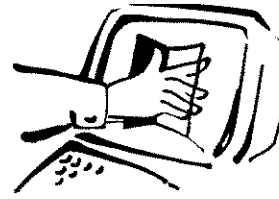


BC OnLine



BC OnLine Land Title Internet Service
Provided in co-operation with
Land Title and Survey Authority

LTSA - DOCUMENT RETRIEVAL		REQUESTED: 2008-04-09 16:02	
CLIENT NAME:	PROLINE MANAGEMENT LTD.		
ADDRESS:	201 - 20 BURNSIDE ROAD WEST VICTORIA BC V9A 1B3		
PICK-UP INSTRUCTIONS:			
USER ID:	PC26467	APPLICATION NO.:	VIS1579 VI PAGES: 132
ACCOUNT NO.:	966180		
REFERENCE NO.:	E80317	FOLIO NO.:	
REMARKS:			

BC OnLine Land Title Fax Service

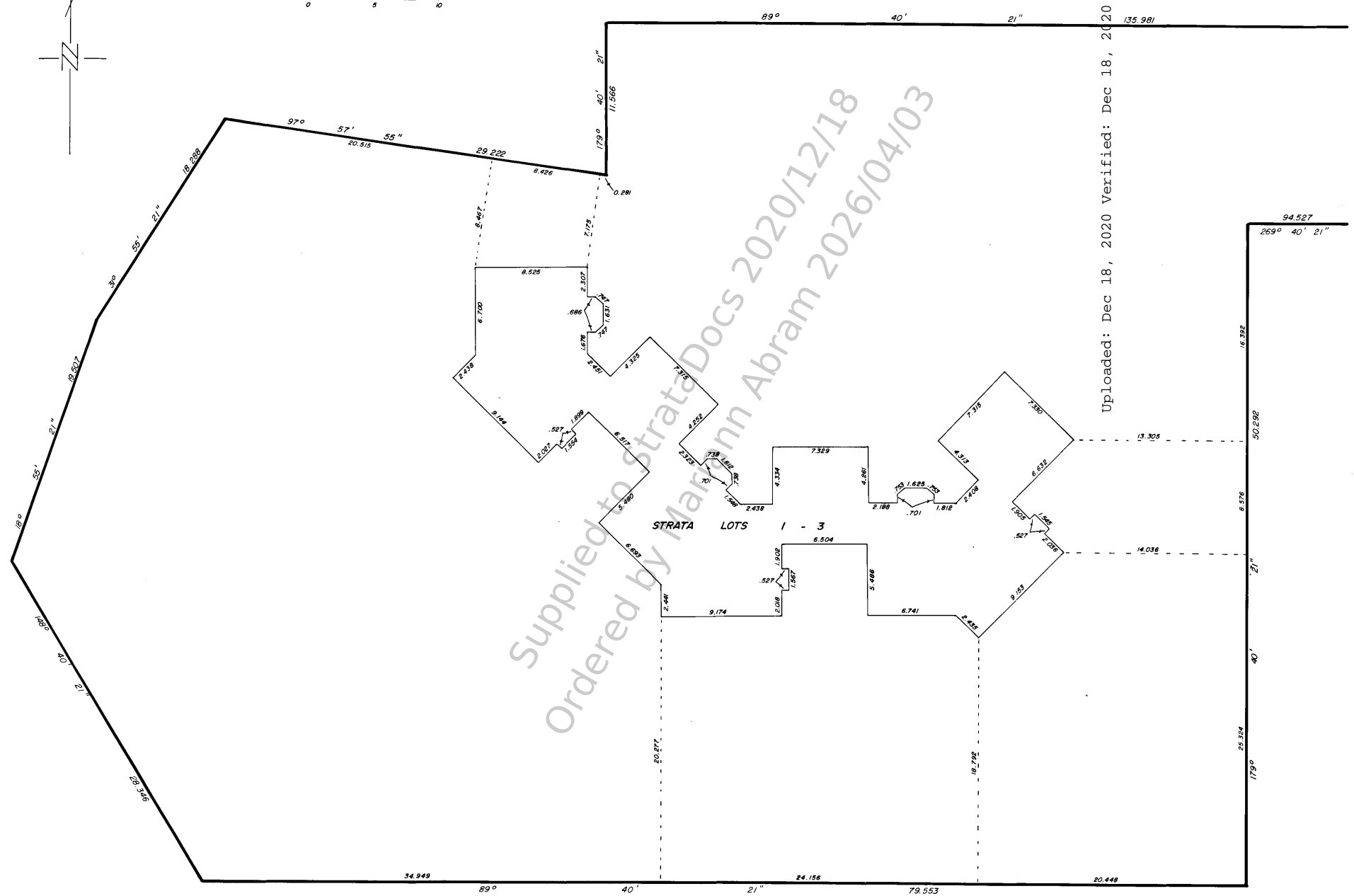
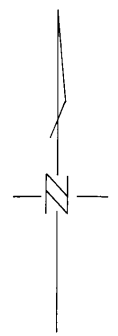
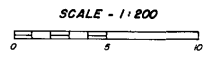
Help Desk Victoria (250) 953-8200
In B.C. 1-800-663-6102
Administration Office ... (250) 953-8250
Fax Number (250) 953-8222

Persons who need to rely on a plan for legal purposes must examine the official version at the Land Title Office in which the plan is deposited. However, plans with plan numbers beginning with the letters EPP or EPS are electronic plans which constitute the official version.

The bylaw and common property sheets attached to strata plans have been repealed. Information regarding the bylaws and/or dealings affecting the common property of strata plans must be obtained from the general index and/or common property index on ALTOS. Refer to the BC OnLine user guide for access information.

This document was obtained from the Stratapoc system. Its use is subject to agreed upon terms and conditions.

FOUNDATION WALLS and
OFFSETS to PHASE ONE BOUNDARY.



Uploaded: Dec 18, 2020 Verified: Dec 18, 2020

Supplied to strataDocs 2020/12/18
Ordered by Mariann Abram 2026/04/03

Ordered By: Mariann Abram of Pemberton Holmes Ltd - Sidney on 2026/04/03

PHASE ONE STRATA PLAN 1579

STATUTORY DECLARATION

I/We the undersigned solemnly declare that:
(1) I/We the undersigned own/are the duly authorized agent(s) of the owner - developer(s).
(2) The strata plan is entirely for residential use.
I/We make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath.

CONDOMINIUM ACT.

LOT No.	SHEET No.	FORM 1	FORM 2	FORM 3
		Schedule of Unit Entitlement	Schedule of Interest Upon Destruction	Schedule of Voting Rights
1	3 B 4	1	121	
2	3 B 4	1	121	
3	3 B 4	1	121	
AGGREGATE		3	363	

[Signature]
Authorized Signatory

[Signature]
Authorized Signatory

Sworn before me this 8 day of APRIL, 1987.

[Signature]
A Commissioner for Taking Affidavits within British Columbia

Approved as Phase 1 of a 25 Phase Strata Plan under the Condominium Act, this 16th day of JUNE, 1987.

[Signature]
Approving Officer, the City of North Saanich.

Accepted as to forms 1, 2 and 3 this 7th day of July, 1987.

[Signature]
Superintendent of Real Estate

Uploaded: Dec 18, 2020
Verified: Dec 18, 2020

NEW DEVELOPMENT CERTIFICATE

I, G. J. Anderson, British Columbia Land Surveyor, hereby certify that the building shown in this strata plan (Phase One) has not, as of the 6th day of April, 1987, been previously occupied.
Dated at Victoria, B.C., this 8th day of APRIL, 1987.

[Signature]
B.C.L.S.

Owner: Eagle Ridge Holdings Ltd.
[Signature]
Authorized Signatory

Authorized Signatory

Mortgagee: Canada Trustee Mortgage Company
[Signature]
Authorized Signatory
[Signature]
Authorized Signatory

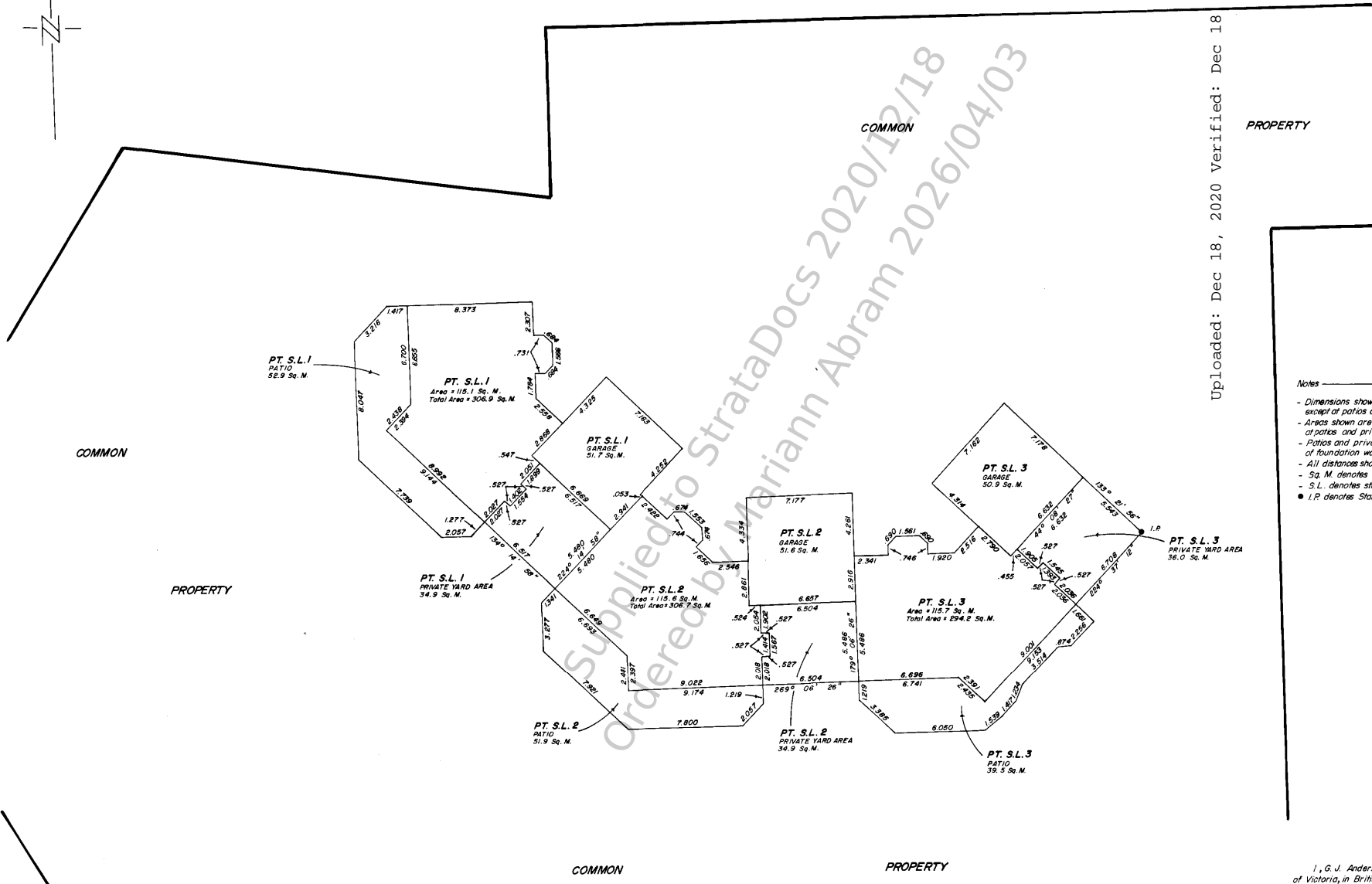
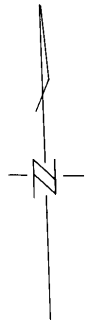
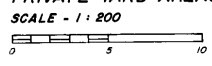
approved as to form & content.
[Signature]

Supplied to StrataDocs 2020/12/18
Ordered by Mariann Abram 2026/04/03

This document was obtained from the StrataDocs System. Its use is subject to agreed upon terms and conditions.

PHASE ONE STRATA PLAN 1579

GROUND FLOOR PARTS of STRATA LOTS 1, 2 and 3. PRIVATE YARD AREAS



Uploaded: Dec 18, 2020 Verified: Dec 18 2020

- Notes
- Dimensions shown are measured to the centerline of walls except at patios and private yard areas.
 - Areas shown are calculated to the centerline of walls except at patios and private yard areas.
 - Patios and private yard areas are measured to the outside of foundation walls.
 - All distances shown are in meters.
 - Sq. M. denotes square meters.
 - S.L. denotes strata lot.
 - I.P. denotes Standard Iron Post set.

I, G. J. Anderson, a British Columbia Land Surveyor, of Victoria, in British Columbia, certify that I was present at and personally superintended the survey represented by this plan and that the survey and plan are correct. The survey was completed on the 8th day of APRIL, 1987.

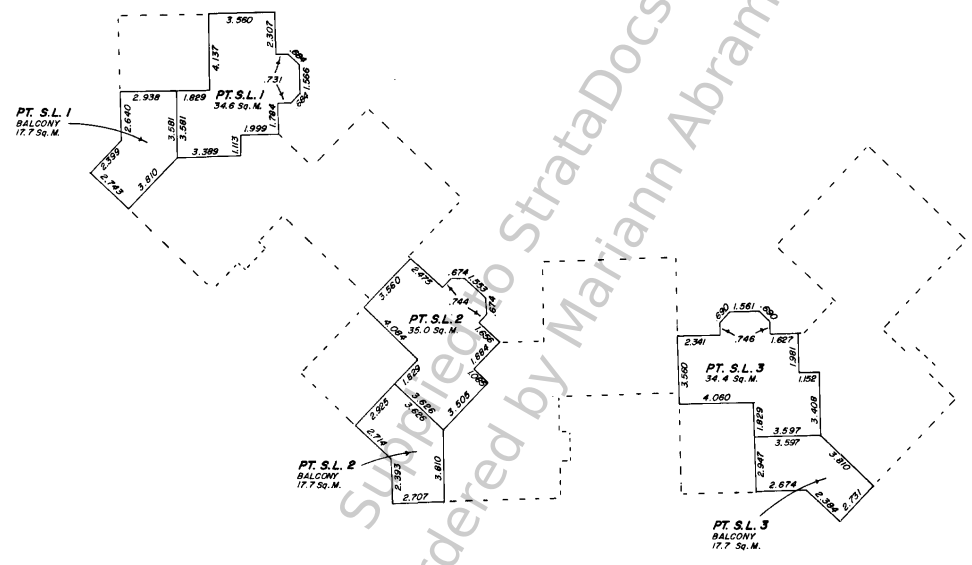
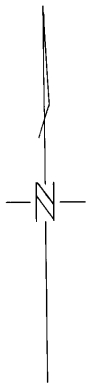
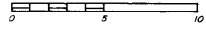
P.N.O. 1

Ordered By: Mariann Abram of Pemberton Holmes Ltd. - Sidney on 2026/04/03

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This document was obtained from the StrataDocs System. Its use is subject to agreed upon terms and conditions.

TOP FLOOR
PARTS of STRATA LOTS 1, 2 and 3.
SCALE - 1:200



PHASE ONE
STRATA PLAN 1579

Uploaded: Dec 18, 2020 Verified: Dec 18, 2020

- Notes
- All dimensions shown are in meters.
 - Distances shown are measured to the centerline of walls.
 - Areas shown are calculated to the centerline of walls.
 - Sq. M. denotes square meters.
 - S.L. denotes strata lot.

Supplied to StrataDocs 2020/12/18
Ordered by Mariann Abram 2026/04/03

Ordered By: Mariann Abram of Pemberton Holmes Ltd - Sidney on 2026/04/03

PHASE ONE
STRATA PLAN

1579

DEALINGS AFFECTING THE COMMON PROPERTY

REGISTRATION		DOCUMENTS	
NUMBER	DATE	DATE	NATURE AND PARTICULARS
<i>This certificate of title may be affected by the Agricultural Land Commission Act, the Agricultural Land Reserve Plan No. 4, Deposited July, 11, 1974.</i>			
<i>Hereto inter alia is annexed easement L9053 over Lot 1, Plan 37570.</i>			
<i>Hereto inter alia is annexed easement S36972 over part of sections 16 and 17, R1E, N. Saanich Dist. and part of section 18, R1E, N. Saanich Dist., except part in plan 44787.</i>			
<i>This title may be affected by a permit under Part 29 of the Municipal Act. (see DF 575031)</i>			
<i>Declaration of intention to create a Strata Plan by Phased Development filed 17.05.1987 see 535170</i>			
RC R107325	04.12.1986 10:02		Provincial Agricultural Land Commission Inter alia
Cov. R107326	04.12.1986 10:02		District of North Saanich Sec. 215, 2/1 Act. Inter alia with an indemnity
SAW 535156	16.04.1987 10:54		British Columbia Hydro and Power Authority Inter alia
M 535158	16.04.1987 10:56		Canada Trustee Mortgage Company Inter alia
AR 535159	16.04.1987 10:57		Canada Trustee Mortgage Company Inter alia

✓ Corrected this 24.10.94
See EG 157425.
K. Jacques per DC

Released as to S.L.2-EB48022-EB48023-KDJ,Amishar

SEARCHED INDEXED JAN 24 1986
Search ALTCSS OnLine for
Current Information. BC Reg. 76/95
K.D. JACQUES, Registrar
Victoria Land Title District

Uploaded Dec 18, 2020 Verified: Dec 18, 2020

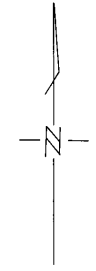
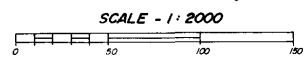
This document was obtained from the StrataDocs System. Its use is subject to agreed upon terms and conditions.

Ordered By: Mariann Abram of Pemberton Holmes Ltd - Sidney on 2026/04/03

This document was obtained from the StrataDocs System. Its use is subject to agreed upon terms and di

Address: 1255 Wain Road, R.R. 4, Sidney, B.C., V8L 4B4, of the Municipality of North Saanich.

PHASED STRATA PLAN of LOT A, PLAN 44487, SECTION 18, RANGE 1 WEST and RANGE 1 EAST, NORTH SAANICH DISTRICT.

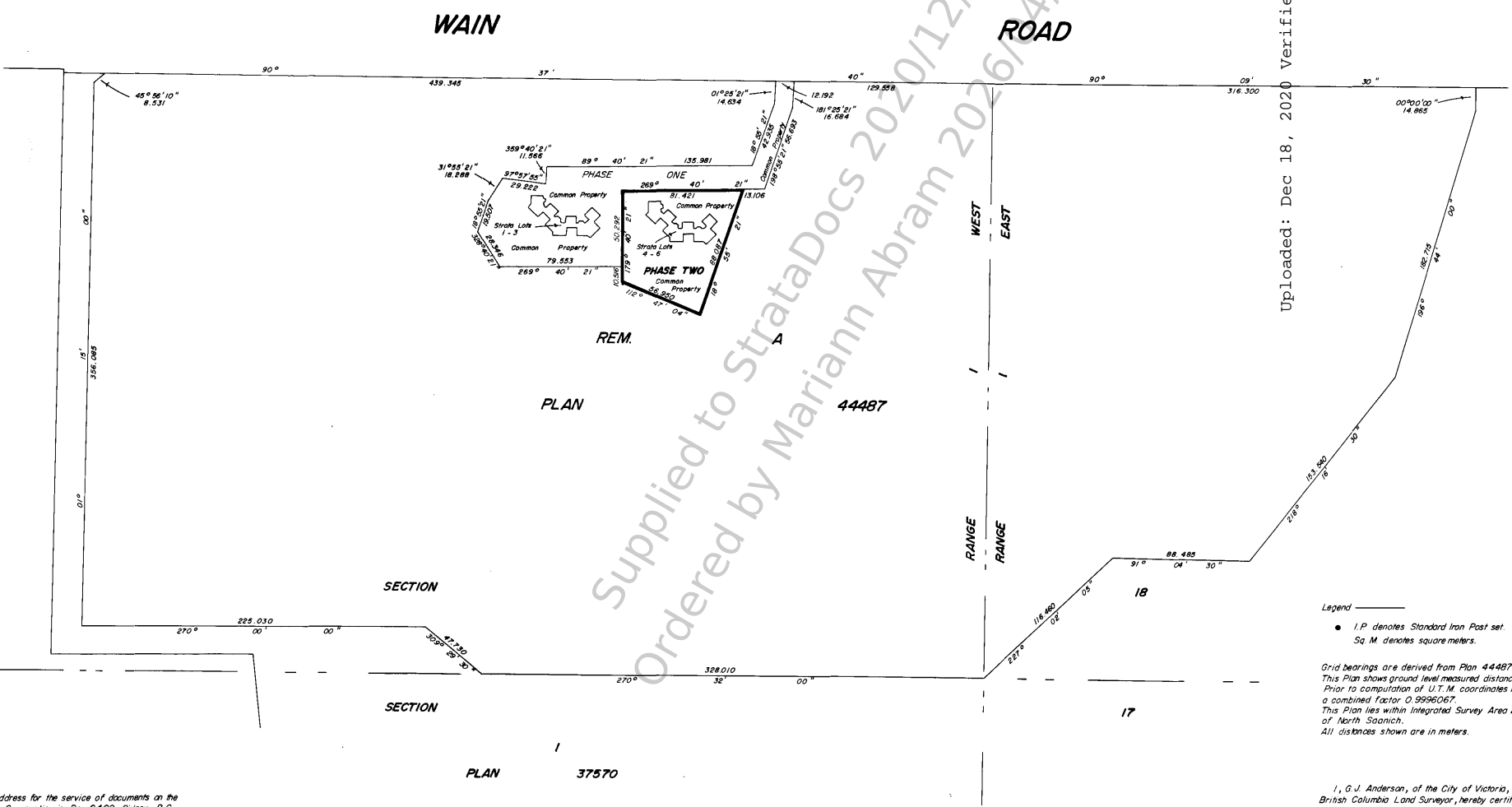


FIRST SHEET
Sheet 1 of 5 Sheets

PHASE TWO STRATA PLAN **1579**

Deposited and Registered in the Land Title Office, at Victoria, B.C., this 9th day of Sept., 1987.

Registered: Dec 18, 2020
Verified: Dec 18, 2020
M. Frank
Registrar



Supplied to StrataDocs 2020/12/18
Ordered by Mariann Abram 2026/04/03

Uploaded: Dec 18, 2020

Legend
● I.P. denotes Standard Iron Post set.
Sq. M. denotes square meters.
Grid bearings are derived from Plan 44487.
This Plan shows ground level measured distances.
Prior to computation of U.T.M. coordinates multiply by a combined factor 0.9996067.
This Plan lies within Integrated Survey Area 22, District of North Saanich.
All distances shown are in meters.

I, G.J. Anderson, of the City of Victoria, British Columbia Land Surveyor, hereby certify the building erected on the parcel described above is wholly within the external boundaries of the parcel.
G.J. Anderson
B.C.L.S.
Dated at Victoria, B.C., this 13th day of August, 1987.

The address for the service of documents on the Strata Corporation is Box 2400, Sidney, B.C., V8L 3Y3.

J.E. ANDERSON & ASSOCIATES
B.C. Land Surveyors - Consulting Engineers
Victoria & Nanaimo, B.C.
File 12473 - 2 - D.

This Plan lies within the Capital Regional District.

Ordered By: Mariann Abram of Pemberton Holmes Ltd - Sidney on 2026/04/03

PHASE TWO STRATA PLAN 1579

STATUTORY DECLARATION

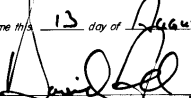
I/We the undersigned do solemnly declare that:
(1) I/ We the undersigned am/are the duly authorized agent(s) of the owner-developer(s).
(2) The strata plan is entirely for residential use.
I/We make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath.

CONDOMINIUM ACT.

LOT No.	SHEET No.	FORM 1	FORM 2	FORM 3
		Schedule of Unit Entitlement Unit Entitlement	Schedule of Interest Upon Destruction Interest Upon Destruction	Schedule of Voting Rights Number of Votes
4	3 B 4	1	121	
5	3 B 4	1	121	
6	3 B 4	1	121	
AGGREGATE		3	363	


Authorized Signatory

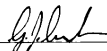
Sworn before me this 13 day of August, 1987.


A Commissioner for Taking Affidavits with British Columbia.

NEW DEVELOPMENT CERTIFICATE

I, G. J. Anderson, British Columbia Land Surveyor, hereby certify that the building shown in this strata plan (Phase Two) has not, as of the 12th day of August, 1987, been previously occupied.

Dated at Victoria, B.C., this 13th day of August, 1987.



B.C.L.S.

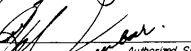
Owner: Eagle Ridge Holidays Ltd.


Authorized Signatory

Authorized Signatory

Mortgagee: Canada Trustco Mortgage Company



Authorized Signatory


Authorized Signatory

Approved as Phase 2 of a 25 Phase Strata Plan under the Condominium Act, this 13th day of August, 1987.


Approving Officer, the Corporation of the District of North Saanich.

Accepted to forms 1, 2 and 3, this 26th day of August, 1987.


Superintendent of Real Estate

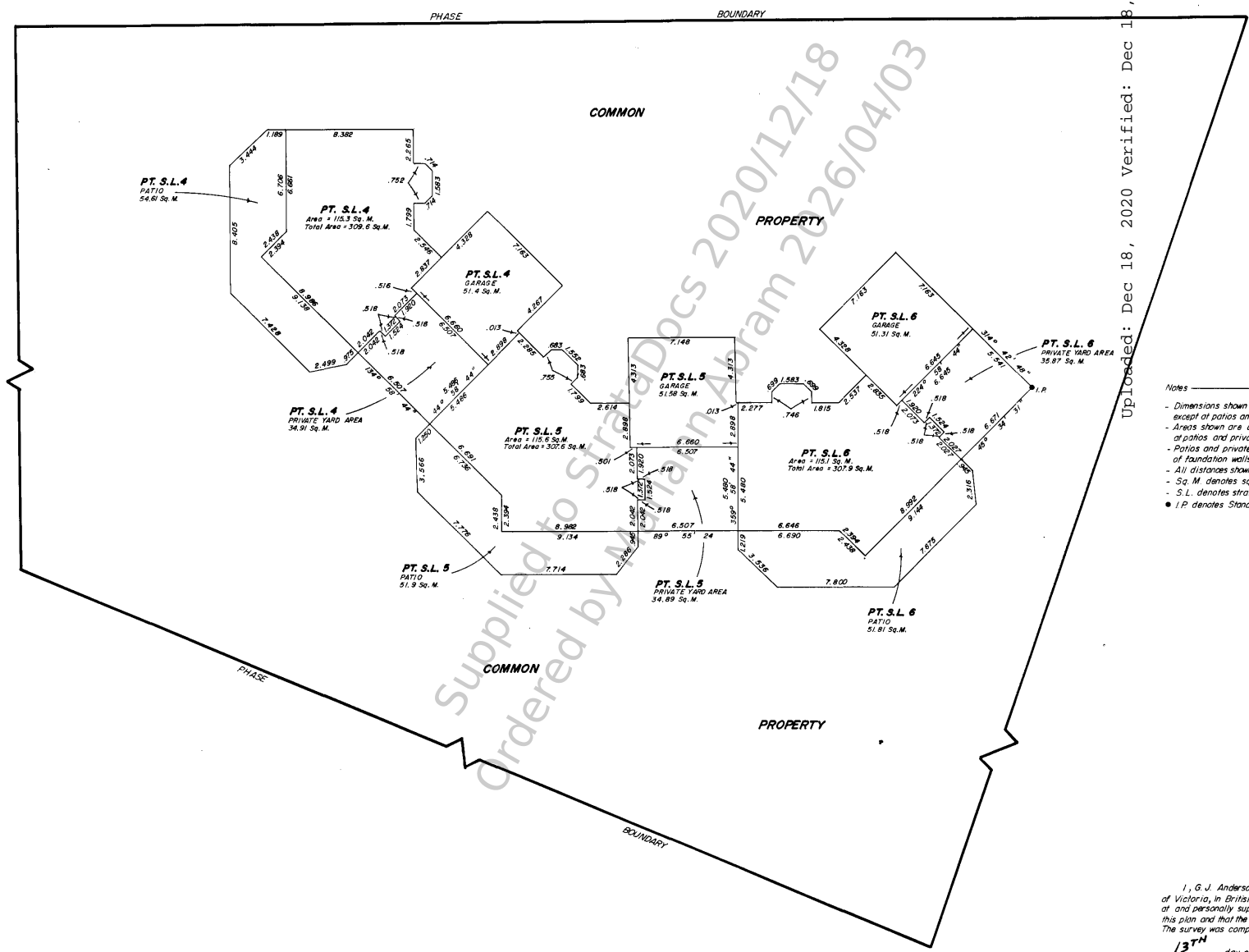
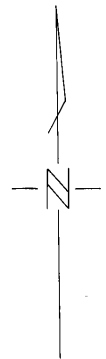
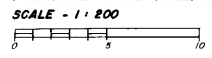
Uploaded: Dec 18, 2020
Verified

Supplied to StrataDocs 2020/12/18
Ordered by Mariann Abram 2026/04/03

August 13, 1987. 
G.J. Anderson, B.C.L.S.

GROUND FLOOR
PARTS of STRATA LOTS 4,5 and 6 and
PRIVATE YARD AREAS

PHASE TWO STRATA PLAN 1579



Updated: Dec 18, 2020 verified: Dec 18, 2020

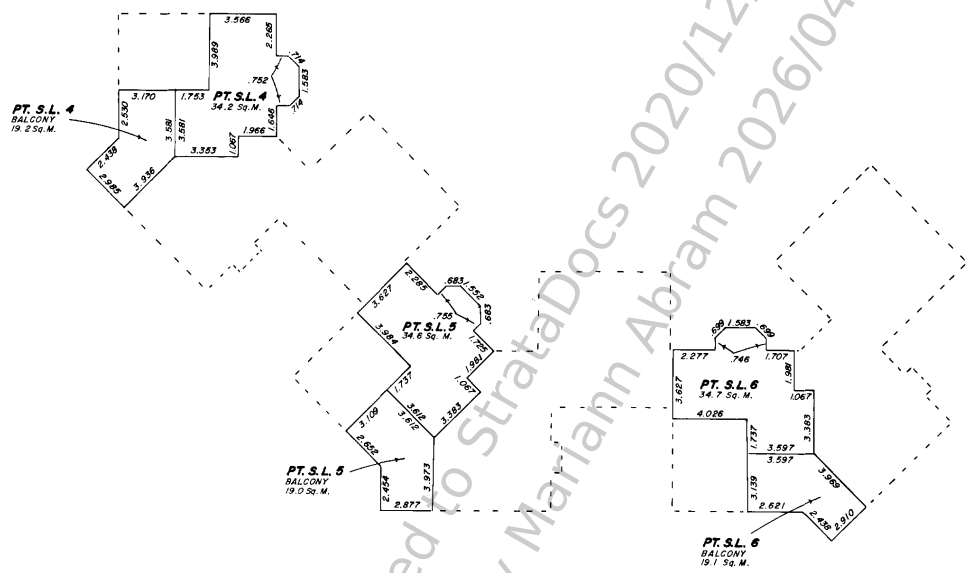
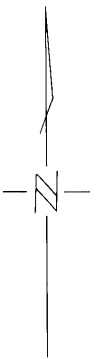
- Notes
- Dimensions shown are measured to the centerline of walls except at patios and private yard areas.
 - Areas shown are calculated to the centerline of walls except at patios and private yard areas.
 - Patios and private yard areas are measured to the outside of foundation walls.
 - All distances shown are in meters.
 - Sq. M. denotes square meters.
 - S.L. denotes strata lot.
 - I.P. denotes Standard Iron Post set.

I, G. J. Anderson, a British Columbia Land Surveyor, of Victoria, in British Columbia, certify that I was present at and personally supervised the survey represented by this plan and that the survey and plan are correct. The survey was completed on the 13TH day of AUGUST, 1987.

B.C.L.S.

This document was obtained from the StrataDocs System. Its use is subject to agreed upon terms and di

TOP FLOOR
PARTS of STRATA LOTS 4, 5 and 6.
SCALE - 1:200



PHASE TWO
STRATA PLAN 1579

Uploaded: Dec 18, 2020 Verified: Dec 18, 2020

- Notes
- All dimensions shown are in meters.
 - Distances shown are measured to the centerline of walls.
 - Areas shown are calculated to the centerline of walls.
 - Sq. M. denotes square meters.
 - S.L. denotes strata lot.

Supplied to StrataDocs 2020/12/18
Ordered by Mariann Abram 2026/04/03

Ordered By: Mariann Abram of Pemberton Holmes Ltd - Sidney on 2026/04/03

**PHASED STRATA PLAN of LOT A, PLAN 44487, SECTION 18,
 RANGE 1 WEST and RANGE 1 EAST, NORTH SAANICH DISTRICT.**

SCALE - 1:2000

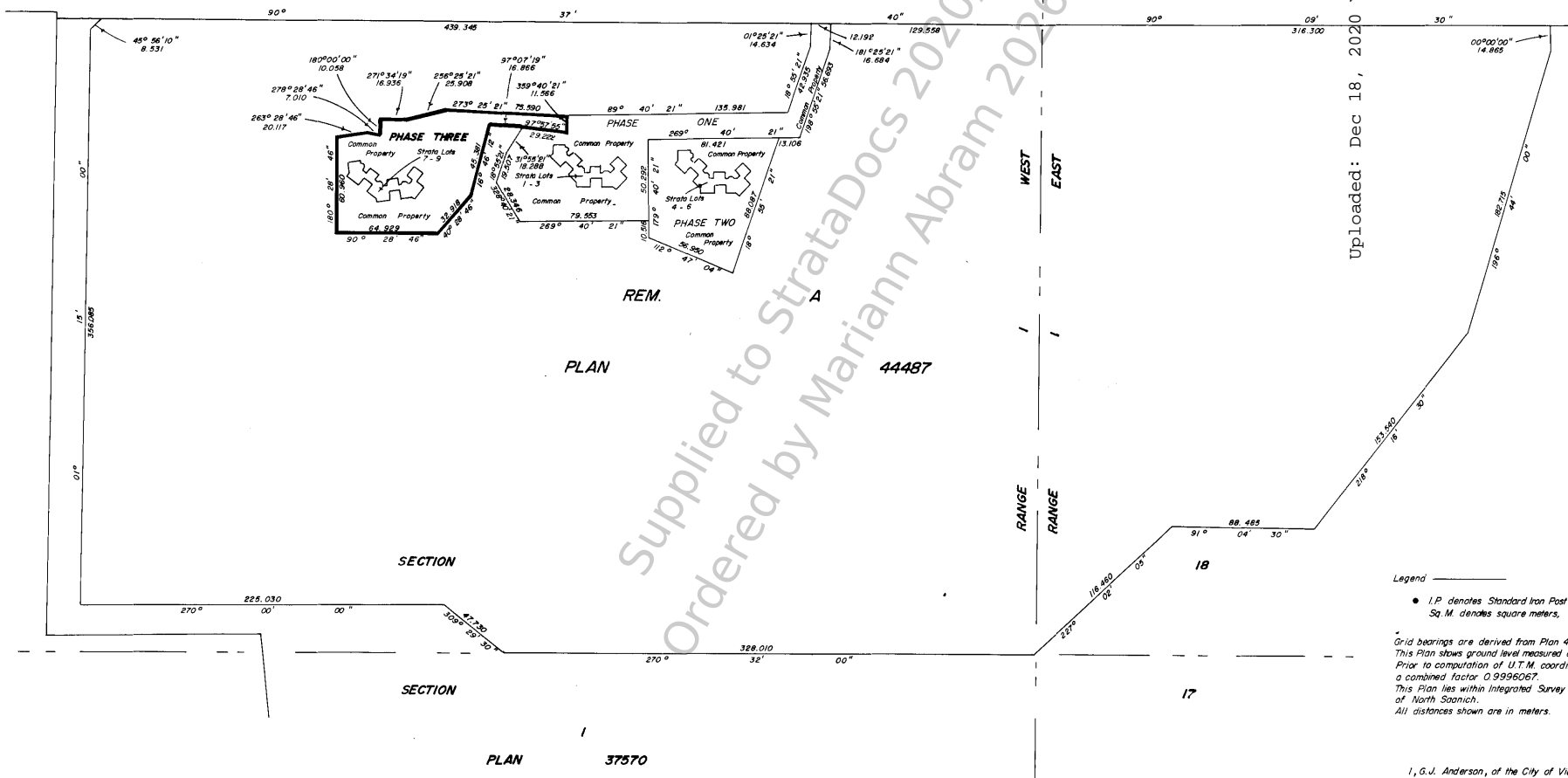


595980 PHASE THREE STRATA PLAN **1579**
 Deeded and Registered in the Land Title Office, at Victoria, B.C., this 19th day of Sept., 1987.
 [Signature] Registrar.

Uploaded: Dec 18, 2020 verified: Dec 18, 2020

WAIN

ROAD



PLAN 44487

SECTION 18

18

SECTION 17

PLAN 37570

Legend

- I.P. denotes Standard Iron Post set.
 - Sq. M. denotes square meters.
- Grid bearings are derived from Plan 44487.
 This Plan shows ground level measured distances.
 Prior to computation of U.T.M. coordinates multiply by a combined factor 0.99996067.
 This Plan lies within Integrated Survey Area 22, District of North Saanich.
 All distances shown are in meters.

I, G.J. Anderson, of the City of Victoria, British Columbia Land Surveyor, hereby certify that the building erected on the parcel described above is wholly within the external boundaries of the parcel.

[Signature] B.C.L.S.

Dated at Victoria, B.C., this 14th day of August, 1987.

The address for the service of documents on the Strata Corporation is Box 2400, Sidney, B.C., V8L 3Y3

J.E. ANDERSON & ASSOCIATES
 B.C. Land Surveyors - Consulting Engineers
 Victoria & Nanaimo, B.C.
 File: 12473 - 3 - 0.

This Plan lies within the Capital Regional District.

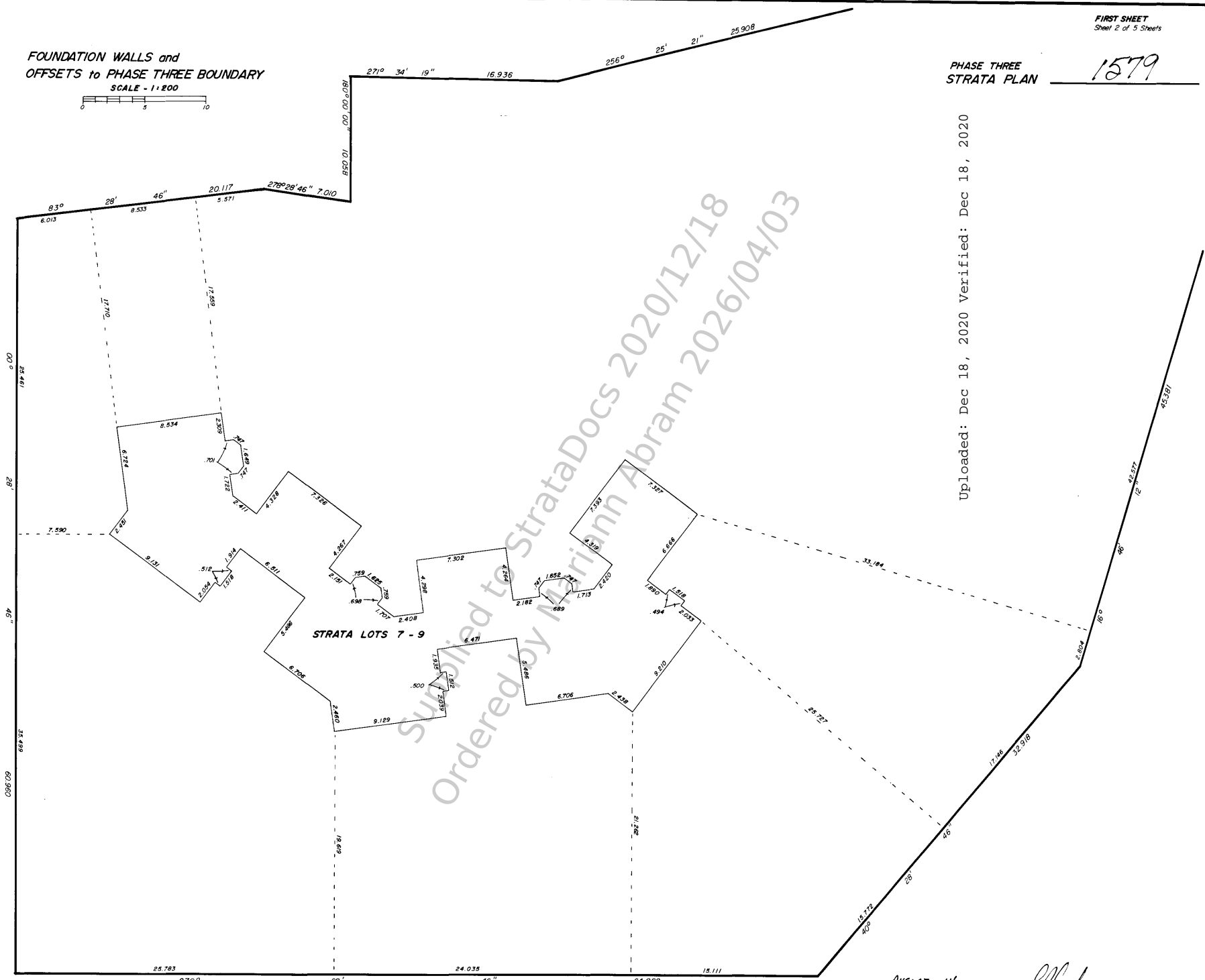
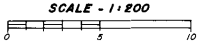
Ordered By: Mariann Abram of Pemberton Holmes Ltd - Sidney on 2026/04/03

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PHASE THREE
STRATA PLAN

1579

FOUNDATION WALLS and
OFFSETS to PHASE THREE BOUNDARY



Uploaded: Dec 18, 2020 Verified: Dec 18, 2020

Supplied to StrataDocs 2020/12/18
Ordered by Mariann Abram 2026/04/03

Ordered By: Mariann Abram of Pemberton Holmes Ltd - Sidney on 2026/04/03

PHASE THREE STRATA PLAN 1579

STATUTORY DECLARATION

I, We the undersigned do solemnly declare that
(1) I / We the undersigned am/are the duly authorized agent(s) of the owner - developer(s)
(2) The strata plan is entirely for residential use
I / We make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath.

[Signature]
Authorized Signatory

[Signature]
Authorized Signatory

Sworn before me this 14 day of August, 1987.

[Signature]
A Commissioner for taking affidavits within British Columbia.

CONDOMINIUM ACT.

LOT No.	SHEET No.	FORM 1	FORM 2	FORM 3
		Schedule of Unit Entitlement Unit Entitlement	Schedule of Interest Upon Destruction Interest Upon Destruction	Schedule of Voting Rights Number of Votes
7	3 B 4	1	130	
8	3 B 4	1	130	
9	3 B 4	1	130	
AGGREGATE		3	390	

Approved as Phase 3 of a 25 Phase Strata Plan under the Condominium Act, this 14th day of August, 1987.

[Signature]
Approving Officer, the Corporation of the District of North Saanich.

Accepted as to forms 1, 2 and 3, this 27th day of August, 1987.

[Signature]
Superintendent of Real Estate

Uploaded: Dec 8, 2020
Verified: Dec 8, 2020

NEW DEVELOPMENT CERTIFICATE

I, G. J. Anderson, British Columbia Land Surveyor, hereby certify that the building shown in this strata plan (Phase Three) has not, as of the 13th day of August, 1987, been previously occupied.

Dated at Victoria, B.C., this 14th day of August, 1987.

[Signature]
B.C.L.S.

Owner: Eagle Ridge Holdings Ltd.

[Signature]
Authorized Signatory

Authorized Signatory

Mortgagee: Canada Trustco Mortgage Company

[Signature]
Authorized Signatory

Authorized Signatory

August 14, 1987. [Signature]
G.J. Anderson, B.C.L.S.

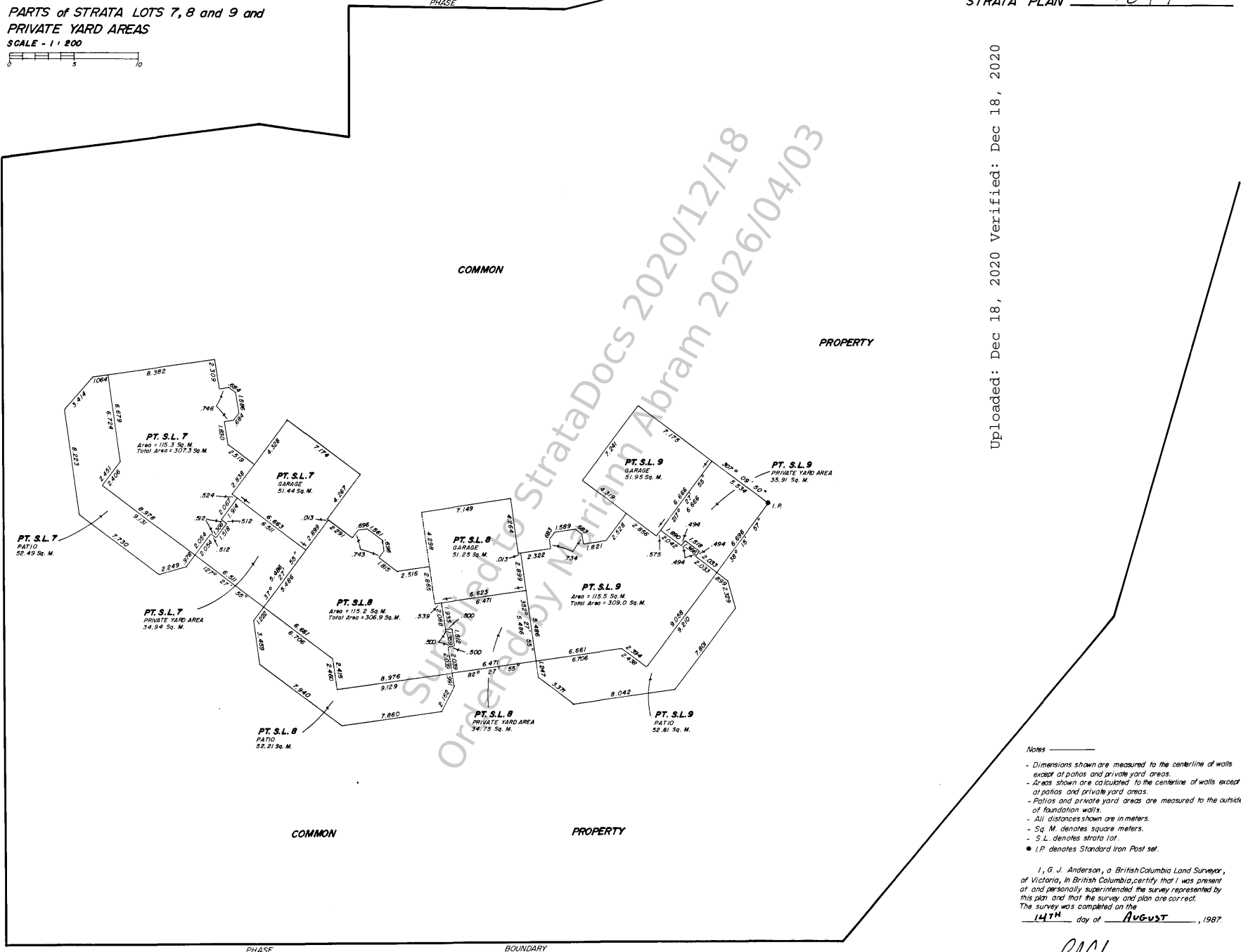
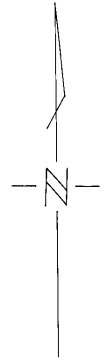
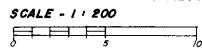
This document was obtained from the StrataDocs System. Its use is subject to agreed upon terms and di

Supplied to StrataDocs 2020/12/18
Ordered by Mariann Abram 2026/04/03

Ordered By: Mariann Abram of Pemberton Holmes Ltd - Sidney on 2026/04/03

PHASE THREE STRATA PLAN 1579

GROUND FLOOR PARTS of STRATA LOTS 7, 8 and 9 and PRIVATE YARD AREAS



Uploaded: Dec 18, 2020 Verified: Dec 18, 2020

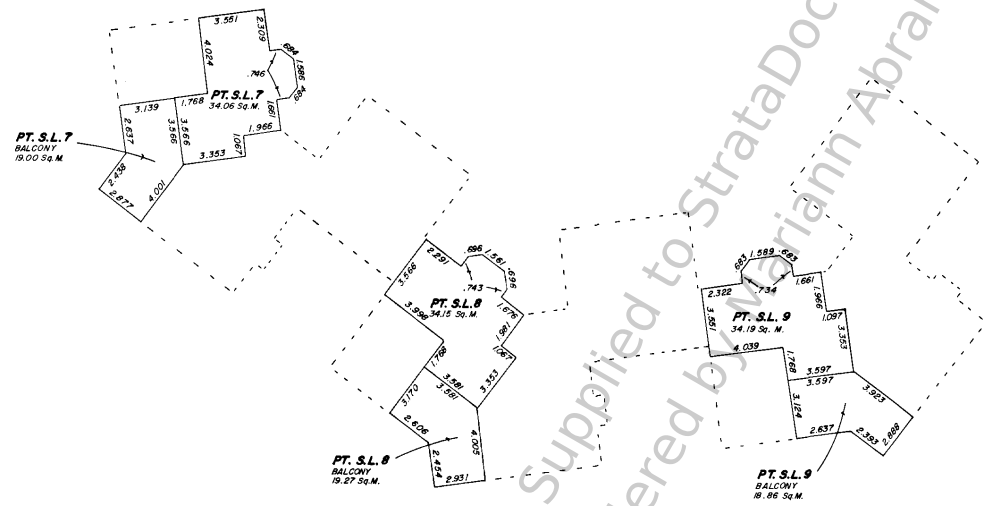
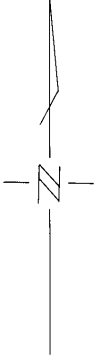
- Notes
- Dimensions shown are measured to the centerline of walls except at patios and private yard areas.
 - Areas shown are calculated to the centerline of walls except at patios and private yard areas.
 - Patios and private yard areas are measured to the outside of foundation walls.
 - All distances shown are in meters.
 - Sq. M. denotes square meters.
 - S.L. denotes strata lot.
 - I.P. denotes Standard Iron Post set.

I, G. J. Anderson, a British Columbia Land Surveyor, of Victoria, in British Columbia, certify that I was present at and personally superintended the survey represented by this plan and that the survey and plan are correct. The survey was completed on the 14TH day of AUGUST, 1987.

G. J. Anderson B.C.L.S.

TOP FLOOR
PARTS of STRATA LOTS 7, 8 and 9.

SCALE - 1 : 200



PHASE THREE
STRATA PLAN 1579

Uploaded: Dec 18, 2020 Verified: Dec 18, 2020

Notes

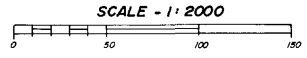
- All dimensions shown are in meters.
- Distances shown are measured to the centerline of walls.
- Areas shown are calculated to the centerline of walls.
- Sq. M. denotes square meters.
- S.L. denotes strata lot.

Supplied to StrataDocs 2020/12/18
Ordered by Mariann Abram 2026/04/03

This document was obtained from the StrataDocs System. Its use is subject to agreed upon terms and conditions.

Office Address: 1255 Wain Road, R.R. 4,
Sidney, B.C., V8L 4B4, of
the Municipality of North Saanich.

PHASED STRATA PLAN of LOT A, PLAN 44487, SECTION 18, RANGE 1 WEST and RANGE 1 EAST, NORTH SAANICH DISTRICT.

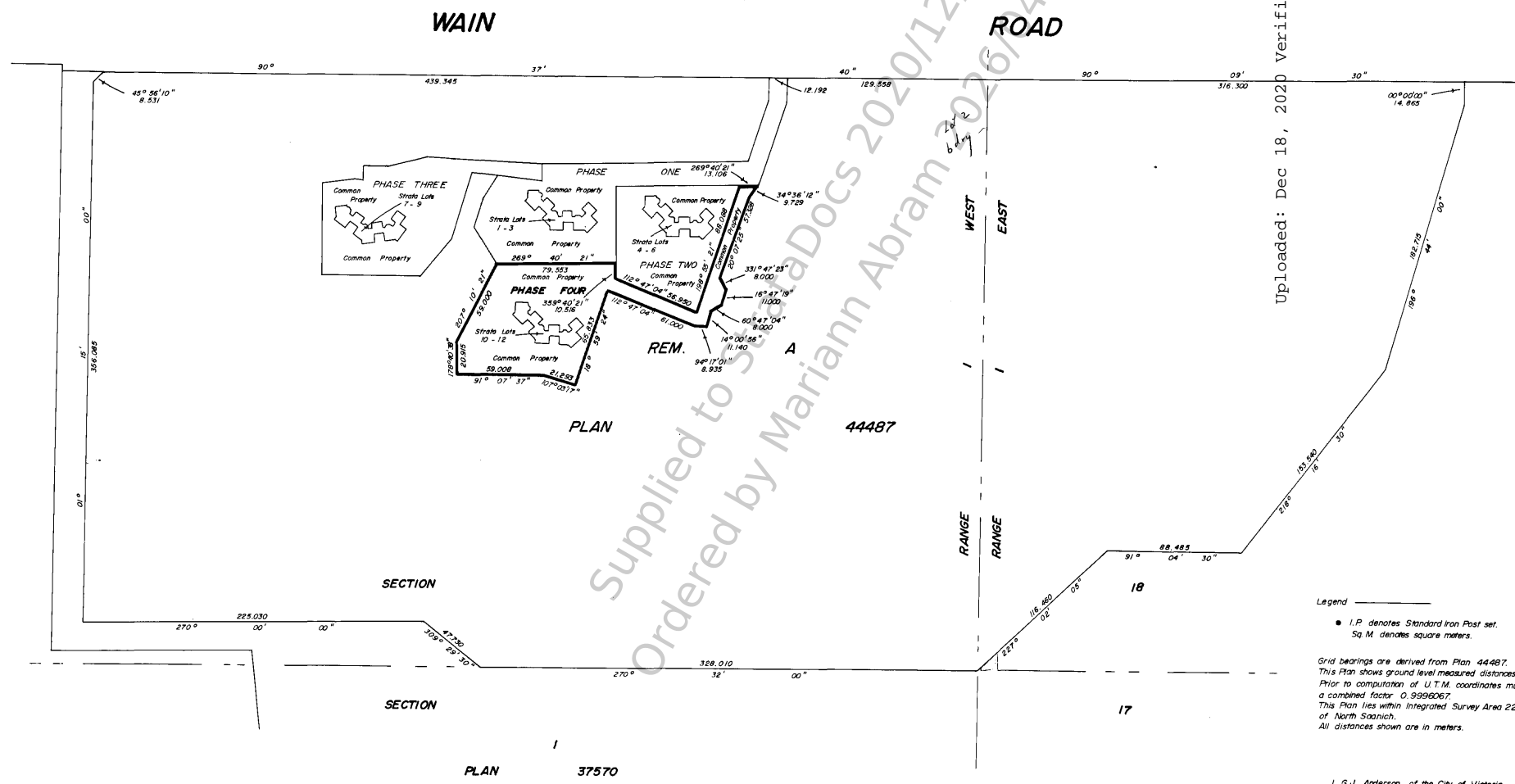


S133233
for MF

PHASE FOUR STRATA PLAN **1579**

Deposited and Registered in the Land Title Office, at Victoria, B.C., this
15th day of **Dec**, 1987.

Registered: **Dec 18, 2020** verified: Dec 18, 2020
[Signature]
Registrar.



Uploaded: Dec 18, 2020 verified: Dec 18, 2020

Supplied to StrataDocs 2020/12/18
Ordered by Mariann Abram 2026/04/03

Legend
● I.P. denotes Standard Iron Post set.
Sq M. denotes square meters.
Grid bearings are derived from Plan 44487.
This Plan shows ground level measured distances.
Prior to computation of U.T.M. coordinates multiply by
a combined factor 0.9996067.
This Plan lies within Integrated Survey Area 22, District
of North Saanich.
All distances shown are in meters.

I, G.J. Anderson, of the City of Victoria,
British Columbia Land Surveyor, hereby certify that
the building erected on the parcel described above
is wholly within the external boundaries of the parcel.

