

79H0642

Datum: NAD83 (CSRS) 3.0.0.BC.1.CRD
UTM Zone 10. CF=0.9996078
UTM Northing - 5,366,582.512
UTM Easting - 473,308.439
Estimated network positional Accuracy (95%) 0.010 metres

THE BUILDING INCLUDED IN THIS STRATA PLAN HAS NOT BEEN PREVIOUSLY OCCUPIED AS OF THE 14th DAY OF AUGUST, 2017.

THE BUILDING SHOWN HEREON IS WITHIN THE EXTERNAL BOUNDARIES OF THE LAND THAT IS THE SUBJECT OF THIS STRATA PLAN.

THIS PLAN LIES WITHIN THE DISTRICT OF SAANICH AND THE CAPITAL REGIONAL DISTRICT

THE FIELD SURVEY REPRESENTED BY THIS PLAN WAS COMPLETED ON THE 8th DAY OF AUGUST, 2017.
BRADLEY WEBSTER CUNNIN, BCLS 677

FILE: 10709 - 33

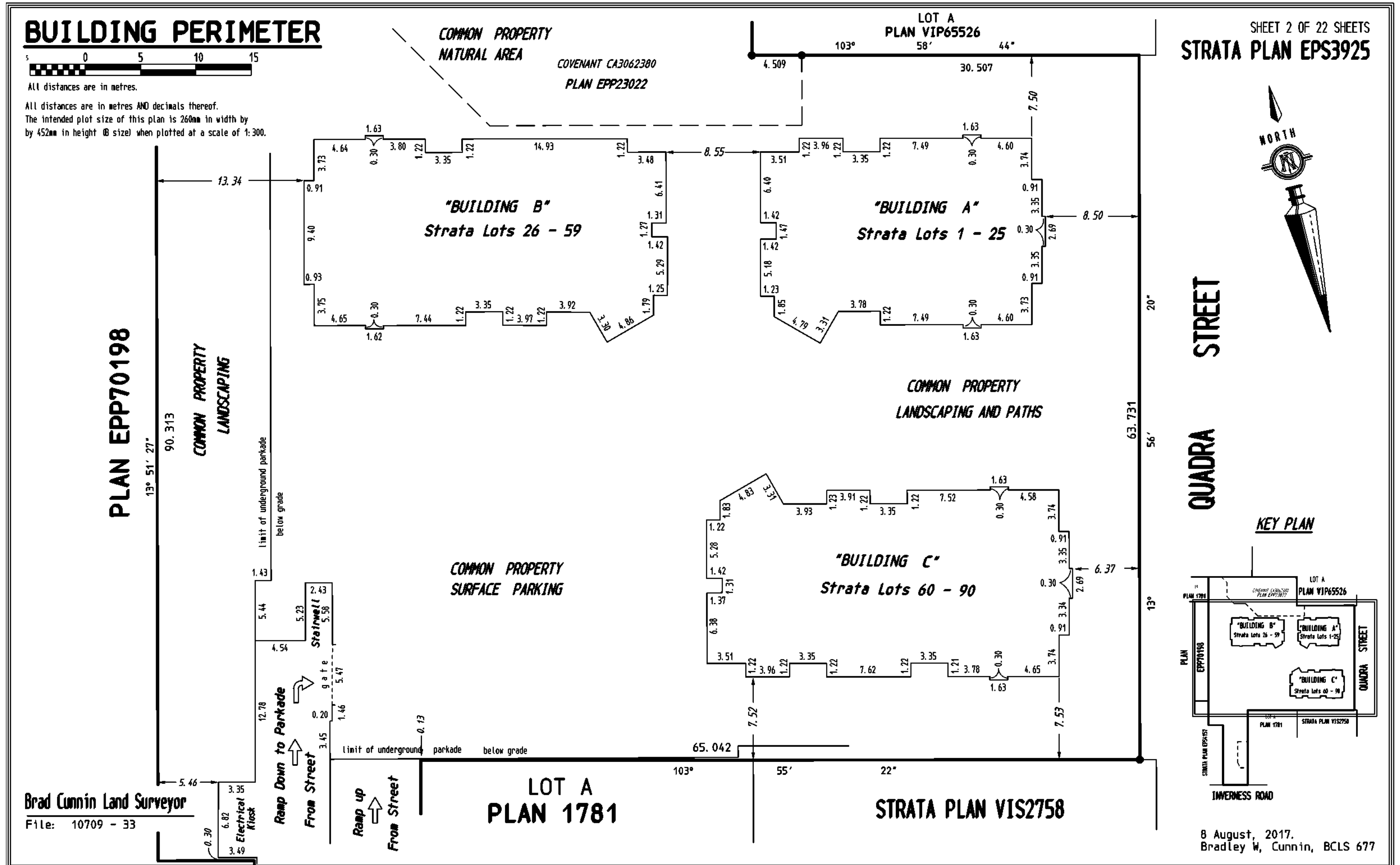
Brad Cunin Land Surveyor

2235 Lydia Street
Victoria, BC V8R 4K6
ph. (250) 400-9693
brad@bcsurveyor.ca

79H0622

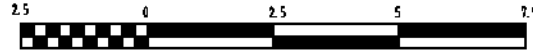
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UTM Zone 10. CF=0.9996082
UTM Northing - 5,366,617.657
UTM Easting - 473,171.203
Estimated network positional Accuracy (95%) 0.010 metres

The Address of the Project is:
THE SHIRE ON INVERNESS
Building A - Strata Lots 1 - 25 = 1018 Inverness Road
Building B - Strata Lots 26 - 59 = 1016 Inverness Road
Building C - Strata Lots 60 - 90 = 1020 Inverness Road
Victoria, British Columbia V8X 0B1



BUILDING A - GROUND LEVEL STRATA LOTS 1 - 5

SCALE



All distances are in metres.
The intended plot size of this plan is 432mm in width by 280mm in height (B size) when plotted at a scale of 1: 150

LEGEND

- SL - denotes - Strata Lot
- m² - denotes - square metres
- CP - denotes - Common Property
- SC - denotes - Service Closet - Common Property
- V - denotes - Vent - Common Property
- LCP SL nn - denotes - Limited Common Property, for the exclusive use of Strata Lot nn
- denotes - perimeter of floor below

COVENANT CA3062380
PLAN EPP23022

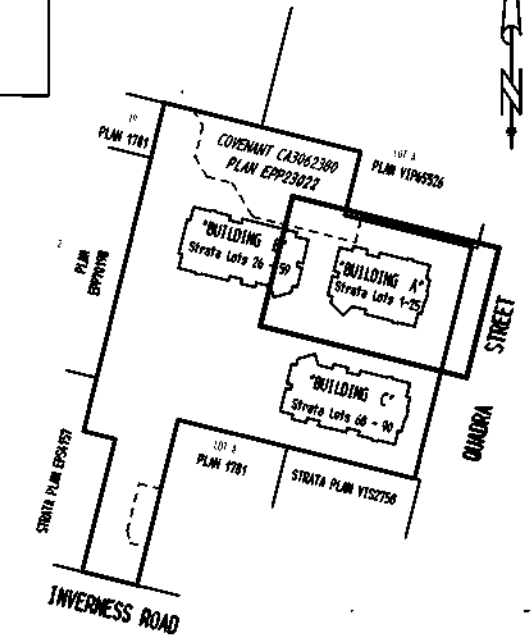


LOT A
PLAN VIP65526

SHEET 4 OF 22 SHEETS
STRATA PLAN EPS3295

KEY PLAN

SHEETS 4, 5, 6, 7, 8



Common
Property
Landscaping

A

Common
Property
Courtyard

ALL PATIOS, BALCONIES AND DECK 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.

LCP PATIOS are defined by:

the centre-line of the concrete block or wall that delimits the patio.

See Sheet 20 for Section

A

QUADRA STREET

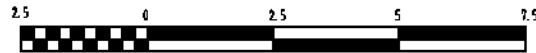
Brad Cunin Land Surveyor

File: 10709 - 33

08 August, 2017.
Bradley W. Cunin, BCLS 677

BUILDING A - SECOND FLOOR STRATA LOTS 6 - 10

SCALE



All distances are in metres.
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COVENANT CA3062380
PLAN EPP23022

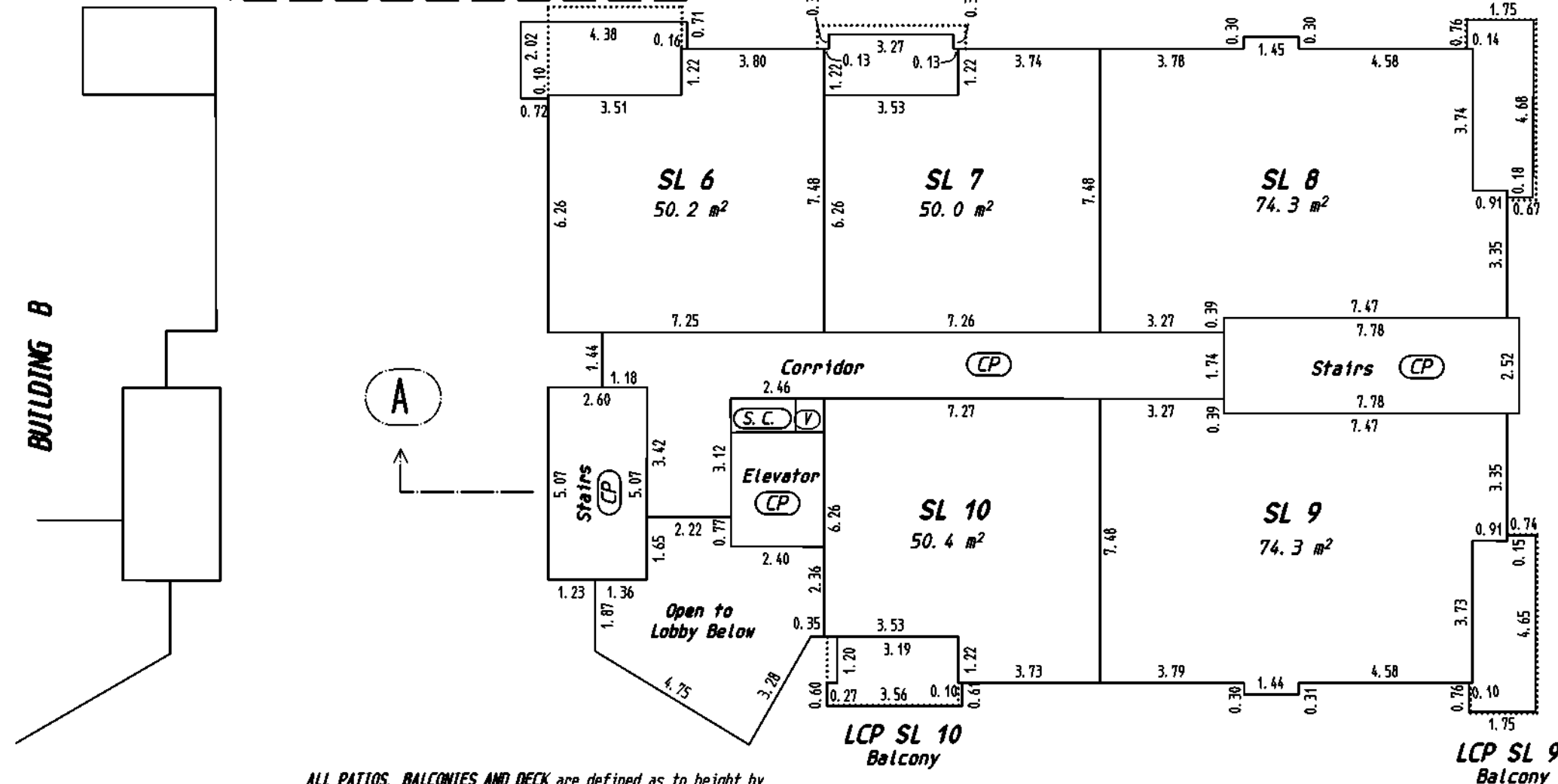
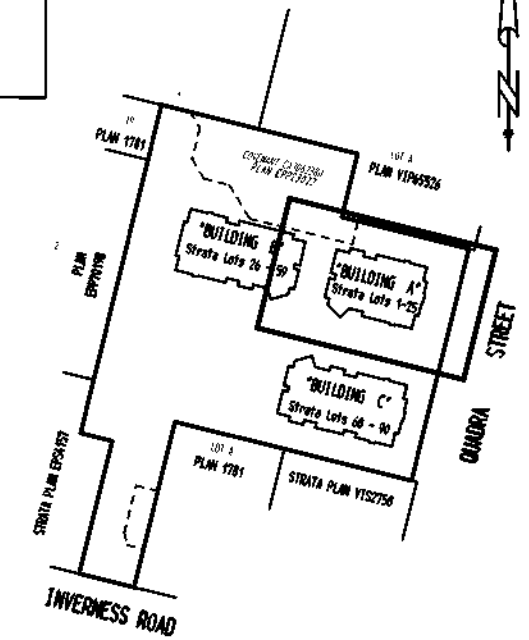


LOT A
PLAN VIP65526

SHEET 5 OF 22 SHEETS
STRATA PLAN EPS3295

KEY PLAN

SHEETS 4, 5, 6, 7, 8



ALL PATIOS, BALCONIES AND DECK 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 height of a strata lot within the same building unless otherwise indicated.

