

STRATA PLAN OF LOT 1,
DISTRICT LOT 190, GP. 1,
N.W.D. PLAN LMP 33357

"CITY OF PORT MOODY"
B.C.G.S. 92G.026

“THE SONRISA”

3122 & 3130 ST. JOHN'S STREET,
PORT MOODY, B.C.

DEPOSITED AND REGISTERED IN
THE LAND TITLE OFFICE AT
NEW WESTMINSTER, B.C.
THIS 15 DAY OF APR

THIS 15 DAY OF April, 1998.

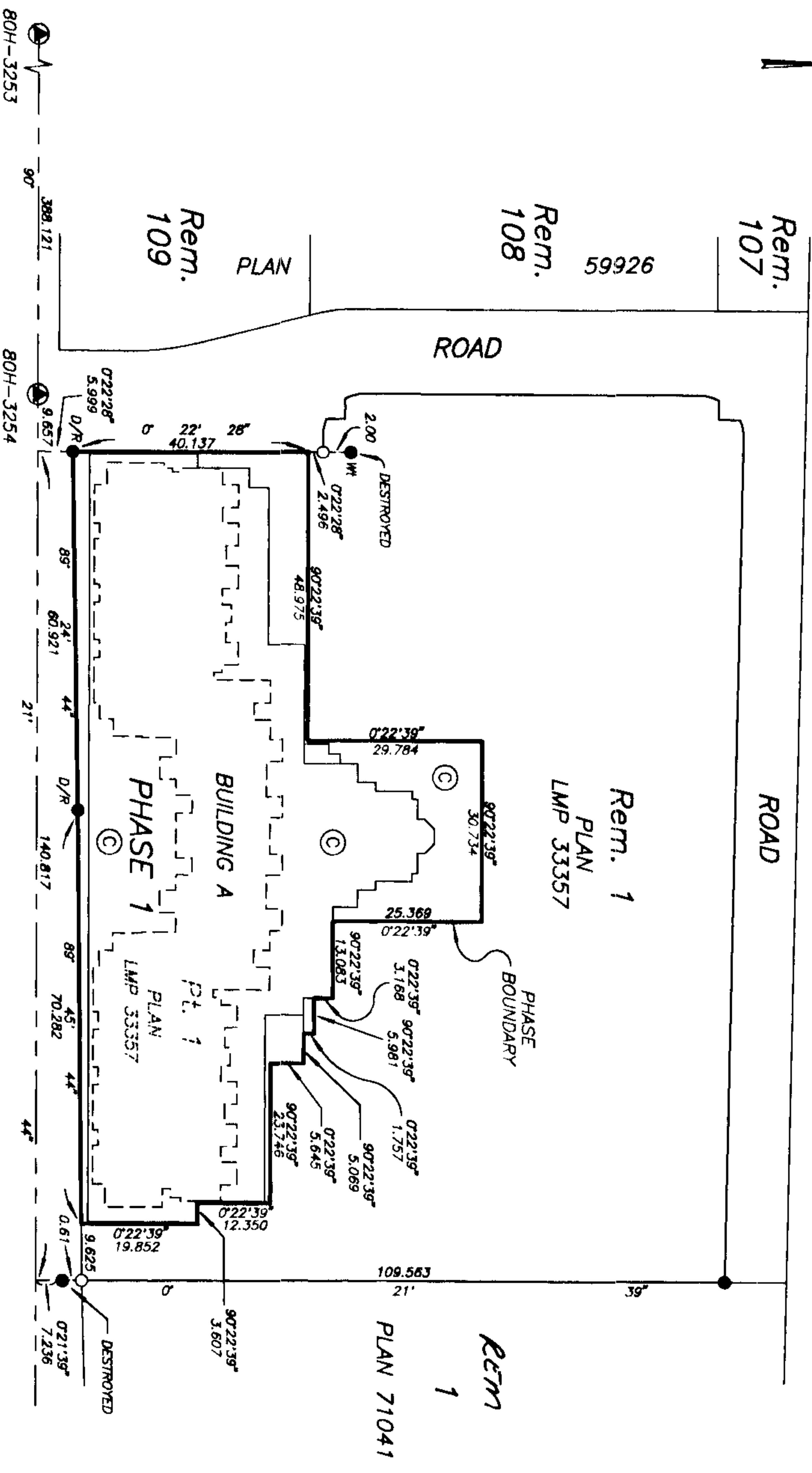
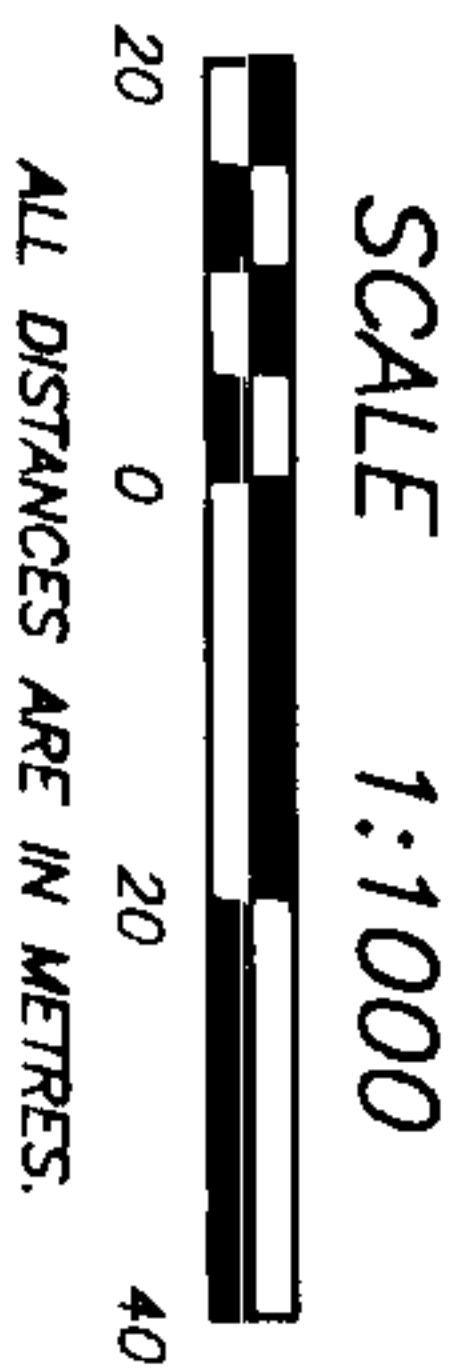
DEPUTY
REGISTRAR

8m106985

Form E- BM 106988

CANADIAN PACIFIC RAILWAY

EXP. PLAN 3198



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

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

THE OWNERS, STRATA PLAN LMS 3199
#204-3970 EAST HASTINGS STREET,
BURNABY, B.C.
V5C 6C1

APPROVED AS PHASE 1 OF A 4 PHASE STRATA PLAN UNDER THE CONDOMINIUM ACT THIS 20 DAY OF March, 1998.

Joe Mladon
APPROVING OFFICER FOR THE
CITY OF PORT MOODY

I, MIKE E. SHAW, A BRITISH COLUMBIA LAND SURVEYOR OF LANGLEY IN BRITISH COLUMBIA, HEREBY CERTIFY THAT THE BUILDING ERECTED ON THE PARCEL DESCRIBED ABOVE IS WHOLLY WITHIN THE EXTERNAL BOUNDARIES OF THAT PARCEL DATED AT SURREY, B.C.

THIS 4th DAY OF MARCH, 1998.

Mid E Shore

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

DRAWING # 30143-23
FILE # 3143-1FS
DATE : MARCH 4, 1998.

THIS PLAN LIES
WITHIN THE GREATER
VANCOUVER REGIONAL DISTRICT

STRATA PLAN LMS 3199
PHASE 1

INTEGRATED SURVEY AREA No. 35
(PORT MOODY) NAD-83

THIS PLAN SHOWS GROUND-LEVEL MEASURED DISTANCES.
PRIOR TO COMPUTATION OF U.T.M. CO-ORDINATES,
MULTIPLY BY COMBINED SCALE FACTOR 0.99960160.

LEGEND

GRID BEARINGS ARE DERIVED FROM OBSERVATIONS BETWEEN CONTROL MONUMENTS 80H-3253 AND 80H-3254.

- D** - **Denotes Land Plug Placed**
 - Ⓐ - Denotes Control Monument Found
 - - Denotes Standard Iron Post Found
 - - Denotes Standard Iron Post Placed
- d/r** - Denotes Destroyed/Reset
- SL.** - Denotes Strata Lot
- Ⓒf** - Denotes Common Facility
- Ⓒ** - Denotes Common Property
- Ⓔ** - Denotes Electrical Closet Being Common Property
- Ⓥ** - Denotes Vent Being Common Property
- B42** - Denotes Balcony Being Limited Common Property
Typical
 - Denotes Patio Being Limited Common Property
- P1** - Denotes Patio Being Limited Common Property
Typical
 - Denotes Roof Deck Being Limited Common Property
- RD48** - Denotes Roof Deck Being Limited Common Property
Typical
 - Denotes Boundary Defined By Lead Plugs Placed (No Walls).
- 9.10** - Denotes Boundary Defined By Lead Plugs Placed (No Walls).

—

[illegible]

ST. JOHN'S STREET

ROAD

DATE : MARCH 4, 1998.

M. E. D.

STRATA PLAN LMS 3199

PHASE 1

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
1	9,16	775	826	1
2	7,16	1145	1270	1.6
3	7,16	692	768	1.0
4	7,16	611	678	0.9
5	7,16	611	678	0.9
6	7,16	692	768	1.0
7	7,16	663	735	0.9
8	7,16	477	529	0.7
9	7,16	771	855	1.1
10	8,17	761	841	1.1
11	8,17	480	530	0.7
12	8,17	667	737	1.0
13	8,17	693	766	1.0
14	8,17	613	677	0.9
15	8,17	613	677	0.9
16	8,17	693	766	1.0
17	8,17	1146	1266	1.6
18	10,17	561	746	1
19	10,17	791	913	1
20	10,17	820	959	1
21	10,17	805	866	1
22	12,17	589	746	1
23	12,17	800	906	1
24	12,17	552	746	1
25	11,16	546	746	1
26	11,16	793	913	1
27	11,16	588	746	1
28	9,16	806	853	1
29	9,16	819	959	1
30	9,16	791	913	1
31	9,16	561	746	1
32	9,18	775	853	1
33	9,18	564	666	1
34	10,19	567	666	1
35	10,19	757	853	1
36	8,19	750	793	1
37	8,19	565	666	1
38	8,19	531	639	1
39	8,19	597	719	1
40	8,19	674	766	1
41	8,19	593	713	1
42	10,19	801	746	1
43	10,19	800	919	1
44	10,19	827	926	1
45	10,19	869	953	1
46	12,19	604	706	1
47	12,19	809	893	1
48	12,19	826	926	1
49	11,18	822	926	1
50	11,18	803	893	1
51	11,18	599	706	1
52	9,18	876	953	1
53	9,18	829	926	1
54	9,18	800	919	1
55	9,18	602	746	1
56	7,18	593	719	1
57	7,18	675	766	1
58	7,18	598	713	1
59	7,18	531	639	1
60	7,18	565	666	1

STRATA PLAN LMS 3199

PHASE 1

CONDOMINIUM ACT

LOT NUMBER	SHEET NUMBER	FORM 1	FORM 2	FORM 3
		SCHEDULE OF UNIT ENTITLEMENT UNIT ENTITLEMENT	SCHEDULE OF INTEREST UPON DESTRUCTION INTEREST UPON DESTRUCTION	SCHEDULE OF VOTING RIGHTS NUMBER OF VOTES
61	7,18	753	806	1
62	9,20	784	866	1
63	9,20	572	679	1
64	10,21	576	679	1
65	10,21	766	866	1
66	8,21	758	813	1
67	8,21	573	679	1
68	8,21	539	646	1
69	8,21	606	719	1
70	8,21	683	773	1
71	8,21	601	739	1
72	10,21	601	753	1
73	10,21	800	926	1
74	10,21	827	933	1
75	10,21	869	959	1
76	12,21	604	713	1
77	12,21	809	899	1
78	12,21	834	933	1
79	11,20	830	933	1
80	11,20	803	899	1
81	11,20	602	713	1
82	9,20	875	953	1
83	9,20	829	933	1
84	9,20	800	919	1
85	9,20	602	753	1
86	7,20	601	739	1
87	7,20	683	773	1
88	7,20	606	726	1
89	7,20	539	646	1
90	7,20	573	679	1
91	7,20	761	813	1
92	9,22	784	879	1
93	9,22	572	706	1
94	10,23	576	706	1
95	10,23	766	879	1
96	8,23	758	833	1
97	8,23	573	706	1
98	8,23	539	659	1
99	8,23	606	746	1
100	8,23	677	793	1
101	10,23	793	933	1
102	10,23	827	946	1
103	10,23	860	979	1
104	12,23	571	753	1
105	12,23	809	919	1
106	12,23	834	966	1
107	11,22	830	966	1
108	11,22	803	939	1
109	11,22	567	753	1
110	9,22	866	979	1
111	9,22	829	933	1
112	9,22	795	906	1
113	7,22	679	813	1
114	7,22	606	753	1
115	7,22	539	659	1
116	7,22	573	706	1
117	7,22	761	833	1
PHASE 1 AGGREGATE		81,979	94,603	117.3

ACCEPTED AS TO FORMS 1, 2 AND 3

THIS 1 DAY OF pr, 19 98

For Superintendent of Real Estate

STRATA PLAN LMS 3199

PHASE 1

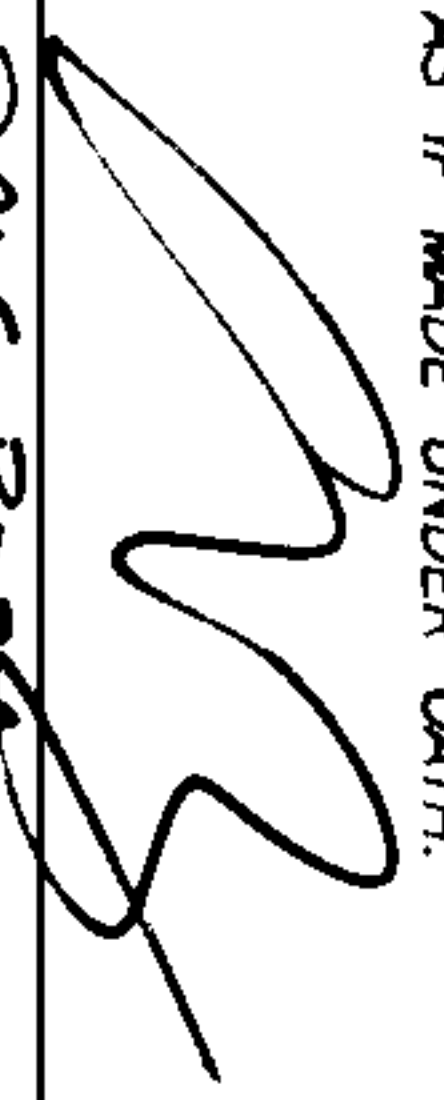
STATUTORY DECLARATION

I, THE UNDERSIGNED DO SOLEMNLY DECLARE THAT:

1) I, THE UNDERSIGNED AM THE DULY AUTHORIZED
AGENT OF THE OWNER / DEVELOPER.

2) THE STRATA PLAN IS FOR RESIDENTIAL AND COMMERCIAL USE.

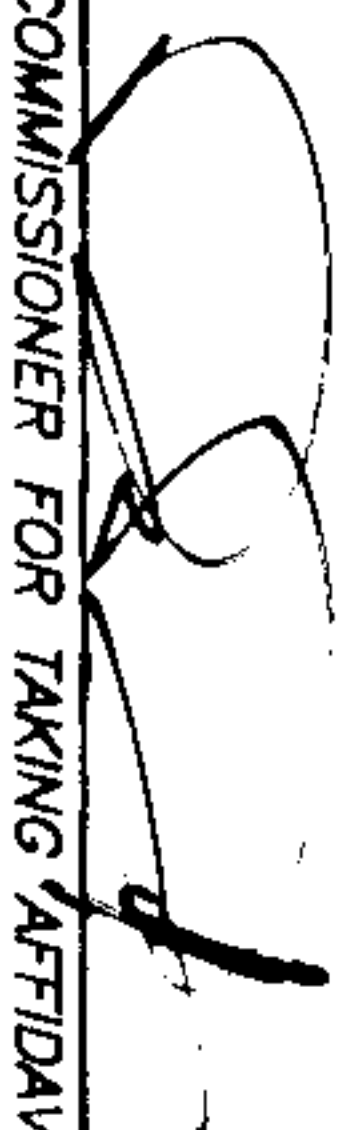
I MAKE THIS SOLEMN DECLARATION CONSCIENTIOUSLY BELIEVING
IT TO BE TRUE AND KNOWING IT IS OF THE SAME FORCE AND
EFFECT AS IF MADE UNDER OATH.


DALE BOSHA

DECLARED BEFORE ME AT BURNABY

IN THE PROVINCE OF BRITISH COLUMBIA

THIS 13th DAY OF MARCH, 1998


A COMMISSIONER FOR TAKING AFFIDAVITS WITHIN THE
PROVINCE OF BRITISH COLUMBIA

DICK C.A. DE VRIES

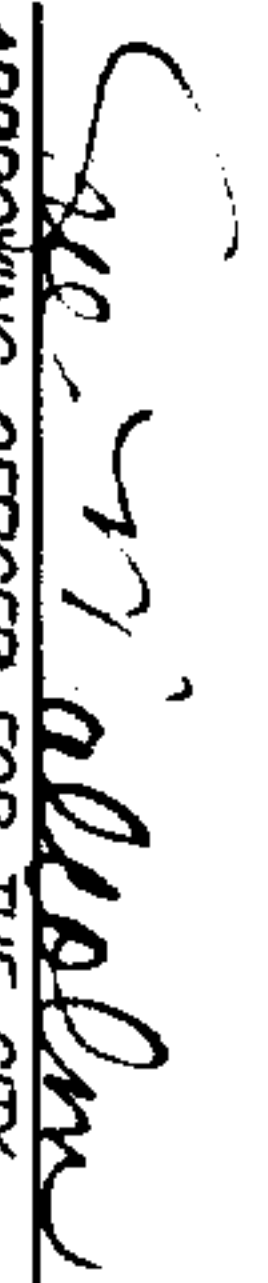
204-3970 EAST HASTINGS ST.

BURNABY, BC

V5C 6C1

I HEREBY CERTIFY THAT THE COMMON FACILITY,
AMENITY BUILDING WHICH ACCORDING TO
FORM "E" TO THE ACT WAS TO HAVE BEEN
CONSTRUCTED IN CONJUNCTION WITH THE PHASE,
HAS BEEN SATISFACTORILY PROVIDED FOR.

THIS 20 DAY OF MARCH, 1998.


