

02

Civic Address: Otter Point Park  
Strata Lots 1 through 35  
7871 West Coast Road  
RR 4, Sooke BC.

Victoria Assessment Area

Address for service of documents to:  
Strata Lot 1  
7871 West Coast Road  
RR 4, Sooke BC.

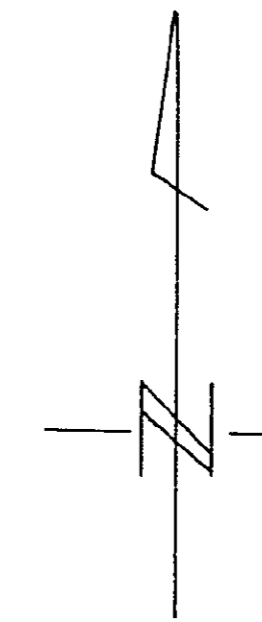
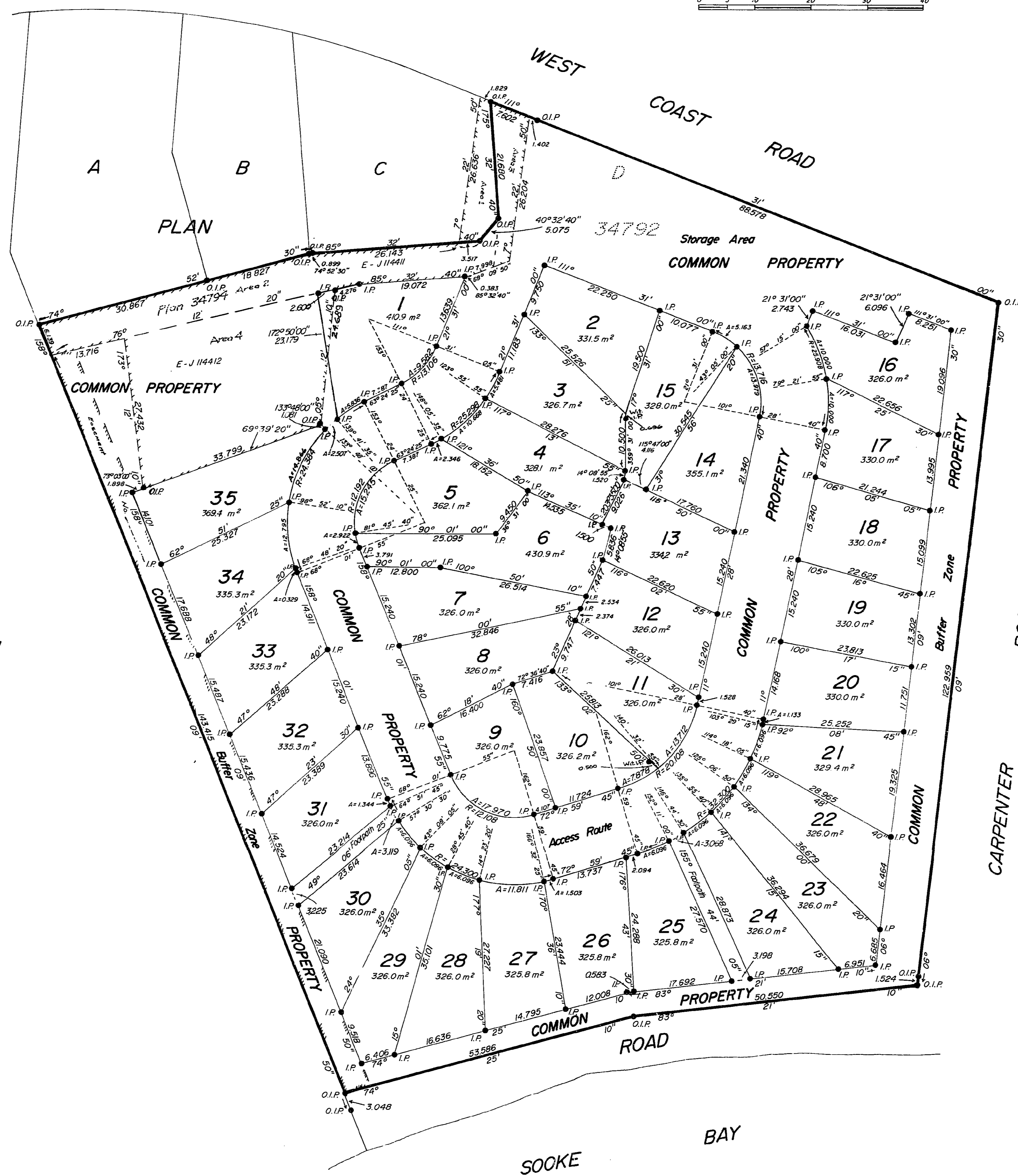
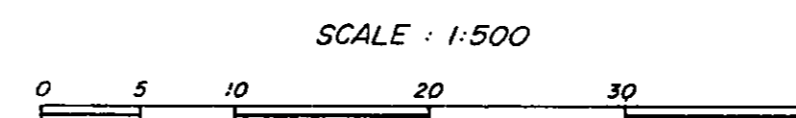
BARE LAND STRATA PLAN OF  
LOT D, PLAN 34792, SECTION 31,  
OTTER DISTRICT.

