

STRATA PLAN OF:

LOT 1, SECTION 108, LAKE DISTRICT, PLAN VIP55443

BCGS 92-B.044

SCALE = 1 : 500



All distances are in metres.

LEGEND

Grid Bearings are derived from observations between Control Monuments 79H0987 and 79H0768, Integrated Survey Area No 30, District of Saanich. This Plan shows Ground Level Measured Distances. Prior to computation of U.T.M. Co-ordinates, multiply by Combined Factor 0.99886030533.

- ⊙ - denotes - Control Monument found.
- - denotes - Standard Iron Post found.
- SL - denotes - Strata Lot
- r= - denotes - radius equals
- a= - denotes - arc equals

01-309

STRATA PLAN VIS3130

Deposited and Registered in the Land Title Office at Victoria, B.C. this 8 day of March, 1994.

Jan MacDonald
Deputy REGISTRAR

EH29620 ks

PLAN VIS2624

PLAN AMENDED 1

8316

REM. 1

PLAN 3255

PLAN VIS2982

LOT 2
VIP55443

MARSETT PLACE



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

The Owners, Strata Plan VIS 3130
c/o ROYALPINES DEVELOPMENT INC.
1870 - 1055 West Hastings Street
Vancouver, BC V6E 2E9

The Address of the Project is:

Royal Pines
500 Marsett Place
Victoria, British Columbia
V8Z 7J1

FILE #: 4839 - 69

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

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

New Development Certificate

I, Bradley Webster Cunnin, a British Columbia Land Surveyor, hereby certify that the building shown in this Strata Plan has not, as of the 10th day of January, 1994, been previously occupied. Dated at Victoria, B.C. this 10th day of January, 1994.

Bradley Webster Cunnin
B.C.L.S.

I, Bradley Webster Cunnin, 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, B.C. this 10th day of January, 1994.

Bradley Webster Cunnin
B.C.L.S.

PERIMETER DIMENSIONS STRATA LOTS 1-9, 25-31

STRATA PLAN VIS3130

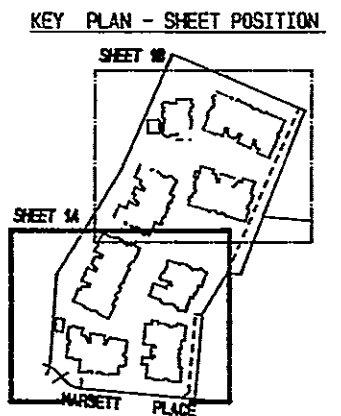
SCALE = 1 : 200



All distances are in metres.

LEGEND

- SL - denotes - Strata Lot
- PT - denotes - Part
- m² - denotes - square metres
- r= - denotes - radius equals
- a= - denotes - arc equals




Uploaded: Jan 2021 Verified: Jan 28, 2021

Supplied to StrataDocs 2021/01/28
Ordered by Ron Neal 2023/10/17

PLAN VIS2624

LOT 2
VIP55443

MARSETT PLACE

 **POWELL CUNNIN LEWIS**
 BC LAND SURVEYORS
 Victoria, BC Phone: 382-8CL5/2257
 File: 4839 - 69

DATE: 4 January, 1994.


Bradley W. Cunin, BCLS

PERIMETER DIMENSIONS STRATA LOTS 10-24

SCALE = 1 : 200



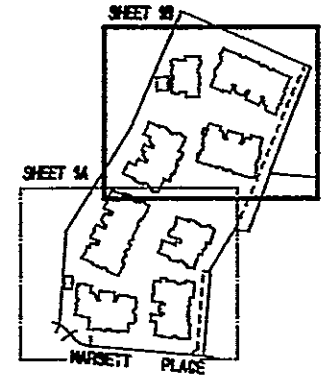
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LEGEND

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- PT - denotes - Part
- m² - denotes - square metres

STRATA PLAN **VIS3130**

KEY PLAN - SHEET POSITION



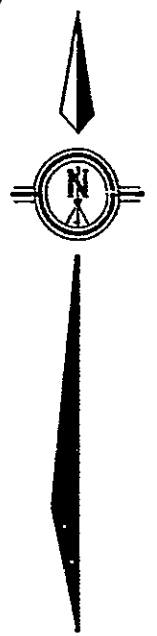
AMENDED 1
PLAN 8316

PLAN **VIS2624**

SL's 14 & 15

SL's 16 - 20

Up-loaded: Jan 28, 2021 Verified: Jan 28, 2021



REM. 1

PLAN 3255

SL's 21 - 24

PLAN **VIS2962**

DATE: 10 January, 1994.

[Signature]
Bradley K. Gunnin, BCLS

POWELL CUNNING LEWIS
BC LAND SURVEYORS
Victoria, BC Phone: 382-6CLS/2257
File: 4839 - 69

Supplied to StrataDocs 2021/01/28
Ordered by Ron Neal 2023/10/17

Ordered By: Ron Neal of RE/MAX Generation - The Neal Estate Group on 2023/10/17

STRATA PLAN VIS3130

Approved as to Forms 1 and 2
this 10 day of January, 1994.

