

STRATA PLAN OF:

LOT A, OF LOTS 862 & 863, 859 VICTORIA CITY, PLAN 11270



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: 200

LEGEND

Integrated Survey Area No. 17, City of Victoria, NAD83 (CSRS)
Grid bearings are derived from observations between Geodetic Control Monuments 16-96 & 16-102. This plan shows horizontal ground level distances, unless otherwise specified. To compute grid distances, multiply ground-level distances by combined factor 0.9996078 which is derived from monument 16-96 .

- ▲ - denotes - Control Monument found
- - denotes - Standard Iron Post found.
- - denotes - Lead Plug found.
- - denotes - Standard Iron Post placed.
- - denotes - Lead Plug placed.
- utp - denotes - unable to post.
- Wt - denotes - Witness

NOTE:

This plan shows one or more witness posts which are not set on the true corners.

BCGS 92B.044

LOT PLAN

864

863

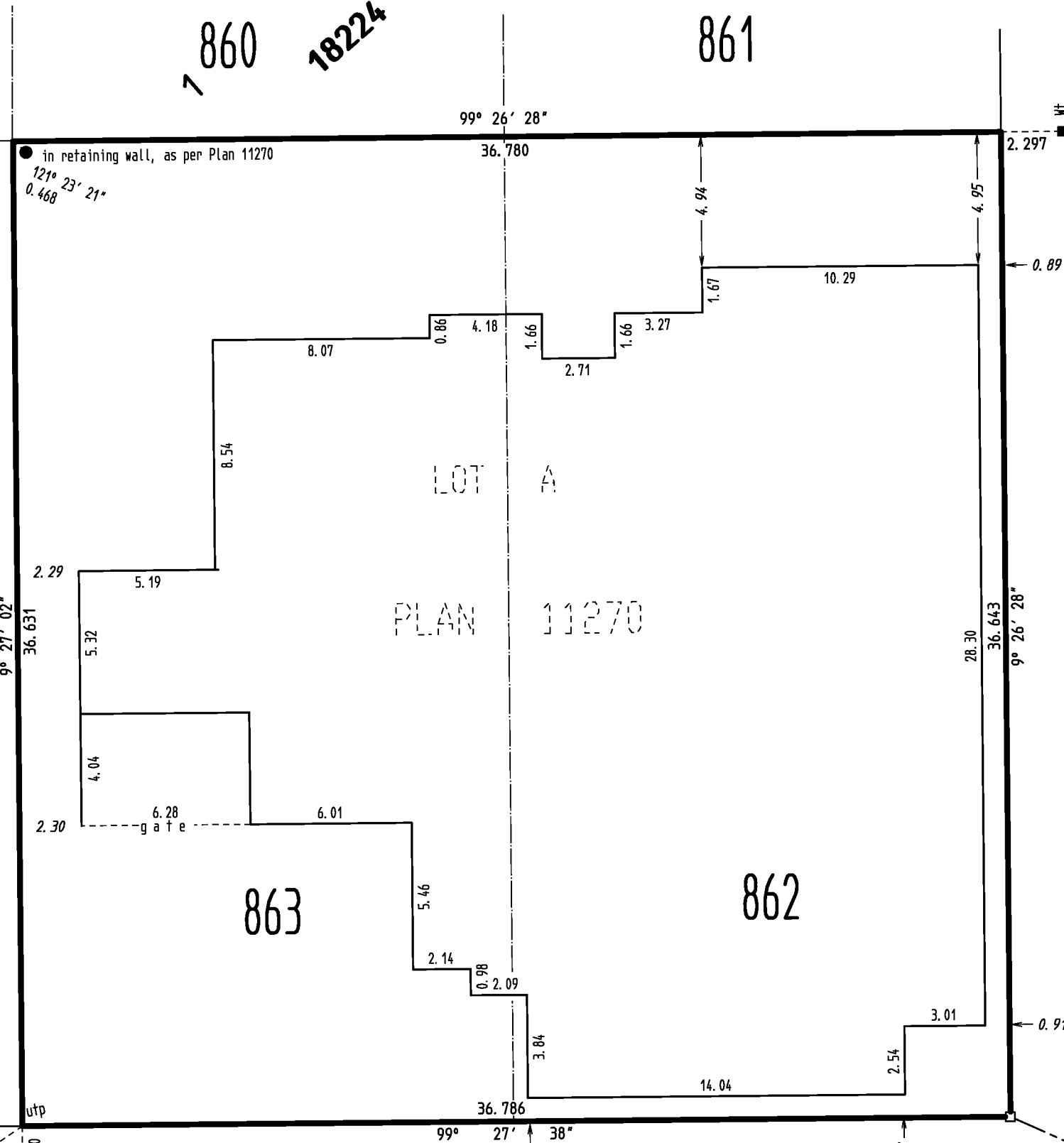
862

JOHNSON STREET



COOK STREET

FIRST SHEET, SHEET 1 OF 17 SHEETS
STRATA PLAN EPS1502



The building included in this strata plan has not been previously occupied as of the 18th day of June, 2013.

The building shown here on is within the external boundaries of the land that is the subject of this Strata Plan.

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

The field survey represented by this plan was completed by Bradley Webster Cunin, BCLS on the 18th day of June , 2013.

The Address of the Project is:
 1048 Johnson Street
 Victoria, British Columbia V9B 5X6

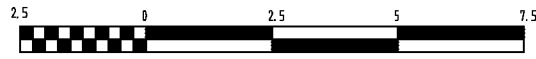
FILE: 10546 - 5

Brad Cunin Land Surveying

100 - 407 Swift Street
 Victoria, BC V8W 1S2
 ph. (250) 381-2257 fx. (250) 381-2289

LEVEL P3 LOWEST PARKING LEVEL

SCALE = 1 : 150



All distances are in metres.

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

LEGEND

- SL - Denotes - Strata Lot
- PT - Denotes - Part
- m² - Denotes - square metres
- - Denotes - line of floor below
- (CP) - Denotes - Common Property
- (V) - Denotes - Vent (Common Property)
- (PS nn) - Denotes - Parking Stall nn
- LCP nn - Denotes - Limited Common Property, for the exclusive use of Strata Lot nn
- LCP (C) - Denotes - Limited Common Property, for the exclusive use of Commercial Strata Lots 1, 2, 3, & 4
- LCP (R) - Denotes - Limited Common Property, for the exclusive use of Residential Strata Lots 5 to 97

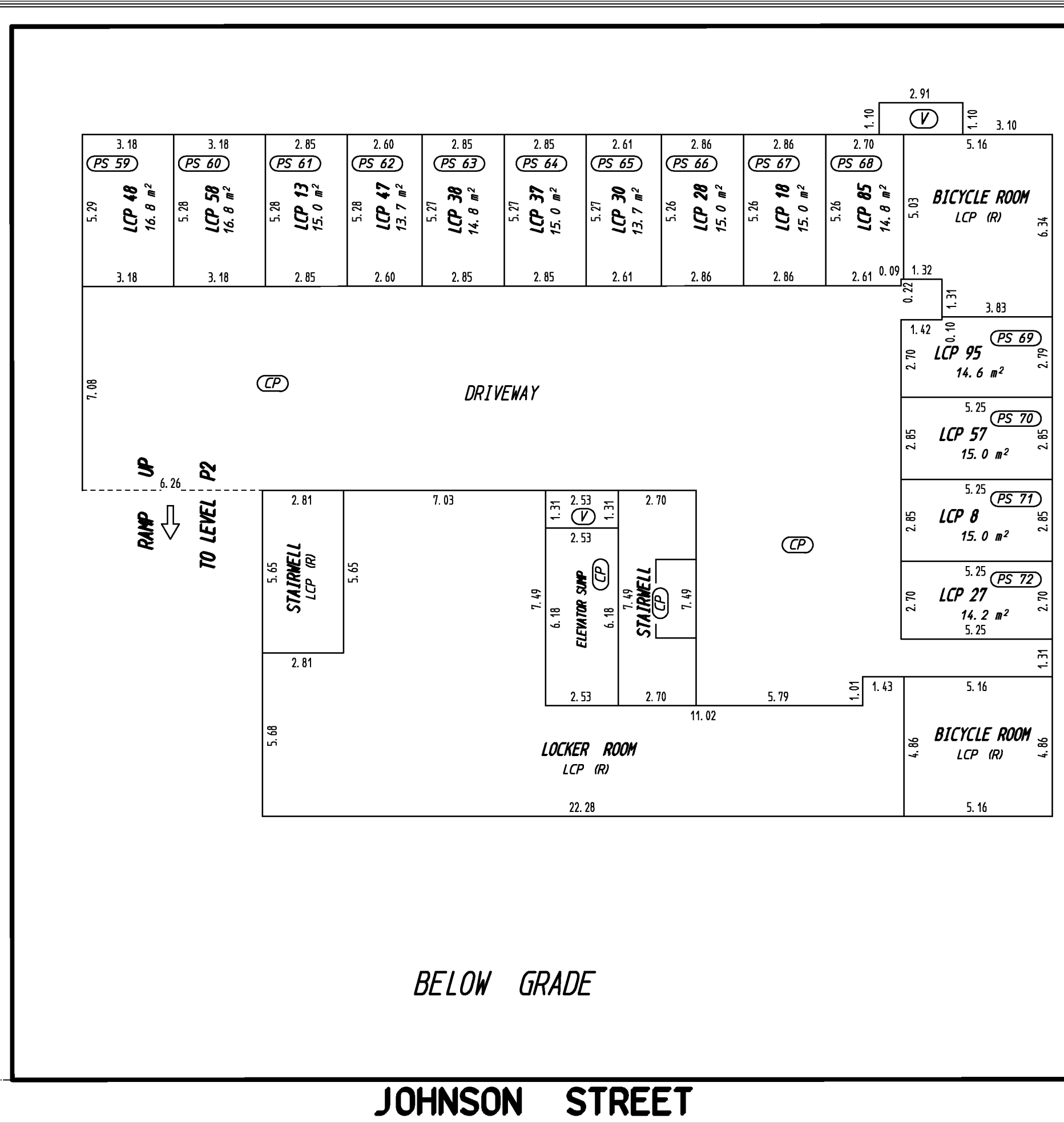


Brad Cunnin Land Surveying

Victoria, BC Phone: (250) 381-2257

File: 10475 - 16

STRATA PLAN EPS1502
SHEET 2 OF 17 SHEETS



BELOW GRADE

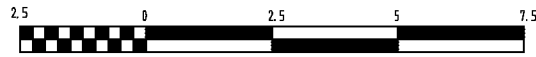
JOHNSON STREET

COOK STREET

18 June, 2013.
Bradley W, Cunnin, BCLS

LEVEL P2 MIDDLE PARKING LEVEL

SCALE = 1 : 150



All distances are in metres.

