

# PHASED STRATA PLAN OF LOT A, SECTION 3, COMOX DISTRICT, PLAN VIP51626

# STRATA PLAN VIS 3836 PHASE 1

BCGS 92F 066

SCALE 1 : 750



ALL DISTANCES ARE SHOWN IN METRES

CIVIC ADDRESS: 2275 COMOX AVENUE, COMOX, B.C.

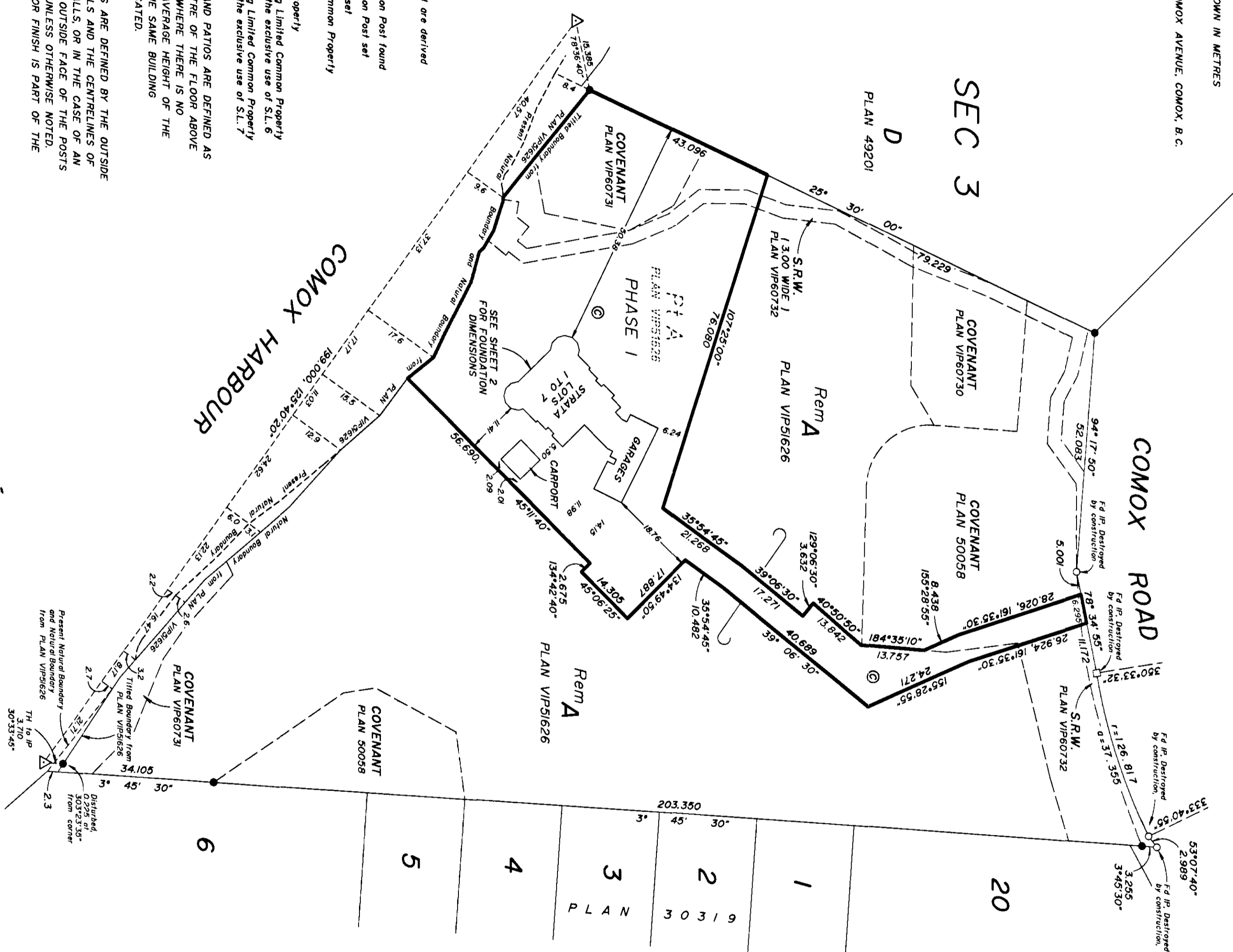
DEPOSITED AND REGISTERED IN THE LAND TITLE OFFICE AT VICTORIA, B.C. THIS 16 DAY OF October 1995

*John R. McElhanney*  
REGISTERAR

ET111452

*R*

For Form "E"  
SEE ET111452  
Amended from E  
on ENG 633



### LEGEND

Bearings are astronomic and are derived from PLAN VIP51626

- - denotes Standard Iron Post found
- - denotes Standard Iron Post set
- - denotes Lead Plug set
- L.C.P. - denotes Limited Common Property
- ⊙ - denotes Strata Lot
- ⊕ - denotes Common Property
- ⊖ - denotes Common Property for the exclusive use of S.L. 6
- ⊗ - denotes Patio; being Limited Common Property for the exclusive use of S.L. 7
- ⊘ - denotes Deck; being Limited Common Property for the exclusive use of S.L. 7

ALL BALCONIES, DECKS AND PATIOS 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 THE STRATA LOTS WITHIN THE SAME BUILDING UNLESS OTHERWISE INDICATED.

STRATA LOT BOUNDARIES ARE DEFINED BY THE OUTSIDE FACE OF EXTERIOR WALLS AND THE CENTRELINES OF PARTY AND INTERIOR WALLS OR IN THE CASE OF AN OPEN CARPORT, BY THE OUTSIDE FACE OF THE POSTS SUPPORTING THE ROOF, UNLESS OTHERWISE NOTED. NOTE THAT THE EXTERIOR FINISH IS PART OF THE COMMON PROPERTY.

THE ADDRESS FOR SERVICE OF DOCUMENTS ON THE STRATA CORPORATION IS:

THE OWNERS:  
STRATA PLAN VIS \_\_\_\_\_  
2275 COMOX AVENUE  
COMOX, B.C.  
V9N 3P7

I, M. R. KUSS, A BRITISH COLUMBIA LAND SURVEYOR OF COURTNEY IN BRITISH COLUMBIA, CERTIFY THAT ABOVE IS WHOLLY WITHIN THE PARCEL DESCRIBED OF THAT PARCEL, DATED AT COURTNEY B.C. THIS 21st DAY OF SEPTEMBER, 1995.

*M. R. Kuss*  
B.C.L.S.

THIS PLAN LIES WITHIN THE REGIONAL DISTRICT OF COMOX STRATHCONA AND THE TOWN OF COMOX

McELHANNAY ASSOCIATES  
Professional Land Surveyors  
495 - 6th Street  
Courtenay, B.C. V9N 6V4  
Tel. 336-5495 Fax 338-7700  
File 04330SP



## STRATA PLAN VIS 3836

PHASE I

## CONDOMINIUM ACT

LOT NO.	SHEET NO.	FORM 1	FORM 2	FORM 3
		SCHEDULE OF UNIT ENTITLEMENT	SCHEDULE OF INTEREST UPON DESTRUCTION	SCHEDULE OF VOTING RIGHTS
1	5, 7	176	3055	
2	6, 7	146	2525	
3	6, 7	146	2525	
4	7	146	2534	
5	7	144	2590	
6	8	147	2710	
7	8	147	2710	
AGGREGATE		1052	18649	

APPROVED AS PHASE I OF A 6 PHASE STRATA PLAN  
UNDER THE CONDOMINIUM ACT  
DATED THIS 2nd DAY OF October, 1995

[Signature]  
APPROVING OFFICER FOR THE TOWN OF COMOX

## 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 THAT IT IS OF  
THE SAME FORCE AND EFFECT AS IF MADE UNDER OATH.

DECLARED BEFORE ME AT Vancouver  
IN THE PROVINCE OF BRITISH COLUMBIA  
THIS 29 DAY OF September 1995.

A COMMISSIONER FOR TAKING AFFIDAVITS  
WITHIN THE PROVINCE OF BRITISH COLUMBIA  
DONALD HASLAM

ACCEPTED AS TO FORMS 1, AND 2

[Signature]  
SUPERINTENDENT OF REAL ESTATE  
THIS 10 DAY OF Oct 1995.

OWNER: EMERALD HILL SHORELINE ESTATE LTD  
(INC. NO. 459198)

[Signature]  
AUTHORIZED SIGNATORY  
GARTH BRAUN

AUTHORIZED SIGNATORY

WITNESS [Signature]  
DONALD HASLAM

ADDRESS 550-999 Canada Place  
Vancouver, B.C. V6C 3C8

OCCUPATION Lawyer

CHARGE HOLDER AS TO MORTGAGE EJ32260 AND  
ASSIGNMENT OF RENTS EJ32261.

CANADIAN IMPERIAL BANK OF COMMERCE

[Signature]  
AUTHORIZED SIGNATORY ROBERT C CARBONNEAU  
Account manager

AUTHORIZED SIGNATORY FRANK ZIMKA  
Account manager

WITNESS [Signature]  
6th floor, 800 Burrard St

ADDRESS Vancouver, B.C. V6C 3A2

OCCUPATION Banker

DATE SEPTEMBER 21st 1995

[Signature] B.C.L.S.

CROSS SECTIONS

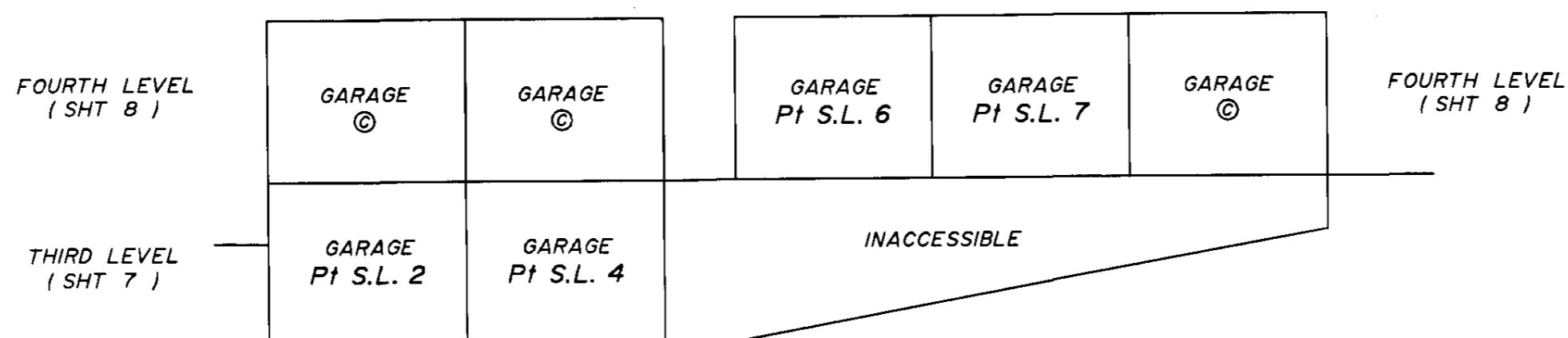
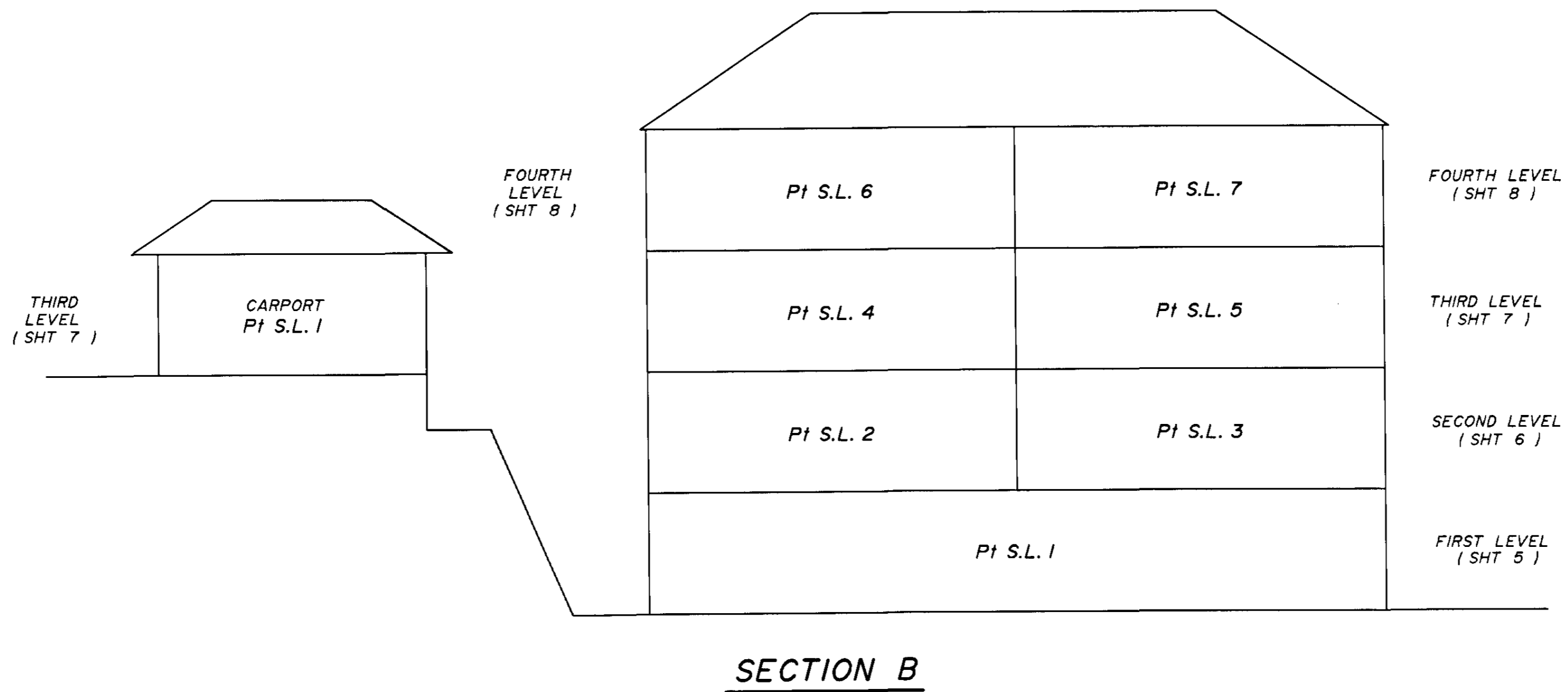
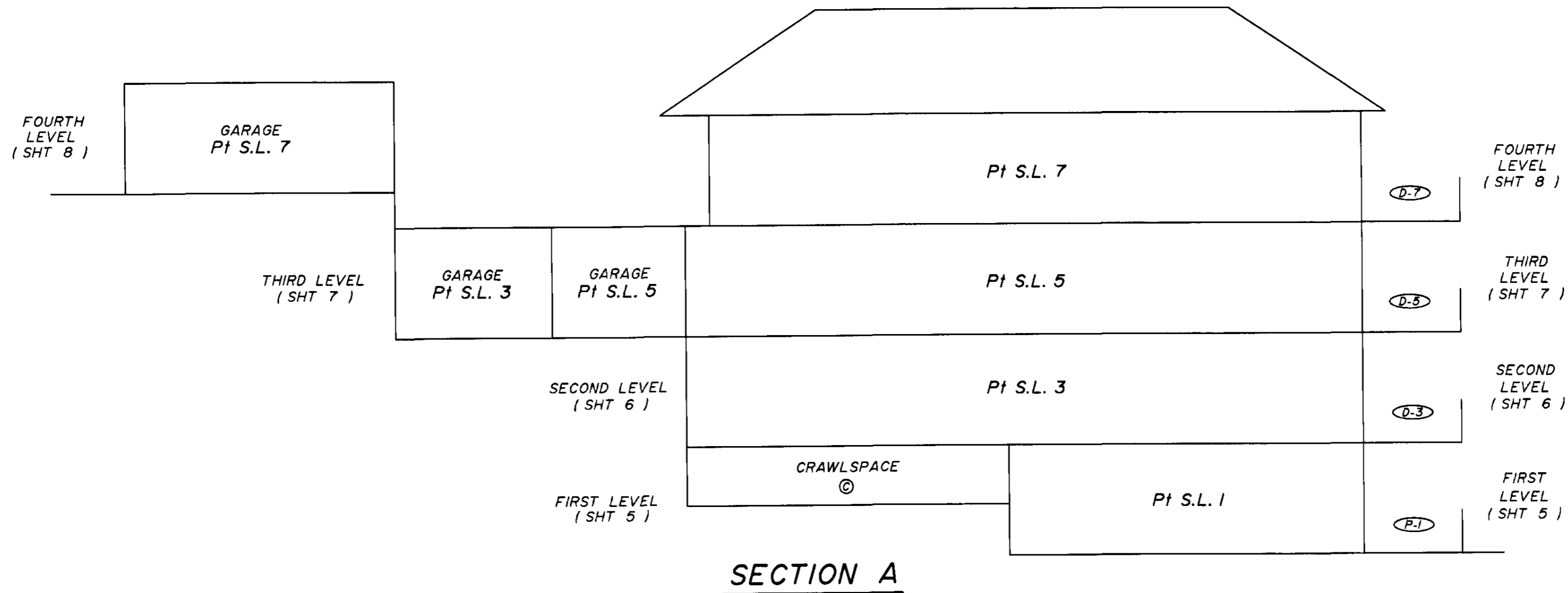
STRATA PLAN VIS 3836

PHASE 1

SCALE 1:100



ALL DISTANCES ARE SHOWN IN METRES



DATE SEPTEMBER 21st 1995

*[Signature]* B.C.L.S.



