

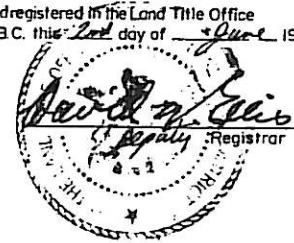
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L35516
DCL/LLR

FIRST SHEET
Sheet 1 of 13 sheets

STRATA PLAN 1166

Deposited and registered in the Land Title Office
at Victoria, B.C. this 2nd day of June, 1982.



STRATA PLAN OF LOT 1, SECTION 7, VICTORIA DISTRICT, PLAN 36507.

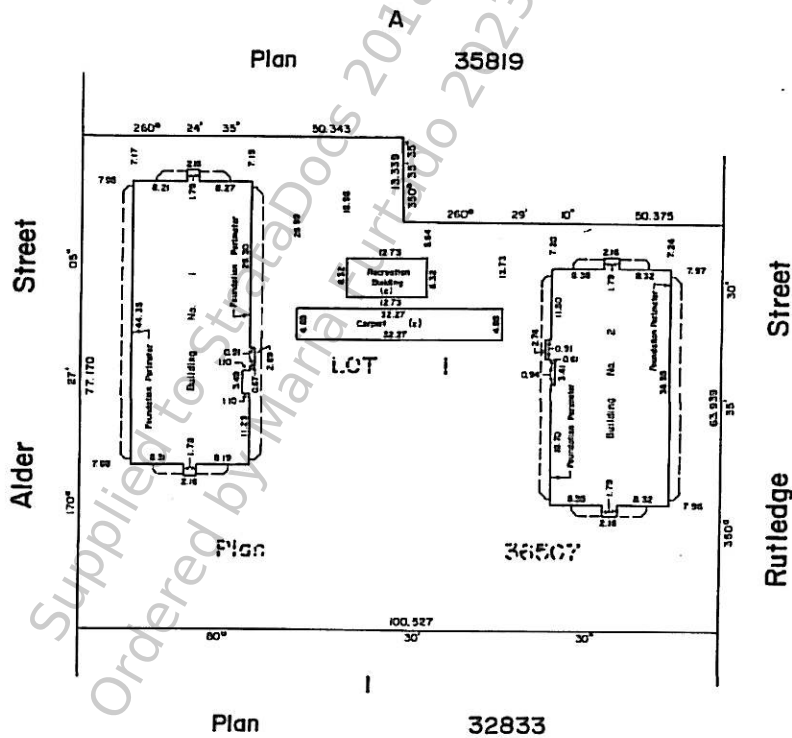
Scale 1:750



Distances are in metres; 1 metre equals 3.2808 feet.

Legend

- m² Denotes square metres
- (c) Denotes common property
- Bearings astronomic referred to plan 36507



This plan lies within the Municipality of Saanich

The civic address is
Building No One 3215 Alder St.
Building No Two 3225 Alder St.
VBX-IP3

The address for service of documents is,
320A-560 Johnson St.
Victoria, B.C., V8W-3C6

This plan lies within the Capital Regional District

This plan lies within the Victoria assessment district

Butterfield, Hughes & Mawle
B.C. Land Surveyors
Victoria, B.C.
File: 9035

**FOR CHANGE OF ADDRESS
SEE ES 22647.**

Note:- All balconies and patios 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.

I, KENNETH DOUGLAS MAWLE, of Victoria, B.C. a British Columbia Land Surveyor, hereby certify that the building erected on the parcel described above is wholly within the external boundaries of that parcel.

B.C.L.S.

