

VIS Sheet 1 of 9 sheets

STRATA PLAN OF LOT 1 PLAN 29686  
FAIRFIELD FARM ESTATE VICTORIA CITY

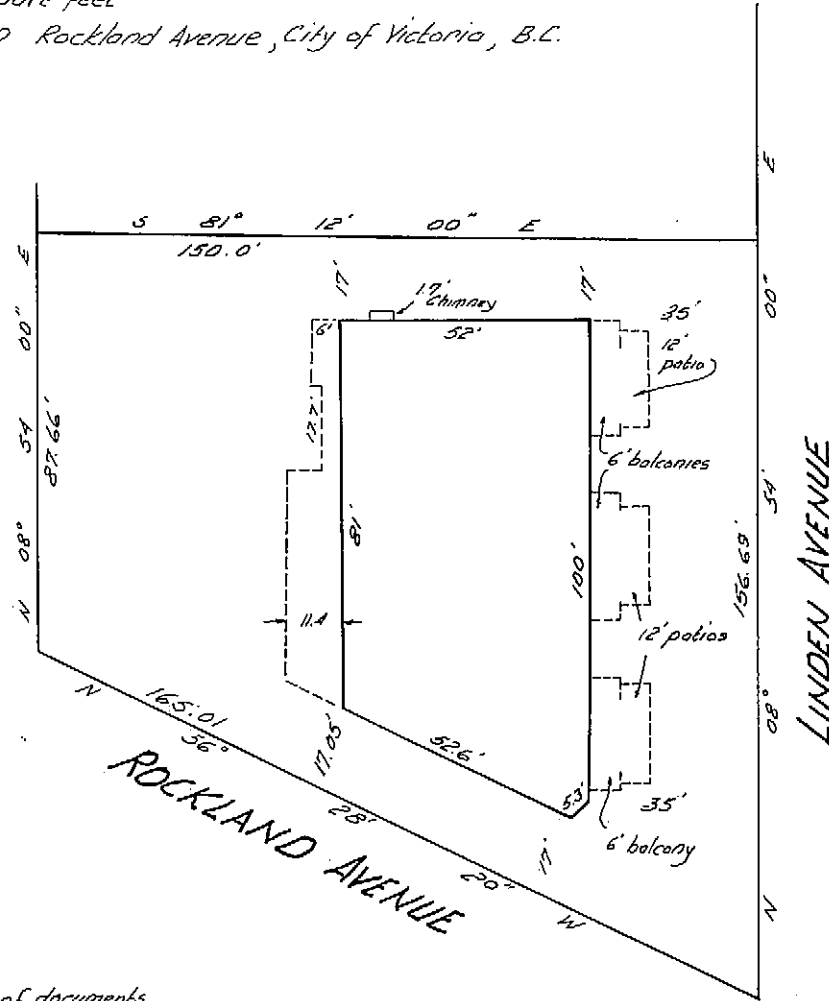
Scale: 1 inch = 40 feet

Legend

Pt. denotes part

sq. ft. " square feet

Address 1170 Rockland Avenue, City of Victoria, B.C.



STRATA PLAN No 434

Deposited and Registered in the  
Land Registry Office of Victoria  
this 14<sup>th</sup> day of January 1977

E64330  
R.

*H. Noakes*

Asst Deputy Registrar

Form 13

NEW DEVELOPMENT CERTIFICATE

I, Hugh A. Noakes, of Victoria,  
British Columbia, land surveyor,  
hereby certify that the strata lots  
represented on the strata plan of  
Lot 1 Plan 29686  
Fairfield Farm Estate, City of Victoria  
constitute a new development and  
have not to the best of my knowledge  
and belief been previously occupied

*Hugh A. Noakes*

B.C.L.S.

