

V.C.Goudal & Associates
British Columbia Land Surveyors
2559 Shaughnessy Street,
Port Coquitlam, B.C., V3C-3G3

CONDOMINIUM ACT

STRATA PLAN NWS3407

LOT NUMBER	SHEET NUMBER	FORM 1	FORM 2	FORM 3
		SCHEDULE OF UNIT ENTITLEMENT	SCHEDULE OF INTEREST UPON DESTRUCTION	SCHEDULE OF VOTING RIGHTS NUMBER OF VOTES
1	7,18	37	1392	
2	7,17	32	1244	
3	7,17	28	1074	
4	7,17,19	35	1392	
5	8,18,19	38	1428	
6	8,18	38	1416	
7	8,17	32	1254	
8	8,17	28	1083	
9	8,17,19	35	1403	
10	8,18,19	37	1440	
11	8,18	37	1428	
12	8,17	32	1275	
13	8,17	28	1110	
14	8,17,19	35	1426	
15	9,18,19	38	1464	
16	9,18	38	1440	
17	9,17	32	1285	
18	9,17	28	1119	
19	9,19,19	35	1438	
20	9,18,19	37	1476	
21	9,18	37	1452	
22	9,17	32	1338	
23	9,17	28	1147	
24	9,17,19	35	1495	
25	10,18,19	38	1488	
26	10,18	38	1464	
27	10,18	32	1348	
28	10,18	28	1156	
29	10,18,19	35	1507	
30	10,18,19	37	1500	
31	10,18	37	1476	
32	10,17	32	1359	
33	10,17	28	1165	
34	10,17,19	35	1518	
35	11,18,19	38	1524	
36	11,18	38	1488	
37	11,17	44	1775	
38	11,17,19	44	1775	
39	11,18,19	37	1536	
40	11,18	37	1500	
41	11,17	44	1789	
42	11,17,19	44	1789	
43	12,18,19	38	1548	
44	12,18	38	1512	
45	12,17	44	1803	
46	12,17,19	44	1803	
47	12,18,19	37	1572	
48	12,18	37	1524	
49	12,17	38	1688	
50	12,17,19	38	1688	
51	13,18,19	38	1644	
52	13,18	38	1548	
53	13,17	38	1701	
54	13,17,19	38	1701	
55	13,18,19	37	1656	
56	13,18	37	1572	
57	13,17	38	1714	
58	13,17,19	38	1714	
59	14,18,19	38	1668	
60	14,18	38	1596	

(Continued on Sheet 3)

STRATA PLAN NWS3407

CONDOMINIUM ACT

LOT NUMBER	SHEET NUMBER	FORM 1	FORM 2	FORM 3
		SCHEDULE OF UNIT ENTITLEMENT	SCHEDULE OF INTEREST UPON DESTRUCTION	SCHEDULE OF VOTING RIGHTS
61	14,17	38	1726	
62	14,17,19	38	1726	
63	14,18,19	37	1680	
64	14,18	37	1620	
65	14,17	38	1739	
66	14,17,19	38	1739	
67	15,18,19	38	1692	
68	15,18	38	1644	
69	15,17	38	1751	
70	15,17,19	38	1751	
71	15,19	52	2362	
72	15,17,18	46	2154	
73	15,17,18,19	46	2154	
74	16,19	52	2438	
75	16,17,18	46	2198	
76	16,17,18,19	46	2198	
AGGREGATE		2836	119400	

STATUTORY DECLARATION

I, the undersigned do solemnly declare that :

1. I, the undersigned am the duly authorized signatory of the owner developer.
2. The strata plan is entirely for 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.

Declared before me at Vancouver this 15th day of December 1990.

A Commissioner for taking Affidavits within the Province of British Columbia

CERTIFICATE OF APPROVAL

Approved as phase 1 of a 2 phase strata plan under the Condominium Act this 6th day of November 1990.

Municipal Approving Officer for the Municipality of Coquitlam.
I hereby certify that the common facilities being outdoor swimming pool, sports court, shuffleboard area, horseshoe pit, common exercise room with showers, changing rooms and universal gym equipment, indoor jacuzzi, swim spa, sauna, mini-theatre with large TV, kitchen and entertainment room containing fireplace and seating area, which according to Form E to the Act was to have been constructed in conjunction with this phase has been satisfactorily provided for.

27th day of November 1990

Approving Officer

Accepted as to Forms 1,2 and 3
this 15th day of December, 1990.

Ernie L. Gaby
SUPERINTENDENT OF REAL ESTATE

DANCORP DEVELOPMENTS LTD.

SEABOARD LIFE INSURANCE COMPANY

AUTHORIZED SIGNATORY

E. Marshall

AUTHORIZED SIGNATORY

K. Marshall

WITNESS AS TO SIGNATORIES

1700 - 1075 W. Garry

Vancouver, B.C.

ADDRESS OF WITNESS

P. MARSHALL

Lawyer

OCCUPATION OF WITNESS

Witness AS TO LAZAR

2500 - 21st Street

Lawyer R. and the other

METROPOLITAN TRUST COMPANY OF CANADA

by its lawful attorneys. see filing #A2121212

ORLANDO

AUTHORIZED SIGNATORY Terry Topham

ORLANDO

AUTHORIZED SIGNATORY Christine Rainbird

ORLANDO

WITNESS AS TO SIGNATORIES Rodlyn Aitken

27-1500 Abercrombie Dr. Rich.

ADDRESS OF WITNESS

Receptionist

OCCUPATION OF WITNESS

AUTHORIZED SIGNATORY

J. Cunningham

AUTHORIZED SIGNATORY

J. Hands

WITNESS AS TO SIGNATORIES

Joan Rush

2165 W. Broadway

Vancouver B.C.

ADDRESS OF WITNESS

Lawyer

OCCUPATION OF WITNESS

RESEARCH REALTY CORPORATION

IT'S AUTHORIZED SIGNATORY

LARRY LAZAR

EXECUTION DATE

Y M D

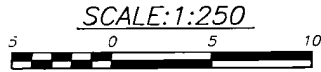
40 11 08

R.H. B.C.L.S.

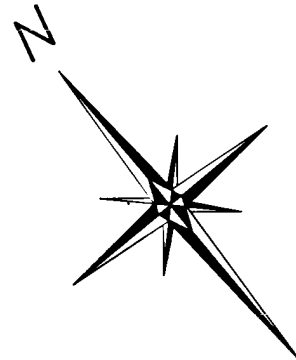
27th 25th 1990

BASEMENT FLOOR PLAN

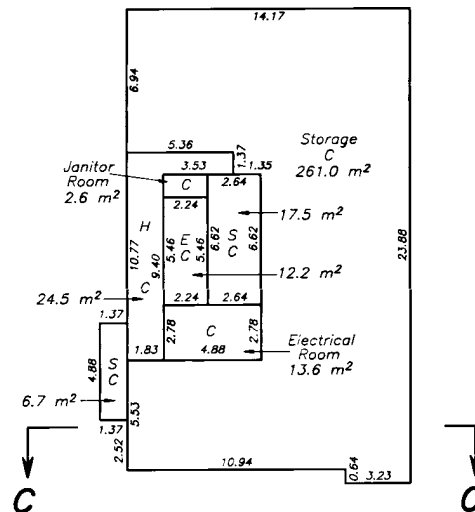
STRATA PLAN NUB3407



All distances are in metres.



A ← B ←



A ← B ←

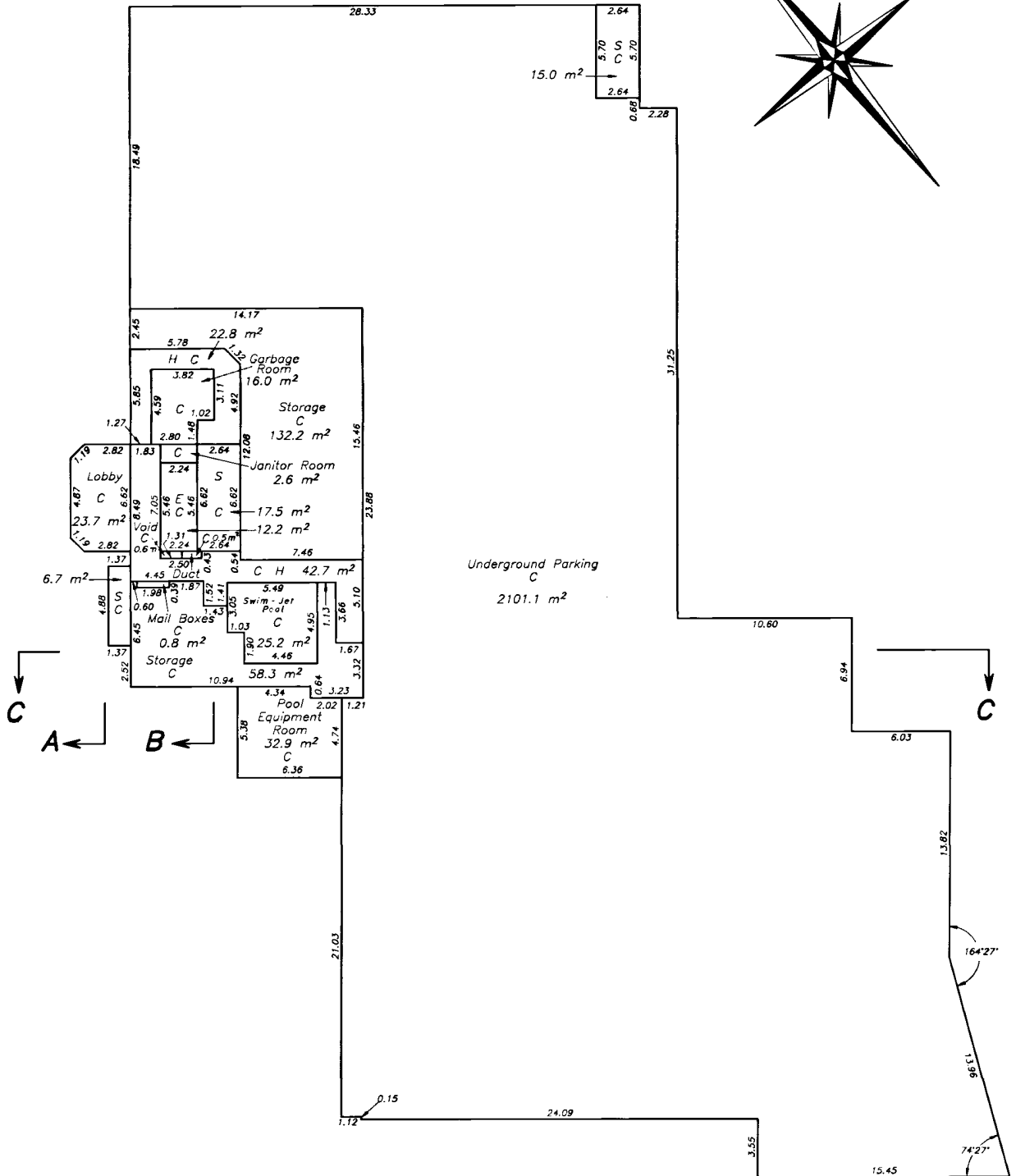
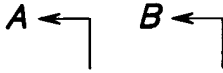
LOBBY & LOWER PARKING LEVEL

STRATA PLAN NWS3407

SCALE: 1:250



All distances are in metres.



V.C.Goudal & Associates
British Columbia Land Surveyors
2559 Shaughnessy Street,
Port Coquitlam, B.C., V3C-3G3

R.A.R. B.C.L.S.
October 25th, 1990

C 4017-88A

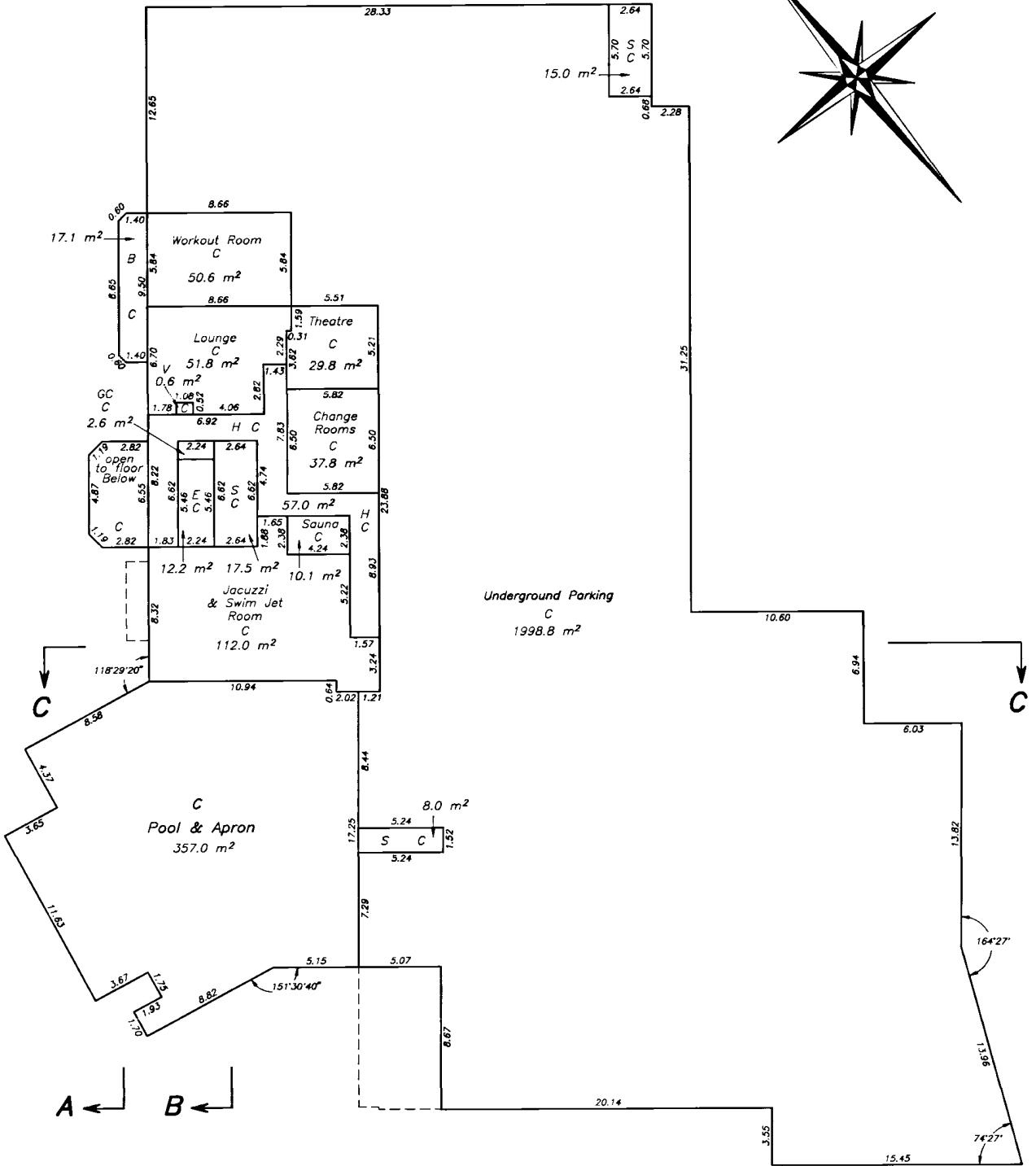
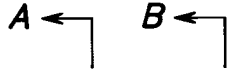
MEZZANINE & UPPER LEVEL PARKING

STRATA PLAN NWS3401

SCALE:1:250



All distances are in metres.



