

Sheet 1 of 22 Sheets

STRATA PLAN VIS 3861

STRATA PLAN OF LOT 1, PLAN 19298,
LOTS 816, 817 & 818, VICTORIA CITY
B.C.G.S. 92B.043.



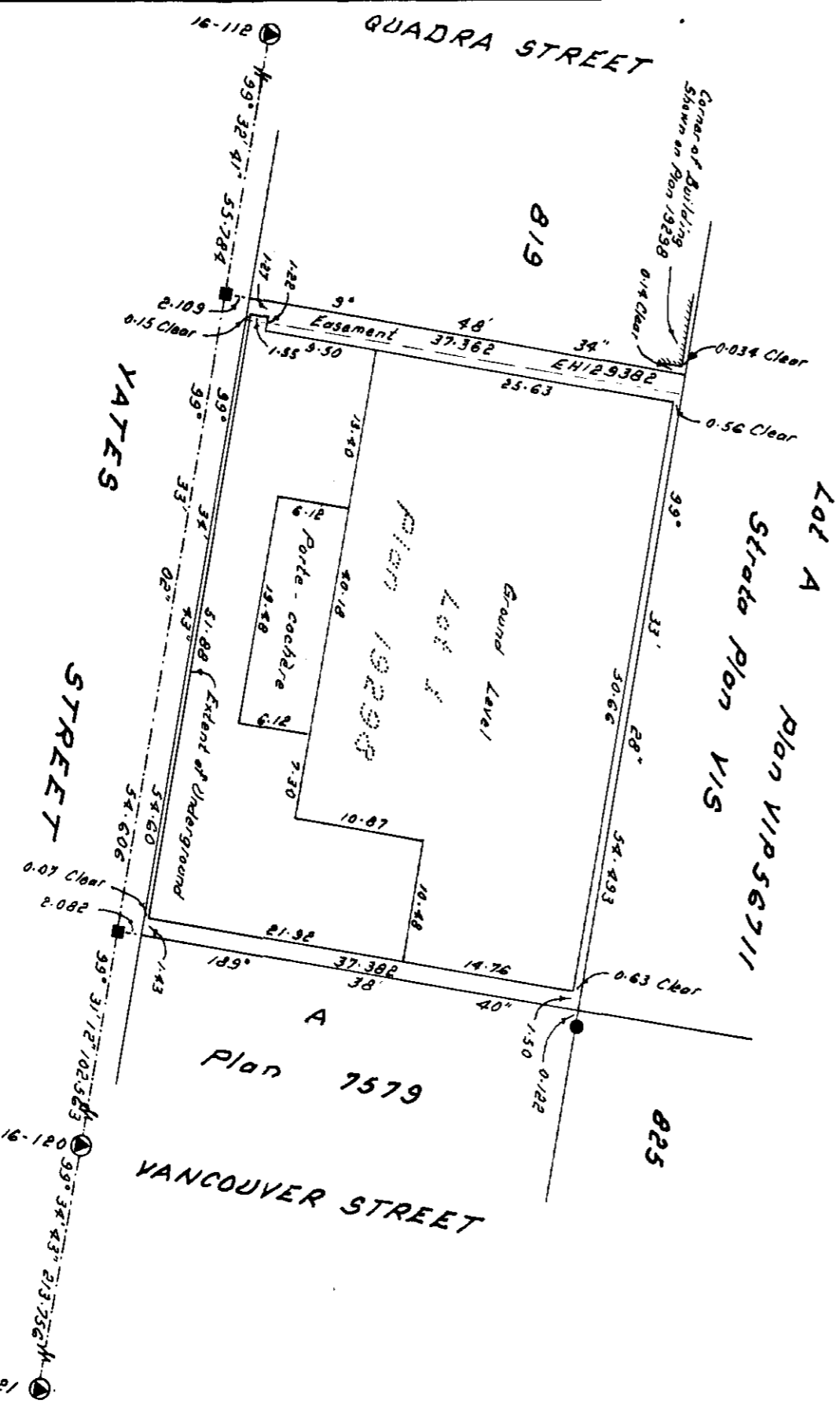
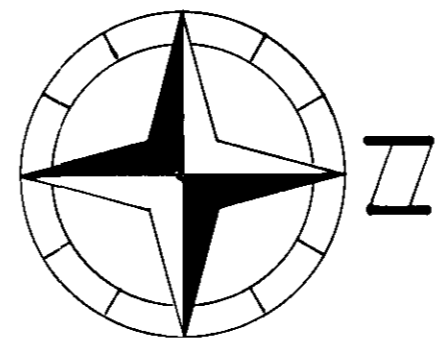
Distances are in Metres, unless otherwise indicated.
Grid Bearings are derived from observations between
Control Monuments 16-112, 16-120 & 16-121
Integrated Survey Area #17, Corporation of the City of Victoria
This Plan Shows Ground Level Measured Distances
Prior to Computation of U.T.M. Co-ordinates
Multiply by Combined Factor 0.9996030533

- Legend
- Control Monument Found
 - Lead Plug (Type 3) Found
 - Standard Iron Post (Type 5) Found
 - Part
 - Common Property
 - Limited Common Property for use of Designated lot.
 - L.C.P.

Civic Address: "The Manhattan", 930 Yates Street, Victoria, B.C.

All balconies and patios are defined as to height by the centre of the floor above or its extensions, or where there is no floor above by the average height of a strata lot within the same building, unless otherwise indicated.

NOTE: From the 2nd Floor to the 16th Floor inclusive, the Central Core, including Elevator, Stairs and Hall, is Limited Common Property for the exclusive use of Lots 3 - 129.



Deposited and Registered in the
Land Title Office of Victoria, B.C.
this 17 day of NOV. 1995

dep Registrar
Richard J Wey
This Plan lies within the
Capital Regional District

NEW DEVELOPMENT CERTIFICATE

I, Richard J Wey
British Columbia land surveyor, hereby
certify that the building shown in this
strata plan has not, as of
the 31 day of October 1995
been previously occupied.
Dated at Sidney, British Columbia
this 3 day of October 1995

R.C.L.S. [Signature]

The address for service of documents
on the Strata Corporation is:

Gate Base Entrance to
201-204 Esplanade Street
Victoria, B.C.
V8V 2K6

Change of Address
See ES116464
Dec 21/01
Richard J Wey
B.C. LAND SURVEYOR
SIDNEY, B.C. 656-5155

I, Richard J Wey, of Sidney,
a British Columbia Land Surveyor,
hereby certify that the building erected
on the parcel described above is wholly
within the external boundaries of the parcel
Dated at Sidney, British Columbia
this 3 day of October 1995
R.C.L.S. [Signature]

FIRST SECOND SHEET
Sheet 2 of 22 Sheets

STRATA PLAN VIS 3861

Accepted as to forms 1, 2 + 3
this 14 day of Nov 1995

for i proof
Superintendent of Real Estate

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 residential & commercial 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.

Robb Bosa (Robb Bosa)
Declared before me at BURNABY B.C.
this 31st day of OCTOBER 1995
A Commissioner for taking affidavits for
British Columbia
DIRK C.A. DE VUYST

Registered Owner
Bosa Ventures Inc.
(Inc. No. 427737)
by its authorized signatory

Robb Bosa
ROBB BOSA
Witness DIRK C.A. DE VUYST
SOLICITOR
Occupation 204-3970 E. HASTINGS ST.
BURNABY, B.C.
Address Y5C 6C1

SIGNED, SEALED AND DELIVERED
in the presence of

Gina Marie Dunbar
Signature
2217 Rogate Ave
Cogit-Ham BC
Address
GINA MARIE DUNBAR
ASSISTANT ACCOUNT MANAGER
Occupation
(as to both signatures)

Mortgagee
IN WITNESS WHEREOF
these presents have been executed
this 8th day of November 1995

THE ROYAL BANK OF CANADA
by its lawyer attorneys
Kelly MacKnight
KELLY MCKNIGHT
SENIOR ACCOUNT MANAGER
Occupation
Robert Warren Cherkas
ROBERT WARREN CHERKAS
ACCOUNT MANAGER

Dated 3rd day of October 1995
B.C.L.S.

STRATA PLAN VIS 3861

CONDOMINIUM ACT

Lot	Sheet	FORM 1		FORM 2		FORM 3		Lot	Sheet	FORM 1		FORM 2		FORM 3	
		Schedule of Unit Entitlement	Interest Upon Destruction	Schedule of Interest Upon Destruction	Number of Votes	Schedule of Interest Upon Destruction	Number of Votes			Schedule of Interest Upon Destruction	Number of Votes	Schedule of Unit Entitlement	Interest Upon Destruction	Schedule of Interest Upon Destruction	Number of Votes
1	6	173	267	4.6	70	14	30	63	1	1					
2	6	50	72	1.3	71	14	43	87	1	1					
3	6	52	79	1	72	14	29	66	1	1					
4	7	32	52	1	73	14	41	85	1	1					
5	7	40	73	1	74	14	50	91	1	1					
6	7	40	74	1	75	14	41	86	1	1					
7	7	33	55	1	76	14	29	66	1	1					
8	7	50	83	1	77	14	43	88	1	1					
9	7	33	54	1	78	14	30	63	1	1					
10	7	40	75	1	79	15	30	64	1	1					
11	7	40	74	1	80	15	43	88	1	1					
12	7	32	52	1	81	15	29	66	1	1					
13	7	48	79	1	82	15	41	86	1	1					
14	8	32	53	1	83	15	50	92	1	1					
15	8	40	74	1	84	15	41	87	1	1					
16	8	40	75	1	85	15	29	67	1	1					
17	8	33	56	1	86	15	43	89	1	1					
18	8	50	84	1	87	15	30	64	1	1					
19	8	33	56	1	88	16	30	65	1	1					
20	8	40	76	1	89	16	43	90	1	1					
21	8	40	75	1	90	16	29	67	1	1					
22	8	32	53	1	91	16	41	87	1	1					
23	8	48	83	1	92	16	50	94	1	1					
24	9	32	54	1	93	16	41	88	1	1					
25	9	40	76	1	94	16	29	67	1	1					
26	9	40	77	1	95	16	43	90	1	1					
27	9	33	56	1	96	16	30	65	1	1					
28	9	50	86	1	97	17	30	65	1	1					
29	9	33	57	1	98	17	43	91	1	1					
30	9	40	78	1	99	17	29	67	1	1					
31	9	40	77	1	100	17	41	88	1	1					
32	9	32	53	1	101	17	50	95	1	1					
33	9	48	84	1	102	17	41	89	1	1					
34	10	30	58	1	103	17	29	68	1	1					
35	10	43	81	1	104	17	43	91	1	1					
36	10	29	61	1	105	17	30	65	1	1					
37	10	41	80	1	106	18	30	66	1	1					
38	10	50	87	1	107	18	43	92	1	1					
39	10	41	81	1	108	18	29	68	1	1					
40	10	29	62	1	109	18	41	90	1	1					
41	10	43	82	1	110	18	50	96	1	1					
42	10	30	58	1	111	18	41	90	1	1					
43	11	30	60	1	112	18	29	69	1	1					
44	11	43	84	1	113	18	43	92	1	1					
45	11	29	62	1	114	18	30	66	1	1					
46	11	41	82	1	115	19	30	67	1	1					
47	11	50	88	1	116	19	43	93	1	1					
48	11	41	82	1	117	19	29	69	1	1					
49	11	29	64	1	118	19	41	91	1	1					
50	11	43	84	1	119	19	50	97	1	1					
51	11	30	60	1	120	19	41	91	1	1					
52	12	30	61	1	121	19	29	69	1	1					
53	12	43	85	1	122	19	43	94	1	1					
54	12	29	63	1	123	19	30	67	1	1					
55	12	41	83	1	124	20	43	101	1	1					
56	12	50	89	1	125	20	38	75	1	1					
57	12	41	83	1	126	20	44	102	1	1					
58	12	29	64	1	127	20	45	102	1	1					
59	12	43	86	1	128	20	38	75	1	1					
60	12	30	61	1	129	20	43	101	1	1					
61	13	30	62	1	Aggregate	5050	10000	132.9	1	1					
62	13	43	86	1											
63	13	29	65	1											
64	13	41	84	1											
65	13	50	90	1											
66	13	41	84	1											
67	13	29	65	1											
68	13	43	86	1											
69	13	30	62	1											

