STRATA PLAN OF EXPLANATORY PLAN OF CONSOLIDATION OF STRATA PLAN VIS2932 and STRATA PLAN VIS3374, SECTION 10, ESQUIMALT DISTRICT

(PREPARED PURSUANT TO SECTION 61 OF THE CONDOMINIUM ACT)

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

Scale 1:500

0 5 10 20 30 40 50

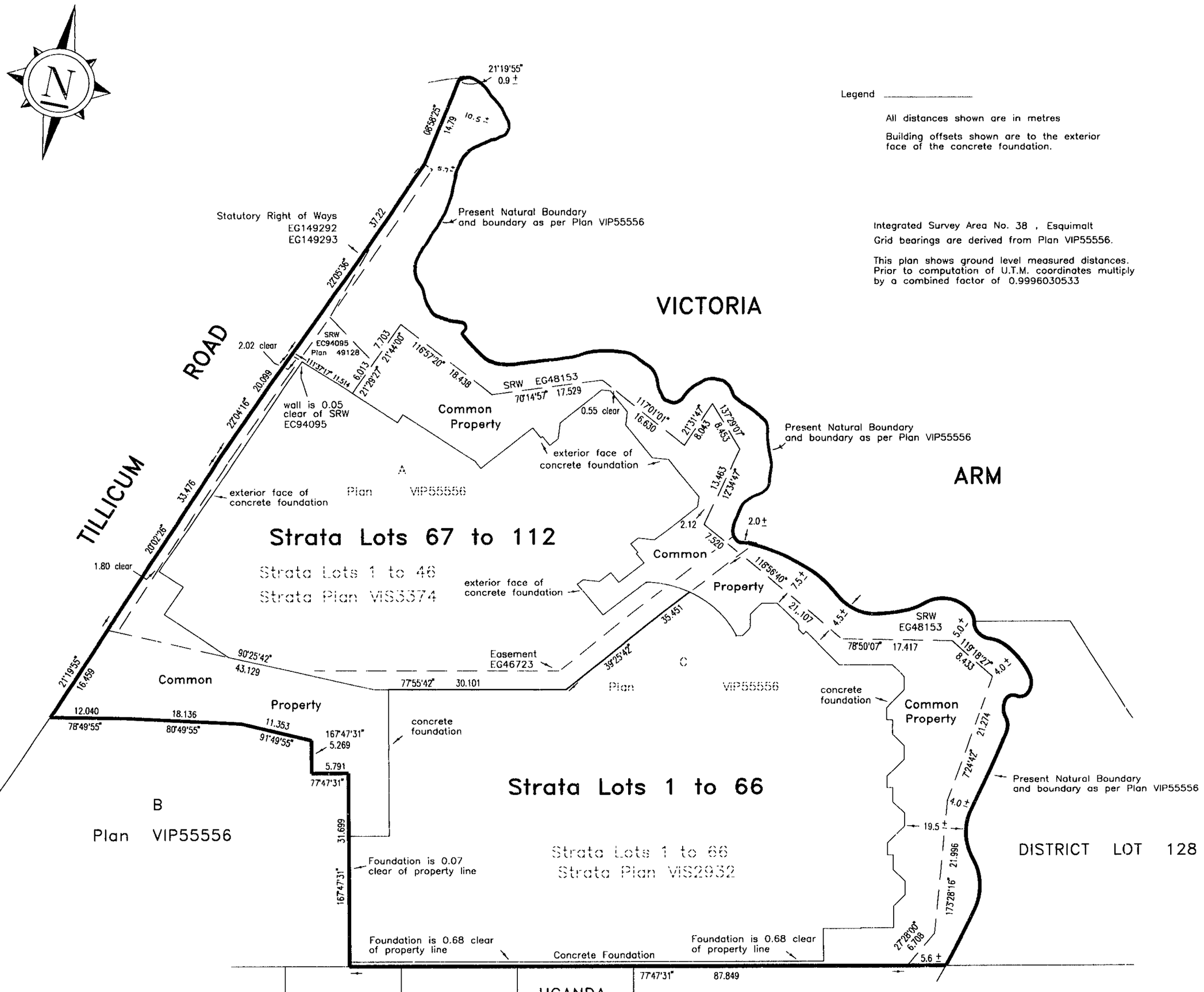
FIRST SHEET
Sheet 1 of 4 Sheets

STRATA PLAN VIS3743

Deposited and registered in the Victoria Land Title Office, this 22 day of JUNE, 1995.

Dan MacDonald
Registrar
DEPUTY

Kell
Neo
ES64142



Legend _____

All distances shown are in metres

Building offsets shown are to the exterior face of the concrete foundation.

Integrated Survey Area No. 38 , Esquimalt
Grid bearings are derived from Plan VIP55556.

This plan shows ground level measured distances. Prior to computation of U.T.M. coordinates multiply by a combined factor of 0.9996030533

Civic Address :

Strata Lots 67 to 70 are at Units 1 to 4,
Strata Lots 71 to 82 are at Units 101 to 112,
Strata Lots 83 to 94 are at Units 201 to 212,
Strata Lots 95 to 104 are at Units 301 to 310,
Strata Lots 105 to 112 are at Units 401 to 408,
1085 Tillicum Road, Victoria, B.C., V9A 7L7

Civic Address :

Strata Lots 1 to 5 are Units 01 to 05,
Strata Lots 6 to 22 are Units 101 to 117,
Strata Lots 23 to 38 are Units 201 to 216,
Strata Lots 39 to 54 are Units 301 to 316,
Strata Lots 55 to 66 are Units 401 to 412,
1075 Tillicum Road, Victoria, B.C. , V9A 2A4

01-R39-307

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

1075 Tillicum Road, Victoria, B.C., V9A 2A4

This plan lies within the Municipality of Esquimalt.

I, Michael S. Manson, of the City of Victoria, British Columbia Land Surveyor, hereby certify that the building erected on the parcel described above is wholly within the external boundaries of the parcel.

Michael S. Manson
B.C.L.S.

Dated at Victoria, B.C., this 17th day of May, 1995.

J.E. ANDERSON & ASSOCIATES
B.C. Land Surveyors – Consulting Engineers
Victoria and Nanaimo, B.C.
File : 19021
XRef 17789,18396

This plan lies within the Capital Regional District.

SECOND SHEET
Sheet 2 of 4 Sheets

STRATA PLAN VIS3743

CONDOMINIUM ACT

Strata Plan	Old Strata Lot Number	New Strata Lot Number	FORM 1 Schedule of Unit Entitlement: Unit Entitlement	FORM 2 Schedule of Interest Upon Destruction: Interest Upon Destruction
Strata Plan VIS2932	1	1	110	235
	2	2	106	230
	3	3	106	230
	4	4	106	235
	5	5	122	245
	6	6	107	170
	7	7	110	180
	8	8	111	180
	9	9	111	175
	10	10	114	170
	11	11	114	240
	12	12	106	240
	13	13	106	235
	14	14	106	235
	15	15	109	240
	16	16	95	165
	17	17	91	165
	18	18	91	165
	19	19	93	165
	20	20	93	165
	21	21	92	165
	22	22	102	180
	23	23	107	175
	24	24	110	185
	25	25	111	185
	26	26	111	180
	27	27	95	165
	28	28	99	230
	29	29	106	245
	30	30	107	240
	31	31	139	285
	32	32	95	175
	33	33	91	175
	34	34	91	170
	35	35	93	170
	36	36	93	175
	37	37	92	175
	38	38	102	185
	39	39	107	180
	40	40	110	190
	41	41	111	190
	42	42	111	185
	43	43	95	170
	44	44	99	240
	45	45	106	255
	46	46	107	250
	47	47	139	295
	48	48	95	185
	49	49	91	185
	50	50	91	180
	51	51	93	180
	52	52	93	180
	53	53	92	180
	54	54	102	195
	55	55	107	190
	56	56	110	195

CONTINUED ON NEXT TABLE

Accepted as to forms 1, 2 and 3, this

19 day of June, 1995.

for D Way
Superintendent of Real Estate

CONDOMINIUM ACT

Strata Plan	Old Strata Lot Number	New Strata Lot Number	FORM 1 Schedule of Unit Entitlement: Unit Entitlement	FORM 2 Schedule of Interest Upon Destruction: Interest Upon Destruction
Strata Plan VIS2932	57	57	111	195
	58	58	111	190
	59	59	95	175
	60	60	95	195
	61	61	91	195
	62	62	91	190
	63	63	93	190
	64	64	93	190
	65	65	92	190
	66	66	102	205
Strata Plan VIS3374	1	67	110	230
	2	68	109	255
	3	69	111	255
	4	70	109	220
	5	71	109	200
	6	72	110	210
	7	73	109	220
	8	74	119	265
	9	75	108	260
	10	76	110	235
	11	77	108	230
	12	78	103	210
	13	79	107	215
	14	80	108	210
	15	81	107	185
	16	82	107	185
	17	83	111	205
	18	84	110	215
	19	85	109	225
	20	86	119	270
	21	87	108	265
	22	88	110	245
	23	89	108	240
	24	90	103	215
	25	91	107	220
	26	92	108	215
	27	93	107	190
	28	94	107	190
	29	95	111	210
	30	96	110	220
	31	97	110	240
	32	98	111	260
	33	99	108	250
	34	100	103	220
	35	101	107	225
	36	102	108	220
	37	103	107	195
	38	104	107	195
	39	105	111	215
	40	106	111	225
	41	107	112	255
	42	108	103	225
	43	109	107	230
	44	110	108	225
	45	111	107	205
	46	112	107	205
AGGREGATE			11,775	23,365

STATUTORY DECLARATION

I/We the undersigned do solemnly declare that

(1) I/We the undersigned am/are the duly authorized agent(s) of the owner–developer.