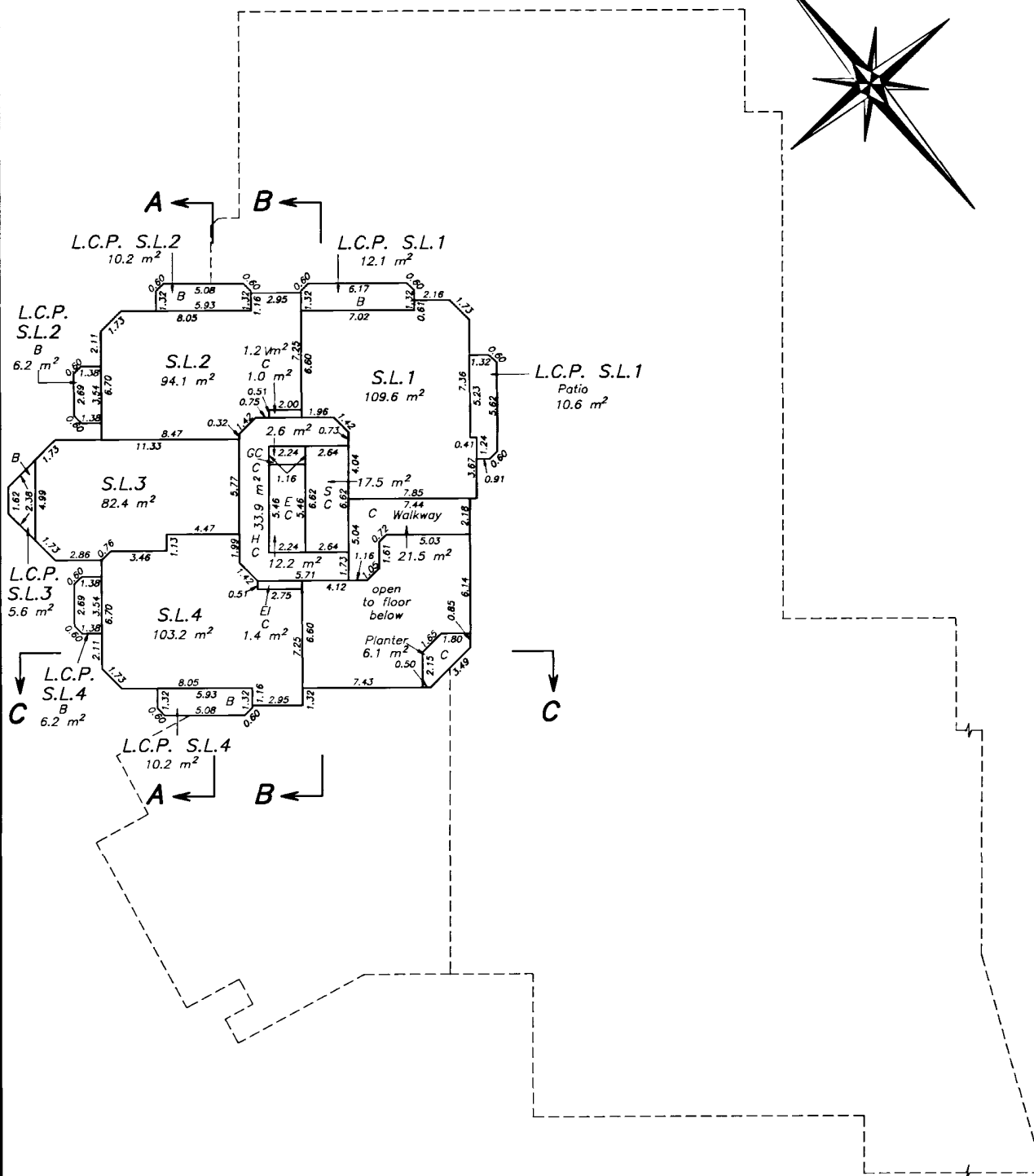
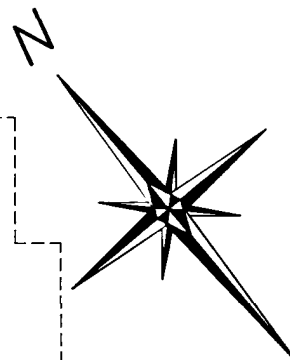
V.C.Goudal & Associates
British Columbia Land Surveyors
2559 Shaughnessy Street,
Port Coquitlam, B.C., V3C-3G3

R.H. B.C.L.S.
October 25th, 1990

C 4017-88A

STRATA PLAN NWS3407

All distances are in metres.



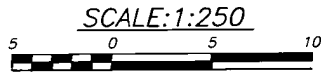
R. A. L. B.C.L.S.
October 25th, 1990

C 4017-88A

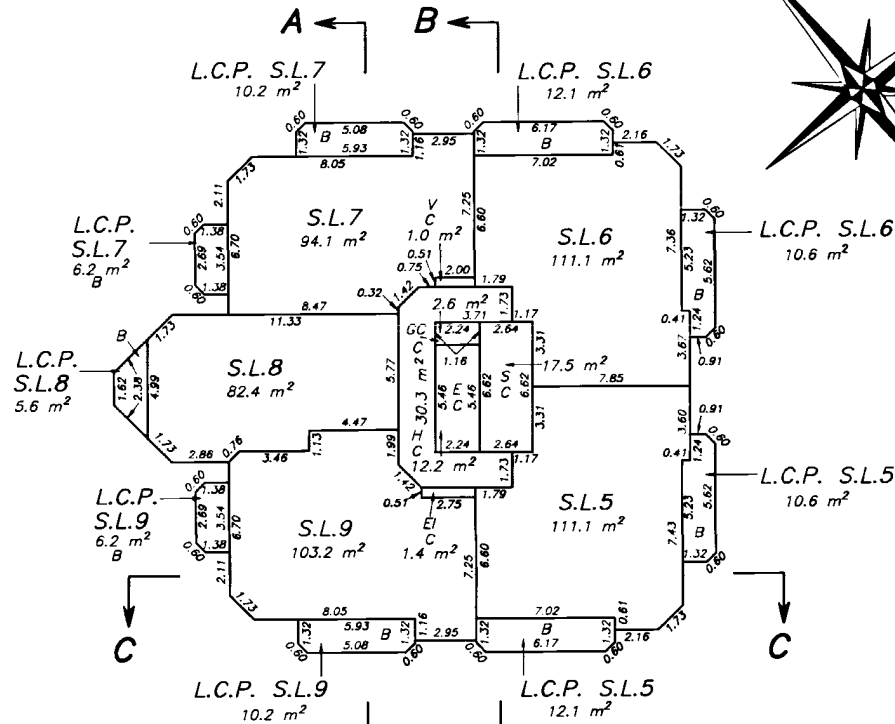
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4th. FLOOR PLAN

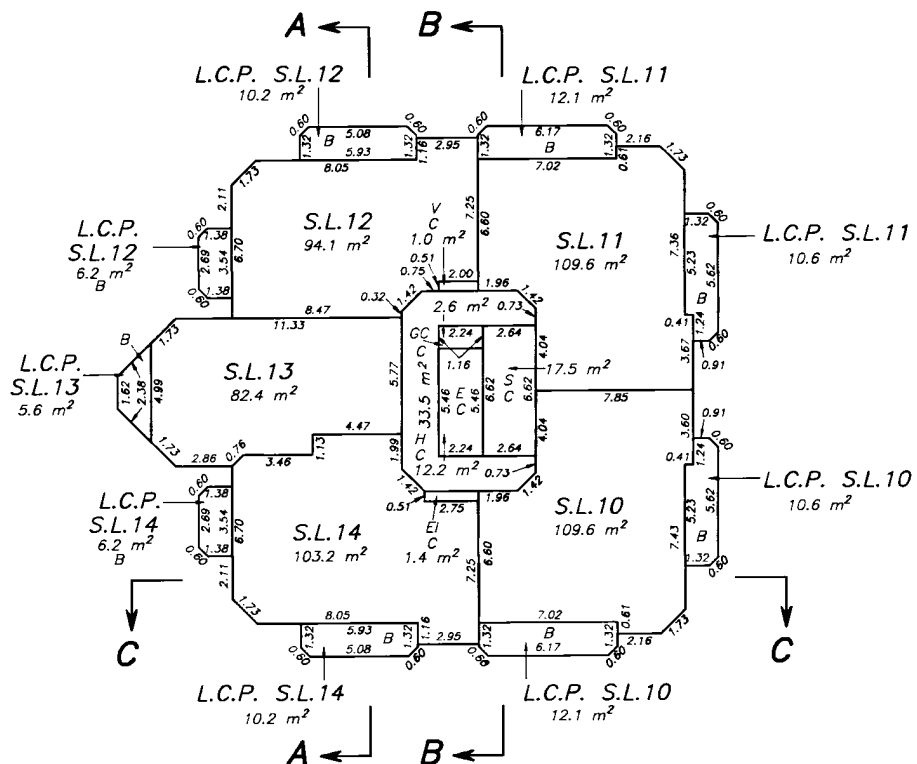
STRATA PLAN NWS3407



All distances are in metres.



5th. FLOOR PLAN



V.C.Goudal & Associates
British Columbia Land Surveyors
2559 Shaughnessy Street,
Port Coquitlam, B.C., V3C-3G3

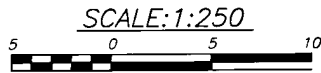
24th B.C.L.S.
October 25th, 1990

C 4017-88A

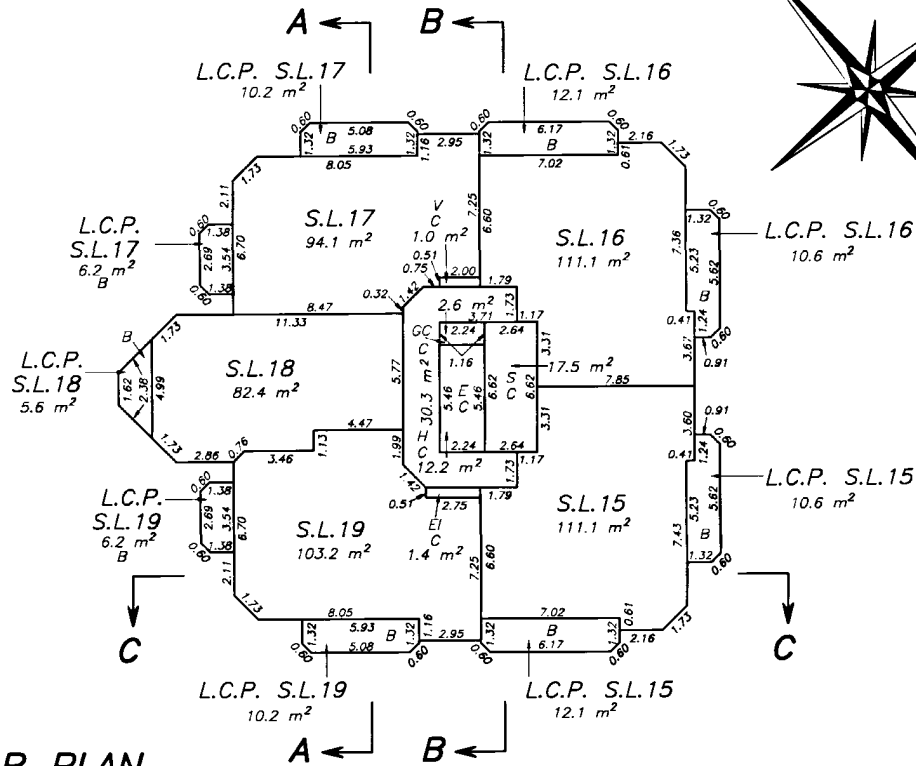
R1

6th. FLOOR PLAN

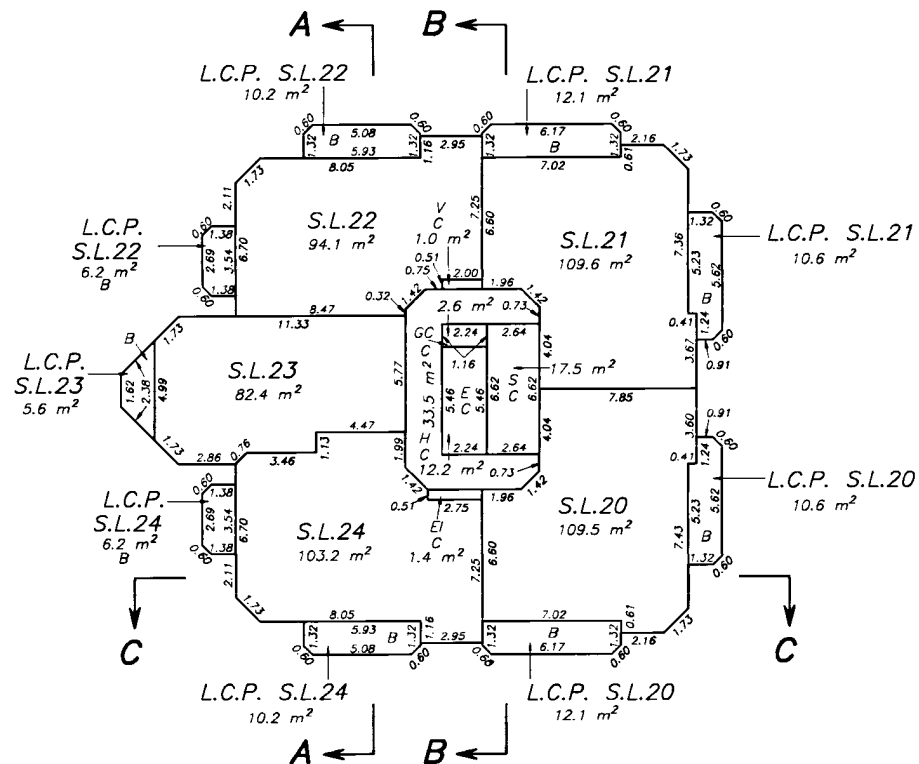
STRATA PLAN NWS3401



All distances are in metres.



