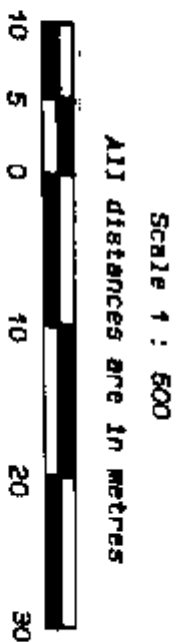


STRATA PLAN LMS 3945

STRATA PLAN OF PART OF
LOT 13 SUBURBAN BLOCK
13 N.W.D. PLAN LMP30799

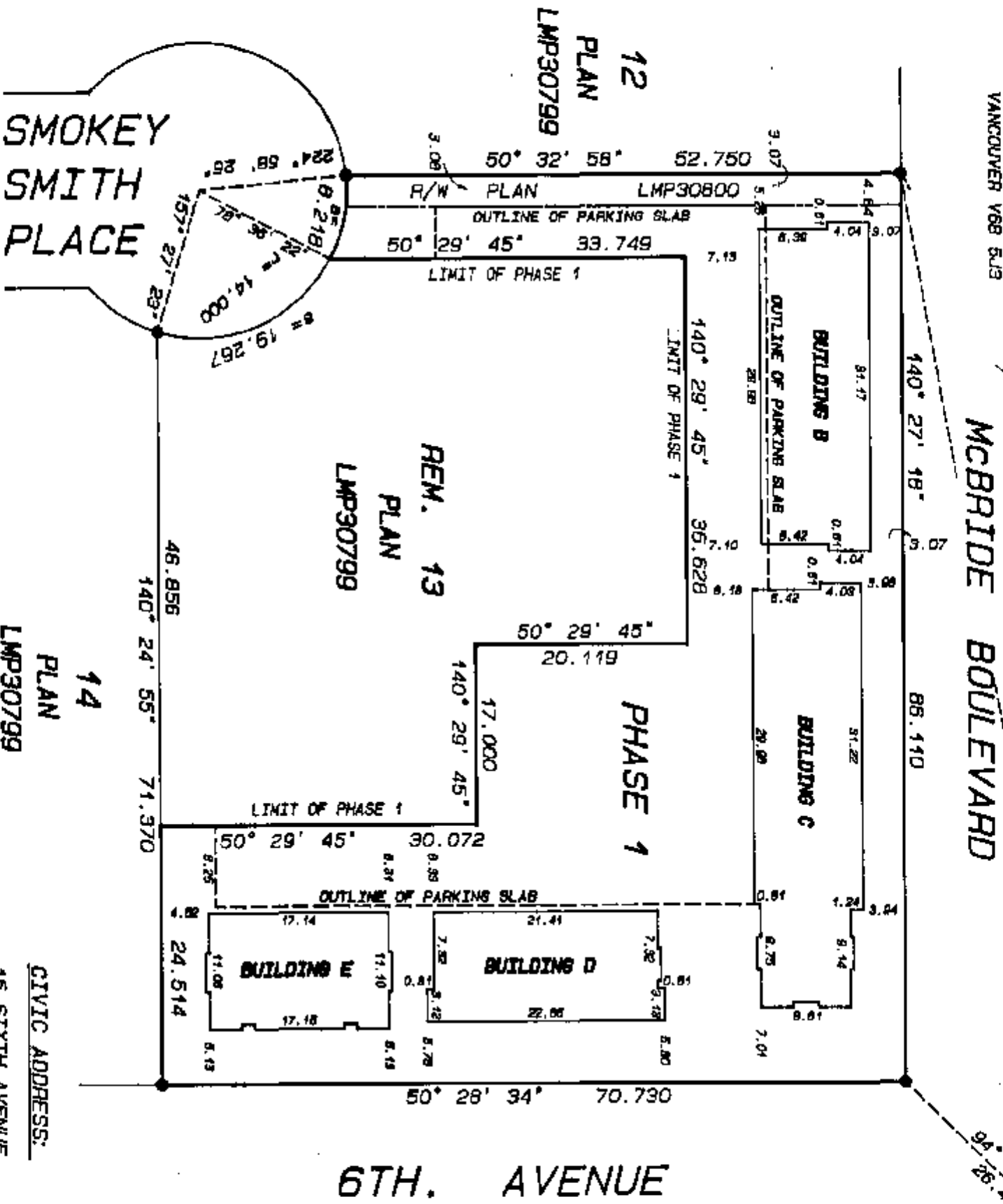
CITY OF NEW WESTMINSTER B.C. 6.5 926.026

PHASE 1
REF. NO. B9185807
DEPOSITED AND REGISTERED IN THE LAND
TITLE OFFICE AT NEW WESTMINSTER, B.C.
THIS 14 DAY OF July 1999



THE ADDRESS FOR SERVICE OF
DOCUMENTS ON THE STRATA
CORPORATION IS :
THE OWNERS, STRATA PLAN LMS 3945
1900 - 605 ROBSON STREET
VANCOUVER V6B 6J3

W.J. Smeal
Deputy REGISTRAR



CIVIC ADDRESS:
15 SIXTH AVENUE
NEW WESTMINSTER

INTEGRATED SURVEY AREA # 49
NAD83 (CSRS)

THIS PLAN LIES WITHIN THE
GREATER VANCOUVER REGIONAL DISTRICT

THIS STRATA PLAN CONTAINS LIMITED
COMMON PROPERTY UNDER SECTION 53(2)
OF THE CONDOMINIUM ACT.

I, ROBERT G FLYNN, OF LADNER, B.C., BRITISH
COLUMBIA LAND SURVEYOR, HEREBY CERTIFY THAT
THE BUILDINGS ERECTED ON THE PARCEL DESCRIBED
ABOVE LIE WHOLLY WITHIN THE EXTERNAL BOUNDARIES
OF THAT PARCEL, DATED AT VANCOUVER, B. C.
THIS 24TH. DAY OF JUNE 1999.

APPROVED AS PHASE 1 OF A
2 PHASE STRATA PLAN UNDER
THE CONDOMINIUM ACT THIS
7 DAY OF July 1999

Robert G Flynn

APPROVING OFFICER FOR THE
CITY OF NEW WESTMINSTER

LYNN, FLYNN & COLLINS

Professional Land Surveyors
#102 - 1537 W. 8th Avenue
Vancouver, B.C. V6J 1T5
Tel: 737-8777 Fax: 737-8794
© LYNN, FLYNN & COLLINS 1999
FILE: 99 - 130.F1

- LEGEND**
- BEARINGS ARE GRID BEARINGS
DERIVED FROM CONTROL
MONUMENTS 89H5553 AND 89H5558
- ① CONTROL MONUMENT FOUND
 - STANDARD IRON POST FOUND
 - LEAD PLUG FOUND
 - STANDARD IRON POST PLACED
 - ⊙ DENOTES COMMON PROPERTY
 - ⊙ DENOTES ELEVATOR
 - ⊙ DENOTES NUMBERED PARKING STALL (TYPICAL)
 - ⊙ DENOTES STORAGE ROOM
 - ⊙ L.C.P. S.L. 1 (TYPICAL)
 - ⊙ S.L. DENOTES STRATA LOT
 - ⊙ L.C.P. DENOTES LIMITED COMMON PROPERTY
 - ⊙ DENOTES SQUARE METRES

Robert G Flynn
B.C.L.S.

CONDOMINIUM ACT

SECOND SHEET, SHEET 2 OF 22 SHEETS
STRATA PLAN LMS 3945
PHASE 1

LOT	SHEET	FORM 1	FORM 2	FORM 3
		SCHEDULE OF UNIT ENTITLEMENT	SCHEDULE OF INTEREST UPON DESTRUCTION	SCHEDULE OF VOTING RIGHTS
1	5, 21	63	124	1
2	5, 21	62	116	1
3	5, 21	62	116	1
4	5, 21	62	116	1
5	5, 21	63	121	1
6	6, 7, 21	66	165	1
7	6, 7, 8, 21	117	199	1
8	5, 7, 8, 21	116	207	1
9	6, 7, 21	88	159	1
10	6, 7, 8, 21	118	207	1
11	6, 7, 8, 21	117	204	1
12	6, 7, 21	66	161	1
13	9, 21	63	121	1
14	9, 21	62	116	1
15	9, 21	62	116	1
16	9, 21	62	116	1
17	9, 21	66	121	1
18	9, 10, 21	82	159	1
19	8, 10, 21	65	162	1
20	10, 11, 21	67	165	1
21	10, 11, 12, 21	117	204	1
22	10, 11, 12, 21	118	202	1
23	10, 11, 21	88	160	1
24	10, 11, 12, 21	118	207	1
25	10, 11, 12, 21	117	204	1
26	10, 11, 21	88	169	1
27	13, 22	79	140	1
28	13, 22	72	135	1
29	13, 22	74	140	1
30	14, 15, 22	88	170	1
31	14, 15, 16, 22	117	206	1
32	14, 15, 16, 22	119	210	1
33	14, 15, 16, 22	117	206	1
34	14, 15, 22	87	170	1
35	18, 19, 22	99	181	1
36	18, 19, 20, 22	117	208	1
37	18, 19, 20, 22	117	210	1
38	18, 19, 22	99	180	1
AGGREGATE		3,422	6,257	38

FILE NUMBER : - 99 - 130.F2

24 JUNE 1999 8:21.5.
D. J. COAT

CONDOMINIUM ACTSTRATA PLAN LMS 3945
PHASE 1

CERTIFICATE UNDER SECTION 8(1)

I, ROBERT G. FLYNN OF LADNER B.C., A BRITISH COLUMBIA LAND SURVEYOR,
HEREBY CERTIFY THAT THE BUILDINGS SHOWN IN THIS STRATA PLAN HAVE NOT,
AS OF THE 24TH DAY OF JUNE 1999, BEEN PREVIOUSLY OCCUPIED.
DATED AT VANCOUVER, B.C. THIS 24TH DAY OF JUNE 1999.

Robert G. Flynn
B.C.L.S.

ACCEPTED AS TO FORMS 1, 2 AND 3

THIS 13 DAY OF July 1999.

Stefano
SUPERINTENDENT OF REAL ESTATE

STATUTORY DECLARATION

1. THE UNDERSIGNED, SOLEMNLY DECLARE THAT
(1) I, THE UNDERSIGNED, AM THE OWNER DEVELOPER
(2) THE STRATA PLAN IS ENTIRELY FOR RESIDENTIAL USE

DECLARED BEFORE ME AT Vancouver
IN THE PROVINCE OF BRITISH COLUMBIA,
THIS 25 DAY OF June 1999

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.

Robert Tombs
OWNER DEVELOPER
ROBERT TOMBS

D. W.
A COMMISSIONER FOR THE TAKING
OF AFFIDAVITS IN AND FOR THE
PROVINCE OF BRITISH COLUMBIA
Thomas E. Baillie
1900-1055 West Georgia St.
Van., B.C. V6E 4G2

OWNER :-

UNITET HOMES
(QUEENS PARK) LTD.

(INC. NO. 563754)

Robert Tombs
AUTHORIZED SIGNATORY
ROBERT TOMBS

Daniel Sung
AUTHORIZED SIGNATORY
DANIEL SUNG

WITNESS TO BOTH SIGNATURES: -

Daniel Sung
WITNESS

TANHA BOENNER
PRINT NAME

1300-bas Robert St.
ADDRESS OF WITNESS

Receptionist
OCCUPATION OF WITNESS

CHARGEHOLDER -

BANK OF MONTREAL

R. B. R. BINGWO
AUTHORIZED SIGNATORY
Robert Bingwo
AUTHORIZED SIGNATORY
Rolf Neufeld

WITNESS TO BOTH SIGNATURES: -

Rolf Neufeld
WITNESS

Amey Leung
CHIEF COMPLAINTS OFFICER
Chit. 1100 PITT ST. PRINT NAME
1100 West Georgia St. Van, B.C.
V6E 4G2

ADDRESS OF WITNESS

OCCUPATION OF WITNESS

FLOOR PLANS

SHEET 4 OF 22 SHEETS

PARKING LEVEL P-2

STRATA PLAN LMS 3945 PHASE 1

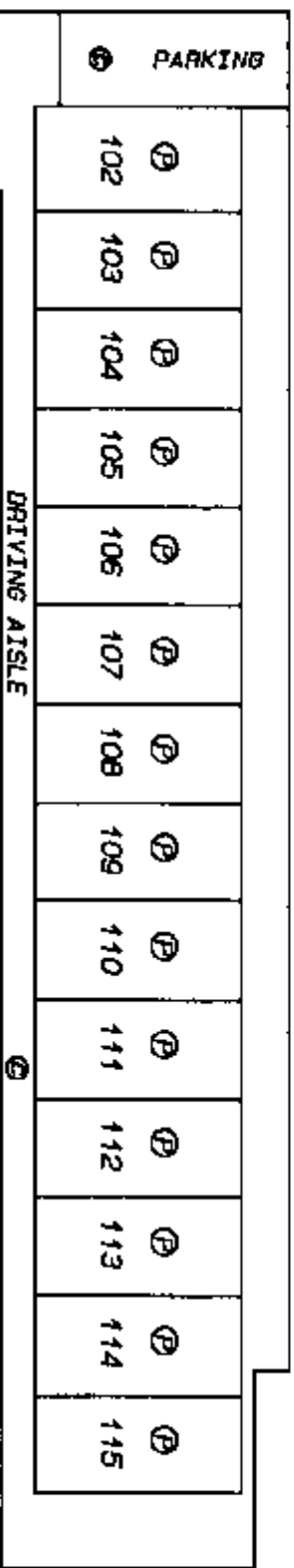
Scale 1 : 200

All distances are in metres

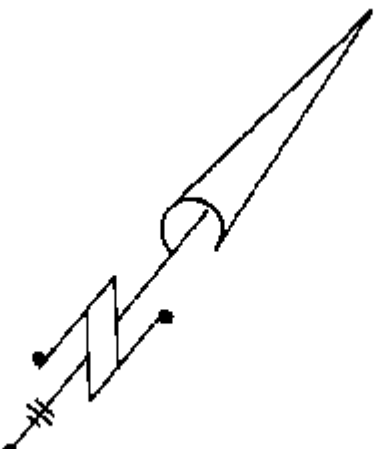


B

B'



