FILED VAVAS1023 U85451 2005-08-11-15.34.37.648118

First Sheet - Sheet 1 of 17 Sheets

STRATA PLAN OF PARCEL 'A' (REFERENCE PLAN 3171A) OF LOTS 19 AND 20, BLOCK 4, D.L. 185, PLAN 92, GROUP 1, N.W.D.

Vr 1023

Strata Plan VR 1023 deposited and registered in the Land Title Office at Vancouver, B.C. this 24th day of NOVEMBER, 1981

A.R. Tomlinson
DEPUTY Registrar

CITY OF VANCOUVER
SCALE : 1 : 200 (metric)

4 2 0 5 10

The address for the service of documents on the 'Strata Corporation' is: 'The Owners' Strata Plan No. V.R. 1023'

c/o N° 2393 - 595 Burrard Street, Vancouver, B.C., V7X 1K8

Civic address is: 777 Burrard Street Vancouver, B.C.

FOR STRATA CORP MAIL ADDRESS SEE STRATA PLAN GENERAL INDEX

'E'

'B'

'A'

BUILDING

L A N E

44° 45' 15"
19.970
P/L
Building 0.04 clear
Building to P/L
2.30
17.66
22.77
314° 47' 00"
40.247
33.48
40.246
314° 47' 00"
0.45
1.12
0.76
0.84
Wall to line
17.31
P/L
Building Encroaches 0.04
0.05
Vent Encroaches 0.36
Cornice Encroaches ± 1.1
Stucco Facing Encroaches 0.12
0.04
0.90
0.85
3.09
4.80
Stucco Facing Encroaches 0.08
Brick Facing Encroaches 0.14
0.64
0.11
0.46
0.97
1.07
0.50
0.88
0.03
4.07
1.04
2.22
0.03
2.65
0.04
2.14
0.84
0.04
0.72
0.90
Brick Facing 0.15 clear
19.970
44° 45' 00"
Brick Facing Encroaches 0.14
Fire Escape Encroaches ± 1.24
Brick Facing Encroaches 0.13
Bay Window Encroaches ± 0.65
Areaway Encroaches 1.20
Cornice Encroaches ± 1.0

BURRARD STREET

LEGEND :

S.L.	Strata Lots
PT.	Part
m²	Square metres
A	Area
C	Common
LCP	Limited Common Property

I, B.J. OKE, of the City of Vancouver, British Columbia Land Surveyor hereby certify :

1. That the buildings erected on the parcel described above are wholly within the external boundaries of the parcel subject to clause 2 of this certificate.
2. Certain parts of the buildings project beyond such external boundaries but they are within the limits of the lands charged by registered easement and indemnity agreements under numbers 478249-M and J 76108

B.C.L.S.

Dated at Vancouver, B.C. this 18th day of August, 1981

HERMON, BUNBURY & OKE,
PROFESSIONAL LAND SURVEYORS,
VANCOUVER & WHISTLER, B.C.

F 8 1265 , P8 - 19, 21 - 25

S - 3237 (J.81085)

Vr 1023

LOT NO.	SHEET NO.	FORM 1 Schedule Of Unit Entitlement	FORM 2 Schedule Of Interest Upon Destruction	FORM 3 Schedule Of Voting Rights
1	4, 6, 7, 14, 15	1084	616	7.05
2	4, 6, 13, 15	354	231	2.30
3	5, 6, 13, 15	562	462	3.65
4	7, 13	239	185	1
5	7, 13, 15	146	154	1
6	8, 13, 15	151	154	1
7	8, 13	175	154	1
8	8, 13	151	146	1
9	8, 13	154	145	1
10	8, 13, 15	139	177	1
11	8, 14, 15	134	177	1
12	8, 14	138	131	1
13	8, 14	192	154	1
14	8, 14	123	108	1
15	8, 14, 15	151	154	1
16	9, 13, 15	152	169	1
17	9, 13	175	169	1
18	9, 13	151	154	1
19	9, 13	155	154	1
20	9, 13, 15	142	177	1
21	9, 14, 15	137	177	1
22	9, 14	141	139	1
23	9, 14	164	166	1
24	9, 14	154	145	1
25	9, 14, 15	157	168	1
26	10, 13, 15	151	177	1
27	10, 13	174	177	1
28	10, 13	152	168	1
29	10, 13	154	163	1
30	10, 13, 15	142	185	1
31	10, 14, 15	136	185	1
32	10, 14	140	142	1
33	10, 14	164	171	1
34	10, 14	153	153	1
35	10, 14, 15	157	173	1
36	11, 13, 15	153	185	1
37	11, 13	176	185	1
38	11, 13	152	173	1
39	11, 13	158	168	1
40	11, 13, 15	140	193	1
41	11, 14, 15	137	193	1
42	11, 14	143	148	1
43	11, 14	165	176	1
44	11, 14	155	157	1
45	11, 14, 15	156	180	1
46	12, 13, 15	151	185	1
47	12, 13	176	185	1
48	12, 13	153	177	1
49	12, 13	153	173	1

August 18th, 1961

FILED VAVAS1023 U85451 2005-08-11-15.34.37.648118

STRATA PLAN V.R 1023

CONDOMINIUM ACT

		FORM 1	FORM 2	FORM 3
LOT NO.	SHEET NO.	Schedule Of Unit Entitlement	Schedule Of Interest Upon Destruction.	Schedule Of Voting Rights
50	12, 13, 15	138	193	1
51	12, 14, 15	135	193	1
52	12, 14	140	154	1
53	12, 14	165	180	1
54	12, 14	155	162	1
55	12, 14, 15	155	180	1
Aggregate		10,000	10,000	65.00

Accepted as to Forms 1, 2 and 3
on the 23rd day of November, 1981

Jane Peel
for Superintendent of Insurance

STATUTORY DECLARATION:-

I/WE, the undersigned, do solemnly declare that:-

1. I/~~WE~~ (am/~~are~~) the Owner - Developer - ~~or~~ ~~a~~ the duly authorized Agent of the Owner - Developer

2. 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.

Declared before me at Vancouver in the Province of British Columbia, this 23rd day of October A.D. 1981.

Edward A. Kuderman

A Notary Public in and for the Province of British Columbia

CONDOMINIUM ACT

FORM 10

CERTIFICATE OF APPROVAL

SECTION 9(5)

I hereby certify that the construction of the building situated on Parcel A, Block 4, D.L. 185, Reference Plan 3171A, has been approved for strata plan development.