7th. FLOOR PLAN



V.C. Goudal & Associates
British Columbia Land Surveyors
2559 Shaughnessy Street,
Port Coquitlam, B.C., V3C-3G3

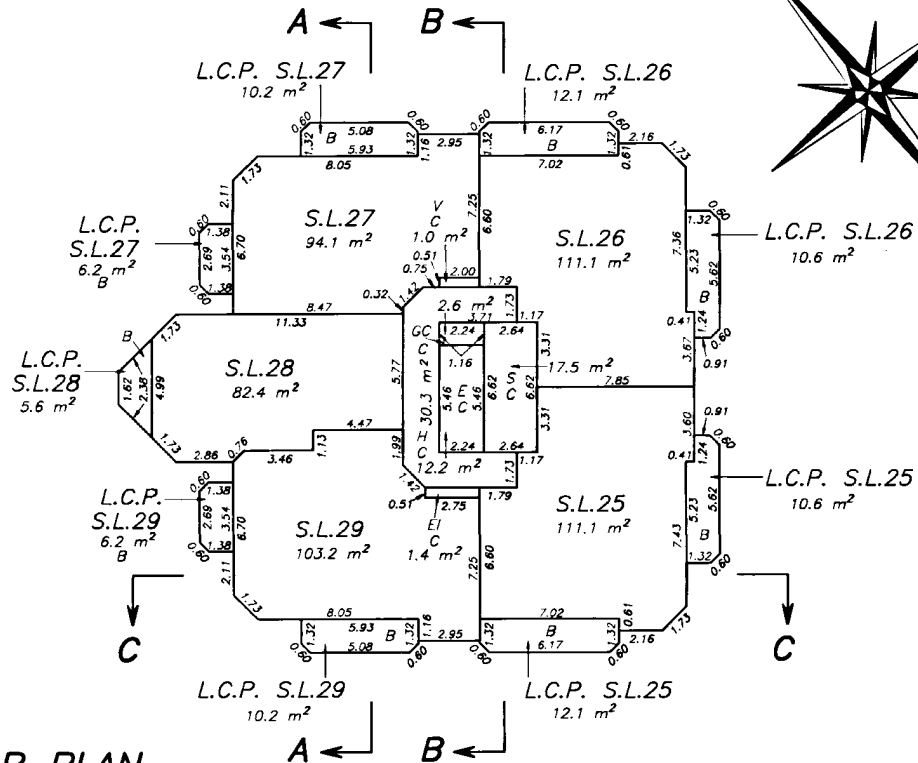
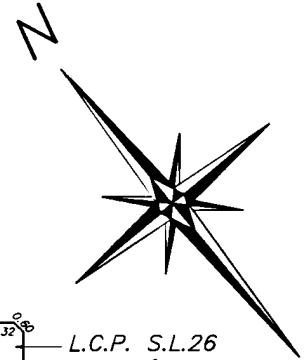
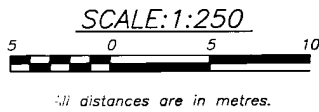
D.R. B.C.L.S.
October 23, 1990

C 4017-88A

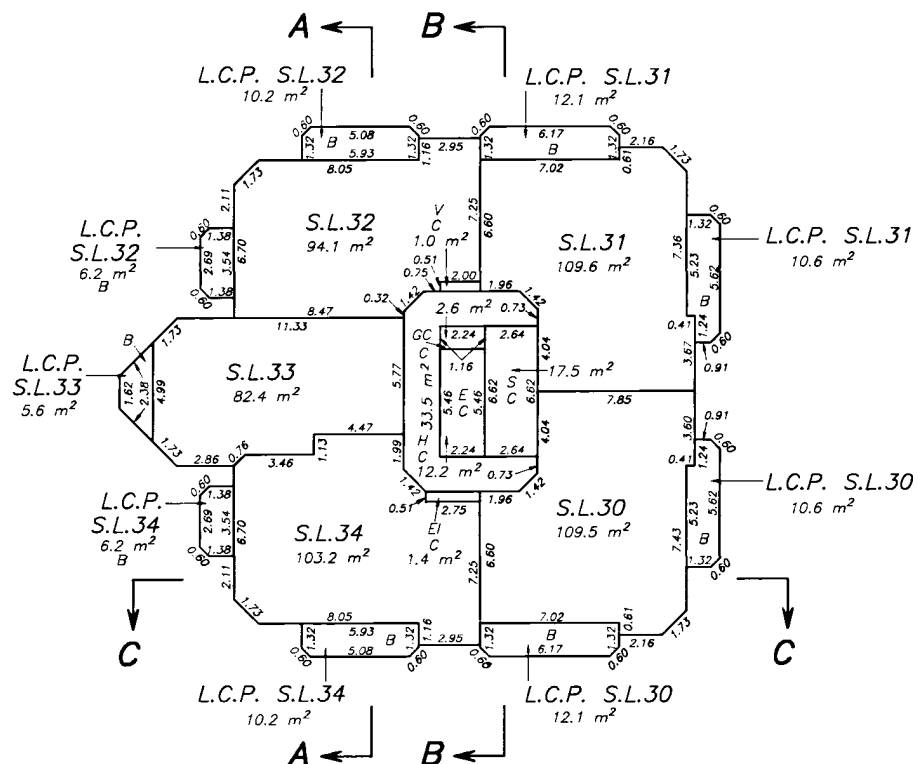
RI

8th. FLOOR PLAN

STRATA PLAN NWS3401



9th. FLOOR PLAN



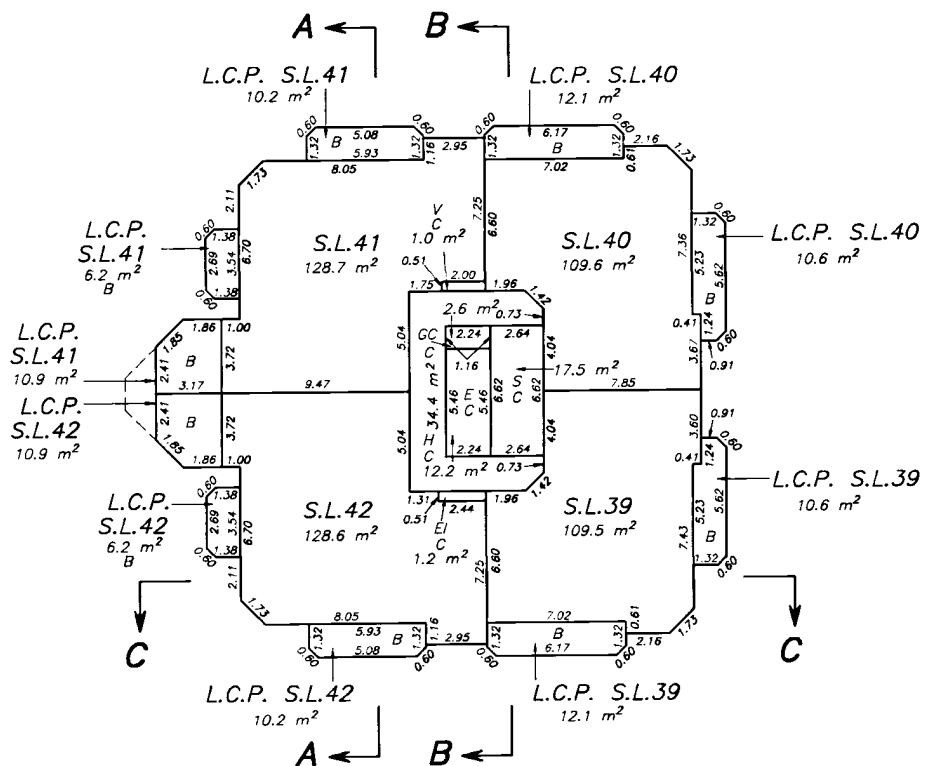
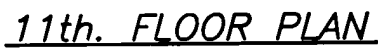
V.C.Goudal & Associates
British Columbia Land Surveyors
2559 Shaughnessy Street,
Port Coquitlam, B.C., V3C-3G3

R.H. B.C.L.S.
Date 25th, 1990

C 4017-88A

STRATA PLAN NWS3407

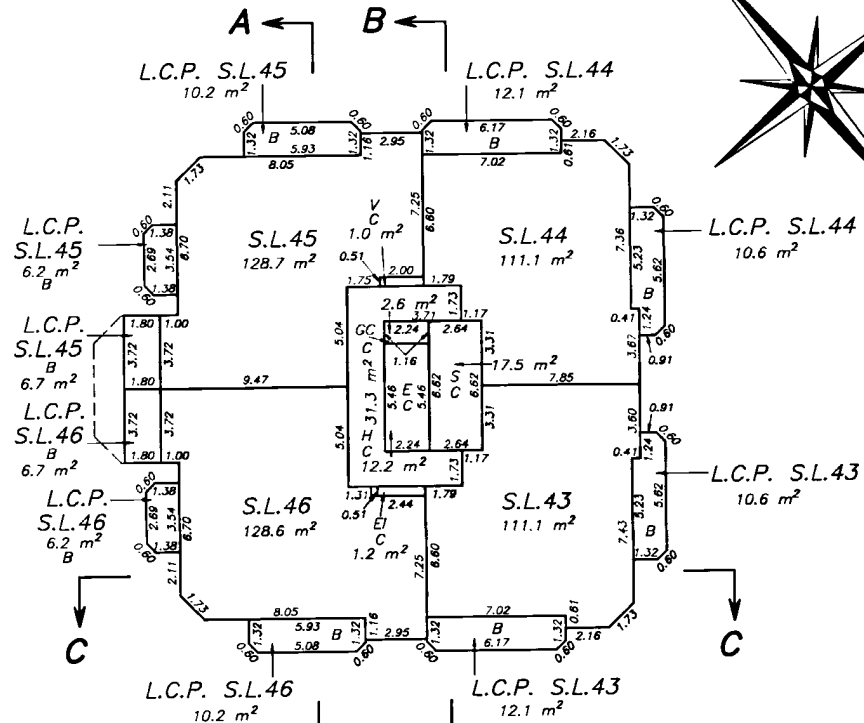
A compass rose with eight points. The letter 'N' is at the top, indicating North. A small circle with a cross inside is located at the bottom left, near the text 'L.C.P. S.L.36'.



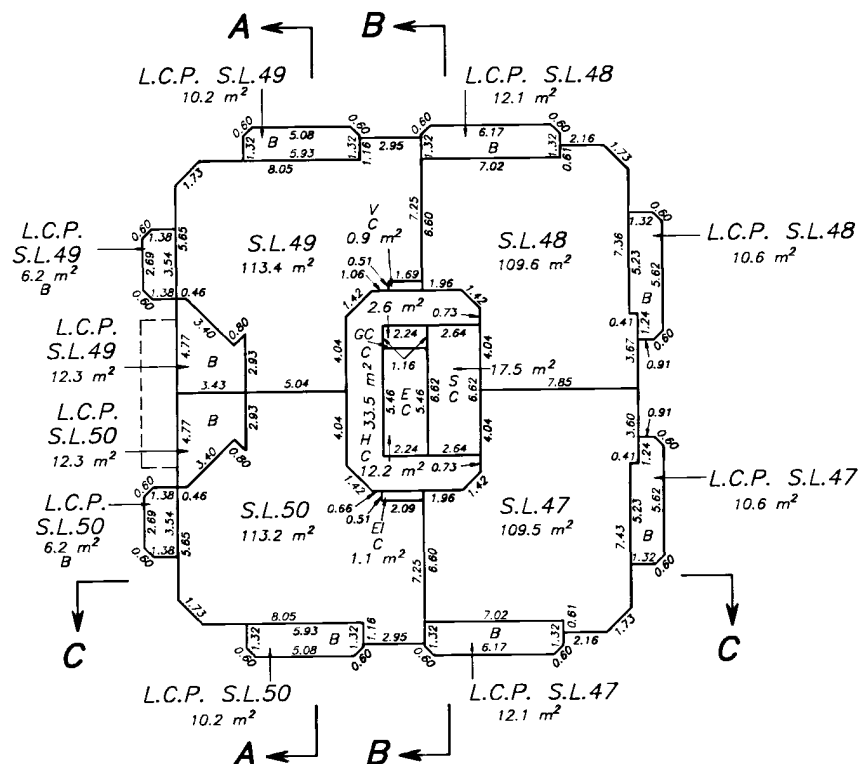
R. M. R. B.C.L.S.
October 25th, 1990

R/

All distances are in metres.