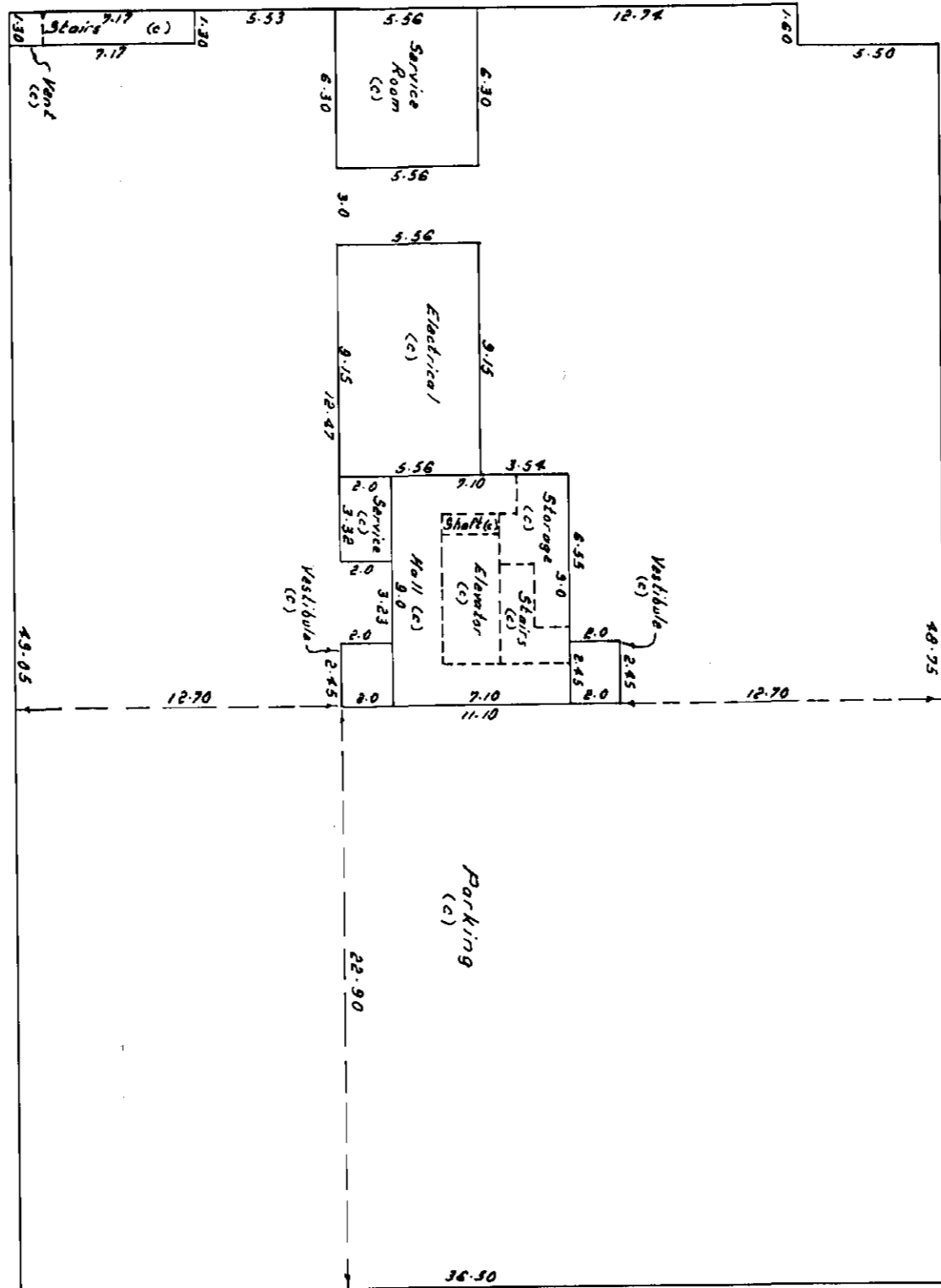
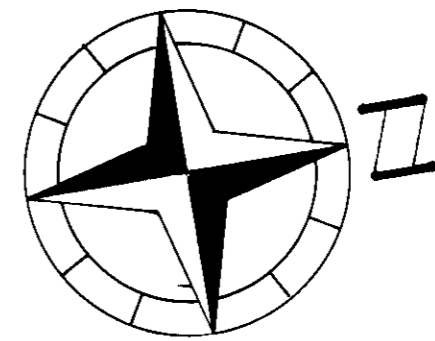
Dated 3rd day of October 1995
 By [Signature]
 R.C.L.S.

Sheet 4 of 22 Sheets

STRATA PLAN VIS 3861

SUB - BASEMENT

Scale = 1:250

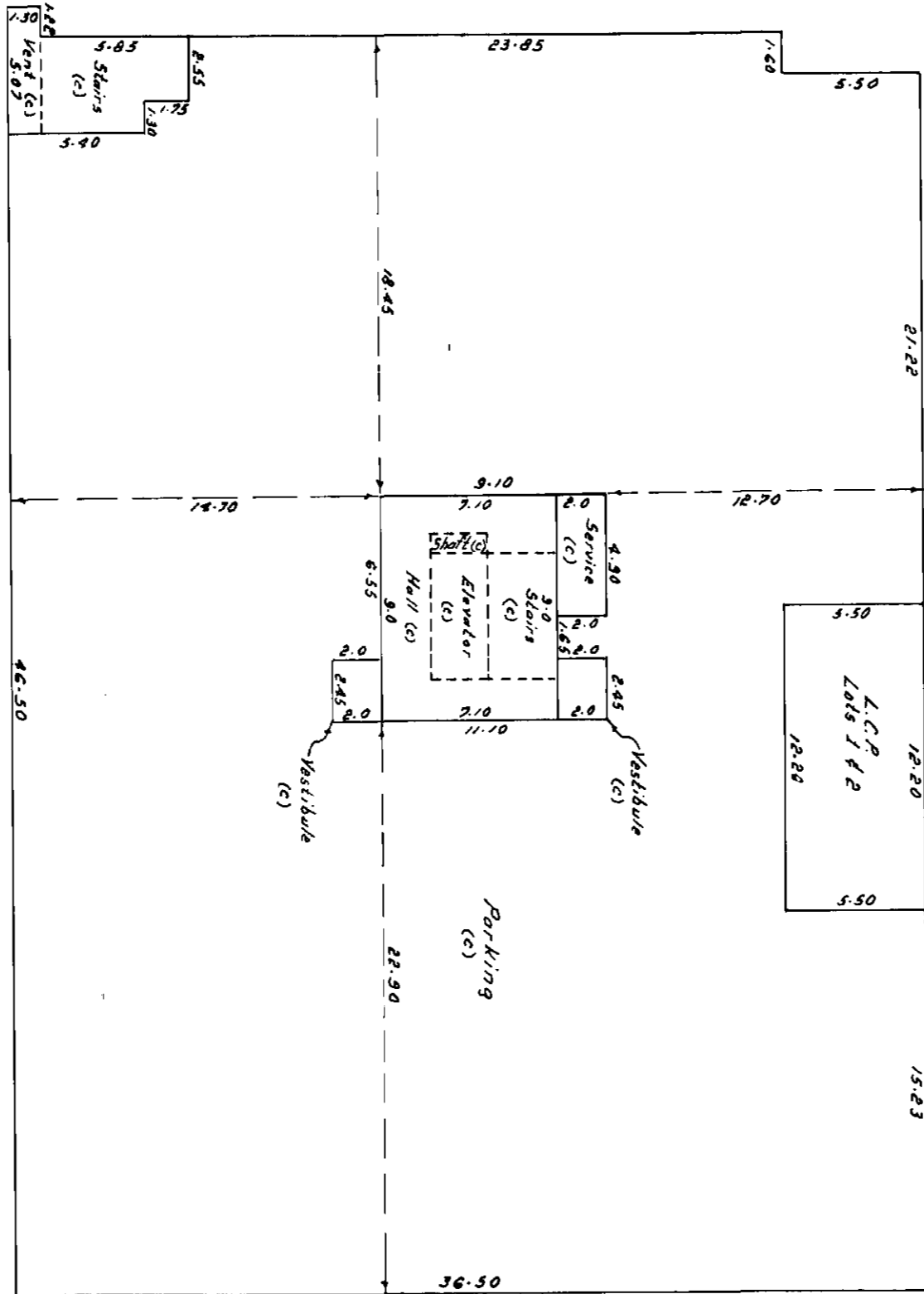
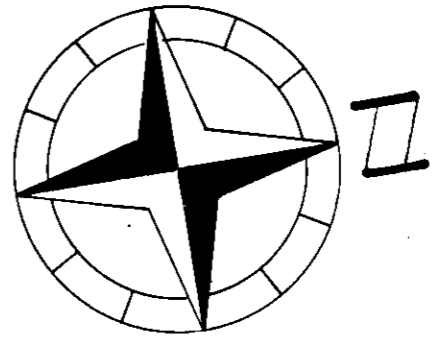


