

No: 76

## THE CONDOMINIUM ACT

### Certificate of Registration

I hereby certify that a declaration and plan of the property

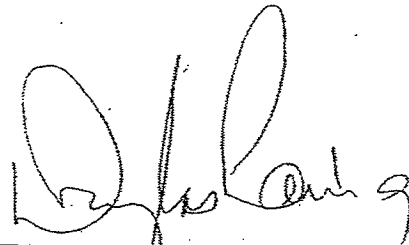
situate at Gisborne Place, off Ruby Line  
St. John's, NL

and comprising Eighty-One (81) units are this day registered in the name of

.....TWIN BROOKS CONDOMINIUM CORPORATION.....

in Folio 76 of the Condominiums Register.

Given under my hand at St. John's, Newfoundland, this 30<sup>th</sup> day of April, Two  
Thousand and Seven.



Registrar of Deeds,  
Province of Newfoundland

TWIN BROOKS CONDOMINIUM CORPORATION

PLAN

OF

REARDON CONSTRUCTION & DEVELOPMENT LIMITED

INDEX TO PLAN

- A – Parcel, Phase I
- B – Schedule “A” – Site Development Plan
- C – Unit Description Plan
- D – Schedule “B” – Common Area Plan

SCHEDULE "A"

PROPERTY OF REARDON CONSTRUCTION & DEVELOPMENT LIMITED

ST. JOHN'S, NEWFOUNDLAND AND LABRADOR

SCHEDULE "C"

IN THE MATTER OF The  
Condominium Act (the "Act")  
R.S.N. 1990, C. C-29,  
Section 5 thereof

SOLICITOR'S CERTIFICATE

I, Denis G. Barry, Q.C., of St. John's, in the Province of Newfoundland and Labrador, Solicitor, hereby certify that the encumbrancer to which notice pursuant to Section 5(1) of the Act shall be provided, has been served with such Notice to Encumbrancer and consent to the filing of the within Declaration and By-Laws.

---

DENIS G. BARRY, QC.  
Solicitor for Reardon Construction & Development Limited

SCHEDULE "D"

**IN THE MATTER OF** the Creation of A Condominium Corporation, to be known as Twin Brooks Condominium Corporation, situate at Gisborne Place, St. John's, NL

**NOTICE TO ENCUMBRANCER  
ROYAL BANK OF CANADA**

**NOTICE IS HEREBY GIVEN** of our intention to present the Declaration and Plan for registration to create Twin Brooks Condominium Corporation unless you object otherwise.

**DATED** at St. John's this 20<sup>th</sup> day of March, A.D., 2007.

REARDON CONSTRUCTION & DEVELOPMENT LIMITED  
DECLARANT

**SCHEDULE "E"**  
**DESCRIPTION OF CONDOMINIUM UNITS**

Each Unit shall comprise the area within the heavy lines shown on the Plans attached with respect to the unit numbers indicated thereon. The boundaries controlling the extent of the units are the physical services hereinafter referred to as illustrated on the Plan and all dimensions shall have reference to them.

Without limited the generality of the foregoing:

(a) **Horizontally**

- on the floor level by the upper surface of the wooden floor
- on the ceiling level, by the underside of the drywall sheathing on the ceilings of the Unit.

(b) **Vertically**

- the unit side surface of the drywall sheathing on the walls
- the interior surfaces of the window frames, and the interior surfaced of all glass panels therein
- the interior face of the exterior doors and door frames and the interior surfaces of all glass panels therein
- in the vicinity of ducts and pipe spaces etc., the unit boundaries shall be the unit side face of the drywall sheathing surrounding such spaces

Notwithstanding the foregoing, no Unit shall include:

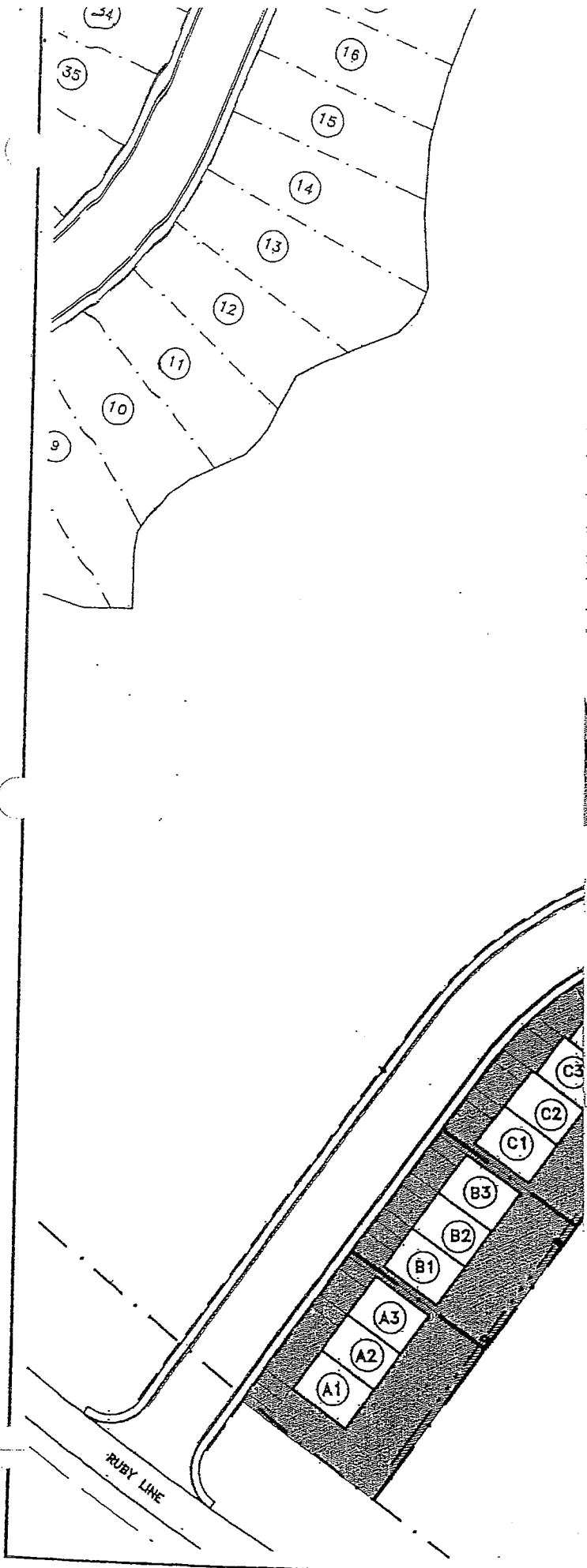
- (a) any concrete floor slabs load bearing column, wall, joist, structural member or load bearing partitions contained within the Unit;
- (b) exterior windows, and window frames, exterior doors and exterior door frames;
- (c) such pipes, wires, cables, conduits, ducts, flues, shafts or utility lines used for the distribution of power, water, cable television, closed circuit television, intercom services, heating sewerage or draining and other services with each building and within the boundaries of the Unit, or within any wall or floor of the Unit, which provides any service or utility to another Unit or Units, but the Unit shall include the fixtures, outlets and other facilities with respect to such service facilities which service the Unit only;
- (d) any heating equipment, including without limited, ducts and controls and electrical services which are connected through or provide service to more than on Unit or to all or a portion of the Common elements but excluding electrical equipment located in and servicing one Unit only;
- (e) any enclosure reserved for the use of items set out in paragraph (c) hereof and shown on the Plans

SCHEDULE "F"

THE PERCENTAGE WHICH EACH COMMON ELEMENT IS TO RELATE TO EACH UNIT IS 1/81.

SCHEDULE "G"

There shall be exclusive parking spaces assigned to the Unit Owners that form part of the Common Elements, and are as delineated as those asphalt parking spaces immediately adjacent to and fronting each Unit and designed for parking a vehicle(s) only.



**NOTES :**

**LEGEND :**

COMMON AREA

|     |          |      |
|-----|----------|------|
| NO. | REVISION | DATE |
|     |          |      |
|     |          |      |
|     |          |      |

**OWNER :**

**REARDON CONSTRUCTION & DEVELOPMENT LTD.**  
 87 MAJOR'S PATH  
 ST. JOHN'S, NF  
 A1A 4Z9

**PROJECT MANAGER :**

**SURVEYOR :**

**BROWN & WAY SURVEYS**  
 314 HAMILTON AVENUE  
 ST. JOHN'S, NF  
 PROFESSIONAL SURVEYING SERVICES  
 www.bway.com  
 TEL. (709) 724-1040 FAX (709) 724-1041

**TITLE :**

**TWIN BROOKS CONDOMINIUMS**  
 RUBY LINE

**AUTHORITY :**

**OFFICE OF THE DIRECTOR**  
**ENGINEERING & PLANNING**  
**CITY OF ST. JOHN'S**

|                 |                          |
|-----------------|--------------------------|
| SCALE : 1 : 500 | DATE : APRIL, 2007       |
| DRAWN BY : G.N. | SHEET 1 of 1             |
| CHECKED BY :    | SURVEYED BY : C.D., B.N. |
| APPROVED BY :   | JOB NO. 7830             |

THE CONDOMINIUM ACT  
TWIN BROOKS CONDOMINIUM CORPORATION

CERTIFICATE BY LAND SURVEYOR

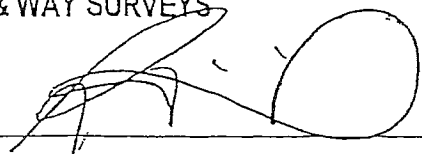
I, Robert Way, Land Surveyor, of St. John's, in the Province of Newfoundland and Labrador duly entitled to practise within the Province of Newfoundland and Labrador, hereby certify as follows:

1. That I am a Partner of Brown & Way Surveys, Newfoundland Surveyors, situate at 314 Hamilton Avenue, St. John's, aforesaid;
2. That I have made a survey of the property known as The Twin Brooks Condominiums, Gisborne Place, St. John's, which property is described in the accompanying Declaration by Reardon Construction & Development Limited dated the 27<sup>th</sup> day of April, A.D., 2007 and which is more particularly described and marked as Phase I, consisting of 9 Units and shown on Schedule "A" hereto attached;
3. That the Plan attached hereto as Phase I delineates a portion of the property and outlines the 9 existing buildings erected thereon in accordance with good surveying practise, while the Plan attached as Schedule "A" delineates the property within the Corporation to be developed;
4. That the Plan attached hereto as Unit plans show the location and boundaries of each Unit in the buildings and specifies the number by which each Unit may be identified and for further clarity, each unit is individually described as B1, B2, B3, K1, K2 and K3 and T1, T2 and T3 attached hereto with plans thereto attached;
5. That the Plan attached hereto as Schedule "B" shows the location of common elements being colored in yellow;
6. That the Plans attached hereto as Phase I, Units B1, B2, B3, K1, K2, K3, and T1, T2 and T3 are accurate;
7. That the buildings erected on the property consist of three (3) semi-attached dwelling units constructed on concrete basement foundations and separated by concreted party wall. The buildings are one story in height, of frame construction with vinyl siding. The roofs are asphalt shingle;
8. The buildings on the property are substantially completed in accordance with the Plan and are to be occupied as residential dwelling units.

DATED at St. John's, this 27<sup>th</sup> day of April, A.D., 2007.