STRATA PLAN 1239

Deposited and registered in the Land Title Office, at Victoria, B.C., this  
8th day of DECEMBER, 1992.

82477

Deputy Registrar



- Legend
- O.I.P. denotes Standard Iron Post found.
  - I.P. denotes Standard Iron Post set.
  - A denotes Arc length.
  - R denotes Radius.
  - m<sup>2</sup> denotes square metres.
  - Wit. denotes Witness.

All distances shown are in metres.  
Bearings are astronomic, derived from Plan 34792

PLAN 34791

This Plan lies within the Capital Regional District.

J.E. ANDERSON & ASSOCIATES  
B.C. Land Surveyors - Consulting Engineers  
Victoria & Nanaimo, B.C.  
File # 8667, M-121

I, D.R. Carrier, a British Columbia land surveyor,  
of Victoria, in British Columbia, certify that I was present  
at and personally supervised the survey represented by  
this plan, and that the survey and plan are correct.  
The survey was completed on the  
26th day of October, 1992.

D.R. Carrier  
B.C.L.S.

STRATA PLAN 1239

CONDOMINIUM ACT

LOT NO.	SHEET NO.	FORM 1	FORM 2	FORM 3
		Schedule of Unit Entitlement Unit Entitlement	Schedule of Interest Upon Destruction Interest Upon Destruction	Schedule of Voting Rights Number of Votes
1	1	1	197	
2	1	1	197	
3	1	1	197	
4	1	1	197	
5	1	1	197	
6	1	1	210	
7	1	1	223	
8	1	1	236	
9	1	1	250	
10	1	1	250	
11	1	1	250	
12	1	1	223	
13	1	1	210	
14	1	1	197	
15	1	1	197	
16	1	1	197	
17	1	1	197	
18	1	1	197	
19	1	1	223	
20	1	1	250	
21	1	1	293	
22	1	1	328	
23	1	1	492	
24	1	1	506	
25	1	1	519	
26	1	1	519	
27	1	1	519	
28	1	1	506	
29	1	1	492	
30	1	1	328	
31	1	1	293	
32	1	1	250	
33	1	1	236	
34	1	1	223	
35	1	1	197	
AGGREGATE		35	10,000	

Owner: Otter Point Lands Ltd.

Terence R. Mann  
Authorized Signatory

Authorized Signatory

Mortgagee: Robert Hamilton Smith

Witness: Eric J. Woodhouse

Address: 988 MONTEAGUE AVE

VICTORIA, B.C.

Occupation: LAWYER

The registered owners designated hereon, hereby declare that they have entered into a condition or covenant with Her Majesty the Queen in Right of the Province of British Columbia as represented by the Minister of Transportation and Highways and the Minister of the Environment under section 215 of the Land Title Act.

Mortgagee: Allan Leslie Cox

Mortgagee: Roy Thomas Brydon

Witness to both: [Signature]

Address: P.O. Box 132

KASLO, B.C.

Occupation: Legal Secretary

D.R.  
Approving Officer, Ministry of Transportation and Highways

I/We the undersigned do solemnly declare that (1) I/We the undersigned am/are the duly authorized agent of the owner-developer. (2) The strata plan is entirely for residential use. I/We 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.

Terence R. Mann

Sworn before me this 1 day of November, 1982.

E. J. Woodhouse  
A Commissioner for taking affidavits within British Columbia.

Accepted as to forms 1, 2 and 3, this

22<sup>nd</sup> day of November, 1982.

David P. [Signature]  
Superintendent of Insurance

Approved as a Bare Land Strata under the Condominium Act, this

1<sup>st</sup> day of Nov., 1982.

David A. [Signature]  
Approving Officer, the Ministry of Transportation and Highways

Approved under the controlled access provisions of the Land Title Act, this

1<sup>st</sup> day of Nov., 1982.

