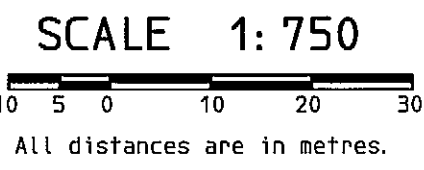


Phased Strata Plan of Lot 1, District  
Lot 38, Oyster District, Plan VIP86027.

B. C. G. S. 92B.091

This plan lies within the Town of Ladysmith assessment area.  
Integrated Survey Area No. 43, Town of Ladysmith, NAD83 (CSRS)  
Grid Bearings are derived from observations between  
geodetic control monuments 87H3556 and 87H3557.  
This plan shows horizontal ground-level measured distances  
except where otherwise noted.  
To compute grid distances, multiply by combined factor 0.9996404.



SHEET 1 OF 3 SHEETS  
STRATA PLAN VIS **6726**  
Phase 1

Deposited and registered in the  
Land Title Office at Victoria, B.C.  
This 3rd day of December, 2008.

C. Johnston  
REGISTRAR

FB 234111

LEGEND

- denotes control monument found
- denotes standard iron post found
- denotes non-standard round iron post found
- m<sup>2</sup> denotes square metres
- S. L. denotes strata lot
- L. C. P. denotes limited common property
- C. P. denotes common property

Approved as Phase 1 of a 6 Phase  
Strata Plan under Section 224 of  
the Strata Property Act.  
This 30th day of OCTOBER, 2008.

Pat Burban  
Approving Officer  
Town of Ladysmith

Island Savings Credit Union

Bill Snell  
authorized signatory

Glen Barlow  
authorized signatory

Audra Leslie  
witness

Coordinator Commercial  
occupation Lending

300-499 Canada Ave  
address Duncan, B.C.  
V9C 1T7

Cowichan Valley Mortgages Ltd.

B.W. Aldrich  
authorized signatory  
B.W. ALDRICH

authorized signatory

Bruce Muir  
witness

contractor

occupation  
F 951 Canada Ave  
address Duncan, B.C.

Heritage Business  
Park Ltd.  
GUY BEZEAM  
authorized signatory  
Bruce Muir  
witness  
contractor  
occupation  
F 951 Canada Ave  
address Duncan B.C.

Birchwood Estates Ltd.  
GUY BEZEAM  
authorized signatory  
Bruce Muir  
witness  
contractor  
occupation  
F 951 Canada Ave  
address Duncan B.C.

Unless otherwise noted, all building corners deflect  
by multiples of 90° from the given reference bearing.  
Ties to the lot boundaries are perpendicular to those  
boundaries.  
Decks and patios are defined as to height by the average  
height of the strata lot on the same floor.

I, William R. Hutchinson, a British Columbia Land  
Surveyor, of Ladysmith, 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 14th  
day of October, 2008. The plan was completed  
and checked, and the checklist filed under ECP-88371  
on the 15th day of October, 2008.

W.R. Hutchinson  
SIGNATURE B. C. L. S.

I, William R. Hutchinson, a British Columbia Land Surveyor,  
certify that the buildings included in this Strata Plan  
have not as of the 14th day of October, 2008, been  
previously occupied.

W.R. Hutchinson  
B. C. L. S.

Civic address is:  
1158 Rocky Creek Road

W.R. Hutchinson  
Land Surveying Ltd.  
104 - 626 First Ave.,  
Ladysmith, B.C.  
V9G 1A3  
(250) 245-9777

This plan lies within the Cowichan Valley Regional District.

I, William R. Hutchinson, a British Columbia Land Surveyor,  
certify that the buildings shown on this Strata Plan are  
within the external boundaries of the land that is the  
subject of the Strata Plan.  
Dated at Ladysmith, B.C. this 14th day of October, 2008.

W.R. Hutchinson  
William R. Hutchinson, B. C. L. S.

0-38-1

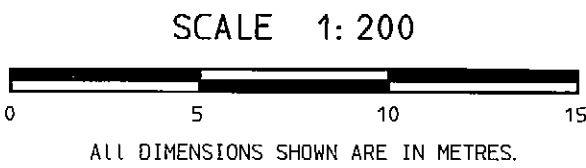
ORIGINAL.