APPROVING OFFICER FOR THE CITY
OF PORT MOODY

OWNER:

PORT MOODY STATION DEVELOPMENTS LTD.
(INCORPORATION No. 502150)


AUTHORIZED SIGNATORY
DALE BOSHA


AUTHORIZED SIGNATORY ROBERT McIVER

WITNESS AS TO BOTH SIGNATURES
DICK C.A. DE VRIES

Solicitor

OCCUPATION OF WITNESS

204-3970 E. HASTINGS ST.

BURNABY, B.C. V5C 6C1

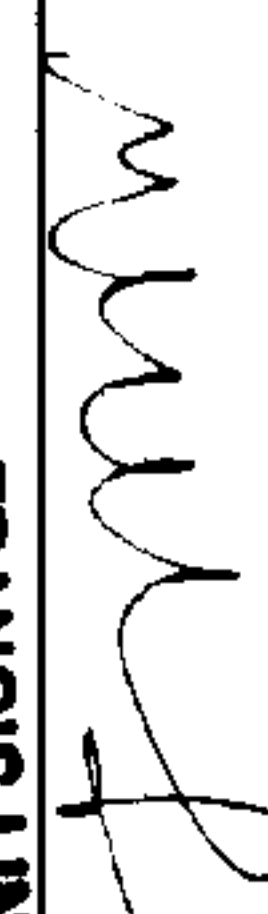
ADDRESS OF WITNESS

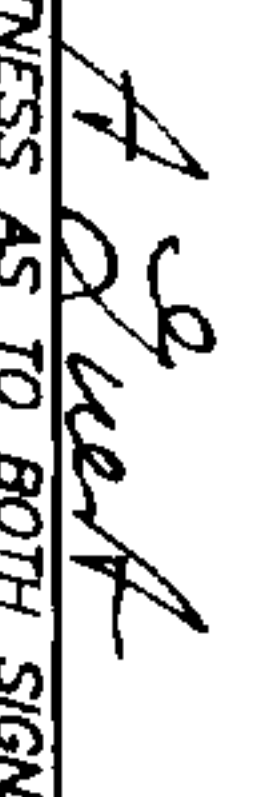
MORTGAGEE:

THE TORONTO-DOMINION BANK by its
authorized signatories


Manager

MANAGER COMMERCIAL SERVICES


FRANCIS LING


HELEN GUEST

WITNESS AS TO BOTH SIGNATURES


Vicki Chaudhary

OCCUPATION OF WITNESS

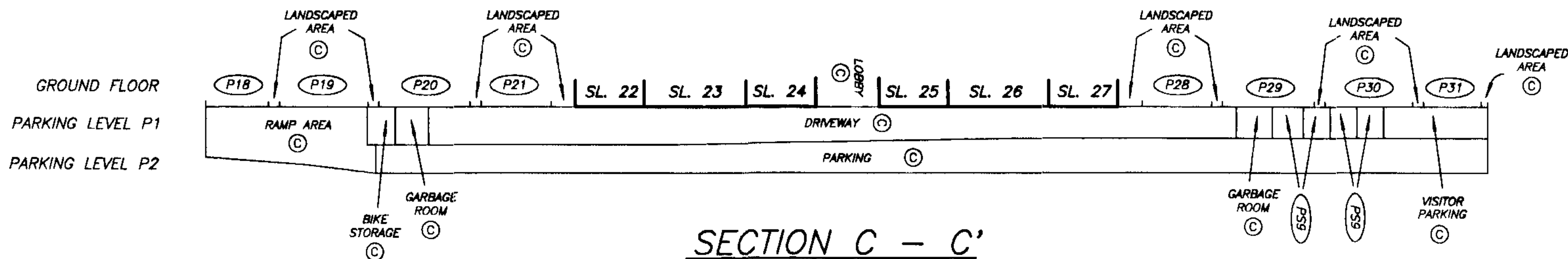
#40-5680 Hampton Place

VANCOUVER B.C. V6T 2G9

ADDRESS OF WITNESS

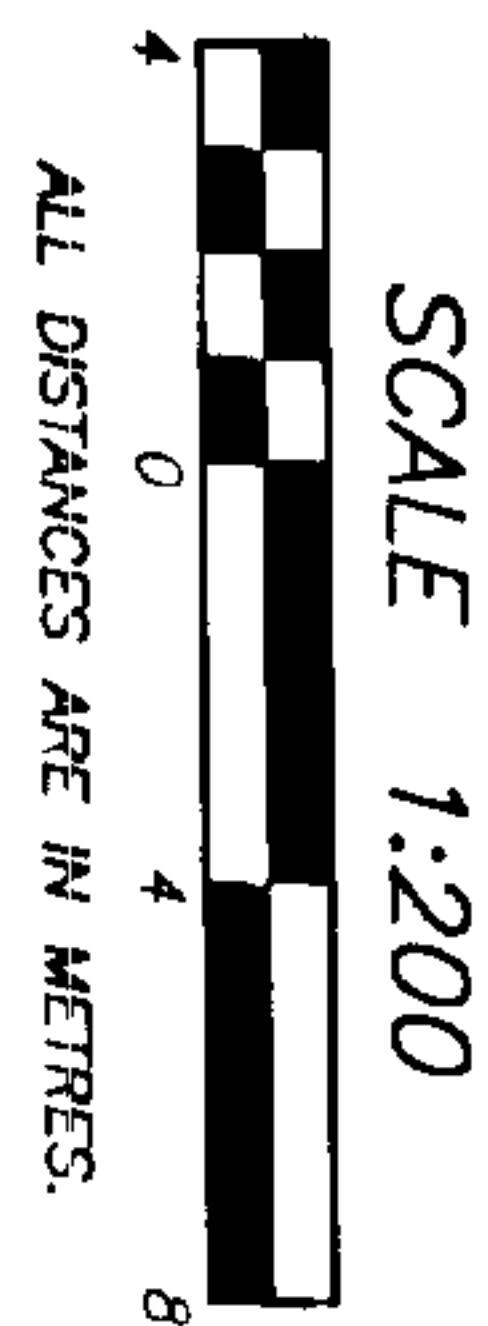
SHEET 6 OF 25 SHEETS

ALL DISTANCES ARE IN METRES.



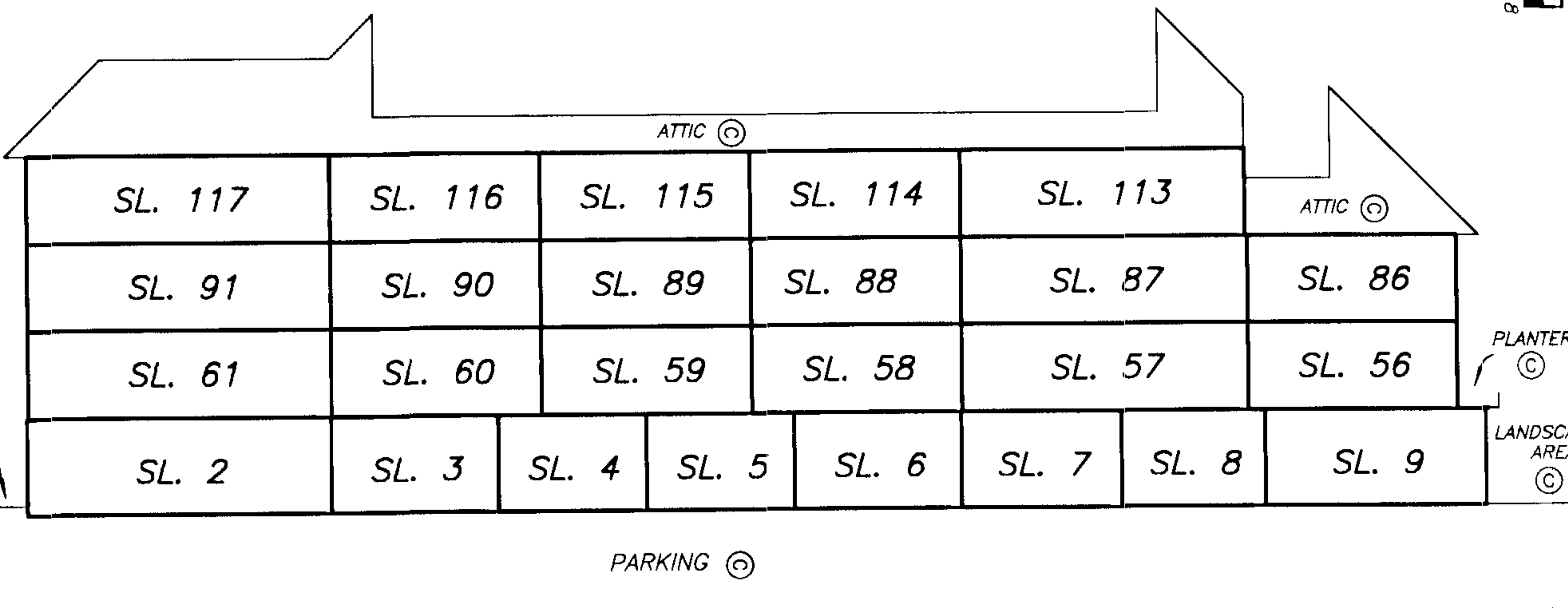
Dr. E. W.

SECTION A - A'
EAST HALF,
BUILDING A



MATCH
LINE

DRAWING # 30143-23
FILE # 3143-SAE



SECTION A - A'

MATCH
LINE

SEE SHEET #8 FOR CONTINUATION

DATE : MARCH 4, 1998.

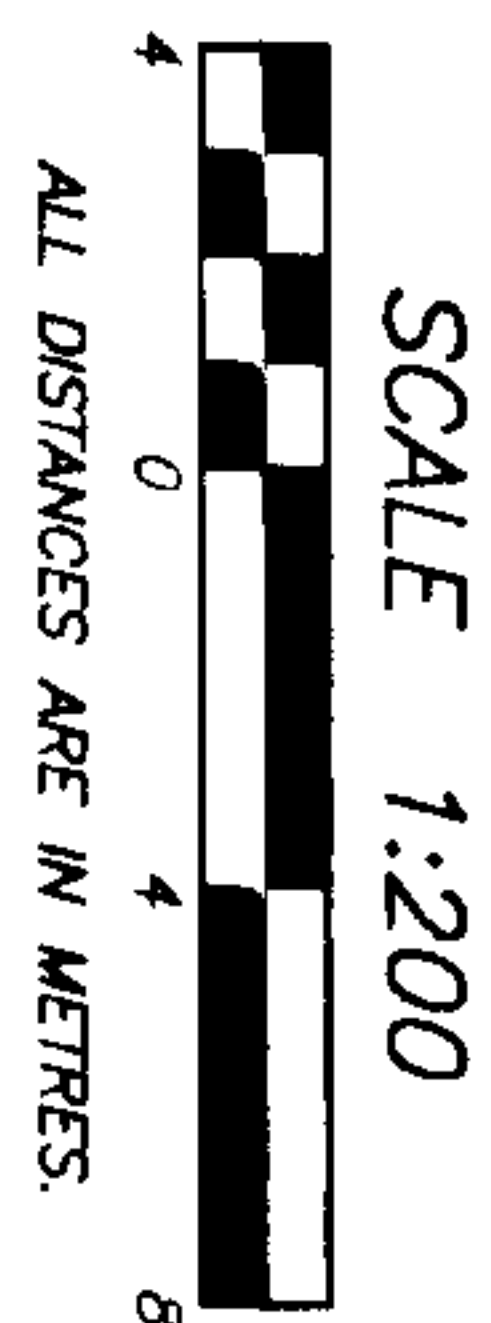
M.E.D.

STRATA PLAN LMS 3199
PHASE 1

SECTION A - A'
WEST HALF,
BUILDING A

STRATA PLAN LMS 3199
PHASE 1

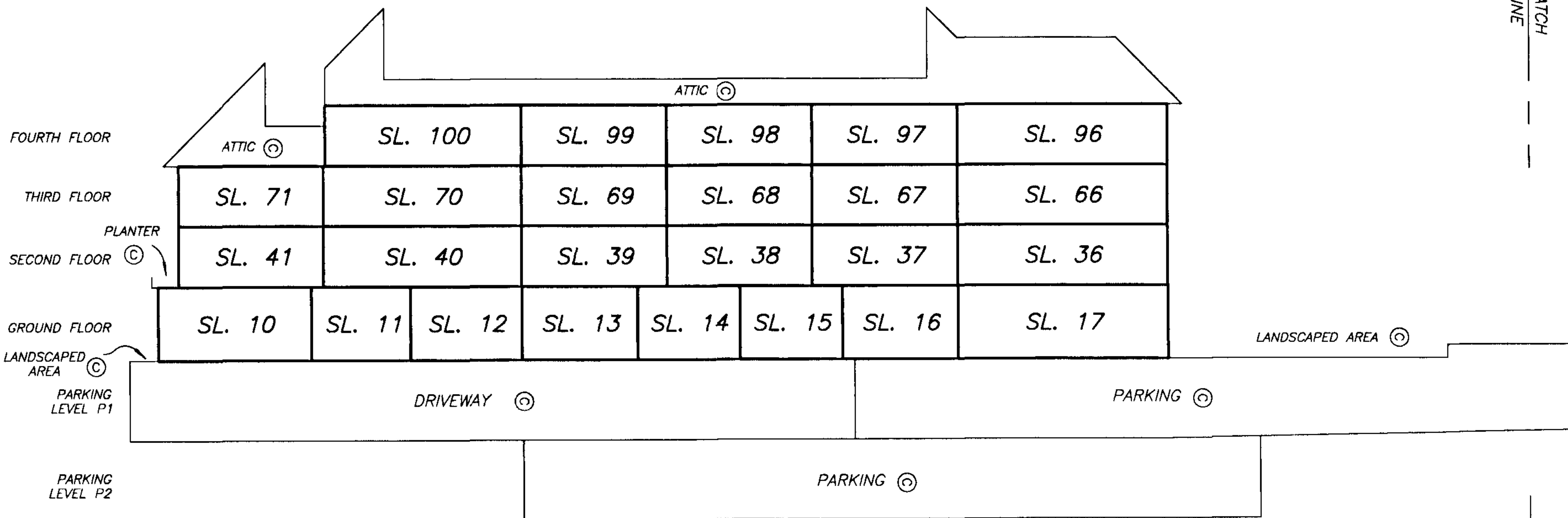
SHEET 8 OF 25 SHEETS



MATCH
LINE

SEE SHEET #7 FOR CONTINUATION

MATCH
LINE



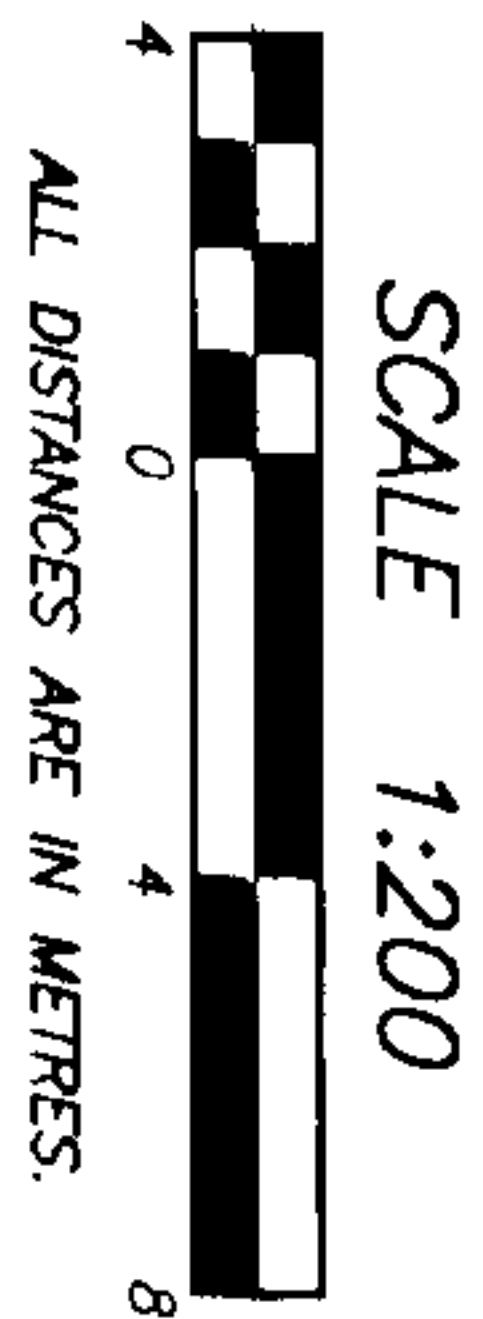
SECTION A - A'

DRAWING # 30143-23
FILE # 3143-SAW

DATE : MARCH 4, 1998.

M.E. 8.

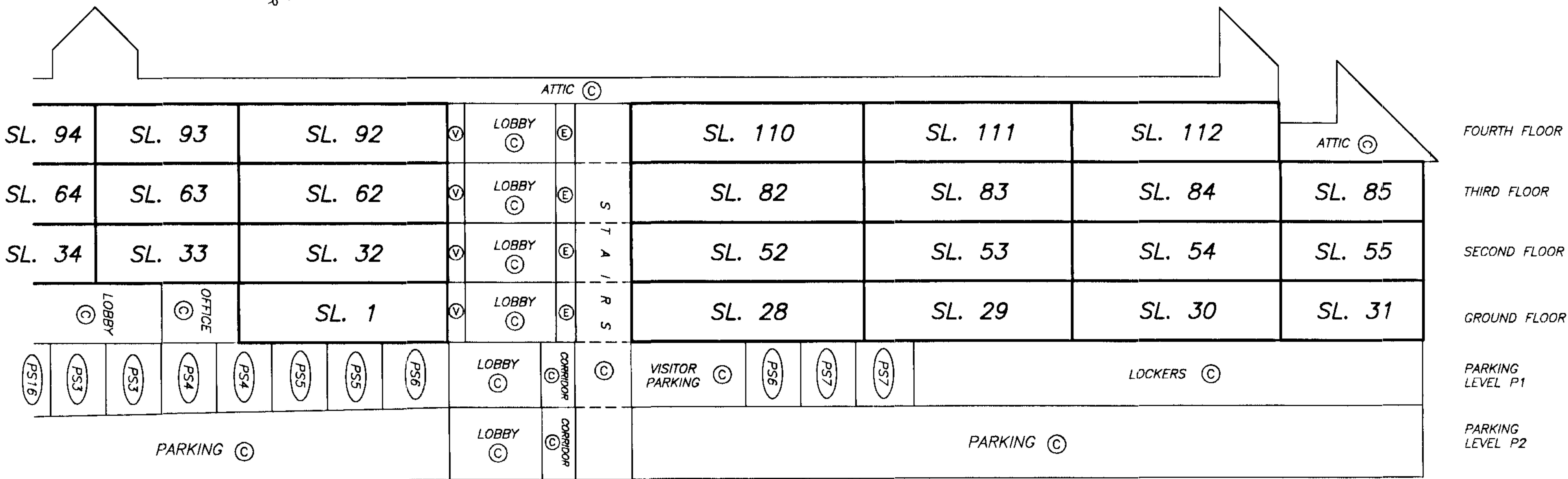
SECTION B - B'
EAST HALF,
BUILDING A



LEGEND:

PS3 - DENOTES PARKING STALL BEING
TYPICAL LIMITED COMMON PROPERTY FOR
THE EXCLUSIVE USE OF SL. 3

MATCH
LINE



STRATA PLAN LMS 3199
PHASE 1

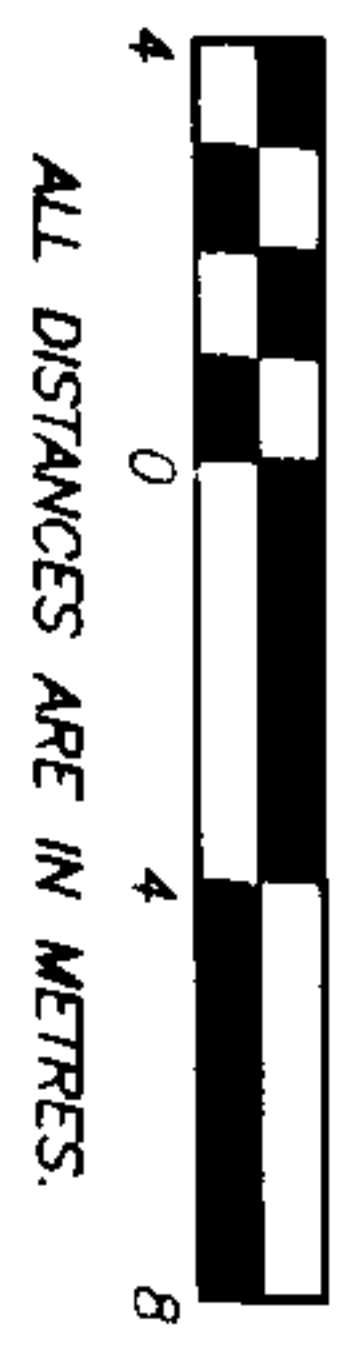
MATCH
LINE

SECTION B - B'
WEST HALF, BUILDING A

STRATA PLAN LMS 3199
PHASE 1

SHEET 10 OF 25 SHEETS

SCALE 1:200



ALL DISTANCES ARE IN METRES.

