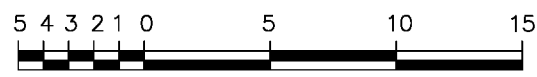


**Phased Strata Plan of
Lot A, Section 16, Range 2 East,
North Saanich District, Plan EPP54786.
BCGS 92B.063**

**Sheet 1 of 4 Sheets
Strata Plan EPS3743
Phase 1**



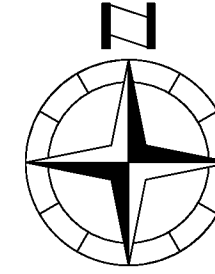
The intended plot size of this plan is 432mm in width by 559mm in height (C size) when plotted at a scale of 1:300.

Distances are in metres, unless otherwise indicated.

Integrated Survey Area No. 22, The District Of North Saanich, NAD83(CSRS) 3.0.0.BC.1.CRD.

Grid bearings are derived from observations between geodetic control monuments 78H7263 & 78H7264.

The UTM coordinates and estimated horizontal positional accuracy are derived from conventional survey observations to geodetic control monuments 78H7263 and 78H7264.



**Strata
Plan VIS6031**

**Rem 1
Plan 20832**

This plan shows horizontal ground-level distances except where otherwise specified. To compute grid distances, multiply ground-level distances by combined factor 0.9996135 which has been derived from geodetic control monuments 78H7263 & 78H7264.

Legend

- Denotes Control Monument Found
- Denotes Standard Iron Post Found
- Denotes Standard Iron Post Placed
- Denotes Standard Lead Plug Placed
- SL Denotes Strata Lot
- Pt. Denotes Part
- Wt. Denotes Witness

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

Civic Address:
To Be Determined
North Saanich, BC

The buildings shown hereon are within the external boundaries of the land that is the subject of the strata plan.

The building included in this strata plan has not been previously occupied.

This Plan is Phase 1 of a 2 phase Strata Plan under Section 224 of the Strata Property Act lying within the jurisdiction of the approving officer for the District of North Saanich.

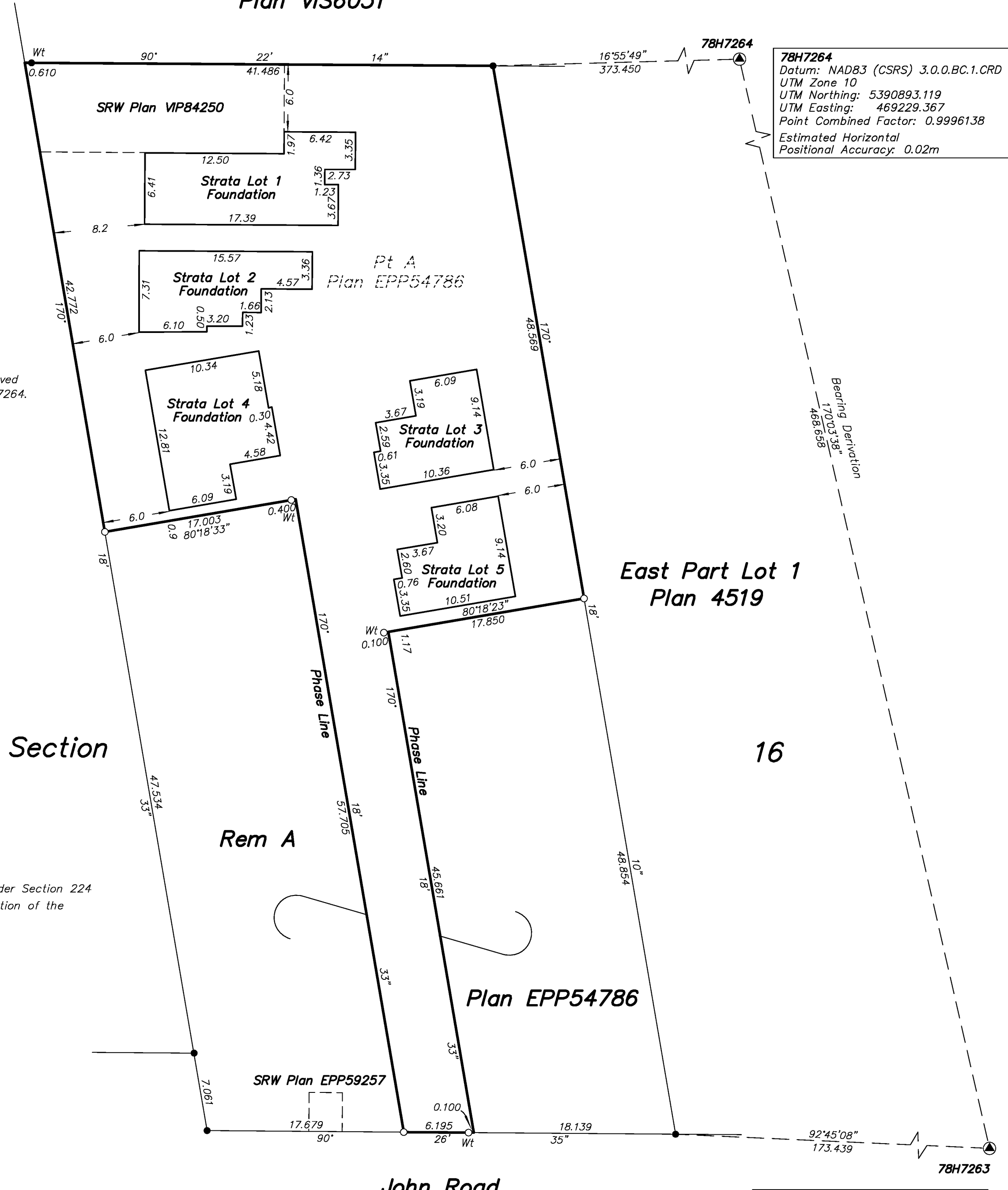
This plan lies within the Capital Regional District and the District of North Saanich.

