

PHASED STRATA PLAN OF LOT A, SECTION 2, ESQUIMALT DISTRICT, PLAN 49979.

FIRST SHEET
SHEET 1 OF 9 SHEETS

PHASE ONE STRATA PLAN VIS 2254.

-10 0 10 20 30 40 50 60

SCALE = 1 : 750. All distances are in metres.

BCGS 92B.043

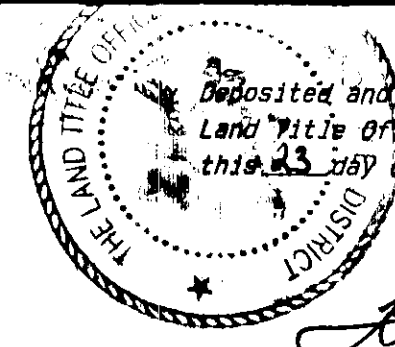
LEGEND.

This plan lies within Integrated Survey Area No. 38, The Corporation of the Township of Esquimalt. Grid bearings were derived from Control Monuments B4H0215 and B4H0255. This plan shows ground level distances. Prior to the computation of UTM co-ordinates, multiply all distances by combined factor 0.9996030533.

All patios and balconies 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.

found placed

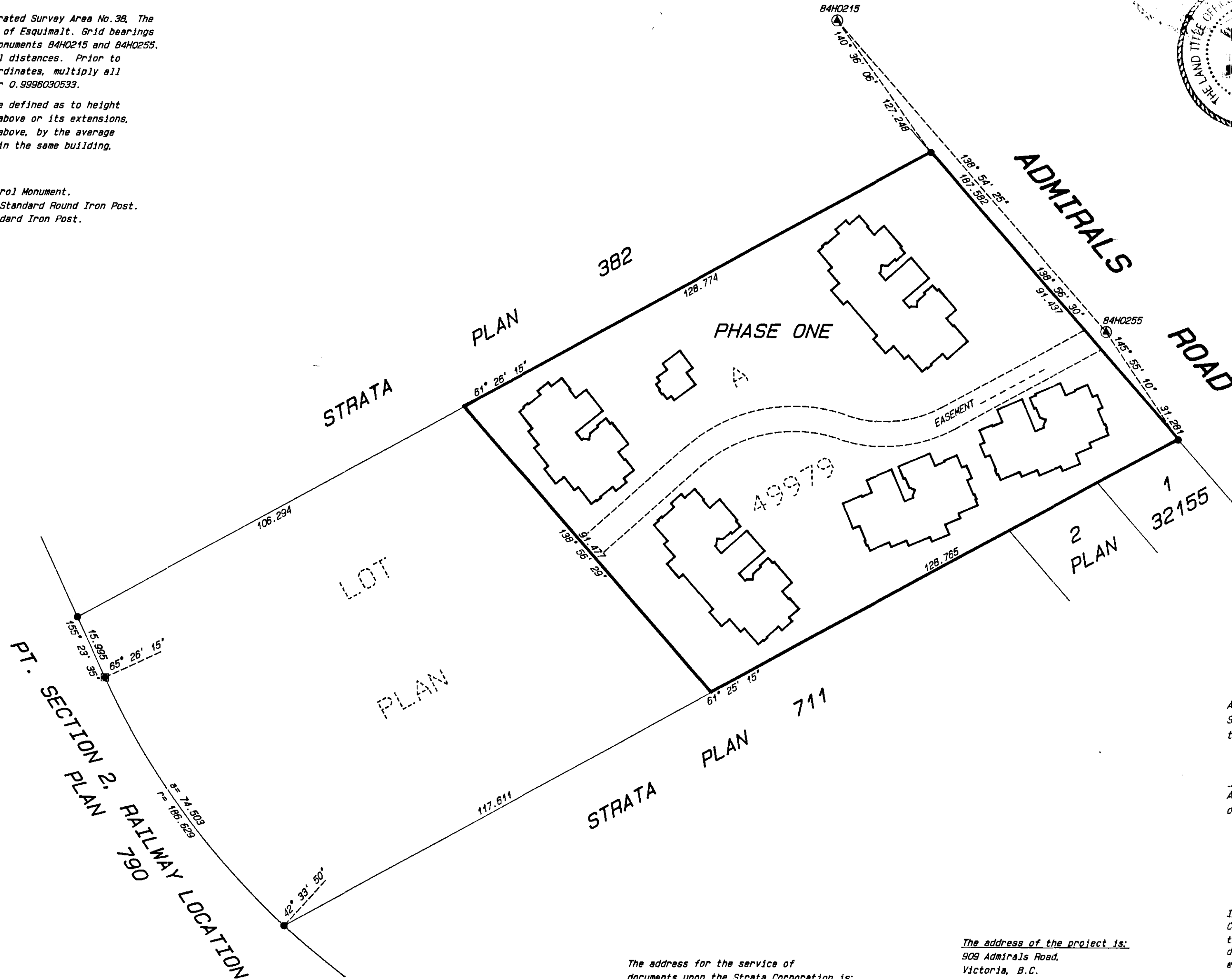
- ⊙ Denotes Control Monument.
- ⊠ Denotes Non-Standard Round Iron Post.
- ○ Denotes Standard Iron Post.



Deposited and Registered in the
Land Title Office at Victoria, B.C.
this 23 day of JAN. 1992.

[Signature]
(Dep.) REGISTRAR

EF7907
to
EF7930
etc



Approved as Phase One of a Two Phase
Strata Plan under the Condominium Act.
this 10th day of January, 1992.

[Signature] P. Eng.
Approving Officer, Corporation
of the Township of Esquimalt.

I, Leonard Louis Orrico, a British
Columbia Land Surveyor, hereby certify
that the buildings erected on the parcel
described above are wholly within the
external boundaries of the parcel.

Dated at Victoria, B.C.
this 7th day of January, 1992.

[Signature]
BCLS

The address for the service of
documents upon the Strata Corporation is:
The Owners, Strata Plan _____
c/o Edwards Kenny & Bray,
Barristers & Solicitors,
19th Floor, 1040 West Georgia Street,
Vancouver, B.C.
V6E 4H3

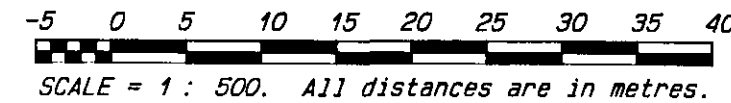
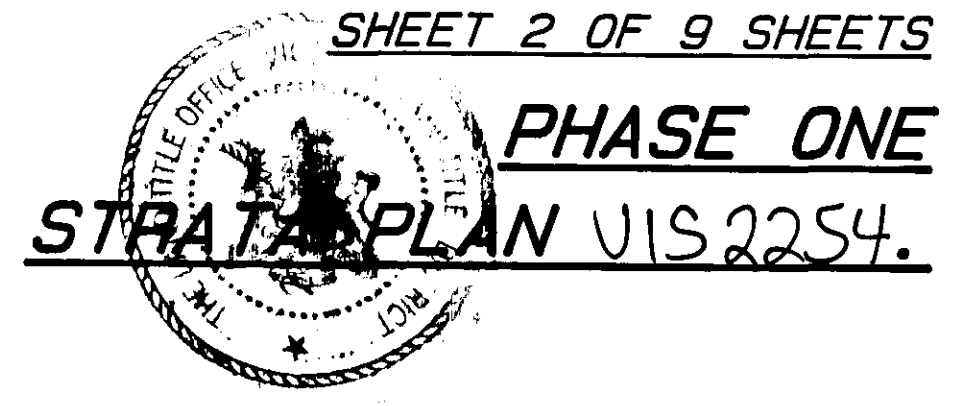
The address of the project is:
909 Admirals Road,
Victoria, B.C.
V9A 2P1

This plan lies within the
Township of Esquimalt and the
Capital Regional District.