BROWN & WAY SURVEYS

Per. \_\_\_\_\_



THE CONDOMINIUM ACT  
TWIN BROOKS CONDOMINIUM CORPORATION

BARRISTER'S CERTIFICATE

I certify and I have examined and searched against the title of the property described in and delineated on the Plans accompanying the Declaration by Reardon Construction & Development Limited dated the            day of April, A.D., 2007, and that:

- (a) the said Reardon Construction & Development Limited is the owner of the freehold estate in the Property so described;
- (b) there is one (1) encumbrance affecting the Property;
- (c) that the one (1) encumbrancer have been provided with the requisite Notice under the Condominium Act as prescribed, without protest;
- (d) that all rates, real property taxes, assessments, charges and taxes of any description laid or imposed upon the owner and occupier of the property, or in respect of the property have been paid to June 30, 2007.

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DENIS G. BARRY, QC.

July 04, 2006

Job No. 7630PER

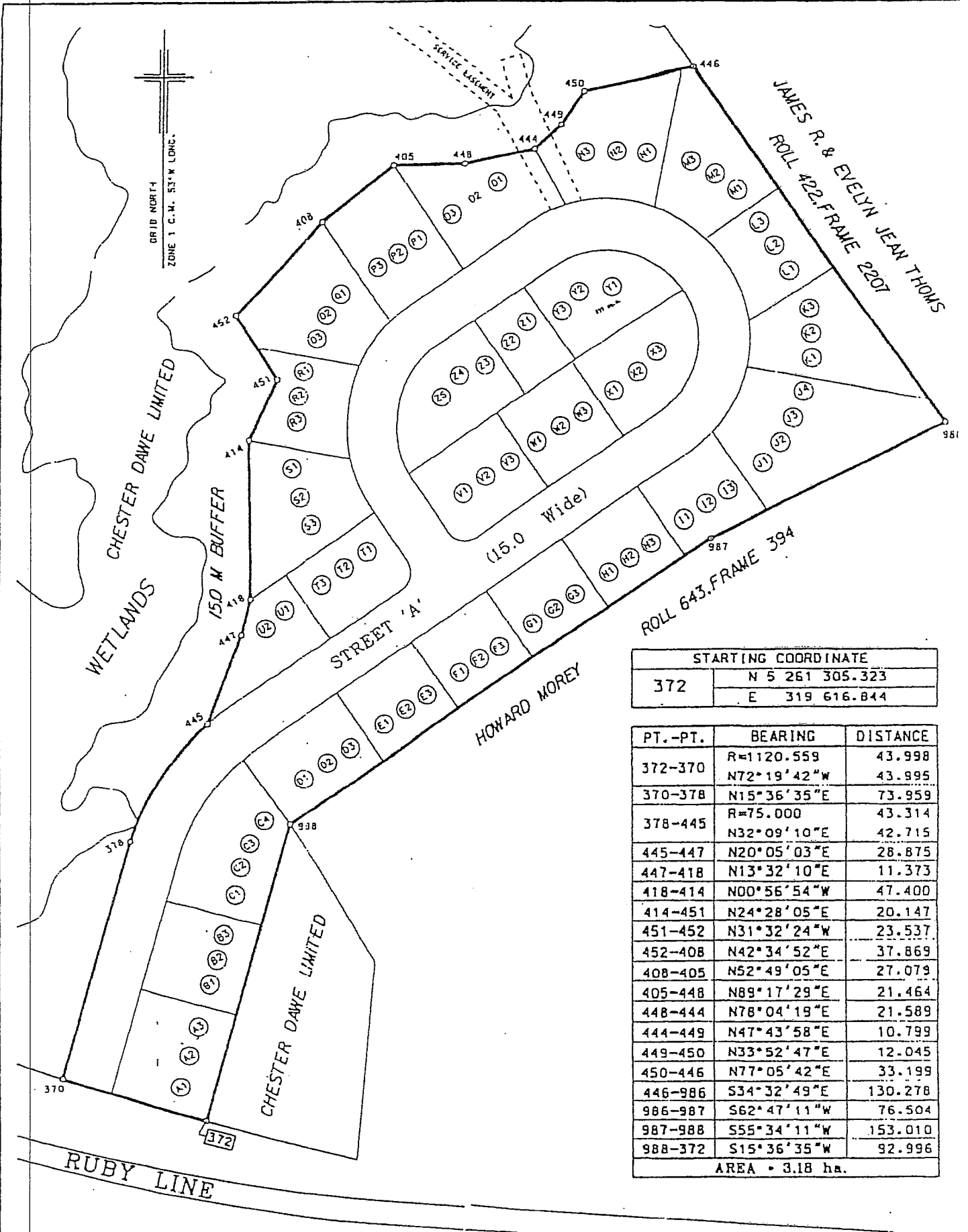
PROPERTY OF  
REARDON CONSTRUCTION & DEVELOPMENT LIMITED

RUBY LINE, ST. JOHN'S  
NEWFOUNDLAND & LABRADOR

ALL THAT piece or parcel of land, situate and being on the northern side of Ruby Line, in the City of St. John's, in the Province of Newfoundland & Labrador, Canada, and being bounded and abutted as follows: THAT IS TO SAY, beginning at a point on the northern side of Ruby Line, said point having coordinates N 5 261 305.323 metres and E 319 616.844 metres of the Three Degree Modified Transverse Mercator Projection NAD - 83 for the Province of Newfoundland & Labrador, THENCE along the northern side of Ruby Line for a distance of 43.998 metres along the arc of a curve having a radius of 1120.559 metres and a chord distance of 43.995 metres on a bearing of N 72°19'42" W, THENCE by property of Chester Dawe Limited N 15°36'35" E for a distance of 73.959 metres, THENCE for a distance of 43.314 metres along the arc of a curve having a radius of 75.000 metres and a chord distance of 42.715 metres on a bearing of N 32°09'10" E, THENCE N 20°05'03" E for a distance of 28.875 metres, THENCE N 13°32'10" E for a distance of 11.373 metres, THENCE N 00°56'54" W for a distance of 47.400 metres, THENCE N 24°28'05" E for a distance of 20.147 metres, THENCE N 31°32'24" W for a distance of 23.537 metres, THENCE N 42°34'52" E for a distance of 37.869 metres, THENCE N 52°49'05" E for a distance of 27.079 metres, THENCE N 89°17'29" E for a distance of 21.464 metres, THENCE N 78°04'19" E for a distance of 21.589 metres, THENCE N 47°43'58" E for a distance of 10.799 metres, THENCE N 33°52'47" E for a distance of 12.045 metres, THENCE N 77°05'42" E for a distance of 33.199 metres, THENCE by property of James R. & Evelyn Jean Thoms S 34°32'49" E for a distance of 130.278 metres, THENCE by property of Howard Morey S 62°47'11" W for a distance of 76.504 metres, THENCE S 55°34'11" W for a distance of 153.010 metres, THENCE by property of Chester Dawe Limited S 15°36'35" W for a distance of 92.996 metres, more or less, to the point of beginning and containing an area of 3.18 hectares, more or less. Which land is more particularly shown on the plan hereto attached. All bearings being referred to the above mentioned projection. All linear measurements are horizontal ground distances.

This description and accompanying plan, Job # 7630PER of Brown & Way Surveys, form an integral part of the returns and are not separable.

Brown & Way Surveys



| STARTING COORDINATE |                 |
|---------------------|-----------------|
| 372                 | N 5 261 305.323 |
|                     | E 319 616.844   |

| PT.-PT. | BEARING                   | DISTANCE         |
|---------|---------------------------|------------------|
| 372-370 | R=1120.559<br>N72°19'42"W | 43.998<br>43.995 |
| 370-378 | N15°36'35"E               | 73.959           |
| 378-445 | R=75.000<br>N32°09'10"E   | 43.314<br>42.715 |
| 445-447 | N20°05'03"E               | 28.875           |
| 447-418 | N13°32'10"E               | 11.373           |
| 418-414 | N00°56'54"W               | 47.400           |
| 414-451 | N24°28'05"E               | 20.147           |
| 451-452 | N31°32'24"W               | 23.537           |
| 452-408 | N42°34'52"E               | 37.869           |
| 408-405 | N52°49'05"E               | 27.079           |
| 405-448 | N89°17'29"E               | 21.464           |
| 448-444 | N78°04'19"E               | 21.589           |
| 444-449 | N47°43'58"E               | 10.799           |
| 449-450 | N33°52'47"E               | 12.045           |
| 450-446 | N77°05'42"E               | 33.199           |
| 446-986 | S34°32'49"E               | 130.278          |
| 986-987 | S62°47'11"W               | 76.504           |
| 987-988 | S55°34'11"W               | 153.010          |
| 988-372 | S15°36'35"W               | 92.996           |
|         |                           | AREA = 3.18 ha.  |

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Monument used for tie-in. Zone 1:

80G2121

N 5 262 169.686

E 319 117.227

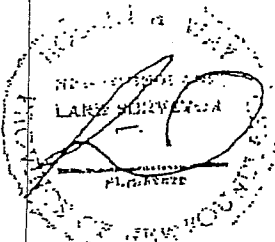
GPS

NAD - 83

All linear measurements are horizontal ground distances.

For the computation of coordinates, horizontal ground distances have been reduced to the Nfld. 3° M T A

Projection plane by multiplying them by an average combined scale factor of 0.999888



## BROWN & WAY SURVEYS

Professional Surveying Services

Tel: (709) 726-1040

Telecopier: (709) 726-104

email: brownsuren@rogers.com

PROPERTY OF  
REARDON CONSTRUCTION & DEVELOPMENT LIMITED  
RUBY LINE  
ST. JOHN'S, I

SCALE: 1:1500

DATE: JULY, 2006

JOB NO: 763OPER

SURVEY:

April 25, 2007

Job No. 7910B

UNIT B1

TWIN BROOKS CONDOMINIUMS

GISBORNE PLACE, ST. JOHN'S, NEWFOUNDLAND & LABRADOR

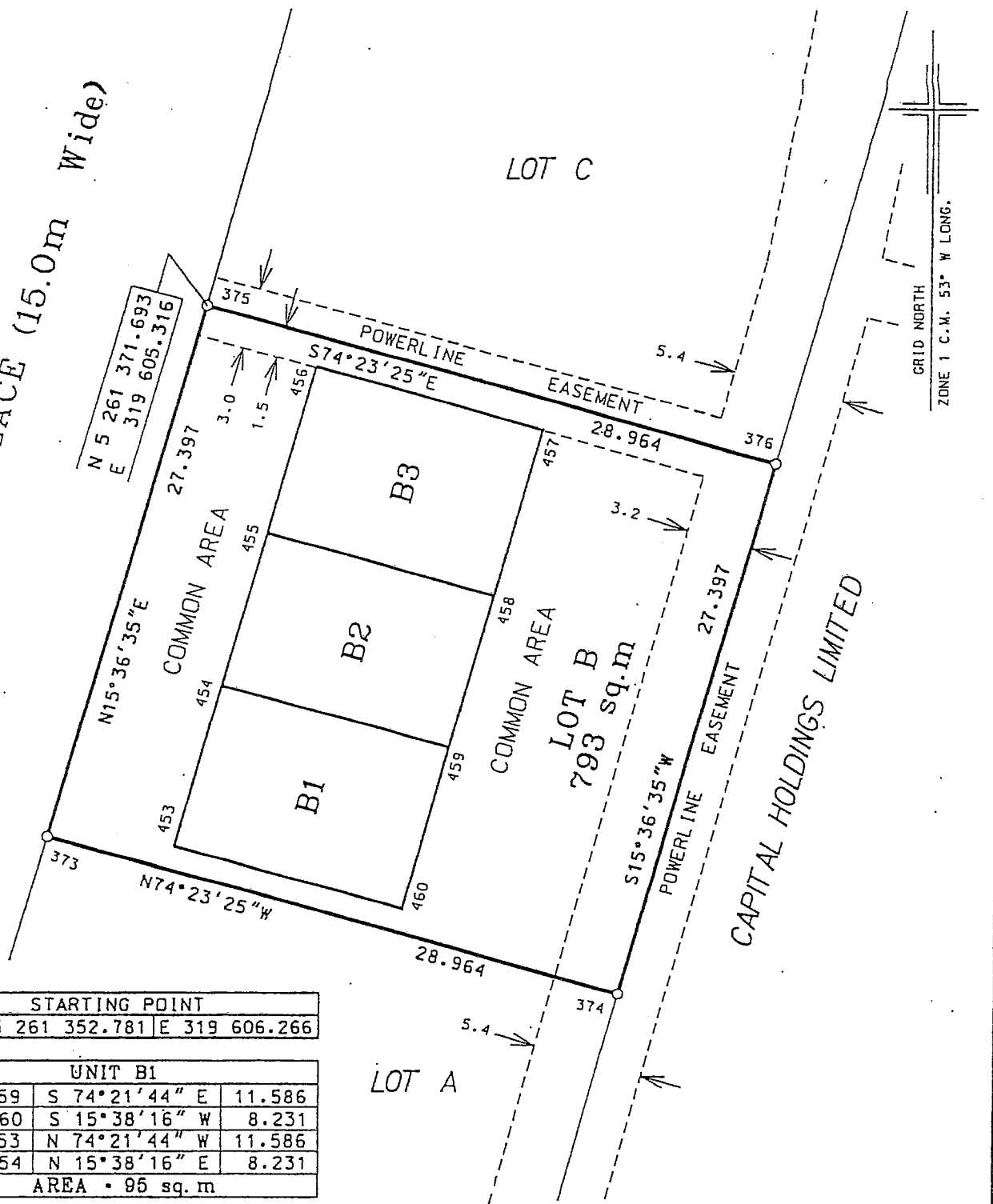
ALL THAT piece or parcel of land situate and being to the east of Gisborne Place, in the City of St. John's, in the Province of Newfoundland & Labrador, Canada, and being bounded and abutted as follows: THAT IS TO SAY, beginning at a point to the east of Gisborne Place, said point having coordinates N 5 261 352.781 metres and E 319 606.266 metres of the Modified Three Degree Transverse Mercator Projection (NAD - 83) for the Province of Newfoundland & Labrador, THENCE by Unit B2 S 74°21'44" E for a distance of 11.586 metres, THENCE by property of Twin Brooks Condominiums (Common Area) S 15°38'16" W for a distance of 8.231 metres, THENCE N 74°21'44" W for a distance of 11.586 metres, THENCE N 15°38'16" E for a distance of 8.231 metres, more or less, to the point of beginning and containing an area of 95 square metres, more or less. Which land is more particularly shown on plan hereto attached. All bearings being referred to the above mentioned projection. All linear measurements are horizontal ground distances.

This description and accompanying plan, Job # 7910B of Brown & Way Surveys, form an integral part of the returns and are not separable.

SCHEDULE "B"

As described by separate surveys attached hereto in species as Schedule "B"

GISBORNE PLACE (15.0m Wide)



| STARTING POINT |                |               |
|----------------|----------------|---------------|
| 454            | N5 261 352.781 | E 319 606.266 |

| UNIT B1         |               |        |
|-----------------|---------------|--------|
| 454-459         | S 74°21'44" E | 11.586 |
| 459-460         | S 15°38'16" W | 8.231  |
| 460-453         | N 74°21'44" W | 11.586 |
| 453-454         | N 15°38'16" E | 8.231  |
| AREA - 95 sq. m |               |        |

| STARTING POINT |                |               |
|----------------|----------------|---------------|
| 454            | N5 261 352.781 | E 319 606.266 |

| UNIT B2         |               |        |
|-----------------|---------------|--------|
| 454-455         | N 15°38'16" E | 7.929  |
| 455-458         | S 74°21'44" E | 11.586 |
| 458-459         | S 15°38'16" W | 7.929  |
| 459-454         | N 74°21'44" W | 11.586 |
| AREA - 92 sq. m |               |        |

| STARTING POINT |                |               |
|----------------|----------------|---------------|
| 455            | N5 261 360.416 | E 319 608.403 |

| UNIT B3         |               |        |
|-----------------|---------------|--------|
| 455-456         | N 15°38'16" E | 8.537  |
| 456-457         | S 74°21'44" E | 11.586 |
| 457-458         | S 15°38'16" W | 8.537  |
| 458-455         | N 74°21'44" W | 11.586 |
| AREA - 99 sq. m |               |        |

POWERLINE EASEMENTS TAKEN FROM NEWFOUNDLAND POWER INC. DRAWING NO. 1-1101-31-816A

© COPYRIGHT: ROBERT A. WAY, N.L.S.

Monument used for tie-in, Zone 1: 80G2121 N 5 262 169.686 GPS  
E 319 117.227

NAD - 83  
All linear measurements are horizontal ground distances.

For the computation of coordinates, horizontal ground distances have been reduced to the Nfld. 3° M T M Projection plane by multiplying them by an average combined scale factor of 0.999888

## BROWN & WAY SURVEYS

Professional Surveying Services  
Tel: (709) 726-1040 Telecopier: (709) 726-1041  
email: brownsur@nl.rogers.com

UNITS B1, B2 & B3  
TWIN BROOKS CONDOMINIUMS

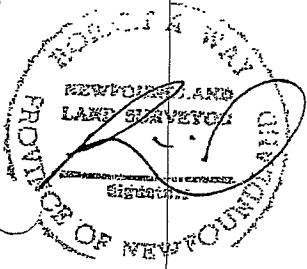
GISBORNE PLACE ST. JOHN'S, NL

SCALE: 1:300

DATE: APRIL 25, 2007

JOB NO: 7910B

SURVEY:



April 25, 2007

Job No. 7910B

UNIT B2

TWIN BROOKS CONDOMINIUMS

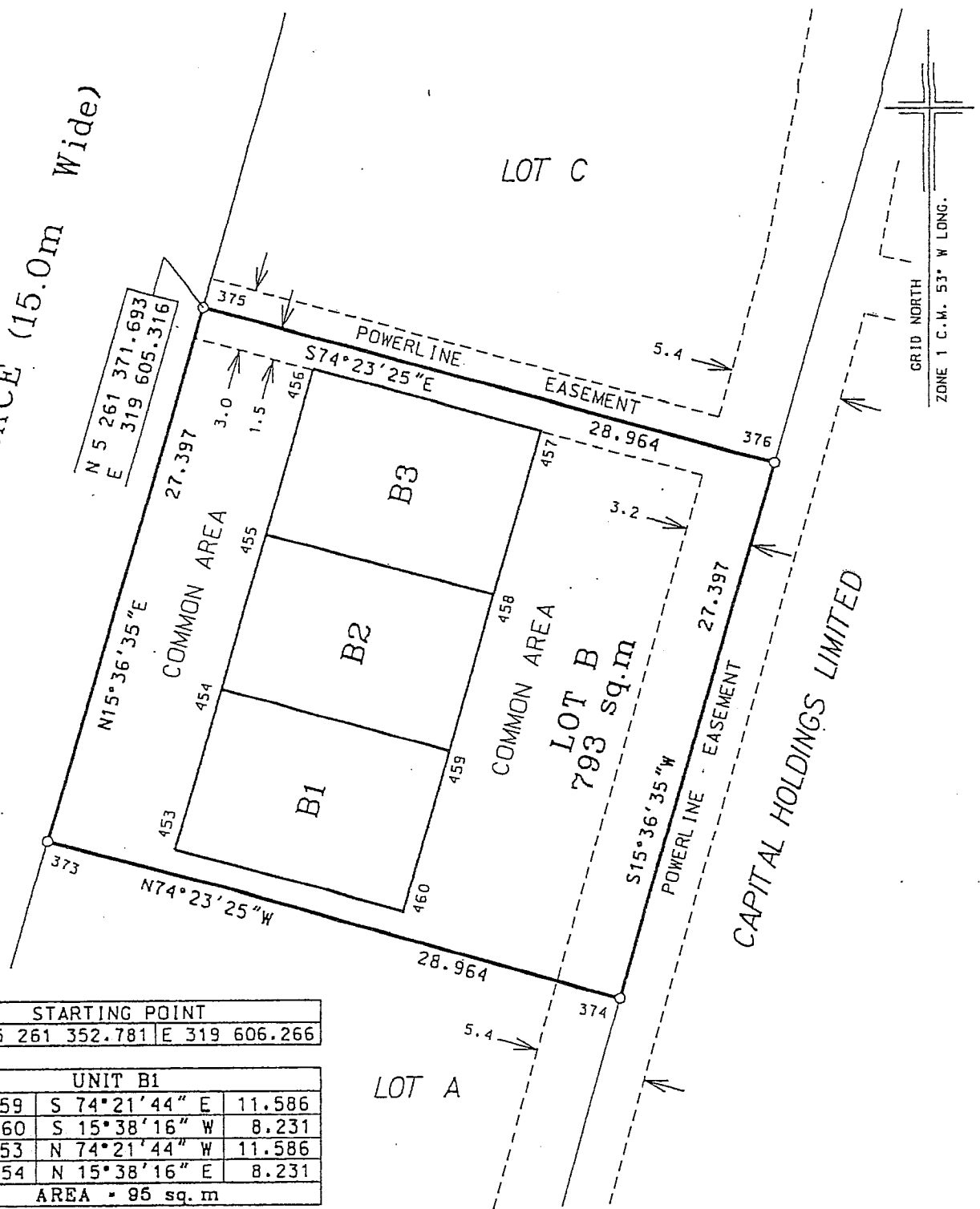
GISBORNE PLACE, ST. JOHN'S, NEWFOUNDLAND & LABRADOR

ALL THAT piece or parcel of land situate and being to the east of Gisborne Place, in the City of St. John's, in the Province of Newfoundland & Labrador, Canada, and being bounded and abutted as follows: THAT IS TO SAY, beginning at a point to the east of Gisborne Place, said point having coordinates N 5 261 352.781 metres and E 319 606.266 metres of the Modified Three Degree Transverse Mercator Projection (NAD - 83) for the Province of Newfoundland & Labrador, THENCE by property of Twin Brooks Condominiums (Common Area) N 15°38'16" E for a distance of 7.929 metres, THENCE by Unit B3 S 74°21'44" E for a distance of 11.586 metres, THENCE by property of Twin Brooks Condominiums (Common Area) S 15°38'16" W for a distance of 7.929 metres, THENCE by Unit B1 N 74°21'44" W for a distance of 11.586 metres, to the point of beginning and containing an area of 92 square metres, more or less. Which land is more particularly shown on plan hereto attached. All bearings being referred to the above mentioned projection. All linear measurements are horizontal ground distances.

