

Sheet 1 of 20 sheets

**STRATA PLAN OF LOT 2, PLAN 25303,  
SECTION 10, VICTORIA DISTRICT.**

Scale:- 1 inch = 50 feet

**Legend**

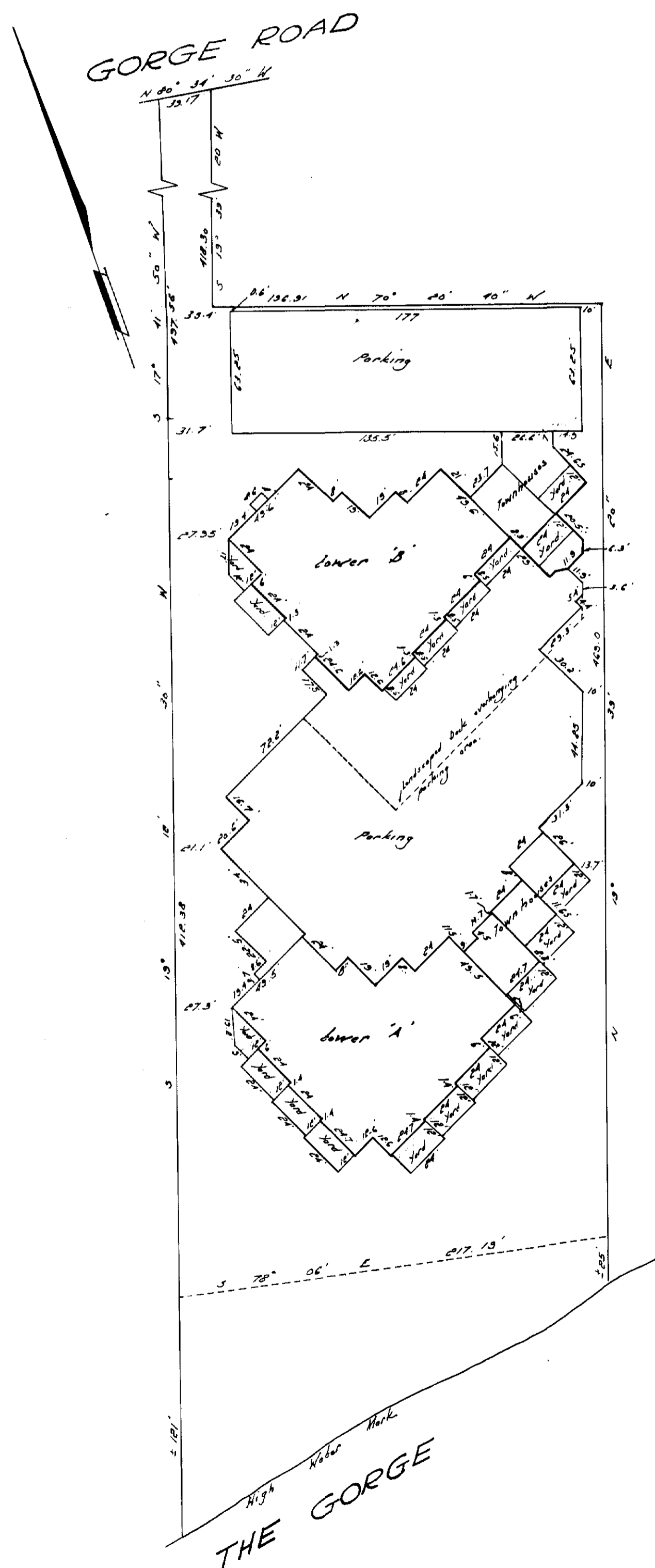
Pt. denotes Part  
Sq. Ft. Square feet.  
Address:- 103-105 Gorge Road, City of Victoria

**STRATA PLAN No 609**  
Deposited and Registered in  
the Land Registry Office at  
Victoria  
This 9<sup>th</sup> day of Decr 1977  
A 26615 M.A. 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 2, Plan 25303,  
Section 10, Victoria Dist.  
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 22<sup>nd</sup> day of July, 1977



I, Hugh A. Noakes, of Victoria,  
a British Columbia Land  
Surveyor, hereby certify  
that the building erected  
above is wholly within the  
external boundaries of  
the parcel.

Dated at Victoria  
This 22<sup>nd</sup> day of July, 1977  
*Hugh A. Noakes*  
B.C.L.S.

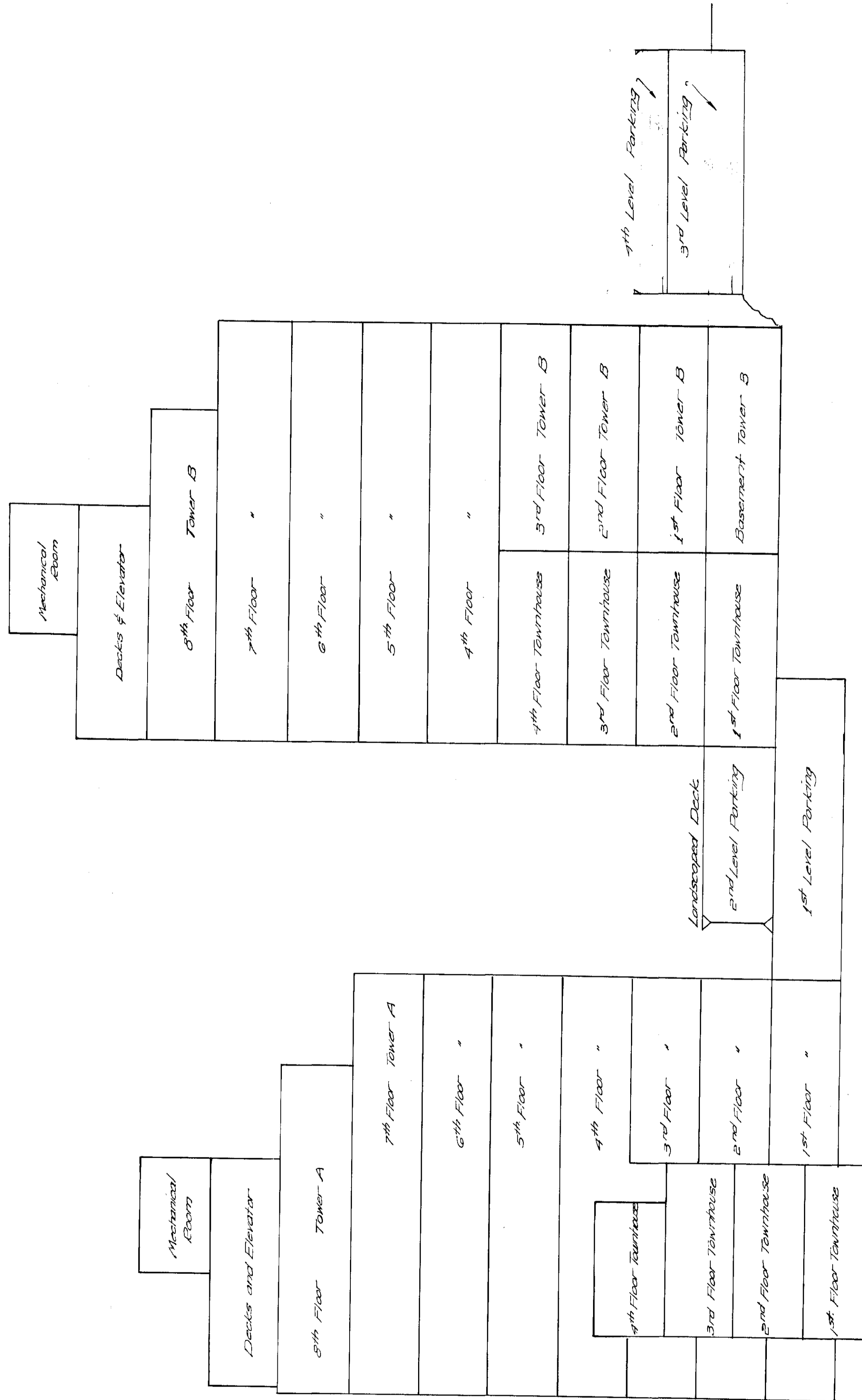
The address for Service of documents  
on the strata Corporation is :-  
C/o 1007 Fort Street, Victoria, B.C.

Sheet 14 of 20 Sheets

STRATA/PLANNING 609

### APARTMENT TOWERS CROSS SECTION

Scale :- Horizontal 1 inch = 60 feet  
Vertical 1 inch = 10 feet



NORTH EAST ELEVATION

*John A. Nadeau*  
P.C.L.S.  
Date: July 22nd, 1977

Sheet 2 of 20 Sheets

STRATA PLAN No 609

Approved as to Forms 1 & 2  
This 7<sup>th</sup> day of December 1977

*Jaime Paterson*  
For 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.

*John Stued*  
Declared before me at Victoria, B.C.  
This 8<sup>th</sup> day of NOVEMBER 1977.

*Mohan Daul*  
A Commissioner for taking Affidavits for British Columbia.

STRATA TITLES ACT				
Lot No	Sheet Nos	FORM 1	FORM 2	FORM 3
		Schedule of Unit Entitlement	Schedule of Interest Upon Destruction	Schedule of Number of Votes
1	3 & 5	88	760	
2	3 & 5	110	855	
3	3 & 5	154	935	
4	7	52	665	
5	7 & 9	133	982	
6	4	56	626	
7	4	52	626	
8	4	53	657	
9	4	93	750	
10	4	55	657	
11	4	53	618	
12	4	43	618	
13	6	95	775	
14	6	53	626	
15	6	55	657	
16	6	93	790	
17	6	56	657	
18	6	53	618	
19	6	96	775	
20	6	52	489	
21	8	95	786	
22	8	53	634	
23	8	55	665	
24	8	93	808	
25	8	56	665	
26	8	53	626	
27	8	96	786	
28	8	52	507	
29	8	52	507	
30	10	95	798	
31	10	53	641	
32	10	55	673	
33	10	93	824	
34	10	56	673	
35	10	53	634	
36	10	96	798	
37	10	52	515	
38	10	52	515	
39	11	96	812	
40	11	53	649	
41	11	55	681	
42	11	93	843	
43	11	56	681	
44	11	53	641	
45	11	96	812	
46	11	52	523	
47	11	52	523	
48	12	96	824	
49	12	53	657	
50	12	55	689	
51	12	93	863	
52	12	56	689	
53	12	53	649	
54	12	96	824	
55	12	52	531	
56	12	52	531	
57	13	96	847	
58	13	53	665	
59	13	55	697	
60	13	93	887	
61	13	52	697	
62	13	53	657	
63	13	96	847	
64	13	52	538	
65	13	52	538	
66	14	116	1426	
67	14	55	713	
68	14	93	919	
69	14	55	713	
70	14	116	1426	
71	6 & 8	103	752	
72	6 & 8	135	806	
73	8	94	775	
74	8	53	626	
75	8	55	657	
76	8	92	790	
77	8	56	578	
78	8	53	618	
79	8	96	760	
80	8	52	467	
81	10	51	626	
82	10 & 11	138	838	
83	10	94	768	
84	10	53	610	
85	10	55	641	
86	10	92	775	
87	10	52	641	
88	10	53	602	
89	10	96	760	
90	10	52	467	

STRATA TITLES ACT (continued)				
Lot No	Sheet Nos	FORM 1	FORM 2	FORM 3
		Schedule of Unit Entitlement	Schedule of Interest Upon Destruction	Schedule of Number of Votes
91	10	52	467	
92	11	94	780	
93	11	53	618	
94	11	55	649	
95	11	92	792	
96	11	56	649	
97	11	53	626	
98	11	96	775	
99	11	52	483	
100	11	52	505	
101	12	96	847	
102	12	53	626	
103	12	55	657	
104	12	92	808	
105	12	56	657	
106	12	53	618	
107	12	96	790	
108	12	52	489	
109	12	52	505	
110	13	96	804	
111	13	53	641	
112	13	55	673	
113	13	92	832	
114	13	56	673	
115	13	53	630	
116	13	96	804	
117	13	52	515	
118	13	52	515	
119	14	96	822	
120	14	53	657	
121	14	55	689	
122	14	92	854	
123	14	56	689	
124	14	53	645	
125	14	96	822	
126	14	52	523	
127	14	52	523	
128	15	96	847	
129	15	53	665	
130	15	55	697	
131	15	92	879	
132	15	56	697	
133	15	53	657	
134	15	96	847	
135	15	52	531	
136	15	52	531	
137	16	116	1426	
138	16	55	713	
139	16	92	919	
140	16	56	713	
141	16	116	1426	
Aggregate		10,000	100,000	

Registered Owners -

Concord Credit Ltd.

