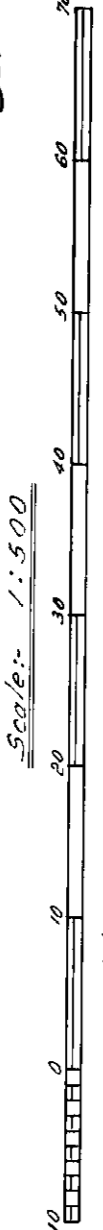


✓ FIRST SHEET ✓ Sheet 1 of 9 Sheets

**PHASE I OF A PHASED STRATA PLAN  
OF LOT A, PLAN 37297,  
SECTION 75, VICTORIA DISTRICT,  
PURSUANT TO SECTION 77,  
CONDOMINIUM ACT.**

L 83719  
SGA



Distances are in Metres, unless otherwise indicated.

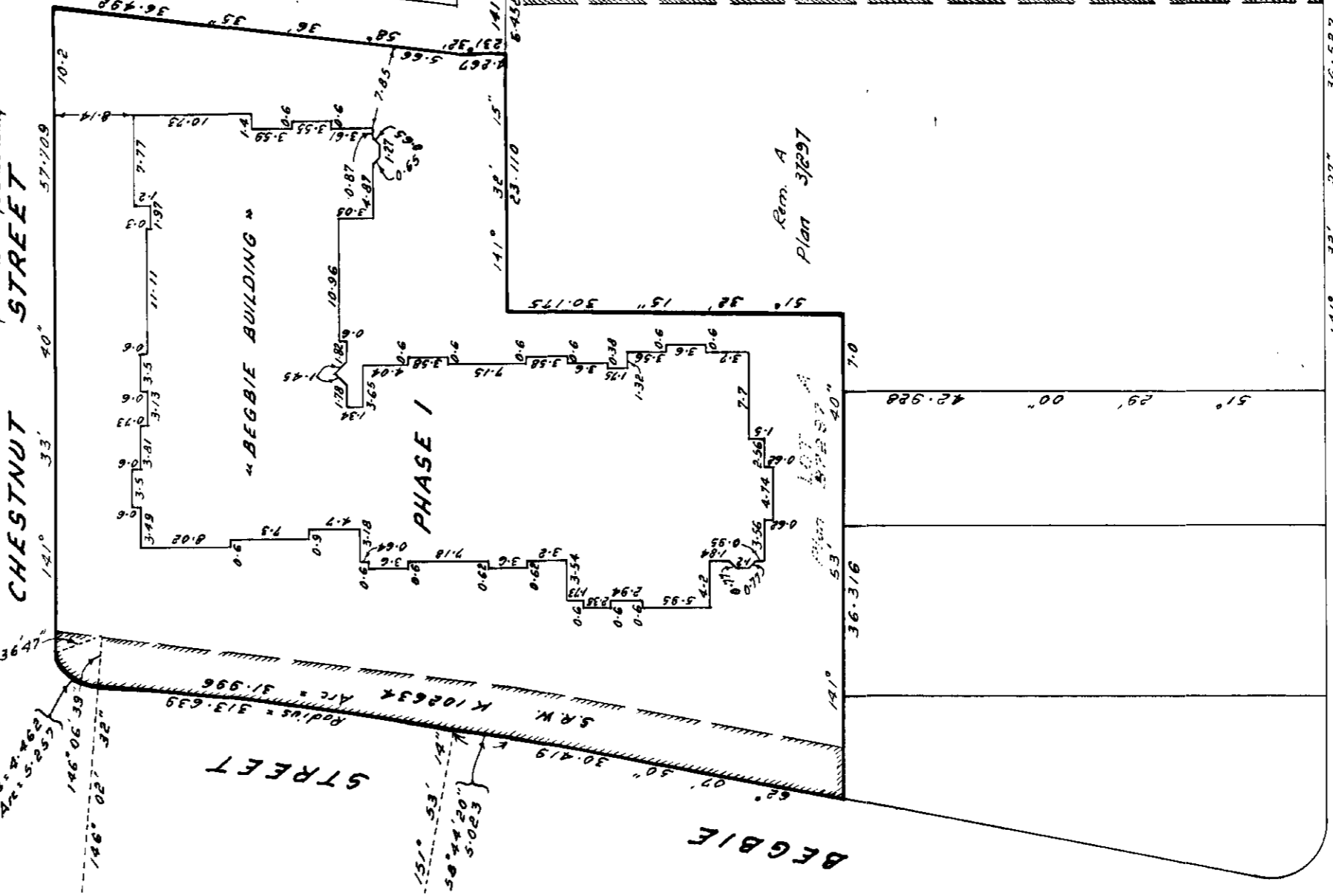
1584  
JUNE  
DEPUTY REGISTRAR

**Legend**

- Pl. Denotes Part.
- m<sup>2</sup> " square metres
- (c) " common property
- decd " balcony

All decks and patios are defined as to height by the centre of the floor above and extensions, or where there is no floor above, by the average height of a strata lot within the same building, unless otherwise indicated.