Dated at Vancouver, British Columbia this 18 day of NOVEMBER, 1981

R. J. Spaxman
Approving Officer

LEASEHOLDERS	Owner - Developer
D.S.K. PROPERTIES LTD.	MENLO INVESTMENT CORP.
Authorized Signatory	Authorized Signatory
GIZELLA RESTAURANT LTD	
Authorized Signatory	
MORTGAGEE	
THE TORONTO-DOMINION BANK	
Authorized Signatory	

August 18th, 1981

(J.81085)

S-3237 ③

FILED VAVAS1023 U85451 2005-08-11-15.34.37.648118

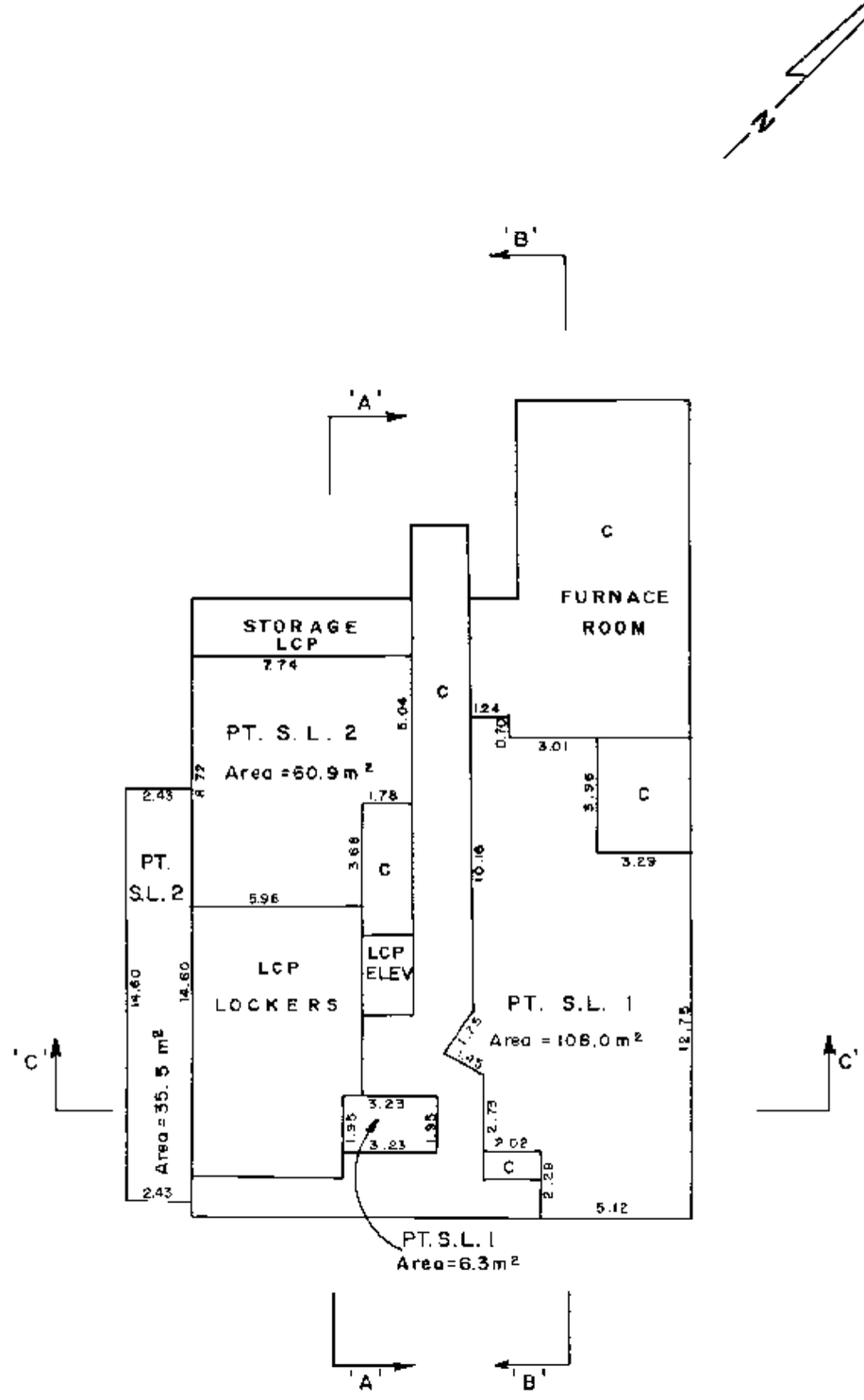
STRATA PLAN V.R. _____

1023

BASEMENT

SCALE : 1 : 200 (metric)

4 2 0 5 10



Total Area S.L. 1 = 407.3 m²
Total Area S.L. 2 = 133.1 m²
Total Area S.L. 3 = 211.1 m²

NOTE :
All L.C.P. is for the use of
Strata Lots 4 to 55 inclusive

August 18th , 1981.

(J. 81085)

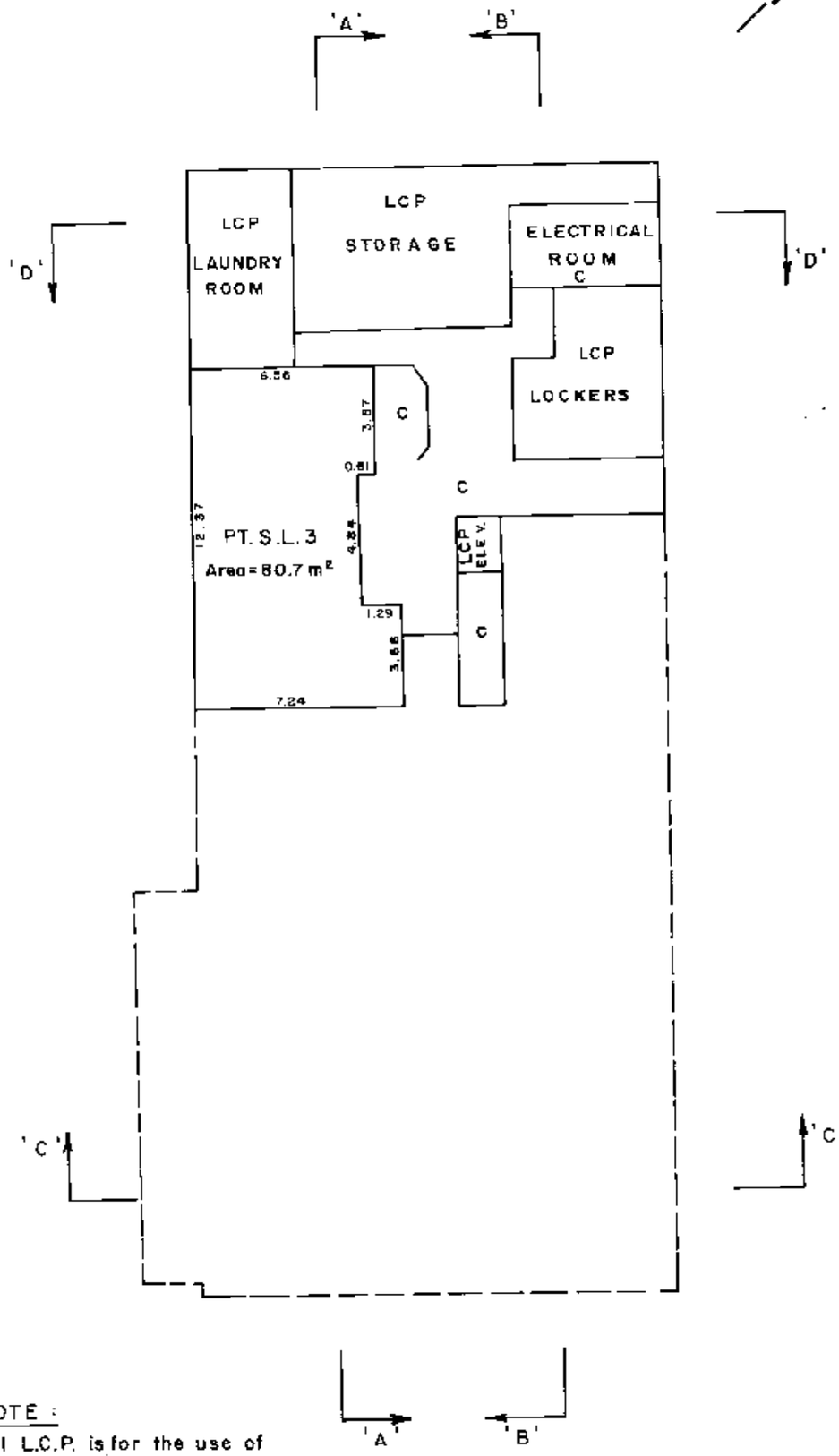
S-3237 - ④

FILED VAVAS1023 U85451 2006-08-11-15.34.37.648118

STRATA PLAN V.R. _____
1023

BASEMENT MEZZANINE

SCALE : 1 : 200 (metric)



