

VICTORIA LAND TITLE OFFICE

Nov-28-2012 13:40:03.002

EPS965

SURVEY PLAN CERTIFICATION
PROVINCE OF BRITISH COLUMBIA

0875

PAGE 1 OF 10 PAGES

By incorporating your electronic signature into this form you are also incorporating your electronic signature into the attached plan and you
(a) represent that you are a subscriber and that you have incorporated your electronic signature to the attached electronic plan in accordance with section 168.73 (3) of the Land Title Act, RSBC 1996 c.250; and
(b) certify the matters set out in section 168.73 (4) of the Land Title Act,
Each term used in this representation and certification is to be given the meaning ascribed to it in part 10.1 of the Land Title Act.

Peter Haas
MM7GVZ
c=CA, cn=Peter Haas
MM7GVZ, o=BC Land
Surveyor, ou=Verify ID at
www.juricert.com/
LKUP.cfm?id=MM7GVZ

1. BC LAND SURVEYOR: (Name, address, phone number)

FCS Land Services Limited Partnership (FOCUS)

Peter Haas, BCLS

57 Cadillac Ave

Victoria

BC V8Z 1T3

Peter.Haas@focus.ca

250.361.6487

File#030200676-100SP1

Surveyor General Certification

2. PLAN IDENTIFICATION:

Control Number: **135-352-9254**

Plan Number: **EPS965**

This original plan number assignment was done under Commission #: **875**

LTO Document Reference: **CA2888870**

3. CERTIFICATION:

Form 9 Explanatory Plan Form 9A

I am a British Columbia land surveyor and certify that I was present at and personally superintended this survey and that the survey and plan are correct.

The field survey was completed on: 2012 November 20 (YYYY/Month/DD) The checklist was filed under ECR#:

The plan was completed and checked on: 2012 November 20 (YYYY/Month/DD) 143176

I am a British Columbia land surveyor and certify that the buildings included in this strata plan have not been previously occupied as of 2012 November 20 (YYYY/Month/DD) None Strata Form S

None Strata Form U1 Strata Form U1/U2

I am a British Columbia land surveyor and certify that the buildings shown on this strata plan are within the external boundaries of the land that is the subject of the strata plan

Certification Date: 2012 November 20 (YYYY/Month/DD)

Arterial Highway

4. ALTERATION:

STRATA PLAN OF LOT 1, SECTION 98, ESQUIMALT DISTRICT, PLAN VIP89197.

Sheet 1 of 9 Sheets

STRATA PLAN EPS965 PHASE 1

BCGS 92B.043



All distances are in metres and decimals thereof.

The intended plot size of this plan is 432mm in width by 280mm in height (B size) when plotted at a scale of 1:1250.

LEGEND

Grid bearings are derived from Plan VIP89197.

This plan shows horizontal ground-level distances except where otherwise noted. To compute grid distances, multiply ground-level distances by combined factor 0.9996138.

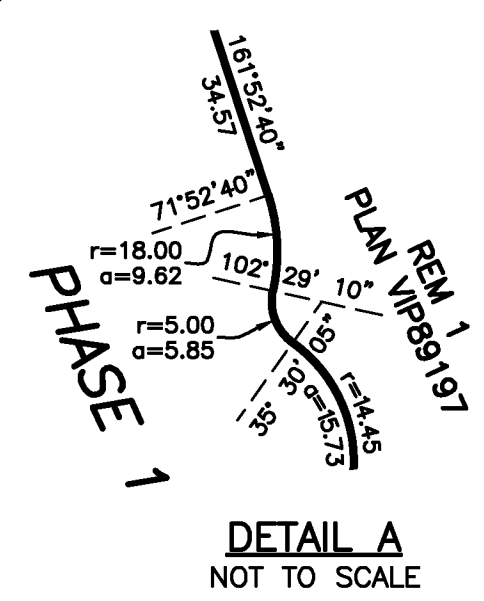
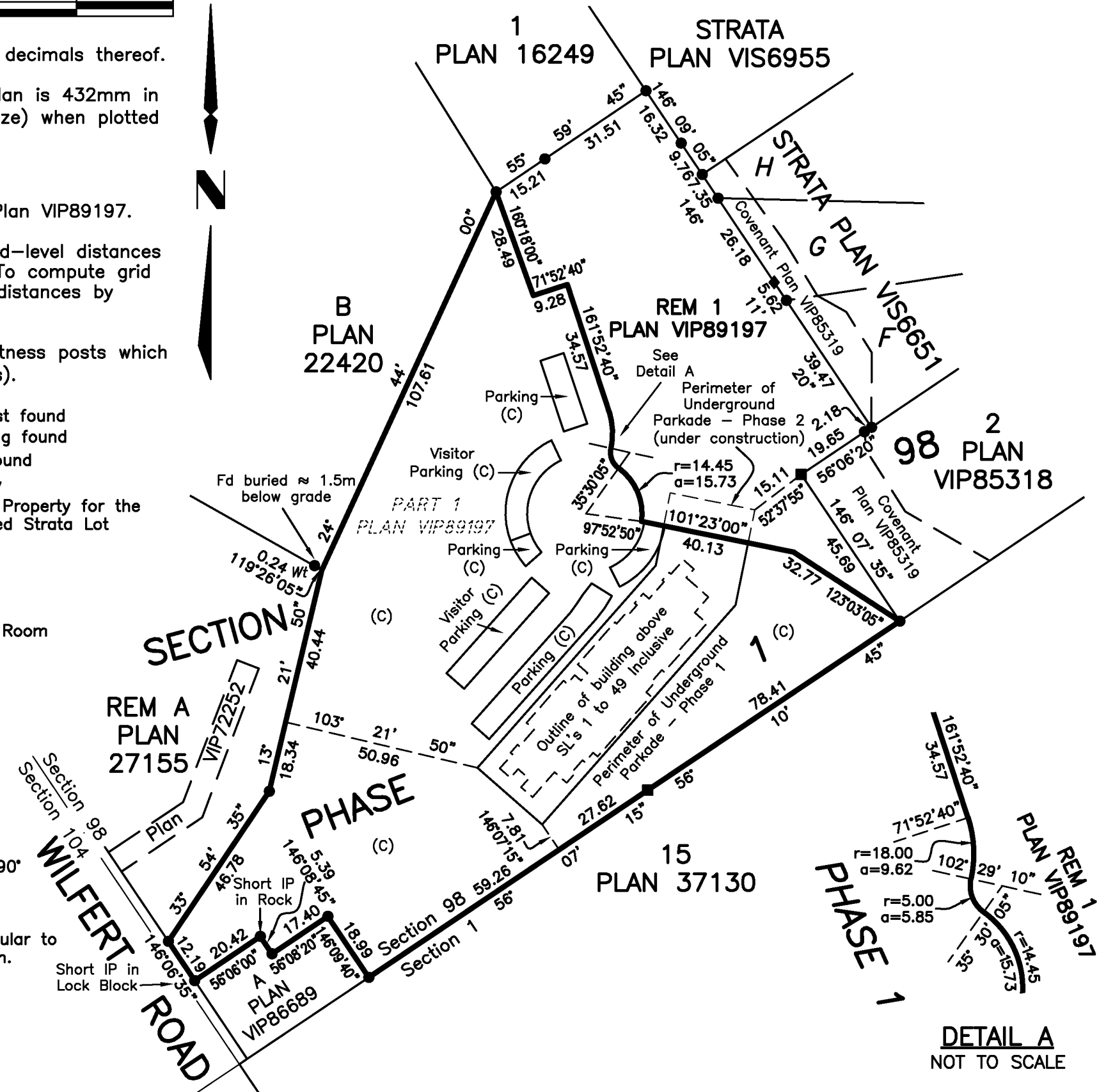
This plan shows one or more witness posts which are not set on the true corner(s).

- - denotes standard iron post found
- - denotes standard lead plug found
- ◆ - denotes aluminum post found
- (C) - denotes Common Property
- LCP - denotes Limited Common Property for the exclusive use of designated Strata Lot
- (P) - denotes Parking LCP
- (S) - denotes Storage LCP
- Elec - denotes Electrical Room
- Elev - denotes Elevator
- Mach - denotes Elevator Machine Room
- Mech - denotes mechanical area

Civic Address:
286 Wilfert Road, View Royal, BC

All building angles are multiples of 90° unless otherwise noted.

Building ties are from the building foundation at ground level perpendicular to property lines unless otherwise shown.



A Covenant in the name of the Town of View Royal pursuant to Section 219 of the Land Title Act is a condition of approval for subdivision.

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 Town of View Royal

Strata lot boundaries are defined by the centre line of structural portion of walls.

Patios and balconies are defined by centre line of railings and privacy screens.

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.

See Sheet 2 for building perimeter dimensions.

This plan lies within the Capital Regional District and the Town of View Royal.

The buildings included in this strata plan have not been previously occupied.

The buildings shown hereon are within the external boundaries of the land that is the subject of the Strata Plan.

The field survey represented by this plan was completed on the 20th day of November, 2012. Peter D. Haas, B.C.L.S.

ECR#143176

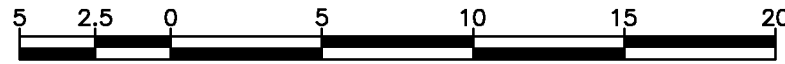
N:\LEGAL\030200676-The Coho\03\SP Strata\030200676-100SP1.dwg 2012/11/21 - 12:18

FOCUS
 FCS Land Services Limited Partnership
 57 Cadillac Ave, Victoria, BC V8Z 1T3
 PROJECT REF./DRAWING No.
 030200676-100SP1

