First Sheet

Sheet 1 of 10 Sheets

Strata Plan VIS 3815

Strata Plan Of Lot A, Plan VIP 56859, Of Lots 907, 908, 909, 910, Amended Lot 911, Lots 922, 923, 924, 925, And Amended Lot 1253, All Of Victoria City.

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

VBell Ne ES1008444

Deposited and Registered in the
Land Title Office at Victoria, B. C.
this 19 day of SEPT 1995

Registrar

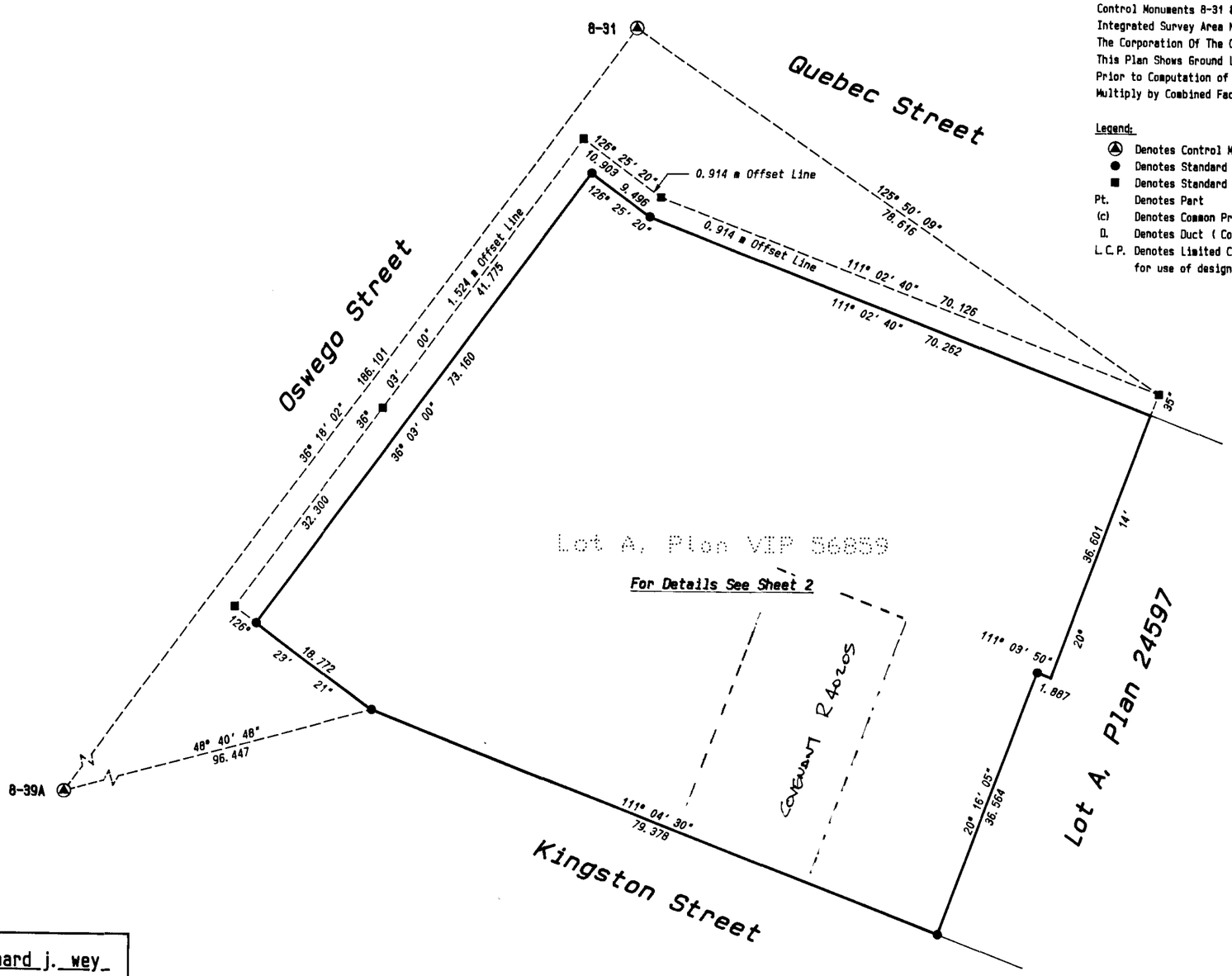
DEPUTY

This Plan lies within the
Capital Regional District
and The City Of Victoria

NEW DEVELOPMENT CERTIFICATE

I, Richard J. Wey,
British Columbia Land Surveyor,
hereby certify that the building shown
in this strata plan has not, as of
the 20 day of Sept 1995
been previously occupied.
Dated at Sidney, British Columbia,
this 20 day of Sept 1995

