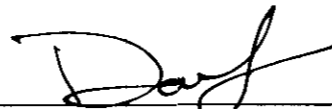



STRATA PLAN VIS5269


I certify that the conversion of the buildings included in this strata plan have been approved under Section 242 of the Strata Property Act.

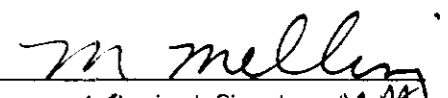
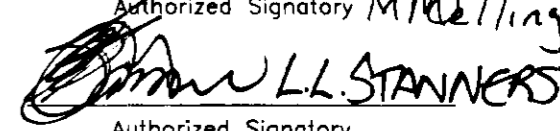
Owner : 
David William Jackson


Mortgagee : THE BANK OF NOVA SCOTIA

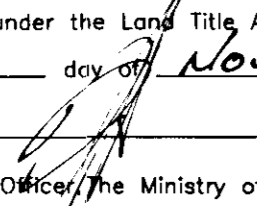
Date : November 15, 2002

Joseph A. Calenda 
C.A.O. ACTING MAYOR
Authorized Signatory
City of Colwood

Witness : 
Cord Watts
Address : 3A 940 Blanshard St.
Victoria
Occupation : Property Administrator


Authorized Signatory M. Melling

Authorized Signatory

Witness :  SCOTT WATKINS
Address : 100 Aldermitth Place Victoria BC
V9A 7M8
Occupation : Banker

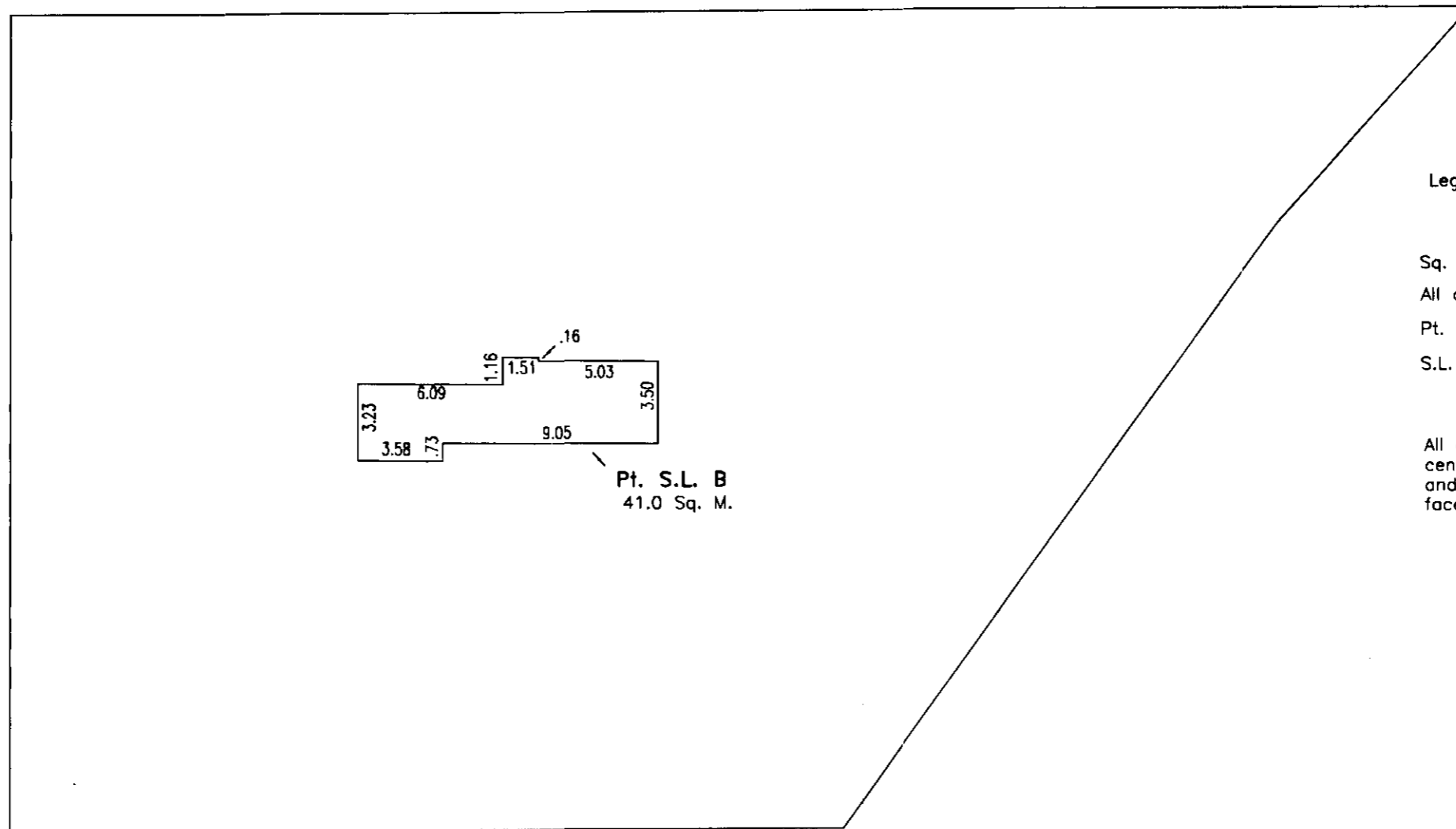
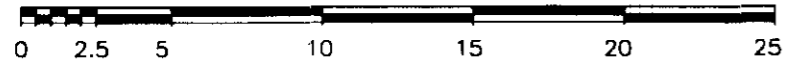
Approved under the Land Title Act, this
14 day of Nov, 2002.