Dated 1st day of April 1995
 By BGLS

STRATA PLAN VIS 3861

BASEMENT

Scale: 1:250

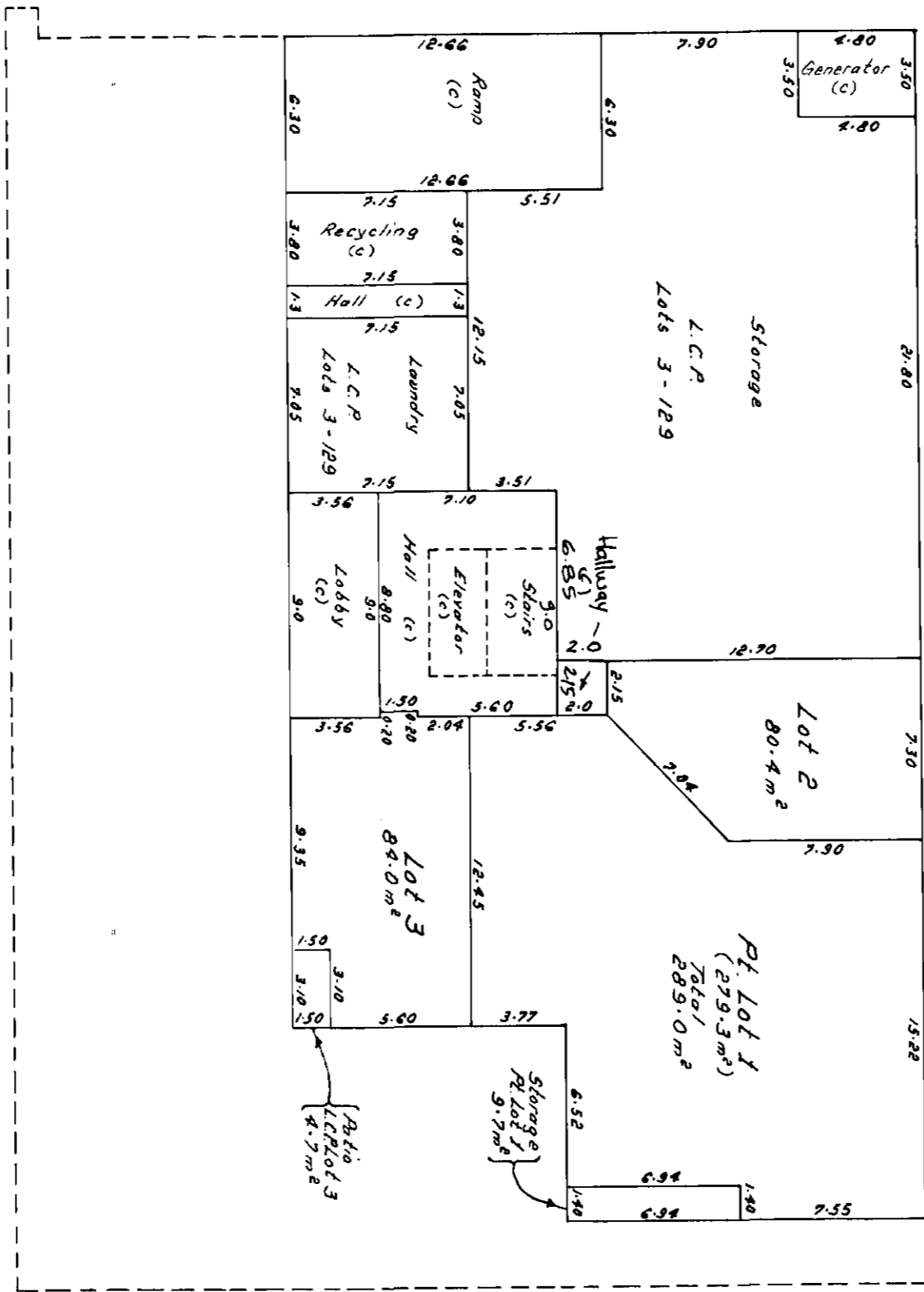
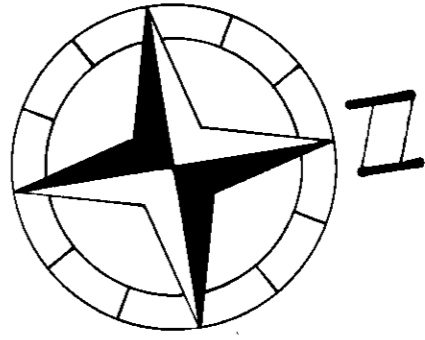


Dated 3rd day of October 1995

B.C.L.S.

GROUND LEVEL

Scale - 1:250

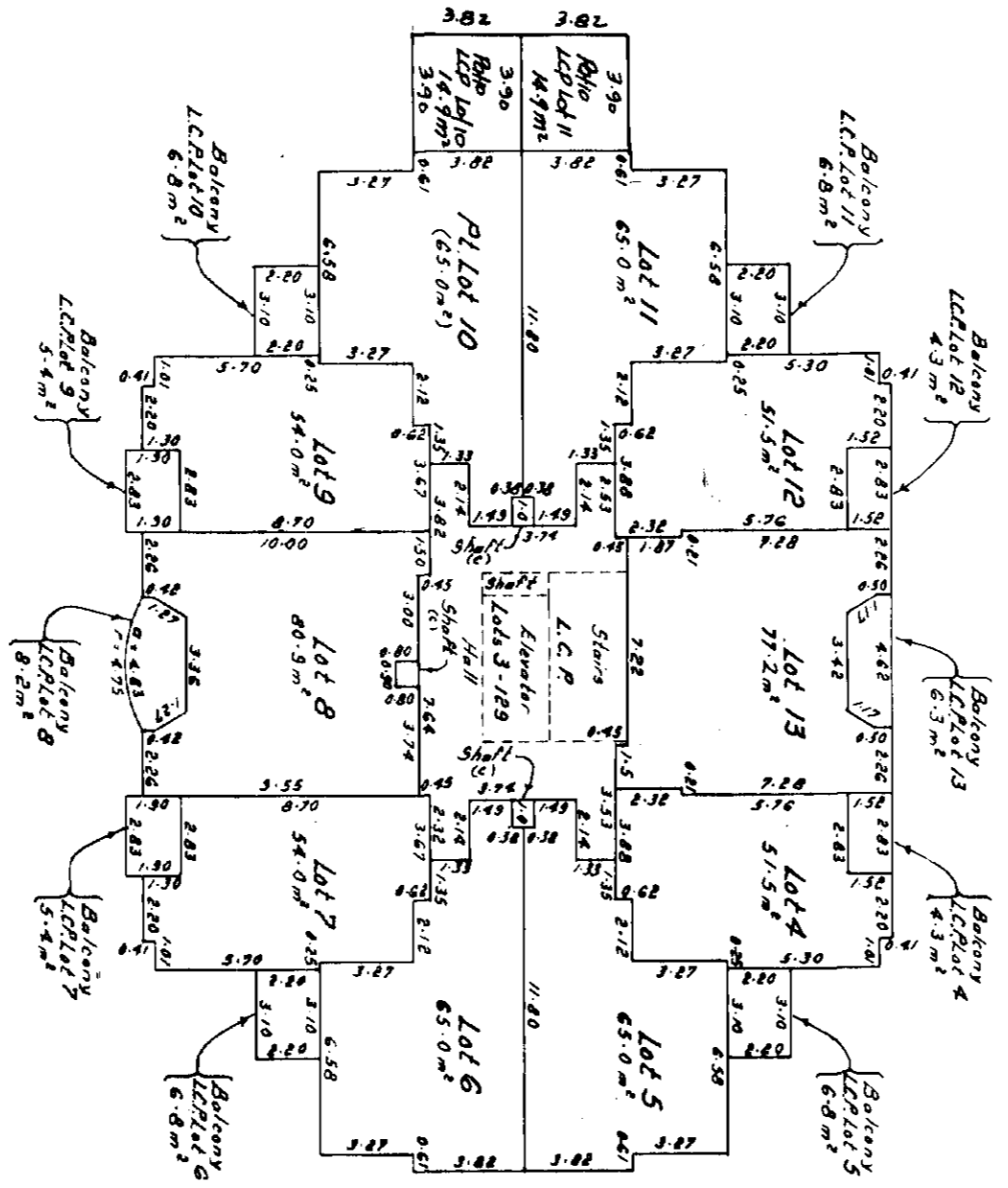
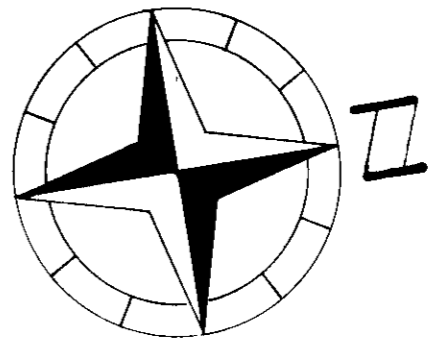


Dated 3rd day of October 1995
 By [Signature]
 BCL.S

Sheet 7 of 22 Sheets
STRATA PLAN VS 3861

SECOND FLOOR

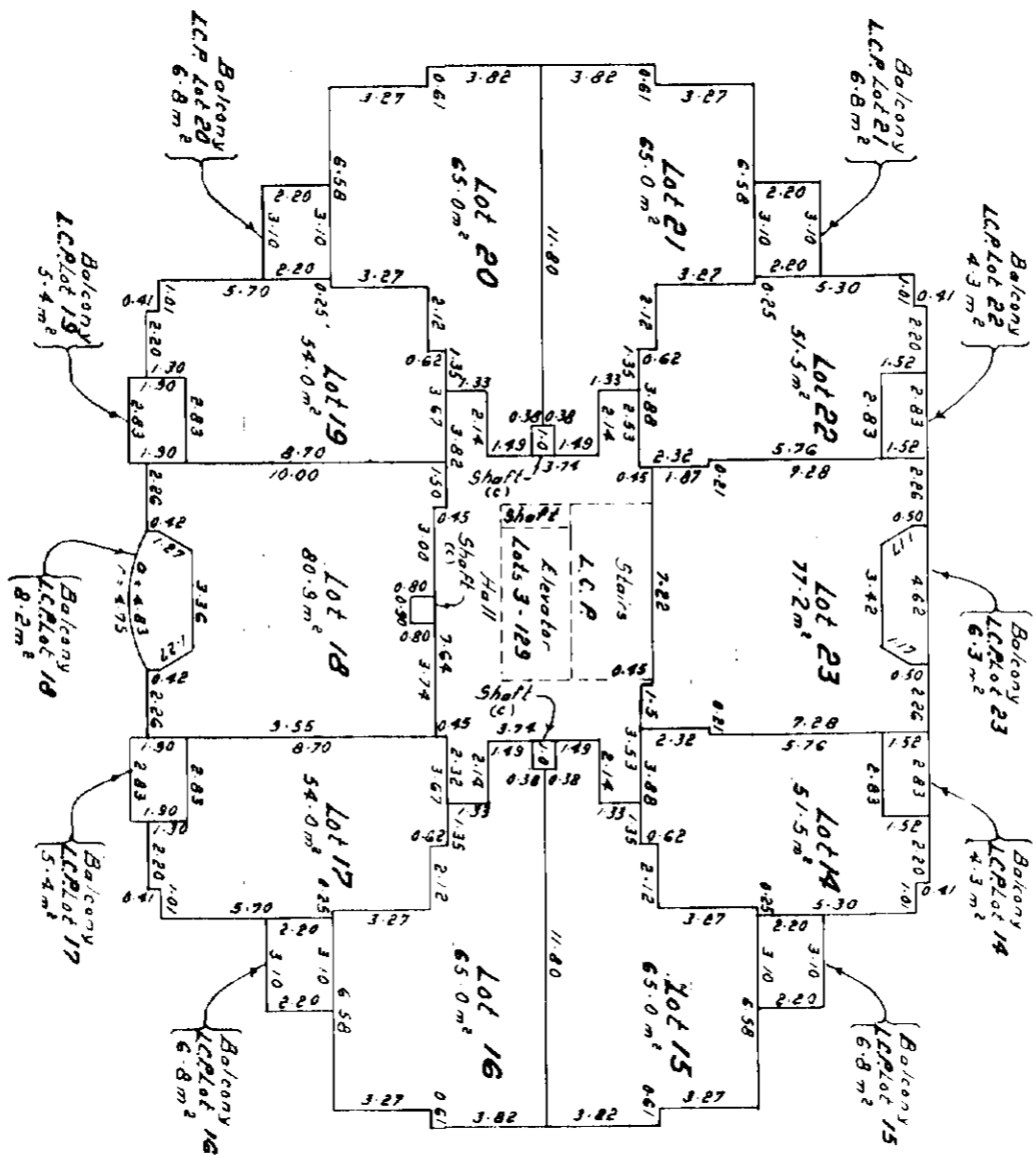
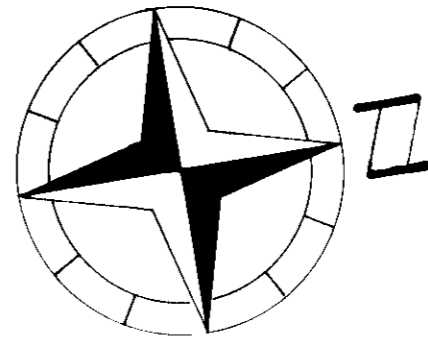
Scale: 1:250



Dated 3rd day of October 1995
R.C.L.S.