**Civic Address:** Phase I: Chestnut Grove Condominium  
1655 Begbie Street, Victoria, B.C.  
in the City of Victoria.  
The name of this building is the "Begbie Building".



**STRATA PLAN NO 1240  
PHASE I**

Deposited and Registered in the  
Land Title Office of Victoria, B.C.  
this 16<sup>th</sup> day of October, 1982.

David A. Claxton  
DEPUTY REGISTRAR

This Plan lies within the  
Capital Regional District

**NEW DEVELOPMENT CERTIFICATE**

I, Michael E. Claxton of Victoria,  
British Columbia, Land Surveyor,  
hereby certify that the strata lots  
represented on the strata plan of  
Phase I of a Phased Strata Plan  
of Lot A, Plan 37297,  
Section 75, Victoria District,  
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 1<sup>st</sup> day of October, 1982.

Approved as to Phase I  
of a 2-Phase Strata Plan  
under the Condominium Act  
this 6<sup>th</sup> day of October, 1982

*[Signature]*  
Approving Officer  
Corporation of the City of Victoria

For amending sheet 1 and  
see amended sheet 1 and  
DF N13641 27-2-84  
Rehberger part

I hereby certify that the common  
facility which according to Form E  
to the Act was to have been  
constructed in conjunction with  
this phase has been satisfactorily  
provided for.

29<sup>th</sup> day of October

*[Signature]*  
Approving Officer  
Corporation of the City of Victoria

I, Michael E. Claxton 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, subject to Clause 2 of this  
certificate.  
I certify that the building project  
is within the limits of the lands  
charged by Registered Instrument N<sup>o</sup> L-997-51  
dated at Victoria, B.C.  
this 1<sup>st</sup> day of October, 1982.

**FERN STREET**  
FOR EXTENSION OF TIME TO MAKE AN  
ELECTION UNDER FORM E SEE DF 295/13

The address for service of documents  
on the Strata Corporation is:-  
c/o Sweeney & Hatter  
320 - 560 Market Street,  
Victoria, B.C. V8W 3C6.

Michael E. Claxton  
B.C. Land Surveyor  
822 Sevenoaks Road  
Victoria, B.C. V7V 2Z8  
File: 841525-2  
B.C.L.S.

5<sup>TH</sup> JUNE 88 ✓ SECOND SHEET ✓ SHEET 2 OF 9 SHEETS

✓ Leader  
SECURITY INC.

STRATA PLAN NO 1240

CONDOMINIUM ACT

Lot No	Sheet No	FORM 1		FORM 2		FORM 3	
		Schedule of Unit Entitlement	Unit Entitlement	Schedule of Interest Upon Destruction	Interest Upon Destruction	Schedule of Number of Votes	Number of Votes
1		15	17				
2		21	18				
3		18	17				
4		19	20				
5		21	20				
6		21	18				
7		21	20				
8		21	18				
9		15	17				
10		20	20				
11		14	16				
12		20	19				
13		21	18				
14		14	17				
15		25	21				
16		21	18				
17		21	18				
18		19	20				
19		21	21				
20		21	19				
21		22	21				
22		21	21				
23		15	17				
24		20	21				
25		21	21				
26		14	17				
27		20	19				
28		21	19				
29		14	17				
30		25	21				
31		21	18				
32		21	19				
33		19	21				
34		21	22				
35		21	21				
36		22	21				
37		21	20				
38		15	17				
39		20	22				
40		21	21				
41		14	17				
42		21	19				
43		21	19				
44		14	18				
45		21	21				
46		15	18				
47		20	22				
48		21	22				
49		14	18				
50		20	20				
51		21	20				
52		14	18				
Aggregate		1000	1000			1000	

PHASE 1

Approved as to Forms 1 & 2 this 19<sup>TH</sup> day of November 1982

Paul Bent  
Superintendent of Insurance

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.

[Signature]  
Declared before me at Victoria, B.C. this 19<sup>TH</sup> day of 1982

[Signature]  
A Commissioner for taking Affidavits for British Columbia.

Registered Owner  
241918 B.C. Ltd.  
(Inc No 241918)

Authorized Signatory

Authorized Signatory

Mortgagee  
Saanich Peninsula Savings Credit Union

[Signature]  
Authorized Signatory

Authorized Signatory

Seal.