BUILDING PERIMETER LEVEL 0 AND LEVEL 1

Sheet 2 of 9 Sheets

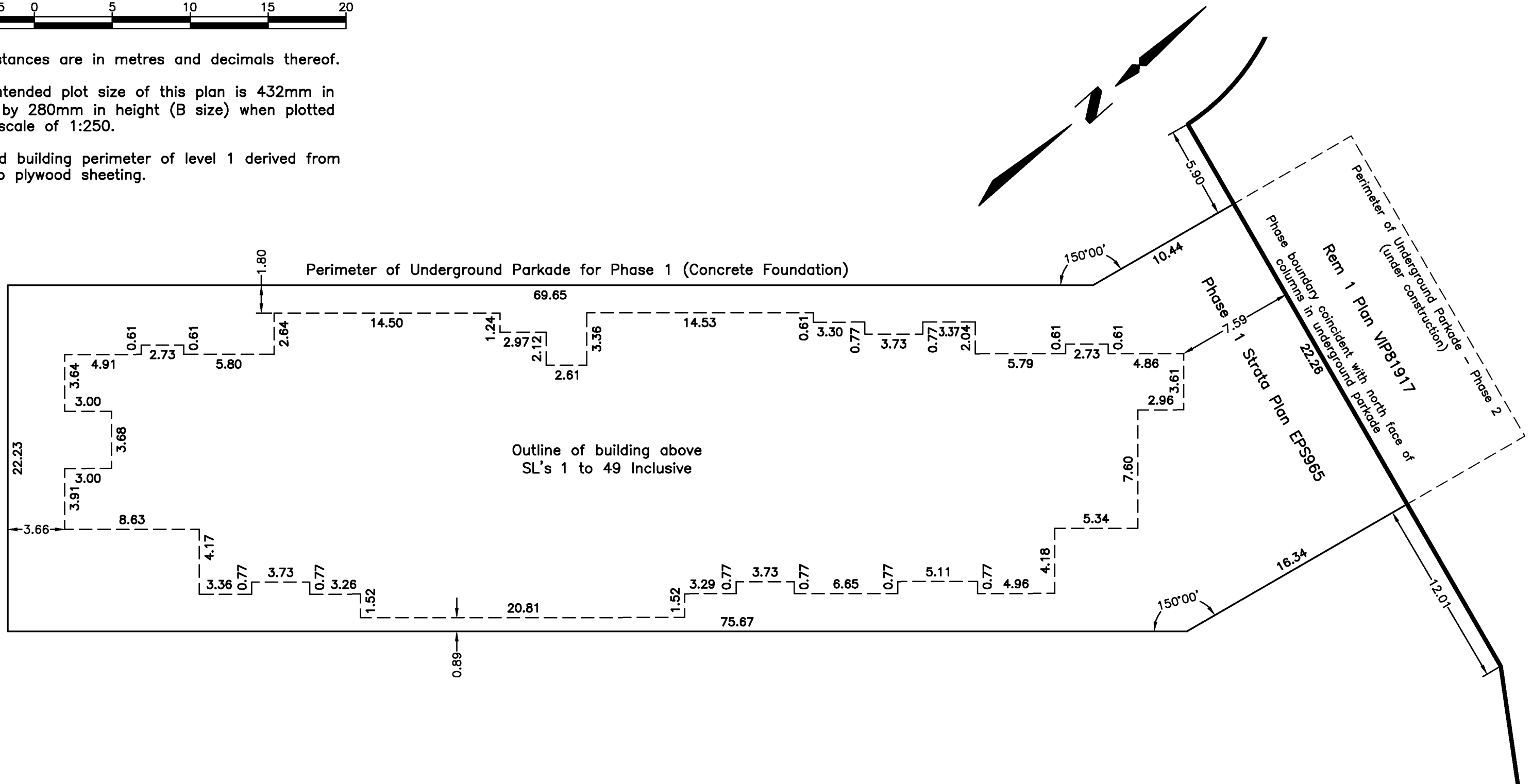
STRATA PLAN EPS965 PHASE 1



All distances are in metres and decimals thereof.

The intended plot size of this plan is 432mm in width by 280mm in height (B size) when plotted at a scale of 1:250.

Dashed building perimeter of level 1 derived from ties to plywood sheeting.



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2012/11/21 - 12:18

FOCUS
 FCS Land Services Limited Partnership
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 PROJECT REF./DRAWING No.
 030200676-100SP1

Peter D. Haas, B.C.L.S.
November 20th, 2012

LEVEL 0 - WEST

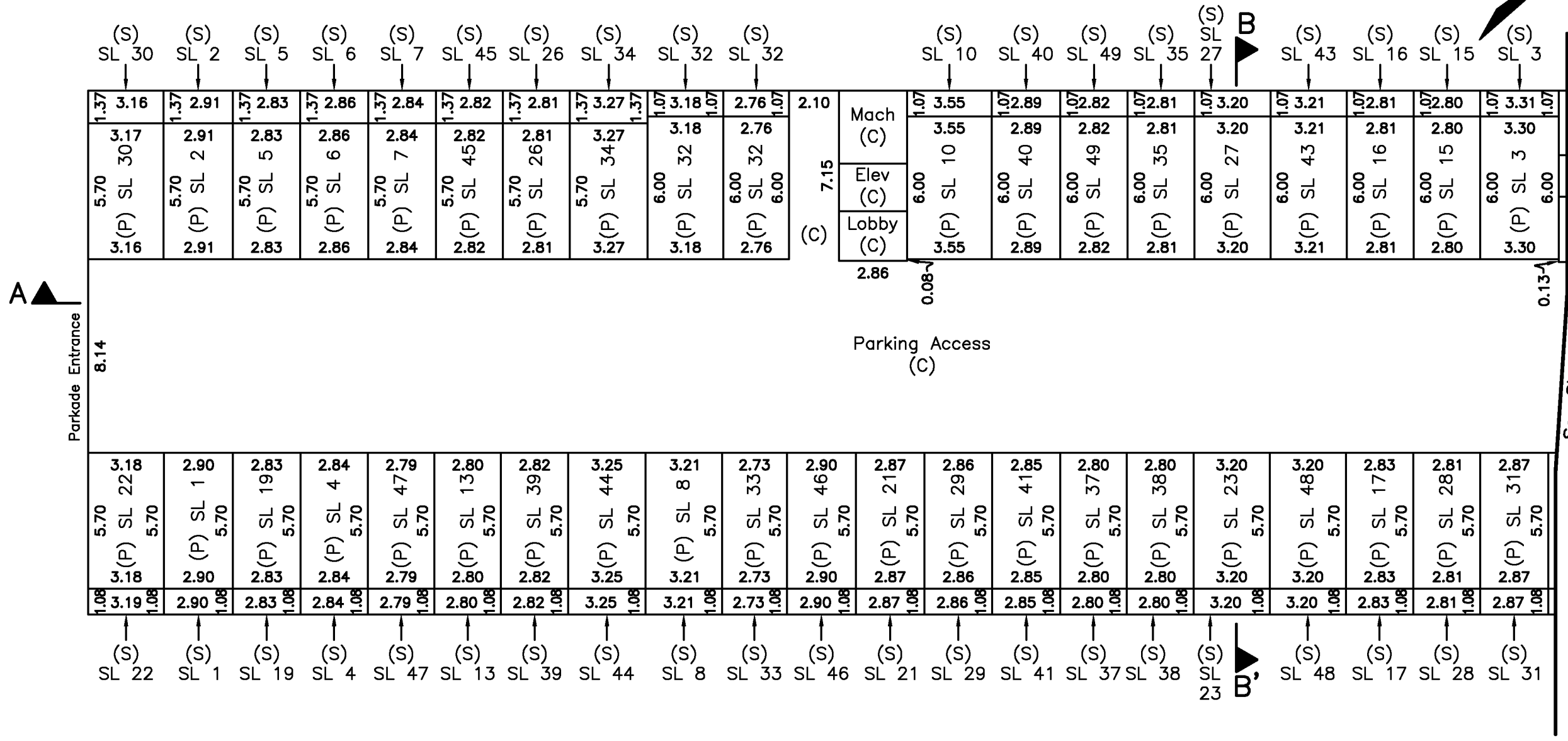
Sheet 3 of 9 Sheets

STRATA PLAN EPS965 PHASE 1



All distances are in metres and decimals thereof.

The intended plot size of this plan is 432mm in width by 280mm in height (B size) when plotted at a scale of 1:200.



See Sheet 4 for Continuation

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2012/11/21 - 12:18

FOCUS
 FCS Land Services Limited Partnership
 57 Cadillac Ave, Victoria, BC V8Z 1T3
 PROJECT REF./DRAWING No.
 030200676-100SP1

Peter D. Haas, B.C.L.S.
 November 20th, 2012

LEVEL 0 - EAST

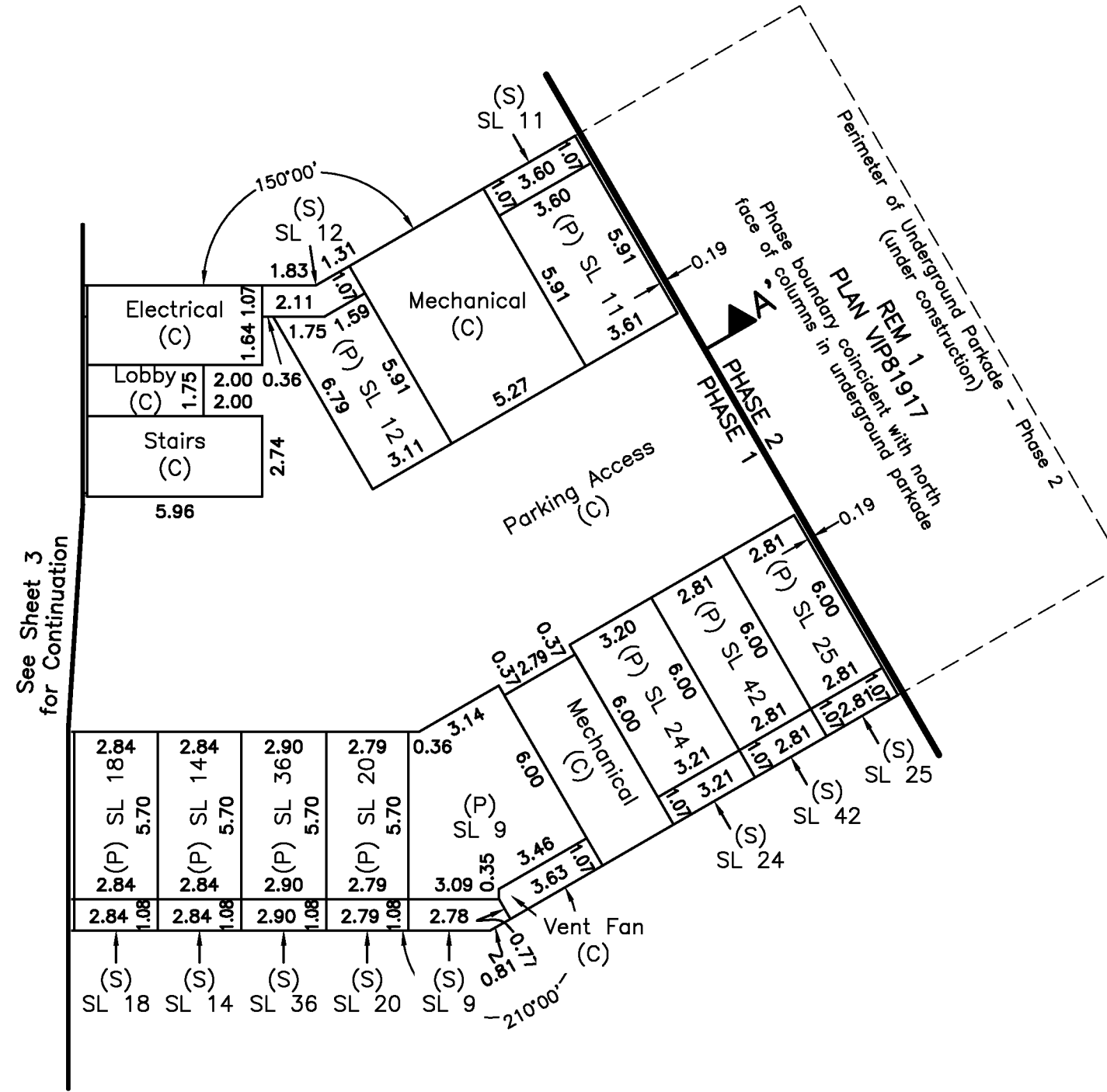
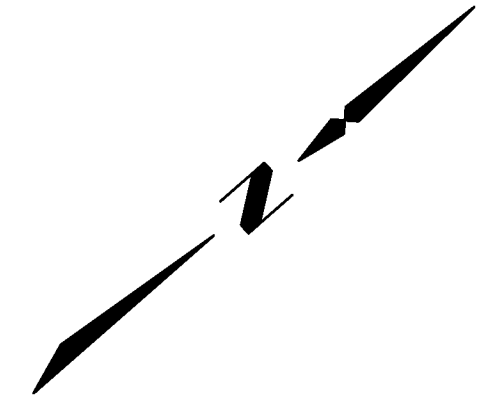
Sheet 4 of 9 Sheets

STRATA PLAN EPS965 PHASE 1



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The intended plot size of this plan is 432mm in width by 280mm in height (B size) when plotted at a scale of 1:200.



