

FIRST SHEET SHEET 1 OF 9 SHEETS

SECOND SHEET, SHEET 2 OF 9 SHEETS

SHEET 3 OF 9 SHEETS

STRATA PLAN OF LOT 1, SECTION 4, VICTORIA DISTRICT, PLAN VIP 51672

STRATA PLAN VIS 2213

Deposited and Registered in the Land Title Office at Victoria, B.C. this 22nd day of November 1991.

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

SCALE - 1:250

All distances are in metres.

LEGEND

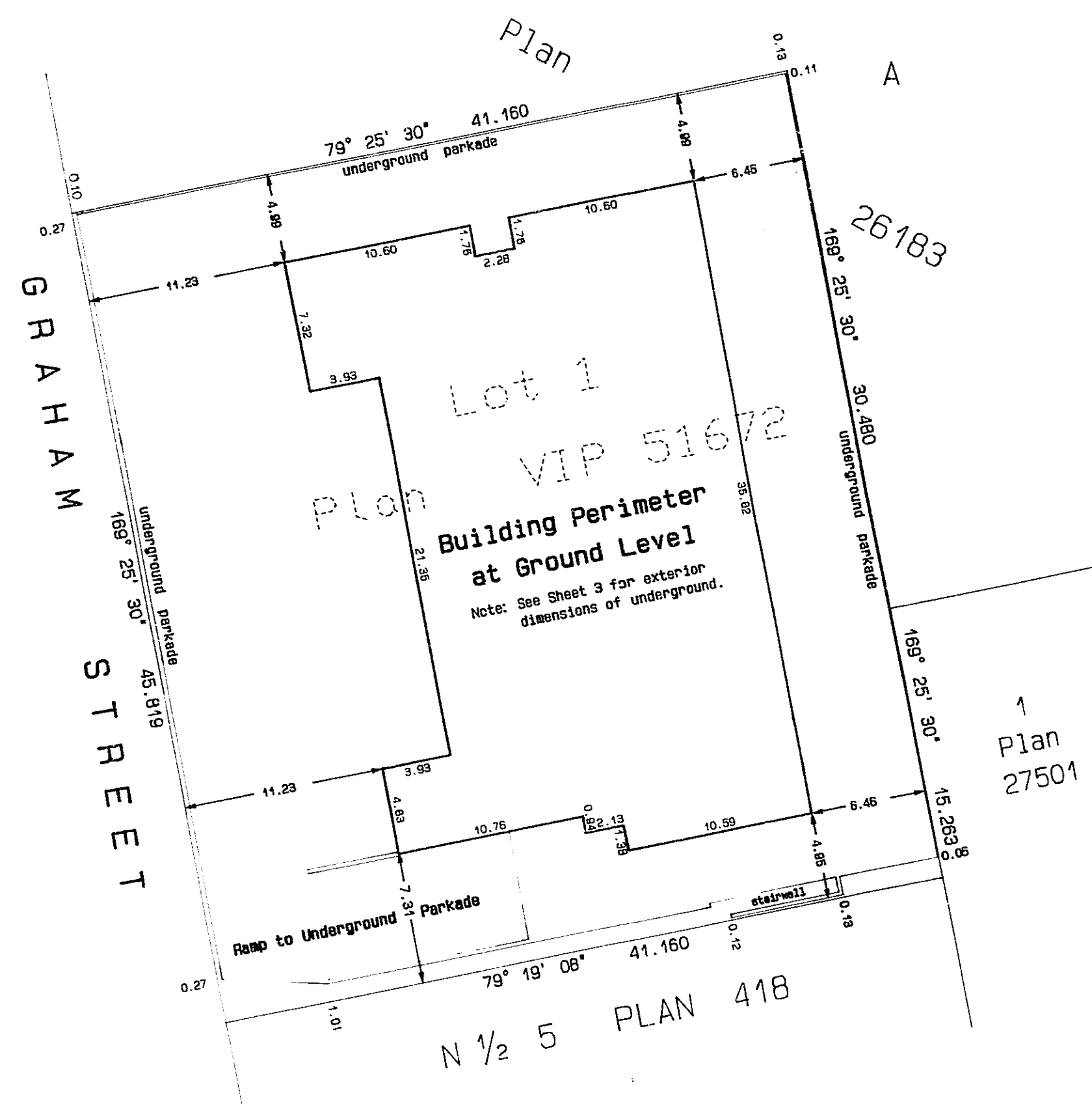
Grid bearings are derived from Plan VIP 51672. This Plan lies within Integrated Survey Area No. 17, City of Victoria. This Plan shows Ground Level measured distances. Prior to computation of U. T. M. Co-ordinates, multiply by Combined Factor 0.999603033.