NOTE :
All L.C.P. is for the use of
Strata Lots 4 to 55 inclusive

August 18th 1981

(F. 81085)

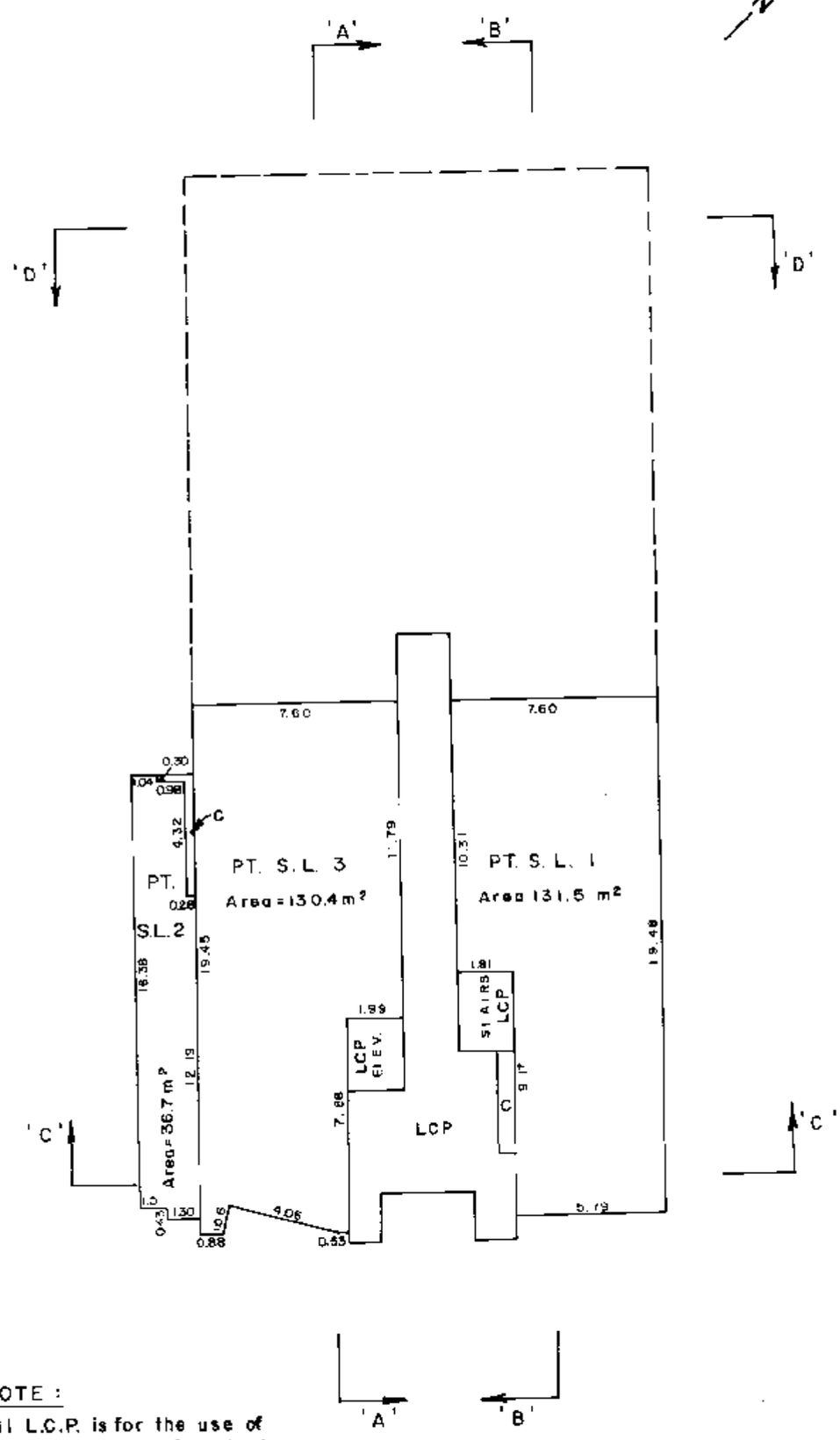
S-3237 - 60

FILED VAVAS1023 U85451 2006-08-11-15.34.37.648118

STRATA PLAN V.R. 1023

GROUND FLOOR

SCALE : 1 : 200 (metric)



NOTE :

All L.C.P. is for the use of Strata Lots 4 to 55 inclusive

August 18th 1981.

(J. 81085)

