

# PHASED STRATA PLAN OF LOT 11, SECTION 98, ESQUIMALT DISTRICT, PLAN VIP84161.

# SHEET 1 OF 5 SHEETS STRATA PLAN VIS6974 PHASE ONE

Capital Regional Assessment Area.

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

SCALE=1:500 All distances are in metres  
0 10 20 30 40 50

BCGS 92B.043

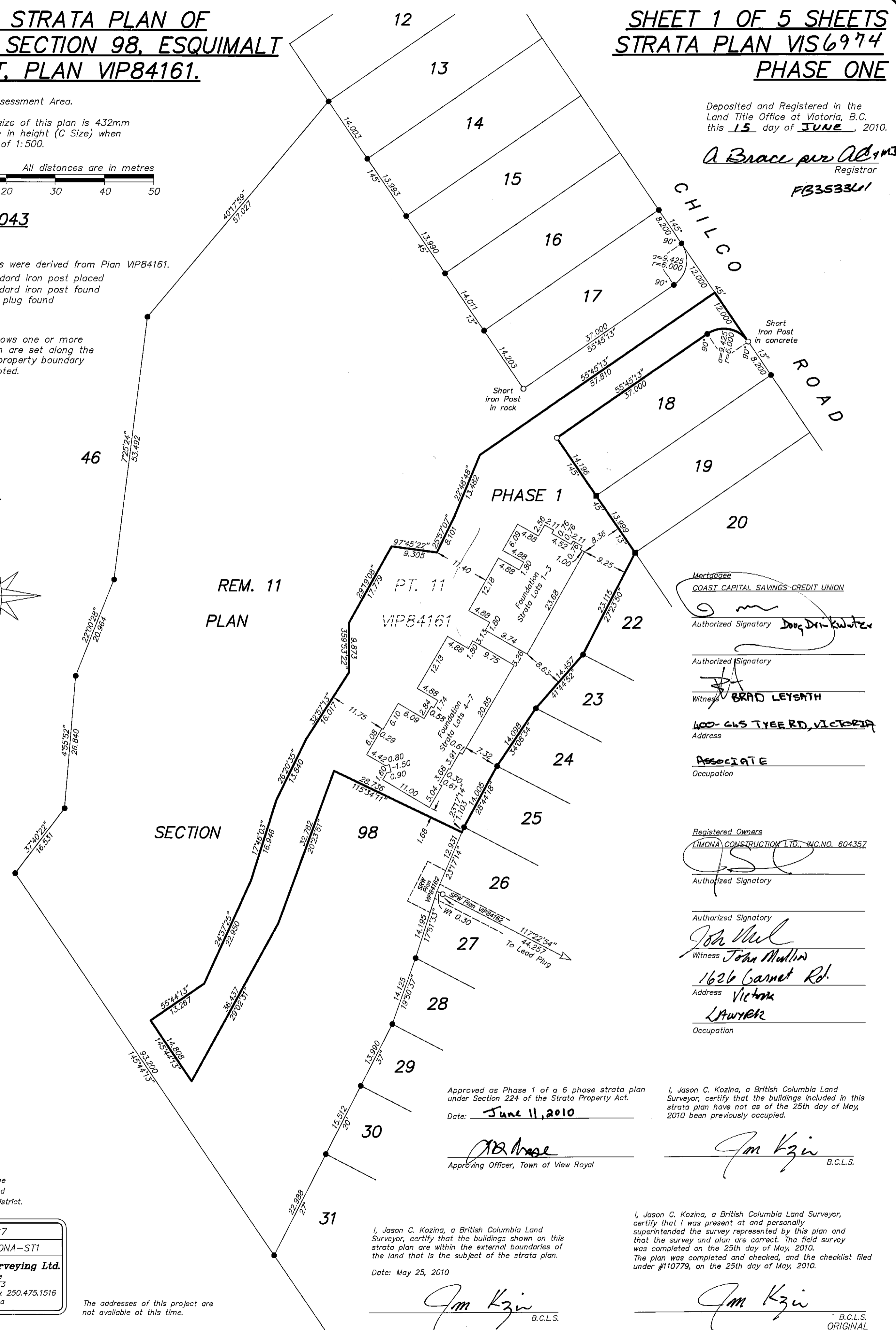
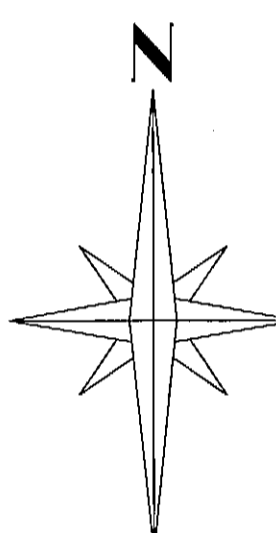
LEGEND Astronomic bearings were derived from Plan VIP84161.

- Denotes standard iron post placed
- Denotes standard iron post found
- Denotes lead plug found

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

Deposited and Registered in the Land Title Office at Victoria, B.C. this 15 day of JUNE, 2010.

*A Brace per AD + MJS*  
Registrar  
FB353361



Mortgagee  
COAST CAPITAL SAVINGS CREDIT UNION  
*[Signature]*  
Authorized Signatory *DOUG DRI-KWATZ*

Authorized Signatory  
*[Signature]*  
Witness **BRAD LEYSATH**

400-615 TYEE RD, VICTORIA  
Address

ASSOCIATE  
Occupation

Registered Owners  
LIMONA CONSTRUCTION LTD, INC. NO. 604357  
*[Signature]*  
Authorized Signatory

Authorized Signatory  
*[Signature]*  
Witness *John Mullin*  
1626 Garnet Rd.  
Address *Victoria*  
*Lawyer*  
Occupation

Approved as Phase 1 of a 6 phase strata plan under Section 224 of the Strata Property Act.  
Date: June 11, 2010

*[Signature]*  
Approving Officer, Town of View Royal

I, Jason C. Kozina, a British Columbia Land Surveyor, certify that the buildings included in this strata plan have not as of the 25th day of May, 2010 been previously occupied.  
*[Signature]* B.C.L.S.

This plan lies within the Town of View Royal and the Capital Regional District.

File: 0485-JK-97  
Archive: 97-LIMONA-ST1  
**Island Land Surveying Ltd.**  
1-15 Cadillac Avenue  
Victoria, B.C. V8Z 1T3  
Tel 250.475.1515 Fax 250.475.1516  
www.islandsurveying.ca

The addresses of this project are not available at this time.

I, Jason C. Kozina, a British Columbia Land Surveyor, certify that the buildings shown on this strata plan are within the external boundaries of the land that is the subject of the strata plan.  
Date: May 25, 2010  
*[Signature]* B.C.L.S.

I, Jason C. Kozina, a British Columbia Land Surveyor, certify that I was present at and personally supervised the survey represented by this plan and that the survey and plan are correct. The field survey was completed on the 25th day of May, 2010. The plan was completed and checked, and the checklist filed under #110779, on the 25th day of May, 2010.  
*[Signature]* B.C.L.S.  
ORIGINAL

# FIRST LEVEL

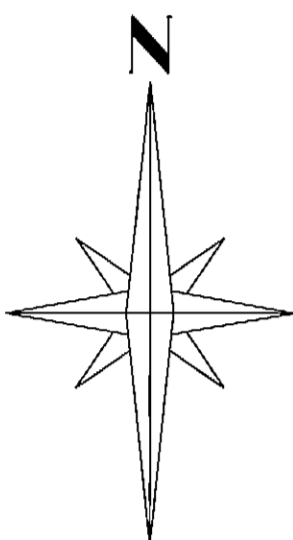
# SHEET 2 OF 5 SHEETS STRATA PLAN VIS 6974 PHASE ONE



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

**LEGEND**  
 Pt. Denotes "Part of Strata Lot \_"  
 LCP Denotes "Limited Common Property, limited for the use of Strata Lot \_"

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.



REM. 11

PHASE 1

22

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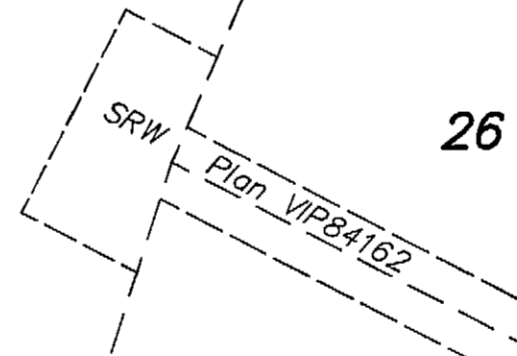
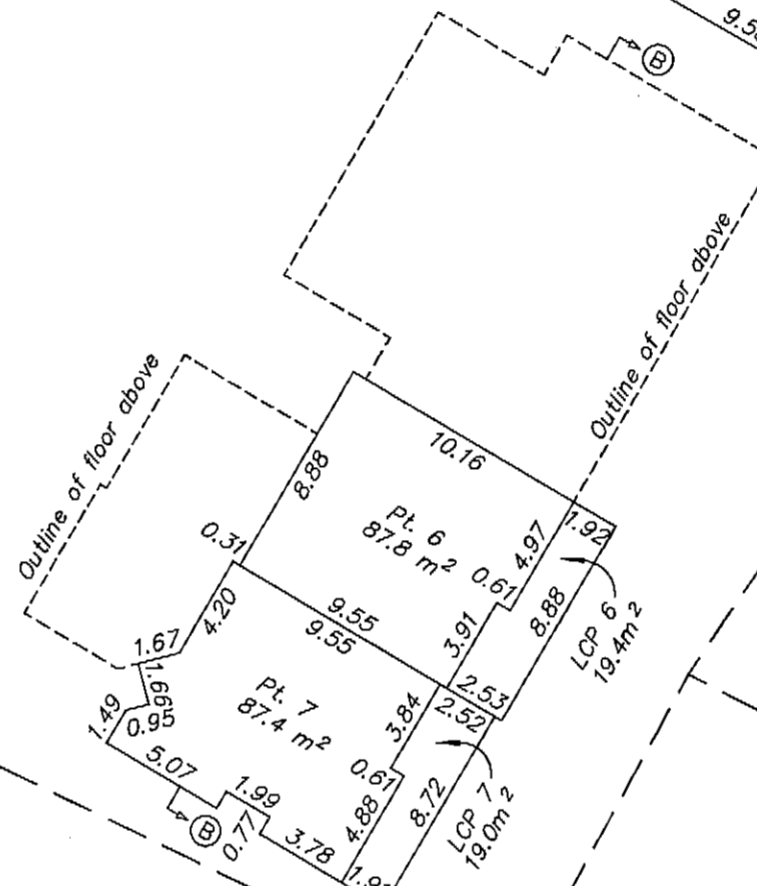
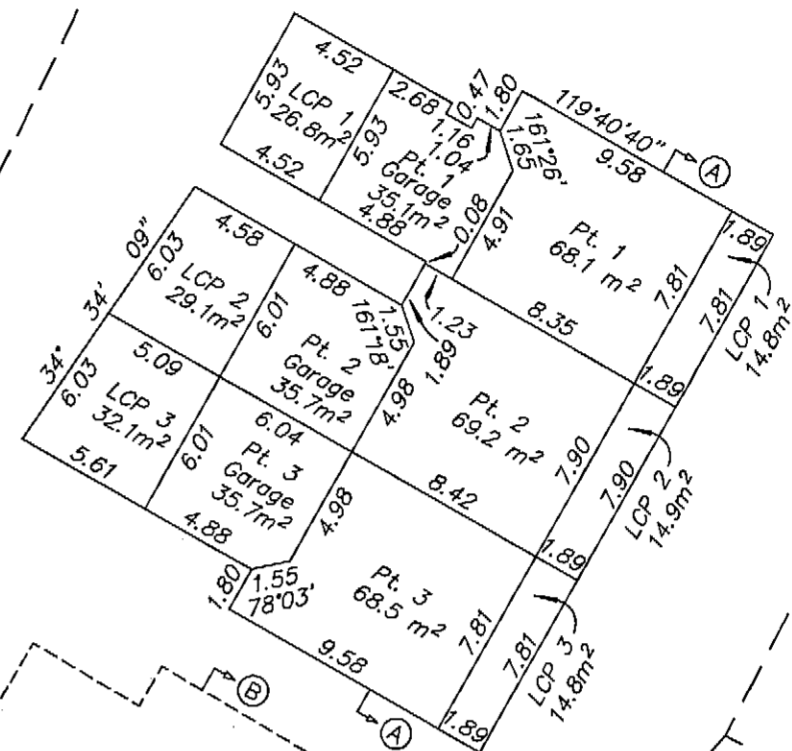
26

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This plan lies within the Town of View Royal and the Capital Regional District.

File: 0485-JK-97  
 Archive: 97-LIMONA-ST2  
**Island Land Surveying Ltd.**  
 1-15 Cadillac Avenue  
 Victoria, B.C. V8Z 1T3  
 Tel 250.475.1515 Fax 250.475.1516  
 www.islandsurveying.ca

Dated this 25th day of May, 2010.

*Jason C. Kazina*  
 Jason C. Kazina B.C.L.S.  
 ORIGINAL

# SECOND LEVEL

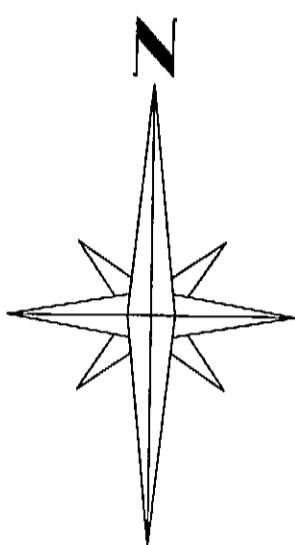
# SHEET 3 OF 5 SHEETS STRATA PLAN VIS6974 PHASE ONE

SCALE=1:300 All distances are in metres  
0 5 10 15 20 25 30

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REM. 11

PHASE 1

22

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24

25

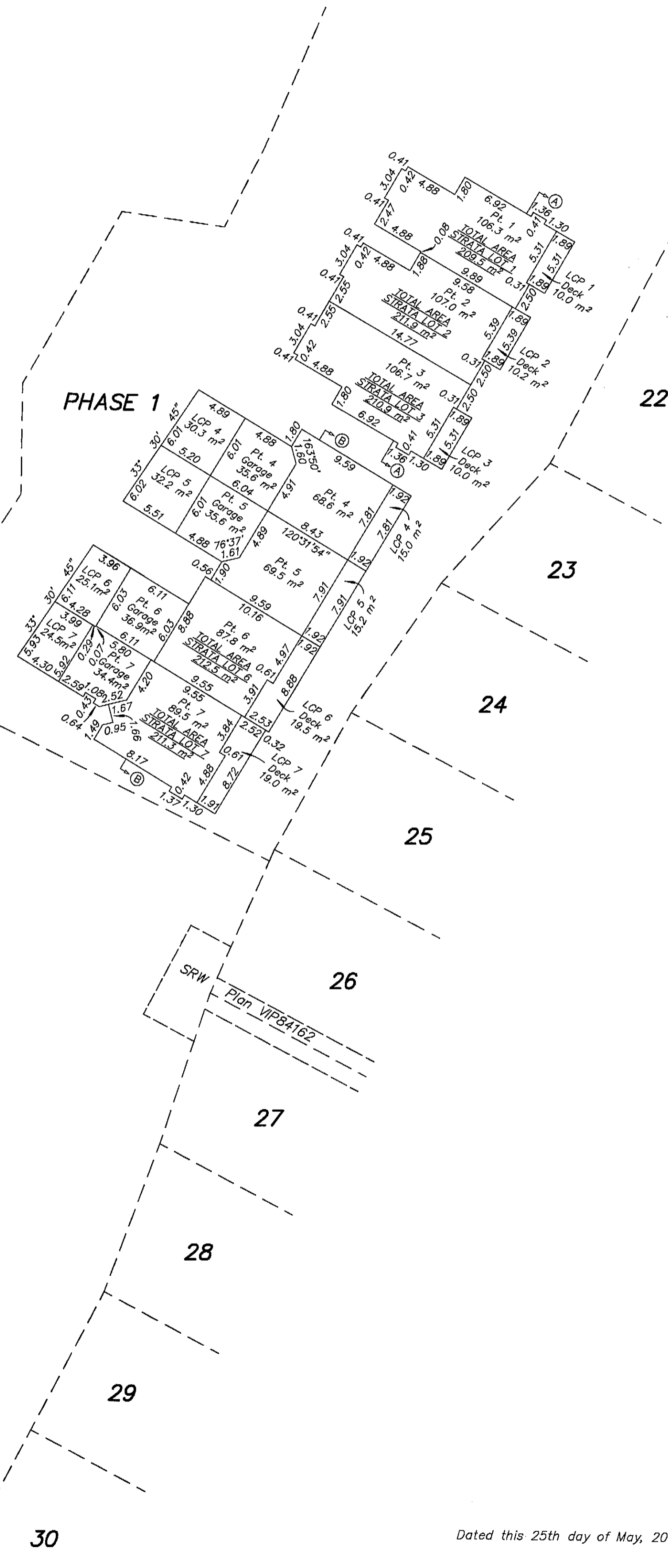
26

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30



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File: 0485-JK-97  
Archive: 97-LIMONA-ST3  
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Victoria, B.C. V8Z 1T3  
Tel 250.475.1515 Fax 250.475.1516  
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Dated this 25th day of May, 2010.

*Jason C. Kozina*  
Jason C. Kozina B.C.L.S.  
ORIGINAL

**THIRD LEVEL**

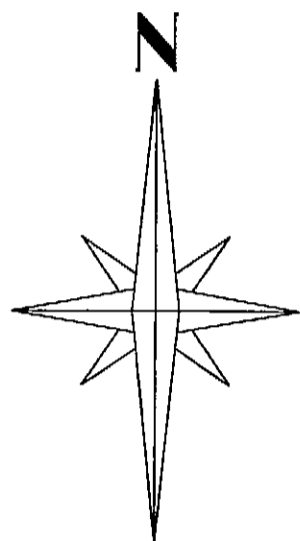
**SHEET 4 OF 5 SHEETS**  
**STRATA PLAN VIS6974**  
**PHASE ONE**

SCALE=1:300 All distances are in metres  
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File: 0485-JK-97  
Archive: 97-LIMONA-ST4  
**Island Land Surveying Ltd.**  
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Victoria, B.C. V8Z 1T3  
Tel 250.475.1515 Fax 250.475.1516  
www.islandsurveying.ca

Dated this 25th day of May, 2010.

*Jason C. Kozina*  
Jason C. Kozina B.C.L.S.  
ORIGINAL

# SECTIONS

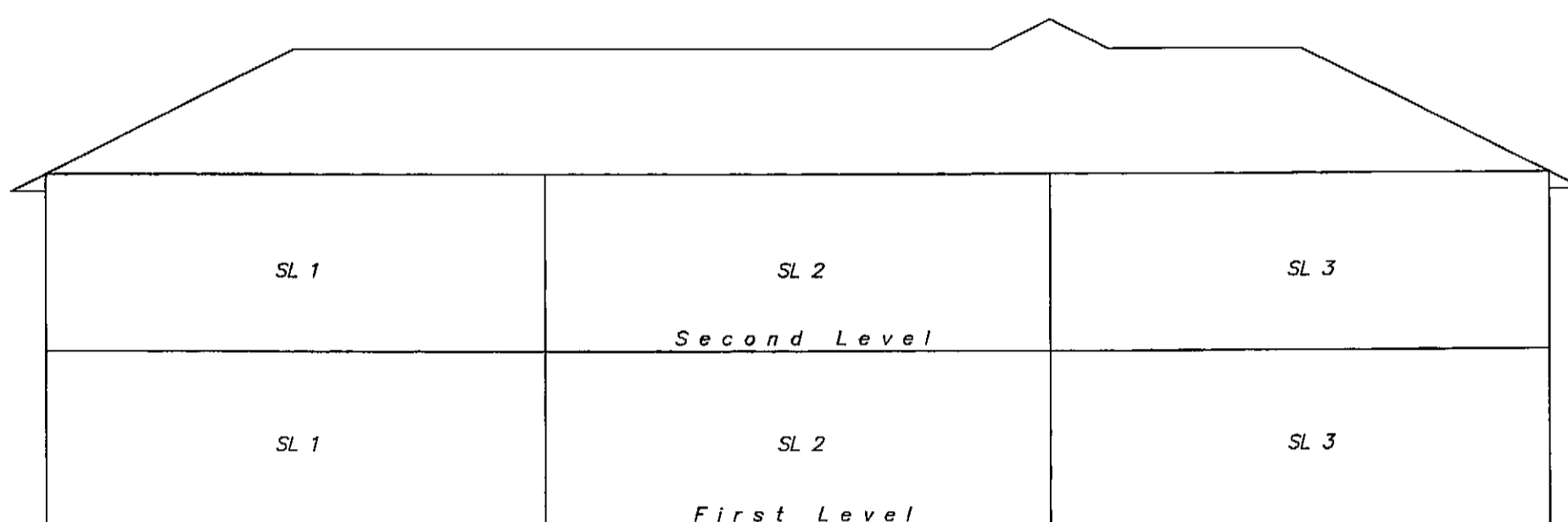
## SHEET 5 OF 5 SHEETS STRATA PLAN VIS6974 PHASE ONE



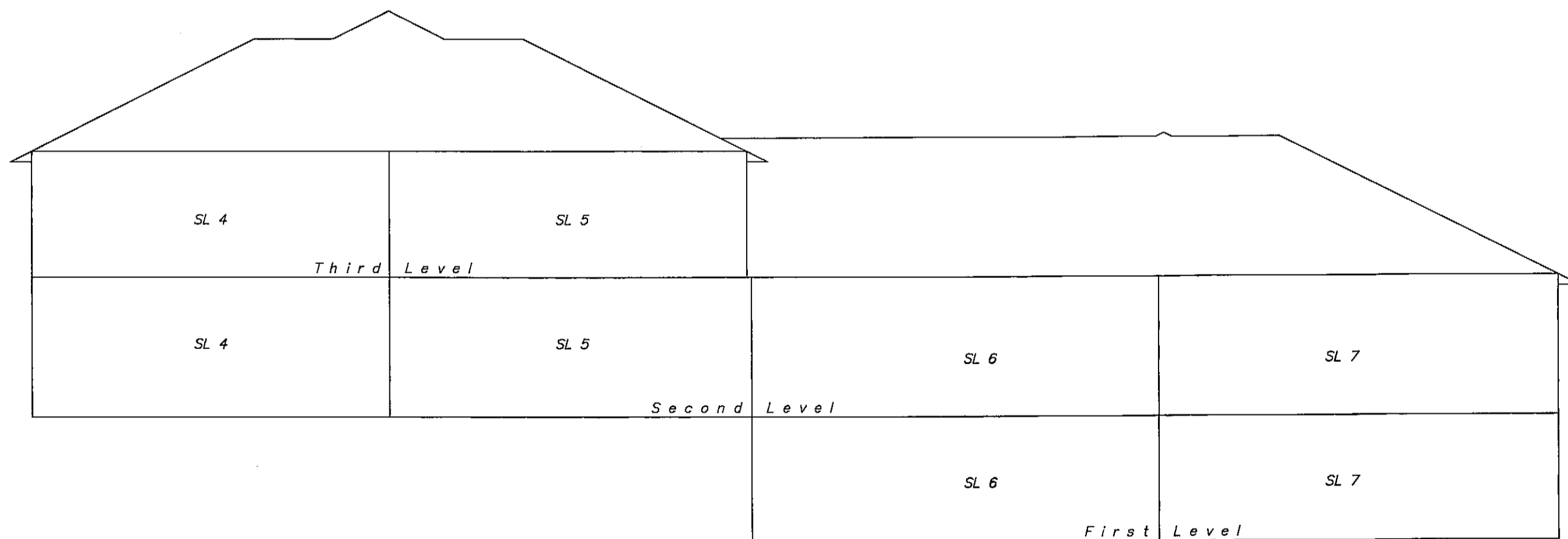
The intended plot size of this plan is 432mm in width by 560mm in height (C Size) when plotted at a scale of 1:100.