The address of the project is - THE SOVEREIGN VICTORIAN 2647 Graham Street Victoria, B.C. V8T 3Y8

Deputy REGISTRAR EE/30713

The address for the service of documents on the Strata Corporation is - The Owners, Strata Plan c/o Devon Properties 200-1770 Fort Street Victoria, B.C. V8R 1J5

01-234



FILE: 2309-25 POWELL CUNNING LEWIS B C LAND SURVEYORS 940 View Street Victoria, BC V8V 3L5 (604) 382-BCL5/-2257

I, Bruce V. Lewis, 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 this 30th day of September, 1991.

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

CONDOMINIUM ACT

Table with columns: Lot No., Sheet No., FORM 1 Schedule of Unit Entitlement, FORM 2 Schedule of Interest Upon Destruction. Lists lots 1 through 39 and aggregate values.

All STRATA LOTS are defined by the centre-lines of exterior building walls and interior walls. 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.

New Development Certificate

I, Bruce V. Lewis, British Columbia Land Surveyor, hereby certify that the building shown in this Strata Plan has not, as of the 30th day of September, 1991 been previously occupied. Dated at Victoria, British Columbia, this 15th day of October, 1991.

POWELL CUNNING LEWIS B C LAND SURVEYORS Phone 382-BCL5/2257 File 2309-25

STRATA PLAN VIS 2213

Approved as to forms 1 and 2 this 19 day of November 1991

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

Declared before me at Victoria, B.C. this 4th day of November, 1991.

Registered Owner - 38065 BRITISH COLUMBIA LTD.