# SECOND LEVEL AND LIMITED COMMON PROPERTY

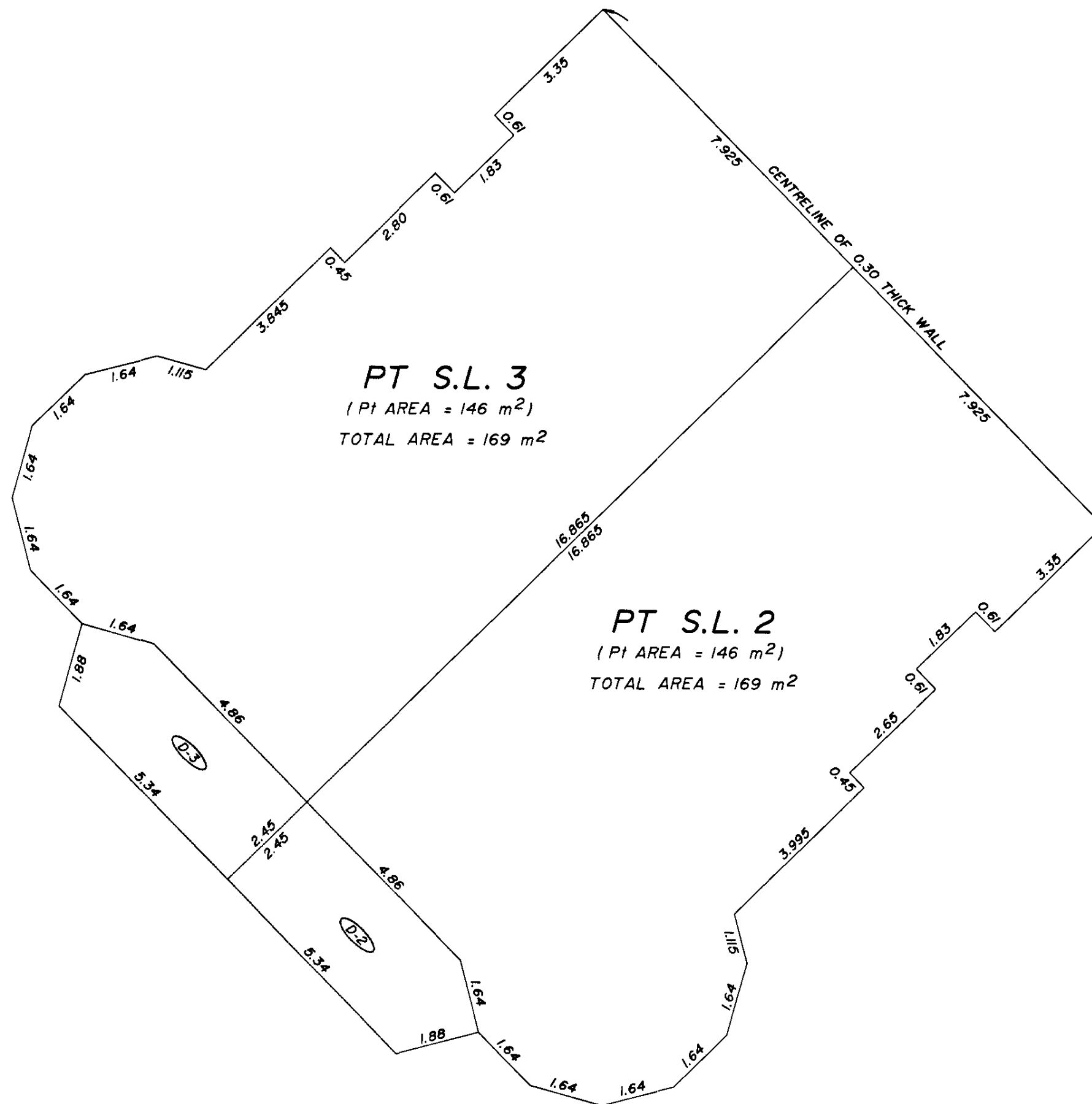
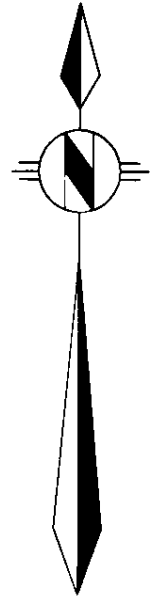
# STRATA PLAN VIS 3836

# PHASE 1

SCALE 1:100



ALL DISTANCES ARE SHOWN IN METRES



DATE SEPTEMBER 21st 1995

 B.C.L.S.

FILE 04330SP











PHASED STRATA PLAN OF  
LOT A, SECTION 3, COMOX  
DISTRICT, PLAN VIP51626

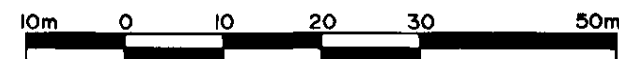
STRATA PLAN VIS3836  
PHASE 2

BCGS 92F 066

DEPOSITED AND REGISTERED IN THE LAND  
TITLE OFFICE AT VICTORIA, B.C.  
THIS 19<sup>th</sup> DAY OF NOV 1996

*M. R. Kuss*  
REGISTRAR

SCALE 1:750

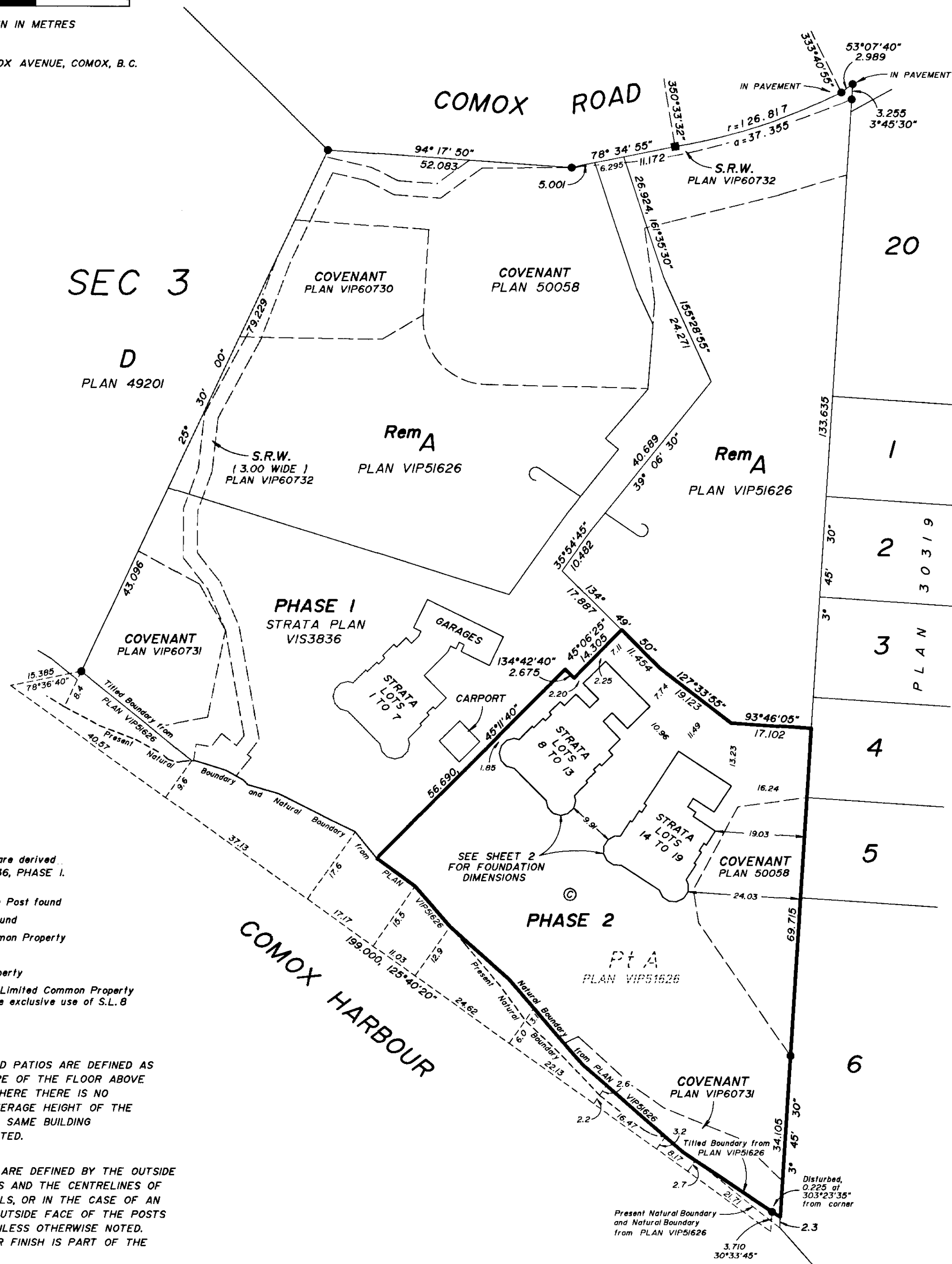
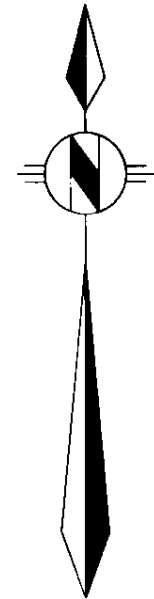


ALL DISTANCES ARE SHOWN IN METRES

CIVIC ADDRESS: 2275 COMOX AVENUE, COMOX, B.C.

EK 121725

*em*



**LEGEND**

Bearings are astronomic and are derived  
from STRATA PLAN VIS3836, PHASE 1.

- - denotes Standard Iron Post found
- - denotes Lead Plug found
- L.C.P. - denotes Limited Common Property
- S.L. - denotes Strata Lot
- ⊙ - denotes Common Property
- (D-8) - denotes Deck; being Limited Common Property  
for the exclusive use of S.L. 8

ALL BALCONIES, DECKS AND PATIOS 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 THE  
STRATA LOTS WITHIN THE SAME BUILDING  
UNLESS OTHERWISE INDICATED.

STRATA LOT BOUNDARIES ARE DEFINED BY THE OUTSIDE  
FACE OF EXTERIOR WALLS AND THE CENTRELINES OF  
PARTY AND INTERIOR WALLS, OR IN THE CASE OF AN  
OPEN CARPORT, BY THE OUTSIDE FACE OF THE POSTS  
SUPPORTING THE ROOF, UNLESS OTHERWISE NOTED.  
NOTE THAT THE EXTERIOR FINISH IS PART OF THE  
COMMON PROPERTY.

THE ADDRESS FOR SERVICE OF DOCUMENTS  
ON THE STRATA CORPORATION IS:

THE OWNERS:  
STRATA PLAN VIS3836  
2275 COMOX AVENUE  
COMOX, B.C.  
V9N 3P7

I, M. R. KUSS, A BRITISH COLUMBIA LAND SURVEYOR  
OF COURTENAY IN BRITISH COLUMBIA, CERTIFY THAT  
THE BUILDING ERECTED ON THE PARCEL DESCRIBED  
ABOVE IS WHOLLY WITHIN THE EXTERNAL BOUNDARIES  
OF THAT PARCEL, DATED AT COURTENAY, B.C.,  
THIS 23<sup>rd</sup> DAY OF SEPTEMBER, 1996

*M. R. Kuss*  
B.C.L.S.

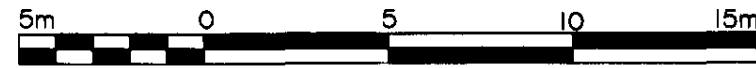
THIS PLAN LIES WITHIN THE REGIONAL DISTRICT OF COMOX STRATHCONA AND THE TOWN OF COMOX

MOELHANNEY ASSOCIATES  
Professional Land Surveyors  
495 - 6th Street  
Courtenay, B.C. V9N 6V4  
Tel. 338-5495 Fax 338-7700  
File 044245P2

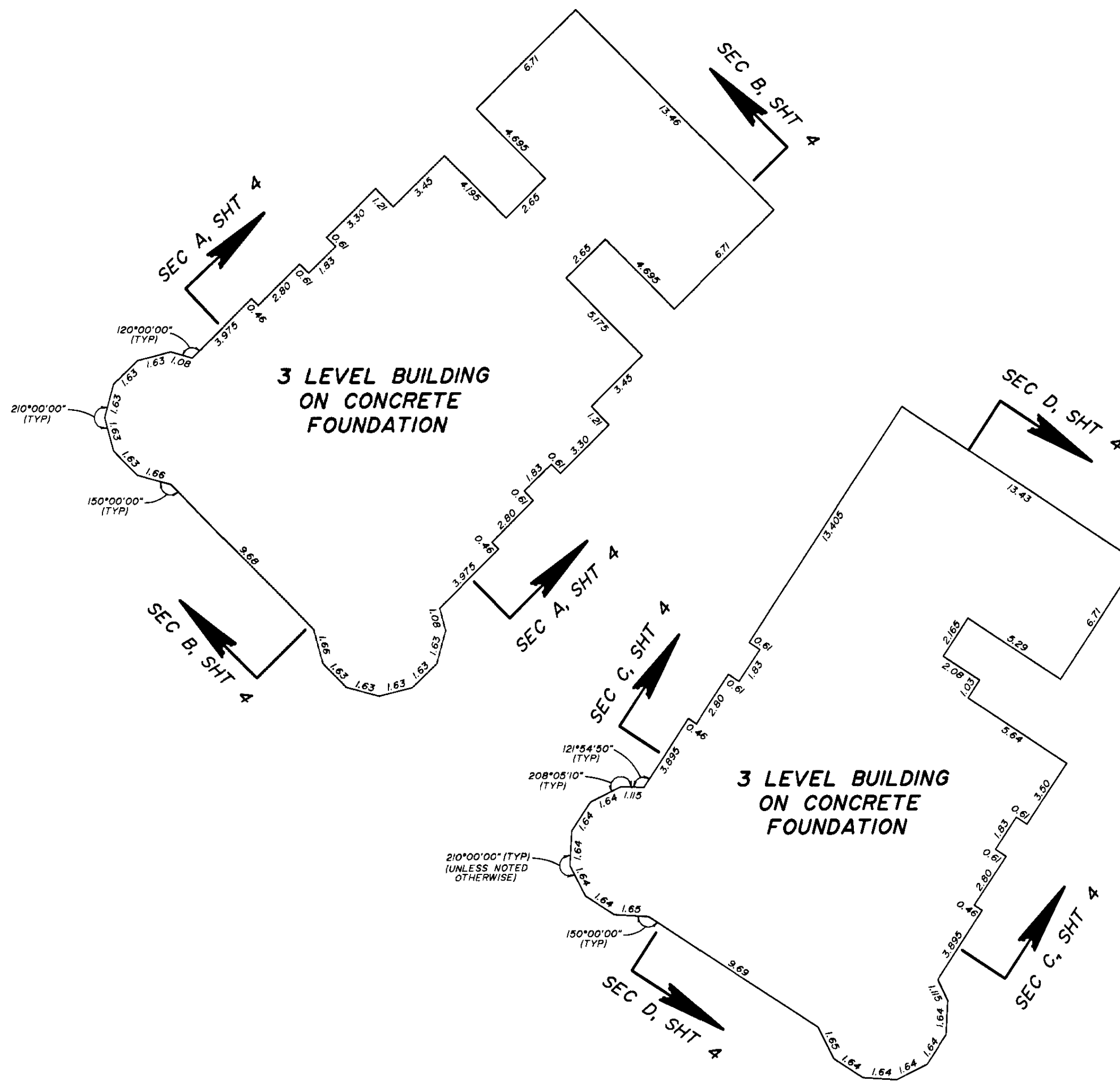
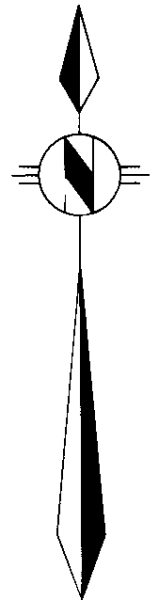
# FOUNDATION DETAIL

# STRATA PLAN VIS3836 PHASE 2


SCALE 1:200



ALL DISTANCES ARE SHOWN IN METRES



DATE SEPTEMBER 23rd 1996

 B.C.L.S.

FILE 04424SP2

## STRATA PLAN VIS3836

PHASE 2

## CONDOMINIUM ACT

LOT NO.	SHEET NO.	FORM 1	FORM 2
		SCHEDULE OF UNIT ENTITLEMENT	SCHEDULE OF INTEREST UPON DESTRUCTION
8	5	144	2525
9	5	144	2525
10	6	140	2590
11	6	140	2590
12	6, 7	156	2710
13	6, 7	156	2710
14	5	146	2525
15	5	146	2525
16	6	141	2590
17	6	141	2590
18	6, 7	156	2710
19	6, 7	156	2710
AGGREGATE		1766	31300

APPROVED AS PHASE 2 OF A 5 PHASE STRATA PLAN  
UNDER THE CONDOMINIUM ACT  
DATED THIS 16th DAY OF NOVEMBER, 1996

[Signature]  
APPROVING OFFICER FOR THE TOWN OF COMOX  
HELEN DALE

**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 THAT IT IS OF  
THE SAME FORCE AND EFFECT AS IF MADE UNDER OATH.

GARTH BRAUN  
DECLARED BEFORE ME AT Vancouver  
IN THE PROVINCE OF BRITISH COLUMBIA  
THIS 13 DAY OF NOV, 1996.  
[Signature]  
A COMMISSIONER FOR TAKING AFFIDAVITS  
WITHIN THE PROVINCE OF BRITISH COLUMBIA  
DONALD HASLAM

ACCEPTED AS TO FORMS 1, AND 2

[Signature]  
SUPERINTENDENT OF REAL ESTATE  
THIS 13 DAY OF NOV, 1996.

OWNER: EMERALD HILL SHORELINE ESTATE LTD  
(LINC NO 459198)

[Signature]  
AUTHORIZED SIGNATORY  
GARTH BRAUN

AUTHORIZED SIGNATORY

WITNESS [Signature]  
LINDA WARNER

ADDRESS 34 W. 21<sup>st</sup> AVE VAN. BC

OCCUPATION PROJECT CO-ORDINATOR

CHARGE HOLDER AS TO MORTGAGE EJ32260 AND  
ASSIGNMENT OF RENTS EJ32261.

