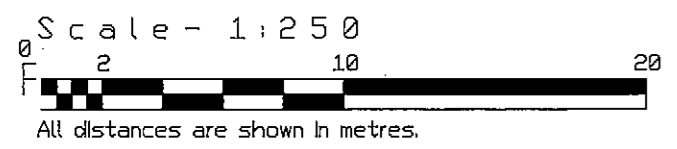


# Strata Plan of Lot A, Section 4, Victoria District, Plan VIP81753

Strata Plan VIS **6380**

Deposited and Registered in the Land Title Office at  
Victoria, B.C., this 10<sup>th</sup> day of Sept., 2007.



BCGS 92B044



*C. Johnston per CB*  
Registrar

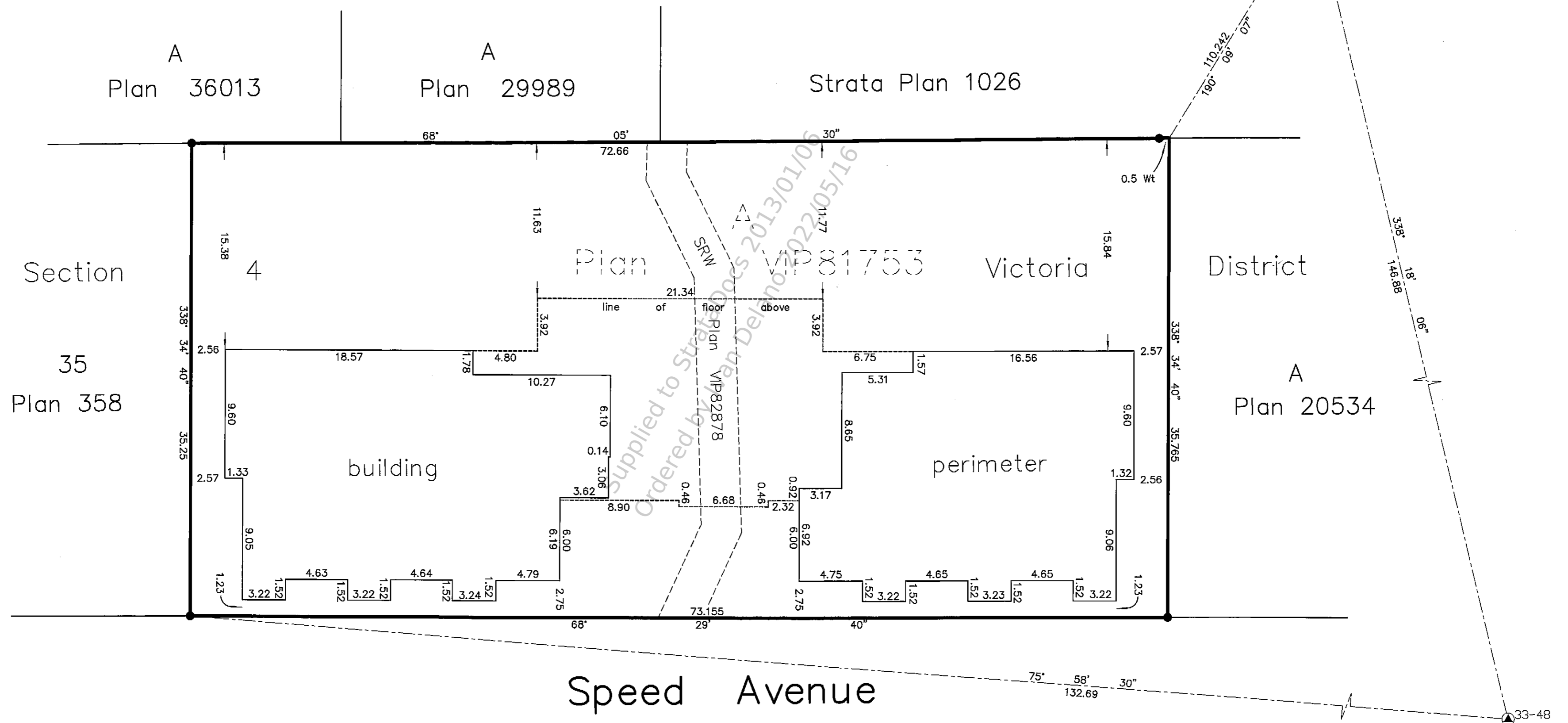
FB95926

**LEGEND**  
Grid bearings are derived from observations between Control Monuments 33-47 and 33-48, Integrated Survey Area No 17, The Corporation of the City of Victoria. This Plan shows Ground Level Measured Distances. Prior to computation of U.T.M. Co-ordinates, multiply by Combined Factor 0.9996109.

**Found Set Denotes**  
● ○ Standard Iron Post  
⊙ Control Monument

Civic Address  
630 Speed Avenue  
Victoria, B.C.

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



This document was obtained from the StrataDocs System. Its use is subject to agreed upon terms and disclaimers.

Ordered By: Ivan Delano of eXp Realty on 2022/05/16  
Uploaded: Dec 11, 2012 Verified: Jan 06, 2013

Registered Owner -  
BROADMEAD BUILDERS LTD.

*[Signature]*  
Authorized signatory

Witness *Malcolm McKicken*

*Lawyer*  
Occupation

303-1111 Blandford  
Address  
Victoria B.C.

Mortgagee -  
GULF AND FRASER FISHERMEN'S  
CREDIT UNION

*[Signature]* M. T. ANDERSEN  
Authorized signatory

*[Signature]* Fred Reiller  
Authorized signatory

Witness *W. Gary Keen*

Commercial Account Manager  
Occupation

7971 WESTMINSTER HWY.  
Address  
RICHMOND, B.C.

I, Alan M. Powell, a British Columbia Land Surveyor, certify that the building included in this Strata Plan has not, as of July 4th, 2007, been previously occupied.

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

I, Alan M. Powell, a British Columbia Land Surveyor, certify that the building shown on this Strata Plan is within the external boundaries of the land that is the subject of the Strata Plan.  
Date: July 4th, 2007.

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

I, Alan M. Powell, a British Columbia Land Surveyor, of Victoria, in British Columbia, certify that I was present at and personally superintended the survey represented by this plan, and that the survey and plan are correct. The field survey was completed on the 4th day of July, 2007. The plan was completed and checked, and the checklist filed under No. 67091 on the 4th of July, 2007.

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

File: 9093-33  
**POWELL & ASSOCIATES**  
B C Land Surveyors  
940 View Street  
Victoria, BC V8V 3L5  
phone (250) 382-8855