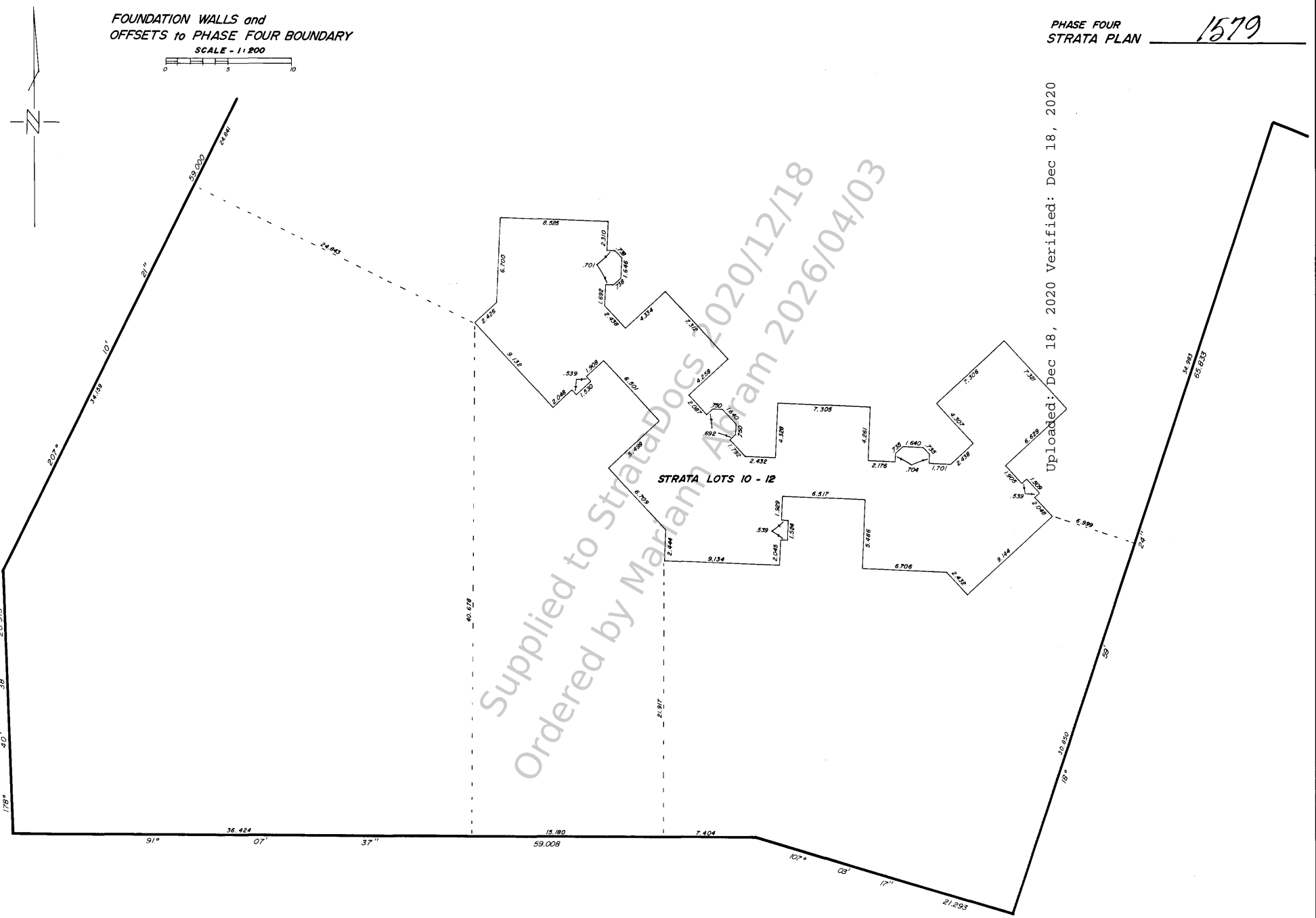
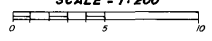
[Signature]
B.C.L.S.

Dated at Victoria, B.C., this
27th day of **NOVEMBER**, 1987.

The address for the service of documents on the
Strata Corporation is Box 2400, Sidney, B.C.,
V8L 3Y3.

Ordered By: Mariann Abram of Pemberton Holmes Ltd - Sidney on 2026/04/03

FOUNDATION WALLS and
OFFSETS to PHASE FOUR BOUNDARY
SCALE - 1:200



STRATA LOTS 10 - 12

Uploaded: Dec 18, 2020 Verified: Dec 18, 2020

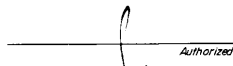
Ordered By: Mariann Abram of Pemberton Holmes Ltd - Sidney on 2026/04/03

PHASE FOUR STRATA PLAN 1579

STATUTORY DECLARATION

I, We the undersigned do solemnly declare that
(1) I, We the undersigned am/are the duly authorized agent(s) of the owner-developer(s).
(2) The strata plan is entirely for residential use.
I, We make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath.


Authorized Signatory


Authorized Signatory

Sworn before me this 7 day of November, 1987.


A Commissioner for taking affidavits within British Columbia.

CONDOMINIUM ACT.

LOT No.	SHEET No.	FORM 1	FORM 2	FORM 3
		Schedule of Unit Entitlement	Schedule of Interest Upon Destruction	Schedule of Voting Rights
10	4 B 5	1	130	
11	4 B 5	1	130	
12	4 B 5	1	130	
AGGREGATE		3	390	

NEW DEVELOPMENT CERTIFICATE

I, G. J. Anderson, British Columbia Land Surveyor, hereby certify that the building shown in this strata plan (Phase Four) has not, as of the 4th day of November 1987, been previously occupied.

Dated at Victoria, B.C., this 4th day of NOVEMBER, 1987.


B.C.L.S.

Owner: Eagle Ridge Holdings Ltd.


Authorized Signatory


Authorized Signatory

Mortgagee: Canada Trustco Mortgage Company

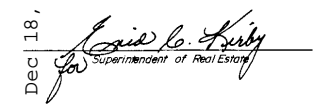

Authorized Signatory


Authorized Signatory

Uploaded: Dec 18, 2018, 2020

Approved as Phase 4 of a 25 Phase Strata Plan under the Condominium Act, this 4th day of November, 1987.

Approving Officer, the Corporation of the District of North Saanich.

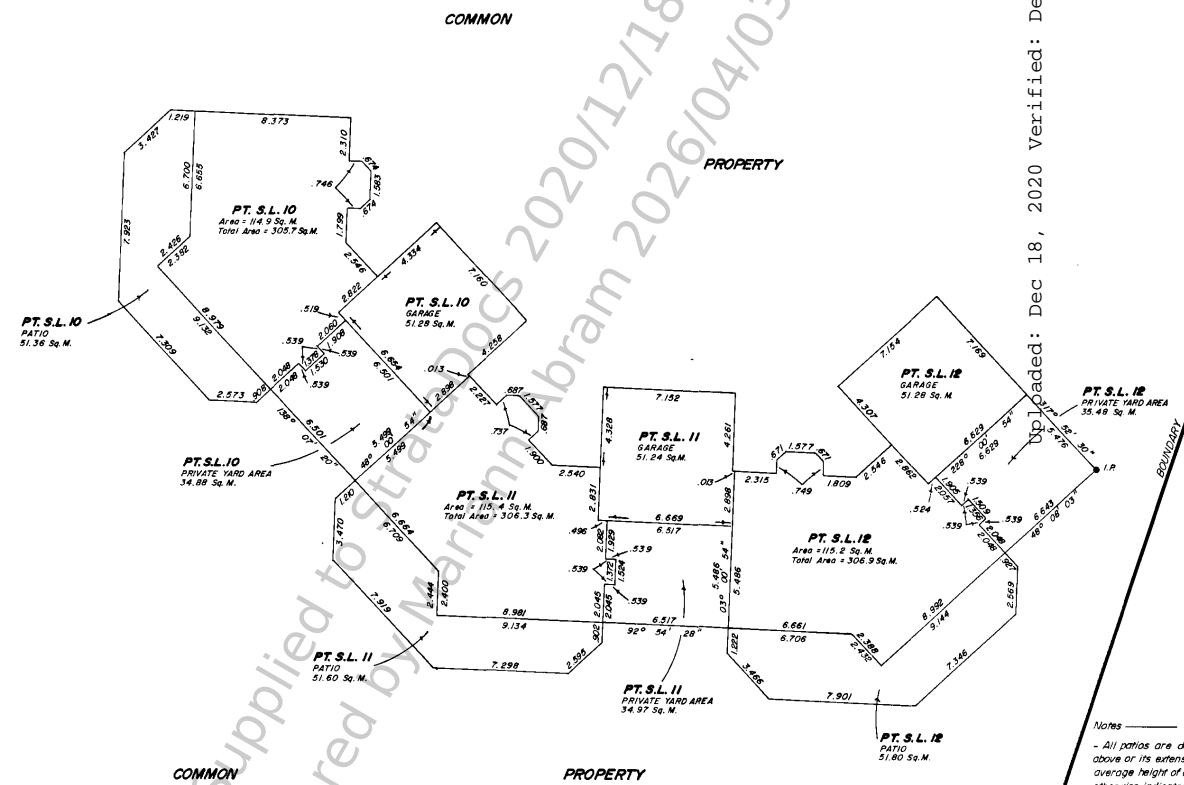
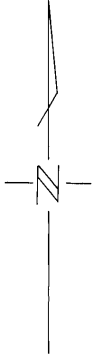
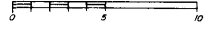
Accepted as to forms 1, 2 and 3, this 11th day of December, 1987.


Superintendent of Real Estate

Supplied to StrataDocs 2020/12/18
Ordered by Mariann Abram 2026/04/03

GROUND FLOOR
PARTS of STRATA LOTS 10, 11 and 12 and
PRIVATE YARD AREAS
SCALE - 1 : 200

PHASE FOUR
STRATA PLAN 1579



Uploaded: Dec 18, 2020 Verified: Dec 18, 2020

- Notes
- All patios 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.
 - Distances shown are measured to the centerline of walls except at patios and private yard areas.
 - Areas shown are calculated to the centerline of walls except at patios and private yard areas.
 - Patios and private yard areas are measured to the outside of foundation walls.
 - All distances shown are in meters.
 - Sq. M. denotes square meters.
 - S.L. denotes strata lot.
 - I.P. denotes Standard Iron Post set.

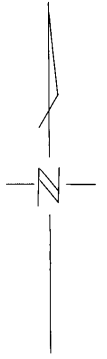
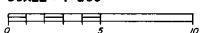
I, S.J. Anderson, a British Columbia Land Surveyor, of Victoria, in British Columbia, certify that I was present at and personally supervised the survey represented by this plan and that the survey and plan are correct. The survey was completed on the 4TH day of NOVEMBER, 1987.

B.C.L.S.

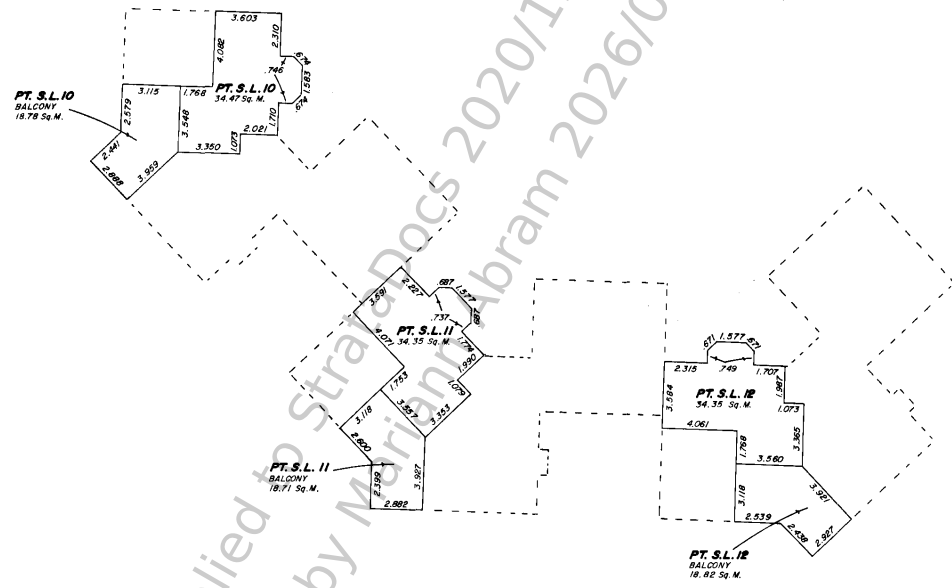
Ordered By: Mariann Abram of Pemberton Holmes Ltd - Sidney on 2026/04/03

Supplied to StrataDocs 2020/12/18
Ordered by Mariann Abram 2026/04/03

TOP FLOOR
PARTS of STRATA LOTS 10, 11 and 12.
SCALE - 1:200



PHASE FOUR STRATA PLAN 1579



Uploaded: Dec 18, 2020 Verified: Dec 18, 2020

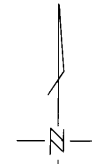
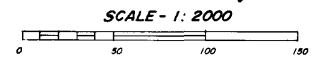
Supplied to Strata Docs 2020/12/18
Ordered by Mariann Abram 2026/04/03

- Notes
- All 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.
 - Distances shown are measured to the centerline of walls.
 - Areas shown are calculated to the centerline of walls.
 - All distances shown are in meters.
 - Sq. M. denotes square meters.
 - S. L. denotes strata lot.

This document was obtained from the StrataDocs System. Its use is subject to agreed upon terms and di

vic Address: 1255 Wain Road R.R.4,
Sidney, B.C., V8L 4B4, of the
Municipality of North Saanich

PHASED STRATA PLAN of LOT A, PLAN 44487, SECTION 18, RANGE 1 WEST and RANGE 1 EAST, NORTH SAANICH DISTRICT.



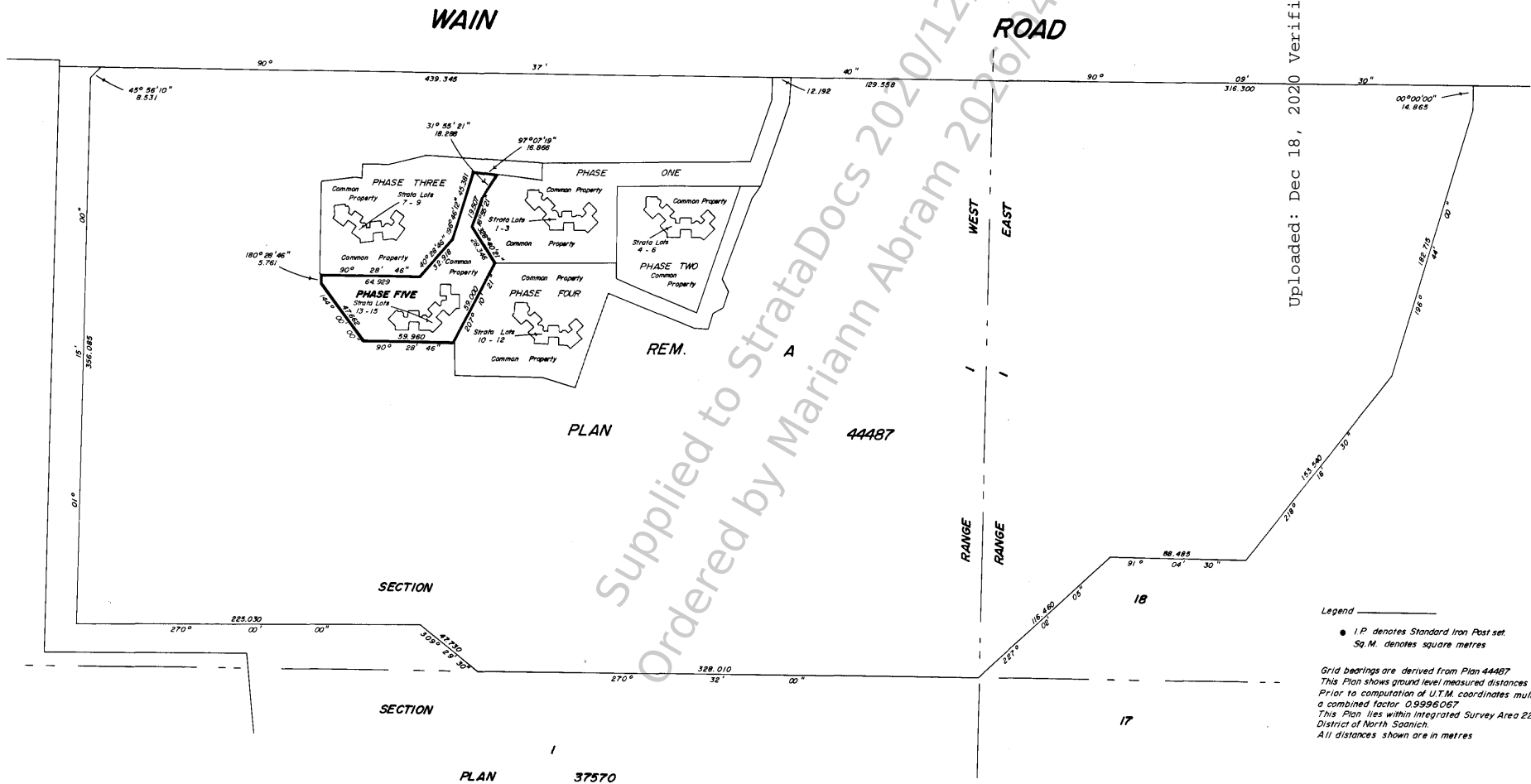
5133236
for MF

PHASE FIVE STRATA PLAN **1579**

Deposited and Registered in the Land Title Office, at Victoria, B.C., this
18th day of Dec., 1987

Registered
M. Frankel
Reg.
Registrar

Uploaded: Dec 18, 2020 verified: Dec 18, 2020



Supplied to StrataDocs 2020/12/18
Ordered by Mariann Abram 2026/04/03

Legend

- I.P. denotes Standard Iron Post set.
- Sq.M. denotes square metres

Grid bearings are derived from Plan 44487
This Plan shows ground level measured distances
Prior to computation of UTM coordinates multiply by
a combined factor 0.9996067
This Plan lies within Integrated Survey Area 22,
District of North Saanich.
All distances shown are in metres

I, G.J. Anderson, of the City of Victoria,
British Columbia Land Surveyor, hereby certify that
the building erected on the parcel described above
is wholly within the external boundaries of the parcel.

G.J. Anderson
B.C.L.S.

Dated at Victoria, B.C., this
18th day of DECEMBER, 1987

The address for the service of documents on the
Strata Corporation is Box 2400, Sidney, B.C.
V8L 3Y3

J.E. ANDERSON & ASSOCIATES
B.C. Land Surveyors - Consulting Engineers
Victoria & Nanaimo, B.C.
File: 12473 - 4 - F

This Plan lies within Capital Regional District.

Ordered By: Mariann Abram of Pemberton Holmes Ltd - Sidney on 2026/04/03

PHASE FIVE STRATA PLAN 1579

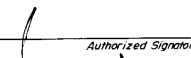
STATUTORY DECLARATION

1/ We the undersigned do solemnly declare that
(1) I/ We the undersigned am/are the duly authorized agent(s) of the owner-developer(s).
(2) The strata plan is entirely for residential use
I/ We make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath.

CONDOMINIUM ACT.


LOT No.	SHEET No.	FORM 1	FORM 2	FORM 3
		Schedule of Unit Entitlement	Schedule of Interest Upon Destruction	Schedule of Voting Rights
13	4 B 5	1	139	
14	4 B 5	1	139	
15	4 B 5	1	139	
AGGREGATE		3	417	


Authorized Signatory


Authorized Signatory

Sworn before me this 2 day of December, 1987


A Commissioner for taking affidavits within British Columbia

Approved as Phase 5 of a 25 Phase Strata Plan under the Condominium Act, this 2nd day of December, 1987

Approving Officer, the Corporation of the District of North Saanich


Accepted as to forms 1, 2 and 3, this 11th day of December, 1987


Superintendent of Real Estate

Uploaded: Dec 8, 2020
Verified: Dec 8, 2020

NEW DEVELOPMENT CERTIFICATE

I, G.J. Anderson, British Columbia Land Surveyor, hereby certify that the building shown in this strata plan (Phase Five) has not, as of the 1 day of December, 1987, been previously occupied.
Dated at Victoria, B.C., this 1st day of December, 1987


B.C.L.S.

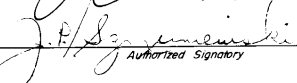
Owner: Eagle Ridge Holdings Ltd

Authorized Signatory

Authorized Signatory

Mortgagee: Canada Trust Mortgage Company

Authorized Signatory

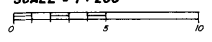

Authorized Signatory

Supplied to StrataDocs 2020/12/18
Ordered by Mariann Abram 2026/04/03

Ordered By: Mariann Abram of Pemberton Holmes Ltd - Sidney on 2026/04/03

This document was obtained from the StrataDocs System. Its use is subject to agreed upon terms and conditions.

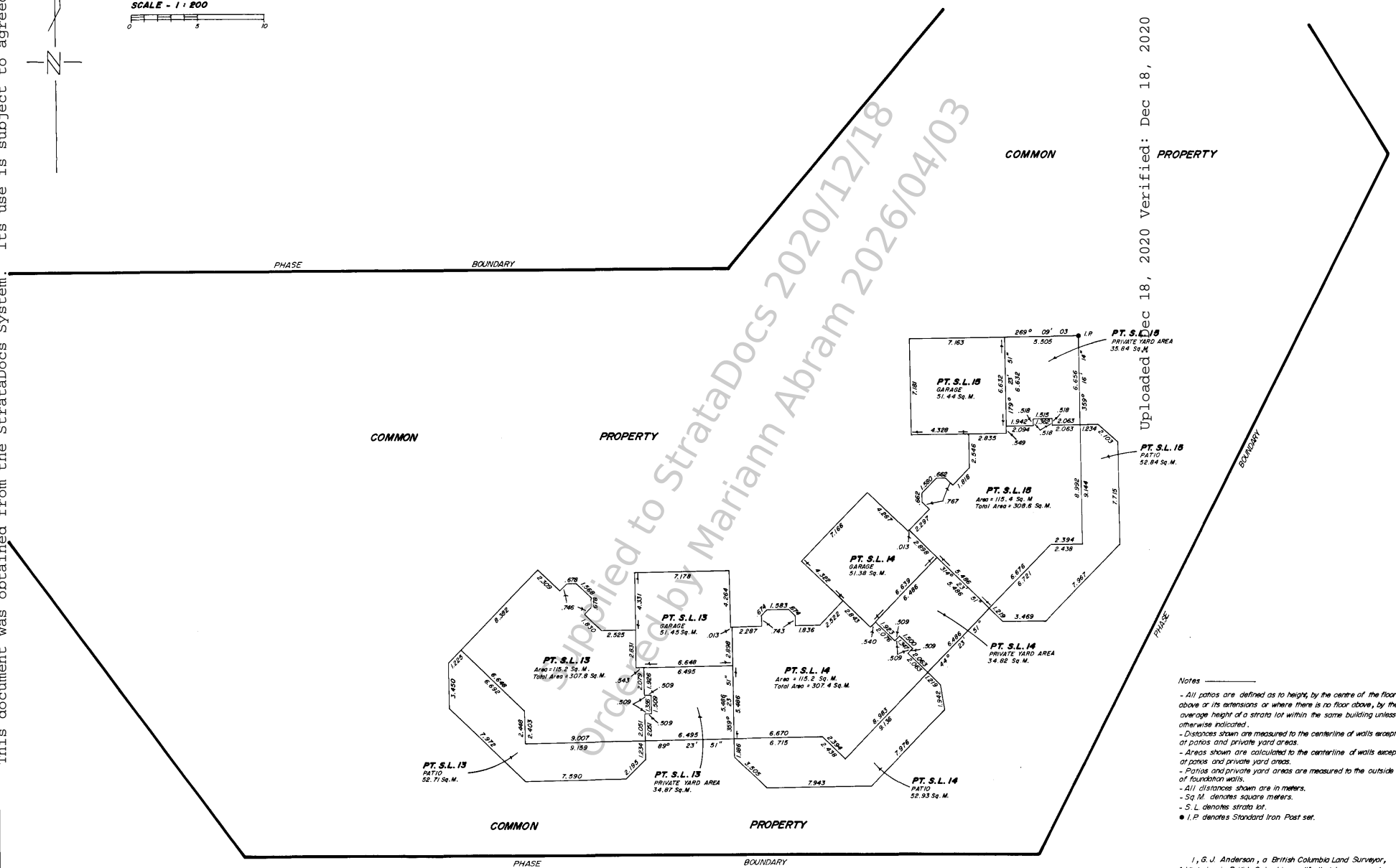
GROUND FLOOR
PARTS of STRATA LOTS 13, 14 and 15, and
PRIVATE YARD AREAS.
SCALE - 1 : 200



PHASE FIVE
STRATA PLAN 1579

Uploaded Dec 18, 2020 verified: Dec 18, 2020

This document was obtained from the StrataDocs System. Its use is subject to agreed upon terms and di



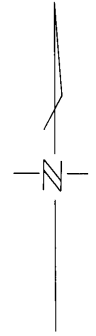
- Notes
- All patios are defined as to height, by the centre of the floor above or its extensions or where there is no floor above, by the average height of a strata lot within the same building unless otherwise indicated.
 - Distances shown are measured to the centerline of walls except of patios and private yard areas.
 - Areas shown are calculated to the centerline of walls except of patios and private yard areas.
 - Patios and private yard areas are measured to the outside of foundation walls.
 - All distances shown are in meters.
 - Sq. M. denotes square meters.
 - S.L. denotes strata lot.
 - I.P. denotes Standard Iron Post set.

I, S.J. Anderson, a British Columbia Land Surveyor, of Victoria, in British Columbia, certify that I was present at and personally superintended the survey represented by this plan and that the survey and plan are correct. The survey was completed on the 15th day of DECEMBER, 1987.

B.C.L.S.

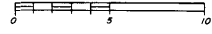
Ordered By: Mariann Abram of Pemberton Holmes Ltd - Sidney on 2026/04/03

This document was obtained from the StrataDocs System. Its use is subject to agreed upon terms and conditions.



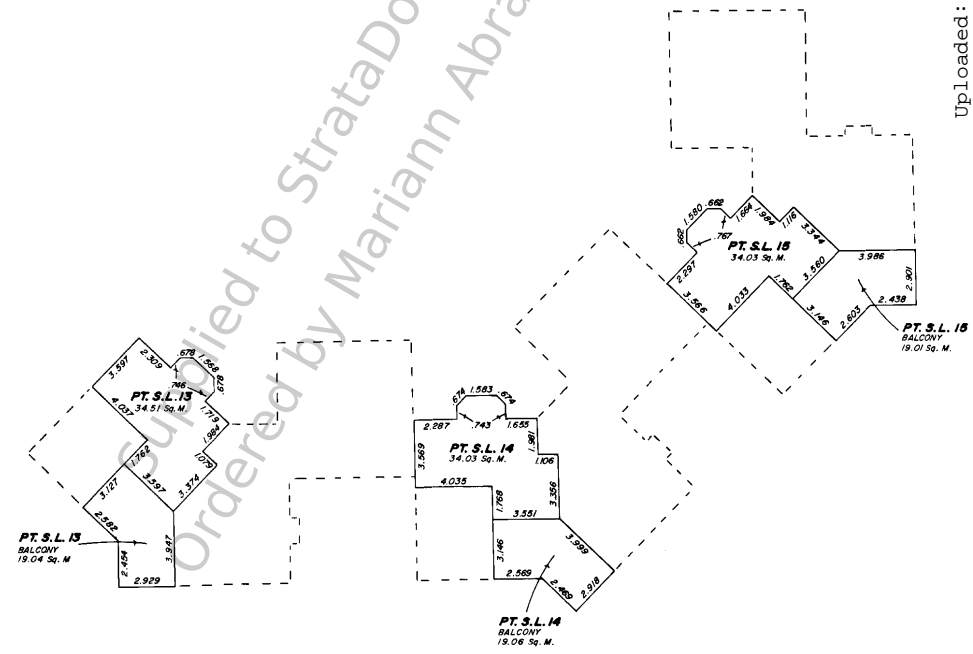
TOP FLOOR
PARTS of STRATA LOTS 13, 14 and 15.

SCALE - 1 : 200



PHASE FIVE
STRATA PLAN 1579

Uploaded: Dec 18, 2020 Verified: Dec 18, 2020



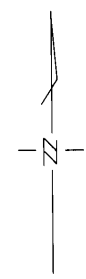
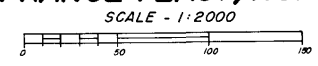
Ordered by: Mariann Abram 2026/04/03
StrataDocs 2020/12/18

- Notes
- All 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.
 - Distances shown are measured to the centerline of walls.
 - Areas shown are calculated to the centerline of walls.
 - All distances shown are in meters.
 - Sq. M. denotes square meters.
 - S. L. denotes strata lot.

Ordered By: Mariann Abram of Pemberton Holmes Ltd - Sidney on 2026/04/03

Address: 1255 Wain Road, RR 4,
Sidney, B.C., V8L 4B4, of the
Municipality of North Saanich.

PHASED STRATA PLAN of LOT A, PLAN 44487, SECTION 18, RANGE 1 WEST and RANGE 1 EAST, NORTH SAANICH DISTRICT.



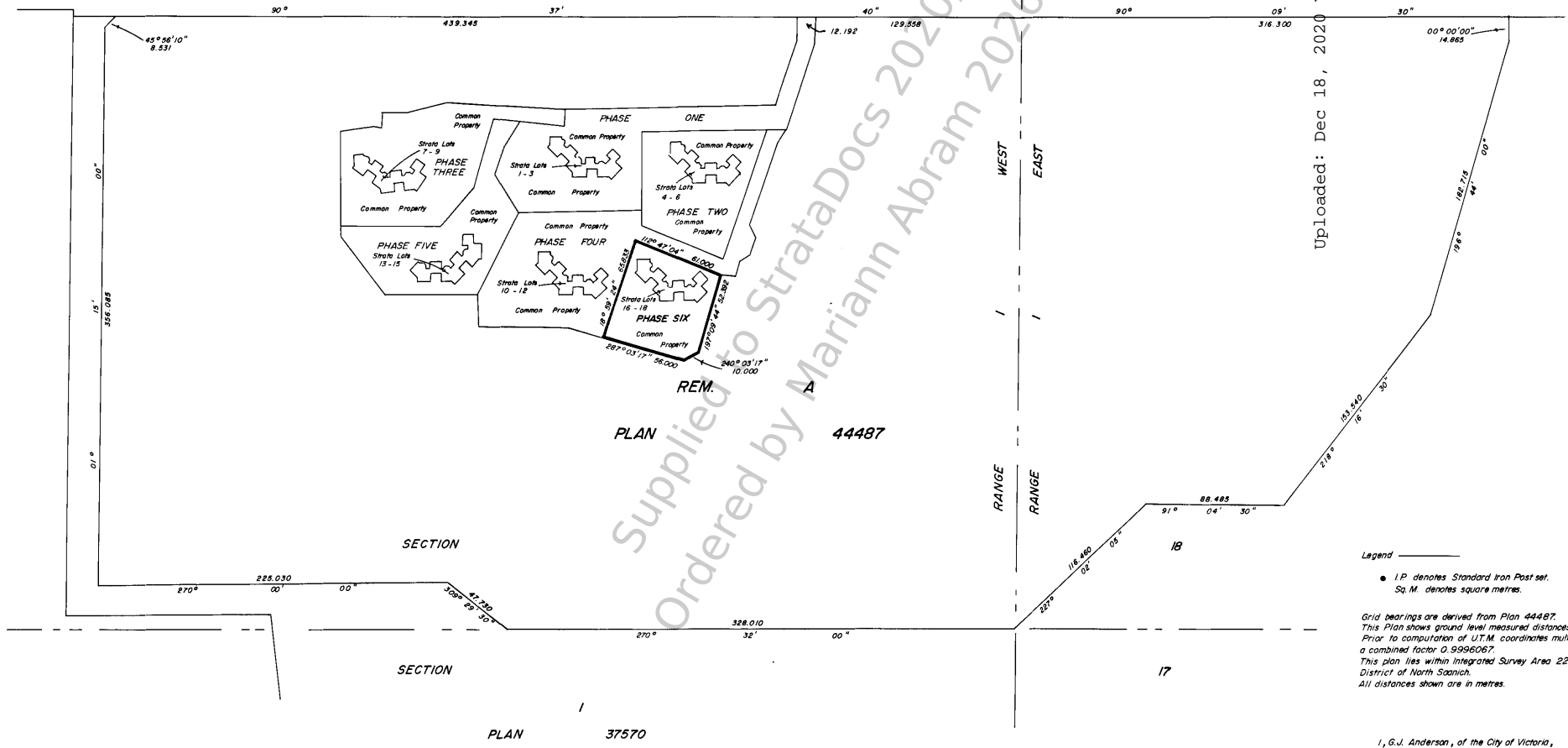
PHASE SIX 1579
STRATA PLAN

Deposited and Registered in the Land Title Office, at Victoria, B.C., this
30 day of MARCH, 1998.

Dec 18, 2020
M. Frank
Deputy Registrar

Uploaded: Dec 18, 2020 verified: Dec 18, 2020
25436 J6

WAIN ROAD



Legend
● I.P. denotes Standard Iron Post set.
□ Sq. M. denotes square metres.

Grid bearings are derived from Plan 44487.
This Plan shows ground level measured distances.
Prior to computation of U.T.M. coordinates multiply by
a combined factor 0.9996067.
This plan lies within Integrated Survey Area 22,
District of North Saanich.
All distances shown are in metres.

I, G.J. Anderson, of the City of Victoria,
British Columbia Land Surveyor, hereby certify that
the building erected on the parcel described above
is wholly within the external boundaries of the parcel.

G.J. Anderson
B.C.L.S.
Dated at Victoria, B.C., this
26TH day of FEBRUARY, 1998.

The address for the service of documents on the
Strata Corporation is Box 2400, Sidney, B.C.,
V8L 3Y2.

J.E. ANDERSON & ASSOCIATES
B.C. Land Surveyors - Consulting Engineers
Victoria & Nanaimo, B.C.
File - 12473 - 5 - 0.

This Plan lies within the Capital Regional District.

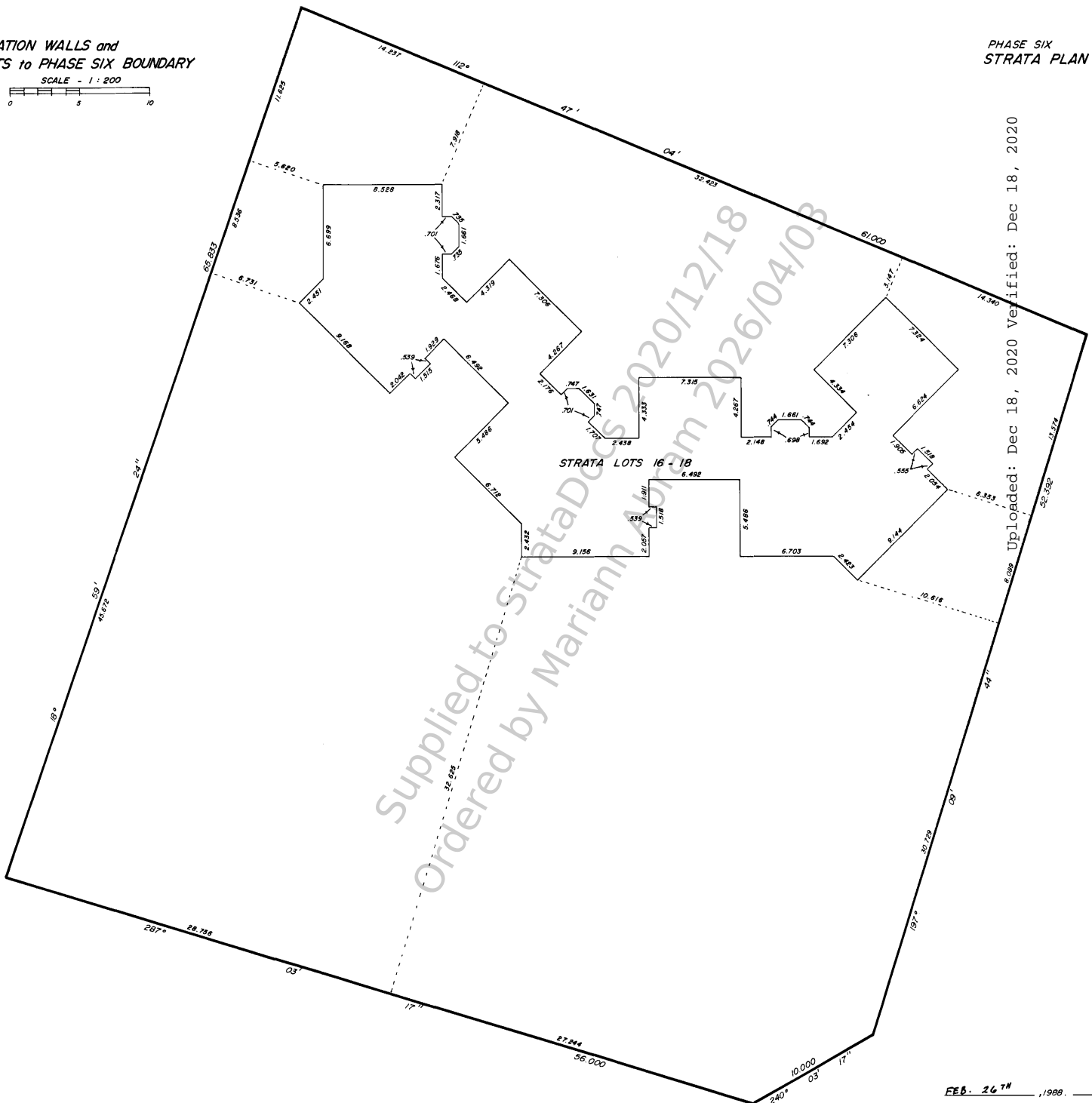
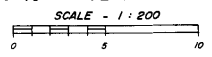
Ordered By: Mariann Abram of Pemberton Holmes Ltd - Sidney on 2026/04/03

Supplied to StrataDocs 2020/12/18
Ordered by Mariann Abram 2026/04/03

This document was obtained from the StrataDocs System. Its use is subject to agreed upon terms and di

PHASE SIX STRATA PLAN 1579

FOUNDATION WALLS and
OFFSETS to PHASE SIX BOUNDARY



STRATA LOTS 16 - 18

Uploaded: Dec 18, 2020 Verified: Dec 18, 2020

Supplied to StrataDocs 2020/12/18
Ordered by Mariann Abram 2026/04/08

Ordered By: Mariann Abram of Pemberton Holmes Ltd - Sidney on 2026/04/03

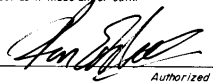
PHASE SIX STRATA PLAN 1579

STATUTORY DECLARATION

I/We the undersigned do solemnly declare that
(1) I/We the undersigned am/are the duly authorized agent(s) of the owner-developer(s).
(2) The strata plan is entirely for residential use.
I/We make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath.

CONDOMINIUM ACT.

LOT No.	SHEET No.	FORM 1	FORM 2	FORM 3
		Schedule of Unit Entitlement	Schedule of Interest Upon Destruction	Schedule of Voting Rights
16	4 B 5	1	130	
17	4 B 5	1	130	
18	4 B 5	1	130	
AGGREGATE		3	390	


Authorized Signatory

Authorized Signatory

Sworn before me this 26 day of February, 1988.


A Commissioner for taking affidavits within British Columbia.

NEW DEVELOPMENT CERTIFICATE

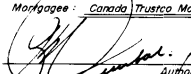
I, G.J. Anderson, British Columbia Land Surveyor, hereby certify that the building shown in this strata plan (Phase Six) has not, as of the 26th day of FEBRUARY, 1988, been previously occupied.
Dated at Victoria, B.C., this
26th day of FEBRUARY, 1988



B.C.L.S.


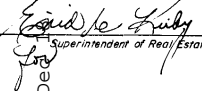
Owner: Eagle Ridge Holdings Ltd.

Authorized Signatory

Authorized Signatory

Mortgagee: Canada Trustco Mortgage Company

Authorized Signatory

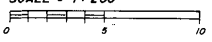

Authorized Signatory

Approved as Phase 6 of a 25 Phase Strata Plan under the Condominium Act, this
29th day of February, 1988

Approving Officer, the Corporation of the District of North Saanich.
Verified on 28 day of March, 1988
Accepted as forms 1, 2, and 3 this
28th day of March, 1988

Superintendent of Real Estate
Uploaded: Dec 8, 2020

Supplied to StrataDocs 2020/12/18
Ordered by Mariann Abram 2026/04/03

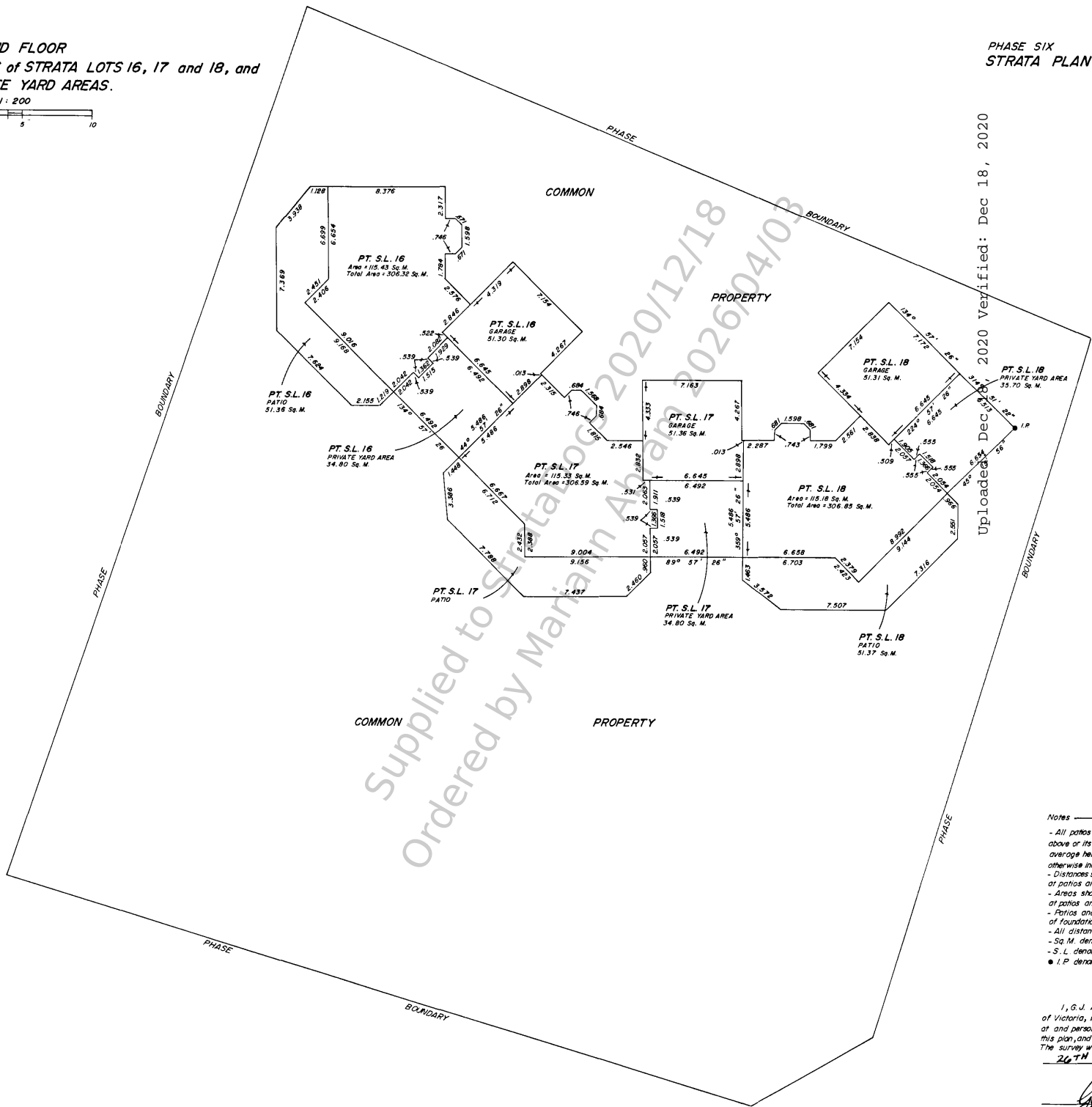
Ordered By: Mariann Abram of Pemberton Holmes Ltd - Sidney on 2026/04/03

GROUND FLOOR
PARTS of STRATA LOTS 16, 17 and 18, and
PRIVATE YARD AREAS.
SCALE - 1 : 200



PHASE SIX STRATA PLAN **1579**

2020 Verified: Dec 18, 2020
Uploaded Dec 18, 2020



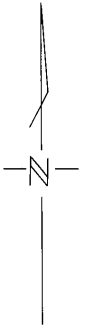
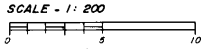
- Notes
- All patios are defined as to height, by the centre of the floor above or its extensions or where there is no floor above, by the average height of a strata lot within the same building unless otherwise indicated.
 - Distances shown are measured to the centerline of walls except at patios and private yard areas.
 - Areas shown are calculated to the centerline of walls except at patios and private yard areas.
 - Patios and private yard areas are measured to the outside of foundation walls.
 - All distances shown are in meters.
 - Sq. M. denotes square meters.
 - S. L. denotes strata lot.
 - I. P. denotes Standard Iron Post set.

I, G.J. Anderson, a British Columbia Land Surveyor, of Victoria, in British Columbia, certify that I was present at and personally superintended the survey represented by this plan, and that the survey and plan are correct.
The survey was completed on the 26TH day of FEBRUARY, 1988.

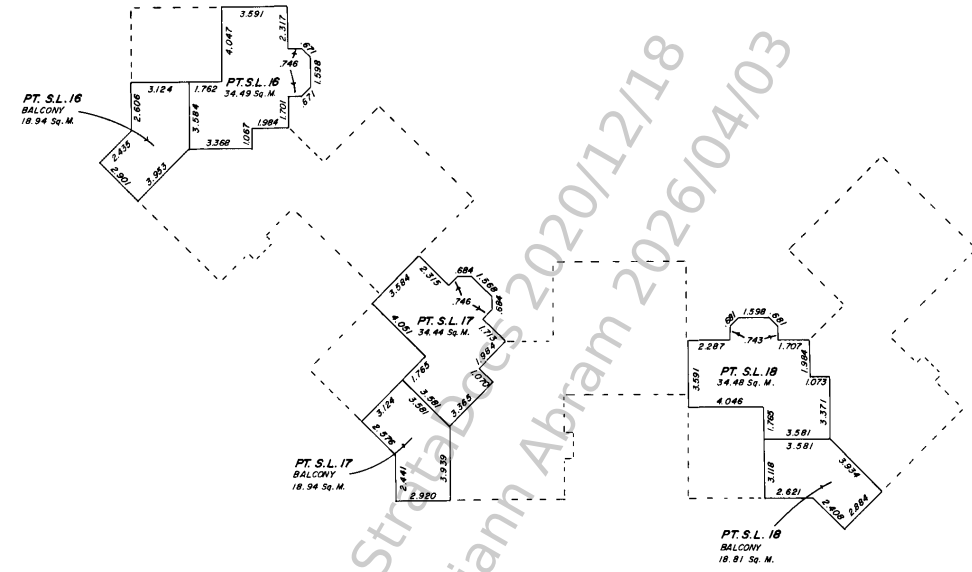
B.C.L.S.

Ordered By: Mariann Abram of Pemberton-Holmes Ltd - Sidney on 2026/04/03

TOP FLOOR
PARTS of STRATA LOTS 16, 17 and 18.



PHASE SIX STRATA PLAN 1579



Uploaded: Dec 18, 2020 Verified: Dec 18, 2020

Supplied to Strata 2020/12/18
Ordered by Mariann Abram 2026/04/03

- Notes
- All 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.
 - Distances shown are measured to the centerline of walls.
 - Areas shown are calculated to the centerline of walls.
 - All distances shown are in meters.
 - Sq. M. denotes square meters.
 - S.L. denotes strata lot.

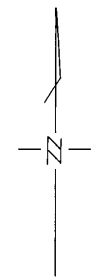
Ordered By: Mariann Abram of Pemberton Holmes Ltd - Sidney on 2026/04/03

This document was obtained from the StrataDocs system. Its use is subject to agreed upon terms and conditions.

Civic Address: 1255 Wain Road R.P.4,
Sidney, B.C., V8L 4B4, of the
Municipality of North Saanich.

PHASED STRATA PLAN of LOT A, PLAN 44487, SECTION 18, RANGE 1 WEST and RANGE 1 EAST, NORTH SAANICH DISTRICT.

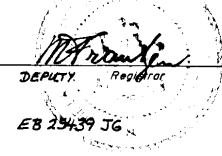
SCALE - 1: 2000



PHASE SEVEN
STRATA PLAN **1579**

Deposited and Registered in the Land Title Office, at Victoria, B.C., this

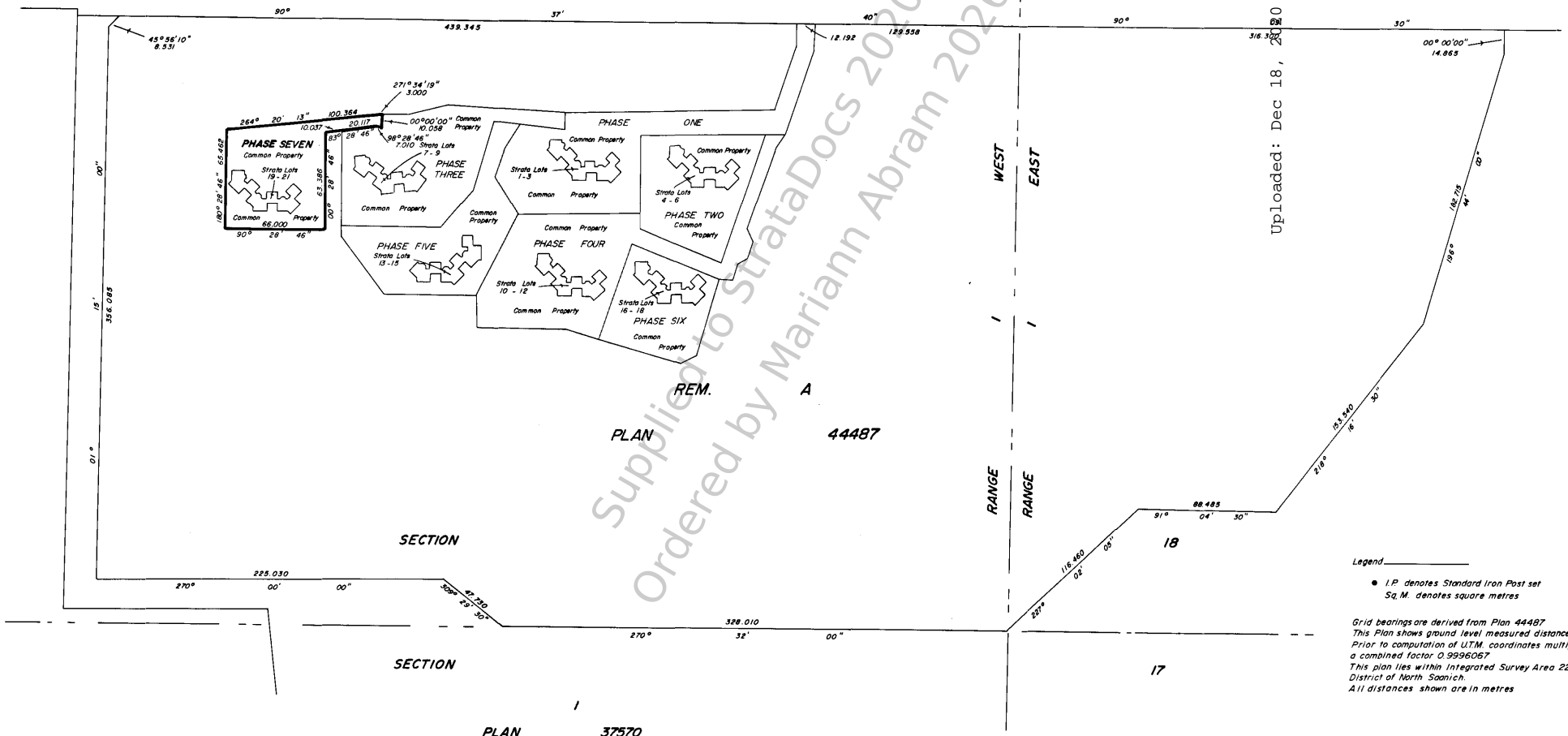
30th day of MARCH, 1988.



Uploaded: Dec 18, 2020
Verified: Dec 18, 2020

WAIN

ROAD



Supplied to StrataDocs 2020/12/18
Ordered by Mariann Abram 2026/04/03

Legend
● I.P. denotes Standard Iron Post set
Sq. M. denotes square metres
Grid bearings are derived from Plan 44487
This Plan shows ground level measured distances
Prior to computation of U.T.M. coordinates multiply by
a combined factor 0.9996067
This plan lies within Integrated Survey Area 22,
District of North Saanich.
All distances shown are in metres

The address for the service of documents on the
Strata Corporation is Box 2400, Sidney, B.C. V8L 3Y3

I, G.J. Anderson, of the City of Victoria,
British Columbia Land Surveyor, hereby certify that
the building erected on the parcel described above
is wholly within the external boundaries of the parcel.

B.C.L.S.
Dated at Victoria, B.C., this

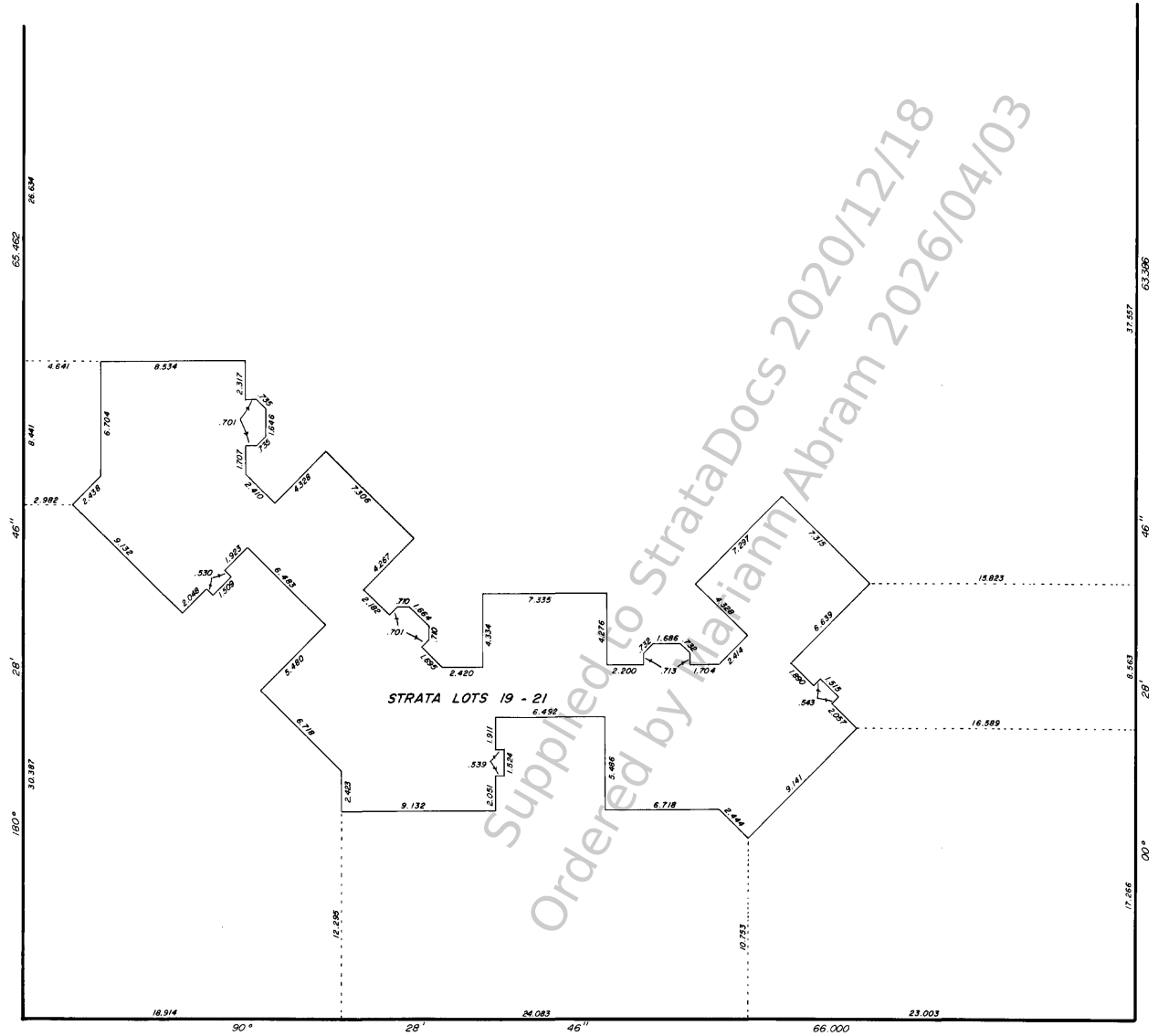
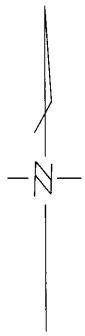
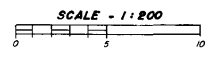
Ordered By: Mariann Abram of Pemberton Holmes Ltd - Sidney on 2026/04/03

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PHASE SEVEN
STRATA PLAN

1579

FOUNDATION WALLS and
OFFSETS to PHASE SEVEN BOUNDARY



Uploaded: Dec 18, 2020 Verified: Dec 18, 2020

Supplied to StrataDocs 2020/12/18
Ordered by Mariann Abram 2026/04/03

PHASE SEVEN 1579
STRATA PLAN

STATUTORY DECLARATION

I/We the undersigned do solemnly declare that
(1) I/We the undersigned am/are the duly authorized agent(s) of the owner-developer(s)
(2) The strata plan is entirely for residential use
I/We make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath.


Authorized Signatory

Authorized Signatory

Sworn before me this 26 day of February, 1988


A Commissioner for taking affidavits within British Columbia

CONDOMINIUM ACT.

LOT No.	SHEET No.	FORM 1	FORM 2	FORM 3
		Schedule of Unit Entitlement	Schedule of Interest Upon Destruction	Schedule of Voting Rights
19	4 B 5	1	130	
20	4 B 5	1	130	
21	4 B 5	1	130	
AGGREGATE		3	390	

Approved as Phase 7 of a 25 Phase Strata Plan under the Condominium Act, this
29th day of February, 1988.


Approving Officer, the Corporation of the District of North Saanich.

Accepted as to forms 1, 2, and 3, this
21st day of March, 1988

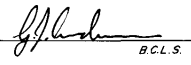

Superintendent of Real Estate.

