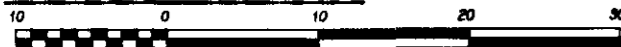


# STRATA PLAN OF LOT B, SECTION 5, VICTORIA DISTRICT, PLAN VIP54350

SCALE - 1:500



All distances are in metres and decimals thereof.

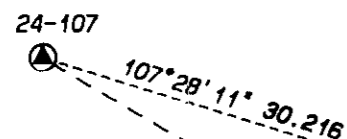
BCGS 92 - B.044

### LEGEND -

Grid bearings are derived from observations between Control Monuments 24-106 and 24-107, Integrated Survey Area No 17, City of Victoria.

This Plan shows Ground Level Measured Distances. Prior to computation of U.T.M. Co-ordinates, multiply by Combined Factor 0.9996030533.

- ⊙ - denotes - Control Monument found.
- - denotes - Standard Iron Post found.
- - denotes - Standard Iron Post set.



Pt 1, Bk 2, Plan 282, Plan 325BL

The address of the project is -

**BRISTOL PARK**  
535 Manchester Street  
Victoria, B.C.

The address for the service of documents on the Strata Corporation is -

The Owners, Strata Plan VIS 3192  
c/o PATTERSON ADAMS  
Barristers & Solicitors  
1210 - 345 Quebec Street,  
Post Office Box 1231,  
Victoria, B.C. V8W 1W4

The Owners, Strata Plan VIS3192  
See Change of Address EP34713  
535 Manchester Street  
Victoria, BC  
V8T 5J1

FILE: 3806-24

**PONELL & LEWIS**  
B C LAND SURVEYORS  
940 View Street  
Victoria, BC V8V 3L5  
phone 382-8855

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 LOT boundaries are defined by the exterior faces of outside building walls and the centre-lines of interior and party walls. The exterior building finish (i.e. stucco) is part of the common property.

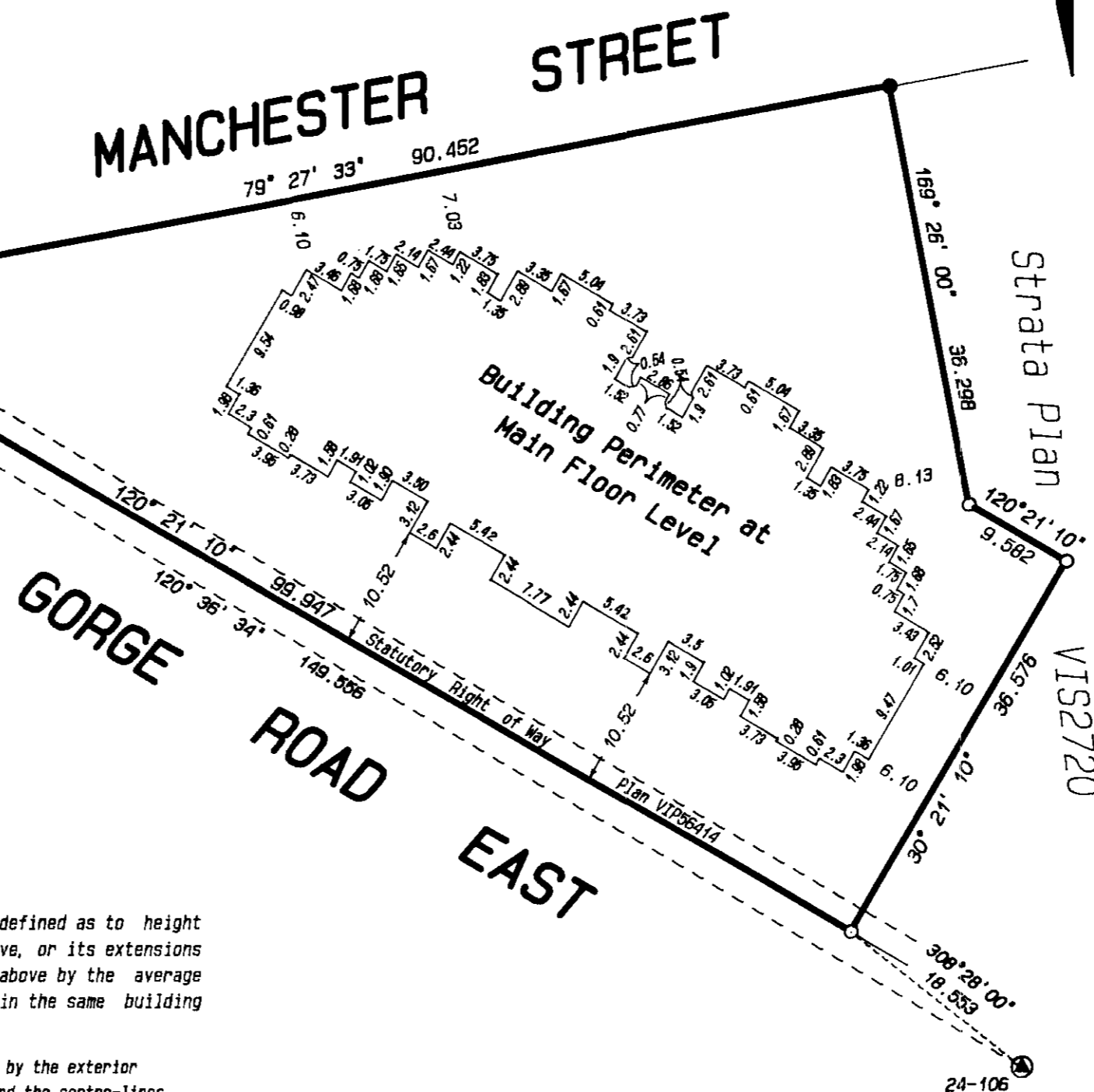
This Plan lies within Capital Regional District and the City of Victoria.