*John Stued*  
President

Mortgages

Bank of Montreal

Marguard Trust Company

BY ITS ATTORNEYS IN FACT NO. F1799

*Marguerite Hux*  
*J.R. Hux*

Canadian Commercial and Industrial Bank

BY ITS ATTORNEYS IN FACT

*William P. Hux*

Date - October 3<sup>rd</sup>, 1977

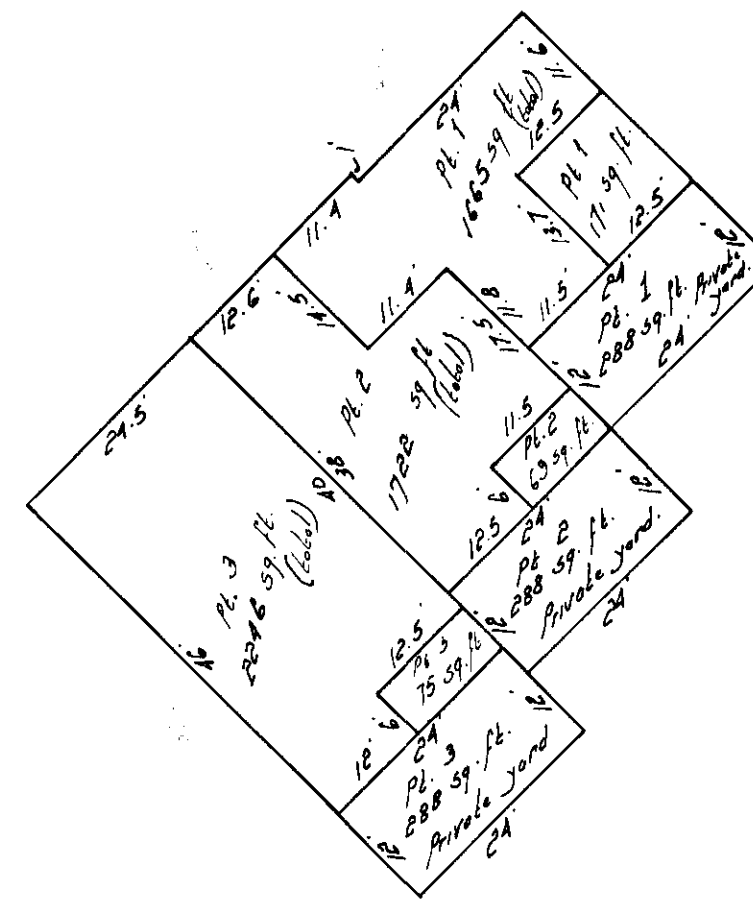
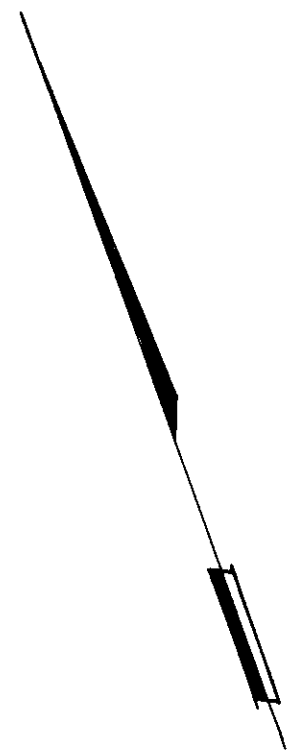
*John A. Hux*  
B.C.L.S.

Sheet 3 of 20 Sheets

STRATA PLAN LP 609

1st floor townhouses building 'A'

Scale: 1 inch = 20 feet



Dated: July 22<sup>nd</sup> 1977

Paul R. Wood  
B.C.L.S.

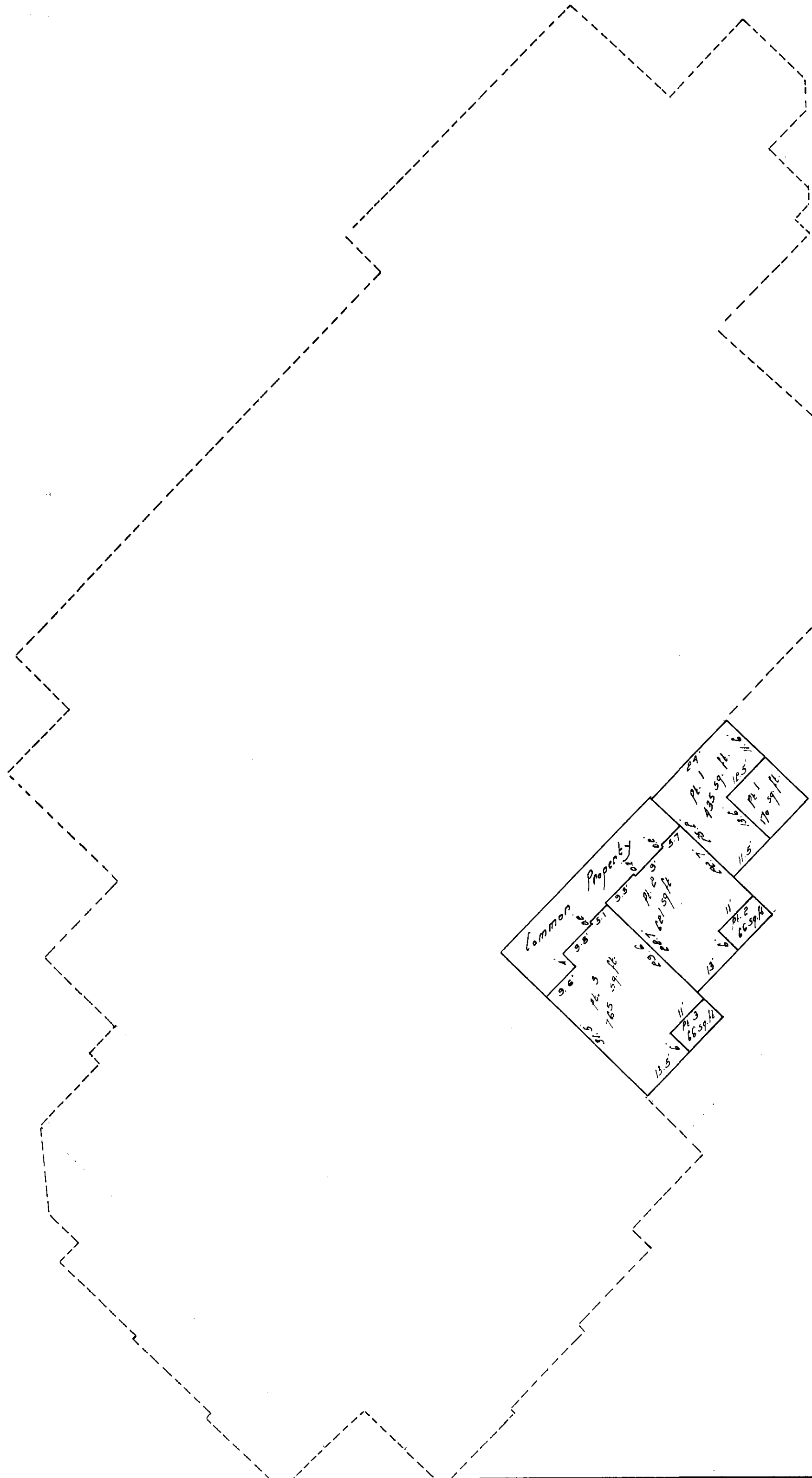
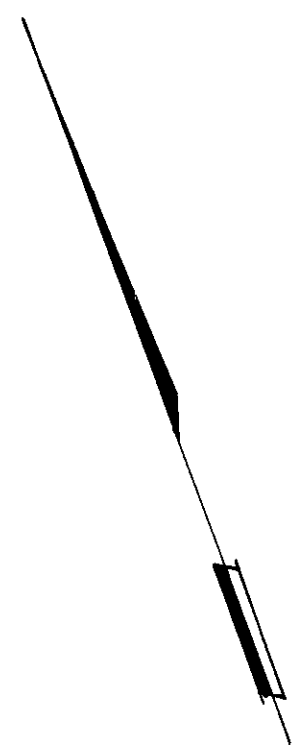


Sheet 5 of 20 Sheets

STRATA PLAN No 609

2nd floor townhouses building A'

Scale: 1 inch = 20 feet



Dated: July 22<sup>nd</sup> 1977

Jul C. [Signature]

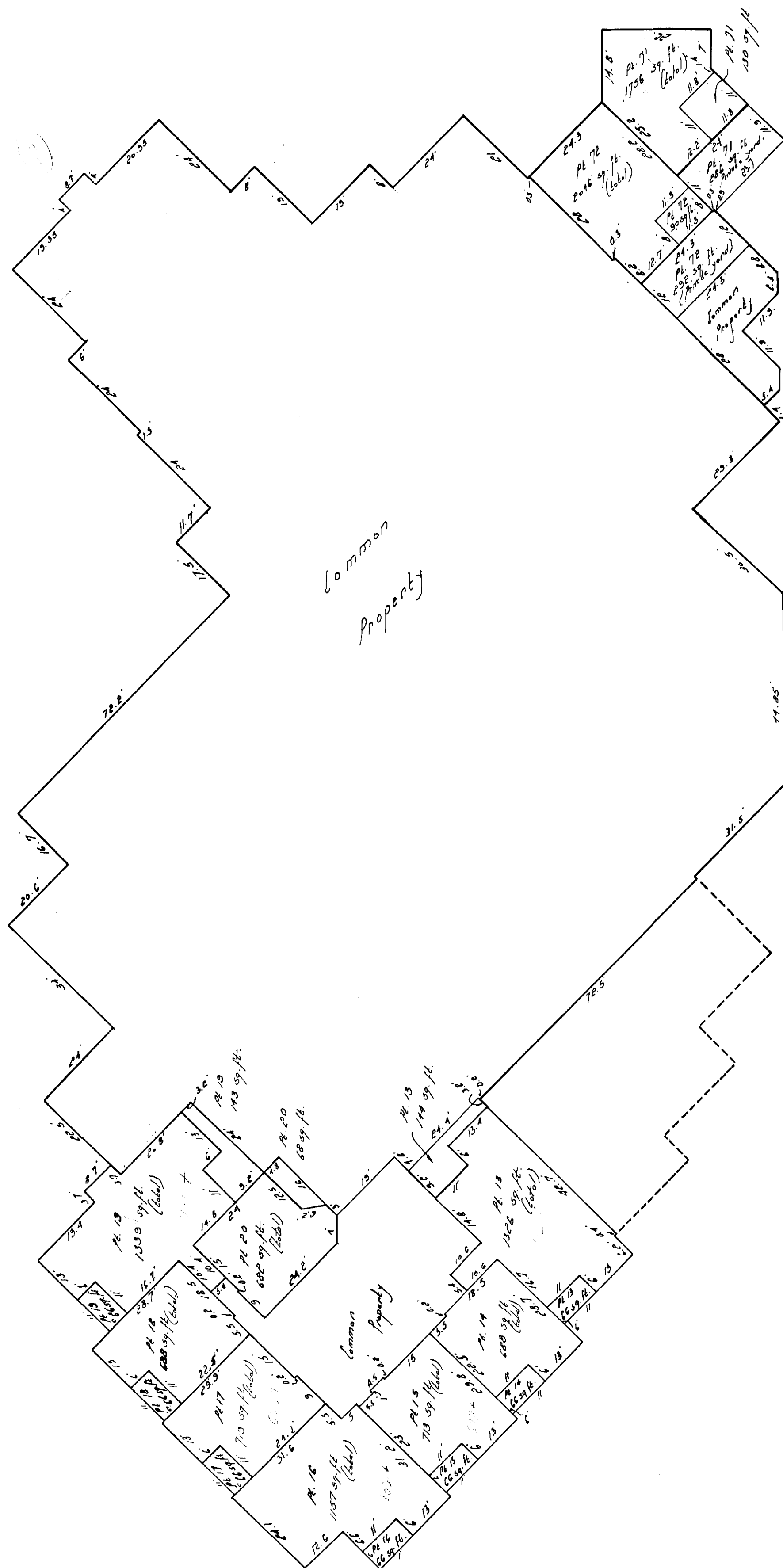
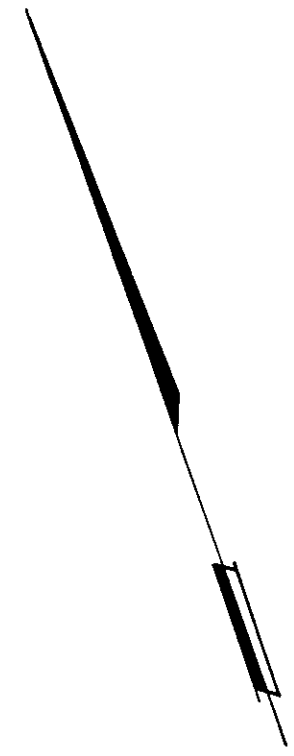
5215

