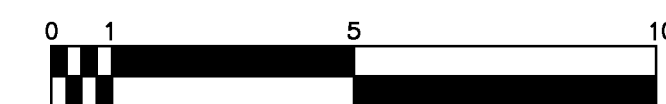


# Strata Plan of Lot A, Section 18, Victoria City, Plan EPP69462

BCGS 92B.044



All distances are shown in metres.

The intended plot size of this plan is 864mm in width by 560mm in height (D size) when plotted at a scale of 1:125.

### LEGEND

Integrated Survey Area No. 17, City of Victoria, NAD83(CSRS)3.0.0.BC.1.CRD.

Grid bearings are derived from geodetic control monuments 8-9, 8-10 and 8-6A and are referred to the central meridian of UTM Zone 10.

The UTM coordinates and estimated absolute accuracy achieved are derived from the MASCO published coordinates and standard deviations for the geodetic control monuments 8-9, 8-10 and 8-6A.

This plan shows horizontal ground-level distances unless otherwise specified. To compute grid distances, multiply ground level distances by the average combined factor of 0.9996107 which has been derived from geodetic control monument 8-9.

Found	Set	Denotes
○	○	Standard Iron Post
□	□	Standard Lead Plug
●	●	Control Monument

'Reset' means a lead plug previously tied on July 31, 2017 (see Plan EPP69462), lost and replaced using previous ties from the original traverse.

All angles deflect by multiples of 90 degrees unless otherwise indicated.

Offsets to property lines are perpendicular thereto and are measured to building foundation walls.

Section arrows point in the direction of view.

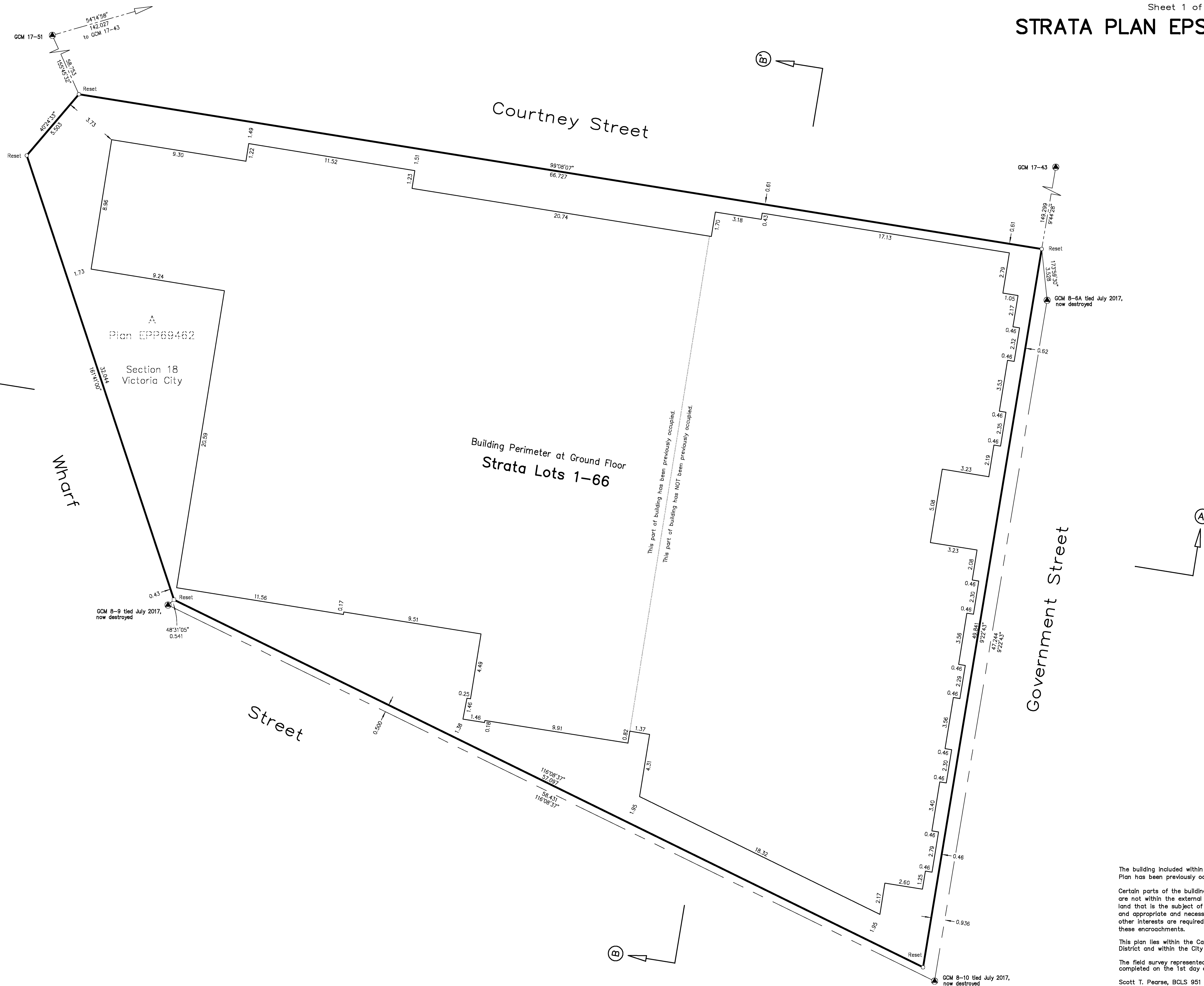
Civic Address: 888 Government Street, Victoria, BC.