MATCH
LINE

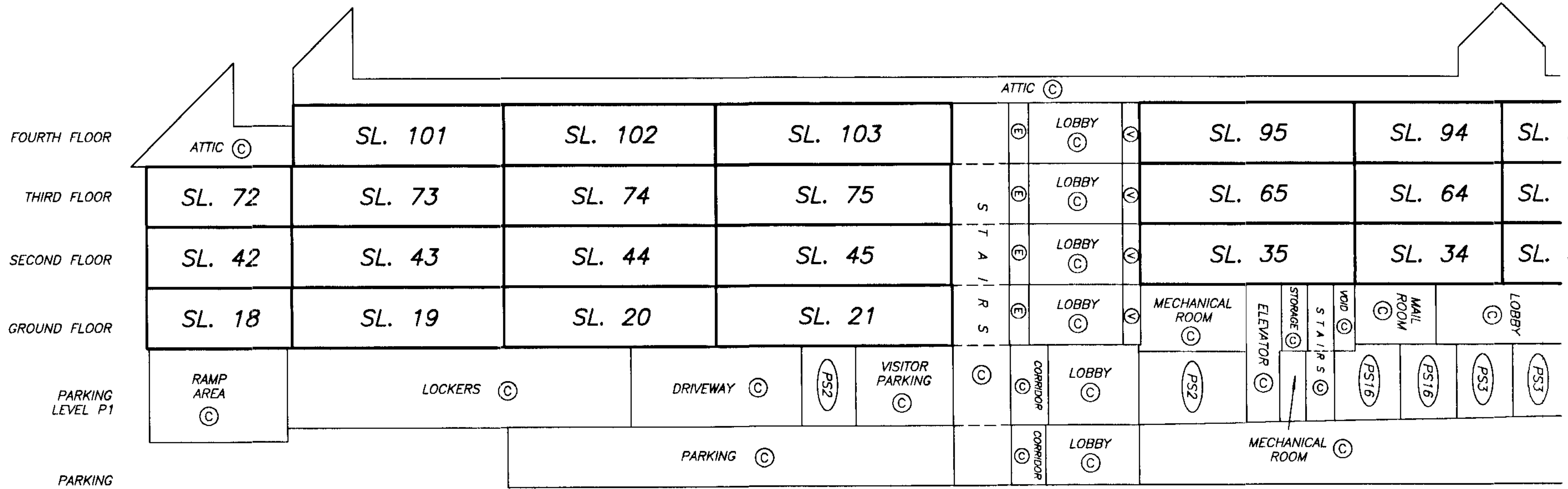
MATCH
LINE

SEE SHEET #9 FOR CONTINUATION

DRAWING # 30143-23
FILE # 3143-SBW

LEGEND:

PS2 - DENOTES PARKING STALL BEING
TYPICAL LIMITED COMMON PROPERTY FOR
THE EXCLUSIVE USE OF SL. 2



SECTION B - B'

PARKING
LEVEL P2

PARKING
LEVEL P1

FOURTH FLOOR

THIRD FLOOR

SECOND FLOOR

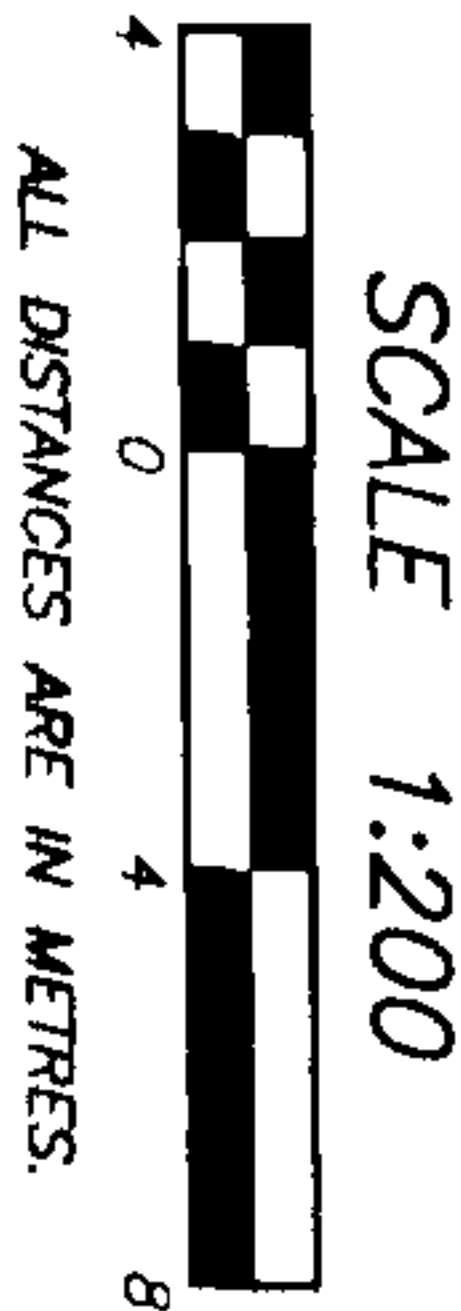
GROUND FLOOR

DATE : MARCH 4, 1998.
M.E. 8.

SECTION C - C'
EAST HALF, BUILDING A

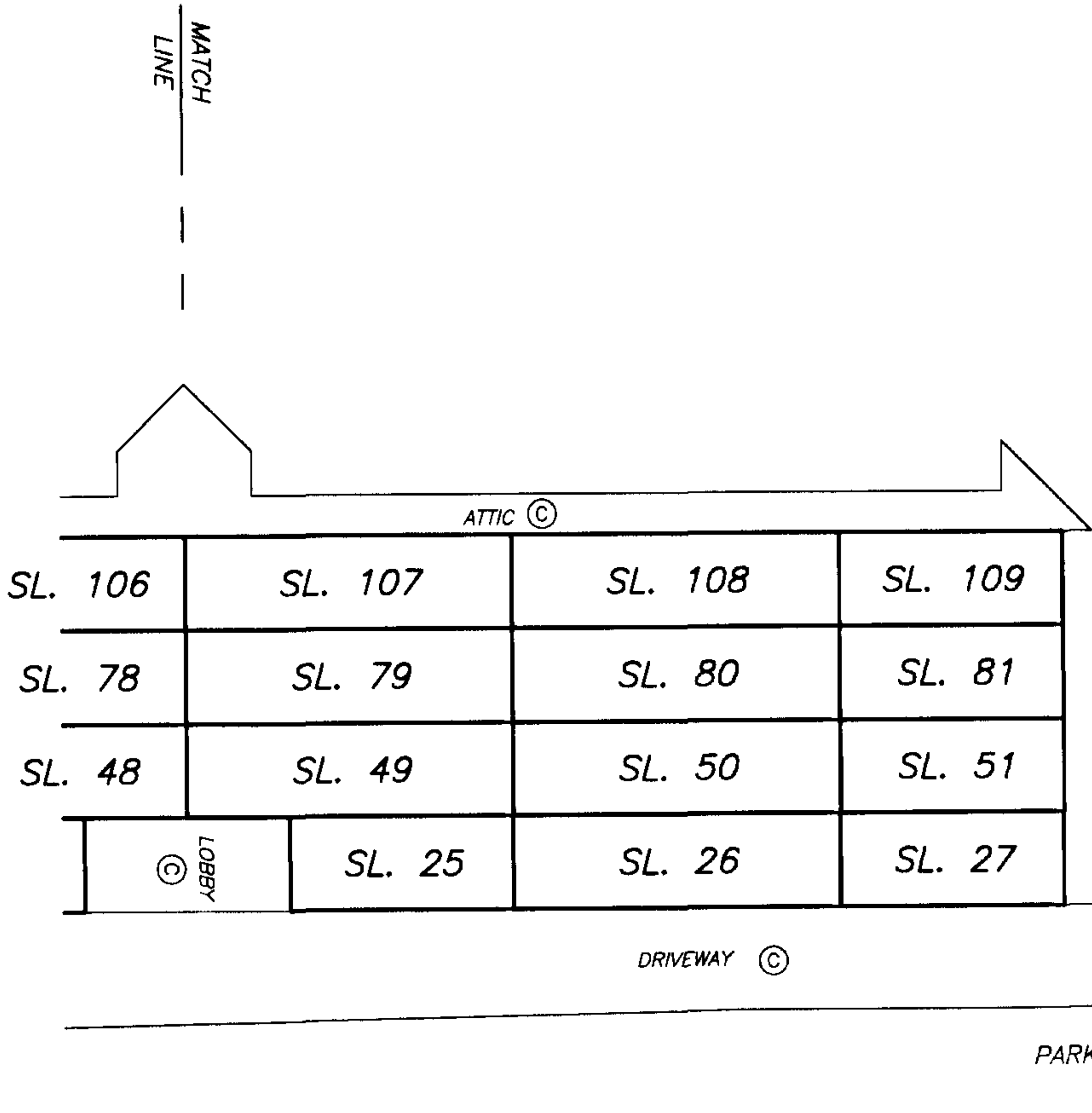
SHEET 11 OF 25 SHEETS

STRATA PLAN LMS 3199
PHASE 1



LEGEND:

PS9 - DENOTES PARKING STALL BEING
TYPICAL LIMITED COMMON PROPERTY FOR
THE EXCLUSIVE USE OF SL. 9



SECTION C - C'

MATCH
LINE

MATCH
LINE

DRAWING # 30143-23
FILE # 3143-SCE

SEE SHEET #12 FOR CONTINUATION

DATE : MARCH 4, 1998.

M.E.B.

SECTION C - C'
WEST HALF, BUILDING A

SHEET 12 OF 25 SHEETS

STRATA PLAN LMS 3199

PHASE 1

SCALE 1:200



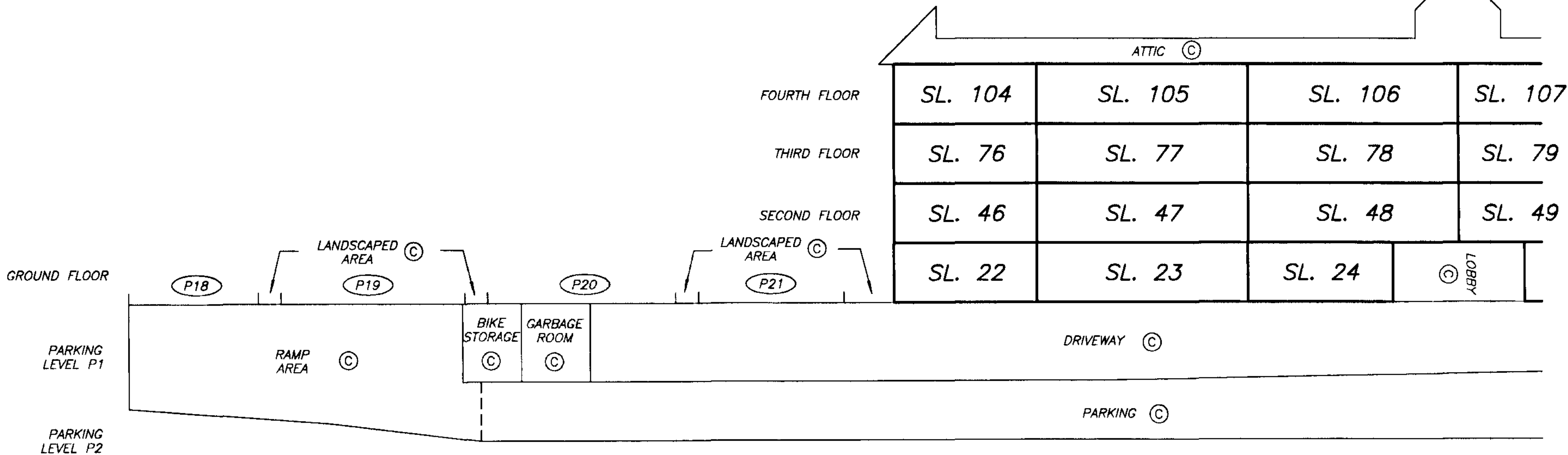
ALL DISTANCES ARE IN METRES.

MATCH
LINE

SEE SHEET #11 FOR CONTINUATION

MATCH
LINE

SECTION C - C'



DRAWING # 30143-23
FILE # 3143-SCW

DATE : MARCH 4, 1998.

M.E. d.

PARKING LEVEL P2

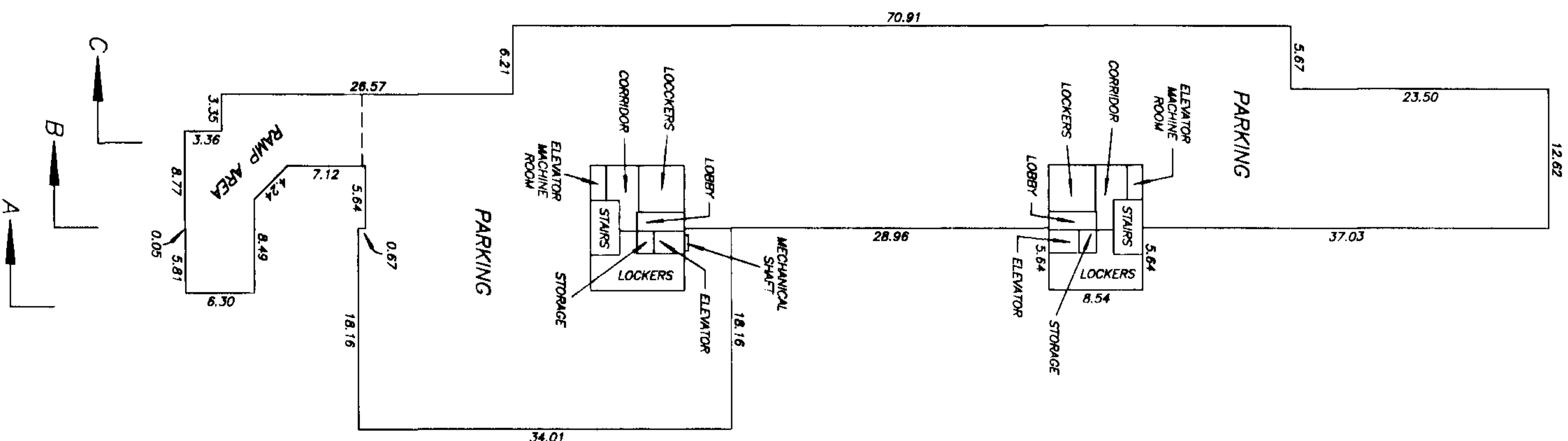
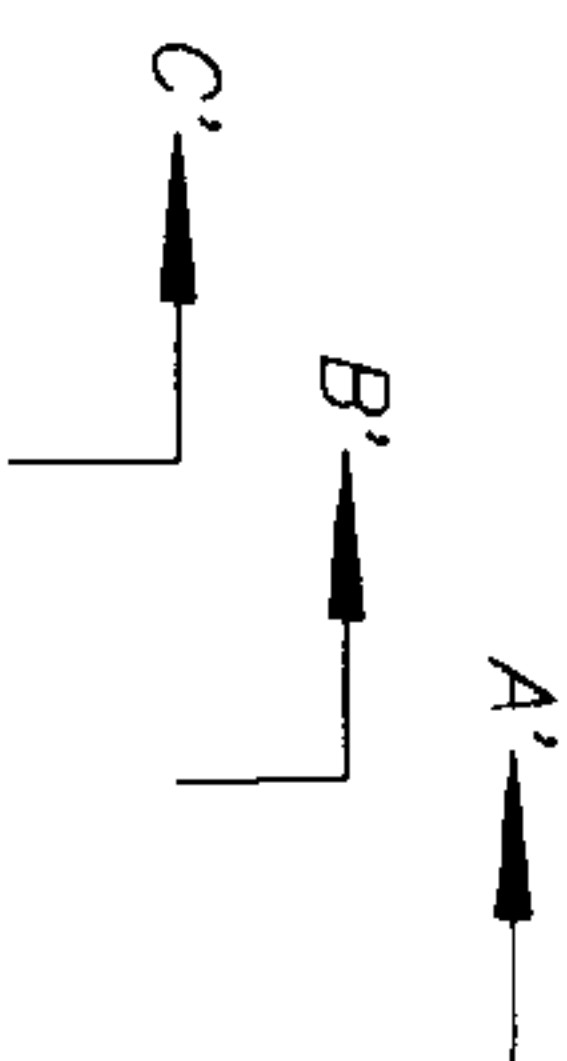
STRATA PLAN LMS 3199
PHASE 1

SCALE 1:500



ALL DISTANCES ARE IN METRES.

NOTE: THIS LEVEL IS ALL COMMON PROPERTY.



