

# STRATA PLAN OF:

## LOT A (DD F26635) OF LOTS 147 AND 148 VICTORIA CITY, PLAN 30440

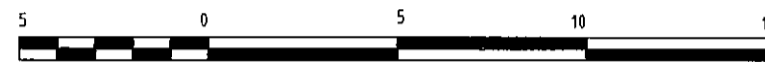
BCGS 92B.044

### LEGEND

This plan lies within Integrated Survey Area No. 17, City of Victoria, NAD83 (CSRS). Grid bearings are derived from observations between Geodetic Control Monuments 16 - 73 and 16 - 111. This plan shows horizontal ground level distances, except where otherwise noted. To compute grid distances multiply ground-level distances by combined factor 0.99960865 (NAD83-CSRS)

- ⊙ - denotes - Control Monument found.
- - denotes - Standard Iron Post found.
- - denotes - Lead Plug found.
- - denotes - Lead Plug set

SCALE = 1 : 200



All distances are in metres AND decimals thereof.

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

### Endorsement of Nonoccupancy

I, Bradley Webster Cunin, a British Columbia land surveyor certify that the building included in this strata plan has not as of the 15th day of October, 2008, been previously occupied.

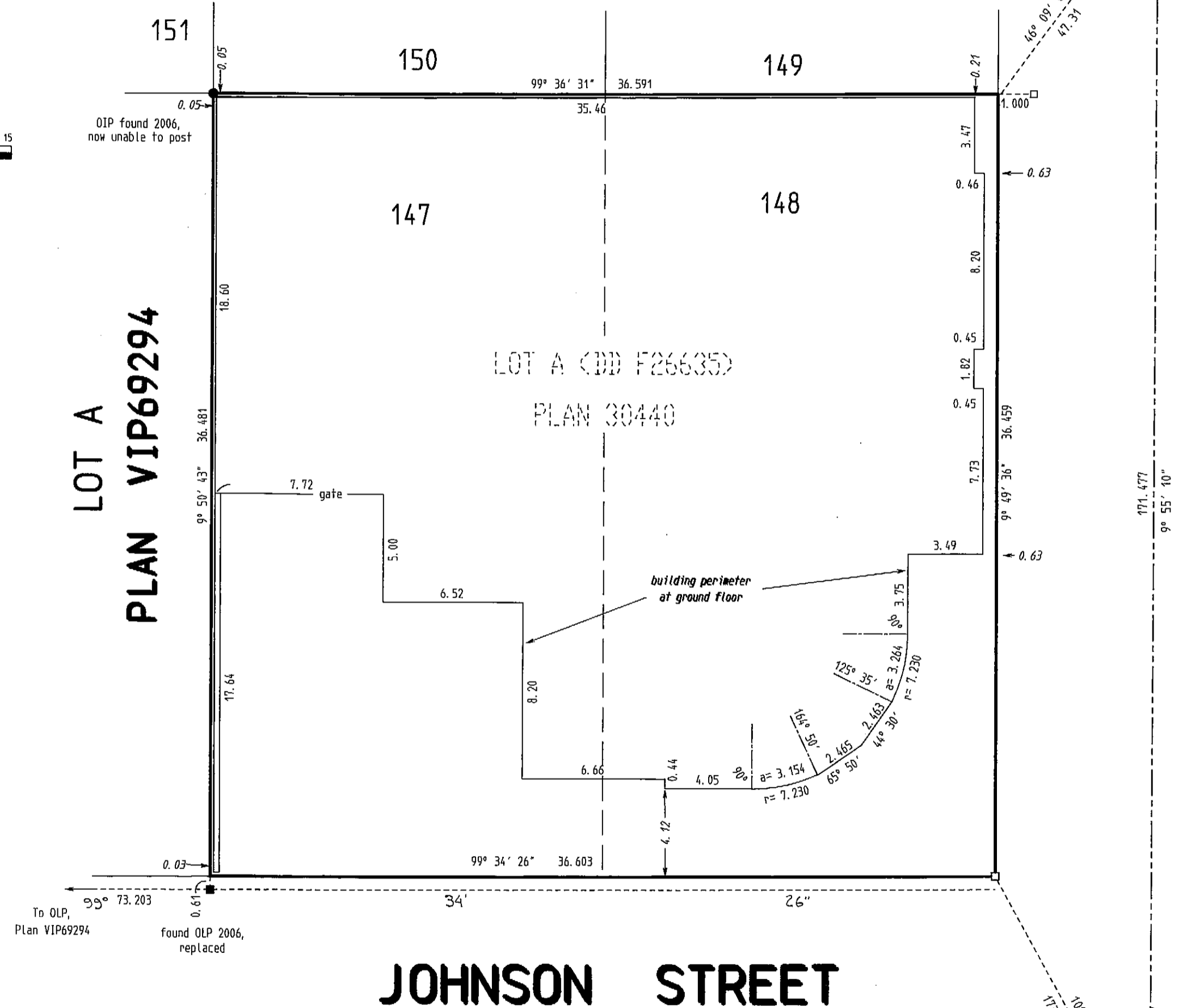
*[Signature]*  
Bradley W. Cunin, B. C. L. S.

I, Bradley Webster Cunin, a British Columbia land surveyor, certify that the building erected on the parcel described above is wholly within the external boundaries of the parcel. Dated at Victoria, BC this 15th day of October, 2008.

*[Signature]*  
Bradley W. Cunin, B. C. L. S.

I, Bradley Webster Cunin, a British Columbia land surveyor of Victoria, 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 15th day of October, 2008. The plan was completed and checked, and the checklist filed under No. 88694 on the 21th day of October, 2008.

*[Signature]*  
Bradley W. Cunin, B. C. L. S.



## JOHNSON STREET

## BLANSHARD STREET

FIRST SHEET, SHEET 1 OF 20 SHEETS  
STRATA PLAN VIS 6683.

Deposited and Registered in the Land Title Office at Victoria, B.C. this 21 day of OCT, 2008.

*[Signature]*  
REGISTRAR  
FB222238

**Registered Owner**  
JULIET HOLDINGS LTD., INC. NO. 736900.

*[Signature]*  
Authorized Signatory DAVID CHARD

*[Signature]*  
Witness as to signature Stephen Vernon

**Development Manager**  
Occupation of witness

193-15236 36<sup>th</sup> Avenue  
Address  
Surrey BC.

**Mortgagee**  
LOMBARD GENERAL INSURANCE COMPANY OF CANADA  
INC. NO. A40666

*[Signature]*  
Authorized Signatory Tom Reeves

*[Signature]*  
Witness as to signature Uppkar Dasanjh

**ASSOCIATE UNDERWRITER**  
Occupation of witness

505-535 Burrard St. Vancouver  
Address of witness

**Mortgagee and Assignment of Rents**  
CANADIAN WESTERN BANK

*[Signature]*  
Authorized Signatory  
KEWETH S. CURTIN SCOTT WEISS

*[Signature]*  
Witness as to signature ERIKA POOLE

**Manager R.E. Lenzip**  
Occupation of witness

2200 666 Burrard St  
Address Vancouver BC  
V6C 2X8

FILE: 9269 - 17

**Brad Cunin Land Surveying**

2-576 Hillside Avenue  
Victoria, BC V8T 1Y9  
ph. 381-BCLS (2257) fx. 381-2289

The Address of the Project is:  
The Juliet  
760 Johnson Street  
Victoria, British Columbia  
V8W 0A4

ORIGINAL

# LOWEST PARKING LEVEL (P3)

SHEET 2 OF 20 SHEETS

## STRATA PLAN VIS 6683

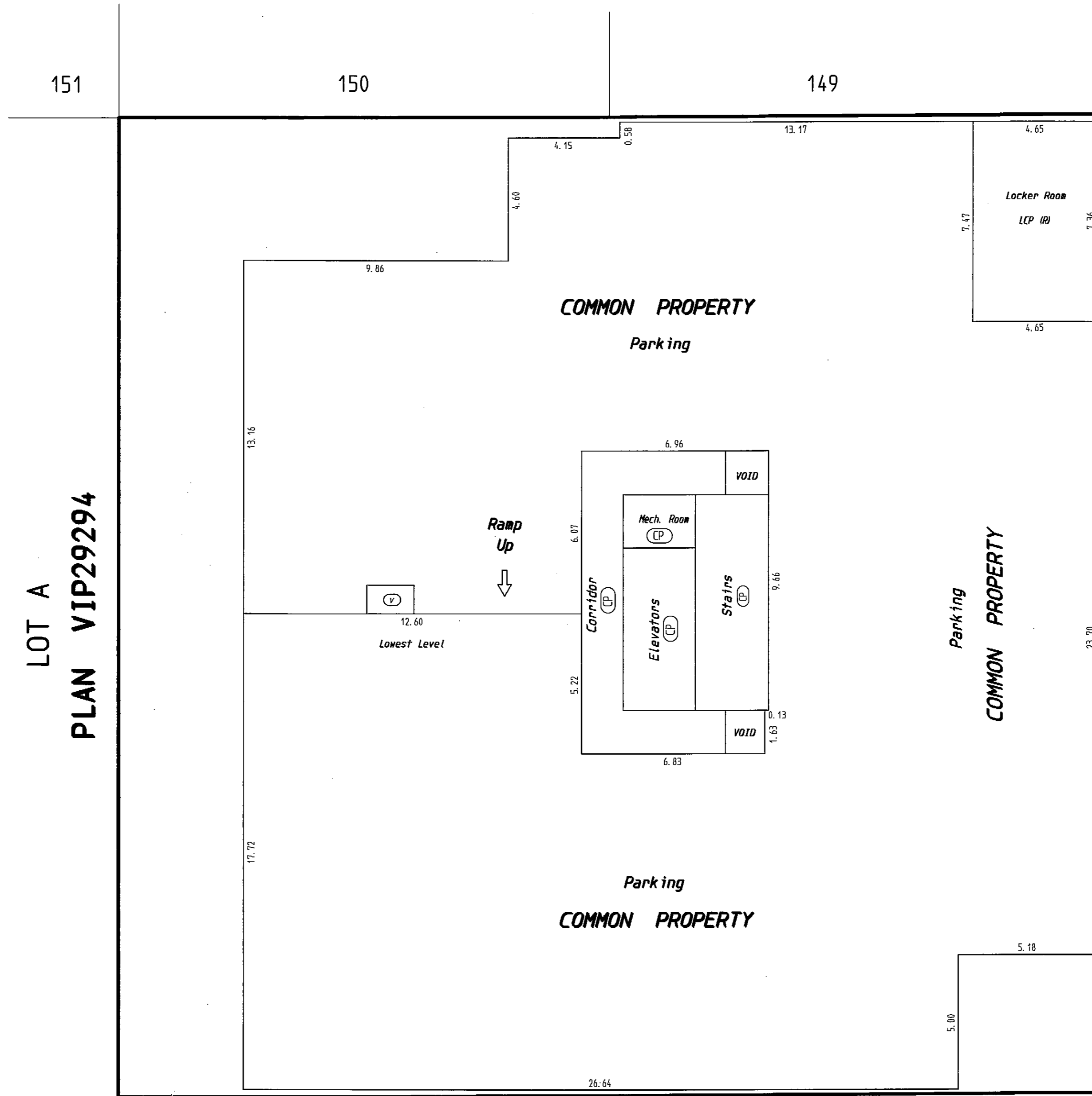
SCALE = 1 : 125



All distances are in metres.

