

01-234
REFERENCE PLAN OF THE REMAINDERS OF LOT 130,
PART B (OR 60023) OF LOT 182 B, LOT 182 D, AND PART OF THE BED OF VICTORIA HARBOUR FORMED FOR PLAN 45401,
VICTORIA CITY, PURSUANT TO SECTION 100(1) OF L.T.A.

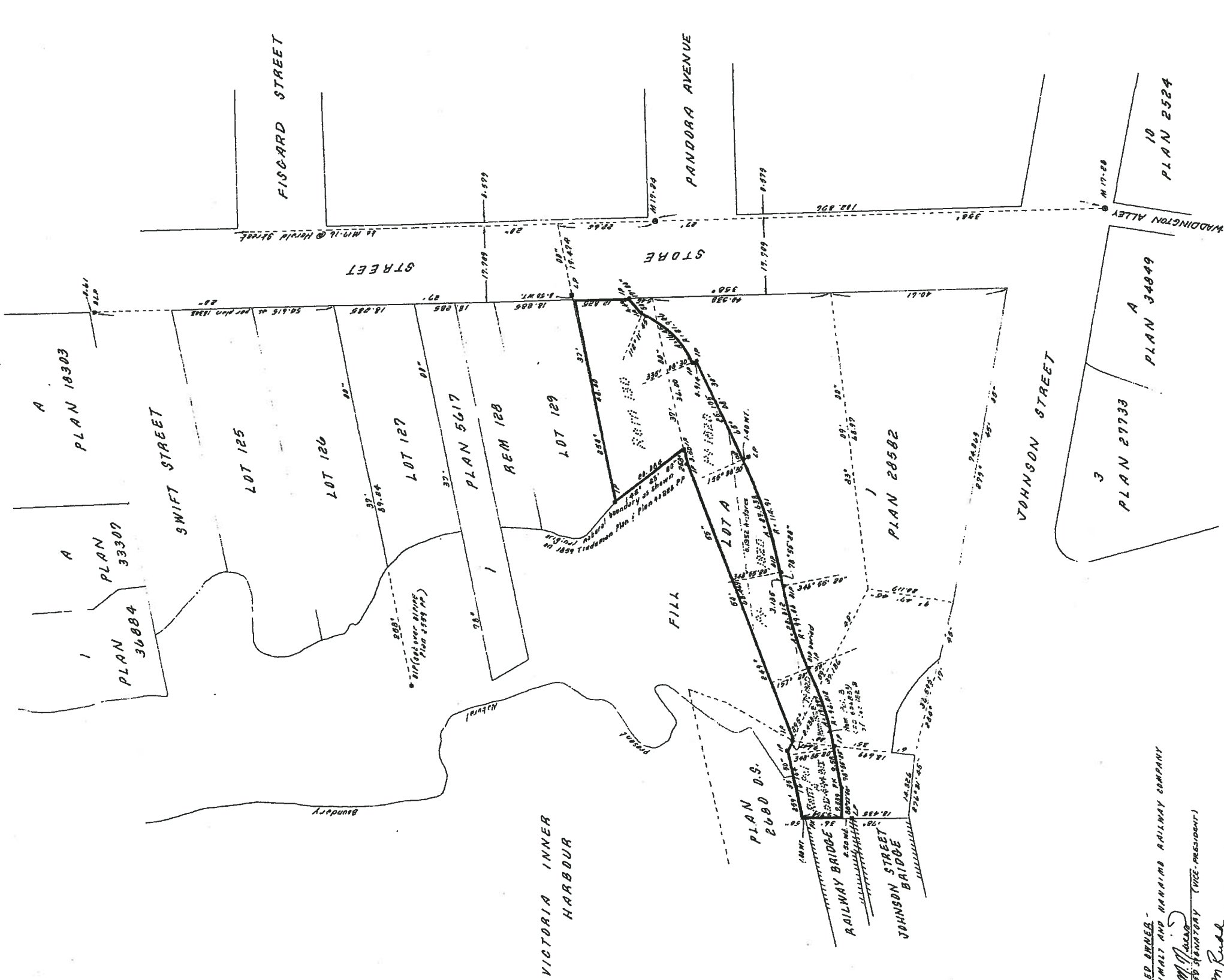
01-234

PLAN 42117

Deposited by the City of Victoria
This Plan is within the
City of Victoria
This Plan is within the
City of Victoria