Date: Oct 1, 1982

[Signature]

B.C.L.S.

81-1596-9

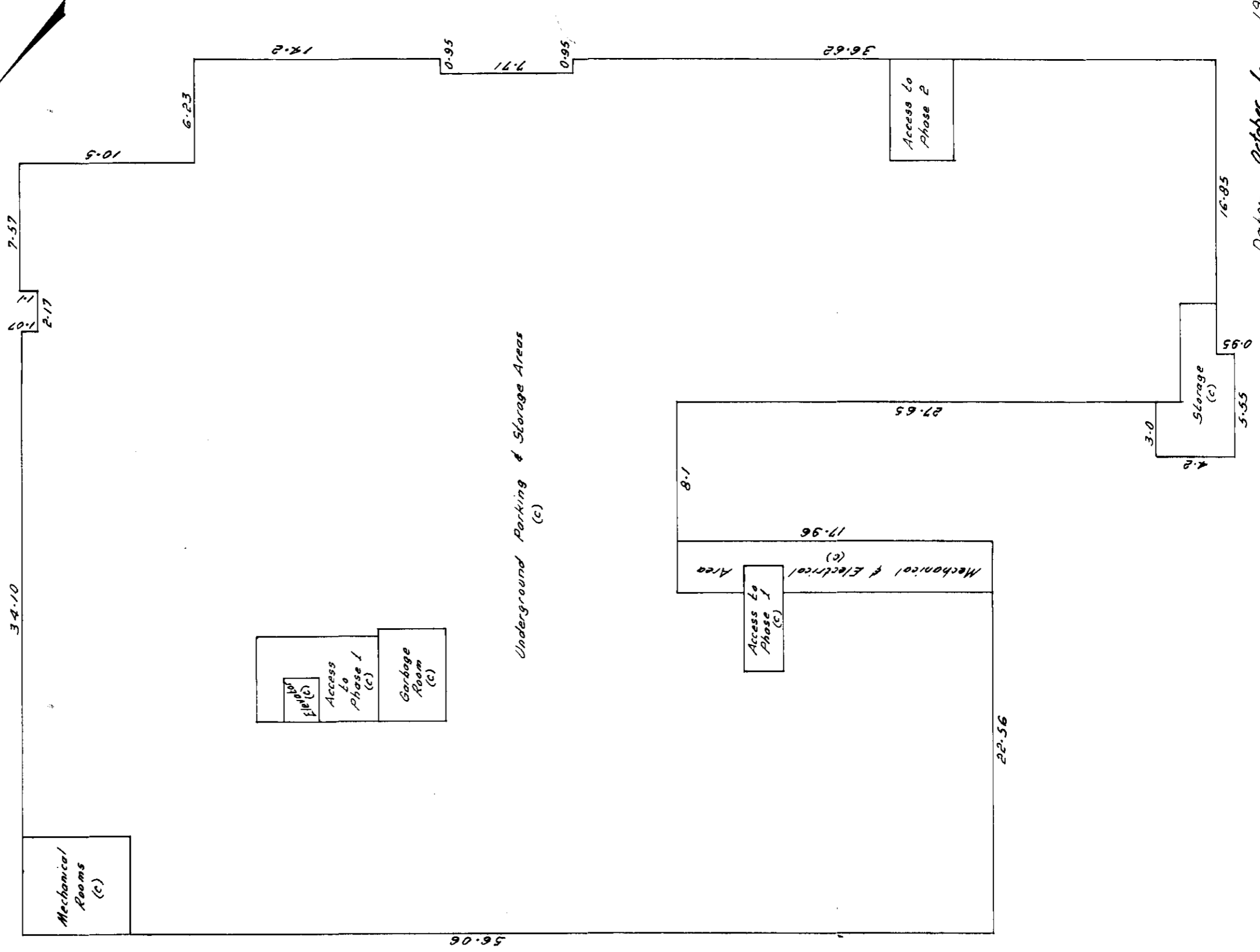
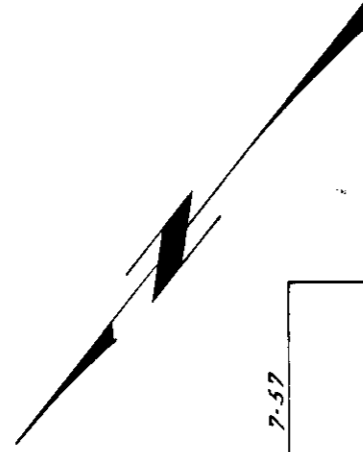
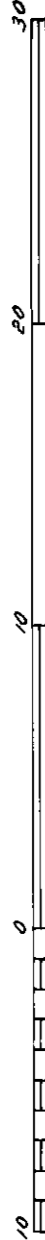
Sheet 3 of 9 Sheets