This description and accompanying plan, Job # 7910B of Brown & Way Surveys, form an integral part of the returns and are not separable.

GISBORNE PLACE (15.0m Wide)

LOT C



GRID NORTH  
ZONE 1 C.M. 53° W LONG.

| STARTING POINT |                |               |
|----------------|----------------|---------------|
| 454            | N5 261 352.781 | E 319 606.266 |

| UNIT B1         |               |        |  |
|-----------------|---------------|--------|--|
| 454-459         | S 74°21'44" E | 11.586 |  |
| 459-460         | S 15°38'16" W | 8.231  |  |
| 460-453         | N 74°21'44" W | 11.586 |  |
| 453-454         | N 15°38'16" E | 8.231  |  |
| AREA = 95 sq. m |               |        |  |

| STARTING POINT |                |               |
|----------------|----------------|---------------|
| 454            | N5 261 352.781 | E 319 606.266 |

| UNIT B2         |               |        |  |
|-----------------|---------------|--------|--|
| 454-455         | N 15°38'16" E | 7.929  |  |
| 455-458         | S 74°21'44" E | 11.586 |  |
| 458-459         | S 15°38'16" W | 7.929  |  |
| 459-454         | N 74°21'44" W | 11.586 |  |
| AREA = 92 sq. m |               |        |  |

| STARTING POINT |                |               |
|----------------|----------------|---------------|
| 455            | N5 261 360.416 | E 319 608.403 |

| UNIT B3         |               |        |  |
|-----------------|---------------|--------|--|
| 455-456         | N 15°38'16" E | 8.537  |  |
| 456-457         | S 74°21'44" E | 11.586 |  |
| 457-458         | S 15°38'16" W | 8.537  |  |
| 458-455         | N 74°21'44" W | 11.586 |  |
| AREA = 99 sq. m |               |        |  |

POWERLINE EASEMENTS TAKEN FROM NEWFOUNDLAND POWER INC. DRAWING NO. 1-1101-31-816A

© COPYRIGHT: ROBERT A. WAY, N.L.S.

Monument used for tie-in, Zone 1: 80G2121 N 5 262 169.686 GPS

NAD - 83

All linear measurements are horizontal ground distances.

For the computation of coordinates, horizontal ground distances have been reduced to the Nfld. 3° M T M Projection plane by multiplying them by an average combined scale factor of 0.999888

## BROWN & WAY SURVEYS

Professional Surveying Services

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Telecopier: (709) 726-1041

email: brownsur@nl.rogers.com

UNITS B1, B2 & B3  
TWIN BROOKS CONDOMINIUMS

GISBORNE PLACE

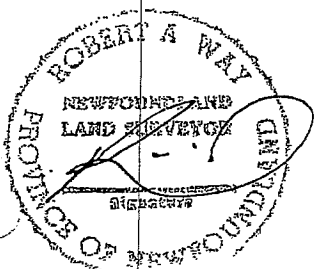
ST. JOHN'S, NL

SCALE: 1:300

DATE: APRIL 25, 2007

JOB NO: 79108

SURVEY:



April 25, 2007

Job No. 7910B

UNIT B3

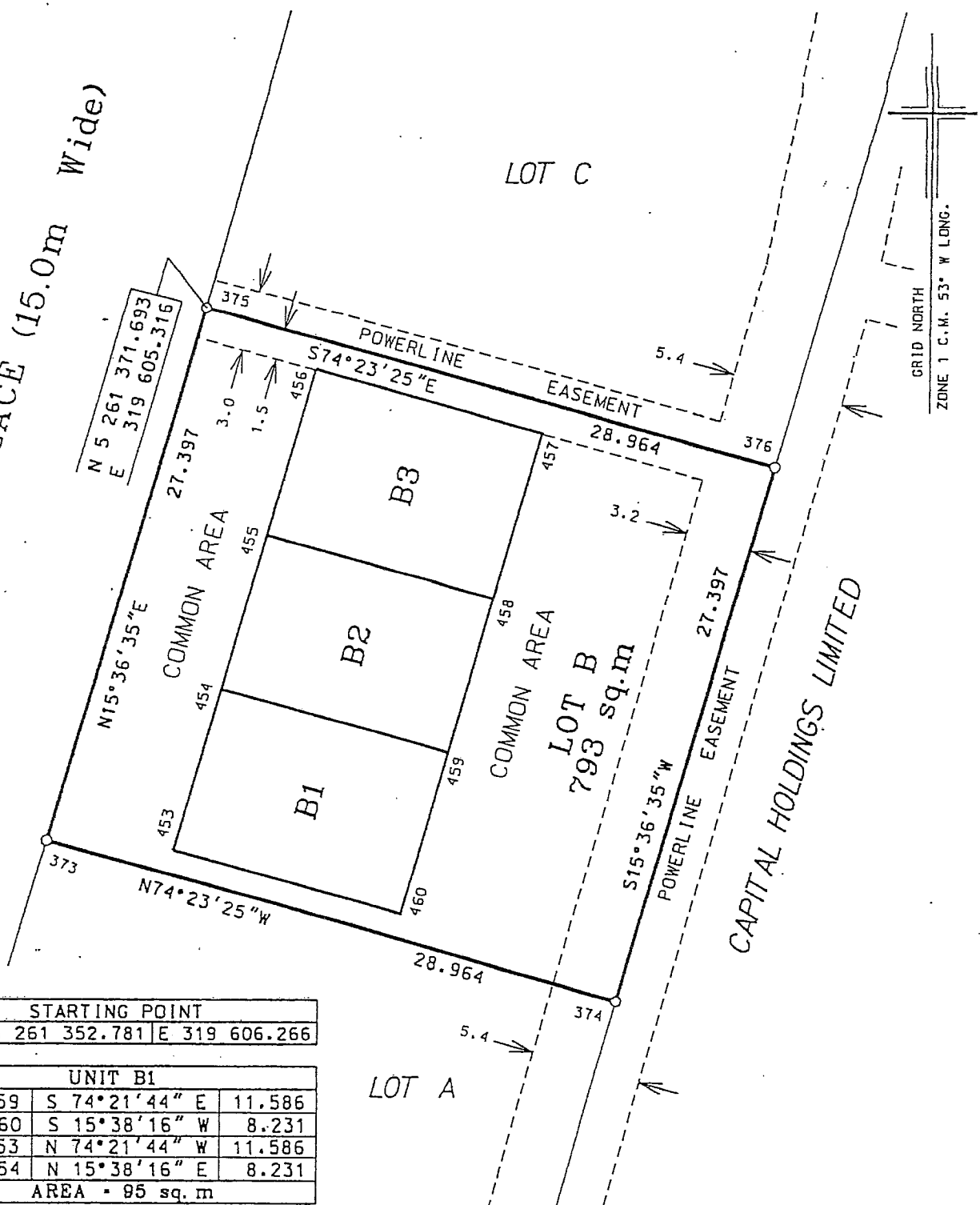
TWIN BROOKS CONDOMINIUMS

GISBORNE PLACE, ST. JOHN'S, NEWFOUNDLAND & LABRADOR

ALL THAT piece or parcel of land situate and being to the east of Gisborne Place, in the City of St. John's, in the Province of Newfoundland & Labrador, Canada, and being bounded and abutted as follows: THAT IS TO SAY, beginning at a point to the east of Gisborne Place, said point having coordinates N 5 261 360.416 metres and E 319 608.403 metres of the Modified Three Degree Transverse Mercator Projection (NAD - 83) for the Province of Newfoundland & Labrador, THENCE by property of Twin Brooks Condominiums (Common Area) N 15°38'16" E for a distance of 8.537 metres, THENCE S 74°21'44" E for a distance of 11.586 metres, THENCE S 15°38'16" W for a distance of 8.537 metres, THENCE by Unit B2 N 74°21'44" W for a distance of 11.586 metres, to the point of beginning and containing an area of 99 square metres, more or less. Which land is more particularly shown on plan hereto attached. All bearings being referred to the above mentioned projection. All linear measurements are horizontal ground distances.

This description and accompanying plan, Job # 7910B of Brown & Way Surveys, form an integral part of the returns and are not separable.

GISBORNE PLACE (15.0m Wide)



| STARTING POINT |        |         |               |
|----------------|--------|---------|---------------|
| 454            | N5 261 | 352.781 | E 319 606.266 |

| UNIT B1         |               |        |  |
|-----------------|---------------|--------|--|
| 454-459         | S 74°21'44" E | 11.586 |  |
| 459-460         | S 15°38'16" W | 8.231  |  |
| 460-453         | N 74°21'44" W | 11.586 |  |
| 453-454         | N 15°38'16" E | 8.231  |  |
| AREA = 95 sq. m |               |        |  |

| STARTING POINT |        |         |               |
|----------------|--------|---------|---------------|
| 454            | N5 261 | 352.781 | E 319 606.266 |

| UNIT B2         |               |        |  |
|-----------------|---------------|--------|--|
| 454-455         | N 15°38'16" E | 7.929  |  |
| 455-458         | S 74°21'44" E | 11.586 |  |
| 458-459         | S 15°38'16" W | 7.929  |  |
| 459-454         | N 74°21'44" W | 11.586 |  |
| AREA = 92 sq. m |               |        |  |

| STARTING POINT |        |         |               |
|----------------|--------|---------|---------------|
| 455            | N5 261 | 360.416 | E 319 608.403 |

| UNIT B3         |               |        |  |
|-----------------|---------------|--------|--|
| 455-456         | N 15°38'16" E | 8.537  |  |
| 456-457         | S 74°21'44" E | 11.586 |  |
| 457-458         | S 15°38'16" W | 8.537  |  |
| 458-455         | N 74°21'44" W | 11.586 |  |
| AREA = 99 sq. m |               |        |  |

POWERLINE EASEMENTS TAKEN FROM NEWFOUNDLAND POWER INC. DRAWING NO. 1-1101-31-B16A

© COPYRIGHT: ROBERT A. WAY, N.L.S.

Monument used for tie-in, Zone 1: 80G2121 N 5 262 169.686  
E 319 117.227 GPS

NAD - 83

All linear measurements are horizontal ground distances.