### LEGEND

- SL - Denotes - Strata Lot
- PT - Denotes - Part
- m<sup>2</sup> - Denotes - square metres
- ..... - Denotes - Line of floor below
- (CP) - Denotes - Common Property
- (V) - Denotes - Vent (Common Property)
- LCP nn - Denotes - Limited Common Property, for the exclusive use of Strata Lot nn
- LCP (C) - Denotes - Limited Common Property, for the exclusive use of Commercial Strata Lots 1, 2, & 3
- LCP (R) - Denotes - Limited Common Property, for the exclusive use of Residential Strata Lots 4 to 99



# BLANSHARD STREET

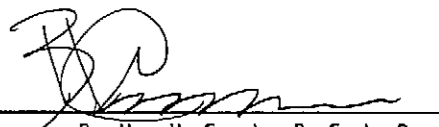
# JOHNSON STREET

**Brad Cunnin Land Surveyor**

Victoria, BC Phone: 381 - 2257

File: 9269 - 17

DATE: 15 October, 2008.

  
 Bradley W. Cunnin, B. C. L. S.

ORIGINAL

# MIDDLE PARKING LEVEL (P2)

SHEET 3 OF 20 SHEETS

## STRATA PLAN VIS 6683

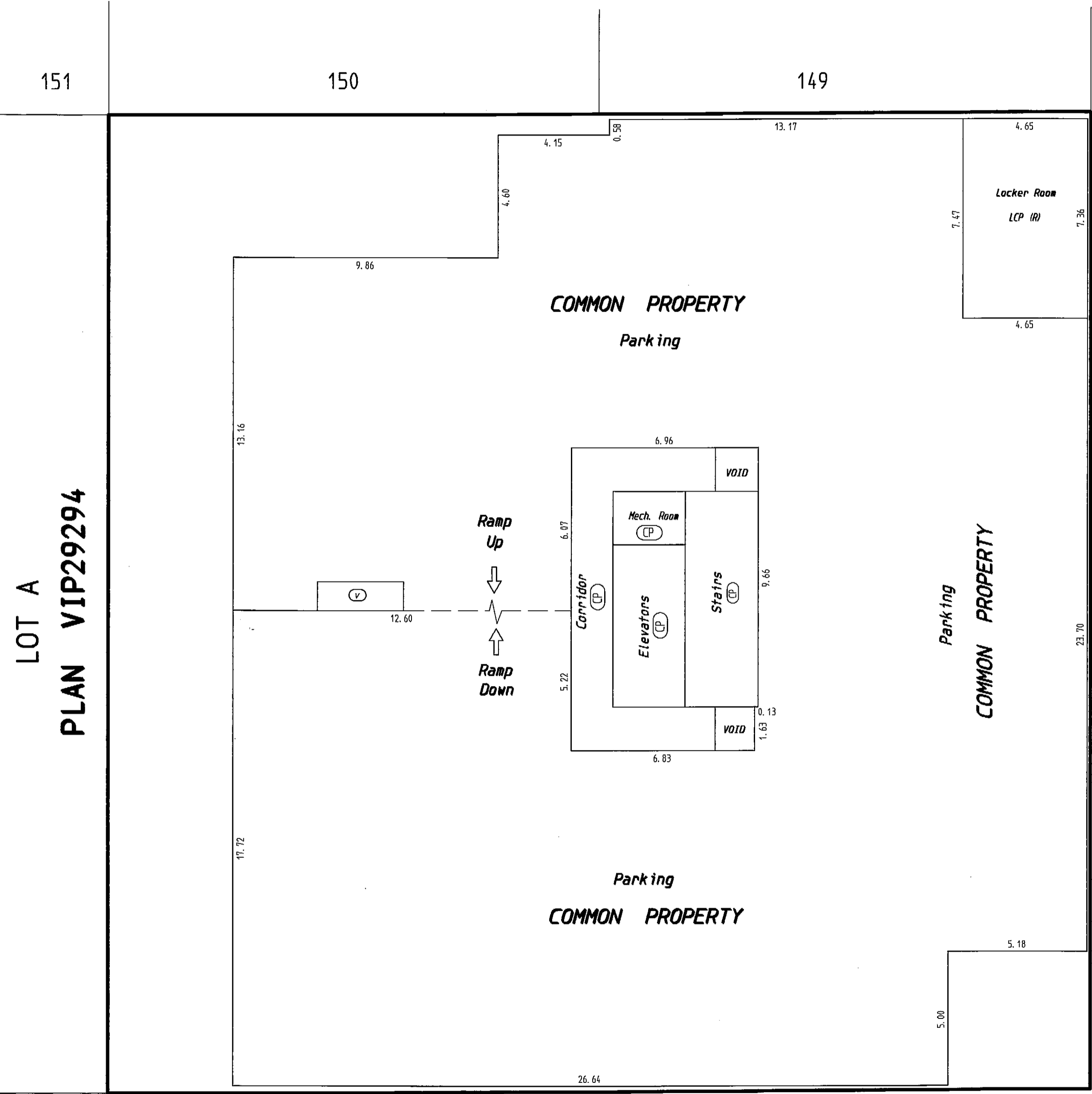
SCALE = 1 : 125



All distances are in metres.

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- m<sup>2</sup> - Denotes - square metres
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LOT A  
PLAN VIP29294

BLANSHARD STREET

# JOHNSON STREET

**Brad Cunnin Land Surveyor**  
 Victoria, BC Phone: 381 - 2257  
 File: 9269 - 17

DATE: 15 October, 2008.  
  
 Bradley W. Cunnin, B. C. L. S.

ORIGINAL

# UPPER PARKING LEVEL (P1)

SHEET 4 OF 20 SHEETS

## STRATA PLAN VIS Lot 83

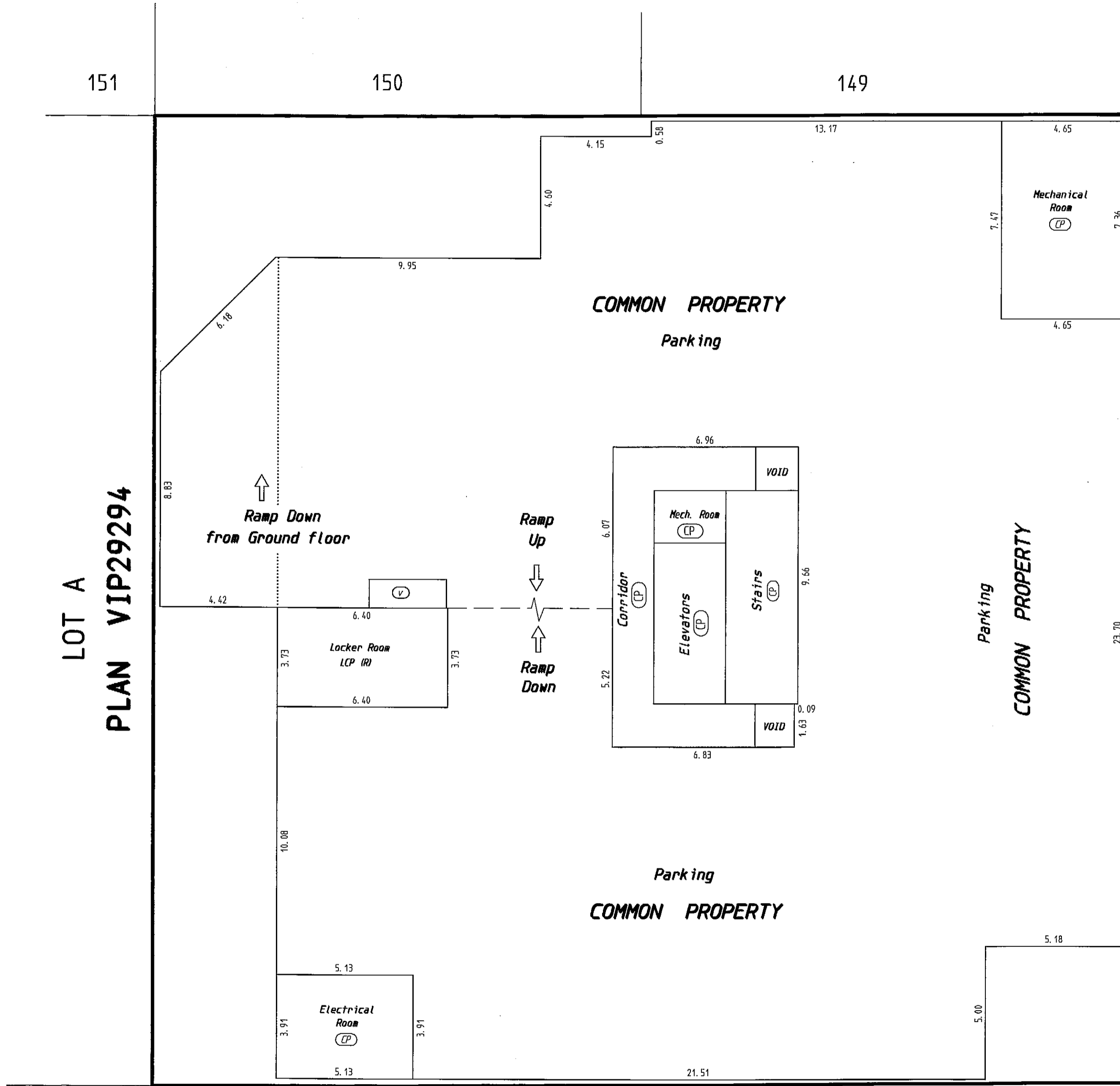
SCALE = 1 : 125



All distances are in metres.

