

STRATA PLAN OF LOT A, SECTION 63, STRATA PLAN VIS 2313
VICTORIA DISTRICT, PLAN VIP52653

SCALE - 1:500

BCGS 92 - B.044

Deposited and Registered in the
 Land Office, Victoria, B.C.
 Day of March 1982.

All distances are in metres and decimals thereof
 unless otherwise indicated.

LEGEND

①-15 bearings are derived from observations between Control
 monuments 790222 and 790242, Integrated Survey Area No 30,
 District of Saanich. This Plan shows ground level measured
 distances. Plan to completion of U.T.M. Co-ordinates,
 suitably by Combined Factor 0.200000333.

- ② - denotes - Control monument found.
- ③ - denotes - Standard Iron Pipe (Type G) found.

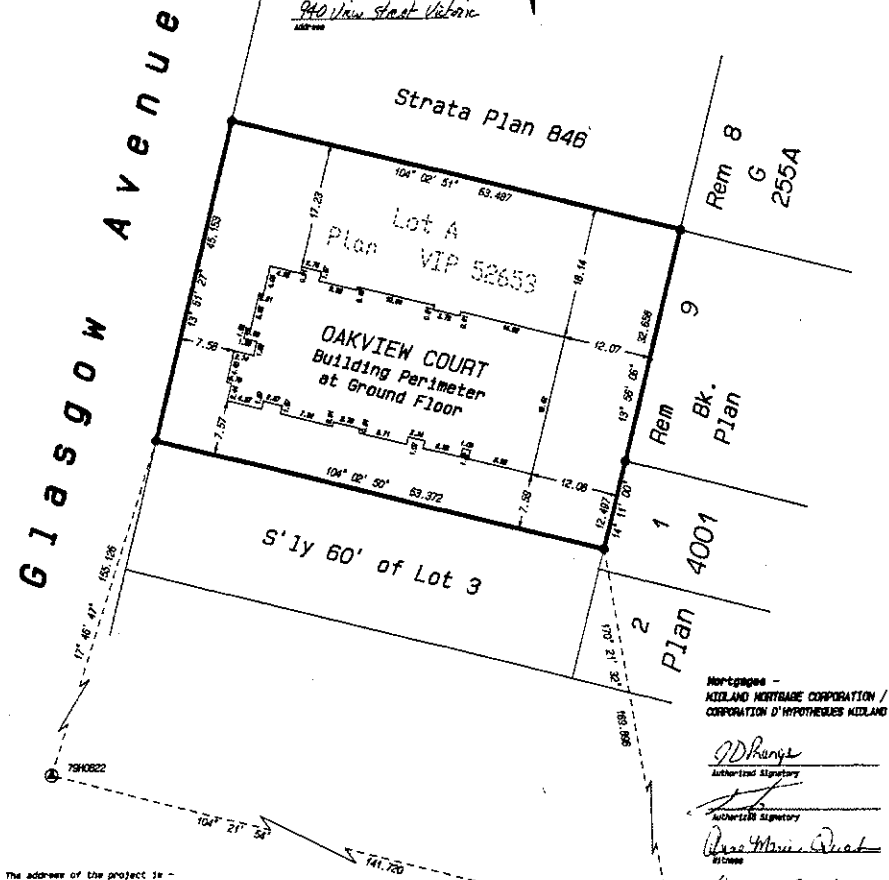
Registered Owners -
 SEAMEST PROPERTIES LTD.

