NOT MARKED UP
INCORRECT LEGAL
TITLE NOT CONVERTED.

M 92449

LAND TITLE ACT

Form 17

(Sec. 152(3) (b) (i)

APPLICATION

NATURE OF INTEREST:

Modification of Charge.

HEREWITH FEE OF:

$10.00

NATURE AND NUMBER OF CHARGE:

Land Use Contract No. C-41759

NAME AND ADDRESS OF PERSON ENTITLED TO BE REGISTERED AS OWNER:

COWLIN MANAGEMENT LTD.,
3591 Margot Place,
Victoria, B.C.,
V8P 3M2

LEGAL DESCRIPTION:

Lot 1, Section 7, Victoria District,
Plan ~~26950~~ 29650

SEP 20 83 539967 -03 10.00

20 SEP 83 13 27

FULL NAME, ADDRESS AND TELEPHONE NUMBER OF PERSON PRESENTING APPLICATION:

Frank E. Harris, Lands Commissioner
for The Corporation of the District
of Saanich, 770 Vernon Avenue,
Victoria, B.C. V8X 2W7
386-2241, Local 246

F.E. Harris
Agent

Date: 19th September 1983

2

THE CORPORATION OF THE DISTRICT OF SAANICH

DEVELOPMENT PERMIT

NO. P/43/83

TO: COWLIN MANAGEMENT LTD. (herein called "the Permittee")
ADDRESS: 3951 Margot Place
Victoria, B.C.
V8P 3M2

1. This Development Permit is issued subject to compliance with all of the Bylaws of the Municipality applicable thereto, except as specifically varied or supplemented by this Permit.

2. This Development Permit applies to the lands known and described as:

LOT 1, SECTION 7, VICTORIA DISTRICT, PLAN 29650
(herein called "the lands")

3. This Development Permit regulates the development of the lands by varying the plans which form part of the Cowlin Management Land Use Contract to permit minor changes to the building and off-street parking area as shown on the plans prepared by Siddall, Dennis, Warner Architects, dated July, 1983, which form part of this permit.

4. The Permittee shall substantially complete the development within 24 months from the date of issuance of this Permit, in default of which the Municipality may at its option upon 10 days' prior written notice to the Permittee terminate this Permit and the Permit shall be null and void and of no further force or effect.

5. The lands shall be developed strictly in accordance with the terms and conditions and provisions of this Permit provided, however, that minor variations which do not affect the overall building and landscape design may be permitted by the Municipal Planner.

6. The terms and conditions contained in this Permit shall enure to the benefit of and be binding upon the Permittee, their executors, heirs or administrators, successors or assigns as the case may be or their successors in title to the land.

7. This Permit is not a Building Permit.

AUTHORIZING RESOLUTION PASSED BY THE MUNICIPAL COUNCIL ON THE

SIXTH DAY OF SEPTEMBER 1983.

ISSUED THIS 13th DAY OF September 1983.

APPROVED AND AGREED TO BY THE PERMITTEE this 13 day of Sept. 1983

THE SEAL OF COWLIN MANAGEMENT LTD.)
was hereunto affixed in the)
presence of:)

John A Cowlin)
Authorized Signatory) (seal)

Authorized Signatory

FORM 1 (Section 36)
MEMORANDUM OF REGISTRATION
Registered on application received on the day and time written hereon
R. E. HOOPER, Registrar of the Victoria Land Title Office

Clerk of The Corporation of the District of Saanich

I hereby certify the above to be a true and correct copy of a DEVELOPMENT PERMIT as authorized by Council Council on the sixth day of September, 1983.

Clerk of The Corporation of the District of Saanich

Dance 3 7.11.83

Application M92449
(H Dance)

LAND TITLE ACT
(NOTICE DECLINING TO REGISTER)

SEC. 288 NOTICE RECEIVED
Date mailed
Signature 11.10.83

Land Title Office,
Victoria, B.C.
05.10.83

IN THE MATTER of the above application to register Modification of Land Use Contract.

Sir:

TAKE NOTICE that I refuse to effect registration in accordance with the tenor of the above application. My reason for such refusal and my requirements are as follows:

Legal Description appears to be incorrect.

OCT 17 83 5 4 8 8 2 0 -B3 5.00

AND FURTHER TAKE NOTICE that under the provisions of Section 298 of the *Land Title Act*, this notice is deemed to have been received by you within ten days from the posting, which is the same as the date hereof; and that unless you comply with the provisions of Sections 288 and 289 of this Act, this application shall be deemed to be cancelled and void.

N.B.
See print of Sections 288 and 289 on back hereof.
Fee for this notice, $5.00.

enc. modification

R. E. Hooper
Registrar of Title

Per

TO:
Frank E. Harris
770 Vernon Avenue
Victoria BC
V8X 2W7.

4 92449

Duty of Registrar to Notify Applicant of Refusal of Registration

288. (1) Where the registrar refuses to proceed with an application under this Act, he shall forthwith serve a notice in writing on the applicant, or the solicitor or agent of the applicant, of his refusal, stating briefly his reasons and his requirements, and where a subsequent application is affected by his refusal he shall similarly serve a notice on the subsequent applicant.

(2) Where

(a) the requirements of the registrar are fulfilled, and

(b) the fee for the notice is paid

within 21 days after service of the notice, the application shall be proceeded with.

(3) Where

(a) the requirements of the registrar are not fulfilled, or

(b) the fee for this notice is not paid

within the period referred to in subsection (2), the refusal of the registrar is final, and the application shall, at the end of that period, become void and be cancelled by the registrar unless the applicant applies under section 289.

(4) The registrar may, in his discretion, on request at any time before the lapse of the period referred to in subsection (2), extend the time for making the application under Section 289 or for fulfilling his requirements, as the case may be.

(5) Where the registrar refuses to grant an extension of time, an application in the nature of an appeal may be made to the Supreme Court, ex parte or on such terms as to notice or otherwise as the court may consider proper.

(6) During an extension of time ordered by the court under subsection (5), the application to the registrar remains in full force and effect.