0180

- Scale: 1:500
- Established
 - Distances are in metres unless otherwise indicated.
 - Astronomical bearings derived from Plan 28542.
 - Surveyed
 - Canals, open and closed
 - Stone/iron post set
 - Iron plug found
 - Iron nail set
 - Iron nail set
 - Cement
 - C.M. Monument
 - Nil



REGISTERED ENGINEER
THE FREMANTLE AND HANNOY RAILWAY COMPANY
A. M. B. B. B.
AUTHORIZED STATIONARY (VICE-PRESIDENT)
A. M. B. B. B.
AUTHORIZED STATIONARY (SECRETARY)

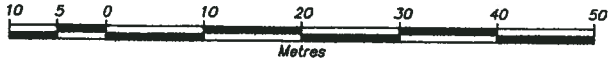
Rec'd 29 April 11
From City of Victoria
of
5414751-140
Technical-08
Reference materials

*Alon, M. 1894, British Columbia Land Surveyor
in Victoria, B.C. 1894, in which the survey was made and
the survey was completed on the 28th day of October 1894.*

*Hubb A. Hedges
B.C. LAND SURVEYORS
VICTORIA, B.C.*

REFERENCE PLAN OF PART OF THE BED OF VICTORIA HARBOUR, VICTORIA DISTRICT.

