

Sheet 1 of 12 Sheets

**STRATA PLAN OF LOT A, PLAN 33146,  
SECTION 76, VICTORIA DISTRICT.**

Scale: - 1 : 500  
All Distances are in Metres

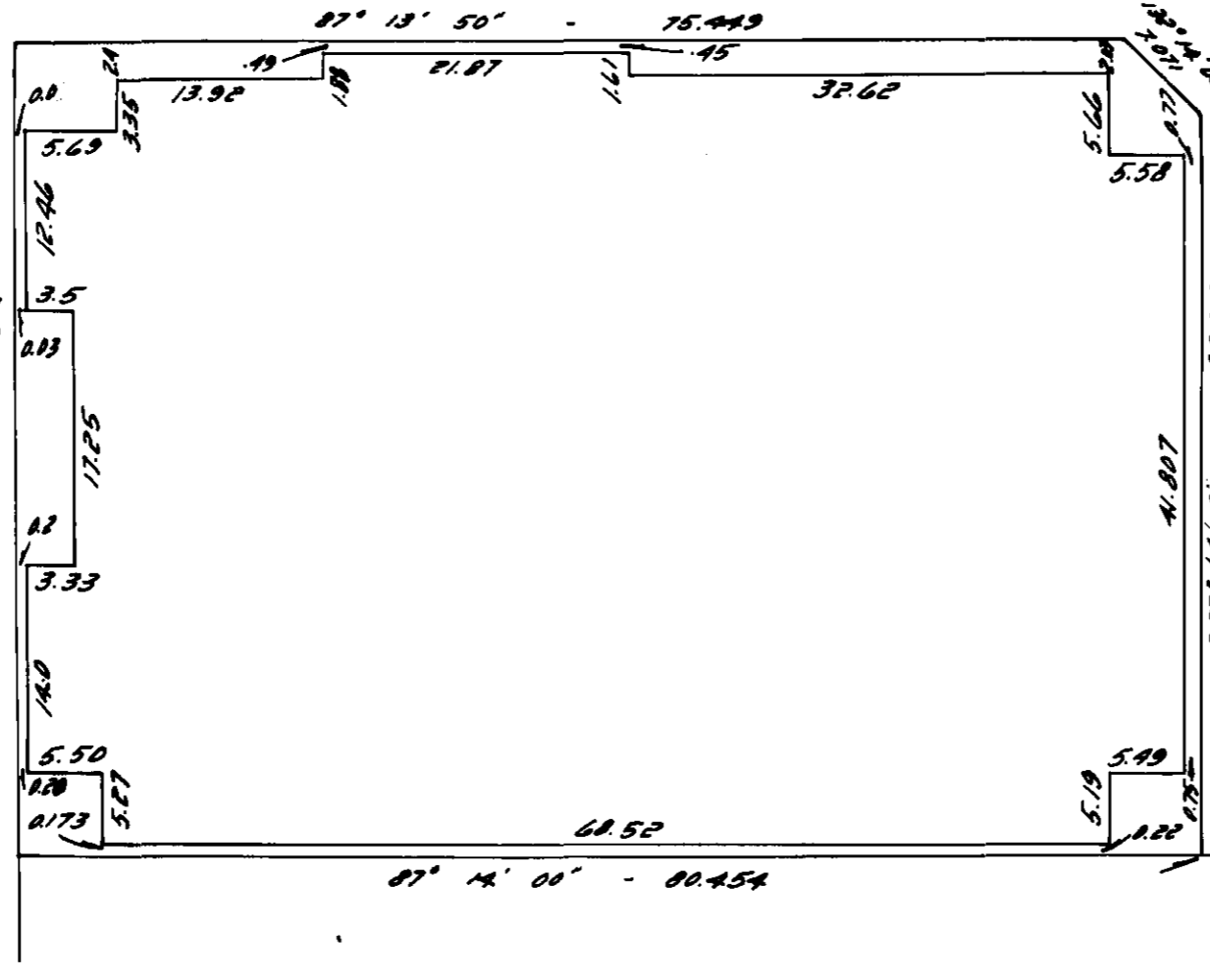
Legend.  
Pl. denotes Part  
m<sup>2</sup> " square metres

Address 1745 Leighton Street, Victoria, B.C.  
City of Victoria

**LEIGHTON ROAD**

**JUBILEE AVENUE**

**RICHMOND AVENUE**



H91991  
del

**STRATA PLAN NO 864**

Deposited and Registered in the  
Land Title Office at Victoria, B.C.  
this ~~26th~~ day of Nov. 1980

David W. King  
Deputy 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 33146  
Section 76, Victoria District,  
constitute a new development and  
have not, to the best of my knowledge  
and belief, been previously occupied.

