VIS FIRST SHEET SHEET 1 OF 9 SHEETS

STRATA PLAN OF LOT A, PLAN 37294, SECTIONS 74 & 75, VICTORIA DISTRICT.

STRATA PLAN No. 1615

Deposited and Registered in the Land Title Office at Victoria, B.C. this 22 day of Dec. 1987.

Registrar

NEW DEVELOPMENT CERTIFICATE

I, Hugh A. Noakes of Victoria, British Columbia, Land Surveyor hereby certify that the strata lots represented on the strata plan of Lot A Plan 37294 Sections 74 & 75 Victoria District constitute a new development and have not been previously occupied.

B.C.L.S.

dated at Victoria this 16th day of September, 1987.

All balconies & 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.

This Plan lies within the Capital Regional District & the City of Victoria.

Scale:- 1:500

10 0 10 20 30

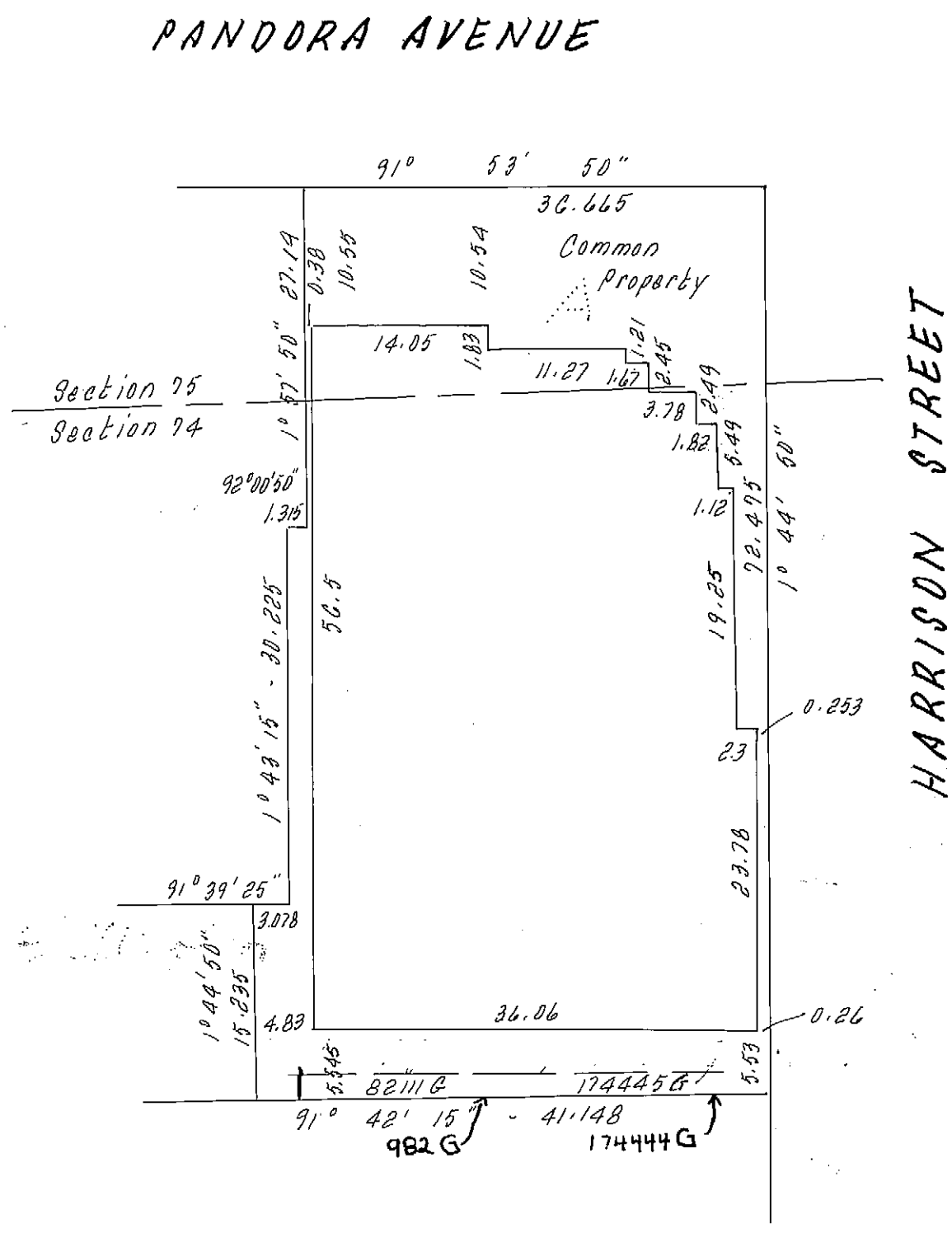
Distances are in Metres, unless otherwise indicated.
Astronomic Bearings derived from Plan 37294.