[Signature]
for Superintendent of Real Estate

CONDOMINIUM ACT

Lot No.	Sheet No.	FORM 1	FORM 2
		Schedule of Unit Entitlement	Schedule of Interest Upon Destruction
1	5, 6, 8	181	280
2	6 & 8	173	278
3	6 & 8	173	279
4	6 & 8	160	286
5	6 & 8	149	268
6	6 & 8	173	283
7	6 & 8	173	283
8	6 & 8	173	280
9	6 & 8	154	285
10	7 & 9	154	280
11	7 & 9	173	284
12	7 & 9	173	284
13	7 & 9	154	283
14	7 & 9	161	287
15	7 & 9	154	284
16	7 & 9	154	292
17	7 & 9	173	287
18	7 & 9	173	287
19	7 & 9	173	287
20	7 & 9	148	280
21	7 & 9	150	287
22	7 & 9	173	289
23	7 & 9	173	289
24	7 & 9	153	294
25	5, 6, 8	224	293
26	5, 6, 8	218	295
27	5 & 6	166	288
28	5 & 6	166	282
29	5, 6, 8	218	285
30	5, 6, 8	218	285
31	6 & 8	148	270
AGGREGATES		5306	8814

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]
OWNER-DEVELOPER

Declared before me at Victoria, B.C.
this 10 day of January, 1994.

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

Registered Owner
ROYALPINES DEVELOPMENTS INC.

Authorized Signatory
[Signature]

Witness as to signature
[Signature]

Occupation
Development Coordinator

Address
1709 West Avenue
Victoria B.C.

Mortgagees
THE NATIONAL LIFE ASSURANCE COMPANY OF CANADA

Authorized Signatory
[Signature]

Witness as to signature
[Signature]

Occupation
MANAGER, COMMERCIAL MORTGAGES

Address
522 UNIVERSITY AVENUE
TORONTO, ONTARIO M5G1Y7

Mortgagees
MACKENZIE M.E.F. MANAGEMENT INC.

Authorized Signatory
[Signature]

Witness as to signature
[Signature] PATRICIA REID

Secretary
Occupation

Address
150 Bloor St W Ste 305 Toronto
M5S 2X9

DATE: 10 January, 1994.

[Signature]
Bradley W. Cunnin, B.C.S.

LOWER LEVEL STRATA LOTS 1, 25-30

SCALE = 1 : 200



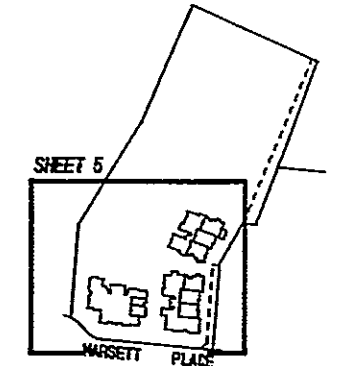
All distances are in metres.

LEGEND

- SL - denotes - Strata Lot
- PT - denotes - Part
- m² - denotes - square metres
- LCP nn- denotes - Limited Common Property,
for the exclusive use of Strata Lot nn

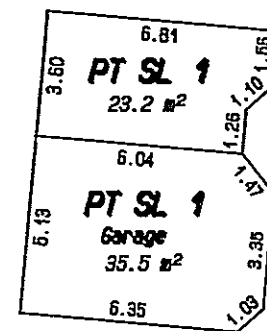
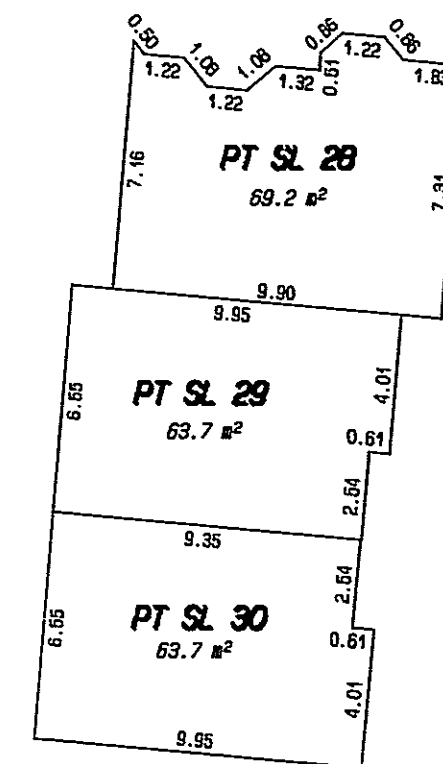
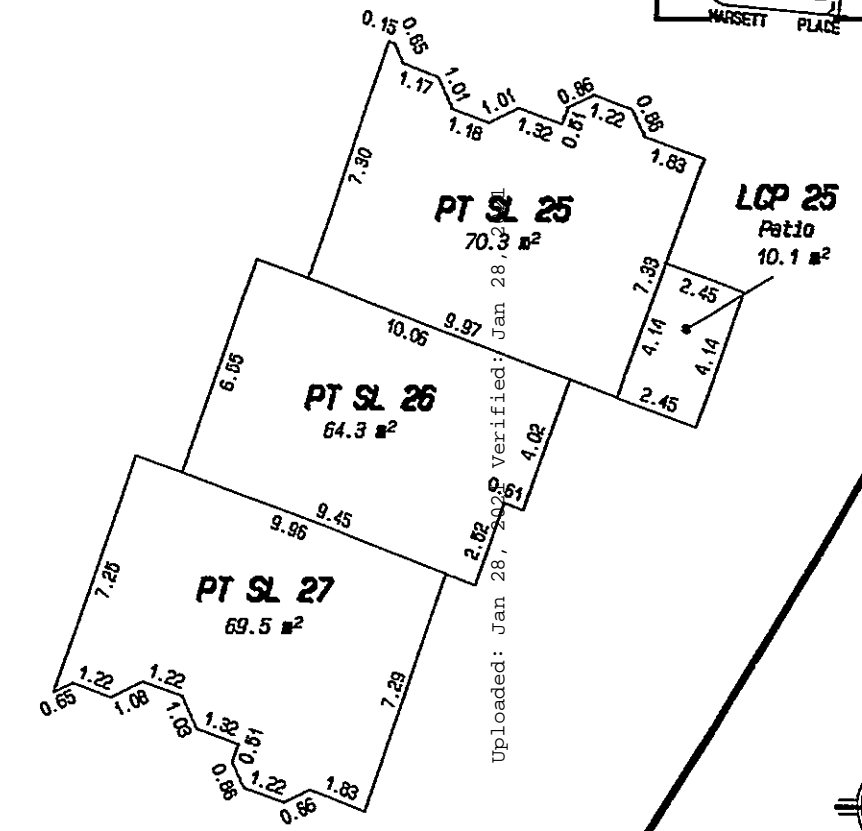
STRATA PLAN VIS3130