Dated at Victoria  
this 14<sup>th</sup> day of October 1976

I, Hugh A. Noakes, of Victoria  
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,  
this 14<sup>th</sup> day of October 1976

*Hugh A. Noakes*

B. C. L. S.

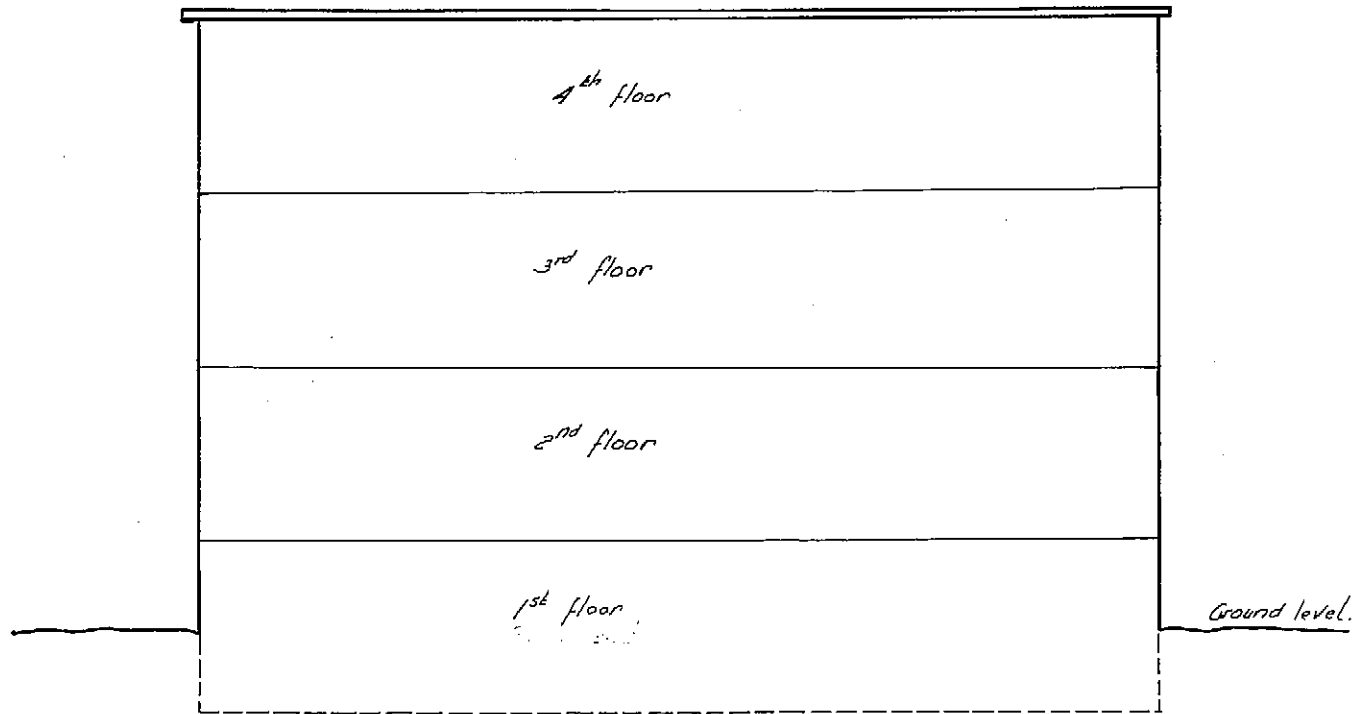
Address for service of documents  
on the STRATA CORPORATION is:-  
c/o P.O. Box 850, Victoria, B.C.

**CHANGE OF ADDRESS**

**SEE DD EPS1514 - 23/6/00**

Sheet 1<sup>A</sup> of 9 sheets

STRATA PLAN No 434



EAST ELEVATION

Scale : horizontal 1 inch = 20 feet  
vertical 1 inch = 10 feet

Date : 14<sup>th</sup> October 1976

Hoek Q. Norba  
B.C.L.S.

Sheet 2 of 9 sheets

STRATA PLAN N<sup>o</sup> 434

Lot No	Sheet No	FORM 1	FORM 2	FORM 3
		Schedule of Unit Entitlement	Schedule of Interest Upon Destruction	Schedule of Number of Votes
		Unit Entitlement	Interest Upon Destruction	Number of Votes
1	3	565	4905	
2	3	427	4348	
3	3	641	5797	
4	4	569	5463	
5	4	427	4460	
6	4	644	6243	
7	4	558	5797	
8	4	591	5462	
9	5	569	5574	
10	5	427	4459	
11	5	644	6466	
12	5	558	6020	
13	5	591	5574	
14	6	569	5909	
15	6	427	4571	
16	6	644	6801	
17	6	558	6243	
18	6	591	5908	
Aggregate		10,000	100,000	

Approved as to forms 1 & 2  
this 10<sup>th</sup> day of January 1977

*[Signature]*  
Superintendent of Insurance

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 10<sup>th</sup> day of December 1976

*Paul M. Brandon*  
A Commissioner for taking Affidavits for  
British Columbia

Registered Owner

Diamond Developments Ltd.