For the computation of coordinates, horizontal ground distances have been reduced to the Nfld. 3° M T M Projection plane by multiplying them by an average combined scale factor of 0.999888

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### UNITS B1, B2 & B3 TWIN BROOKS CONDOMINIUMS

GISBORNE PLACE

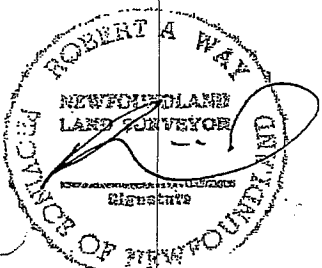
ST. JOHN'S, NL

SCALE: 1:300

DATE: APRIL 25, 2007

JOB NO: 7910B

SURVEY:



April 25, 2007

Job No. 7910K

UNIT K1

TWIN BROOKS CONDOMINIUMS

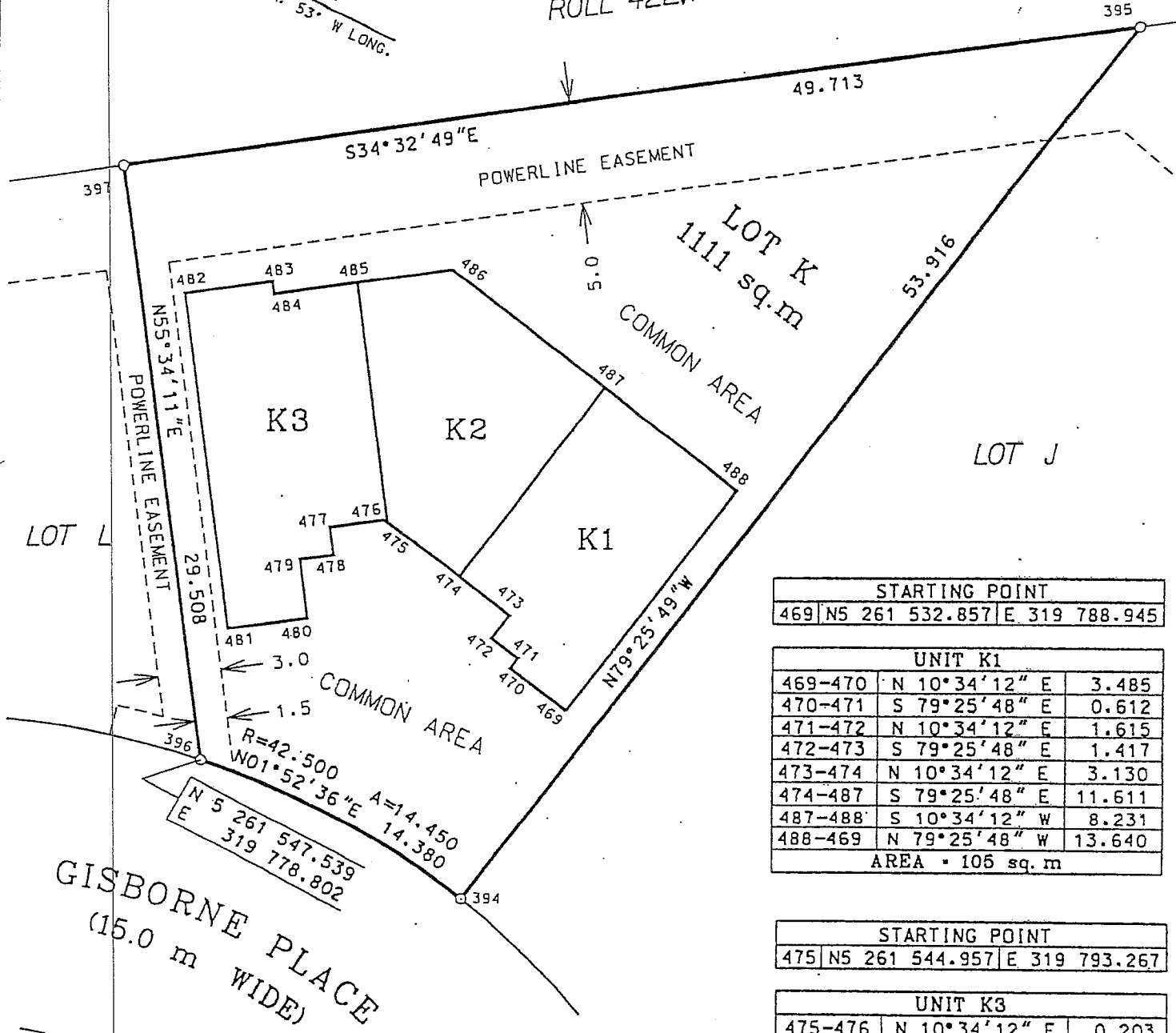
GISBORNE PLACE, ST. JOHN'S, NEWFOUNDLAND & LABRADOR

ALL THAT piece or parcel of land situate and being to the east of Gisborne Place, in the City of St. John's, in the Province of Newfoundland & Labrador, Canada, and being bounded and abutted as follows: THAT IS TO SAY, beginning at a point to the east of Gisborne Place, said point having coordinates N 5 261 532.857 metres and E 319 788.945 metres of the Modified Three Degree Transverse Mercator Projection (NAD - 83) for the Province of Newfoundland & Labrador, THENCE by property of Twin Brooks Condominiums (Common Area) N 10°34'12" E for a distance of 3.485 metres, THENCE S 79°25'48" E for a distance of 0.612 metres, THENCE N 10°34'12" E for a distance of 1.615 metres, THENCE S 79°25'48" E for a distance of 1.417 metres, THENCE N 10°34'12" E for a distance of 3.130 metres, THENCE by Unit K2 S 79°25'48" E for a distance of 11.611 metres, THENCE by property of Twin Brooks Condominiums (Common Area) S 10°34'12" W for a distance of 8.231 metres, THENCE N 79°25'48" W for a distance of 13.640 metres, more or less, to the point of beginning and containing an area of 105 square metres, more or less. Which land is more particularly shown on plan hereto attached. All bearings being referred to the above mentioned projection. All linear measurements are horizontal ground distances.

This description and accompanying plan, Job # 7910K of Brown & Way Surveys, form an integral part of the returns and are not separable.

JAMES R. & EVELYN JEAN THOMS  
ROLL 422, FRAME 2207

GRID NORTH  
ZONE 1 C.M. 53° W LONG.



| STARTING POINT |                                |
|----------------|--------------------------------|
| 469            | N5 261 532.857   E 319 788.945 |

| UNIT K1          |                 |        |
|------------------|-----------------|--------|
| 469-470          | N 10° 34' 12" E | 3.485  |
| 470-471          | S 79° 25' 48" E | 0.612  |
| 471-472          | N 10° 34' 12" E | 1.615  |
| 472-473          | S 79° 25' 48" E | 1.417  |
| 473-474          | N 10° 34' 12" E | 3.130  |
| 474-487          | S 79° 25' 48" E | 11.611 |
| 487-488          | S 10° 34' 12" W | 8.231  |
| 488-469          | N 79° 25' 48" W | 13.640 |
| AREA = 105 sq. m |                 |        |

| STARTING POINT |                                |
|----------------|--------------------------------|
| 475            | N5 261 544.957   E 319 793.267 |

| UNIT K3          |                 |        |
|------------------|-----------------|--------|
| 475-476          | N 10° 34' 12" E | 0.203  |
| 476-477          | N 34° 25' 48" W | 2.637  |
| 477-478          | S 55° 34' 12" W | 1.429  |
| 478-479          | N 34° 25' 48" W | 1.629  |
| 479-480          | S 55° 34' 12" W | 2.901  |
| 480-481          | N 34° 25' 48" W | 3.821  |
| 481-482          | N 55° 34' 12" E | 16.564 |
| 482-483          | S 34° 25' 48" E | 4.191  |
| 483-484          | S 55° 34' 12" W | 0.610  |
| 484-485          | S 34° 25' 48" E | 4.039  |
| 485-475          | S 55° 34' 12" W | 11.767 |
| AREA = 117 sq. m |                 |        |

| STARTING POINT |                                |
|----------------|--------------------------------|
| 474            | N5 261 540.575   E 319 792.449 |

| UNIT K2          |                 |        |
|------------------|-----------------|--------|
| 474-475          | N 10° 34' 12" E | 4.458  |
| 475-485          | N 55° 34' 12" E | 11.767 |
| 485-486          | S 34° 25' 48" E | 4.654  |
| 486-487          | S 10° 34' 12" W | 9.488  |
| 487-474          | N 79° 25' 48" W | 11.611 |
| AREA = 108 sq. m |                 |        |

GISBORNE PLACE  
(15.0 m WIDE)

POWERLINE EASEMENTS TAKEN FROM NEWFOUNDLAND POWER INC. DRAWING NO. 1-1101-31-816A

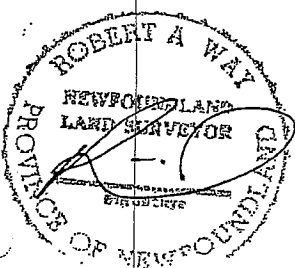
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Monument used for tie-in, Zone 1: 80G2121 N 5 262 169.686 GPS  
E 319 117.227

NAD - 83

All linear measurements are horizontal ground distances.

For the computation of coordinates, horizontal ground distances have been reduced to the Nfld. 3° M T M Projection plane by multiplying them by an average combined scale factor of 0.999888



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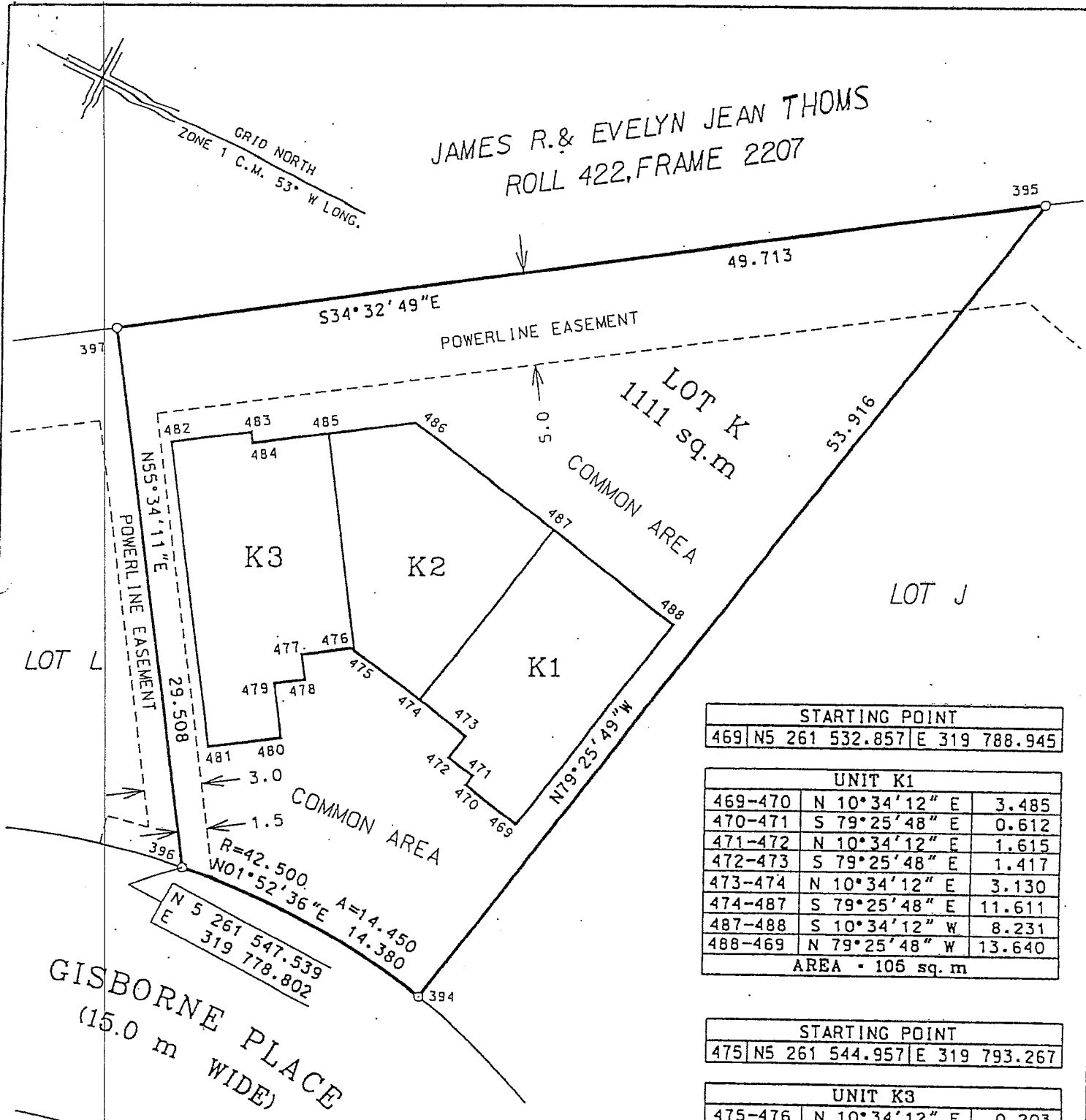
UNITS K1, K2 & K3  
TWIN BROOKS CONDOMINIUMS

