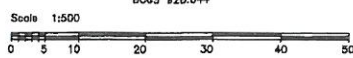


# PHASED STRATA PLAN OF LOT 1, PLAN VIP 88377 DISTRICT LOT 119, ESQUIMALT DISTRICT

Sheet 1 of 9 Sheets



The intended plot size of this plan is 432mm in width by 560mm in height (C size) when plotted at a scale of 1:500

### Legend

- All distances shown are in metres
- Standard Iron Post found
- Lead Plug found
- This plan lies within the Capital Regional District
- This plan lies within the City of Victoria

Integrated Survey Area No. 17, City of Victoria  
NADE3 (CSRS)

Grid bearings are derived from Plan VIP \_\_\_\_\_

This plan shows horizontal ground-level distances except where otherwise noted. To compute grid distances, multiply ground-level distances by combined factor 0.9996030533

Exemption from integration per Section 5-5(3) of the General Survey Instruction Rules.

### Civic Address :

- Strata Lots 1 to 4 are at Units 101 to 104, 787 Tyee Road, Victoria, B.C.
- Strata Lot 5 is at Unit 113, 787 Tyee Road, Victoria, B.C.
- Strata Lots 6 to 10 are at Units 201 to 205, 787 Tyee Road, Victoria, B.C.
- Strata Lots 11 and 12 are at Units 214 and 215, 787 Tyee Road, Victoria, B.C.
- Strata Lots 13 to 17 are at Units 301 and 305, 787 Tyee Road, Victoria, B.C.
- Strata Lots 18 and 19 are at Units 314 and 315, 787 Tyee Road, Victoria, B.C.
- Strata Lots 20 to 24 are at Units 401 and 405, 787 Tyee Road, Victoria, B.C.
- Strata Lots 25 and 26 are at Units 414 and 415, 787 Tyee Road, Victoria, B.C.

## PHASE ONE STRATA PLAN VIS 7017

Deposited and registered in the Victoria Land Title Office, this  
13 day of Oct., 2010.

*C. Johnston* per *Ad*  
Registrar  
FB378498



Approved as Phase One of a Four Phase Strata Plan under Section 224 of the Strata Property Act, this

8th day of October, 2010.

*[Signature]*  
Approving Officer, The City of Victoria

J.E. ANDERSON & ASSOCIATES  
B.C. Land Surveyors - Consulting Engineers  
Victoria and Nanaimo, B.C. phone 727-2214  
File : 21281  
21291\_Lot 6\_Strata\_P1\_1.dwg

I, Michael S. Manson, a British Columbia land surveyor, certify that I was present at and personally superintended the survey represented by this plan, and that the survey and plan are correct. The field survey was completed on the 15th day of September, 2010. The plan was completed and checked, and the checkfill filed under # 114,933, on the 17th day of September, 2010.

*Michael S. Manson*  
B.C.L.S.

ORIGINAL

# BASEMENT FLOOR – Showing Common Property

Sheet 4 of 9 Sheets



The intended plot size of this plan is 432mm in width by 660mm in height (C size) when plotted at a scale of 1:100

