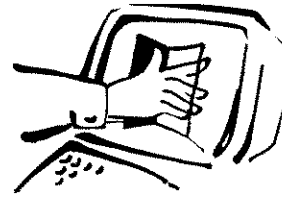


# BC OnLine



BC OnLine Land Title Internet Service  
Provided in co-operation with  
Land Title and Survey Authority

LTSA - DOCUMENT RETRIEVAL				REF # S42708	REQUESTED: 2011-06-07 14:02
CLIENT NAME:	PROLINE MANAGEMENT LTD.				
ADDRESS:	201 - 20 BURNSIDE ROAD WEST VICTORIA BC V9A 1B3				
PICK-UP INSTRUCTIONS:					
USER ID: PD26467	PLAN # VIS6763	VI Filed	RCVD:2009-03-06		
ACCOUNT: 966180					
FOLIO					
REMARKS:					

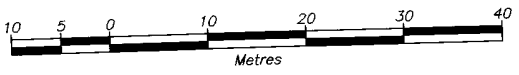
Help Desk Victoria ..... (250) 953-8200  
In B.C. .... 1-800-663-6102  
Administration Office ... (250) 953-8250  
Fax Number ..... (250) 953-8222

Persons who need to rely on a plan for legal purposes must examine the official version at the Land Title Office in which the plan is deposited. However, plans with plan numbers beginning with the letters EPP or EPS are electronic plans which constitute the official version.

# STRATA PLAN VIS 6763

## STRATA PLAN OF LOT 12, DISTRICT LOT 119, ESQUIMALT DISTRICT, PLAN VIP84612

BCGS 92B.044  
Scale = 1:500



### LEGEND

Integrated Survey Area No. 17, City of Victoria, NAD83 (CSRS).

Grid bearings are derived from observations between geodetic control monuments 17-66 and 17-84.

This plan shows horizontal ground-level distances except where otherwise noted. To compute grid distances, multiply ground-level distances by combined factor 0.9996106.

All distances are in metres and decimals thereof.

- ⊙ - denotes control monument found
- - denotes standard iron post found
- - denotes lead plug found
- - denotes standard iron post placed
- - denotes lead plug placed
- SL - denotes Strata Lot
- (C) - denotes Common Property
- LCP - denotes Limited Common Property for the Exclusive Use of Designated Strata Lot
- Elec - denotes Electrical room
- Elev - denotes Elevator
- Mach - denotes Elevator Machine Room
- Mech - denotes Mechanical Room
- Stor - denotes Storage
- Vest - denotes Vestibule

All building angles are multiples of 45° unless otherwise noted.

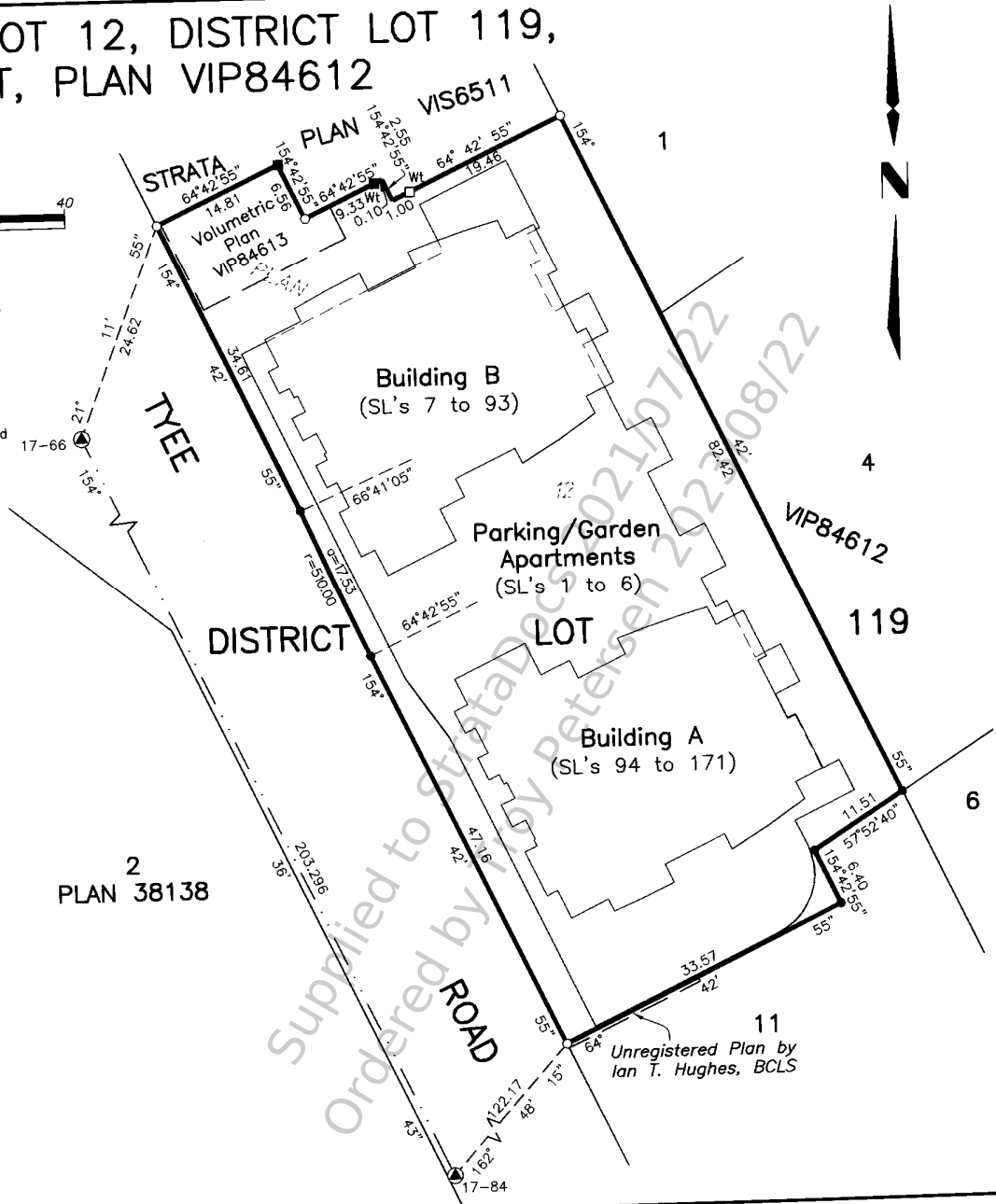
Building ties are perpendicular to property lines unless otherwise shown.

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.

See Sheets 4 and 5 for building perimeter dimensions and location relative to property boundaries.

Project Name:  
DOCKSIDE GREEN PHASE R2 - BALANCE

**FOCUS**  
FCS Land Services Limited Partnership  
PROJECT REF./DRAWING No.  
011519-02SP1



Deposited in the Land Title Office at Victoria, B.C., this 6<sup>th</sup> day of March, 2009.

*A. Brace per CB*  
Registrar

Verified: JUL 22, 2011

FB251685

I, Ian Thomas Hughes, a British Columbia land surveyor, certify that certain parts of the buildings are not within the external boundaries but appropriate and necessary easements or other interests are registered under No. FB251681 VIP84612, as set out in section 244(1)(f) of the Strata Property Act.

Date: 2009/02/05

*Ian Thomas Hughes*  
B.C.L.S.

I, Ian Thomas Hughes, a British Columbia land surveyor, certify that the buildings included in this strata plan have not, as of February 5th, 2009, been previously occupied.

*Ian Thomas Hughes*  
B.C.L.S.

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

I, Ian Thomas Hughes, a British Columbia land surveyor, of the city of Victoria, in British Columbia, certify that I was present at and personally superintended the survey represented by this plan and that the survey and plan are correct. The field survey was completed on the 3rd day of February, 2009. The plan was completed and checked, and the checklist filed under No. 92861 on the 5th day of February, 2009.

*Ian Thomas Hughes*  
B.C.L.S.

original

Ordered by: *Proy Petersen of Sutton Group West Coast Realty* on 2023/08/22

This document was obtained from the StrataDocs System. Its use is subject to agreed upon terms and d

STRATA PLAN VIS **6763**

Registered Owner:

Dockside Green Ltd.  
Inc. No. BC0716742

Authorized Signatory  
Print name here: **JOE VAN BELLEGHEM**

Authorized Signatory  
Print name here:

Witness as to signatures  
Print name here: **AQUIL JAMES**

**SOLICITOR**

Witness Occupation

**402-707 Fort St. Victoria  
B.C.**

Witness Address

Mortgagee:

Vancouver City Savings Credit union  
Inc. No. F197

Authorized Signatory  
Print name here: **RONALD FARRINGTON**

Authorized Signatory  
Print name here: **NIGEL GREEN**

Witness as to signatures  
Print name here: **TERRY MCCONKEY**

**BANKER**

Witness Occupation

**STE 710-815 W. HASTINGS ST.  
VANCOUVER, B.C.**

Witness Address

Mortgagee:

Lombard General Insurance  
Company of Canada  
Inc. No. A0040666

Authorized Signatory  
Print name here: **STEVEN COOS**

Authorized Signatory  
Print name here:

Witness as to signatures  
Print name here: **UPKAR DESAI**

**ASSOCIATE UNDERWRITER**  
Witness Occupation

**505-555 Burrard St. Vancouver**  
Witness Address

Option to Purchase:

The Corporation of the City  
of Victoria

Authorized Signatory  
Print name here:

Authorized Signatory  
Print name here:

Witness as to signatures  
Print name here:

Witness Occupation

Witness Address

Rent Charge:

Dockside Green (Victoria) Society  
Inc. No. S-51826

Authorized Signatory  
Print name here: **JOE VAN BELLEGHEM**

Authorized Signatory  
Print name here: **BRIAN FORWARD**

Witness as to signatures  
Print name here: **DAVID ADAMS**

**SOLICITOR**

Witness Occupation

**402-707 Fort St. Victoria B.C.**  
Witness Address

WITNESSES: **DAN MORAN**  
AS to the Signature of Brian Forward

WITNESS Address: **183 Terminal Ave. Vancouver B.C.**  
WITNESS OCCUPATION: **Executive Assistant**

Uploaded: Jul 22, 2021 Verified: Jul 22, 2021

Supplied by StrataDocs 2023/10/7/22  
Ordered by Troy Petersen 2023/10/8/22

West Coast Realty on 2023/08/22  
Persen of Sutton Group

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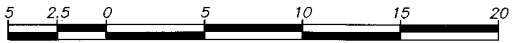
B.C.S.  
January 28th, 2009



# BUILDING PERIMETER DETAIL PARKING/GARDEN APARTMENTS

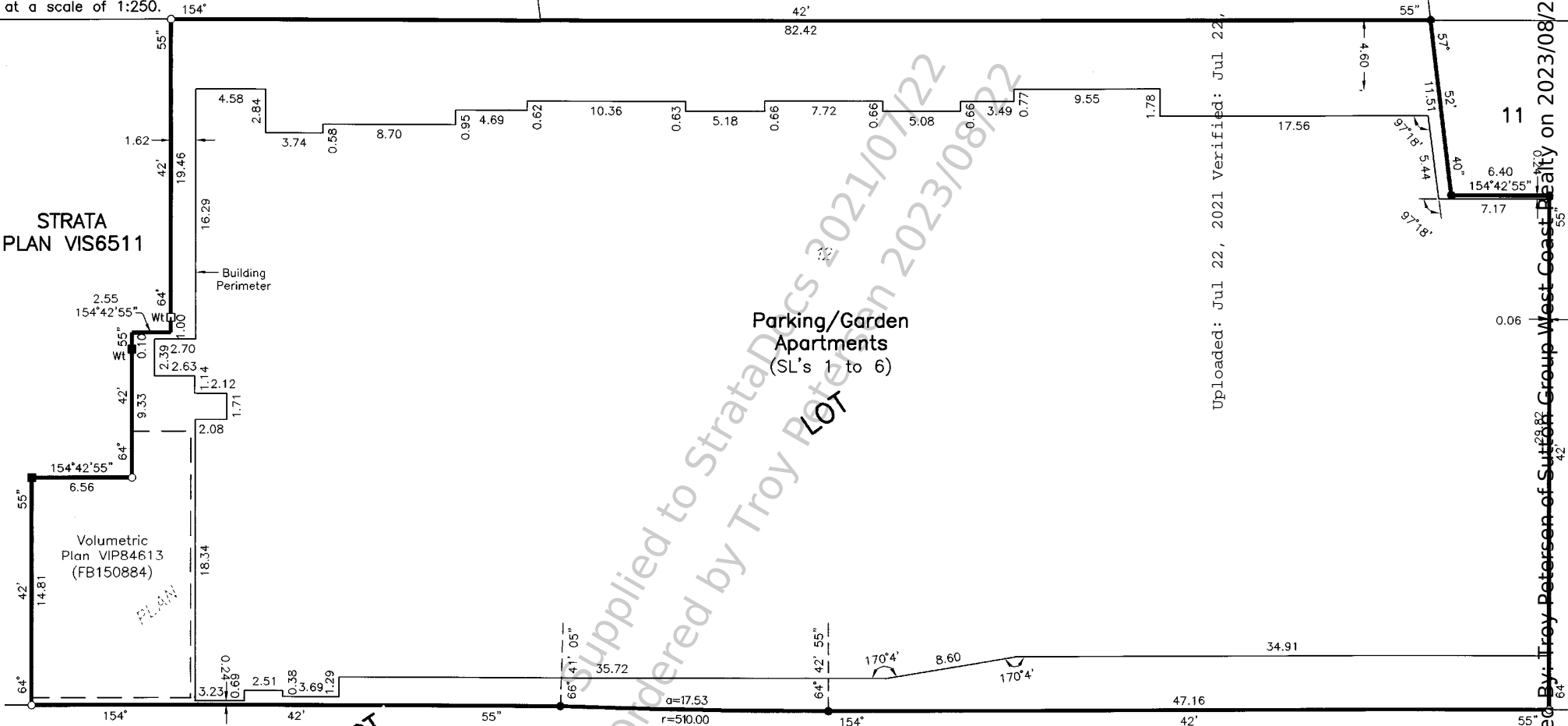
Sheet 4 of 31 Sheets

## STRATA PLAN VIS 6763



All distances are in metres and decimals thereof.

The intended plot size of this plan is 432mm in width by 280mm in height (B size) when plotted at a scale of 1:250.