The field survey represented by this plan was completed on the 9th day of February, 2017.
Lloyd R. P. Eakins, BCLS 833

Wey Mayenburg Land Surveying Inc.

www.weysurveys.com

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Sidney, BC V8L 1Z5
Telephone (250) 656-5155
File: 150293\Str\LE



78H7264
 Datum: NAD83 (CSRS) 3.0.0.BC.1.CRD
 UTM Zone 10
 UTM Northing: 5390893.119
 UTM Easting: 469229.367
 Point Combined Factor: 0.9996138
 Estimated Horizontal
 Positional Accuracy: 0.02m

78H7263
 Datum: NAD83 (CSRS) 3.0.0.BC.1.CRD
 UTM Zone 10
 UTM Northing: 5390431.674
 UTM Easting: 469310.229
 Point Combined Factor: 0.9996131
 Estimated Horizontal
 Positional Accuracy: 0.02m

First Level



The intended plot size of this plan is 432mm in width by 559mm in height (C size) when plotted at a scale of 1:250.

Distances are in metres, unless otherwise indicated.

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.

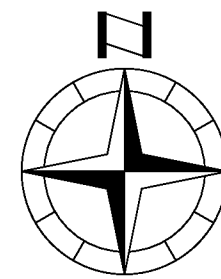
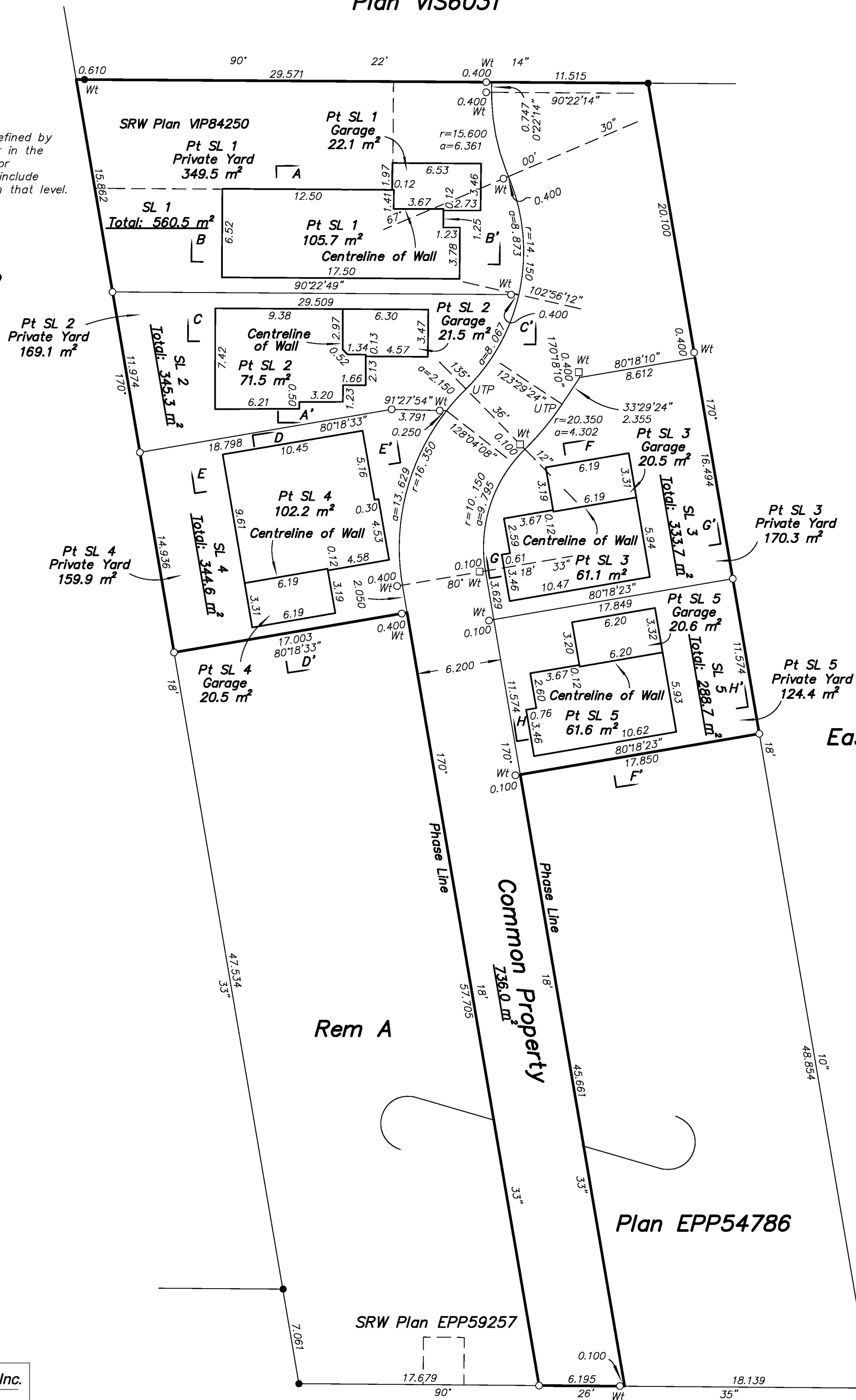
The Strata Boundaries are defined by the outside surface of the exterior siding of the building, unless otherwise noted.