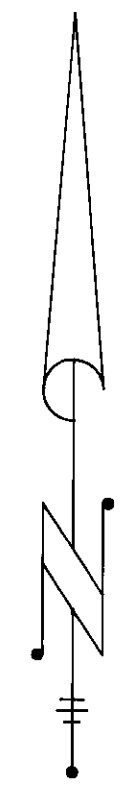
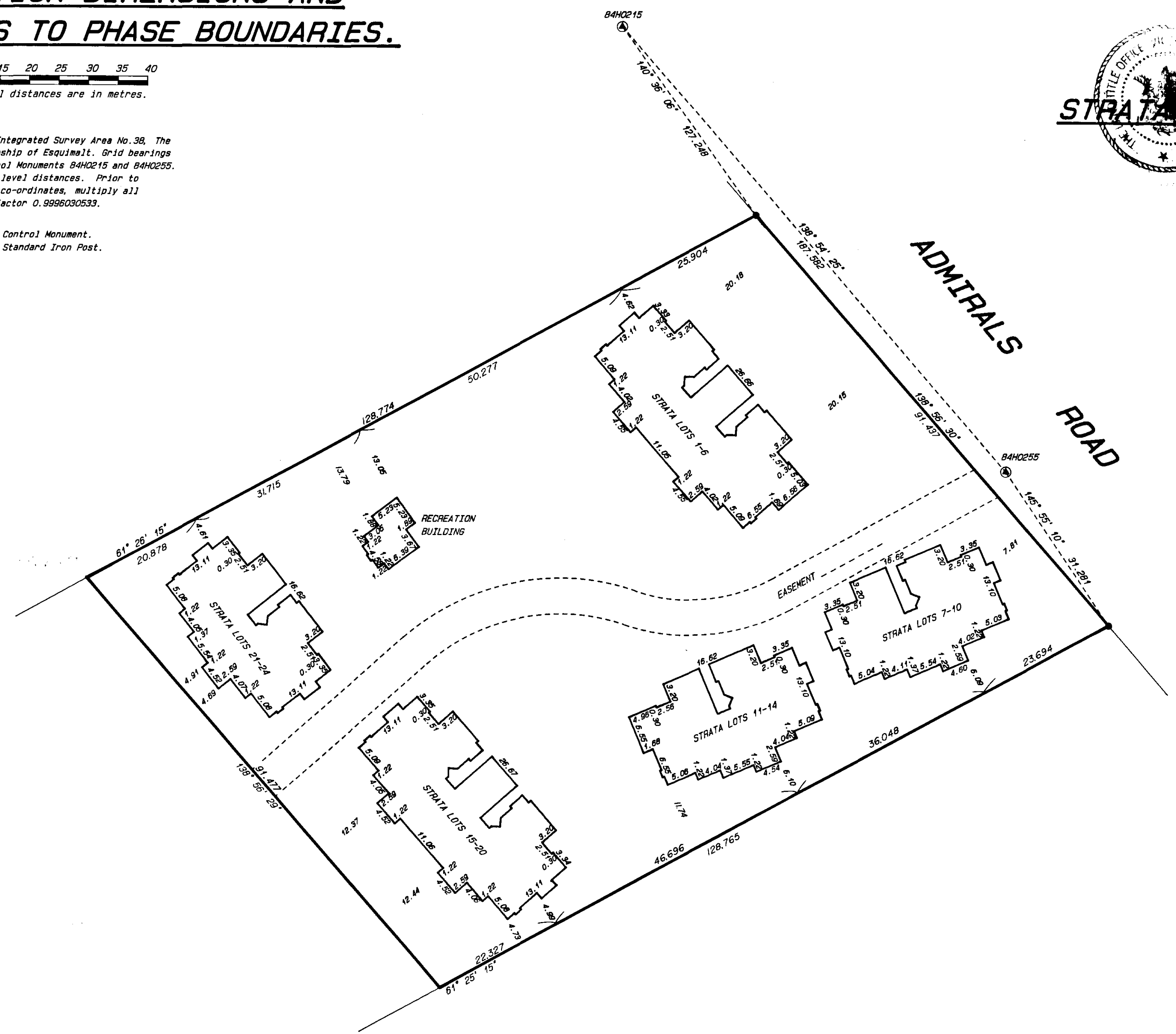
File: 2007-21
LEONARD ORRICO
B. C. Land Surveyor
4089 Quadra Street
Victoria, B.C. V8X 1K7
TEL 479-1012 FAX 479-4479

FOUNDATION DIMENSIONS AND OFFSETS TO PHASE BOUNDARIES.

FIRST SHEET
SHEET 2 OF 9 SHEETS



LEGEND.
This plan lies within Integrated Survey Area No. 38, The Corporation of the Township of Esquimalt. Grid bearings were derived from Control Monuments 84H0215 and 84H0255. This plan shows ground level distances. Prior to the computation of UTM co-ordinates, multiply all distances by combined factor 0.9996030533.
found placed
● Denotes Control Monument.
○ Denotes Standard Iron Post.



File: 2007-21
LEONARD ORRICO
B. C. Land Surveyor
4089 Quadra Street
Victoria, B.C. V8X 1K7
TEL 479-1012 FAX 479-4479

Dated this 7th day of January, 1992.

Leonard Orrico
B.C.L.S.

SECOND SHEET
SHEET 3 OF 9 SHEETS

PHASE ONE
STRATA PLAN VIS 2254



Approved as to Forms 1 and 2
this 10 day of January 1992.

[Signature]
Superintendent of Real Estate.

NEW DEVELOPMENT CERTIFICATE.

I, Leonard Louis Orrico, British Columbia Land Surveyor, hereby certify that the buildings shown in this Strata Plan have not, as of the 7th day of January, 1992, been previously occupied.

[Signature]
BCLS
Dated at Victoria, B.C. this 7th day of January, 1992.

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 Vancouver, B.C. this 9th day of JAN, 1992.

[Signature]
A Commissioner for taking affidavits for British Columbia

I hereby certify that the common facility, a recreation building, which according to Form E to the Act was to have been constructed in conjunction with this phase has been satisfactorily provided for.
this 10th day of January, 1992.

[Signature] P. Eng.
Approving Officer, Corporation of the Township of Esquimalt.

CONDOMINIUM		ACT	
LOT NO.	SHEET NO.	FORM 1	FORM 2
		SCHEDULE OF UNIT ENTITLEMENT	SCHEDULE OF INTEREST UPON DESTRUCTION
		UNIT ENTITLEMENT	INTEREST UPON DESTRUCTION
1	4	113	160
2	4 & 6	138	167
3	4	123	156
4	4	123	156
5	4 & 6	138	167
6	4	114	160
7	4	114	151
8	4 & 6	138	165
9	4	122	156
10	4	114	159
11	5	113	160
12	5 & 7	138	166
13	5	122	156
14	5	120	161
15	5	113	165
16	5 & 7	139	175
17	5	123	160
18	5	122	160
19	5 & 7	139	175
20	5	113	165
21	5	114	166
22	5	122	162
23	5 & 7	138	180
24	5	114	166
AGGREGATE		2967	3914

Registered Owner
CANLAN INVESTMENT CORPORATION

[Signature]
Authorized Signatory Gordon Cameron

[Signature]
Authorized Signatory Paul Dixon

[Signature]
Witness Peter Smith

#501 1367 W BROADWAY
Address
Asst Accountant
Occupation

Mortgagee
FIRST CITY TRUST COMPANY

[Signature]
Authorized Signatory Bob Lee

[Signature]
Authorized Signatory Susan Box

[Signature]
Witness SARA ORR
#808-1021 HARWOOD ST. VANC
Address

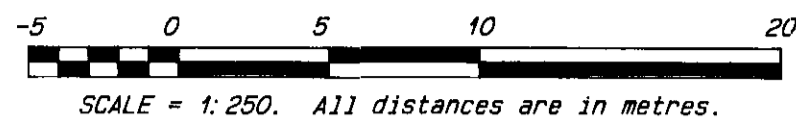
SECRETARY
Occupation

Dated this 7th day of January, 1992.

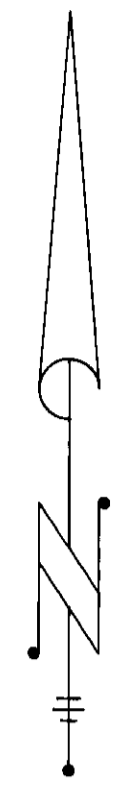
[Signature]
BCLS

File: 2007-21
LEONARD ORRICO
B. C. Land Surveyor
4089 Quadra Street
Victoria, B.C. V8X 1K7
TEL 479-1012 FAX 479-4479

GROUND FLOOR



LEGEND.
 This plan lies within Integrated Survey Area No. 38, The Corporation of the Township of Esquimalt. Grid bearings were derived from Control Monuments 84H0215 and 84H0255. This plan shows ground level distances. Prior to the computation of UTM co-ordinates, multiply all distances by combined factor 0.9996030533.
 found placed
 ● Denotes Control Monument.
 ○ Denotes Standard Iron Post.
 Pt. Denotes "Part of Strata Lot ___".