Point	UTM Northing	UTM Easting	Absolute Accuracy
8-9	5,363,414.745	4,72,690.039	0.014
8-10	5,363,389.009	472,742.472	0.014
8-6A	5,363,435.603	473,866.876	0.014
17-51	5,363,503.251	472,659.830	0.014
17-43	5,363,586.199	472,775.049	0.013

File 11696 - 8  
 Drawing 1696 STRATA PLAN 01  
 POWELL & ASSOCIATES  
 B C Land Surveyors  
 250-2950 Douglas Street  
 Victoria, BC V8T 4N4  
 Phone: (250) 382-8855

# STRATA PLAN EPS7887



The building included within this Strata Plan has been previously occupied.

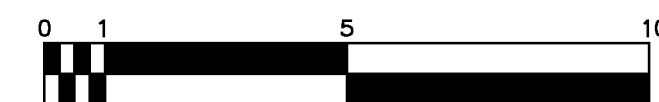
Certain parts of the building shown hereon are not within the external boundaries of the land that is the subject of the strata plan and appropriate and necessary easements or other interests are required to provide for these encroachments.

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

The field survey represented by this plan was completed on the 1st day of September, 2021.

Scott T. Pearce, BCLS 951

# PARKADE LEVEL 3



All distances are shown in metres.  
 The intended plot size of this plan is 864mm in width by 560mm in height (D size) when plotted at a scale of 1:125.