THIRD FLOOR

Scale: 1:250



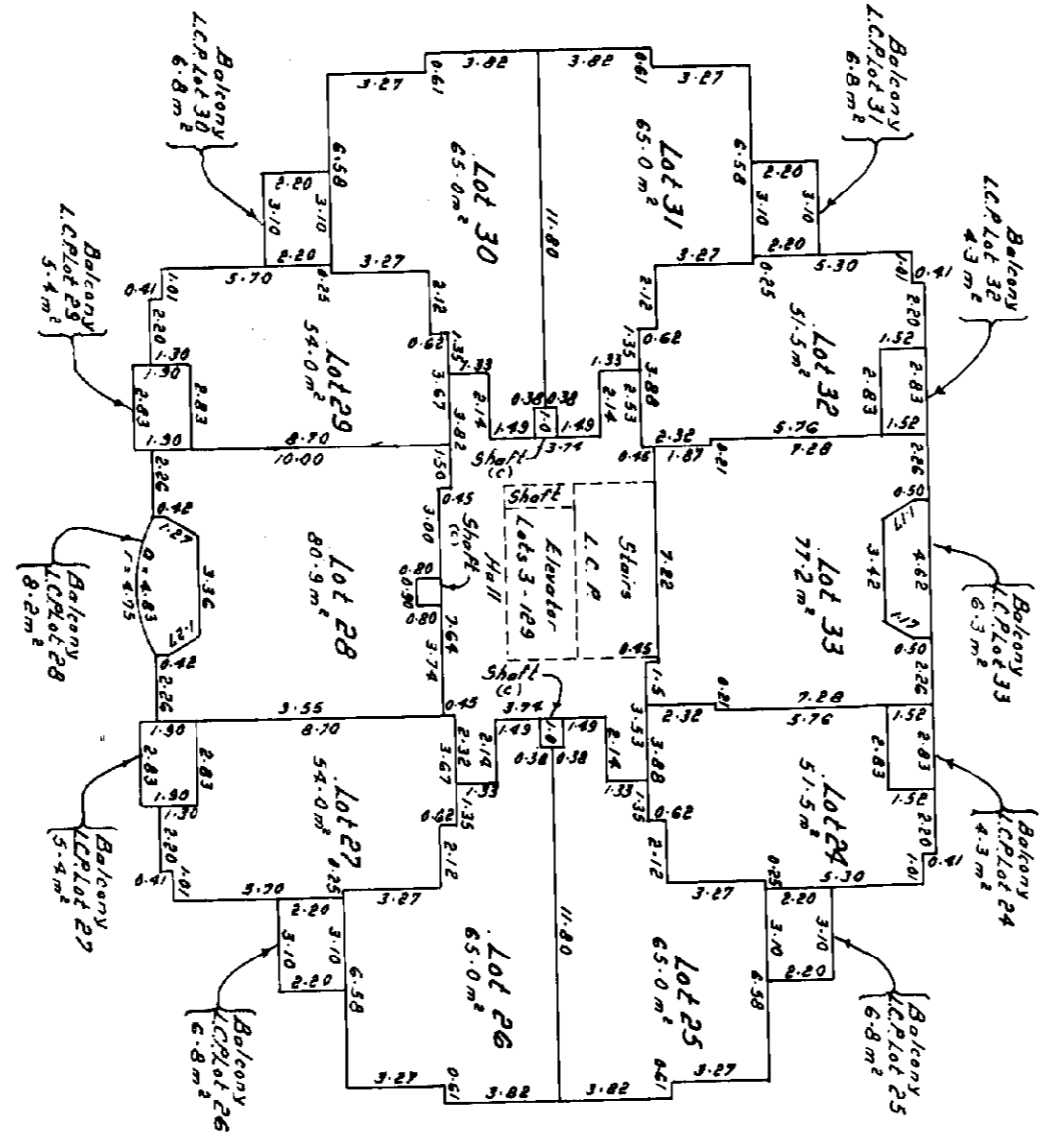
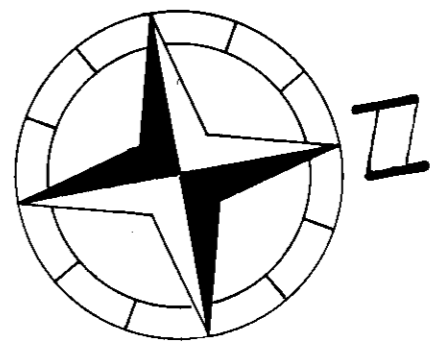
Sheet 8 of 22 Sheets

STRATA PLAN VIS 3861

Dated 3rd of October 1995
 This day of October 1995
 BCL.S

FOURTH FLOOR

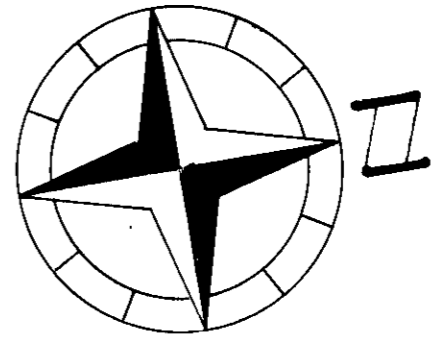
Sheet 5 of 6 Sheets
STRATA PLAN VIS 3861



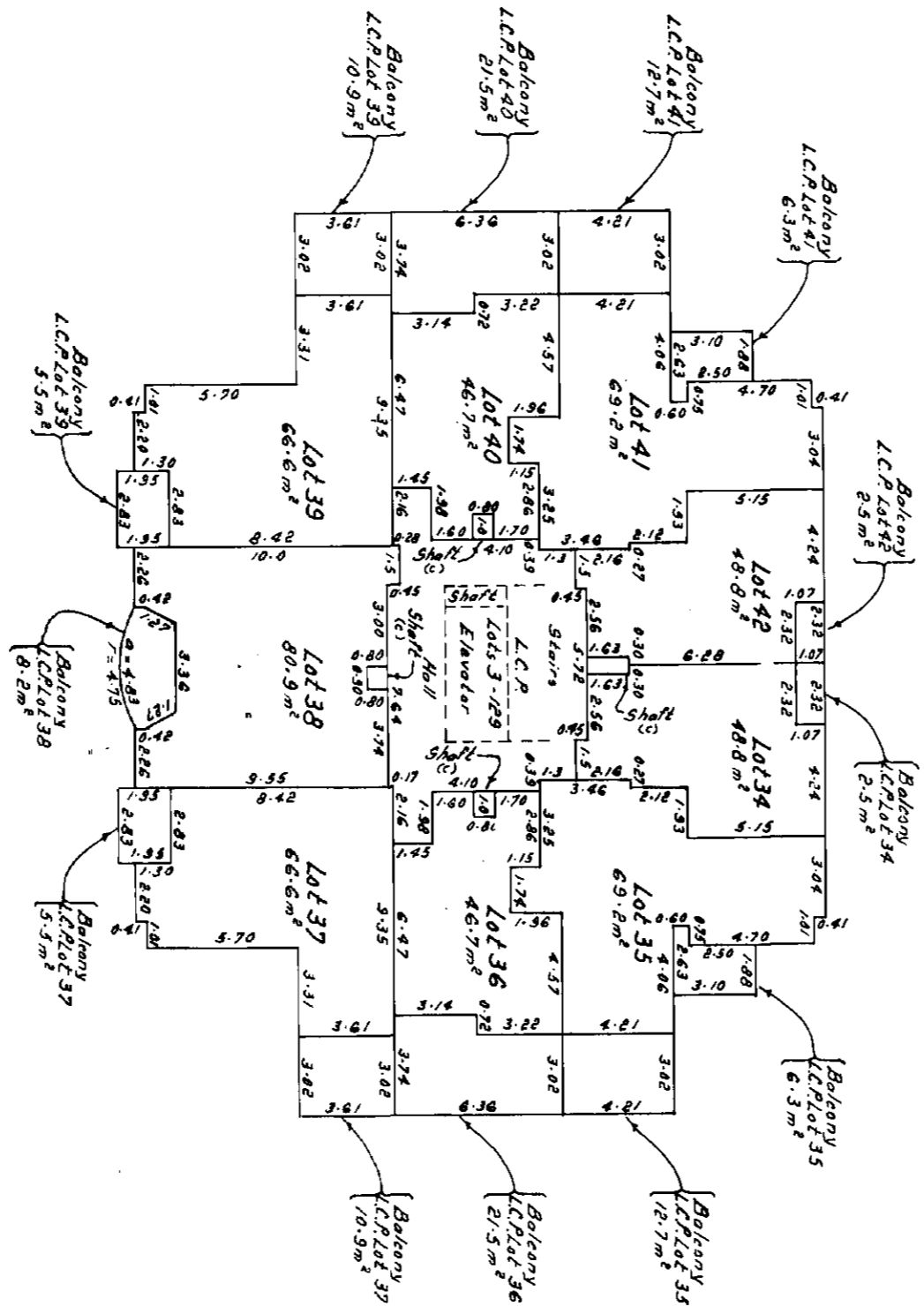
Dated 3rd day of April 1995
 This 3rd day of April 1995
 R.C.L.S.