(2) The strata plan is entirely for residential use.

I/We 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.

Authorized Signatory

Authorized Signatory

Sworn before me, this 28TH day of MAY, 1995.

JOHN HILLS
A Commissioner for taking affidavits within British Columbia.

Owner : The Strata Corporation, Strata Plan VIS2932

Authorized Signatory

Witness : JOHN HILLS

Address : 1581 MILEVA LANE, VICTORIA, B.C.

Occupation : LAWYER

Owner : The Strata Corporation, Strata Plan VIS3374

Authorized Signatory

Witness : JOHN HILLS

Address : 1581 MILEVA LANE, VICTORIA B.C.

Occupation : LAWYER

May 17, 1995 Michael S. Manson
Michael S. Manson B.C.L.S.

Sheet 3 of 4 Sheets

STRATA PLAN VIS3743

RECORD OF BY-LAWS AND ORDERS ETC.

FILING		DOCUMENTS	
NUMBER	DATE	DATE	NATURE AND PARTICULARS

J.E. ANDERSON & ASSOCIATES
B.C. Land Surveyors – Consulting Engineers
Victoria and Nanaimo, B.C. phone 727–2214
File : 19021

May 17, 1995 Michael S. Manson
Michael S. Manson B.C.L.S.

STRATA PLAN VIS3743

DEALINGS AFFECTING THE COMMON PROPERTY

REGISTRATION		DOCUMENTS	
NUMBER	DATE	DATE	NATURE AND PARTICULARS

J.E. ANDERSON & ASSOCIATES
B.C. Land Surveyors – Consulting Engineers
Victoria and Nanaimo, B.C. phone 727–2214
File : 19021

May 17, 1995 Michael S. Manson
Michael S. Manson B.C.L.S.

STRATA PLAN OF LOT C, PLAN VIP55556, SECTION 10, ESQUIMALT DISTRICT

01-307

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

Scale 1:250

0 2.5 5 10 15 20 25

FIRST SHEET
Sheet 1 of 9 Sheets

STRATA PLAN VIS 2932

Deposited and registered in the Victoria Land Title Office, this 2nd day of Nov. 1993

Dan MacDonald
Dep. Registrar

EG144870

LEGEND

- Lead Plug set .
- Standard Iron Post set
- Standard Iron Post found

All distances shown are in metres

Building offsets shown are to the exterior face of the concrete foundation.

Integrated Survey Area No. 38 , Esquimalt

Grid bearings are derived from observations between control monuments 84H0212 and 84H0251 , Integrated Survey Area Number 38 .

This plan shows ground level measured distances. Prior to computation of U.T.M. coordinates multiply by a combined factor of 0.9996030533

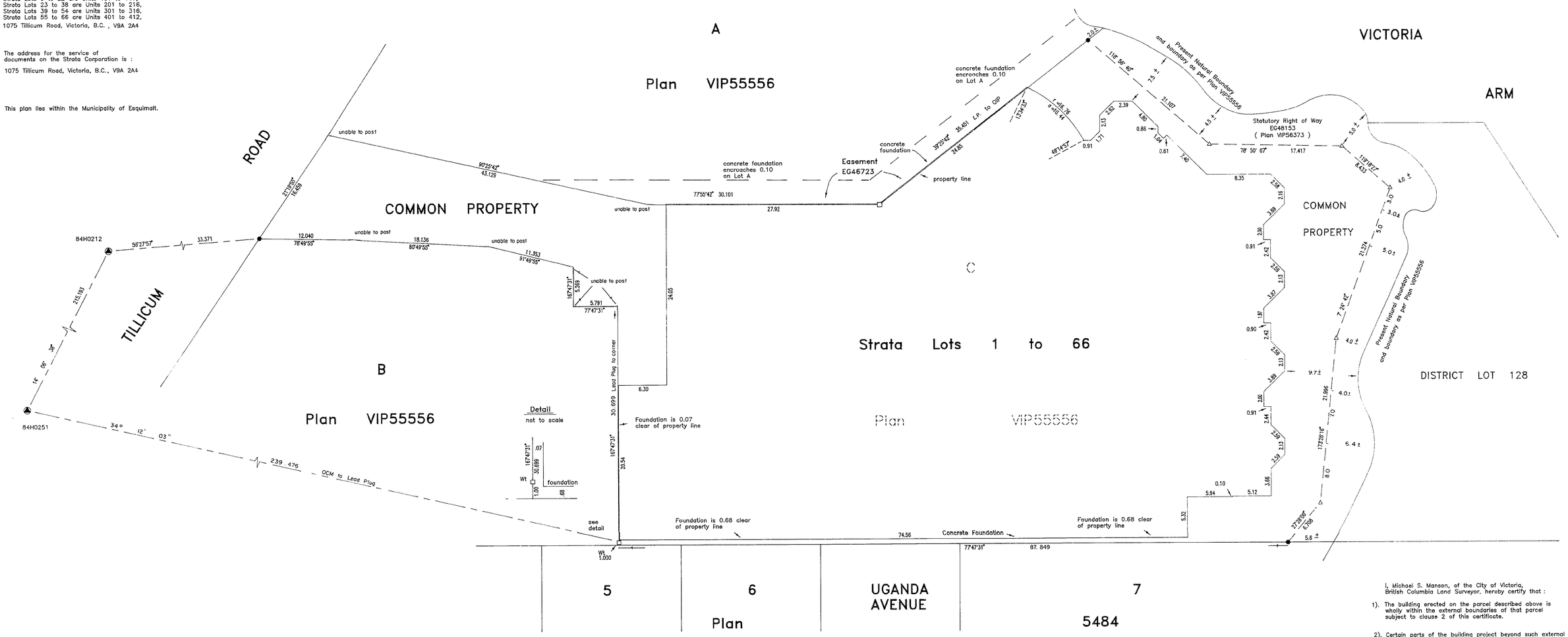
Civic Address :

Strata Lots 1 to 5 are Units 01 to 05,
Strata Lots 6 to 22 are Units 101 to 117,
Strata Lots 23 to 38 are Units 201 to 216,
Strata Lots 39 to 54 are Units 301 to 316,
Strata Lots 55 to 66 are Units 401 to 412,
1075 Tillicum Road, Victoria, B.C. , V9A 2A4

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

1075 Tillicum Road, Victoria, B.C., V9A 2A4

This plan lies within the Municipality of Esquimalt.



5	6	UGANDA AVENUE	7
Plan			5484

J.E. ANDERSON & ASSOCIATES
B.C. Land Surveyors – Consulting Engineers
Victoria and Nanaimo, B.C.
File : 17789

This plan lies within the Capital Regional District.

I, Michael S. Manson, of the City of Victoria, British Columbia Land Surveyor, hereby certify that :

1). The building erected on the parcel described above is wholly within the external boundaries of that parcel subject to clause 2 of this certificate.

2). Certain parts of the building project beyond such external boundaries but they are within the limits of the lands charged by registered easement No. EG046723.

Michael S. Manson
B.C.L.S.

Dated at Victoria, B.C., this 8th day of October , 1993.

STRATA PLAN VIS 2932

CONDOMINIUM ACT

LOT No.	SHEET No.	FORM 1 Schedule of Unit Entitlement: Unit Entitlement	FORM 2 Schedule of Interest Upon Destruction: Interest Upon Destruction	FORM 3 Schedule of Voting Rights: Number of Votes
1	3	163	180	
2	3	157	176	
3	3	157	176	
4	3	157	180	
5	3	179	188	
6	4	157	130	
7	4	162	138	
8	4	163	138	
9	4	164	134	
10	4	168	130	
11	4	168	184	
12	4	157	184	
13	4	157	180	
14	4	157	180	
15	4	161	184	
16	4	141	126	
17	4	135	126	
18	4	134	126	
19	4	138	126	
20	4	136	126	
21	4	136	126	
22	4	150	138	
23	5	158	134	
24	5	162	142	
25	5	163	142	
26	5	164	138	
27	5	141	126	
28	5	146	176	
29	5	157	187	
30	5	158	184	
31	5	204	218	
32	5	141	134	
33	5	135	134	
34	5	134	130	
35	5	138	130	
36	5	136	134	
37	5	136	134	
38	5	150	142	
39	6	158	138	
40	6	162	145	
41	6	163	145	
42	6	164	142	
43	6	141	130	
44	6	146	184	
45	6	157	195	
46	6	158	192	
47	6	204	226	
48	6	141	142	
49	6	135	142	
50	6	134	138	
51	6	138	138	
52	6	136	138	
53	6	136	138	
54	6	150	149	
55	7	158	145	
56	7	162	149	
57	7	163	149	
58	7	164	145	
59	7	141	134	
60	7	141	149	
61	7	135	149	
62	7	134	145	
63	7	137	145	
64	7	136	145	
65	7	136	145	
66	7	150	157	
AGGREGATE		10,000	10,000	

STATUTORY DECLARATION

I/We the undersigned do solemnly declare that
(1) I/We the undersigned am/are the duly authorized agent(s) of the owner-developer.
(2) The strata plan is entirely for residential use.

I/We 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.

Authorized Signatory

Authorized Signatory

Sworn before me, this 15 day of Oct 1993

A Commissioner for taking affidavits within British Columbia.

NEW DEVELOPMENT CERTIFICATE

I, Michael S. Manson, British Columbia Land Surveyor, hereby certify that the building shown in this strata plan has not, as of the 8th day of October, 1993 been previously occupied.