CANADIAN IMPERIAL BANK OF COMMERCE

[Signature]  
S Insp AUTHORIZED SIGNATORY Adrian D. Peckhold

[Signature]  
Insp AUTHORIZED SIGNATORY Joel R. Pruger

WITNESS [Signature]  
Elizabeth A. Wingate

ADDRESS 6<sup>th</sup> Floor, 400 Burrard St.  
Vancouver, BC. V6C 3A6

OCCUPATION Banker

DATE SEPTEMBER 23rd 1996

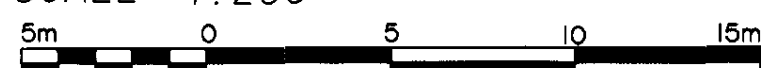
[Signature] B.C.L.S.

## CROSS SECTIONS

## STRATA PLAN VIS3836

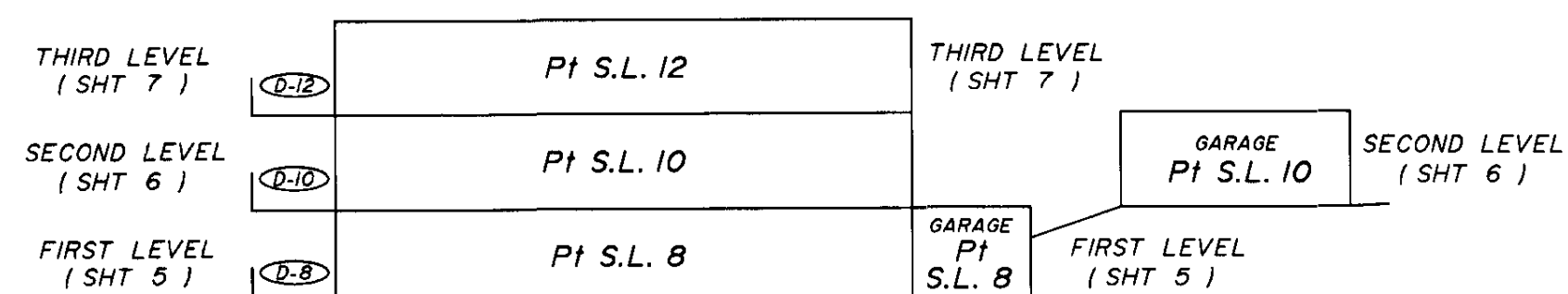
PHASE 2

SCALE 1:200

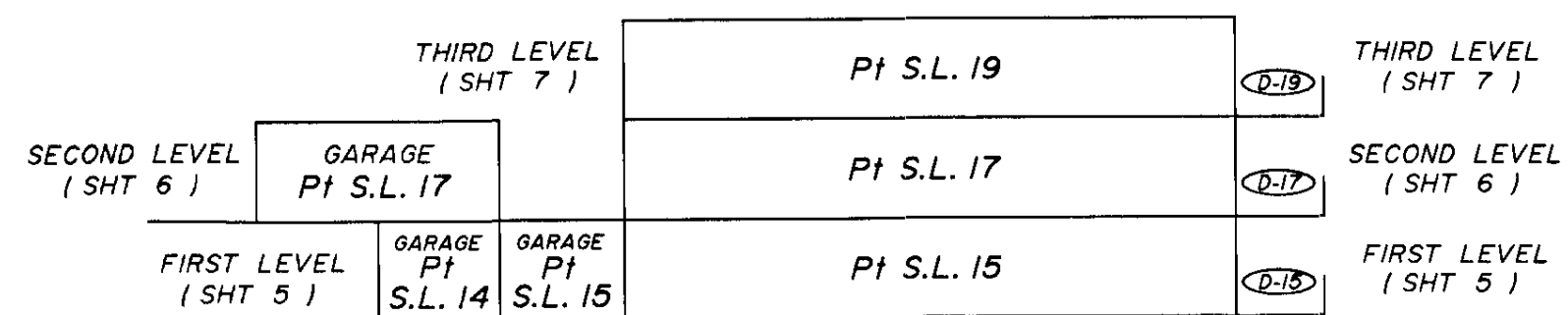


ALL DISTANCES ARE SHOWN IN METRES

THIRD LEVEL (SHT 7)	Pt S.L. 13	Pt S.L. 12	THIRD LEVEL (SHT 7)
SECOND LEVEL (SHT 6)	Pt S.L. 11	Pt S.L. 10	SECOND LEVEL (SHT 6)
FIRST LEVEL (SHT 5)	Pt S.L. 9	Pt S.L. 8	FIRST LEVEL (SHT 5)

SECTION ASECTION B

THIRD LEVEL (SHT 7)	Pt S.L. 19	Pt S.L. 18	THIRD LEVEL (SHT 7)
SECOND LEVEL (SHT 6)	Pt S.L. 17	Pt S.L. 16	SECOND LEVEL (SHT 6)
FIRST LEVEL (SHT 5)	Pt S.L. 15	Pt S.L. 14	FIRST LEVEL (SHT 5)

SECTION CSECTION D

DATE SEPTEMBER 23rd 1996

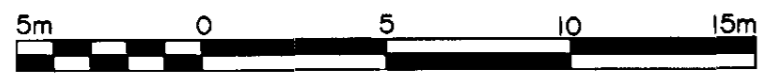
B.C.L.S.

FILE 04424SP2

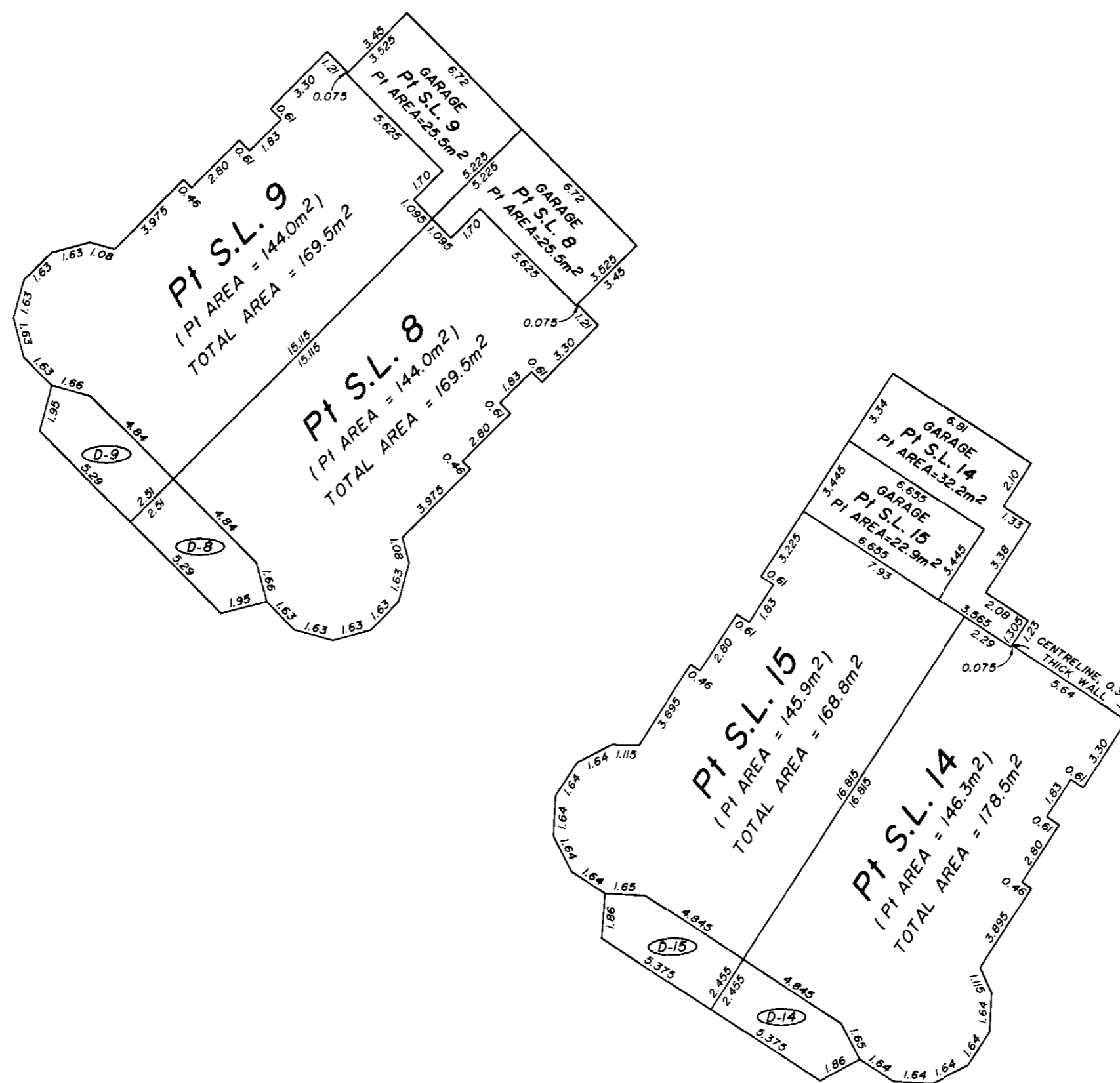
# FIRST LEVEL AND LIMITED COMMON PROPERTY

# STRATA PLAN VIS3836 PHASE 2

SCALE 1:200



ALL DISTANCES ARE SHOWN IN METRES



DATE SEPTEMBER 23rd 1996

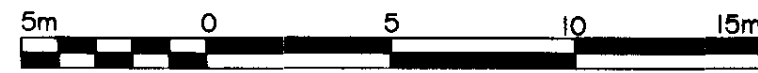
B.C.L.S.

FILE 04424SP2

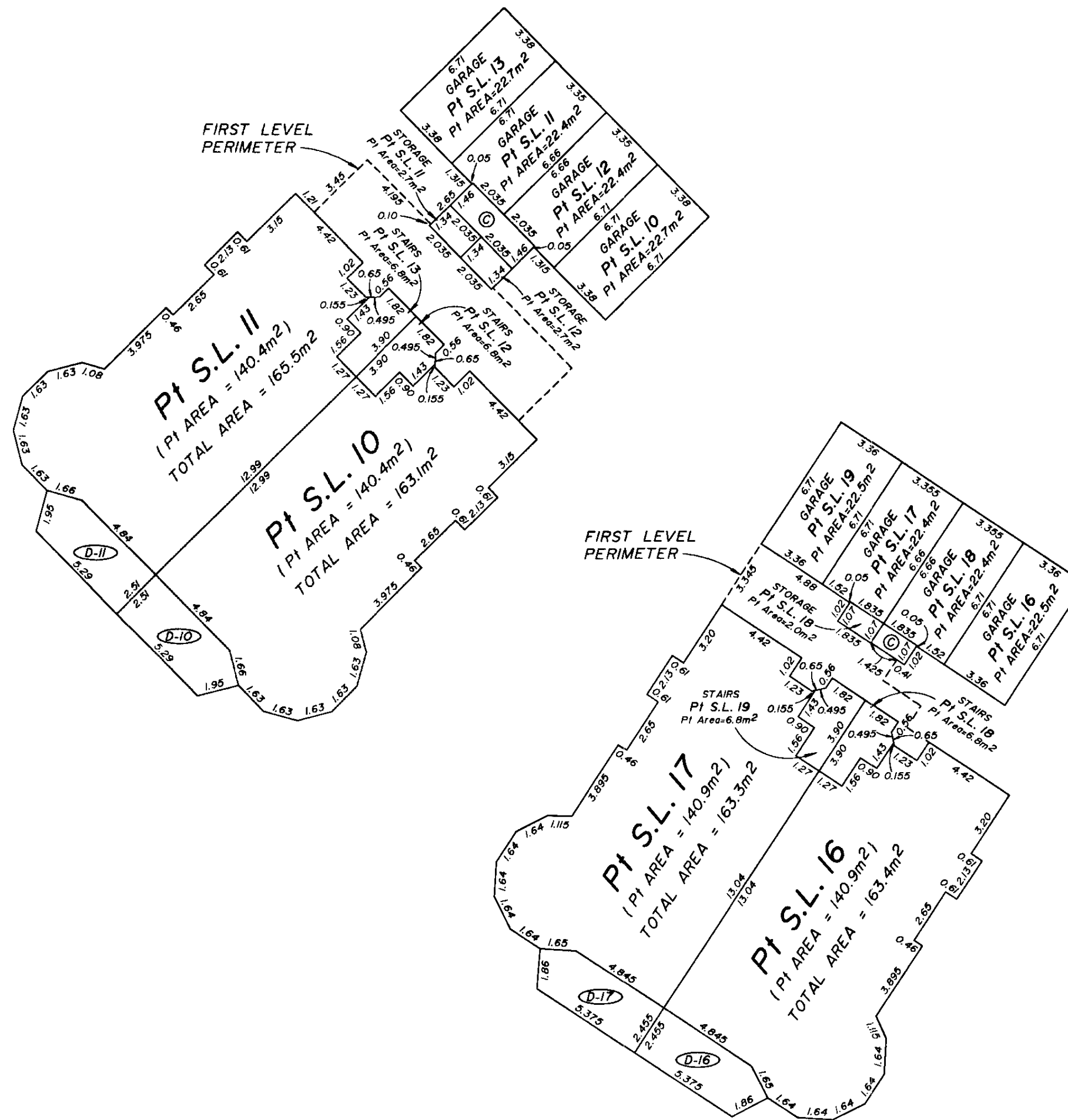
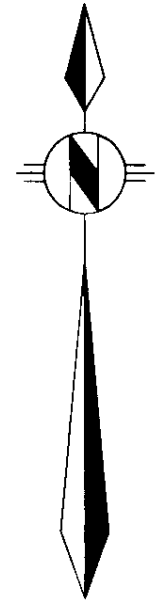
# SECOND LEVEL AND LIMITED COMMON PROPERTY

# STRATA PLAN VIS3836 PHASE 2

SCALE 1:200



ALL DISTANCES ARE SHOWN IN METRES



DATE SEPTEMBER 23rd 1996

B.C.L.S.

FILE 04424SP2





# PHASED STRATA PLAN OF LOT A, SECTION 3, COMOX DISTRICT, PLAN VIP51626

# STRATA PLAN VIS3836 PHASE 3

BCGS 92F 066

SCALE 1:750



ALL DISTANCES ARE SHOWN IN METRES

CIVIC ADDRESS: 2275 COMOX AVENUE, COMOX, B.C.

DEPOSITED AND REGISTERED IN THE LAND TITLE OFFICE AT VICTORIA, B.C. THIS 8th DAY OF January 1998

REGISTRAR

ENASSY

AB



### LEGEND

- - denotes Standard Iron Post found
- - denotes Lead Plug found
- - denotes Standard Iron Post set
- L.C.P. - denotes Limited Common Property
- S.L. - denotes Strata Lot
- ⊙ - denotes Common Property
- ⊖ - denotes Deck, being Limited Common Property for the exclusive use of S.L. 24

ALL BALCONIES, DECKS AND PATIOS 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 THE STRATA LOTS WITHIN THE SAME BUILDING UNLESS OTHERWISE INDICATED.

STRATA LOT BOUNDARIES ARE DEFINED BY THE OUTSIDE FACE OF EXTERIOR WALLS AND THE CENTRELINES OF PARTY AND INTERIOR WALLS, OR IN THE CASE OF AN OPEN CARPORT, BY THE OUTSIDE FACE OF THE POSTS SUPPORTING THE ROOF, UNLESS OTHERWISE NOTED. NOTE THAT THE EXTERIOR FINISH IS PART OF THE COMMON PROPERTY.

## COMOX HARBOUR

THE ADDRESS FOR SERVICE OF DOCUMENTS ON THE STRATA CORPORATION IS:  
THE OWNERS:  
STRATA PLAN VIS3836  
2275 COMOX AVENUE  
COMOX, B.C.  
VAN 3P7

I, M. R. KUSS, A BRITISH COLUMBIA LAND SURVEYOR OF COURTNEY IN BRITISH COLUMBIA, CERTIFY THAT THE BUILDING ERECTED ON THE PARCEL DESCRIBED ABOVE IS WHOLLY WITHIN THE EXTERNAL BOUNDARIES OF THAT PARCEL, DATED AT COURTNEY B.C. THIS 18th DAY OF DECEMBER, 1998

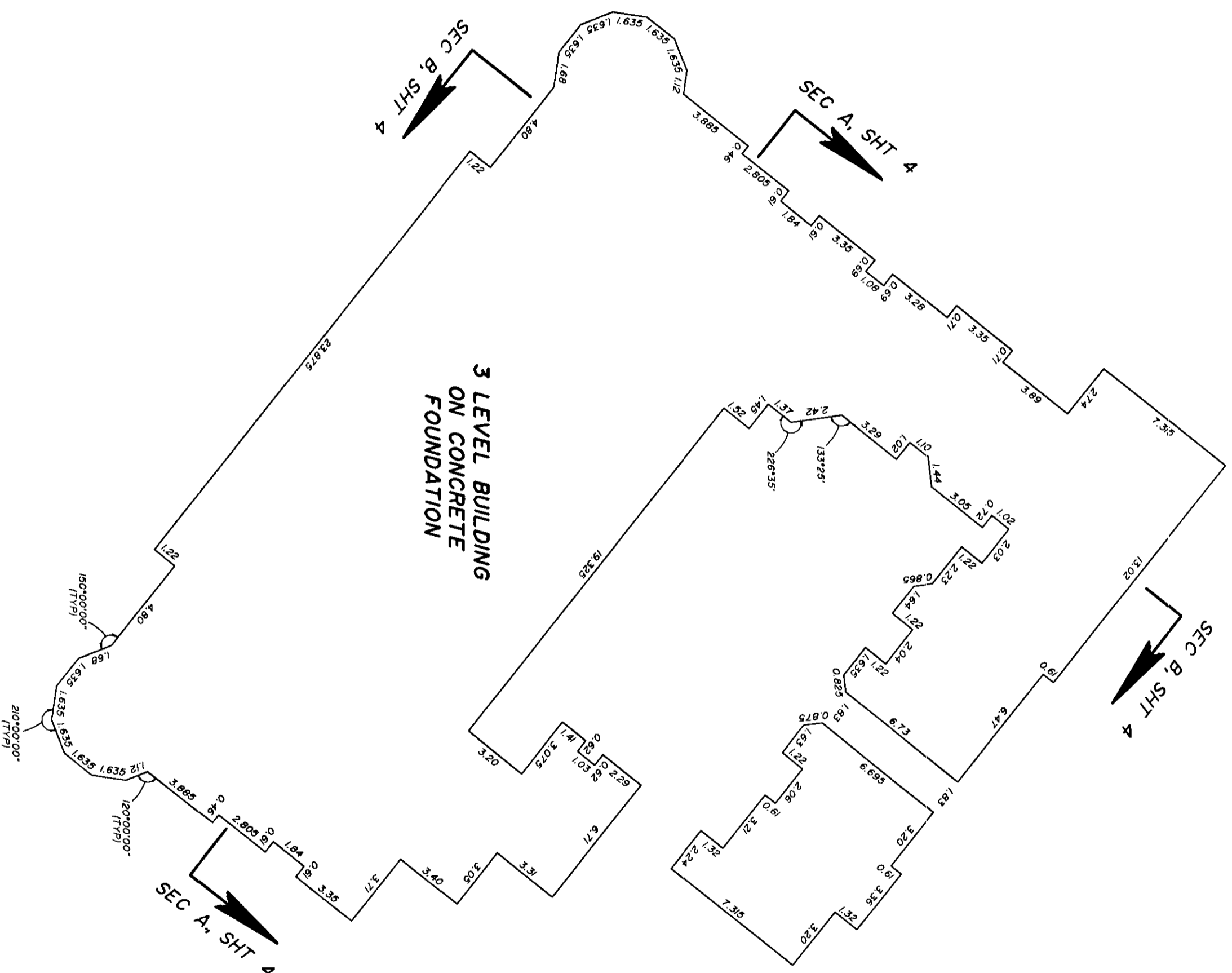
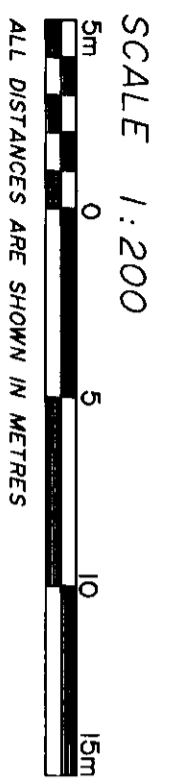
B.C.L.S.