Sheet 2 of 4 Sheets
Strata Plan EPS3743
Phase 1

**Strata
Plan VIS6031**

The height of all strata units are defined by the centreline of the floor above, or in the case of the top floor, by the exterior surface of the roof. All floor levels include the roofs and overhangs included on that level.

**Rem 1
Plan 20832**



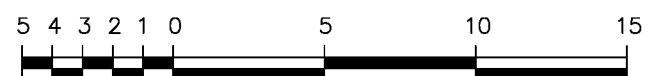
**East Part Lot 1
Plan 4519**

Lloyd R. P. Eakins, BCLS 833
February 9th, 2017.

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File: 150293Second Sheet\Str\LE

John Road

Second Level



The intended plot size of this plan is 432mm in width by 559mm in height (C size) when plotted at a scale of 1:250.

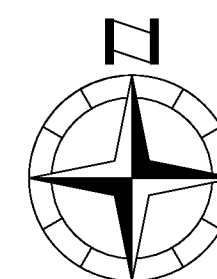
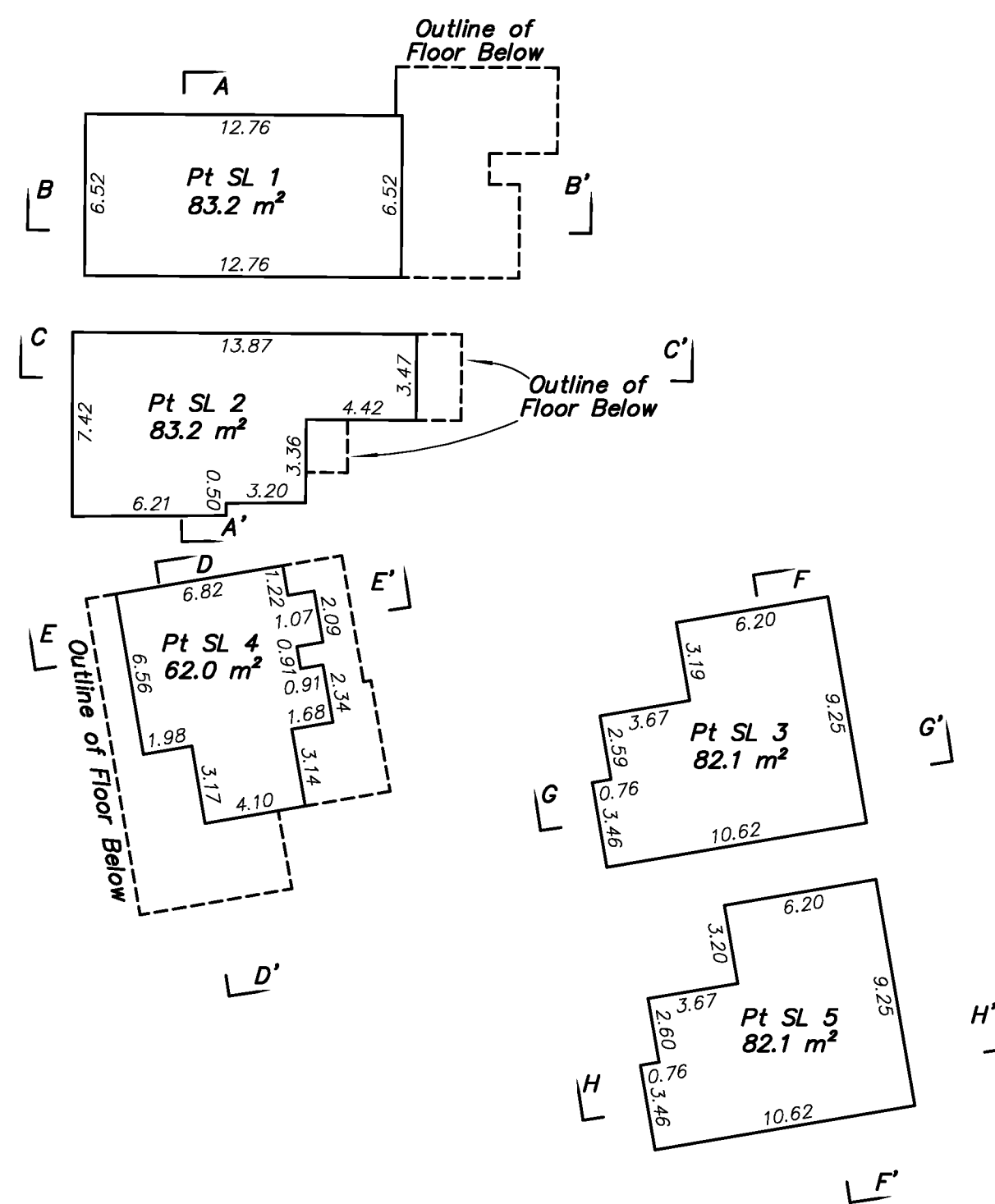
Distances are in metres, unless otherwise indicated.