Dated at Victoria, B.C.
this 25th day of January 1982

FILED Q15983 2005-04-21-19, 28, 13, 278122

VIVIS1166

FILED

Ordered By: Maria Furtado of One Percent Realty on 2023/05/02

Uploaded: Mar 13, 2018 Verified: Mar 13, 2018

STRATA PLAN 1166

CONDOMINIUM ACT

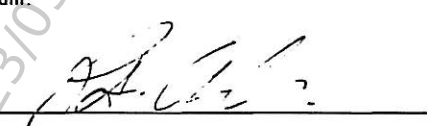
STATUTORY DECLARATION

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

Declared before me
at Victoria, B.C.
this 2nd day of FEB. 1982



Alastair Wade

A Commissioner for taking Affidavits within
the Province of British Columbia

NEW DEVELOPMENT CERTIFICATE

I, KENNETH DOUGLAS MAWLE, of the City of Victoria,
a British Columbia Land Surveyor, hereby certify that the
strata lots represented on the strata plan of Lot 1, Section 7
Victoria District, Plan 36507, constitute a new development
and have not to the best of my knowledge and belief, been
previously occupied.

[Signature]
B.C.L.S.

Dated at Victoria, B.C.
this 25th day of April 1982

Westcoast Savings Credit Union
[Signature] Mortgagee
Authorized Signatory

John A. Cairns
Authorized Signatory

242879 B.C. Ltd.
(Inc No. 242879) Owner
[Signature]
Authorized Signatory

Accepted as to forms 1 and 2
this 25th day of May 1982

[Signature]
Superintendent of Insurance

Authorized Signatory

STRATA PLAN 1166

CONDOMINIUM ACT

Lot No.	Sheet No.	FORM 1		FORM 2		FORM 3
		Schedule of Unit Entitlement		Schedule of Interest Upon Destruction		Schedule of Number of Votes
		Unit	Entitlement	Interest	Upon Destruction	Number of Votes
1		1510		1569		
2		1548		1558		
3		1503		1569		
4		1512		1569		
5		1424		1492		
6		1548		1558		
7		1548		1558		
8		1548		1558		
9		1505		1569		
10		1510		1569		
11		1548		1558		
12		1548		1558		
13		1548		1558		
14		1548		1558		
15		1503		1569		
16		1512		1569		
17		1424		1558		
18		1548		1558		
19		1548		1558		
20		1548		1558		
21		1505		1569		
22		1914		1857		
23		1941		1845		
24		1941		1845		
25		1941		1845		
26		1941		1845		
27		1908		1857		
28		1916		1857		
29		1816		1845		
30		1941		1845		
31		1941		1845		
32		1941		1845		
33		1910		1857		
34		1511		1569		
35		1546		1558		
36		1428		1558		
37		1546		1558		
38		1515		1569		
39		1517		1569		
40		1512		1569		
41		1511		1569		
42		1546		1558		
43		1428		1558		
44		1546		1558		
45		1515		1569		
46		1517		1569		
47		1547		1558		
48		1547		1558		
49		1546		1558		
50		1516		1569		
51		1923		1857		
52		1944		1845		
53		1801		1845		
54		1945		1845		
55		1923		1857		
56		1925		1857		
57		1945		1845		
58		1945		1845		
59		1944		1845		
60		1924		1857		
AGGREGATE		100,000	✓	100,000	✓	

Ordered by Maria Furtado 2023/03/12
Supplied to StrataDocs 2023/03/12

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B.H. & M.
File: 9035

FEB 2 1982
B.C.L.S.