### LEGEND

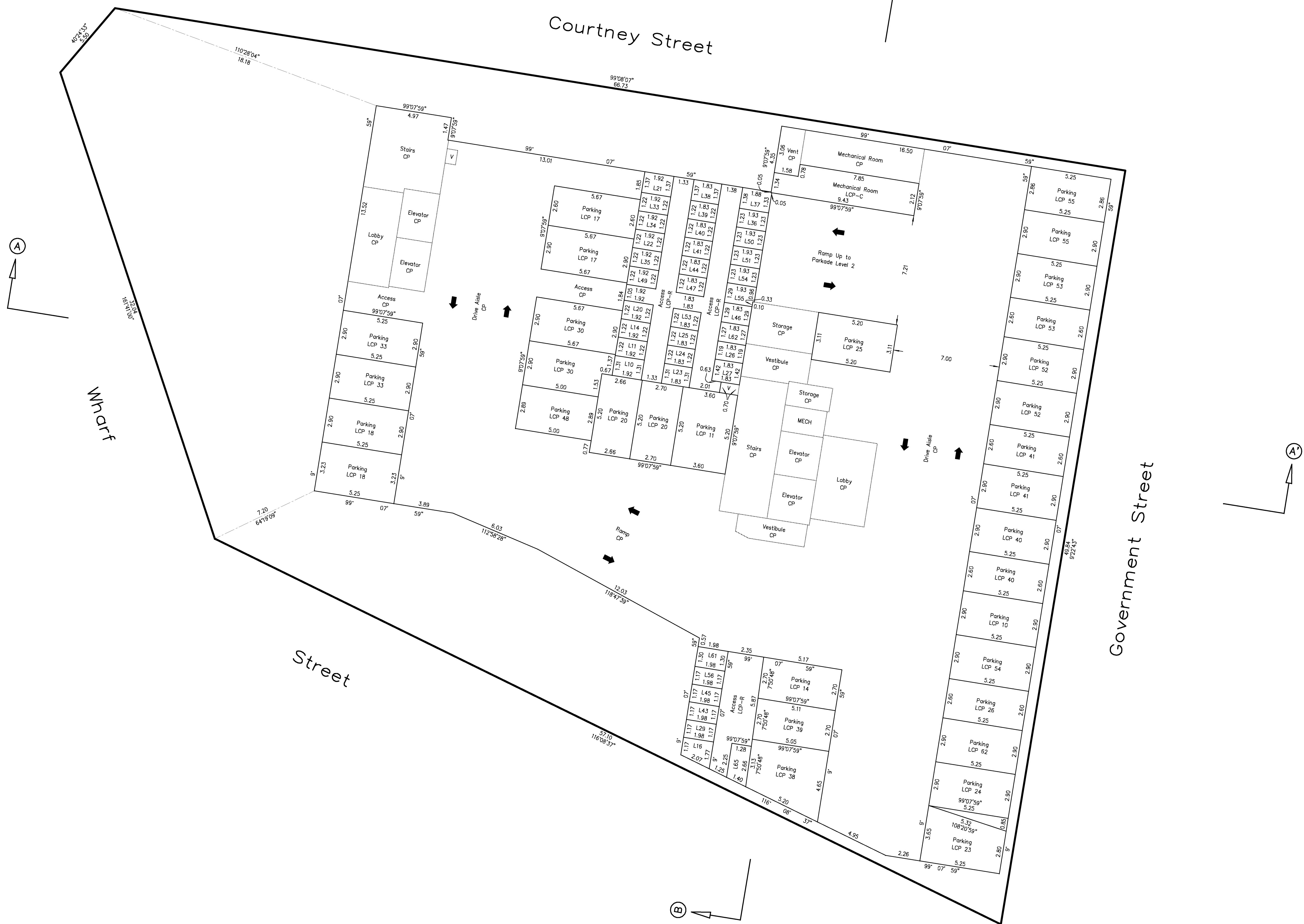
- CP — denotes Common Property
- LCP — denotes Limited Common Property for Strata Lot —
- LCP-C — denotes LCP for the Exclusive use of SL 1-9
- LCP-R — denotes LCP for the Exclusive use of SL 10-66
- L — denotes LCP Storage Locker for the Exclusive use of SL —
- MECH — denotes Mechanical Shaft, CP
- V — denotes Vent, CP

All angles defect by multiples of 90 degrees unless otherwise indicated.

This sheet shows strata lot boundary dimensions to the midpoint of the structural portion of exterior walls and the midpoint between structural portions of party walls between strata lots.

Section arrows point in the direction of view.

All limited common property is 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.

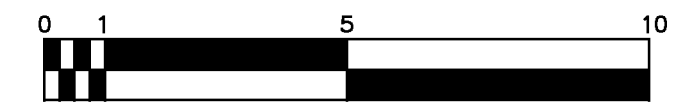


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Scott T. Pearce, BCLS  
 September 1, 2021

# PARKADE LEVEL 2

# STRATA PLAN EPS7887



All distances are shown in metres.  
 The intended plot size of this plan is 864mm in width by 560mm in height (D size) when plotted at a scale of 1:125.