B.C.G.S. 92B.044
Scale = 1:500



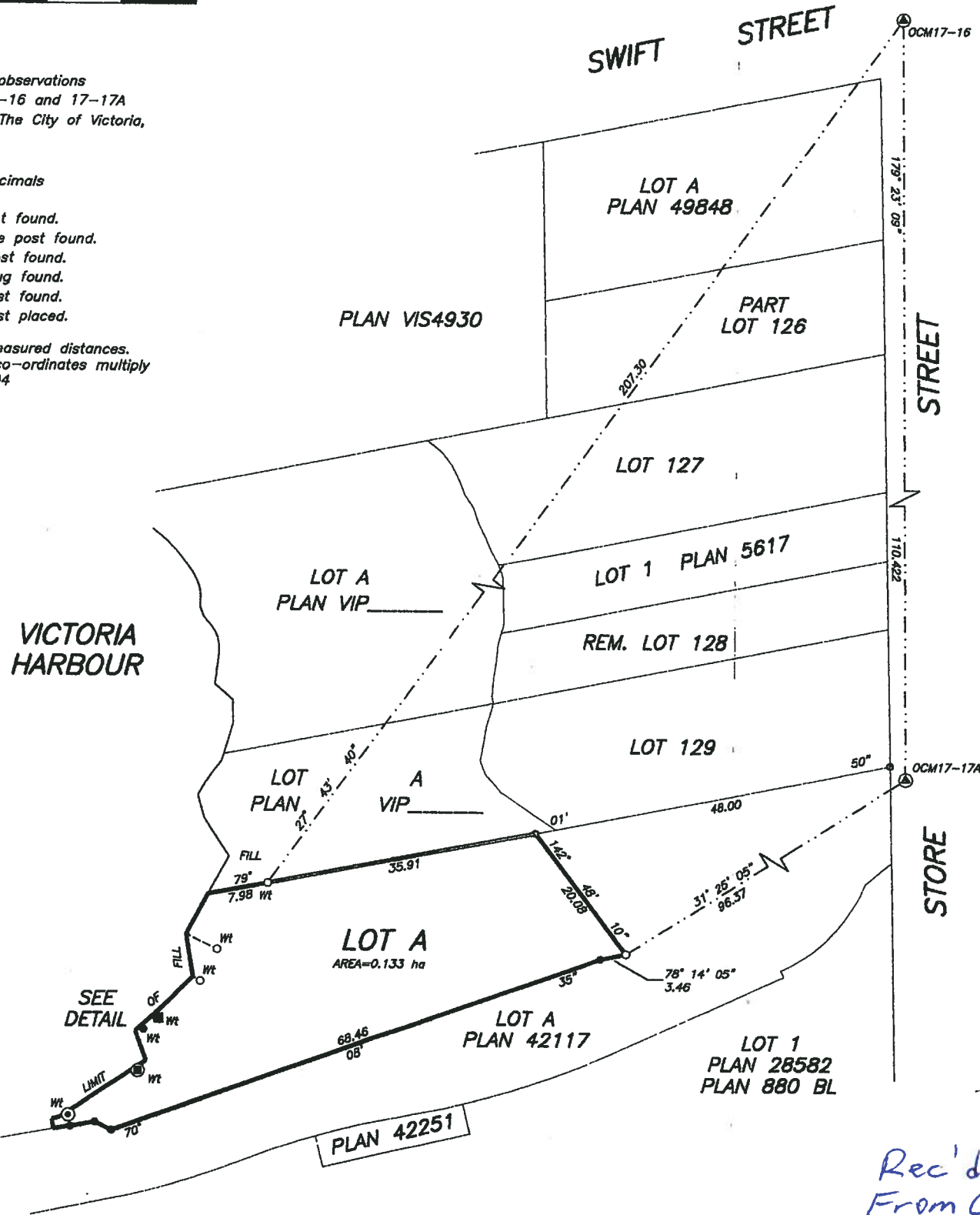
LEGEND

Grid bearings are derived from observations between control monuments 17-16 and 17-17A Integrated Survey Area No. 17, The City of Victoria, NAD83 (CSRS).

Distances are in metres and decimals thereof unless otherwise noted.

- ⊕ Denotes control monument found.
- ⊙ Denotes standard concrete post found.
- ⊗ Denotes standard rock post found.
- Denotes standard lead plug found.
- Denotes standard iron post found.
- Denotes standard iron post placed.

This plan shows ground level measured distances. Prior to computation of U.T.M. co-ordinates multiply by combined factor of 0.9996104



