

STRATA PLAN OF LOT "F" BLOCK 59 D.L. 540 PLAN 11805.

FIRST SHEET SHEET 1 OF 12 SHEETS
STRATA PLAN VR. 2781



CIVIC ADDRESS:

3250 W. BROADWAY,
VANCOUVER, B.C.

THE ADDRESS FOR SERVICE OF
DOCUMENTS OF STRATA
CORPORATION IS:

THE OWNERS STRATA PLAN VR. 2781
90 1890-1090 W. GEORGIA ST.,
VANCOUVER, B.C.
V6E 3V7

STRATA PLAN VR. 2781
DEPOSITED AND REGISTERED
IN THE LAND TITLE OFFICE
AT VANCOUVER, B.C.
THIS 31 DAY OF OCTOBER, 1990.

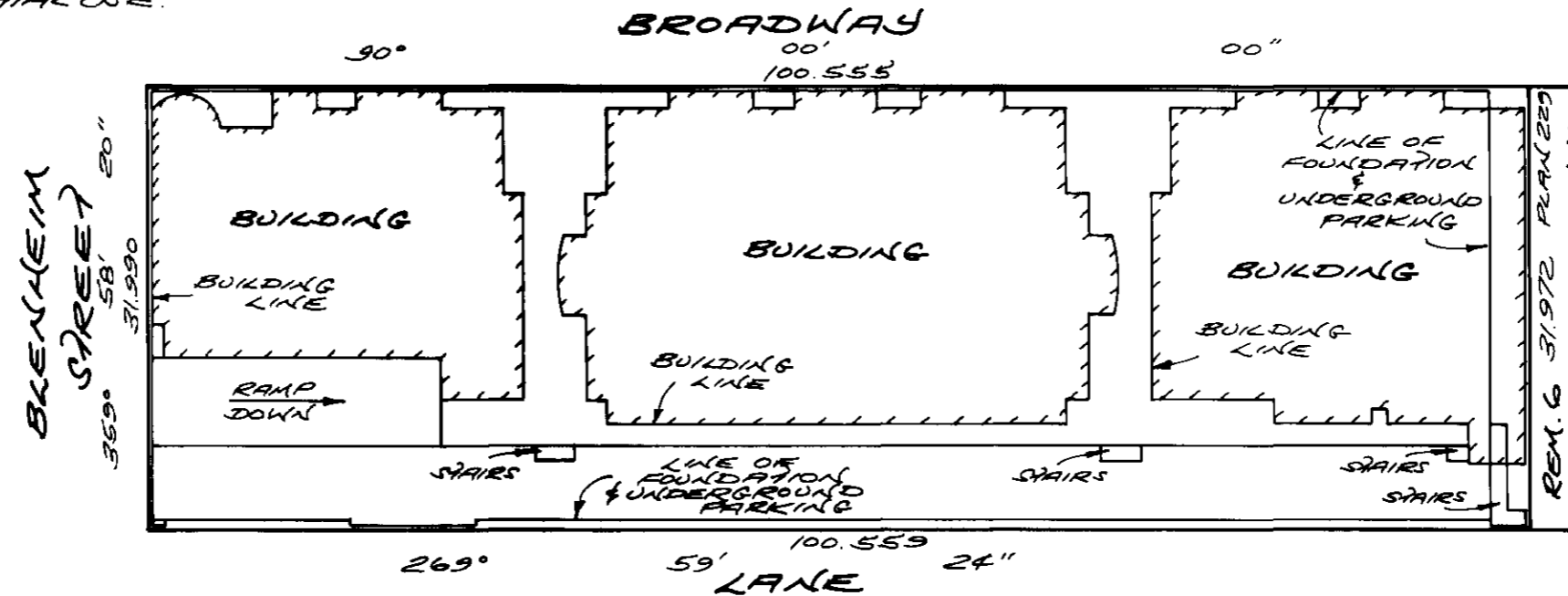
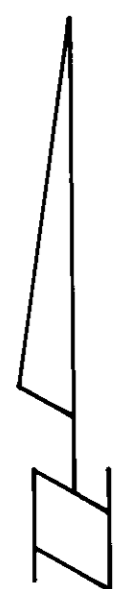
[Signature]
DEPUTY REGISTRAR.

GD 114664

- LEGEND:**
- SL INDICATES STRATA LOT.
 - M² INDICATES SQUARE METRES.
 - CP INDICATES COMMON PROPERTIES.
 - FL INDICATES FLANCHER.
 - OB INDICATES OPEN TO BELOW.
 - Y INDICATES YARD AREA.
 - B INDICATES BALCONY.
 - EC INDICATES ELECTRICAL CLOSET.
 - FP INDICATES FIREPLACE.
 - V INDICATES VENT.
 - LCP INDICATES LIMITED COMMON PROPERTY.
 - APP INDICATES APPURTENANCE.
 - RD INDICATES ROOF DECK.

"ALL DISTANCES ARE IN METRES,"
EXCEPT WHERE OTHERWISE NOTED.

NOTE: SLS 1 TO 20 ARE FOR COMMERCIAL USE.
SLS 21 TO 78 ARE FOR RESIDENTIAL USE.



I, R. JUSTICE OF SURREY, B.C. A BRITISH
COLUMBIA LAND SURVEYOR, HEREBY
CERTIFY THAT THE BUILDINGS ERECTED
ON THE PARCEL DESCRIBED ABOVE
IS WHOLLY WITHIN THE EXTERNAL
BOUNDARIES OF THAT PARCEL.

JUSTICE, LAMMERTS & ASSOC.
B.C. LAND SURVEYORS
176 29-108th AVE.
SURREY, B.C.

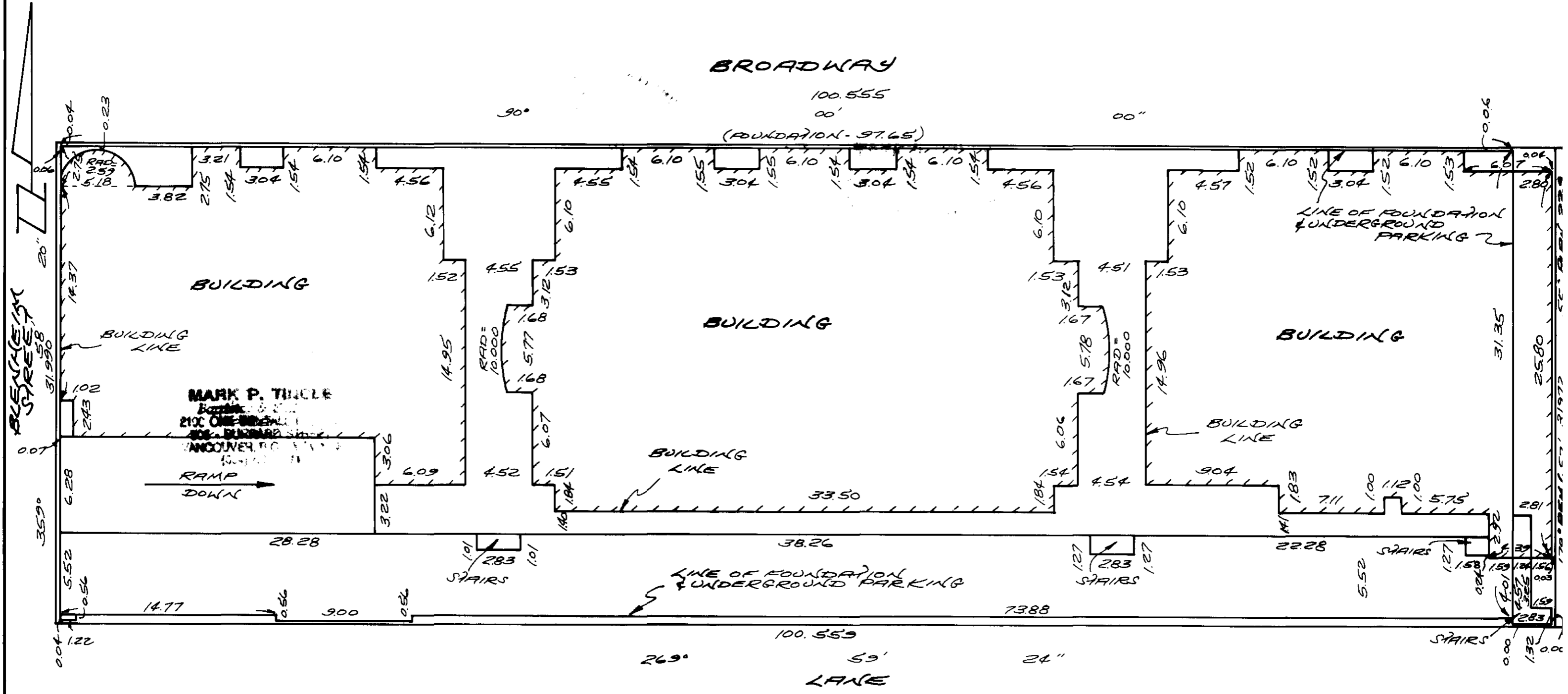
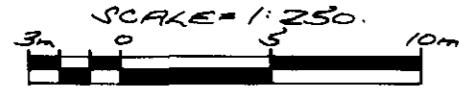
"THIS PLAN LIES WITHIN THE GREATER"
VANCOUVER REGIONAL DISTRICT.