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.

The Strata Boundaries are defined by the outside surface of the exterior siding of the building, unless otherwise noted.

The height of all strata units are defined by the centreline of the floor above, or in the case of the top floor, by the exterior surface of the roof. All floor levels include the roofs and overhangs included on that level.

Sheet 3 of 4 Sheets
Strata Plan EPS3743
Phase 1



Lloyd R. P. Eakins, BCLS 833
February 9th, 2017.

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File: 150293Third Sheet\Str\LE

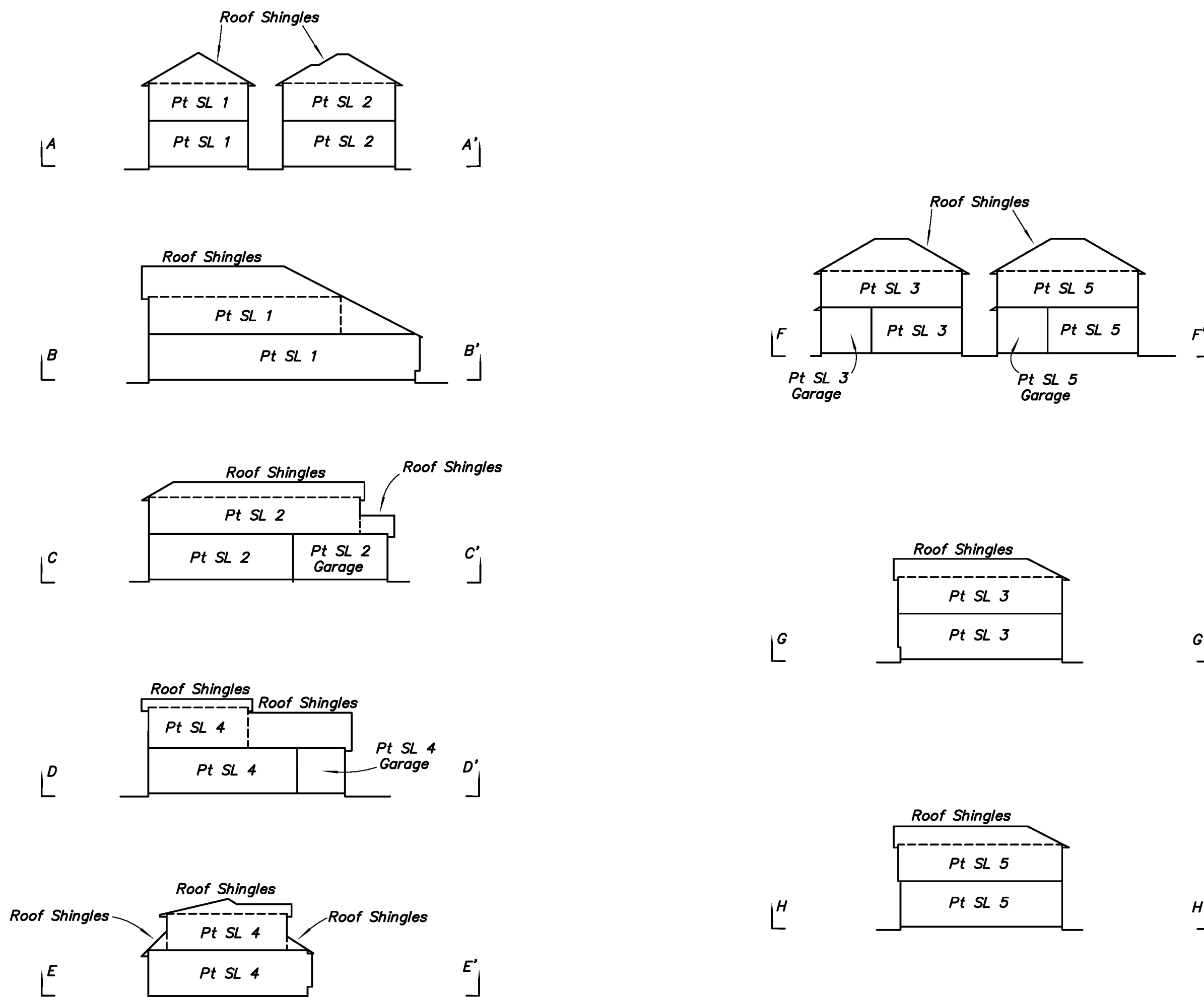
Sections



The intended plot size of this plan is 432mm in width by 559mm in height (C size) when plotted at a scale of 1:250.

Distances are in metres, unless otherwise indicated.

Sheet 4 of 4 Sheets
Strata Plan EPS3743
Phase 1

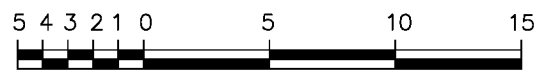


Lloyd R. P. Eakins, BCLS 833
February 9th, 2017.

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File: 150293Third Sheet\Str\LE

Phased Strata Plan of Lot A, Section 16, Range 2 East, North Saanich District, Plan EPP54786, Except Part in Strata Plan EPS3743. BCGS 92B.063

Sheet 1 of 4 Sheets Strata Plan EPS3743 Phase 2



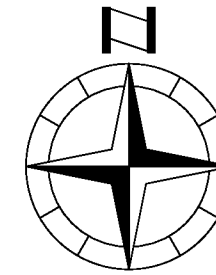
The intended plot size of this plan is 432mm in width by 559mm in height (C size) when plotted at a scale of 1:300.

Distances are in metres, unless otherwise indicated.