B. C. L. S.



Scale = 1:500

10 8 6 4 2 0 10 20 30 40

Distances are in Metres, unless otherwise indicated.
Grid Bearings are derived from observations between
Control Monuments 8-31 & 8-39A
Integrated Survey Area No. 17,
The Corporation Of The City Of Victoria
This Plan Shows Ground Level Measured Distances.
Prior to Computation of U. T. M. Coordinates
Multiply by Combined Factor 0.9996115

Legend:

- ⊙ Denotes Control Monument Found
- ● Denotes Standard Iron Post (Type 5) Found
- ■ Denotes Standard Lead Plug (Type 3) Found
- Pt. Denotes Part
- (c) Denotes Common Property
- D. Denotes Duct (Common)
- L. C. P. Denotes Limited Common Property for use of designated lot

The address for
service of documents on
the Strata Corporation is:
c/o Polo Pacific Development Ltd.
2 - 576 Hillside Avenue,
Victoria, B. C. V8T 1Y9
Change of address - See ES314406 May 7/10

The Civic Address is:
405 Quebec Street,
Victoria, B. C. V8V 1W6

All Strata Lots are defined by the outside sheathing face of exterior walls, and the centre-line of interior walls. The Exterior Finish of the building is part of the Common Property.

All balconies and patios 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.

I, Richard J. Wey, of Sidney,
a British Columbia Land Surveyor,
hereby certify that the building erected
on the parcel described at left is wholly
within the external boundaries of the parcel.
Dated at Sidney, British Columbia,
this 24 day of August 1995

B. C. L. S.

richard j. wey
B. C. Land Surveyor
Sidney, B. C. 656-5155

Second First Sheet

Sheet 2 of 10 Sheets

Strata Plan VIS 3815

Location Plan

Scale = 1:250

5 4 3 2 1 0 5 10 15 20

Strata Development

Lot A, Plan VIP 56859

COVENANT K 40105

DATED this 29th day of AUGUST 1995

B.C.L.S.

Second Sheet

Sheet 3 of 10 Sheets

Strata Plan VIS 3815

CONDOMINIUM ACT

Lot	Sheet	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	111	2519	
2	4	100	2369	
3	4	100	2199	
4	5	101	2199	
5	5	83	1679	
6	5	99	2199	
7	5	99	2269	
8	5	99	1899	
9	5	82	1679	
10	5	99	1899	
11	5	81	1679	
12	5	99	2369	
13	5	80	1629	
14	5	118	2699	
15	5	96	2299	
16	5	101	2199	
17	5	101	2369	
18	5	99	2199	
19	5	82	1679	
20	5	101	2199	
21	5	83	1679	
22	5	100	2299	
23	5	99	2469	
24	5	110	2619	
25	6	100	2379	
26	6	112	2459	
27	6	99	2299	
28	6	98	2399	
29	6	98	1999	
30	6	82	1749	
31	6	98	1999	
32	6	81	1749	
33	6	98	2469	
34	6	80	1699	
35	6	117	2799	
36	6	95	2399	
37	6	100	2379	
38	6	101	2469	
39	6	98	2299	
40	6	82	1749	
41	6	100	2299	
42	6	82	1749	
43	6	100	2389	
44	6	99	2389	
45	6	110	2689	
46	7	109	2539	
47	7	112	2619	
48	7	99	2369	
Sub - Aggregate		4673	105, 632	

CONDOMINIUM ACT

Lot	Sheet	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
49	7	98	2439	
50	7	98	2069	
51	7	82	1799	
52	7	98	2119	
53	7	81	1799	
54	7	98	2539	
55	7	80	1749	
56	7	117	2869	
57	7	95	2469	
58	7	109	2539	
59	7	101	2589	
60	7	98	2369	
61	7	82	1799	
62	7	100	2399	
63	7	82	1799	
64	7	100	2519	
65	7	99	2669	
66	7	110	2819	
67	8	109	2699	
68	8	112	2779	
69	8	99	2499	
70	8	98	2569	
71	8	98	2199	
72	8	82	1849	
73	8	98	2249	
74	8	81	1849	
75	8	98	2669	
76	8	80	1799	
77	8	117	2999	
78	8	95	2629	
79	8	109	2699	
80	8	101	2739	
81	8	98	2499	
82	8	82	1849	
83	8	100	2529	
84	8	82	1849	
85	5	36	720	
86	5	51	1020	
87	5	41	1000	
88	6	40	880	
89	6	51	1122	
90	6	52	1100	
91	7	40	960	
92	7	51	1224	
93	7	52	1200	
94	8	40	1040	
95	8	51	1326	
96	8	52	1300	
Sub - Aggregate		4024	97, 196	
Aggregate		8697	202, 828	

Accepted as to forms 1 & 2
this 18 day of Sept 1995

Superintendent of Real Estate

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 that it is of the same force and effect as if made under oath.