Appeal to Court

289. (1) The application may, within 21 days after service on him of a notice under section 288, make an application in the nature of an appeal to the Supreme Court, supported by an affidavit of the applicant and of other persons if necessary, stating

(a) the material facts of the case, and

(b) that to the best of the information, knowledge and belief of the deponents, all facts and things material to the title have been fully and fairly disclosed.

(2) All parties affected or interested, including the Registrar and a person directed to be served by the court, shall be served with the court application, together with the copies of all material and exhibits proposed to be used on the hearing.

(3) At least 10 days' notice shall be given of the time and place of hearing and at that time and place all interested parties, whether served with the court application or not, may appear and be heard.

(4) The place of hearing shall be the city in which the land title office is situated.

(5) The court may make any order it considers proper as to the notification of other parties, and on the hearing may make such order proper as to costs in respect of the parties appearing.

(6) Where the refusal of the registrar to effect registration in accordance with the application made to him is stated to be on the ground that the applicant's title must be declared under the *Land Title Inquiry Act*, the court may order that the proceedings under this section be governed by that Act.

Government of British Columbia

File No. M92449

☐ Not available at time of filming.

☒ Plan not suitable for filming, see VAULT CLERK

☐ See _____

☐ _____

451 DO NOT PHOTOCOPY

Status: Registered
Doc #: EC122341
RCVD: 1989-11-21 RQST: 2022-06-10 11.44.42

89 NO 21 11 19 7

EC 122341

RECEIVED
LAND TITLE OFFICE
VICTORIA

LAND TITLE ACT

Form 17

[Section 151, 152 (1) 220]

APPLICATION

NATURE OF INTEREST:

Amendment to Land Use Contract E25005 as modified by M92449

TRUE VALUE:

NOMINAL

HEREWITH FEES OF:

$35.00

11/21/89 A49666 CHG NOM 35.00

NAME AND ADDRESS OF PERSON ENTITLED TO BE REGISTERED AS OWNER:

THE CORPORATION OF THE DISTRICT OF SAANICH
770 Vernon Avenue
Victoria, B.C.
V8X 2W7

P.I.D. NO. 000-096-741

FULL NAME, ADDRESS AND TELEPHONE NUMBER OF PERSON PRESENTING APPLICATION:

Robert McDonald, Deputy Lands Commissioner,
The Corporation of the District of Saanich,
770 Vernon Avenue, Victoria, B.C. V8X 2W7
386-2241, Local 246.

Agent

Date: November 21 1989

Status: Registered Doc #: EC122341 RCVD: 1989-11-21 RQST: 2022-06-10 11.44.42

2

LAND USE CONTRACT AMENDING AGREEMENT

THIS AGREEMENT made in duplicate this 22ND day of September 1989

BETWEEN: THE CORPORATION OF THE DISTRICT OF SAANICH
770 Vernon Avenue,
Victoria B.C.,
V8X 2W7

(herein called "Saanich")

OF THE FIRST PART

AND: FRITZ GRAF VON LOE, and
RAPHAEL FREIHERR VON LOE,
c/o 977 Fort Street,
Victoria, B.C.,
V8V 3K3

AS JOINT TENANTS

(herein called "the Von Loes")

OF THE SECOND PART

A. WHEREAS Saanich and Cowlin Management Ltd. entered into a Land Use Contract as of the 28th day of January 1976 in respect to lands known and described as Lot 1, Section 7, Victoria District, Plan 29650 (herein called the "Land Use Contract");

B. The said Land Use Contract was registered in the Victoria Land Title Office under number E25002;

C. The lands subject to the Land Use Contract are currently owned by the Von Loes and they have requested Saanich to amend the Land Use Contract;

D. The Land Use Contract was amended by Development Permit issued September 13th 1983, by Saanich council and registered in the Victoria Land Title Office under number M92449;

NOW THEREFORE THIS AGREEMENT WITNESSETH that in consideration of the premises and the conditions and covenants hereinafter set forth, Saanich and the Von Loes COVENANT AND AGREE as follows:

1. The site plans, landscaping plans and parking plans attached to the Land Use Contract as Schedule "A", and as amended by the site plan prepared by Siddall Dennis Warner Architects in the Development Permit are hereby deleted and replaced by the plan attached hereto as Schedule "A".

Status: Registered Doc #: EC122341 RCVD: 1989-11-21 RQST: 2022-06-10 11.44.42

3

2. The building plans attached as Schedule "A" to the Land Use Contract are hereby modified by the plan attached hereto as Schedule "B" so as to authorize the owners to carry out the extension of the mezzanine aree as shown on Schedule "B".

3. All other terms and conditions of the Land Use Contract shall remain in full force and effect except as amended by this agreement.

This agreement shall be binding upon the parties hereto and their respective successors and assigns.

IN WITNESS whereof the parties hereunto set their hands and seals on the day and in the year first written above.

THE SEAL OF **THE CORPORATION**)
OF THE DISTRICT OF SAANICH)
was hereunto affixed in the)
presence of:)

ACTING Mayor)
Authorized Signatory)

(seal)

Clerk)
Authorized Signatory)

Signed in the presence of:)

Witness)

Address)

Occupation)

As to Both Signatures

RALSTON S. ALEXANDER
8th Floor, 1175 Douglas Street
VICTORIA, B.C.
SOLICITOR

Fritz Graf von Loe
FRITZ GRAF VON LOE

Raphael Frhr. von Loe
RAPHAEL FREIHERR VON LOE
by his duly appointed
attorney in fact
Fritz Graf von Loe

POA FILED EC97391

Page 3 of 15

4

LAND TITLE ACT
FORM 4
(Section 45 (1) (a))

STATUTORY DECLARATION WHERE ATTORNEY IS NOT A CORPORATION

I, Fritz Graf Von Loe of Postfach 1270, D 4179 Weeze, Federal Republic of Germany, ~~British Columbia~~, solemnly declare that:

1. I am the attorney for * Raphael Freiherr Von Loe under a power of attorney filed under the **Land Title Act.**
2. I am the person who subscribed the name of * Raphael Freiherr Von Loe and my name in the instrument as a transferor.
3. At the time of the execution of the instrument the power of attorney had not been revoked by or on behalf of * Raphael Freiherr Von Loe, and I had not received any notice or information of the death, disability or bankruptcy of * Raphael Freiherr Von Loe.

