

STRATA PLAN OF PARCEL A,
DISTRICT LOTS 196 AND 4281,
GROUP 1, NEW WESTMINSTER DISTRICT,
PLAN LMP30007

STRATA PLAN LMS 3818CIVIC ADDRESS

289 Alexander Street, Vancouver B.C.

The Address for Service of Documents on the
Strata Corporation is:

"The Owners"

Strata Plan LMS 3818

c/o #403 - 1112 West Pender Street, Vancouver B.C.

Strata Plan LMS 3818

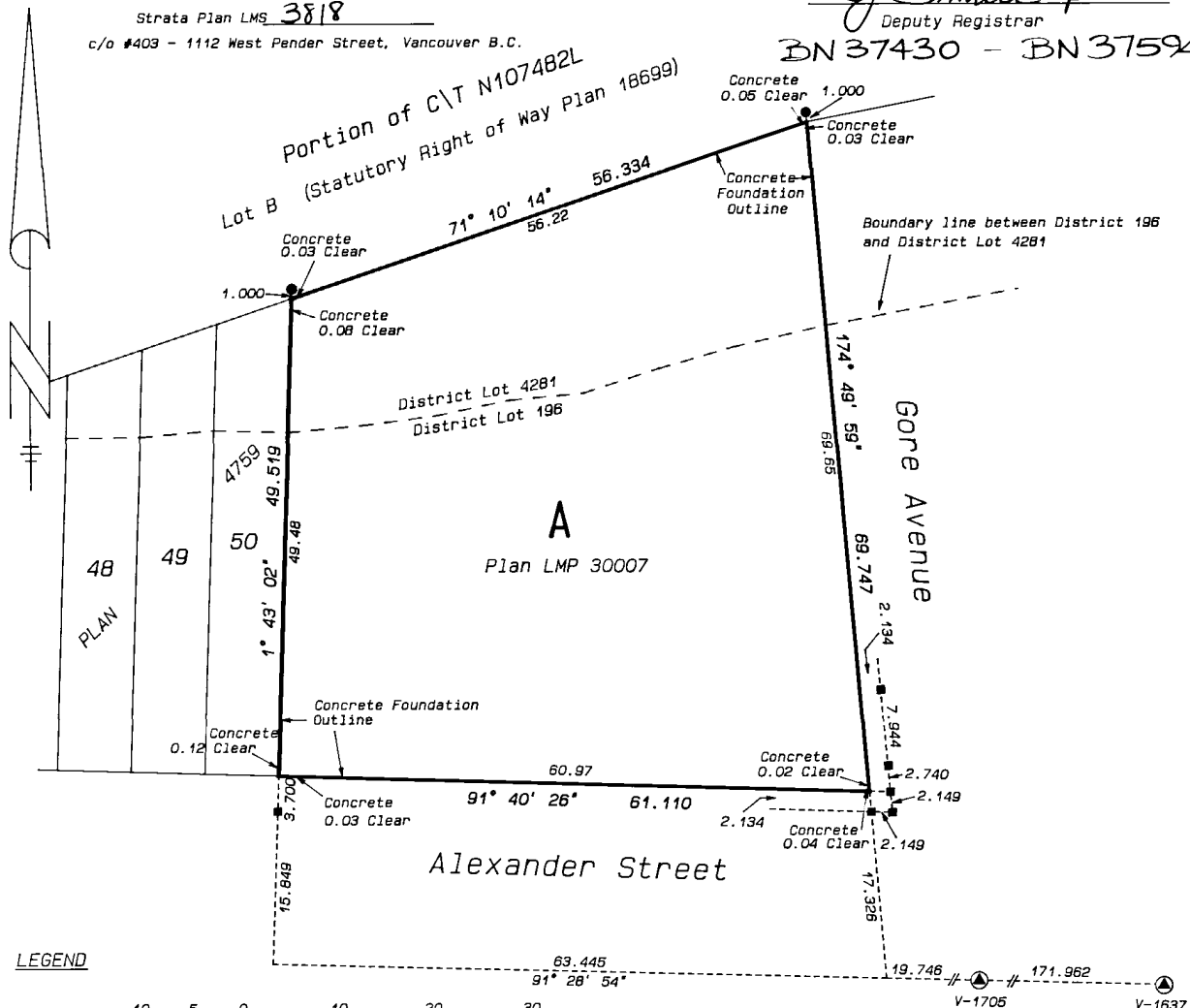
Deposited and Registered in the Land

Title Office at New Westminster, B.C.

This 16th Day of FEBRUARY 1999.

Deputy Registrar

BN 37430 - BN 37594

LEGEND

Scale 1:500

All dimensions are expressed as metres and decimals thereof.
Grid bearings are determined from observations between
monuments V-1705 and V-1637, Integrated Survey Area No. 31.

m² = square metres
SL = Strata Lot
Pt = Part Strata Lot
CP or C.P. = Common Property
LCP = Limited Common Property
G = gas closet (Common Property)
E = electrical closet (Common Property)
M = mechanical shaft (Common Property)
V = void (Common Property)
O = open to below

Note: Terrace for Strata Lot 1 shown as T SL 1 (typical LCP)
Parking Stall for Strata Lot 1 shown as P SL 1 (typical LCP)

■ Lead Plug Found
● Standard Iron Post Found
▲ Control Monument Found
□ Lead Plug Placed

G.R. WILLIAMS LAND SURVEYING LTD.

B.C. Land Surveyor
5204 Gladstone Street,
Vancouver, B.C. V5P 4C2
(fax) 325-3049

325-6767

This Plan Lies Within the
Greater Vancouver Regional District

OUR FILE V0417-1.STP

City of Vancouver
B.C.G.S. 926.025

Integrated Survey Area NO. 31
CITY OF VANCOUVER NAD 83 (CSRS)

This plan shows ground
level measured distances.
Prior to computation of U.T.M.
co-ordinates, multiply by
combined factor 0.9996020

I, George Williams, of Vancouver B.C., British
Columbia Land Surveyor, hereby certify that the
building erected on the parcel described above is
wholly within the external boundaries of that parcel.
Dated at Vancouver, B.C.

This 11th day of January, 1999.