**LEGEND**  
SL Denotes "Part of Strata Lot \_"

### SECTION (A) - (A)



### SECTION (B) - (B)



File: 0485-JK-97  
Archive: 97-LIMONA-ST5  
**Island Land Surveying Ltd.**  
1-15 Cadillac Avenue  
Victoria, B.C. V8Z 1T3  
Tel 250.475.1515 Fax 250.475.1516  
www.islandsurveying.ca

Dated this 25th day of May, 2010.

*Jason C. Kozina*  
Jason C. Kozina B.C.L.S.  
ORIGINAL

# PHASED STRATA PLAN OF LOT 11, SECTION 98, ESQUIMALT DISTRICT, PLAN VIP84161.

# SHEET 1 OF 5 SHEETS STRATA PLAN VIS 6974 PHASE TWO

Capital Regional Assessment Area.

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

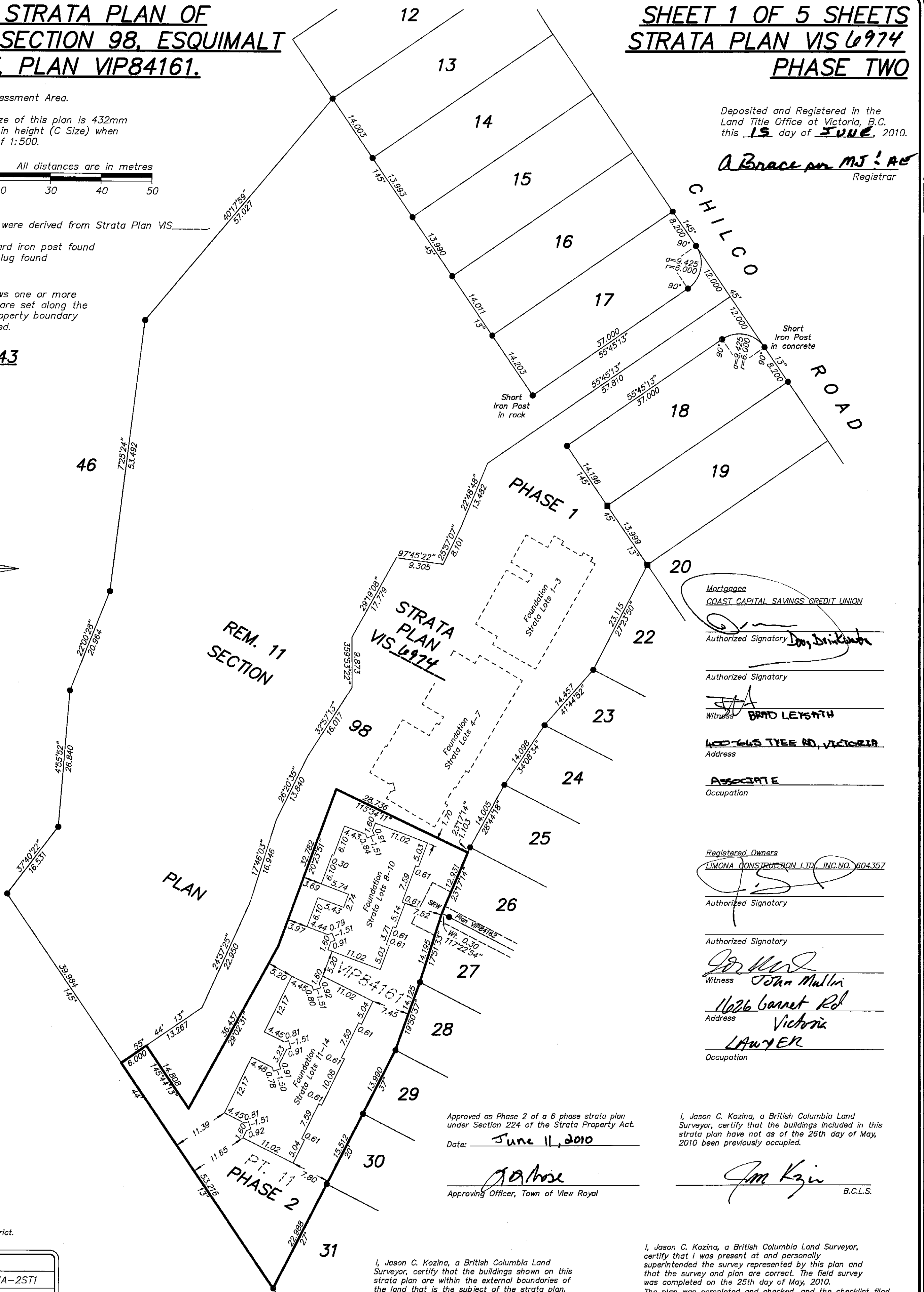
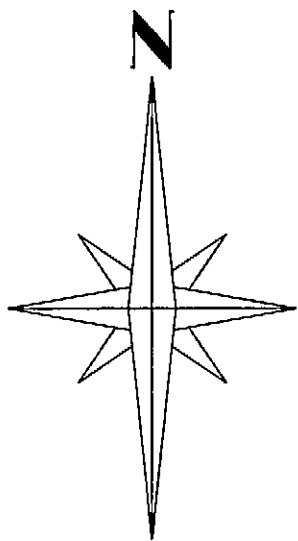
SCALE=1:500 All distances are in metres  
0 10 20 30 40 50

LEGEND Astronomic bearings were derived from Strata Plan VIS

- Denotes standard iron post found
- Denotes lead plug found

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

BCGS 92B.043



Deposited and Registered in the Land Title Office at Victoria, B.C. this 15 day of JUNE, 2010.

*A Brace on MS: AC*  
Registrar

Mortgagee  
COAST CAPITAL SAVINGS CREDIT UNION  
*[Signature]*  
Authorized Signatory

Authorized Signatory  
*[Signature]*  
Witness BRAD LEYSATH

400 GUS TEEVE RD, VICTORIA  
Address

ASSOCIATE  
Occupation

Registered Owners  
LIMONA CONSTRUCTION LTD, INC. NO. 604357

*[Signature]*  
Authorized Signatory

Authorized Signatory  
*[Signature]*  
Witness John Mullin

1626 Gannet Rd  
Address  
Victoria

LAWYER  
Occupation

Approved as Phase 2 of a 6 phase strata plan under Section 224 of the Strata Property Act.

Date: June 11, 2010

*[Signature]*  
Approving Officer, Town of View Royal

I, Jason C. Kozina, a British Columbia Land Surveyor, certify that the buildings included in this strata plan have not as of the 26th day of May, 2010 been previously occupied.

*[Signature]*  
B.C.L.S.

I, Jason C. Kozina, a British Columbia Land Surveyor, certify that the buildings shown on this strata plan are within the external boundaries of the land that is the subject of the strata plan.

Date: May 26, 2010

*[Signature]*  
B.C.L.S.

I, Jason C. Kozina, a British Columbia Land Surveyor, certify that I was present at and personally supervised the survey represented by this plan and that the survey and plan are correct. The field survey was completed on the 25th day of May, 2010. The plan was completed and checked, and the checklist filed under #110798, on the 26th day of May, 2010.

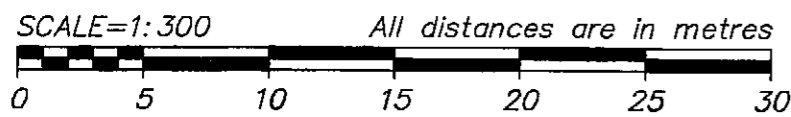
*[Signature]*  
B.C.L.S. ORIGINAL

File: 0486-JK-97  
Archive: 97-LIMONA-2ST1  
Island Land Surveying Ltd.  
1-15 Cadillac Avenue  
Victoria, B.C. V8Z 1T3  
Tel 250.475.1515 Fax 250.475.1516  
www.islandsurveying.ca

The addresses of this project are not available at this time.

# FIRST LEVEL

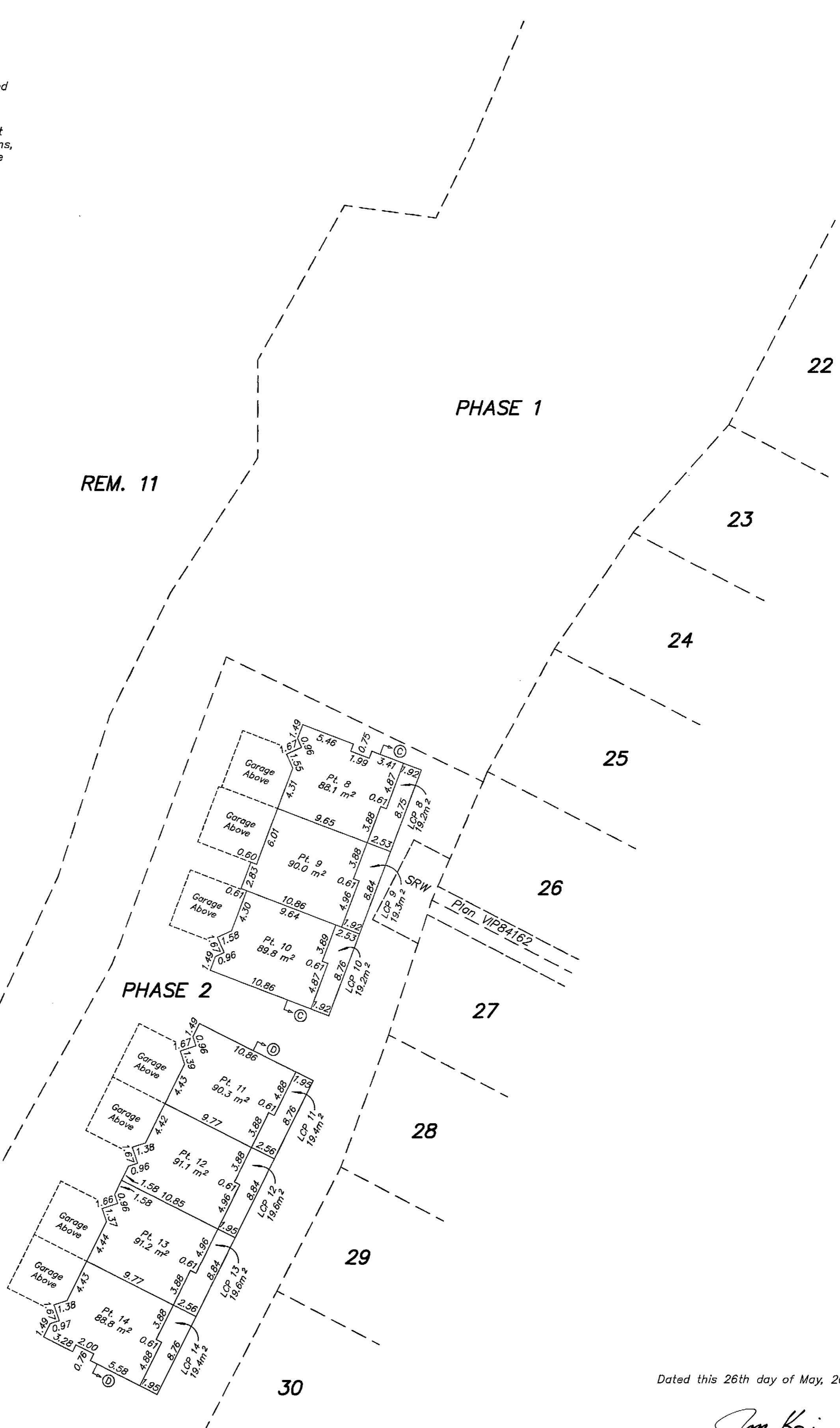
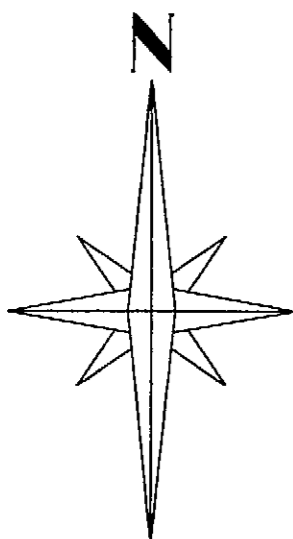
# SHEET 2 OF 5 SHEETS STRATA PLAN VIS 6974 PHASE TWO



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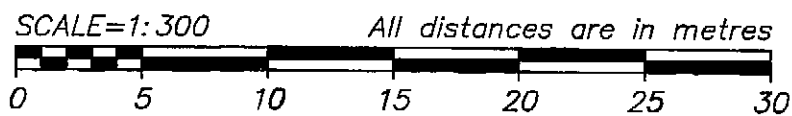
File: 0486-JK-97  
 Archive: 97-LIMONA-2ST2  
**Island Land Surveying Ltd.**  
 1-15 Cadillac Avenue  
 Victoria, B.C. V8Z 1T3  
 Tel 250.475.1515 Fax 250.475.1516  
 www.islandsurveying.ca

Dated this 26th day of May, 2010.

*Jason C. Kazina*  
 Jason C. Kazina B.C.L.S.  
 ORIGINAL

# SECOND LEVEL

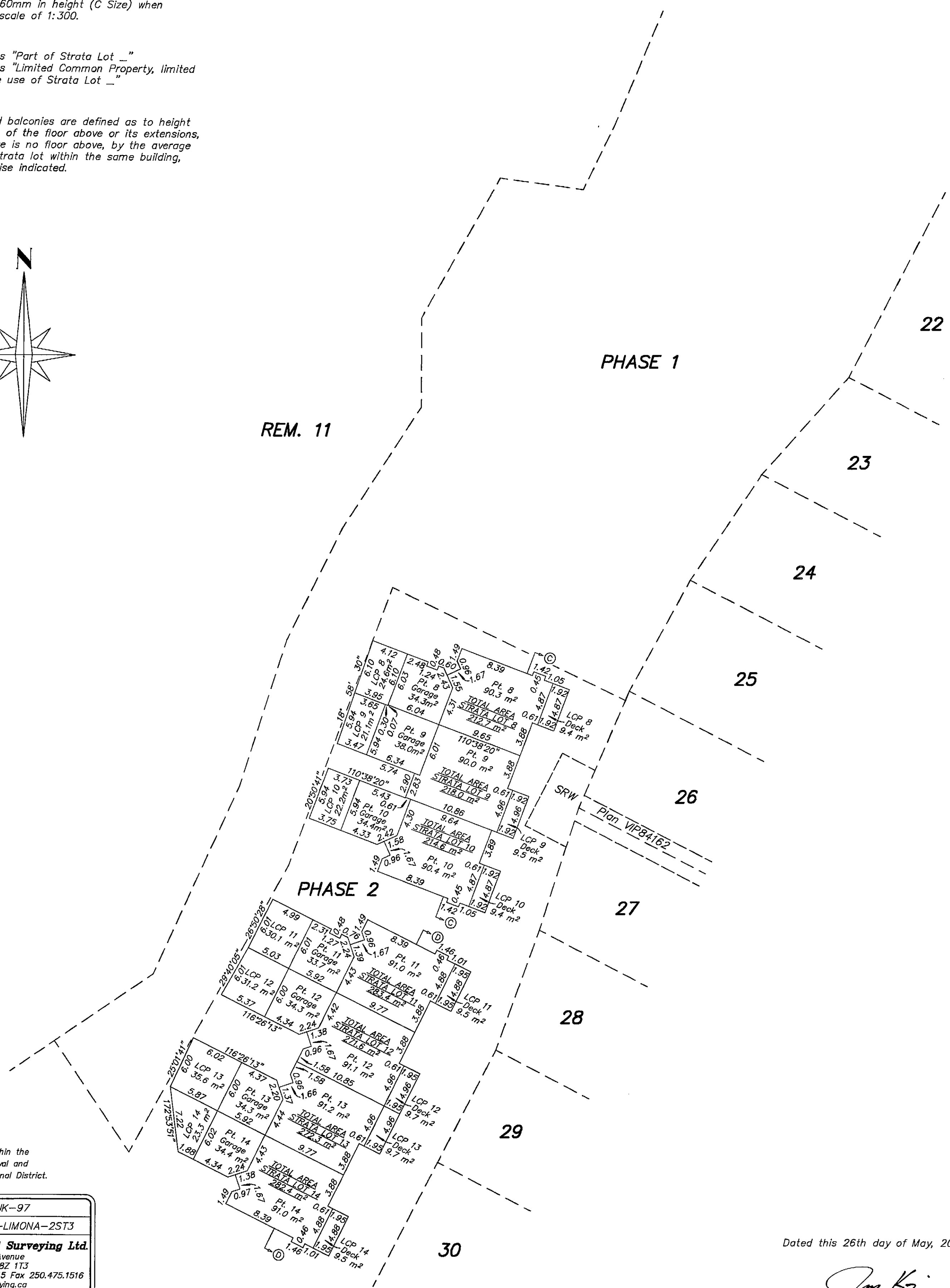
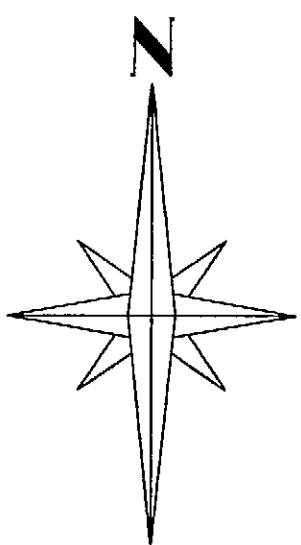
# SHEET 3 OF 5 SHEETS STRATA PLAN VIS 6974 PHASE TWO



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This plan lies within the Town of View Royal and the Capital Regional District.

File: 0486-JK-97  
 Archive: 97-LIMONA-2ST3  
**Island Land Surveying Ltd.**  
 1-15 Cadillac Avenue  
 Victoria, B.C. V8Z 1T3  
 Tel 250.475.1515 Fax 250.475.1516  
 www.islandsurveying.ca

Dated this 26th day of May, 2010.

*Jason C. Kozina*  
 Jason C. Kozina B.C.L.S.  
 ORIGINAL



# THIRD LEVEL

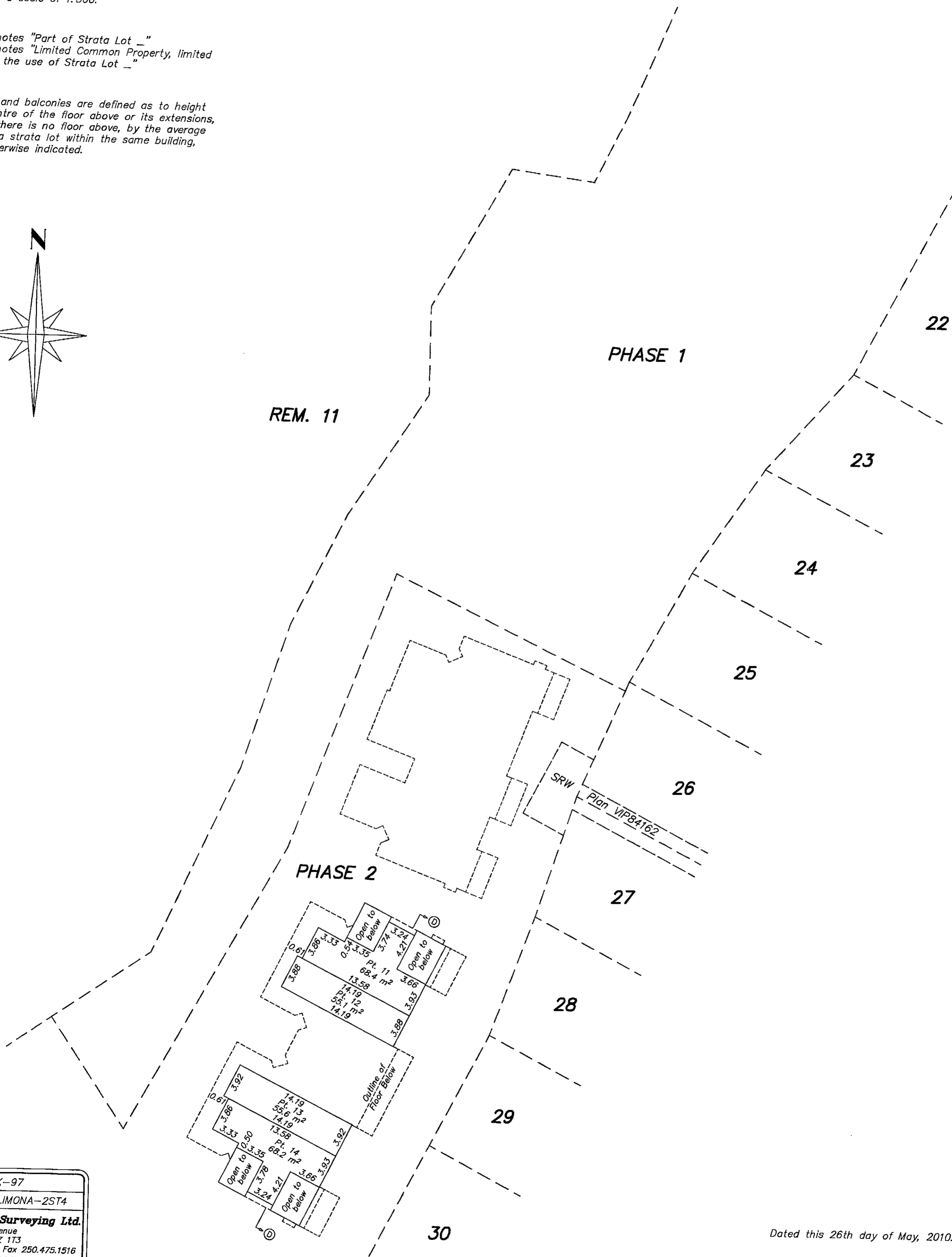
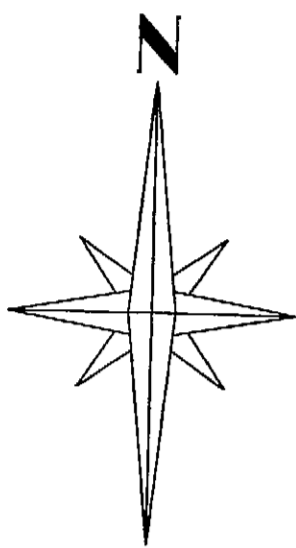
## SHEET 4 OF 5 SHEETS STRATA PLAN VIS 6974 PHASE TWO

SCALE=1:300 All distances are in metres  
0 5 10 15 20 25 30

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

**LEGEND**  
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LCP Denotes "Limited Common Property, limited for the use of Strata Lot \_"

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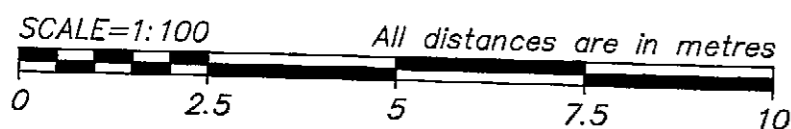
File: 0486-JK-97  
Archive: 97-LIMONA-2ST4  
**Island Land Surveying Ltd.**  
1-15 Cadillac Avenue  
Victoria, B.C. V8Z 1T3  
Tel 250.475.1515 Fax 250.475.1516  
www.islandsurveying.ca

Dated this 26th day of May, 2010.