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011519-02SP1

DISTRICT

TYEE

ROAD

*[Signature]*  
B.C.S.  
February 5th, 2009

Supplied to StrataDocs 2021/07/22  
Ordered by Troy Peterson 2023/08/22

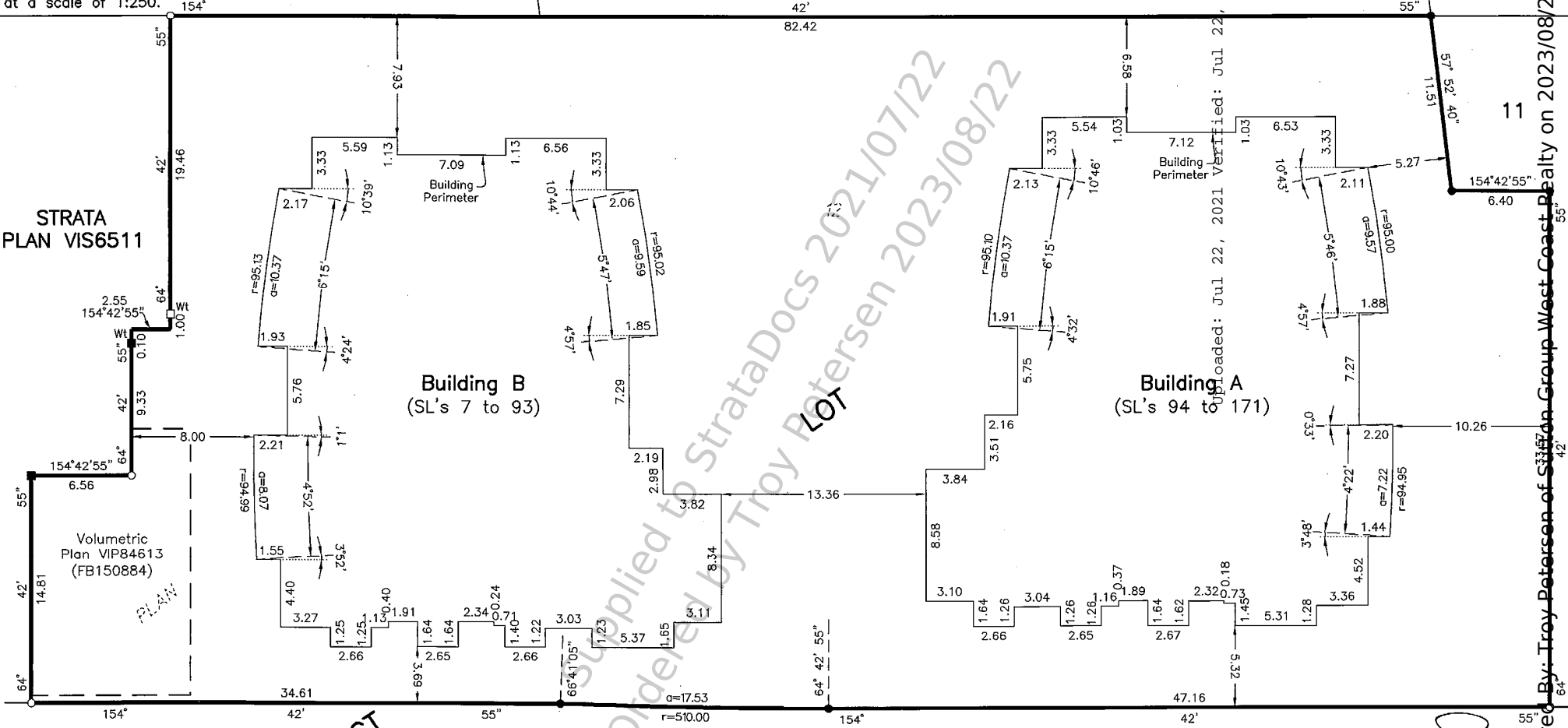
Order By: Troy Peterson of Sutton Group West Coast Realty on 2023/08/22

# BUILDING PERIMETER DETAIL BUILDINGS A AND B



All distances are in metres and decimals thereof.

The intended plot size of this plan is 432mm in width by 280mm in height (B size) when plotted at a scale of 1:250.



STRATA  
PLAN VIS6511

Building B  
(SL's 7 to 93)

Building A  
(SL's 94 to 171)

Volumetric  
Plan VIP84613  
(FB150884)

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PROJECT REF./DRAWING No.  
011519-02SP1

DISTRICT

TYEE

ROAD

*[Signature]*  
B.C.S.  
February 5th, 2009

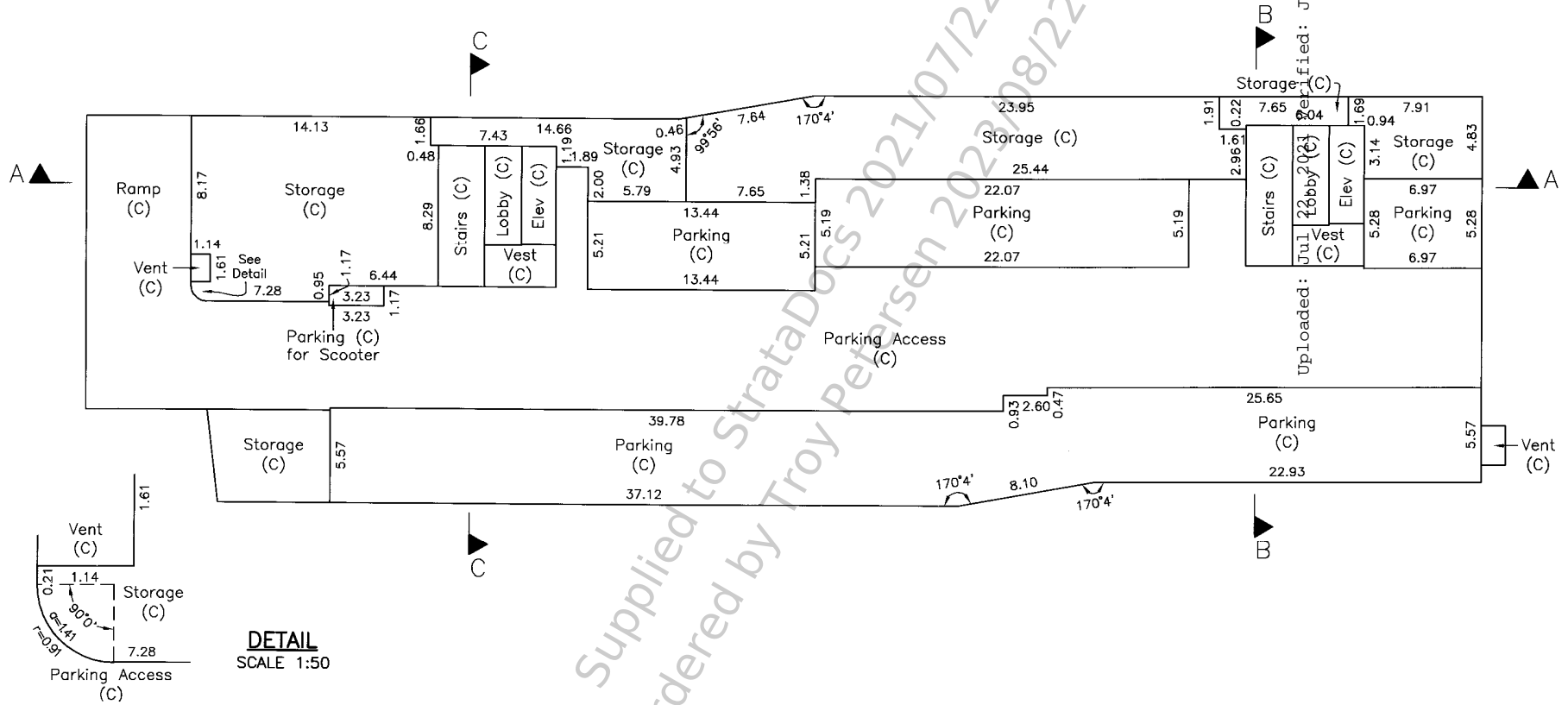
Order By: Troy Petersen of Strata Group West Coast Realty on 2023/08/22

# PARKING/GARDEN APARTMENTS – SUB LEVEL 3 COMMON PROPERTY

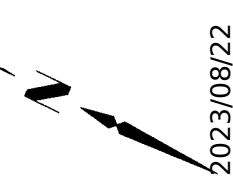


All distances are in metres and decimals thereof.

The intended plot size of this plan is 432mm in width by 280mm in height (B size) when plotted at a scale of 1:250.



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Certified: Jul 22, 2021



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011519-02SP1

*[Signature]*  
B.C.S.  
February 5th, 2009

Ordered By: Troy Petersen of Sutton Group West Coast Realty on 2023/08/22

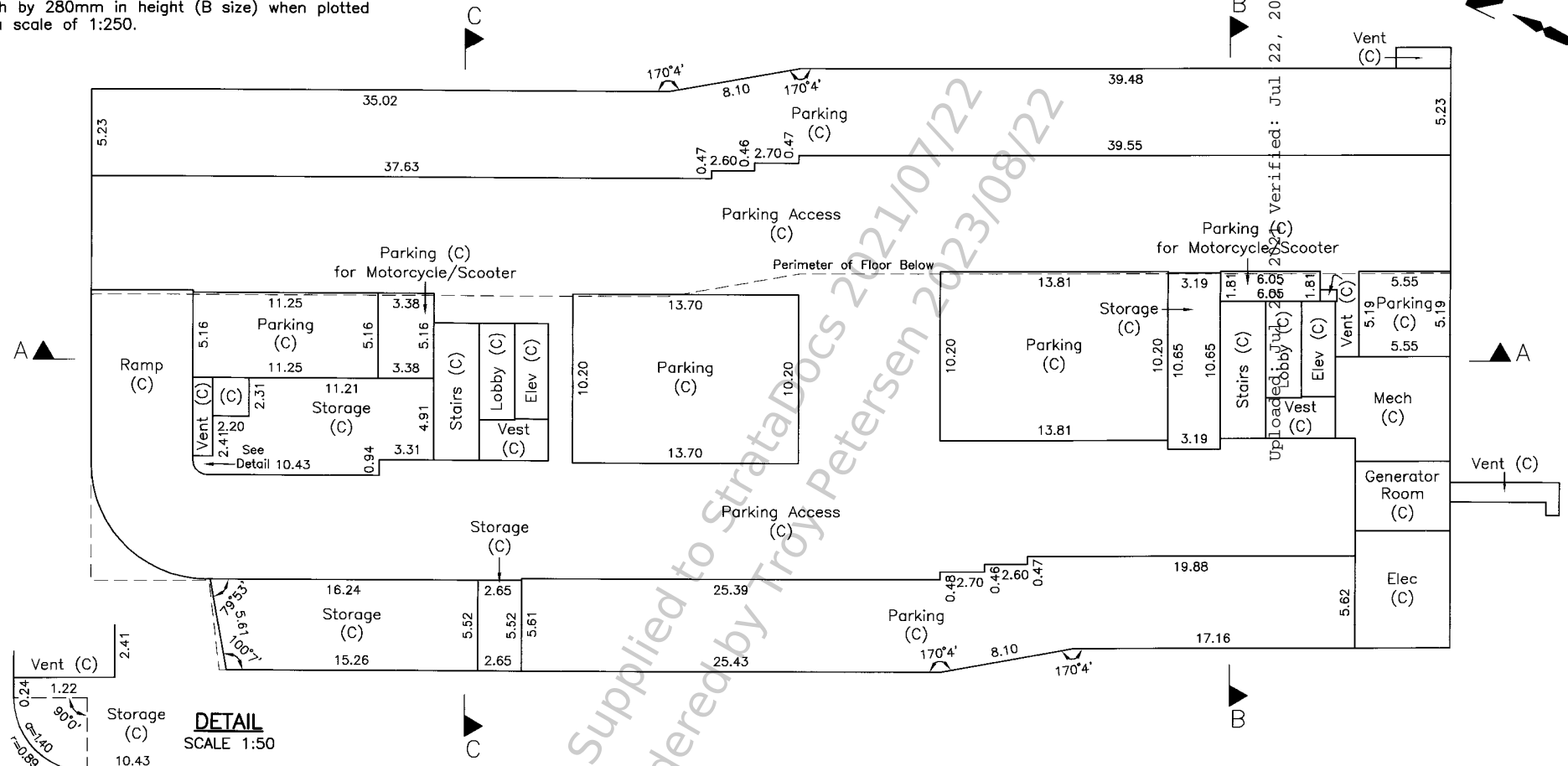
# PARKING/GARDEN APARTMENTS – SUB LEVEL 2 COMMON PROPERTY



All distances are in metres and decimals thereof.

The intended plot size of this plan is 432mm in width by 280mm in height (B size) when plotted at a scale of 1:250.

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011519-02SP1

*[Signature]*  
B.C.S.  
February 5th, 2009

Ordered By: Troy Petersen of Sutton Group West Coast Realty on 2023/08/22

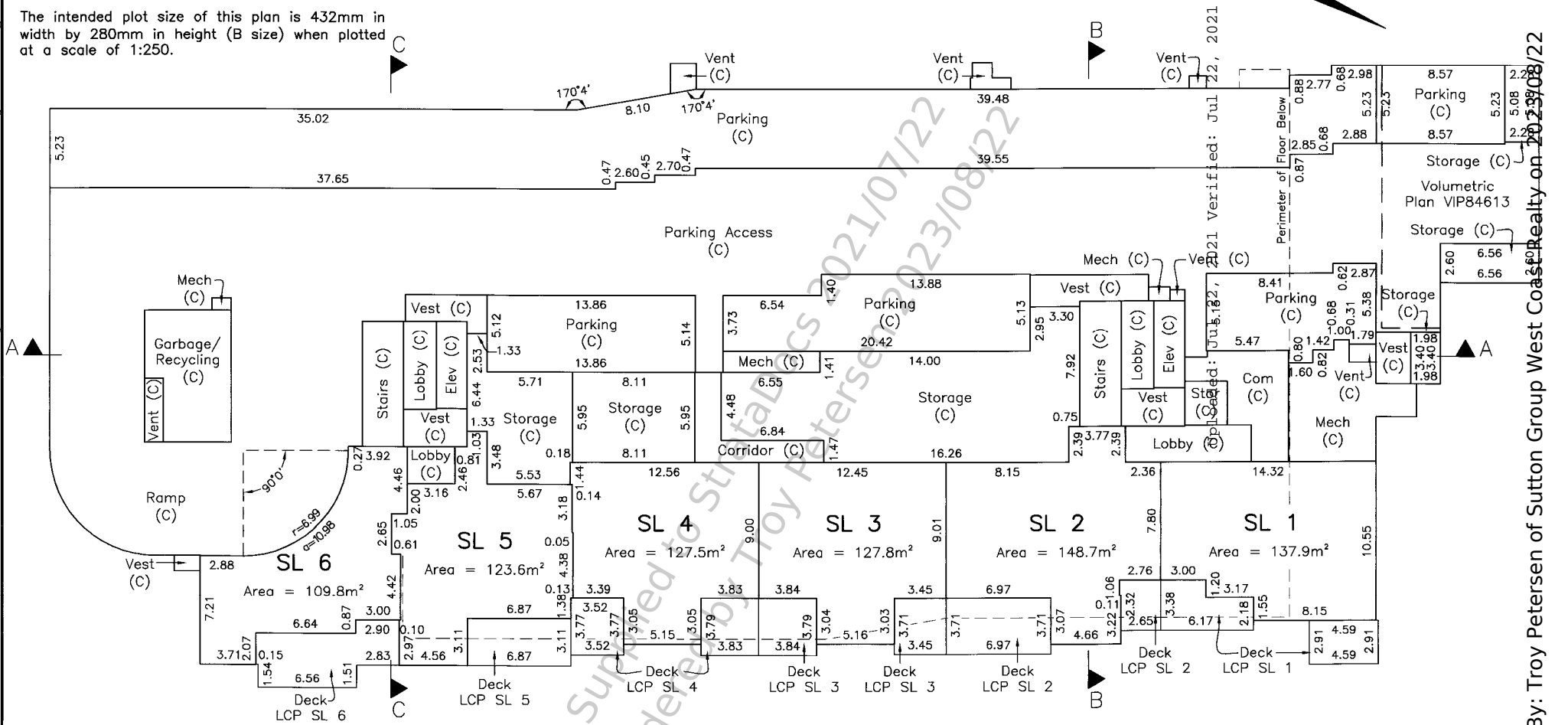
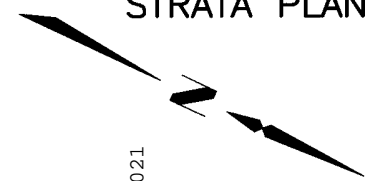


# PARKING/GARDEN APARTMENTS – SUB LEVEL 1 SL's 1 TO 6 INCLUSIVE AND LIMITED COMMON PROPERTY



All distances are in metres and decimals thereof.

The intended plot size of this plan is 432mm in width by 280mm in height (B size) when plotted at a scale of 1:250.