Hugh A. Noakes  
B.C.L.S.

Dated at Victoria  
this 3<sup>rd</sup> day of September, 1980.  
This plan lies within the  
Capital Regional District

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 29th day of August 1980

Hugh A. Noakes  
B.C.L.S.

The address for service of documents  
on the Strata Corporation is:  
c/o 103-1006 Fort Street  
Victoria, B.C.

Sheet 1A of 12 Sheets

STRATA PLAN # 864

APARTMENT  
CROSS SECTION  
WEST ELEVATION

Scale 1:100

Elevator Machine Room

Sixth Floor

Fifth Floor

Fourth Floor

Third Floor

Second Floor

Ground Floor

Basement

Date: August 29 1980

*Paul C. Novak*  
B.C.L.S.

Sheet 2 of 12 sheets

STRATA TITLES ACT

Lot No	Sheet No	FORM 1	FORM 2	FORM 3	Lot No	Sheet No	FORM 1	FORM 2	FORM 3
		Schedule of Unit Entitlement	Schedule of Interest Upon Destruction	Schedule of Number of Votes			Schedule of Unit Entitlement	Schedule of Interest Upon Destruction	Schedule of Number of Votes
		Unit Entitlement	Interest Upon Destruction	Number of Votes			Unit Entitlement	Interest Upon Destruction	Number of Votes
1	4	140	1328		40	7	138	1381	
2	4	135	1346		41	7	103	996	
3	4	137	1346		42	7	132	1346	
4	4	137	1328		43	7	137	1380	
5	4	138	1346		44	7	135	1398	
6	4	137	1311		45	7	106	996	
7	4	134	1311		46	7	135	1398	
8	4	140	1346		47	7	137	1381	
9	5	137	1328		48	7	142	1416	
10	5	103	961		49	7	103	996	
11	5	136	1328		50	7	138	1381	
12	5	139	1311		51	8	135	1433	
13	5	102	961		52	8	103	1014	
14	5	131	1311		53	8	136	1433	
15	5	139	1311		54	8	138	1416	
16	5	136	1328		55	8	103	1014	
17	5	105	961		56	8	131	1363	
18	5	135	1328		57	8	137	1416	
19	5	139	1328		58	8	136	1433	
20	5	143	1346		59	8	106	1014	
21	5	102	961		60	8	136	1433	
22	5	139	1328		61	8	137	1416	
23	6	135	1363		62	8	143	1450	
24	6	103	979		63	8	103	1014	
25	6	137	1363		64	8	137	1416	
26	6	138	1328		65	9	135	1468	
27	6	103	979		66	9	103	1031	
28	6	131	1328		67	9	136	1468	
29	6	138	1328		68	9	138	1450	
30	6	136	1363		69	9	103	1031	
31	6	105	979		70	9	131	1381	
32	6	135	1363		71	9	137	1450	
33	6	137	1363		72	9	135	1468	
34	6	143	1380		73	9	105	1031	
35	6	102	979		74	9	133	1468	
36	6	137	1363		75	9	137	1450	
37	7	136	1398		76	9	143	1486	
38	7	103	996		77	9	102	1031	
39	7	135	1398		78	9	137	1450	
					Aggregate		10,000	100,000	

STRATA PLAN No 864

Approved as to Forms 1 & 2  
this 31<sup>st</sup> day of October 1980

*John Peak*  
Superintendent of Insurance

STATUTORY DECLARATION

1. 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.

*Hal Stuck*

Declared before me at Victoria, B.C.  
this 16 day of September 1980

*R. Meyer*  
A Commissioner for Taking Affidavits for British Columbia.

Registered Owner -  
Concord Credits Ltd.