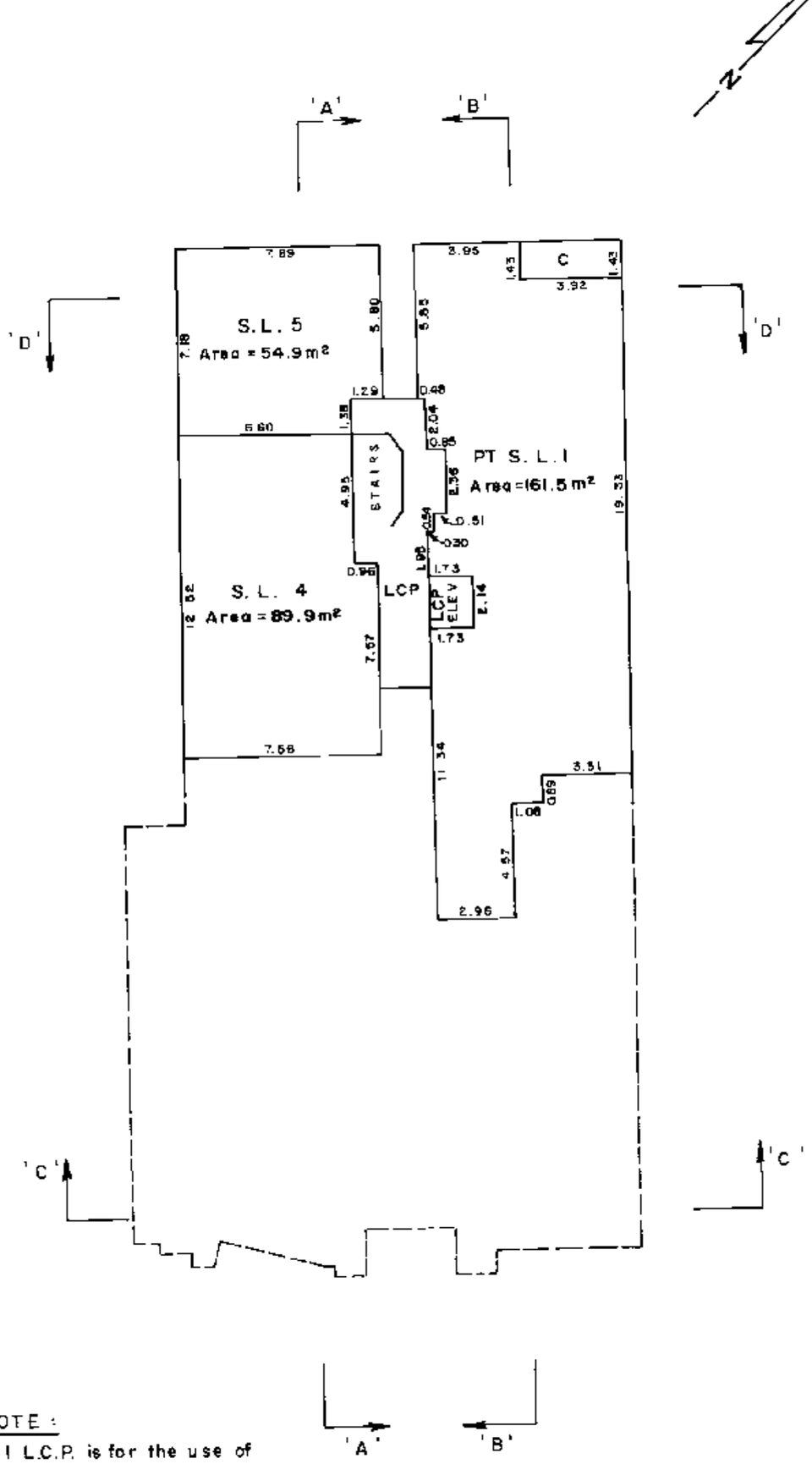
S-3237 - ® 806

FILED VAVAS1023 U85451 2006-08-11-15.34.37.648118

STRATA PLAN V.R. 1023

GROUND FLOOR
MEZZANINE

SCALE : 1 : 200 (metric)



NOTE :
All L.C.P. is for the use of
Strata Lots 4 to 55 inclusive

August 18th 198 .

(T. 81085)

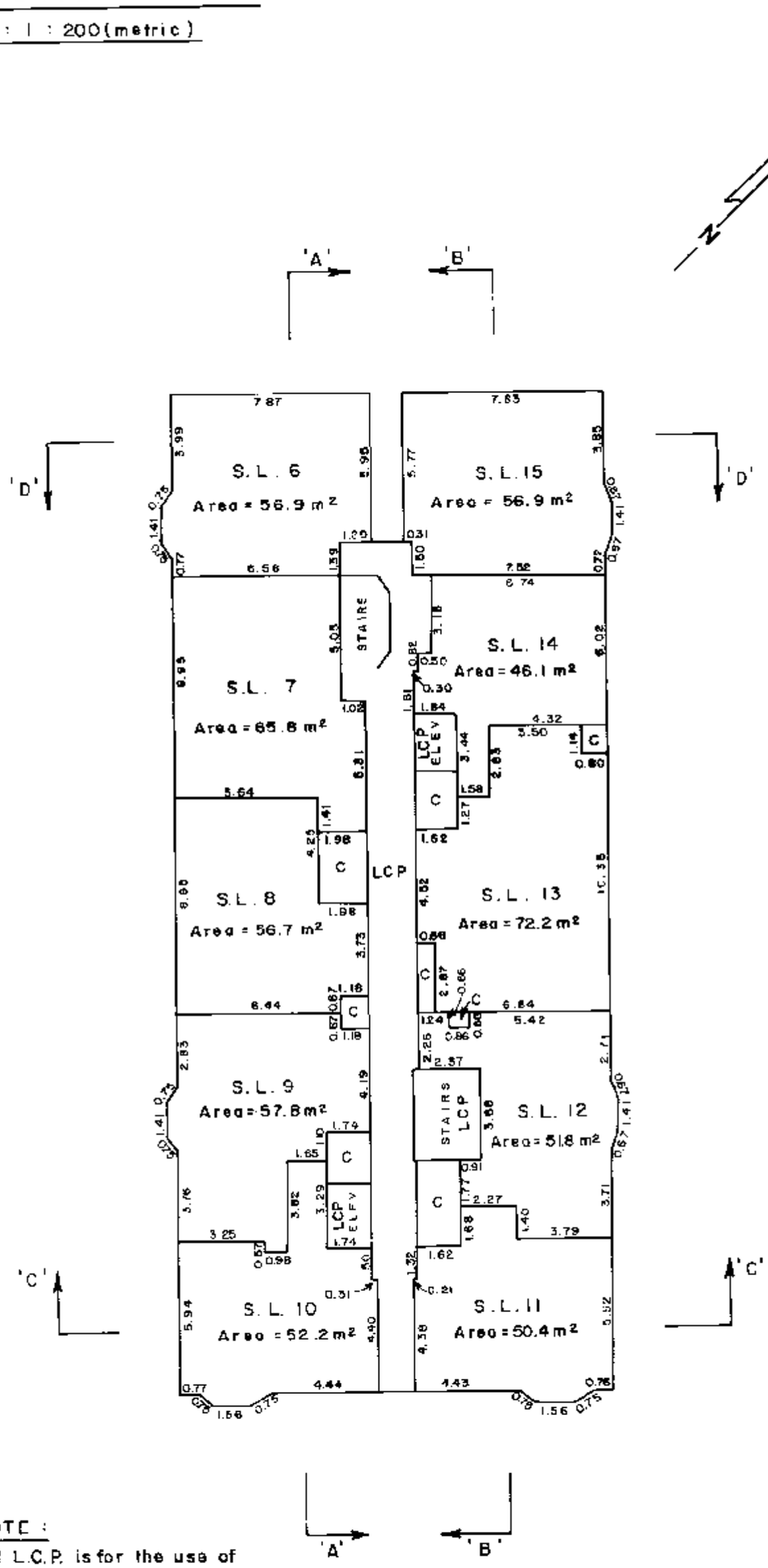
S-3237 - Ⓣ

FILED VAVAS1023 U85451 2005-08-11-15.34.37.648118

STRATA PLAN V.R. 1023

SECOND FLOOR

SCALE : 1 : 200(metric)



NOTE :
All L.C.P. is for the use of
Strata Lots 4 to 55 inclusive

August 18th, 1981.