Approving Officer, The Ministry of Transportation

BASEMENT FLOOR -

Sheet 3 of 5 Sheets

STRATA PLAN VIS 5269

Scale 1:250



Legend _____

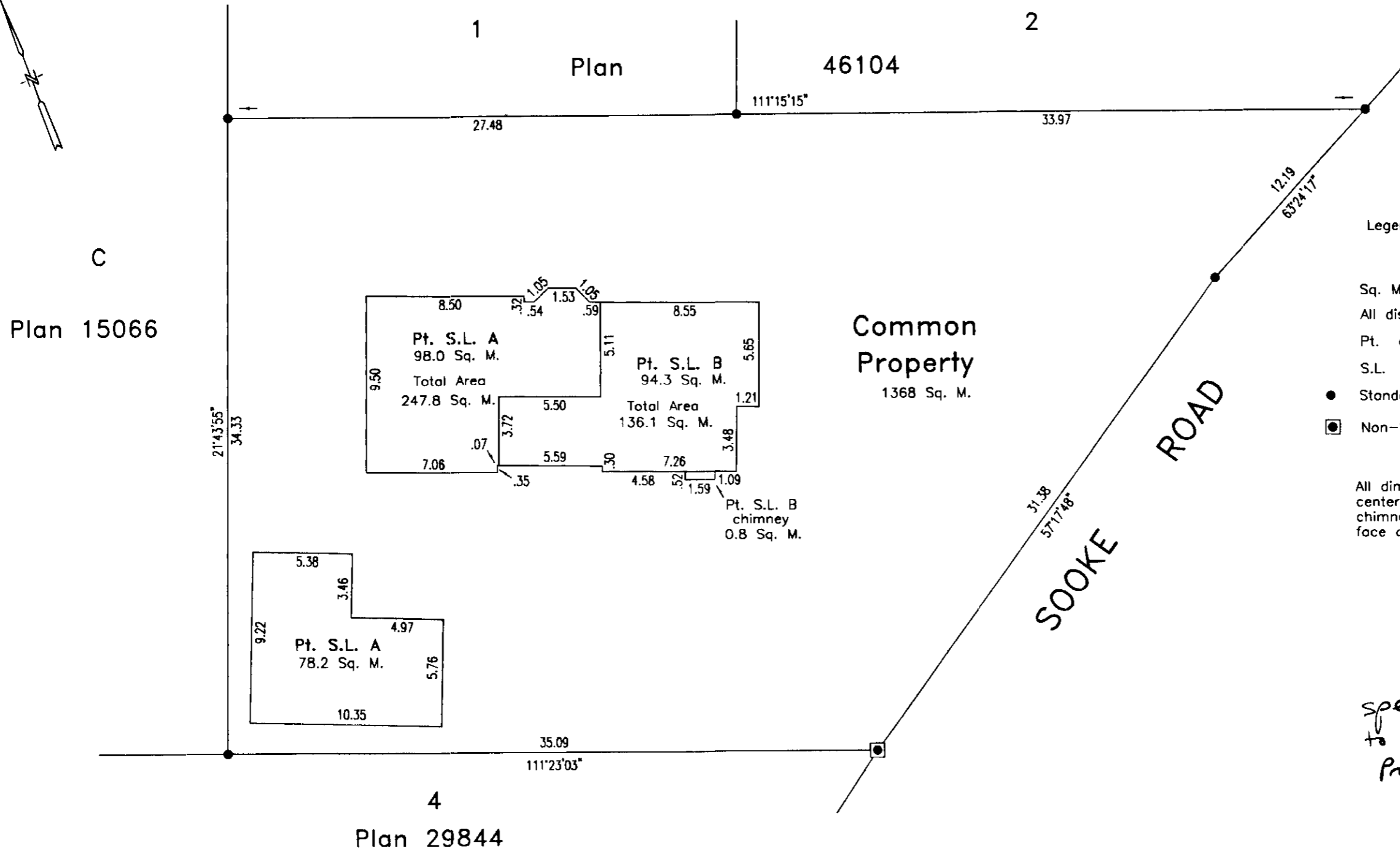
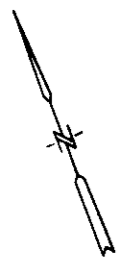
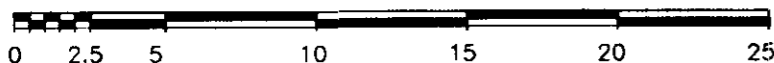
- Sq. M. denotes square metres
- All distances shown are in metres
- Pt. denotes Part
- S.L. denotes Strata Lot