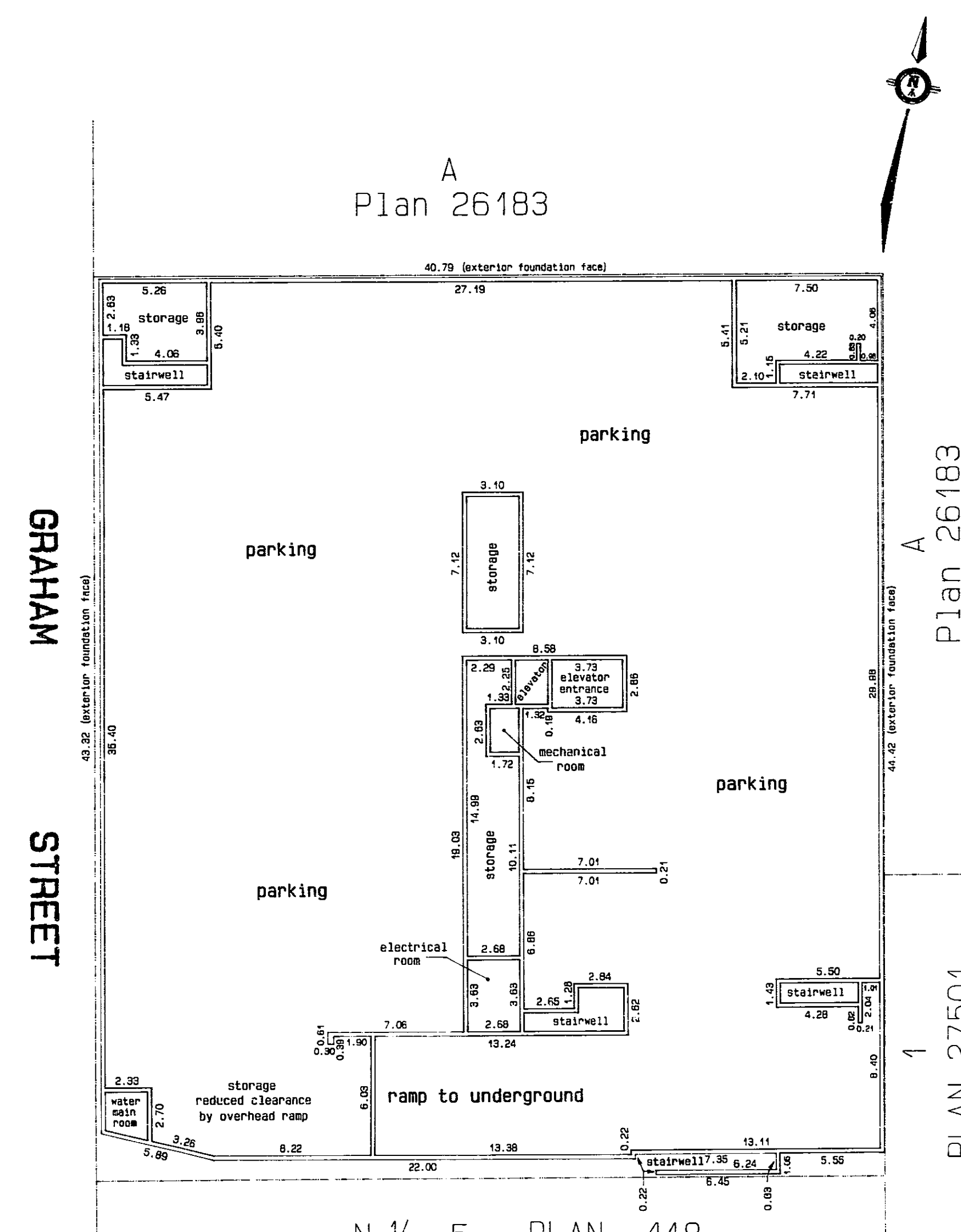
Mortgagee BARCLAYS BANK OF CANADA

Mortgagee B.C. HOUSING MANAGEMENT COMMISSION. Authorized Signatory RICHARD STANLEY. Witness. Occupation. Date - September 30th, 1991. Address.

Common Property Basement Level Parkade

STRATA PLAN VIS 2213

SCALE = 1:200 All distances are in metres.



POWELL CUNNING LEWIS B C LAND SURVEYORS Phone: 382-BCL5/2257 File: 2309-25

Date - September 30th, 1991 B.C.L.S.

Strata Lots 1 to 9 inclusive - Ground Floor

STRATA PLAN VIS 2213

Strata Lots 10 to 19 inclusive - Second Floor

STRATA PLAN VIS 2213

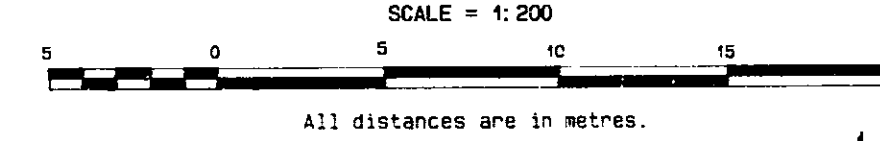
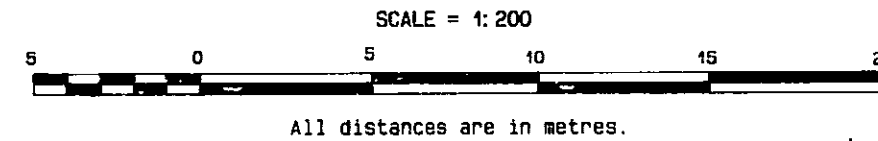
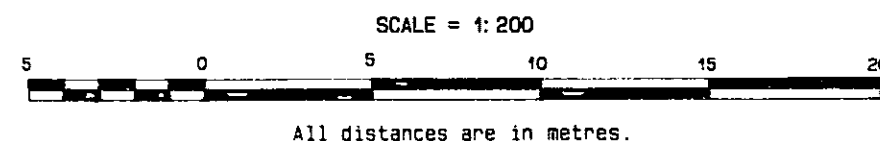
Strata Lots 20 to 29 inclusive - Third Floor