RAMP UP



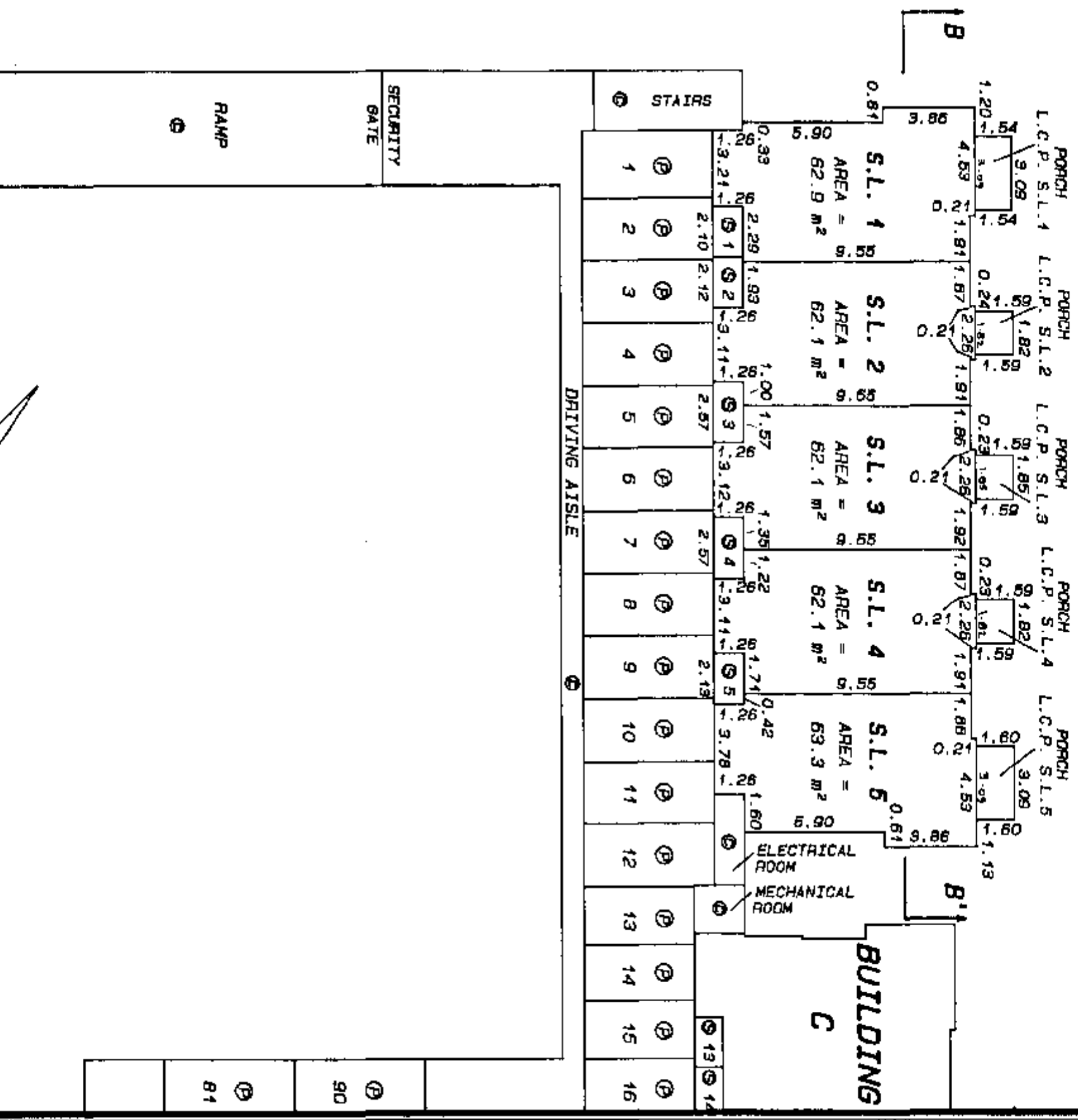
FILE NUMBER : - 99 - 130.F4

Robert C. C. S.
24 JUNE 1999

FLOOR PLANS PARKING LEVEL P-1 BUILDING B GRADE LEVEL

STRATA PLAN LMS 3945
PHASE 1

Scale 1 : 200
All distances are in metres



FILE NUMBER :- 99 - 130.F5

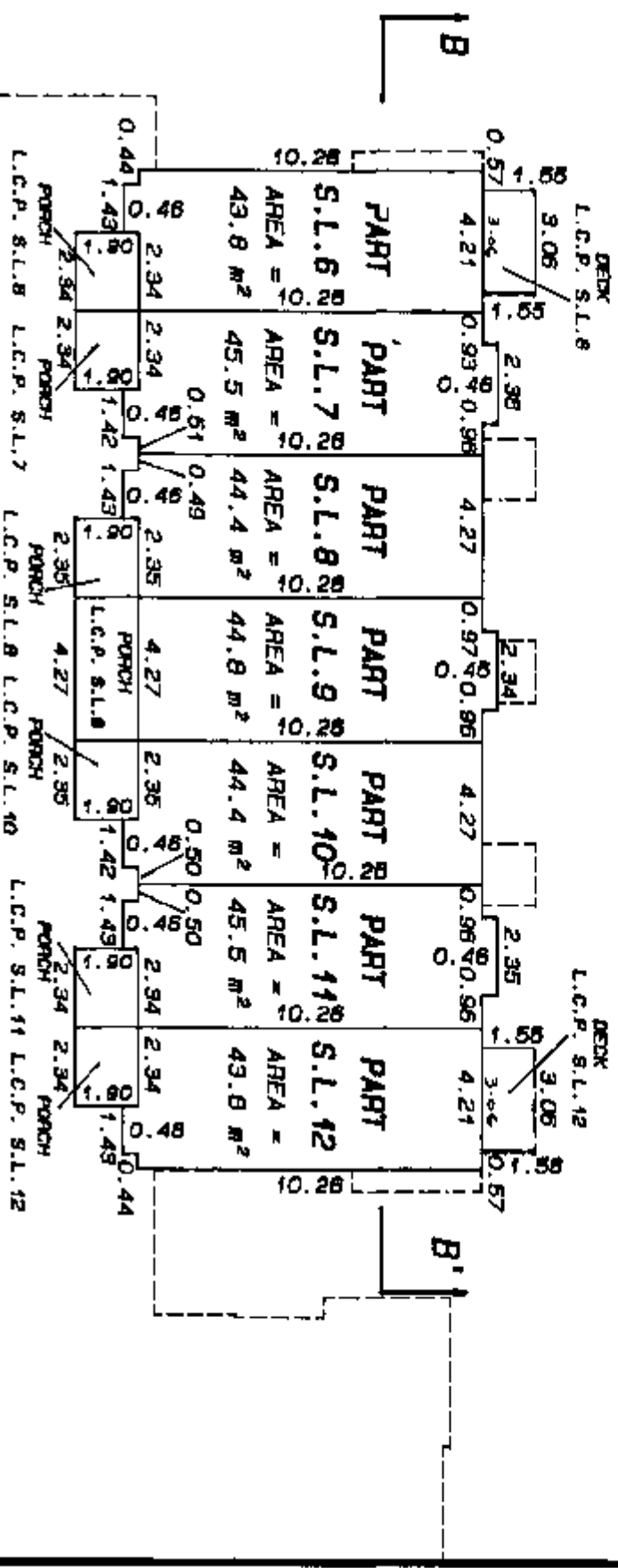
24 JUNE 1999 B.C.L.S.

FLOOR PLANS BUILDING B LEVEL 1

STRATA PLAN LMS 3945 PHASE 1

Scale 1 : 200

All distances are in metres



FILE NUMBER : - 99 - 430.F6

Robert C. L. S.
24 JUNE 1999 B.C.L.S.

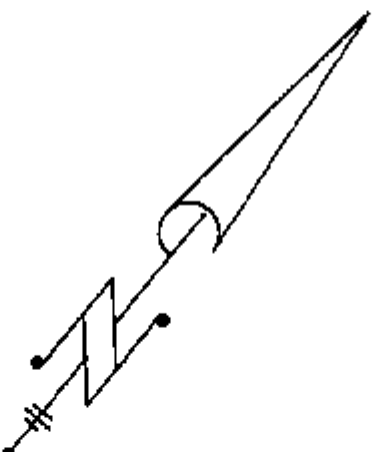
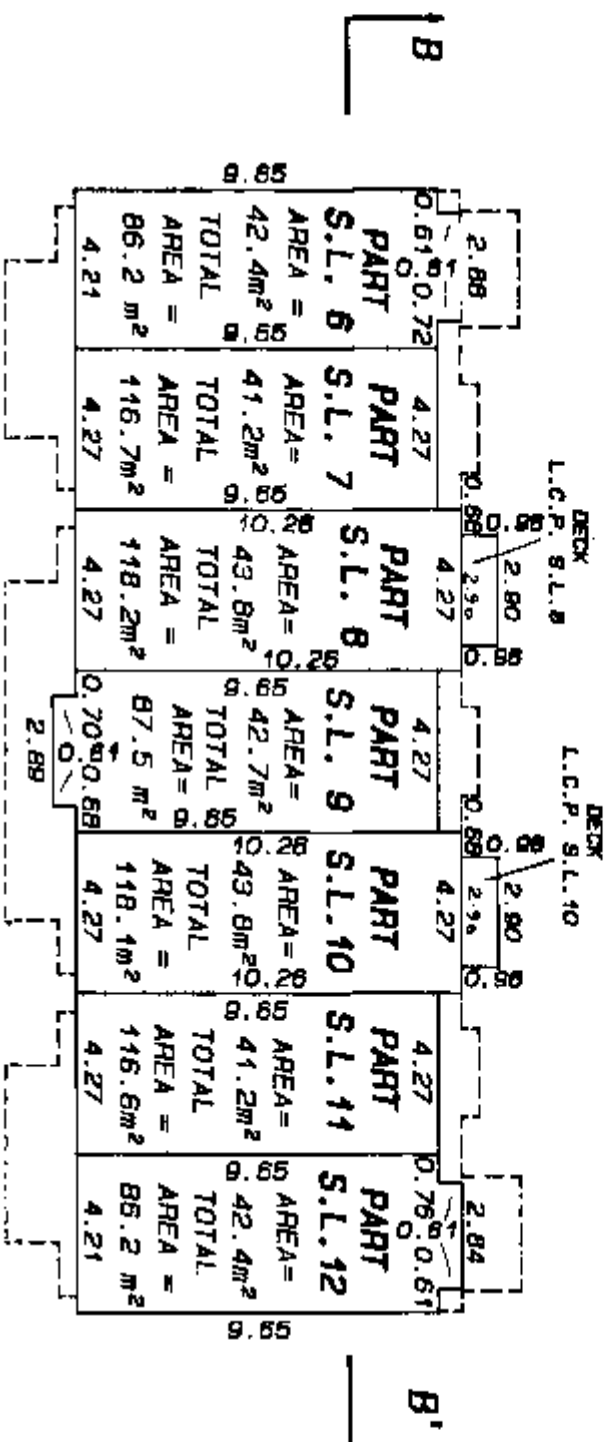
FLOOR PLANS
BUILDING B

STRATA PLAN LMS 3945
PHASE 1

LEVEL 2

Scale 1 : 200

All distances are in metres



FILE NUMBER :- 99 - 330.F7

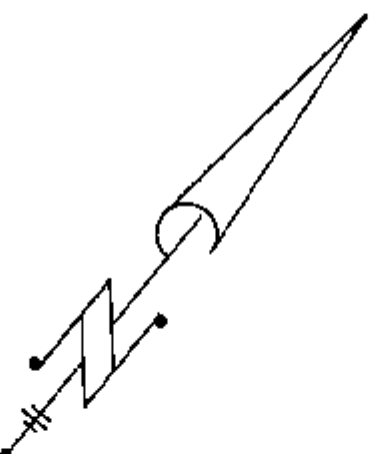
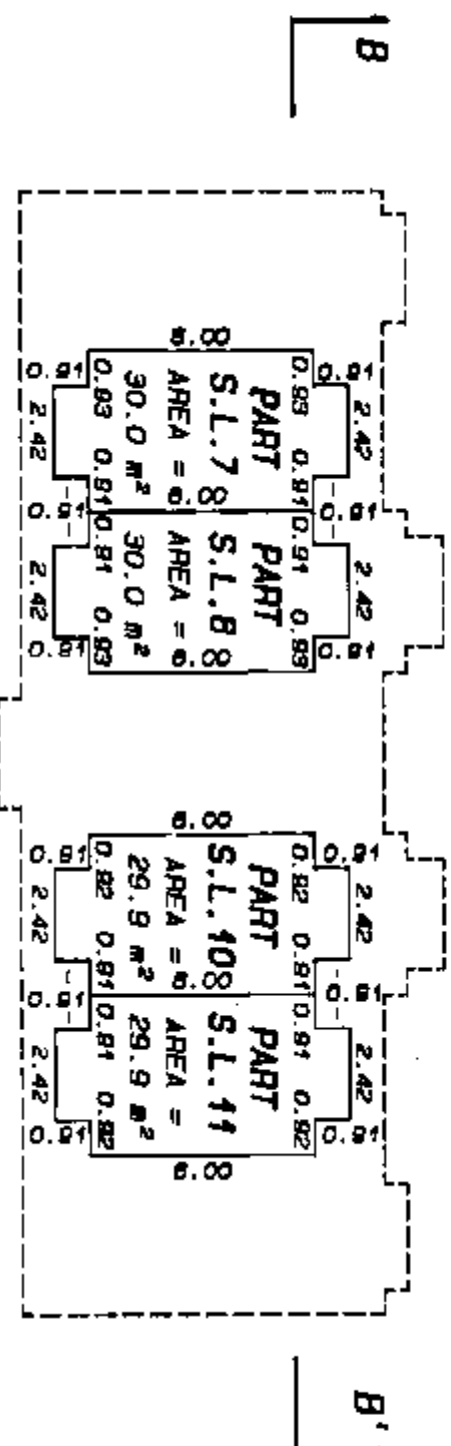
Robert O'Sullivan
24 JUNE 1999 B.C.L.S.

FLOOR PLANS
BUILDING B
LEVEL 3

STRATA PLAN LMS 3945
PHASE 1

Scale 1 : 200

All distances are in metres



FILE NUMBER :- 99 - 130.F8

Robert C. Taylor
24 JUNE 1999
B.C.L.S.