*Jason C. Kozina*  
Jason C. Kozina B.C.L.S.  
ORIGINAL

# SECTIONS

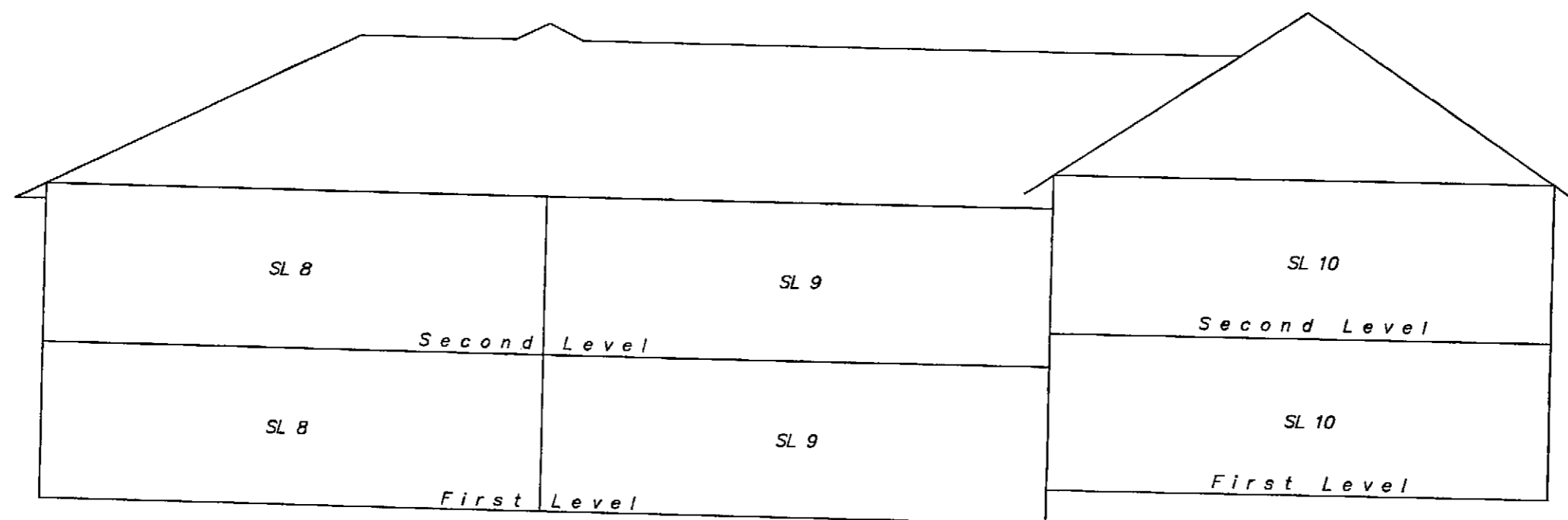
**SHEET 5 OF 5 SHEETS**  
**STRATA PLAN VIS 6974**  
**PHASE TWO**



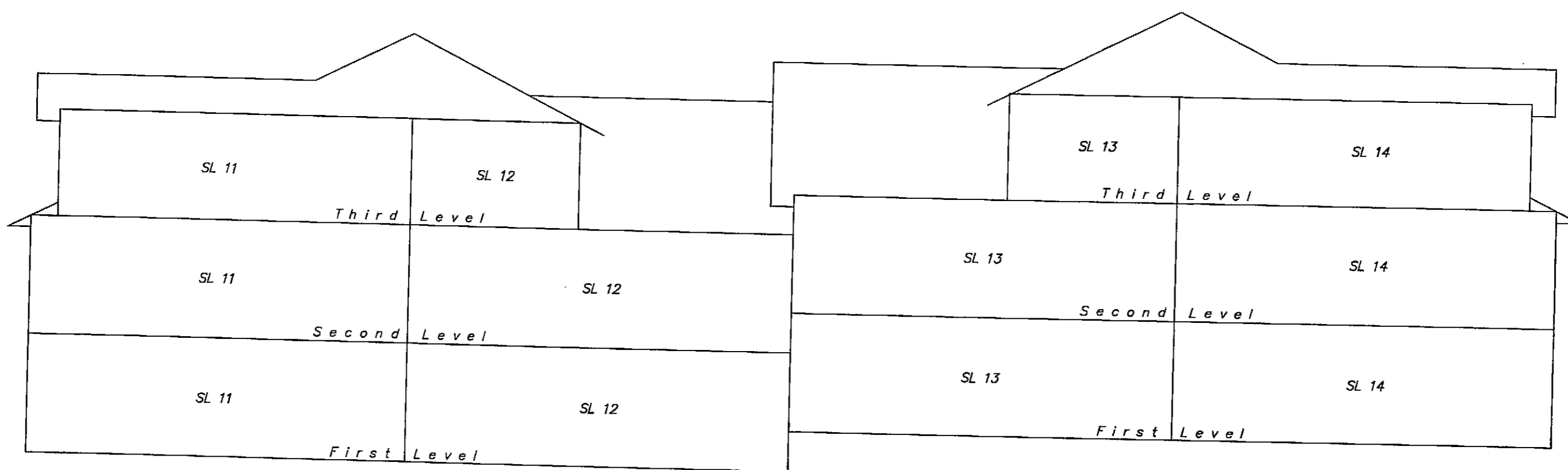
The intended plot size of this plan is 432mm in width by 560mm in height (C Size) when plotted at a scale of 1:100.

**LEGEND**  
SL Denotes "Part of Strata Lot \_"

## SECTION C-C



## SECTION D-D



File: 0486-JK-97  
 Archive: 97-LIMONA-2ST5  
**Island Land Surveying Ltd.**  
 1-15 Cadillac Avenue  
 Victoria, B.C. V8Z 1T3  
 Tel 250.475.1515 Fax 250.475.1516  
 www.islandsurveying.ca

Dated this 26th day of May, 2010.

*Jason C. Kozina*  
 Jason C. Kozina B.C.L.S.  
 ORIGINAL

# PHASED STRATA PLAN OF LOT 11, SECTION 98, ESQUIMALT DISTRICT, PLAN VIP84161.

# SHEET 1 OF 5 SHEETS STRATA PLAN VIS6974 PHASE THREE

Capital Regional Assessment Area.

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

SCALE=1:500 All distances are in metres  
0 10 20 30 40 50

### LEGEND

Astronomic bearings were derived from Strata Plan VIS6974.

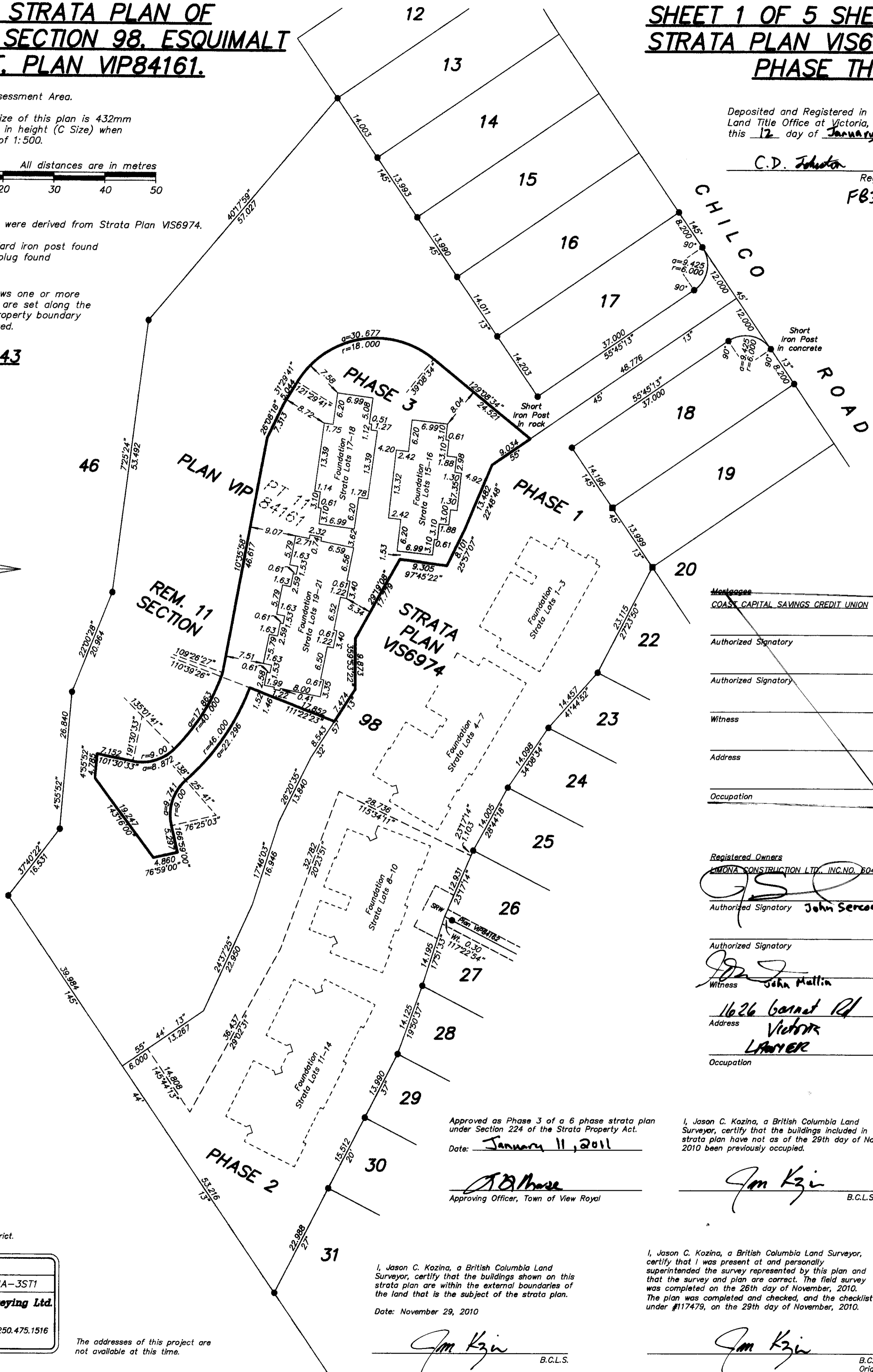
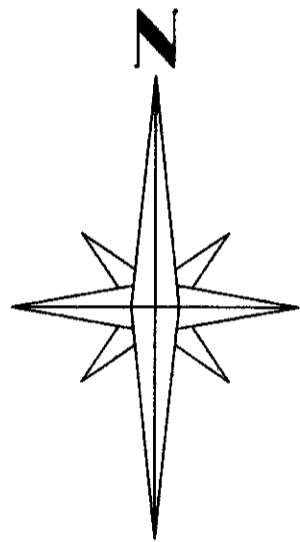
- Denotes standard iron post found
- Denotes lead plug found

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

**BCGS 92B.043**

Deposited and Registered in the Land Title Office at Victoria, B.C. this 12 day of January, 2011

C.D. Johnston Registrar  
FB394564



**Mortgages**  
 COAST CAPITAL SAVINGS CREDIT UNION  
 Authorized Signatory \_\_\_\_\_  
 Authorized Signatory \_\_\_\_\_  
 Witness \_\_\_\_\_  
 Address \_\_\_\_\_  
 Occupation \_\_\_\_\_

**Registered Owners**  
 LIMONA CONSTRUCTION LTD., INC. NO. 604357  
 Authorized Signatory *John Sercombe*  
 Authorized Signatory \_\_\_\_\_  
 Witness *John Mallin*  
 Address *1626 Garnet Rd*  
*Victoria*  
*Lawyer*  
 Occupation \_\_\_\_\_

Approved as Phase 3 of a 6 phase strata plan under Section 224 of the Strata Property Act.  
Date: January 11, 2011

*J.D. Morse*  
Approving Officer, Town of View Royal

I, Jason C. Kozina, a British Columbia Land Surveyor, certify that the buildings included in this strata plan have not as of the 29th day of November, 2010 been previously occupied.

*Jan Kzi*  
B.C.L.S.

I, Jason C. Kozina, a British Columbia Land Surveyor, certify that the buildings shown on this strata plan are within the external boundaries of the land that is the subject of the strata plan.  
Date: November 29, 2010

*Jan Kzi*  
B.C.L.S.

I, Jason C. Kozina, a British Columbia Land Surveyor, certify that I was present at and personally supervised the survey represented by this plan and that the survey and plan are correct. The field survey was completed on the 26th day of November, 2010. The plan was completed and checked, and the checklist filed under #117479, on the 29th day of November, 2010.

*Jan Kzi*  
B.C.L.S. Original

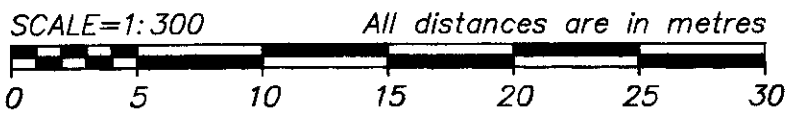
This plan lies within the Town of View Royal and the Capital Regional District.

97-LIMONA-3ST1  
**Island Land Surveying Ltd.**  
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 Victoria, B.C. V8Z 1T3  
 Tel 250.475.1515 Fax 250.475.1516  
 www.islandsurveying.ca

The addresses of this project are not available at this time.

# FIRST LEVEL

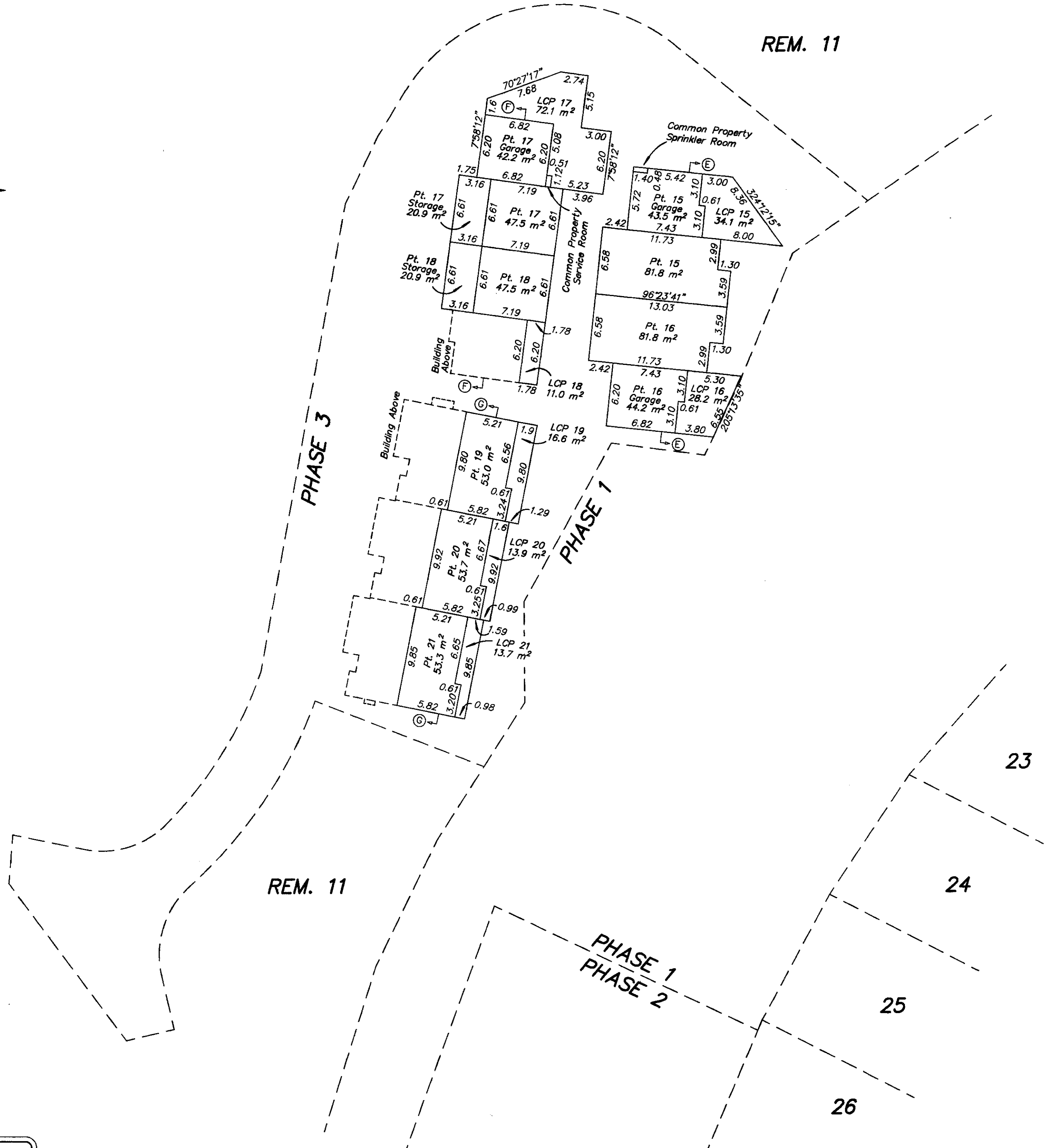
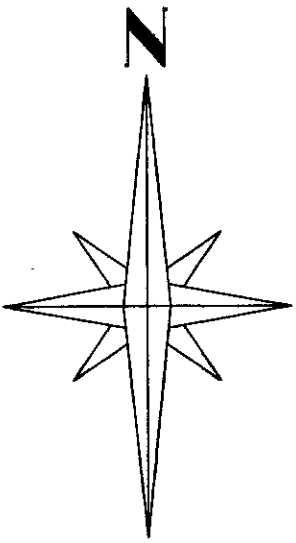
# SHEET 2 OF 5 SHEETS STRATA PLAN VIS6974 PHASE THREE



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**LEGEND**  
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This plan lies within the Town of View Royal and the Capital Regional District.

File: 0508-JK-97  
 Archive: 97-LIMONA-3ST2  
**Island Land Surveying Ltd.**  
 1-15 Cadillac Avenue  
 Victoria, B.C. V8Z 1T3  
 Tel 250.475.1515 Fax 250.475.1516  
 www.islandsurveying.ca

Dated this 29th day of November, 2010.

*Jason C. Kozina*  
 Jason C. Kozina B.C.L.S.  
 Original

# SECOND LEVEL

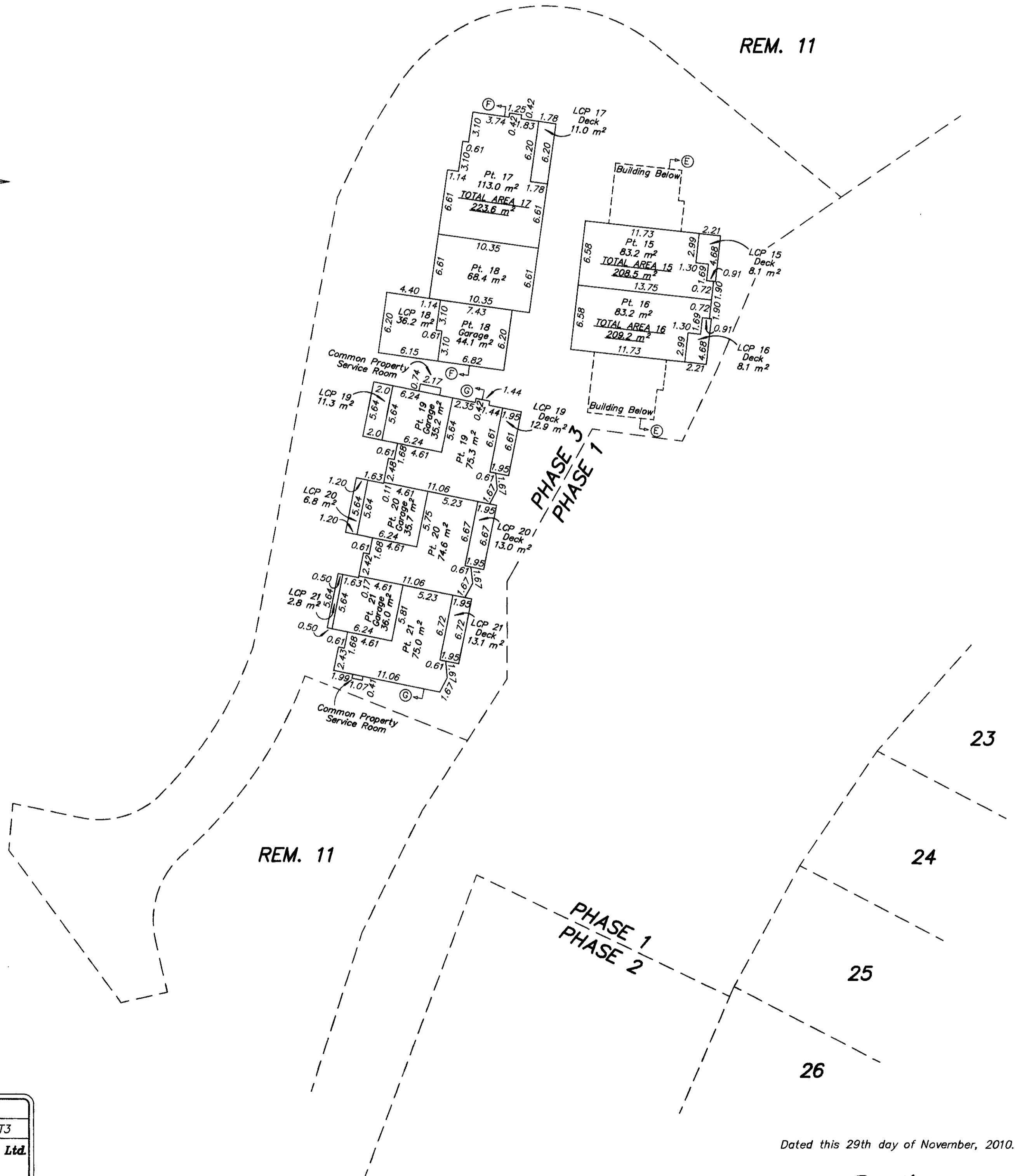
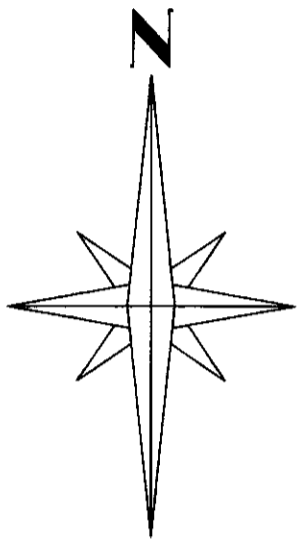
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SCALE=1:300 All distances are in metres  
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www.islandsurveying.ca

Dated this 29th day of November, 2010.