### LEGEND

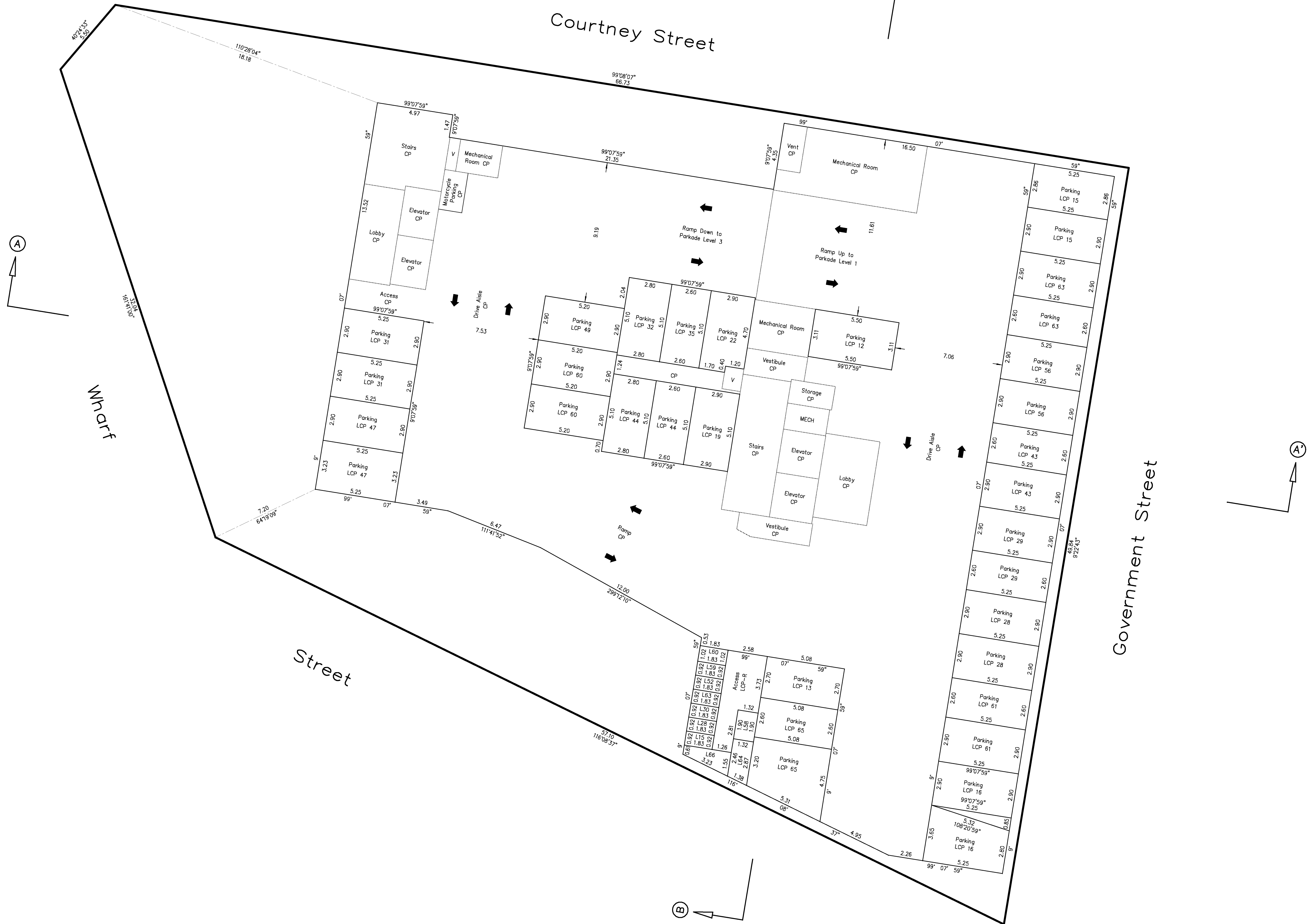
- CP — denotes Common Property
- LCP — denotes Limited Common Property for Strata Lot —
- LCP-C — denotes LCP for the Exclusive use of SL 1-9
- LCP-R — denotes LCP for the Exclusive use of SL 10-66
- L — denotes LCP Storage Locker for the Exclusive use of SL —
- MECH — denotes Mechanical Shaft, CP
- V — denotes Vent, CP

All angles defect by multiples of 90 degrees unless otherwise indicated.

This sheet shows strata lot boundary dimensions to the midpoint of the structural portion of exterior walls and the midpoint between structural portions of party walls between strata lots.

Section arrows point in the direction of view.

All limited common property is 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.



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Scott T. Pearce, BCLS  
 September 1, 2021

# PARKADE LEVEL 1



All distances are shown in metres.  
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### LEGEND

- CP — denotes Common Property
- LCP — denotes Limited Common Property for Strata Lot —
- LCP-C — denotes LCP for the Exclusive use of SL 1-9
- LCP-R — denotes LCP for the Exclusive use of SL 10-66
- L — denotes LCP Storage Locker for the Exclusive use of SL —
- MECH — denotes Mechanical Shaft, CP
- S/C — denotes Service Closet, CP
- V — denotes Vent, CP

All angles defect by multiples of 90 degrees unless otherwise indicated.