Original

# Main Floor

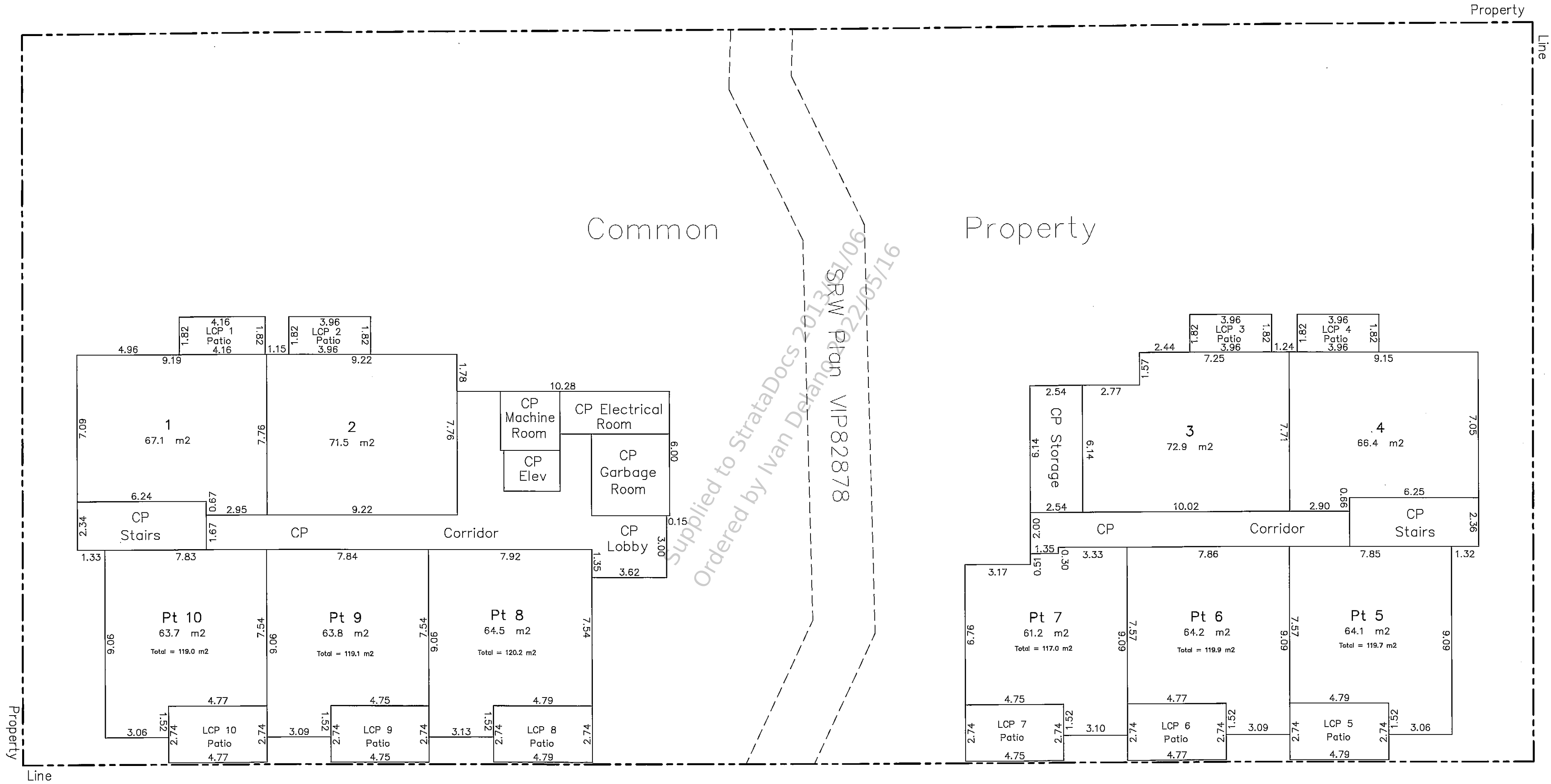
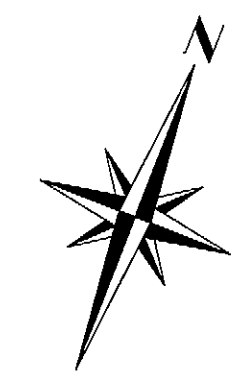
Scale - 1:150



All distances are shown in metres.

- Legend**
- CP - denotes Common Property
  - LCP - denotes Limited Common Property for the exclusive use of Strata Lot
  - Elev - denotes Elevator

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.



SRW Plan VIP82878  
Ordered by Ivan Delano on 2022/05/16  
Supplied to StrataDocs 2013/05/06

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Ordered By: Ivan Delano of exp Realty on 2022/05/16  
Uploaded: Dec 11, 2012 Verified: Jan 06, 2013