G. Williams B.C.L.S.

FILED

LMS3818

J03543 2002-08-28-10.17.19.019257

STRATA PLAN LMS 3818CONDOMINIUM ACT

LOT No.	SHEET No.	FORM 1	FORM 2	FORM 3
		SCHEDULE OF UNIT ENTITLEMENT	SCHEDULE OF INTEREST UPON DESTRUCTION	SCHEDULE OF VOTING RIGHTS
S.L. 1	9, 10	1245	2212	1
S.L. 2	9, 10	761	1425	1
S.L. 3	9, 10	761	1613	1
S.L. 4	9, 10	761	1514	1
S.L. 5	9, 10	746	1618	1
S.L. 6	9, 10	730	1599	1
S.L. 7	9, 10	778	1574	1
S.L. 8	9, 10	689	1216	1
S.L. 9	9, 10	650	1189	1
S.L. 10	9, 10	687	1189	1
S.L. 11	9, 10	665	1194	1
S.L. 12	9, 10	1127	2200	1
S.L. 13	9, 10	735	1586	1
S.L. 14	9, 10	699	1549	1
S.L. 15	9, 10	766	1831	1
S.L. 16	9, 10	608	1399	1
S.L. 17	9, 10	740	1556	1
S.L. 18	9, 10	723	1549	1
S.L. 19	9, 10	740	1554	1
S.L. 20	9, 10	1027	2013	1
S.L. 21	9	441	1032	1
S.L. 22	9	533	911	1
S.L. 23	9	533	970	1
S.L. 24	9	519	887	1
S.L. 25	9	533	938	1
S.L. 26	9	452	1027	1
S.L. 27	9	533	1040	1
S.L. 28	9	533	1040	1
S.L. 29	9	533	1040	1
S.L. 30	9	530	870	1
S.L. 31	9	480	1040	1
S.L. 32	9	457	1027	1
S.L. 33	9	497	1040	1
S.L. 34	9	468	1040	1
S.L. 35	9	529	889	1
S.L. 36	10	441	1032	1
S.L. 37	10	533	911	1
S.L. 38	10	533	970	1
S.L. 39	10	519	887	1
S.L. 40	10	533	938	1
S.L. 41	10	452	1027	1
S.L. 42	10	533	1040	1
S.L. 43	10	533	1040	1
S.L. 44	10	533	1040	1
S.L. 45	10	530	870	1
S.L. 46	10	480	1040	1
S.L. 47	10	457	890	1
S.L. 48	10	497	968	1
S.L. 49	10	468	912	1
S.L. 50	10	529	1030	1
S.L. 51	11, 12	1243	2166	1
S.L. 52	11, 12	762	1599	1
S.L. 53	11, 12	762	1561	1
S.L. 54	11, 12	762	1599	1
S.L. 55	11, 12	746	1515	1
S.L. 56	11, 12	730	1749	1
S.L. 57	11, 12	779	1715	1
S.L. 58	11, 12	757	1429	1
S.L. 59	11, 12	870	1429	1
S.L. 60	11, 12	868	1462	1
S.L. 61	11, 12	868	1458	1
S.L. 62	11, 12	870	1446	1
S.L. 63	11, 12	788	1382	1
S.L. 64	11, 12	870	1475	1
S.L. 65	11, 12	870	1391	1
S.L. 66	11, 12	870	1434	1
S.L. 67	11, 12	1350	2237	1
S.L. 68	11, 12	1045	1704	1
S.L. 69	11, 12	889	1508	1
S.L. 70	11, 12	691	1266	1
S.L. 71	11, 12	726	1269	1
S.L. 72	11, 12	688	1282	1
S.L. 73	11, 12	650	1399	1
S.L. 74	11, 12	690	1323	1
S.L. 75	11, 12	668	1294	1

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File No. V0417-2.STP

G. Williams B.C.L.S.
 January 11th, 1999.

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LMS3818

J03543 2002-08-28-10.17.19.019257

STRATA PLAN LMS 3818CONDOMINIUM ACT

LOT No.	SHEET No.	FORM 1	FORM 2	FORM 3
		SCHEDULE OF UNIT ENTITLEMENT	SCHEDULE OF INTEREST UPON DESTRUCTION	SCHEDULE OF VOTING RIGHTS
S.L. 76	11, 12	1126	2399	1
S.L. 77	11, 12	735	1661	1
S.L. 78	11, 12	693	1617	1
S.L. 79	11, 12	767	1815	1
S.L. 80	11, 12	624	1499	1
S.L. 81	11, 12	740	1707	1
S.L. 82	11, 12	726	1669	1
S.L. 83	11, 12	740	1649	1
S.L. 84	11, 12	1028	2119	1
S.L. 85	13, 14	1532	3149	1
S.L. 86	13, 14	828	1716	1
S.L. 87	13, 14	817	2026	1
S.L. 88	13, 14	805	1949	1
S.L. 89	13, 14	825	1716	1
S.L. 90	13, 14	664	1464	1
S.L. 91	13, 14	847	1699	1
S.L. 92	13, 14	842	1699	1
S.L. 93	13, 14	842	1699	1
S.L. 94	13, 14	870	1676	1
S.L. 95	13, 14	876	1736	1
S.L. 96	13, 14	848	1669	1
S.L. 97	13, 14	1347	2326	1
S.L. 98	13, 14	1072	1784	1
S.L. 99	13, 14	883	1603	1
S.L. 100	13, 14	678	1368	1
S.L. 101	13, 14	722	1406	1
S.L. 102	13, 14	689	1412	1
S.L. 103	13, 14	643	1386	1
S.L. 104	13, 14	687	1429	1
S.L. 105	13, 14	1231	2749	1
S.L. 106	13, 14	724	1803	1
S.L. 107	13, 14	594	1643	1
S.L. 108	13, 14	763	2319	1
S.L. 109	13, 14	753	1769	1
S.L. 110	13, 14	718	1749	1
S.L. 111	13, 14	1544	3199	1
S.L. 112	15, 16	1532	3299	1
S.L. 113	15, 16	834	1842	1
S.L. 114	15, 16	817	2029	1
S.L. 115	15, 16	805	2049	1
S.L. 116	15, 16	834	1813	1
S.L. 117	15, 16	719	1479	1
S.L. 118	15, 16	696	1599	1
S.L. 119	15, 16	790	1749	1
S.L. 120	15, 16	793	1799	1
S.L. 121	15, 16	878	1777	1
S.L. 122	15, 16	870	1716	1
S.L. 123	15, 16	876	1737	1
S.L. 124	15, 16	1340	2306	1
S.L. 125	15, 16	1110	2050	1
S.L. 126	15, 16	850	1758	1
S.L. 127	15, 16	680	1569	1
S.L. 128	15, 16	721	1599	1
S.L. 129	15, 16	688	1569	1
S.L. 130	15, 16	648	1549	1
S.L. 131	15, 16	691	1549	1
S.L. 132	15, 16	1231	2562	1
S.L. 133	15, 16	737	1879	1
S.L. 134	15, 16	1564	3500	1
S.L. 135	15, 16	752	1799	1
S.L. 136	15, 16	724	1826	1
S.L. 137	15, 16	1551	3117	1
S.L. 138	17, 18	1004	2349	1
S.L. 139	17, 18	1367	3299	1
S.L. 140	17, 18	819	1949	1
S.L. 141	17, 18	849	1999	1
S.L. 142	17, 18	1333	2999	1
S.L. 143	17, 18	1039	2299	1
S.L. 144	17, 18	843	1999	1
S.L. 145	17, 18	805	1949	1
S.L. 146	17, 18	1169	2999	1
S.L. 147	17	1093	3269	1
S.L. 148	17	1193	3499	1
S.L. 149	17, 18	1438	3490	1
S.L. 150	17, 18	1315	3499	1

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325-6767

File No. V0417-3.STP

G.R. Williams B.C.L.S.
 January 11th, 1999.

FILED
 LMS3818
 J03543 2002-08-28-10.17.19.019257

STRATA PLAN LMS 3818CONDOMINIUM ACT

LOT No.	SHEET No.	FORM 1	FORM 2	FORM 3
		SCHEDULE OF UNIT ENTITLEMENT	SCHEDULE OF INTEREST UPON DESTRUCTION	SCHEDULE OF VOTING RIGHTS
S.L. 151	7, B	1915	3290	2.4
S.L. 152	7, B	1302	1649	1.6
S.L. 153	7, B	1287	1649	1.6
S.L. 154	7	1522	1640	1.9
S.L. 155	7, B	1710	2149	2.1
S.L. 156	7	1381	1680	1.7
S.L. 157	7	2138	2599	2.7
S.L. 158	7	1938	2018	2.4
S.L. 159	7	1650	1704	2.1
S.L. 160	8	1146	1250	1.4
S.L. 161	8	925	1899	1.2
S.L. 162	8	1377	2799	1.7
S.L. 163	8	2761	3279	3.4
S.L. 164	8	957	1249	1.2
S.L. 165	8	578	899	0.7
AGGREGATE		143000	282208	178.1

Accepted as to Forms 1, 2 and 3.
This 11 day of February,
1999.