This sheet shows strata lot boundary dimensions to the midpoint of the structural portion of exterior walls and the midpoint between structural portions of party walls between strata lots.

Section arrows point in the direction of view.

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# STRATA PLAN EPS7887



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 September 1, 2021

# GROUND FLOOR

# STRATA PLAN EPS7887



All distances are shown in metres.  
 The intended plot size of this plan is 864mm in width by 560mm in height (D size) when plotted at a scale of 1:125.

### LEGEND

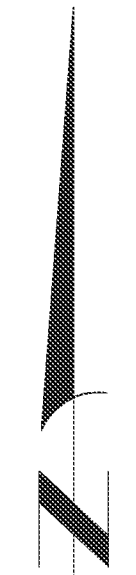
- CP - denotes Common Property
- C/R - denotes Concierge Room, LCP-R
- LCP-C - denotes LCP for the Exclusive use of SL 1-9
- LCP-R - denotes LCP for the Exclusive use of SL 10-66
- MECH - denotes Mechanical Shaft, CP
- V - denotes Vent, CP

All angles defect by multiples of 90 degrees unless otherwise indicated.

This sheet shows strata lot boundary dimensions to the midpoint of the structural portion of exterior walls and the midpoint between structural portions of party walls between strata lots.

Section arrows point in the direction of view.

All limited common property is 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.

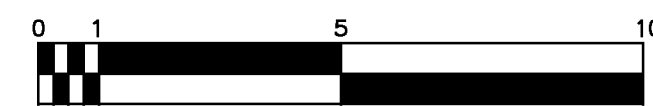


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 September 1, 2021

# SECOND FLOOR

# STRATA PLAN EPS7887



All distances are shown in metres.  
 The intended plot size of this plan is 864mm in width by 560mm in height (D size) when plotted at a scale of 1:125.

### LEGEND

- CP — denotes Common Property
- LCP — denotes Limited Common Property for Strata Lot
- LCP-R — denotes LCP for the Exclusive use of SL 10-66
- MECH — denotes Mechanical Shaft, CP
- S/C — denotes Service Closet, CP
- V — denotes Vent, CP

All angles defect by multiples of 90 degrees unless otherwise indicated.

This sheet shows strata lot boundary dimensions to the midpoint of the structural portion of exterior walls and the midpoint between structural portions of party walls between strata lots.

Section arrows point in the direction of view.

All limited common property is 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.

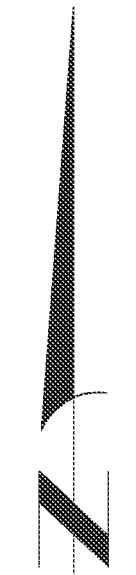


(A)

(A)

(B)

(B)

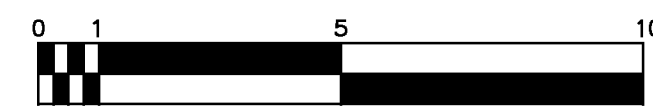


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 September 1, 2021

# THIRD FLOOR

# STRATA PLAN EPS7887



All distances are shown in metres.  
 The intended plot size of this plan is 864mm in width by 560mm in height (D size) when plotted at a scale of 1:125.

### LEGEND

- CP — denotes Common Property
- LCP — denotes Limited Common Property for Strata Lot —
- MECH — denotes Mechanical Shaft, CP
- S/C — denotes Service Closet, CP
- V — denotes Vent, CP

All angles defect by multiples of 90 degrees unless otherwise indicated.

This sheet shows strata lot boundary dimensions to the midpoint of the structural portion of exterior walls and the midpoint between structural portions of party walls between strata lots.

Section arrows point in the direction of view.

All limited common property is 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.

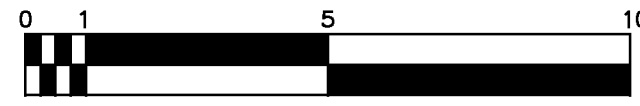


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Scott T. Pearse, BCLS  
 September 1, 2021

# FOURTH FLOOR

# STRATA PLAN EPS7887



All distances are shown in metres.  
 The intended plot size of this plan is 864mm in width by 560mm in height (D size) when plotted at a scale of 1:125.

