

FIRST SHEET, SHEET 1 OF 5 SHEETS

SECOND SHEET, SHEET 2 OF 5 SHEETS

SHEET 3 OF 5 SHEETS

01-R-39

STRATA PLAN OF: LOT 1, SECTION 11, ESQUIMALT DISTRICT, PLAN VIP 66445

BCGS 92-B.043

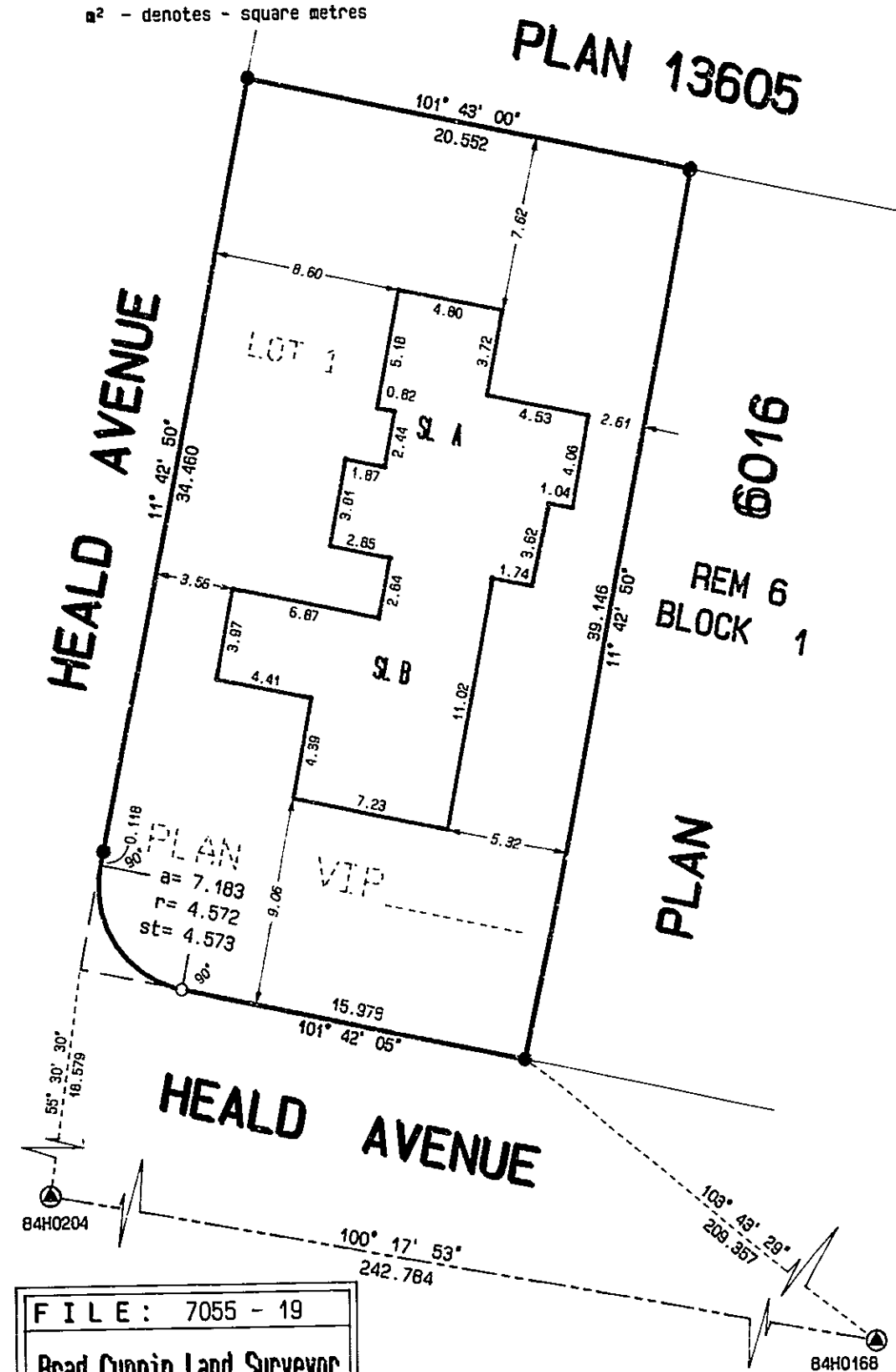
SCALE = 1:500

All distances are in metres, unless otherwise indicated.

