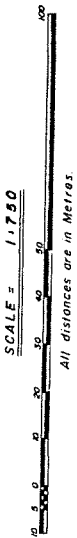


# PHASE STRATA PLAN OF LOT A, SECTION 8, LAKE DISTRICT, PLAN 44201



**L E G E N D**  
 Astronomic Bearings are derived from Plan 44201.  
 S.L. Denotes Strata Lot.  
 R Denotes Radius.

"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."

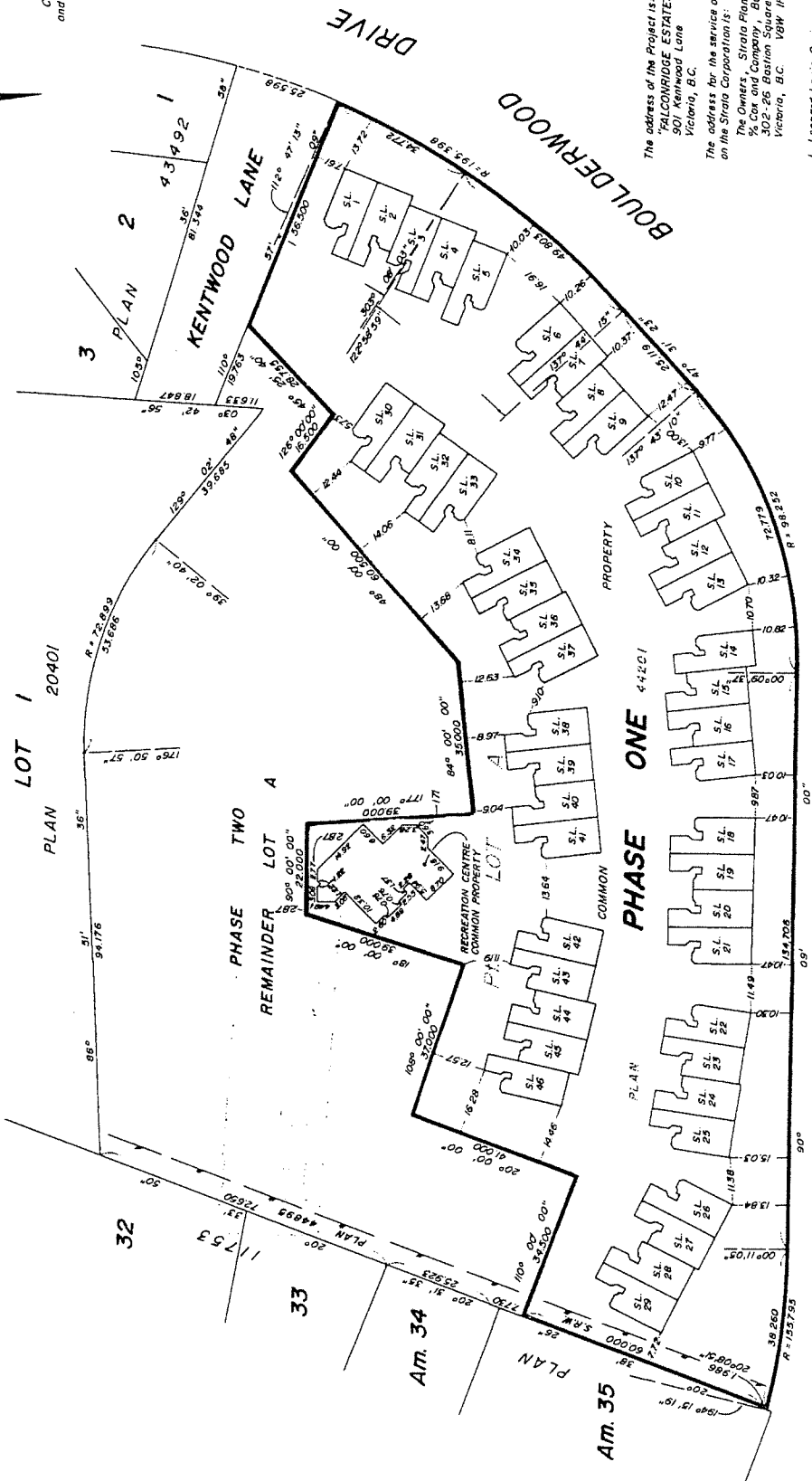
**STRATA PLAN 1581  
PHASE ONE**  
 Deposited and Registered in the Land Title Office of Victoria, British Columbia this 27th day of September 1987.

*[Signature]*  
 Deputy Registrar

Approved as Phase One of a two-phased Strata Plan under the Condominium Act this 23rd day of July 1987.

*[Signature]*  
 E. B. Jansen  
 Approving Officer  
 Corporation of the District of Saanich

This plan lies within the Capital Regional District and the Municipality of Saanich



The address of the Project is:  
 "SALCROIDGE ESTATES"  
 901 Kentwood Lane  
 Victoria, B.C.

The address for the service of Documents on the Strata Corporation is:  
 The Owners, Strata Plan 1581  
 % Cox and Company, Barristers and Solicitors  
 100-26 Bastion Square  
 Victoria, B.C. V8W 1H9

I, Leonard Louis Orrico, of Victoria, in British Columbia, 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 this 23rd day of July 1987.

I hereby certify that the common facility, the Recreation Centre, which according to Form E has been constructed in conjunction with this phase has been satisfactorily provided for.  
 Dated this 25th day of August 1987.

*[Signature]*  
 Approving Officer

FILE # 1433-65-A  
**LEONARD ORRICO**  
 B.C. Land Surveyor  
 4089 Quadra Street  
 Victoria, B.C. V8X 1K7  
 479-1012

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

**STRATA PLAN 1581  
PHASE ONE**

Approved as to Forms 1 and 2  
this 23rd day of August, 1987

*Ernie K. Luby*  
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 it is of the same force and effect as if made under oath.

*[Signature]*

Declared before me at Victoria, British Columbia  
this 23rd day of August, 1987.

*[Signature]*  
A Commissioner for Taking Affidavits for B.C.