Sheet 6 of 20 Sheets

STRATA PLAN No. **609**

Scale : 1 inch = 20 feet

2nd floor lower 'A', 2' x 2' level parking  
of basement 'B', 1' x 1' floor beamhouses 'B'



Dated: July 22<sup>nd</sup>, 1977

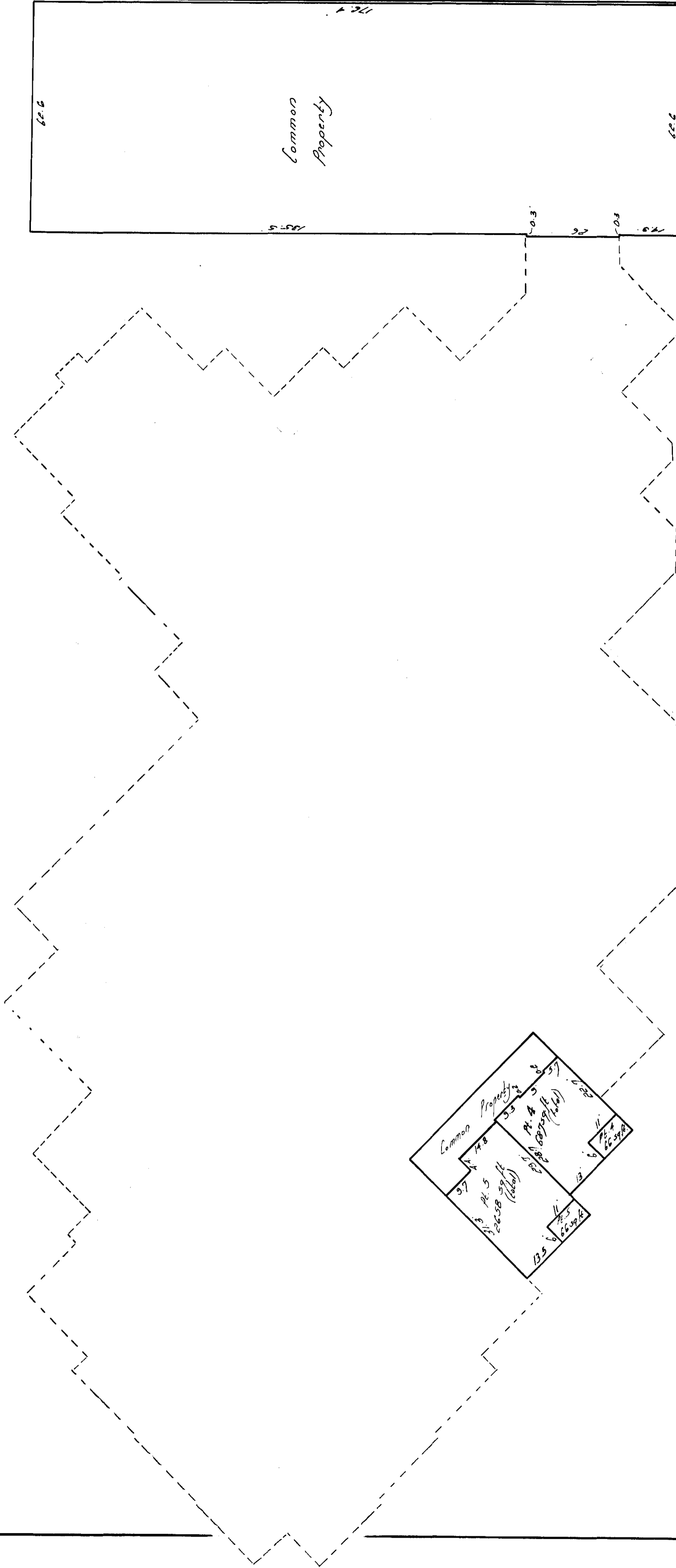
*Art Q. Oberlin*  
A.C.L.S.

Sheet 7 of 20 sheets

STRATA PLAN #: 609

3rd floor townhouses building A  
2nd level parking

Scale: 1 inch = 20 feet



Dated: July 22<sup>nd</sup> 1977

*Handwritten signature*  
A.C.S.

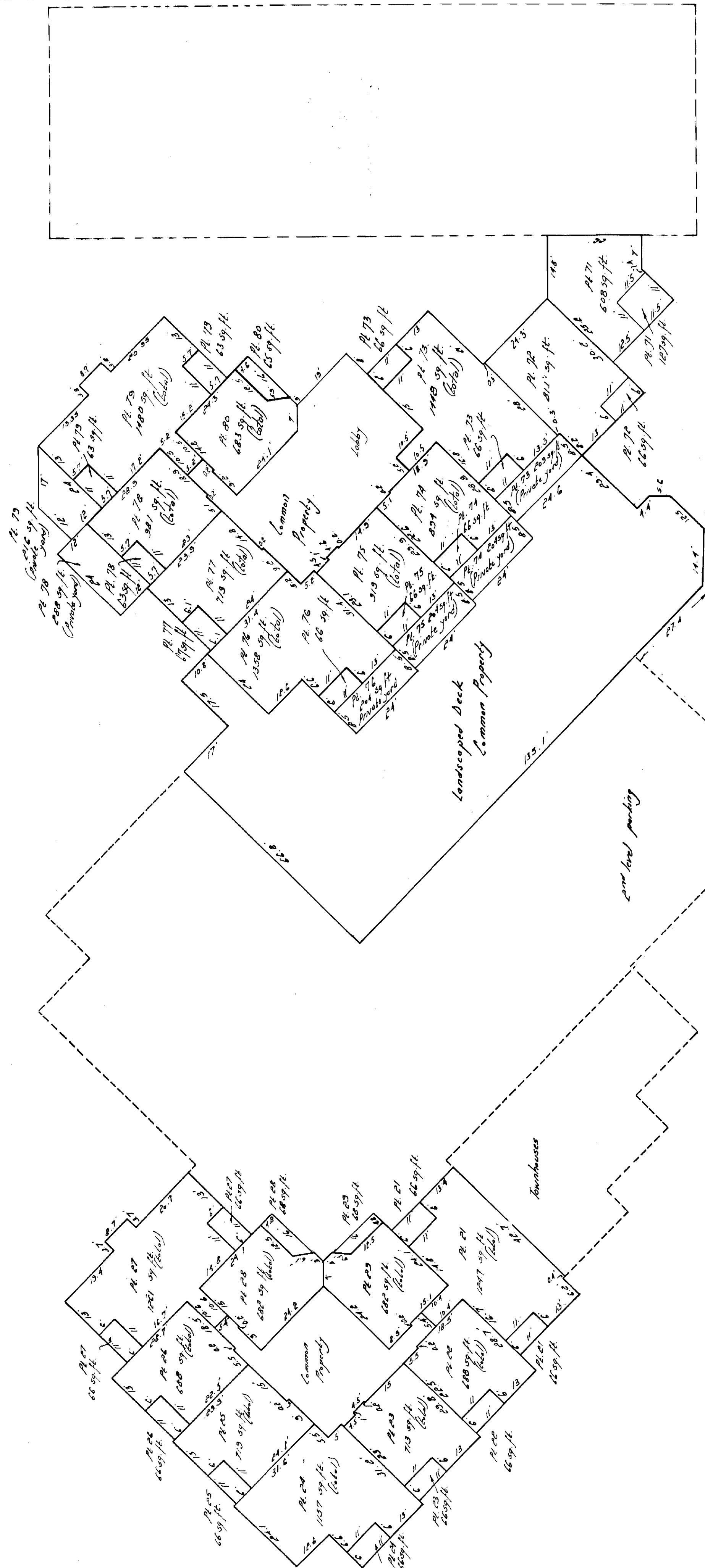


Sheet 8 of 20 Sheets

STRATA PLAN No 609

3rd Floor, tower A, 2nd floor townhouses,  
Building B, 1st floor, tower B

Scale: 1 inch = 20 feet



Dated July 22<sup>nd</sup> 1977

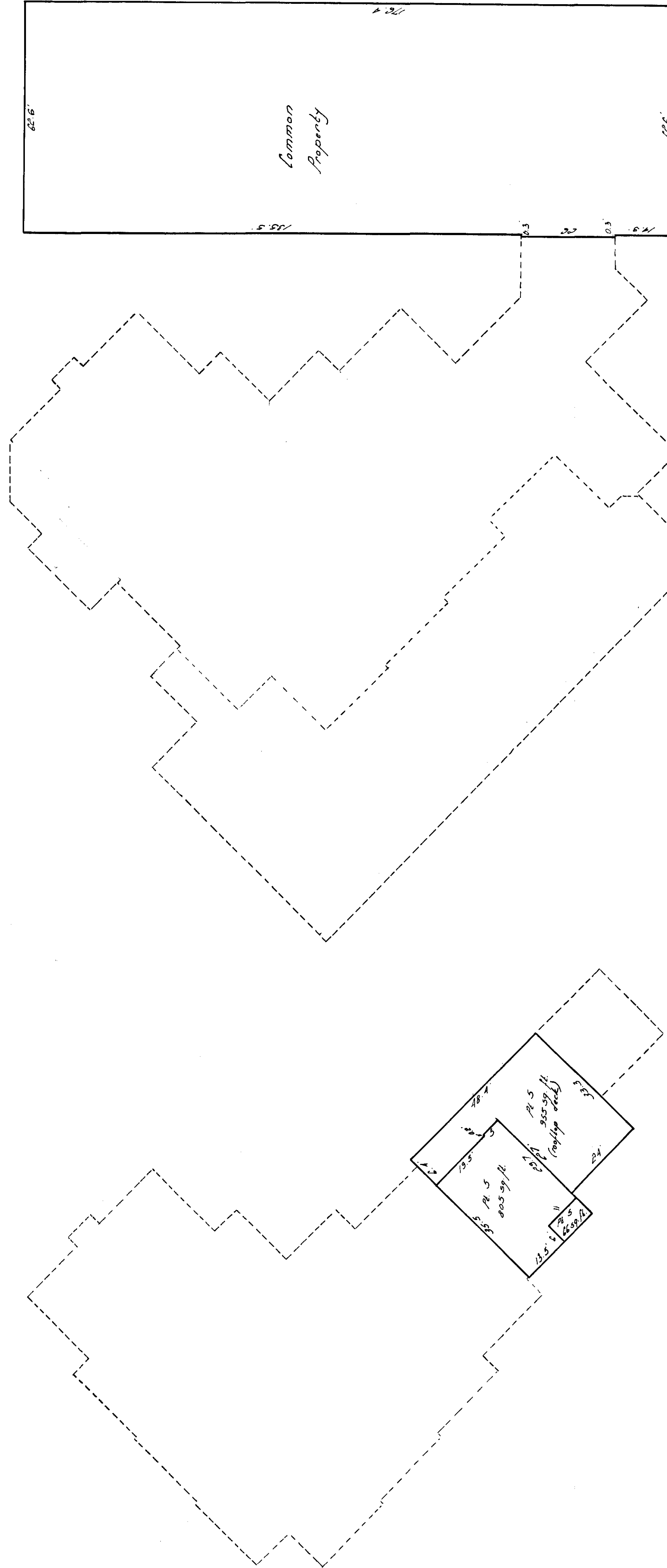
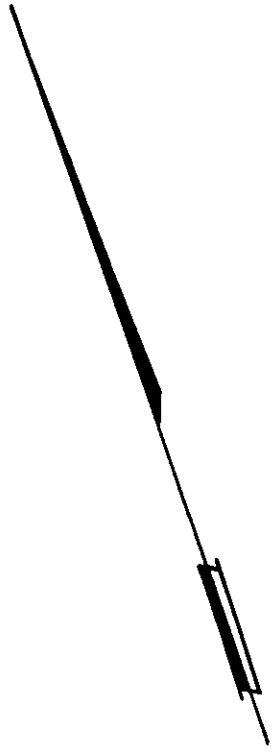
Paul P. Nordh R.C.L.S.