FIFTH FLOOR

Scale: 1:250



Sheet 10 of 22 Sheets
 STRATA PLAN VIS 3861



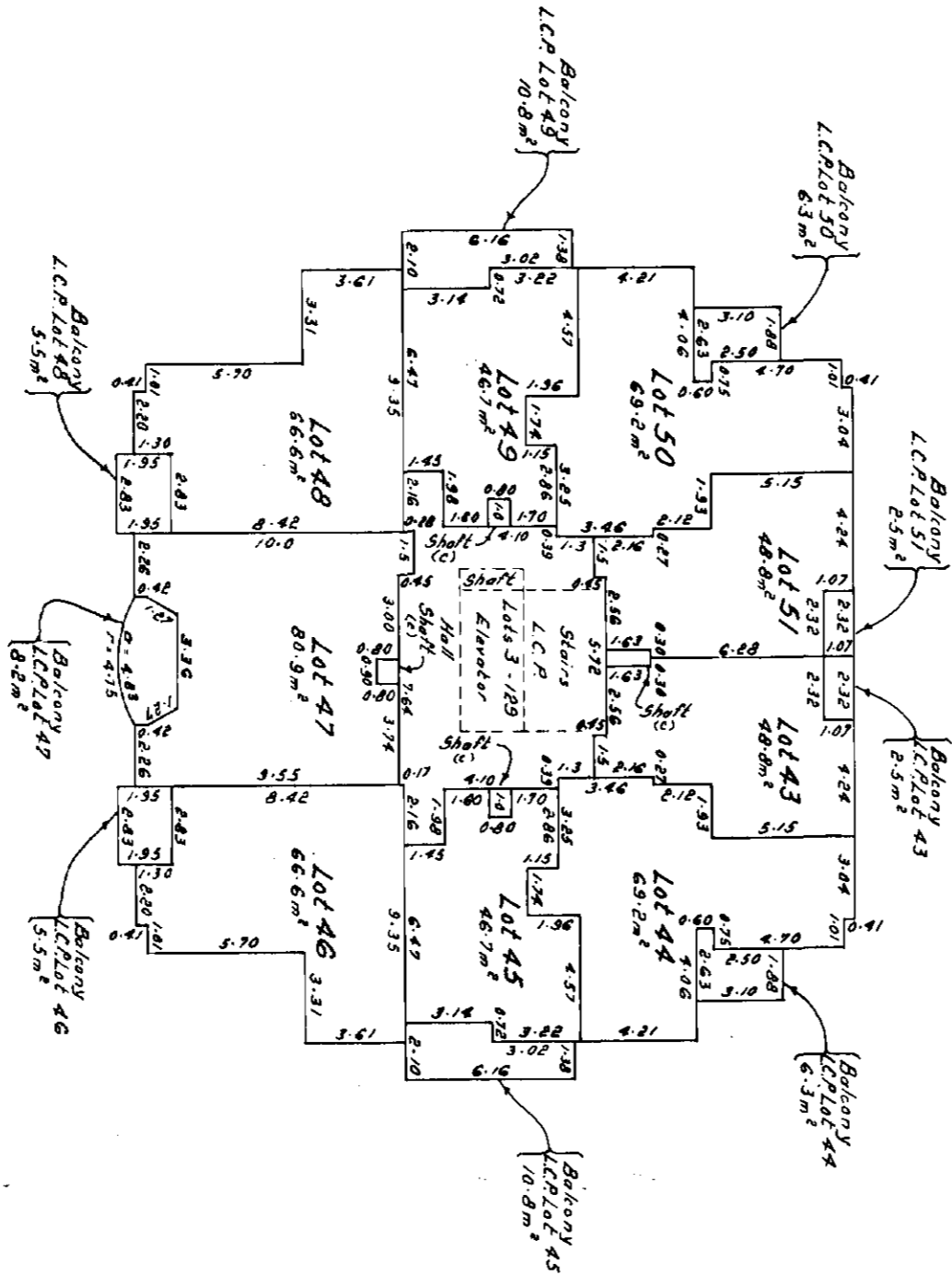
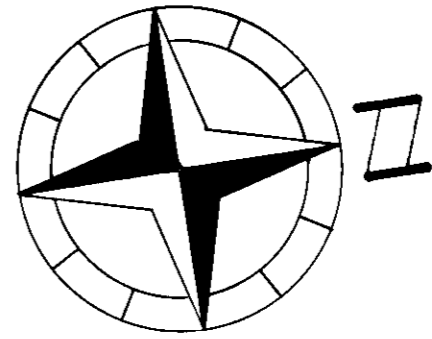
Dated 3rd Oct 1995
 By [Signature]
 R.C.L.S.

Sheet 11 of 22 Sheets

STRATA PLAN VIS 3861

SIXTH FLOOR

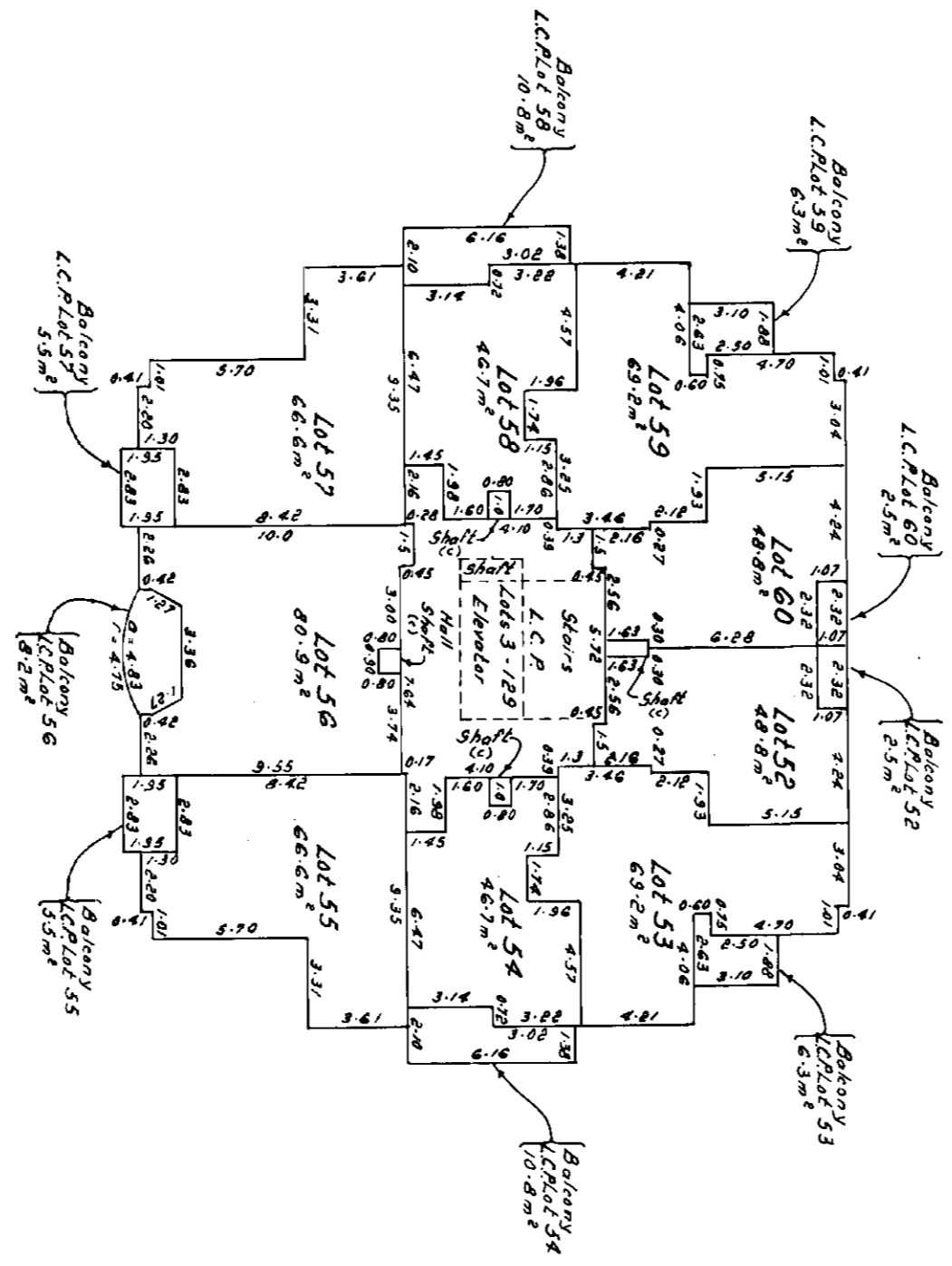
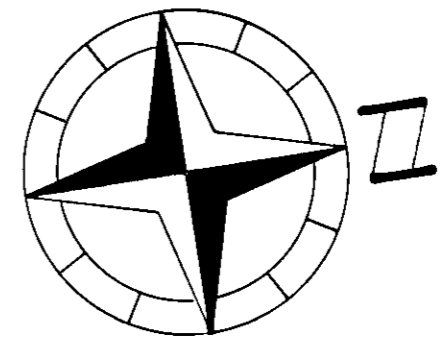
Scale: 1:250



Dated 3rd day of October 1995
 B.C.L.S.

SEVENTH FLOOR

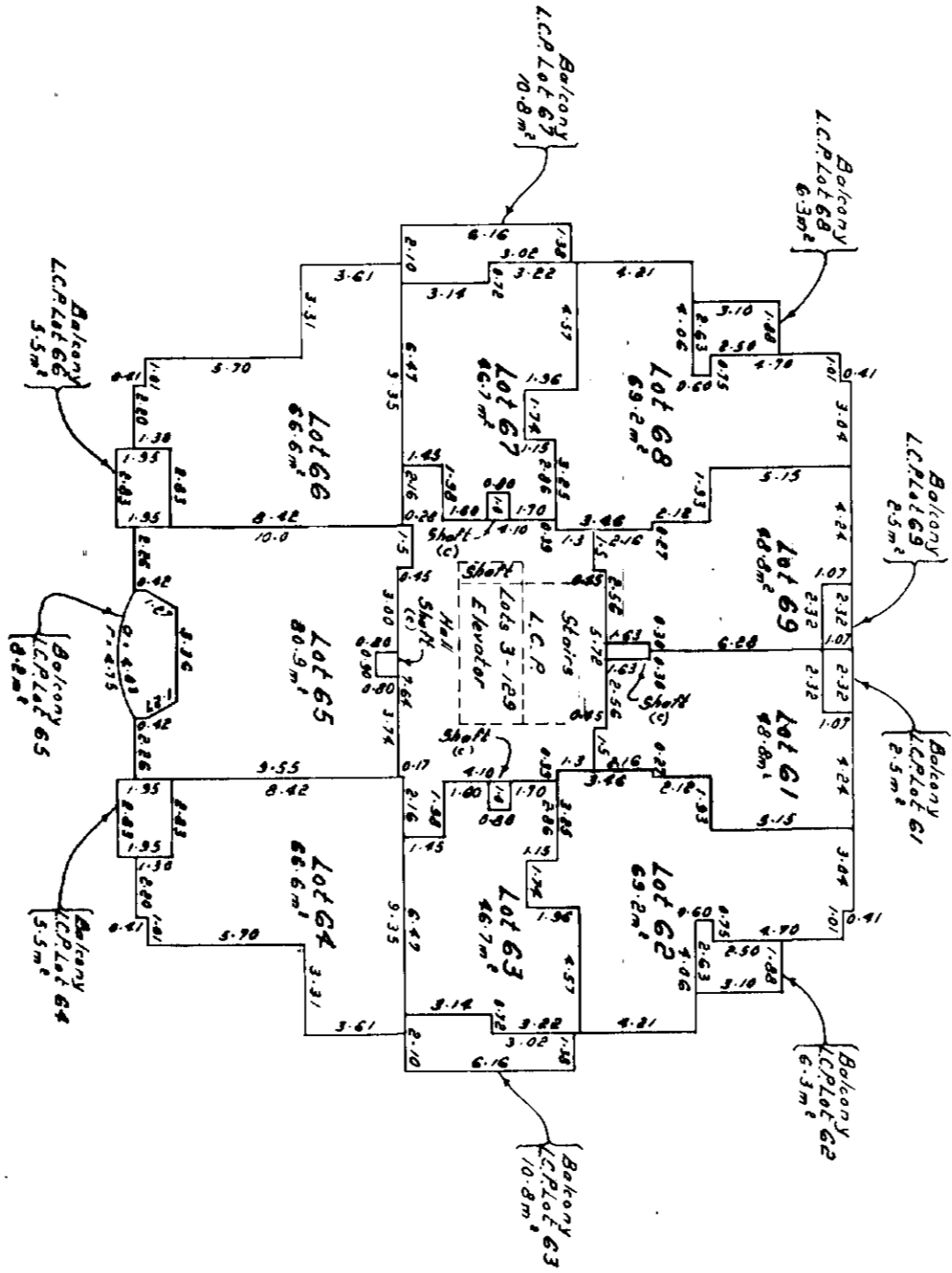
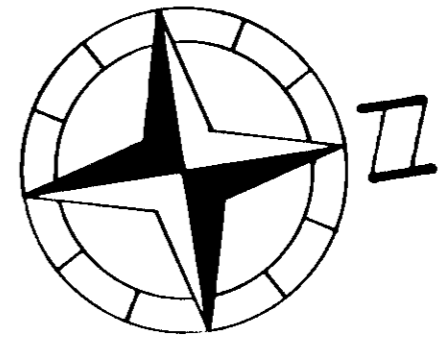
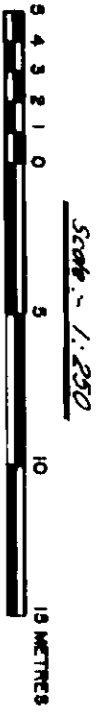
Sheet 12 of 22 Sheets
STRATA PLAN VIS 3861



Drawn by
 This 3 day of 1995
 R.C.L.S.