See Sheet 3
for Continuation

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2012/11/21 - 12:18

FOCUS
 FCS Land Services Limited Partnership
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 PROJECT REF./DRAWING No.
 030200676-100SP1

Peter D. Haas, B.C.L.S.
November 20th, 2012

LEVEL 1 SL's 1 TO 12 INCLUSIVE

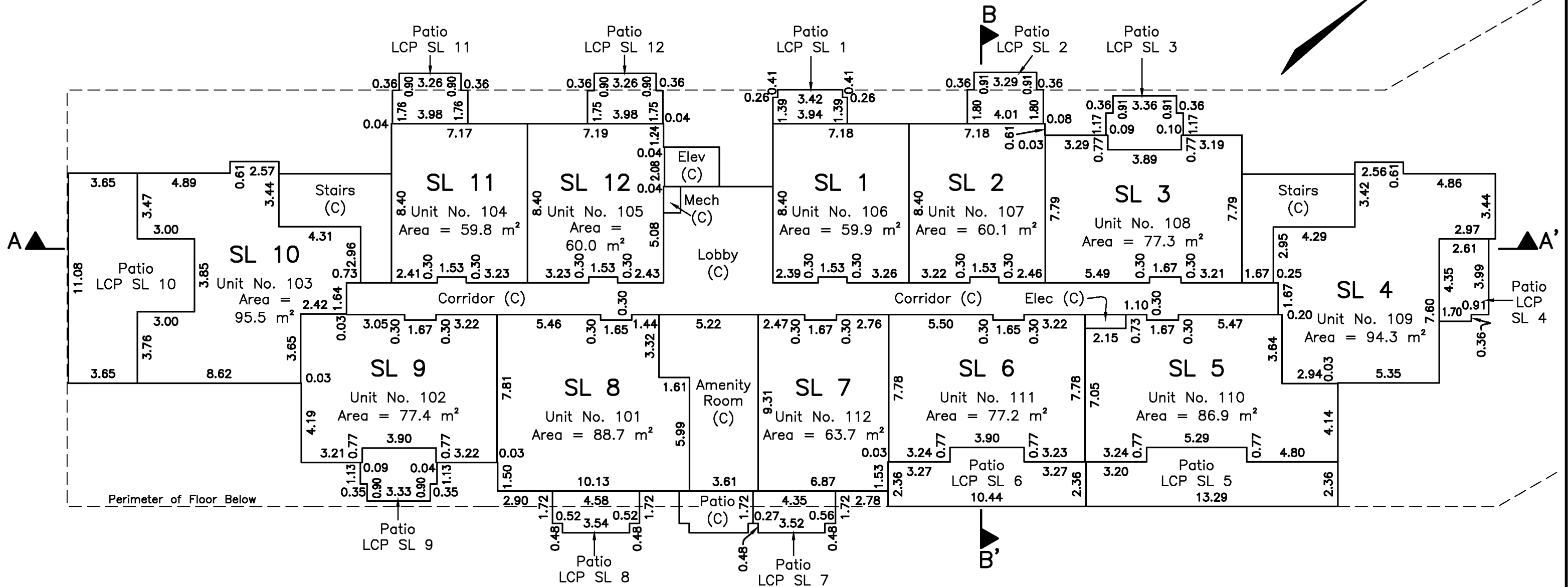
Sheet 5 of 9 Sheets

STRATA PLAN EPS965 PHASE 1



All distances are in metres and decimals thereof.

The intended plot size of this plan is 432mm in width by 280mm in height (B size) when plotted at a scale of 1:200.



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2012/11/21 - 12:18

FOCUS
 FCS Land Services Limited Partnership
 57 Cadillac Ave, Victoria, BC V8Z 1T3
 PROJECT REF./DRAWING No.
 030200676-100SP1

Peter D. Haas, B.C.L.S.

November 20th, 2012

LEVEL 2 SL's 13 TO 25 INCLUSIVE

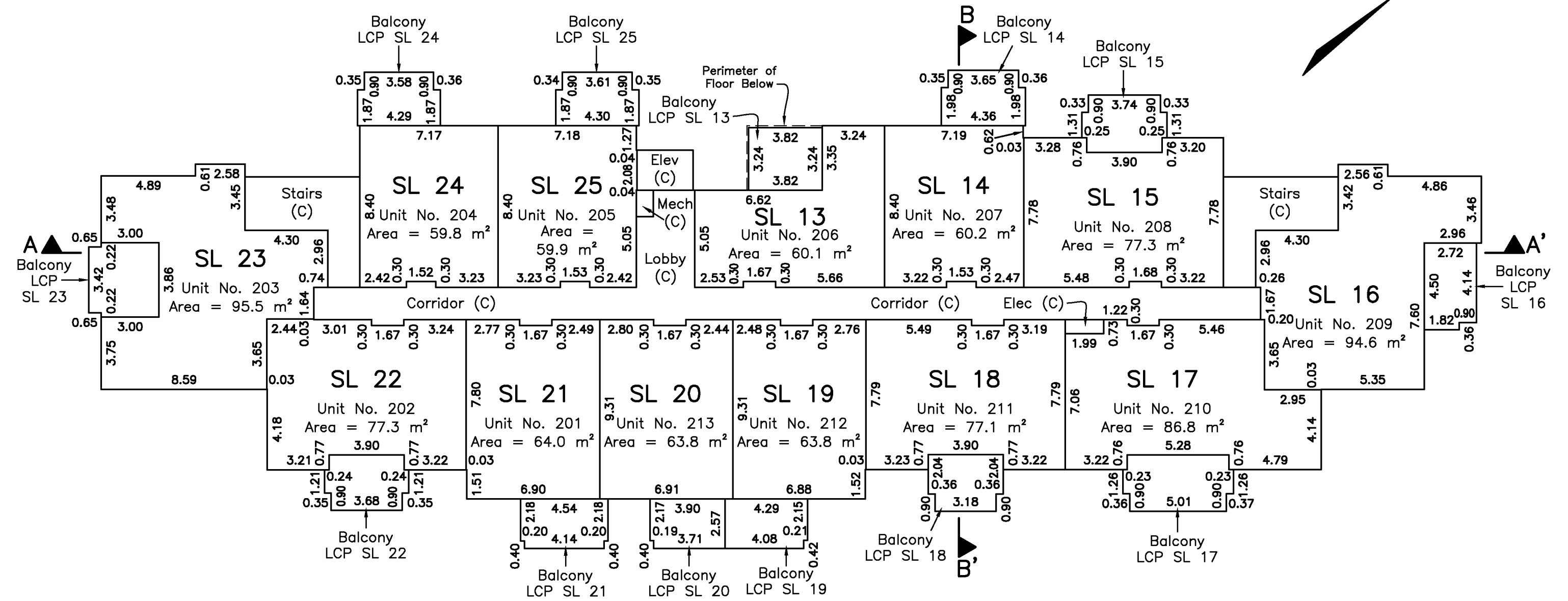
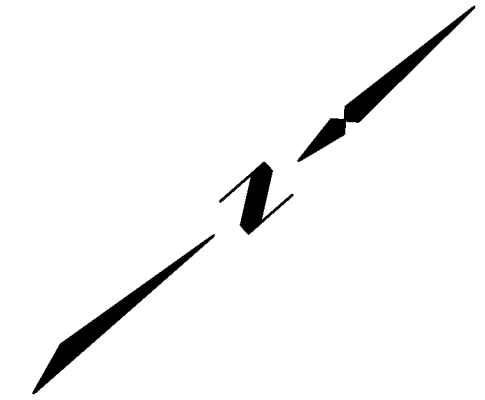
Sheet 6 of 9 Sheets

STRATA PLAN EPS965 PHASE 1



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2012/11/21 - 12:18

FOCUS
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 PROJECT REF./DRAWING No.
 030200676-100SP1

