

B.C.G.S. 92G 021

Scale 1:500

PLAN
20724
2

PLAN

10145

REM. LOT A

PLAN

47895

Civic Address :

STRATA UNIT	ADDRESS
SL 1	104
SL 2	102
SL 3	101
SL 4	103
SL 5	105
SL 6	107
SL 7	109
SL 8	111
SL 9	113
SL 10	108
SL 11	106
SL 12	204
SL 13	202
SL 14	201
SL 15	203
SL 16	205
SL 17	207
SL 18	209
SL 19	211
SL 20	213
SL 21	210
SL 22	208
SL 23	206
SL 24	304
SL 25	302
SL 26	301
SL 27	303
SL 28	305
SL 29	307
SL 30	309
SL 31	311
SL 32	313
SL 33	310
SL 34	308
SL 35	306
SL 36	404
SL 37	402
SL 38	401
SL 39	403
SL 40	405
SL 41	407
SL 42	409
SL 43	411
SL 44	413
SL 45	410
SL 46	408
SL 47	406

770 POPLAR STREET
NANAIMO B.C.

The address for the service of documents on the Strata Corporation is :
YV AND ASSOCIATES HOLDINGS LTD.
2129-4710 KINGSWAY, BURNABY.
V5H 4M2

This plan lies within the Regional District of Nanaimo
and the City of Nanaimo

J.E. ANDERSON & ASSOCIATES
B.C. Land Surveyors - Consulting Engineers
Victoria and Nanaimo, B.C.
File : 82588

PHASE ONE
STRATA PLAN VIS 3442

Deposited and Registered in the Victoria Land Title Office, this
4 day of OCTOBER, 1994.

San MacDonal Registran

Legend

- O Standard Iron Post set
- Standard Iron Post found
- L denotes arc length
- Sq. M. denotes square metres
- All distances shown are in metres
- Ⓐ Control Monument found
- All building corners are 90° unless otherwise shown

Integrated Survey Area No. 20 , City of Nantmo

Grid bearings are derived from observations between control monuments 78H5378 and 78H5377, Integrated Survey Area Number 20.

This plan shows ground level measured distances.
Prior to computation of U.T.M. coordinates multiply
by a combined factor of 0.9996483

I, D.G. Wallace, of the City of Nanaimo
British Columbia Land Surveyor, hereby certify that
the building erected on the parcel described above is
wholly within the external boundaries of the parcel.

B.C.L.S.

Dated at Nanaimo, B.C. this

10th day of August, 1994.

502151

PHASE ONE

STRATA PLAN VIS 3442

CONDOMINIUM ACT

LOT No.	SUITE 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	104	4	98	127060	1
2	102	4	88	113048	1
3	101	4	95	122977	1
4	103	4	87	111955	1
5	105	4	91	117432	1
6	107	4	94	121032	1
7	109	4	93	120530	1
8	111	4	92	118309	1
9	113	4	89	115081	1
10	108	4	84	108884	1
11	106	4	94	121372	1
12	204	5	105	135342	1
13	202	5	88	113048	1
14	201	5	95	122977	1
15	203	5	87	111955	1
16	205	5	91	117432	1
17	207	5	94	121032	1
18	209	5	93	120530	1
19	211	5	92	118309	1
20	213	5	89	115081	1
21	210	5	76	97959	1
22	208	5	84	108884	1
23	206	5	101	130093	1
24	304	6	96	124034	1
25	302	6	86	110558	1
26	301	6	93	120464	1
27	303	6	85	109354	1
28	305	6	88	113048	1
29	307	6	92	118429	1
30	309	6	91	117935	1
31	311	6	88	113879	1
32	313	6	87	112520	1
33	310	6	76	97959	1
34	308	6	82	106339	1
35	306	6	92	118744	1
36	404	7	92	118300	1
37	402	7	83	106909	1
38	401	7	90	116731	1
39	403	7	82	105675	1
40	405	7	83	107295	1
41	407	7	87	112458	1
42	409	7	87	112006	1
43	411	7	84	108003	1
44	413	7	84	108638	1
45	410	7	76	97698	1
46	408	7	77	100257	1
47	406	7	87	112960	1
AGGREGATE			4168	5380516	47

Owner : Y W AND ASSOCIATES HOLDINGS LTD

David Wease
Authorized Signatory

Authorized Signatory

Witness : M. St. Cyr
MARSEEN ST. CYR

Address : 200-208 GRANVILLE ST.
VANCOUVER B.C. V6C 1S4

Occupation : BARRISTER & SOLICITOR

Mortgagee : THE TORONTO-DOMINION BANK

BRUCE M. SHIRREFF
Paul SM

Authorized Signatory
SR. VICE PRESIDENT MORTGAGES

Authorized Signatory

Witness : John Salvaggio
JOHN SALVAGGIO

Address : 55 KING ST. W.
TORONTO ONTARIO

Occupation : MORTGAGE SERVICING OFFICER

Approved as to Phase One of Two Phase strata development and approved as to common facilities within Phase One.

this 31 day of August, 1994.

R. Hunteberg
Approving Officer City of Nanaimo

Accepted as to forms 1, 2 and 3, this

28TH day of SEPTEMBER, 1994.

Paul M. St. Cyr
FOR: Superintendent of Real Estate

NEW DEVELOPMENT CERTIFICATE

I, D.G. Wallace, British Columbia Land Surveyor, hereby certify that the building shown in this strata plan has not, as of

the 10th day of August, 1994 been previously occupied

Dated at Nanaimo, British Columbia this

10th day of August, 1994.

D.G. Wallace
D.G. Wallace B.C.L.S.

STATUTORY DECLARATION

I/We the undersigned do solemnly declare that

(1) I/We the undersigned am/are the duly authorized agent(s) 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.

David Wease
Authorized Signatory

Authorized Signatory

Sworn before me this 15 day of AUGUST, 1994.