*Jason C. Kozina*  
Jason C. Kozina B.C.L.S. Original

# THIRD LEVEL

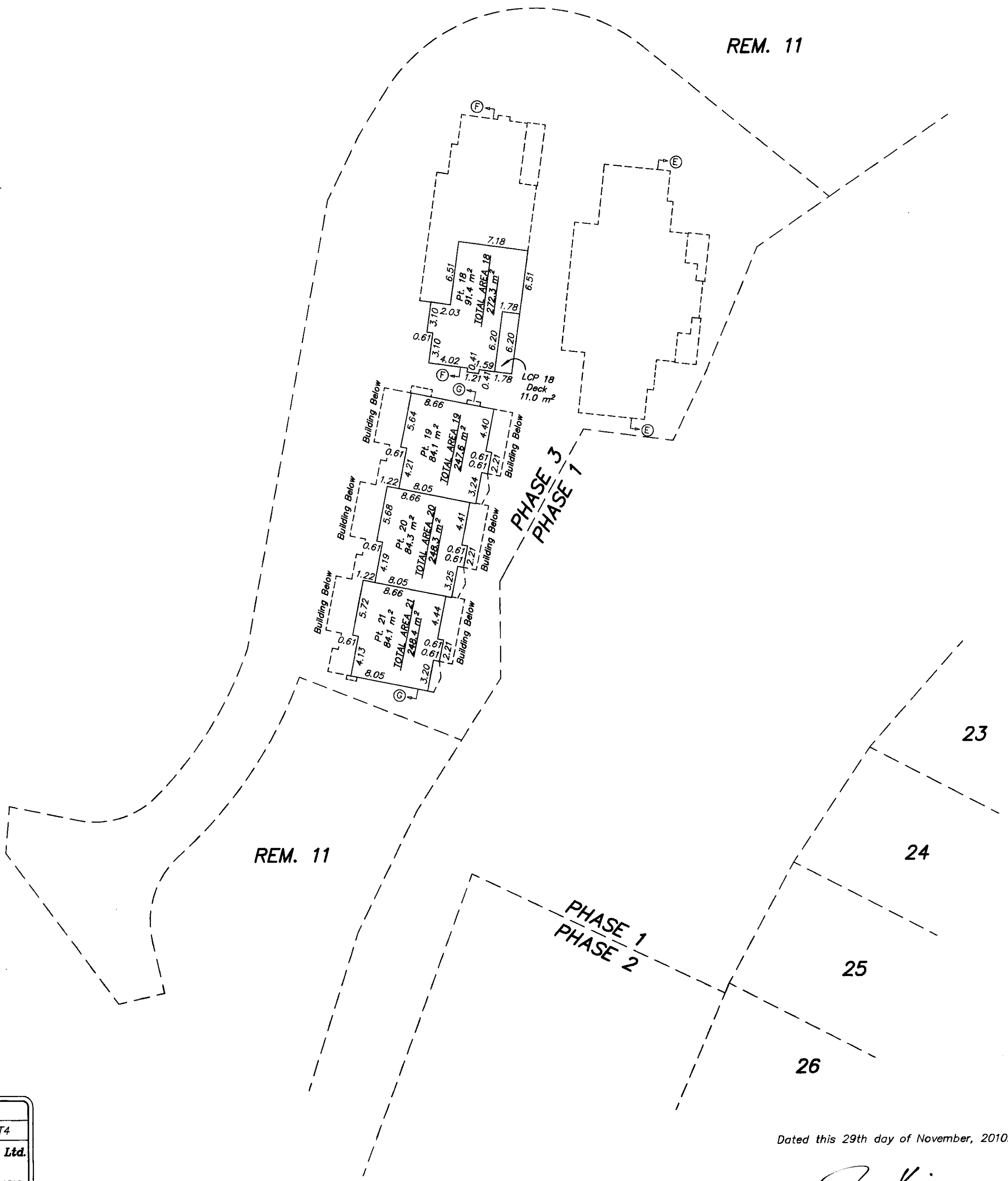
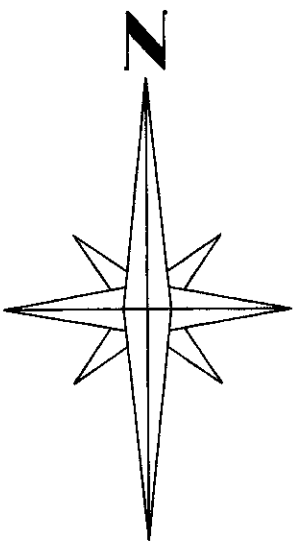
# SHEET 4 OF 5 SHEETS STRATA PLAN VIS6974 PHASE THREE

SCALE=1:300 All distances are in metres  
0 5 10 15 20 25 30

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

**LEGEND**  
Pt. Denotes "Part of Strata Lot \_"  
LCP Denotes "Limited Common Property, limited for the use of Strata Lot \_"

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.



This plan lies within the Town of View Royal and the Capital Regional District.

File: 0508-JK-97  
Archive: 97-LIMONA-3ST4  
**Island Land Surveying Ltd.**  
1-15 Cadillac Avenue  
Victoria, B.C. V8Z 1T3  
Tel 250.475.1515 Fax 250.475.1516  
www.islandsurveying.ca

Dated this 29th day of November, 2010.

*Jason C. Kozina*  
Jason C. Kozina B.C.L.S.  
Original

# SECTIONS

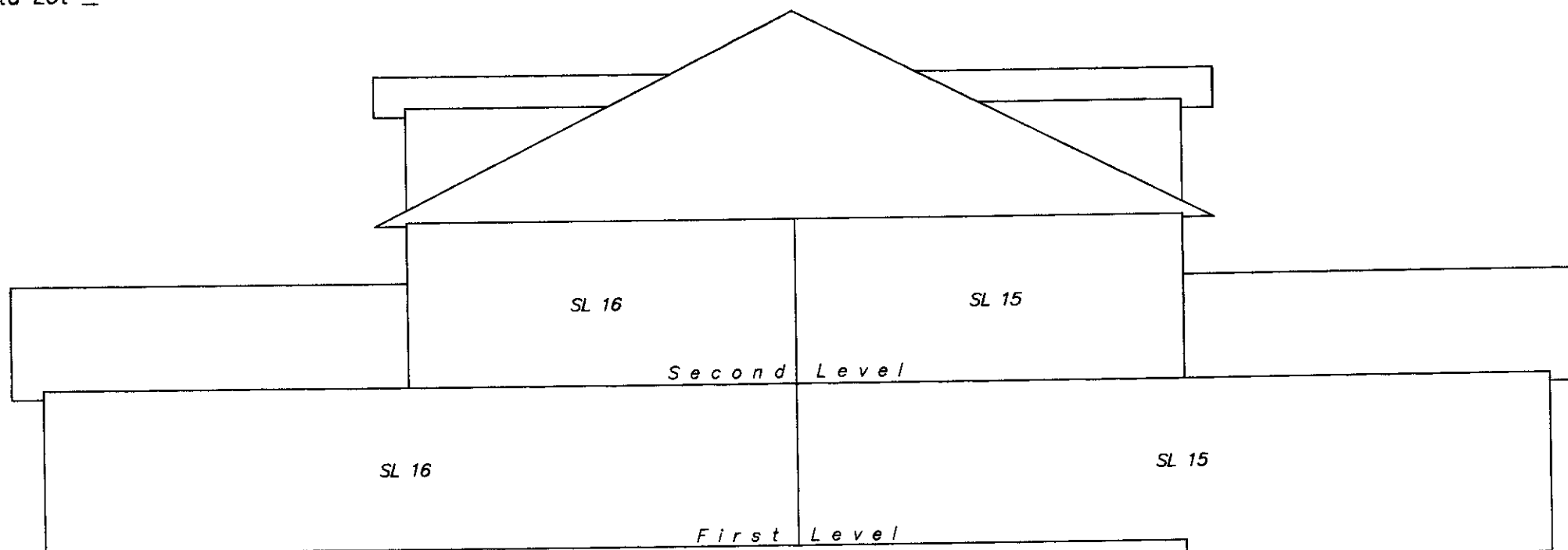
# SHEET 5 OF 5 SHEETS STRATA PLAN VIS6974 PHASE THREE

SCALE=1:100 All distances are in metres  
0 2.5 5 7.5 10

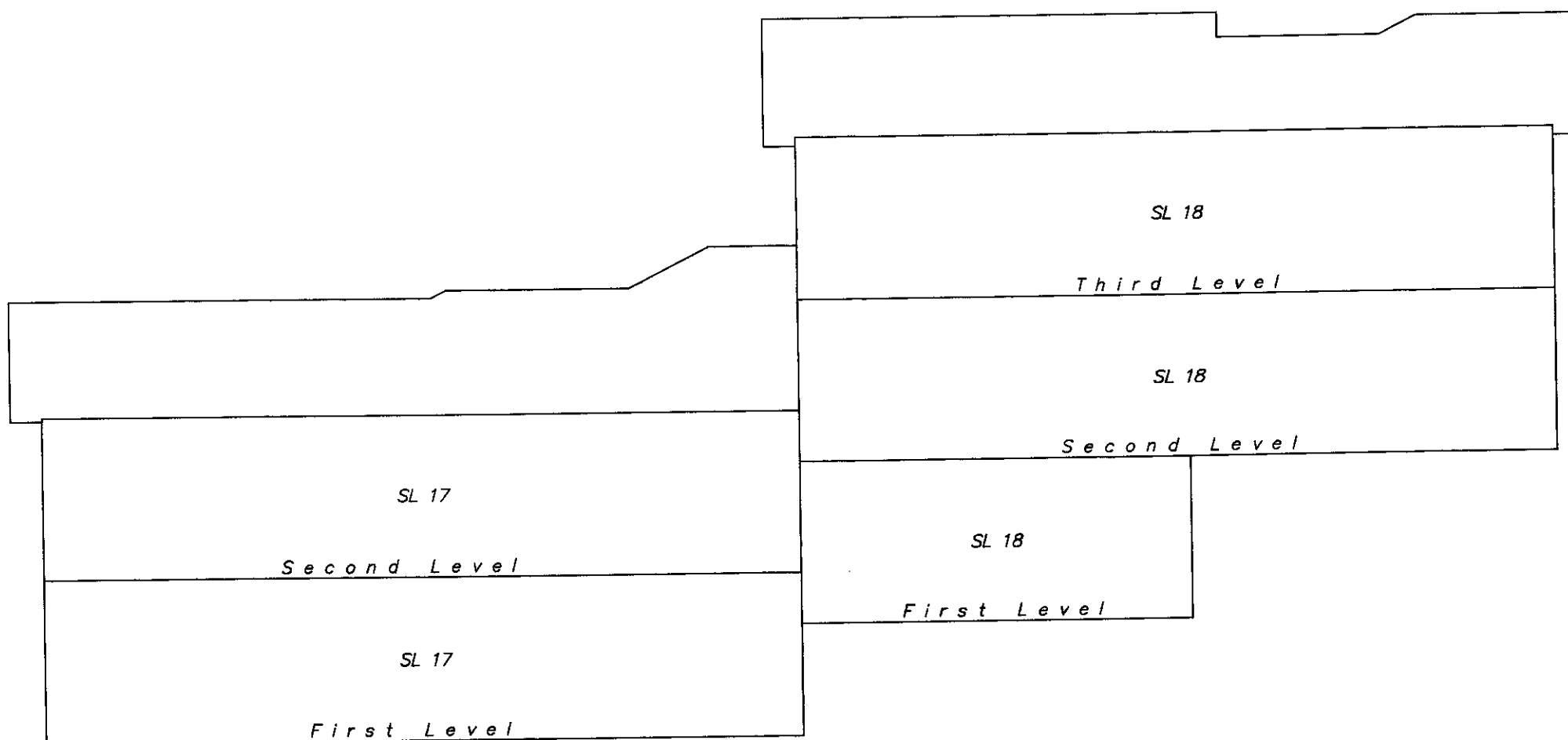
The intended plot size of this plan is 432mm in width by 560mm in height (C Size) when plotted at a scale of 1:100.

**LEGEND**  
SL Denotes "Part of Strata Lot \_"

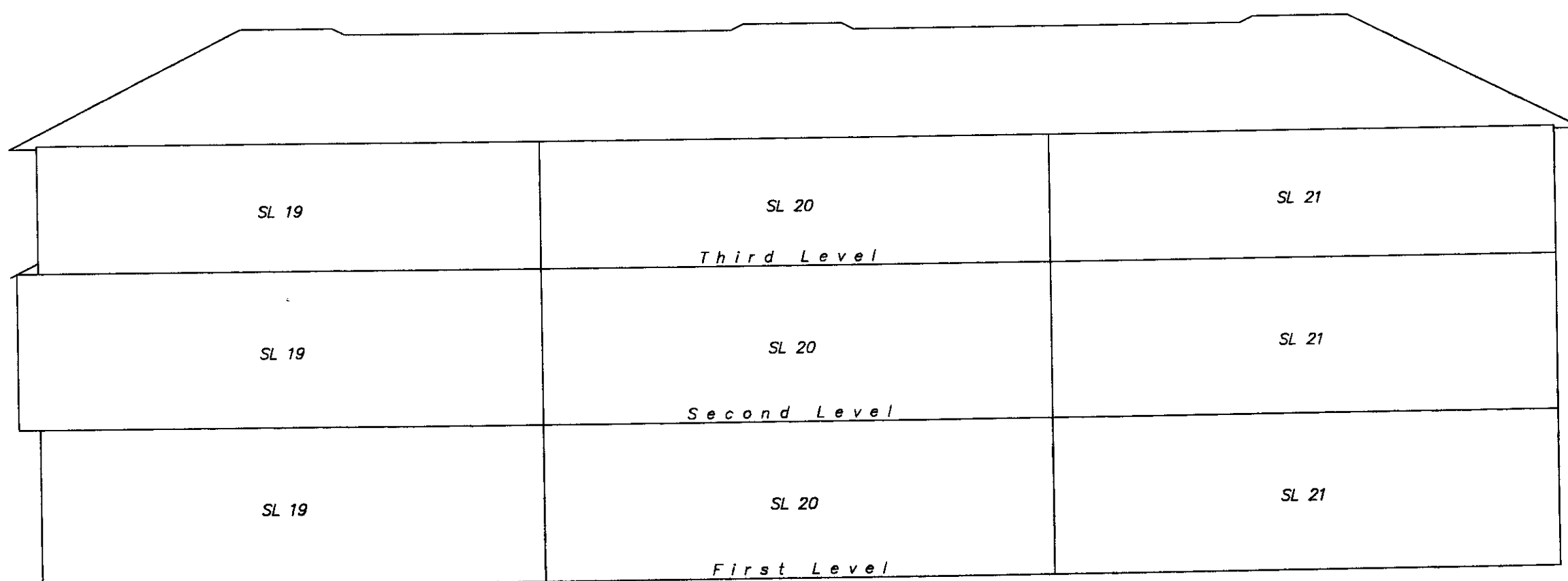
## SECTION E-E



## SECTION F-F



## SECTION G-G



File: 0508-JK-97  
 Archive: 97-LIMONA-3ST5  
**Island Land Surveying Ltd.**  
 1-15 Cadillac Avenue  
 Victoria, B.C. V8Z 1T3  
 Tel 250.475.1515 Fax 250.475.1516  
 www.islandsurveying.ca

Dated this 29th day of November, 2010.

  
 Jason C. Kozina B.C.L.S.  
 Original

# PHASED STRATA PLAN OF LOT 11, SECTION 98, ESQUIMALT DISTRICT, PLAN VIP84161.

# SHEET 1 OF 5 SHEETS STRATA PLAN VIS6974 PHASE FOUR

Capital Regional Assessment Area.

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

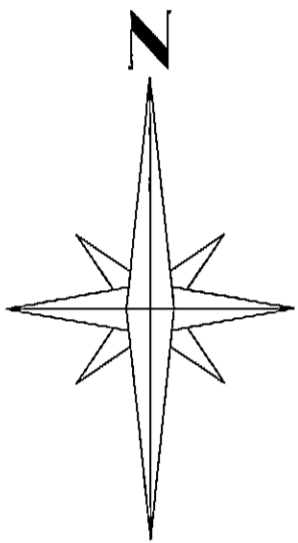
SCALE=1:500 All distances are in metres

LEGEND Astronomic bearings were derived from Strata Plan VIS6974.

- Denotes standard iron post found
- Denotes lead plug found

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

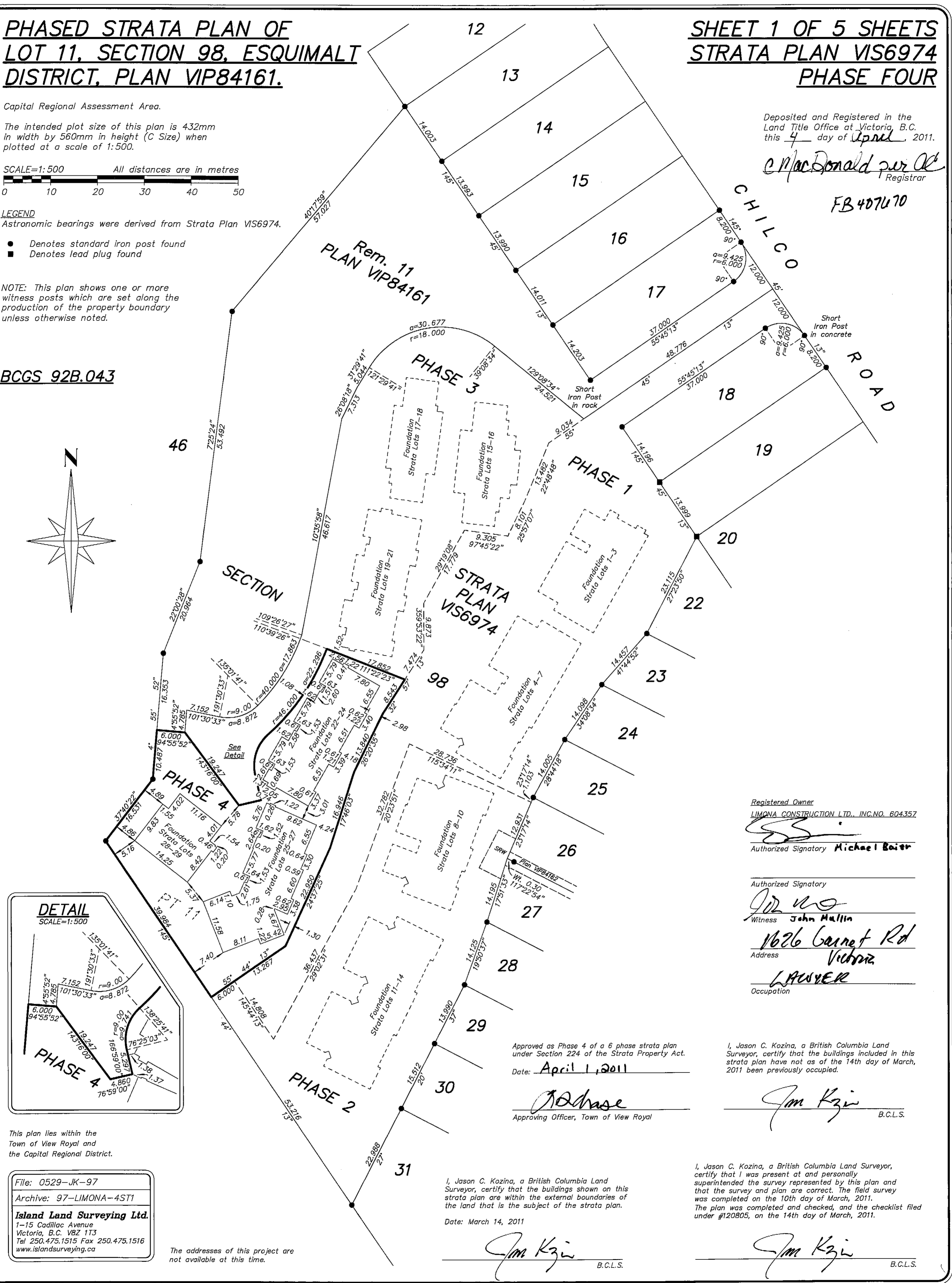
BCGS 92B.043



Deposited and Registered in the Land Title Office at Victoria, B.C. this 4 day of April, 2011.

*C MacDonald per Al*  
Registrar

FB 407670



Registered Owner  
LIMONA CONSTRUCTION LTD., INC. NO. 604357

*Michael Baier*  
Authorized Signatory **Michael Baier**

Authorized Signatory  
*John Mallin*  
Witness **John Mallin**  
Address **1626 Garnet Rd Victoria**  
Occupation **LAWYER**

Approved as Phase 4 of a 6 phase strata plan under Section 224 of the Strata Property Act.  
Date: **April 1, 2011**

*Adhase*  
Approving Officer, Town of View Royal

I, Jason C. Kozina, a British Columbia Land Surveyor, certify that the buildings included in this strata plan have not as of the 14th day of March, 2011 been previously occupied.

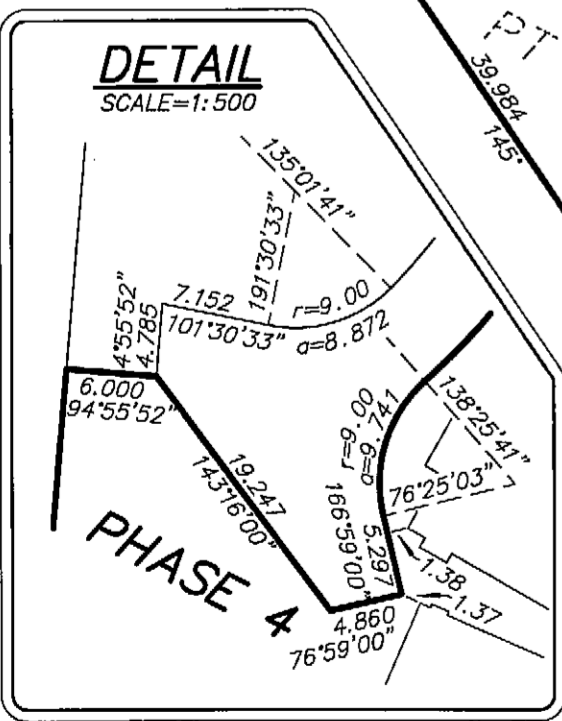
*Jim Kozina*  
B.C.L.S.

I, Jason C. Kozina, a British Columbia Land Surveyor, certify that the buildings shown on this strata plan are within the external boundaries of the land that is the subject of the strata plan.  
Date: March 14, 2011

*Jim Kozina*  
B.C.L.S.

I, Jason C. Kozina, a British Columbia Land Surveyor, certify that I was present at and personally supervised the survey represented by this plan and that the survey and plan are correct. The field survey was completed on the 10th day of March, 2011. The plan was completed and checked, and the checklist filed under #120805, on the 14th day of March, 2011.

*Jim Kozina*  
B.C.L.S.



This plan lies within the Town of View Royal and the Capital Regional District.

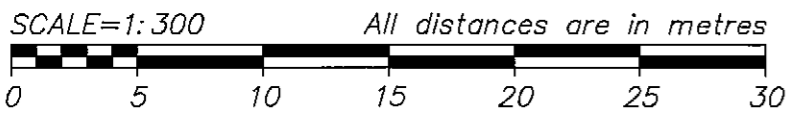
File: 0529-JK-97  
Archive: 97-LIMONA-4ST1  
**Island Land Surveying Ltd.**  
1-15 Cadillac Avenue  
Victoria, B.C. V8Z 1T3  
Tel 250.475.1515 Fax 250.475.1516  
www.islandsurveying.ca

The addresses of this project are not available at this time.