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LOT A  
PLAN VIP29294

BLANSHARD STREET

JOHNSON STREET

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 Victoria, BC Phone: 381 - 2257  
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DATE: 15 October, 2008.  
  
 Bradley W. Cunnin, B. C. L. S.

# GROUND FLOOR LEVEL STRATA LOTS 1 TO 3

SHEET 5 OF 20 SHEETS

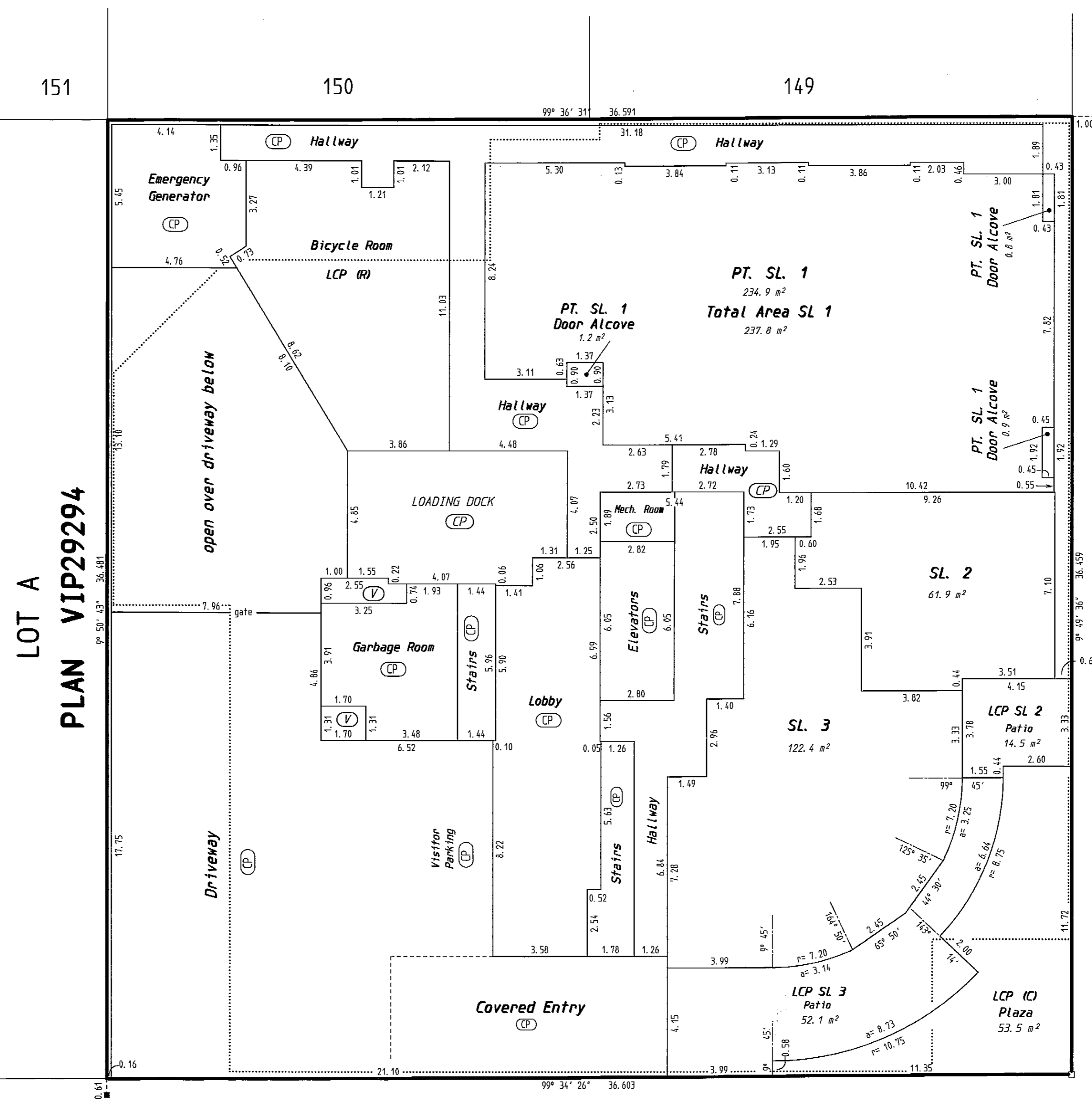
STRATA PLAN VIS 6683

SCALE = 1 : 125



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- LCP (R) - Denotes - Limited Common Property, for the exclusive use of Residential Strata Lots 4 to 99
- - Denotes - Iron Pin found.
- - Denotes - Iron Pin set.
- - Denotes - Lead Plug found.
- - Denotes - Lead Plug set.



BLANSHARD STREET

JOHNSON STREET

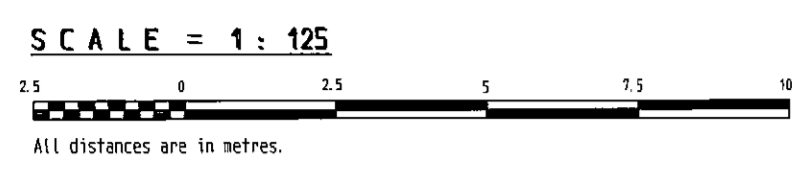
*ALL PATIOS AND BALCONIES are defined as to height by the centre of the floor above, or its extensions, or where there is no floor above by the average height of a strata lot within the same building unless otherwise indicated.*

Brad Cunin Land Surveyor  
Victoria, BC Phone: 381 - 2257  
File: 9269 - 17

DATE: 15 October, 2008.  
*Bradley W. Cunin*  
Bradley W. Cunin, B. C. L. S.

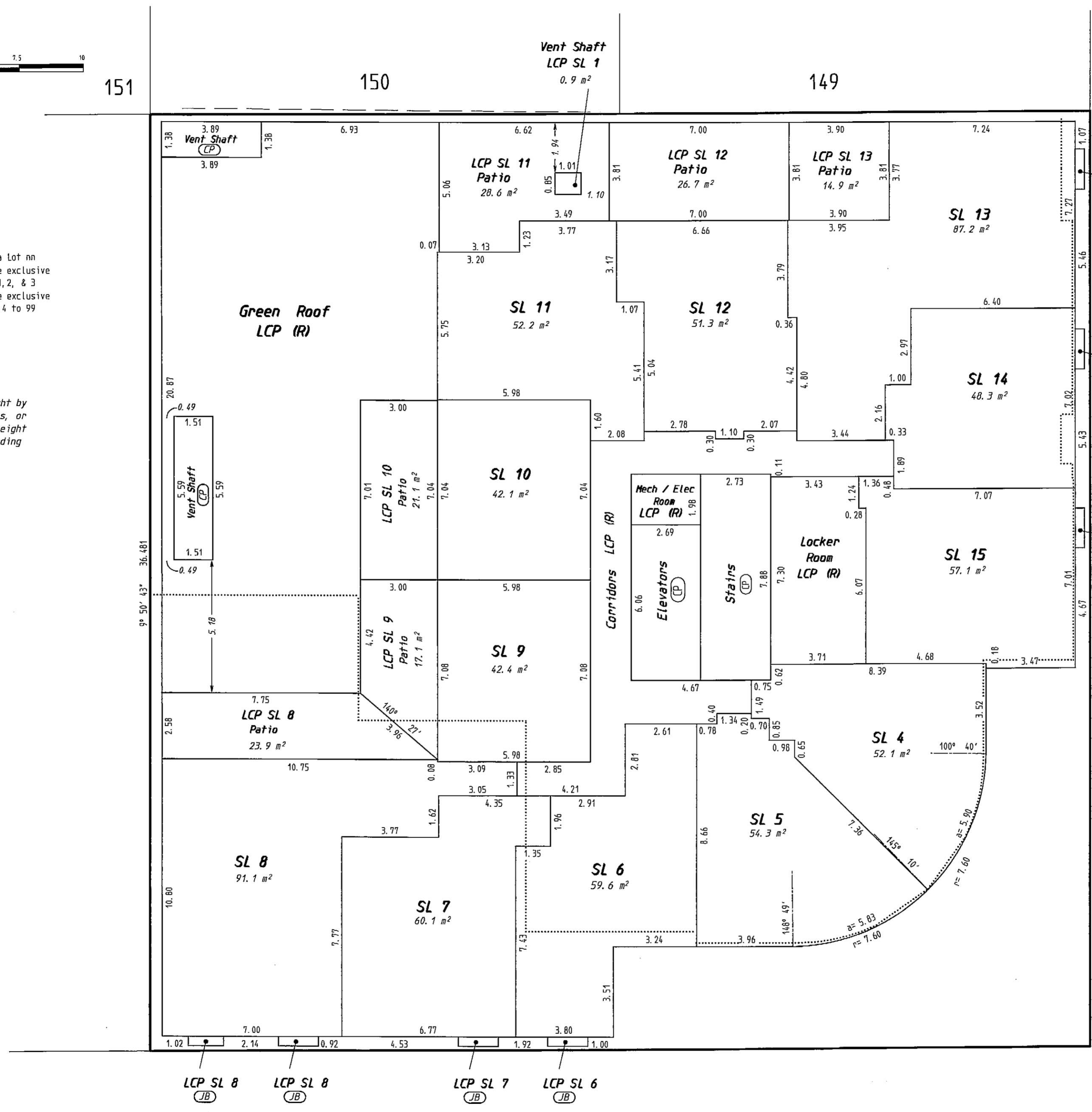
# SECOND FLOOR STRATA LOTS 4 TO 15

SHEET 6 OF 20 SHEETS  
STRATA PLAN VIS 6683



- LEGEND**
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  - PT - Denotes - Part
  - m<sup>2</sup> - Denotes - square metres
  - (V) - Denotes - Vent (Common Property)
  - (CP) - Denotes - Common Property
  - ..... - Denotes - Line of floor below
  - LCP nn - Denotes - Limited Common Property, for the exclusive use of Strata Lot nn
  - LCP (C) - Denotes - Limited Common Property, for the exclusive use of Commercial Strata Lots 1, 2, & 3
  - LCP (R) - Denotes - Limited Common Property, for the exclusive use of Residential Strata Lots 4 to 99
  - (JB) - Denotes - Juliet Balcony - Dimensions 1.56m x 0.36m Area = 0.6m<sup>2</sup> typical

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.