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

LEGEND

- SL - Denotes - Strata Lot
- PT - Denotes - Part
- m² - Denotes - square metres
- - Denotes - line of floor below
- (CP) - Denotes - Common Property
- (V) - Denotes - Vent (Common Property)
- (PS nn) - Denotes - Parking Stall nn
- LCP nn - Denotes - Limited Common Property, for the exclusive use of Strata Lot nn
- LCP (C) - Denotes - Limited Common Property, for the exclusive use of Commercial Strata Lots 1, 2, 3, & 4
- LCP (R) - Denotes - Limited Common Property, for the exclusive use of Residential Strata Lots 5 to 97

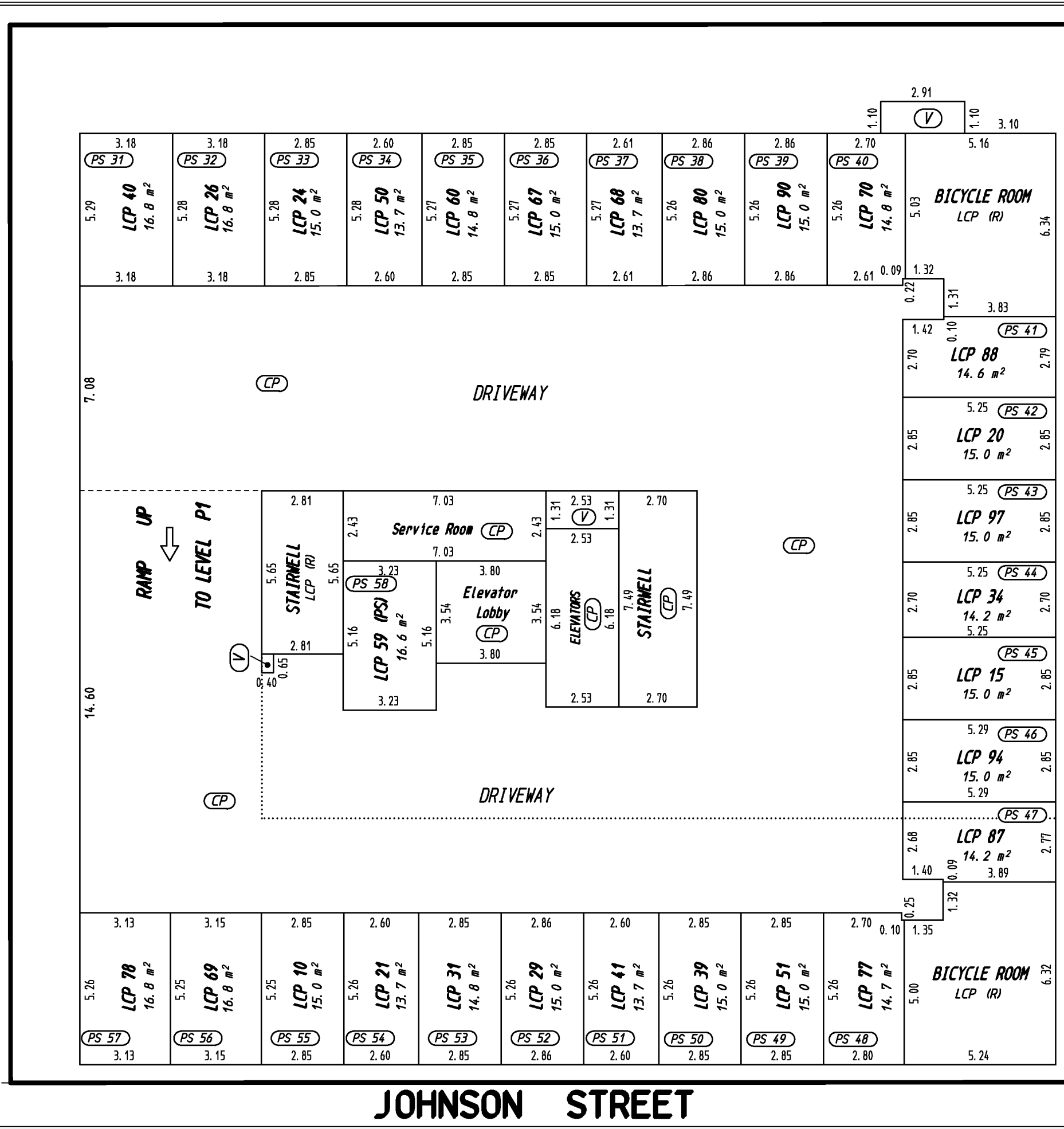


Brad Cunnin Land Surveying

Victoria, BC Phone: (250) 381-2257

File: 10475 - 16

STRATA PLAN EPS1502
SHEET 3 OF 17 SHEETS



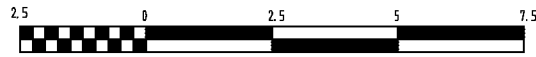
COOK STREET

JOHNSON STREET

18 June, 2013.
Bradley W, Cunnin, BCLS

LEVEL P1 UPPER PARKING LEVEL

SCALE = 1 : 150



All distances are in metres.

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

LEGEND

- SL - Denotes - Strata Lot
- PT - Denotes - Part
- m² - Denotes - square metres
- - Denotes - line of floor below
- (CP) - Denotes - Common Property
- (V) - Denotes - Vent (Common Property)
- (PS nn) - Denotes - Parking Stall nn
- LCP nn - Denotes - Limited Common Property, for the exclusive use of Strata Lot nn
- LCP (C) - Denotes - Limited Common Property, for the exclusive use of Commercial Strata Lots 1, 2, 3, & 4
- LCP (R) - Denotes - Limited Common Property, for the exclusive use of Residential Strata Lots 5 to 97

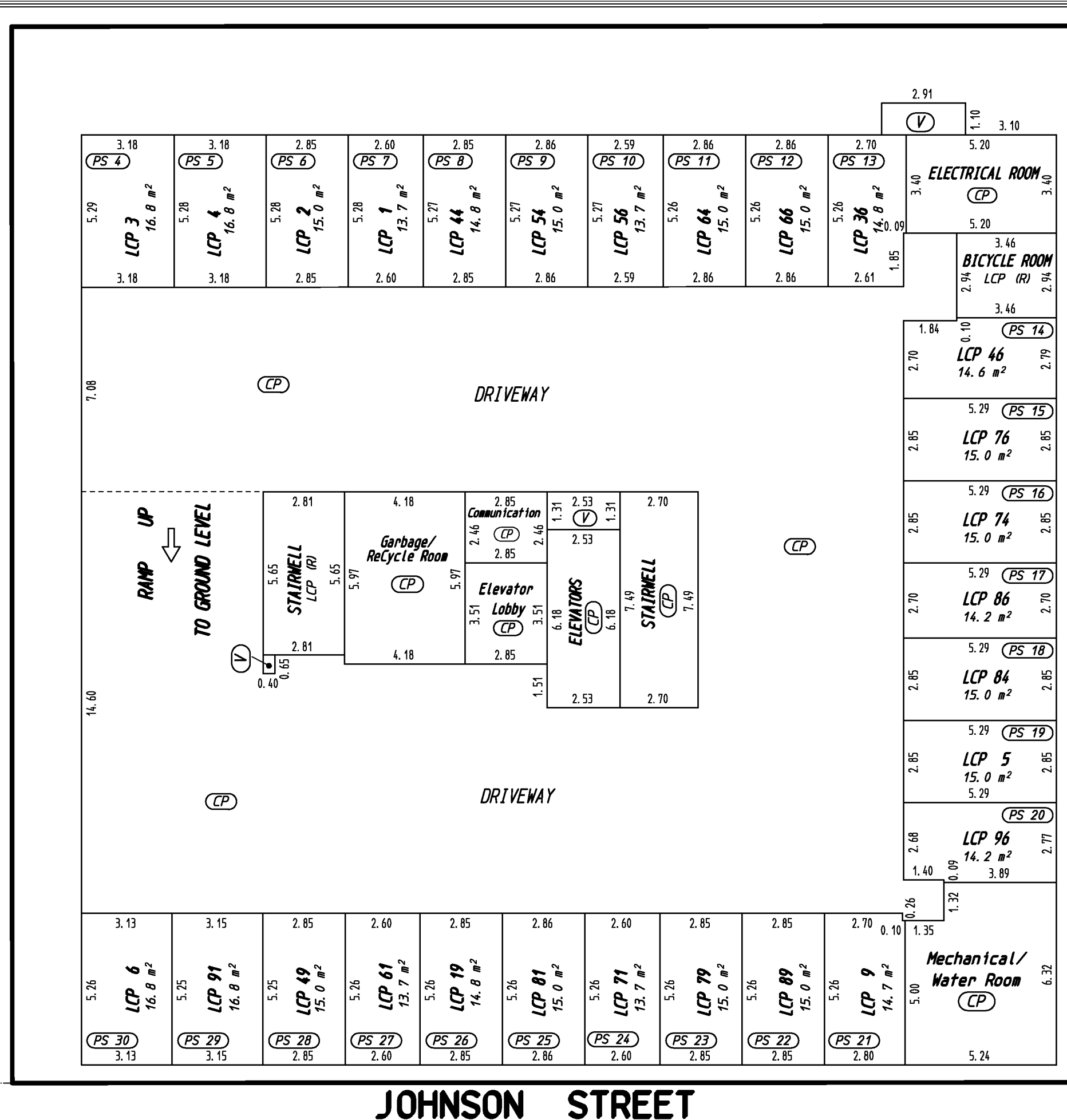


Brad Cunnin Land Surveying

Victoria, BC Phone: (250) 381-2257

File: 10475 - 16

STRATA PLAN EPS1502 SHEET 4 OF 17 SHEETS



COOK STREET

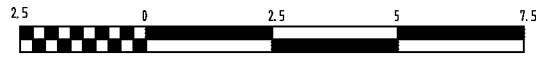
JOHNSON STREET

18 June, 2013.
Bradley W, Cunnin, BCLS

GROUND FLOOR

STRATA LOTS 1 - 6

SCALE = 1 : 1 5 0



All distances are in metres.

