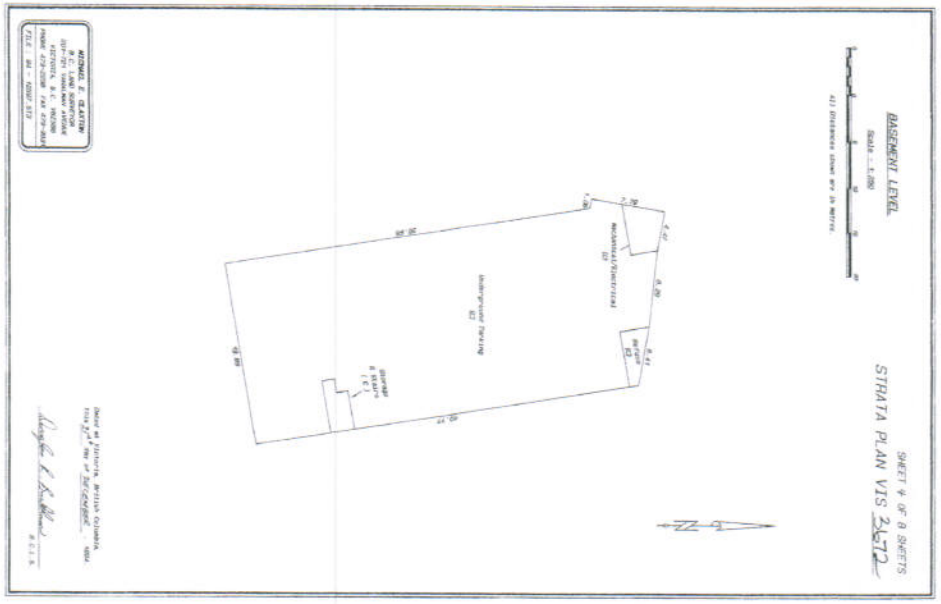
I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath.

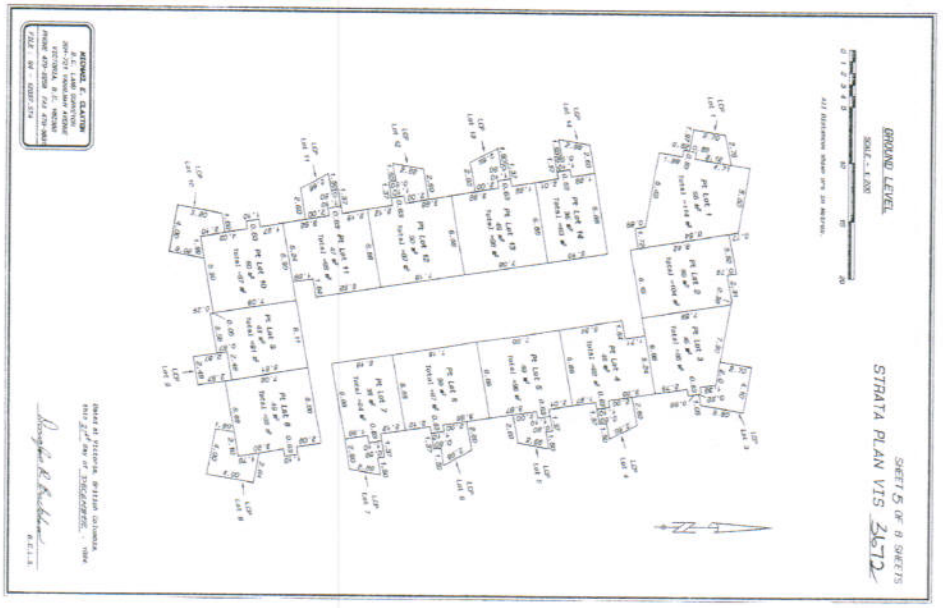
Declared before me at Victoria, B.C.
this ___ day of _____, 1994.