# FIRST LEVEL

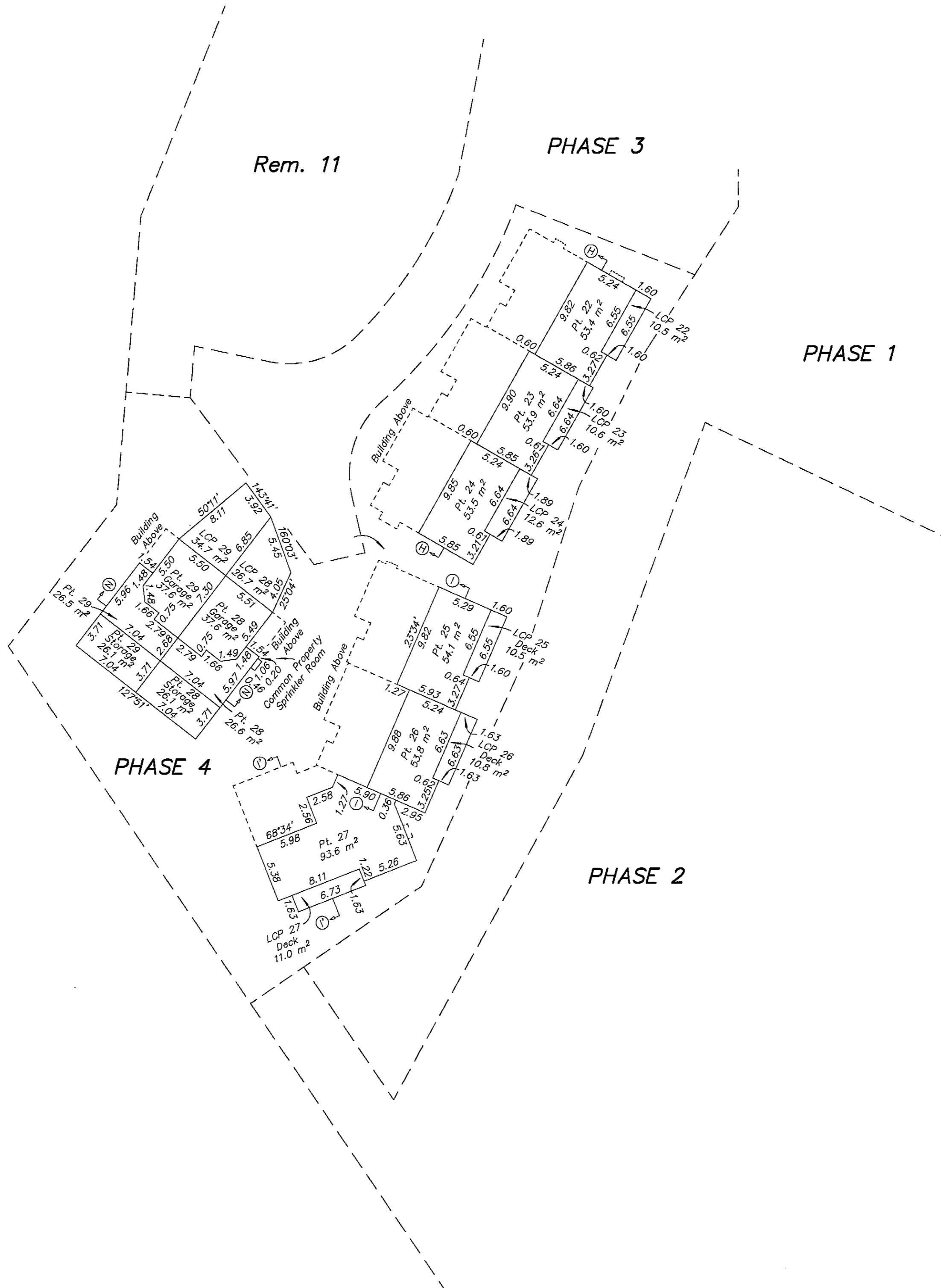
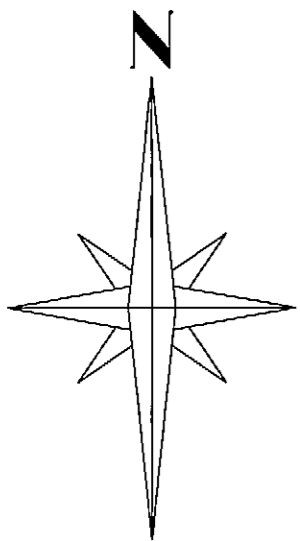
# SHEET 2 OF 5 SHEETS STRATA PLAN VIS6974 PHASE FOUR



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

**LEGEND**  
 Pt. Denotes "Part of Strata Lot \_"  
 LCP Denotes "Limited Common Property, limited for the use of Strata Lot \_"

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.



This plan lies within the Town of View Royal and the Capital Regional District.

File: 0529-JK-97  
 Archive: 97-LIMONA-4ST2  
**Island Land Surveying Ltd.**  
 1-15 Cadillac Avenue  
 Victoria, B.C. V8Z 1T3  
 Tel 250.475.1515 Fax 250.475.1516  
 www.islandsurveying.ca

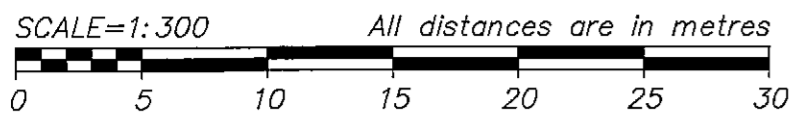
Dated this 14th day of March, 2011.

*Jason C. Kozina*  
 Jason C. Kozina B.C.L.S.

Original

# SECOND LEVEL

# SHEET 3 OF 5 SHEETS STRATA PLAN VIS6974 PHASE FOUR

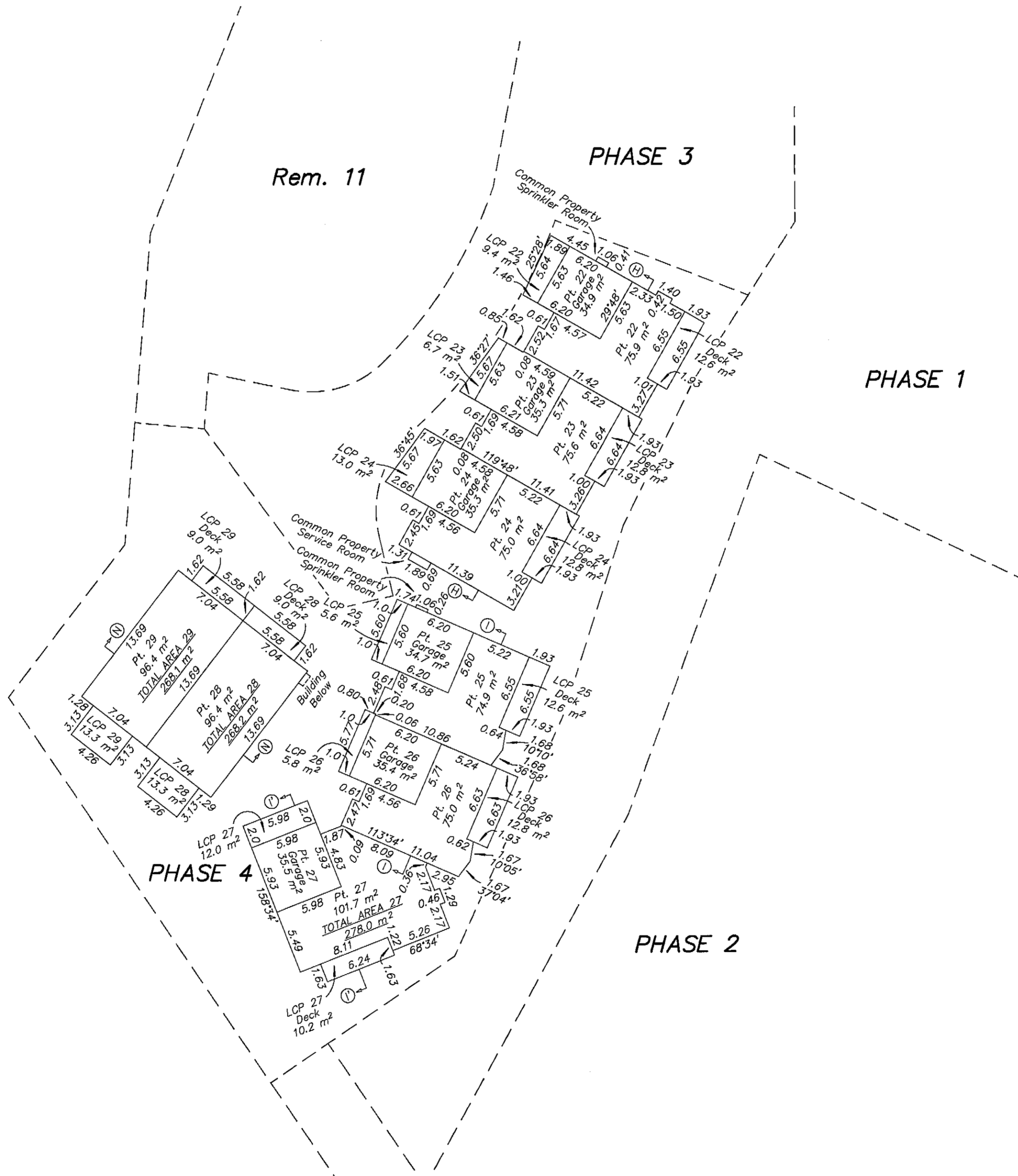
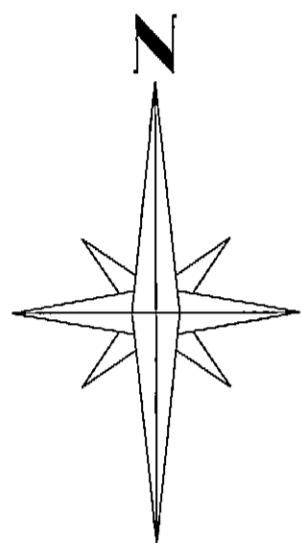


The intended plot size of this plan is 432mm in width by 560mm in height (C Size) when plotted at a scale of 1:300.

### LEGEND

Pt. Denotes "Part of Strata Lot \_"  
LCP Denotes "Limited Common Property, limited for the use of Strata Lot \_"

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.



This plan lies within the Town of View Royal and the Capital Regional District.

File: 0529-JK-97  
Archive: 97-LIMONA-4ST3  
**Island Land Surveying Ltd.**  
1-15 Cadillac Avenue  
Victoria, B.C. V8Z 1T3  
Tel 250.475.1515 Fax 250.475.1516  
www.islandsurveying.ca

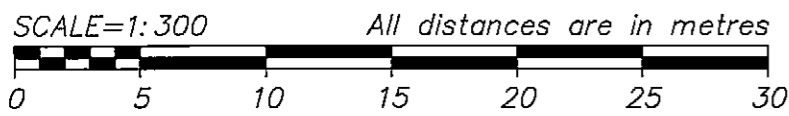
Dated this 14th day of March, 2011.

*Jason C. Kozina*  
Jason C. Kozina B.C.L.S.

Original

# THIRD LEVEL

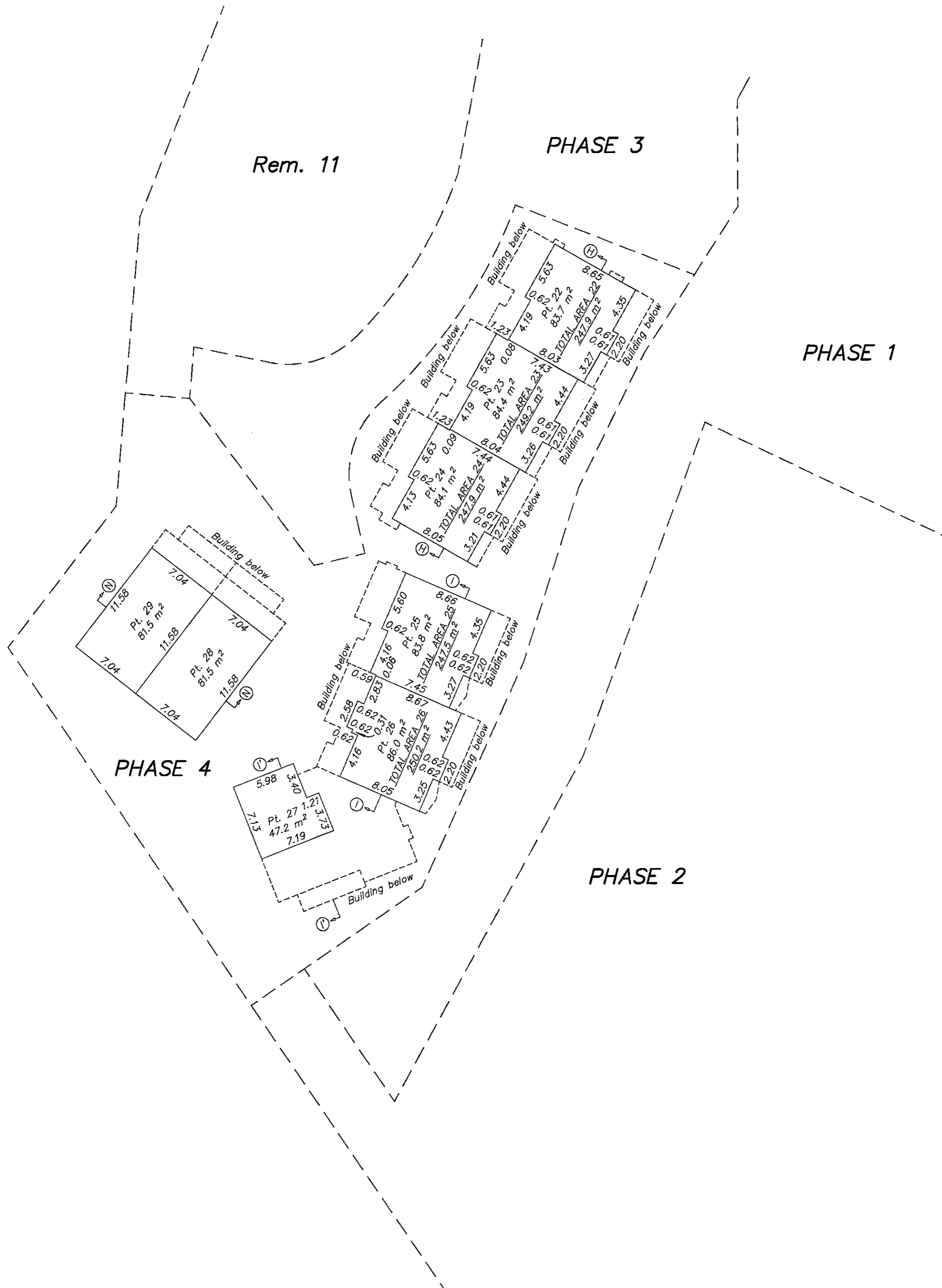
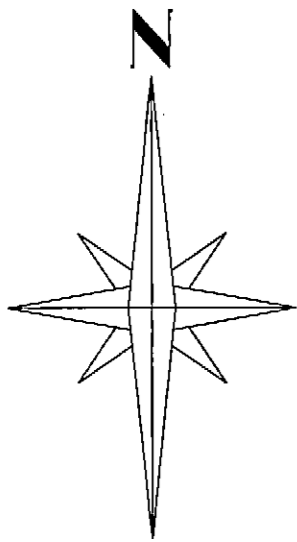
# SHEET 4 OF 5 SHEETS STRATA PLAN VIS6974 PHASE FOUR



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

**LEGEND**  
Pt. Denotes "Part of Strata Lot ..."

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.



This plan lies within the Town of View Royal and the Capital Regional District.

File: 0529-JK-97  
 Archive: 97-LIMONA-4ST4  
**Island Land Surveying Ltd.**  
 1-15 Cadillac Avenue  
 Victoria, B.C. V8Z 1T3  
 Tel 250.475.1515 Fax 250.475.1516  
 www.islandsurveying.ca

Dated this 14th day of March, 2011.

*Jason C. Kozina*  
 Jason C. Kozina B.C.L.S.

Original

# SECTIONS

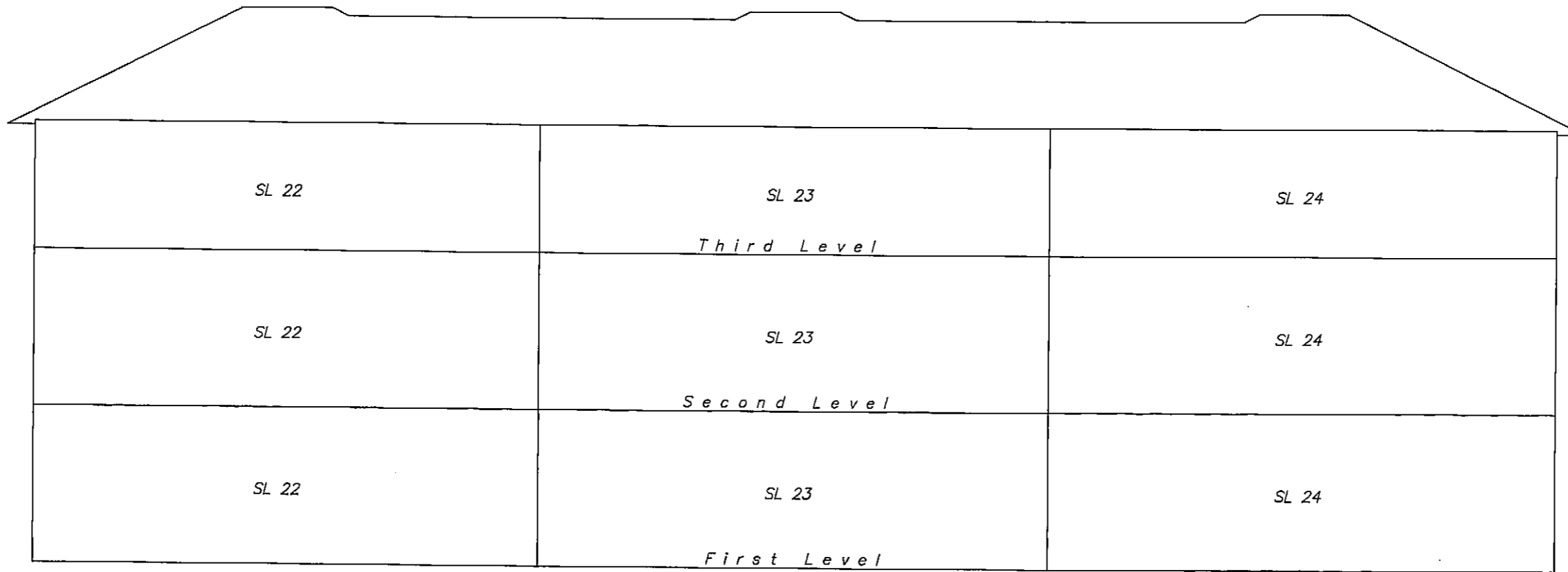
# SHEET 5 OF 5 SHEETS STRATA PLAN VIS6974 PHASE FOUR

SCALE=1:100 All distances are in metres  
0 2.5 5 7.5 10

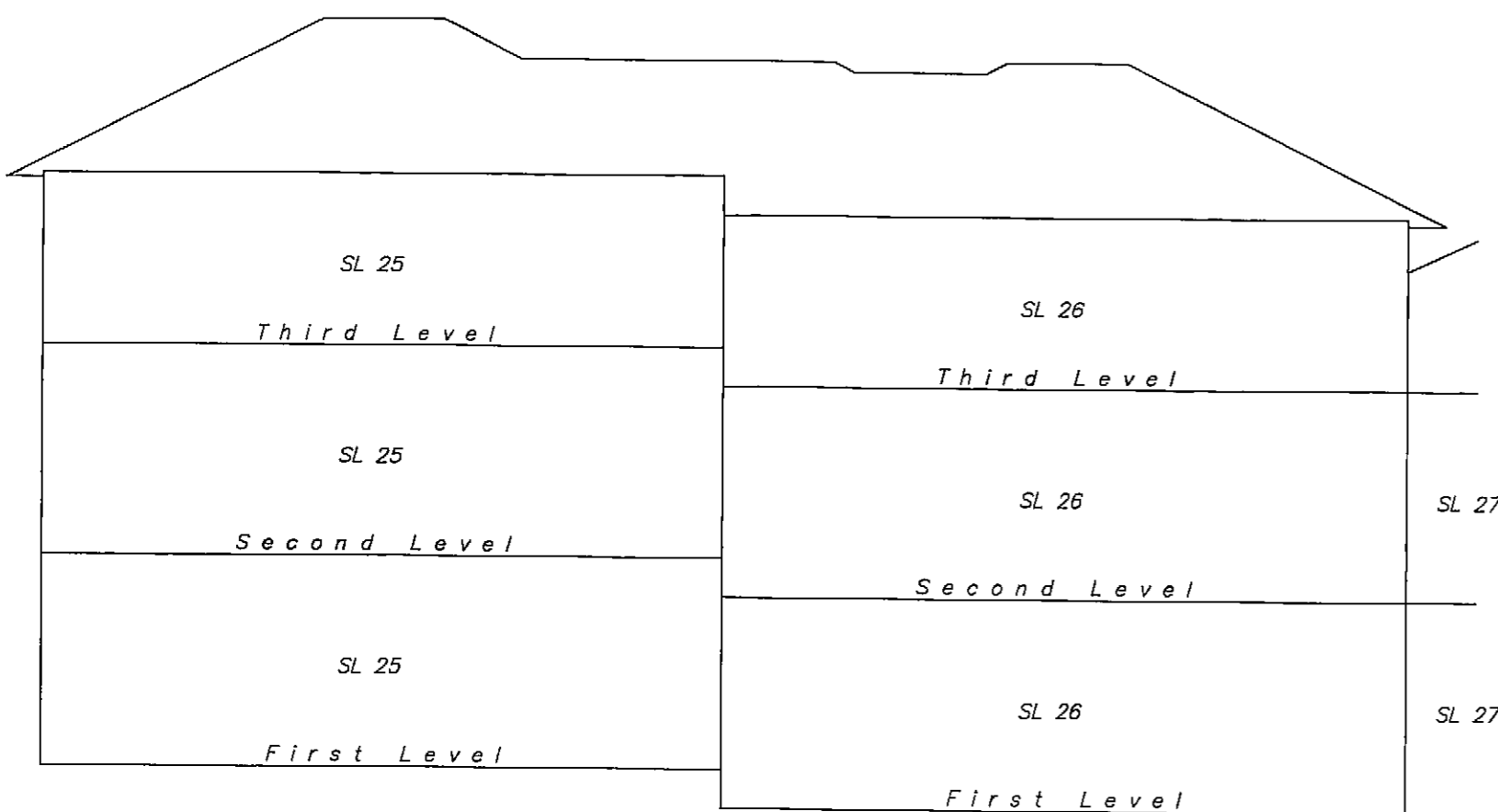
The intended plot size of this plan is 432mm in width by 560mm in height (C Size) when plotted at a scale of 1:100.

