

**STRATA PLAN OF:**  
**LOT 11, FAIRFIELD FARM ESTATE,**  
**VICTORIA CITY, PLAN 28**

SHEET ONE, SHEET 1 OF 4 SHEETS  
 STRATA PLAN EPS326

BCGS 92B.044



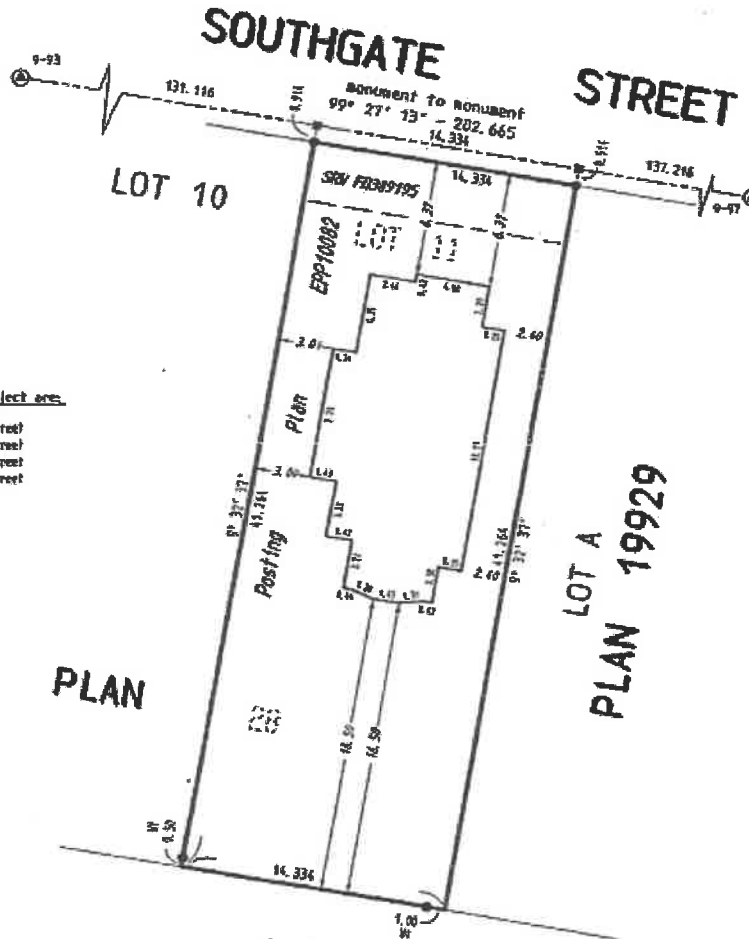
All distances are in metres.  
 The intended plot size of this plan is 280m in width by  
 432m in height. It sized when plotted at a scale of 1:250

**LEGEND**

This plan lies within Integrated Survey Area No. 17, City of Victoria, NAD83 (EPSG). Grid bearings are derived from observations between Geodetic Control Monuments 9-93 and 9-97. This plan shows horizontal ground level distances, except where otherwise noted. To compute grid distances multiply ground-level distances by combined factor 0.99961045.

- ⊙ - denotes - Control Monument found.
- - denotes - Standard Iron Post (Type 5) found.
- - denotes - lead plug found
- W - denotes - witness post

This plan shows one or more witness posts which are set along the production of the property boundary unless otherwise noted.



The Addresses of the Project are:

- SL A - 1 - 1043 Southgate Street
- SL B - 3 - 1041 Southgate Street
- SL C - 4 - 1041 Southgate Street
- SL B - 1 - 1043 Southgate Street

Victoria, British Columbia  
 V8V 2K1

FILE: 10078 - 9

**Brad Cunin Land Surveying**

100 - 407 Swift Street  
 Victoria, BC V8W 1S2  
 ph. (250)381-2257 fx. (250)381-2283

THIS PLAN LIES WITHIN THE CAPITAL REGIONAL DISTRICT,  
 AND THE CITY OF VICTORIA.