## STRATA PLAN VIS3192

Deposited and Registered in the Land Title Office at Victoria, B.C. this 27 day of April 1994.

*Jan MacDonald*  
Deputy REGISTRAR

EHS2101 ks



### New Development Certificate

I, Alan M. Powell, British Columbia Land Surveyor, hereby certify that the building shown in this Strata Plan has not, as of the 28th day of March, 1994 been previously occupied.  
Dated at Victoria, British Columbia, this 28th day of March, 1994.

*Alan M. Powell*  
Alan M. Powell, BCLS

I, Alan M. Powell, a British Columbia Land Surveyor, of Victoria, in British Columbia, hereby certify that the building erected on the parcel described above is wholly within the external boundaries of the parcel.  
Dated at Victoria this 28th day of March, 1994.

*Alan M. Powell*  
Alan M. Powell, BCLS

SECOND SHEET SHEET 2 OF 9 SHEETS

**STRATA PLAN VIS3192**

Approved as to Forms 1 and 2  
this 8 day of April 1994.

*[Signature]*  
Superintendent of Real Estate

**Registered Owners -  
QUADRA PACIFIC PROPERTIES CORP.**

*[Signature]*  
Authorized Signatory  
*[Signature]*  
Authorized Signatory  
*[Signature]*  
Witness as to signatures David Adams  
*[Signature]*  
Occupation

1210-345 Quebec St.  
Address Victoria B.C.

**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 strictly 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 B.C.  
this 31 day of March 1994.  
*[Signature]*  
A Commissioner for taking Affidavits for B.C.

Date - March 28th, 1994

*[Signature]*  
Alan M. Powell, BCLS

		<b>CONDOMINIUM ACT</b>	
Strata Lot No.	Sheet No.	FORM 1	FORM 2
		Schedule of Unit Entitlement	Schedule of Interest Upon Destruction
		Unit Entitlement	Interest Upon Destruction
1	4	76	128
2	4	74	111
3	4	78	130
4	4	78	130
5	4	74	110
6	4	76	127
7	4	94	141
8	4	99	137
9	4	75	128
10	4	63	116
11	4	63	116
12	4	75	128
13	4	99	137
14	4	94	142
15	5	76	132
16	5	73	115
17	5	91	140
18	5	91	140
19	5	73	115
20	5	76	131
21	5	94	145
22	5	99	141
23	5	75	132
24	5	63	120
25	5	63	120
26	5	75	132
27	5	99	141
28	5	94	146