STRATA PLAN No 1240

PHASE I

**BASEMENT LEVEL**  
**UNDERGROUND PARKING**  
**& COMMON FACILITIES**

Scale: 1:250



Date: October 1, 1982

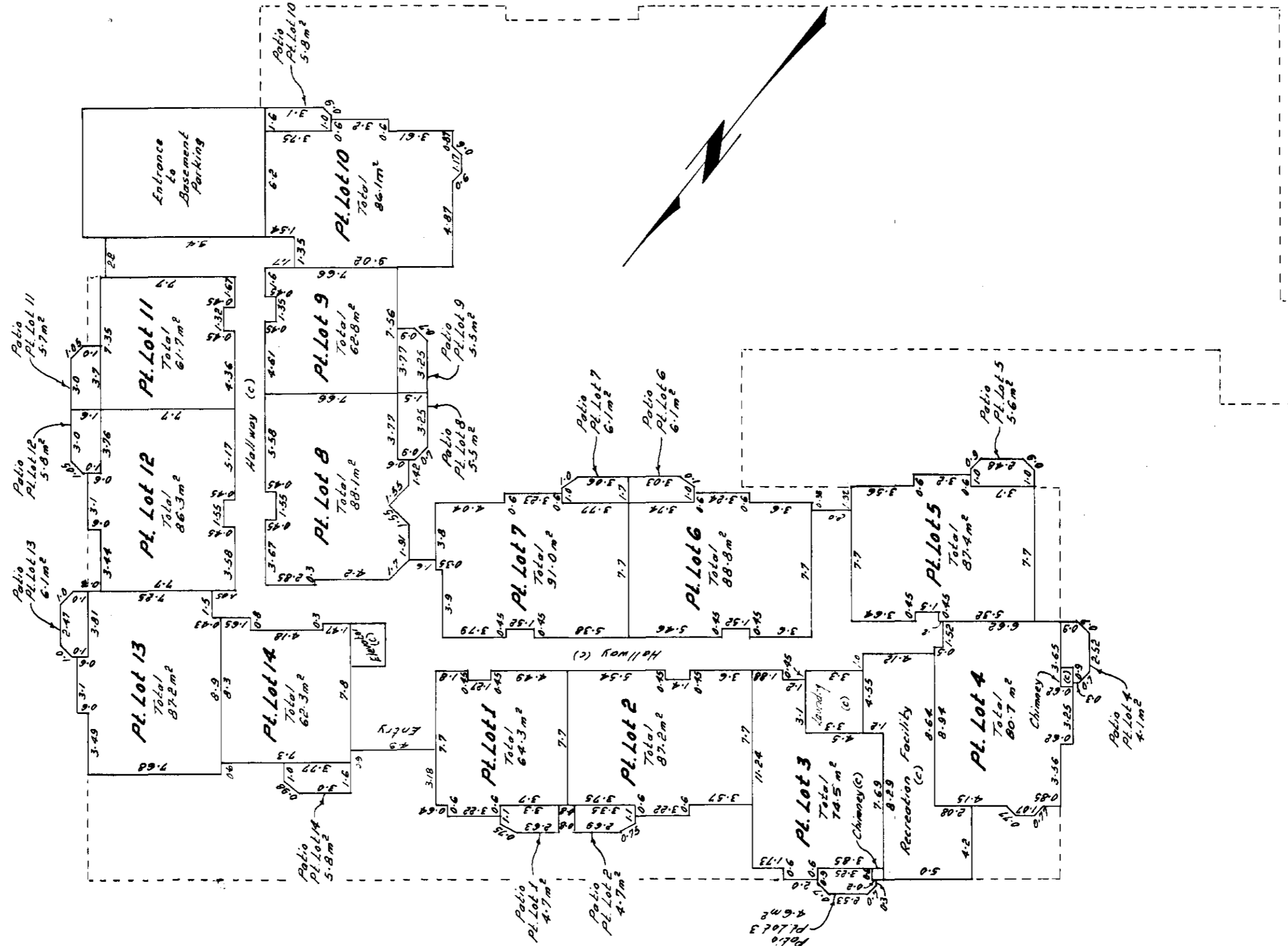
*[Signature]*  
B.C.L.S.

Sheet 4 of 9 Sheets

STRATA PLAN No 1240

PHASE I

# GROUND LEVEL



Date: Oct. 1 1982

*[Signature]*  
A.C.L.S.