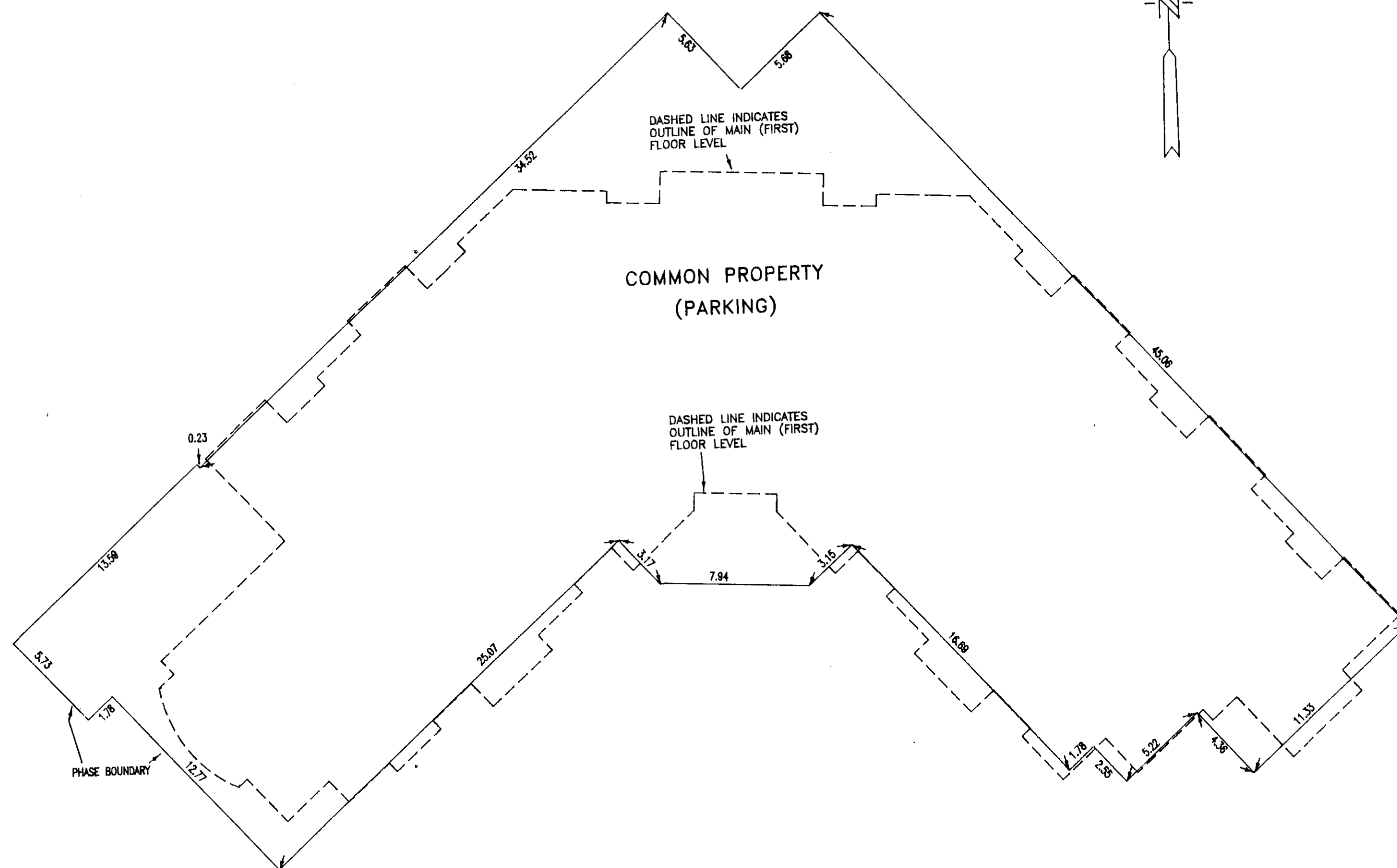
M. St. Cyr
A Commissioner for taking affidavits within British Columbia.
MARSEEN ST. CYR

BASEMENT (PARKING) LEVEL SHOWING PART OF COMMON PROPERTY



LEGEND

CP denotes Common Property
All dimensions shown are in metres
All Strata Lots are defined as to height by
the centre of the floor above or its extensions
or where there is no floor above, the average
height of a Strata Lot on the same floor,
unless otherwise indicated.

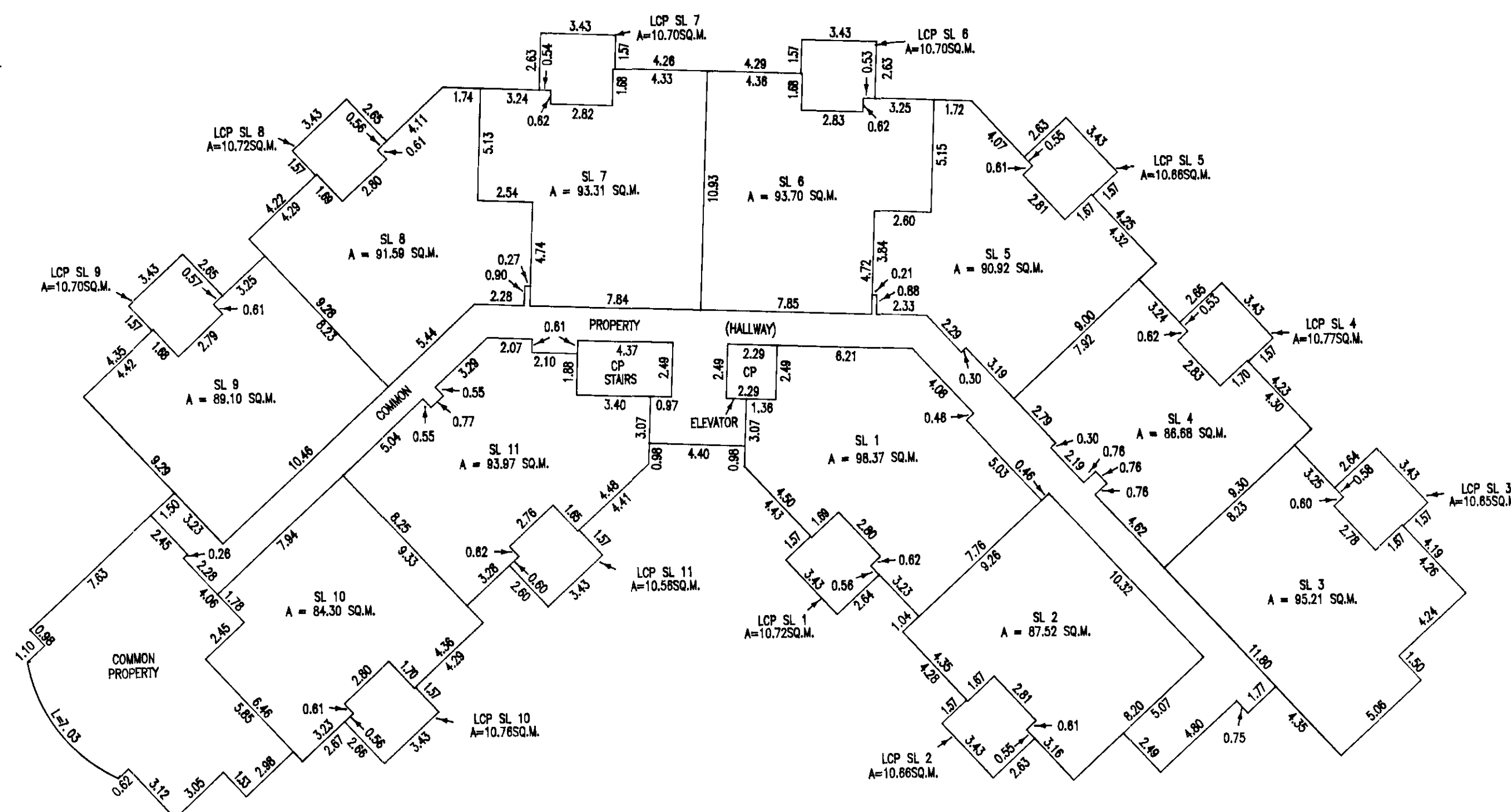
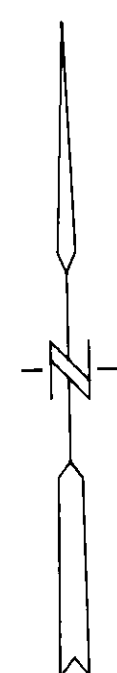


GROUND (FIRST) FLOOR LEVEL SHOWING STRATA LOTS 1-11 INCLUSIVE.



LEGEND

SL denotes Strata Lot
LCP denotes Limited Common Property
sq.m. denotes square metres
PT denotes part
A denotes area
CP denotes Common Property
Areas and distances shown are to the centerline of walls except for the decks which are exterior distances
All dimensions shown are in metres
All Strata Lots are defined as to height by the centre of the floor above or its extensions or where there is no floor above, the average height of a Strata Lot on the same floor, unless otherwise indicated.



