

STRATA PLAN OF AIR SPACE PARCEL 1 OF LOTS 692 TO 696 INCLUSIVE AND OF LOTS 707 TO 711 INCLUSIVE, VICTORIA CITY, AIR SPACE PLAN EPP8146.

BCGS MAP SHEET 92B.044

All distances and elevations are in metres and decimals thereof, unless otherwise noted.

The intended plot size of this plan is 864mm in width by 560mm in height (D Size) when plotted at a scale of 1:400

LEGEND

- denotes control monument found
denotes lead plug found
denotes witness
denotes square metres
denotes corner of existing building perimeter
denotes cross section location

Grid bearings are derived from observations between control monuments 16-52 and 16-53.

Integrated Survey Area No. 17, NAD83 (CSRS), Zone 10, the Corporation of the City of Victoria.

Elevations are geodetic and are derived from control monument 16-52, elevation = 23.559m

This plan shows horizontal ground-level distances except where otherwise noted. To compute grid distances, multiply ground-level distances by the combined scale factor of 0.9996081.

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

All patios and decks are defined as to height by the center of the floor above the floor or its extensions, or where there is no floor above, by the average height of the Strata Lot within the same building, unless otherwise indicated.

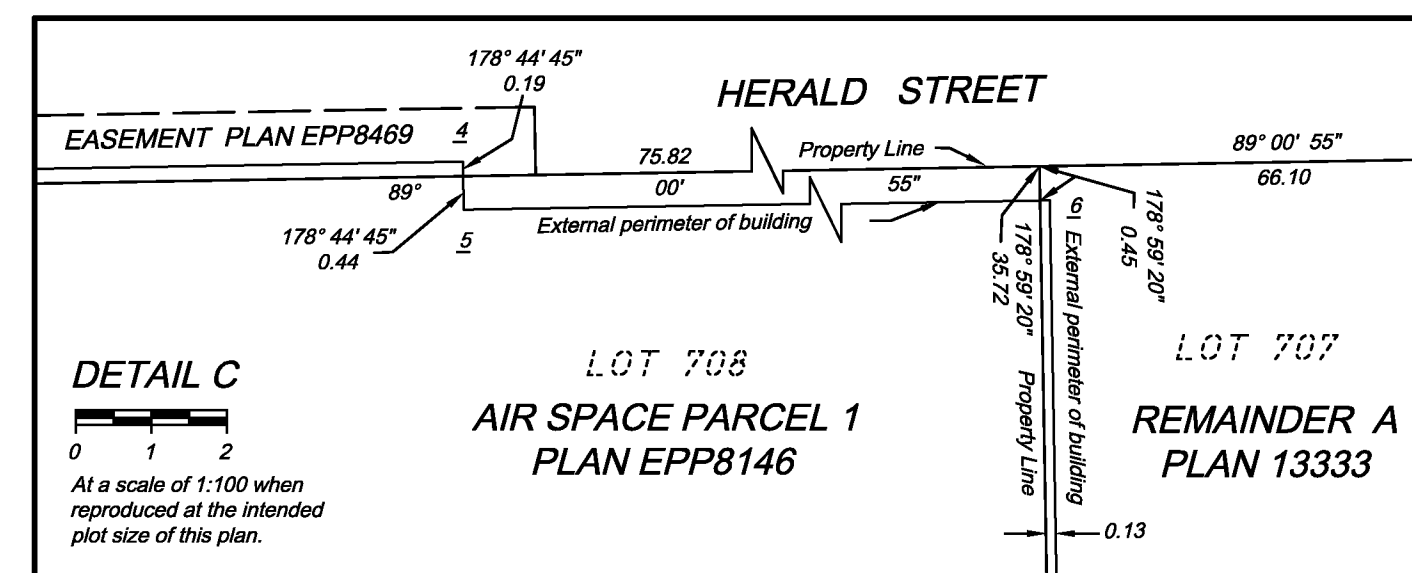
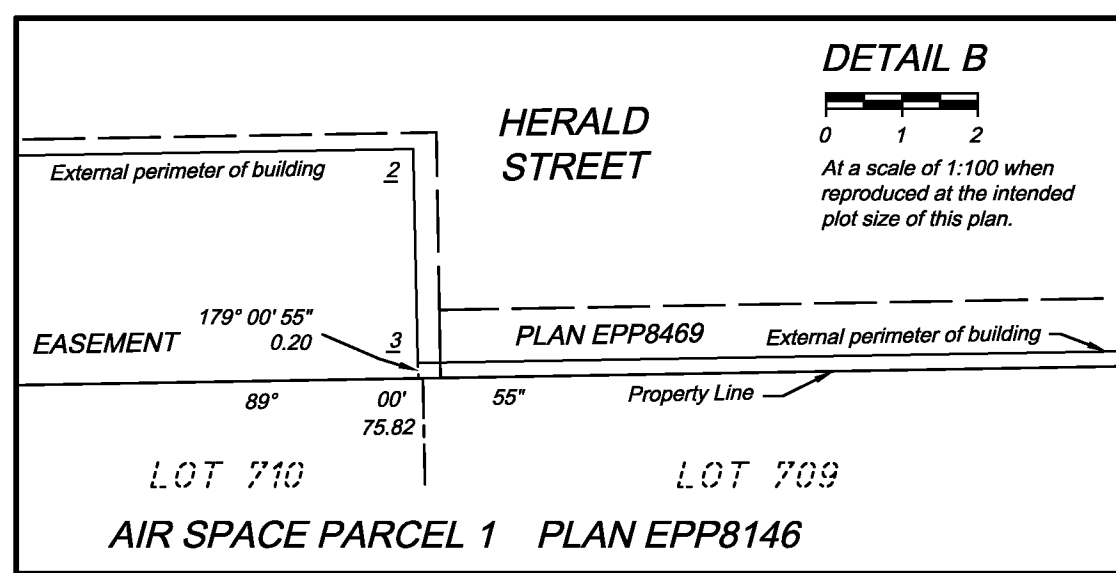
Strata boundaries are defined as the centerline of glass around the exterior of the building and extensions thereof, the centerline of a wall between 2 strata lots and extensions thereof, the centerline of the glass frame for walls surrounding the lightwell and extensions thereof and the corridor side of a stud wall between a strata lot and a common corridor and extensions thereof, unless otherwise noted.