### LEGEND

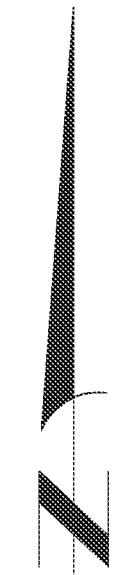
- CP — denotes Common Property
- LCP — denotes Limited Common Property for Strata Lot —
- MECH — denotes Mechanical Shaft, CP
- S/C — denotes Service Closet, CP
- V — denotes Vent, CP

All angles defect by multiples of 90 degrees unless otherwise indicated.

This sheet shows strata lot boundary dimensions to the midpoint of the structural portion of exterior walls and the midpoint between structural portions of party walls between strata lots.

Section arrows point in the direction of view.

All limited common property is 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.

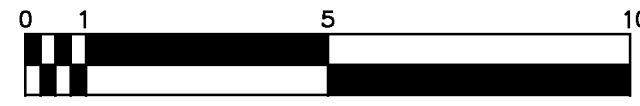


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 September 1, 2021

# FIFTH FLOOR

# STRATA PLAN EPS7887



All distances are shown in metres.  
 The intended plot size of this plan is 864mm in width by 560mm in height (D size) when plotted at a scale of 1:125.

### LEGEND

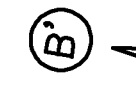
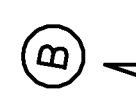
- CP — denotes Common Property
- LCP — denotes Limited Common Property for Strata Lot —
- MECH — denotes Mechanical Shaft, CP
- S/C — denotes Service Closet, CP
- V — denotes Vent, CP

All angles defect by multiples of 90 degrees unless otherwise indicated.

This sheet shows strata lot boundary dimensions to the midpoint of the structural portion of exterior walls and the midpoint between structural portions of party walls between strata lots.

Section arrows point in the direction of view.

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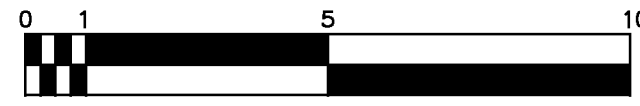


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 September 1, 2021

# SIXTH FLOOR

# STRATA PLAN EPS7887



All distances are shown in metres.  
 The intended plot size of this plan is 864mm in width by 560mm in height (D size) when plotted at a scale of 1:125.

### LEGEND

- CP — denotes Common Property
- LCP — denotes Limited Common Property for Strata Lot —
- MECH — denotes Mechanical Shaft, CP
- S/C — denotes Service Closet, CP
- V — denotes Vent, CP

All angles defect by multiples of 90 degrees unless otherwise indicated.

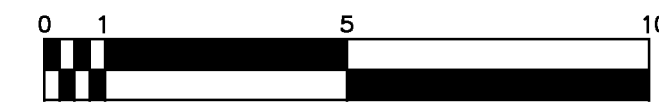
This sheet shows strata lot boundary dimensions to the midpoint of the structural portion of exterior walls and the midpoint between structural portions of party walls between strata lots.

Section arrows point in the direction of view.

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# SEVENTH FLOOR



All distances are shown in metres.  
The intended plot size of this plan is 864mm in width by 560mm in height (D size) when plotted at a scale of 1:125.

### LEGEND

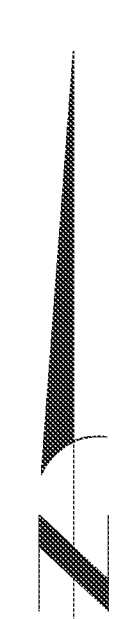
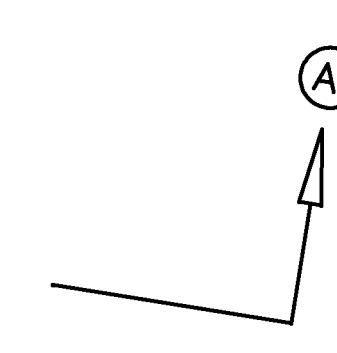
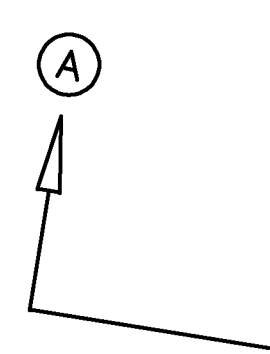
- CP — denotes Common Property
- LCP — denotes Limited Common Property for Strata Lot —
- MECH — denotes Mechanical Shaft, CP
- S/C — denotes Service Closet, CP
- V — denotes Vent, CP

All angles defect by multiples of 90 degrees unless otherwise indicated.