PARKING LEVEL P-1

BUILDING C

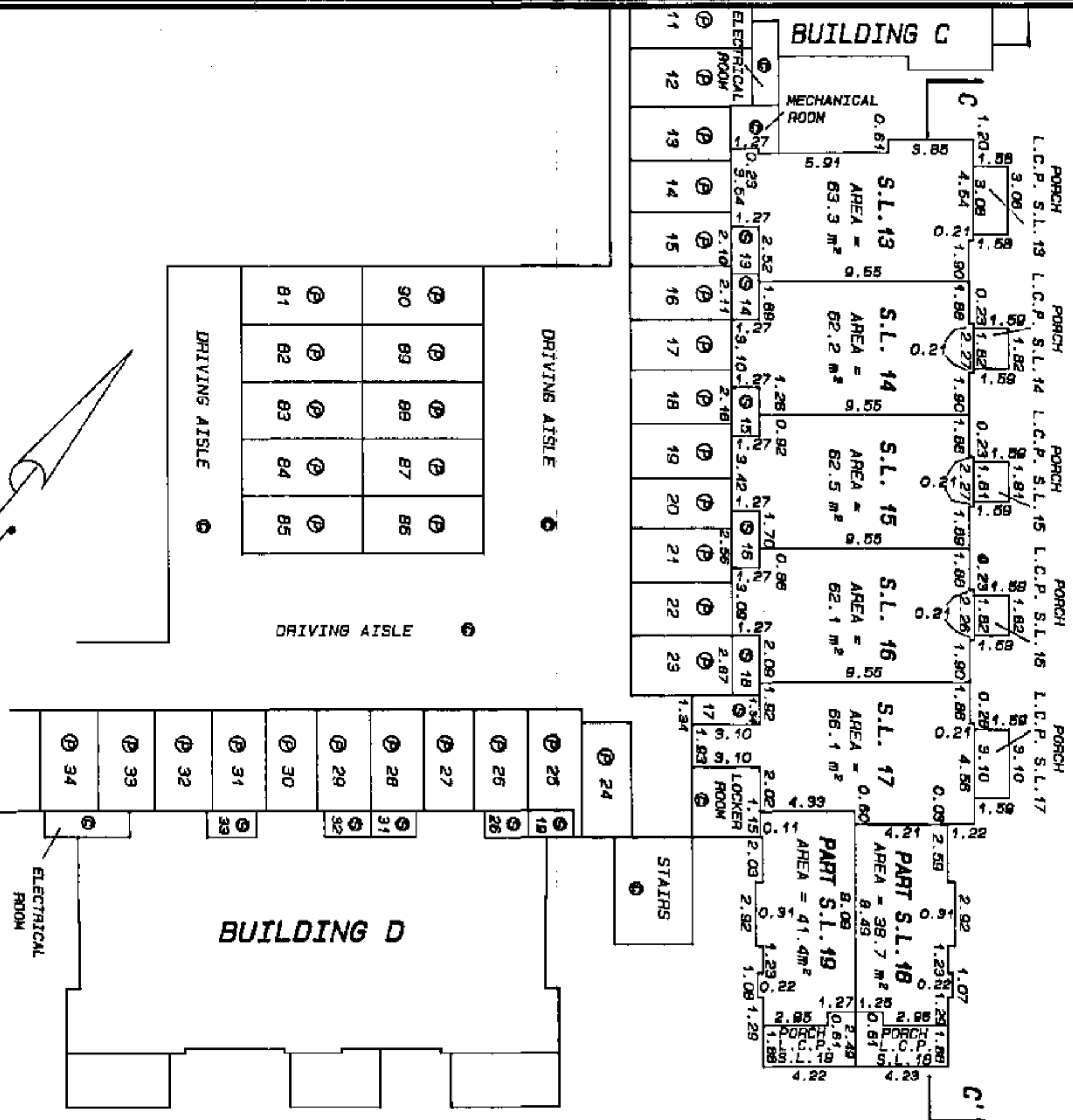
GRADE LEVEL

SCALE 1 : 200

All distances are in metres



SHEET 8 OF 22 SHEETS



FILE NUMBER :- 99 - 190.F9

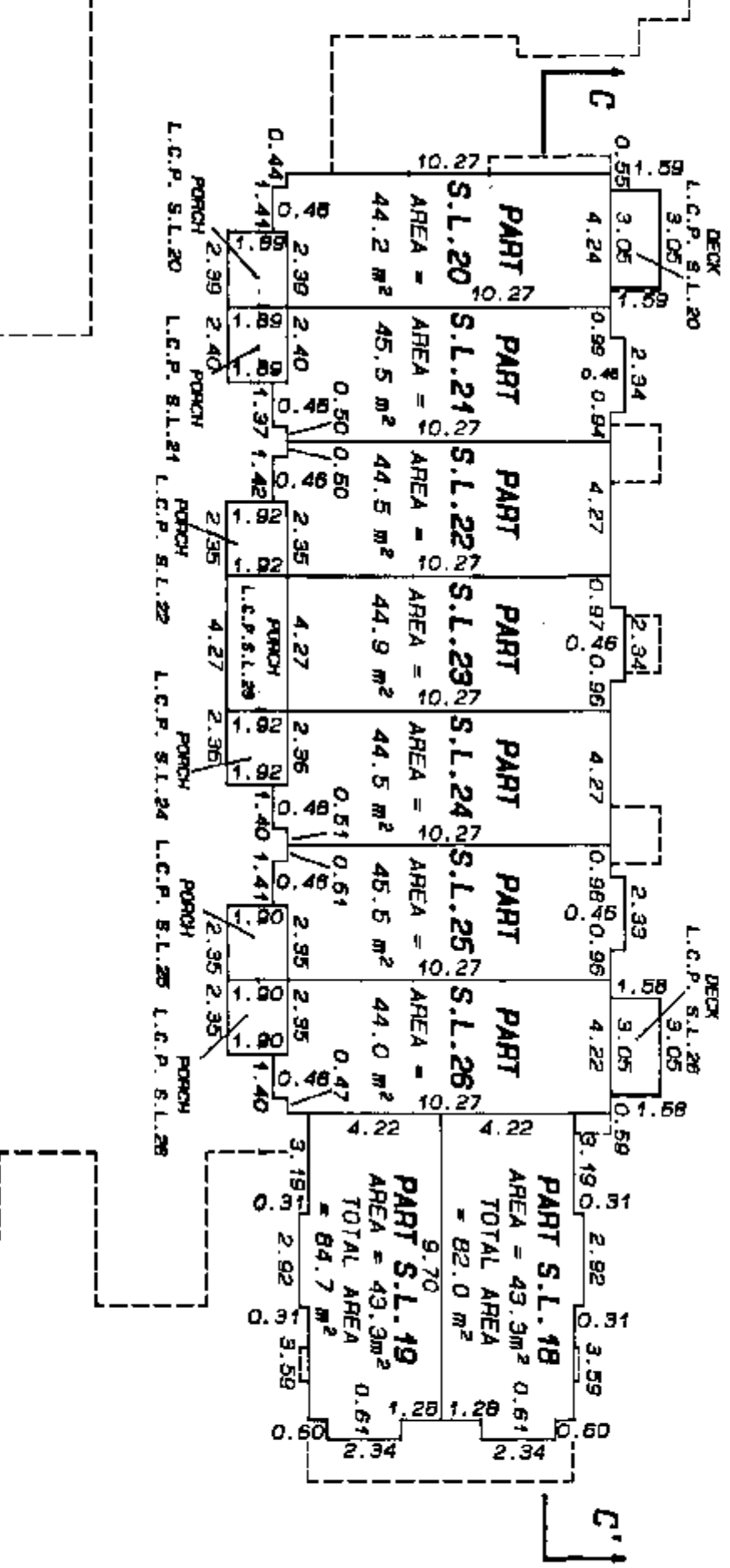
24 JUNE 1999

FLOOR PLANS BUILDING C LEVEL 1

STRATA PLAN LMS 3945 PHASE 1

Scale 1 : 200

All distances are in metres



FILE NUMBER :- 99 - 130.F10

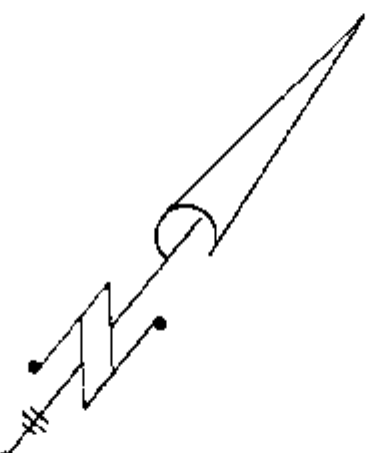
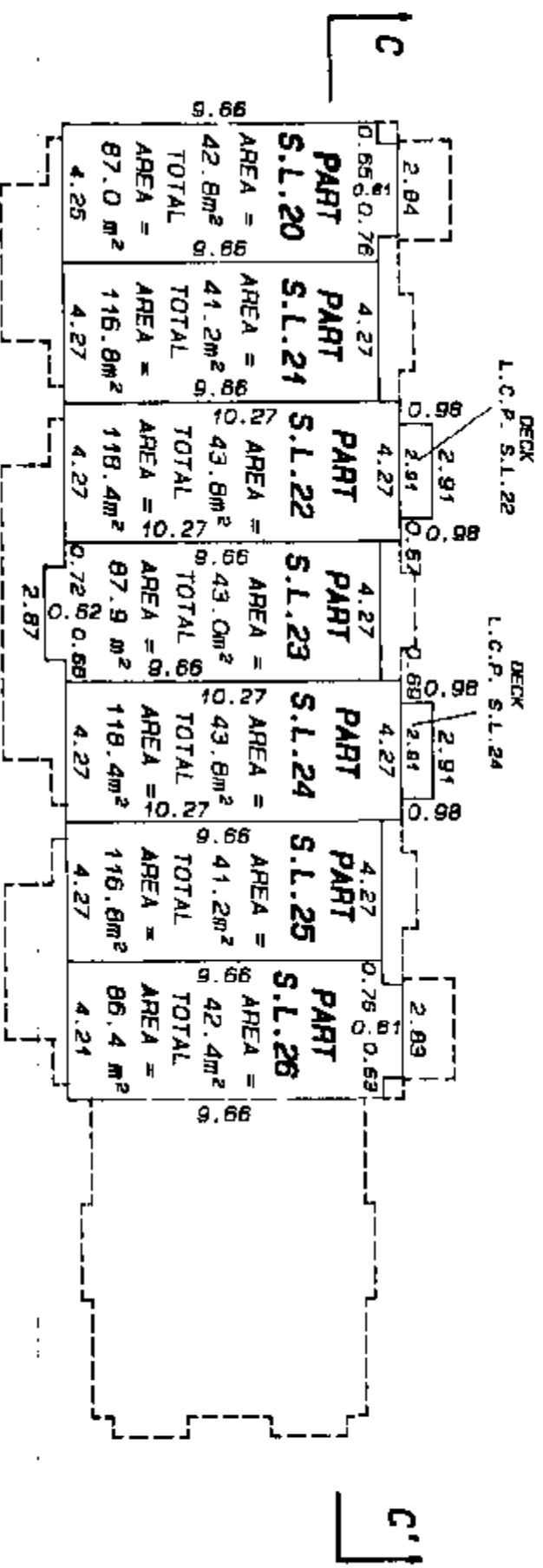
24 JUNE 1999

FLOOR PLANS BUILDING C LEVEL 2

STRATA PLAN LMS 3945 PHASE 1

Scale 1 : 200

All distances are in metres



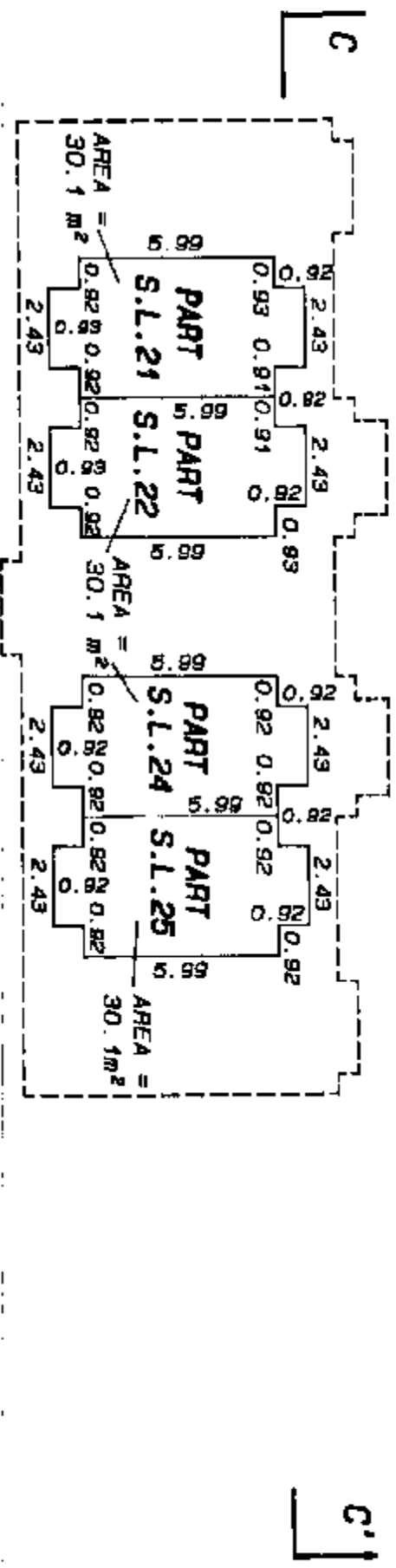
FILE NUMBER :- 99 - 130.F11

Robert C. C. S.
24 JUNE 1998 B.C.T.S.

**BUILDING C
LEVEL 3**

STRATA PLAN LMS 3945
PHASE 1

All distances are in meters



FILE NUMBER :- 99 - 130.P12

~~24 JUNE 1989~~
~~B.C.L.S.~~

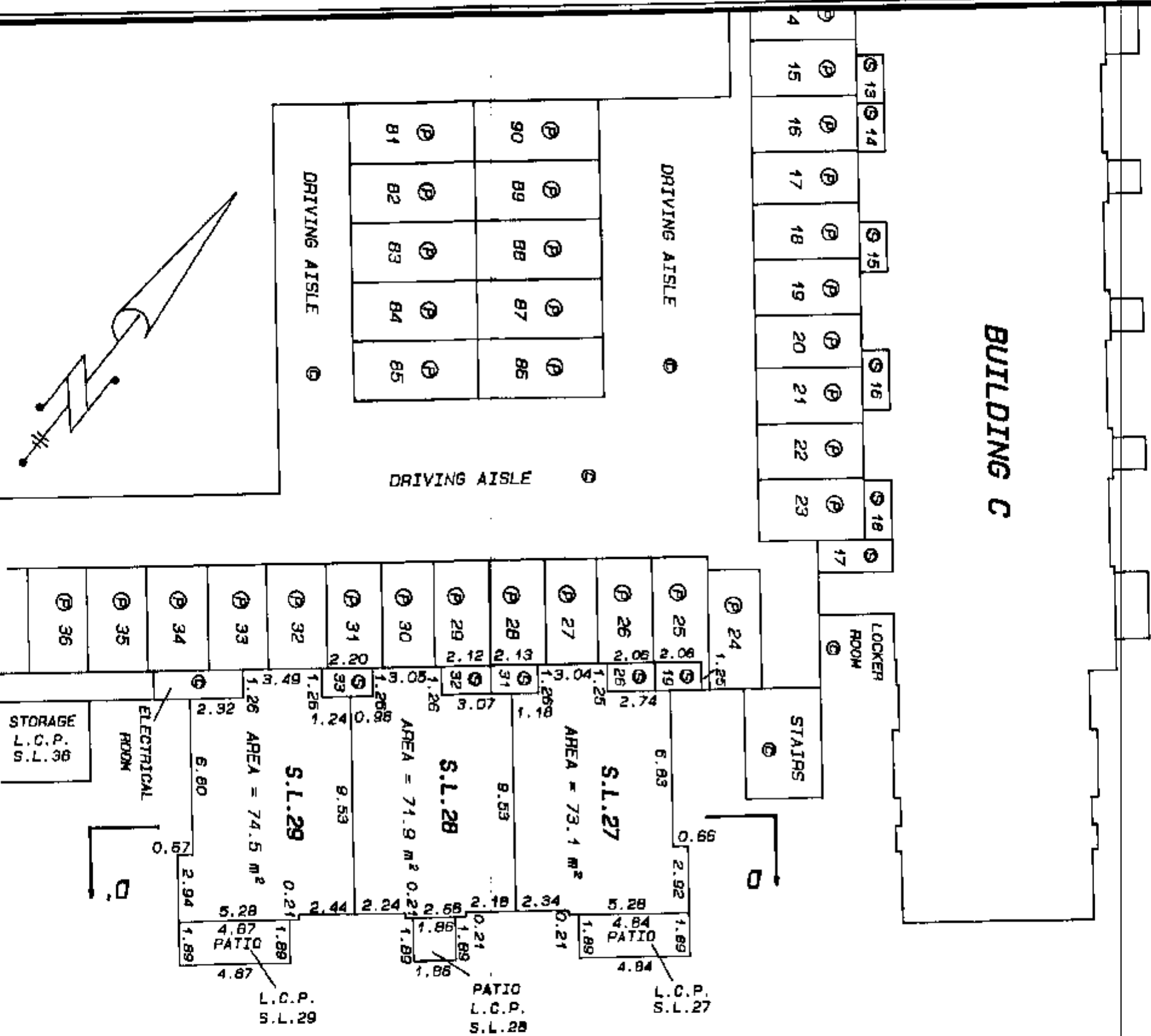
FLOOR PLANS
PARKING LEVEL P-1
BUILDING D
GRADE LEVEL

Scale 1 : 200

All distances are in metres



STRATA PLAN LMS 3945
PHASE 1



FILE NUMBER : - 99 - 130.F13

Robert G. G. G.
24 JUNE 1999 B.C.T.S.

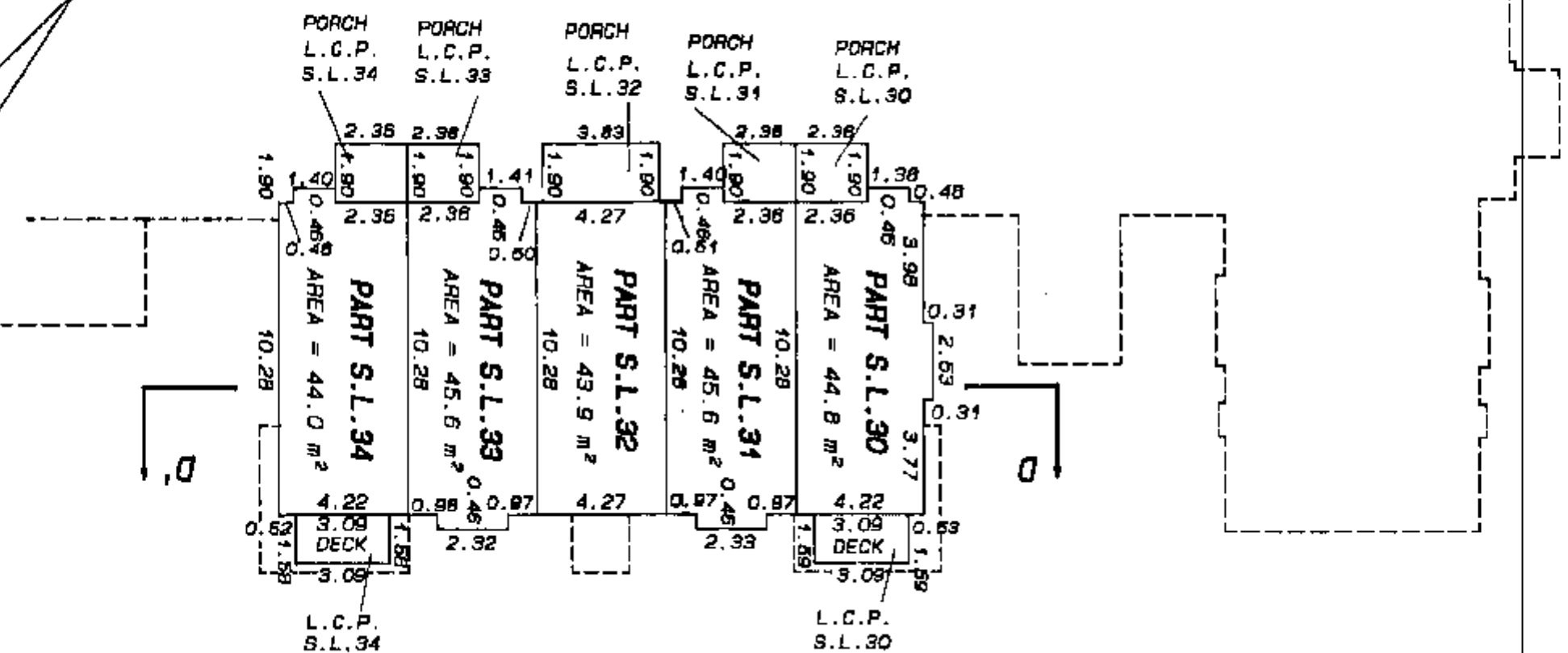
Thomas Carter
24 JUNE 1999 B.C.T.S.