## BLANSHARD STREET

## JOHNSON STREET

Brad Cunin Land Surveyor  
Victoria, BC Phone: 381 - 2257  
File: 9269 - 17

DATE: 15 October, 2008.  
  
Bradley W. Cunin, B. C. L. S.

ORIGINAL

# THIRD FLOOR STRATA LOTS 16 TO 26

SHEET 7 OF 20 SHEETS

## STRATA PLAN VIS6683

SCALE = 1:125

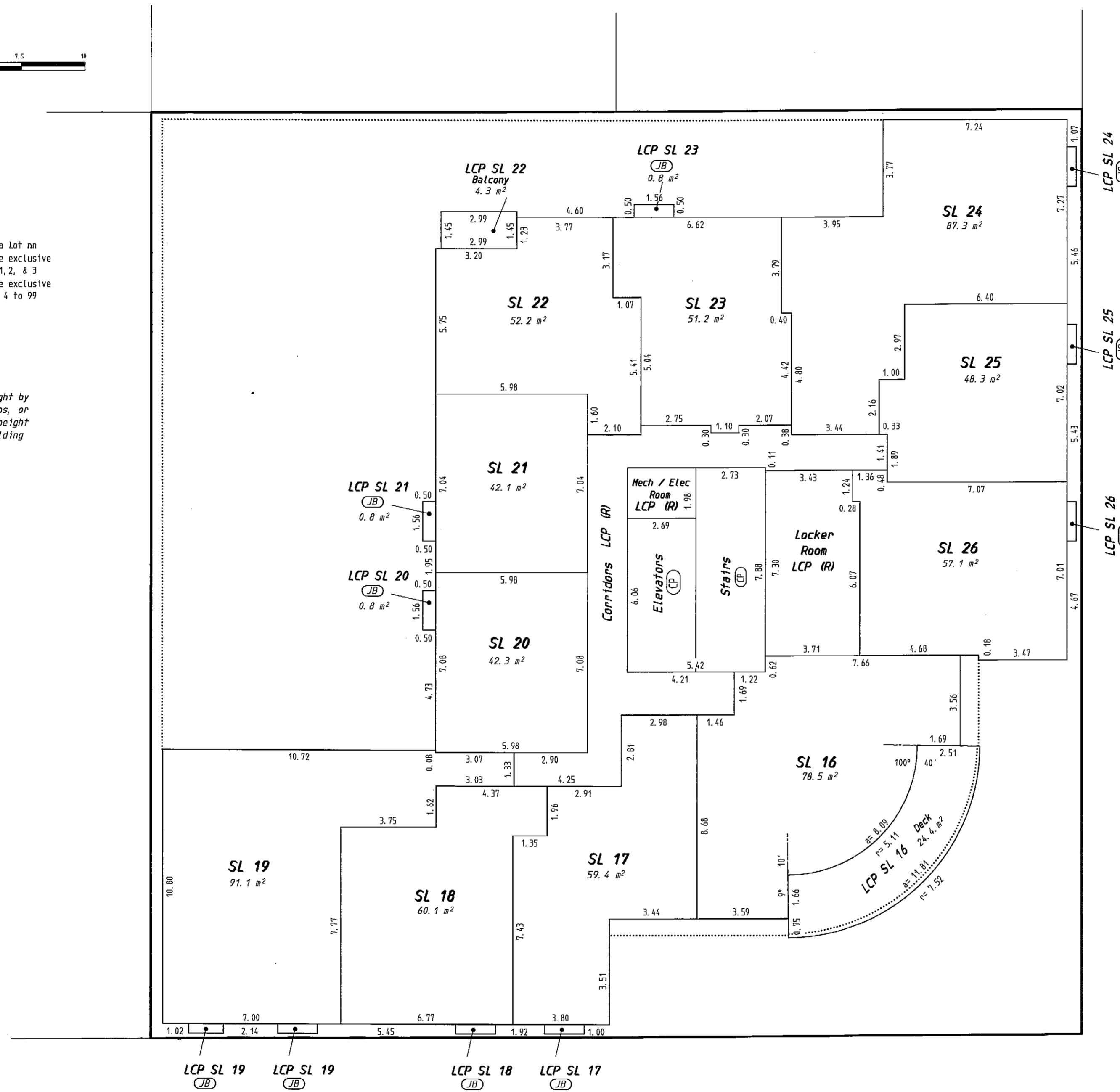


All distances are in metres.

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# BLANSHARD STREET

# JOHNSON STREET

Brad Cunin Land Surveyor

File: 9269 - 17

DATE: 15 October, 2008.

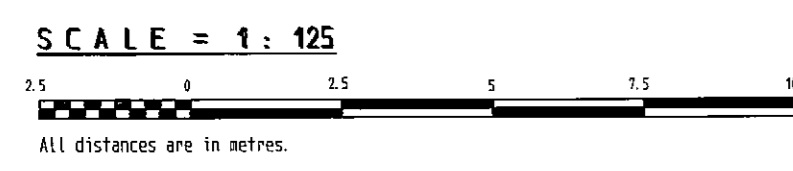
*Bradley M. Cunin*  
Bradley M. Cunin, B. C. L. S.

ORIGINAL

# FOURTH FLOOR STRATA LOTS 27 TO 37

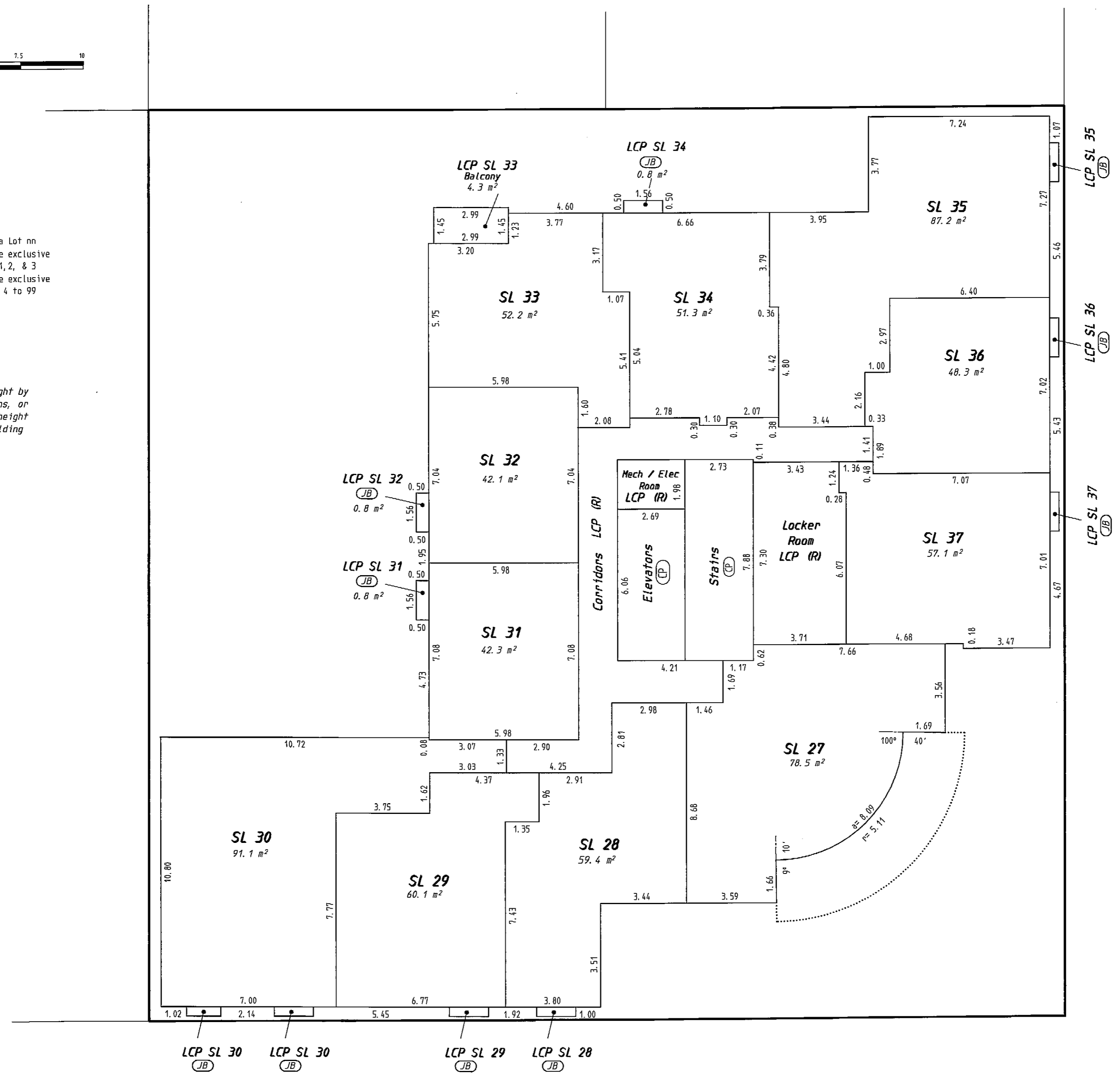
SHEET 8 OF 20 SHEETS

STRATA PLAN VIS 6683



- LEGEND**
- SL - Denotes - Strata Lot
  - PT - Denotes - Part
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## BLANSHARD STREET

## JOHNSON STREET

Brad Cunin Land Surveyor  
 Victoria, BC Phone: 381 - 2257  
 File: 9269 - 17

DATE: 15 October, 2008.  
  