[Signature]
DATED AT SURREY, B.C.
THIS 01 DAY OF September, 1990.

89136

FIRST SHEET, SHEET 2 OF 12 SHEETS
STRATA PLAN VR. 2781

BUILDING DETAIL.



[Handwritten signature]
 10/10/10

SECOND SHEET, SHEET 3 OF 12 SHEETS
STRATA PLAN VR. 2781

CONDOMINIUM ACT

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 FOR COMMERCIAL AND 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]
DECLARED BEFORE ME AT VANCOUVER, BRITISH COLUMBIA, FREDRICK L. BUCCI
THIS 28th DAY OF OCTOBER, 1990.

[Signature]
A NOTARY PUBLIC IN AND FOR THE PROVINCE OF BRITISH COLUMBIA.
A COMMISSIONER FOR TAKING AFFIDAVITS WITHIN BRITISH COLUMBIA.

MARK P. TINDLE
Barrister & Solicitor
2100 ONE BENTALL CENTRE
505 - BARRARD STREET
VANCOUVER, B.C. V7X 1W4
(604) 683-8911

FORM 13 NEW DEVELOPMENT CERTIFICATE [SECTION 8 (1)]

I, R.P. JUSTICE, BRITISH COLUMBIA LAND SURVEYOR, HEREBY CERTIFY THAT THE BUILDING SHOWN IN THIS STRATA PLAN HAS NOT AS OF THIS 10th DAY OF September, 1990, BEEN PREVIOUSLY OCCUPIED DATED AT SURREY, BRITISH COLUMBIA, THIS 10th DAY OF September, 1990.

[Signature]
R.P. JUSTICE. B.C.L.S.

OWNERS	MORTGAGEES
<i>[Signature]</i> FREDRICK L. BUCCI WITNESS	<i>[Signature]</i> CHRISTINE ROBERTS WITNESS
MARK P. TINDLE Barrister & Solicitor 2100 ONE BENTALL CENTRE 505 - BARRARD STREET VANCOUVER, B.C. V7X 1W4 (604) 683-8911	METROPOLITAN TRUST COMPANY OF CANADA by its law firm attorneys. see filing # 2112548 21-7500 Abercrombie Dr. Richmond B.C. ADDRESS OF WITNESS: Receptionist OCCUPATION OF WITNESS: <i>[Signature]</i> ROSS ROBERTS HARRY SHAPLEY HOUSEHOLD TRUST COMPANY. WITNESS: TRUDDY E. JONES 100 Sheppard Ave. E., North York ADDRESS OF WITNESS: ONT. MANAGER OCCUPATION OF WITNESS:
	<i>[Signature]</i> J. WARD 16036 WARD WITNESS: JOAN RUSH 2165 West Broadway, Vancouver, B.C. ADDRESS OF WITNESS: LAWYER OCCUPATION OF WITNESS:

EXECUTION DATE
Y M D
90 10 17

[Signature]
Sept 10/90

CONDOMINIUM ACT.

SECOND SHEET, SHEET 4 OF 12 SHEETS
STRATA PLAN VR. 2781

* AMENDED PURSUANT TO
SECTION 59(2) CONDOMINIUM ACT.
THIS 19 DAY OF OCT. 1993
SEE AMENDED SHEET - #A
REF # DG 375844

DEPUTY REGISTRAR

LOT NUMBER	SHEET NUMBER	FORM 1		FORM 2		FORM 3
		SCALE OF UNIT ENLARGEMENT	SCALE OF INTEREST UPON DEMERITION	SCALE OF INTEREST UPON DEMERITION	NUMBER OF VOTES	
1	7	1155	3371	3371	1.38	
2	7	1087	3120	3120	1.32	
3	7	908	2692	2692	1.11	
4	7	1083	3357	3357	1.32	
5	7	989	3038	3038	1.22	
6	7	840	2579	2579	1.02	
7	7	350	1436	1436	0.48	
8	7	874	2771	2771	1.07	
9	7	810	2650	2650	0.99	
10	7	796	2629	2629	0.97	
11	7	796	2629	2629	0.97	
12	7	809	2650	2650	0.99	
13	7	872	2771	2771	1.06	
14	7	388	1436	1436	0.47	
15	7	845	2692	2692	1.03	
16	7	800	2643	2643	0.98	
17	7	800	2719	2719	0.98	
18	7	768	2603	2603	0.94	
19	7	666	2187	2187	0.87	
20	7	774	2833	2833	0.94	
21	8	863	2289	2289	1.00	
22	8	844	2209	2209	1.00	
23	8	851	2239	2239	1.00	
24	8	802	1979	1979	1.00	
25	8	806	2049	2049	1.00	
26	8	847	2189	2189	1.00	
27	8	777	2029	2029	1.00	
28	8	854	2209	2209	1.00	
29	8	849	2199	2199	1.00	
30	8	712	2029	2029	1.00	
31	8	749	1839	1839	1.00	
32	8	844	2039	2039	1.00	
33	8	846	2039	2039	1.00	
34	8	742	1899	1899	1.00	
35	8	857	2239	2239	1.00	
36	8	845	2189	2189	1.00	
37	8	834	2169	2169	1.00	
38	8	848	2139	2139	1.00	
39	8	805	1999	1999	1.00	
40	8	800	1979	1979	1.00	
41	9	856	2389	2389	1.00	
42	9	847	2259	2259	1.00	
43	9	854	2289	2289	1.00	
44	9	794	2079	2079	1.00	
45	9	811	2039	2039	1.00	
46	9	852	2239	2239	1.00	
47	9	780	2079	2079	1.00	
48	9	857	2259	2259	1.00	
49	9	852	2249	2249	1.00	
50	9	776	2079	2079	1.00	
51	9	753	1999	1999	1.00	
52	9	851	2199	2199	1.00	
53	9	851	2199	2199	1.00	
54	9	753	1999	1999	1.00	
55	9	854	2289	2289	1.00	
56	9	848	2239	2239	1.00	
57	9	830	2219	2219	1.00	
58	9	853	2239	2239	1.00	
59	9	811	2099	2099	1.00	
60	9	796	2079	2079	1.00	
61	10	855	2489	2489	1.00	
62	10	819	2289	2289	1.00	
63	10	826	2319	2319	1.00	
64	10	829	1799	1799	1.00	
65	10	789	2129	2129	1.00	
66	10	830	2269	2269	1.00	
67	10	752	2129	2129	1.00	
68	10	828	2289	2289	1.00	
69	10	825	2279	2279	1.00	
70	10	748	2109	2109	1.00	
71	10	731	2029	2029	1.00	
72	10	829	2229	2229	1.00	
73	10	829	2229	2229	1.00	
74	10	731	2029	2029	1.00	
75	10	826	2319	2319	1.00	
76	10	1058	2999	2999	1.00	
77	10	830	2279	2279	1.00	
78	10	940	2699	2699	1.00	
AGGREGATE		64023	179,975	179,975	78.05	

ACCEPTED AS TO FORMS 1, 2 AND 3
THIS 20 DAY OF OCTOBER 1993

[Signature]
SUPERINTENDENT OF REAL ESTATE

[Signature]
Sept 2/98

AMENDED SHEETS 4 A

CONDOMINIUM ACT

RESUBDIVISION OF STRATA LOTS 1, 2, 3, 4, 5, 7, 8, 13 AND 14,
STRATA PLAN VR. 2781.

