

PHASE STRATA PLAN OF LOT A, SECTION 8, LAKE DISTRICT, PLAN 44201

SCALE = 1:750



All distances are in Metres.

LEGEND

Astronomic Bearings are derived from Plan 44201.

S.L. Denotes Strata Lot.

R Denotes Radius.

STRATA PLAN 1581 PHASE ONE

Deposited and Registered in the Land Title Office at Victoria, British Columbia this 2nd day of September, 1987.

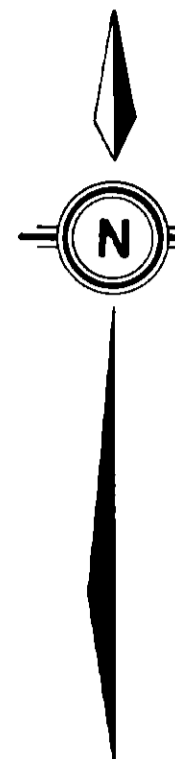
[Signature]
Deputy Registrar

Approved as Phase One of a two-phased Strata Plan, under the Condominium Act this 28th day of July, 1987.

[Signature]
E. B. Hansen

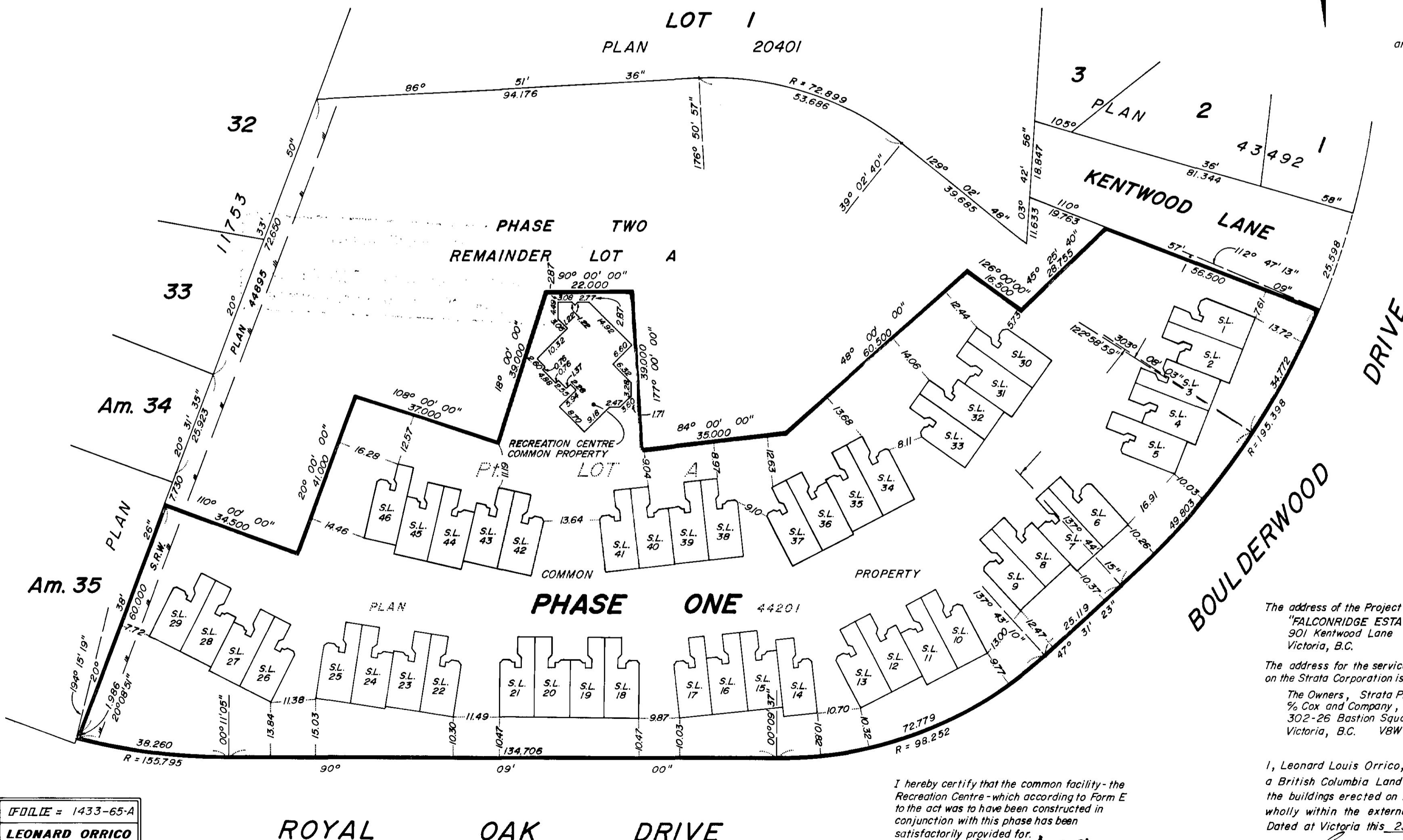
Approving Officer
Corporation of the District of Saanich

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



"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."

S93251
jo



The address of the Project is:
"FALCONRIDGE ESTATES"
901 Kentwood Lane
Victoria, B.C.

The address for the service of Documents on the Strata Corporation is:

The Owners, Strata Plan No. 1581
% Cox and Company, Barristers and Solicitors
302-26 Bastion Square
Victoria, B.C. V8W 1H9

I, Leonard Louis Orrico, of Victoria, in British Columbia, a British Columbia Land Surveyor, hereby certify that the buildings erected on the parcel described above are wholly within the external boundaries of the parcel.
Dated at Victoria this 23rd day of July, 1987.

[Signature]
B.C.L.S.

I hereby certify that the common facility - the Recreation Centre - which according to Form E to the act was to have been constructed in conjunction with this phase has been satisfactorily provided for.
Dated this 26th day of August, 1987.

[Signature]
Approving Officer

FDLIE = 1433-65-A
LEONARD ORRICO
B. C. Land Surveyor
4089 Quadra Street
Victoria, B.C. V8X-1K7
479-1012

STRATA PLAN 1581 PHASE ONE

Approved, as to Forms 1 and 2
this 27th day of August, 1987.

Ernie Co. Kirby
Superintendent of Real Estate

CONDOMINIUM		ACT	
Lot No	Sheet No	FORM 1	FORM 2
		Schedule of Unit Entitlement	Schedule of Interest Upon Destruction
		Unit Entitlement	Interest Upon Destruction
1	3	114	149
2	3	116	145
3	3,5	144	159
4	3,4	165	165
5	3,4	163	169
6	3,4	160	175
7	3,4	163	169
8	3,4	163	169
9	3,4	162	175
10	6,7	161	175
11	6	116	155
12	6,8	145	159
13	6	113	159
14	6,7	159	175
15	6,7	162	169
16	6,7	163	169
17	6,7	160	175
18	6,7	163	169
19	6,7	163	165
20	6	116	149
21	6	114	149
22	9	114	149
23	9,10	145	155
24	9	115	145
25	9	115	149
26	9	114	149
27	9,10	144	155
28	9	116	145
29	9	114	149
30	3,4	162	165
31	3,4	164	159
32	3	115	149
33	3	114	155
34	6,7	160	169
35	6,7	163	165
36	6,7	163	165
37	6,7	161	169
38	6	114	149
39	6	116	145
40	6,8	144	155
41	6	114	149
42	9	115	149
43	9,10	144	155
44	9	116	139
45	9	116	139
46	9	115	145
Aggregate		6358	7260

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, British Columbia
 this 24 day of July, 1987.

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

Registered Owners

Tri-Eagle Financial Corporation (Inc. No. 238,049)

[Signature]
 Authorized signatory

Authorized signatory Seal

A. & A.B. Holdings Ltd. (Inc. No. 276,565)

[Signature]
 Authorized signatory

Authorized signatory Seal

Mortgagee
Richmond Savings Credit Union

[Signature]
 Authorized signatory

[Signature]
 Authorized signatory Seal

Date: July 21, 1987.

[Signature]
 B.C.L.S.

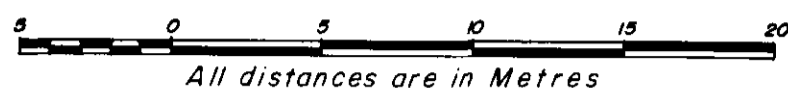
I, Leonard Louis Orrico of Victoria, British Columbia, land surveyor, hereby certify that the strata lots represented on the strata plan of Lot A, Section B, Lake District, Plan 44201, constitute a new development and have not, to the best of my knowledge and belief, been previously occupied.

[Signature]
 B.C.L.S.

Dated at Victoria this 23rd day of July, 1987.