All dimensions and areas are measured to the centerline of walls, except in the case of balconies and patios which are measured to the exterior face of their walls.

GROUND FLOOR

STRATA PLAN VIS5269

Scale 1:250



Legend _____

Sq. M. denotes square metres
All distances shown are in metres

Pt. denotes Part
S.L. denotes Strata Lot

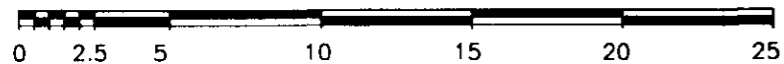
- Standard Iron Post found
- ◻ Non-Standard Round Iron Post found

All dimensions and areas are measured to the centerline of walls, except in the case of balconies, chimneys and patios which are measured to the exterior face of their walls.

*special Resolution Amendment
to designate Limited Common
Property, see ET 138032 9.12.2002*

SECOND FLOOR (TOP)

Scale 1:250



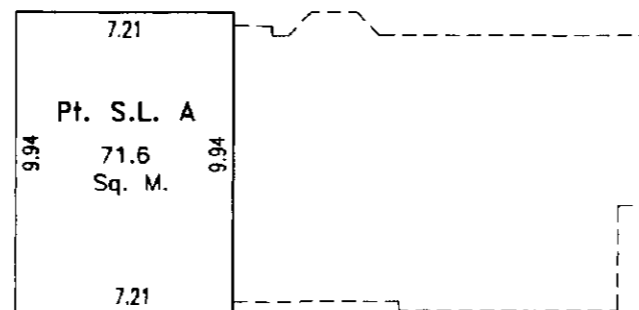
Sheet 5 of 5 Sheets

STRATA PLAN VIS5269



Legend _____

Sq. M. denotes square metres
 All distances shown are in metres
 Pt. denotes Part
 S.L. denotes Strata Lot



All dimensions and areas are measured to the centerline of walls, except in the case of balconies and patios which are measured to the exterior face of their walls.

30 MAR 2004 10 22

EW036501

~~09 MAR 2004 10 21~~~~EW029708~~

VICTORIA, B.C.

March 30 2004

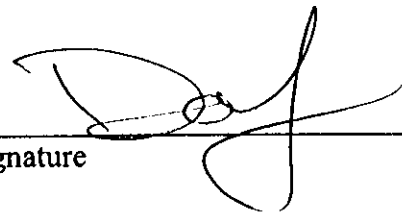
Registrar
Land Title Office
Victoria, B.C.

Please receive herewith the following document (s) for filing:

~~Special Resolution~~ Change of Bylaws

Fee Payable \$ 20.00

Signature



NAME OF APPLICANT:

DAVID JACKSON

ADDRESS:

2310 Sooke Rd VICTORIA BC

TELEPHONE:

(250) 389-0546

30 MAR 2004 10 23

EW036501

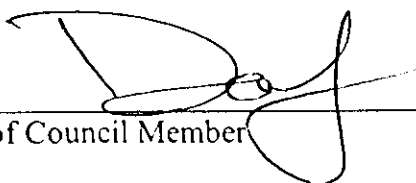
Strata Property Act
FORM I
AMENDMENT TO BYLAWS
(Section 128)

01 04/03/30 10:22:56 01 VI
DOC FILE

554547
\$20.00

The Owners, Strata Plan VIS 5269 certify that the following or attached amendments to the bylaws of the strata corporation were approved by a resolution passed in accordance with section 128 of strata Property Act at an annual or special general meeting held on MARCH 30/04. (Date)

*See attached schedule of
Bylaws



Signature of Council Member **DAVID W. JACKSON**

Signature of Second Council Member (not required if council consists of only one member)

OR

Signature of Strata Manager, if authorized by strata corporation

* Section 128 (3) of the Act provides that an Amendment to Bylaws be filed in the Land Title Office within 60 days of the amendment being approved.