STRATA PLAN LMS 3945
PHASE 1

SHEET 14 OF 22 SHEETS

Scale 1 : 200

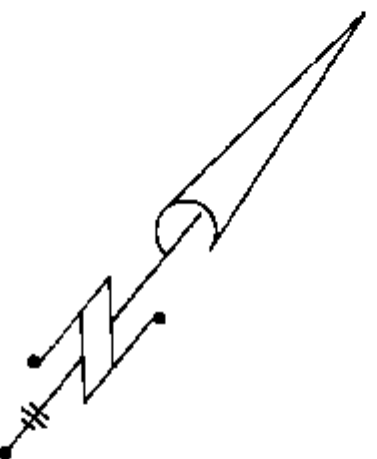
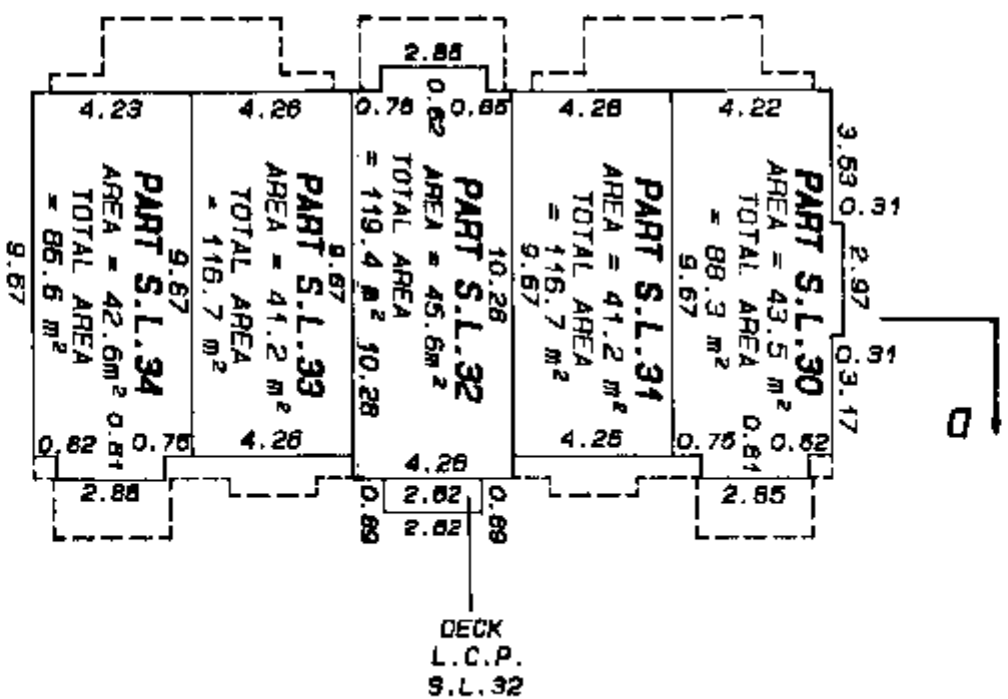
All distances are in metres



FLOOR PLANS
BUILDING D
LEVEL 2

STRATA PLAN LMS 3945
PHASE 1

Scale 1 : 200
All distances are in metres



FILE NUMBER : - 99 - 130.F15

24 June 1999
24 JUNE 1999
C.L.S.

FLOOR PLANS

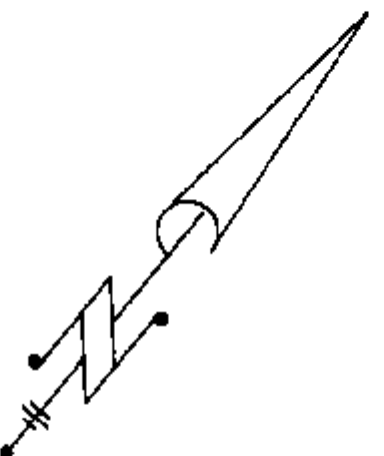
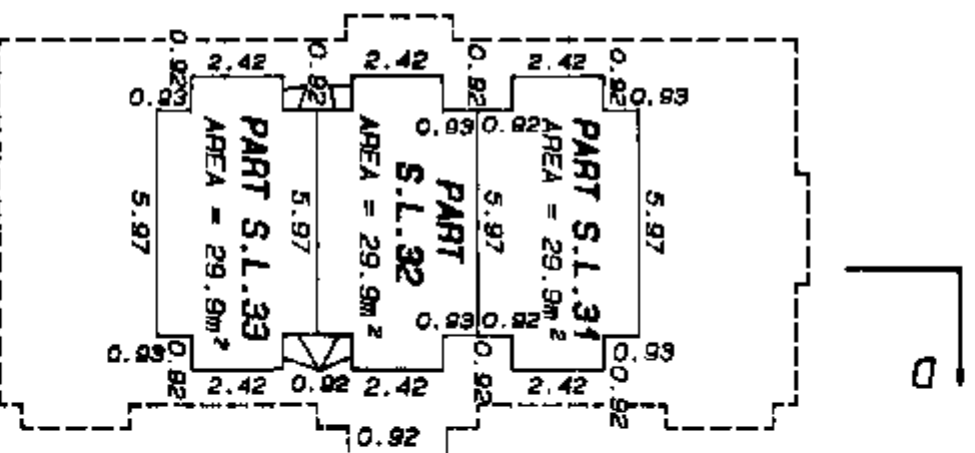
BUILDING D

LEVEL 3

STRATA PLAN LMS 3945
PHASE 1

Scale 1 : 200

All distances are in metres



FILE NUMBER :- 99 - 130.P16

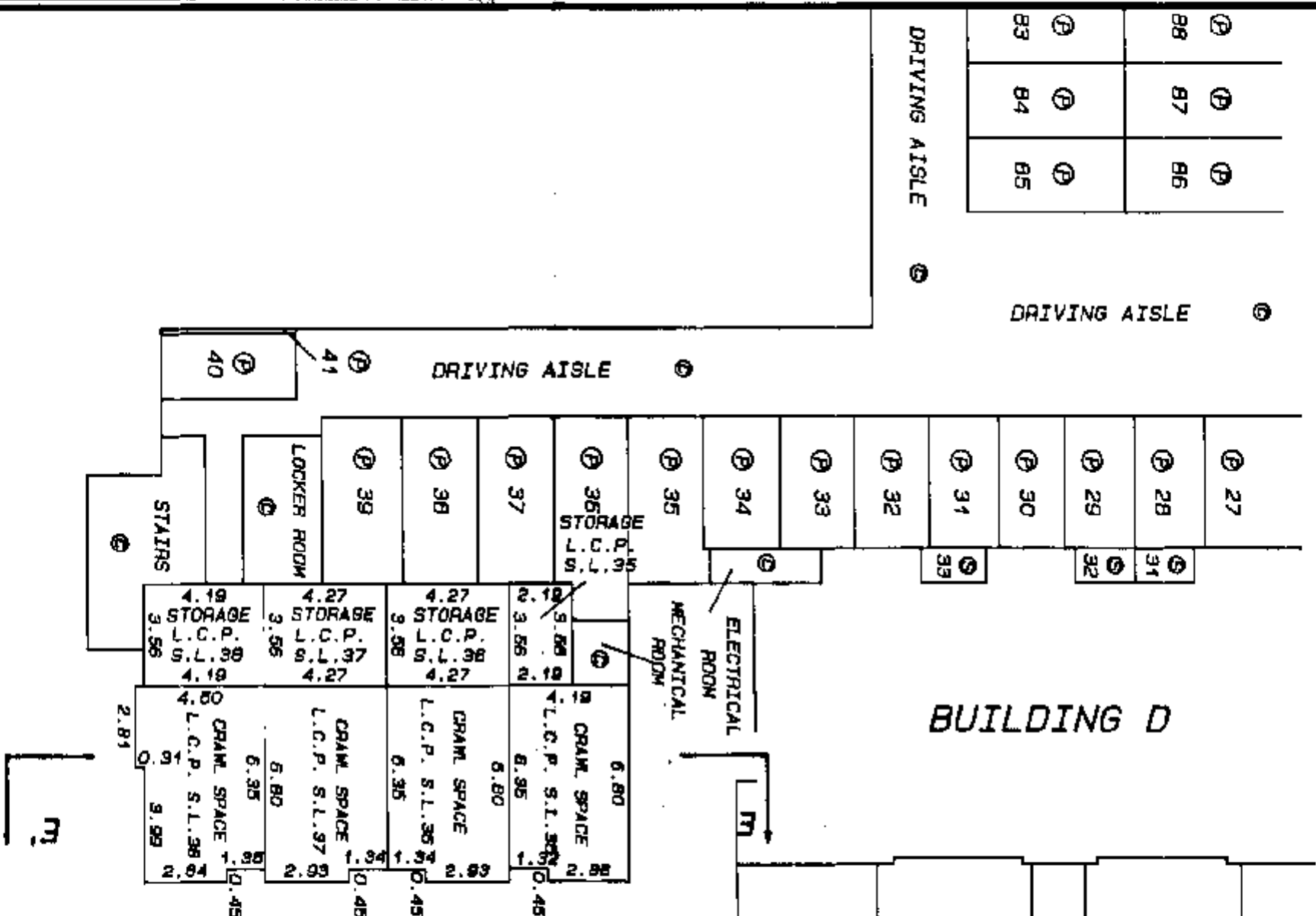
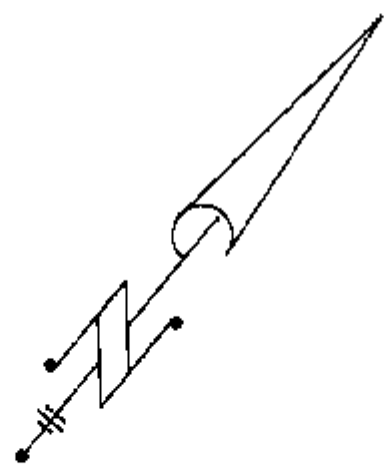
Robert C. Smith
24 JUNE 1999 B.C.L.M.S.

FLOOR PLANS
PARKING LEVEL P-1
BUILDING E
GRADE LEVEL

STRATA PLAN LMS 3945
PHASE 1

Scale 1 : 200

All distances are in metres



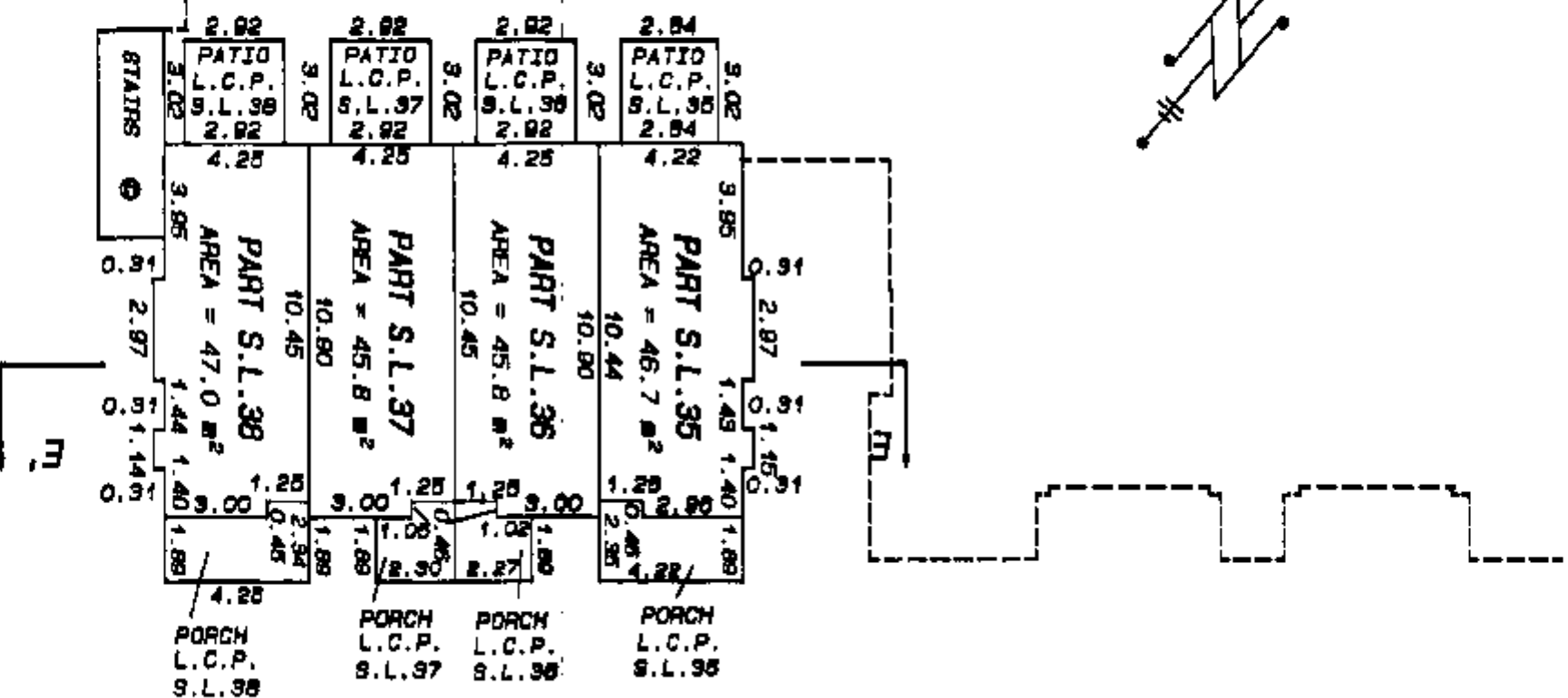
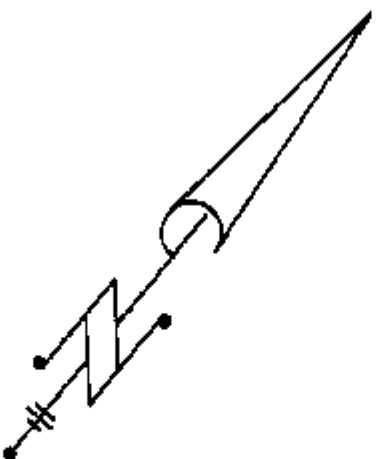
FILE NUMBER : - 99 - 130.F17

[Signature]
24 JUNE 1999 B.C.T.L.S.

FLOOR PLANS
BUILDING E
LEVEL 1

STRATA PLAN LMS 3945
PHASE 1

Scale 1 : 200
All distances are in metres



FILE NUMBER : - 99 - 130.F1B

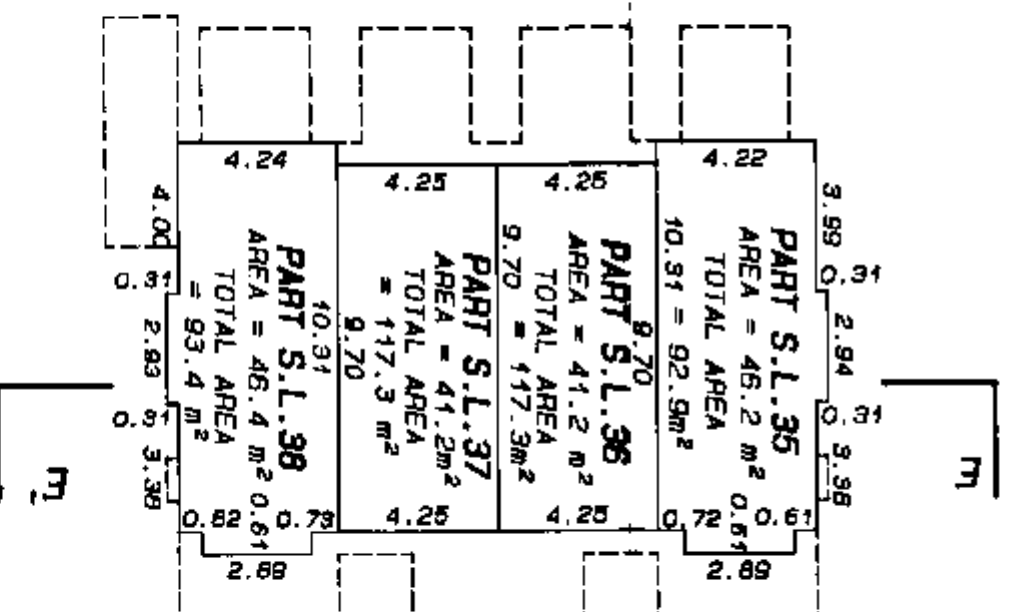
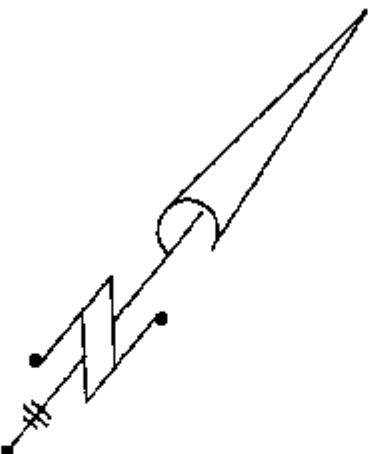
24 JUNE 1999
B.C.T.S.

