

**PHASE STRATA PLAN OF LOT A, SECTION 5, VICTORIA
(DISTRICT, PLAN VIP54350. BCGS 92 - B.044**

**STRATA PLAN VIS 2720
PHASE 1**

Deposited and Registered in the
Land Title Office at Victoria, B.C.
this 4th day of May 1993.

Acting Registrar
[Signature]
EG52785
Jo



SCALE - 1:500



Distances are in metres and decimals thereof,
unless otherwise indicated.

B E N D -

Bearings are derived from observations between Control Measurements
and 24-107, Integrated Survey Area No 17, City of Victoria.
Plan shows Ground Level Measured Distances. Prior to computation
of N.M. Co-ordinates, multiply by Combined Factor 0.996036533.

- denotes - Control Monument found.
- denotes - Standard Iron Post (Type B) found.
- denotes - no post set (unable).

Phase 1 Plan lies within Capital Regional
District and the City of Victoria.

Patios and balconies are defined as to height
the centre of the floor above, or its extensions
where there is no floor above by the average
height of a strata lot within the same building
as otherwise indicated.

Lot boundaries are defined by the exterior
of outside building walls and the centre-lines
of exterior and party walls. The exterior building
finish (i.e. stucco) is part of the common property.

Address of the project is -
MPTON COURT
Manchester Road
Victoria, B.C.

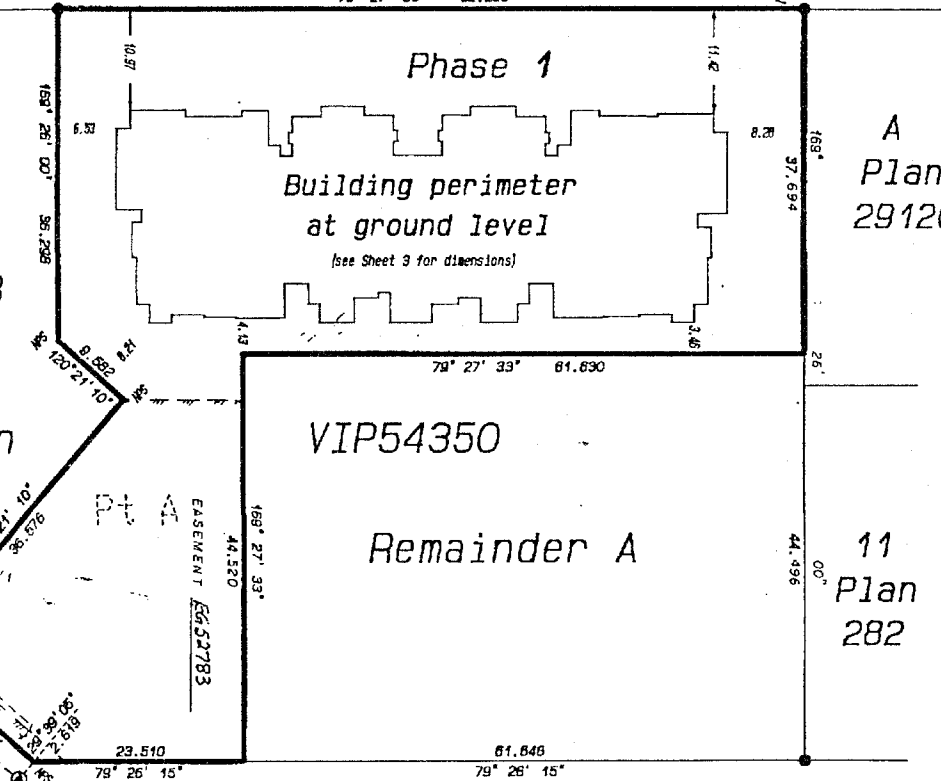
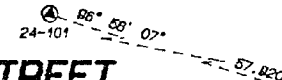
Address for the service of documents
to the Strata Corporation is -
Owners, Strata Plan VIS 29120
ATTERTSON ADAMS
Solicitors & Solicitors
345 Quebec Street,
Office Box 1231,
Victoria, B.C. V8W 4K4

REG. NO. E: 3806-24
WELL CUNNING LEWIS
LAND SURVEYORS
View Street
Victoria, BC V8V 3L5
Tel: 382-8CL5/-2257

MANCHESTER STREET

STREET

79° 27' 33" 82.296



**A
Plan
29120**

**11
Plan
282**

Approval
Approved as Phase One of a Two Phase
Strata Plan under the Condominium Act
this 12th day of April, 1993.

[Signature]
Approving Officer
Corporation of the City of Victoria

New Development Certificate
I, Alan M. Powell, British Columbia Land Surveyor,
hereby certify that the building shown in this Strata
Plan has not, as of the 30th day of March, 1999
been previously occupied.
Dated at Victoria, British Columbia, this 30th day
of March, 1993.

[Signature]
Alan M. Powell, BCLS

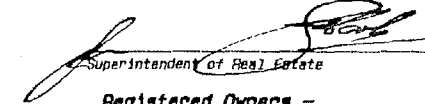
I, Alan M. Powell, a British Columbia Land Surveyor,
of Victoria, in British Columbia, hereby certify that
the building erected on the parcel described above is
wholly within the external boundaries of the parcel.
Dated at Victoria this 30th day of March, 1993.

[Signature]
Alan M. Powell, BCLS

DUNEDIN STREET

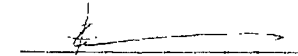
STRATA PLAN VIS 2720 PHASE 1

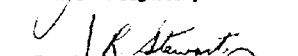
Approved as to Forms 1 and 2
this 15 day of APRIL 1993.

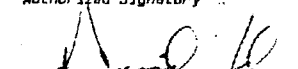

Superintendent of Real Estate

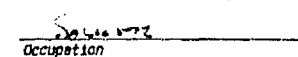
Registered Owners -

CHEMAINUS PROPERTIES LTD.


Authorized Signatory


Authorized Signatory

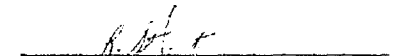

Witness as to signatures



Occupation

1200-345 Quince St.
Address V.I.C. 02. A.B.C.


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 strictly 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.


Declared before me at Victoria, B.C.
this 15 day of APRIL, 1993.


A Commissioner for taking Affidavits for B.C.

