

STRATA PLAN LMS 2085

**STRATA PLAN OF LOT 1,
SUBURBAN BLOCK 13,
N.W.D. PLAN LMP 19401**

B.C.G.S. 926.026

"CITY OF NEW WESTMINSTER"

DEPOSITED AND REGISTERED IN THE LAND
TITLE OFFICE AT NEW WESTMINSTER, B.C.
THIS 11th DAY OF AUGUST, 1995.

SCALE 1:1000



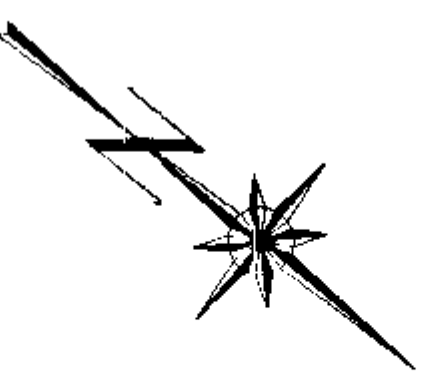
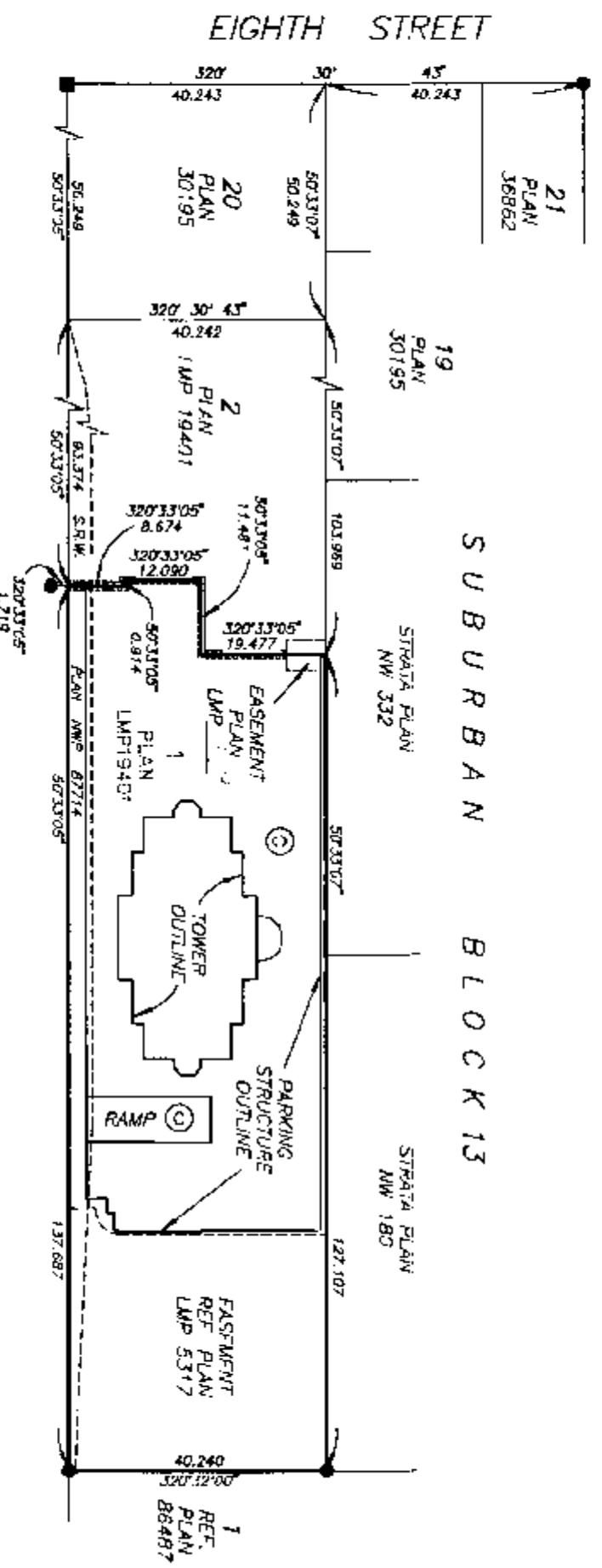
ALL DISTANCES ARE IN METRES.

DEPUTY

REGISTER

BJ237965 - BJ238093

STIRLING PLACE
719 PRINCESS STREET,
NEW WESTMINSTER, B.C.

SEVENTH
AVENUE

PRINCESS STREET

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

#201 - 3707 EAST HASTINGS STREET,
BURNABY, B.C. V5C 2H6

THIS STRATA PLAN CONTAINS LIMITED COMMON
PROPERTY ACCORDING TO SEC. 53 (2) OF
THE CONDOMINIUM ACT.

LEGEND

BEARINGS ARE ASTRONOMIC AND DERIVED
FROM PLAN LMP 19401.

I, MIKE SHAW, OF LANGLEY, B.C.,
BRITISH COLUMBIA LAND SURVEYOR, HEREBY CERTIFY:
1. THAT THE BUILDING ERECTED ON THE PARCEL
DESCRIBED ABOVE IS WHOLLY WITHIN THE EXTERNAL
BOUNDARIES OF THAT PARCEL - SUBJECT TO CLAUSE 2
OF THIS CERTIFICATE.
2. CERTAIN PARTS OF THE BUILDING PROJECT BEYOND
SUCH EXTERNAL BOUNDARIES BUT THEY ARE WITHIN
THE LIMITS OF THE LANDS CHARGED BY

REGISTERED EASEMENT No. **BS 232697**

DATED AT SURREY, B.C.,

THIS 18th DAY OF JULY, 1995.

B.C.L.S.

BENNETT & ASSOCIATES
B.C. LAND SURVEYORS
#201-9547 152nd STREET,
SURREY, B.C.
PHONE : 582-0717

DRAWING # 30086-10

FILE # 30086-10

DATE : JULY 18, 1995.

THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT

BUILDING LOCATION AND DIMENSIONS

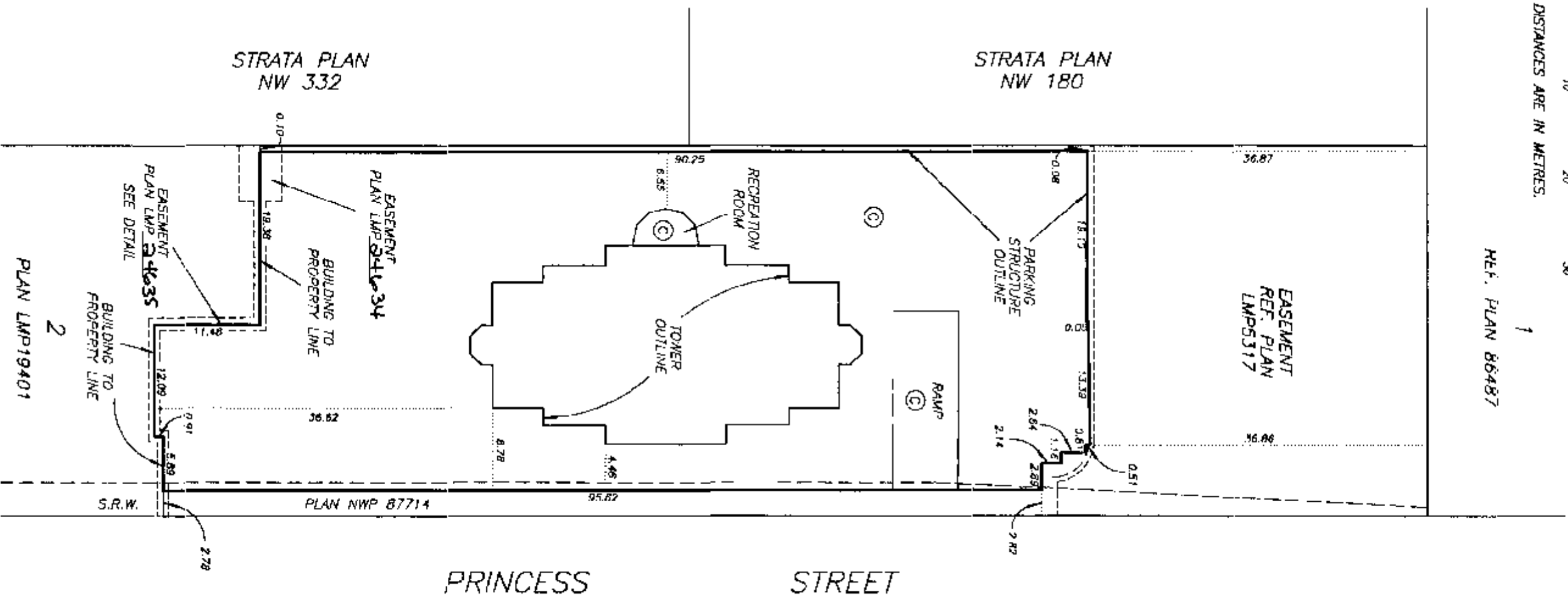
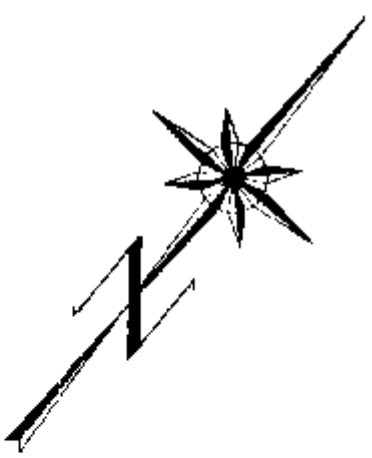
STRATA PLAN LMS 2085

SCALE 1:500



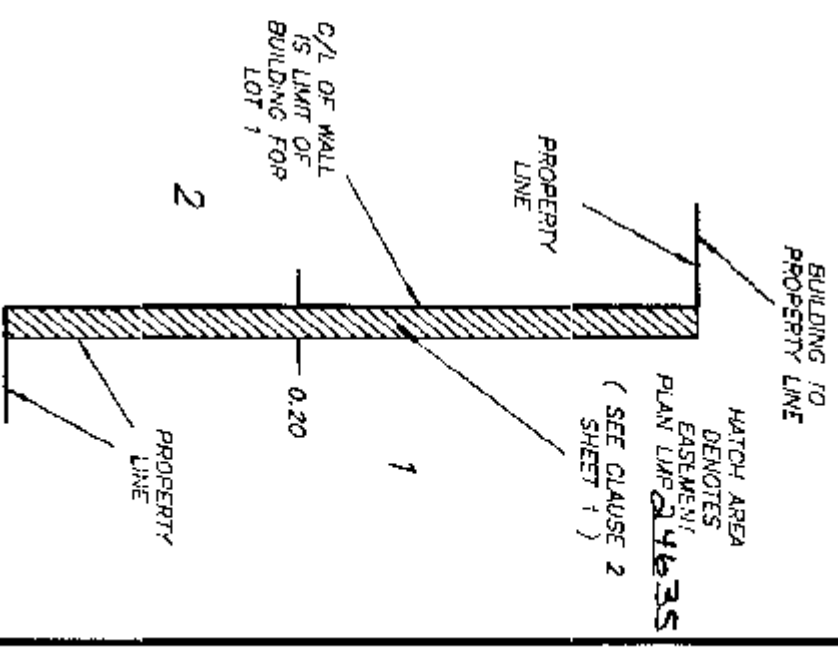
ALL DISTANCES ARE IN METRES.

REF. PLAN B6487



EASEMENT DETAIL

NTS



STRATA PLAN LMS 2085

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
1	7, 12	1230	1283	
2	7, 12	1379	1441	
3	10, 12	1364	1431	
4	10, 12	1178	1237	
5	8, 13	1006	1085	
6	7, 13	1229	1308	
7	7, 13	1379	1469	
8	10, 13	1367	1459	
9	10, 13	1252	1348	
10	8, 14	1004	1114	
11	7, 14	1076	1193	
12	7, 14	1241	1411	
13	8, 14	977	1109	
14	10, 14	1241	1461	
15	10, 14	1102	1337	
16	8, 15	1004	1135	
17	7, 15	1076	1215	
18	7, 15	1239	1433	
19	8, 15	986	1139	
20	10, 15	1239	1483	
21	10, 15	1099	1369	
22	8, 16	1004	1155	
23	7, 16	1075	1237	
24	7, 16	1239	1459	
25	8, 16	986	1159	
26	10, 16	1239	1509	
27	10, 16	1100	1382	
28	8, 17	1005	1189	
29	7, 17	1075	1274	
30	7, 17	1239	1500	
31	8, 17	985	1183	
32	10, 17	1239	1550	
33	10, 17	1100	1420	
34	8, 18	1005	1197	
35	7, 18	1075	1283	
36	7, 18	1239	1511	
37	8, 18	984	1201	
38	10, 18	1239	1561	
39	10, 18	1100	1429	
40	8, 19	1005	1205	
41	7, 19	1075	1292	
42	7, 19	1239	1521	
43	8, 19	985	1209	
44	10, 19	1239	1571	
45	10, 19	1100	1439	
46	8, 20	1005	1214	
47	7, 20	1075	1301	
48	7, 20	1239	1531	
49	8, 20	984	1218	
50	10, 20	1239	1581	

STRATA PLAN LMS 2085

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
51	10, 20	1101		1449		
52	8, 21	1005		1223		
53	7, 21	1075		1310		
54	7, 21	1239		1542		
55	8, 21	986		1226		
56	10, 21	1239		1592		
57	10, 21	1100		1458		
58	8, 22	1005		1237		
59	7, 22	1076		1327		
60	7, 22	1239		1561		
61	8, 22	984		1241		
62	10, 22	1239		1611		
63	10, 22	1098		1475		
64	8, 23	1005		1253		
65	7, 23	1077		1343		
66	7, 23	1240		1579		
67	8, 23	985		1266		
68	10, 23	1240		1629		
69	10, 23	1098		1492		
70	9, 24	1005		1268		
71	7, 24	1076		1360		
72	7, 24	1240		1598		
73	9, 24	985		1271		
74	10, 24	1240		1648		
75	10, 24	1098		1509		
76	9, 25	1005		1283		
77	7, 25	1076		1376		
78	7, 25	1240		1617		
79	9, 25	985		1287		
80	10, 25	1240		1667		
81	10, 25	1101		1526		
82	9, 26	1005		1298		
83	7, 26	1076		1393		
84	7, 26	1240		1635		
85	9, 26	985		1301		
86	10, 26	1240		1685		
87	10, 26	1101		1543		
88	9, 27	1005		1313		
89	7, 27	1076		1409		
90	7, 27	1240		1654		
91	9, 27	986		1317		
92	10, 27	1240		1704		
93	10, 27	1101		1560		
94	9, 28	1005		1329		
95	7, 28	1076		1425		
96	7, 28	1240		1673		
97	9, 28	985		1351		
98	10, 28	1240		1723		
99	10, 28	1101		1577		
100	9, 29	1005		1344		

CONDOMINIUM ACT

[illegible]

ACCEPTED AS TO FORMS 1, 2 AND 3
THIS 9 DAY OF August 1995.

for: Nelson

SUPERINTENDENT OF REAL ESTATE

DATE : JULY 13, 1995.

STRATA PLAN LMS 2085

STATUTORY DECLARATION

I, THE UNDERSIGNED DO SOLEMNLY DECLARE THAT:

- 1) I, THE UNDERSIGNED AM THE DRY AUTHORIZED AGENT OF THE OWNER / DEVELOPER.
- 2) THE STRATA PLAN IS FOR RESIDENTIAL USE ONLY.

I MAKE THIS SOLEMN DECLARATION CONSCIENTIOUSLY BELIEVING IT TO BE TRUE AND KNOWING IT IS OF THE SAME FORCE AND EFFECT AS IF MADE UNDER OATH.

Eric Heston

Eric Heston

DECLARED BEFORE ME AT Burnaby

IN THE PROVINCE OF BRITISH COLUMBIA

THIS 20th DAY OF July, 1995

A COMMISSIONER FOR TAKING AFFIDAVITS WITHIN THE PROVINCE OF BRITISH COLUMBIA

David Gunn

I, MIKE E. SHAW, BRITISH COLUMBIA LAND SURVEYOR, HEREBY CERTIFY THAT THE BUILDING, SHOWN IN THIS STRATA PLAN HAS NOT, AS THE 13th DAY OF JULY, 1995 BEEN PREVIOUSLY OCCUPIED.

DATED AT SURREY, B.C. THIS 13 DAY OF JULY, 1995.

Mike E Shaw B.C.L.S.

OWNERS:

444335 BRITISH COLUMBIA LIMITED
(INCORPORATION NO. 444335)

AUTHORIZED SIGNATORY NATALE ROSA

AUTHORIZED SIGNATORY JOHN OLESKY

Betty Blake
WITNESS AS TO BOTH SIGNATURES Betty Blake

Secretary
OCCUPATION OF WITNESS 16736 Clarington Rd.

Burnaby B.C.
ADDRESS OF WITNESS

MORTGAGEE:

CAMBRIDGE WESTERN LEASEHOLDS LIMITED
(INCORPORATION NO. 403245)

Paul K. Leeson
Paul K. Leeson

Harry Good
Harry Good

LARRY GOOD

WITNESS AS TO BOTH SIGNATURES

Sam Saper
SAM SAPERA

LEGAL COUNSEL

OCCUPATION OF WITNESS 95 WELLINGTON STREET WEST

ADDRESS OF WITNESS TORONTO, ONTARIO

MORTGAGEE:

ROYAL BANK OF CANADA
8777'S Avenue
SINGAPORE

Richard Thomas Foster
Richard Thomas Foster
Senior Account Manager

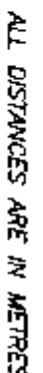
Grina Marie Dunder
Grina Marie Dunder
Asst. Acct. Manager

Sam Saper
WITNESS AS TO BOTH SIGNATURES
Sue Tanner

BANKER

OCCUPATION OF WITNESS

2617 Spinkway Ave. V3C 2C4
ADDRESS OF WITNESS COQUITLAM B.C.



ALL DISTANCES ARE IN METRES.