S129424 to S129462 Inc

Legend

m²	denotes	square metres
Pt.	"	part
CP	"	common property

Civic Address: 1436 Harrison Street
Victoria, B.C.
V8S 3Z2



Hugh A. Noakes
B.C. Land Surveyors
Victoria, B.C.

The address for service of documents on the strata corporation is -
c/o 808 - 1175 Douglas St.
Victoria, B.C., V8W 2E1

I, Hugh A. Noakes of Victoria, a British Columbia land Surveyor, hereby certify that the building erected on the parcel described above is wholly within the external boundaries of the parcel.
Dated at Victoria this 16th day of September, 1987.

B.C.L.S.

SECOND SHEET SHEET 2 OF 9 SHEETS

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 NUMBER OF VOTES: NUMBER OF VOTES
1	4	266	242	
2	4	265	242	
3	4	243	235	
4	4	270	238	
5	4	222	217	
6	4	267	241	
7	4	255	241	
8	4	245	231	
9	4	267	238	
10	5	246	247	
11	5	267	257	
12	5	265	257	
13	5	242	249	
14	5	269	252	
15	5	238	233	
16	5	275	256	
17	5	254	255	
18	5	245	245	
19	5	267	252	
20	6	267	269	
21	6	265	269	
22	6	242	262	
23	6	270	264	
24	6	240	245	
25	6	276	269	
26	6	254	268	
27	6	244	257	
28	6	268	264	
29	6	242	259	
30	7	267	282	
31	7	265	282	
32	7	240	273	
33	7	270	276	
34	7	240	256	
35	7	276	281	
36	7	254	280	
37	7	244	269	
38	7	267	276	
39	7	241	271	
Aggregate		10,000	10,000	

STRATA PLAN Nº 1615

Approved as to Forms 1 and 2
this 4 day of December 1987.

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.

Rod Absolon

declared before me at Victoria
this 16th day of NOVEMBER 1987.

A Commissioner for taking
Affidavits for British Columbia.

Registered Owner -
Absolon Construction (1982) Ltd.

Rod Absolon
Authorized Signatory

Authorized Signatory

Mortgagee - CANWEST TRUST COMPANY (formerly Discovery Trust Company of Canada)

Authorized Signatory

Authorized Signatory

Mortgagee
V. K. Bull & Sons Ltd.

Authorized Signatory

Authorized Signatory

Mortgagee -

Joseph Verne Absolon

Witness.

Lawyer.
Occupation

808-1175 Douglas St. Victoria, B.C.
Address

date September 16, 1987.

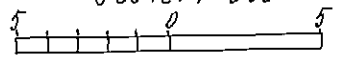
B.C.L.S.