This sheet shows strata lot boundary dimensions to the midpoint of the structural portion of exterior walls and the midpoint between structural portions of party walls between strata lots.

Section arrows point in the direction of view.

All limited common property is 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.



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# MECHANICAL ROOF LEVEL

# STRATA PLAN EPS7887



All distances are shown in metres.  
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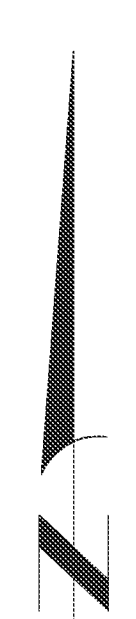
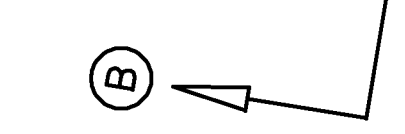
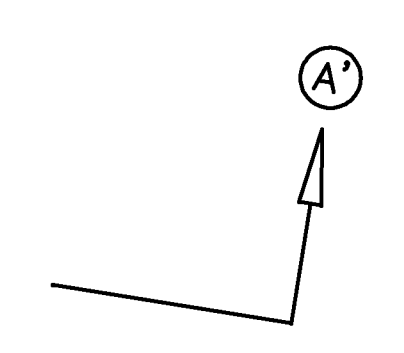
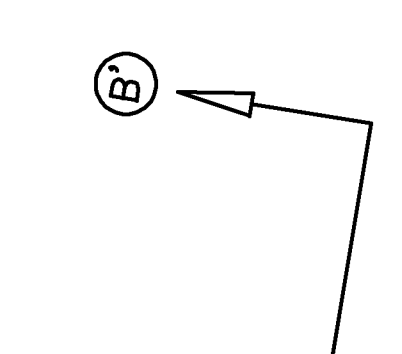
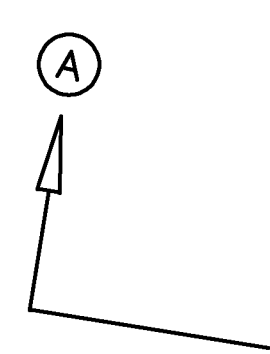
**LEGEND**  
 CP - denotes Common Property  
 LCP-C - denotes LCP for the Exclusive use of SL 1-9

All angles defect by multiples of 90 degrees unless otherwise indicated.

This sheet shows strata lot boundary dimensions to the midpoint of the structural portion of exterior walls and the midpoint between structural portions of party walls between strata lots.

Section arrows point in the direction of view.

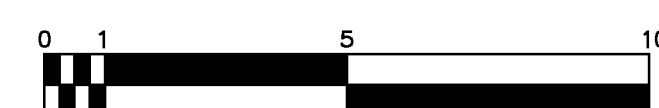
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 September 1, 2021

# CROSS SECTIONS - 1



All distances are shown in metres.  
 The intended plot size of this plan is 864mm in width by 560mm in height (D size) when plotted at a scale of 1:125.