*[Signature]*

President

Mortgagee: BANK OF BRITISH COLUMBIA.

*[Signature]*

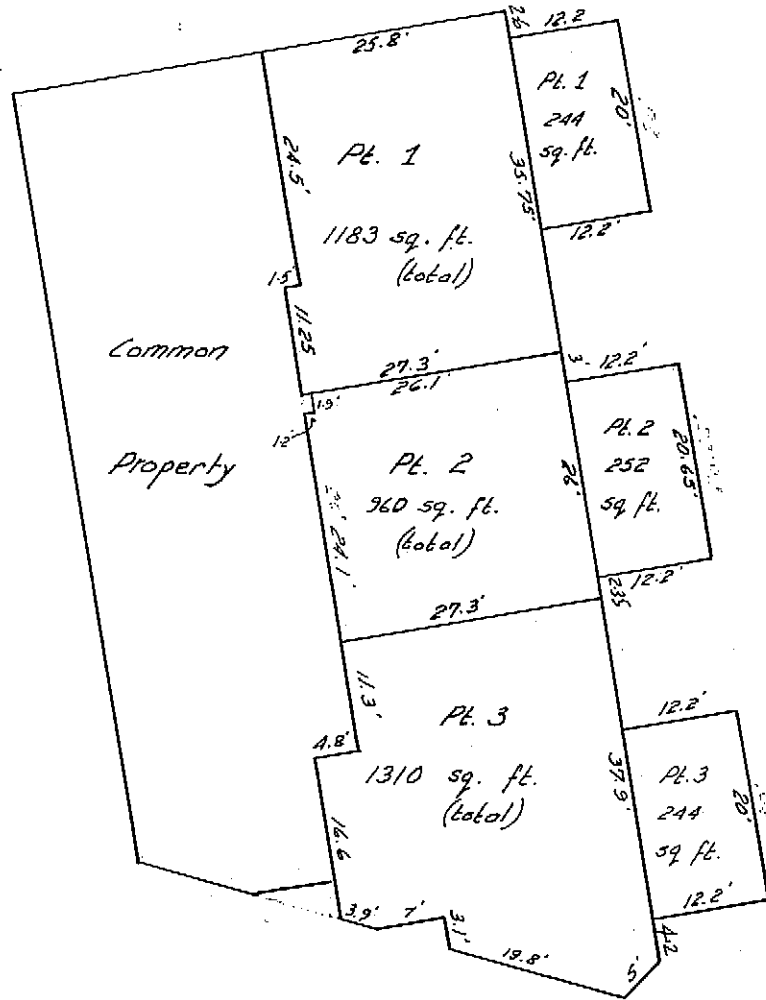
*[Signature]*

Date: 14<sup>th</sup> October 1976

*[Signature]*

B.C.L.S.