LEGEND

Grid Bearings are derived from observations between Control Monuments 84H0204 and 84H0168, Integrated Survey Area No 38, Township of Esquimalt. This Plan shows Ground Level Measured Distances. Prior to computation of U.T.M. Co-ordinates, multiply by Combined Factor 0.9996112 (NAD 83)

- Control Monument found.
Standard Iron Post found.
Standard Iron Post placed.
radius
arc
sub-tangent
square metres



FILE: 7055 - 19
Brad Cunin Land Surveyor
3823 Cardie Court
Victoria, BC V8Z 7G8
(604) 744 - 3984

STRATA PLAN VIS 4465

Deposited and Registered in the Land Title Office at Victoria, B.C. this 15 day of December, 1997.

San McDonald REGISTRAR

EL142496

Certificate of Approval

I hereby certify that the construction of the building situate upon Lot 1, Section 11, Esquimalt District, Plan VIP 66445 has been approved for Strata development. Dated at Victoria, in British Columbia this 18th day of DECEMBER, 1997.

Raymond Price Mayor

Approving Authority Clerk
Town of Esquimalt

This plan lies within the Capital Regional District, and the Town of Esquimalt

The address for the service of documents on the Strata Corporation is:

The Owners, Strata Plan VIP
1162 Heald Avenue
Victoria, British Columbia
V9A 5J8

The Addresses of the Project are:

Strata Lot A - 1164 Heald Avenue
Strata Lot B - 1162 Heald Avenue
Victoria, British Columbia
V9A 5J8

I, Bradley Webster Cunin, a British Columbia land surveyor, of Victoria, in British Columbia hereby certify that the building erected on the parcel described above is wholly within the external boundaries of the parcel. Dated at Victoria, B.C. on the 25th day of November, 1997.

Brad Cunin B.C.L.S.

Table with 4 columns: Lot No., Sheet No., FORM 1 (Schedule of Unit Entitlement), FORM 2 (Schedule of Interest Upon Destruction). Rows include Lot A (3 & 4), Lot B (3 & 4), and AGGREGATE.

STATUTORY DECLARATION

I, the undersigned, do solemnly declare that: (1) I, the undersigned, am the duly authorized agent of 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 it is of the same force and effect as if made under oath.

L. Marinovic OWNER-DEVELOPER

Declared before me at Victoria, B.C. this 1st day of DECEMBER, 1997.

A Commissioner for taking Affidavits for B.C. William R. Smithwick BARRISTER AND SOLICITOR 202-111 XFRS ST VICTORIA BC V8W 2R1

Brad Cunin Land Surveyor
Victoria, BC Phone: 744 - 3984
File: 7055 - 19

STRATA PLAN VIS 4465

Approved as to Forms 1 and 2 this 5th day of DECEMBER, 1997.

Gary B. Superintendent of Real Estate

Registered Owner

L. Marinovic LUBA MARINOVIC

Witness as to signature

BARRISTER AND SOLICITOR

Occupation

202-111 XFRS ST

Address

VICTORIA BC V8W 2R1

DATE: 24 November, 1997.