Date - March 30th, 1993


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

CONDOMINIUM ACT		FORM 1	FORM 2
Lot No.	Sheet No.	Schedule of Unit Entitlement	Schedule of Interest Upon Destruction
1	5	85	1449
2	5	90	1349
3	5	64	1139
4	5	65	1119
5	5	65	1119
6	5	88	1139
7	5	91	1349
8	5	86	1449
9	5	85	1479
10	5	92	1379
11	5	84	1369
12	5	72	1119
13	5	65	1399
14	5	92	1399
15	5	89	1479
16	6	85	1499
17	6	90	1399
18	6	65	1189
19	6	65	1169
20	6	65	1169
21	6	68	1189
22	6	91	1399
23	6	86	1499
24	6	85	1529
25	6	92	1429
26	6	84	1419
27	6	72	1189
28	6	84	1439
29	6	92	1449
30	6	89	1529

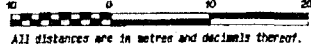
CONDOMINIUM ACT		FORM 1	FORM 2
Lot No.	Sheet No.	Schedule of Unit Entitlement	Schedule of Interest Upon Destruction
31	7	85	1529
32	7	90	1429
33	7	65	1219
34	7	65	1189
35	7	65	1199
36	7	88	1219
37	7	91	1429
38	7	88	1529
39	7	85	1559
40	7	92	1459
41	7	84	1449
42	7	72	1229
43	7	84	1469
44	7	92	1479
45	7	89	1559
46	8	85	1589
47	8	90	1469
48	8	65	1259
49	8	65	1239
50	8	65	1239
51	8	66	1259
52	8	91	1469
53	8	86	1569
54	8	85	1599
55	8	82	1499
56	8	84	1489
57	8	72	1279
58	8	84	1509
59	8	92	1519
60	8	89	1599
Aggregates		4, 844	82, 740

**BASEMENT PARKING LEVEL
ALL COMMON PROPERTY**

**STRATA PLAN VIS 2720
PHASE 1**

SCALE - 1:500

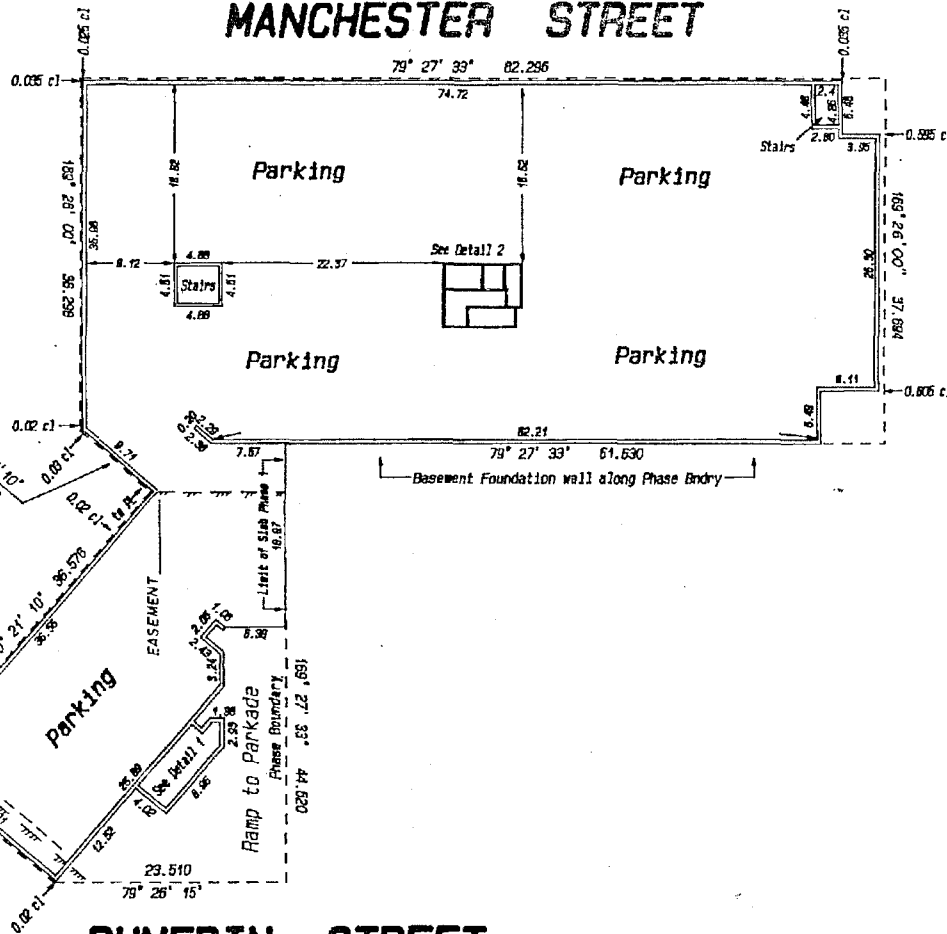
LEGEND -



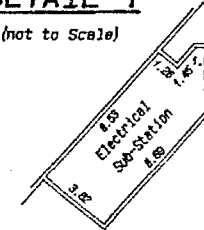
c1 denotes clear
Property boundaries shown thus - - - - -
Walls indicated are 0.2 thick.



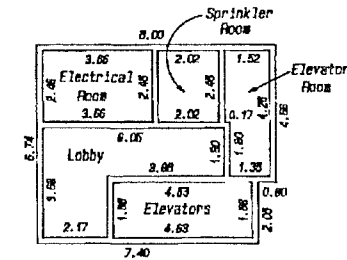
MANCHESTER STREET



DETAIL 1
(not to Scale)



DETAIL 2
(not to Scale)