**LEGEND**  
SL Denotes "Part of Strata Lot \_"

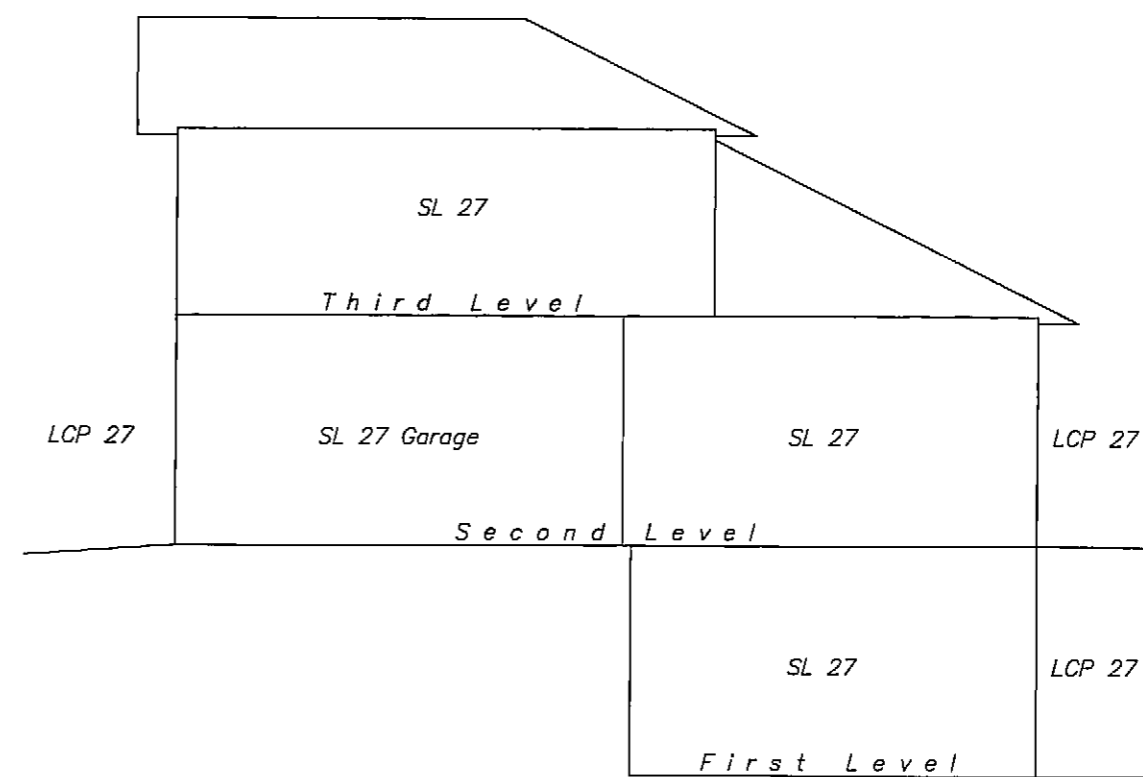
## SECTION (H) - (H)



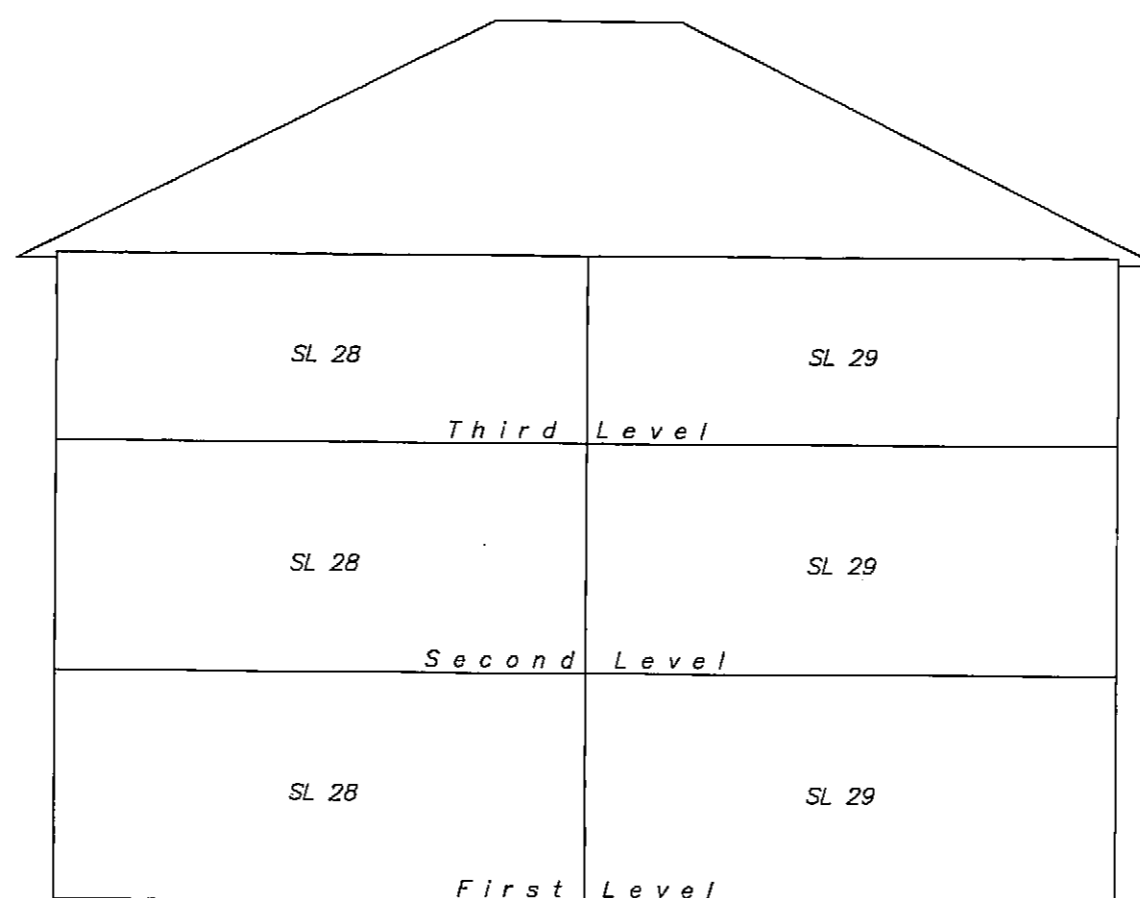
## SECTION (I) - (I)



## SECTION (I') - (I')



## SECTION (N) - (N)



File: 0529-JK-97  
 Archive: 97-LIMONA-4ST5  
**Island Land Surveying Ltd.**  
 1-15 Cadillac Avenue  
 Victoria, B.C. V8Z 1T3  
 Tel 250.475.1515 Fax 250.475.1516  
 www.islandsurveying.ca

Dated this 14th day of March, 2010.

*Jason C. Kozina*  
 Jason C. Kozina B.C.L.S.

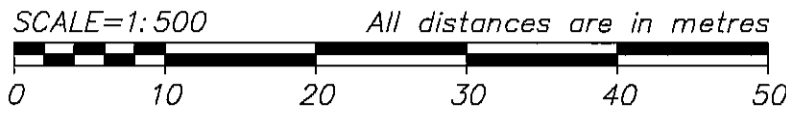
Original

# PHASED STRATA PLAN OF LOT 11, SECTION 98, ESQUIMALT DISTRICT, PLAN VIP84161.

# SHEET 1 OF 5 SHEETS STRATA PLAN VIS6974 PHASE FIVE

Capital Regional Assessment Area.

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



### LEGEND

Astronomic bearings were derived from Strata Plan VIS6974.

- Denotes standard iron post found
- Denotes lead plug found

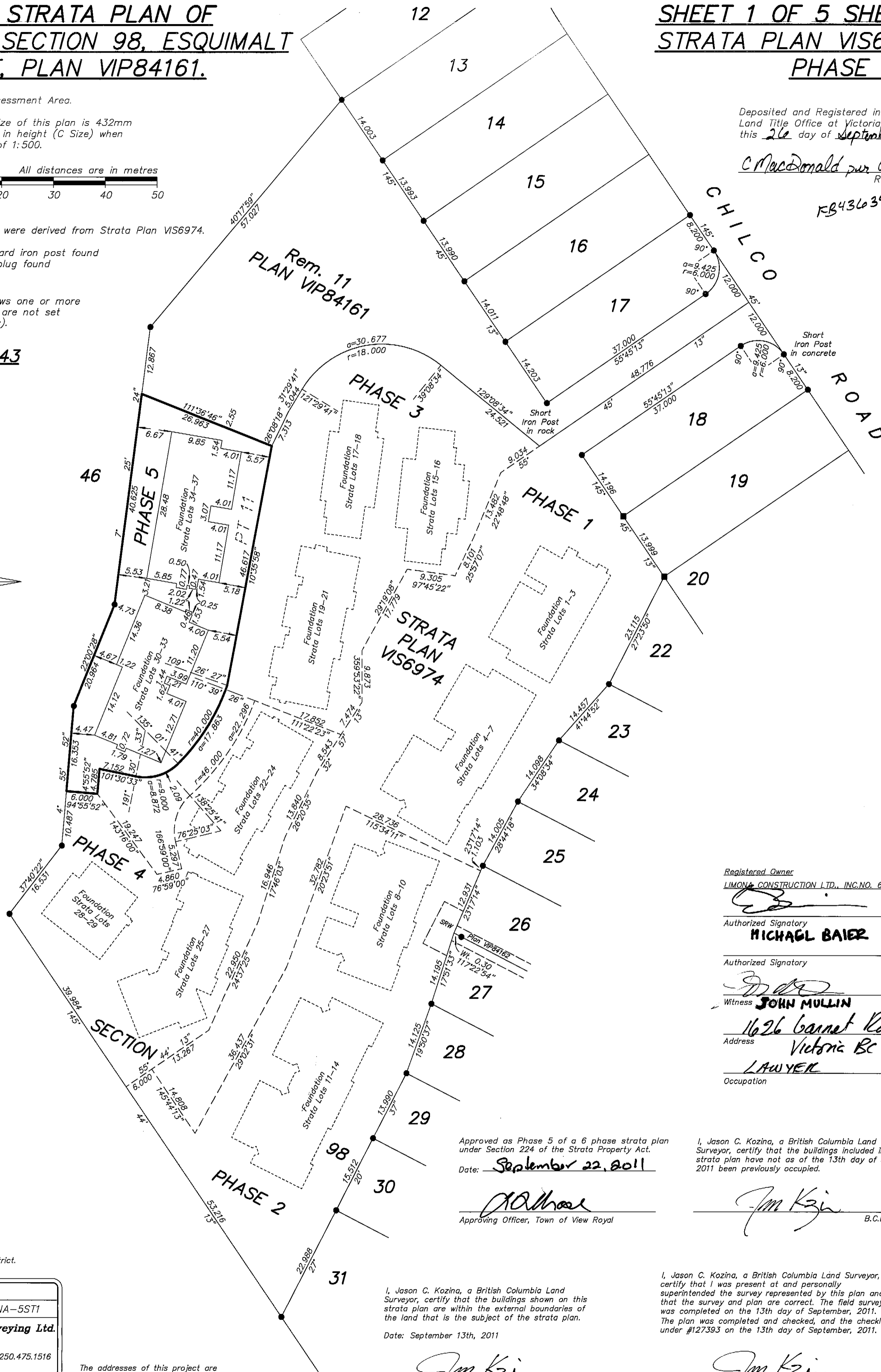
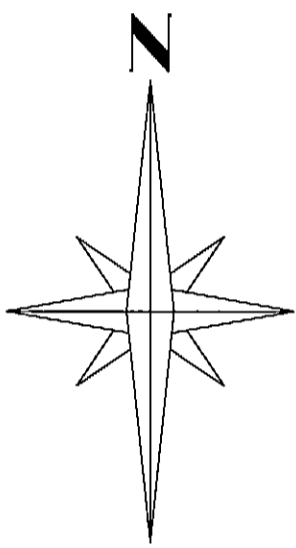
NOTE: This plan shows one or more witness posts which are not set on the true corner(s).

**BCGS 92B.043**

Deposited and Registered in the Land Title Office at Victoria, B.C. this 26 day of September, 2011.

C Macdonald per Od  
Registrar

FB436394



Registered Owner  
LIMONA CONSTRUCTION LTD., INC. NO. 604357

Authorized Signatory  
MICHAEL BAIER

Authorized Signatory

Witness JOHN MULLIN

1626 Barnett Rd.  
Address  
Victoria BC

LAWYER  
Occupation

Approved as Phase 5 of a 6 phase strata plan under Section 224 of the Strata Property Act.

Date: September 22, 2011

[Signature]  
Approving Officer, Town of View Royal

I, Jason C. Kozina, a British Columbia Land Surveyor, certify that the buildings included in this strata plan have not as of the 13th day of September, 2011 been previously occupied.

[Signature]  
B.C.L.S.

This plan lies within the Town of View Royal and the Capital Regional District.

File: 0558-JK-97  
 Archive: 97-LIMONA-5ST1  
**Island Land Surveying Ltd.**  
 1-15 Cadillac Avenue  
 Victoria, B.C. V8Z 1T3  
 Tel 250.475.1515 Fax 250.475.1516  
 www.islandsurveying.ca

The addresses of this project are not available at this time.

I, Jason C. Kozina, a British Columbia Land Surveyor, certify that the buildings shown on this strata plan are within the external boundaries of the land that is the subject of the strata plan.

Date: September 13th, 2011

[Signature]  
B.C.L.S.

I, Jason C. Kozina, a British Columbia Land Surveyor, certify that I was present at and personally supervised the survey represented by this plan and that the survey and plan are correct. The field survey was completed on the 13th day of September, 2011. The plan was completed and checked, and the checklist filed under #127393 on the 13th day of September, 2011.

[Signature]  
B.C.L.S.

# FIRST LEVEL

# SHEET 2 OF 5 SHEETS STRATA PLAN VIS6974 PHASE FIVE

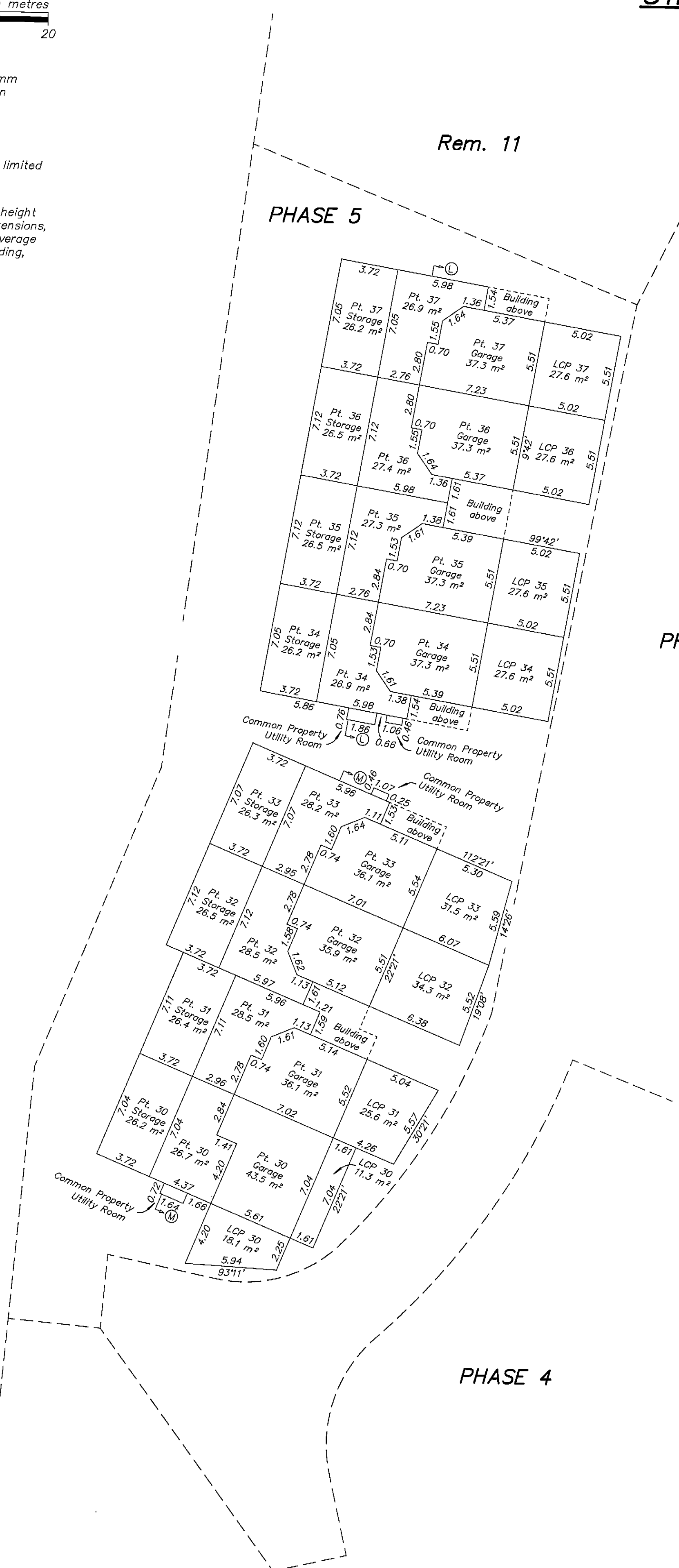
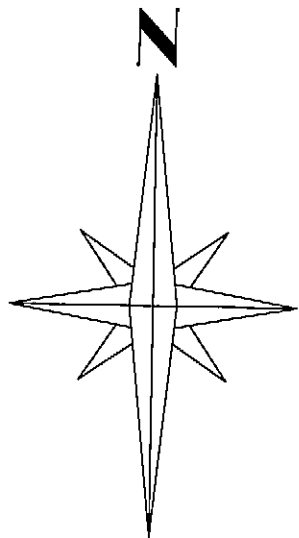
SCALE=1:200 All distances are in metres  
0 5 10 15 20

The intended plot size of this plan is 432mm in width by 560mm in height (C Size) when plotted at a scale of 1:200.

### LEGEND

Pt. Denotes "Part of Strata Lot \_"  
LCP Denotes "Limited Common Property, limited for the use of Strata Lot \_"

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.



This plan lies within the Town of View Royal and the Capital Regional District.

File: 0558-JK-97

Archive: 97-LIMONA-5ST2

**Island Land Surveying Ltd.**

1-15 Cadillac Avenue  
Victoria, B.C. V8Z 1T3  
Tel 250.475.1515 Fax 250.475.1516  
www.islandsurveying.ca

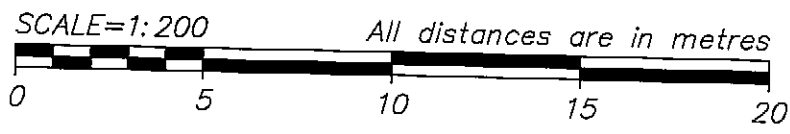
Dated this 13th day of September, 2011.

*Jason C. Kozina*  
Jason C. Kozina B.C.L.S.

Original

# SECOND LEVEL

# SHEET 3 OF 5 SHEETS STRATA PLAN VIS6974 PHASE FIVE

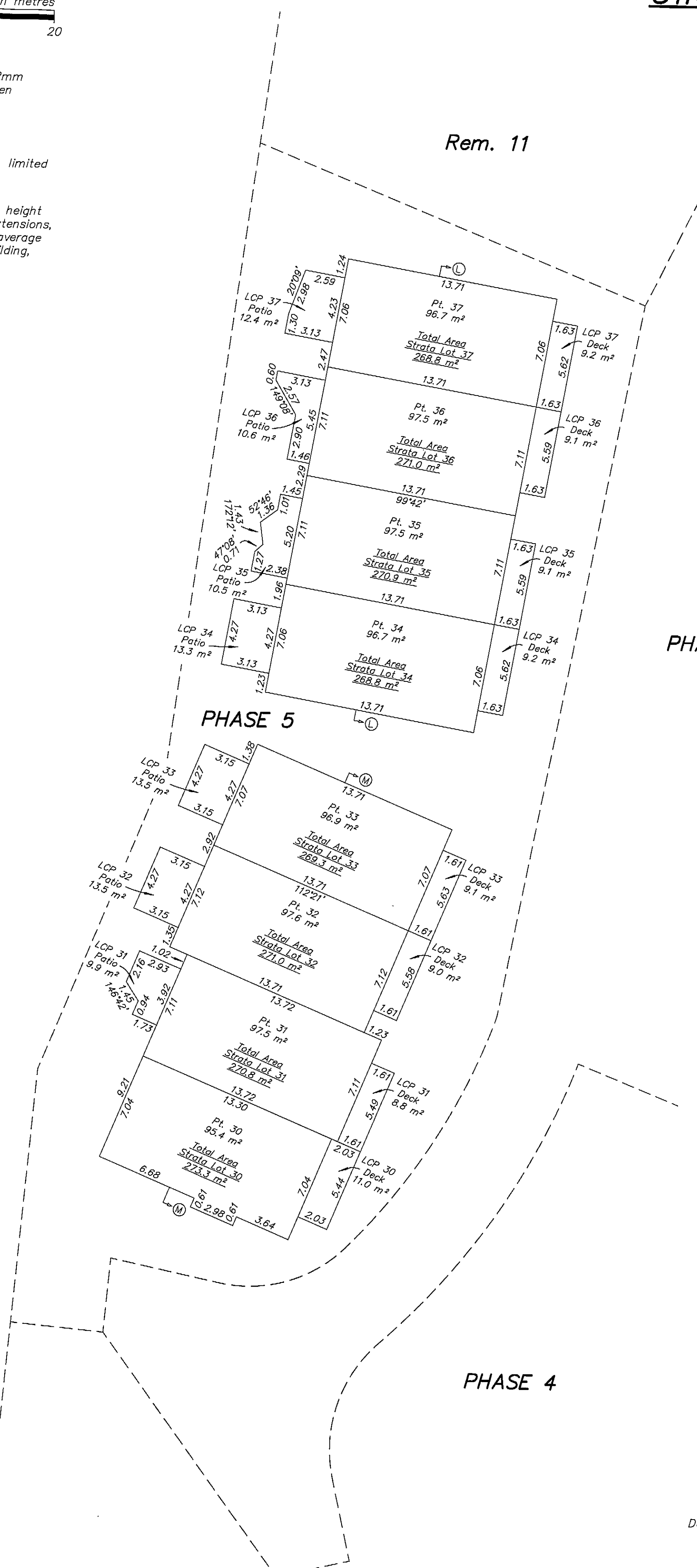
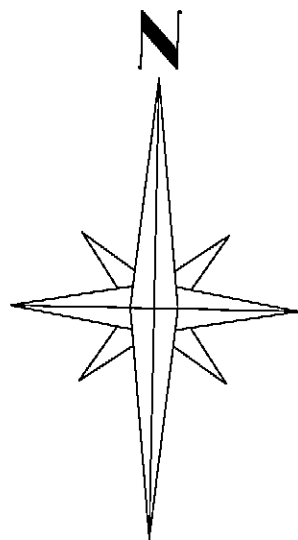


The intended plot size of this plan is 432mm in width by 560mm in height (C Size) when plotted at a scale of 1:200.

### LEGEND

- Pt. Denotes "Part of Strata Lot \_"
- LCP Denotes "Limited Common Property, limited for the use of Strata Lot \_"

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.



PHASE 3

PHASE 5

PHASE 4

Rem. 11

This plan lies within the Town of View Royal and the Capital Regional District.

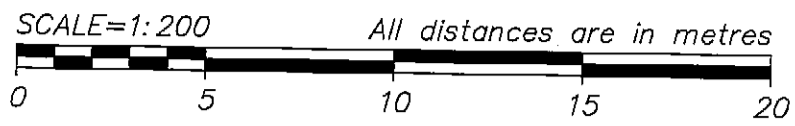
File: 0558-JK-97  
 Archive: 97-LIMONA-5ST3  
**Island Land Surveying Ltd.**  
 1-15 Cadillac Avenue  
 Victoria, B.C. V8Z 1T3  
 Tel 250.475.1515 Fax 250.475.1516  
 www.islandsurveying.ca

Dated this 13th day of September, 2011.

Jason C. Kozina B.C.L.S.