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

LEGEND

- SL - Denotes - Strata Lot
- PT - Denotes - Part
- m² - Denotes - square metres
- - Denotes - line of floor below
- (CP) - Denotes - Common Property
- (V) - Denotes - Vent (Common Property)
- LCP nn - Denotes - Limited Common Property, for the exclusive use of Strata Lot nn
- LCP (C) - Denotes - Limited Common Property, for the exclusive use of Commercial Strata Lots 1, 2, 3, & 4
- LCP (R) - Denotes - Limited Common Property, for the exclusive use of Residential Strata Lots 5 to 97

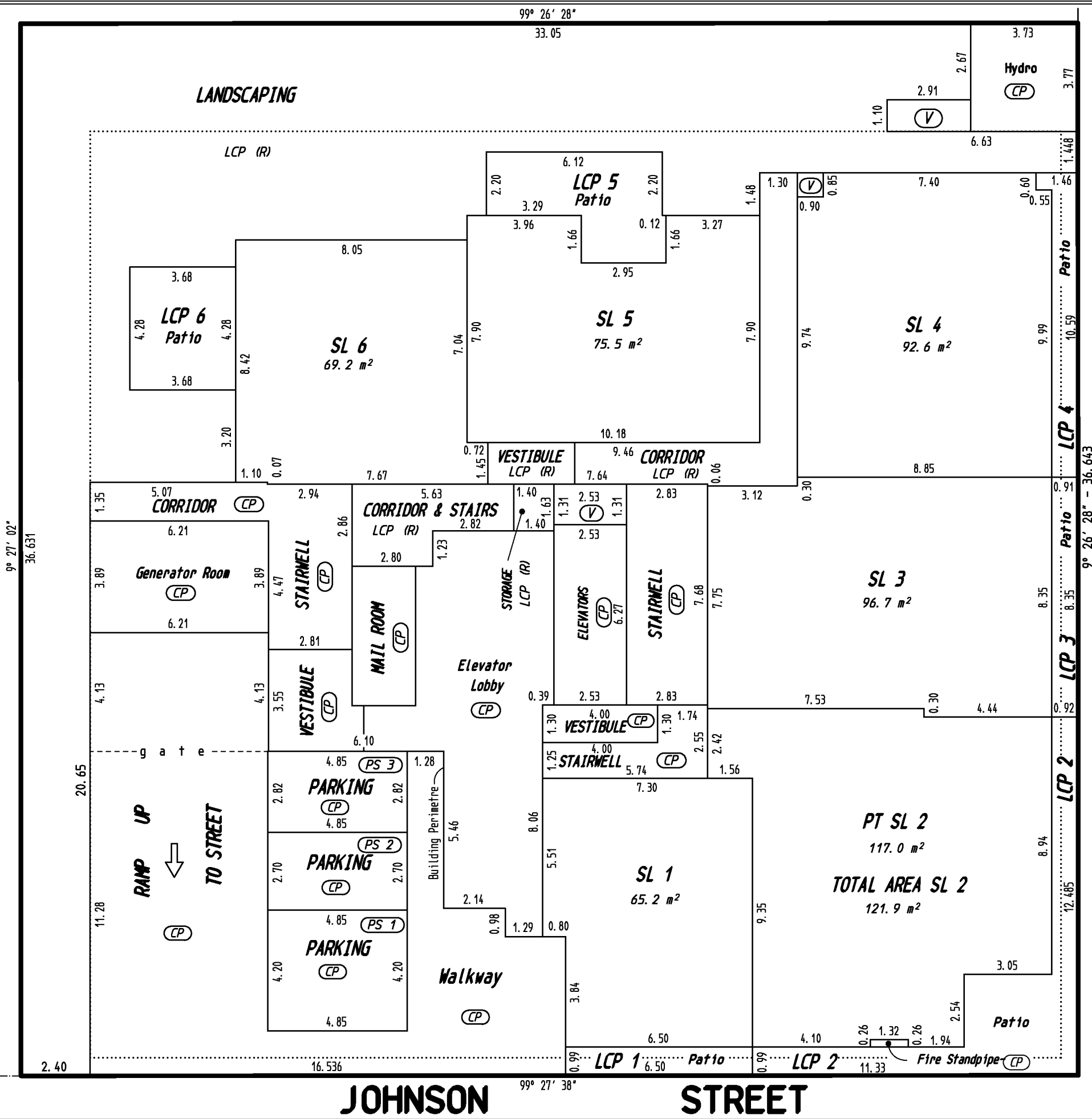
BALCONIES AND PATIOS

All patios and decks 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.

Brad Cunnin Land Surveying

Victoria, BC Phone: (250) 381-2257

File: 10475 - 16



STRATA PLAN EPS1502
SHEET 5 OF 17 SHEETS

COOK STREET



JOHNSON STREET

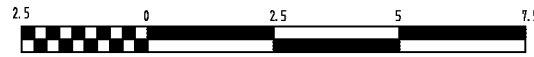
18 June, 2013. 012.
Bradley W, Cunnin, BCLS

SECOND FLOOR

STRATA LOTS 7 - 16

STRATA PLAN EPS1502
SHEET 6 OF 17 SHEETS

SCALE = 1 : 150



All distances are in metres.

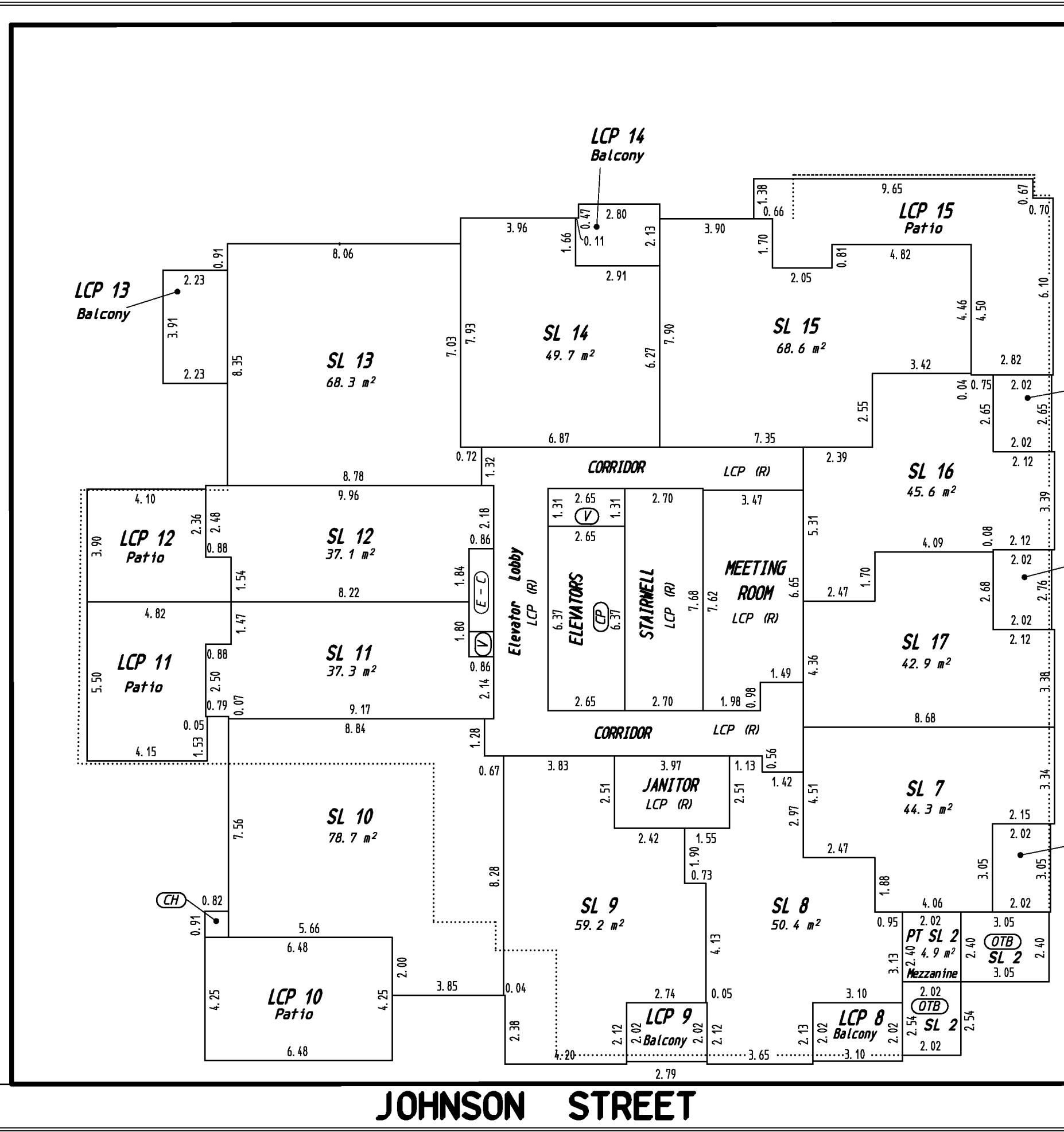
The intended plot size of this plan is 432mm in width by 280mm in height (B size) when plotted at a scale of 1: 150

LEGEND

- SL - Denotes - Strata Lot
- PT - Denotes - Part
- m² - Denotes - square metres
- - Denotes - perimeter of floor below
- (CP) - Denotes - Common Property
- (V) - Denotes - Vent (Common Property)
- (E-C) - Denotes - Electrical Closet (Common Property)
- (CH) - Denotes - Chase (Common Property)
- (OTB) - Denotes - Open To Below
- LCP nn - Denotes - Limited Common Property, for the exclusive use of Strata Lot nn
- LCP (C) - Denotes - Limited Common Property, for the exclusive use of Commercial Strata Lots 1, 2, 3, & 4
- LCP (R) - Denotes - Limited Common Property, for the exclusive use of Residential Strata Lots 5 to 97

BALCONIES AND PATIOS

All balconies and decks 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.



COOK STREET

JOHNSON STREET

Brad Cunnin Land Surveying

Victoria, BC Phone: (250) 381-2257

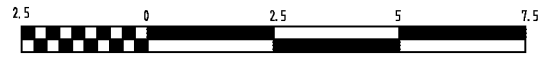
File: 10475 - 16

18 June, 2013.
Bradley W, Cunnin, BCLS

THIRD FLOOR STRATA LOTS 18 - 27

STRATA PLAN EPS1502 SHEET 7 OF 17 SHEETS

SCALE = 1 : 150



All distances are in metres.