POWELL CUNNING LEWIS
BC LAND SURVEYORS
Phone: 362-8000/2257
File: 3606-24

DUNEDIN STREET

Date - March 30th, 1993

Alan M. Powell
Alan M. Powell, BCLS

GROUND FLOOR - STRATA LOTS 1 TO 15

STRATA PLAN VIS 2/20 PHASE 1

SCALE - 1:200



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

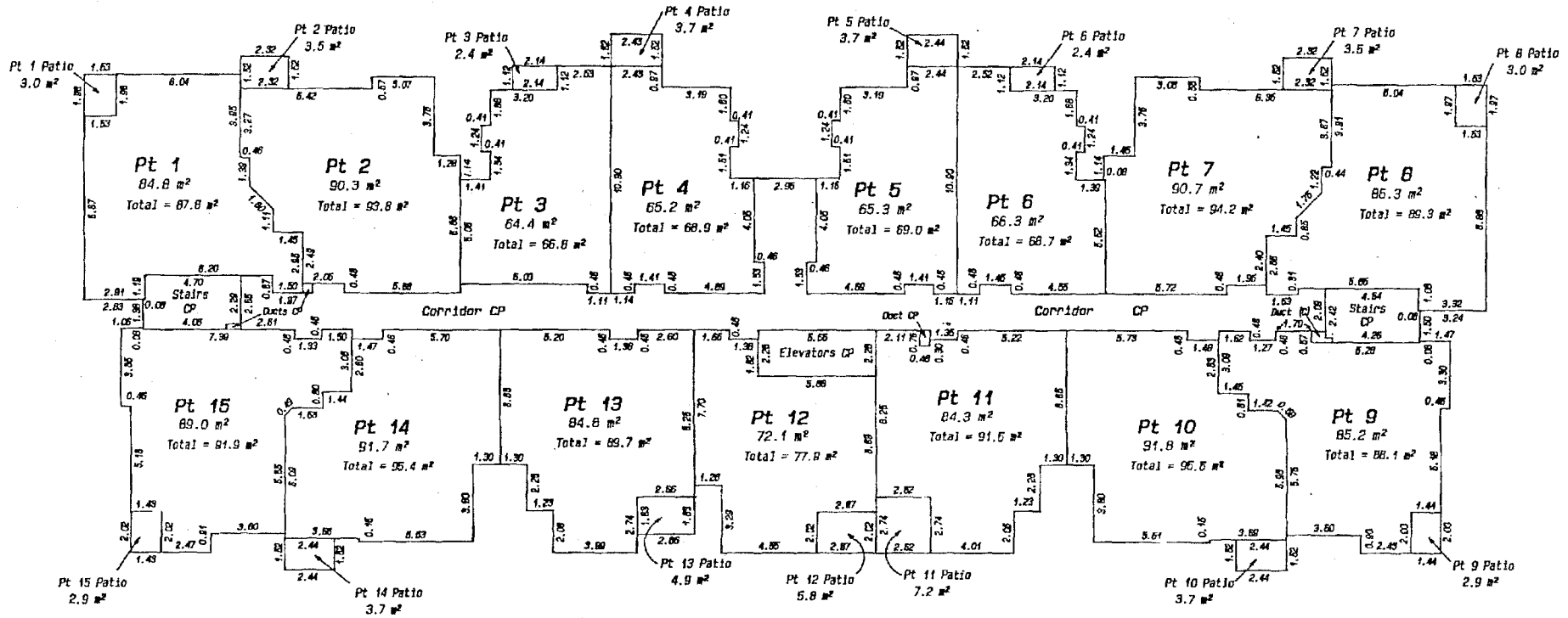
LEGEND -

- SL denotes Strata Lot
- Pt denotes part
- CP denotes Common Property

MANCHESTER STREET



PHASE 1 COMMON PROPERTY



POWELL CUNNIN LEWIS
 BC LAND SURVEYORS
 Phone: 382-BCLS/2257
 File: 3806-24

Date - March 30th, 1993

Alan M. Powell
 Alan M. Powell, BCLS

SECOND FLOOR - STRATA LOTS 16 TO 30

STRATA PLAN VIS 2/20 PHASE 1

SCALE - 1:200



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

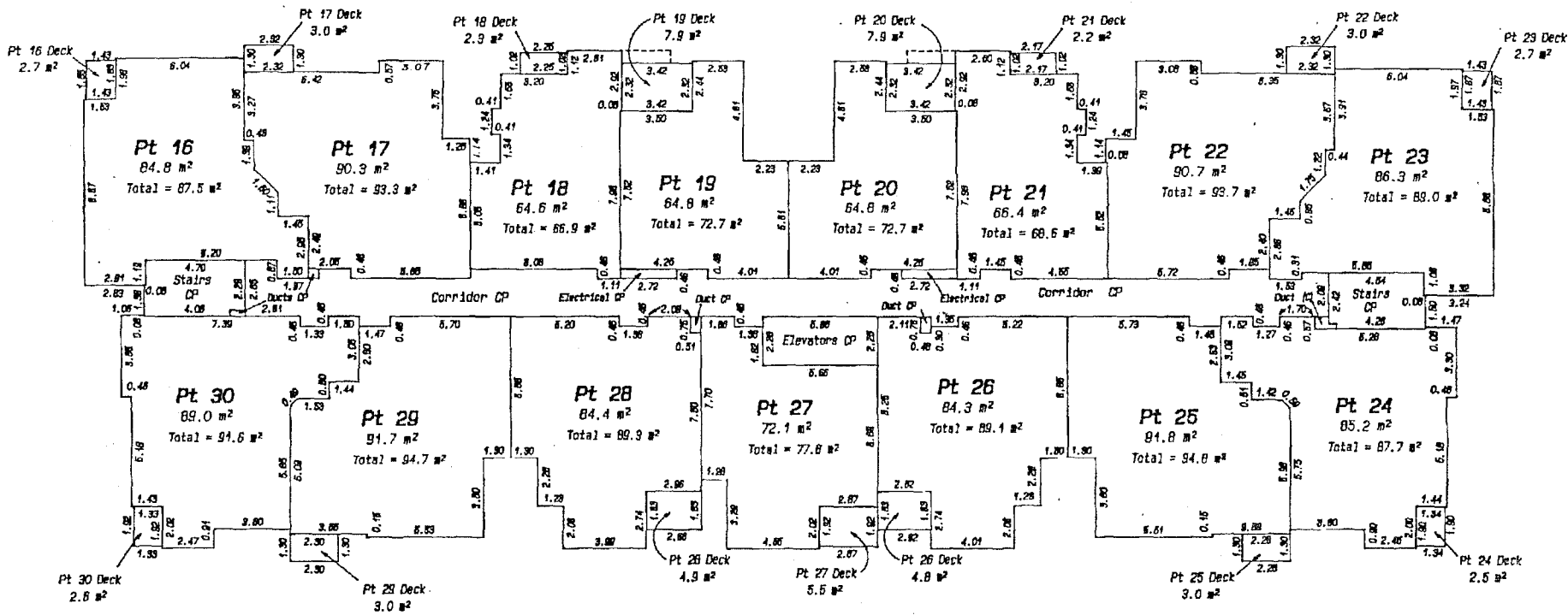
LEGEND -

- SL denotes Strata Lot
- Pt denotes part
- CP denotes Common Property

MANCHESTER STREET



PHASE 1 COMMON PROPERTY



POWELL CUNNING LEVIS
BC LAND SURVEYORS
 Phone: 382-6053/2257
 Fax: 3806-24

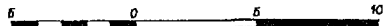
Date - March 30th, 1993

Alan M. Powell
 Alan M. Powell, BCLS

THIRD FLOOR - STRATA LOTS 31 TO 45

STRATA PLAN VIS 2720 PHASE 1

SCALE - 1:200



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

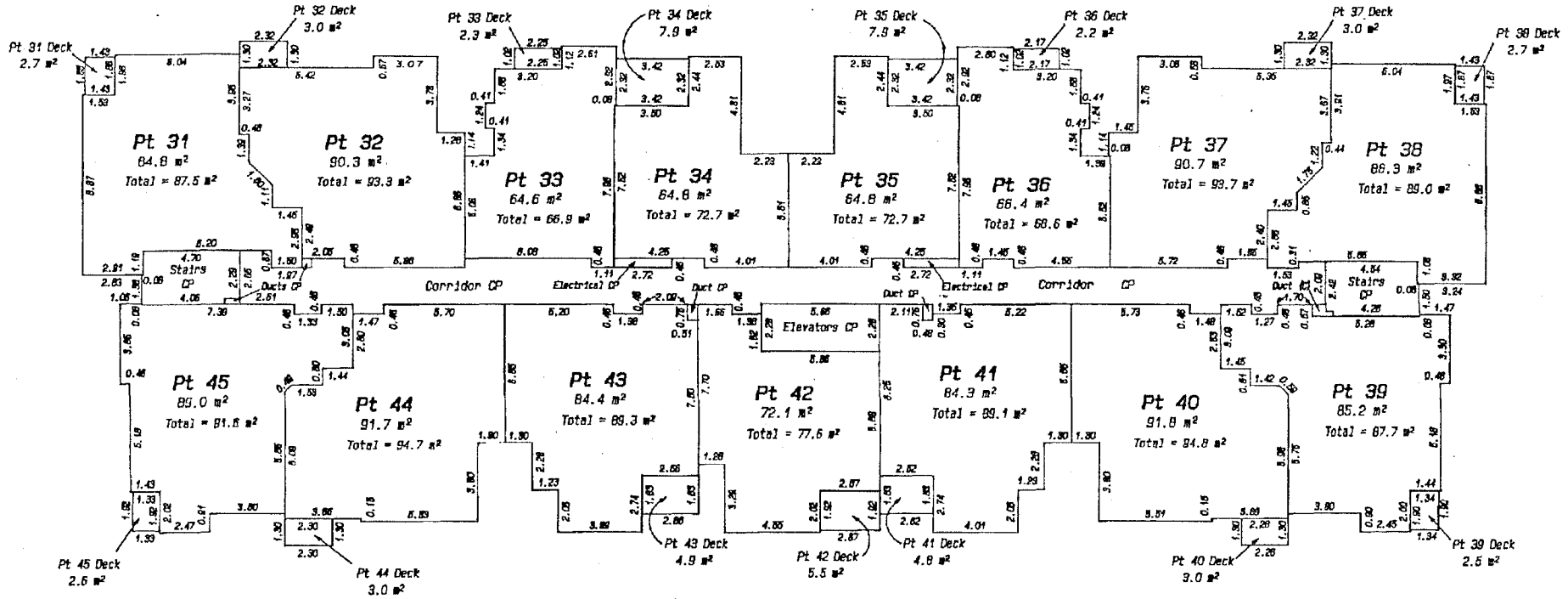
LEGEND -

- SL denotes Strata Lot
- Pt denotes part