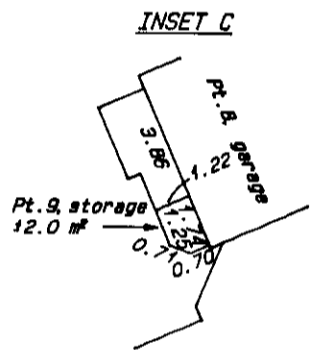
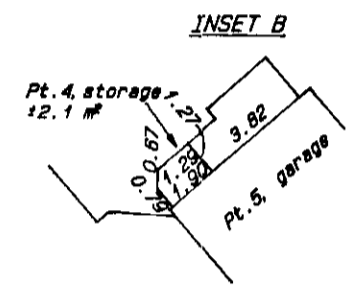
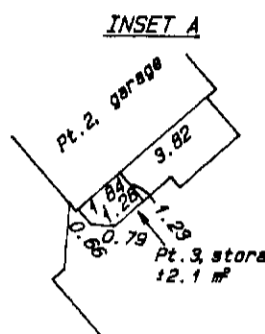
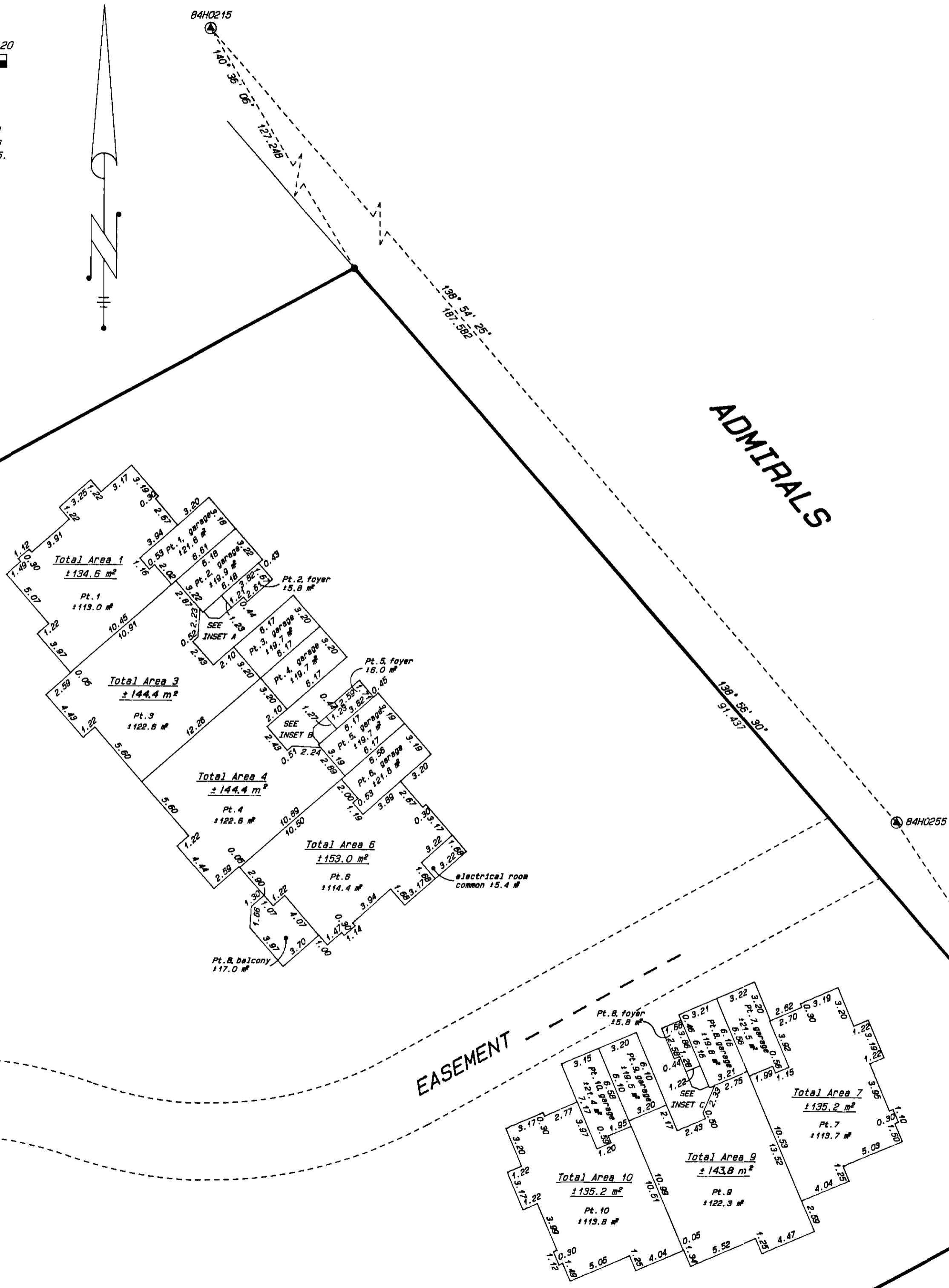
SHEET 4 OF 9 SHEETS



ADMIRALS

ROAD

EASEMENT



File: 2007-21
LEONARD ORRICO
 B. C. Land Surveyor
 4089 Quadra Street
 Victoria, B.C. V8X 1K7
 TEL 479-1012 FAX 479-4479

Dated this 7th day of January, 1992.

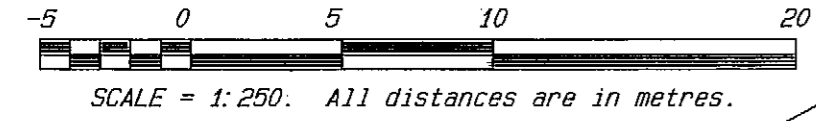
BCLS

EXPLANATORY PLAN OF STRATA LOT 14,
SECTION 2, ESQUIMALT DISTRICT, STRATA
PLAN VIS2254 AND COMMON PROPERTY
OF STRATA PLAN VIS2254,
PURSUANT TO SECTION 263,
STRATA PROPERTY ACT.

AMENDED SHEET 5 OF 9 SHEETS
PHASE ONE
STRATA PLAN VIS2254

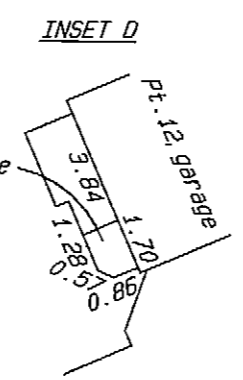
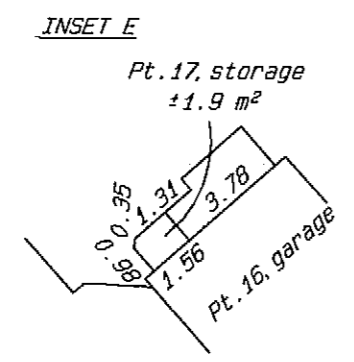
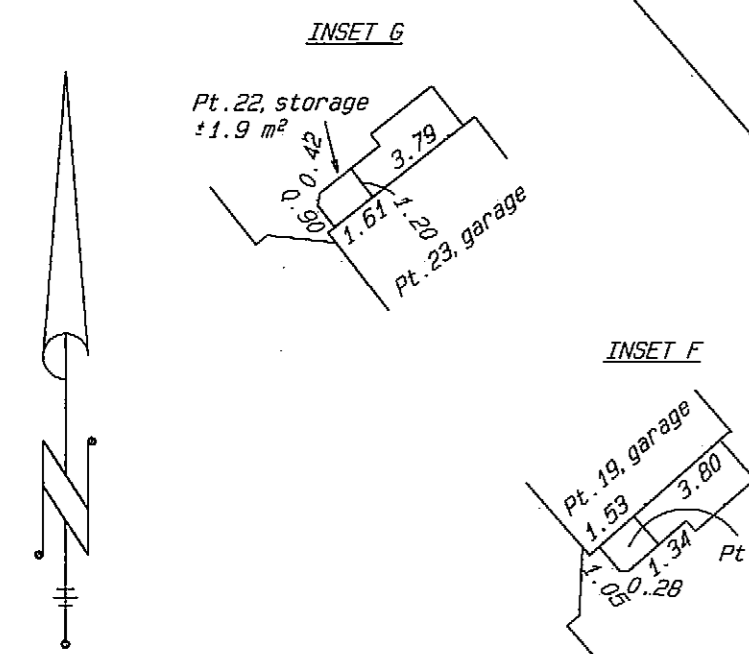
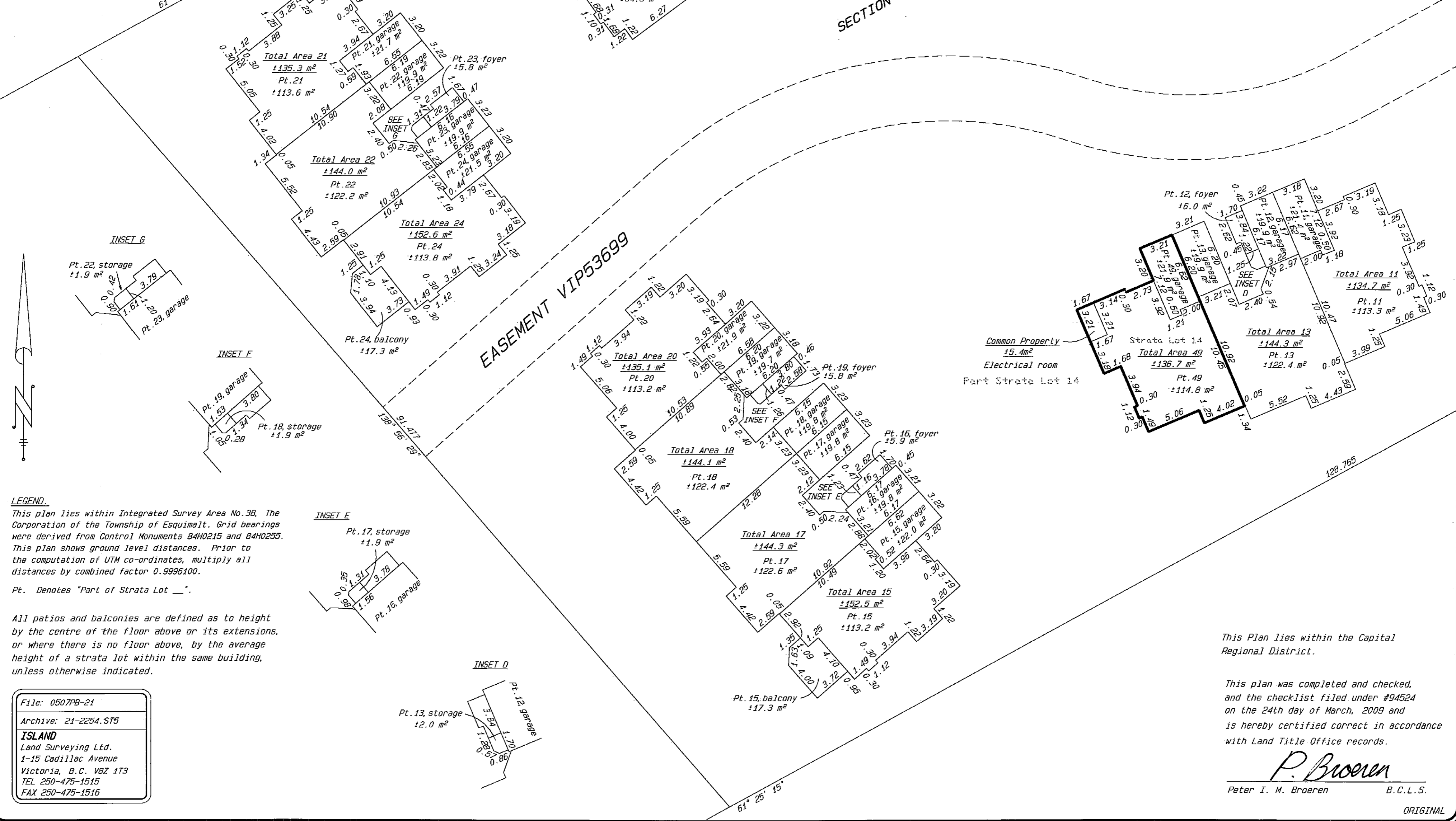
Deposited in the Land Title Office at Victoria,
B.C. this 24 day of JUNE, 2009.