David A. [Signature]  
Approving Officer, the Ministry of Transportation and Highways

26<sup>th</sup> day of October, 1982

D. K. [Signature]  
B.C.L.S.

J.E. ANDERSON & ASSOCIATES  
B.C. LAND SURVEYORS - CONSULTING ENGINEERS  
VICTORIA & NANAIMO, B.C.  
File: 8667



STRATA PLAN 1239

DEALINGS AFFECTING THE COMMON PROPERTY

REGISTRATION	DOCUMENTS
A J3570 5.12.79 2:51	Robert Hamilton Smith Modified by J16242, J22505, and J72187
M J16242 15.1.80 9:36	SUPPLEMENTAL TO AND MODIFYING J3570 CANCELLED BY M1008 P.2.83 REVISION AS PER
M J22505 6.2.80 10:47	SUPPLEMENTAL TO AND MODIFYING J3570 CANCELLED AS TO COMMON PROPERTY ONLY
M J72187 29.7.80 13:54	SUPPLEMENTAL TO AND MODIFYING J3570
COVENANT J11406 13.11.80 15:21	HER MAJESTY THE QUEEN IN RIGHT OF THE PROVINCE OF BRITISH COLUMBIA S.215 LTR Amended by L82515
E J11441 13.11.80 15:23	PART SHOWN AS AREA 2+3 ON PLAN 34794, APPURTENANT TO LOTS A, B, C, PLAN 34792.
E J11442 13.11.80 15:24	PART SHOWN AS AREA 2+4 ON PLAN 34794 APPURTENANT TO LOTS A, B, C, PLAN 34792.
M K76386 5.8.81 10:38	modified by L9510 31.12.81 ALLAN LESLIE COX AND RAY THOMAS BRYANT, common cancelled by M1007 P.2.83 as per
PA K87731 30.9.81 10:47	GRANTING K76386 PRIORITY OVER J3570 (SEE J16242, J22505 + J72187)
SRN L49442 17.7.82 12:25	BRITISH COLUMBIA HYDRO AND POWER AUTHORITY
SRN L79772 12.11.82 13:33	BRITISH COLUMBIA TELEPHONE COMPANY
E L82476 25.11.82 12:48	PART APPURTENANT TO LOT 1, PLAN 34791.
HERE TO IS ANNEXED EASEMENT J11440 OVER PART OF LOT 1, PLAN 34791 IN PLAN 34795.	
HERE TO IS ANNEXED EASEMENT J11443 OVER PART OF LOT 1, PLAN 34792 SHOWN AS AREA 4 ON PLAN 34794.	
COVENANT L82515 25.11.82 12:51	Her Majesty the Queen in Right of the Province of British Columbia. Modification of J11440.
Hereto is annexed easement L82515 over part of Strata Lot 27 Strata Plan 1239	

Hereto is annexed easement L82516 over part of Strata Lot 2, Strata Plan 1239	
Hereto is annexed easement L82517 over part of Strata Lot 3, Strata Plan 1239	
Hereto is annexed easement L82518 over part of Strata Lot 4, Strata Plan 1239	
Hereto is annexed easement L82519 over part of Strata Lot 5, Strata Plan 1239	
Hereto is annexed easement L82520 over part of Strata Lot 6, Strata Plan 1239	
Hereto is annexed easement L82521 over part of Strata Lot 7, Strata Plan 1239	
Hereto is annexed easement L82522 over part of Strata Lot 8, Strata Plan 1239	
Hereto is annexed easement L82523 over part of Strata Lot 9, Strata Plan 1239	
Hereto is annexed easement L82524 over part of Strata Lot 10, Strata Plan 1239	
Hereto is annexed easement L82525 over part of Strata Lot 11, Strata Plan 1239	
Hereto is annexed easement L82526 over part of Strata Lot 12, Strata Plan 1239	
Hereto is annexed easement L82527 over part of Strata Lot 13, Strata Plan 1239	
Hereto is annexed easement L82528 over part of Strata Lot 14, Strata Plan 1239	
Hereto is annexed easement L82529 over part of Strata Lot 15, Strata Plan 1239	
Hereto is annexed easement L82530 over part of Strata Lot 16, Strata Plan 1239	
Hereto is annexed easement L82531 over part of Strata Lot 17, Strata Plan 1239	
Hereto is annexed easement L82532 over part of Strata Lot 18, Strata Plan 1239	
Hereto is annexed easement L82533 over part of Strata Lot 19, Strata Plan 1239	
Hereto is annexed easement L82534 over part of Strata Lot 20, Strata Plan 1239	
Hereto is annexed easement L82535 over part of Strata Lot 21, Strata Plan 1239	
Hereto is annexed easement L82536 over part of Strata Lot 22, Strata Plan 1239	
Hereto is annexed easement L82537 over part of Strata Lot 23, Strata Plan 1239	
Hereto is annexed easement L82538 over part of Strata Lot 24, Strata Plan 1239	
Hereto is annexed easement L82539 over part of Strata Lot 25, Strata Plan 1239	
SBS L82517 25.11.82 12:53	See 216 LTR, with priority over K76386 and modifications J16242, J22505, J72187 and M1007 J3570
M L95110 31.12.82 10:31	Modification of M K76386 Cancelled by M1007 P.2.83 as per as to common property only