Signature of Registrar

GROUND FLOOR AND PRIVATE YARD AREAS

STRATA PLAN VIS 4465

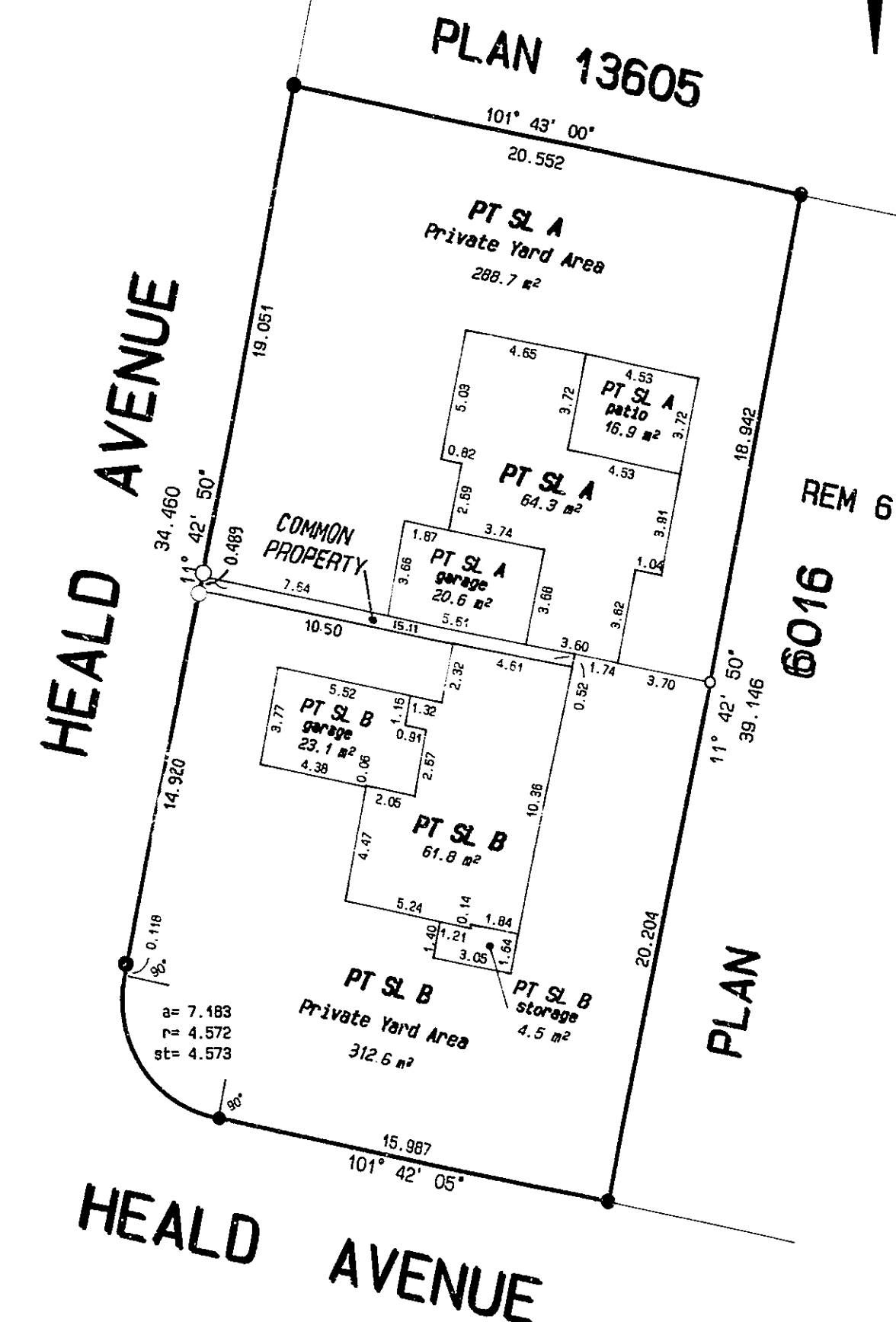
SCALE = 1:200



All distances are in metres AND decimals thereof.

LEGEND

- SL - Denotes - Strata Lot
PT - Denotes - Part
m² - Denotes - square metres
● - Denotes - Standard Iron Post found.
○ - Denotes - Standard Iron Post placed.



Brad Cunin Land Surveyor
Victoria, BC Phone: 744 - 3984
File: 7055 - 19

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: 24 November, 1997.