13th. FLOOR PLAN

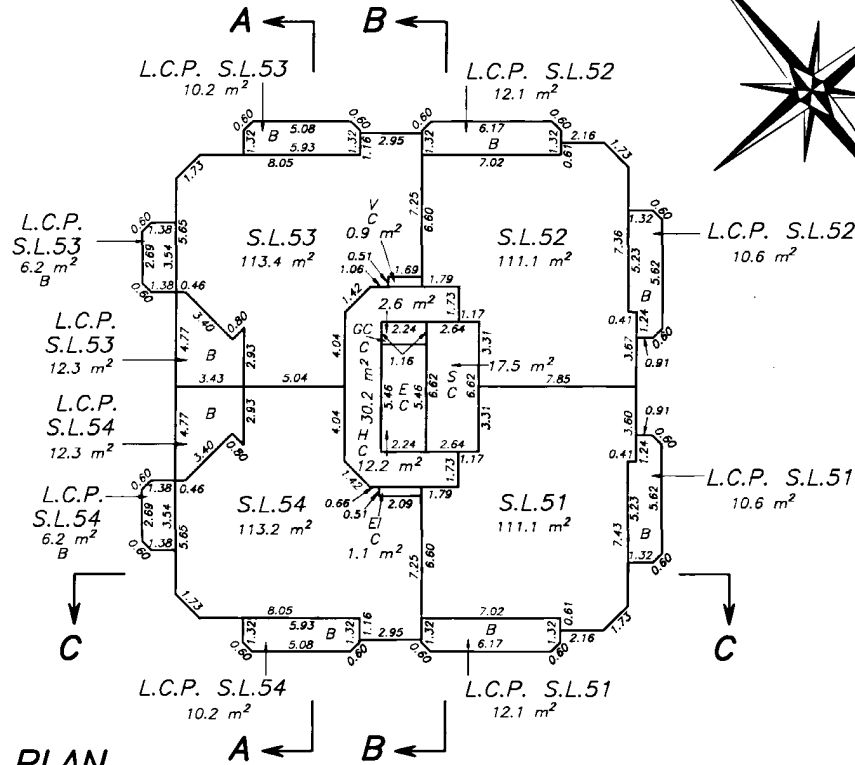


14th. FLOOR PLAN

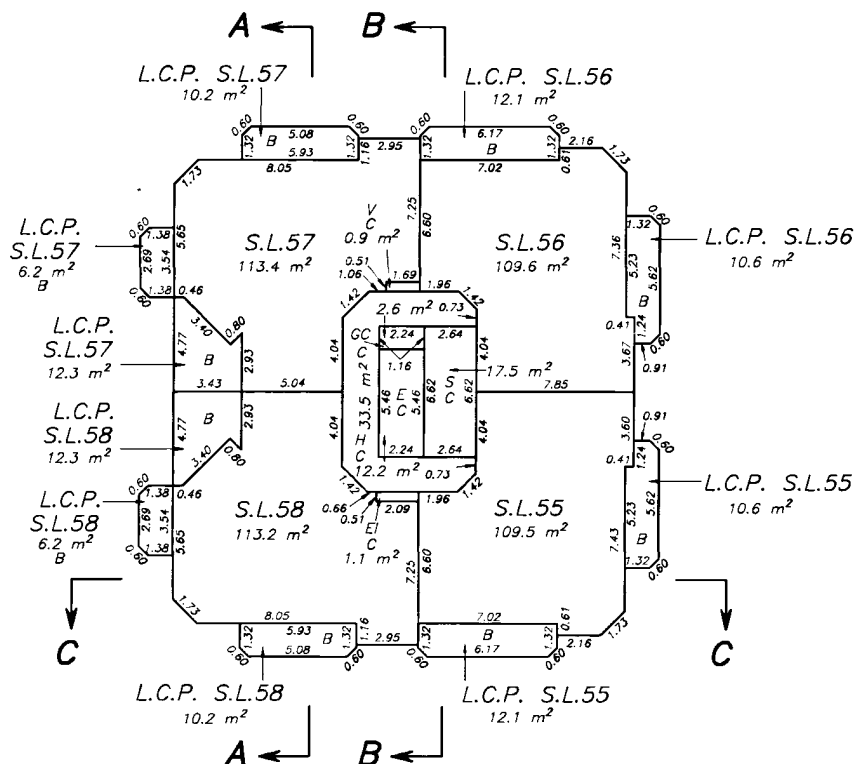
STRATA PLAN NWS3-01

SCALE: 1:250
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All distances are in metres.

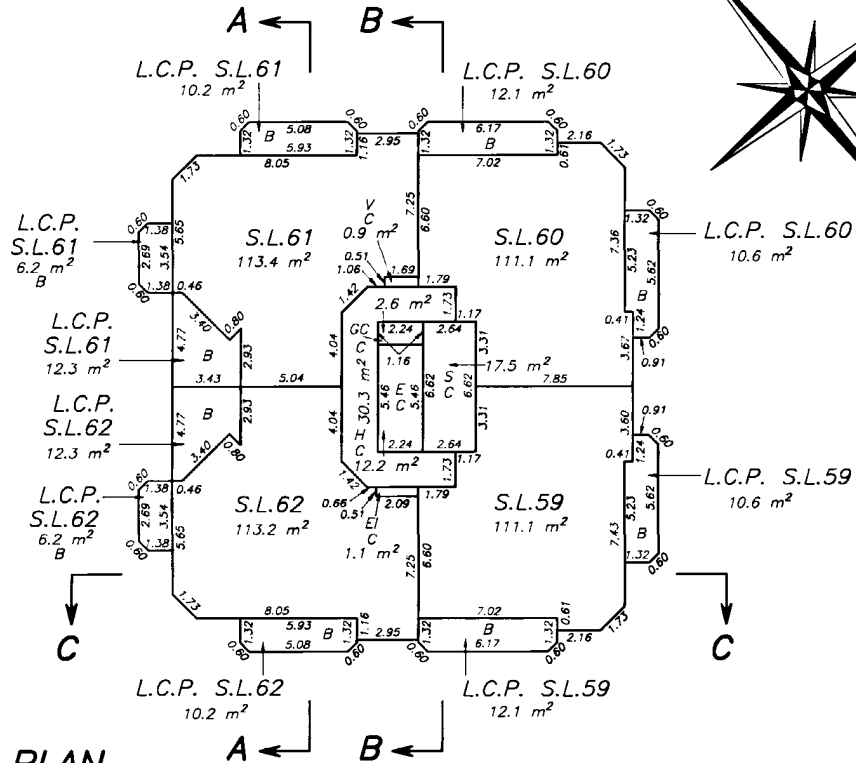
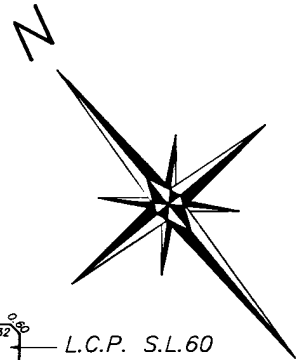
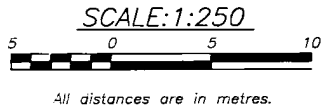


15th. FLOOR PLAN

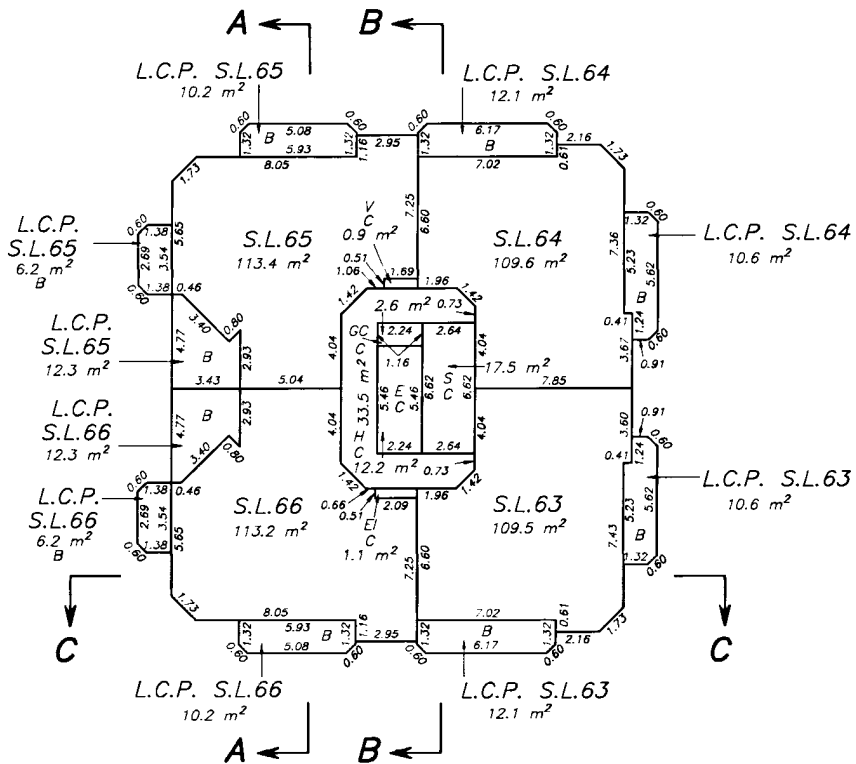


16th. FLOOR PLAN

STRATA PLAN NDS3407



17th. FLOOR PLAN



V.C.Goudal & Associates
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2559 Shaughnessy Street,
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R.R. B.C.L.S.
October 25th, 1990

C 4017-88A

STRATA PLAN NJS3407

All distances are in metres.

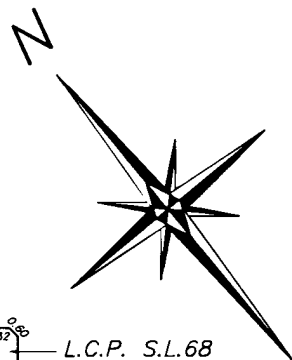


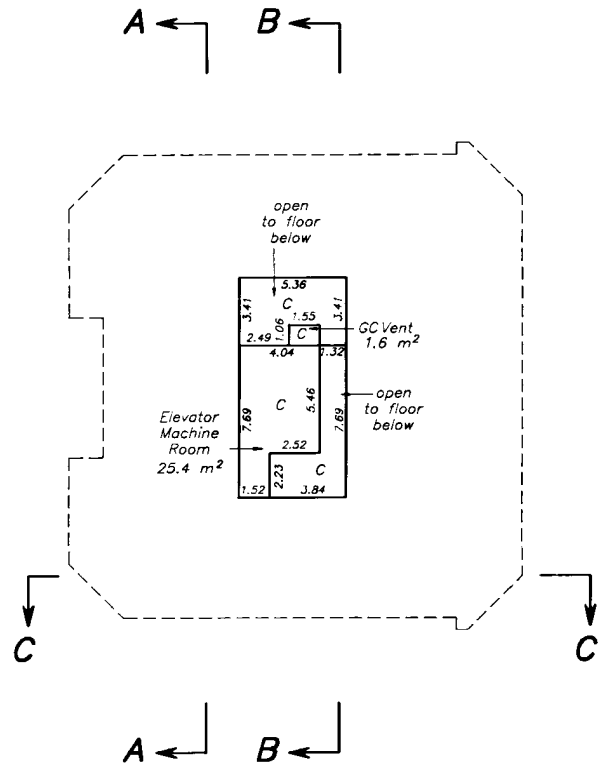
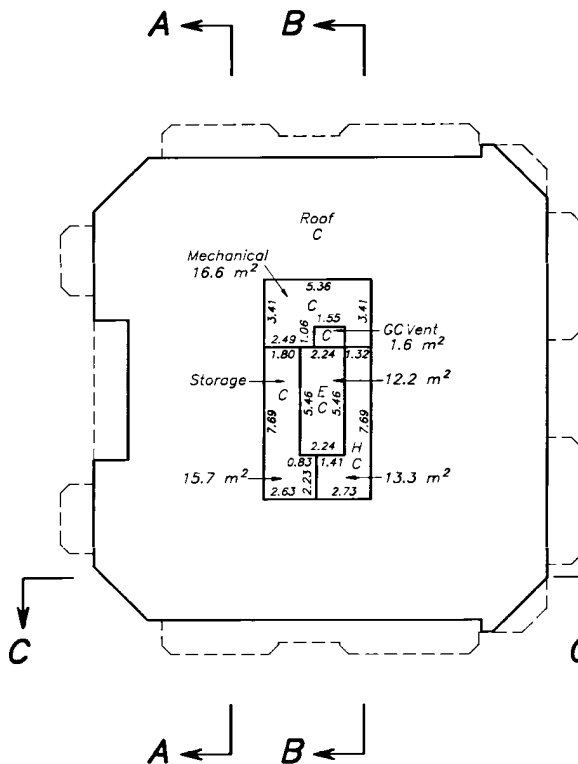
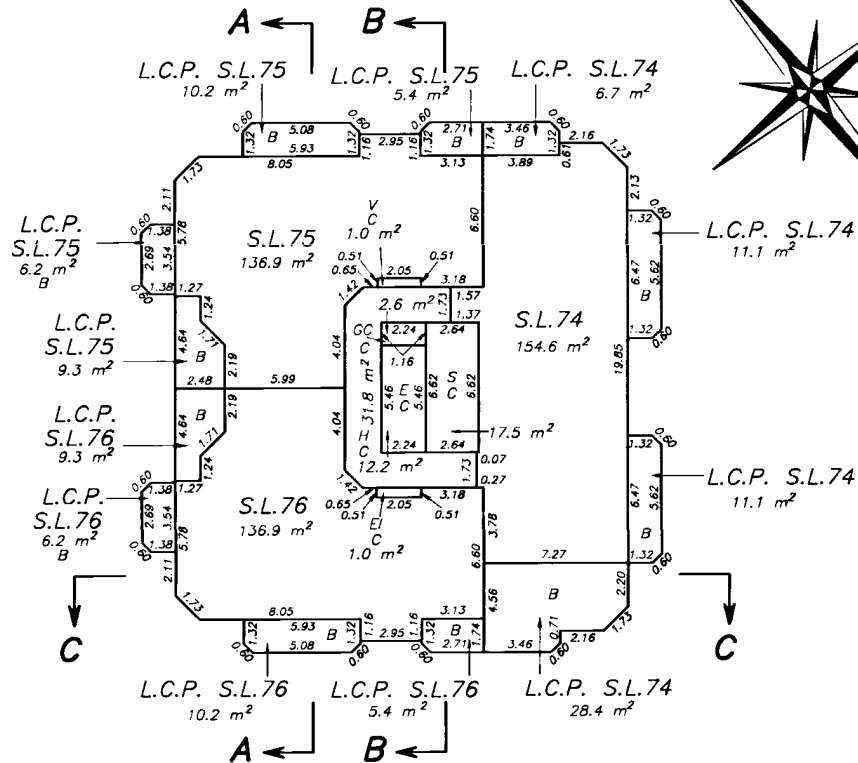
Figure 1 is a detailed architectural plan of a building layout. The plan shows a central corridor (C) running vertically through the middle. On the left side of the corridor, there are three rooms labeled 'L.C.P. S.L. 72' with areas of 6.2 m², 9.3 m², and 9.3 m². On the right side, there are three rooms labeled 'L.C.P. S.L. 71' with areas of 11.1 m², 154.6 m², and 11.1 m². The central corridor itself is labeled 'C' and has a width of 1.0 m. The plan also shows various other rooms and corridors with their respective areas and dimensions. The main entrance (A) is located at the top left, and the main exit (B) is located at the top right. The plan is oriented with North at the top.

R.M.R. B.C.L.S.
October 25th, 1990

C 4017-88A

R

All distances are in metres.