TABLE OF DIMENSIONS OF EXTERNAL BUILDING PERIMETER

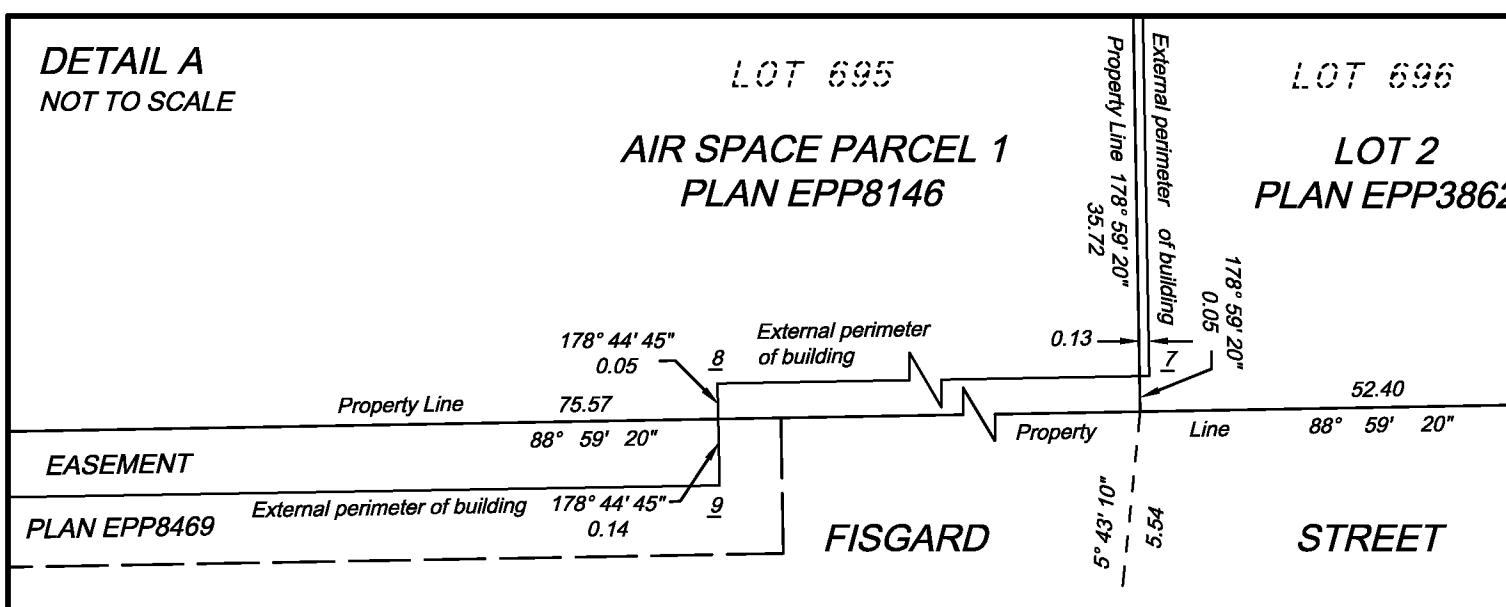
Table with 4 columns: From, To, Distance, Azimuth. Lists dimensions for lots 692-711 and surrounding streets.

Civic Address: 770 Fisgard Street, Victoria, BC V8W 0B8

Polaris Land Surveying Inc. Box 324, #110-174 Wilson Street Victoria BC V9A 7N7



SHEET 1 OF 11 SHEETS STRATA PLAN EPS254



The buildings included in this strata plan have been previously occupied. Certain parts of the buildings shown hereon are not within the external boundaries of the land that is the subject of the strata plan and appropriate and necessary easements or other interests are required to provide for these encroachments. This plan lies within the Capital Regional District. This plan lies within the Corporation of the City of Victoria. The field survey represented by this plan was completed by Brent Alan Taylor, BCLS on the 30th day of August, 2010.

FIRST FLOOR - PARKING LEVEL 2  
COMMON PROPERTY

SHEET 2 OF 11 SHEETS  
STRATA PLAN EPS254



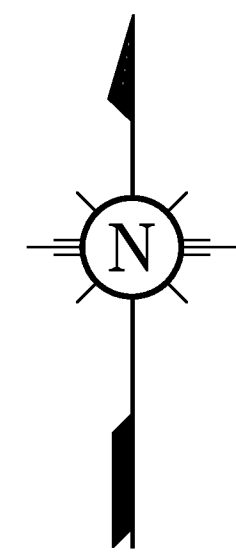
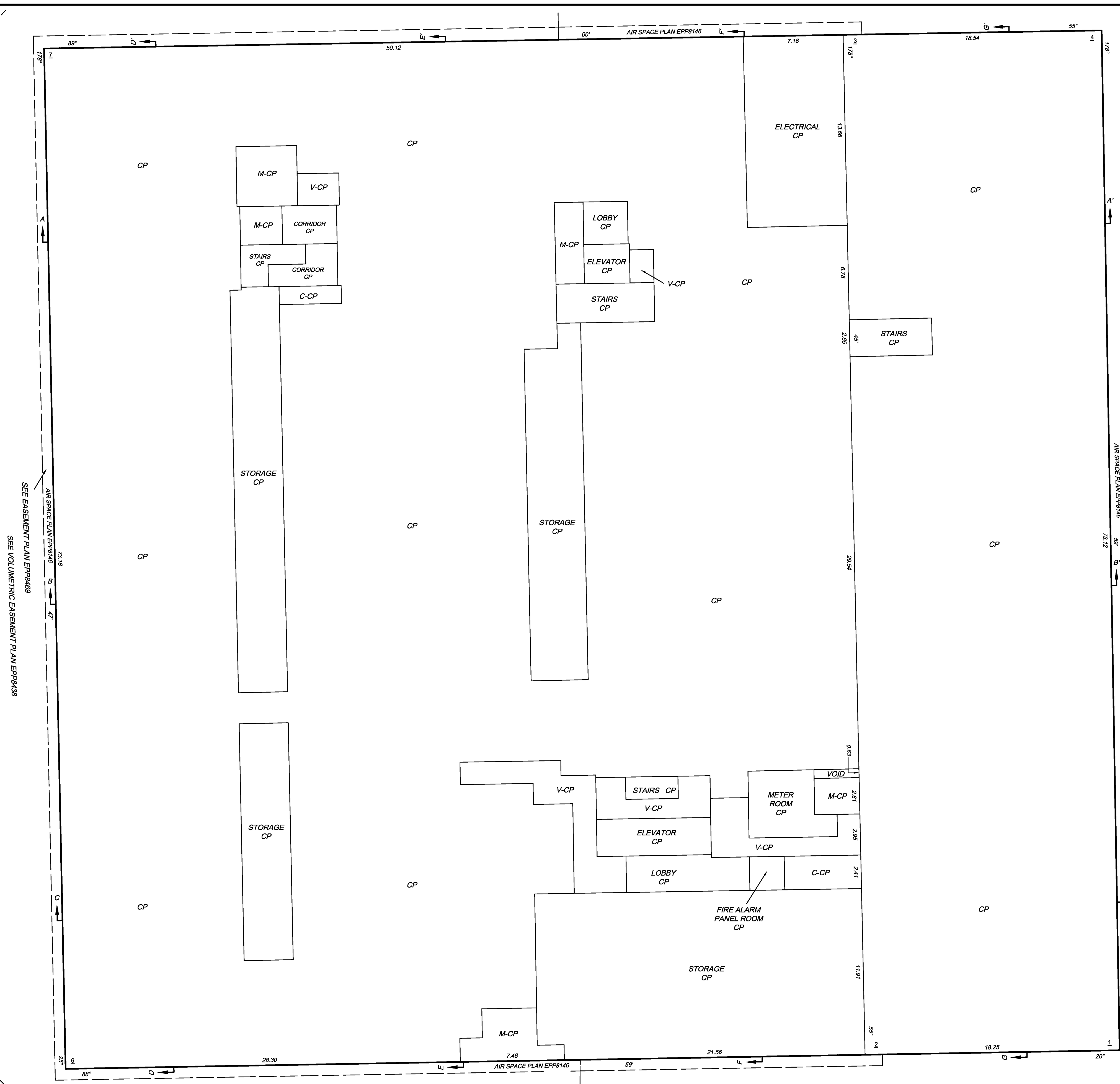
All distances are in metres and decimals thereof, unless otherwise noted.