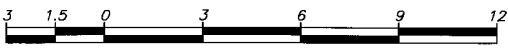
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 011519-02SP1

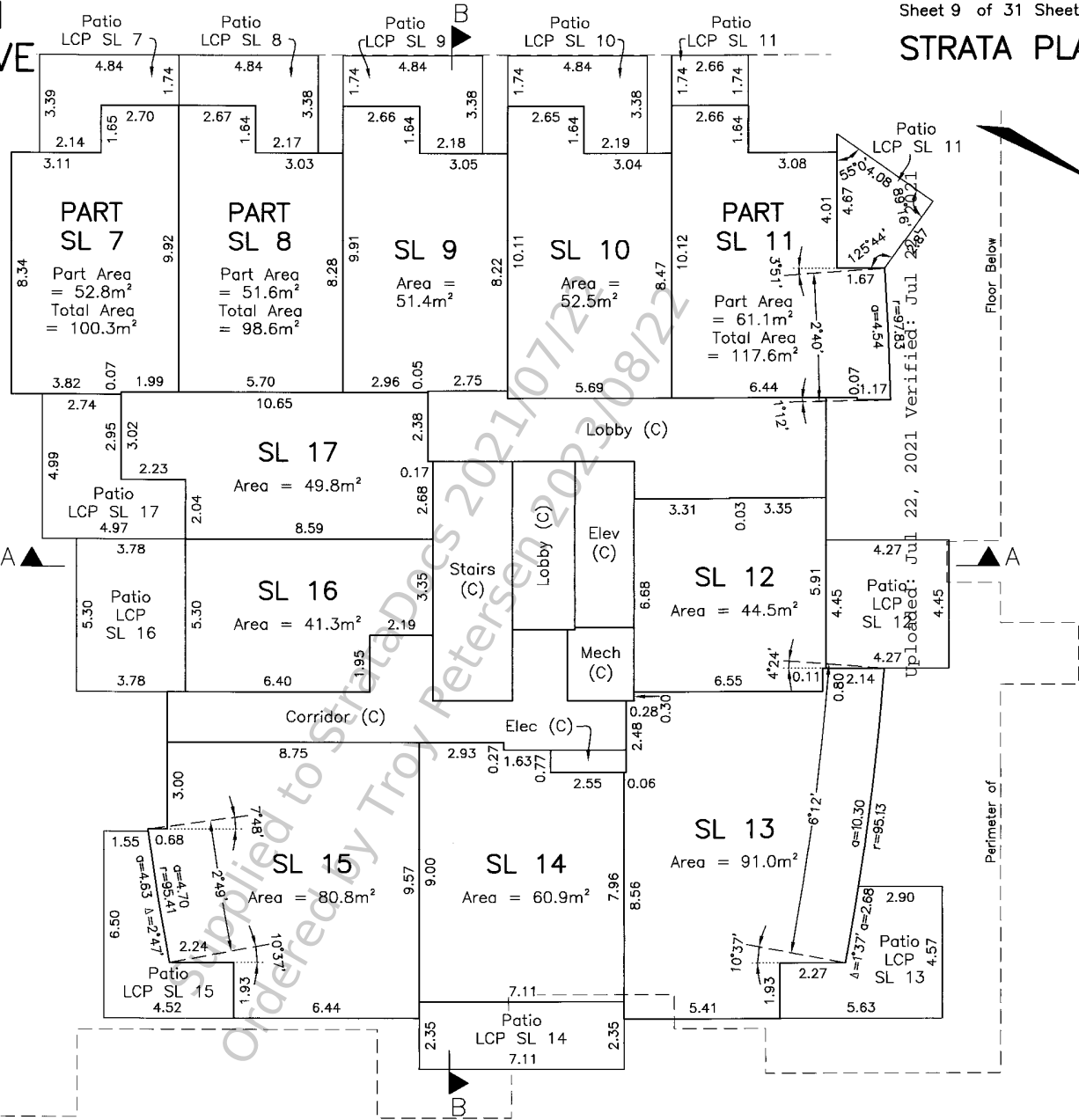
*[Signature]*  
 B.C.S.  
 February 5th, 2009

Ordered By: Troy Petersen of Sutton Group West Coast Realty on 2023/08/22

# BUILDING B - LEVEL 1 SL's 7 TO 17 INCLUSIVE AND LIMITED COMMON PROPERTY



All distances are in metres and decimals thereof.  
The intended plot size of this plan is 432mm in width by 280mm in height (B size) when plotted at a scale of 1:150.



Uploaded: Jul 22, 2021 Verified: Jul 22, 2021  
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011519-02SP1

*[Signature]*  
B.C.S.  
February 5th, 2009

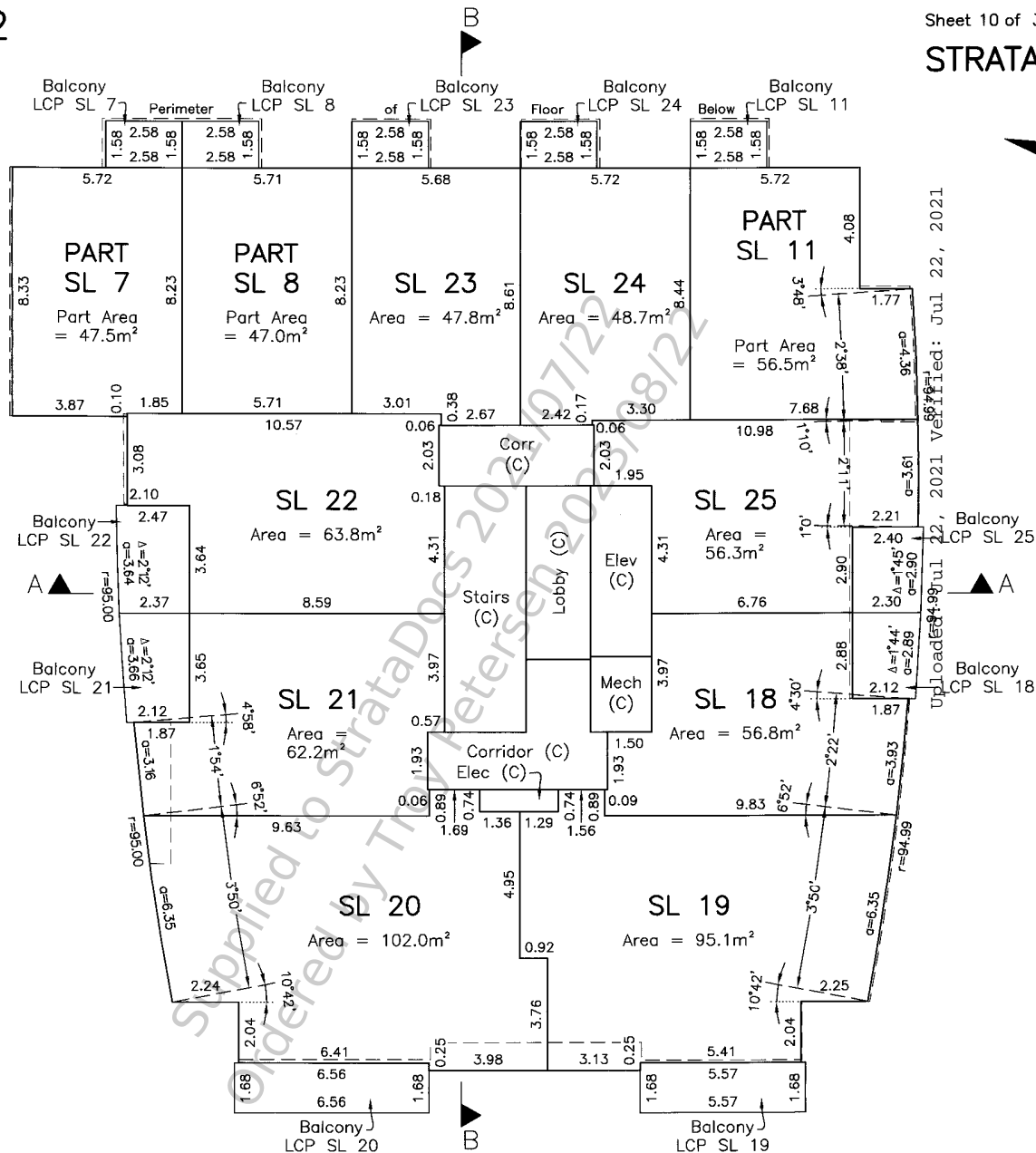
Ordered By: Troy Petersen of Sutton Group West Coast Realty on 2023/08/22

# BUILDING B – LEVEL 2 SL's 7, 8, 11 AND 18 TO 25 INCLUSIVE AND LIMITED COMMON PROPERTY

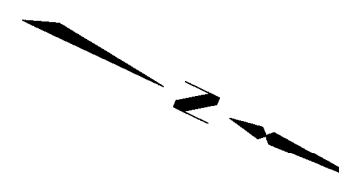


All distances are in metres and decimals thereof.

The intended plot size of this plan is 432mm in width by 280mm in height (B size) when plotted at a scale of 1:150.



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2021 verified: Jul 22, 2021



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011519-02SP1

*[Signature]*  
B.C.S.  
February 5th, 2009

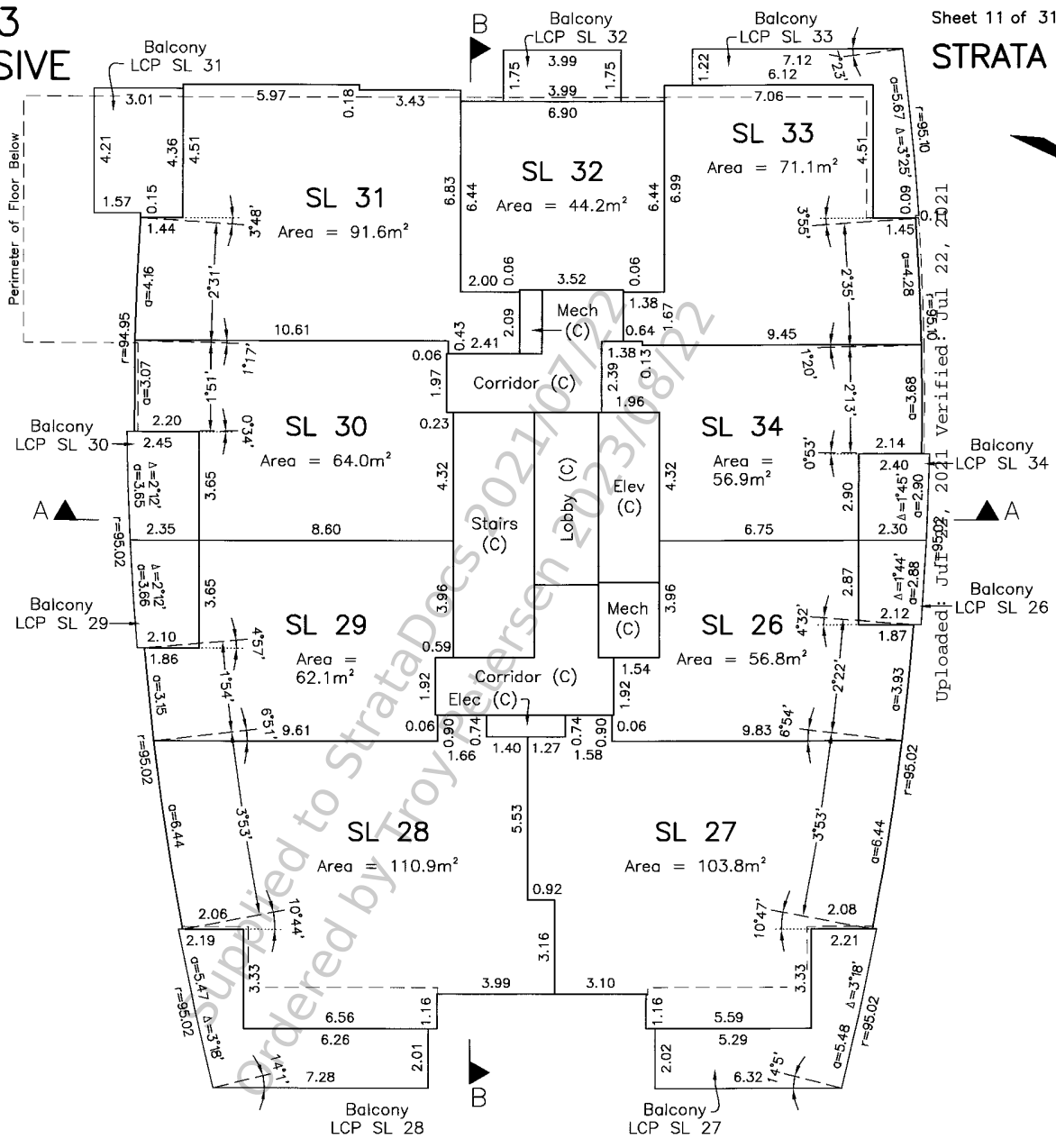
Prepared By: Troy Petersen of Sutton Group West Coast Realty on 2023/08/22

# BUILDING B – LEVEL 3 SL's 26 TO 34 INCLUSIVE AND LIMITED COMMON PROPERTY

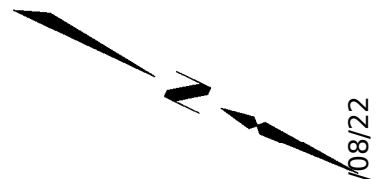


All distances are in metres and decimals thereof.  
The intended plot size of this plan is 432mm in width by 280mm in height (B size) when plotted at a scale of 1:150.

Sheet 11 of 31 Sheets  
**STRATA PLAN VIS 6763**



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Verified: Jul 22, 2021



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*[Signature]*  
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February 5th, 2009

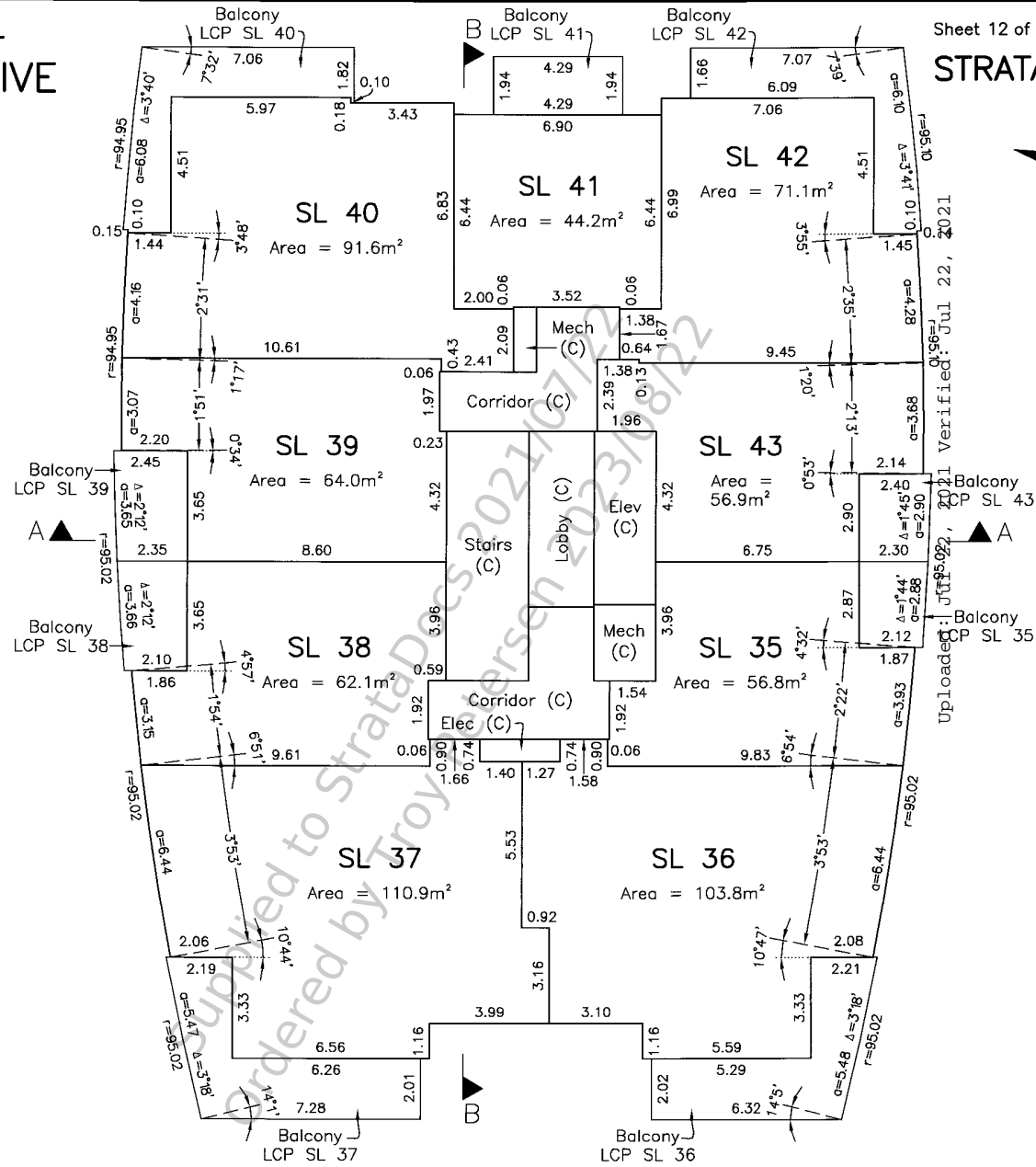
Order By: Troy Petersen of Sutton Group West Coast Realty on 2023/08/22

# BUILDING B - LEVEL 4 SL's 35 TO 43 INCLUSIVE AND LIMITED COMMON PROPERTY

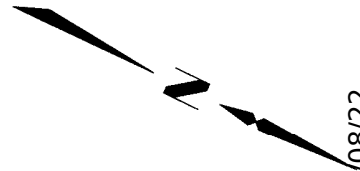


All distances are in metres and decimals thereof.