*Hal Stuck*  
Authorized Signatory

Mortgagee -  
Saanich Peninsula Savings Credit Union

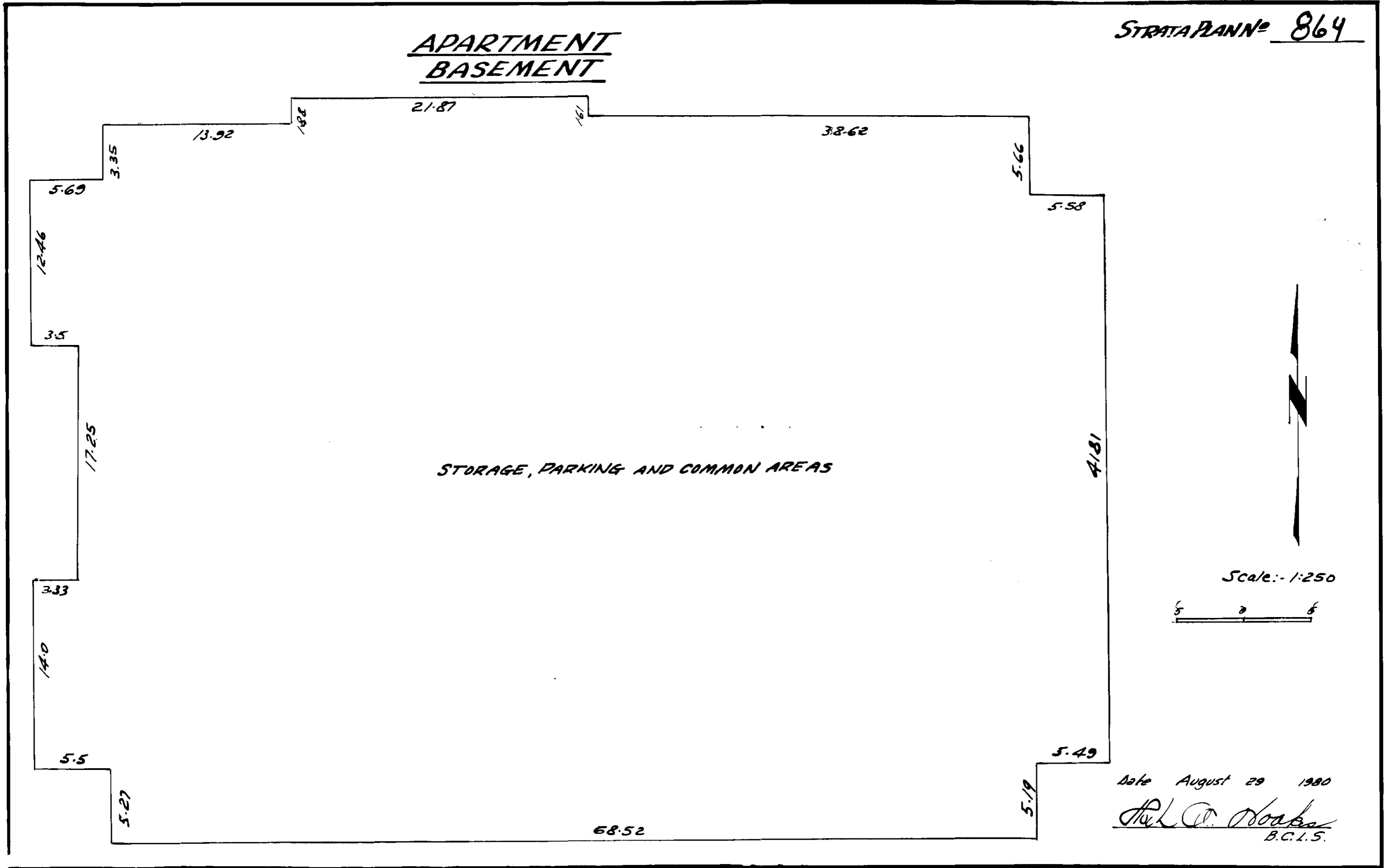
*Harry Adams*  
Authorized Signatory

Date: - August 29 1980  
*Hal A. Stuck*  
B.C.L.S.