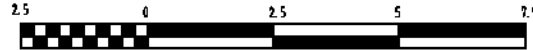
LCP BALCONIES AND DECKS are defined as to limit by: the centre-line of the glass railings of the balcony or deck.

Brad Cunin Land Surveyor
File: 10709 - 33

08 August, 2017.
Bradley W. Cunin, BCLS 677

BUILDING A - THIRD FLOOR STRATA LOTS 11 - 15

SCALE



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exclusive use of Strata Lot nn
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COVENANT CA3062380
PLAN EPP23022

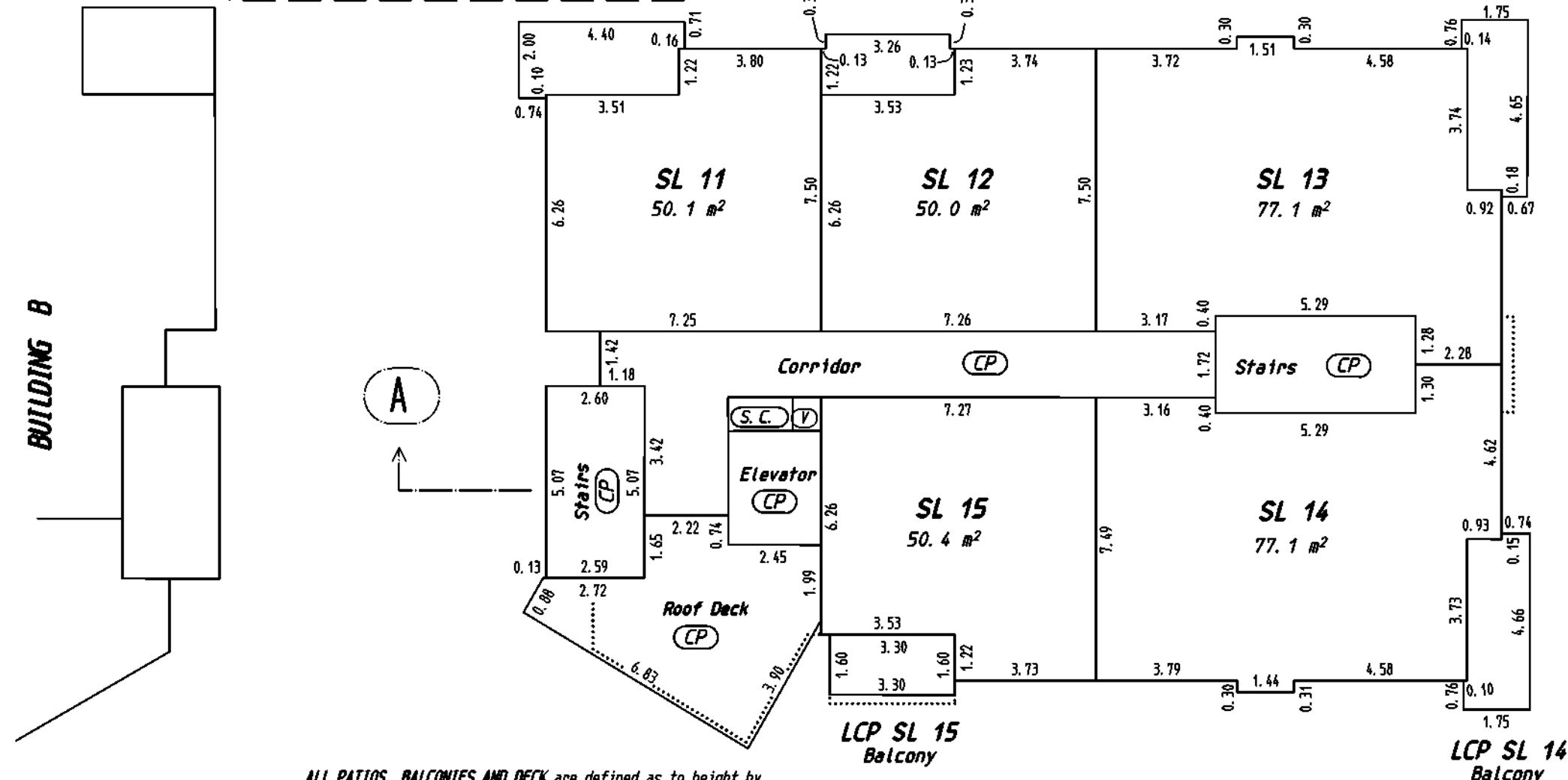
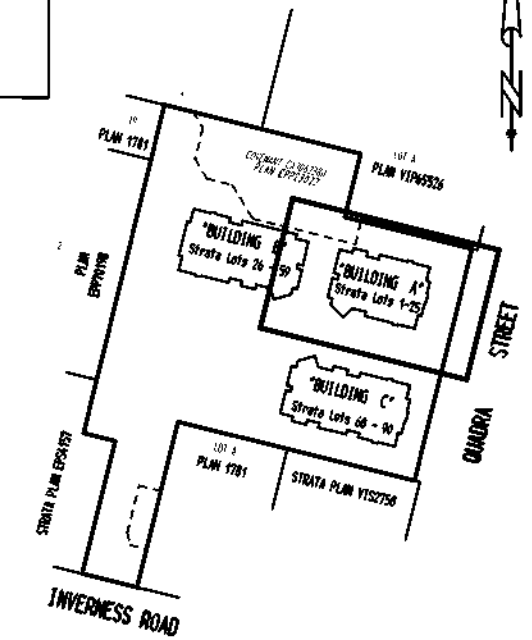


LOT A
PLAN VIP65526

SHEET 6 OF 22 SHEETS
STRATA PLAN EPS3295

KEY PLAN

SHEETS 4, 5, 6, 7, 8



See Sheet 20 for Section

Brad Cunin Land Surveyor
File: 10709 - 33

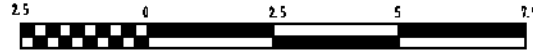
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unless otherwise indicated.

LCP BALCONIES AND DECKS are defined as to limit by:
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balcony or deck.

08 August, 2017.
Bradley W. Cunin, BCLS 677

BUILDING A - FOURTH FLOOR STRATA LOTS 16 - 20

SCALE



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The intended plot size of this plan is 432mm in width by 280mm in height (B size) when plotted at a scale of 1: 150

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COVENANT CA3062380
PLAN EPP23022

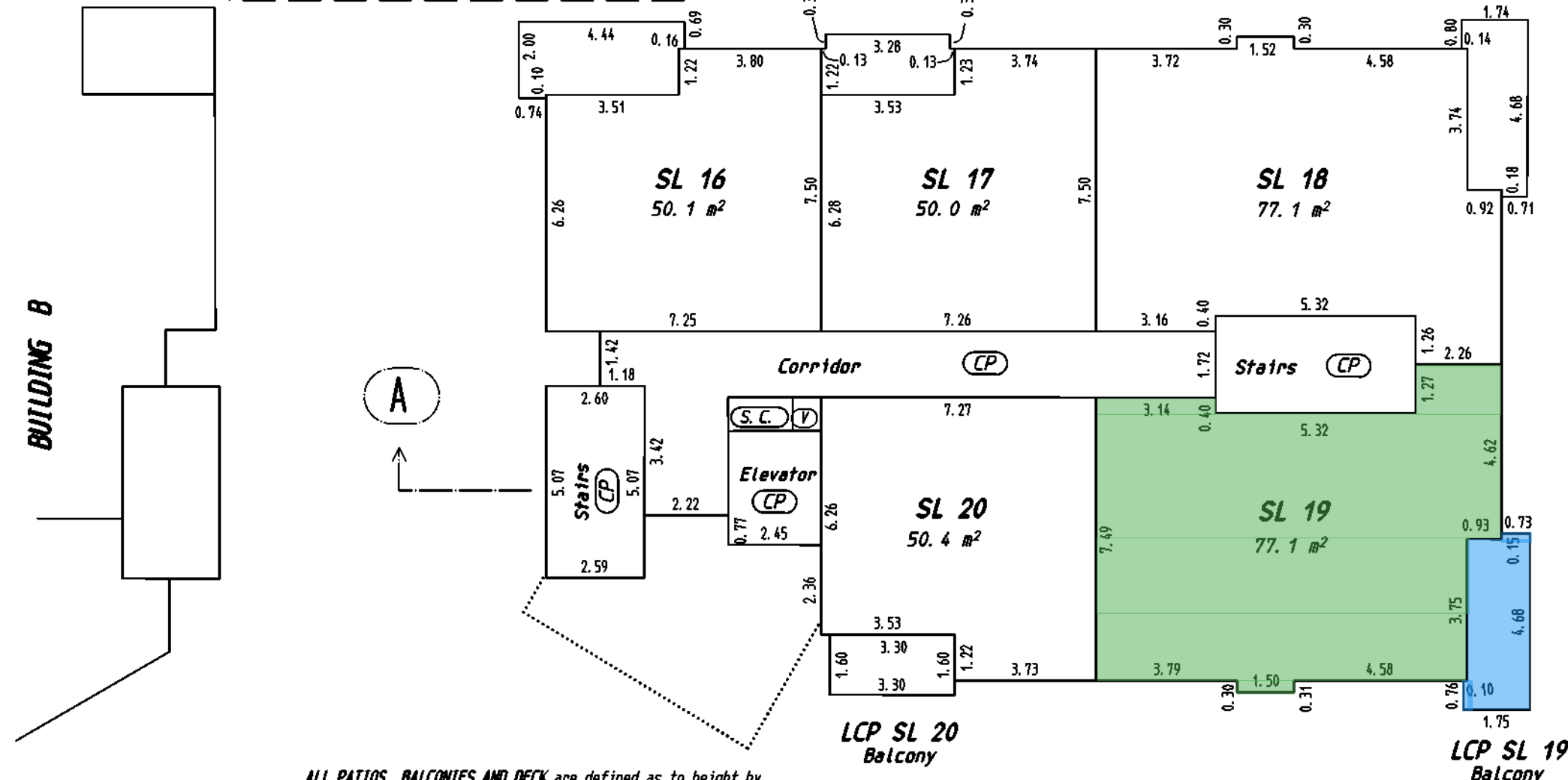
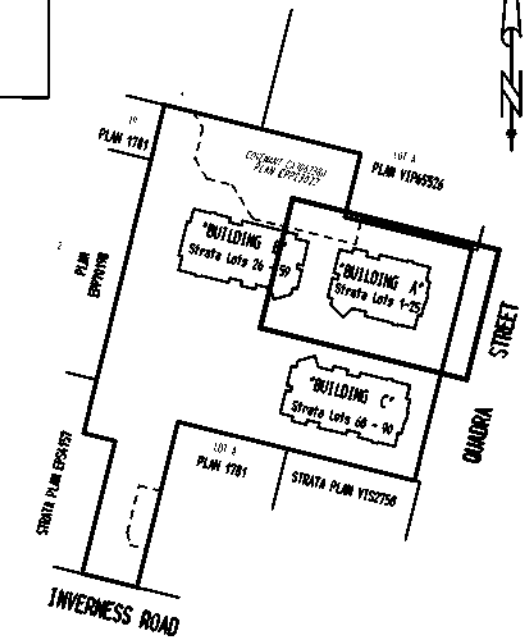


LOT A
PLAN VIP65526

SHEET 7 OF 22 SHEETS
STRATA PLAN EPS3295

KEY PLAN

SHEETS 4, 5, 6, 7, 8



See Sheet 20 for Section

Brad Cunin Land Surveyor
File: 10709 - 33

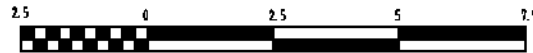
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LCP BALCONIES AND DECKS are defined as to limit by: the centre-line of the glass railings of the balcony or deck.