PAPOKUNIC I PUNJI 2

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LANDSCAPED AREA ⑥

PARKING
EQUIPMENT
ROOM

PARKING
⑤

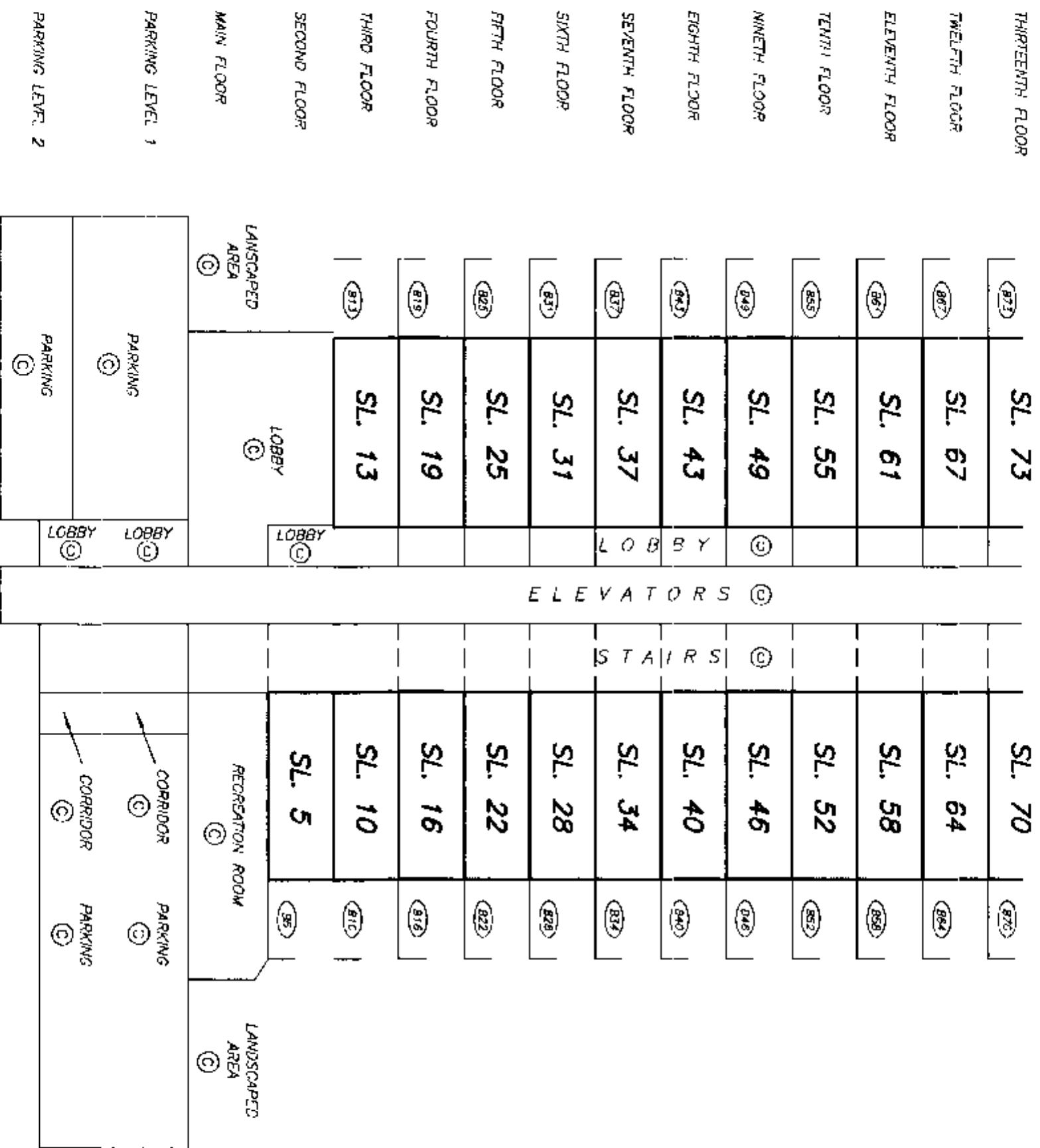
SECTION B - B'STRATA PLAN LMS 2085

SCALE 1:200



ALL DISTANCES ARE IN METRES.

SEE SHEET No. 9



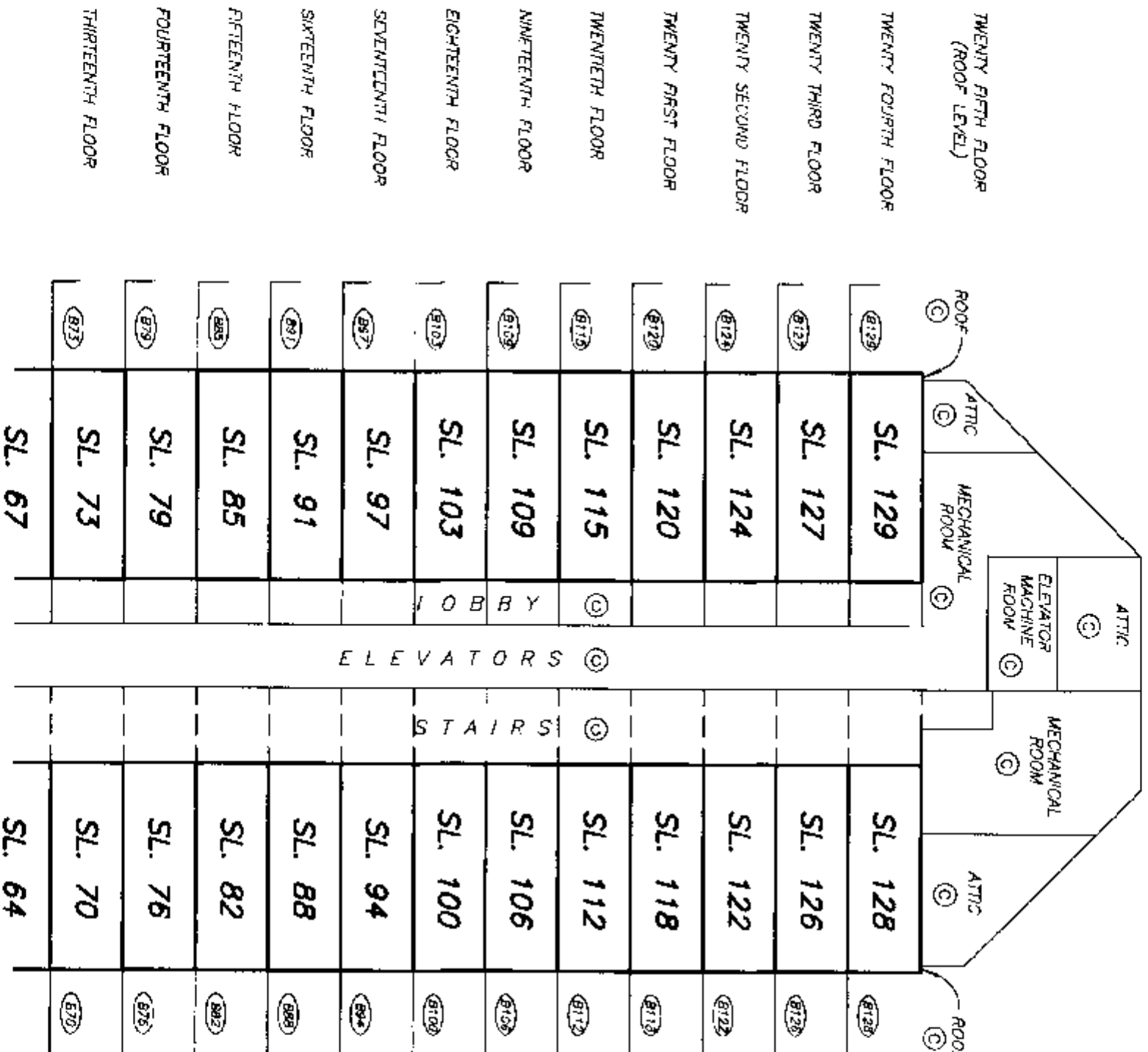
SECTION B - B'

STRATA PLAN LMS 2085

SCALE 1:200



ALL DISTANCES ARE IN METRES.



SEE SHEET NO. 8

SECTION C - C'

STRATA PLAN LMS 2085

SCALE 1:200



ALL DISTANCES ARE IN METRES.

TWENTY FOURTH FLOOR	(R125)	SL. 127	(R127)	(B125)
TWENTY THIRD FLOOR	(B127)	SL. 125	SL. 121	(B127)
TWENTY SECOND FLOOR	(B125)	SL. 116	SL. 117	(B117)
TWENTY FIRST FLOOR	(B116)	SL. 110	SL. 111	(B110)
NINETEENTH FLOOR	(B104)	SL. 104	SL. 105	(B105)
EIGHTEENTH FLOOR	(B098)	SL. 98	SL. 99	(B099)
SEVENTEENTH FLOOR	(B092)	SL. 92	SL. 93	(B093)
SIXTEENTH FLOOR	(B086)	SL. 86	SL. 87	(B087)
FIFTEENTH FLOOR	(B080)	SL. 80	SL. 81	(B081)
FOURTEENTH FLOOR	(B074)	SL. 74	SL. 75	(B075)
THIRTEENTH FLOOR	(B068)	SL. 68	SL. 69	(B069)
TWELFTH FLOOR	(B062)	SL. 62	SL. 63	(B063)
FIFTEENTH FLOOR	(B055)	SL. 56	SL. 57	(B057)
TENTH FLOOR	(B049)	SL. 50	SL. 51	(B051)
NINETH FLOOR	(B043)	SL. 44	SL. 45	(B045)
EIGHTH FLOOR	(B037)	SL. 38	SL. 39	(B039)
SEVENTH FLOOR	(B031)	SL. 32	SL. 33	(B033)
SIXTH FLOOR	(B025)	SL. 26	SL. 27	(B027)
FIFTH FLOOR	(B019)	SL. 20	SL. 21	(B021)
FOURTH FLOOR	(B013)	SL. 14	SL. 15	(B015)
THIRD FLOOR	(B007)	SL. 8	SL. 9	(B009)
SECOND FLOOR	(B001)	SL. 3	SL. 4	
MAIN FLOOR	LANDSCAPED AREA (C)			LANDSCAPED AREA (C)
PARKING LEVEL 1	PARKING (C)	STAIRS (C)	STORAGE (C)	PARKING (C)
PARKING LEVEL 2	PARKING (C)	STAIRS (C)	STORAGE (C) ELECTRICAL ROOM (C)	PARKING (C)

PARKING LEVEL FLOOR PLANS

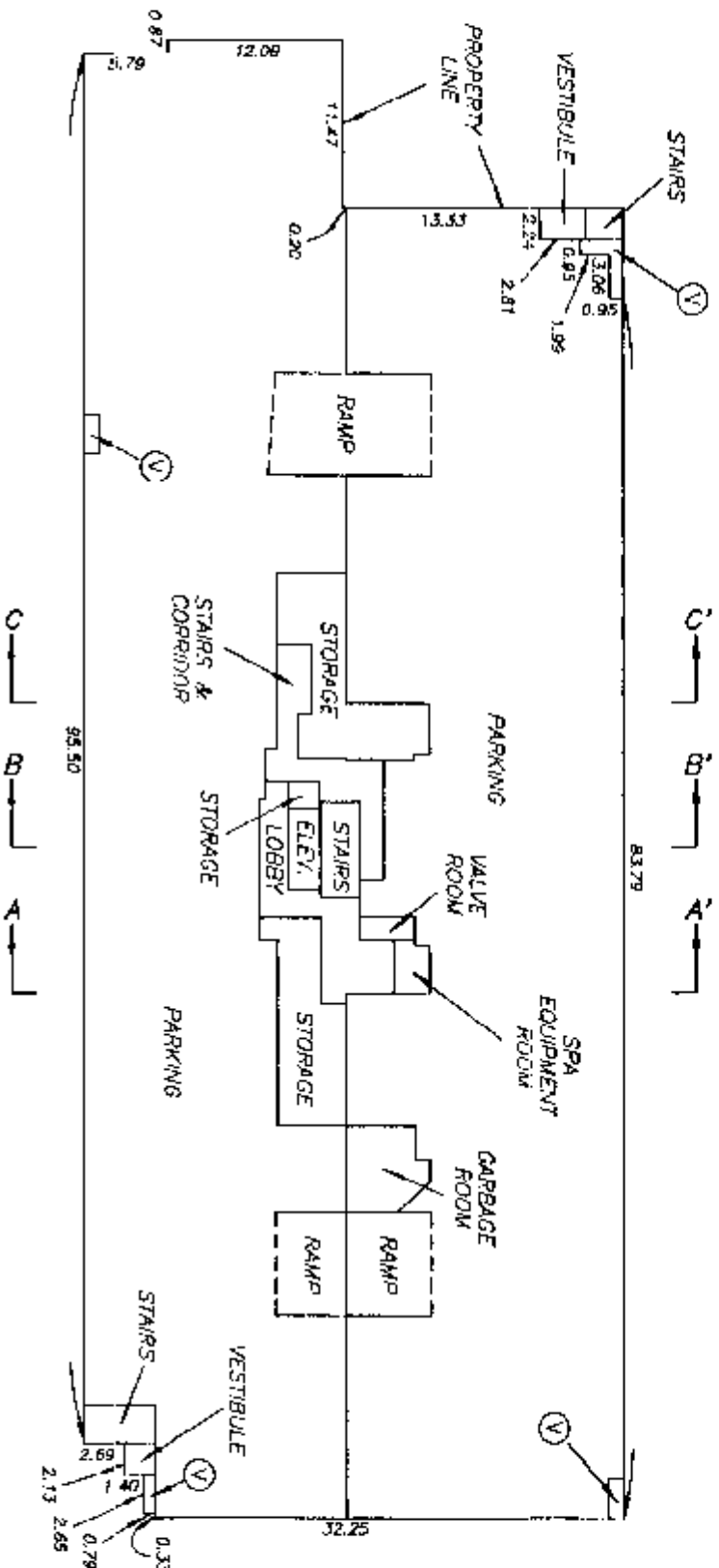
STRATA PLAN LMS 2085

NOTE : THIS FLOOR IS ALL COMMON PROPERTY

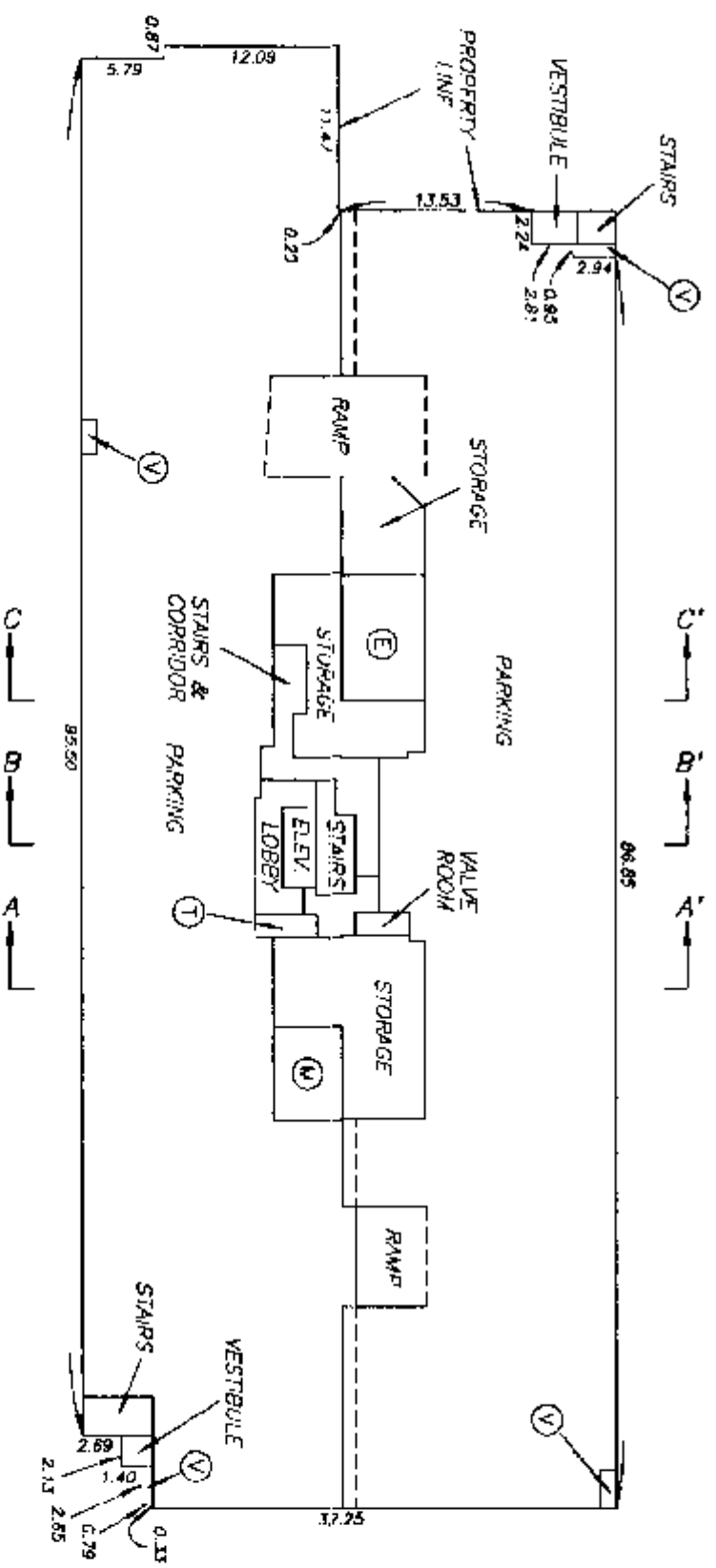
SCALE 1:500



ALL DISTANCES ARE IN METRES.