Dated at Victoria, British Columbia this 8th day of October, 1993.

Michael S. Manson B.C.L.S.

Accepted as to forms 1, 2 and 3, this 29th day of OCTOBER, 1993

for Superintendent of Real Estate

Owner : Waterway Holdings Ltd.

Authorized Signatory

Authorized Signatory

Witness : V. P. Reid

Address : 736 Broughton St/ Victoria B.C.

Occupation : Solicitor.

Owner : 34274 B.C. Ltd.

Authorized Signatory

Authorized Signatory

Witness : V.P. Reid.

Address : 736 Broughton St Victoria BC

Occupation : Solicitor.

Mortgagee : Hongkong Bank of Canada (charge #EG48154)

Authorized Signatory

Authorized Signatory

Witness :

Address : 203-1020 ESQUIMALT RD VICTORIA, B.C. V9A 3N2

Occupation : BANK OFFICER

Mortgagee : Hongkong Bank of Canada (charge #EG48156)

Authorized Signatory

Authorized Signatory

Witness :

Address : 203-1020 ESQUIMALT RD VICTORIA, B.C. V9A 3N2

Occupation : BANK OFFICER

Mortgagee : Spruce Grove Estates Ltd.

Authorized Signatory

Authorized Signatory

Witness : V.P. Reid

Address : 736 Broughton St Victoria BC

Occupation : Solicitor.

Oct. 8 ,1993. Michael S. Manson
Michael S. Manson

J.E. ANDERSON & ASSOCIATES
B.C. Land Surveyors - Consulting Engineers
Victoria and Nanaimo, B.C.
File : 17789

Sheet 3 of 9 Sheets

STRATA PLAN VIS2932

BASEMENT FLOOR

Showing Strata Lots 1 to 5 and Common Property

Scale 1:200

0 2 4 8 12 16 20

Legend

Distances shown are measured to the centerline of walls, except in the case of patios which are measured to the exterior face.

Areas shown are calculated to the centerline of walls, except in the case of patios.

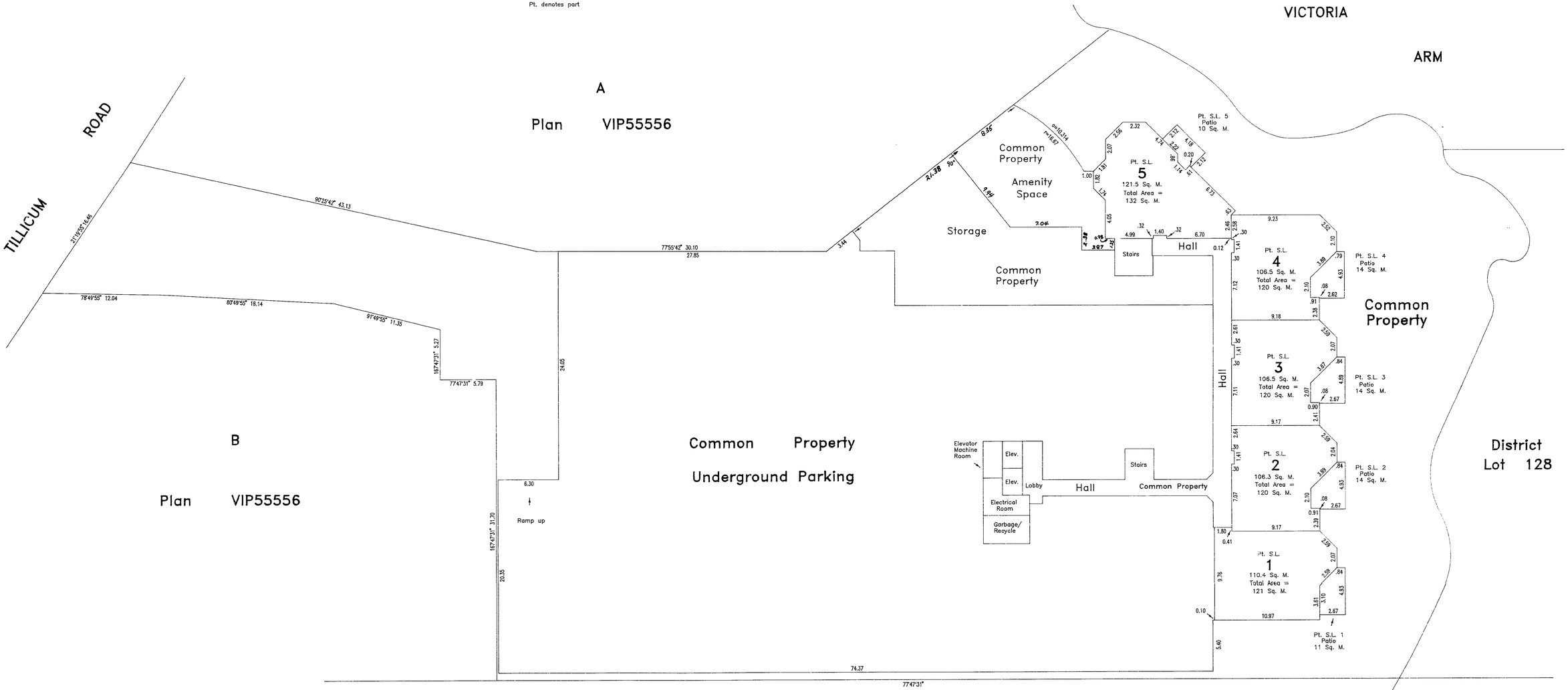
All distances shown are in meters.

Sq. M. denotes square meters.

All patios are defined as to height by the center of the floor above or its extensions or where there is no floor above by the average height of the strata lot within the same building unless otherwise indicated.

S.L. denotes Strata Lot

Pt. denotes part



J.E. ANDERSON & ASSOCIATES
B.C. Land Surveyors – Consulting Engineers
Victoria and Nanaimo, B.C.
File : 17780

Oct. 8 ,1993. Michael S. Marson

Michael S. Marson

Sheet 4 of 9 Sheets

STRATA PLAN VIS 2932

MAIN FLOOR

Showing Strata Lots 6 to 22 and Common Property

Scale 1:200

0 2 4 8 12 16 20

Legend

Distances shown are measured to the centerline of walls, except in the case of patios and balconies which are measured to the exterior face.

Areas shown are calculated to the centerline of walls, except in the case of patios and balconies.

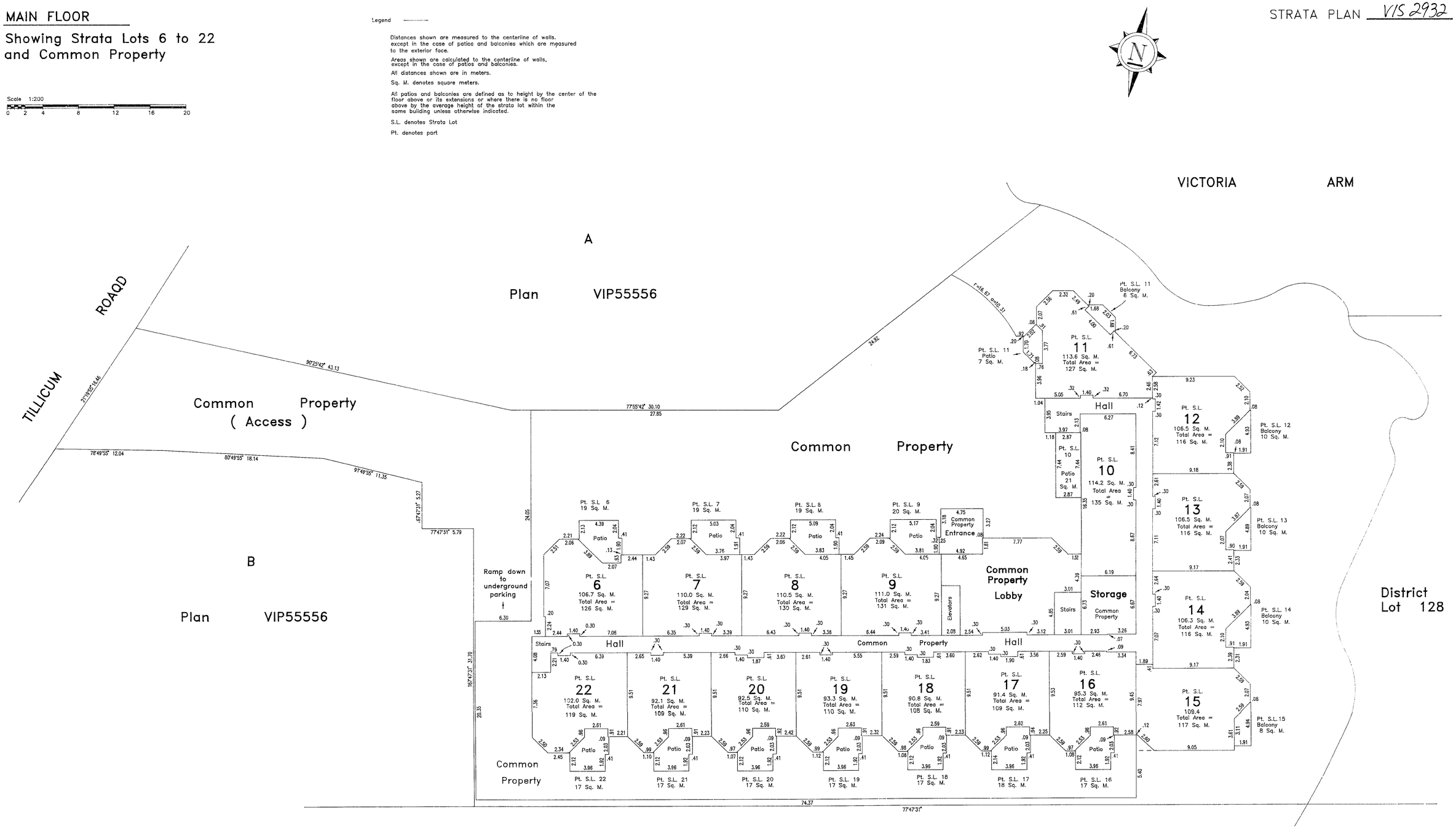
All distances shown are in meters.