# Second Floor

Scale - 1:150

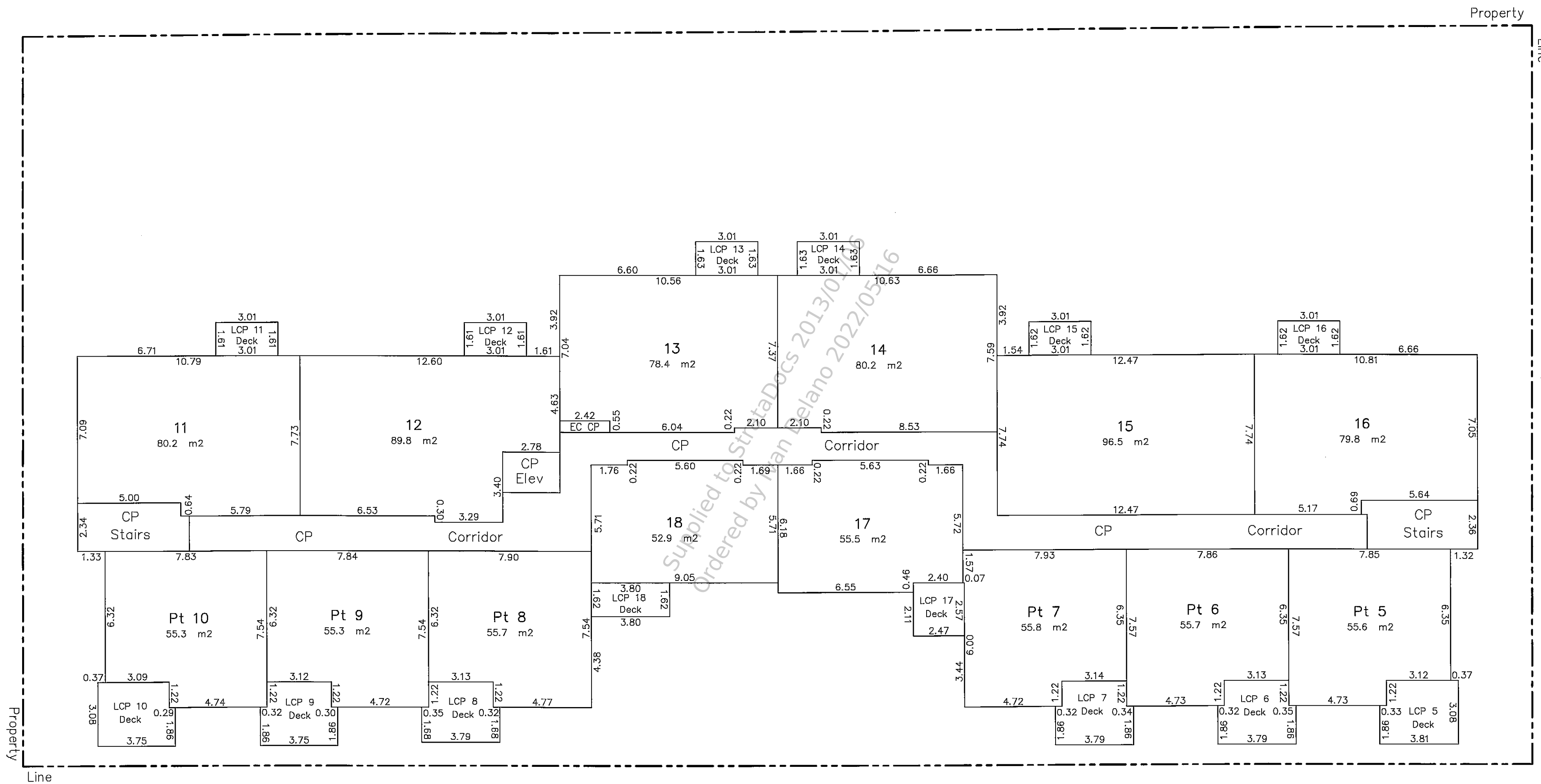


All distances are shown in metres.

### Legend

- CP - denotes Common Property
- LCP - denotes Limited Common Property for the exclusive use of Strata Lot \_\_\_
- Elev - denotes Elevator
- EC - denotes Electrical Closet

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.



## Speed Avenue

File : 9093-33  
**POWELL & ASSOCIATES**  
 B C Land Surveyors  
 940 View Street  
 Victoria, BC V8V 3L5  
 phone (250) 382-8855

Date - July 4th, 2007.