PARKING LEVEL 1

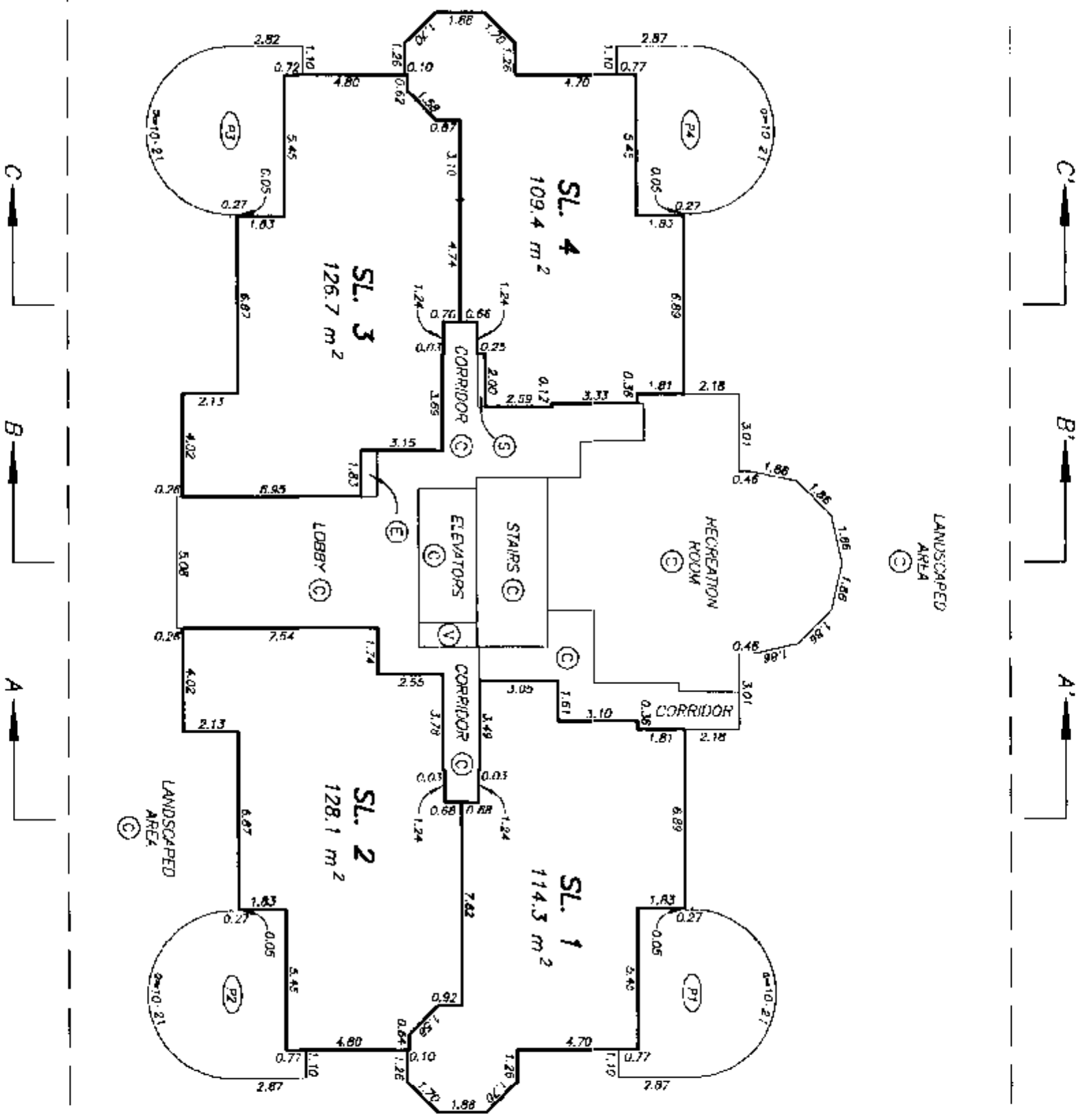
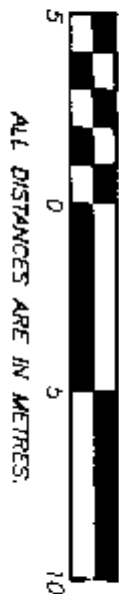


PARKING LEVEL 2

MAIN FLOOR PLAN

STRATA PLAN LMS 2085

SCALE 1:200



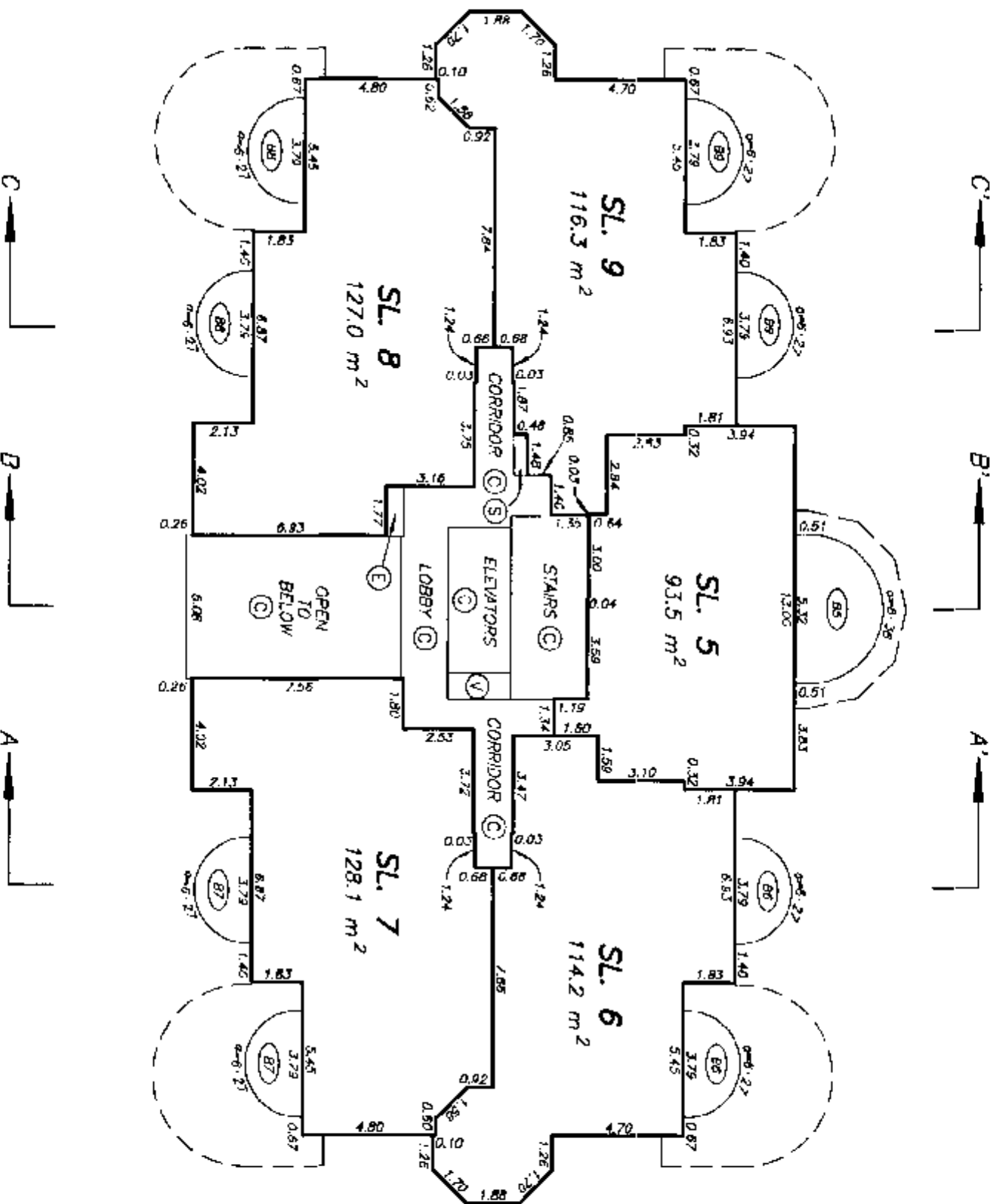
SECOND FLOOR PLAN

STRATA PLAN LMS 2085

SCALE 1:200



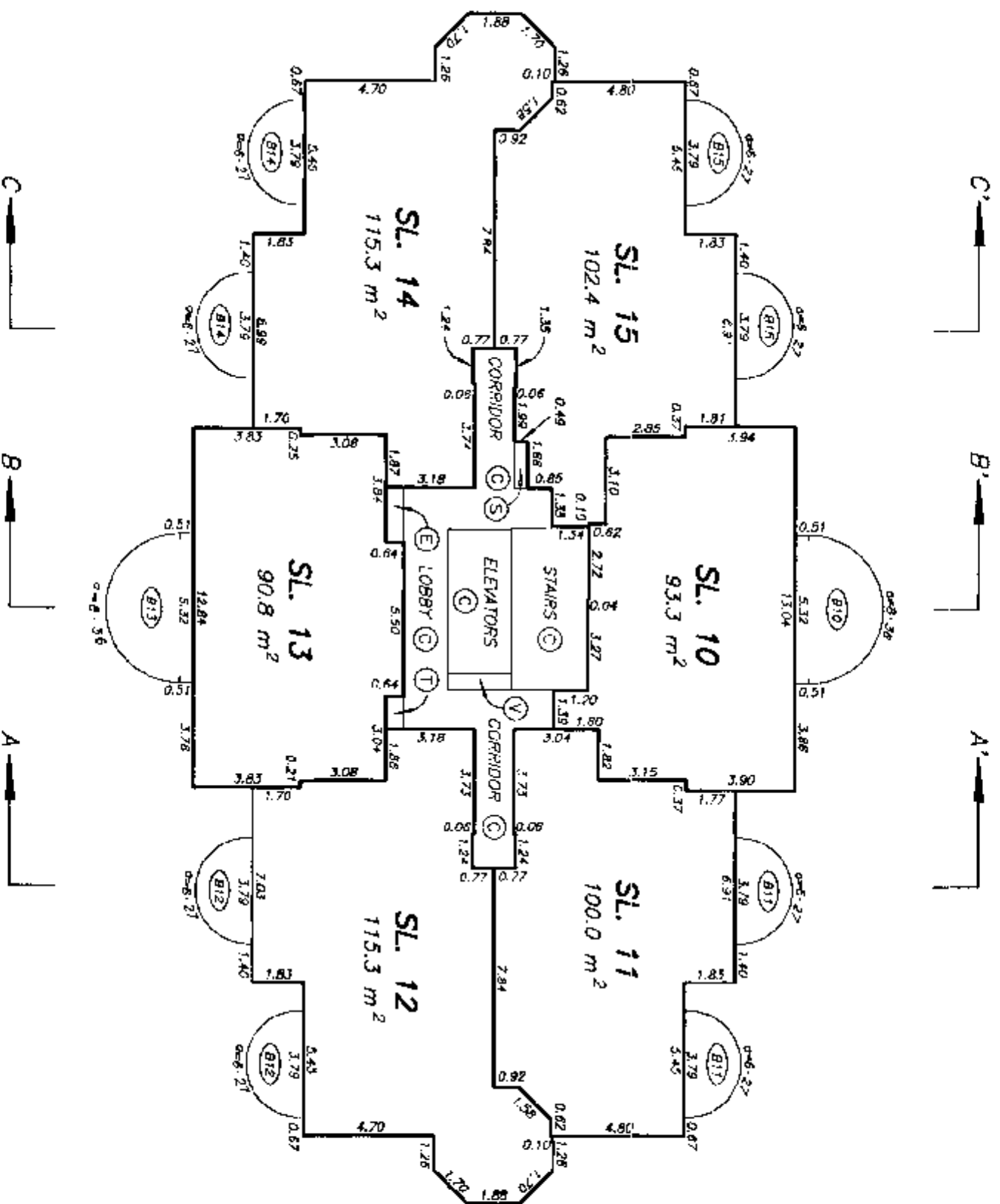
ALL DISTANCES ARE IN METRES.



SCALE 1:200



ALL DISTANCES ARE IN METRES.



DRAWING # 30086-10
FILE # 3086-F3.DWG

DATE : JULY 13, 1995.

27. E. 8.

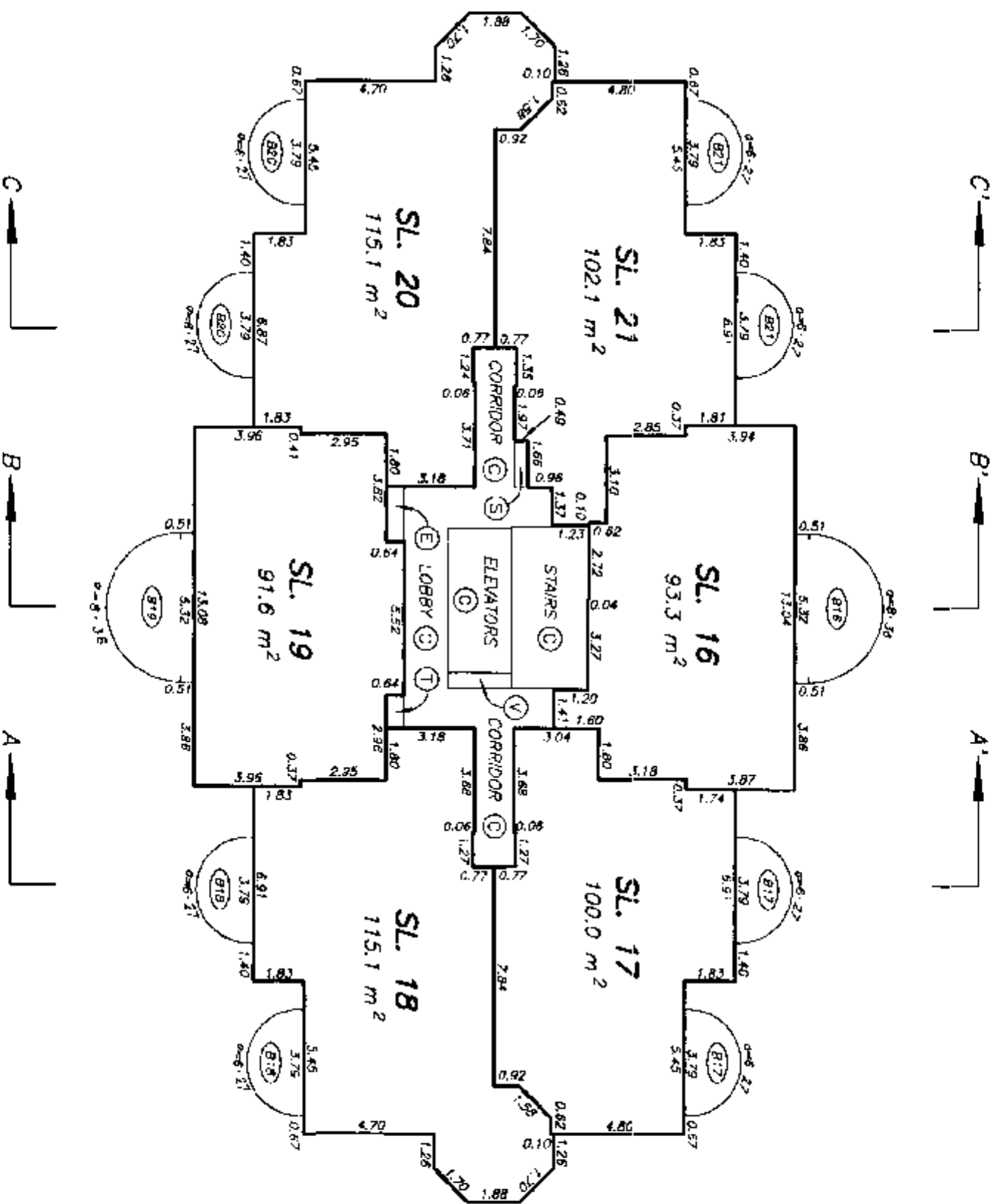
FOURTH FLOOR PLAN

STRATA PLAN LMS 2085

SCALE 1:200



ALL DISTANCES ARE IN METRES.