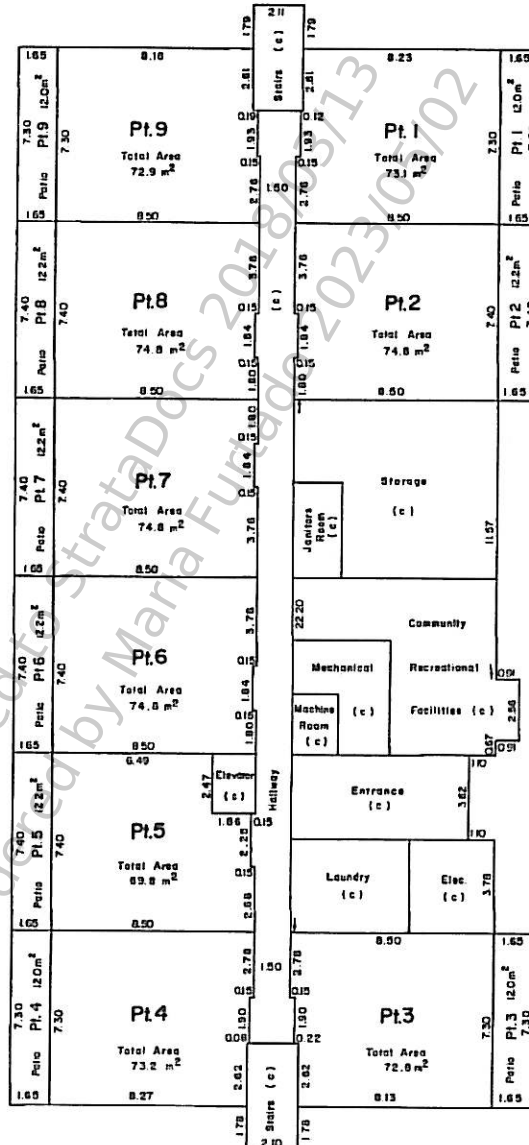
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STRATA PLAN 1166

BUILDING NUMBER ONE
FIRST FLOOR
STRATA LOTS 1 TO 9

Scale 1 : 200

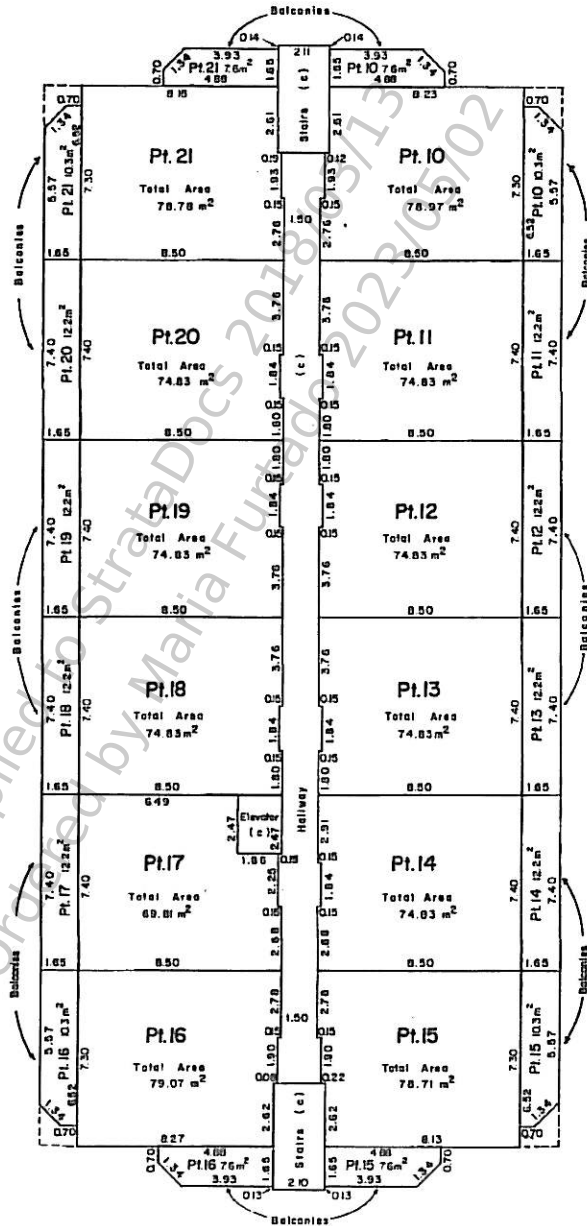
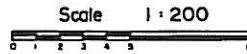


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STRATA PLAN 1166

BUILDING NUMBER ONE SECOND FLOOR STRATA LOTS 10 TO 21



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Feb 2, 1982
B.C.L.S.