Peter D. Haas, B.C.L.S.
November 20th, 2012

LEVEL 3 SL's 26 TO 37 INCLUSIVE

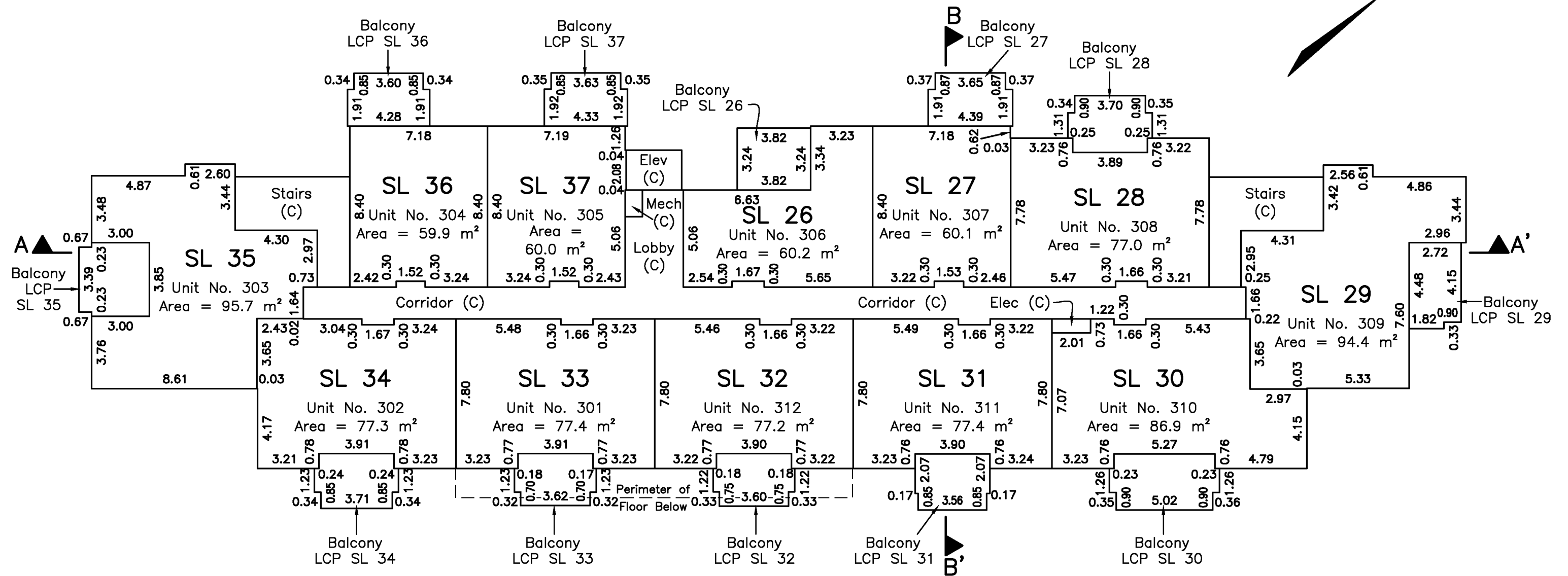
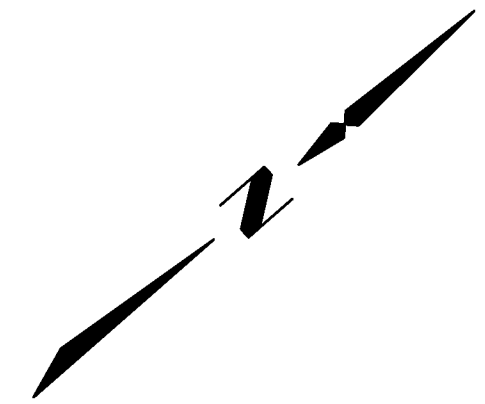
Sheet 7 of 9 Sheets

STRATA PLAN EPS965 PHASE 1



All distances are in metres and decimals thereof.

The intended plot size of this plan is 432mm in width by 280mm in height (B size) when plotted at a scale of 1:200.



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2012/11/21 - 12:18

FOCUS
 FCS Land Services Limited Partnership
 57 Cadillac Ave, Victoria, BC V8Z 1T3
 PROJECT REF./DRAWING No.
 030200676-100SP1

Peter D. Haas, B.C.L.S.
November 20th, 2012

LEVEL 4 SL's 38 TO 49 INCLUSIVE

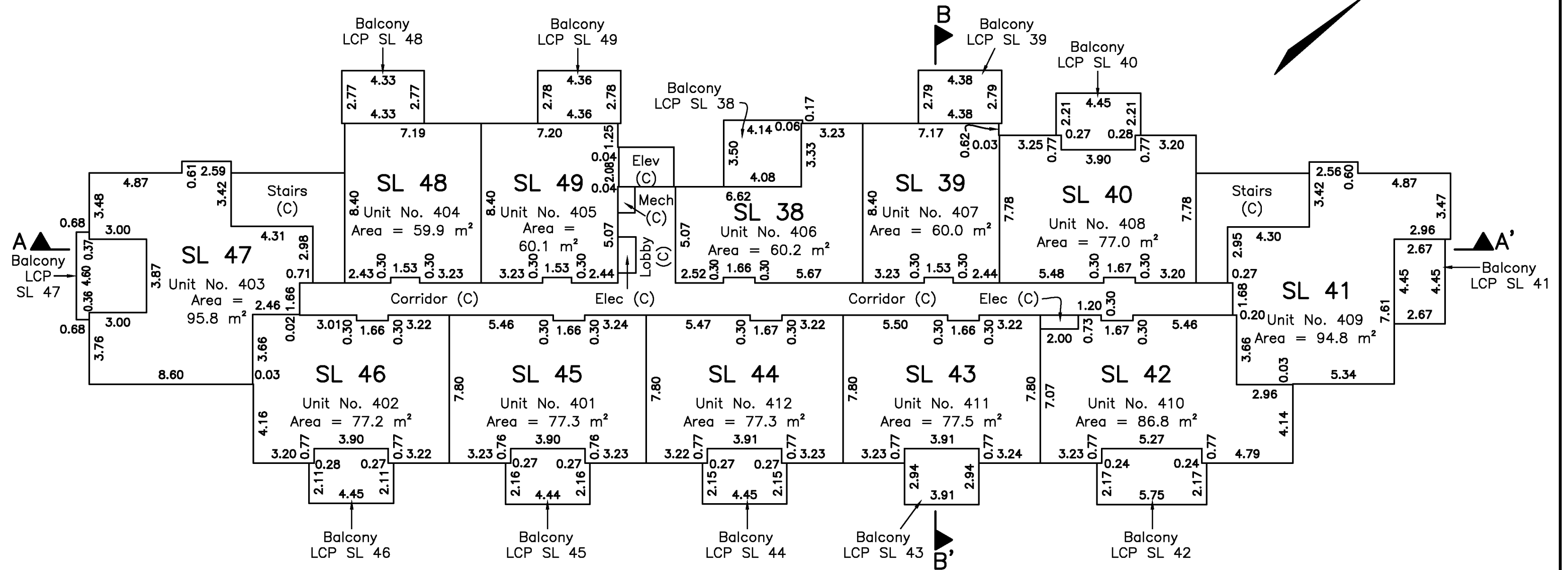
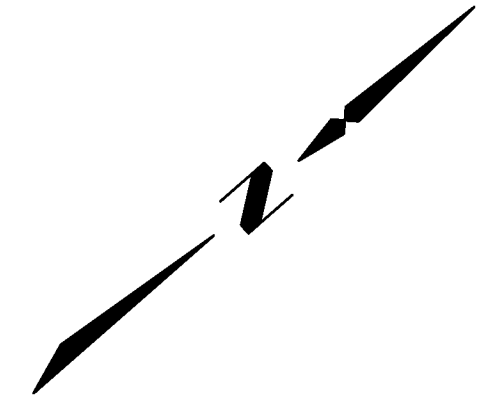
Sheet 8 of 9 Sheets

STRATA PLAN EPS965 PHASE 1



All distances are in metres and decimals thereof.

The intended plot size of this plan is 432mm in width by 280mm in height (B size) when plotted at a scale of 1:200.



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2012/11/21 - 12:18

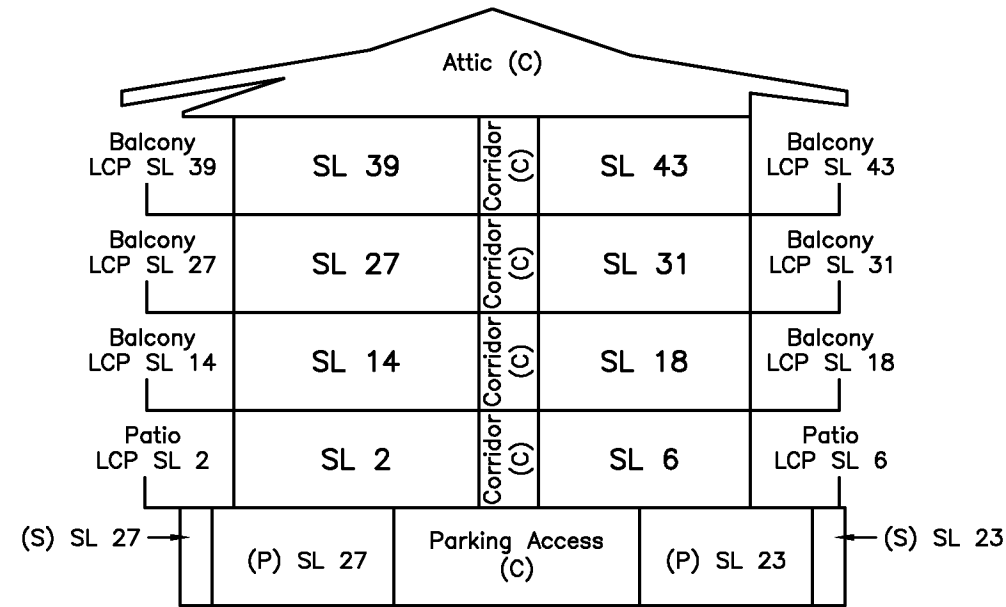
FOCUS
 FCS Land Services Limited Partnership
 57 Cadillac Ave, Victoria, BC V8Z 1T3
 PROJECT REF./DRAWING No.
 030200676-100SP1

Peter D. Haas, B.C.L.S.
November 20th, 2012

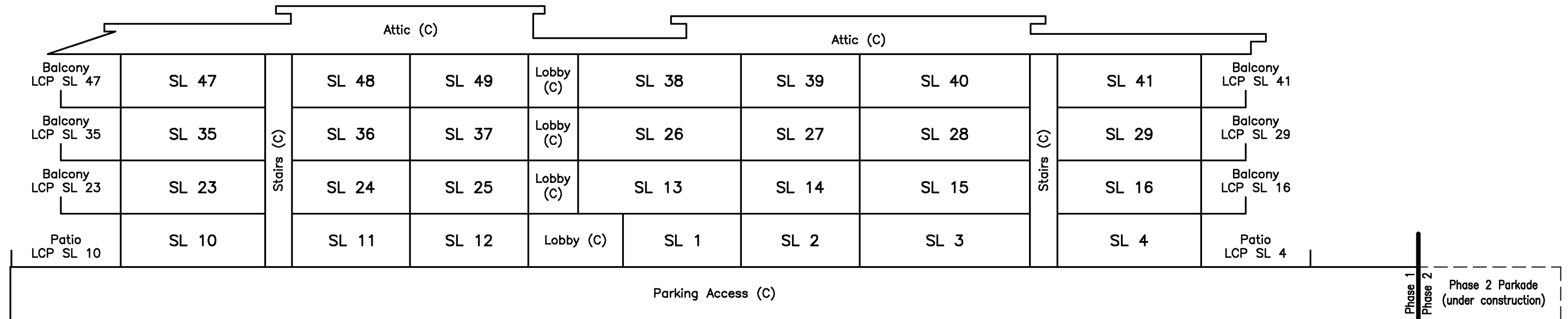
CROSS-SECTIONS

Sheet 9 of 9 Sheets

STRATA PLAN EPS965 PHASE 1



SECTION B-B'
NOT TO SCALE



SECTION A-A'
NOT TO SCALE

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2012/11/21 - 12:18

FOCUS
FCS Land Services Limited Partnership
57 Cadillac Ave, Victoria, BC V8Z 1T3
PROJECT REF./DRAWING No.
030200676-100SP1

Peter D. Haas, B.C.L.S.
November 20th, 2012

EXPLANATORY PLAN AMENDING STRATA PLAN EPS965 TO DESIGNATE LIMITED COMMON PROPERTY FOR THE BENEFIT OF STRATA LOTS 5, 15, 28, 34, 38, 39, 40, 42, 44, 46 AND 47, ALL WITHIN SECTION 98, ESQUIMALT DISTRICT
 Pursuant to Section 258 of the Strata Property Act

Amended Sheet 10 of 10
PLAN EPS965

BCGS 92B.043



All distances are in metres and decimals thereof.