GISBORNE PLACE ST. JOHN'S, NL

|               |                      |
|---------------|----------------------|
| SCALE: 1:300  | DATE: APRIL 25, 2007 |
| JOB NO: 7910K | SURVEY:              |

JAMES R. & EVELYN JEAN THOMS  
ROLL 422, FRAME 2207

GRID NORTH  
ZONE 1 C.M. 53° W LONG.



| STARTING POINT |                                |
|----------------|--------------------------------|
| 469            | N5 261 532.857   E 319 788.945 |

| UNIT K1          |               |        |
|------------------|---------------|--------|
| 469-470          | N 10°34'12" E | 3.485  |
| 470-471          | S 79°25'48" E | 0.612  |
| 471-472          | N 10°34'12" E | 1.615  |
| 472-473          | S 79°25'48" E | 1.417  |
| 473-474          | N 10°34'12" E | 3.130  |
| 474-487          | S 79°25'48" E | 11.611 |
| 487-488          | S 10°34'12" W | 8.231  |
| 488-469          | N 79°25'48" W | 13.640 |
| AREA = 106 sq. m |               |        |

| STARTING POINT |                                |
|----------------|--------------------------------|
| 475            | N5 261 544.957   E 319 793.267 |

| UNIT K3          |               |        |
|------------------|---------------|--------|
| 475-476          | N 10°34'12" E | 0.203  |
| 476-477          | N 34°25'48" W | 2.637  |
| 477-478          | S 55°34'12" W | 1.429  |
| 478-479          | N 34°25'48" W | 1.629  |
| 479-480          | S 55°34'12" W | 2.901  |
| 480-481          | N 34°25'48" W | 3.821  |
| 481-482          | N 55°34'12" E | 16.564 |
| 482-483          | S 34°25'48" E | 4.191  |
| 483-484          | S 55°34'12" W | 0.610  |
| 484-485          | S 34°25'48" E | 4.039  |
| 485-475          | S 55°34'12" W | 11.767 |
| AREA = 117 sq. m |               |        |

| STARTING POINT |                                |
|----------------|--------------------------------|
| 474            | N5 261 540.575   E 319 792.449 |

| UNIT K2          |               |        |
|------------------|---------------|--------|
| 474-475          | N 10°34'12" E | 4.458  |
| 475-485          | N 55°34'12" E | 11.767 |
| 485-486          | S 34°25'48" E | 4.654  |
| 486-487          | S 10°34'12" W | 9.488  |
| 487-474          | N 79°25'48" W | 11.611 |
| AREA = 108 sq. m |               |        |

GISBORNE PLACE  
(15.0 m WIDE)

POWERLINE EASEMENTS TAKEN FROM NEWFOUNDLAND POWER INC. DRAWING NO. 1-1101-31-816A

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Monument used for tie-in, Zone 1: 80G2121 N 5 262 169.686  
NAD - 83 E 319 117.227 GPS

All linear measurements are horizontal ground distances.

For the computation of coordinates, horizontal ground distances have been reduced to the Nfld. 3° M T M Projection plane by multiplying them by an average combined scale factor of 0.999888

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UNITS K1, K2 & K3

TWIN BROOKS CONDOMINIUMS

GISBORNE PLACE

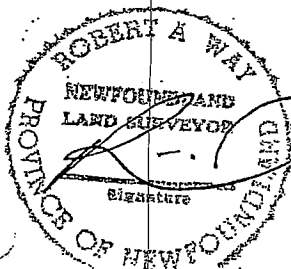
ST. JOHN'S, NL

SCALE: 1:300

DATE: APRIL 25, 2007

JOB NO: 7910K

SURVEY:



April 25, 2007

Job No. 7910K

UNIT K3

TWIN BROOKS CONDOMINIUMS

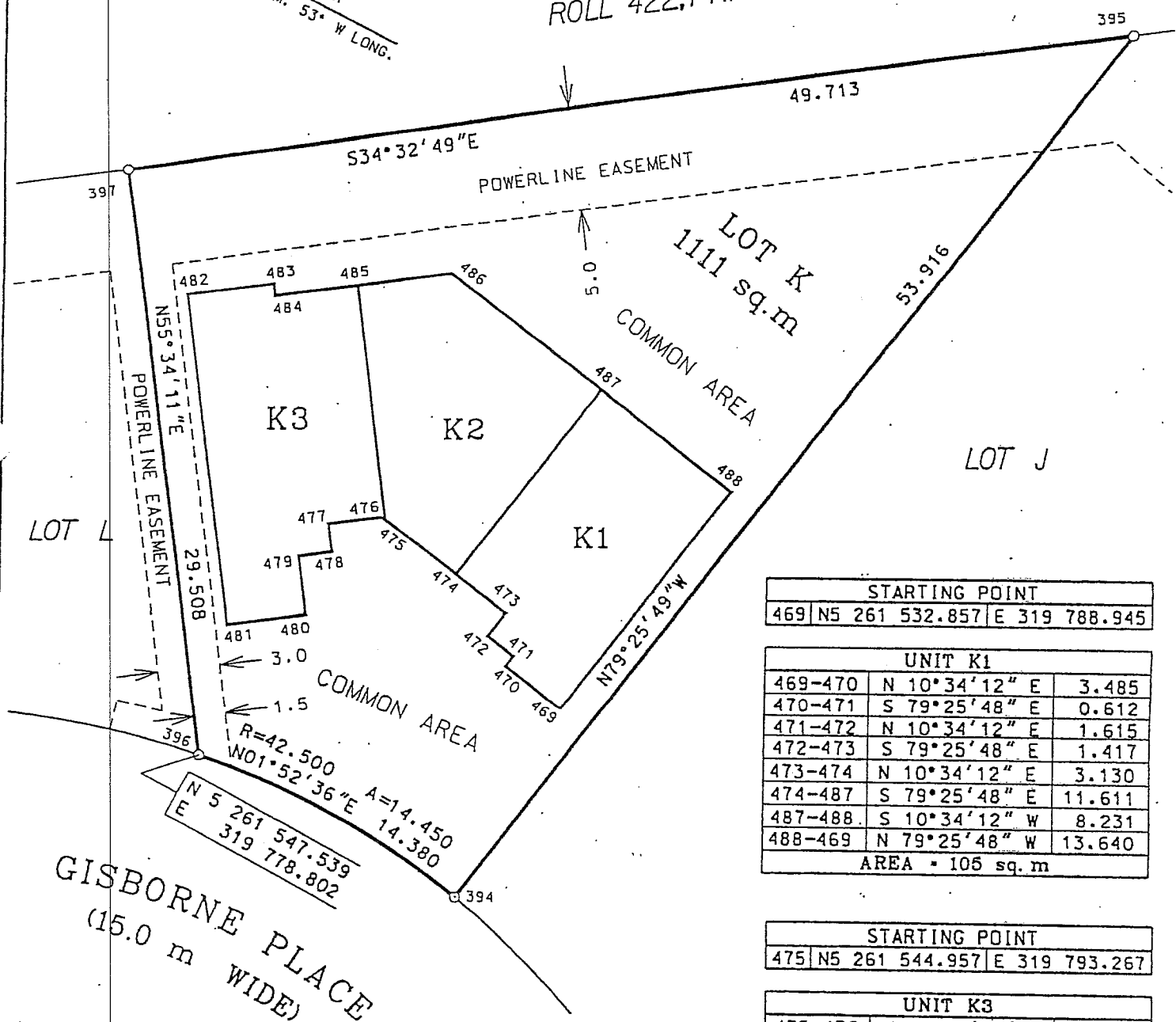
GISBORNE PLACE, ST. JOHN'S, NEWFOUNDLAND & LABRADOR

ALL THAT piece or parcel of land situate and being to the east of Gisborne Place, in the City of St. John's, in the Province of Newfoundland & Labrador, Canada, and being bounded and abutted as follows: THAT IS TO SAY, beginning at a point to the east of Gisborne Place, said point having coordinates N 5 261 544.957 metres and E 319 793.267 metres of the Modified Three Degree Transverse Mercator Projection (NAD - 83) for the Province of Newfoundland & Labrador, THENCE by property of Twin Brooks Condominiums (Common Area) N 10°34'12" E for a distance of 0.203 metres, THENCE N 34°25'48" W for a distance of 2.637 metres, THENCE S 55°34'12" W for a distance of 1.429 metres, THENCE N 34°25'48" W for a distance of 1.629 metres, THENCE S 55°34'12" W for a distance of 2.901 metres, THENCE N 34°25'48" W for a distance of 3.821 metres, THENCE N 55°34'12" E for a distance of 16.564 metres, THENCE S 34°25'48" E for a distance of 4.191 metres, THENCE S 55°34'12" W for a distance of 0.610 metres, THENCE S 34°25'48" E for a distance of 4.039 metres, THENCE by Unit K2 S 55°34'12" W for a distance of 11.767 metres, more or less, to the point of beginning and containing an area of 117 square metres, more or less. Which land is more particularly shown on plan hereto attached. All bearings being referred to the above mentioned projection. All linear measurements are horizontal ground distances.

This description and accompanying plan, Job # 7910K of Brown & Way Surveys, form an integral part of the returns and are not separable.

JAMES R. & EVELYN JEAN THOMS  
ROLL 422, FRAME 2207

GRID NORTH  
ZONE 1 C.M. 53° W LONG.