Bylaws of the Owners, Strata Plan VIS 5269

1. The Owners agree to make best efforts to ensure the other Owner's privacy and peaceful enjoyment of their Strata home.
2. To ensure that emergencies may be managed efficiently, the Owners must provide each other with emergency contacts and phone numbers.
3. The Owners will provide each other with access to each others limited common property for the purposes of inspection, repair and maintenance of facilities and utilities including, but not limited to; fences, driveway, water lines, in-ground sprinkler systems, septic systems and electricity components. To ensure each Owner's privacy and peaceful enjoyment of their limited common property, an Owner must provide the other Owner with a minimum of 24 hours written notice in order to gain access to the other Owner's limited common property.
4. In an emergency, an Owner or their agent may access the other Owner's exterior limited common property without giving notice of access. An emergency is a case where substantial cost and or material damage may be expected to result from an unexpected situation.
5. The Owners are individually responsible for maintenance, repairs and replacement of all fences, gates and other structures that surround their respective areas of limited common property with the following exceptions: The Owners are jointly-responsible for maintenance, repairs and replacement of:
 - ✓ Fences, gates and other structures that are located on or near the boundaries between Strata Lot A and Strata Lot B; (These are fences that are shared between the Owners.)
 - ✓ Fences, gates and other structures that surround the common garbage area.
6. In the event that the shared fence located on the north side of the property needs to be replaced, the Owner of Strata Lot A may require the new fence be located on the property line between Strata Lots A & B.

7. In the event that the roof of either Strata Lot A or B requires replacement and or repair, the Owners will consult each other in order to determine if there are benefits of having the work done concurrently.

For the purposes of calculating proportional shares of repairing/maintaining the roof section that is shared by both Strata Lots, the Owners agree that Strata Lot A is responsible for 14% of the costs while Strata Lot B is responsible for 86% of the costs. These shares are based on the approximate square footage of each Owner's roof and assumes that the complexity of the work required on each Owner's roof is reasonably equal.

8. The Owners will seek to get best value for money in all cases of expenditure on common property.
9. The Owners agree to ensure the common driveway remains clear of any obstructions at all times.
10. The Owners agree to arrange for regular garbage removal and will maintain their residences and limited common property areas in good repair and neat appearance.
11. The Owners agree to make best efforts to keep common property structures, areas and facilities in good repair and neat appearance.
12. The Owner of Strata Lot A agrees to exercise caution when maintaining the flower bed located on the west side of the building, (beside the driveway and between the side entrances to Strata Lot A and B). The Owner of Strata Lot A agrees to be responsible for any damage caused to Strata Lot B as a result of plantings, watering etc in this flowerbed. The Owner of Strata Lot A agrees to maintain the height of all plants and growth in this flowerbed to ensure that the view from the kitchen window of Strata Lot B is not obstructed.
13. The Owners agree that the exterior colours of Strata Lot A and Strata Lot B must be similar. In the event that a change of the existing exterior colour(s) is required, the Owners agree to mutually agree on colour selection.
14. The Owners will meet annually to review any issues related to Strata Plan VIS 5269. Owners may also request a special meeting at any time by giving written notice.

-9 DEC 2002 10 12

ET138031

VICTORIA, B.C.

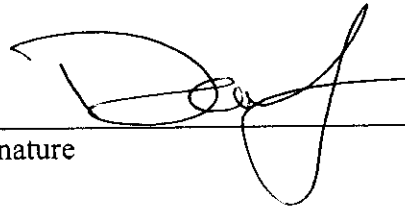
Dec 9 2002

Registrar
Land Title Office
Victoria, B.C.