THIS PLAN LIES WITHIN THE REGIONAL DISTRICT OF COMOX STRATHCONA AND THE TOWN OF COMOX

MELHANNNEY ASSOCIATES  
Professional Land Surveyors  
495 - 6th Street  
Courtenay, B.C. VAN 6V4  
Tel: 338-5495 Fax 338-7700  
File 046095P3

# FOUNDATION DETAIL

# STRATA PLAN VIS3836 PHASE 3



DATE DECEMBER 1st 1998

BCLS

FILE 04809SP3

STRATA PLAN V1S3836  
PHASE 3

CONDOMINIUM ACT

LOT NO.	SHEET NO.	FORM 1	FORM 2
		SCHEDULE OF UNIT ENTITLEMENT	SCHEDULE OF INTEREST UPON DESTRUCTION
20	5	146	1890
21	5	134	1799
22	5	134	1799
23	5	134	1849
24	5	144	1950
25	6	140	1950
26	6	125	1850
27	6	134	1850
28	6	125	1850
29	6	140	1950
30	6,7	156	2250
31	6,7	155	2290
32	6,7	155	2290
33	6,7	156	2250
AGGREGATE		1978	27817

APPROVED AS PHASE 3 OF A 5 PHASE STRATA PLAN UNDER THE CONDOMINIUM ACT DATED THIS 15 DAY OF DECEMBER, 1998

*[Signature]*  
V/ APPROVING OFFICER FOR THE TOWN OF COMOX

**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 THAT IT IS OF THE SAME FORCE AND EFFECT AS IF MADE UNDER OATH.

*[Signature]*  
**GARTH BRAYN**  
DECLARED BEFORE ME AT Vancouver  
IN THE PROVINCE OF BRITISH COLUMBIA  
THIS 15 DAY OF December 1998.  
A COMMISSIONER FOR TAKING TESTIMONY WITHIN THE PROVINCE OF BRITISH COLUMBIA  
**Donna M. Searby**

ACCEPTED AS TO FORMS 1, AND 2  
SUPERINTENDENT OF REAL ESTATE  
THIS 15 DAY OF January 1998  
*[Signature]*

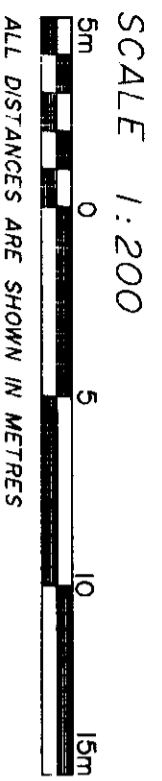
OWNER: EMERALD HILL SHORELINE ESTATE LTD  
(LMS NO 459198)  
*[Signature]*  
AUTHORISED SIGNATORY **GARTH BRAYN**  
WITNESS *[Signature]* **DAVID ANSLAW**  
ADDRESS 1100-505 Burrard St.  
Vancouver B.C.  
OCCUPATION Lawyer

CHARGE HOLDER AS TO MORTGAGE EWS7821  
HONGKONG BANK OF CANADA  
*[Signature]*  
AUTHORIZED SIGNATORY **JOSEPH YEUNG**  
*[Signature]*  
AUTHORIZED SIGNATORY **PAUL MATTHEWSON**

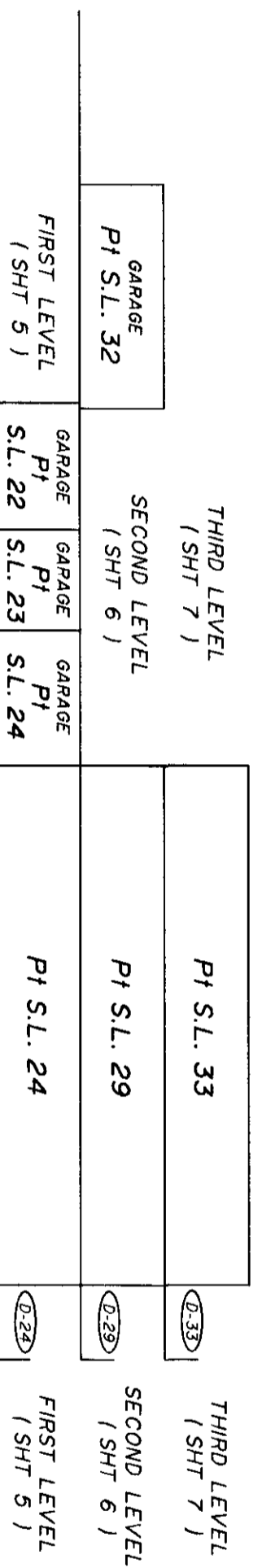
WITNESS *[Signature]* **GENEVIEVE LUSTIER**  
ADDRESS 200-885 WEST GERRARD ST.  
VANCOUVER BC V6C 3A1  
OCCUPATION COMMERCIAL CREDIT OFFICER

# CROSS SECTIONS

# STRATA PLAN VIS3836 PHASE 3



NOTE: SEE SHEET ONE FOR SECTION LOCATIONS



## SECTION B

THIRD LEVEL (SHT 7 )	Pt S.L. 33	Pt S.L. 32	D-32	D-31	Pt S.L. 31	Pt S.L. 30	THIRD LEVEL (SHT 7 )
SECOND LEVEL (SHT 6 )	Pt S.L. 29	Pt S.L. 28	Pt S.L. 27	Pt S.L. 26	Pt S.L. 25	SECOND LEVEL (SHT 6 )	
FIRST LEVEL (SHT 5 )	Pt S.L. 24	Pt S.L. 23	Pt S.L. 22	Pt S.L. 21	Pt S.L. 20	FIRST LEVEL (SHT 5 )	

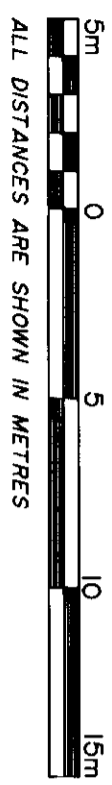
## SECTION A

DATE DECEMBER 1st 1998  
  
 B.C.L.S.

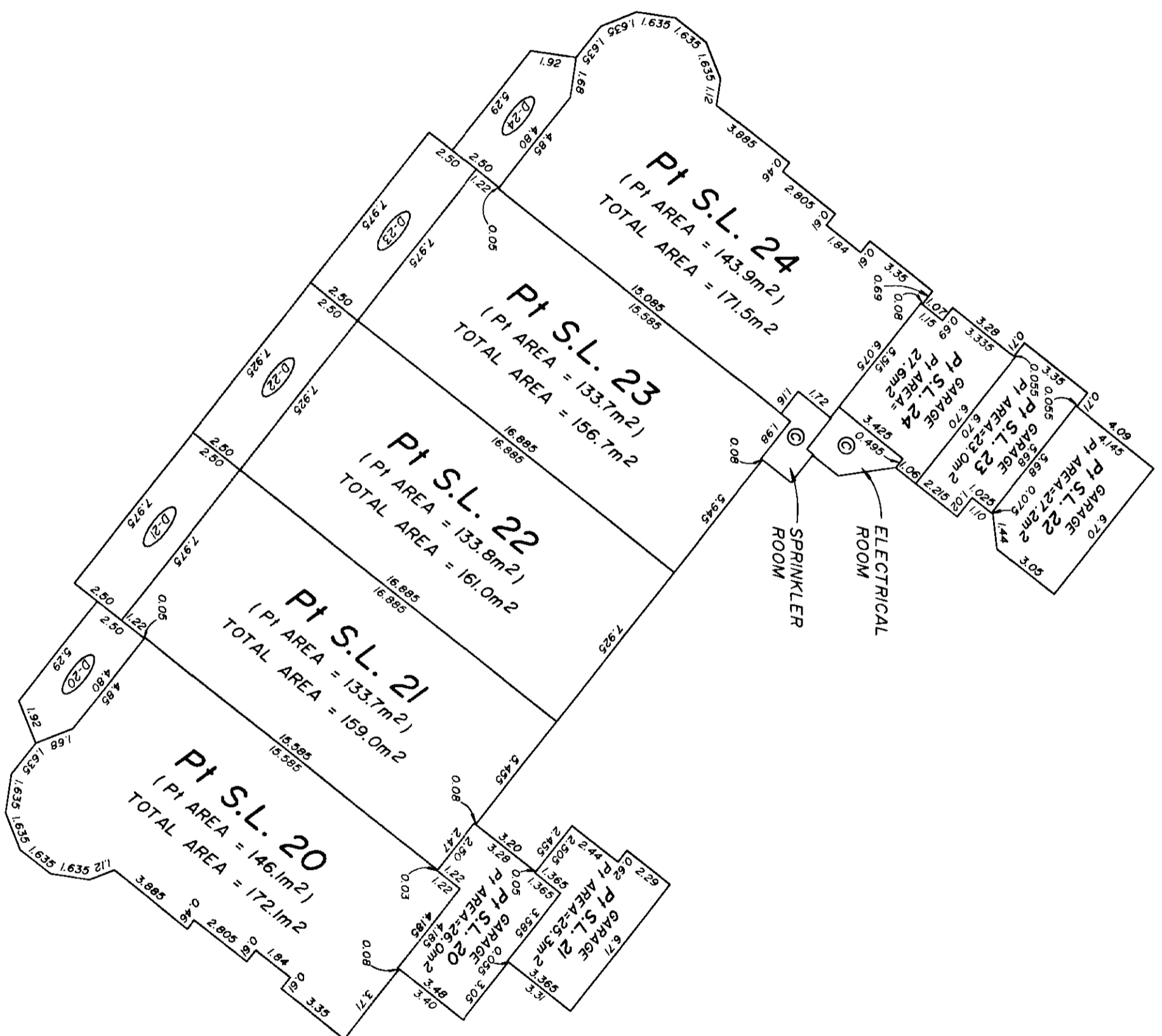
# FIRST LEVEL, STRATA LOTS 20 TO 24, AND COMMON PROPERTY

## STRATA PLAN VIS3836 PHASE 3

SCALE 1:200



ALL DISTANCES ARE SHOWN IN METRES



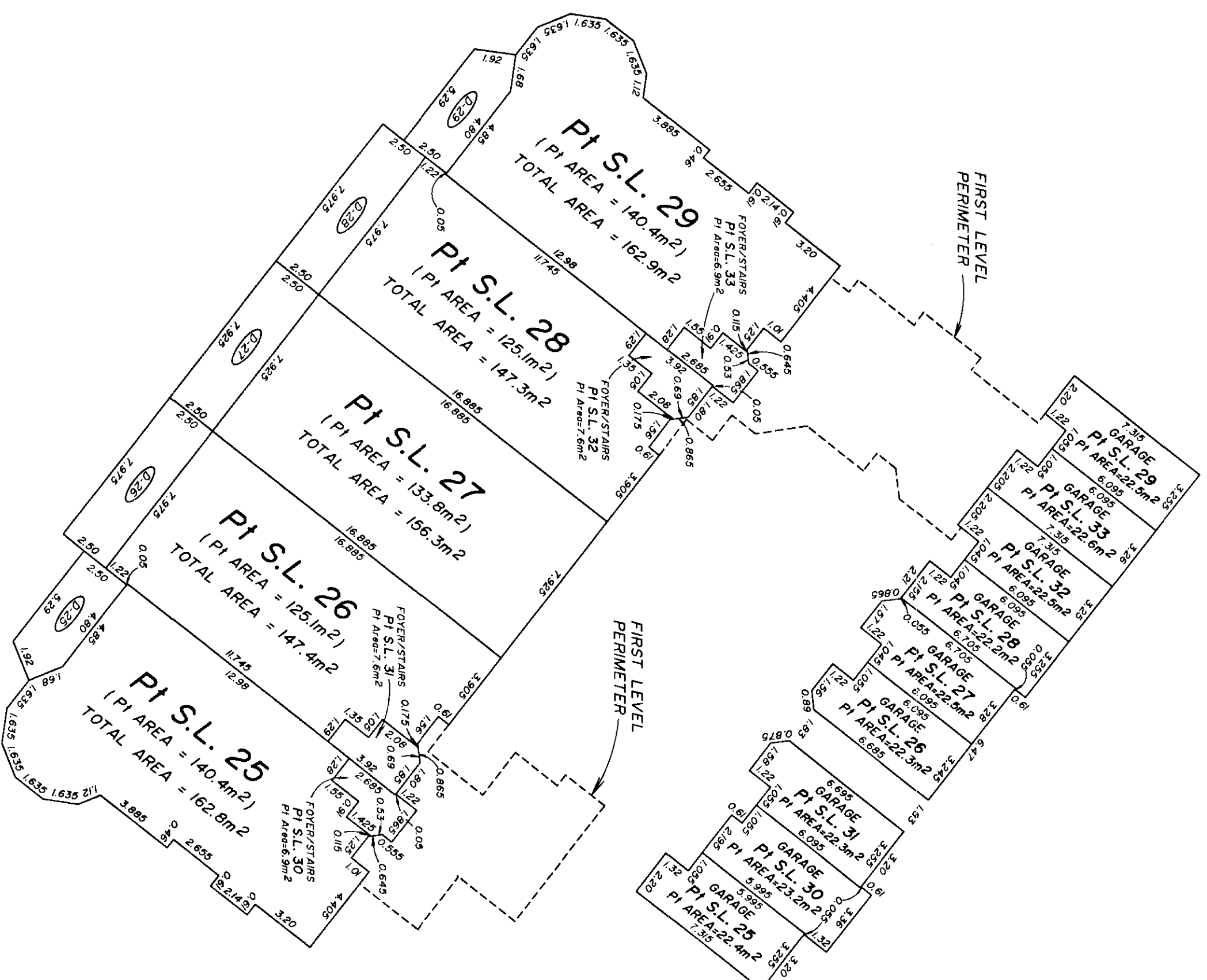
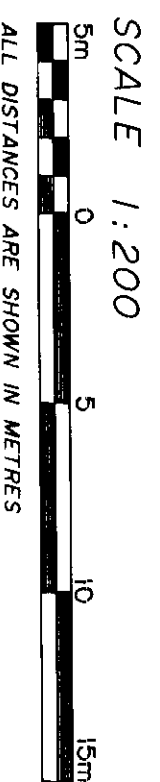
DATE DECEMBER 1st 1998

*[Signature]*  
B.C.L.S.

FILE 046095P3

# STRATA PLAN VIS3836 PHASE 3

## SECOND LEVEL, STRATA LOTS 25 TO 29, PARTS OF STRATA LOTS 30 TO 33, AND LIMITED COMMON PROPERTY



DATE DECEMBER 1<sup>st</sup> 1998

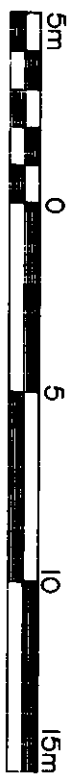
B.C.L.S.