The intended plot size of this plan is 864mm in width by 560mm in height ( D Size ) when plotted at a scale of 1:150.

LEGEND

- CP denotes common property
- C-CP denotes communication common property
- M-CP denotes mechanical common property
- V-CP denotes vestibule common property
- A-A' denotes cross section location
- 12 denotes corner as defined in Air Space Plan EPP8146 on this floor

Perimeter Common Property boundaries coincide with air space parcel boundaries as defined by Air Space Plan EPP8146



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 Victoria BC V8A 7N7  
 File: 0181-TOWNLINE-PLS1008  
 Drawing: 0181-TOWNLINE-PLS1008-STRATA-P2.DWG  
 Date: 2010-09-13

Brent Alan Taylor, BCLS  
 14th day of September, 2010.

**SECOND FLOOR - PARKING LEVEL 1  
COMMON PROPERTY**

SHEET 3 OF 11 SHEETS  
STRATA PLAN EPS254

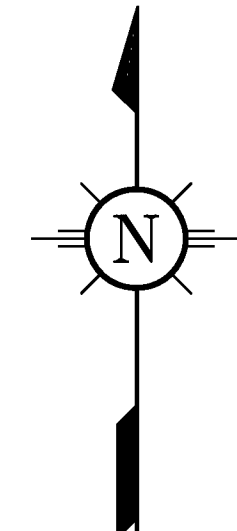
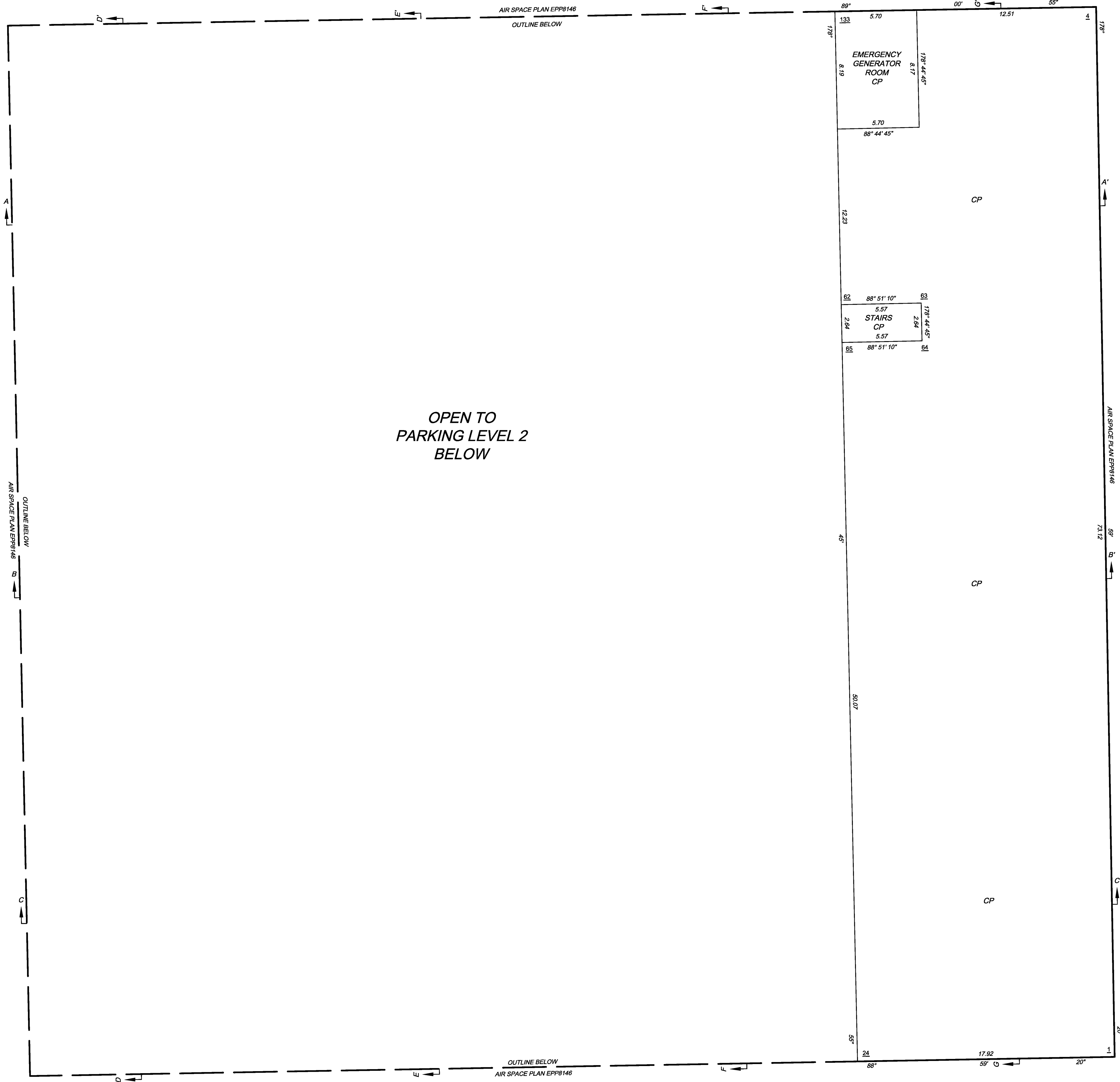


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**LEGEND**

- CP denotes common property
  - A-A' denotes cross section location
  - 2A denotes corner as defined in Air Space Plan EPP8146
- Perimeter Common Property boundaries coincide with air space parcel boundaries as defined by Air Space Plan EPP8146



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File: 0181/TOWNLINE-PLS1008  
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 Date: 2010-09-13

Brent Alan Taylor, BCLS  
14th day of September, 2010.