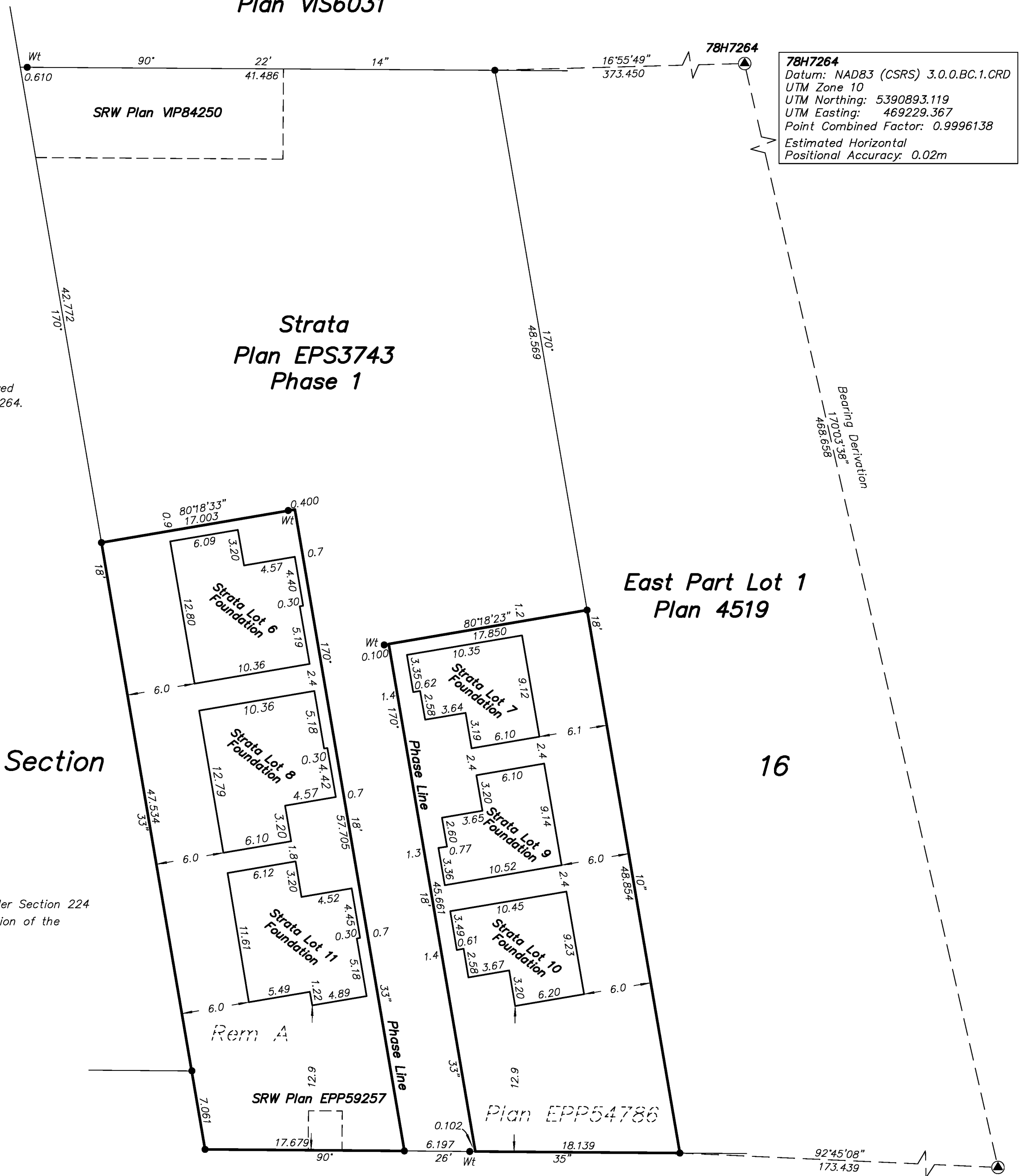
Integrated Survey Area No. 22, The District Of North Saanich, NAD83(CSRS) 3.0.0.BC.1.CRD.

Grid bearings are derived from observations between geodetic control monuments 78H7263 & 78H7264.

The UTM coordinates and estimated horizontal positional accuracy are derived from conventional survey observations to geodetic control monuments 78H7263 and 78H7264.



Strata Plan VIS6031



78H7264
Datum: NAD83 (CSRS) 3.0.0.BC.1.CRD
UTM Zone 10
UTM Northing: 5390893.119
UTM Easting: 469229.367
Point Combined Factor: 0.9996138
Estimated Horizontal Positional Accuracy: 0.02m

Rem 1 Plan 20832

This plan shows horizontal ground-level distances except where otherwise specified. To compute grid distances, multiply ground-level distances by combined factor 0.9996135 which has been derived from geodetic control monuments 78H7263 & 78H7264.

Legend

- Denotes Control Monument Found
- Denotes Standard Iron Post Found
- Denotes Standard Iron Post Placed
- SL Denotes Strata Lot
- Pt. Denotes Part
- Wt. Denotes Witness

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

Civic Address: To Be Determined North Saanich, BC

The buildings shown hereon are within the external boundaries of the land that is the subject of the strata plan.