Strata Lots 1 to 8  
First and Second Floors

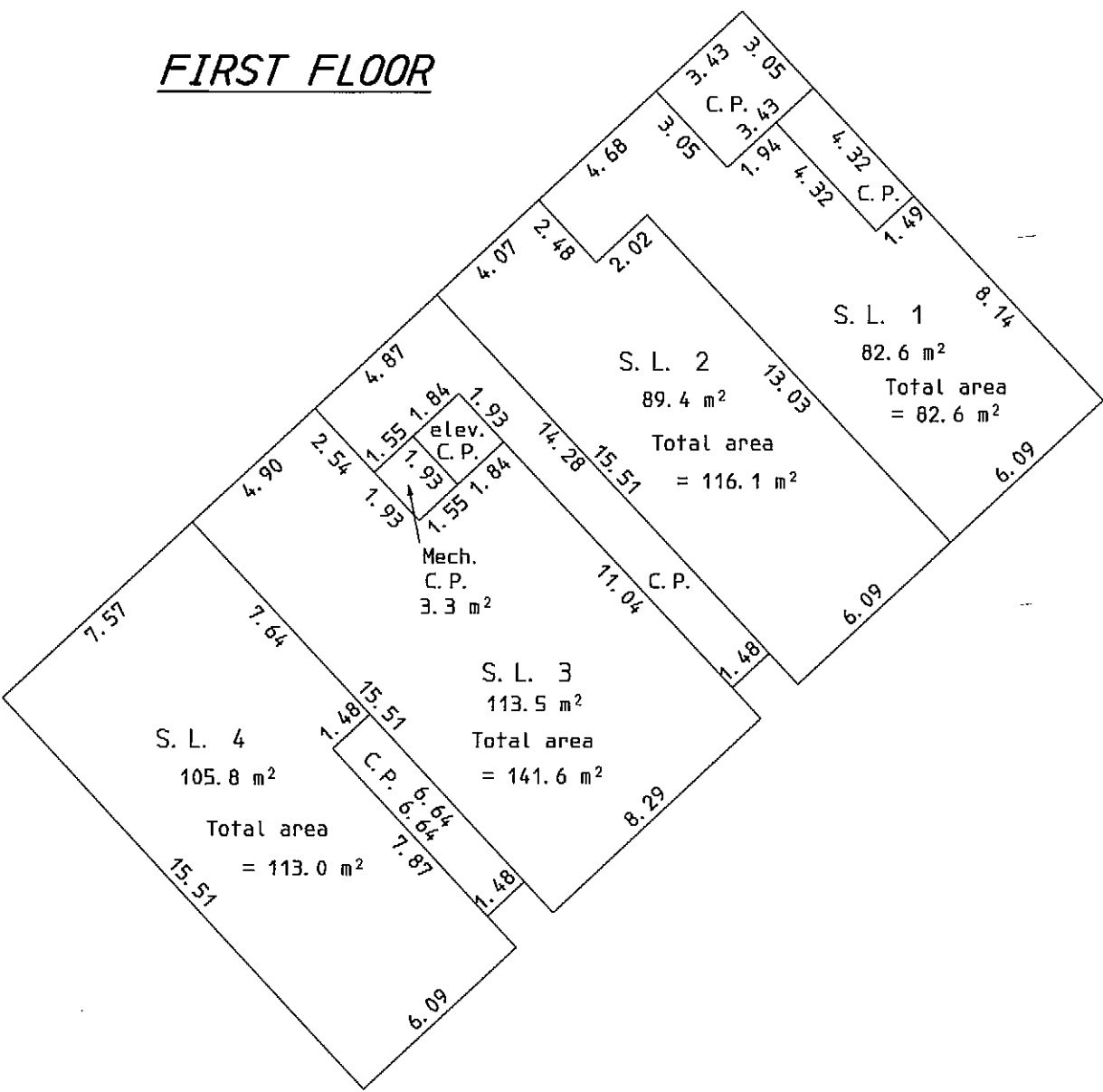
SHEET 2 OF 3 SHEETS

STRATA PLAN VIS 6726

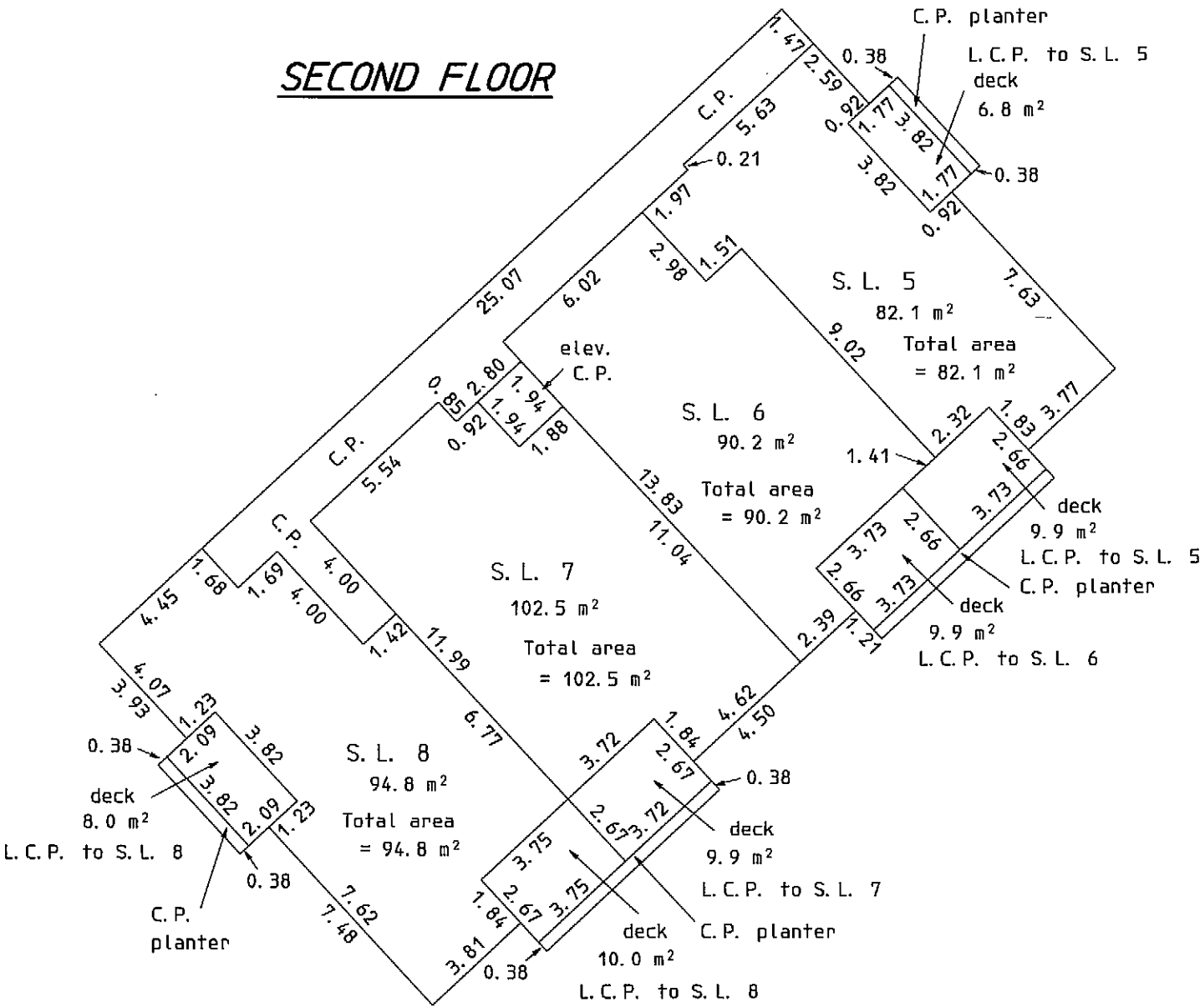
PHASE 1



FIRST FLOOR



SECOND FLOOR



Dated at Ladysmith, British Columbia  
this 14th day of October, 2008.

W. R. Hutchinson  
Land Surveying Ltd.  
Box 459, 20 Warren St.,  
Ladysmith, B. C.  
V9G 1A3  
245-9777

*W. R. Hutchinson*  
B. C. L. S.