The intended plot size of this plan is 432mm in width by 280mm in height (B size) when plotted at a scale of 1:150.



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PROJECT REF./DRAWING No.  
011519-02SP1

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B.C.S.  
February 5th, 2009

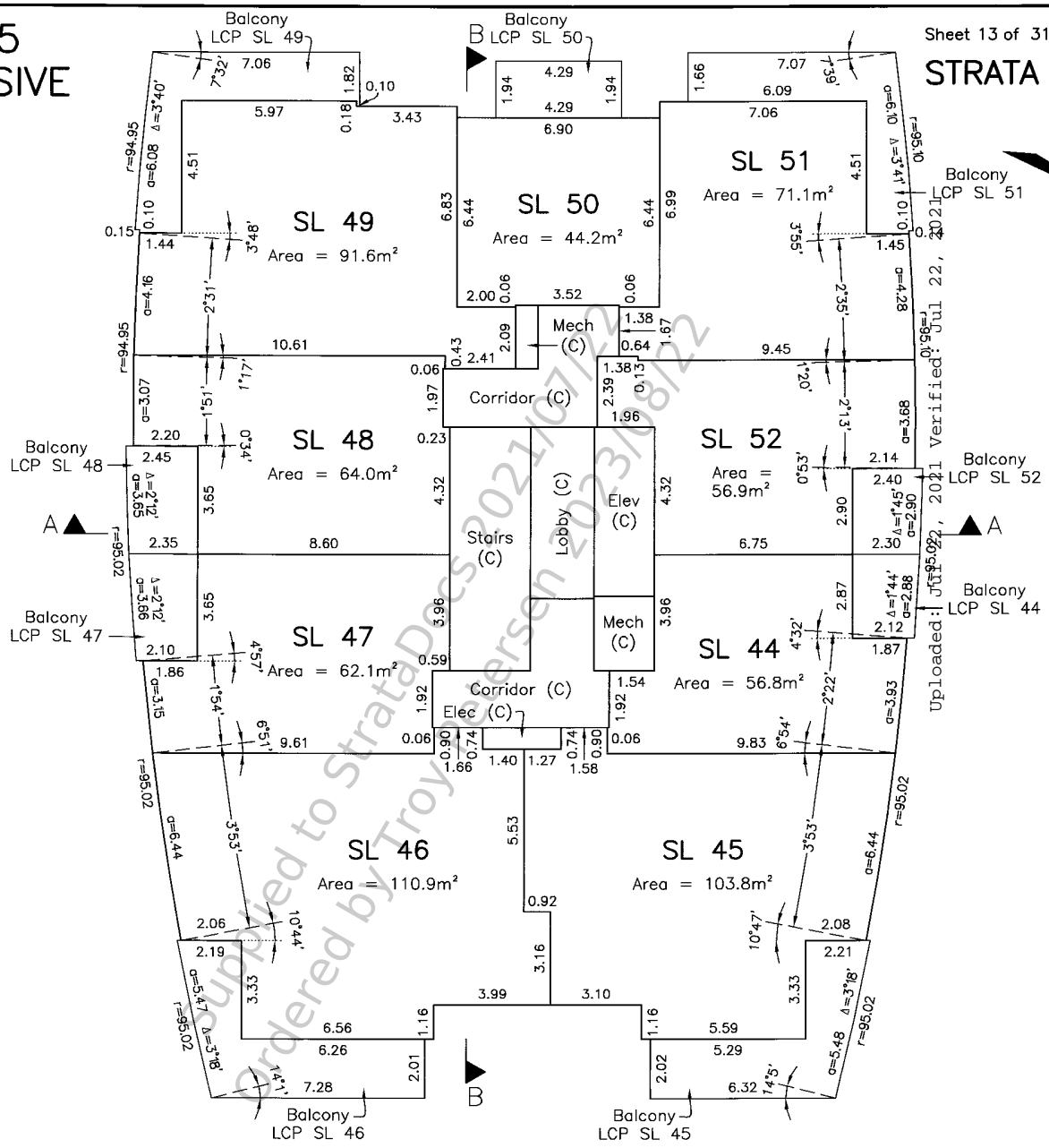
Ordered By: Troy Petersen of Sutton Group West Coast Realty on 2023/08/22

# BUILDING B – LEVEL 5 SL's 44 TO 52 INCLUSIVE AND LIMITED COMMON PROPERTY



All distances are in metres and decimals thereof.  
The intended plot size of this plan is 432mm in width by 280mm in height (B size) when plotted at a scale of 1:150.

## STRATA PLAN VIS 6763



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*[Signature]*  
B.C.S.  
February 5th, 2009

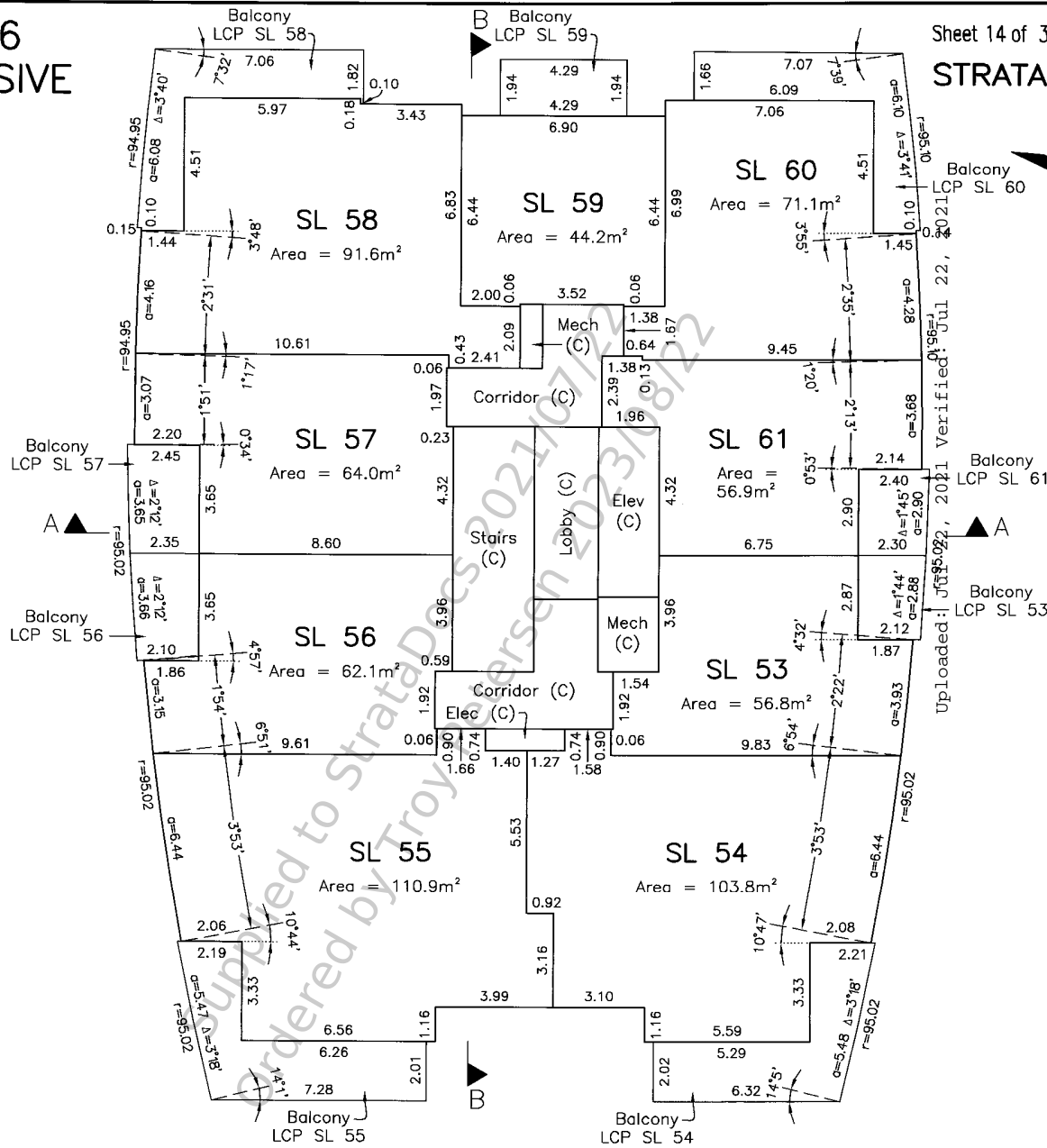
Ordered By: Troy Petersen of Sutton Group West Coast Realty on 2023/08/22

# BUILDING B - LEVEL 6 SL's 53 TO 61 INCLUSIVE AND LIMITED COMMON PROPERTY



All distances are in metres and decimals thereof.

The intended plot size of this plan is 432mm in width by 280mm in height (B size) when plotted at a scale of 1:150.



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 011519-02SP1

*[Signature]*  
 B.C.S.  
 February 5th, 2009

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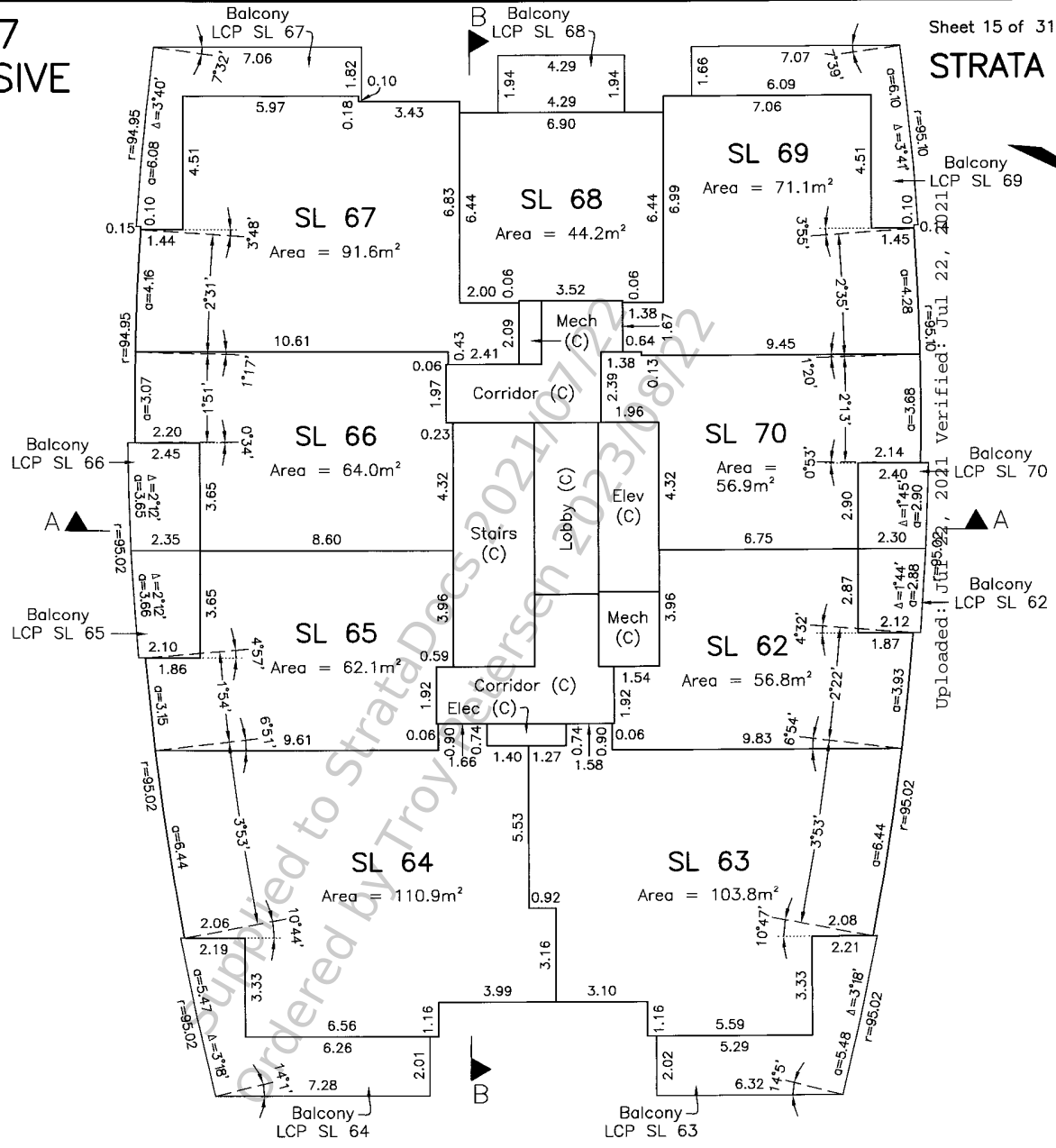
# BUILDING B - LEVEL 7 SL's 62 TO 70 INCLUSIVE AND LIMITED COMMON PROPERTY



All distances are in metres and decimals thereof.

The intended plot size of this plan is 432mm in width by 280mm in height (B size) when plotted at a scale of 1:150.

## STRATA PLAN VIS6763



Balcony LCP SL 67  
Balcony LCP SL 68  
Balcony LCP SL 69  
Balcony LCP SL 70  
Balcony LCP SL 62  
A  
A  
A

Corridor (C)  
Lobby (C)  
Stairs (C)  
Elev (C)  
Mech (C)  
Mech (C)  
Elev (C)  
Corridor (C)  
Elev (C)

Uploaded: JUL 22, 2021  
Verified: JUL 22, 2021

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PROJECT REF./DRAWING No.  
011519-02SP1

February 5th, 2009  
B.C.S.