BUILDING E

LEVEL 2

Scale 1 : 200

All distances are in metres



FILE NUMBER :- 99 - 130.P19

STRATA PLAN LMS 3945
PHASE 1

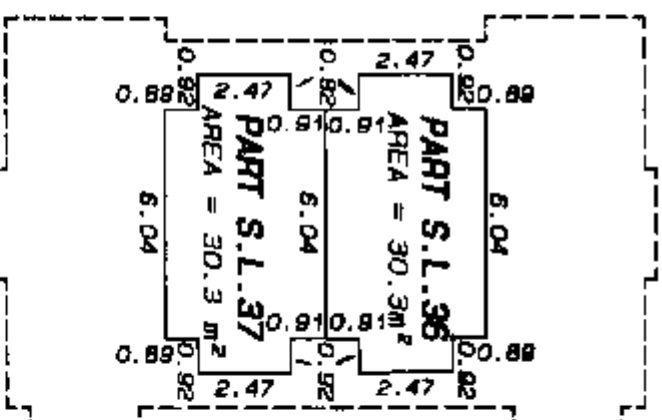
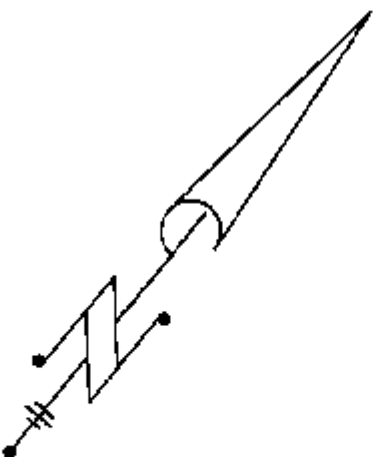
Robert Costello

FLOOR PLANS
BUILDING E
LEVEL 3

STRATA PLAN LMS 3945
PHASE 1

Scale 1 : 200

All distances are in metres



FILE NUMBER : - 99 - 190.P20

Robert C. S.
24 JUNE 1999 B.C.L.S.

SECTIONS

STRATA PLAN LMS 3945

Scale 1 : 200

All distances are in metres



LEVEL 3	PART	PART	S.L. 10	S.L. 11	PART	S.L. 12
	S.L. 7	S.L. 8				
	PART	PART				
LEVEL 2	PART	PART	PART	PART	PART	PART
	S.L. 6	S.L. 7	S.L. 8	S.L. 9	S.L. 10	S.L. 11
	PART	PART	PART	PART	PART	PART
LEVEL 1	PART	PART	S.L. 8	S.L. 9	S.L. 10	S.L. 11
	S.L. 6	S.L. 7	S.L. 8	S.L. 9	S.L. 10	S.L. 11
	PART	PART	PART	PART	PART	PART
GRADE LEVEL	S.L. 1	S.L. 2	S.L. 3	S.L. 4	S.L. 5	

SECTION B - B'

LEVEL 3	PART	PART	S.L. 24	S.L. 25	PART	S.L. 26
	S.L. 21	S.L. 22				
	PART	PART				
LEVEL 2	PART	PART	PART	PART	PART	PART
	S.L. 20	S.L. 21	S.L. 22	S.L. 23	S.L. 24	S.L. 25
	PART	PART	PART	PART	PART	PART
LEVEL 1	PART	PART	S.L. 23	S.L. 24	S.L. 25	S.L. 26
	S.L. 20	S.L. 21	S.L. 22	S.L. 23	S.L. 24	S.L. 25
	PART	PART	PART	PART	PART	PART
GRADE LEVEL	S.L. 13	S.L. 14	S.L. 15	S.L. 16	S.L. 17	PART S.L. 18

PORCH
L.C.P.
S.L. 18

SECTION C - C'

FILE NUMBER : - 99 - 130.F21

24 JUNE 1999 B.C.L.S.

SECTIONS

Scale 1 : 200

All distances are in metres



STRATA PLAN LMS 3945

	PART	PART	PART	PART
	S.L. 31	S.L. 32	S.L. 33	
LEVEL 3	PART	PART	PART	PART
	S.L. 30	S.L. 31	S.L. 32	S.L. 33
LEVEL 2	PART	PART	PART	PART
	S.L. 30	S.L. 31	S.L. 32	S.L. 33
LEVEL 1	PART	PART	PART	PART
	S.L. 30	S.L. 31	S.L. 32	S.L. 33
GRADE LEVEL	S.L. 27	S.L. 28	S.L. 29	

SECTION D - D'

	PART	PART	PART	PART
	S.L. 36	S.L. 37		
LEVEL 3	PART	PART	PART	PART
	S.L. 35	S.L. 36	S.L. 37	S.L. 38
LEVEL 2	PART	PART	PART	PART
	S.L. 35	S.L. 36	S.L. 37	S.L. 38
LEVEL 1	PART	PART	PART	PART
	S.L. 35	S.L. 36	S.L. 37	S.L. 38
GRADE LEVEL	S.L. 35	S.L. 36	S.L. 37	S.L. 38

SECTION E - E'

FILE NUMBER : - 99 - 130.F22

24 JUNE 1992

STRATA PLAN OF LOT 13

EXCEPT: PHASE 1 STRATA

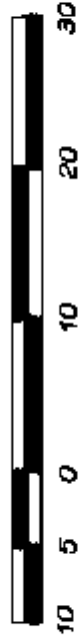
PLAN LMS3945, SUBURBAN BLOCK

13 N.W.D. PLAN LMP30799

CITY OF NEW WESTMINSTER B.C.G.S. 926.026

Scale 1 : 500

All distances are in metres



THE ADDRESS FOR SERVICE OF
DOCUMENTS ON THE STRATA
CORPORATION IS :

THE OWNERS, STRATA PLAN LMS
1300 - 606 ROBSON STREET
VANCOUVER V6B 5J3

MCBRIDE BOULEVARD

140° 27' 18" 86.110

STRATA LOTS 1 TO 12

OUTLINE OF PARKING SLAB

140° 29' 45" 36.626

LIMIT OF PHASE 1

50° 29' 45"

20.119

140° 29' 45"

17.000

50° 29' 45"

30.072

LIMIT OF PHASE 1

OUTLINE OF PARKING SLAB

STRATA LOTS 27 TO 34

STRATA LOTS 35 TO 38

50° 28' 34"

70.730

50° 28' 34"

24.514

140° 24' 55"

71.970

46.856

LMP30799

PLAN

14

LMP30799

SMOKEY

SMITH

PLACE

PLAN

LMP30799

14

LMP30799

PLAN

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LMP30799

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PLAN

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LMP30799

PLAN

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LMP30799

PLAN

14

LMP30799

PLAN

14

LMP30799

PLAN

14

FIRST SHEET, SHEET 1 OF 18 SHEETS

B9H5553

**STRATA PLAN LMS3945
PHASE 2**

DEPOSITED AND REGISTERED IN THE LAND
TITLE OFFICE AT NEW WESTMINSTER, B.C.
THIS 14 DAY OF Feb. 2000

J. Small

Deputy REGISTRAR

BP 32237

B9H5558

204.143

50° 14'

42° 14'

94° 52' 38"

26.416

130° 13' 51"

106.287

6TH AVENUE

CIVIC ADDRESS:

15 SIXTH AVENUE

NEW WESTMINSTER

INTEGRATED SURVEY AREA # 49

NAD83 (CSRS)

THIS PLAN LIES WITHIN THE

GREATER VANCOUVER REGIONAL DISTRICT

THIS STRATA PLAN CONTAINS LIMITED

COMMON PROPERTY UNDER SECTION 53(2)

OF THE CONDOMINIUM ACT.

I, ROBERT G FLYNN, OF LADNER, B.C., BRITISH
COLUMBIA LAND SURVEYOR, HEREBY CERTIFY THAT
THE BUILDINGS ERECTED ON THE PARCEL DESCRIBED
ABOVE LIE WHOLLY WITHIN THE EXTERNAL BOUNDARIES
OF THAT PARCEL, DATED AT VANCOUVER, B. C.
THIS 23RD. DAY OF DECEMBER, 1999.

Robert G. Flynn B.C.L.S.

LEGEND

BEARINGS ARE GRID BEARINGS
DERIVED FROM CONTROL

MONUMENTS B9H5553 AND B9H5558

⊙ CONTROL MONUMENT FOUND

● STANDARD IRON POST FOUND

■ LEAD PLUG FOUND

○ STANDARD IRON POST PLACED

⊙ DENOTES COMMON PROPERTY

⊙ DENOTES ELEVATOR

⊙ DENOTES NUMBERED PARKING

STALL (TYPICAL)

⊙ DENOTES STORAGE ROOM

L.C.P. S.L. 1 (TYPICAL)

S.L. DENOTES STRATA LOT

L.C.P. DENOTES LIMITED

COMMON PROPERTY

m² DENOTES SQUARE METRES

APPROVED AS PHASE 2 OF A
2 PHASE STRATA PLAN UNDER
THE CONDOMINIUM ACT THIS

4 DAY OF Feb. 2000

Robert G. Flynn

APPROVING OFFICER FOR THE

CITY OF NEW WESTMINSTER

LYON, FLYNN & COLLINS

Professional Land Surveyors

#102 - 1537 W. 8th Avenue

Vancouver, B.C. V6J 1T5

TEL: 737-8777 Fax: 737-8794

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FILE: 99 - 130.S1

FIRST SHEET SHEET 2 OF 18 SHEETS

STRATA PLAN LMS3945
PHASE 2

12

R/W PLAN LMP30800

SMOKEY
SMITH
PLACE

Scale 1 : 250
0.92 : 1 01835

All distances are in metres



OUTLINE OF PARKING SLAB

140° 29' 45"

36,628

11.45

50° 29' 45" 20.119

140° 29' 45"	17.000
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PHASE 1

PHASE 2

OUTLINE OF PARKING SLAB

30.072

50° 29' 45"

0.78

BUILDING
OUTLINE

OUTLINE OF PARKING SLAB

140° 29' 45" 46.856

14

FILE NUMBER : - 99 - 130.52

H. Carter
23 DECEMBER 1999 B.C.L.S.

STRATA PLAN LMS3945
PHASE 2

LOT	SHEET	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
39	9, 17, 18	60	111	1
40	9, 17, 18	75	138	1
41	9, 17	47	100	1
42	9, 17	68	138	1
43	9, 17	80	150	1
44	9, 17	54	111	1
45	9, 17	60	112	1
46	9, 10, 18	60	111	1
47	10, 18	82	159	1
48	10, 18	80	150	1
49	10, 18	69	136	1
50	10, 18	73	143	1
51	9, 10, 18	75	143	1
52	9, 17, 18	60	113	1
53	11, 17, 18	65	117	1
54	11, 17, 18	75	136	1
55	11, 17	47	96	1
56	11, 17	75	144	1
57	11, 17	80	148	1
58	11, 17	54	106	1
58	11, 17	72	130	1
60	11, 12, 18	72	130	1
61	11, 12, 18	82	157	1
62	12, 18	80	148	1
63	12, 18	77	148	1
64	11, 12, 18	74	140	1
65	11, 12, 17, 18	75	140	1
66	11, 18	64	117	1
67	13, 17, 18	81	147	1
68	13, 17, 18	75	138	1
69	13, 17	47	98	1
70	13, 17	75	148	1
71	13, 17	80	152	1
72	13, 17	54	107	1
73	13, 17	72	132	1
74	13, 14, 18	72	133	1
75	13, 14, 18	82	159	1

STRATA PLAN LMS3945
PHASE 2

FILED LNLMS3945 RCYD:1999-07-14 RQST:2010-07-22-13.35.53.637

LOT	SHEET	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
76	14, 18	81	155	1
77	14, 18	78	151	1
78	13, 14, 18	74	142	1
79	13, 14, 18	76	142	1
80	13, 17	80	148	1
81	15, 17, 18	81	150	1
82	15, 17, 18	75	141	1
83	15, 17	100	180	1
84	15, 17	110	201	1
85	15, 17	72	142	1
86	15, 16, 18	102	199	1
87	15, 16, 18	129	235	1
88	16, 18	87	134	1
88	15, 16, 18	74	149	1
90	15, 16, 18	76	149	1
91	15, 17	80	151	1
AGGREGATE		3, 922	7, 455	53

CERTIFICATE UNDER SECTION 8 (1)

I, ROBERT G. FLYNN OF LADNER B.C., A BRITISH COLUMBIA LAND SURVEYOR,
HEREBY CERTIFY THAT THE BUILDINGS SHOWN IN THIS STRATA PLAN HAVE NOT,
AS OF THE 23RD. DAY OF DECEMBER 1999, BEEN PREVIOUSLY OCCUPIED.
DATED AT VANCOUVER, B.C. THIS 23RD. DAY OF DECEMBER 1999.

Robert G. Flynn
B.C.L.S.

CONDOMINIUM ACT**STRATA PLAN LMS3945
PHASE 2**

ACCEPTED AS TO FORMS 1, 2 AND 3

THIS 10 DAY OF February 2000.SUPERINTENDENT OF REAL ESTATE
SAMANTHA CALESTATUTORY DECLARATION

I, THE UNDERSIGNED, SOLEMNLY DECLARE THAT

(1) I, THE UNDERSIGNED, AM THE OWNER DEVELOPER

(2) THE STRATA PLAN IS ENTIRELY FOR RESIDENTIAL USE

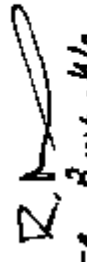
I MAKE THIS SOLEMN DECLARATION CONSCIENTIOUSLY
BELIEVING IT TO BE TRUE AND KNOWING THAT
IT IS OF THE SAME FORCE AND EFFECT
AS IF MADE UNDER OATH.
OWNER/DEVELOPER
ROBERT TOMBSDECLARED BEFORE ME AT VANCOUVER
IN THE PROVINCE OF BRITISH COLUMBIA,
THIS 30 DAY OF DECEMBER 1999
A COMMISSIONER FOR THE TAKING
OF AFFIDAVITS IN AND FOR THE
PROVINCE OF BRITISH COLUMBIA
THOMAS E. BAILLIE
1900-1055 W. Georgia St.
Van., B.C. V6C 4J2OWNER :-UNIMET HOMES
(QUEENS PARK) LTD.