(J.81085)

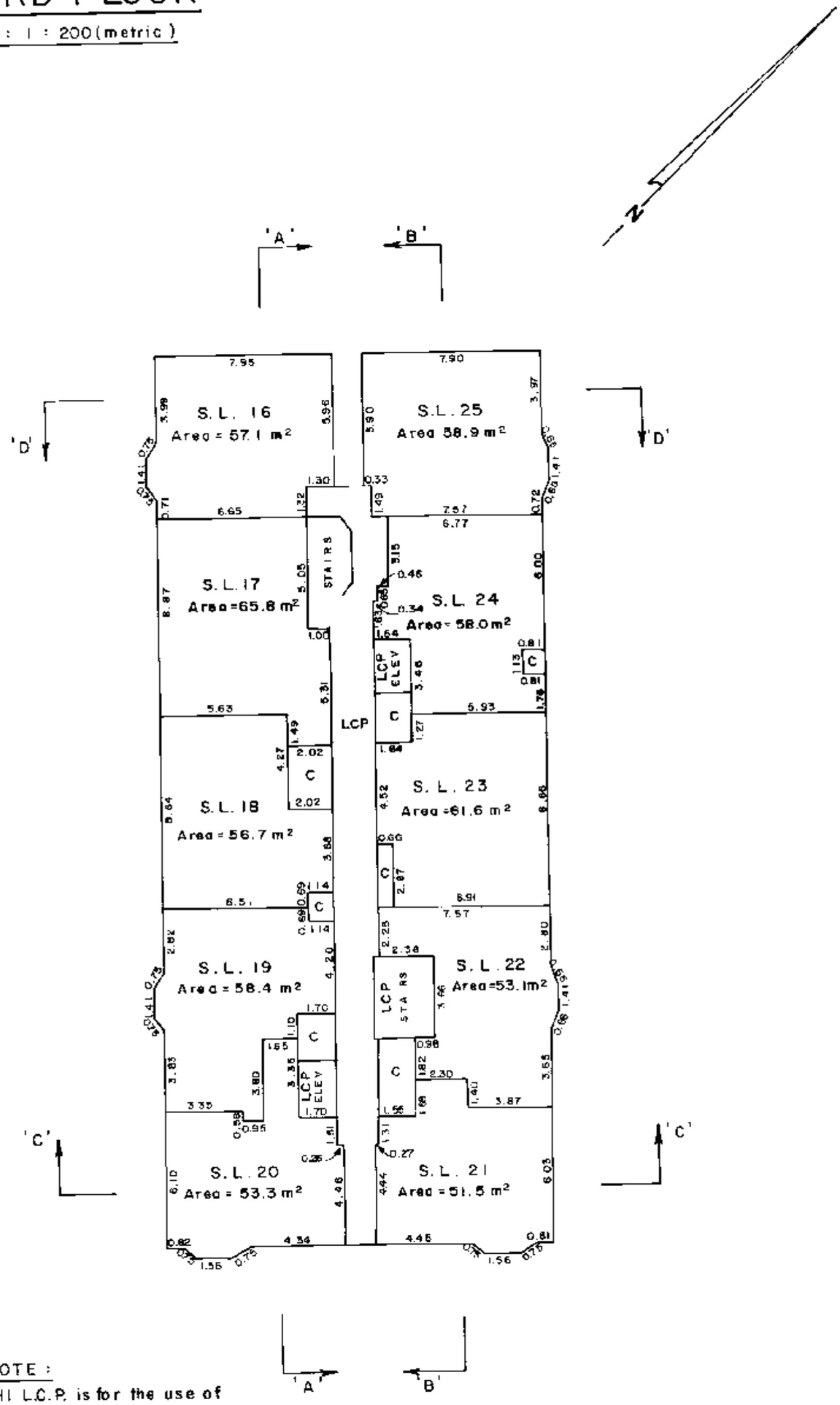
S-3237

FILED VAVAS1023 U85451 2006-08-11-15.34.37.648118

STRATA PLAN V.R. 1023

THIRD FLOOR

SCALE : 1 : 200 (metric)



NOTE :
All L.C.P. is for the use of
Strata Lots 4 to 55 inclusive

August 18th 1981.

(F. 81085)

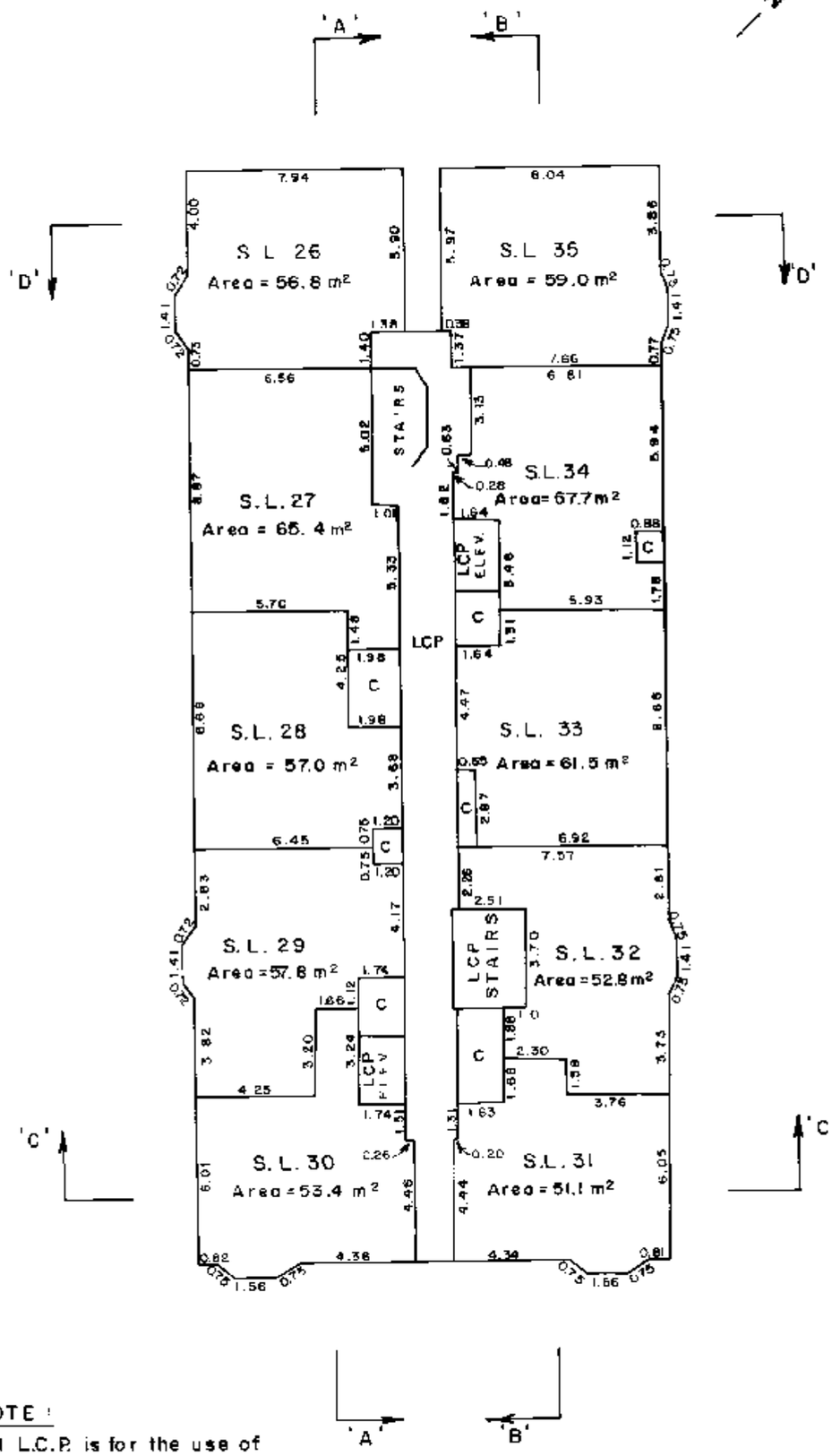
S- 3237 -

FILED VAVAS1023 U85451 2006-08-11-15.34.37.648118

STRATA PLAN V.R. 1023

FOURTH FLOOR

SCALE : 1 : 200(metric)



NOTE :

All L.C.P. is for the use of Strata Lots 4 to 55 inclusive

August 18th, 1981.