GROUND FLOOR

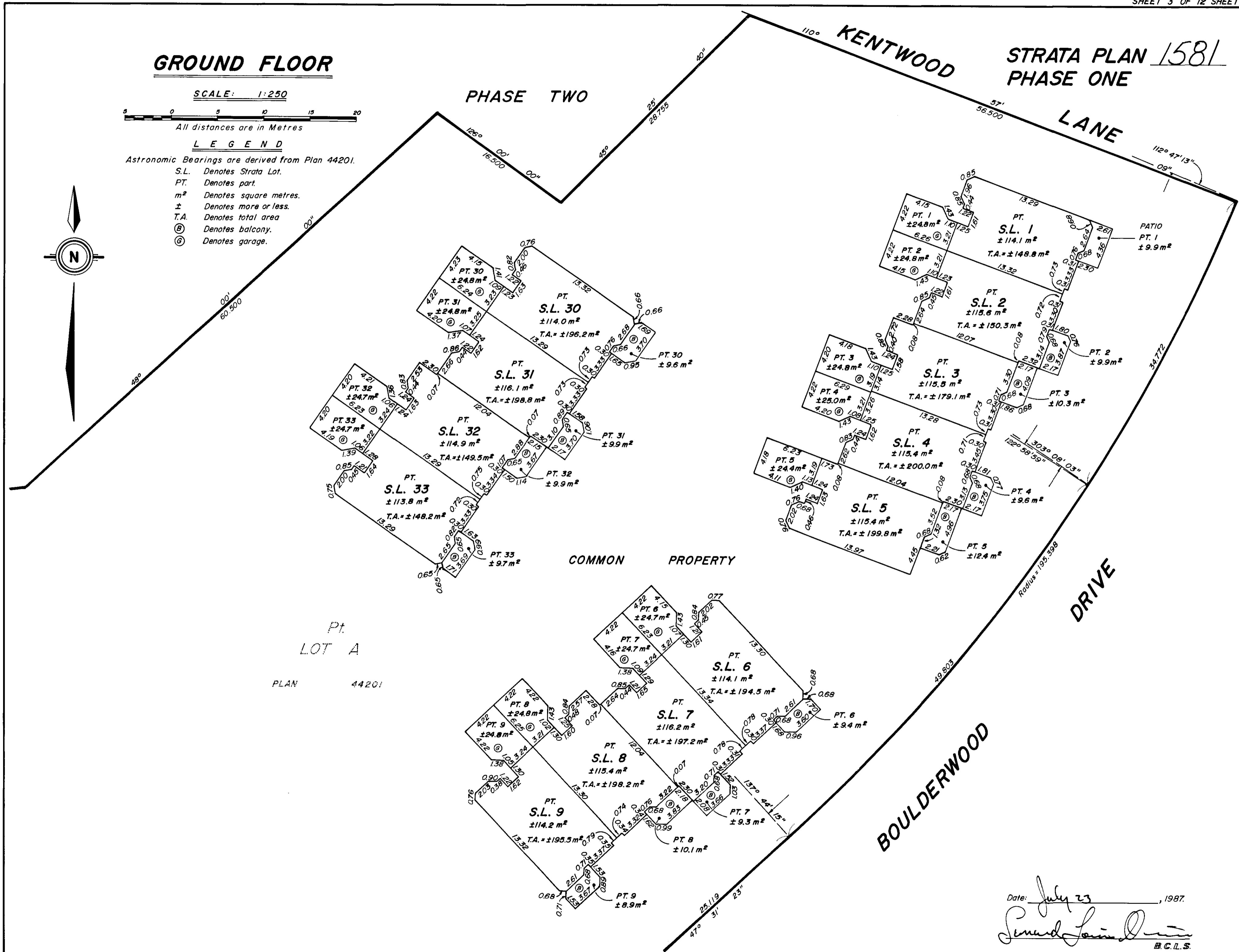
SCALE: 1:250



LEGEND

Astronomic Bearings are derived from Plan 44201.

- S.L. Denotes Strata Lot.
- PT. Denotes part.
- m² Denotes square metres.
- ± Denotes more or less.
- T.A. Denotes total area
- ⊙ Denotes balcony.
- ⊕ Denotes garage.



Pt.
LOT A
PLAN 44201

Date: July 23, 1987
Samuel L. ...
 B.C.L.S.

SECOND FLOOR

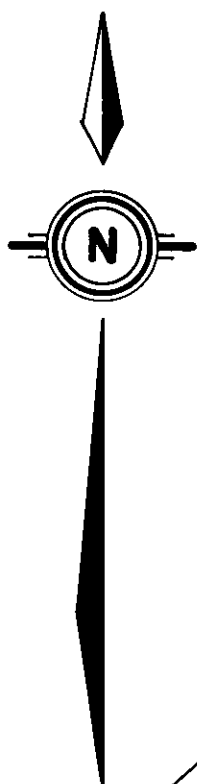
SCALE: 1:250



All distances are in Metres.

LEGEND

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- m² Denotes square metres.
- ± Denotes more or less.
- Denotes floor below.

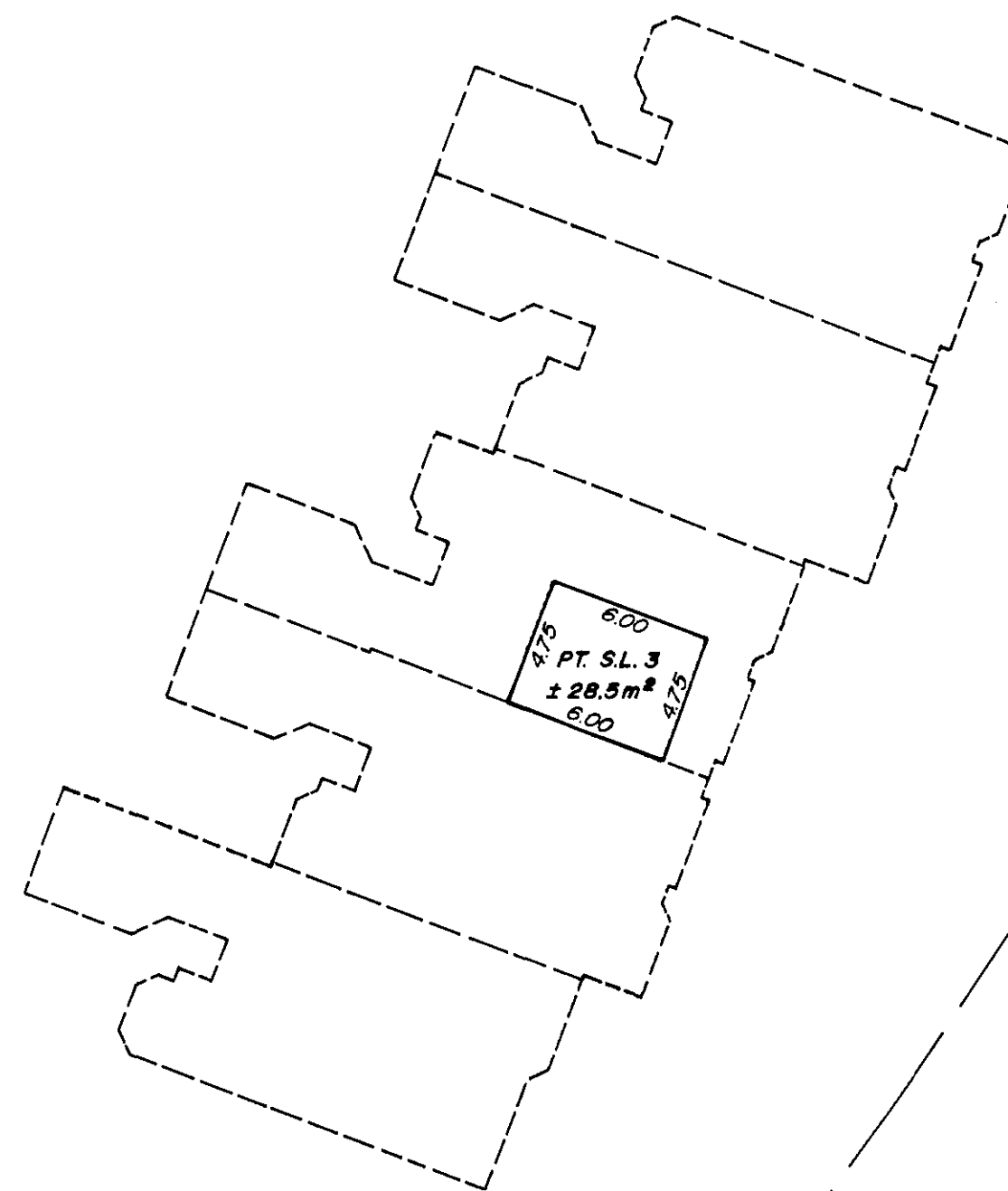


PHASE TWO

KENTWOOD

STRATA PLAN 1581 PHASE ONE

LANE



DRIVE

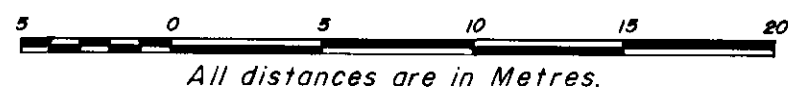
BOULDERWOOD

Date: July 23, 1987.