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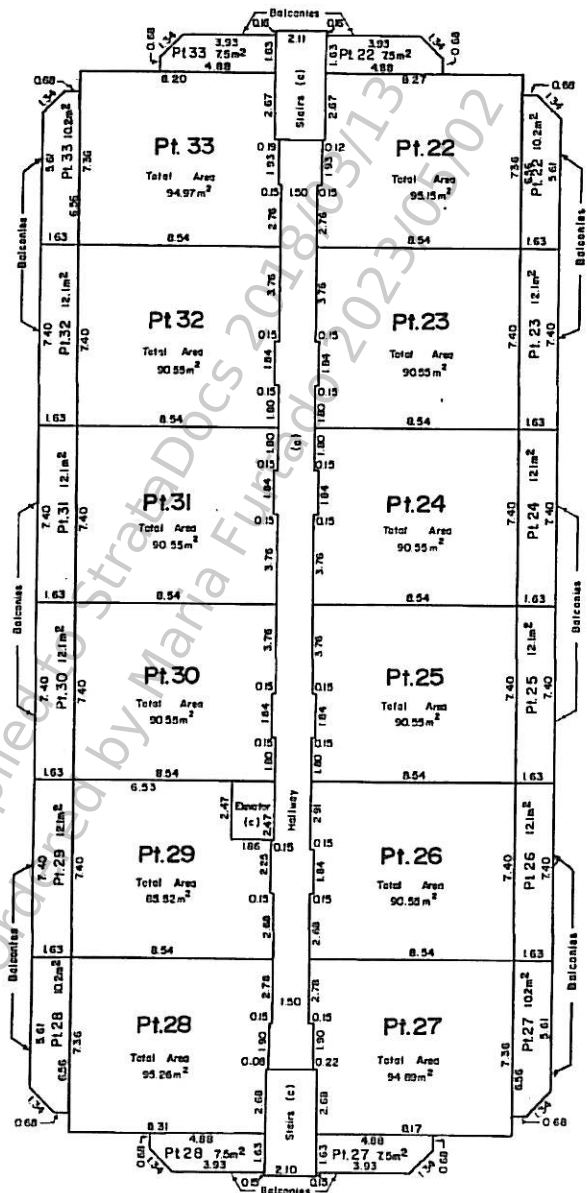
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STRATA PLAN 1166

BUILDING NUMBER ONE
THIRD FLOOR
STRATA LOTS 22 to 33

Scale 1 : 200



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2023/05/02

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Feb. 2 1982
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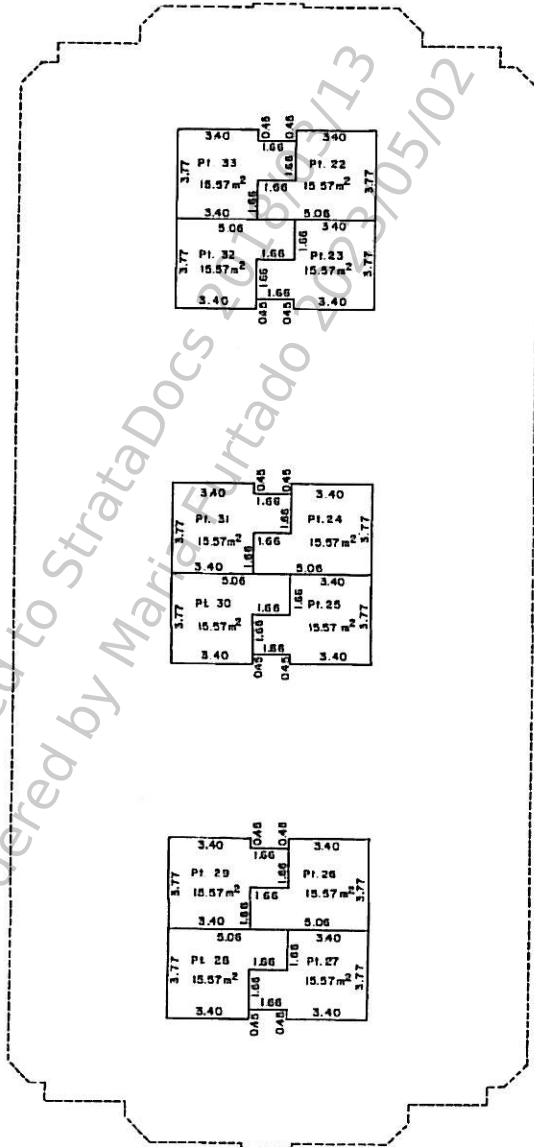
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STRATA PLAN 1166