Shel
for Superintendent of Real Estate

OPTION TO PURCHASE: CITY OF VANCOUVER.

JS Frances J. Connell Frances J. Connell
Authorized Signatory Print Name

Authorized Signatory Print Name

J. Forsey Joy Forsey
Signature of Witness Print Name of Witness

10441-128 ST, Surrey, B.C.
Address of Witness

Secretary
Occupation of Witness

CONDOMINIUM ACT
CERTIFICATE UNDER SECTION 8 (1)

I, George Williams, of Vancouver, B.C. British Columbia Land Surveyor, hereby certify that the building shown in this Strata Plan has not as of

The 11th day of January, 1999.

been previously occupied.

This 11th day of January, 1999.

G. Williams B.C.L.S.

City of Vancouver as holder of Covenant No. BL164607,
Hereby consent to the filing of this Strata Plan.

JS Frances J. Connell Frances J. Connell
Authorized Signatory Print Name

Authorized Signatory Print Name

OWNER: AL GORE DEVELOPMENT CORP. INC. 493021

Paul Mayer PAUL MAYER
Authorized Signatory Print Name

Authorized Signatory Print Name

WITNESS Brian Paterson
Signature of Witness Print Name of Witness

1152 LAWSON AVE. WEST VANC.
Address of Witness

Developer
Occupation of Witness

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5204 Gladstone Street,
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File No. V0417-4.STP

MORTGAGEE: VANCITY ENTERPRISES LTD. INC. 359740

Dale McClaughan Dale McClaughan
Authorized Signatory Print Name

René David René David
Authorized Signatory Print Name

WITNESS BONNIE DAVY
Signature of Witness Print Name of Witness

950-1050 W. Pender St., Vanc., BC
Address of Witness

Div. Asst., VanCity Enterprises
Occupation of Witness

MORTGAGEE: 509993 B.C. LTD. INC. 509993

Paul Mayer PAUL MAYER
Authorized Signatory Print Name

Authorized Signatory Print Name

WITNESS Brian Paterson
Signature of Witness Print Name of Witness

1152 LAWSON AVE. WEST VANC.
Address of Witness

Developer
Occupation of Witness

INC. A41051

MORTGAGEE: FIRST MARATHON MORTGAGE CORPORATION

H.R. Kennedy H.R. Kennedy
Authorized Signatory Print Name HAROLD KENNEDY

C.R. Wedge C.R. Wedge
Authorized Signatory Print Name CLARENCE WEDGE

WITNESS E. Parker
Signature of Witness Print Name of Witness ELIZABETH PARKER

4551 DONEGAL DR. MISSISSAUGA
Address of Witness

Funder
Occupation of Witness

G. Williams B.C.L.S.
January 11th, 1999.

STRATA PLAN LMS 3818

Scale 1:250

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All dimensions are expressed as metres and decimals thereof.

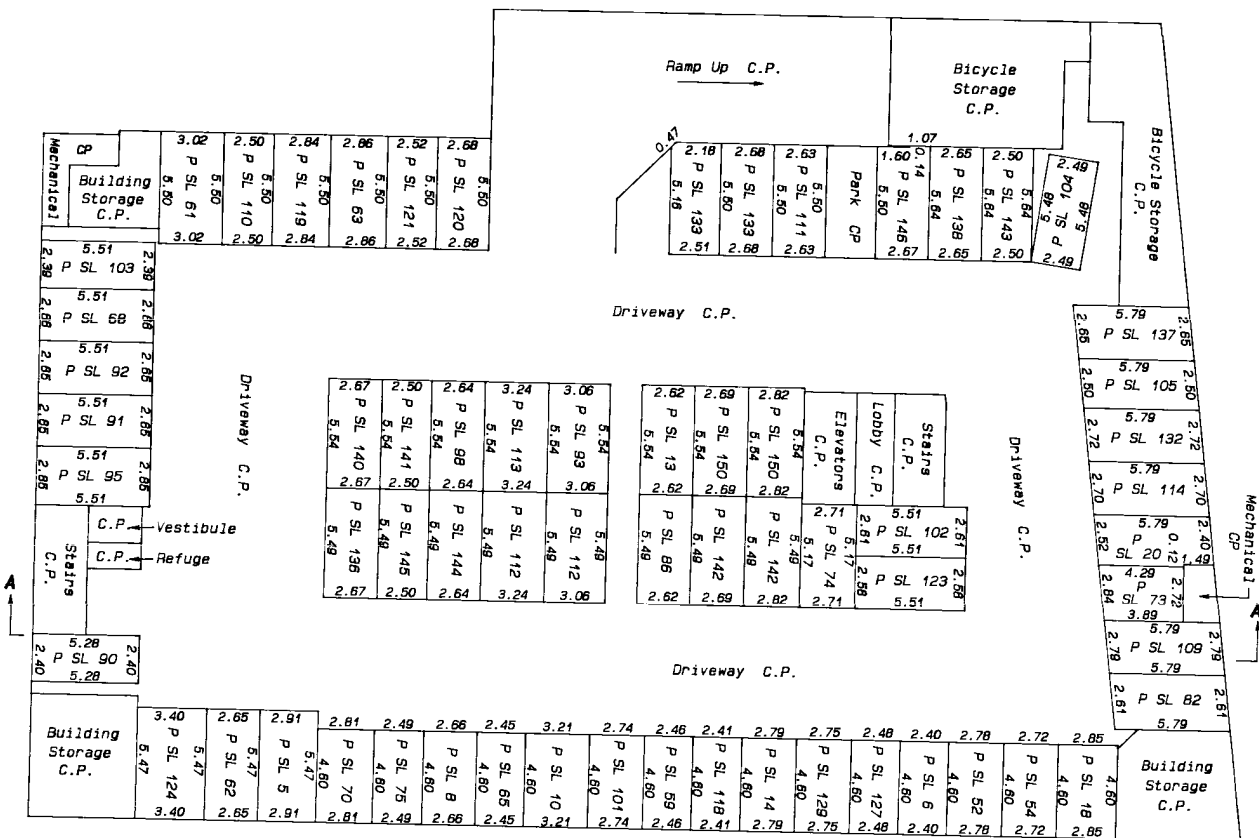
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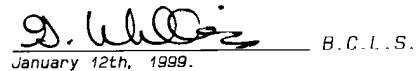
B.C. Land Surveyor
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325-6767

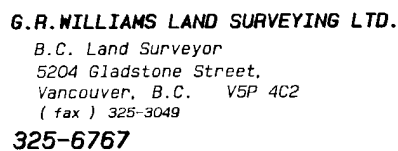
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G. Williams B.C.L.S.
January 12th, 1999.

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D. Willes B.C.L.S.
January 12th, 1999.