08 August, 2017.
Bradley W. Cunin, BCLS 677

BUILDING A - FIFTH FLOOR STRATA LOTS 21 - 25

SCALE



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The intended plot size of this plan is 432mm in width by 280mm in height (B size) when plotted at a scale of 1: 150

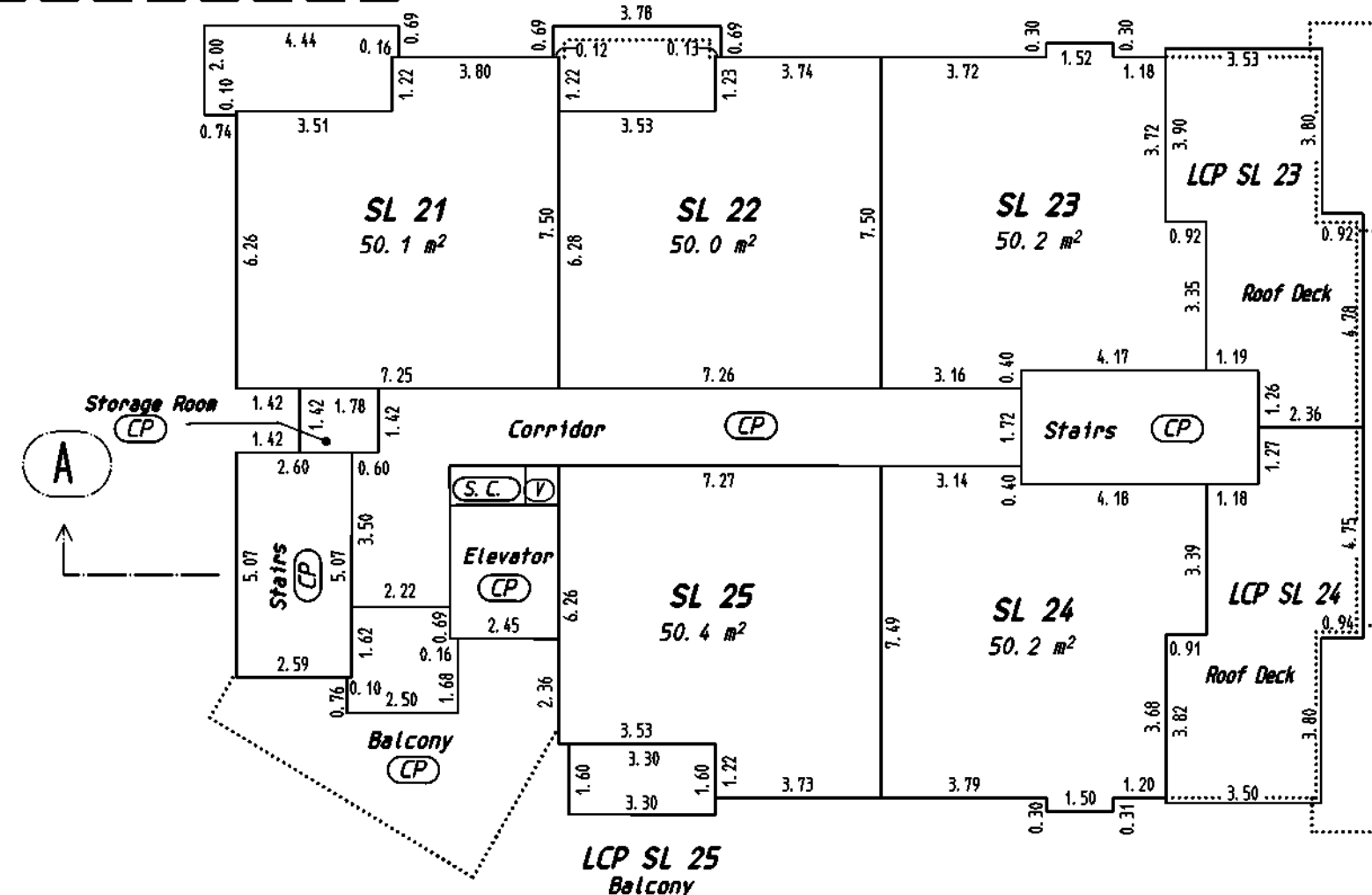
LEGEND

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- V - denotes - Vent - Common Property
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COVENANT CA3062380
PLAN EPP23022

LCP SL 21
Balcony

LCP SL 22
Balcony



ALL PATIOS, BALCONIES AND DECK 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.

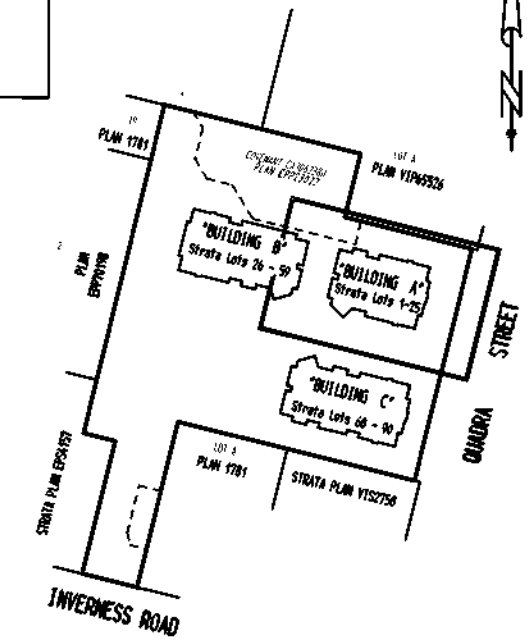
LCP BALCONIES AND DECKS are defined as to limit by: the centre-line of the glass railings of the balcony or deck.

Brad Cunin Land Surveyor
File: 10709 - 33

SHEET 8 OF 22 SHEETS
STRATA PLAN EPS3295

KEY PLAN

SHEETS 4, 5, 6, 7, 8



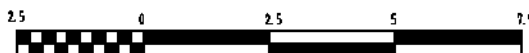
QUADRA STREET

See Sheet 20 for Section

08 August, 2017.
Bradley W. Cunin, BCLS 677

BUILDING B - GROUND LEVEL STRATA LOTS 26 - 31

SCALE



All distances are in metres.

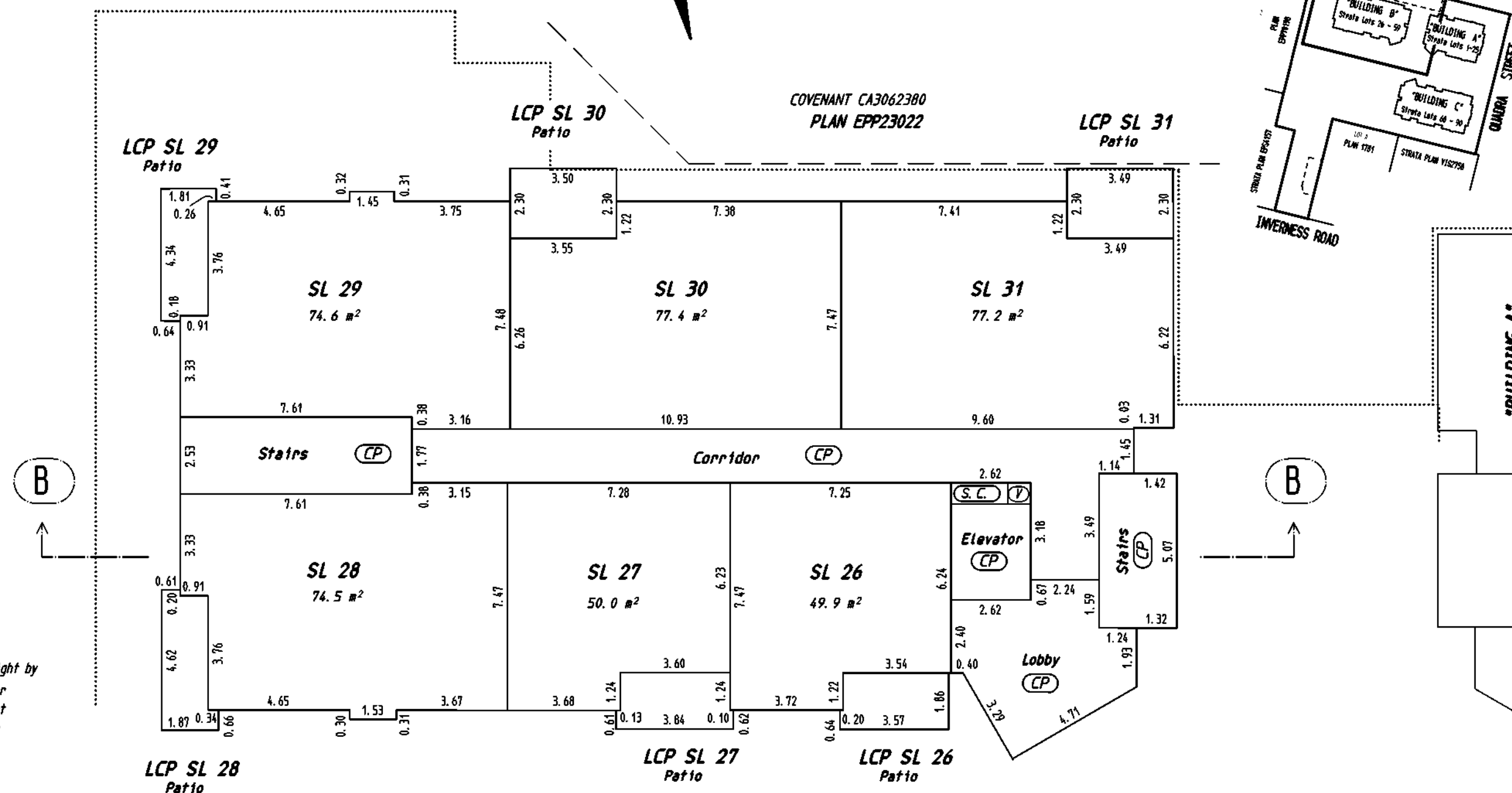
The intended plot size of this plan is 432mm in width by 280mm in height (B size) when plotted at a scale of 1: 150

LEGEND

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- m² - denotes - square metres
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- (V) - denotes - Vent - Common Property
- LCP SL nn - denotes - Limited Common Property, for the exclusive use of Strata Lot nn
- - denotes - perimeter of floor below



COVENANT CA3062380
PLAN EPP23022



LCP PATIOS are defined by:

the centre-line of the concrete block or wall that delimits the patio.

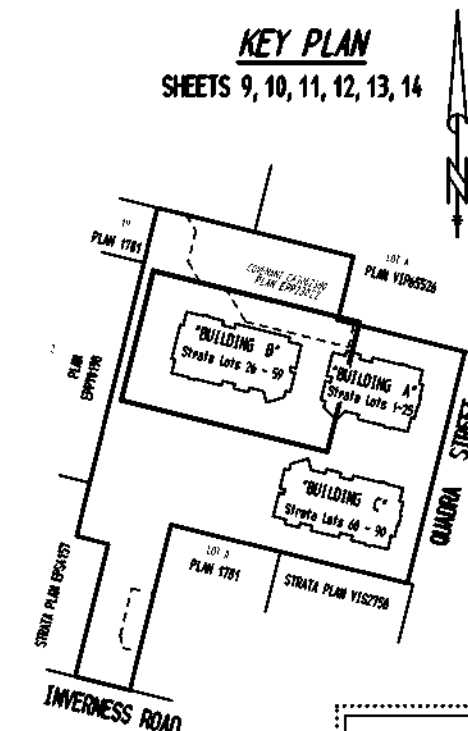
ALL PATIOS, BALCONIES AND DECK are defined as to height by the centre of the floor above, or its extensions, or where there is no floor above by the average height of a strata lot within the same building unless otherwise indicated.

Brad Cunin Land Surveyor

File: 10709 - 33

SHEET 9 OF 22 SHEETS
STRATA PLAN EPS3295

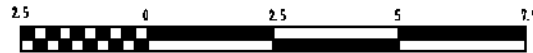
KEY PLAN
SHEETS 9, 10, 11, 12, 13, 14



08 August, 2017.
Bradley W. Cunin, BCLS 677

BUILDING B - SECOND LEVEL STRATA LOTS 32 - 37

SCALE



All distances are in metres.

The intended plot size of this plan is 432mm in width by 280mm in height (B size) when plotted at a scale of 1: 150

LEGEND

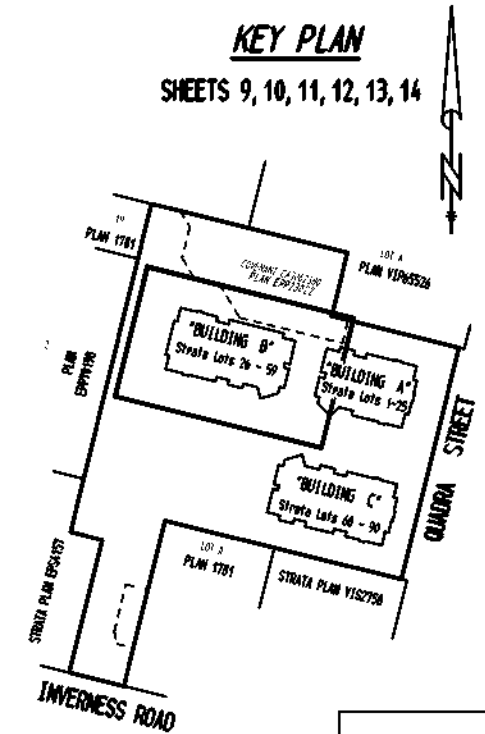
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- m² - denotes - square metres
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- (S.C.) - denotes - Service Closet - Common Property
- (V) - denotes - Vent - Common Property
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- - denotes - perimeter of floor below