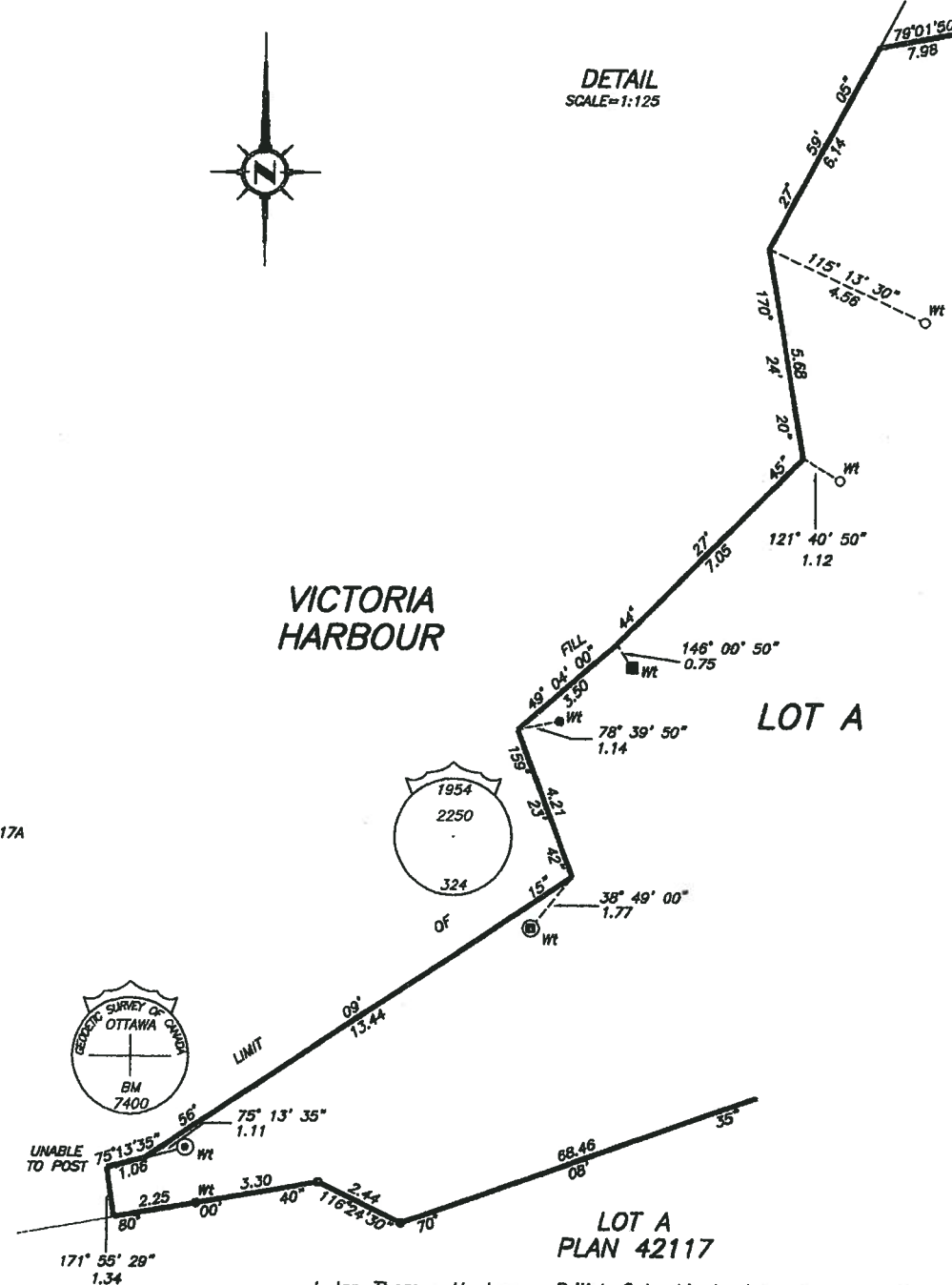
PLAN VIP _____

Deposited in the Land Title Office at Victoria, B.C., this day of _____, 20__.

Registrar



DETAIL
SCALE=1:125



Her Majesty the Queen in right of Canada as represented by the Minister of Transport

Authorized Signatory

Witness as to signature

Witness Occupation

Witness Address

This plan lies within the Capital Regional District.

Rec'd 29 April 11
From City of Victoria
LF

I, Ian Thomas Hughes, a British Columbia land surveyor, of the city of Victoria, 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 survey was completed on the 23rd day of June, 2001.