Sheet 9 of 20 Sheets

STRATA PLAN No 609

4th floor townhouses building 'A'

Scale : 1 inch = 20 feet



Dated July 22<sup>nd</sup> 1977

Neil P. Domb

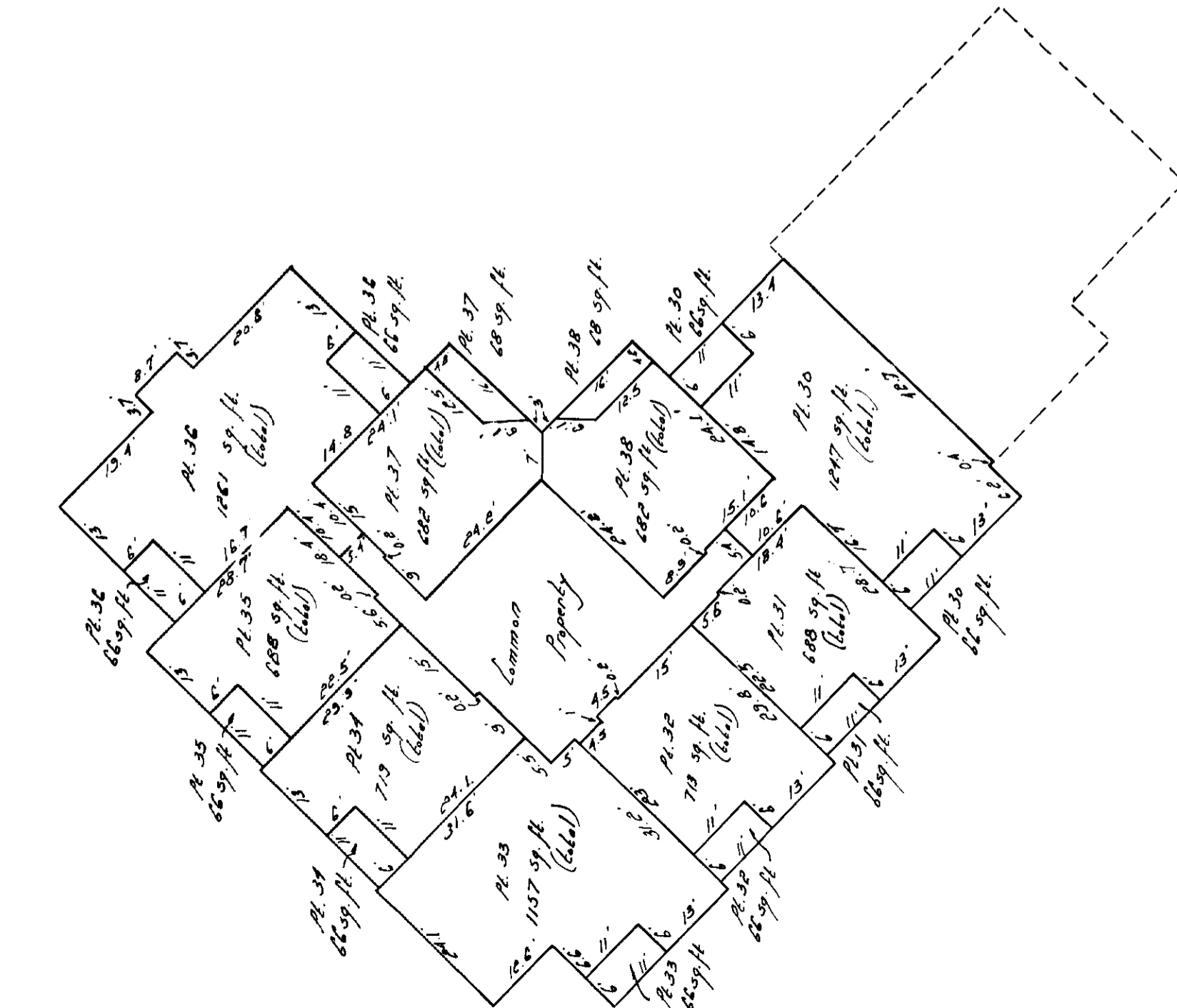
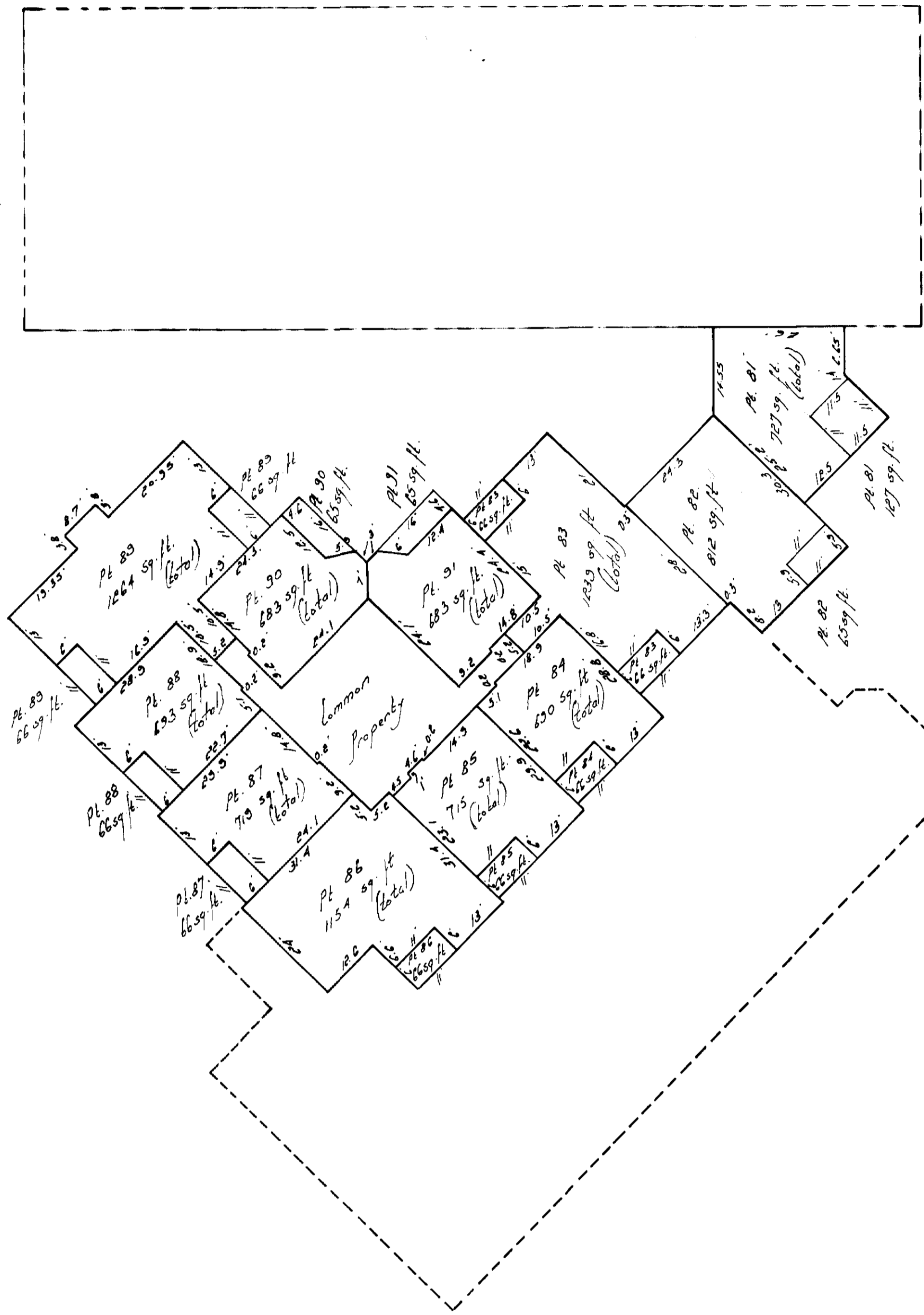
B.L.S.

Sheet 10 of 20 sheets

STRATA PLAN 609

4th floor tower A & 3rd floor common areas  
building B & 2nd floor tower B

Scale: 1 inch = 20 feet



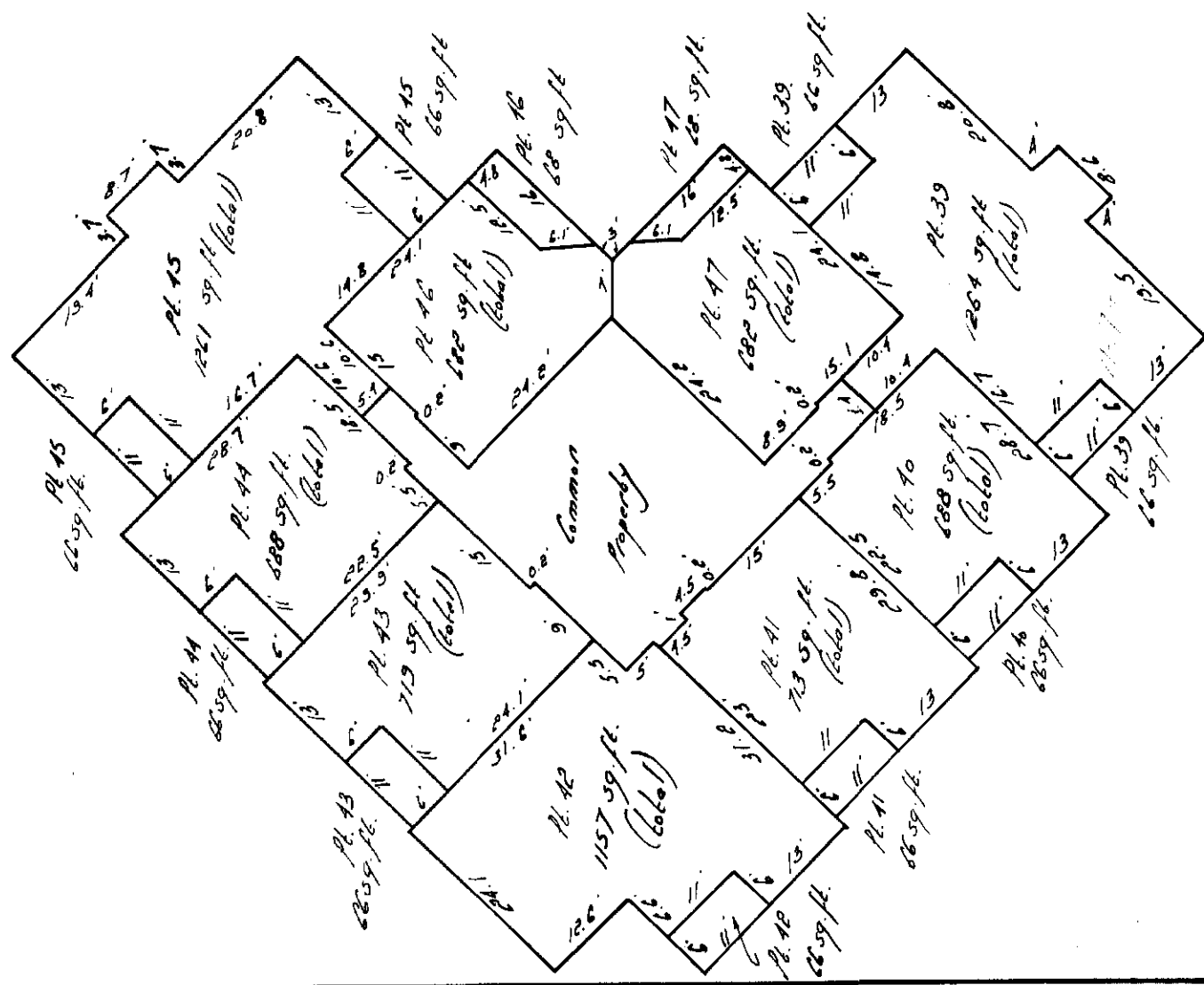
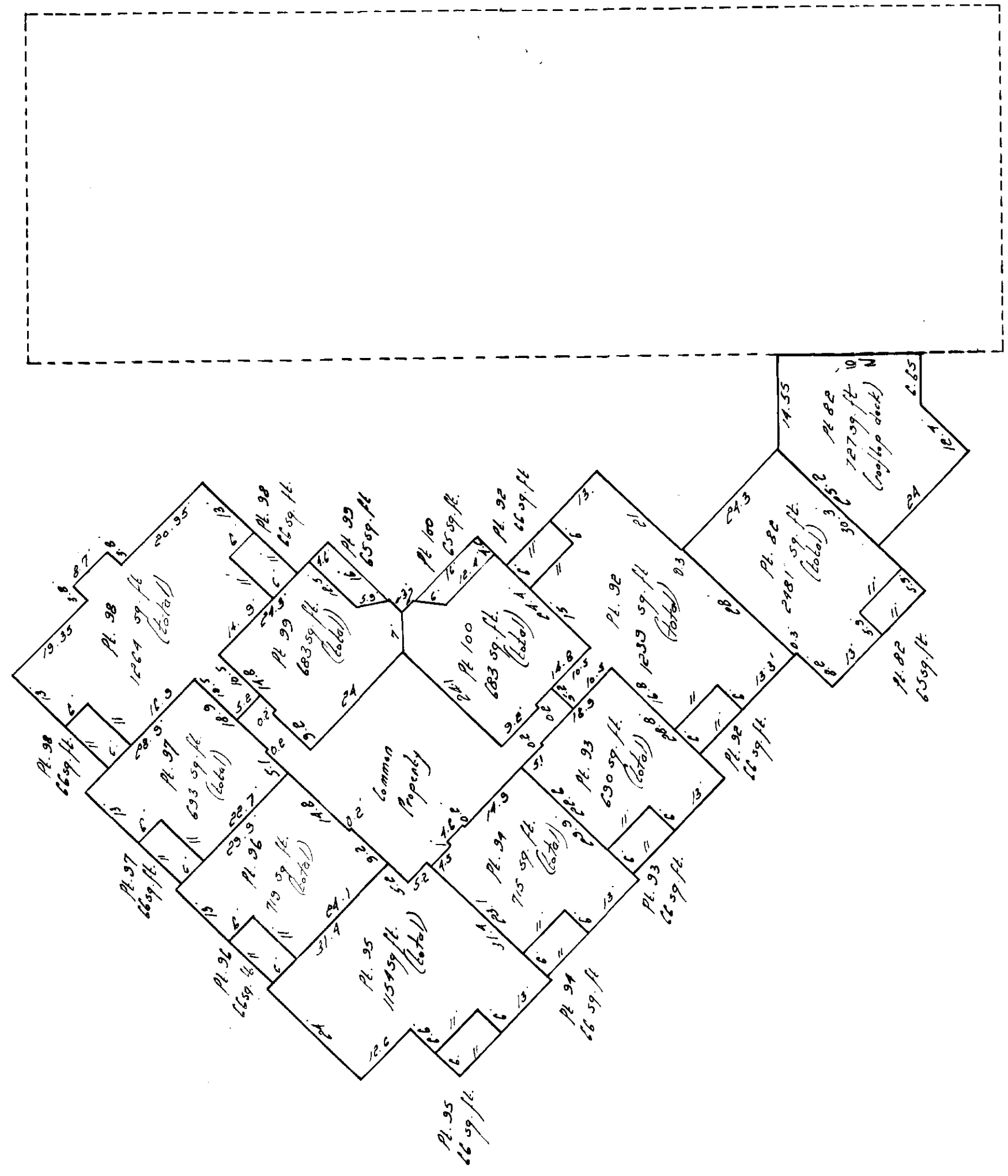
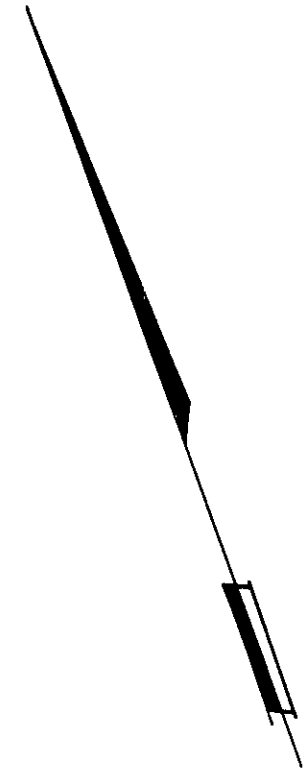
Dated July 22<sup>nd</sup> 1977