A Brace per Ad
REGISTRAR
FB285816



GROUND FLOOR

BCGS 92B.043



LEGEND
This plan lies within Integrated Survey Area No. 38, The Corporation of the Township of Esquimalt. Grid bearings were derived from Control Monuments 84H0215 and 84H0255. This plan shows ground level distances. Prior to the computation of UTM co-ordinates, multiply all distances by combined factor 0.9996100.
Pt. Denotes "Part of Strata Lot ___".

All patios and balconies 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.

File: 0507PB-21
Archive: 21-2254.5T5
ISLAND
Land Surveying Ltd.
1-15 Cadillac Avenue
Victoria, B.C. V8Z 1T3
TEL 250-475-1515
FAX 250-475-1516

Common Property
15.4m²
Electrical room
Part Strata Lot 14

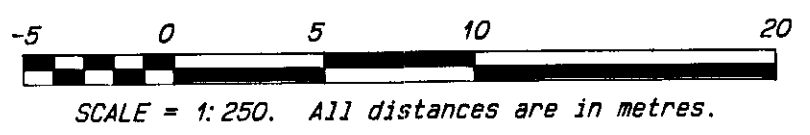
This Plan lies within the Capital Regional District.

This plan was completed and checked, and the checklist filed under #94524 on the 24th day of March, 2009 and is hereby certified correct in accordance with Land Title Office records.

P. Broeren
Peter I. M. Broeren B.C.L.S.

ORIGINAL

GROUND FLOOR

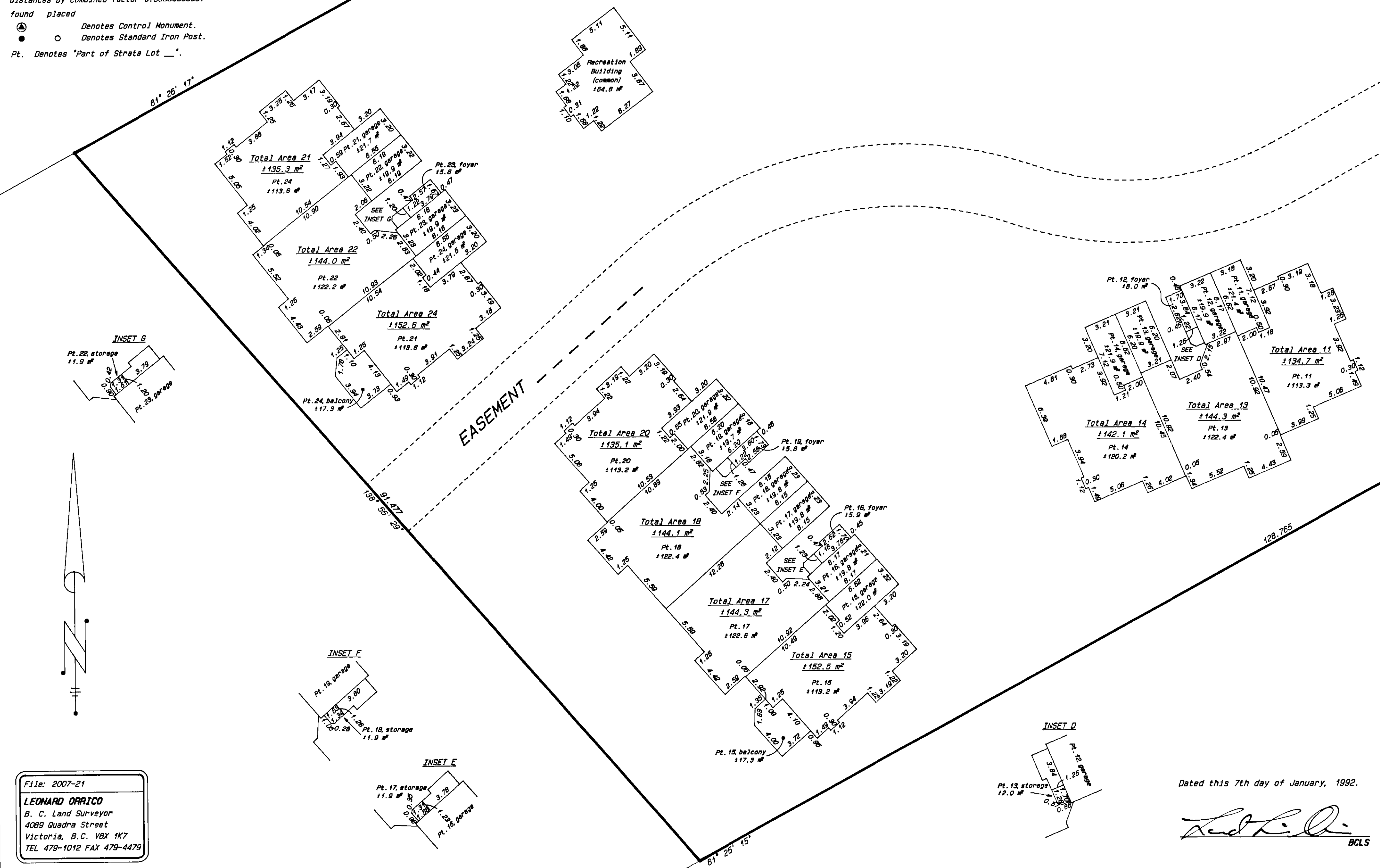


LEGEND.
 This plan lies within Integrated Survey Area No. 38, The Corporation of the Township of Esquimalt. Grid bearings were derived from Control Monuments B4HQ215 and B4HQ255. This plan shows ground level distances. Prior to the computation of UTM co-ordinates, multiply all distances by combined factor 0.9996030533.
 found placed
 ● Denotes Control Monument.
 ○ Denotes Standard Iron Post.
 Pt. Denotes 'Part of Strata Lot ___'.

SHEET 5 OF 9 SHEETS

PHASE ONE

STRATA PLAN VIS 2254.

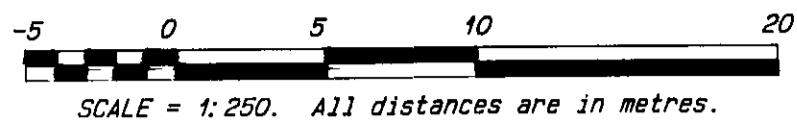


File: 2007-21
LEONARD ORRICO
 B. C. Land Surveyor
 4089 Quadra Street
 Victoria, B.C. V8X 1K7
 TEL 479-1012 FAX 479-4479

Dated this 7th day of January, 1992.