THIRD FLOOR - LEVEL 1  
COMMON PROPERTY

SHEET 4 OF 11 SHEETS  
STRATA PLAN EPS254



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LEGEND

- CP denotes common property
- M-CP denotes mechanical common property
- V-CP denotes vestibule common property
- A-A' denotes cross section location
- 25 denotes corner point from Air Space Plan EPP8146

Perimeter Common Property boundaries coincide with air space parcel boundaries as defined by Air Space Plan EPP8146

DOUGLAS STREET

STREET

HERALD STREET

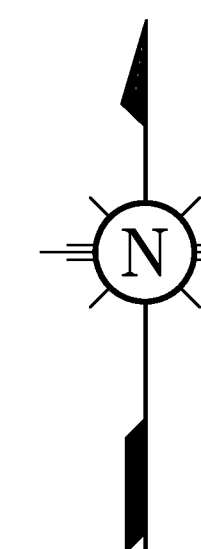
STREET

REMAINDER A  
PLAN 13333

REMAINDER LOT 1  
PLAN EPP3862

LOT 2  
PLAN EPP3862

FISGARD STREET



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Date: 2010-09-13

Brent Alan Taylor, BCLS  
14th day of September, 2010.

FOURTH FLOOR - LEVEL 2  
STRATA LOTS 1 THROUGH 44,  
LIMITED COMMON PROPERTY AND  
COMMON PROPERTY

SHEET 5 OF 11 SHEETS  
STRATA PLAN EPS254



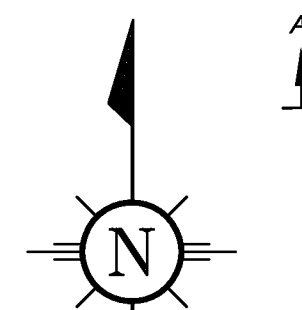
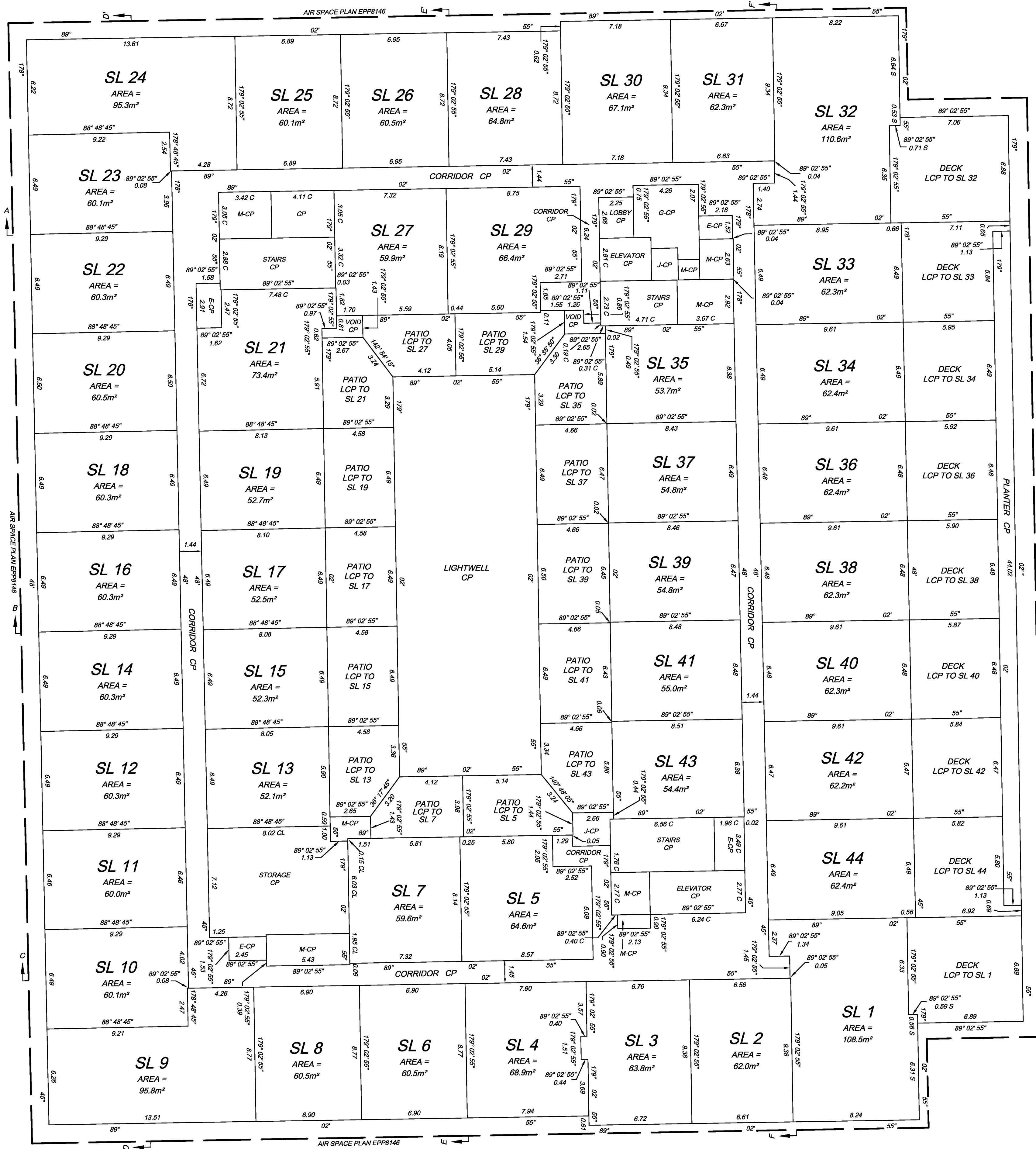
All distances are in metres and decimals thereof, unless otherwise noted.

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LEGEND

- CP denotes common property
- E-CP denotes electrical common property
- G-CP denotes garbage common property
- J-CP denotes janitorial common property
- LCP denotes limited common property
- M-CP denotes mechanical common property
- SL denotes strata lot
- m<sup>2</sup> denotes square metres
- A-A' denotes cross section location
- C denotes boundary defined by outer concrete face and extensions thereof
- CL denotes boundary defined by centerline of studwall and extensions thereof between a strata lot and common property
- S denotes boundary defined by exterior stud face and extensions thereof

Strata boundaries are defined as the centerline of glass around the exterior of the building and extensions thereof, the centerline of a wall between 2 strata lots and extensions thereof, the centerline of the glass frame for walls surrounding the lightwell and extensions thereof and the corridor side of a stud wall between a strata lot and a common corridor and extensions thereof, unless otherwise noted.



A'

B'

C'

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Date: 2010-09-13

Brent Alan Taylor, BCLS  
14th day of September, 2010.