Alan M. Powell
 Authorized Signatory

Alan M. Powell
 Title

P.L. Land Surveyor
 Occupation

940 View Street Victoria
 Address



Mortgages -
 MIDLAND MORTGAGE CORPORATION /
 CORPORATION D'HYPOTHEQUES MIDLAND

J.D. Range
 Authorized Signatory

[Signature]
 Authorized Signatory

[Signature]
 Address

[Signature]
 Address

[Signature]
 Address

The address of the project is -
OAKVIEW COURT
 3363 Glasgow Avenue
 Victoria, B.C. V8X 1M5

The address for the service of documents
 on the Strata Corporation is -
 The Owners, Strata Plan VIS 2313
 c/o 12-3316 Oak Street
 Victoria, B.C. V8X 1R1

Change of Address Filed EP11912 - Feb 15, 2000
 The Owners, Strata Plan VIS 2313
 Oakview Court
 3363 Glasgow Avenue
 Victoria, BC V8X 1M5

FOR CHANGES OF 7900842
 ADDRESS SEE ES34407
 7.05.2001

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.

I, Alan M. Powell, a British Columbia Land Surveyor,
 of Victoria, in British Columbia, hereby certify that
 the building erected on the parcel described above is
 wholly within the external boundaries of the parcel.
 Dated at Victoria this 23rd day of March, 1982.

Alan M. Powell
 Alan M. Powell, B.C.L.S.

POMELL, CLARKSON LEWIS
BC LAND SURVEYORS
 Phone: 382-9655/2257
 F31: 2086-40

This Plan lies within Capital Regional District,
 and the Municipality of Saanich.

STRATA PLAN VIS 2313

Approved as to forms 1 and 2
this 6 day of April, 1992

[Signature]
Superintendent of Real Estate

CONDOMINIUM ACT

Strata Lot No.	Sheet No.	FORM 1	FORM 2
		Schedule of Unit Entitlement	Schedule of Interest Upon Destruction
		Unit Entitlement	Interest Upon Destruction
1	4	93	135
2	4	85	110
3	4	88	130
4	4	87	125
5	4	90	130
6	4	90	130
7	4	98	135
8	5	85	120
9	5	93	140
10	5	84	125
11	5	87	130
12	5	88	135
13	5	96	140
14	5	90	140
15	5	95	145
16	6	85	150
17	6	93	160
18	6	84	135
19	6	87	135
20	6	88	150
21	6	96	155
22	6	90	145
23	6	95	150
24	7	85	160
25	7	93	170
26	7	84	145
27	7	87	150
28	7	88	160
29	7	96	165
30	7	90	155
31	7	95	160
Aggregates		2, 785	4, 415

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 it is of the same force and effect as if made under oath.

[Signature]
Declared before me at Victoria, B.C.
this 23 day of March, 1992.

[Signature]
A Commissioner for taking Affidavits for B.C.

New Development Certificate

I, Alan M. Powell, British Columbia Land Surveyor, hereby certify that the building shown in this Strata Plan has not, as of the 23rd day of March, 1992, been previously occupied.
Dated at Victoria, British Columbia, this 23rd day of March, 1992.

[Signature]
A.L.S.

Date - March 23rd, 1992

[Signature]
A.L.S.