81-525-2

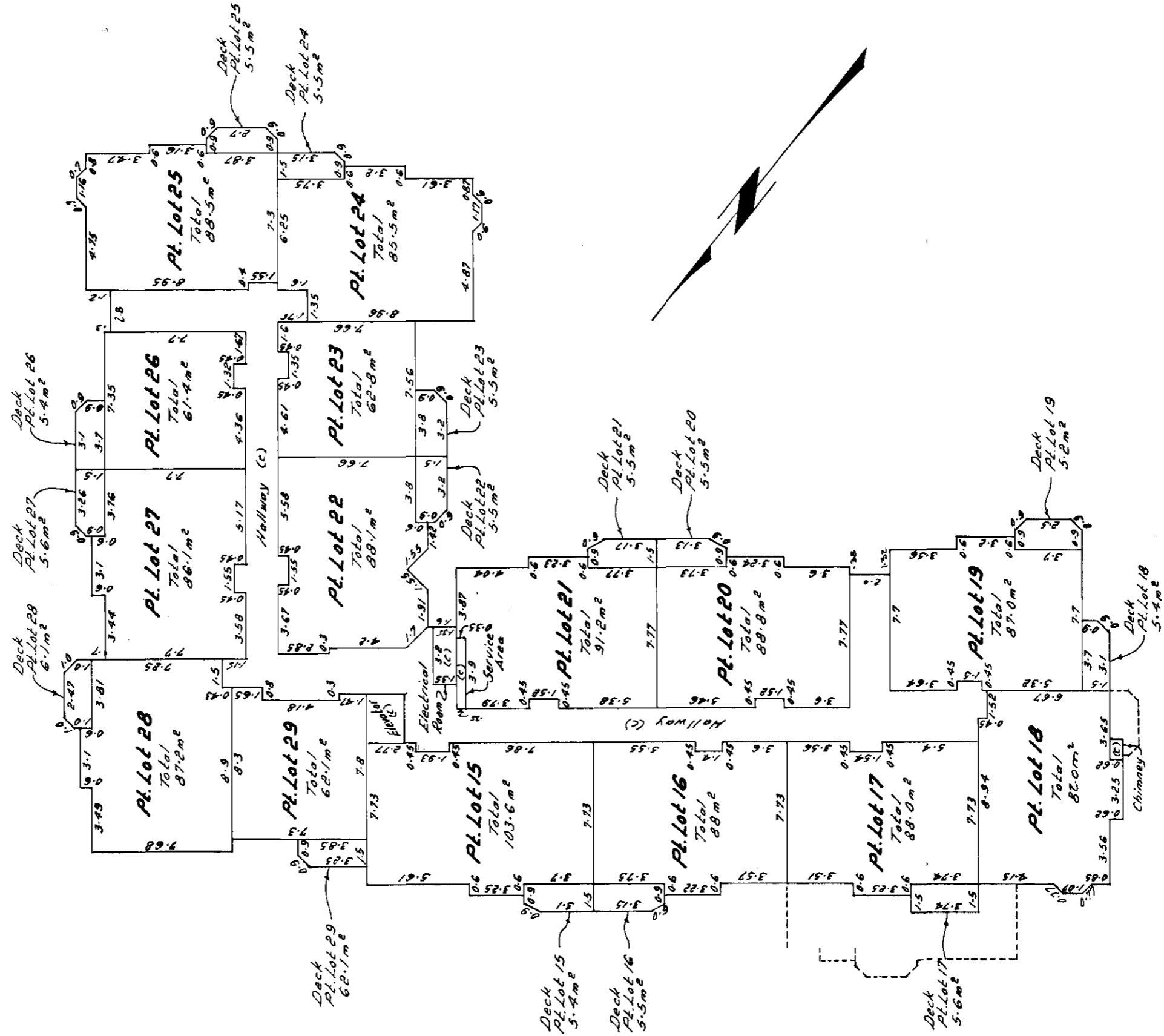
Sheet 5 of 9 Sheets

STRATA PLAN No 1240

PHASE I

FIRST LEVEL

Scale: 1:250



Date: Oct 1, 1982

*[Signature]*  
B.C.L.S.