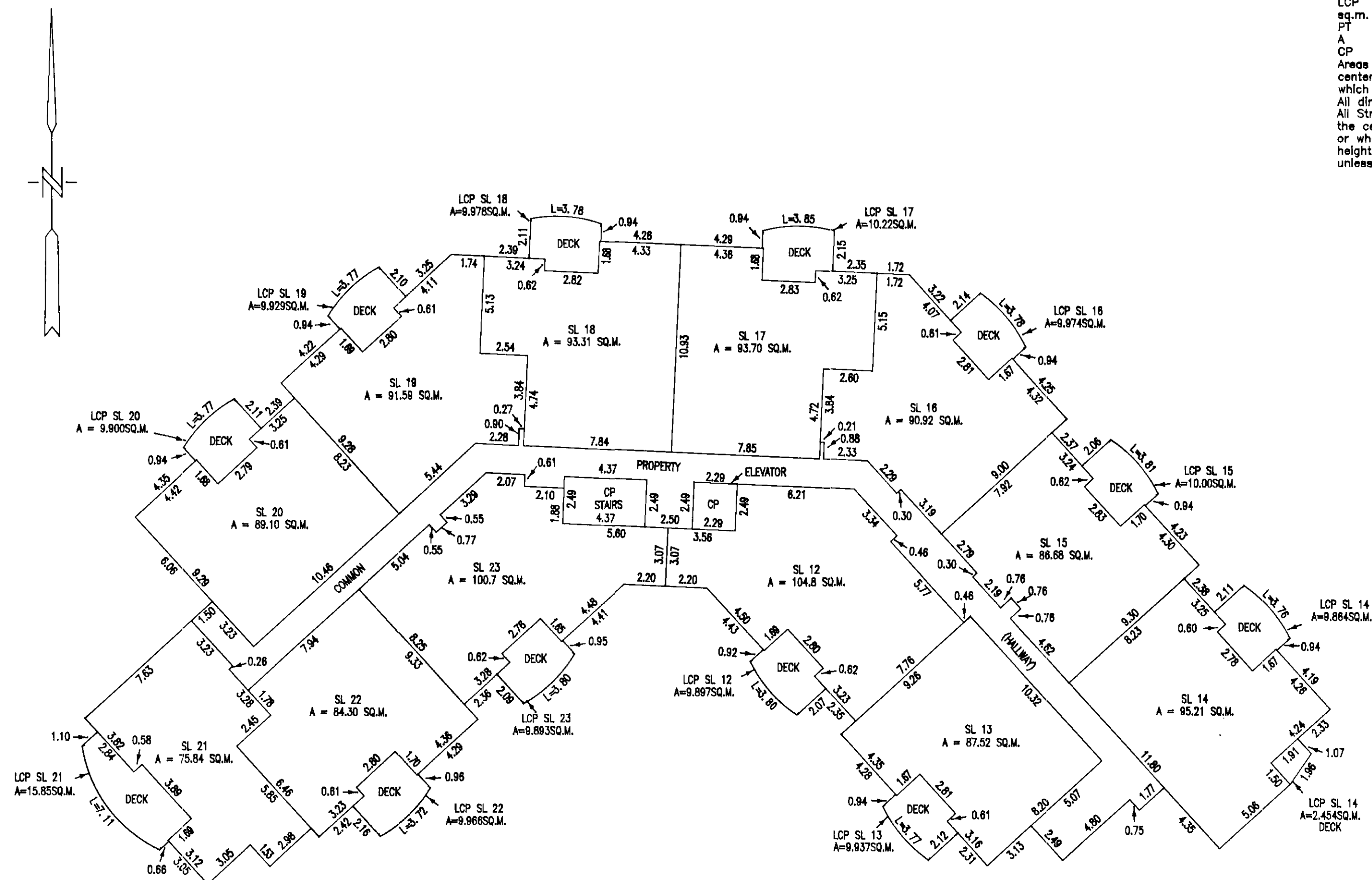
Scale 1:200

SL denotes Strata Lot
LCP denotes Limited Common Property
sq.m. denotes square metres
PT denotes part
A denotes area
CP denotes Common Property

Areas and distances shown are to the centerline of walls except for the decks which are exterior distances

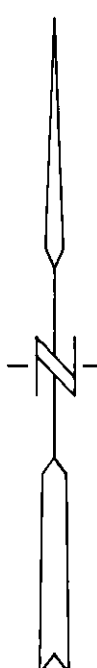
All dimensions shown are in metres

All Strata Lots are defined as to height by the centre of the floor above or its extensions or where there is no floor above, the average height of a Strata Lot on the same floor, unless otherwise indicated.



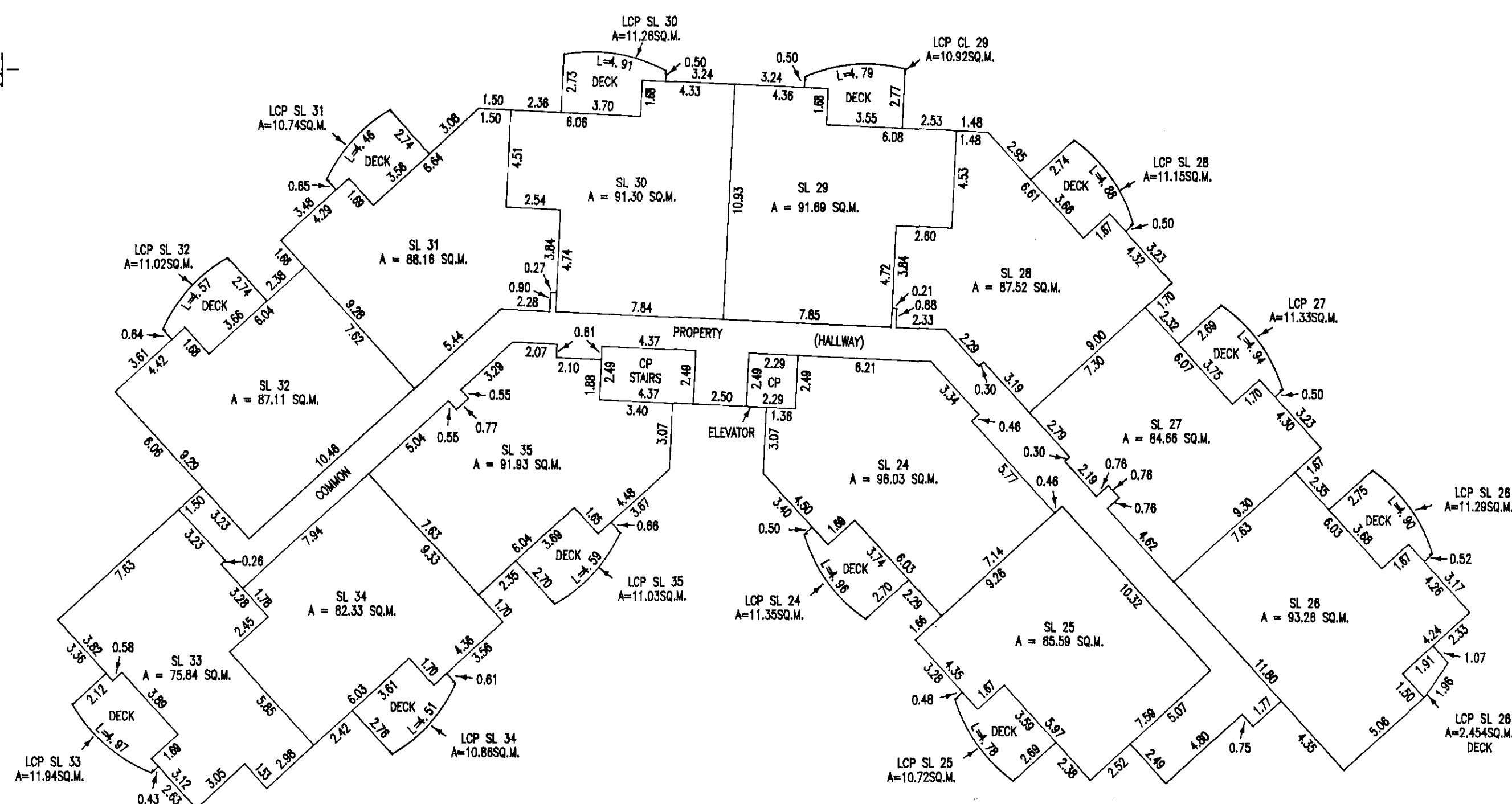
THIRD FLOOR LEVEL SHOWING STRATA LOTS 24-35 INCLUSIVE.