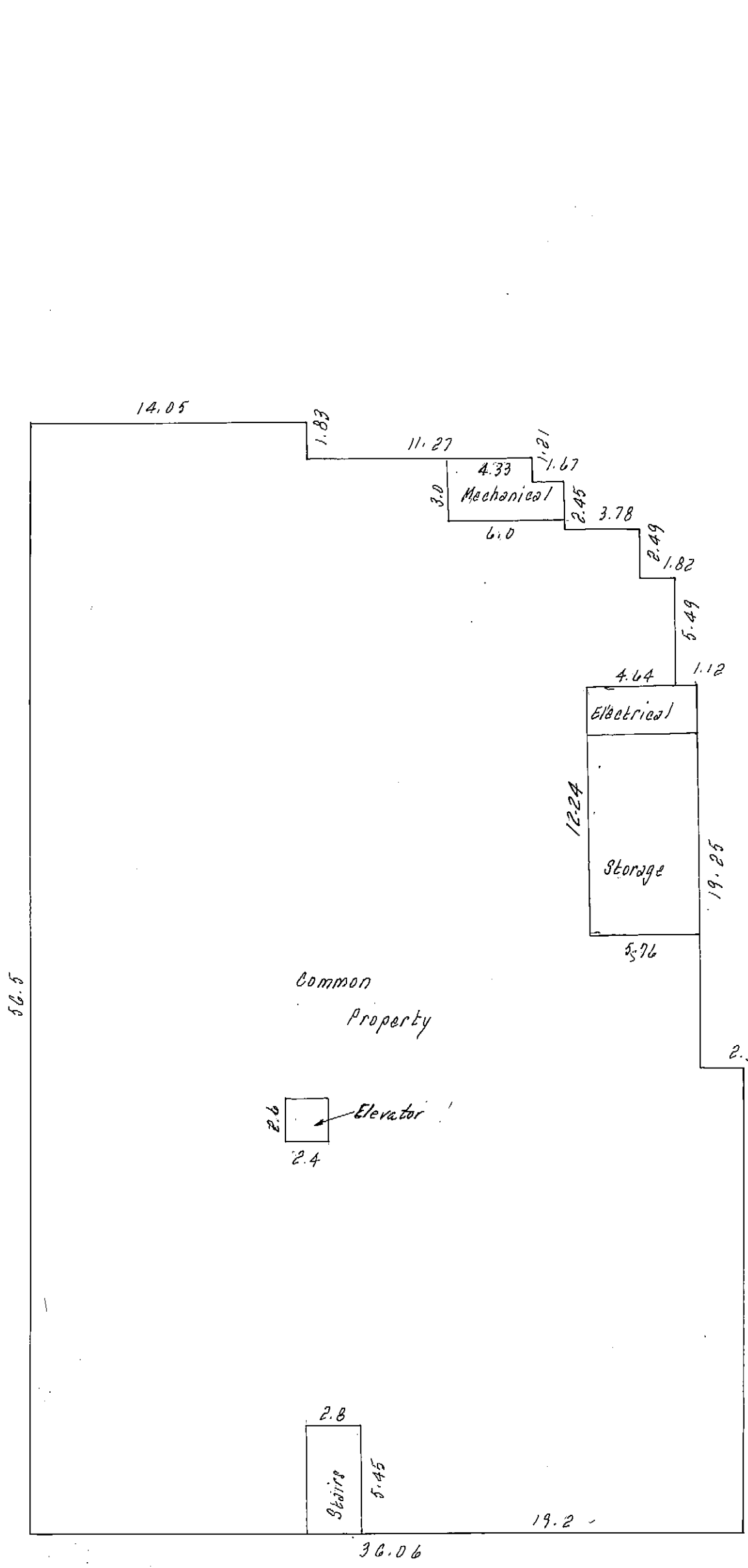
SHEET 3 OF 7 SHEETS

STRATA PLAN No. 1615

BASEMENT

Scale: 1:250





date:- September 16th 1987.

Hoyt A. Dowler
B.C.L.S.