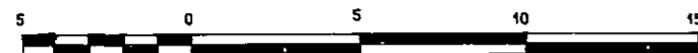
Signature of Registrar

SHEET 4 OF 5 SHEETS

UPPER FLOOR

STRATA PLAN VIS 4465

SCALE = 1:200

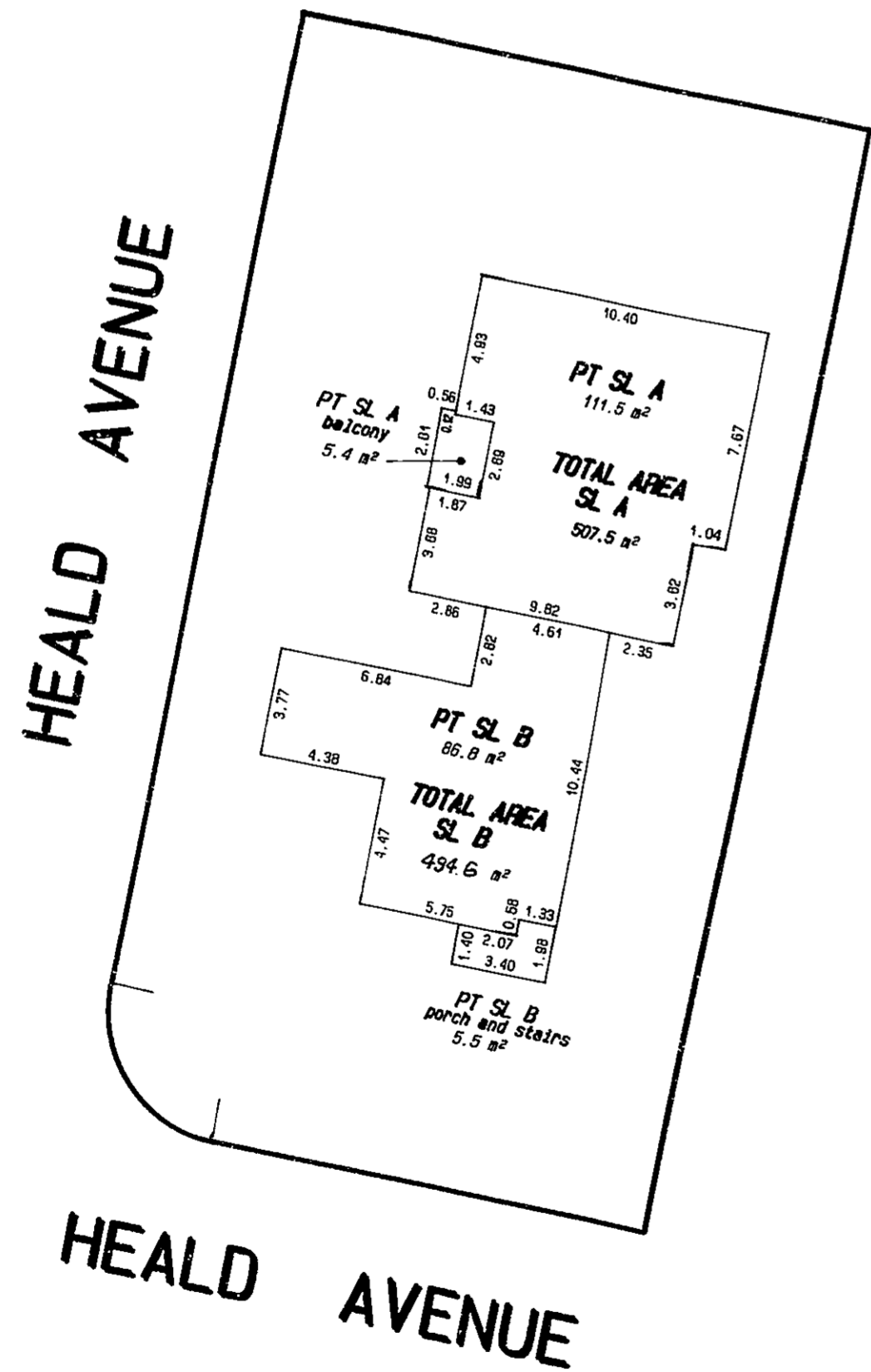


All distances are in metres AND decimals thereof.



LEGEND

- SL - Denotes - Strata Lot
- PT - Denotes - Part
- m² - Denotes - square metres



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DATE: 24 November, 1997.

 Bradley W. Cunnin B. C. L. S.

SHEET 5 OF 5 SHEETS

STRATA PLAN VIS 4465

RECORD OF BYLAWS AND ORDERS

REGISTRATION		DOCUMENT	
NUMBER	DATE	NUMBER	NATURE AND PARTICULARS

Brad Cunnin Land Surveyor
 Victoria, BC Phone: 744 - 3984
 File: 7055 - 19

DATE: 24 November, 1997.

 Bradley W. Cunnin B. C. L. S.