Scale 1:200



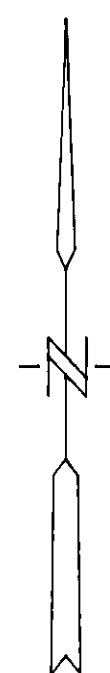
LEGEND

SL denotes Strata Lot
LCP denotes Limited Common Property
sq.m. denotes square metres
PT denotes part
A denotes area
CP denotes Common Property
Areas and distances shown are to the centerline of walls except for the decks which are exterior distances
All dimensions shown are in metres
All Strata Lots are defined as to height by the centre of the floor above or its extensions or where there is no floor above, the average height of a Strata Lot on the same floor, unless otherwise indicated.



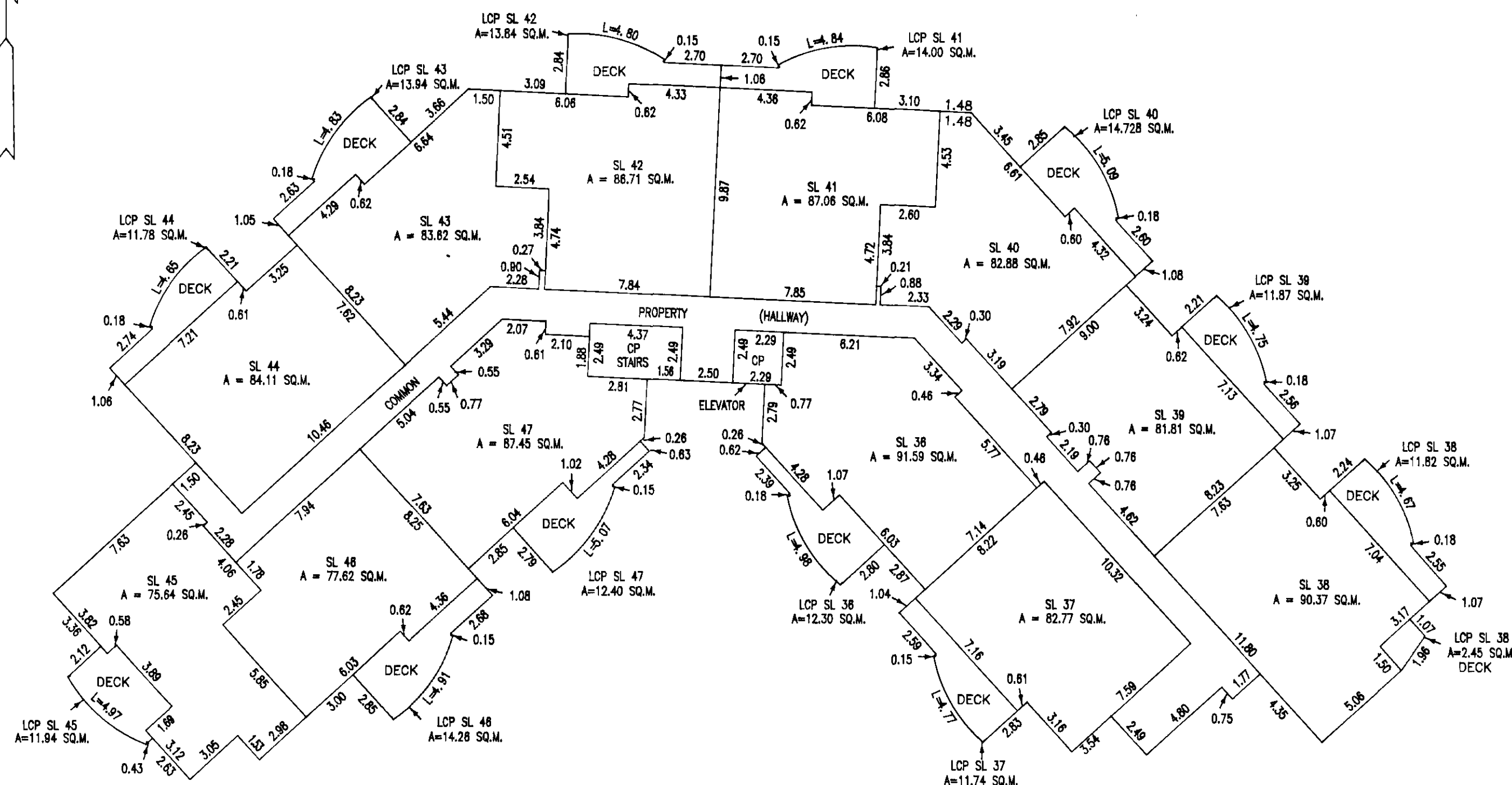
FOURTH FLOOR LEVEL SHOWING STRATA LOTS 36-47 INCLUSIVE.

Scale 1:200



LEGEND

SL denotes Strata Lot
LCP denotes Limited Common Property
sq.m. denotes square metres
PT denotes part
A denotes area
CP denotes Common Property
Areas and distances shown are to the centerline of walls except for the decks which are exterior distances
All dimensions shown are in metres
All Strata Lots are defined as to height by the centre of the floor above or its extensions or where there is no floor above, the average height of a Strata Lot on the same floor, unless otherwise indicated.



Bylaw Sheet Closed

Search ALTOSS2 of BC Online for
Current Information, BC Reg. 76/95

[illegible]

RECORD OF BY-LAWS AND ORDERS ETC.

[illegible]

DEALINGS AFFECTING THE COMMON PROPERTY

REGISTRATION		DOCUMENTS	
NUMBER	DATE	DATE	NATURE AND PARTICULARS
M76300			Exceptions and Reservations Esquimalt and Nanaimo Railway Company AFB 9.693.7434A Sec. 172(3) 001377, 007903 N, 61033 G, 123305 G, 171828 G For actual date and time of registration see original grant from E - N Railway Company Modified by EH57553
EH57553	29.4.1994 13:51		Exceptions and Reservations Modification of M76300
Part subdivided by Plan V159963 (road only) 11.10.94			
EH143142	31.10.1994	28.10.1994	Resolution Designating Limited Common Property Section 53 Condo Act
EJ38580	4.5.1995	13.4.1995	RESOLUTION DESIGNATING LIMITED COMMON PROPERTY SECTION 53 CONDO ACT

Common Property Sheet Closed 12.2.1996

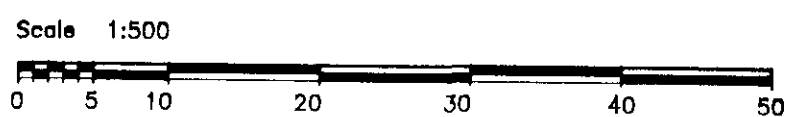
Search ALTOS2 or BC OnLine for
Current Information. BC Reg. 76/95

K.D. Jacques, Registrar

K.D. JACQUES, Registrar
Victoria Land Title District

PHASE TWO OF A PHASED STRATA PLAN OF THE REMAINDER OF LOT A, SECTION 1, NANAIMO DISTRICT, PLAN 47895.