 Bradley W. Cunin, B. C. L. S.

ORIGINAL



# FIFTH FLOOR STRATA LOTS 38 TO 44

SHEET 9 OF 20 SHEETS

STRATA PLAN VIS 6683

SCALE = 1 : 125



All distances are in metres.

151

150

149

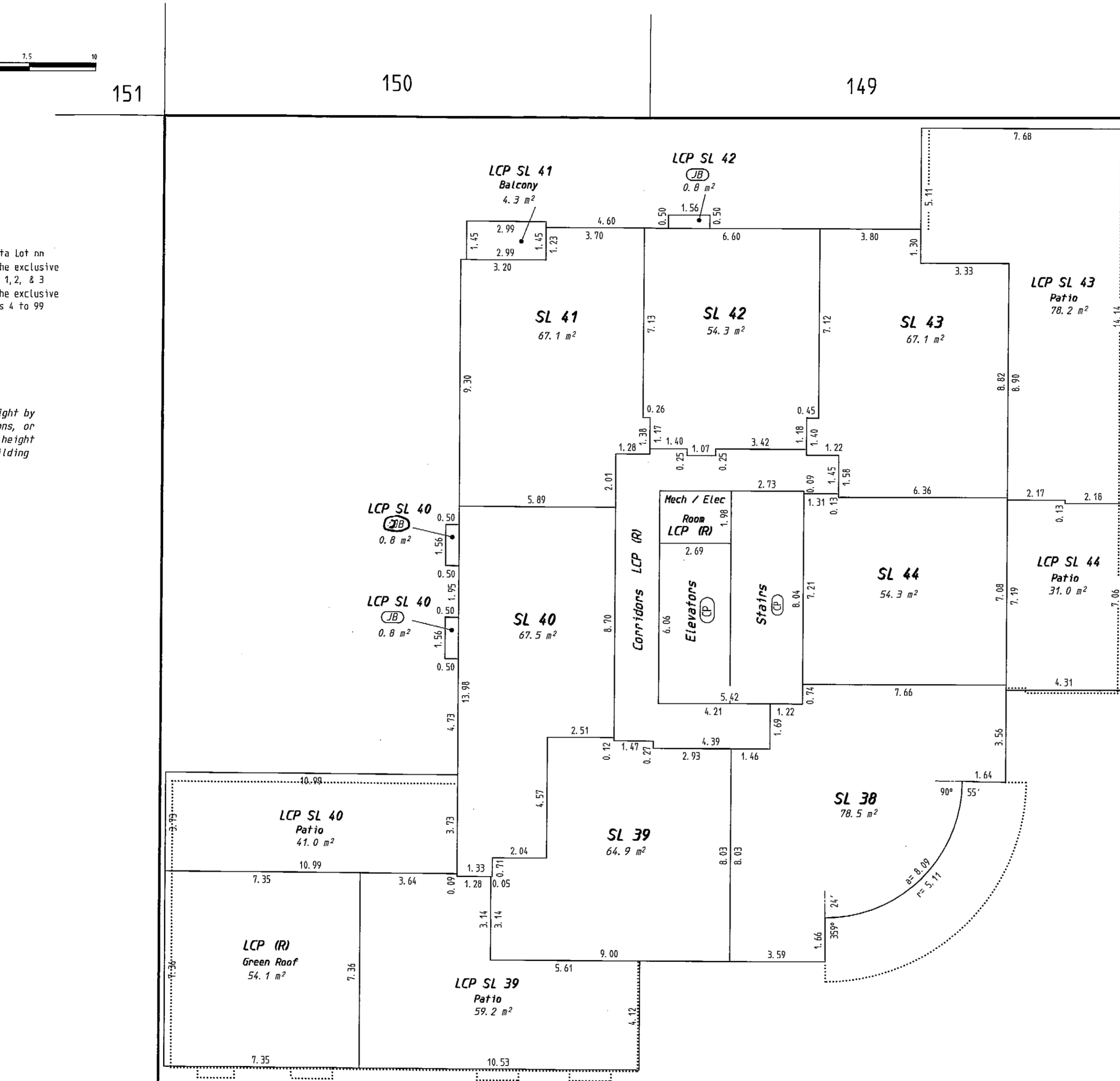
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- (JB) Denotes - Juliet Balcony -

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**BLANSHARD STREET**




# JOHNSON STREET

Brad Cunin Land Surveyor

Victoria, BC Phone: 381 - 2257

File: 9269 - 17

DATE: 15 October 2008.

  
 Bradley W. Cunin, B. C. L. S.



# SEVENTH FLOOR STRATA LOTS 52 TO 58

SHEET 11 OF 20 SHEETS

STRATA PLAN VIS Lele83

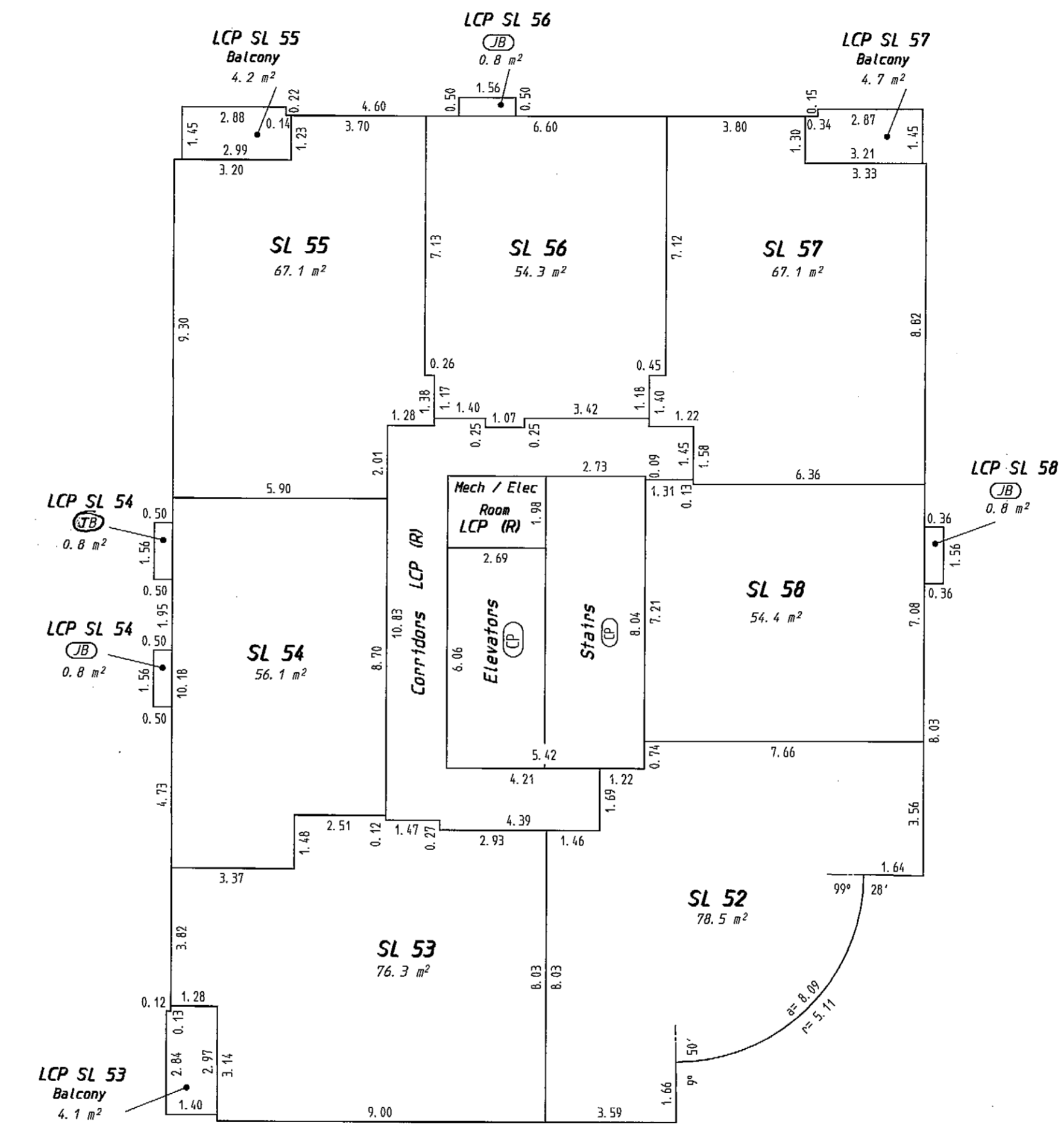
SCALE = 1 : 125



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BLANSHARD STREET

JOHNSON STREET

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Victoria, BC Phone: 381 - 2257  
File: 9269 - 17

DATE: 15 October, 2008.

Bradley W. Cunin, B. C. L. S.