Sq. M. denotes square meters.

All patios and balconies are defined as to height by the center of the floor above or its extensions or where there is no floor above by the average height of the strata lot within the same building unless otherwise indicated.

S.L. denotes Strata Lot

Pt. denotes part



J.E. ANDERSON & ASSOCIATES
B.C. Land Surveyors — Consulting Engineers
Victoria and Nanaimo, B.C.
File : 17789

Oct. 8 ,1993. Michael S. Manson

Michael S. Manson

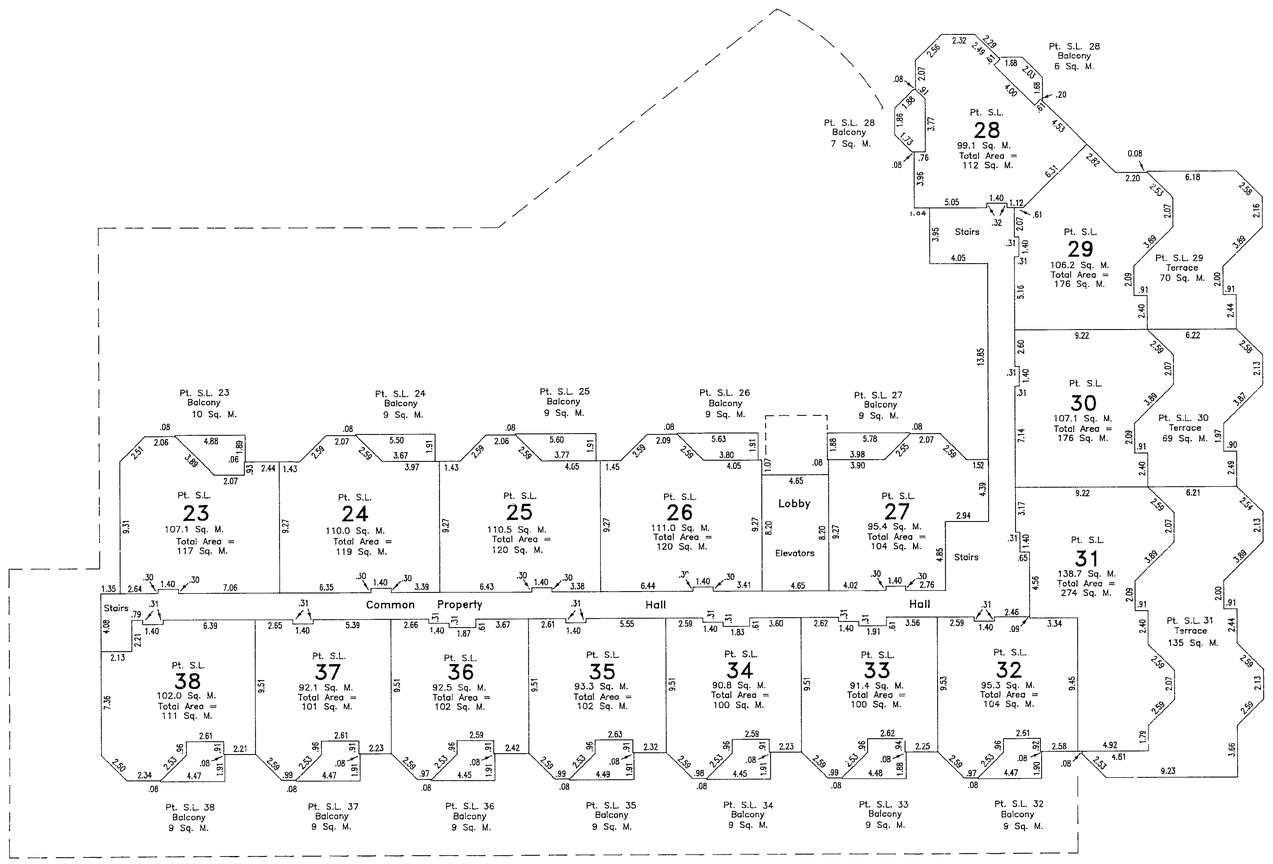
Sheet 5 of 9 Sheets

STRATA PLAN VIS 2932

Strata Lots 23 to 38 and Common Property

Scale 1:200

0 2 4 8 12 16 20



Legend

Distances shown are measured to the centerline of walls, except in the case of balconies and terraces which are measured to the exterior face .

Areas shown are calculated to the centerline of walls, except in the case of balconies and terraces.

All distances shown are in meters.

Sq. M. denotes square meters.

All balconies and terraces are defined as to height by the center of the floor above or its extensions or where there is no floor above by the average height of the strata lot within the same building unless otherwise indicated.

S.L. denotes Strata Lot

Pt. denotes part

J.E. ANDERSON & ASSOCIATES
B.C. Land Surveyors - Consulting Engineers
Victoria and Nanaimo, B.C.
File : 17789

Oct. 8 ,1993. Michael S. Manson
Michael S. Manson

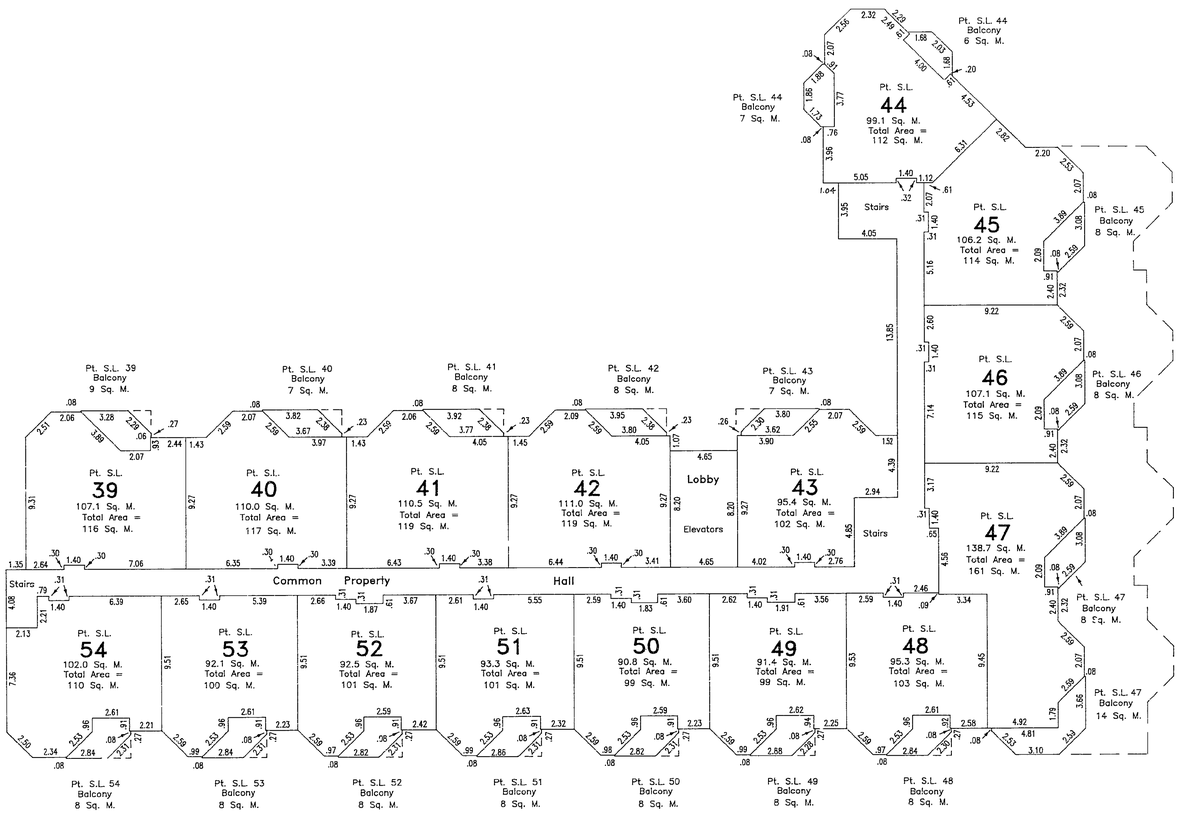
Sheet 6 of 9 Sheets

STRATA PLAN VIS 2932

Strata Lots 39 to 54 and Common Property

Scale 1:200

0 2 4 8 12 16 20



Legend

Distances shown are measured to the centerline of walls, except in the case of balconies which are measured to the exterior face.

Areas shown are calculated to the centerline of walls, except in the case of balconies.

All distances shown are in meters.

Sq. M. denotes square meters.

All balconies are defined as to height by the center of the floor above or its extensions or where there is no floor above by the average height of the strata lot within the same building unless otherwise indicated.