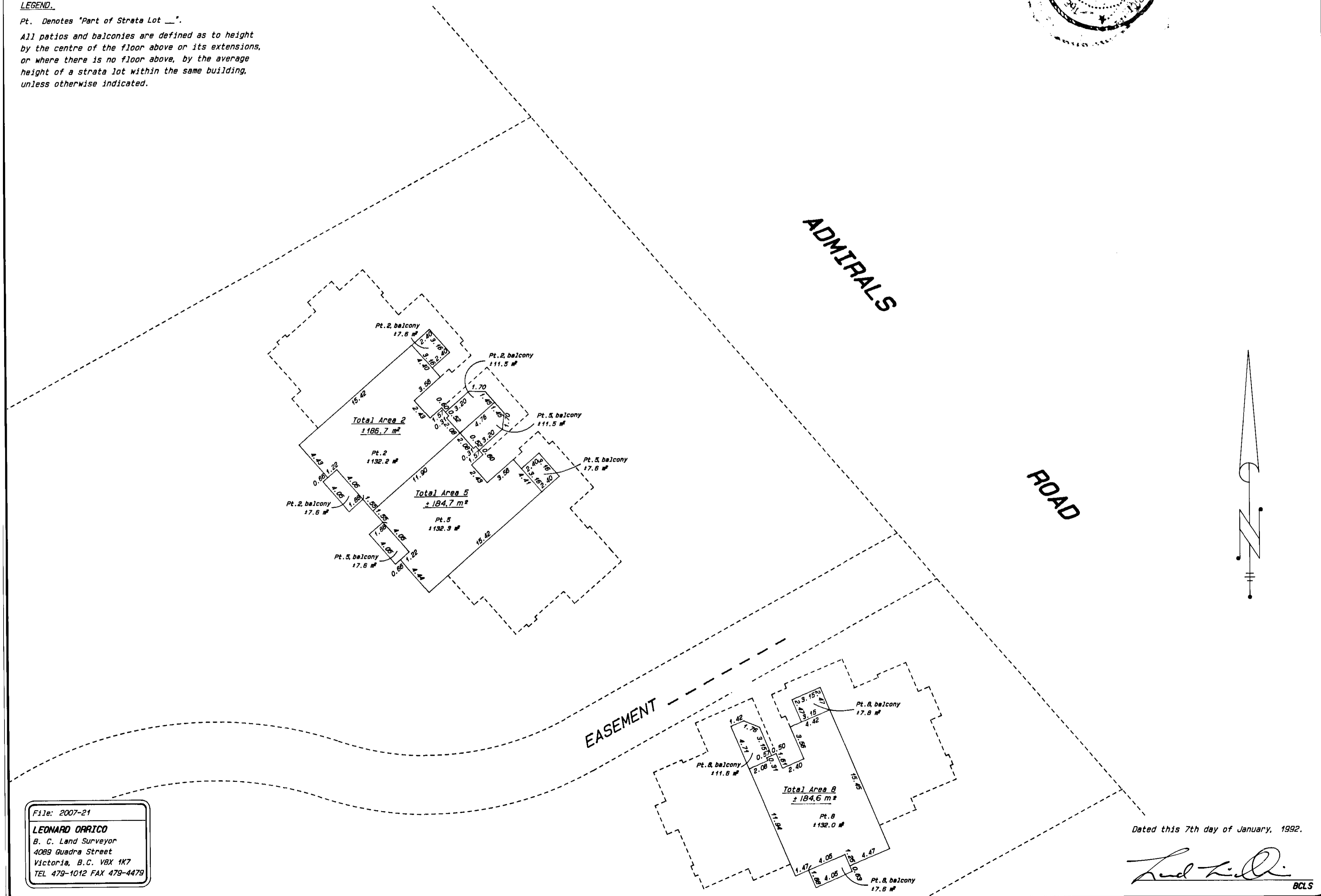
Leonard Orrico
 BCLS

UPPER FLOOR



LEGEND.
 Pt. Denotes "Part of Strata Lot ___".
 All patios and balconies 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.

SHEET 6 OF 9 SHEETS
PHASE ONE
STRATA PLAN VIS 2254.

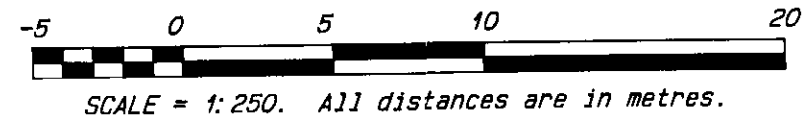


File: 2007-21
LEONARD ORRICO
 B. C. Land Surveyor
 4089 Quadra Street
 Victoria, B.C. V8X 1K7
 TEL 479-1012 FAX 479-4479

Dated this 7th day of January, 1992.

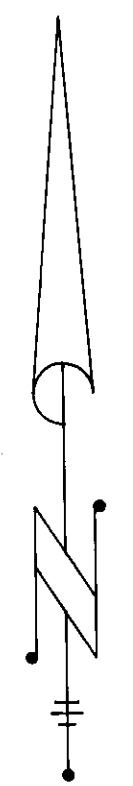
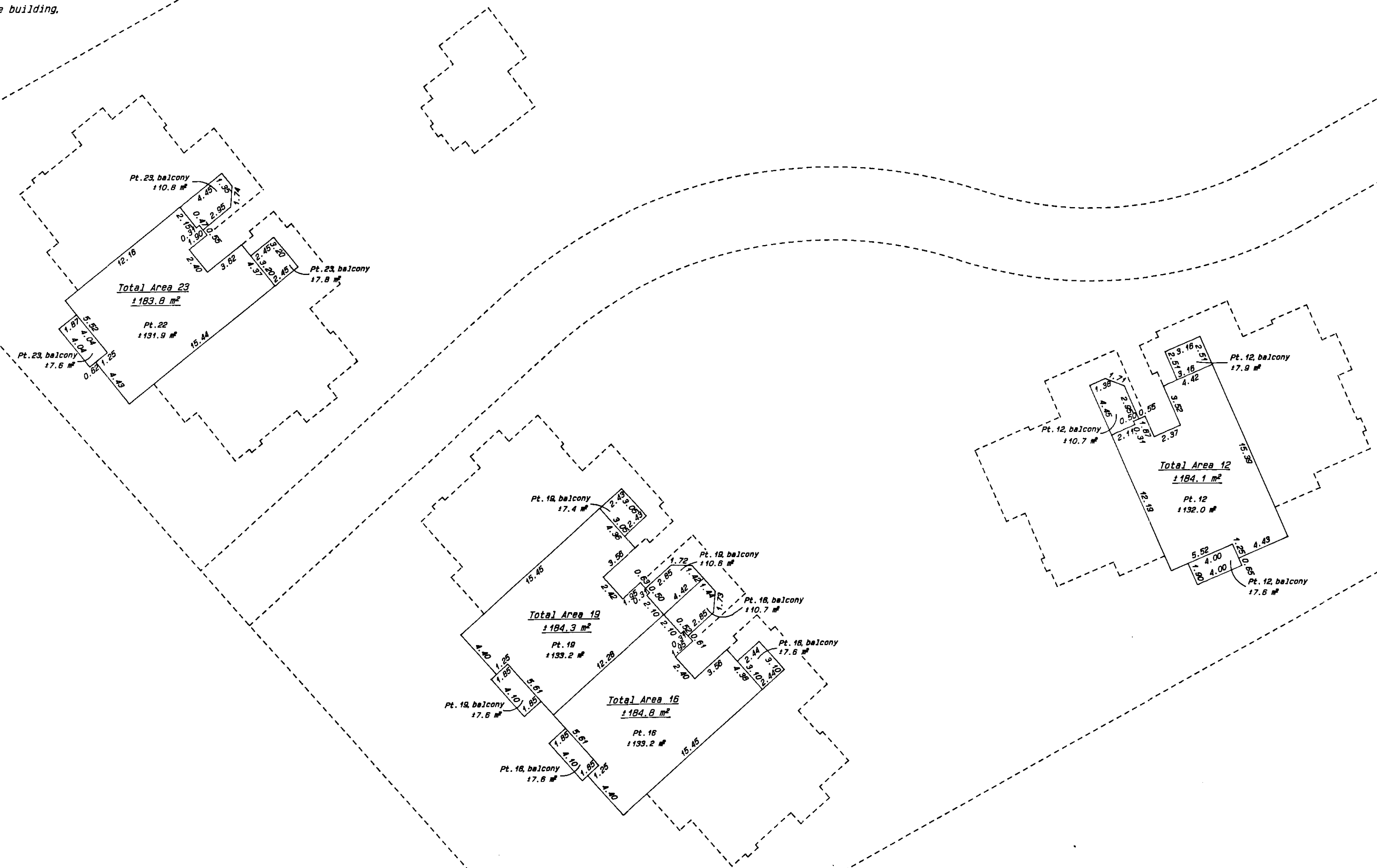
Leonard Orrico
 B.C.L.S.

UPPER FLOOR



SHEET 7 OF 9 SHEETS
PHASE ONE
STRATA PLAN VIS 2254.

LEGEND.
 Pt. Denotes "Part of Strata Lot ___".
 All patios and balconies 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.



File: 2007-21
LEONARD ORRICO
 B. C. Land Surveyor
 4089 Quadra Street
 Victoria, B.C. V8X 1K7
 TEL 479-1012 FAX 479-4479

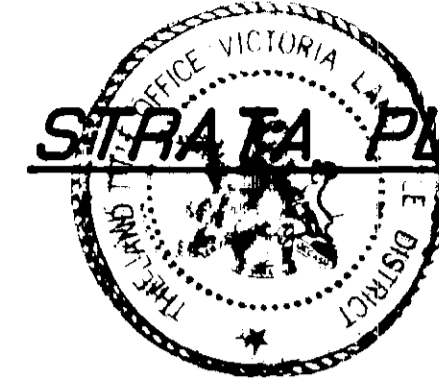
Dated this 7th day of January, 1992.