- CP denotes Common Property

MANCHESTER STREET



PHASE 1 COMMON PROPERTY



POWELL CUNNING LEWIS
 BC LAND SURVEYORS
 Phone: 362-BCLS/7257
 F11: 3806-24

Date - March 30th, 1993

A. M. Powell
 Alan M. Powell, BCLS

SCALE - 1:200



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

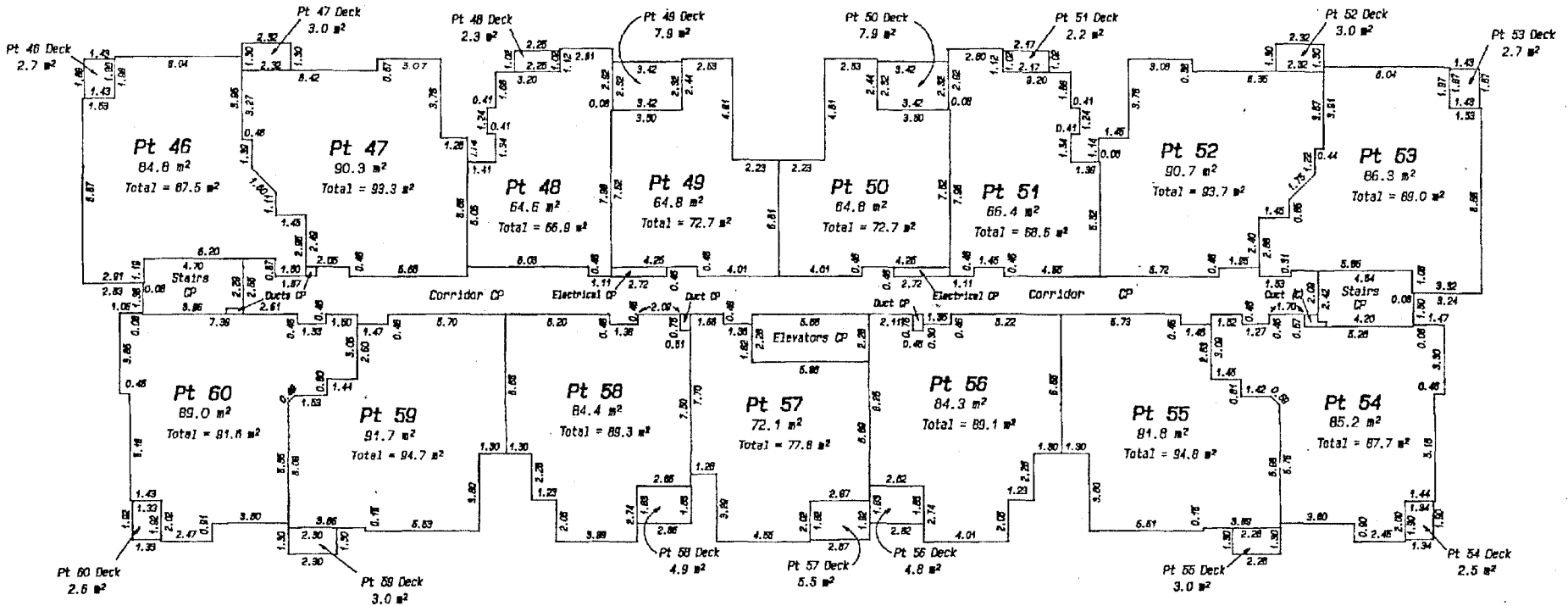
LEGEND -

- SL denotes Strata Lot
- Pt denotes part
- CP denotes Common Property

MANCHESTER STREET



PHASE 1 COMMON PROPERTY



POWELL CUNNING LEWIS
BC LAND SURVEYORS
 Phone: 962-8615/2257
 File: 3806-24

Date - March 30th, 1999

Alan M. Powell
 Alan M. Powell, BCLS

**STRATA PLAN VIS 2720
PHASE 1**

DEALINGS AFFECTING THE COMMON PROPERTY

REGISTRATION		DOCUMENT	
NUMBER	DATE	NUMBER	NATURE AND PARTICULARS
EG52781	04.05.93		Statutory Right of Way - The Corporation of the City of Victoria - Part in Plan VIP5644
EG52783	04.05.93		Easement - Part in Plan VIP56586; Appurtenant to Lot B, Plan VIP54350
m76301			Undersurface Rights - Her Majesty the Queen in Right of the Province of British Columbia - AFB 3.257.3685; AFB 2.107.1135; Section 17(3) DD 1956736

Common Property Sheet Closed ~~16-2-96~~
**Search ALTOS2 or BC OnLine for
Current Information. BC Reg. 76/95**

Pm MT
**K.D. JACQUES, Registrar
Victoria Land Title District**

**STRATA PLAN VIS 2720
PHASE 1**

RECORD OF BY-LAWS AND ORDERS, ETC.