KEY PLAN - SHEET POSITION



PLAN VIS2624

Supplied to StrataDocs 2021/01/28
Ordered by Ron Neal 2023/10/17




LOT 2
VIP55443

EF 151299
SRW

DATE: 10 January, 1994.

Bradley A. Cunnin
Bradley A. Cunnin, BCLS

 **POWELL CUNNIN LEWIS**
BC LAND SURVEYORS
Victoria, BC Phone: 382-BCLS/2257
File: 4839 - 69

MARSETT PLACE

MAIN FLOOR STRATA LOTS 1-9, 25-31

SCALE = 1:200



All distances are in metres.

LEGEND

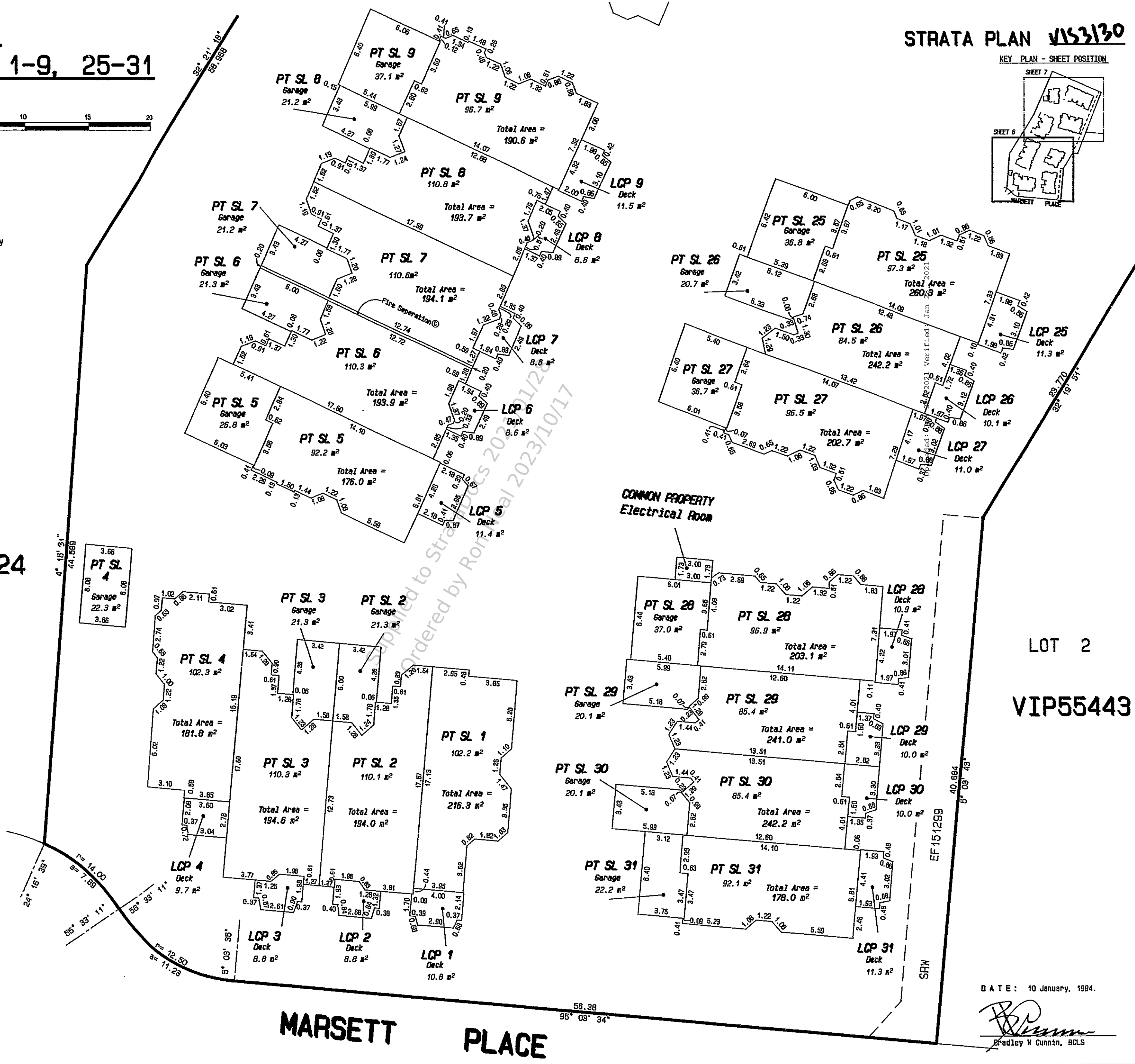
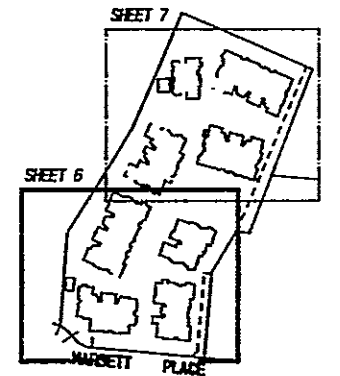
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- PT - denotes - Part
- m² - denotes - square metres
- c - denotes - Common Property