Please receive herewith the following document (s) for filing:

Form I - Amendment to Bylaws for SL-1155269

Fee Payable _____



Signature

NAME OF APPLICANT: DAVID JACKSON

ADDRESS: 2310 Sooke Rd Victoria, V9B-1X5

TELEPHONE: 389-0546 356-7110 work
name

-9 DEC 2002 10 12
Bylaws of the Owners, Strata Plan VIS 5269

ET138031

1. The Owners agree to make all reasonable efforts to ensure the other Owner's privacy and peaceful enjoyment of their Strata home.
2. To ensure that emergencies may be managed efficiently, the Owners must provide each other with emergency contacts and phone numbers.
3. The Owners will provide each other with access to each others limited common property for the purposes of inspection, repair and maintenance of facilities and utilities including, but not limited to; fences, driveway, water lines, in-ground sprinkler systems, septic systems and electricity components. To ensure each Owner's privacy and peaceful enjoyment of their limited common property, an Owner must provide the other Owner with a minimum of 24 hours written notice in order to gain access to the other Owner's limited common property.
4. In an emergency, an Owner or their agent may access the other Owner's exterior limited common property without giving notice of access. An emergency is a case where substantial cost and or material damage may be expected to result from an unexpected situation.
5. In addition to the specific common property shown on the Strata Plan VIS 5269, the Owners are jointly-responsibility for:
 - ✓ fences and gates that divide the east and west boundaries of their respective properties;
 - ✓ fences and structures that surround the common garbage area.
6. In the event that the shared fence located on the north side of the property needs to be replaced, the Owner of Strata Lot A may require the new fence be located on the property line between Strata Lots A & B.
7. In the event that the roof of either Strata Lot A or B requires replacement and or substantial repair, the Owners will consult each other in order to determine if there are benefits of having the work done concurrently.
8. The Owners will seek to get best value for money in all cases of expenditure on common property.
9. The Owners agree to ensure the common driveway remains clear of any obstructions at all times.

01 02/12/09 10:11:52 01 VI
 DOC FILE

442846
 \$20.00

10. The Owners agree to arrange for regular garbage removal and will maintain their residences and limited common property areas in good repair and neat appearance.
11. The Owners agree to make best efforts to keep common property structures, areas and facilities in good repair and neat appearance.
12. The Owners will meet annually to review any issues related to Strata Plan VIS 5269. Owners may also request a special meeting at any time by giving written notice.

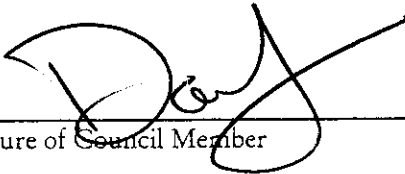
Strata Property Act

FORM I
AMENDMENT TO BYLAWS
(Section 128)

VIS 5269

The Owners, Strata Plan ~~the registration number of the strata plan~~ certify that the following or attached amendments to the bylaws of the strata corporation were approved by a resolution passed in accordance with section 128 of the *Strata Property Act* at an annual or special general meeting held on ~~month, day, year~~ December 9/02

[wording of bylaw amendment] See attached



Signature of Council Member

Signature of Second Council Member
(not required if council consists of only one member)

* Section 128(3) of the Act provides that an Amendment to Bylaws must be filed in the land title office within 60 days of the amendment being approved.

Strata Property Act

-2 DEC 2002

05:10 X

ET135341

STRATA CORPORATION MAILING ADDRESS

Re: Strata Plan VIS 5269

being a strata plan of Lot 1, Plan VIP 74535, Section 68,
Esquimalt District

The mailing address of the strata corporation is :

2310 Sooke Road,
Victoria, B.C.
V9B 1X5

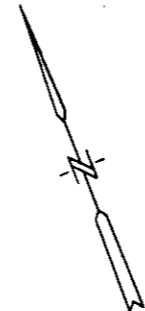
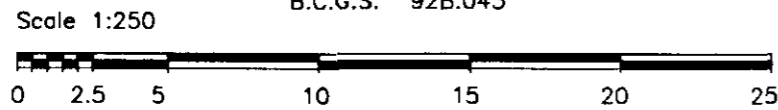
02 02/12/02 09:13:34 01 VI 441102
DOC FILE FREE \$0.00

Date : September 26/02


Signature of Owner/Developer

STRATA PLAN OF LOT 1, PLAN VIP 74535, SECTION 68, ESQUIMALT DISTRICT

Sheet 1 of 5 Sheets



STRATA PLAN VIS 5269

Deposited and registered in the Victoria Land Title Office, this 2nd day of Dec., 2002.

