

# STRATA PLAN OF LOT A, SECTION 9, LAKE DISTRICT, PLAN VIP64051

SCALE - 1 : 750

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

All distances are in metres and decimals thereof.

### LEGEND -

Grid bearings are derived from observations between Control Monuments 7940717 and 7940598 Integrated Survey Area No 30, District of Saanich. This Plan shows Ground Level Measured Distances. Prior to computation of U.T.M. Co-ordinates, multiply by Combined Factor 0.99960395.

● - denotes - Control Monument found.  
○ - denotes - Standard Iron Post found.

The address of the project is -

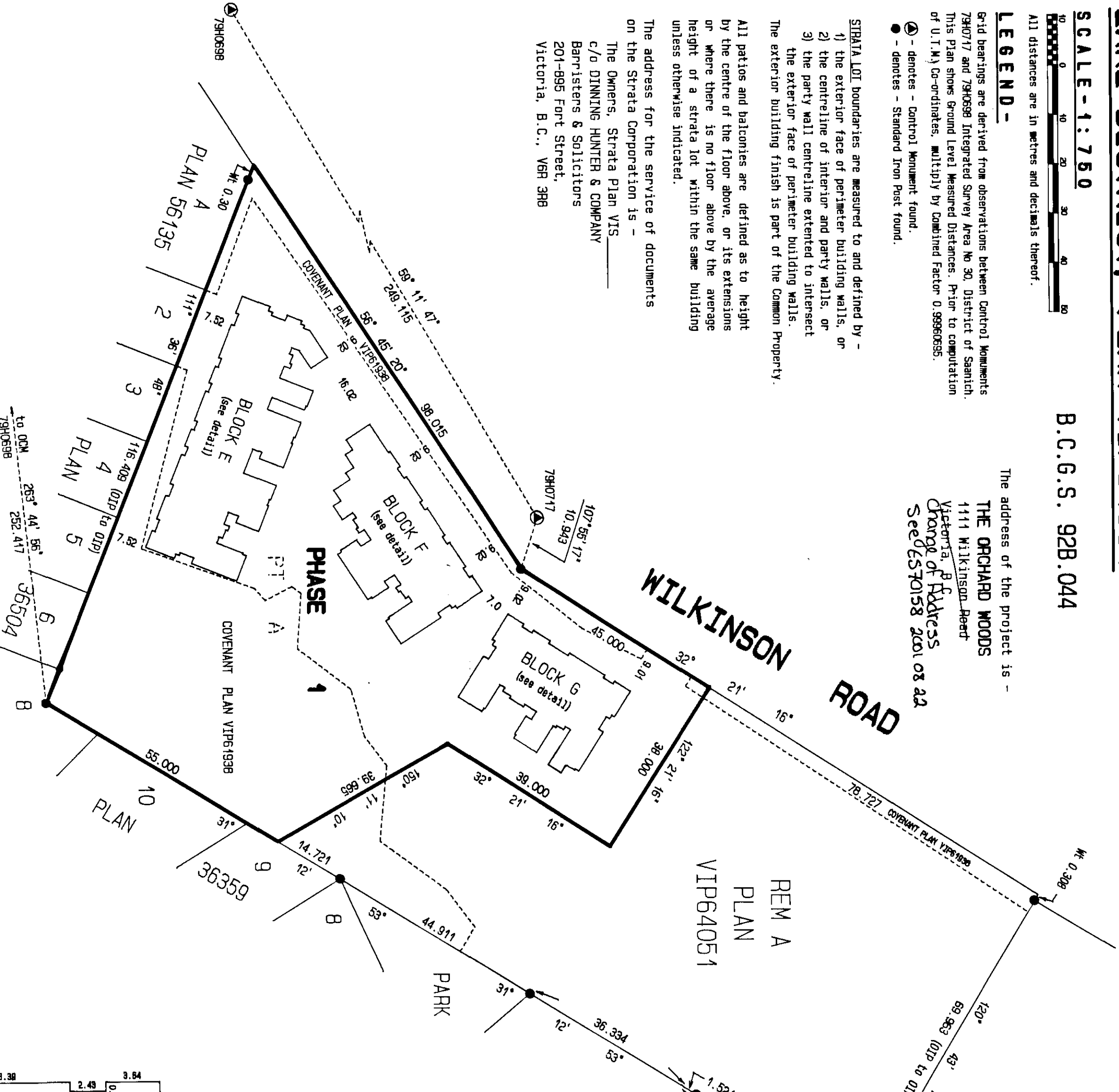
THE ORCHARD WOODS  
1111 WILKINSON BLVD  
Victoria, B.C.  
Change of Address  
See 0570158 2001 08 22

STRATA LOT boundaries are measured to and defined by -  
1) the exterior face of perimeter building walls, or  
2) the centreline of interior and party walls, or  
3) the party wall centreline extended to intersect the exterior face of perimeter building walls.  
The exterior building finish is part of the Common Property.

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.

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

The Owners, Strata Plan VIS  
c/o DINNING HUNTER & COMPANY  
Barristers & Solicitors  
201-995 Fort Street,  
Victoria, B.C., V6R 3R8



# STRATA PLAN VIS 4334 PHASE 1

Deposited and Registered in the Land Title Office at  
Victoria, B.C., this 8th day of July, 1997.

Deputy REGISTRAR

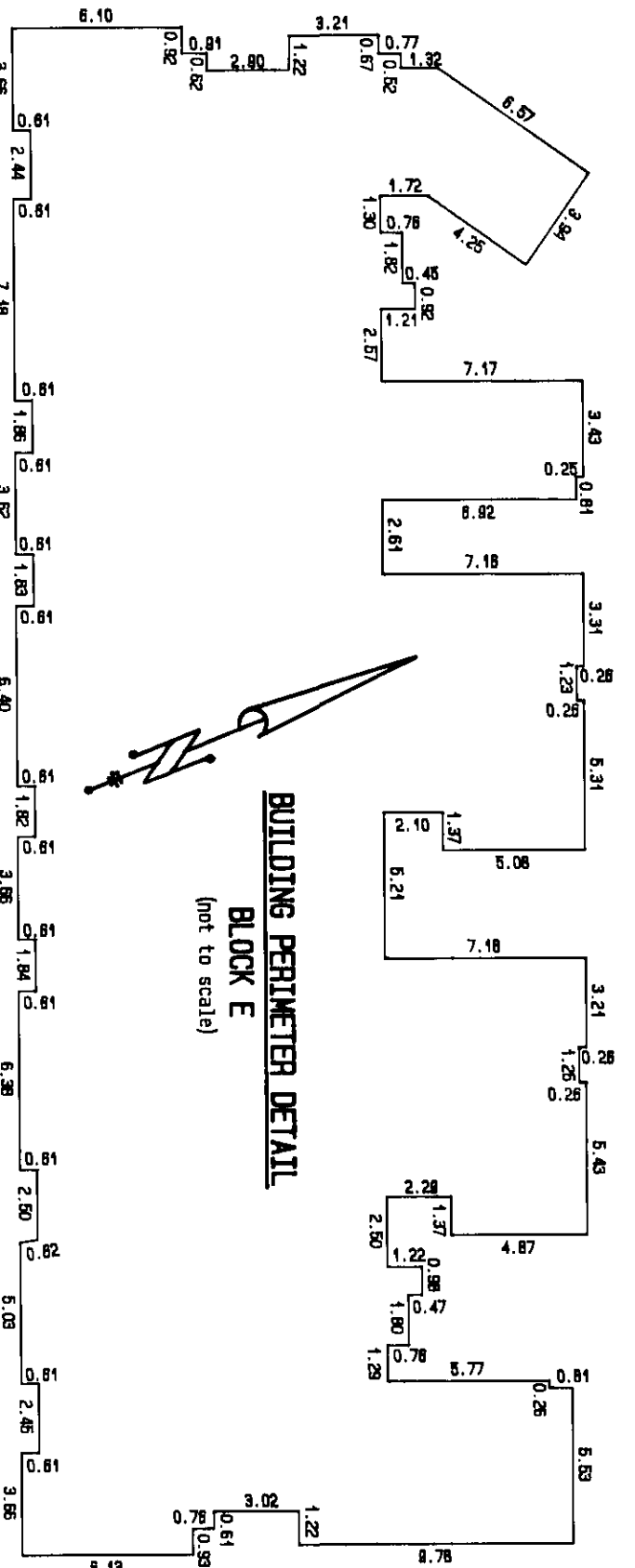
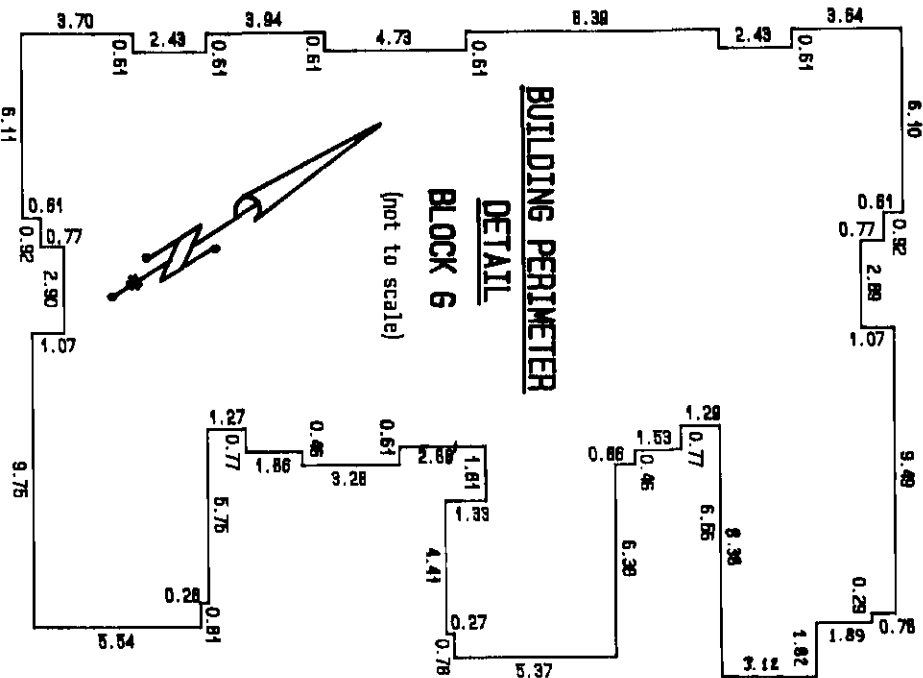
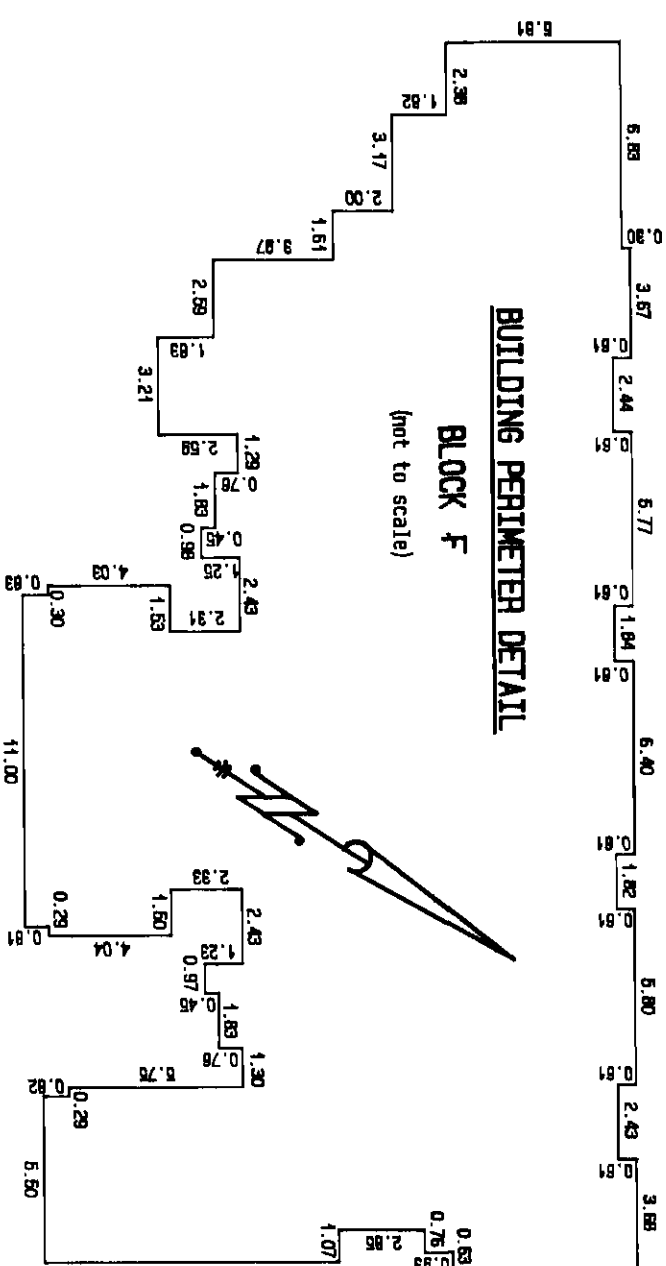
EL 79405  
E SEE  
EL 79404