The building included in this strata plan has not been previously occupied.

This Plan is Phase 2 of a 2 phase Strata Plan under Section 224 of the Strata Property Act lying within the jurisdiction of the approving officer for the District of North Saanich.

This plan lies within the Capital Regional District and the District of North Saanich.

The field survey represented by this plan was completed on the 30th day of August, 2017. Lloyd R. P. Eakins, BCLS 833

Wey Mayenburg Land Surveying Inc.

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Sidney, BC V8L 1Z5
Telephone (250) 656-5155
File: 150293PH2 First Sheet\Str\LE

78H7263
Datum: NAD83 (CSRS) 3.0.0.BC.1.CRD
UTM Zone 10
UTM Northing: 5390431.674
UTM Easting: 469310.229
Point Combined Factor: 0.9996131
Estimated Horizontal Positional Accuracy: 0.02m

First Level



The intended plot size of this plan is 432mm in width by 559mm in height (C size) when plotted at a scale of 1:250.

Distances are in metres, unless otherwise indicated.

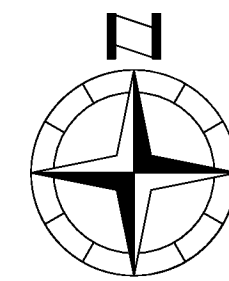
All balconies and patios are defined as to height by the centre of the floor above or its extensions, or where there is no floor above by the average height of a strata lot within the same building, unless otherwise indicated.