FILE 046095P3

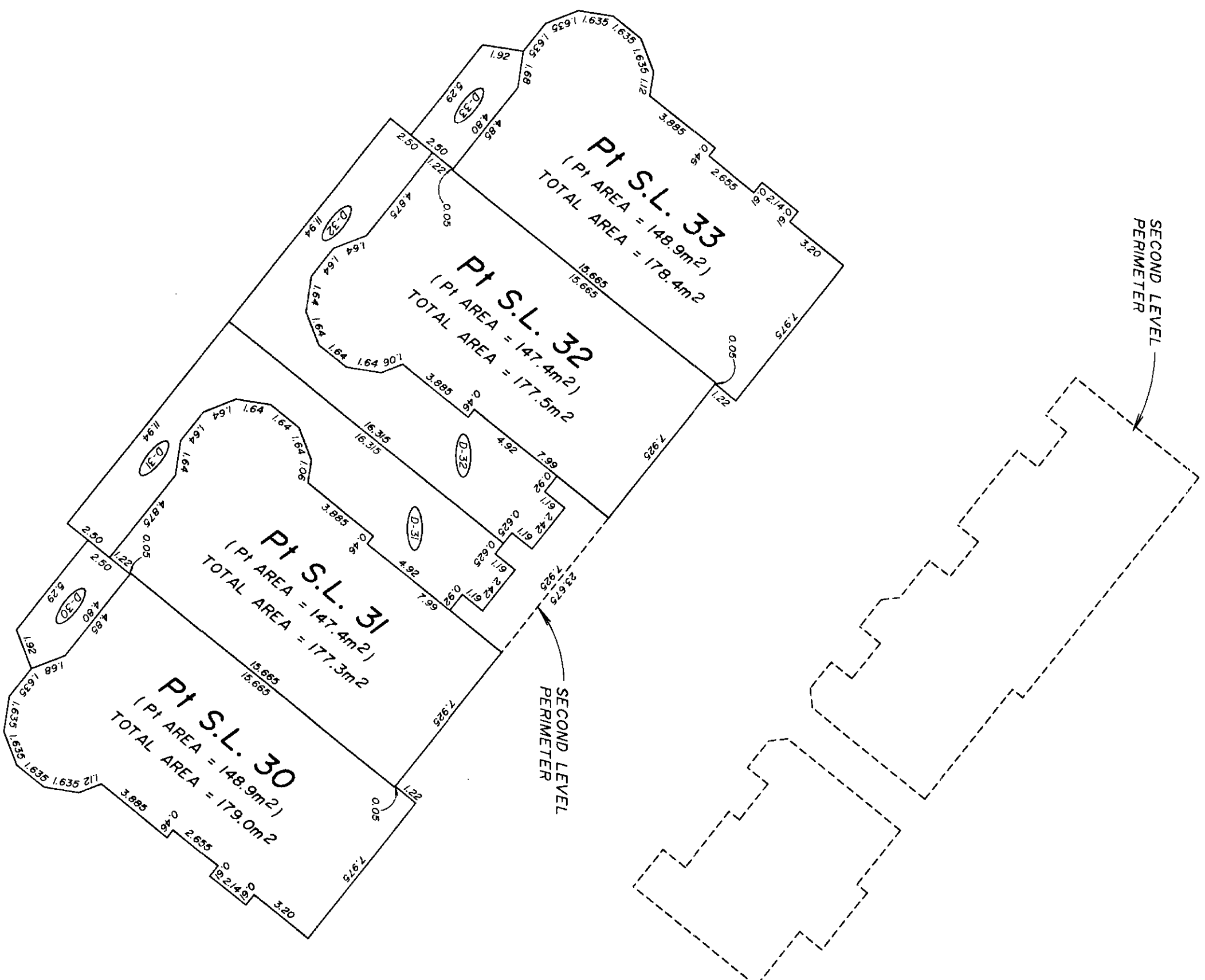
THIRD LEVEL,  
PARTS OF STRATA LOTS 30 TO 33,  
AND LIMITED COMMON PROPERTY

STRATA PLAN VIS3836  
PHASE 3

SCALE 1:200



ALL DISTANCES ARE SHOWN IN METRES



DATE DECEMBER 1st 1998

B.C.L.S.

FILE 046095P3



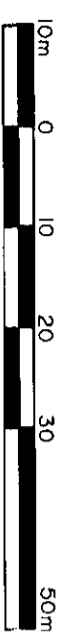
PHASED STRATA PLAN OF  
LOT A, SECTION 3, COMOX  
DISTRICT, PLAN VIP51626

STRATA PLAN VIS3836

PHASE 4

BCGS 92F 066

SCALE 1 : 750

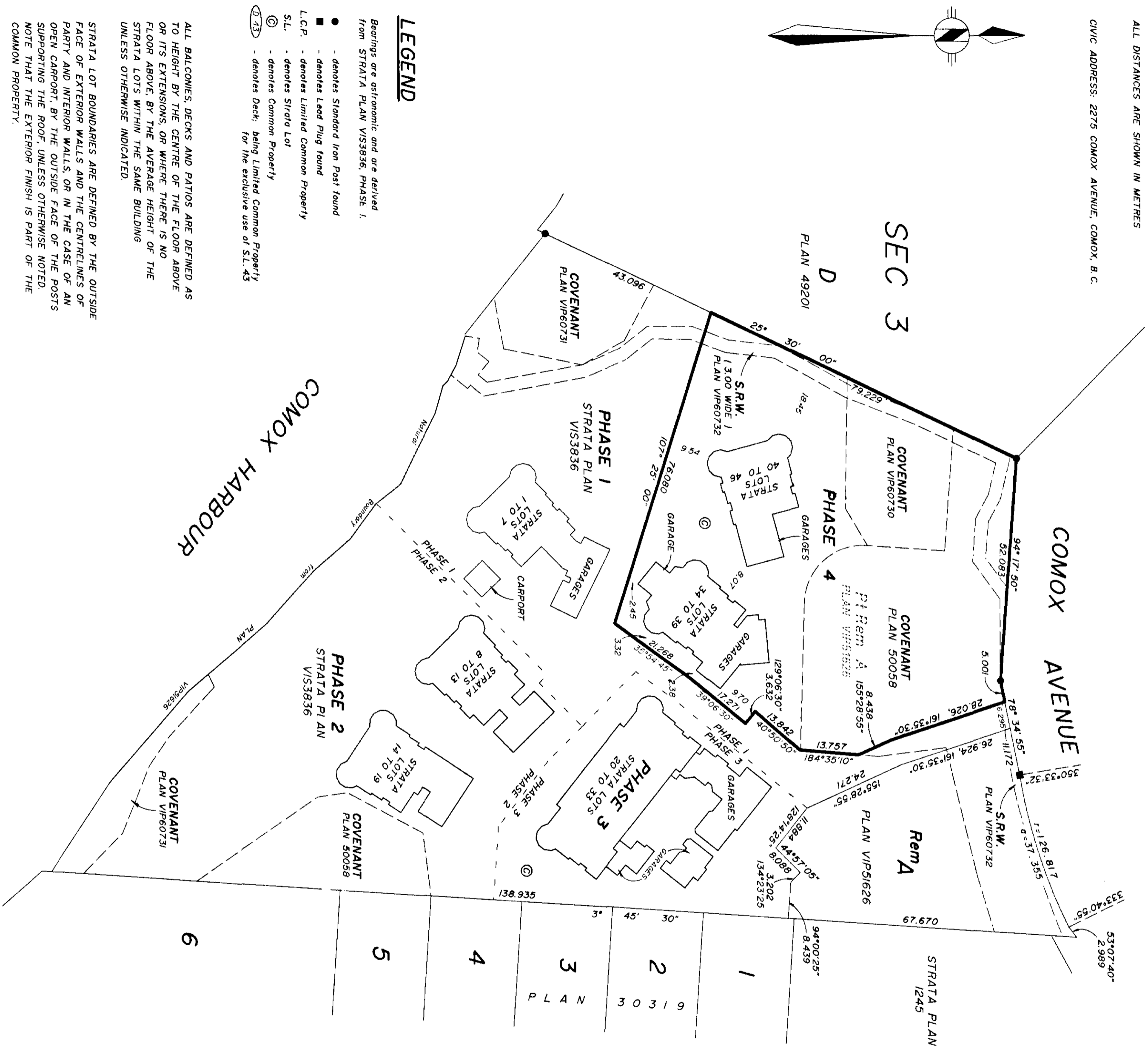


ALL DISTANCES ARE SHOWN IN METRES

CIVIC ADDRESS: 2275 COMOX AVENUE, COMOX, B.C.

DEPOSITED AND REGISTERED IN THE LAND  
TITLE OFFICE AT VICTORIA, B.C.  
THIS 12 DAY OF October 2004  
*[Signature]*  
REGISTRAR

Ew 157059  
fs



**LEGEND**

Bearings are astronomic and are derived from STRATA PLAN VIS3836, PHASE 1.

- - denotes Standard Iron Post found
- - denotes Lead Plug found
- L.C.P. - denotes Limited Common Property
- S.L. - denotes Strata Lot
- ⊙ - denotes Common Property
- ⊙ 23 - denotes Deck, being Limited Common Property for the exclusive use of S.L. 43

ALL BALCONIES, DECKS AND PATIOS 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 THE STRATA LOTS WITHIN THE SAME BUILDING UNLESS OTHERWISE INDICATED.

STRATA LOT BOUNDARIES ARE DEFINED BY THE OUTSIDE FACE OF EXTERIOR WALLS AND THE CENTRELINES OF PARTY AND INTERIOR WALLS, OR IN THE CASE OF AN OPEN CARPORT, BY THE OUTSIDE FACE OF THE POSTS SUPPORTING THE ROOF, UNLESS OTHERWISE NOTED. NOTE THAT THE EXTERIOR FINISH IS PART OF THE COMMON PROPERTY.

THE ADDRESS FOR SERVICE OF DOCUMENTS ON THE STRATA CORPORATION IS:

THE OWNERS:  
STRATA PLAN VIS3836  
2275 COMOX AVENUE  
COMOX, B.C.  
V9N 3P7

COMOX HARBOUR

COMOX AVENUE

THIS PLAN LIES WITHIN THE REGIONAL DISTRICT OF COMOX STRATHCONA AND THE TOWN OF COMOX

I, M. R. KUSS, A BRITISH COLUMBIA LAND SURVEYOR OF COURTENAY IN BRITISH COLUMBIA, CERTIFY THAT THE BUILDING ERECTED ON THE PARCEL DESCRIBED ABOVE IS WHOLLY WITHIN THE EXTERNAL BOUNDARIES OF THAT PARCEL, DATED AT COURTENAY B.C. THIS 2nd DAY OF SEPTEMBER, 2004

*[Signature]*  
ECP No. 20734, SEPTEMBER 9, 2004 B.C.L.S.

**McErmey Associates**  
Professional Land Surveyors  
495 - 6th Street  
Courtenay, B.C. V9N 6V4  
Tel: 338-5495 Fax: 338-7700  
File: 048875P4



STRATA PLAN VIS3836  
PHASE 4

CONDOMINIUM ACT

LOT NO.	SHEET NO.	FORM	
		1	2
		SCHEDULE OF UNIT ENTITLEMENT	SCHEDULE OF INTEREST UPON DESTRUCTION
34	6	145	1920
35	6	145	1920
36	7	146	1950
37	7	146	1950
38	8	146	1950
39	8	146	1950
40	5	183	2950
41	6	145	1890
42	6	146	1890
43	7	146	1950
44	7	146	1950
45	8	146	2270
46	8	146	2270
AGGREGATE		1932	26810

APPROVED AS PHASE 4 OF A 5 PHASE STRATA PLAN UNDER THE CONDOMINIUM ACT DATED THIS 7 DAY OF October, 2004

Maria King  
APPROVING OFFICER FOR THE TOWN OF COMOX

**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 THAT IT IS OF THE SAME FORCE AND EFFECT AS IF MADE UNDER OATH.

GARTH BRANN  
DECLARED BEFORE ME AT Vancouver IN THE PROVINCE OF BRITISH COLUMBIA THIS 14 DAY OF September 2004.

A COMMISSIONER FOR TAKING AFFIDAVITS WITHIN THE PROVINCE OF BRITISH COLUMBIA  
DONALD HASLAM

ACCEPTED AS TO FORMS 1, AND 2

Pete Igh  
SUPERINTENDENT OF REAL ESTATE  
THIS 23 DAY OF SEPTEMBER, 2004

OWNER: EMERALD HILL SHORELINE ESTATE LTD  
(INC NO 459198)

[Signature]  
AUTHORIZED SIGNATORY  
GARTH BRANN

AUTHORIZED SIGNATORY

WITNESS

DONALD HASLAM

ADDRESS

1180-505 BARNARD ST.

OCCUPATION

V7X 1M5  
LAWYER

CHARGE HOLDER AS TO MORTGAGE EW22690 AND ASSIGNMENT OF RENTS EW22691

HSBC BANK CANADA

[Signature]  
AUTHORIZED SIGNATORY JOSEPH YEUNG

[Signature] MADIM BHALASHIA  
AUTHORIZED SIGNATORY

WITNESS

[Signature] LUCY ADUNIMATA

ADDRESS

200-815 W. GEORGIA ST.

OCCUPATION

COMMERCIAL BANKER

DATE SEPTEMBER 2nd 2004

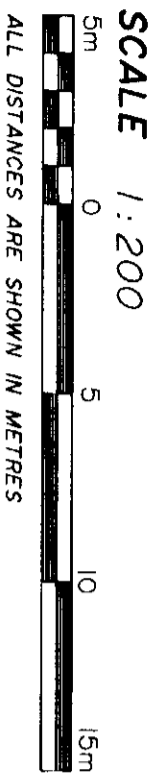
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REGISTERED

FILE 04887SP4

# CROSS SECTIONS

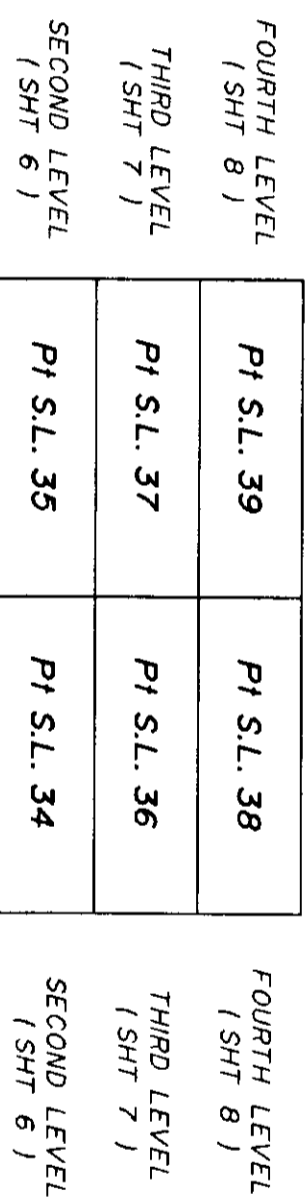
## STRATA PLAN VIS3836

### PHASE 4

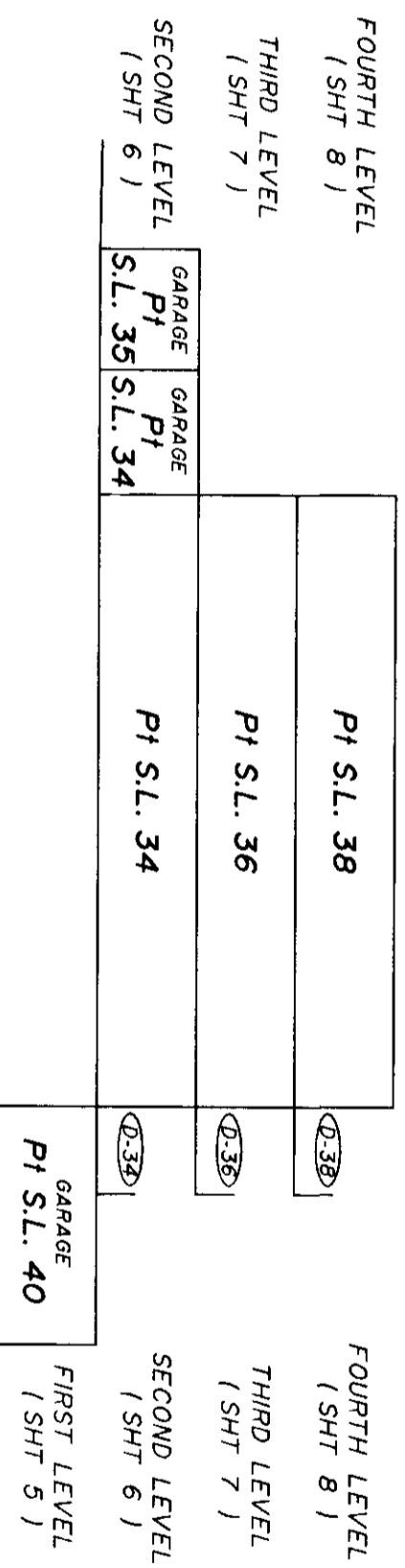


ALL DISTANCES ARE SHOWN IN METRES

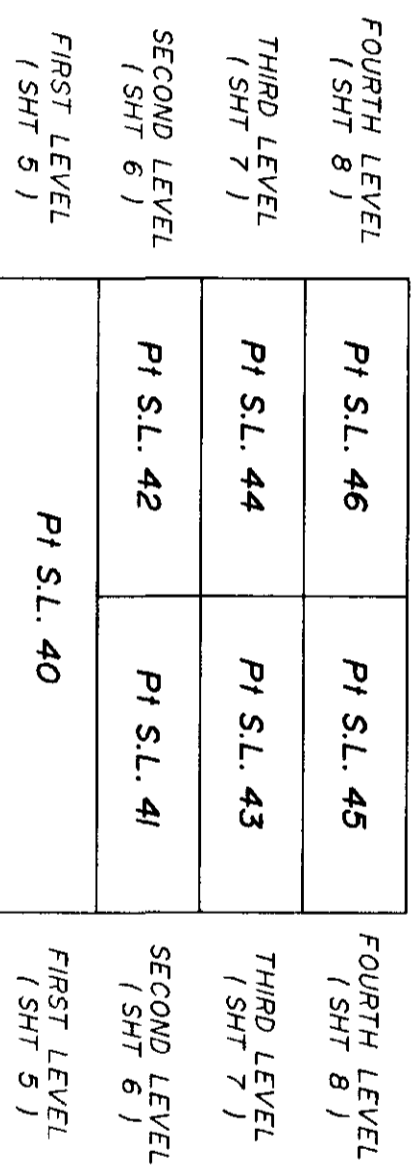
NOTE: SEE SHEET 2 FOR SECTION LOCATIONS



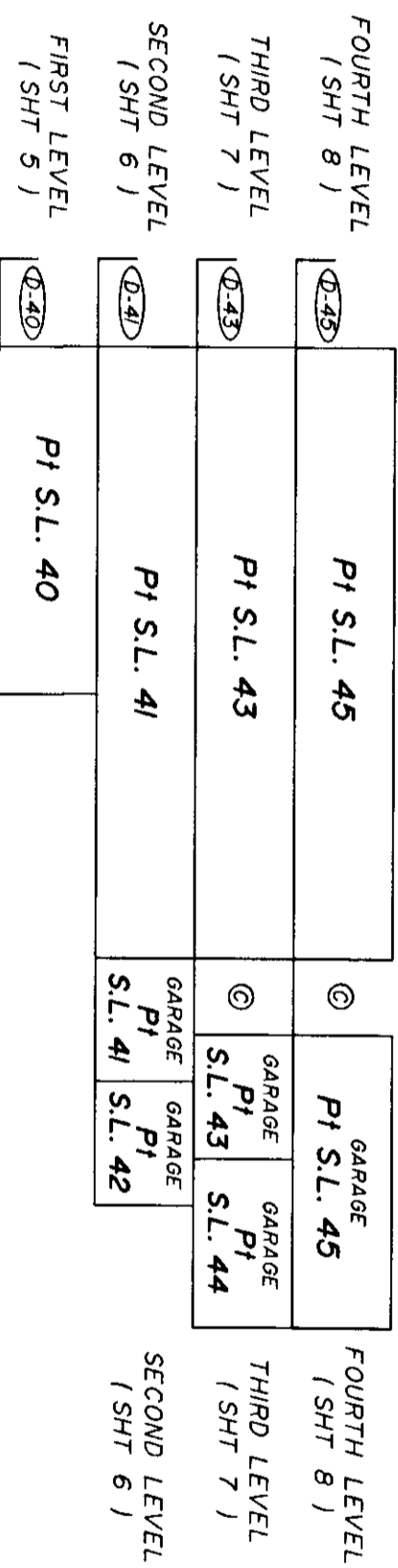
SECTION A



SECTION B



SECTION C



SECTION D

DATE SEPTEMBER 2nd 2004

*[Signature]* B.C.L.S.