(J.81085)

S-3237

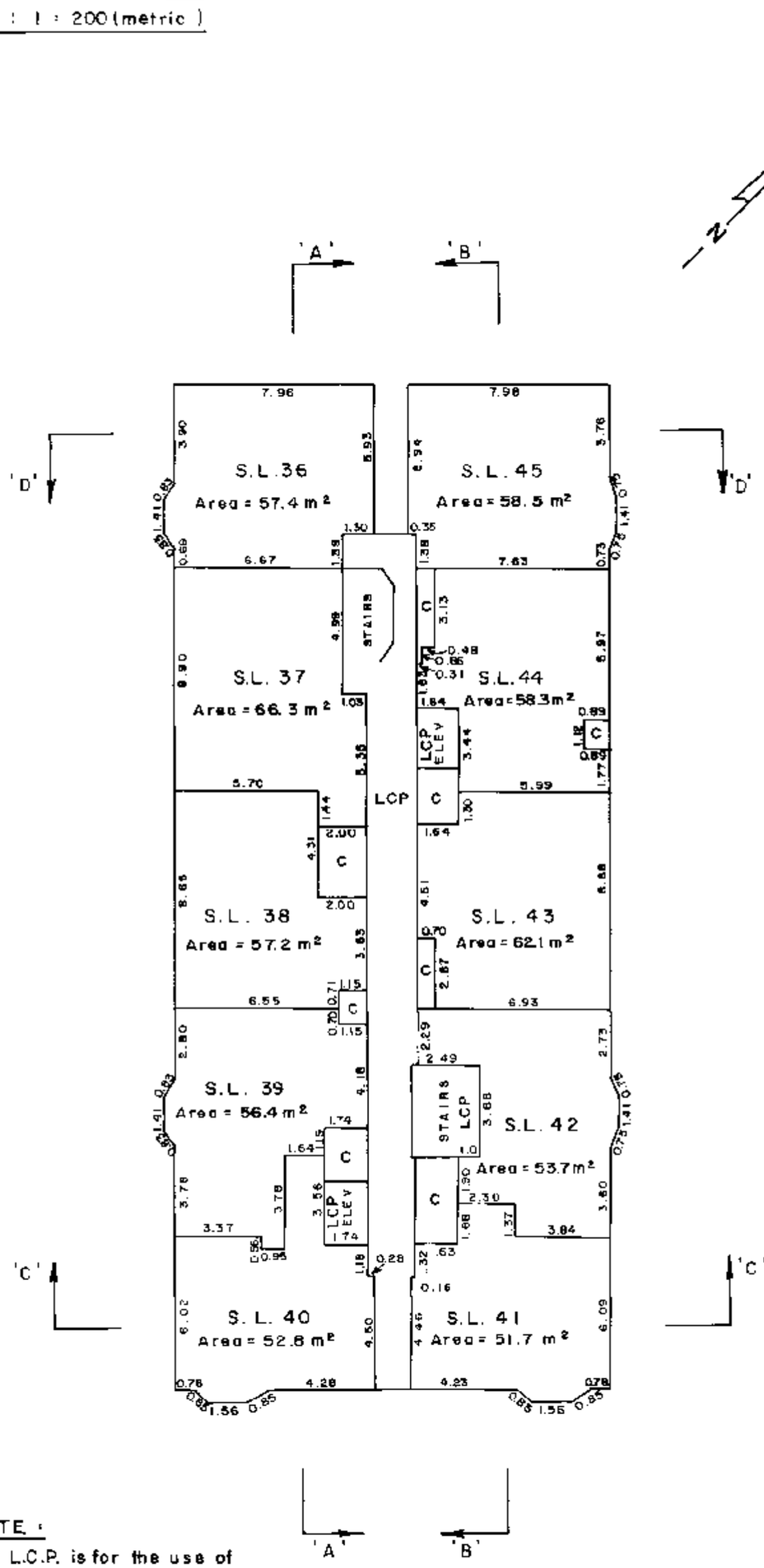
FILED VAVAS1023 U85451 2006-08-11-15.34.37.648118

STRATA PLAN V.R. _____

1023

FIFTH FLOOR

SCALE : 1 : 200 (metric)



NOTE :

All L.C.P. is for the use of Strata Lots 4 to 55 inclusive

August 18th, 1981.

(J.81085)

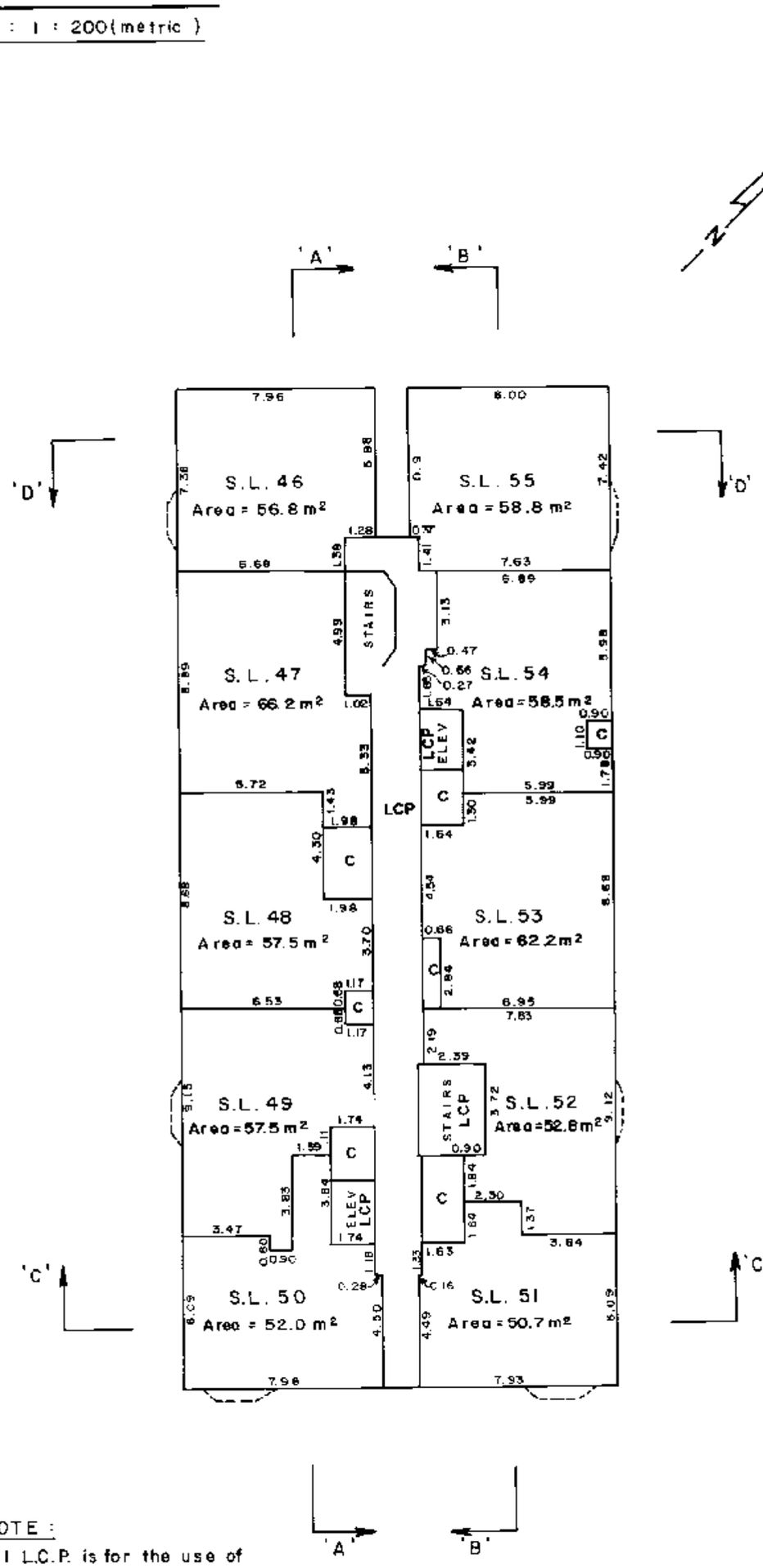
S-3237 - ⑪

FILED VAVAS1023 U85451 2006-08-11-15.34.37.648118

STRATA PLAN V.R. 1023

SIXTH FLOOR

SCALE : 1 : 200(metric)