SECOND SHEET, SHEET 2 OF 3 SHEETS
STRATA PLAN VR. 2781

LOT NUMBER	SHEET NUMBER	FORM 1	FORM 2	FORM 3
		SCHEDULE OF UNIT ENHANCEMENT	SCHEDULE OF INTEREST UPON DESTRUCTION	SCHEDULE OF VOTING RIGHTS
		UNIT ENHANCEMENT	INTEREST UPON DESTRUCTION	NUMBER OF VOTES
79	1	582	1728	0.71
80	1	1664	4834	2.03
81	1	884	2621	1.07
82	1	540	1912	0.66
83	1	724	2295	0.89
84	1	760	2415	0.92
85	1	500	1792	0.61
86	1	1423	4391	1.74
87	1	659	2004	0.80
AGGREGATE		7736	23992	9.43

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 FOR COMMERCIAL AND RESIDENTIAL USE. I MAKE THIS SOLEMN DECLARATION CONSCIENTIOUSLY BELIEVING IT TO BE TRUE AND KNOWING THAT THIS IS THE SAME FORCE AND EFFECT AS IF MADE UNDER OATH.

[Signature]

DECLARED BEFORE ME AT VANCOUVER, BRITISH COLUMBIA, CANADA ON 21ST DAY OF SEPTEMBER, 1993

[Signature]
A NOTARIAL PUBLIC AND FOR THE PROVINCE OF BRITISH COLUMBIA, A COMMISSIONER FOR TAKING AFFIDAVITS WITHIN BRITISH COLUMBIA.

M. P. TINDLE X

[Signature]

INDEPENDENT OF REAL ESTATE. OCT 15 1993
APPROVED UNDER THE LAND TITLE ACT
30TH DAY OF SEPTEMBER 1993

[Signature]
REGISTRY OFFICER
BRITISH COLUMBIA

MORTGAGES:

[Signature]
INVESTMENT CORPORATION.
AUTHORIZED SIGNATORY. FLOS BUCCI
[Signature]
WITNESS: DAVID BOUSKIL
1210 - 1030 WEST GEORGIA STREET
ADDRESS OF WITNESS.
VICE PRESIDENT
[Signature]
CO-OPERATIVE LIFE INSURANCE SOCIETY
AUTHORIZED SIGNATORY.
ADDRESS OF WITNESS: LOARINE MICKLER.
[Signature]
120 College Ave, Regina
ADDRESS OF WITNESS: Portfolio Manager
OCCUPATION OF WITNESS:

[Signature]
SPECI DEVELOPMENT CORPORATION.
(NOW KNOWN AS 255961 B.C. LTD.)
AUTHORIZED SIGNATORY.
[Signature]
WITNESS:
1210 - 1030 WEST GEORGIA STREET
ADDRESS OF WITNESS:
VICE PRESIDENT
OCCUPATION OF WITNESS:

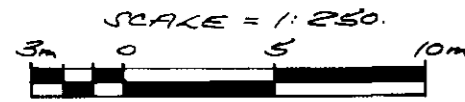
Fleur
Dean

[Signature] JAMES CLAYTON
WITNESS: JAMES CLAYTON
2180 - 146 4 AVE SW CALGARY
ADDRESS OF WITNESS: CAROL SCHON
OCCUPATION OF WITNESS:
[Signature]
WITNESS: ROSS ROBERTS
100 SHEPPARD AVE E, NORTH YORK, ONT
ADDRESS OF WITNESS: MAN AT ETL
OCCUPATION OF WITNESS:
[Signature] BILL PATTON
WITNESS: BILL PATTON
100 SHEPPARD AVE E, NORTH YORK, ONT
ADDRESS OF WITNESS:
[Signature] DAVE JENNINGS
WITNESS: DAVE JENNINGS
2165 Broadway West, VR
ADDRESS OF WITNESS:
[Signature]
OCCUPATION OF WITNESS:

W.G.P.
Sept 9, 1993.

93167

TYPICAL SECTIONS.

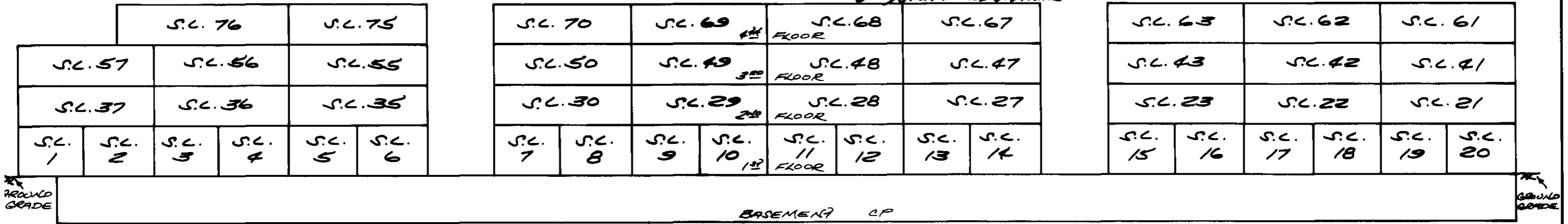


AMENDED PURSUANT TO SEC. 59 (2)