EIGHTH FLOOR

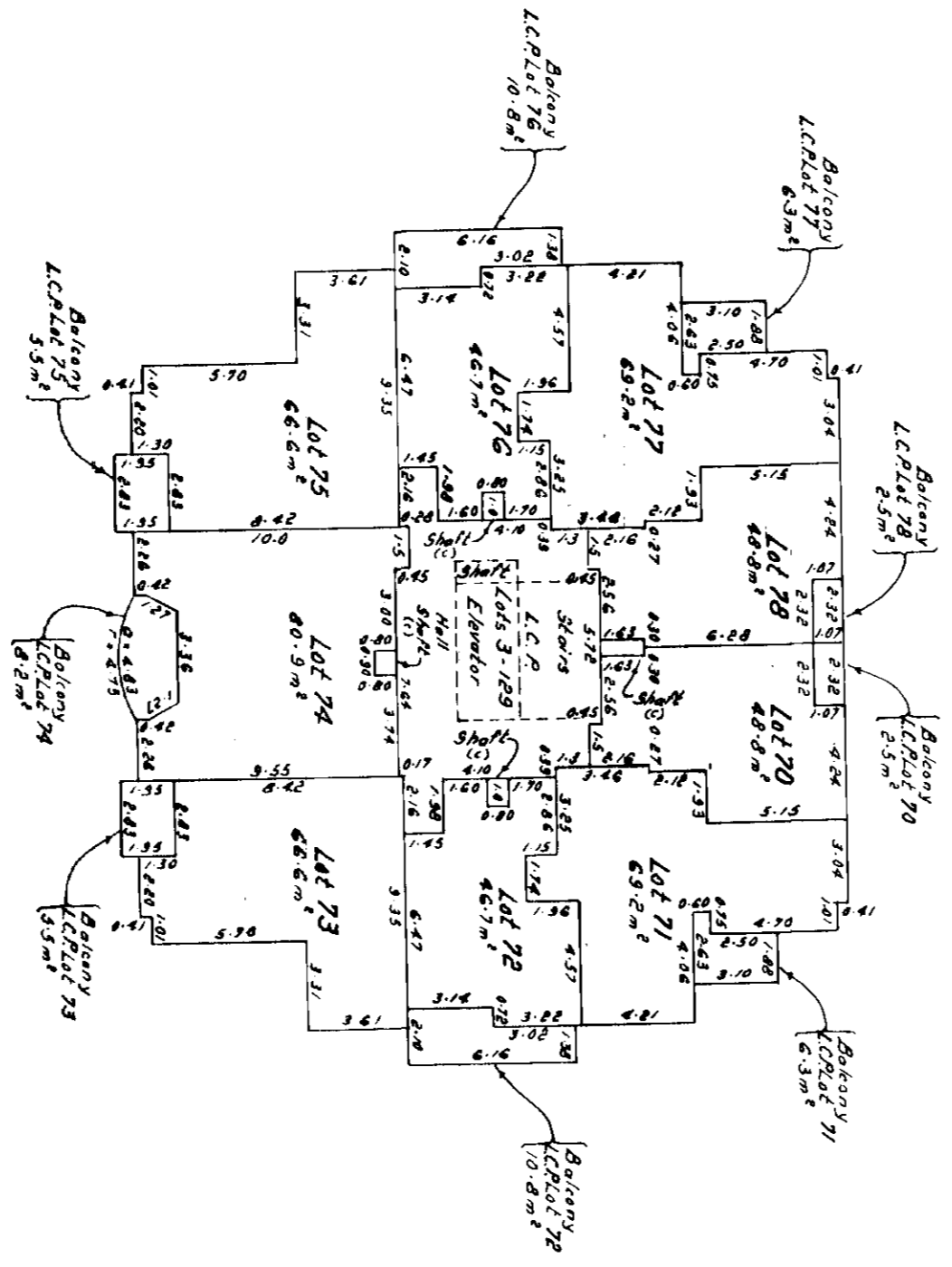
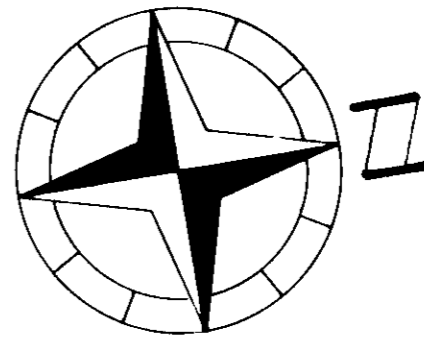
Sheet 13 of 22 Sheets
STRATA PLAN V/S 3861



Drawn
by
B.C.L.S.
1995

NINTH FLOOR

Scale: 1:250

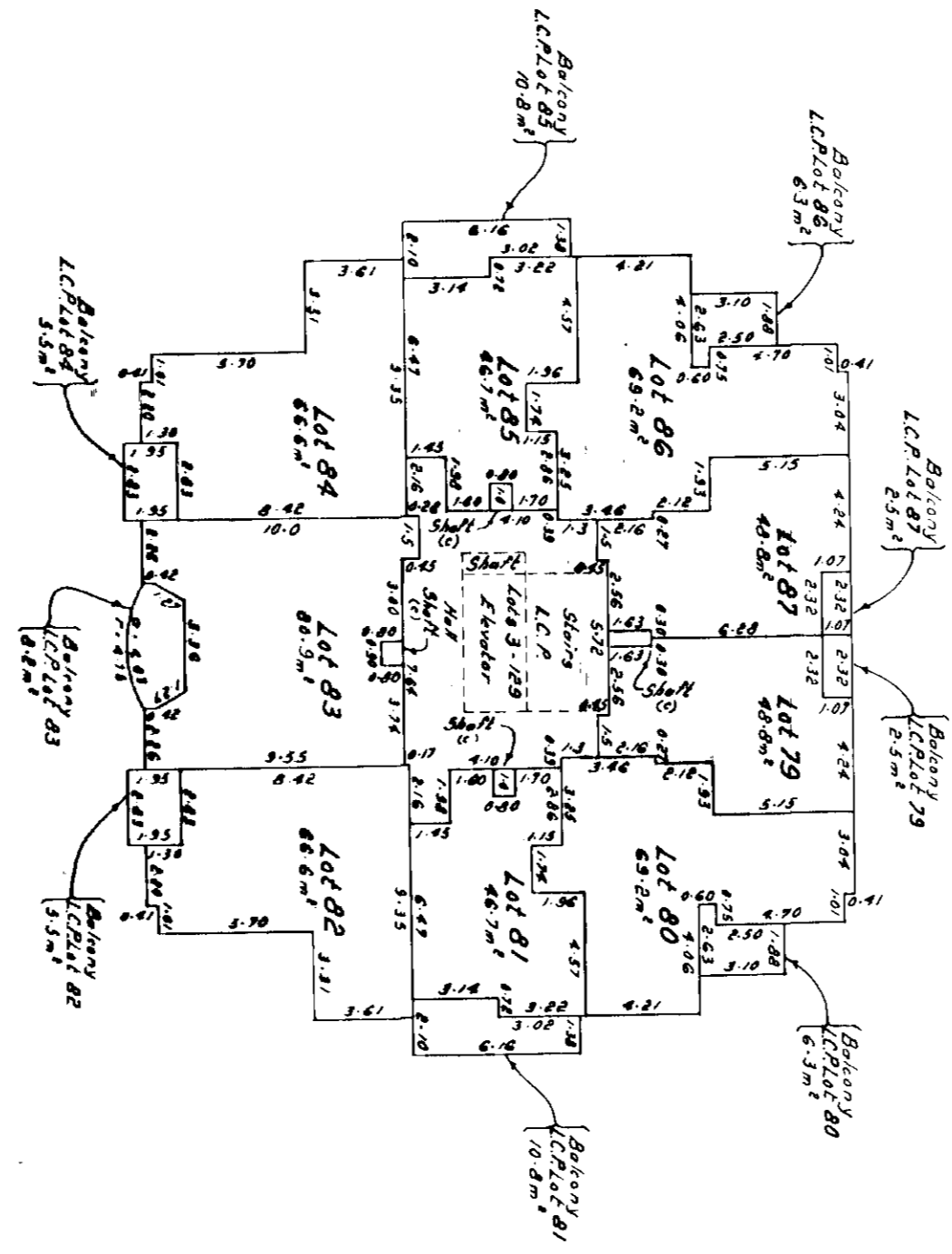
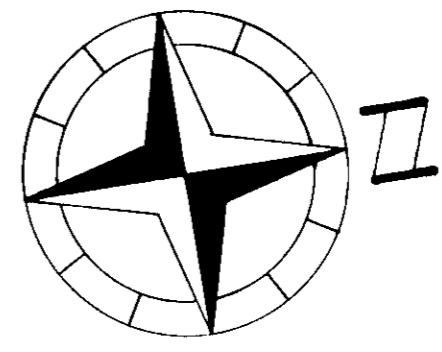


Sheet 14 of 22 Sheets
STRATA PLAN V/S 3861

Dated 3rd of April 1995
 By [Signature]
 B.C.L.S.