NOTE :
All L.C.P. is for the use of
Strata Lots 4 to 55 inclusive

August 18th 1981.

(J.81085)

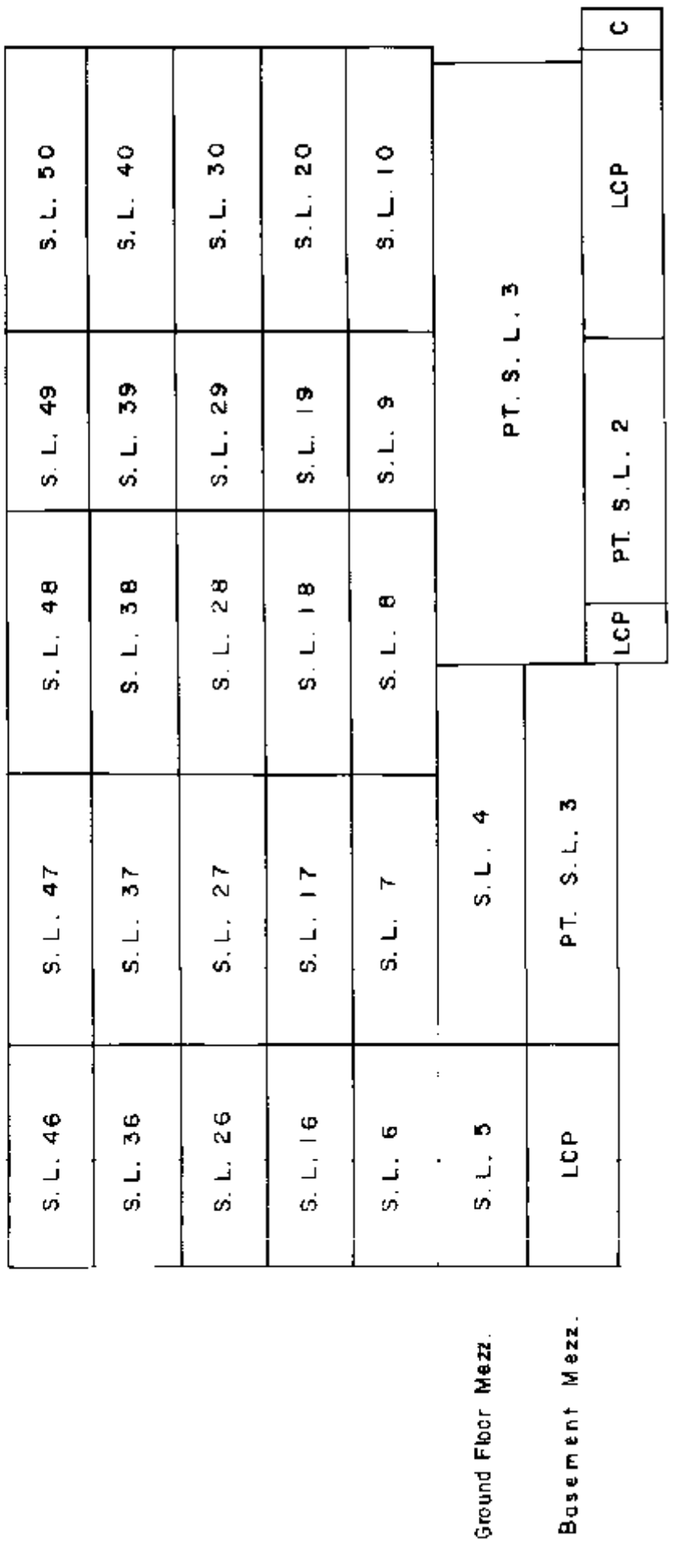
S-3237 - 12

FILED VAVAS1023 U85451 2006-08-11-15.34.37.648118

STRATA PLAN V.R. _____

1023

SECTION A-A



August 18th 1981

(J.81085)

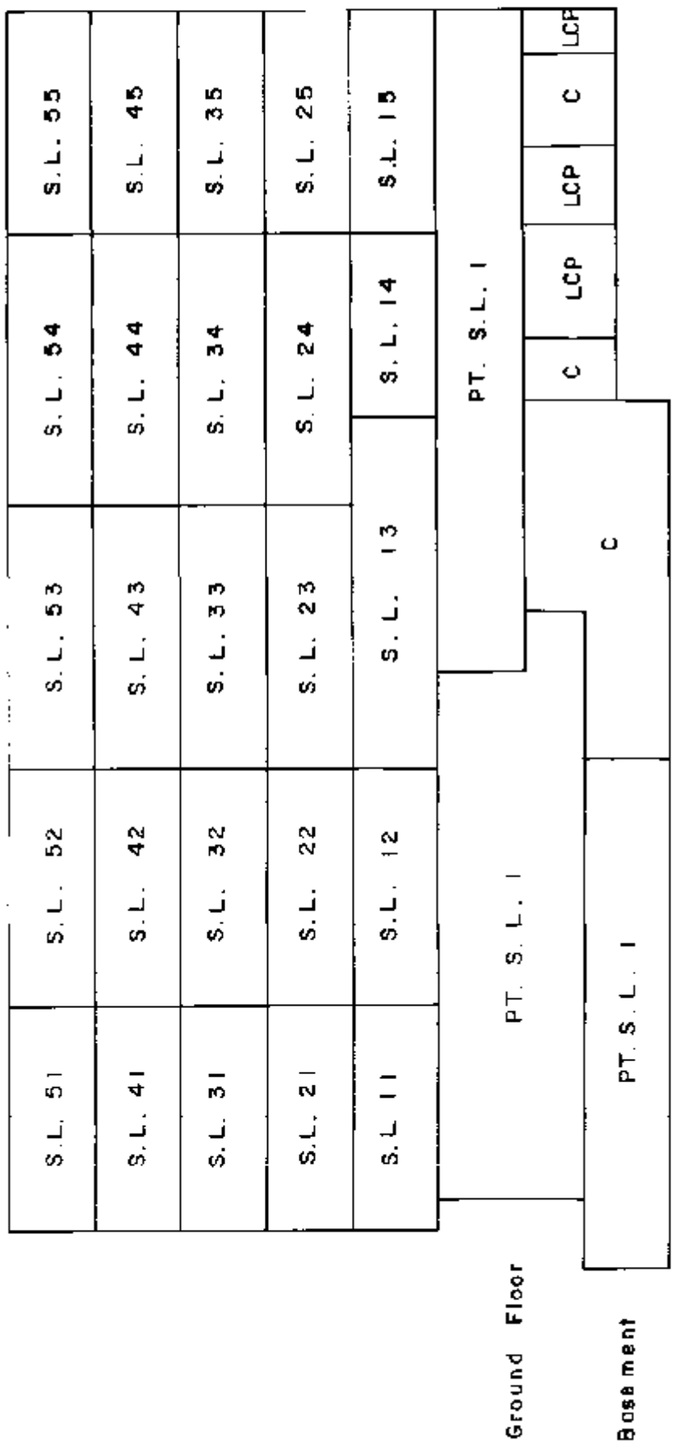
S- 3237 -B

FILED VAVAS1023 U85451 2006-08-11-15.34.37.648118

STRATA PLAN V.R. _____

1023

SECTION B-B



August 18th, 1981.