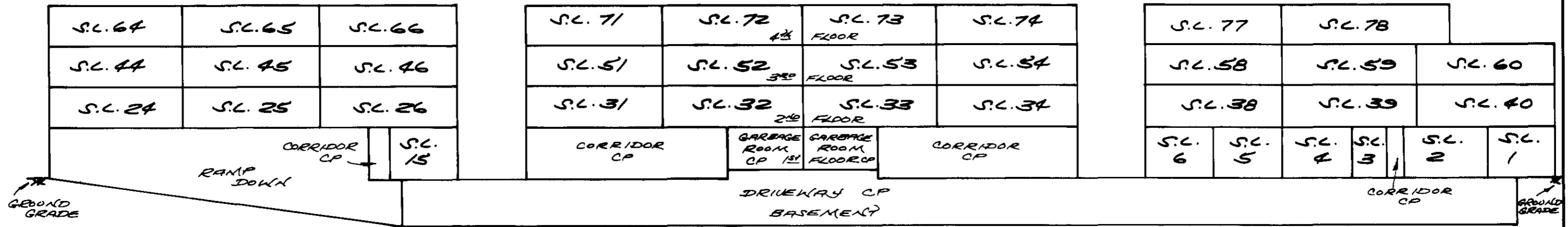
CONDOMINIUM ACT. THIS 19 DAY OCT 1993

SEE AMENDED SHEET SA REF # BG 375844

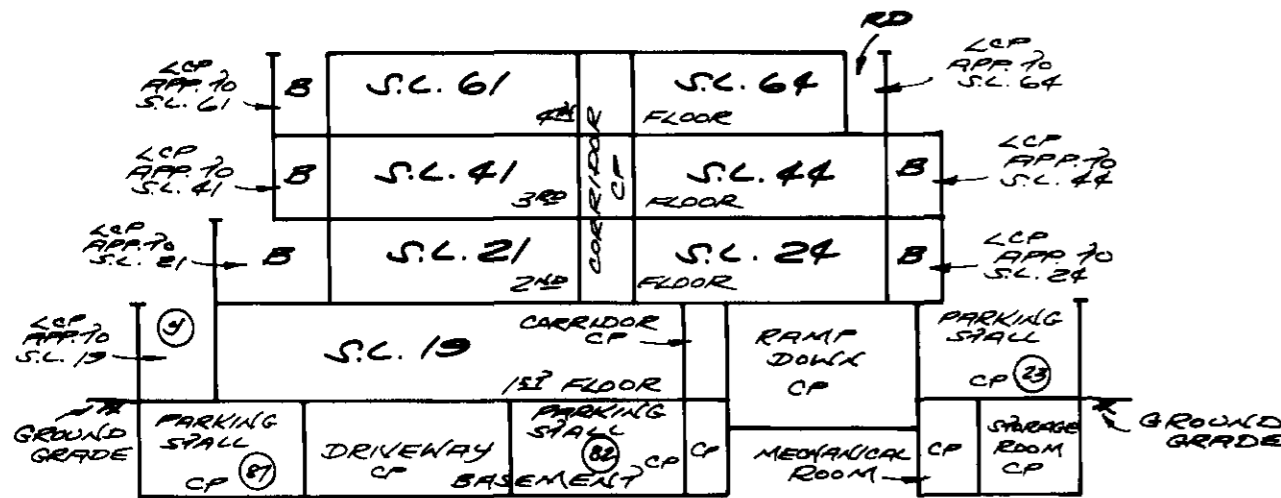
SHEET 5 OF 12 SHEETS
STRATA PLAN VR. 2781



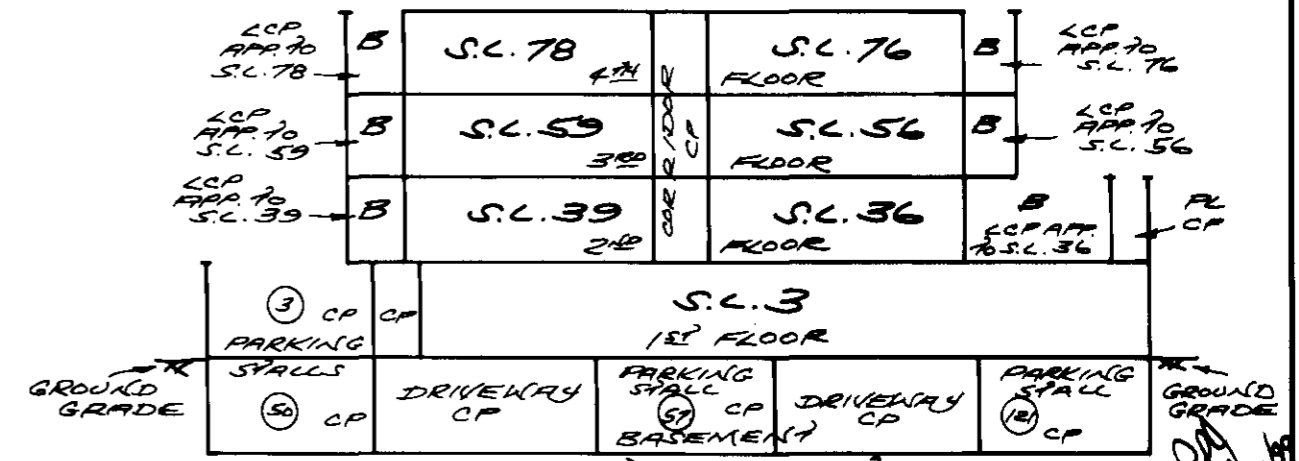
NORTH ELEVATION
SECTION A-A
BROADWAY.



SOUTH ELEVATION
SECTION B-B
LANE.



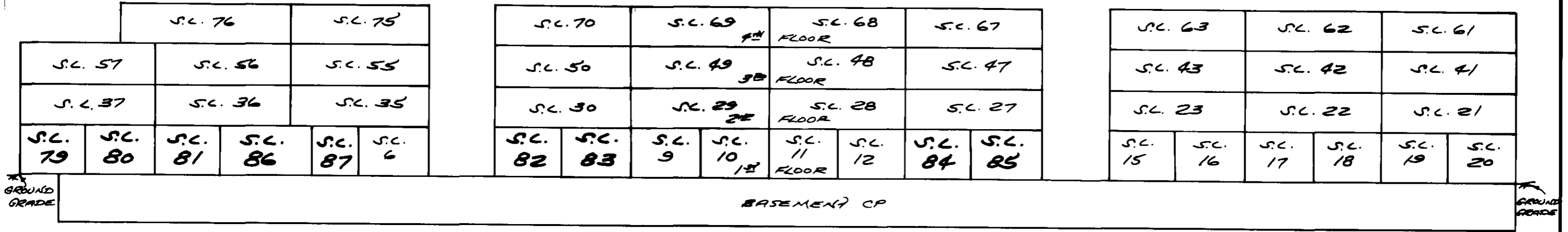
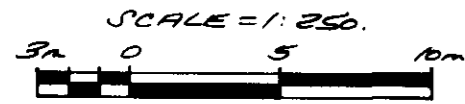
WEST ELEVATION
SECTION C-C, BLENHEIM STREET



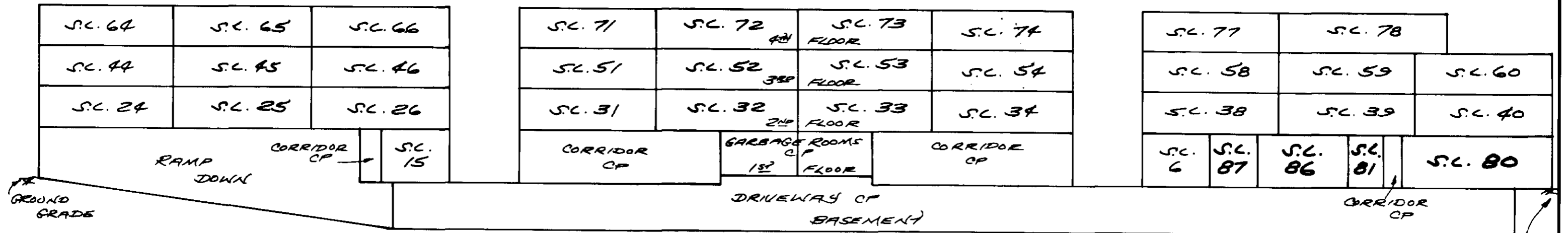
EAST ELEVATION
SECTION D-D.

AMENDED SHEET 5 A
SHEET 3 OF 3 SHEETS
SYRATA PLAN VR. 2781.

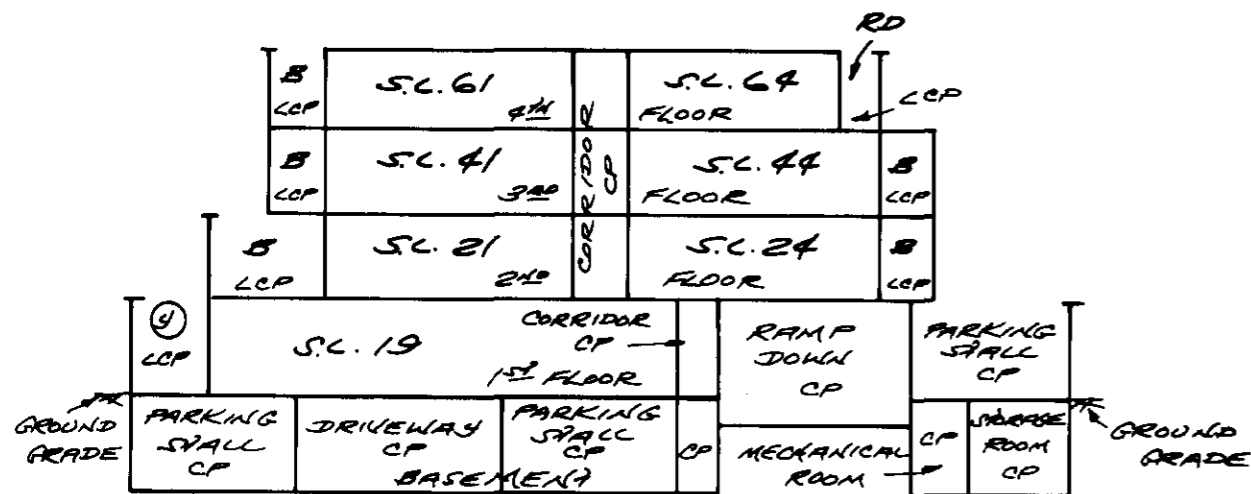
TYPICAL SECTIONS.