B.C.G.S. 92G 021



FIRST SHEET
Sheet 1 of 7 Sheets
PHASE TWO
STRATA PLAN **VIS3442**

Deposited and Registered in the Victoria Land Title Office, this
17 day of February, 1995

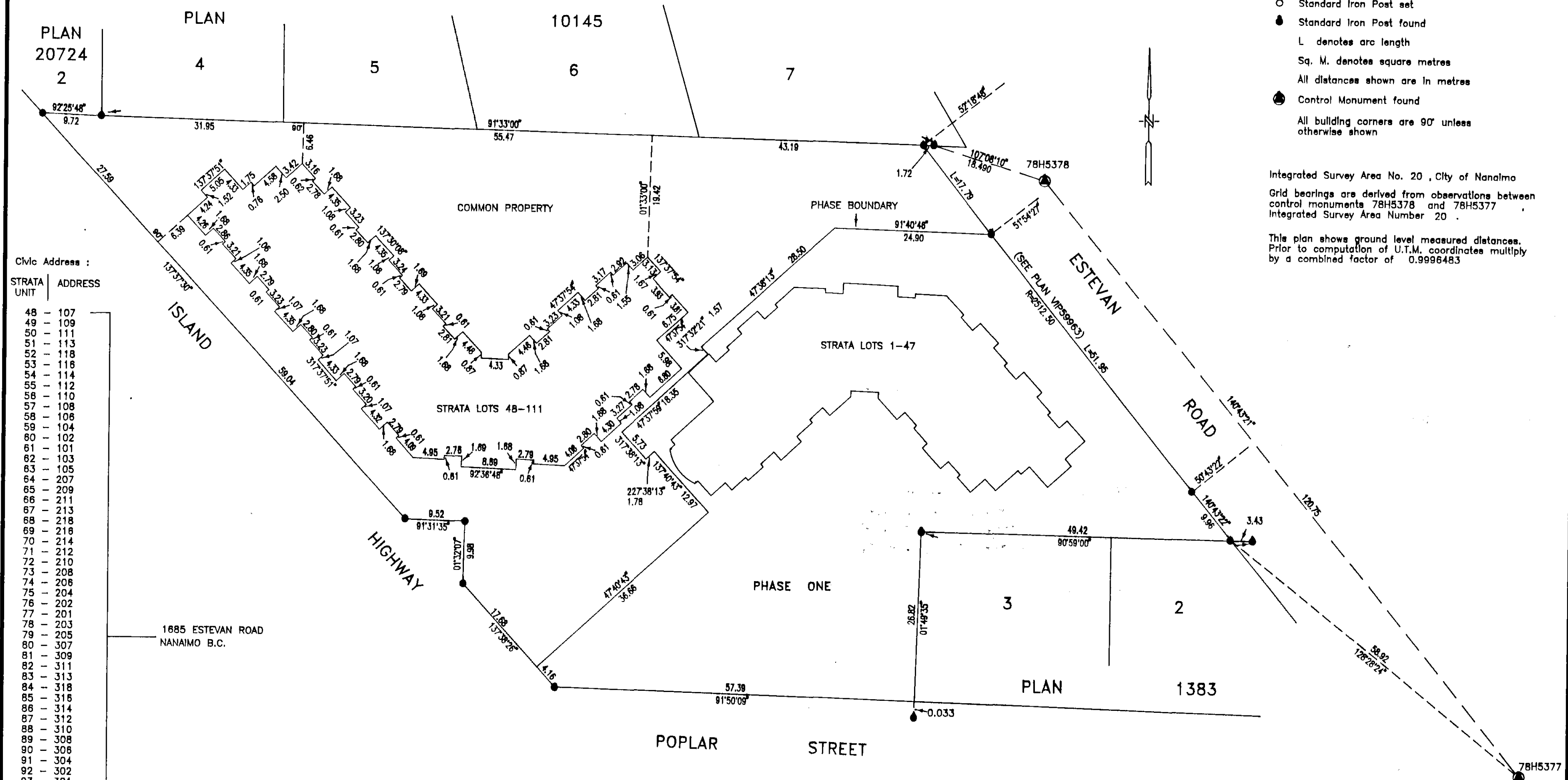
Jan Orsico
Deputy Registrar

Legend
ES 18763 FS

- Standard Iron Post set
- Standard Iron Post found
- L denotes arc length
- Sq. M. denotes square metres
- All distances shown are in metres
- Control Monument found
- All building corners are 90° unless otherwise shown

Integrated Survey Area No. 20, City of Nanaimo
Grid bearings are derived from observations between
control monuments 78H5378 and 78H5377
Integrated Survey Area Number 20.

This plan shows ground level measured distances.
Prior to computation of U.T.M. coordinates multiply
by a combined factor of 0.9996483



Civic Address :

STRATA UNIT	ADDRESS
48 - 107	
49 - 109	
50 - 111	
51 - 113	
52 - 118	
53 - 116	
54 - 114	
55 - 112	
58 - 110	
57 - 108	
58 - 108	
59 - 104	
60 - 102	
61 - 101	
62 - 103	
63 - 105	
64 - 207	
65 - 209	
66 - 211	
67 - 213	
68 - 218	
69 - 216	
70 - 214	
71 - 212	
72 - 210	
73 - 208	
74 - 206	
75 - 204	
76 - 202	
77 - 201	
78 - 203	
79 - 205	
80 - 307	
81 - 309	
82 - 311	
83 - 313	
84 - 318	
85 - 316	
86 - 314	
87 - 312	
88 - 310	
89 - 308	
90 - 306	
91 - 304	
92 - 302	
93 - 301	
94 - 303	
95 - 305	
96 - 407	
97 - 409	
98 - 411	
99 - 413	
100 - 418	
101 - 416	
102 - 414	
103 - 412	
104 - 410	
105 - 408	
106 - 406	
107 - 404	
108 - 402	
109 - 401	
110 - 403	
111 - 405	

The address for the service of
documents on the Strata Corporation is :
YW AND ASSOCIATES HOLDINGS LTD.
2129-4710 KINGSWAY, BURNABY.
V5H 4M2

This plan lies within the Regional District of Nanaimo
and the City of Nanaimo

J.E. ANDERSON & ASSOCIATES
B.C. Land Surveyors - Consulting Engineers
Victoria and Nanaimo, B.C.
File : 82568-2

I, D.G. Wallace, of the City of Nanaimo
British Columbia Land Surveyor, hereby certify that
the building erected on the parcel described above is
wholly within the external boundaries of the parcel.

[Signature]
B.C.L.S.

Dated at Nanaimo, B.C. this
30 day of June, 1994.