TENTH FLOOR

Scale: 1:250

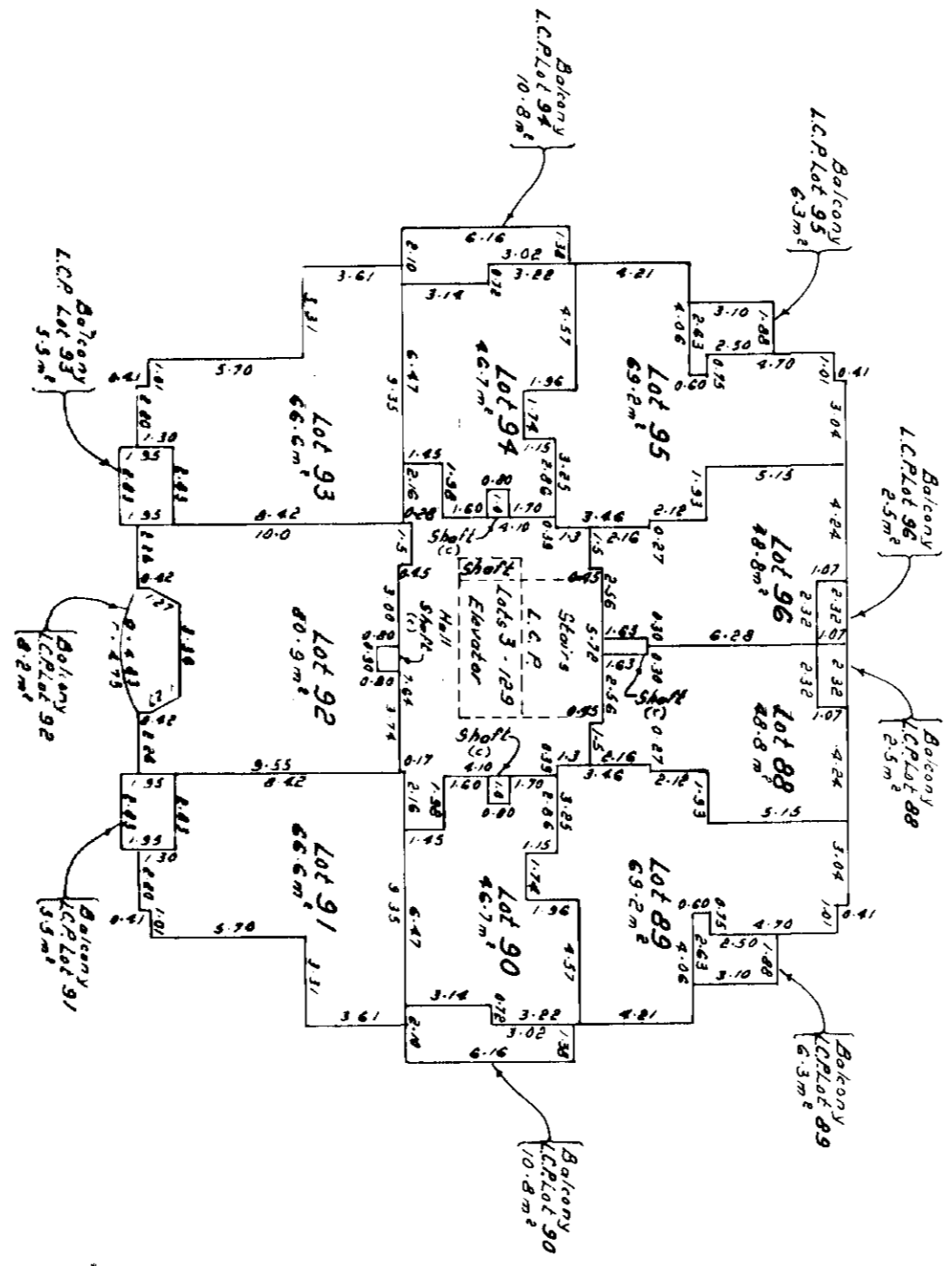


Sheet 15 of 22 Sheets
STRATA PLAN VIS 3861

Dated 1st day of October 1995
 B.G.L.S.

ELEVENTH FLOOR

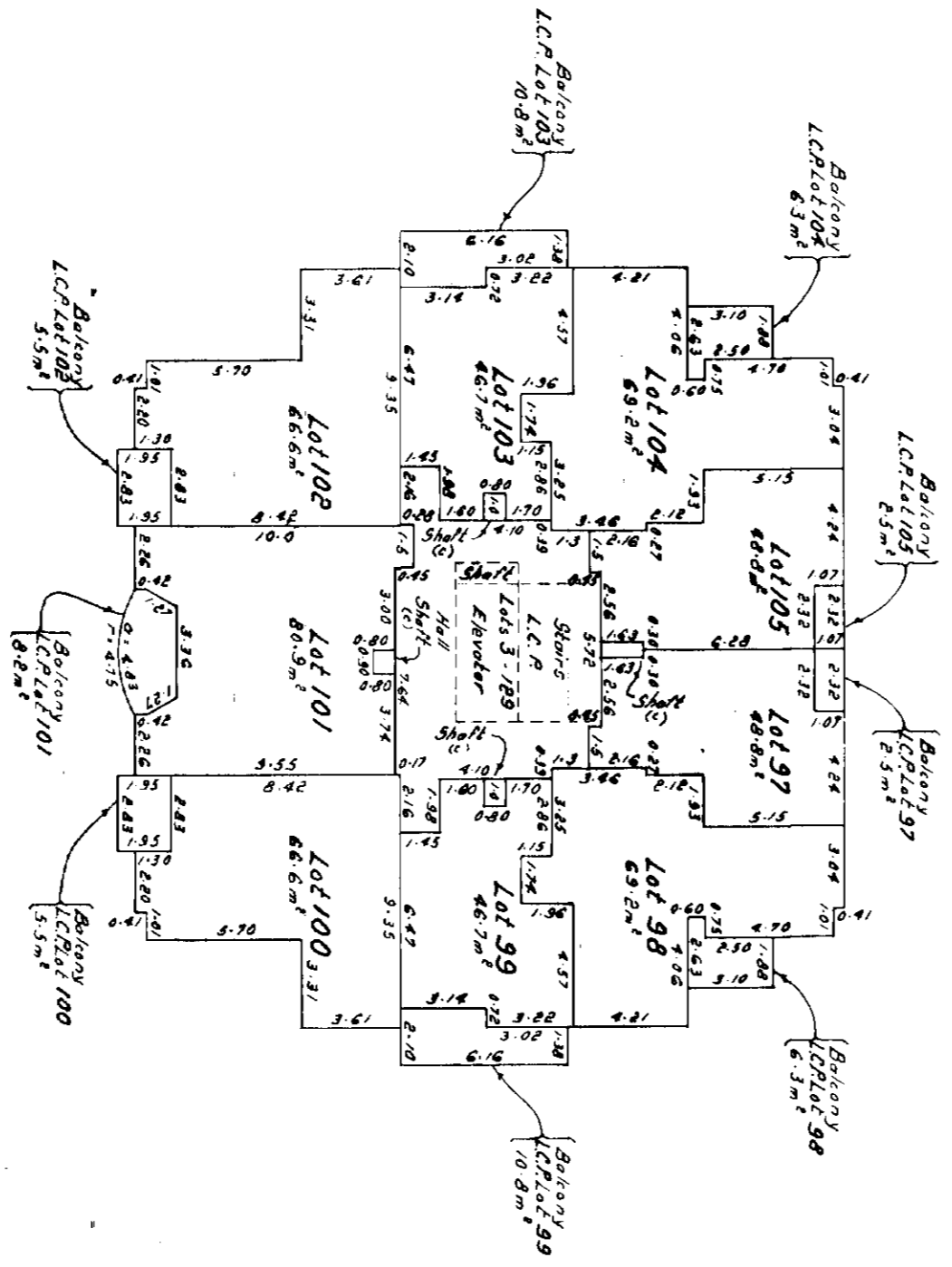
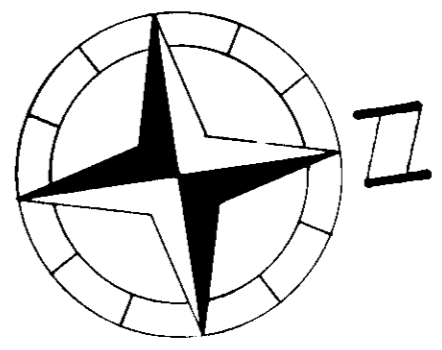
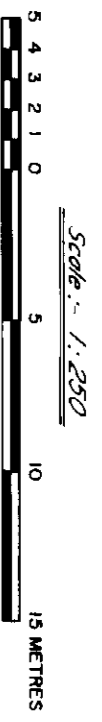
Sheet 16 of 22 Sheets
STRATA PLAN V/S 3861



Dated 30 / 09 / 1995
 By [Signature]
 B.C.L.S.

Sheet 17 of 22 Sheets
STRATA PLAN VIS 3861

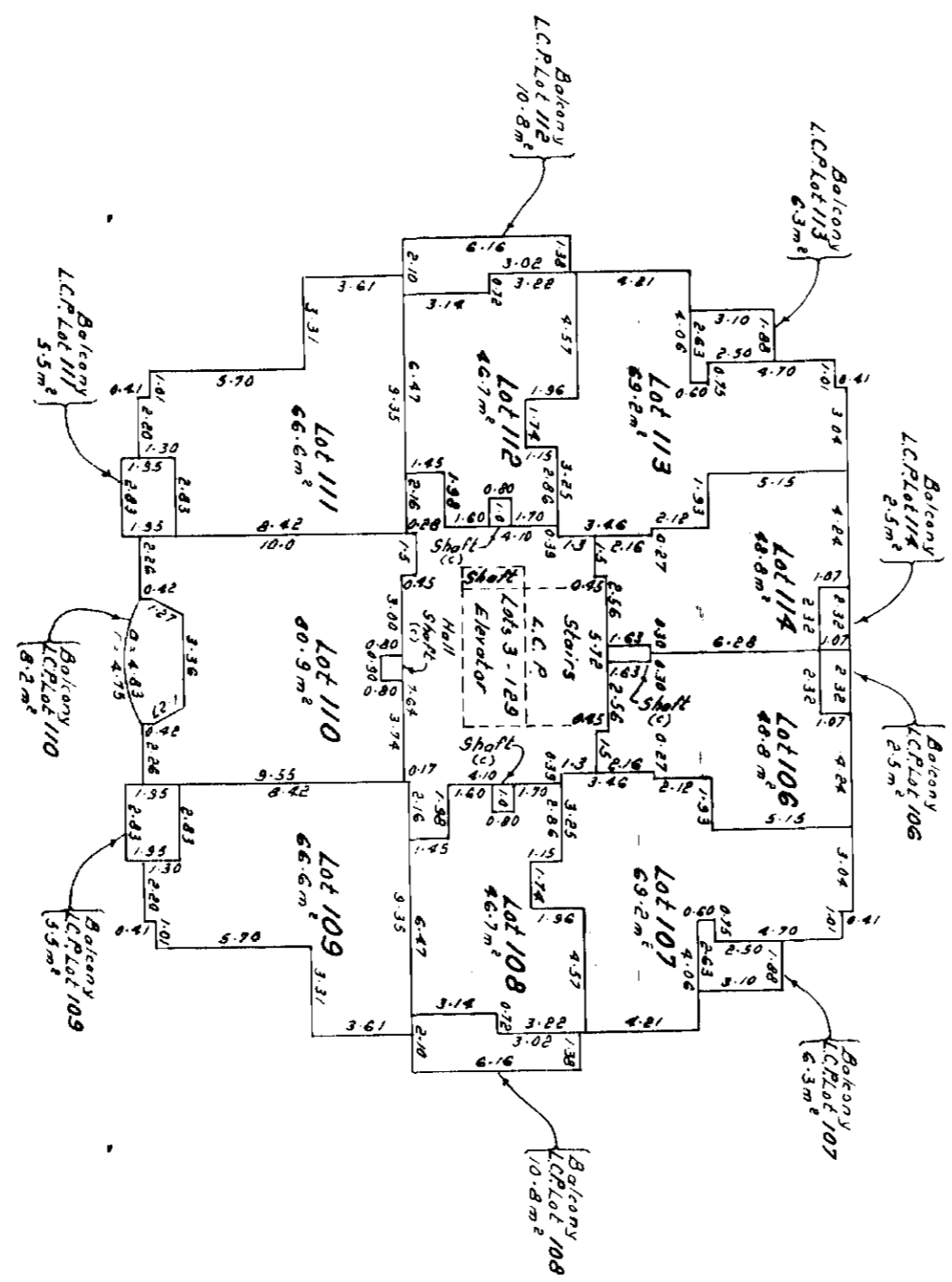
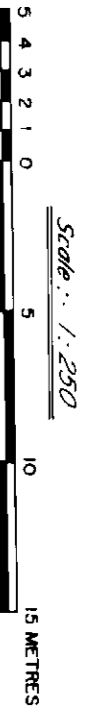
TWELFTH FLOOR



Dated 3rd day of October 1995
 B.C.L.S.