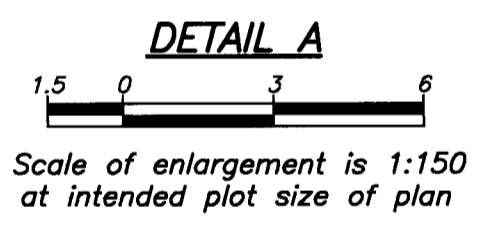
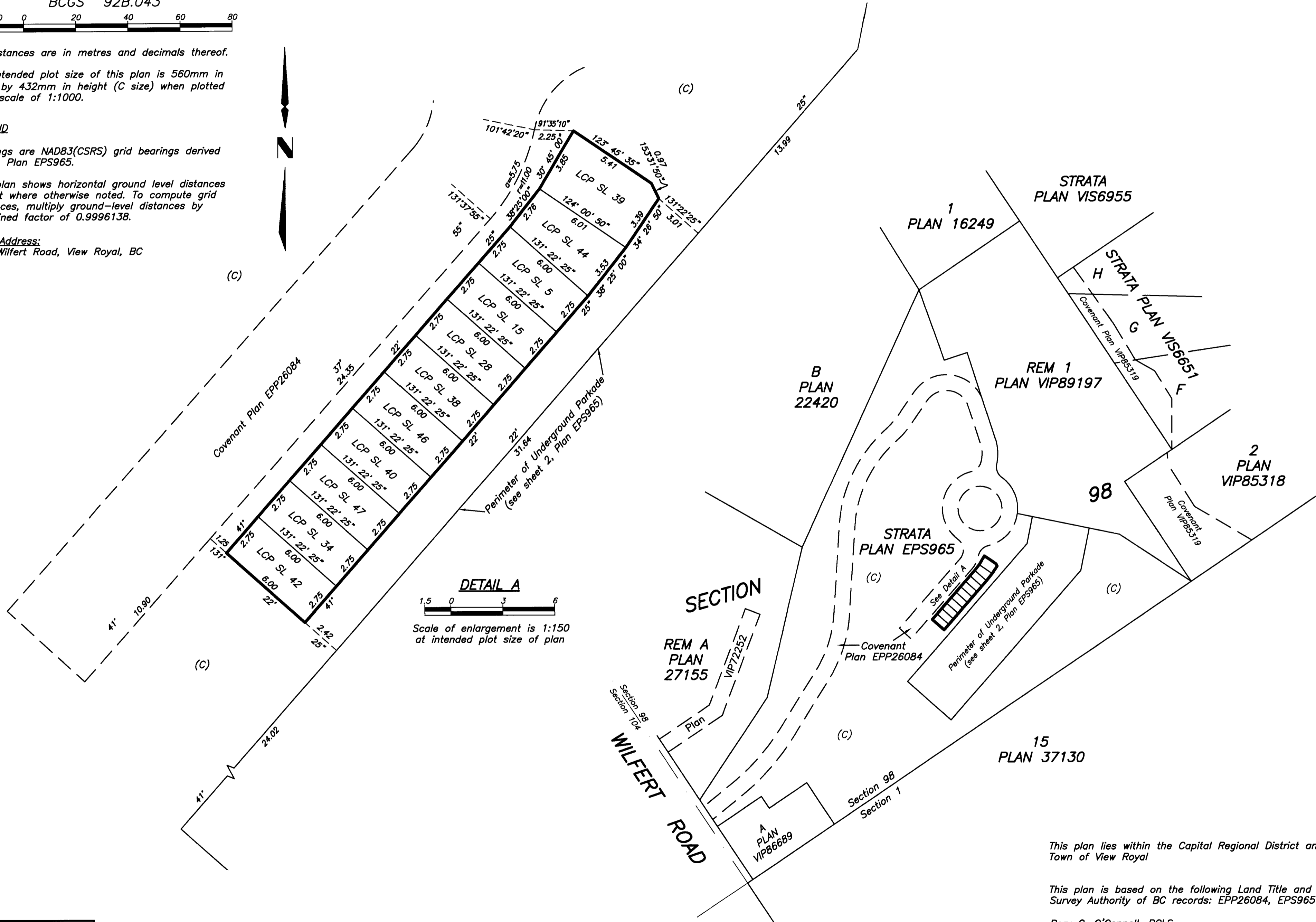
The intended plot size of this plan is 560mm in width by 432mm in height (C size) when plotted at a scale of 1:1000.

LEGEND

Bearings are NAD83(CSRS) grid bearings derived from Plan EPS965.

This plan shows horizontal ground level distances except where otherwise noted. To compute grid distances, multiply ground-level distances by combined factor of 0.9996138.

Civic Address:
 286 Wilfert Road, View Royal, BC



2012/12/19 - 11:28 M:\USWA\030200676-100ES1.dwg Strata\030200676-100ES1.dwg

FOCUS
 FCS Land Services Limited Partnership
 57 Cadillac Ave, Victoria, BC V8Z 1T3
 PROJECT REF./DRAWING No.
 030200676-100ES1

This plan lies within the Capital Regional District and the Town of View Royal

This plan is based on the following Land Title and Survey Authority of BC records: EPP26084, EPS965

Rory C. O'Connell, BCLS
 17th day of December, 2012

ECR#144248

STRATA PLAN OF LOT 1, SECTION 98, ESQUIMALT DISTRICT, PLAN VIP89197 EXCEPT PART IN STRATA PLAN EPS965 (PHASE 1)

BCGS 92B.043

Sheet 1 of 9 Sheets

STRATA PLAN EPS965 PHASE 2



All distances are in metres and decimals thereof.

The intended plot size of this plan is 432mm in width by 280mm in height (B size) when plotted at a scale of 1:1250.

LEGEND

Grid bearings are derived from Plan VIP89197.

This plan shows horizontal ground-level distances except where otherwise noted. To compute grid distances, multiply ground-level distances by combined factor 0.9996138.

This plan shows one or more witness posts which are not set on the true corner(s).

- - denotes standard iron post found
- - denotes standard lead plug found
- ◆ - denotes aluminum post found
- △ - denotes traverse hub set
- (C) - denotes Common Property
- LCP - denotes Limited Common Property for the exclusive use of designated Strata Lot
- (P) - denotes Parking LCP
- (S) - denotes Storage LCP
- Elec - denotes Electrical Room
- Elev - denotes Elevator
- Mach - denotes Elevator Machine Room
- Mech - denotes mechanical area

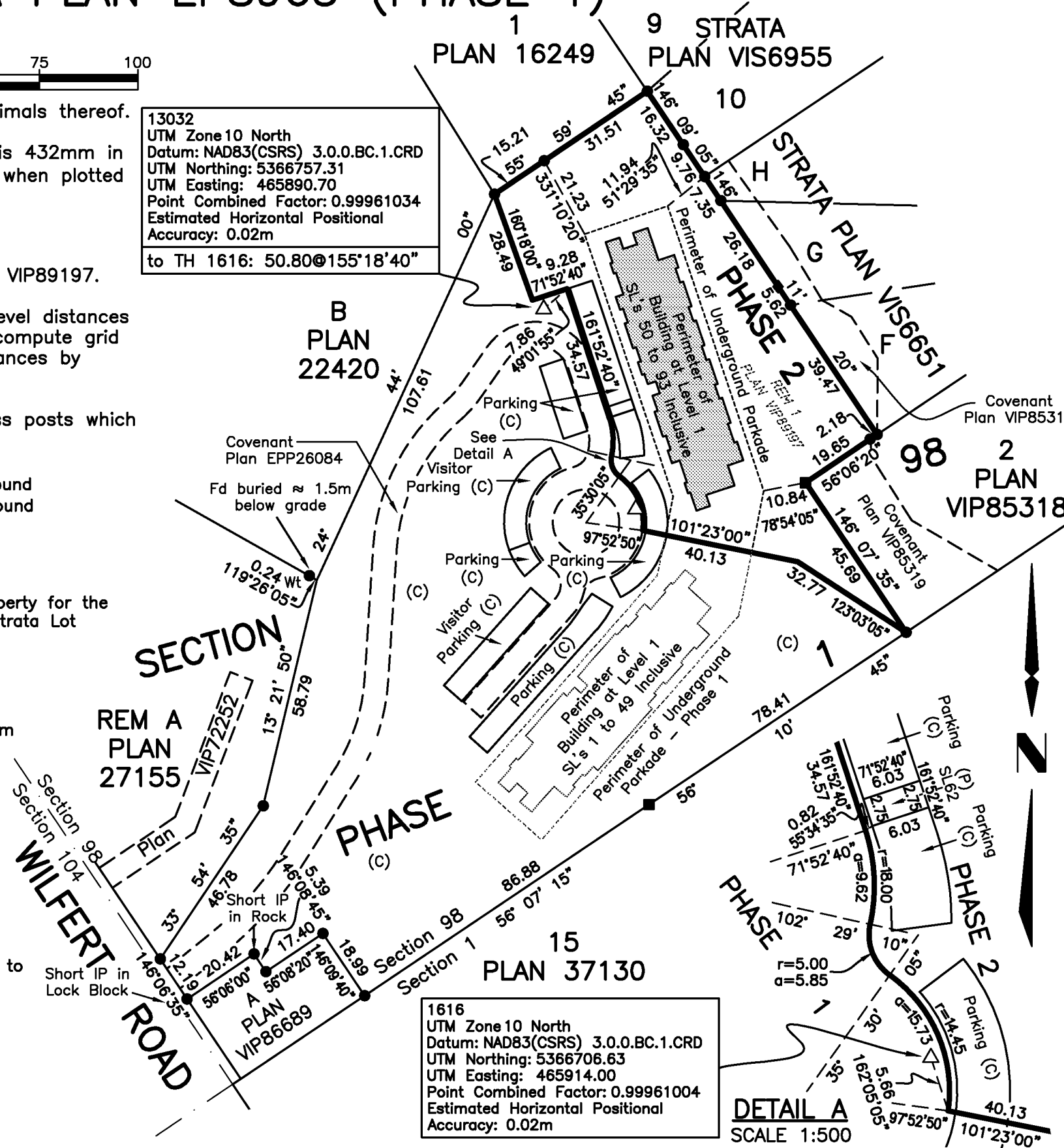
Civic Address:
286 Wilfert Road, View Royal, BC

All building angles are multiples of 90° unless otherwise noted.

Building ties are from the building foundation at ground level perpendicular to property lines unless otherwise shown.