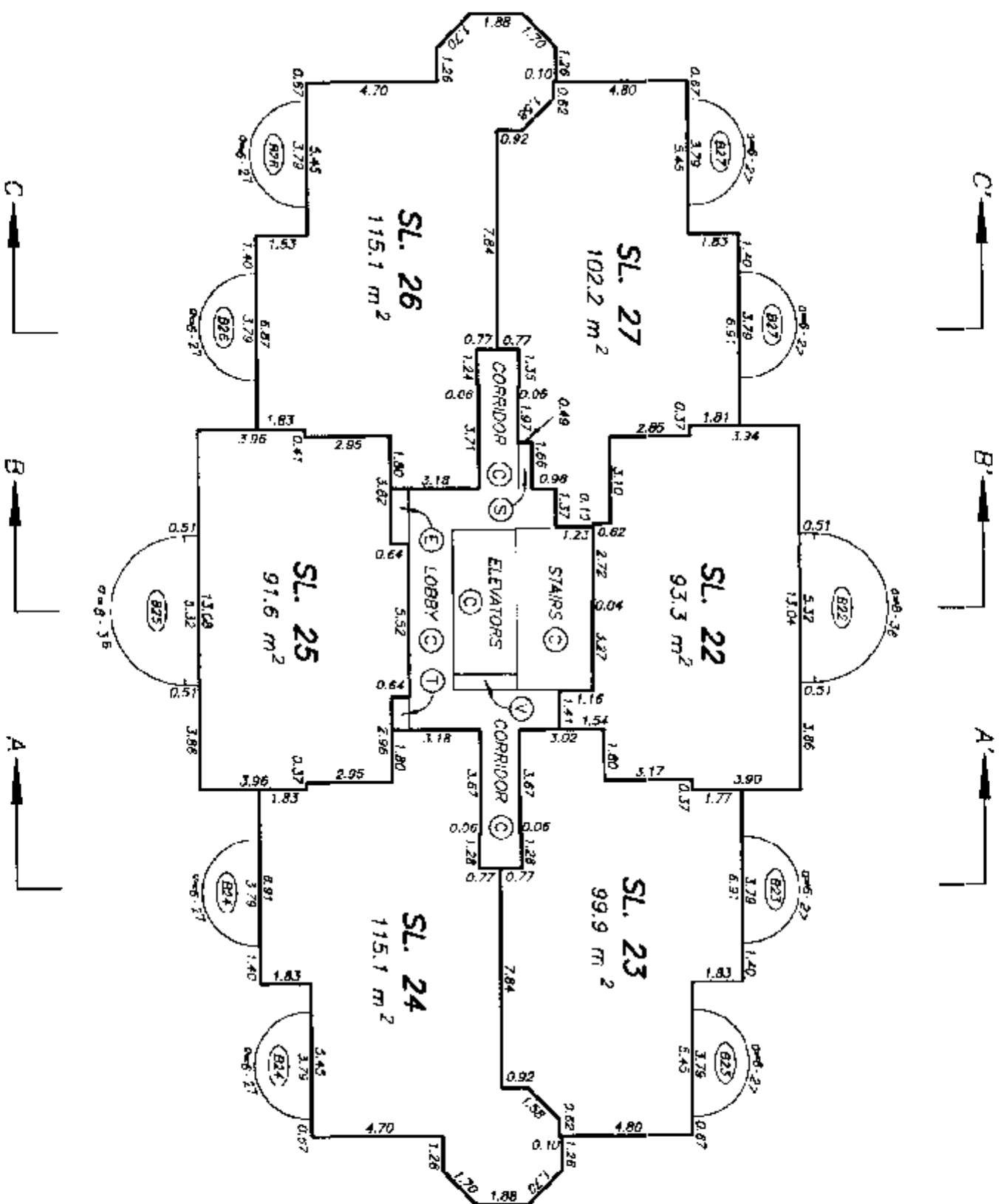
FIFTH FLOOR PLAN

STRATA PLAN LMS 2085

SCALE 1:200



ALL DISTANCES ARE IN METRES.



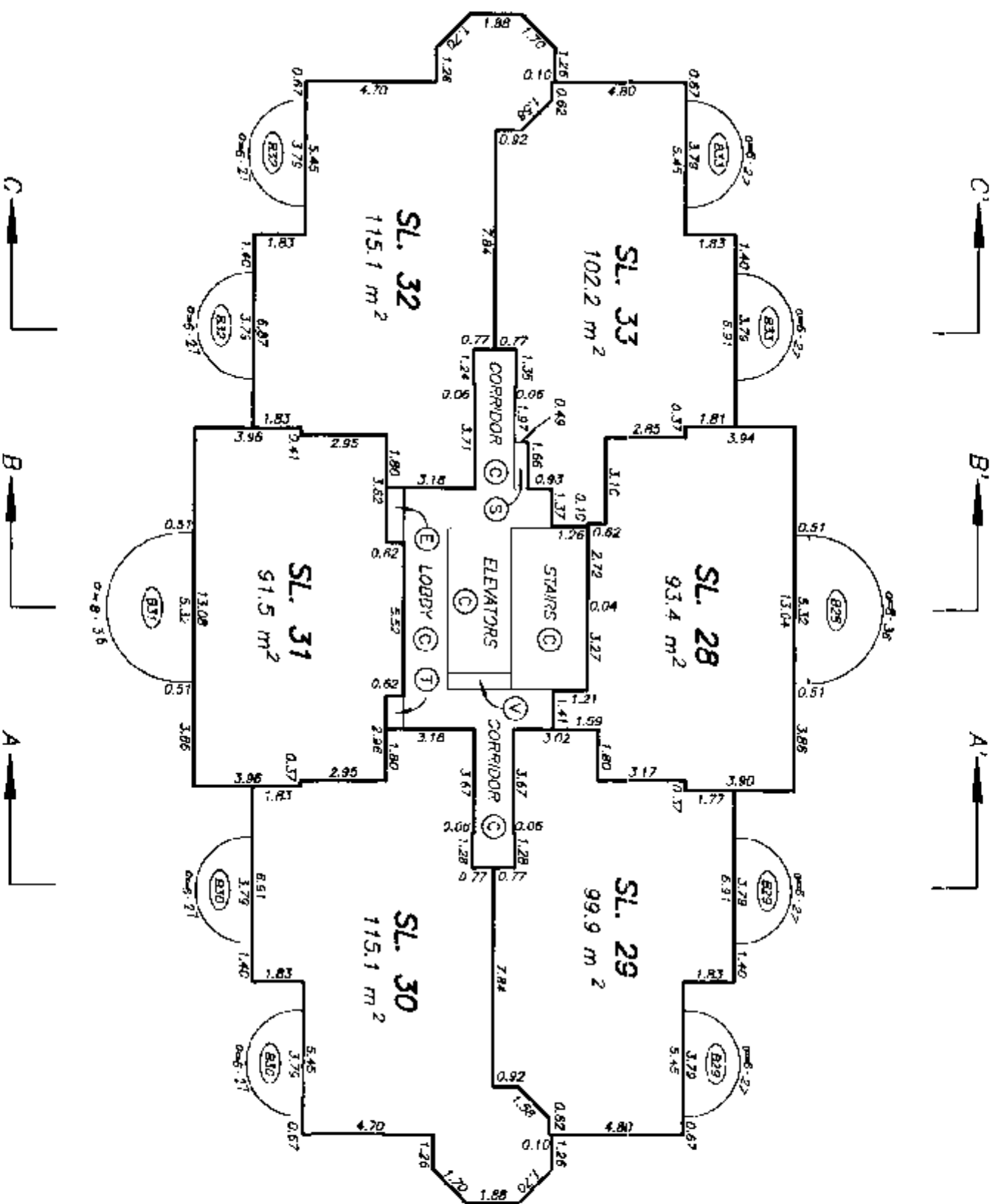
SIXTH FLOOR PLAN

STRATA PLAN LMS 2085

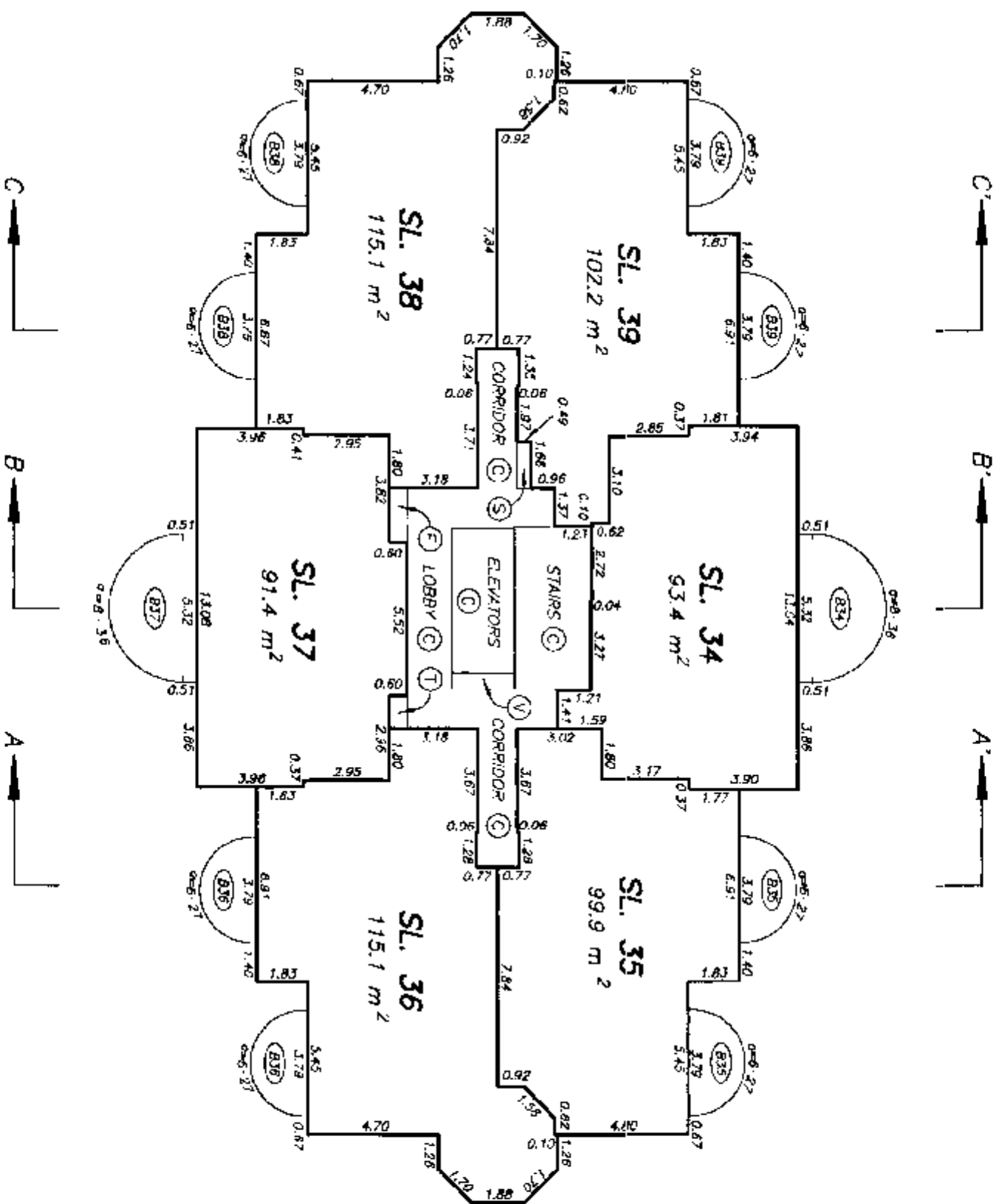
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ALL DISTANCES ARE IN METRES.



ALL DISTANCES ARE IN METRES.



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FILE # 3086-F7.DWG

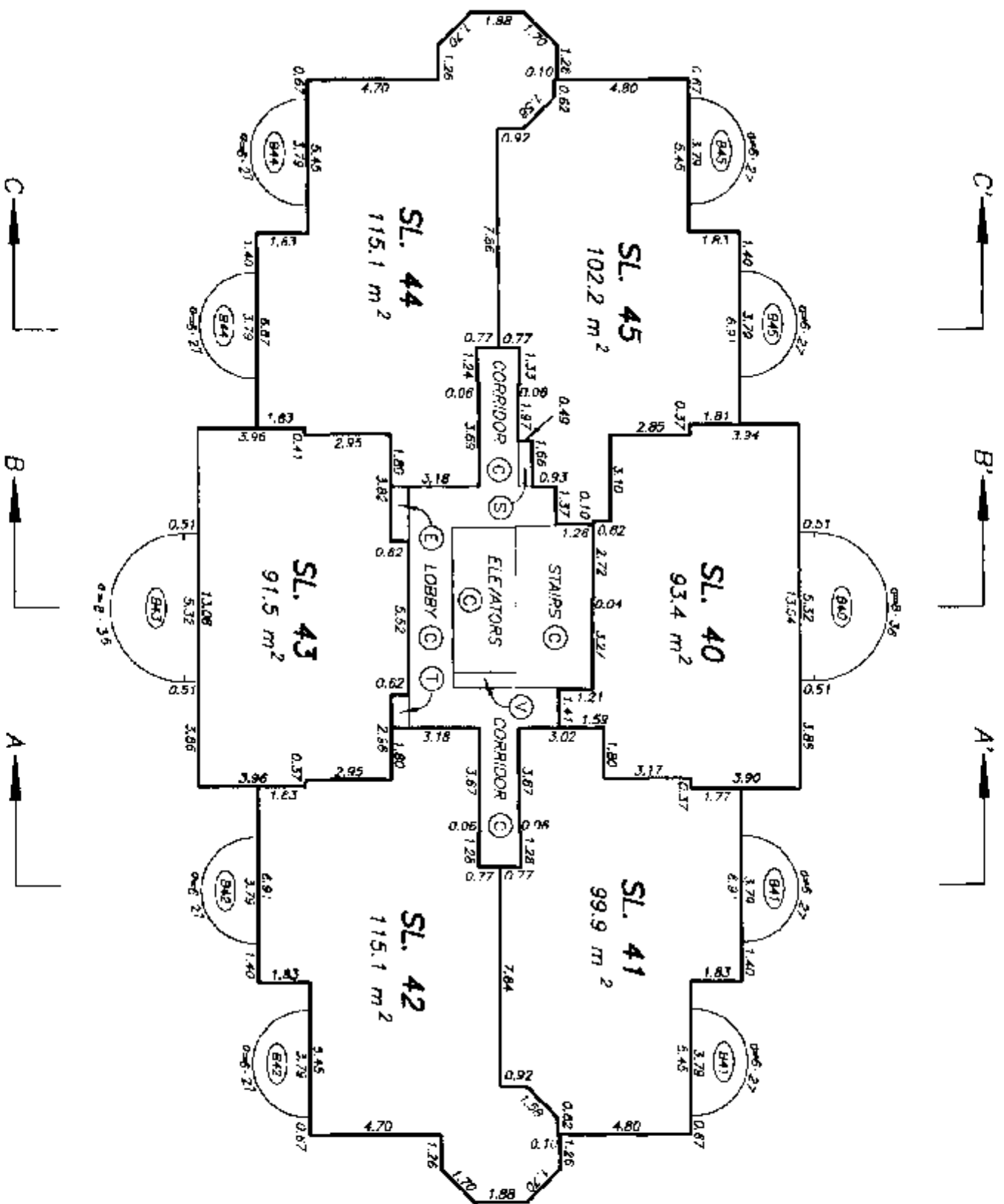
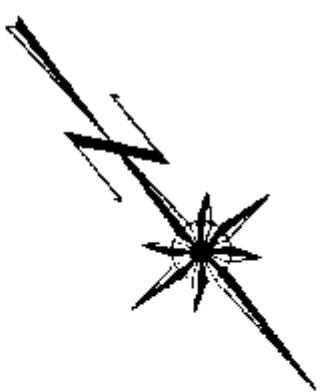
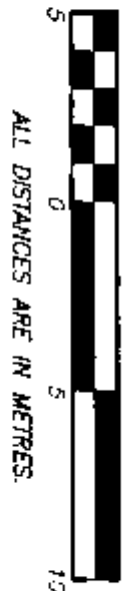
DATE : JULY 13, 1995.

Mr. E. D.

EIGHTH FLOOR PLAN

STRATA PLAN LMS 2085

SCALE 1:200



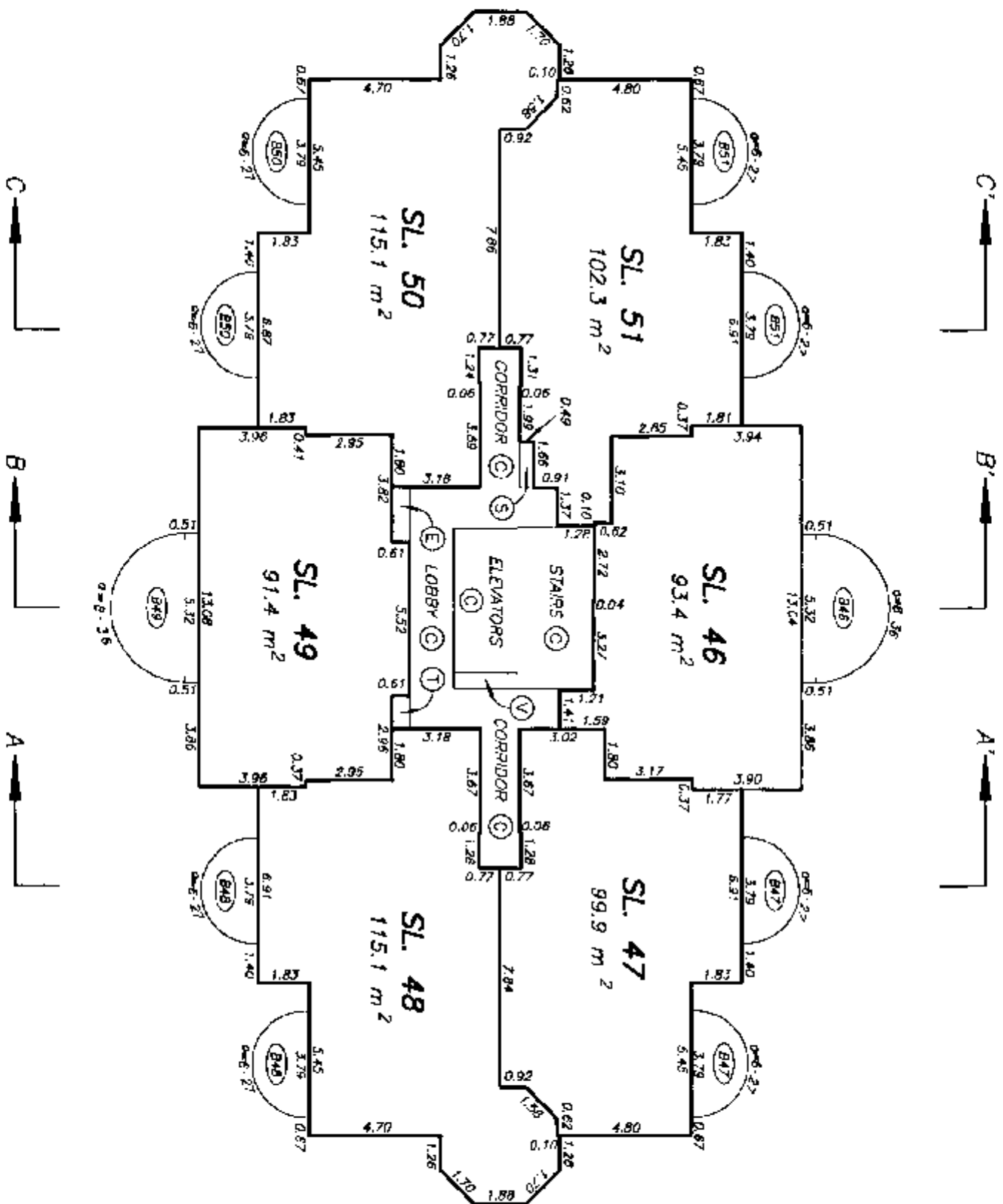
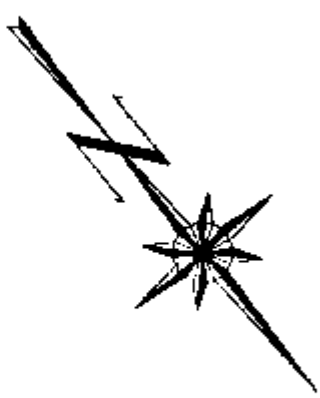
NINTH FLOOR PLAN

STRATA PLAN LMS 2085

SCALE 1:200



ALL DISTANCES ARE IN METRES.