V.C.Goudal & Associates
British Columbia Land Surveyors
2559 Shaughnessy Street,
Port Coquitlam, B.C., V3C-3G3

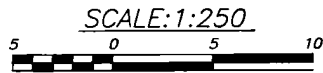
R.M.R. B.C.L.S.
Sept-25th, 1990

C 4017-88A

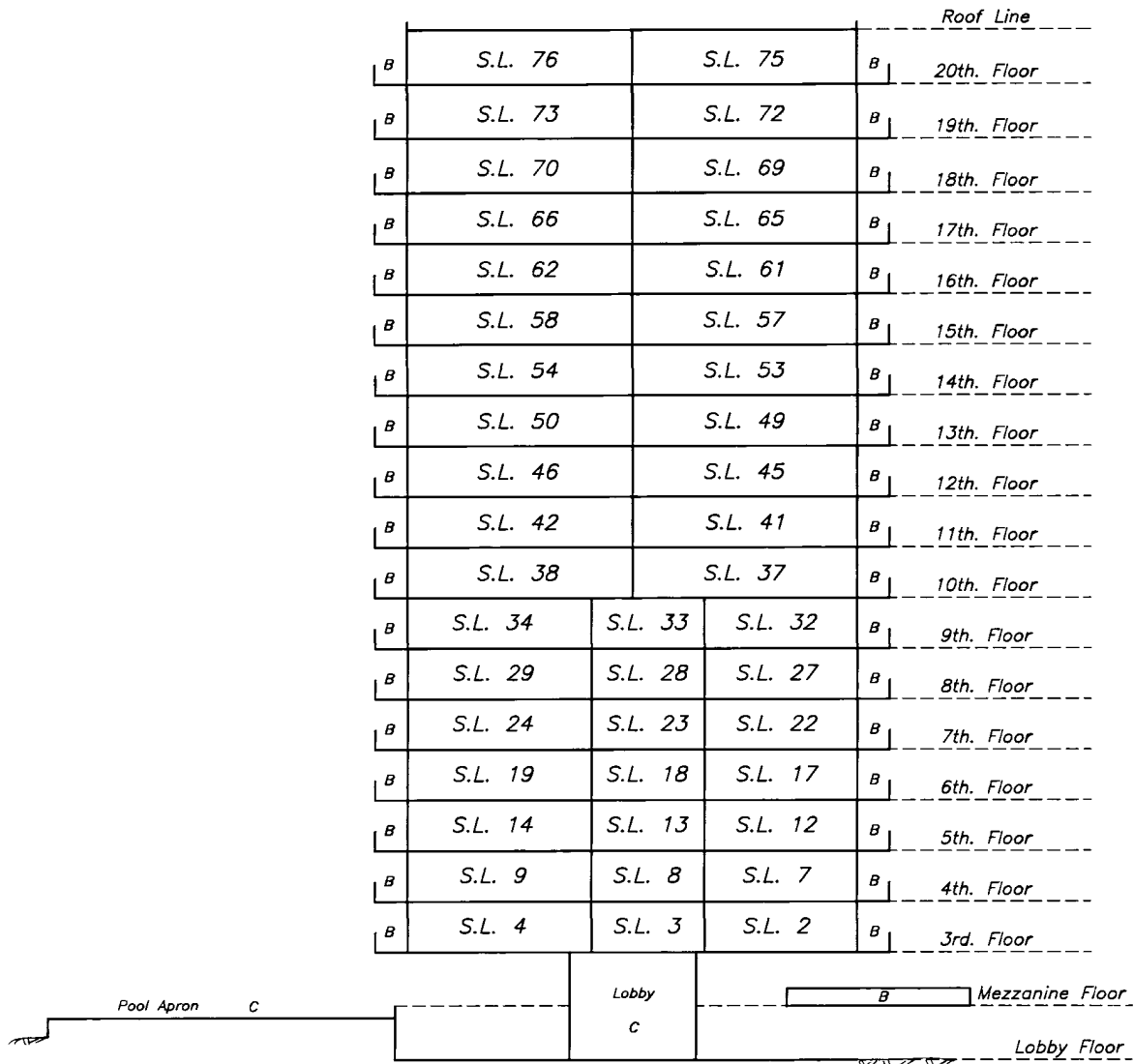
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BUILDING SECTIONS

STRATA PLAN NWS3407



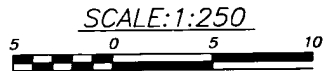
All distances are in metres.



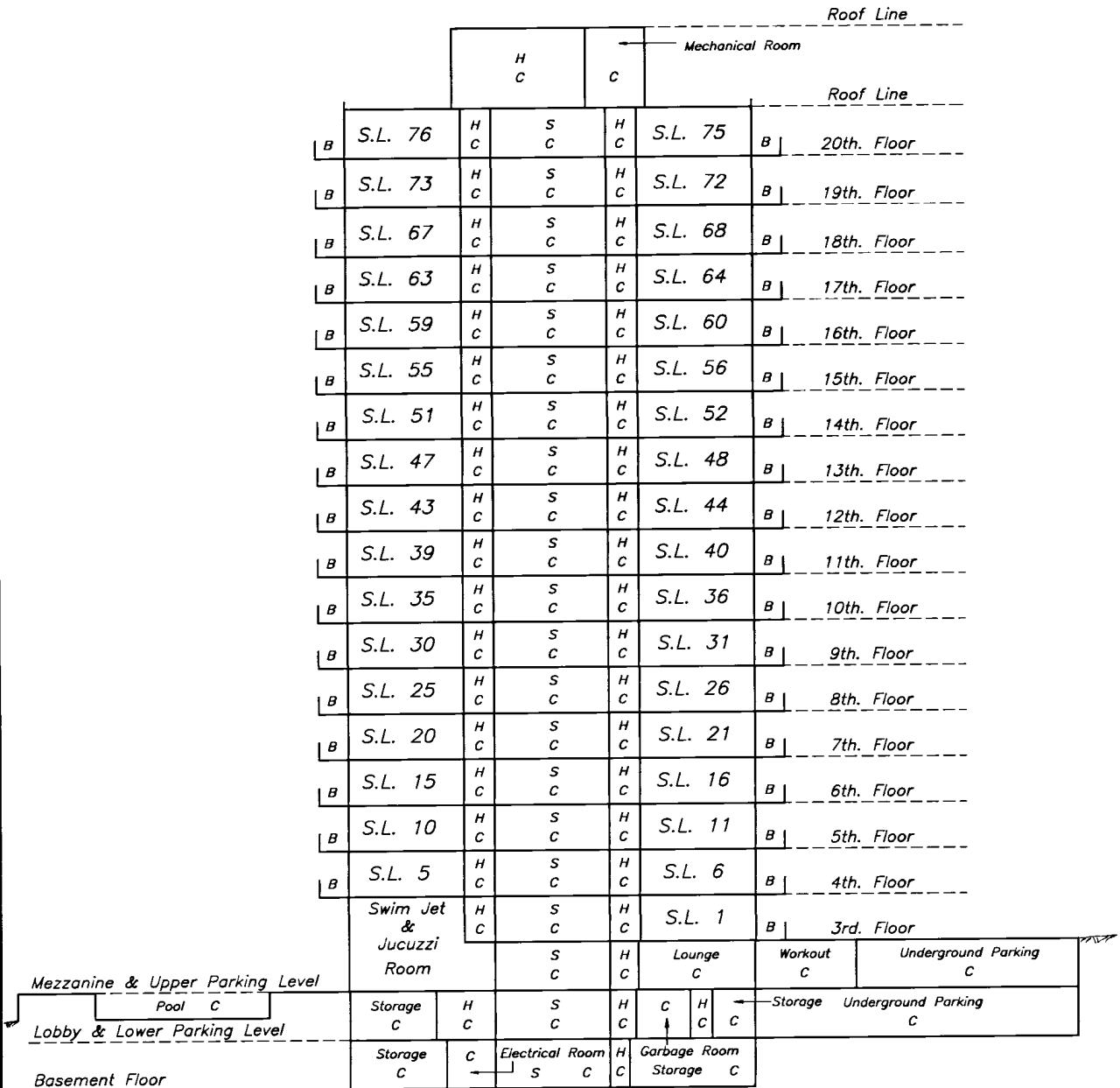
SECTION A-A

BUILDING SECTIONS

STRATA PLAN NW53401



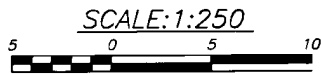
All distances are in metres.



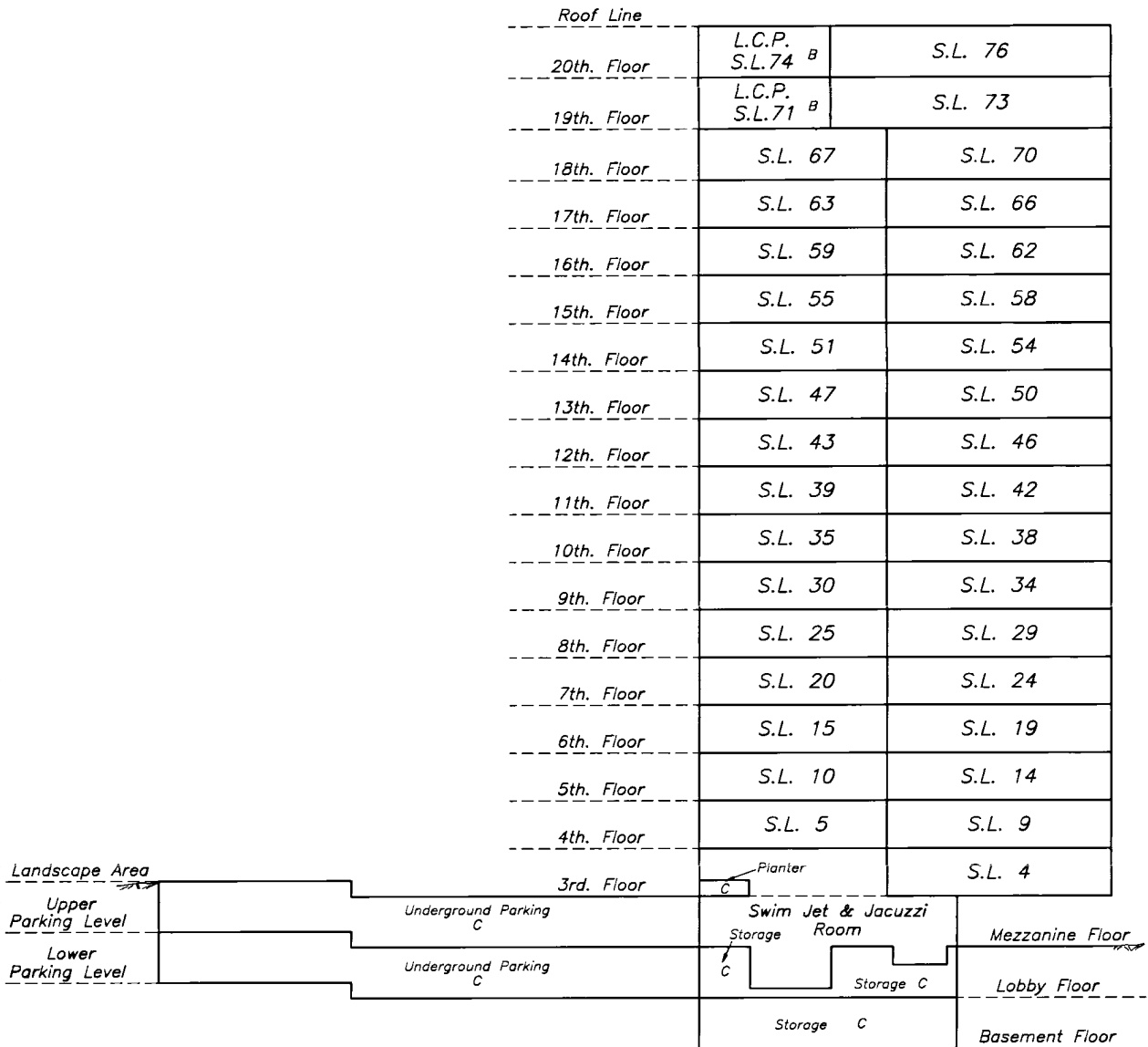
SECTION B-B

BUILDING SECTIONS

STRATA PLAN NW53407



All distances are in metres.



SECTION C-C

[illegible]

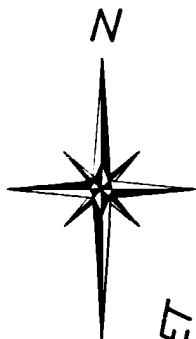
R.M.R. B.C.L.S.
October 25th, 1990

**STRATA PLAN OF PARCEL "1".
EXCEPT PHASE 1, N.W.S. 3407
DISTRICT LOT 9, GROUP 1,
NEW WESTMINSTER DISTRICT,
REFERENCE PLAN 74472**

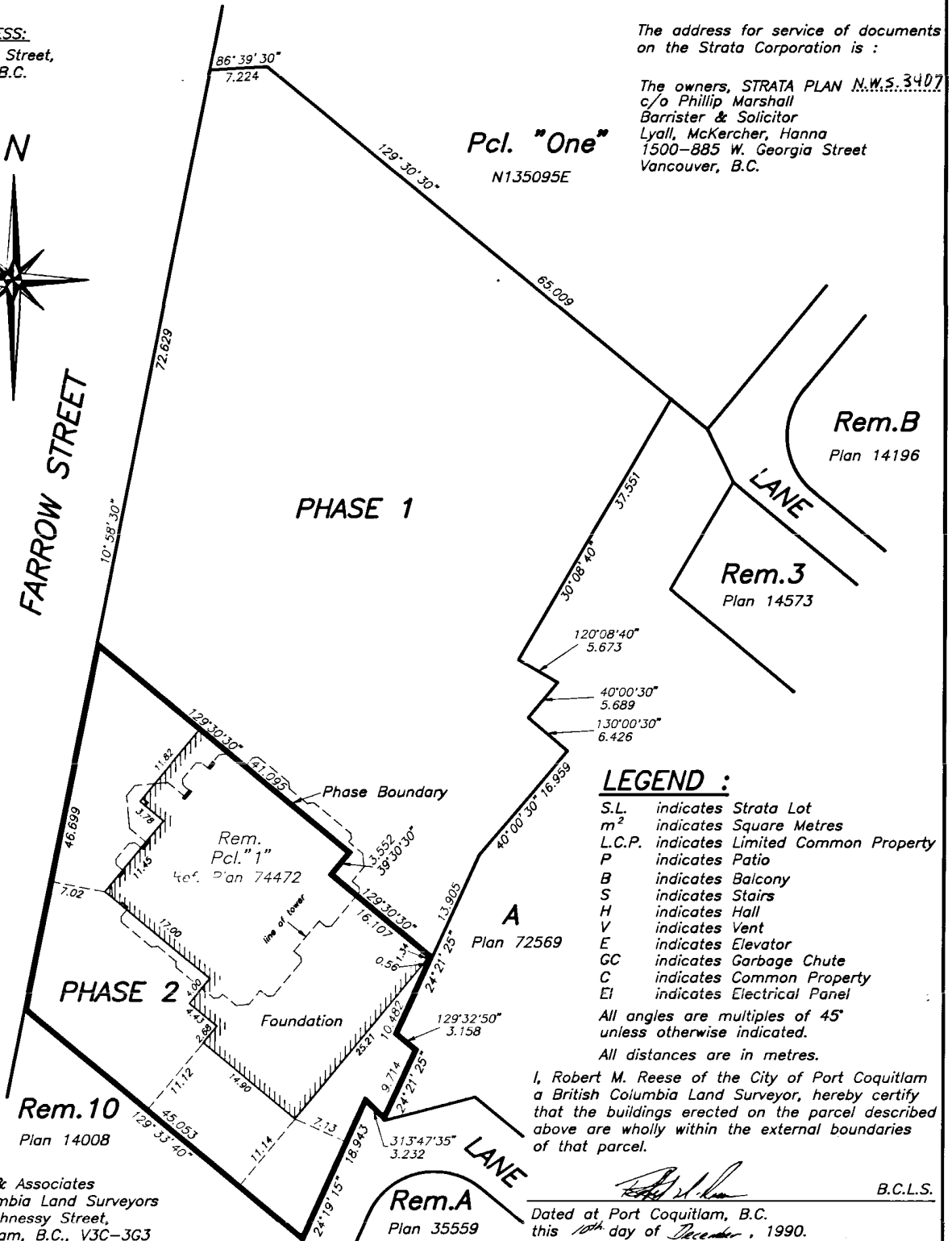
SCALE: 1:500
10 0 10 20
SCALE IN METRES

DISTRICT OF COQUITLAM

CIVIC ADDRESS:
728 Farrow Street,
Coquitlam, B.C.