(INC. NO. 563754)


AUTHORIZED SIGNATORY
ROBERT TOMBS

AUTHORIZED SIGNATORY

WITNESS TO BOTH SIGNATURES: -

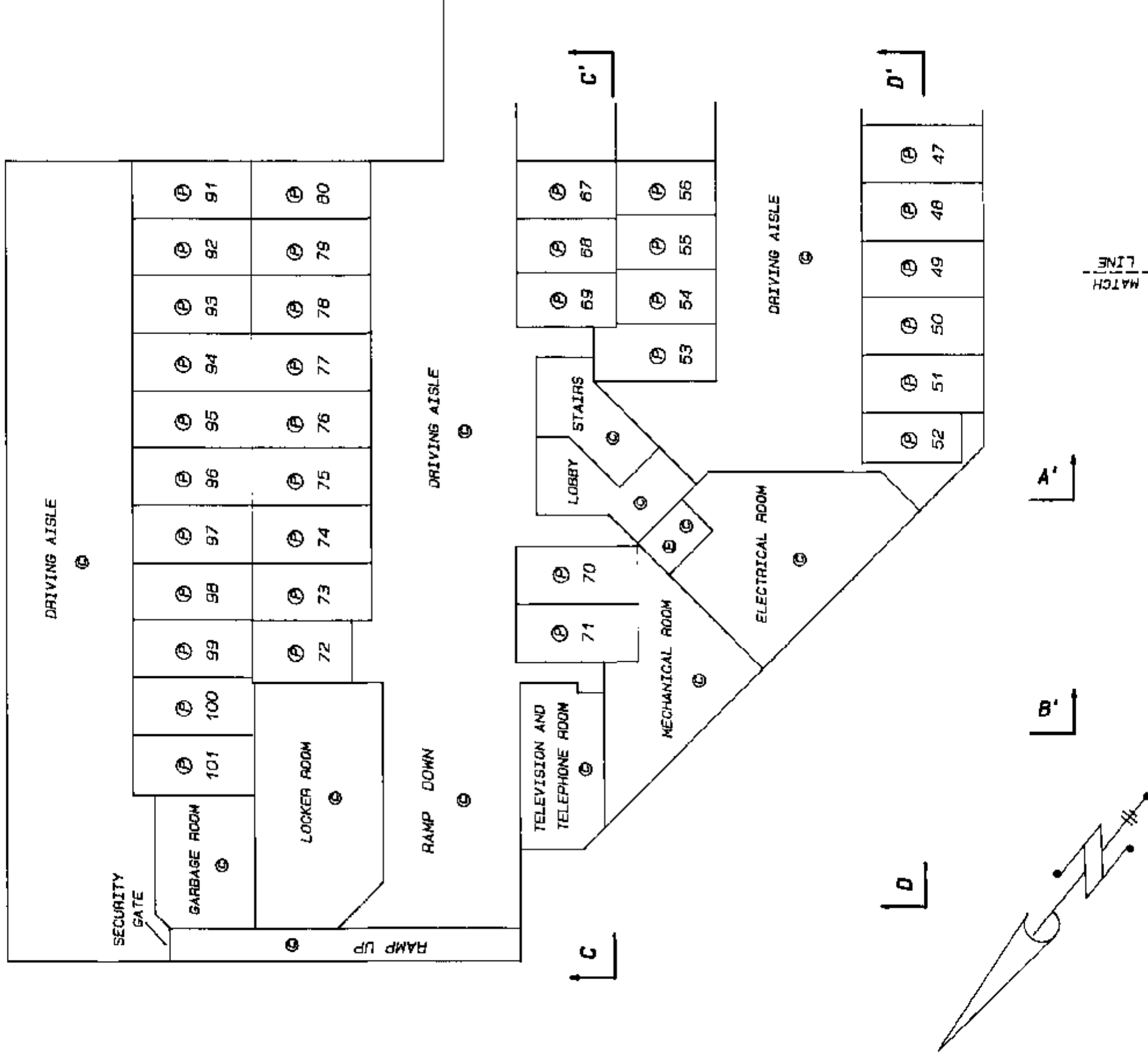

WITNESSHarry Reek
PRINT NAME1300-605 Robson St., Van.
ADDRESS OF WITNESSAccountant
OCCUPATION OF WITNESSCHARGEHOLDER:-BANK OF MONTREAL
Robert Binch-Wo. Acc. Mgr.
AUTHORIZED SIGNATORY
Robert W. Newfeld, Sr. Acc. Mgr.
AUTHORIZED SIGNATORY

WITNESS TO BOTH SIGNATURES: -


WITNESSGloria Cadiz
PRINT NAME
6th Flr. 595 Burrard St.
Vancouver, B.C. V7X 1L5
ADDRESS OF WITNESSCustomer Service Officer
OCCUPATION OF WITNESS

STRATA PLAN LMS3945
PHASE 2

All distances are in metres



LINE
MATCH

Robert G. Foy
23 DECEMBER 1959 B.C.L.S.

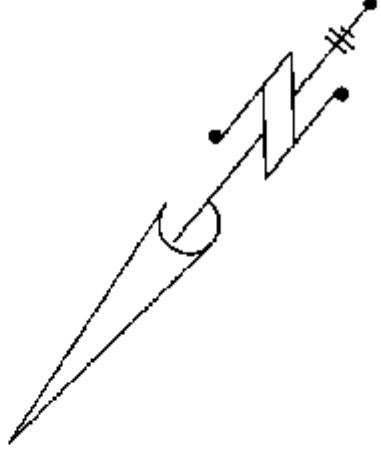
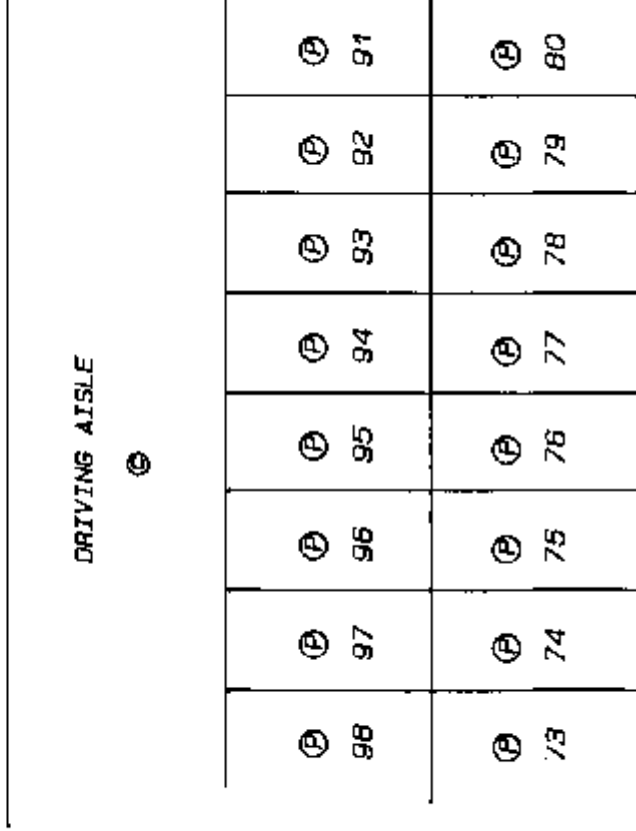
FLOOR PLANS PARKING LEVEL P-1

STRATA PLAN LMS3945 PHASE 2

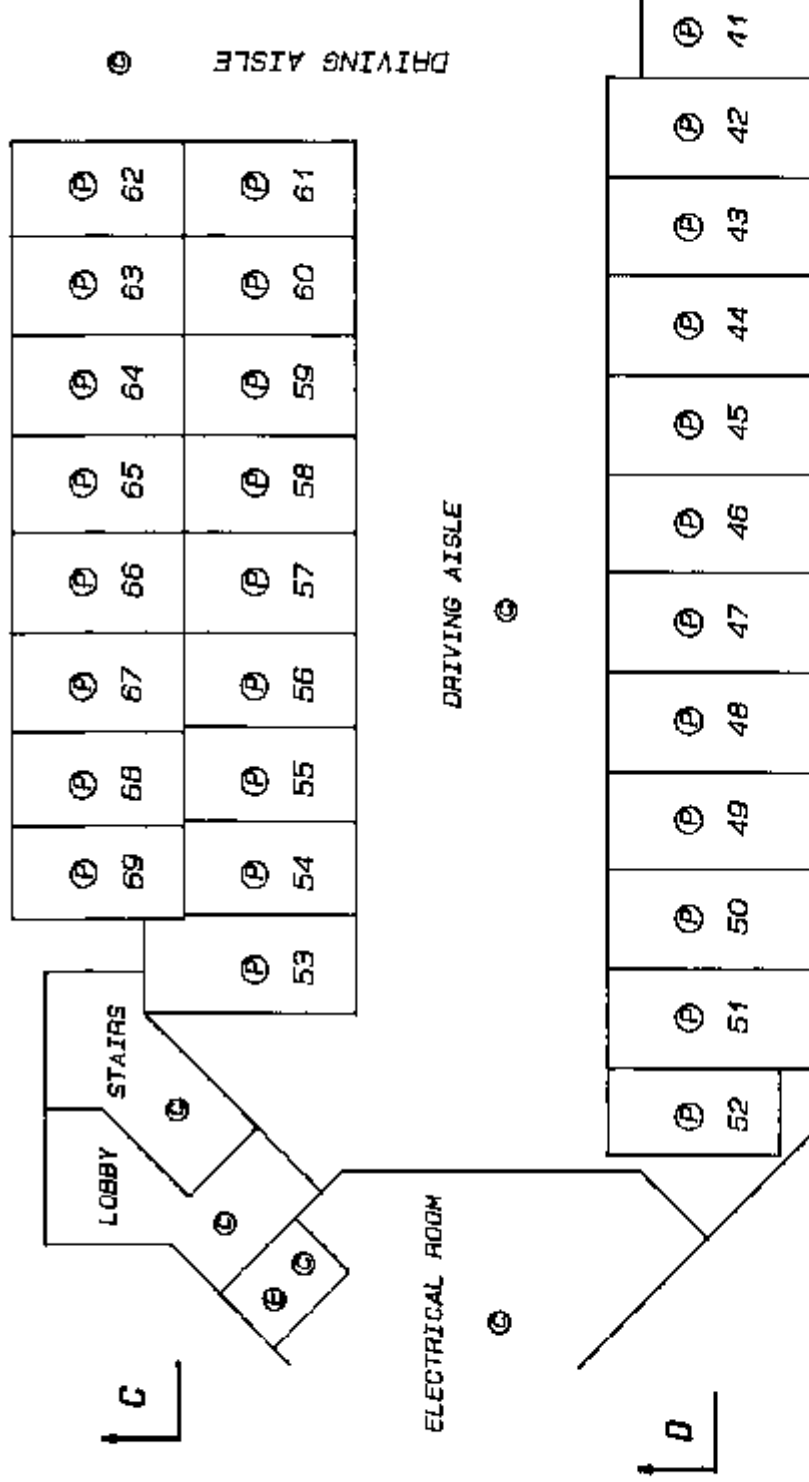
Scale 1 : 200
All distances are in metres



MATCH LINE



DRIVING AISLE



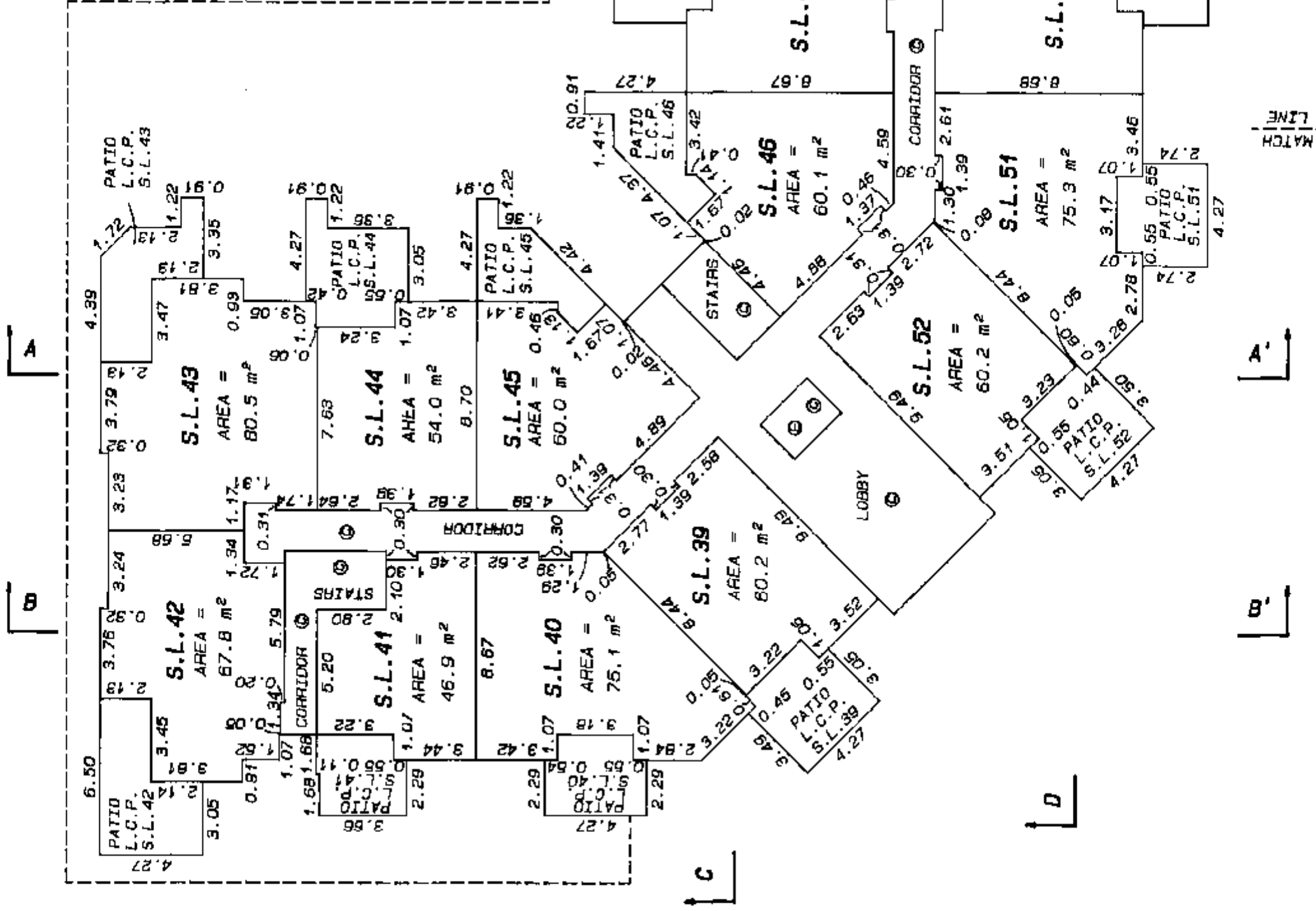
MATCH LINE

FILE NUMBER : - 99 - 130.58

Rebecca C. L. S.
23 DECEMBER 1998 B.C.L.S.

Scale 1 : 200

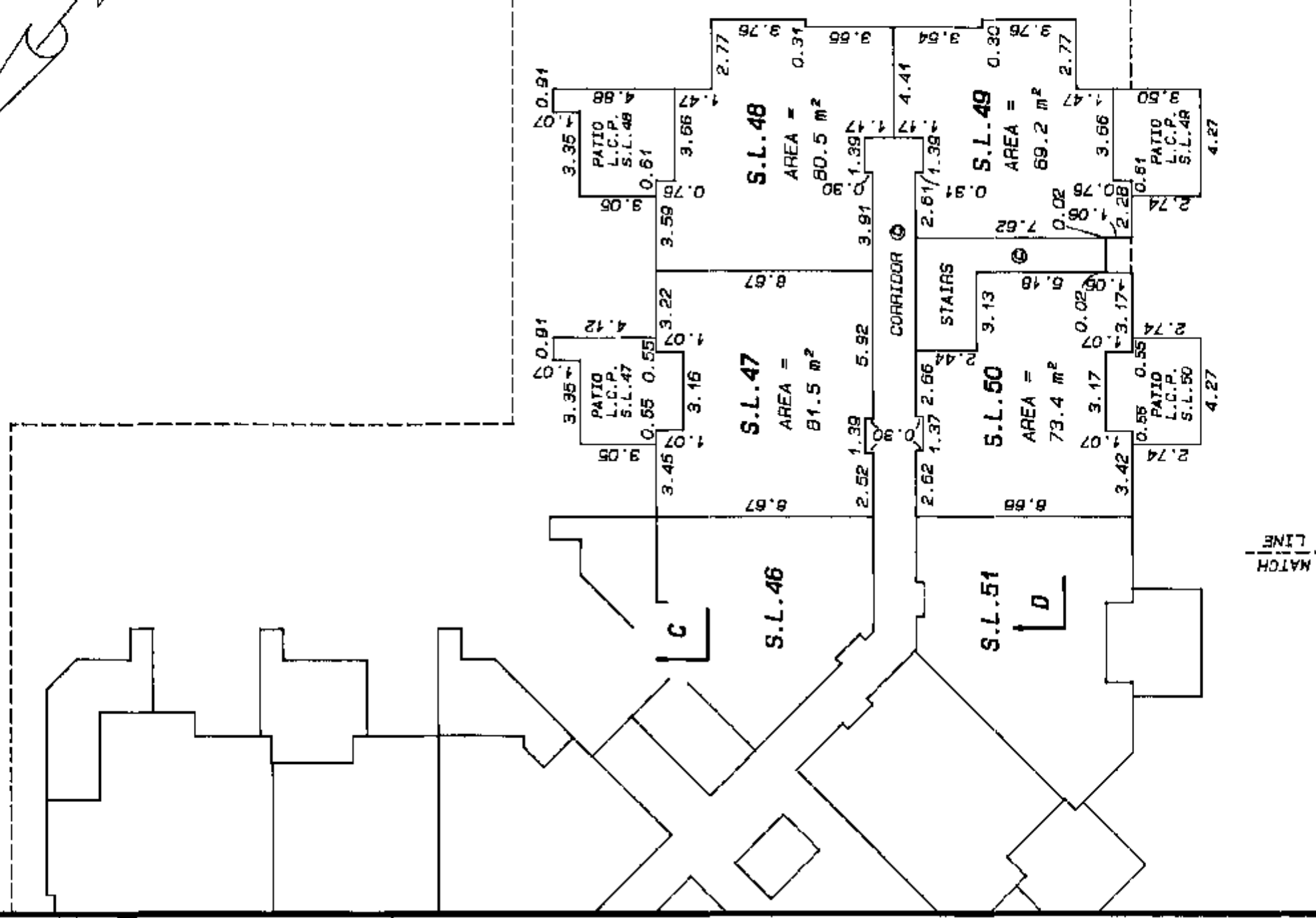
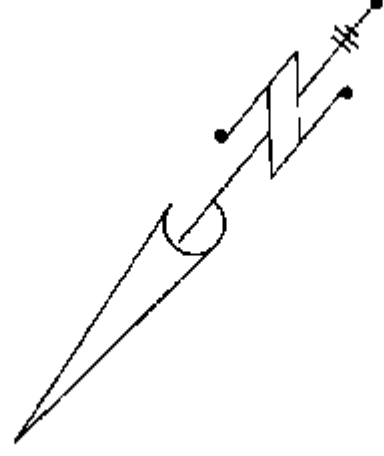
All distances are in metres