FOR FORM

This Plan lies within the Capital Regional District within the Municipality of Saanich.

**Approval**  
Approved as Phase 1 of a 3 Phase  
Strata Plan under the Condominium Act  
this 13 day of JUNE, 1997.

Approving Officer  
*Michael Smith*  
Corporation of the District of Saanich



**NEW DEVELOPMENT CERTIFICATE**  
I, Alan M. Powell, British Columbia Land Surveyor, hereby certify that the buildings shown in this Strata Plan have not, as of the 6th day of June, 1996, been previously occupied. Dated at Victoria, British Columbia, B.C. this 6th day June, 1997.

*Alan Powell*  
Alan M. Powell, BCLS

**SURVEYORS CERTIFICATE**  
I, Alan M. Powell, of Victoria, British Columbia Land Surveyor, hereby certify that the buildings erected on the parcel described above are WHOLLY within the external boundaries of that parcel. Dated at Victoria this 6th day of June, 1997.

*Alan Powell*  
Alan M. Powell, BCLS

FILE: 6541-688  
POMELL & LEWIS  
B.C. LAND SURVEYORS  
940 View Street  
Victoria, BC V8W 3A5  
phone 382-8885

STRATA PLAN VIS **4334**  
PHASE 1

CONDOMINIUM ACT

Strata Lot No.	Sheet No.	FORM 1	FORM 2
		Schedule of Unit Entitlement	Schedule of Interest Upon Destruction
1	3, 4	127	236
2	3, 4	133	240
3	3, 4	132	238
4	3, 4	132	238
5	3, 4, 5	173	240
6	3, 4, 5	173	240
7	3, 4	138	238
8	4	130	236
9	4, 5	174	236
10	4, 5	174	237
11	4, 5	174	241
12	4, 5	174	240
13	4, 5	174	244
14	4	131	250
<b>Aggregates</b>		<b>2, 139</b>	<b>3, 354</b>

Approved as to Forms 1 and 2  
this 3 day of July, 1997.  
*Paul Murray*  
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 strictly 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.

*Paul Murray*  
Declared before me at Victoria, B.C.  
this 6<sup>th</sup> day of June, 1997.  
*[Signature]*  
A Commissioner for taking Affidavits for B.C.

Registered Owner -  
515437 B.C. LTD.

Authorized Signatory  
*[Signature]*  
Witness as to signature  
*[Signature]*

Occupation  
Address

Mortgagee -  
THE TORONTO-DOMINION BANK  
*[Signature]*  
Authorized Signatory  
HUE TT  
HONG WEE PRESIDENT  
HONG WEE PRESIDENT

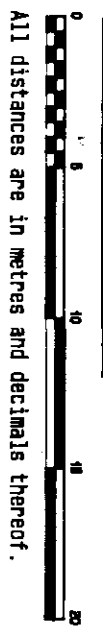
Minister Signature  
Mortgagee Signature  
Occupation  
Address  
55 King St. W 2nd floor  
T.O. 9 Lower Toronto

POMELL & LEWIS  
B.C. LAND SURVEYORS  
Phone: 392-9865  
FAX: 594-688

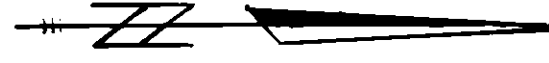
Date: June 6th, 1996  
*Alan M. Pomell*  
Alan M. Pomell, B.C.S.

**LOWER STORAGE LEVEL**

SCALE - 1:250



All distances are in metres and decimals thereof.  
Pt denotes Part of Strata Lot