SHEET 10 OF 22 SHEETS
STRATA PLAN EPS3295

KEY PLAN

SHEETS 9, 10, 11, 12, 13, 14

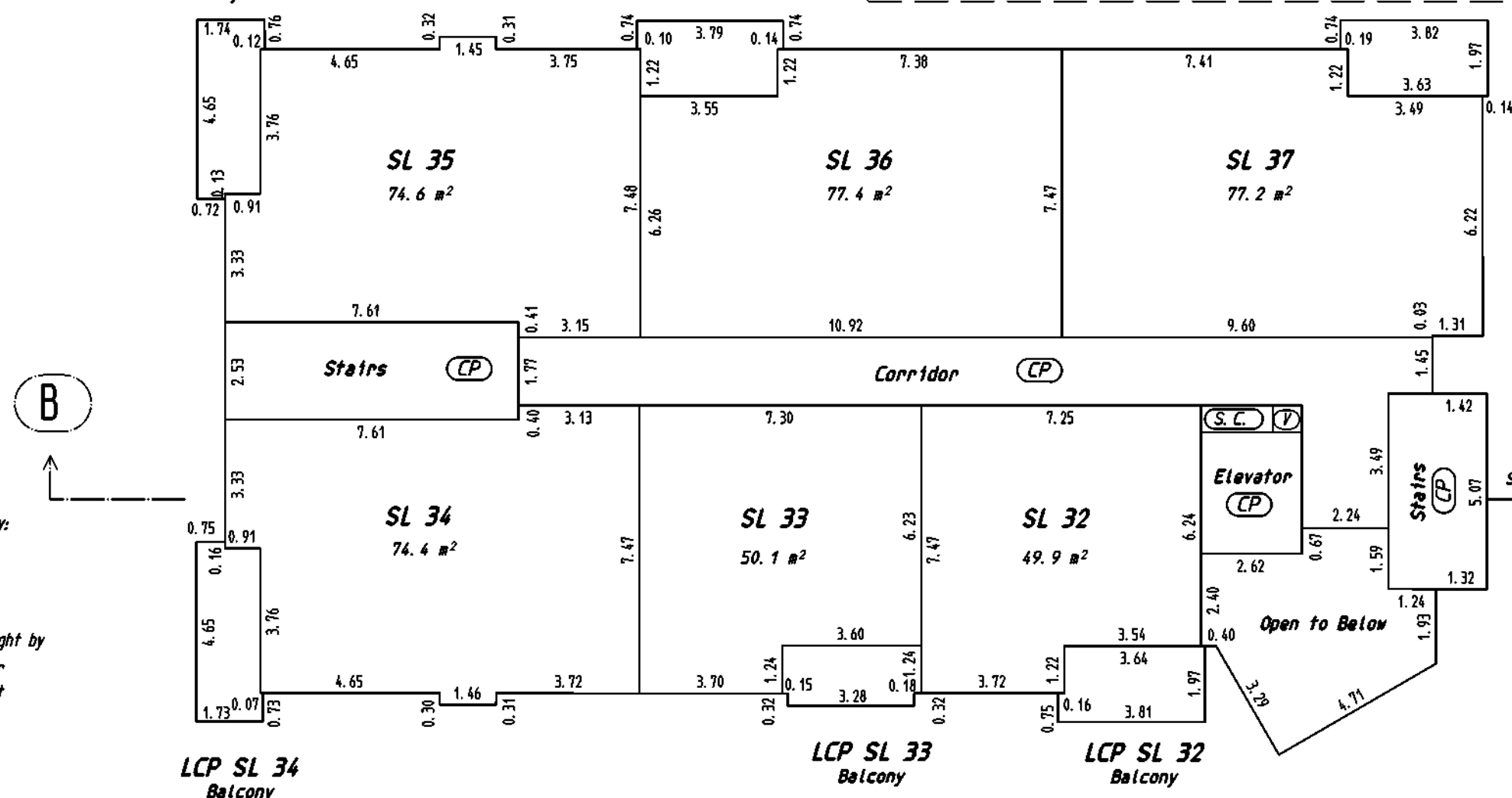


LCP SL 35
Balcony

LCP SL 36
Balcony

LCP SL 37
Balcony

COVENANT CA3062380
PLAN EPP23022



LCP BALCONIES AND DECKS are defined as to limit by:
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balcony or deck.

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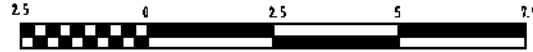
Brad Cunin Land Surveyor

File: 10709 - 33

08 August, 2017.
Bradley W. Cunin, BCLS 677

BUILDING B - THIRD FLOOR STRATA LOTS 38 - 43

SCALE



All distances are in metres.

The intended plot size of this plan is 432mm in width by 280mm in height (B size) when plotted at a scale of 1: 150

LEGEND

- SL - denotes - Strata Lot
- m² - denotes - square metres
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- - denotes - perimeter of floor below

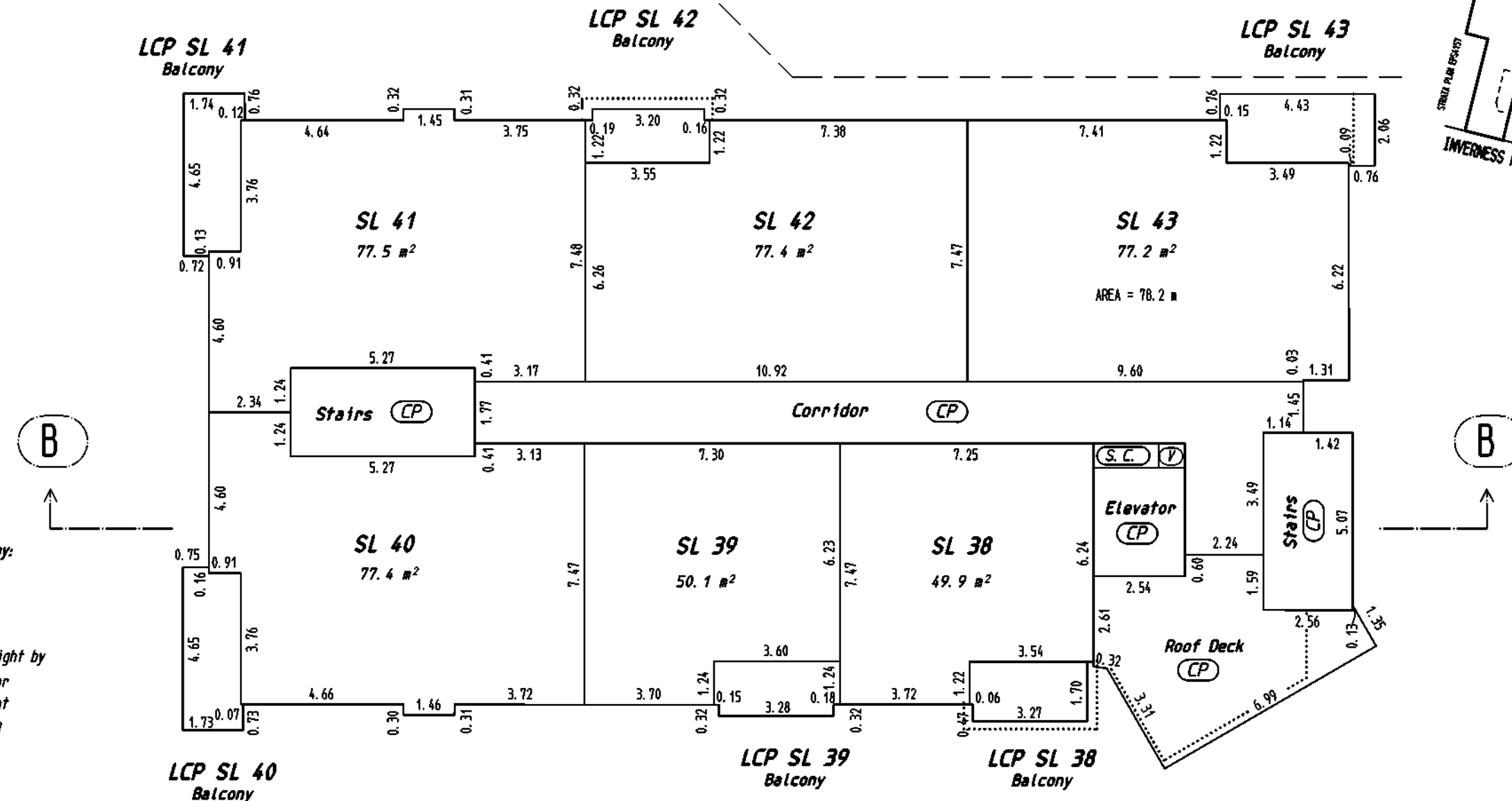
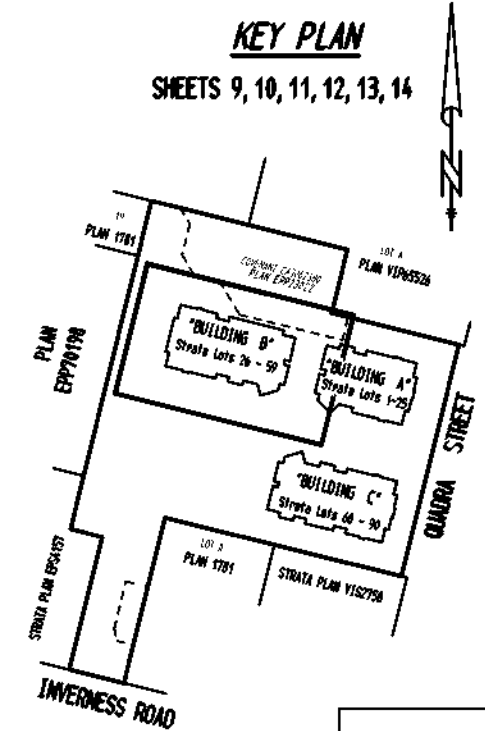


COVENANT CA3062380
PLAN EPP23022

SHEET 11 OF 22 SHEETS
STRATA PLAN EPS3295

KEY PLAN

SHEETS 9, 10, 11, 12, 13, 14



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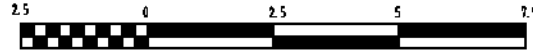
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File: 10709 - 33

08 August, 2017.
Bradley W. Cunin, BCLS 677

BUILDING B - FOURTH FLOOR STRATA LOTS 44 - 49

SCALE



All distances are in metres.
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LEGEND

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COVENANT CA3062380
PLAN EPP23022

LCP SL 47
Balcony

LCP SL 48
Balcony

LCP SL 49
Balcony

B

B

LCP BALCONIES AND DECKS are defined as to limit by:
the centre-line of the glass railings of the
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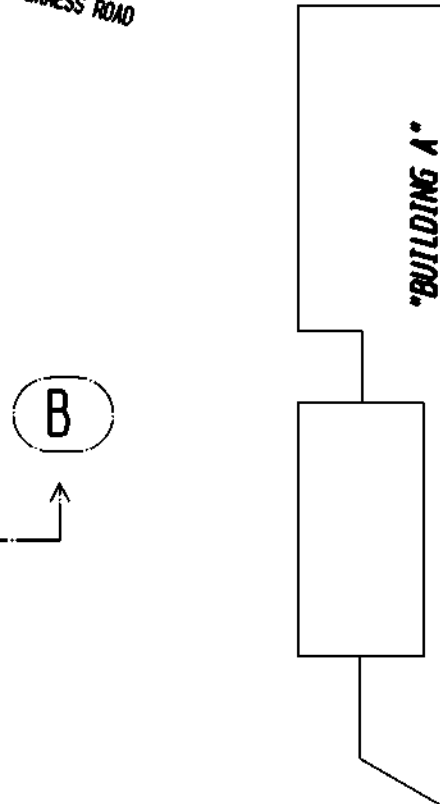
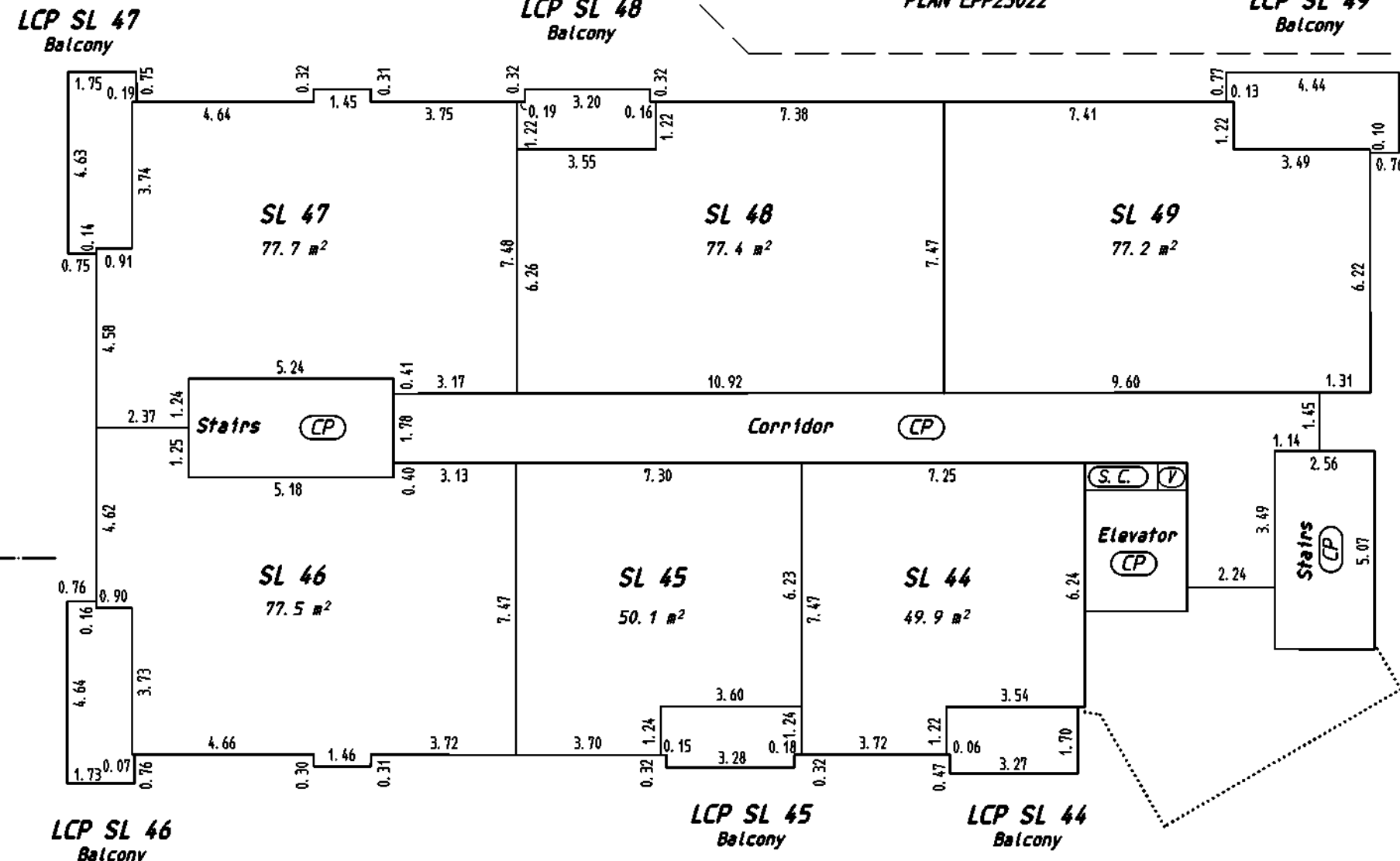
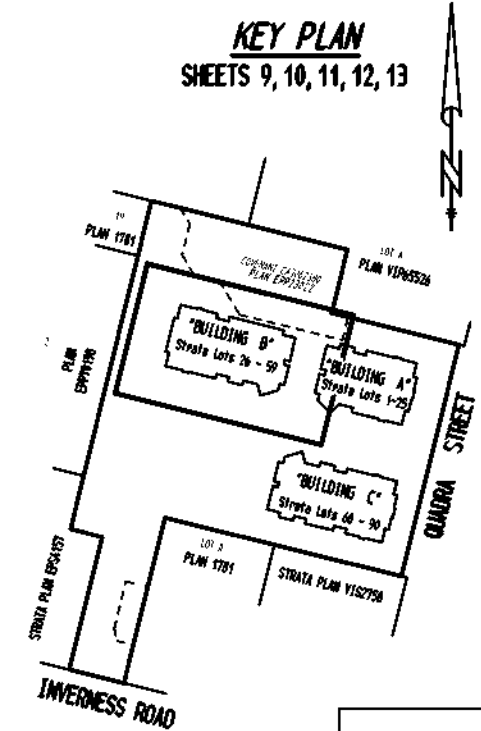
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File: 10709 - 33