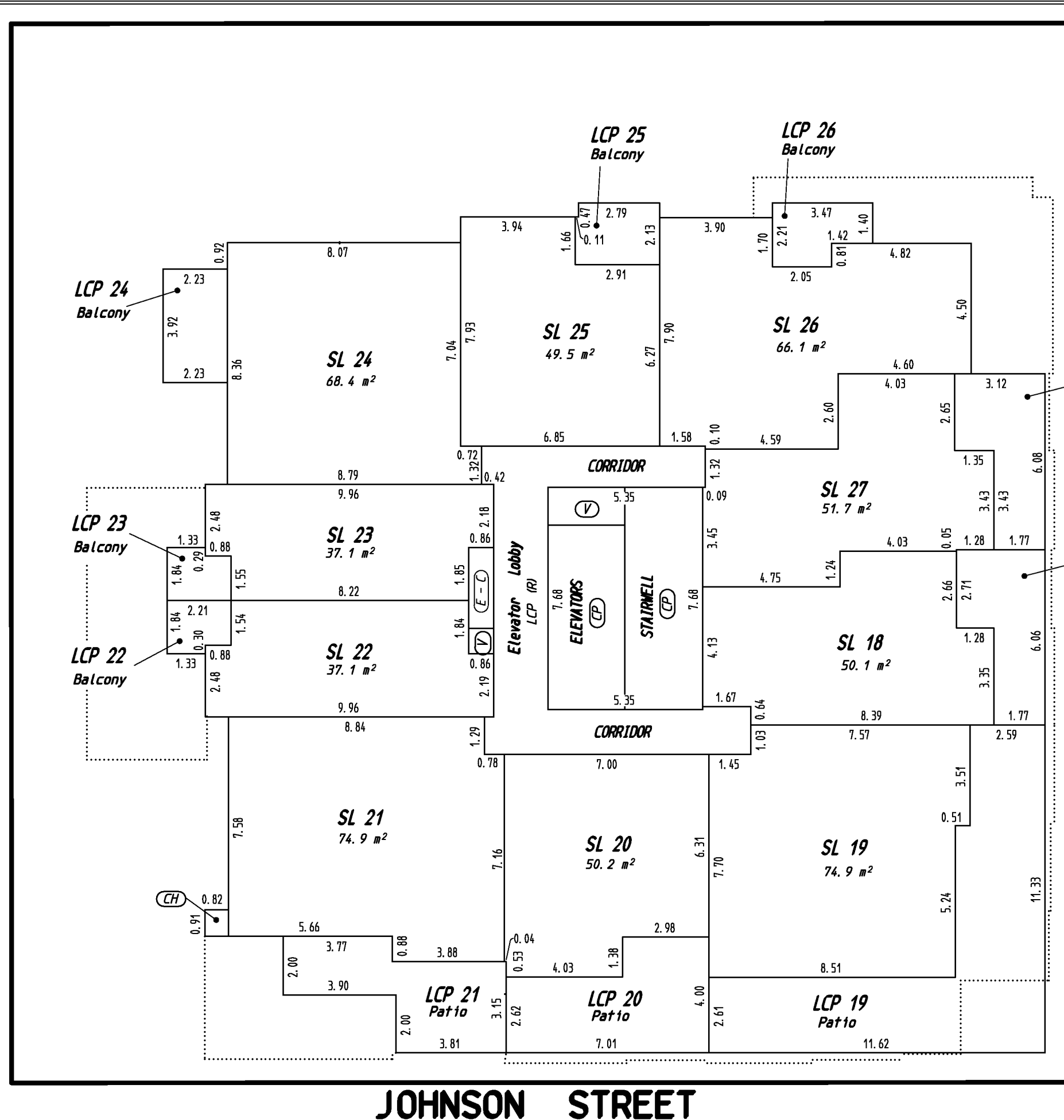
The intended plot size of this plan is 432mm in width by 280mm in height (B size) when plotted at a scale of 1: 150

LEGEND

- SL - Denotes - Strata Lot
- PT - Denotes - Part
- m² - Denotes - square metres
- - Denotes - perimeter of floor below
- (CP) - Denotes - Common Property
- (V) - Denotes - Vent (Common Property)
- (E-C) - Denotes - Electrical Closet (Common Property)
- (CH) - Denotes - Chase (Common Property)
- LCP nn - Denotes - Limited Common Property, for the exclusive use of Strata Lot nn
- LCP (C) - Denotes - Limited Common Property, for the exclusive use of Commercial Strata Lots 1, 2, 3, & 4
- LCP (R) - Denotes - Limited Common Property, for the exclusive use of Residential Strata Lots 5 to 97

BALCONIES AND PATIOS

All balconies and decks 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.



COOK STREET

JOHNSON STREET

Brad Cunnin Land Surveying

Victoria, BC Phone: (250) 381-2257

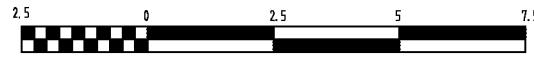
File: 10475 - 16

18 June, 2013.
Bradley W, Cunnin, BCLS

FOURTH FLOOR

STRATA LOTS 28 - 37

SCALE = 1 : 150



All distances are in metres.

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

LEGEND

- SL - Denotes - Strata Lot
- PT - Denotes - Part
- m² - Denotes - square metres
- - Denotes - perimeter of floor below
- (CP) - Denotes - Common Property
- (V) - Denotes - Vent (Common Property)
- (E-C) - Denotes - Electrical Closet (Common Property)
- (CH) - Denotes - Chase (Common Property)
- LCP nn - Denotes - Limited Common Property, for the exclusive use of Strata Lot nn
- LCP (C) - Denotes - Limited Common Property, for the exclusive use of Commercial Strata Lots 1,2,3, & 4
- LCP (R) - Denotes - Limited Common Property, for the exclusive use of Residential Strata Lots 5 to 97

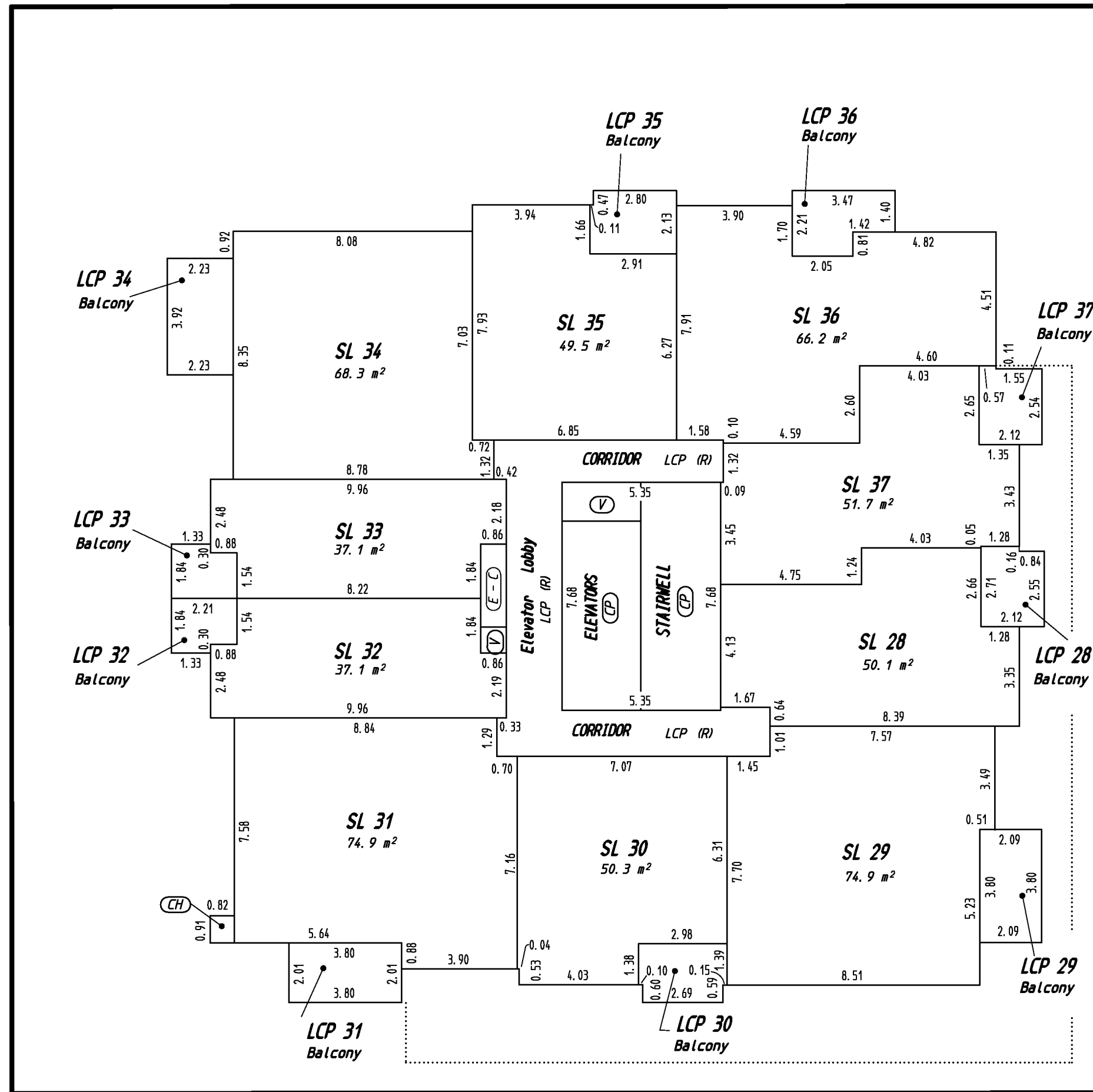
BALCONIES AND PATIOS

All balconies and decks 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.

Brad Cunnin Land Surveying

Victoria, BC Phone: (250) 381-2257

File: 10475 - 16



STRATA PLAN EPS1502
SHEET 8 OF 17 SHEETS

COOK STREET



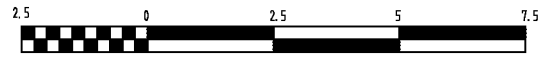
JOHNSON STREET

18 June, 2013.012.
Bradley W, Cunnin, BCLS

FIFTH FLOOR

STRATA LOTS 38 - 47

SCALE = 1 : 150



All distances are in metres.