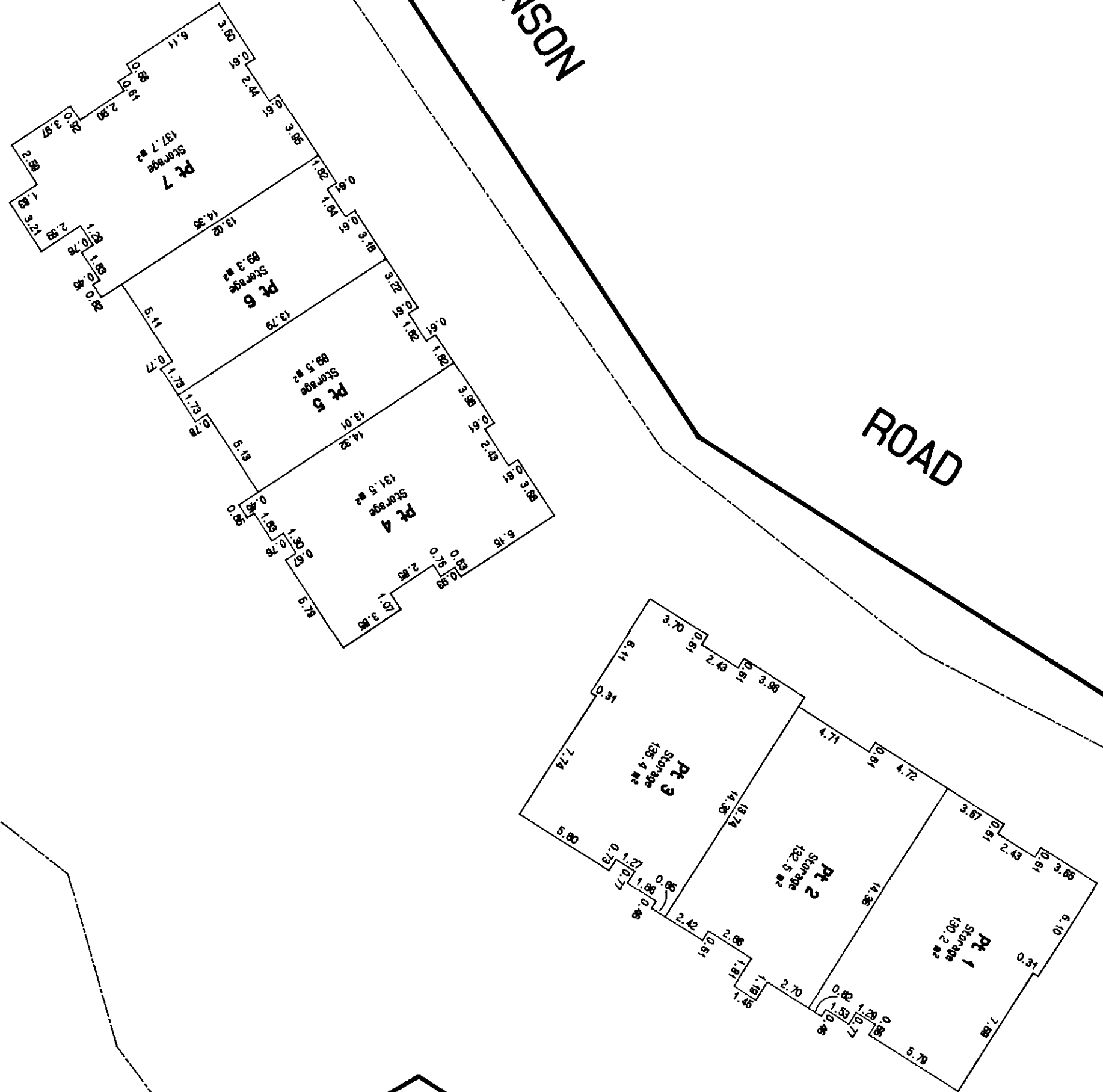


WILKINSON ROAD

COVENANT E/J92654 PLAN V/P61938

STRATA PLAN VIS 4334  
PHASE 1

SHEET 3 OF 6 SHEETS



COVENANT E/J92654  
PLAN V/P61938

POWELL & LEWIS  
BC LAND SURVEYORS  
Phone: 362-8855  
F11e: 6541-688

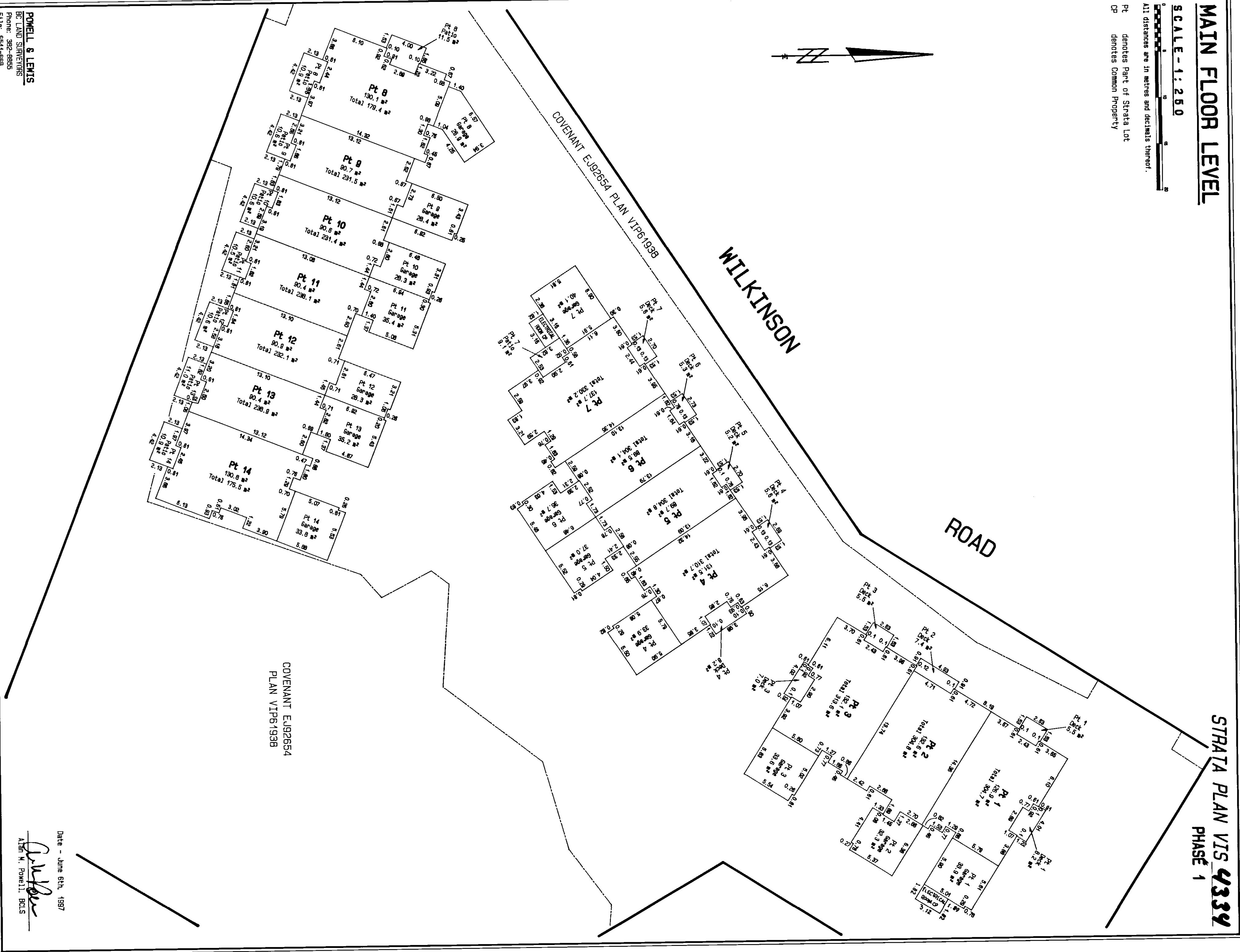
Date - June 6th, 1997  
*Alan M. Powell*  
Alan M. Powell, BCLS

# MAIN FLOOR LEVEL

SCALE - 1:250

All distances are in metres and decimals thereof.

Pt denotes Part of Strata Lot  
CP denotes Common Property

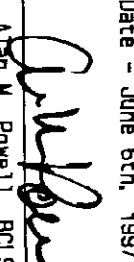


**POWELL & LEWIS**  
 BC LAND SURVEYORS  
 Phone: 382-8855  
 Fax: 6541-689

COVENANT EUG2654  
 PLAN VJP6193B

STRATA PLAN VIS **4334**  
 PHASE 1

SHEET 4 OF 6 SHEETS

Date - June 6th, 1997  
  
 Alan H. Powell, BCLS

**SECOND FLOOR LEVEL**

SCALE - 1:250



All distances are in metres and decimals thereof.

Pt denotes Part of Strata Lot



SHEET 5 OF 6 SHEETS

STRATA PLAN VIS **4334**  
PHASE 1



COVENANT E/J92654  
PLAN V/P6-1938

**PONELL & LEMIS**  
BC LAND SURVEYORS  
Phone: 382-8885  
File: 6841-688

Date - June 6th, 1997  
*Alan M. Powell*  
Alan M. Powell, BCLS



# PHASE STRATA PLAN OF LOT A, SECTION 9, LAKE DISTRICT, PLAN VIP64051

SCALE - 1: 750

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

All distances are in metres and decimals thereof.

### LEGEND -

- - denotes - Control Monument found.
- - denotes - Standard Iron Post found.

The address of the project is -

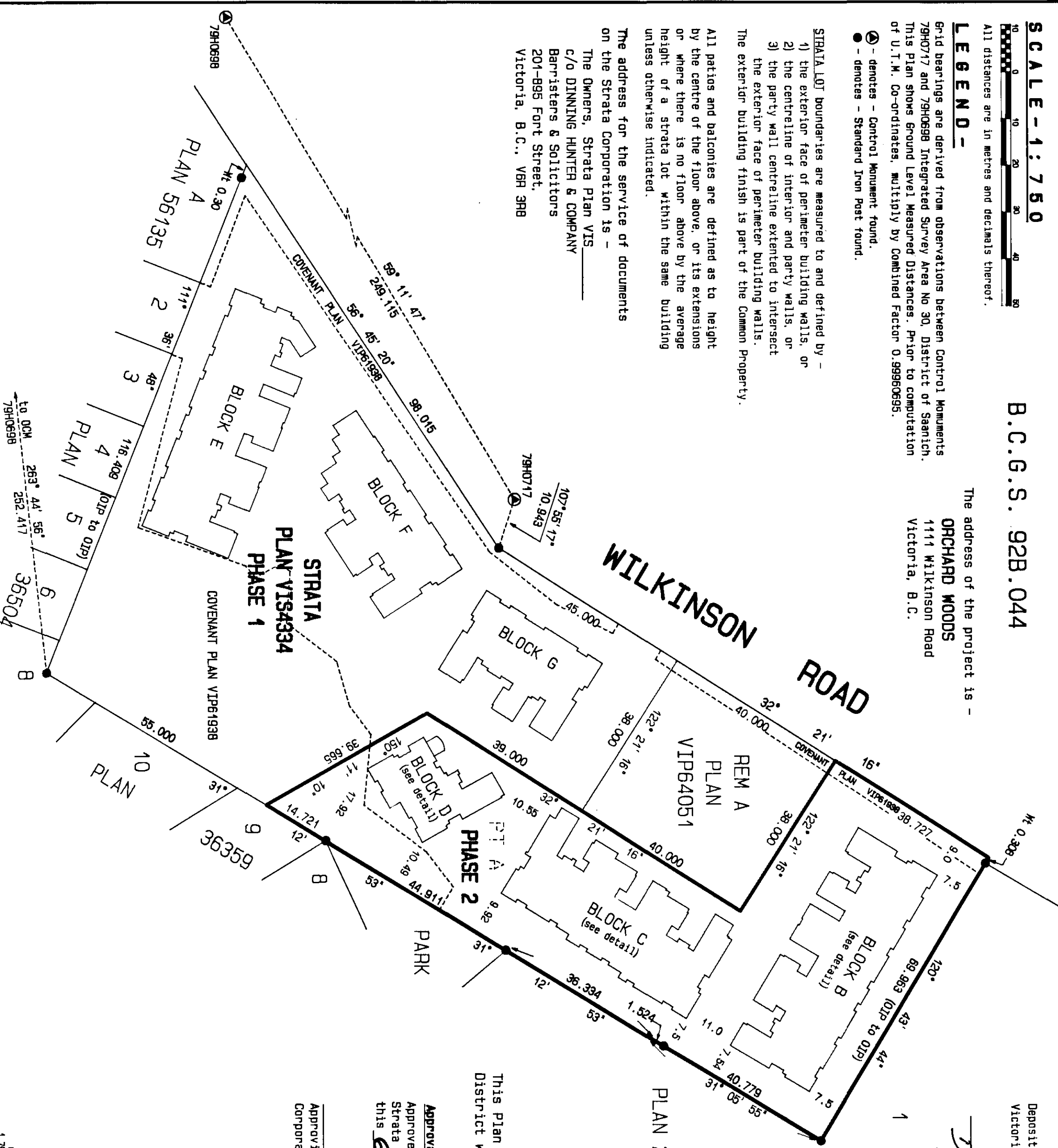
ORCHARD WOODS  
1111 Wilkinson Road  
Victoria, B.C.