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STRATA PLAN # 864

APARTMENT  
BASEMENT



STORAGE, PARKING AND COMMON AREAS

Scale: - 1:250



Date August 29 1980

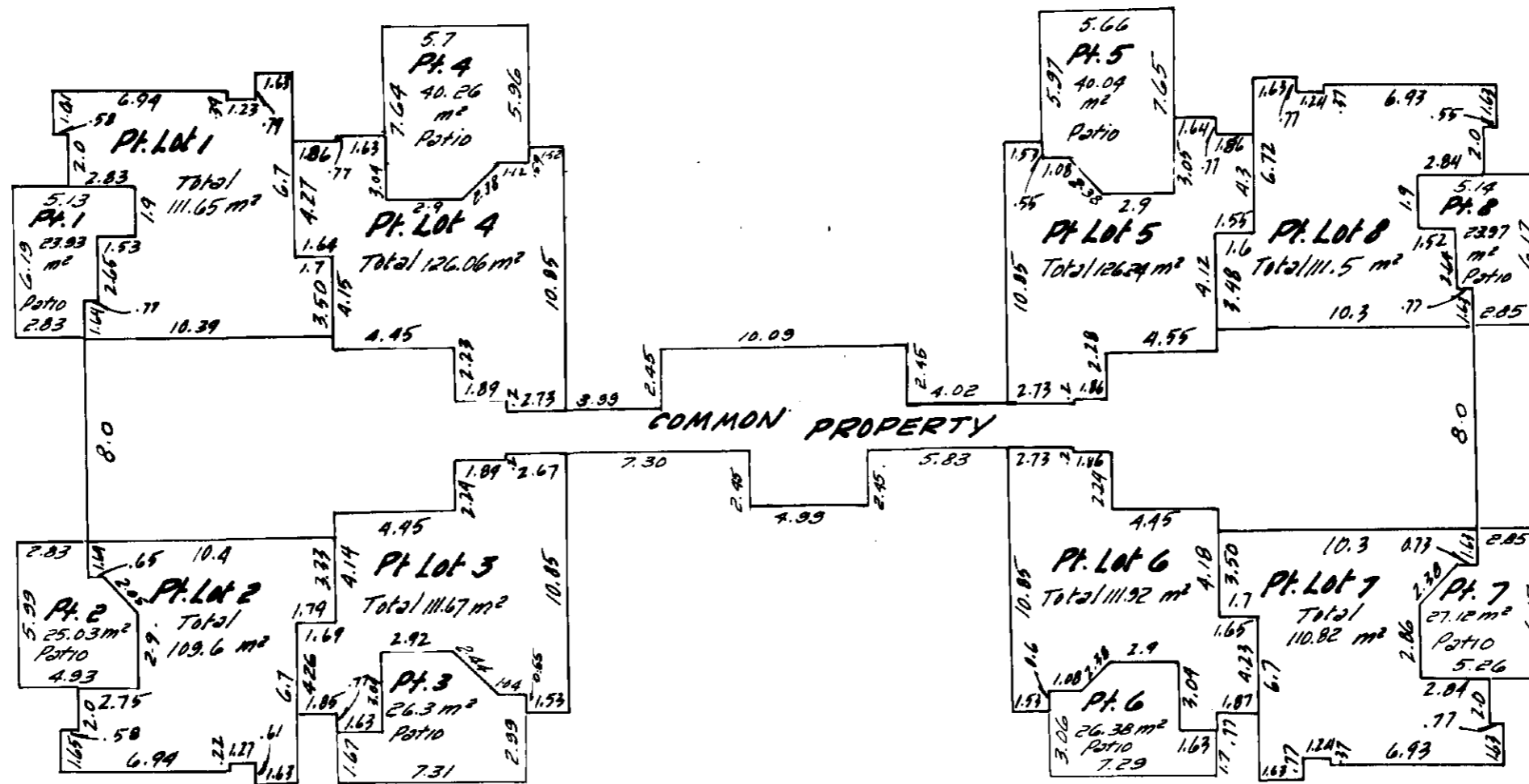
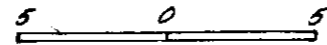
*H.L. O. Hoopes*  
B.C.L.S.