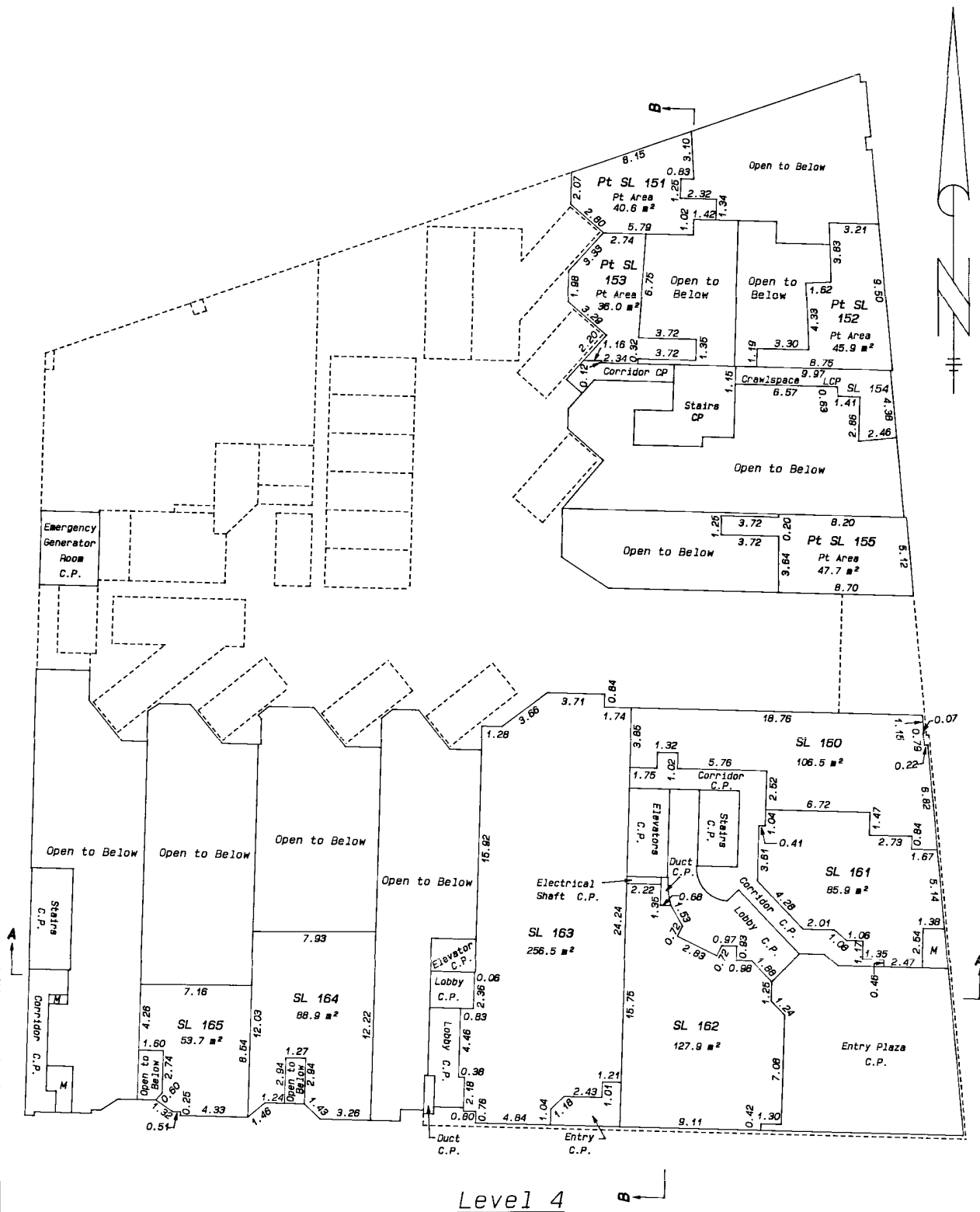
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STRATA PLAN LMS 3818

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G. Williams
January 12th, 1999.

B.C.L.S.

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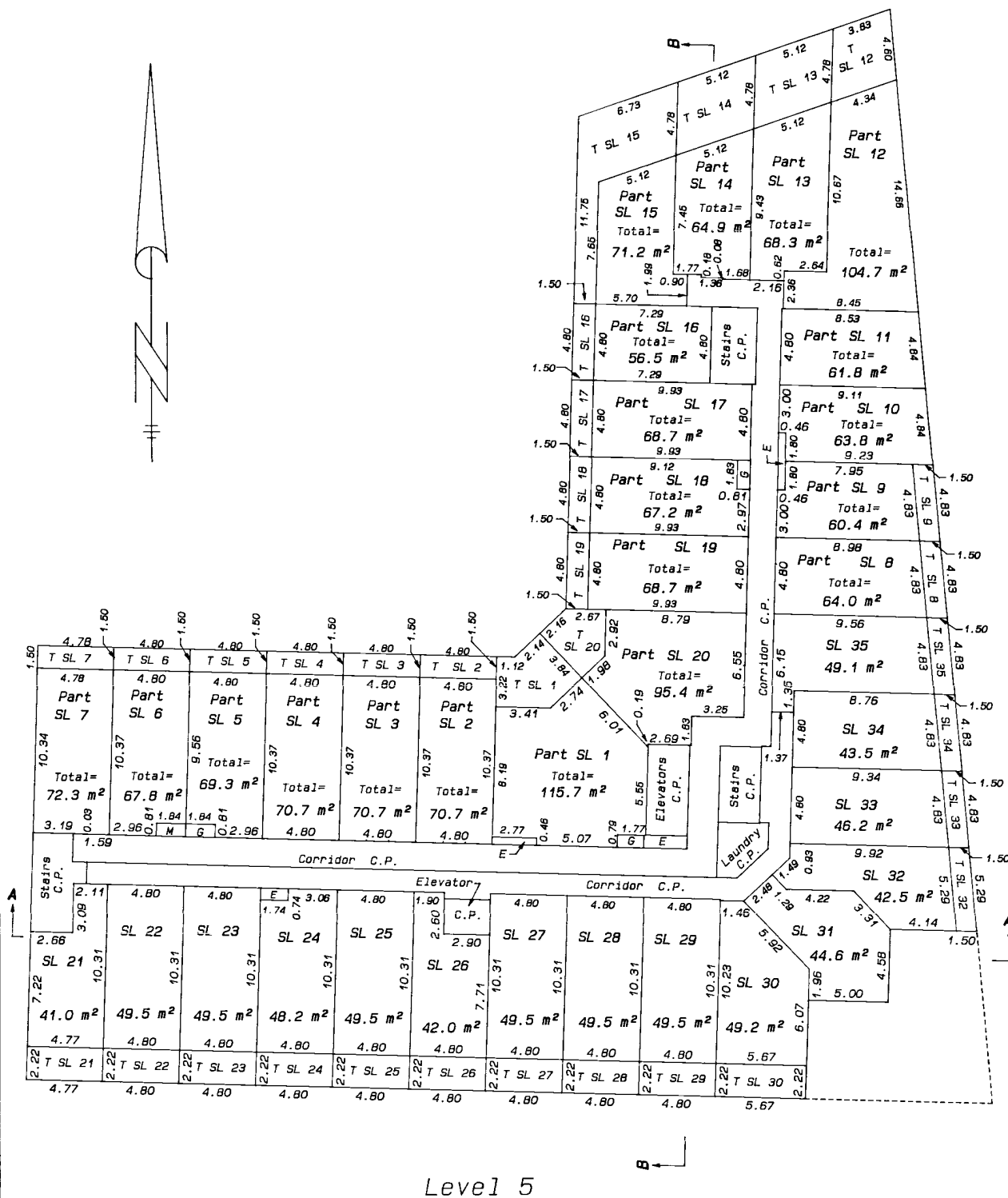
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STRATA PLAN LMS 3818

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G. Williams
January 12th, 1999.

B.C.L.S.

Scale 1:250

0 1 5 10

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metres and decimals thereof.

STRATA PLAN LMS 3818

NOTES:

- 1: Part Strata Lot 13, Part Area = 20.0 sq.m.
- 2: Part Strata Lot 14, Part Area = 24.1 sq.m.
- 3: Part Strata Lot 20, Part Area = 29.2 sq.m.
- 4: Part Strata Lot 1, Part Area = 22.9 sq.m.
- 5: Part Strata Lot 2, Part Area = 20.9 sq.m.
- 6: Part Strata Lot 3, Part Area = 20.9 sq.m.
- 7: Part Strata Lot 4, Part Area = 20.9 sq.m.
- 8: Part Strata Lot 5, Part Area = 21.0 sq.m.
- 9: Part Strata Lot 6, Part Area = 19.5 sq.m.
- 10: Part Strata Lot 7, Part Area = 24.3 sq.m.