# THIRD LEVEL

# SHEET 4 OF 5 SHEETS STRATA PLAN VIS6974 PHASE FIVE

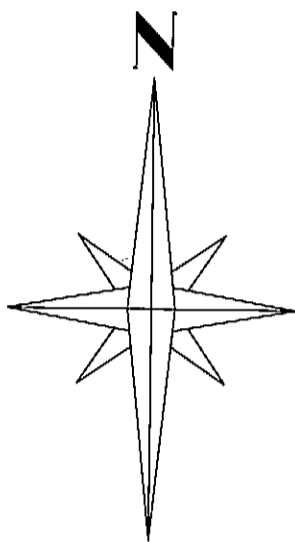


The intended plot size of this plan is 432mm in width by 560mm in height (C Size) when plotted at a scale of 1:200.

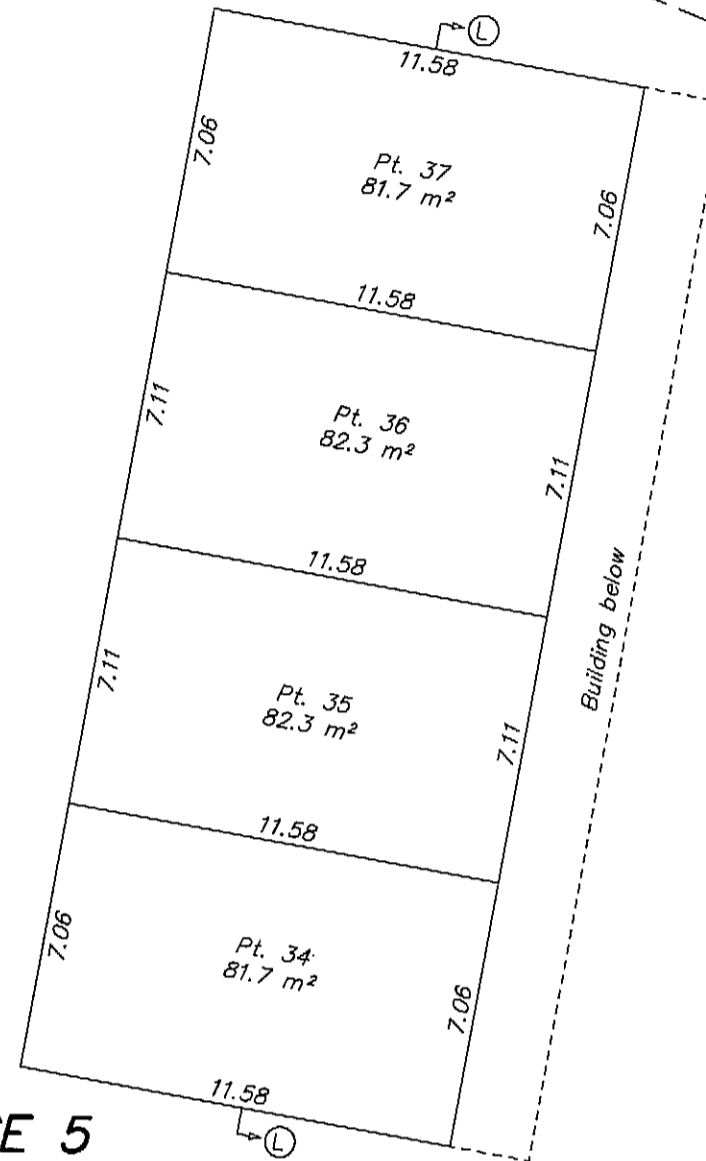
### LEGEND

Pt. Denotes "Part of Strata Lot \_"  
LCP Denotes "Limited Common Property, limited for the use of Strata Lot \_"

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.

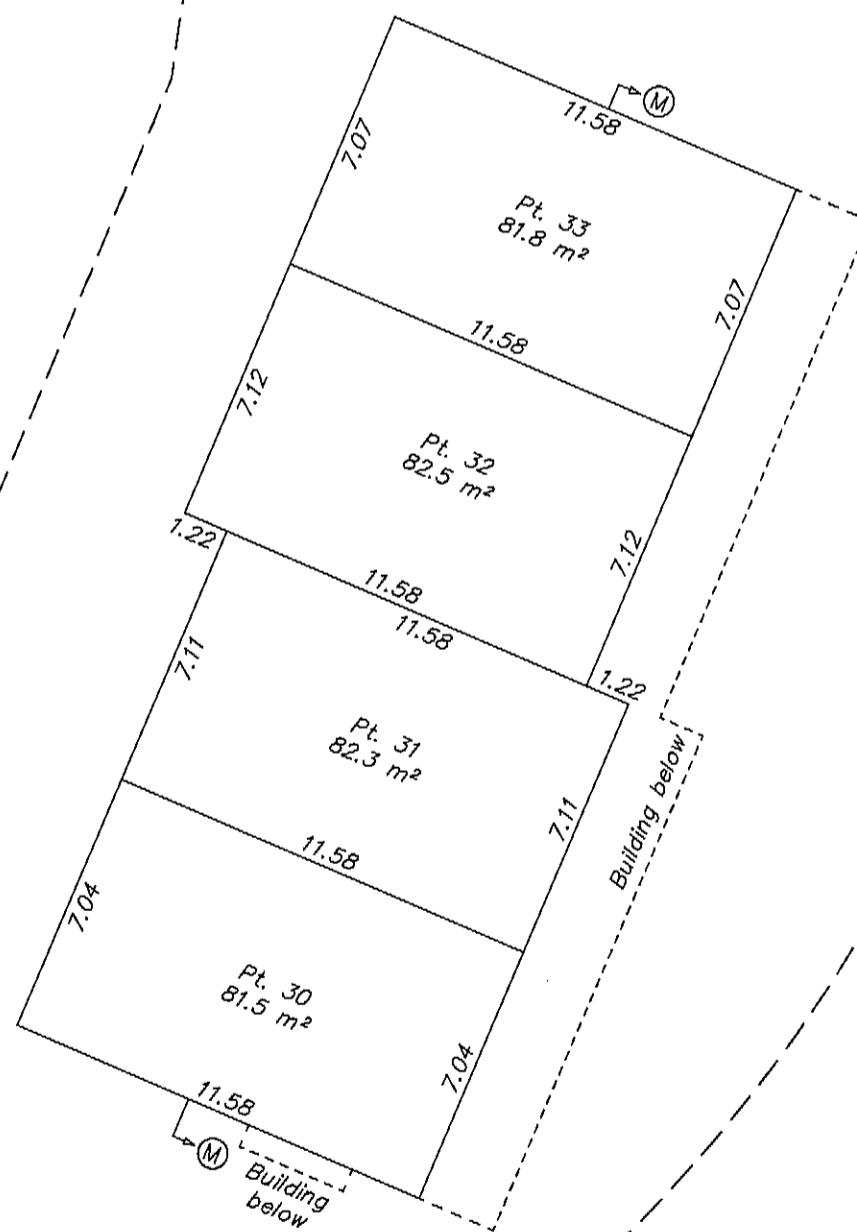


Rem. 11



PHASE 3

PHASE 5



PHASE 4

This plan lies within the Town of View Royal and the Capital Regional District.

File: 0558-JK-97  
 Archive: 97-LIMONA-5ST4  
**Island Land Surveying Ltd.**  
 1-15 Cadillac Avenue  
 Victoria, B.C. V8Z 1T3  
 Tel 250.475.1515 Fax 250.475.1516  
 www.islandsurveying.ca

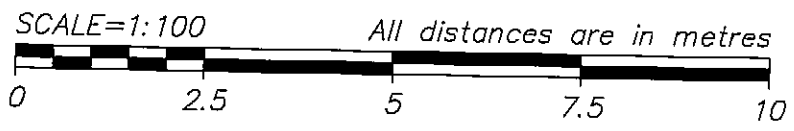
Dated this 13th day of September, 2011.

*Jason C. Kozina*  
 Jason C. Kozina B.C.L.S.



# SECTIONS

**SHEET 5 OF 5 SHEETS**  
**STRATA PLAN VIS6974**  
**PHASE FIVE**

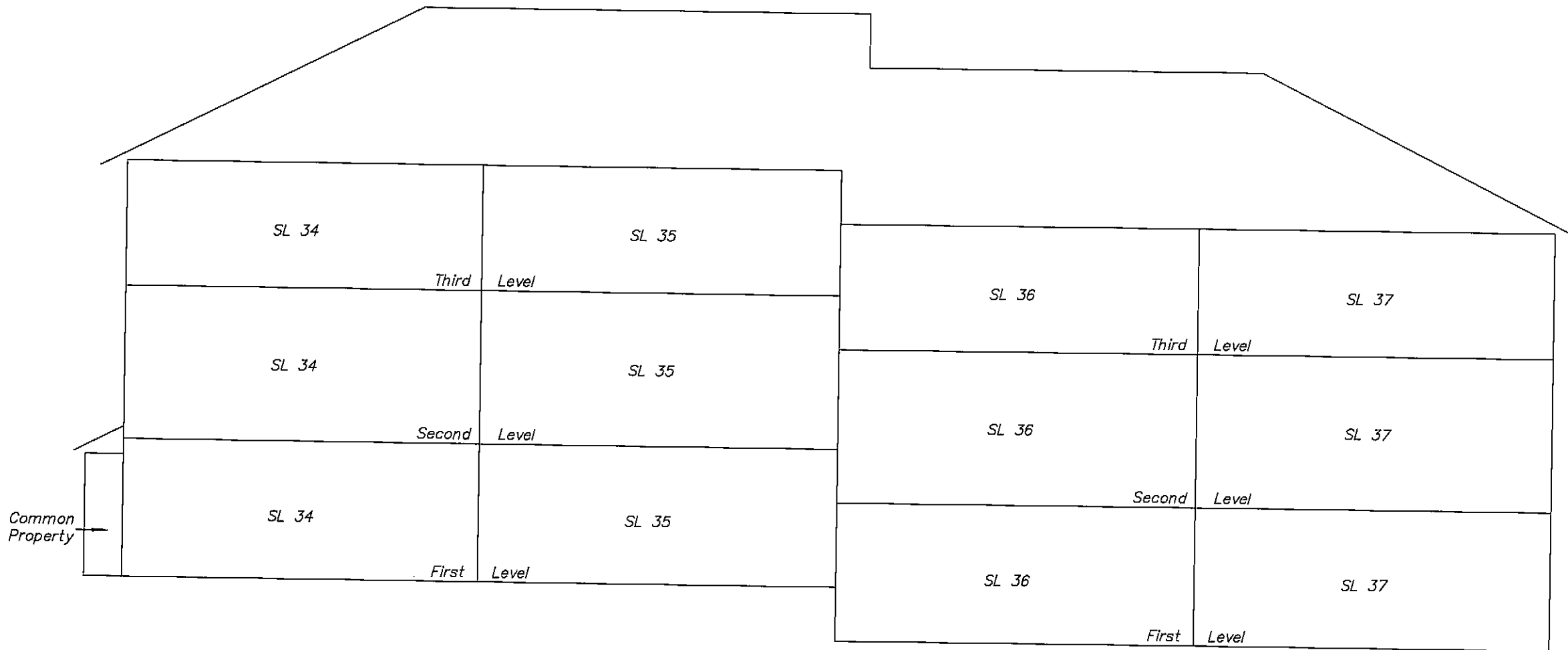


The intended plot size of this plan is 432mm in width by 560mm in height (C Size) when plotted at a scale of 1:100.

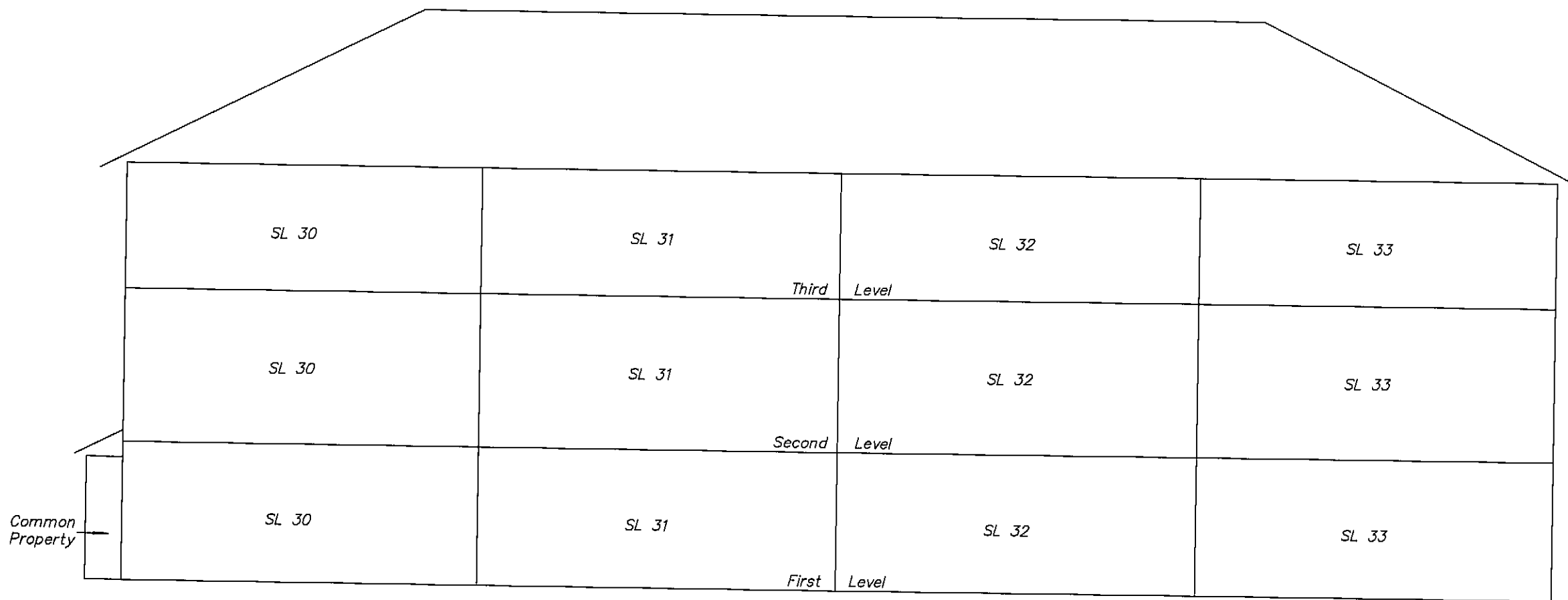
**LEGEND**

SL Denotes "Part of Strata Lot \_"

## SECTION L-L



## SECTION M-M



File: 0558-JK-97  
 Archive: 97-LIMONA-5ST5  
**Island Land Surveying Ltd.**  
 1-15 Cadillac Avenue  
 Victoria, B.C. V8Z 1T3  
 Tel 250.475.1515 Fax 250.475.1516  
 www.islandsurveying.ca

Dated this 13th day of September, 2011.

  
 Jason C. Kozina B.C.L.S.

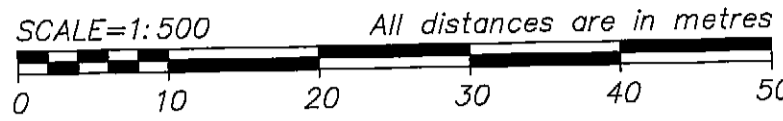
Original

# PHASED STRATA PLAN OF LOT 11, SECTION 98, ESQUIMALT DISTRICT, PLAN VIP84161.

# SHEET 1 OF 5 SHEETS STRATA PLAN VIS6974 PHASE SIX

Capital Regional Assessment Area.

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

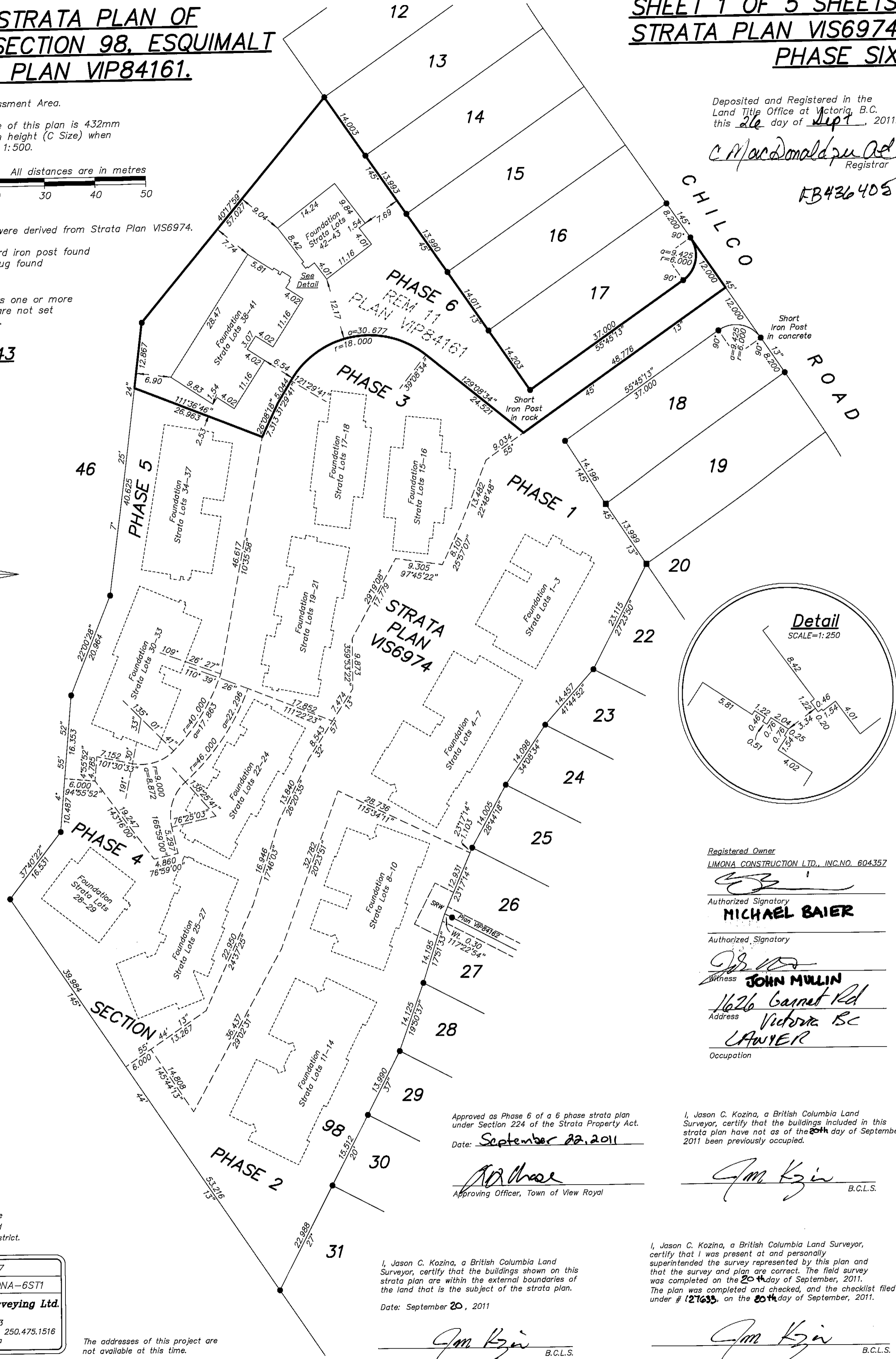
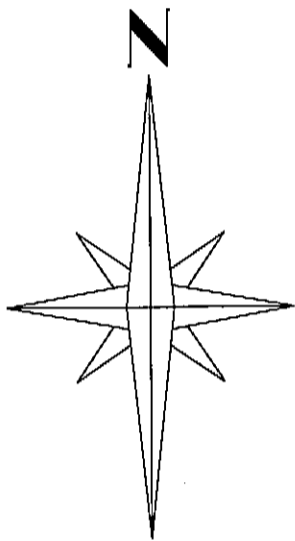


LEGEND Astronomic bearings were derived from Strata Plan VIS6974.

- Denotes standard iron post found
- Denotes lead plug found

NOTE: This plan shows one or more witness posts which are not set on the true corner(s).

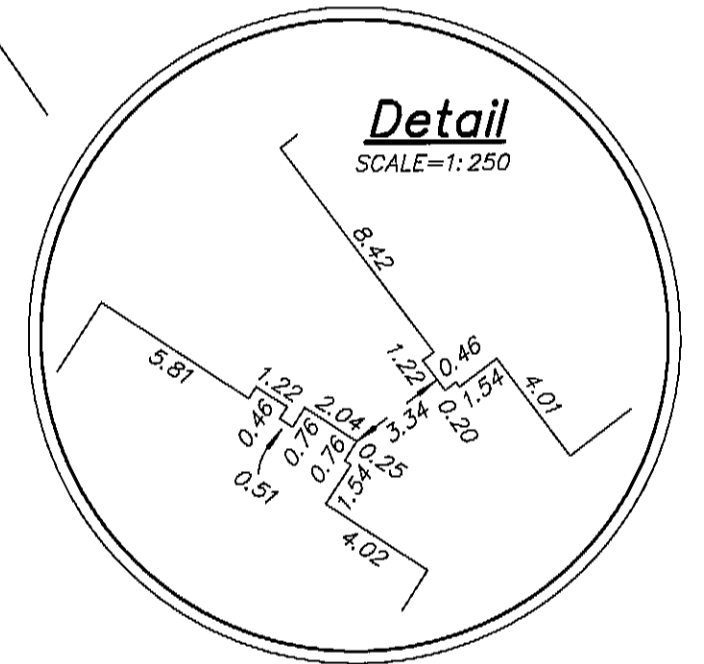
BCGS 92B.043



Deposited and Registered in the Land Title Office at Victoria, B.C. this 26 day of Sept, 2011.

*C MacDonald per Act*  
Registrar

FB436405



Registered Owner  
LIMONA CONSTRUCTION LTD., INC. NO. 604357

Authorized Signatory  
*Michael Baier*  
**MICHAEL BAIER**

Authorized Signatory  
*John Mullin*  
Witness **JOHN MULLIN**

Address  
1626 Garnet Rd  
Victoria BC  
**LAWYER**  
Occupation

Approved as Phase 6 of a 6 phase strata plan under Section 224 of the Strata Property Act.

Date: September 22, 2011

*[Signature]*  
Approving Officer, Town of View Royal

I, Jason C. Kozina, a British Columbia Land Surveyor, certify that the buildings included in this strata plan have not as of the 20th day of September, 2011 been previously occupied.

*[Signature]*  
B.C.L.S.

I, Jason C. Kozina, a British Columbia Land Surveyor, certify that the buildings shown on this strata plan are within the external boundaries of the land that is the subject of the strata plan.

Date: September 20, 2011

*[Signature]*  
B.C.L.S.

I, Jason C. Kozina, a British Columbia Land Surveyor, certify that I was present at and personally supervised the survey represented by this plan and that the survey and plan are correct. The field survey was completed on the 20th day of September, 2011. The plan was completed and checked, and the checklist filed under # 127635, on the 20th day of September, 2011.

*[Signature]*  
B.C.L.S.

This plan lies within the Town of View Royal and the Capital Regional District.

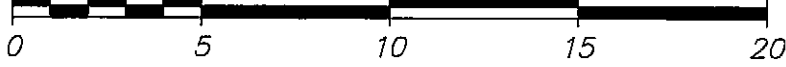
File: 0559-JK-97  
Archive: 97-LIMONA-6ST1  
**Island Land Surveying Ltd.**  
1-15 Cadillac Avenue  
Victoria, B.C. V8Z 1T3  
Tel 250.475.1515 Fax 250.475.1516  
www.islandsurveying.ca

The addresses of this project are not available at this time.