- STRATA LOT boundaries are measured to and defined by -
- 1) the exterior face of perimeter building walls, or
  - 2) the centreline of interior and party walls, or
  - 3) the party wall centreline extended to intersect the exterior face of perimeter building walls.
- The exterior building finish is part of the Common Property.

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.

The address for the service of documents is -

The Owners, Strata Plan VIS  
c/o DINNING HUNTER & COMPANY  
Barristers & Solicitors  
204-895 Fort Street,  
Victoria, B.C., V6R 3H8



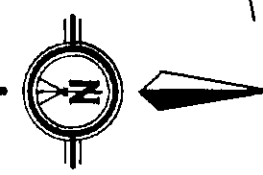
FIRST SHEET SHEET 1 OF 4 SHEETS

## STRATA PLAN VIS4334 PHASE 2

Deposited and Registered in the Land Title Office at Victoria, B.C., this 12 day of August, 1997.

*[Signature]*  
REGISTRAR

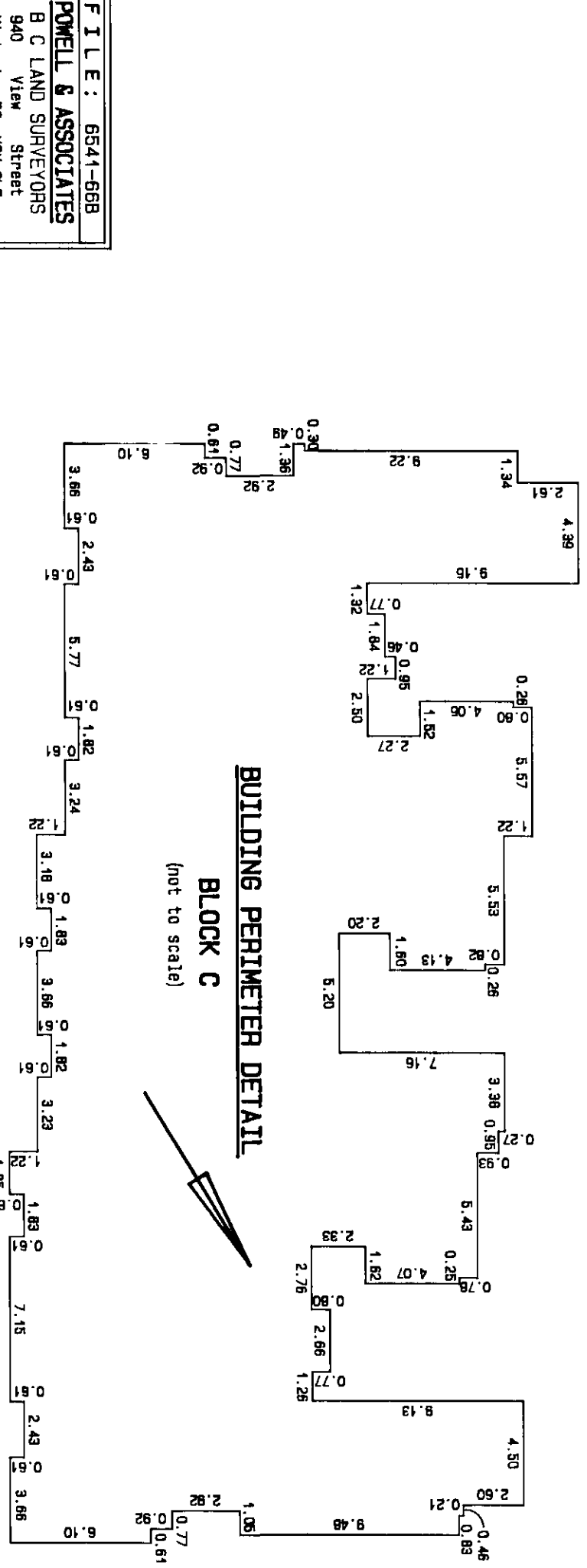
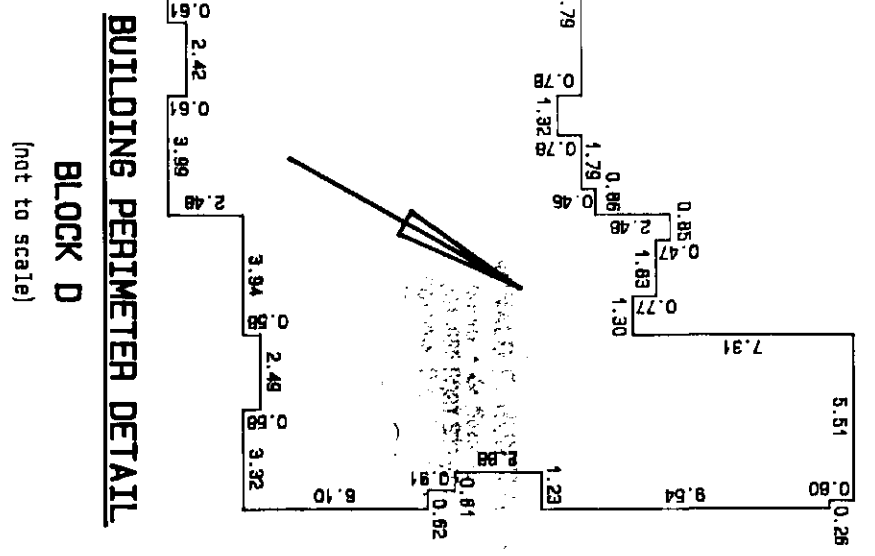
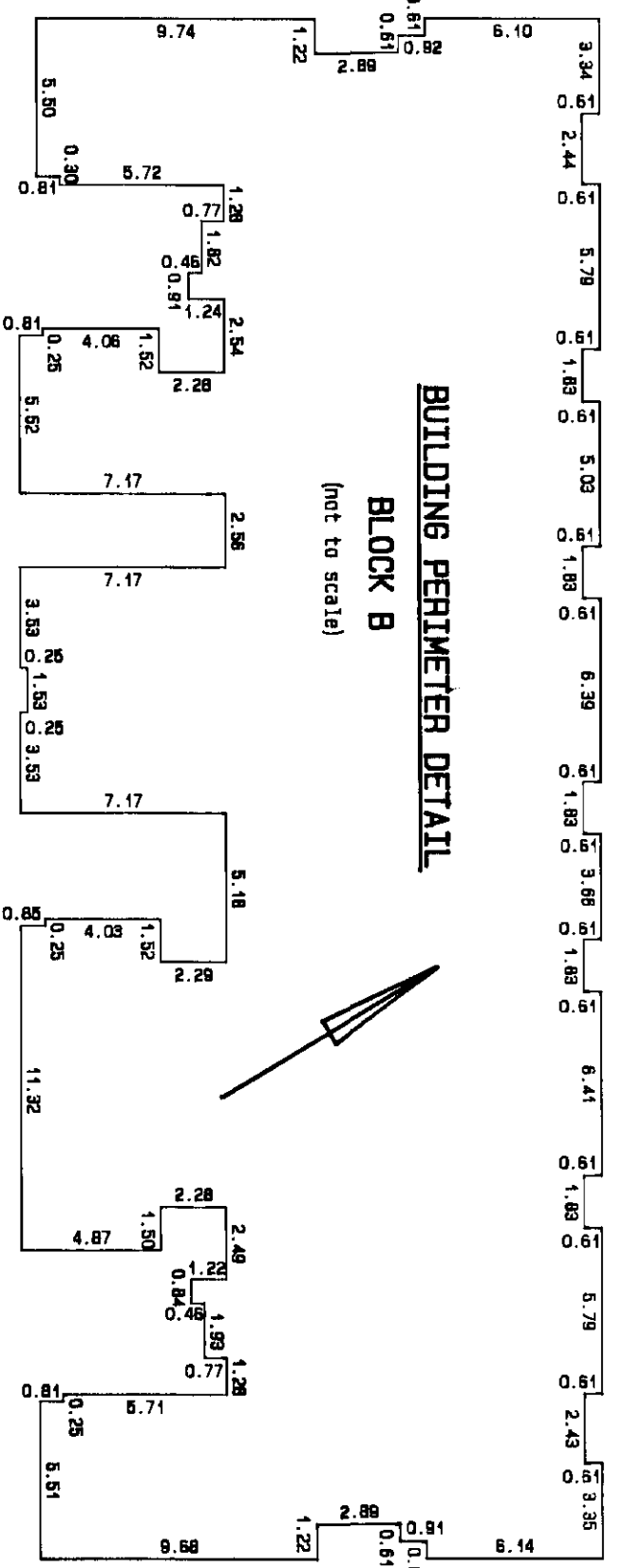
*[Signature]*  
EL 93050



This Plan lies within the Capital Regional District within the Municipality of Saanich.