Declared before me at Victoria B.C.
this 30 day of August 1995

A Commissioner for taking affidavits for British Columbia

MORTGAGEE BANK OF MONTREAL
~~Royal Trust Corporation Of Canada~~
by its authorized signatory

MICHAEL J.O MALLEY, SENIOR ACCOUNT MANAGER

RICHARD M. MARKUS, ACCOUNT MANAGER

Witness TERESA ENG
6TH FLOOR, 595 BURRARD ST.
VANCOUVER, BC V7X 1L7

Occupation CUSTOMER SERVICE OFFICER

Address

REGISTERED OWNER
Polo Pacific Development Ltd.
(Inc. No. 473,783)
by its authorized signatory

Witness

Ronald F. Hunter
Barrister & Solicitor
201-895 Fort Street
Victoria, B.C. V8W 1H7

Occupation

Address

DATED
this 29 day of AUGUST 1995

B. C. L. S.

Corrected this 4th day of October 1996 as per EK 111857 L.R. M. Flanagan

Level One

Sheet 4 of 10 Sheets

Strata Plan VIS 3815

Scale = 1:250

5 4 3 2 1 0 5 10 15 20

Common Property

Vestibule (c) Elec. (c) Vestibule (c) Vestibule (c) Elec. (c) Vestibule (c)

Stairs (c) Stairs (c) Stairs (c)

Underground Parking (c)

Elev. (c) Boiler (c) Mech. (c)

Entry (c) Stairs (c) Refuse (c)

(Number) Denotes L.C.P. For Designated Lot

(X) Denotes L.C.P. For Lots 88, 91 & 94

Utility (c) Storage (c) Patio L.C.P. Lot 3 Hallway (c) Elev. (c) Mech. (c) Service (c) Storage (c) Storage (c) Stairs (c) Patio L.C.P. Lot 2 Lot 3 100.4 m² Lot 2 100.2 m² Lot 1 111.9 m² Patio L.C.P. Lot 2 Patio L.C.P. Lot 1

COVENANT R 40205

Common Property

Amenity Room (c) Patio (c) Vestibule (c) Elev. (c) Mech. (c) Stairs (c) Utility (c) Storage (c)

DATED

this 29th day of AUGUST 1995

B.C.L.S.

Explanatory Plan Amending: Strata Plan VIS3815, of Lots 907–910, Amended Lot 911, Lots 922–925, And Amended Lot 1253, Victoria City, To Designate Limited Common Property.

Pursuant To Section 257, Strata Property Act.