[Signature]
 Registrar

ET135337
Jo

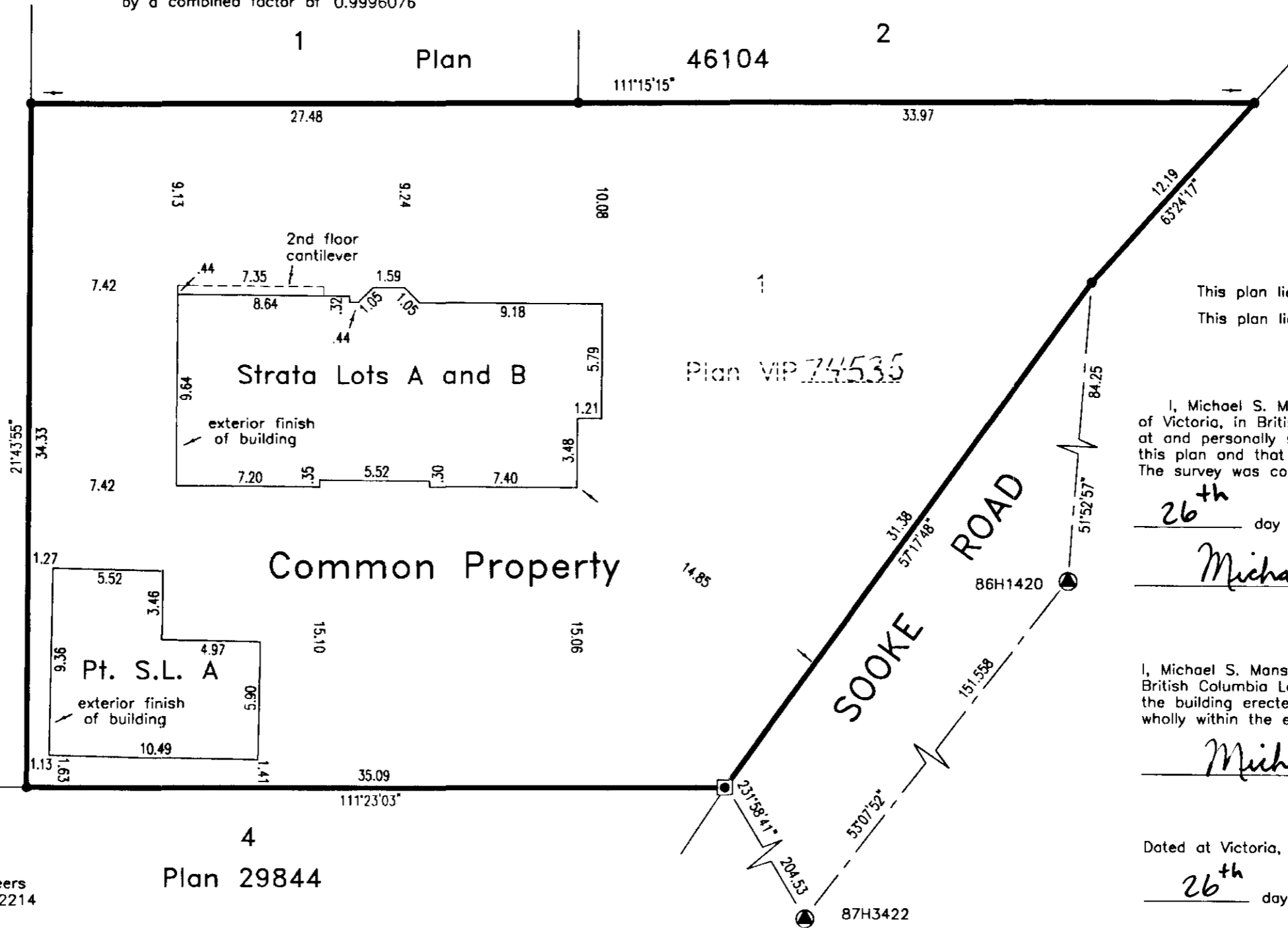
- Legend
- Standard Iron Post found
 - ◻ Non-Standard Round Iron Post found
 - ⊙ Control Monument found
- Pt. S.L. denotes Part Strata Lot

Integrated Survey Area No. 40, Colwood

Grid bearings are derived from observations between control monuments 86H1420 and 87H3422, Integrated Survey Area Number 40.

This plan shows ground level measured distances. Prior to computation of U.T.M. coordinates multiply by a combined factor of 0.9996076

The offsets shown are to the exterior finish of the exterior walls.



Plan 15066

Civic Address :
 Strata Lots A and B are at
 2310 and 2308 Sooke Road,
 Victoria, B.C. V9B 1X5

This plan lies within the City of Colwood.
 This plan lies within the Capital Regional District.