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

LEGEND

- SL - Denotes - Strata Lot
- PT - Denotes - Part
- m² - Denotes - square metres
- - Denotes - perimeter of floor below
- (CP) - Denotes - Common Property
- (V) - Denotes - Vent (Common Property)
- (E-C) - Denotes - Electrical Closet (Common Property)
- (CH) - Denotes - Chase (Common Property)
- LCP nn - Denotes - Limited Common Property, for the exclusive use of Strata Lot nn
- LCP (C) - Denotes - Limited Common Property, for the exclusive use of Commercial Strata Lots 1,2,3, & 4
- LCP (R) - Denotes - Limited Common Property, for the exclusive use of Residential Strata Lots 5 to 97

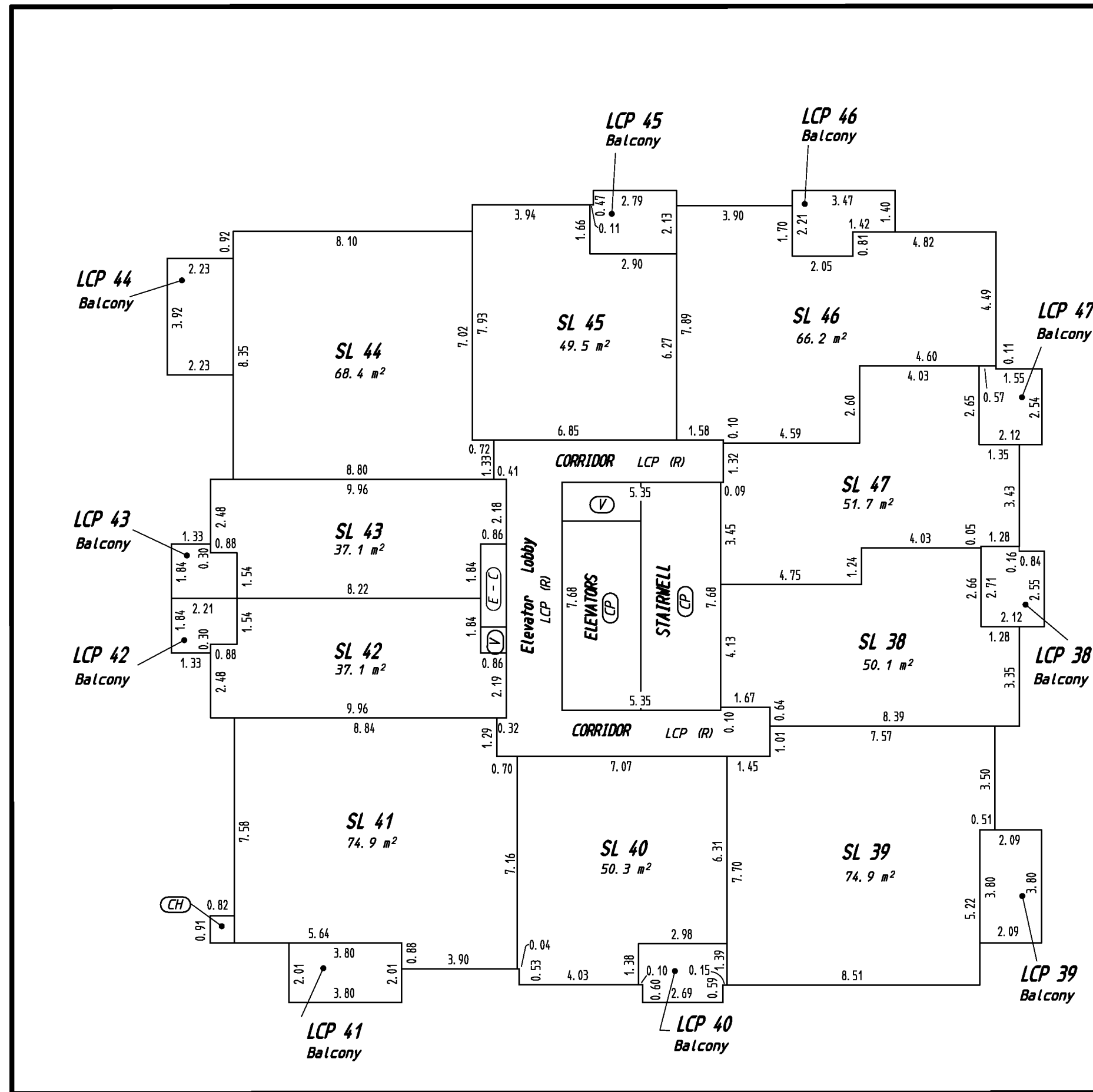
BALCONIES AND PATIOS

All balconies and decks 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.

Brad Cunnin Land Surveying

Victoria, BC Phone: (250) 381-2257

File: 10475 - 16



STRATA PLAN EPS1502

SHEET 9 OF 17 SHEETS

COOK STREET



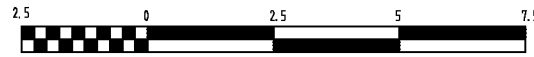
JOHNSON STREET

18 June, 2013.
Bradley W, Cunnin, BCLS

SIXTH FLOOR

STRATA LOTS 48 - 57

SCALE = 1 : 150



All distances are in metres.

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

LEGEND

- SL - Denotes - Strata Lot
- PT - Denotes - Part
- m² - Denotes - square metres
- - Denotes - perimeter of floor below
- (CP) - Denotes - Common Property
- (V) - Denotes - Vent (Common Property)
- (E-C) - Denotes - Electrical Closet (Common Property)
- (CH) - Denotes - Chase (Common Property)
- LCP nn - Denotes - Limited Common Property, for the exclusive use of Strata Lot nn
- LCP (C) - Denotes - Limited Common Property, for the exclusive use of Commercial Strata Lots 1,2,3, & 4
- LCP (R) - Denotes - Limited Common Property, for the exclusive use of Residential Strata Lots 5 to 97

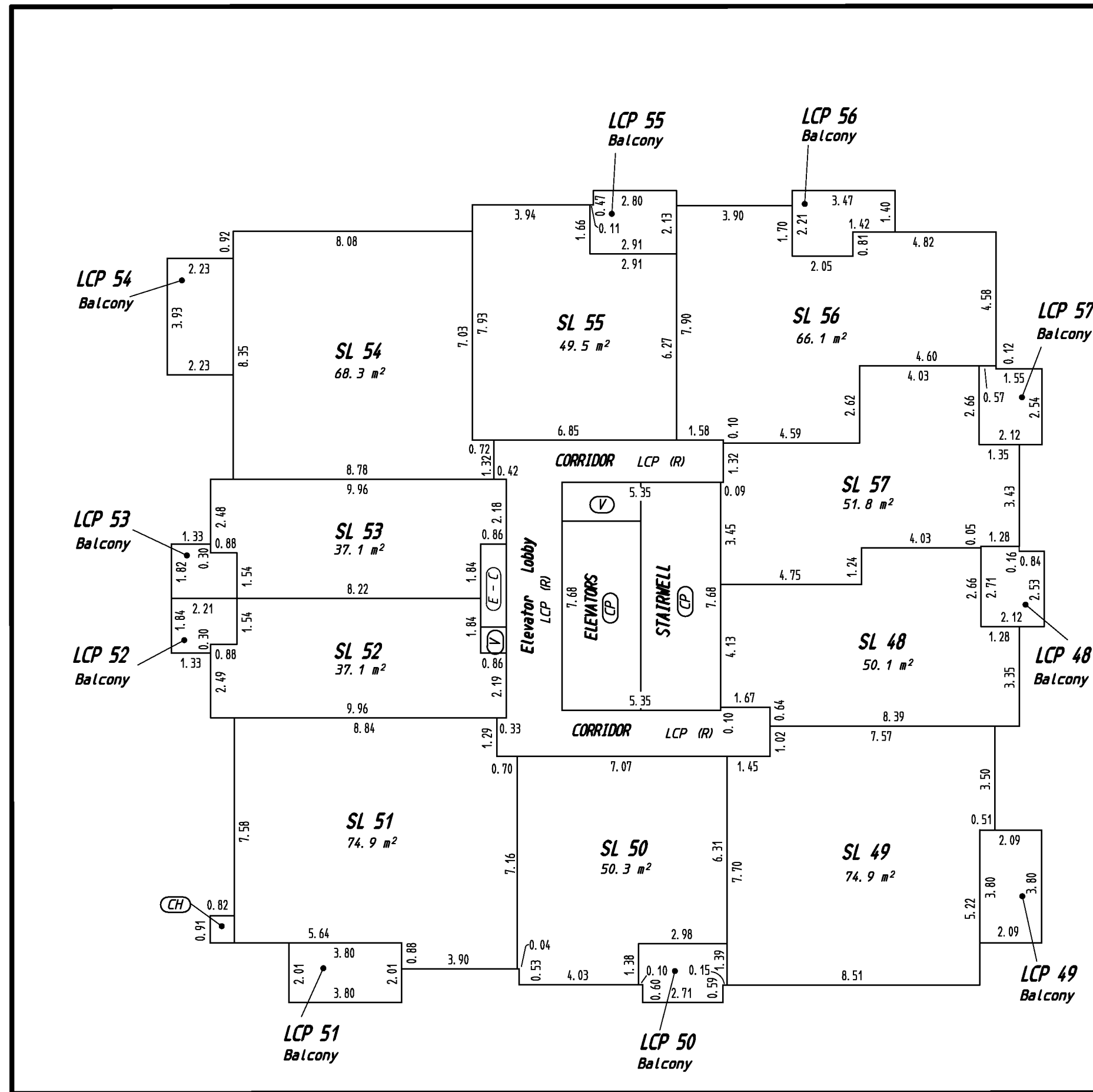
BALCONIES AND PATIOS

All balconies and decks 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.

Brad Cunnin Land Surveying

Victoria, BC Phone: (250) 381-2257

File: 10475 - 16



STRATA PLAN EPS1502

SHEET 10 OF 17 SHEETS

COOK STREET

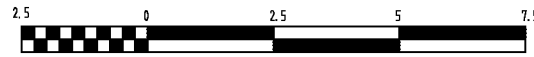


JOHNSON STREET

18 June, 2013.
Bradley W, Cunnin, BCLS

SEVENTH FLOOR STRATA LOTS 58 - 67

SCALE = 1 : 150



All distances are in metres.

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

LEGEND

- SL - Denotes - Strata Lot
- PT - Denotes - Part
- m² - Denotes - square metres
- - Denotes - perimeter of floor below
- (CP) - Denotes - Common Property
- (V) - Denotes - Vent (Common Property)
- (E-C) - Denotes - Electrical Closet (Common Property)
- (CH) - Denotes - Chase (Common Property)
- LCP nn - Denotes - Limited Common Property, for the exclusive use of Strata Lot nn
- LCP (C) - Denotes - Limited Common Property, for the exclusive use of Commercial Strata Lots 1,2,3, & 4
- LCP (R) - Denotes - Limited Common Property, for the exclusive use of Residential Strata Lots 5 to 97