FILE 048875P4



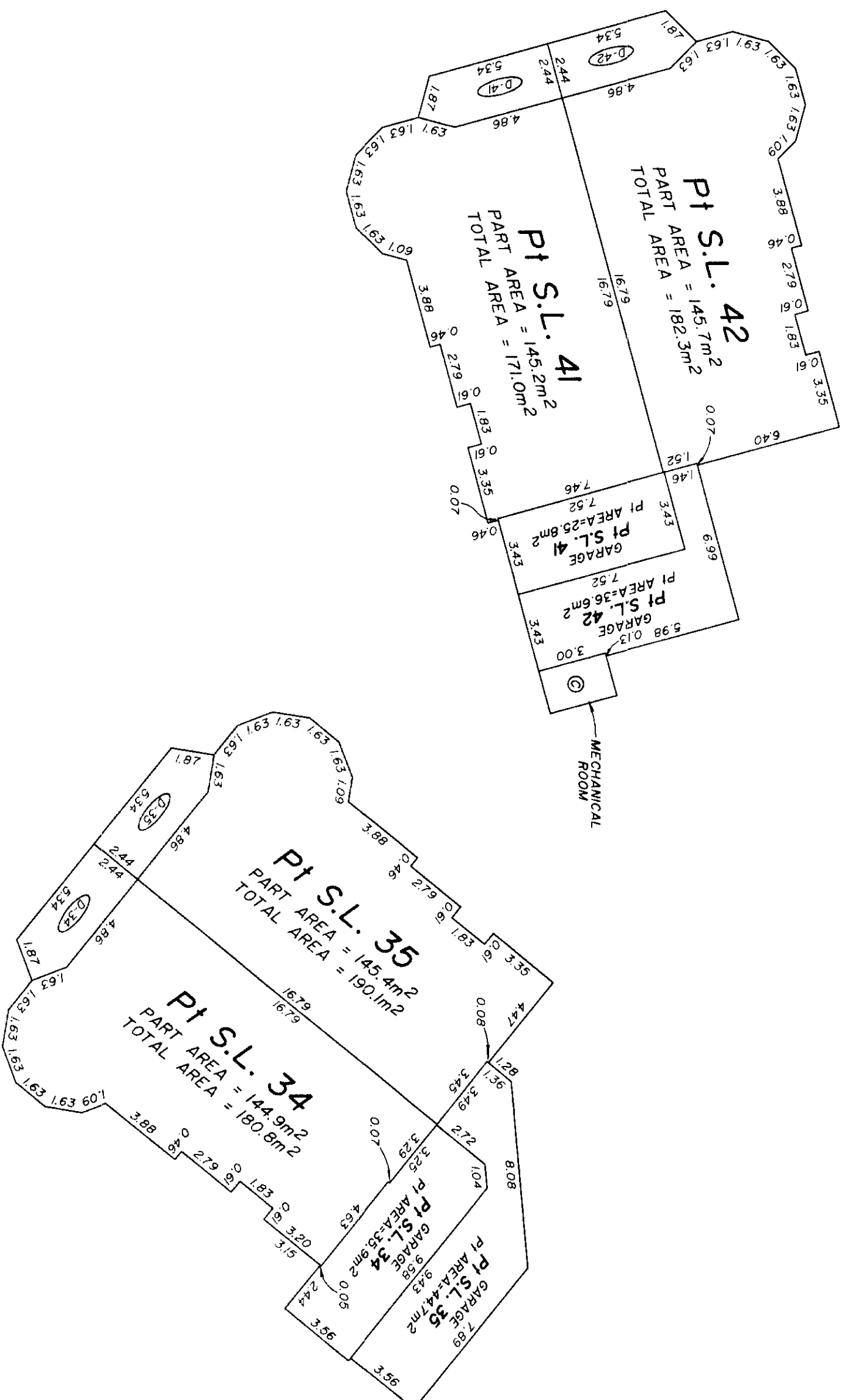
SECOND LEVEL,  
STRATA LOTS 34, 35, 41 AND 42  
LIMITED COMMON PROPERTY AND  
COMMON PROPERTY

STRATA PLAN VIS3836  
PHASE 4

SCALE 1:200



ALL DISTANCES ARE SHOWN IN METRES



DATE SEPTEMBER 2nd 2004  
*MMR*  
B.C.L.S.

FILE 04887SP4

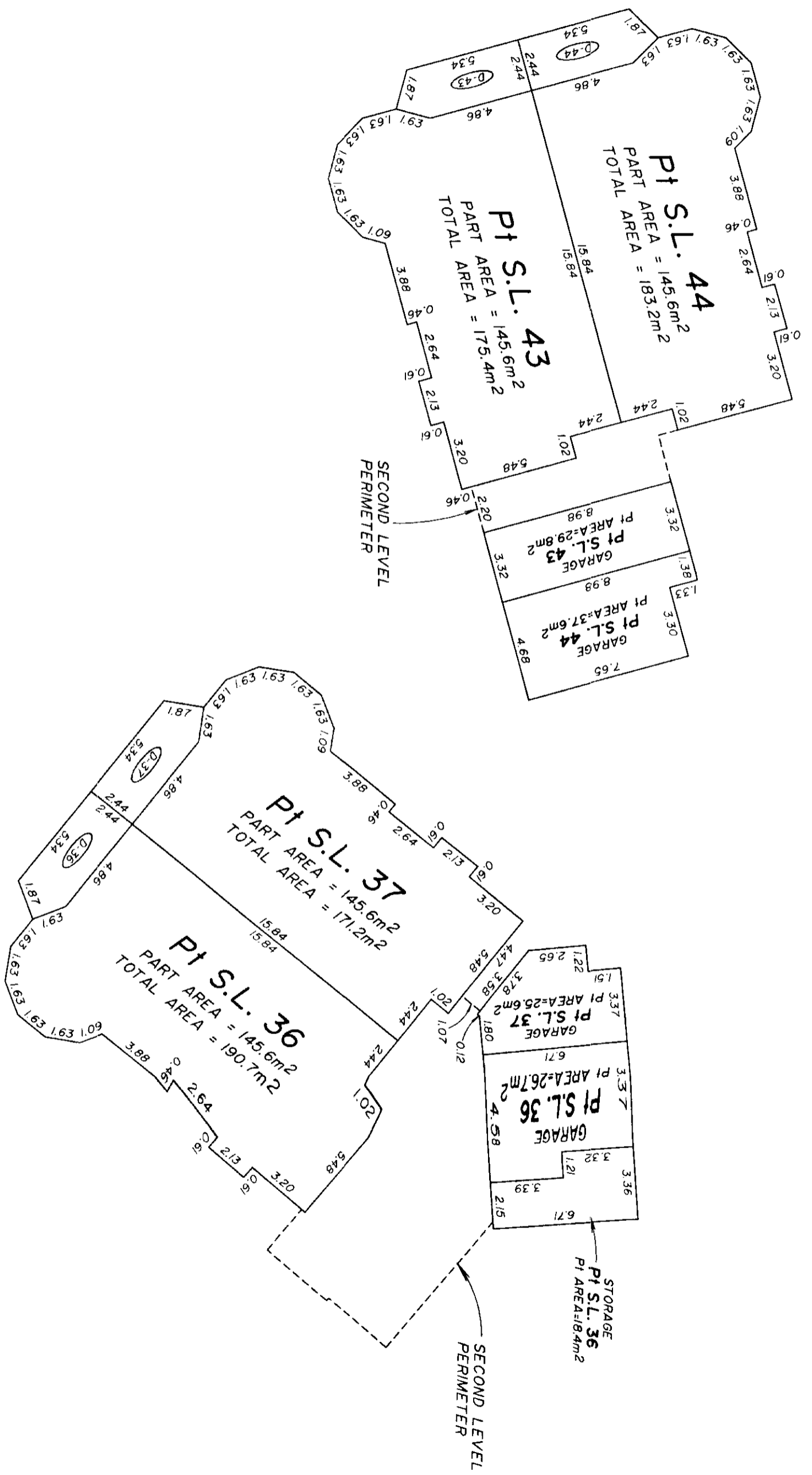
THIRD LEVEL,  
STRATA LOTS 36, 37, 43 AND 44  
AND LIMITED COMMON PROPERTY

STRATA PLAN VIS3836  
PHASE 4

SCALE 1:200



ALL DISTANCES ARE SHOWN IN METRES



DATE SEPTEMBER 2nd 2004  
*[Signature]* B.C.L.S.

FILE 04487SP4

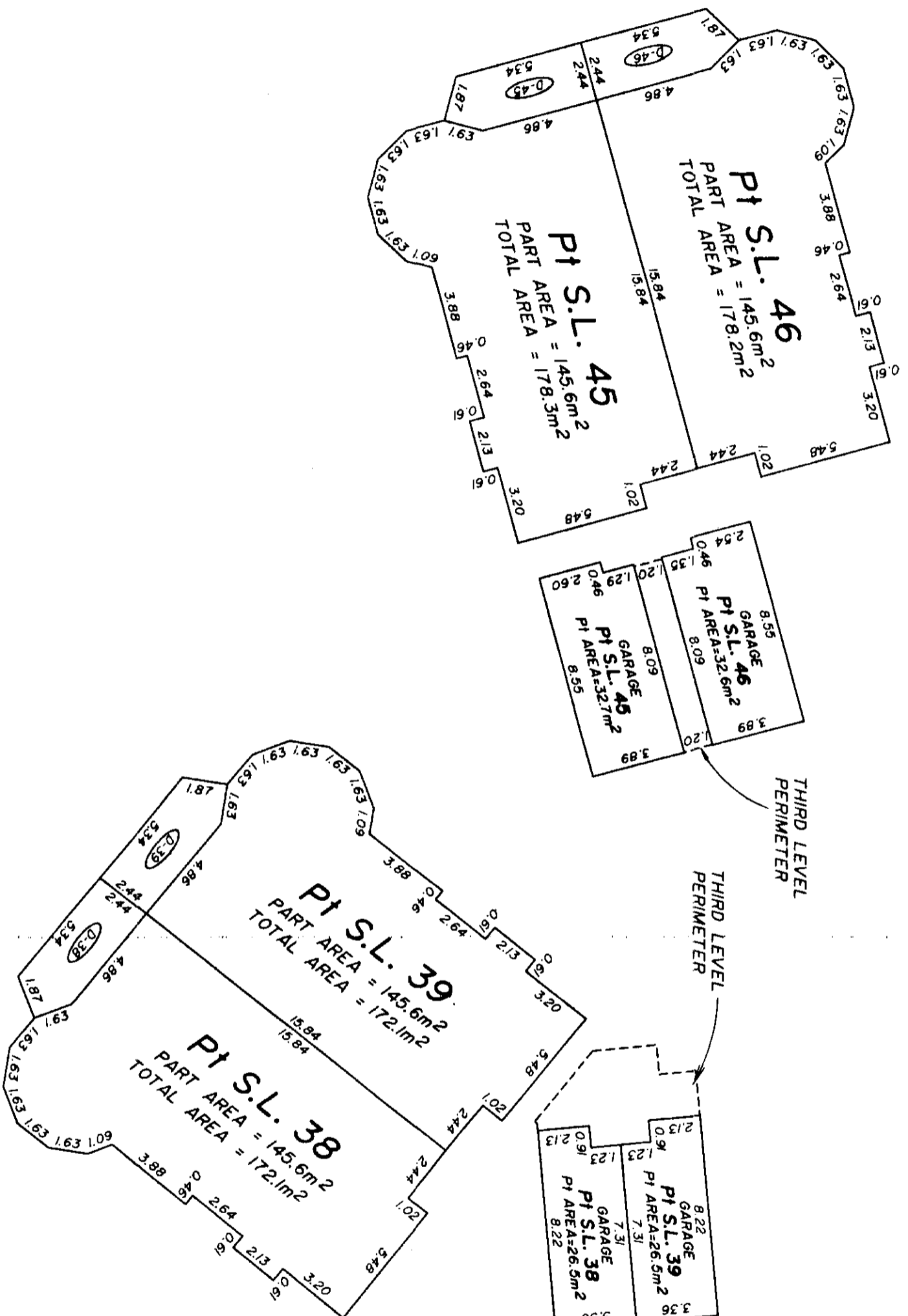
# FOURTH LEVEL, STRATA LOTS 38, 39, 45 AND 46 AND LIMITED COMMON PROPERTY

## STRATA PLAN VIS3836 PHASE 4

SCALE 1:200



ALL DISTANCES ARE SHOWN IN METRES



DATE SEPTEMBER 2nd 2004  
  
 B.C.L.S.



PHASED STRATA PLAN OF  
LOT A, SECTION 3, COMOX  
DISTRICT, PLAN VIP51626

STRATA PLAN VIS3836  
PHASE 5

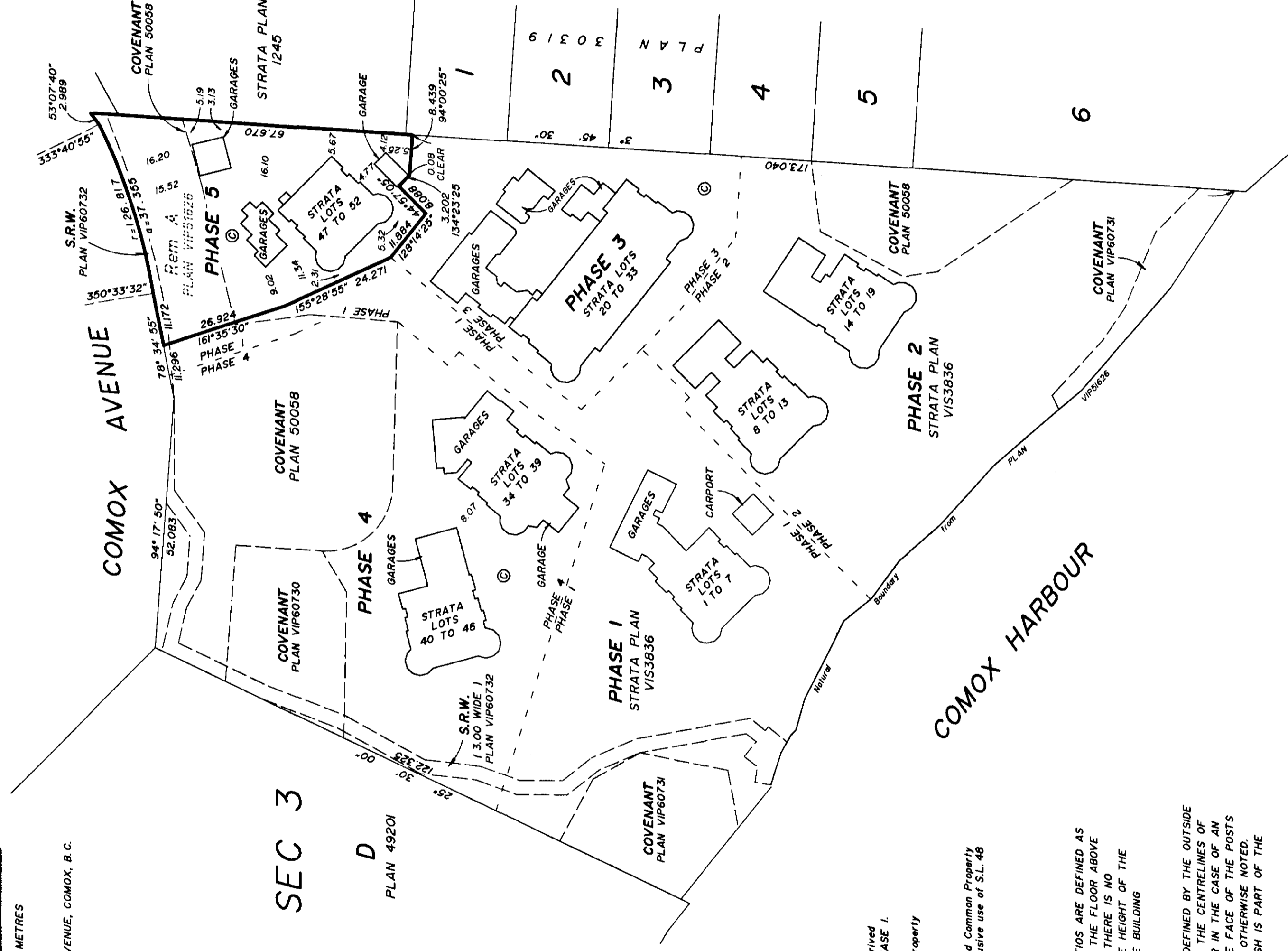
BCGS 92F 066

SCALE 1:750



ALL DISTANCES ARE SHOWN IN METRES

CIVIC ADDRESS: 2275 COMOX AVENUE, COMOX, B.C.