B1-1525-2

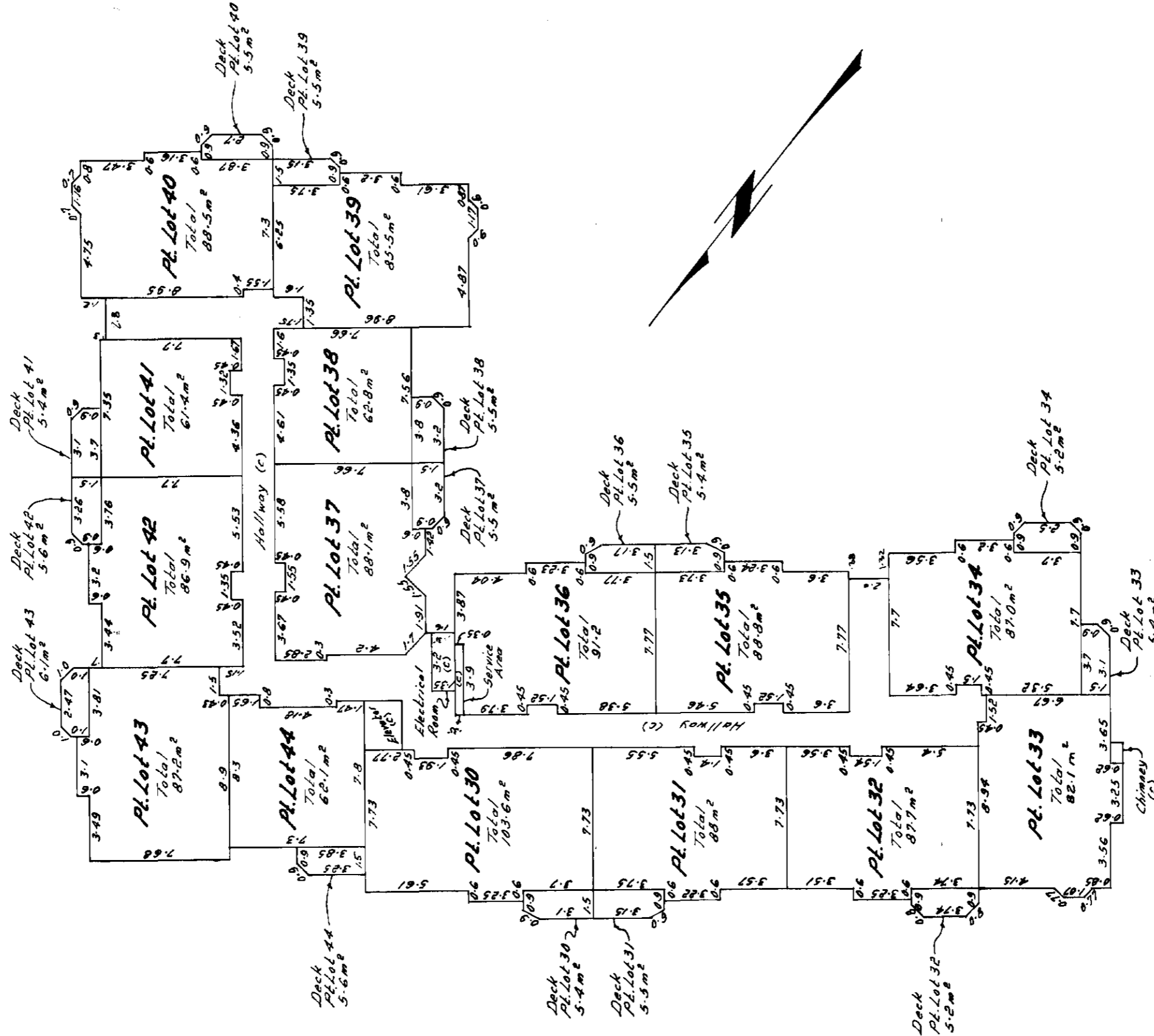
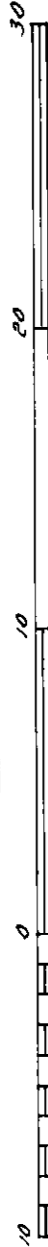
Sheet 6 of 9 Sheets

STRATA PLAN No 1240

PHASE I

# SECOND LEVEL

Scale: 1:250



Date: Oct. 1 1982

B.C.L.S.