The Strata Boundaries are defined by the outside surface of the exterior siding of the building, unless otherwise noted.

Sheet 2 of 4 Sheets
Strata Plan EPS3743
Phase 2

Strata Plan VIS6031

Strata Plan EPS3743 (Phase 1)



The height of all strata units are defined by the centreline of the floor above, or in the case of the top floor, by the exterior surface of the roof. All floor levels include the roofs and overhangs included on that level.

Rem 1 Plan 20832

East Part Lot 1 Plan 4519

Lloyd R. P. Eakins, BCLS 833
August 30th, 2017.

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File: 150293PH2 Second Sheet\Str\LE

John Road

Second Level



The intended plot size of this plan is 432mm in width by 559mm in height (C size) when plotted at a scale of 1:250.

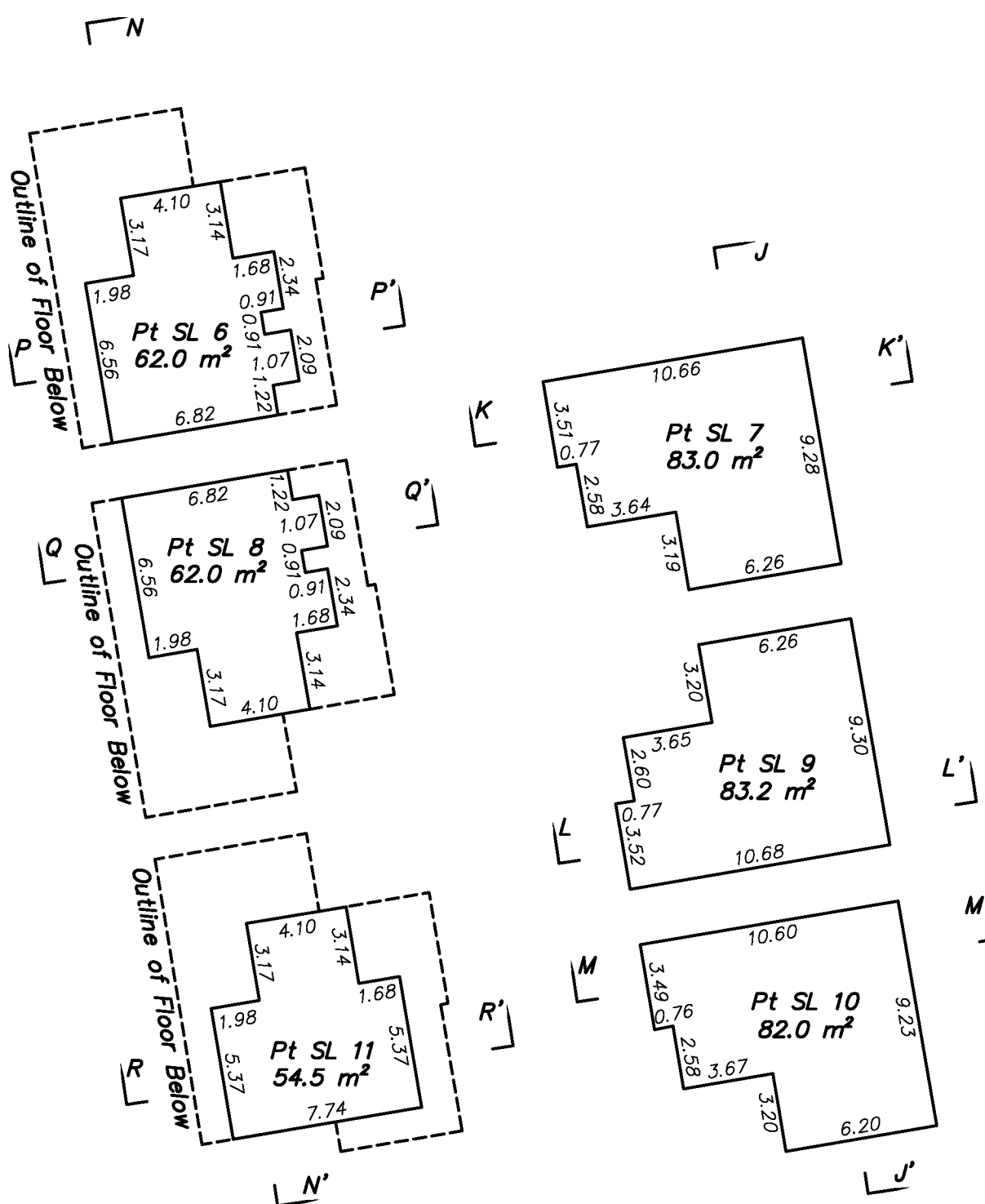
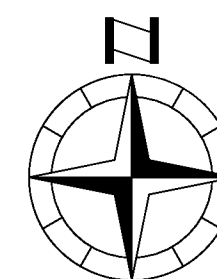
Distances are in metres, unless otherwise indicated.