~~Or if the principal of the power of attorney is a corporation, substitute for 3 above:~~

3. ~~At the time of execution of the instrument the power of attorney had not been revoked by or on behalf of * ....., that * ..... is legally entitled to hold and dispose of land in British Columbia, and I had not received any notice or information of the bankruptcy or dissolution of * .....~~

4. I know the contents of the instrument and subscribed the name of* Raphael Freiherr Von Loe to it voluntarily as the free act of the transferor.

And 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 Victoria)
in British Columbia, this 22nd day)
of September, 19 89)
)
)
**)
)

Fritz Graf von Loe
Fritz Graf Von Loe

RALSTON S. ALEXANDER
8th Floor, 1175 Douglas Street
VICTORIA, B.C.
SOLICITOR

* Name of principal

** Write name and qualifications under section 48, e.g. A commissioner for taking affidavits for British Columbia.

NOTE: There must also be compliance with section 43 or 44.

Status: Registered Doc #: EC122341 RCVD: 1989-11-21 RQST: 2022-06-10 11.44.42

5

COLLIERS MACAULAY NICOLAIDS

PARKING CALCULATIONS

3400 DAVIDSON AVENUE
VICTORIA, B. C.

Total existing building area	33,500 sq.ft.
Proposed additional area	2,800
TOTAL	36,300 sq.ft.

Note: All areas based on Lease documents

Office:

Existing office space	18,500 sq.ft.
Proposed additional office space	2,800
TOTAL USEABLE OFFICE SPACE	21,300 sq.ft.
Storage:	15,000
TOTAL	36,300 sq.ft.

Parking:

General office @ 1 stall per 323 sq.ft. x 21,300 =	66
Storage @ 1 stall per 1,883 sq.ft. x 15,000 =	8
Total parking required	74
Total paking existing	72
ADDITIONAL PARKING BEING CREATED	2

Note: 1 space for handicapped, as required.

6

CONSENT OF MORTGAGEE

COWLIN MANAGEMENT LTD.

the holder of a mortgage registered in the Land Title Office at Victoria in the Province of British Columbia, under charge number EB115620 hereby approves of, joins in and consents to the registration of the foregoing Land Use Contract Amending Agreement which amends Land Use Contract registered under charge number E25002 and to its registration in the Land Title Office aforesaid with priority over the registration of the said Mortgage.

THE SEAL OF COWLIN MANAGEMENT)
LTD. was hereunto affixed in)
the presence of:)
)
)
X John A Cowlin)
Authorized Signatory) **(seal)**
)
)
)
)
Authorized Signatory)

7

LAND TITLE ACT

FORM 6
(Section 46)

PROOF OF EXECUTION BY CORPORATION

I certify that on the 18th day of August, 19 89, at VICTORIA in British Columbia, JOHN COWLIN

(*~~whose identity has been proved by the evidence~~ on oath of AR

..... who is) personally known to me, appeared
(State full name, address, and occupation) COWLIN MANAGEMENT LTD.

before me and acknowledged to me that he/she is the authorized signatory of .....

..... and that he/she is the person who subscribed his/her name and affixed the seal of the corporation to the instrument, that he/she was authorized to subscribe his/her name and affix the seal to it, †(and that the corporation existed at the date the instrument was executed by the corporation.)

In testimony of which I set my hand and seal of office at VICTORIA, BC

this 18 day of August, 19 89.

‡ A BC Commissioner for Oaths

*Where the person making the acknowledgment is personally known to the officer taking it, strike out these words in brackets.

†These words in brackets may be added, if the applicant wishes the registrar to exercise his discretion under section 162 (5) not to call for further evidence of the existence of the corporation.

‡Write name and qualifications under section 48, e.g., A Commissioner for Taking Affidavits for British Columbia.

8

LAND TITLE ACT

FORM 6
(Section 46)

PROOF OF EXECUTION BY CORPORATION

I certify that on the 25 day of September, 19 89, at Victoria in British Columbia, TERRY RONALD KIRK

~~(*whose identity has been proved by the evidence on oath of~~ .....

..... who is) personally known to me, appeared
(State full name, address, and occupation)

before me and acknowledged to me that he/~~she~~ is the authorized signatory of THE CORPORATION OF THE DISTRICT OF SAANICH

..... and that he/~~she~~ is the person who subscribed his/~~her~~ name and affixed the seal of the corporation to the instrument, that he/~~she~~ was authorized to subscribe his/~~her~~ name and affix the seal to it, †(and that the corporation existed at the date the instrument was executed by the corporation.)

In testimony of which I set my hand ~~and seal of office~~ at Victoria, British Columbia, this 26 day of September, 19 89.

‡ CHRISTOPHER G. NATION
770 VERNON AVENUE
VICTORIA, B.C. V8X 2W7
BARRISTER & SOLICITOR

*Where the person making the acknowledgment is personally known to the officer taking it, strike out these words in brackets.
†These words in brackets may be added, if the applicant wishes the registrar to exercise his discretion under section 162 (5) not to call for further evidence of the existence of the corporation.
‡Write name and qualifications under section 48, e.g., A Commissioner for Taking Affidavits for British Columbia.

8

LAND TITLE ACT

FORM 6
(Section 46)

PROOF OF EXECUTION BY CORPORATION

I certify that on the 25 day of September, 19 89, at Victoria, in British Columbia, TERRY RONALD KIRK

~~(*whose identity has been proved by the evidence on oath of~~ .....

..... who is) personally known to me, appeared
(State full name, address, and occupation)

before me and acknowledged to me that he/~~she~~ is the authorized signatory of THE CORPORATION OF THE DISTRICT OF SAANICH

..... and that he/~~she~~ is the person who subscribed his/~~her~~ name and affixed the seal of the corporation to the instrument, that he/~~she~~ was authorized to subscribe his/~~her~~ name and affix the seal to it. †(and that the corporation existed at the date the instrument was executed by the corporation.)

In testimony of which I set my hand ~~and seal of office~~ at Victoria, British Columbia, this 26 day of September, 19 89.

‡ .....