**LEGEND**

- Bearings are astronomic and are derived from STRATA PLAN VIS3836, PHASE 1.
- L.C.P. - denotes Limited Common Property
- S.L. - denotes Strata Lot
- ⊙ - denotes Common Property
- Ⓢ - denotes Deck; being Limited Common Property for the exclusive use of S.L. 48

ALL BALCONIES, DECKS AND PATIOS 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 THE STRATA LOTS WITHIN THE SAME BUILDING UNLESS OTHERWISE INDICATED.

STRATA LOT BOUNDARIES ARE DEFINED BY THE OUTSIDE FACE OF EXTERIOR WALLS AND THE CENTRELINES OF PARTY AND INTERIOR WALLS, OR IN THE CASE OF AN OPEN CARPORT, BY THE OUTSIDE FACE OF THE POSTS SUPPORTING THE ROOF, UNLESS OTHERWISE NOTED. NOTE THAT THE EXTERIOR FINISH IS PART OF THE COMMON PROPERTY.

THE ADDRESS FOR SERVICE OF DOCUMENTS ON THE STRATA CORPORATION IS:

THE OWNERS:  
STRATA PLAN VIS3836  
2275 COMOX AVENUE  
COMOX, B.C.  
V9N 3P7

I, M. R. KUSS, A BRITISH COLUMBIA LAND SURVEYOR OF COURTENAY IN BRITISH COLUMBIA, CERTIFY THAT THE BUILDING ERECTED ON THE PARCEL DESCRIBED ABOVE IS WHOLLY WITHIN THE EXTERNAL BOUNDARIES OF THAT PARCEL, DATED AT COURTENAY B.C. THIS 18th DAY OF MARCH, 2005

EGP No. 30794, MAY 6th, 2005 B.C.L.S.

THIS PLAN LIES WITHIN THE REGIONAL DISTRICT OF COMOX STRATHCONA AND THE TOWN OF COMOX

McEhanney Associates  
Professional Land Surveyors  
495 - 6th Street  
Courtenay, B.C. V9N 6V4  
Tel. 338-5495 Fax 338-7700  
File 04966SP5

DEPOSITED AND REGISTERED IN THE LAND  
TITLE OFFICE AT VICTORIA, B.C.  
THIS 15 DAY OF JUNE 2005

DEPUTY REGISTRAR

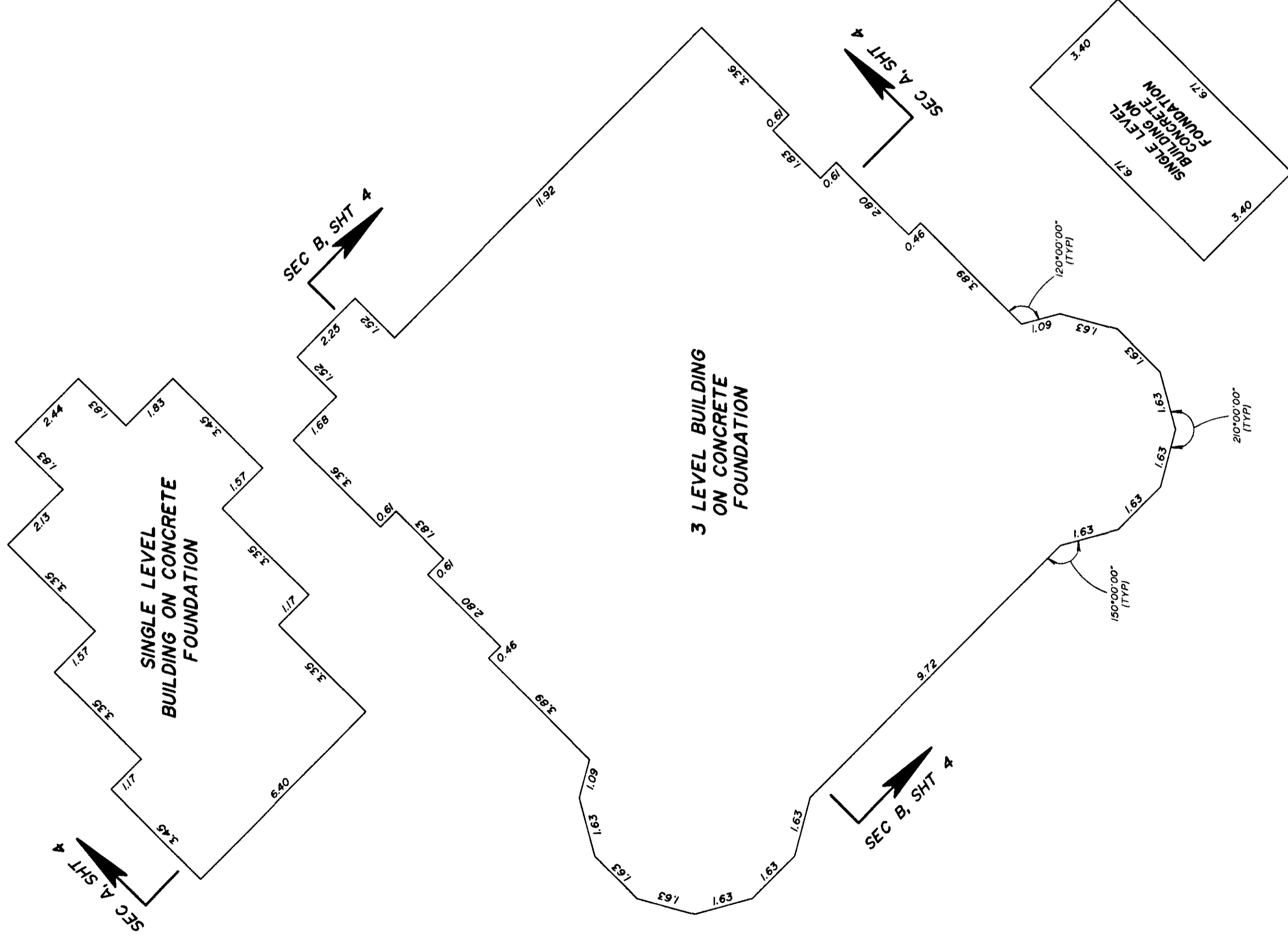
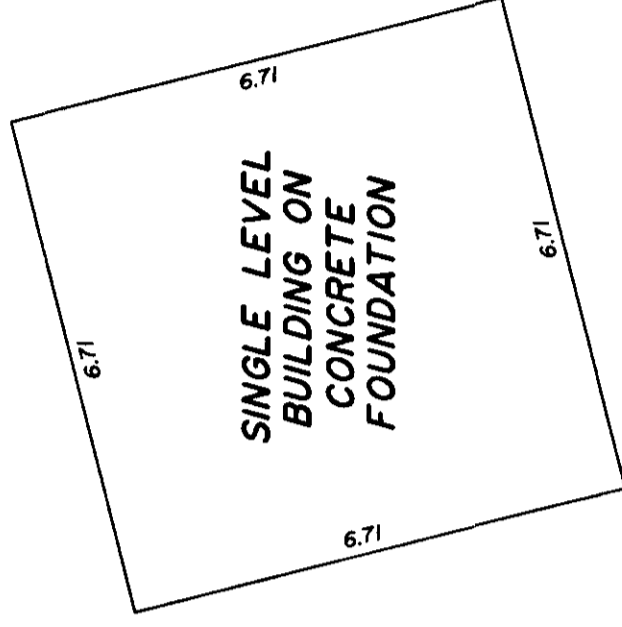
EX 11160 pd

FOUNDATION DETAIL

STRATA PLAN VIS3836  
PHASE 5



ALL DISTANCES ARE SHOWN IN METRES



DATE MARCH 18th 2005

*[Signature]*  
B.C.L.S.

FILE 04966SP5

STRATA PLAN VIS3836  
PHASE 5

CONDOMINIUM ACT

LOT NO.	SHEET NO.	FORM	
		1	2
		SCHEDULE OF UNIT ENTITLEMENT	SCHEDULE OF INTEREST UPON DESTRUCTION
47	5	146	1920
48	5	146	1920
49	5, 6	140	1854
50	5, 6	140	1854
51	5, 6, 7	156	2038
52	5, 6, 7	156	2038
AGGREGATE		884	11624

APPROVED AS PHASE 5 OF A 5 PHASE STRATA PLAN UNDER THE CONDOMINIUM ACT DATED THIS 13 DAY OF June, 2005

*Maria L. 17*  
APPROVING OFFICER FOR THE TOWN OF COMOX

**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 THAT IT IS OF THE SAME FORCE AND EFFECT AS IF MADE UNDER OATH.

*C. L. R.*  
DECLARED BEFORE ME AT Vancouver IN THE PROVINCE OF BRITISH COLUMBIA THIS 17 DAY OF May, 2005.

A COMMISSIONER FOR TAKING AFFIDAVITS WITHIN THE PROVINCE OF BRITISH COLUMBIA  
DONALD HASLAM

ACCEPTED AS TO FORMS 1, AND 2

*U. D. G. G. G.*  
SUPERINTENDENT OF REAL ESTATE  
THIS 24 DAY OF May, 2005

OWNER: EMERALD HILL SHORELINE ESTATE LTD  
(INC NO. 459198)

*C. L. R.*  
AUTHORIZED SIGNATORY CERIL LI

AUTHORIZED SIGNATORY

WITNESS

*Diane Rees*  
DIANE REES  
501-1166 Albemarle Street  
Vancouver, BC V6E 3Z3  
Project Co-Ordinator

ADDRESS

OCCUPATION

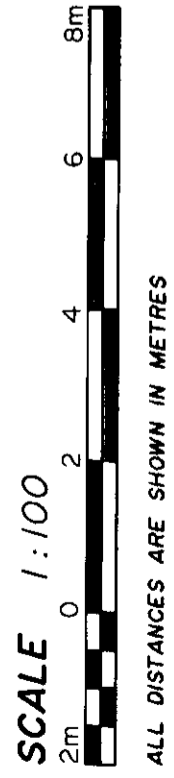
DATE MARCH 18th 2005

*Paul Smith*  
B.C.L.S.

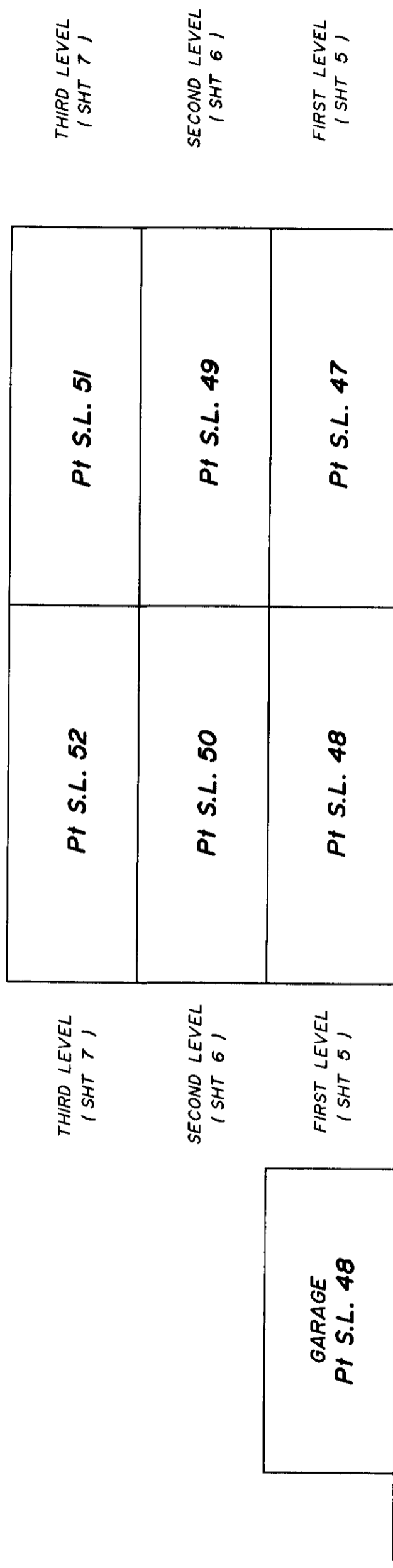
FILE 04966SP5

# CROSS SECTIONS

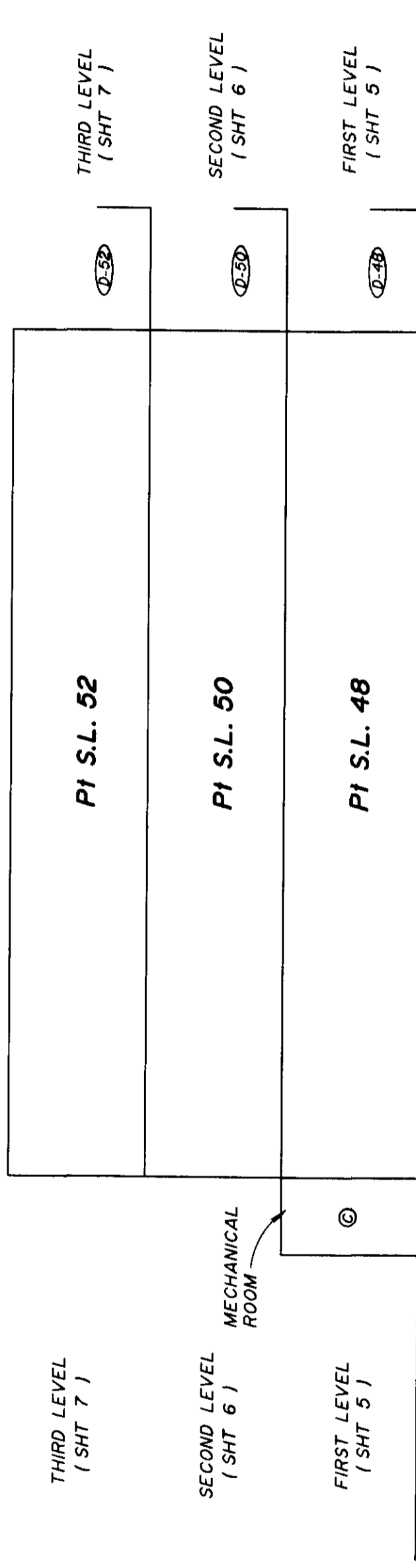
# STRATA PLAN VIS3836 PHASE 5



NOTE: SEE SHEET 2 FOR SECTION LOCATIONS



## SECTION A



## SECTION B

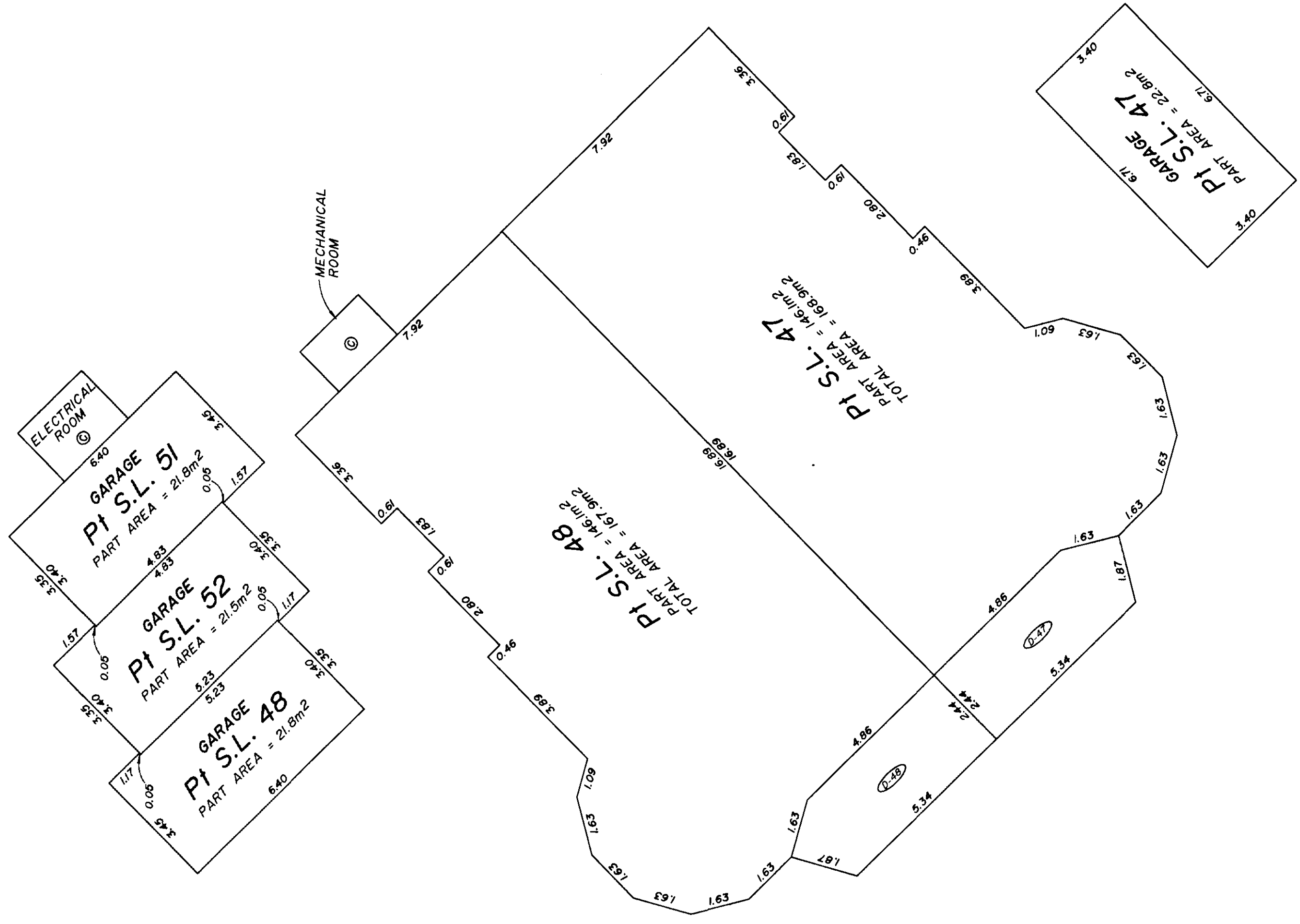
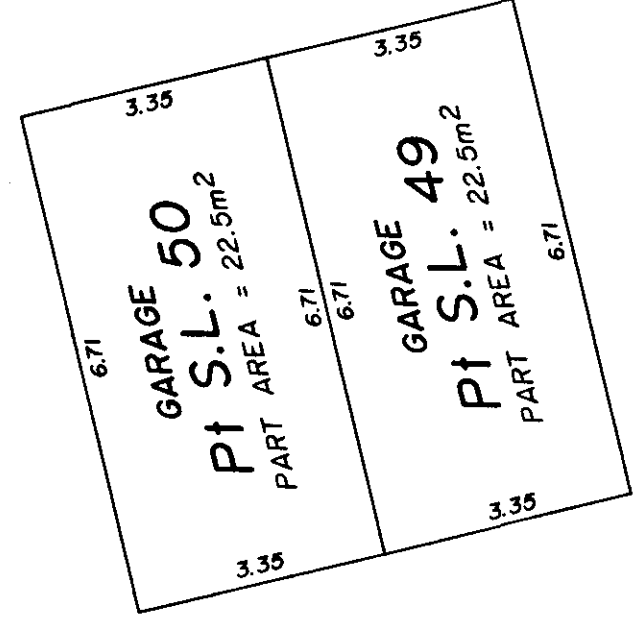
DATE MARCH 18th 2005

*[Signature]* B.C.L.S.