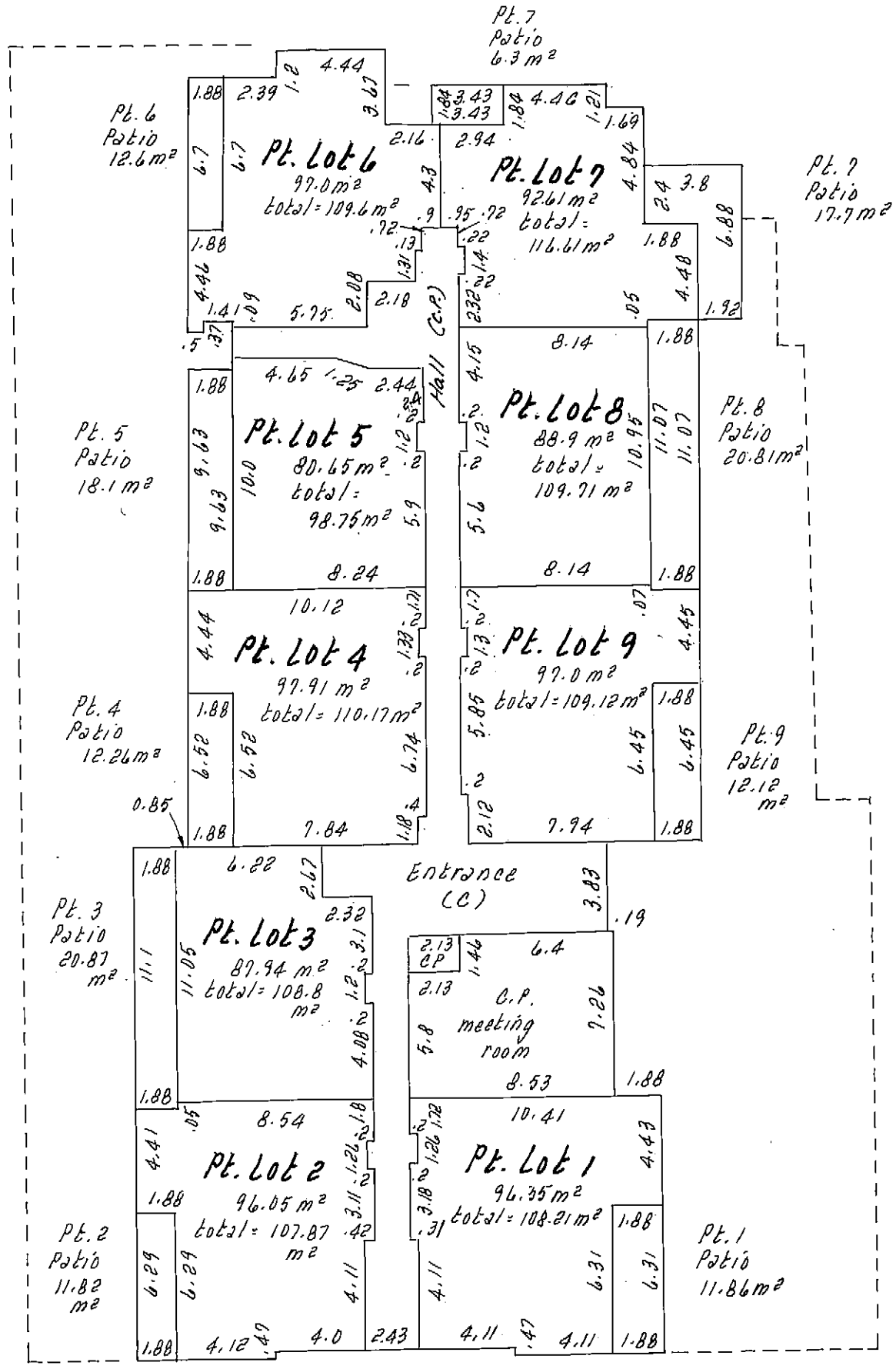
SHEET 4 OF 9 SHEETS

STRATA PLAN No. 1615

FIRST FLOOR

Scale: 1:250

5 0 5



date:- September 16th 1987.

Stephen A. Noakes
B.C.L.S.