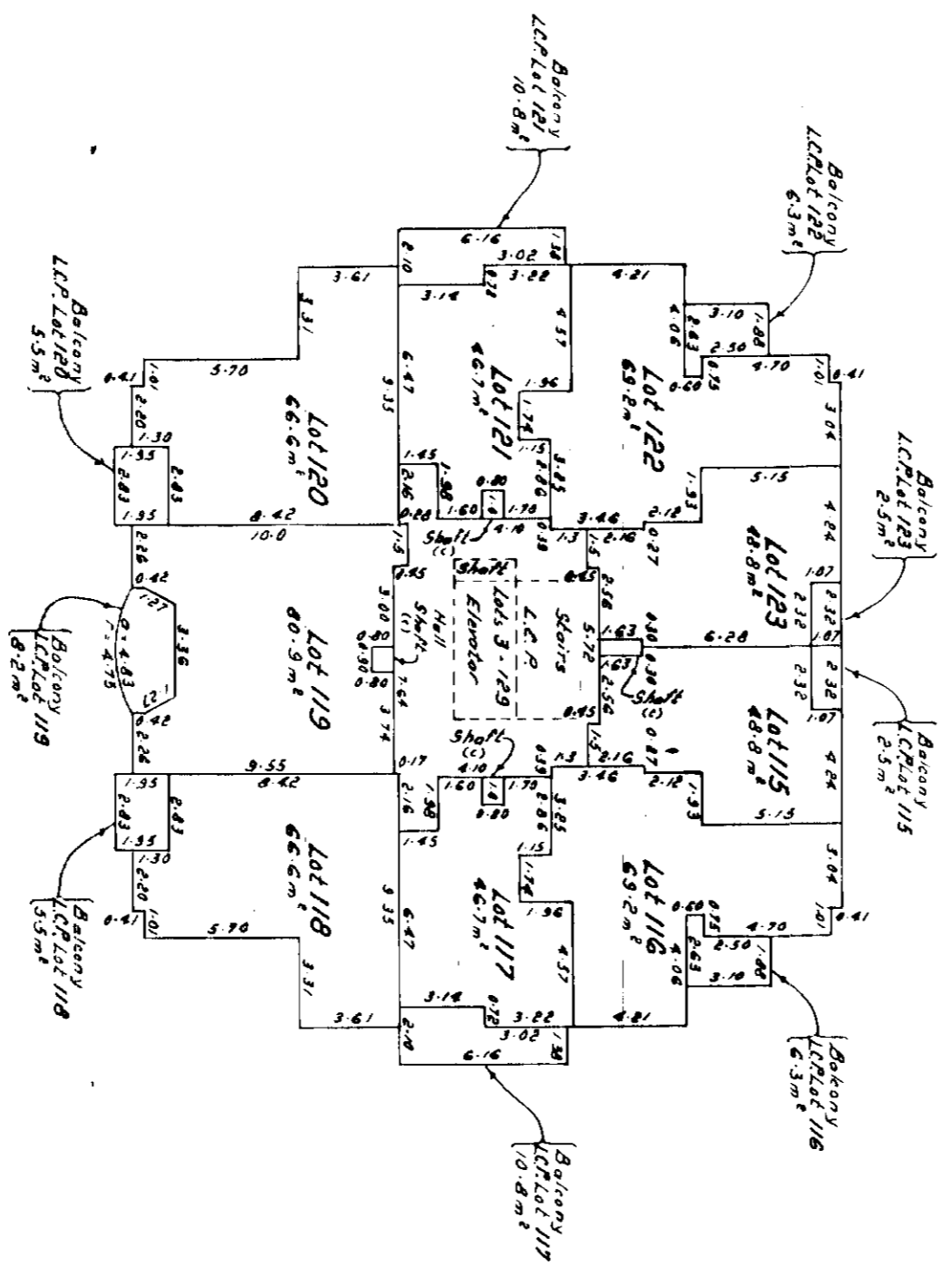
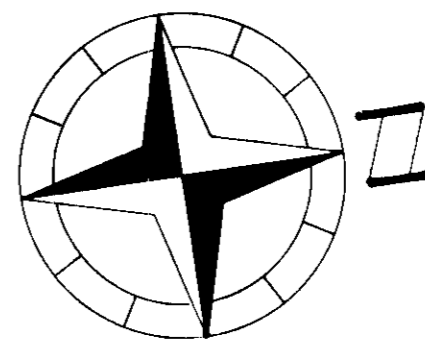
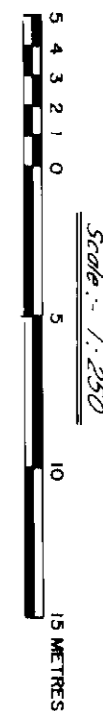
FOURTEENTH FLOOR

Sheet 18 of 22 Sheets
STRATA PLAN V/S 3861



Dated 3rd day of April 1995
B.C.L.S.

FIFTEENTH FLOOR

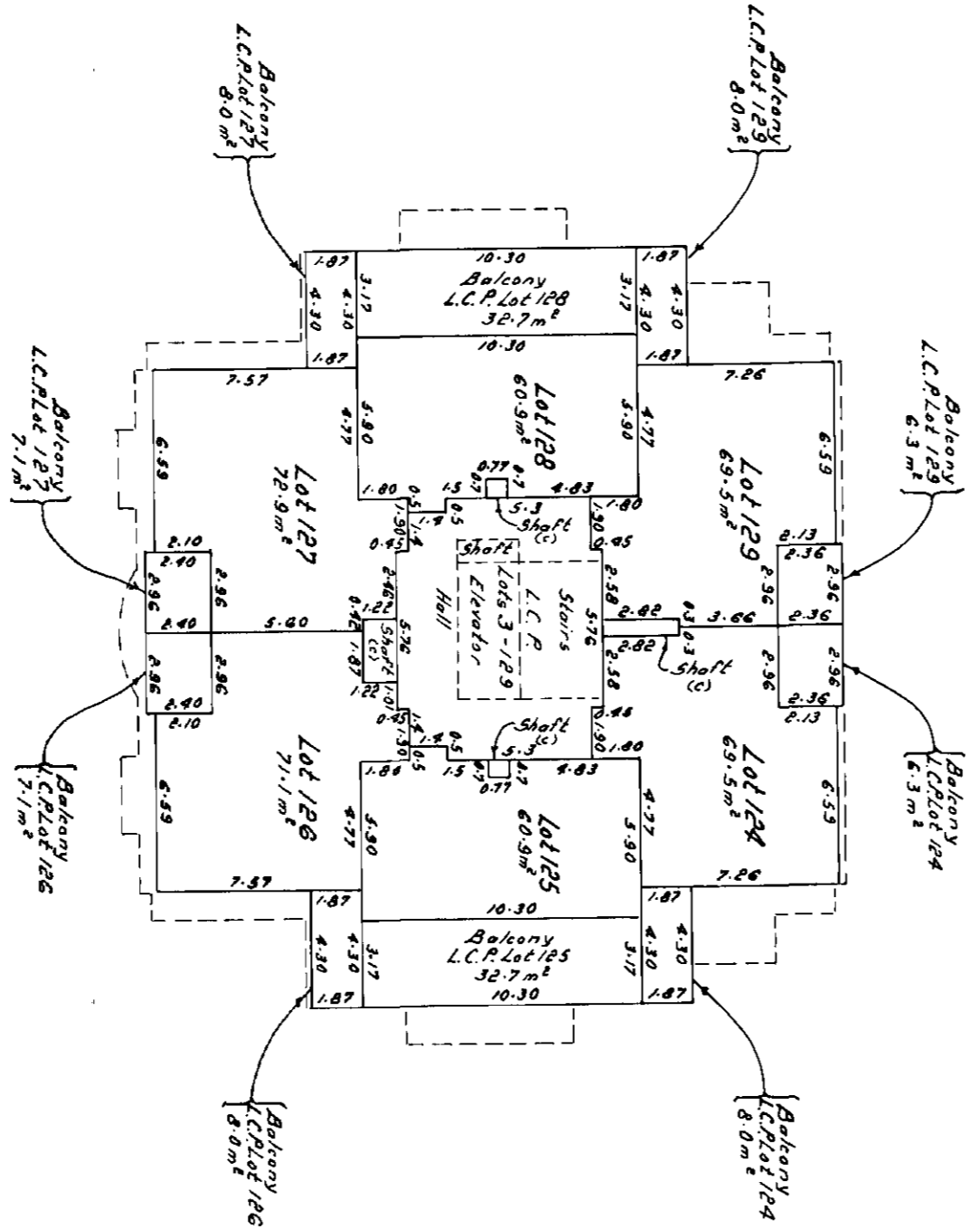
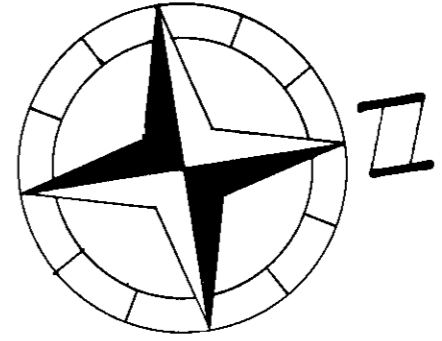


Sheet 19 of 22 Sheets
STRATA PLAN V/S 3861

Dated 24th May 1995
By B.C.L.S.

SIXTEENTH FLOOR

Sheet 20 of 22 Sheets
STRATA PLAN VIS 3861



Dated 3rd day of July 1995
RCL.S

RECORD OF BY-LAWS AND ORDERS, ETC.

STRATA PLAN VIS 3861

Sheet 22 of 22 Sheets

FILING		DOCUMENT	
Number	Date	Date	Nature & Particulars
EL24612	26.02.1997		Form 9 - NOTIFICATION OF CHANGE OF BYLAWS

Bylaw Sheet Closed

Search ATOS2 or BC Online for Current Information. BC Reg. 26/95

Dated 3rd day of October 1995

RCL'S