		<b>CONDOMINIUM ACT</b>	
Strata Lot No.	Sheet No.	FORM 1	FORM 2
		Schedule of Unit Entitlement	Schedule of Interest Upon Destruction
		Unit Entitlement	Interest Upon Destruction
29	6	76	135
30	6	74	118
31	6	91	144
32	6	91	144
33	6	74	118
34	6	76	134
35	6	94	148
36	6	99	144
37	6	75	135
38	6	63	123
39	6	63	123
40	6	75	135
41	6	99	144
42	6	94	149
43	7	76	140
44	7	73	123
45	7	91	148
46	7	91	148
47	7	73	120
48	7	76	139
49	7	94	153
50	7	99	149
51	7	75	140
52	7	63	128
53	7	63	128
54	7	75	140
55	7	99	149
56	7	94	154
<b>Aggregates</b>		<b>4, 546</b>	<b>7, 484</b>

**PONELL & LENIS**  
BC LAND SURVEYORS  
Phone: 382-8855  
File: 3806-24

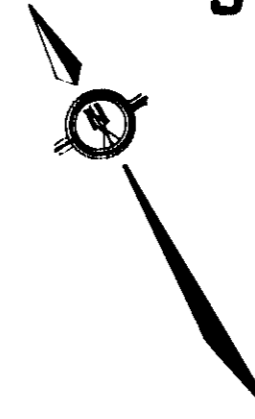
# BASEMENT PARKING LEVEL ALL COMMON PROPERTY

SCALE - 1:250



All distances are in metres and decimals thereof unless otherwise indicated.

## STRATA PLAN VIS 3192



MANCHESTER STREET

Parking and driveways

Ramp to parkade

Storage Lockers

Elevator Machine Room

Elevators

Lobby

Mechanical Room

Electrical Room

Stairs

Parking and driveways

Statutory Right of Way EG52781 Plan VIP56414

GORGE ROAD EAST

Date - March 28th, 1994

*Alan M. Powell*  
Alan M. Powell, BCLS

**POWELL & LEWIS**  
BC LAND SURVEYORS  
Phone: 382-8855  
File: 3806-24

# GROUND FLOOR - STRATA LOTS 1 TO 14

SCALE - 1:200



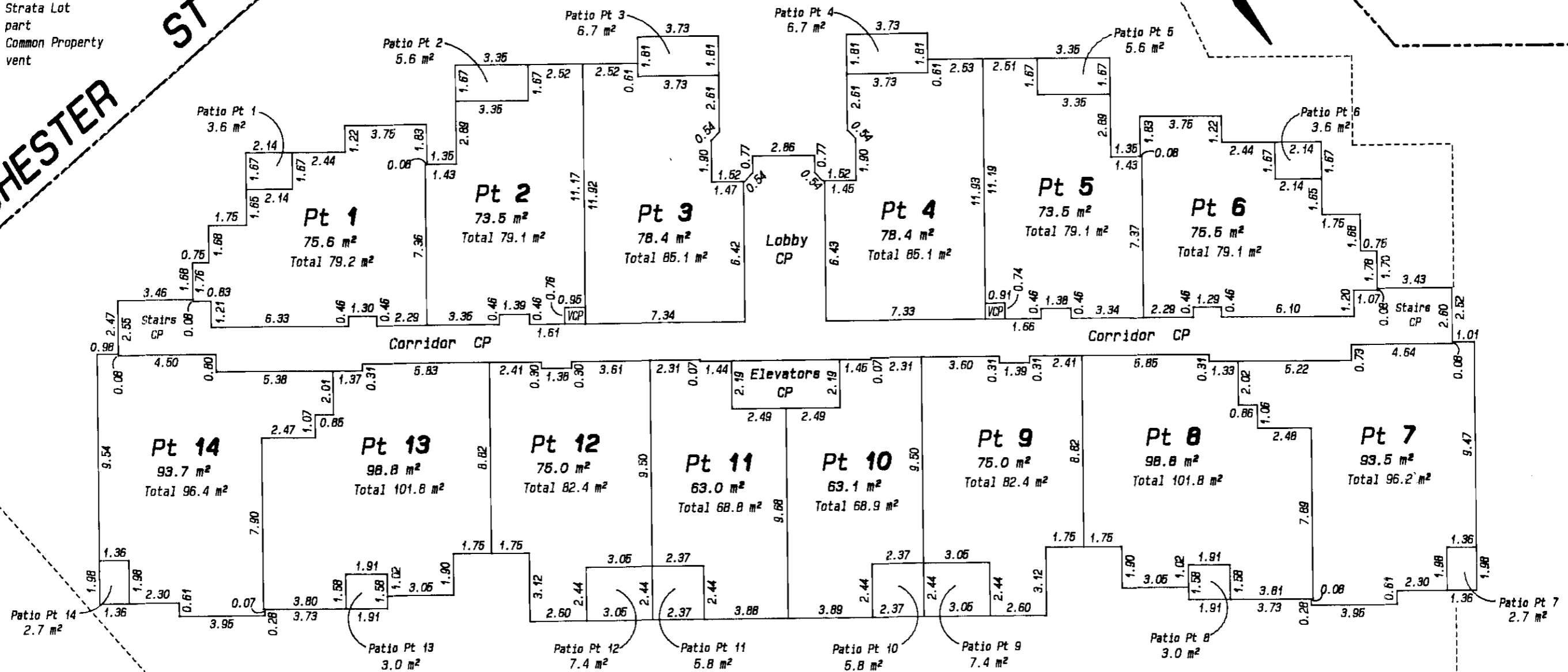
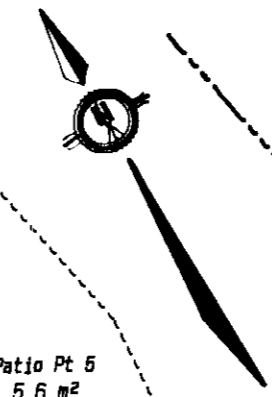
All distances are in metres and decimals thereof unless otherwise indicated.