Uploaded: Dec 20 10:08 AM 2020

NEW DEVELOPMENT CERTIFICATE

I, G.J. Anderson, British Columbia Land Surveyor, hereby certify that the building shown in this strata plan (Phase Seven) has not, as of the 26th day of FEBRUARY, 1988, been previously occupied.

Dated at Victoria, B.C. this
26th day of FEBRUARY, 1988


B.C.L.S.

Owner: Eagle Ridge Holdings Ltd.


Authorized Signatory

Authorized Signatory

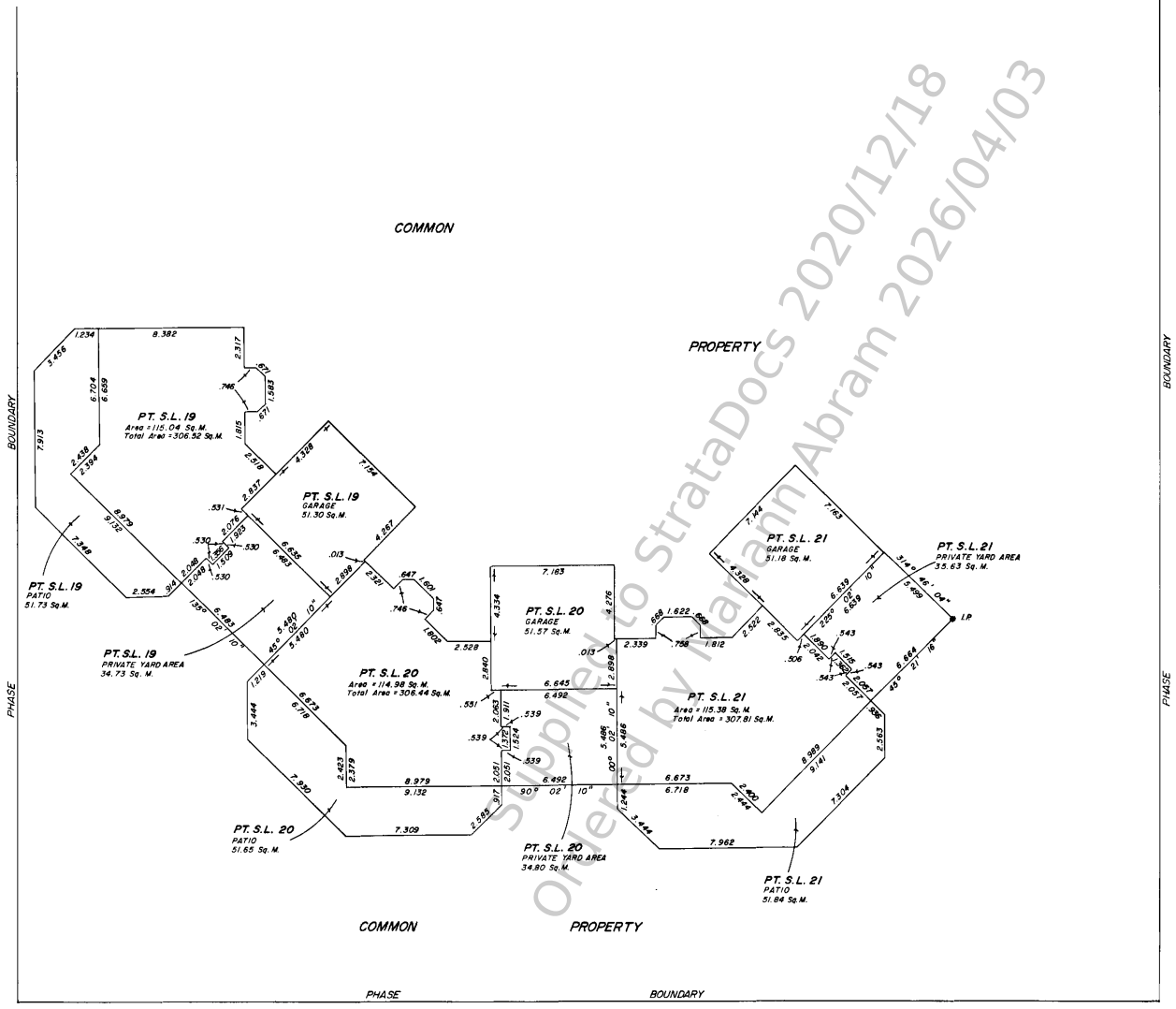
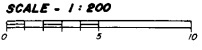
Mortgagee: Canada Trustco Mortgage Company


Authorized Signatory

Authorized Signatory

Supplied to StrataDocs 2020/12/27/8
Ordered by Mariann Abram 2026/04/03

GROUND FLOOR
PARTS of STRATA LOTS 19, 20 and 21, and
PRIVATE YARD AREAS.



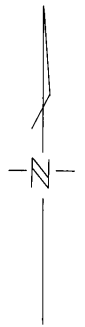
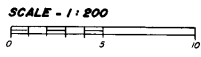
Uploaded: Dec 18, 2020 Verified: Dec 18, 2020

- Notes
- All patios 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.
 - Distances shown are measured to the centerline of walls except of patios and private yard areas.
 - Areas shown are calculated to the centerline of walls except of patios and private yard areas.
 - Patios and private yard areas are measured to the outside of foundation walls.
 - All distances shown are in meters.
 - Sq. M denotes square meters.
 - S. L. denotes strata lot.
 - I.P. denotes Standard Iron Post set.

I, G. J. Anderson, a British Columbia Land Surveyor, of Victoria, in British Columbia, certify that I was present at and personally supervised the survey represented by this plan and that the survey and plan are correct. The survey was completed on the 21ST day of FEBRUARY, 1988.

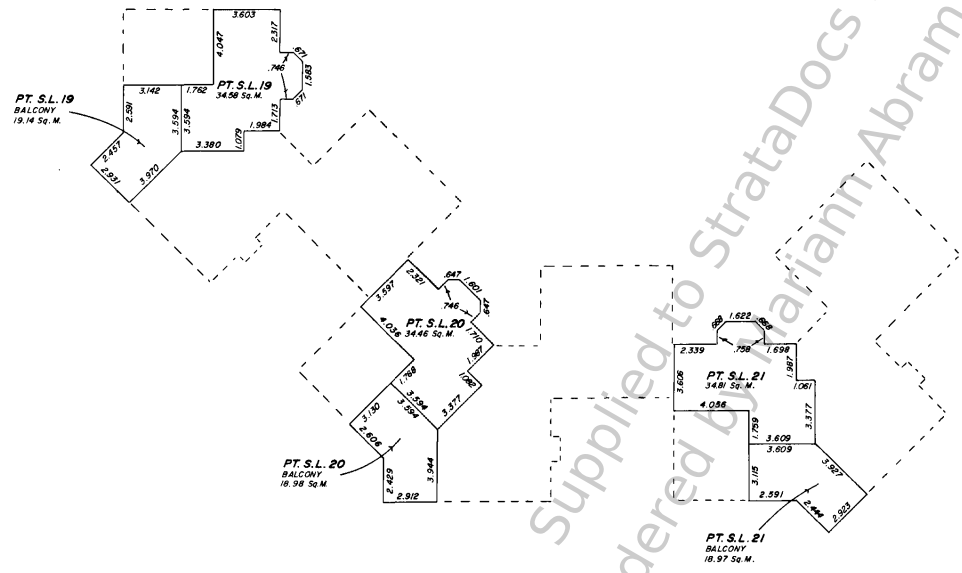
B.C.L.S.

TOP FLOOR
PARTS of STRATA LOTS 19, 20 and 21.



PHASE SEVEN
STRATA PLAN 1579

Uploaded: Dec 18, 2020 Verified: Dec 18, 2020

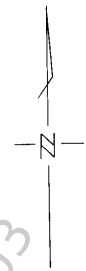


Supplied to StrataDocs 2020/12/18
Ordered by Mariann Abram 2026/04/03

- Notes
- All 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.
 - Distances shown are measured to the centerline of walls.
 - Areas shown are calculated to the centerline of walls.
 - All distances shown are in meters.
 - Sq. M. denotes square meters.
 - S.L. denotes strata lot.

Address: 1255 Wain Road R.R. 4,
Sidney B.C., V8L 4B4, of the
Municipality of North Saanich

PHASED STRATA PLAN of LOT A, PLAN 44487, SECTION 18, RANGE 1 WEST and RANGE 1 EAST, NORTH SAANICH DISTRICT.

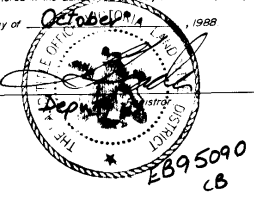


PHASE EIGHT
STRATA PLAN

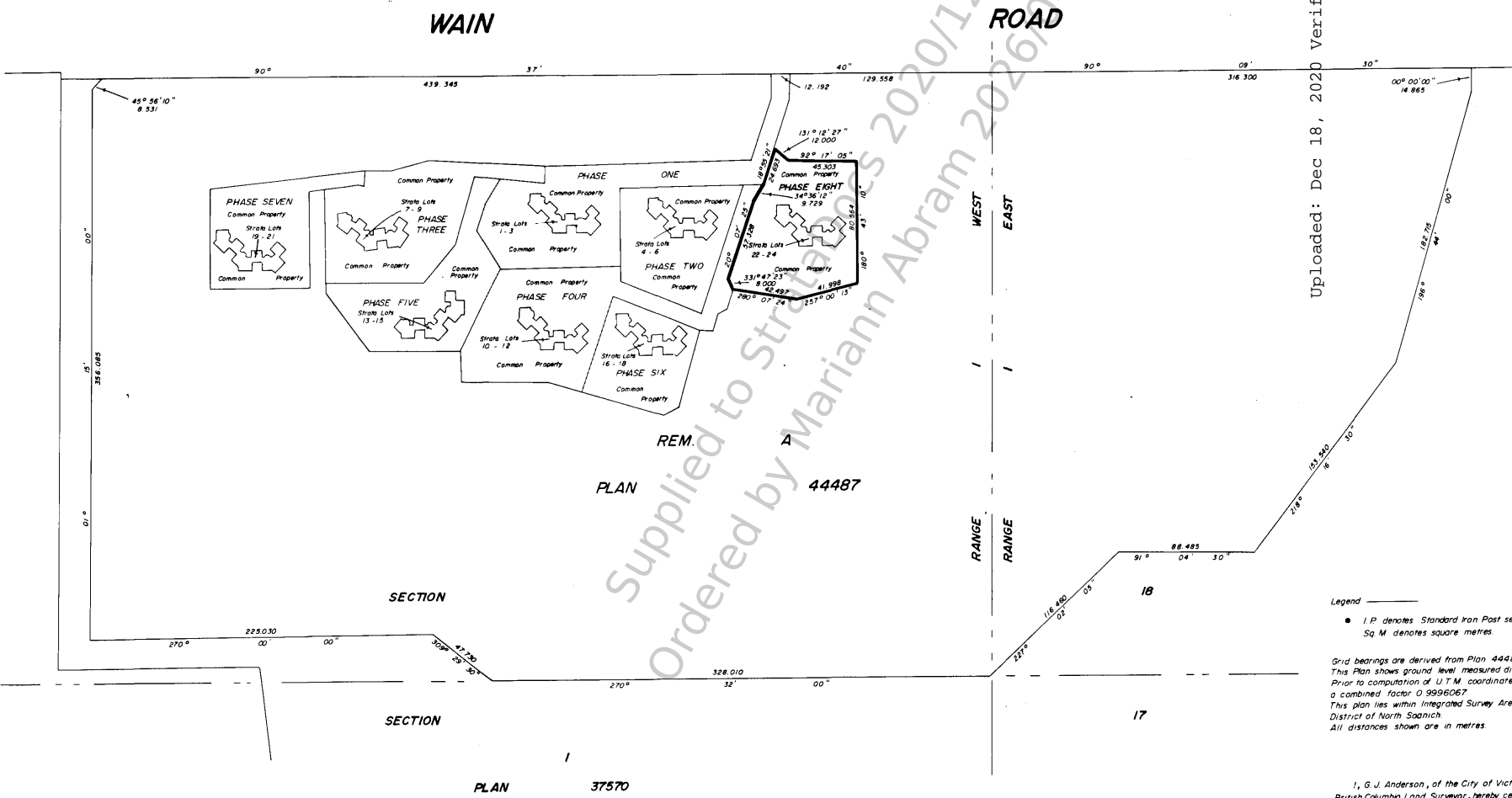
FIRST SHEET
Sheet 1 of 5 Sheets

1579

Deposited and Registered in the Land Titles Office, at Victoria, B.C., this
18th day of October, 1988



Uploaded: Dec 18, 2020 verified: Dec 18, 2020



Supplied to Strata Plans 2020/12/18
Ordered by Mariann Abram 2026/04/03

- Legend
- I.P. denotes Standard Iron Post set.
 - Sq M denotes square metres.

Grid bearings are derived from Plan 44487.
This Plan shows ground level measured distances.
Prior to computation of U.T.M. coordinates multiply by
a combined factor 0.9996067.
This plan lies within Integrated Survey Area 22,
District of North Saanich.
All distances shown are in metres.

I, G.J. Anderson, of the City of Victoria,
British Columbia Land Surveyor, hereby certify that
the building erected on the parcel described above
is wholly within the external boundaries of the parcel.

G.J. Anderson
B.C.L.S.

Dated at Victoria, B.C., this

1ST day of SEPTEMBER, 1988

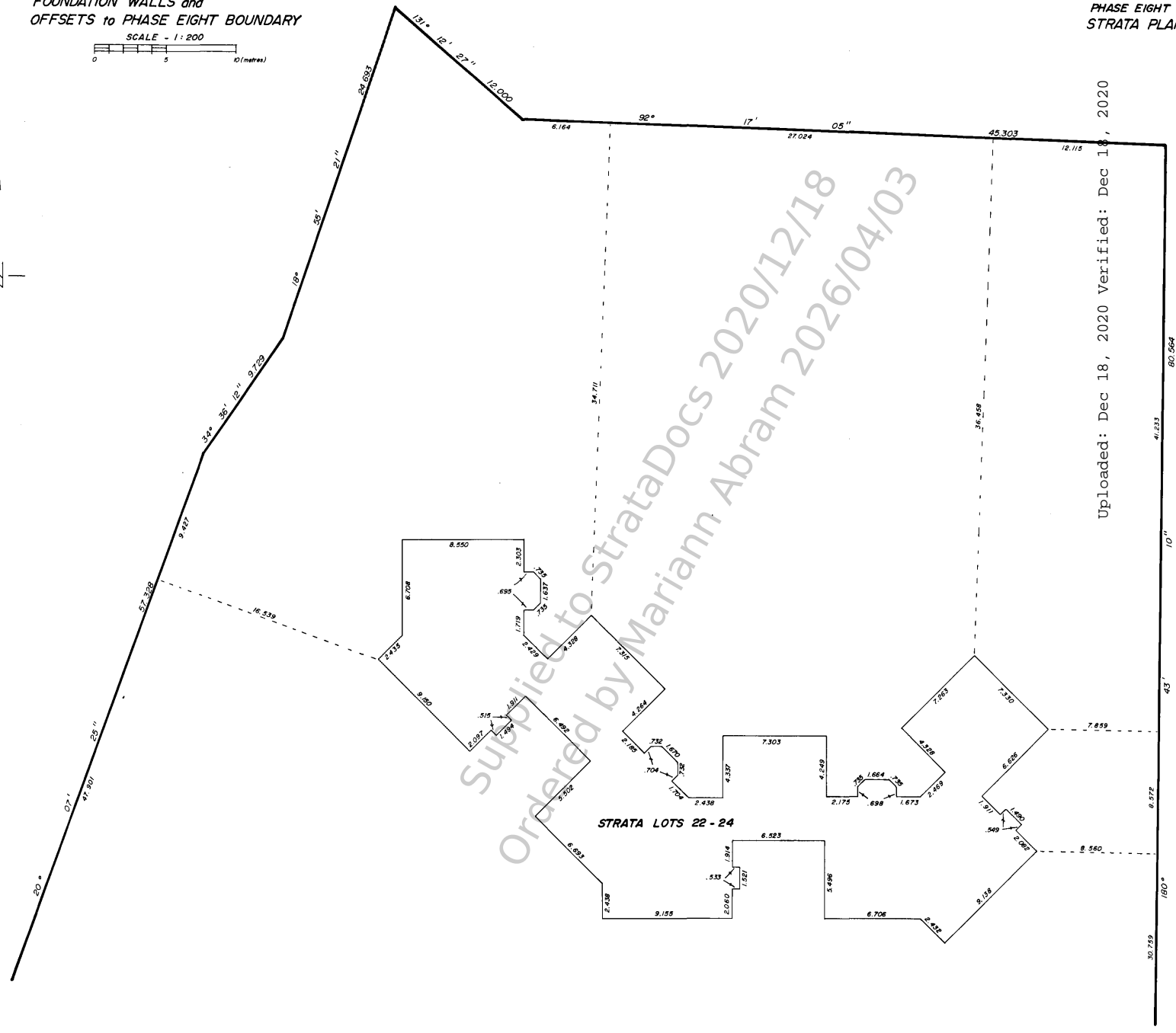
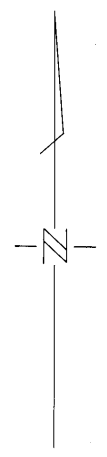
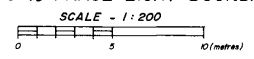
The address for the service of documents on the
Strata Corporation is Box 2400, Sidney, B.C., V8L 3Y3

Ordered By: Mariann Abram of Pemberton Holmes Ltd - Sidney on 2026/04/03

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PHASE EIGHT
STRATA PLAN **1579**

FOUNDATION WALLS and
OFFSETS to PHASE EIGHT BOUNDARY



STRATA LOTS 22 - 24

Uploaded: Dec 18, 2020 Verified: Dec 18, 2020

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Ordered by Mariann Abram 2026/04/03

Ordered By: Mariann Abram of Pemberton Holmes Ltd - Sidney on 2026/04/03

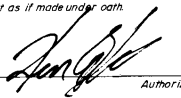
PHASE EIGHT STRATA PLAN 1579


STATUTORY DECLARATION

I/We the undersigned do solemnly declare that:
(1) I/We the undersigned am/are the duly authorized agent(s) of the owner-developer(s).
(2) The strata plan is entirely for residential use.
I/We make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath.

CONDOMINIUM ACT.

LOT No.	SHEET No.	FORM 1	FORM 2	FORM 3
		Schedule of Unit Entitlement	Schedule of Interest Upon Destruction	Schedule of Voting Rights
22	4 B 5	1	121	
23	4 B 5	1	121	
24	4 B 5	1	121	
AGGREGATE		3	363	


Authorized Signatory


Authorized Signatory

Sworn before me this 27 day of SEPT, 1988.


A Commissioner for taking affidavits within British Columbia.

NEW DEVELOPMENT CERTIFICATE

I, G.J. Anderson, British Columbia Land Surveyor, hereby certify that the building shown in this strata plan (Phase Eight) has not, as of the 15th day of SEPTEMBER, 1988, been previously occupied.
Dated at Victoria, B.C., this 15th day of SEPTEMBER, 1988.


B.C.L.S.

Owner: Eagle Ridge Holdings Ltd.


Authorized Signatory

Authorized Signatory

Mortgagee: Canada Trust Mortgage Company


Authorized Signatory


Authorized Signatory

Approved on 15th day of September, 1988.
Phase 8 of a 25 Phase Strata Plan under the Condominium Act, this


Verifying Officer: 
Approving Officer, the Corporation of the District of North Saanich.

Accepted on forms 1, 2, and 3, this 7th day of October, 1988.


Superintendent of Real Estate

Uploaded: Dec 8, 2020

Supplied to StrataDocs 2020/12/18
Ordered by Mariann Abram 2026/04/03

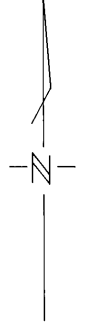
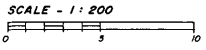
SEPT. 1, 1988. 
G.J. Anderson, B.C.L.S.

Ordered By: Mariann Abram of Pemberton Holmes Ltd - Sidney on 2026/04/03

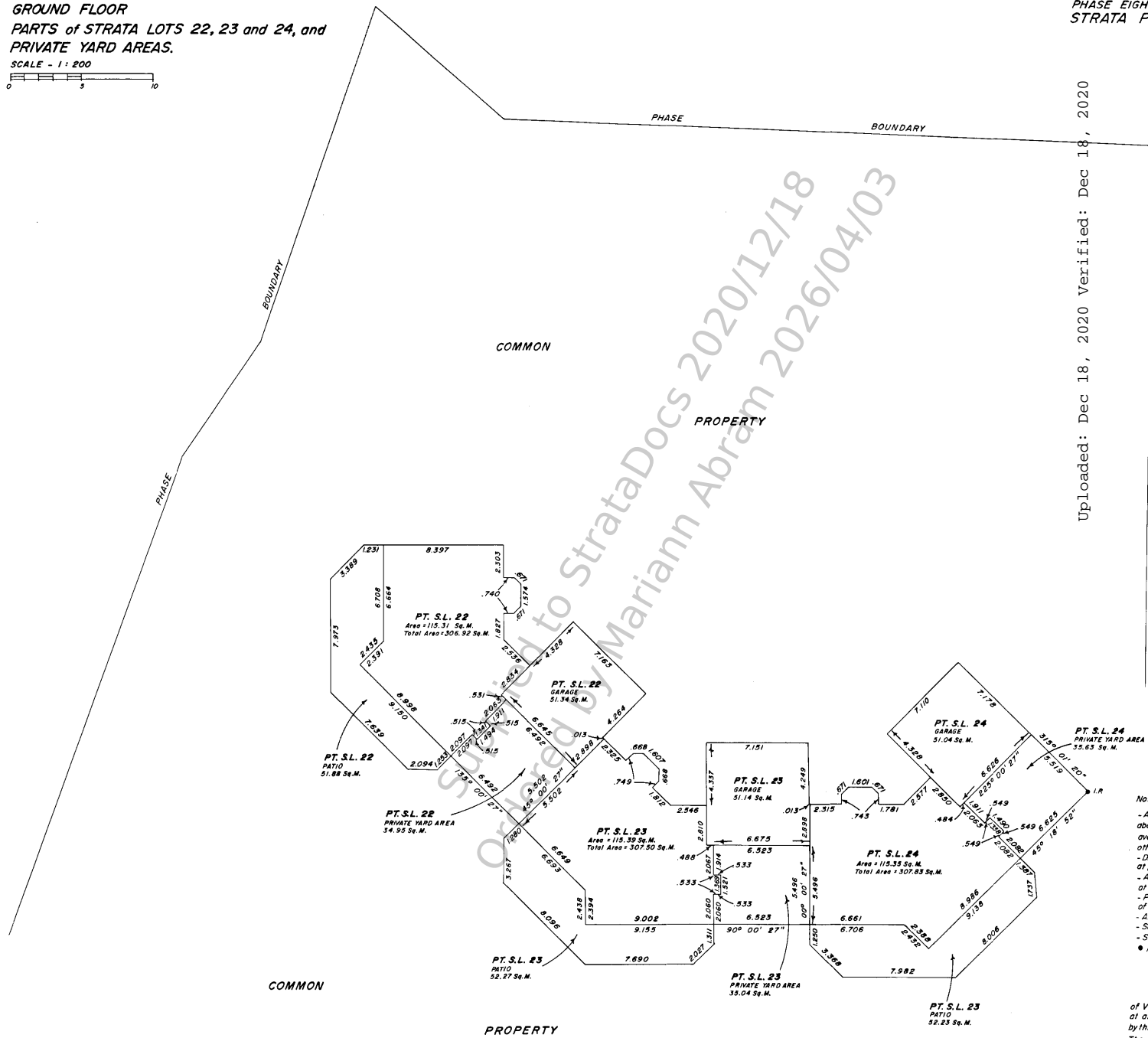
PHASE EIGHT STRATA PLAN

1579

GROUND FLOOR PARTS of STRATA LOTS 22, 23 and 24, and PRIVATE YARD AREAS.



Uploaded: Dec 18, 2020 Verified: Dec 18, 2020



- Notes
- All patios 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.
 - Distances shown are measured to the centreline of walls except at patios and private yard areas.
 - Areas shown are calculated to the centreline of walls except at patios and private yard areas.
 - Patios and private yard areas are measured to the outside of foundation walls.
 - All distances shown are in meters.
 - Sq. M. denotes square meters.
 - S. L. denotes strata lot.
 - I. P. denotes Standard Iron Post set.

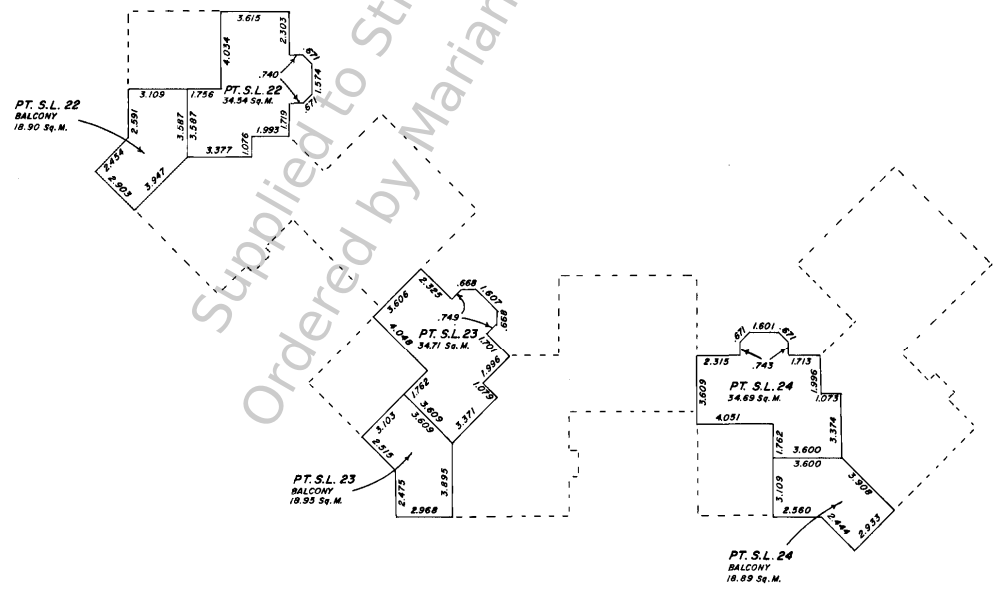
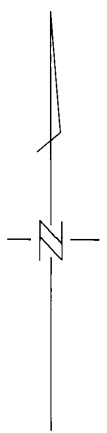
I, G. J. Anderson, a British Columbia Land Surveyor, of Victoria, in British Columbia, certify that I was present at and personally superintended the survey represented by this plan and that the survey and plan are correct. The survey was completed on the

1ST day of SEPTEMBER, 1988

B.C.L.S.

PHASE EIGHT STRATA PLAN **1579**

TOP FLOOR PARTS of STRATA LOTS 22, 23 and 24.



Supplied to StrataDocs 2020/12/18
Ordered by Mariann Abram 2026/04/03

Uploaded: Dec 18, 2020 Verified: Dec 18, 2020

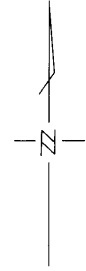
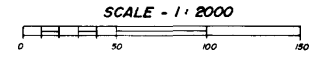
- Notes
- All balconies are defined as to height by the center of the floor above or its extensions or where there is no floor above, by the average height of a strata lot within the same building unless otherwise indicated.
 - Distances shown are measured to the centerline of walls.
 - Areas shown are calculated to the centerline of walls.
 - All distances shown are in meters.
 - Sq.M. denotes square meters.
 - S.L. denotes strata lot.

Ordered By: Mariann Abram of Pemberton Holmes Ltd - Sidney on 2026/04/03

Civic Address : 1255 Wain Road R.R. 4,
Sidney B.C., V8L 4B4, of the
Municipality of North Saanich.

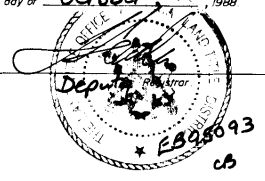
FIRST SHEET
Sheet 1 of 5 Sheets

PHASED STRATA PLAN of LOT A, PLAN 44487, SECTION 18, RANGE 1 WEST and RANGE 1 EAST, NORTH SAANICH DISTRICT.

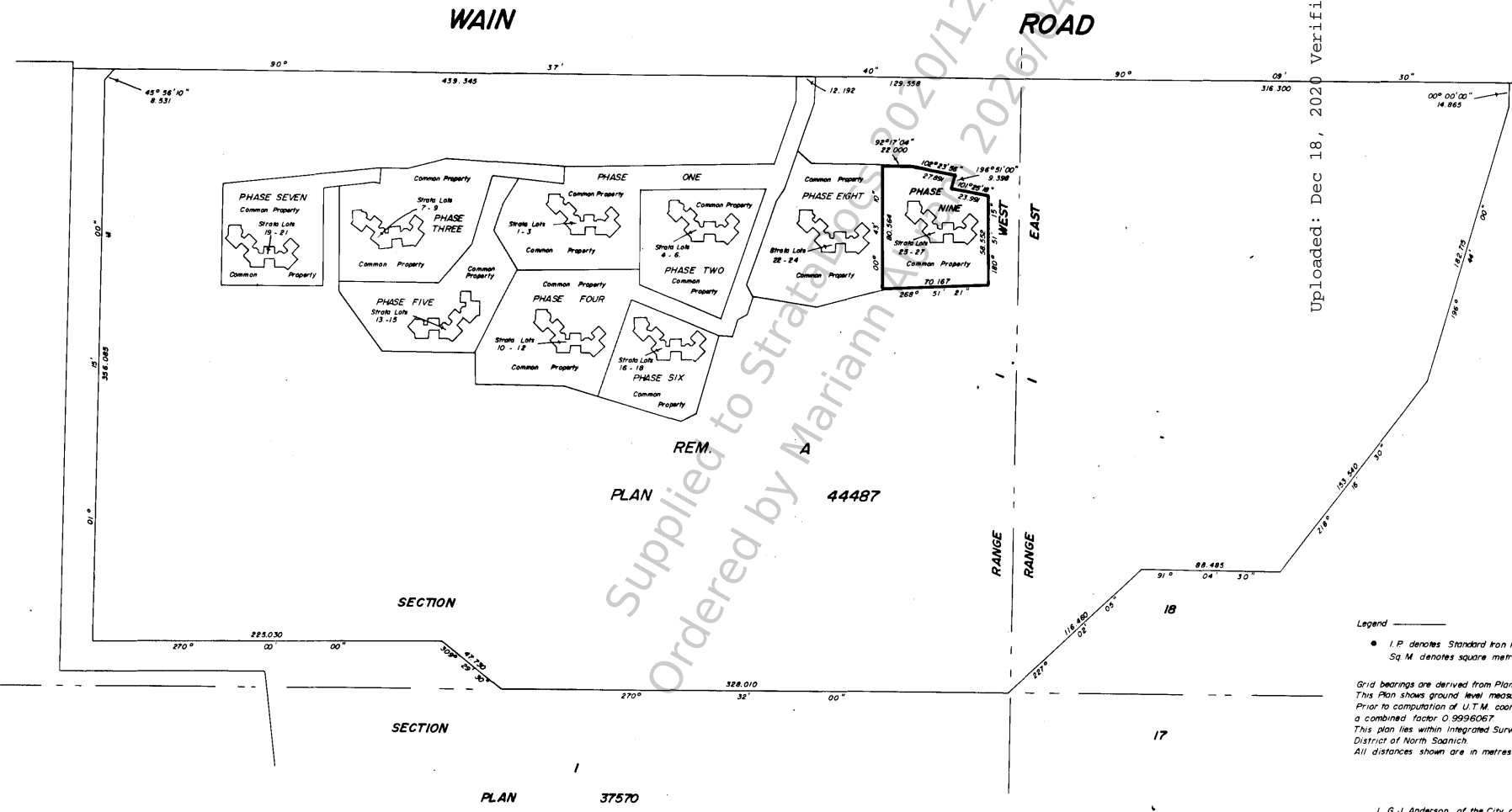


PHASE NINE
STRATA PLAN **1579**

Deposited and Registered in the Land Title Office, at Victoria, B.C., this
18th day of **October**, 1988



Uploaded: Dec 18, 2020 Verified: Dec 18, 2020



Legend
● I.P. denotes Standard Iron Post set.
Sq. M denotes square metres.
Grid bearings are derived from Plan 44487.
This Plan shows ground level measured distances.
Prior to computation of U.T.M. coordinates multiply by
a combined factor 0.9996067.
This plan lies within Integrated Survey Area 22,
District of North Saanich.
All distances shown are in metres.

I, G.J. Anderson, of the City of Victoria,
British Columbia Land Surveyor, hereby certify that
the building erected on the parcel described above
is wholly within the external boundaries of the parcel.

G.J. Anderson
B.C.L.S.
Dated at Victoria, B.C., this
6th day of **SEPTEMBER**, 1988

The address for the service of documents on the
Strata Corporation is Box 2400, Sidney, B.C., V8L 3Y3.

J.E. ANDERSON & ASSOCIATES
B.C. Land Surveyors - Consulting Engineers
Victoria @ Nanaimo, B.C.
File - 12473 - 9 - B.

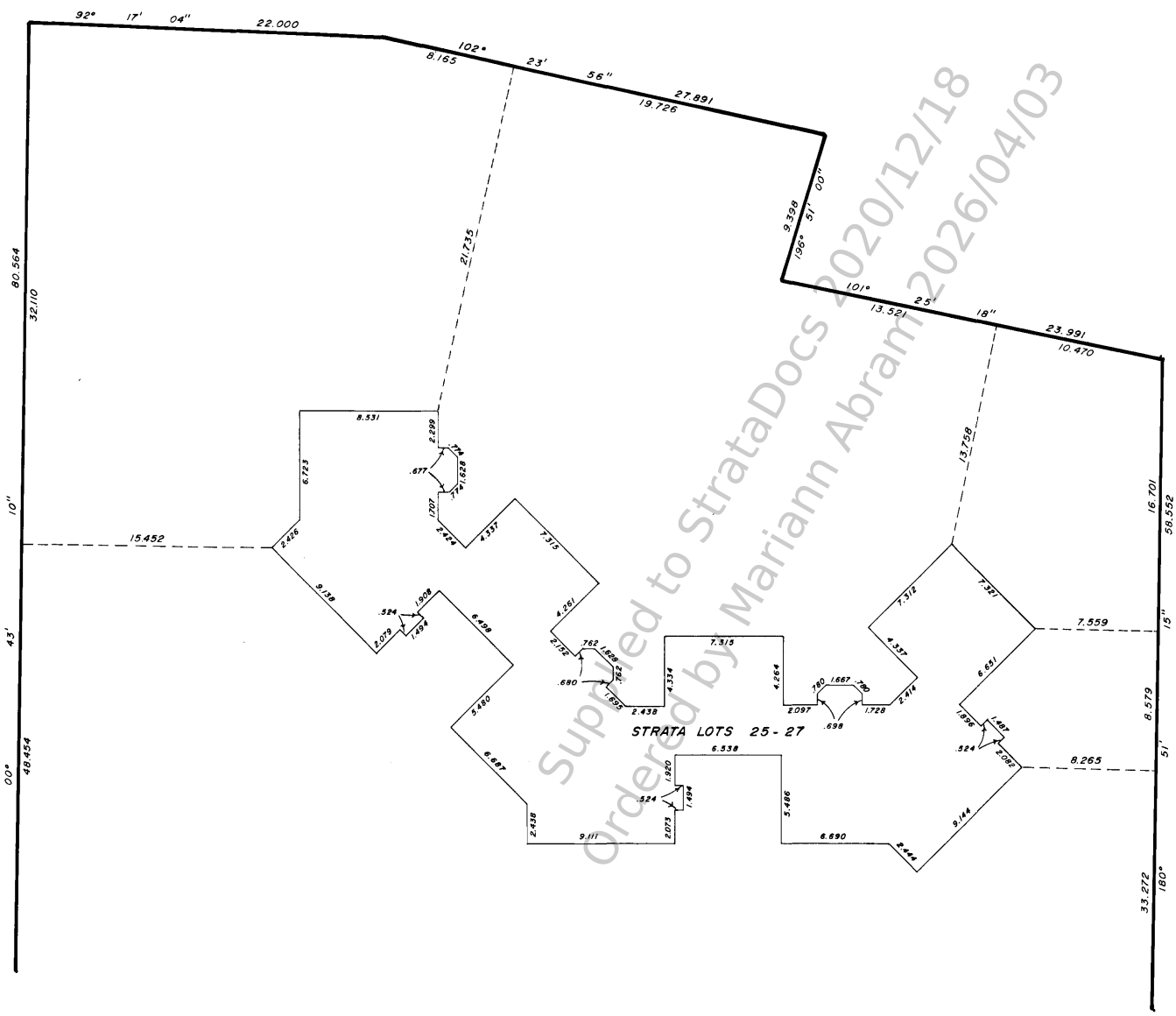
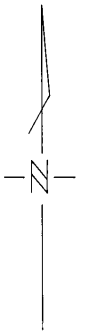
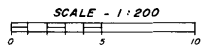
This Plan lies within the Capital Regional District.

Ordered By: Mariann Abram of Pemberton Holmes Ltd - Sidney on 2026/04/03

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PHASE NINE
STRATA PLAN **1579**

FOUNDATION WALLS and
OFFSETS to PHASE NINE BOUNDARY



Uploaded: Dec 18, 2020 Verified: Dec 18, 2020

SEPTEMBER 9, 1988

G.J. Anderson
G. J. Anderson, B.C.L.S.

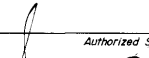
Ordered By: Mariann Abram of Pemberton Holmes Ltd - Sidney on 2026/04/03

PHASE NINE STRATA PLAN 1579


STATUTORY DECLARATION

I/ We the undersigned do solemnly declare that:
(1) I/ We the undersigned am/are the duly authorized agent(s) of the owner-developer(s).
(2) The strata plan is entirely for residential use.
I/ We make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath.


Authorized Signatory


Authorized Signatory

Sworn before me this 27 day of SEPTEMBER, 1988.


A Commissioner for taking affidavits within British Columbia.

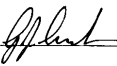
CONDOMINIUM ACT.

LOT No.	SHEET No.	FORM 1	FORM 2	FORM 3
		Schedule of Unit Entitlement	Schedule of Interest Upon Destruction	Schedule of Voting Rights
25	4 B 5	1	121	
26	4 B 5	1	121	
27	4 B 5	1	121	
AGGREGATE		3	363	

NEW DEVELOPMENT CERTIFICATE

I, G.J. Anderson, British Columbia Land Surveyor, hereby certify that the building shown in this strata plan (Phase Nine) has not, as of the 6th day of SEPTEMBER, 1988, been previously occupied.

Dated at Victoria, B.C., this 6th day of SEPTEMBER, 1988.


B.C.L.S.

Owner: Eagle Ridge Holdings Ltd.


Authorized Signatory


Authorized Signatory

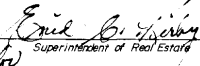
Mortgagee: Bank of Montreal Trust Mortgage Company


Authorized Signatory


Authorized Signatory

Uploaded: Dec 18, 2020
000 Verified: Dec 18, 2020

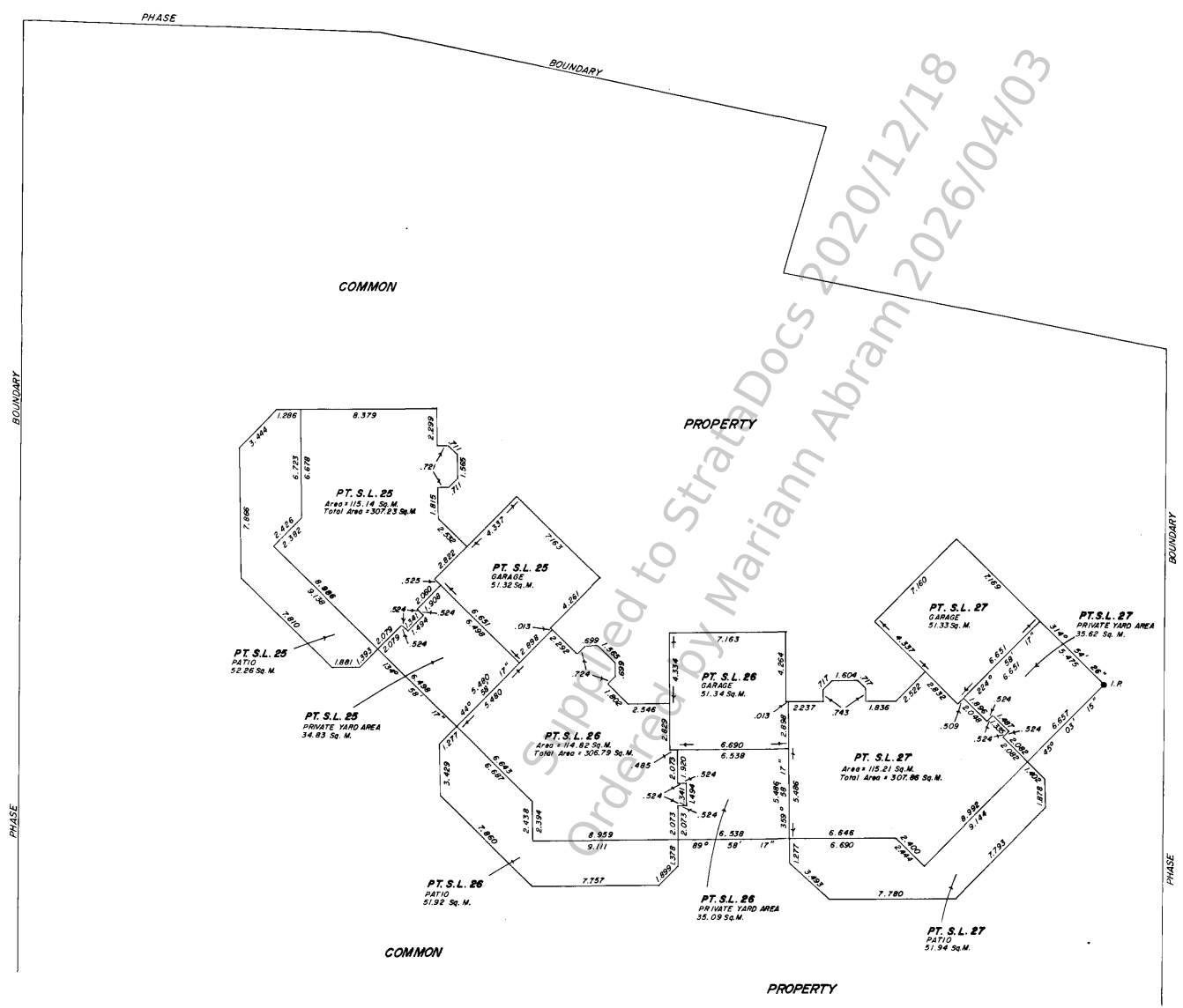
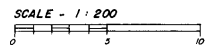
Approved as Phase 9 of a 25 Phase Strata Plan under the Condominium Act, this 15th day of September, 1988.

Approving Officer, 16th Separation of the District of North Saanich.

Accepted as to Forms 1, 2, and 3, this 27th day of October, 1988.

Superintendent of Real Estate

Supplied to StrataDocs 2020/12/18
Ordered by Mariann Abram 2026/04/03

PHASE NINE STRATA PLAN **1579**

GROUND FLOOR
PARTS of STRATA LOTS 25, 26 and 27, and
PRIVATE YARD AREAS.
SCALE - 1 : 200



Uploaded: Dec 18, 2020 Verified: Dec 18, 2020

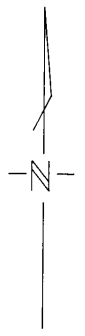
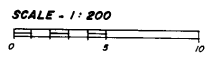
- Notes
- All patios are defined as to height, by the center of the floor above or its extensions or where there is no floor above, by the average height of a strata lot within the same building unless otherwise indicated.
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 - Patios and private yard areas are measured to the outside of foundation walls.
 - All distances shown are in meters.
 - Sq. M. denotes square meters.
 - S. L. denotes strata lot.
 - I.P. denotes Standard Iron Post set.

I, G. J. Anderson, a British Columbia Land Surveyor, of Victoria, in British Columbia, certify that I was present at and personally superintended the survey represented by this plan and that the survey and plan are correct.
The survey was completed on the
6TH day of SEPTEMBER, 1988.

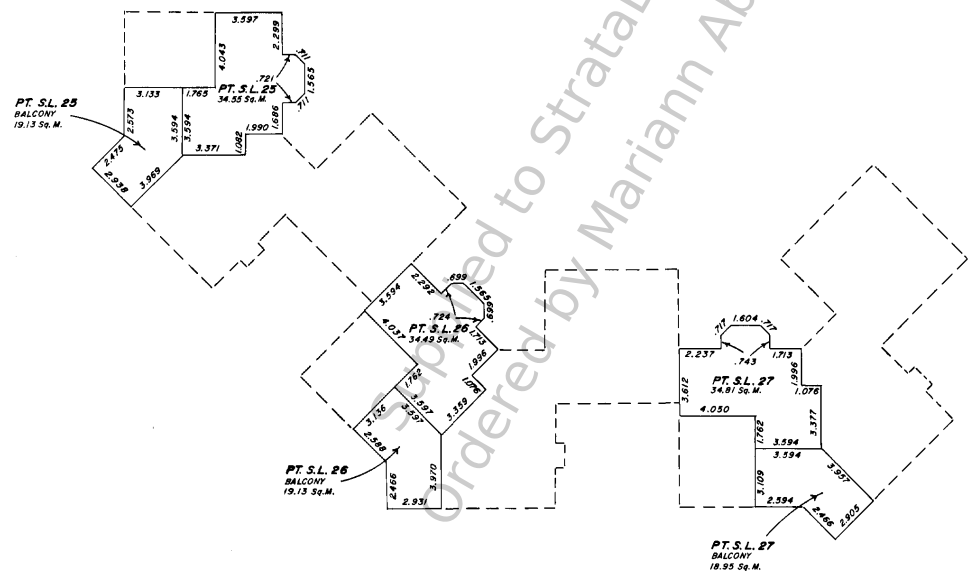
B. C. L. S.

Ordered By: Mariann Abram of Pemberton Holmes Ltd - Sidney on 2026/04/03

TOP FLOOR
PARTS of STRATA LOTS 25, 26 and 27.



PHASE NINE STRATA PLAN **1579**



Uploaded: Dec 18, 2020 Verified: Dec 18, 2020

- Notes
- All 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.
 - Distances shown are measured to the centreline of walls.
 - Areas shown are calculated to the centreline of walls.
 - All distances shown are in meters.
 - Sq. M. denotes square meters.
 - S. L. denotes strata lot.

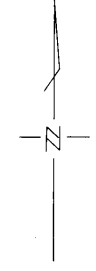
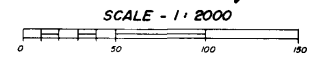
Ordered By: Mariann Abram of Pemberton Holmes Ltd - Sidney on 2026/04/03

This document was obtained from the StrataDocs system. Its use is subject to agreed upon terms and conditions.

Civic Address: 1255 Wain Road R.R. 4,
Sidney B.C., V8L 4B4, of the
Municipality of North Saanich.

FIRST SHEET
Sheet 1 of 5 Sheets

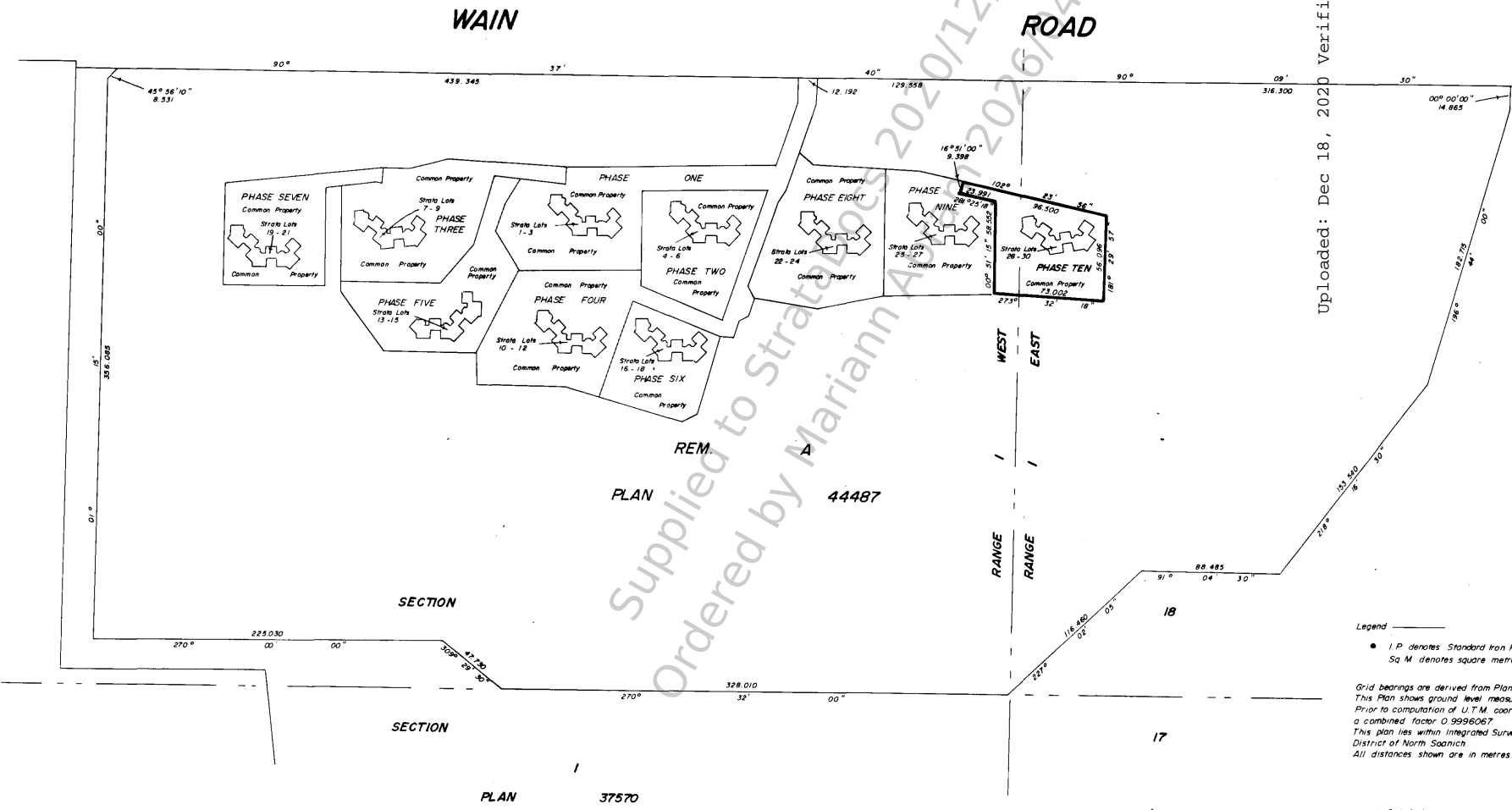
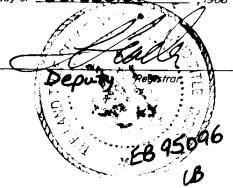
PHASED STRATA PLAN of LOT A, PLAN 44487, SECTION 18, RANGE 1 WEST and RANGE 1 EAST, NORTH SAANICH DISTRICT.



PHASE TEN
STRATA PLAN **1579**

Deposited and Registered in the Land Title Office, at Victoria, B.C., this
18th day of OCTOBER, 1988

Uploaded: Dec 18, 2020 verified: Dec 18, 2020



Supplied to StrataDoc
Ordered by Mariann Abram
2020/12/18
2026/04/03

Legend
● I.P. denotes Standard Iron Post set.
Sq M denotes square metres.

Grid bearings are derived from Plan 44487.
This Plan shows ground level measured distances.
Prior to computation of U.T.M. coordinates multiply by
a combined factor 0.9996067.
This plan lies within Integrated Survey Area 22,
District of North Saanich.
All distances shown are in metres.

I, G.J. Anderson, of the City of Victoria,
British Columbia Land Surveyor, hereby certify that
the building erected on the parcel described above
is wholly within the external boundaries of the parcel.

B.C.L.S.
Dated at Victoria, B.C., this
7th day of SEPTEMBER, 1988

The address for the service of documents on the
Strata Corporation is Box 2400, Sidney, B.C., V8L 3Y3.

J.E. ANDERSON & ASSOCIATES
B.C. Land Surveyors - Consulting Engineers
Victoria B. Nanaimo, B.C.
File - 12473 - 10 - A

This Plan lies within the Capital Regional District

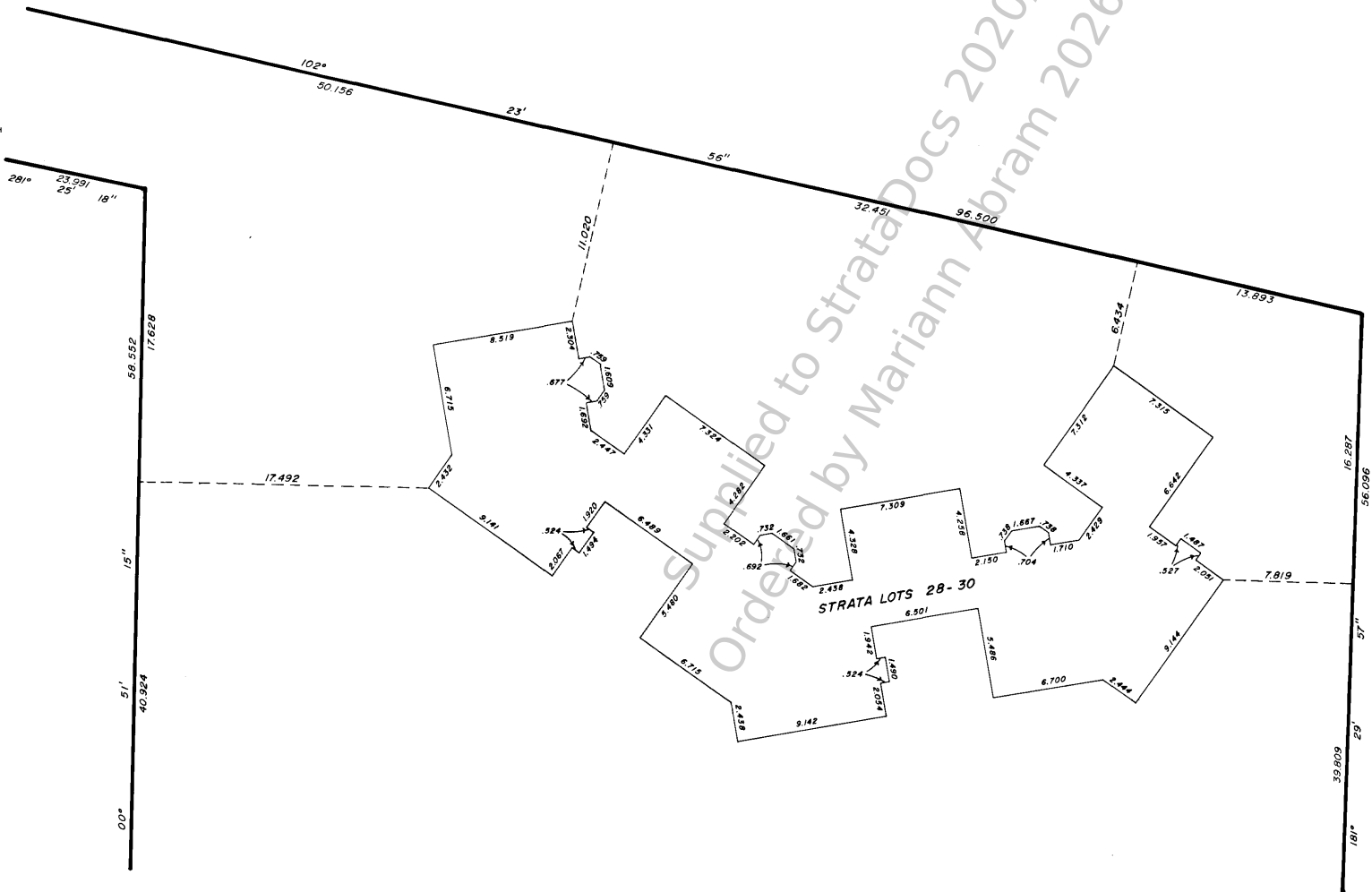
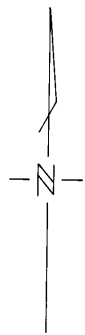
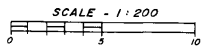
Ordered By: Mariann Abram of Pemberton Holmes Ltd - Sidney on 2026/04/03

This document was obtained from the StrataDocs System. Its use is subject to agreed upon terms and di

PHASE TEN
STRATA PLAN

1579

FOUNDATION WALLS and
OFFSETS to PHASE TEN BOUNDARY



Uploaded: Dec 18, 2020 Verified: Dec 18, 2020

Ordered by StrataDocs 2020/12/18
Ordered by Mariann Abram 2026/04/03

Ordered By: Mariann Abram of Pemberton Holmes Ltd - Sidney on 2026/04/03

PHASE TEN STRATA PLAN 1579


STATUTORY DECLARATION

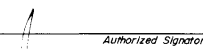
I/We the undersigned do solemnly declare that:
(1) I/We the undersigned am/are the duly authorized agent(s) of the owner-developer(s).
(2) The strata plan is entirely for residential use.
I/We make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath.

CONDOMINIUM ACT.