S.L. denotes Strata Lot

Pt. denotes part

J.E. ANDERSON & ASSOCIATES
B.C. Land Surveyors – Consulting Engineers
Victoria and Nanaimo, B.C.
File : 17789

Oct. 8 ,1993. Michael S. Manson

Michael S. Manson

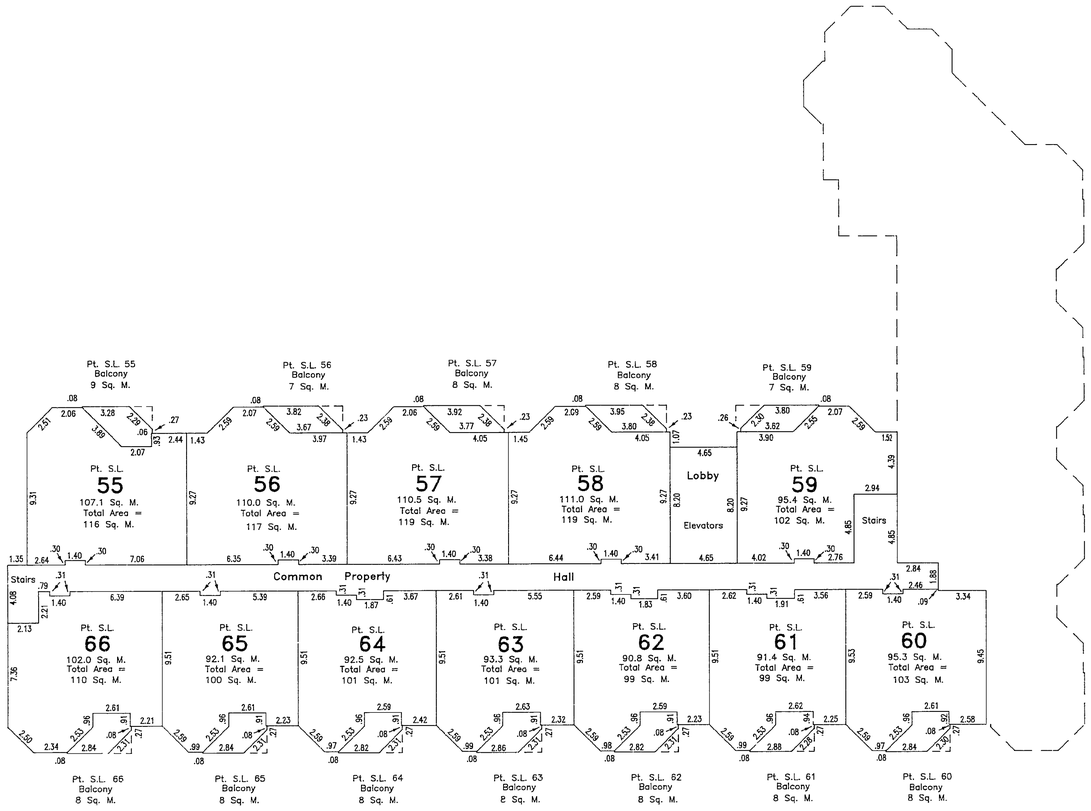
Sheet 7 of 9 Sheets

STRATA PLAN VIS 2932

TOP FLOOR showing Strata Lots 55 to 66 and Common Property

Scale 1:200

0 2 4 8 12 16 20



N

Legend

Distances shown are measured to the centerline of walls except in the case of balconies which are measured to the exterior face.

Areas shown are calculated to the centerline of walls, except in the case of balconies.

All distances shown are in meters.

Sq. M. denotes square meters.

All balconies and terraces are defined as to height by the center of the floor above or its extensions or where there is no floor above by the average height of the strata lot within the same building unless otherwise indicated.

S.L. denotes Strata Lot

Pt. denotes part

J.E. ANDERSON & ASSOCIATES
B.C. Land Surveyors — Consulting Engineers
Victoria and Nanaimo, B.C.
File : 17789

Oct. 8 ,1993. Michael S. Manson

Michael S. Manson

STRATA PLAN VIS 2932

RECORD OF BY-LAWS AND ORDERS ETC.

FILING		DOCUMENTS	
NUMBER	DATE	DATE	NATURE AND PARTICULARS

J.E. ANDERSON & ASSOCIATES
B.C. Land Surveyors - Consulting Engineers
Victoria and Nanaimo, B.C.
File : 17...3

Oct. 8 ,1993. Michael S. Manson
Michael S. Manson

STRATA PLAN VIS2932

DEALINGS AFFECTING THE COMMON PROPERTY

REGISTRATION		DOCUMENTS	
NUMBER	DATE	DATE	NATURE AND PARTICULARS
EC117863 - This parcel of the Municipal Act			may be affected by a permit under Part 29
			See DF EC117863
EF172449 - This parcel of the Municipal Act			may be affected by a permit under Part 29
			See DF EF172449
Hereto is annexed Easement EG46723 over part of Lot A, Plan VIP55556			
M76301			Undersurface Rights - Her Majesty the Queen in Right of the Province of British Columbia - AFB 3.257365;
			inter alia; Section 172(3); DD 28905
EG48153			Statutory Right of Way - The Corporation of the
28.04.93			Township of Esquimalt - inter alia
EG117875	09/09/93		Statutory Right of Way - Centra Gas
			British Columbia Inc. inter alia
EG148612	10.11.93 14:13		Easement - Appurtenant to Lot A, Plan VIP55556
EG148613	10.11.93 14:13		Easement - Appurtenant to Lot B, Plan VIP55556

J.E. ANDERSON & ASSOCIATES
B.C. Land Surveyors – Consulting Engineers
Victoria and Nanaimo, B.C.
File : 17/09

Oct. 8 ,1993. Michael S. Manson
Michael S. Manson

STRATA PLAN OF LOT A, PLAN VIP55556, SECTION 10, ESQUIMALT DISTRICT

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

01-307-R-39

FIRST SHEET
Sheet 1 of 9 Sheets

STRATA PLAN VIS3374

Deposited and registered in the Victoria Land Title Office, this 10th day of August, 1994.

Dan MacDonald
Dep Registrar

yo
EH108619

Scale 1:250

0 2.5 5 10 15 20 25

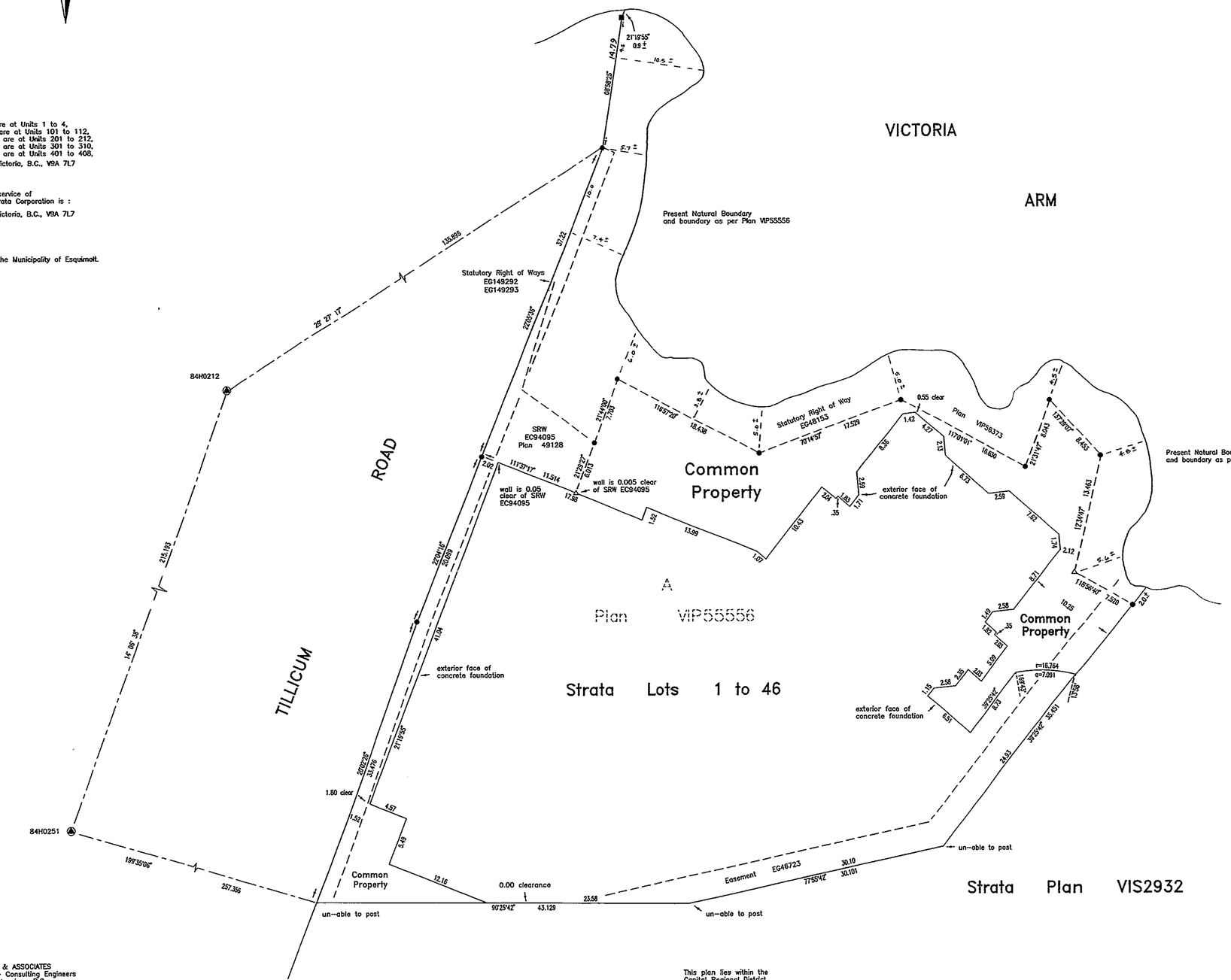
Civic Address :

Strata Lots 1 to 4 are at Units 1 to 4,
Strata Lots 5 to 16 are at Units 101 to 112,
Strata Lots 17 to 28 are at Units 201 to 212,
Strata Lots 29 to 38 are at Units 301 to 310,
Strata Lots 39 to 46 are at Units 401 to 408,
1085 Tillicum Road, Victoria, B.C., V9A 7L7

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

1085 Tillicum Road, Victoria, B.C., V9A 7L7

This plan lies within the Municipality of Esquimalt.