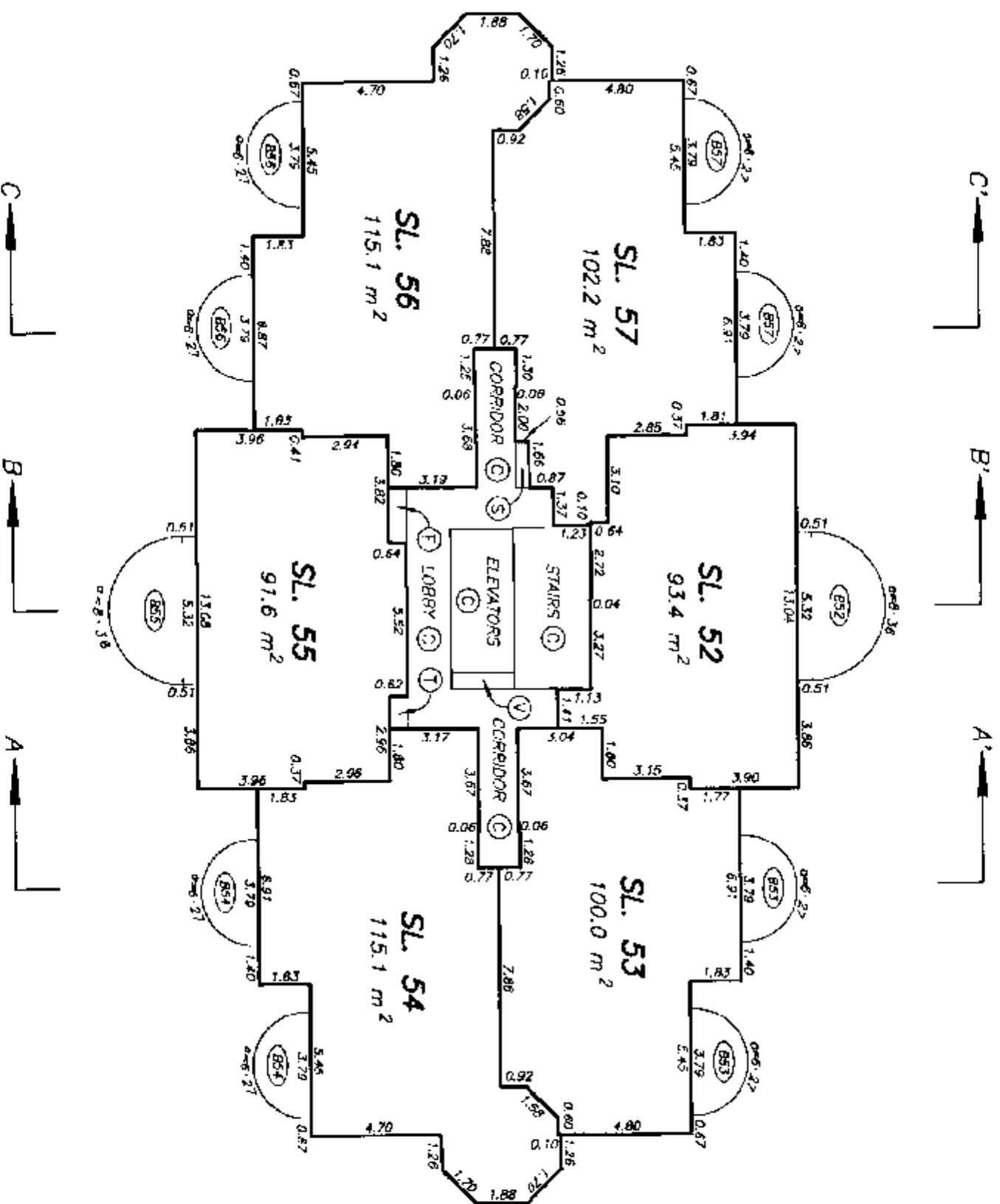


STRATA PLAN LMS 2085

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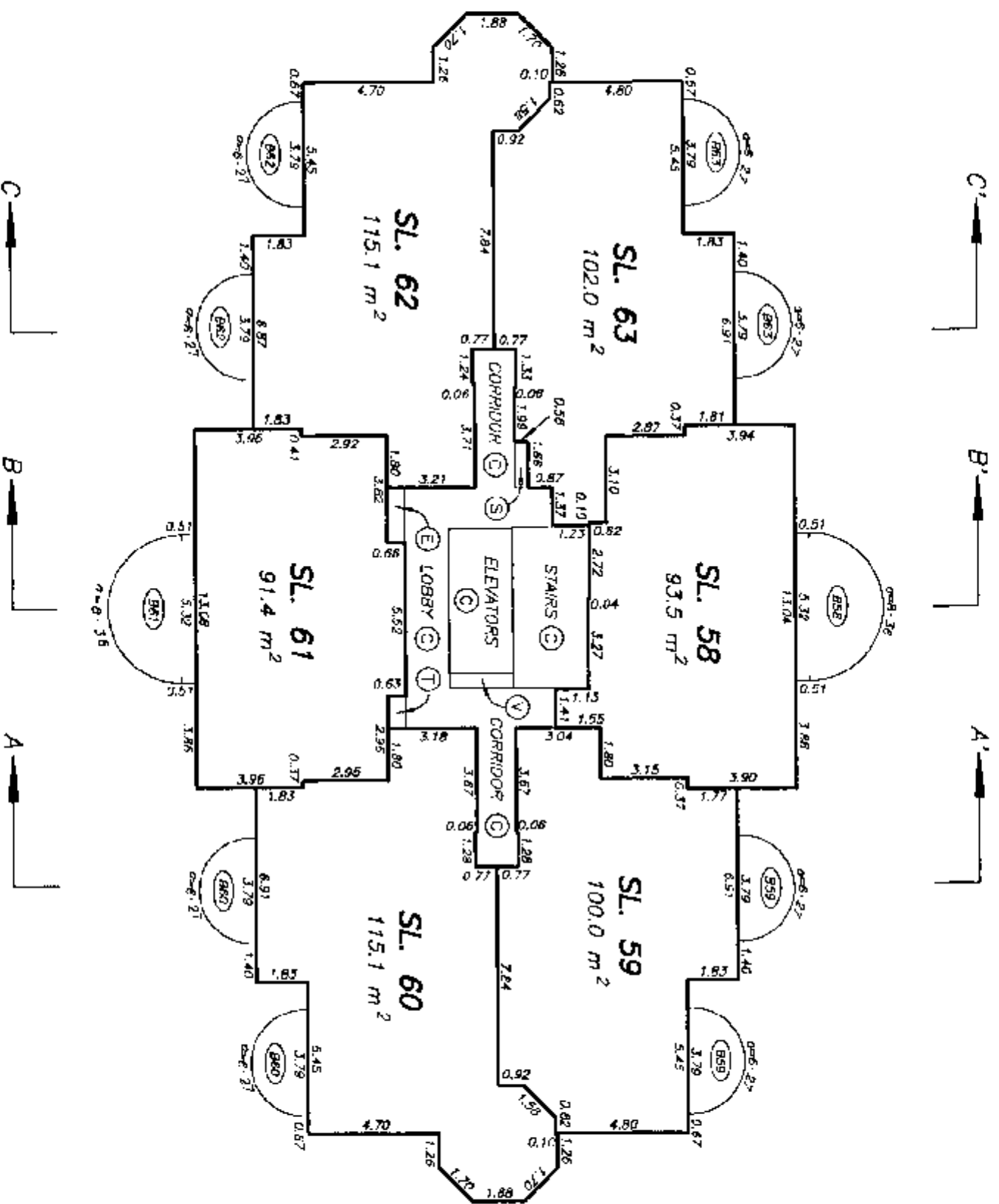
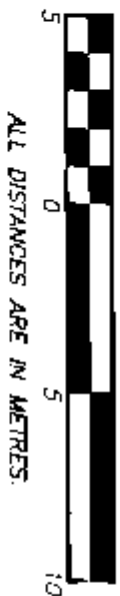
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ELEVENTH FLOOR PLAN

STRATA PLAN LMS 2085

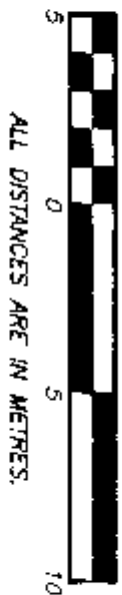
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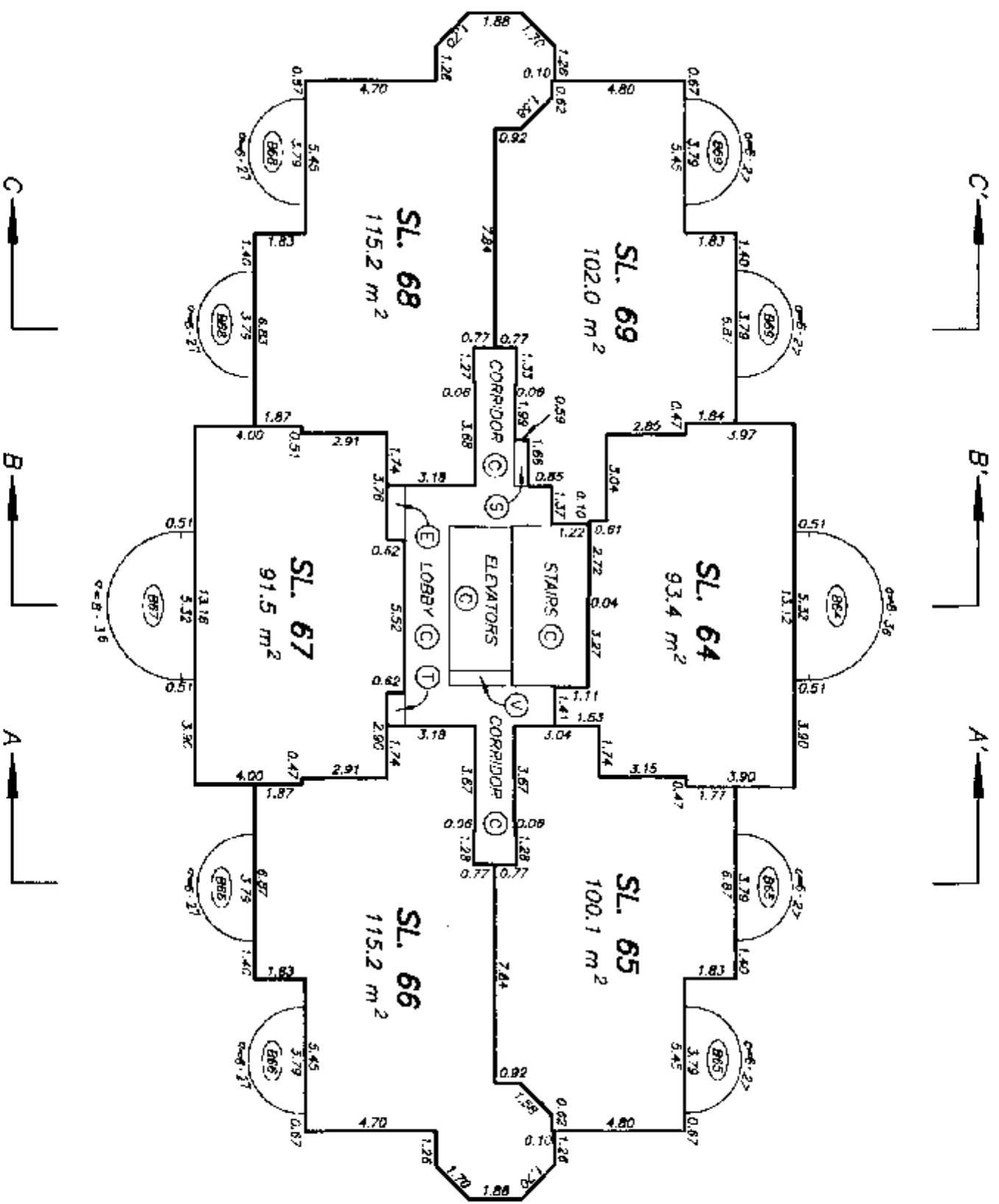
TWELFTH FLOOR PLAN

STRATA PLAN LMS 2085

SCALE 1:200



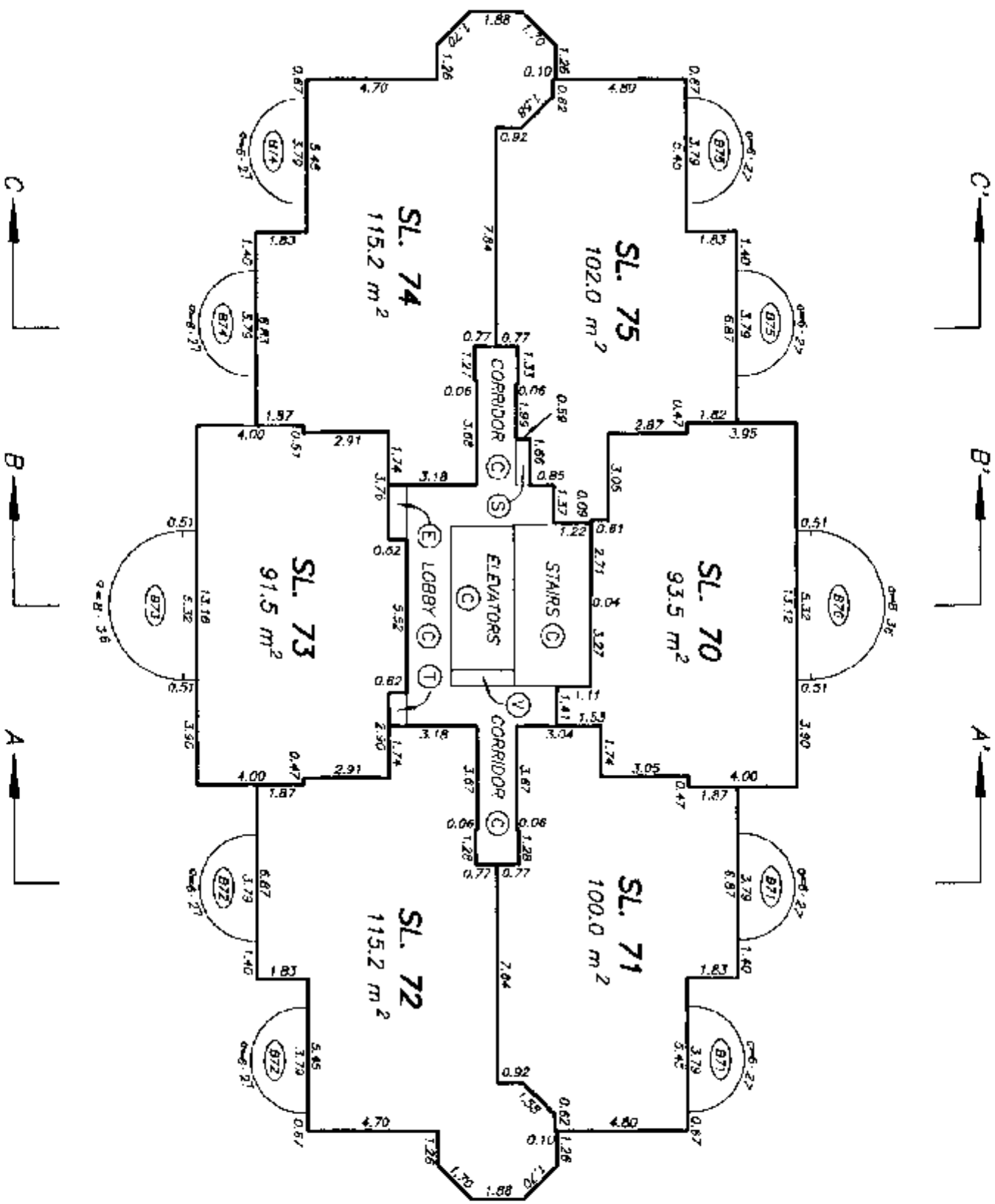
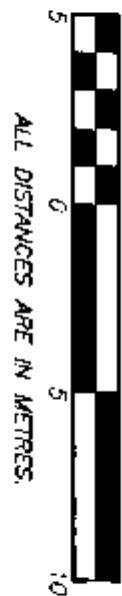
ALL DISTANCES ARE IN METRES.