I, Michael S. Manson, a British Columbia Land Surveyor, of Victoria, in British Columbia, certify that I was present at and personally superintended the survey as represented by this plan and that the survey and plan are correct. The survey was completed on the

26th day of September, 2002.

Michael S. Manson

B.C.L.S.

I, Michael S. Manson, of the City of Victoria, British Columbia Land Surveyor, hereby certify that the building erected on the parcel described above is wholly within the external boundaries of the parcel.

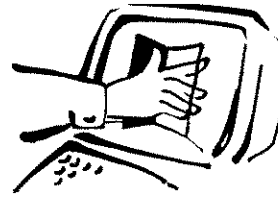
Michael S. Manson

B.C.L.S.

Dated at Victoria, B.C., this

26th day of September, 2002.

BC OnLine



BC OnLine Land Title Internet Service
Provided in co-operation with
Land Title and Survey Authority

LTSA - DOCUMENT RETRIEVAL		REF# G73549	REQUESTED:2008-09-09 14:08
CLIENT NAME:	KARIN BARLOW		
ADDRESS:	1286 FAIRFIELD ROAD VICTORIA BC V8V 4W3		
PICK-UP INSTRUCTIONS:			
USER ID: PA52476	APPL/DOC# ET135340	VI Filed	RCVD:2002-12-02
ACCOUNT: 744405			
FOLIO			
REMARKS:			

Help Desk Victoria (250) 953-8200
In B.C. 1-800-663-6102
Administration Office ... (250) 953-8250
Fax Number (250) 953-8222

Persons who need to rely on a plan for legal purposes must examine the official version at the Land Title Office in which the plan is deposited. However, plans with plan numbers beginning with the letters EPP or EPS are electronic plans which constitute the official version.

Strata Property Act

-2 DEC 2002 09 Form V ET135340
SCHEDULE OF UNIT ENTITLEMENT

Re: Strata Plan VIS 5269

being a strata plan of Lot 1, Plan VIP 74535, Section 68,
Esquimalt District

STRATA PLAN CONSISTING ENTIRELY OF RESIDENTIAL STRATA LOTS

The unit entitlement for each residential strata lot is one of the following (check appropriate box), as set out in the following table:

02 02/12/02 09:13:27 01 VI 441102
DOC FILE FREE \$0.00

- (a) the habitable area of the strata lot, in square metres, rounded to the nearest whole number as determined by a British Columbia land surveyor as set out in Section 246(3)(a)(i) of the *Strata Property Act*.

Certificate of British Columbia Land Surveyor

I, Michael S. Manson

a British Columbia land surveyor, certify that the following table reflects the habitable area of each residential strata lot.

Date: September 25, 2002.

M.S. Manson
Signature

OR

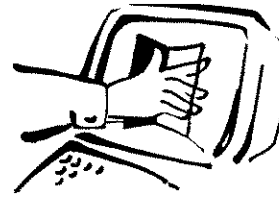
- (b) a whole number that is the same for all of the residential strata lots as set out in Section 246(3)(a)(ii) of the *Strata Property Act*.

OR

- (c) a number that is approved by the Superintendent of Real Estate in accordance with Section 246(3)(a)(iii) of the *Strata Property Act*.

Signature of Superintendent of Real Estate

BC OnLine



BC OnLine Land Title Internet Service
Provided in co-operation with
Land Title and Survey Authority

LTSA - DOCUMENT RETRIEVAL		REF# G73549	REQUESTED:2008-09-09 14:08
CLIENT NAME:	KARIN BARLOW		
ADDRESS:	1286 FAIRFIELD ROAD VICTORIA BC V8V 4W3		
PICK-UP INSTRUCTIONS:			
USER ID: PA52476	APPL/DOC# ET135339	VI Filed	RCVD:2002-12-02
ACCOUNT: 744405			
FOLIO			
REMARKS:			

Help Desk Victoria (250) 953-8200
In B.C. 1-800-663-6102
Administration Office ... (250) 953-8250
Fax Number (250) 953-8222

Persons who need to rely on a plan for legal purposes must examine the official version at the Land Title Office in which the plan is deposited. However, plans with plan numbers beginning with the letters EPP or EPS are electronic plans which constitute the official version.

-2 DEC 2002 09 13
Strata Property Act
Form W

ET 135339

SCHEDULE OF VOTING RIGHTS

Re: Strata Plan VIS 5269

being a strata plan of Lot 1, Plan VIP-74535, Section 68, Esquimalt District

The strata plan is composed of 0 nonresidential strata lots, and 2 residential strata lots.