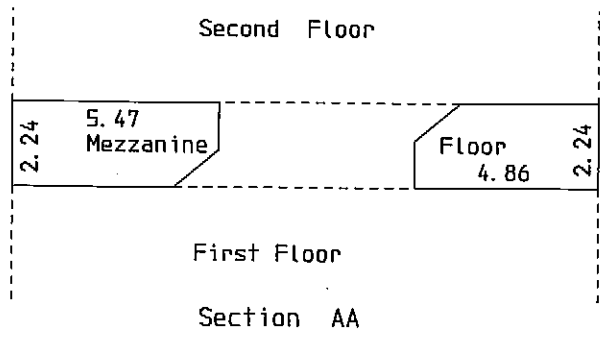
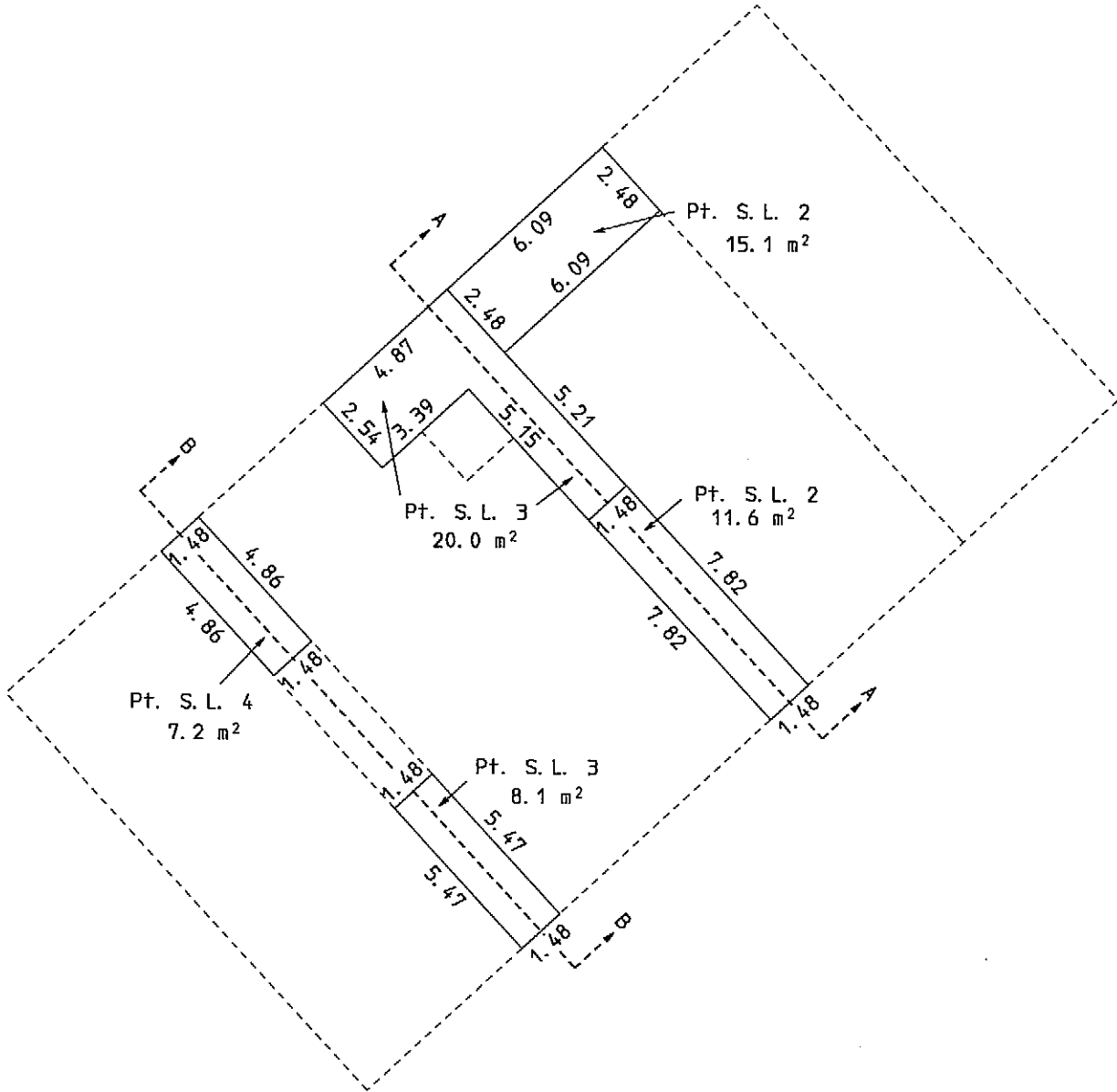
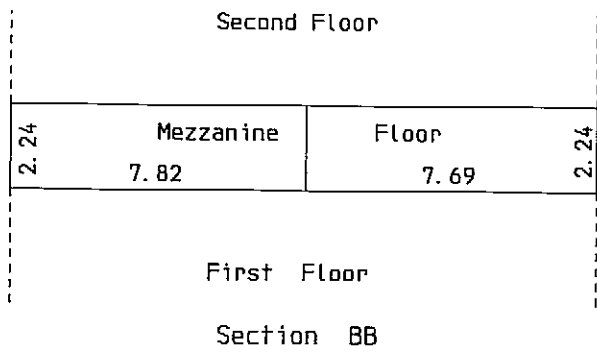
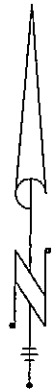
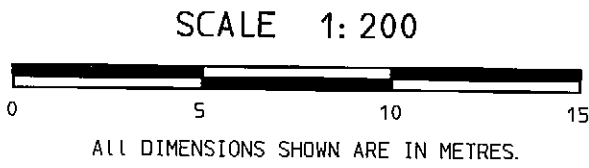
Strata Lots 2, 3 & 4

Mezzanine Floor

SHEET 3 OF 3 SHEETS

STRATA PLAN VIS **6726**

PHASE 1



W. R. Hutchinson  
Land Surveying Ltd.  
Box 459, 20 Warren St.,  
Ladysmith, B. C.  
V9G 1A3  
245-9777

Dated at Ladysmith, British Columbia  
this 14th day of October, 2008.

*W. R. Hutchinson*  
B. C. L. S.

0-38-1

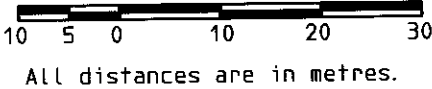
ORIGINAL

Phased Strata Plan of Lot 1, District  
Lot 38, Oyster District, Plan VIP86027.

B. C. G. S. 92B.091

This plan lies within the Town of Ladysmith assessment area.  
Integrated Survey Area No. 43, Town of Ladysmith, NAD83 (CSRS)  
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This plan shows horizontal ground-level measured distances  
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To compute grid distances, multiply by combined factor 0.9996404.

SCALE 1:750



LEGEND

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- denotes non-standard round iron post found
- denotes square metres
- S. L. denotes strata lot
- L. C. P. denotes limited common property
- C. P. denotes common property

SHEET 1 OF 4 SHEETS  
STRATA PLAN VIS6726  
Phase 2

Deposited and registered in the  
Land Title Office at Victoria, B.C.  
This 12<sup>th</sup> day of March 2009.

A. Brace per CB  
REGISTRAR

FB253048

Approved as Phase 2 of a 6 Phase  
Strata Plan under Section 224 of  
the Strata Property Act.  
This 2<sup>nd</sup> day of MARCH 2009.