Legend

- ○ Standard Iron Post set
- ● Standard Iron Post found
- ■ Lead Plug found
- △ Traverse Hub set
- ◬ Control Monument found

All distances shown are in metres

Building offsets shown are to the exterior face of the concrete foundation.

Integrated Survey Area No. 38 . Esquimalt

Grid bearings are derived from observations between control monuments 84H0212 and 84H0251 , Integrated Survey Area Number 38 .

This plan shows ground level measured distances. Prior to computation of U.T.M. coordinates multiply by a combined factor of 0.9998030533

I, Michael S. Manson, of the City of Victoria, British Columbia Land Surveyor, hereby certify that the building erected on the parcel described above is wholly within the external boundaries of the parcel.

Michael S. Manson
B.C.L.S.

Dated at Victoria, B.C., this 14th day of July, 1994.

J.E. ANDERSON & ASSOCIATES
B.C. Land Surveyors - Consulting Engineers
Victoria and Nanaimo, B.C.
File : 18396

This plan lies within the Capital Regional District.

STRATA PLAN VIS 3374

STATUTORY DECLARATION

I/We the undersigned do solemnly declare that
(1) I/We the undersigned am/are the duly authorized agent(s) of the owner–developer.
(2) The strata plan is entirely for residential use.

I/We 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.

Authorized Signatory

Authorized Signatory

Sworn before me, this 25 day of July 1994

A Commissioner for taking affidavits within British Columbia.

NEW DEVELOPMENT CERTIFICATE

I, Michael S. Manson, British Columbia Land Surveyor, hereby certify that the building shown in this strata plan has not, as of the 14th day of July, 1994 been previously occupied.

Dated at Victoria, British Columbia this
14th day of July, 1994.

Michael S. Manson B.C.L.S.

CONDOMINIUM ACT

LOT No.	SHEET No.	FORM 1 Schedule of Unit Entitlement: Unit Entitlement	FORM 2 Schedule of Interest Upon Destruction: Interest Upon Destruction	FORM 3 Schedule of Voting Rights: Number of Votes
1	3	110	230	
2	3	109	255	
3	3	111	255	
4	3	109	220	
5	4	109	200	
6	4	110	210	
7	4	109	220	
8	4	119	265	
9	4	108	260	
10	4	110	235	
11	4	108	230	
12	4	103	210	
13	4	107	215	
14	4	108	210	
15	4	107	185	
16	4	107	185	
17	5	111	205	
18	5	110	215	
19	5	109	225	
20	5	119	270	
21	5	108	265	
22	5	110	245	
23	5	108	240	
24	5	103	215	
25	5	107	220	
26	5	108	215	
27	5	107	190	
28	5	107	190	
29	6	111	210	
30	6	110	220	
31	6	110	240	
32	6	111	260	
33	6	108	250	
34	6	103	220	
35	6	107	225	
36	6	108	220	
37	6	107	195	
38	6	107	195	
39	7	111	215	
40	7	111	225	
41	7	112	255	
42	7	103	225	
43	7	107	230	
44	7	108	225	
45	7	107	205	
46	7	107	205	
AGGREGATE		4999	10300	

Accepted as to forms 1, 2 and 3, this
28th day of July, 1994.

Superintendent of Real Estate

Owner : Waterway Holdings Ltd.

Authorized Signatory

Authorized Signatory

Witness :

Address : #304-545 Manchester

Occupation : Manager

Owner : 342744 B.C. Ltd.

Authorized Signatory

Authorized Signatory

Witness :

Address : #304-545 Manchester

Occupation : Manager

Mortgagee : Spruce Grove Estates Ltd.

Authorized Signatory

Authorized Signatory

Witness :

Address : Manchester

Occupation : Manager

Mortgagee : Hongkong Bank of Canada

I. H.A.L. Soderholm
Assistant Vice President and Manager

Authorized Signatory

JERRY CHANG
ACCOUNT MANAGER

Authorized Signatory

Witness :

Address : c/o 2640 Douglas Street Victoria

Occupation : DARREN OKO
Account Manager

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Sheet 3 of 9 Sheets

STRATA PLAN VIS 3374

BASEMENT FLOOR (Showing Strata Lots 1 to 4) and Common Property

Scale 1:125

0 1.25 2.5 5.0 7.5 10 12.5

Civic Address :

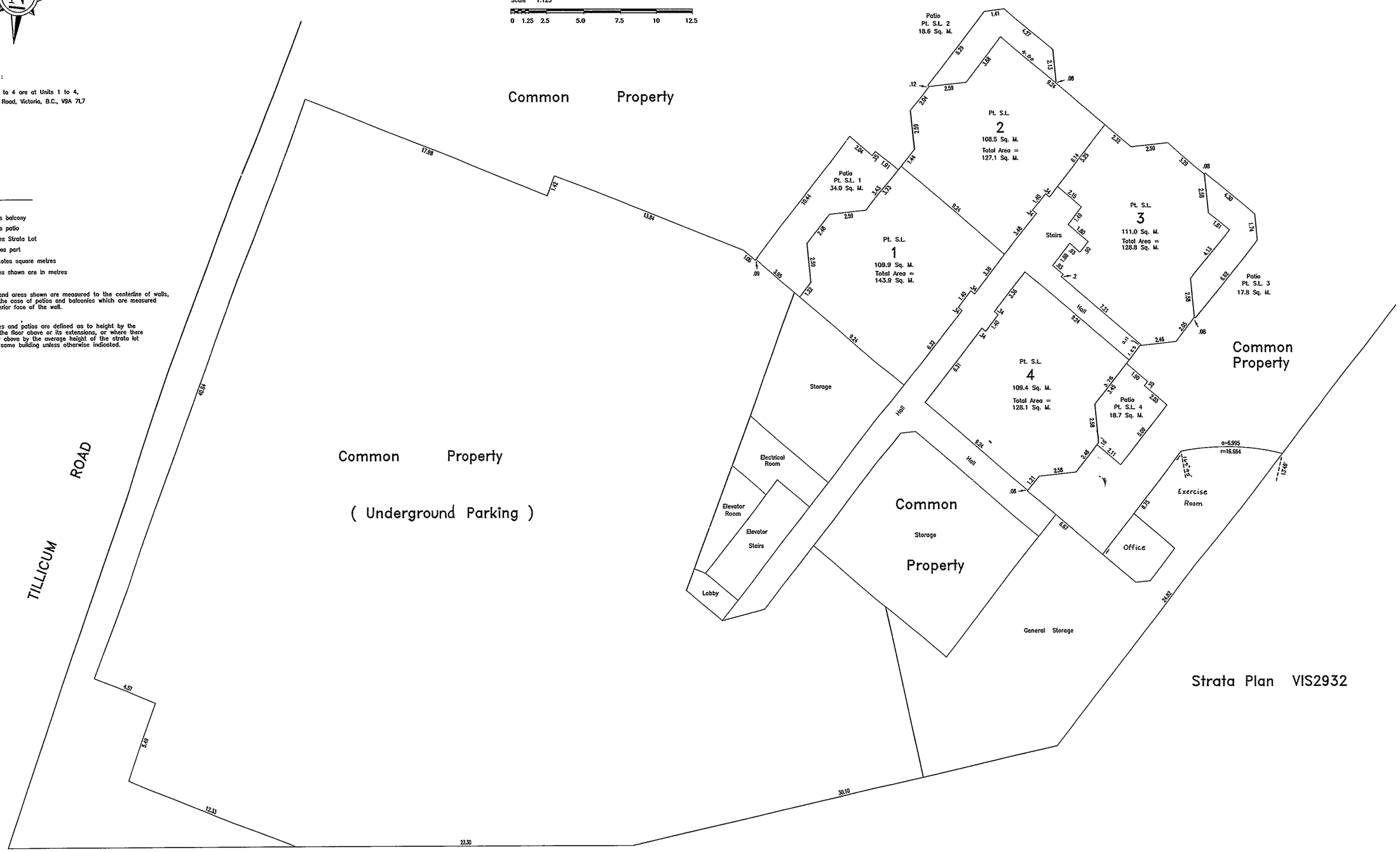
Strata Lots 1 to 4 are at Units 1 to 4,
1085 Tillicum Road, Victoria, B.C., V9A 7L7

Legend

B denotes balcony
P denotes patio
S.L. denotes Strata Lot
Pt. denotes part
Sq. M. denotes square metres
All distances shown are in metres

Distances and areas shown are measured to the centerline of walls, except in the case of patios and balconies which are measured to the exterior face of the wall.

All balconies and patios are defined as to height by the center of the floor above or its extensions, or where there is no floor above by the average height of the strata lot within the same building unless otherwise indicated.