LOT No.	SHEET No.	FORM 1	FORM 2	FORM 3
		Schedule of Unit Entitlement	Schedule of Interest Upon Destruction	Schedule of Voting Rights
25	28	4 B 5	1	121
26	29	4 B 5	1	121
27	30	4 B 5	1	121
AGGREGATE			3	363

*Corrected this 24th day of Feb 1988
Lead
Deputy Registrar
200 00 EC16952*



Authorized Signatory


Authorized Signatory

Sworn before me this 27 day of SEPTEMBER, 1988.


A Commissioner for taking affidavits within British Columbia.

8, 2020
Approved by Phase 10 of a 25 Phase Strata Plan under the Condominium Act, this
15th day of September, 1988.


Approving Officer, the Corporation of the District of North Saanich.

Accepted as to forms 1, 2, and 3, this
27th day of Sept, 1988.


Superintendent of Real Estate

Uploaded: Dec 8, 2020

NEW DEVELOPMENT CERTIFICATE

I, G. J. Anderson, British Columbia Land Surveyor, hereby certify that the building shown in this strata plan (Phase Ten) has not, as of the 7th day of SEPTEMBER, 1988, been previously occupied.
Dated at Victoria, B.C., this
7th day of SEPTEMBER, 1988.


B.C.L.S.

Owner: Eagle Ridge Holdings Ltd.


Authorized Signatory


Authorized Signatory

Mortgagee: Canada Trust Mortgage Company


Authorized Signatory


Authorized Signatory

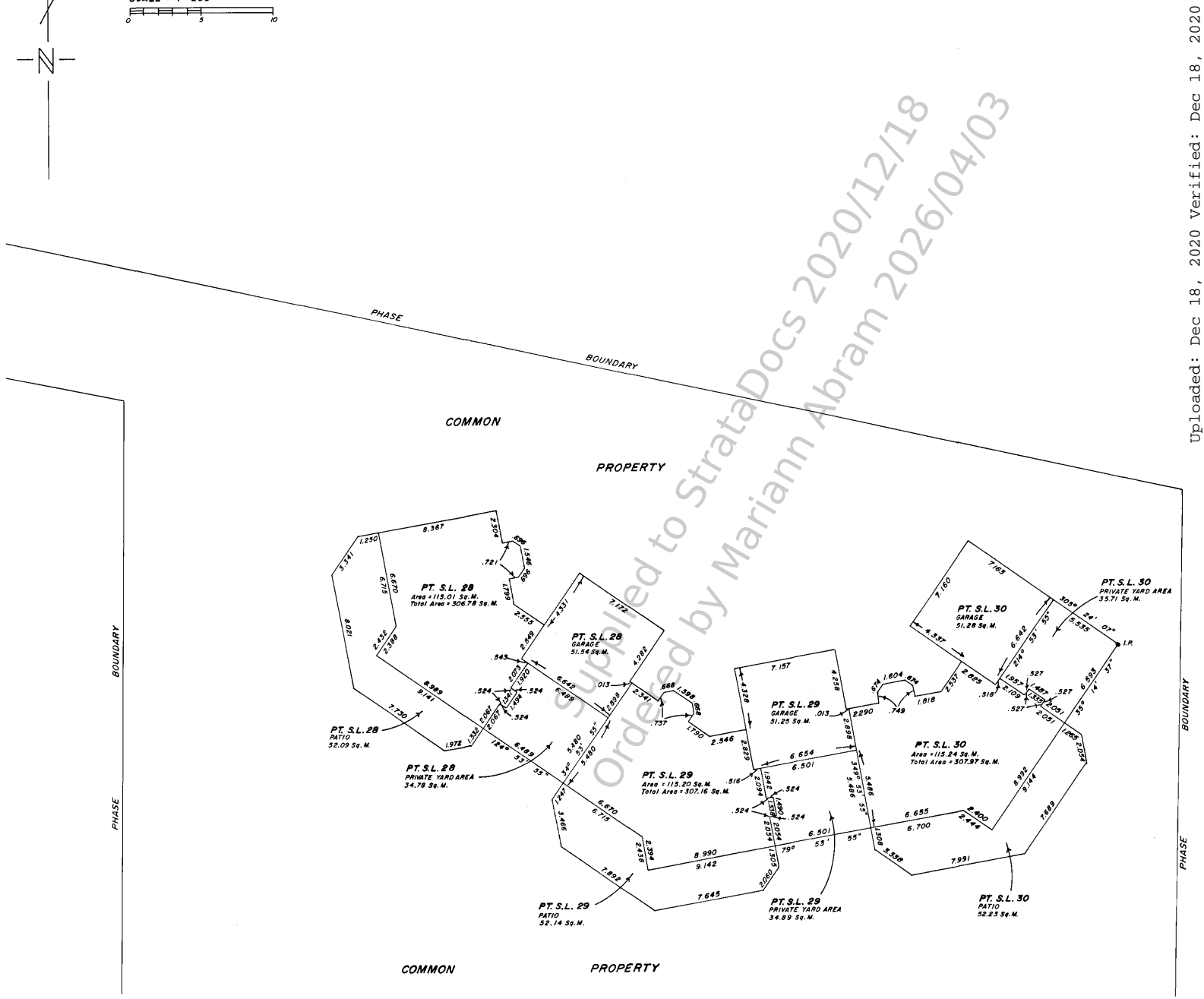
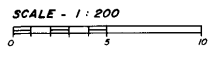
Supplied to StrataDocs 2020/12/18
Ordered by Mariann Abram 2026/04/03

SEPTEMBER 7, 1988. 
G.J. Anderson, B.C.L.S.

Ordered By: Mariann Abram of Pemberton Holmes Ltd - Sidney on 2026/04/03

PHASE TEN STRATA PLAN **1579**

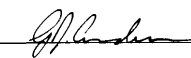
GROUND FLOOR PARTS of STRATA LOTS 28, 29 and 30, and PRIVATE YARD AREAS.



Uploaded: Dec 18, 2020 Verified: Dec 18, 2020

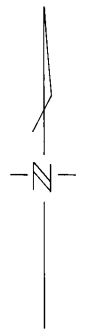
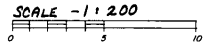
- Notes
- All patios are defined as to height, by the centre of the floor above or its extensions or where there is no floor above by the average height of a strata lot within the same building unless otherwise indicated.
 - Distances shown are measured to the centerline of walls except at patios and private yard areas.
 - Areas shown are calculated to the centerline of walls except at patios and private yard areas.
 - Patios and private yard areas are measured to the outside of foundation walls.
 - All distances shown are in meters
 - Sq. M. denotes square meters
 - S.L. denotes strata lot
 - I.P. denotes standard iron Post set.

I, G.J. Anderson, a British Columbia Land Surveyor, of Victoria, in British Columbia, certify that I was present at and personally supervised the survey represented by this plan and that the survey and plan are correct. The survey was completed on the 7TH day of SEPTEMBER, 1988


B.C.L.S.

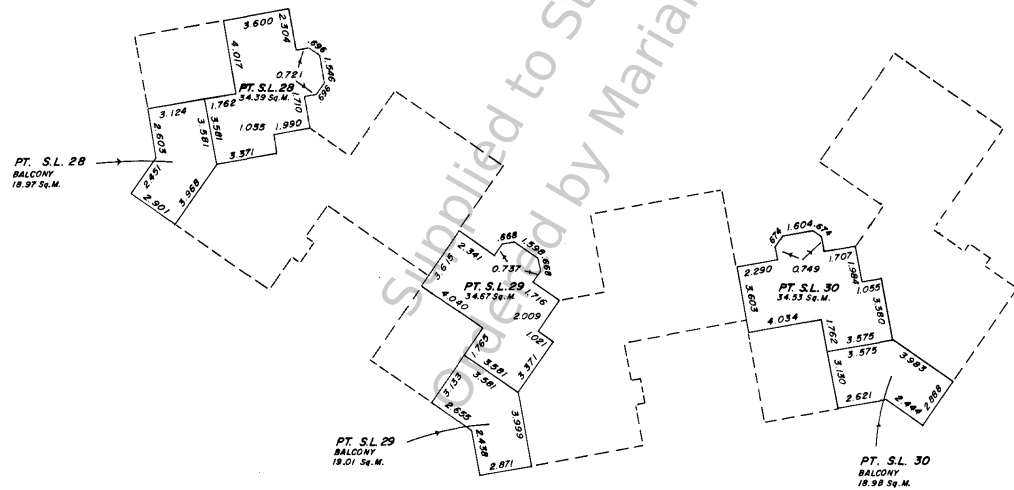
This document was obtained from the StrataDocs System. Its use is subject to agreed upon terms and conditions.

TOP FLOOR
PARTS of STRATA LOTS 28, 29 and 30.



PHASE TEN STRATA PLAN **1579**

Uploaded: Dec 18, 2020 Verified: Dec 18, 2020

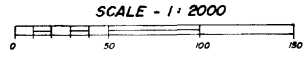


- Notes
- All balconies are defined as to height, by the centre of the floor above or its extensions or where there is no floor above, by the average height of a strata lot within the same building unless otherwise indicated.
 - Distances shown are measured to the centerline of walls.
 - Areas shown are calculated to the centerline of walls.
 - All distances shown are in meters.
 - Sq.M. denotes square meters.
 - S. L. denotes strata lot.

Supplied to StrataDocs 2020/12/18
by Mariann Abram 2026/04/03

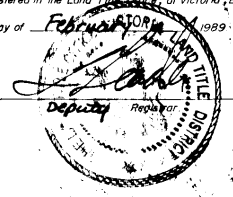
Civic Address: 1255 Wain Road R.R. 4,
Sidney B.C., V8L 4B4, of the
Municipality of North Saanich.

PHASED STRATA PLAN of LOT A, PLAN 44487, SECTION 18, RANGE 1 WEST and RANGE 1 EAST, NORTH SAANICH DISTRICT.



ECH367
Jg

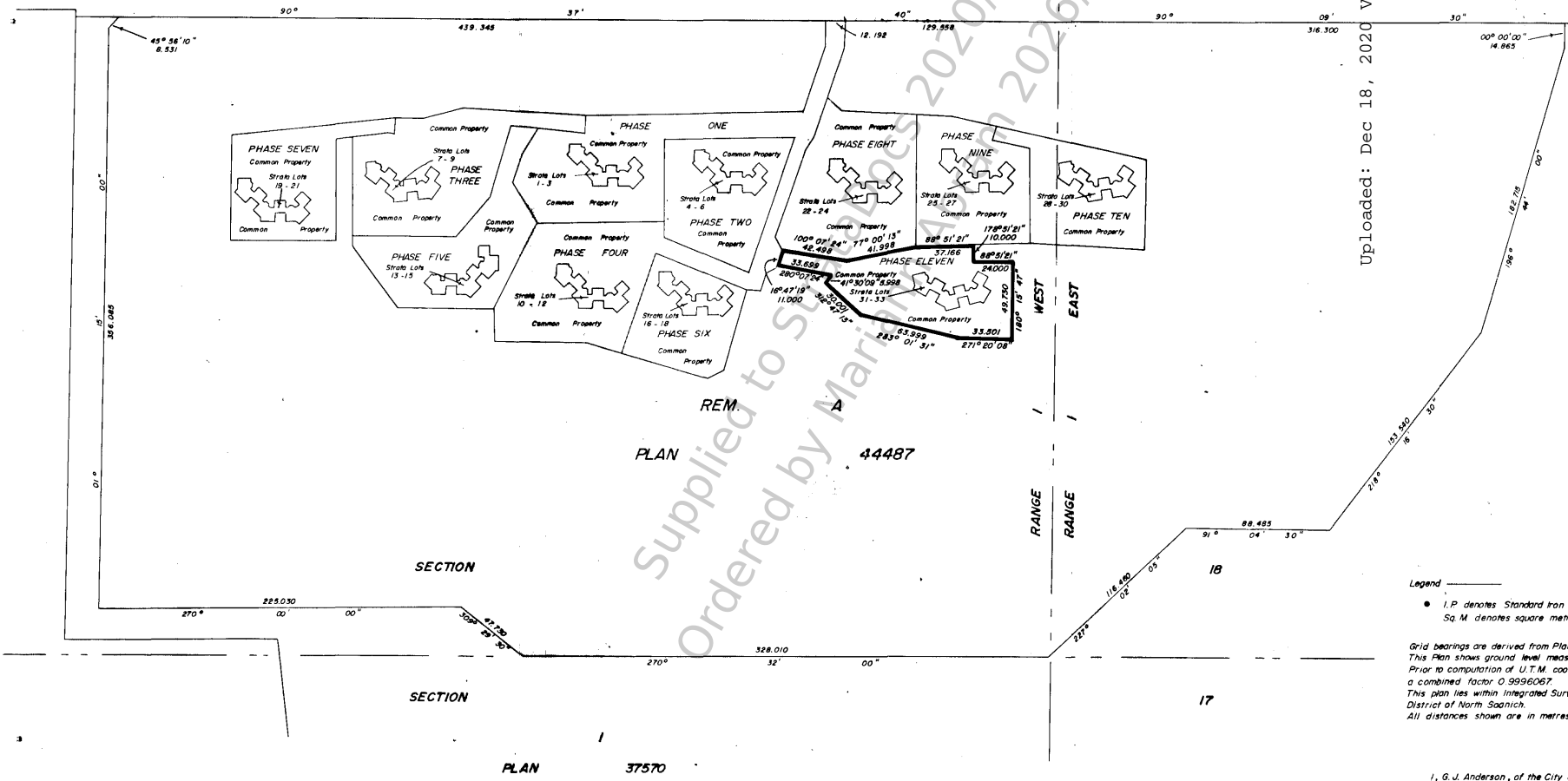
PHASE ELEVEN STRATA PLAN **1579**
Deposited and Registered in the Land Title Office, at Victoria, B.C., this
17 day of February 1999



Uploaded: Dec 18, 2020
Verified: Dec 18, 2020

WAIN

ROAD



Supplied to Strata Corporation
Ordered by Mariann Abram on 2020/12/18
2026/04/03

Legend
● I.P. denotes Standard Iron Post set.
Sq. M. denotes square metres.

Grid bearings are derived from Plan 44487.
This Plan shows ground level measured distances.
Prior to computation of U.T.M. coordinates multiply by a
combined factor 0.9996067.
This plan lies within Integrated Survey Area 22,
District of North Saanich.
All distances shown are in metres.

I, G.J. Anderson, of the City of Victoria,
British Columbia Land Surveyor, hereby certify that
the building erected on the parcel described above
is wholly within the external boundaries of the parcel.

G.J. Anderson
B.C.L.S.
Dated at Victoria, B.C., this
19TH day of JANUARY, 1999

The address for the service of documents on the
Strata Corporation is Bar 2400, Sidney, B.C., V8L 3Y3.

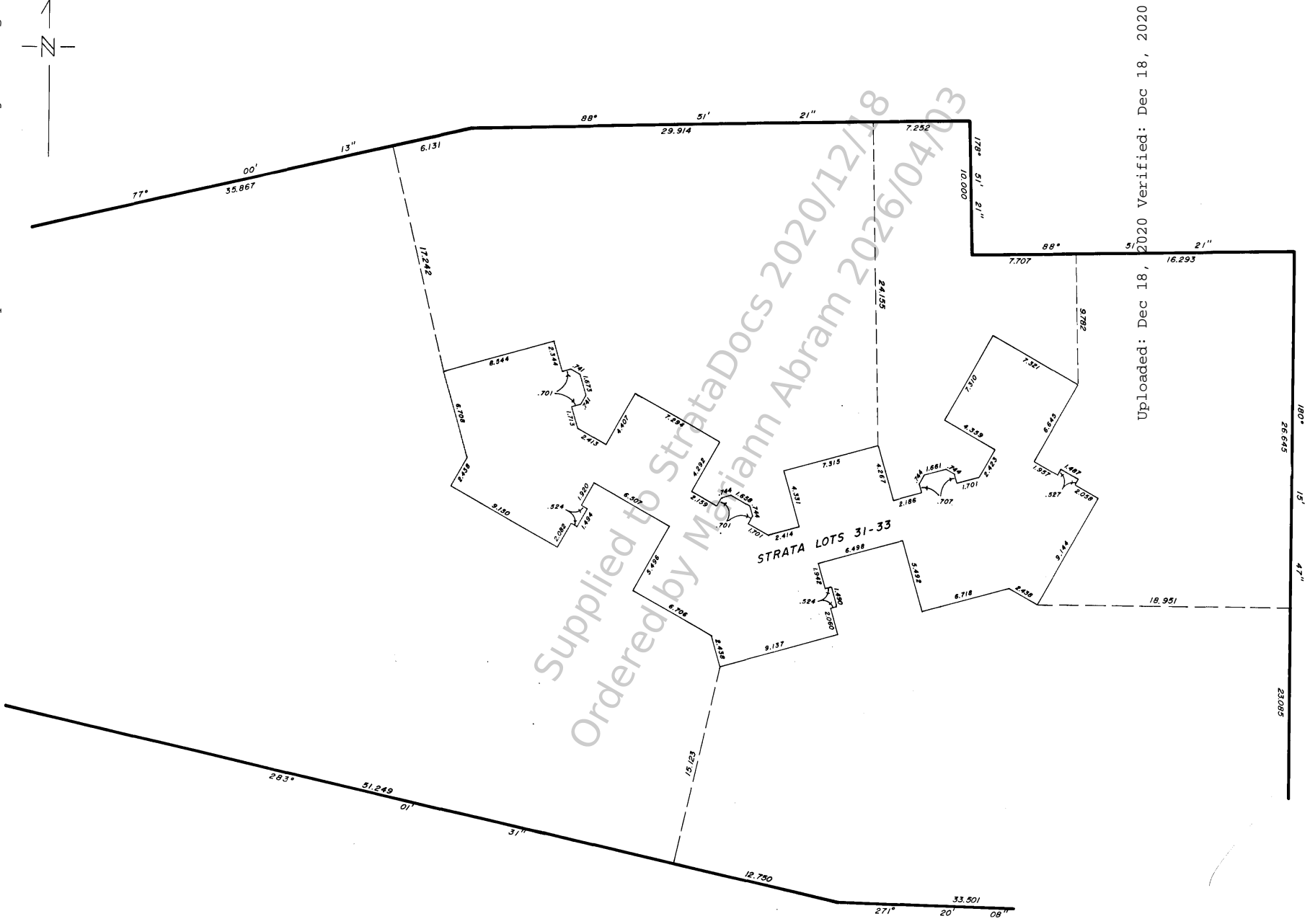
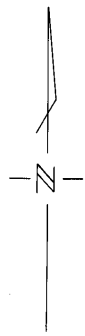
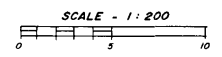
Ordered By: Mariann Abram of Pemberton Holmes Ltd - Sidney on 2026/04/03

This document was obtained from the StrataDocs system. Its use is subject to agreed upon terms and conditions.

PHASE ELEVEN
STRATA PLAN

1579

FOUNDATION WALLS and
OFFSETS to PHASE ELEVEN BOUNDARY.



Uploaded: Dec 18, 2020 Verified: Dec 18, 2020

Ordered By: Mariann Abram of Pemberton Holmes Ltd - Sidney on 2026/04/03

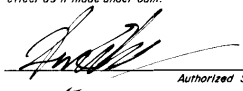
PHASE ELEVEN
STRATA PLAN 1579

STATUTORY DECLARATION

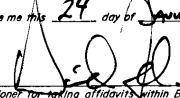
I, We the undersigned do solemnly declare that:
(1) I/We the undersigned am/are the duly authorized agents of the owner-developer(s).
(2) The strata plan is entirely for residential use
I/ We make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath.

CONDOMINIUM ACT.

LOT No.	SHEET No.	FORM 1	FORM 2	FORM 3
		Schedule of Unit Entitlement	Schedule of Interest Upon Destruction	Schedule of Voting Rights
31	4 B 5	1	121	
32	4 B 5	1	121	
33	4 B 5	1	121	
AGGREGATE		3	363	


Authorized Signatory

Sworn before me this 24 day of JANUARY, 1989


A Commissioner for taking affidavits within British Columbia

NEW DEVELOPMENT CERTIFICATE

I, G.J. Anderson, British Columbia Land Surveyor, hereby certify that the building shown in this strata plan (Phase Eleven) has not, as of the 19th day of JANUARY, 1989, been previously occupied.
Dated at Victoria, B.C., this 19th day of JANUARY, 1989.


B.C.L.S.

Owner: Eagle Ridge Holdings Ltd.




Authorized Signatory

Authorized Signatory

Mortgagee: Canada Trustco Mortgage Company


Authorized Signatory


Authorized Signatory

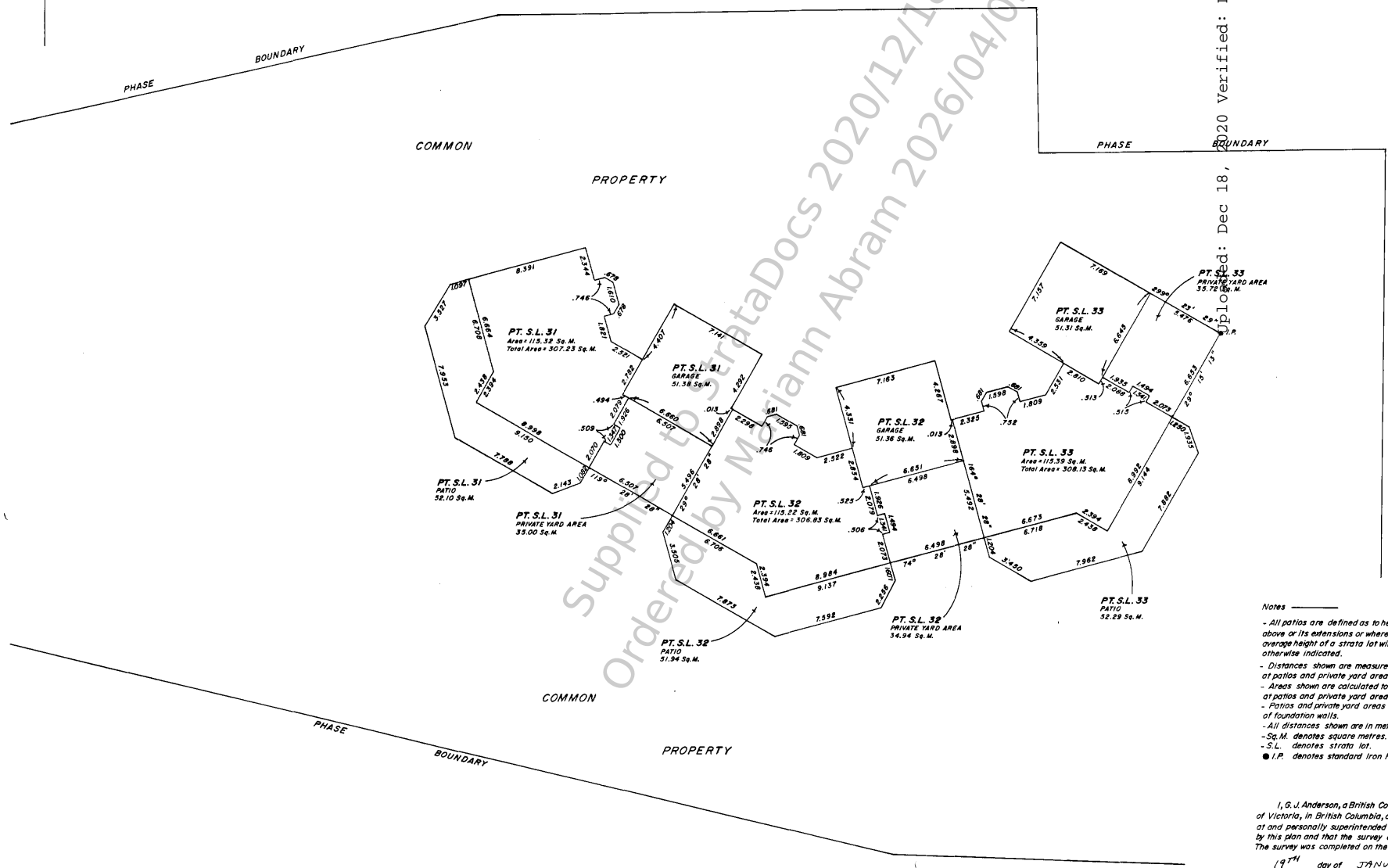
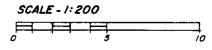
Approved as Phase 11 of a 25 Phase Strata Plan under the Condominium Act, this 23rd day of January, 1989.

Approving Officer, the Corporation of the District of North Saanich
Accepted as to forms 1, 2, and 3, this 20 day of February, 1989.

Superintendent of Real Estate

Uploaded: Dec 8, 2020

Supplied to StrataDocs 2020/12/18
Ordered by Mariann Abram 2026/04/03

PHASE ELEVEN STRATA PLAN **1579**

GROUND FLOOR
PARTS of STRATA LOTS 31, 32 and 33, and
PRIVATE YARD AREAS.
SCALE - 1:200



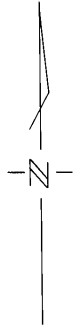
2020 verified: Dec 18, 2020

Supplied to StrataDocs 2020/12/18
Ordered by Mariann Abram 2026/04/03

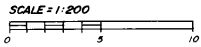
- Notes
- All patios are defined as to height, by the centre of the floor above or its extensions or where there is no floor above by the average height of a strata lot within the same building unless otherwise indicated.
 - Distances shown are measured to the centerline of walls except at patios and private yard areas.
 - Areas shown are calculated to the centerline of walls except at patios and private yard areas.
 - Patios and private yard areas are measured to the outside of foundation walls.
 - All distances shown are in metres.
 - Sq. M. denotes square metres.
 - S.L. denotes strata lot.
 - I.P. denotes standard Iron Post set.

I, G. J. Anderson, a British Columbia, Land Surveyor, of Victoria, in British Columbia, certify that I was present at and personally supervised the survey represented by this plan and that the survey and plan are correct. The survey was completed on the 19TH day of JANUARY, 1989

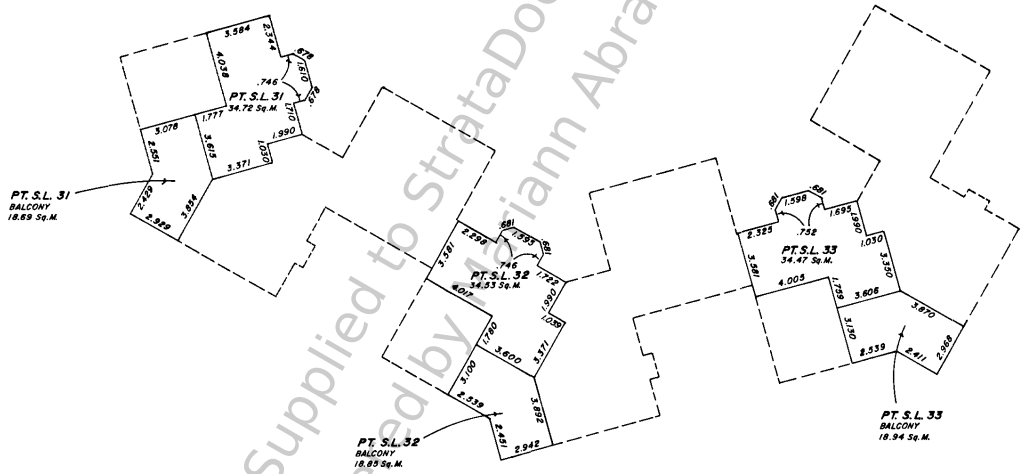
[Signature]
B.C.L.S.



TOP FLOOR
PARTS of STRATA LOTS 31, 32 and 33.



PHASE ELEVEN
STRATA PLAN '1579



Supplied to StrataDocs 2020/12/18
Ordered by Mariann Abram 2026/04/03

Uploaded: Dec 18, 2020 Verified: Dec 18, 2020

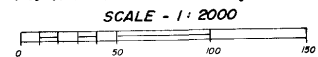
- Notes
- All balconies are defined as to height, by the centre of the floor above or its extensions or where there is no floor above, by the average height of a strata lot within the same building unless otherwise indicated.
 - Distances shown are measured to the centreline of walls.
 - Areas shown are calculated to the centreline of walls.
 - All distances shown are in metres.
 - Sq.M. denotes square metres.
 - S.L. denotes strata lot.
 - PT. denotes part of.

Ordered By: Mariann Abram of Pemberton Holmes Ltd - Sidney on 2026/04/03

This document was obtained from the StateSpace System. Its use is subject to agreed upon terms and conditions.

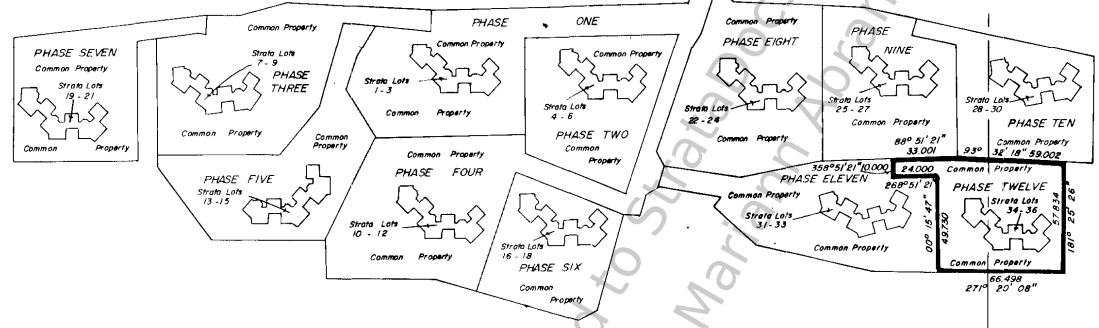
Civic Address: 1255 Wain Road R.R. 4,
Sidney B.C., V8L 4B4, of the
Municipality of North Saanich.

PHASED STRATA PLAN of LOT A, PLAN 44487, SECTION 18, RANGE 1 WEST and RANGE 1 EAST, NORTH SAANICH DISTRICT.



WAIN

ROAD



REM. A
PLAN 44487

SECTION

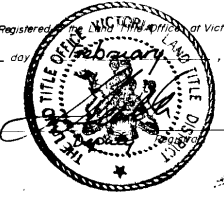
SECTION

PLAN 37570

FIRST SHEET
Sheet 1 of 5 Sheets

PHASE TWELVE
STRATA PLAN 1579

Deposited and Registered in the Office of the Registrar of Titles, Victoria, B.C., 1989



FC14370
3/2

Uploaded: Dec 18, 2020 Verified: Dec 18, 2020

Legend
● I.P. denotes Standard Iron Post set.
Sq. M. denotes square metres.

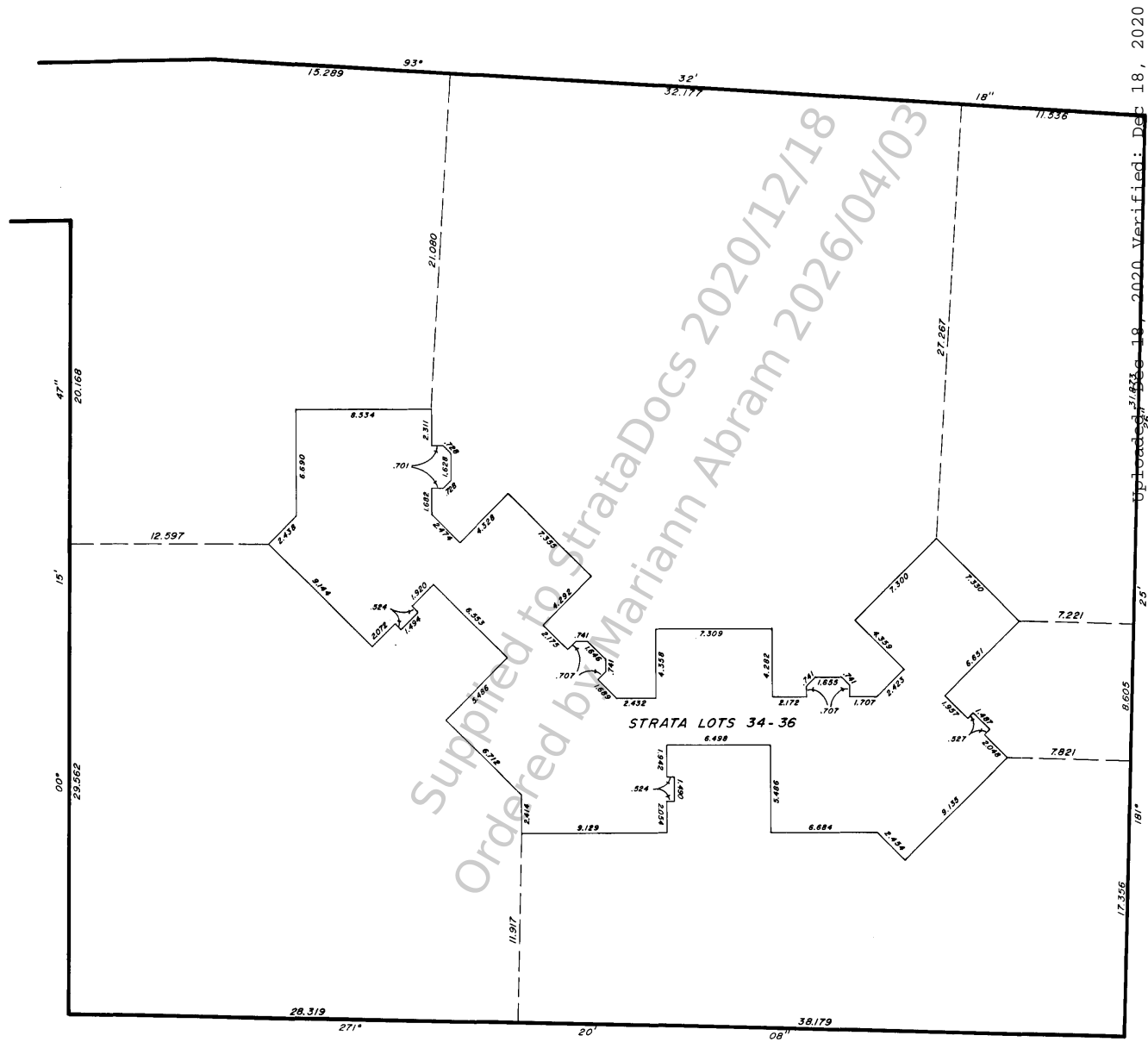
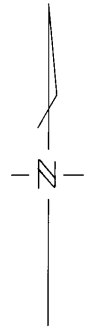
Grid bearings are derived from Plan 44487
This Plan shows ground level measured distances
Prior to computation of U.T.M. coordinates multiply by
a combined factor 0.9996067
This plan lies within Integrated Survey Area 22,
District of North Saanich.
All distances shown are in metres.

I. G. J. Anderson, of the City of Victoria,

Ordered By: Mariann Abram of Pemberton Holmes Ltd. - Sidney on 2026/04/03

PHASE TWELVE
STRATA PLAN **1579**

FOUNDATION WALLS and
OFFSETS to PHASE TWELVE BOUNDARY.



Updated 2/18/2020. Verified: Dec 18, 2020

Supplied to StrataDocs 2020/12/18
Ordered by Mariann Abram 2026/04/03

PHASE TWELVE
STRATA PLAN 1579

STATUTORY DECLARATION

I/ We the undersigned do solemnly declare that:
(1) I/ We the undersigned am/are the duly authorized agent(s) of the owner-developer(s).
(2) The strata plan is entirely for residential use
I/ We make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath.


Authorized Signatory

Authorized Signatory

Sworn before me this 24 day of January, 1989.


A Commissioner for taking affidavits within British Columbia

NEW DEVELOPMENT CERTIFICATE

I, G. J. Anderson, British Columbia Land Surveyor, hereby certify that the building shown in this strata plan (Phase Twelve) has not, as of the 19th day of JANUARY, 1989, been previously occupied.
Dated at Victoria, B.C., this
19th day of JANUARY, 1989.

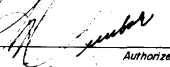

B.C.L.S.

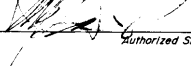
Owner: Eagle Ridge Holdings Ltd.


Authorized Signatory

Authorized Signatory

Mortgagee: Canada Trustco Mortgage Company


Authorized Signatory


Authorized Signatory

CONDOMINIUM ACT.

LOT No.	SHEET No.	FORM 1	FORM 2	FORM 3
		Schedule of Unit Entitlement	Schedule of Interest Upon Destruction	Schedule of Voting Rights
34	4 @ 5	1	121	
35	4 @ 5	1	121	
36	4 @ 5	1	121	
AGGREGATE		3	363	


Supplied to StrataDocs 2020/12/18
Ordered by Mariann Abram 2026/04/03

Uploaded: Dec 18, 2020
Verified: Dec 18, 2020

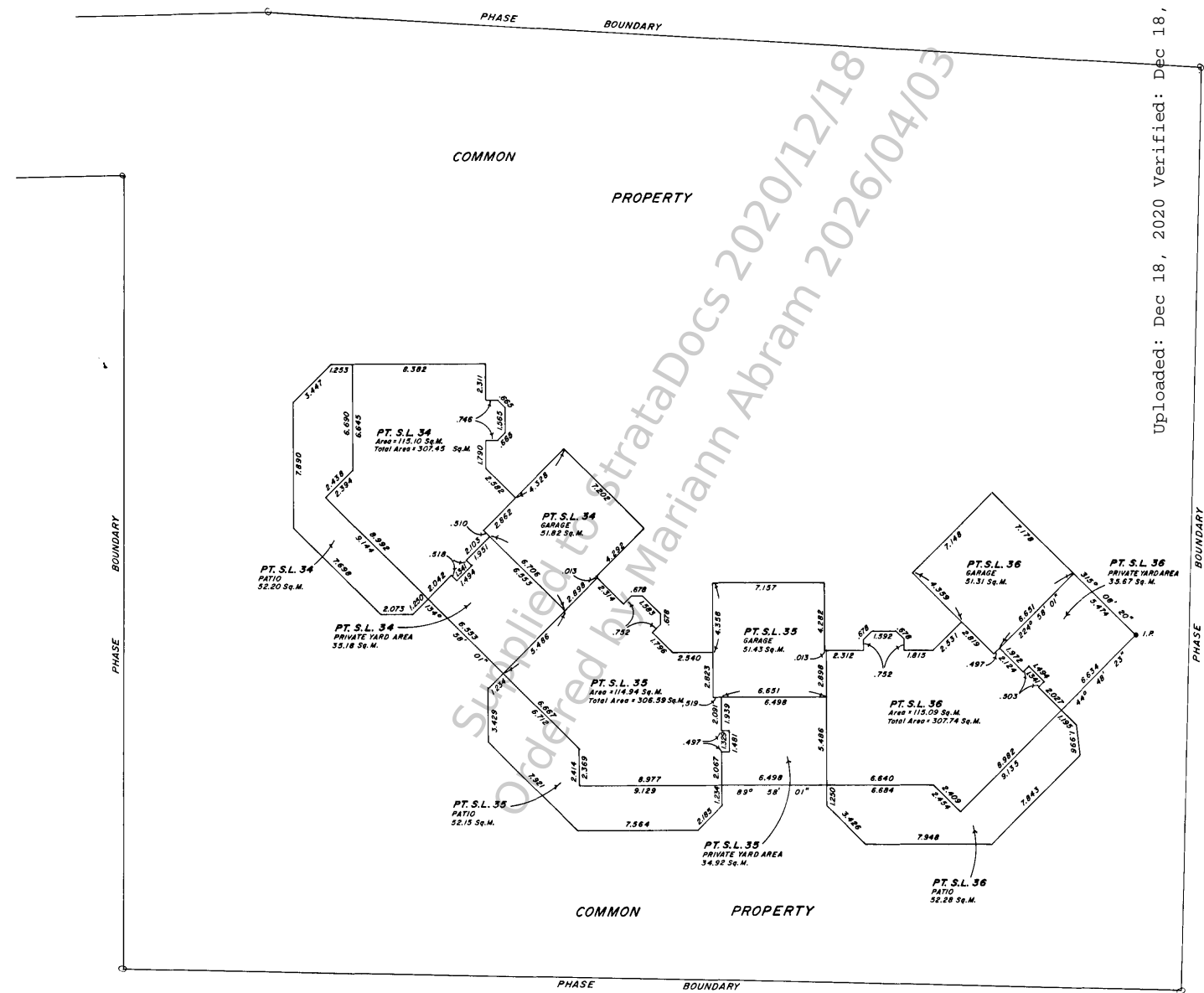
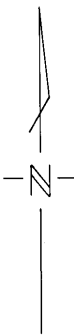
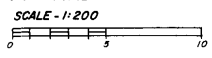
Approved as Phase 12 of a 25 Phase Strata Plan under the Condominium Act, this
23rd day of January, 1989.


Approving Officer, the Corporation of the District of North Saanich

Accepted as to forms 1, 2, and 3, this
7th day of February, 1989.


Superintendent of Real Estate

GROUND FLOOR
PARTS of STRATA LOTS 34, 35 and 36, and
PRIVATE YARD AREAS.



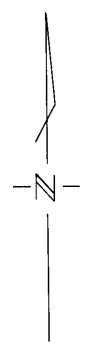
Uploaded: Dec 18, 2020 Verified: Dec 18, 2020

- Notes
- All patios 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.
 - Distances shown are measured to the centerline of walls except at patios and private yard areas.
 - Areas shown are calculated to the centerline of walls except at patios and private yard areas.
 - Patios and private yard areas are measured to the outside of foundation walls.
 - All distances shown are in metres.
 - Sq.M. denotes square metres.
 - S.L. denotes strata lot.
 - I.P. denotes standard Iron Post set.

I, G.J. Anderson, a British Columbia Land Surveyor, of Victoria, in British Columbia, certify that I was present at and personally superintended the survey represented by this plan and that the survey and plan are correct. The survey was completed on the _____ day of JANUARY, 1989

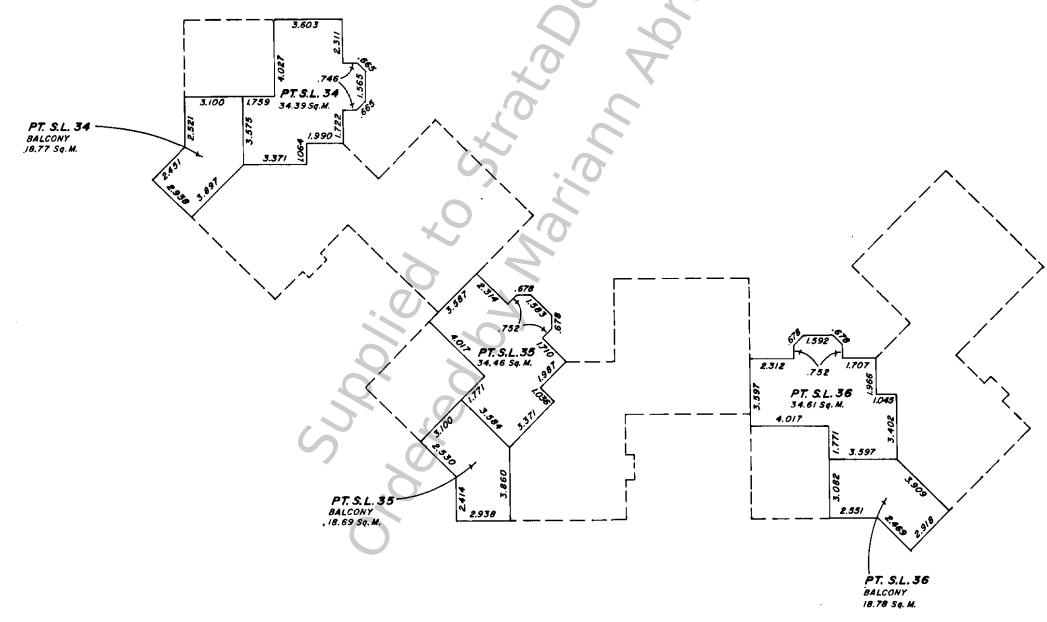
B.C.L.S.

TOP FLOOR PARTS of STRATA LOTS 34, 35 and 36.



PHASE TWELVE
STRATA PLAN **1579**

Uploaded: Dec 18, 2020 Verified: Dec 18, 2020

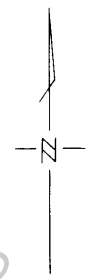


- Notes
- All balconies are defined as to height, by the centre of the floor above or its extensions or where there is no floor above, by the average height of a strata lot within the same building unless otherwise indicated.
 - Distances shown are measured to the centreline of walls.
 - Areas shown are calculated to the centreline of walls.
 - All distances shown are in metres.
 - Sq.M. denotes square metres.
 - S.L. denotes strata lot.
 - PT. denotes part of.

This document was obtained from the StrataDocs System. Its use is subject to agreed upon terms and conditions.

Address: 1255 Main Road P.R. 4,
Sidney B.C., V8L 4B4, of the
Municipality of North Saanich

PHASED STRATA PLAN of LOT A, PLAN 44487, SECTION 18, RANGE 1 WEST and RANGE 1 EAST, NORTH SAANICH DISTRICT.



EC 53956
R

PHASE THIRTEEN
STRATA PLAN

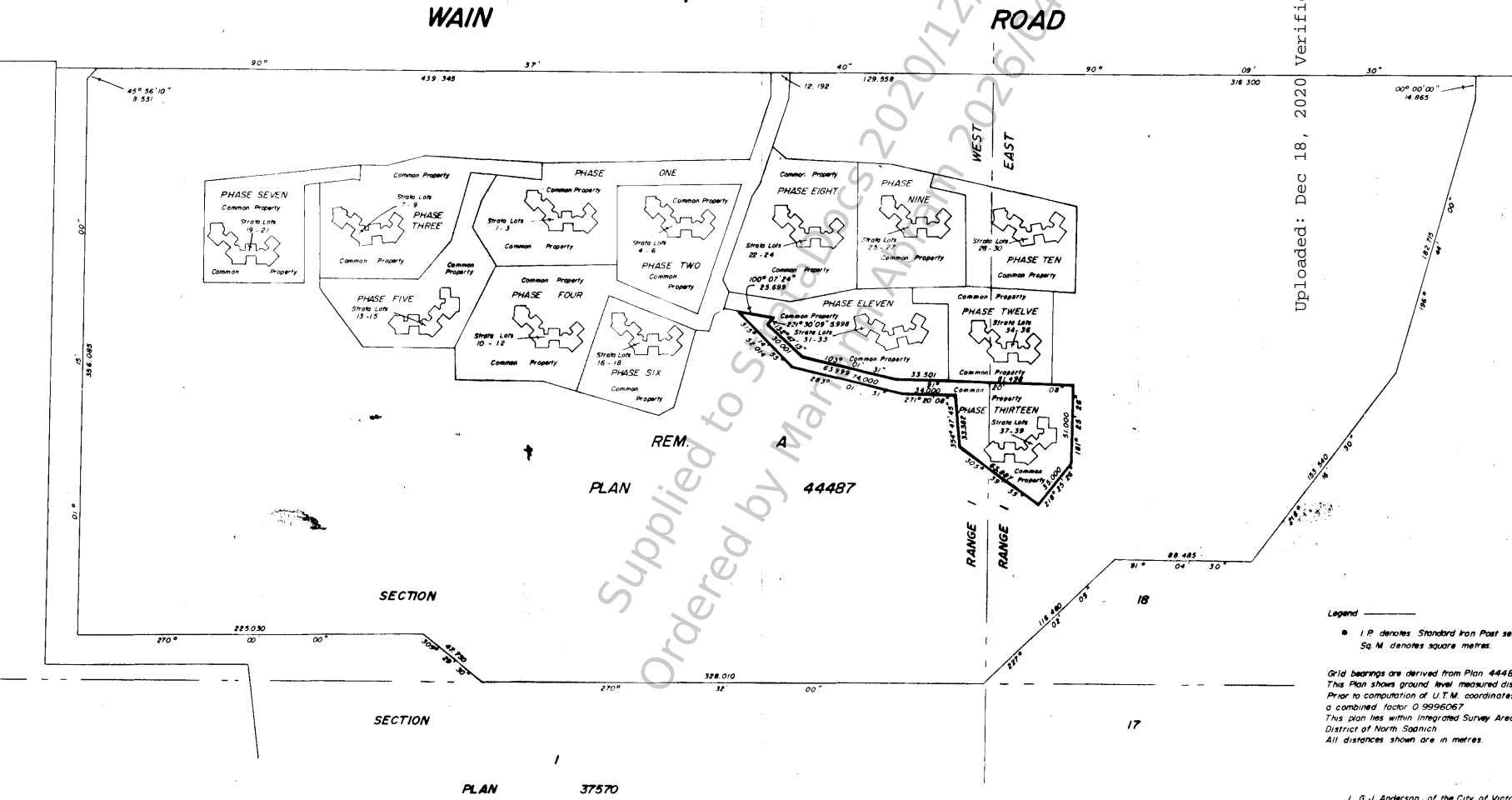
FIRST SHEET
Sheet 1 of 5 Sheets

1579

Deposited and Registered in the Land Title Office, at Victoria, B.C., this
7 day of June, 1989

[Signature]
Deputy Registrar.

Uploaded: Dec 18, 2020 Verified: Dec 18, 2020



Legend

- I.P. denotes Standard Iron Post set.
- Sq. M. denotes square metres.

Grid bearings are derived from Plan 44487.
This Plan shows ground level measured distances.
Prior to computation of U.T.M. coordinates multiply by
a combined factor 0.9996067
This plan lies within Integrated Survey Area 22,
District of North Saanich
All distances shown are in metres.

I, G.J. Anderson, of the City of Victoria,
British Columbia Land Surveyor, hereby certify that
the building erected on the parcel described above
is wholly within the external boundaries of the parcel.

[Signature]
B.C.L.S.

Dated at Victoria, B.C., this
17TH day of MARCH, 1989

The address for the service of documents on the
Strata Corporation is Box 2400, Sidney, B.C., V8L 3Y3

J.E. ANDERSON & ASSOCIATES
B.C. Land Surveyors - Consulting Engineers
Victoria - Nanaimo, B.C.
File - 12473 - 13 - A

This Plan lies within the Capital Regional District

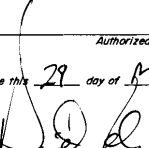
Ordered By: Mariann Abram of Pemberton Holmes Ltd - Sidney on 2026/04/03

PHASE THIRTEEN
STRATA PLAN 1579

STATUTORY DECLARATION

I/ We the undersigned do solemnly declare that:
(1) I/ We the undersigned am/are the duly authorized agent(s) of the owner - developer(s).
(2) The strata plan is entirely for residential use
I/ We make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath.


Authorized Signatory


Authorized Signatory

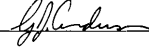
Sworn before me this 29 day of March, 1989.


A Commissioner for taking affidavits within British Columbia

NEW DEVELOPMENT CERTIFICATE

I, G.J. Anderson, British Columbia Land Surveyor, hereby certify that the building shown in this strata plan (Phase Thirteen) has not, as of the 17 day of MARCH, 1989, been previously occupied.

Dated at Victoria, B.C., this
17TH day of MARCH, 1989.


B.C.L.S.


Owner: Eagle Ridge Holdings Ltd.


Authorized Signatory

Authorized Signatory

Mortgagee: Canada Trustco Mortgage Company


Authorized Signatory


Authorized Signatory

CONDOMINIUM ACT.

LOT No.	SHEET No.	FORM 1	FORM 2	FORM 3
		Schedule of Unit Entitlement	Schedule of Interest Upon Destruction	Schedule of Voting Rights
37	4 B 5	1	130	
38	4 B 5	1	130	
39	4 B 5	1	130	
AGGREGATE		3	390	

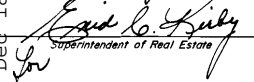
Supplied to StrataDocs 2020/02/18
Ordered by Mariann Abram 2026/04/03

Uploaded: Dec 18, 2020 Verified: Dec 18, 2020

Approved as Phase 13 of a 25 Phase Strata Plan under the Condominium Act, this
Dec 23rd day of March, 1989.


Approving Officer, the Corporation of the District of North Saanich

Accepted as to forms 1, 2, and 3, this
10th day of May, 1989.

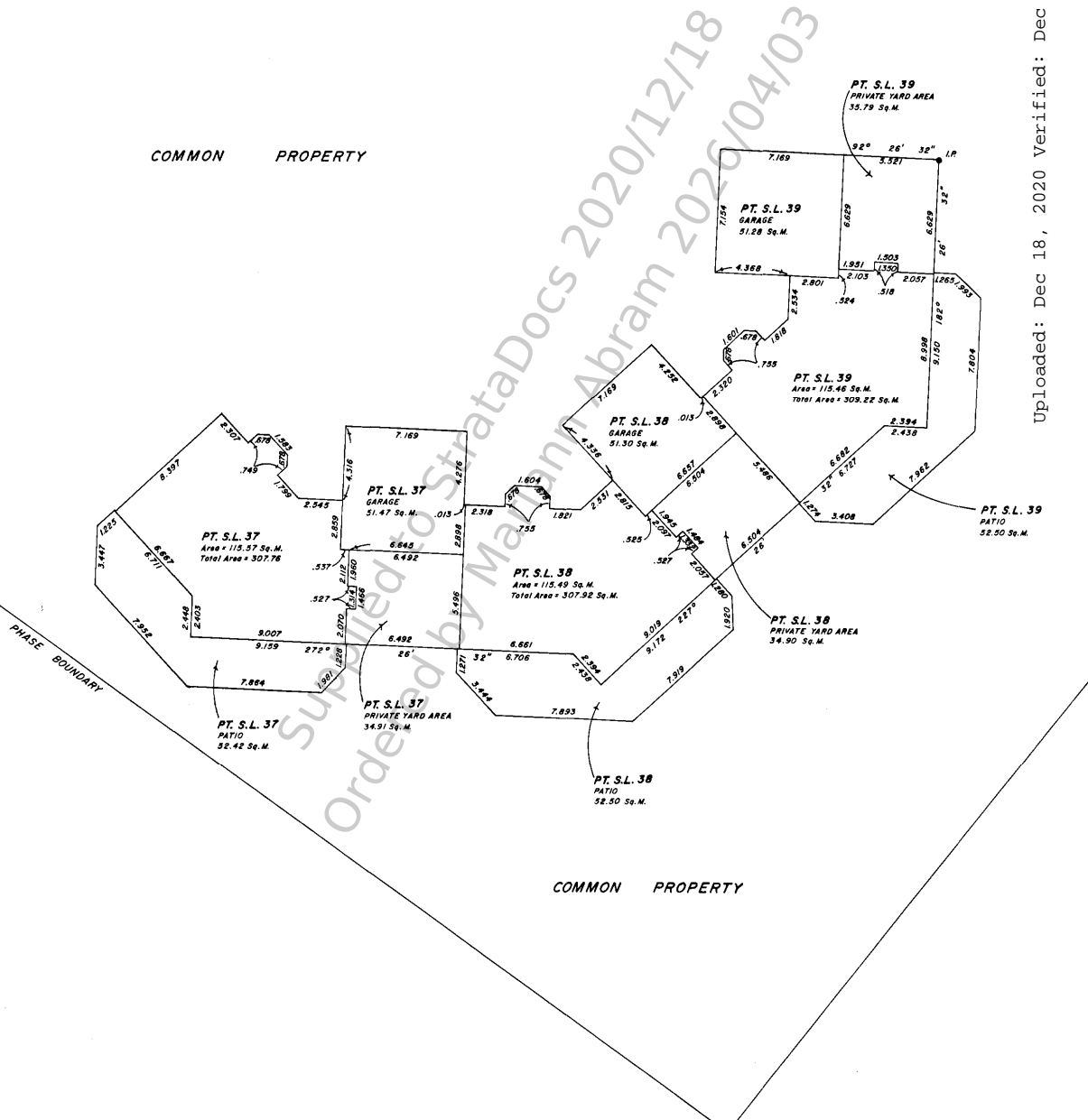

Superintendent of Real Estate

GROUND FLOOR PARTS of STRATA LOTS 37, 38 and 39, and PRIVATE YARD AREAS.

SCALE - 1:200



COMMON PROPERTY



Uploaded: Dec 18, 2020 Verified: Dec 18, 2020

PHASE BOUNDARY

Notes

- All patios 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.
- Distances shown are measured to the centreline of walls except at patios and private yard areas.
- Areas shown are calculated to the centreline of walls except at patios and private yard areas.
- Patios and private yard areas are measured to the outside of foundation walls.
- All distances shown are in metres.
- Sq.M. denotes square metres.
- S.L. denotes strata lot.
- I.P. denotes standard Iron Post set.
- PT. denotes part of.

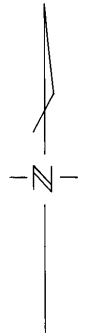
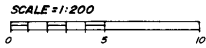
I, G.J. Anderson, a British Columbia, Land Surveyor, of Victoria, in British Columbia, certify that I was present at and personally supervised the survey represented by this plan and that the survey and plan are correct. The survey was completed on the

17TH day of MARCH, 1989

[Signature]

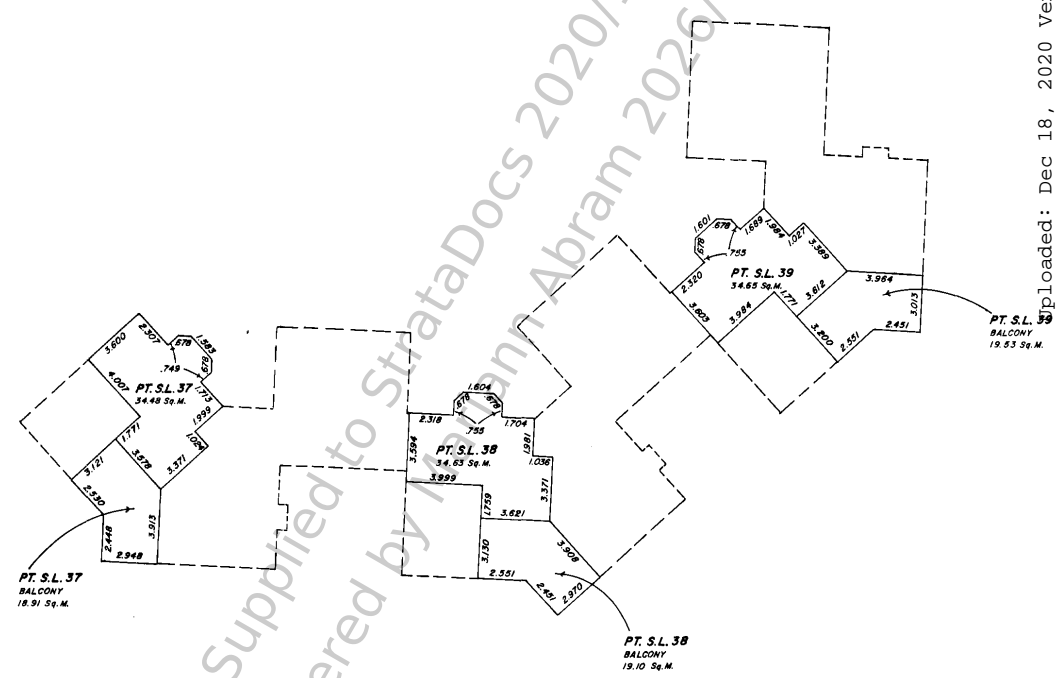
Ordered By: Mariann Abram of Pemberton Holmes Ltd - Sidney on 2026/04/03

TOP FLOOR
PARTS of STRATA LOTS 37, 38 and 39.