SHEET 12 OF 22 SHEETS
STRATA PLAN EPS3295

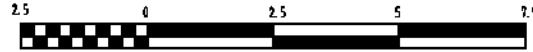
KEY PLAN
SHEETS 9, 10, 11, 12, 13



08 August, 2017.
Bradley W. Cunin, BCLS 677

BUILDING B - FIFTH FLOOR STRATA LOTS 50 - 54

SCALE



All distances are in metres.

The intended plot size of this plan is 432mm in width by 280mm in height (B size) when plotted at a scale of 1: 150

LEGEND

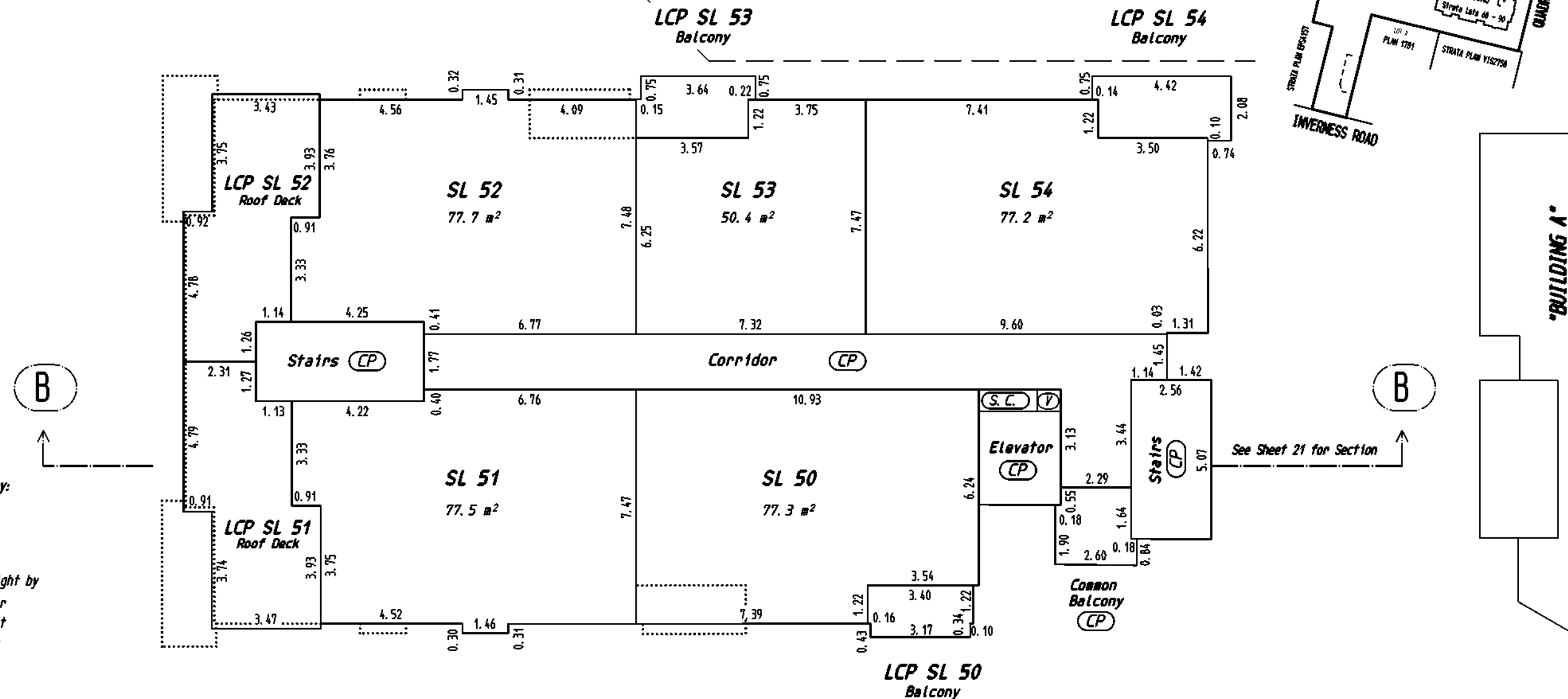
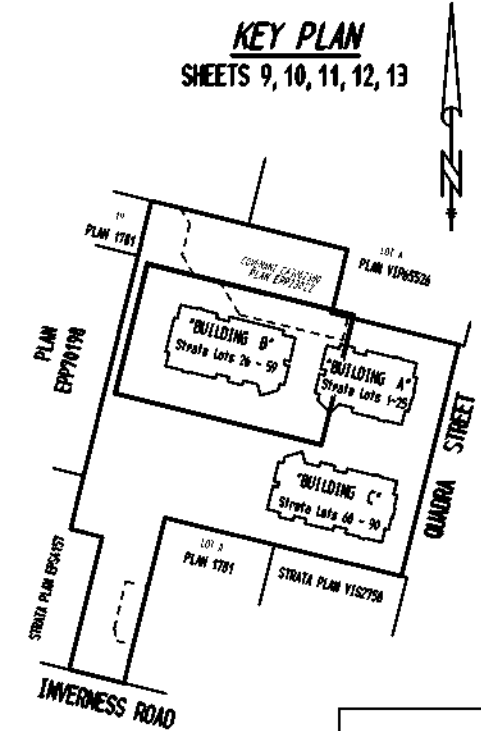
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COVENANT CA3062380
PLAN EPP23022

SHEET 13 OF 22 SHEETS
STRATA PLAN EPS3295

KEY PLAN
SHEETS 9, 10, 11, 12, 13



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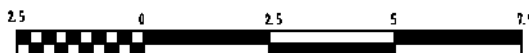
Brad Cunin Land Surveyor

File: 10709 - 33

08 August, 2017.
Bradley W. Cunin, BCLS 677

BUILDING B - SIXTH FLOOR STRATA LOTS 55 - 59

SCALE



All distances are in metres.

The intended plot size of this plan is 432mm in width by 280mm in height (B size) when plotted at a scale of 1: 150

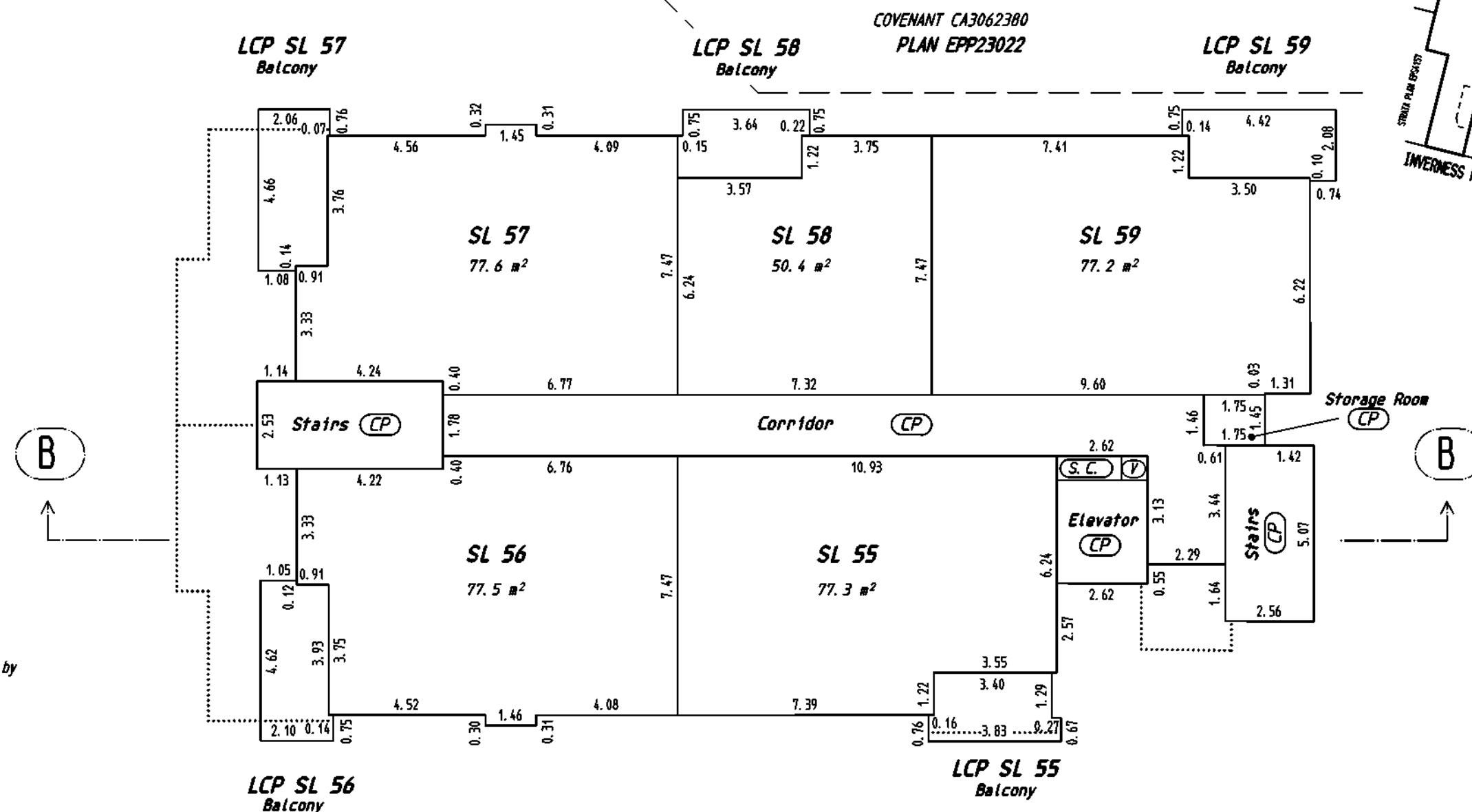
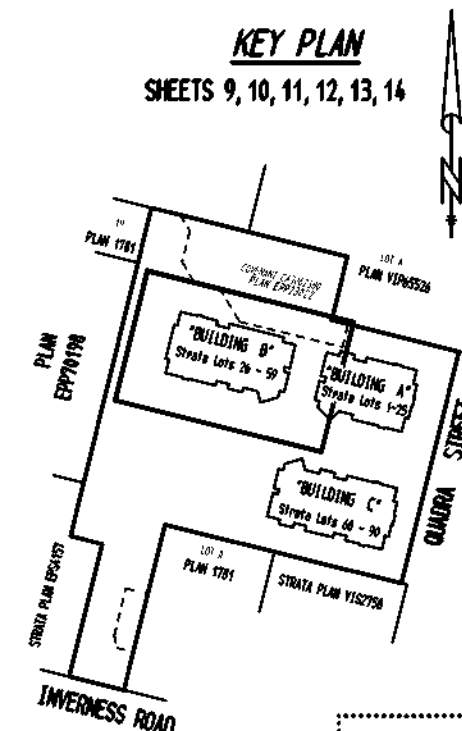
LEGEND

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- - denotes - perimeter of floor below



SHEET 14 OF 22 SHEETS
STRATA PLAN EPS3295

KEY PLAN
SHEETS 9, 10, 11, 12, 13, 14



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File: 10709 - 33

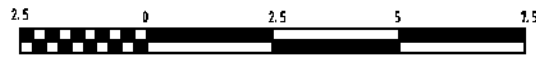
08 August, 2017.
Bradley W. Cunin, BCLS 677