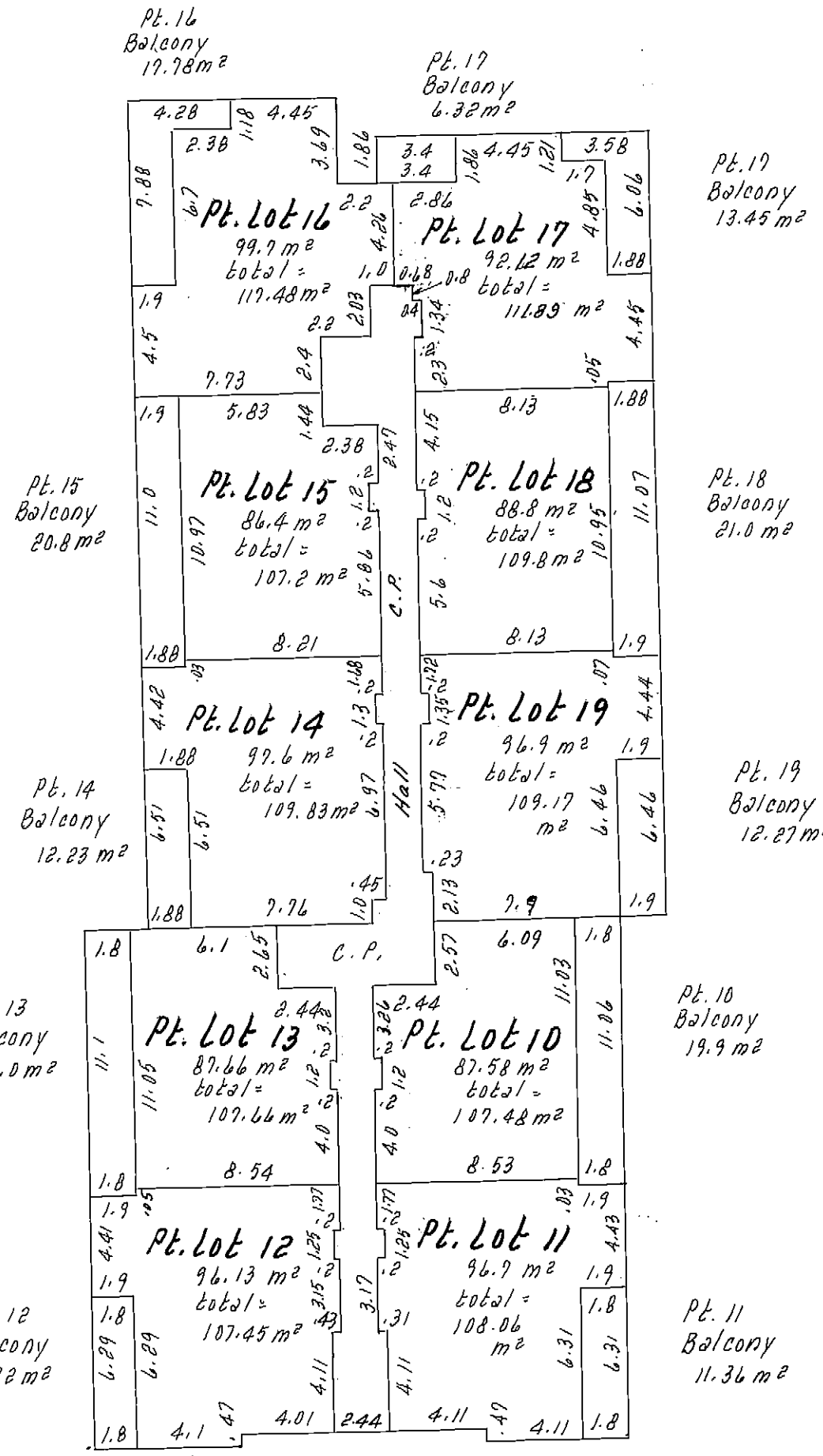
SHEET 5 OF 9 SHEETS

STRATA PLAN No. 1615

SECOND FLOOR

Scale: 1:250

5 0 5



date:- September 16th 1987.

Floyd A. Vowles
B. C. L. S.

