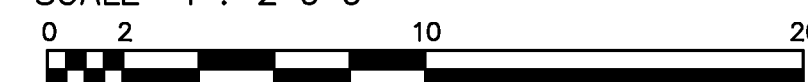


Strata Plan of Air Space Parcel 1, Section 87, Esquimalt District, Air Space Plan EPP78473

Strata Plan EPS4825

BCGS 92B.043

SCALE 1 : 2 0 0



All distances are shown in metres.

The intended plot size of this plan is 864mm in width by 560mm in height (D size) when plotted at a scale of 1:200.

LEGEND

Integrated Survey Area No. 51, City of Langford, NAD83(CSRS)3.0.0.BC.1.CRD
Grid bearings are derived from observations between geodetic control monuments 12H2667 and 03H2525.

The UTM coordinates and estimated horizontal positional accuracy achieved are derived from the MASCO7 published coordinates and standard deviations for the geodetic control monuments 12H2667 and 03H2525.

This plan shows horizontal ground-level distances except where otherwise noted. To compute grid distances, multiply ground-level distances by combined factor of 0.9996110 which has been derived from control monument 03H2525.

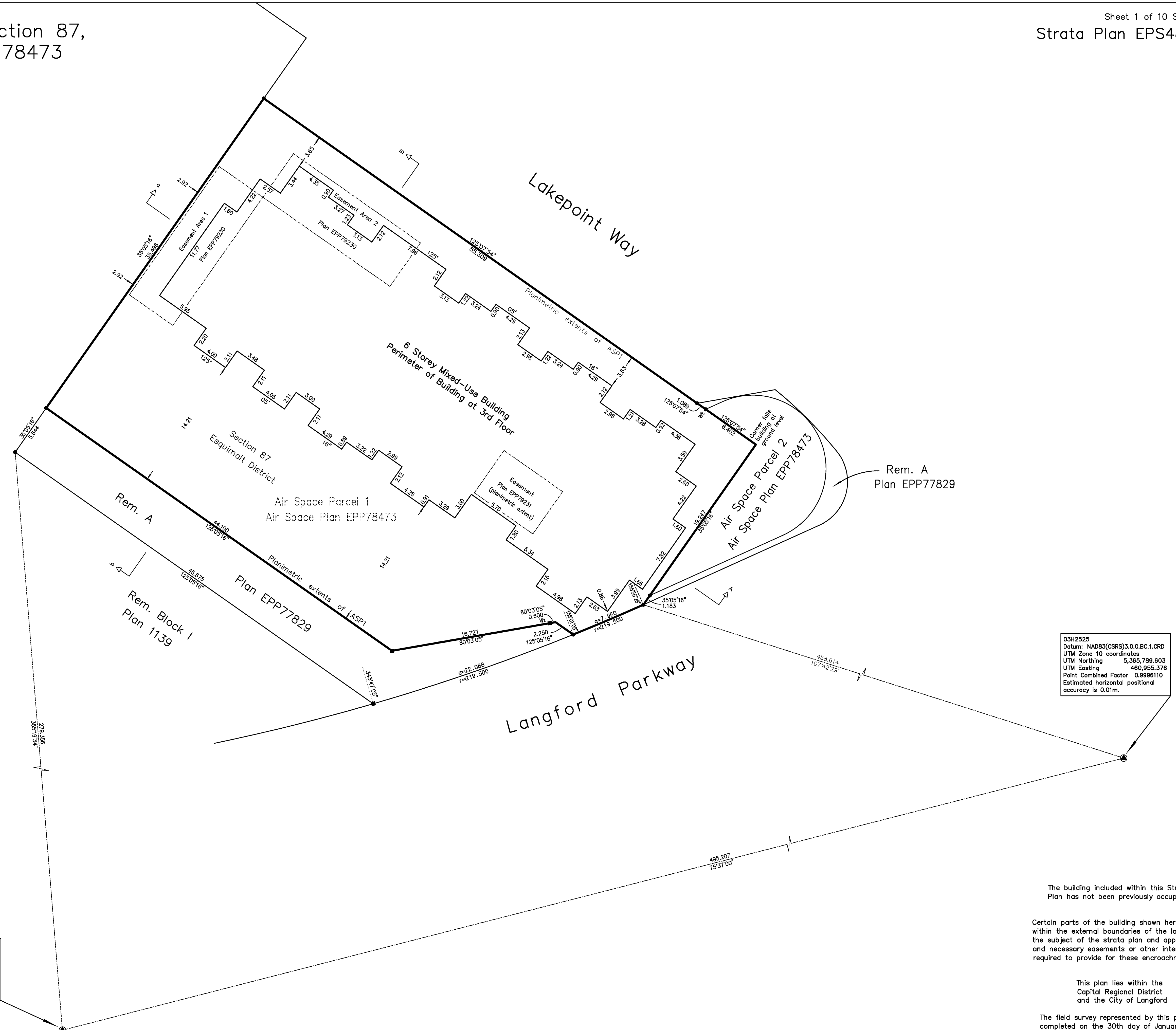
This plan shows one or more witness posts which are not set on the true corner(s).