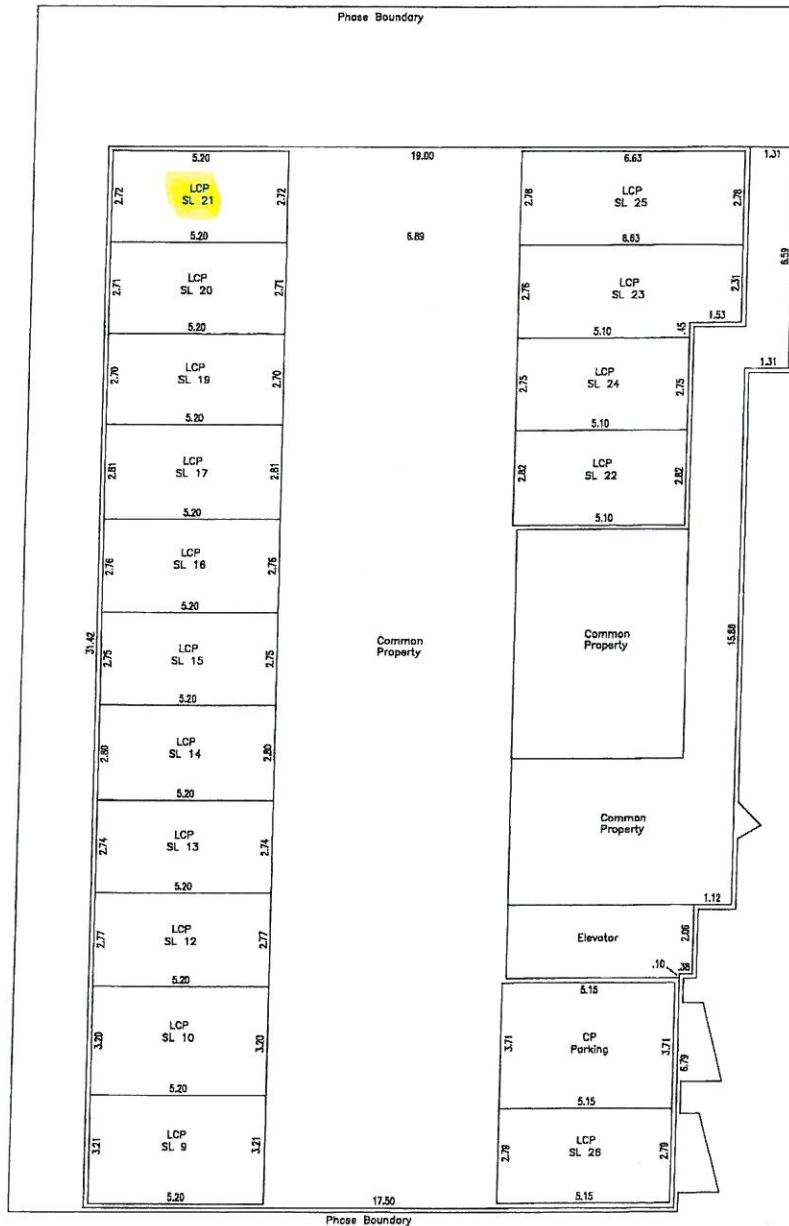
## PHASE ONE STRATA PLAN VIS 7017



Legend

Sq. M. denotes square metres  
 All distances shown are in metres  
 SL denotes Strata Lot  
 LCP denotes Limited Common Property for the exclusive use of

All dimensions and areas are measured to the centerline of walls, except in the case of balconies and patios which are measured to the exterior face of their walls.



# FOURTH FLOOR – Showing Part of Strata Lots 20 to 26

Sheet 8 of 9 Sheets



The intended plot size of this plan is 432mm in width by 560mm in height (C size) when plotted at a scale of 1:300



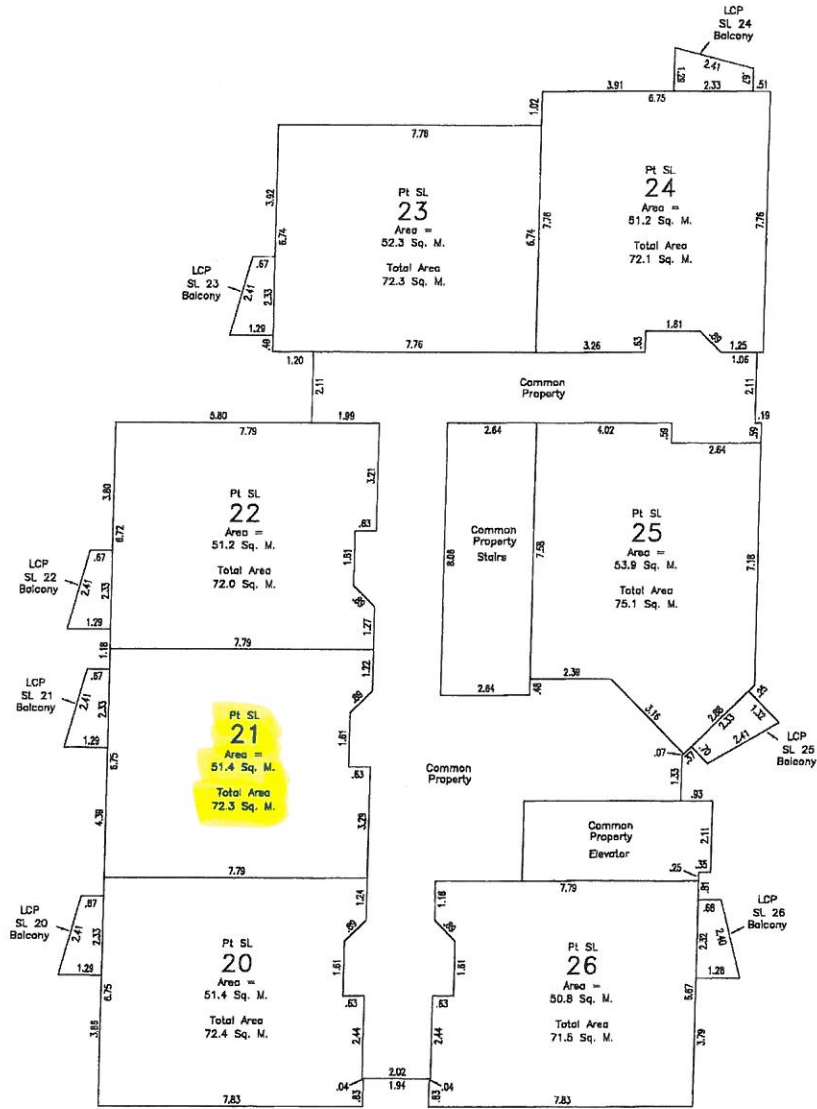
### Legend

- Sq. M. denotes square metres
- All distances shown are in metres
- Pt denotes Part
- SL denotes Strata Lot
- LCP denotes Limited Common Property for the exclusive use of

All dimensions and areas are measured to the centerline of walls, except in the case of balconies and patios which are measured to the exterior face of their walls.

Balconies, decks, and patios are defined as to height by the centerline of the floor above, or where there is no floor above, by the average height of the strata lot within.

## PHASE ONE STRATA PLAN VIS 2017



Sept. 17 2010

*Michael S. Manson*  
 Michael S. Manson B.C.L.S.