Art P. Nord  
S.C.L.S.

Sheet 11 of 10 sheets  
STRATA PLAN No **609**

Scale: 1 inch = 20 feet

5th floor tower A & 4th floor townhouses,  
building B & 3rd floor tower B



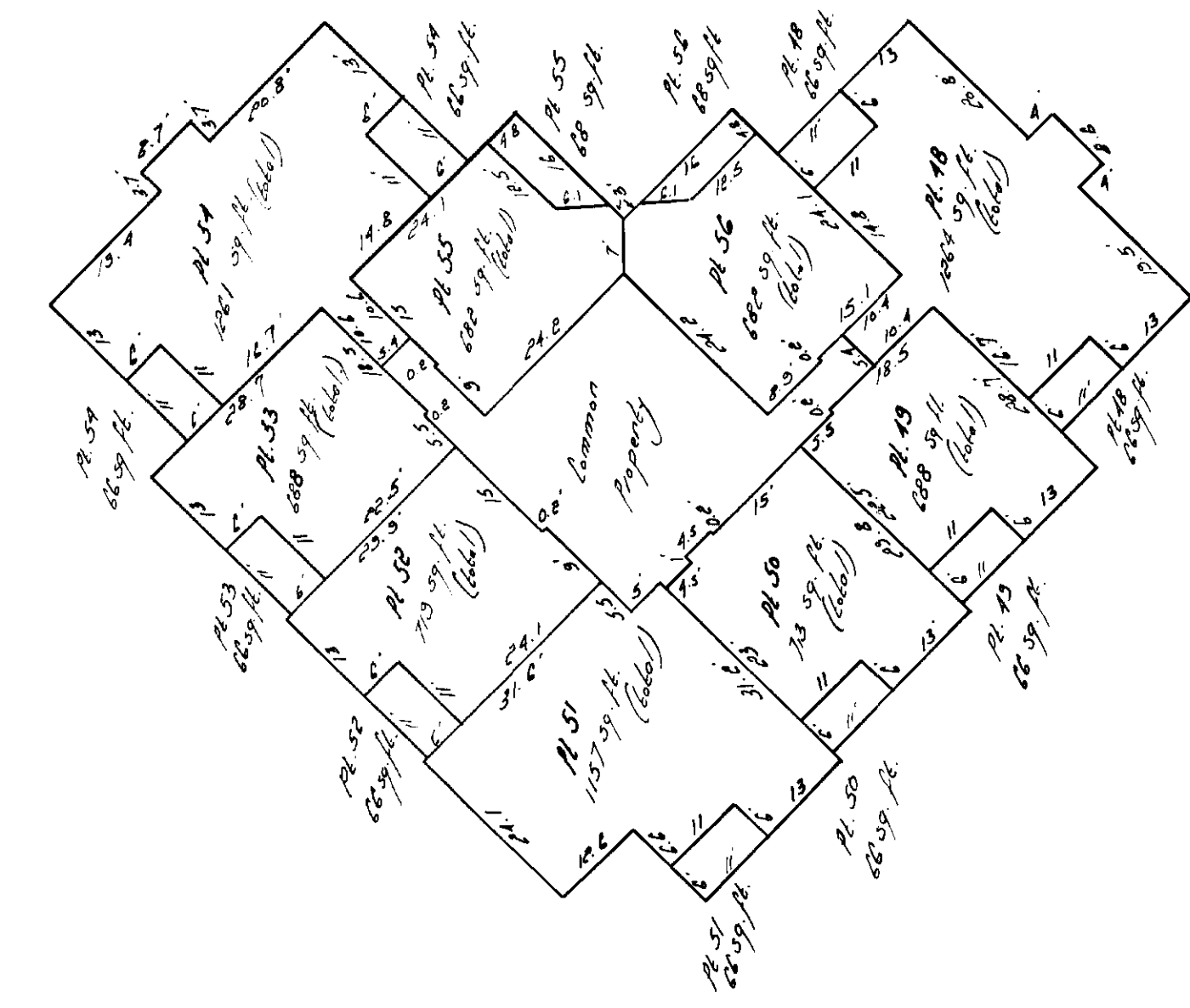
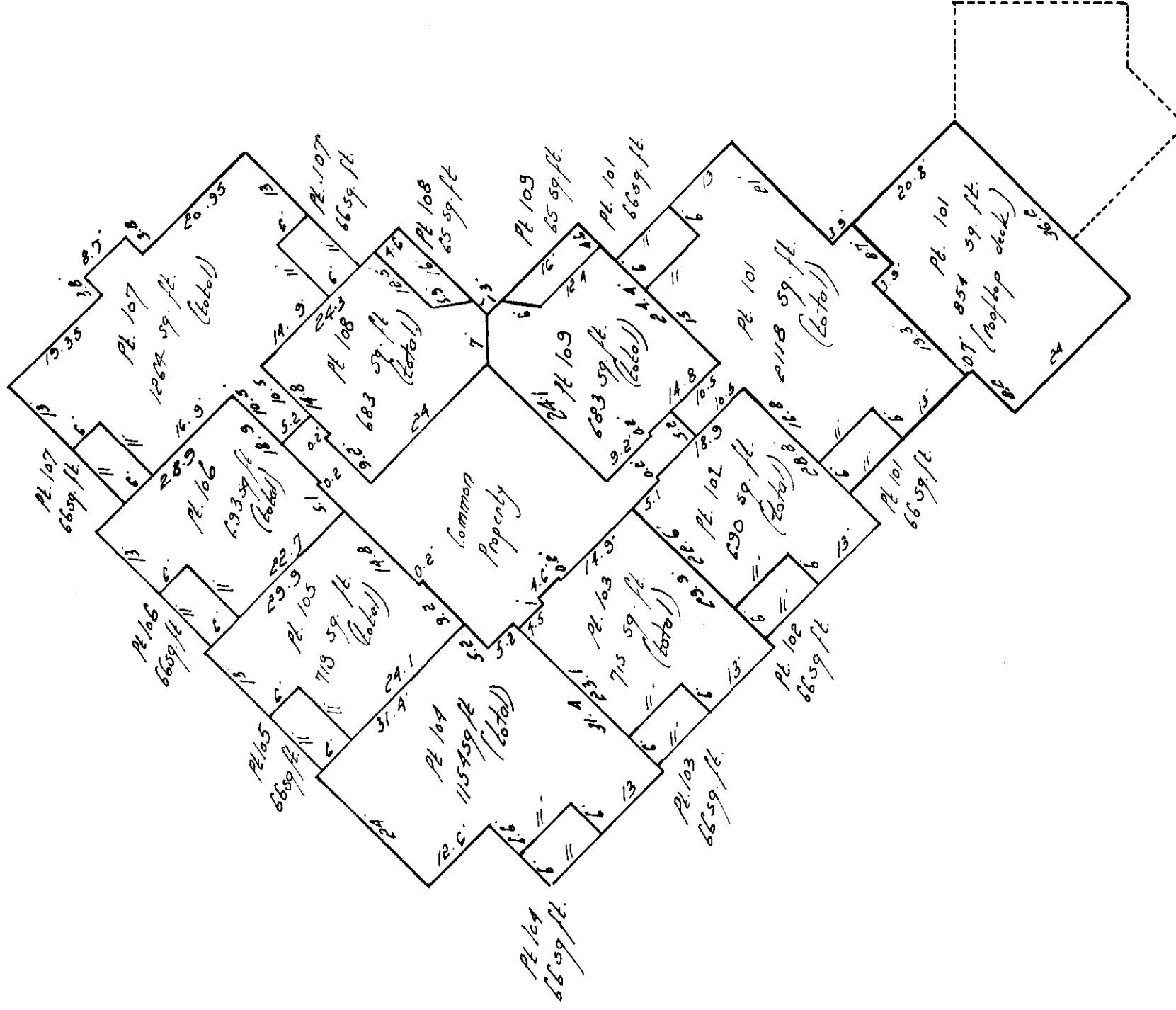
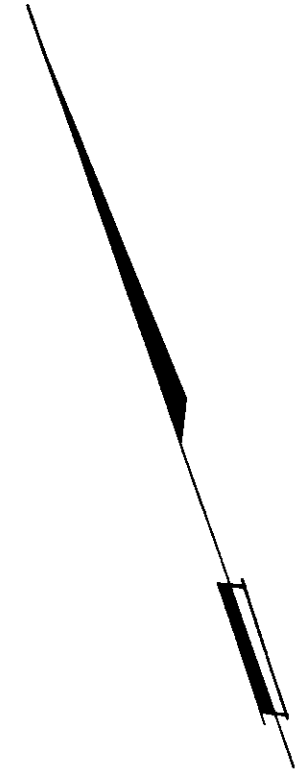
Dated: July 22<sup>nd</sup> 1977  
A. C. [Signature]

Sheet 12 of 20 sheets

STRATA PLAN N° 609

6th floor Lower 'A's'  
7th floor Lower 'B'

Scale: 1 inch = 20 feet



Dated: July 22, 1977

Arch. R. N. N. S. S. C. I. S.