FIFTH FLOOR - LEVEL 3  
STRATA LOTS 45 THROUGH 88,  
LIMITED COMMON PROPERTY AND  
COMMON PROPERTY

SHEET 6 OF 11 SHEETS  
STRATA PLAN EPS254



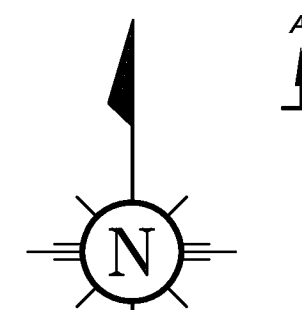
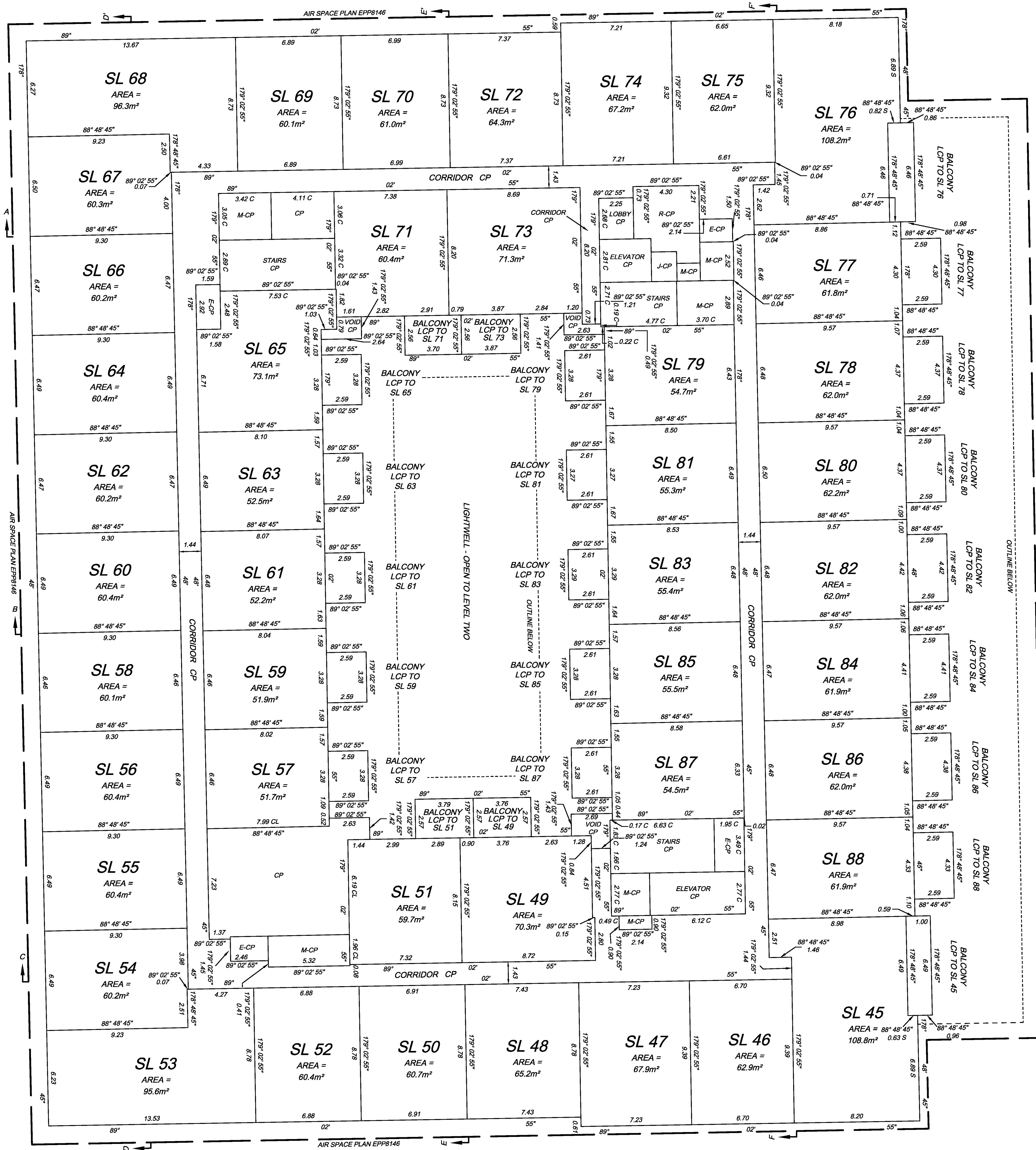
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LEGEND

- CP denotes common property
- E-CP denotes electrical common property
- J-CP denotes janitorial common property
- R-CP denotes recycling common property
- LCP denotes limited common property
- M-CP denotes mechanical common property
- SL denotes strata lot
- m<sup>2</sup> denotes square metres
- A-A' denotes cross section location
- C denotes boundary defined by outer concrete face and extensions thereof
- CL denotes boundary defined by centerline of studwall and extensions thereof between a strata lot and common property
- S denotes boundary defined by exterior stud face and extensions thereof

Strata boundaries are defined as the centerline of glass around the exterior of the building and extensions thereof, the centerline of a wall between 2 strata lots and extensions thereof, the centerline of the glass frame for walls surrounding the lightwell and extensions thereof and the corridor side of a stud wall between a strata lot and a common corridor and extensions thereof, unless otherwise noted.



A'

B'

C'

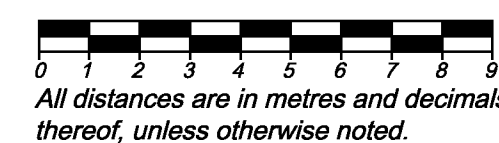
Polaris Land Surveying Inc.  
Box 324, #110-174 Wilson Street  
Victoria BC V9A 7N7

File: 0181-TOWNLINE-PLS1008  
Drawing: 0181-TOWNLINE-PLS1008-STRATA-L3.DWG  
Date: 2010-09-13

Brent Alan Taylor, BCLS  
14th day of September, 2010.