CONDOMINIUM ACT

SECOND SHEET
Sheet 2 of 7 Sheets
PHASE TWO
STRATA PLAN VIS 3442

LOT No.	SUITE No.	SHEET No.	FORM 1	FORM 2	FORM 3
			Schedule of Unit Entitlement	Schedule of Interest Upon Destruction	Schedule of Voting Rights
48	107	4	92	118748	1
49	109	4	88	113973	1
50	111	4	88	113973	1
51	113	4	87	112942	1
52	118	4	96	123371	1
53	116	4	88	113917	1
54	114	4	88	114016	1
55	112	4	86	110480	1
56	110	4	90	116810	1
57	108	4	94	121077	1
58	106	4	94	121274	1
59	104	4	91	118043	1
60	102	4	87	112752	
61	101	4	76	97769	1
62	103	4	84	107965	1
63	105	4	100	128872	1
64	207	5	98	127118	1
65	209	5	88	113973	1
66	211	5	88	113973	1
67	213	5	87	112942	1
68	218	5	96	123371	1
69	216	5	88	113917	1
70	214	5	88	114016	1
71	212	5	86	110480	1
72	210	5	90	116810	1
73	208	5	94	121077	1
74	206	5	94	121274	1
75	204	5	81	118043	1
76	202	5	87	112752	
77	201	5	76	97769	1
78	203	5	84	107965	1
79	205	5	106	137138	1
80	307	6	90	116227	1
81	309	6	86	111431	1
82	311	6	86	111427	1
83	313	6	85	110372	1
84	318	6	94	120842	1
85	316	6	86	111373	1
86	314	6	86	111471	1
87	312	6	84	107959	1
88	310	6	87	112440	1
89	308	6	92	118522	1
90	306	6	92	118719	1
91	304	6	88	113681	1
92	302	6	85	110175	1
93	301	6	76	97769	1
94	303	6	82	105483	1
95	305	6	98	126328	1
96	407	7	85	110307	1
97	409	7	83	107592	1
98	411	7	83	107590	1
99	413	7	83	106582	1
100	418	7	91	117231	1
101	416	7	83	107805	1
102	414	7	83	107864	1

LOT No.	SUITE No.	SHEET No.	FORM 1	FORM 2	FORM 3
			Schedule of Unit Entitlement	Schedule of Interest Upon Destruction	Schedule of Voting Rights
103	412	7	81	104173	1
104	410	7	82	106468	1
105	408	7	87	112490	1
106	406	7	87	112702	1
107	404	7	83	107728	1
108	402	7	83	106581	1
109	401	7	78	97769	1
110	403	7	79	101647	1
111	405	7	94	120801	1
AGGREGATE			5810	7247725	64

Accepted as to forms 1, 2 and 3, this

14 day of February, 1994

for: Dr Wong
Superintendent of Real Estate

Owner: Y W AND ASSOCIATES HOLDINGS LTD.

[Signature]
Authorized Signatory
VINCENT YON

Authorized Signatory

Witness: [Signature]
MARILYN ST. CYR

Address: 302-200 GRANVILLE ST
VANCOUVER BC V6C1S4

Occupation: BARRISTER & SOLICITOR

Mortgagee: THE TORONTO-DOMINION BANK

[Signature]
Authorized Signatory
BRUCE M. SHIRREFF
SR. VICE PRESIDENT
MORTGAGES
Authorized Signatory

Witness: [Signature]

Address: 55 KING ST. W
TORONTO ONTARIO

Occupation: MORTGAGE OFFICER

STATUTORY DECLARATION

I/We the undersigned do solemnly declare that
(1) I/We the undersigned am/are the duly authorized agent(s) 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.

[Signature]
VINCENT YON Authorized Signatory
Authorized Signatory

Sworn before me this 10 day of JANUARY, 1994

[Signature]
A Commissioner for taking affidavits within British Columbia.

NEW DEVELOPMENT CERTIFICATE

I, D.G. Wallace, British Columbia Land Surveyor, hereby certify that the building shown in this strata plan has not, as of

the 30th day of June, 1994 been previously occupied

Dated at Nanaimo, British Columbia this

30th day of June, 1994.

[Signature]
D.G. Wallace B.C.L.S.

Approved as Phase Two of a Two Phase Strata Development

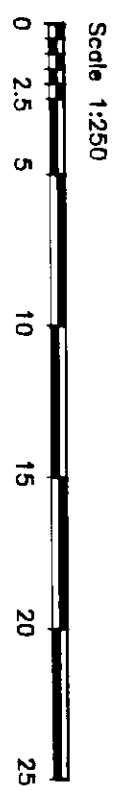
this 07 day of February, 1994

[Signature]
Approving Officer City of Nanaimo

BASEMENT (PARKING) LEVEL SHOWING PART OF THE COMMON PROPERTY.