BASEMENT LEVEL
COMMON PROPERTY

STRATA PLAN VIS 2313

SCALE - 1:250



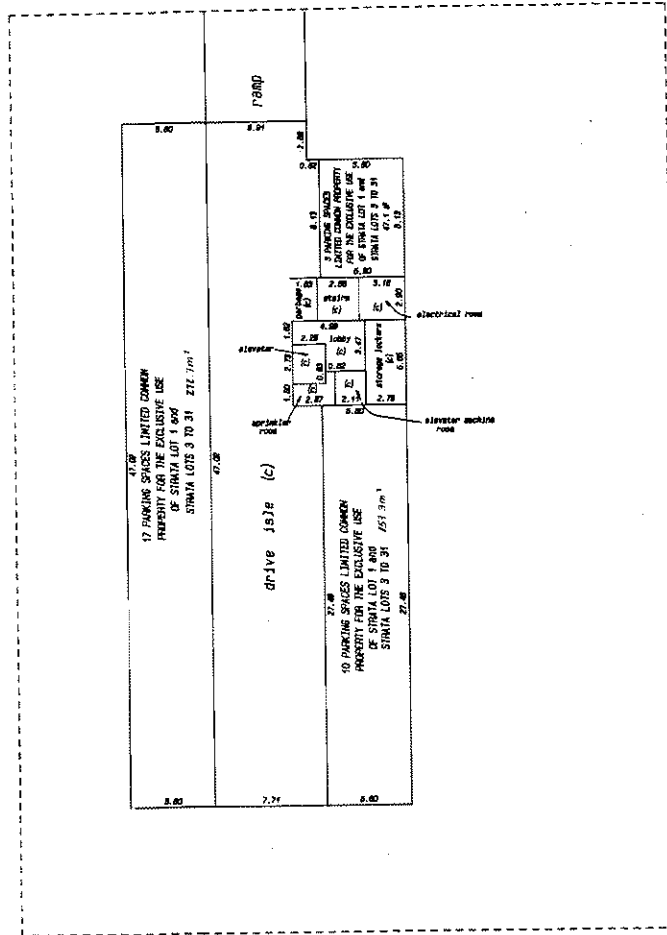
All distances are in metres and decimals thereof unless otherwise indicated.

LEGEND

(c) - denotes - common property



Glasgow Avenue



Date - March 23rd, 1992

Alan K. Powell
B.C.L.S.