CHRISTOPHER G. NATION
770 VERNON AVENUE
VICTORIA, B.C. V8X 2W7
BARRISTER & SOLICITOR

*Where the person making the acknowledgment is personally known to the officer taking it, strike out these words in brackets.

†These words in brackets may be added, if the applicant wishes the registrar to exercise his discretion under section 162 (5) not to call for further evidence of the existence of the corporation.

‡Write name and qualifications under section 48, e.g., A Commissioner for Taking Affidavits for British Columbia.

RCVD: 1989-11-21 RQST: 2022-06-10 11.44.42

BETWEEN:

THE CORPORATION OF THE DISTRICT OF SAANICH

AND:

FRITZ GRAF VON LOE and RAPHAEL FREIHERR VON LOE

LAND USE CONTRACT AMENDING AGREEMENT

THE CORPORATION OF THE DISTRICT OF SAANICH
770 Vernon Avenue
Victoria, B.C.
V8X 2W7

FILE NO. 89/701-E

PH. 386-2241 ext. 246

Doc # EC122341

Status: Registered

Status: Registered
Doc #: EC122341
RCVD: 1989-11-21 RQST: 2022-06-10 11.44.42

THE CORPORATION OF THE DISTRICT OF SAANICH

EC122341

BY-LAW NO. 6358

RECEIVED
LAND-TITLE OFFICE
VICTORIA

Schedules referred to in this by-law ~~are not~~ are attached to this copy but ~~may be obtained or perused, if desired, at the Municipal Hall~~.

A

TO AUTHORIZE AN AMENDMENT
TO A LAND USE CONTRACT

WHEREAS by By-law No. 3773, known as the "Cowlin Management Ltd. Land Use Contract By-law, 1975" the Council entered into a Land Use Contract between The Corporation of the District of Saanich and Cowlin Management Ltd.;

AND WHEREAS the current owners of the lands subject to the said Land Use Contract have requested the Council to amend the Land Use Contract so as to permit an expansion of the mezzanine area and minor alterations to the parking and landscaping of the site;

NOW THEREFORE the Municipal Council of The Corporation of the District of Saanich in open meeting assembled enacts as follows:

1. The Land Use Contract authorized by the "Cowlin Management Ltd. Land Use Contract By-law, 1975, No. 3773" is hereby amended by:

   (a) Deleting the site plans, landscaping plans and parking plans attached to the Land Use Contract as Schedule "A", and as amended by the site plan prepared by Siddall Dennis Warner Architects in the Development Permit and substituting therefor the plan attached hereto as Schedule "A".

   (b) Modifying the building plans attached as Schedule "A" to the Land Use Contract by the plan attached hereto as Schedule "B" so as to authorize the owners to carry out the extension of the mezzanine area as shown on Schedule "B".

2. This By-law may be cited for all purposes as the "COWLIN MANAGEMENT LTD. LAND USE CONTRACT BY-LAW, 1975, AMENDMENT BY-LAW, 1989, NO. 6358".

Read a first time this 31st day of July, 1989

Public Hearing held at the Municipal Hall on the 9th day of August, 1989

Read a second time this 9th day of August, 1989

Read a third time this 9th day of August, 1989

Approved under Part 6 of the Highway Act on the 31st day of August, 1989.

Reconsidered, finally passed and adopted, signed by the Mayor and the Clerk and sealed with the Seal of the Corporation on the 11th day of September, 1989.

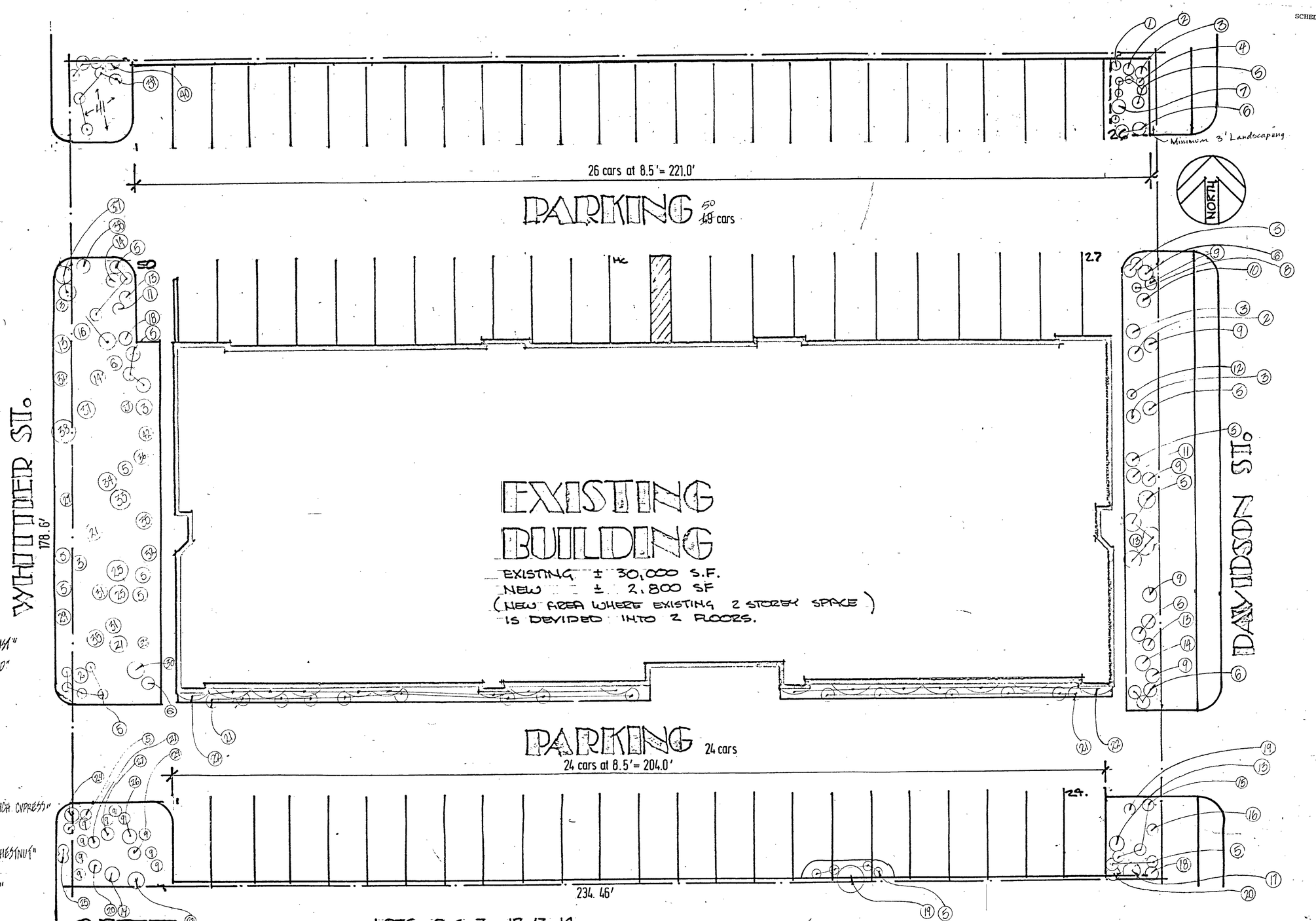
"T.R. KIRK"
Clerk of The Corporation of the District of Saanich