5 4 3 2 1 0 5 10 15

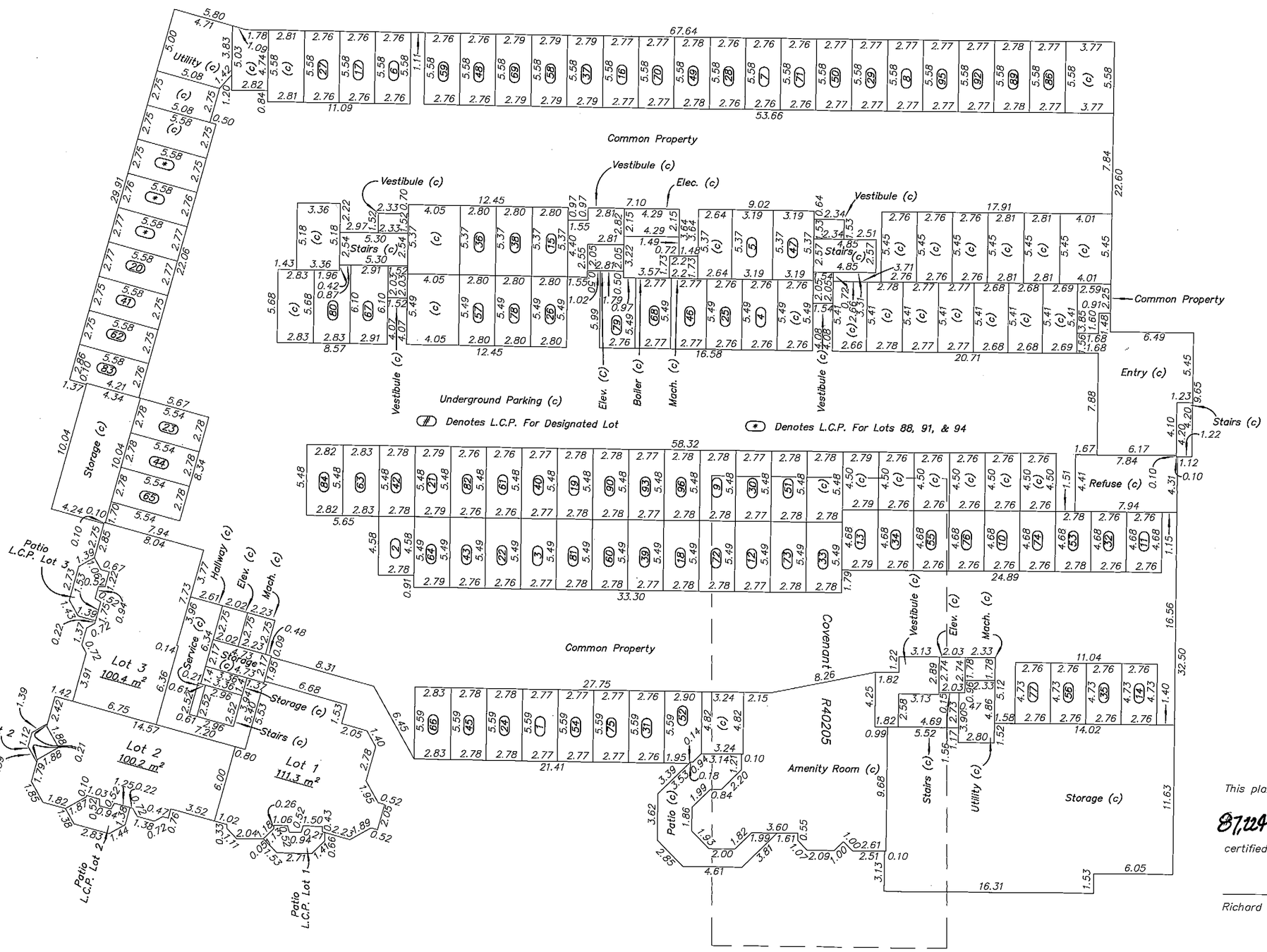
BCGS 92B.044

Scale = 1:250

Level One

Amended Sheet 4 of 10
Strata Plan VIS3815

Deposited in the Land Title Office at Victoria, B.C.
this 7 day of JAN 2009
C Johnston pp AR
Registrar
FB240165



This plan was completed and checked, and the checklist filed under 87,124 on the 14 day of October, 2008 and is hereby certified correct in accordance with Land Title Office records

Richard J. Wey, B.C.L.S.