91-1525-2

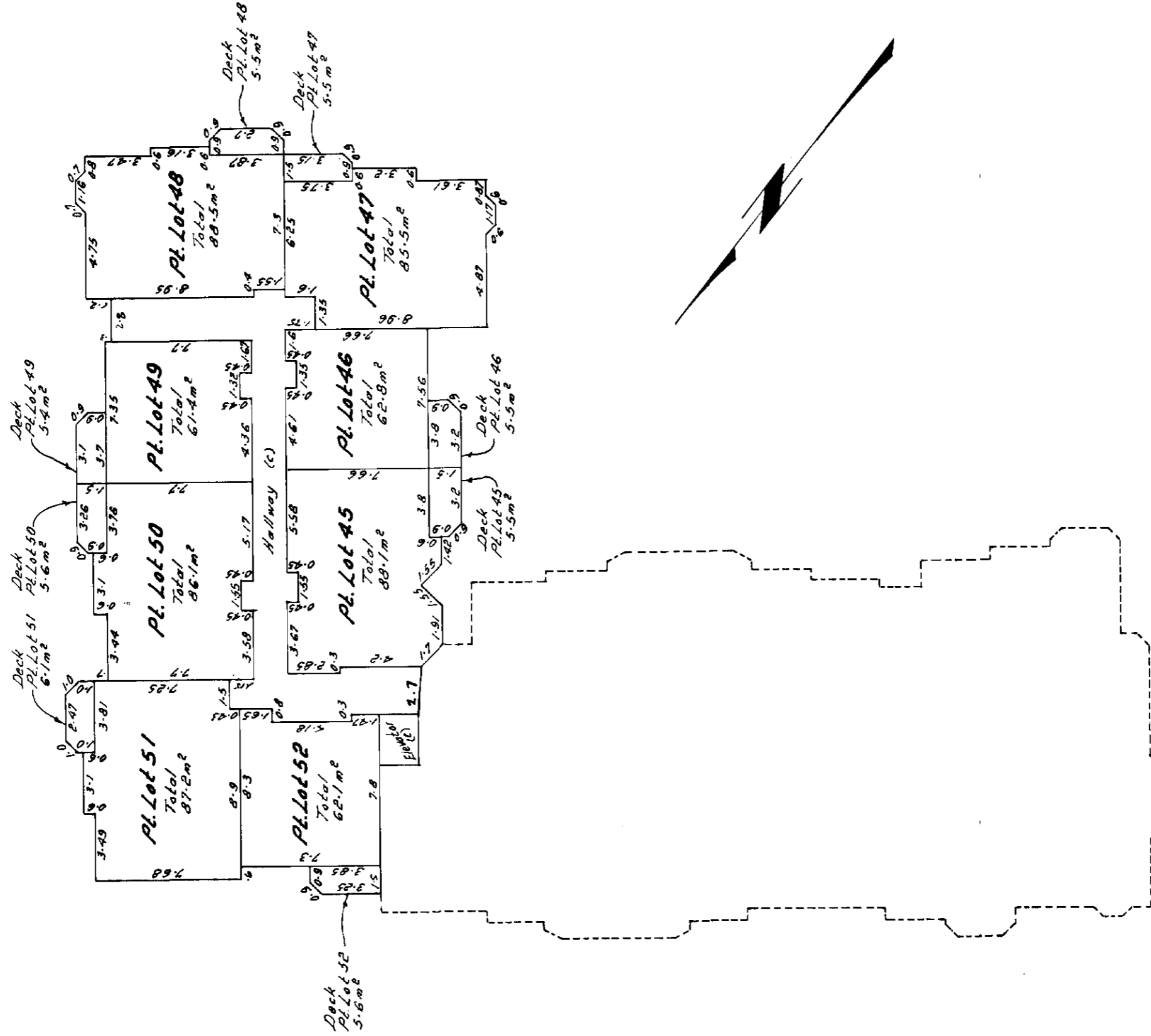
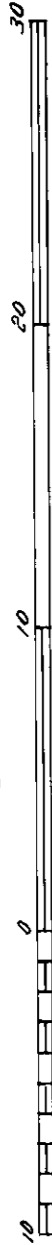
Sheet 7 of 9 Sheets

STRATA PLAN No 1240

PHASE 1

**THIRD LEVEL**

Scale: 1:250



Date: Oct 1, 1982

*[Signature]*  
 B.C.L.S.

81-1525-2







AMENDED 1<sup>st</sup> SHEET, SHEET 1 OF 1 SHEETS

**STRATA PLAN OF REFERENCE PLAN  
 TO CONSOLIDATE LOT 2, PLAN 40736,  
 & THE COMMON PROPERTY OF STRATA PLAN 1240 (PHASE 1)  
 SECTION 75, VICTORIA DISTRICT.  
 Pursuant to Section 57(i)(b) of the Condominium Act.**

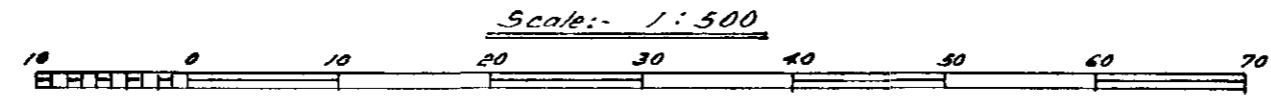
STRATA PLAN 1240

Deposited and Registered in the  
Land Title Office at Victoria, B.C.  
this \_\_\_ day of \_\_\_ 1983