BUILDING C - GROUND LEVEL

STRATA LOTS 60 - 66

SHEET 15 OF 22 SHEETS
STRATA PLAN EPS3295

SCALE

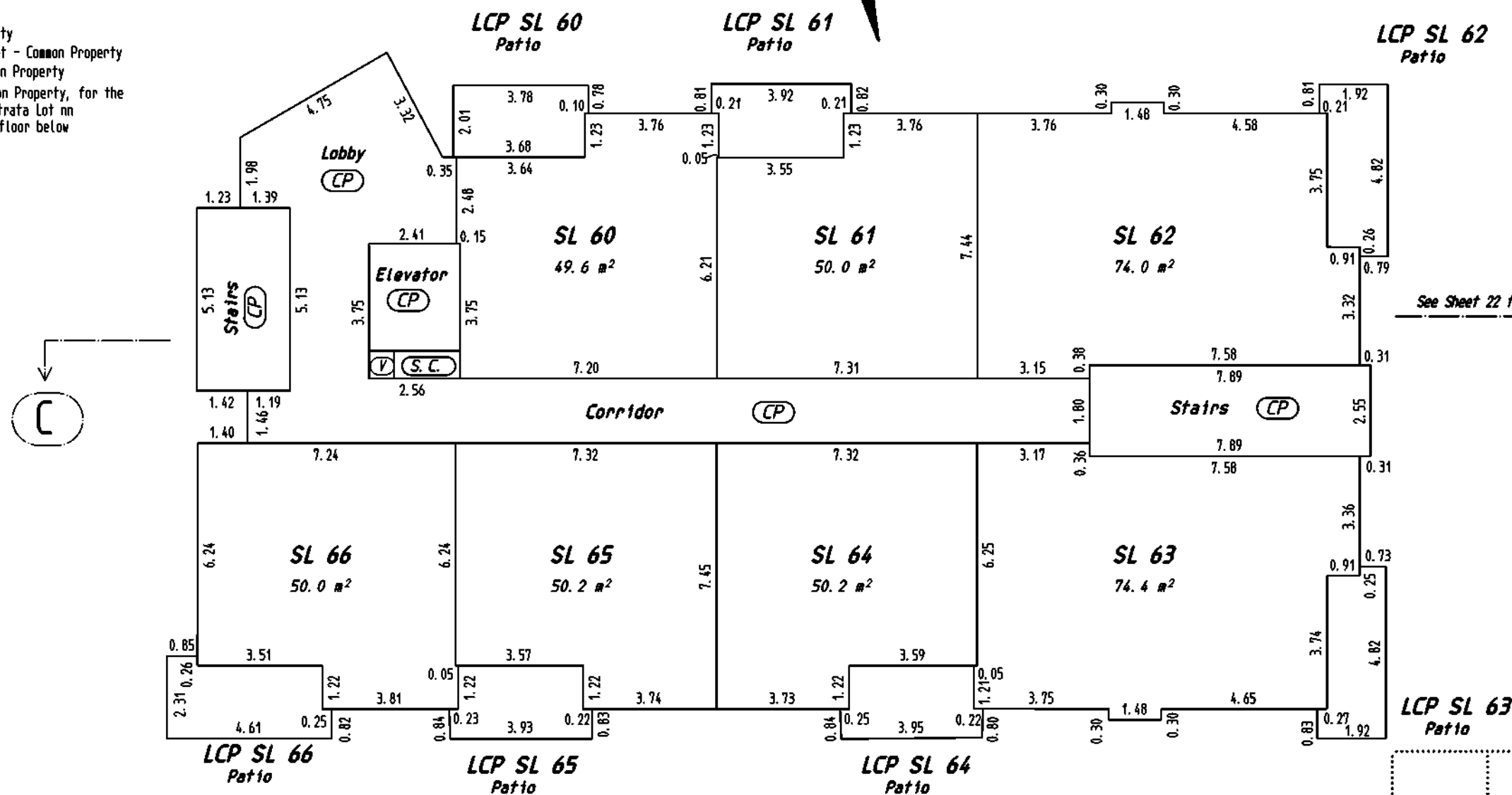


All distances are in metres.

The intended plot size of this plan is 432mm in width by 280mm in height (B size) when plotted at a scale of 1: 150

LEGEND

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- V - denotes - Vent - Common Property
- LCP SL nn - denotes - Limited Common Property, for the exclusive use of Strata Lot nn
- - denotes - perimeter of floor below



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LCP PATIOS are defined by: the centre-line of the concrete block or wall that delimits the patio.

Brad Cunin Land Surveyor

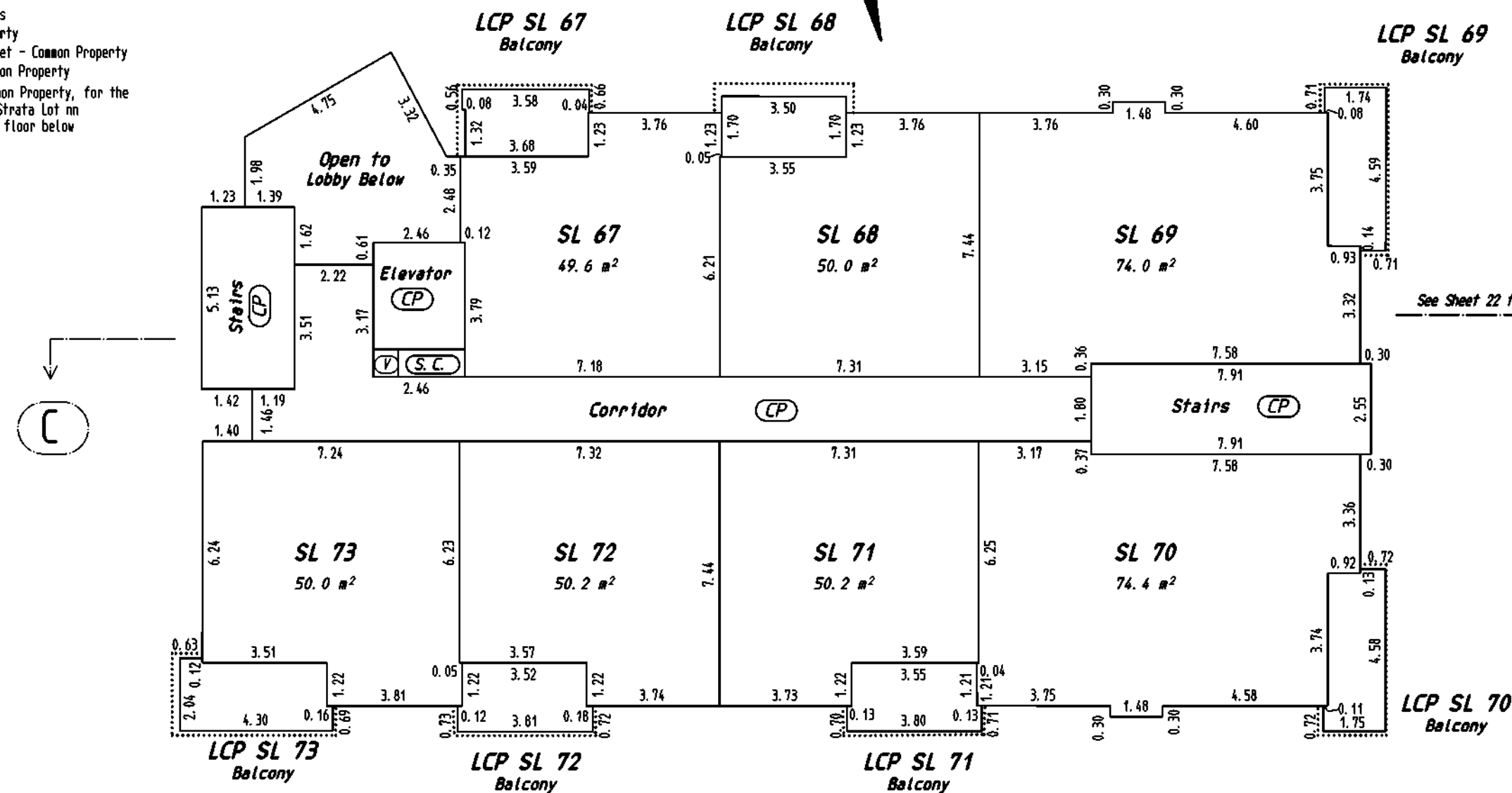
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08 August, 2017.
Bradley W. Cunin, BCLS 677

SHEET 16 OF 22 SHEETS
STRATA PLAN EPS3295

280mm in height (B size) when plotted at a scale of 1: 150

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 V - denotes - Vent - Common Property
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 exclusive use of Strata Lot nn
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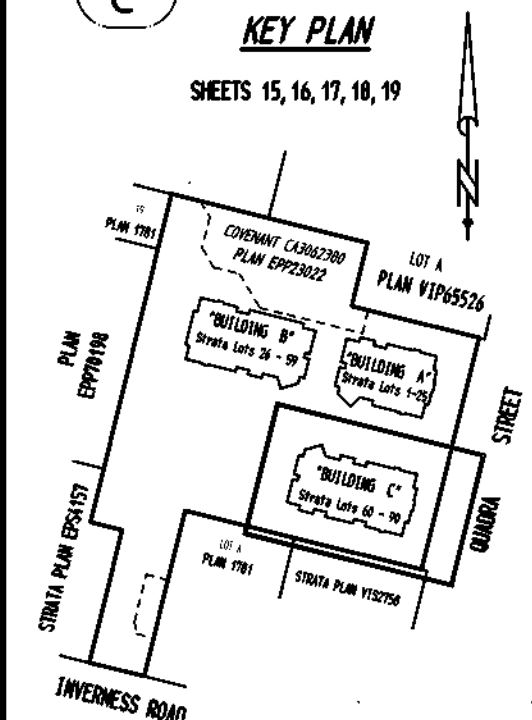


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balcony or deck.

QUADRA STREET

KEY PLAN

SHEETS 15, 16, 17, 18, 19



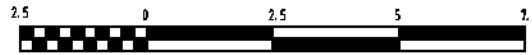
File: 10709 - 33

08 August, 2017.
Bradley W. Cunnin, BCLS 677

BUILDING C - THIRD FLOOR STRATA LOTS 74 - 79

SHEET 17 OF 22 SHEETS
STRATA PLAN EPS3295

SCALE

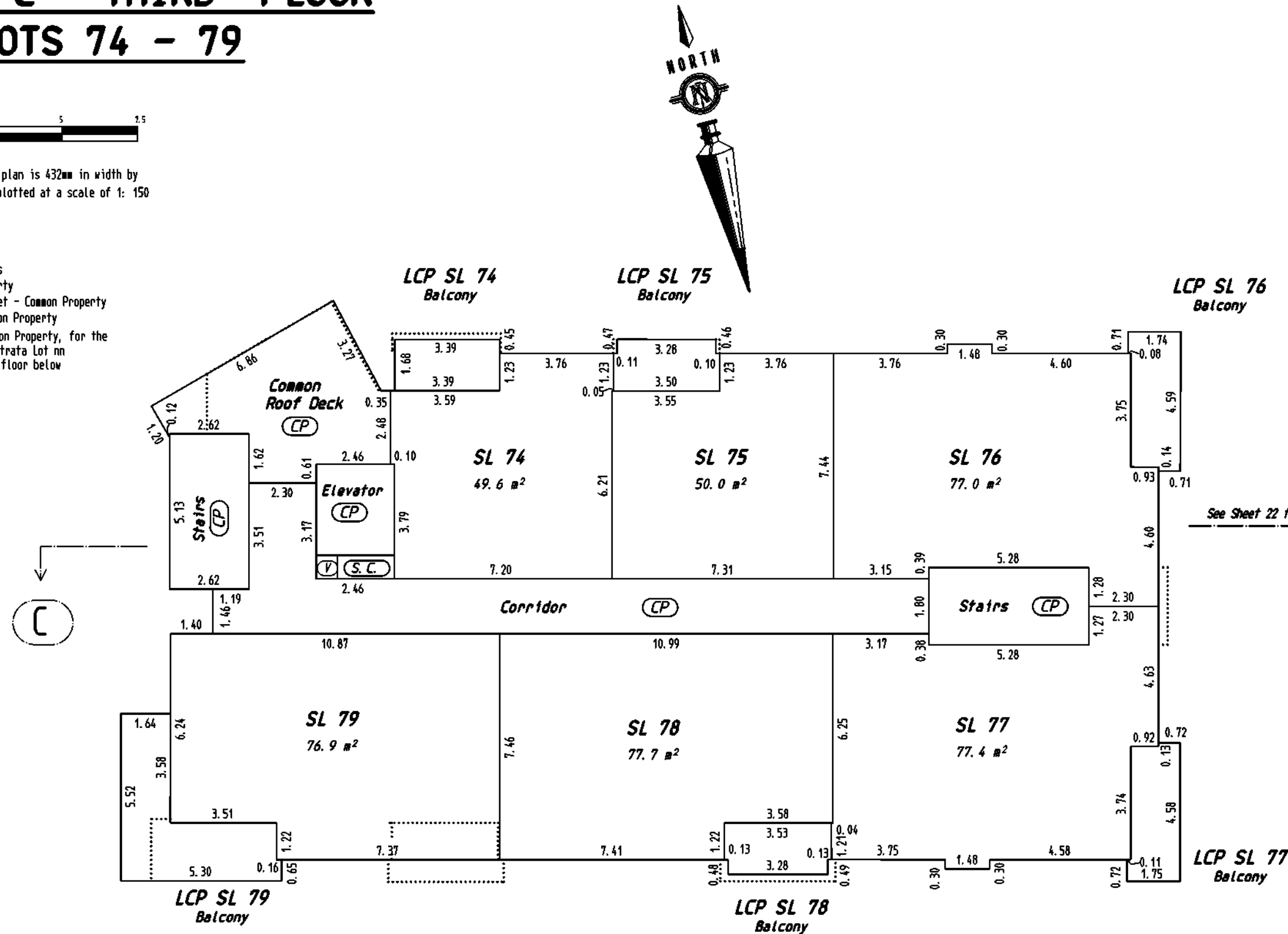


All distances are in metres.