"H.F. STURROCK"
Mayor

I hereby certify the above to be a true and correct copy of the "COWLIN MANAGEMENT LTD. LAND USE CONTRACT BY-LAW, 1975, AMENDMENT BY-LAW, 1989, NO. 6358".

.....
T.R. Kirk, CMC
Municipal Clerk

SCHEDULE "A"

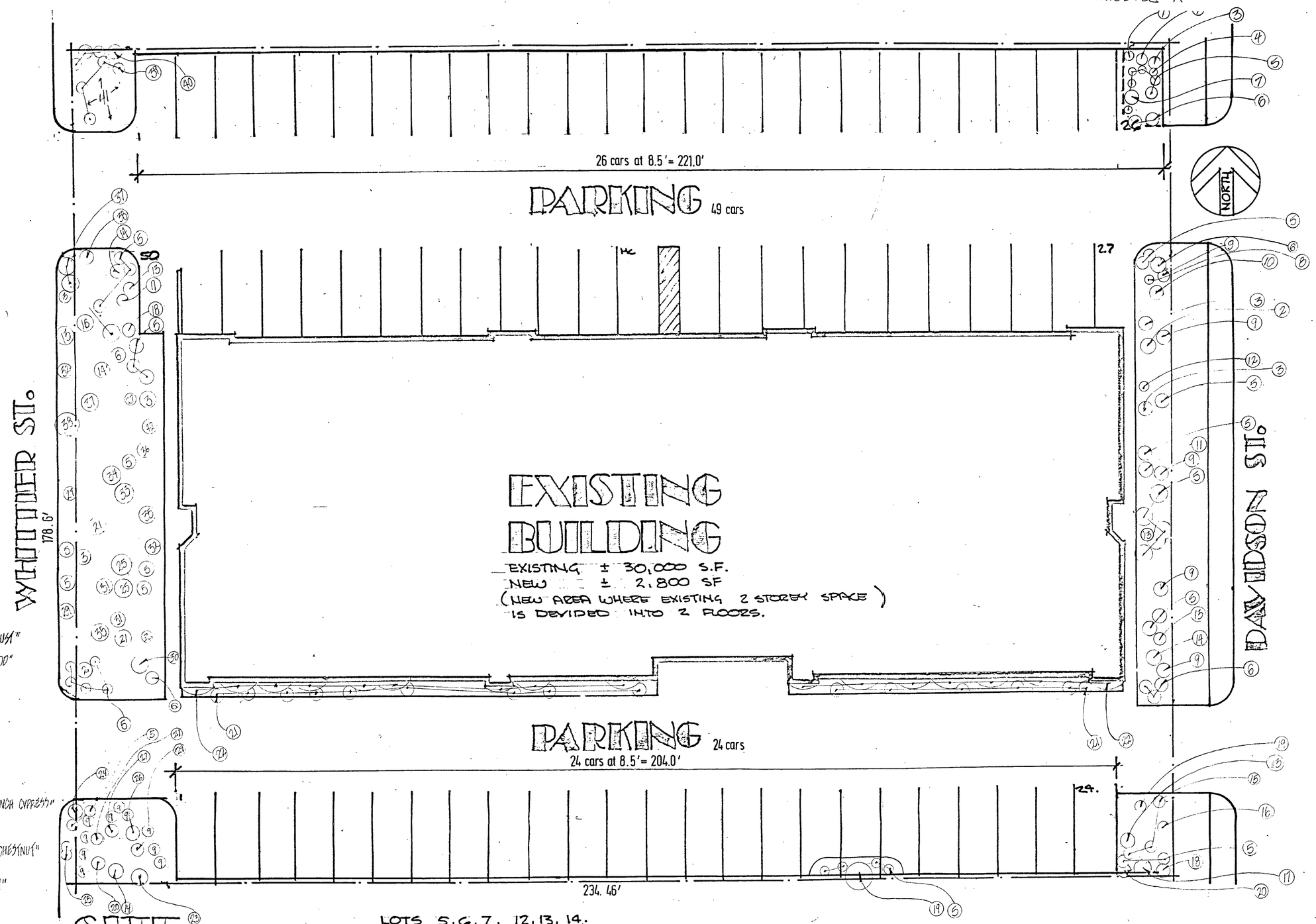


KEY

1 GLEDITSIA TRIACANTHOS "HONEY LOCUST"
2 BUDDLEIA SP. "BUTTERFLY BUSH"
3 CORNUS ALBA 'SIBIRICA' "DOGWOOD"
4 ACER RUBRUM
5 JUNIPERUS SP. VARIOUS TYPES
6 THUJA OCCIDENTALIS "GLOBE CEDAR"
7 COTONEASTER DAMMERI
8 MALUS SPECIES "FLOWERING CRAB"
9 BERBERIS SP. "BARBERRY"
10 VIBURNUM TINUS
11 CRATAEGUS SP. "HAWTHORN"
12 MALUS FLORIBUNDA
13 ILEX SP. "HOLLY"
14 THUJA PLICATA "RED CEDAR"
15 CHAMAECYPARIS PISIFERA "THREAD BRANCH CYPRESS"
16 EUONYMUS EUROPAEUS "SPINDLE"
17 SYRINGA VULGARIS "LILAC"
18 FORSYTHIA INTERMEDIA
19 AESCULUS HIPPOCASTANEUM "HORSECHESTNUT"
20 THUJA PYRAMIDALIS "CEDAR"
21 CYTISUS SCOPARIUS "BROOM"
22 PYRACANTHA COCCINEA "FIRETHORN"
23 PODOCARPUS SP. "BUDDIST PINE"
24 HEMEROCALLIS "DAYLILY"
25 HEBE SP.
26 THUJOPSIS DOLBRATA
27 SPIREA SP.
28 JUNIPERUS PFITZERIANA
29 PRUNUS SP. "FLOWERING PLUM"
30 WEIGELIA SP.
31 TSUGA HETEROPHYLLA
32 CHAMAECYPARIS SP.
33 PICEA OMORIKA PENDULA
34 JUNIPERUS VIRGINIANA
35 MAGNOLIA STELLATA
36 GINKO BILOBA
37 PSEUDOTSUGA MENZIESIA "DOUGLAS FIR"
38 AMELANCHIER "SHADBUSH"