PLAN VIS2624

STRATA PLAN VIS3130

KEY PLAN - SHEET POSITION



PT SL 4
Garage
22.3 m²
3.66

PT SL 4
Total Area = 181.8 m²

PT SL 3
Garage
21.3 m²

PT SL 2
Garage
21.3 m²

PT SL 1
Total Area = 216.3 m²

PT SL 28
Garage
37.0 m²

PT SL 29
Garage
20.1 m²

PT SL 30
Garage
20.1 m²

PT SL 31
Garage
22.2 m²

PT SL 28
Total Area = 203.1 m²

PT SL 29
Total Area = 241.0 m²

PT SL 30
Total Area = 242.2 m²

PT SL 31
Total Area = 178.0 m²

COMMON PROPERTY
Electrical Room

LOT 2 VIP55443

PONELL CUNNIN LEWIS
BC LAND SURVEYORS
Victoria, BC Phone: 382-BCLS/2257
File: 4839 - 69

MARSETT PLACE

DATE: 10 January, 1994.

Bradley K. Cunnin, BCLS

Ordered By: Ron Neal of RE/MAX Generation - The Neal Estate Group on 2023/10/17

MAIN FLOOR STRATA LOTS 10-24

STRATA PLAN VIS3130

SCALE = 1:200

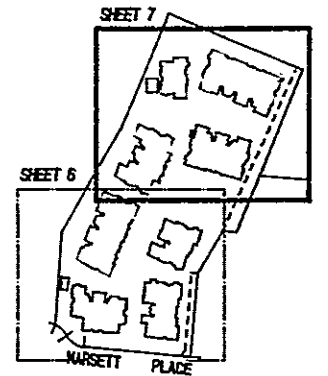


All distances are in metres.

LEGEND

- SL - denotes - Strata Lot
- PT - denotes - Part
- - denotes - square metres
- CP - denotes - Common Property
- LCPnn - denotes - Limited Common Property, for the exclusive use of Strata Lot nn

KEY PLAN - SHEET POSITION



PLAN VIS2624

REM. 1 PLAN 3255

PLAN VIS2982

DATE: 10 January, 1994.

Bradley M. Cunin
Bradley M. Cunin, BCLS

POWELL CUNIN LEWIS
BC LAND SURVEYORS

Victoria, BC Phone: 382-BCLS/2257

File: 4839 - 69

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Ordered By: Ron Neal of RE/MAX Generation - The Neal Estate Group on 2023/10/17