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STRATA PLAN No 864

# APARTMENT GROUND FLOOR

Scale: 1 : 250



Date: August 29 1980

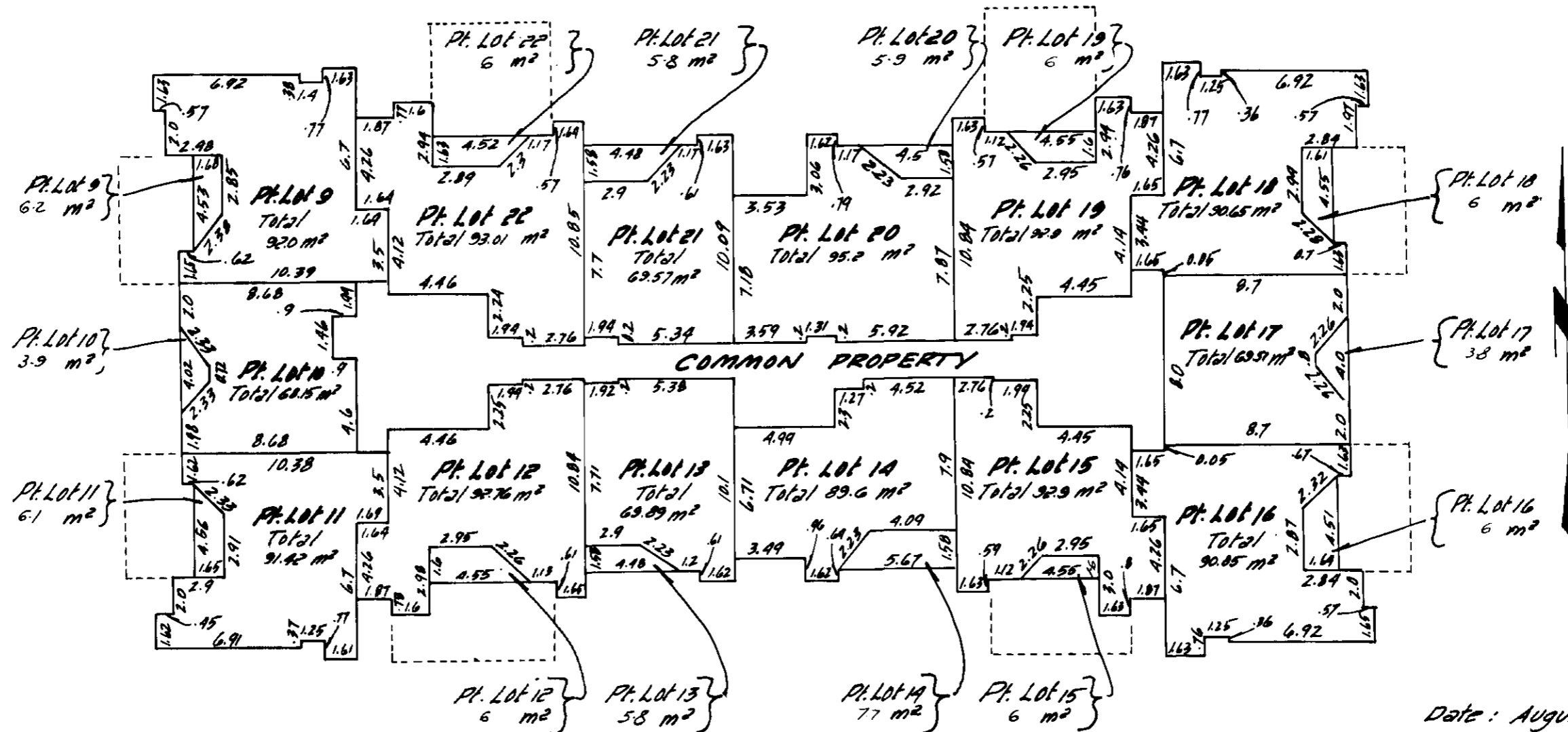
*Sheela Doshi*  
B.C.L.S.

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STRATA PLAN # 864

# APARTMENT SECOND FLOOR

Scale: 1:250



Date: August 29 1980

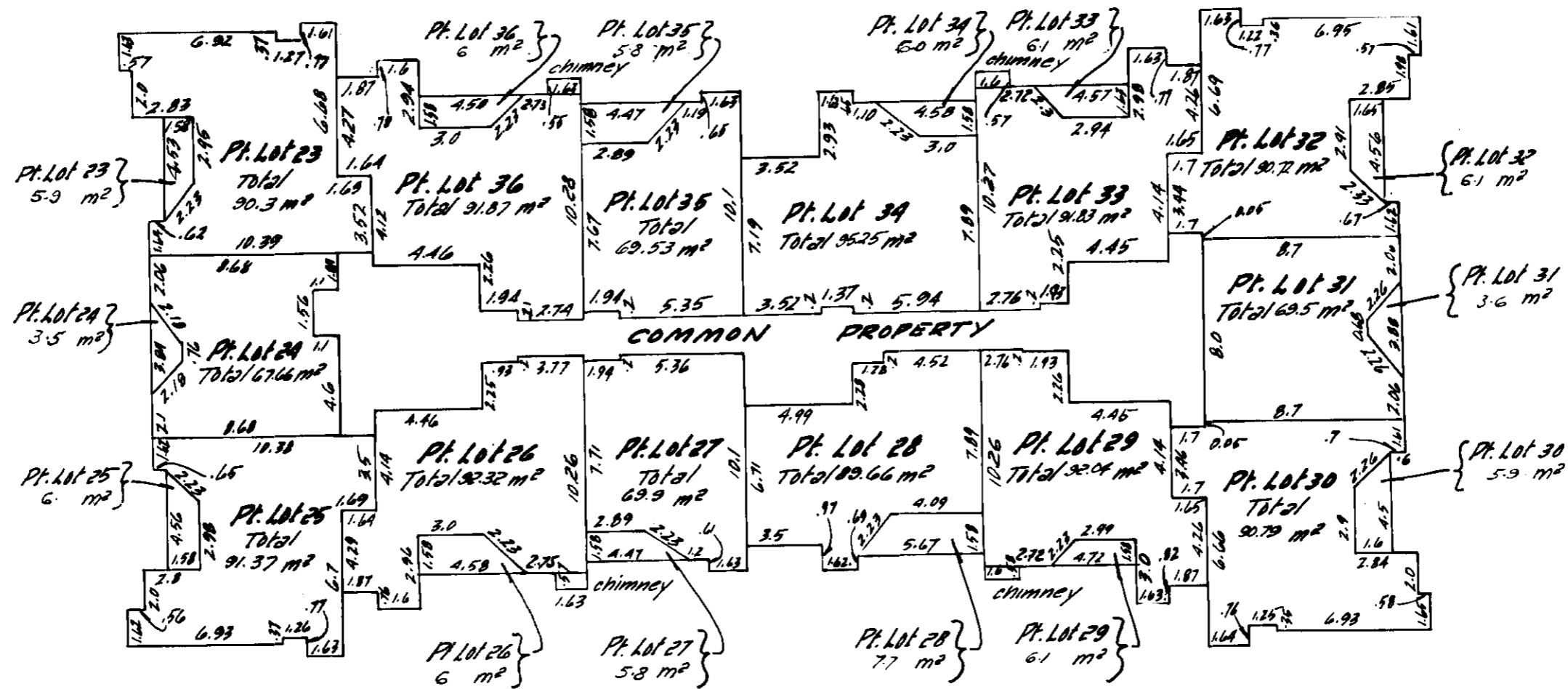
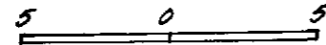
*Handwritten Signature*  
 B.C.L.S.