The intended plot size of this plan is 432mm in width by 280mm in height (B size) when plotted at a scale of 1: 150

LEGEND

- SL - denotes - Strata Lot
- m² - denotes - square metres
- CP - denotes - Common Property
- SC - denotes - Service Closet - Common Property
- V - denotes - Vent - Common Property
- LCP SL nn - denotes - Limited Common Property, for the exclusive use of Strata Lot nn
- - denotes - perimeter of floor below



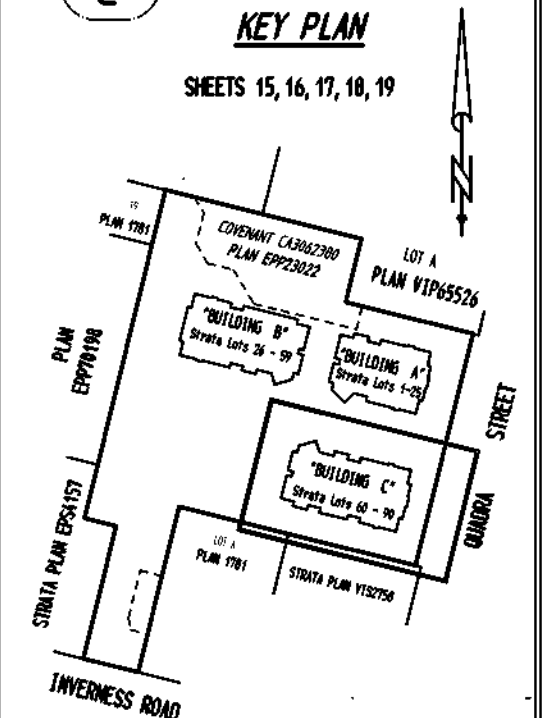
ALL PATIOS, BALCONIES AND DECK are defined as to height by the centre of the floor above, or its extensions, or where there is no floor above by the average height height of a strata lot within the same building unless otherwise indicated.

LCP BALCONIES AND DECKS are defined as to limit by: the centre-line of the glass railings of the balcony or deck.

QUADRA STREET

KEY PLAN

SHEETS 15, 16, 17, 18, 19



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File: 10709 - 33

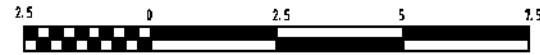
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BUILDING C - FOURTH FLOOR

STRATA LOTS 80 - 85

SHEET 18 OF 22 SHEETS
STRATA PLAN EPS3295

SCALE

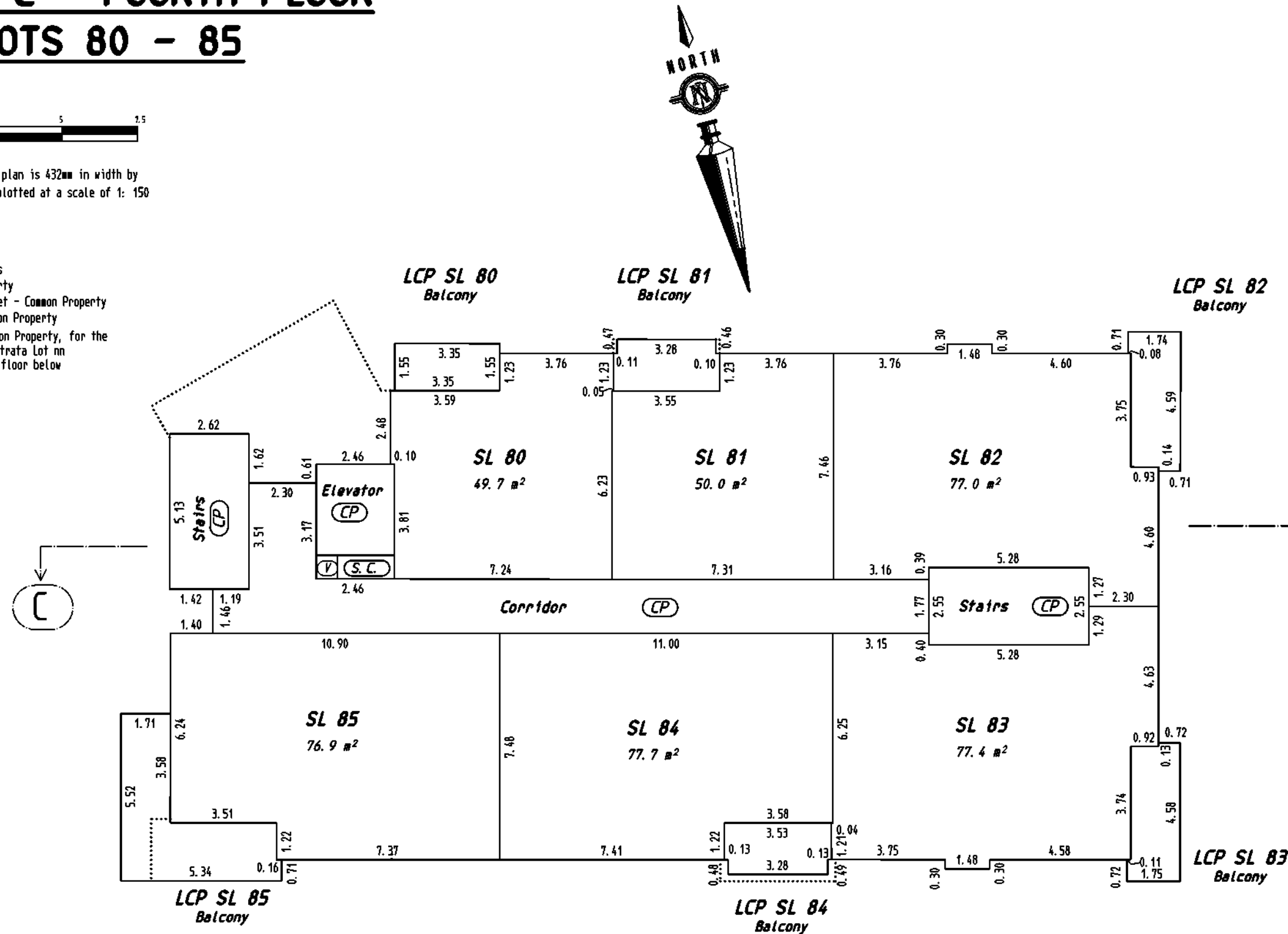


All distances are in metres.

The intended plot size of this plan is 432mm in width by 280mm in height (B size) when plotted at a scale of 1: 150

LEGEND

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- SC - denotes - Service Closet - Common Property
- V - denotes - Vent - Common Property
- LCP SL n - denotes - Limited Common Property, for the exclusive use of Strata Lot nn
- - denotes - perimeter of floor below



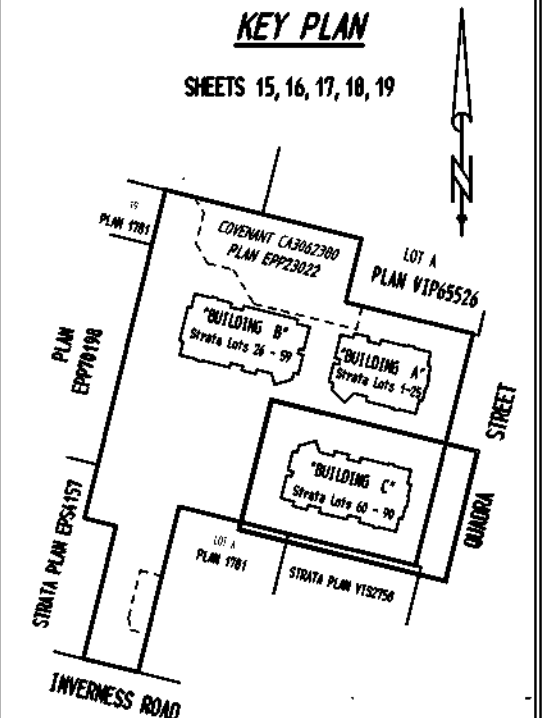
ALL PATIOS, BALCONIES AND DECK are defined as to height by the centre of the floor above, or its extensions, or where there is no floor above by the average height height of a strata lot within the same building unless otherwise indicated.

LCP BALCONIES AND DECKS are defined as to limit by: the centre-line of the glass railings of the balcony or deck.

QUADRA STREET

KEY PLAN

SHEETS 15, 16, 17, 18, 19



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File: 10709 - 33

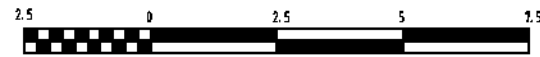
08 August, 2017.
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BUILDING C - FIFTH FLOOR

STRATA LOTS 86 - 90

SHEET 19 OF 22 SHEETS
STRATA PLAN EPS3295

SCALE

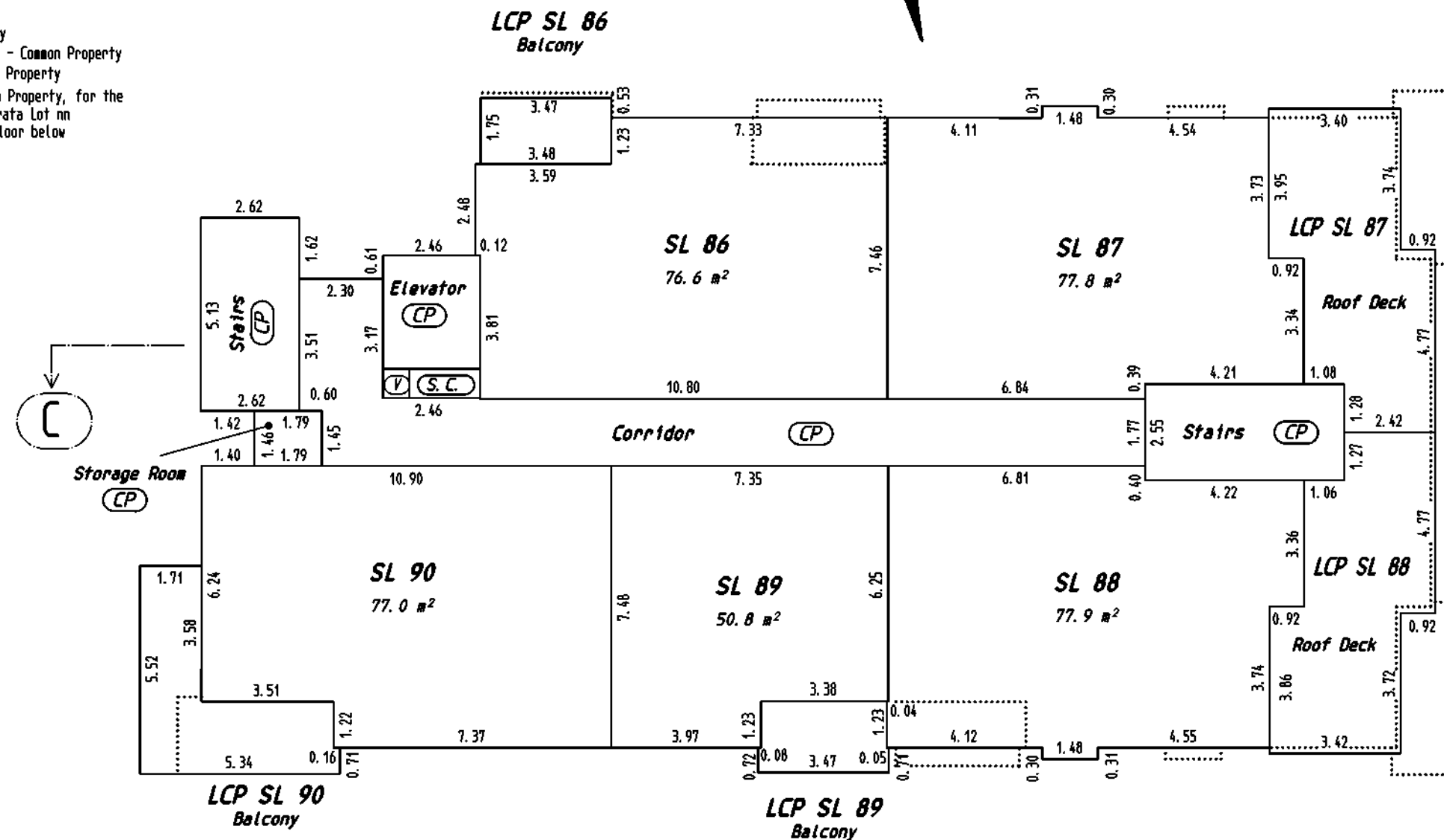


All distances are in metres.

The intended plot size of this plan is 432mm in width by 280mm in height (B size) when plotted at a scale of 1: 150

LEGEND

- SL - denotes - Strata Lot
- m² - denotes - square metres
- CP - denotes - Common Property
- SC - denotes - Service Closet - Common Property
- V - denotes - Vent - Common Property
- LCP SL n - denotes - Limited Common Property, for the exclusive use of Strata Lot nn
- - denotes - perimeter of floor below



ALL PATIOS, BALCONIES AND DECK 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 height of a strata lot within the same building unless otherwise indicated.