 BCLS

SHEET 9 OF 9 SHEETS

PHASE ONE

STRATA PLAN VIS 2254.



RECORD OF BY-LAWS AND ORDERS, ETC.

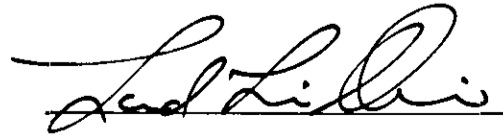
FILING		DOCUMENT	
Number	Date	Date	Nature and Particulars
EF 124288	24.09.92		Form 9 Change of Bylaws
EH 11327	28.01.94		Form 9 - change of bylaws.
EK 38510	15.4.96		Form 9 - notification of change of Bylaws
EL 68856	12.6.97		Form 9 - notification of change of Bylaws
Below Sheet Closed			
Search ACTUS2 or BC Online for Current Information. BC Reg. 76/95			

RECORD OF BY-LAWS AND ORDERS, ETC.

FILING		DOCUMENT	
Number	Date	Date	Nature and Particulars
Below Sheet Closed			
Search ACTUS2 or BC Online for Current Information. BC Reg. 76/95			

File: 2007-21
LEONARD ORRICO
 B. C. Land Surveyor
 4089 Quadra Street
 Victoria, B.C. V8X 1K7
 TEL 479-1012 FAX 479-4479

Dated this 7th day of January, 1992.

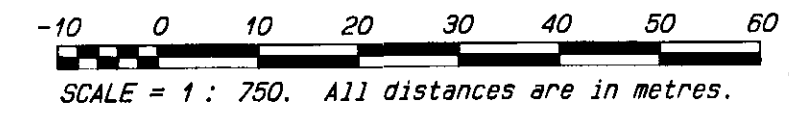

 B.C.L.S.

PHASED STRATA PLAN OF LOT A, SECTION 2, ESQUIMALT DISTRICT, PLAN 49979.

FIRST SHEET
SHEET 1 OF 5 SHEETS

PHASE TWO

STRATA PLAN VIS2254.



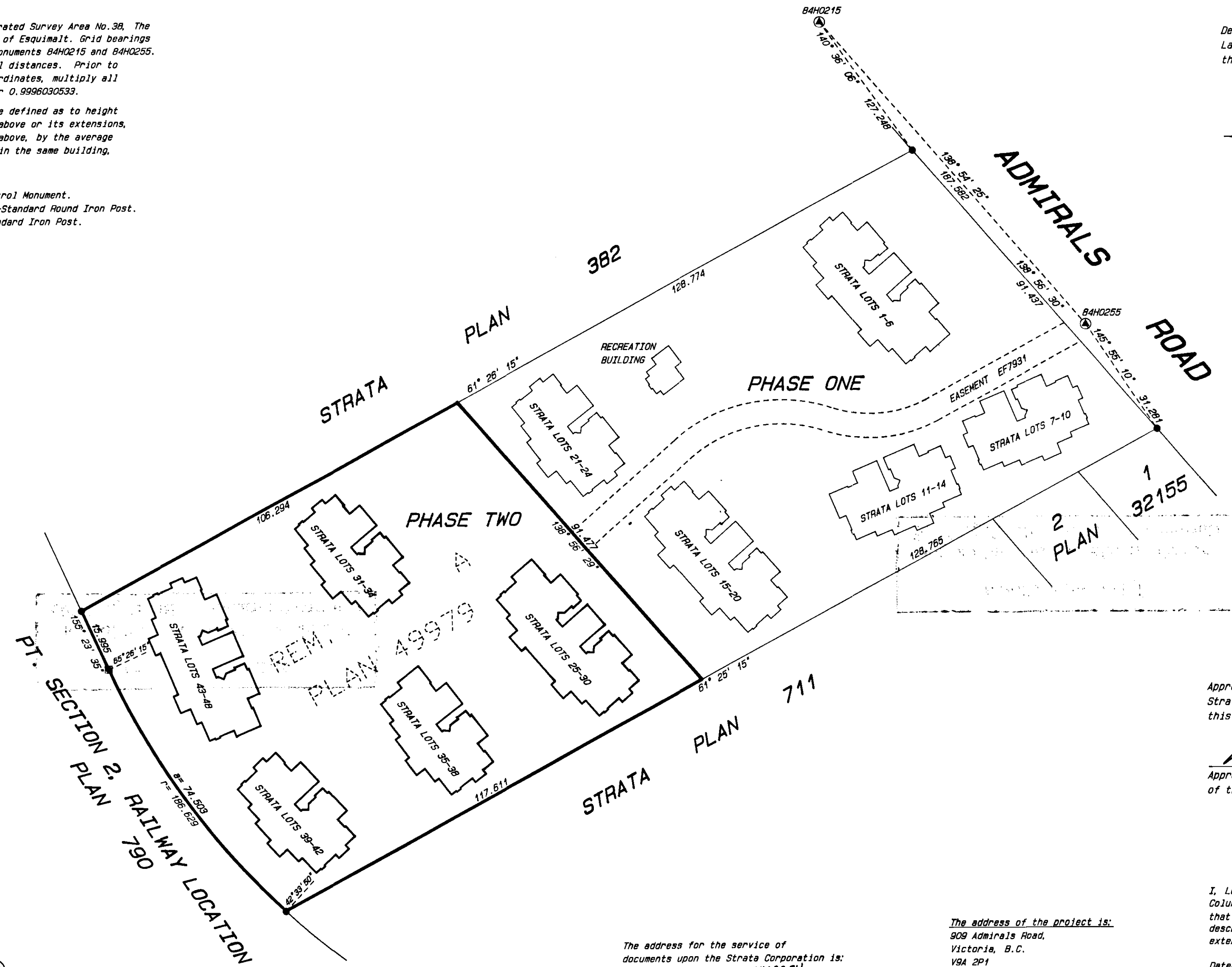
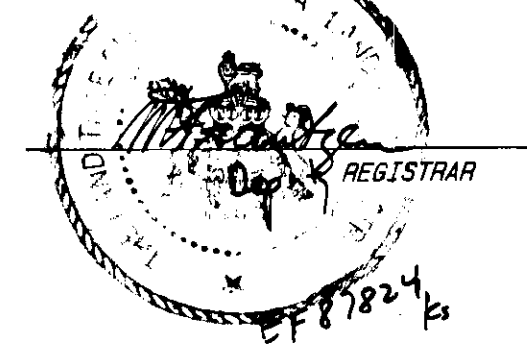
LEGEND.
 This plan lies within Integrated Survey Area No.38, The Corporation of the Township of Esquimalt. Grid bearings were derived from Control Monuments 84HQ215 and 84HQ255. This plan shows ground level distances. Prior to the computation of UTM co-ordinates, multiply all distances by combined factor 0.9996030533.

All patios and balconies 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.

found placed

- ⊙ Denotes Control Monument.
- Denotes Non-Standard Round Iron Post.
- ○ Denotes Standard Iron Post.

Deposited and Registered in the Land Title Office at Victoria, B.C. this 10 day of July 1992.



Approved as Phase Two of a Two Phase Strata Plan under the Condominium Act. this 30th day of June 1992.

Woodward P. Eng.
 Approving Officer, Corporation of the Township of Esquimalt.

I, Leonard Louis Orrico, a British Columbia Land Surveyor, hereby certify that the buildings erected on the parcel described above are wholly within the external boundaries of the parcel.

Dated at Victoria, B.C. this 3rd day of June, 1992.

Leonard Orrico
 BCLS

File: 2059-21

LEONARD ORRICO
 B. C. Land Surveyor
 4089 Quadra Street
 Victoria, B.C. V8X 1K7
 TEL 479-1012 FAX 479-4479

The address for the service of documents upon the Strata Corporation is:
 The Owners, Strata Plan VIS2254
 c/o Edwards Kenny & Bray,
 Barristers & Solicitors,
 19th Floor, 1040 West Georgia Street,
 Vancouver, B.C.
 V6E 4H3

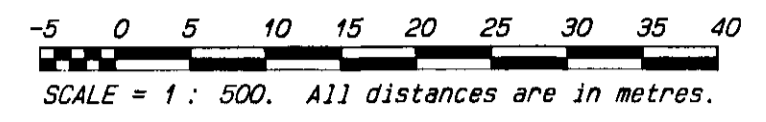
The address of the project is:
 909 Admirals Road,
 Victoria, B.C.
 V9A 2P1

This plan lies within the Township of Esquimalt and the Capital Regional District.

FOUNDATION DIMENSIONS AND OFFSETS TO PHASE BOUNDARIES.