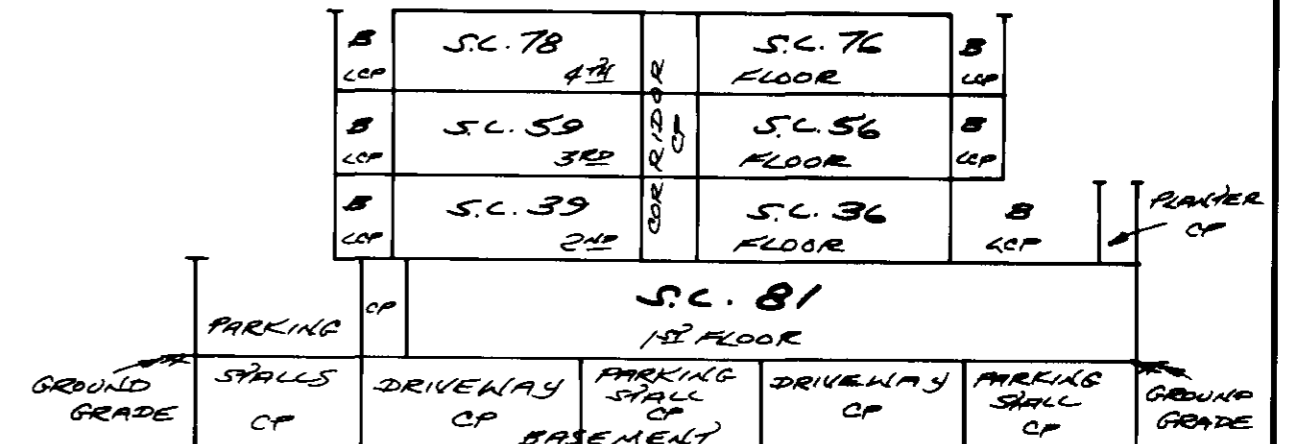
NORTH ELEVATION
SECTION A-A
BROADWAY



SOUTH ELEVATION
SECTION B-B
LANE



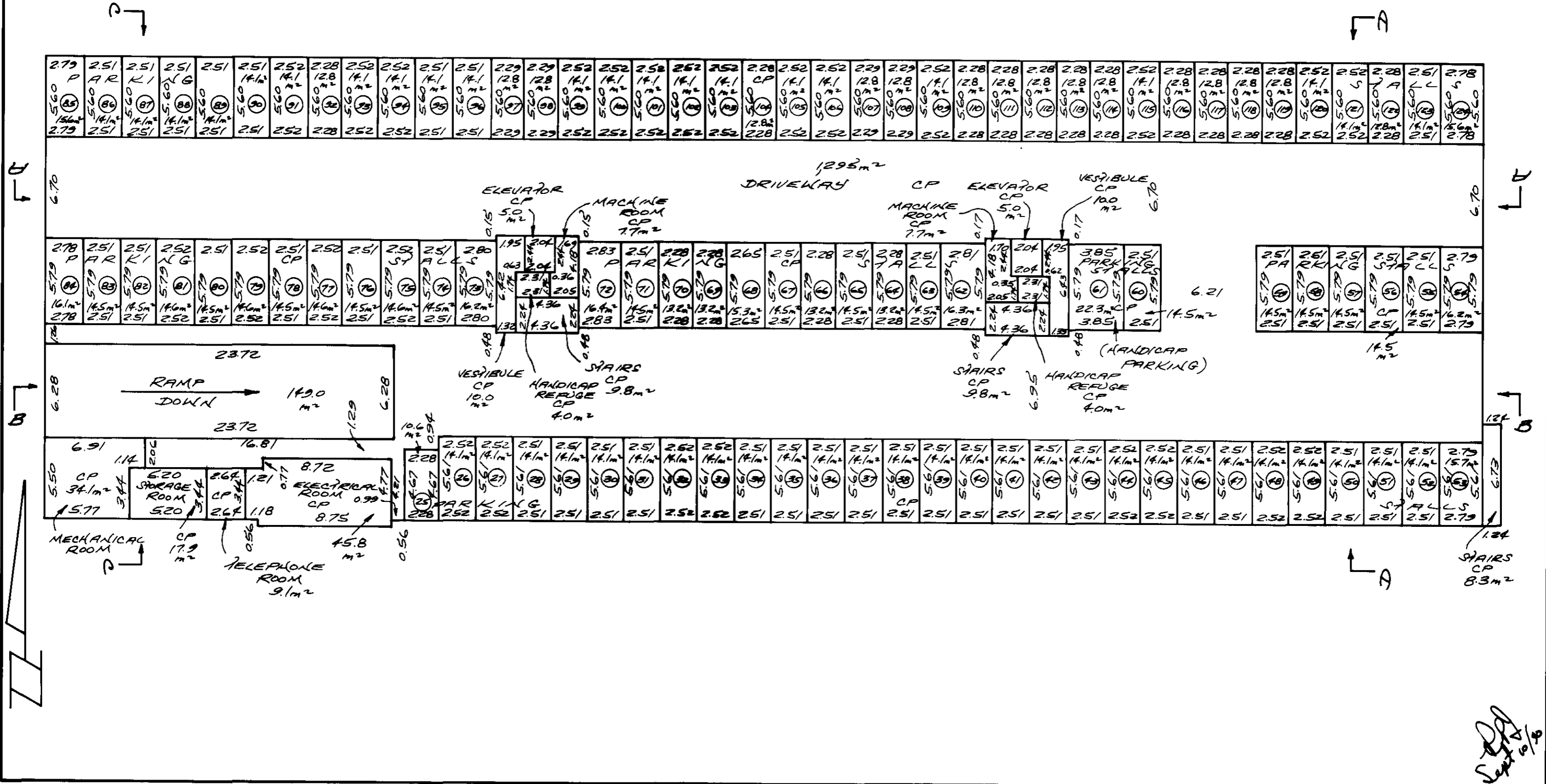
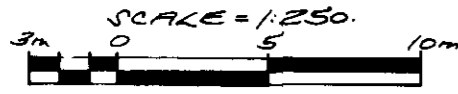
WEST ELEVATION
SECTION C-C, BLENHEIM STREET



EAST ELEVATION
SECTION D-D. Sept 9, 1993.

SHEET 6 OF 12 SHEETS
STRADA PLAN VR. 2781

BASEMENT?