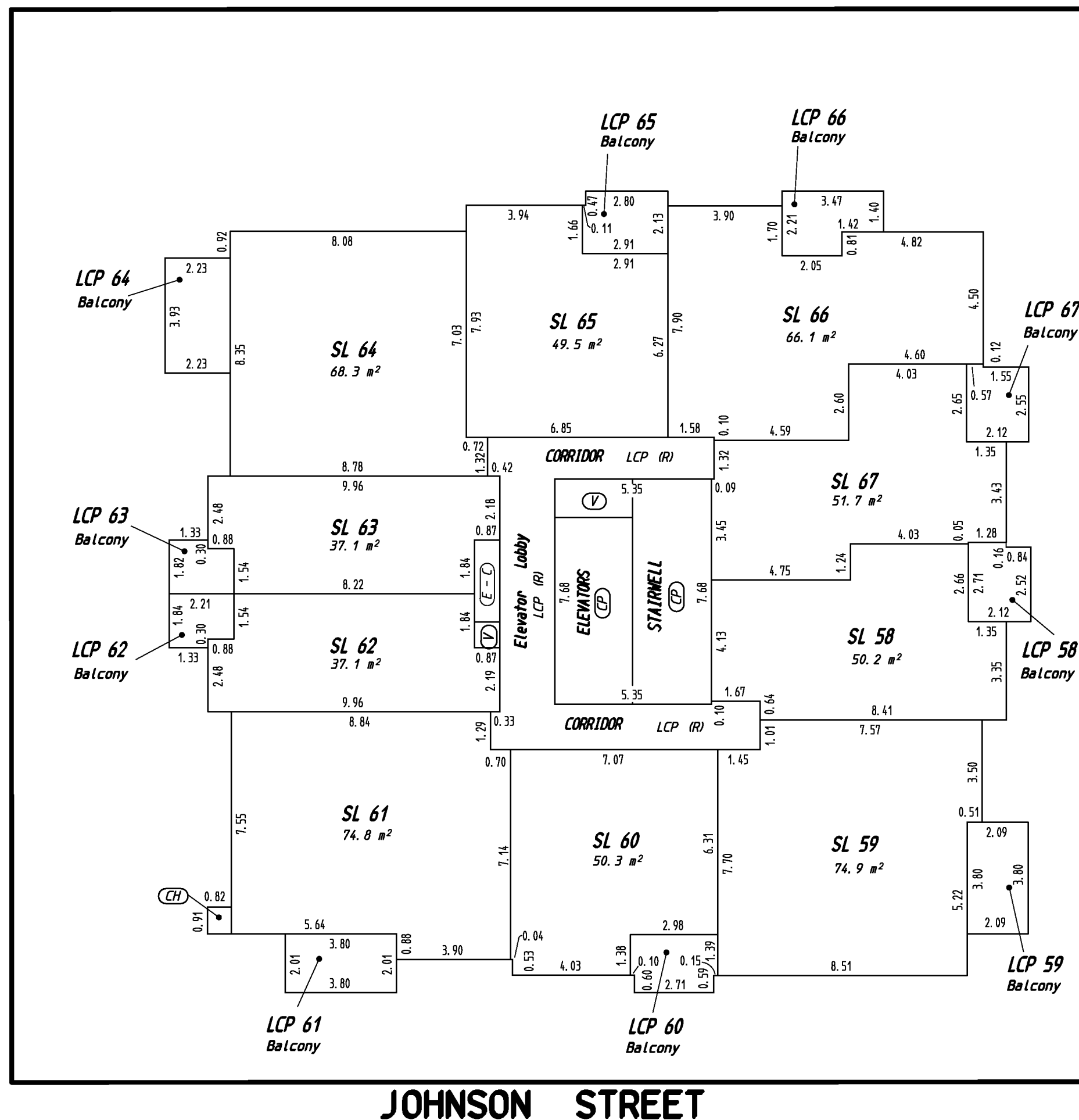
BALCONIES AND PATIOS

All balconies and decks 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.

Brad Cunnin Land Surveying

Victoria, BC Phone: (250) 381-2257

File: 10475 - 16



STRATA PLAN EPS1502

SHEET 11 OF 17 SHEETS

COOK STREET



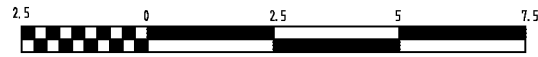
JOHNSON STREET

18 June, 2013.
Bradley W, Cunnin, BCLS

EIGHTH FLOOR

STRATA LOTS 68 - 77

SCALE = 1 : 150



All distances are in metres.

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

LEGEND

- SL - Denotes - Strata Lot
- PT - Denotes - Part
- m² - Denotes - square metres
- - Denotes - perimeter of floor below
- (CP) - Denotes - Common Property
- (V) - Denotes - Vent (Common Property)
- (E-C) - Denotes - Electrical Closet (Common Property)
- (CH) - Denotes - Chase (Common Property)
- LCP nn - Denotes - Limited Common Property, for the exclusive use of Strata Lot nn
- LCP (C) - Denotes - Limited Common Property, for the exclusive use of Commercial Strata Lots 1,2,3, & 4
- LCP (R) - Denotes - Limited Common Property, for the exclusive use of Residential Strata Lots 5 to 97

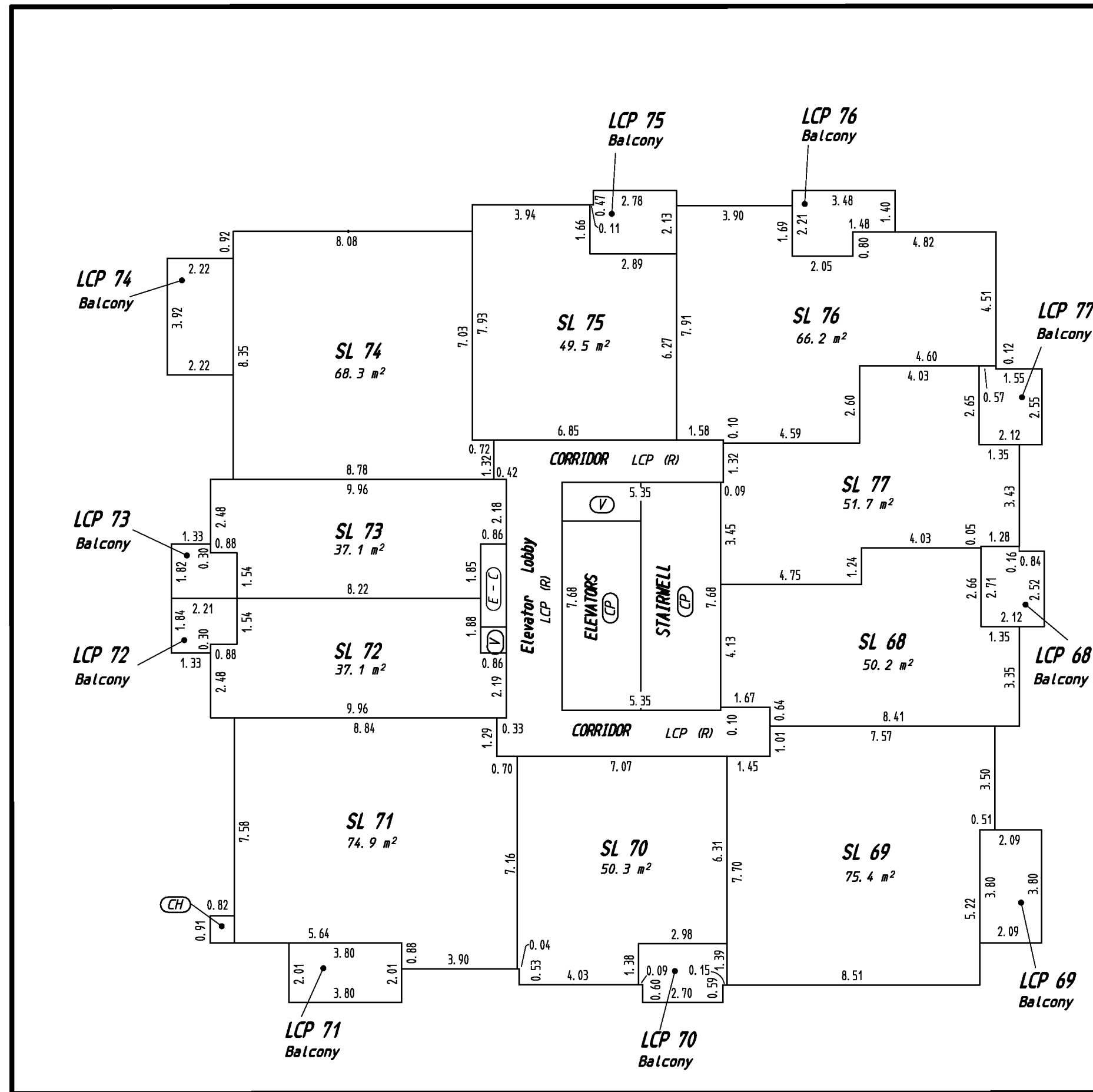
BALCONIES AND PATIOS

All balconies and decks 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.

Brad Cunnin Land Surveying

Victoria, BC Phone: (250) 381-2257

File: 10475 - 16



STRATA PLAN EPS1502

SHEET 12 OF 17 SHEETS

COOK STREET



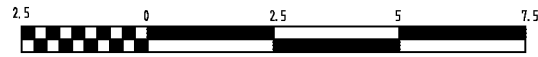
JOHNSON STREET

18 June, 2013.
Bradley W, Cunnin, BCLS

NINTH FLOOR

STRATA LOTS 78 - 87

SCALE = 1 : 150



All distances are in metres.

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

LEGEND

- SL - Denotes - Strata Lot
- PT - Denotes - Part
- m² - Denotes - square metres
- - Denotes - perimeter of floor below
- (CP) - Denotes - Common Property
- (V) - Denotes - Vent (Common Property)
- (E-C) - Denotes - Electrical Closet (Common Property)
- (CH) - Denotes - Chase (Common Property)
- LCP nn - Denotes - Limited Common Property, for the exclusive use of Strata Lot nn
- LCP (C) - Denotes - Limited Common Property, for the exclusive use of Commercial Strata Lots 1,2,3, & 4
- LCP (R) - Denotes - Limited Common Property, for the exclusive use of Residential Strata Lots 5 to 97