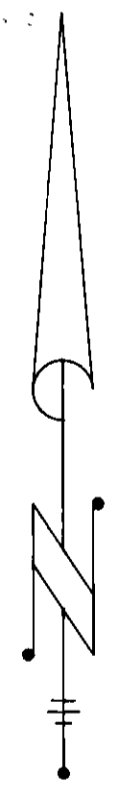
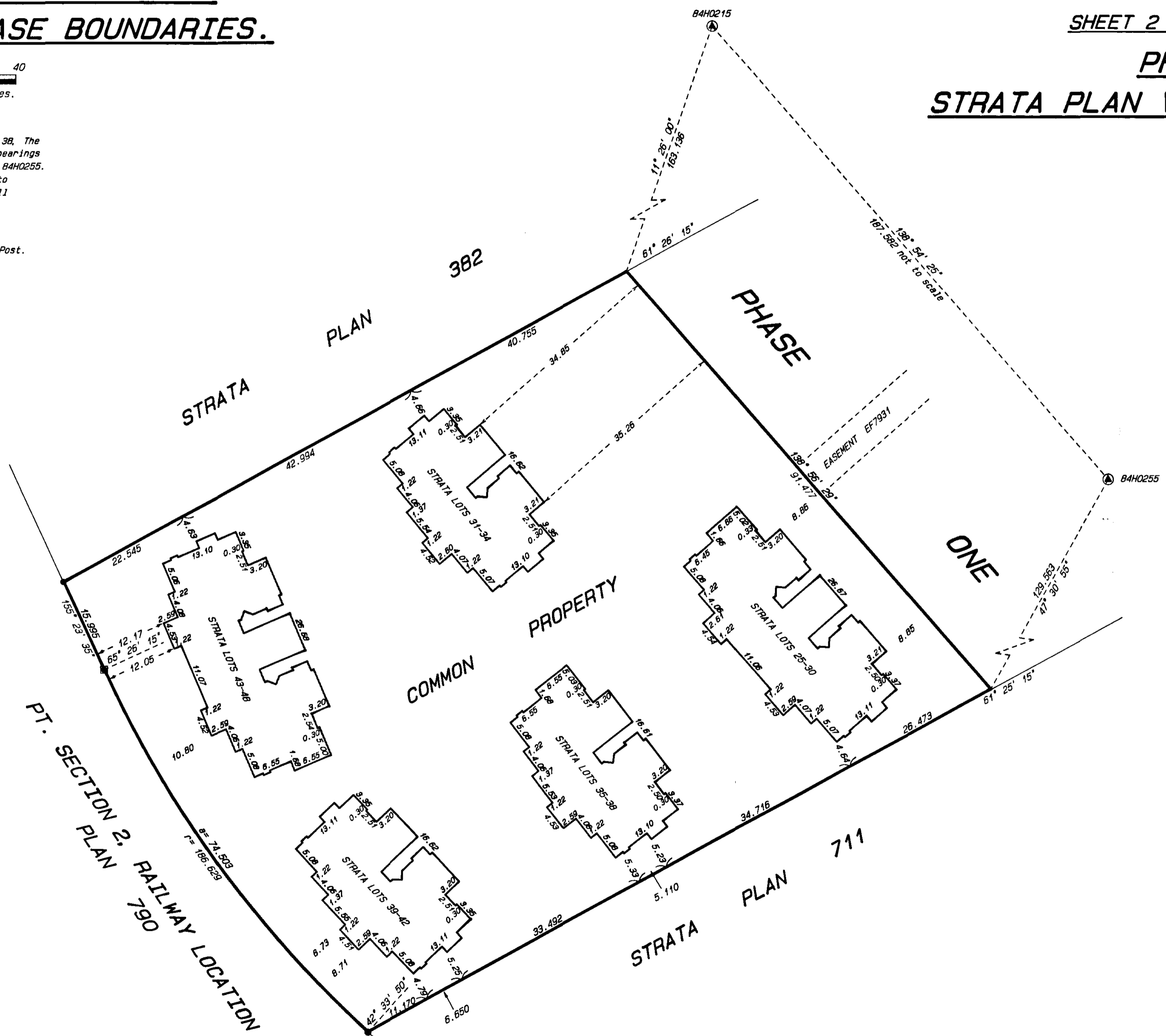
FIRST SHEET
SHEET 2 OF 5 SHEETS

PHASE TWO STRATA PLAN VIS2254.



LEGEND.
This plan lies within Integrated Survey Area No. 38, The Corporation of the Township of Esquimalt. Grid bearings were derived from Control Monuments 84H0215 and 84H0255. This plan shows ground level distances. Prior to the computation of UTM co-ordinates, multiply all distances by combined factor 0.9996030533.
found placed

- ⊙ Denotes Control Monument.
- Denotes Non-Standard Round Iron Post.
- ○ Denotes Standard Iron Post.



File: 2059-21
LEONARD ORRICO
B. C. Land Surveyor
4089 Quadra Street
Victoria, B.C. V8X 1K7
TEL 479-1012 FAX 479-4479

Dated this 3rd day of June, 1992.

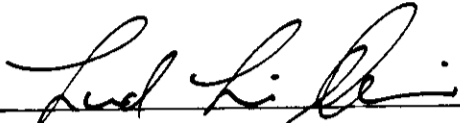
Leonard Orrico
B.C.L.S.

SECOND SHEET
SHEET 3 OF 5 SHEETS

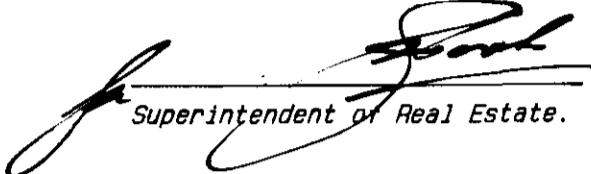
PHASE TWO
STRATA PLAN VIS2254.

NEW DEVELOPMENT CERTIFICATE.

I, Leonard Louis Orrico, British Columbia Land Surveyor, hereby certify that the buildings shown in this Strata Plan have not, as of the 3rd day of June, 1992, been previously occupied.

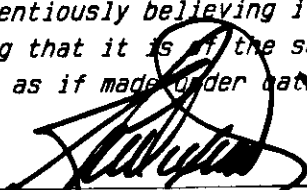

BCLS
Dated at Victoria, B.C. this 3rd day of June, 1992.

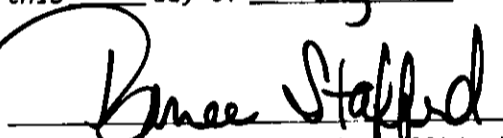
Approved as to Forms 1 and 2
this 7 day of July, 1992.


Superintendent of Real Estate.

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.

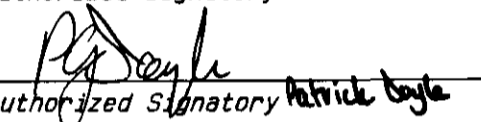
Declared before me at Victoria, B.C. this 2 day of July, 1992.  Registrar

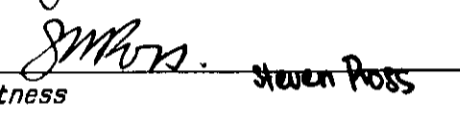

A Commissioner for taking Affidavits
for British Columbia

CONDOMINIUM		ACT	
LOT NO.	SHEET NO.	FORM 1	FORM 2
		SCHEDULE OF UNIT ENTITLEMENT	SCHEDULE OF INTEREST UPON DESTRUCTION
		UNIT ENTITLEMENT	INTEREST UPON DESTRUCTION
25	4 & 5	114	172
26	4 & 5	139	180
27	4 & 5	122	169
28	4 & 5	122	169
29	4 & 5	139	180
30	4 & 5	115	172
31	4 & 5	113	173
32	4 & 5	123	169
33	4 & 5	138	185
34	4 & 5	114	173
35	4 & 5	114	173
36	4 & 5	138	185
37	4 & 5	123	169
38	4 & 5	113	173
39	4 & 5	114	185
40	4 & 5	137	192
41	4 & 5	122	182
42	4 & 5	114	189
43	4 & 5	115	189
44	4 & 5	139	195
45	4 & 5	122	184
46	4 & 5	122	184
47	4 & 5	139	195
48	4 & 5	114	189
AGGREGATE		2965	4326

Registered Owner
CANLAN INVESTMENT CORPORATION


Authorized Signatory Gordon Cameron


Authorized Signatory Patrick Boyle

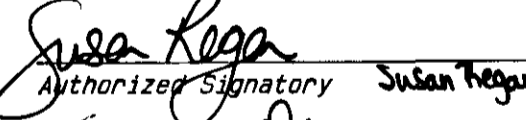

Witness Steven Ross

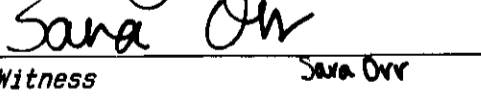
#501-1367 WEST BROADWAY
Address

BUSINESSMAN.
Occupation

Mortgagee
FIRST CITY TRUST COMPANY


Authorized Signatory Ron Bennett

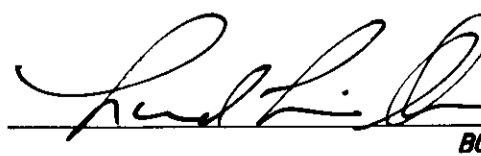

Authorized Signatory Susan Regan


Witness Sara Orr

Vancouver, BC
Address

Secretary
Occupation

Dated this 3rd day of June, 1992.


BCLS

File: 2059-21
LEONARD ORRICO
B. C. Land Surveyor
4089 Quadra Street
Victoria, B.C. V8X 1K7
TEL 479-1012 FAX 479-4479

GROUND FLOOR



SCALE = 1:250. All distances are in metres.