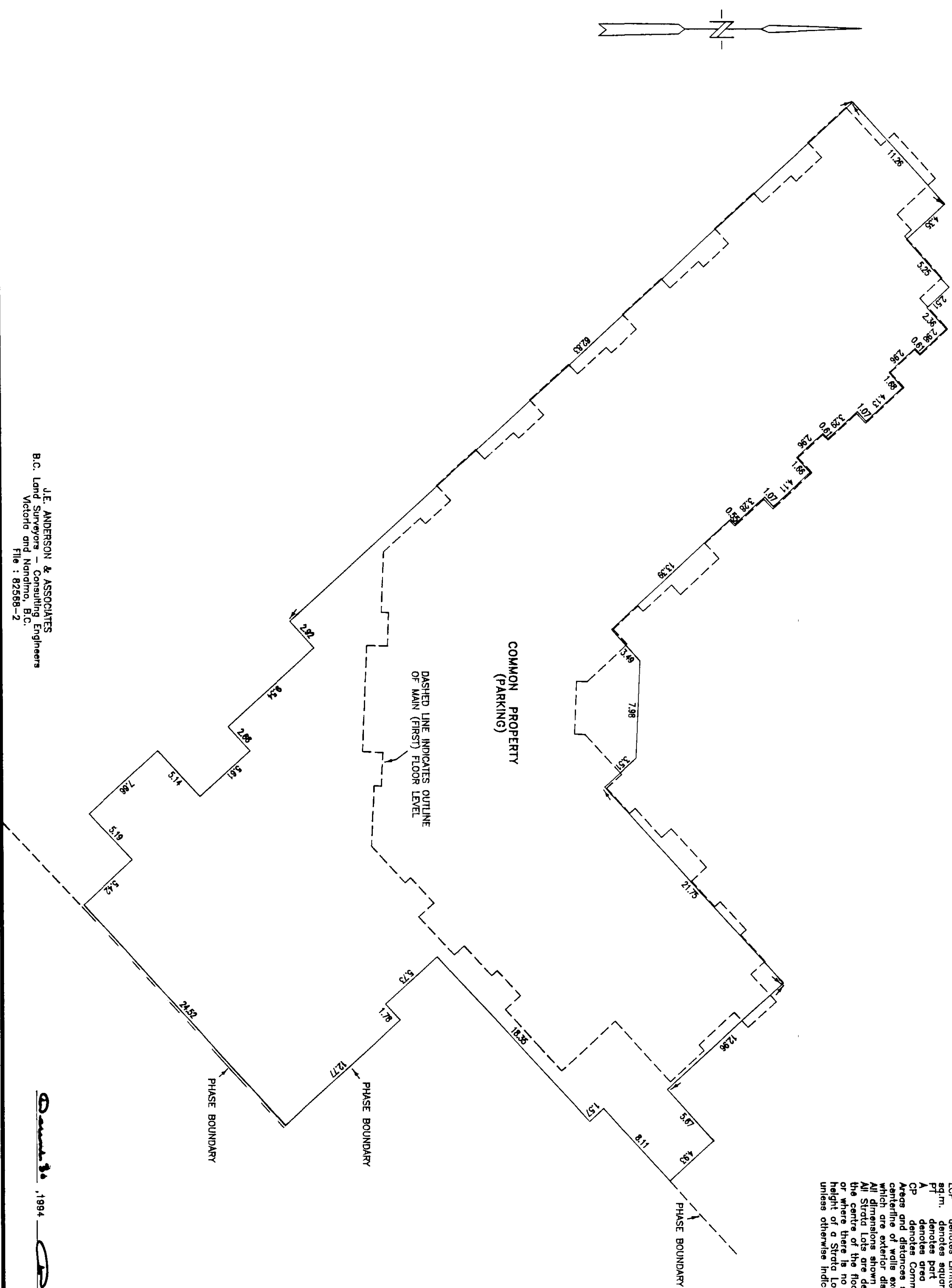
PHASE TWO
STRATA PLAN V133442

Sheet 3 of 7 Sheets



LEGEND

SLP denotes Strata Lot
LCP denotes Limited Common Property
sq.m. denotes square metres
PT denotes part
A denotes ared
CP denotes Common Property
Areas and distances shown are to the
centerline of walls except for the decks
which are exterior distances
All dimensions shown are in metres
All structures are referred to as to the height by
the centre of the floor above or its extensions
or where there is no floor above, the average
height of a Strata Lot on the same floor,
unless otherwise indicated.



J.E. ANDERSON & ASSOCIATES
B.C. Land Surveyors - Consulting Engineers
Victoria and Nanaimo, B.C.
File : 82568-2

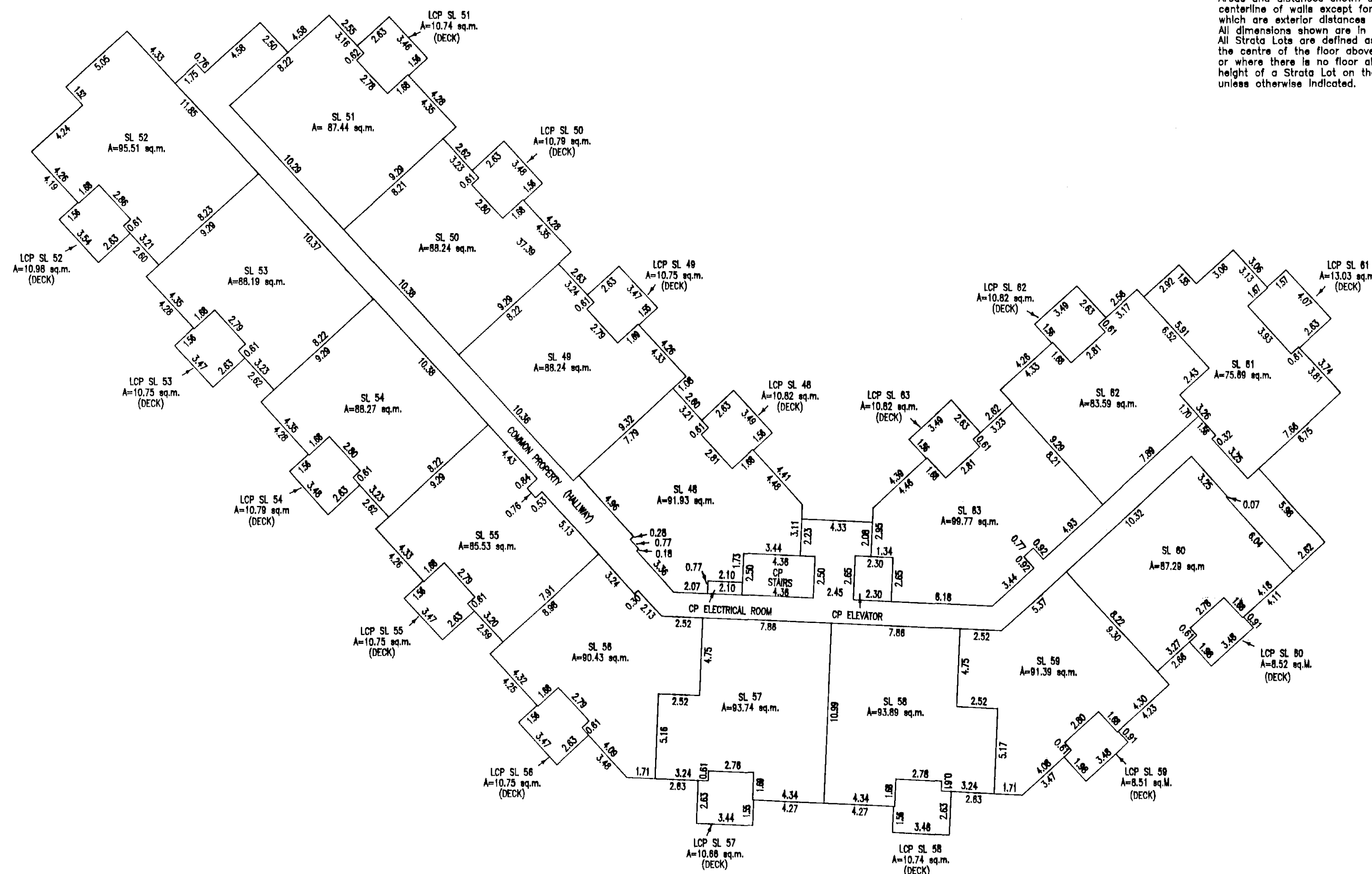
Completed, 1994. D.G. Wallace B.C.L.S.

GROUND FIRST FLOOR LEVEL
SHOWING STRATA LOTS 48-63
INCLUSIVE.



LEGEND

SL denotes Strata Lot
LCP denotes Limited Common Property
sq.m. denotes square metres
PT denotes part
A denotes area
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Areas and distances shown are to the centerline of walls except for the decks which are exterior distances
All dimensions shown are in metres
All Strata Lots are defined as to height by the centre of the floor above or its extensions or where there is no floor above, the average height of a Strata Lot on the same floor, unless otherwise indicated.