REGISTRATION		DOCUMENT	
NUMBER	DATE	NUMBER	NATURE AND PARTICULARS
EG52846	04.05.93		Form 8 - Notification of Change of Bylaws
EG 170392	29.12.1993		FORM 9 - Notification of Change of Bylaws.
EH160896	13.12.1994	9.1.1995	Form 9 - Notification of Change of Bylaws.
EK97875	3.9.1996		Form 9 - Notification of Change of Bylaws
EL133719	1997.11.21		FORM 9 NOTIFICATION of CHANGE of BYLAWS

[Faded and illegible text, possibly a signature or stamp, overlaid on the table grid]

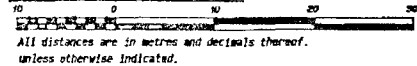
POWELL CUNNING LEWIS
BC LAND SURVEYORS
Phone: 362-BCLS/2257
File: 3806-24

Date - March 30th, 1993
[Signature]
Alan M. Powell, BCLS

**PHASE STRATA PLAN OF LOT A, SECTION 5, VICTORIA DISTRICT, PLAN VIP54350,
EXCEPT THAT PART IN STRATA PLAN VIS2720 (PHASE 1)**

SCALE - 1:500

BCGS 92 - B.044



LEGEND -

Grid bearings are derived from observations between Control Monuments 24-106 and 24-107, Integrated Survey Area No 17, City of Victoria. This Plan shows Ground Level Measured Distances. Prior to computation of U.T.M. Co-ordinates, multiply by Combined Factor 0.998036633.

- ⊙ - denotes - Control Monument found.
- - denotes - Standard Iron Post (Type 5) found.
- NPS - denotes - no post set (unable).

This Plan lies within Capital Regional District and the City of Victoria.

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.

STRATA LOT boundaries are defined by the exterior faces of outside building walls and the centre-lines of interior and party walls. The exterior building finish (i.e. stucco) is part of the common property.

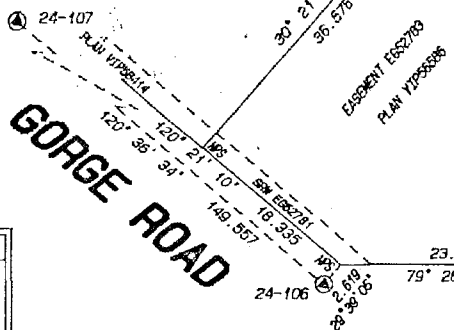
The address of the project is -

CHURCHILL PLACE
520 Dunedin Street
Victoria, B.C. V8T 2L

The address for the service of documents on the Strata Corporation is -

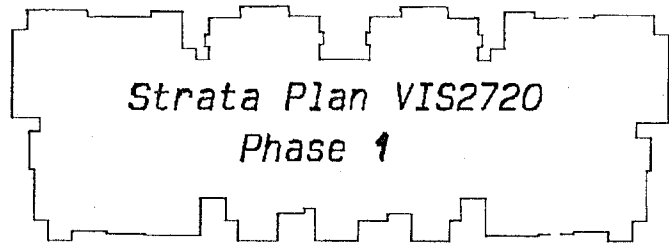
The Owners, Strata Plan VIS2720.

c/o PATTERSON ADAMS
Barristers & Solicitors
1210 - 345 Quebec Street,
Post Office Box 1231,
Victoria, B.C. V8M 1M4

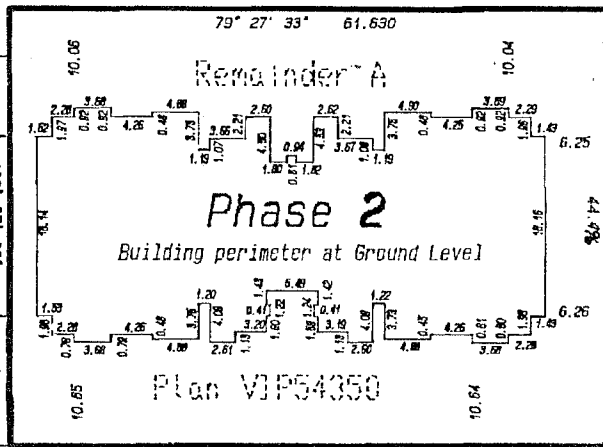


MANCHESTER STREET

79° 27' 33" 82.296



**B
Plan
VIP54350**



DUNEDIN STREET

**STRATA PLAN VIS2720
PHASE 2**

Deposited and Registered in the
Land Title Office at Victoria, B.C.
this 1st day of October 1993



**A
Plan
29120**

APPROVAL

Approved as Phase Two of a Two Phase
Strata Plan under the Condominium Act
this 14th day of September, 1993.

[Signature]
Approving Officer
Corporation of the City of Victoria

New Development Certificate

I, Alan M. Powell, British Columbia Land Surveyor,
hereby certify that the building shown in this Strata
Plan has not, as of the 10th day of September, 1993
been previously occupied.
Dated at Victoria, British Columbia, this 10th day
of September, 1993.

[Signature]
Alan M. Powell, B.C.L.S.

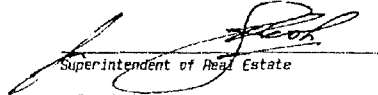
I, Alan M. Powell, a British Columbia Land Surveyor,
of Victoria, in British Columbia, hereby certify that
the building erected on the parcel described above is
wholly within the external boundaries of the parcel.
Dated at Victoria this 10th day of September, 1993.

[Signature]
Alan M. Powell, B.C.L.S.

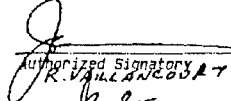
FILE: 3806-24
POWELL, CUNNIN LEWIS
B.C. LAND SURVEYORS
940 View Street
Victoria, BC V8V 3L5
(604) 382-BCLS/-2257

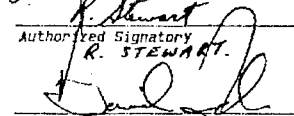
STRATA PLAN VIS2720 PHASE 2

Approved as to Forms 1 and 2
this 24 day of September 1993.


Superintendent of Real Estate

Registered Owners -
CHEMINIUS PROPERTIES LTD.


Authorized Signatory
R. VAILLANCOURT


Authorized Signatory
R. STEWART


Witness as to signatures


Solicitor
Occupation

1210-345 QUEBEC ST.
Address VICTORIA B.C.


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 strictly 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.


Declared before me at Victoria B.C.
this 15 day of SEPTEMBER, 1993.


A Commissioner for Taking Affidavits for B.C.