## LEGEND -

- SL denotes Strata Lot
- Pt denotes part
- CP denotes Common Property
- V denotes vent

MANCHESTER ST

# STRATA PLAN VIS3192



Date - March 28th, 1994

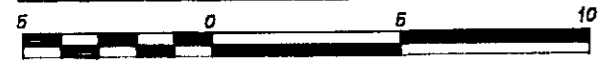
**PONELL & LEWIS**  
 BC LAND SURVEYORS  
 Phone: 382-8855  
 File: 3806-24

## GORGE ROAD EAST

*Alan M. Powell*  
 Alan M. Powell, BCLS

# SECOND FLOOR - STRATA LOTS 15 TO 28

SCALE - 1:200



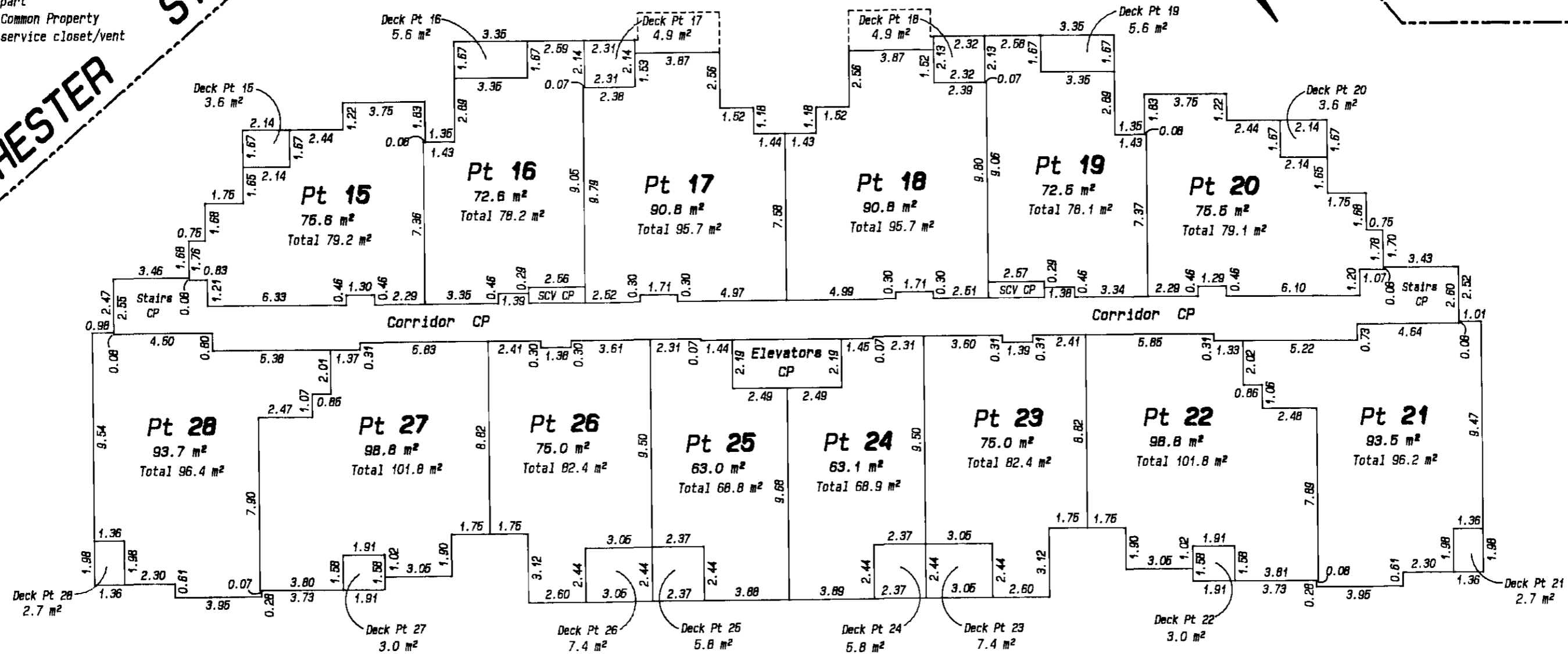
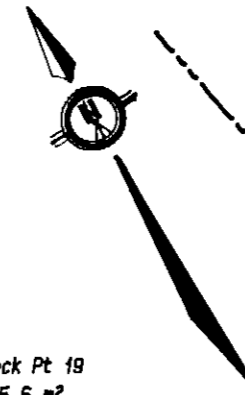
All distances are in metres and decimals thereof unless otherwise indicated.