STRATA PLAN N<sup>o</sup> 434



1st FLOOR

Scale 1 inch = 20 feet

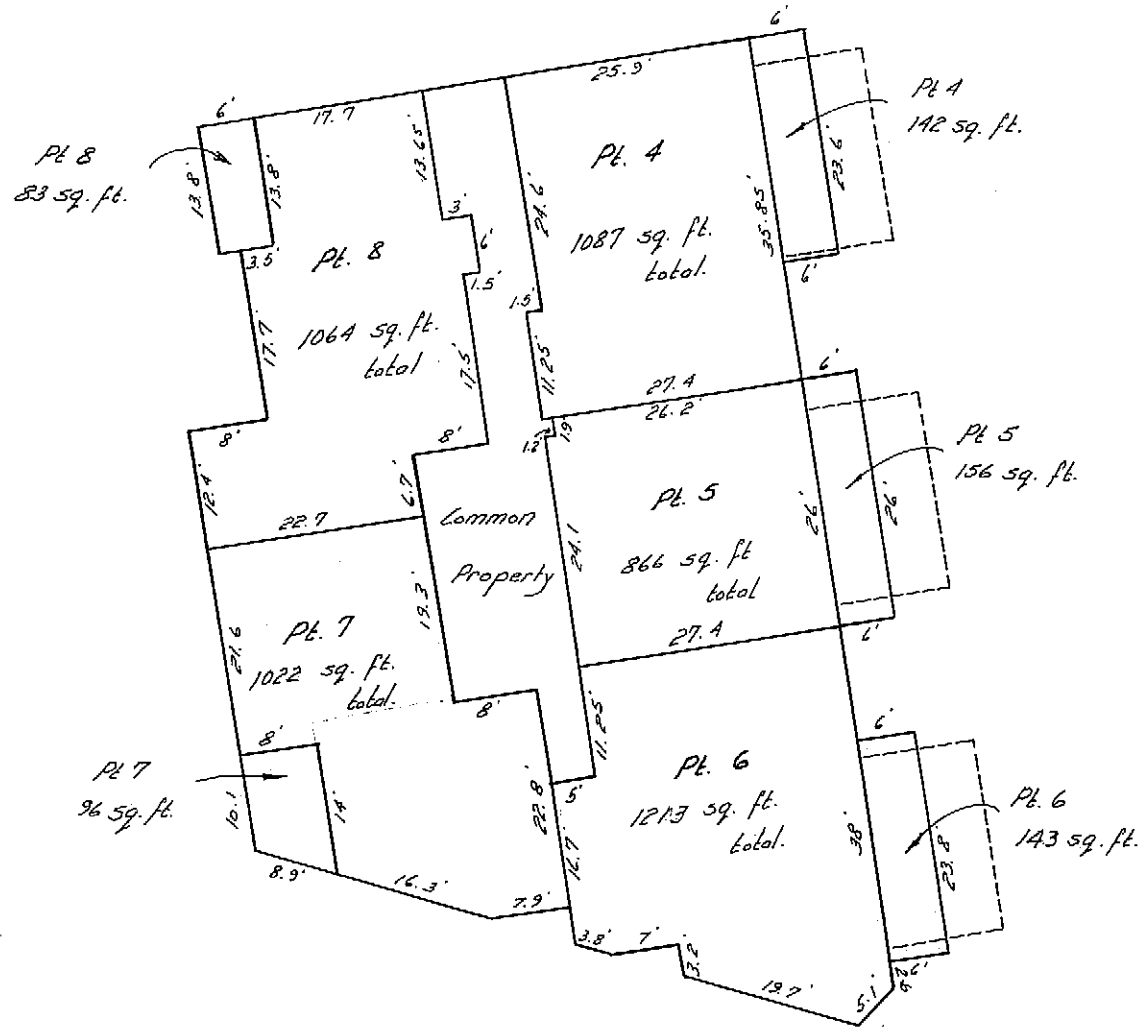
Dated this 14<sup>th</sup> day of October 1976

*André A. Noth*

B.C.L.S.