Offsets and dimensions shown on this sheet are to exterior face of wall.

All angles defect by multiples of 45 degrees unless otherwise indicated.

Found	Set	Denotes
●	●	Standard Iron Post
■	■	Standard Lead Plug
⊙	⊙	Control Monument

Civic Address:
1311 Lakepoint Way
Victoria, B.C.



03H2525
Datum: NAD83(CSRS)3.0.0.BC.1.CRD
UTM Zone 10 coordinates
UTM Northing 5,365,789.603
UTM Easting 480,955.376
Point Combined Factor 0.9996110
Estimated horizontal positional accuracy is 0.01m.

12H2667
Datum: NAD83(CSRS)3.0.0.BC.1.CRD
UTM Zone 10 coordinates
UTM Northing 5,365,666.638
UTM Easting 460,475.878
Point Combined Factor 0.9996076
Estimated horizontal positional accuracy is 0.025m.

File 9679
Drawing LP-ONE STRATA
POWELL & ASSOCIATES
B C Land Surveyors
250-2950 Douglas Street
Victoria, BC V8T 4N4
phone (250) 382-8855

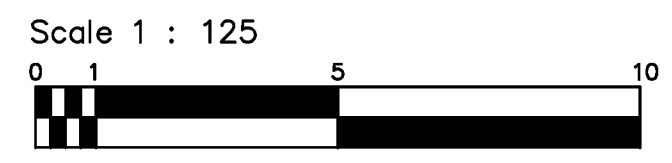
The building included within this Strata Plan has not been previously occupied.

Certain parts of the building shown hereon are not within the external boundaries of the land that is the subject of the strata plan and appropriate and necessary easements or other interests are required to provide for these encroachments.

This plan lies within the Capital Regional District and the City of Langford

The field survey represented by this plan was completed on the 30th day of January, 2018. James Worton, BCLS 757