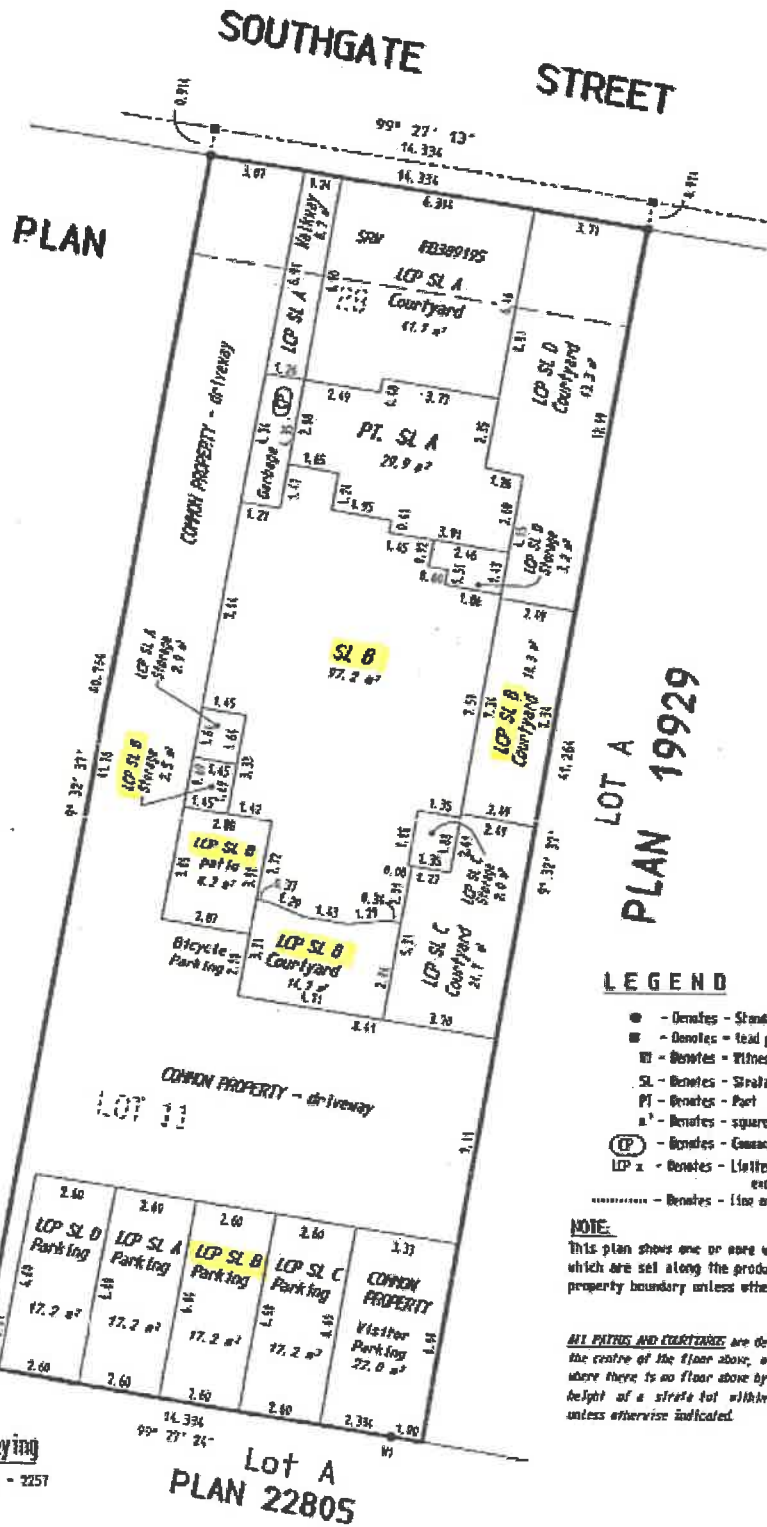
THE FIELD SURVEY REPRESENTED BY THIS PLAN WAS  
 COMPLETED BY BRADLEY NEESBET CUNIN, B.S.L.S.  
 ON THE 10th DAY OF NOVEMBER, 2010.