PARKING LEVEL P1

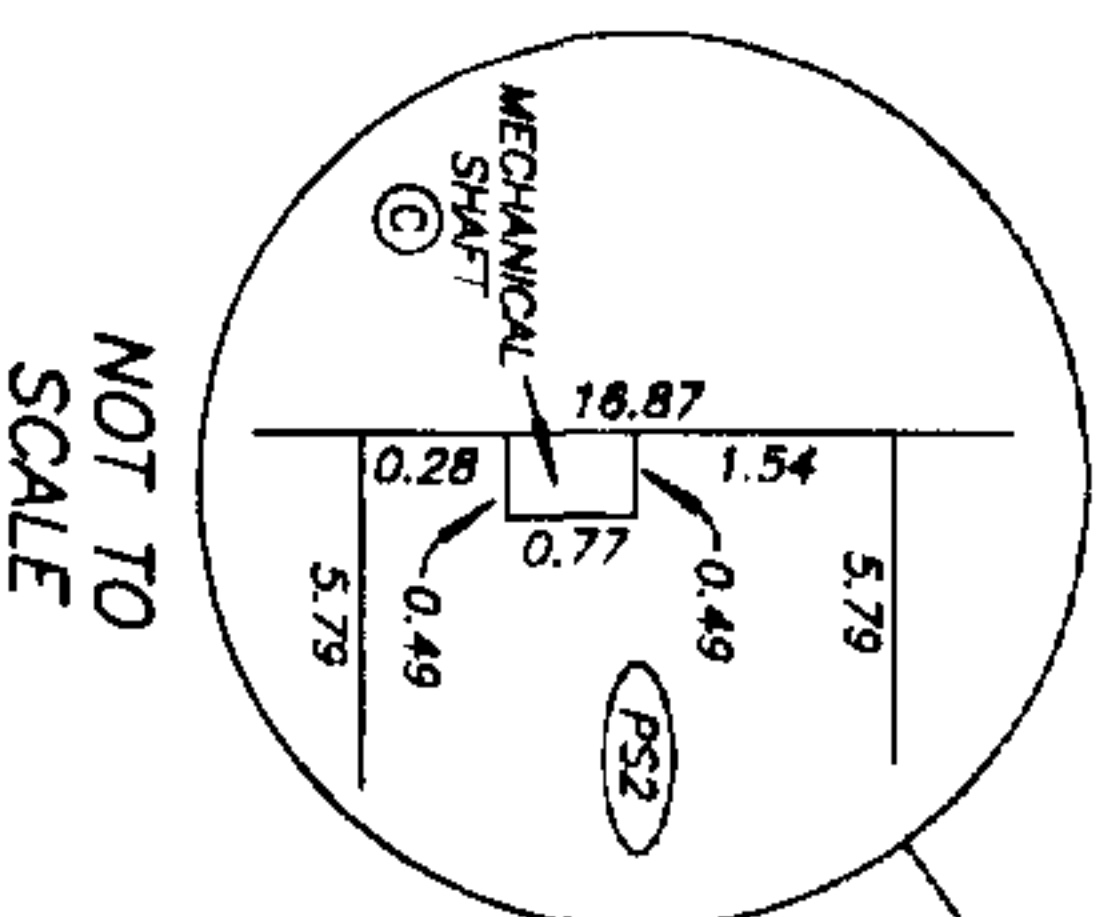
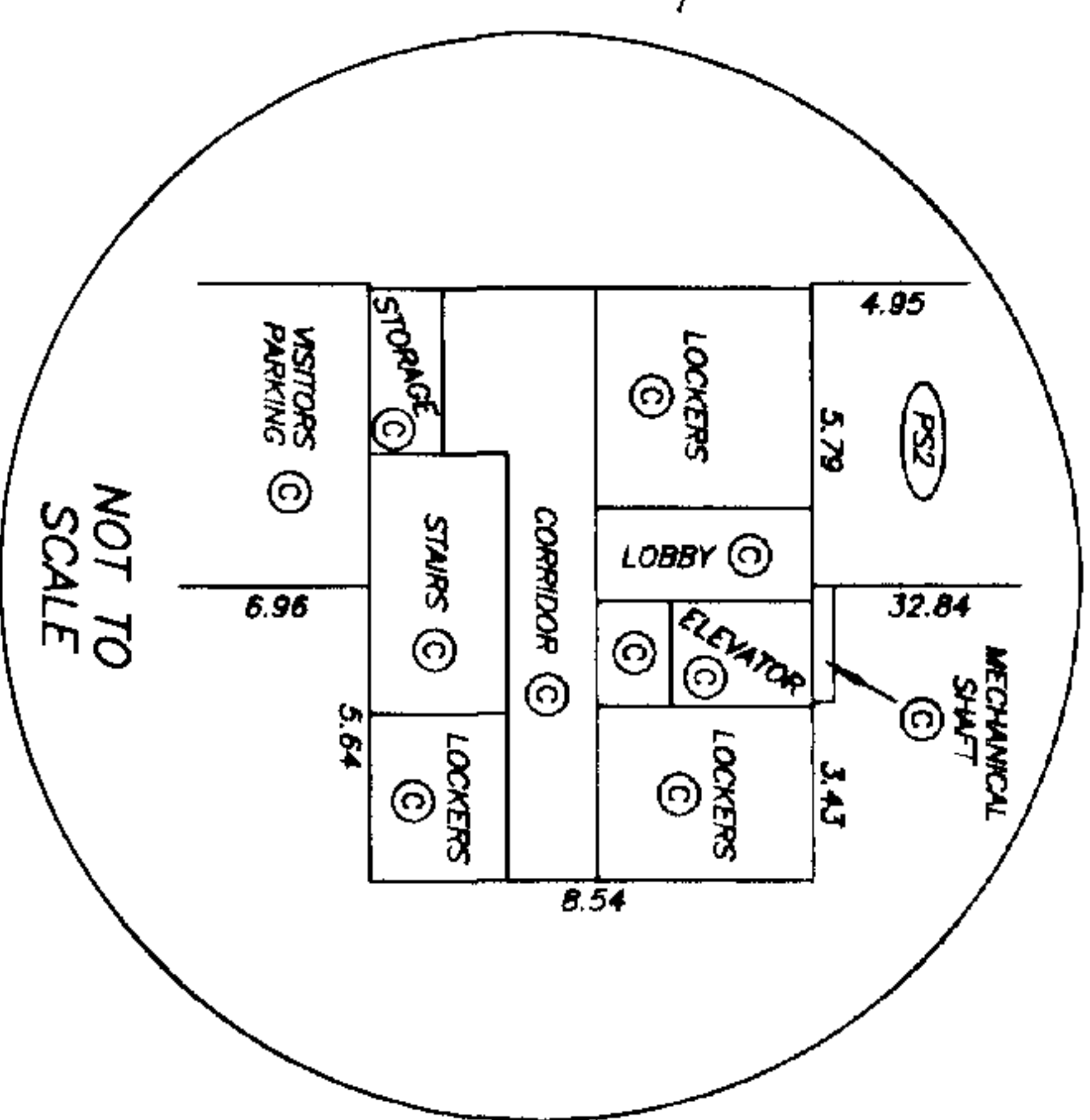
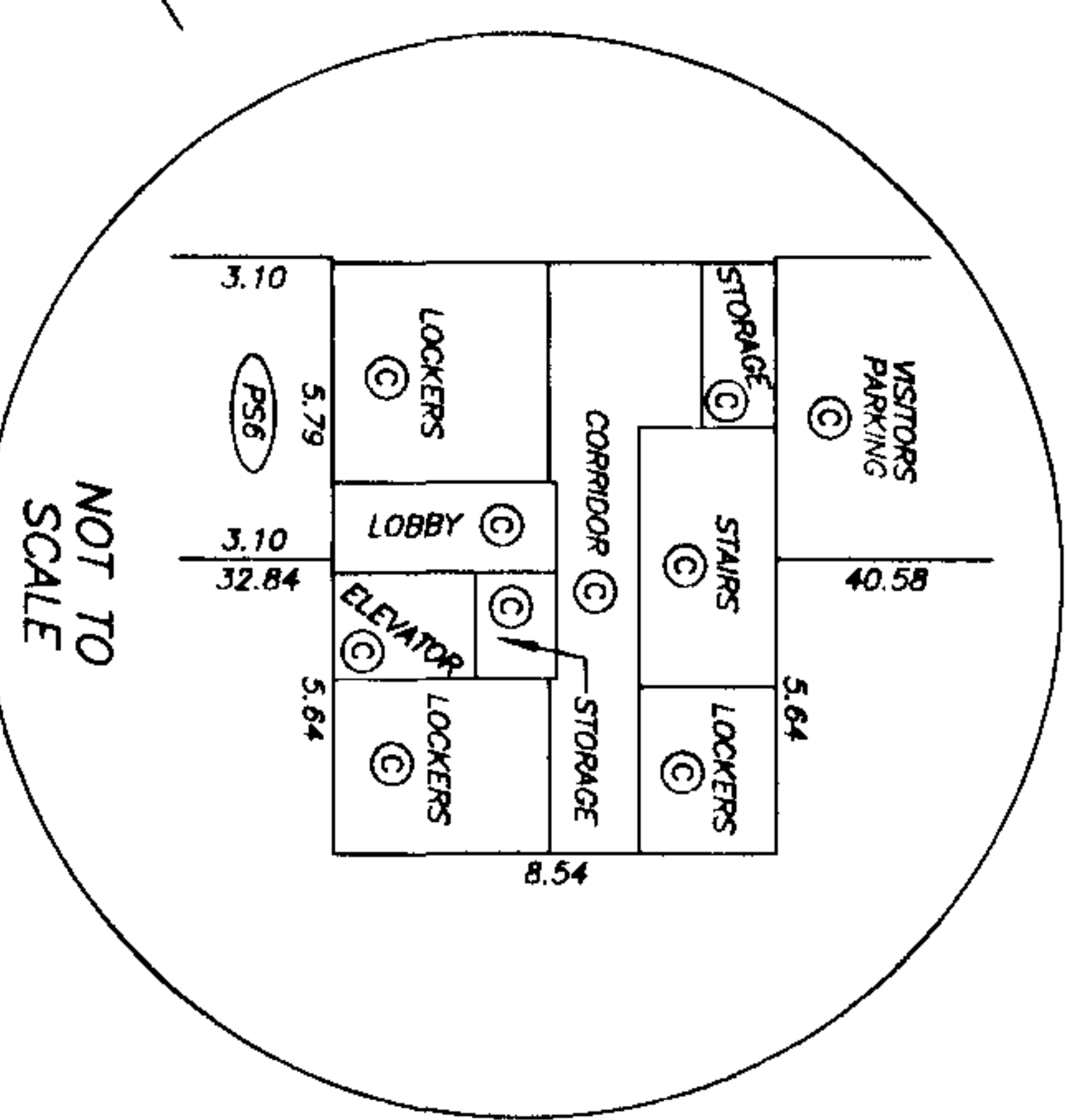
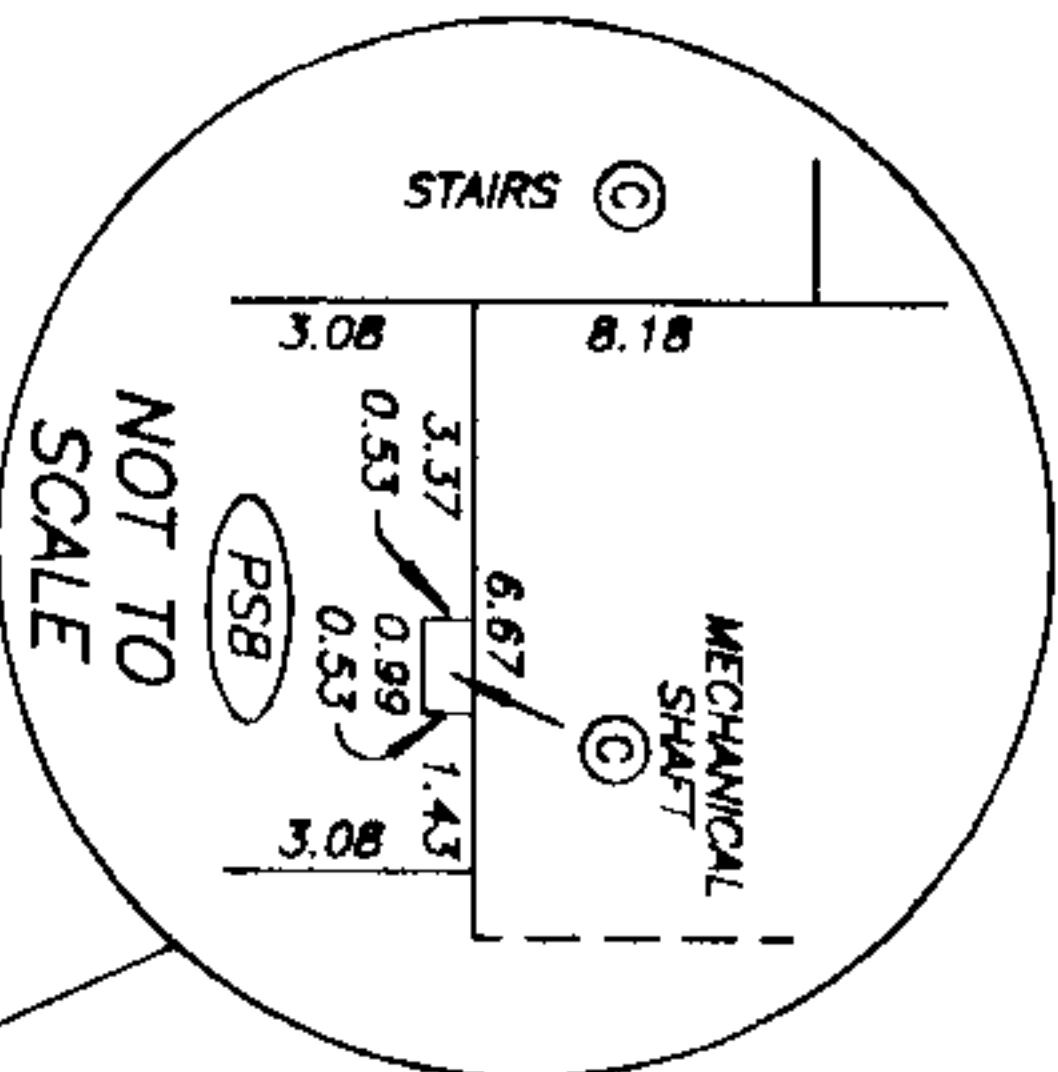
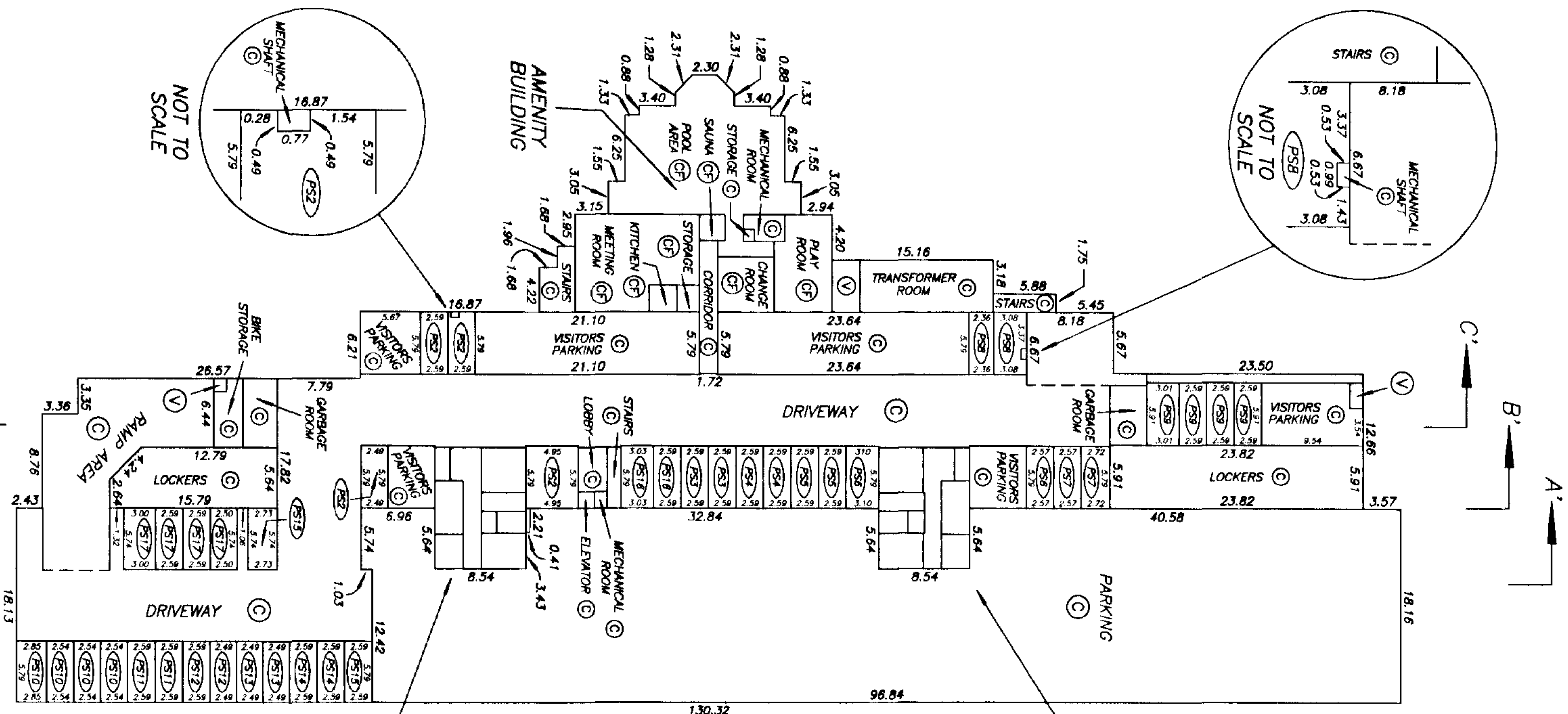
STRATA PLAN LMS 3199

PHASE 1

SCALE 1:500



ALL DISTANCES ARE IN METRES.



LEGEND:

PS2 - DENOTES PARKING STALL BEING
TYPICAL LIMITED COMMON PROPERTY FOR
THE EXCLUSIVE USE OF SL. 2

DRAWING # 30143-23
FILE # 3143-1P1

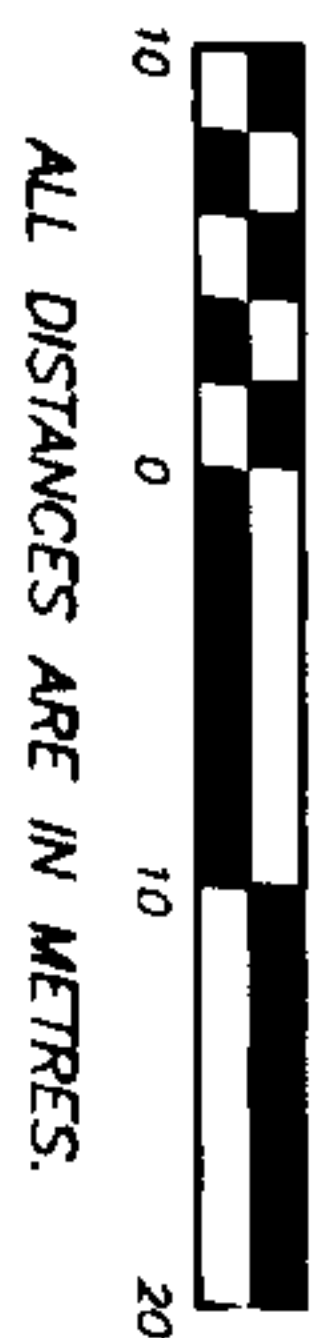
DATE : MARCH 4, 1998.