Registered Owners  
Tri-Exile Financial Corporation (Inc. No. 238,049)  
*[Signature]*  
Authorized signatory

Authorized signatory  
A. B. B. Holdings Ltd. (Inc. No. 276,365)  
*[Signature]*  
Authorized signatory

Authorized signatory  
Mortgages  
Richmond Savings Credit Union  
*[Signature]*  
Authorized signatory

Date: July 21, 1987

*[Signature]*  
Authorized signatory

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

CONDOMINIUM ACT			
Lot No	Sheet No	FORM 1	FORM 2
		Schedule of Unit Entitlement	Schedule of Interest Upon Destruction
1	3	114	149
2	3	116	145
3	3,5	144	159
4	3,4	163	165
5	3,4	163	169
6	3,4	160	175
7	3,4	163	169
8	3,4	163	169
9	3,4	162	175
10	6,7	161	175
11	6	116	155
12	6,8	145	159
13	6	113	159
14	6,7	159	175
15	6,7	162	169
16	6,7	163	169
17	6,7	160	175
18	6,7	163	169
19	6,7	163	165
20	6	116	149
21	6	114	149
22	9	114	149
23	9,10	145	155
24	9	115	145
25	9	115	149
26	9	114	149
27	9,10	144	155
28	9	116	145
29	9	114	149
30	3,4	162	165
31	3,4	164	159
32	3	115	149
33	3	114	155
34	6,7	160	169
35	6,7	163	165
36	6,7	163	165
37	6,7	161	169
38	6	114	149
39	6	116	145
40	6,8	144	155
41	6	114	149
42	9	115	149
43	9,10	144	155
44	9	116	139
45	9	116	139
46	9	115	145
Aggregate		6358	7260

I, Leonard Louis Orico of Victoria, British Columbia, do hereby certify that the strata lots represented by the plan at A, Section 8, Lot 4220, consist of the same description and have not, to the best of my knowledge and belief, been previously occupied.

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

Dated at Victoria this 23rd day of July, 1987.

# GROUND FLOOR

SCALE: 1:250



All distances are in Metres

## LEGEND

Astronomic Bearings are derived from Plan 44201.

S.L. Denotes Strata Lot.

PT. Denotes part

m<sup>2</sup> Denotes square metres.

± Denotes more or less.

T.A. Denotes total area

⊕ Denotes balcony.

⊙ Denotes garage.



### STRATA PLAN 1581 PHASE ONE

### KENTWOOD LANE

### PHASE TWO

### DRIVE

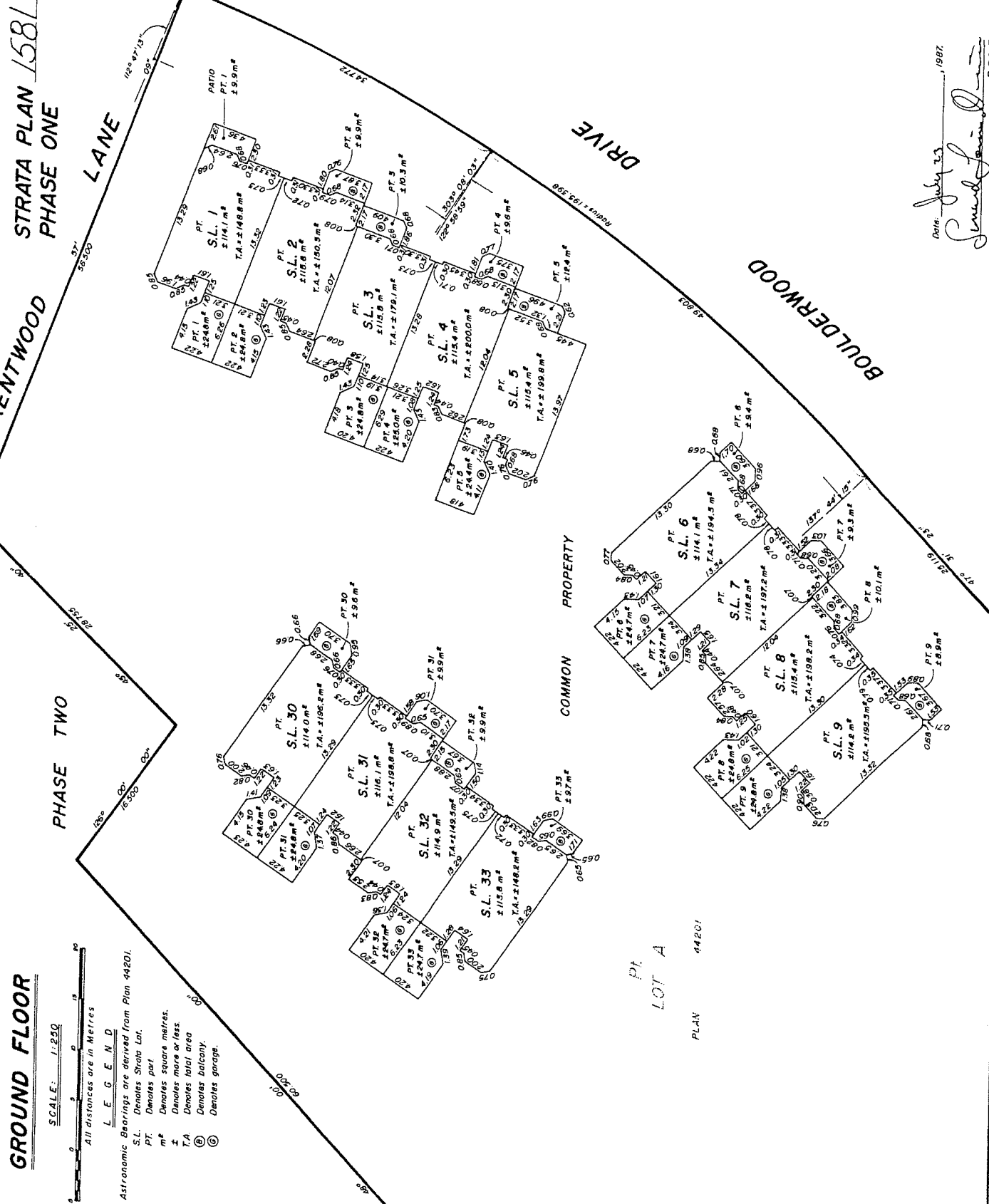
### BOLDERWOOD

### COMMON PROPERTY

PT. A  
LOT A

PLAN 44201

Date: July 23, 1987  
*Samuel J. ...*  
R.C.L.S.



# STRATA PLAN 1581 PHASE ONE

KENTWOOD LANE

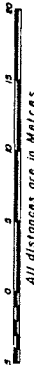
DRIVE

BOLDERWOOD

# PHASE TWO

## BASEMENT

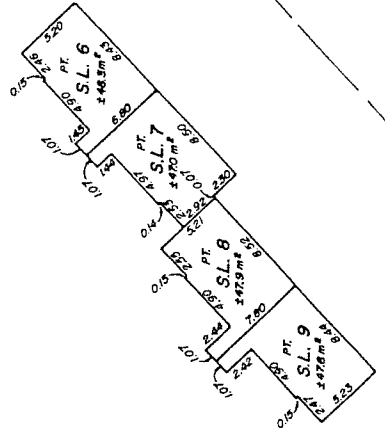
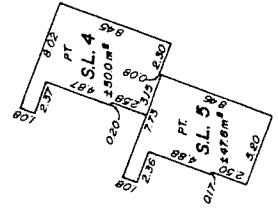
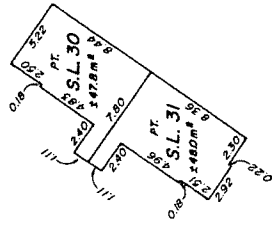
SCALE: 1:250



All distances are in Metres.