STRATA LOTS 1 TO 7
MAIN FLOOR

STRATA PLAN VIS 2313

SCALE - 1:200

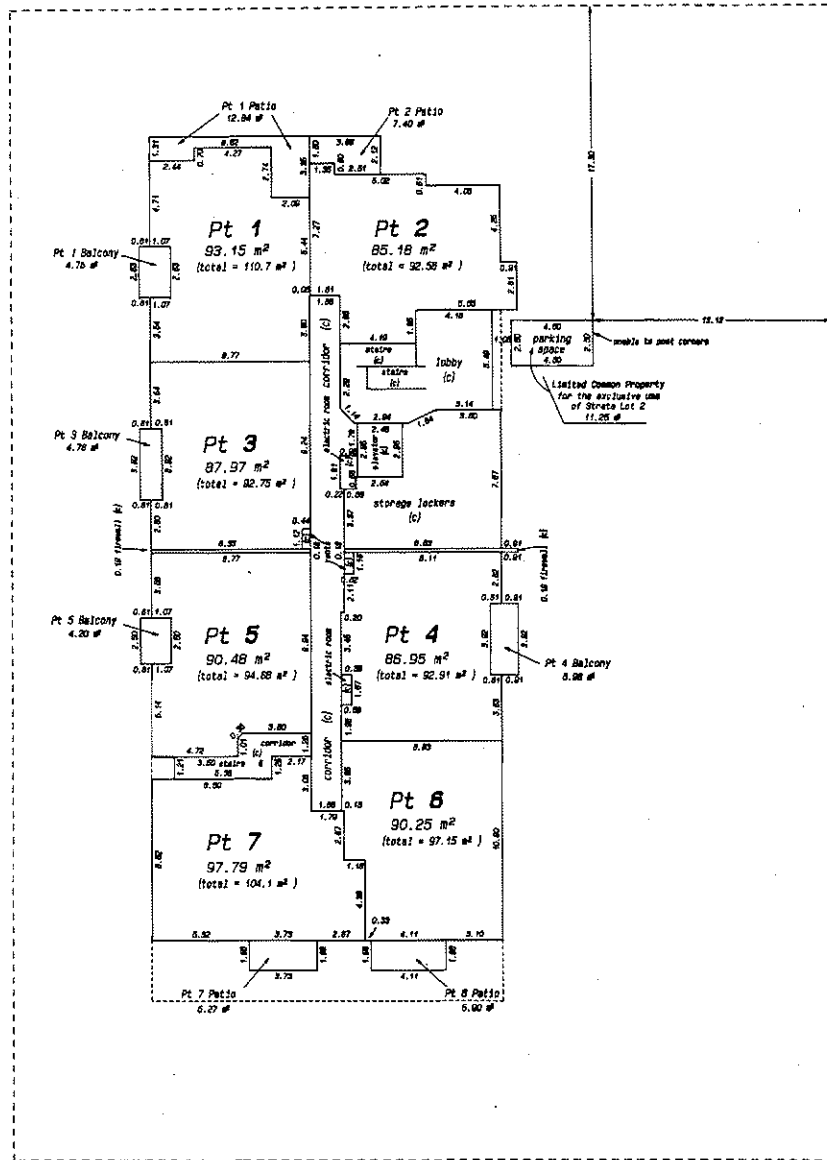
LEGEND

All distances are in metres and decimals thereof unless otherwise indicated.

(c) - denotes - common property
 Pt - denotes - Part



G l a s g o w A v e n u e



Date - March 23rd, 1992

Alan M. Powell
 B.C.L.S.

STRATA LOTS 8 TO 15
SECOND FLOOR

STRATA PLAN VIS. 2313

SCALE - 1:200



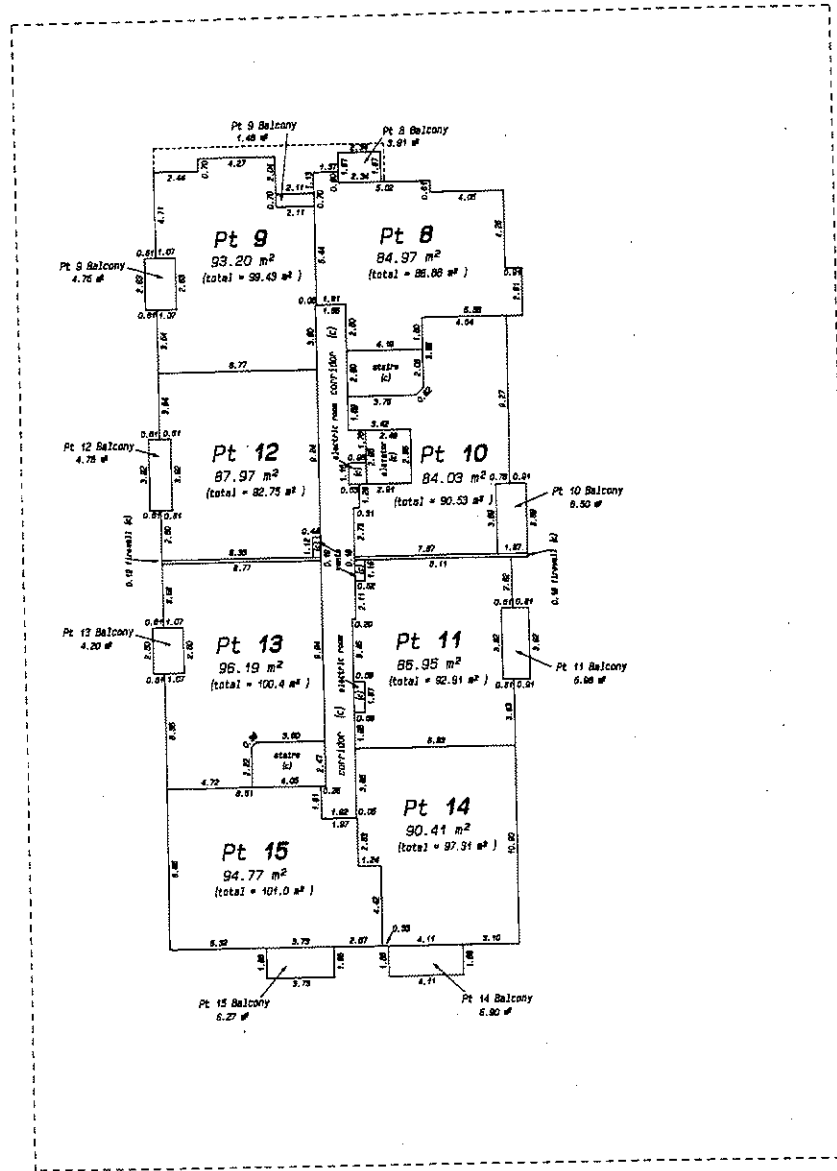
All distances are in metres and decimals thereof unless otherwise indicated.