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MM

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STRATA PLAN VIS3374

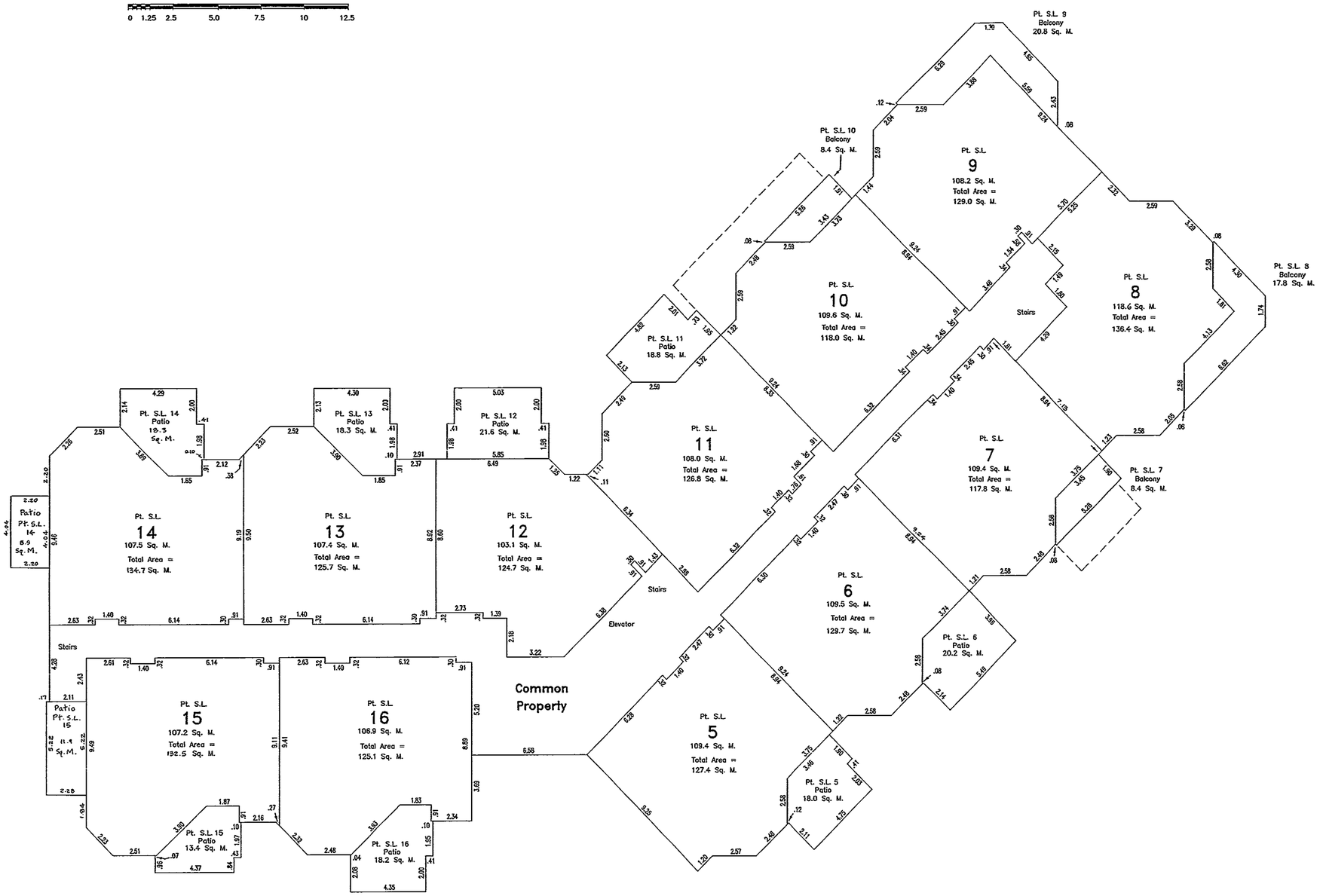
FIRST FLOOR (MAIN) – Showing Strata Lots 5 to 16

Scale 1:125

0 1.25 2.5 5.0 7.5 10 12.5

Civic Address :

Strata Lots 5 to 16 are at Units 101 to 112,
1085 Tillicum Road, Victoria, B.C., V9A 7L7



Legend

B denotes balcony
P denotes patio
S.L. denotes Strata Lot
Pt. denotes part
Sq. M. denotes square metres
All distances shown are in metres

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STRATA PLAN VIS3374

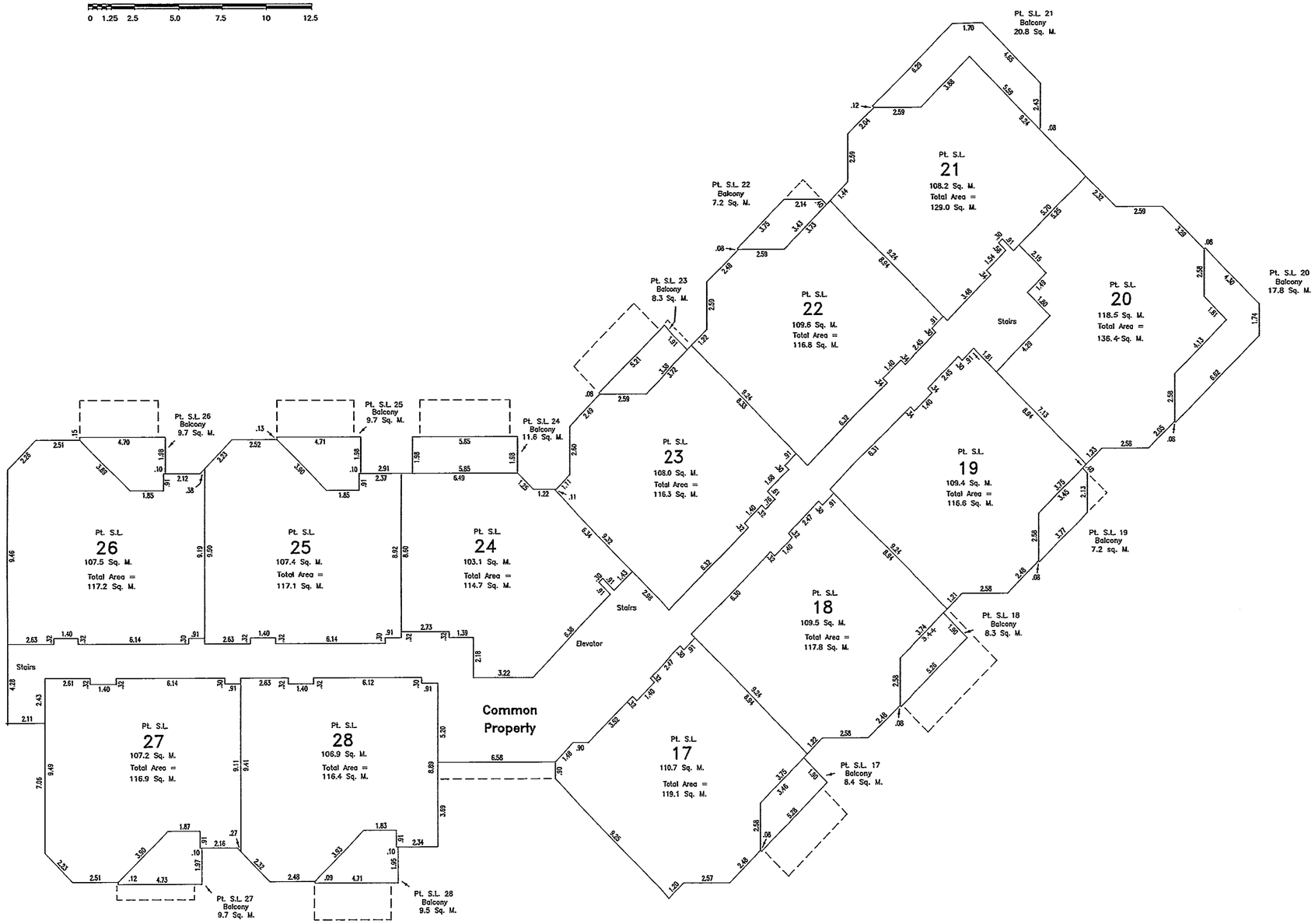
SECOND FLOOR — Showing Strata Lots 17 to 28

Scale 1:125

0 1.25 2.5 5.0 7.5 10 12.5

Civic Address :

Strata Lots 17 to 28 are at Units 201 to 212,
1085 Tillicum Road, Victoria, B.C., V9A 7L7



Legend

B denotes balcony
P denotes patio
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Pt. denotes part
Sq. M. denotes square metres
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STRATA PLAN VIS3374