PHASE THIRTEEN
STRATA PLAN

1579



Uploaded: Dec 18, 2020 Verified: Dec 18, 2020

Notes

- All 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.
- Distances shown are measured to the centreline of walls.
- Areas shown are calculated to the centreline of walls.
- All distances shown are in metres.
- Sq.M denotes square metres.
- S.L. denotes strata lot.
- PT. denotes part of.

Its use is subject to agreed upon terms and di

This document was obtained from the StrataDocs System.

PHASED STRATA PLAN OF LOT A, PLAN 44487, SECTION 18, RANGE 1 WEST AND RANGE 1 EAST, NORTH SAANICH DISTRICT.

FIRST SHEET
SHEET 1 OF 5 SHEETS

PHASE FOURTEEN
STRATA PLAN NO: 1579.



LEGEND.
This plan lies within Integrated Survey Area No. 22, the District of North Saanich. Grid bearings were derived from prior Integrated Plan 44487.
This plan shows ground level distances. Prior to the computation of UTM co-ordinates, multiply all distances by combined factor 0.9986067.

- IP Denotes iron post set.
- Wit Denotes witness or offset.
- s.m. Denotes square metres.
- Pt. Denotes "Part of Strata Lot ___"

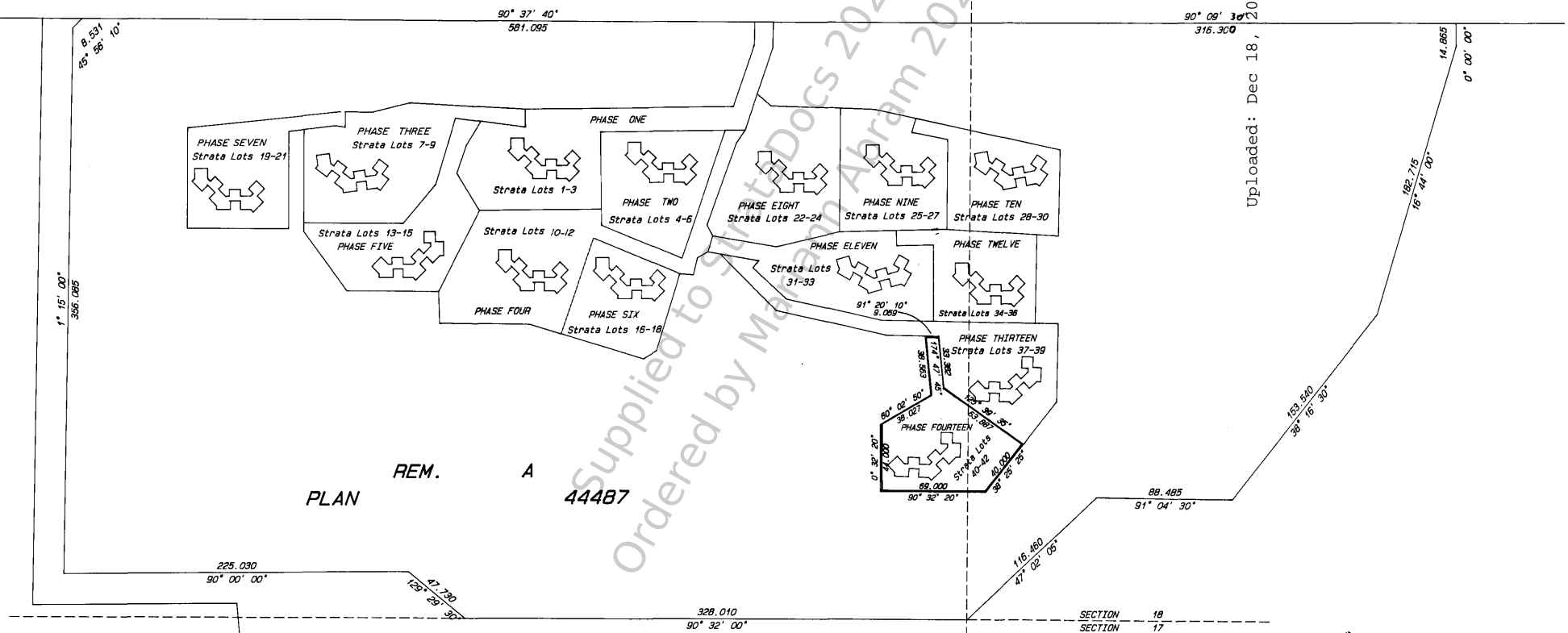


Uploaded: Dec 18, 2020
Verified: Dec 18, 2020
Handwritten: *Handwritten initials and "ec 23551"*

Deposited and Registered in the
Land Title Office at Victoria, B.C.
this 12 day of Sept, 1989



WAIN ROAD



PLAN REM. A 44487

PLAN LOT 1 37570

SECTION 18
SECTION 17

RANGE 1 WEST
RANGE 1 EAST

File: 1652 - 92
LEONARD ORRICO
B. C. Land Surveyor
4089 Quadra Street
Victoria, B.C. V8X 1K7
Telex 479-1012(479-4479)

This plan lies within the
Municipality of North Saanich and
the Capital Regional District.

The address of the project is:
1255 Main Road, R.R. 4,
Sidney, B.C.
V8L 4S4

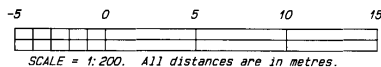
The address for the service of
documents upon the Strata Corporation is:
The Owners, Strata Plan 1579,
P.O. Box 2400, Sidney, B.C. V8L 3Y3

I, Leonard Louis Orrico, a British
Columbia Land Surveyor, hereby certify
that the building erected on the parcel
described above is wholly within the
external boundaries of the parcel.

Dated at Victoria, B.C.
this 27th day of July, 1989.

Ordered By: Mariann Abram of Pemberton Holmes Ltd - Sidney on 2026/04/03

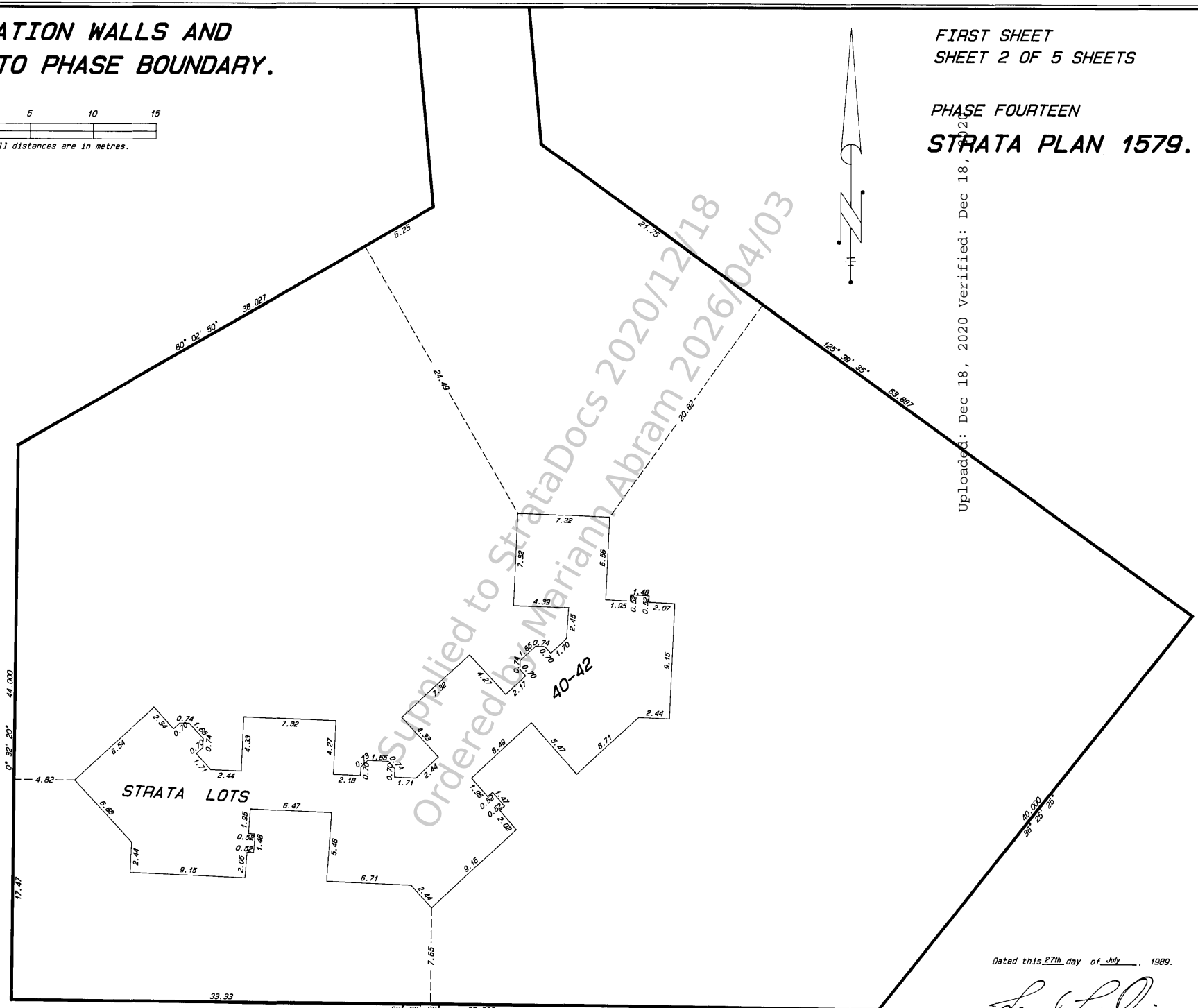
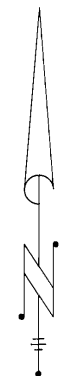
FOUNDATION WALLS AND OFFSETS TO PHASE BOUNDARY.



FIRST SHEET
SHEET 2 OF 5 SHEETS

PHASE FOURTEEN
STRATA PLAN 1579.

Uploaded: Dec 18, 2020 Verified: Dec 18, 2020



File: 1652 - 92
LEONARD ORRICO
 B. C. Land Surveyor
 4089 Quadra Street
 Victoria, B.C. V8X 1K7
 Tel/fax 479-1012/479-4479

Dated this 27th day of July, 1989.

BCL5

This document was obtained from the StrataDocs System. Its use is subject to agreed upon terms and conditions.

Ordered By: Mariann Abram of Pemberton Holmes Ltd - Sidney on 2026/04/03

This document was obtained from the StrataDocs System. Its use is subject to agreed upon terms and di

SECOND SHEET
SHEET 3 OF 5 SHEETS

PHASE FOURTEEN
STRATA PLAN 1579

Approved, as to Forms 1 and 2
this 6th day of September 1989.

Uploaded: Dec 18, 2020 Verified: Dec 18, 2020

E. L. Kirby
Superintendent of Real Estate.

Approved as a Phase 14 of a 25 Phase Strata Plan
under the Condominium Act
this 28th day of July 1989.

A. Zakymacz
Approving Officer, Corporation of
the District of North Saanich.

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 entirely for residential
use. I make this solemn declaration
conscientiously believing it to be true and
knowing that it is of the same force and
effect as if made under oath.

[Signature]

Declared before me, at Victoria, B.C.
this 1st day of August 1989.

[Signature]

A Commissioner for taking affidavits
for British Columbia

CONDOMINIUM		ACT	
LOT NO.	SHEET NO.	FORM 1	FORM 2
		SCHEDULE OF UNIT ENTITLEMENT	SCHEDULE OF INTEREST UPON DESTRUCTION
		UNIT ENTITLEMENT	INTEREST UPON DESTRUCTION
40	4 & 5	1	130
41	4 & 5	1	130
42	4 & 5	1	130
AGGREGATE		3	390

NEW DEVELOPMENT CERTIFICATE.

I, Leonard Louis Orrico, British
Columbia Land Surveyor, hereby certify
that the building(s) shown in this Strata
Plan has (have) not, as of the 27th day of
July 1989, been previously occupied.

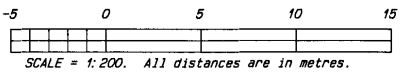
Leonard Louis Orrico
BCLS

Dated at Victoria, B.C. this 27th day of July, 1989.

Supplied to StrataDocs by Mariann Abram 2026/04/03
Ordered by Mariann Abram 2026/04/03

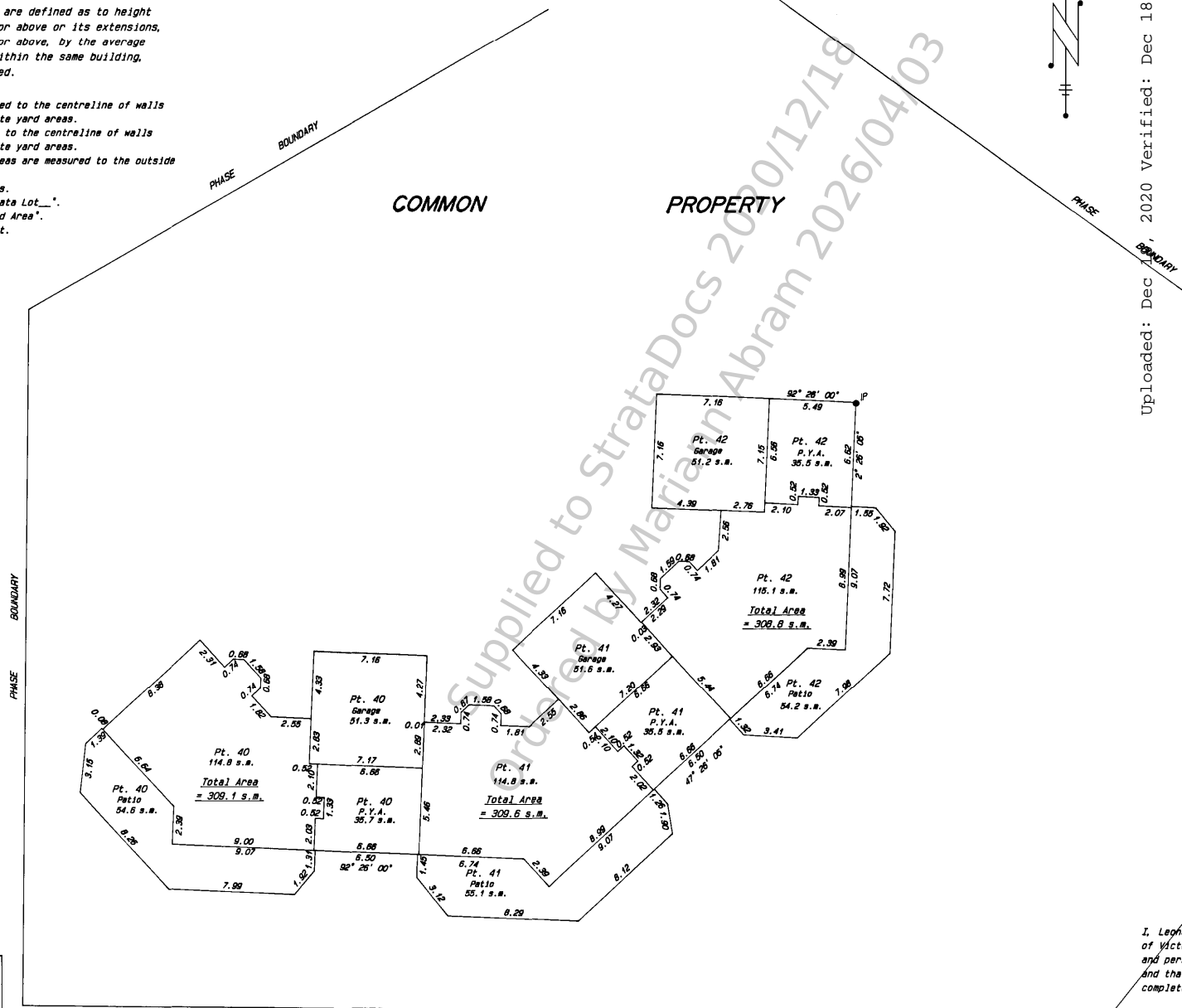
Ordered By: Mariann Abram of Pemberton Holmes Ltd - Sidney on 2026/04/03

GROUND FLOOR AND PRIVATE YARD AREAS PARTS OF STRATA LOTS 40, 41, AND 42.



NOTES:
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.

Distances shown are measured to the centreline of walls except at patios and private yard areas.
Areas shown are calculated to the centreline of walls except at patios and private yard areas.
Patos and private yard areas are measured to the outside of foundation walls.
s.m. Denotes square metres.
Pt. Denotes "Part of Strata Lot".
P.Y.A Denotes "Private Yard Area".
● IP Denotes iron post set.



SHEET 4 OF 5 SHEETS

PHASE FOURTEEN

STRATA PLAN 1579.



Uploaded: Dec 18, 2020 Verified: Dec 18, 2020

This document was obtained from the StrataBoccs System. Its use is subject to agreed upon terms and conditions.

File: 1652-92
LEONARD ORRICO
B. C. Land Surveyor

I, Leonard Louis Orrico, a British Columbia Land Surveyor of Victoria, in British Columbia, certify that I was present at and personally superintended the survey represented by this plan and that the survey and plan are correct. The survey was completed on the 27th day of July, 1989.

Ordered By: Mariann Abram of Pemberton Holmes Ltd - Sidney on 2026/04/03

This document was obtained from the StrataDocs System. Its use is subject to agreed upon terms and conditions.

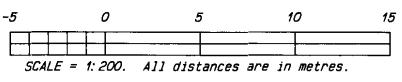
TOP FLOOR PARTS OF STRATA LOTS 40, 41, AND 42.

SHEET 5 OF 5 SHEETS

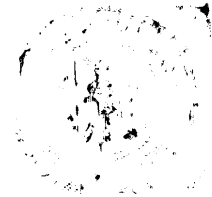
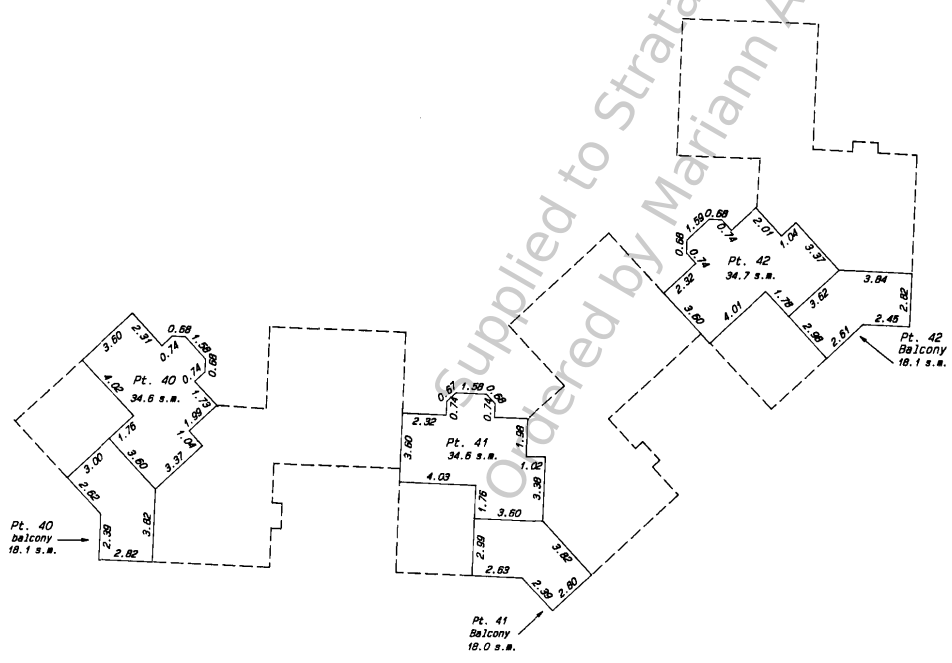
PHASE FOURTEEN

STRATA PLAN 1579.

Uploaded: Dec 18, 2020 Verified: Dec 18, 2020



NOTES:
 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.
 Distances shown are measured to centreline of walls. Areas shown are calculated to centreline of walls.
 s.m. Denotes square metres.
 Pt. Denotes "Part of Strata Lot ___".



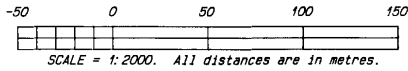
File: 1652-92
LEONARD ORRICO
 B. C. Land Surveyor
 4089 Quadra Street
 Victoria, B.C. V8X 1K7
 Tel/fax 479-1012/479-4479

Dated this 27 day of July, 1989.

Leonard Orrico
 BCL

Ordered By: Mariann Abram of Pemberton Holmes Ltd - Sidney on 2026/04/03

PHASED STRATA PLAN OF LOT A, PLAN 44487, SECTION 18, RANGE 1 WEST AND RANGE 1 EAST, NORTH SAANICH DISTRICT.



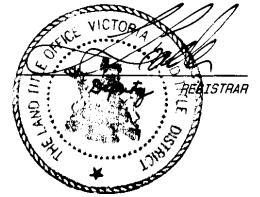
LEGEND.

This plan lies within Integrated Survey Area No.22, the District of North Saanich. Grid bearings were derived from prior Integrated Plan 44487. This plan shows ground level distances. Prior to the computation of UTM co-ordinates, multiply all distances by combined factor 0.9996067.

- IP Denotes iron post set.
- Wit Denotes witness or offset.
- s.m. Denotes square metres.
- Pt. Denotes 'Part of Strata Lot ___'

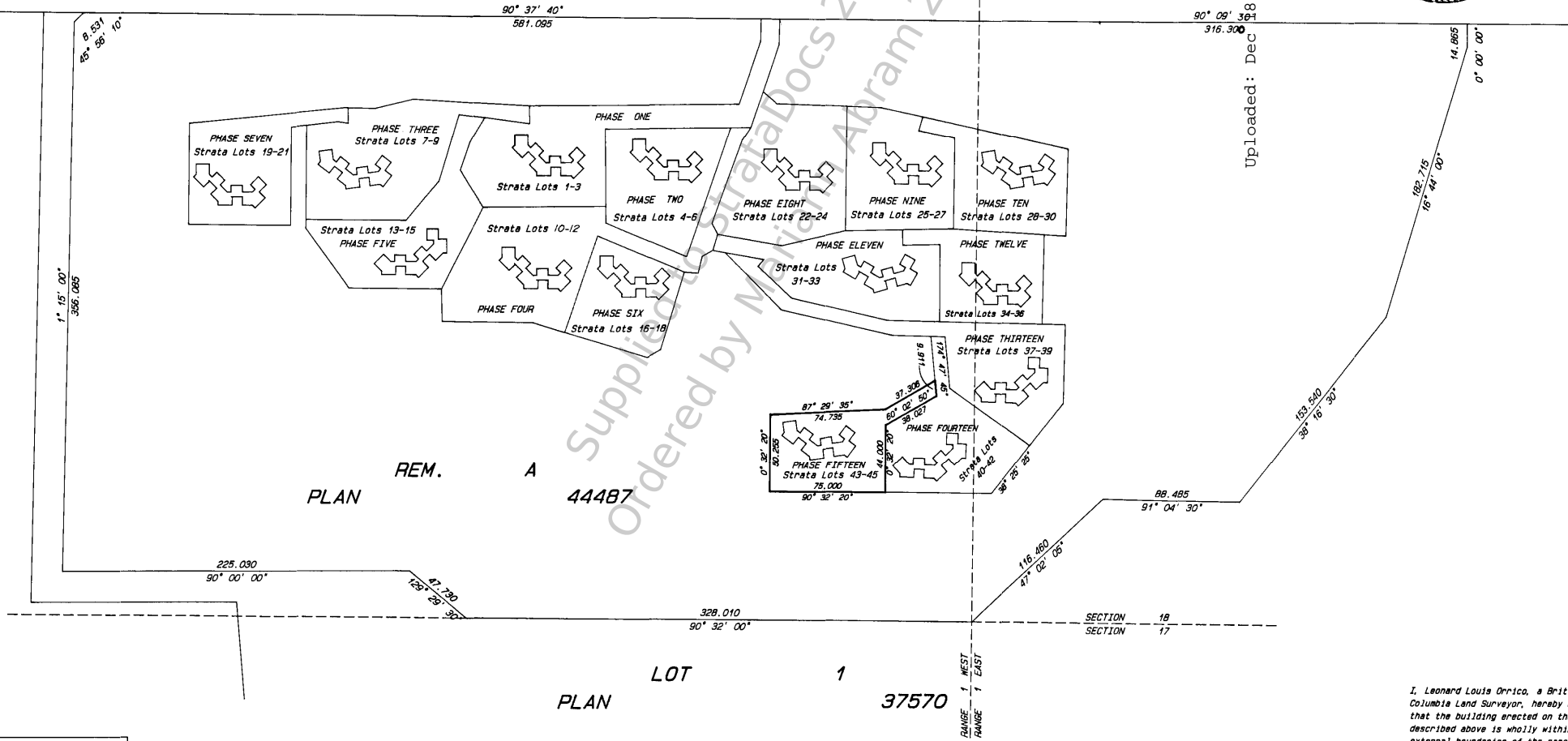
FIRST SHEET
SHEET 1 OF 5 SHEETS
PHASE FIFTEEN
STRATA PLAN 1579.

Deposited and Registered in the Land Title Office at Victoria, B.C. this 12th day of Oct, 1999



Updated: Dec 18, 2020 Verified: Dec 18, 2020
SC 105561
87M

WAIN ROAD



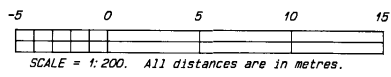
File: 1653 - 92
LEONARD ORRICO
B.C. Land Surveyor

I, Leonard Louis Orrico, a British Columbia Land Surveyor, hereby certify that the building erected on the parcel described above is wholly within the external boundaries of the parcel.
Dated at Victoria, B.C. this 27th day of July, 1999.

Ordered By: Mariann Abram of Pemberton Holmes Ltd - Sidney on 2026/04/03

This document was obtained from the StrataDocs System. Its use is subject to agreed upon terms and di

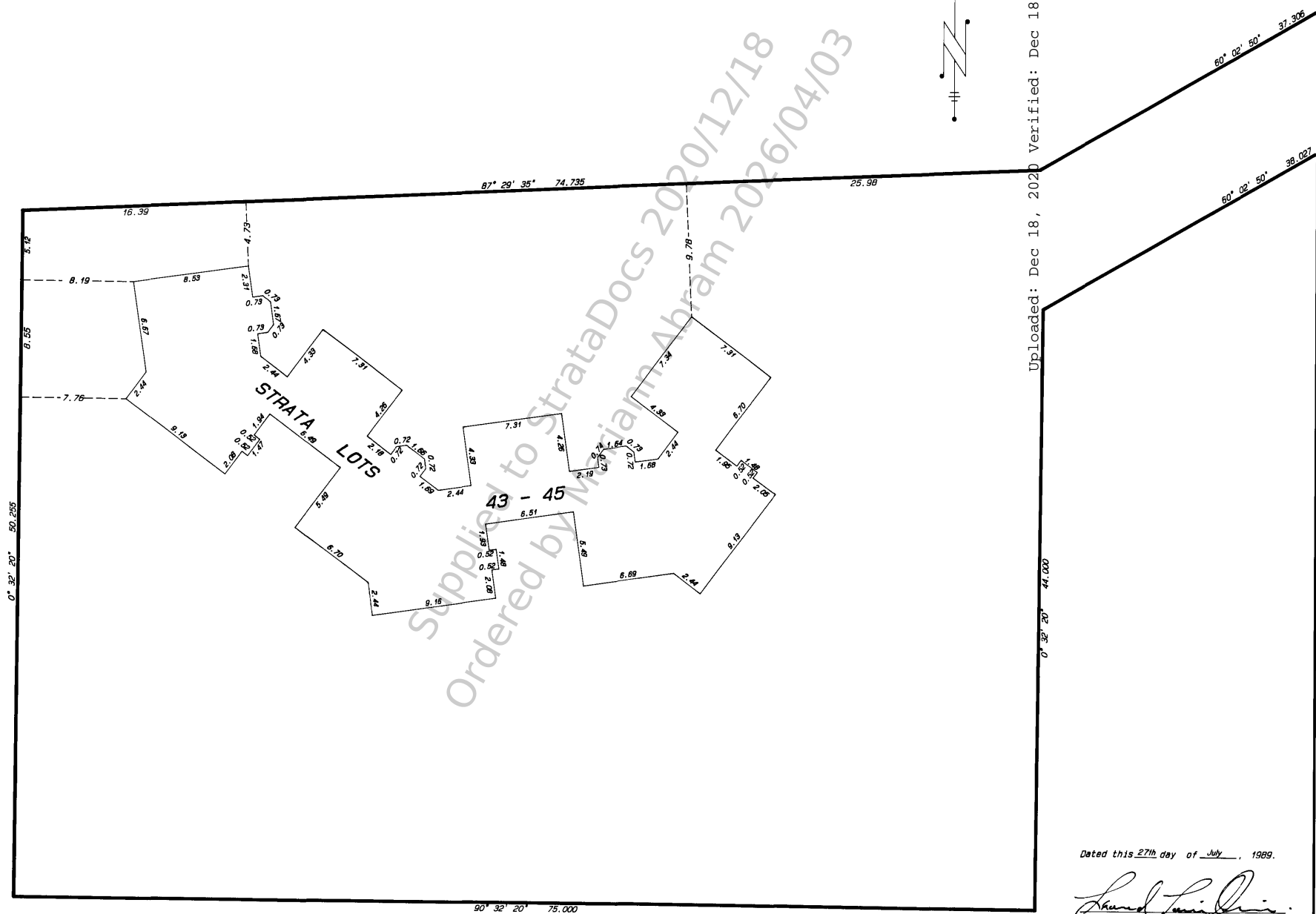
FOUNDATION WALLS AND OFFSETS TO PHASE BOUNDARY.



FIRST SHEET
SHEET 2 OF 5 SHEETS

PHASE FIFTEEN
STRATA PLAN 1579.

Uploaded: Dec 18, 2020 Verified: Dec 18, 2020



Dated this 27th day of July, 1989.

Leonard Orrico
BOLS

File: 1653-92
LEONARD ORRICO
B. C. Land Surveyor
4089 Quadra Street
Victoria, B.C. V8K 1K7
Tel/fax 479-1012/479-4479

Ordered By: Mariann Abram of Pemberton Holmes Ltd - Sidney on 2026/04/03

This document was obtained from the StrataDocs System. Its use is subject to agreed upon terms and conditions.

SECOND SHEET
SHEET 3 OF 5 SHEETS

PHASE FIFTEEN

STRATA PLAN 1579.

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 entirely for residential use. I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath.

Declared before me at Victoria, B.C. this 11th day of August, 1989.

A Commissioner for taking affidavits for British Columbia

CONDOMINIUM		ACT	
LOT NO.	SHEET NO.	FORM 1	FORM 2
		SCHEDULE OF UNIT ENTITLEMENT	SCHEDULE OF INTEREST UPON DESTRUCTION
43	4 6 5	1	139
44	4 6 5	1	139
45	4 6 5	1	139
AGGREGATE		3	417

Uploaded: Dec 18, 2020 Verified: Dec 18, 2020

Approved as to Forms 1 and 2 this 28th day of July, 1989.

Ernie L. Kirby
Superintendent of Real Estate.

Approved as a Phase 15 of a 25 Phase Strata Plan under the Condominium Act this 28th day of July, 1989.

A. Zakyma
Approving Officer, Corporation of the District of North Saanich.

NEW DEVELOPMENT CERTIFICATE.

I, Leonard Louis Orrico, British Columbia Land Surveyor, hereby certify that the building(s) shown in this Strata Plan has (have) not, as of the 27th day of July 1989, been previously occupied.

Leonard Orrico
BCLS

Dated at Victoria, B.C. this 27th day of July, 1989.

File: 1653-92
LEONARD ORRICO
B. C. Land Surveyor
4089 Quadra Street
Victoria, B.C. V8X 1K7
Tel/fax 479-1012/479-4479

Mortgage
CANADIAN MORTGAGE COMPANY
[Signature]
Authorized Signatory
[Signature]
Authorized Signatory
SEAL

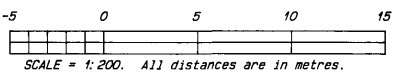
Registered Owner
EAGLE RIDGE HOLDINGS LTD.
[Signature]
Authorized Signatory
SEAL Authorized Signatory

Dated this 27th day of July, 1989.
Leonard Orrico
BCLS

Supplied to StrataDocs by Mariann Abram 2026/12/18
Ordered by Mariann Abram 2026/04/03

Ordered By: Mariann Abram of Pemberton Holmes Ltd - Sidney on 2026/04/03

GROUND FLOOR AND PRIVATE YARD AREAS PARTS OF STRATA LOTS 43, 44, AND 45.



NOTES:

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.

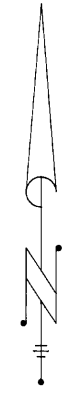
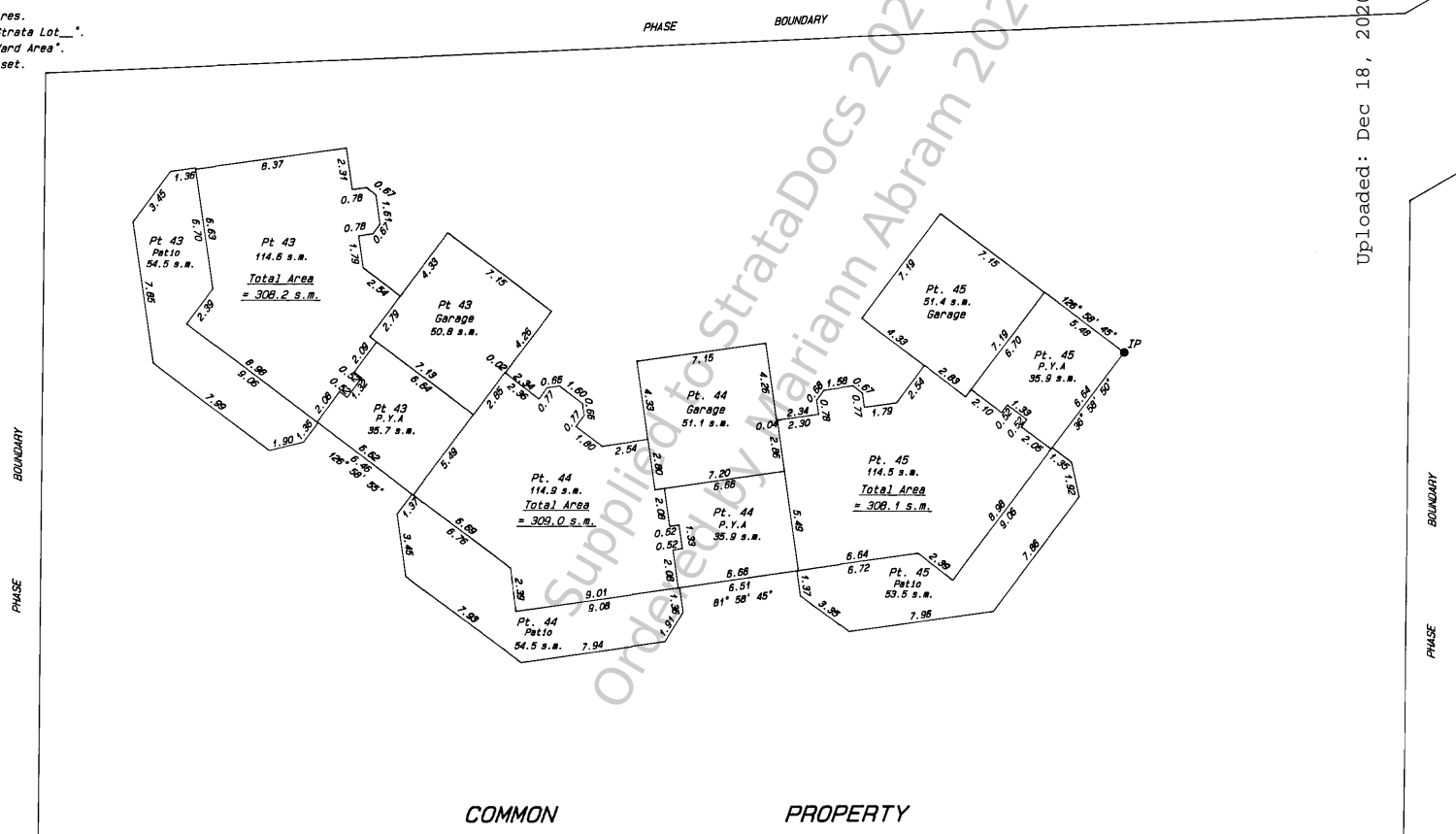
Distances shown are measured to the centreline of walls except at patios and private yard areas. Areas shown are calculated to the centreline of walls except at patios and private yard areas. Patios and private yard areas are measured to the outside of foundation walls.

s.m. Denotes square metres.
Pt. Denotes "Part of Strata Lot".
P.Y.A Denotes "Private Yard Area".
● IP Denotes iron post set.

SHEET 4 OF 5 SHEETS

PHASE FIFTEEN
STRATA PLAN 1579

Uploaded: Dec 18, 2020 Verified: Dec 18, 2020



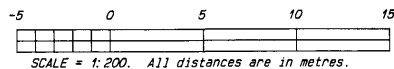
Ordered By: Mariann Abram of Pemberton Holmes Ltd - Sidney on 2026/04/03

File: 1653-92
LEONARD ORRICO
 B. C. Land Surveyor
 4089 Quadra Street
 Victoria, B.C. V8X 1K7
 Tel/fax 479-1012/479-4479

I, Leonard Louis Orrico, a British Columbia Land Surveyor of Victoria, in British Columbia, certify that I was present at and personally superintended the survey represented by this plan and that the survey and plan are correct. The survey was completed on the 27th day of July, 1989.

This document was obtained from the StrataDocs System. Its use is subject to agreed upon terms and di

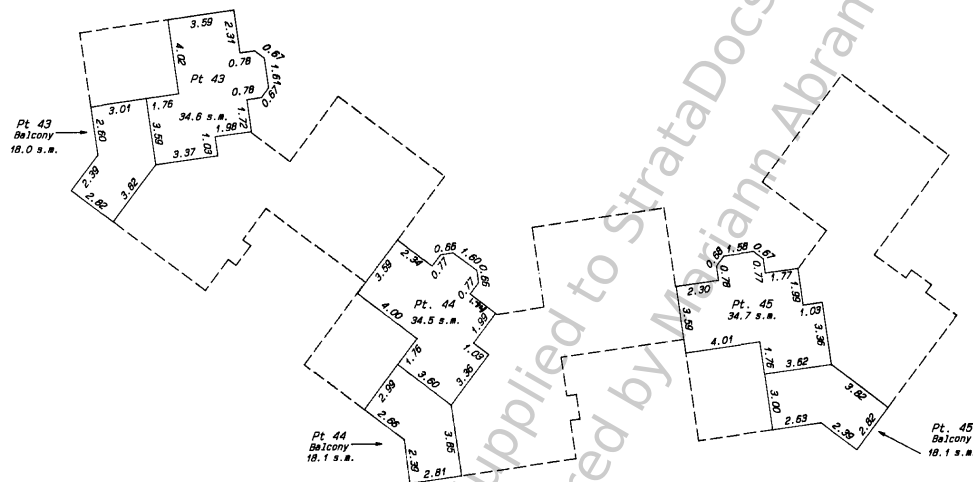
TOP FLOOR PARTS OF STRATA LOTS 43, 44, AND 45.



NOTES:

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.

Distances shown are measured to centreline of walls. Areas shown are calculated to centreline of walls. s.m. Denotes square metres. Pt. Denotes 'Part of Strata Lot ___'.



SHEET 5 OF 5 SHEETS

PHASE FIFTEEN

STRATA PLAN 1579.



Uploaded: Dec 18, 2020 Verified: Dec 18, 2020

Supplied to StrataDocs 2020/12/18
Ordered by Mariann Abram 2026/04/03

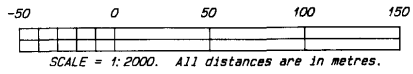
File: 1653-92
LEONARD ORRICO
 B. C. Land Surveyor
 4089 Quadra Street
 Victoria, B.C. V8X 1K7
 Tel/fax 479-1012/479-4479

Dated this 27th day of July, 1999.

BCLS

Ordered By: Mariann Abram of Pemberton Holmes Ltd - Sidney on 2026/04/03

PHASED STRATA PLAN OF LOT A, PLAN 44487, SECTION 18, RANGE 1 WEST AND RANGE 1 EAST, NORTH SAANICH DISTRICT.



LEGEND.
This plan lies within Integrated Survey Area No. 22, the District of North Saanich. Grid bearings were derived from prior Integrated Plan 44487.
This plan shows ground level distances. Prior to the computation of UTM co-ordinates, multiply all distances by combined factor 0.9998067.
● IP Denotes iron post set.
Wit Denotes witness or offset.
s.m. Denotes square metres.
Pt. Denotes "Part of Strata Lot _"

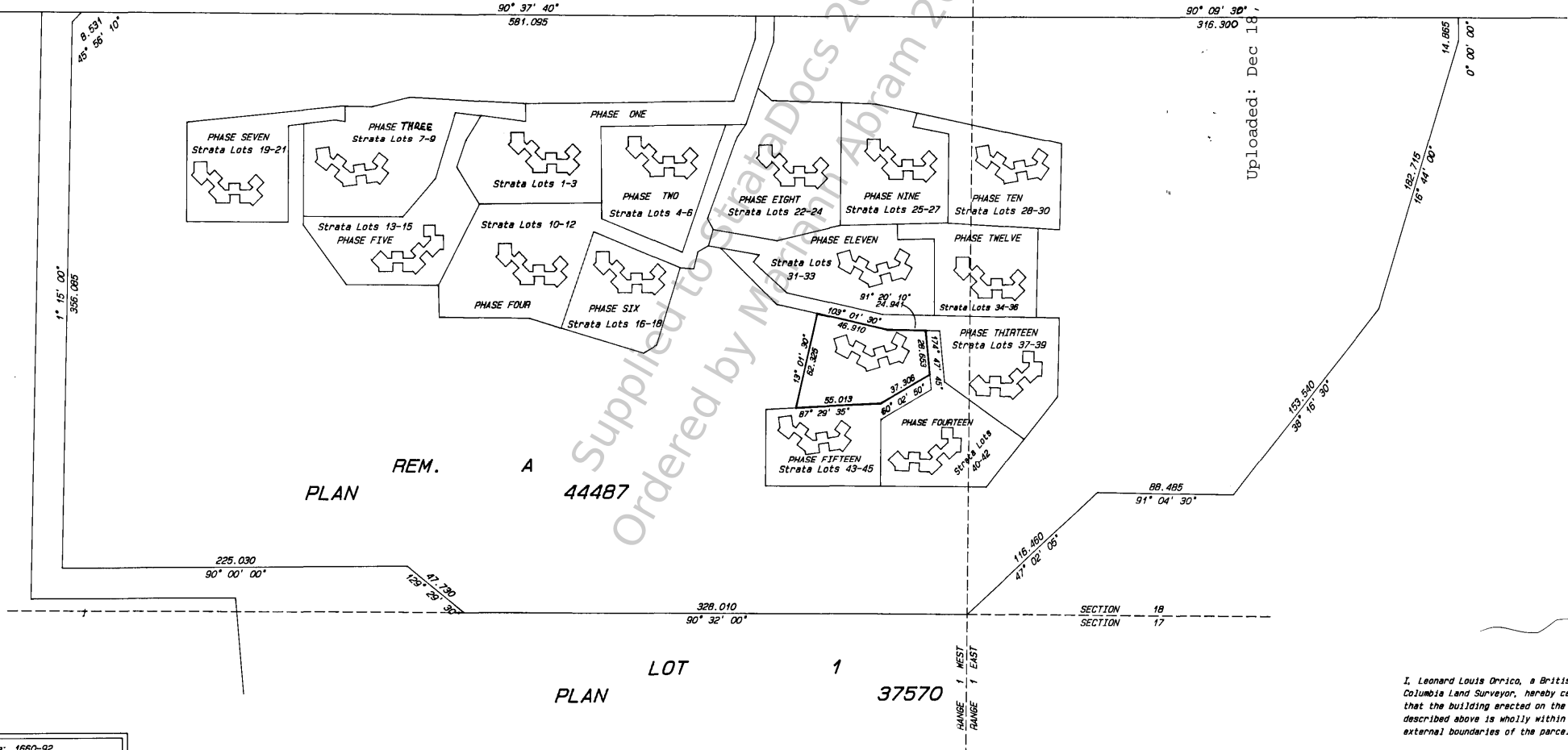
FIRST SHEET
SHEET 1 OF 5 SHEETS
PHASE SIXTEEN
STRATA PLAN 1579.

Deposited and Registered in the Land Title Office, at Victoria, B.C. this 23rd day of FEB 1990



2020 Verified Dec 18, 2020
Uploaded: Dec 18, 2020

WAIN ROAD



PLAN REM. A 44487

PLAN LOT 1 37570

SECTION 18
SECTION 17

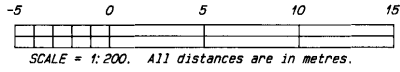
RANGE 1 WEST
RANGE 1 EAST

Ordered By: Mariann Abram of Pemberton Holmes Ltd - Sidney on 2026/04/03

I, Leonard Orrico, a British Columbia Land Surveyor, hereby certify that the building erected on the parcel described above is wholly within the external boundaries of the parcel.

Dated at Victoria, B.C. this 9th day of August, 1989.

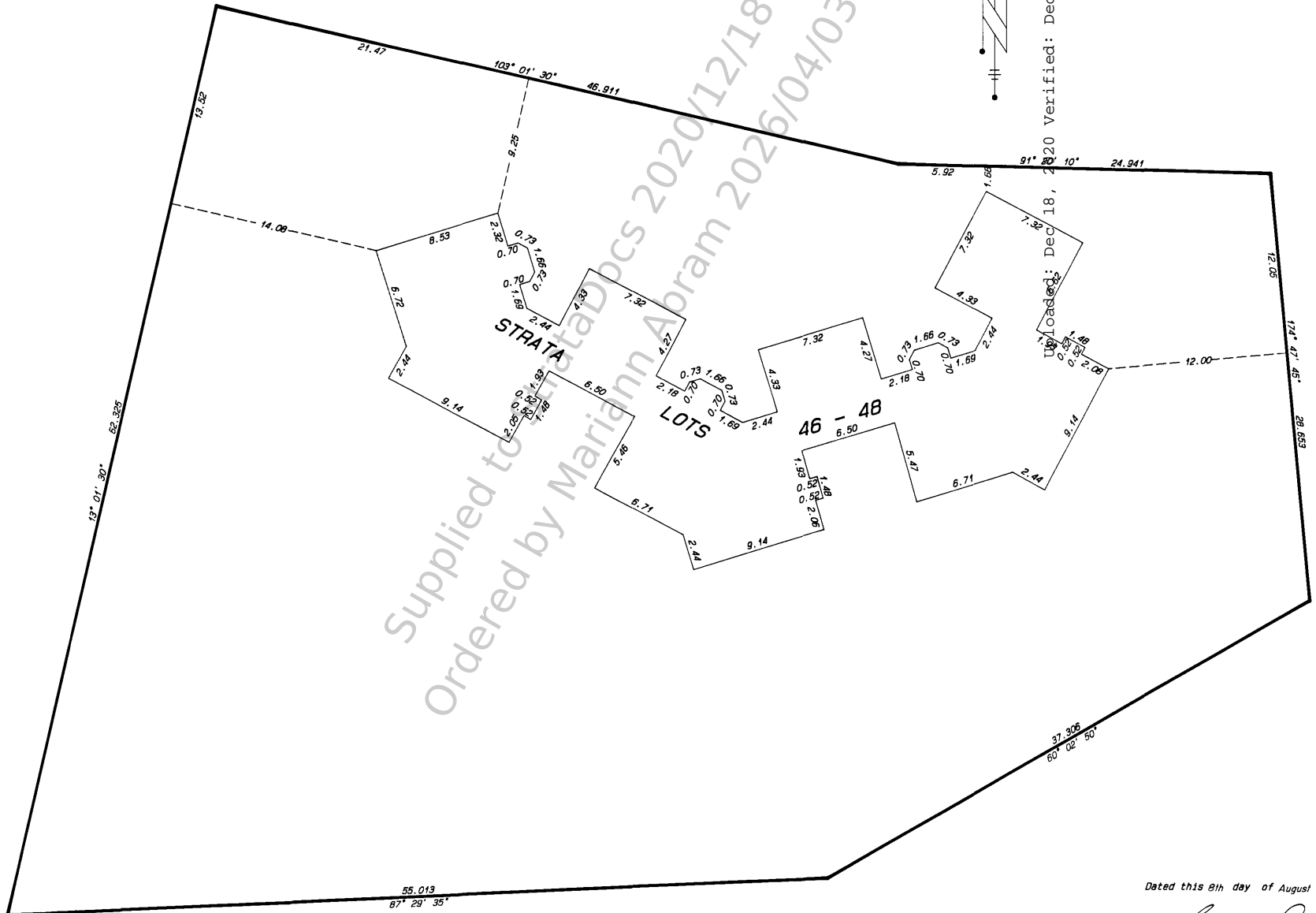
FOUNDATION WALLS AND OFFSETS TO PHASE BOUNDARY.



FIRST SHEET
SHEET 2 OF 5 SHEETS

PHASE SIXTEEN
STRATA PLAN 1579

2020 Verified: Dec 18, 2020
2020 Verified: Dec 18, 2020



Ordered By: Mariann Abram of Pemberton Holmes Ltd - Sidney on 2026/04/03

File: 1660-92
LEONARD ORRICO
 B. C. Land Surveyor
 4089 Quadra Street
 Victoria, B.C. V8X 1K7
 Tel/fax 479-1012/479-4479

Dated this 8th day of August, 1989.

Leonard Orrico

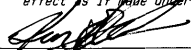
BCLS

SECOND SHEET
SHEET 3 OF 5 SHEETS

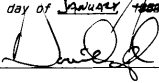
PHASE SIXTEEN
STRATA PLAN 1579.

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 entirely for residential use. I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath.



Declared before me at Victoria, B.C.
this 25 day of January, 1990 BA

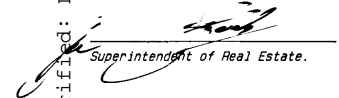


A Commissioner for taking affidavits
for British Columbia

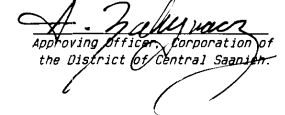
CONDOMINIUM		ACT	
LOT NO.	SHEET NO.	FORM 1	FORM 2
		SCHEDULE OF UNIT ENTITLEMENT	SCHEDULE OF INTEREST UPON DESTRUCTION
46	4 6 5	1	14B
47	4 6 5	1	14B
48	4 6 5	1	14B
AGGREGATE		3	44A

Uploaded: Dec 18, 2020 verified: Dec 18, 2020

Approved as to Forms 1 and 2
this 5 day of February, 1990


Superintendent of Real Estate.

Approved as a Phase 15 of a 25 Phase Strata Plan
under the Condominium Act 1990 43
this 22 day of January, 1989.

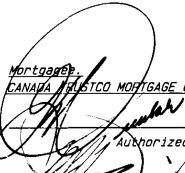

Approving Officer, Corporation of
the District of Central Saanich.


NEW DEVELOPMENT CERTIFICATE.

I, Leonard Louis Orrico, British Columbia Land Surveyor, hereby certify that the building(s) shown in this Strata Plan has (have) not, as of the 8th day of August, 1989, been previously occupied.

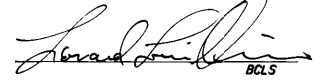
BCLS

Dated at Victoria, B.C. this 8th day of August, 1989.

Mortgagee:
CANADA TRUST MORTGAGE COMPANY.

Authorized Signatory
SEAL. Authorized Signatory

Registered Owner:
EAGLE RIDGE HOLDINGS LTD.

Authorized Signatory
SEAL. Authorized Signatory

Dated this 8th day of August, 1989.


BCLS

File: 1660-92
LEONARD ORRICO
B. C. Land Surveyor
4089 Quadra Street
Victoria, B.C. V8X 1K7
Tel/fax 479-1012/479-4479

Supplied to StrataDocs 12/18
Ordered by Mariann Abram 2026/04/03

This document was obtained from the StrataDocs system. Its use is subject to agreed upon terms and conditions.

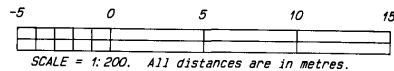
Ordered By: Mariann Abram of Pemberton Holmes Ltd - Sidney on 2026/04/03

TOP FLOOR PARTS OF STRATA LOTS 46, 47, AND 48.

SHEET 5 OF 5 SHEETS

PHASE SIXTEEN

STRATA PLAN 1579.



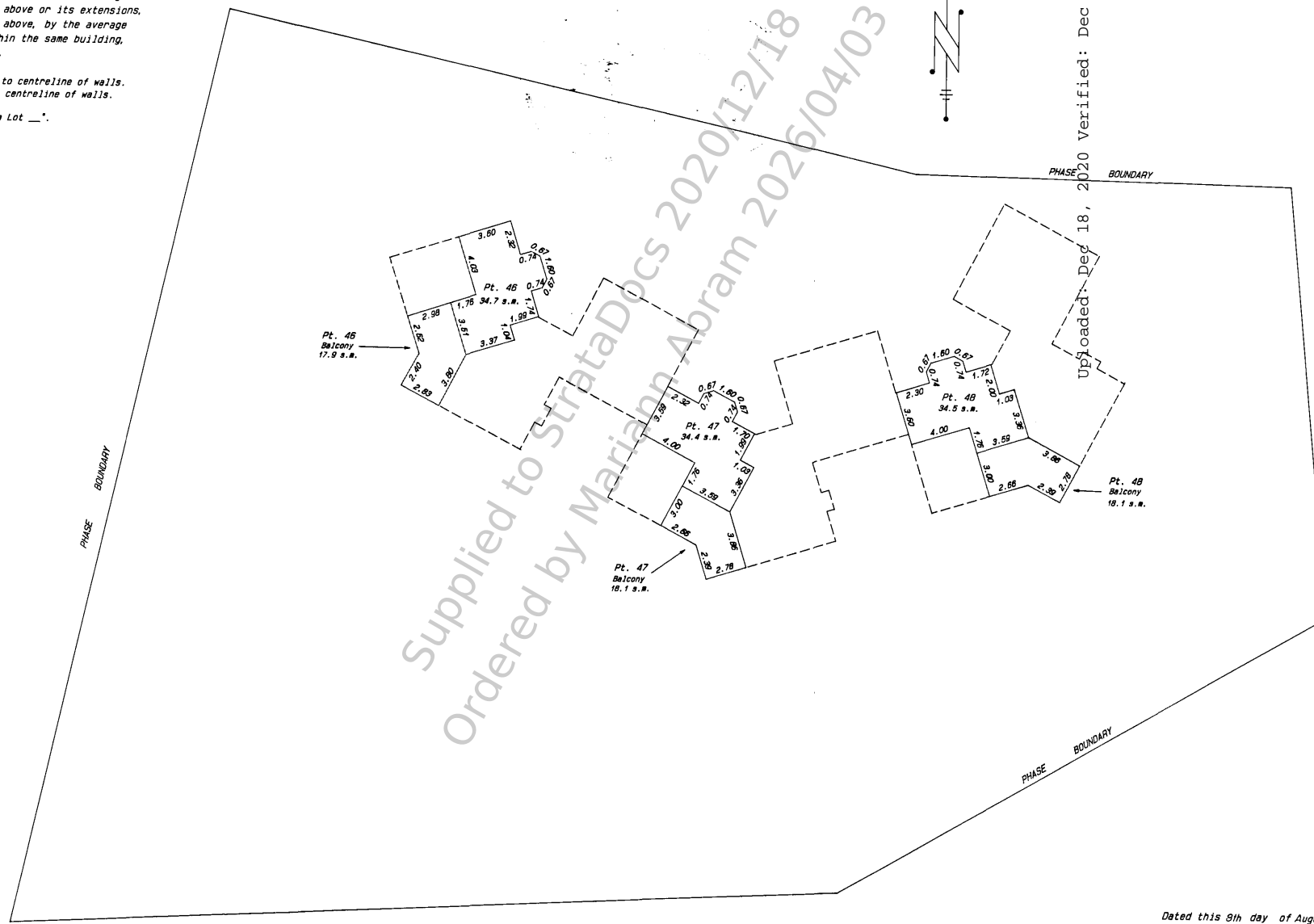
NOTES:

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.