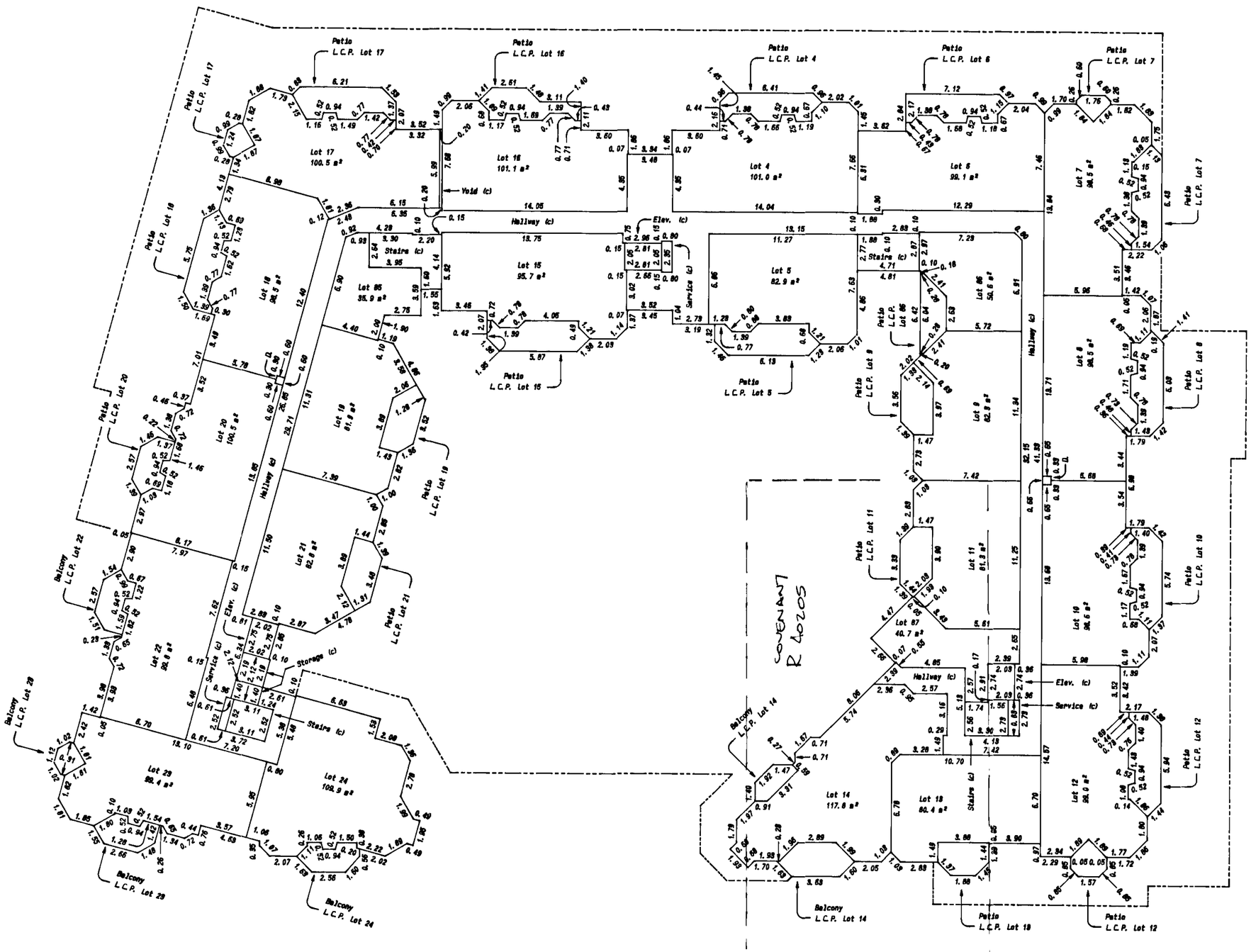
RICHARD J. WEY & ASSOCIATES
Land Surveying Inc.
www.weysurveys.com
#4–2227 James White Boulevard
Sidney, BC V8L 1Z5
Telephone (250) 656–5155
File: 80456.dwg\Str\LE