SIXTH FLOOR - LEVEL 4  
PART STRATA LOTS 89 THROUGH 134,  
LIMITED COMMON PROPERTY AND  
COMMON PROPERTY

SHEET 7 OF 11 SHEETS  
STRATA PLAN EPS254

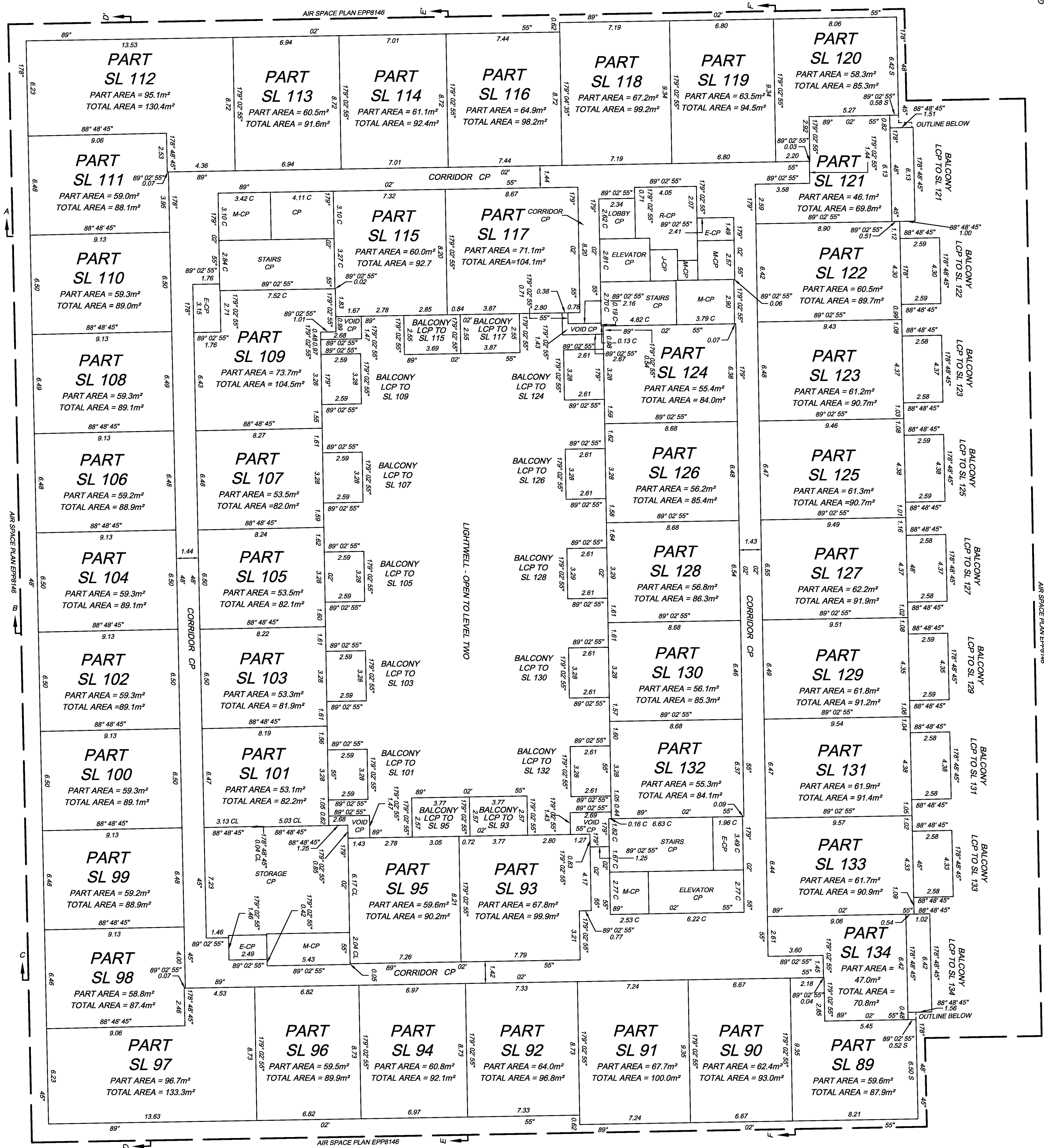


The intended plot size of this plan is 864mm  
in width by 560mm in height (D Size)  
when plotted at a scale of 1:150.

LEGEND

- CP denotes common property
- E-CP denotes electrical common property
- J-CP denotes janitor common property
- LCP denotes limited common property
- M-CP denotes mechanical common property
- R-CP denotes recycling common property
- SL denotes strata lot
- m<sup>2</sup> denotes square metres
- A-A' denotes cross section location
- C denotes boundary defined by outer concrete face and extensions thereof
- CL denotes boundary defined by centerline of studwall and extensions thereof between a strata lot and common property
- S denotes boundary defined by exterior stud face and extensions thereof

Strata boundaries are defined as the centerline of glass around the exterior of the building and extensions thereof, the centerline of a wall between 2 strata lots and extension thereof, the centerline of the glass frame for walls surrounding the lightwell and extensions thereof and the corridor side of a stud wall between a strata lot and a common corridor and extensions thereof, unless otherwise noted.



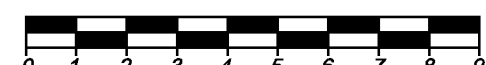
Polaris Land Surveying Inc.  
Box 324, #110-174 Wilson Street  
Victoria BC V9A 7N7

File: 0181-TOWNLINE-PLS1008  
Drawing: 0181-TOWNLINE-PLS1008-STRATA-L4.DWG  
Date: 2010-09-13

Brent Alan Taylor, BCLS  
14th day of September, 2010.

SEVENTH FLOOR - LEVEL 4 - MEZZANINE  
PART STRATA LOTS 89 THROUGH 134,  
AND COMMON PROPERTY

SHEET 8 OF 11 SHEETS  
STRATA PLAN EPS254



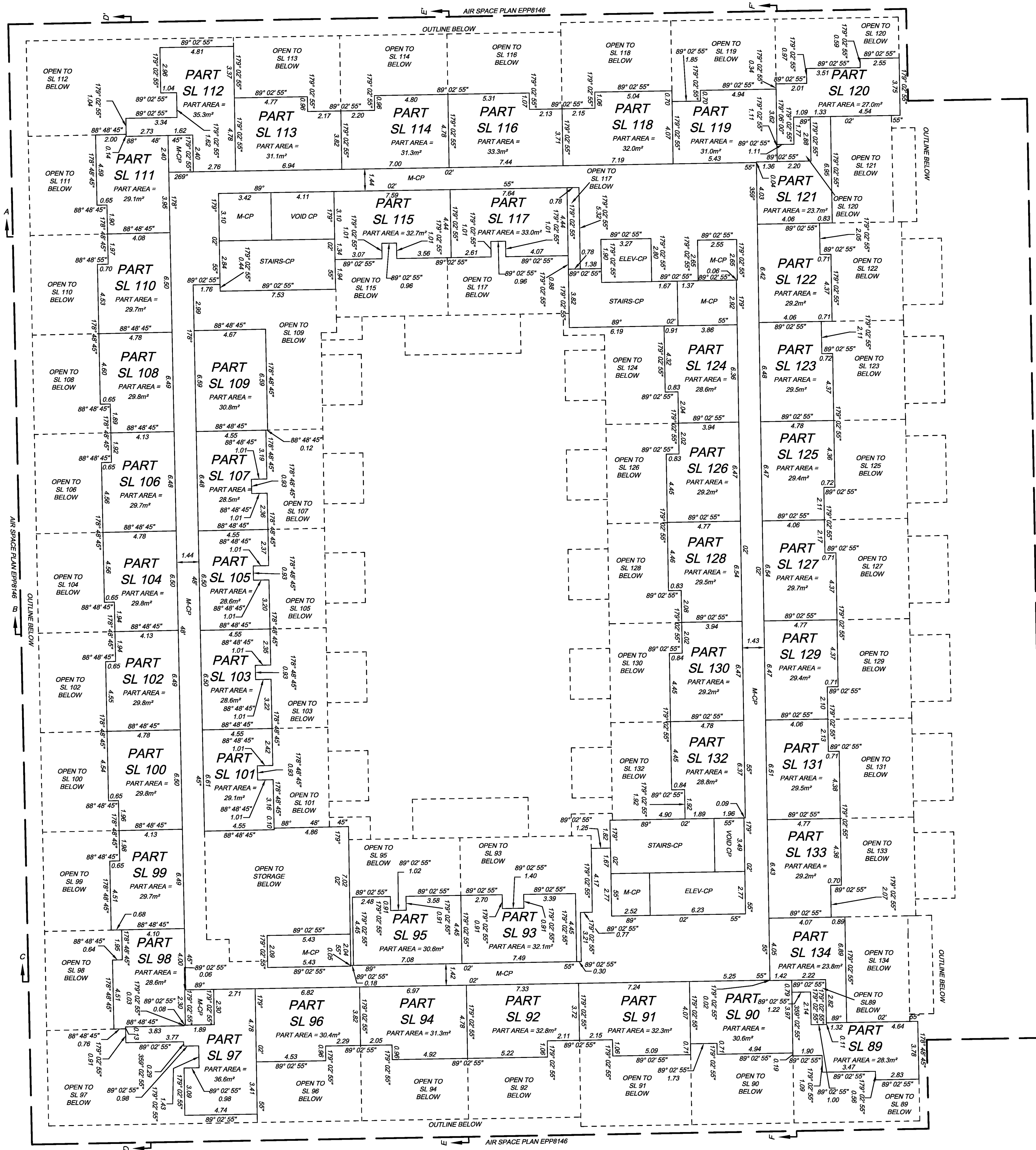
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LEGEND