39 PINUS SP.
40 BUXUS SP.
41 COTONEASTER HORIZONTALIS
42 OXYDENDRUM ARBOREUM "SOURWOOD"

EC122341
DEPOSITED

SCHEDULE "A"



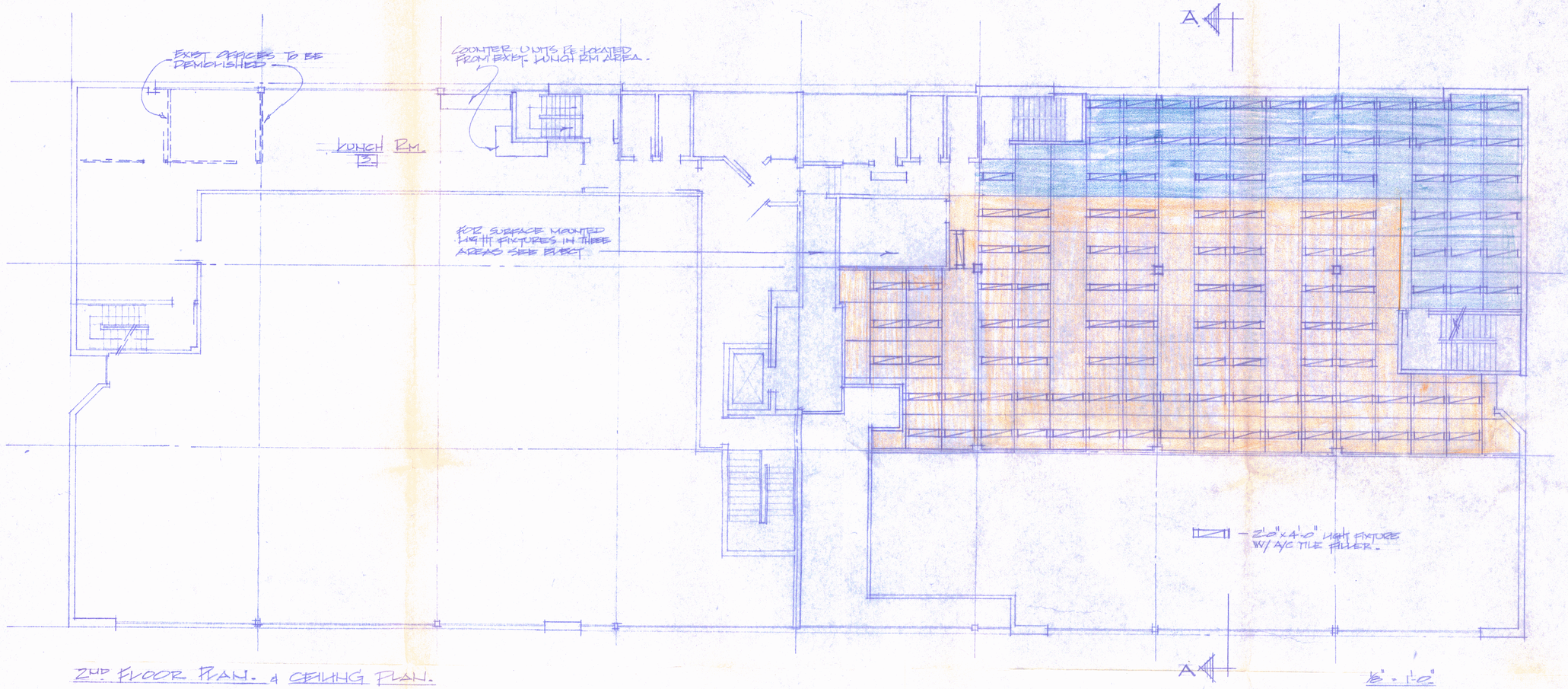
KEY

1 GLEDITSIA TRIACANTHOS "HONEY LOCUST"
2 BUDDLEIA SP. "BUTTERFLY BUSH"
3 CORNUS ALBA 'ELEGANTISSIMA' "DOGWOOD"
4 ACER RUBRUM
5 JUNIPERUS SP. VARIOUS TYPES
6 THUJA OCCIDENTALIS "GLOBE CEDAR"
7 COTONEASTER DAMMERI
8 MALUS SPECIES "FLOWERING CRAB"
9 BERBERIS SP. "BARBERRY"
10 VIBURNUM TINUS
11 CRATAEGUS SP. "HAWTHORN"
12 MALUS FLORIBUNDA
13 ILEX SP. "HOLLY"
14 THUJA PLICATA "RED CEDAR"
15 CHAMAECYPARIS PISIFERA "THREAD BRANCH CYPRESS"
16 EUONYMUS EUROPAEUS "SPINDLE"
17 SYRINGA VULGARIS "LILAC"
18 FORSYTHIA INTERMEDIA
19 AESCULUS HIPPOCASTANEUM "HORSECHESTNUT"
20 THUJA PYRAMIDALIS "CEDAR"
21 CYTISUS SCOPARIUS "BROOM"
22 PYRACANTHA COCCINEA "FIRETHORN"
23 PODOCARPUS SP. "BUDDIST PINE"
24 HEMEROCALLIS "DAYLILY"
25 HEBE SP.
26 THUJOPSIS DOLBRATA
27 SPIREA SP.
28 JUNIPERUS PFITZERIANA
29 PRUNUS SP. "FLOWERING PLUM"
30 WEIGELIA SP.
31 TSUGA HETEROPHYLLA
32 CHAMAECYPARIS SP.
33 PICEA OMORIKA PENDULA
34 JUNIPERUS VIRGINIANA
35 MAGNOLIA STELLATA
36 GINKO BILOBA
37 PSEUDOTSUGA MENZIESIA "DOUGLAS FIR"
38 AMELANCHIER "SHADBUSH"
39 PINUS SP.
40 BUXUS SP.
41 COTONEASTER HORIZONTALIS
42 OXYDENDRUM ARBOREUM "SOURWOOD"