### LEGEND

- S.L. Denotes Strata Lot.
- PT Denotes part.
- m<sup>2</sup> Denotes square metres.
- X Denotes more or less.

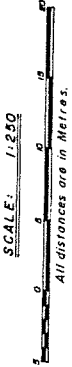


DATE: July 23 1987

*Fred Linnell*

B.C.L.S.

# SECOND FLOOR



**L E G E N D**

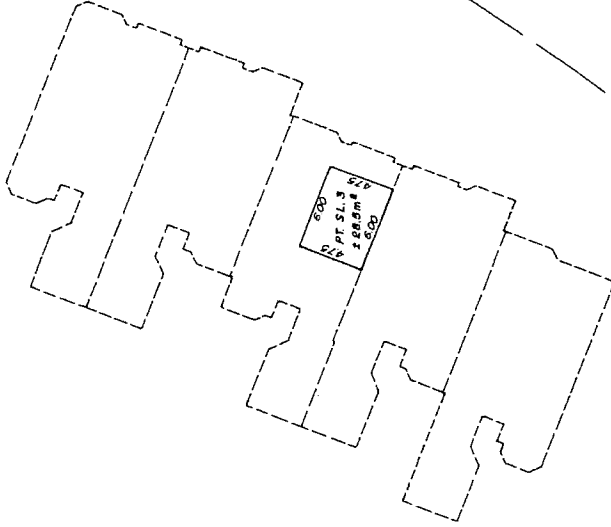
SL. Denotes Strata Lot.  
 PT. Denotes part.  
 m<sup>2</sup> Denotes square metres.  
 ± Denotes more or less.  
 --- Denotes floor below.



KENTWOOD LANE

STRATA PLAN /581/  
 PHASE ONE

PHASE TWO



DRIVE

BOULDERWOOD

Date: July 13, 1987

*Ferdinand...*

B.C.S.

# STRATA PLAN 1581 PHASE ONE

## GROUND FLOOR

SCALE: 1:250

All distances are in Metres.

**L E G E N D**

Astronomic Bearings are derived from Plan 44201.

S.L. Denotes Strata Lot.

PT. Denotes part.

m<sup>2</sup> Denotes square metres.

T. Denotes more or less.

T.A. Denotes total area.

○ Denotes balcony.

⊙ Denotes garage.

## PHASE TWO

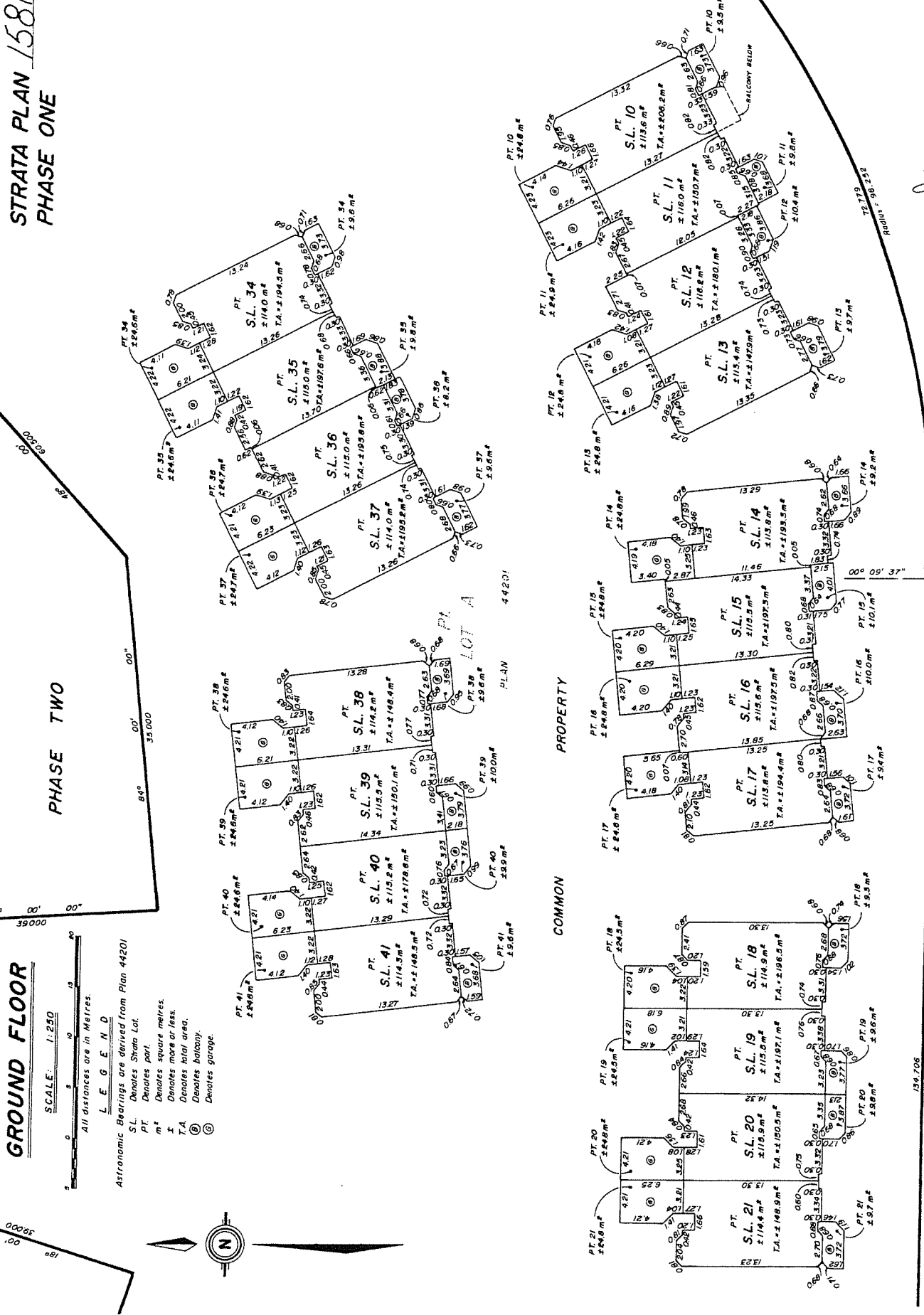
177° 00' 00"  
39000

84° 00' 00"  
35000

00° 00' 00"  
00000

00° 00' 00"  
00000

00° 00' 00"  
00000



Date: July 23, 1987.

*David L. ...*

B.C.O.S.