13032
 UTM Zone 10 North
 Datum: NAD83(CSRS) 3.0.0.BC.1.CRD
 UTM Northing: 5366757.31
 UTM Easting: 465890.70
 Point Combined Factor: 0.99961034
 Estimated Horizontal Positional Accuracy: 0.02m
 to TH 1616: 50.80@155°18'40"

1616
 UTM Zone 10 North
 Datum: NAD83(CSRS) 3.0.0.BC.1.CRD
 UTM Northing: 5366706.63
 UTM Easting: 465914.00
 Point Combined Factor: 0.99961004
 Estimated Horizontal Positional Accuracy: 0.02m



A Covenant in the name of the Town of View Royal pursuant to Section 219 of the Land Title Act is a condition of approval for subdivision.

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 Town of View Royal.

Strata lot boundaries are defined by the centre line of structural portion of walls.

Patios and balconies are defined by the outside edge of structure.

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.

See Sheet 2 for building perimeter dimensions.

This plan lies within the Capital Regional District and the Town of View Royal.

The buildings included in this strata plan have not been previously occupied.

The buildings shown hereon are within the external boundaries of the land that is the subject of the Strata Plan.

The field survey represented by this plan was completed on the 28th day of September, 2015.

Rory C. O'Connell, BCLS 876
ECR# 179210

DETAIL A
SCALE 1:500

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WSP Surveys (BC) Limited Partnership
57 Cadillac Ave, Victoria, BC

PROJECT REF./DRAWING No.
030200676-100SP2

BUILDING PERIMETER LEVEL 0 AND LEVEL 1

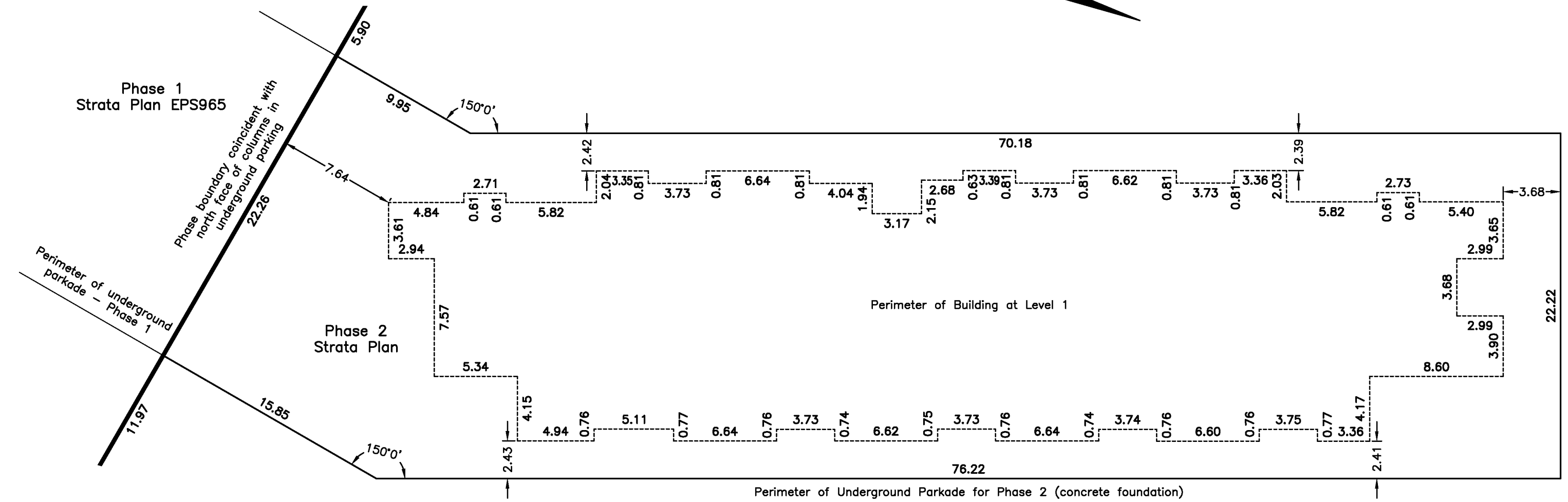
Sheet 2 of 9 Sheets

STRATA PLAN EPS965 PHASE 2



All distances are in metres and decimals thereof.

The intended plot size of this plan is 432mm in width by 280mm in height (B size) when plotted at a scale of 1:250.



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2015/09/30 - 11:09



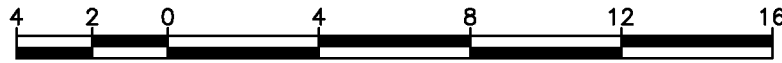
WSP Surveys (BC) Limited Partnership
57 Cadillac Ave, Victoria, BC
PROJECT REF./DRAWING No.
030200676-100SP2

Rory C. O'Connell, BCLS 876
September 30, 2015

LEVEL 0 - SOUTH

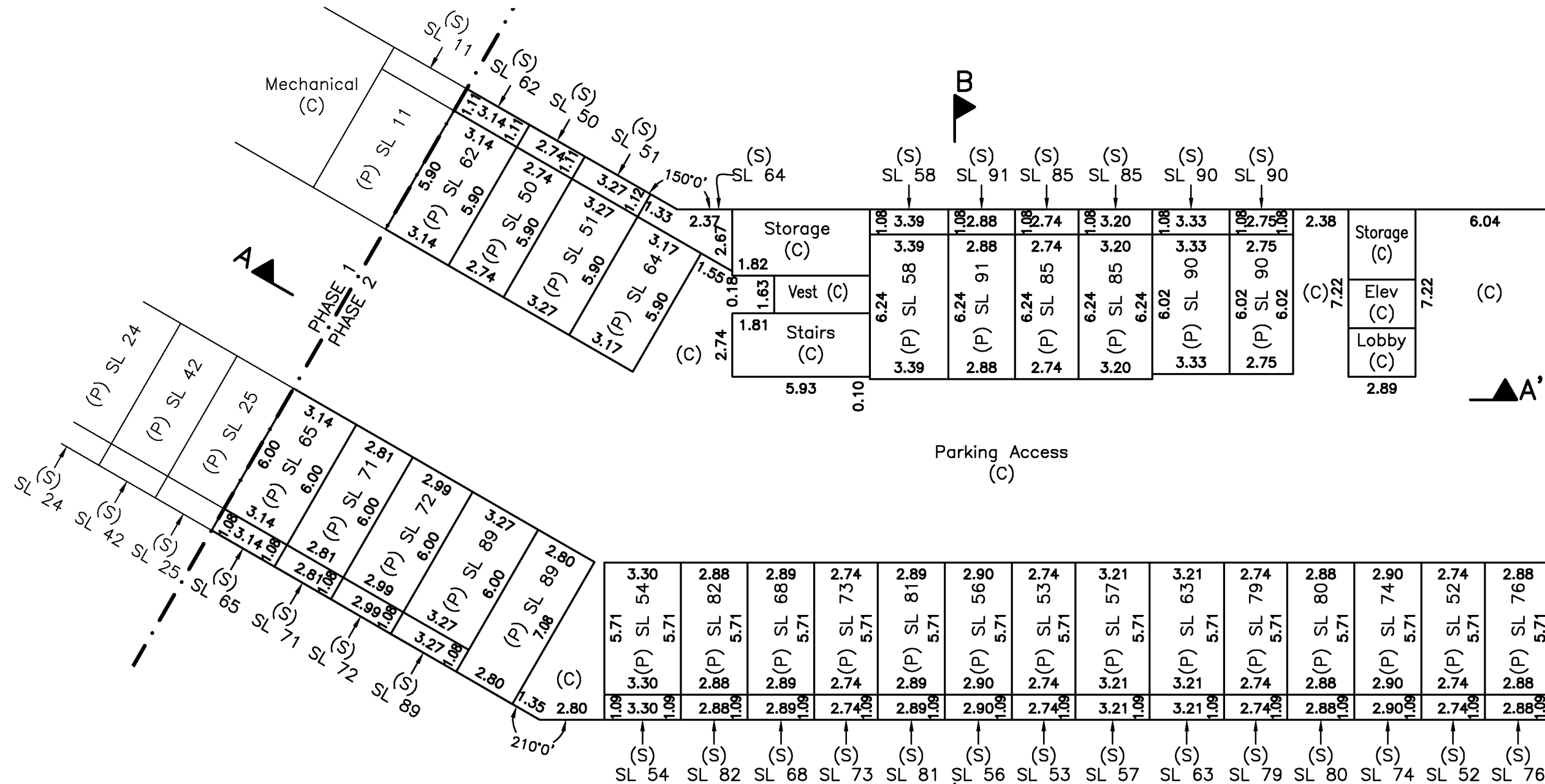
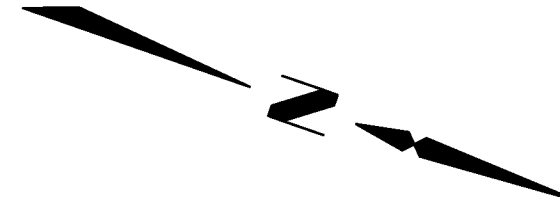
Sheet 3 of 9 Sheets

STRATA PLAN EPS965 PHASE 2



All distances are in metres and decimals thereof.

The intended plot size of this plan is 432mm in width by 280mm in height (B size) when plotted at a scale of 1:200.



See Sheet 4 for Continuation

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2015/09/30 - 10:56



WSP Surveys (BC) Limited Partnership
57 Cadillac Ave, Victoria, BC

PROJECT REF./DRAWING No.
030200676-100SP2

Rory C. O'Connell, BCLS 876

September 30, 2015

LEVEL 0 - NORTH

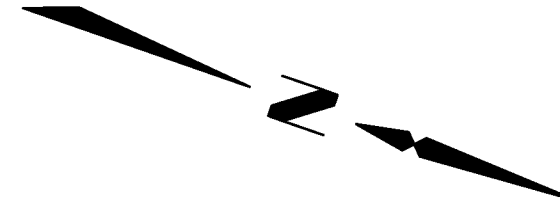
Sheet 4 of 9 Sheets

STRATA PLAN EPS965 PHASE 2



All distances are in metres and decimals thereof.

The intended plot size of this plan is 432mm in width by 280mm in height (B size) when plotted at a scale of 1:200.