James L. ...
 B.C.L.S.

GROUND FLOOR

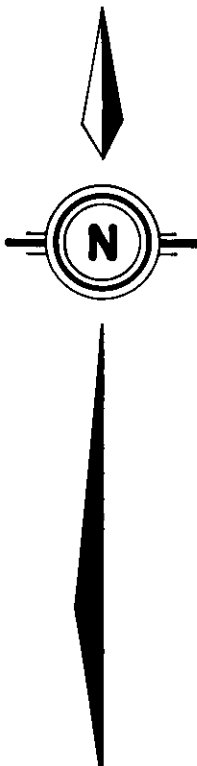
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LEGEND

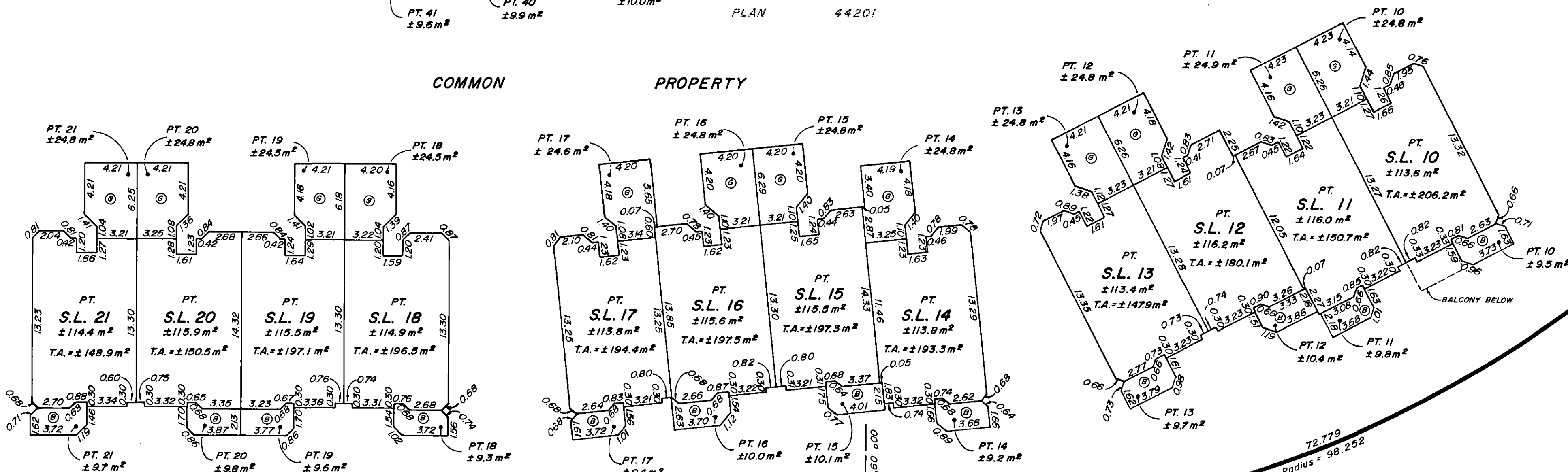
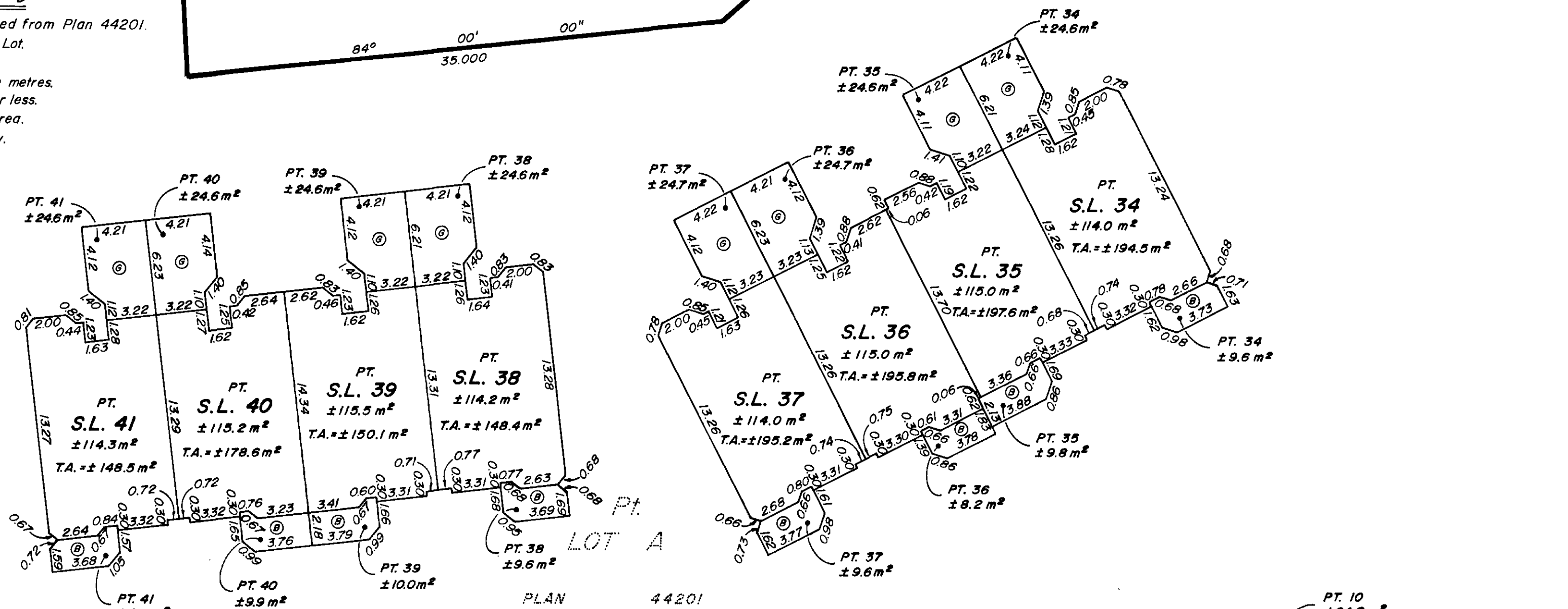
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- ⊕ Denotes garage.



PHASE TWO

STRATA PLAN 1581 PHASE ONE



Date: July 23, 1987.

General Land

B.C.L.S.

SECOND FLOOR

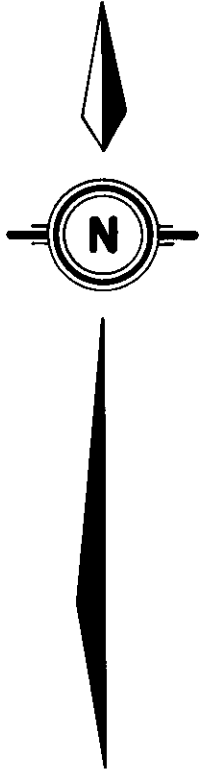
SCALE: 1:250



All distances are in Metres.