ROYAL OAK DRIVE

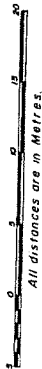
00°

124,706  
09'

50°

# BASEMENT

SCALE: 1:250



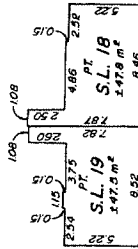
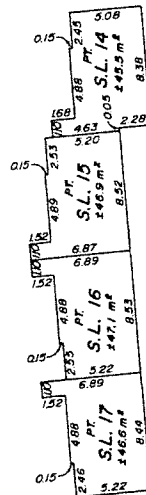
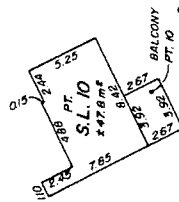
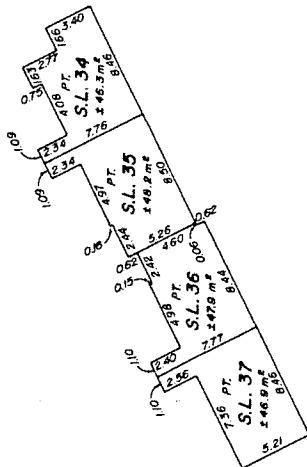
**L E G E N D**

- S.L. Denotes Strata Lot.
- PT. Denotes Part.
- m<sup>2</sup> Denotes square metres.
- ± Denotes more or less.



# STRATA PLAN 1581 PHASE ONE

## PHASE TWO



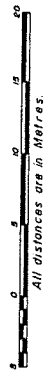
Date: July 7, 1997

*David J. ...*  
 B.C.L.S.

ROYAL OAK DRIVE

# SECOND FLOOR

SCALE: 1:250



All distances are in Metres.

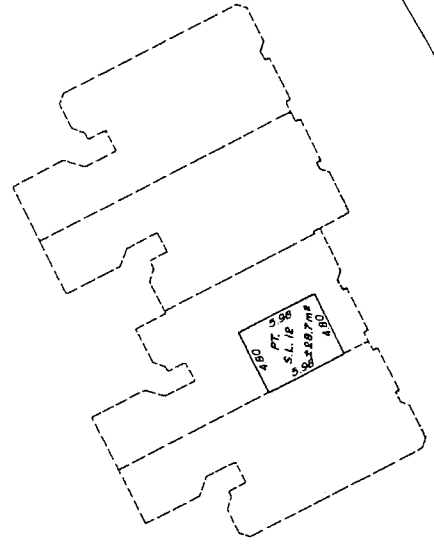
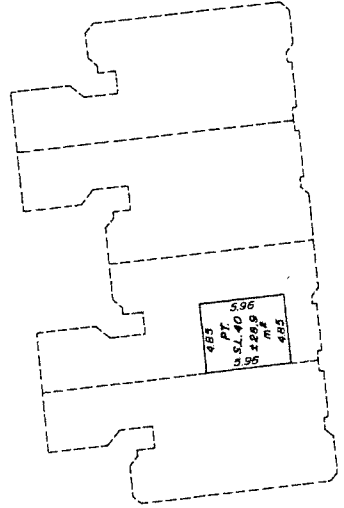
## LEGEND

- SL Denotes Strata Lot.
- PT Denotes part.
- m<sup>2</sup> Denotes square metres.
- ± Denotes more or less.
- Denotes floor below.



# STRATA PLAN 1581 PHASE ONE

## PHASE TWO



ROYAL OAK DRIVE

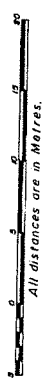
Date July 23, 1987  
*James J. ...*  
 B.C.L.S.



# STRATA PLAN 1581 PHASE ONE

# GROUND FLOOR

SCALE: 1:250

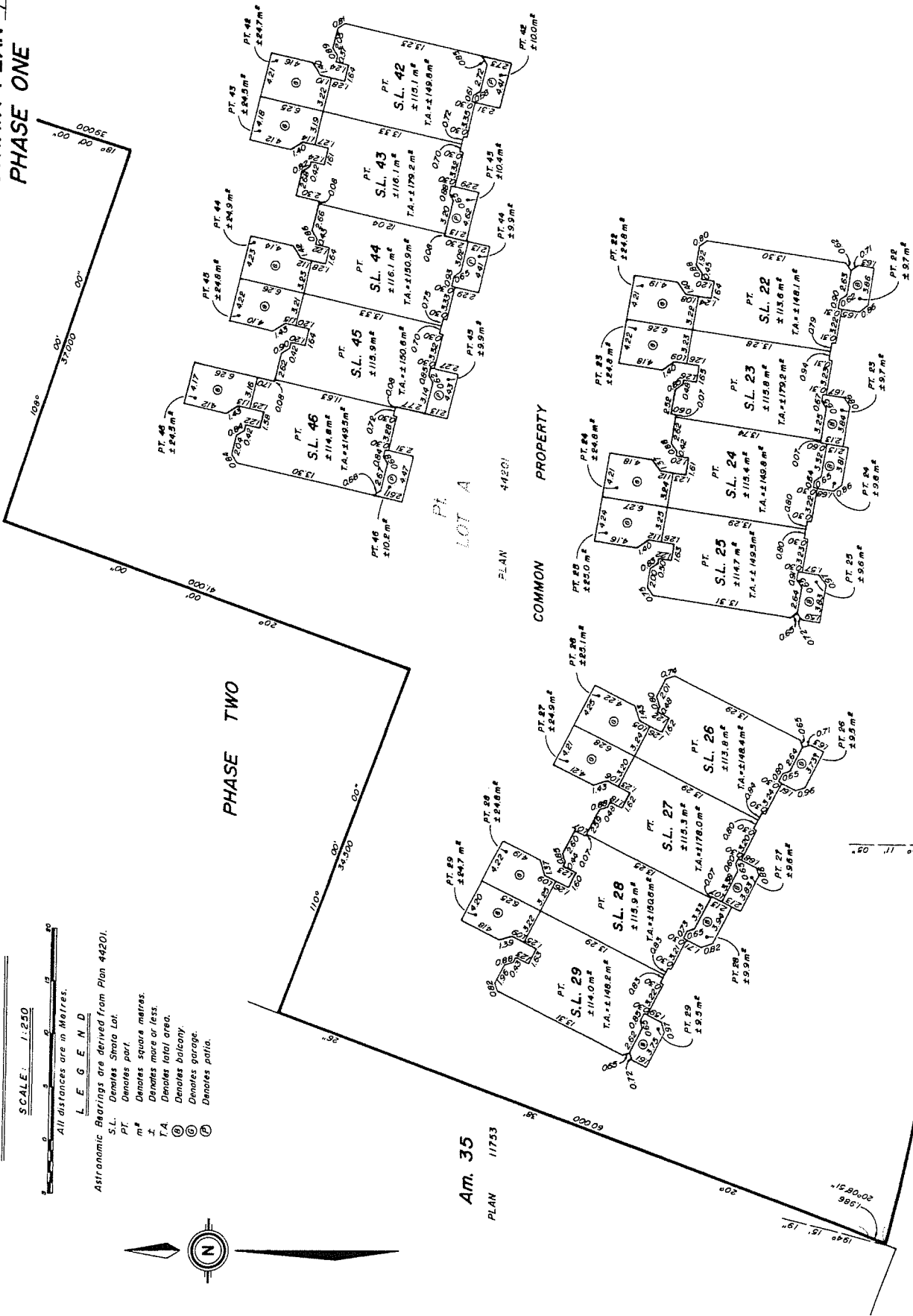


All distances are in Metres.