Registrar

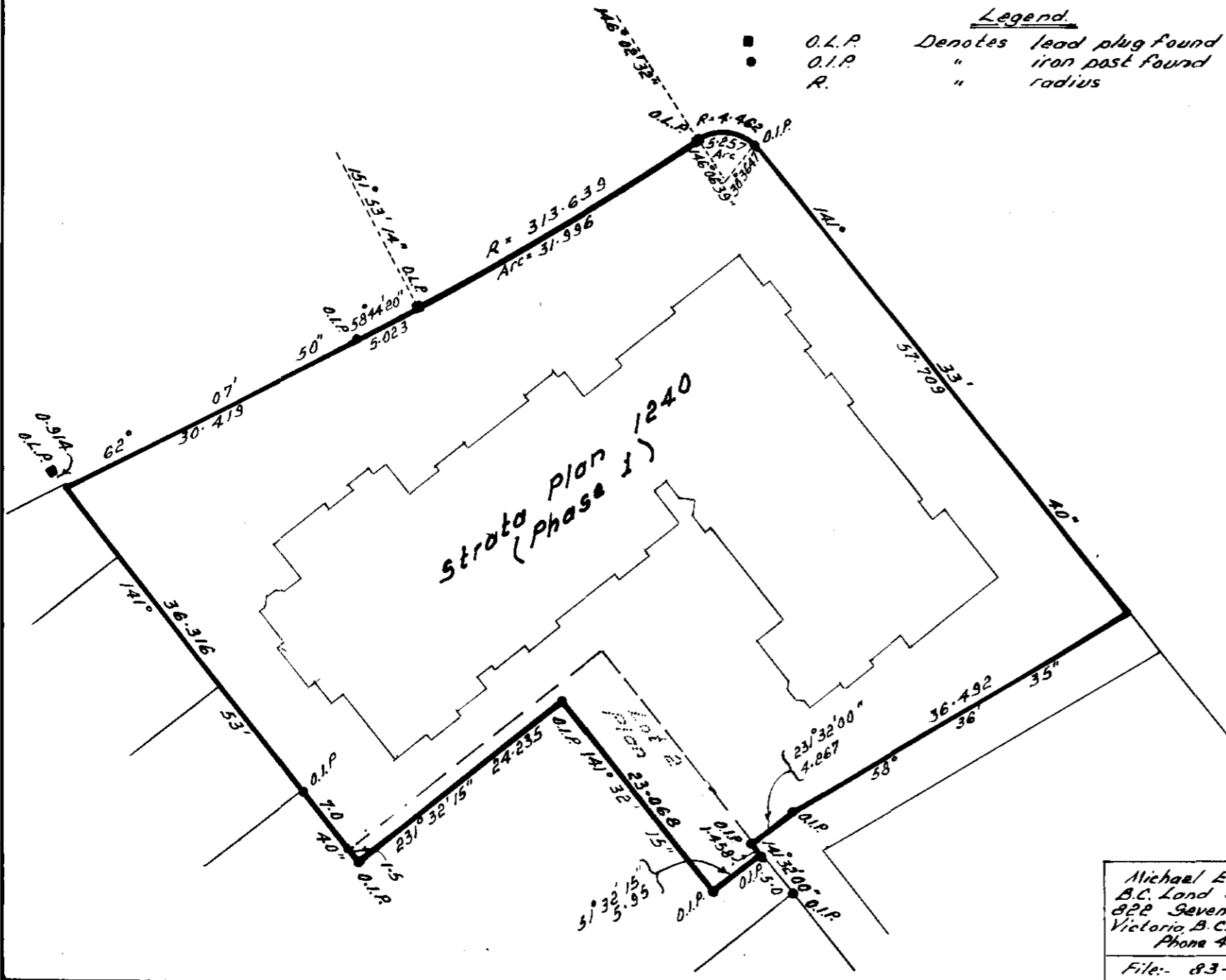
DFN13641

Corrected this 5<sup>th</sup> day of JUNE 1984  
*L. Leadu*  
 DEPUTY REGISTRAR  
 This plan lies within the  
 Capital Regional District.



Distances are in Metres, unless otherwise indicated  
 Astronomic Bearings, derived from Plan 37297

- Legend.**
- O.L.P. Denotes lead plug found
  - O.I.P. " iron post found
  - R. " radius



3

Registered Owner.  
 The Owners,  
 Strata Plan No. 1240

Authorized Signatory  
*Michael E. Claxton*  
 Authorized Signatory

Seal

I, Michael Erayde Claxton, a British Columbia land surveyor,  
 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 survey was completed on the 25 day of August, 1983

Michael E Claxton  
 B.C. Land Surveyor  
 822 Sevenoaks Road  
 Victoria B.C. V8X 3E7  
 Phone 479-2258  
 File: 83-2588-(3)

*Michael E. Claxton*  
 B.C.L.S.