Level 6

G.R. WILLIAMS LAND SURVEYING LTD.

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G. Williams
January 12th, 1999.

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STRATA PLAN LMS 3818

Scale 1:250

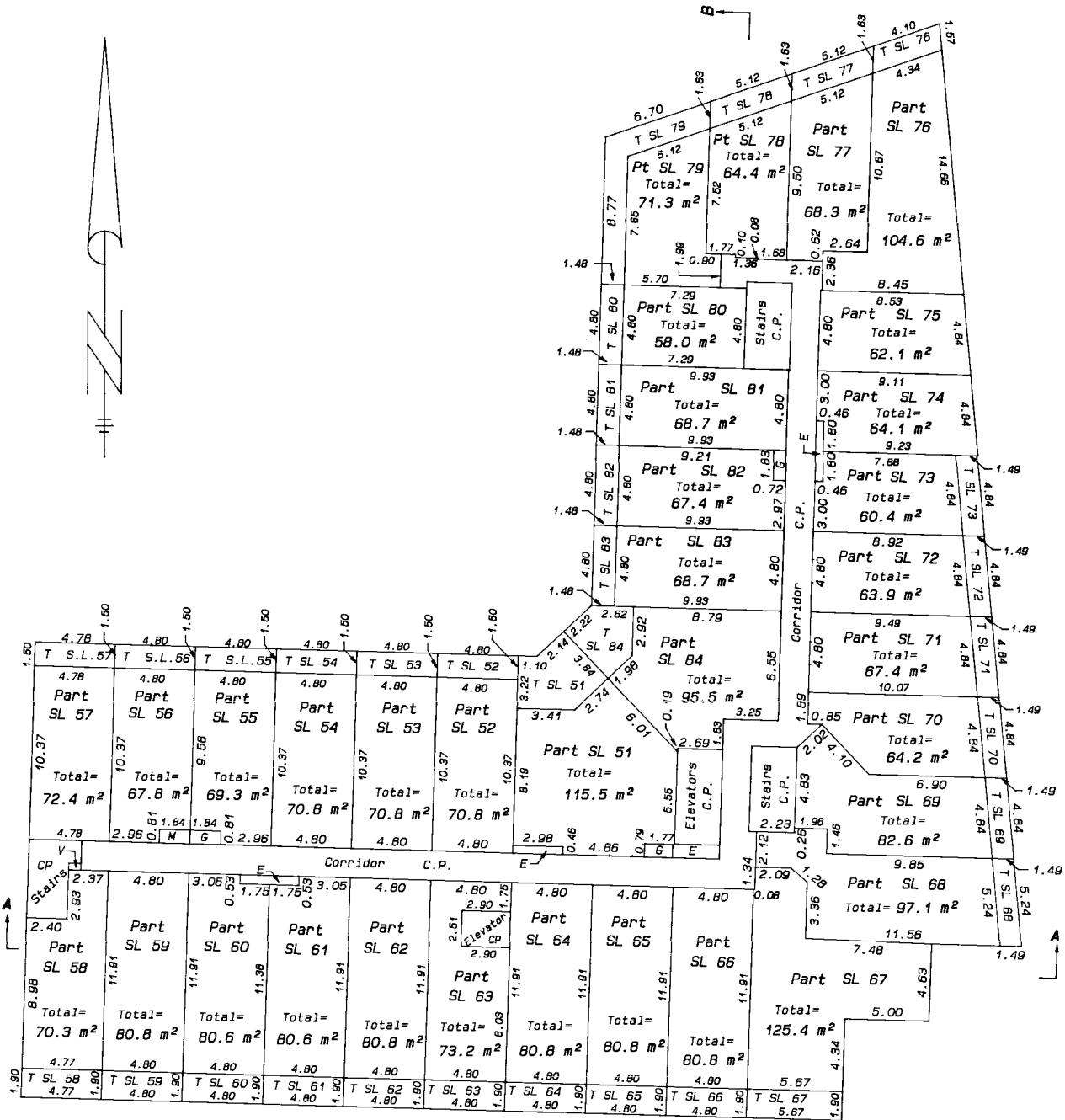


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Level 7

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325-6767

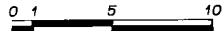
G. Williams
January 12th, 1999.

B.C.L.S.

STRATA PLAN LMS

3818

Scale 1:250



All dimensions are expressed as metres and decimals thereof.



Level 8

G.R.WILLIAMS LAND SURVEYING LTD.

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File V0417-12.STP

G. Williams

B.C.L.S.

January 12th, 1999.

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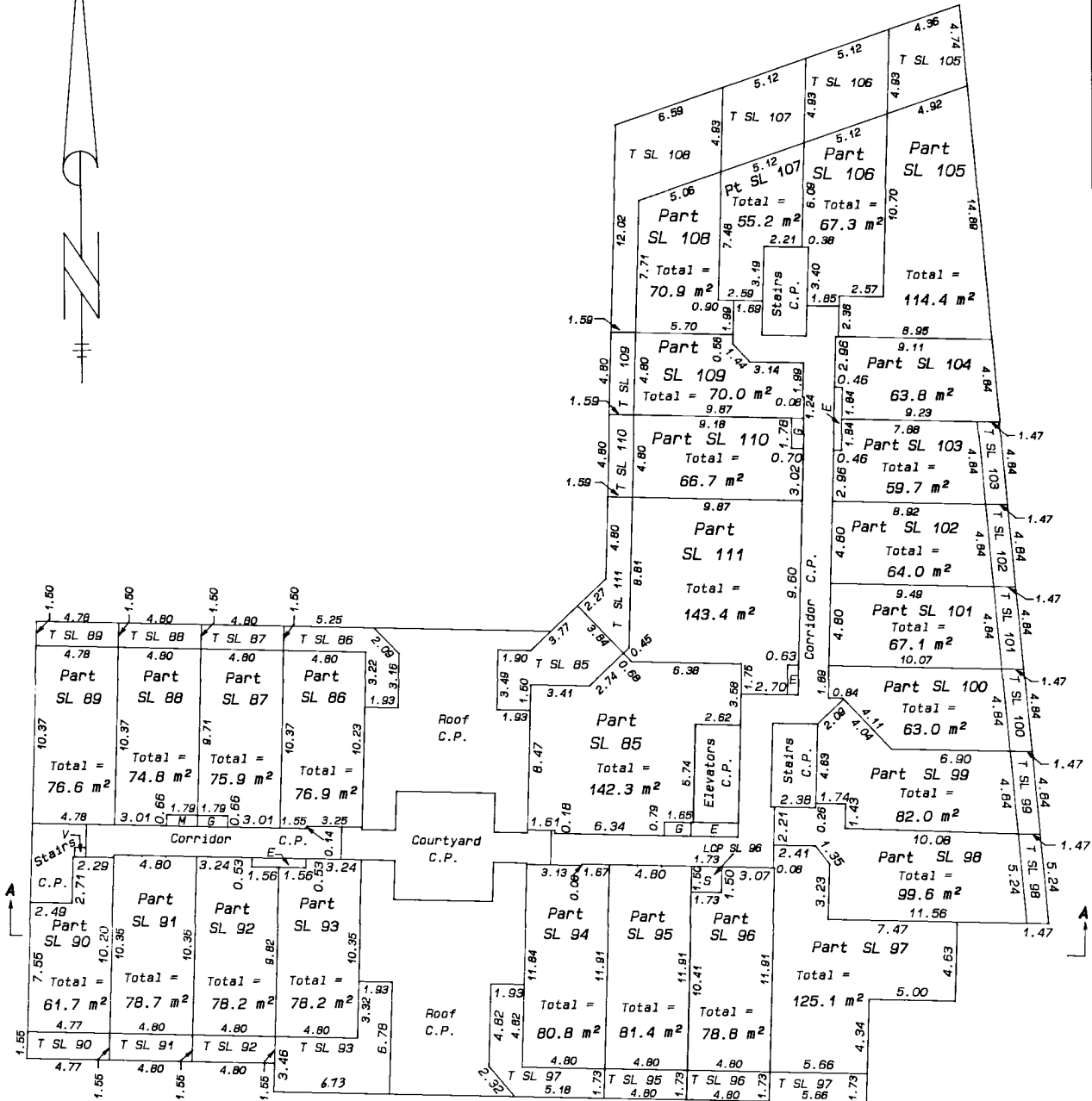
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All dimensions are expressed as metres and decimals thereof.