## LEGEND -

- SL denotes Strata Lot
- Pt denotes part
- CP denotes Common Property
- SCV denotes service closet/vent

MANCHESTER ST

# STRATA PLAN VIS 3192



**PONELL & LEWIS**  
 BC LAND SURVEYORS  
 Phone: 382-8855  
 File: 3806-24

# GORGE ROAD EAST

Date - March 28th, 1994

*Alan M. Powell*  
 Alan M. Powell, BCLS

# THIRD FLOOR - STRATA LOTS 29 TO 42

SCALE - 1:200

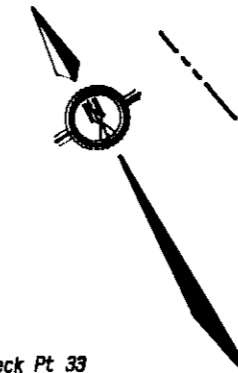


All distances are in metres and decimals thereof unless otherwise indicated.

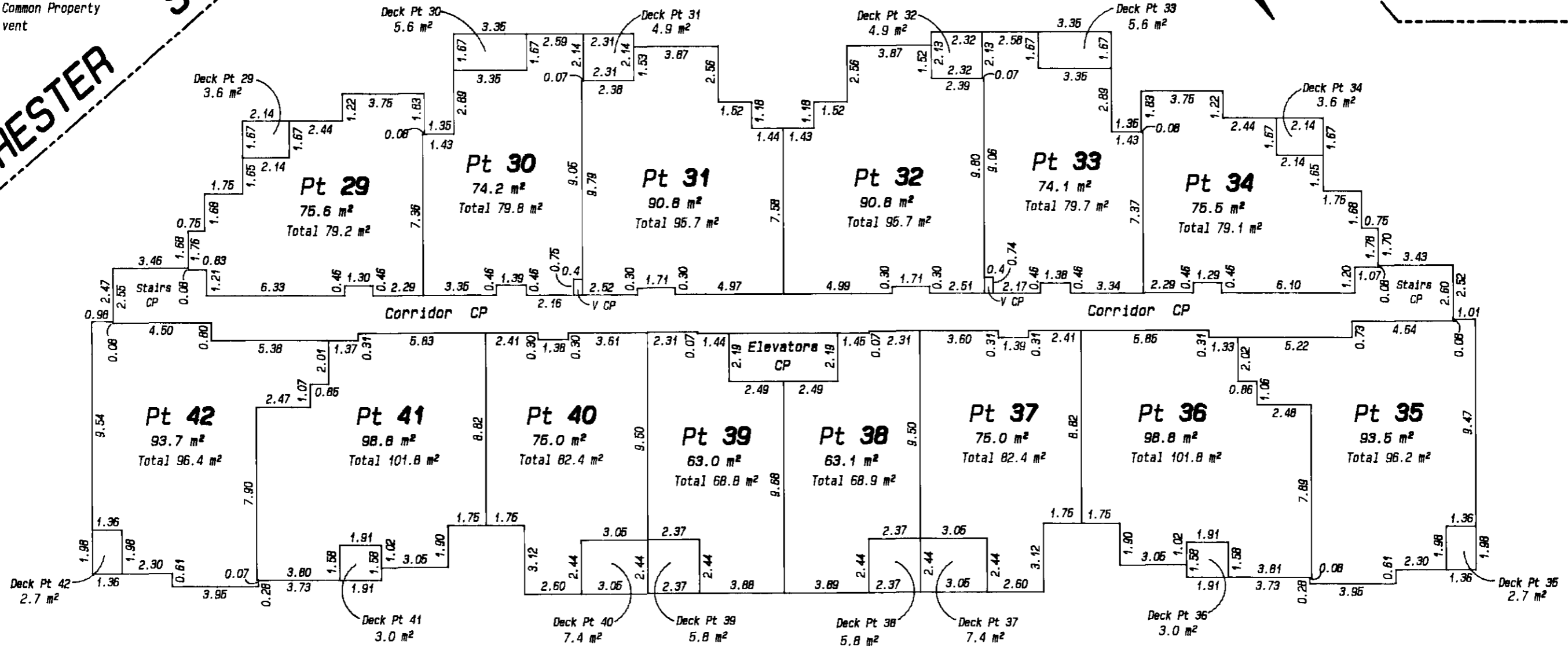
## LEGEND -

- SL denotes Strata Lot
- Pt denotes part
- CP denotes Common Property
- V denotes vent