Level Two - Main Floor

Scale = 1: 250

5 4 3 2 1 0 5 10 15 20

Sheet 5 of 10 Sheets
Strata Plan VIS 3815



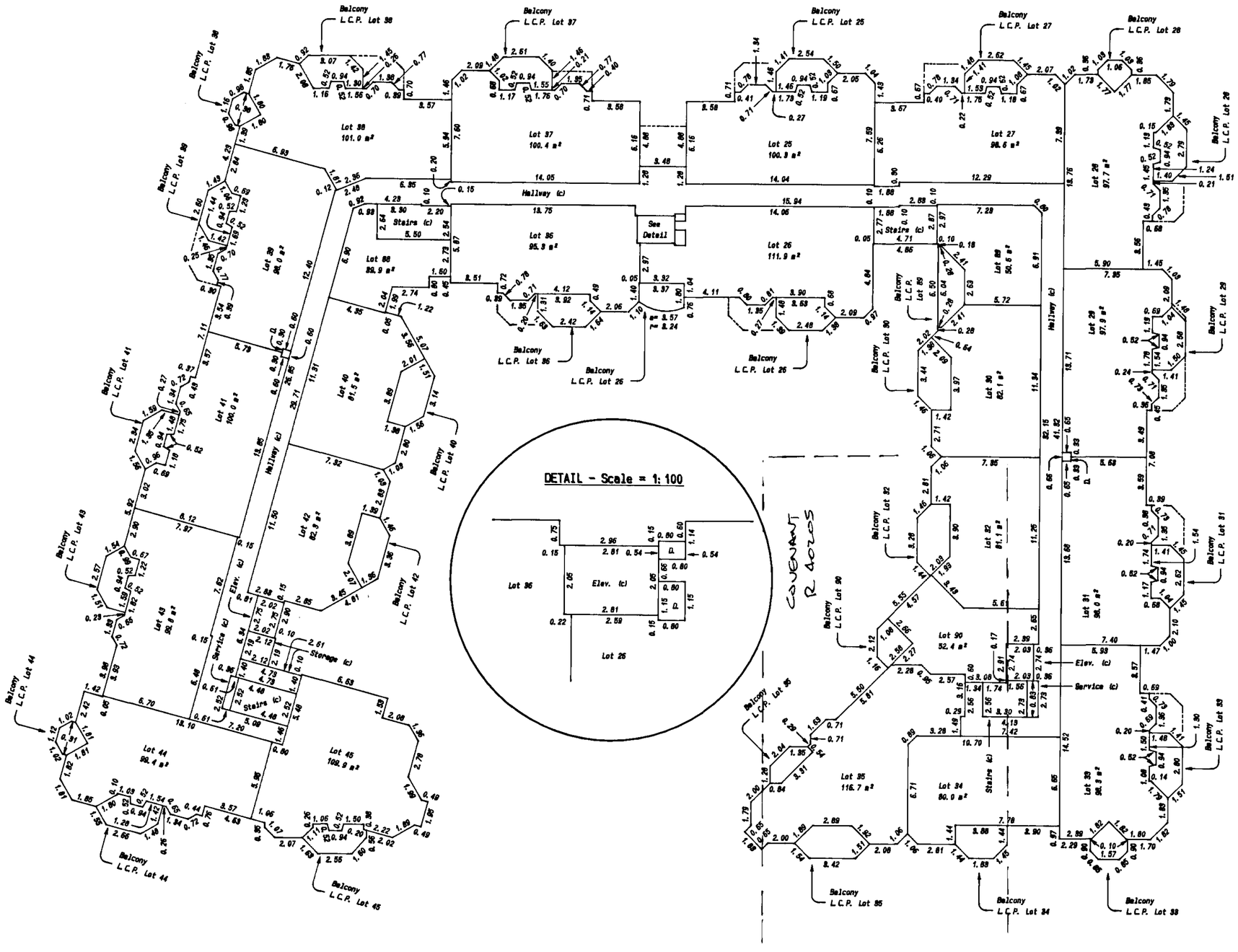
DATED
this 29th day of August 1995

B. C. L. S.

Level Three - Second Floor

Scale = 1:250

5 4 3 2 1 0 5 10 15 20



DETAIL - Scale = 1:100

DATED
this 29 day of AUGUST 1995

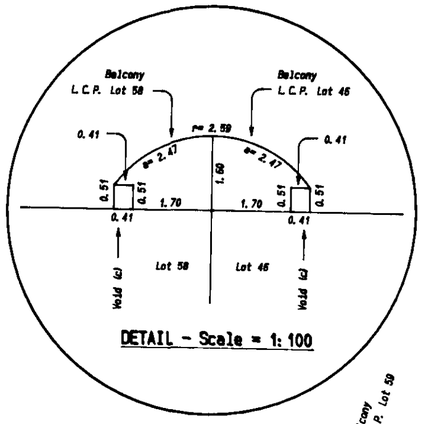
B.C.L.S.