The number of votes per strata lot is one of the following (*check appropriate box*), as set out in the following table.

- (a) the number of votes per residential strata lot, if any, is 1, and the number of votes per nonresidential strata lot is calculated in accordance with section 247(2)(a)(ii) of the *Strata Property Act*.

02 02/12/02 09:13:19 01 VI 441102
DOC FILE FREE \$0.00

OR

- (b) the strata plan is composed entirely of nonresidential strata lots, and the number of votes per strata lot is calculated in accordance with section 247(2)(b) of the *Strata Property Act*.

OR

- (c) the number of votes per strata lot is approved by the Superintendent of Real Estate in accordance with section 248 of the *Strata Property Act*.

Signature of Superintendent of Real Estate

-9 DEC 2002 10 13

ET138032

VICTORIA, B.C.

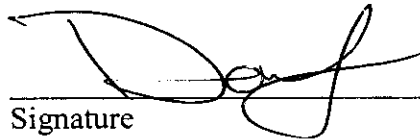
Dec 9 2002

Registrar
Land Title Office
Victoria, B.C.

Please receive herewith the following document (s) for filing:

FORM E - Resolution of LIMITED Common Property
for SL-VISS269

Fee Payable _____


Signature

NAME OF APPLICANT: DAVID JACKSON

ADDRESS: 2310 Sooke Rd VICTORIA, BC V9B-1X5

TELEPHONE: 389-0546 home 356-7110 days

-9 DEC 2002 10 13

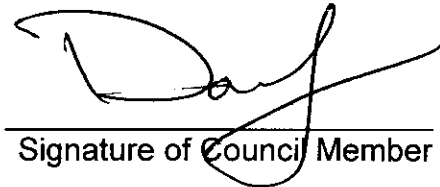
ET138032

Special Resolution

The following resolution was passed by The Owners of Strata Plan VIS 5269 on the 9th day of December, 2002.

Resolution: "Be it resolved that The Owners Strata Plan VIS 5269 agree to create Limited Common Property for each of the strata lots in the said strata plan, as shown on the attached sketch."

Certified a true copy this 9th day of December 2002.



Signature of Council Member

01 02/12/09 10:12:03 01 01
DOC FILE

442846
120.00

Strata Property Act

FORM E

CERTIFICATE OF STRATA CORPORATION

(Sections 78, 79, 80, 100, 214, 257, 259, 261, 262, 263, 266, 269, 274, 283)

Complete and file only the applicable form of certificate.

CERTIFICATE FOR SECTION 78, 79, 80, 214, 257, 259, 261, 262, 263 OR 266 OF THE ACT OR SECTION 17.20 OF THE REGULATION

The Owners, Strata Plan ^{VIS 5269} [the registration number of the strata plan] certify that a resolution referred to in section [section number] of the *Strata Property Act* or section [section number] of the *Strata Property Regulation* was passed by a unanimous vote or 3/4 vote [check appropriate vote] at an annual or special general meeting held on [month, day, year], and that the attached instrument, schedule, plan or other document conforms to the resolution.

For the purposes of section 165(4)(f) of the *Land Title Act*, execution of the attached instrument has been approved by a resolution at an annual or special general meeting in accordance with the requirements of the *Strata Property Act* or the *Strata Property Regulation*, and the instrument conforms to the resolution.



Signature of Council Member

Signature of Second Council Member
(not required if council consists of only one member)

CERTIFICATE FOR SECTION 100 OF THE ACT OR SECTION 17.22 OF THE REGULATION

The Owners, Strata Plan [the registration number of the strata plan] certify that the attached resolution was passed, under section 100 of the *Strata Property Act* or under section 17.22(1) of the *Strata Property Regulation* [check appropriate authority], by a unanimous vote at an annual or special general meeting held on [month, day, year].

For the purposes of section 165(4)(f) of the *Land Title Act*, execution of the attached instrument has been approved by a resolution at an annual or special general meeting in accordance with the requirements of the *Strata Property Act* or the *Strata Property Regulation*, and the instrument conforms to the resolution.

Signature of Council Member

Signature of Second Council Member
(not required if council consists of only one member)

CERTIFICATE FOR SECTION 269

The Owners, Strata Plan [the registration number of the strata plan] certify that a resolution referred to in section 269 of the *Strata Property Act* was passed by a 3/4 vote at an annual or special general meeting held on [month, day, year], and that the attached instrument, schedule, plan or other document conforms to the amalgamation agreement.