SECOND FLOOR STRATA LOTS 1-9, 25-26, 29-31

STRATA PLAN **VIS3130**

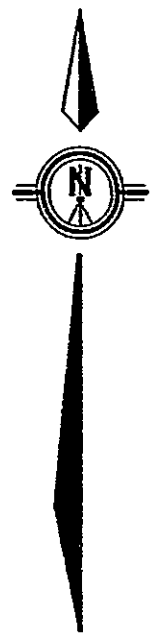
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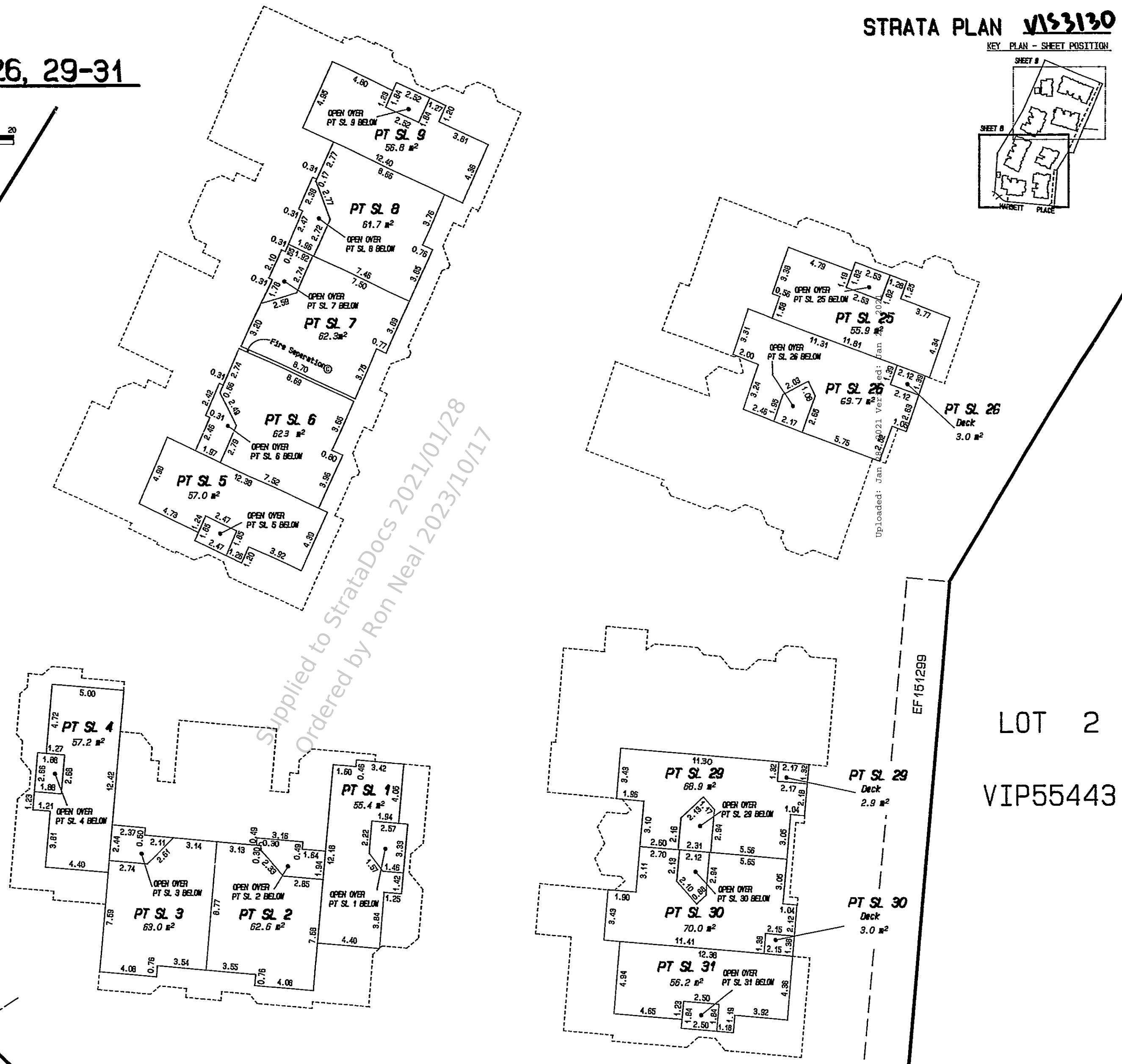
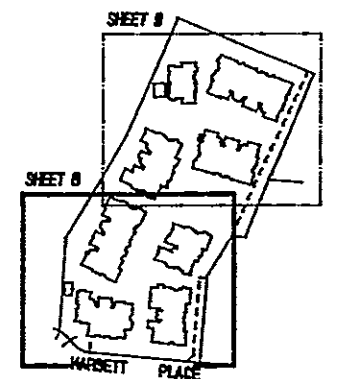
LEGEND

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- PT - denotes - Part
- - denotes - square metres
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PLAN VIS2624

KEY PLAN - SHEET POSITION



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LOT 2
VIP55443

POWELL CUNNIN LEWIS
 BC LAND SURVEYORS
 Victoria, BC Phone: 382-BCLS/2257
 File: 4899 - 69

MARSETT PLACE

DATE: 10 January, 1994.