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Level 9

G.R.WILLIAMS LAND SURVEYING LTD.

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G. Williams

B.C.L.S.

January 12th, 1999.

Scale 1:250

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STRATA PLAN LMS **3818**

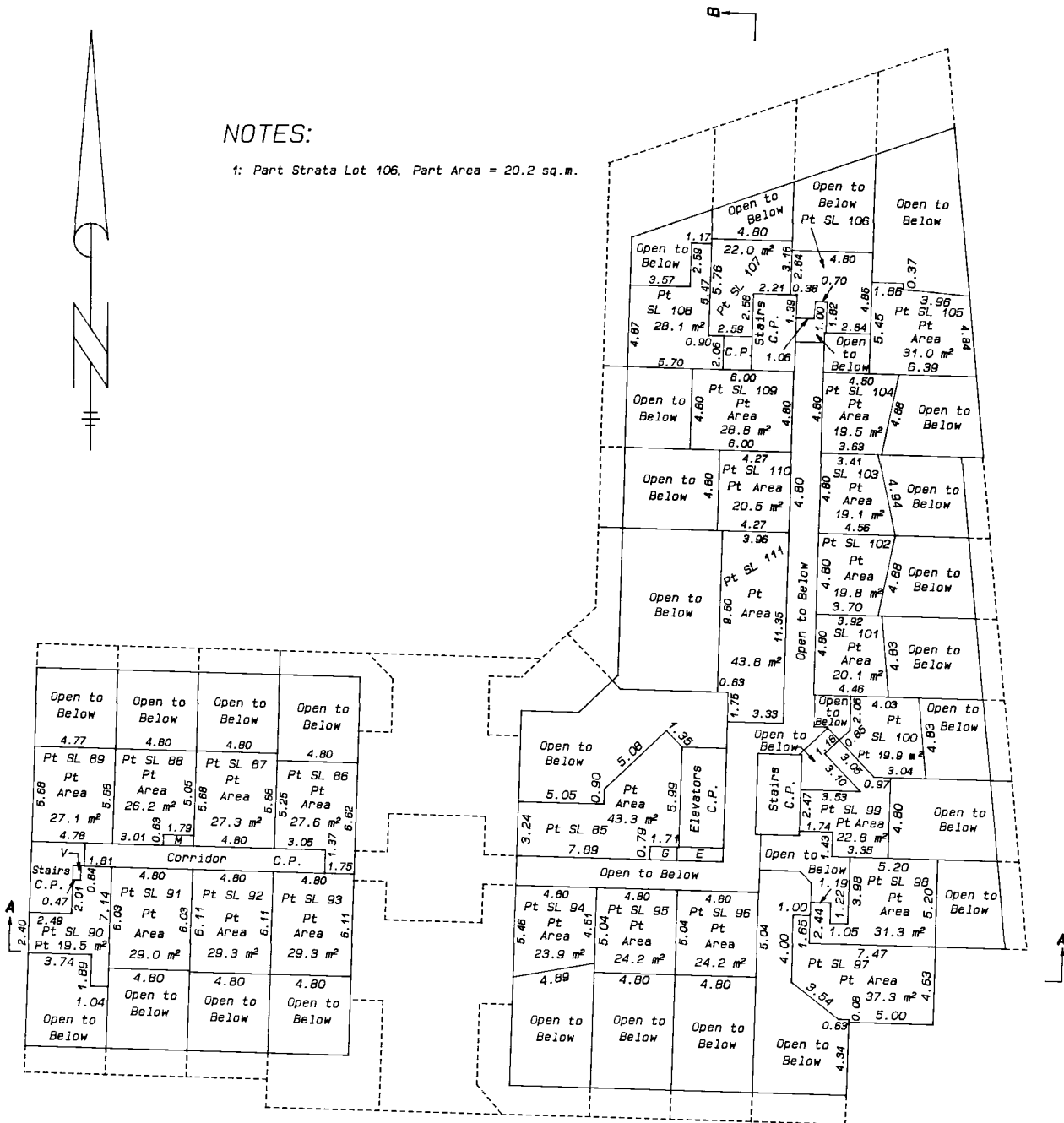
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NOTES:

1: Part Strata Lot 106, Part Area = 20.2 sq.m.

Level 10**G.R. WILLIAMS LAND SURVEYING LTD.**

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File V0417-14.STP

G.R. Williams
January 12th, 1999.

B.C.L.S.

Scale 1:250

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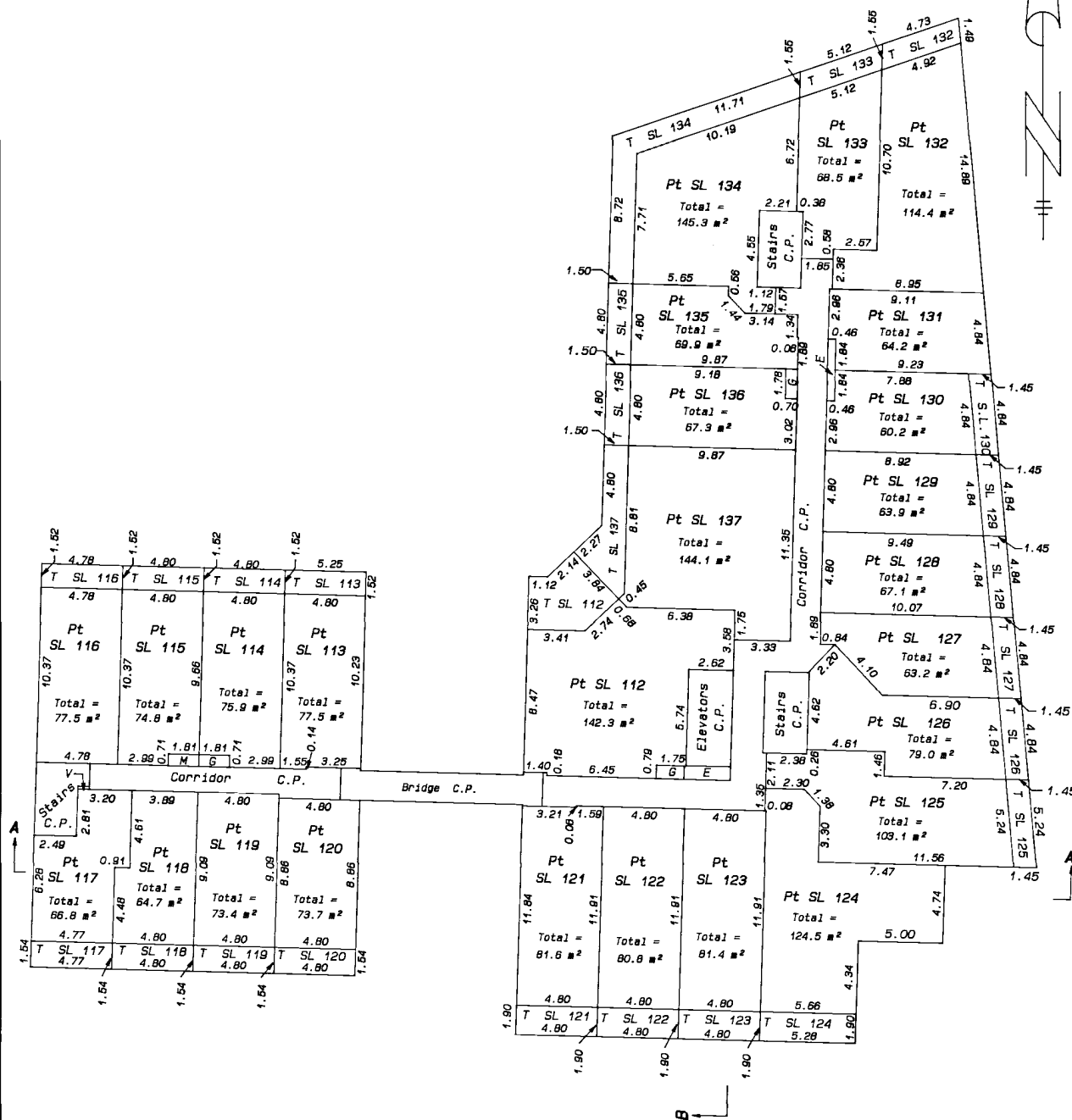
All dimensions are expressed as metres and decimals thereof.