Date - September 10th, 1993


Alan M. Powell, BCLS

CONDOMINIUM ACT			
Lot No.	Sheet No.	FORM 1	FORM 2
		Schedule of Unit Entitlement	Schedule of Interest Upon Destruction
		Unit Entitlement	Interest Upon Destruction
61	4	87	1350
62	4	91	1310
63	4	84	1190
64	4	65	1190
65	4	91	1310
66	4	87	1350
67	4	86	1370
68	4	91	1330
69	4	67	1170
70	4	67	1170
71	4	91	1330
72	4	86	1370
73	5	88	1400
74	5	91	1370
75	5	64	1240
76	5	65	1240
77	5	91	1370
78	5	88	1400
79	5	86	1420
80	5	91	1390
81	5	65	1250
82	5	65	1250
83	5	91	1390
84	5	87	1420

CONDOMINIUM ACT			
Lot No.	Sheet No.	FORM 1	FORM 2
		Schedule of Unit Entitlement	Schedule of Interest Upon Destruction
		Unit Entitlement	Interest Upon Destruction
85	6	89	1460
86	6	91	1430
87	6	64	1270
88	6	65	1270
89	6	91	1430
90	6	89	1460
91	6	88	1480
92	6	91	1450
93	6	66	1280
94	6	66	1280
95	6	91	1450
96	6	88	1480
97	7	89	1530
98	7	91	1490
99	7	64	1310
100	7	65	1310
101	7	91	1490
102	7	89	1530
103	7	88	1550
104	7	91	1510
105	7	65	1320
106	7	65	1320
107	7	91	1510
108	7	88	1550
Aggregates		3901	65740

POWELL CUNNING LEWIS
BC LAND SURVEYORS
Phone: 382-8015/2267
File: 3806-24

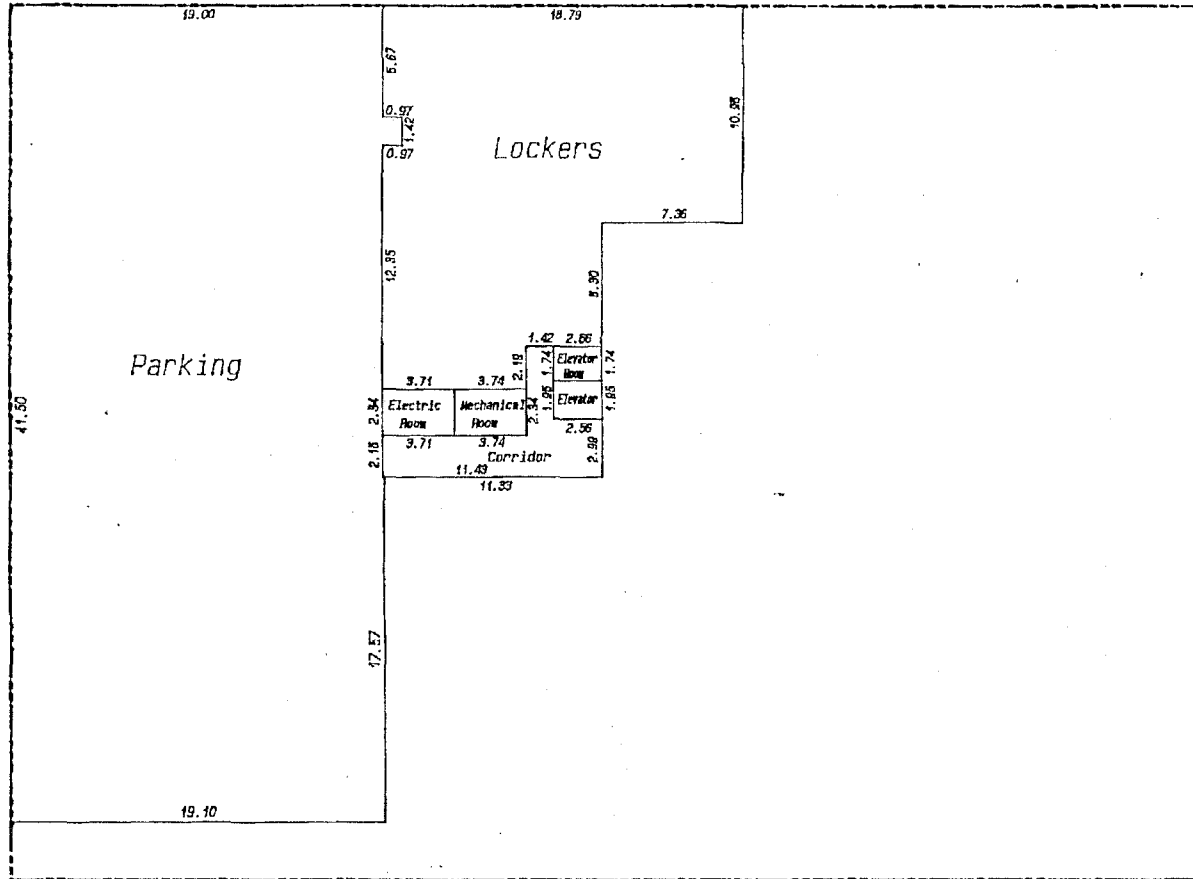
BASEMENT PARKING LEVEL ALL COMMON PROPERTY