Distances shown are measured to centreline of walls. Areas shown are calculated to centreline of walls. s.m. Denotes square metres. Pt. Denotes "Part of Strata Lot ___".



Uploaded: Dec 18, 2020 verified: Dec 18, 2020



Supplied to StrataDocs 2020/12/18
Ordered by Mariann Abram 2026/04/03

File: 1860-92
LEONARD ORRICO
 B. C. Land Surveyor
 4089 Quadra Street
 Victoria, B.C. V8X 1K7
 Tel/Fax 479-1012/479-4479

Dated this 9th day of August, 1989.

Leonard Orrico
 B.C.L.S.

This document was obtained from the Stratapoc system. Its use is subject to agreed upon terms and conditions.

Ordered By: Mariann Abram of Pemberton Holmes Ltd - Sidney on 2026/04/03

Its use is subject to agreed upon terms and di

This document was obtained from the StrataDocs System.

PHASED STRATA PLAN OF LOT A, PLAN 44487, SECTION 18, RANGE 1 WEST AND RANGE 1 EAST, NORTH SAANICH DISTRICT.

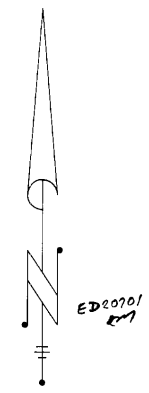
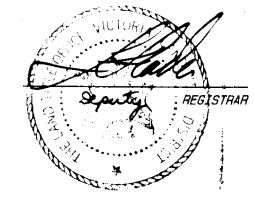


LEGEND.
 This plan lies within Integrated Survey Area No.22, the District of North Saanich. Grid bearings were derived from prior Integrated Plan 44487.
 This plan shows ground level distances. Prior to the computation of UTM co-ordinates, multiply all distances by combined factor 0.9996067.

- IP Denotes iron post set.
- Wit Denotes witness or offset.
- s.m. Denotes square metres.
- Pt. Denotes "Part of Strata Lot _"

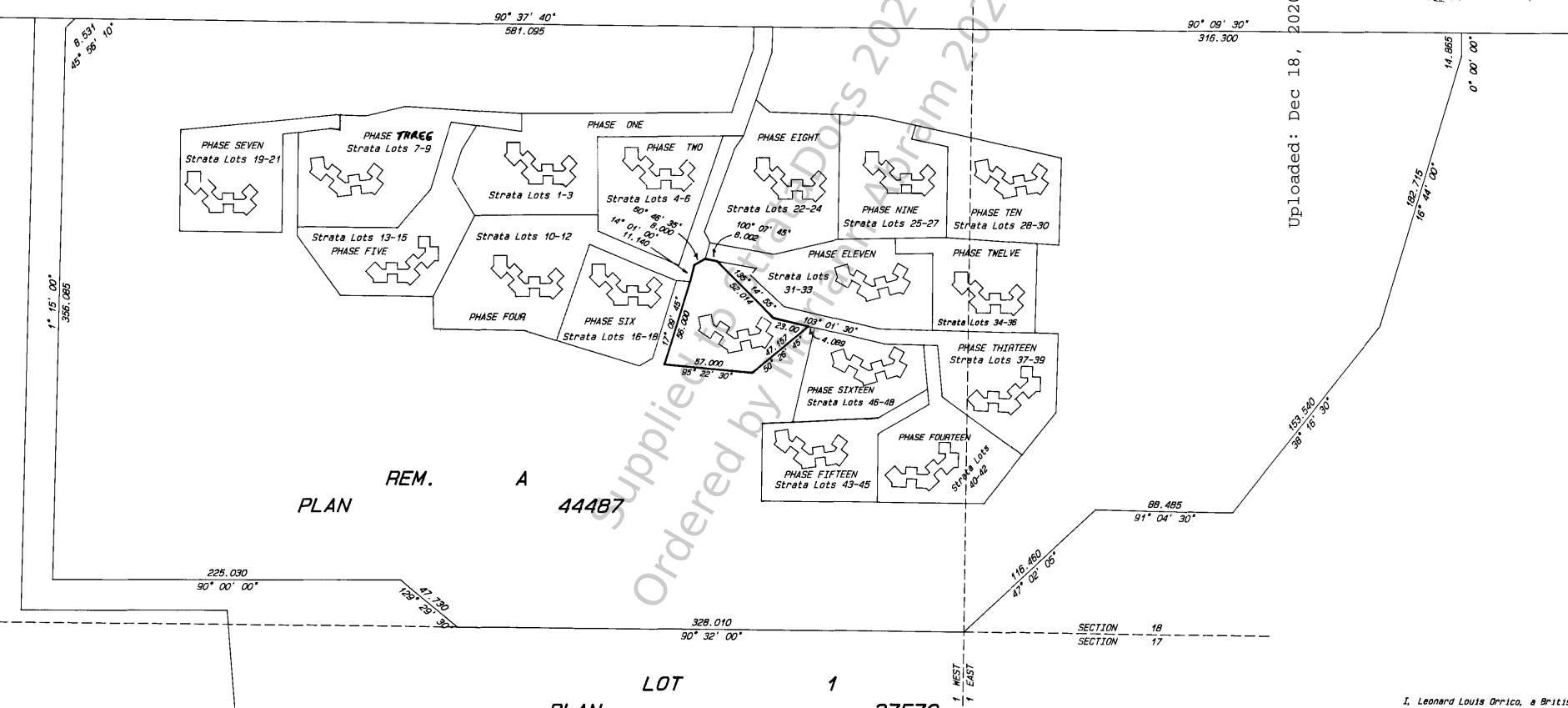
FIRST SHEET
 SHEET 1 OF 5 SHEETS
 PHASE SEVENTEEN
STRATA PLAN 1579.

Deposited and Registered in the
 Land Title Office at Victoria, B.C.
 this 23rd day of 31, 1990



Uploaded: Dec 18, 2020 Verified: Dec 18, 2020

WAIN ROAD



PLAN REM. A 44487

PLAN LOT 1 37570

File: 1684-92
LEONARD ORRICO
 B. C. Land Surveyor
 4069 Quadra Street
 Victoria, B.C. V8X 1K7
 Tel/fax 479-1012/479-4479

This plan lies within the
 Municipality of North Saanich and
 the Capital Regional District.

The address of the project is:
 1255 Wain Road, R.R. 4,
 Sidney, B.C.
 V8L 4B4

The address for the service of
 documents upon the Strata Corporation is:
 The Owners, Strata Plan 1579,
 P.O. Box 2400, Sidney, B.C. V8L 3Y3

I, Leonard Louis Orrico, a British
 Columbia Land Surveyor, hereby certify
 that the building erected on the parcel
 described above is wholly within the
 external boundaries of the parcel.

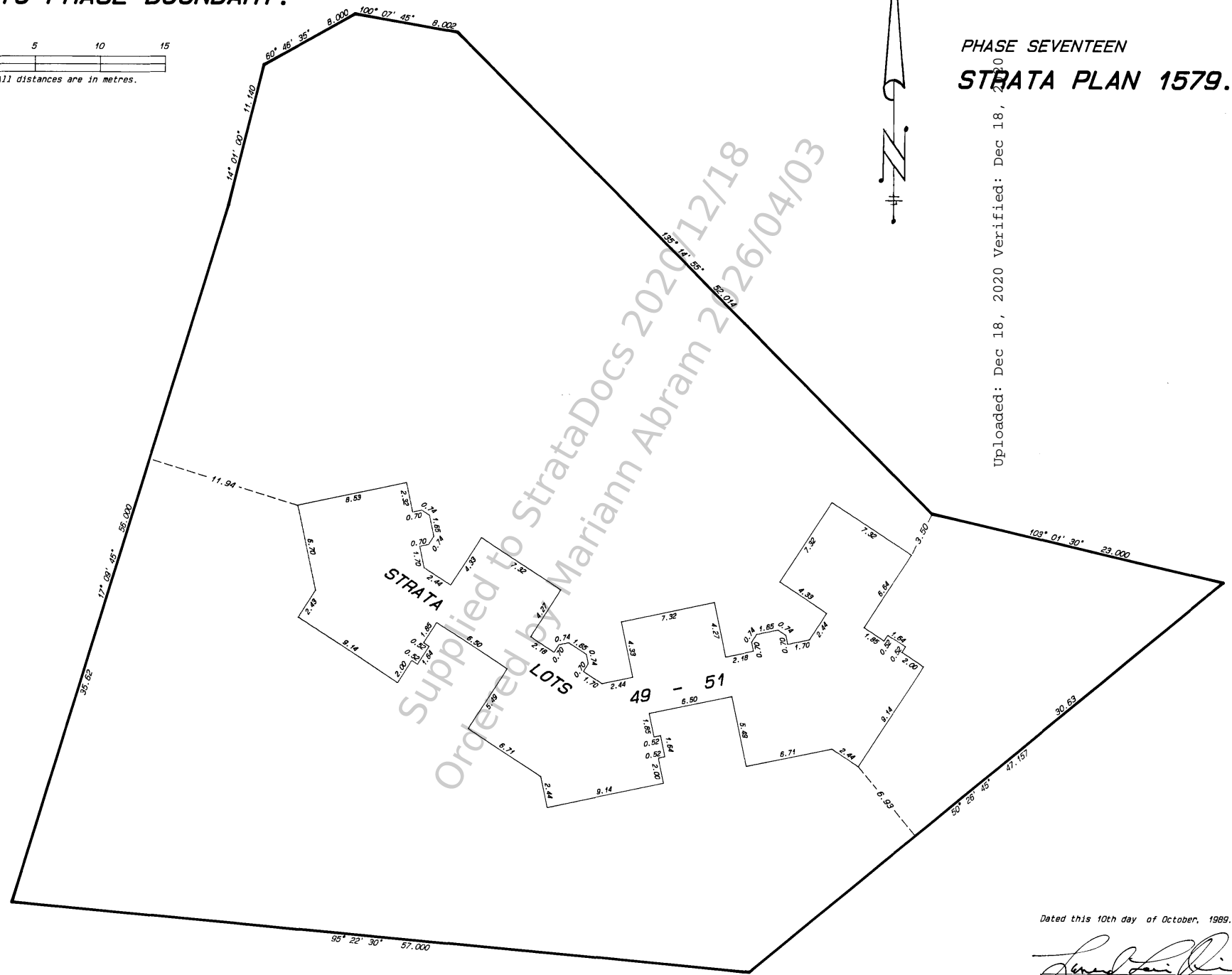
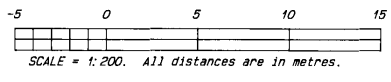
Dated at Victoria, B.C.
 this 10th day of October, 1989.

Leonard Orrico
 B.C.L.S.

Ordered By: Mariann Abram of Pemberton Holmes Ltd - Sidney on 2026/04/03

This document was obtained from the StrataDocs System. Its use is subject to agreed upon terms and conditions.

FOUNDATION WALLS AND OFFSETS TO PHASE BOUNDARY.



FIRST SHEET
SHEET 2 OF 5 SHEETS

PHASE SEVENTEEN
STRATA PLAN 1579.



Uploaded: Dec 18, 2020 Verified: Dec 18, 2020

File: 1684-92
LEONARD ORRICO
 B. C. Land Surveyor
 4089 Quadra Street
 Victoria, B.C. V8X 1K7
 Tel/fax 479-1012/479-4479

Dated this 10th day of October, 1989.

 BCL

Ordered By: Mariann Abram of Pemberton Holmes Ltd - Sidney on 2026/04/03

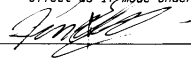
This document was obtained from the StrataDocs System. Its use is subject to agreed upon terms and di

SECOND SHEET
SHEET 3 OF 5 SHEETS

PHASE SEVENTEEN
STRATA PLAN 1579.

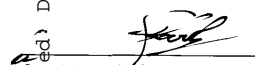
STATUTORY DECLARATION.

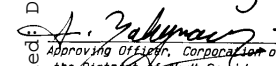
I, the undersigned, do solemnly declare that
1.) I, the undersigned, am the duly authorized agent of the owner-developer;
2.) The Strata Plan is entirely for residential use. I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath.


Declared before me at Victoria, B.C. this 23 day of January 1990

A Commissioner for taking affidavits for British Columbia

CONDOMINIUM ACT		FORM 1	FORM 2
LOT NO.	SHEET NO.	SCHEDULE OF UNIT ENTITLEMENT	SCHEDULE OF INTEREST UPON DESTRUCTION
49	4 6 5	1	14B
50	4 6 5	1	14B
51	4 6 5	1	14B
AGGREGATE		3	44A


Approved as to Forms 1 and 2 this 18 day of December 1989

Superintendent of Real Estate.

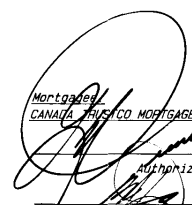
Approved as a Phase 17 of a 25 Phase Strata Plan under the Condominium Act 1980 s. 3. this 22 day of January 1990

Approving Officer, Corporation of the District of North Saanich

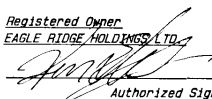
Uploaded Dec 18, 2020 Verified Dec 18, 2020

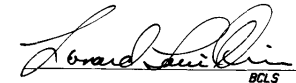
NEW DEVELOPMENT CERTIFICATE.

I, Leonard Louis Orrico, British Columbia Land Surveyor, hereby certify that the building(s) shown in this Strata Plan has (have) not, as of the 10th day of October, 1989, been previously occupied.


B.C.L.S.
Dated at Victoria, B.C. this 10th day of October, 1989.


Mortgages
CANADA TRUST MORTGAGE COMPANY.
Authorized Signatory
SEAL. Authorized Signatory

Registered Owner
EAGLE RIDGE HOLDINGS LTD.

Authorized Signatory
SEAL. Authorized Signatory

Dated this 10th day of October, 1989.

B.C.L.S.

File: 1684-92
LEONARD ORRICO
B. C. Land Surveyor
4089 Quadra Street
Victoria, B.C. V8X 1K7
Tel/fax 479-1012/479-4479

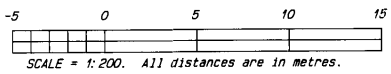
Supplied to StrataDocs by Mariann Abram 2026/12/18
Ordered by Mariann Abram 2026/04/03

Ordered By: Mariann Abram of Pemberton Holmes Ltd - Sidney on 2026/04/03

GROUND FLOOR AND PRIVATE YARD AREAS PARTS OF STRATA LOTS 49, 50, AND 51.

SHEET 4 OF 5 SHEETS

PHASE SEVENTEEN STRATA PLAN 1579.



NOTES:

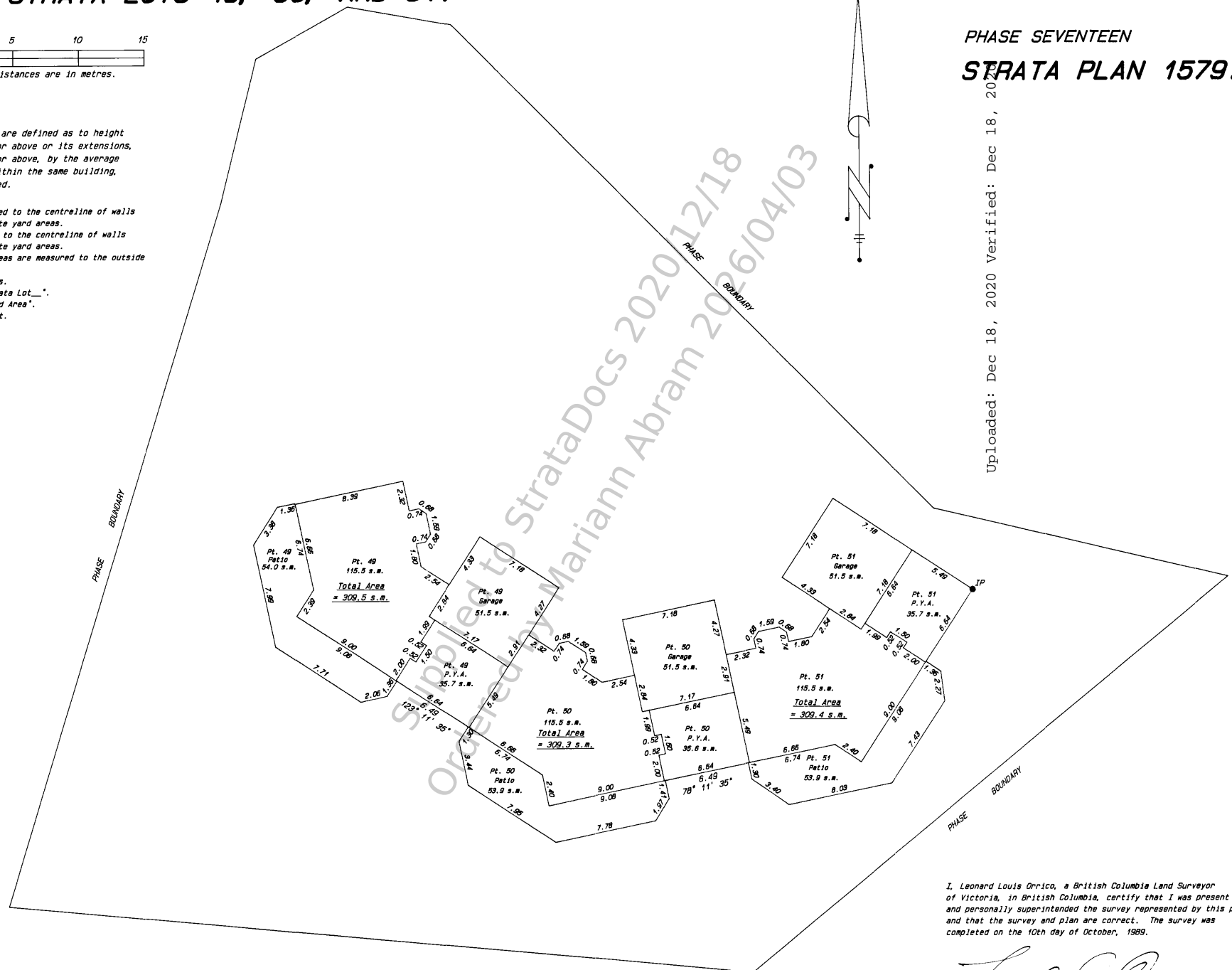
All patios and balconies are defined as to height by the centre of the floor above or its extensions, or where there is no floor above, by the average height of a strata lot within the same building, unless otherwise indicated.

Distances shown are measured to the centreline of walls except at patios and private yard areas. Areas shown are calculated to the centreline of walls except at patios and private yard areas. Patios and private yard areas are measured to the outside of foundation walls.

s.m. Denotes square metres.
Pt. Denotes "Part of Strata Lot...".
P.Y.A Denotes "Private Yard Area".
●IP Denotes iron post set.



Uploaded: Dec 18, 2020 Verified: Dec 18, 2020



File: 1684-92
LEONARD ORRICO
 B. C. Land Surveyor
 4089 Quadra Street
 Victoria, B.C. V8X 1K7
 Tel/Fax 479-1012/479-4479

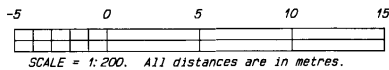
I, Leonard Louis Orrico, a British Columbia Land Surveyor of Victoria, in British Columbia, certify that I was present at and personally superintended the survey represented by this plan and that the survey and plan are correct. The survey was completed on the 10th day of October, 1989.

Leonard Louis Orrico
 S. C. L. S.

Ordered By: Mariann Abram of Pemberton Holmes Ltd - Sidney on 2026/04/03

This document was obtained from the StrataDocs System. Its use is subject to agreed upon terms and di

TOP FLOOR PARTS OF STRATA LOTS 49, 50, AND 51.



NOTES:

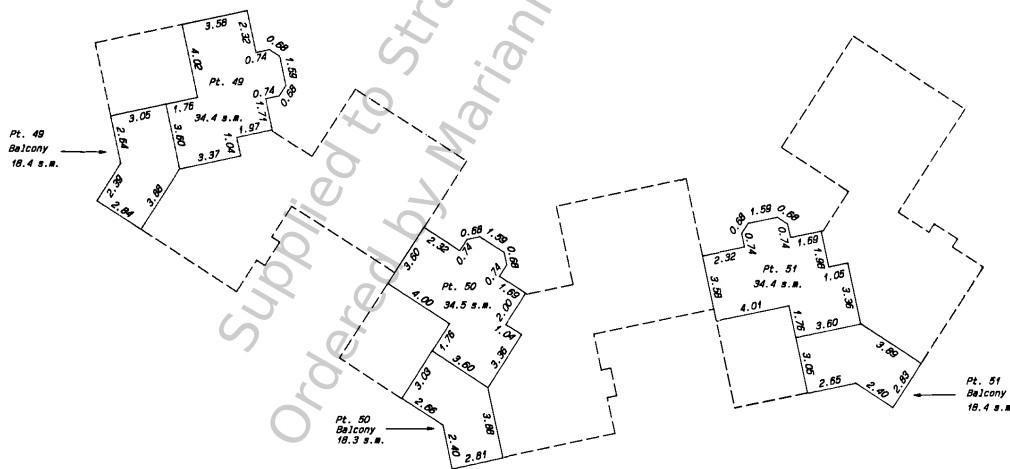
All patios and balconies are defined as to height by the centre of the floor above or its extensions, or where there is no floor above, by the average height of a strata lot within the same building, unless otherwise indicated.

Distances shown are measured to centreline of walls. Areas shown are calculated to centreline of walls. s.m. Denotes square metres. Pt. Denotes 'Part of Strata Lot ___'.

SHEET 5 OF 5 SHEETS

PHASE SEVENTEEN
STRATA PLAN 1579.

Uploaded: Dec 18, 2020 Verified: Dec 18, 2020



File: 1684-92

LEONARD ORRICO
B. C. Land Surveyor
4089 Quadra Street
Victoria, B.C. V8X 1K7
Tel/fax 479-1012/479-4479

Dated this 10th day of October, 1989.

BCLS

Ordered By: Mariann Abram of Pemberton Holmes Ltd - Sidney on 2026/04/03


This document was obtained from the StrataDocs System. Its use is subject to agreed upon terms and conditions.

SECOND SHEET
SHEET 3 OF 5 SHEETS

PHASE EIGHTEEN
STRATA PLAN 1579.


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 entirely for residential use. I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath.



Declared before me at Victoria, B.C. this 23 day of ~~January~~ January 1998 by DA

A Commissioner for taking affidavits for British Columbia

CONDOMINIUM		ACT	
LOT NO.	SHEET NO.	FORM 1	FORM 2
		SCHEDULE OF UNIT ENTITLEMENT	SCHEDULE OF INTEREST UPON DESTRUCTION
52	4 & 5	1	156
53	4 & 5	1	156
54	4 & 5	1	156
AGGREGATE		3	468

Approved as to Forms 1 and 2 this 05 day of January 1998

Superintendent of Real Estate.

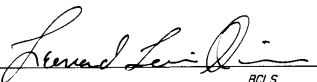
Approved as a Phase 18 of a 25 Phase Strata Plan under the Condominium Act 1990 s. 3. this 22nd day of January 1998.


Approving Officer, Corporation of the District of North Saanich

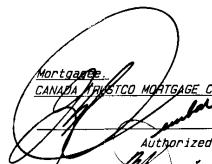
Uploaded: 18, 2020 Verified: 18, 2020

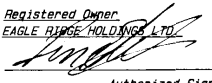
NEW DEVELOPMENT CERTIFICATE.

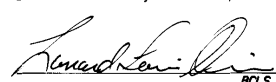
I, Leonard Louis Orrico, British Columbia Land Surveyor, hereby certify that the building(s) shown in this Strata Plan has (have) not, as of the 14th day of October, 1989, been previously occupied.


BCLS
Dated at Victoria, B.C. this 14th day of October, 1989.

File: 1689-92
LEONARD ORRICO
B. C. Land Surveyor
4089 Quadra Street
Victoria, B.C. V8X 1K7
Tel/fax 479-1012/479-4479


Mortgage
CANADA TRUSTCO MORTGAGE COMPANY
Authorized Signatory
SEAL. Authorized Signatory

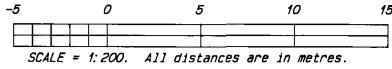
Registered Owner
EAGLE RIDGE HOLDINGS LTD.

Authorized Signatory
SEAL. Authorized Signatory

Dated this 16th day of October, 1989.

BCLS

Supplied to StrataDocs by Mariann Abram 2026/04/03
Ordered by Mariann Abram 2026/04/03

Ordered By: Mariann Abram of Pemberton Holmes Ltd - Sidney on 2026/04/03

GROUND FLOOR AND PRIVATE YARD AREAS PARTS OF STRATA LOTS 52, 53, AND 54.

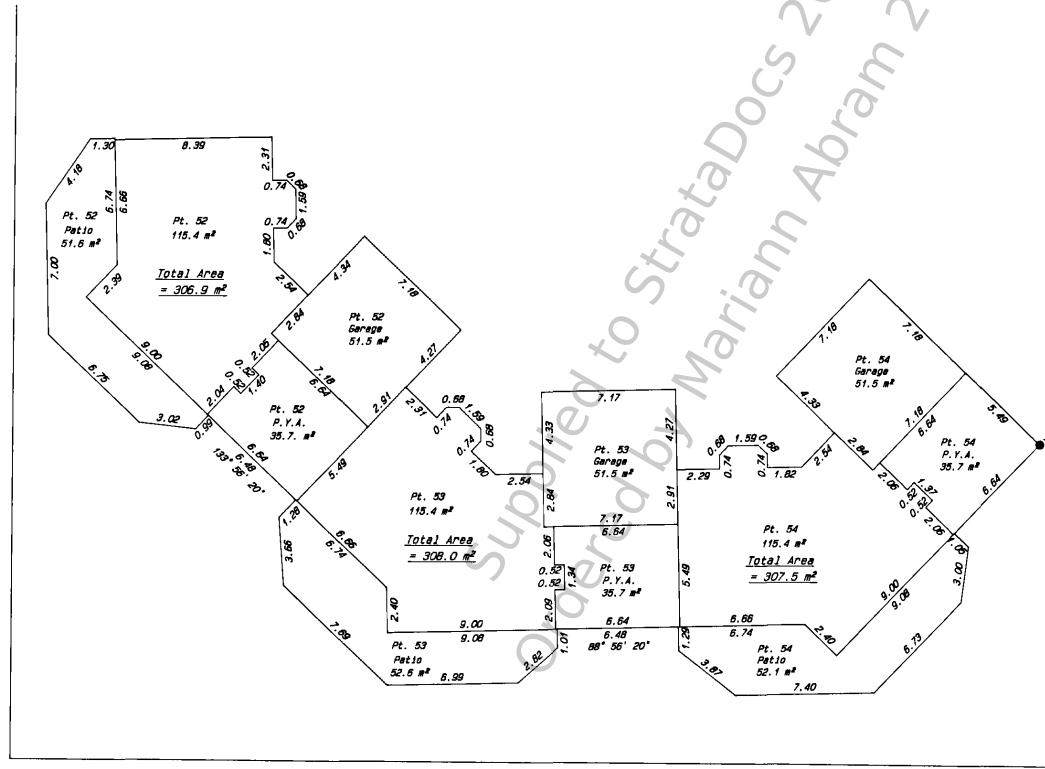


NOTES:

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.

Distances shown are measured to the centreline of walls except at patios and private yard areas. Areas shown are calculated to the centreline of walls except at patios and private yard areas. Patios and private yard areas are measured to the outside of foundation walls.

- m² Denotes square metres.
- Pt. Denotes "Part of Strata Lot".
- P.Y.A Denotes "Private Yard Area".
- IP Denotes iron post set.



SHEET 4 OF 5 SHEETS

PHASE EIGHTEEN

STRATA PLAN 1579.



Uploaded: Dec 18, 2020 Verified: Dec 18, 2020

Supplied to StrataDocs 2020/12/18
Ordered by Mariann Abram 2026/04/03

PHASE BOUNDARY

File: 1689-92

LEONARD ORRICO
B. C. Land Surveyor
4089 Quadra Street
Victoria, B.C. V8K 1K7
Tel/fax 479-1012/479-4479

I, Leonard Louis Orrico, a British Columbia Land Surveyor of Victoria, in British Columbia, certify that I was present at and personally superintended the survey represented by this plan and that the survey and plan are correct. The survey was completed on the 14th day of October, 1989.

B.C.L.S.

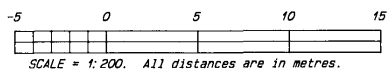
Ordered By: Mariann Abram of Pemberton Holmes Ltd - Sidney on 2026/04/03

This document was obtained from the StrataDocs System. Its use is subject to agreed upon terms and di

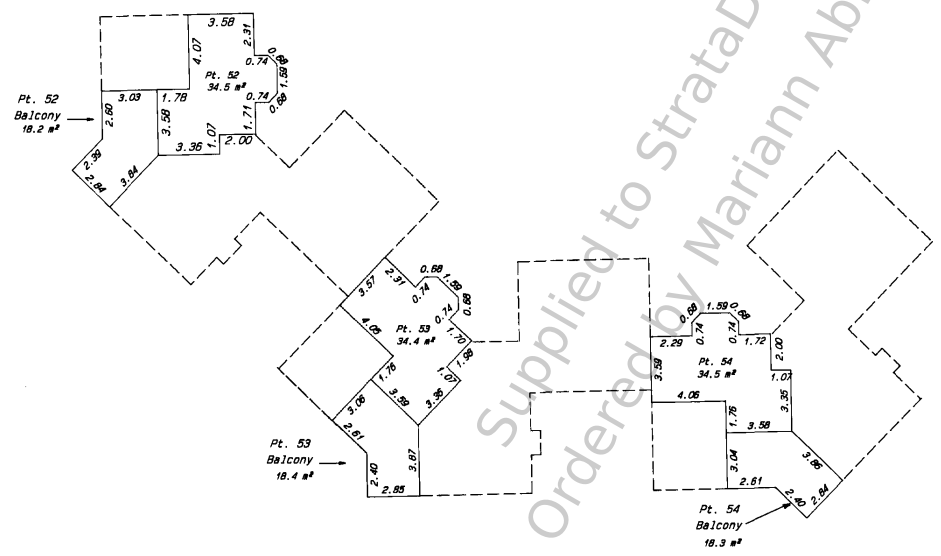
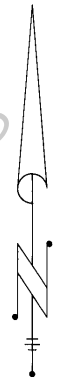
TOP FLOOR PARTS OF STRATA LOTS 52, 53, AND 54.

SHEET 5 OF 5 SHEETS

PHASE EIGHTEEN
STRATA PLAN 1579.



NOTES:
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.
Distances shown are measured to centreline of walls. Areas shown are calculated to centreline of walls.
m² Denotes square metres.
Pt. Denotes "Part of Strata Lot ___".



Uploaded: Dec 18, 2020 Verified: Dec 18, 2020

Supplied to StrataDocs 2020/12/18
Ordered by Mariann Abram 2026/04/03

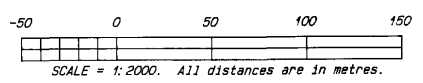
File: 1689-92
LEONARD ORRICO
B. C. Land Surveyor
4089 Quadra Street
Victoria, B.C. V8K 1K7
Tel/fax 479-1012/479-4479

Dated this 14th day of October, 1989.
Leonard Orrico
BCLS

Ordered By: Mariann Abram of Pemberton Holmes Ltd - Sidney on 2026/04/03

This document was obtained from the StrataDocs System. Its use is subject to agreed upon terms and conditions.

PHASED STRATA PLAN OF LOT A, PLAN 44487, SECTION 18, RANGE 1 WEST AND RANGE 1 EAST, NORTH SAANICH DISTRICT.

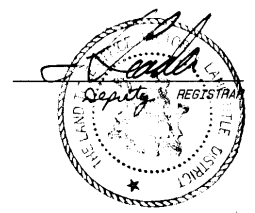


LEGEND.
 This plan lies within Integrated Survey Area No. 22, the District of North Saanich. Grid bearings were derived from prior Integrated Plan 44487.
 This plan shows ground level distances. Prior to the computation of UTM co-ordinates, multiply all distances by combined factor 0.9998067.

- IP Denotes iron post set.
- Wit Denotes witness or offset.
- m² Denotes square metres.
- Pt. Denotes "Part of Strata Lot ..."

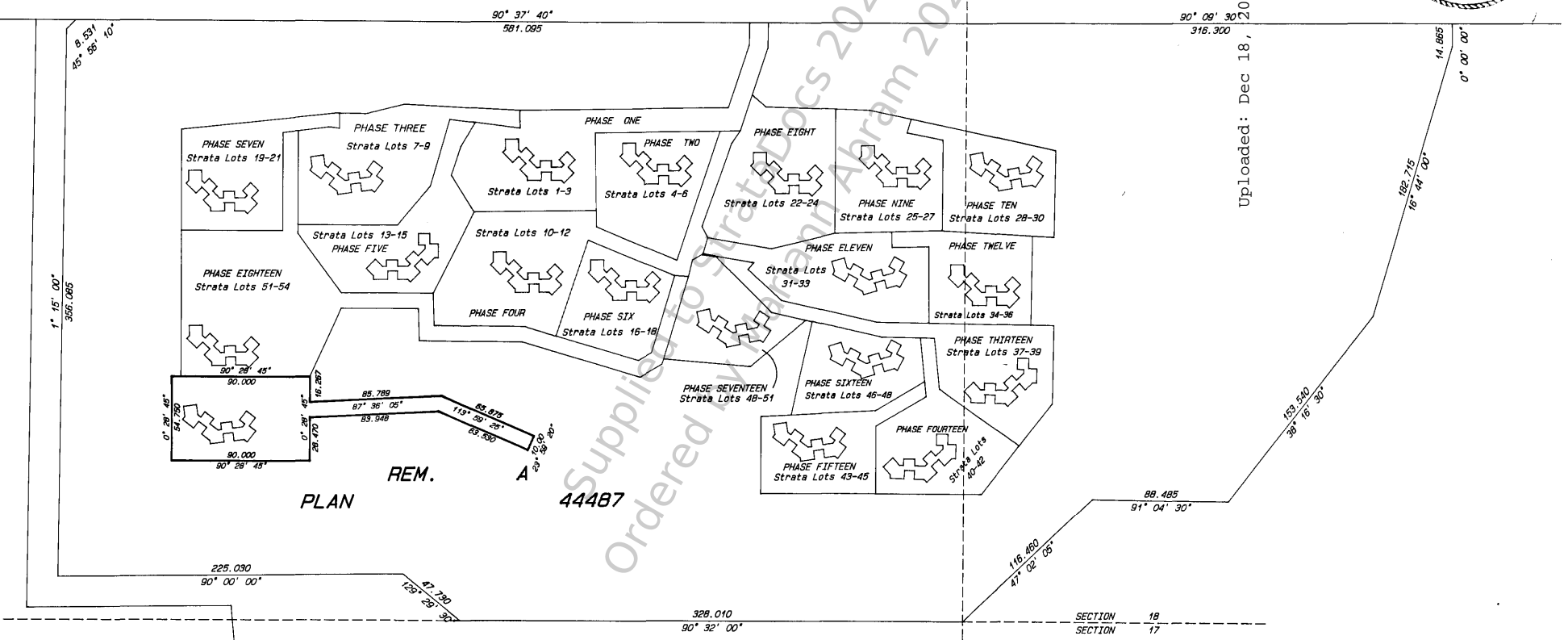
FIRST SHEET
 SHEET 1 OF 5 SHEETS
 PHASE NINETEEN
STRATA PLAN 1579.

Deposited and Registered in the Land Title Office at Victoria, B.C. this 21st day of FEB., 1990.



Uploaded: Dec 18, 2020 verified: Dec 18, 2020

WAIN ROAD



Supplier to StrataDocs 2020/12/18
 Ordered by Mariann Abram 2026/04/03

File: 1722-92

LEONARD ORRICO
 B. C. Land Surveyor
 4089 Quadra Street
 Victoria, B.C. V8X 1K7
 Tel 479-1012/fax 479-4479

This plan lies within the Municipality of North Saanich and the Capital Regional District.

The address of the project is:
 1255 Main Road, R.R. 4,
 Sidney, B.C.

The address for the service of documents upon the Strata Corporation is:
 The Owners, Strata Plan 1579,
 P.O. Box 2400, Sidney, B.C. V8L 3Y9

I, Leonard Orrico, a British Columbia Land Surveyor, hereby certify that the building erected on the parcel described above is wholly within the external boundaries of the parcel.

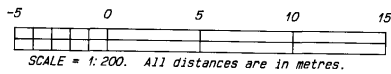
Dated at Victoria, B.C. this 12th day of January, 1990.

Leonard Orrico
 B.C.L.S.

Ordered By: Mariann Abram of Pemberton Holmes Ltd - Sidney on 2026/04/03

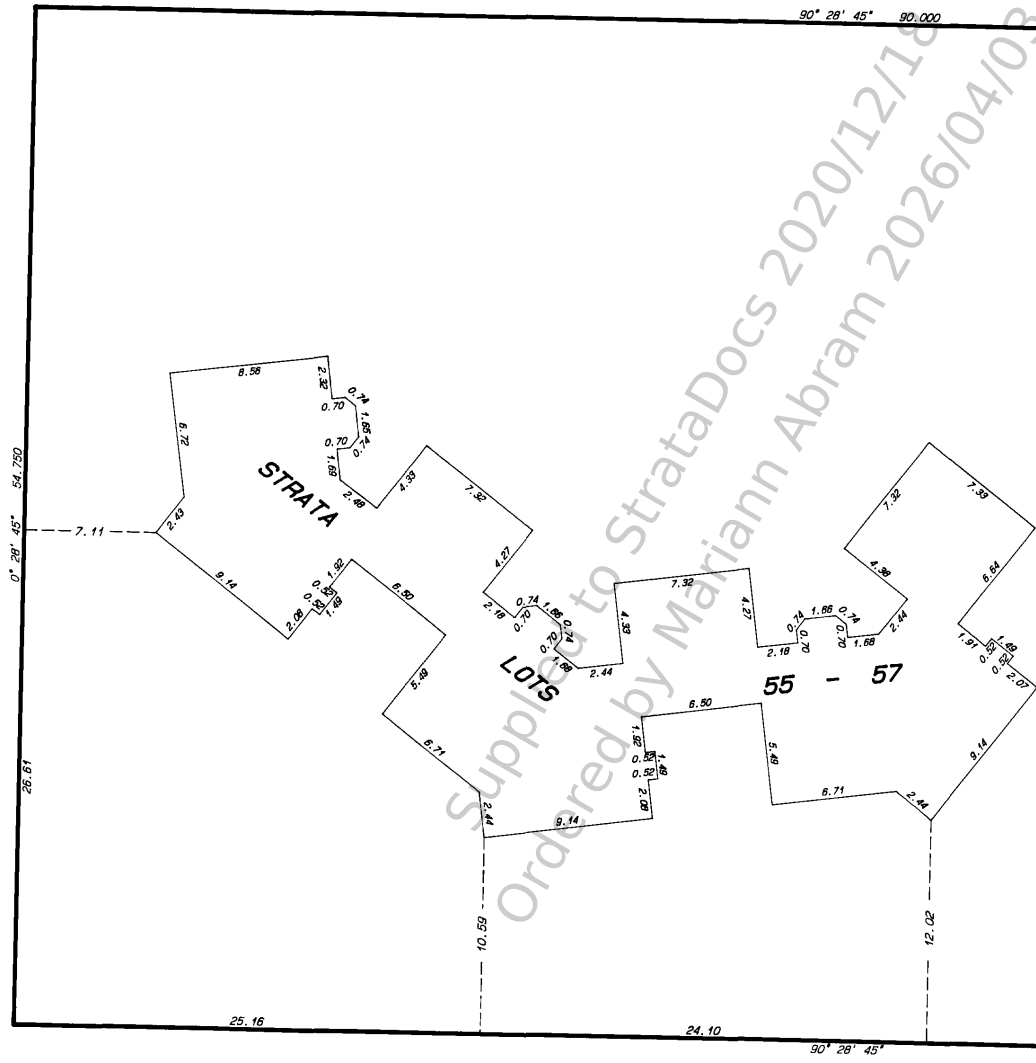
FOUNDATION WALLS AND OFFSETS TO PHASE BOUNDARY.

FIRST SHEET
SHEET 2 OF 5 SHEETS



PHASE NINETEEN
STRATA PLAN 1579.

This document was obtained from the StrataDocs System. Its use is subject to agreed upon terms and conditions.



Uploaded: Dec 18, 2020 Verified: Dec 18, 2020

File: 1722-92
LEONARD ORRICO
B. C. Land Surveyor
4089 Quadra Street
Victoria, B.C. V8X 1K7
Tel 479-1012/fax 479-4479

Dated this 12th day of January, 1990.

BCLS

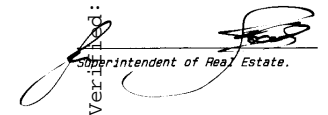
Ordered By: Mariann Abram of Pemberton Holmes Ltd - Sidney on 2026/04/03

This document was obtained from the StrataDocs System. Its use is subject to agreed upon terms and di

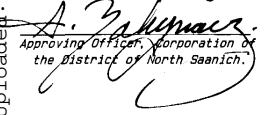
SECOND SHEET
SHEET 3 OF 5 SHEETS

PHASE NINETEEN
STRATA PLAN 1579.

Approved as to Forms 1 and 2
this 5 day of January, 1990.


Superintendent of Real Estate.

Approved as Phase 19 of a 25 Phase Strata Plan
under the Condominium Act
this 22nd day of January, 1990.


Approving Officer, Corporation of
the District of North Saanich.

Uploaded: Dec 18, 2020 Verified: Dec 18, 2020

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 entirely for residential
use. I make this solemn declaration
conscientiously believing it to be true and
knowing that it is of the same force and
effect as if made under oath.


Declared before me at Victoria, B.C.
this 23 day of January, 1990.

A Commissioner for taking affidavits
for British Columbia

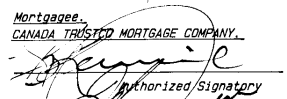

		CONDOMINIUM ACT	
LOT NO.	SHEET NO.	FORM 1	FORM 2
		SCHEDULE OF UNIT ENTITLEMENT	SCHEDULE OF INTEREST UPON DESTRUCTION
		UNIT ENTITLEMENT	INTEREST UPON DESTRUCTION
55	4 & 5	1	148
56	4 & 5	1	148
57	4 & 5	1	148
AGGREGATE		3	444

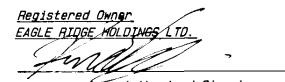

NEW DEVELOPMENT CERTIFICATE.

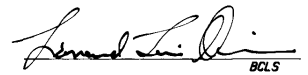
I, Leonard Louis Orrico, British
Columbia Land Surveyor, hereby certify
that the building(s) shown in this Strata
Plan has (have) not, as of the 12th day of
January, 1990, been previously occupied.


BCLS
Dated at Victoria, B.C. this 12th day of January, 1990.

File: 1722-82
LEONARD ORRICO
B. C. Land Surveyor
4089 Quadra Street
Victoria, B.C. V8X 1K7
Tel 479-1012 / Fax 479-4479

Mortgagee.
CANADA TRUSTCO MORTGAGE COMPANY.

Authorized Signatory
SEAL.  Authorized Signatory

Registered Owner
EAGLE RIDGE HOLDINGS LTD.

Authorized Signatory
SEAL.  Authorized Signatory

Dated this 12th day of January, 1990.

BCLS

Supplied to StrataDocs by Mariann Abram 2026/04/03
Ordered by Mariann Abram 2026/04/03

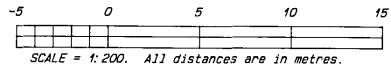
Ordered By: Mariann Abram of Pemberton Holmes Ltd - Sidney on 2026/04/03

This document was obtained from the StrataDocs System. Its use is subject to agreed upon terms and di

GROUND FLOOR AND PRIVATE YARD AREAS PARTS OF STRATA LOTS 55, 56, AND 57.

SHEET 4 OF 5 SHEETS

PHASE NINETEEN
STRATA PLAN 1579.

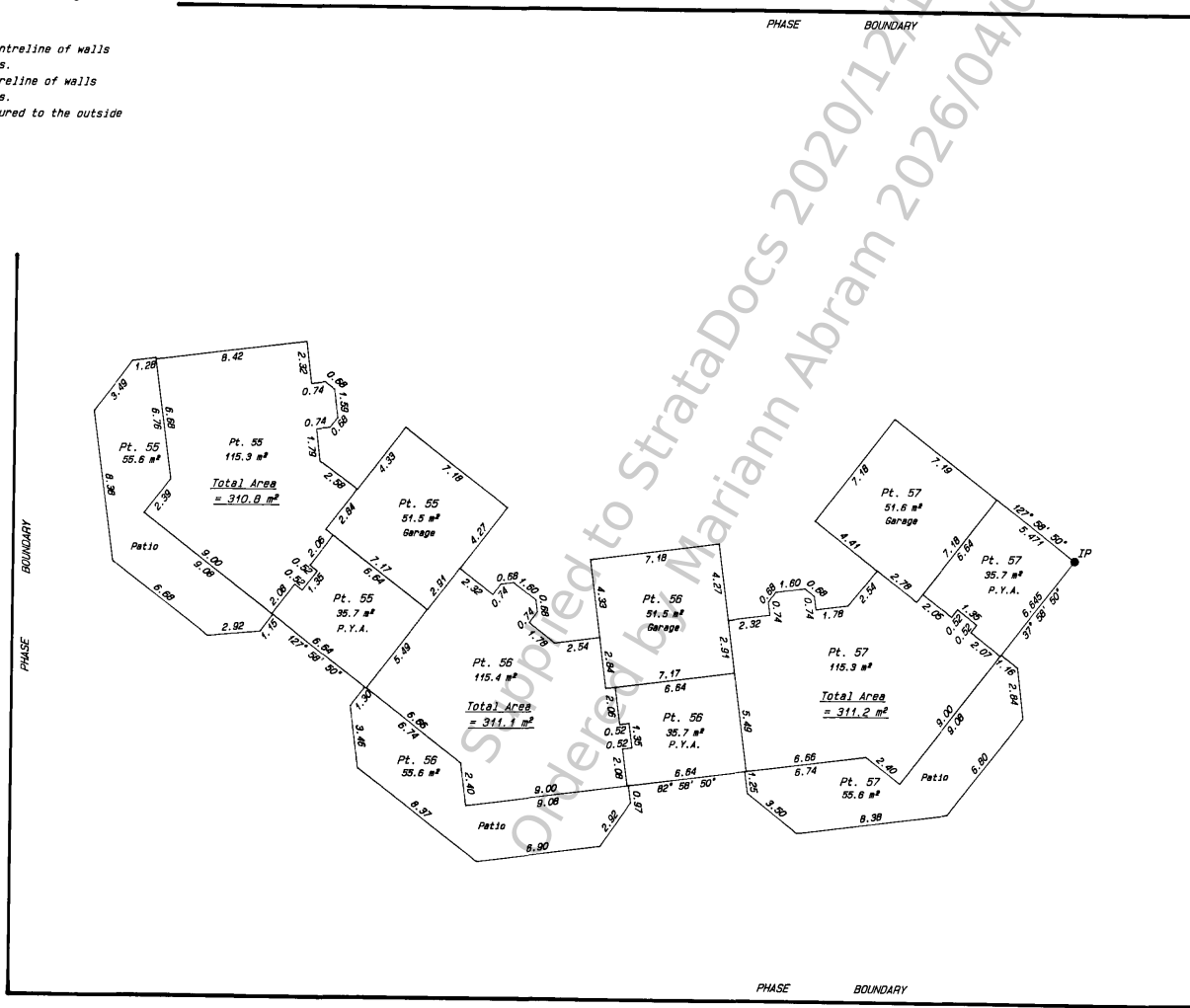


NOTES:

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.

Distances shown are measured to the centreline of walls except at patios and private yard areas. Areas shown are calculated to the centreline of walls except at patios and private yard areas. Patios and private yard areas are measured to the outside of foundation walls.

m² Denotes square metres.
Pt. Denotes "Part of Strata Lot...".
P.Y.A Denotes "Private Yard Area".
● IP Denotes iron post set.



Uploaded: Dec 18, 2020 Verified: Dec 18, 2020



File: 1722-92
LEONARD ORRICO
 B. C. Land Surveyor
 4089 Quadra Street
 Victoria, B.C. V8X 1K7
 Tel 479-1012 fax 479-4479

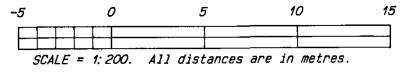
I, Leonard Louis Orrico, a British Columbia Land Surveyor of Victoria, in British Columbia, certify that I was present at and personally superintended the survey represented by this plan and that the survey and plan are correct. The survey was completed on the 12th day of January, 1990.

B.C.L.S.

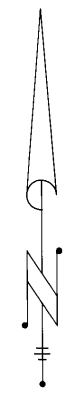
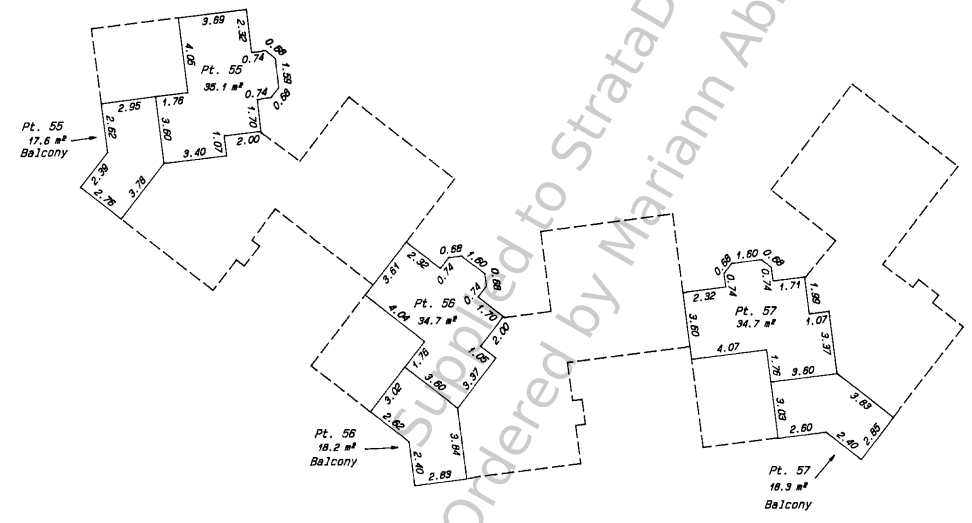
Ordered By: Mariann Abram of Pemberton Holmes Ltd - Sidney on 2026/04/03

This document was obtained from the StrataDocs System. Its use is subject to agreed upon terms and di

TOP FLOOR PARTS OF STRATA LOTS 55, 56, AND 57.



NOTES:
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.
Distances shown are measured to centreline of walls. Areas shown are calculated to centreline of walls.
m² Denotes square metres.
Pt. Denotes "Part of Strata Lot ___".



SHEET 5 OF 5 SHEETS
PHASE NINETEEN
STRATA PLAN 1579.

Uploaded: Dec 18, 2020 Verified: Dec 18, 2020

File: 1722-92
LEONARD ORRICO
B. C. Land Surveyor
4089 Quadra Street
Victoria, B.C. V8X 1K7
Tel 479-1012/fax 479-4479

Dated this 12th day of January, 1990.

BCL5

Ordered By: Mariann Abram of Pemberton Holmes Ltd - Sidney on 2026/04/03

**PHASED STRATA PLAN OF LOT A, PLAN 44487, SECTION 18,
RANGE 1 WEST AND RANGE 1 EAST, NORTH SAANICH DISTRICT.**



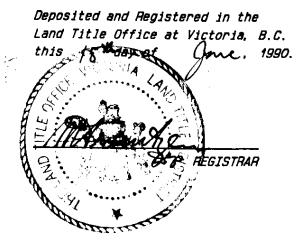
LEGEND.
 This plan lies within Integrated Survey Area No.22, the District of North Saanich. Grid bearings were derived from prior Integrated Plan 44487. This plan shows ground level distances. Prior to the computation of UTM co-ordinates, multiply all distances by combined factor 0.9998067.

- IP Denotes iron post set.
- Nit Denotes witness or offset.
- m² Denotes square metres.
- Pt. Denotes "Part of Strata Lot _"

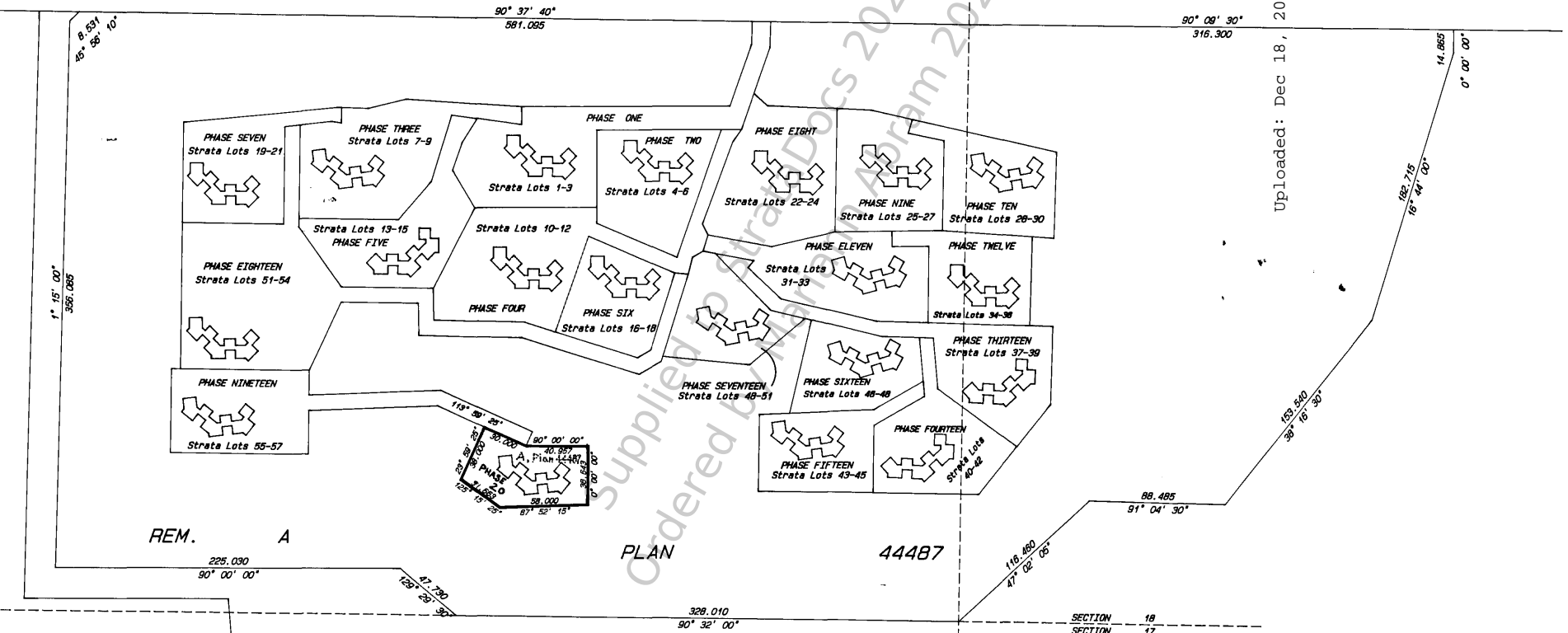
FIRST SHEET
 SHEET 1 OF 5 SHEETS
 PHASE TWENTY
STRATA PLAN 1579.



Uploaded: Dec 18, 2020 verified: Dec 18, 2020
 FB 6/6/22



WAIN ROAD



This document was obtained from the Stratabocs System.

Ordered By: Mariann Abram of Pemberton Holmes Ltd - Sidney on 2026/04/03

File: 1759-92
LEONARD ORRICO
 B. C. Land Surveyor
 4089 Quadra Street
 Victoria, B.C. V8X 1K7
 Tel 479-1012 fax 479-4479

This plan lies within the Municipality of North Saanich and the Capital Regional District.

The address of the project is:
 1255 Main Road, R.R. 4,
 Sidney, B.C.
 V8L 4B4

The address for the service of documents upon the Strata Corporation is:
 The Owners, Strata Plan 1579,
 P.O. Box 2400, Sidney, B.C. V8L 3Y3

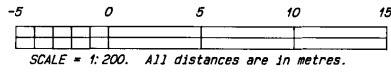
I, Leonard Louis Orrico, a British Columbia Land Surveyor, hereby certify that the building erected on the parcel described above is wholly within the external boundaries of the parcel.

Dated at Victoria, B.C. this 17th day of April, 1990.

Leonard Louis Orrico
 LLO

This document was obtained from the StrataDocs System. Its use is subject to agreed upon terms and conditions.

FOUNDATION WALLS AND OFFSETS TO PHASE BOUNDARY.