STRATA PLAN LMS 3818

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G. Williams
January 12th, 1999.

B.C.L.S.

STRATA PLAN LMS 3818

Scale 1:250



All dimensions are expressed as metres and decimals thereof.

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Level 12

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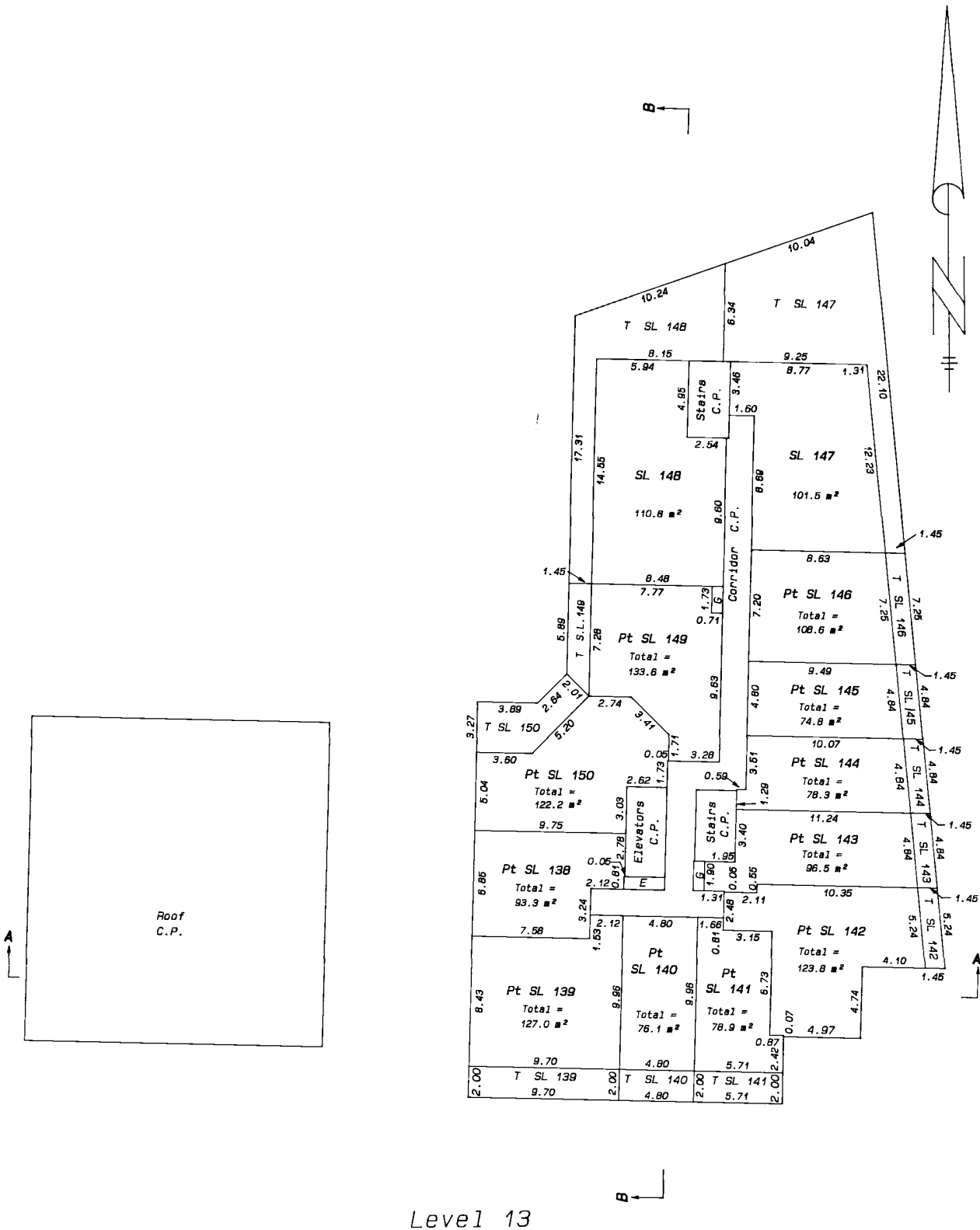
STRATA PLAN LMS **3818**

Scale 1:250

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File V0417-17.STP

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STRATA PLAN LMS 3818

Scale 1:250

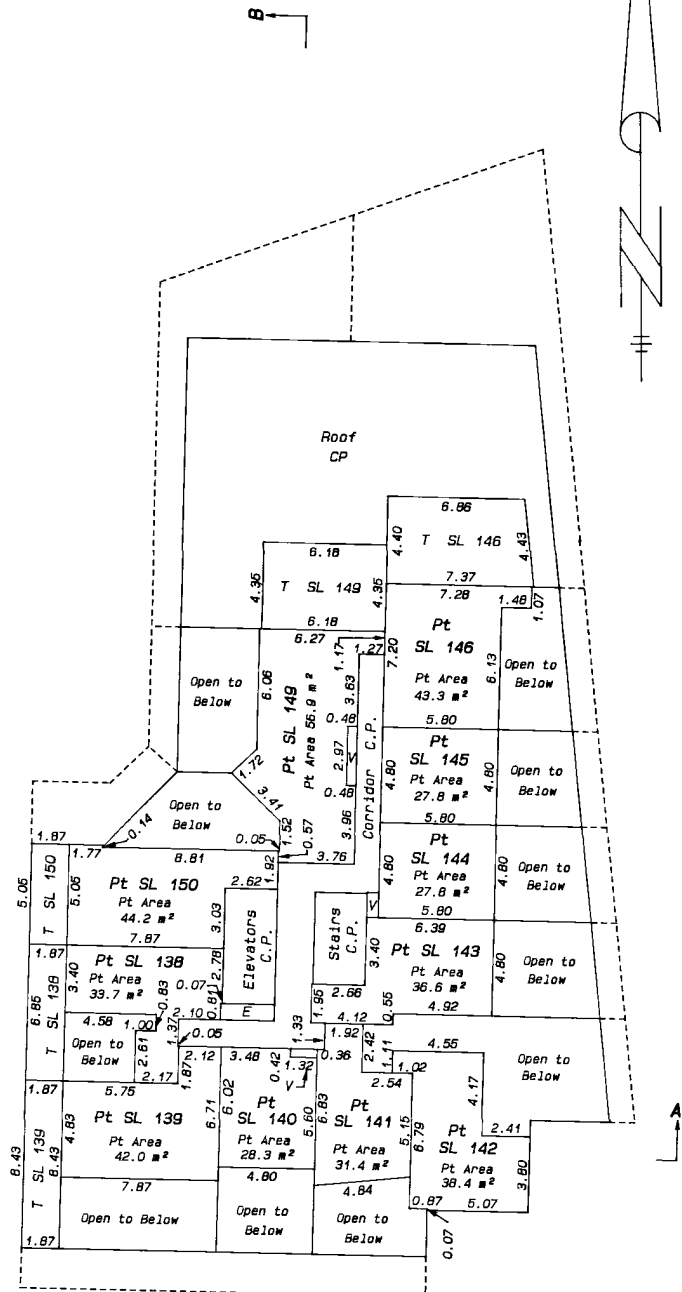
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All dimensions are expressed as metres and decimals thereof.