### LEGEND

Astronomic Bearings are derived from Plan 44201.

- S.L. Denotes Strata Lot.
- PT. Denotes part.
- m<sup>2</sup> Denotes square metres.
- I. Denotes more or less.
- T.A. Denotes total area.
- ⊙ Denotes balcony.
- ⊙ Denotes garage.
- ⊙ Denotes patio.



DATE: July 23, 1987.

*Kenneth L. ...*  
R.C.L.S.

ROYAL OAK DRIVE

38.260  
Radius = 152.795

134.705

00°

90°

00° 11' 02"

19° 15' 19"

20° 08' 51"

# SECOND FLOOR

SCALE: 1:1250



All distances are in Metres.

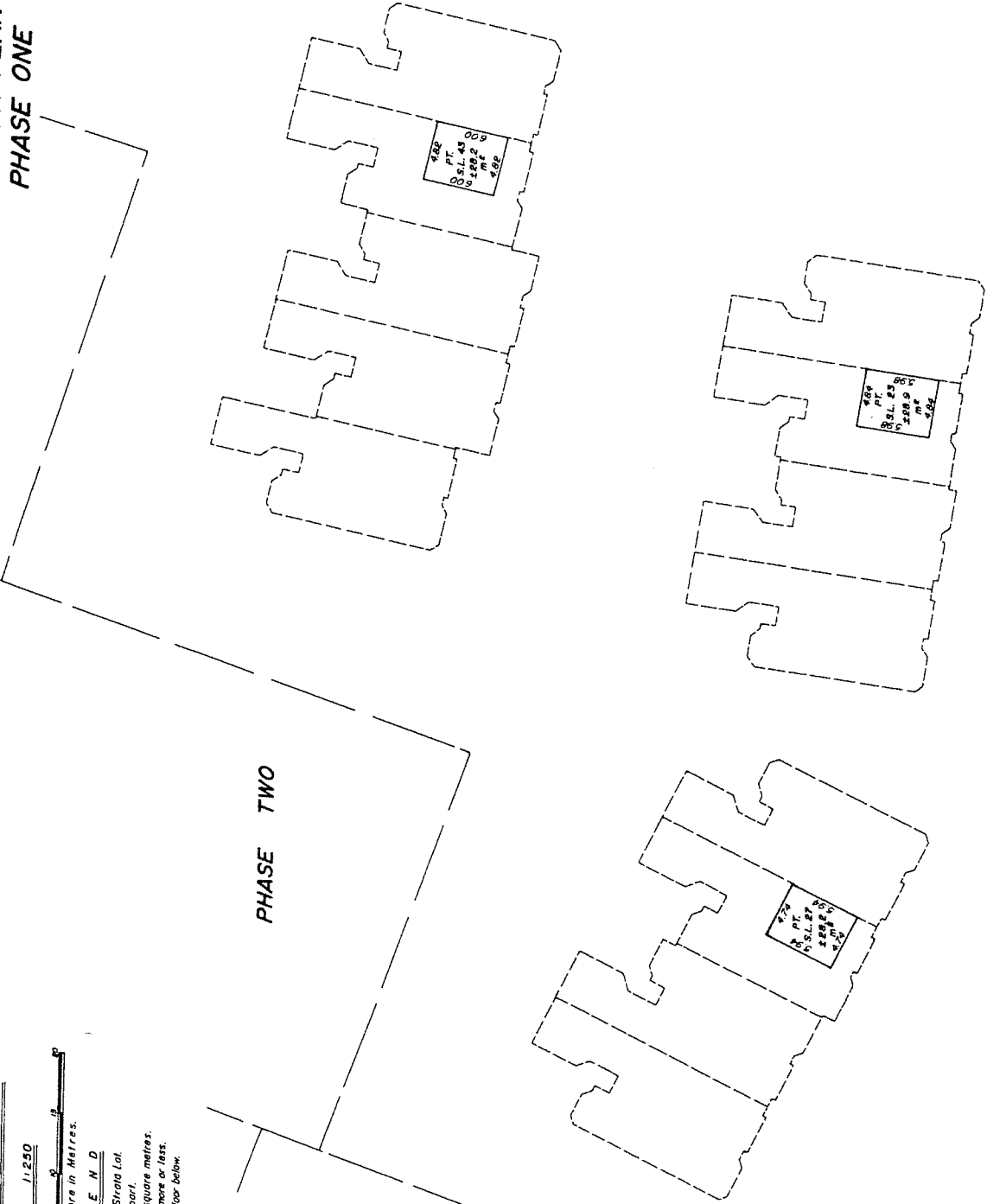
## LEGEND

- S.L. Denotes Strata Lot.
- P.T. Denotes part.
- m<sup>2</sup> Denotes square metres.
- ± Denotes more or less.
- Denotes floor below.



# STRATA PLAN 1581 PHASE ONE

## PHASE TWO



Am. 35

PLAN 11753

Date July 13, 1987

ROYAL OAK DRIVE

*James L. ...*  
B.C.L.S.

STRATA PLAN 1581  
PHASE ONE

DEALINGS AFFECTING THE COMMON PROPERTY

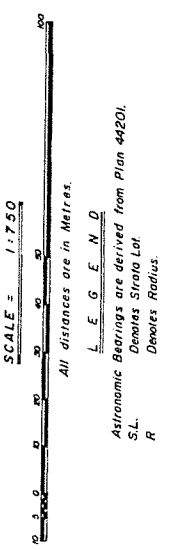
REGISTRATION		DOCUMENT	
Number	Date	Nature and Particulars	Date
S22406	18.03.87	Statutory Right of Way - The Corporation of the District of Saanich - part inter alia in Plan 44895	
S31866	08.04.87	Mortgage - Richmond Savings Credit Union - inter alia	22.10.87
S31867	08.04.87	Assignment of Bonds - Richmond Savings Credit Union - inter alia	22.10.87
S36488	23.04.87	Restrictive Covenant - inter alia; appointment to Lot 3 Plan 3104	
S72747	08.07.87	Statutory Right of Way - British Columbia Hydro and Power Authority - inter alia; with priority over S31866 and S31867	
J133603		Dominant Tenement - as to part formerly part of Lot 1, Plan 38287 is annexed Restrictive Covenants J133603 over Lot A, Plan 34603	
M30532		Notice under Section 389 - Municipal Act s. 47 M30532 - as to part formerly part of Lot 1, Plan 38287	
DE R111066		This title may be affected by a permit under Part 29 of The Municipal Act (See DE R111066)	
DE			

SA 24/96  
Line for  
311 ReB. 7695  
of 1st  
K.D. JACQUES, Registrar  
Victoria Land Title District

Date: July 23, 1987.  
Lemuel L. ...  
B.C.L.S.