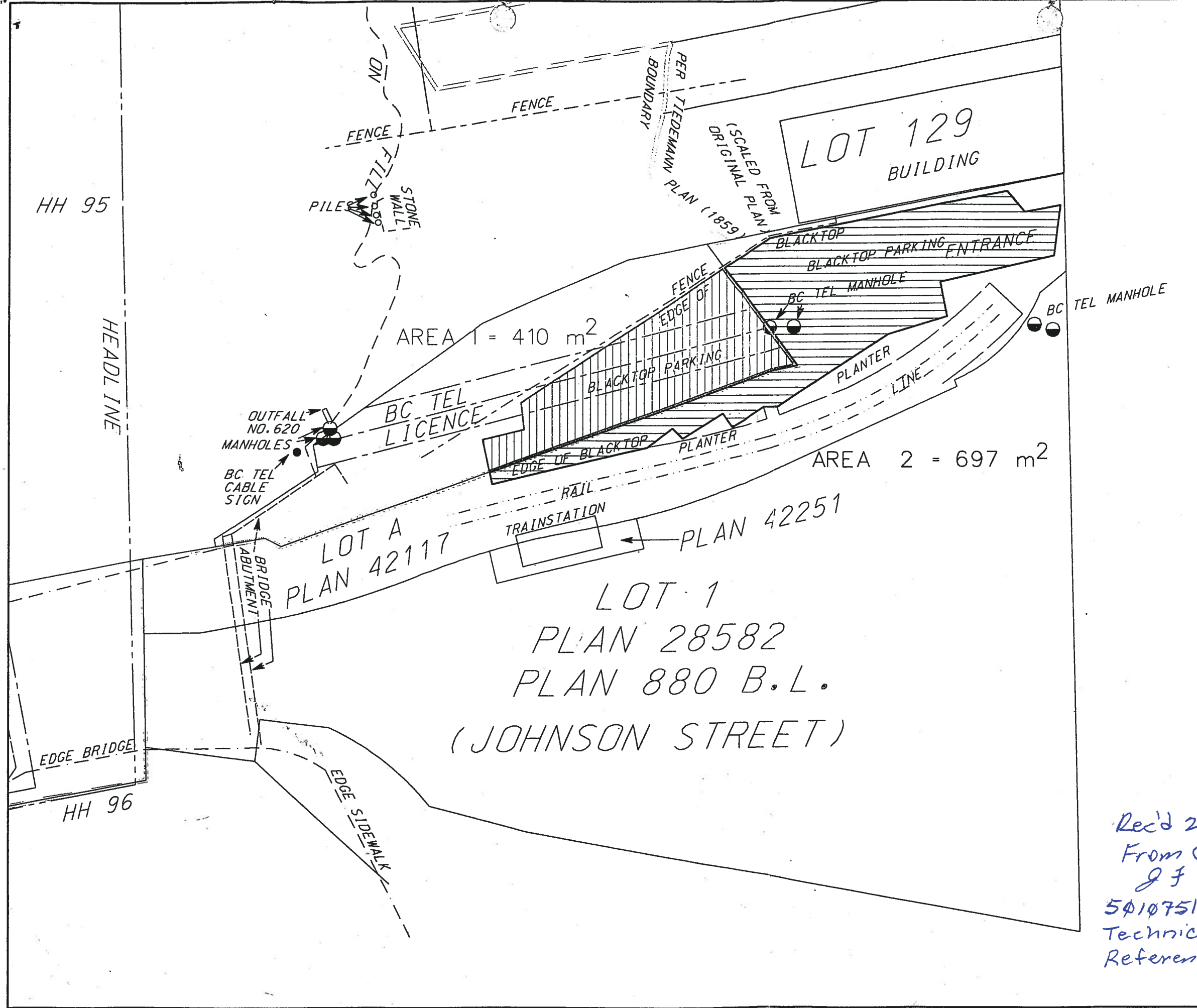
Ian Thomas Hughes

B.C.L.S.

5010751-100
Technical 08 Reference materials

original

FILE: 011988-00
DWG: 011988-00RF10.dwg



Transport Canada / Transports Canada
 Programs Pacific Region / Programmes région du Pacifique

Produced by Technical Data Centre / Program and Technical Services

location map / carte de location

Legend / légende



Schedule "A"

Rec'd 29 April 11
 From City of Victoria
 J F
 5010751-100
 Technical-08
 Reference Materials

no.	description	approved by / approuvé par	date
scale / échelle	1:500		
site emplacement / titre	VICTORIA HARBOUR, BC		
title / titre	LEASE AREA TO City of Victoria		
drawn by / dessiné par	D.S.KALSI	checked by / vérifié par	D.S.KALSI
approved by / approuvé par	Regional Manager, Property & Development / Gestionnaire régional, biens immobiliers et développement		
date	2000-03-15	rev.	parcel no. / parcelle no.
P 170 H			

01-234-R-39

POSTING PLAN OF LOT 129, VICTORIA CITY.