FILE 04966SP5

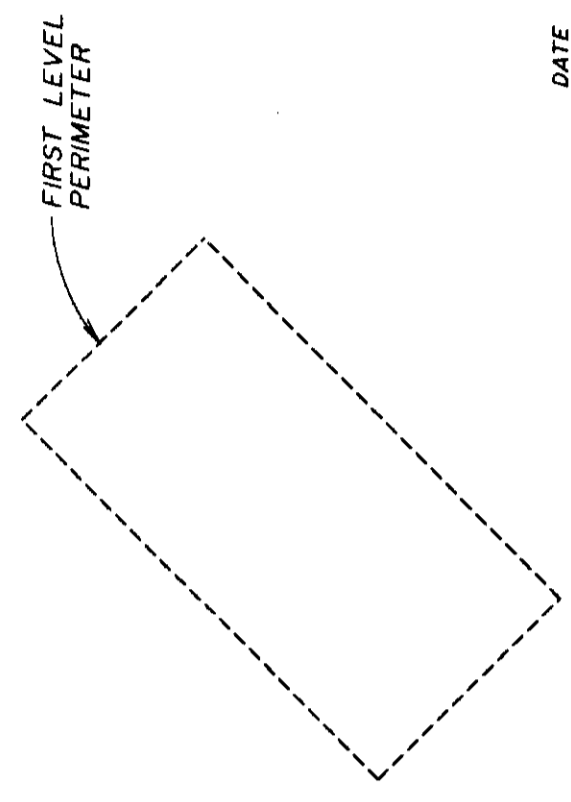
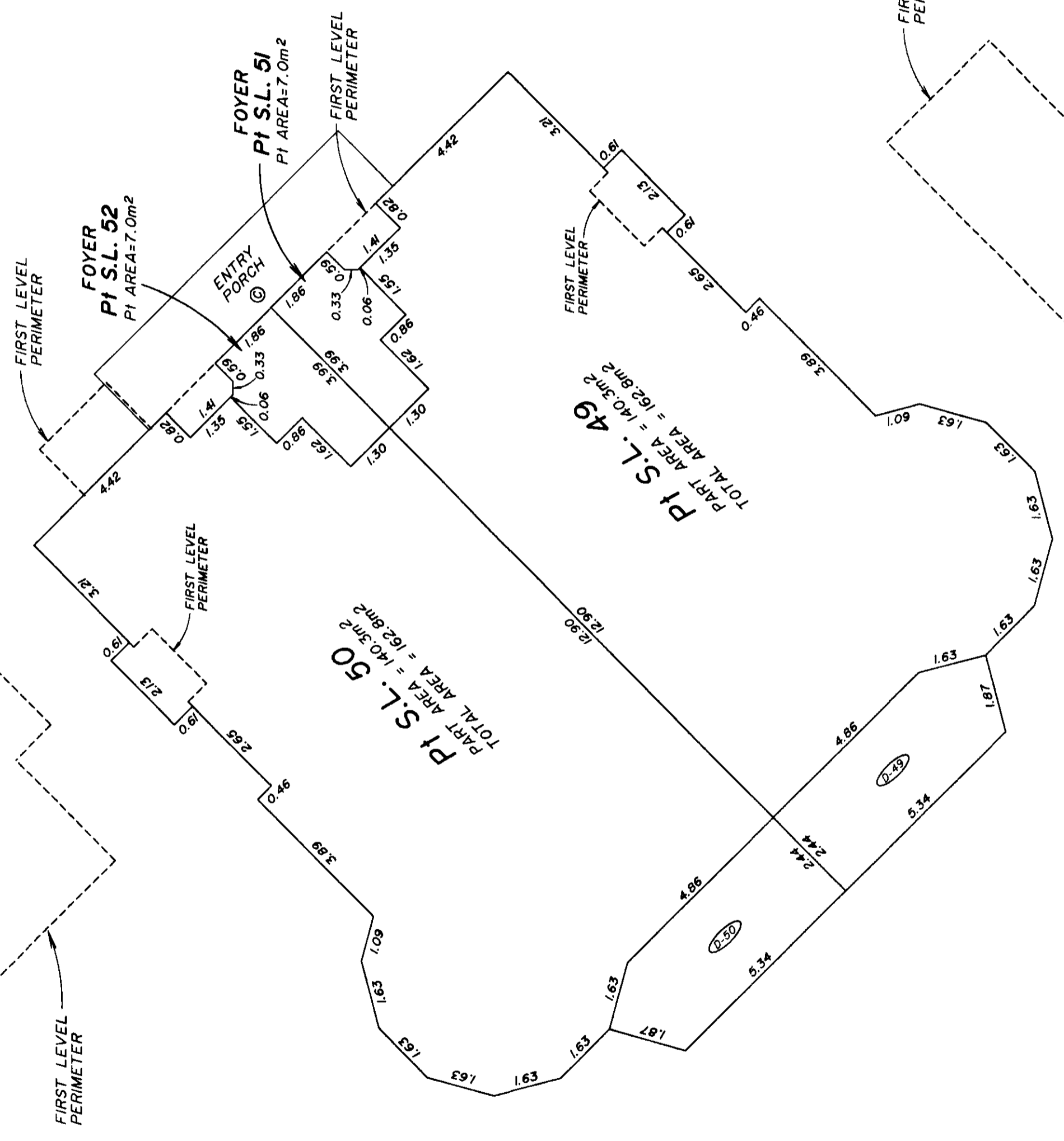
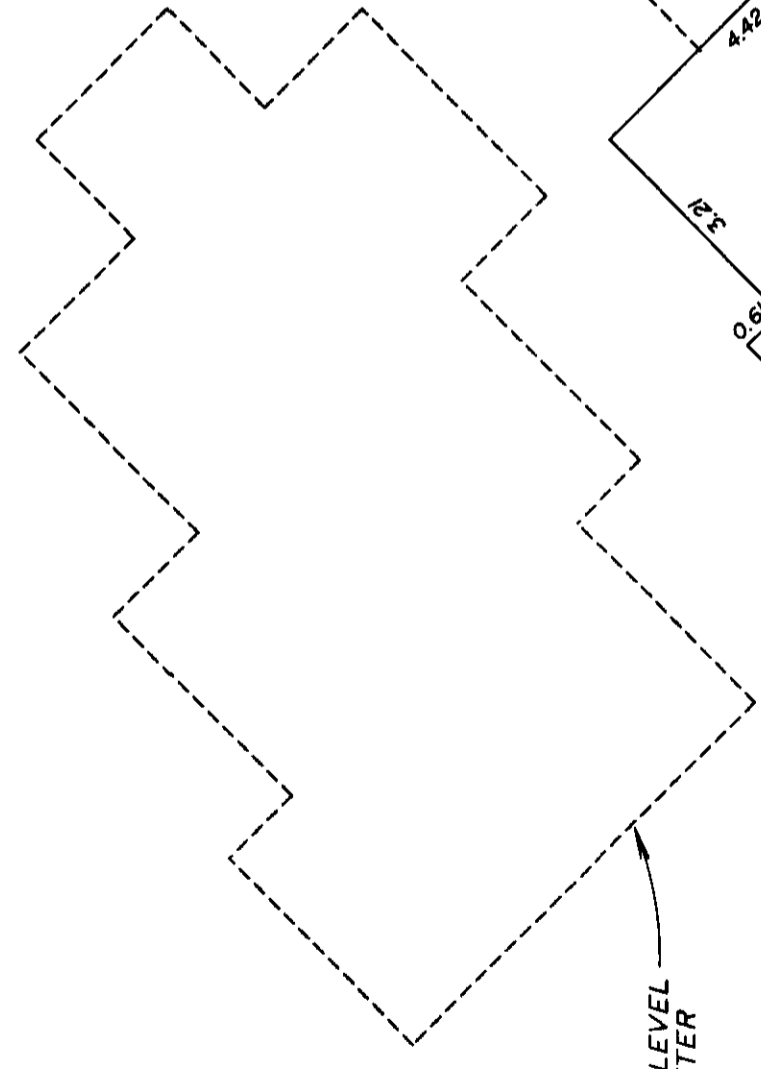
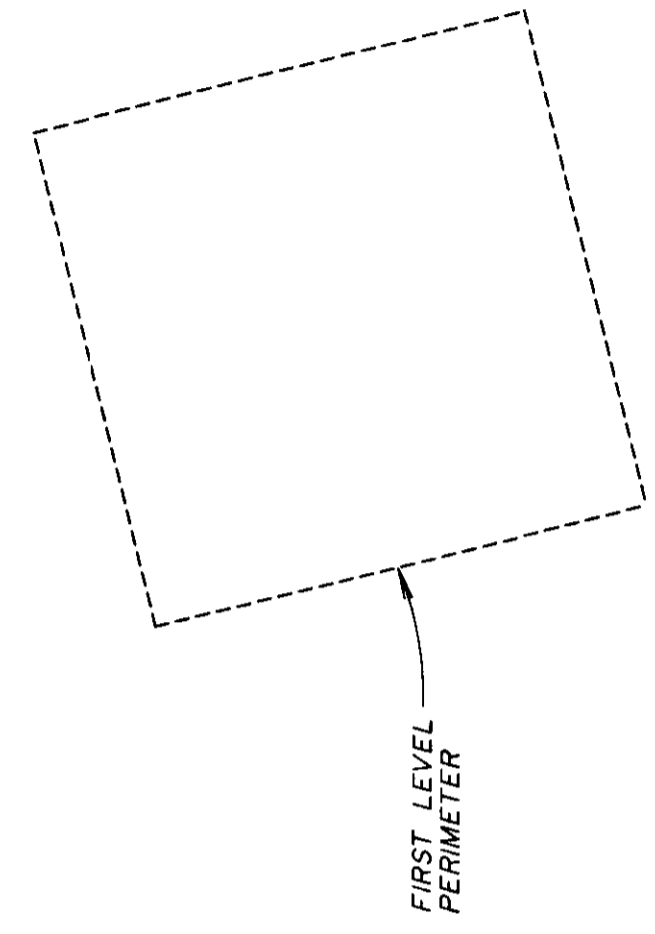
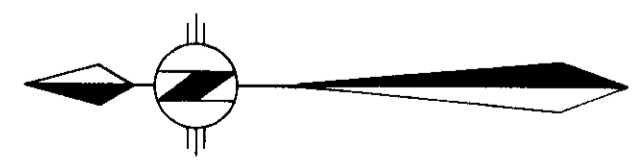
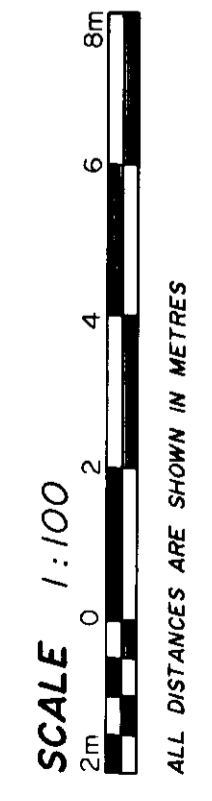
# STRATA PLAN VIS3836 PHASE 5

FIRST LEVEL  
STRATA LOTS 47, 48, PART OF  
STRATA LOTS 49 THROUGH 52,  
LIMITED COMMON PROPERTY AND  
COMMON PROPERTY



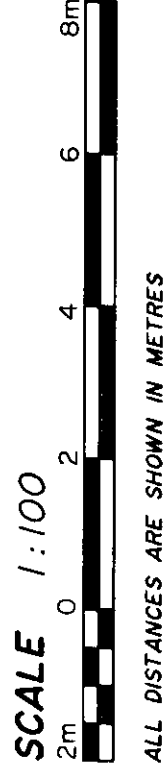
# STRATA PLAN VIS3836 PHASE 5

## SECOND LEVEL PART OF STRATA LOTS 49 THROUGH 52, LIMITED COMMON PROPERTY AND COMMON PROPERTY

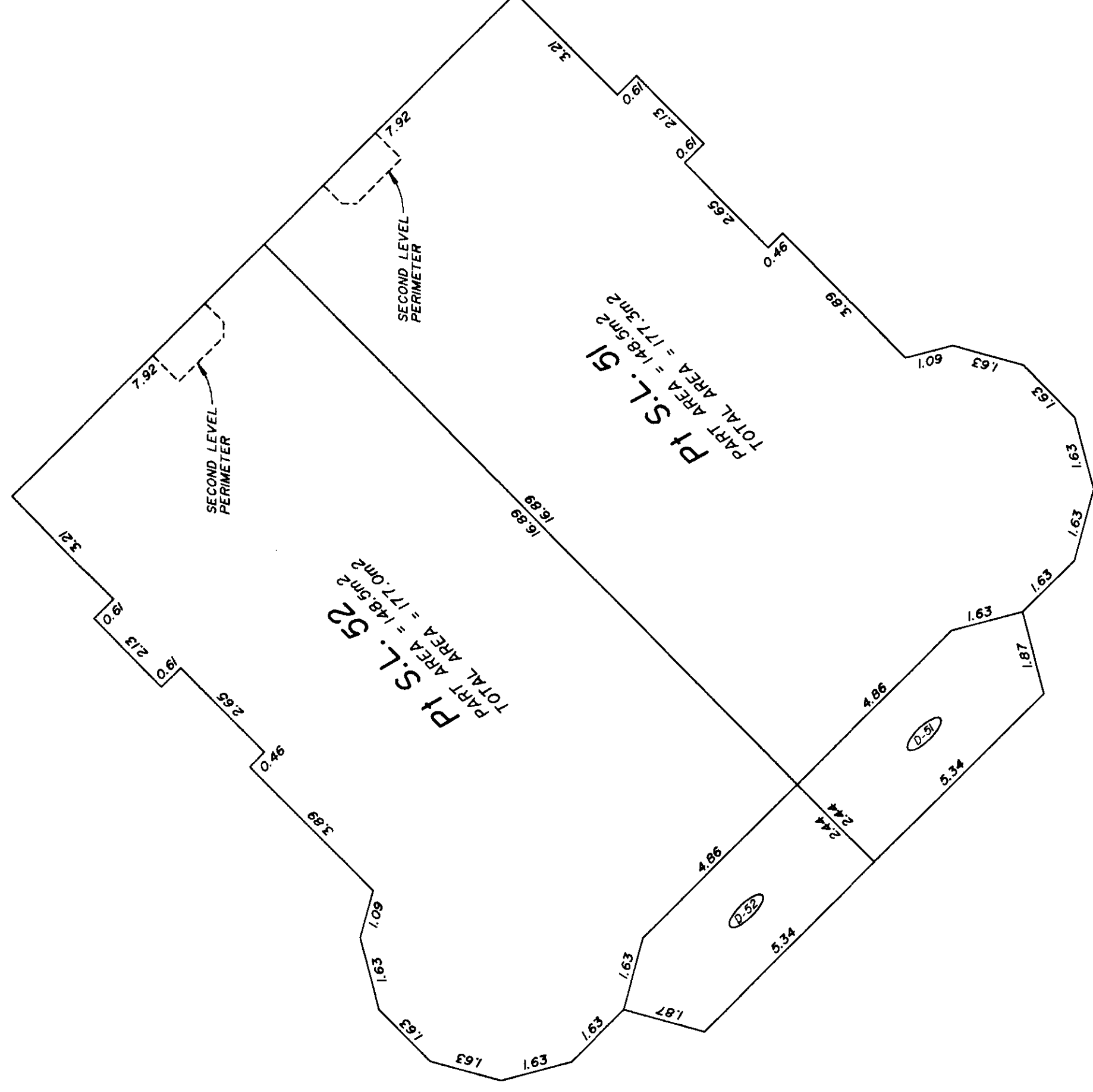


DATE MARCH 18th 2005  
 [Signature]  
 B.C.L.S.  
 FILE 04966SP5

**THIRD LEVEL  
PART OF STRATA LOTS  
51 AND 52, AND LIMITED  
COMMON PROPERTY**



ALL DISTANCES ARE SHOWN IN METRES



DATE MARCH 18th 2005  
 B.C.L.S.

FILE 049665P5