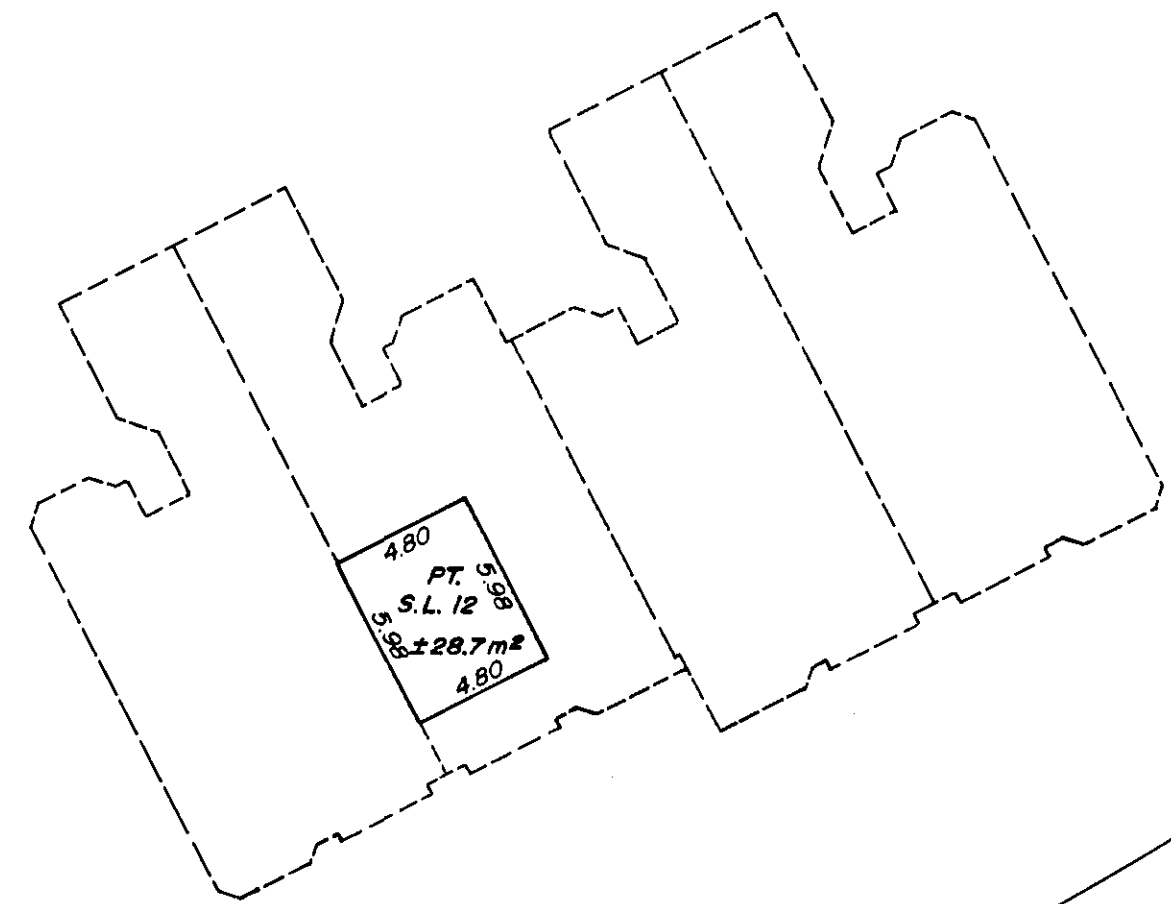
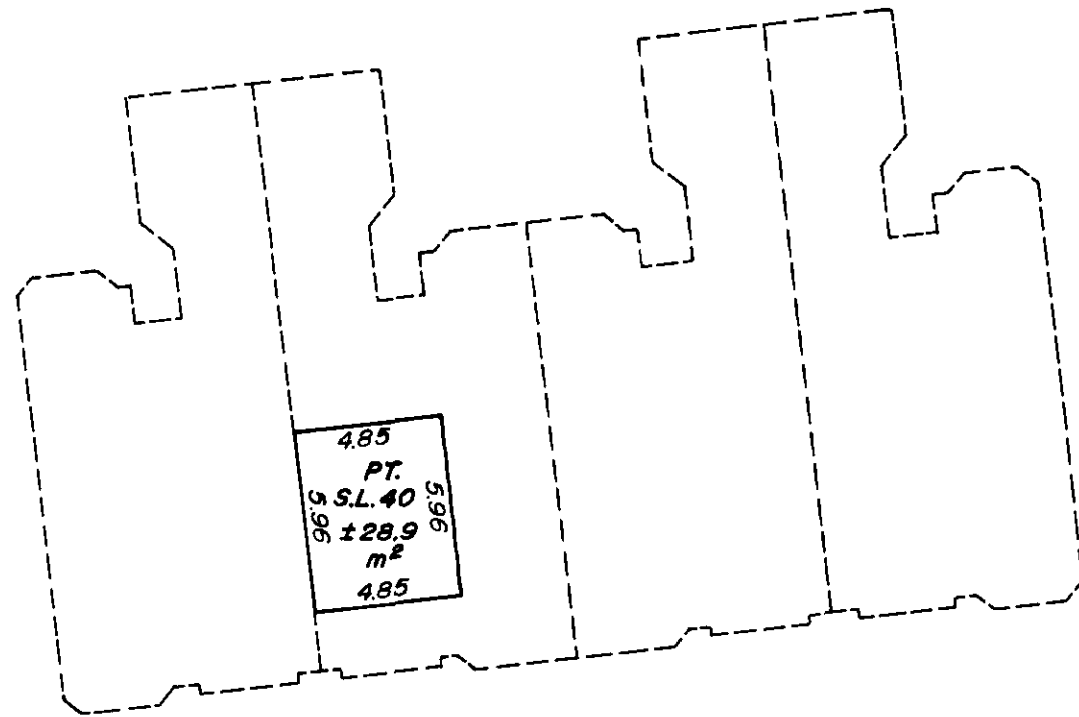
LEGEND

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- Denotes floor below.



PHASE TWO

STRATA PLAN 1581 PHASE ONE



ROYAL OAK DRIVE

Date: July 23, 1987
Leonard L. Smith
 B.C.L.S.

GROUND FLOOR

SCALE: 1:250

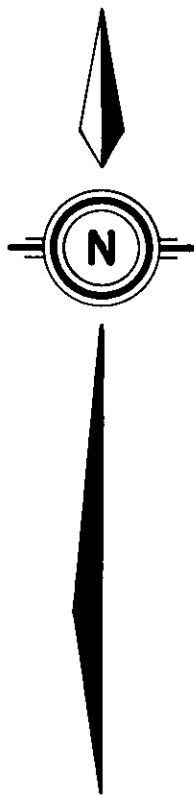


All distances are in Metres.

LEGEND

Astronomic Bearings are derived from Plan 44201.

- S.L. Denotes Strata Lot.
- PT. Denotes part.
- m² Denotes square metres.
- ± Denotes more or less.
- T.A. Denotes total area.
- ⊙ Denotes balcony.
- ⊕ Denotes garage.
- ⊖ Denotes patio.



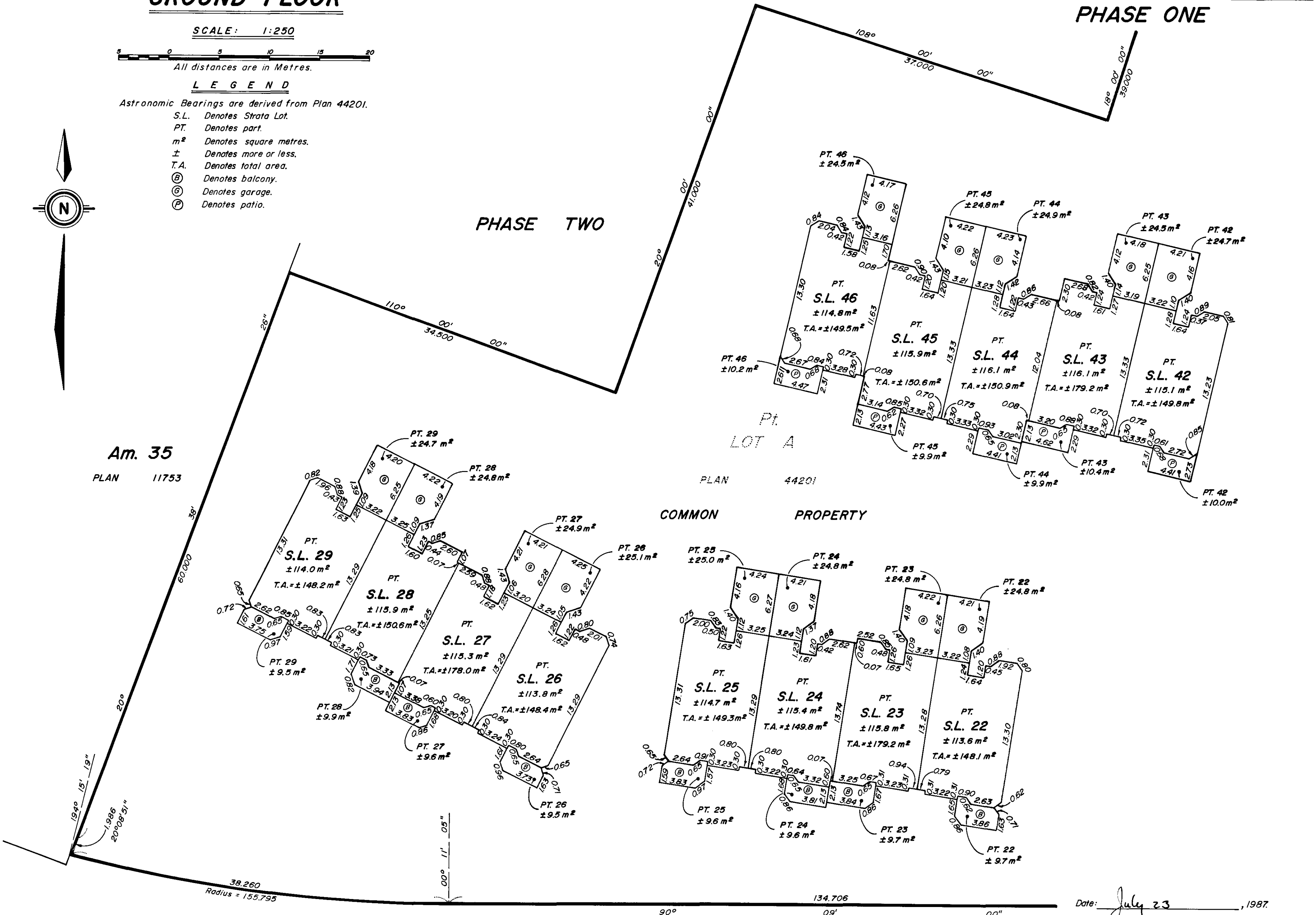
STRATA PLAN 1581 PHASE ONE

PHASE TWO

Am. 35
PLAN 11753

PLAN 44201

COMMON PROPERTY



ROYAL OAK DRIVE

Date: July 23, 1987.
 Leonard Louis [Signature]
 B.C.L.S.