Patrick Durban  
PATRICK DURBAN  
Approving Officer  
Town of Ladysmith

Island Savings Credit Union

authorized signatory Fred Zdan

authorized signatory Jackie Scott

witness Andrea Leslie

Coordinator Commercial  
occupation lending

300-400 Canada Ave  
address Duncan, BC

Cowichan Valley Mortgages Ltd.

B.W. Albrecht  
authorized signatory  
B.W. ALBRECHT

authorized signatory Gary Warholm  
witness GARY WARHOLM

Retired  
occupation

1807 BRAESIDE PLSW  
address  
CALGARY, AB

Heritage Business  
Park Ltd.

authorized signatory Guy Bersean

authorized signatory

witness N. JORGENSEN

clerk  
occupation  
20 Warren St  
Ladysmith, BC  
address

Birchwood Estates Ltd.

authorized signatory Guy Bersean

authorized signatory

witness N. JORGENSEN

clerk  
occupation  
20 Warren St  
Ladysmith, BC  
address

Civic address is:  
1156 Rocky Creek Road

W. R. Hutchinson  
Land Surveying Ltd.  
Box 458 - 20 Warren St.,  
Ladysmith, B. C.  
V9G 1A3  
(250) 245-9777

File 0-38-1

Unless otherwise noted, all building corners deflect  
by multiples of 90° from the given reference bearing.  
Ties to the lot boundaries are perpendicular to those  
boundaries.  
Decks and patios are defined as to height by the average  
height of the strata lot on the same floor.

I, William R. Hutchinson, a British Columbia Land  
Surveyor, of Ladysmith, 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 2nd  
day of February, 2009. The plan was completed  
and checked, and the checklist filed under ECP-92731  
on the 2nd day of February, 2009.

W. R. Hutchinson  
SIGNATURE OF B. C. L. S.

I, William R. Hutchinson, a British Columbia Land Surveyor,  
certify that the buildings included in this Strata Plan  
have not as of the 2nd day of February, 2009, been  
previously occupied.

W. R. Hutchinson  
B. C. L. S.

This plan lies within the Cowichan Valley Regional District.

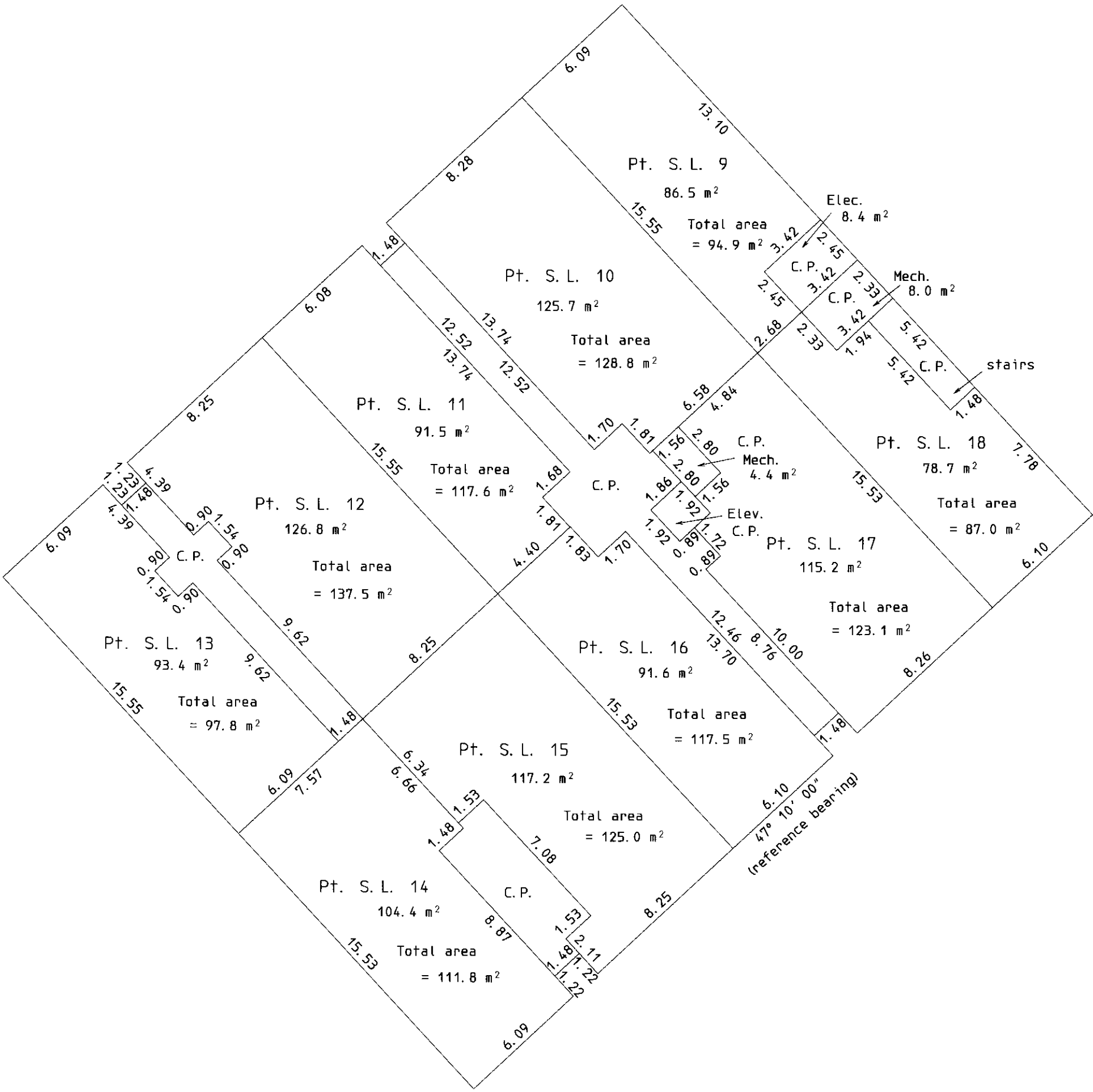
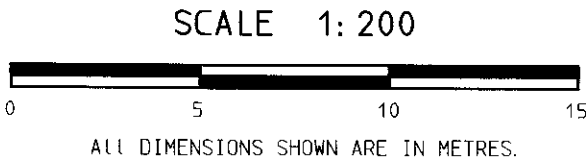
I, William R. Hutchinson, a British Columbia Land Surveyor,  
certify that the buildings shown on this Strata Plan are  
within the external boundaries of the land that is the  
subject of the Strata Plan.  
Dated at Ladysmith, B.C. this 2nd day of February, 2009.