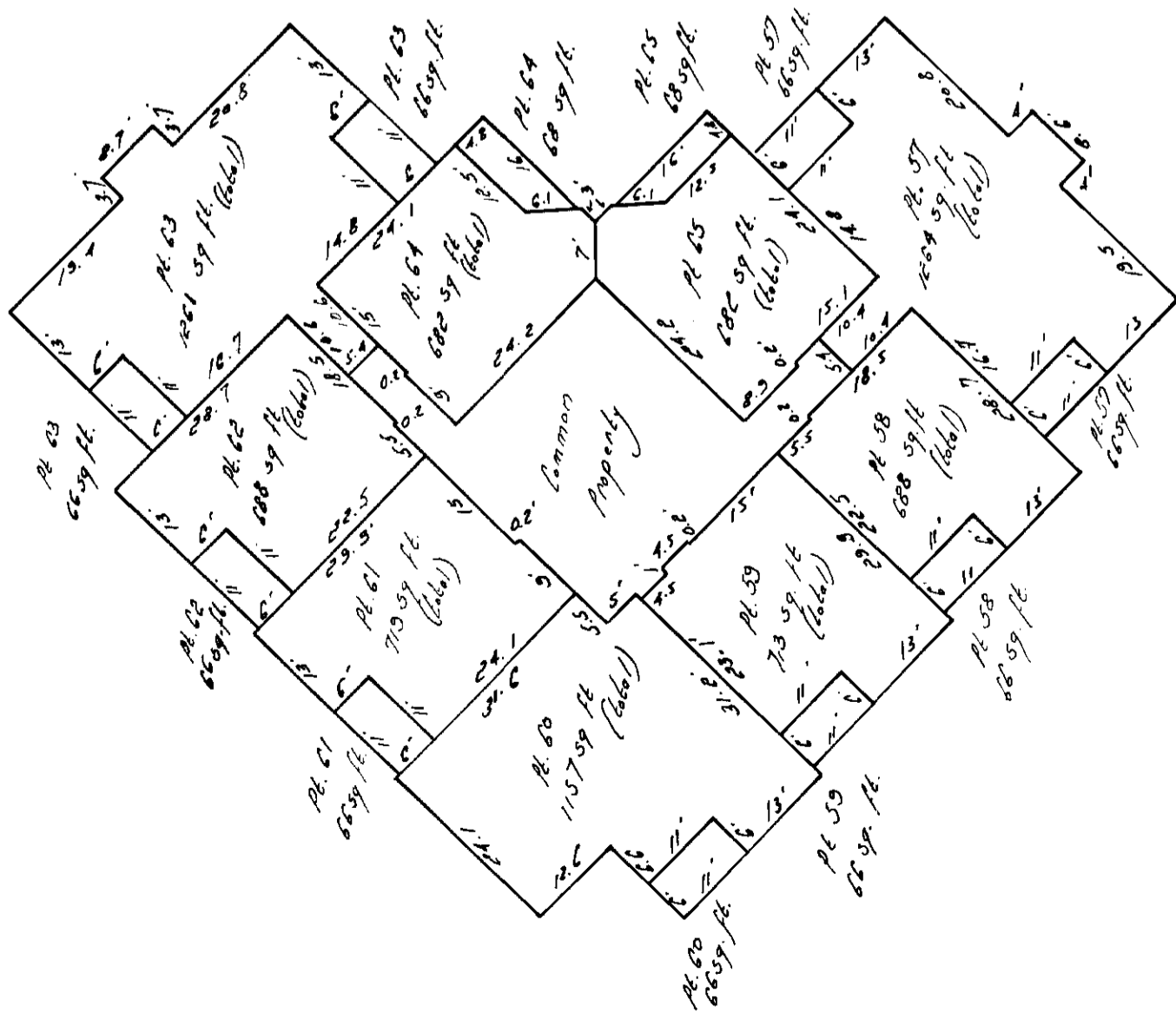
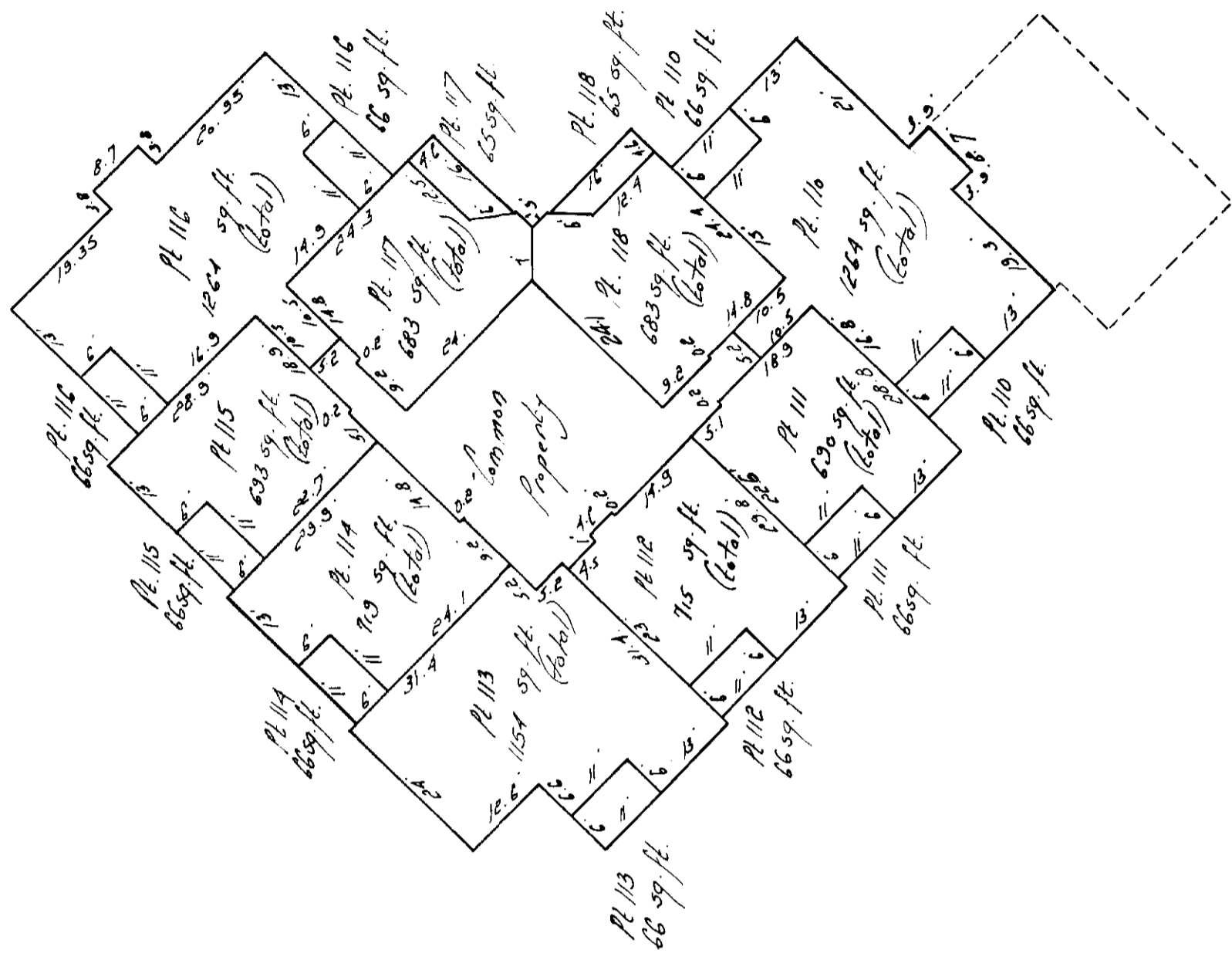
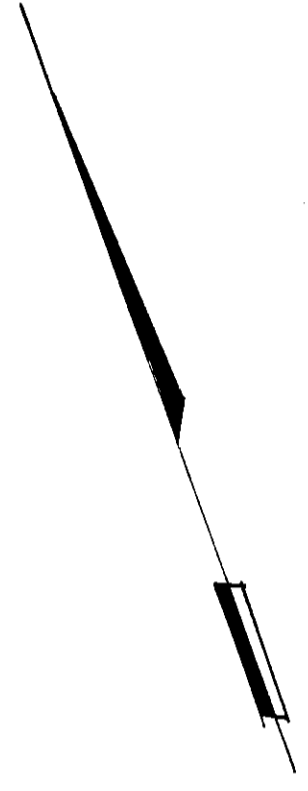
Sheet 13 of 20 sheets

STRATA PLAN NR 609

7th floor Lower A, 5'

5th floor Lower B,

Scale: 1 inch = 20 feet



Dated: July 22nd 1977

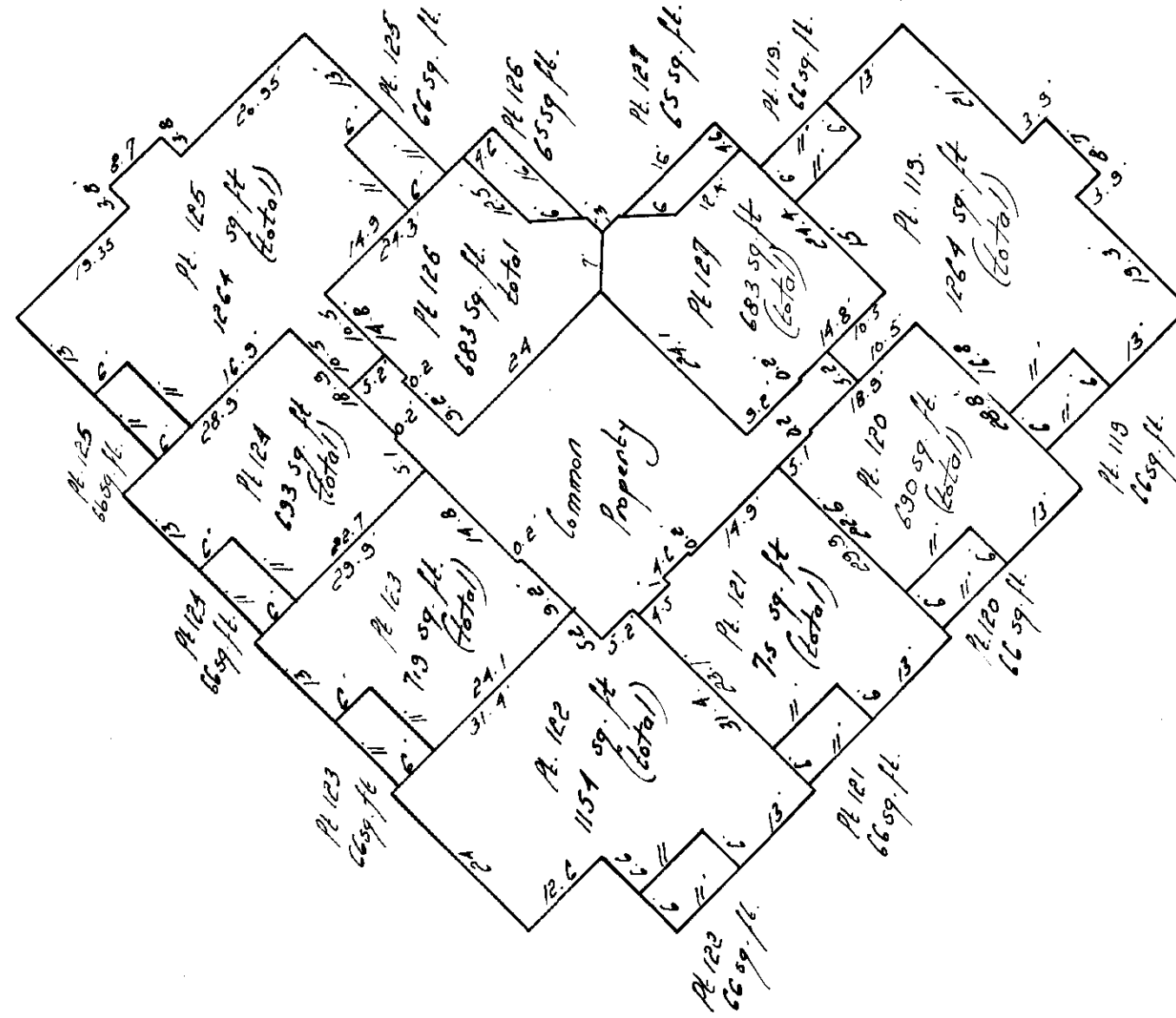
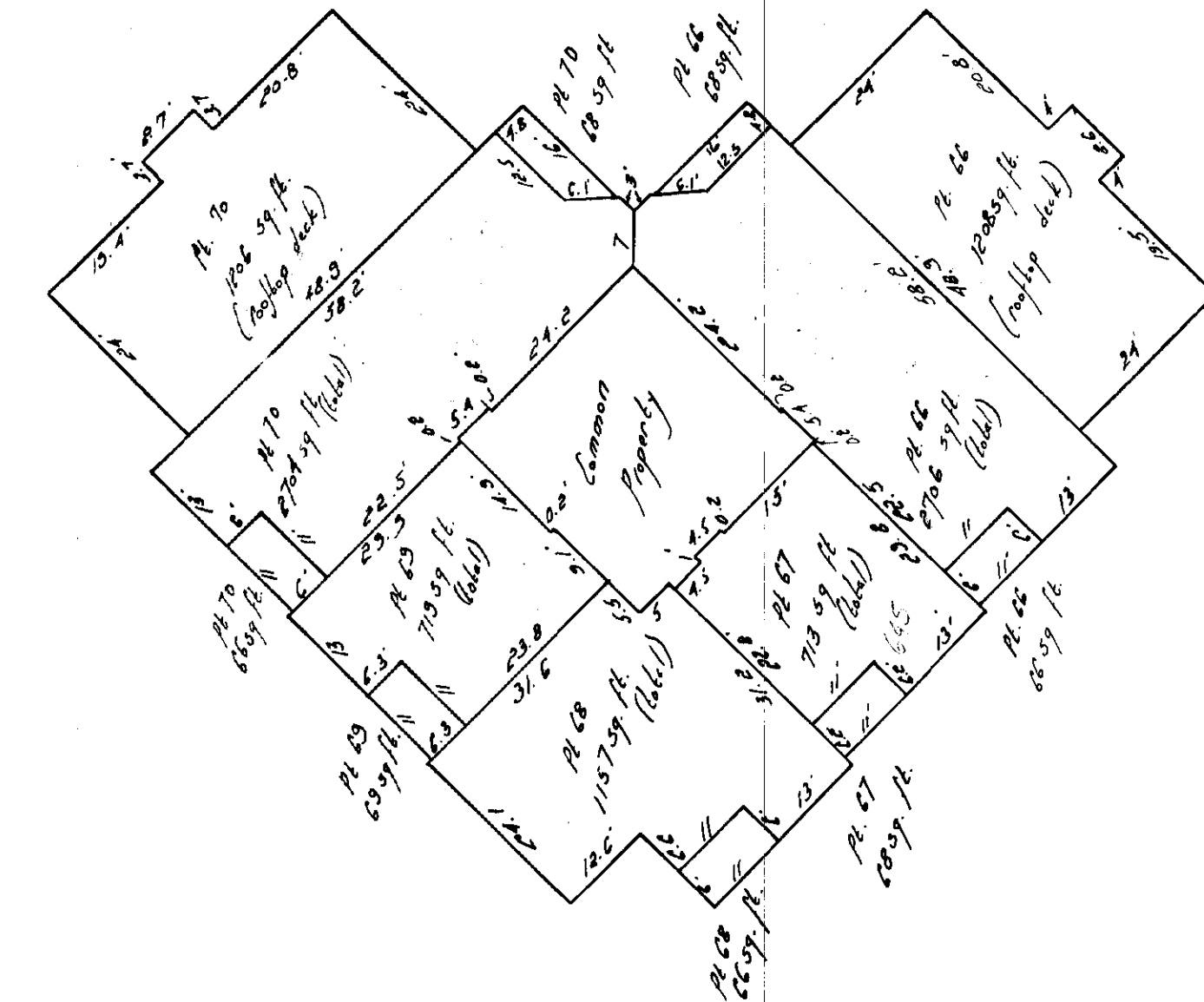
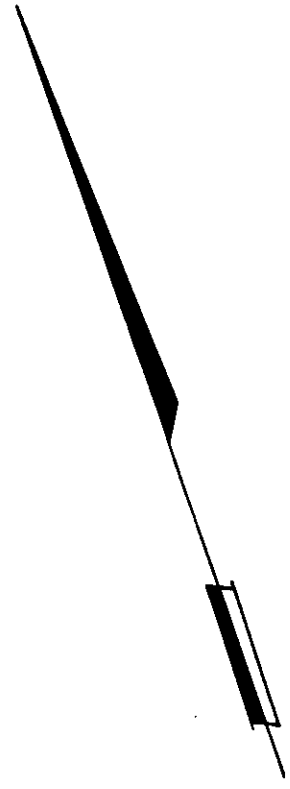
Attest: Attest R. D. Dora B.C.S.