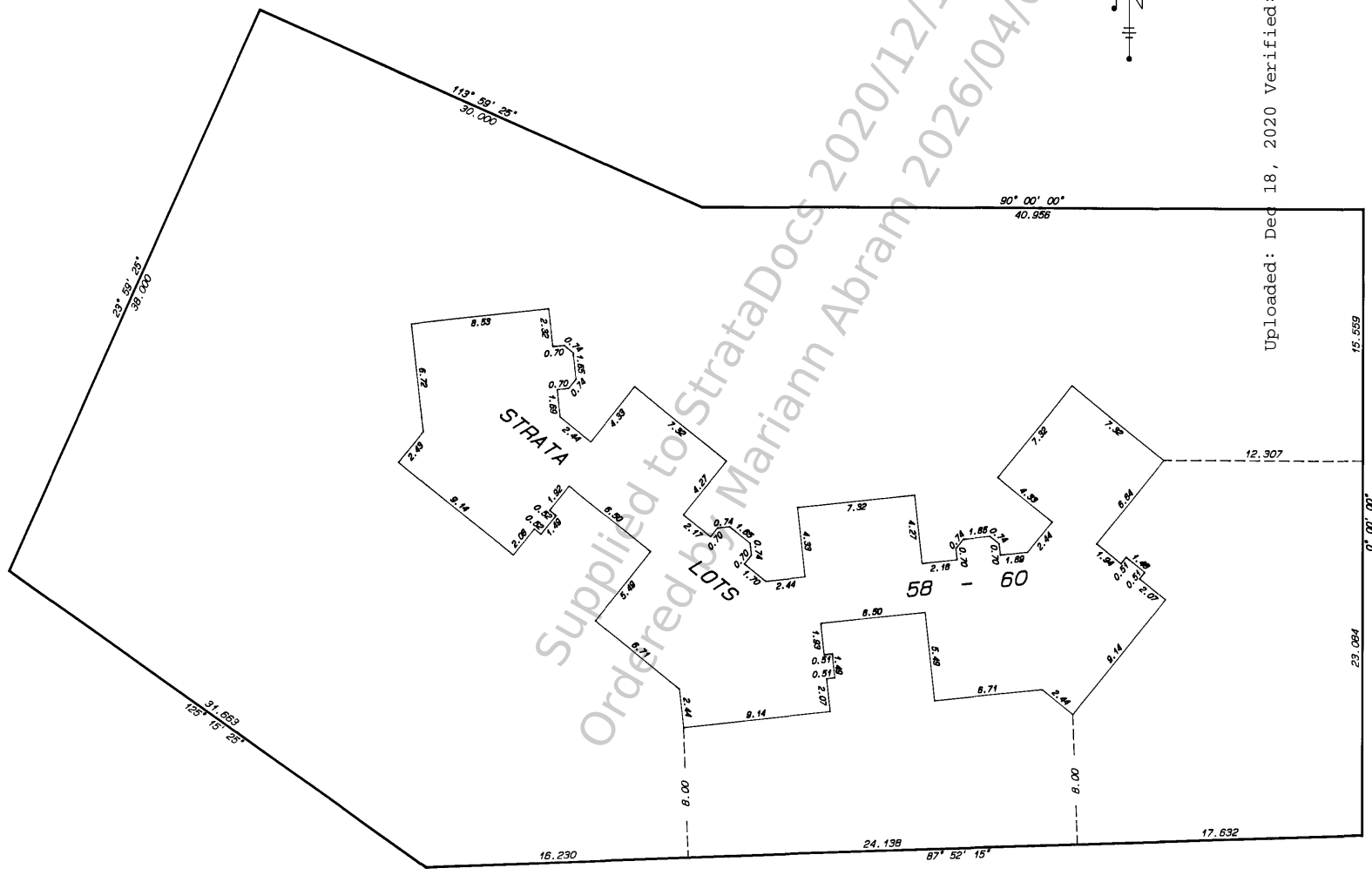


FIRST SHEET
SHEET 2 OF 5 SHEETS

PHASE TWENTY
STRATA PLAN 1579.



Uploaded: Dec 18, 2020 Verified: Dec 18, 2020



File: 1759-92
LEONARD ORTICO
 B. C. Land Surveyor
 4085 Quadra Street
 Victoria, B.C. V8X 1K7
 Tel 479-1012 Fax 479-4479

Dated this 17th day of April, 1990.
Leonard Ortico
 BCLS

Ordered By: Mariann Abram of Pemberton Holmes Ltd - Sidney on 2026/04/03


This document was obtained from the StrataDocs System. Its use is subject to agreed upon terms and conditions.

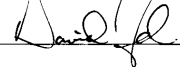
SECOND SHEET
SHEET 3 OF 5 SHEETS

PHASE TWENTY
STRATA PLAN 1579.

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 entirely for residential use. I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath.

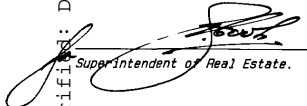

Declared before me at Victoria, B.C. this 11 day of MAY, 1990.


A Commissioner for taking affidavits for British Columbia


CONDOMINIUM ACT		FORM 1	FORM 2
LOT NO.	SHEET NO.	SCHEDULE OF UNIT ENTITLEMENT	SCHEDULE OF INTEREST UPON DESTRUCTION
		UNIT ENTITLEMENT	INTEREST UPON DESTRUCTION
58	4 6 5	1	130
59	4 6 5	1	130
60	4 6 5	1	130
AGGREGATE		3	390

Uploaded: Dec 18, 2020 verified: Dec 18, 2020

Approved as to Forms 1 and 2 this 28 day of MAY, 1990.



Superintendent of Real Estate.

Approved as Phase 20 of a 25 Phase Strata Plan under the Condominium Act this 9th day of May, 1990.


Approving Officer, Corporation of the District of North Saanich.

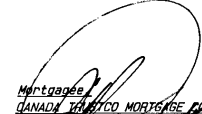

NEW DEVELOPMENT CERTIFICATE.

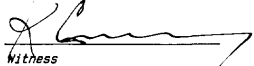
I, Leonard Louis Orrico, British Columbia Land Surveyor, hereby certify that the building(s) shown in this Strata Plan has (have) not, as of the 17th day of April, 1990, been previously occupied.



BCLS
Dated at Victoria, B.C. this 17th day of April, 1990.


Supplied to StrataDocs by Mariann Abram 2026/12/18
Ordered by Mariann Abram 2026/04/03

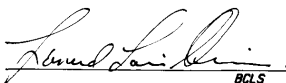
File: 1759-92
LEONARD ORRICO
B. C. Land Surveyor
4089 Quadra Street
Victoria, B.C. V8X 1K7
Tel 479-1012 Fax 479-4479

Mortgagee
CANADA TRUST MORTGAGE COMPANY.

Authorized Signatory

Authorized Signatory


Witness
1125 Douglas St
Address
Trust Officer
Occupation

Registered Owner
EAGLE RIDGE HOLDINGS LTD.

Authorized Signatory
Authorized Signatory

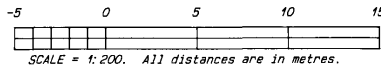

Witness
800-1070 Douglas St.
Address VICTORIA B.C.
Solicitor
Occupation

Dated this 17th day of April, 1990.

BCLS

Ordered By: Mariann Abram of Pemberton Holmes Ltd - Sidney on 2026/04/03

This document was obtained from the StrataDocs System

GROUND FLOOR AND PRIVATE YARD AREAS PARTS OF STRATA LOTS 58, 59, AND 60.



NOTES:

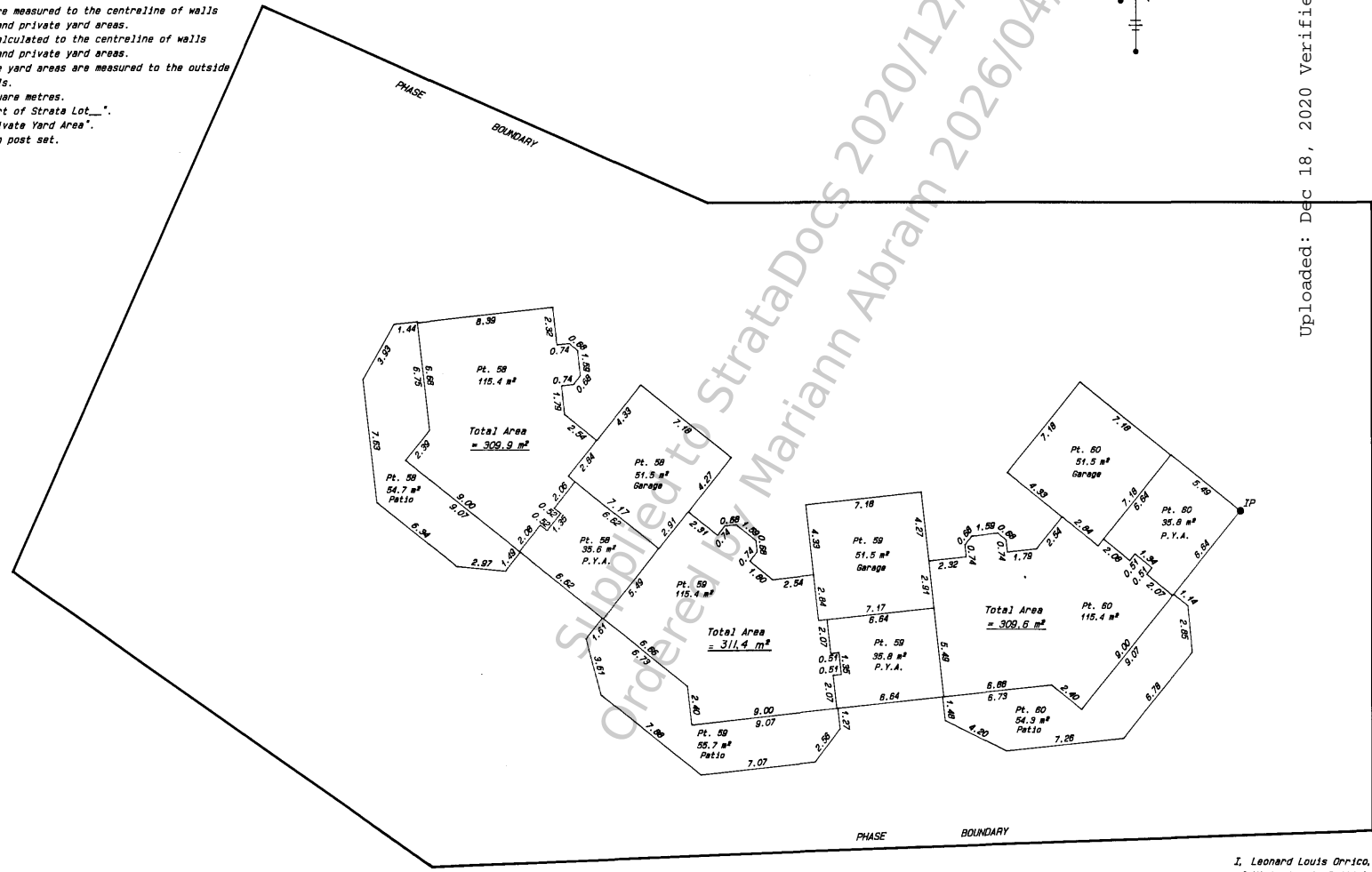
- All patios and balconies are defined as to height by the centre of the floor above or its extensions, or where there is no floor above, by the average height of a strata lot within the same building, unless otherwise indicated.
- Distances shown are measured to the centraline of walls except at patios and private yard areas.
- Areas shown are calculated to the centraline of walls except at patios and private yard areas.
- Patios and private yard areas are measured to the outside of foundation walls.
- m² Denotes square metres.
- Pt. Denotes "Part of Strata Lot".
- P.Y.A Denotes "Private Yard Area".
- IP Denotes iron post set.

SHEET 4 OF 5 SHEETS

PHASE TWENTY STRATA PLAN 1579.



Uploaded: Dec 18, 2020 Verified: Dec 18, 2020



File: 1759-92
LEONARD ORRICO
 B. C. Land Surveyor
 4089 Quadra Street
 Victoria, B.C. V8X 1K7
 Tel 479-1012/fax 479-4478

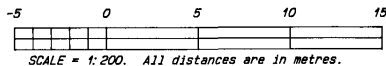
I, Leonard Louis Orrico, a British Columbia Land Surveyor of Victoria, in British Columbia, certify that I was present at and personally superintended the survey represented by this plan and that the survey and plan are correct. The survey was completed on the 17th day of April, 1990.

B.C.L.S.

Ordered By: Mariann Abram of Pemberton Holmes Ltd - Sidney on 2026/04/03

This document was obtained from the StrataDocs System. Its use is subject to agreed upon terms and di

TOP FLOOR PARTS OF STRATA LOTS 58, 59, AND 60.



NOTES:

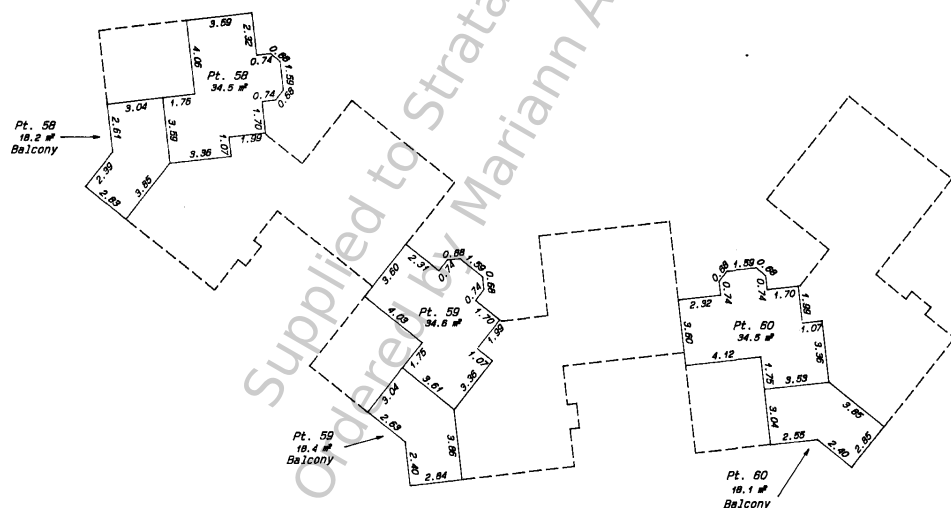
All patios and balconies are defined as to height by the centre of the floor above or its extensions, or where there is no floor above, by the average height of a strata lot within the same building, unless otherwise indicated.

Distances shown are measured to centreline of walls.

Areas shown are calculated to centreline of walls.

m² Denotes square metres.

Pt. Denotes "Part of Strata Lot ___".



SHEET 5 OF 5 SHEETS

PHASE TWENTY

STRATA PLAN 1579.



Uploaded: Dec 18, 2020 Verified: Dec 18, 2020

File: 1759-92

LEONARD ORRICO
B. C. Land Surveyor
4089 Quadra Street
Victoria, B.C. V8X 1K7
Tel 479-1012 fax 479-4479

Dated this 17th day of April, 1990.

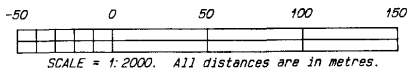
Leonard Orrico
BCLS

Ordered By: Mariann Abram of Pemberton Holmes Ltd - Sidney on 2026/04/03

This document was obtained from the StrataDocs System.

PHASED STRATA PLAN OF LOT A, PLAN 44487, SECTION 18, RANGE 1 WEST AND RANGE 1 EAST, NORTH SAANICH DISTRICT.

BCGS 92B.063



LEGEND.
 This plan lies within Integrated Survey Area No. 22, the District of North Saanich. Grid bearings were derived from prior Integrated Plan 44487.
 This plan shows ground level distances. Prior to the computation of UTM co-ordinates, multiply all distances by combined factor 0.9998067.

- IP Denotes iron post set.
- Wit Denotes witness or offset.
- m² Denotes square metres.
- Pt. Denotes "Part of Strata Lot _"

ED 90603
 ED 90607
 AK

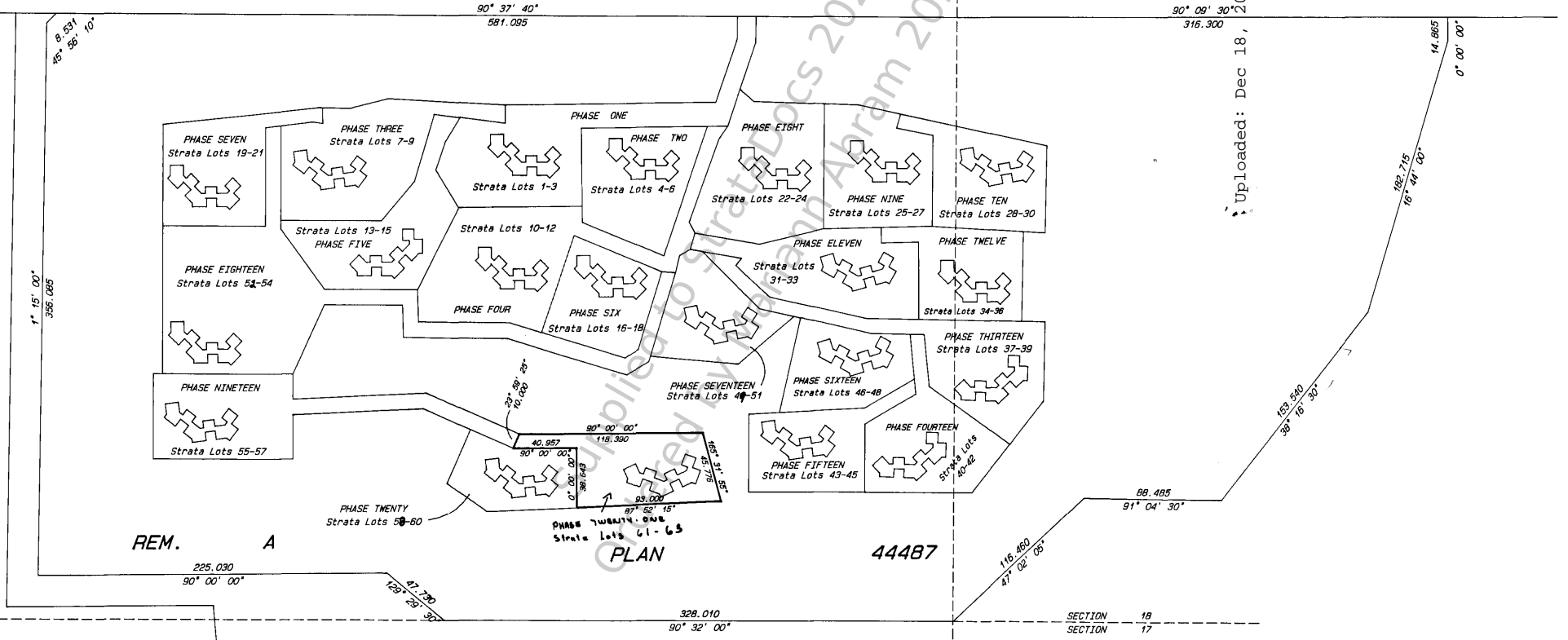
FIRST SHEET
 SHEET 1 OF 5 SHEETS
 PHASE TWENTY-ONE
 STRATA PLAN 1579.

Deposited and Registered in the
 Land Title Office at Victoria, B.C.
 this 28 day of August, 1990.



Uploaded: Dec 18, 2020
 Verified: Dec 18, 2020

WAIN ROAD



LOT 1 PLAN 37570

File: 1795-92

LEONARD ORRICO
 B. C. Land Surveyor
 4089 Quadra Street
 Victoria, B.C. V8X 1K7
 Tel 479-1012/fax 479-4479

This plan lies within the Municipality of North Saanich and the Capital Regional District.

The address of the project is:
 1255 Wain Road, R.R. 4,
 Sidney, B.C.

The address for the service of documents upon the Strata Corporation is:
 The Owners, Strata Plan 1579,
 P.O. Box 2400, Sidney, B.C. V8L 3Y3

I, Leonard Louis Orrico, a British Columbia Land Surveyor, hereby certify that the building erected on the parcel described above is wholly within the external boundaries of the parcel.

Dated at Victoria, B.C.
 this 10th day of June, 1990.

Ordered By: Mariann Abram of Pemberton Holmes Ltd - Sidney on 2026/04/03

PHASE TWENTY-ONE
STRATA PLAN 1579.


Uploaded: Dec 18, 2020 Verified: Dec 18, 2020

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 entirely for residential use. I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath.



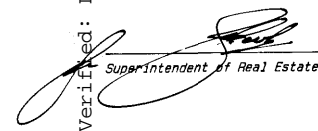
Declared before me at Victoria, B.C. this 27 day of August 1990.



A Commissioner for taking affidavits for British Columbia


CONDOMINIUM		ACT	
LOT NO.	SHEET NO.	FORM 1	FORM 2
		SCHEDULE OF UNIT ENTITLEMENT	SCHEDULE OF INTEREST UPON DESTRUCTION
61	4 & 5	1	139
62	4 & 5	1	139
63	4 & 5	1	139
AGGREGATE		3	417

Approved as to Forms 1 and 2 this 2 day of August 1990.



Superintendent of Real Estate.

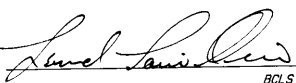
Approved as Phase 20 of a 25 Phase Strata Plan under the Condominium Act this 25th day of June 1990.



Approving Officer, Corporation of the District of North Saanich.

NEW DEVELOPMENT CERTIFICATE.

I, Leonard Louis Orrico, British Columbia Land Surveyor, hereby certify that the building(s) shown in this Strata Plan has (have) not, as of the 10th day of June, 1990, been previously occupied.

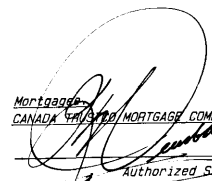


BCLS

Dated at Victoria, B.C. this 10th day of June, 1990.

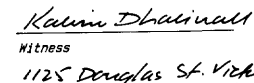
Supplied to StrataDocs on 12/18
Ordered by Mariann Abram on 2026/04/03

File: 1795-92
LEONARD ORRICO
B. C. Land Surveyor
4089 Quadra Street
Victoria, B.C. V8X 1K7
Tel 479-1012 fax 479-4479

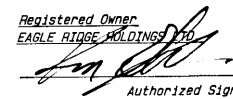


Mortgage Officer
CANADA TRUST MORTGAGE COMPANY
Authorized Signatory

Authorized Signatory

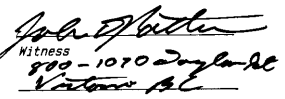


Kalin Dhanani
Witness
1125 Douglas St. Victoria
Address
Senior Loans Officer
Occupation



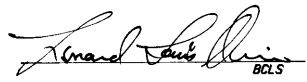
Registered Owner
EAGLE RIDGE HOLDINGS LTD
Authorized Signatory

Authorized Signatory



Witness
800-1070 Douglas St
Victoria BC
Address

Occupation

Dated this 10th day of June, 1990.


BCLS

This document was obtained from the StrataDocs System. Its use is subject to agreed upon terms and conditions.

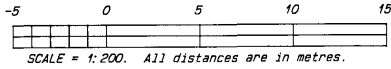
Ordered By: Mariann Abram of Pemberton Holmes Ltd - Sidney on 2026/04/03

GROUND FLOOR AND PRIVATE YARD AREAS PARTS OF STRATA LOTS 61, 62, AND 63.

SHEET 4 OF 5 SHEETS

PHASE TWENTY-ONE

STRATA PLAN 1579.



NOTES:

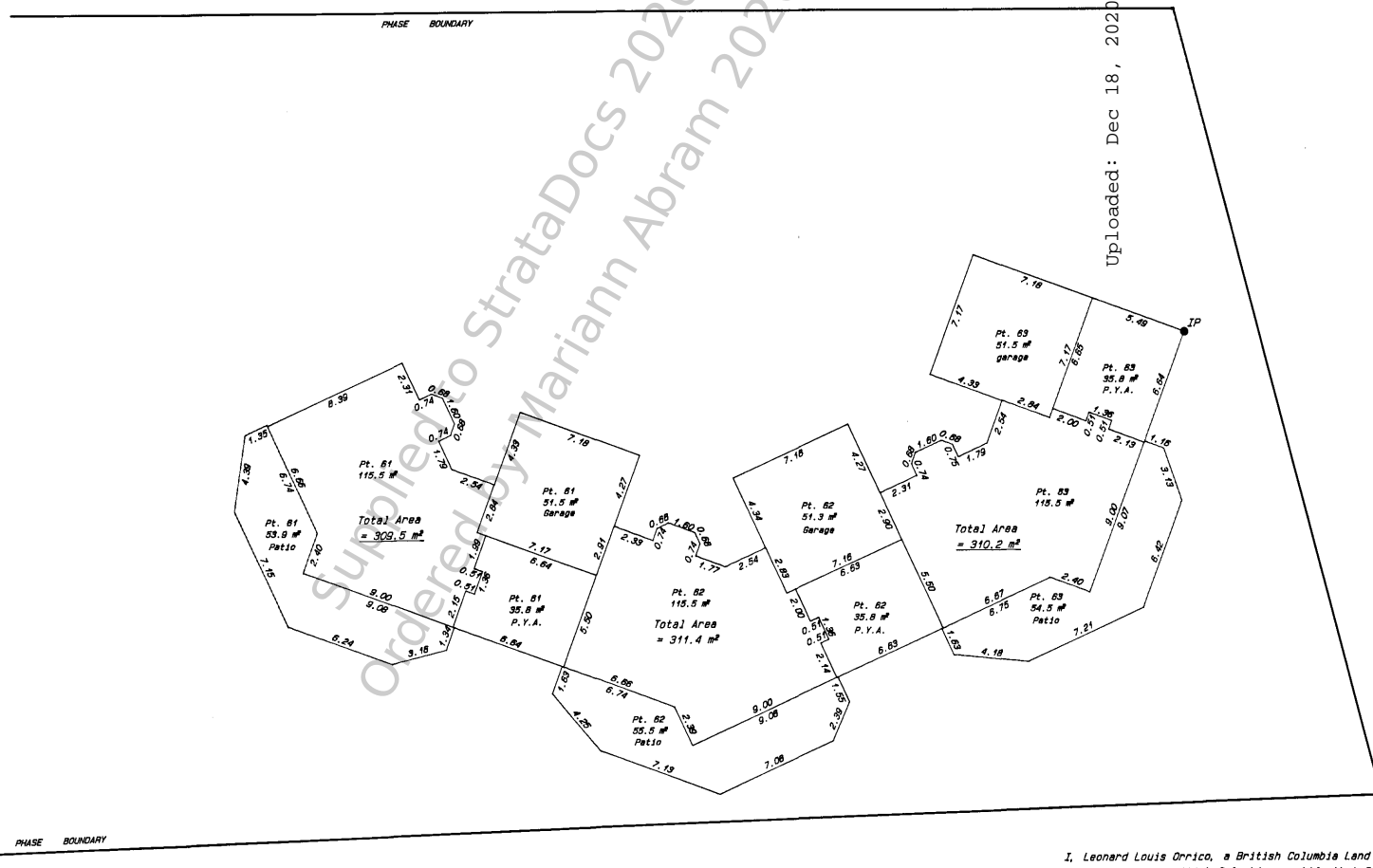
All patios and balconies are defined as to height by the centre of the floor above or its extensions, or where there is no floor above, by the average height of a strata lot within the same building, unless otherwise indicated.

Distances shown are measured to the centreline of walls except at patios and private yard areas. Areas shown are calculated to the centreline of walls except at patios and private yard areas. Patios and private yard areas are measured to the outside of foundation walls.

- ² Denotes square metres.
- Pt. Denotes "Part of Strata Lot___".
- P.Y.A Denotes "Private Yard Area".
- IP Denotes iron post set.



Uploaded: Dec 18, 2020 Verified: Dec 18, 2020



Ordered by Mariann Abram 2026/04/03
 Supplied to StrataDocs 2020/12/18
 Ordered by Mariann Abram 2026/04/03

This document was obtained from the StrataDocs System. Its use is subject to agreed upon terms and di

Ordered By: Mariann Abram of Pemberton Holmes Ltd - Sidney on 2026/04/03

File: 1795-92
LEONARD ORRICO
 B. C. Land Surveyor
 4089 Quadra Street
 Victoria, B.C. V8X 1K7
 Tel 479-1012/fax 479-4479

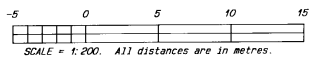
I, Leonard Louis Orrico, a British Columbia Land Surveyor of Victoria, in British Columbia, certify that I was present at and personally superintended the survey represented by this plan and that the survey and plan are correct. The survey was completed on the 30th day of May, 1990.

This document was obtained from the StrataDocs System. Its use is subject to agreed upon terms and di

TOP FLOOR PARTS OF STRATA LOTS 61, 62, AND 63.

SHEET 5 OF 5 SHEETS

PHASE TWENTY-ONE
STRATA PLAN 1579.



NOTES:
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.
Distances shown are measured to centreline of walls. Areas shown are calculated to centreline of walls.
m² Denotes square metres.
Pt. Denotes "Part of Strata Lot ___".



File: 1795-92
LEONARD ORTICO
B. C. Land Surveyor
4089 Quadra Street
Victoria, B.C. V8X 1K7
Tel 479-1012/Fax 479-4479

Dated this 10th day of June, 1990.
Leonard Ortico
B.C.S.

Uploaded: Dec 18, 2020 Verified: Dec 18, 2020

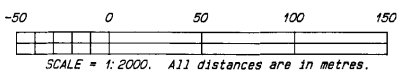
Ordered By: Mariann Abram of Pemberton Holmes Ltd - Sidney on 2026/04/03

This document was obtained from the StrataDocs System.

Its use is subject to agreed upon terms and di

PHASED STRATA PLAN OF LOT A, PLAN 44487, SECTION 18, RANGE 1 WEST AND RANGE 1 EAST, NORTH SAANICH DISTRICT.

BCGS 92B.063



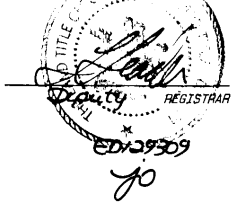
LEGEND.
 This plan lies within Integrated Survey Area No. 22, the District of North Saanich. Grid bearings were derived from prior Integrated Plan 44487.
 This plan shows ground level distances. Prior to the computation of UTM co-ordinates, multiply all distances by combined factor 0.9986067.

- IP Denotes iron post set.
- Wit Denotes witness or offset.
- m² Denotes square metres.
- Pt. Denotes "Part of Strata Lot _"

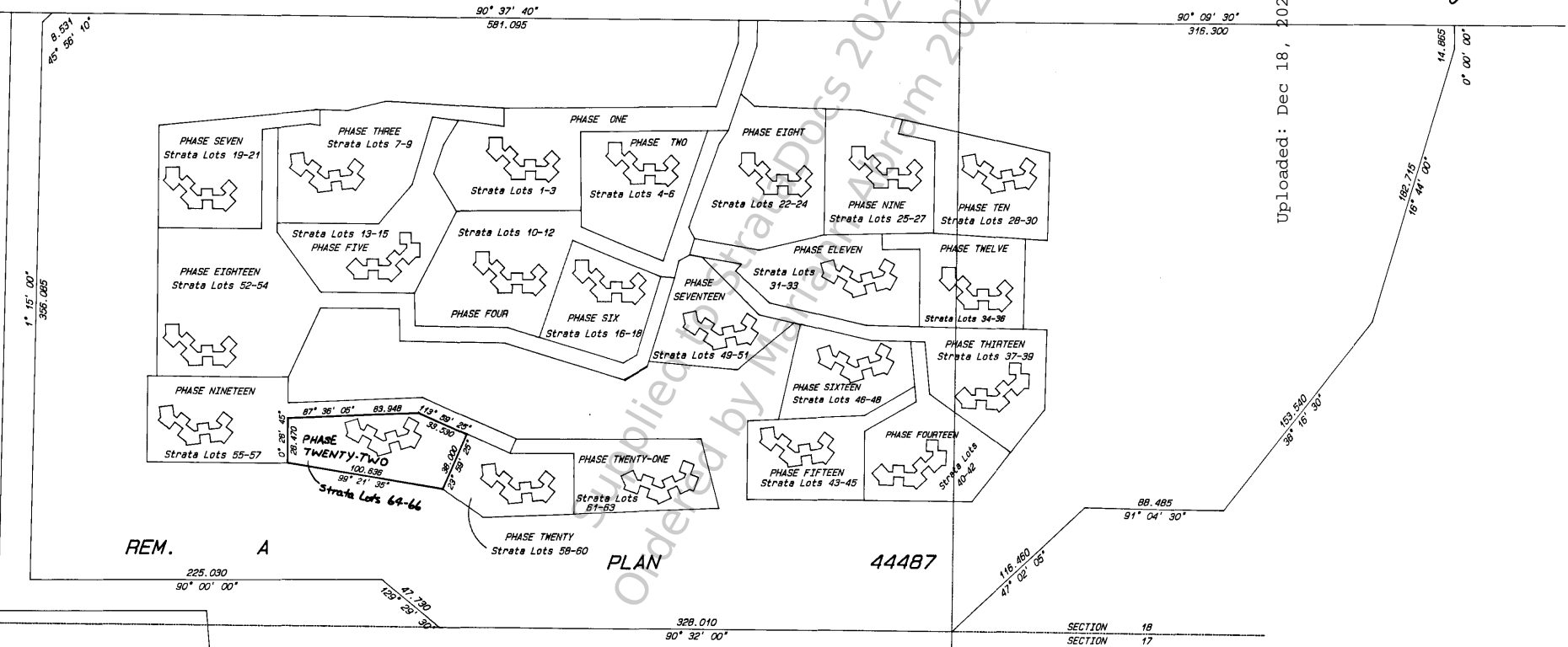
FIRST SHEET
 SHEET 1 OF 5 SHEETS
 PHASE TWENTY-TWO
 STRATA PLAN 1579.

Uploaded: Dec 18, 2020 Verified: Dec 18, 2020

Deposited and Registered in the
 Land Title Office of Victoria, B.C.
 this 17th day of December 1990.



WAIN ROAD



File: 1859-92
LEONARD ORRICO
 B. C. Land Surveyor
 4069 Quadra Street
 Victoria, B.C. V8X 1K7
 Tel 479-1012/fax 479-4479

This plan lies within the
 Municipality of North Saanich and
 the Capital Regional District.

The address of the project is:
 1255 Main Road, R.R. 4,
 Sidney, B.C.
 V8L 4B4

The address for the service of
 documents upon the Strata Corporation is:
 The Owners, Strata Plan 1579,
 P.O. Box 2400, Sidney, B.C. V8L 3Y3

I, Leonard Orrico, a British
 Columbia Land Surveyor, hereby certify
 that the building erected on the parcel
 described above is wholly within the
 external boundaries of the parcel.
 Dated at Victoria, B.C.
 this 16th day of November, 1990.

BCL5

Ordered By: Mariann Abram of Pemberton Holmes Ltd - Sidney on 2026/04/03


SECOND SHEET
SHEET 3 OF 5 SHEETS

PHASE TWENTY-TWO
STRATA PLAN 1579.

Uploaded: Dec 18, 2020 verified: Dec 18, 2020

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 entirely for residential use. I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath.


Declared before me at Victoria, B.C. this 16 day of November, 1990.

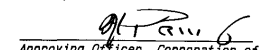
A Commissioner for taking affidavits for British Columbia

CONDOMINIUM		ACT	
LOT NO.	SHEET NO.	FORM 1	FORM 2
		SCHEDULE OF UNIT ENTITLEMENT	SCHEDULE OF INTEREST UPON DESTRUCTION
		UNIT ENTITLEMENT	INTEREST UPON DESTRUCTION
64	4 & 5	1	139
65	4 & 5	1	139
66	4 & 5	1	139
AGGREGATE		3	417

Approved as to Forms 1 and 2 this 18 day of November, 1990.

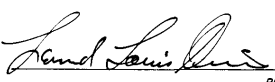

Superintendent of Real Estate.

Approved as Phase 22 of a 25 Phase Strata Plan under the Condominium Act this 10th day of November, 1990.


Approving Officer, Corporation of the District of North Saanich.

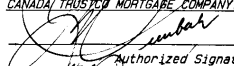

NEW DEVELOPMENT CERTIFICATE.


I, Leonard Louis Orrico, British Columbia Land Surveyor, hereby certify that the building(s) shown in this Strata Plan has (have) not, as of the 16th day of November, 1990, been previously occupied.



BCLS
Dated at Victoria, B.C. this 16th day of November, 1990.


Supplied to StrataDocs 2026/12/18
Ordered by Mariann Abram 2026/04/03

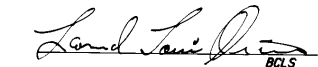
File: 1859-92
LEONARD ORRICO
B. C. Land Surveyor
4089 Quadra Street
Victoria, B.C. V8K 1K7
Tel 479-1012/fax 479-4479

Mortgagee
CANADA TRUST MORTGAGE COMPANY

Authorized Signatory

Authorized Signatory


Witness
5463 Alunas Road, Victoria, B.C.
Address
Trust Officer
Occupation

Registered Owner
EAGLE RIDGE HOLDINGS LTD.

Authorized Signatory
Authorized Signatory


Witness
500-1170 Douglas St.
Address VICTORIA B.C.
Solicitor
Occupation

Dated this 16th day of November, 1990.

BCLS

This document was obtained from the Stratapublic system. Its use is subject to agreed upon terms and conditions.

Ordered By: Mariann Abram of Pemberton Holmes Ltd - Sidney on 2026/04/03

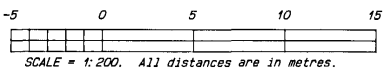
This document was obtained from the StrataDocs System. Its use is subject to agreed upon terms and di

GROUND FLOOR AND PRIVATE YARD AREAS PARTS OF STRATA LOTS 64, 65, AND 66.

SHEET 4 OF 5 SHEETS

PHASE TWENTY-TWO

STRATA PLAN 1579.



NOTES:

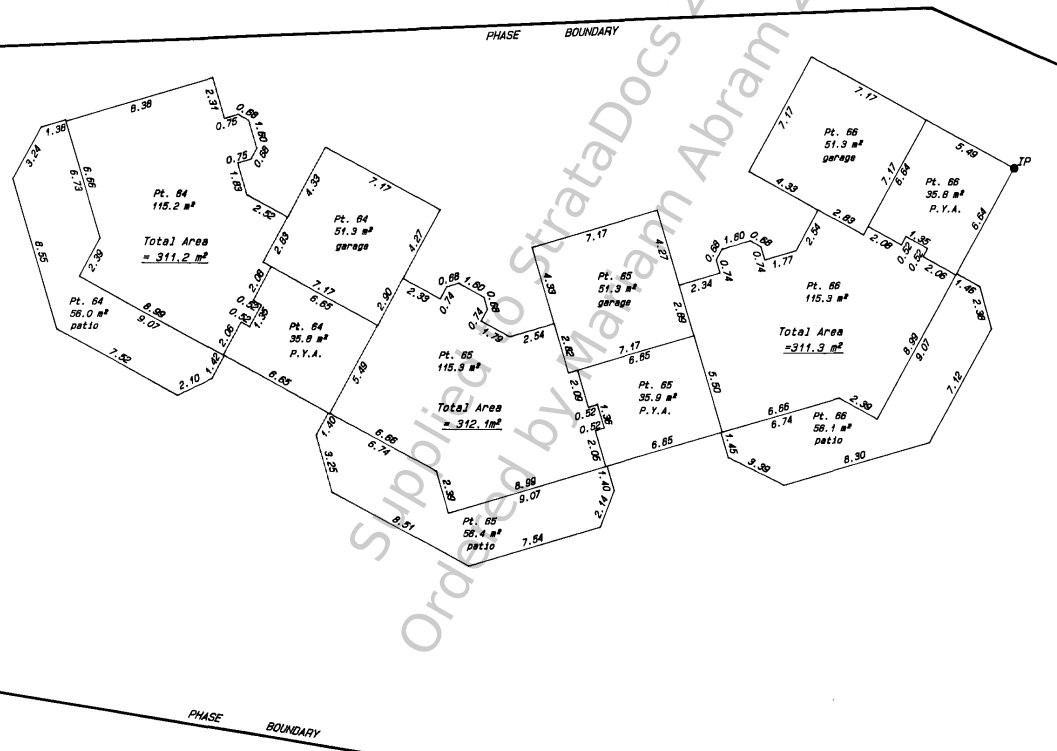
All patios and balconies are defined as to height by the centre of the floor above or its extensions, or where there is no floor above, by the average height of a strata lot within the same building, unless otherwise indicated.

Distances shown are measured to the centreline of walls except at patios and private yard areas.

Areas shown are calculated to the centreline of walls except at patios and private yard areas.

Patios and private yard areas are measured to the outside of foundation walls.

- m² Denotes square metres.
- Pt. Denotes "Part of Strata Lot...".
- P.Y.A Denotes "Private Yard Area".
- IP Denotes iron post set.



Uploaded: Dec 18, 2020 Verified: Dec 18, 2020

File: 1859-92

LEONARD ORRICO
B. C. Land Surveyor
4089 Quadra Street
Victoria, B.C. V8X 1K7
Tel 479-1012 fax 479-4479

I, Leonard Louis Orrico, a British Columbia Land Surveyor of Victoria, in British Columbia, certify that I was present at and personally superintended the survey represented by this plan and that the survey and plan are correct. The survey was completed on the 16th day of November, 1990.

Leonard Louis Orrico

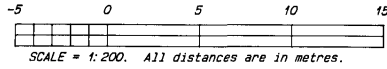
B.C.L.S.

Ordered By: Mariann Abram of Pemberton Holmes Ltd - Sidney on 2026/04/03

This document was obtained from the StrataDocs System. Its use is subject to agreed upon terms and conditions.

TOP FLOOR

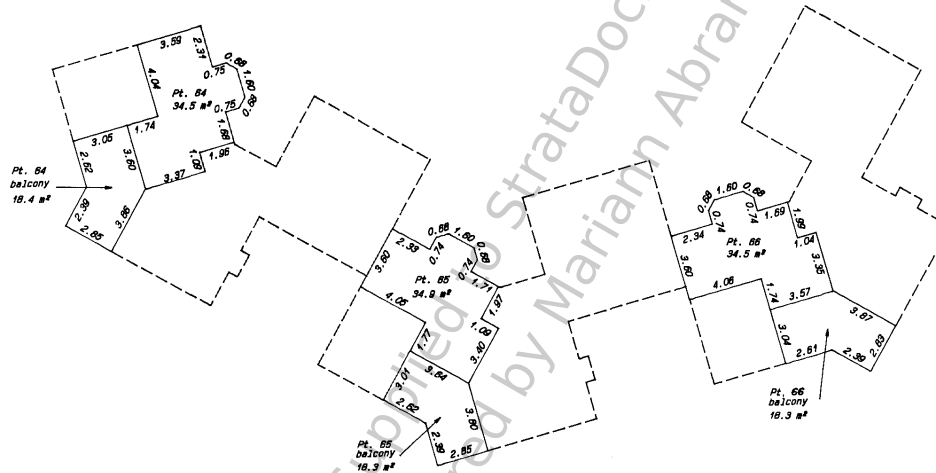
PARTS OF STRATA LOTS 64, 65, AND 66.



NOTES:

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.

Distances shown are measured to centreline of walls. Areas shown are calculated to centreline of walls.
 m² Denotes square metres.
 Pt. Denotes "Part of Strata Lot ___".



SHEET 5 OF 5 SHEETS

PHASE TWENTY-TWO

STRATA PLAN 1579.



Uploaded: Dec 18, 2020 Verified: Dec 18, 2020

File: 1659-92
LEONARD ORRICO
 B. C. Land Surveyor
 4089 Guadre Street
 Victoria, B.C. V8X 1K7
 Tel 479-1012 / Fax 479-4479

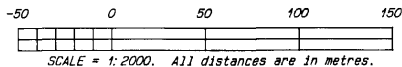
Dated this 16th day of November, 1990.

Leonard Orrico
 BCLS

Ordered By: Mariann Abram of Pemberton Holmes Ltd - Sidney on 2026/04/03

PHASED STRATA PLAN OF LOT A, PLAN 44487, SECTION 18, RANGE 1 WEST AND RANGE 1 EAST, NORTH SAANICH DISTRICT.

BCGS 92B.063

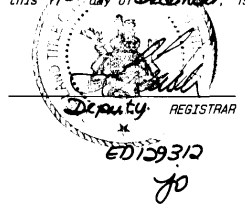


LEGEND.
This plan lies within Integrated Survey Area No. 22, the District of North Saanich. Grid bearings were derived from prior Integrated Plan 44487.
This plan shows ground level distances. Prior to the computation of UTM co-ordinates, multiply all distances by combined factor 0.9996067.

- IP Denotes iron post set.
- Wit Denotes witness or offset.
- m² Denotes square metres.
- Pt. Denotes "Part of Strata Lot _"

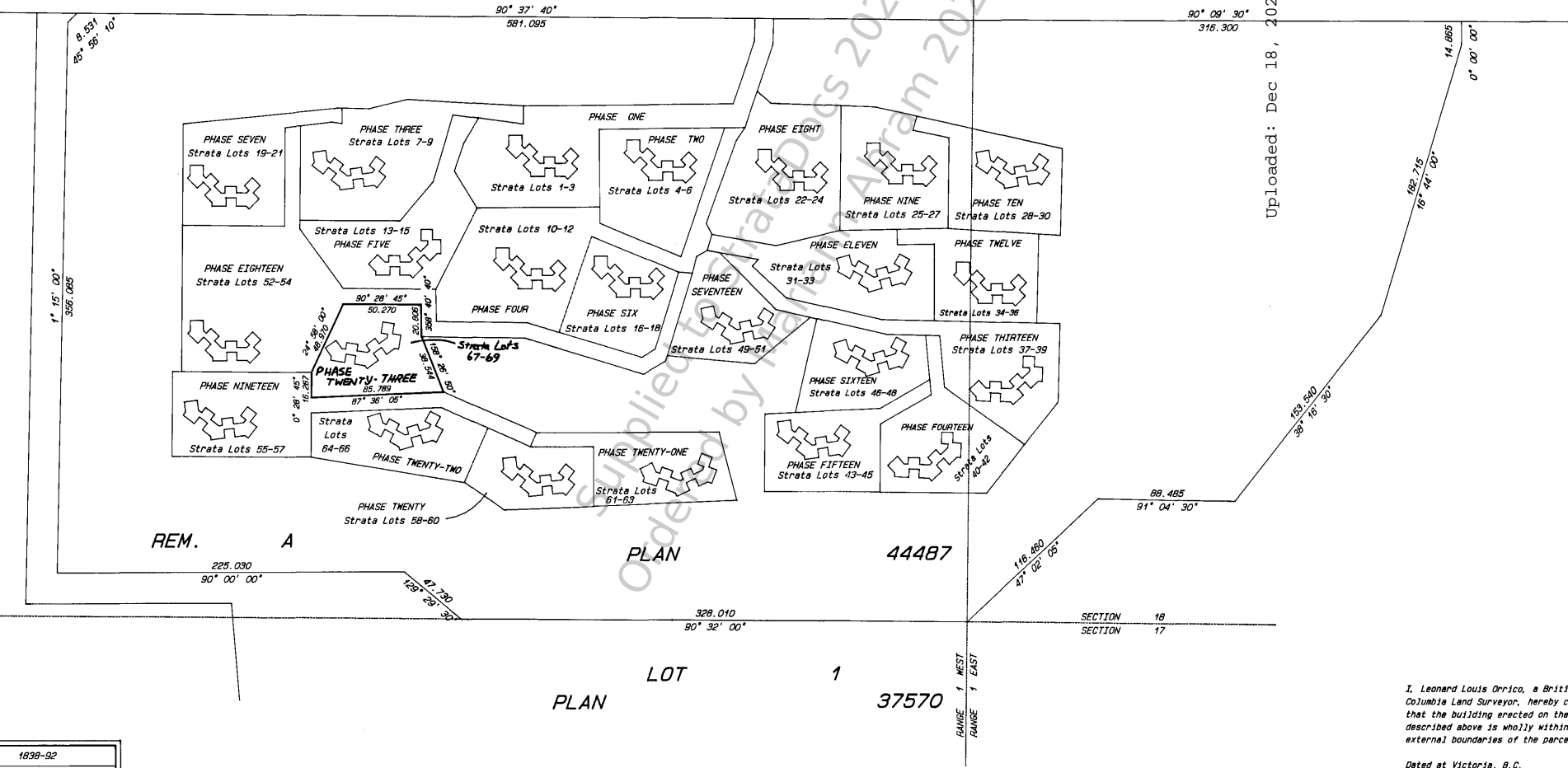
FIRST SHEET
SHEET 1 OF 5 SHEETS
PHASE TWENTY-THREE
STRATA PLAN 1579.

Deposited and Registered in the
Land Title Office at Victoria, B.C.
this 11th day of December, 1990.



Uploaded: Dec 18, 2020 Verified: Dec 18, 2020

WAIN ROAD



File: 1838-92
LEONARD ORRICO
B. C. Land Surveyor
4089 Quadra Street
Victoria, B.C. V8X 1K7
Tel 479-1012 fax 479-4479

This plan lies within the
Municipality of North Saanich and
the Capital Regional District.

The address of the project is:
1255 Wain Road, R.R. 4,
Sidney, B.C.
V8L 4B4

The address for the service of
documents upon the Strata Corporation is:
The Owners, Strata Plan 1579,
P.O. Box 2400, Sidney, B.C. V8L 3Y3

I, Leonard Louis Orrico, a British
Columbia Land Surveyor, hereby certify
that the building erected on the parcel
described above is wholly within the
external boundaries of the parcel.

Dated at Victoria, B.C.
this 14th day of September, 1990.

Leonard Orrico
B.C.L.S.

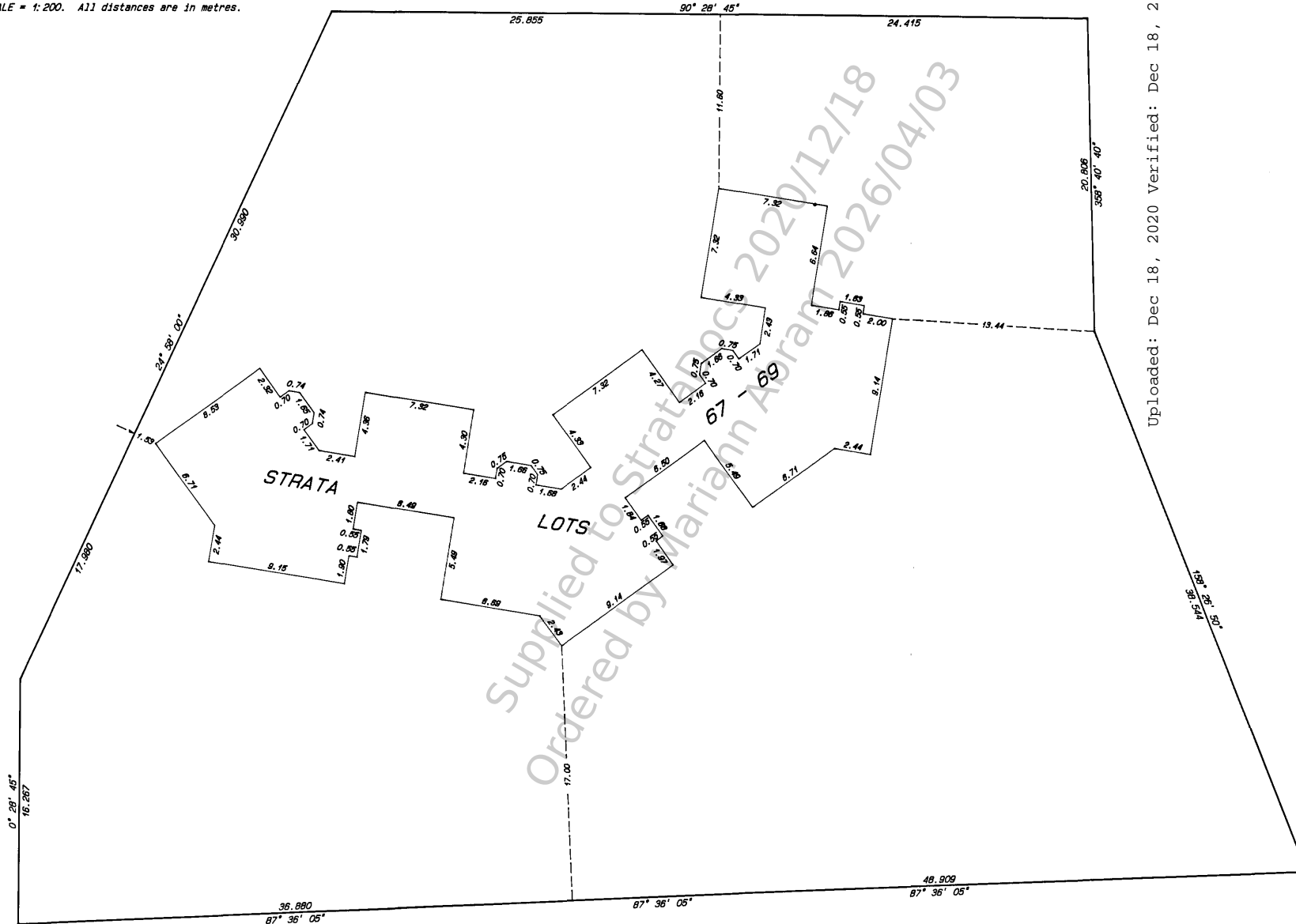
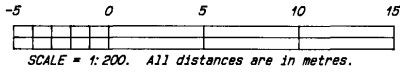
Ordered By: Mariann Abram of Pemberton Homes Ltd - Sidney on 2026/04/03

This document was obtained from the StrataDocs System.

FOUNDATION WALLS AND OFFSETS TO PHASE BOUNDARY.

FIRST SHEET
SHEET 2 OF 5 SHEETS

PHASE TWENTY-THREE
STRATA PLAN 1579.



Uploaded: Dec 18, 2020 Verified: Dec 18, 2020



Ordered By: Mariann Abram of Pemberton Holmes Ltd - Sidney on 2026/04/03

F11e: 1838-92
LEONARD ORRICO
B. C. Land Surveyor
4089 Quadra Street
Victoria, B.C. V8X 1K7
Tel 479-1012 fax 479-4479

Dated this 14th day of September, 1990.

This document was obtained from the StrataDocs System. Its use is subject to agreed upon terms and conditions.


SECOND SHEET
SHEET 3 OF 5 SHEETS

PHASE TWENTY-THREE
STRATA PLAN 1579.

Uploaded: Dec 18, 2020 Verified: Dec 18, 2020

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 entirely for residential use. I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath.


Declared before me at Victoria, B.C. this 14 day of September, 1990.

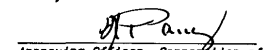
A Commissioner for taking affidavits for British Columbia

CONDOMINIUM		ACT	
LOT NO.	SHEET NO.	FORM 1	FORM 2
		SCHEDULE OF UNIT ENTITLEMENT	SCHEDULE OF INTEREST UPON DESTRUCTION
67	4 6 5	1	139
68	4 6 5	1	139
69	4 6 5	1	139
AGGREGATE		3	417

Approved as to Forms 1 and 2 this 18 day of November, 1990.

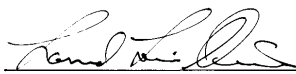

Superintendent of Real Estate.

Approved as Phase 29 of a 25 Phase Strata Plan under the Condominium Act this 19 day of November, 1990.


Approving Officer, Corporation of the District of North Saanich.


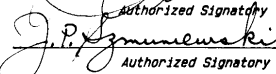
NEW DEVELOPMENT CERTIFICATE.

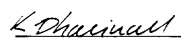
I, Leonard Louis Orrico, British Columbia Land Surveyor, hereby certify that the building(s) shown in this Strata Plan has (have) not, as of the 14th day of ~~September~~, 1990, been previously occupied. ~~November~~,

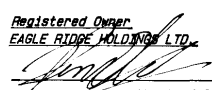

BCLS
Dated at Victoria, B.C. this 14th day of ~~September~~, 1990. ~~November~~,


Supplied to StrataDocs 20/12/18
Ordered by Mariann Abram 2026/04/03

File: 1838-92
LEONARD ORRICO
B. C. Land Surveyor
4089 Quadra Street
Victoria, B.C. V8X 1K7
Tel 479-1012/Fax 479-4479

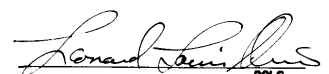
Mortgagee
CANADA TRUSTCO MORTGAGE COMPANY

Authorized Signatory

Authorized Signatory


Witness
1125 Douglas St, Victoria
Address
Lodges Officer
Occupation

Registered Owner
EAGLE RIDGE HOLDINGS LTD.

Authorized Signatory
Authorized Signatory


Witness
900-1070 Douglas St.
Address VICTORIA B.C.
Solicitor
Occupation

Dated this 14th day of September, 1990.

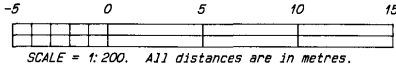

BCLS

Ordered By: Mariann Abram of Pemberton Holmes Ltd - Sidney on 2026/04/03

GROUND FLOOR AND PRIVATE YARD AREAS PARTS OF STRATA LOTS 67, 68, AND 69.

SHEET 4 OF 5 SHEETS

PHASE TWENTY-THREE
STRATA PLAN 1579.