SECOND FLOOR

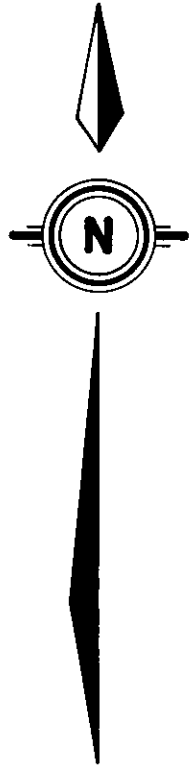
SCALE: 1:250



All distances are in Metres.

LEGEND

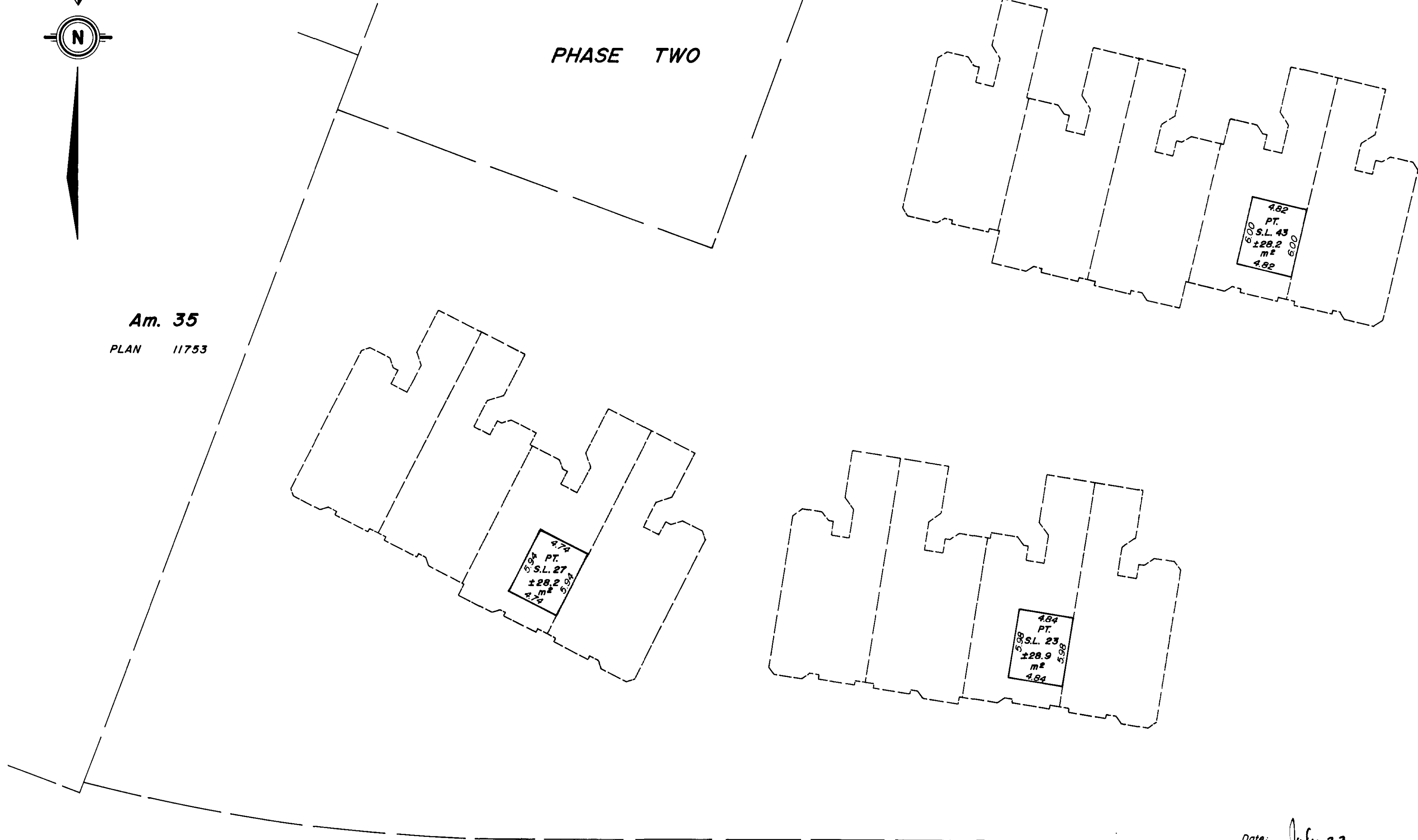
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- PT. Denotes part.
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- ± Denotes more or less.
- Denotes floor below.



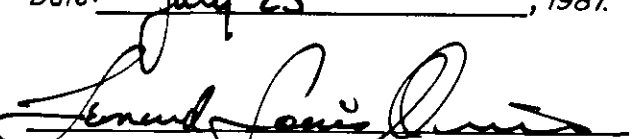
STRATA PLAN 1581 PHASE ONE

PHASE TWO

Am. 35
PLAN 11753



ROYAL OAK DRIVE

Date: July 23, 1987.

 B.C.L.S.

DEALINGS AFFECTING THE COMMON PROPERTY

STRATA PLAN 1581 PHASE ONE

Registered this 3 day of April 1998
by DF ED 393 27
M. F. ...
DEPUTY REGISTRAR

REGISTRATION		DOCUMENT	
Number	Date	Date	Nature and Particulars
S22406	18.03.87		Statutory Right of Way - The Corporation of the District of Saanich - part inter alia in Plan 44895
S31866	08.04.87		Mortgage - Richmond Savings Credit Union - inter alia
S31867	08.04.87	22.10.87	Cancelled by S111866 ✓ Assignment of Rents - Richmond Savings Credit Union - inter alia Re: S31866
S36488	23.04.87	22.10.87	Cancelled by S111867 ✓ Restrictive Covenant - inter alia; appurtenant to Lot 3, Plan 31104
S72747	08.07.87		Statutory Right of Way - British Columbia Hydro and Power Authority - inter alia; with priority over S31866 and S31867
J133603			dominant tenement - as to part formerly part of Lot 1, Plan 38287 is annexed Restrictive Covenant J133603 over Lot A, Plan 34603
M30532			Notice under Section 589 - Municipal Act see DF M30532 - as to part formerly part of Lot 1, Plan 38287
DF R111066			This title may be affected by a permit under Part 29 of the Municipal Act (see DF R111066)
DF			

JAN 24 1996

Search Information Line for
Current Information BC Reg. 76195

[Signature]
K.D. JACOBS, Registrar
Victoria Land Title District

Date: July 23, 1987.

[Signature]
Leonard Louis ...
B.C.L.S.

PHASE STRATA PLAN OF LOT A, SECTION 8, LAKE DISTRICT, PLAN 44201.

SCALE = 1:750



All distances are in Metres.

LEGEND

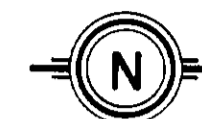
Astronomic Bearings are derived from Plan 44201.

S.L. Denotes Strata Lot.

R Denotes Radius.

"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."