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STRATA PLAN No 864

# APARTMENT THIRD FLOOR

Scale: 1:250



Date: August 29 1980

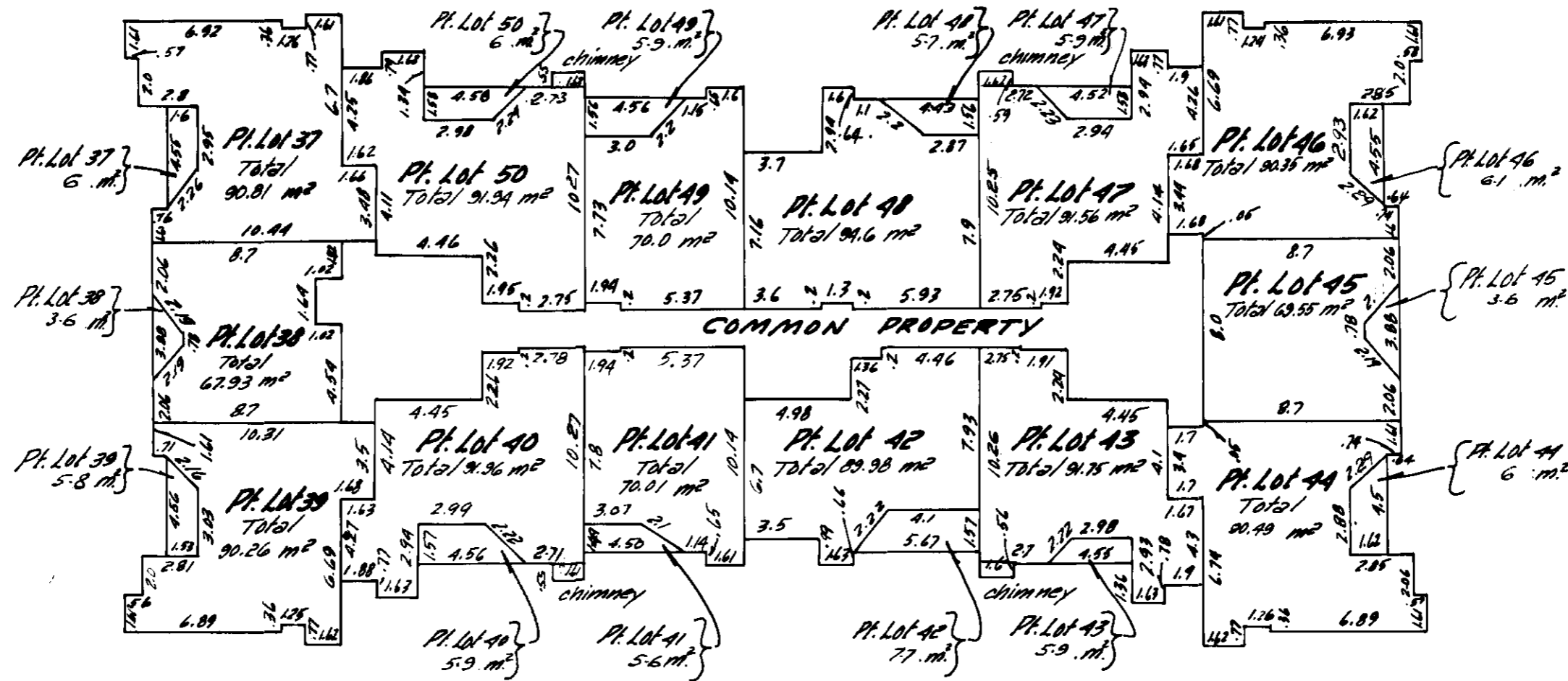
*Handwritten Signature*  
B.C.L.S.