Sheet 14 of 20 sheets

STRATA PLAN NR **609**

Scale: 1 inch = 20 feet

5th floor tower A'  
6th floor tower B'



Dated: July 22<sup>nd</sup> 1977

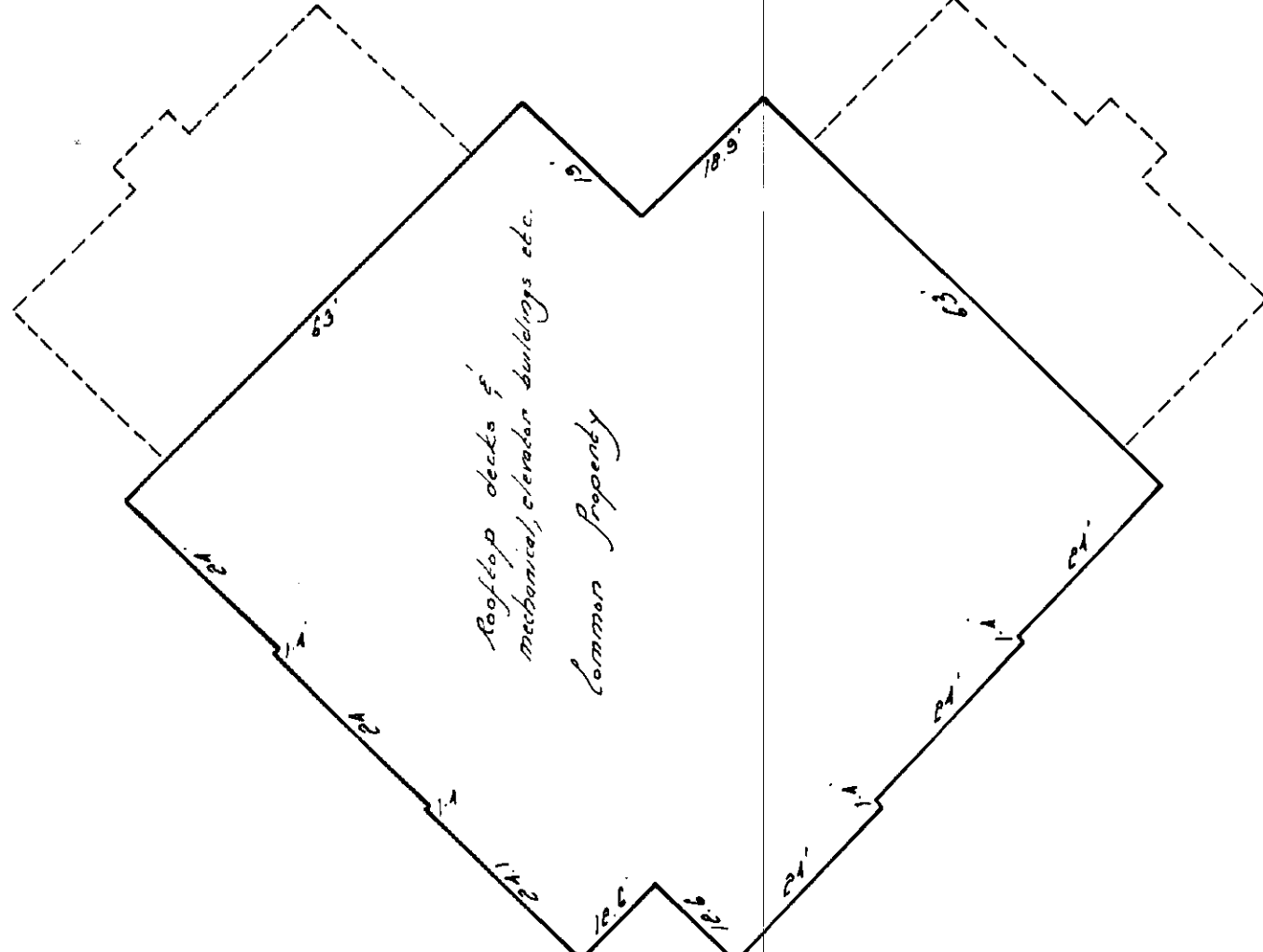
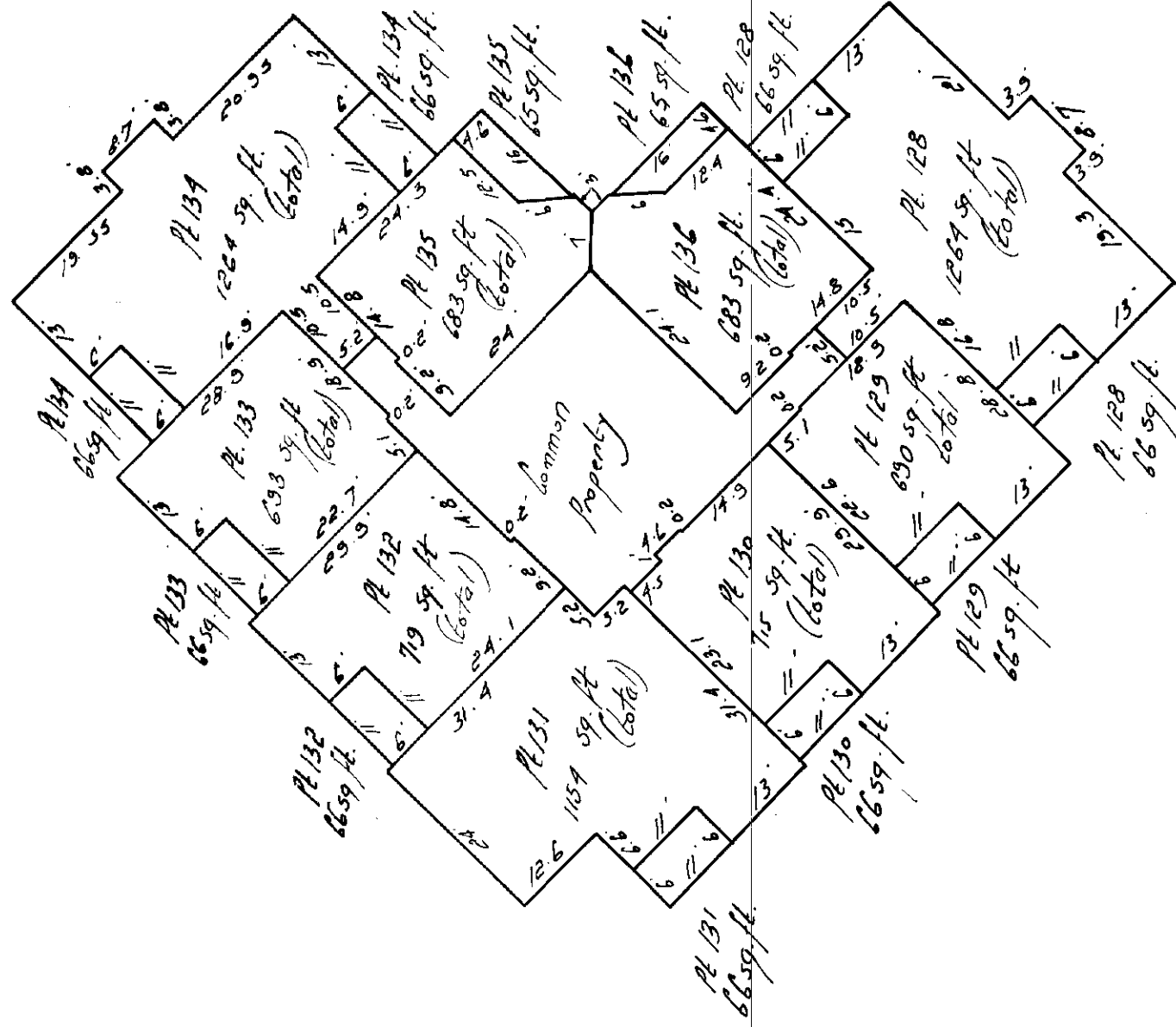
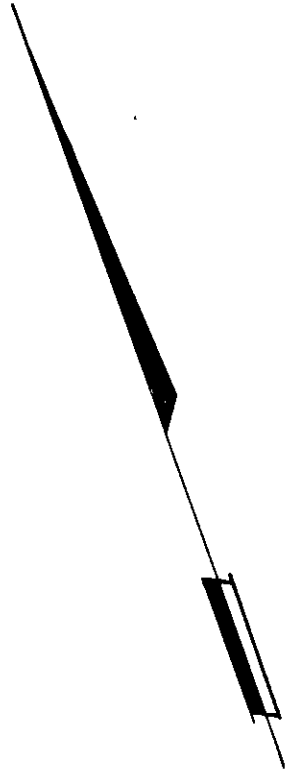
*Ch. R. O'Neale*  
S.C.L.S.

Sheet 15 of 20 sheets

STRATA PLAN 112 609

Roof top decks between A's & B's  
7th floor tower B's

Scale: 1 inch = 20 feet



Dated: July 22<sup>nd</sup> 1977

Ray Q. Nord  
S.P.C.S.