# GROUND FLOOR

SHEET 2 OF 4 SHEETS  
STRATA PLAN EPS326



All distances are in metres.  
The intended plot size of this plan is 288m in width by 438m in height @ size when plotted at a scale of 1:50



### LEGEND

- - Denotes - Standard Iron Post (Type S) found.
- - Denotes - lead plug found
- W - Denotes - Witness
- SL - Denotes - Strata Lot
- PT - Denotes - Part
- m<sup>2</sup> - Denotes - square metres
- Ⓞ - Denotes - Common Property
- LCP x - Denotes - Limited Common Property, for the exclusive use of Strata Lot x
- ..... - Denotes - line of floor below

### NOTE

This plan shows one or more witness posts which are set along the production of the property boundary unless otherwise noted.

ALL PATIOS AND COURTYARDS are defined as its height by the centre of the floor above, or its uppermost, or where there is no floor above by the average height height of a strata lot within the same building unless otherwise indicated.

Brad Cunin Land Surveying  
Victoria, BC Phone: 12501 381 - 2257  
File: 10078 - 5

1 November, 2010.  
Bradley W. Cunin, BCLS

# SECOND FLOOR

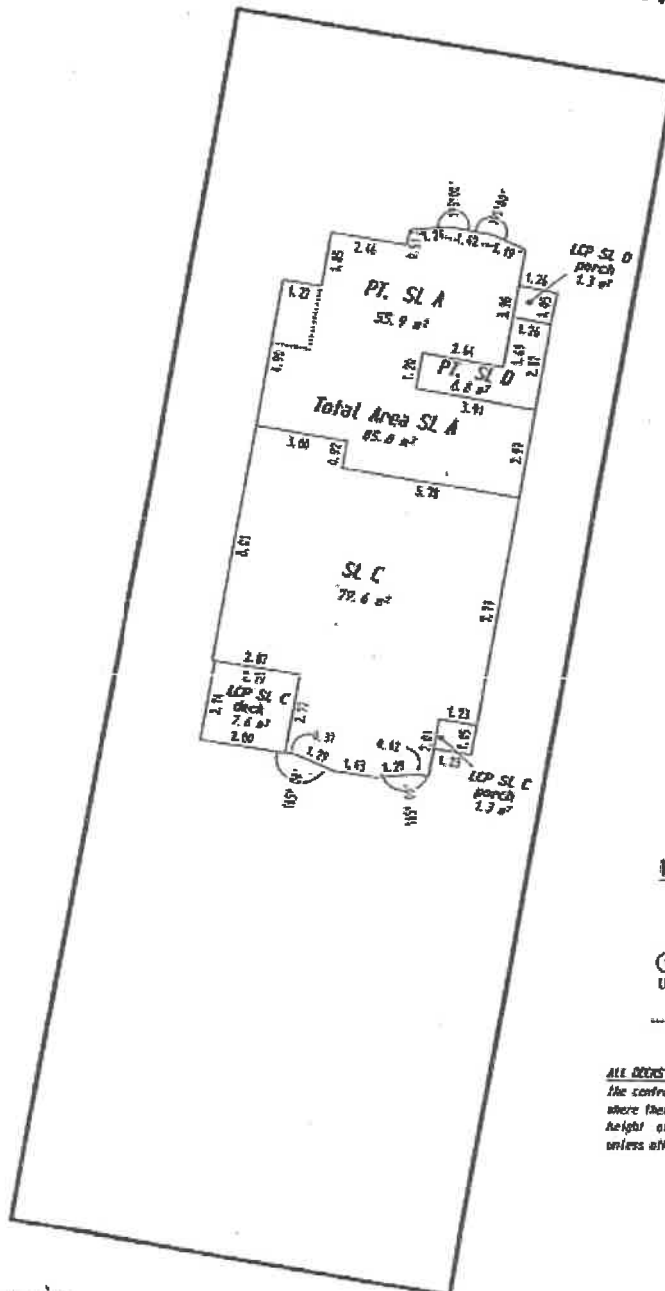
SHEET 3 OF 4 SHEETS  
STRATA PLAN EPS326



All distances are in metres.