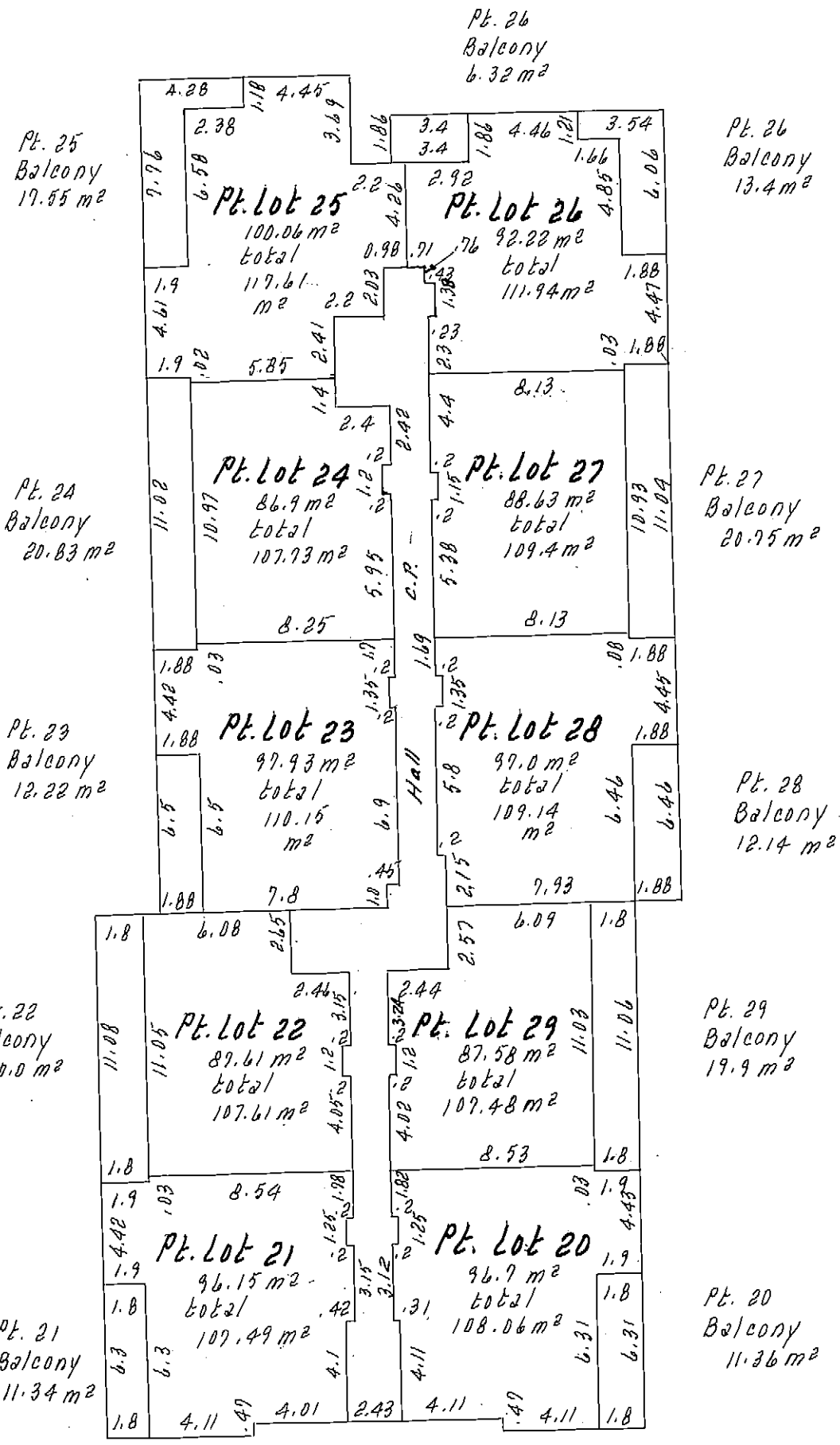
SHEET 6 OF 9 SHEETS

STRATA PLAN No. 1615

THIRD FLOOR

Scale: 1:250

5 0 5



date:- September 16th 1987.

Floyd A. Boates
B.C.L.S.