S110917 for LL



STRATA PLAN 1581 PHASE TWO

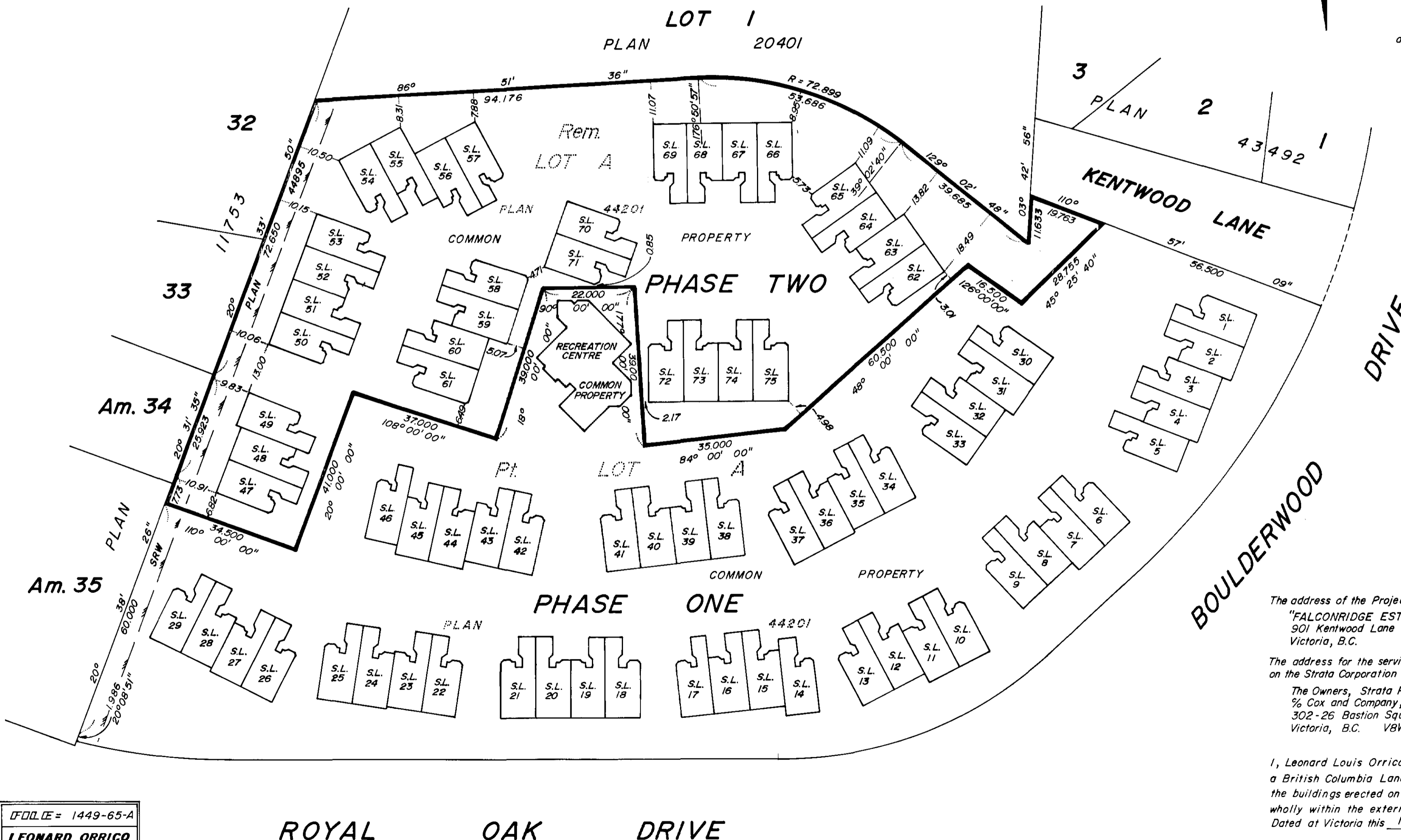
Deposited and Registered in the Land Title Office at Victoria, British Columbia this 29th day of Oct., 1987.

[Signature]
Registrar

Approved as Phase Two of a two-phased Strata Plan under the Condominium Act this 16th day of September, 1987.

[Signature]
Approving Officer
Corporation of the District of Saanich

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



The address of the Project is:
"FALCONRIDGE ESTATES"
901 Kentwood Lane
Victoria, B.C.

The address for the service of Documents on the Strata Corporation is:

The Owners, Strata Plan _____
% Cox and Company, Barristers and Solicitors
302-26 Bastion Square
Victoria, B.C. V8W 1H9

I, Leonard Louis Orrico, of Victoria, in British Columbia, a British Columbia Land Surveyor, hereby certify that the buildings erected on the parcel described above are wholly within the external boundaries of the parcel.
Dated at Victoria this 10th day of September, 1987.

[Signature]
B.C.L.S.

FILE# 1449-65-A
LEONARD ORRICO
B.C. Land Surveyor
4089 Quadra Street
Victoria, B.C. V8X-1K7
479-1012

STRATA PLAN 1581 PHASE TWO

Approved as to Forms 1 and 2
this 9th day of OCTOBER, 1987.

Jean M. Suckman
for Superintendent of Real Estate

CONDOMINIUM		ACT	
Lot No	Sheet No	FORM 1	FORM 2
		Schedule of Unit Entitlement	Schedule of Interest Upon Destruction
		Unit Entitlement	Interest Upon Destruction
47	3,4	162	149
48	3,4	163	145
49	3,4	164	139
50	3,4	163	139
51	3,4	163	135
52	3,4	164	135
53	3,4	161	135
54	4	115	129
55	4	114	129
56	4	115	129
57	4	113	129
58	4	115	129
59	4	115	129
60	4	115	135
61	4	114	139
62	5,6	163	175
63	5,6	164	169
64	5,6	163	169
65	5,6	163	175
66	5,6	164	169
67	5,6	165	159
68	5,6	165	159
69	5,6	164	165
70	3,4	162	169
71	3,4	162	175
72	6	114	149
73	6,7	145	155
74	6	115	145
75	6	114	149
Aggregate		4179	4307

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.

J Lee

Declared before me at Victoria, British Columbia this 17 day of Sept, 1987.

J. Vernon O'Neil
A Commissioner for taking Affidavits for B.C.

Registered Owners
Tri-Eagle Financial Corporation (Inc. No. 238,049)

Authorized signatory
J Lee Seal
A. & A.B. Holdings Ltd. (Inc. No. 276,565)

Ann Rogan
Authorized signatory
Authorized signatory Seal

Mortgagee
Richmond Savings Credit Union
Robert
Authorized signatory Seal
M. O'Neil
Authorized signatory Seal

I, Leonard Louis Orrico, British Columbia Land Surveyor, hereby certify that the buildings shown in this strata plan have not, as of the 10th day of September, 1987, been previously occupied. Dated at Victoria, B.C., this 10th day of September, 1987.

Date: September 10, 1987.

Leonard Louis Orrico
B.C.L.S.

Leonard Louis Orrico
B.C.L.S.

BASEMENT

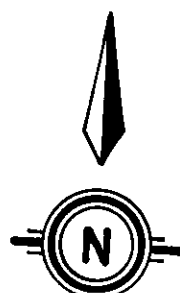
SCALE: 1:250



All distances are in Metres.

LEGEND

- S.L. Denotes Strata Lot.
- PT. Denotes part.
- m² Denotes square metres.
- ± Denotes more or less.



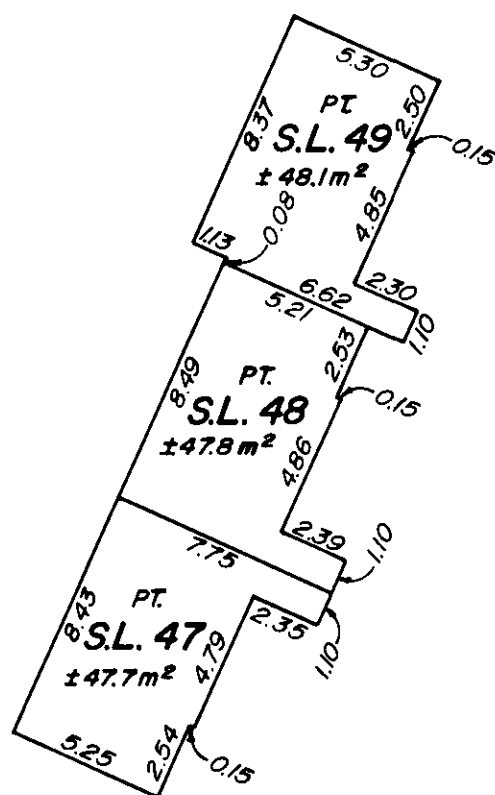
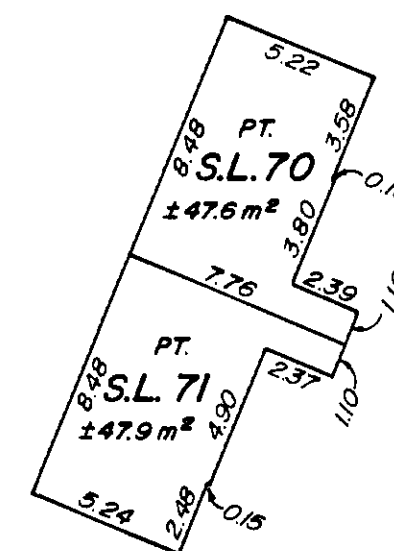
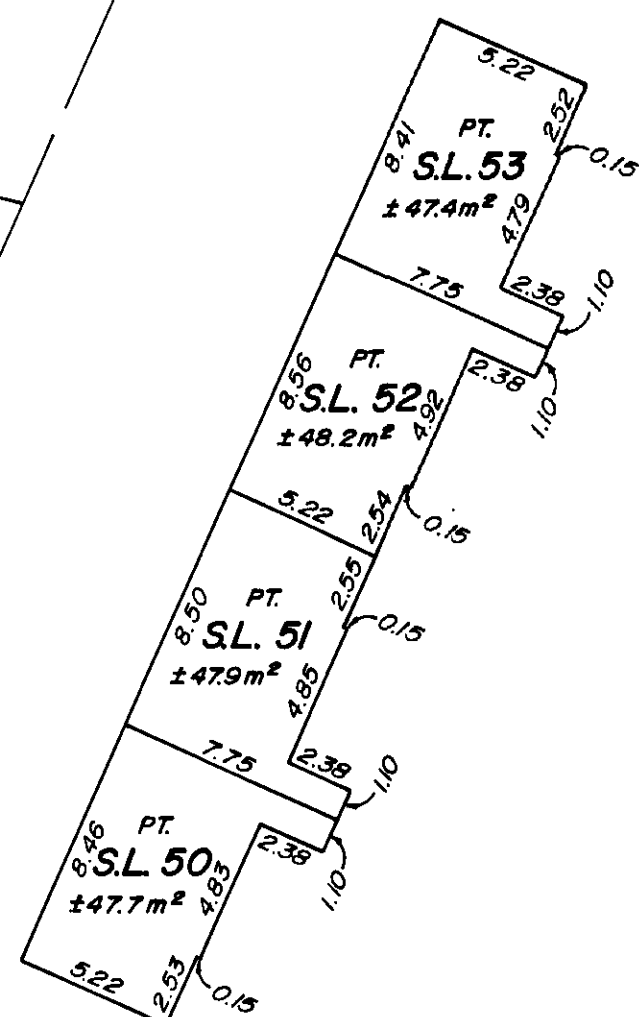
STRATA PLAN 1581 PHASE TWO