FARROW STREET



V.C.Goudal & Associates
British Columbia Land Surveyors
2559 Shaughnessy Street,
Port Coquitlam, B.C., V3C-3G3

STRATA PLAN N.W.S. 3407

REF: BE 128742

Deposited and registered in the Land
Title Office at New Westminster, B.C.
this 2 day of July 1991

Deputy REGISTRAR

This plan lies within the Greater
Vancouver Regional District.

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

The owners, STRATA PLAN N.W.S. 3407
c/o Phillip Marshall
Barrister & Solicitor
Lyall, McKercher, Hanna
1500-885 W. Georgia Street
Vancouver, B.C.

C 4017-88C

STRATA PLAN N.W.53407

CONDOMINIUM ACT

LOT NUMBER	SHEET NUMBER	FORM 1	FORM 2	FORM 3
		SCHEDULE OF UNIT ENTITLEMENT	SCHEDULE OF INTEREST UPON DESTRUCTION	SCHEDULE OF VOTING RIGHTS
		UNIT ENTITLEMENT	INTEREST UPON DESTRUCTION	NUMBER OF VOTES
77	5,13,14	35	1247	
78	5,13,14	37	1476	
79	5,13	40	1594	
80	5,12	32	1326	
81	5,12,14	38	1525	
82	6,13,14	38	1404	
83	6,13	38	1416	
84	6,12	38	1562	
85	6,12,14	38	1537	
86	6,13,14	38	1416	
87	6,13	38	1428	
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89	6,12,14	38	1562	
90	7,13,14	38	1428	
91	7,13	38	1440	
92	7,12	38	1600	
93	7,12,14	38	1588	
94	7,13,14	38	1452	
95	7,13	38	1464	
96	7,12	38	1613	
97	7,12,14	38	1600	
98	8,13,14	38	1488	
99	8,13	38	1476	
100	8,12	38	1625	
101	8,12,14	38	1613	
102	8,13,14	38	1500	
103	8,13	38	1500	
104	8,12	38	1638	
105	8,12,14	38	1625	
106	9,13,14	38	1536	
107	9,13	38	1536	
108	9,12	38	1651	
109	9,12,14	38	1638	
110	9,13,14	38	1560	
111	9,13	38	1560	
112	9,12	38	1663	
113	9,12,14	38	1651	
114	10,13,14	38	1584	
115	10,13	38	1584	
116	10,12	38	1676	
117	10,12,14	38	1663	
118	10,14	53	2211	
119	10,12,13	46	1963	
120	10,12,13,14	46	1963	
121	11,14	53	2285	
122	11,12,13	46	2007	
123	11,12,13,14	46	2007	
AGGREGATE		1840	75456	

STRATA PLAN N.W.S. 3407

CONDOMINIUM ACT

STATUTORY DECLARATION

I, the undersigned do solemnly declare that :

1. I, the undersigned am the duly authorized signatory of the owner developer.
2. The strata plan is entirely for 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.

Declared before me at VANCOUVER this 24 day of MAY 1991

A Commissioner for taking Affidavits within GRANT D. BURNYEAT the Province of British Columbia

CERTIFICATE OF APPROVAL

Approved as phase 2 of a 2 phase strata plan under the Condominium Act this 17 day of May, 1990.

MUNICIPAL APPROVING OFFICER FOR THE MUNICIPALITY OF COQUITLAM
Witness as to Signatories
Address of Witness
Occupation of Witness
V.C.Goudal & Associates
British Columbia Land Surveyors
2559 Shaughnessy Street,
Port Coquitlam, B.C., V3C-3G3

Accepted as to Forms 1,2 and 3 this 24 day of June, 1991

Erin B. Kirby
SUPERINTENDENT OF REAL ESTATE

DANCORP DEVELOPMENTS LTD.

Edward M.C. Daniel
AUTHORIZED SIGNATORY

AUTHORIZED SIGNATORY

WITNESS AS TO SIGNATORIES
2800 - 666 BURRARD STREET VANCOUVER
ADDRESS OF WITNESS

LAWYER
OCCUPATION OF WITNESS

SEABOARD LIFE INSURANCE COMPANY

Robert J. Smith
AUTHORIZED SIGNATORY

J. Wands
AUTHORIZED SIGNATORY

Joan A. Rush
WITNESS AS TO SIGNATORIES
2165 W. 3rd Ave
ADDRESS OF WITNESS

Receptionist
OCCUPATION OF WITNESS

METROPOLITAN TRUST COMPANY OF CANADA
by its lawful attorney-at-law see file 99-100-10

Peter Morrison
AUTHORIZED SIGNATORY

Christine Kainbird
AUTHORIZED SIGNATORY

R.S. McIntosh
WITNESS AS TO SIGNATORIES

217-7500 Abercrombie St.
ADDRESS OF WITNESS

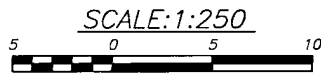
Receptionist
OCCUPATION OF WITNESS

R.B. B.C.L.S.
Dec. 10th, 1990

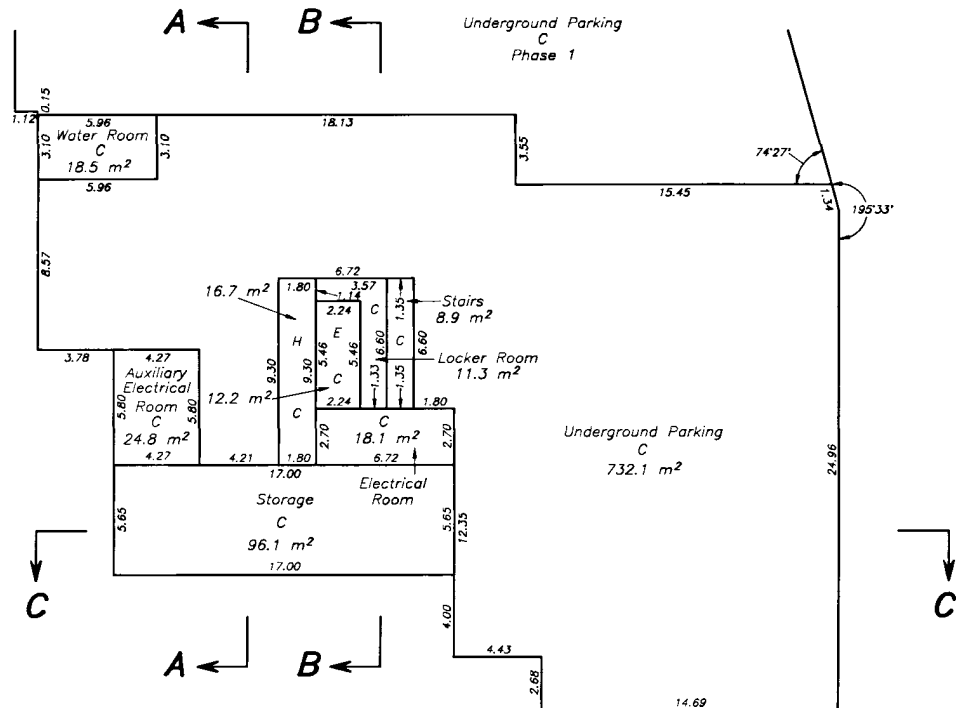
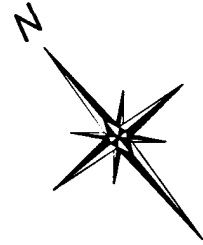
C 4017-88C

BASEMENT AND LOWER PARKING LEVEL

STRATA PLAN N.W.S. 3407

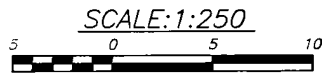


All distances are in metres.

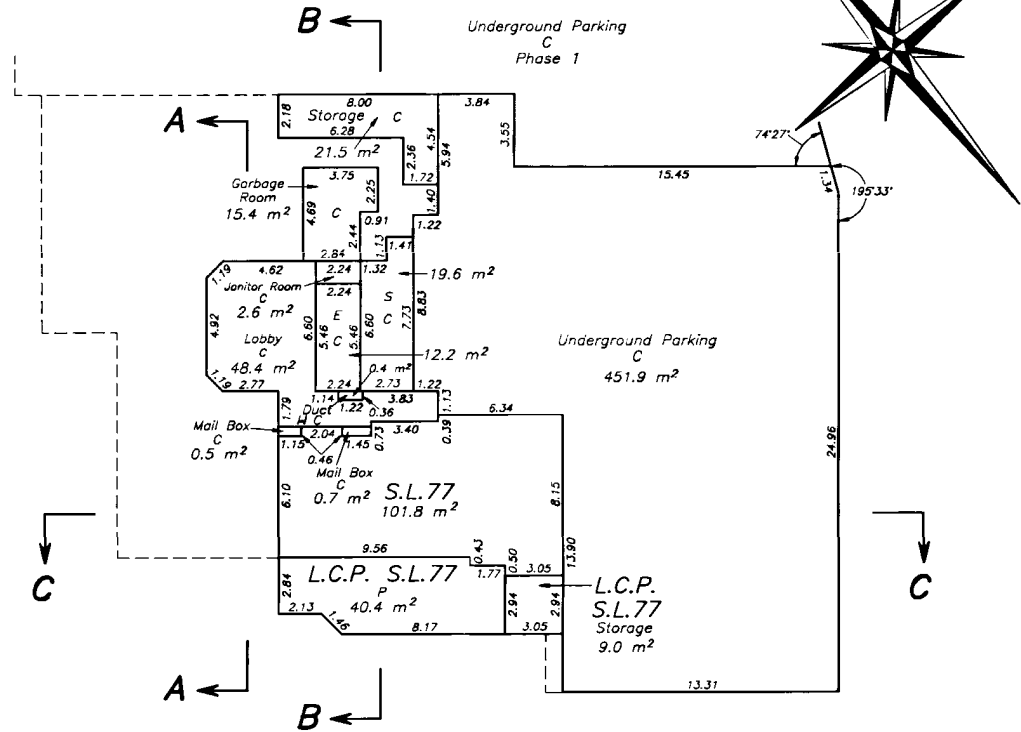


LOBBY AND UPPER PARKING LEVEL

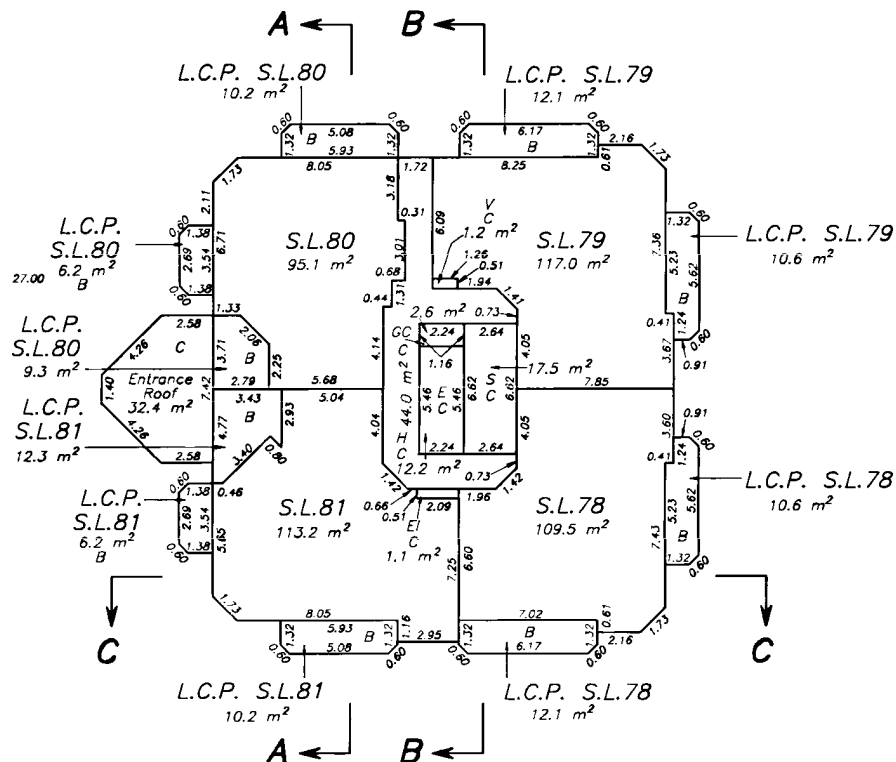
STRATA PLAN N.W.5.3407



All distances are in metres.