# PHASE STRATA PLAN OF LOT A, SECTION 8, LAKE DISTRICT, PLAN 44201.



"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."

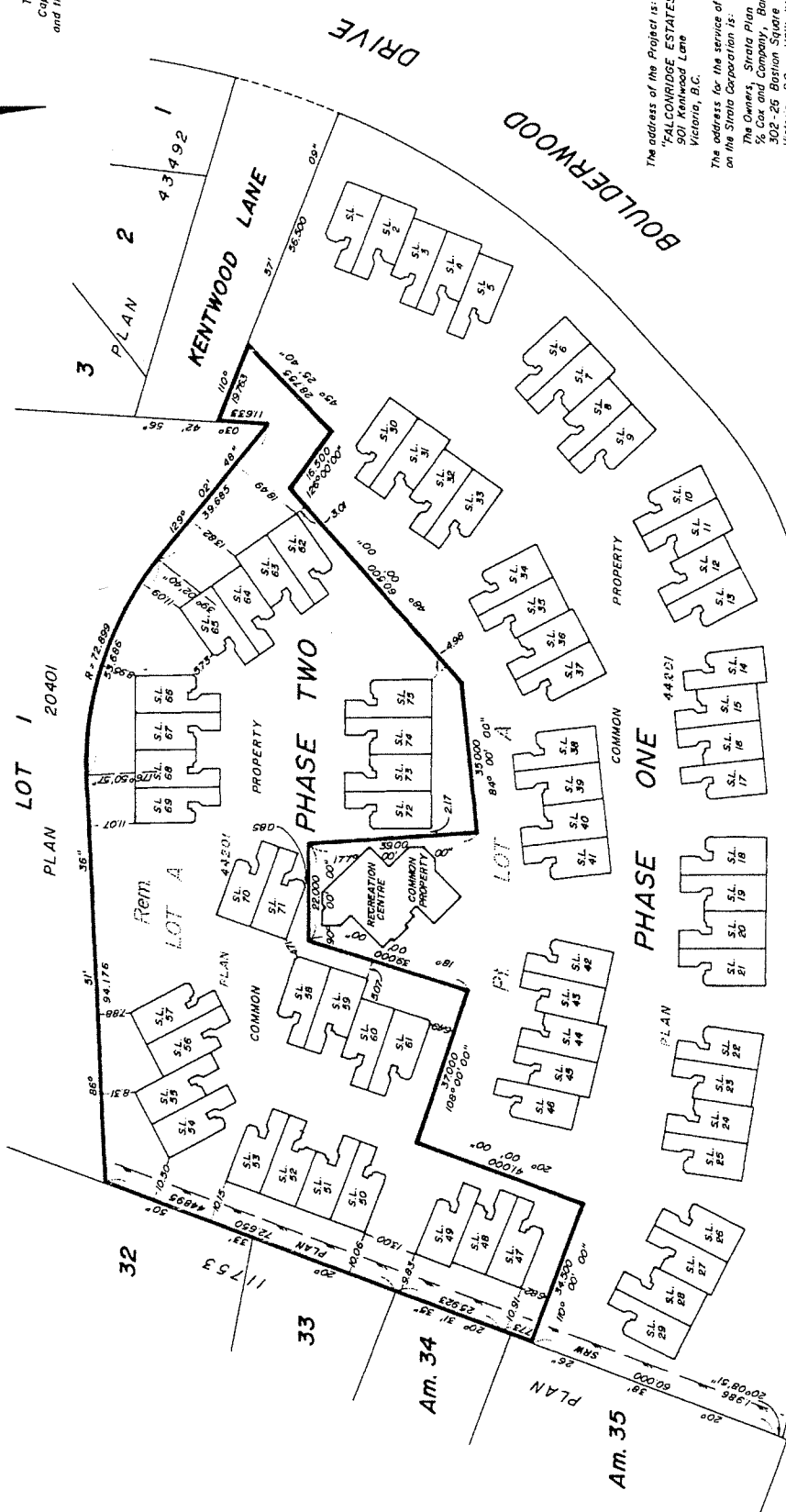
## STRATA PLAN 1581 PHASE TWO

Devised and Registered in the Land Title Office of Victoria, British Columbia this 29<sup>th</sup> day of Oct., 1987.

Approved as Registrar  
Strata Plan under the Condominium Act  
this 15<sup>th</sup> day of September, 1987.

Approving Officer  
Corporation of the District of Saanich

This plan lies within the  
Capital, Regional District  
and the Municipality of Saanich



The address of the Project is:  
"FALCONRIDGE ESTATES"  
501 Kentwood Lane  
Victoria, B.C.

The address for the service of Documents  
on the Strata Corporation is:  
The Owners, Strata Plan  
% Coe and Cassin Stagers  
302-26 Bastion Square  
Victoria, B.C. V8W 1M9

I, Leonard Orrico, of Victoria, in British Columbia,  
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 this 10th day of September, 1987.

*Leonard Orrico*  
B.C.L.S.

FTITLE = 1449-65-A  
LEONARD ORRICO  
B. C. Land Surveyor  
4089 Quadra Street  
Victoria, B.C. V8X 1K7  
479-1012

**STRATA PLAN 1581  
PHASE TWO**

Approved as to Forms 1 and 2  
this 9<sup>th</sup> day of October, 1987

*Jean M. Sullivan*  
Superintendent of Real Estate

CONDOMINIUM ACT			
Lot No	Sheet No	FORM 1	FORM 2
		Schedule of Unit Entitlement	Schedule of Interest Upon Destruction
		Unit Entitlement	Interest Upon Destruction
47	3, 4	162	149
48	3, 4	163	145
49	3, 4	164	139
50	3, 4	163	139
51	3, 4	163	135
52	3, 4	164	135
53	3, 4	161	135
54	4	115	129
55	4	114	129
56	4	115	129
57	4	113	129
58	4	115	129
59	4	115	129
60	4	115	135
61	4	114	139
62	5, 6	163	175
63	5, 6	164	169
64	5, 6	163	169
65	5, 6	163	175
66	5, 6	164	169
67	5, 6	165	159
68	5, 6	165	159
69	5, 6	164	165
70	3, 4	162	169
71	3, 4	162	175
72	6	114	149
73	6, 7	145	155
74	6	115	145
75	6	114	149
Aggregate		4179	4307

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

*[Signature]*  
Declared before me at Victoria, British Columbia this 11<sup>th</sup> day of October, 1987

*[Signature]*  
A Commissioner for taking Affidavits for B.C.