THIRTEENTH FLOOR PLAN

STRATA PLAN LMS 2085

SCALE 1:200

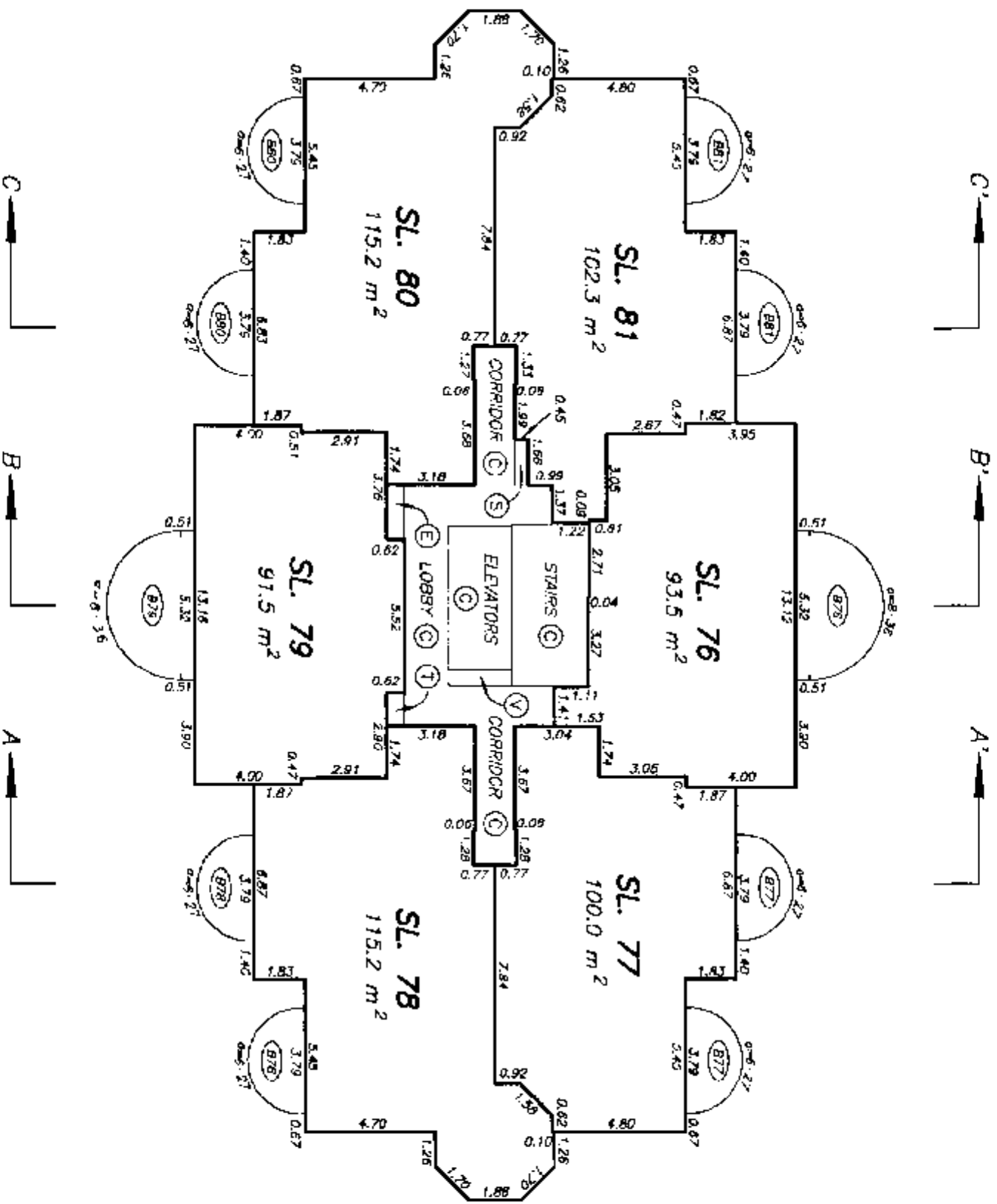
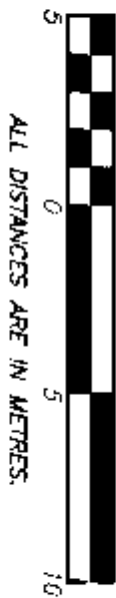


FOURTEENTH FLOOR PLAN

STRATA PLAN LMS 2085

SHEET 25 OF 38 SHEETS

SCALE 1:200



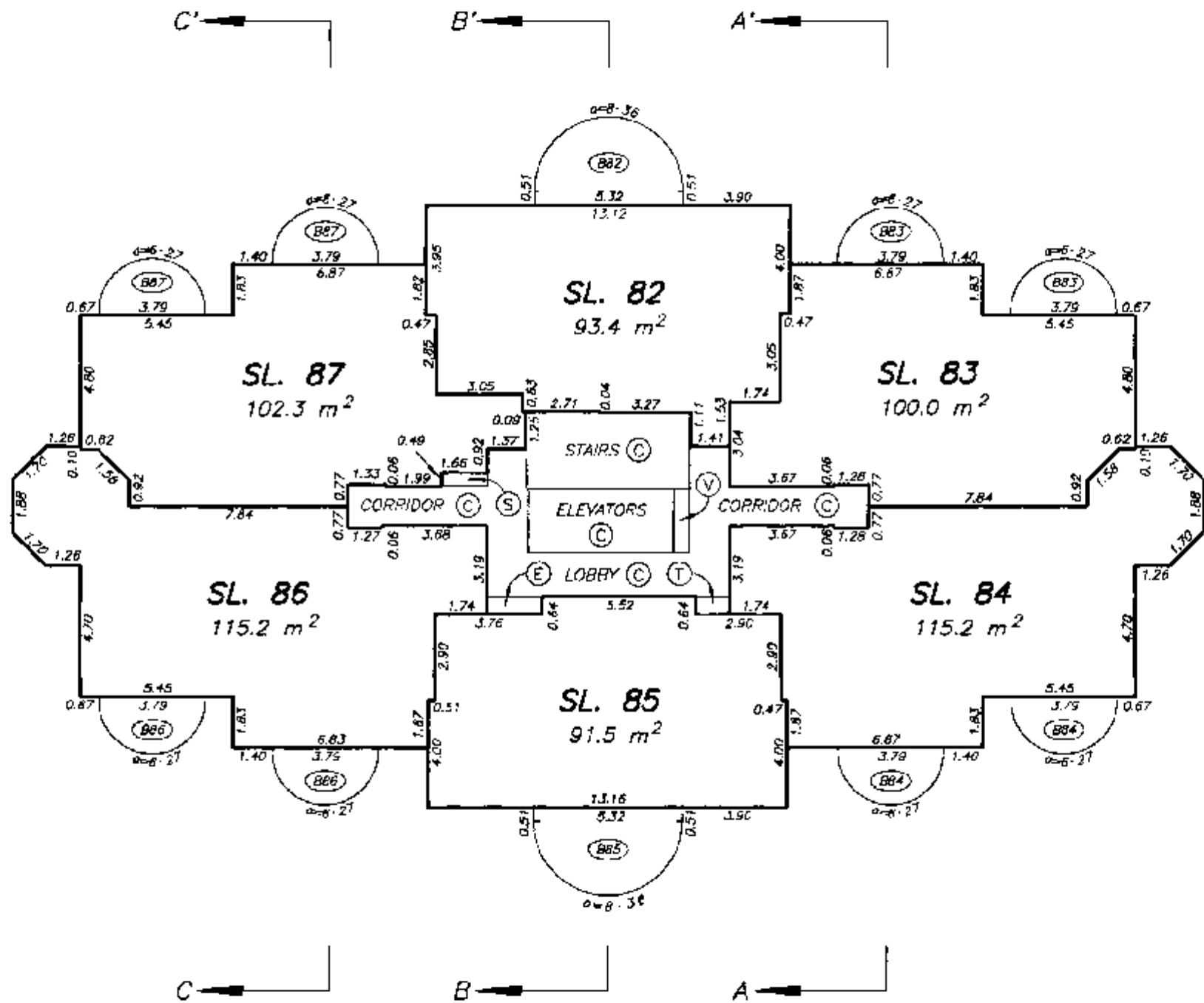
FIFTEENTH FLOOR PLAN

STRATA PLAN LMS 2085

SCALE 1:200



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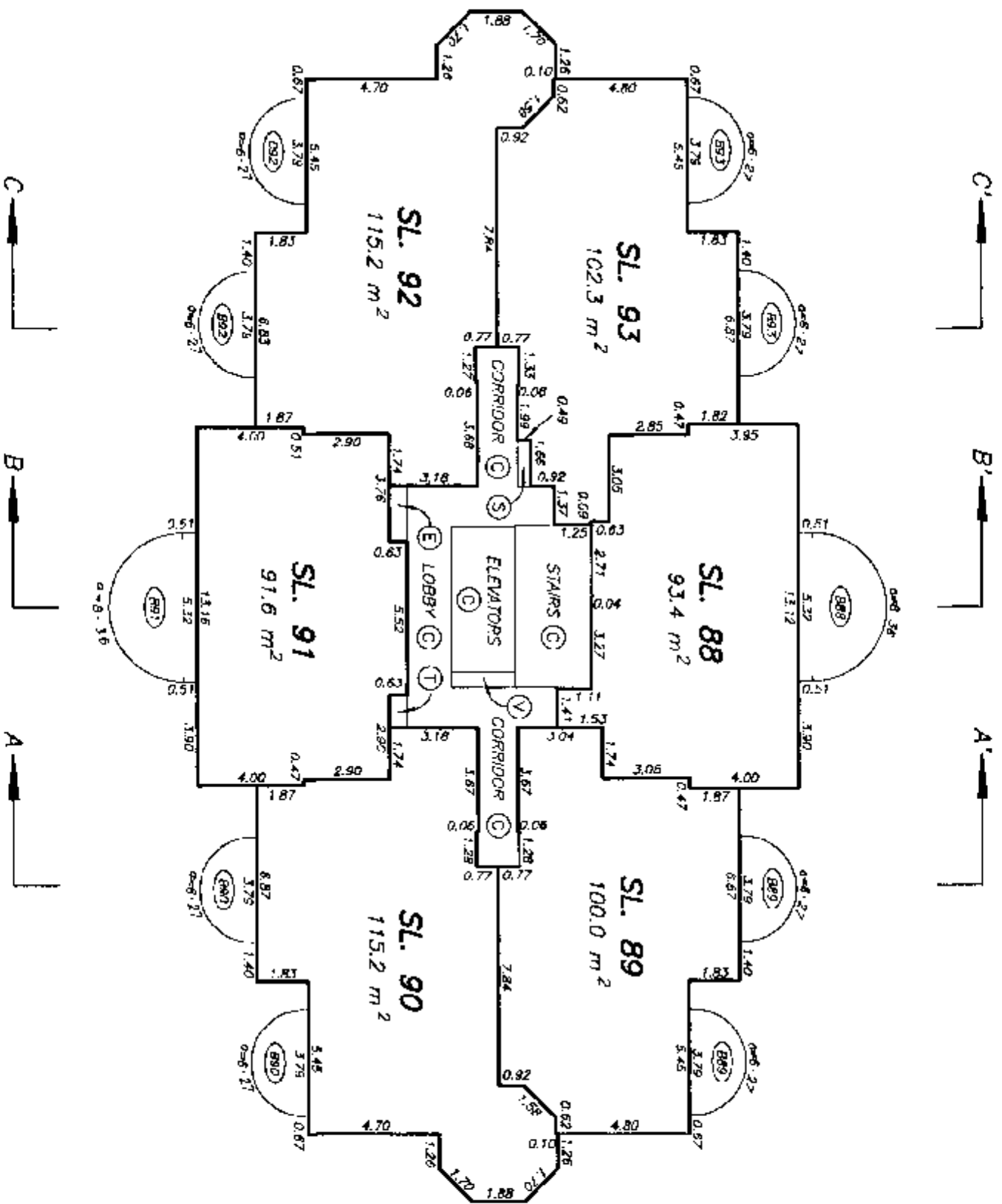
SIXTEENTH FLOOR PLAN

STRATA PLAN LMS 2085

SCALE 1:200



ALL DISTANCES ARE IN METRES.



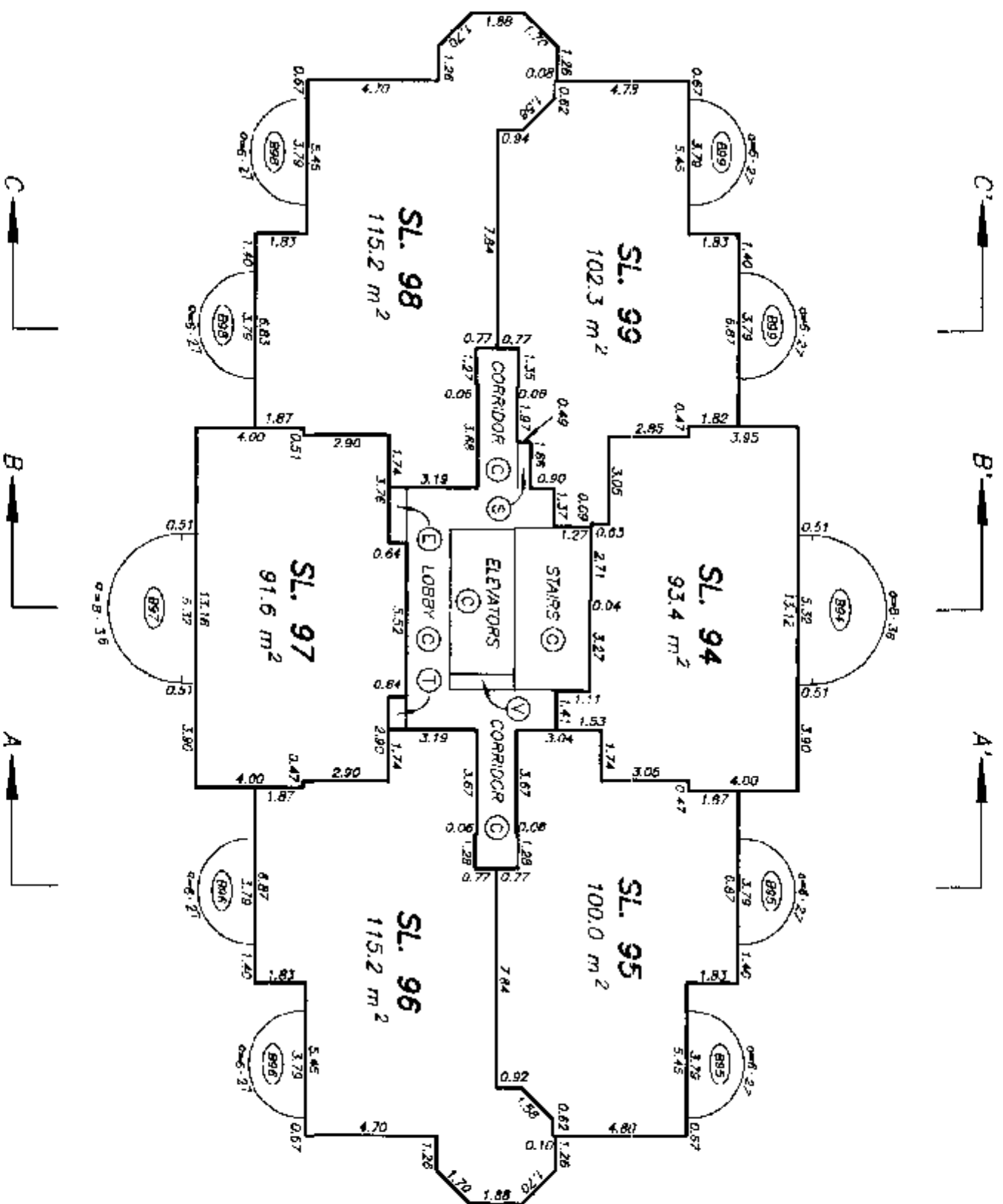
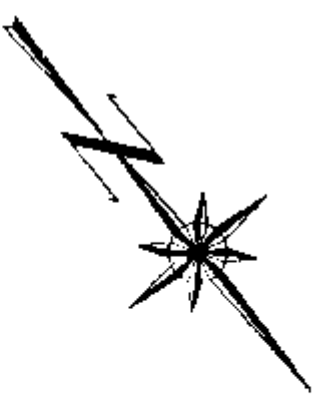
SEVENTEENTH FLOOR PLAN

STRATA PLAN LMS 2085

SCALE 1:200



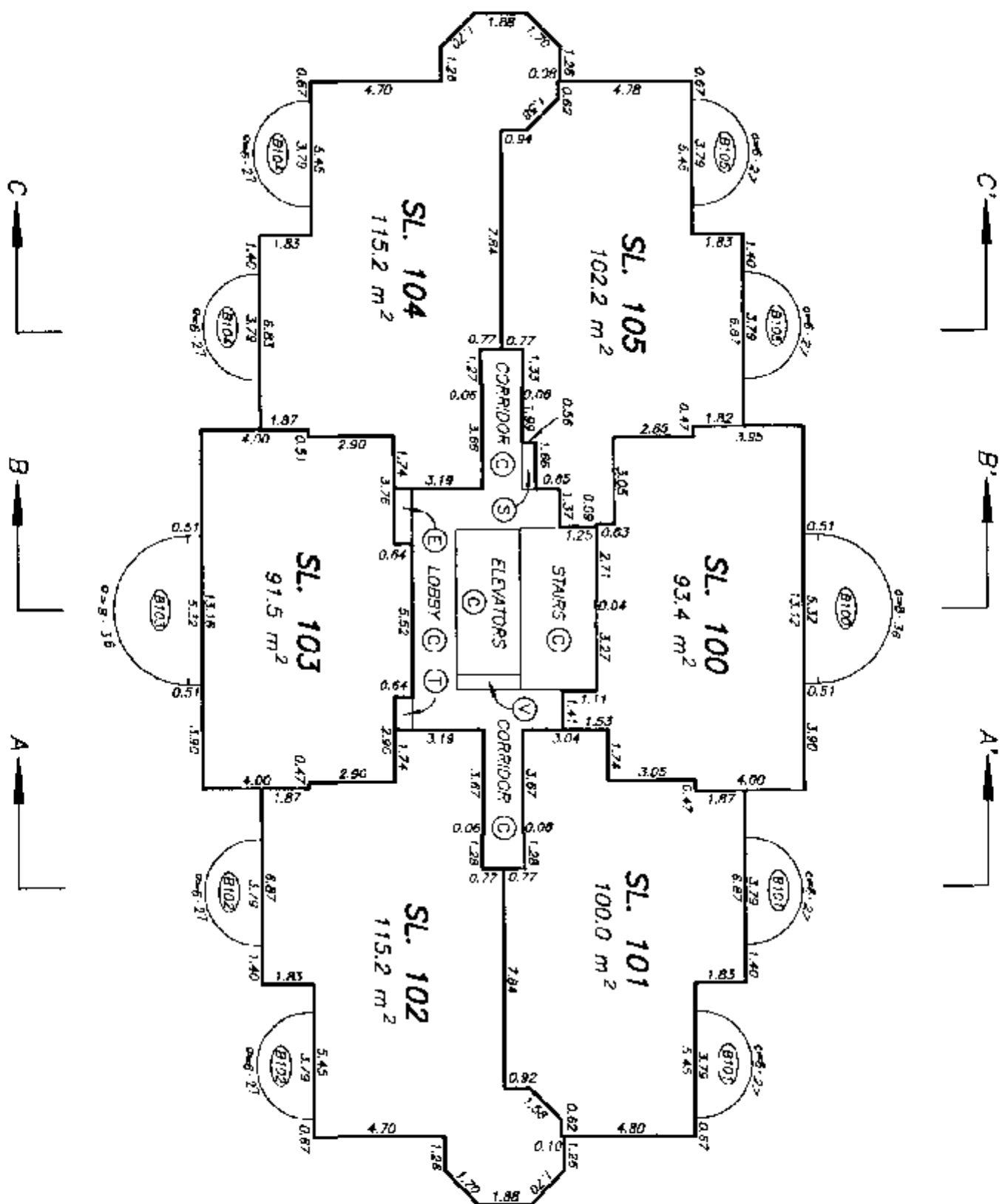
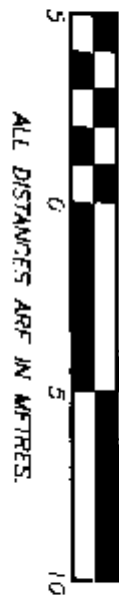
ALL DISTANCES ARE IN METRES.