LEGEND

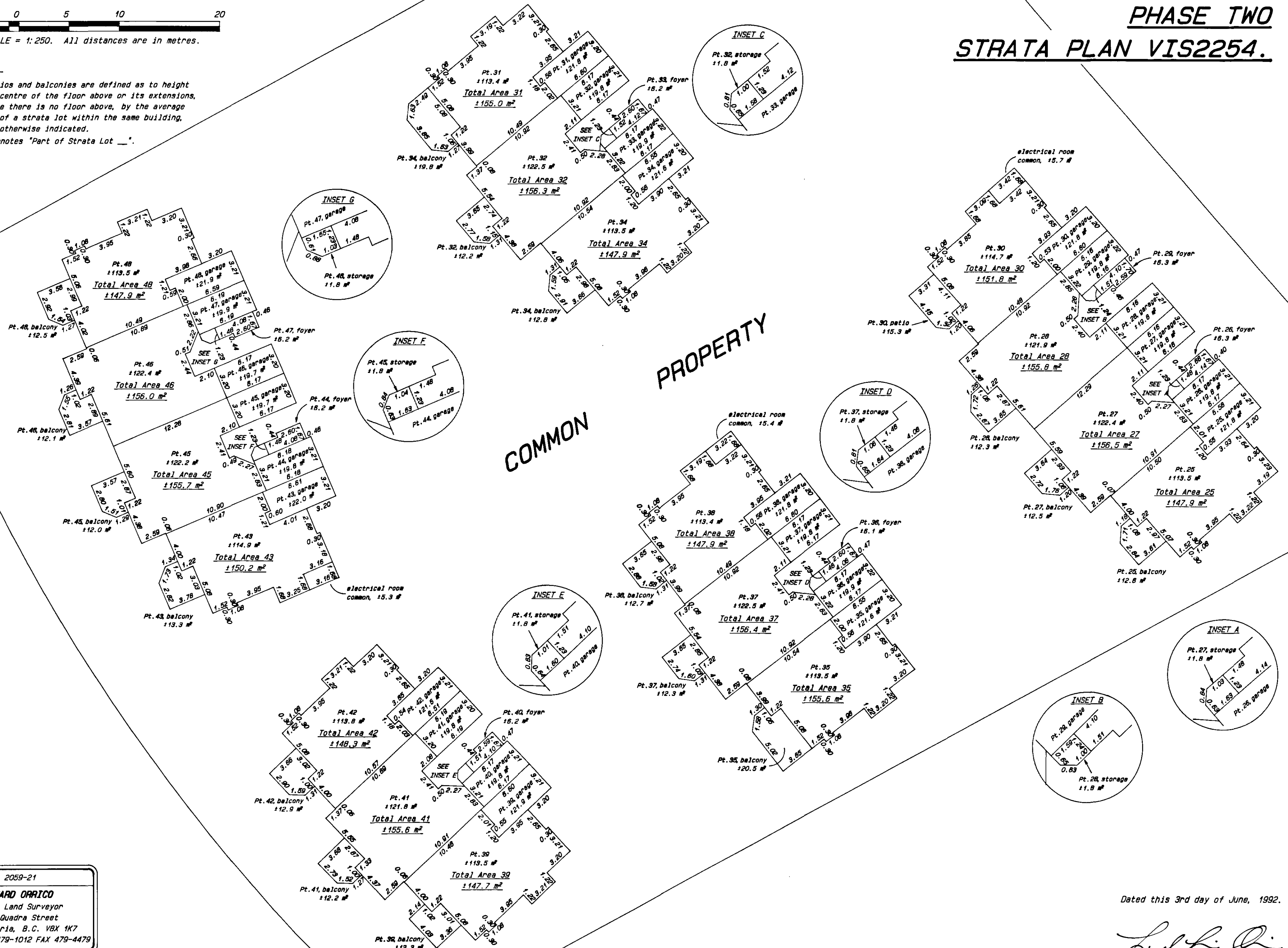
All patios and balconies are defined as to height by the centre of the floor above or its extensions, or where there is no floor above, by the average height of a strata lot within the same building, unless otherwise indicated.

Pt. Denotes "Part of Strata Lot ___".

SHEET 4 OF 5 SHEETS

PHASE TWO

STRATA PLAN VIS2254.

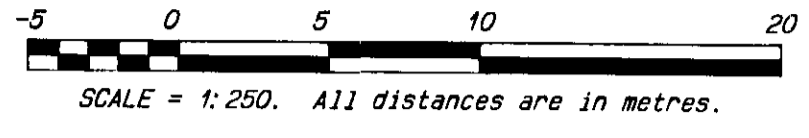


File: 2059-21
LEONARD ORRICO
 B. C. Land Surveyor
 4089 Quadra Street
 Victoria, B.C. V8X 1K7
 TEL 479-1012 FAX 479-4479

Dated this 3rd day of June, 1992.

BCL5

UPPER FLOOR

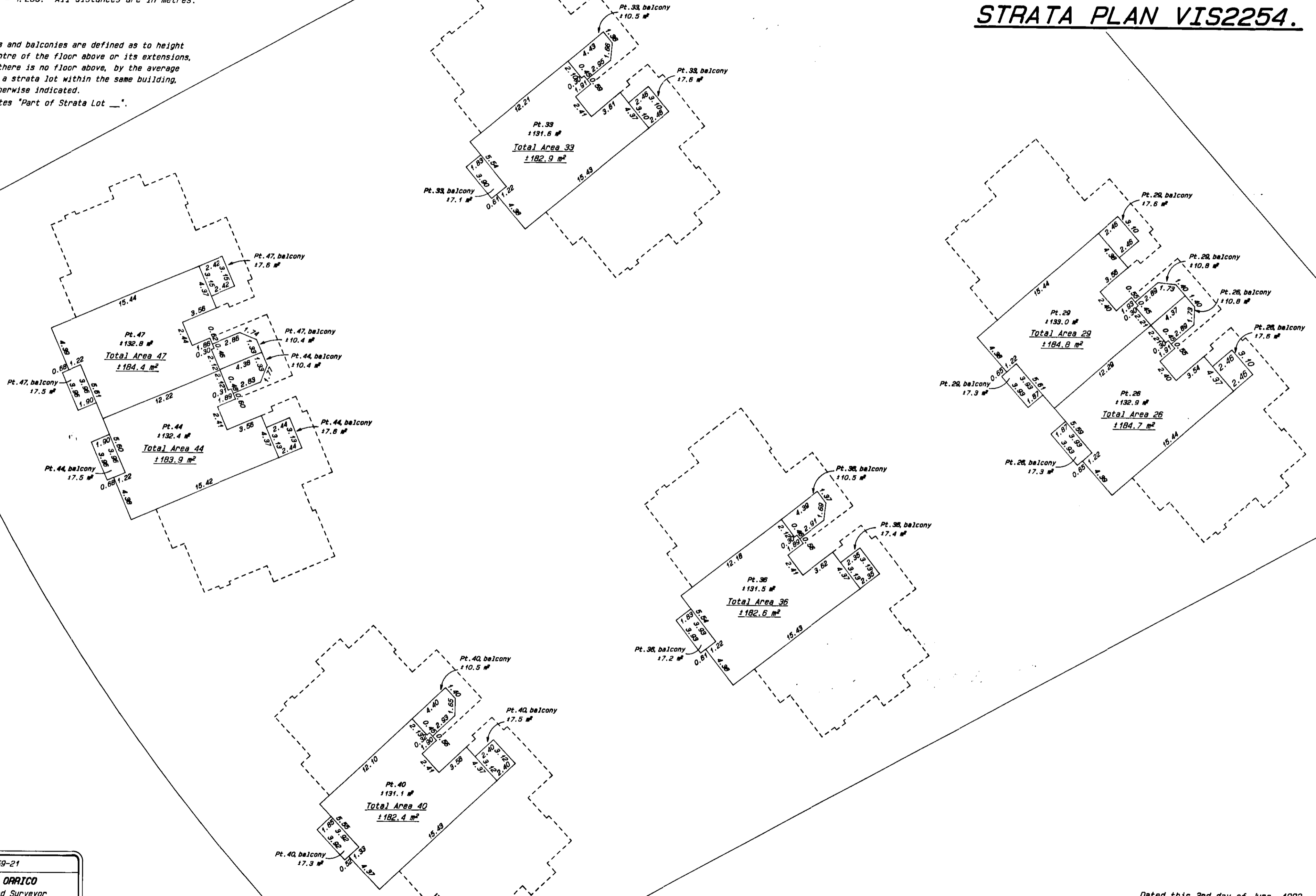


LEGEND.
 All patios and balconies are defined as to height by the centre of the floor above or its extensions, or where there is no floor above, by the average height of a strata lot within the same building, unless otherwise indicated.
 Pt. Denotes "Part of Strata Lot ___".

SHEET 5 OF 5 SHEETS

PHASE TWO

STRATA PLAN VIS2254.



File: 2059-21
LEONARD ORRICO
 B. C. Land Surveyor
 4089 Quadra Street
 Victoria, B.C. V8X 1K7
 TEL 479-1012 FAX 479-4479

Dated this 3rd day of June, 1992.

Leonard Orrico
 B.C.L.S.