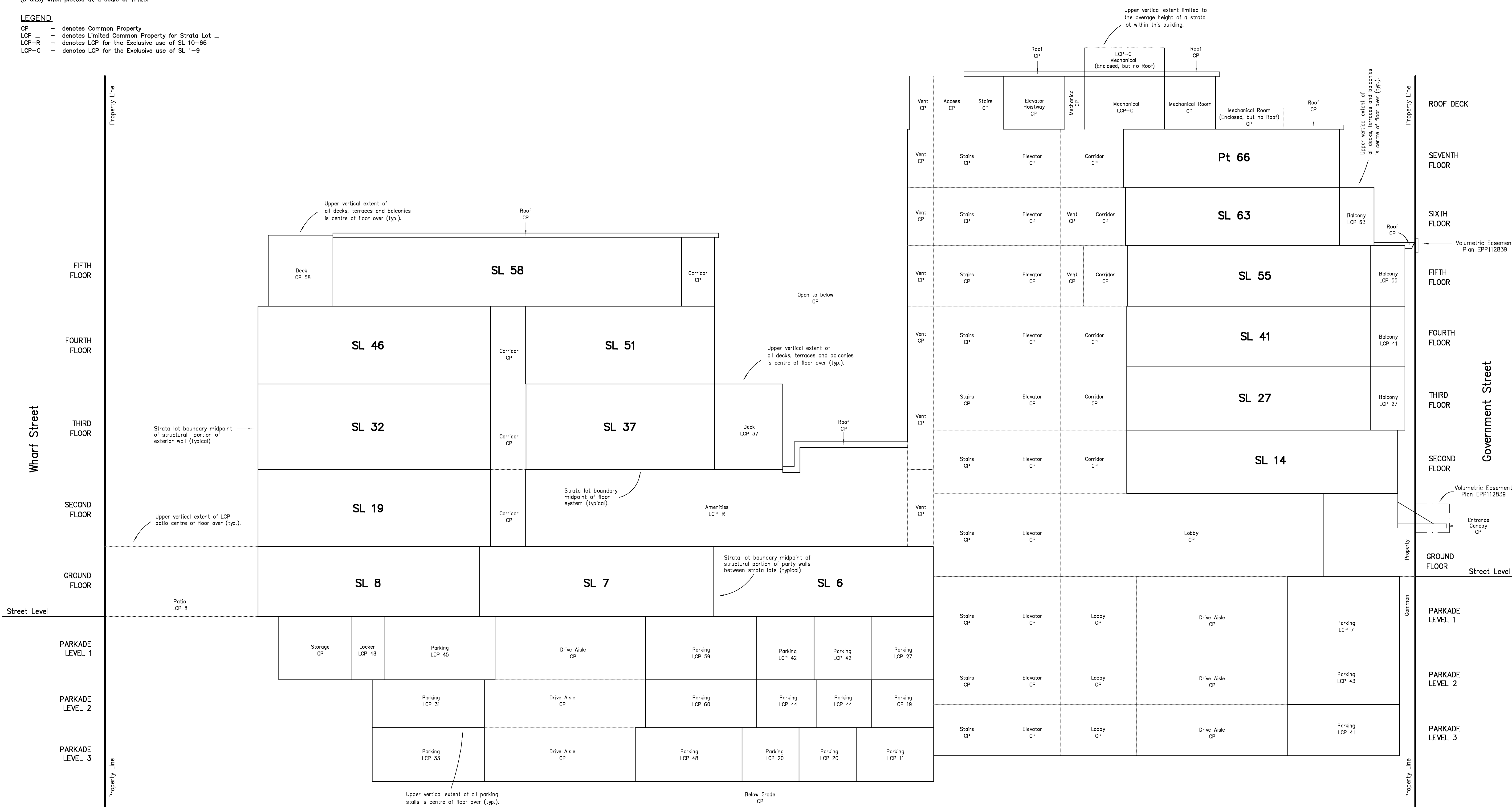
### LEGEND

- CP - denotes Common Property
- LCP - denotes Limited Common Property for Strata Lot -
- LCP-R - denotes LCP for the Exclusive use of SL 10-66
- LCP-C - denotes LCP for the Exclusive use of SL 1-9

## Cross Section A - A'

Not to scale

# STRATA PLAN EPS7887



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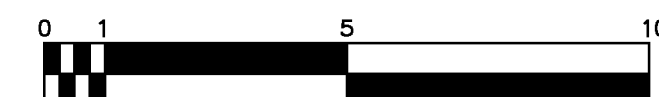
Scott T. Pearce, BCLS  
 September 1, 2021

# CROSS SECTIONS - 2

## Cross Section B - B'

# STRATA PLAN EPS7887

Not to scale



All distances are shown in metres.  
 The intended plot size of this plan is 864mm in width by 560mm in height (D size) when plotted at a scale of 1:125.

- LEGEND**
- CP - denotes Common Property
  - LCP - denotes Limited Common Property for Strata Lot -
  - LCP-C - denotes LCP for the Exclusive use of SL 1-9
  - LCP-R - denotes LCP for the Exclusive use of SL 10-66



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Scott T. Pearce, BCLS  
 September 1, 2021