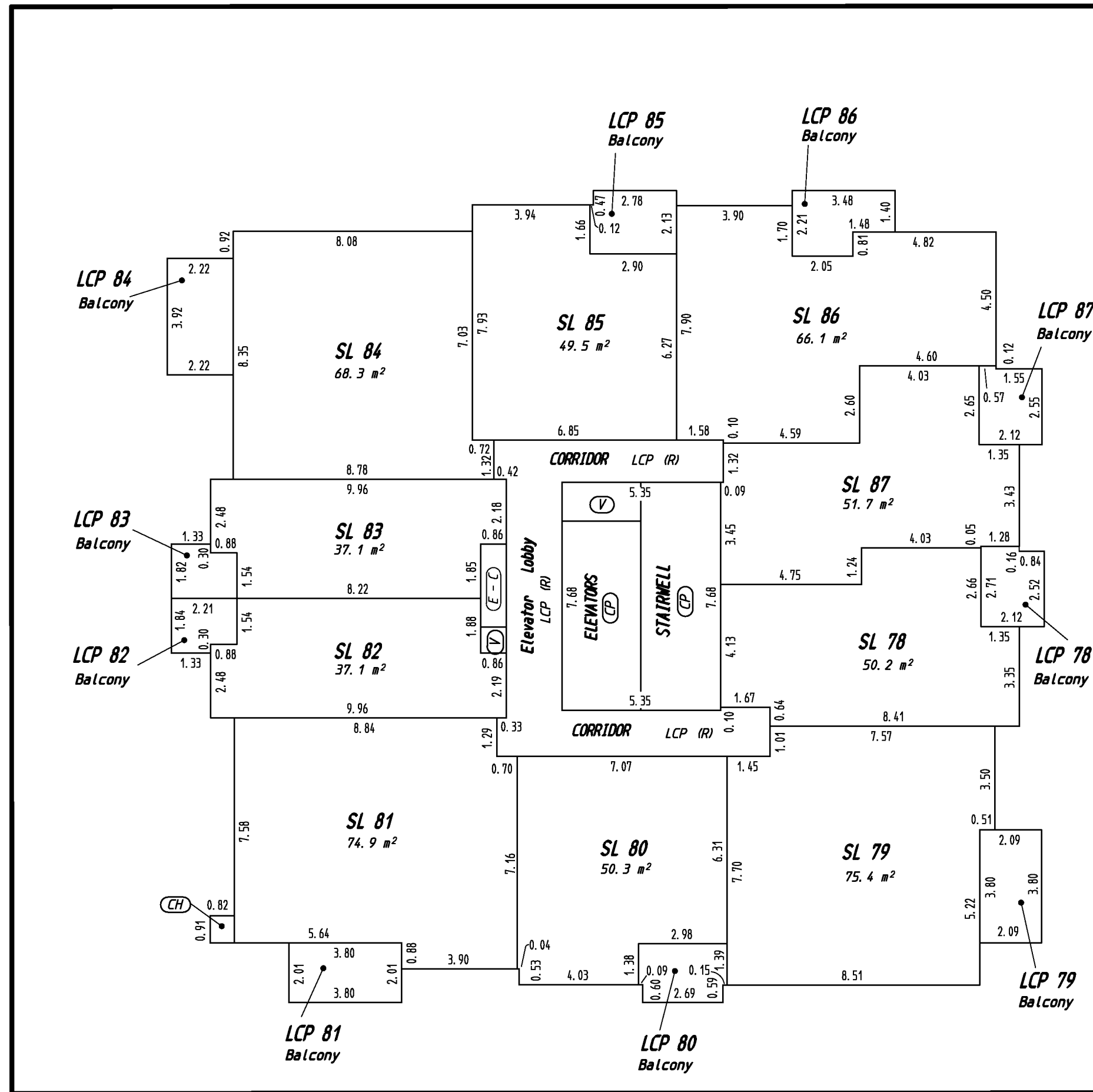
BALCONIES AND PATIOS

All balconies and decks 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.

Brad Cunnin Land Surveying

Victoria, BC Phone: (250) 381-2257

File: 10475 - 16



STRATA PLAN EPS1502

SHEET 13 OF 17 SHEETS

COOK STREET



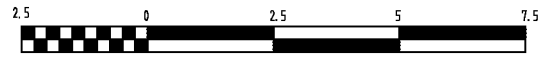
JOHNSON STREET

18 June, 2013.
Bradley W, Cunnin, BCLS

TENTH FLOOR

STRATA LOTS 88 - 97

SCALE = 1 : 150



All distances are in metres.

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

LEGEND

- SL - Denotes - Strata Lot
- PT - Denotes - Part
- m² - Denotes - square metres
- - Denotes - perimeter of floor below
- (CP) - Denotes - Common Property
- (V) - Denotes - Vent (Common Property)
- (E-C) - Denotes - Electrical Closet (Common Property)
- (CH) - Denotes - Chase (Common Property)
- LCP nn - Denotes - Limited Common Property, for the exclusive use of Strata Lot nn
- LCP (C) - Denotes - Limited Common Property, for the exclusive use of Commercial Strata Lots 1,2,3, & 4
- LCP (R) - Denotes - Limited Common Property, for the exclusive use of Residential Strata Lots 5 to 97

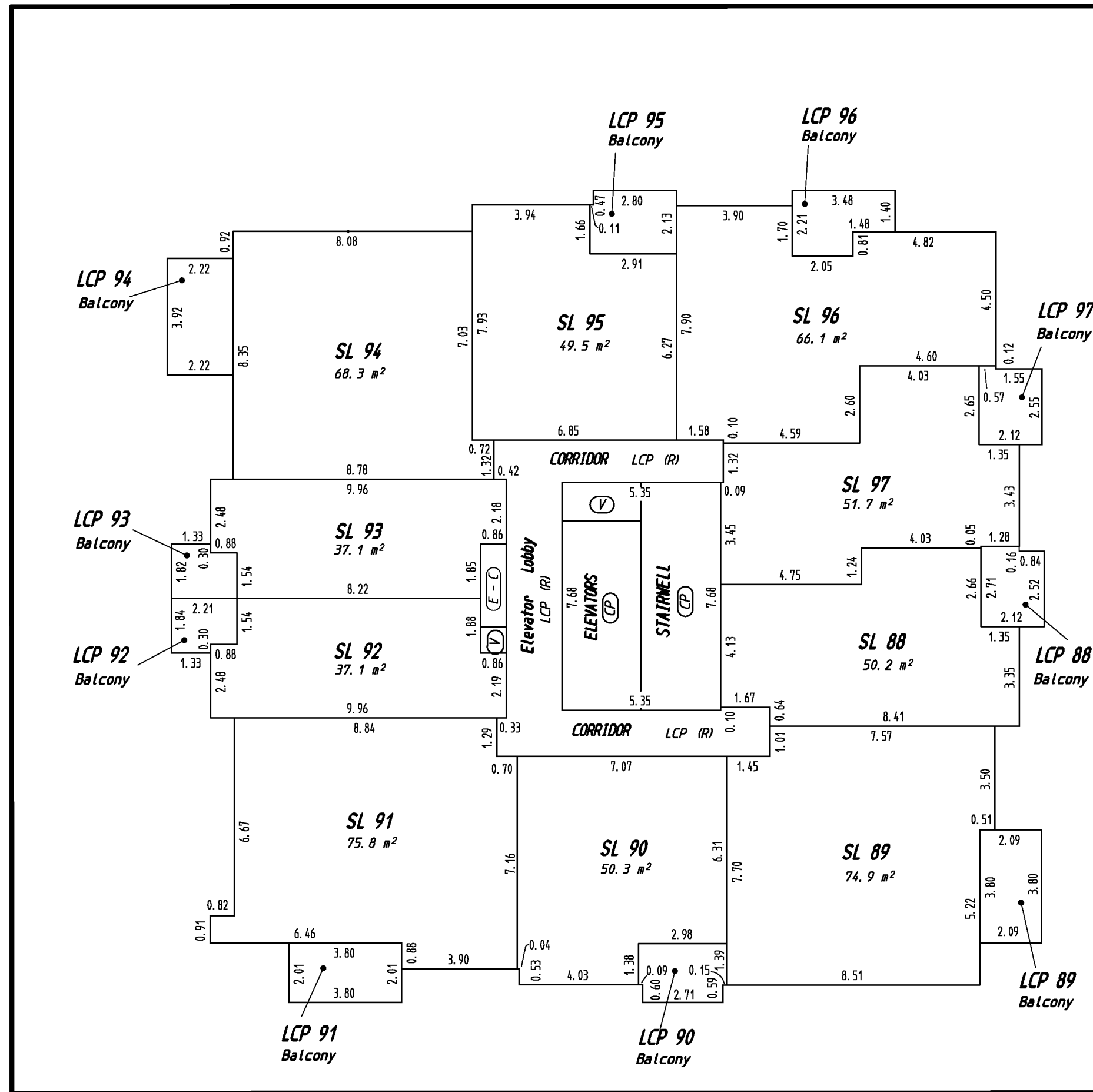
BALCONIES AND PATIOS

All balconies and decks 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.

Brad Cunnin Land Surveying

Victoria, BC Phone: (250) 381-2257

File: 10475 - 16



STRATA PLAN EPS1502

SHEET 14 OF 17 SHEETS

COOK STREET

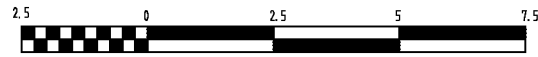


JOHNSON STREET

18 June, 2013.
Bradley W, Cunnin, BCLS

ROOF LEVEL

SCALE = 1 : 150



All distances are in metres.

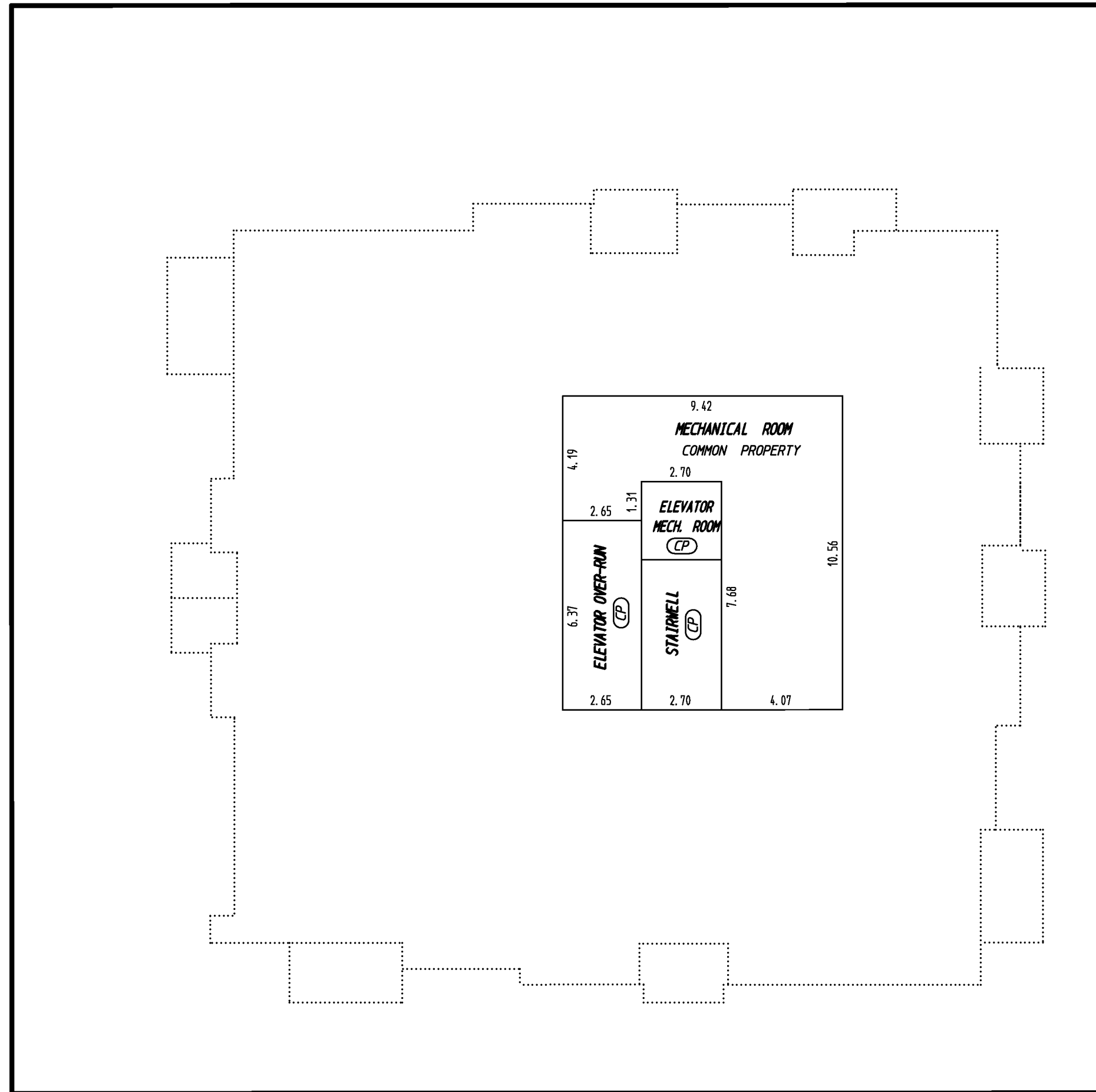
The intended plot size of this plan is 432mm in width by 280mm in height (B size) when plotted at a scale of 1: 150