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STRATA PLAN No 434

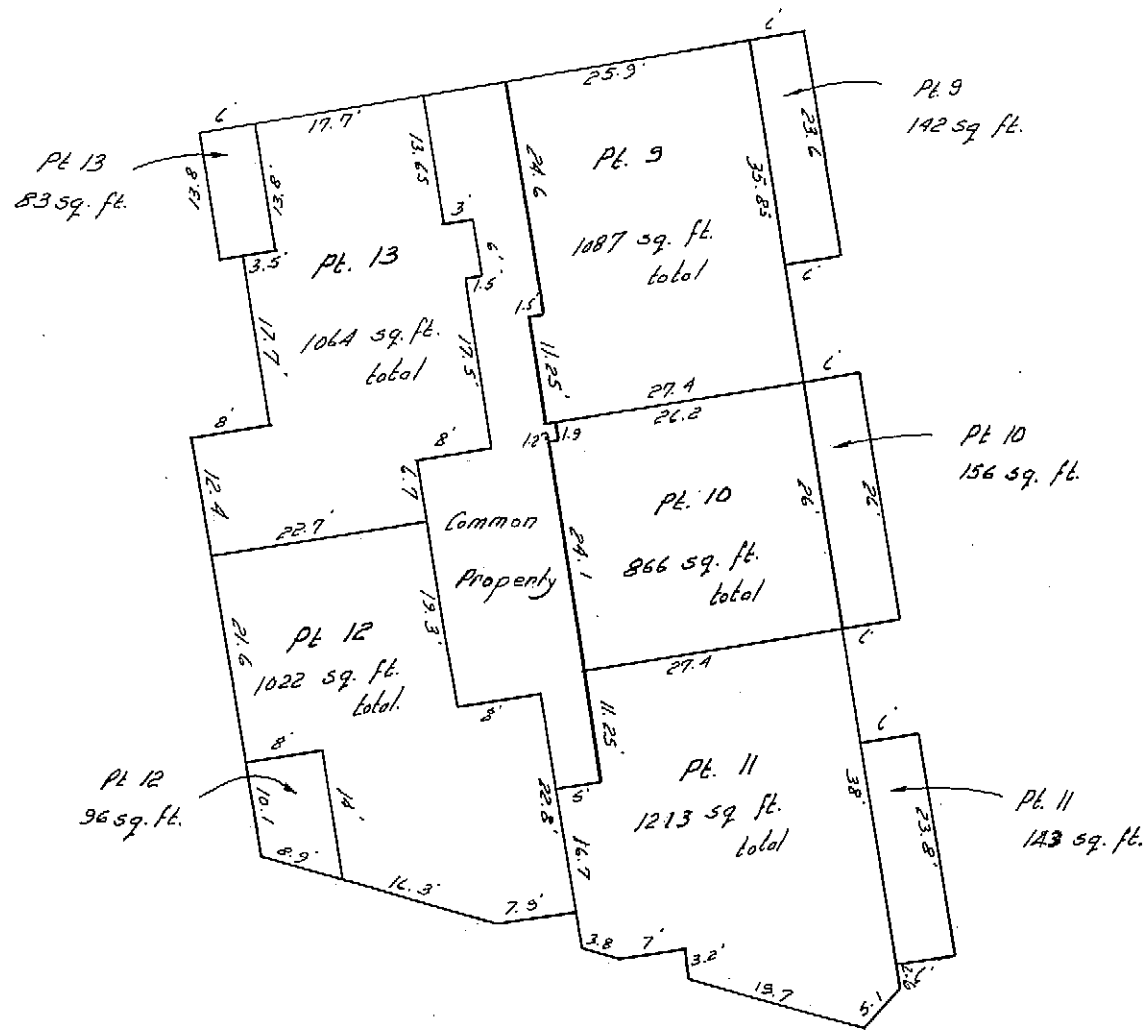


2<sup>nd</sup> FLOOR

Date: 14<sup>th</sup> October 1976

*Handwritten signature*  
B.C.L.S.