32

33

Am.
34

P L A N



PHASE ONE

Date: September 10, 1987

Leonard Louis
R.C.L.S.

GROUND FLOOR

SCALE: 1:250

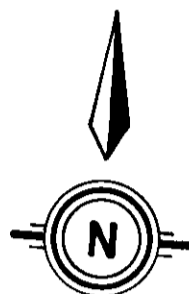


All distances are in Metres.

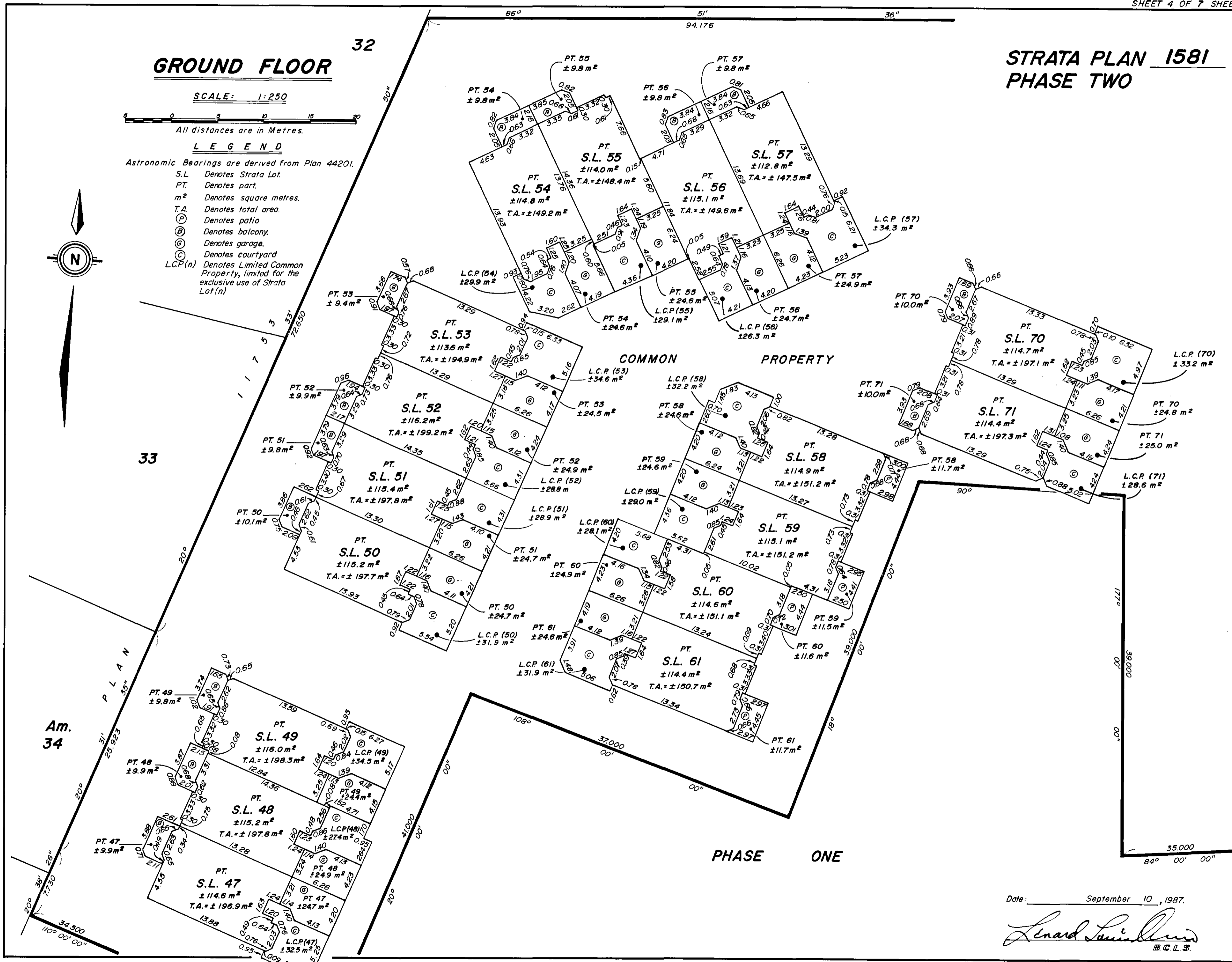
LEGEND

Astronomic Bearings are derived from Plan 44201.

- S.L. Denotes Strata Lot.
- PT. Denotes part.
- m² Denotes square metres.
- T.A. Denotes total area.
- (P) Denotes patio.
- (B) Denotes balcony.
- (G) Denotes garage.
- (C) Denotes courtyard.
- L.C.P.(n) Denotes Limited Common Property, limited for the exclusive use of Strata Lot(n)



STRATA PLAN 1581 PHASE TWO



Date: September 10, 1987.

Leonard Louis Lewis
 B.C.L.S.

BASEMENT

SCALE: 1:250

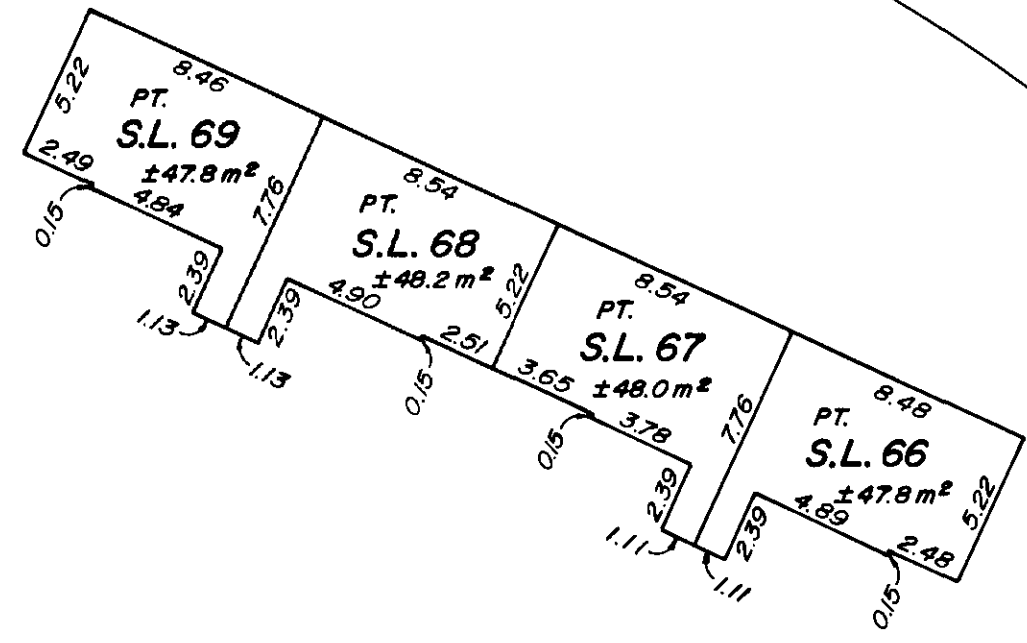
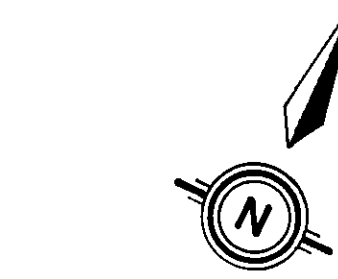


All distances are in Metres.