LOTS 5, 6, 7, 12, 13, 14.
PLAN 344 SECTION 7 : VICTORIA DISTRICT

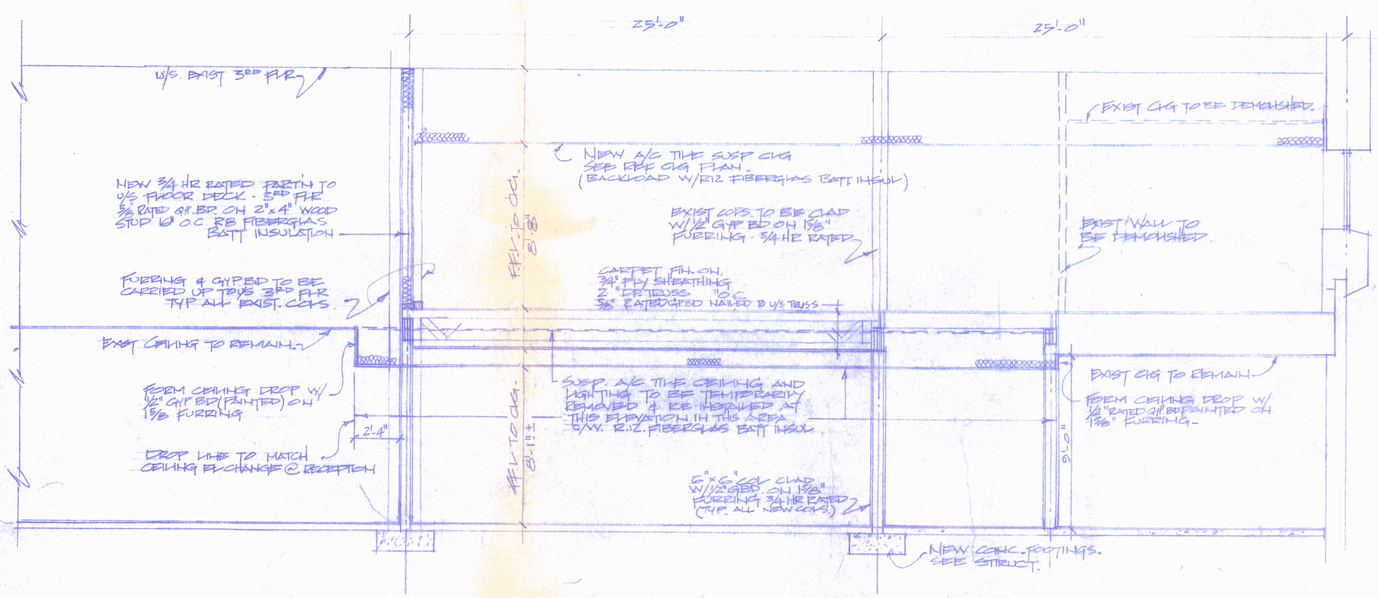
3400 DAVIDSON STREET.

SCHEDULE "B"



2ND FLOOR PLAN. & CEILING PLAN.

1/8" = 1'-0"



BUILDING SECTION. A-A.

1/4" = 1'-0"