W. R. Hutchinson  
WILLIAM R. HUTCHINSON, B. C. L. S.

ORIGINAL

Strata Lots 9 to 18  
Ground Floor

SHEET 2 OF 4 SHEETS  
STRATA PLAN VIS6726  
PHASE 2



Dated at Ladysmith, British Columbia  
this 2nd day of February, 2009.

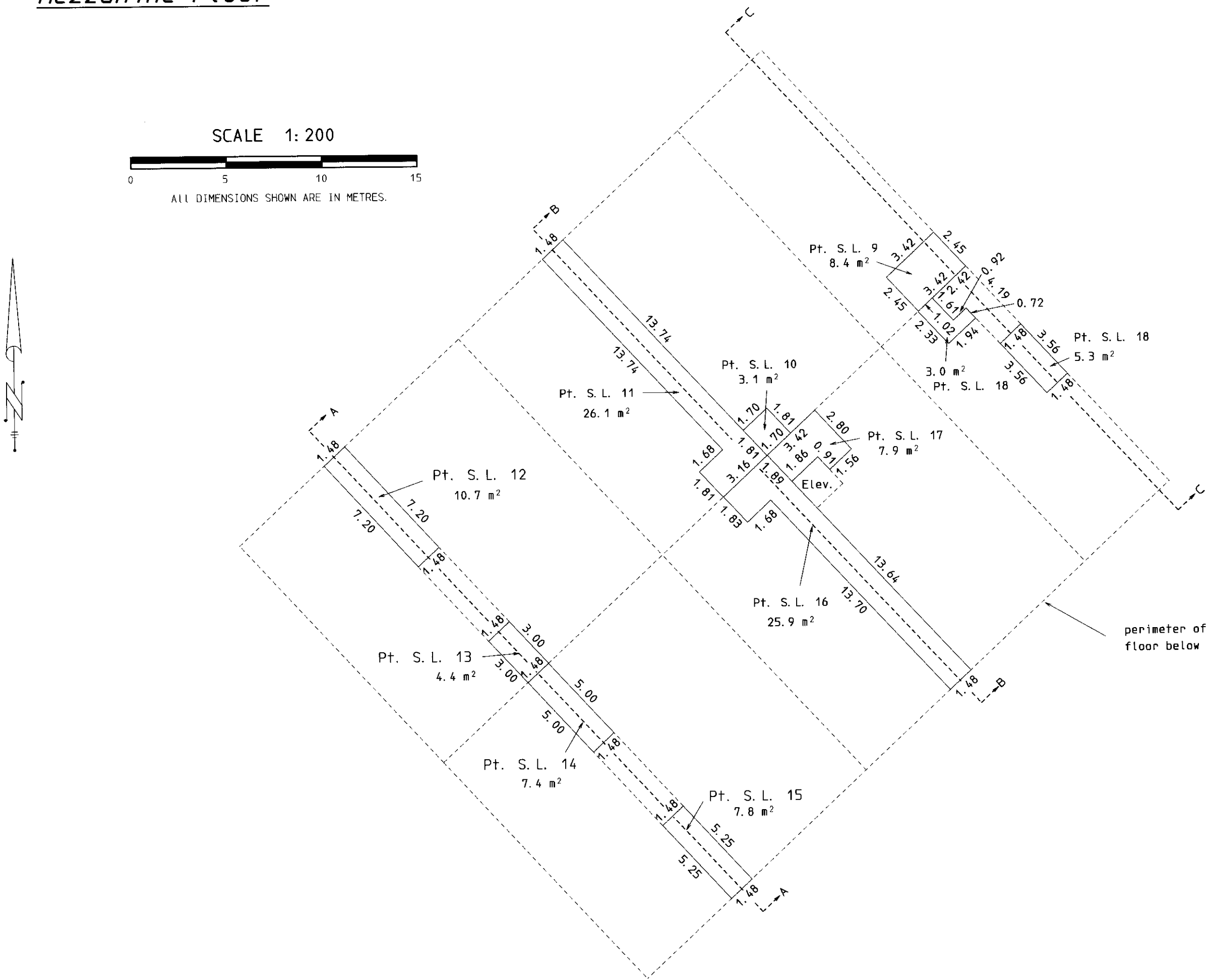
W. R. Hutchinson  
Land Surveying Ltd.  
Box 459, 20 Warren St.,  
Ladysmith, B.C.  
V9G 1A9  
(250) 245-9777