Parkade Level

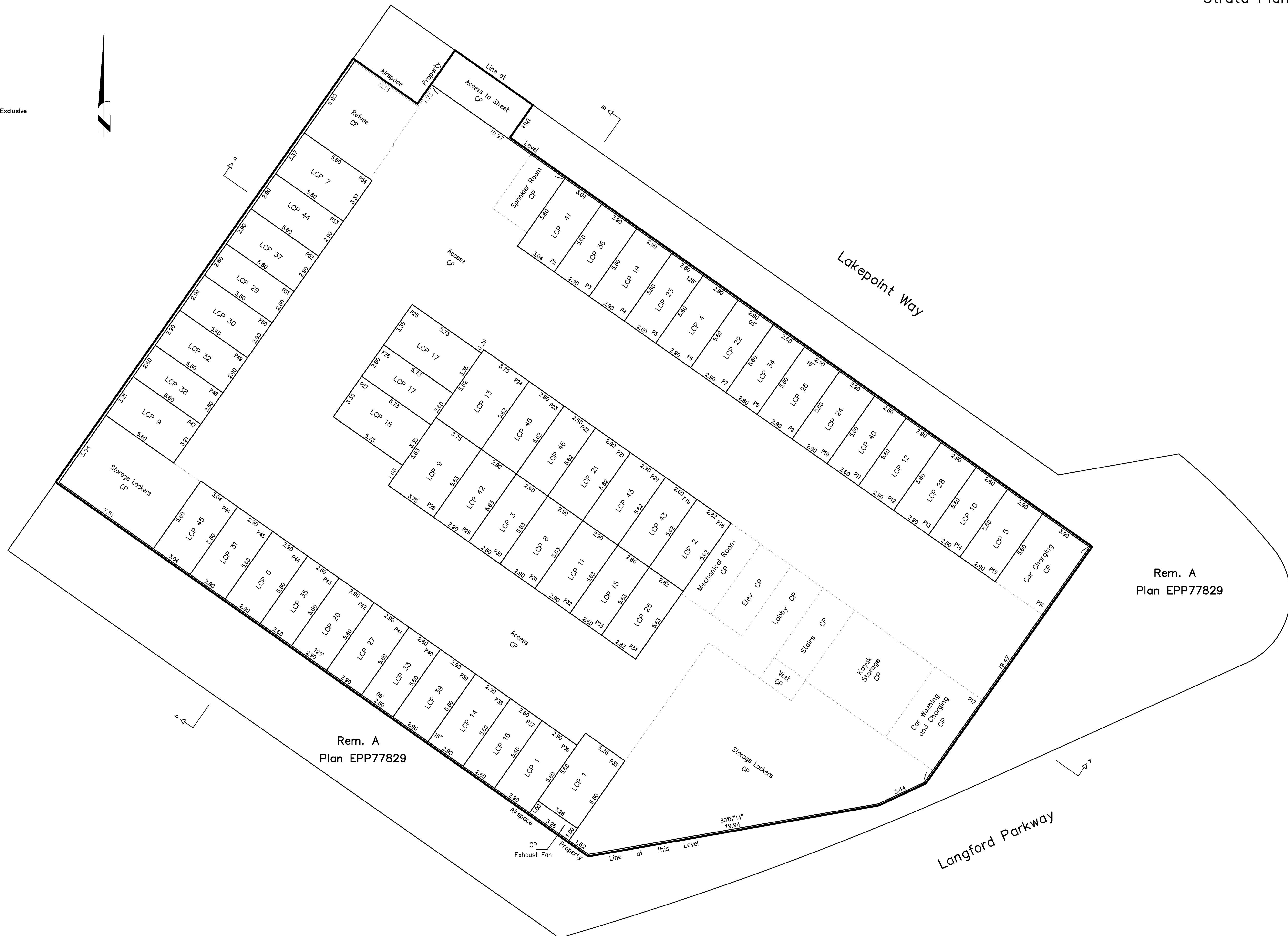


All distances are shown in metres.
The intended plot size of this plan is 864mm in width by 560mm in height (D size) when plotted at a scale of 1:125.

- Legend**
- CP — denotes Common Property
 - LCP — denotes Limited Common Property for the Exclusive Use of Strata Lot
 - Elev — denotes Elevator
 - P — denotes Parking Stall Number
 - Vest — denotes Vestibule

Strata Lot / Common Property Boundaries on this level shown to centreline of walls.

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.