**Approval**  
Approved as Phase 2 of a 3 Phase Strata Plan under the Condominium Act this 6 day of Aug, 1997.

*[Signature]*  
Approving Officer  
Corporation of the District of Saanich



### NEW DEVELOPMENT CERTIFICATE

I, Alan M. Powell, British Columbia Land Surveyor, hereby certify that the buildings shown in this Strata Plan have not, as of the 21st day of July, 1997, been previously occupied. Dated at Victoria, British Columbia, B.C. this 21st day July, 1997.

*[Signature]*  
Alan M. Powell, B.C.L.S.

### SURVEYORS CERTIFICATE

I, Alan M. Powell, of Victoria, British Columbia Land Surveyor, hereby certify that the buildings erected on the parcel described above are wholly within the external boundaries of that parcel. Dated at Victoria this 21st day of July, 1997.

*[Signature]*  
Alan M. Powell, B.C.L.S.

**FILE:** 6641-668  
**POWELL & ASSOCIATES**  
B.C. LAND SURVEYORS  
940 View Street  
Victoria, BC V8V 3L5  
phone 382-8885



STRATA PLAN VIS4334  
PHASE 2

CONDOMINIUM ACT

Strata Lot No.	Sheet No.	FORM 1	FORM 2
		Schedule of Unit Entitlement	Schedule of Interest Upon Destruction
15	3 & 4	128	250
16	3 & 4	128	250
17	3	134	250
18	3 & 4	174	247
19	3 & 4	172	245
20	3 & 4	173	242
21	3 & 4	173	244
22	3	132	246
23	3	130	245
24	3 & 4	174	243
25	3 & 4	173	242
26	3 & 4	173	236
27	3 & 4	173	236
28	3 & 4	173	238
29	3	130	236
<b>Aggregates</b>		<b>2,340</b>	<b>3,650</b>

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

*Leah Murray*  
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 strictly 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.

*Alan M. Powell*  
Declared before me at Victoria, B.C.  
this 11 day of August, 1997.

A Commissioner for taking Affidavits for B.C.

Registered Owner -  
515437 B.C. LTD.

Authorized Signatory

Witness as to signature

**RONALD F. MONTEN**  
Director & Solicitor  
201-388 FORT STREET  
VICTORIA, B.C. V8W 1H7

Address

Mortgagee -  
THE TOPKNOT DOMINION BANK

Authorized Signatory  
**LARRY HYETT**  
Asst. Vice-President

Authorized Signatory  
*Alan M. Powell*  
Mortgage Officer  
Occupation  
55 King St. T.O. Toronto  
3244 York Toronto  
Ont. M5K 1A2

Date - July 21st, 1997

*Alan M. Powell*  
Alan M. Powell, BCLS



**MAIN FLOOR LEVEL BLOCKS B & C  
GARAGE LEVEL BLOCK D**

**SCALE - 1:250**

All distances are in metres & decimals thereof.  
Pt denotes Part of  
CP denotes Common Property