B. C. L. S.

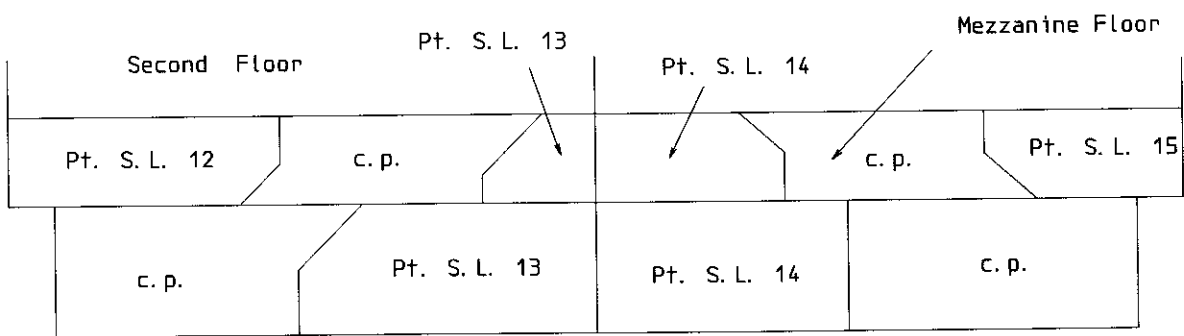
ORIGINAL .

Strata Lots 9 to 11 and 13 to 18  
Mezzanine Floor

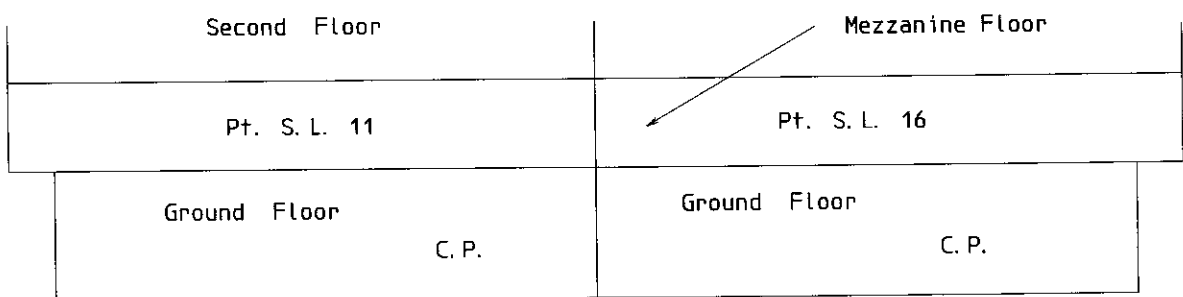
SHEET 3 OF 4 SHEETS  
STRATA PLAN VIS6726  
PHASE 2



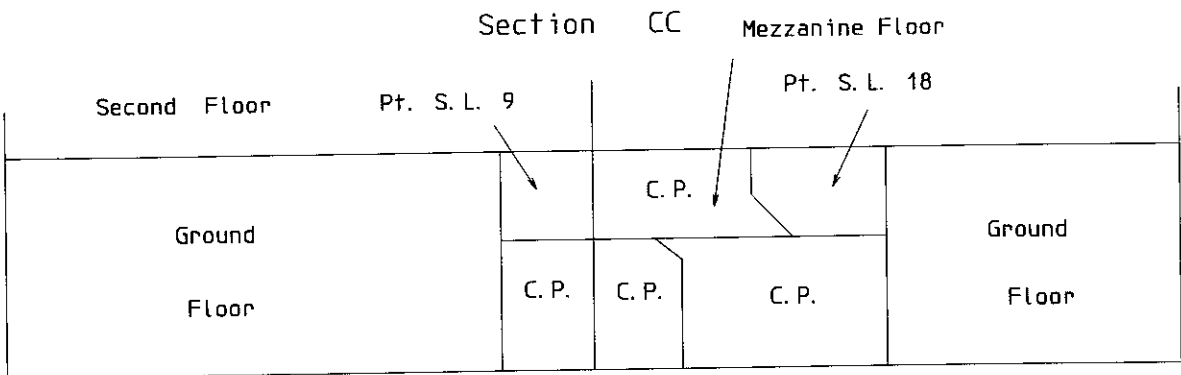
Section AA



Section BB



Section CC



Dated at Ladysmith, British Columbia  
this 2nd day of February, 2009.