Level Four - Third Floor

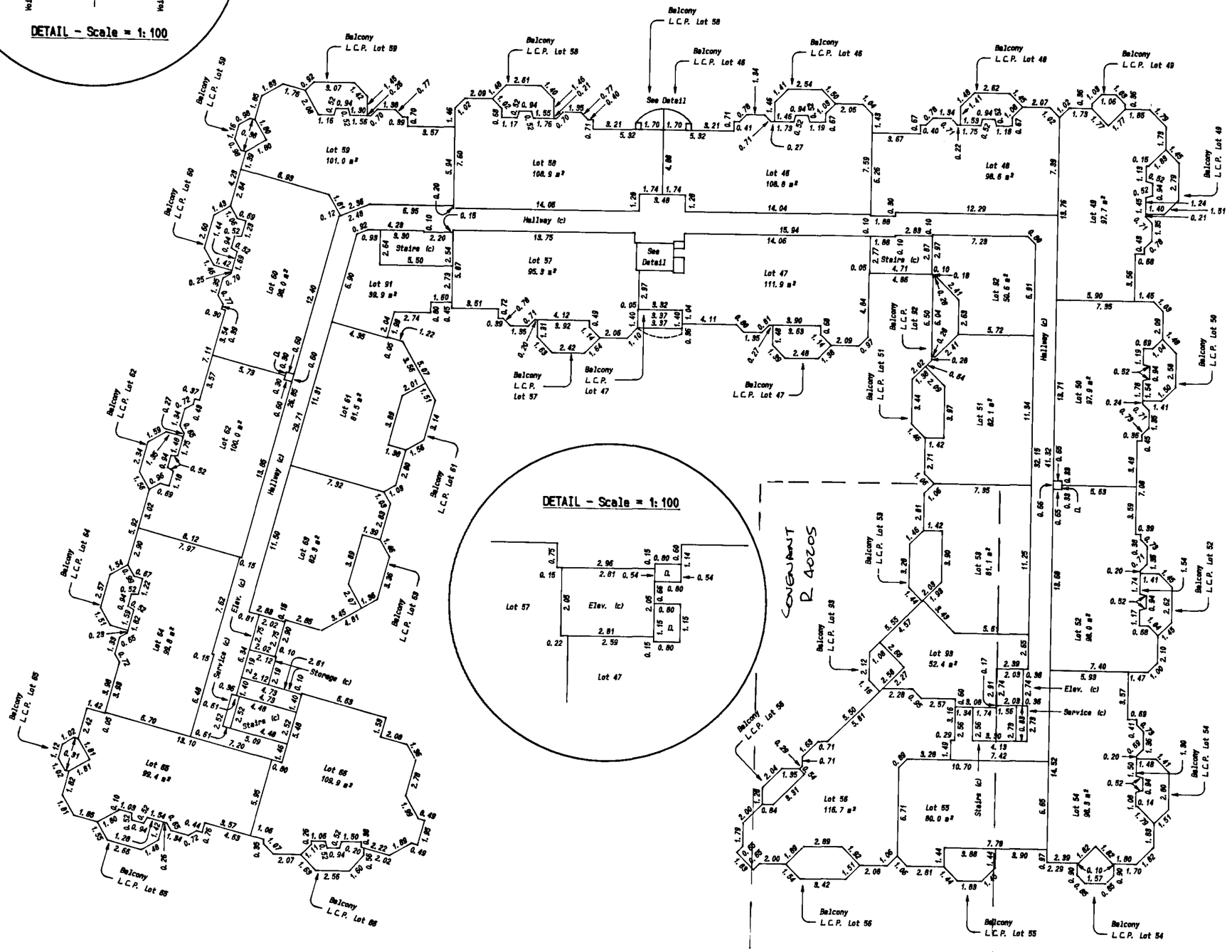
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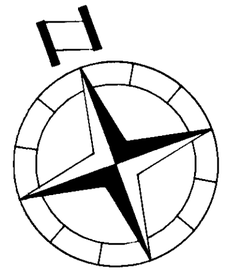
Sheet 7 of 10 Sheets
Strata Plan VIS 3815



DETAIL - Scale = 1: 100



DETAIL - Scale = 1: 100



DATED
this 29th day of August 1995

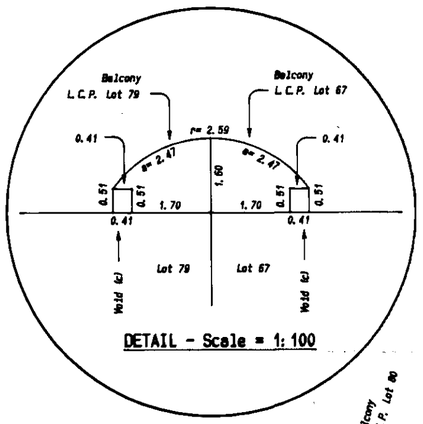
B.C.L.S.