First Floor

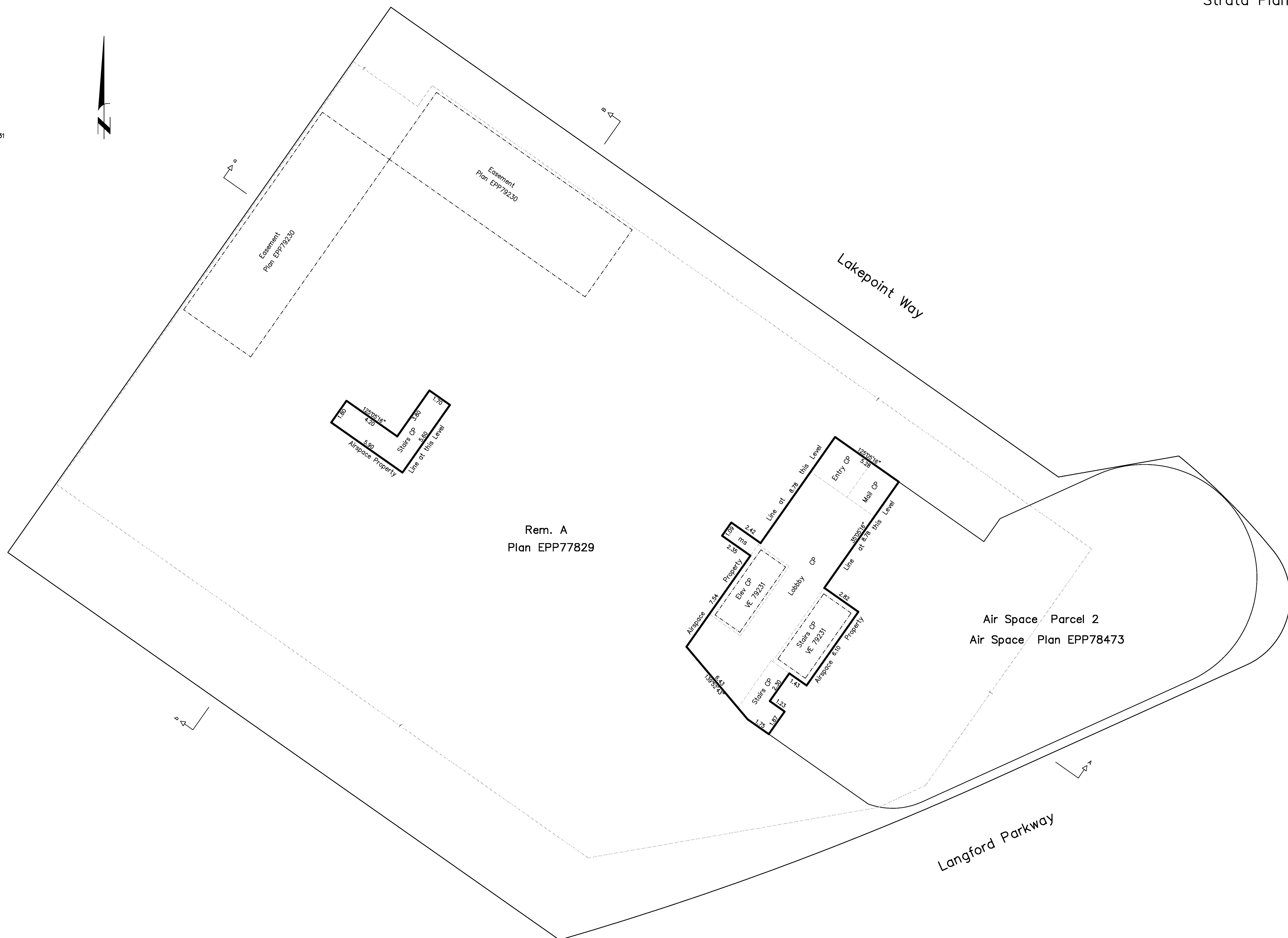


All distances are shown in metres.
The intended plot size of this plan is 864mm in width by 580mm in height (D size) when plotted at a scale of 1:125.

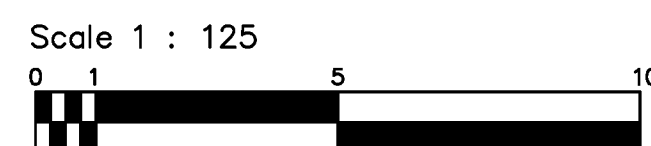
- Legend**
- CP - denotes Common Property
 - Elev - denotes Elevator
 - f- - denotes line of floor below
 - ms - mechanical shaft - Common Property
 - VE 79231 - denotes Volumetric Easement Plan EPP79231

Strata Lot / Common Property Boundaries on this level shown to exterior surface of walls.

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.



Second Floor



All distances are shown in metres.
The intended plot size of this plan is 864mm in width by 580mm in height (D size) when plotted at a scale of 1:125.