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STRATA PLAN # 864

# APARTMENT FOURTH FLOOR

Scale: 1:250



Date: August 29 1980

*Paul A. Harker*  
B.C.L.S.

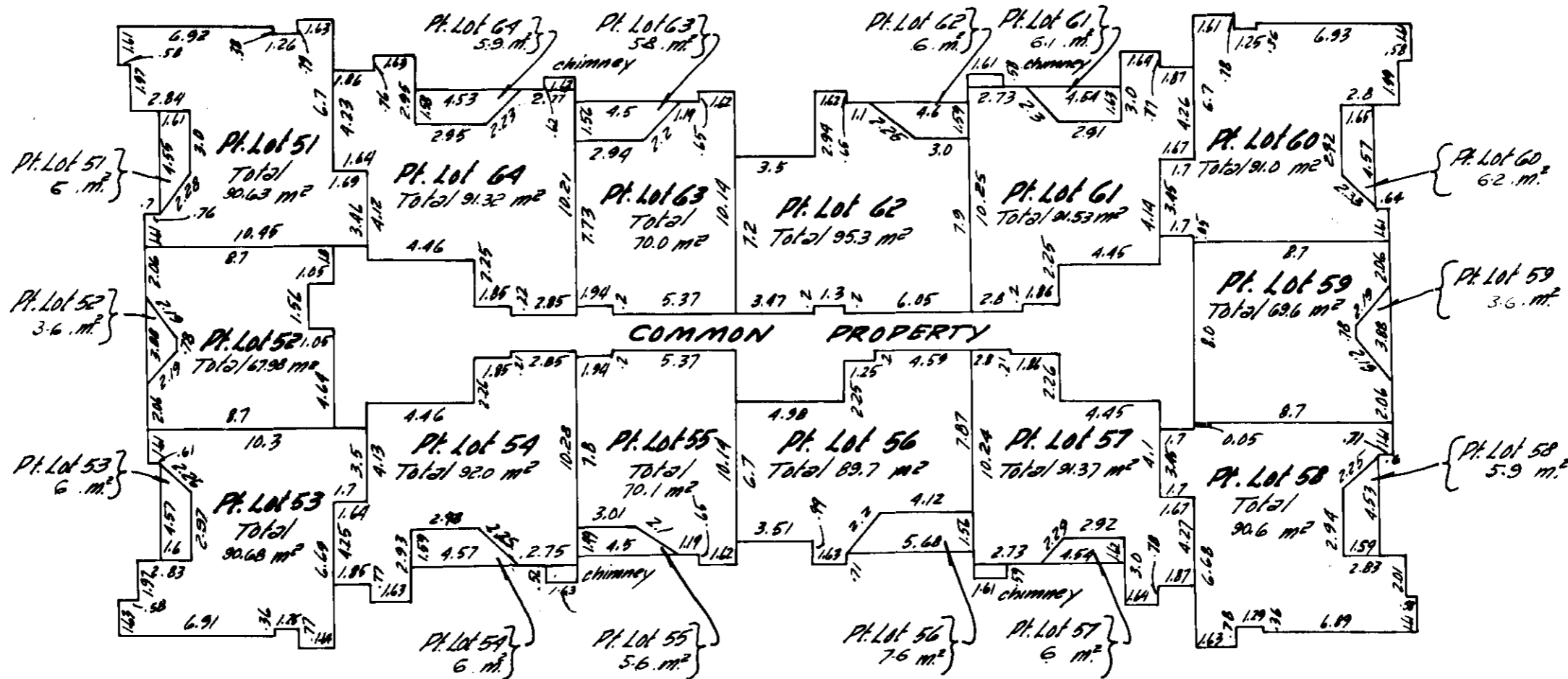


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STRATA PLAN # 864

# APARTMENT FIFTH FLOOR

Scale: 1:250



Date: August 29 1980

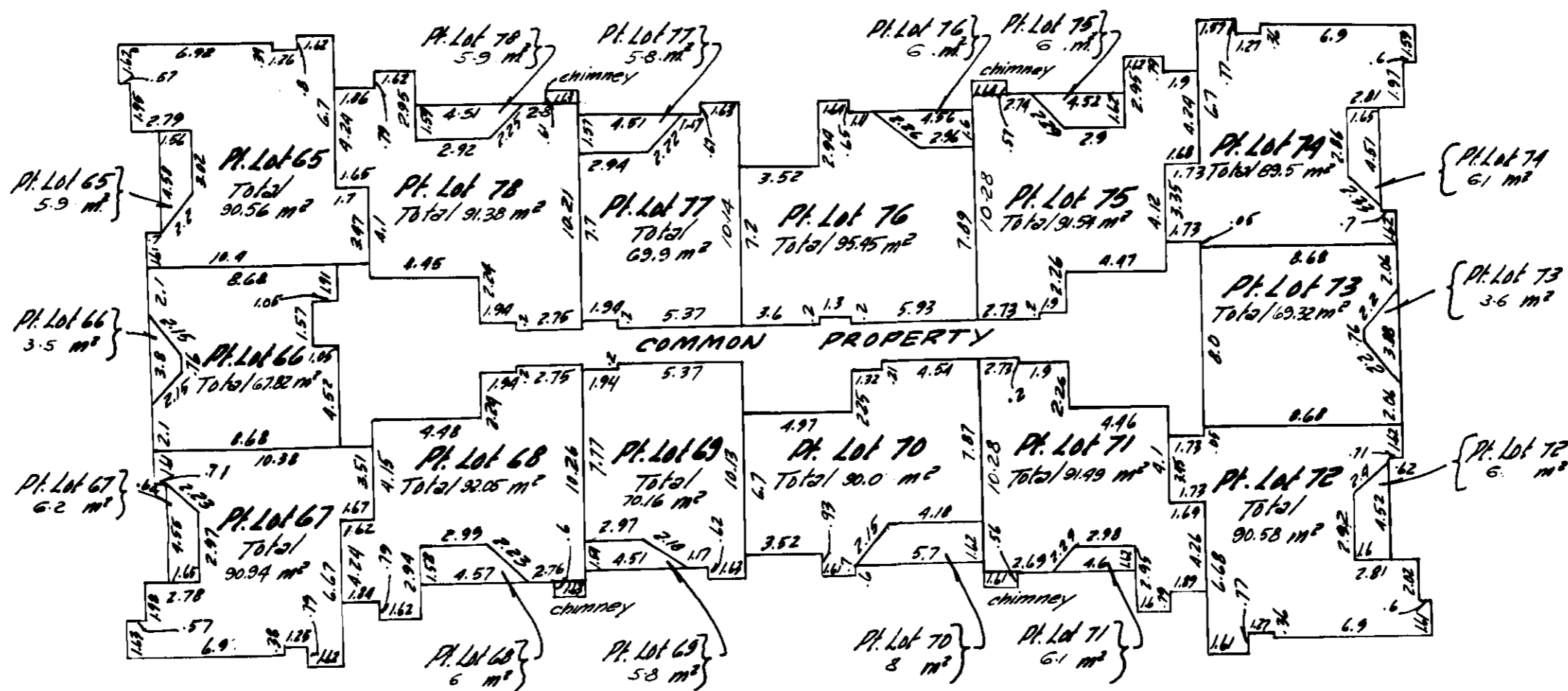
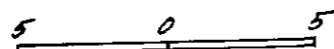
*Paul A. Hosh*  
B.C.L.S.

Sheet 9 of 12 Sheets

STRATA PLAN No 864

# APARTMENT SIXTH FLOOR

Scale: - 1:250



Date: August 29 1980

*Handwritten signature*  
B.C.L.S.

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STRATA PLAN No 864

RECORD OF BY-LAWS AND ORDERS ETC.

FILING		DOCUMENT	
NUMBER	DATE	DATE	NATURE & PARTICULARS
S122022	20.11.1987	20.11.1987	FORM 9 - NOTIFICATION OF CHANGE OF BY-LAWS.
EC63584	30.06.89	26.06.89	Form 9 - Notification of Change of Bylaws
EG 154272	25.11.1993	23.11.1993	FORM 9 - NOTIFICATION OF CHANGE OF BYLAWS
<p>Bylaw Sheet Closed Search At FOS2 or BC Online for Current Information. BC R 76/95</p>			

Date: August 29 1980  
P.L.A. Norman  
B.C.L.S.

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STRATA PLAN NO 864

15 Apr 81  
David Ellis

DEALINGS AFFECTING THE COMMON PROPERTY

REGISTRATION		DATE	DOCUMENT NATURE & PARTICULARS
NUMBER	DATE		
J10180	14-12-79 10:17		Mortgage: Saanich Peninsula Savings Credit Union All i/c cancelled by L94747 61.83 & C Hooper per CB
J10181	14-12-79 10:18		Assignment of Rents: Saanich Peninsula Savings Credit Union All i/c cancelled by L94748 61.83 & C Hooper per CB
DD J19862	11-2-80		Notice under the Conditional Sales Act. All i/c cancelled 27.181 & C Hooper per memo by L6382
			13-9-95
			K. Jacques per D.E.

Date: August 29 1980.

David A. Hooper  
B.C.L.S.