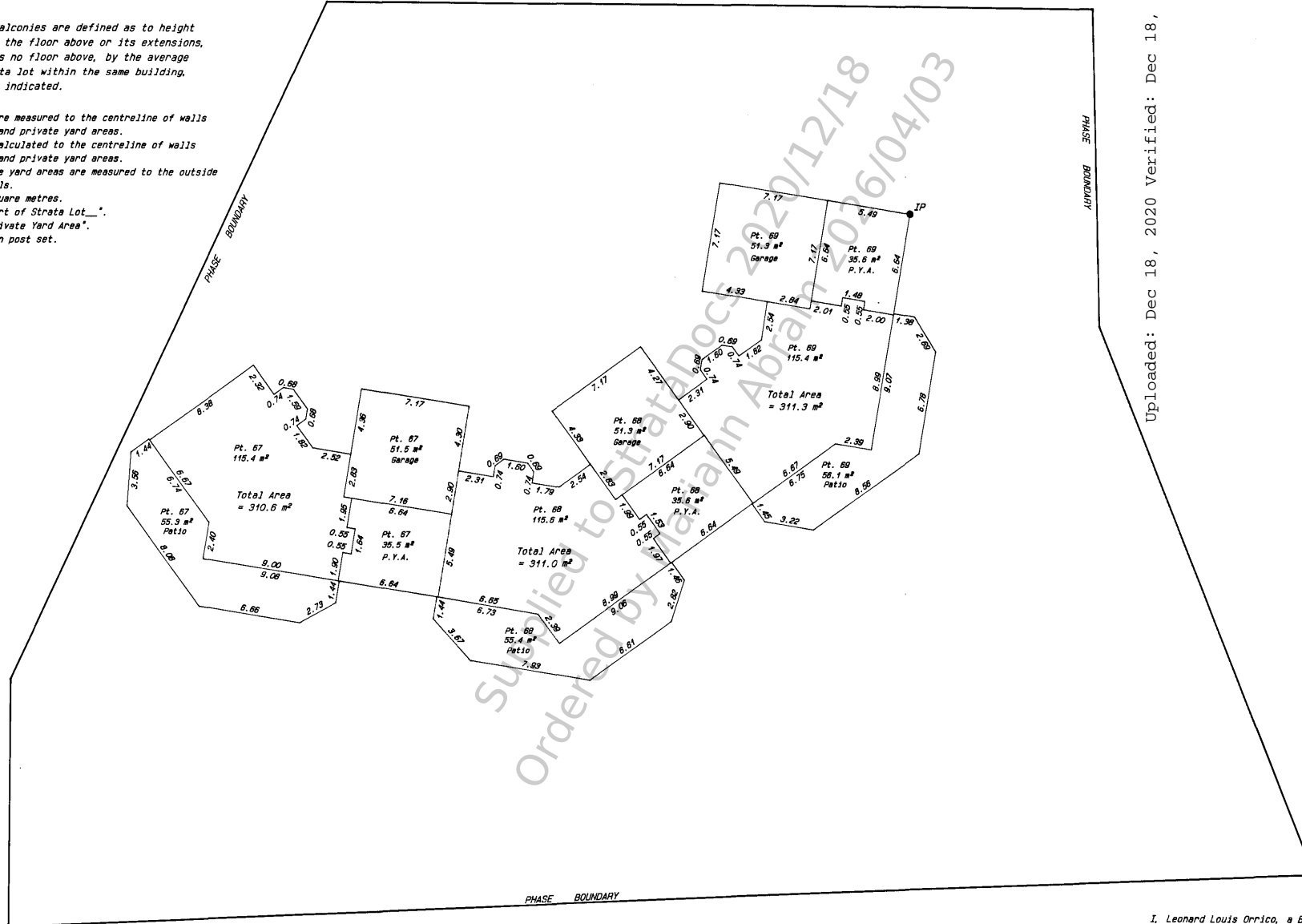


NOTES:

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.

Distances shown are measured to the centreline of walls except at patios and private yard areas. Areas shown are calculated to the centreline of walls except at patios and private yard areas. Patios and private yard areas are measured to the outside of foundation walls.

- m² Denotes square metres.
- Pt. Denotes "Part of Strata Lot".
- P.Y.A Denotes "Private Yard Area".
- IP Denotes iron post set.



Uploaded: Dec 18, 2020 Verified: Dec 18, 2020



File: 1828-92
LEONARD ORRICO
 B. C. Land Surveyor
 4089 Quadra Street
 Victoria, B.C. V8X 1K7
 Tel 479-1012 fax 479-4479

I, Leonard Louis Orrico, a British Columbia Land Surveyor of Victoria, in British Columbia, certify that I was present at and personally superintended the survey represented by this plan and that the survey and plan are correct. The survey was completed on the 14th day of September, 1990.

Leonard Orrico
 B.C.L.S.

Ordered By: Mariann Abram of Pemberton Holmes Ltd - Sidney on 2026/04/03

This document was obtained from the StrataDocs System. Its use is subject to agreed upon terms and conditions.

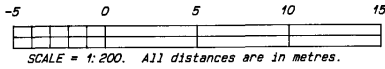
TOP FLOOR

SHEET 5 OF 5 SHEETS

PARTS OF STRATA LOTS 67, 68, AND 69.

PHASE TWENTY-THREE

STRATA PLAN 1579.



NOTES.

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.

Distances shown are measured to centreline of walls. Areas shown are calculated to centreline of walls.
 m² Denotes square metres.
 Pt. Denotes "Part of Strata Lot ___".



Uploaded: Dec 18, 2020 Verified: Dec 18, 2020

File: 1898-92
LEONARD ORRICO
 B. C. Land Surveyor
 4089 Quadra Street
 Victoria, B.C. V8X 1K7
 Tel 479-1012/fax 479-4479

Dated this 14th day of September, 1990.

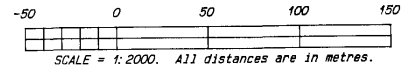
Leonard Orrico
 BCLS

Ordered By: Mariann Abram of Pemberton Holmes Ltd - Sidney on 2026/04/03

This document was obtained from the StrataDocs System. Its use is subject to agreed upon terms and conditions.

PHASED STRATA PLAN OF LOT A, PLAN 44487, SECTION 18, RANGE 1 WEST AND RANGE 1 EAST, NORTH SAANICH DISTRICT.

BCGS 92B.063



LEGEND.
This plan lies within Integrated Survey Area No. 22 the District of North Saanich. Grid bearings were derived from prior Integrated Plan 44487. This plan shows ground level distances. Prior to the computation of UTM co-ordinates, multiply all distances by combined factor 0.9996067.
● IP Denotes iron post set.
Wit Denotes witness or offset.
m² Denotes square metres.
Pt. Denotes 'Part of Strata Lot ...'

FIRST SHEET
SHEET 1 OF 5 SHEETS
PHASE TWENTY-FOUR
STRATA PLAN 1579.

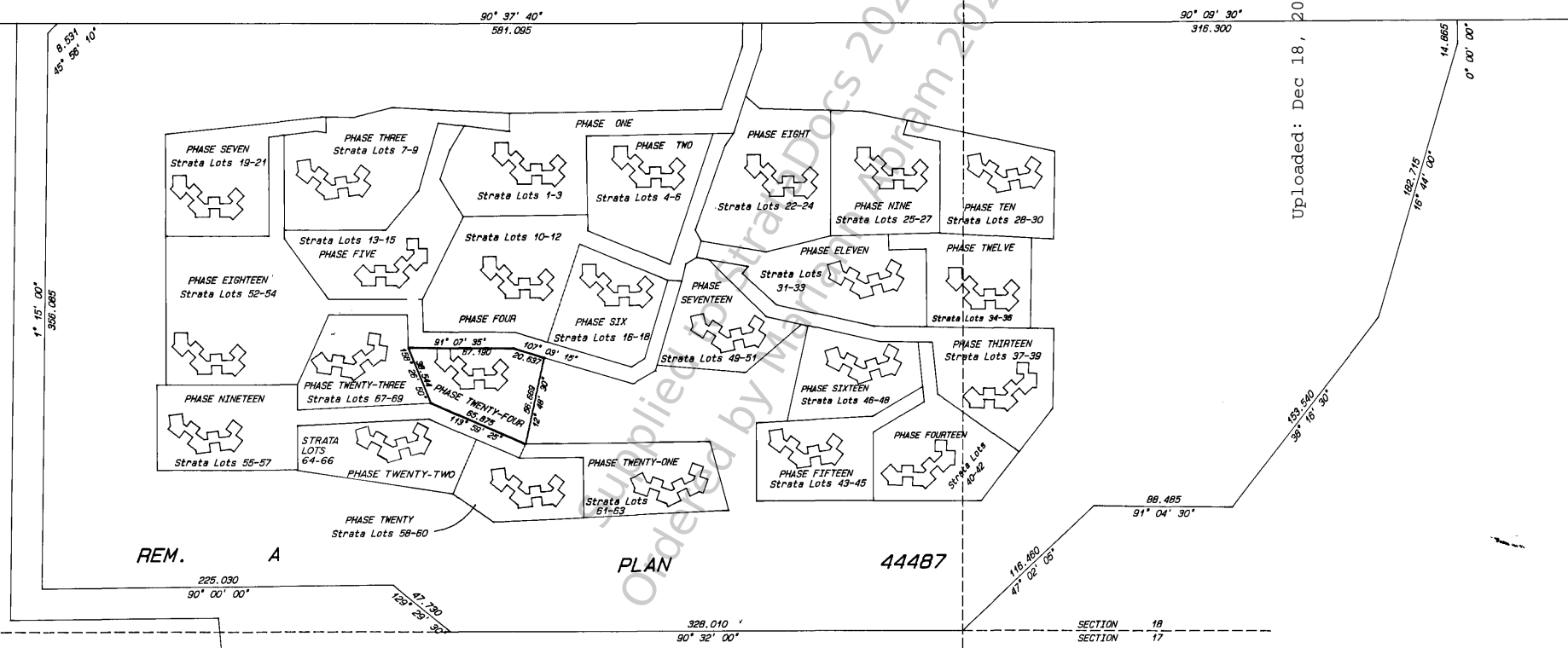
Deposited and Registered in the Land Title Office at Victoria, B.C. this 19th day of March, 1991.

[Signature]
Deputy REGISTRAR

EE 21716
jo
Uploaded: Dec 18, 2020 verified: Dec 18, 2020



WAIN ROAD



REM. A PLAN 44487

PLAN LOT 1 37570

File: 1883-92
LEONARD ORRICO
B. C. Land Surveyor
4089 Quadra Street
Victoria, B.C. V8X 1K7
Tel 479-1012/fax 479-4479

This plan lies within the Municipality of North Saanich and the Capital Regional District.

The address of the project is:
1255 Main Road, R.R. 4
Sidney, B.C.
V8L 4B4

The address for the service of documents upon the Strata Corporation is:
The Owners, Strata Plan 1579,
P.O. Box 2400, Sidney, B.C. V8L 3Y3

I, Leonard Louis Orrico, a British Columbia Land Surveyor, hereby certify that the building erected on the parcel described above is wholly within the external boundaries of the parcel.

Dated at Victoria, B.C. this 21st day of February, 1991.

[Signature]
B.C.L.S.

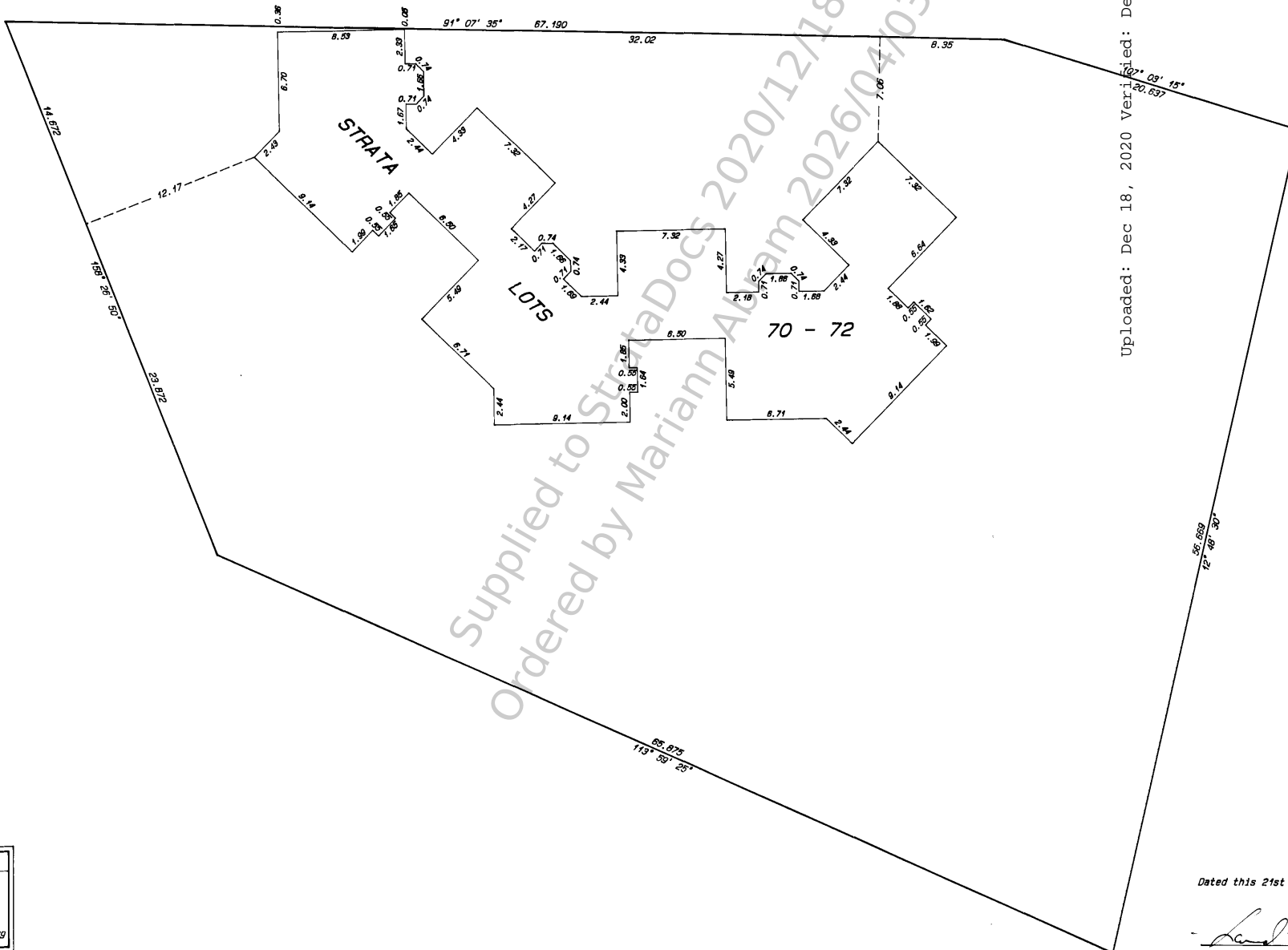
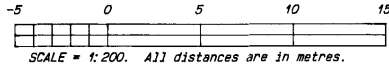
Ordered By: Mariann Abram of Pemberton Holmes Ltd - Sidney on 2026/04/03

This document was obtained from the StrataDocs System. Its use is subject to agreed upon terms and conditions.

FOUNDATION WALLS AND OFFSETS TO PHASE BOUNDARY.

FIRST SHEET
SHEET 2 OF 5 SHEETS

PHASE TWENTY-FOUR
STRATA PLAN 1579.



Uploaded: Dec 18, 2020 Verified: Dec 18, 2020

File: 1883-92
LEONARD ORRICO
 B. C. Land Surveyor
 4089 Quadra Street
 Victoria, B.C. V8X 1K7
 Tel 479-1012 / Fax 479-4479

Dated this 21st day of February, 1991.
Leonard Orrico
 BCL5

Ordered By: Mariann Abram of Pemberton Holmes Ltd - Sidney on 2026/04/03


This document was obtained from the StrataDocs System. Its use is subject to agreed upon terms and conditions.

SECOND SHEET
SHEET 3 OF 5 SHEETS

PHASE TWENTY-FOUR
STRATA PLAN 1579.

STATUTORY DECLARATION.

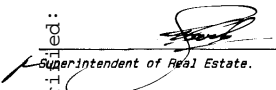
I, the undersigned, do solemnly declare that
1.) I, the undersigned, am the duly authorized agent of the owner-developer;
2.) The Strata Plan is entirely for residential use. I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath.


Declared before me at Victoria, B.C. this 6 day of March 1991.

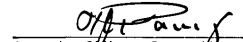
A Commissioner for taking affidavits for British Columbia

CONDOMINIUM		ACT	
LOT NO.	SHEET NO.	FORM 1	FORM 2
		SCHEDULE OF UNIT ENTITLEMENT	SCHEDULE OF INTEREST UPON DESTRUCTION
70	4 & 5	1	139
71	4 & 5	1	139
72	4 & 5	1	139
AGGREGATE		3	417

Approved as to Forms 1 and 2 this 14 day of March 1991.


Superintendent of Real Estate.

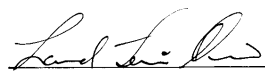
Approved as Phase 24 of a 25 Phase Strata Plan under the Condominium Act this 14 day of March 1991.


Approving Officer, Corporation of ~~the~~ District of North Saanich.

Uploaded: Dec 18, 2020 Verified: Dec 18, 2020

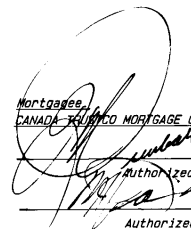
NEW DEVELOPMENT CERTIFICATE.

I, Leonard Louis Orrico, British Columbia Land Surveyor, hereby certify that the building(s) shown in this Strata Plan has (have) not, as of the 21st day of February, 1991, been previously occupied.

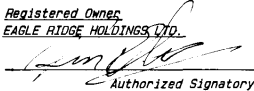

BCLS
Dated at Victoria, B.C. this 21st day of February, 1991.

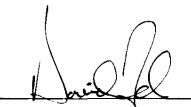
Supplied to StrataDocs by Mariann Abram 2026/04/03

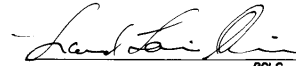
File: 1883-92
LEONARD ORRICO
B. C. Land Surveyor
4089 Quadra Street
Victoria, B.C. V8X 1K7
Tel: 479-1012 | fax 479-4479


Mortgagee
CANADA TRUST MORTGAGE COMPANY.
Authorized Signatory

Karni Dhaliwal
Witness
1125 Douglas St, Victoria
Address
Loans Officer
Occupation

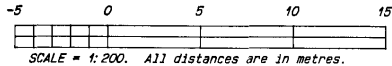
Registered Owner
EAGLE RIDGE HOLDINGS LTD.

Authorized Signatory


Witness
800-1070 Douglas St.
Address Victoria B.C.
Solicitor
Occupation

Dated this 21st day of February, 1991.

BCLS

Ordered By: Mariann Abram of Pemberton Holmes Ltd - Sidney on 2026/04/03

GROUND FLOOR AND PRIVATE YARD AREAS PARTS OF STRATA LOTS 70, 71, AND 72.



NOTES:

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.

Distances shown are measured to the centreline of walls except at patios and private yard areas.

Areas shown are calculated to the centreline of walls except at patios and private yard areas.

Patios and private yard areas are measured to the outside of foundation walls.

• Denotes square metres.
Pt. Denotes "Part of Strata Lot".
P. Y. A. Denotes "Private Yard Area".
● IP Denotes iron post set.

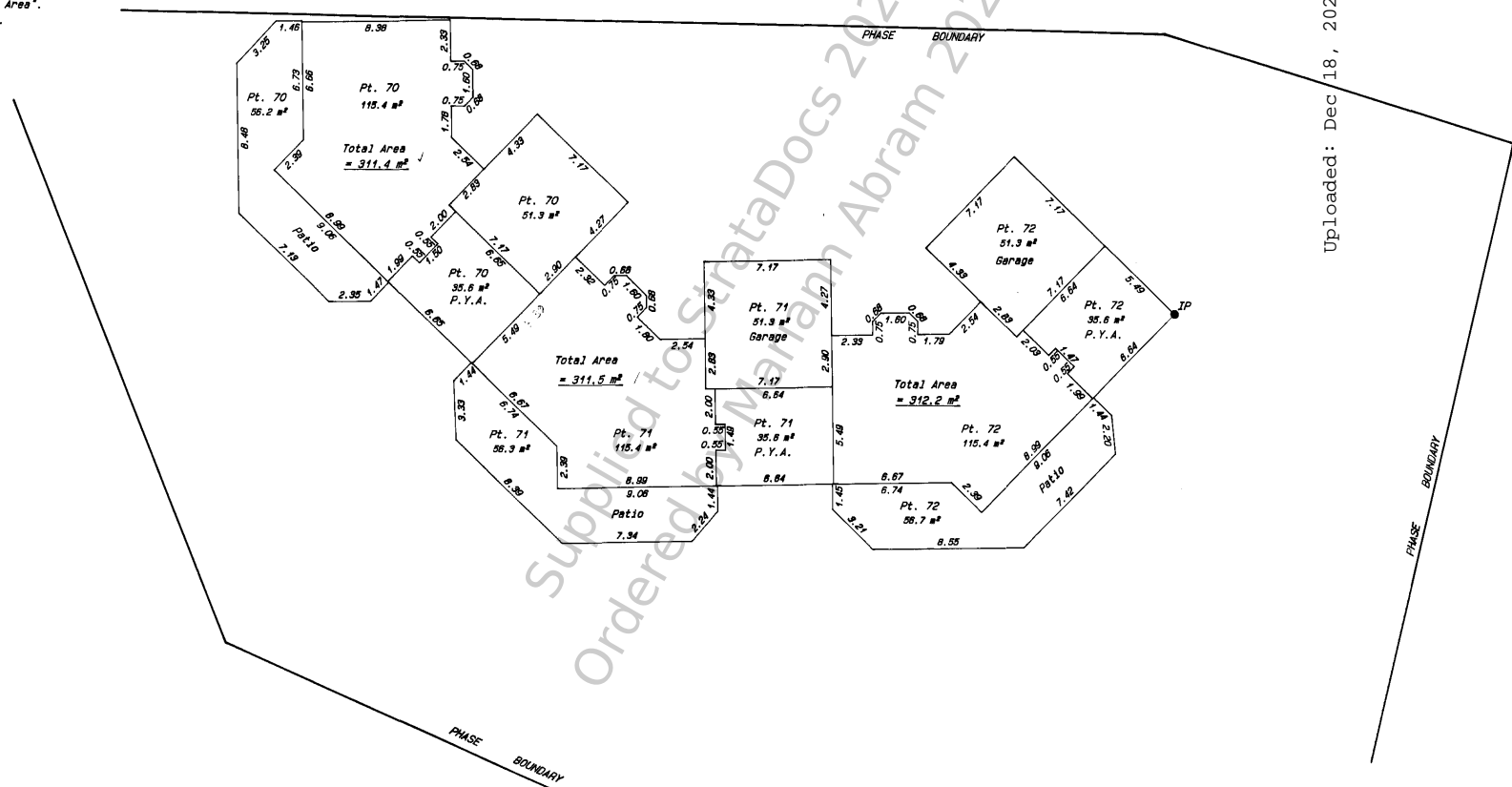
SHEET 4 OF 5 SHEETS

PHASE TWENTY-FOUR

STRATA PLAN 1579.



Uploaded: Dec 18, 2020 Verified: Dec 18, 2020



This document was obtained from the StrataDocs System.

File: 1883-92

LEONARD ORRICO
B. C. Land Surveyor
4089 Quadra Street
Victoria, B.C. V8X 1K7
Tel 479-1012 | fax 479-4479

I, Leonard Louis Orrico, a British Columbia Land Surveyor of Victoria, in British Columbia, certify that I was present at and personally supervised the survey represented by this plan and that the survey and plan are correct. The survey was completed on the 12th day of February, 1991.

Leonard Orrico

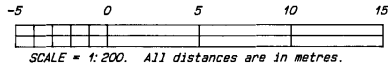
B. C. L. S.

Ordered By: Mariann Abram of Pemberton Holmes Ltd - Sidney on 2026/04/03

This document was obtained from the StrataDocs System. Its use is subject to agreed upon terms and conditions.

TOP FLOOR

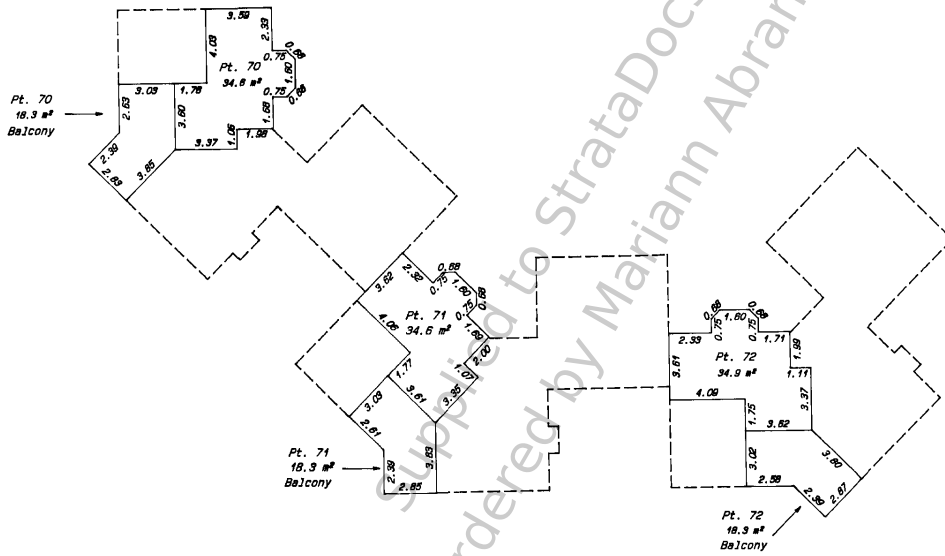
PARTS OF STRATA LOTS 70, 71, AND 72.



NOTES:

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.

Distances shown are measured to centreline of walls. Areas shown are calculated to centreline of walls. m² Denotes square metres. Pt. Denotes "Part of Strata Lot ___".



SHEET 5 OF 5 SHEETS

PHASE TWENTY-FOUR
STRATA PLAN 1579.

Uploaded: Dec 18, 2020 Verified: Dec 18, 2020



Ordered by Mariann Abram 2026/04/03

File: 1883-92
LEONARD ORRICO
B. C. Land Surveyor
4089 Quadra Street
Victoria, B.C. V8X 1K7
Tel 479-1012 / Fax 479-4479

Dated this 21st day of February, 1991.

BCLS

Ordered By: Mariann Abram of Pemberton Holmes Ltd - Sidney on 2026/04/03

This document was obtained from the StrataDocs System. Its use is subject to agreed upon terms and conditions.

PHASED STRATA PLAN OF LOT A, PLAN 44487, SECTION 18, RANGE 1 WEST AND RANGE 1 EAST, NORTH SAANICH DISTRICT.

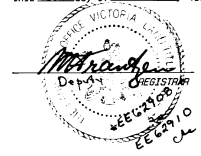
BCGS 92B.063



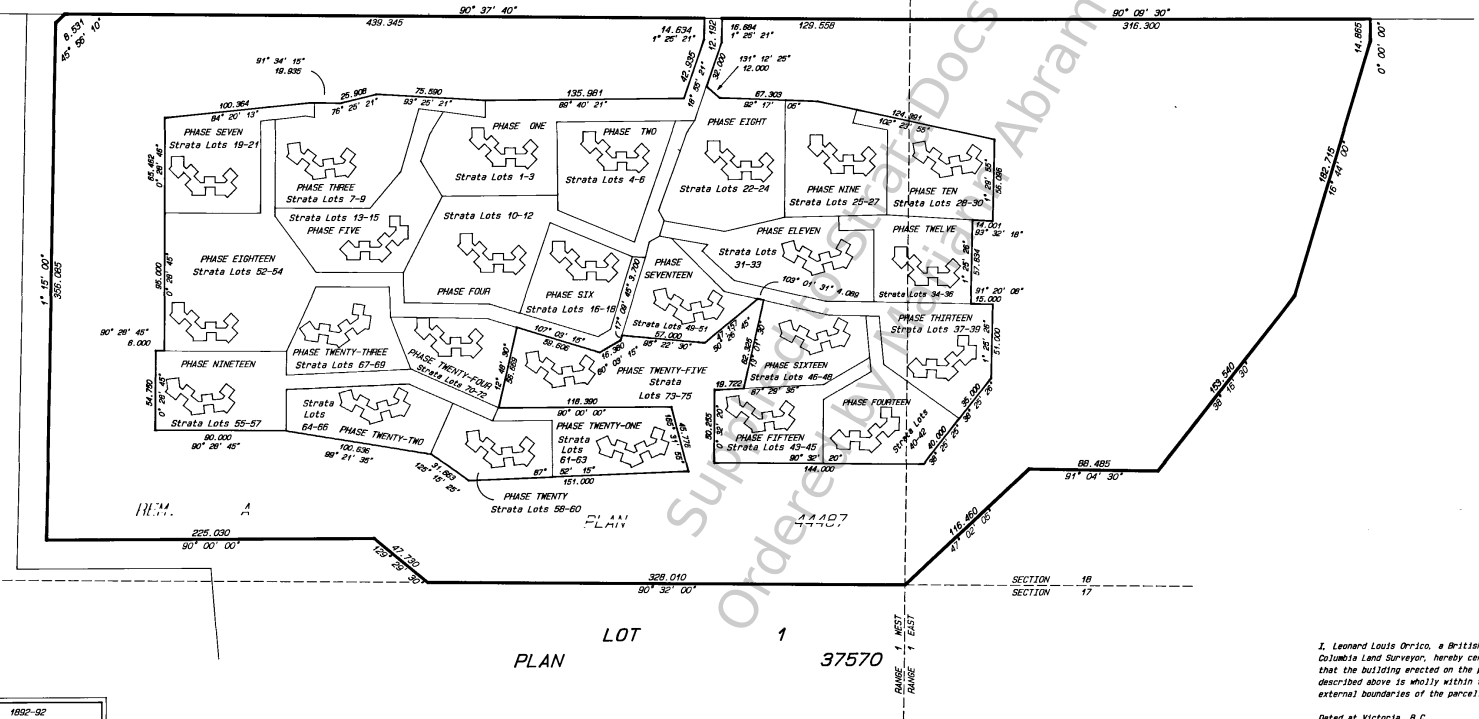
LEGEND.
 This plan lies within Integrated Survey Area No.22, the District of North Saanich. Grid bearings were derived from prior Integrated Plan 44487.
 This plan shows ground level distances. Prior to the computation of UTM co-ordinates, multiply all distances by combined factor 0.9866067.
 ● IP Denotes iron post set.
 Wit Denotes witness or offset.
 # Denotes square metres.
 Pt. Denotes "Part of Strata Lot _"

FIRST SHEET
 SHEET 1 OF 5 SHEETS
 PHASE TWENTY-FIVE
 STRATA PLAN 1579

Deposited and Registered in the
 Land Title Office at Victoria, B.C.
 this 27 day of June 1991.



WAIN ROAD



Uploaded: Dec 18, 2020 Verified: Dec 18, 2020

File: 1692-92
LEONARD ORICO
 B. C. Land Surveyor
 4089 Quadra Street
 Victoria, B.C. V8M 1K7
 Tel 479-1012/fax 479-4479

This plan lies within the
 District of North Saanich and
 the Capital Regional District.

The address of the project is:
 1255 Wain Road, R.R. 4,
 Sidney, B.C.
 V8L 4B4

The address for the service of
 documents upon the Strata Corporation is:
 The Owners, Strata Plan 1579,
 P.O. Box 2400, Sidney, B.C. V8L 3Y3

I, Leonard Louis Orico, a British
 Columbia Land Surveyor, hereby certify
 that the building erected on the parcel
 described above is wholly within the
 external boundaries of the parcel.

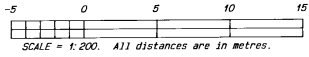
Dated at Victoria, B.C.
 this 26th day of March, 1991.

Leonard Louis Orico
 B.C.S.

Ordered By: Mariann Abram of Pemberton Holmes Ltd - Sidney on 2026/04/03

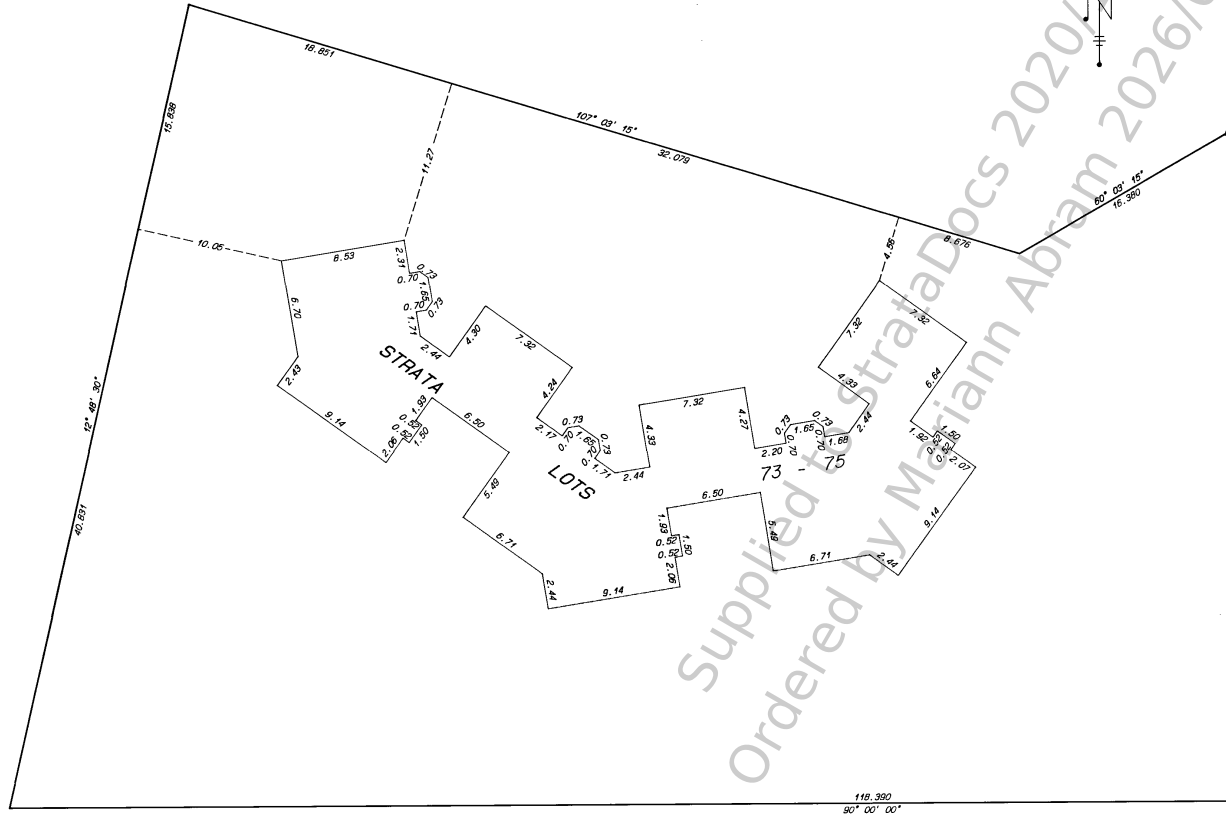
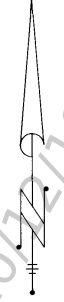
This document was obtained from the StrataDocs System. Its use is subject to agreed upon terms and di

FOUNDATION WALLS AND OFFSETS TO PHASE BOUNDARY.



FIRST SHEET
SHEET 2 OF 5 SHEETS

PHASE TWENTY-FIVE
STRATA PLAN 1579.



Supplied by StrataDocs 2020/12/18
Ordered by Mariann Abram 2026/04/03

File: 1892 - 92
LEONARD ORLICO
 P. C. Land Surveyor
 4089 Quadra Street
 Victoria, B.C. V8X 1K7
 Tel) 479-1012 / fax 479-4479

Dated this 26th day of March, 1991.

Leonard Orlico
B.C.S.

Uploaded: Dec 18, 2020 Verified: Dec 18, 2020

Ordered By: Mariann Abram of Pemberton Holmes Ltd - Sidney on 2026/04/03


This document was obtained from the StrataDocs System. Its use is subject to agreed upon terms and di

SECOND SHEET
SHEET 3 OF 5 SHEETS

PHASE TWENTY-FIVE
STRATA PLAN 1579

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 entirely for residential use. I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath.


Declared before me at Victoria, B.C. this 13 day of June, 1991.

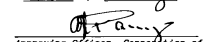
A Commissioner for taking affidavits for British Columbia

CONDOMINIUM ACT		FORM 1	FORM 2
LOT NO.	SHEET NO.	SCHEDULE OF UNIT ENTITLEMENT	SCHEDULE OF INTEREST UPON DESTRUCTION
73	4 6 5	1	130
74	4 6 5	1	130
75	4 6 5	1	130
AGGREGATE		3	417

Approved as to Forms 1 and 2 this 24 day of June, 1991.

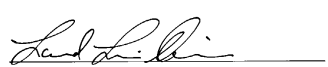

Superintendent of Real Estate.

Approved as Phase 25 of a 25 Phase Strata Plan under the Condominium Act this 29 day of May, 1991.



Approving Officer, Corporation of the District of North Saanich.


NEW DEVELOPMENT CERTIFICATE.

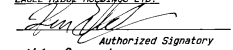
I, Leonard Louis Orrico, British Columbia Land Surveyor, hereby certify that the building(s) shown in this Strata Plan has (have) not, as of the 26th day of March, 1991, been previously occupied.



BCL5
Dated at Victoria, B.C. this 26th day of March, 1991.

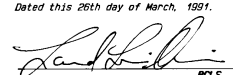
File: 1692-92
LEONARD ORRICO
B. C. Land Surveyor
4089 Quadra Street
Victoria, B.C. V8X 1K7
Tel 478-1012 Fax 478-4478


MORTGAGE
CANADA TRUSTEE MORTGAGE COMPANY
Authorized Signatory


Witness
1125 Douglas St.
Address
Leas officer
Occupation

Registered Owner
EAGLE RIDGE HOLDINGS LTD.

Authorized Signatory
Ken Rozanar
Authorized Signatory


Witness
David Adams
800-1070 Douglas St.
Address Victoria
B.C.
Occupation

Dated this 26th day of March, 1991.

BCL5

Supplied to StrataDocs 2020/12/18
Ordered by Mariann Abram 2026/04/03

Uploaded: Dec 18, 2020 Verified: Dec 18, 2020

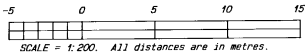
Ordered By: Mariann Abram of Pemberton Holmes Ltd - Sidney on 2026/04/03

This document was obtained from the StrataDocs System. Its use is subject to agreed upon terms and di

GROUND FLOOR AND PRIVATE YARD AREAS PARTS OF STRATA LOTS 73, 74, AND 75.

SHEET 4 OF 5 SHEETS

PHASE TWENTY-FIVE
STRATA PLAN 1579.



NOTES:

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.

Distances shown are measured to the centreline of walls except at patios and private yard areas. Areas shown are calculated to the centreline of walls except at patios and private yard areas.

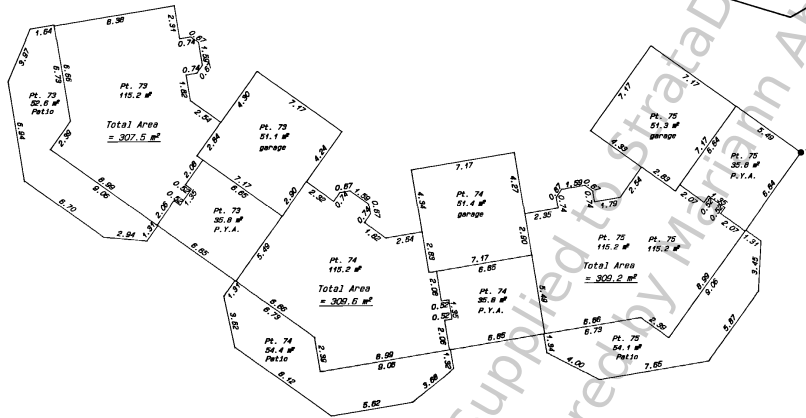
Patios and private yard areas are measured to the outside of foundation walls.

m² Denotes square metres.

Pt. Denotes "Part of Strata Lot___".

P.Y.A Denotes "Private Yard Area".

● IP Denotes iron post set.



PHASE BOUNDARY

PHASE BOUNDARY

File: 1892-02
LEONARD ORRICO
B. C. Land Surveyor
4089 Quadra Street
Victoria, B. C. V8X 4K7
Tel: 478-1010 fax: 478-4478

I, Leonard Louis Orrico, a British Columbia Land Surveyor of Victoria, in British Columbia, certify that I was present at and personally superintended the survey represented by this plan and that the survey and plan are correct. The survey was completed on the 26th day of March, 1991.

B.C.L.S.

Supplied to StrataDocs 2020/12/18
Ordered by Mariann Abram 2026/04/03

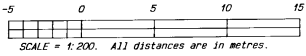
Uploaded: Dec 18, 2020 Verified: Dec 18, 2020

This document was obtained from the StrataDocs System. Its use is subject to agreed upon terms and di

TOP FLOOR PARTS OF STRATA LOTS 73, 74, AND 75.

SHEET 5 OF 5 SHEETS

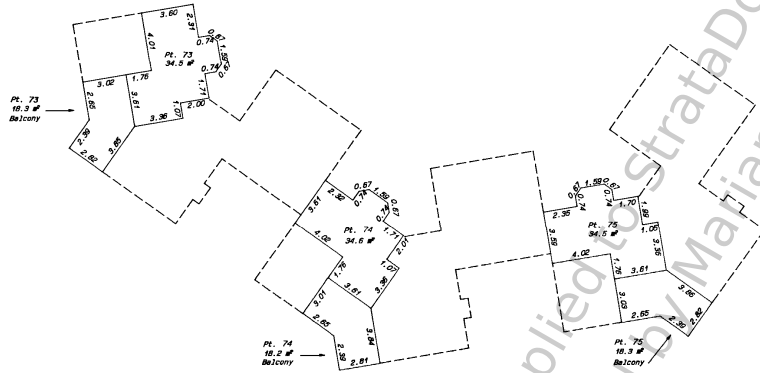
PHASE TWENTY-FIVE
STRATA PLAN 1579.



NOTES:

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.

Distances shown are measured to centreline of walls. Areas shown are calculated to centreline of walls. #² Denotes square metres. Pt. Denotes "Part of Strata Lot ___".



Supplied to StrataDocs 2026/12/18
Ordered by Mariann Abram 2026/04/03

F31e: 1892 - 92
LEONARD ORRICO
B. C. Land Surveyor
4089 Quadra Street
Victoria, B. C. V8W 1K7
Tel: 479-1012/fax 479-4479

Dated this 26th day of March, 1991.

Leonard Orrico
BCLS

Uploaded: Dec 18, 2020. Verified: Dec 18, 2020.

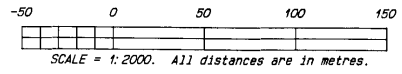
Ordered By: Mariann Abram of Pemberton Holmes Ltd - Sidney on 2026/04/03

This document was obtained from the StrataDocs System.

Its use is subject to agreed upon terms and conditions.

PHASED STRATA PLAN OF LOT A, PLAN 44487, SECTION 18, RANGE 1 WEST AND RANGE 1 EAST, NORTH SAANICH DISTRICT.

BCGS 92B.063



LEGEND.
 This plan lies within Integrated Survey Area No.22, the District of North Saanich. Grid bearings were derived from prior Integrated Plan 44487.
 This plan shows ground level distances. Prior to the computation of UTM co-ordinates, multiply all distances by combined factor 0.9996067.

- IP Denotes iron post set.
- Wit Denotes witness or offset.
- m² Denotes square metres.
- Pt. Denotes 'Part of Strata Lot _'

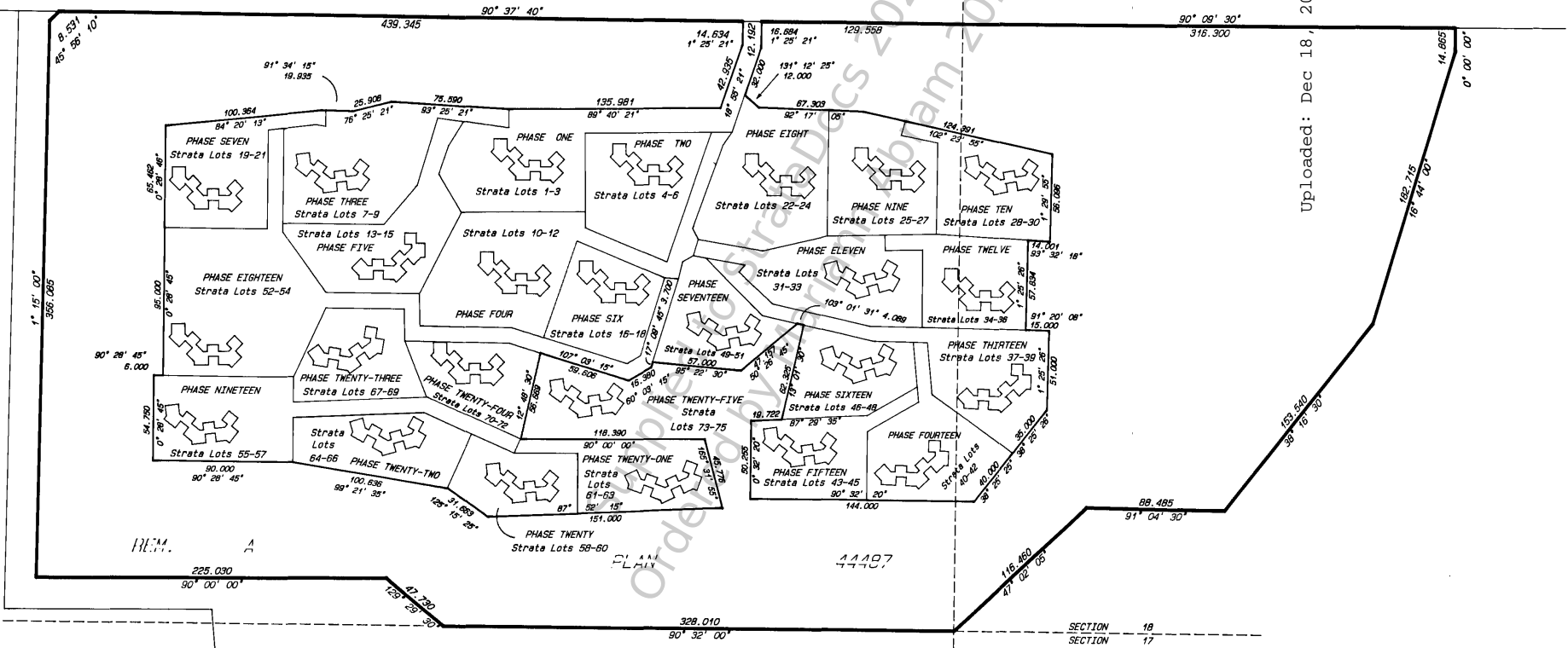
FIRST SHEET
 SHEET 1 OF 5 SHEETS
 PHASE TWENTY-FIVE
STRATA PLAN 1579.

Deposited and Registered in the Land Title Office at Victoria, B.C. this 27 day of JUNE 1991.



Uploaded: Dec 18, 2020
 Verified: Dec 18, 2020

WAIN ROAD



PLAN LOT 1 37570

FOR CHANGE OF ADDRESS
 SEE ES 22652

The address of the project is:
 1255 Main Road, R.R. 4,
 Sidney, B.C.
 V8L 4B4

This plan lies within the District of North Saanich and the Capital Regional District.

The address for the service of documents upon the Strata Corporation is:
 The Owners, Strata Plan 1579,
 P.O. Box 2400, Sidney, B.C. V8L 3Y3

I, Leonard Louis Orrico, a British Columbia Land Surveyor, hereby certify that the building erected on the parcel described above is wholly within the external boundaries of the parcel.

Dated at Victoria, B.C. this 28th day of March, 1991.

Leonard Orrico
 B.C.S.

File: 1892-92
LEONARD ORRICO
 B. C. Land Surveyor
 4089 Quadra Street
 Victoria, B.C. V8X 1K7
 Tel 479-1012/fax 479-4479

Ordered By: Mariann Abram of Pemberton Holmes Ltd - Sidney on 2026/04/03

This document was obtained from the StrataDocs System. Its use is subject to agreed upon terms and conditions.

SECOND SHEET
SHEET 3 OF 5 SHEETS

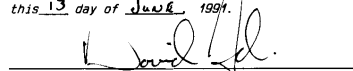
PHASE TWENTY-FIVE
STRATA PLAN 1579.

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 entirely for residential use. I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath.



Declared before me at Victoria, B.C.
this 13 day of June, 1991.




A Commissioner for taking affidavits
for British Columbia

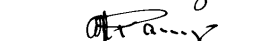
CONDOMINIUM ACT		FORM 1	FORM 2
LOT NO.	SHEET NO.	SCHEDULE OF UNIT ENTITLEMENT	SCHEDULE OF INTEREST UPON DESTRUCTION
		UNIT ENTITLEMENT	INTEREST UPON DESTRUCTION
73	4 6 5	1	139
74	4 6 5	1	139
75	4 6 5	1	139
AGGREGATE		3	417

Uploaded: Dec 18, 2020 Verified: Dec 18, 2020

Approved as to Forms 1 and 2
this 24 day of June 1991.

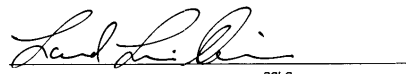

Superintendent of Real Estate.

Approved as Phase 25 of a 25 Phase Strata Plan
under the Condominium Act
this 28th day of May 1991.


Approving Officer, Corporation of
the District of North Saanich.

NEW DEVELOPMENT CERTIFICATE.

I, Leonard Louis Orrico, British Columbia Land Surveyor, hereby certify that the building(s) shown in this Strata Plan has (have) not, as of the 26th day of March, 1991, been previously occupied.


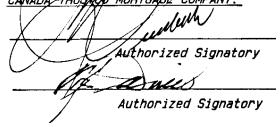


BCLS

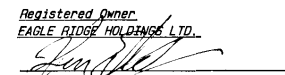
Dated at Victoria, B.C. this 26th day of March, 1991.


Supplied to StrataDocs by Mariann Abram 2026/12/18
Ordered by Mariann Abram 2026/04/03

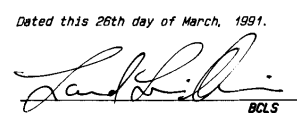
F11: 1892-92
LEONARD ORRICO
B. C. Land Surveyor
4089 Quadra Street
Victoria, B.C. V8X 1K7
Tel 479-1012 fax 479-4479

Mortgagee
CANADA TRUSTCO MORTGAGE COMPANY.

Authorized Signatory

Authorized Signatory

Katim Dhalinall
Witness
1125 Douglas St.
Address
Leans Officer
Occupation

Registered Owner
EAGLE RIDGE HOLDINGS LTD.

Authorized Signatory
KEN ROZANBER
Authorized Signatory


Witness DAVID SPARMS
800-1070 Douglas St.
Address VICTORIA
B.C.
Occupation

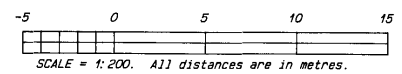
Dated this 26th day of March, 1991.

BCLS

Ordered By: Mariann Abram of Pemberton Holmes Ltd - Sidney on 2026/04/03

GROUND FLOOR AND PRIVATE YARD AREAS PARTS OF STRATA LOTS 73, 74, AND 75.

SHEET 4 OF 5 SHEETS

PHASE TWENTY-FIVE
STRATA PLAN 1579.

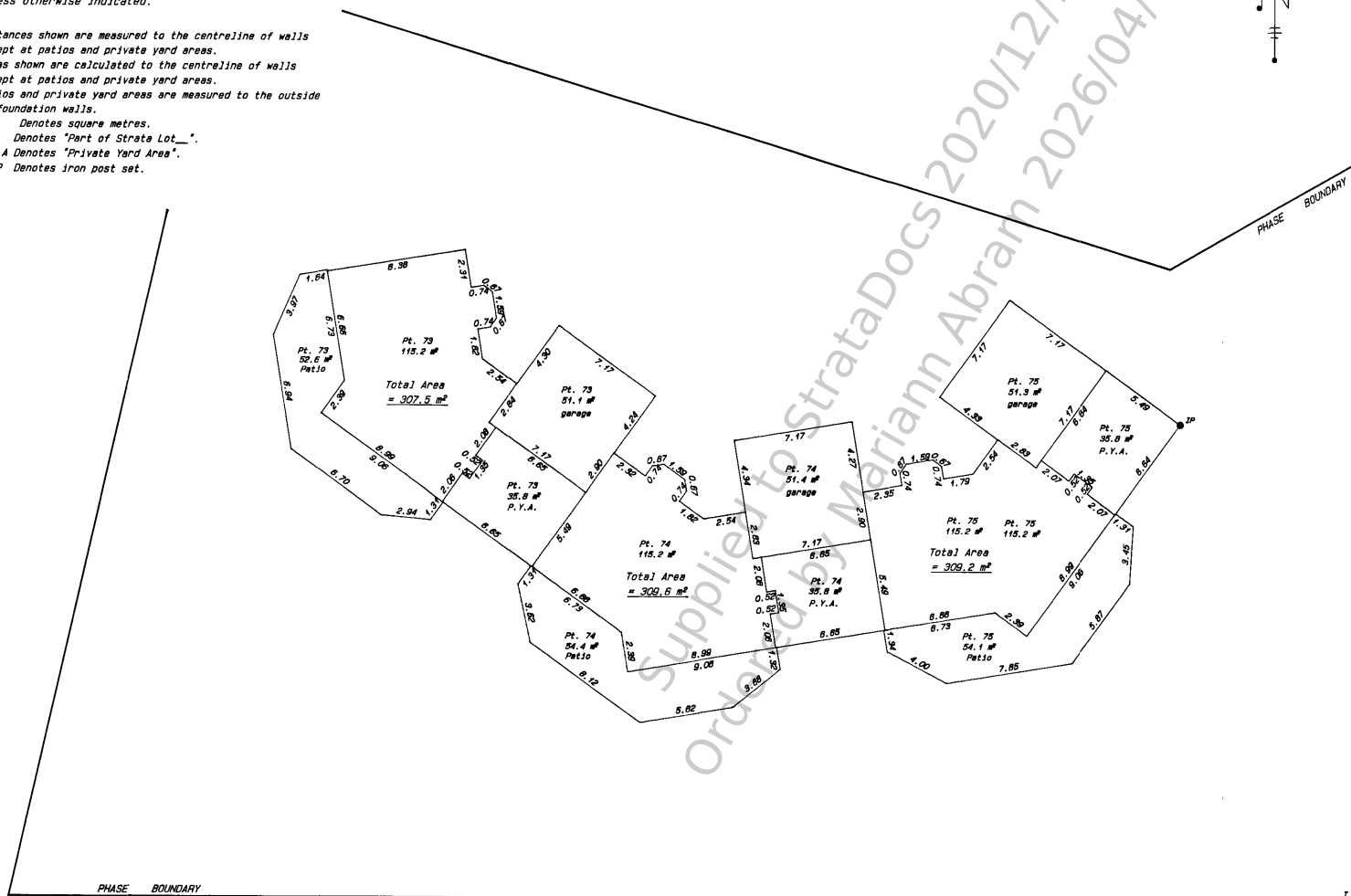


NOTES:
All patios and balconies are defined as to height by the centre of the floor above or its extensions, or where there is no floor above, by the average height of a strata lot within the same building, unless otherwise indicated.

Distances shown are measured to the centreline of walls except at patios and private yard areas.
Areas shown are calculated to the centreline of walls except at patios and private yard areas.
Patio and private yard areas are measured to the outside of foundation walls.
m² Denotes square metres.
Pt. Denotes "Part of Strata Lot".
P.Y.A Denotes "Private Yard Area".
● IP Denotes iron post set.



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LEONARD ORRICO
B. C. Land Surveyor
4089 Quadra Street
Victoria, B.C. V8X 1K7
Tel 479-1012\fax 479-4479

I, Leonard Louis Orrico, a British Columbia Land Surveyor of Victoria, in British Columbia, certify that I was present at and personally supervised the survey represented by this plan and that the survey and plan are correct. The survey was completed on the 28th day of March, 1991.

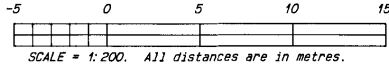
Ordered By: Mariann Abram of Pemberton Holmes Ltd - Sidney on 2026/04/03

TOP FLOOR PARTS OF STRATA LOTS 73, 74, AND 75.

SHEET 5 OF 5 SHEETS

PHASE TWENTY-FIVE

STRATA PLAN 1579.

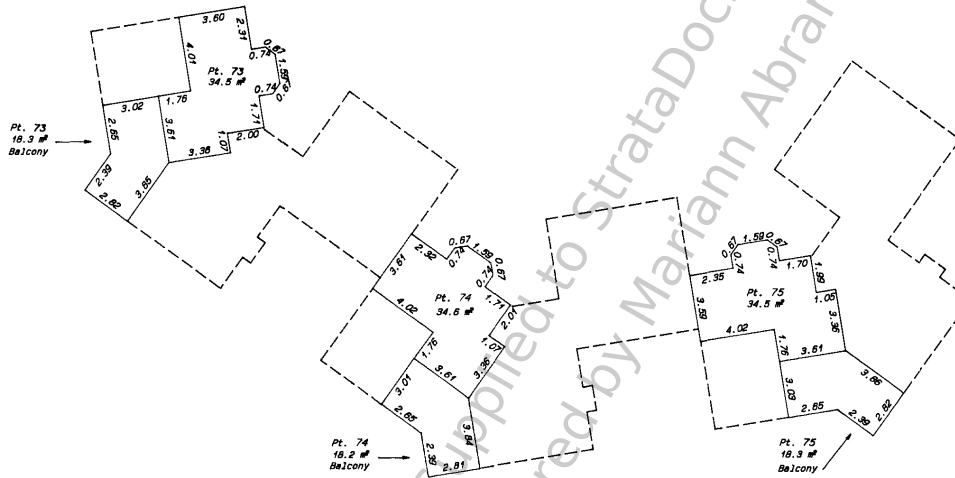


NOTES.

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.

Distances shown are measured to centreline of walls. Areas shown are calculated to centreline of walls.

m² Denotes square metres.
Pt. Denotes "Part of Strata Lot ___".



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File: 1892 - 92
LEONARD ORRICO
 B. C. Land Surveyor
 4089 Quadra Street
 Victoria, B.C. V8X 1K7
 Tel 479-1012 / fax 479-4479

Dated this 26th day of March, 1991

Leonard Orrico
BCLS

Ordered By: Mariann Abram of Pemberton Holmes Ltd - Sidney on 2026/04/03