MANCHESTER ST



# STRATA PLAN VIS3192



**POWELL & LEWIS**  
 BC LAND SURVEYORS  
 Phone: 382-8855  
 File: 3806-24

## GORGE ROAD EAST

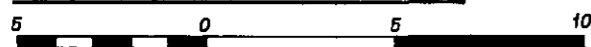
Date - March 28th, 1994

*Alan M. Powell*  
 Alan M. Powell, BCLS

# FOURTH FLOOR - STRATA LOTS 43 TO 56

# STRATA PLAN VIS3192

SCALE - 1:200

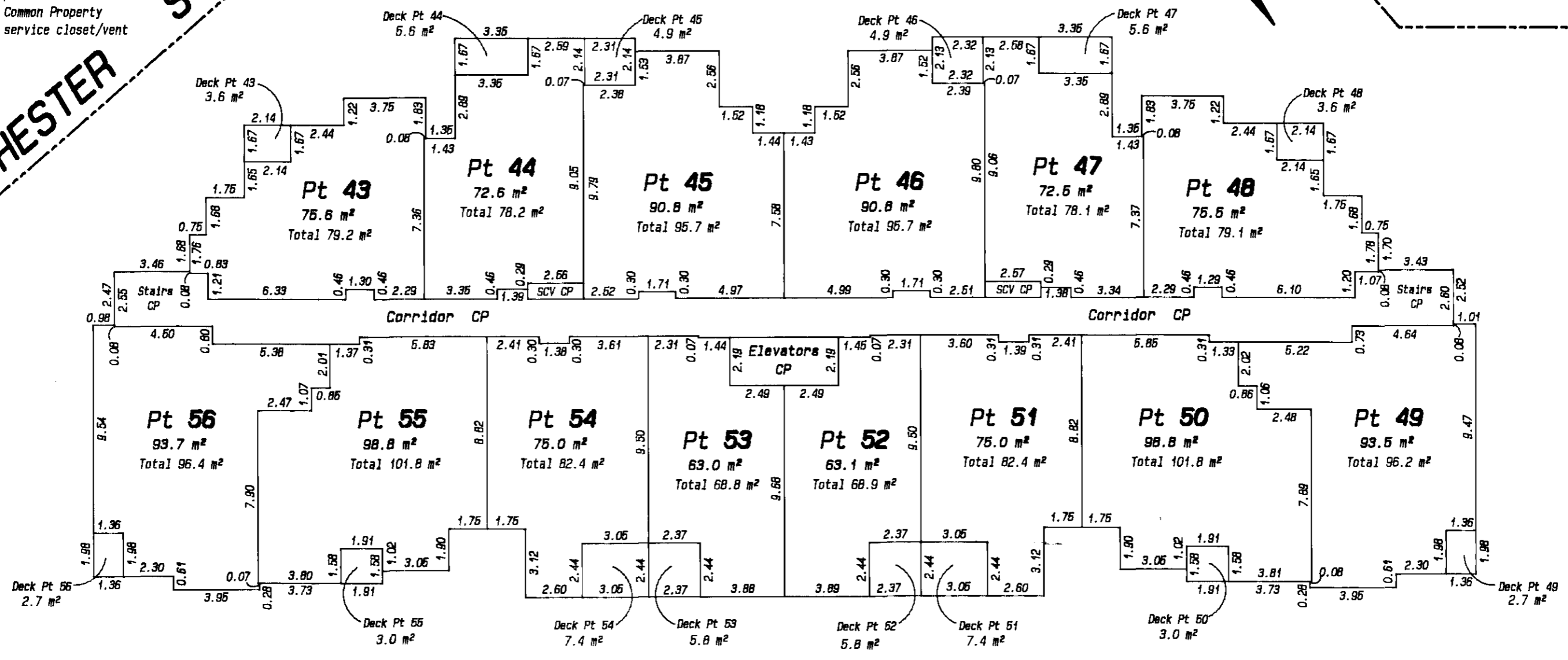
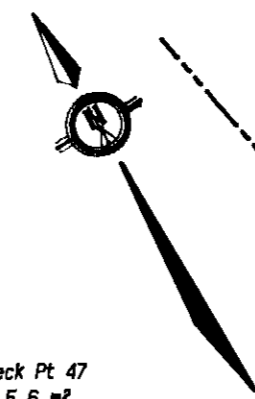


All distances are in metres and decimals thereof unless otherwise indicated.

### LEGEND -

- SL denotes Strata Lot
- Pt denotes part
- CP denotes Common Property
- SCV denotes service closet/vent

**MANCHESTER ST**



**PONELL & LEWIS**  
 BC LAND SURVEYORS  
 Phone: 382-8855  
 File: 3806-24

## GORGE ROAD EAST

Date - March 28th, 1994  
  
 Alan M. Powell, BCLS

**STRATA PLAN VIS 3192**

**DEALINGS AFFECTING THE COMMON PROPERTY**

REGISTRATION		DOCUMENT	
NUMBER	DATE	NUMBER	NATURE AND PARTICULARS
M76301			Undersurface Rights Her Majesty the Queen Inc Right of the Province of British Columbia AFB 3257.3685 AFB 2.107.1135 in whole Sec. 172(3)