# TENTH FLOOR STRATA LOTS 73 TO 79

SHEET 14 OF 20 SHEETS

STRATA PLAN VIS 6683

SCALE = 1 : 125

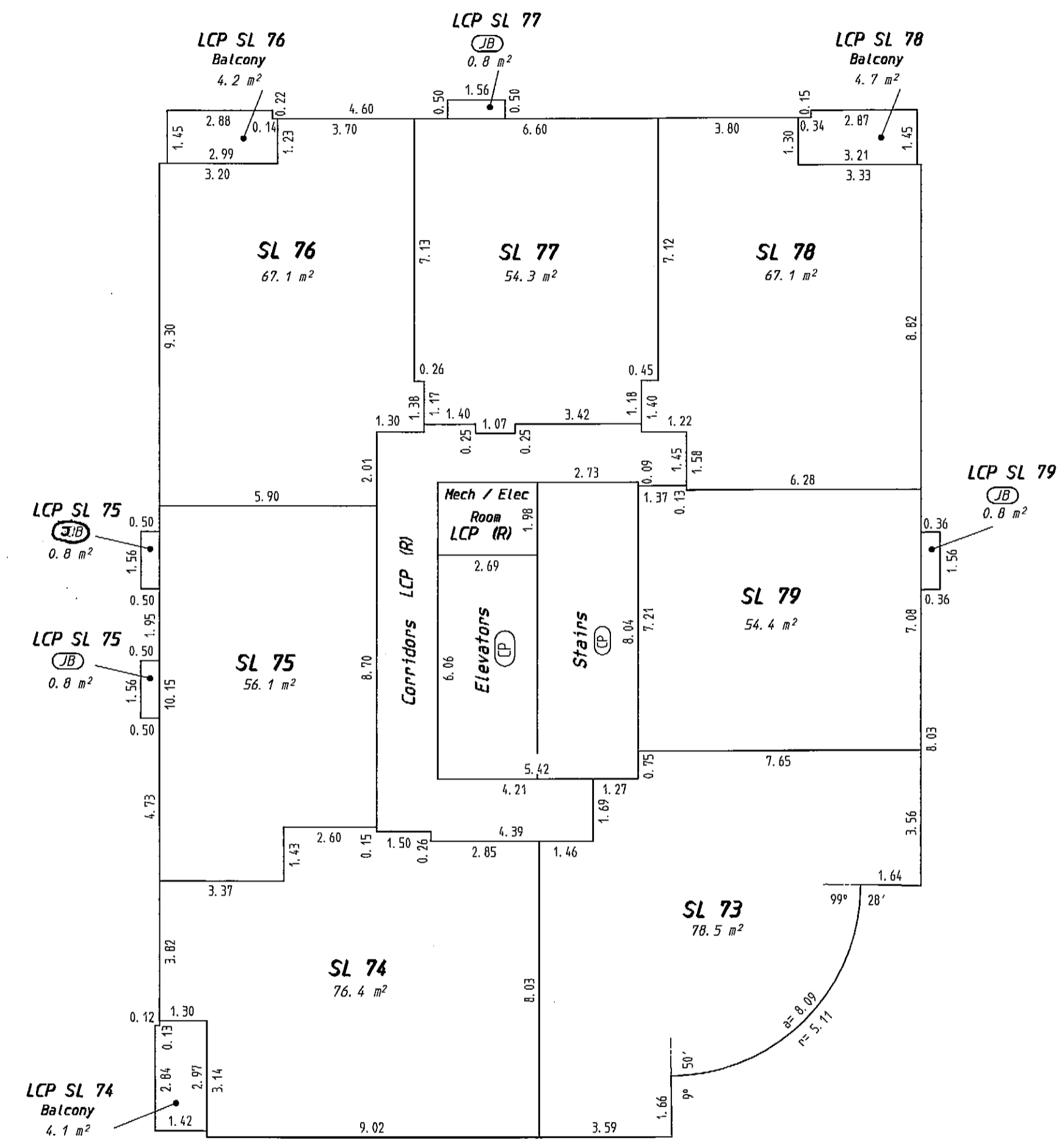


All distances are in metres.

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BLANSHARD STREET

JOHNSON STREET

Brad Cunin Land Surveyor  
 Victoria, BC Phone: 381 - 2257  
 File: 9269 - 17

DATE: 15 October, 2008.  
  
 Bradley W. Cunin, B. C. L. S.

ORIGINAL

# ELEVENTH FLOOR STRATA LOTS 80 TO 86

SHEET 15 OF 20 SHEETS

STRATA PLAN VIS 6683

SCALE = 1 : 125

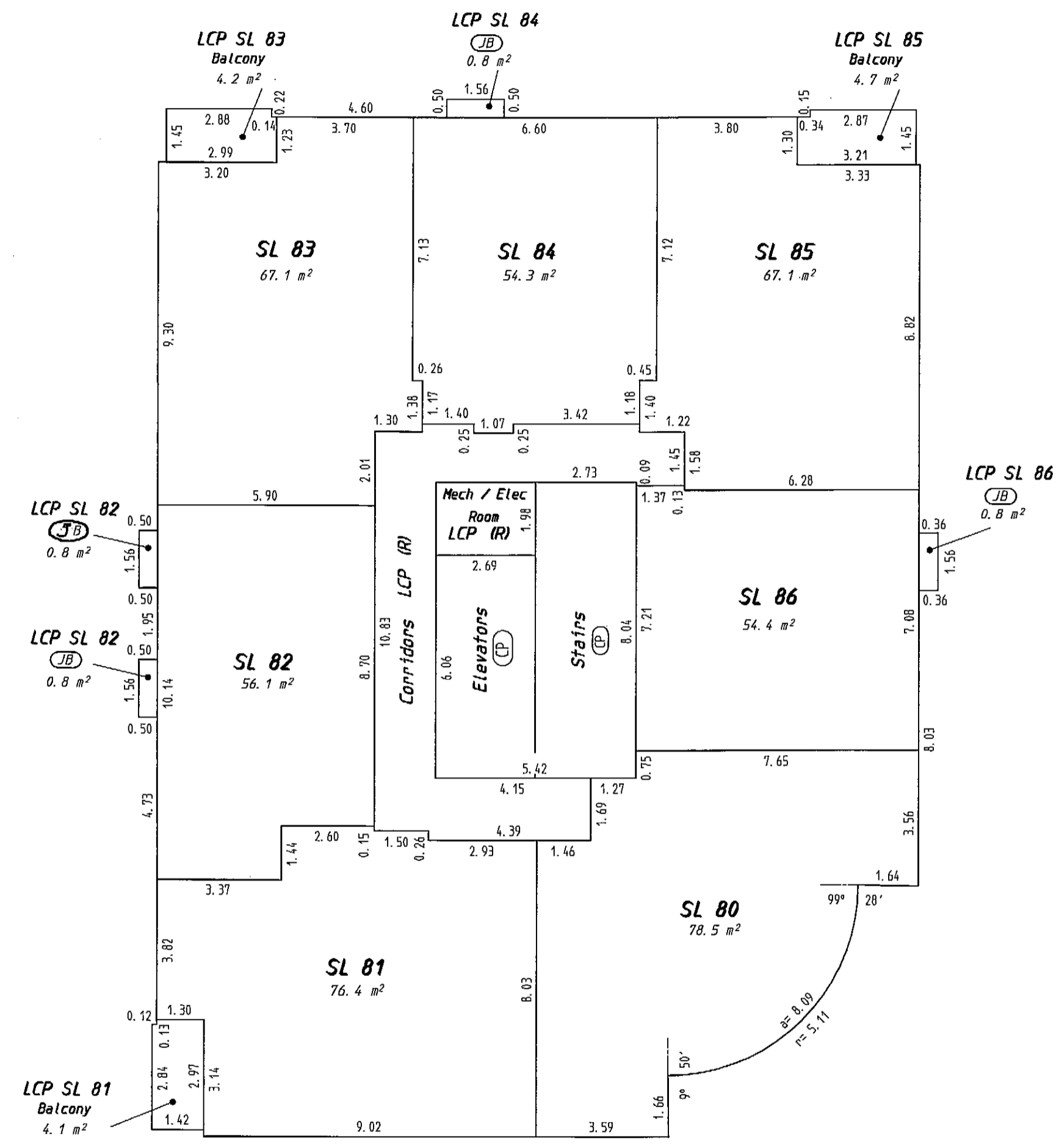


All distances are in metres.

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BLANSHARD STREET

JOHNSON STREET

**Brad Cunnin Land Surveyor**  
 Victoria, BC Phone: 381 - 2257  
 File: 9269 - 17

DATE: 15 October, 2008.  
  
 Bradley W. Cunnin, B. C. L. S.