Registered Owners  
Tri-Eagle Financial Corporation, (Inc. No. 239,049)

Authorized signatory  
*[Signature]*  
Authorized signatory  
A. B. A.B. Holdings Ltd. (Inc. No. 276,565)  
Secy

Authorized signatory  
*[Signature]*  
Authorized signatory

Authorized signatory  
Secy  
Mortgages  
Richmond Savings Credit Union

Authorized signatory  
*[Signature]*  
Authorized signatory  
Secy

I, Leonard Lewis Orisco, British Columbia Land Surveyor, hereby certify that the buildings shown in this strata plan have not, as of the 10<sup>th</sup> day of September, 1987, been previously occupied. Dated at Victoria, B.C., this 10<sup>th</sup> day of September, 1987

Date: September 10, 1987

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

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

# BASEMENT

SCALE: 1:250



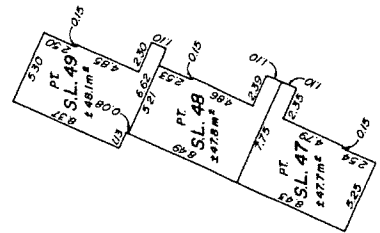
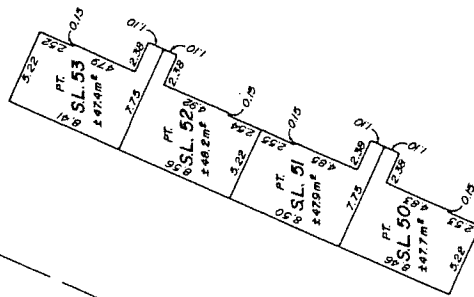
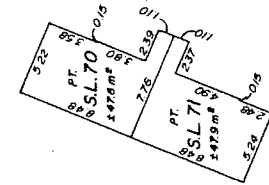
All distances are in Metres.

## LEGEND

- S.L. Denotes Strata Lot.
- PT Denotes part.
- m<sup>2</sup> Denotes square metres.
- f Denotes more or less.



# STRATA PLAN 1581 PHASE TWO



PHASE ONE

Date: September 10, 1987

*Edward J. Linn*  
B.C.L.S.

PLAN  
Am.  
34

# STRATA PLAN 1581 PHASE TWO

## GROUND FLOOR

SCALE: 1:250

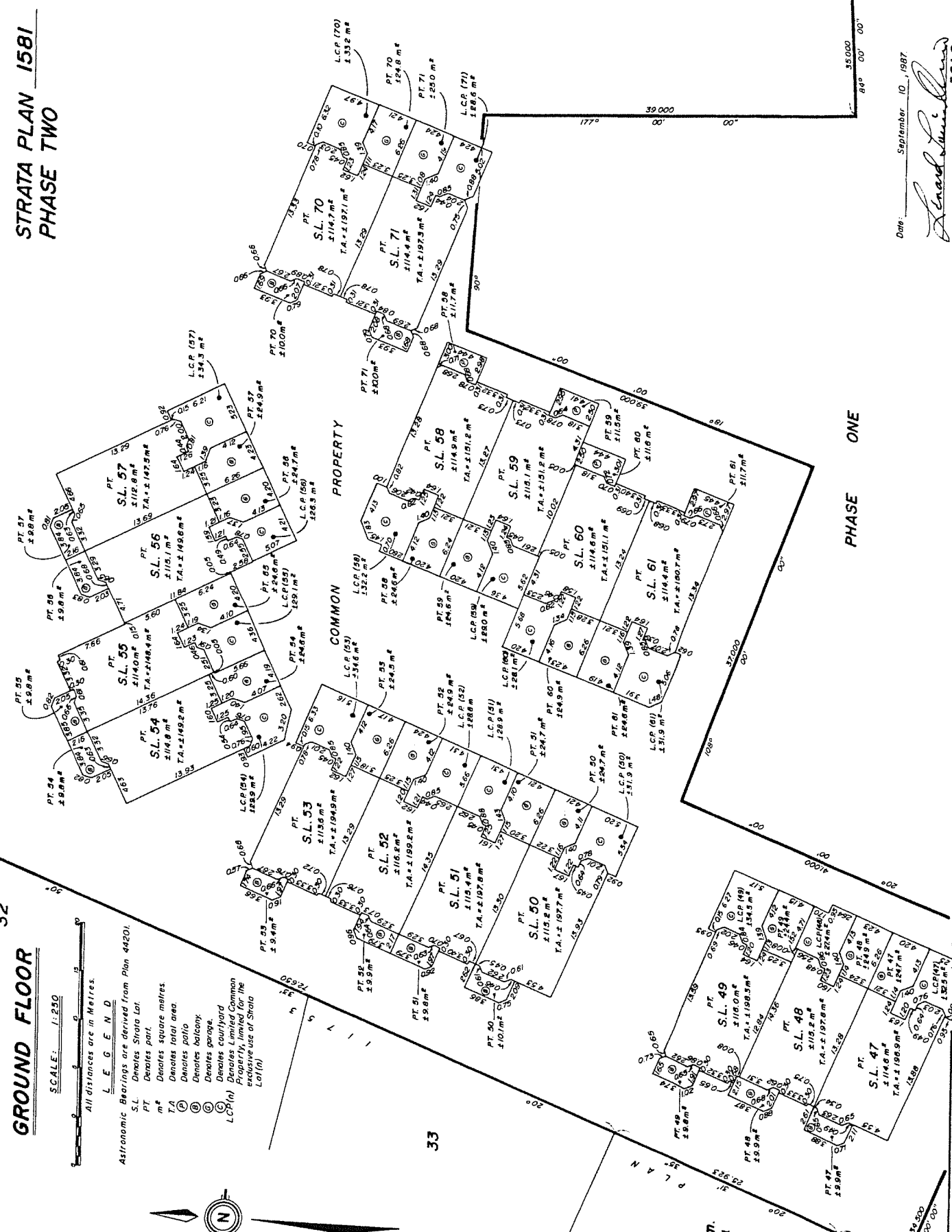
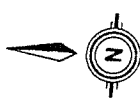


All distances are in Metres.

L E G E N D

Astronomic Bearings are derived from Plan 44201.

- S.L. Denotes Strata Lot.
- PT Denotes part.
- m<sup>2</sup> Denotes square metres.
- T.A. Denotes total area.
- (A) Denotes patio.
- (B) Denotes balcony.
- (C) Denotes garage.
- (D) Denotes courtyard.
- LCP(n) Denotes Limited Common Property, limited for the exclusive use of Strata Lot(n).

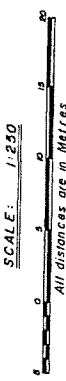


Date September 10, 1987

*David J. ...*  
M.C.L.S.