Prepared By: Troy Petersen of Sutton Group West Coast Realty on 2023/08/22



# BUILDING B - LEVEL 8 SL's 71 TO 79 INCLUSIVE AND LIMITED COMMON PROPERTY

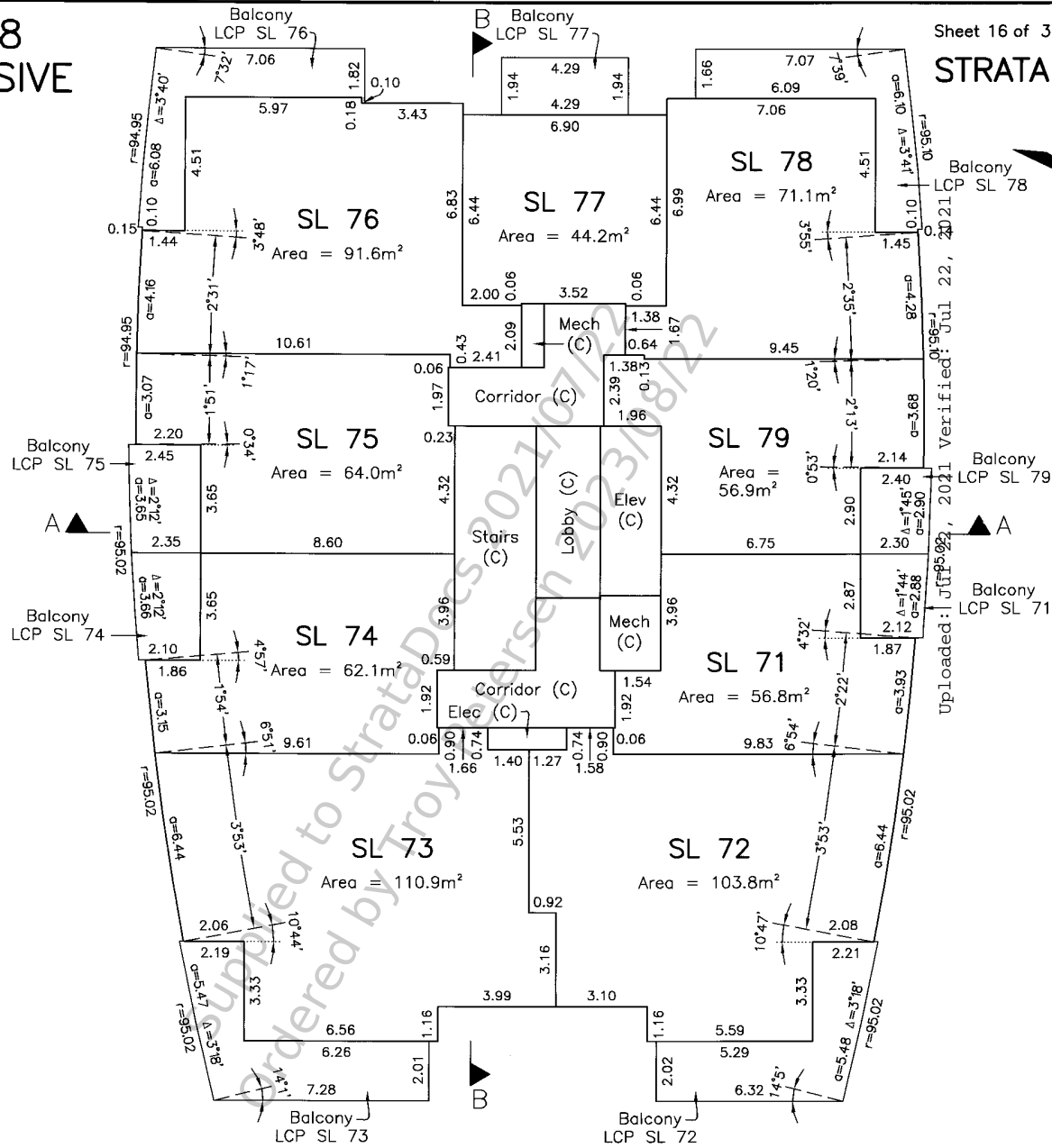


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The intended plot size of this plan is 432mm in width by 280mm in height (B size) when plotted at a scale of 1:150.

Sheet 16 of 31 Sheets

## STRATA PLAN VIS 6763



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*[Signature]*  
 B.C.S.  
 February 5th, 2009

Ordered By: Troy Petersen of Sutton Group West Coast Realty on 2023/08/22

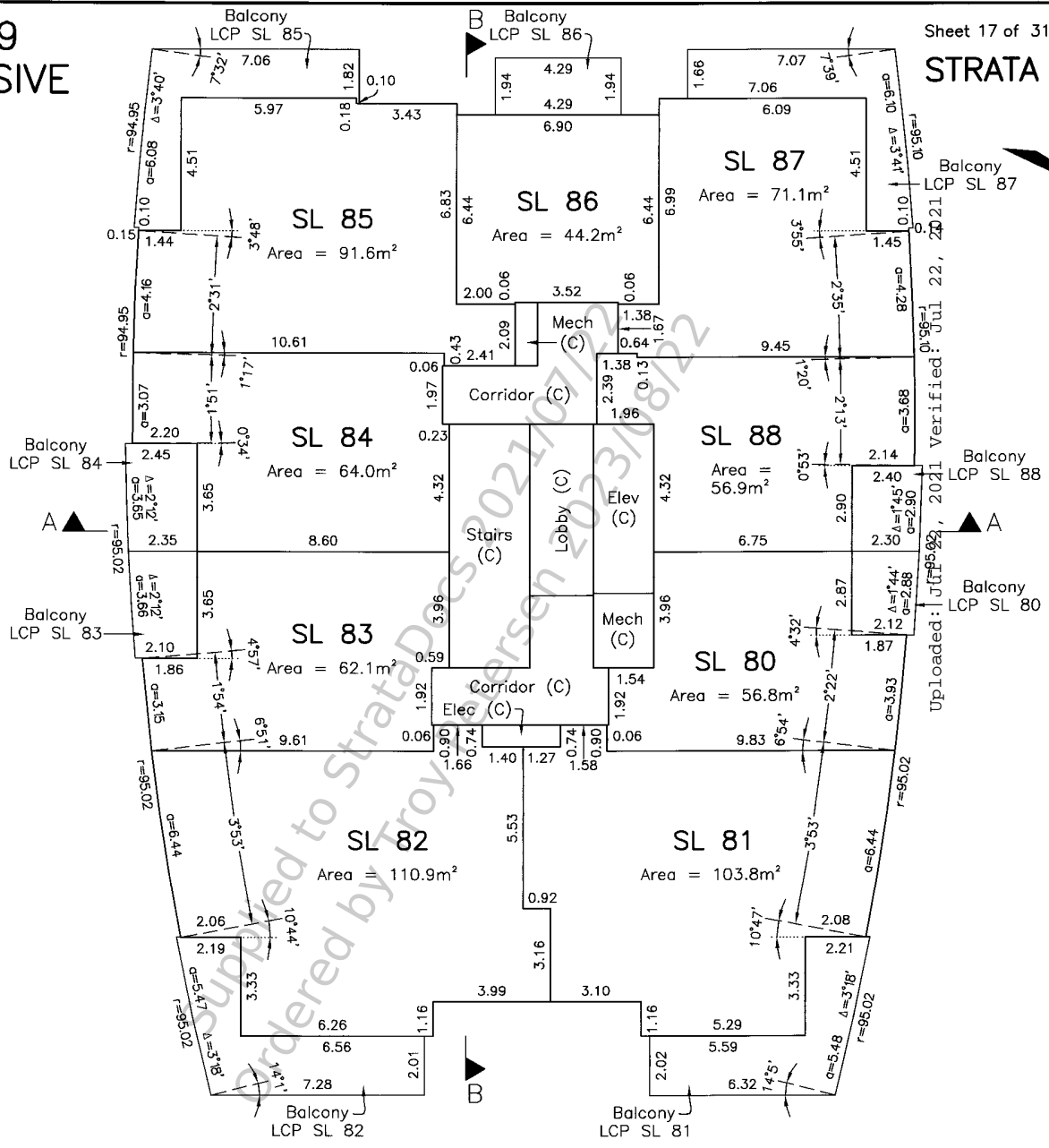
# BUILDING B - LEVEL 9 SL's 80 TO 88 INCLUSIVE AND LIMITED COMMON PROPERTY



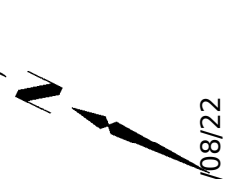
All distances are in metres and decimals thereof.

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## STRATA PLAN VIS 6763



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PROJECT REF./DRAWING No.  
011519-02SP1

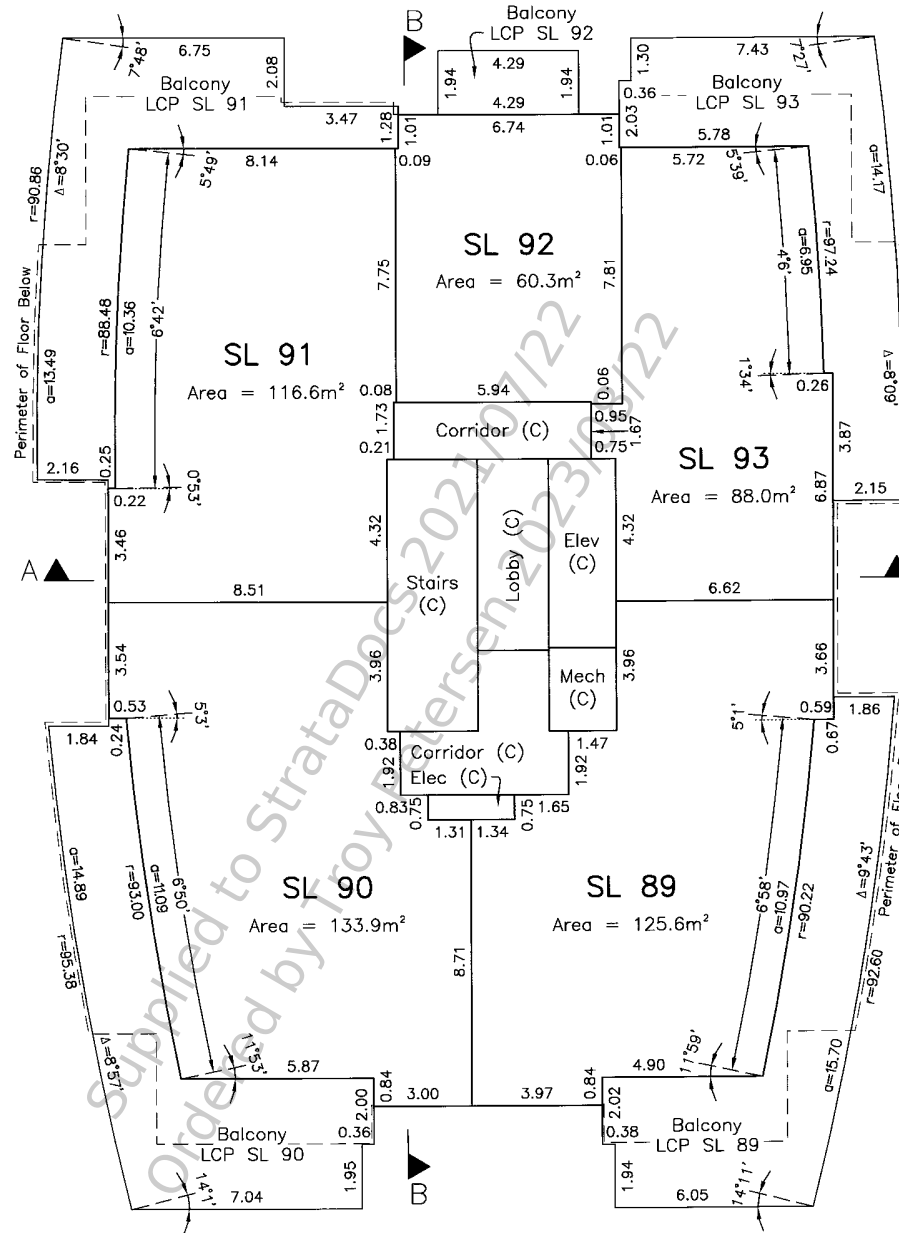
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B.C.S.  
February 5th, 2009

Ordered By: Troy Petersen of Sutton Group West Coast Realty on 2023/08/22

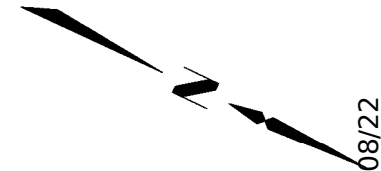
# BUILDING B – LEVEL 10 SL's 89 TO 93 INCLUSIVE AND LIMITED COMMON PROPERTY



All distances are in metres and decimals thereof.  
The intended plot size of this plan is 432mm in width by 280mm in height (B size) when plotted at a scale of 1:150.



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FCS Land Services Limited Partnership  
PROJECT REF./DRAWING No.  
011519-02SP1

*[Signature]*  
B.L.S.  
February 5th, 2009

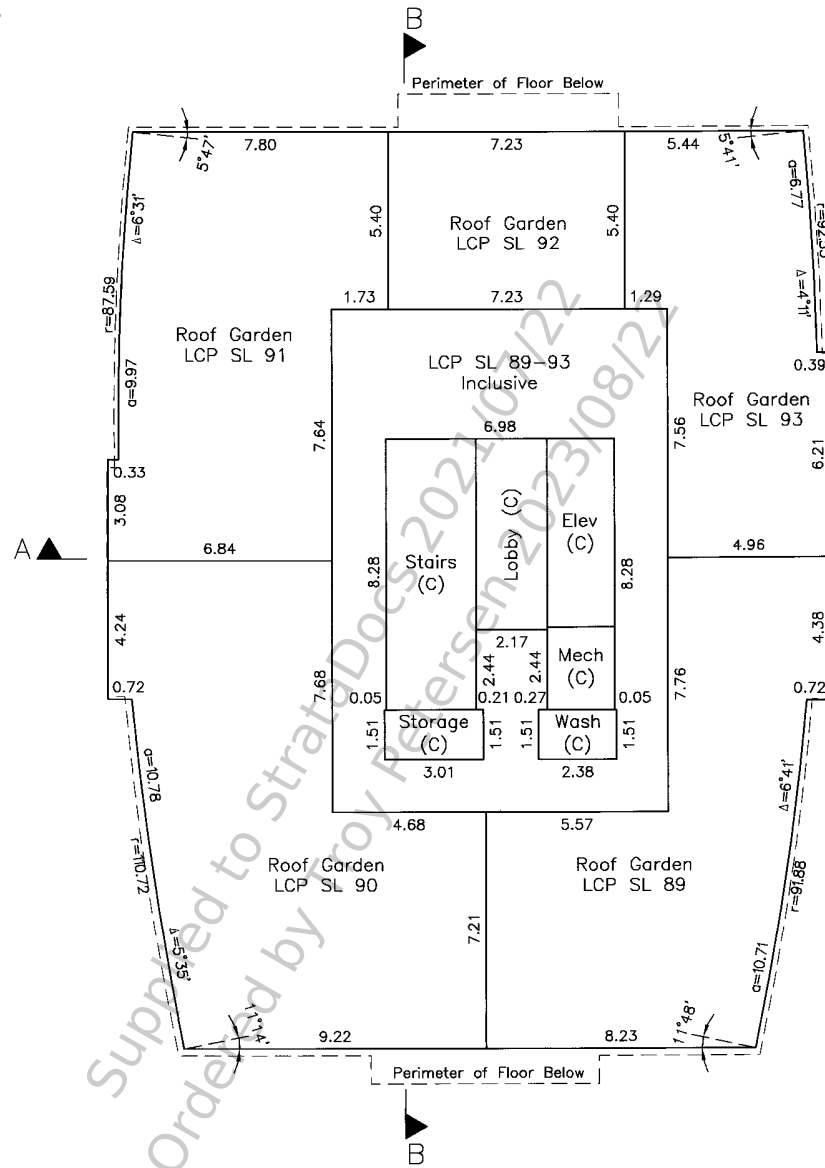
Ordered By: Troy Petersen of Sutton Group West Coast Realty on 2023/08/22

# BUILDING B - LEVEL 11 LIMITED COMMON PROPERTY

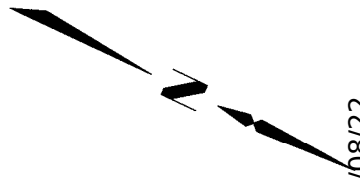


All distances are in metres and decimals thereof.

The intended plot size of this plan is 432mm in width by 280mm in height (B size) when plotted at a scale of 1:150.