- CP denotes common property
- E-CP denotes electrical common property
- G-CP denotes garbage common property
- LCP denotes limited common property
- M-CP denotes mechanical common property
- SL denotes strata lot
- m<sup>2</sup> denotes square metres
- A-A' denotes cross section location

Strata boundaries are defined as the centerline of glass around the exterior of the building and extensions thereof, the centerline of a wall between 2 strata lots and extensions thereof, the centerline of the glass frame for walls surrounding the lightwell and extensions thereof and the corridor side of a stud wall between a strata lot and a common corridor and extensions thereof, unless otherwise noted.



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File: 0181/TOWNLINE-PLSI008  
Drawing: 0181-TOWNLINE-PLSI008-STRATA-L4-MEZ.DWG  
Date: 2010-09-13

Brent Alan Taylor, BCLS  
14th day of September, 2010.



**EIGHTH FLOOR - LEVEL 5  
PART OF STRATA LOTS 135 AND 144 AND  
STRATA LOTS 136 THROUGH 143,  
LIMITED COMMON PROPERTY AND COMMON  
PROPERTY**



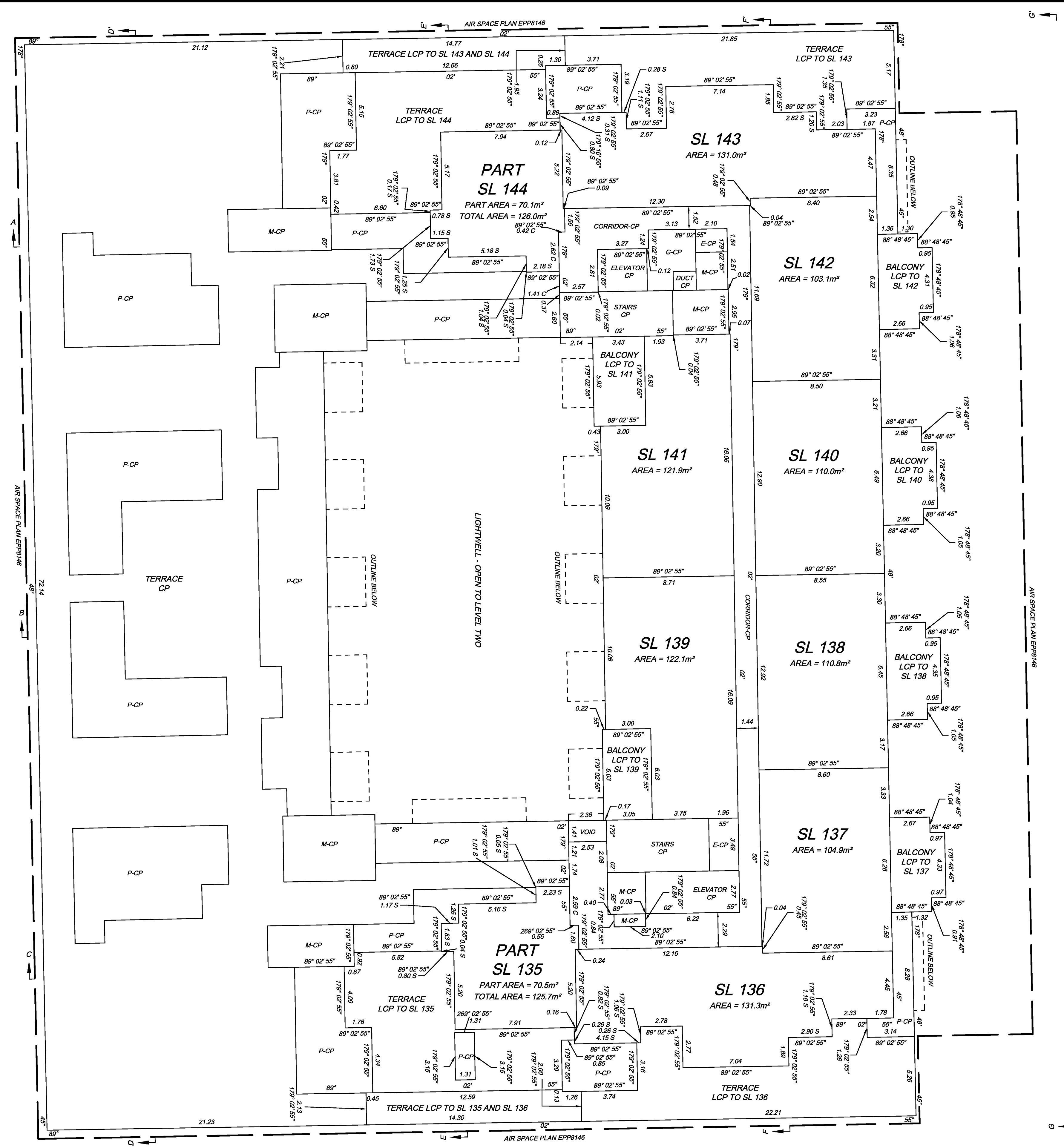
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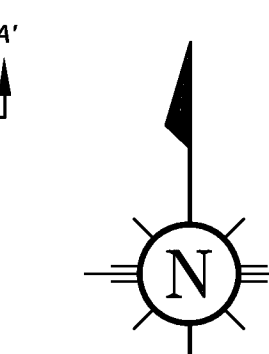
**LEGEND**

- CP denotes common property
- E-CP denotes electrical common property
- G-CP denotes garbage common property
- LCP denotes limited common property
- M-CP denotes mechanical common property
- P-CP denotes planter common property
- SL denotes strata lot
- m<sup>2</sup> denotes square metres
- A-A' denotes cross section location

Strata boundaries are defined as the centerline of glass around the exterior of the building and extensions thereof, the centerline of a wall between 2 strata lots and extensions thereof, the centerline of the glass frame for walls surrounding the lightwell and extensions thereof and the corridor side of a stud wall between a strata lot and a common corridor and extensions thereof, unless otherwise noted.