2nd. FLOOR PLAN



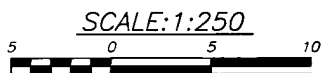
V.C.Goudal & Associates
British Columbia Land Surveyors
2559 Shaughnessy Street,
Port Coquitlam, B.C., V3C-3G3

R.H. B.C.L.S.
Dec. 10th, 1989

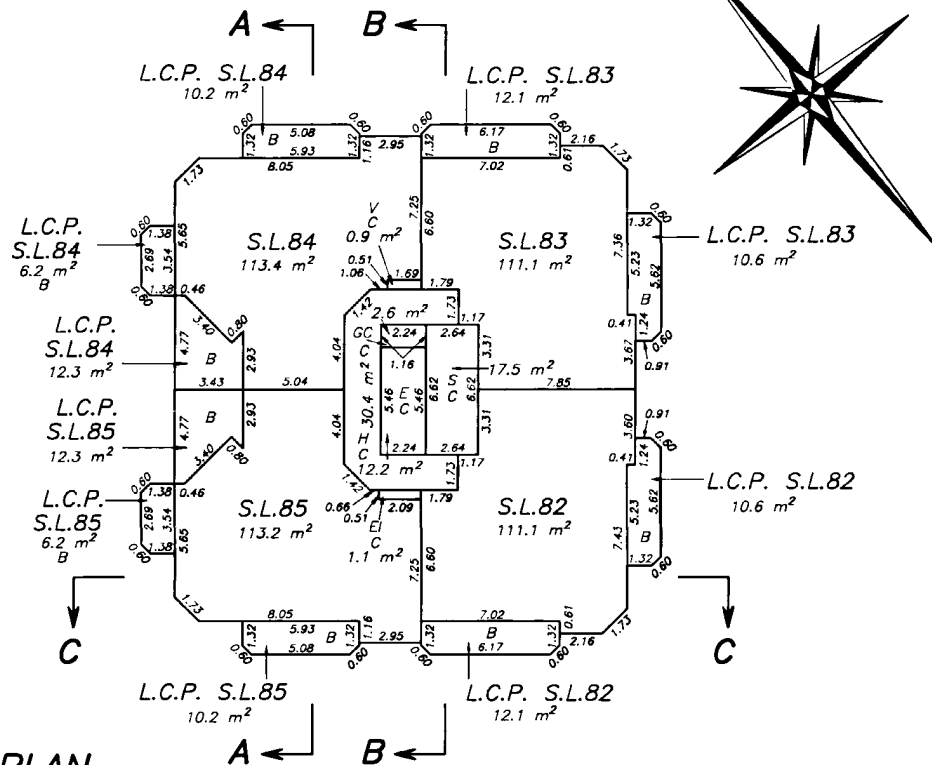
C 4017-88C

3rd. FLOOR PLAN

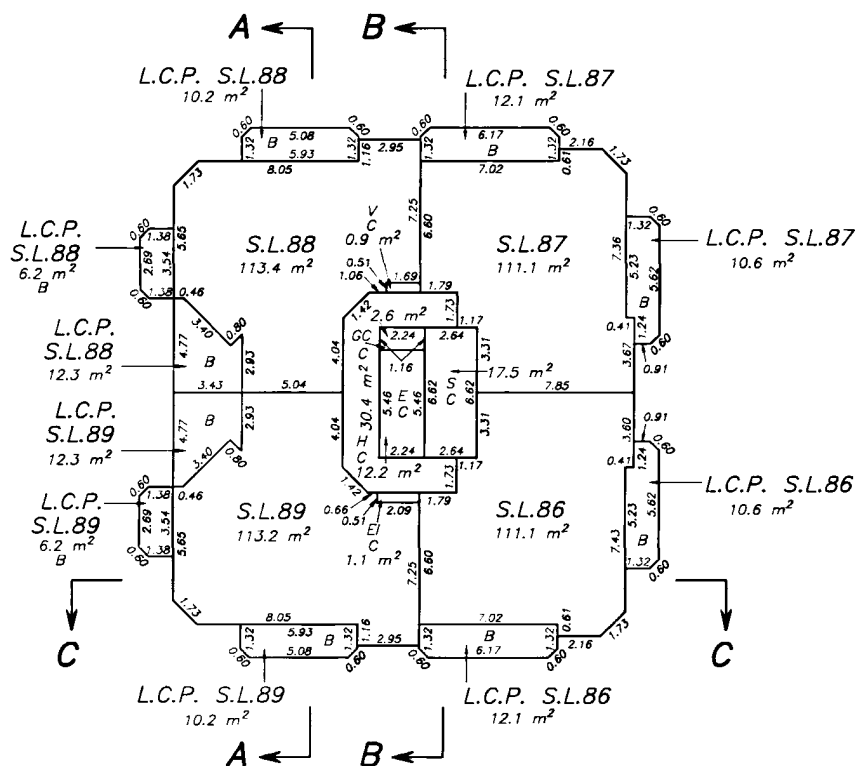
STRATA PLAN N.W.S.3407



All distances are in metres.



4th. FLOOR PLAN

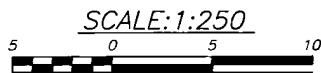


All distances are in metres.

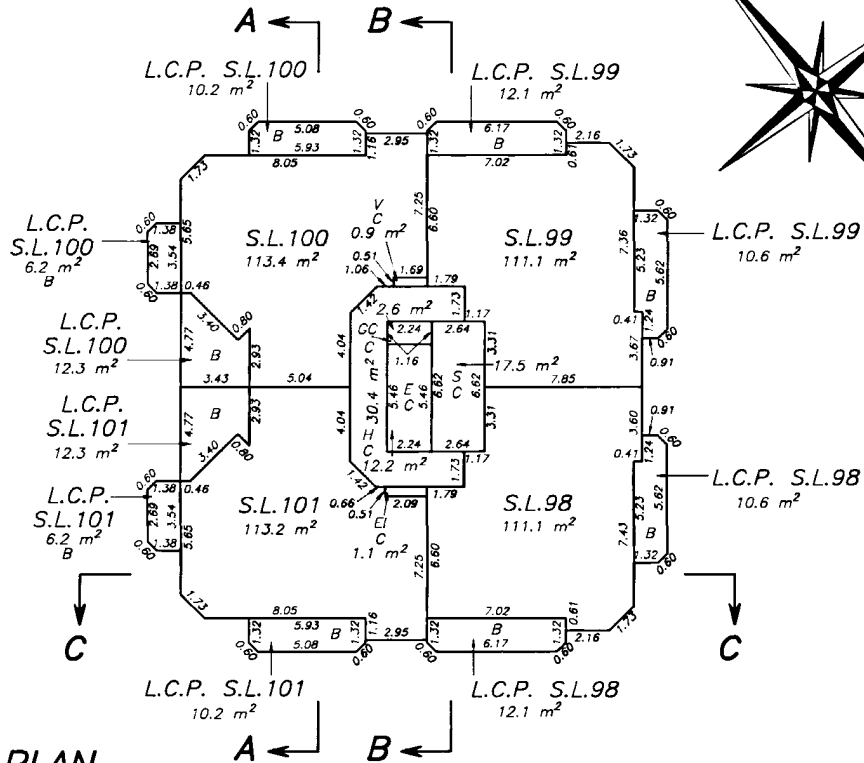


7th. FLOOR PLAN

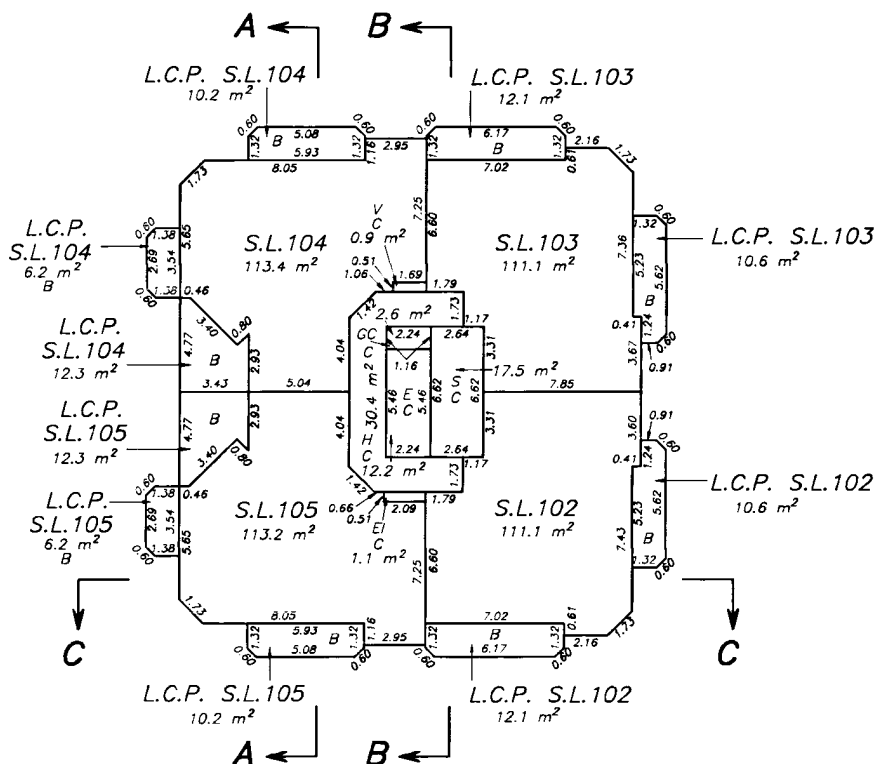
STRATA PLAN N.W.S. 3407



All distances are in metres.



8th. FLOOR PLAN

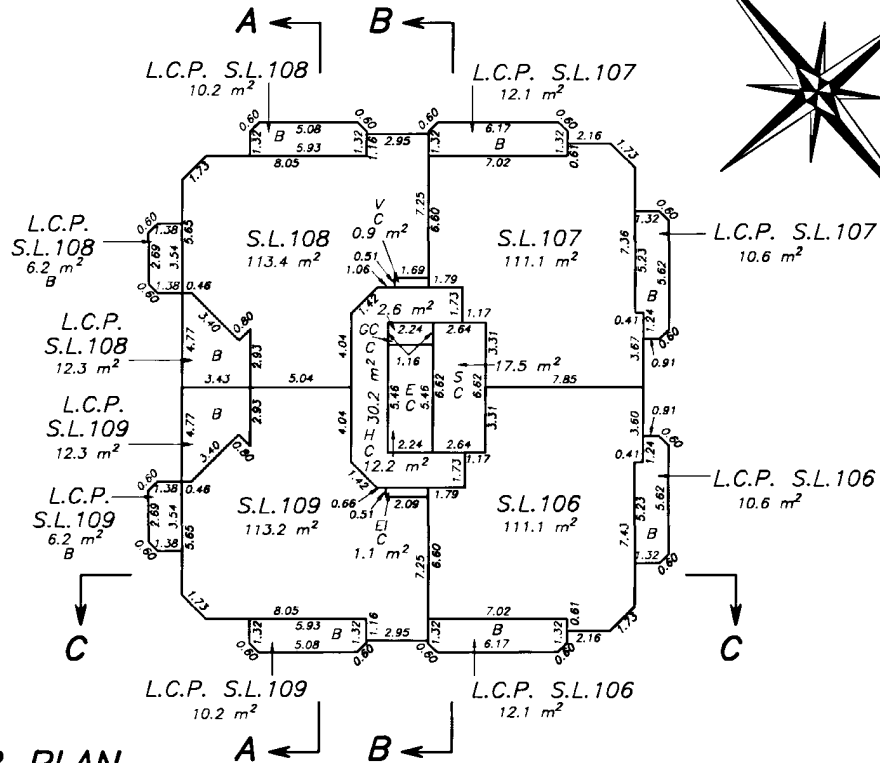


9th. FLOOR PLAN

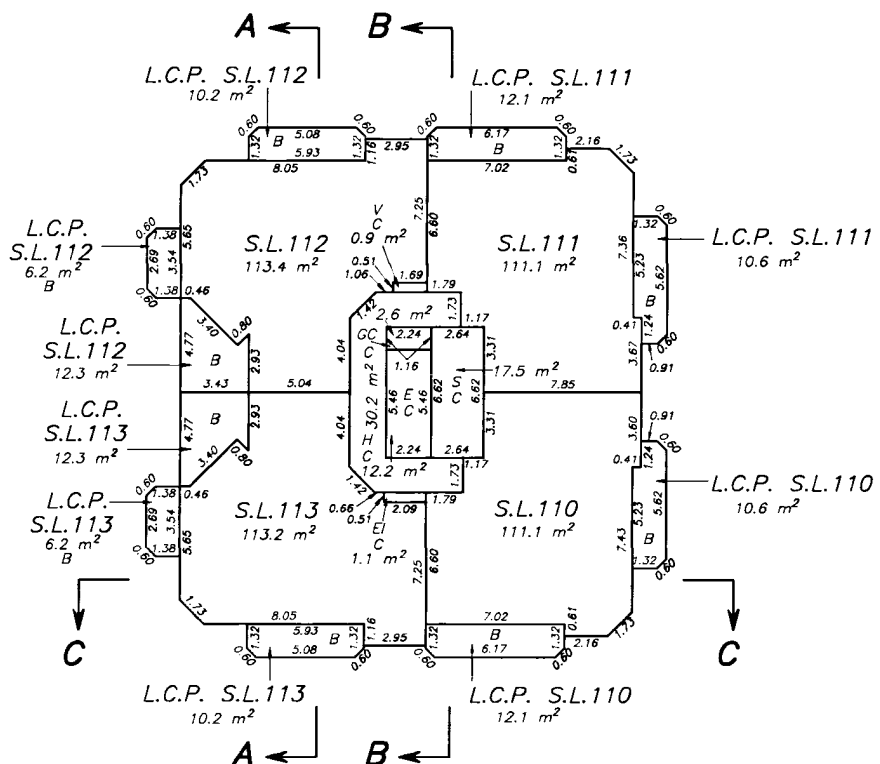
STRATA PLAN N.W.S. 3407

SCALE: 1:250
5 0 5 10

All distances are in metres.