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 FCS Land Services Limited Partnership  
 PROJECT REF./DRAWING No.  
 011519-02SP1

*[Signature]*  
 B.C.S.  
 February 5th, 2009

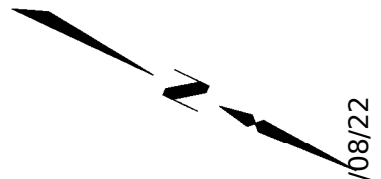
Ordered By: Troy Petersen of Sutton Group West Coast Realty on 2023/08/22

# BUILDING A – LEVEL 1 SL's 94 TO 104 INCLUSIVE AND LIMITED COMMON PROPERTY

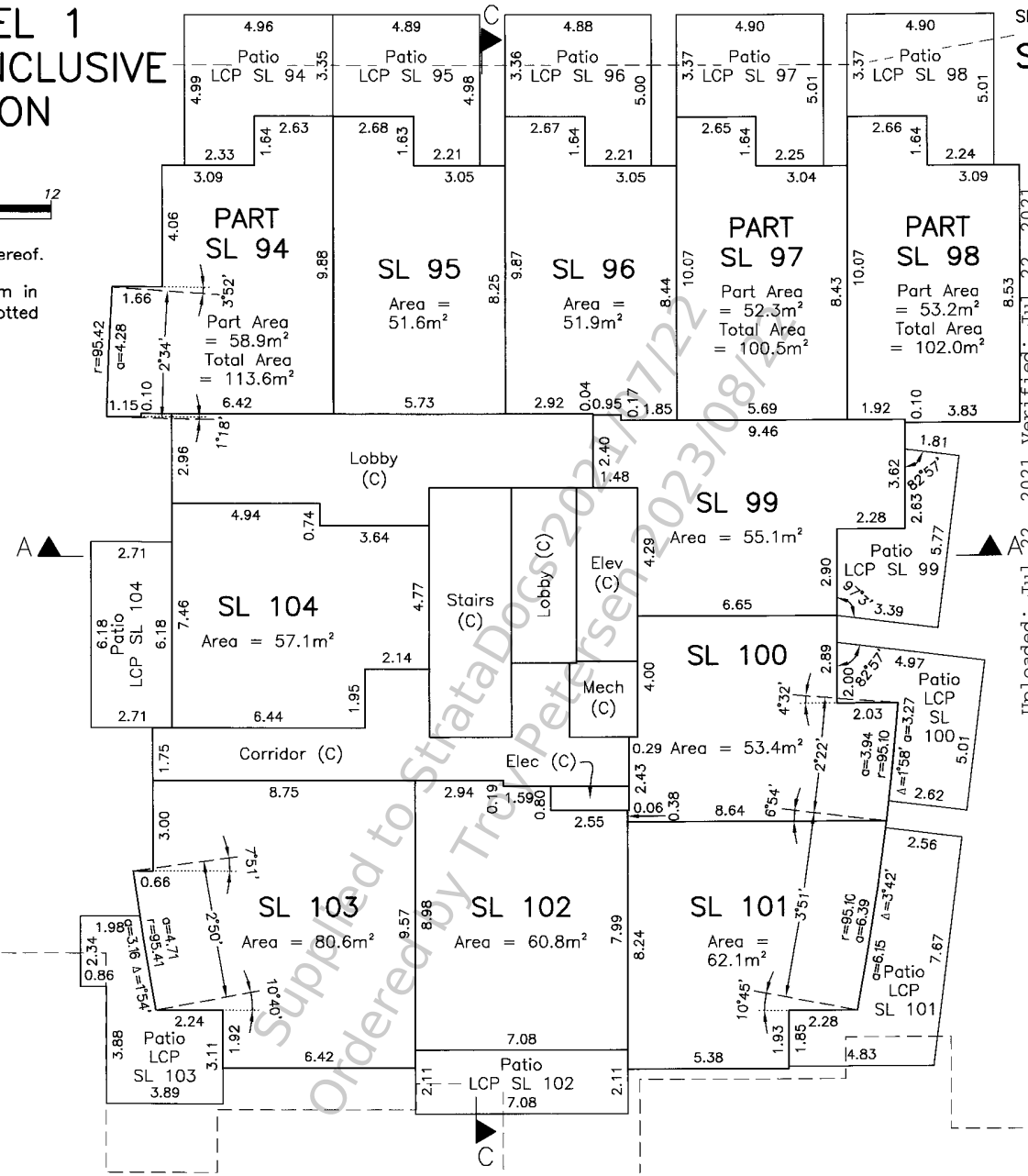


All distances are in metres and decimals thereof.  
The intended plot size of this plan is 432mm in width by 280mm in height (B size) when plotted at a scale of 1:150.

## STRATA PLAN VIS 6763



Perimeter of Floor Below



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PROJECT REF./DRAWING No.  
011519-02SP1

February 5th, 2009

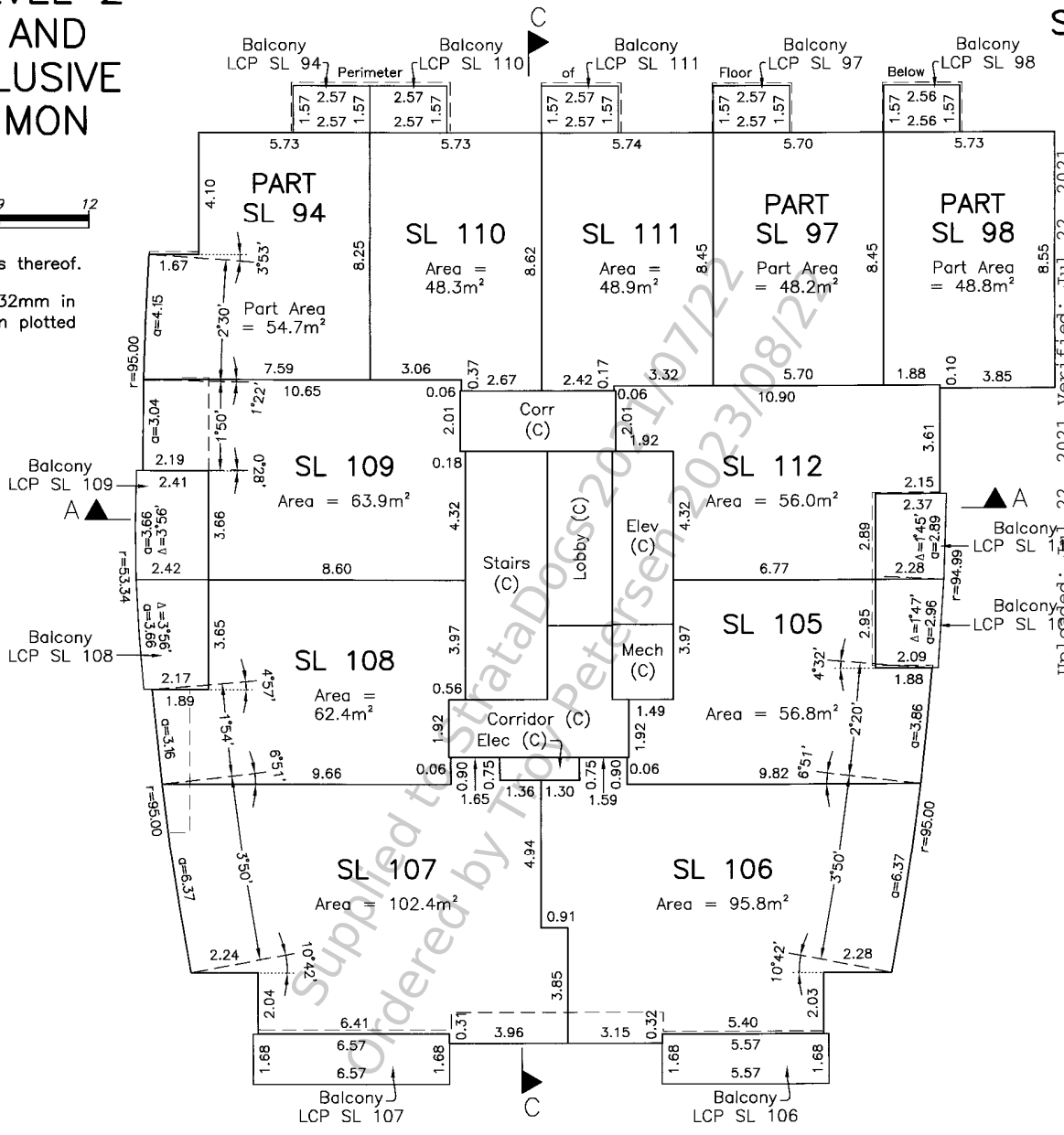
Ordered By: Troy Petersen of Sutton Group West Coast Realty on 2023/08/22

# BUILDING A – LEVEL 2 SL's 94, 97, 98 AND 105 TO 112 INCLUSIVE AND LIMITED COMMON PROPERTY



All distances are in metres and decimals thereof.

The intended plot size of this plan is 432mm in width by 280mm in height (B size) when plotted at a scale of 1:150.



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FCS Land Services Limited Partnership  
PROJECT REF./DRAWING No.  
011519-02SP1

*[Signature]*  
B.C.S.  
February 5th, 2009

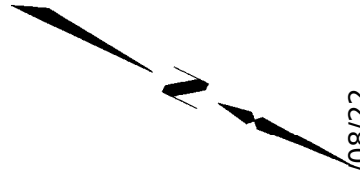
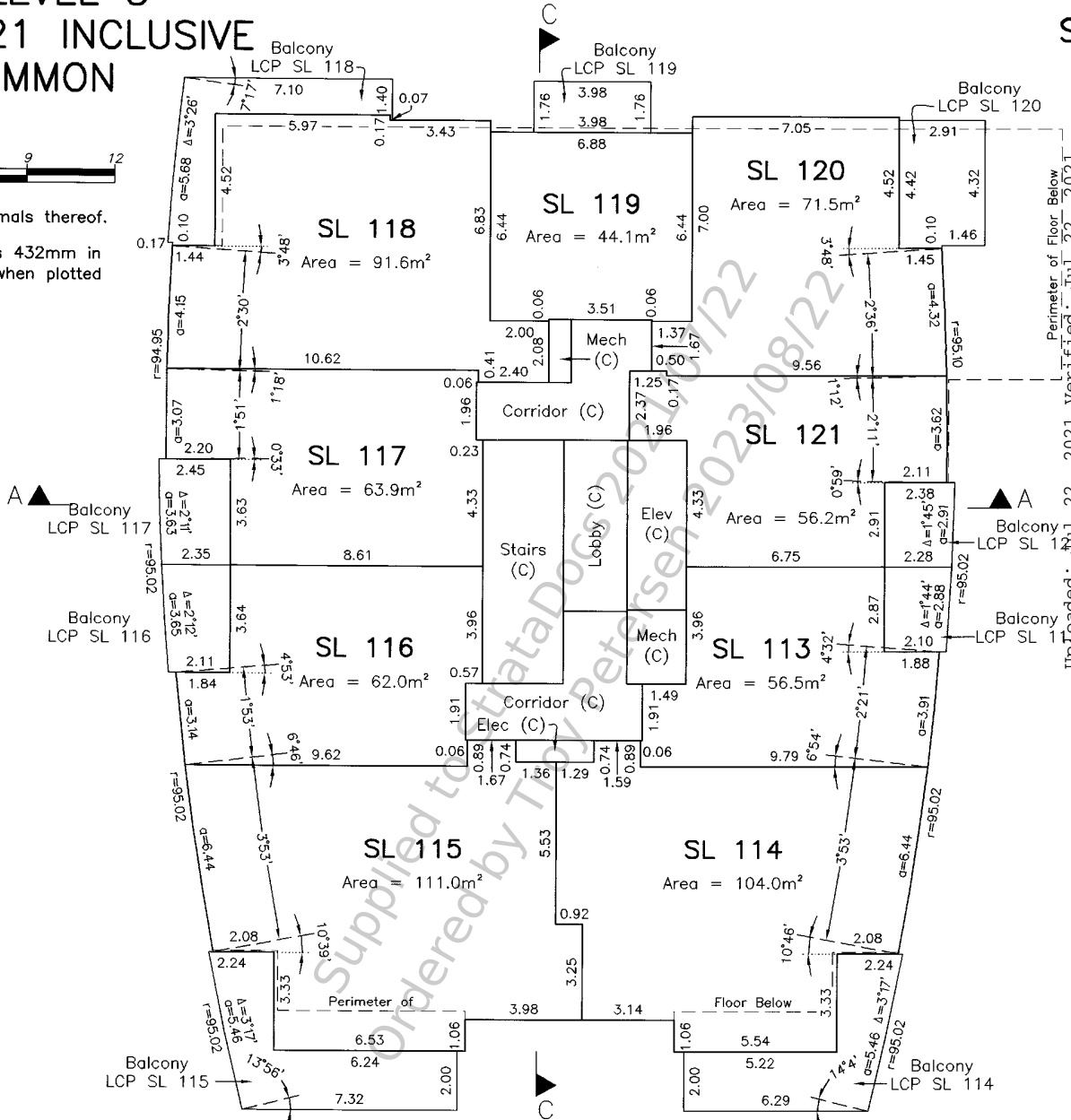
Created By: Troy Petersen of Sutton Group West Coast Realty on 2023/08/22

# BUILDING A - LEVEL 3 SL's 113 TO 121 INCLUSIVE AND LIMITED COMMON PROPERTY



All distances are in metres and decimals thereof.

The intended plot size of this plan is 432mm in width by 280mm in height (B size) when plotted at a scale of 1:150.



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011519-02SP1

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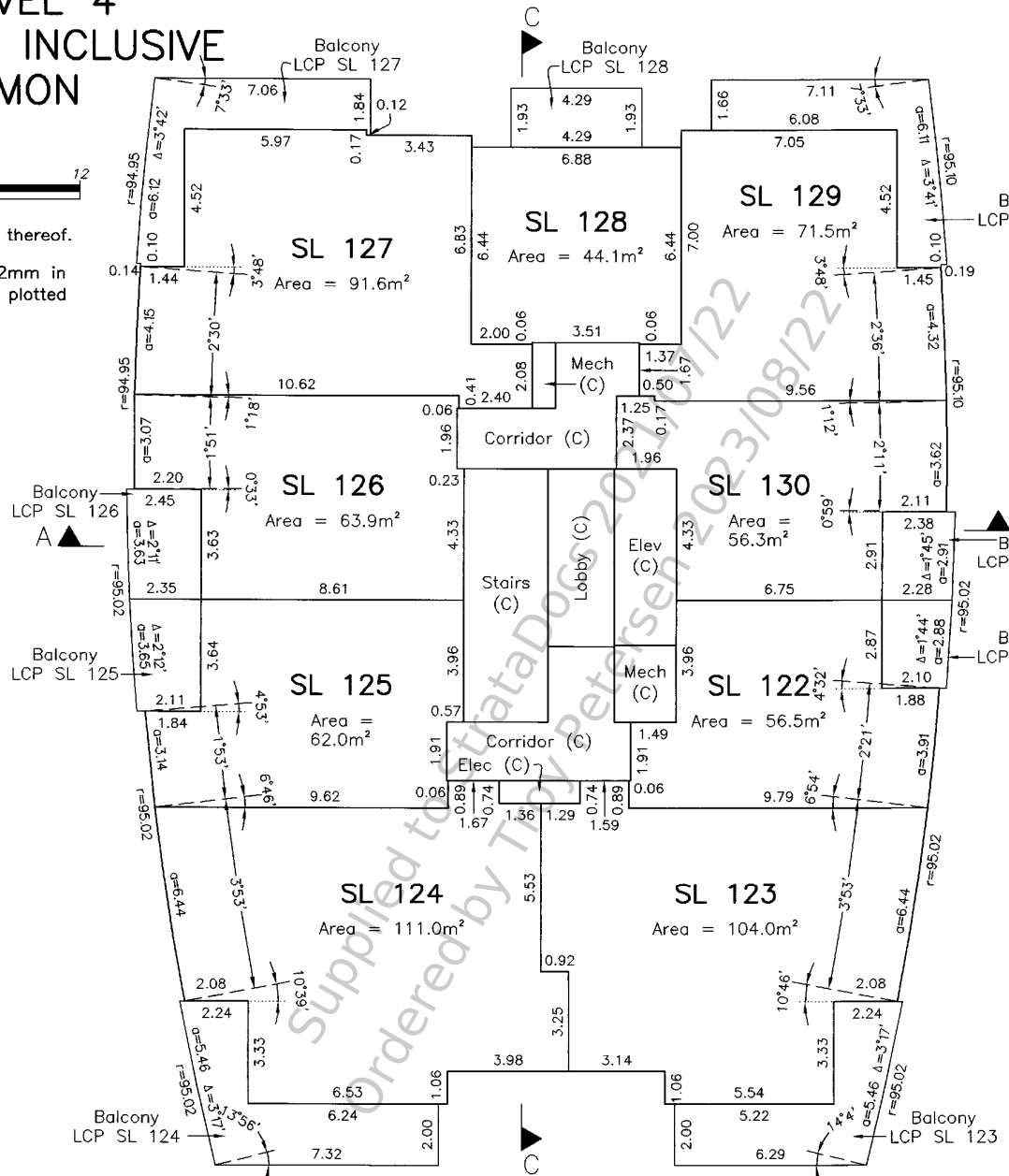
Ordered By: Troy Petersen of Sutton Group West Coast Realty on 2023/08/22

# BUILDING A – LEVEL 4 SL's 122 TO 130 INCLUSIVE AND LIMITED COMMON PROPERTY



All distances are in metres and decimals thereof.

The intended plot size of this plan is 432mm in width by 280mm in height (B size) when plotted at a scale of 1:150.