LOT L

LOT K  
1111 sq.m

LOT J

| STARTING POINT |                              |
|----------------|------------------------------|
| 469            | N5 261 532.857 E 319 788.945 |

| UNIT K1          |                 |        |
|------------------|-----------------|--------|
| 469-470          | N 10° 34' 12" E | 3.485  |
| 470-471          | S 79° 25' 48" E | 0.612  |
| 471-472          | N 10° 34' 12" E | 1.615  |
| 472-473          | S 79° 25' 48" E | 1.417  |
| 473-474          | N 10° 34' 12" E | 3.130  |
| 474-487          | S 79° 25' 48" E | 11.611 |
| 487-488          | S 10° 34' 12" W | 8.231  |
| 488-469          | N 79° 25' 48" W | 13.640 |
| AREA = 105 sq. m |                 |        |

| STARTING POINT |                              |
|----------------|------------------------------|
| 475            | N5 261 544.957 E 319 793.267 |

| UNIT K3          |                 |        |
|------------------|-----------------|--------|
| 475-476          | N 10° 34' 12" E | 0.203  |
| 476-477          | N 34° 25' 48" W | 2.637  |
| 477-478          | S 55° 34' 12" W | 1.429  |
| 478-479          | N 34° 25' 48" W | 1.629  |
| 479-480          | S 55° 34' 12" W | 2.901  |
| 480-481          | N 34° 25' 48" W | 3.821  |
| 481-482          | N 55° 34' 12" E | 16.564 |
| 482-483          | S 34° 25' 48" E | 4.191  |
| 483-484          | S 55° 34' 12" W | 0.610  |
| 484-485          | S 34° 25' 48" E | 4.039  |
| 485-475          | S 55° 34' 12" W | 11.767 |
| AREA = 117 sq. m |                 |        |

| STARTING POINT |                              |
|----------------|------------------------------|
| 474            | N5 261 540.575 E 319 792.449 |

| UNIT K2          |                 |        |
|------------------|-----------------|--------|
| 474-475          | N 10° 34' 12" E | 4.458  |
| 475-485          | N 55° 34' 12" E | 11.767 |
| 485-486          | S 34° 25' 48" E | 4.654  |
| 486-487          | S 10° 34' 12" W | 9.488  |
| 487-474          | N 79° 25' 48" W | 11.611 |
| AREA = 108 sq. m |                 |        |

GISBORNE PLACE  
(15.0 m WIDE)

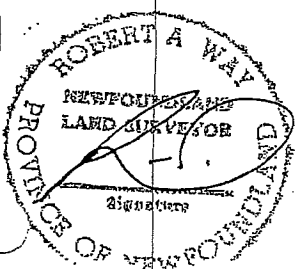
POWERLINE EASEMENTS TAKEN FROM NEWFOUNDLAND POWER INC. DRAWING NO. 1-1101-31-816A

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Monument used for tie-in. Zone 1: 80G2121 N 5 262 169.686  
E 319 117.227 GPS  
NAD - 83

All linear measurements are horizontal ground distances.

For the computation of coordinates, horizontal ground distances have been reduced to the Nfid. 3° M T M Projection plane by multiplying them by an average combined scale factor of 0.999888



**BROWN & WAY SURVEYS**

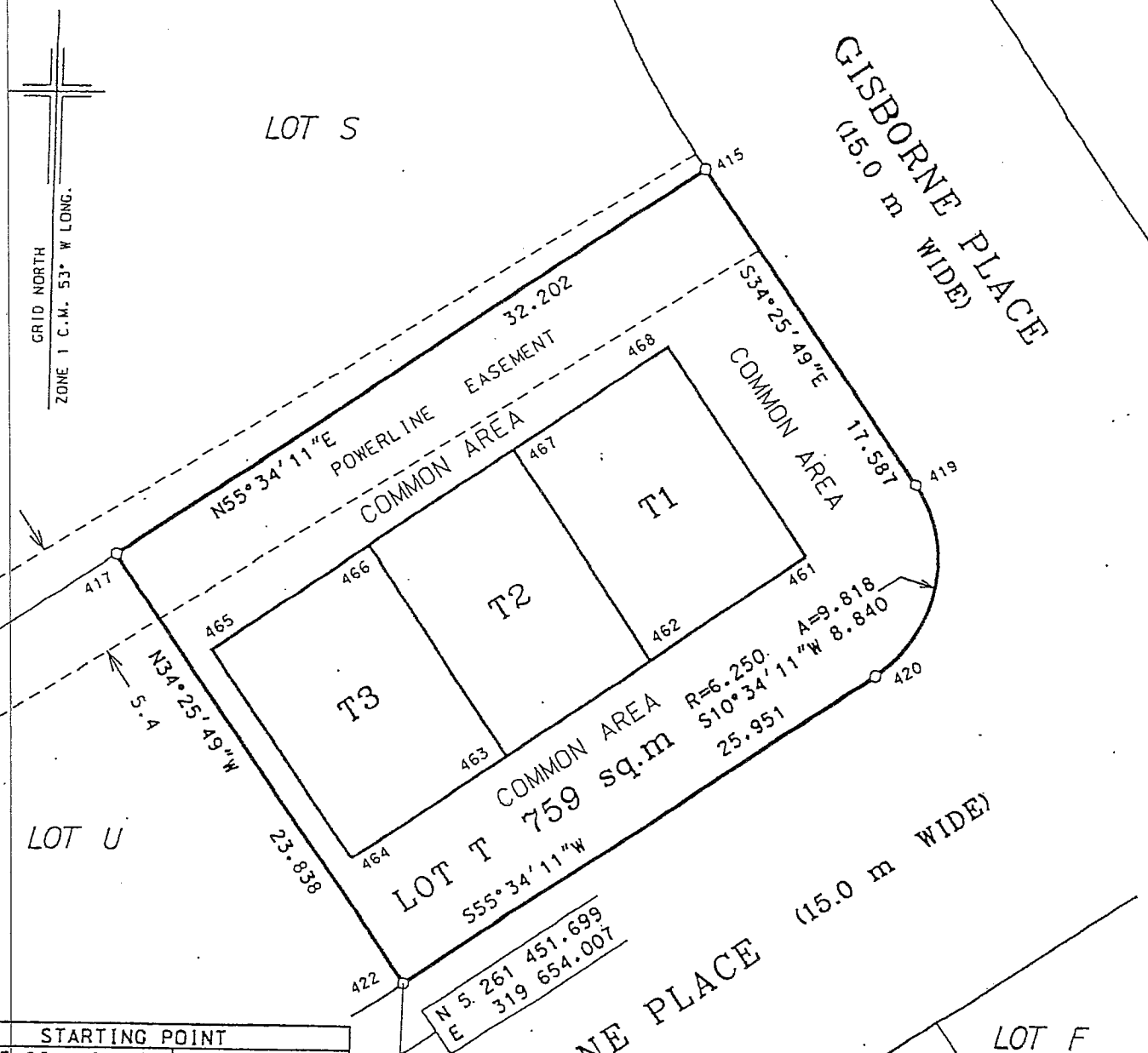
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UNITS K1, K2 & K3  
TWIN BROOKS CONDOMINIUMS

GISBORNE PLACE ST. JOHN'S, NL

SCALE: 1:300 DATE: APRIL 25, 2007

JOB NO: 7910K SURVEY:



GRID NORTH  
ZONE 1 C.M. 53° W LONG.

| STARTING POINT     |               |
|--------------------|---------------|
| 462 N5 261 466.835 | E 319 665.066 |

| UNIT T1         |               |  |        |
|-----------------|---------------|--|--------|
| 462-467         | N 34°27'48" W |  | 11.586 |
| 467-468         | N 55°32'12" E |  | 8.537  |
| 468-461         | S 34°27'48" E |  | 11.586 |
| 461-462         | S 55°32'12" W |  | 8.537  |
| AREA = 99 sq. m |               |  |        |

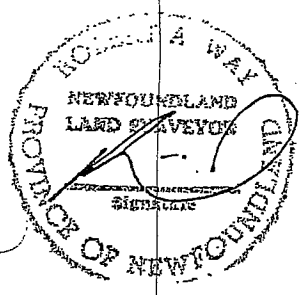
| STARTING POINT     |               |
|--------------------|---------------|
| 462 N5 261 466.835 | E 319 665.066 |

| UNIT T2         |               |  |        |
|-----------------|---------------|--|--------|
| 462-463         | S 55°32'12" W |  | 7.929  |
| 463-466         | N 34°27'48" W |  | 11.586 |
| 466-467         | N 55°32'12" E |  | 7.929  |
| 467-462         | S 34°27'48" E |  | 11.586 |
| AREA = 92 sq. m |               |  |        |

| STARTING POINT     |               |
|--------------------|---------------|
| 463 N5 261 462.349 | E 319 658.530 |

| UNIT T3         |               |  |        |
|-----------------|---------------|--|--------|
| 463-464         | S 55°32'12" W |  | 8.537  |
| 464-465         | N 34°27'48" W |  | 11.586 |
| 465-466         | N 55°32'12" E |  | 8.537  |
| 466-463         | S 34°27'48" E |  | 11.586 |
| AREA = 99 sq. m |               |  |        |

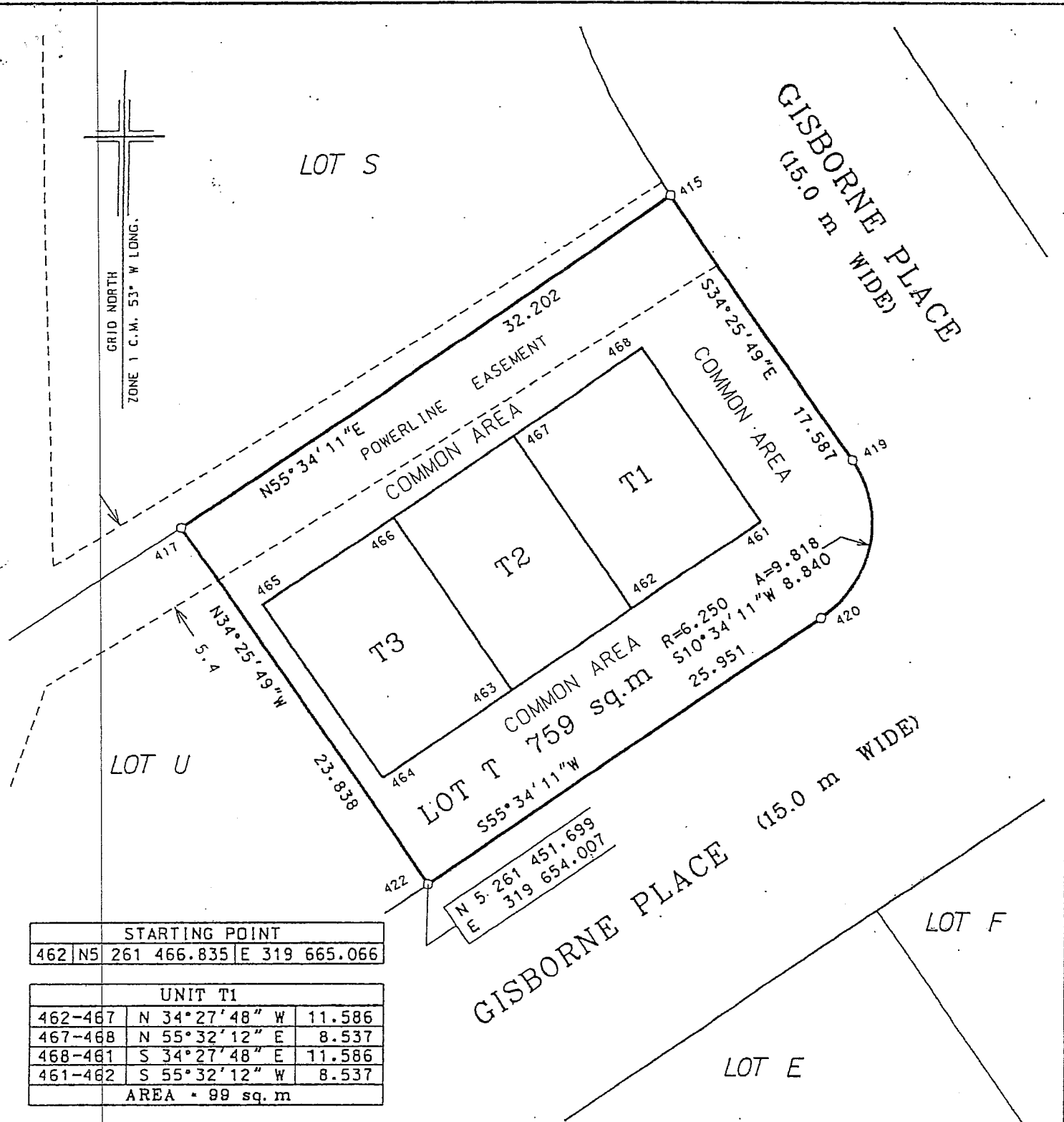
POWERLINE EASEMENTS TAKEN FROM NEWFOUNDLAND POWER INC. DRAWING NO. 1-1101-31-816A  
 © COPYRIGHT: ROBERT A. WAY, N.L.S.  
 Monument used for tie-in, Zone 1: 80G2121 N 5 262 169.686 GPS  
 NAD - 83 E 319 117.227  
 All linear measurements are horizontal ground distances.  
 For the computation of coordinates, horizontal ground distances have been reduced to the Nfld. 3° M T M Projection plane by multiplying them by an average combined scale factor of 0.999888