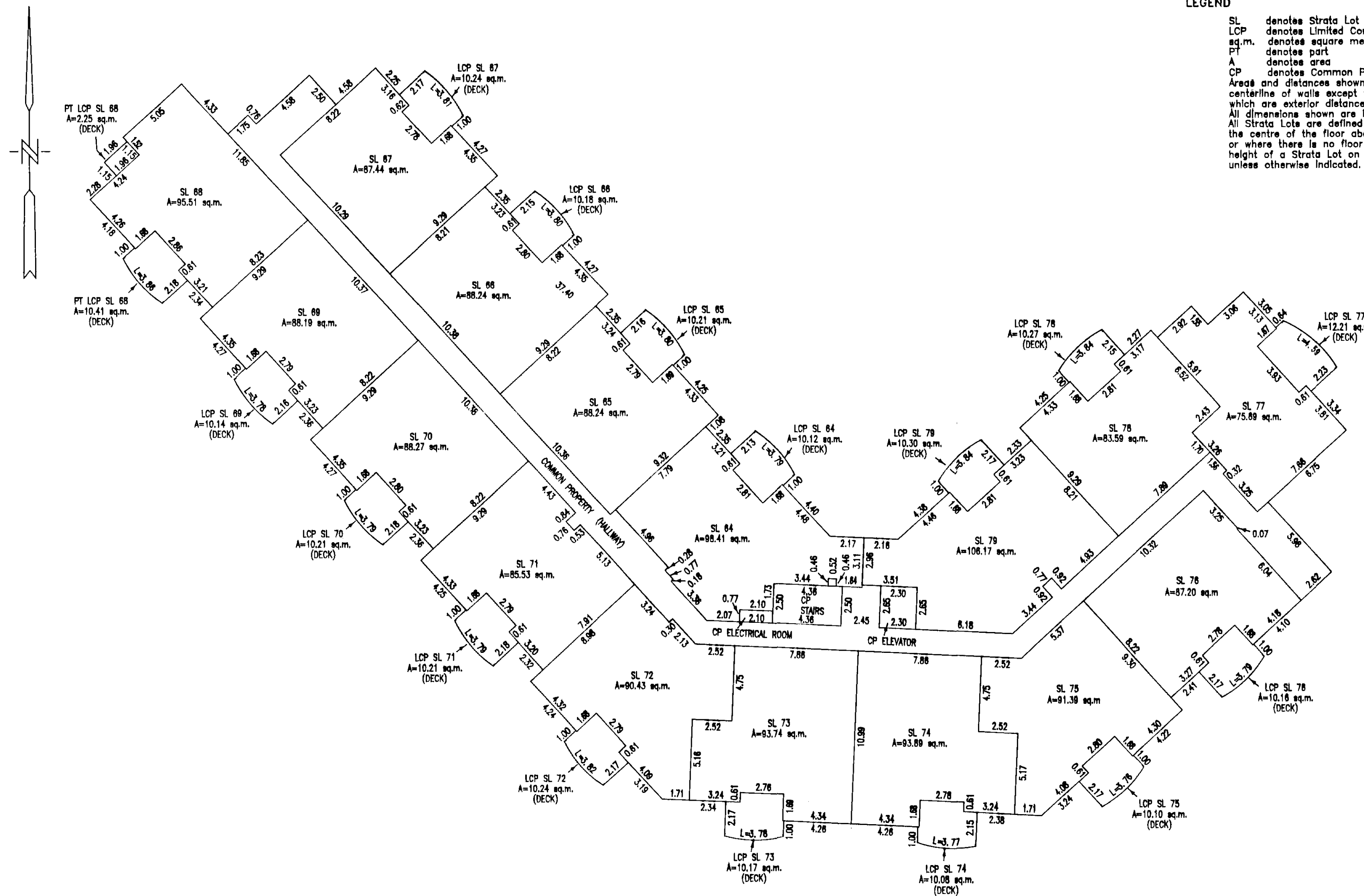
SECOND FLOOR LEVEL SHOWING
STRATA LOTS 64-79 INCLUSIVE.

Scale 1:200



LEGEND

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All dimensions shown are in metres
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THIRD FLOOR LEVEL SHOWING STRATA LOTS 80-95 INCLUSIVE.

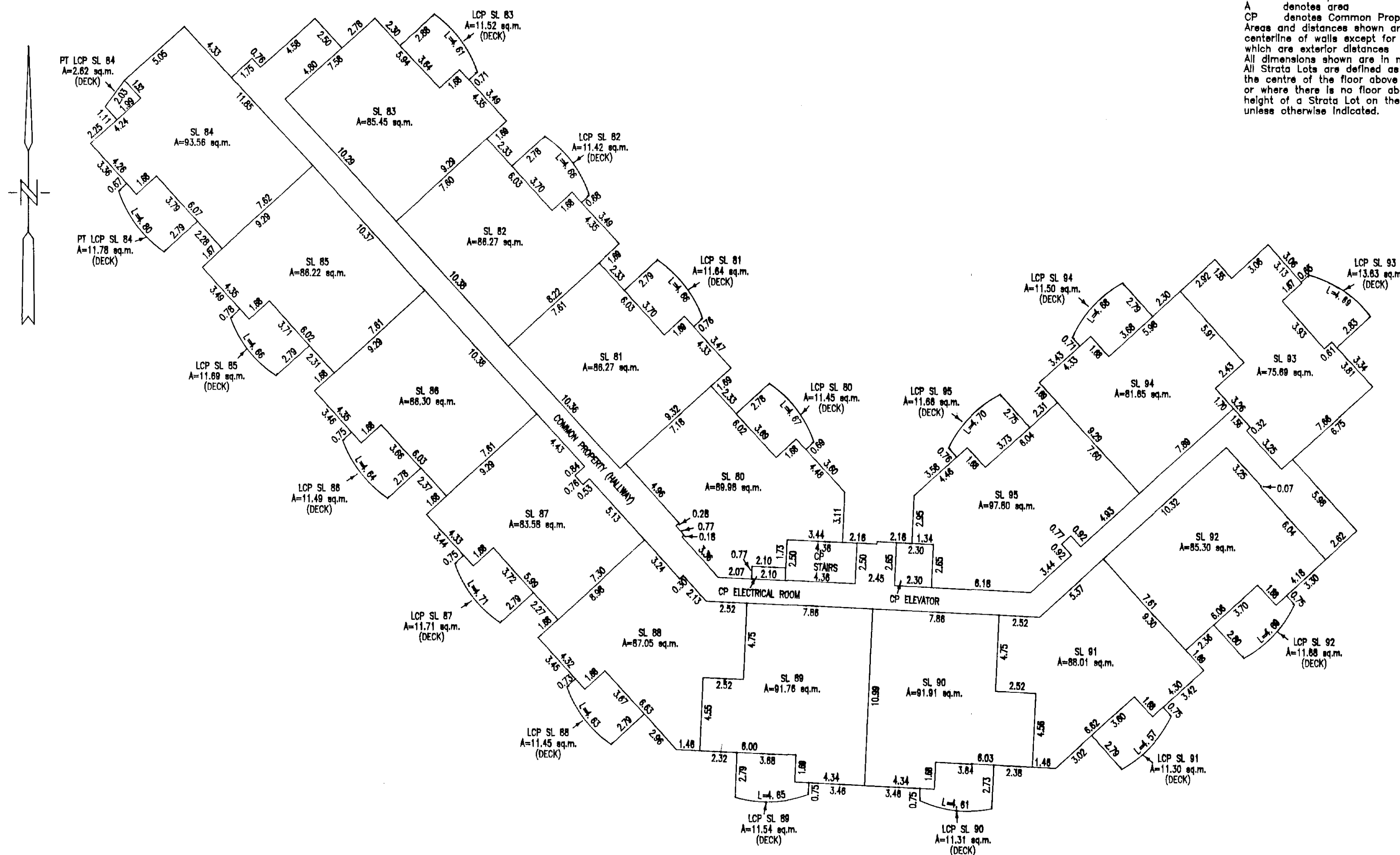
PHASE TWO
STRATA PLAN V153442

Sheet 6 of 7 Sheets



LEGEND

SL denotes Strata Lot
LCP denotes Limited Common Property
eq.m. denotes square metres
PT denotes part
A denotes area
CP denotes Common Property
Areas and distances shown are to the centerline of walls except for the decks which are exterior distances
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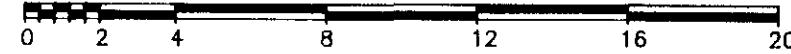
FOURTH FLOOR LEVEL SHOWING STRATA LOTS 96-111 INCLUSIVE.

PHASE TWO

Sheet 7 of 7 Sheets

STRATA PLAN V153442

Scale 1:200



LEGEND

SL denotes Strata Lot
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