STRATA PLAN VIS2720
PHASE 2

SCALE - 1:250



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



POWELL CUNNING LEWIS
BC LAND SURVEYORS
Phone: 382-BCLS/2257
File: 3606-24

DUNEDIN STREET

Date - September 10th, 1992

Alan M. Powell
Alan M. Powell, BCLS

GROUND FLOOR - STRATA LOTS 61 TO 72

STRATA PLAN VIS2720 PHASE 2

SCALE - 1:200

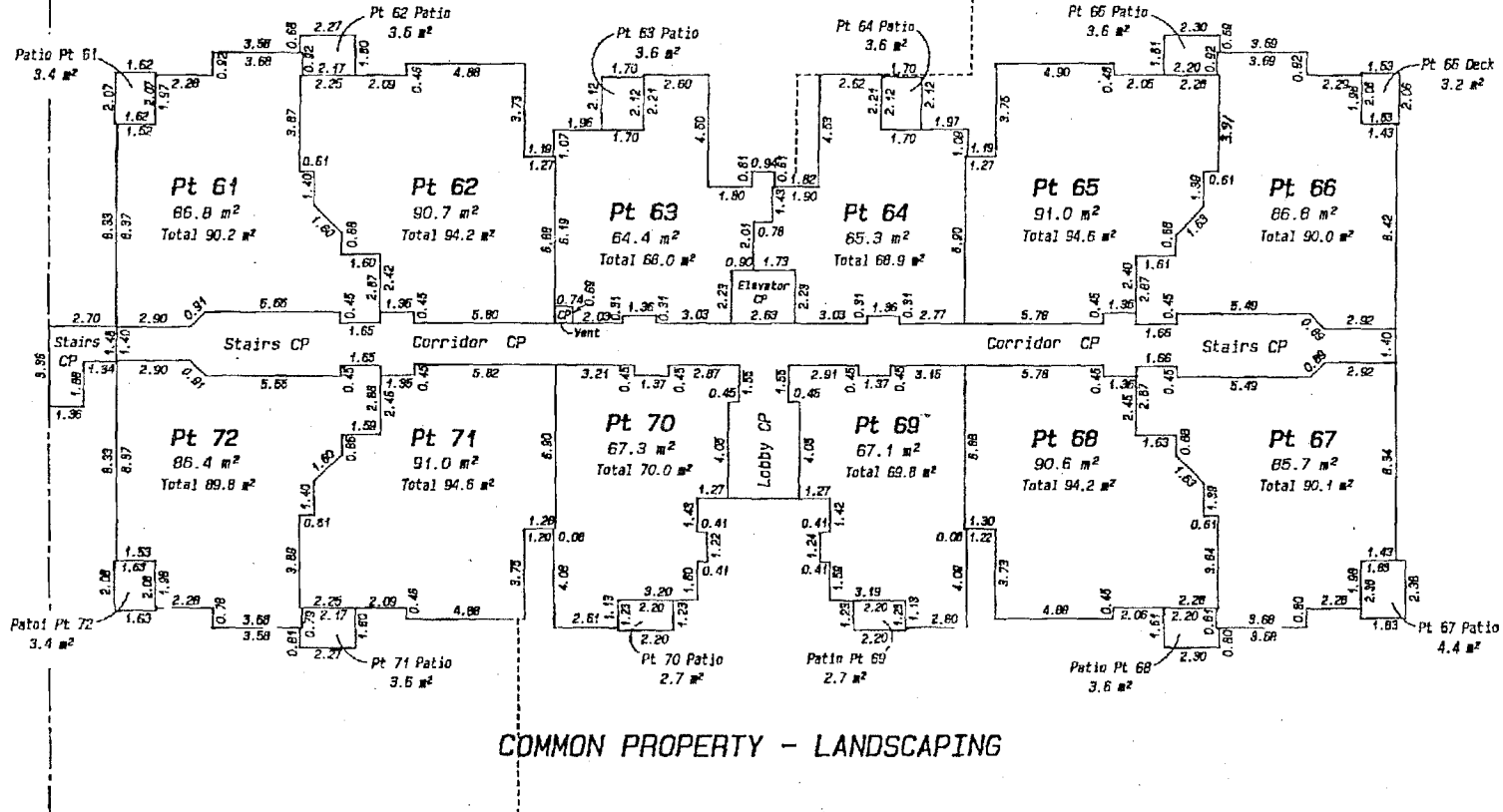


All distances are in metres and decimals thereof unless otherwise indicated.