British Columbia Buildings Corporation

CONSULTANTS

MEZZANINE EXTENSION AREA

REVISIONS	DATE	BY

DRAWN BY	JB.
DATE	JAN. '89.
CHECKED	
DESIGN	
ARCHITECTURAL	JB.
STRUCTURAL	
MECHANICAL	
ELECTRICAL	
APPROVED	

Reproduction Scale 0 10 20 30 40 50

JOB TITLE
EXPANSION OF 2ND FLOOR LEVEL
3400 DAVIDSON.
VICTORIA. B.C.
MINISTRY OF CROWN LANDS
SURVEYS & RESOURCE BRANCH

SHEET TITLE
REFLECTED CEILING PLAN.
BUILDING SECTION

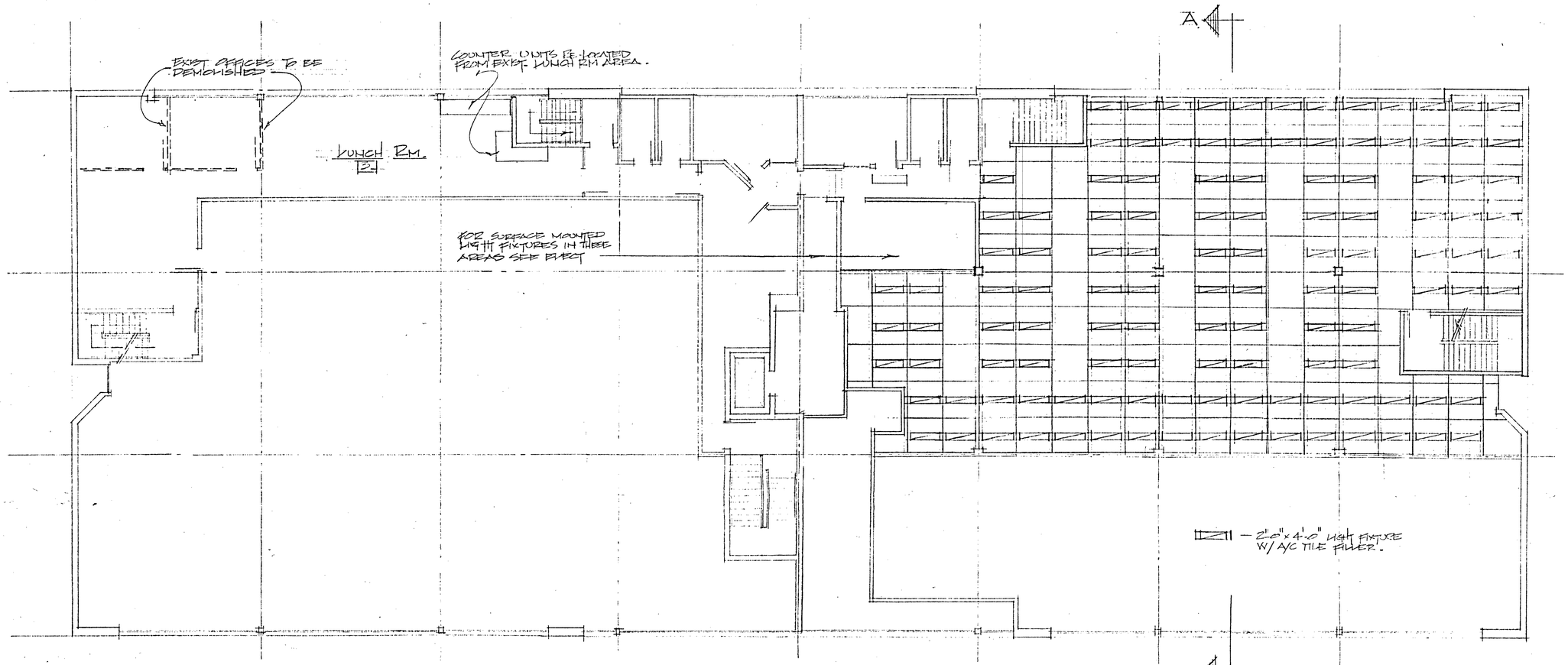
SHEET 3. OF 3.

JOB NUMBER 382062.

DRAWING NUMBER
1-3-B64766.
A-14.

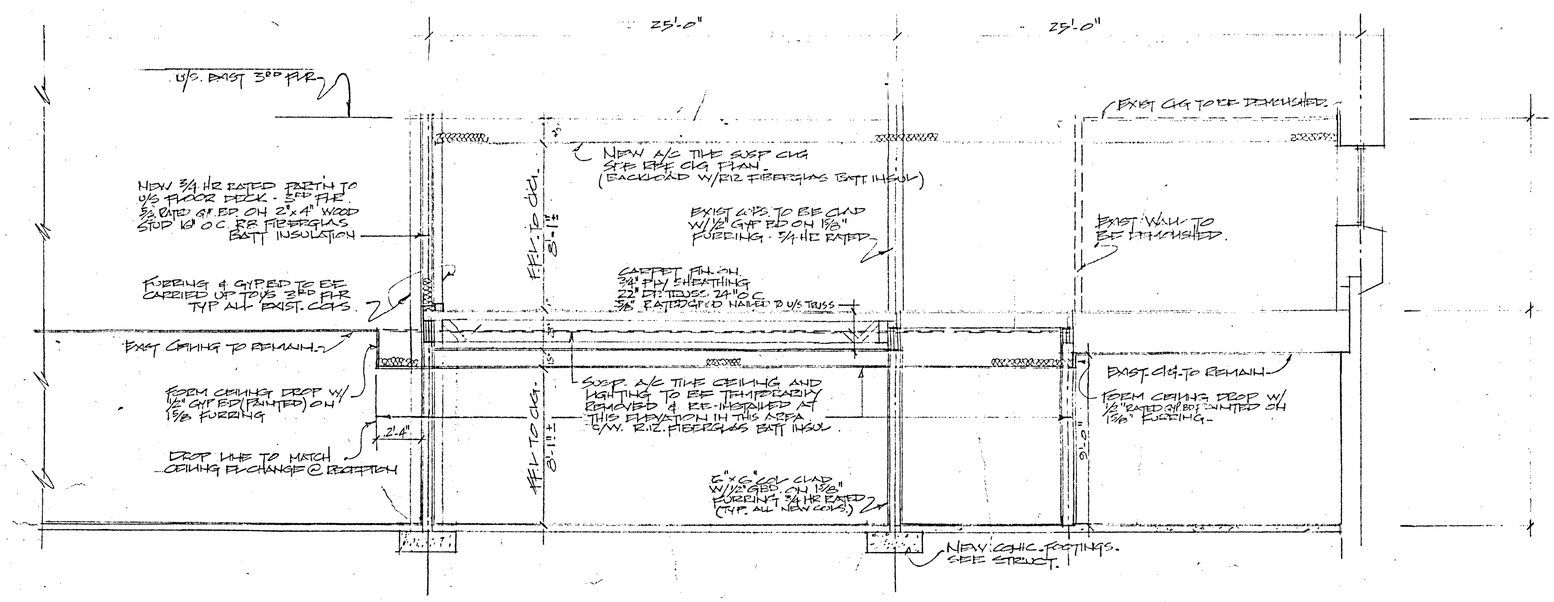
VANCAL 2913

SCHEDULE "B"



2ND FLOOR PLAN. & CEILING PLAN.

1/8" = 1'-0"



BUILDING SECTION. A-A.

1/4" = 1'-0"

British Columbia Buildings Corporation

CONSULTANTS

REVISIONS	DATE	BY

DRAWN BY	JPB
DATE	JAN/92
CHECKED	
DESIGN	
ARCHITECTURAL	JPB
STRUCTURAL	
MECHANICAL	
ELECTRICAL	
APPROVED	

Reproduction Scale 0 10 20 30 40 50

JOB TITLE
EXPANSION OF 2ND FLOOR HVAC
3400 DAVIDSON.
VICTORIA. B.C.
MINISTRY of CROWN LANDS
SURVEYS & RESOURCE BRANCH

SHEET TITLE
REFLECTED CEILING PLAN.
BUILDING SECTION

SHEET 3 OF 3.

JOB NUMBER 382062

DRAWING NUMBER
1-3-B64766.
A-14.

VANCAL 2913