LEGEND

- (c) - denotes - common property
- Pt - denotes - Part



G l a s g o w A v e n u e



Date - March 23rd, 1992

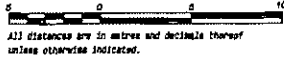
Arthur Bull
B.C.L.S.

STRATA LOTS 16 TO 23
THIRD FLOOR

STRATA PLAN VIS 2313

SCALE - 1:200

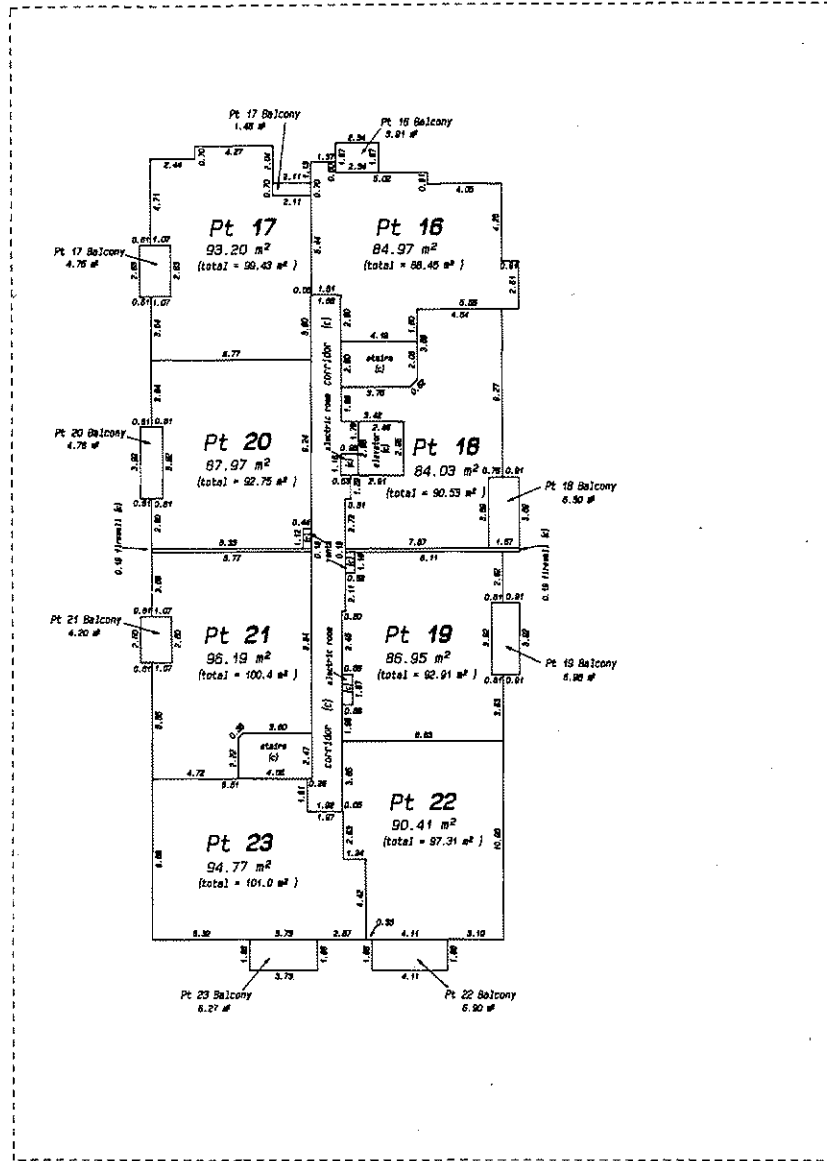
LEGEND



- (c) - denotes - common property
- Pt - denotes - Part



G l a s g o w A v e n u e



Date - March 23rd, 1992

Alan M. Powell
 B.C.L.S.