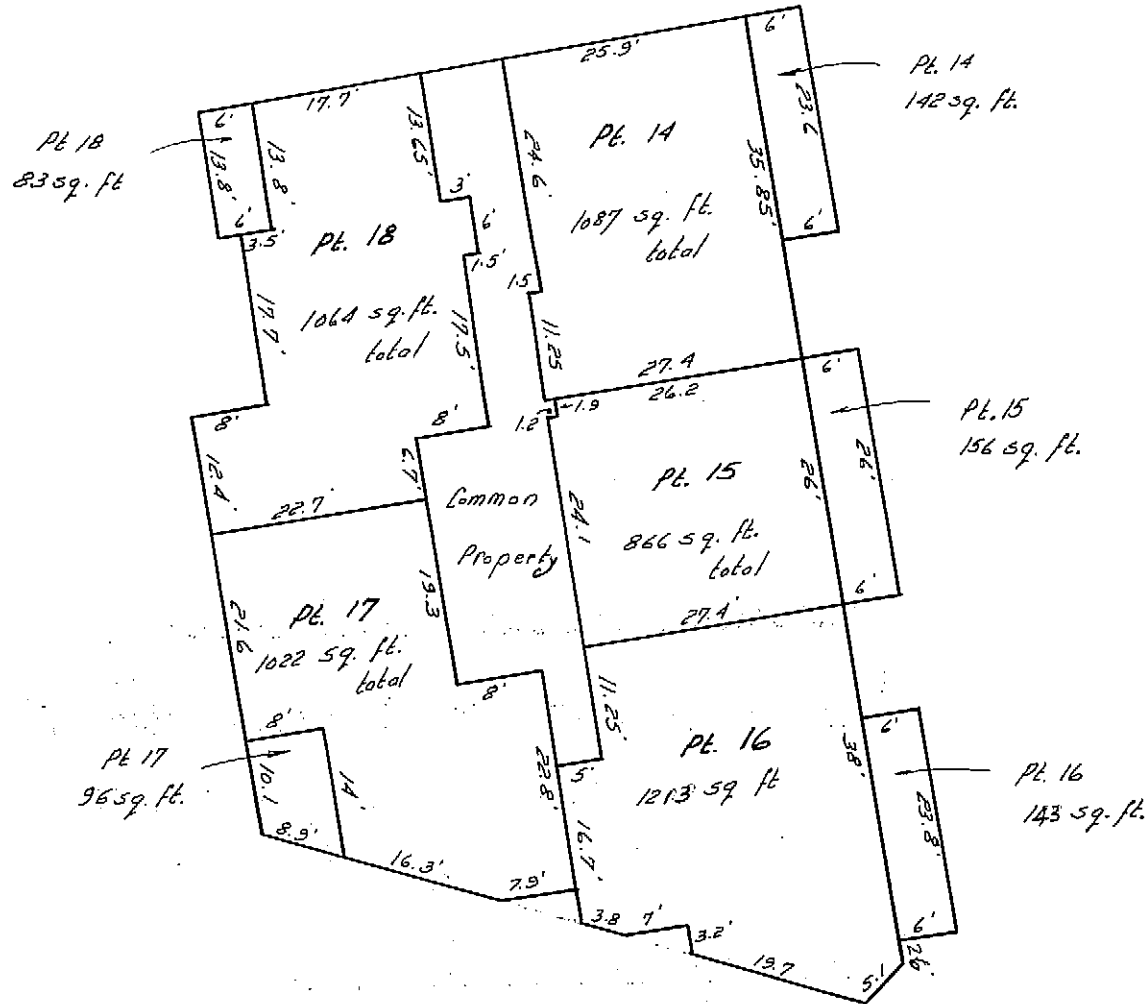
STRATA PLAN No 434



Date: 14<sup>th</sup> October 1976

*And C. Hoar*  
B.C.L.S.

STRATA PLAN N<sup>o</sup> 434



4th FLOOR

Date: 14<sup>th</sup> October 1976

*Neil R. Hooper*  
B.C.L.S.

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*D. N. ECCLES per me*  
DEPUTY REGISTRAR

STRATA PLAN No 434

DEALINGS AFFECTING THE COMMON PROPERTY

✓ E 79081 (M76301)			All Undersurface Rights The Crown A.F.B. 3.257.3685 D.D. 636 O.S.
F 8377	23.12.76		All Mortgage Bank of British Columbia extension of mortgage D62630
Common Property Sheet Closed 20-6-95			
Search ALTOS2 or BC OnLine for Current Information. BC Reg. 76195			
<i>K. Jacques per BC</i>			
K.D. JACQUES, Registrar Victoria Land Title District			

Cancelled by  
(130328 10.4.78)  
*K. Jacques per me*

Date: 14<sup>th</sup> October 1976

*A.A.D.*  
B.C. 73.



Sheet 8 of 9 Sheets

STRATA PLANN<sup>e</sup> 434

RECORD OF BY-LAWS AND ORDERS, ETC;

FILING		DOCUMENT	
NUMBER	DATE	DATE	NATURE & PARTICULARS
F99911	13.12.77	5.12.77	CREATION OF PERMANENT CORPORATION
G14106	2.2.78	31.1.78	FORM 9-AMENDING 2 <sup>ND</sup> SCHEDULE BYLAWS HIXENMEDY PER R.V.S.J.
K6924	30.1.81	3.2.81	Change re First & Second Schedules of Bylaws RE Hooper per MMC
EB 16011	26.02.1988	06.01.1988	FORM 9- NOTIFICATION OF CHANGE OF By-LAWS. M. GRISWOLD per: SCB.
EB 16012	26.02.1988	06.01.1988	FORM 9- NOTIFICATION OF CHANGE OF By-LAWS M. GRISWOLD per: SCB.
EB 16013	26.02.1988	06.01.1988	FORM 9- NOTIFICATION of Change of By-LAWS M. GRISWOLD per: SCB.
EB 16014	26.02.1988	06.01.1988	FORM 9- NOTIFICATION of CHANGE OF By-LAWS M. GRISWOLD PER: SCB.
EC 136765	21.02.87	20.12.87	Form 9- Change of Bylaws.

EH157789 5-12-94 Form 9 - Change of Bylaws. Date: 14<sup>th</sup> October 1976

Bylaw Sheet Closed  
 Search ALTOS2 or BC OnLine for  
 Current Information. BC Reg. 76/95

H.A.N.  
 B.C.L.S.