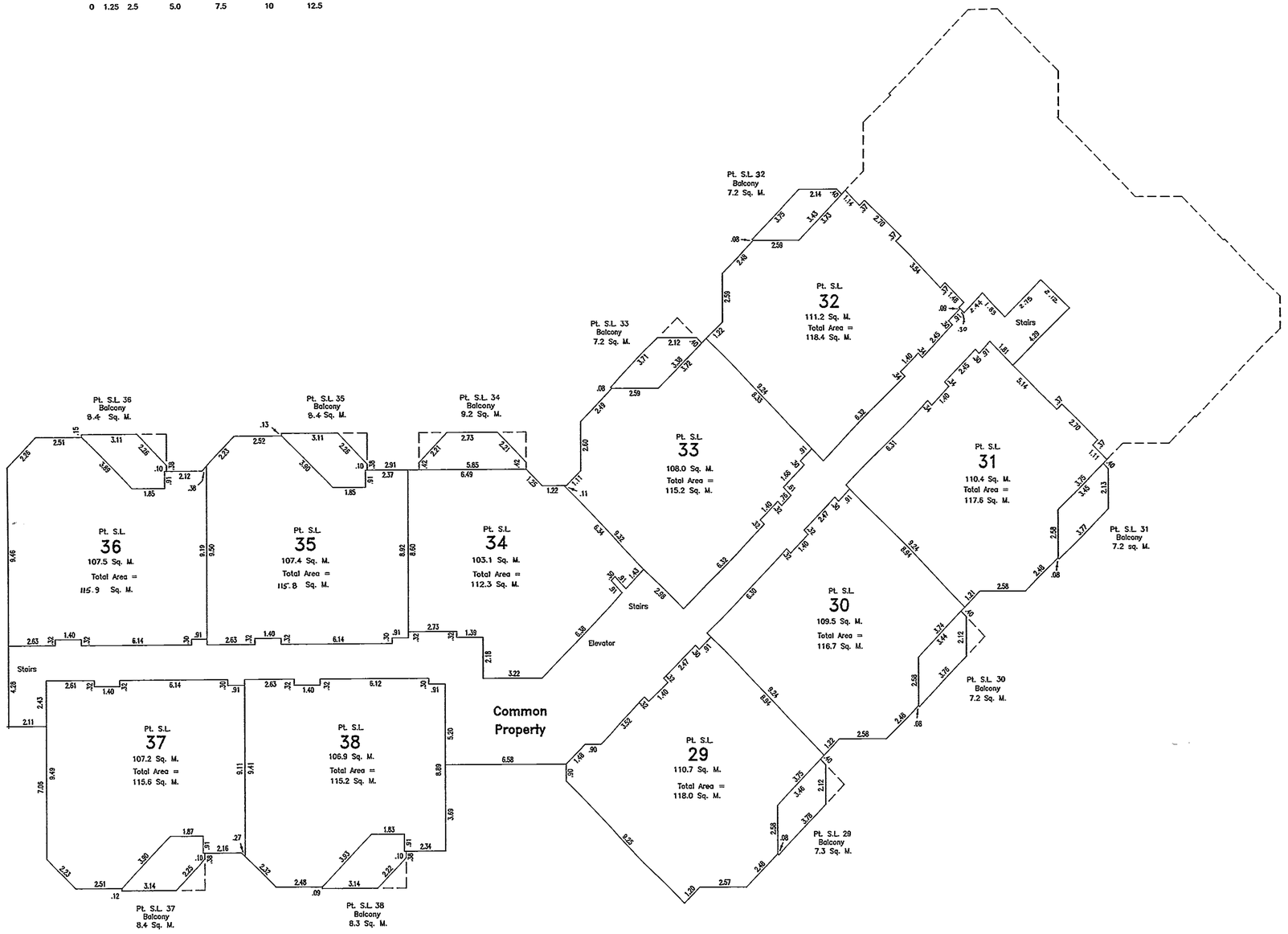
THIRD FLOOR — Showing Strata Lots 29 to 38

Scale 1:125

0 1.25 2.5 5.0 7.5 10 12.5

Civic Address :

Strata Lots 29 to 38 are at Units 301 to 310, 1085 Tillicum Road, Victoria, B.C., V9A 7L7



Legend

B denotes balcony
P denotes patio
S.L. denotes Strata Lot
Pt. denotes part
Sq. M. denotes square metres
All distances shown are in metres

Distances and areas shown are measured to the centerline of walls, except in the case of patios and balconies which are measured to the exterior face of the wall.

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Sheet 7 of 9 Sheets

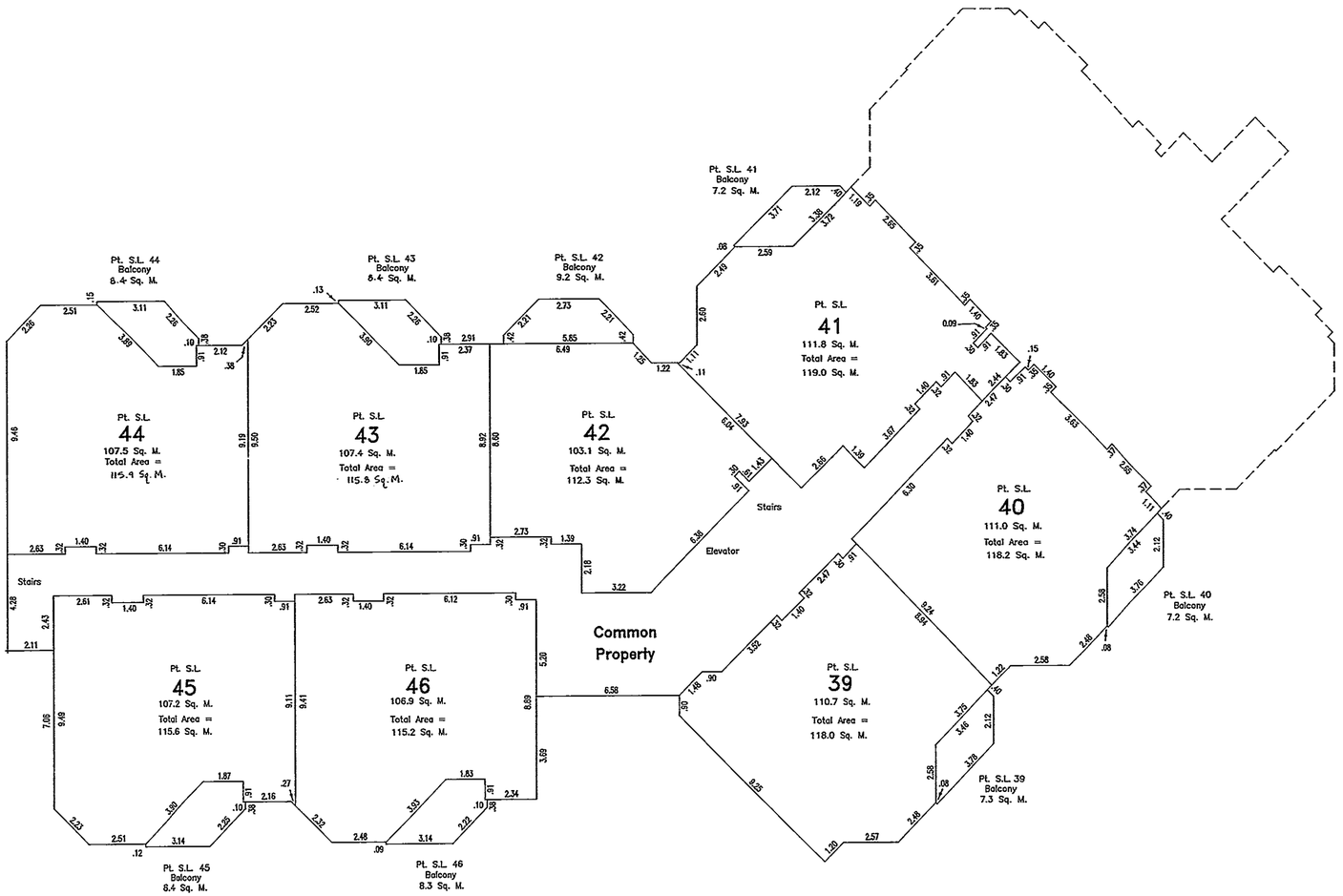
STRATA PLAN VIS 3374

FOURTH FLOOR (TOP) – Showing Strata Lots 39 to 46

Scale 1:125

0 1.25 2.5 5.0 7.5 10 12.5

Civic Address :
Strata Lots 39 to 46 are Units 401 to 408,
1685 Tillicum Road, Victoria, B.C., V9A 7L7



Legend

S.L. denotes Strata Lot
Pt. denotes part
Sq. M. denotes square metres
All distances shown are in metres

Distances and areas shown are measured to the centerline of walls, except in the case of patios and balconies which are measured to the exterior face of the wall.

All balconies and patios are defined as to height by the center of the floor above or its extensions, or where there is no floor above by the average height of the strata lot within the same building unless otherwise indicated.

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Sheet 8 of 9 Sheets

STRATA PLAN VIS 3374

RECORD OF BY-LAWS AND ORDERS ETC.

FILING		DOCUMENTS	
NUMBER	DATE	DATE	NATURE AND PARTICULARS

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STRATA PLAN VIS3374

DEALINGS AFFECTING THE COMMON PROPERTY

REGISTRATION		DOCUMENTS	
NUMBER	DATE	DATE	NATURE AND PARTICULARS
This parcel may be affected by a permit under Part 29 of the Municipal Act see DF EC117863 - inter alia			
This parcel may be affected by a permit under Part 29 of the Municipal Act see DF EF172449 - inter alia			
EG148612			Dominant tenement - Hereto inter alia is annexed Easement EG148612 over the common property, Strata Plan VIS2932
M76301			Undersurface Rights - Her Majesty the Queen in Right of the Province of British Columbia AFB 3.257.3685; inter alia; Sec 172(3); DD 28905
EC94095	15.09.89 09:36		Statutory Right of Way - Corporation of the Township of Esquimalt - Part in Plan 49128
EG46723	23.04.93 14:07		Easement - Part - Appurtenant to Lot C, Plan VIP 55556
EG48153	28.04.93 10:05		Statutory Right of Way - Corporation of the Township of Esquimalt - inter alia
EG149292	16.11.93 13:51		Statutory Right of Way - British Columbia Hydro and Power Authority - inter alia
EG149293	16.11.93 13:51		Statutory Right of Way - BC Tel - inter alia

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