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UNITS T1, T2 & T3  
**TWIN BROOKS CONDOMINIUMS**  
 GISBORNE PLACE ST. JOHN'S, NL

|               |                      |
|---------------|----------------------|
| SCALE: 1:300  | DATE: APRIL 25, 2007 |
| JOB NO: 7910T | SURVEY:              |



| STARTING POINT                       |  |
|--------------------------------------|--|
| 462   N5 261 466.835   E 319 665.066 |  |

| UNIT T1         |               |        |
|-----------------|---------------|--------|
| 462-467         | N 34°27'48" W | 11.586 |
| 467-468         | N 55°32'12" E | 8.537  |
| 468-461         | S 34°27'48" E | 11.586 |
| 461-462         | S 55°32'12" W | 8.537  |
| AREA = 99 sq. m |               |        |

| STARTING POINT                       |  |
|--------------------------------------|--|
| 462   N5 261 466.835   E 319 665.066 |  |

| UNIT T2         |               |        |
|-----------------|---------------|--------|
| 462-463         | S 55°32'12" W | 7.929  |
| 463-466         | N 34°27'48" W | 11.586 |
| 466-467         | N 55°32'12" E | 7.929  |
| 467-462         | S 34°27'48" E | 11.586 |
| AREA = 92 sq. m |               |        |

| STARTING POINT                       |  |
|--------------------------------------|--|
| 463   N5 261 462.349   E 319 658.530 |  |

| UNIT T3         |               |        |
|-----------------|---------------|--------|
| 463-464         | S 55°32'12" W | 8.537  |
| 464-465         | N 34°27'48" W | 11.586 |
| 465-466         | N 55°32'12" E | 8.537  |
| 466-463         | S 34°27'48" E | 11.586 |
| AREA = 99 sq. m |               |        |

POWERLINE EASEMENTS TAKEN FROM NEWFOUNDLAND POWER INC. DRAWING NO. 1-1101-31-816A

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Monument used for tie-in, Zone 1: NAD - 83

N 5 262 169.686  
E 319 117.227 GPS

All linear measurements are horizontal ground distances.

For the computation of coordinates, horizontal ground distances have been reduced to the Nfld. 3° M T M Projection plane by multiplying them by an average combined scale factor of 0.999888

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UNITS T1, T2 & T3

TWIN BROOKS CONDOMINIUMS

GISBORNE PLACE

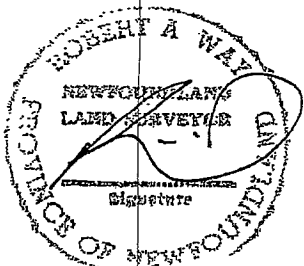
ST. JOHN'S, NL

SCALE: 1:300

DATE: APRIL 25, 2007

JOB NO: 7910T

SURVEY:



April 25, 2007

Job No. 7910T

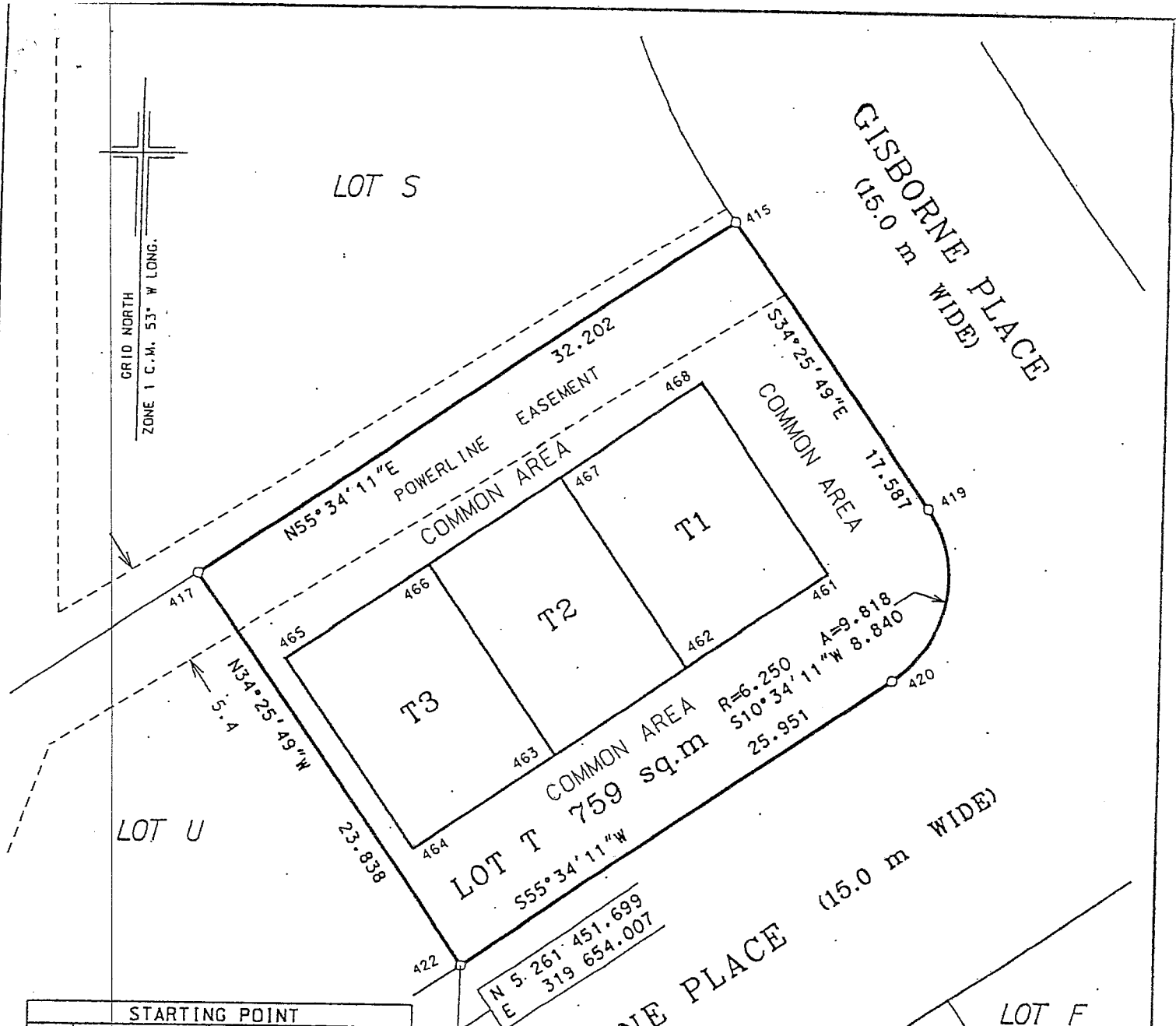
UNIT T3

TWIN BROOKS CONDOMINIUMS

GISBORNE PLACE, ST. JOHN'S, NEWFOUNDLAND & LABRADOR

ALL THAT piece or parcel of land situate and being to the west of Gisborne Place, in the City of St. John's, in the Province of Newfoundland & Labrador, Canada, and being bounded and abutted as follows: THAT IS TO SAY, beginning at a point to the west of Gisborne Place, said point having coordinates N 5 261 462.349 metres and E 319 658.530 metres of the Modified Three Degree Transverse Mercator Projection (NAD - 83) for the Province of Newfoundland & Labrador, THENCE by property of Twin Brooks Condominiums (Common Area) S 55°32'12" W for a distance of 8.537 metres, THENCE N 34°27'48" W for a distance of 11.586 metres, THENCE N 55°32'12" E for a distance of 8.537 metres, THENCE by Unit T2 S 34°27'48" E for a distance of 11.586 metres, to the point of beginning and containing an area of 99 square metres, more or less. Which land is more particularly shown on plan hereto attached. All bearings being referred to the above mentioned projection. All linear measurements are horizontal ground distances.

This description and accompanying plan, Job # 7910T of Brown & Way Surveys, form an integral part of the returns and are not separable.



| STARTING POINT |                                |
|----------------|--------------------------------|
| 462            | N5 261 466.835   E 319 665.066 |

| UNIT T1         |               |        |
|-----------------|---------------|--------|
| 462-467         | N 34°27'48" W | 11.586 |
| 467-468         | N 55°32'12" E | 8.537  |
| 468-461         | S 34°27'48" E | 11.586 |
| 461-462         | S 55°32'12" W | 8.537  |
| AREA - 99 sq. m |               |        |

| STARTING POINT |                                |
|----------------|--------------------------------|
| 462            | N5 261 466.835   E 319 665.066 |

| UNIT T2         |               |        |
|-----------------|---------------|--------|
| 462-463         | S 55°32'12" W | 7.929  |
| 463-466         | N 34°27'48" W | 11.586 |
| 466-467         | N 55°32'12" E | 7.929  |
| 467-462         | S 34°27'48" E | 11.586 |
| AREA - 92 sq. m |               |        |

| STARTING POINT |                                |
|----------------|--------------------------------|
| 463            | N5 261 462.349   E 319 658.530 |

| UNIT T3         |               |        |
|-----------------|---------------|--------|
| 463-464         | S 55°32'12" W | 8.537  |
| 464-465         | N 34°27'48" W | 11.586 |
| 465-466         | N 55°32'12" E | 8.537  |
| 466-463         | S 34°27'48" E | 11.586 |
| AREA - 99 sq. m |               |        |

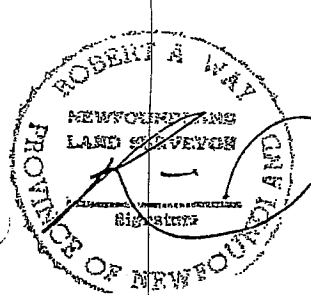
POWERLINE EASEMENTS TAKEN FROM NEWFOUNDLAND POWER INC. DRAWING NO. 1-1101-31-816A

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Monument used for tie-in, Zone 1: 80G2121 N 5 262 169.686  
 NAD - 83 E 319 117.227 GPS

All linear measurements are horizontal ground distances.

For the computation of coordinates, horizontal ground distances have been reduced to the Nfld. 3° M T M Projection plane by multiplying them by an average combined scale factor of 0.999888



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UNITS T1, T2 & T3  
**TWIN BROOKS CONDOMINIUMS**  
 GISBORNE PLACE ST. JOHN'S, NL

|               |                      |
|---------------|----------------------|
| SCALE: 1:300  | DATE: APRIL 25, 2007 |
| JOB NO: 7910T | SURVEY:              |