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Sheet 3 of 4 Sheets
Strata Plan EPS3743
Phase 2



Lloyd R. P. Eakins, BCLS 833
August 30th, 2017.

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File: 150293PH2 Third Sheet\Str\LE

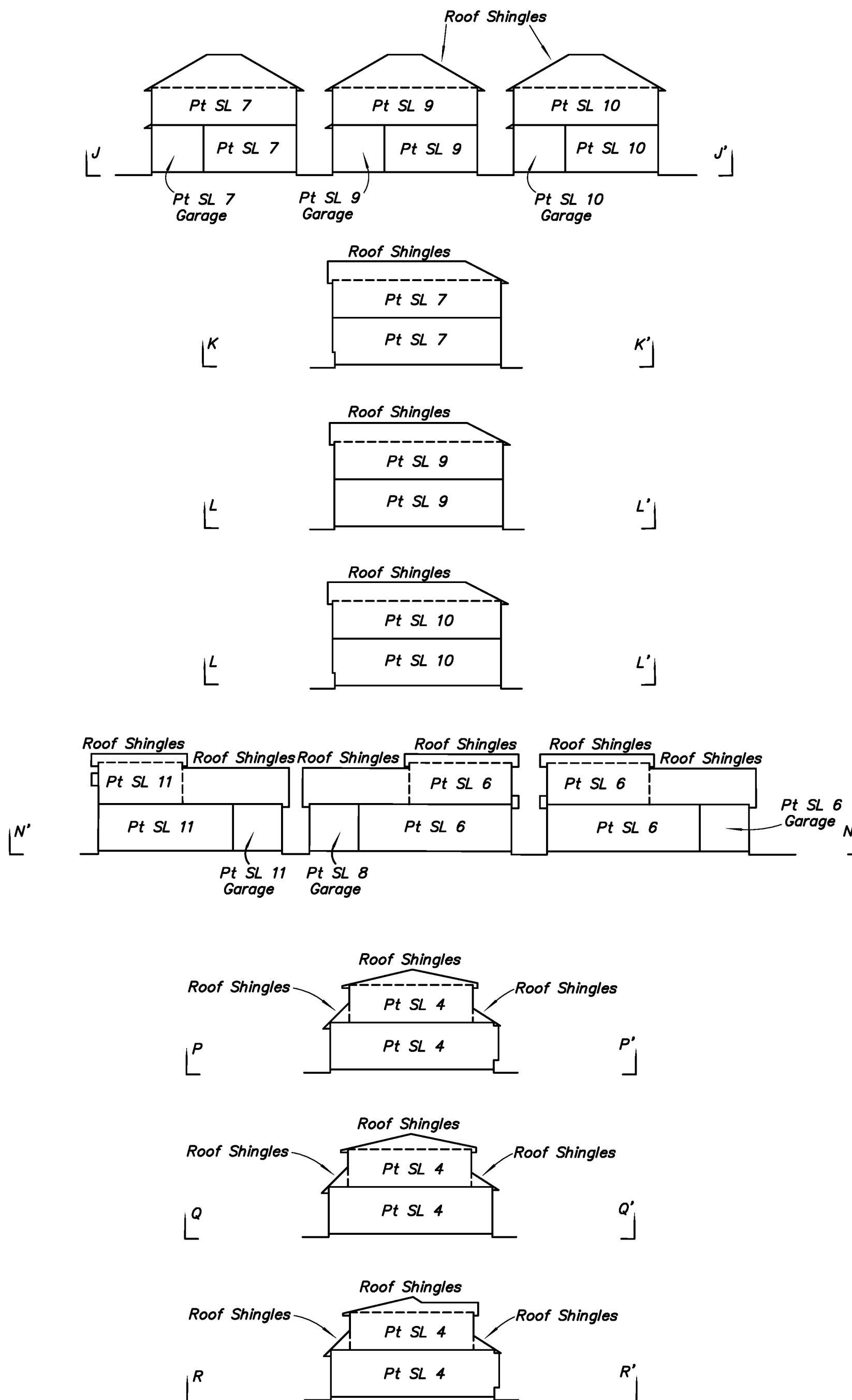
Sections



The intended plot size of this plan is 432mm in width by 559mm in height (C size) when plotted at a scale of 1:250.

Distances are in metres, unless otherwise indicated.

**Sheet 4 of 4 Sheets
Strata Plan EPS3743
Phase 2**



Lloyd R. P. Eakins, BCLS 833
August 30th, 2017.

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