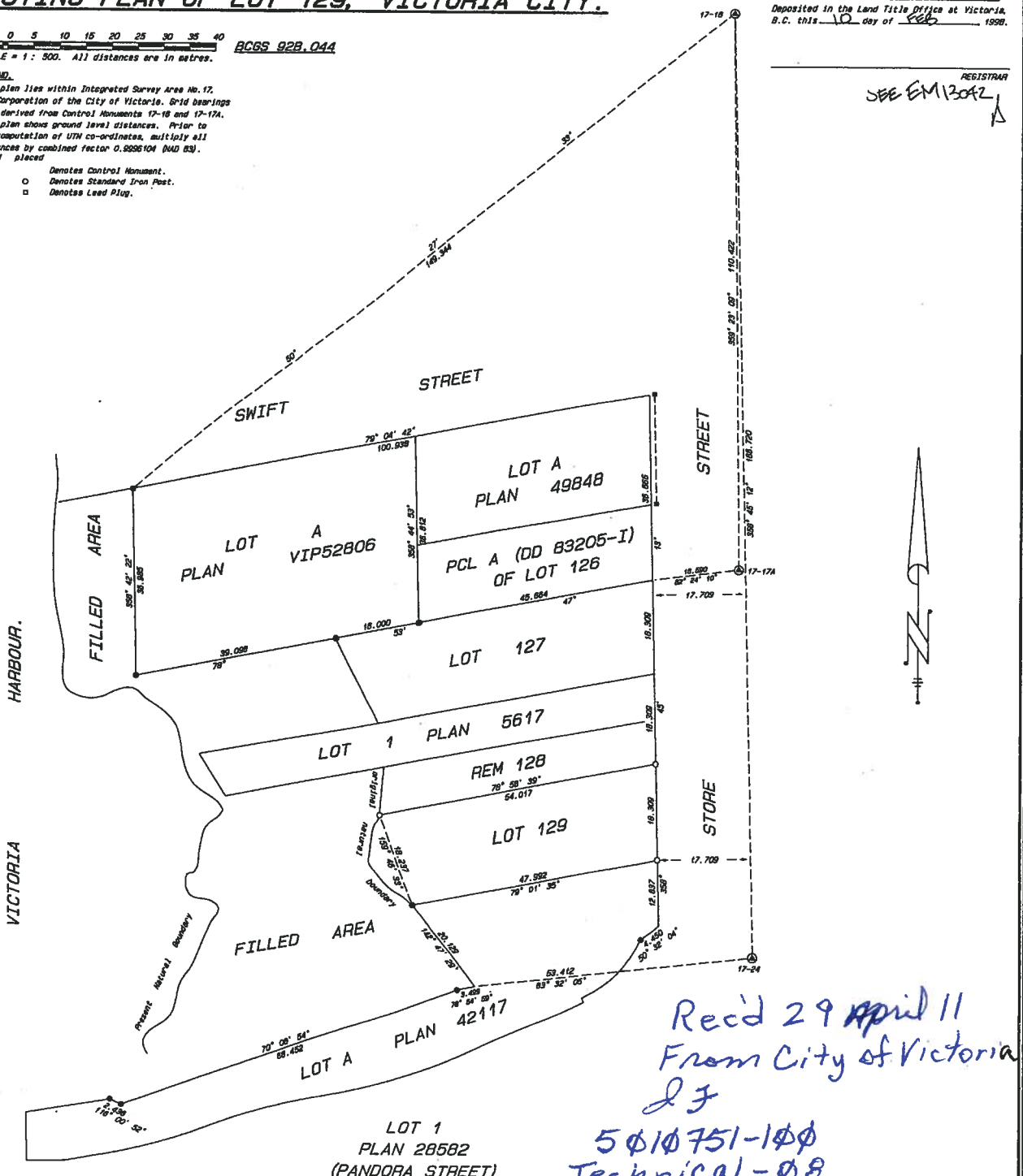
PLAN VIP66721.
 Deposited in the Land Title Office at Victoria, B.C. this 10 day of Feb 1998.

-5 0 5 10 15 20 25 30 35 40
 SCALE = 1 : 500. All distances are in metres.

BCGS 92B.044

LEGEND.
 This plan lies within Integrated Survey Area No. 12, the Corporation of the City of Victoria. Grid bearings were derived from Control Monuments 17-16 and 17-17A. This plan shows ground level distances. Prior to the computation of UTM co-ordinates, multiply all distances by combined factor 0.9996104 (NAD 83).
 Found placed
 (C) Denotes Control Monument.
 (O) Denotes Standard Iron Post.
 (■) Denotes Lead Plug.

REGISTRAR
 SEE EM13042



LOT 1
 PLAN 28592
 (PANDORA STREET)

Rec'd 29 April 11
 From City of Victoria
 JF
 5010751-100
 Technical-08

Reference materials

I, Leonard Louis Orlica, a British Columbia Land Surveyor of Victoria, 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 survey was completed on the 8th day of February, 1998.

(Signature)

B.C.L.S.