M.E.D.

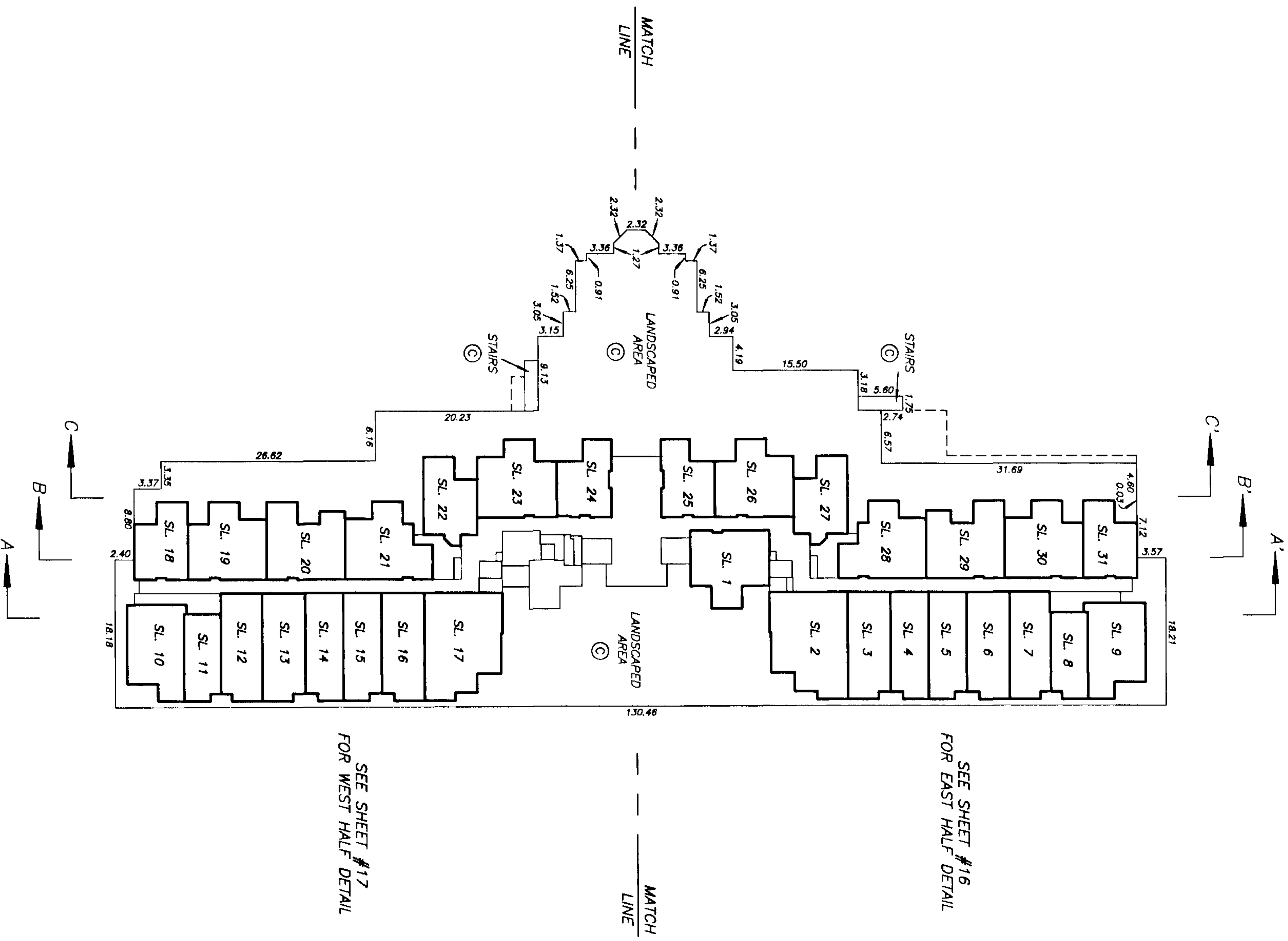
GROUND FLOOR PLAN

STRATA PLAN LMS 3199
PHASE 1

SCALE 1:500



ALL DISTANCES ARE IN METRES.



SEE SHEET #16
FOR EAST HALF DETAIL

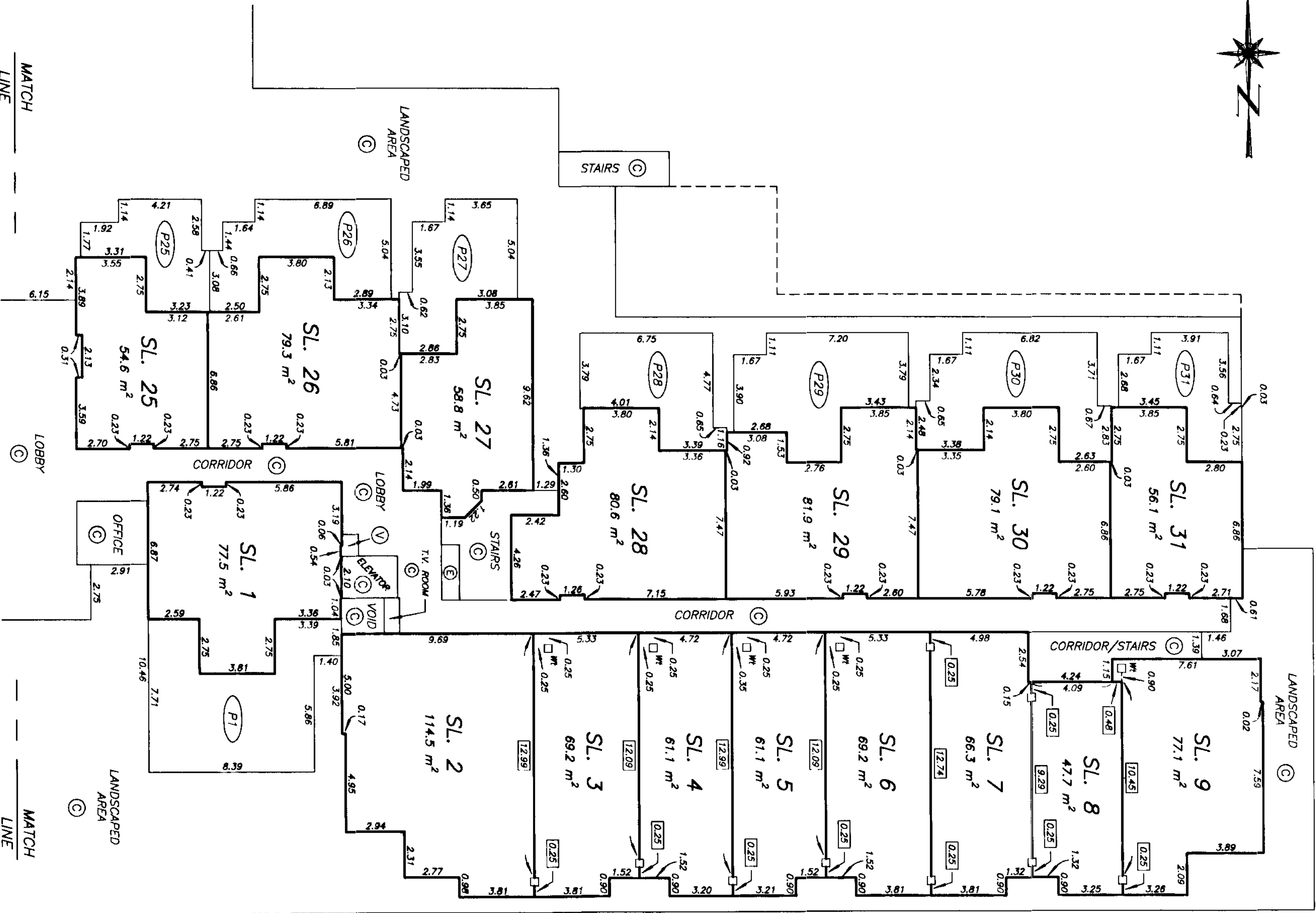
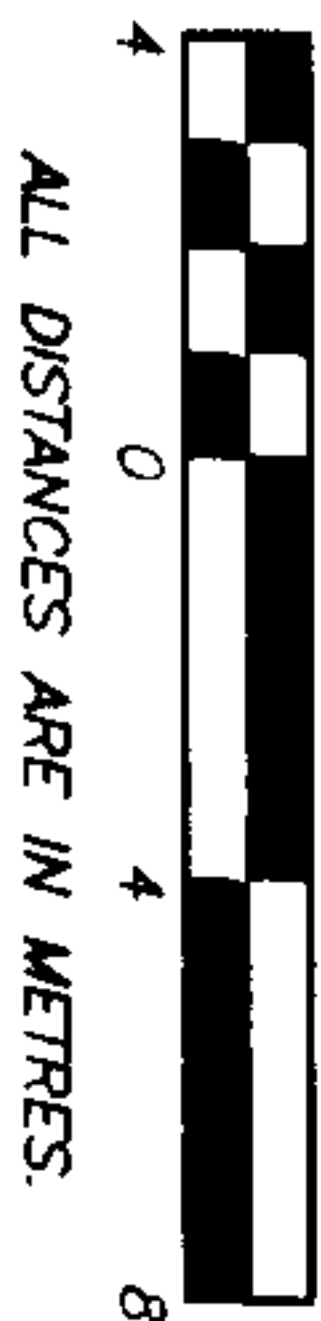
SEE SHEET #17
FOR WEST HALF DETAIL

GROUND FLOOR PLAN
EAST HALF, BUILDING A

STRATA PLAN LMS 3199
PHASE 1

SHEET 16 OF 25 SHEETS

SCALE 1:200



SEE SHEET #17 FOR CONTINUATION

DRAWING # 30143-23
FILE # 3143-1GE

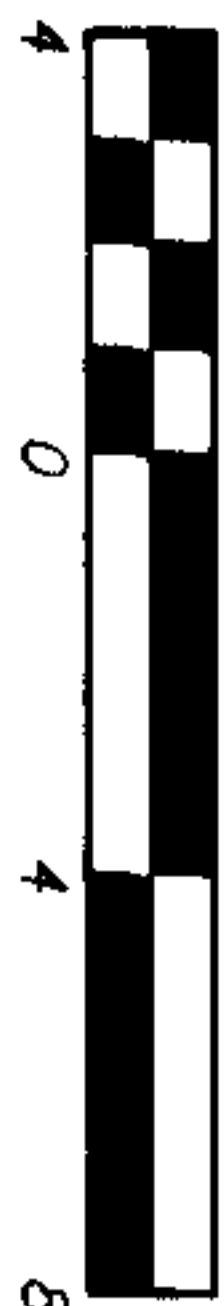
DATE : MARCH 4, 1998.

M.E.B.

GROUND FLOOR PLAN
WEST HALF, BUILDING A

STRATA PLAN LMS 3199
PHASE 1

SCALE 1:200

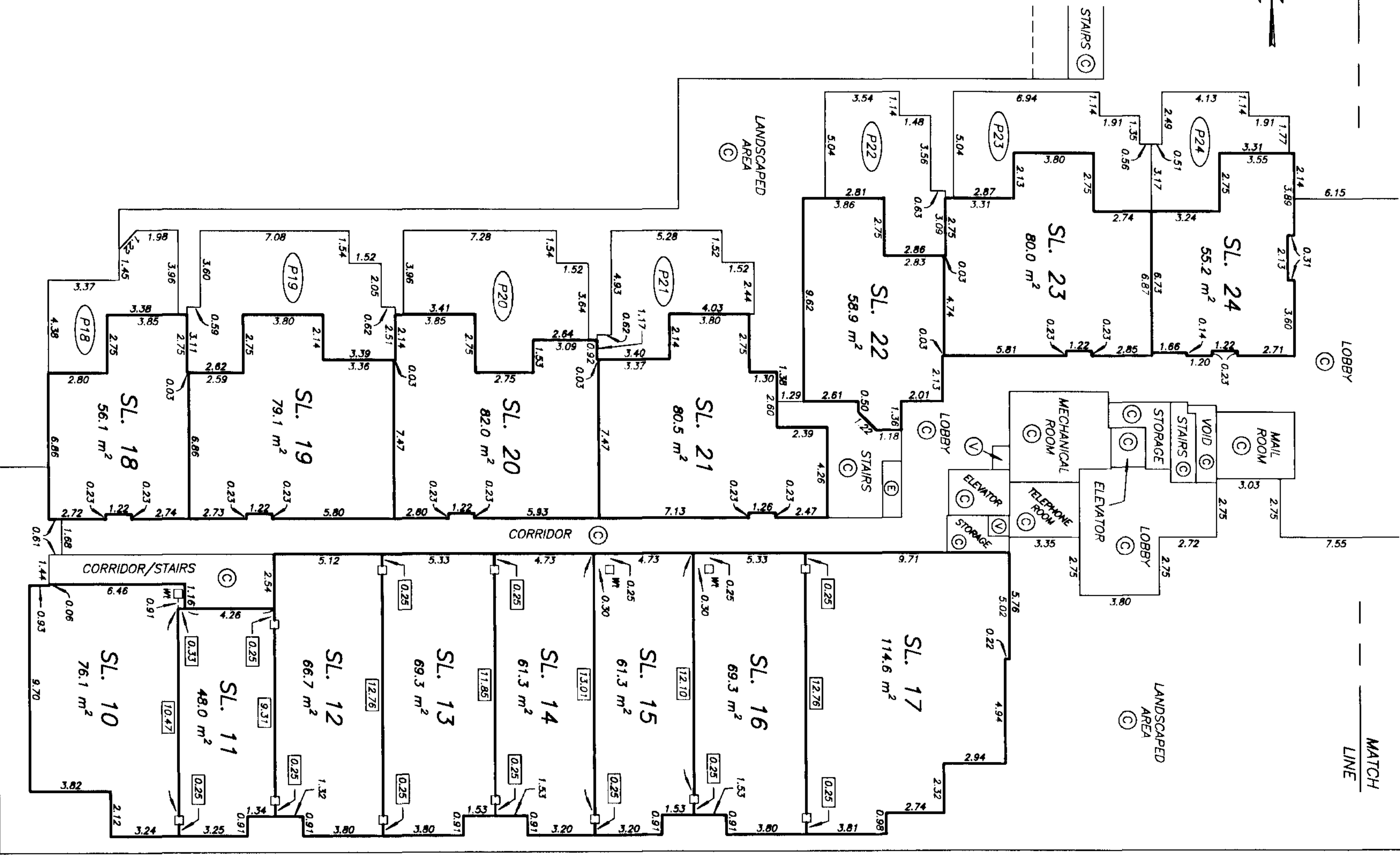


ALL DISTANCES ARE IN METRES.

SEE SHEET #16 FOR CONTINUATION

MATCH
LINE

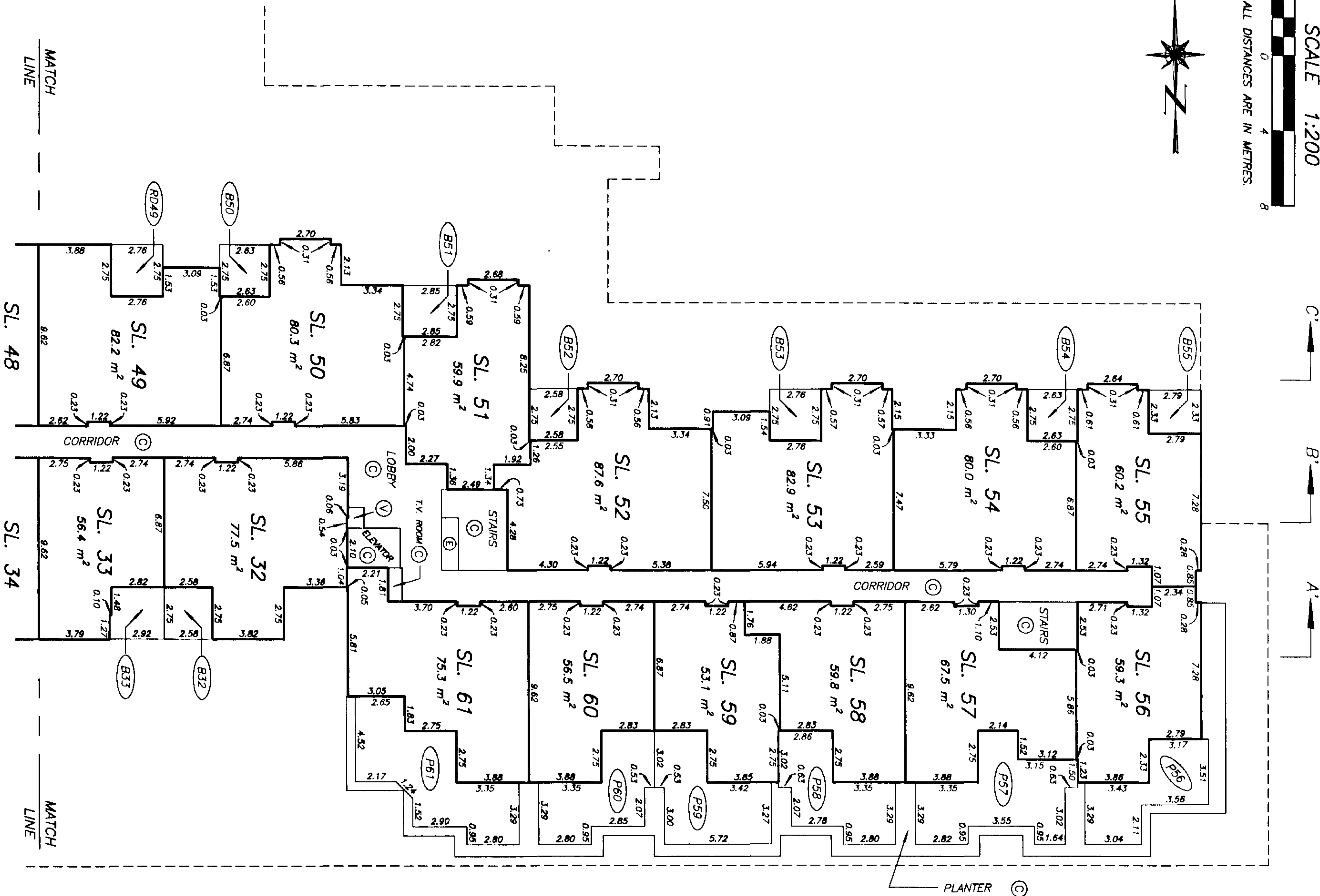
MATCH
LINE



SECOND FLOOR PLAN
EAST HALF, BUILDING A

STRATA PLAN LMS 3199
PHASE 1

SCALE 1:200



SEE SHEET #19 FOR CONTINUATION

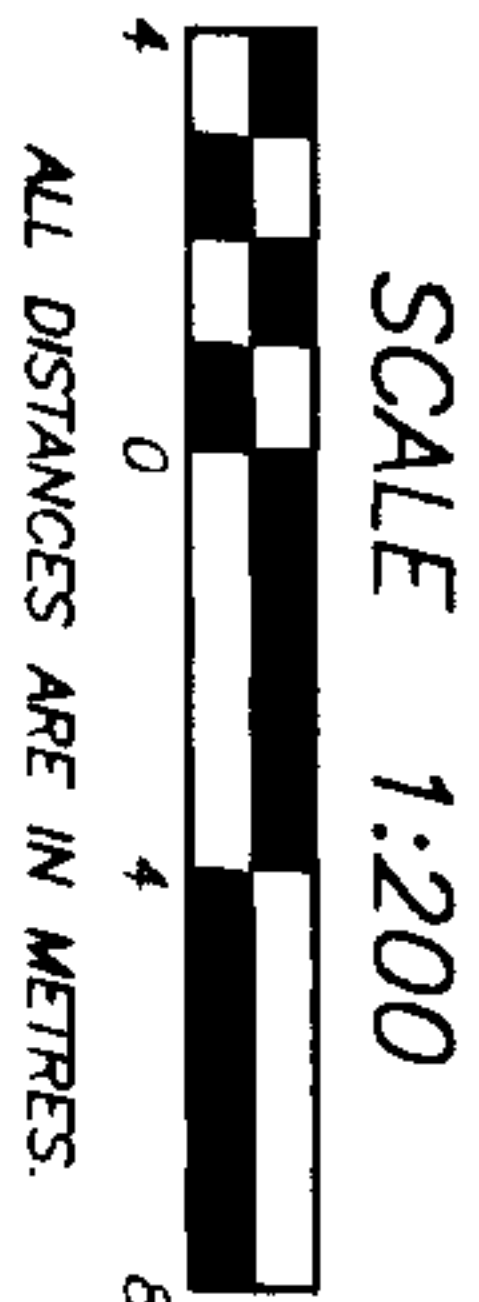
DRAWING # 30143-23
FILE # 3143-12E

DATE : MARCH 4, 1998.