MATCH
LINEMATCH
LINE



MATCH
LINE

STRATA PLAN LMS3945
PHASE 2



MATCH
LINE

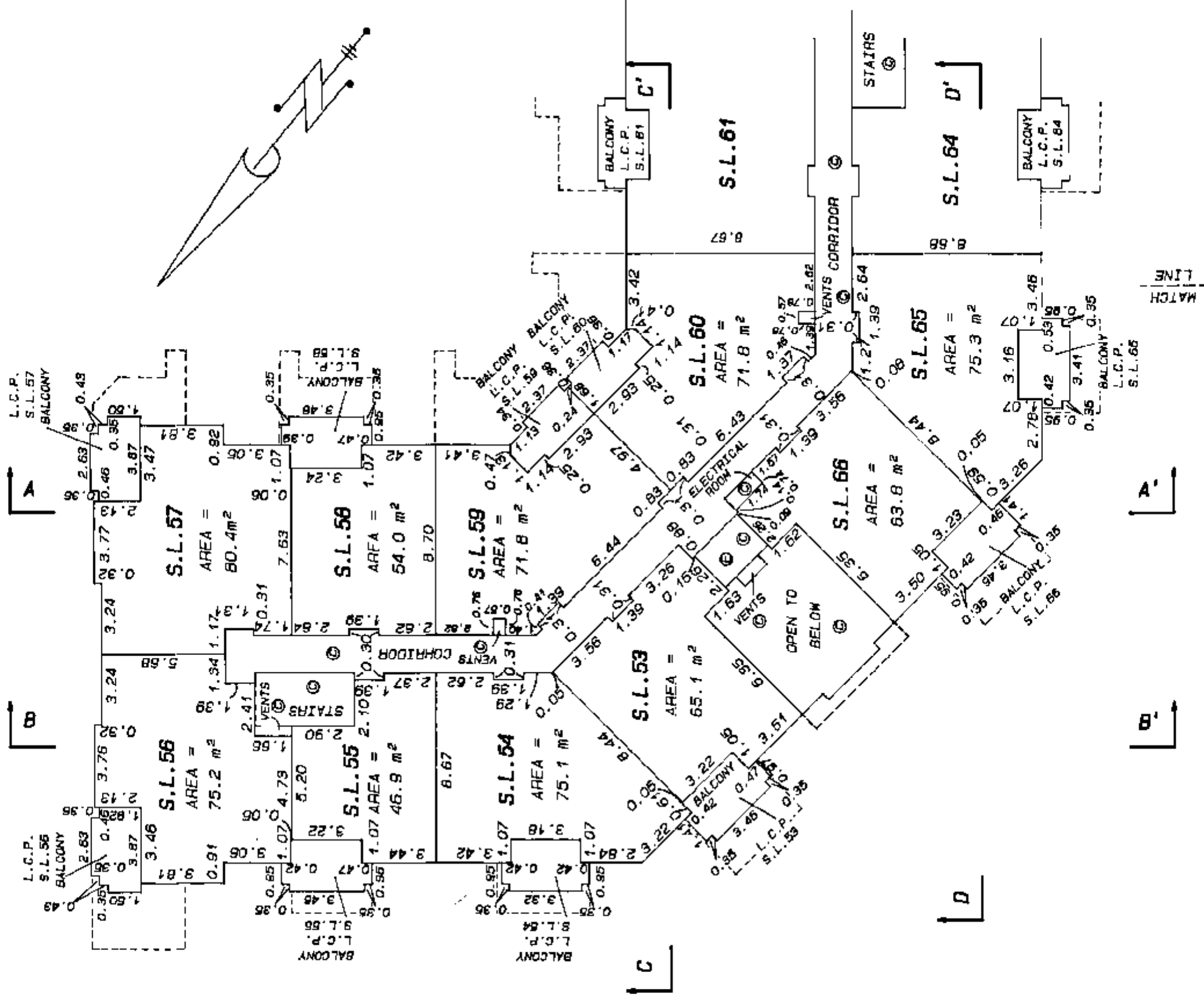
FLOOR PLANS
BUILDING A
LEVEL 2

STRATA PLAN LMS3945
PHASE 2

Scale 1 : 200
All distances are in metres



MATCH LINE



MATCH LINE

FLOOR PLANS
BUILDING A
LEVEL 2

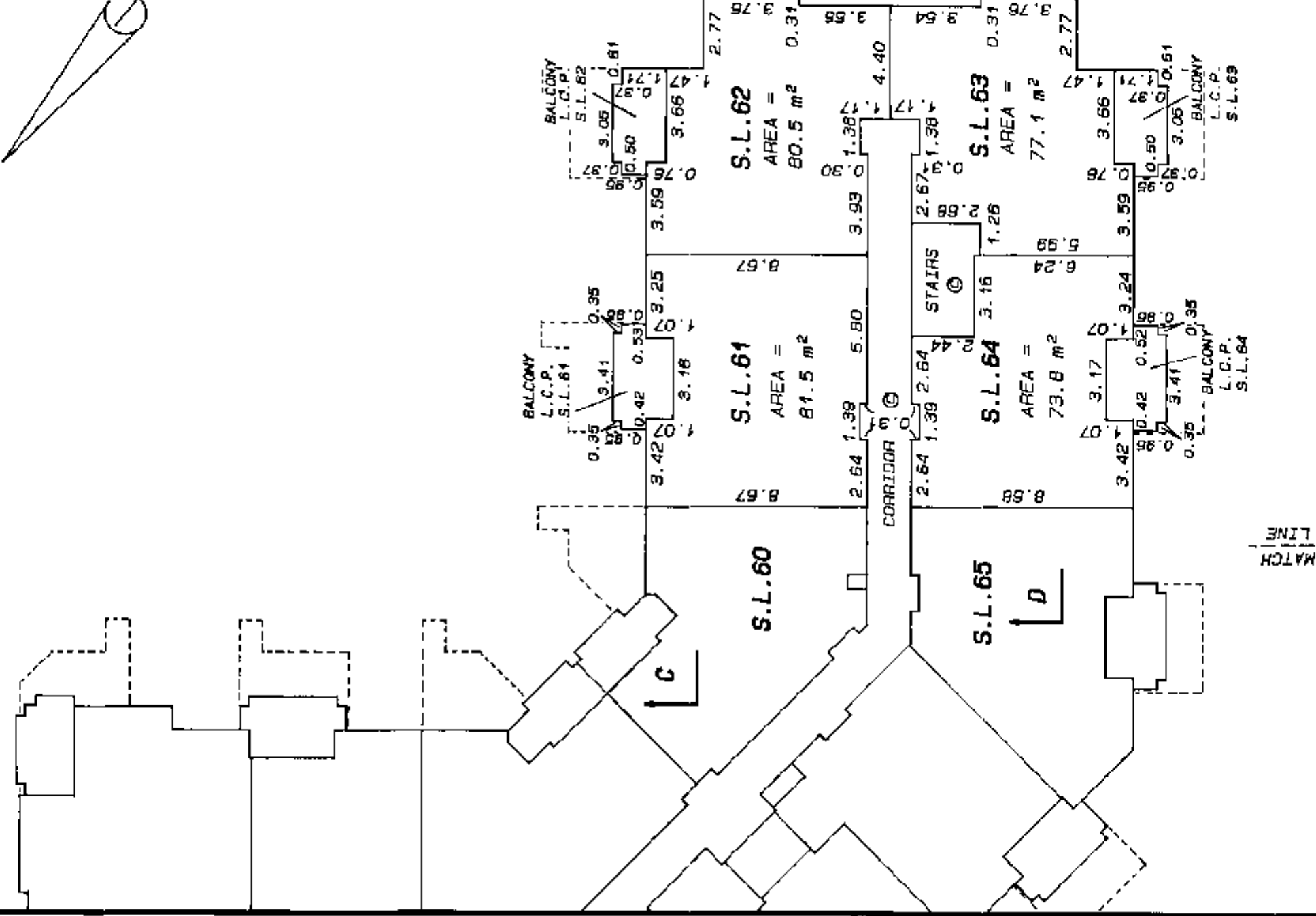
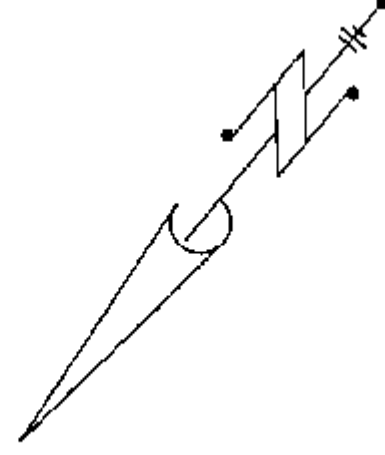
STRATA PLAN LMS3945
PHASE 2

Scale 1 : 200

All distances are in metres



MATCH LINE



MATCH LINE

FILE NUMBER : - 99 - 130.S12

Robert C. C. C.
23 DECEMBER 1999
S.C.L.S.

FLOOR PLANS

BUILDING A

LEVEL 3

STRATA PLAN LMS3945

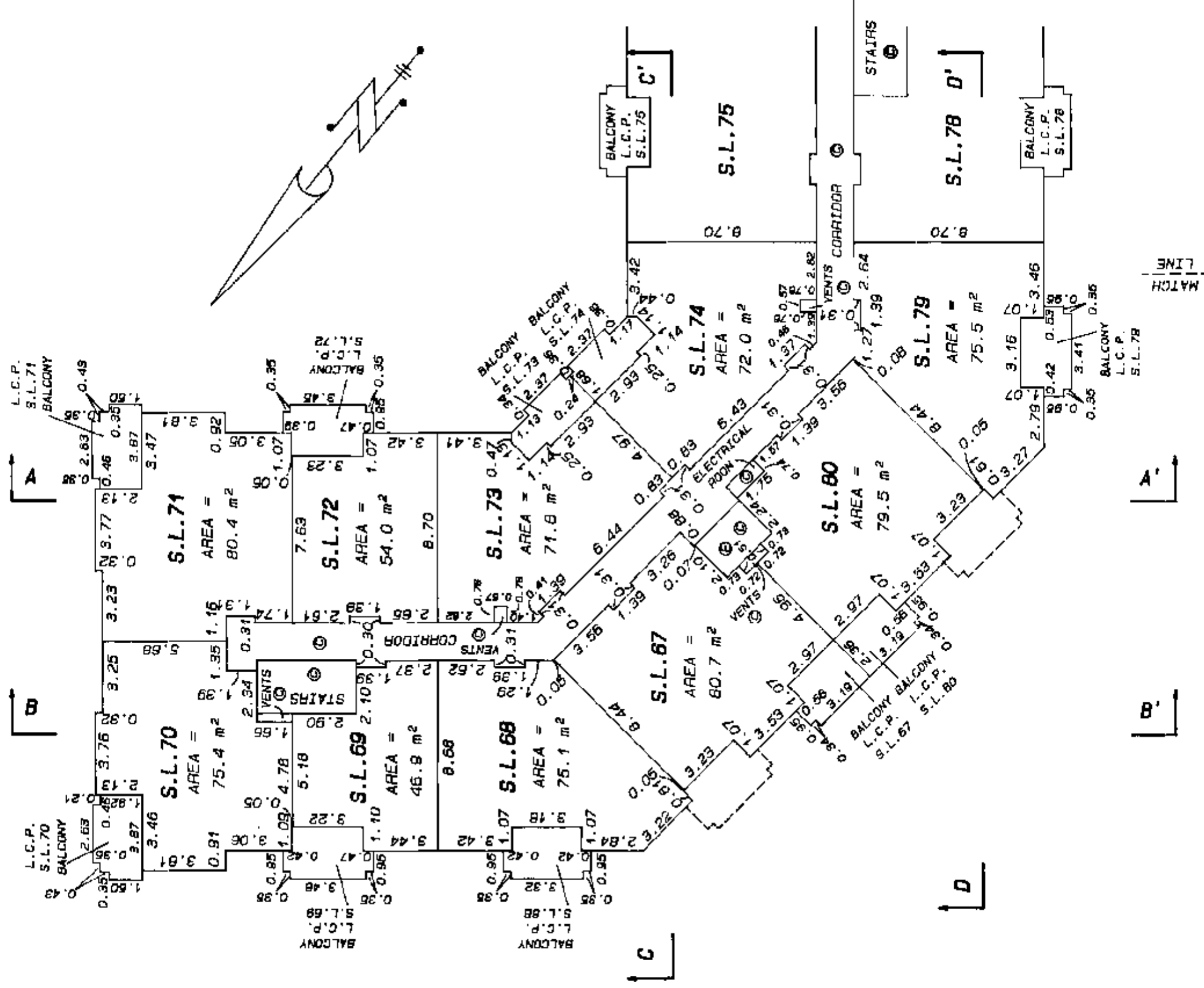
PHASE 2

Scale 1: 200

All distances are in metres



MATCH LINE



MATCH LINE

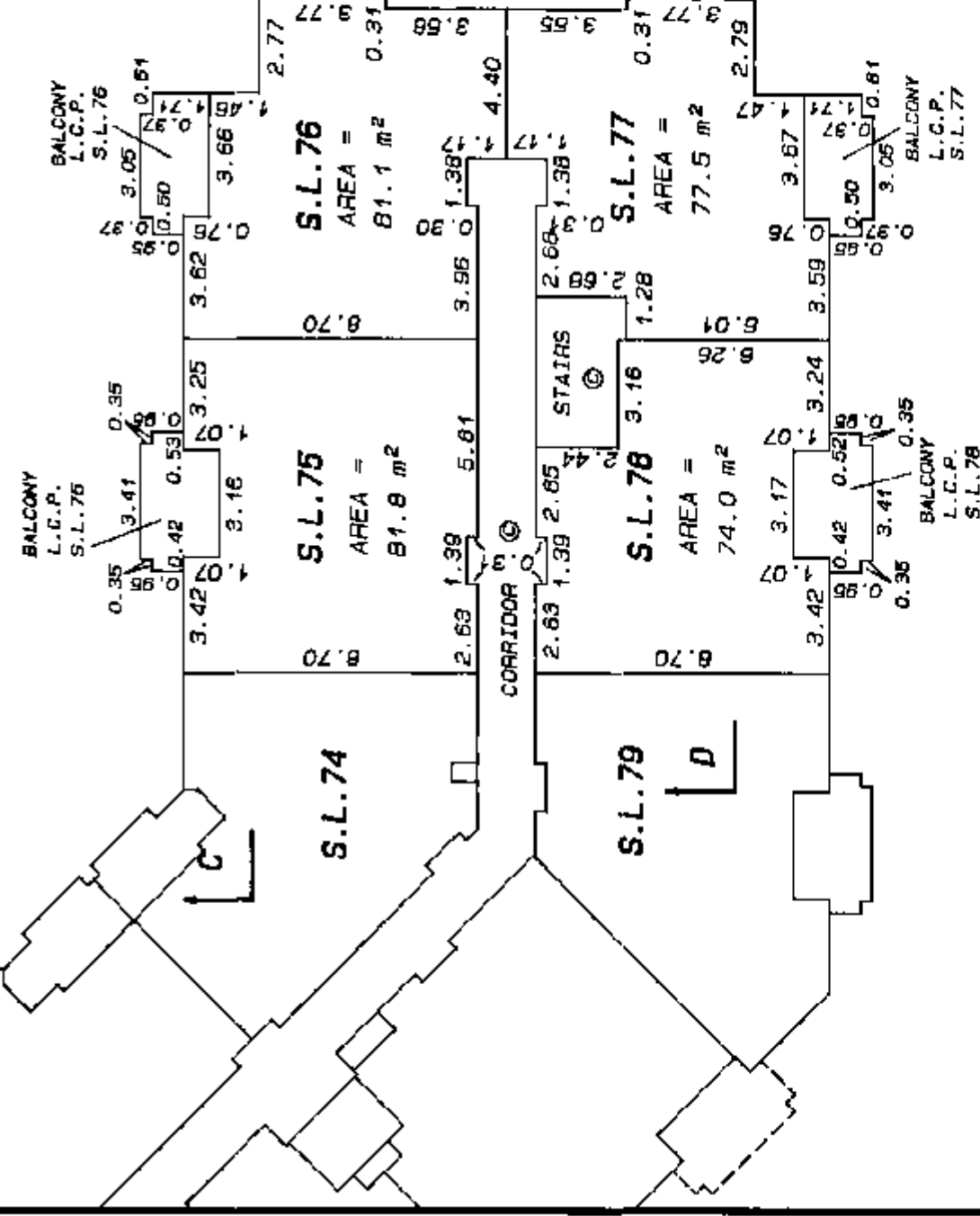
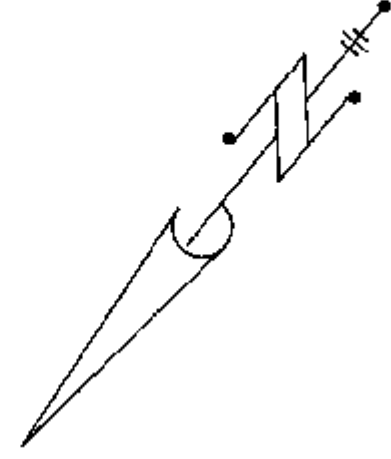
**FLOOR PLANS
BUILDING A
LEVEL 3**