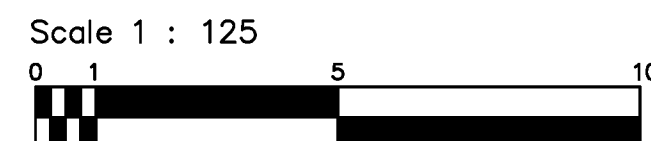
- Legend**
- CP - denotes Common Property
 - Elev - denotes Elevator
 - f--- denotes line of floor below
 - ms - mechanical shaft - Common Property
 - VE 79231 - denotes Volumetric Easement Plan EPP79231

Strata Lot / Common Property Boundaries on this level shown to exterior surface of walls.

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.



Third Floor

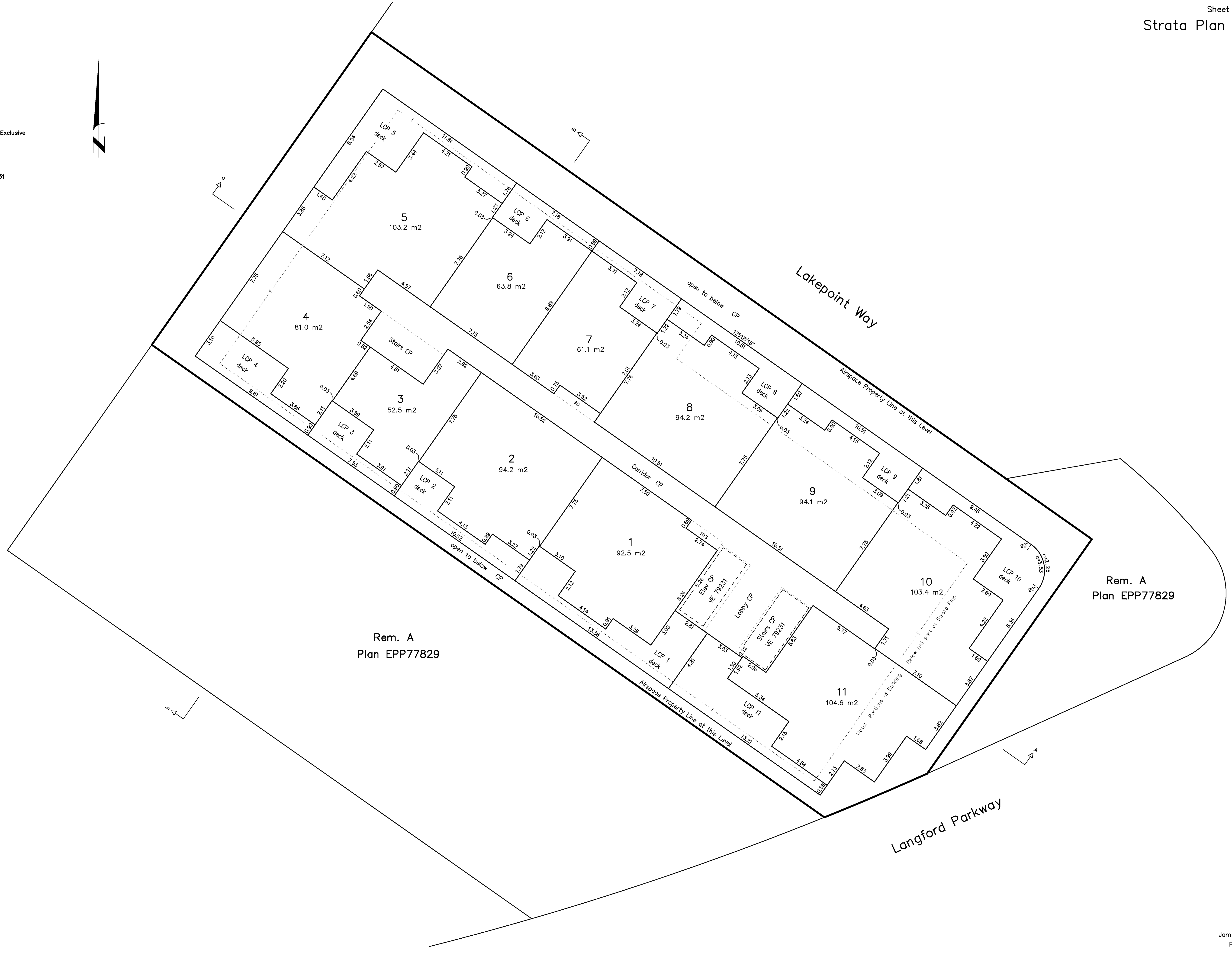


All distances are shown in metres.
The intended plot size of this plan is 864mm in width by 560mm in height (D size) when plotted at a scale of 1:125.