BUILDING NUMBER ONE
FOURTH FLOOR
STRATA LOTS 22 TO 33

Scale 1 : 200



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B.H. & M.
File:9035

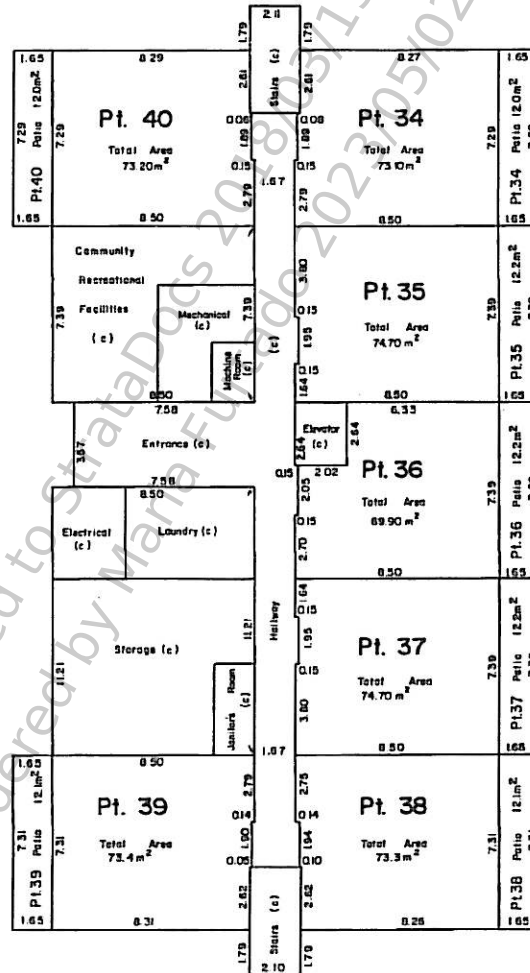
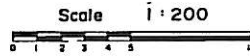
Feb. 2 1982
B.C.L.S.

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STRATA PLAN 1166

BUILDING NUMBER TWO
FIRST FLOOR
STRATA LOTS 34 TO 40



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File: 9035

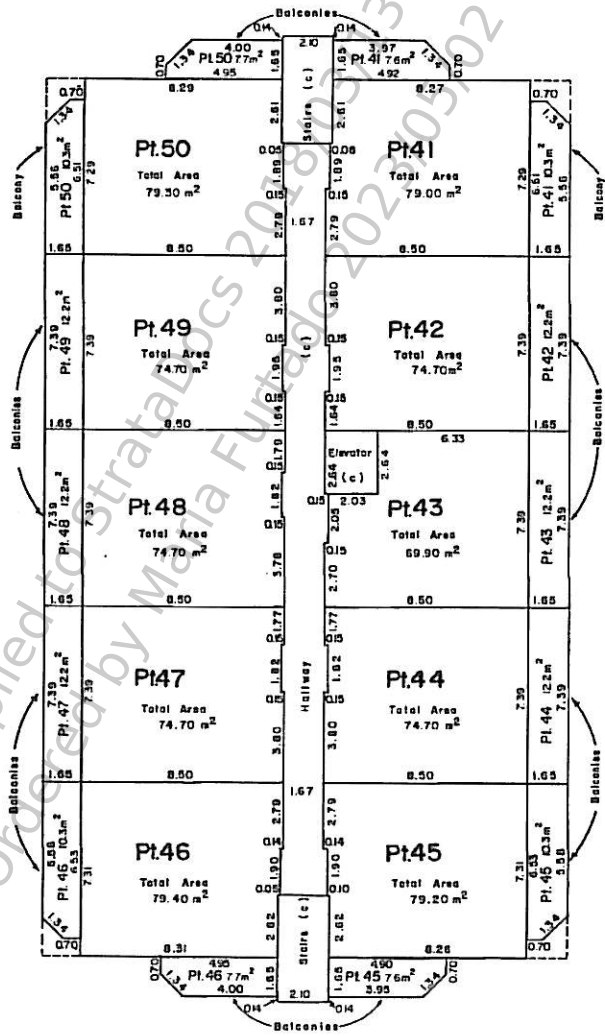
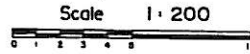
Feb. 2 1982
B.C.L.S.