	(S) SL 75	(S) SL 75	(S) SL 69	(S) SL 86	(S) SL 86	(S) SL 92	(S) SL 83	(S) SL 93	(S) SL 84	(S) SL 60	(S) SL 59
6.04	1.08 2.88	1.08 2.74	1.08 3.18	1.08 3.10	1.08 2.74	1.08 2.90	1.08 2.86	1.08 2.74	1.08 2.88	1.08 2.89	1.08 3.20
(C)	6.10 (P) SL 75	6.10 (P) SL 75	6.10 (P) SL 69	6.10 (P) SL 86	6.10 (P) SL 86	6.10 (P) SL 92	6.10 (P) SL 83	6.10 (P) SL 93	6.10 (P) SL 84	6.10 (P) SL 60	6.10 (P) SL 59
	2.88	2.74	3.18	3.10	2.74	2.90	2.86	2.74	2.88	2.89	3.20
	2.88	2.74	3.18	3.10	2.74	2.90	2.86	2.74	2.88	2.89	3.20
	Parking Access (C)										
	5.71 (P) SL 87	5.71 (P) SL 87	5.71 (P) SL 67	5.71 (P) SL 88	5.71 (P) SL 88	5.71 (P) SL 77	5.71 (P) SL 78	5.71 (P) SL 70	5.71 (P) SL 55	5.71 (P) SL 61	5.71 (P) SL 66
	2.90	2.74	3.18	3.22	2.74	2.89	2.88	2.75	2.90	2.88	3.20
	2.90	2.74	3.18	3.22	2.74	2.89	2.88	2.75	2.90	2.88	3.20
	(S) SL 87	(S) SL 87	(S) SL 67	(S) SL 88	(S) SL 88	(S) SL 77	(S) SL 78	(S) SL 70	(S) SL 55	(S) SL 61	(S) SL 66

See Sheet 3 for Continuation



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2015/09/30 - 10:56



WSP Surveys (BC) Limited Partnership
57 Cadillac Ave, Victoria, BC

PROJECT REF./DRAWING No.
030200676-100SP2

Rory C. O'Connell, BCLS 876

September 30, 2015

LEVEL 1 SL's 50 TO 60 INCLUSIVE

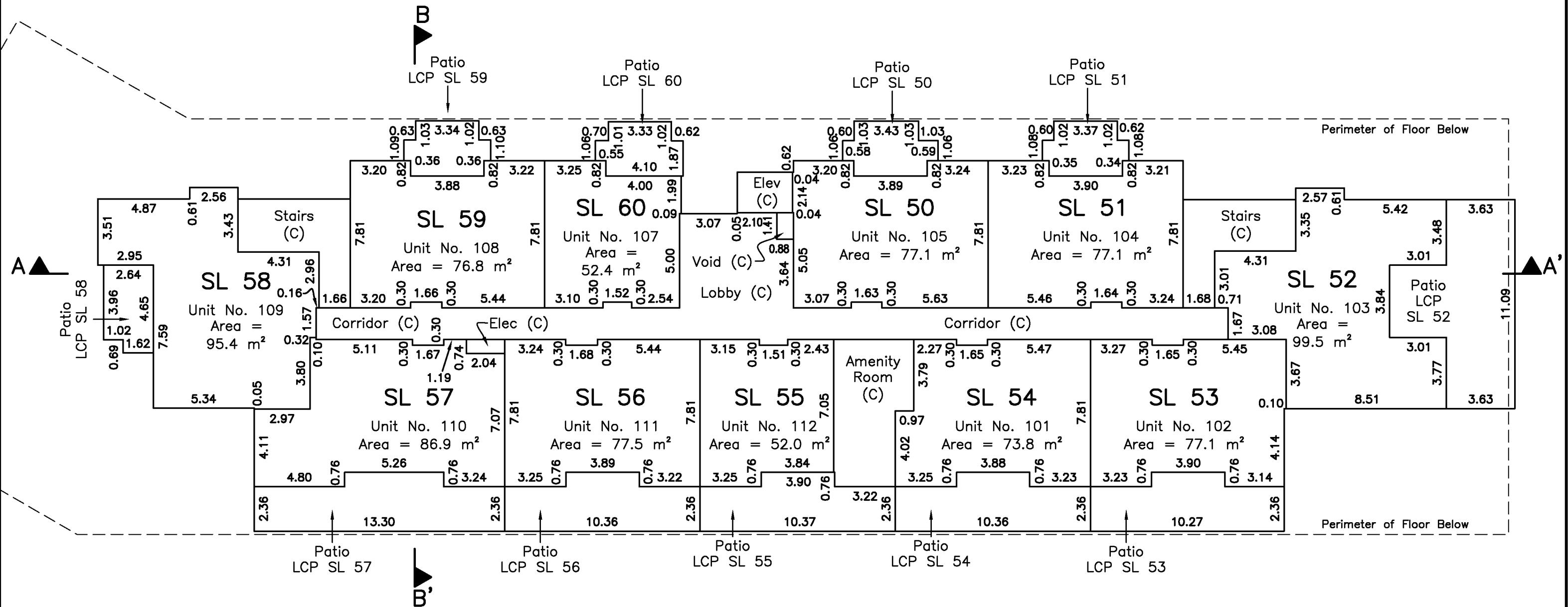
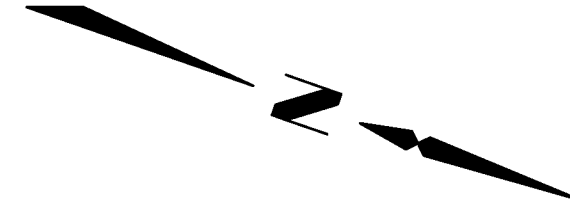
Sheet 5 of 9 Sheets

STRATA PLAN EPS965 PHASE 2



All distances are in metres and decimals thereof.

The intended plot size of this plan is 432mm in width by 280mm in height (B size) when plotted at a scale of 1:200.



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2015/09/30 - 10:56



WSP Surveys (BC) Limited Partnership
57 Cadillac Ave, Victoria, BC

PROJECT REF./DRAWING No.
030200676-100SP2

Rory C. O'Connell, BCLS 876

September 30, 2015

LEVEL 2 SL's 61 TO 71 INCLUSIVE

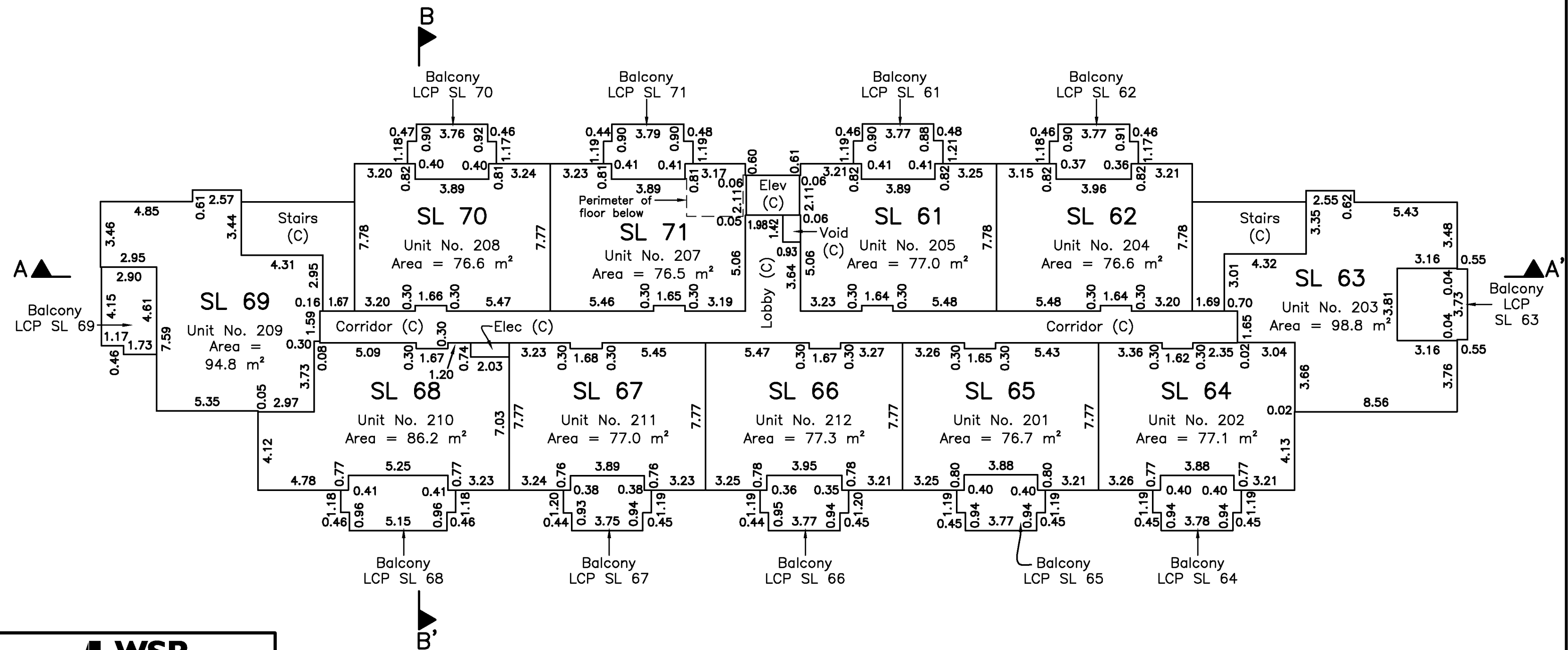
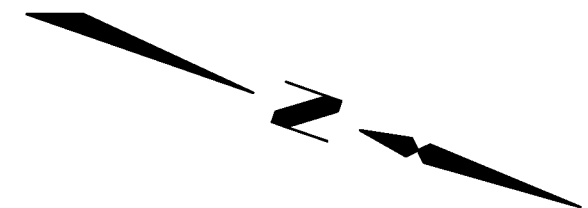
Sheet 6 of 9 Sheets

STRATA PLAN EPS965 PHASE 2



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WSP Surveys (BC) Limited Partnership
57 Cadillac Ave, Victoria, BC