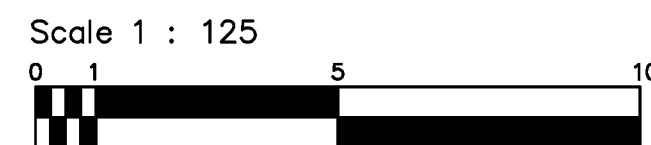
- Legend**
- CP — denotes Common Property
 - LCP — denotes Limited Common Property for the Exclusive Use of Strata Lot
 - Elev — denotes Elevator
 - f — denotes line of floor below
 - sc — denotes Service Closet, Common Property
 - ms — mechanical shaft — Common Property
 - VE 79231 — denotes Volumetric Easement Plan EPP79231

Strata Lot / Common Property Boundaries on this level shown to centreline of walls.

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.



Fourth Floor



All distances are shown in metres.
The intended plot size of this plan is 864mm in width by 560mm in height (D size) when plotted at a scale of 1:125.

- Legend**
- CP — denotes Common Property
 - LCP — denotes Limited Common Property for the Exclusive Use of Strata Lot
 - Elev — denotes Elevator
 - f — denotes line of floor below
 - sc — denotes Service Closet, Common Property
 - ms — mechanical shaft — Common Property
 - VE 79231 — denotes Volumetric Easement Plan EPP79231

Strata Lot / Common Property Boundaries on this level shown to centreline of walls.

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.



Fifth Floor



All distances are shown in metres.
The intended plot size of this plan is 864mm in width by 580mm in height (D size) when plotted at a scale of 1:125.

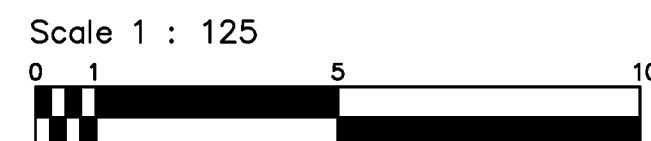
- Legend**
- CP — denotes Common Property
 - LCP — denotes Limited Common Property for the Exclusive Use of Strata Lot
 - Elev — denotes Elevator
 - f — denotes line of floor below
 - sc — denotes Service Closet, Common Property
 - ms — mechanical shaft — Common Property
 - VE 79231 — denotes Volumetric Easement Plan EPP79231

Strata Lot / Common Property Boundaries on this level shown to centreline of walls.

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.



Sixth Floor



All distances are shown in metres.
The intended plot size of this plan is 864mm in width by 560mm in height (D size) when plotted at a scale of 1:125.

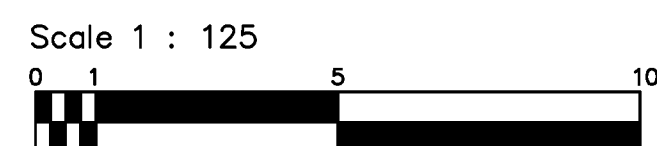
- Legend**
- CP — denotes Common Property
 - LCP — denotes Limited Common Property for the Exclusive Use of Strata Lot
 - Elev — denotes Elevator
 - f — denotes line of floor below
 - sc — denotes Service Closet, Common Property
 - ms — mechanical shaft — Common Property
 - VE 79231 — denotes Volumetric Easement Plan EPP79231

Strata Lot / Common Property Boundaries on this level shown to centreline of walls.

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.