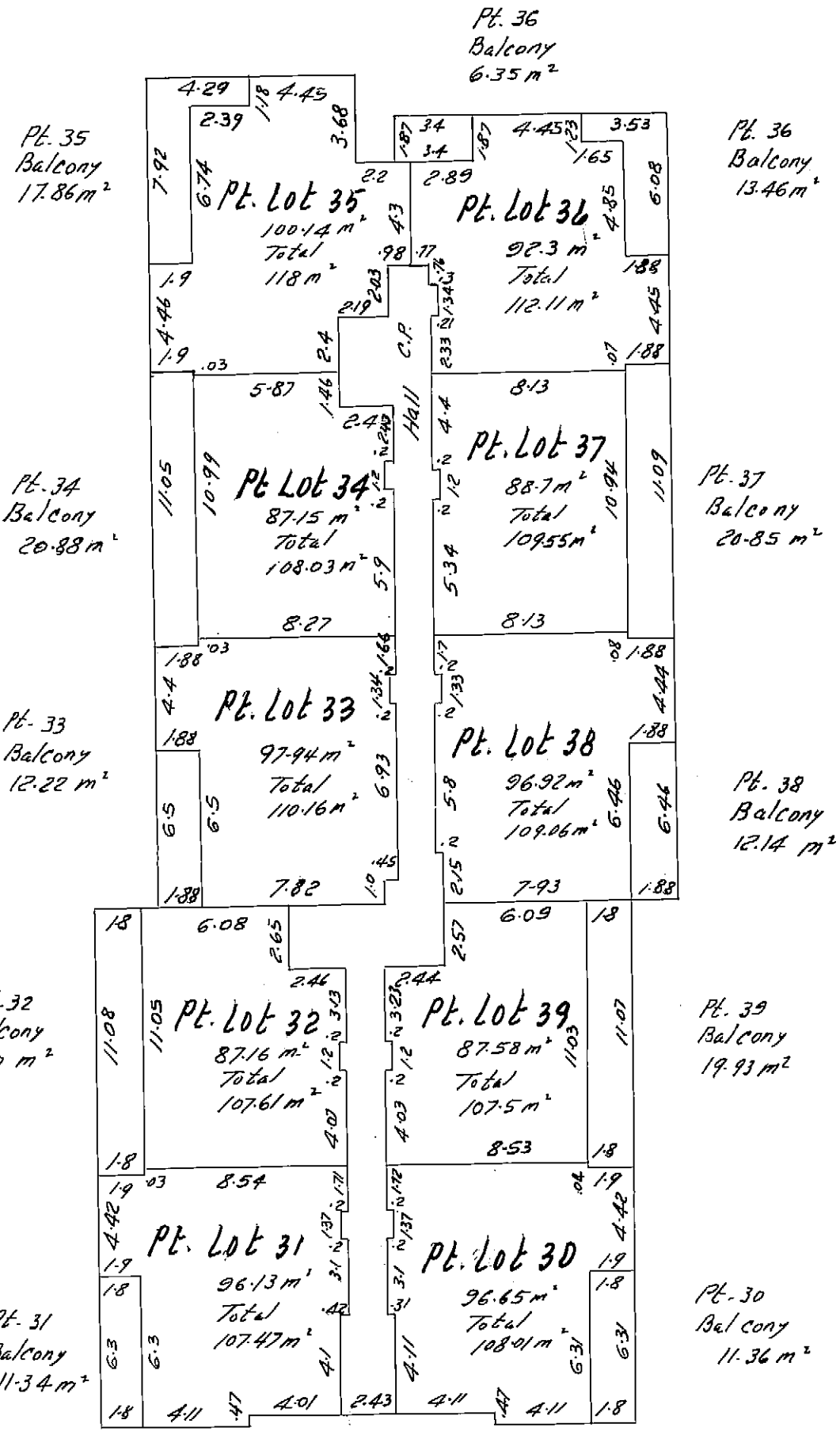
SHEET 7 OF 9 SHEETS

STRATA PLAN No. 1615

FOURTH FLOOR

Scale: 1:250

5 0 5



date:- September 16th 1987.

Floyd A. Noakes
B.C.L.S.

STRATA PLAN No. 1615

DEALINGS AFFECTING THE COMMON PROPERTY

REGISTRATION NUMBER	REGISTRATION DATE	DOCUMENT DATE	DOCUMENT NATURE & PARTICULARS
982G	25/4/1911	25/4/1911	Easement, part into also appurtenant to (1) Lot 28, Plan 164 except the westerly 130 feet and except the northerly 5 feet (2) Lot 15, Plan 164 except the northerly 5 feet
82111G	8/11/1934	8/11/1934	Easement, part, appurtenant to the East 125 feet of Lot 15, Plan 164 except the north 5 feet thereof
174444G			Easement: Southerly 5 feet of part formerly Lot 161 Plan 164, DD 234763I appurtenant to the Easterly 125 feet of the northerly 5 feet of Lot 15, Plan 164
174445G			Easement: Southerly 5 feet of part formerly Lot 16 Plan 164, DD 234763I appurtenant to Lots 16 & 27 and the northerly 5 feet of Lot 28 Plan 164, Except the Easterly 135 feet of said Lot 16

Common Property Sheet Closed 16.1.96

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

K.D. Jacques per JB

K.D. JACQUES, Registrar
Victoria Land Title District

date:- September 16 1987.

B.C.L.S.

STRATA PLAN No. 1615

RECORD OF BYLAWS AND ORDERS ETC.

FILING		DOCUMENT	
NUMBER	DATE	DATE	NATURE & PARTICULARS
EC6146	20.1.1989	14:50	FORM 9 - NOTIFICATION OF CHANGE OF BY-LAWS
EJ10882	30.01.1995	10:48	Form 9 - Notification of Change of Bylaws

Bylaw Sheet Closed

Search ALTOS2 or BC OnLine for Current Information. BC Reg. 7619

date:- September 16 1987

B.C.L.S.