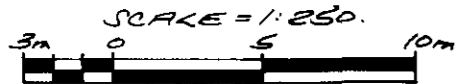


[Handwritten signature]
Sept 10/98

SHEET 7 OF 12 SHEETS
STRATA PLAN VR. 2781

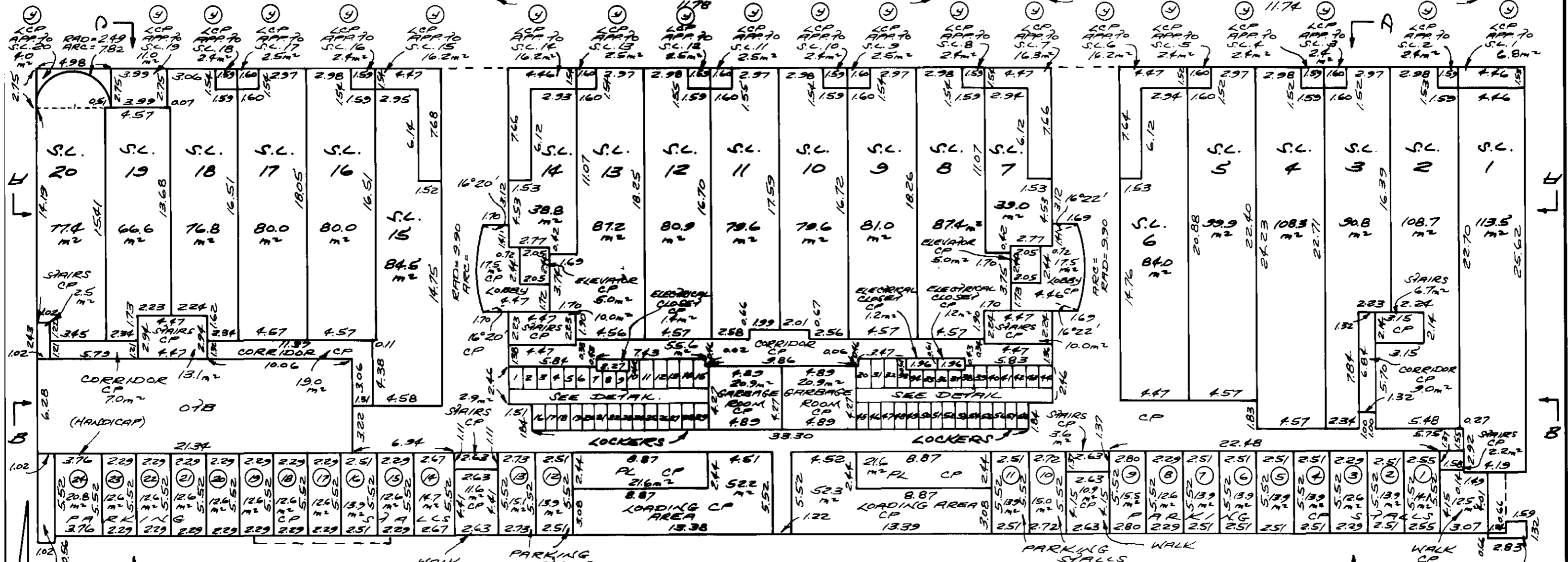
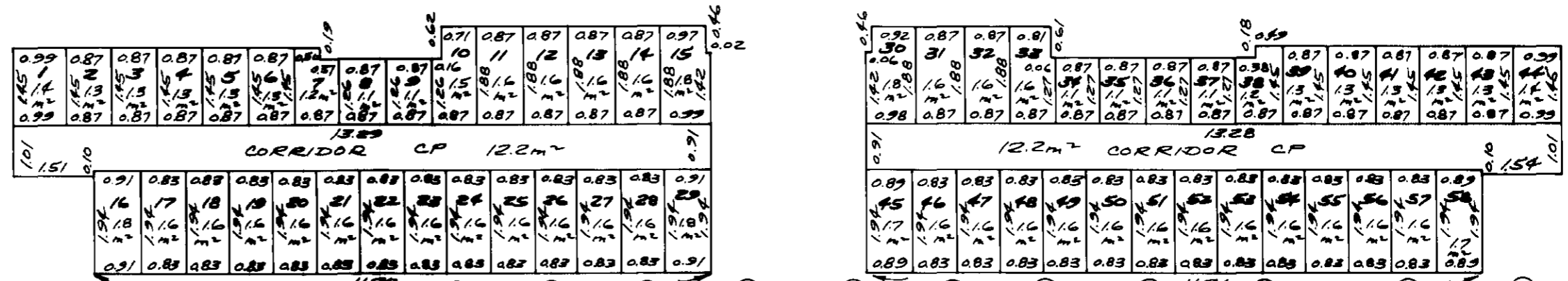
SEC AMENDED SHEET 7A

FIRST FLOOR. STRATA LOTS 1 TO 20 INCLUSIVE.



"ALL ANGLES ARE 90° OR 45°"
UNLESS OTHERWISE NOTED.
S.L.'S 1 TO 20 ARE FOR
COMMERCIAL USE.

LOCKER DETAIL. SCALE = 1:100.



AMENDED PURSUANT TO SEC. 59(2)
CONDOMINIUM ACT. THIS 19TH DAY OCT 93
SEE AMENDED SHEET 7A
REF # 16375844

[Signature]
DEPUTY REGISTRAR

[Signature]
Supt 10/90

**STRATA PLAN OF RESUBDIVISION OF STRATA
 LOTS 1, 2, 3, 4, 5, 7, 8, 13 AND 14, D.L. 540,
 STRATA PLAN VR 2781.**
 CITY OF VANCOUVER,
 #3250 W. BROADWAY,
 VANCOUVER, B.C.

AMENDED SHEET 7A
 FIRST SHEET, SHEET 1 OF 3 SHEETS
 STRATA PLAN VR 2781.
 B6375844

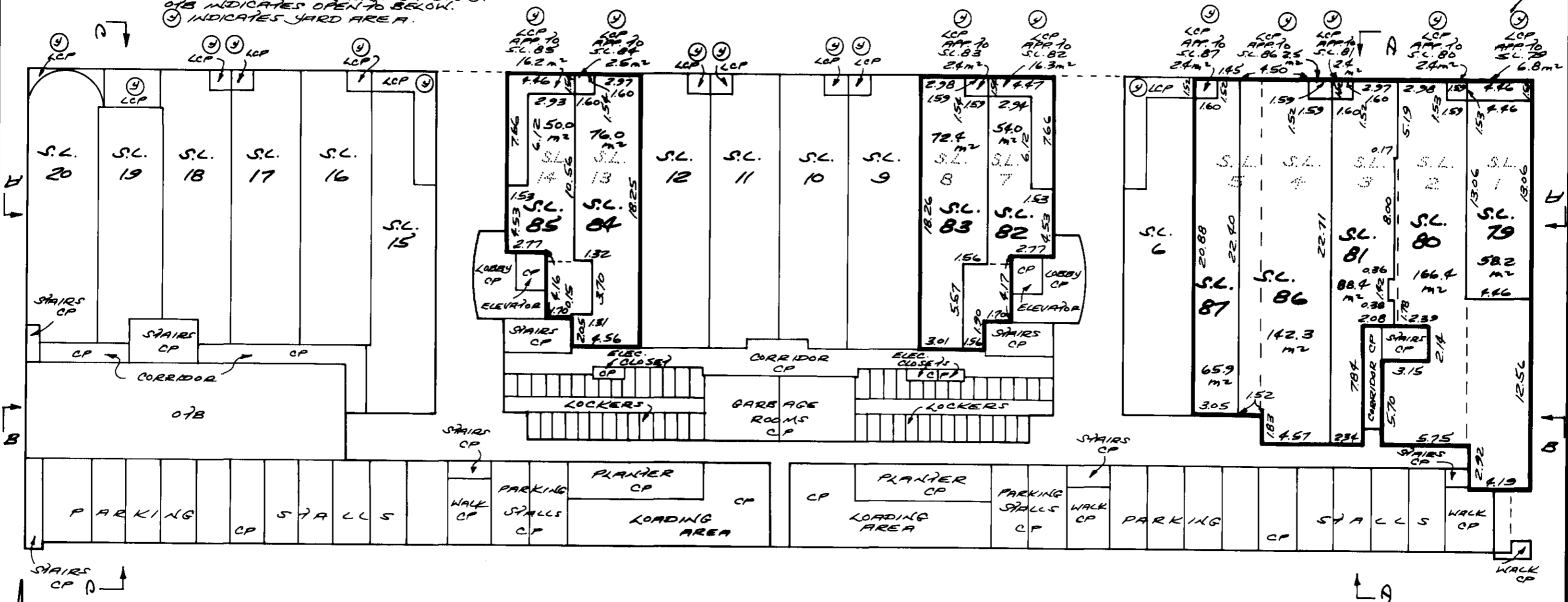
FIRST FLOOR.
 SCALE = 1:250



LEGEND:
 S.L. INDICATES STRATA LOT.
 m² INDICATES SQUARE METRES.
 LCP INDICATES LIMITED COMMON PROPERTY.
 APP. INDICATES APPURTENANT.
 CP INDICATES COMMON PROPERTY.
 O7B INDICATES OPEN TO BELOW.
 (Y) INDICATES YARD AREA.