EIGHTEENTH FLOOR PLAN

STRATA PLAN LMS 2085

SCALE 1:200



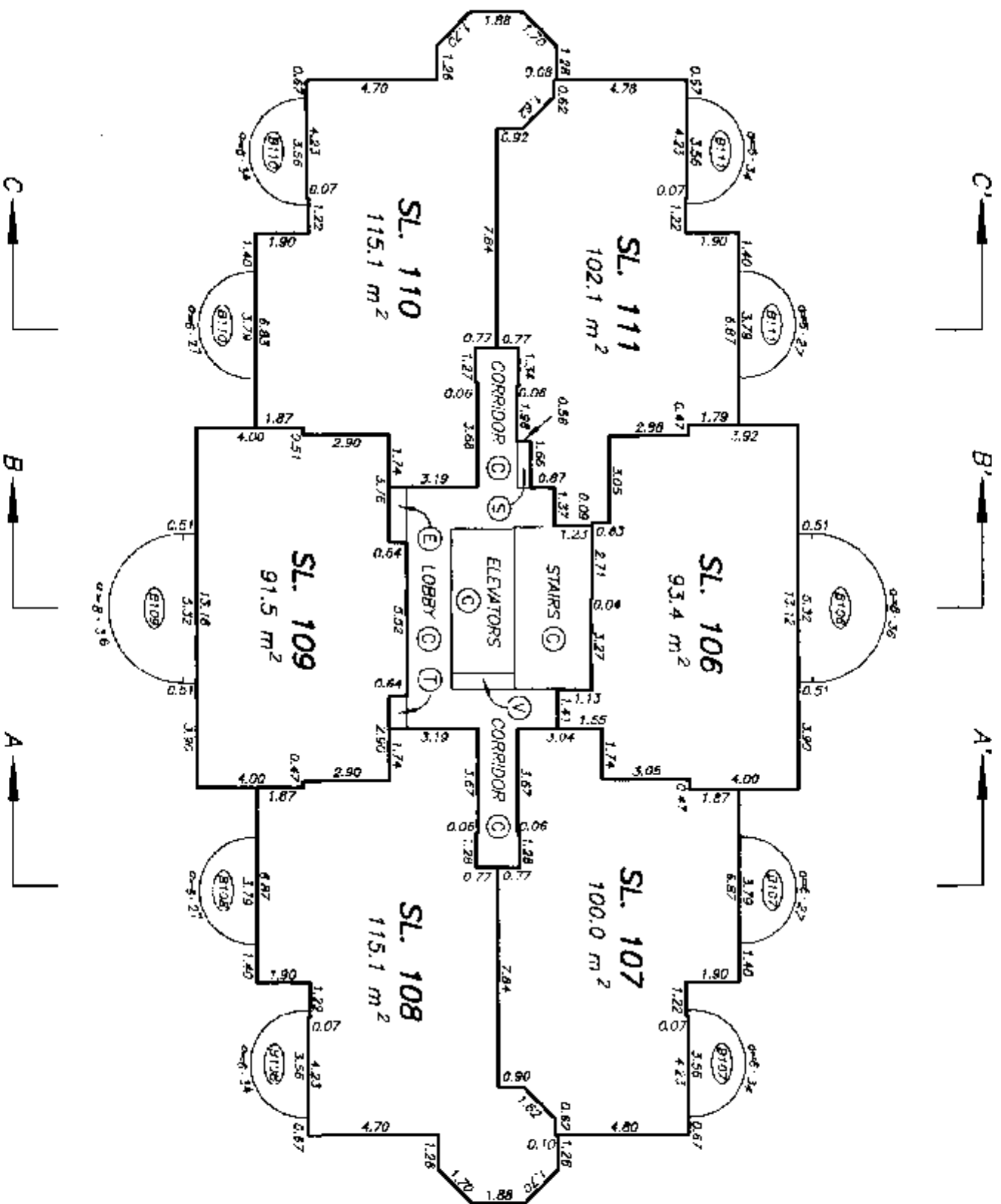
NINETEENTH FLOOR PLAN

STRATA PLAN LMS 2085

SCALE 1:200



ALL DISTANCES ARE IN METRES.



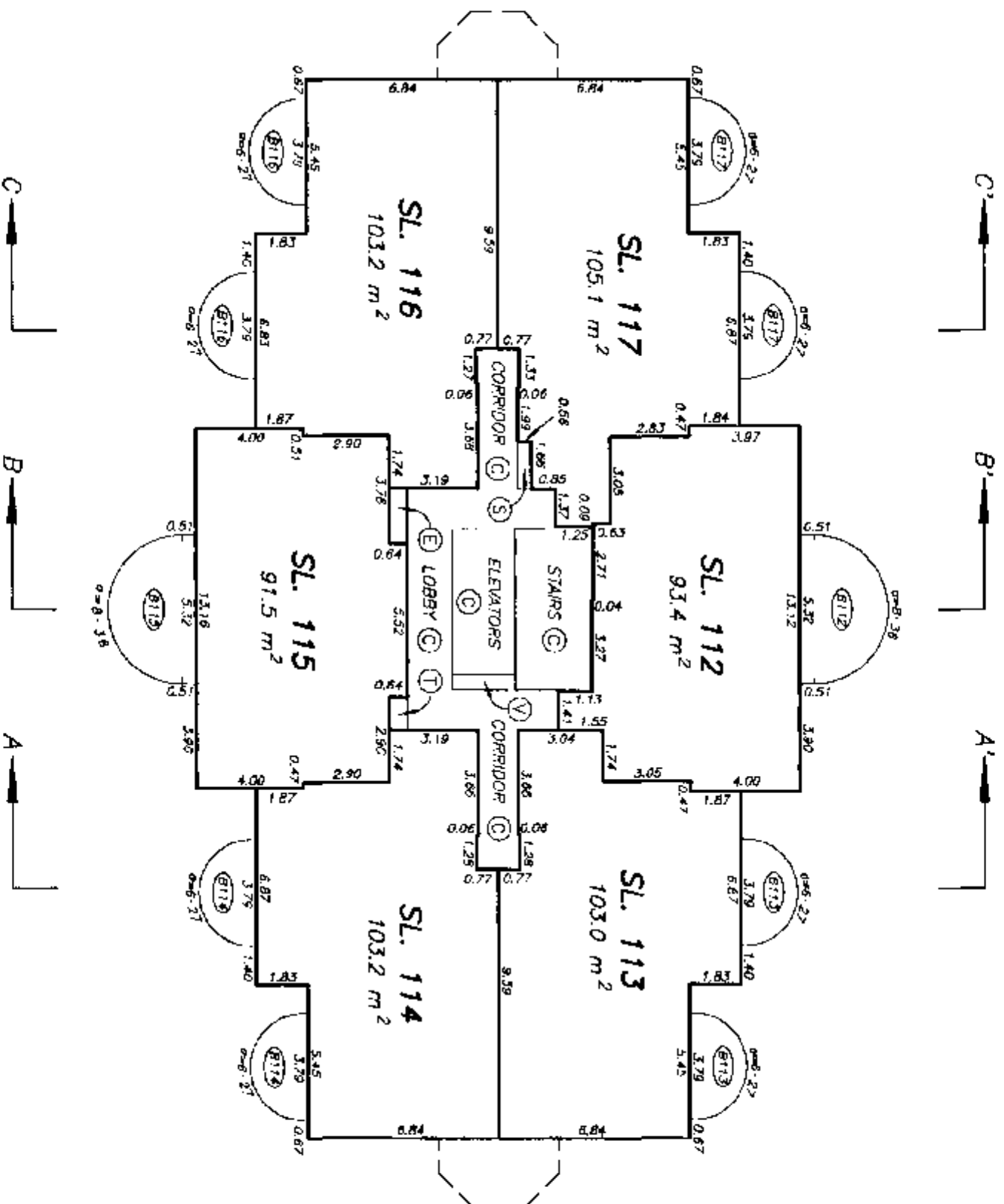
TWENTIETH FLOOR PLAN

STRATA PLAN LMS 2085

SCALE 1:200



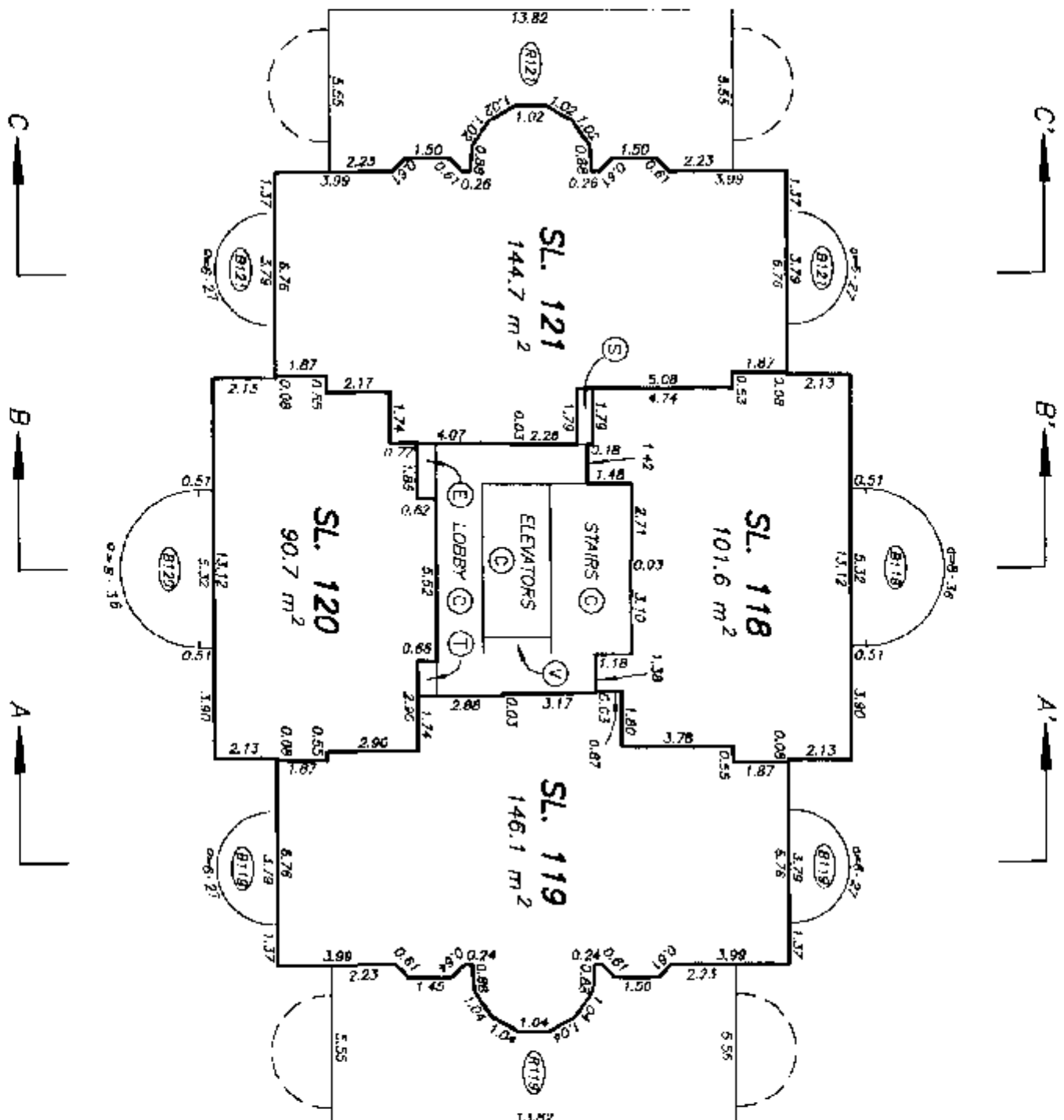
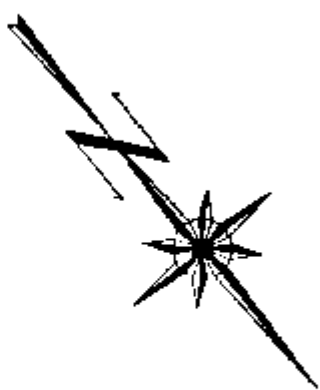
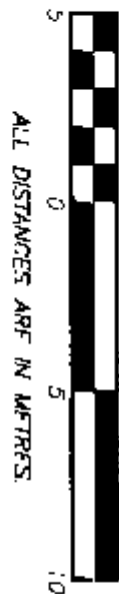
ALL DISTANCES ARE IN METRES.



TWENTY FIRST FLOOR PLAN

STRATA PLAN LMS 2085

SCALE 1:200



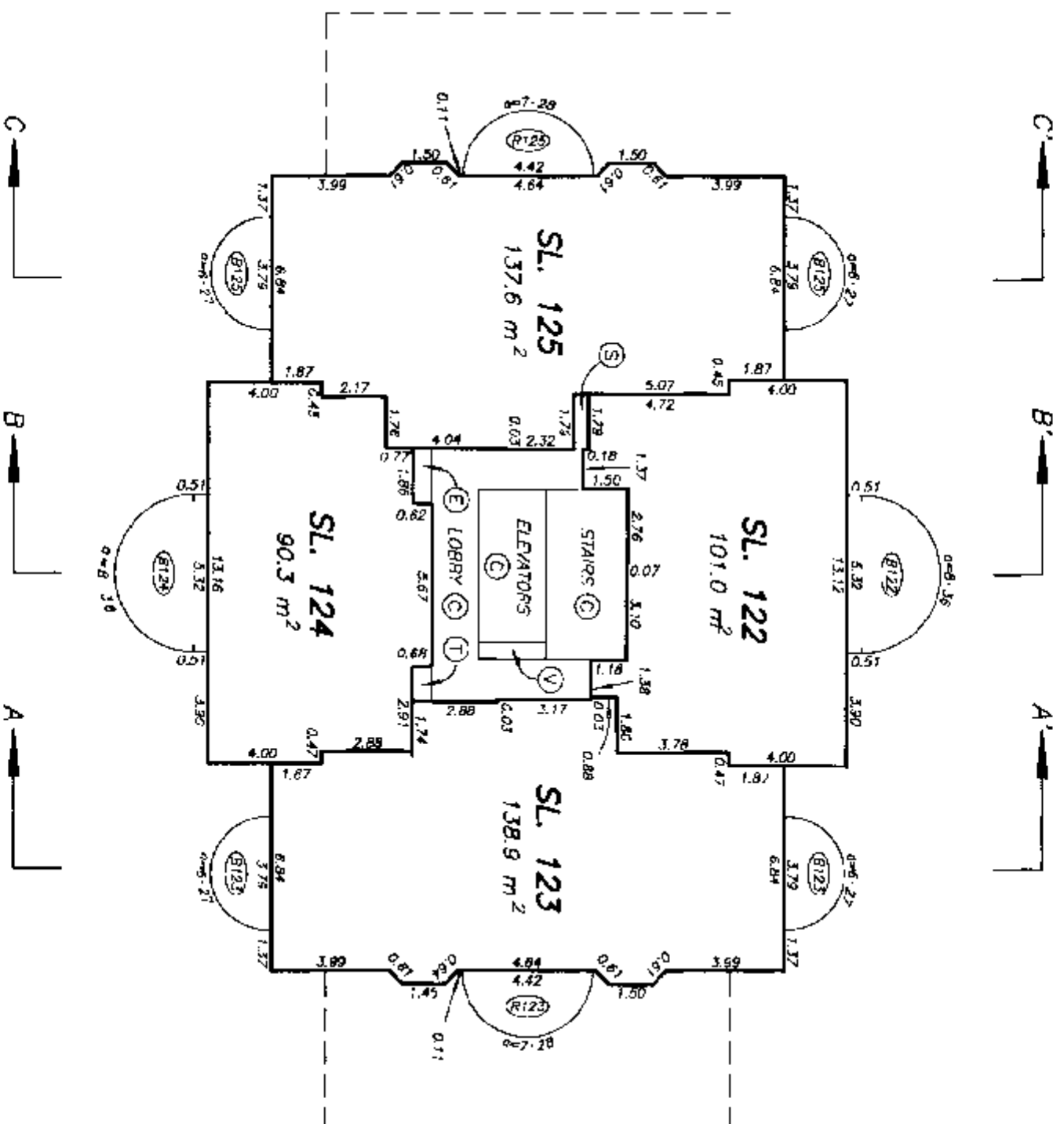
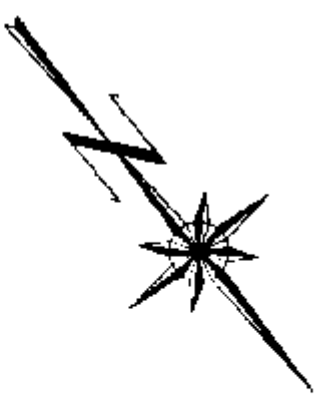
TWENTY SECOND FLOOR PLAN