LEGEND -

- SL denotes Strata Lot
- Pt denotes part
- CP denotes Common Property

COMMON PROPERTY - LANDSCAPING



PONELL CUNNING LEWIS
 BC LAND SURVEYORS
 Phone: 382-BCLS/2257
 File: 3006-24

DUNEDIN STREET

Date - September 10th, 1993

Alan M. Powell
 Alan M. Powell, BCLS

SECOND FLOOR - STRATA LOTS 73 TO 84

STRATA PLAN VIS2720 PHASE 2

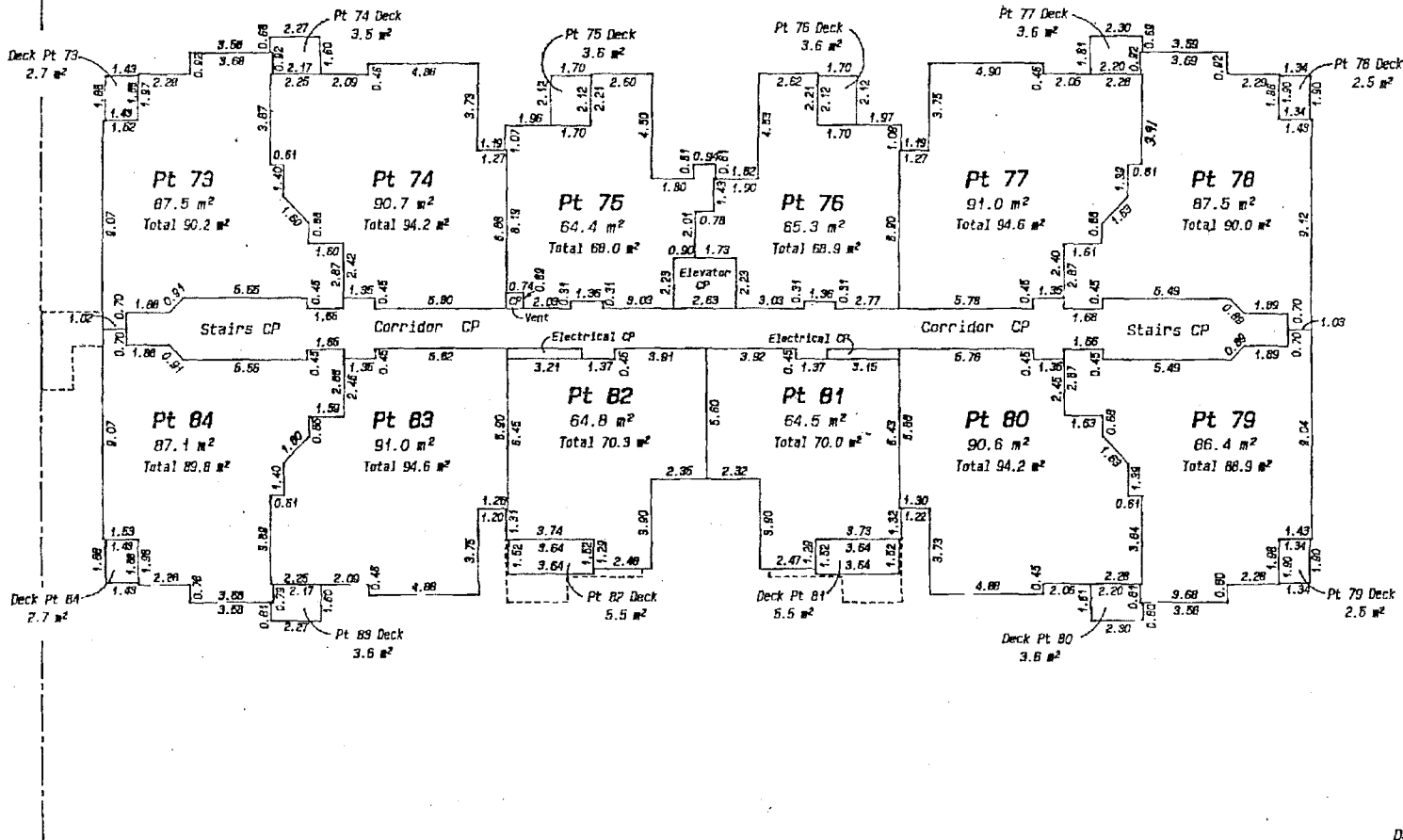
SCALE 1:200



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

LEGEND -

- SL denotes Strata Lot
- Pt denotes part
- CP denotes Common Property



POWELL CUNNING LEWIS
BC LAND SURVEYORS
Phone: 382-BCLS/2257
File: 3806-24

DUNEDIN STREET

Date - September 10th, 1993

Alan W. Powell
Alan W. Powell, BCLS

THIRD FLOOR - STRATA LOTS 85 TO 96

STRATA PLAN VIS2720 PHASE 2

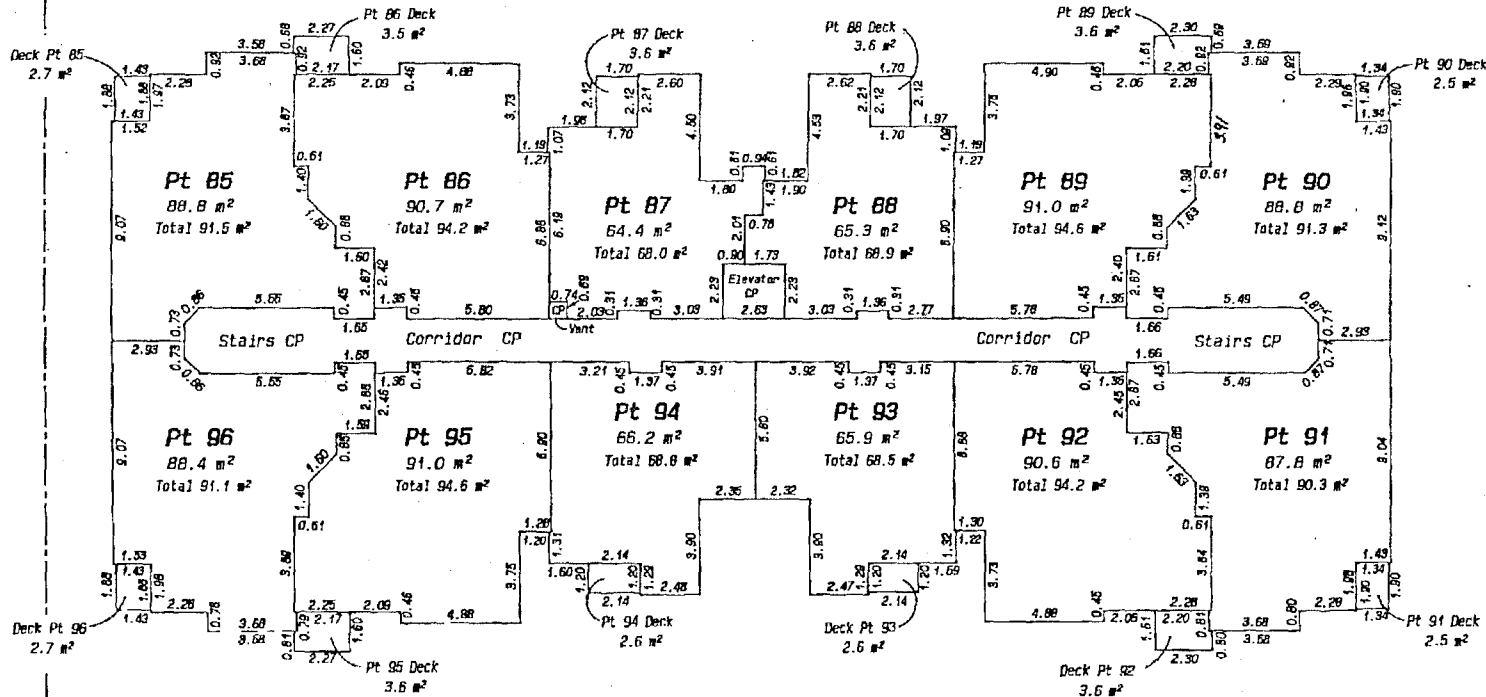
SCALE - 1:200



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

LEGEND -

- SL denotes Strata Lot
- Pt denotes part
- CP denotes Common Property



FOURTH FLOOR - STRATA LOTS 97 TO 108

STRATA PLAN VIS2720 PHASE 2

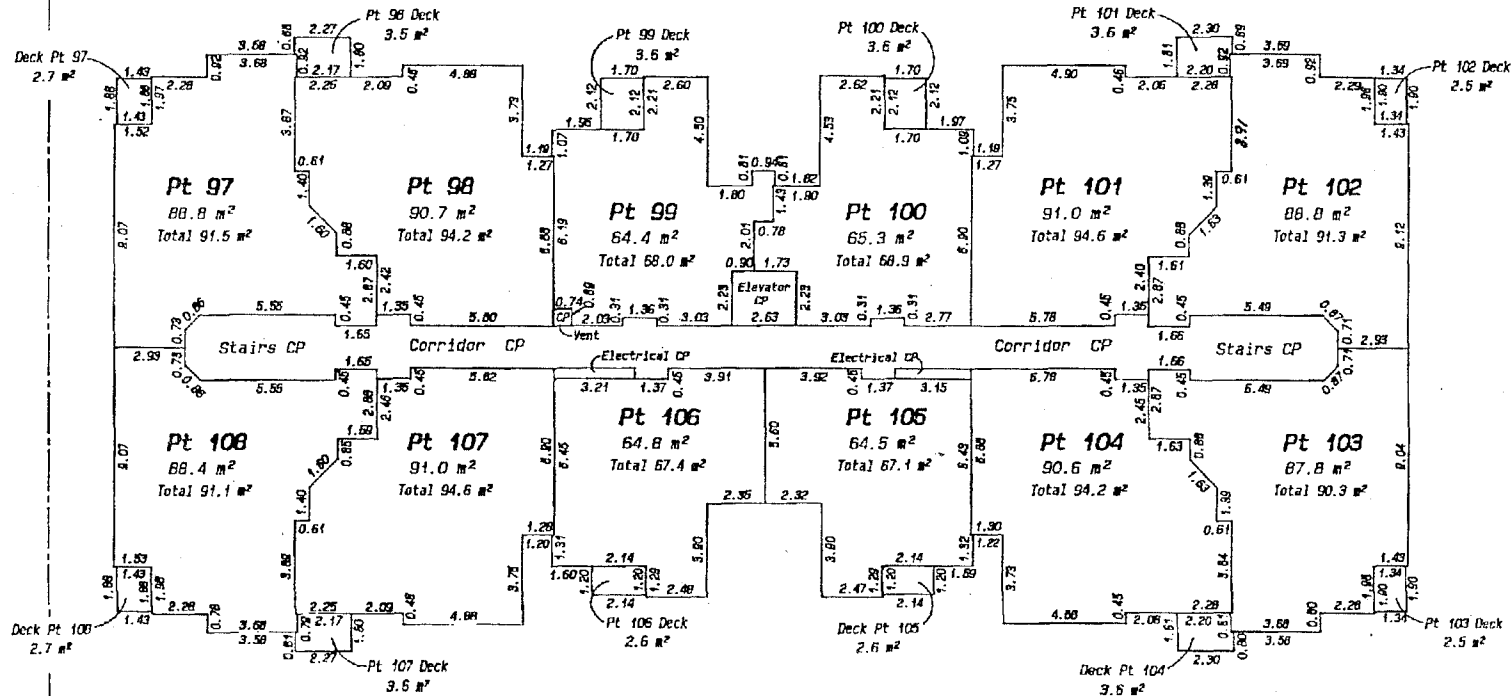
SCALE - 1:200



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

LEGEND -

- SL denotes Strata Lot
- Pt denotes part
- CP denotes Common Property



POMELL CUNNING LEWIS
BC LAND SURVEYORS
Phone: 382-BCL5/2257
File: 9606-24

DUNEDIN STREET

Date - September 10th, 1993

Alan M. Powell
Alan M. Powell, BCL5