PROJECT REF./DRAWING No.
030200676-100SP2

Rory C. O'Connell, BCLS 876
September 30, 2015

LEVEL 3 SL's 72 TO 82 INCLUSIVE

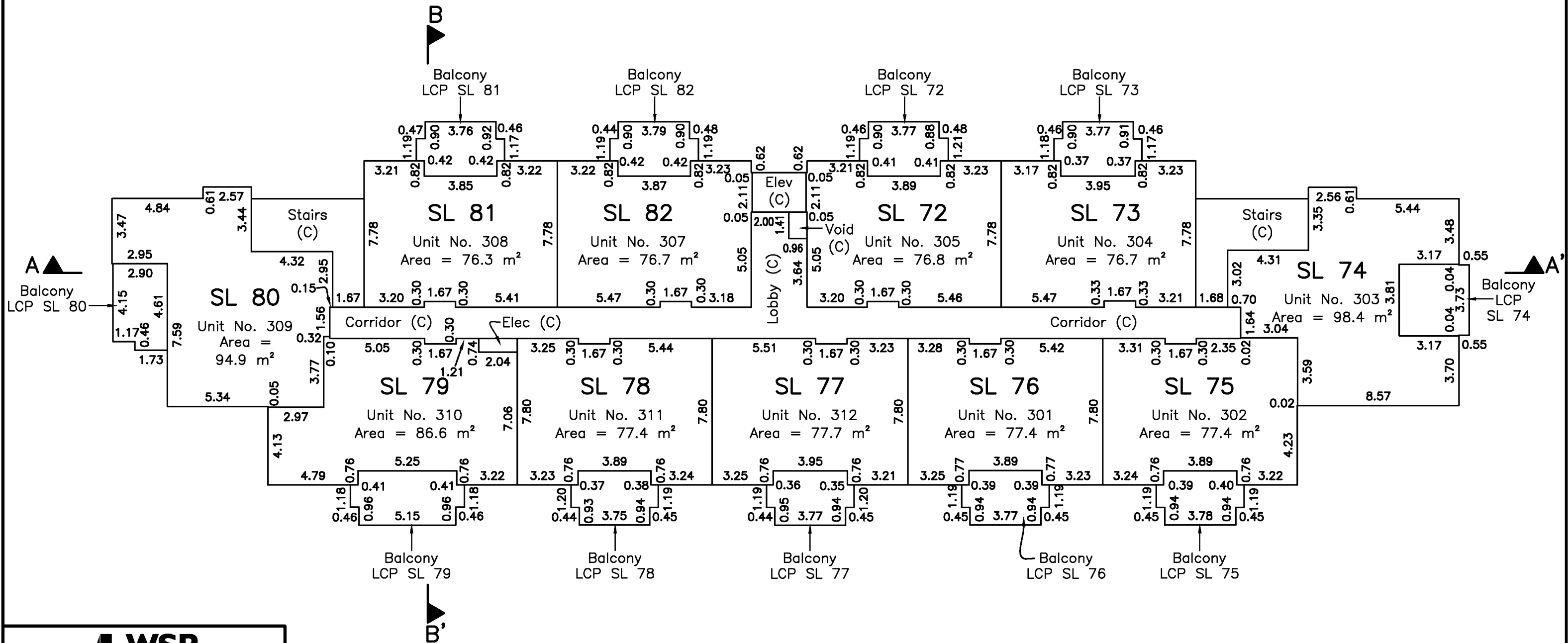
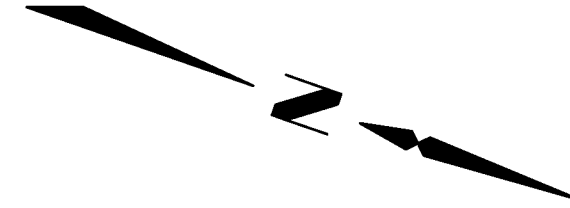
Sheet 7 of 9 Sheets

STRATA PLAN EPS965 PHASE 2



All distances are in metres and decimals thereof.

The intended plot size of this plan is 432mm in width by 280mm in height (B size) when plotted at a scale of 1:200.



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2015/09/30 - 10:56



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030200676-100SP2

Rory C. O'Connell, BCLS 876

September 30, 2015

LEVEL 4 SL's 83 TO 93 INCLUSIVE

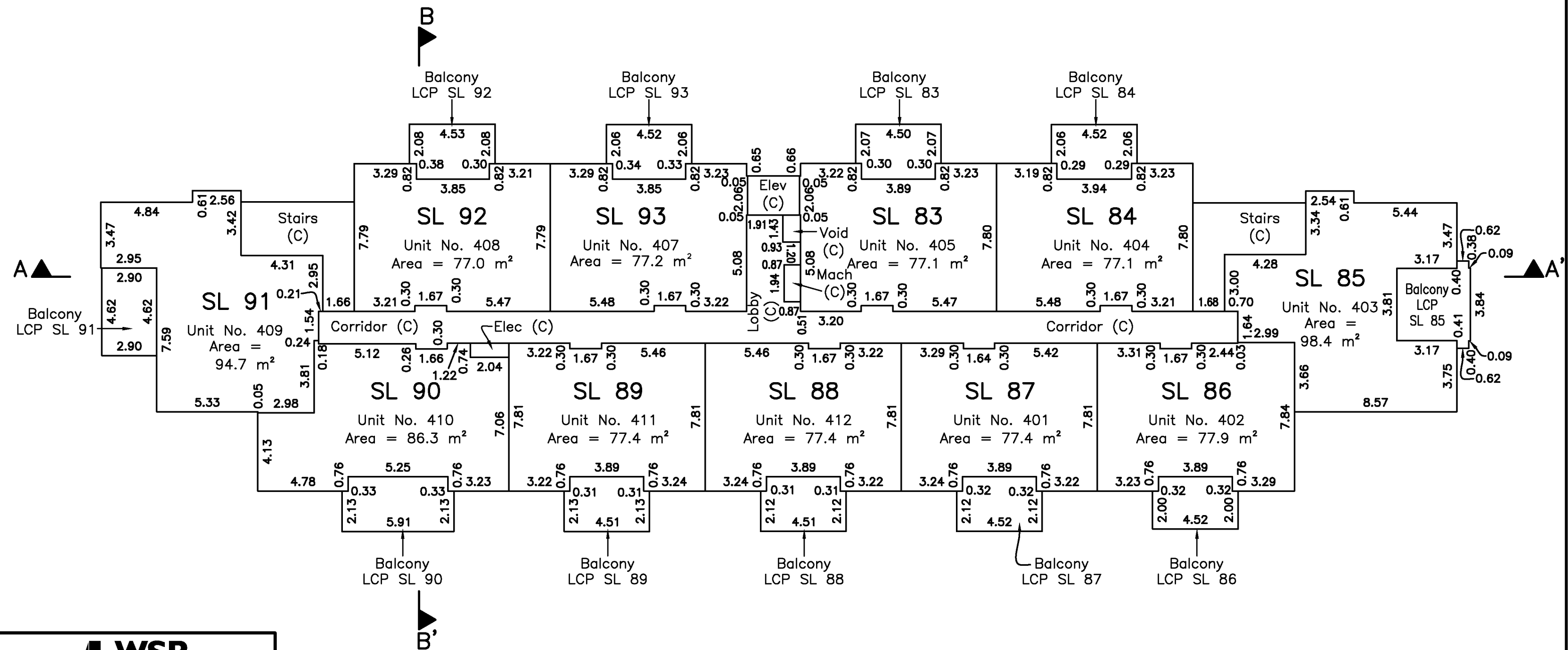
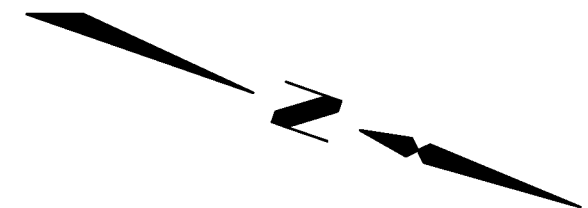
Sheet 8 of 9 Sheets

STRATA PLAN EPS965 PHASE 2



All distances are in metres and decimals thereof.

The intended plot size of this plan is 432mm in width by 280mm in height (B size) when plotted at a scale of 1:200.



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2015/09/30 - 10:56



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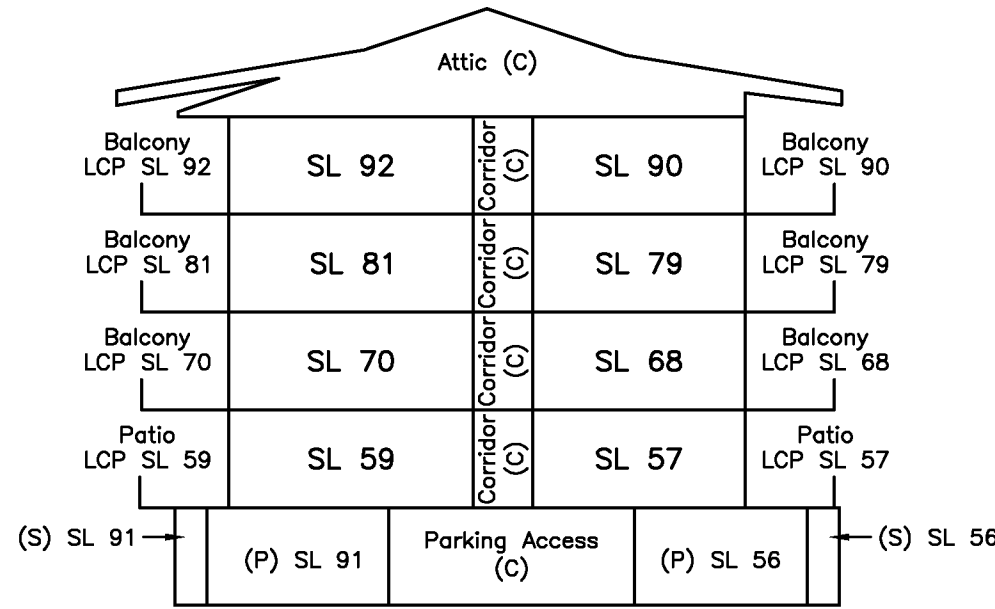
PROJECT REF./DRAWING No.
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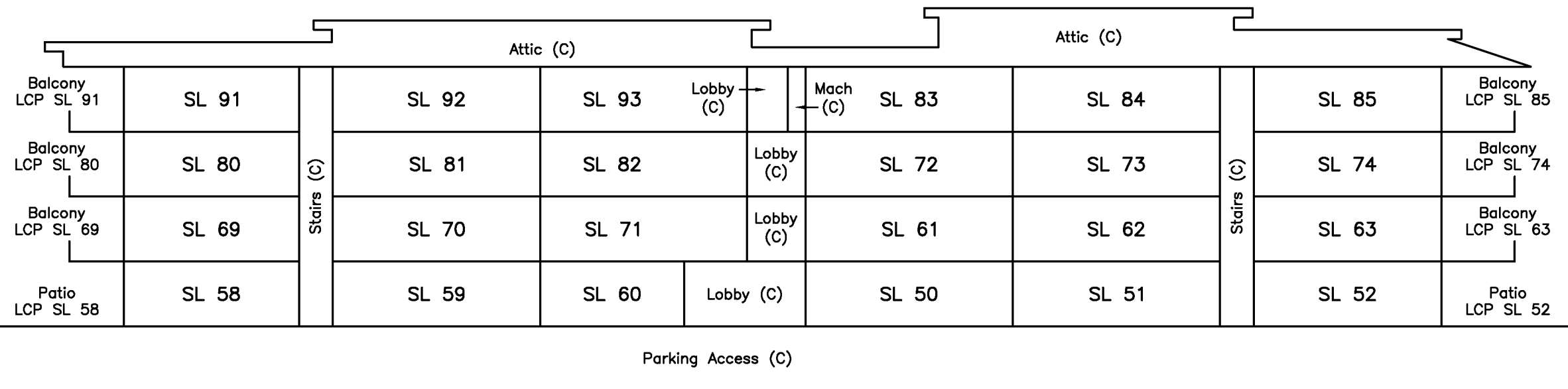
CROSS-SECTIONS

Sheet 9 of 9 Sheets

STRATA PLAN EPS965 PHASE 2



SECTION B-B'
NOT TO SCALE



SECTION A-A'
NOT TO SCALE

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