The intended plot size of this plan is 200m in width by  
432m in height @ steel when plotted at a scale of 1:150

## SOUTHGATE STREET



### LEGEND

- SL - Denotes - Strata lot
- PT - Denotes - Part
- m<sup>2</sup> - Denotes - square metres
- (CP) - Denotes - Common Property
- LCP x - Denotes - Limited Common Property, for the exclusive use of Strata lot x
- - Denotes - Line of floor below

*ALL DECKS AND PORCHES are defined as to height by the centre of the floor above, or its extension, or where there is no floor above by the average height of a strata lot within the same building unless otherwise indicated.*

Brad Cunin Land Surveying

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File: 10078 - 5

Bradley M. Cunin, BCLS  
1 November, 2010.

# THIRD FLOOR

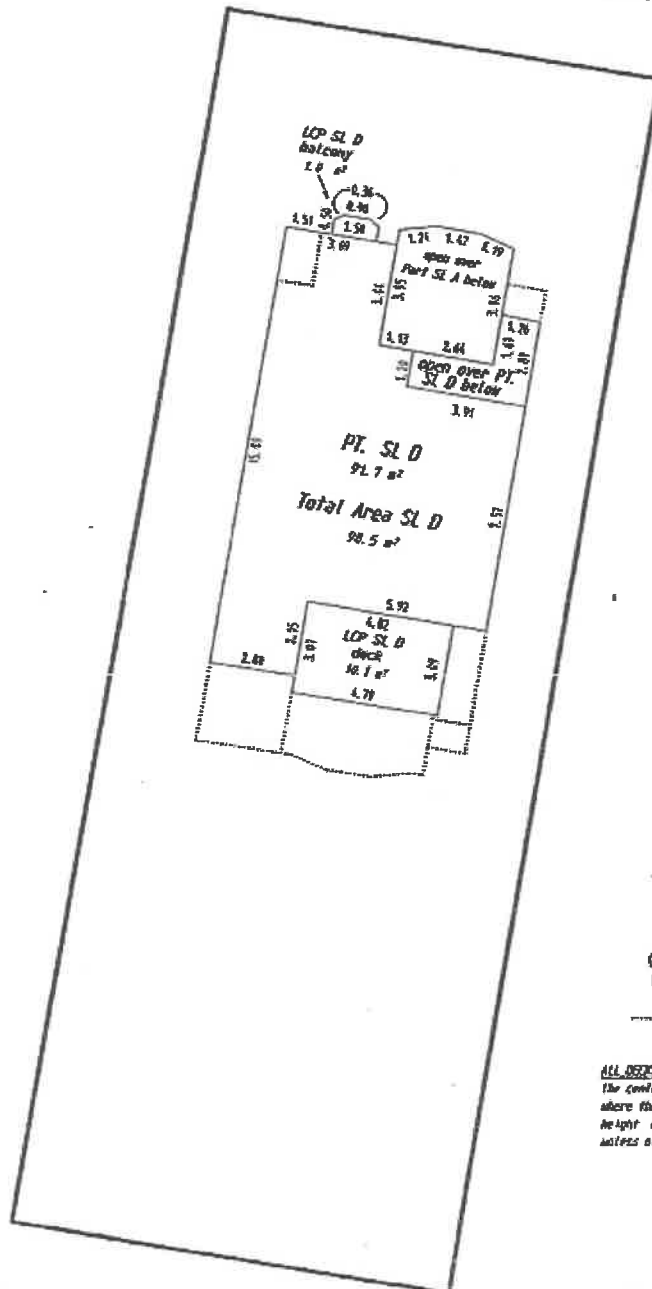
SHEET 4 OF 4 SHEETS  
STRATA PLAN EPS326



All distances are in metres.

The intended plot size of this plan is 2800 in width by 4700 in height. It shall when placed at a scale of 1:150

SOUTHGATE STREET



### LEGEND

- SL - Denotes - Strata lot
- PT - Denotes - Part
- m<sup>2</sup> - Denotes - square metres
- (LCP) - Denotes - Common Property
- LCP x - Denotes - Limited Common Property, for the exclusive use of Strata lot x
- - Denotes - Line of floor below

*ALL DECKS 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 height of a strata lot within the same building unless otherwise indicated.*

Brad Cunin Land Surveyor

Victoria, BC Phone: (250) 361-2257

File: 10078 - 5

Bradley M. Cunin, BCLS  
1 November, 2010.