Original

# TWELFTH FLOOR STRATA LOTS 87 TO 93

SHEET 16 OF 20 SHEETS

STRATA PLAN VIS 6683

SCALE = 1 : 125

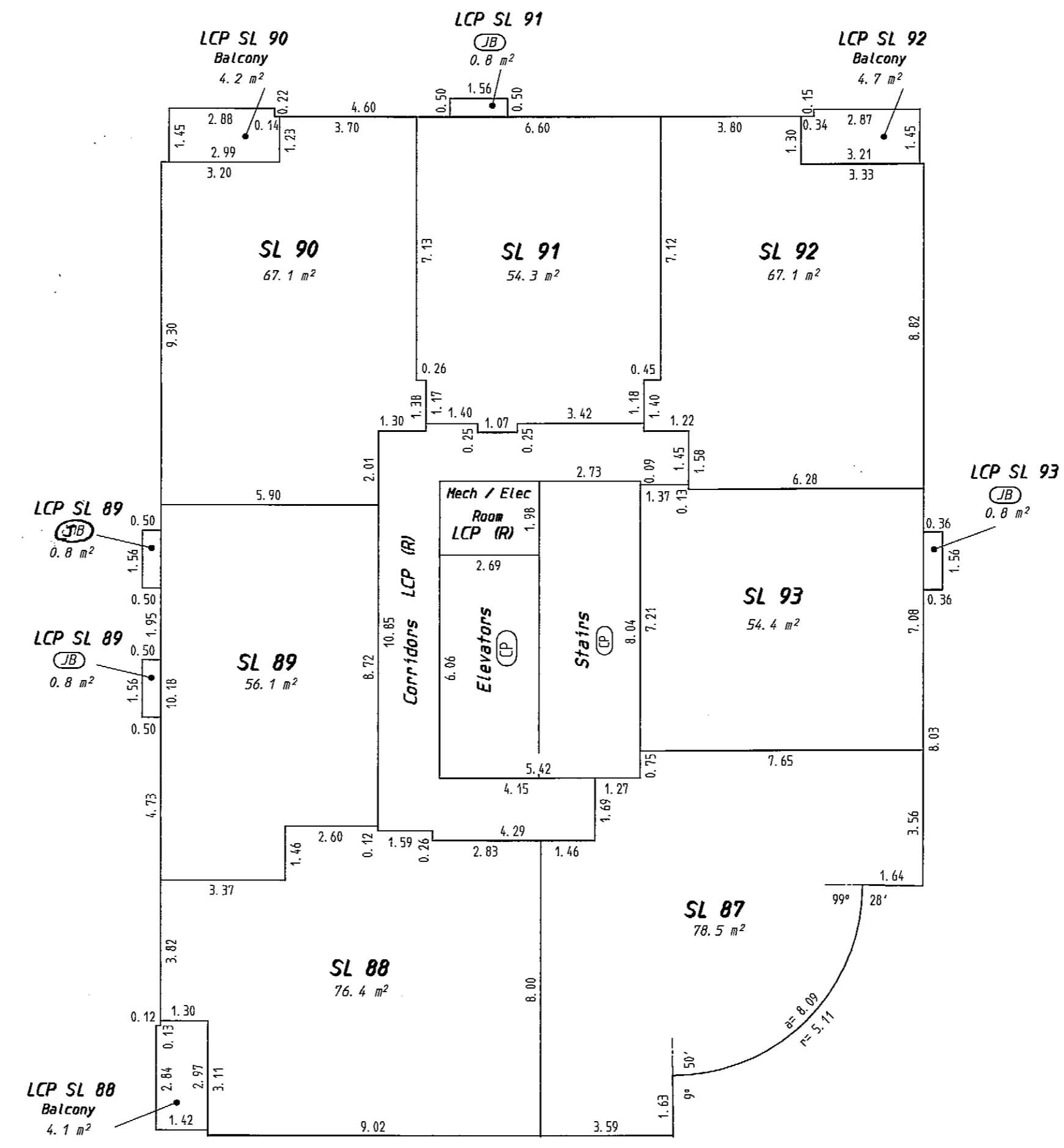


All distances are in metres.

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BLANSHARD STREET

JOHNSON STREET

Brad Cunnin Land Surveyor

Victoria, BC Phone: 381 - 2257

File: 9269 - 17

DATE: 15 October, 2008.

*Bradley W. Cunnin*  
Bradley W. Cunnin, B. C. L. S.

CR/16/15/01

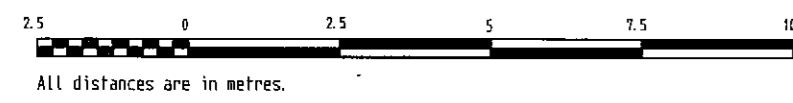


# FOURTEENTH FLOOR (13th LEVEL) STRATA LOTS 94 TO 97

SHEET 17 OF 20 SHEETS

STRATA PLAN VIS 6683

SCALE = 1:125



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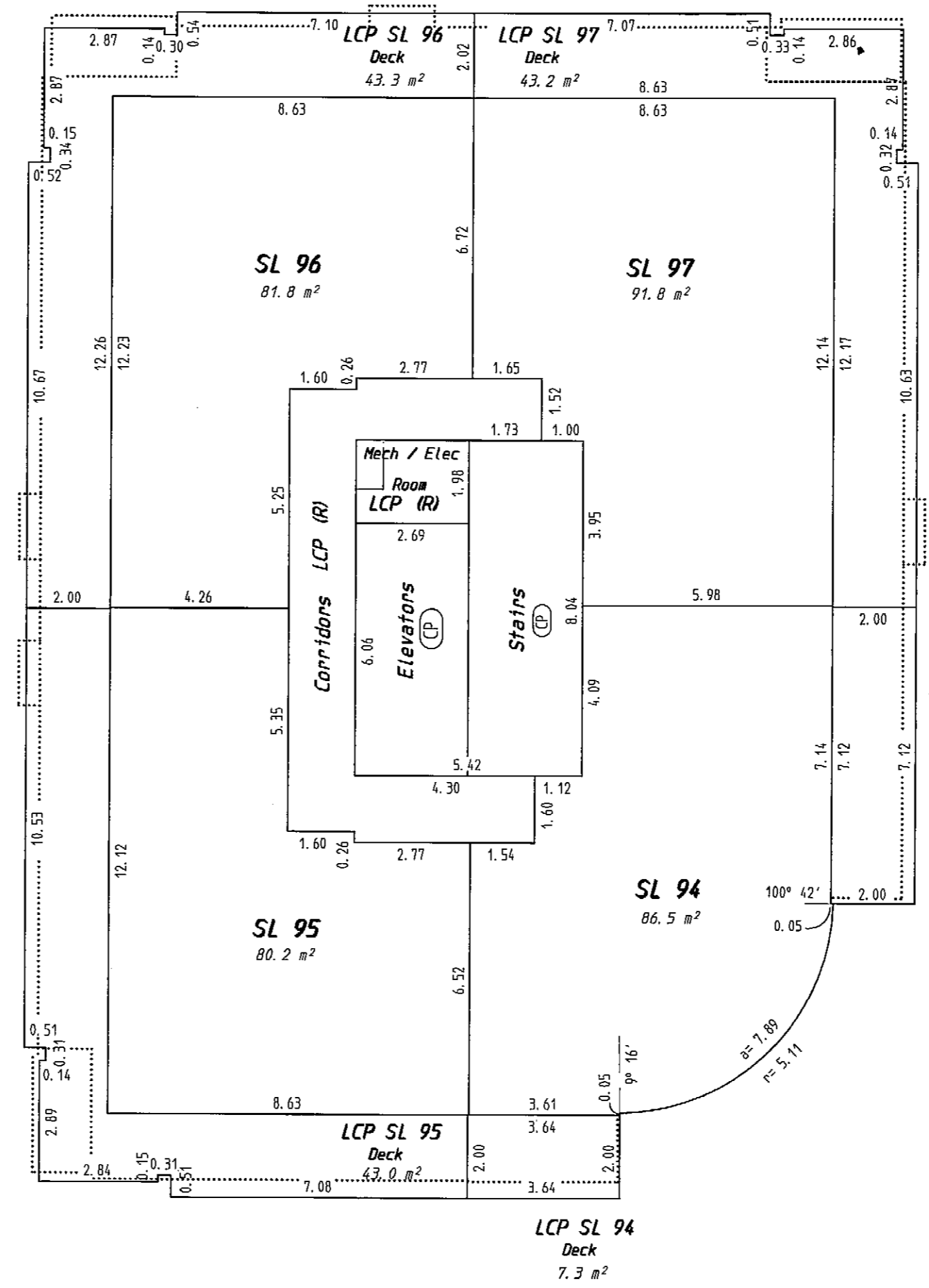
151

150

149



BLANSHARD STREET



## JOHNSON STREET

**Brad Cunin Land Surveyor**  
 Victoria, BC Phone: 381 - 2257  
 File: 9269 - 17

DATE: 16 October, 2008.

Bradley W. Cunin, B. C. L. S.

# PENTHOUSE FLOOR (14TH LEVEL)

## STRATA LOTS 98 AND 99

SHEET 18 OF 20 SHEETS

STRATA PLAN VIS 6683

SCALE = 1 : 125

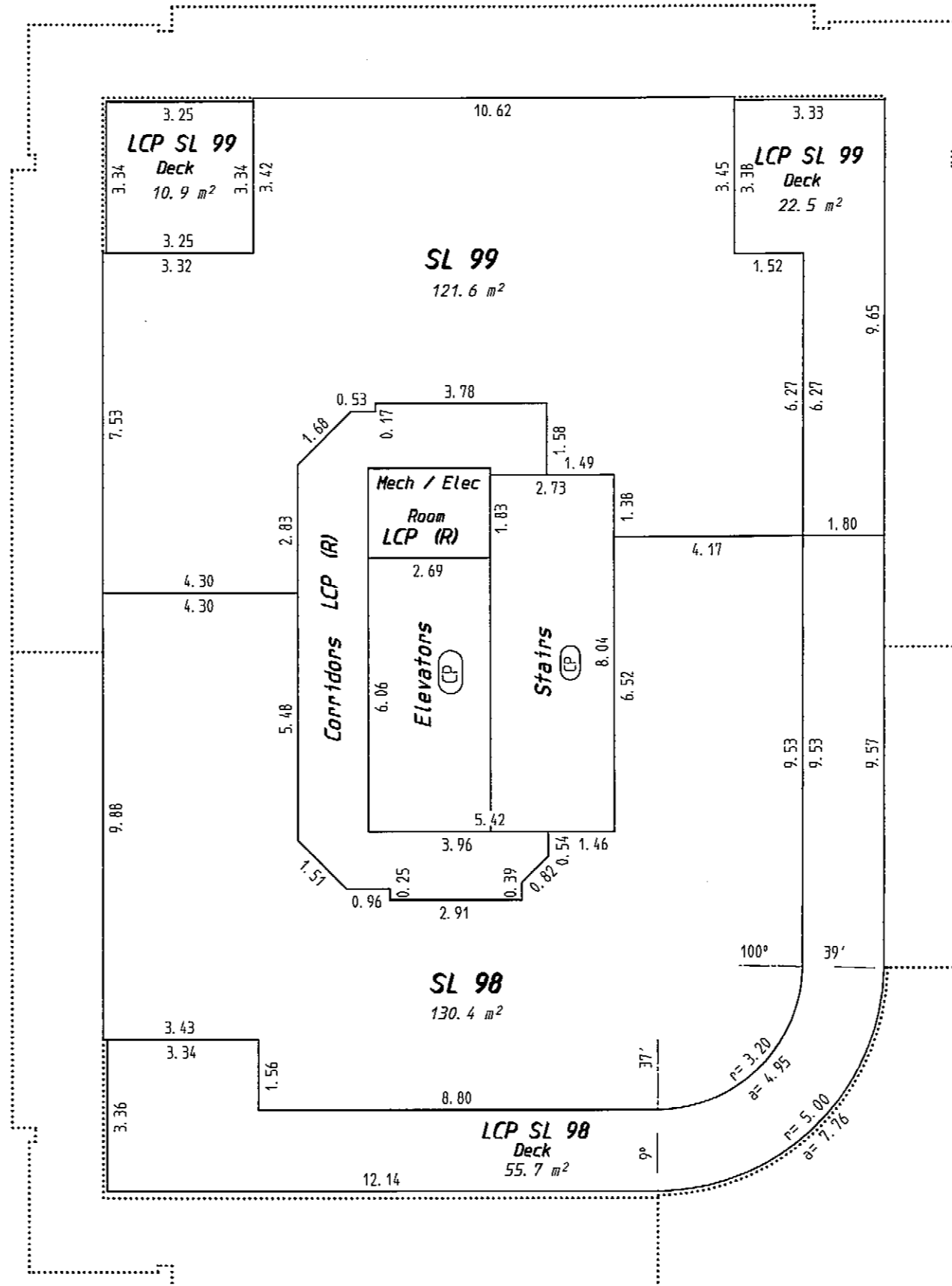


All distances are in metres.