M.E.B.

SECOND FLOOR PLAN
WEST HALF, BUILDING A

STRATA PLAN LMS 3199
PHASE 1



MATCH
LINE

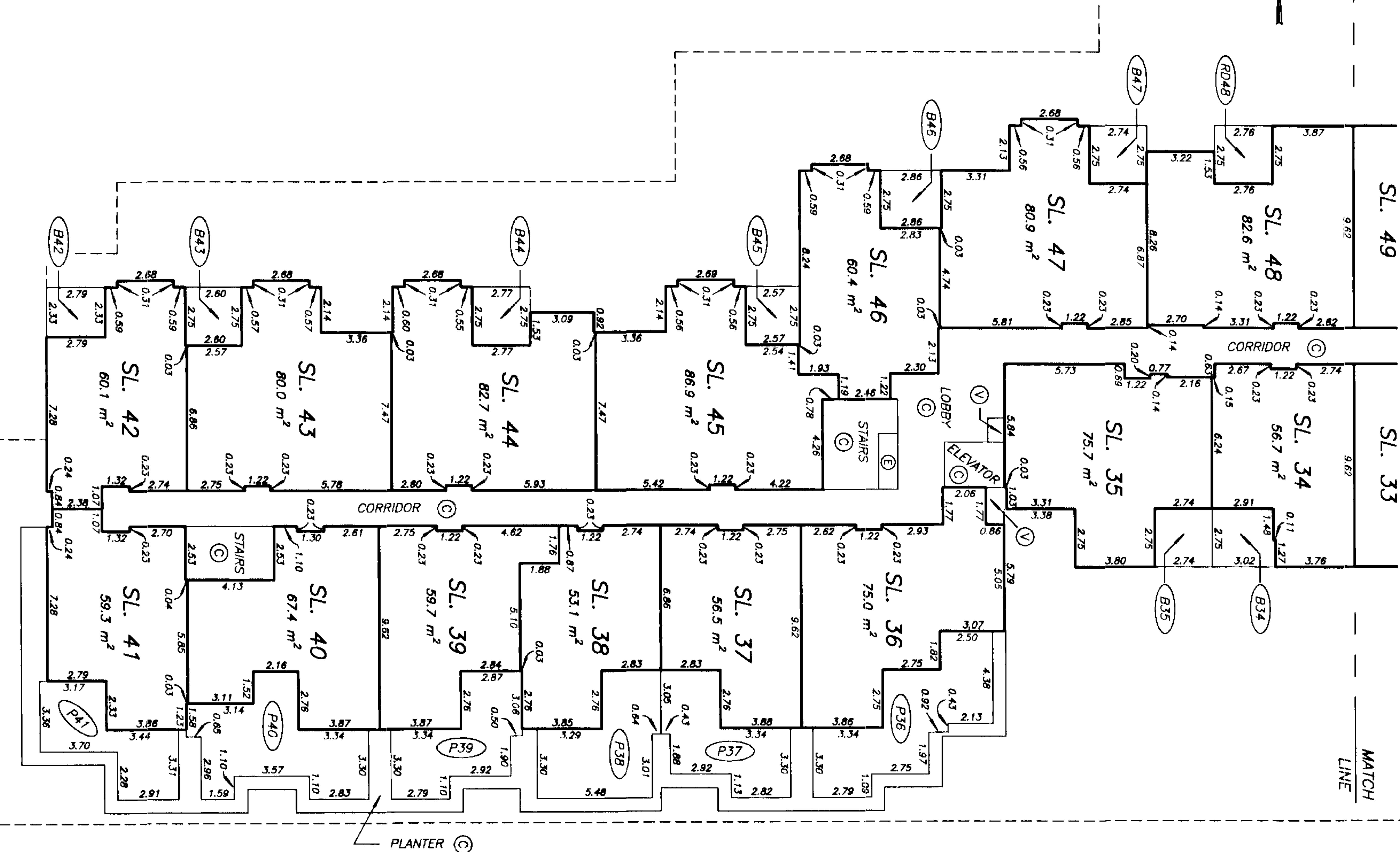
SEE SHEET #18 FOR CONTINUATION

C' →

B' →

A' →

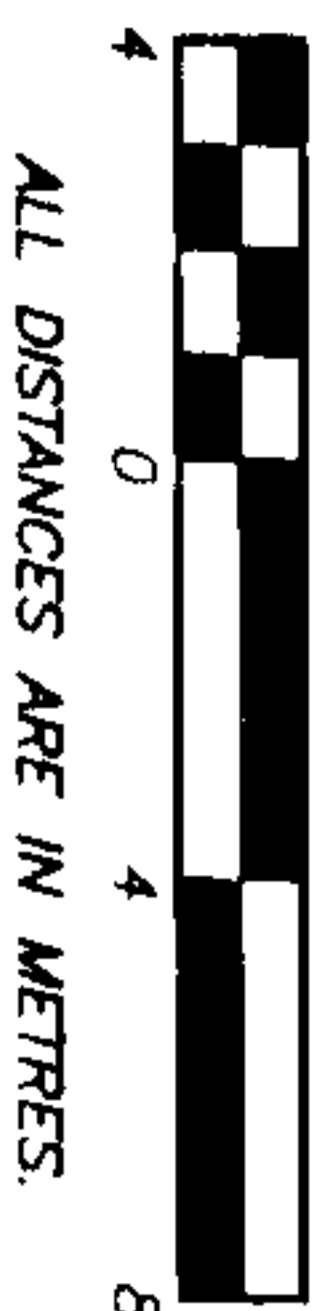
MATCH
LINE



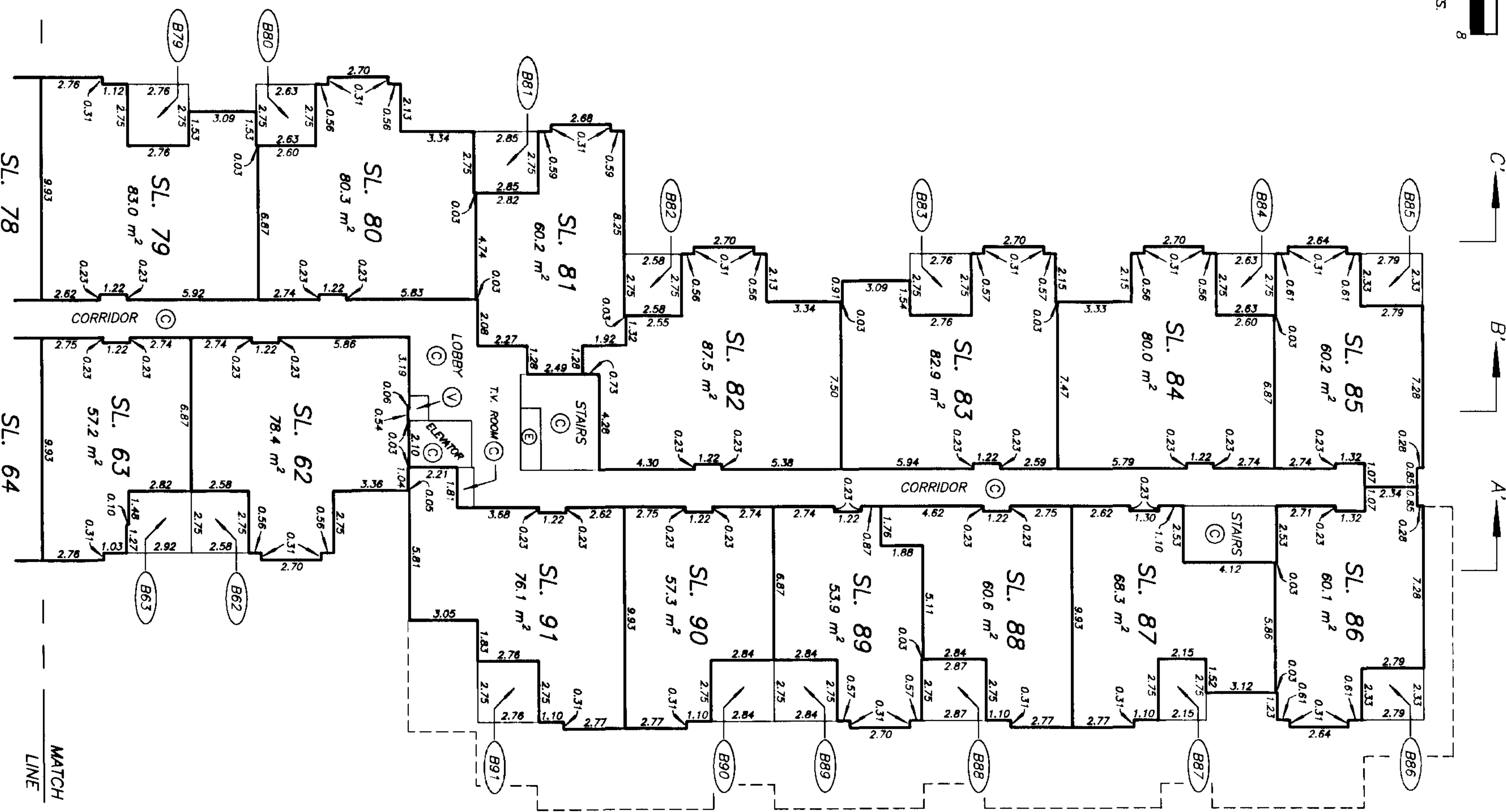
THIRD FLOOR PLAN
EAST HALF, BUILDING A

STRATA PLAN LMS 3199
PHASE 1

SCALE 1:200



ALL DISTANCES ARE IN METRES.

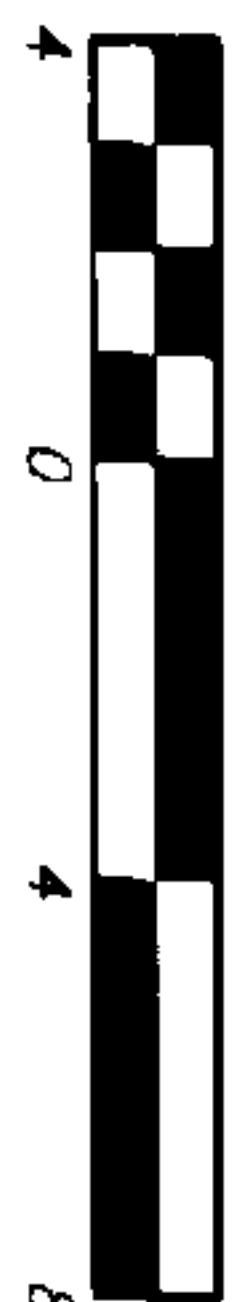


SEE SHEET #21 FOR CONTINUATION

THIRD FLOOR PLAN
WEST HALF, BUILDING A

STRATA PLAN LMS 3199
PHASE 1

SCALE 1:200



ALL DISTANCES ARE IN METRES.