EG 52782	4.5.1993 9:45		Statutory Right of Way The Corporation of the City of Victoria Partia Plan VIP56414
EG 52783			Hereby is annexed dominant tenement Easement over that part of Lot A, Plan VIP54350 included within Plan VIP56586
Common Property Sheet Closed <span style="float: right;">/ 29 6/10/94</span>			
Search A/TDS7 or BC OnLine for Current Information. BC Reg. 76/95			
K.D. JACQUES, Registrar Victoria Land Title District			

**PONELL & LEWIS**  
 BC LAND SURVEYORS  
 Phone: 382-8855  
 File: 3806-24

Date - March 28th, 1994

*Alan M. Powell*  
 Alan M. Powell, BCLS



SHEET 9 OF 9 SHEETS

STRATA PLAN VIS 3192

### RECORD OF BY-LAWS AND ORDERS, ETC.

REGISTRATION		DOCUMENT	
NUMBER	DATE	NUMBER	NATURE AND PARTICULARS
EH 52157	22.4.1994 10:31	Form 8	Notification of Change of Bylaws
EJ 71169	7.7.1995 14:12	Form 9	NOTIFICATION OF CHANGE OF BYLAWS
EL 116522	1997.10.7 11:36	FORM 9	NOTIFICATION OF CHANGE of BYLAWS