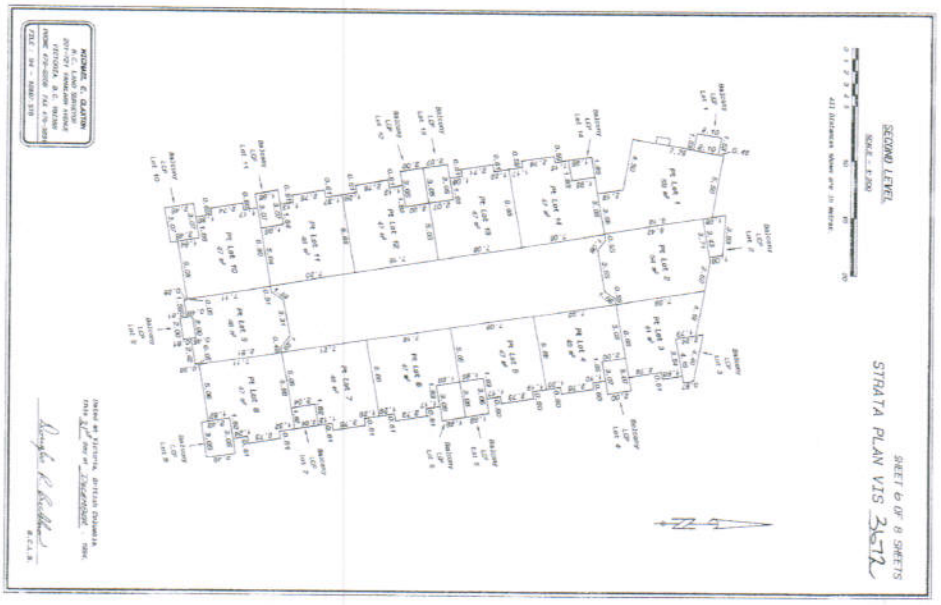
A Commissioner for taking affidavits for British Columbia.

Dated at Victoria, British Columbia, this 21st day of DECEMBER, 1994.
Douglas R. Buckham
B.C.L.S.

MICHAEL E. CLAXTON
B.C. LAND SURVEYOR
201-721 TANGLEWOOD AVENUE
VICTORIA, B.C. V8Z3G6
PHONE 479-0258 FAX 479-3831
FILE : 94 - 12697.S13


BASEMENT LEVEL
SHEET 4 OF 8 SHEETS
STRATA PLAN VIS 3672
MICHAEL E. GLASTON


GROUND LEVEL
SHEET 5 OF 8 SHEETS
STRATA PLAN VIS 3672
MICHAEL E. GLASTON


SECOND LEVEL
SHEET 6 OF 8 SHEETS
STRATA PLAN VIS 3672
MICHAEL E. GLASTON

VICTORIA LTO FRONT COUNTER 1 Status: Filed
Plan #: VIS3672 App #: N/A Ctrl #:
RCVD: 1995-03-31 RQST: 2016-02-05 16:08

Dealings Affecting The Common Property

REGISTRATION		DOCUMENT	
Number	Date	Date	Nature & Particulars
			NOTICE OF PERMIT FILED EH93055
UNDERSURFACE RIGHTS M76301			HER MAJESTY THE QUEEN IN RIGHT OF THE PROVINCE OF BRITISH COLUMBIA A.F.R. 3,257,3685 DD292 05, INTER ALIA SEC. 172(3)
STATUTORY RIGHT OF WAY EJ10252	1995.01.27@11:32		CENTRA GAS BRITISH COLUMBIA INC. (INC.# 60334) INTER ALIA.

MICHAEL E. CLAXTON
B.C. LAND SURVEYOR
201-721 VANALMAN AVENUE
VICTORIA, B.C. V8Z3B6
PHONE 479-2268 FAX 479-3891
FILE : 94 - 12697.STG

Dated at Victoria, British Columbia, this 21st Day of DECEMBER, 1994.

Douglas R. Buckham
B.C.L.S.

Record Of By-Laws And Orders, Etc.

FILING		DOCUMENT	
Number	Date	Date	Nature & Particulars

MICHAEL E. CLAXTON
B.C. LAND SURVEYOR
201-721 VANALMAN AVENUE
VICTORIA, B.C. V8Z3B6
PHONE 479-2268 FAX 479-3891
FILE : 94 - 12697.ST7

Dated at Victoria, British Columbia, this 21st Day of DECEMBER, 1994.

Douglas R. Buckham
B.C.L.S.

Page 3 of 3
Warning: print is not to original size
2016-02-05 16:08