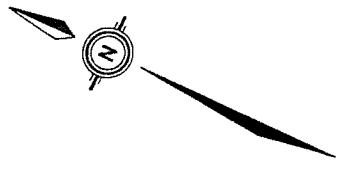
# BASEMENT



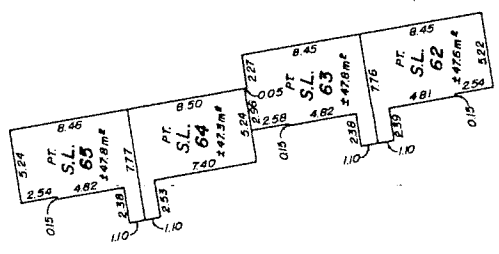
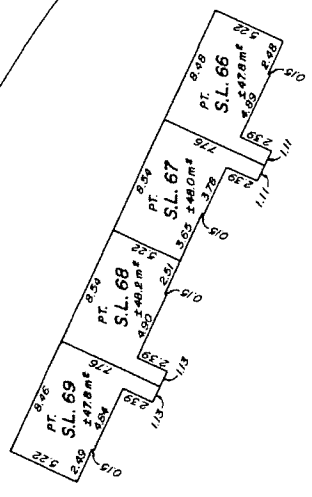
All distances are in Metres

- L E G E N D**
- SL - Denotes Strata Lot.
  - PT - Denotes part.
  - m<sup>2</sup> - Denotes square metres.
  - ± - Denotes more or less.

# STRATA PLAN 1581 PHASE TWO



LOT 1  
PLAN 20401



# KENTWOOD LANE

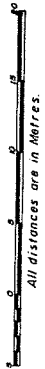
PHASE ONE

Date: September 10, 1994

*Edward James ...*  
B.C.L.S.

# GROUND FLOOR

SCALE: 1:250



All distances are in Metres.

## LEGEND

Astronomic Bearings are derived from Plan 44201.

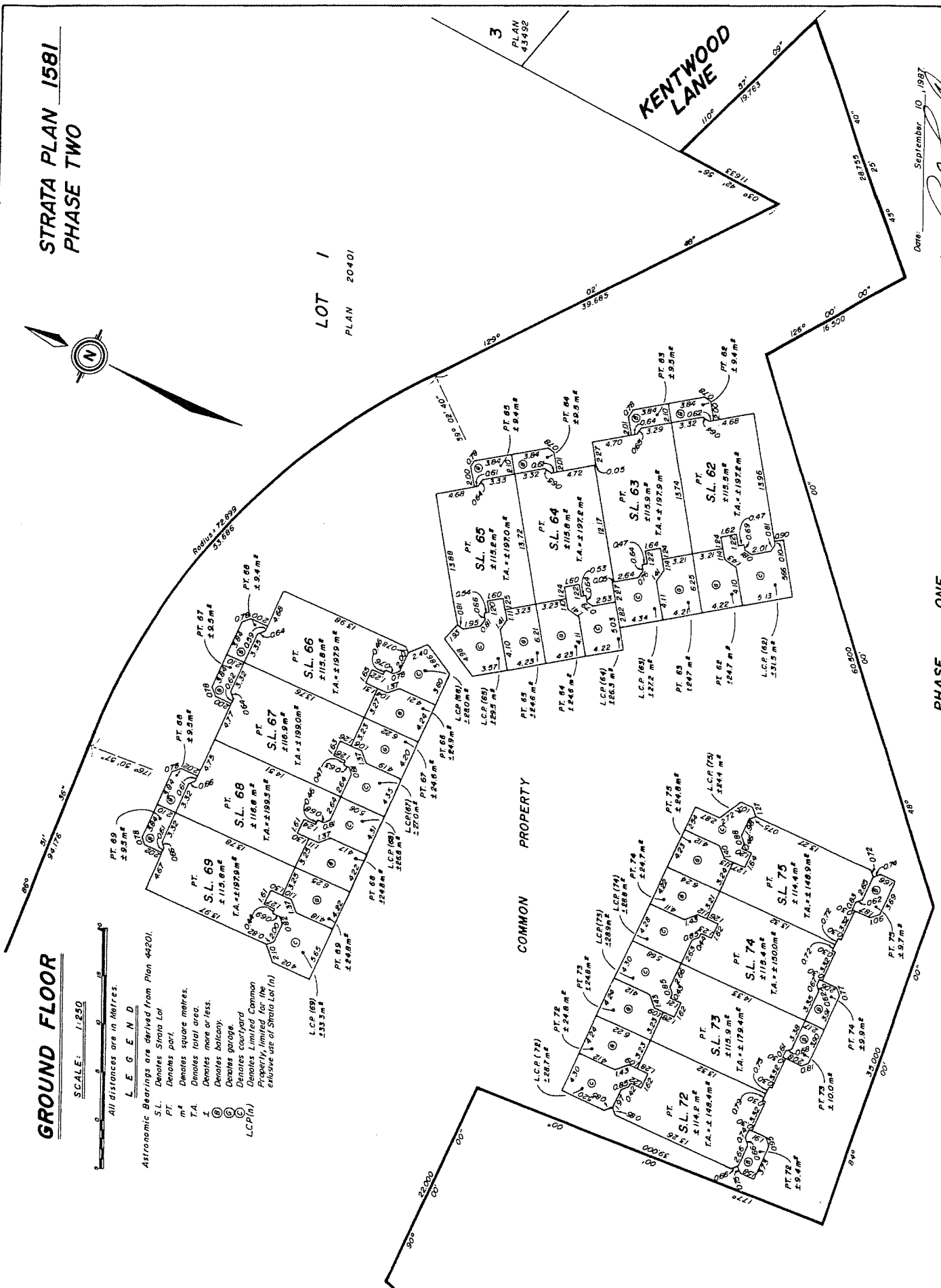
- S.L. Denotes Strata Lot
- PT. Denotes part.
- m<sup>2</sup> Denotes square metres.
- T.A. Denotes total area.
- I. Denotes more or less.
- Denotes balcony.
- Denotes garage.
- Denotes courtyard
- Denotes Limited Common Property, limited for the exclusive use of Strata Lot (n)
- LCP(n) Denotes Limited Common Property, limited for the exclusive use of Strata Lot (n)

# STRATA PLAN 1581 PHASE TWO

LOT 1  
PLAN 20401

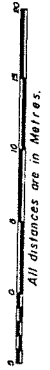
Date: September 10, 1997

PHASE ONE



# SECOND FLOOR

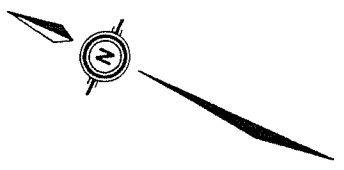
SCALE: 1:250



- L E G E N D**
- S.L. Denotes Strata Lot.
  - PT Denotes part.
  - m<sup>2</sup> Denotes square metres.
  - I Denotes more or less.
  - Denotes floor below.

# STRATA PLAN 1581 PHASE TWO

LOT 1  
PLAN 20401



## KENTWOOD LANE

3  
PLAN  
43492

Date: September 10, 1987

*James L. ...*  
# C.L.S.

PHASE ONE