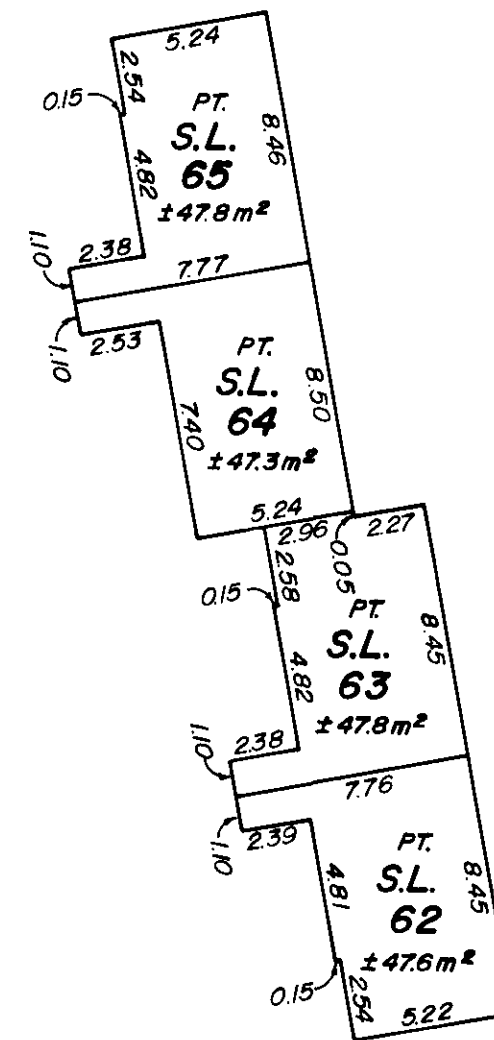
LEGEND

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- m² Denotes square metres.
- ± Denotes more or less.

STRATA PLAN 1581 PHASE TWO



LOT 1
PLAN 20401



3
PLAN
43492

KENTWOOD LANE

PHASE ONE

Date: September 10, 1987

GROUND FLOOR

SCALE: 1:250



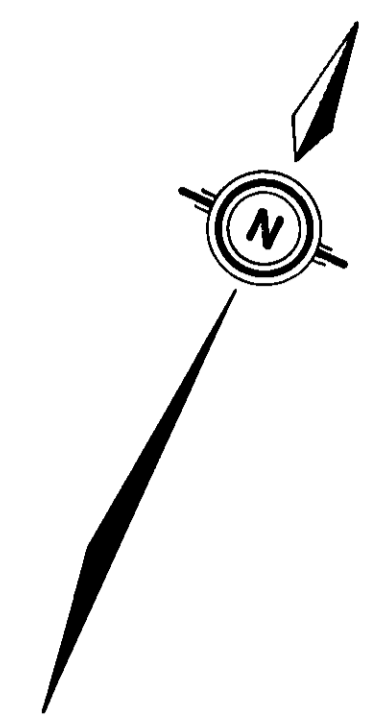
All distances are in Metres.

LEGEND

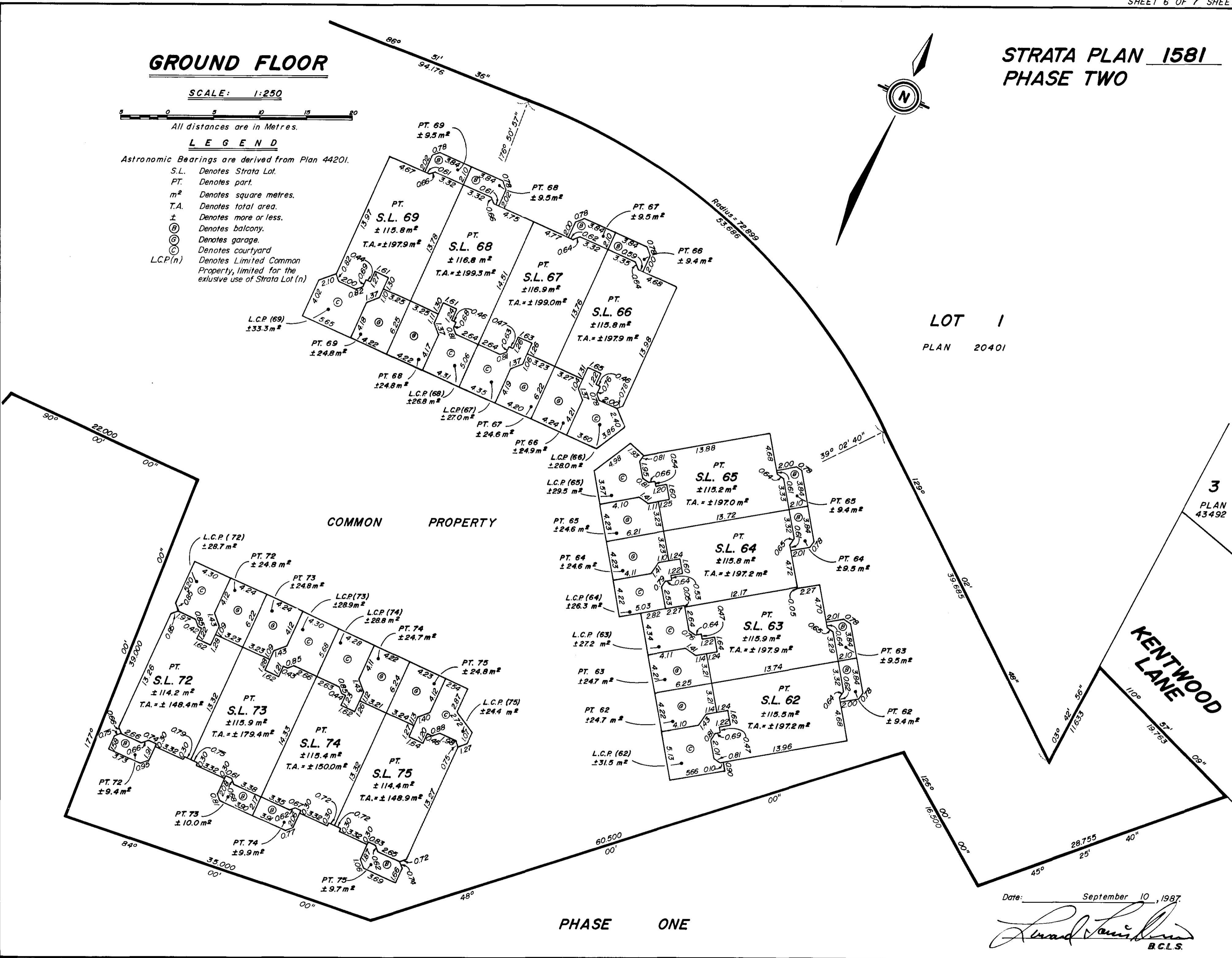
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- m² Denotes square metres.
- T.A. Denotes total area.
- ± Denotes more or less.
- ⊕ Denotes balcony.
- ⊙ Denotes garage.
- ⊗ Denotes courtyard
- L.C.P.(n) Denotes Limited Common Property, limited for the exclusive use of Strata Lot (n)

STRATA PLAN 1581 PHASE TWO



LOT 1
PLAN 20401



Date: September 10, 1987.

David Lewis
B.C.L.S.

SECOND FLOOR

SCALE: 1:250

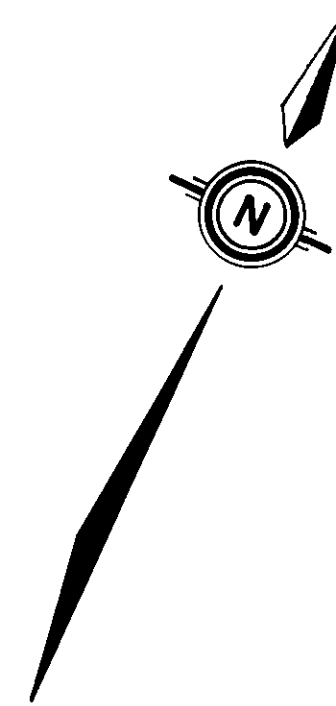


All distances are in Metres.

LEGEND

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- ± Denotes more or less.
- Denotes floor below.

STRATA PLAN 1581 PHASE TWO



LOT 1
PLAN 20401

3
PLAN 43492

KENTWOOD LANE

4.83
PT.
SL. 73
±28.7m²
4.83

PHASE ONE

Date: September 10, 1987

Leonard Landman
B.C.L.S.