DEPOSED AND REGISTERED
 IN THE LAND TITLE OFFICE
 AT NEW WESTMINSTER, B.C.,
 THIS 14 DAY OF OCT, 1993

[Signature]
 DEPUTY REGISTRAR.



J. W.G. LAMMERS OF SURREY B.C. A BRITISH
 COLUMBIA LAND SURVEYOR HEREBY
 CERTIFY THAT THE BUILDING ERECTED
 ON THE PARCEL DESCRIBED ABOVE
 IS WHOLLY WITHIN THE EXTERNAL
 BOUNDARIES OF THAT PARCEL.

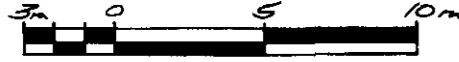
[Signature]
 DATED AT SURREY B.C.
 THIS 9th DAY OF September, 1993.

JUSTICE, LAMMERS & ASSOC.
 B.C. LAND SURVEYORS
 14625-108th AVE.
 SURREY, B.C.

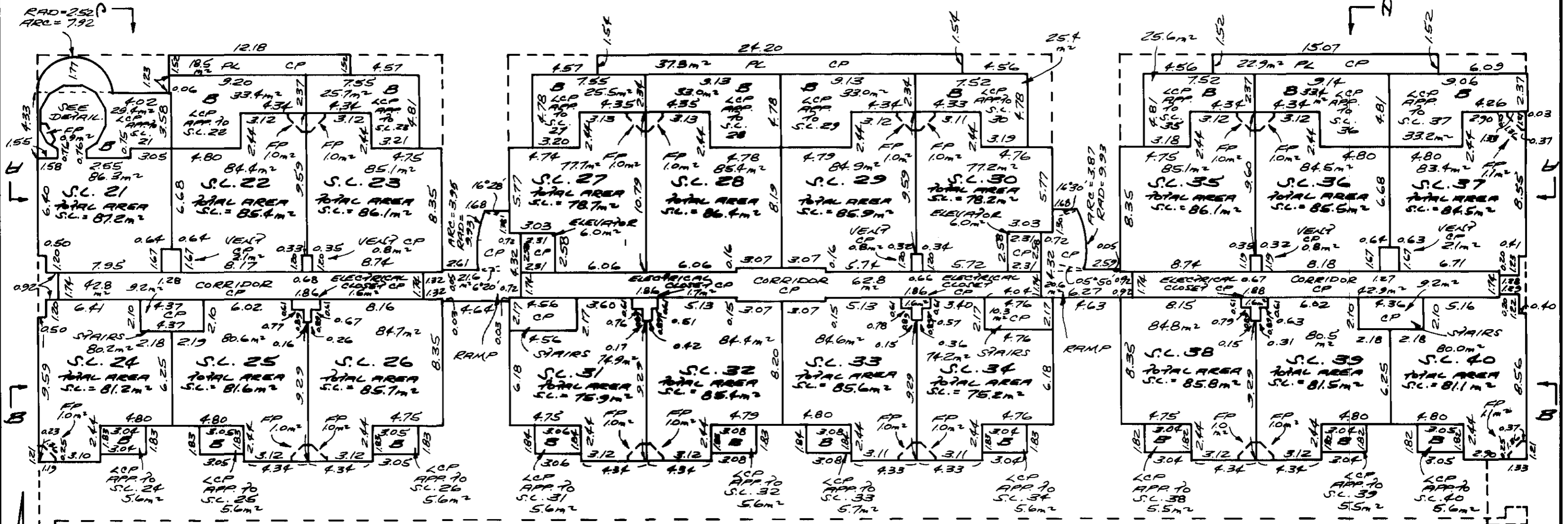
SHEET 8 OF 12 SHEETS
SRATA PLAN VR. 2781

SECOND FLOOR. SRATA LOTS 21 TO 40 INCLUSIVE.

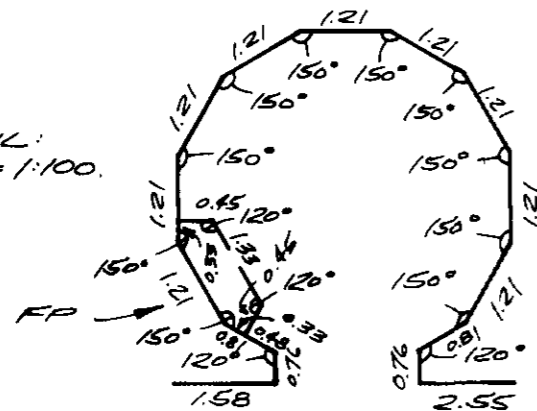
SCALE = 1:250.



"ALL ANGLES ARE 90° OR 45°
UNLESS OTHERWISE NOTED."



DETAIL:
SCALE = 1:100.



TYPICAL
FIREPLACE
DETAIL.
"EXCEPT WHERE"
OTHERWISE
NOTED.



NOT TO SCALE.

Handwritten signature and date: Sep 10/90

89/36

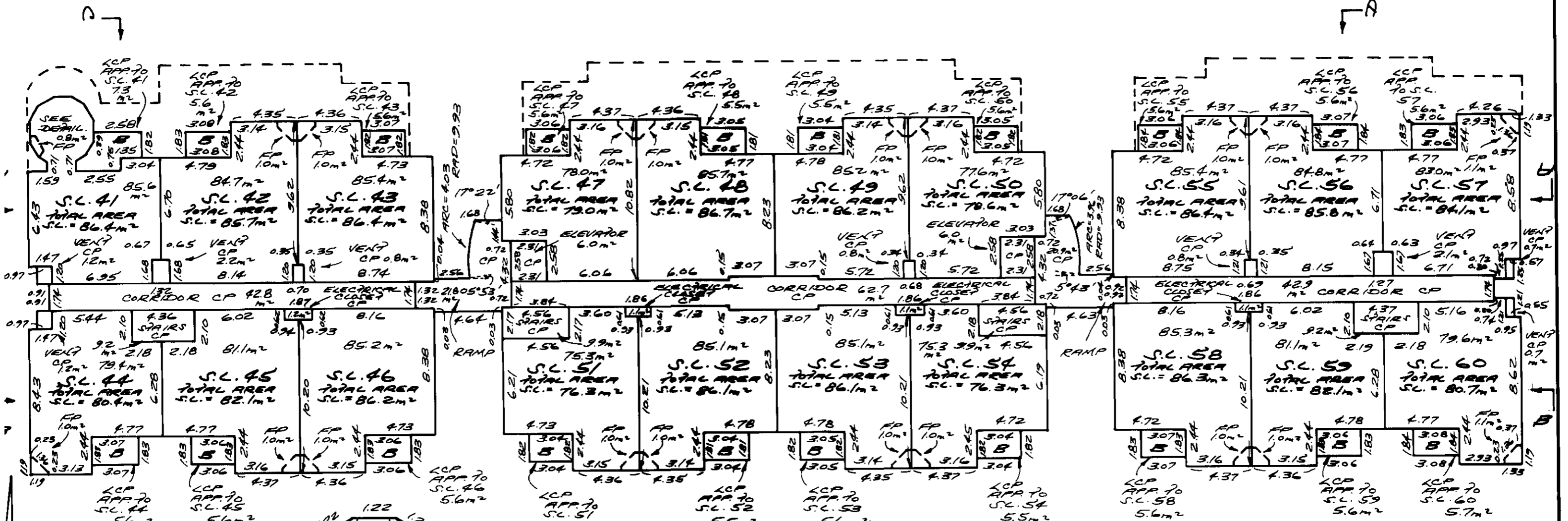
SHEET 9 OF 12 SHEETS
STRATA PLAN VR. 2781

THIRD FLOOR. STRATA LOTS 41 TO 60 INCLUSIVE.