MATCH
LINE



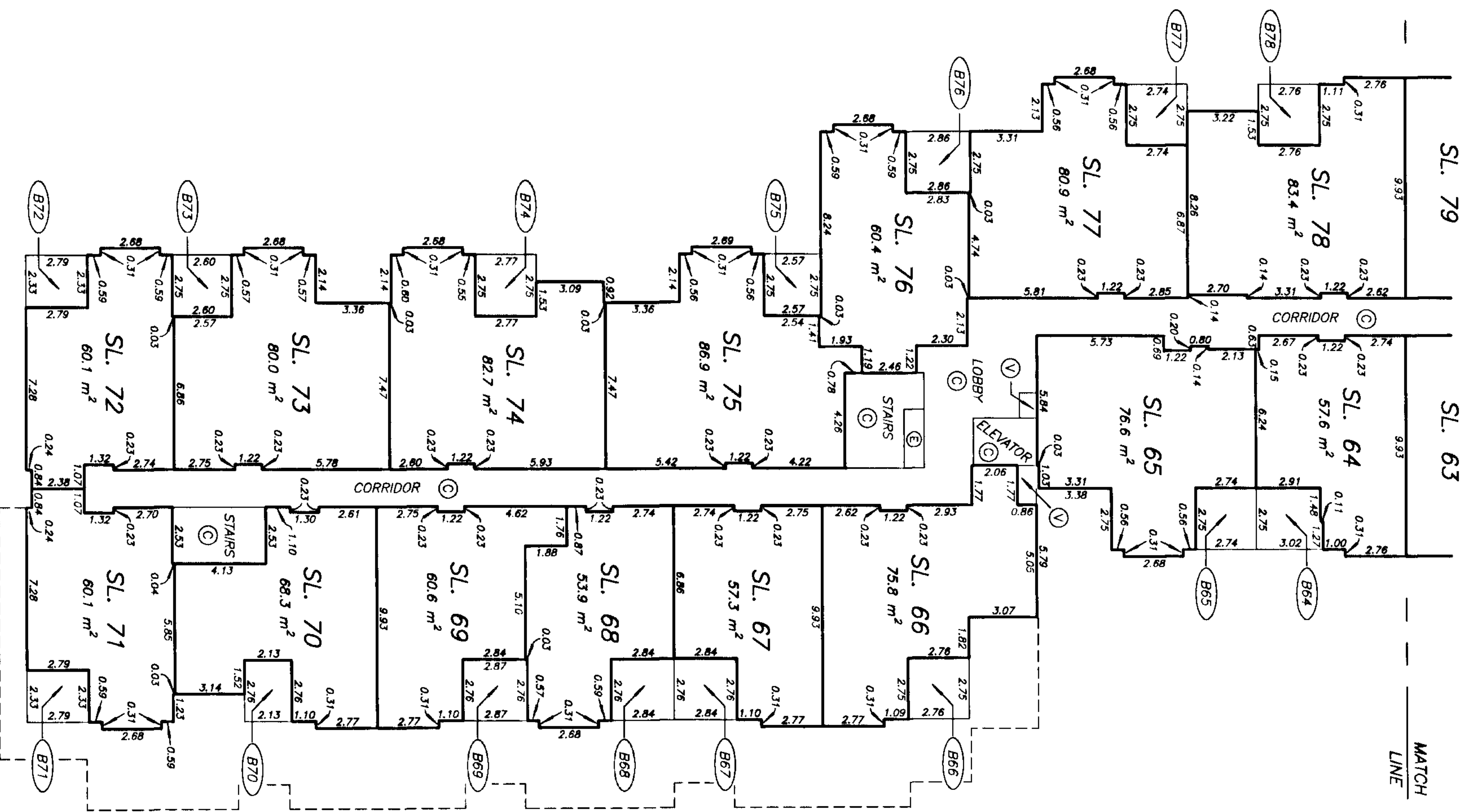
C' →

B' →

A' →

SEE SHEET #20 FOR CONTINUATION

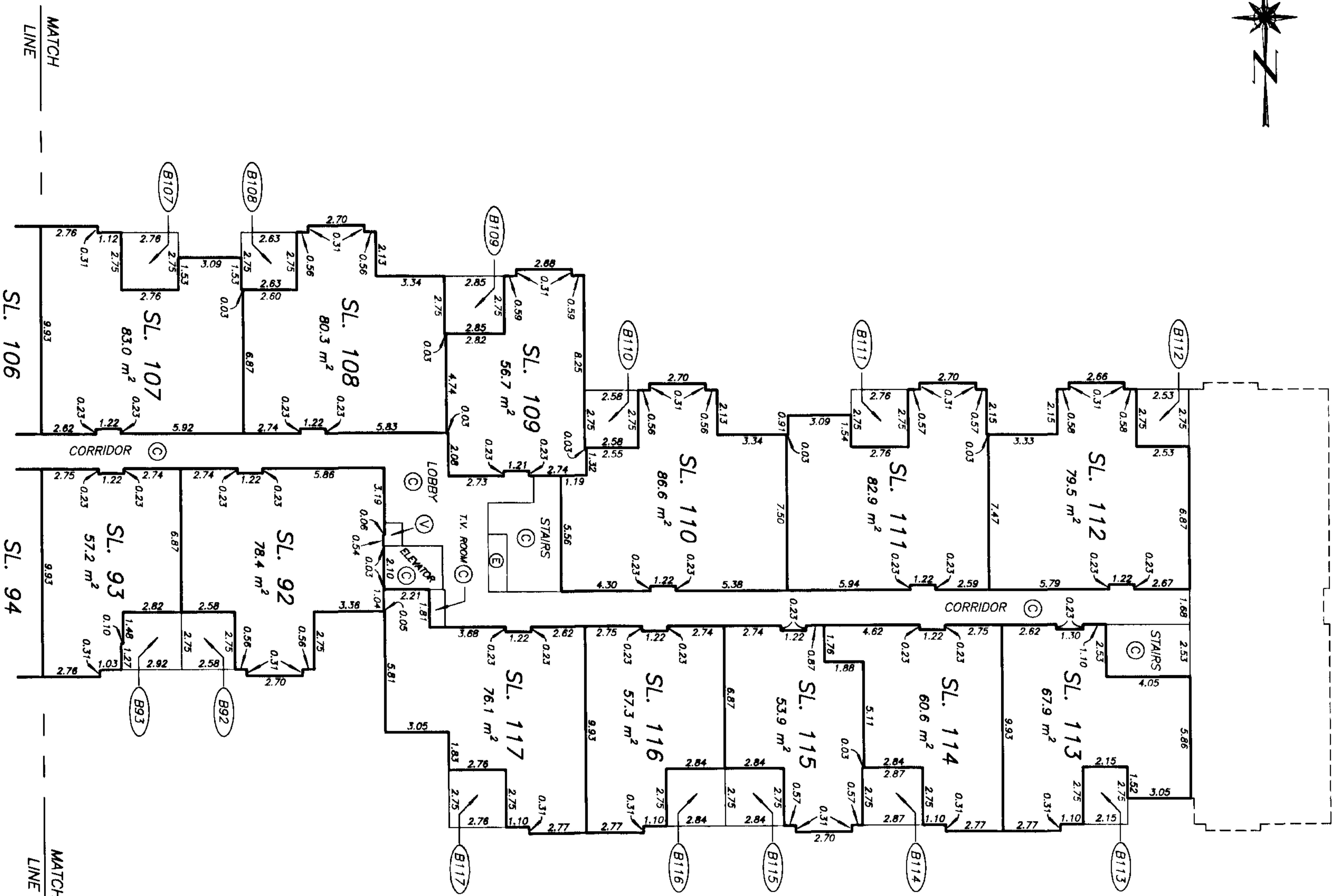
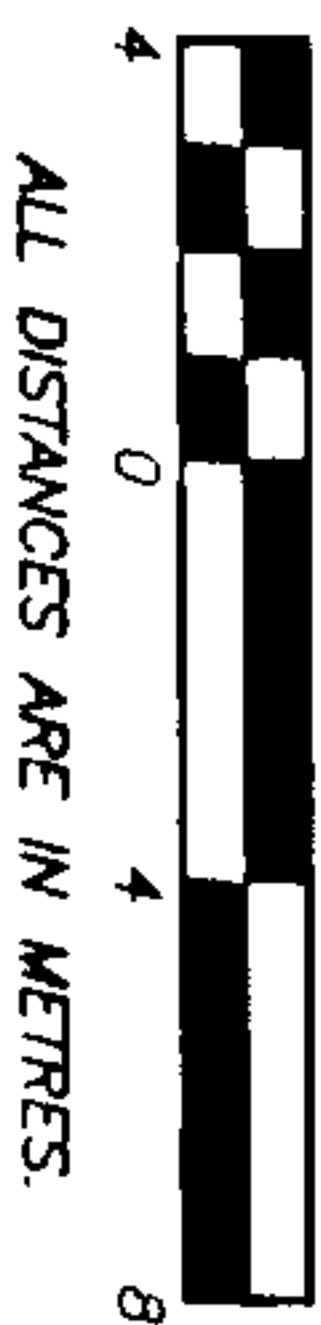
MATCH
LINE



FOURTH FLOOR PLAN EAST HALF, BUILDING A

STRATA PLAN LMS 3199
PHASE 1

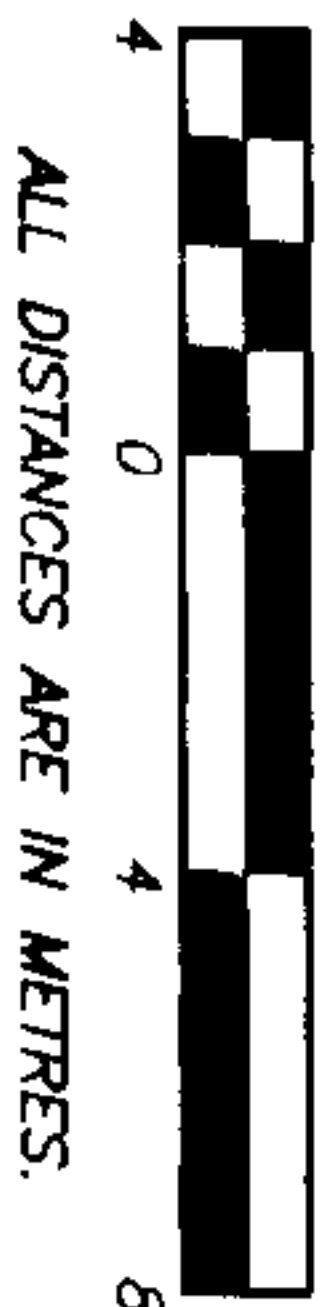
SCALE 1:200



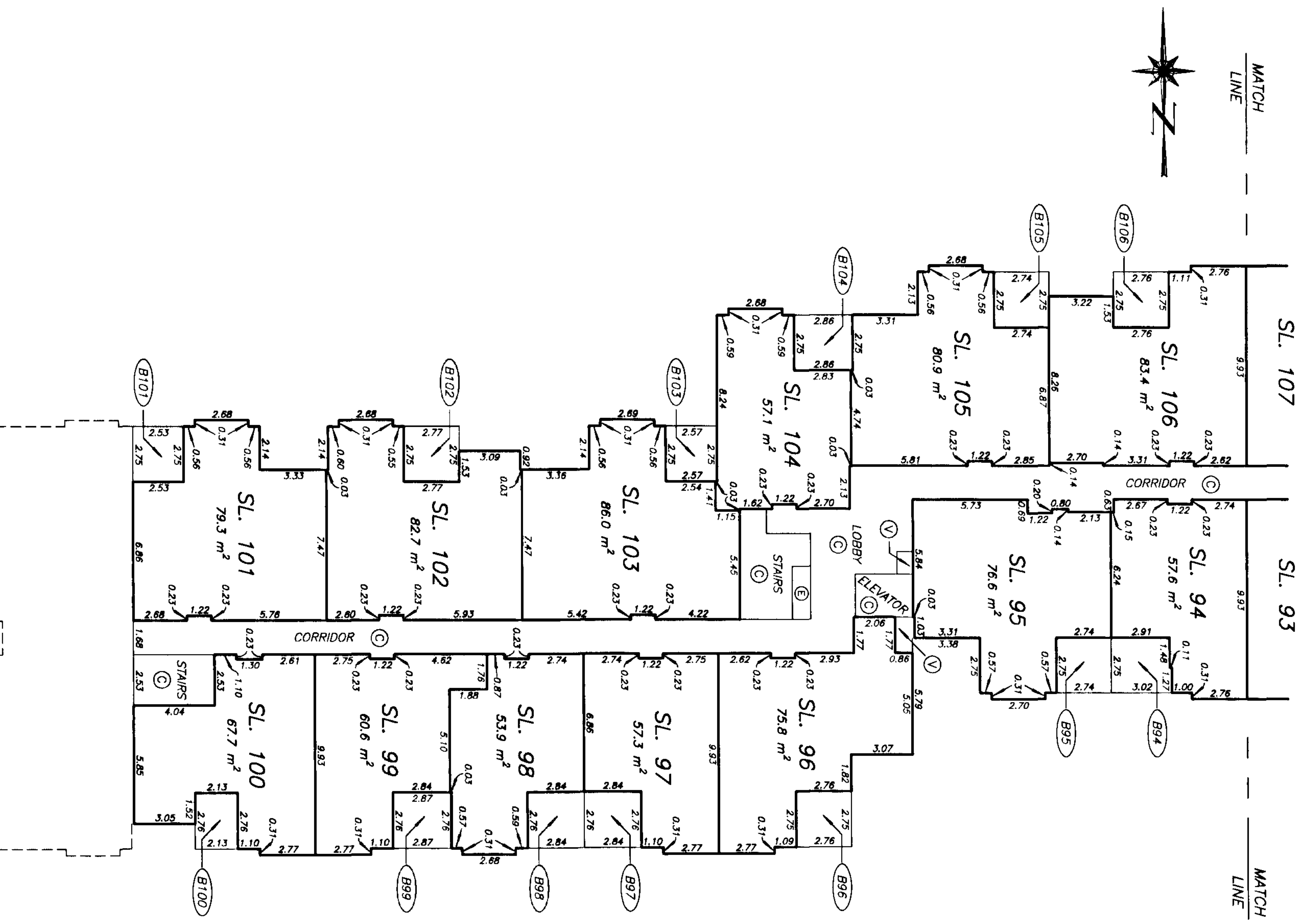
FOURTH FLOOR PLAN
WEST HALF, BUILDING A

STRATA PLAN LMS 3199
PHASE 1

SCALE 1:200



SEE SHEET #22 FOR CONTINUATION



DRAWING # 30143-23
FILE # 3143-14W

DATE : MARCH 4, 1998.

M.E.D.

[illegible]

STRATA PLAN LMS 3199

Common Property Sheet Created 1998.04.13

Search ATIOS2 or PG Online for

Current Information. BC Reg. 76/95

STRATA PLAN OF PART OF LOT 1,
DISTRICT LOT 190, GROUP 1,
N.W.D., PLAN LMP 33357

STRATA PLAN LMS 3199
PHASE 2

"CITY OF PORT MOODY"
B.C.G.S. 92G.026

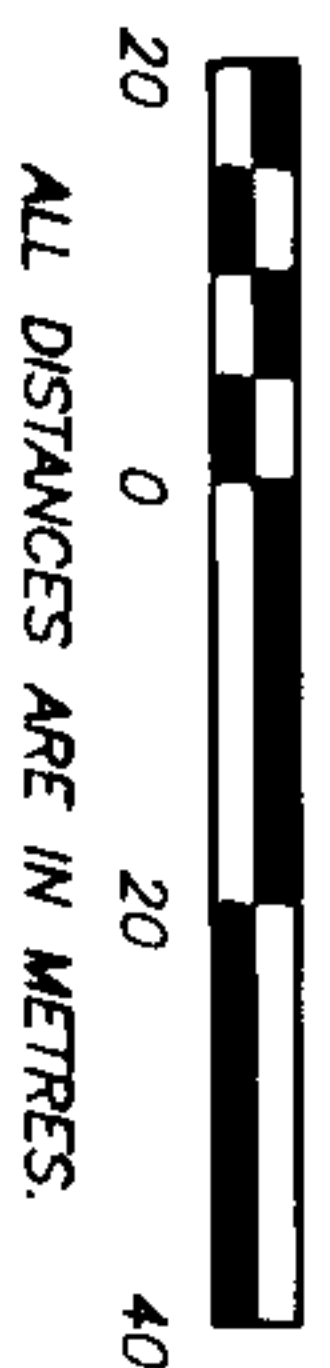
"THE SONRISA"
3122 & 3130 ST. JOHN'S STREET,
PORT MOODY, B.C.

DEPOSITED AND REGISTERED IN
THE LAND TITLE OFFICE AT
NEW WESTMINSTER, B.C.
THIS 25th DAY OF MAY 1999

Deputy REGISTRAR *J. Smaller*

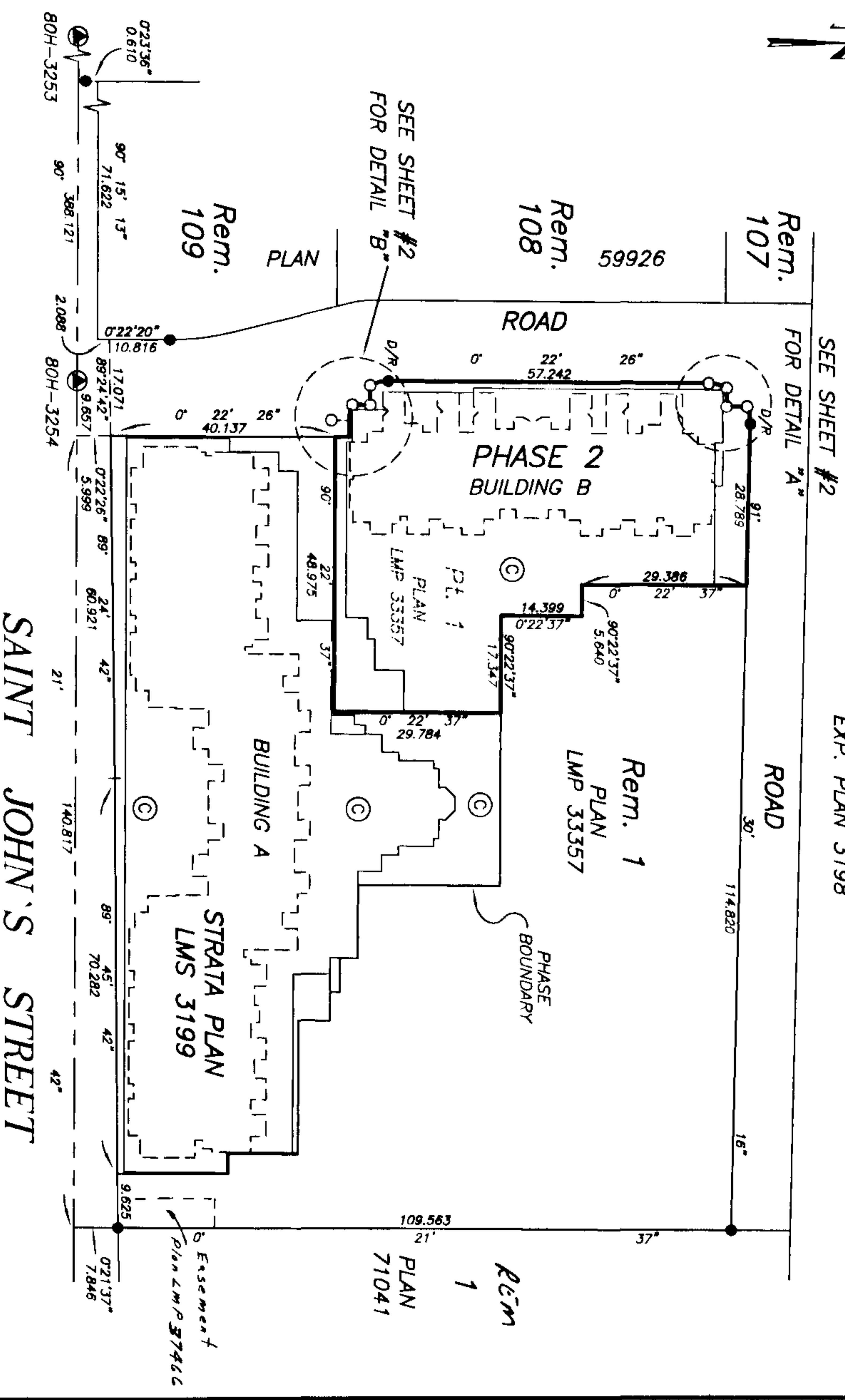
BN130534 - BN130585

SCALE 1:1000



ALL DISTANCES ARE IN METRES.

CANADIAN PACIFIC RAILWAY Form E-13m106988
EXP. PLAN 3198



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

THE ADDRESS FOR SERVICE OF DOCUMENTS
ON THE STRATA CORPORATION IS :
THE OWNERS, STRATA PLAN LMS 3199
#204-3970 EAST HASTINGS STREET,
BURNABY, B.C.
V5C 6C1

APPROVED AS PHASE 2 OF A 4 PHASE
STRATA PLAN UNDER THE CONDOMINIUM ACT
THIS 15th DAY OF May 1999.

APPROVING OFFICER FOR THE
CITY OF PORT MOODY

I, MIKE E. SHAW, A BRITISH COLUMBIA LAND SURVEYOR
OF LANGLEY IN BRITISH COLUMBIA, HEREBY CERTIFY THAT
THE BUILDING ERECTED ON THE PARCEL DESCRIBED ABOVE
IS WHOLLY WITHIN THE EXTERNAL BOUNDARIES OF THAT PARCEL.
DATED AT SURREY, B.C.

THIS 6th DAY OF APRIL 1999.

Mike E Shaw
B.C.L.S.

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

DRAWING # 30143-32
FILE # 30143-32 fs
DATE : APRIL 6, 1999.

THIS PLAN LIES
WITHIN THE GREATER
VANCOUVER REGIONAL DISTRICT

INTEGRATED SURVEY AREA NO. 35
(PORT MOODY) NAD-83 (CSRS)
THIS PLAN SHOWS GROUND-LEVEL MEASURED DISTANCES.
PRIOR TO COMPUTATION OF U.T.M. CO-ORDINATES,
MULTIPLY BY COMBINED SCALE FACTOR 0.9996020.

LEGEND

GRID BEARINGS ARE DERIVED FROM OBSERVATIONS
BETWEEN CONTROL MONUMENTS 80H-3253 AND 80H-3254.