File: 3094-17
 Archive: 17-MENSA.PP
 DARRICO & ASSOCIATES
 Land Surveying Ltd.
 4080 Quadra Street
 Victoria, B.C. V8X 1K7
 Tel 479-1012/Fax 479-4479

This plan lies within the Capital Regional District.



British Columbia Land Surveyor

Bradley W Cunnin, BCLS

#100-407 Swift Street
Victoria, BC V8W 1S2
Phone: (250)381-2257 (BCLS)
Facsimile: (250)381-2289
E-mail: brad@bcsurveyor.ca

The purpose of this document is to summarize the TELUS Duct location survey.

The chronological events are as follow:

Inland Excavation:

Dec 4th, 2009 – We received as-built drawing from the City of Victoria dated 1973

- Since the drawing is hard copy, we scanned it in and imported it into AutoCAD so that the alignment of the TELUS Ducts can be referenced by our base map.
- Prepare sketch for field crew and correspond with TELUS staff regarding their involvement in this exploration survey.

Dec 7th, 2009 – Stake-out TELUS Ducts location.

- Site visit, field stake-out and Manhole check against the as-built drawing to confirm the correctness of the as-built profile.
- Import field data to check paint line accuracy. Found that the field crew did not notice the slight bend at the end of the most westerly section past the old E&N railway towards Esquimalt Road.
- The error was later fixed manually by me (scraping the paint dots and move to the correct location). The marks were temporary only for the purpose of locating the underground TELUS ducts, therefore we feel that it is not necessary to move the points on the drawing to reflect the correction.

Dec 16th, 2009 – TELUS line excavation

- The date of the excavation, IR Wilson (archeology firm) was on site to monitor as required.
- We started at approx. 35+41 feet chainage according to as-built drawing. We calculated the approx. depth of the Ducts at 4m below surface.
- Since the Ducts were installed while the E&N railway was in service, the Ducts are wrapped around by Carbon Steel Pipe and force driven beneath the railway tracks (pipe-jacking).
- During the excavation, IR Wilson found broken bottles and ceramic plates as well as old railway spikes at approximately 3m below surface. The surface seems undisturbed according to IR Wilson.
- We continued digging until we reached 5.3m depth. At that point we concluded that the ducts are not in the location as indicated by the as-built drawing. I had asked the excavator if we can widen the area a bit, but an UNKNOWN gas line was sprayed by BC ONE CALL right next to the TELUS line we staked out (figure 1). With the risk involved we had decided to abandon this search location.

Dec 17th, 2009 – Excavation continue

- Our next excavation point was at chainage 34+00 feet. Our calculation indicated that the Ducts were concrete casted and were installed at approximately 2m below surface.
- The excavator found the concrete surface at 1.8m below surface, consistence with the as-built drawing.
- On the same day, a drawing was prepared and submitted to MMM Group which explained our findings.

Dec 18th, 2009 – Correspondences with City of Victoria and TELUS

- As requested, we submitted our findings to both TELUS and City of Victoria.

Underwater Exploration:

Jan 20th, 2011 – had a site meeting with City of Victoria regarding the location of the underwater Ducts.

Jan 21st, 2011 – Underwater exploration

- We send our field crew on site to put wooden laths and paint marks on both side of the inland portion of the foreshore. To facilitate divers.
- The divers found the Ducts at approx. 30+75 feet chainage (again reference to the as-built alignment). City of Victoria staff instructed the diver to abandon the search on the east side indicating there is no need to further locate the ducts.
- On the same day we received drawings and coordinates of the proposed borehole location from Stantec. We were asked to stake-out those marks for the driller so they will miss the TELUS line.