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**BLANSHARD STREET**

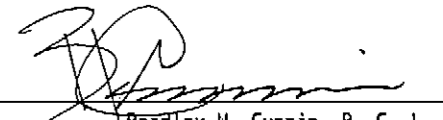
**JOHNSON STREET**

**Brad Cunnin Land Surveyor**

Victoria, BC Phone: 381 - 2257

File: 9269 - 17

DATE: 15 October, 2008.

  
 Bradley W. Cunnin, B. C. L. S.

ORIGINAL

# ROOFTOP AMENITIES FLOOR - (15th LEVEL)

## COMMON PROPERTY

SHEET 19 OF 20 SHEETS

STRATA PLAN VIS 6683

SCALE = 1 : 125

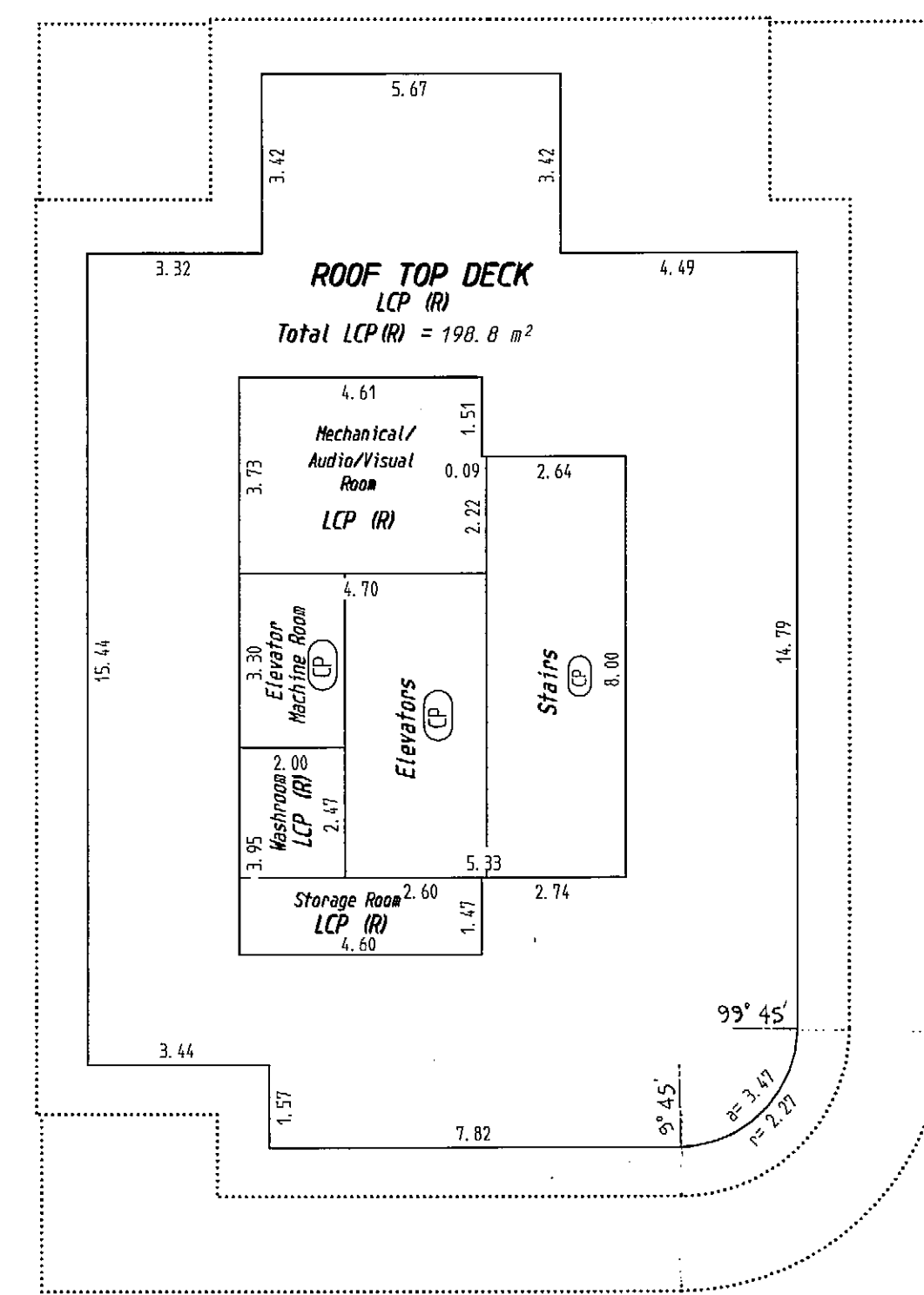


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**BLANSHARD STREET**

**JOHNSON STREET**

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 Victoria, BC Phone: 381 - 2257  
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DATE: 15 October, 2008.  
  
 Bradley W. Cunin, B. C. L. S.

ORIGINAL

# MECHANICAL ROOF LEVEL COMMON PROPERTY

SHEET 20 OF 20 SHEETS

STRATA PLAN VIS 6683

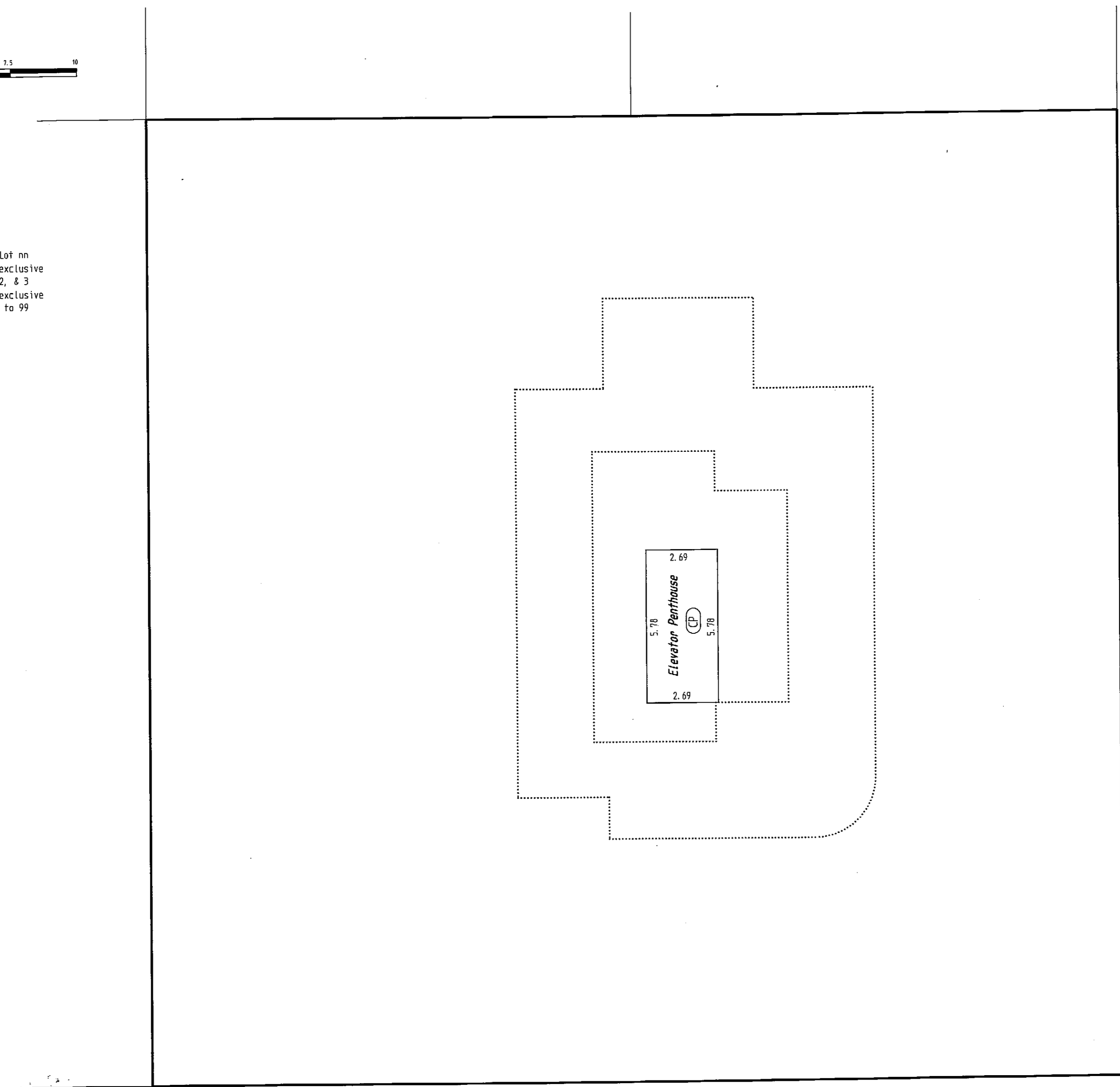
SCALE = 1 : 125



All distances are in metres.

### LEGEND

- ..... - Denotes - Line of floor below
- (CP) - Denotes - Common Property
- LCP nn - Denotes - Limited Common Property, for the exclusive use of Strata Lot nn
- LCP (C) - Denotes - Limited Common Property, for the exclusive use of Commercial Strata Lots 1, 2, & 3
- LCP (R) - Denotes - Limited Common Property, for the exclusive use of Residential Strata Lots 4 to 99



**BLANSHARD STREET**

**JOHNSON STREET**

**Brad Cunnin Land Surveyor**  
 Victoria, BC Phone: 381 - 2257  
 File: 9269 - 17

DATE: 15 October, 2008.  
  
 Bradley M. Cunnin, B. C. L. S.

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