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SECOND FLOOR STRATA LOTS 10-24

SCALE = 1:200



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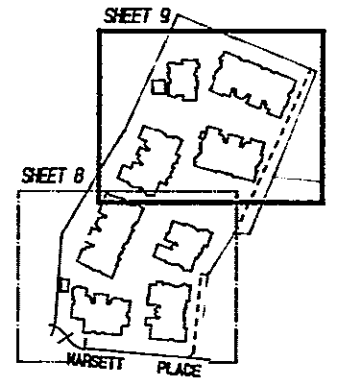
LEGEND

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- - denotes - square metres
- ⊕ - denotes - Common Property

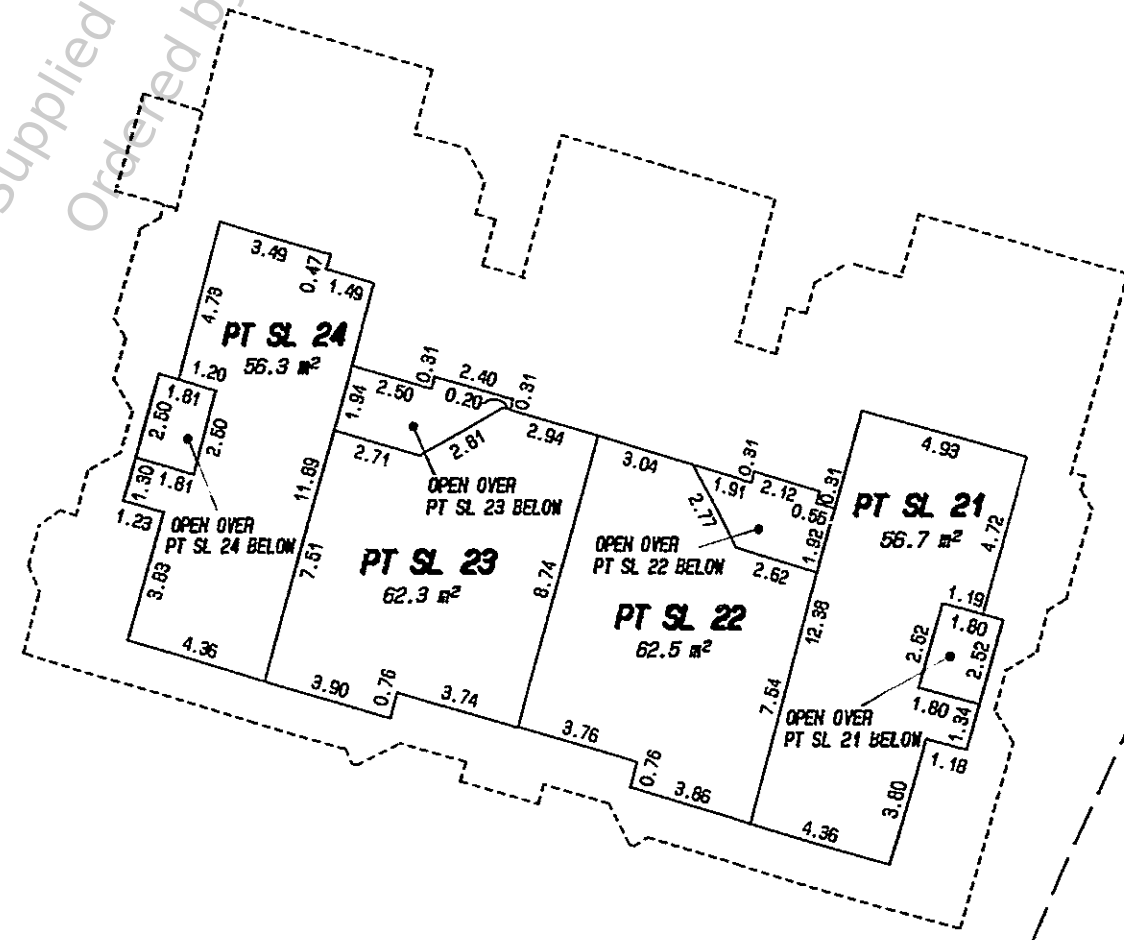
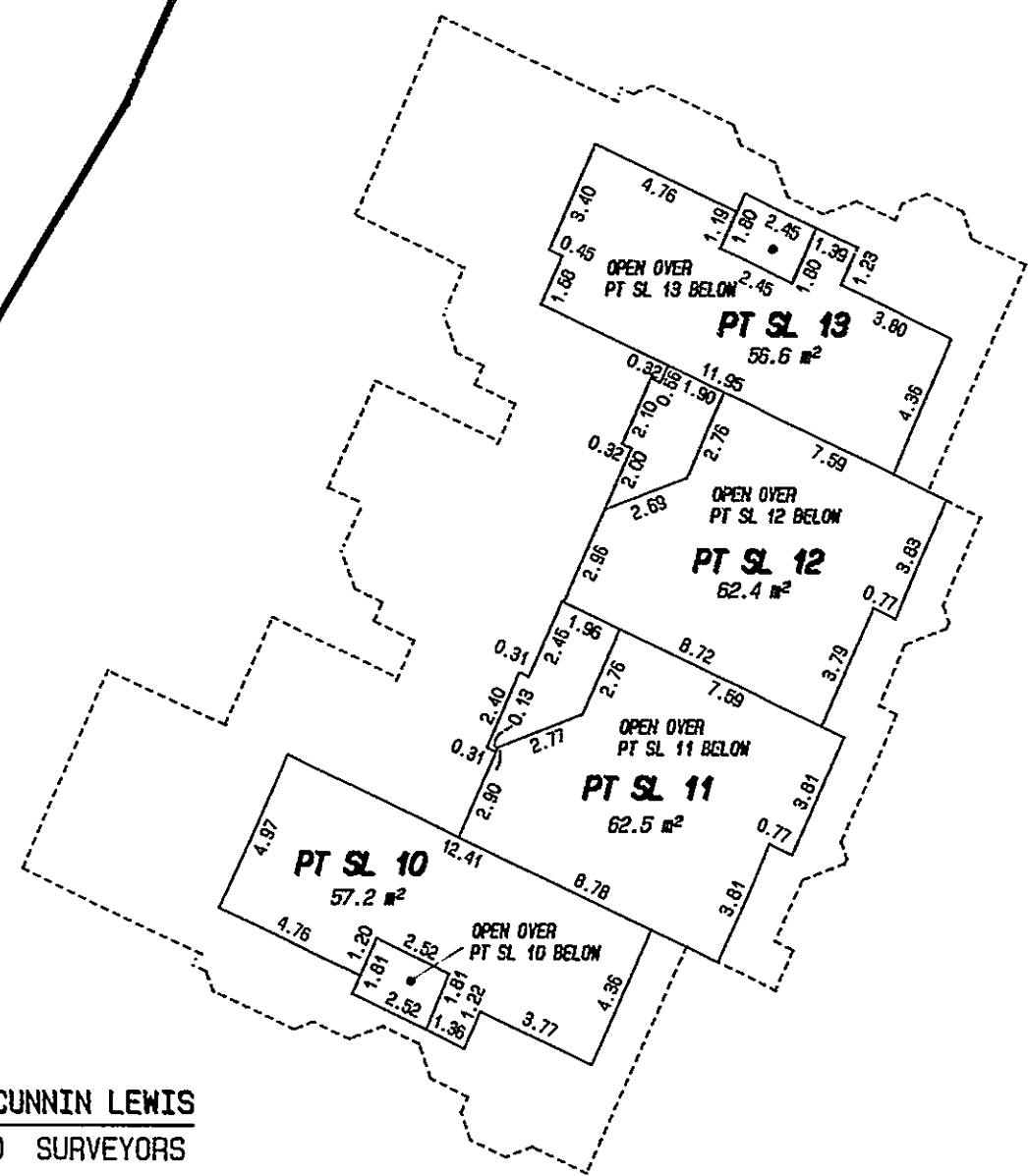
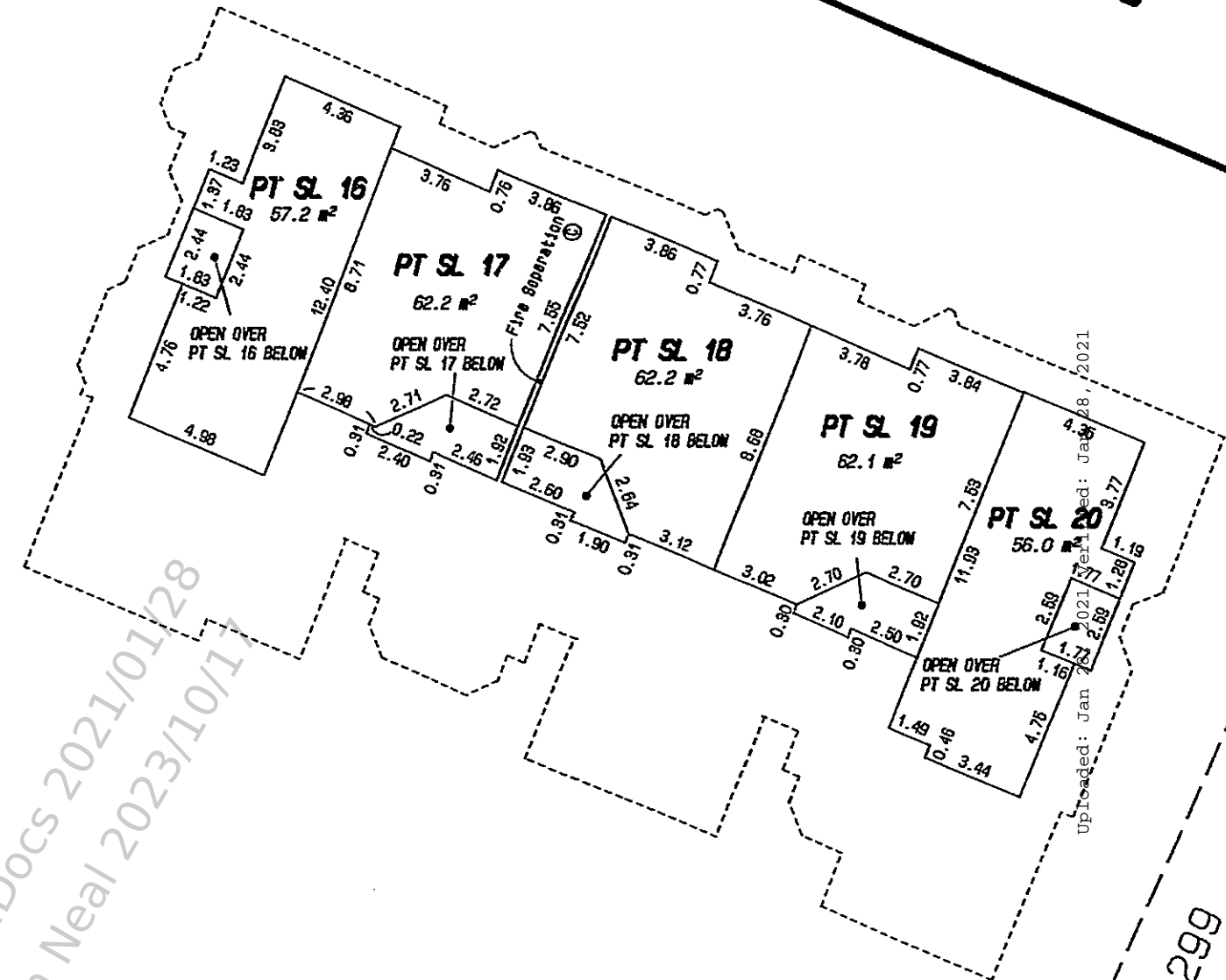
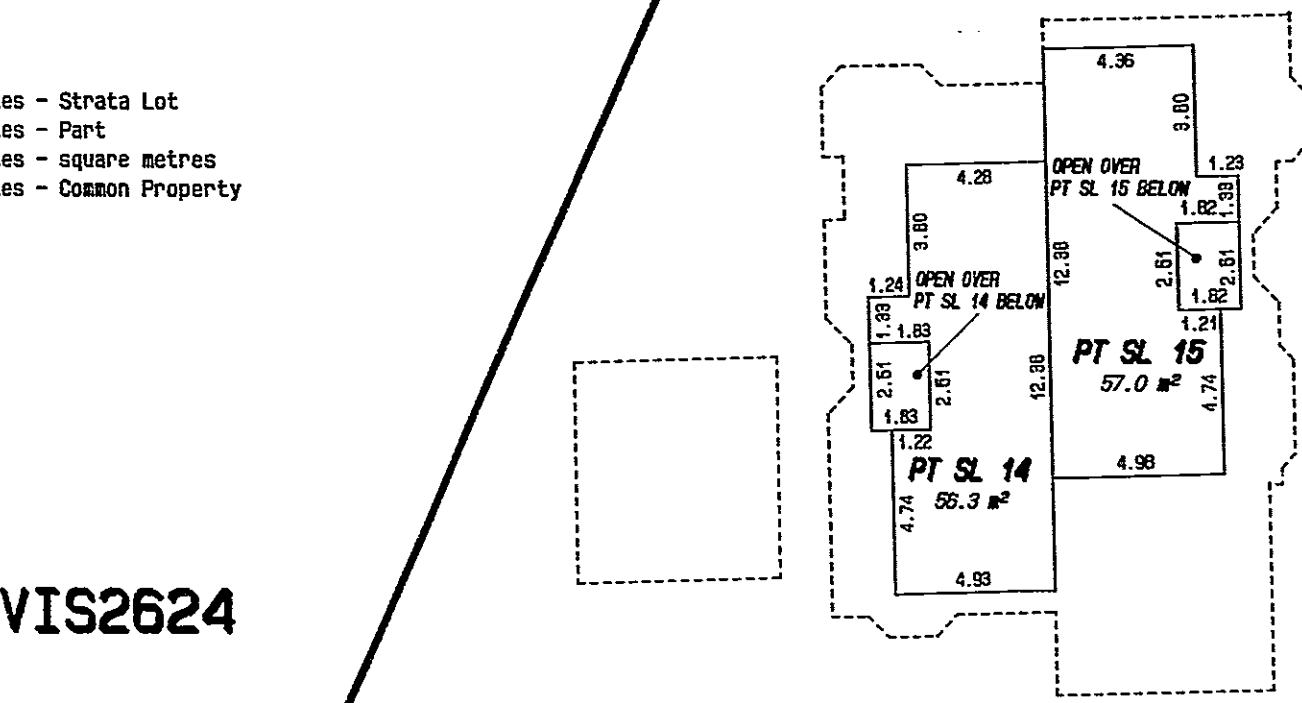
STRATA PLAN VIS 3130

AMENDED 1 PLAN 8316

KEY PLAN - SHEET POSITION



PLAN VIS2624



EF151299

SRW

REM. 1

PLAN 3255

PLAN VIS2982



POWELL CUNNIN LEWIS
 BC LAND SURVEYORS
 Victoria, BC Phone: 382-BCLS/2257
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DATE: 10 January, 1994.

Bradley W. Cunnin
Bradley W. Cunnin, BCLS