Rooftop Level

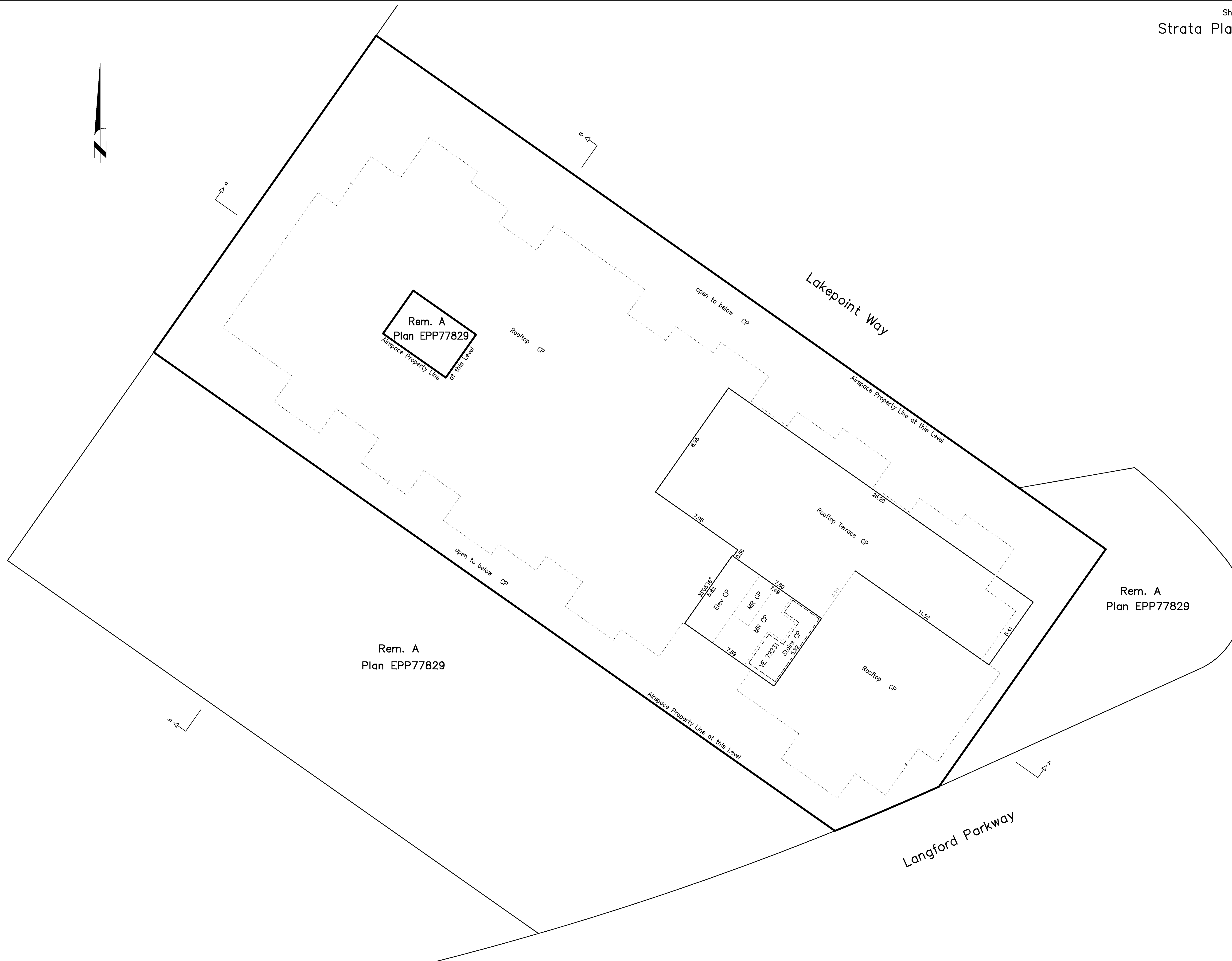


All distances are shown in metres.
The intended plot size of this plan is 864mm in width by 580mm in height (D size) when plotted at a scale of 1:125.

- Legend**
- CP — denotes Common Property
 - Elev — denotes Elevator
 - f — denotes line of floor below
 - MR — denotes Mechanical Room

Strata Lot / Common Property Boundaries on this level shown to centraline of walls.

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.



Sections

Legend

- CP - denotes Common Property
- LCP - denotes Limited Common Property for the Exclusive Use of Strata Lot
- MR - denotes Mechanical Room

Section a - A

not to scale

Section b - B

not to scale