SHEET 9 OF 11 SHEETS  
STRATA PLAN EPS254



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Victoria BC V9A 7N7

File: 0181/TOWNLIN-PLSI008  
Drawing: 0181-TOWNLIN-PLSI008-STRATA-L5.DWG  
Date: 2010-09-13

Brent Alan Taylor, BCLS  
14th day of September, 2010.

**NINTH FLOOR - LEVEL 6**  
**PART STRATA LOTS 135 AND 144, STRATA LOTS**  
**145 THROUGH 152, LIMITED COMMON PROPERTY**  
**AND COMMON PROPERTY**

SHEET 10 OF 11 SHEETS  
STRATA PLAN EPS254



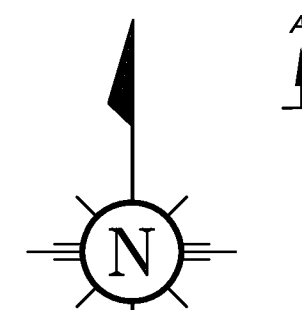
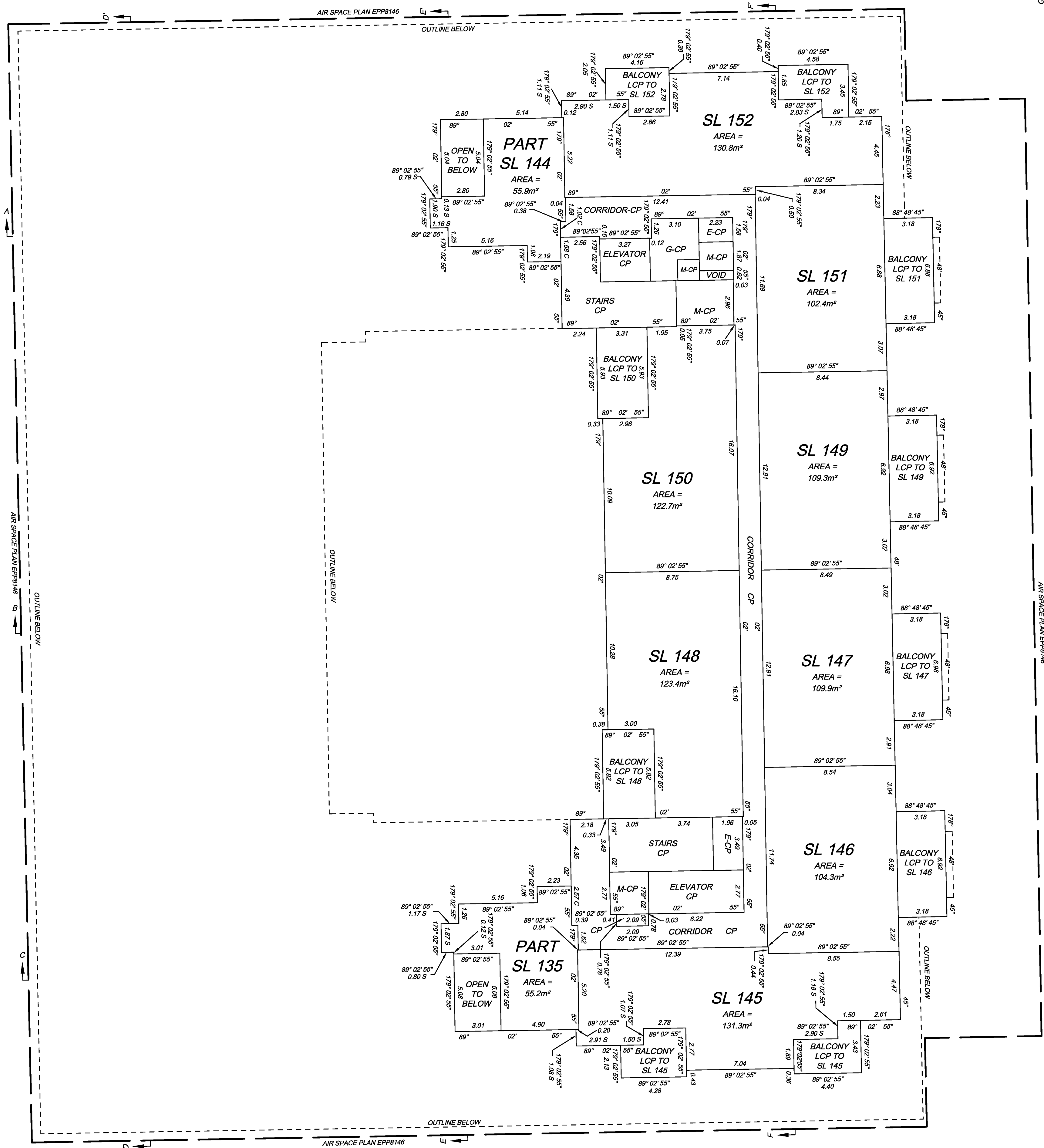
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**LEGEND**

- CP denotes common property
- E-CP denotes electrical common property
- G-CP denotes garbage common property
- LCP denotes limited common property
- M-CP denotes mechanical common property
- SL denotes strata lot
- m<sup>2</sup> denotes square metres
- A-A' denotes cross section location

Strata boundaries are defined as the centerline of glass around the exterior of the building and extensions thereof, the centerline of a wall between 2 strata lots and extensions thereof, the centerline of the glass frame for walls surrounding the lightwell and extensions thereof and the corridor side of a stud wall between a strata lot and a common corridor and extensions thereof, unless otherwise noted.



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File: 0181/TOWNLINE-PLS1008  
 Drawing: 0181-TOWNLINE-PLS1008-STRATA-L6.DWG  
 Date: 2010-09-13

Brent Alan Taylor, BCLS  
14th day of September, 2010.

### CROSS SECTIONS

SHEET 11 OF 11 SHEETS  
STRATA PLAN EPS254



All distances and elevations are in metres and decimals thereof, unless otherwise noted.

The intended plot size of this plan is 864mm in width by 560mm in height (D Size) when plotted at a scale of 1:400

#### LEGEND

CP denotes common property

SL denotes strata lot

LCP denotes limited common property

Floor elevations are taken from the mid-slab 14cm below the top of the floor surface.

Common Property boundaries coincide with Air Space  
Parcel boundaries as defined by Air Space Plan EPP8146