**WILKINSON ROAD**

COVENANT EJ92654

PLAN VIP61938

REM A

**PHASE 1  
STRATA PLAN  
VIS4334**

**STRATA PLAN VIS4334  
PHASE 2**

**SHEET 3 OF 4 SHEETS**

**PHASE 2**

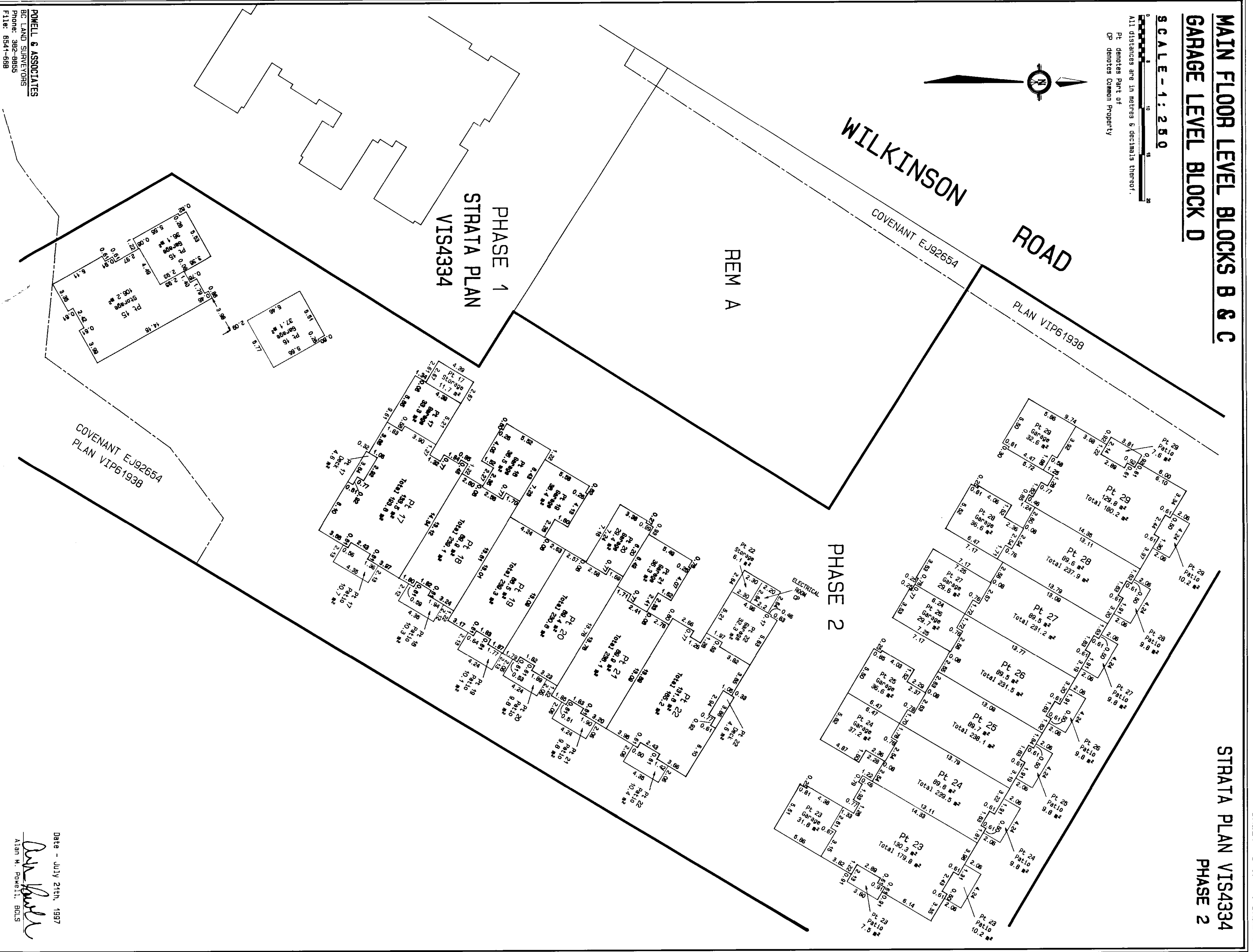
ELECTRICAL RM

COVENANT EJ92654  
PLAN VIP61938

**POMELL & ASSOCIATES**  
BC LAND SURVEYORS  
Phone: 382-8855  
File: 6541-688

Date - July 21st, 1997

*Adam M. Pomell*  
Adam M. Pomell, BOLS



**SECOND FLOOR LEVEL BLOCKS B & C  
MAIN LEVEL BLOCK D**

**SCALE - 1:250**

All distances are in metres & decimals thereof.  
Pt denotes Part of



**WILKINSON ROAD**

COVENANT EJ92654

PLAN VIP61938

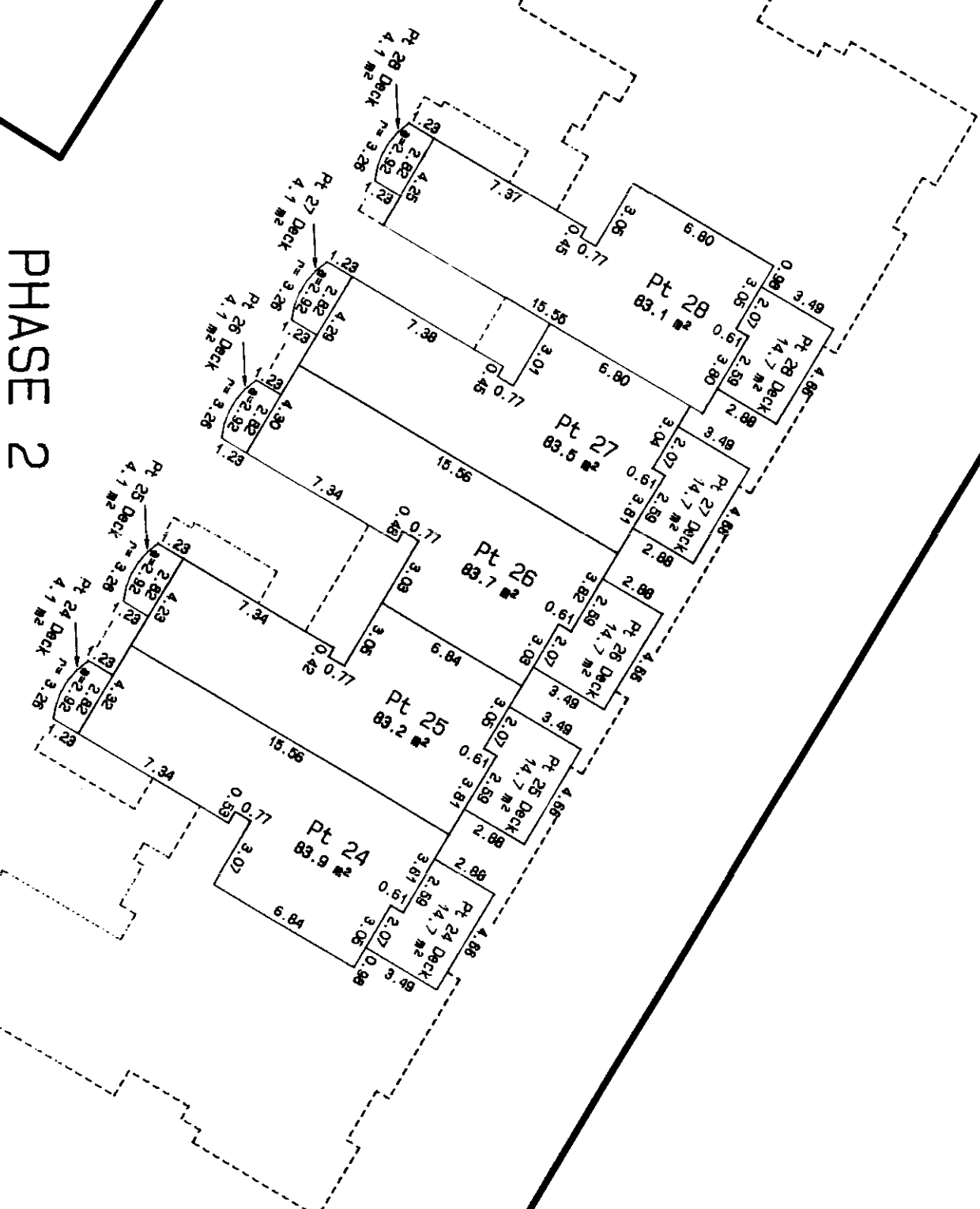
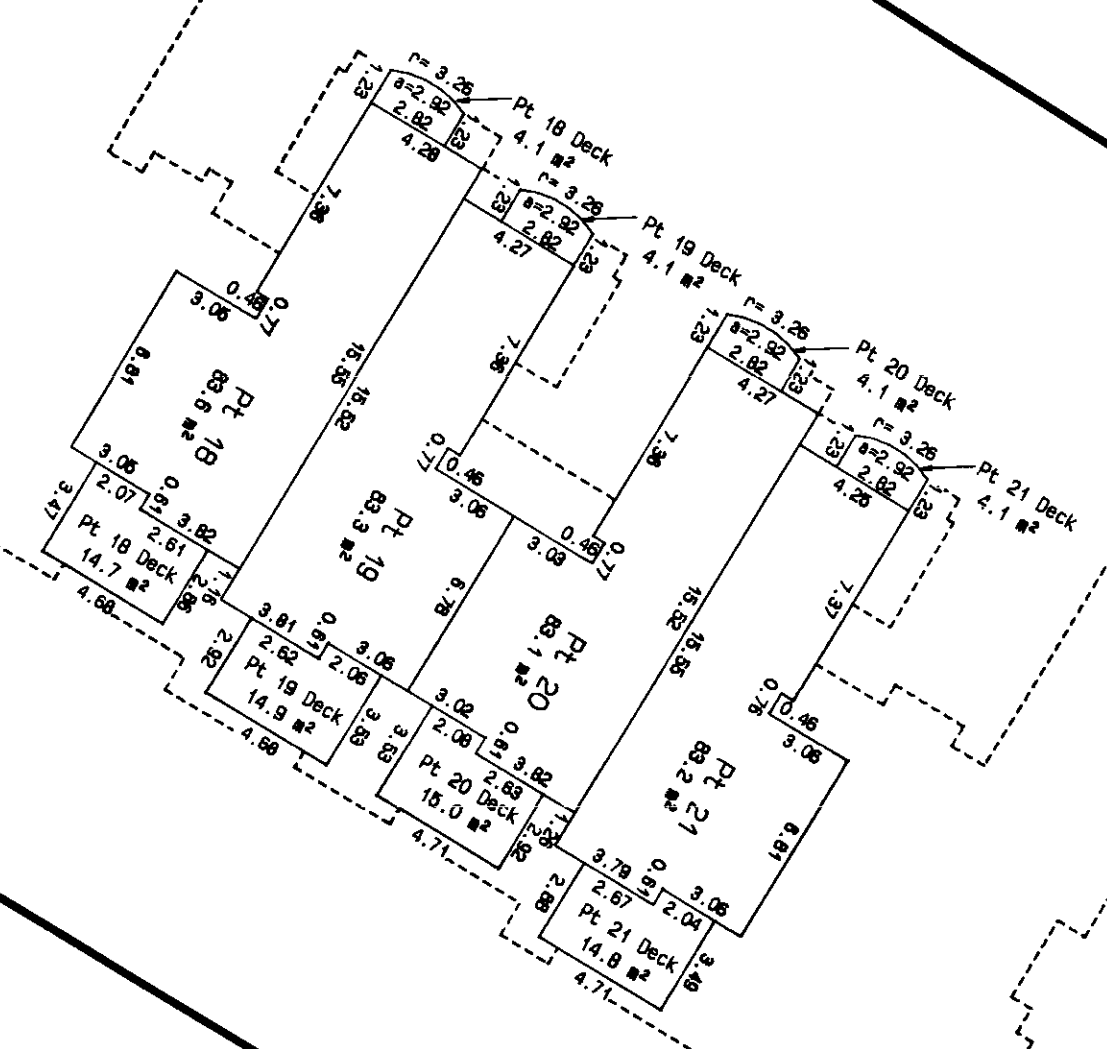
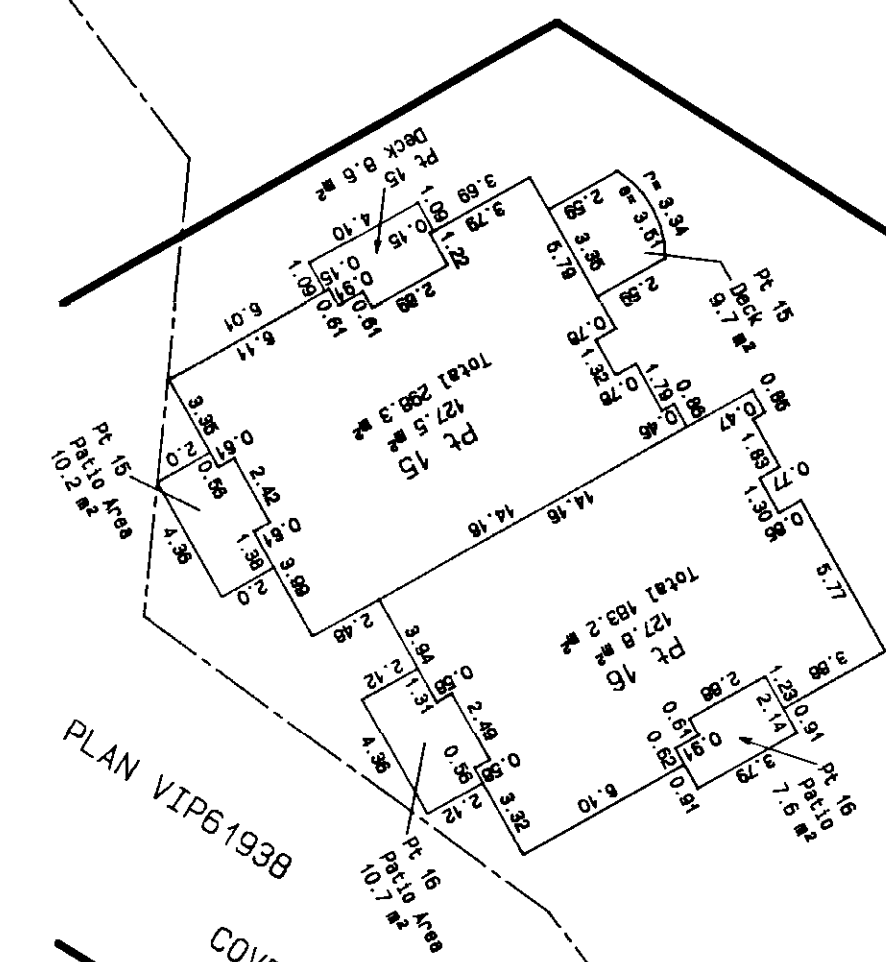
REM A

**PHASE 1  
STRATA PLAN  
VIS4334**

**PHASE 2**

**STRATA PLAN VIS4334  
PHASE 2**

**SHEET 4 OF 4 SHEETS**



PLAN VIP61938  
COVENANT EJ92654

Date - JULY 21st, 1997  
*Alan M. Powell*  
Alan M. Powell, BOLS

# PHASE STRATA PLAN OF LOT A, SECTION 9, LAKE DISTRICT, PLAN VIP64051

SCALE - 1:750



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

### LEGEND -

Grid bearings are derived from observations between Control Monuments 79H0717 and 79H0698 Integrated Survey Area No 30, District of Saanich. This Plan shows Ground Level Measured Distances. Prior to computation of U.T.M. Co-ordinates, multiply by Combined Factor 0.99960695.