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STRATA PLAN 1166

BUILDING NUMBER TWO
SECOND FLOOR
STRATA LOTS 41 TO 50



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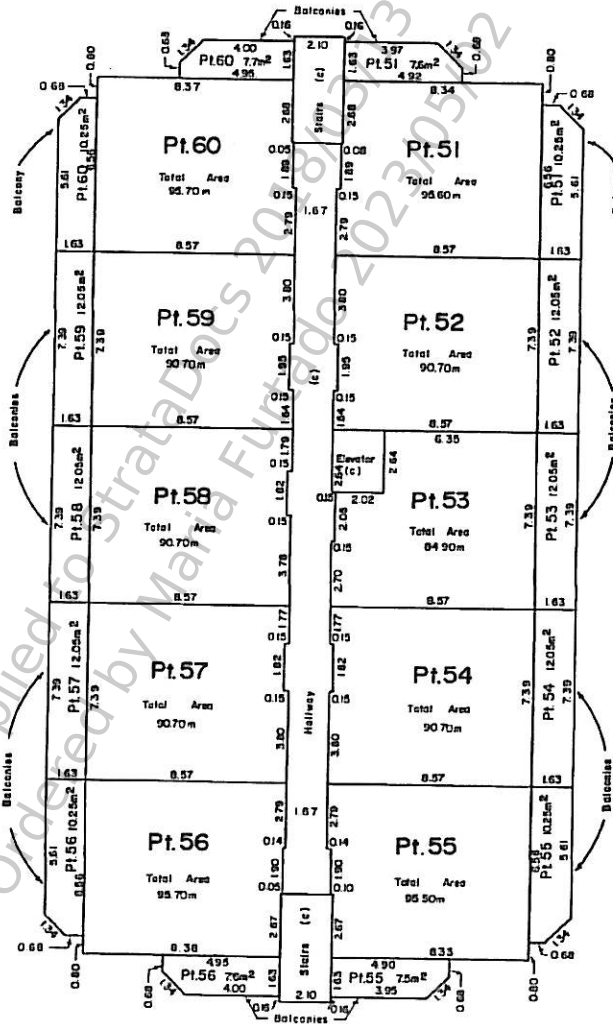
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STRATA PLAN 1166

BUILDING NUMBER TWO
THIRD FLOOR
STRATA LOTS 51 TO 60

Scale 1 : 200



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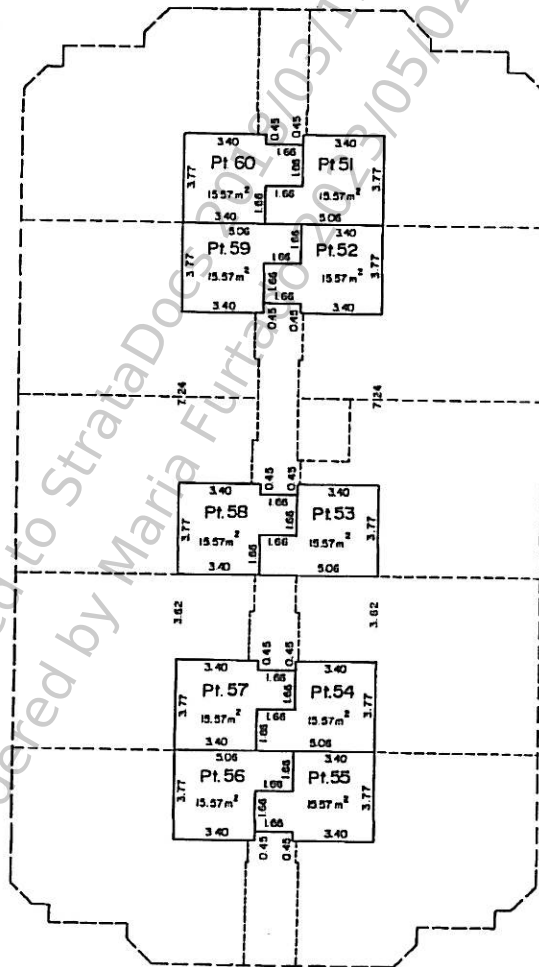
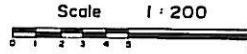
FEB 2 1982
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STRATA PLAN 1166