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LMS3818

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Level 14

G.R. WILLIAMS LAND SURVEYING LTD.

B.C. Land Surveyor
5204 Gladstone Street,
Vancouver, B.C. V5P 4C2
(fax) 325-3049

325-6767

G. Williams

B.C.L.S.

File VO417-18.STP

January 12th, 1999.

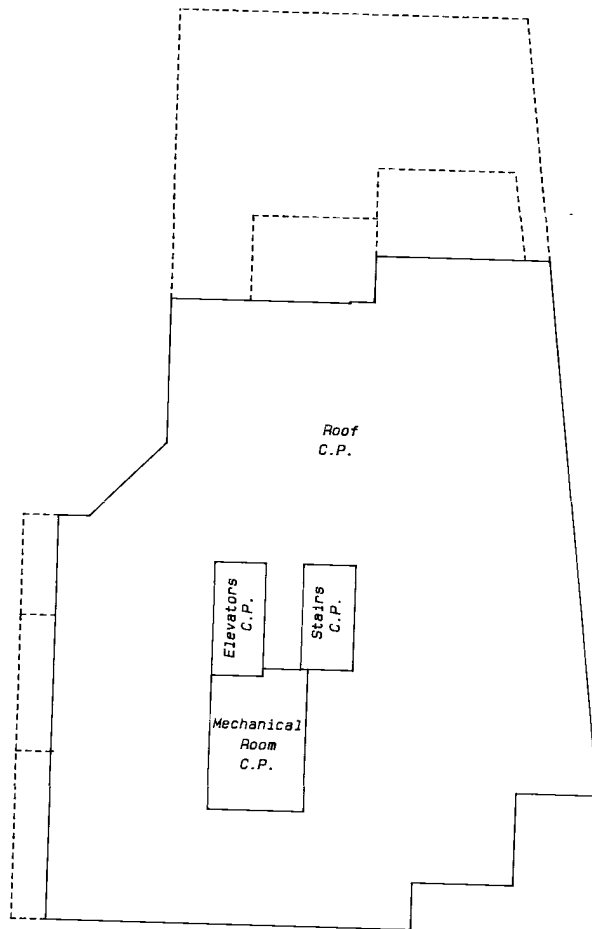
Scale 1:250

0 1 5 10

All dimensions are expressed as
metres and decimals thereof.

STRATA PLAN LMS 3818

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Level 15

G.R.WILLIAMS LAND SURVEYING LTD.

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Scale 1:250

0 1 5 10

All dimensions are expressed as metres and decimals thereof.

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3818

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ROOF CP				ROOF CP				ROOF CP				ROOF CP				ROOF CP				LEVEL 15
Part SL 117	Part SL 118	Part SL 119	Part SL 120	Part SL 139	Part SL 140	Part SL 141	Part SL 142	Part SL 139	Part SL 140	Part SL 141	Part SL 142	Part SL 139	Part SL 140	Part SL 141	Part SL 142	Part SL 139	Part SL 140	Part SL 141	Part SL 142	LEVEL 14
Part SL 117	Part SL 118	Part SL 119	Part SL 120	Part SL 121	Part SL 122	Part SL 123	Part SL 124	Part SL 121	Part SL 122	Part SL 123	Part SL 124	Part SL 121	Part SL 122	Part SL 123	Part SL 124	Part SL 121	Part SL 122	Part SL 123	Part SL 124	LEVEL 13
Part SL 90	Part SL 91	Part SL 92	Part SL 93	Part SL 94	Part SL 95	Part SL 96	Part SL 97	Part SL 94	Part SL 95	Part SL 96	Part SL 97	Part SL 94	Part SL 95	Part SL 96	Part SL 97	Part SL 94	Part SL 95	Part SL 96	Part SL 97	LEVEL 12
Part SL 90	Part SL 91	Part SL 92	Part SL 93	Part SL 94	Part SL 95	Part SL 96	Part SL 97	Part SL 94	Part SL 95	Part SL 96	Part SL 97	Part SL 94	Part SL 95	Part SL 96	Part SL 97	Part SL 94	Part SL 95	Part SL 96	Part SL 97	LEVEL 11
Part SL 58	Part SL 59	Part SL 60	Part SL 61	Part SL 62	Part SL 63	Part SL 64	Part SL 65	Part SL 66	Part SL 67	Part SL 68	Part SL 69	Part SL 64	Part SL 65	Part SL 66	Part SL 67	Part SL 64	Part SL 65	Part SL 66	Part SL 67	LEVEL 10
Part SL 58	Part SL 59	Part SL 60	Part SL 61	Part SL 62	Part SL 63	Part SL 64	Part SL 65	Part SL 66	Part SL 67	Part SL 68	Part SL 69	Part SL 64	Part SL 65	Part SL 66	Part SL 67	Part SL 64	Part SL 65	Part SL 66	Part SL 67	LEVEL 9
SL 36	SL 37	SL 38	SL 39	SL 40	SL 41	SL 42	SL 43	SL 44	SL 45	SL 46	SL 47	SL 42	SL 43	SL 44	SL 45	SL 42	SL 43	SL 44	SL 45	LEVEL 8
SL 21	SL 22	SL 23	SL 24	SL 25	SL 26	SL 27	SL 28	SL 29	SL 30	SL 31	SL 32	SL 27	SL 28	SL 29	SL 30	SL 27	SL 28	SL 29	SL 30	LEVEL 7
Corridor CP	Open to Below	Open to Below	SL 164	Open to Below	Lobby CP	SL 163	SL 162	Entry Plaza CP	LEVEL 4	CP	LEVEL 3	SL 159	SL 158	SL 157	SL 156	Lobby CP	Driveway C.P.	LEVEL 2	P SL 28	LEVEL 6
Corridor CP	SL 159	SL 158	SL 157	SL 156	Lobby CP	Driveway C.P.	LEVEL 3	P SL 28	LEVEL 5											
Electrical Room C.P.	Driveway C.P.																		LEVEL 2	P SL 106
P SL 90	Driveway C.P.																		LEVEL 1	P SL 109

Section A - A

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File V0417-20.STP

G. Williams
January 11th, 1999.

B.C.L.S.

2002-08-28-10-17.19.019257 .03543

Section B - B

B.C.L.S.

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G. S. White B.C.L.S.
January 11th, 1999.

STRATA PLAN LMS 3818[illegible]

D. Wiles B.C.L.S.
January 11th, 1999.

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