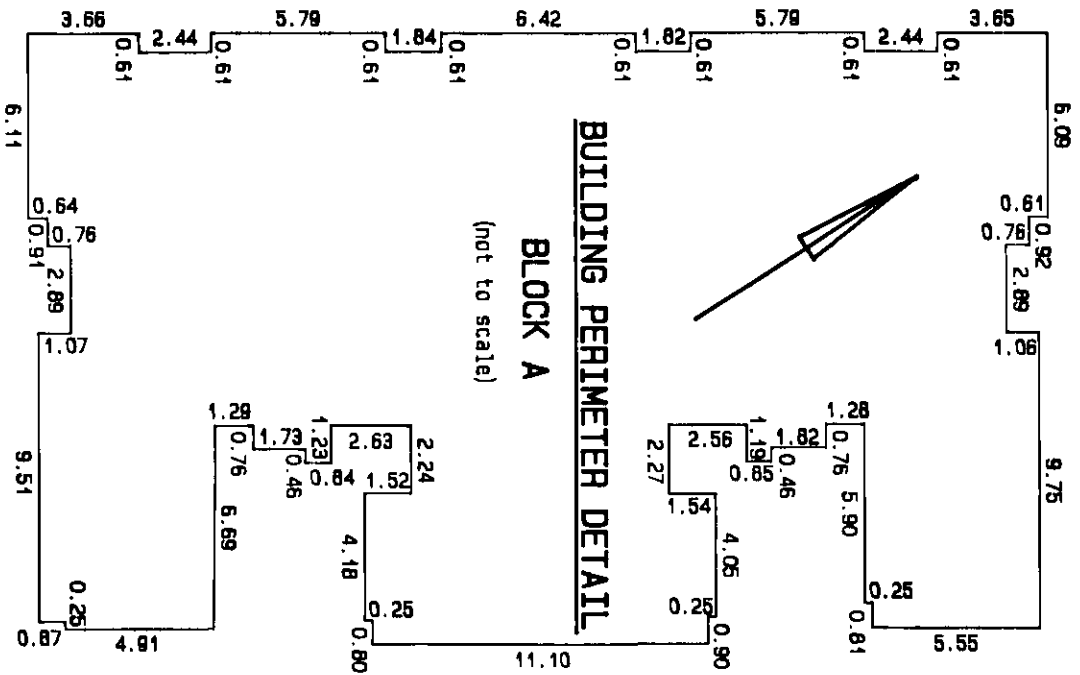
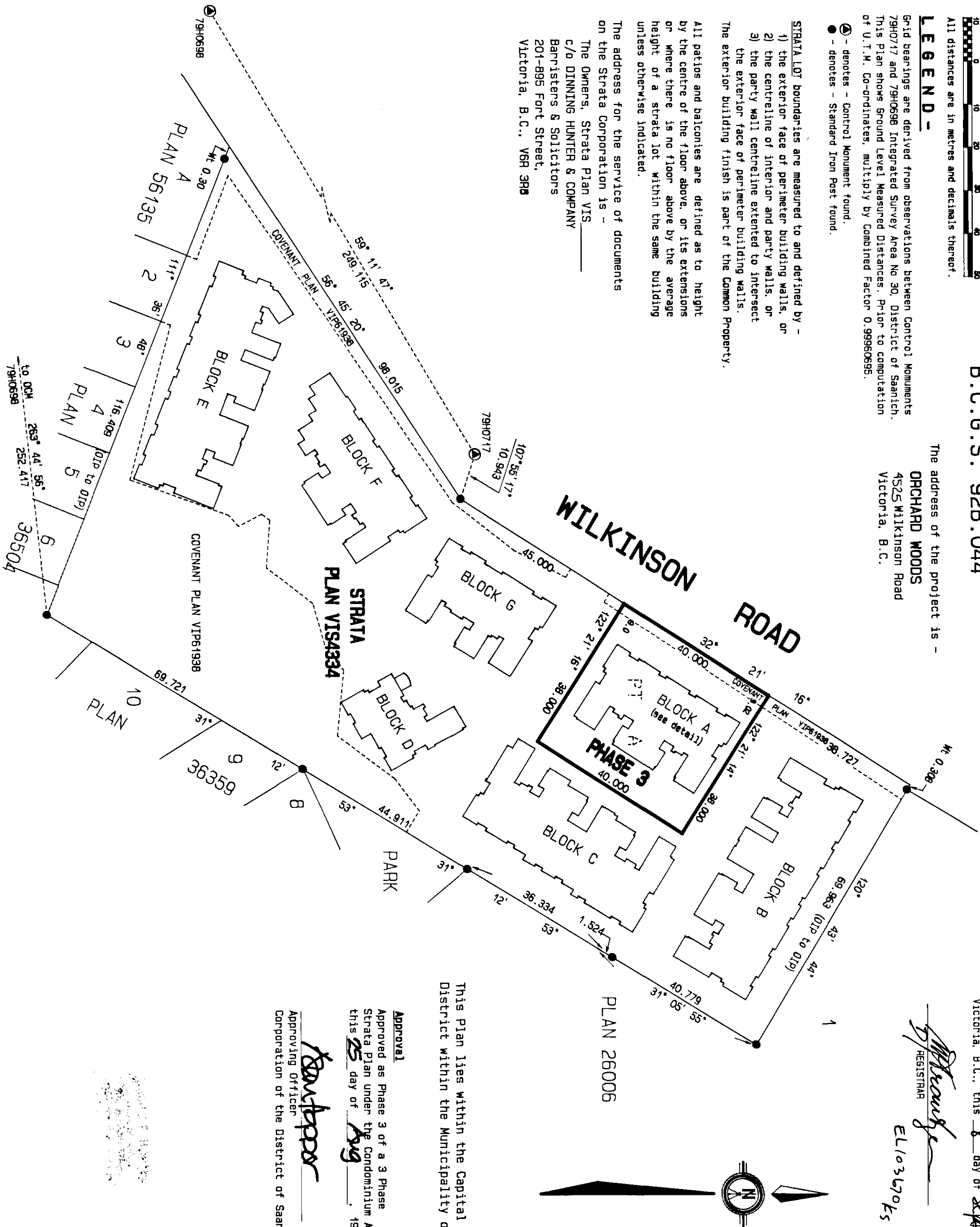
- - denotes - Control Monument found.
- - denotes - Standard Iron Post found.

The address of the project is -  
**ORCHARD WOODS**  
4525 Wilkinson Road  
Victoria, B.C.

STRATA LOT boundaries are measured to and defined by -  
1) the exterior face of perimeter building walls, or  
2) the centreline of interior and party walls, or  
3) the party wall centreline extended to intersect the exterior face of perimeter building walls.  
The exterior building finish is part of the Common Property.

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.

The address for the service of documents on the Strata Corporation is -  
The Owners, Strata Plan VIS  
c/o DINNING HUNTER & COMPANY  
Barristers & Solicitors  
201-895 Fort Street,  
Victoria, B.C., V6R 3R8



## STRATA PLAN VIS4334 PHASE 3

Deposited and Registered in the Land Title Office at Victoria, B.C., this 8 day of Sep, 1997.

*Al M Powell*  
REGISTRAR  
E1103670K5



This Plan lies within the Capital Regional District within the Municipality of Saanich.

**Approval**  
Approved as Phase 3 of a 3 Phase Strata Plan under the Condominium Act this 25 day of Aug, 1997.

*Al M Powell*  
Approving Officer  
Corporation of the District of Saanich

### NEW DEVELOPMENT CERTIFICATE

I, Alan M. Powell, British Columbia Land Surveyor, hereby certify that the buildings shown in this Strata Plan have not, as of the 18th day of August, 1997, been previously occupied. Dated at Victoria, British Columbia, B.C. this 18th day of August, 1997.

*Al M Powell*  
Alan M. Powell, BCLS

### SURVEYORS CERTIFICATE

I, Alan M. Powell, of Victoria, British Columbia Land Surveyor, hereby certify that the buildings erected on the parcel described above are wholly within the external boundaries of that parcel. Dated at Victoria this 18th day of August, 1997.

*Al M Powell*  
Alan M. Powell, BCLS

**FILE:** 6541-668  
**POWELL & ASSOCIATES**  
B.C. LAND SURVEYORS  
940 View Street  
Victoria, BC V8V 3L5  
phone 382-8855

STRATA PLAN VIS4334  
PHASE 3

CONDOMINIUM ACT

Strata Sheet Lot No.	FORM 1	FORM 2
	Schedule of Unit Entitlement	Schedule of Interest Upon Destruction
30	132	237
31	171	236
32	172	236
33	131	235
<b>Aggregates</b>	<b>606</b>	<b>944</b>

Approved as to Forms 1 and 2  
this 25 day of Aug, 1997.

*Don Murray*  
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 strictly 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.

*Alan M. Powell*  
Declared before me at Victoria, B.C.,  
this 25<sup>th</sup> day of August, 1997.

A Commissioner for Taking Affidavits for B.C.

Registered Owner -  
515437 B.C. LTD.