W. R. Hutchinson  
Land Surveying Ltd.  
Box 459, 20 Warren St.,  
Ladysmith, B.C.  
V9G 1A9  
(250) 245-9777

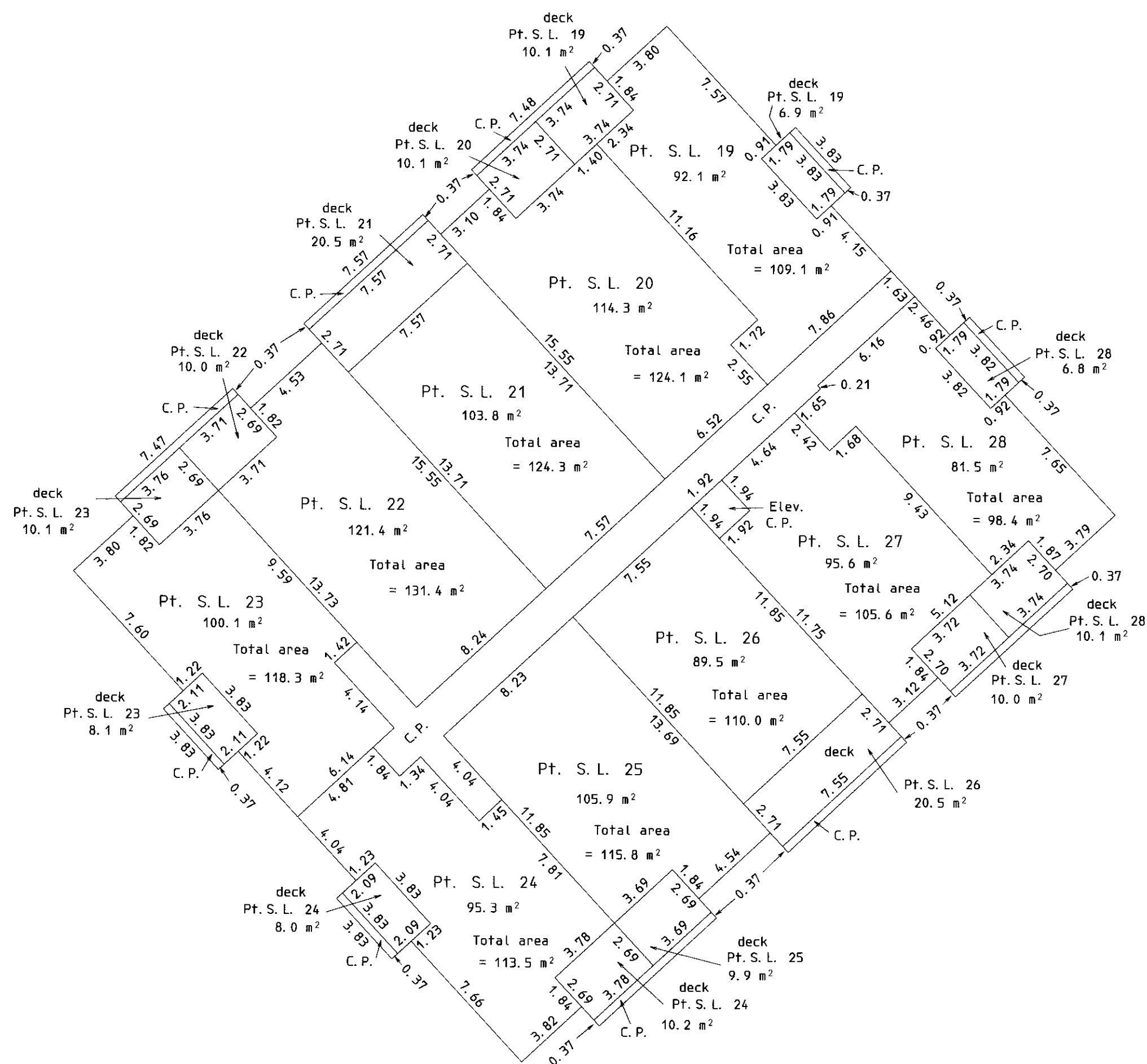
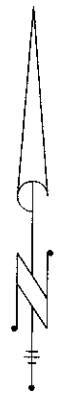
*W. R. Hutchinson*  
B. C. L. S.

ORIGINAL.

SHEET 4 OF 4 SHEETS  
STRATA PLAN VIS6726  
PHASE 2

0 5 10 15

ALL DIMENSIONS SHOWN ARE IN METRES.



W. A. Johnson  
B. C. L. S.

Page 7 of 7