STRATA PLAN LMS 20085

SCALE 1:200



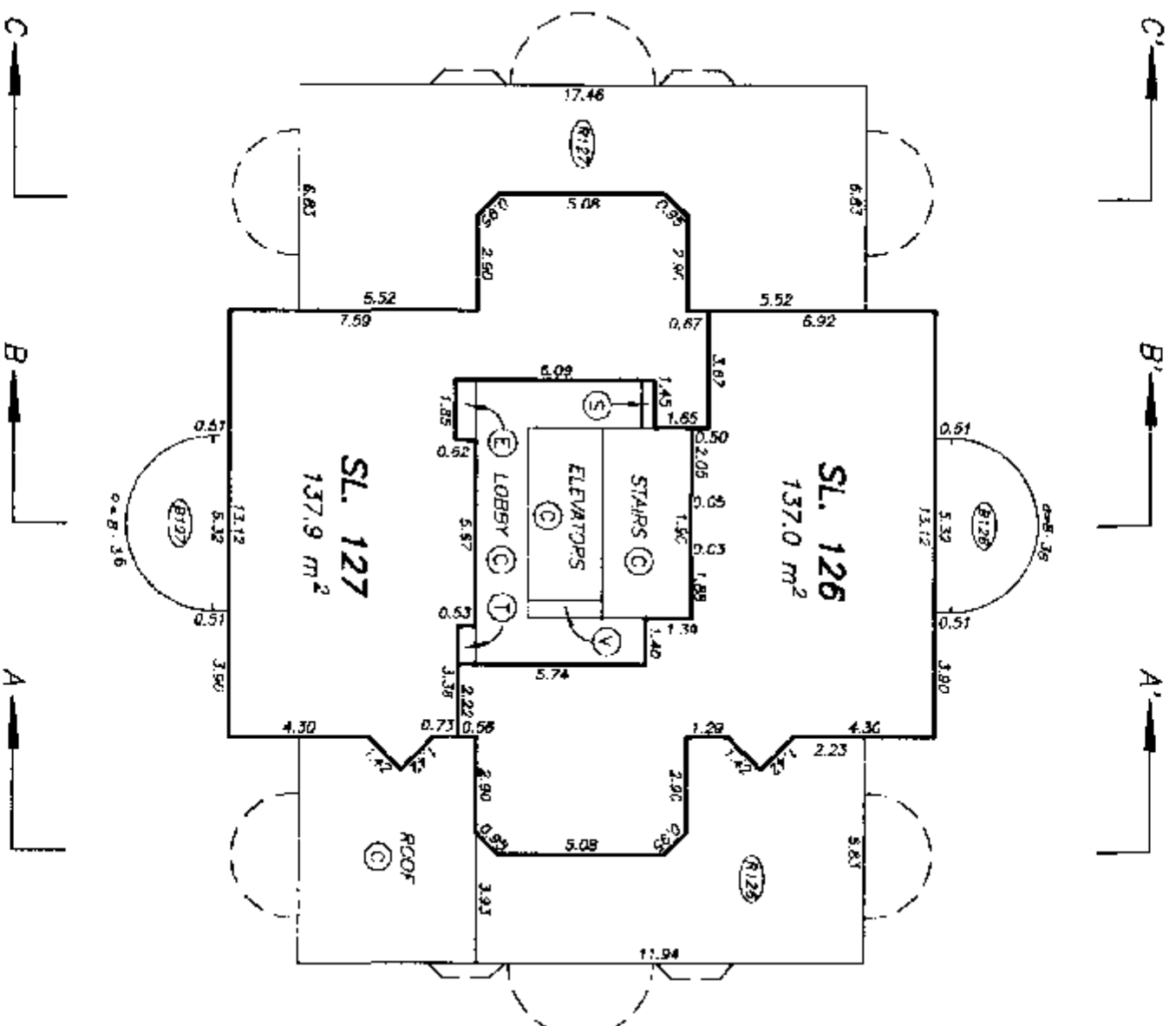
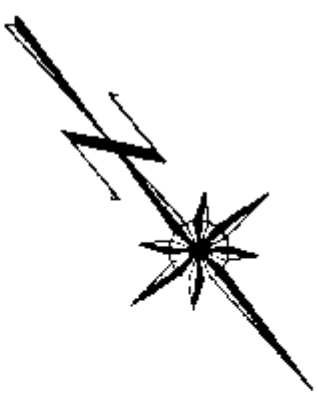
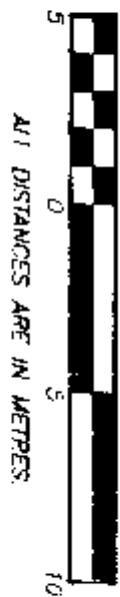
ALL DISTANCES ARE IN METRES.



TWENTY THIRD FLOOR PLAN

STRATA PLAN LMS 2085

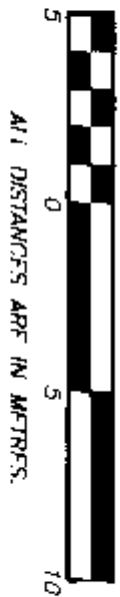
SCALE 1:200



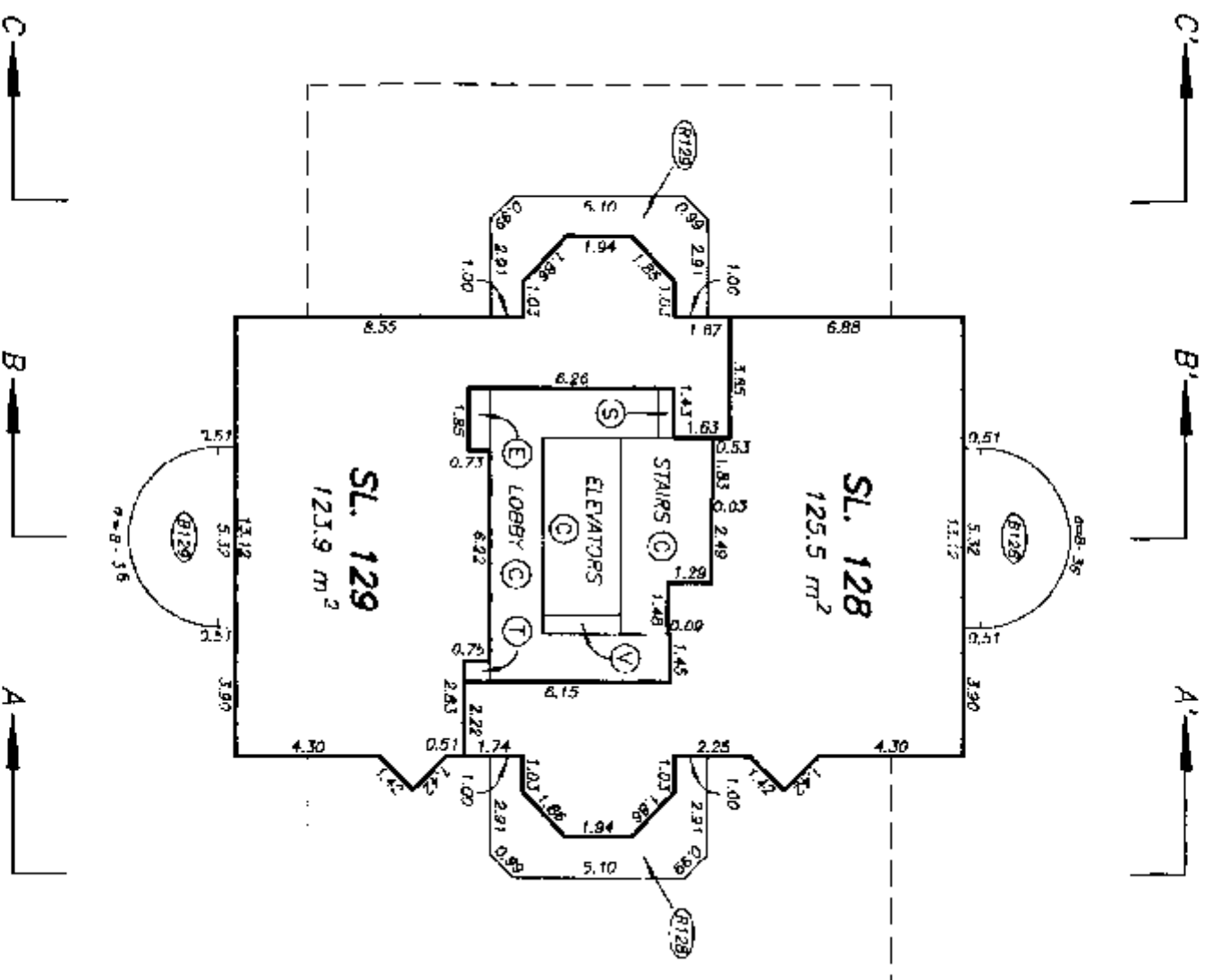
TWENTY FOURTH FLOOR PLAN

STRATA PLAN LMS 2085

SCALE 1:200



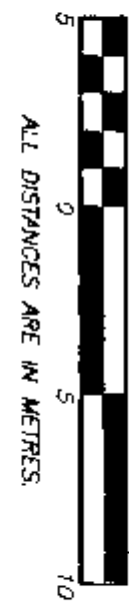
ALL DISTANCES ARE IN METRES.



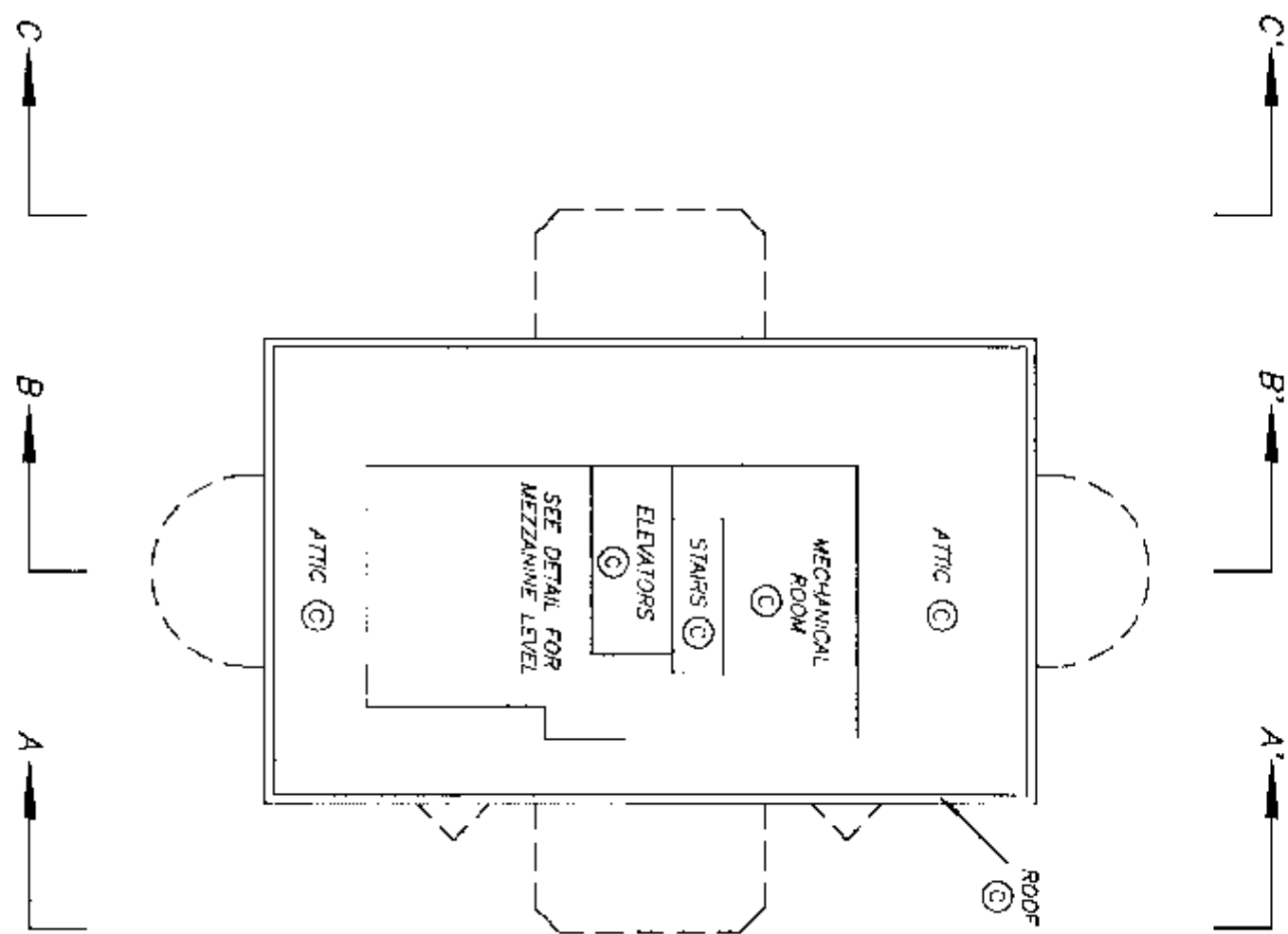
TWENTY FIFTH FLOOR PLAN
ROOF LEVEL

STRATA PLAN LMS 2085

SCALE 1:200

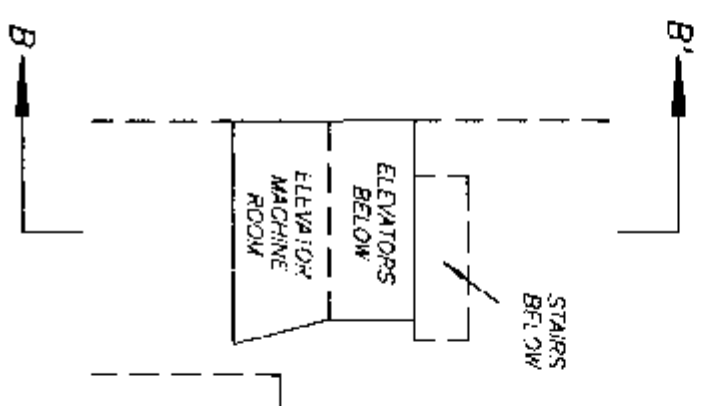


ALL DISTANCES ARE IN METRES.



MEZZANINE LEVEL DETAIL

SCALE 1 : 200



DEALINGS AFFECTING THE COMMON PROPERTY

STRATA PLAN LMS 2085

Strata Property Sheet Closed 8/1/96

Search ALTOS2 or BC Online for
Current Information. BC Reg. 76/95

1000

LINDA J. OSHEA, Registrar

Vancouver, British Columbia, Land Title Office

REGISTRATION	DATE	DATE	NATURE AND PARTICULARS
NUMBER	DATE	DATE	NATURE AND PARTICULARS
HERETO IS ANNEXED EASEMENT BJ 214810 OVER (PLAN LMP04482)			
LOT 2 PLAN LMP 19401			
HERETO IS ANNEXED EASEMENT BJ 232696 OVER (PLAN LMP24634)			
LOT 2 PLAN LMP 19401			
HERETO IS ANNEXED EASEMENT BJ 232697 OVER (PLAN LMP 24635)			
LOT 2 PLAN LMP 19401			
THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 29 OF THE MUNICIPAL ACT SEE BG434385 EXPIRES: N/A.			
BE 350269 17/12/1991			STATUTORY RIGHT OF WAY; CITY OF NEW WESTMINSTER; PLAN NWP87114; INTER ALIA.
BE 350271 17/12/1991			COVENANT; CITY OF NEW WESTMINSTER; SEE BE 350269 L.T.A. SECTION 015 INTER ALIA
BE 237431 24/06/1992			EASEMENT; INTER ALIA; PLAN LMP 5317; APPURTENANT TO LOT C PLAN 84675.
BE 237432 24/06/1992			EASEMENT; INTER ALIA; PLAN LMP 5317 APPURTENANT TO LOT C PLAN 84675.
BE 237431 05/01/1993			COVENANT; CORPORATION OF THE CITY OF NEW WESTMINSTER; INTER ALIA; PLAN LMP 5317; SECTION 015; L.T.A.

Search ALTOS2 or BC Online for
Current Information, BC Reg. 76/95

DEALINGS, AFFECTING THE COMMON PROPERTY

Wetland Land Use Designation

Wanderer's Inn & Restaurant Land Inn 1911-13

REGISTRATION		DOCUMENT
NUMBER	DATE	NATURE AND PARTICULARS
BG304094	26/08/1993.	RESTRICTIVE COVENANT, APPURTENANT TO LOT C PLAN 84635 ENTER ALIA.
BJ232694	04/08/1995	EASEMENT, ENTER ALIA PLAN LMP 24634 APPURTENANT TO LOT 2 PLAN LMP19401