Authorized Signatory

Witness as to signature

RONALD F. HUNTER  
10700 130<sup>th</sup> STREET  
VICTORIA B.C. V8W 1H7

Address

Mortgagee -  
THE TORONTO-DOMINION BANK

Authorized Signatory  
*[Signature]*  
LARRY HYETT  
Assoc. Vice-President

Witness  
*[Signature]*  
Witness Office  
Occupation  
35 King St. W.  
7.0 Tower 21rd floor  
Address  
Toronto, Ont.  
M5K 1A2

Date - August 18th, 1997

*Alan M. Powell*  
Alan M. Powell, BCLS

**MAIN FLOOR LEVEL BLOCK A**

**SCALE - 1 : 250**

All distances are in metres & decimals thereof.  
Pt. denotes Part of



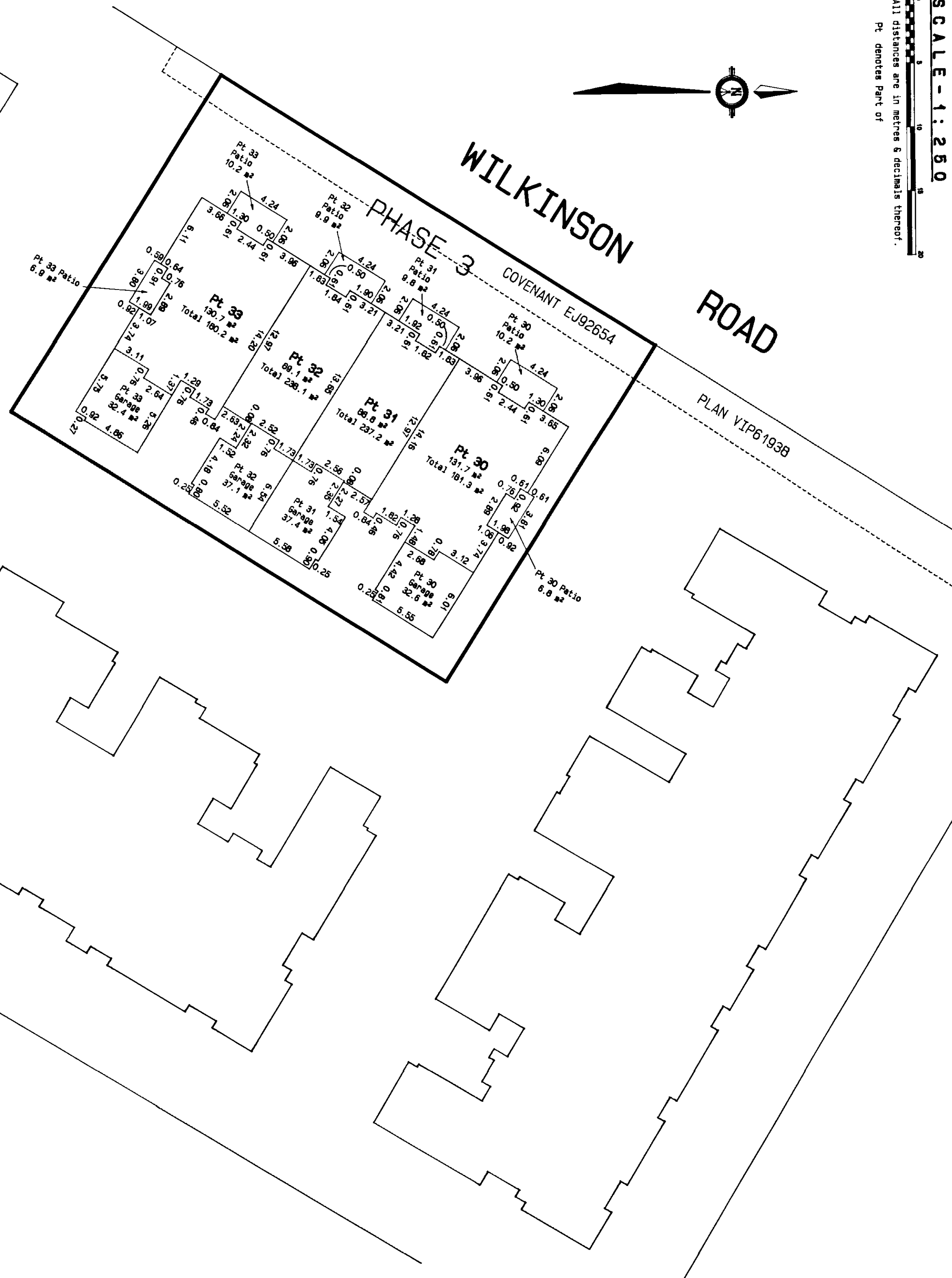
**WILKINSON ROAD**

**PHASE 3**

COVENANT EJ92654

PLAN VIP61938

**STRATA PLAN  
VIS4334**



**STRATA PLAN VIS4334  
PHASE 3**

**SHEET 3 OF 4 SHEETS**

**POMELL & ASSOCIATES**  
BC LAND SURVEYORS  
Phone: 382-8855  
Filer: 6541-658

COVENANT EJ92654  
PLAN VIP61938

Date - August 18th, 1997  
*Alan M. Pomell*  
Alan M. Pomell, BCLS

**SECOND FLOOR LEVEL BLOCK A**

**SCALE - 1 : 250**

All distances are in metres & decimalize thereof.  
Pt denotes Part of



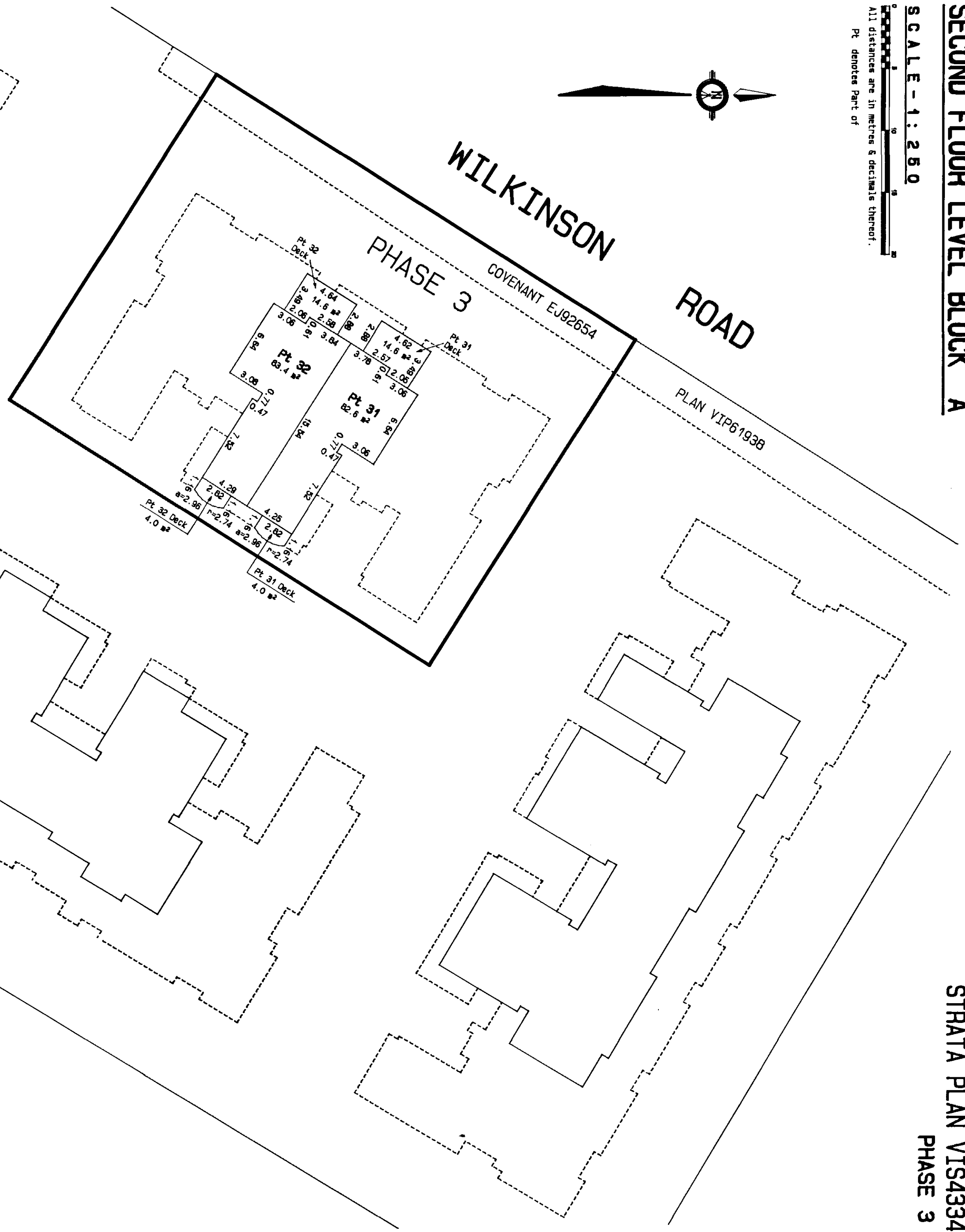
**WILKINSON ROAD**

**PHASE 3**

COVENANT EJ92654

PLAN VIP61938

**STRATA PLAN  
VIS4334**



**STRATA PLAN VIS4334  
PHASE 3**

**SHEET 4 OF 4 SHEETS**

**POWELL & ASSOCIATES**  
BC LAND SURVEYORS  
Phone: 292-8888  
F119: 694-0888

COVENANT EJ92654  
PLAN VIP61938

Date - August 18th, 1997  
*Alan M. Powell*  
Alan M. Powell, BCLS