STRATA PLAN VIS 2213

LEGEND  
m<sup>2</sup> - denotes - square metres  
Pt SL - denotes - Part of Strata Lot  
(c) - denotes - common property

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A  
Plan 26183

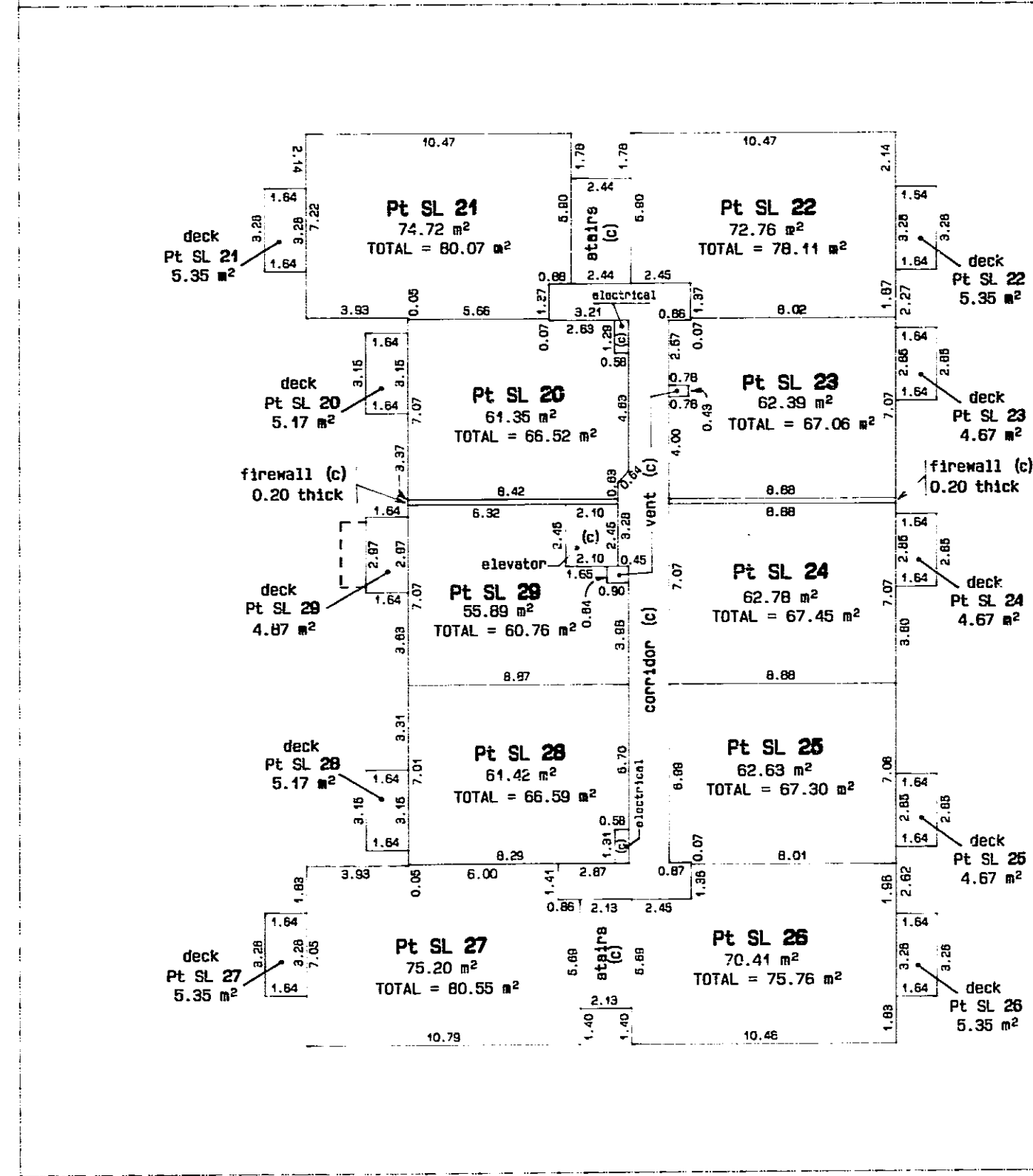
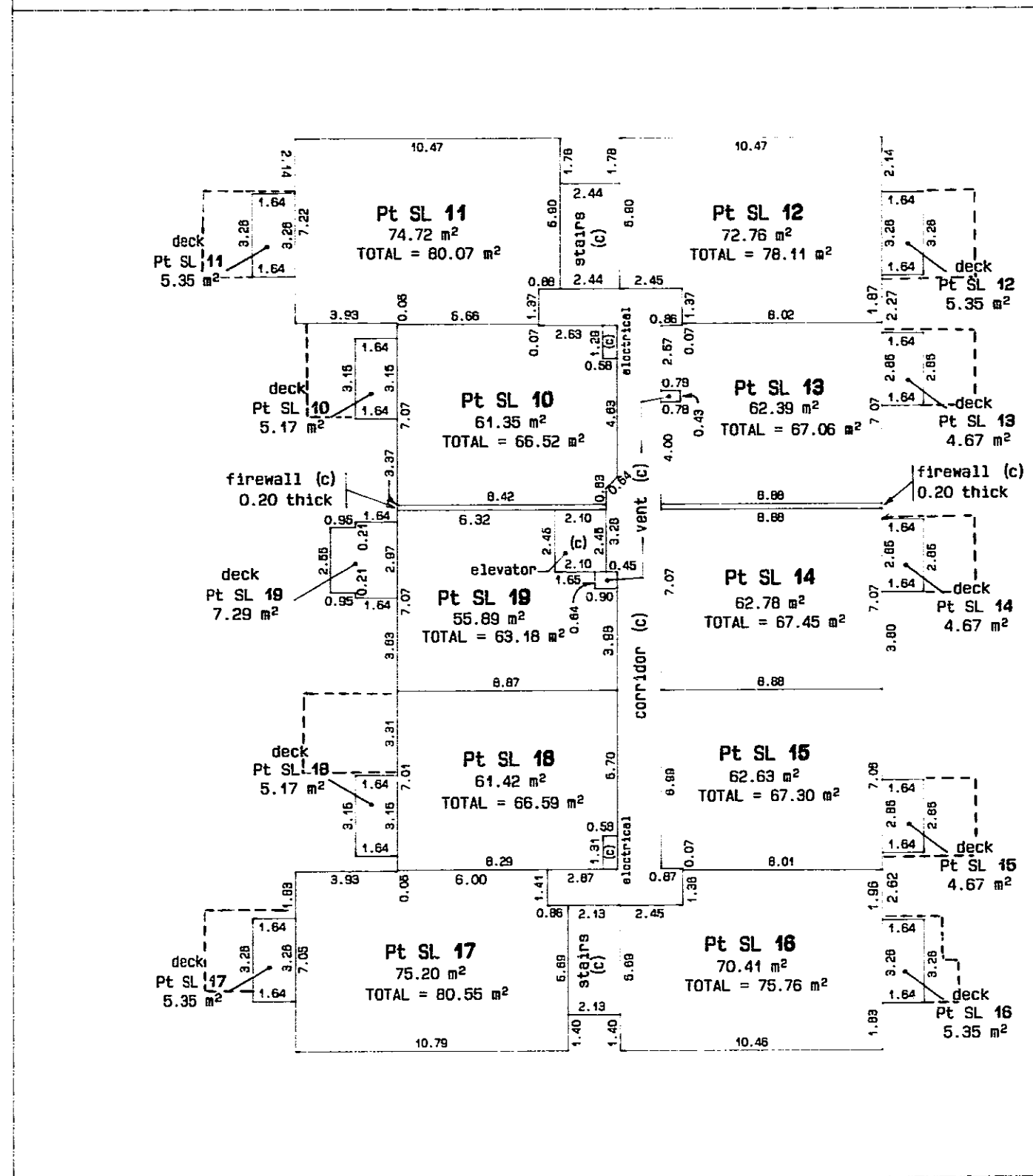
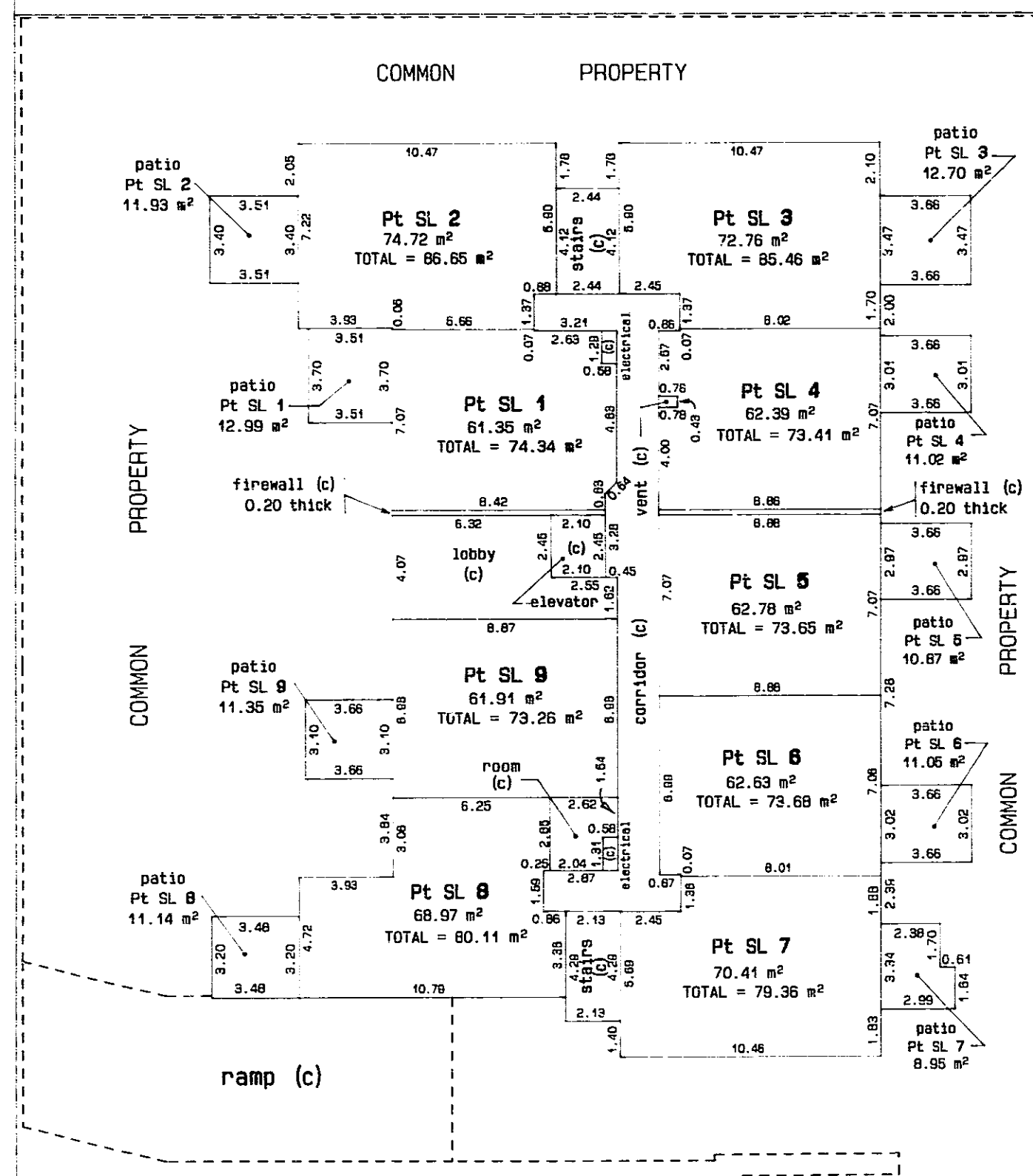
A  
Plan 26183

A  
PLAN 26183

GRAHAM STREET

GRAHAM STREET

GRAHAM STREET



N 1/2 5 PLAN 418

N 1/2 5 PLAN 418

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B C LAND SURVEYORS  
Phone: 382-BCLS/2257  
File: 2309-25

Date - September 30th, 1991.  
*P. Lewis*  
B.C.L.S.

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