BUILDING NUMBER TWO
FOURTH FLOOR
STRATA LOTS 51 TO 60



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BH & M.
File: 9035

Feb. 2 1982
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Division 1 -- Duties of Owners, Tenants, Occupants and Visitors

Payment of strata fees

1 An owner must pay strata fees on or before the first day of the month to which the strata fees relate.

Repair and maintenance of property by owner

2 (1) An owner must repair and maintain the owner's strata lot, except for repair and maintenance that are the responsibility of the strata corporation under these bylaws. Owner's responsibilities include:

- (a) doors (except painting of the exterior of the main outside entry door), sliding glass doors and windows on the exterior of the buildings;
- (b) exterior features such as skylights, balcony enclosures, satellite dishes and so on associated with individual strata lots that are not original equipment but were installed by the strata lot owner or a previous owner.

(2) An owner who has the use of limited common property must repair and maintain it, except for repair and maintenance that is the responsibility of the strata corporation under these bylaws.

Use of property

3 (1) An owner, tenant, occupant, visitor, worker or pet must not use a strata lot, the common property or common assets in a way that

(a) causes a nuisance, visual or otherwise, or hazard to another person,

(b) causes unreasonable noise,

(c) unreasonably interferes with the rights of other persons to use and enjoy the common property, common assets or another strata lot,

(d) is illegal, or

(e) is contrary to a purpose for which the strata lot or common property is intended as shown expressly or by necessary implication on or by the strata plan.

(2) An owner, tenant, occupant or visitor must not cause damage, other than reasonable wear and tear, to the common property, common assets or those parts of a strata lot which the strata corporation must repair and maintain under these bylaws or insure under section 149 of the *Strata Property Act*.

- (3) Where an owner, tenant, occupant or visitor willfully causes damage to the common property, common assets or those parts of a strata lot which the strata corporation must repair and maintain under these bylaws or insure under section 149 of the *Strata Property Act*, the strata corporation will hold said owner, tenant, occupant or visitor responsible for the costs of repair and may sue for recovery of said costs if necessary.
- (4) An owner, tenant, occupant or visitor must not store or pile dirt, refuse, garbage, boxes, packing cases, furniture or the like on any passage of the common property, in carports or on other designated parking areas. Motor vehicles, bicycles, recycling boxes, water containers for water dispensers and firewood are all that are permitted in carports.
- (5) An owner, tenant, occupant or visitor must not perform any automobile repairs or repairs to other mechanical equipment on the common property, in carports or on other designated parking areas, unless permitted by the strata council.
- (6) An owner, tenant, occupant or visitor must not use any woodstove or wood-burning fireplace that does not meet current CSA safety standards and applicable building codes of the City of Victoria.
- (7) An owner, tenant, occupant or visitor must ensure that all animals are leashed or otherwise secured when on the common property or on land that is a common asset.
- (8) An owner, tenant or occupant must not keep any pets on a strata lot other than one or more of the following:
- (a) a reasonable number of fish or other small aquarium animals;
 - (b) a reasonable number of small caged mammals;
 - (c) up to 2 caged birds;
 - (d) up to 2 dogs;
 - (e) up to 2 cats.
- Inform strata corporation**
- 4 (1) Within 2 weeks of becoming an owner, an owner must inform the strata corporation of the owner's name, strata lot number and mailing address outside the strata plan, if any.
- (2) On request by the strata corporation, a tenant must inform the strata corporation of his or her name.