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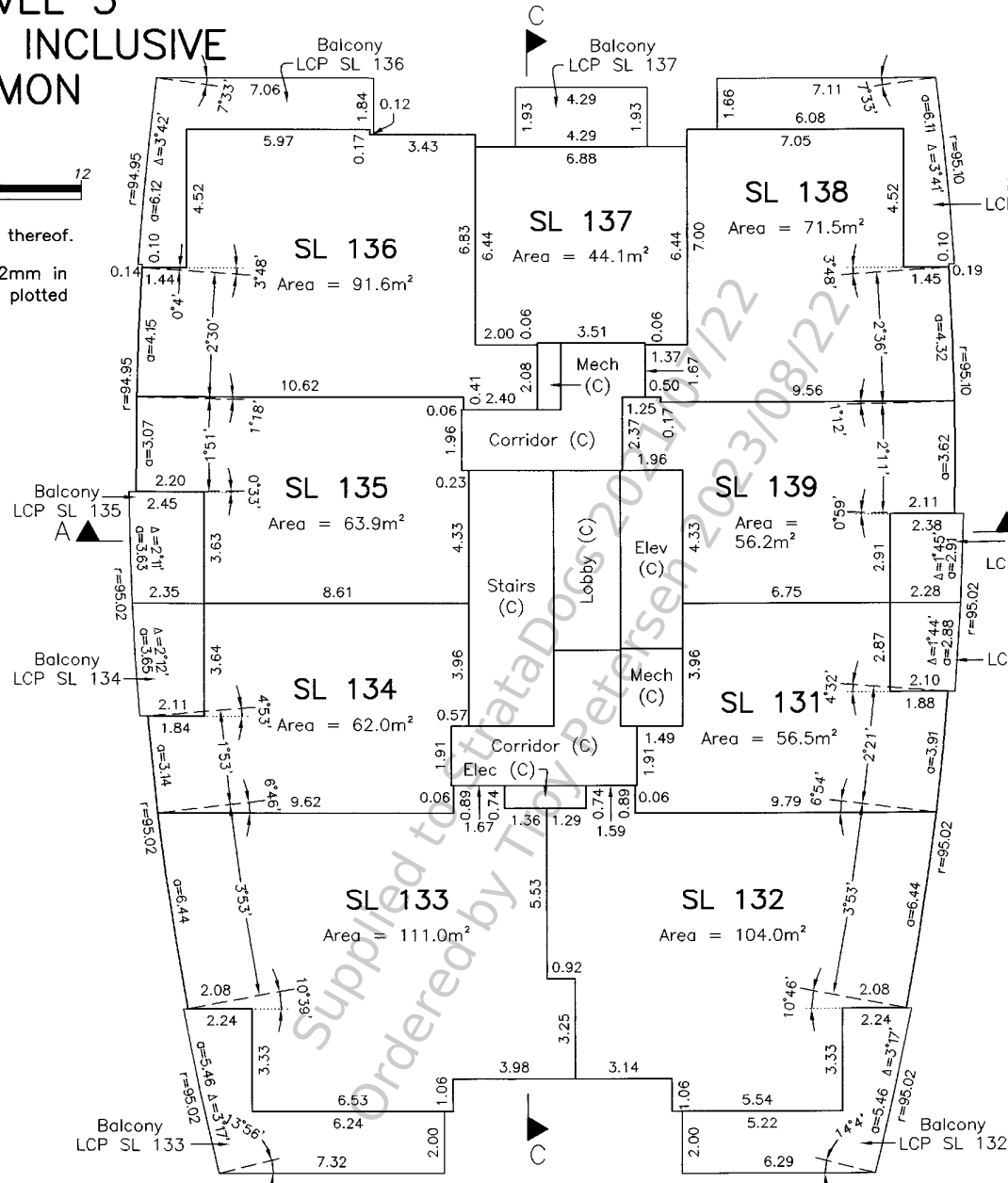


# BUILDING A - LEVEL 5 SL's 131 TO 139 INCLUSIVE AND LIMITED COMMON PROPERTY



All distances are in metres and decimals thereof.

The intended plot size of this plan is 432mm in width by 280mm in height (B size) when plotted at a scale of 1:150.



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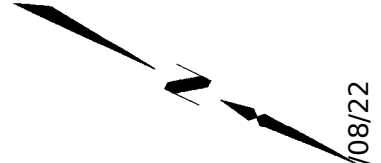
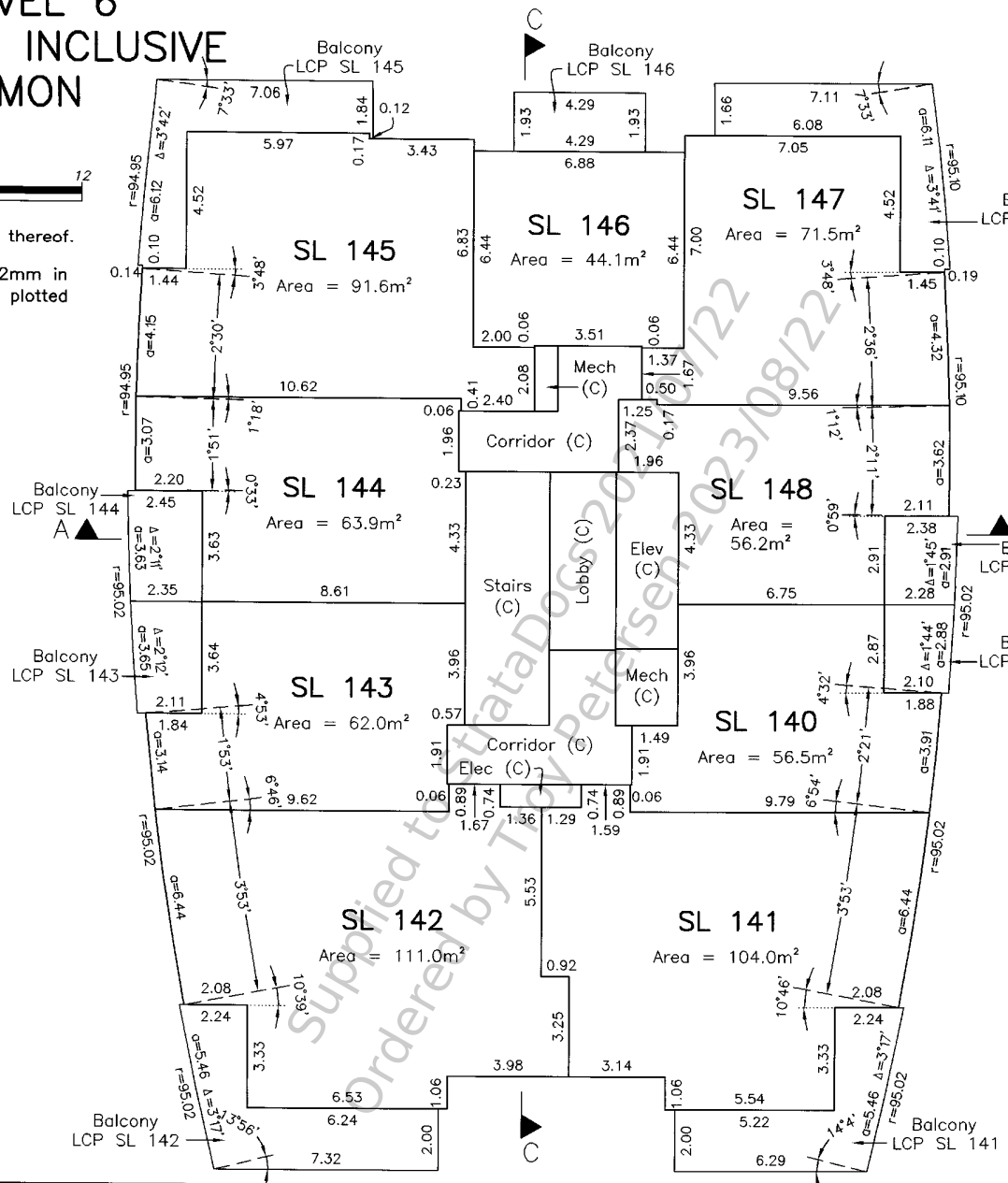
*[Signature]*  
B.C.S.  
February 5th, 2009

Ordered By: Troy Petersen of Sutton Group West Coast Realty on 2023/08/22

# BUILDING A – LEVEL 6 SL's 140 TO 148 INCLUSIVE AND LIMITED COMMON PROPERTY



All distances are in metres and decimals thereof.  
The intended plot size of this plan is 432mm in width by 280mm in height (B size) when plotted at a scale of 1:150.



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S. C. P. S.

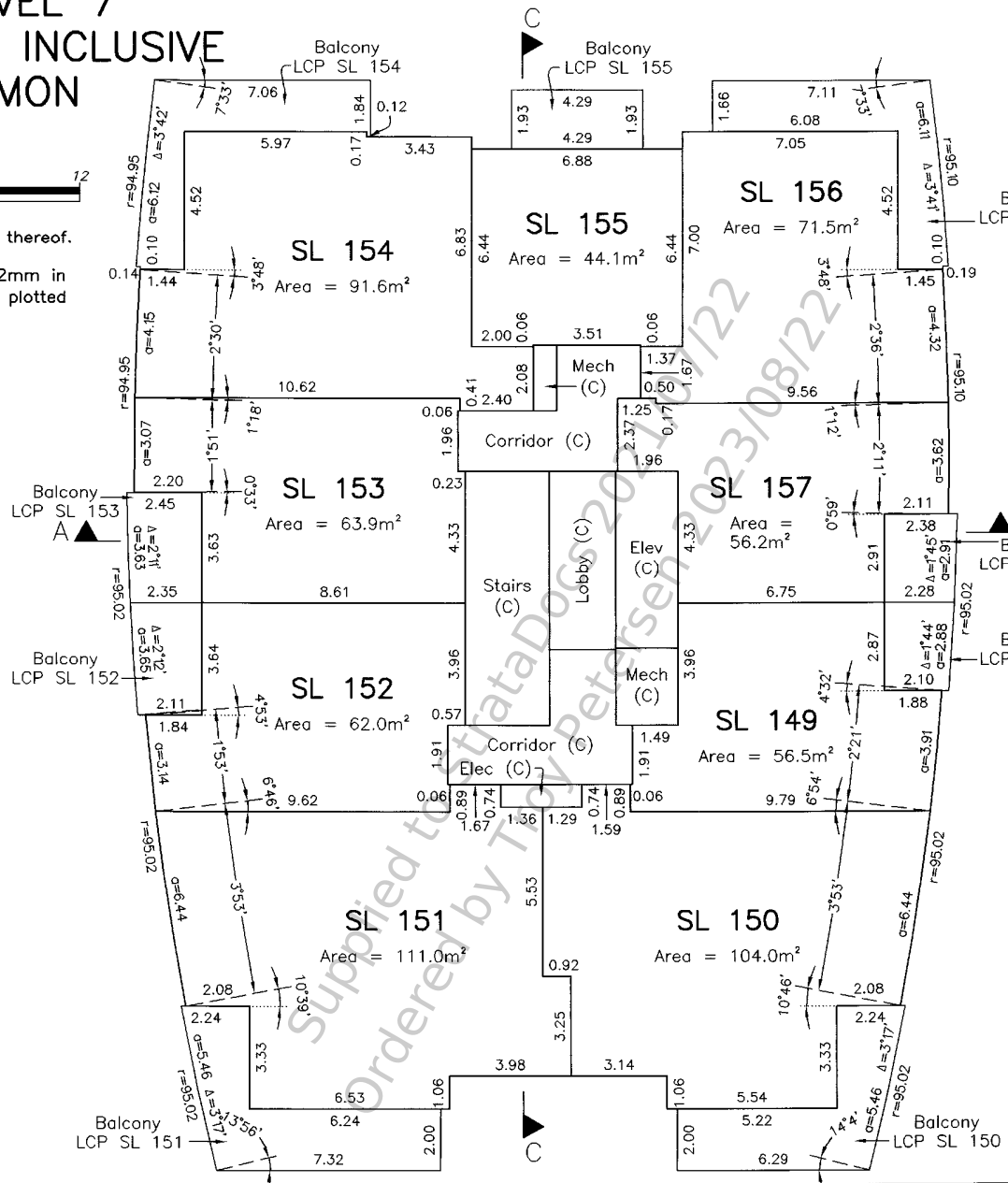
Ordered By: Troy Petersen of Sutton Group West Coast Realty on 2023/08/22

# BUILDING A – LEVEL 7 SL's 149 TO 157 INCLUSIVE AND LIMITED COMMON PROPERTY

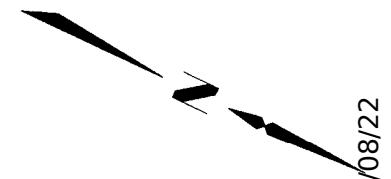


All distances are in metres and decimals thereof.

The intended plot size of this plan is 432mm in width by 280mm in height (B size) when plotted at a scale of 1:150.



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*[Signature]*  
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February 5th, 2009

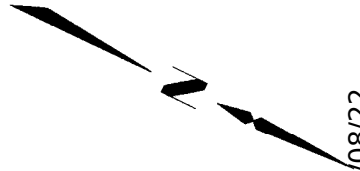
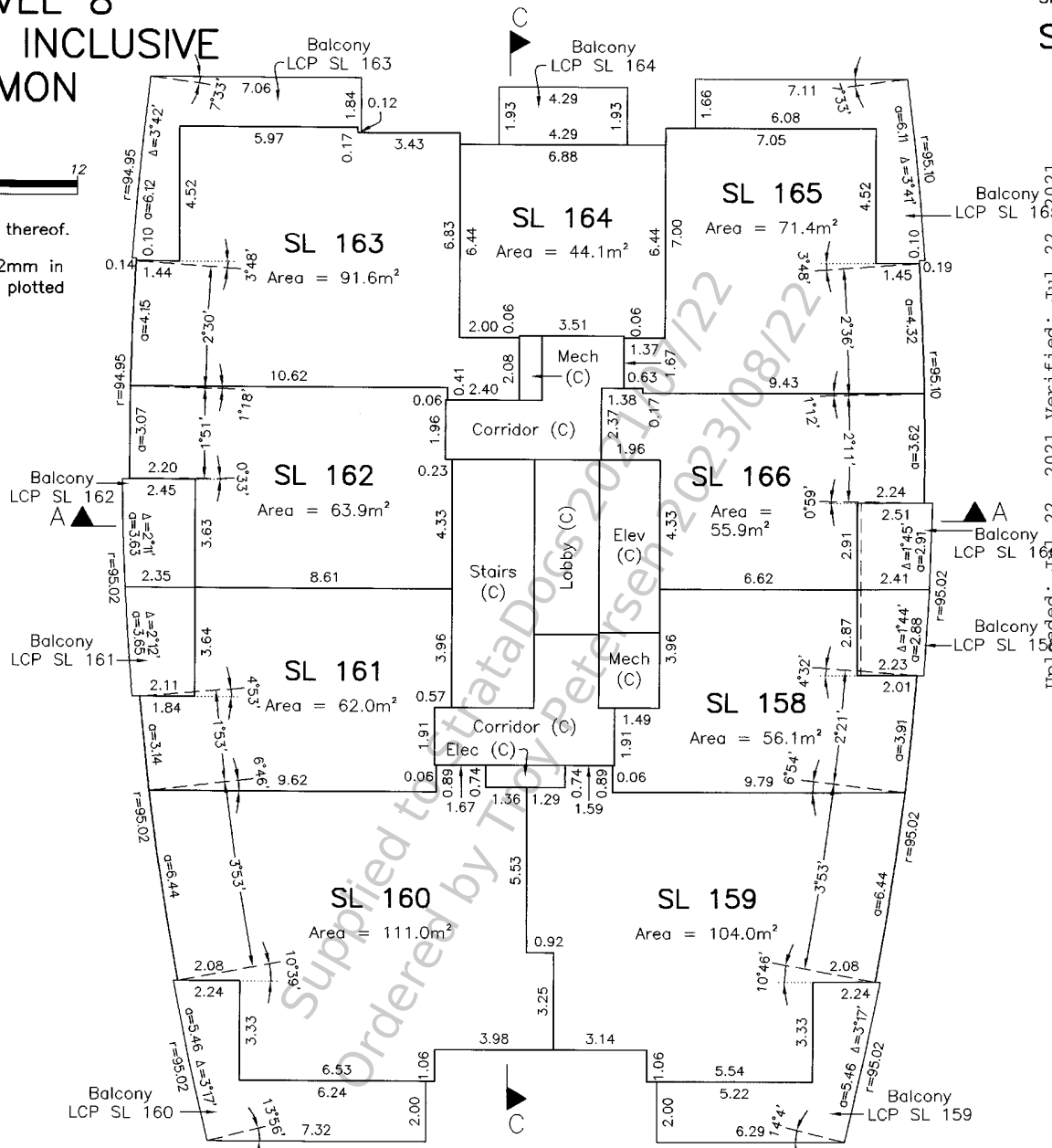
Orderd By: Troy Petersen of Sutton Group West Coast Realty on 2023/08/22

# BUILDING A - LEVEL 8 SL's 158 TO 166 INCLUSIVE AND LIMITED COMMON PROPERTY



All distances are in metres and decimals thereof.