STRATA LOTS 24 TO 31
FOURTH FLOOR

STRATA PLAN VIS 2313

SCALE - 1:200

LEGEND

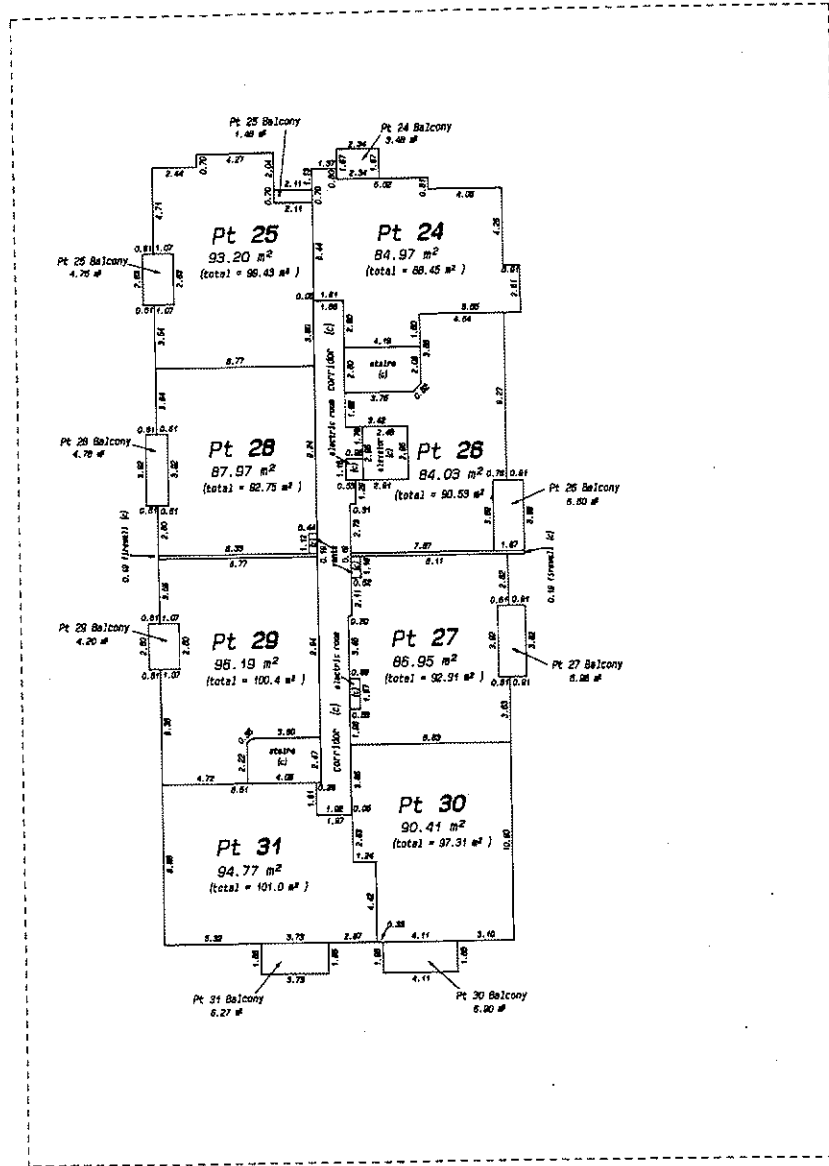


(c) - denotes - common property
Pt - denotes - Part

All distances are in metres and decimals thereof unless otherwise indicated.



G l a s g o w A v e n u e



Date - March 23rd, 1982

POMELL CLARKIN LEITCH
BC LAND SURVEYORS
Phone: 382-8015/2257
File: 2006-40

Alan M. Powell
B.C.L.S.