(J. 81065)

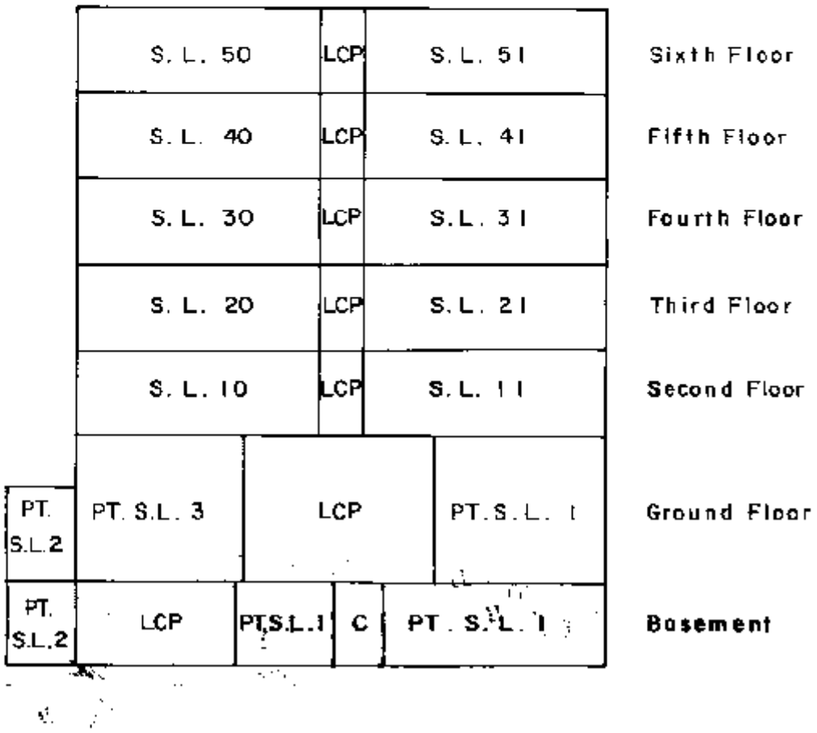
S-3237

FILED VAVAS1023 U85451 2006-08-11-15.34.37.648118

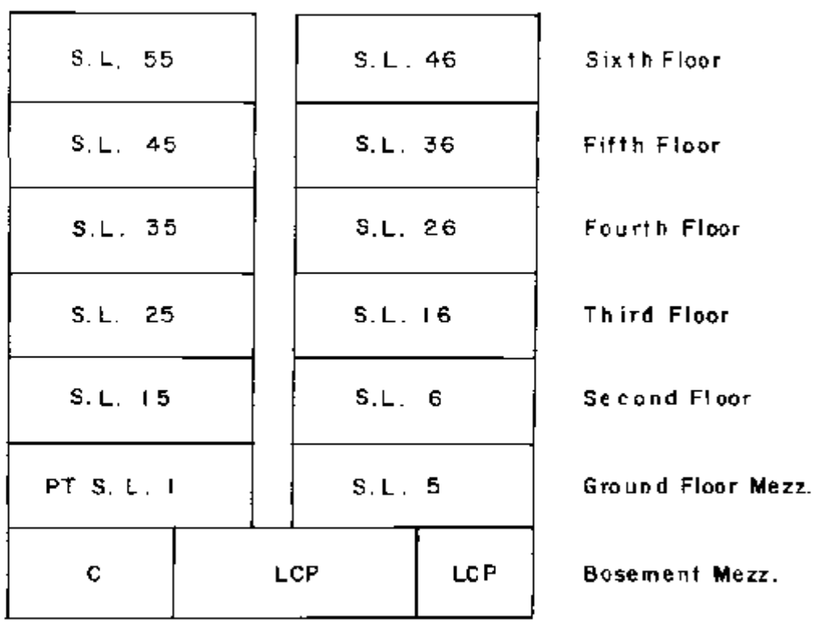
STRATA PLAN V.R. _____

1023

SECTION C-C



SECTION D-D



August 18th, 1981.

(J. 81085)

S-3237

FILED VAVAS1023 U85451 2006-08-11-15.34.37.648118

STRATA PLAN V.R. 1023

RECORD OF BY-LAWS AND ORDERS, ETC.

FILING		DOCUMENTS	
NUMBER	DATE	DATE	NATURE And PARTICULARS.
DF J 84669	24/11/81	19/11/81	NOTIFICATION OF CHANGE OF BY-LAWS
DF M 44/87	30/5/84		NOTIFICATION OF CHANGE OF BY-LAWS
DF M 75209	24/9/84	26/1/83	SPECIAL RESOLUTION
DF M 75210	24/9/84	26/1/83	SPECIAL RESOLUTION
DF M 75211	24/9/84	26/1/83	SPECIAL RESOLUTION
DF GB 68665	24/6/88	20/7/88	NOTIFICATION OF CHANGE OF BY-LAWS
DF EC65621	15/05/89	31/05/89	NOTIFICATION OF CHANGE OF BY-LAWS
DF GD84560	24/7/90	25/7/90	NOTIFICATION of CHANGE of BY-LAWS
BH370273	Oct. 14/94		Change of Bylaws
BM23474	26.01.98		Change of Bylaws

August 18th, 1981

FILED VAVAS1023 U85451 2006-08-11-15.34.37.648118

Common Property Sheet Closed 17/10/95

Search: ALT062 or BC OnLine for Current Information. BC Reg. 76/95

STRATA PLAN V.R. 1023

DEALINGS AFFECTING THE COMMON PROPERTY

LINDA A. O'BRIEN, Registrar
Vancouver/New Westminster Land Title District

REGISTRATION NUMBER	DATE	DOCUMENT DATE	NATURE And PARTICULARS
E 10113	17/2/77	12/7/76	LEASE IN FAVOUR OF D.S.K. PROPERTIES LTD. OVER PART W.R. Ridgway ASSISTANT DEPUTY REGISTRAR
E10113 CANCELLED	K44248	15/8/82	Cancelled per: WRR
J 89023	11/12/81	3/12/81	RESOLUTION GRANTING EXCLUSIVE USE PURSUANT TO SECTION 117 (f) AND (g) W.R. Ridgway ASSISTANT DEPUTY REGISTRAR

August 18th, 1981

FILED VAVAS1023 U85451 2006-08-11-15.34.37.648118