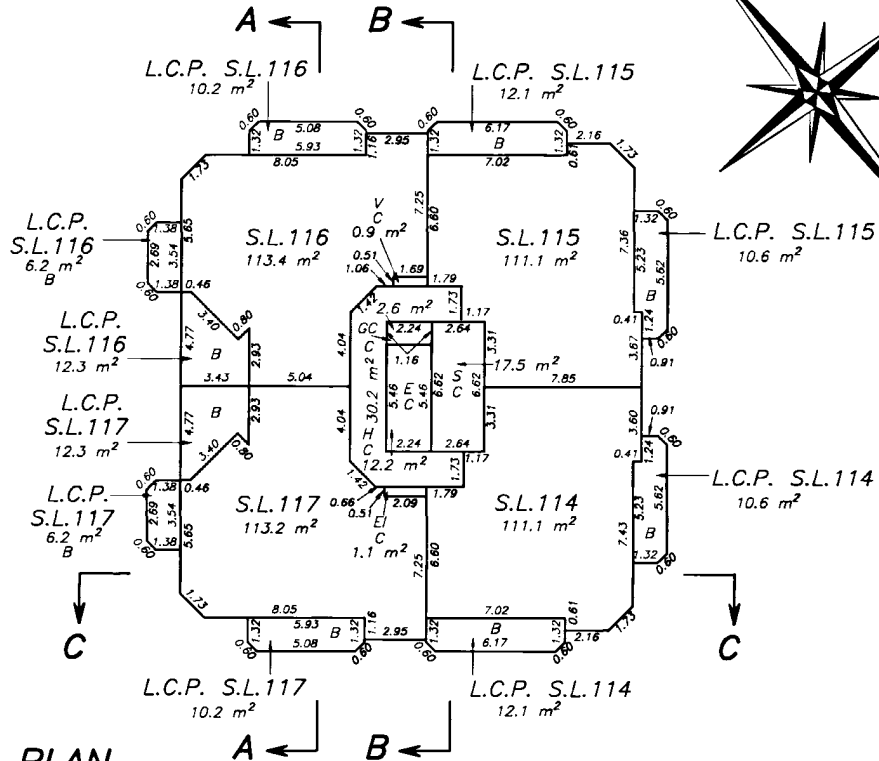
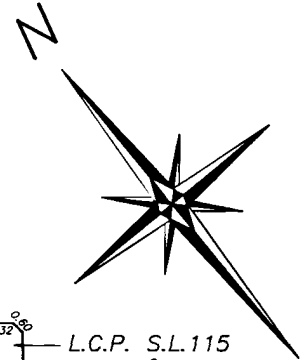
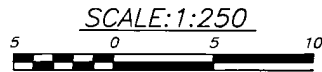


10th. FLOOR PLAN

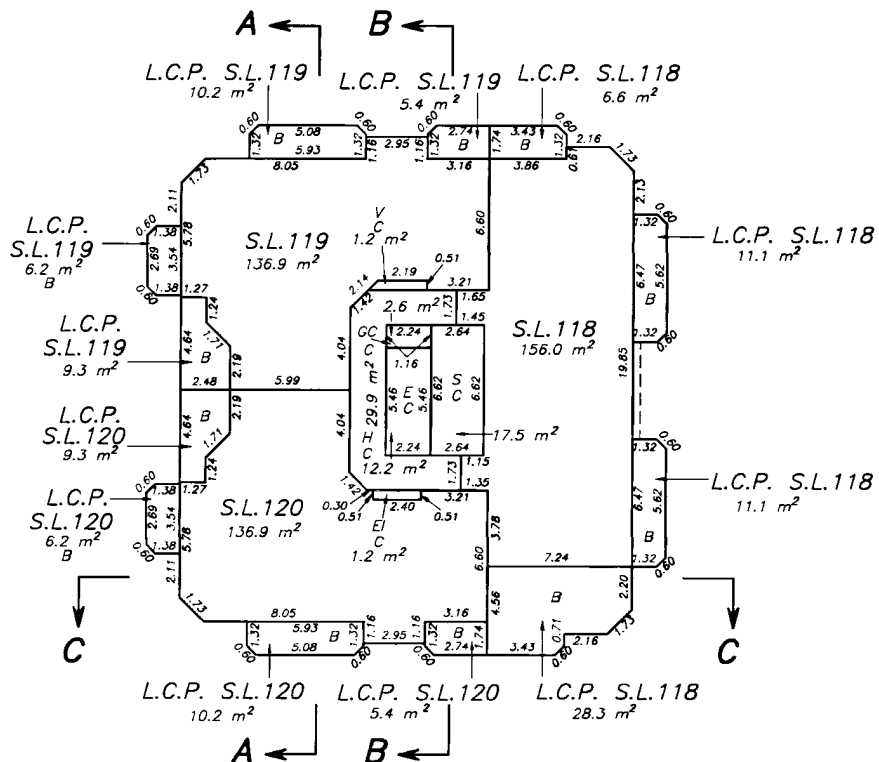


11th. FLOOR PLAN

STRATA PLAN *N.W.S. 3407*

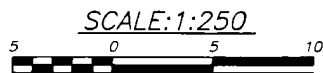


12th. FLOOR PLAN

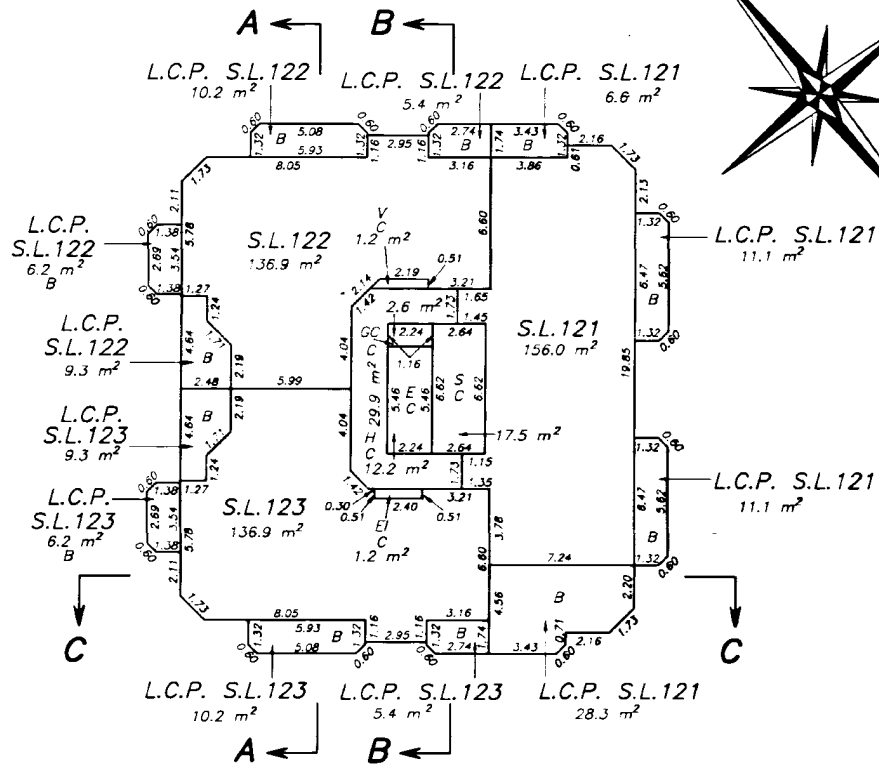


13th. FLOOR PLAN

STRATA PLAN *N.W.S.3407*

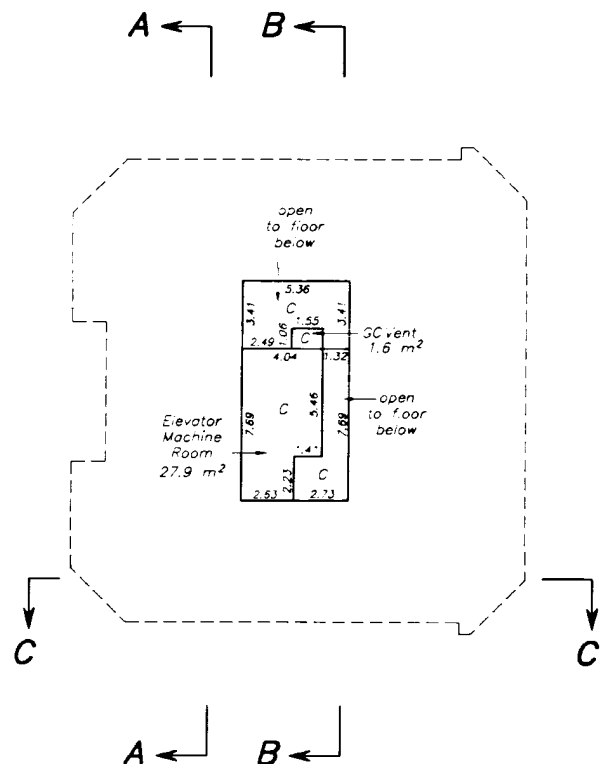
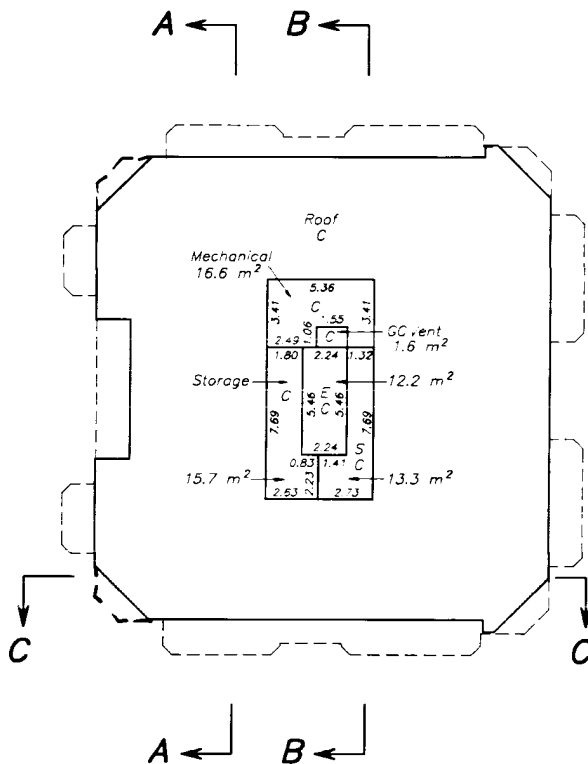


All distances are in metres.



ROOF FLOOR PLAN

MECHANICAL ROOM PLAN



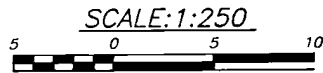
V.C.Goudal & Associates
British Columbia Land Surveyors
2559 Shaughnessy Street,
Port Coquitlam, B.C., V3C-3G3

R.H.B. B.C.L.S.
Dec. 10th, 1990

C 4017-88C

BUILDING SECTIONS

STRATA PLAN N.W.S. 3407



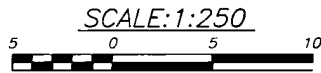
All distances are in metres.

				Roof Line
B	S.L. 123	S.L. 122	B	13th. Floor
B	S.L. 120	S.L. 119	B	12th. Floor
B	S.L. 117	S.L. 116	B	11th. Floor
B	S.L. 113	S.L. 112	B	10th. Floor
B	S.L. 109	S.L. 108	B	9th. Floor
B	S.L. 105	S.L. 104	B	8th. Floor
B	S.L. 101	S.L. 100	B	7th. Floor
B	S.L. 97	S.L. 96	B	6th. Floor
B	S.L. 93	S.L. 92	B	5th. Floor
B	S.L. 89	S.L. 88	B	4th. Floor
B	S.L. 85	S.L. 84	B	3rd. Floor
B	S.L. 81	S.L. 80	P	2nd. Floor
		Lobby C		Lobby Floor
	Storage C	Underground Parking C		Lower Parking Level

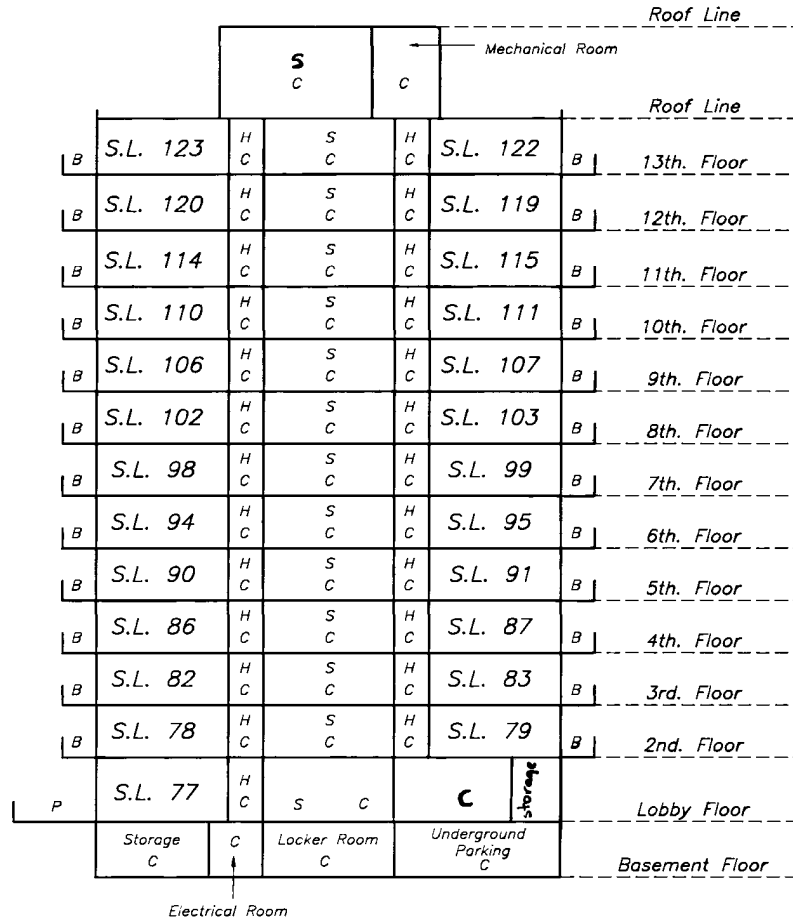
SECTION A-A

BUILDING SECTIONS

STRATA PLAN N.W.S. 3407



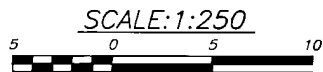
All distances are in metres.



SECTION B-B

BUILDING SECTIONS

STRATA PLAN N.W.S. 3407



All distances are in metres.

Roof Line		
13th. Floor	L.C.P. S.L. 121 ^B	S.L. 123
12th. Floor	L.C.P. S.L. 118 ^B	S.L. 120
11th. Floor	S.L. 114	S.L. 117
10th. Floor	S.L. 110	S.L. 113
9th. Floor	S.L. 106	S.L. 109
8th. Floor	S.L. 102	S.L. 105
7th. Floor	S.L. 98	S.L. 101
6th. Floor	S.L. 94	S.L. 97
5th. Floor	S.L. 90	S.L. 93
4th. Floor	S.L. 86	S.L. 89
3rd. Floor	S.L. 82	S.L. 85
2nd. Floor	S.L. 78	S.L. 81
Lobby Floor	Underground Parking C	S.L. 77
Basement Floor	Underground Parking C	Storage C

SECTION C-C