Scale 4 : 200

All distances are in metres



MATCH
LINE

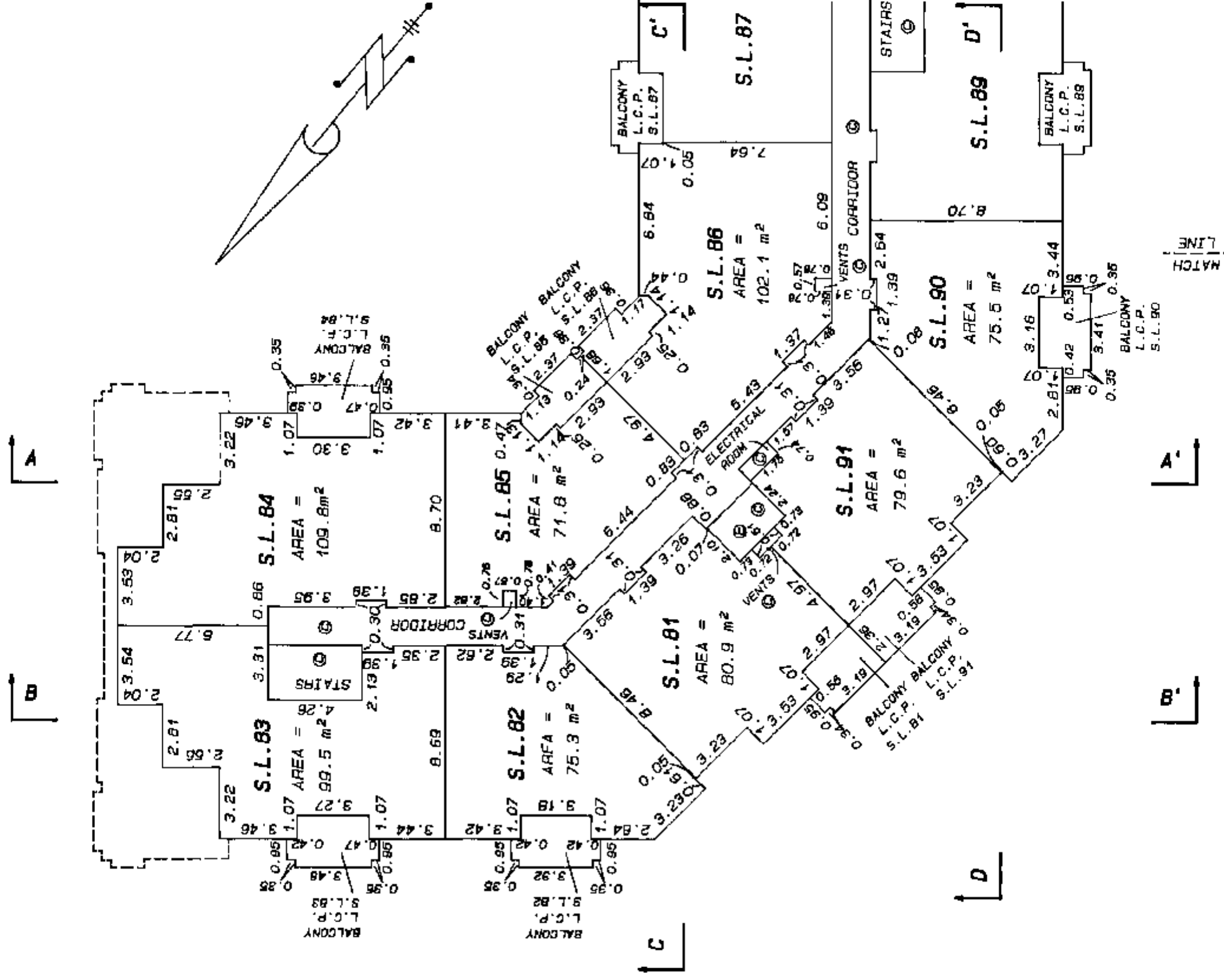


MATCH

LINE

FILE NUMBER : - 99 - 130,514

Robert C. Atkins
23 DECEMBER 1980 B.C.L.S.

STRATA PLAN LMS3945
PHASE 2MATCH
LINEMATCH
LINE

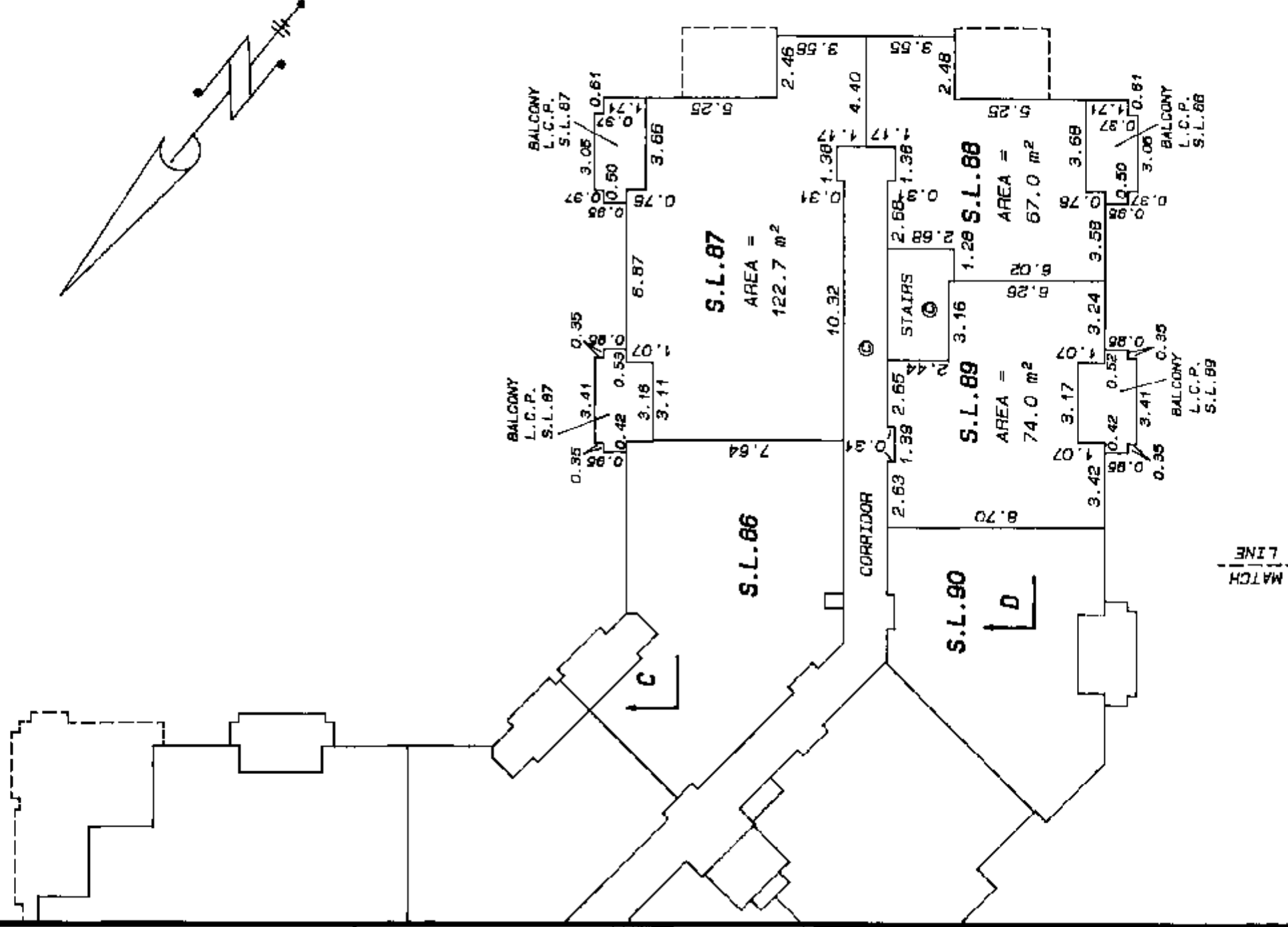
**FLOOR PLANS
BUILDING A
LEVEL 4**

Scale 1 : 200

All distances are in metres



MATCH
LINE



FILE NUMBER :- 99 - 130.516

Robert C. C. C.
23 DECEMBER 1999 B.C.L.S.

**STRATA PLAN LMS3945
PHASE 2**

SHEET 17 OF 18 SHEETS

**STRATA PLAN LMS3945
PHASE 2**

LEVEL 4

LEVEL 3

LEVEL 2

LEVEL 1

PARKING LEVEL P-1

PARKING LEVEL P-2

S.L.83		S.L.82		S.L.81	
S.L.70	S.L.69		S.L.68	S.L.67	
S.L.56	S.L.55		S.L.54	S.L.53	
S.L.42	⊕	S.L.41	S.L.40	S.L.39	
⊕	⊕ 100	LOCKER ROOM ⊕	RAMP DOWN ⊕	TELEPHONE AND TELEVISION ROOM ⊕	MECHANICAL ROOM ⊕
⊕	⊕ 135	LOCKER ROOM ⊕	⊕ 122	⊕ 121	

SECTION B - B'

LEVEL 4

LEVEL 3

LEVEL 2

LEVEL 1

PARKING LEVEL P-1

PARKING LEVEL P-2

S.L.84		S.L.85		⊕	S.L.91
S.L.71	S.L.72		S.L.73	⊕	S.L.80
S.L.57	S.L.58		S.L.59	⊕	S.L.66
S.L.43	S.L.44		S.L.45	LOBBY ⊕	S.L.52
⊕	⊕ 96	⊕ 75	⊕	LOBBY ⊕	ELECTRICAL ROOM ⊕
⊕	⊕ 131	⊕ 126	⊕	LOBBY ⊕	MACHINE ROOM ⊕

BALCONY
L.C.P.
S.L.68

PATIO
L.C.P.
S.L.52

SECTION A - A'

⊕ DENOTES DRIVING AISLE
⊕ DENOTES CORRIDOR

SECTIONS

Scale 1 : 200

All distances are in metres



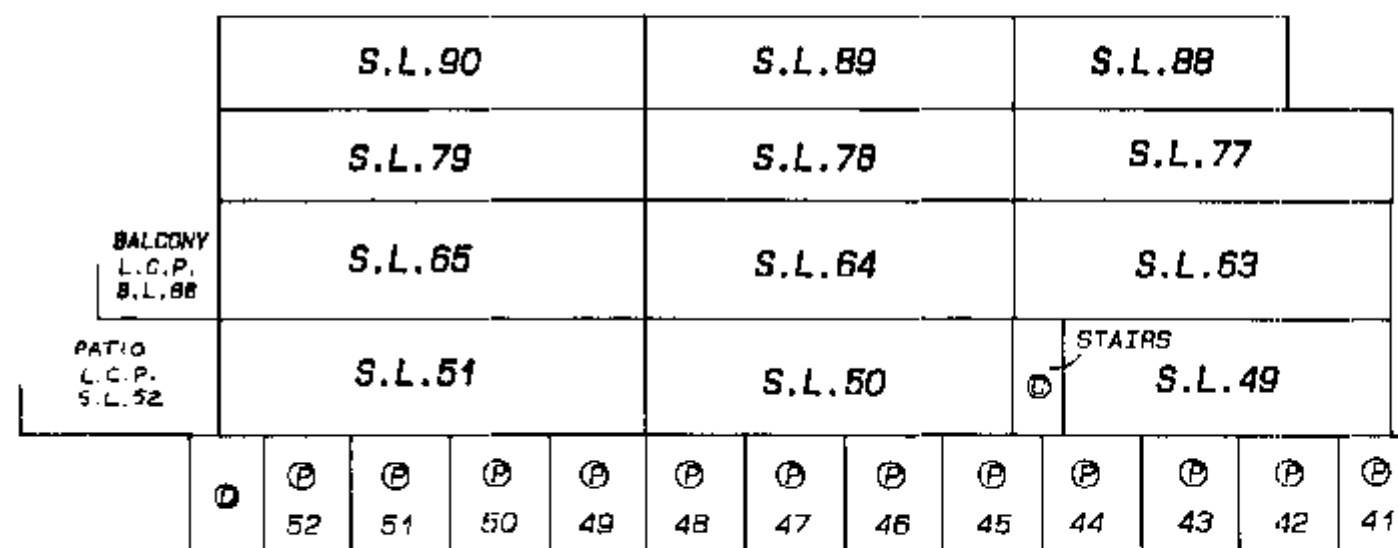
Robert G. H. H.
23 DECEMBER 1999 B.C.L.S.

FILE NUMBER : - 99 - 130.917

STRATA PLAN LMS3945
PHASE 2

LEVEL 1

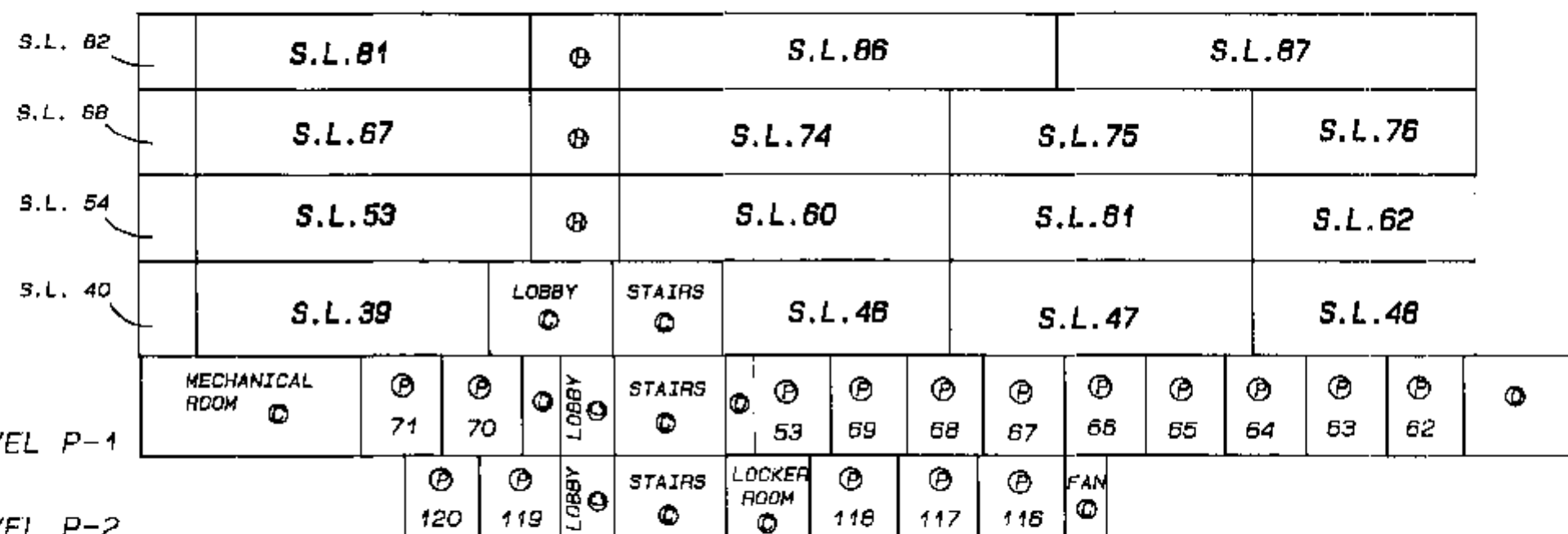
PARKING LEVEL P-1



SECTION D - D'

LEVEL 1

PARKING LEVEL P-2



SECTION C - C'

① DENOTES DRIVING AISLE ②
③ DENOTES CORRIDOR ④

FILE NUMBER : - 99 - 130.518

Robert Gattaway