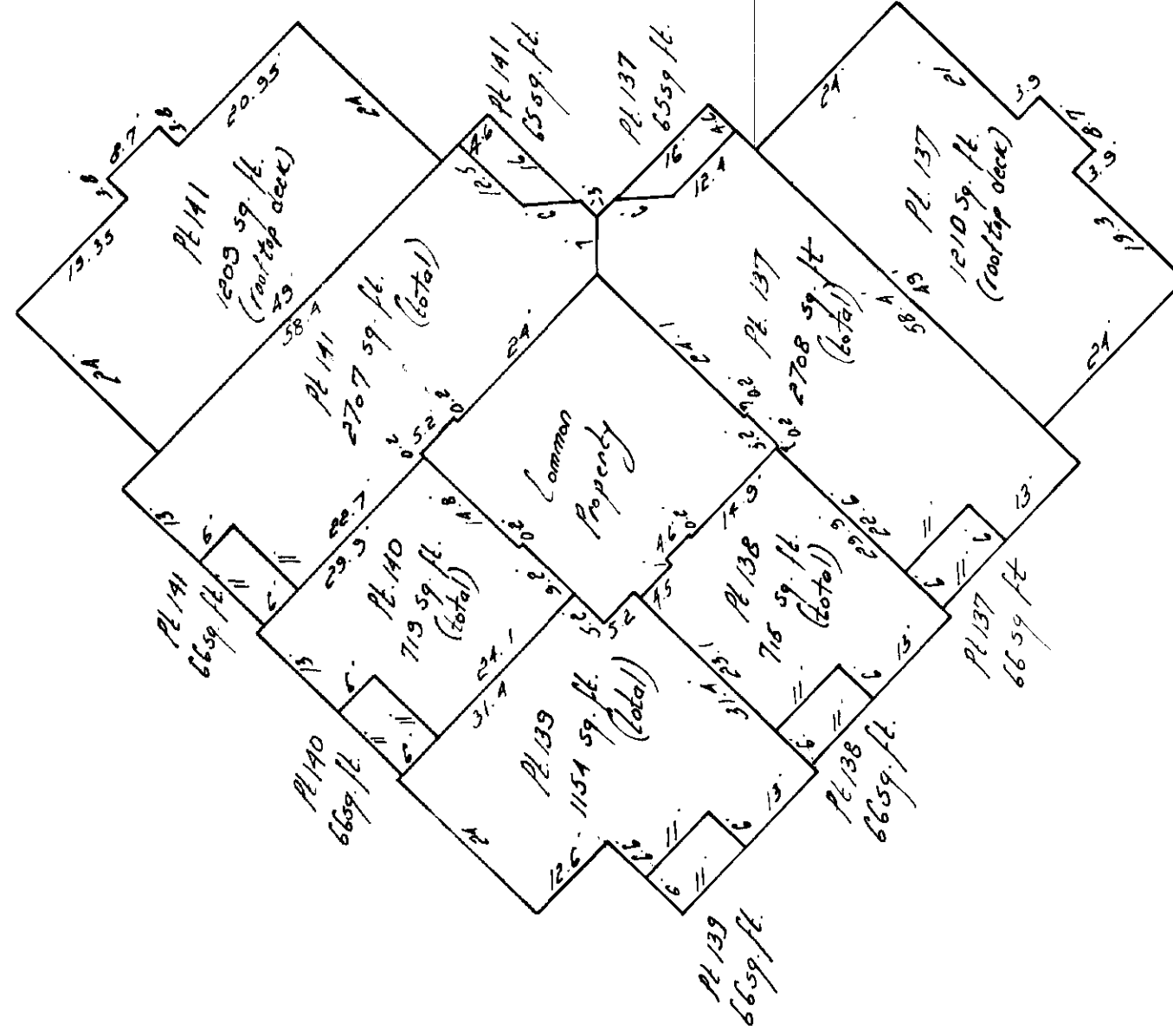
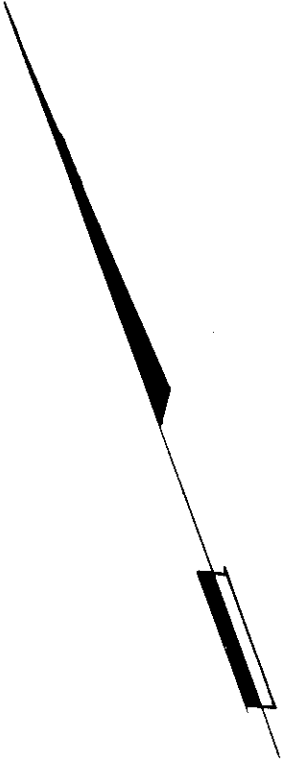


Sheet 16 of 20 Sheets

STRAATZBANK 609

8th floor tower B'

Scale 1 inch = 50 feet



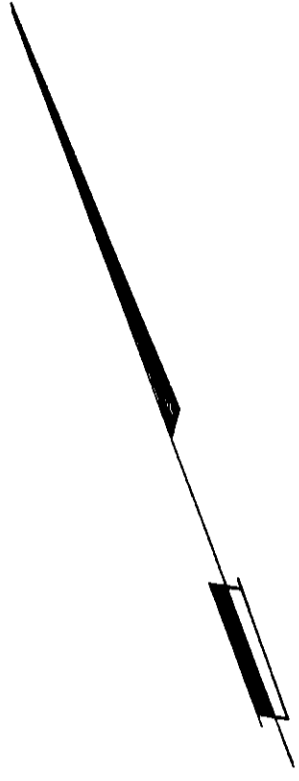
Dated: July 22, 1977

Paul C. Nord  
P.C.S.

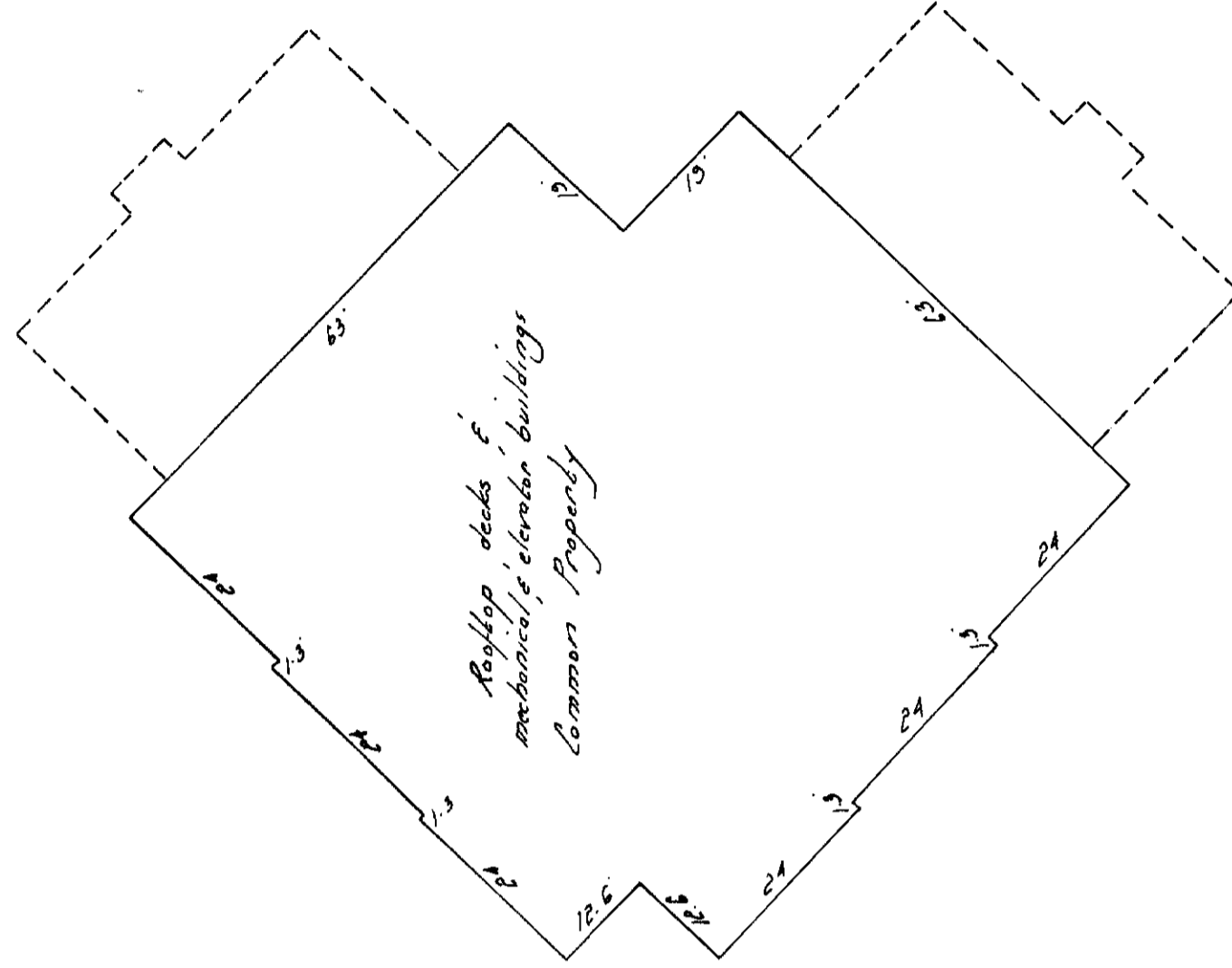
Sheet 17 of 20 Sheets

STRATA PLAN No 609

Scale -- 1 inch = 20 feet



Roof top, lower is'



Dated: July 22<sup>nd</sup> 1977

*Paul C. Wood*  
B.C.S.

Sheet 18 of 20 Sheets

STRATA PLAN No 609

Record of BY-LAWS AND ORDERS, ETC;

FILING		DOCUMENT	
NUMBER	DATE	DATE	NATURE & PARTICULARS
DF 1182156	30.12.1983	15.12.1983	Form 9 - NOTIFICATION OF CHANGE OF BY-LAWS
P 118033	22.12.1985	23.12.85	Form 9 - Notification of change of by-laws
EB 119610	30.12.1988	30.12.1988	Form 9 - NOTIFICATION OF CHANGE OF BY-LAWS
EX 134944	March 1996		Form 9 Change of By-Laws
			Bylaw Book Closed
			Some ALIENS OF AC Order for
			CONSTRUCTION NO. 800-1000

Date: July 22<sup>nd</sup> 1977  
A. A. N. B.C.L.S.

Sheet 19 of 20 Sheets

STRATA PLAN # 609

Registered with the Registrar of Land on Feb. 11/78  
 Kennedy  
 REGISTRAR

19  
 1978

DEALINGS AFFECTING THE COMMON PROPERTY

REGISTRATION		DOCUMENT	
NUMBER	DATE	NATURE & PARTICULARS	
A26209		ALL - UNDERLEASE RIGHTS THE CROWN	✓
		AMS 3-2513485 P.D. 4244	
261513-9	4.1.62	PART - RIGHT OF WAY THE CHARACTER OF THE CITY OF VICTORIA	✓
262019-6	19.1.62	PART - RIGHT OF WAY THE CHARACTER OF THE CITY OF VICTORIA	✓
407449-6	4.11.70	PART - RIGHTS IN AND ABOUT R.W. IN RIGHT OF WAY CENTRAL REGIONAL DISTRICT	✓
413750-9	26.2.71	PART - RIGHT OF WAY CENTRAL REGIONAL DISTRICT	✓
A1149	19.11.71	ALL - EASEMENT AGREEMENT GRANTING R.W. 413750-9 PRIORITY OVER M 404177-8	✓
A 1149	19.11.71	ALL - EASEMENT AGREEMENT GRANTING R.W. 407449-6 PRIORITY OVER M 404177-8	✓
A 52007	18.5.72	PART - RIGHT OF WAY BATTERSEA COMMON OR HYDRO AND POWER AUTHORITY	✓
A 59404	20.7.72	PART - RIGHT OF WAY BATTERSEA COMMON OR HYDRO AND POWER AUTHORITY	✓
E 60258	4.8.76	ALL - LAND USE COVENANT - THE CREATION OF THE CITY OF VICTORIA	✓
E 57008	20.8.76	ALL EASEMENT AGREEMENT - GRANTING EASEMENT OVER STRIPS 8, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100	✓
E 7812	31.8.76	PART - RIGHT OF WAY - THE CHARACTER OF THE CITY OF VICTORIA	✓
E 9989	24.11.76	ALL - MORTGAGE - MORTGAGE TO THE COMPANY	✓
E 46545	7.6.77	ALL - MORTGAGE - CHARGING COMMONS AND JOINTURE BOND 7.58	✓
Q 23104	9.9.78	ALL - C.M. 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000	✓
Q 23617	28.10.78	R.W. over part of Common Property described in Q 23104	✓
Q 23618	28.11.78	R.W. over part of Common Property described in Q 23104	✓
S40758	20/1/83	ACQUISITION OF S.L. 107 BY THE OWNERS STRATA PLAN NO. 609	✓

Proposedly 933465 26.4.78  
 by H. Kennedy per 68

Common Property Sheet Closed 2.7.78  
 Search All 1987 of R.C. Online for Current Information. 10/10/2025  
 K. Kennedy  
 S.D. JACOBS  
 Victoria Land Title Board

Date: July 20th, 1977  
 A.C. O'Connell  
 S.C.L.S.