Sheet 8 of 10 Sheets
Strata Plan VIS 3815

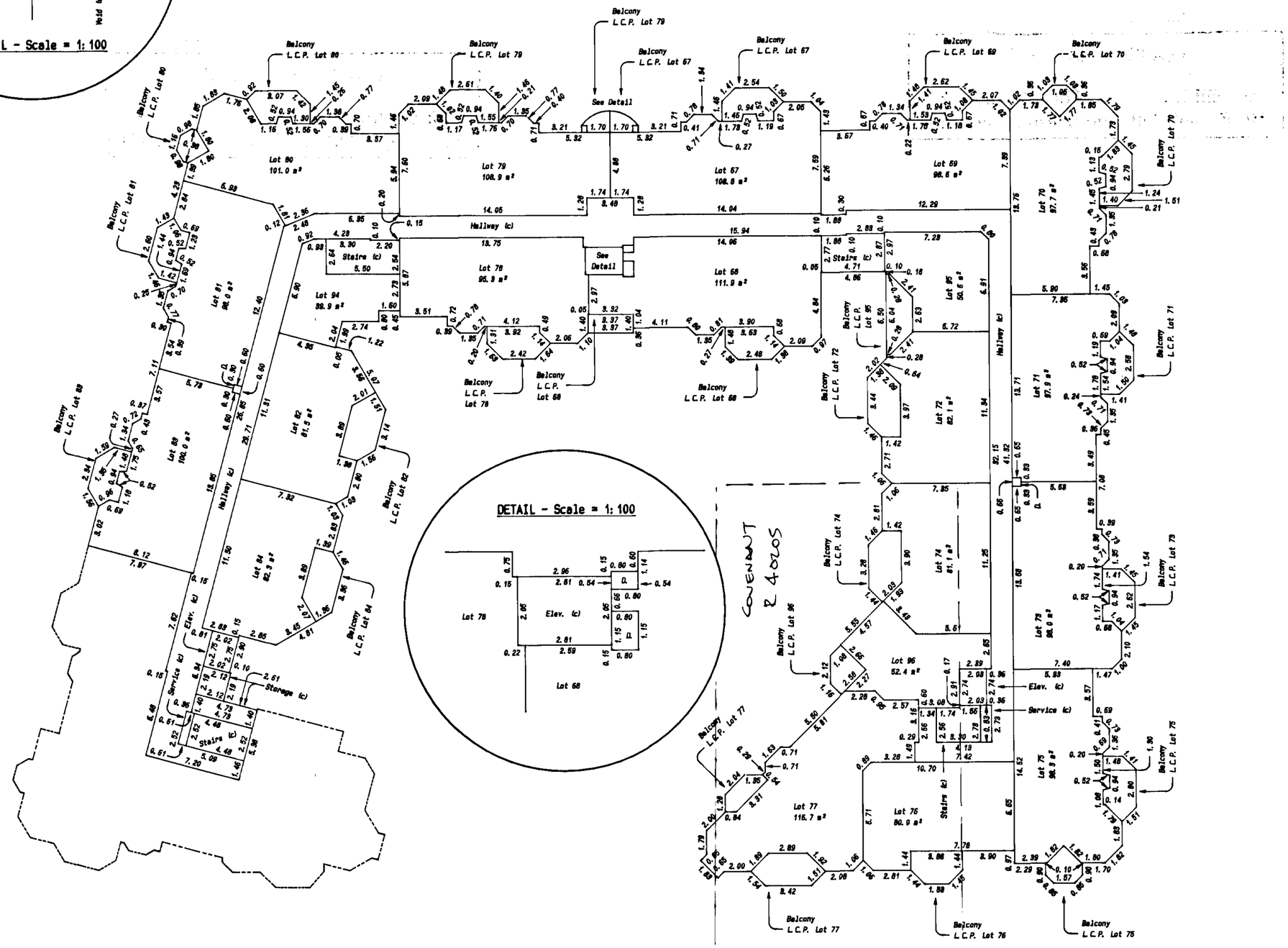
Level Five - Fourth Floor

Scale = 1:250

5 4 3 2 1 0 5 10 15 20



DETAIL - Scale = 1:100



DETAIL - Scale = 1:100

COVENANT
R 40205

DATED
this 29th day of August 1995

B. C. L. S.

Strata Plan VIS 3815

DEALINGS AFFECTING THE COMMON PROPERTY

FILING		DOCUMENT	
Number	Date	Date	Nature & Particulars

Common Property Sheet Closed 19.9.95

Search ALTOS2 or BC OnLine for Current Information. BC Reg. 76/95

K. Jacques per K.K.
K.D. JACQUES, Registrar
Victoria Land Title District

DEALINGS AFFECTING THE COMMON PROPERTY

FILING		DOCUMENT	
Number	Date	Date	Nature & Particulars

Common Property Sheet Closed 19.9.95

Search ALTOS2 or BC OnLine for Current Information. BC Reg. 76/95

K. Jacques per K.K.
K.D. JACQUES, Registrar
Victoria Land Title District

DATED
this 29th day of August 1995

B. C. L. S.

Strata Plan VIS 3815

RECORD OF BY-LAWS AND ORDERS, ETC.

FILING		DOCUMENT	
Number	Date	Date	Nature & Particulars
EL 146140	23-12-97	FORM 9 -	Change of Bylaws.

Bylaw Sheet Closed
Search AUTOS? or BC Online for
Current Information. BC Reg. 76/95

RECORD OF BY-LAWS AND ORDERS, ETC.

FILING		DOCUMENT	
Number	Date	Date	Nature & Particulars

Bylaw Sheet Closed
Search AUTOS? or BC Online for
Current Information. BC Reg. 76/95

DATED
this 29 day of AUGUST 1995

B. C. L. S.