Alan M. Powell, BCLS

# Third Floor

Scale - 1:150

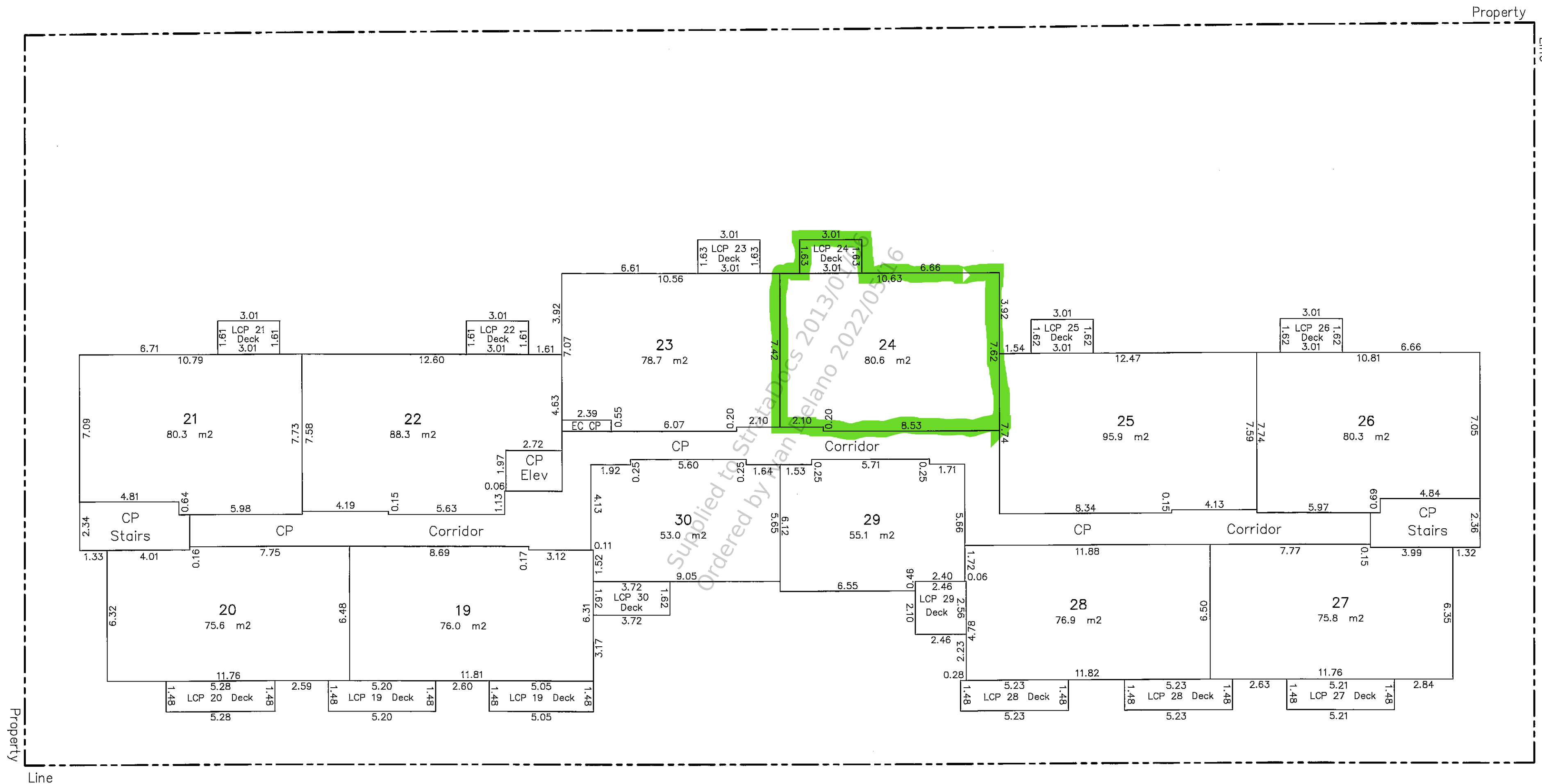


All distances are shown in metres.

### Legend

- CP - denotes Common Property
- LCP - denotes Limited Common Property for the exclusive use of Strata Lot
- Elev - denotes Elevator
- EC - denotes Electrical Closet

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## Speed Avenue

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 Victoria, BC V8V 3L5  
 phone (250) 382-8855

Date - July 4th, 2007.

Alan M. Powell, BCLS