LEGEND

- SL - Denotes - Strata Lot
- PT - Denotes - Part
- m² - Denotes - square metres
- - Denotes - perimeter of floor below
- (CP) - Denotes - Common Property
- (V) - Denotes - Vent (Common Property)
- (E-C) - Denotes - Electrical Closet (Common Property)
- (CH) - Denotes - Chase (Common Property)
- LCP nn - Denotes - Limited Common Property, for the exclusive use of Strata Lot nn
- LCP (C) - Denotes - Limited Common Property, for the exclusive use of Commercial Strata Lots 1,2,3, & 4
- LCP (R) - Denotes - Limited Common Property, for the exclusive use of Residential Strata Lots 5 to 97

STRATA PLAN EPS1502

SHEET 15 OF 17 SHEETS



COOK STREET



Brad Cunnin Land Surveying

Victoria, BC Phone: (250) 381-2257

File: 10475 - 16

JOHNSON STREET

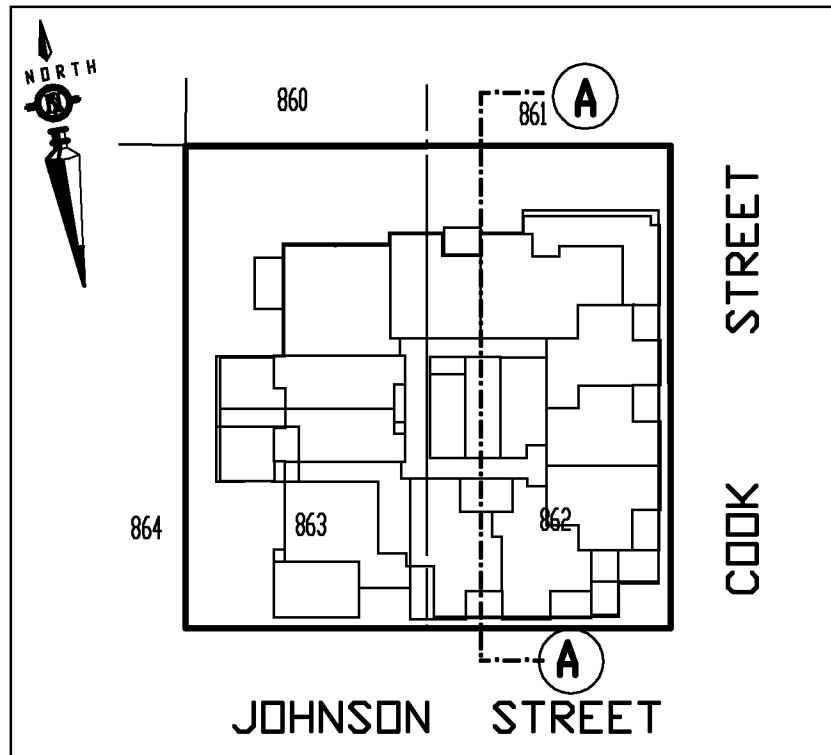
SECTION A-A

STRATA PLAN EPS1502
SHEET 16 OF 17 SHEETS

NOT TO SCALE

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

KEYMAP NOT TO SCALE



Brad Cunin Land Surveying

Victoria, BC Phone: (250) 381-2257

File: 10475 - 16

1 June, 2013

Bradley W, Cunin, BCLS

SECTION B-B

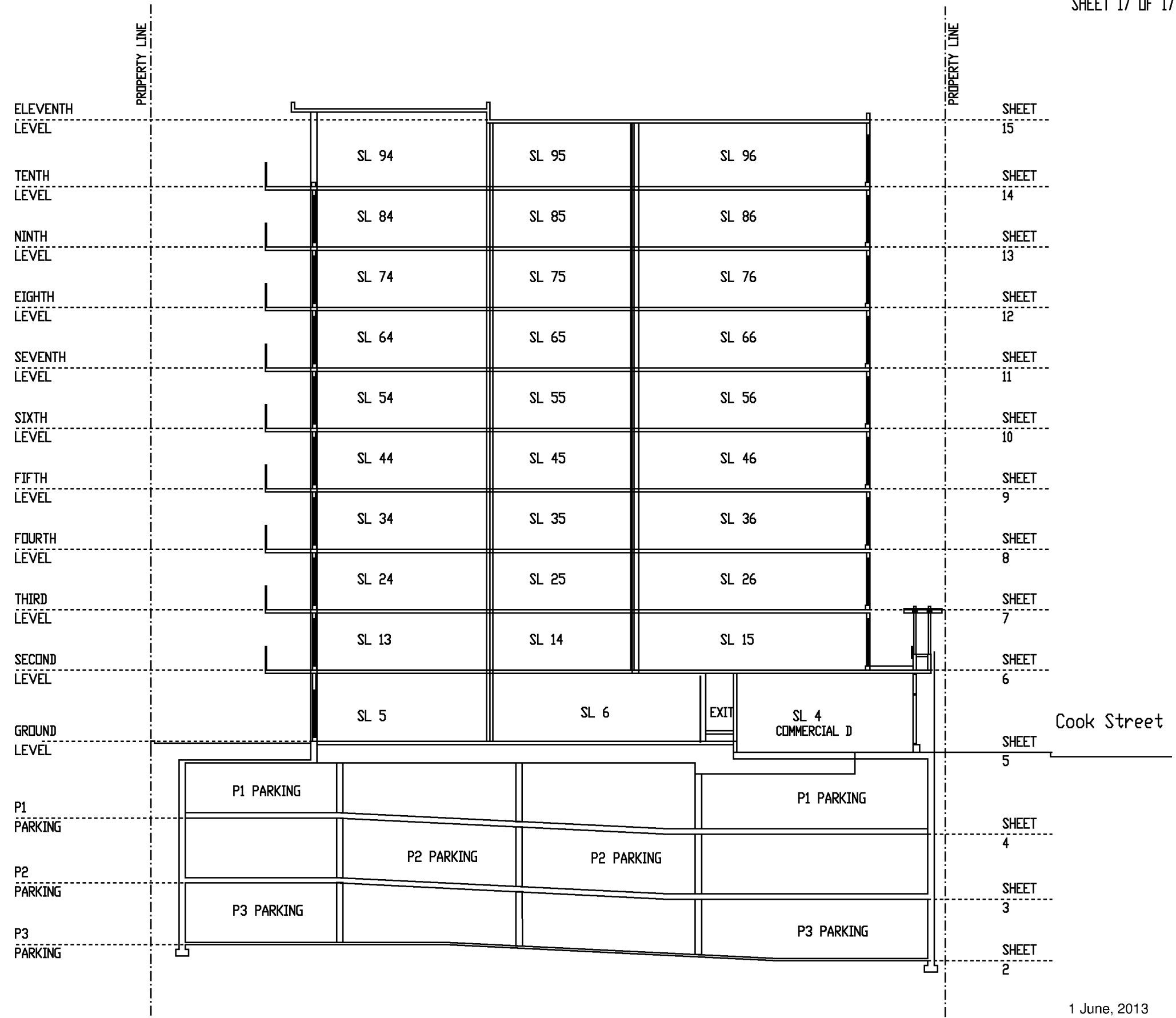
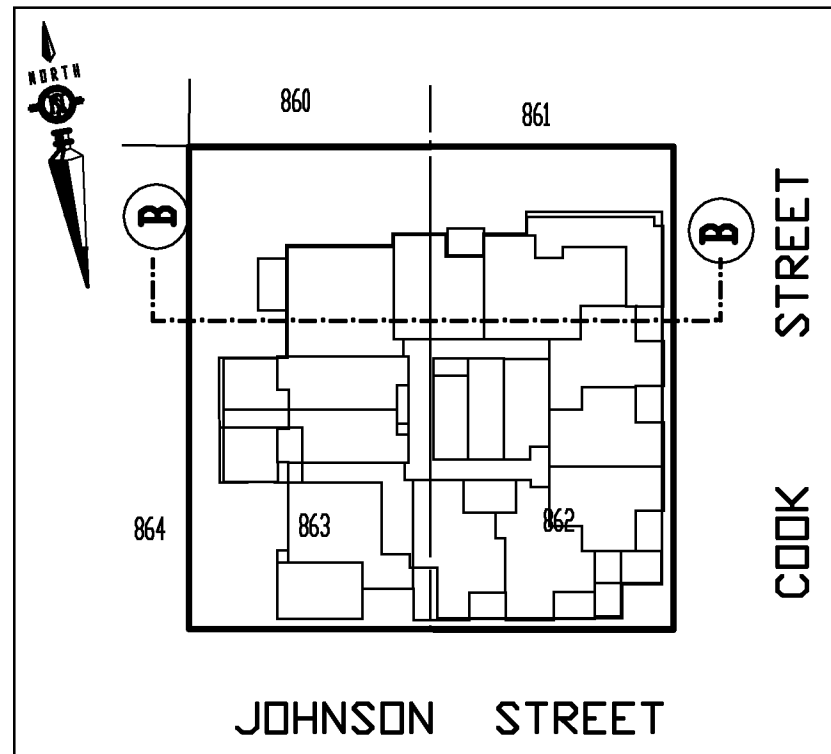
STRATA PLAN EPS1502

SHEET 17 OF 17 SHEETS

NOT TO SCALE

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

KEYMAP NOT TO SCALE



Brad Cunnin Land Surveying

Victoria, BC Phone: (250) 381-2257

File: 10475 - 16

1 June, 2013

Bradley W, Cunnin, BCLS