This document is prepared by: Kenneth Ng, BCLS on Feb 16, 2011

Signature:

Kenneth Ng
4TS8AN

CN = Kenneth Ng 4TS8AN,
C = CA, O = BC Land
Surveyor, OU = Verify ID at
www.juricert.com/LKUP.
cfm?id=4TS8AN
Victoria, BC
2011.02.16 13:33:20 -08'00'

Figure 1 - BC ONE CALL

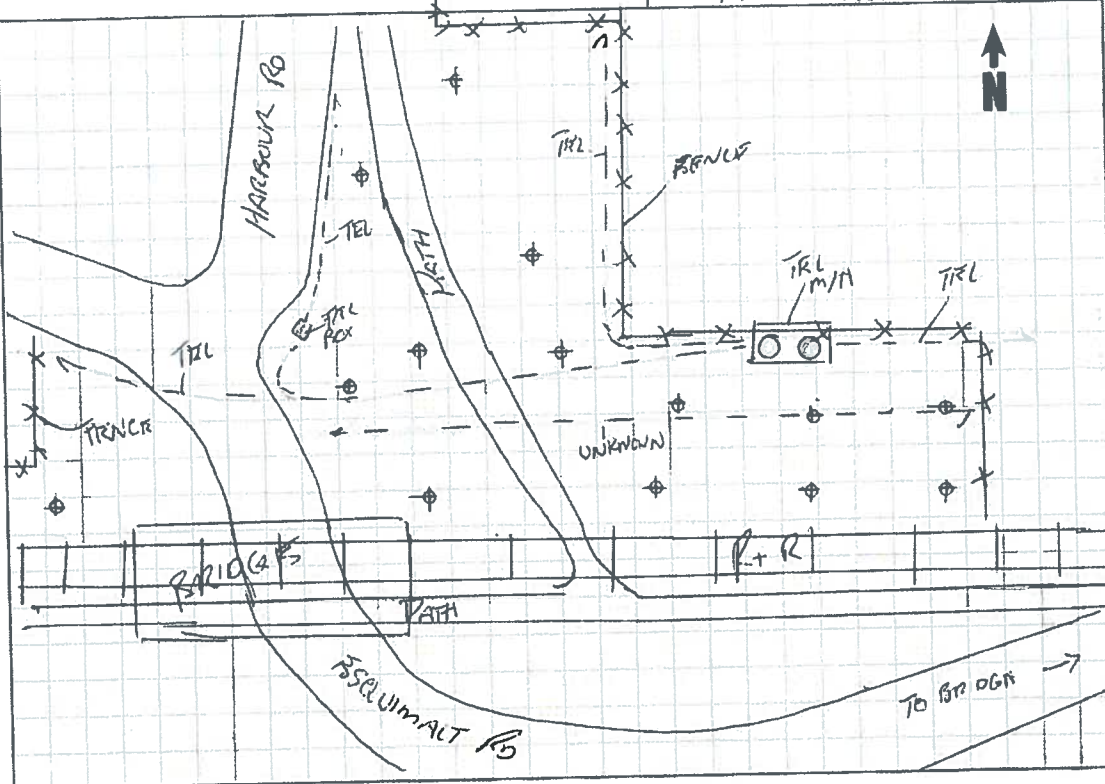
One Call Locators Canada Limited
UTILITY LOCATING SERVICE

OCL-4140

Mainland / Ph: (604) 575-9299 Vancouver Island / Ph: (250) 246-2310
Thompson Okanagan Fx: (604) 576-9458 North Peace Fx: (250) 246-1548

Job Number
2177

Address: <i>JOHNSON & BRADGIE</i>	Locate Marks: <input checked="" type="checkbox"/> Paint <input type="checkbox"/> Flags <input type="checkbox"/> Stake <input type="checkbox"/> Other
Comments: <i>NO TIE LINES, SANI, STORM OR WATER DRAWINGS. REQUESTED NO TO MARK SANI, STORM, OR WATER</i>	Legend: --- GAS UNKNOWN --- TIE LINES X FENCE LINE ○ TIE LINES M/H ⊕ BOLT HOLE



Disclaimer: The location of the marked utility is approximate only. All ground disturbances in proximity to buried utilities must follow WCB regulation 20.79 Excavations, Underground Utilities. One Call Locators Canada Limited will not accept any liability for damages incurred as a result of this locate.

You are responsible for any damage caused to the facility by your operations.

Located by: <i>MIKAS MEDVED</i>	Date: <i>Disc 10 2009</i>
Client's company name:	Client's name: <i>Jon Hall</i>
	Signature: <i>[Signature]</i>

www.1CallLocators.com