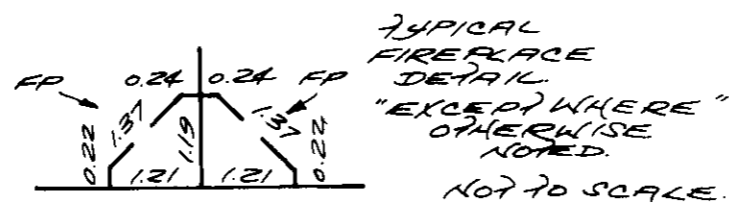
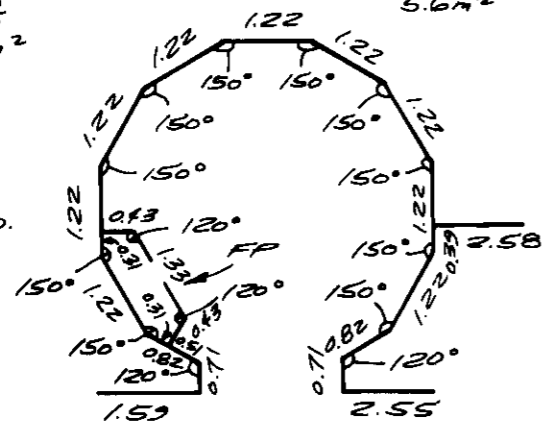
SCALE = 1:250.



"ALL ANGLES ARE 90° OR 45°"
UNLESS OTHERWISE NOTED.



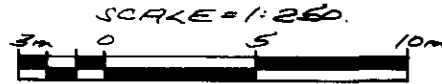
DETAIL:
SCALE = 1:100.



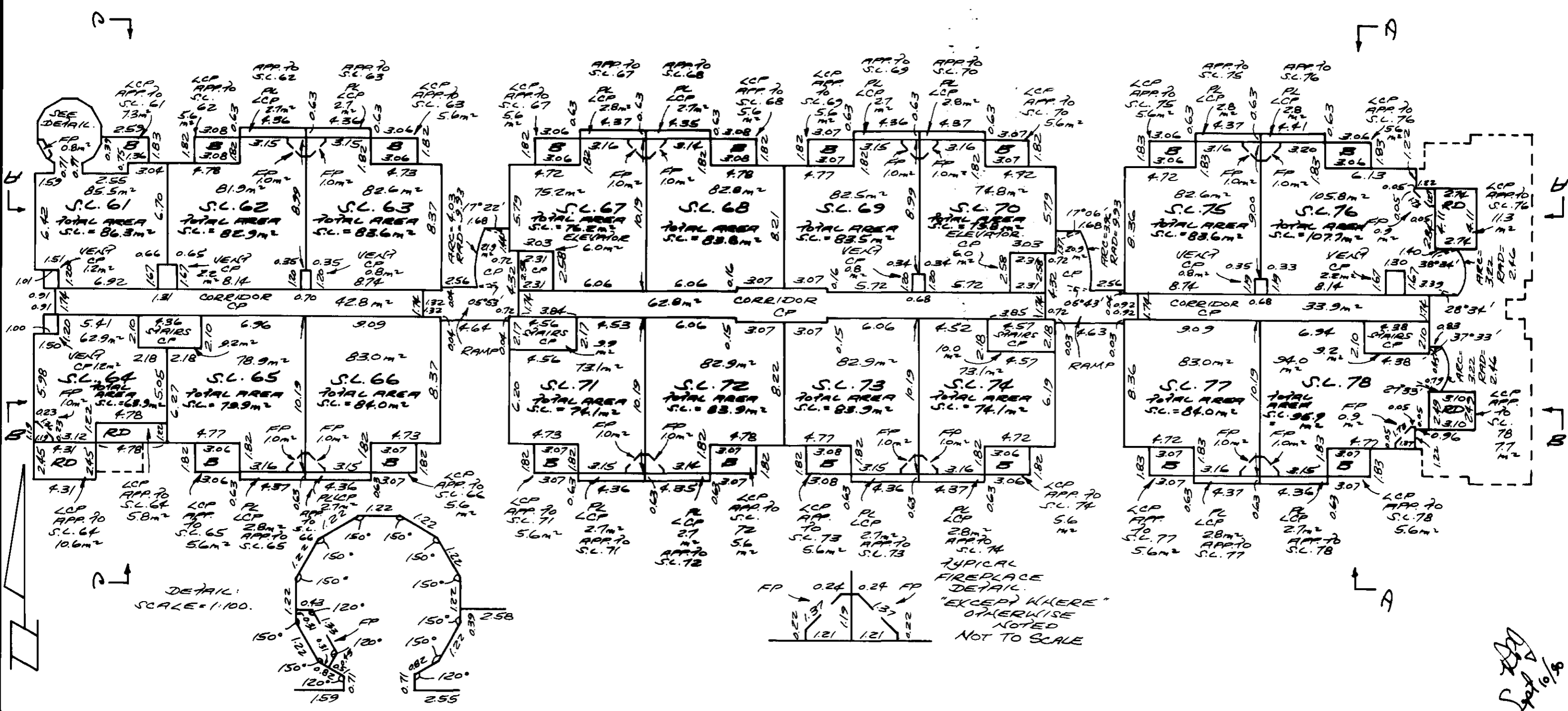
Handwritten signature and date: S. P. 10/19

SHEET 10 OF 12 SHEETS
STRATA PLAN UR. 2781

FOURTH FLOOR. STRATA LOTS 61 TO 78 INCLUSIVE.



"ALL ANGLES ARE 90° OR 45°"
UNLESS OTHERWISE NOTED.



DETAIL:
SCALE = 1:100.

TYPICAL
FIREPLACE
DETAIL.
"EXCEPT WHERE"
OTHERWISE
NOTED
NOT TO SCALE

[Handwritten signature]
10/16

SHEET 11 OF 12 SHEETS
 STRATA PLAN VR.
2781

RECORD OF BYLAWS AND ORDERS, ETC.

FILING		DOCUMENT	
NUMBER	DATE	DATE	NATURE AND PARTICULARS
DFGD 120139	15/11/90	14/11/90	NOTIFICATION OF CHANGE OF BY-LAWS.
BFY21695	30.10.92		Notification of Change of By-laws / BR
BL128747	Apr. 15, 1997		Change of Bylaws
			Bylaw Sheet Closed
			Search AUTOS2 or BC OnLine for Current Information. BC Reg. 7695

89136
 Done 10/98

SHEET 12 OF 12 SHEETS
SARATA PLAN VR. 2781

DEALINGS AFFECTING
THE COMMON PROPERTY.

REGISTRATION		DOCUMENT	
NUMBER	DATE	DATE	NATURE AND PARTICULARS
322595 M	6/18/64		EASEMENT AND INDEMNITY AGREEMENT, IN THE FAVOUR OF CITY OF VANCOUVER, INTER ALIA
388595 M	CANCELLED	09/05/91	
595599 M	2/12/64	SE 50404	EASEMENT AND INDEMNITY AGREEMENT, IN THE FAVOUR OF CITY OF VANCOUVER, INTER ALIA
CANCELLED 6E18851		14/3/91	L. & O'SHEA/GR
68125256	5/11/88		RESTRICTIVE COVENANT APPURTENANT TO LEASE 411257M, INTER ALIA
BE128747	APR 15/99		DELETED
			Change of Bylaws - SEE "BYLAWS" SHEET 218.97

6/3/95 jar

Common Property Sheet Closed 3/10/95

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W. J. O'Shea

LINDA J. O'SHEA, Registrar
Vancouver/New Westminster Land Title Districts

W. J. O'Shea
6/3/95