The intended plot size of this plan is 432mm in width by 280mm in height (B size) when plotted at a scale of 1:150.



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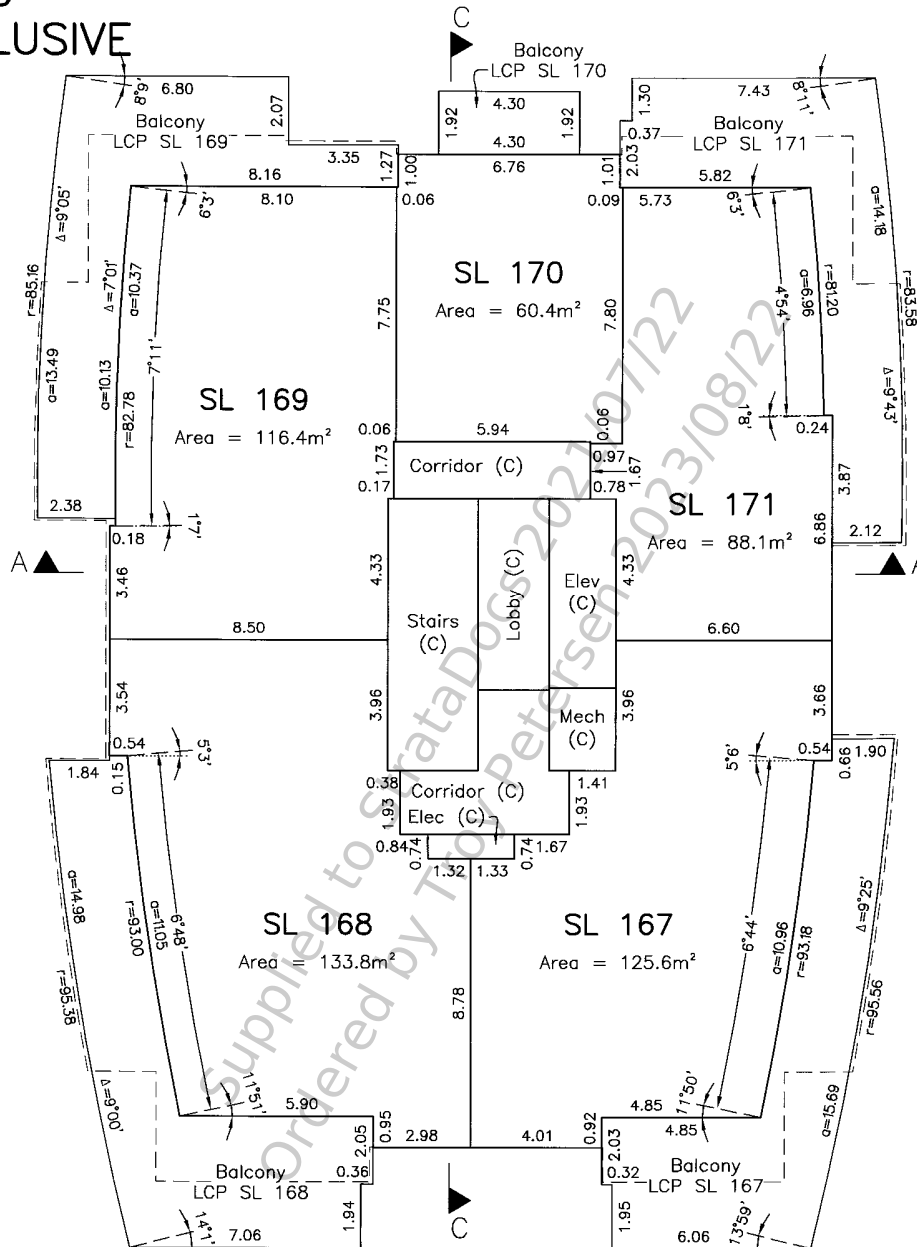
Ordered By: Troy Petersen of Sutton Group West Coast Realty on 2023/08/22

# BUILDING A – LEVEL 9 SL's 167 TO 171 INCLUSIVE AND LIMITED COMMON PROPERTY

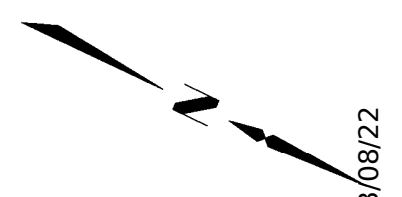


All distances are in metres and decimals thereof.

The intended plot size of this plan is 432mm in width by 280mm in height (B size) when plotted at a scale of 1:150.



Uploaded: Jul 22, 2021 Verified: Jul 22, 2021



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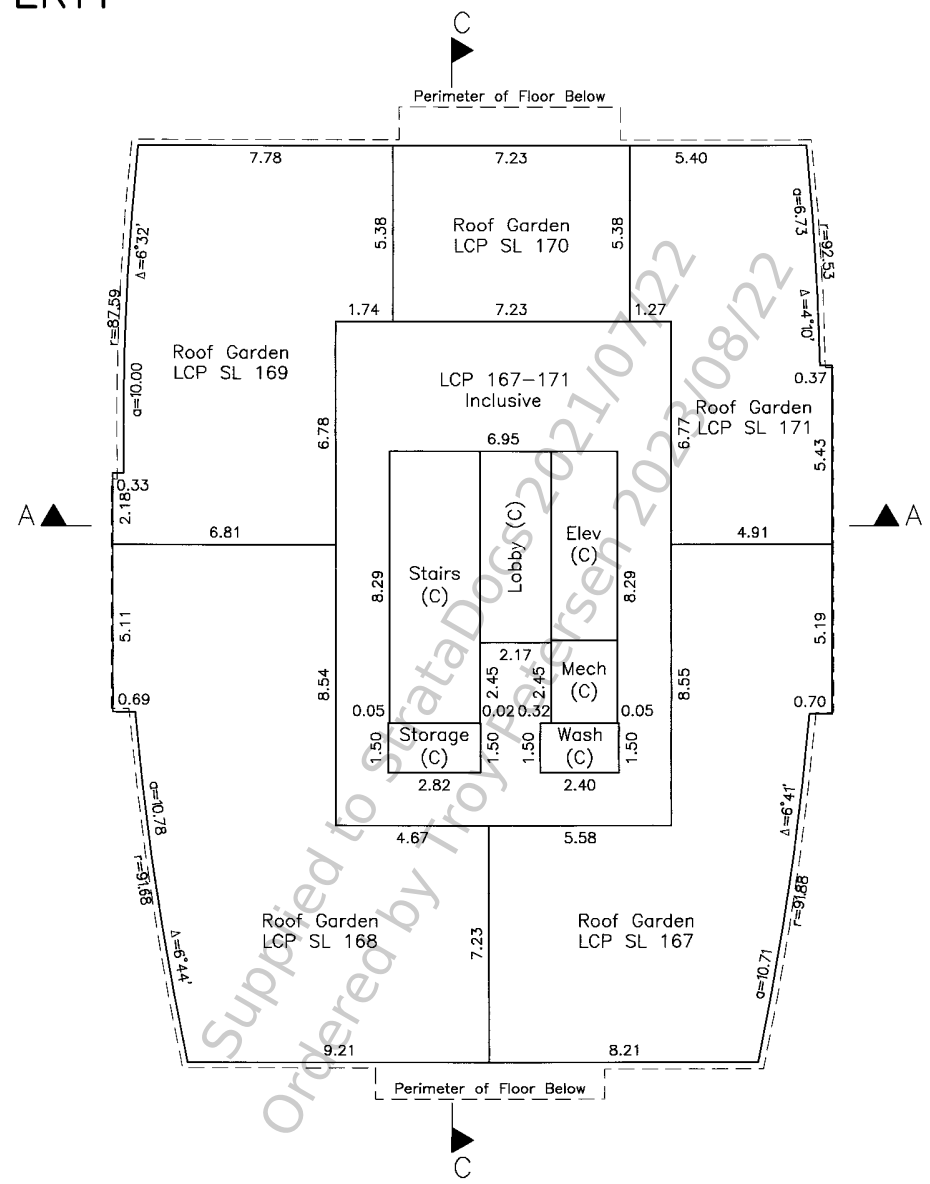
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B.C.S.  
February 5th, 2009

Ordered By: Troy Petersen of Sutton Group West Coast Realty on 2023/08/22

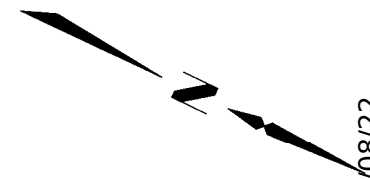
# BUILDING A – LEVEL 10 LIMITED COMMON PROPERTY



All distances are in metres and decimals thereof.  
The intended plot size of this plan is 432mm in width by 280mm in height (B size) when plotted at a scale of 1:150.



Uploaded: Jul 22, 2021 Verified: Jul 22, 2021

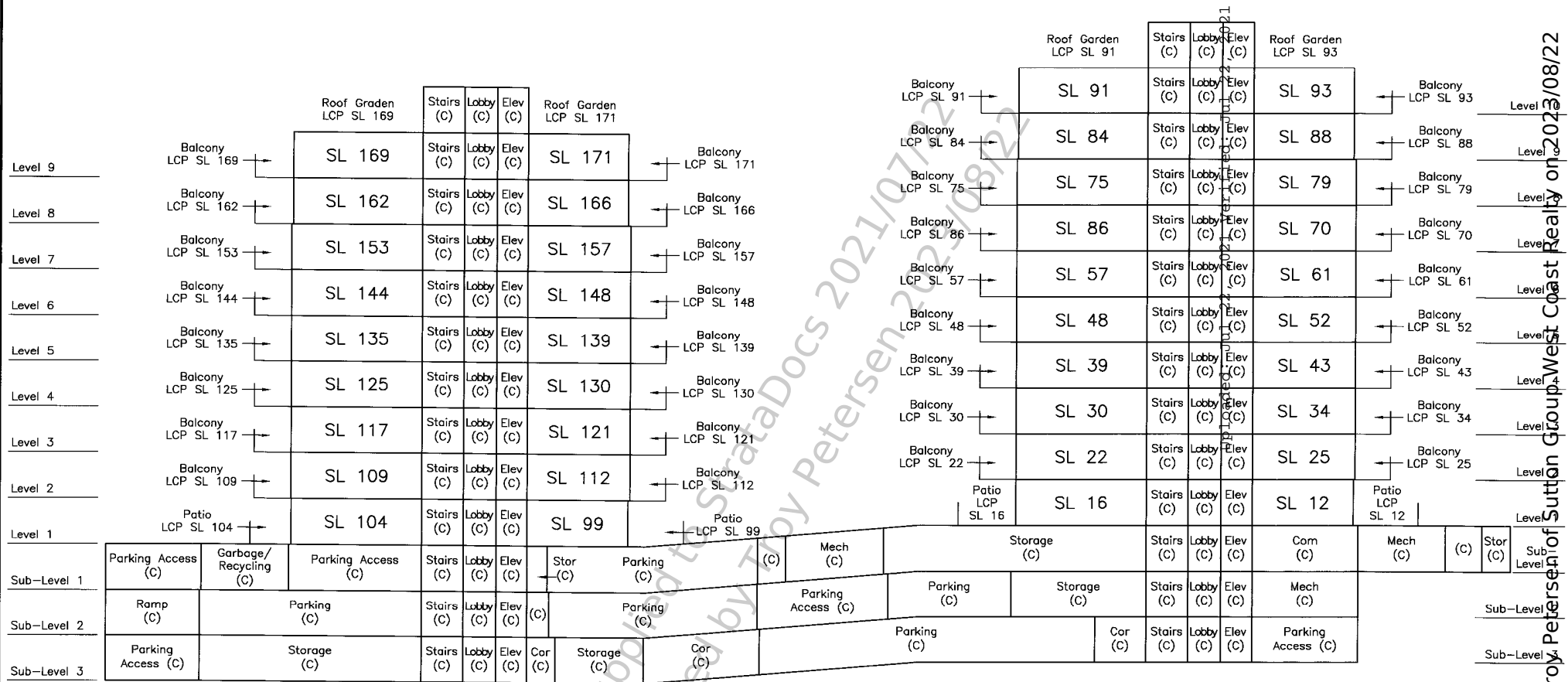


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# SECTION A-A



SECTION A-A  
Not to Scale

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Submitted to StrataDocs 2021/07/22  
Ordered by Troy Petersen 2023/08/22

# SECTIONS B-B AND C-C

	Roof Garden LCP SL 90	Storage (C)	Stairs (C)	Roof Garden LCP SL 92
Level 10	SL 90	Cor (C)	Stairs (C)	SL 92
Level 9	SL 82	Cor (C)	Stairs (C)	SL 85 SL 86
Level 8	SL 73	Cor (C)	Stairs (C)	SL 76 SL 77
Level 7	SL 64	Cor (C)	Stairs (C)	SL 67 SL 68
Level 6	SL 55	Cor (C)	Stairs (C)	SL 58 SL 59
Level 5	SL 46	Cor (C)	Stairs (C)	SL 49 SL 50
Level 4	SL 37	Cor (C)	Stairs (C)	SL 40 SL 41
Level 3	SL 28	Cor (C)	Stairs (C)	SL 31 SL 32
Level 2	SL 20	Cor (C)	Stairs (C)	SL 23
Level 1	SL 14	Cor (C)	Stairs (C)	Lobby (C) SL 9
Sub-Level 1	SL 2		Stairs (C)	Parking Access ? (C)
Sub-Level 2	Parking (C)	Parking Access (C)	Stairs (C)	Parking Access (C) Parking (C)
Sub-Level 3	Parking (C)	Parking Access (C)	Stairs (C)	Cor (C)

**SECTION B-B**  
Not to Scale

	Roof Garden LCP SL 168	Storage (C)	Stairs (C)	Roof Garden LCP SL 170
Level 9	SL 168	Cor (C)	Stairs (C)	SL 170
Level 8	SL 160	Cor (C)	Stairs (C)	SL 163 SL 164
Level 7	SL 151	Cor (C)	Stairs (C)	SL 154 SL 155
Level 6	SL 142	Cor (C)	Stairs (C)	SL 145 SL 146
Level 5	SL 133	Cor (C)	Stairs (C)	SL 136 SL 137
Level 4	SL 124	Cor (C)	Stairs (C)	SL 127 SL 128
Level 3	SL 115	Cor (C)	Stairs (C)	SL 118 SL 119
Level 2	SL 107	Cor (C)	Stairs (C)	SL 110
Level 1	SL 102	Cor (C)	Stairs (C)	Lobby (C) SL 95
Sub-Level 1	SL 6		Stairs (C)	Parking Access ? (C)
Sub-Level 2	Parking (C)	Parking Access (C)	Stairs (C)	Parking Access (C) Parking (C)
Sub-Level 3	Parking (C)	Parking Access (C)	Stairs (C)	Cor (C)

**SECTION C-C**  
Not to Scale

**FOCUS**  
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*[Signature]*  
B.C.S.  
February 5th, 2009

Supplier to StrataDocs 2021/07/22  
Ordered by Troy Petersen 2023/08/22

Ordered By: Troy Petersen of Sutton Group West Coast Realty on 2023/08/22

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