# FIRST LEVEL

# SHEET 2 OF 5 SHEETS STRATA PLAN VIS6974 PHASE SIX

SCALE=1:200 All distances are in metres

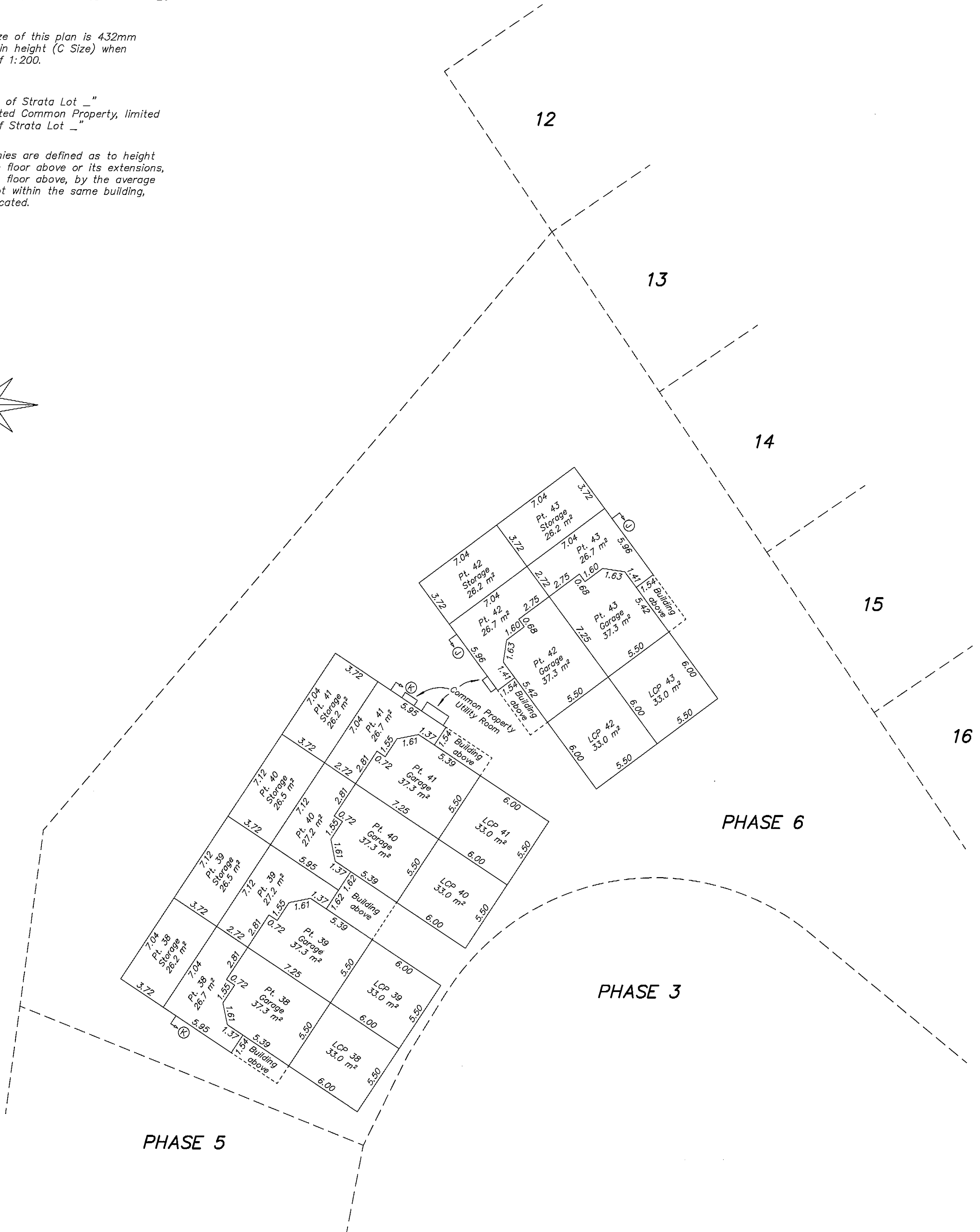
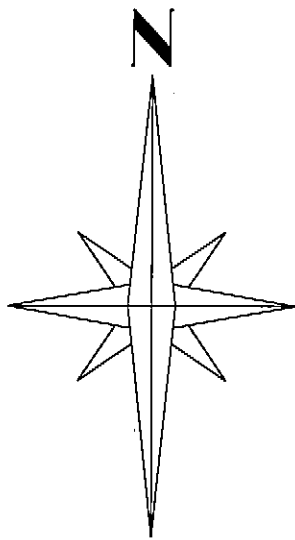


The intended plot size of this plan is 432mm in width by 560mm in height (C Size) when plotted at a scale of 1:200.

### LEGEND

Pt. Denotes "Part of Strata Lot \_"  
LCP Denotes "Limited Common Property, limited for the use of Strata Lot \_"

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.



This plan lies within the Town of View Royal and the Capital Regional District.

File: 0559-JK-97  
 Archive: 97-LIMONA-6ST2  
**Island Land Surveying Ltd.**  
 1-15 Cadillac Avenue  
 Victoria, B.C. V8Z 1T3  
 Tel 250.475.1515 Fax 250.475.1516  
 www.islandsurveying.ca

Dated this 20th day of September, 2011.

*Jason C. Kozina*  
Jason C. Kozina B.C.L.S.

# SECOND LEVEL

# SHEET 3 OF 5 SHEETS STRATA PLAN VIS6974 PHASE SIX

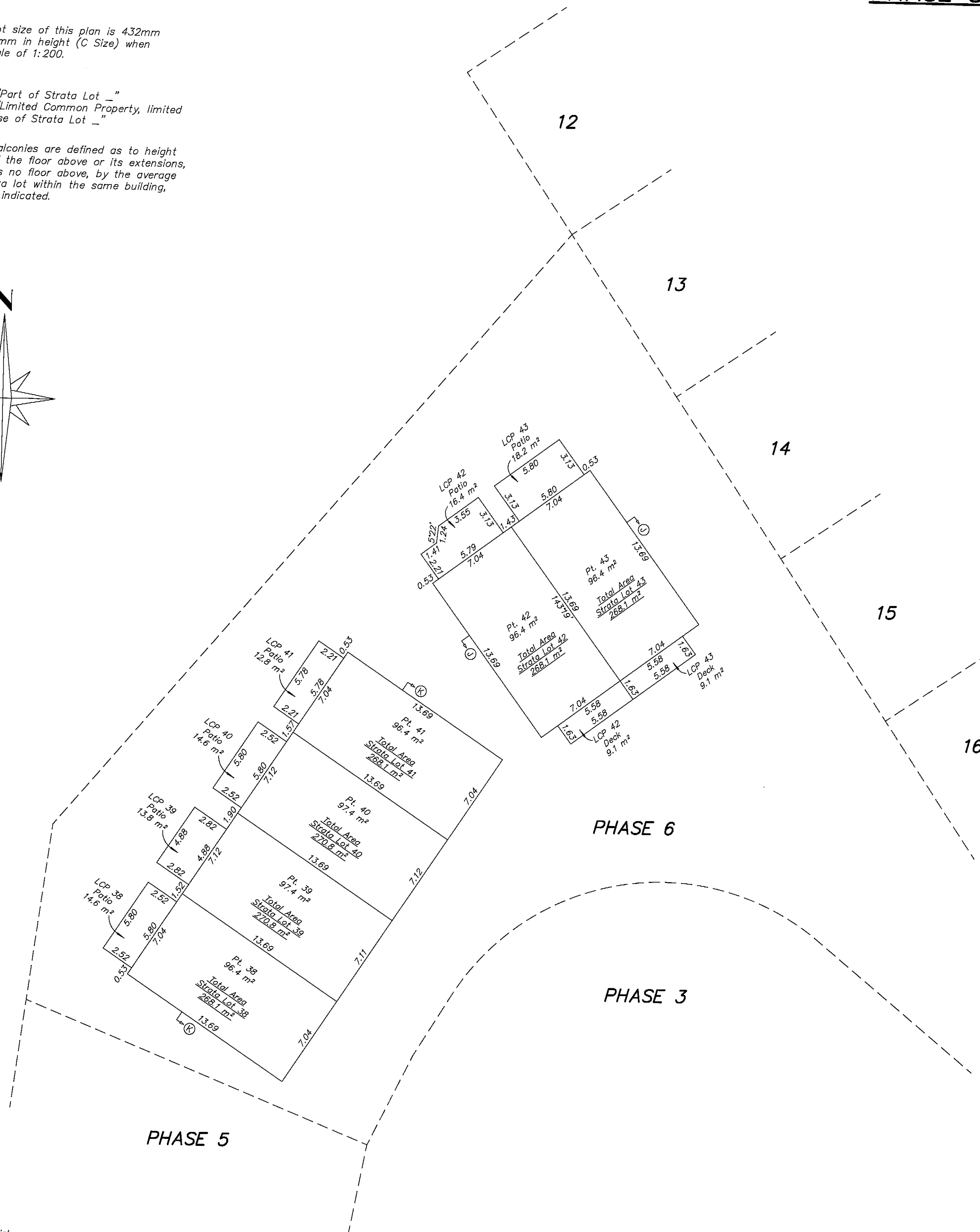
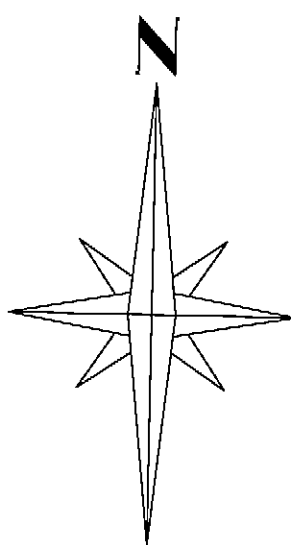
SCALE=1:200 All distances are in metres  
0 5 10 15 20

The intended plot size of this plan is 432mm in width by 560mm in height (C Size) when plotted at a scale of 1:200.

### LEGEND

Pt. Denotes "Part of Strata Lot \_"  
LCP Denotes "Limited Common Property, limited for the use of Strata Lot \_"

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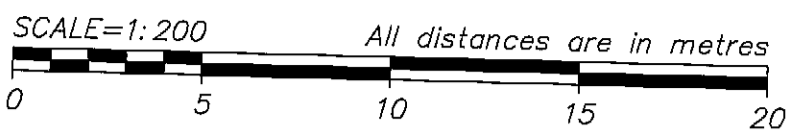
File: 0559-JK-97  
Archive: 97-LIMONA-6ST3  
**Island Land Surveying Ltd.**  
1-15 Cadillac Avenue  
Victoria, B.C. V8Z 1T3  
Tel 250.475.1515 Fax 250.475.1516  
www.islandsurveying.ca

Dated this 20th day of September, 2011.

*Jason C. Kozina*  
Jason C. Kozina B.C.L.S.

# THIRD LEVEL

## SHEET 4 OF 5 SHEETS STRATA PLAN VIS6974 PHASE SIX

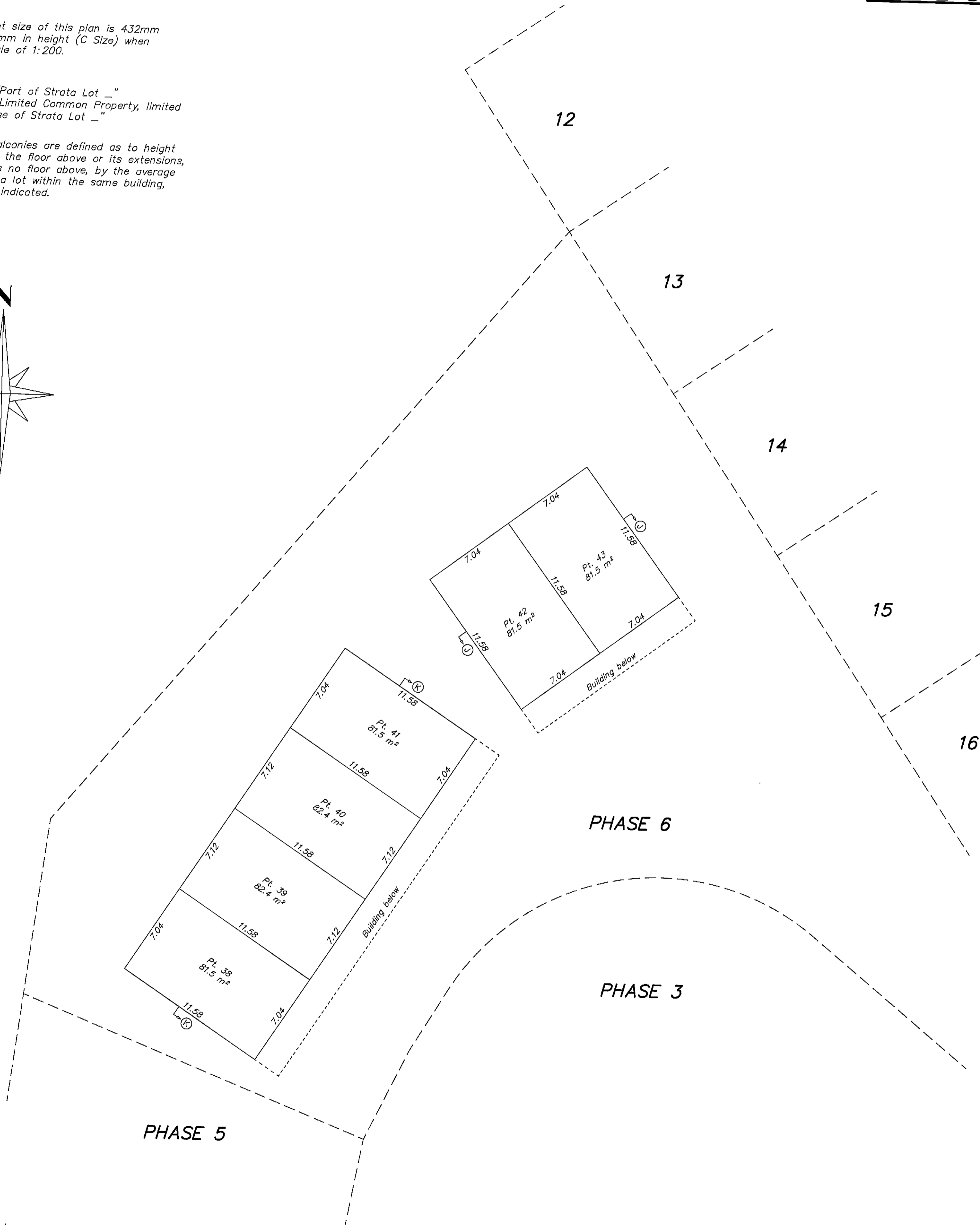
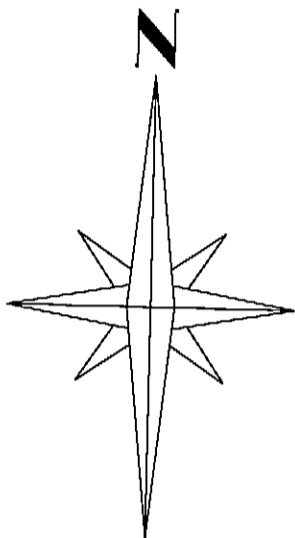


The intended plot size of this plan is 432mm in width by 560mm in height (C Size) when plotted at a scale of 1:200.

### LEGEND

Pt. Denotes "Part of Strata Lot \_"  
LCP Denotes "Limited Common Property, limited for the use of Strata Lot \_"

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.



This plan lies within the Town of View Royal and the Capital Regional District.

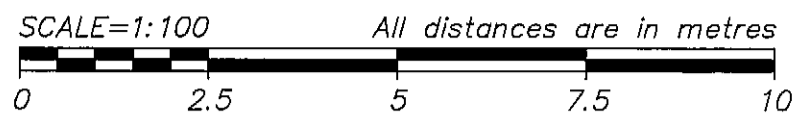
File: 0559-JK-97  
Archive: 97-LIMONA-6ST4  
**Island Land Surveying Ltd.**  
1-15 Cadillac Avenue  
Victoria, B.C. V8Z 1T3  
Tel 250.475.1515 Fax 250.475.1516  
www.islandsurveying.ca

Dated this 20th day of September, 2011.

*Jason C. Kozina*  
Jason C. Kozina B.C.L.S.

# SECTIONS

## SHEET 5 OF 5 SHEETS STRATA PLAN VIS6974 PHASE SIX

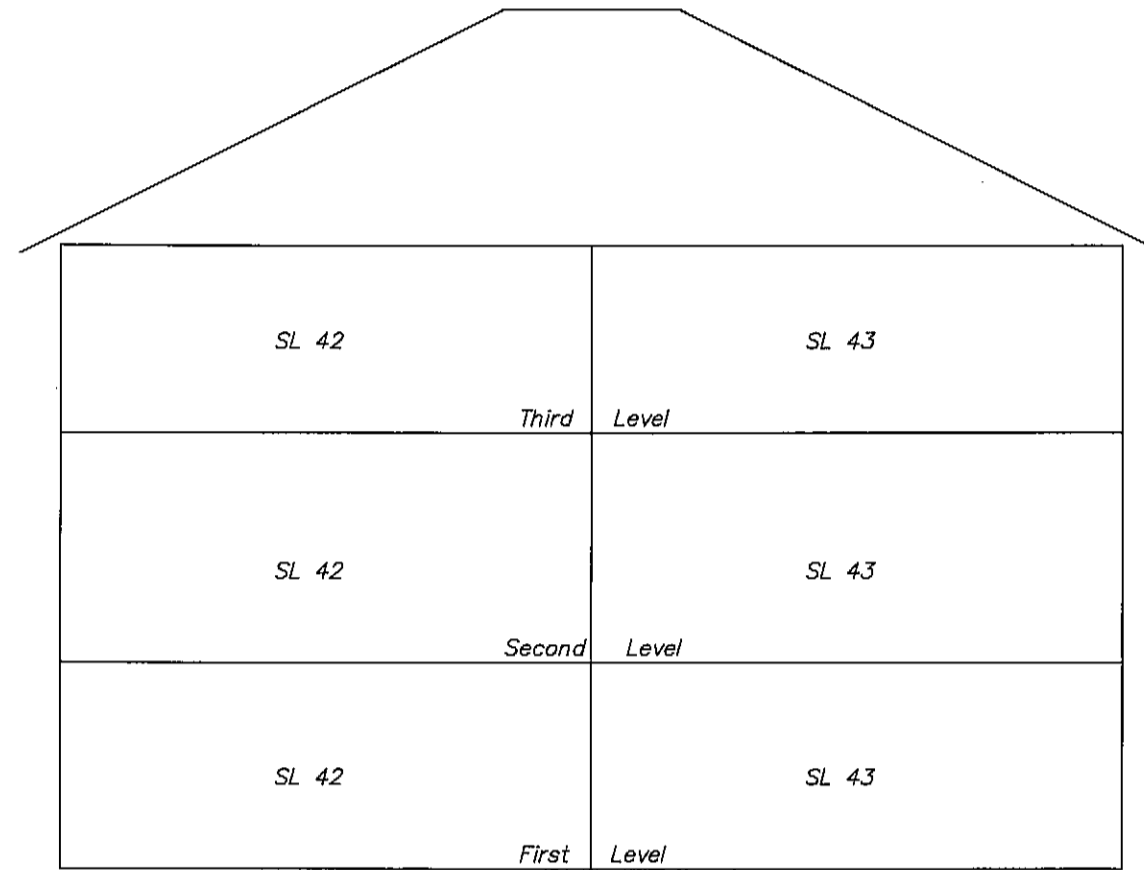


The intended plot size of this plan is 432mm in width by 560mm in height (C Size) when plotted at a scale of 1:100.

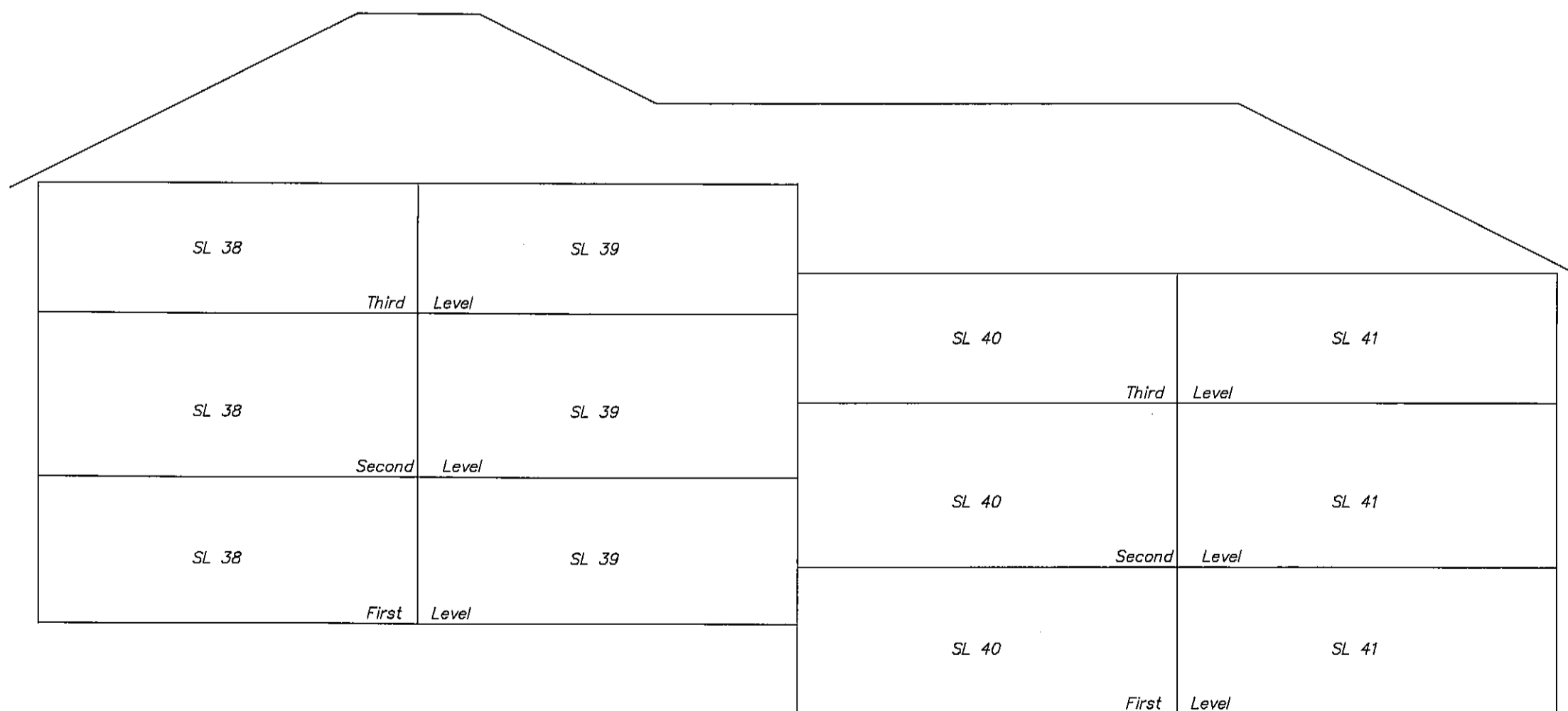
### LEGEND

SL Denotes "Part of Strata Lot \_"

### SECTION J-J




### SECTION K-K



File: 0559-JK-97  
 Archive: 97-LIMONA-6ST5  
**Island Land Surveying Ltd.**  
 1-15 Cadillac Avenue  
 Victoria, B.C. V8Z 1T3  
 Tel 250.475.1515 Fax 250.475.1516  
 www.islandsurveying.ca

Dated this 20th day of September, 2011.

  
 Jason C. Kozina B.C.L.S.

Original