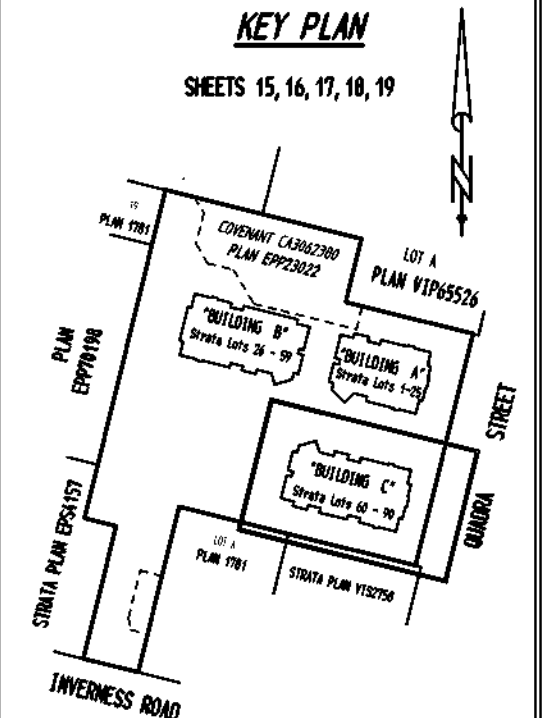
LCP BALCONIES AND DECKS are defined as to limit by: the centre-line of the glass railings of the balcony or deck.

See Sheet 22 for Section

QUADRA STREET

KEY PLAN

SHEETS 15, 16, 17, 18, 19



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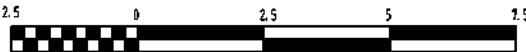
File: 10709 - 33

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CROSS SECTION - BUILDING 'A'

SHEET 20 OF 22 SHEETS
STRATA PLAN EPS3295

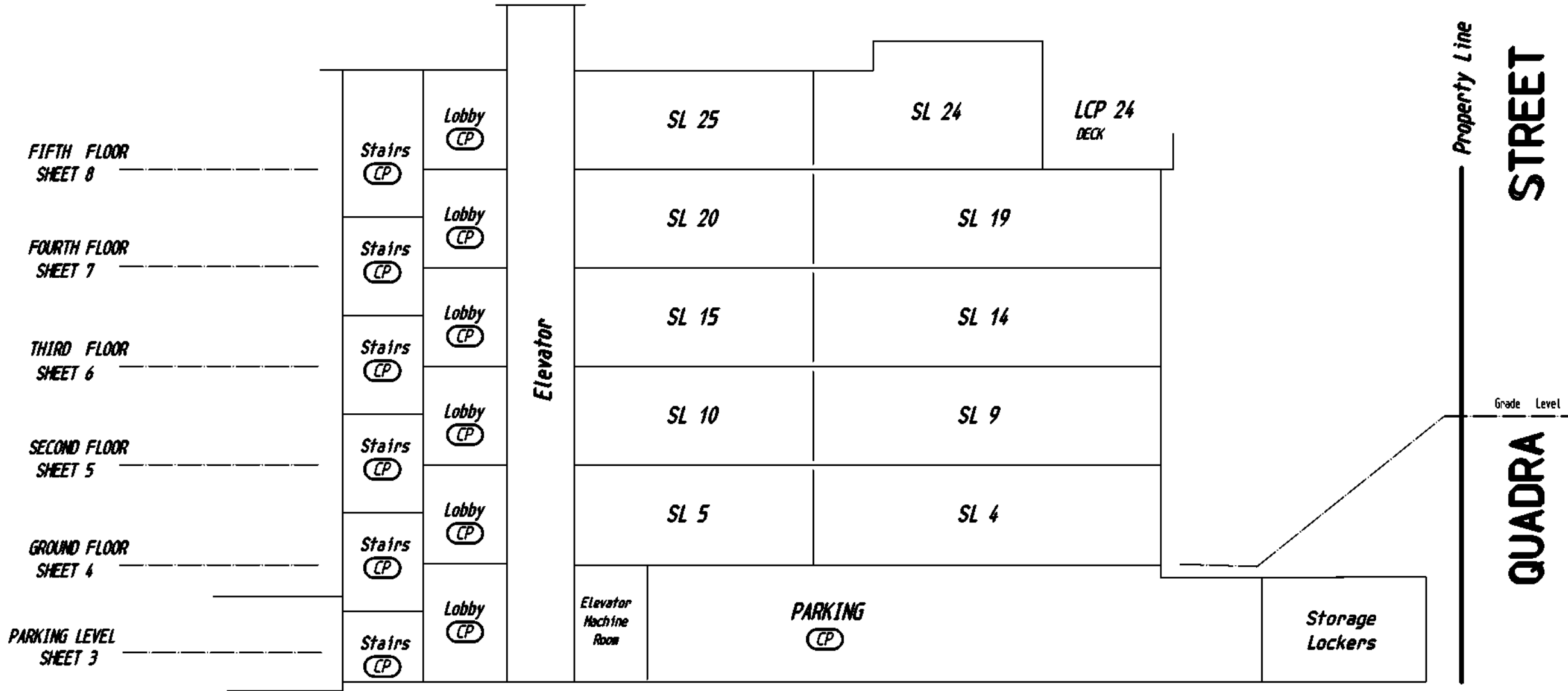
SCALE



All distances are in metres.
The intended plot size of this plan is 432mm in width by 280mm in height (B size) when plotted at a scale of 1: 150

LEGEND

- SL - denotes - Strata Lot
- m² - denotes - square metres
- CP - denotes - Common Property
- SC - denotes - Service Closet - Common Property
- V - denotes - Vent - Common Property
- LCP SL n - denotes - Limited Common Property, for the exclusive use of Strata Lot nn
- - denotes - perimeter of floor below



Section A-A - BUILDING "A"

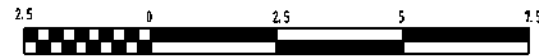
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CROSS SECTION - BUILDING "B"

SHEET 21 OF 22 SHEETS
STRATA PLAN EPS3295

SCALE

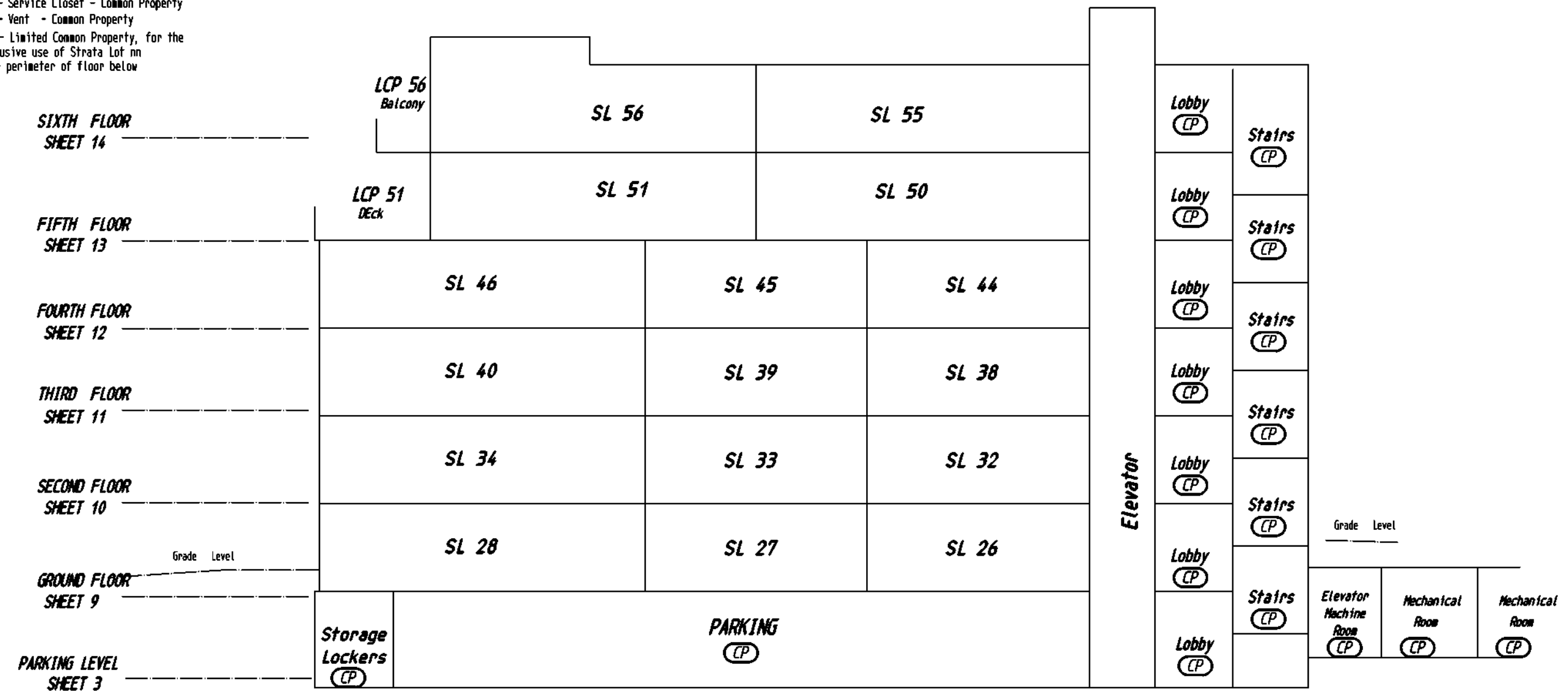


All distances are in metres.

The intended plot size of this plan is 432mm in width by 280mm in height (B size) when plotted at a scale of 1: 150

LEGEND

- SL - denotes - Strata Lot
- m² - denotes - square metres
- (CP) - denotes - Common Property
- (SC) - denotes - Service Closet - Common Property
- (V) - denotes - Vent - Common Property
- LCP SL n - denotes - Limited Common Property, for the exclusive use of Strata Lot nn
- - denotes - perimeter of floor below



Section B-B - BUILDING "B"

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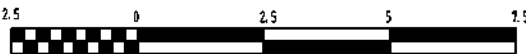
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CROSS SECTION - BUILDING "C"

SHEET 22 OF 22 SHEETS
STRATA PLAN EPS3295

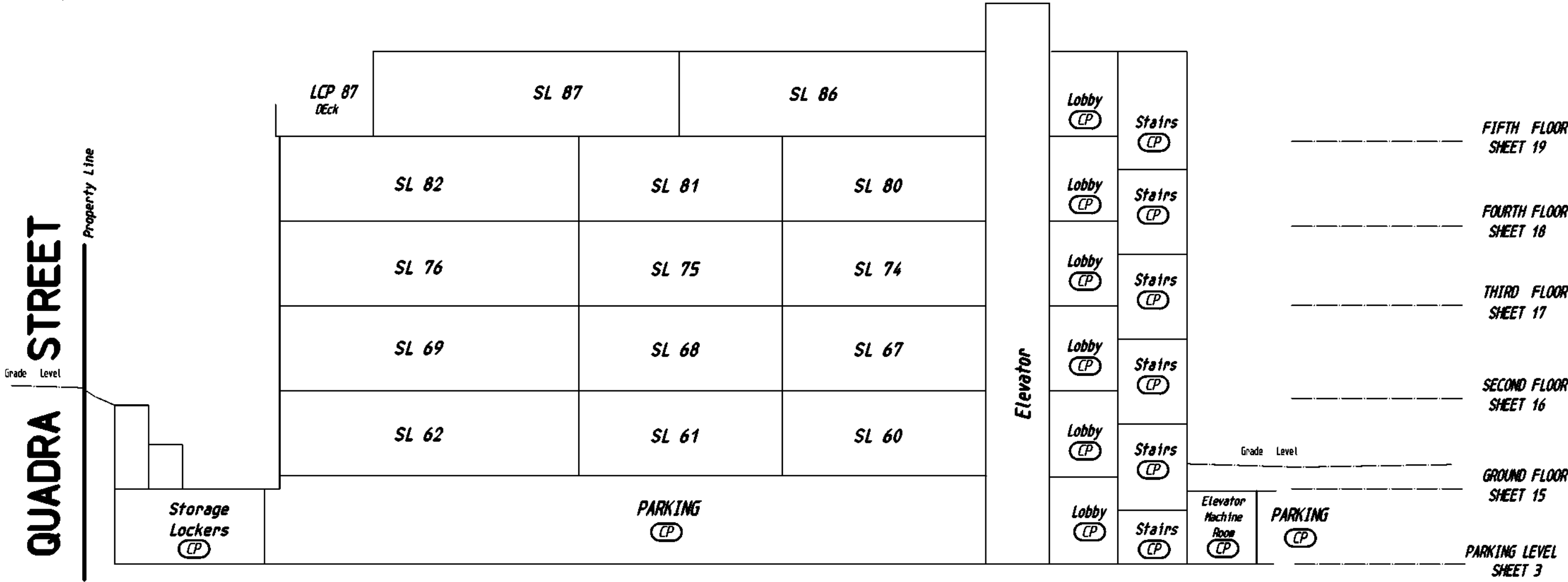
SCALE



All distances are in metres.
The intended plot size of this plan is 432mm in width by 280mm in height (B size) when plotted at a scale of 1: 150

LEGEND

- SL - denotes - Strata Lot
- m² - denotes - square metres
- (CP) - denotes - Common Property
- (S.C.) - denotes - Service Closet - Common Property
- (V) - denotes - Vent - Common Property
- LCP SL n - denotes - Limited Common Property, for the exclusive use of Strata Lot nn
- - denotes - perimeter of floor below



Section C-C - BUILDING "C"

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08 August, 2017.
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