- - DENOTES CONTROL MONUMENT FOUND
- - DENOTES STANDARD IRON POST FOUND
- - DENOTES STANDARD IRON POST PLACED
- D/R - DENOTES DESTROYED/RESET
- SL - DENOTES STRATA LOT
- ⊙ - DENOTES COMMON PROPERTY
- ⓔ - DENOTES ELECTRICAL CLOSET BEING COMMON PROPERTY
- Ⓥ - DENOTES VENT BEING COMMON PROPERTY
- ⓂS - DENOTES MECHANICAL SHAFT BEING COMMON FACILITY
- ⓑ131 - DENOTES BALCONY BEING LIMITED COMMON PROPERTY
FOR THE EXCLUSIVE USE OF SL. 131
- ⓑ118 - DENOTES PATIO BEING LIMITED COMMON PROPERTY
FOR THE EXCLUSIVE USE OF SL. 118
- Ⓜ134 - DENOTES ROOF DECK BEING LIMITED COMMON PROPERTY
FOR THE EXCLUSIVE USE OF SL. 134

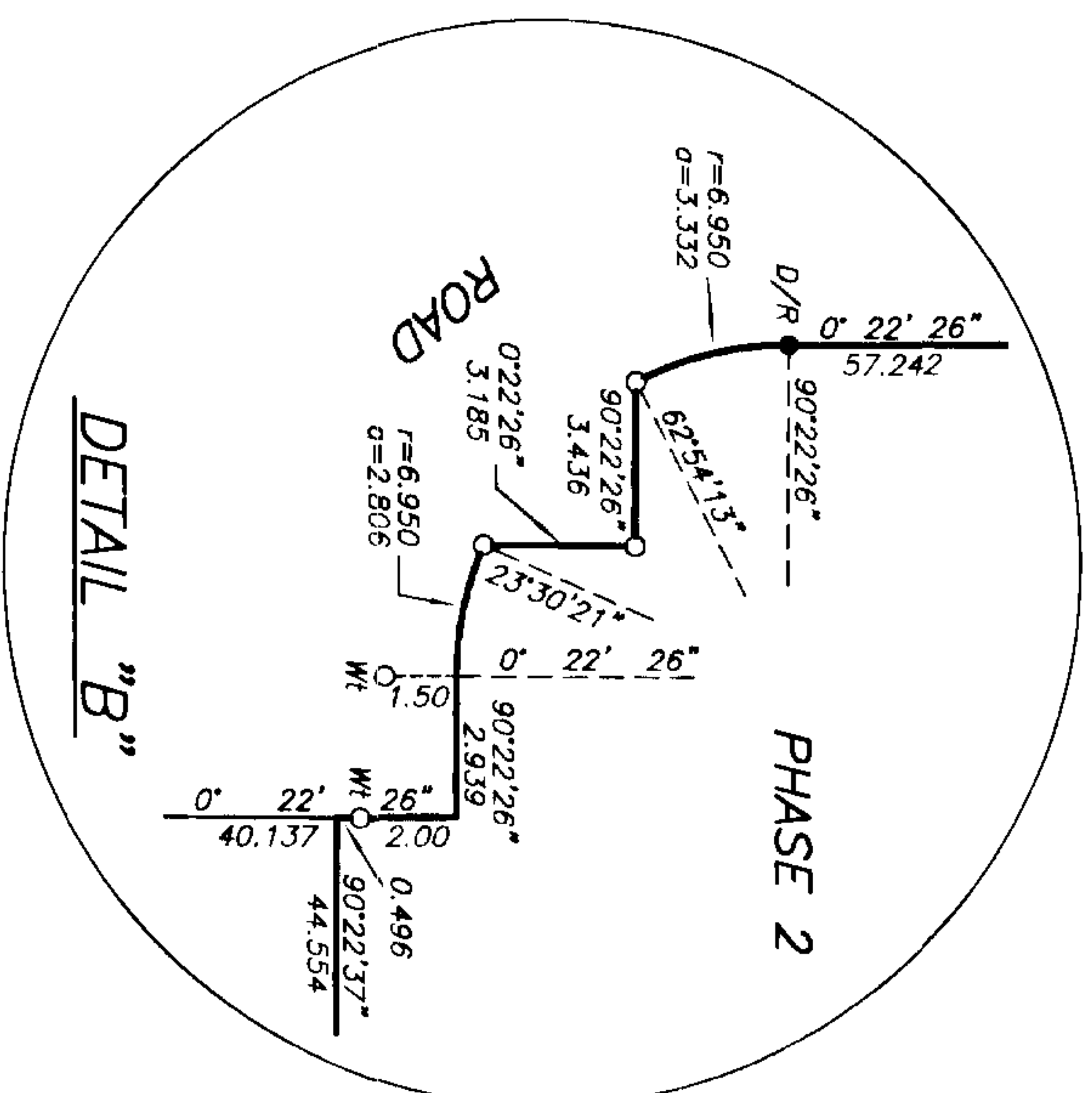
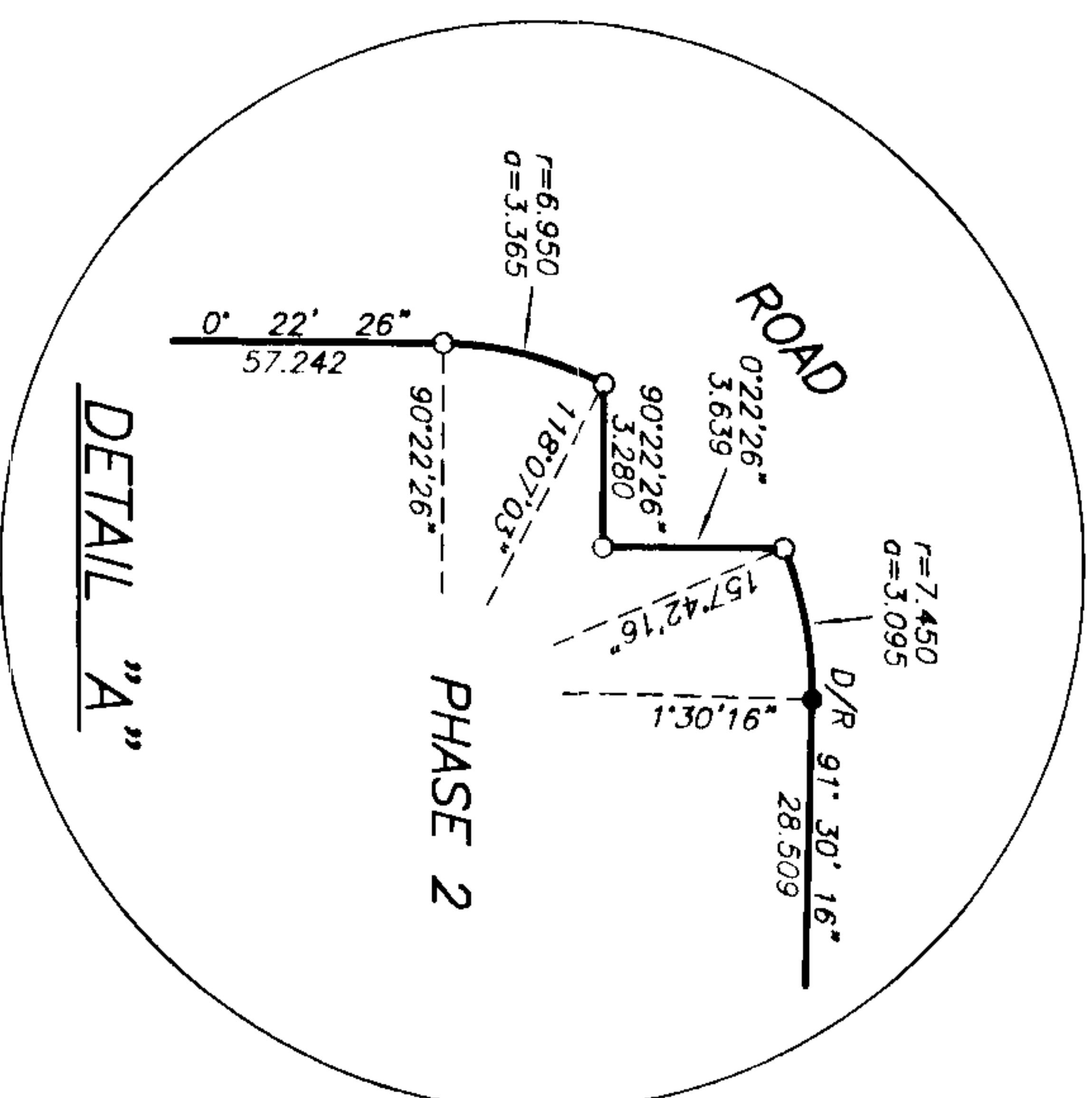
DETAILS

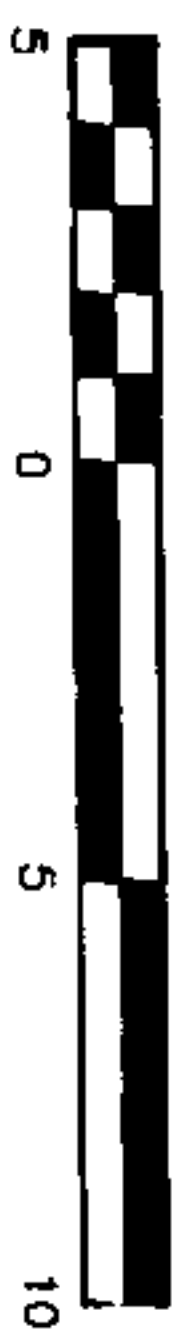
STRATA PLAN LMS 3199
PHASE 2

SCALE 1:200

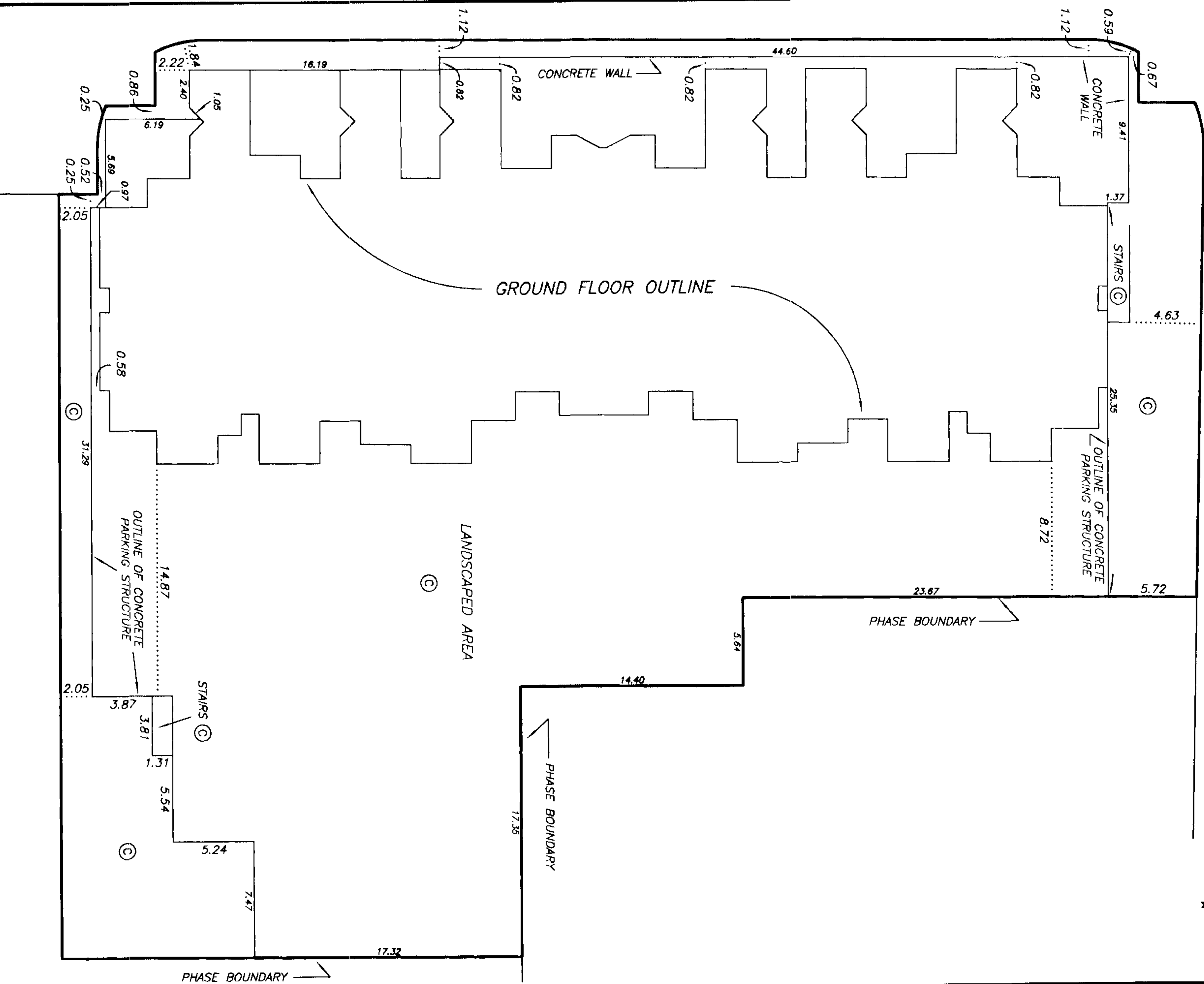


ALL DISTANCES ARE IN METRES.





ALL DISTANCES ARE IN METRES.



DRAWING # 30143-32
FILE # 30143-32_CE

DATE : APRIL 6, 1999.

Ms. B.

STRATA PLAN LMS 3199

PHASE 2

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
118	7,10	708	886	1
119	7,10	821	1019	1
120	7,10	633	819	1
121	8,10	934	1199	1
122	8,10	977	1199	1
123	8,10	951	1173	1
124	8,10	630	793	1
125	8,10	952	1153	1
126	8,10	980	1173	1
127	8,10	936	1173	1
128	7,10	631	799	1
129	7,10	822	999	1
130	7,10	717	886	1
131	7,11	710	839	1
132	7,11	833	933	1
133	7,11	895	1086	1
134	8,11	655	819	1
135	8,11	826	993	1
136	8,11	799	986	1
137	8,11	630	733	1
138	8,11	799	979	1
139	8,11	827	986	1
140	8,11	782	973	1
141	7,11	597	733	1
142	7,11	980	1093	1
143	7,11	794	866	1
144	7,12	718	859	1
145	7,12	833	953	1
146	7,12	895	1106	1
147	8,12	663	799	1
148	8,12	834	973	1
149	8,12	807	966	1
150	8,12	630	753	1
151	8,12	807	959	1
152	8,12	835	966	1
153	8,12	790	993	1
154	7,12	597	753	1
155	7,12	980	1119	1
156	7,12	809	886	1
157	7,13	719	886	1
158	7,13	832	979	1
159	7,13	665	839	1
160	8,13	596	799	1
161	8,13	834	999	1
162	8,13	807	993	1
163	8,13	630	779	1
164	8,13	808	986	1
165	8,13	837	993	1
166	8,13	598	766	1
167	7,13	665	813	1
168	7,13	835	966	1
169	7,13	809	913	1
PHASE 2 AGGREGATE		40,652	49,086	52
PHASE 1 AGGREGATE		81,979	94,603	117.3
PHASE 1 & 2 AGGREGATE		122,631	143,689	169.3

ACCEPTED AS TO FORMS 1, 2 AND 3
THIS 19 DAY OF MAY, 1999

SUPERINTENDENT OF REAL ESTATE

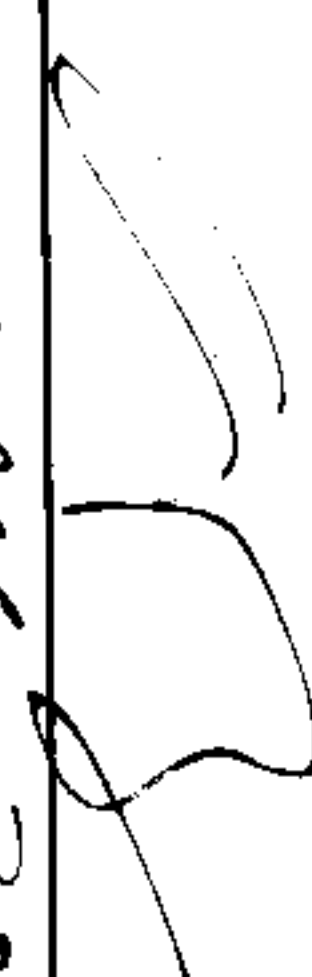
STRATA PLAN LMS 3199
PHASE 2

STATUTORY DECLARATION

I, THE UNDERSIGNED DO SOLEMNLY DECLARE THAT:

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

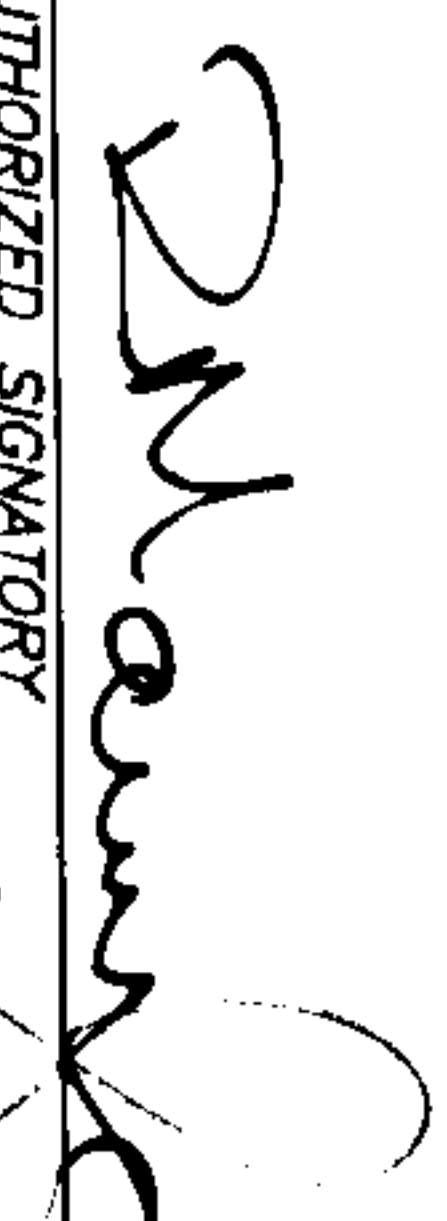
I MAKE THIS SOLEMN DECLARATION CONSCIENTIOUSLY BELIEVING IT TO BE TRUE AND KNOWING IT IS OF THE SAME FORCE AND EFFECT AS IF MADE UNDER OATH.


DALE BOSHA

DECLARED BEFORE ME AT BURNABY
IN THE PROVINCE OF BRITISH COLUMBIA
THIS 22 DAY OF APRIL, 1999


A COMMISSIONER FOR TAKING AFFIDAVITS WITHIN THE PROVINCE OF BRITISH COLUMBIA
DICK C.H. DE VRIES
204-3970 E. HASTINGS ST.
Burnaby BC V5C 6C1

THE CITY OF PORT MOODY, REGISTERED OWNER OF COVENANTS BL200693 AND BL200695, HEREBY CONSENTS TO THE DEPOSIT OF THIS PLAN. AND BN 87326


AUTHORIZED SIGNATORY
Rick Norrmyk, Mayor

AUTHORIZED SIGNATORY
Colleen Rohrer, Clerk

Witness as to both signatures

OWNER:
PORT MOODY STATION DEVELOPMENTS LTD.
(INCORPORATION No. 502150)


AUTHORIZED SIGNATORY DALE BOSHA

AUTHORIZED SIGNATORY Robert McInnes


WITNESS AS TO BOTH SIGNATURES
DICK C.H. DE VRIES

SOLICITOR
OCCUPATION OF WITNESS
204-3970 E. HASTINGS ST.
BURNABY, B.C. V5C 6C1
ADDRESS OF WITNESS

MORTGAGEE:
SURREY METRO SAVINGS CREDIT UNION
by it's authorized signatory


Rod Mac

Michael Gordon

Co. J. L. L. L.
~~WITNESS AS TO BOTH SIGNATURES~~
Administrative Assistant
OCCUPATION OF WITNESS
15117-101 Ave, Surrey, Bc.
ADDRESS OF WITNESS

SECTIONS
BUILDING B

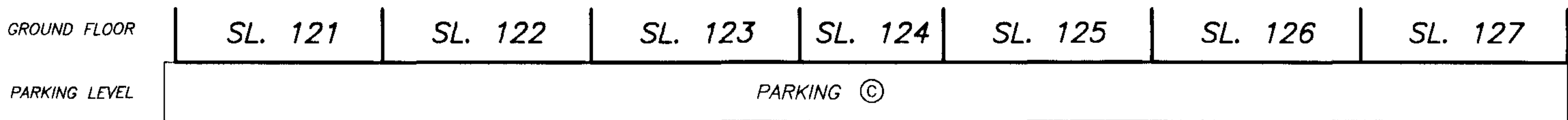
STRATA PLAN LMS 3199
PHASE 2

SCALE 1:250



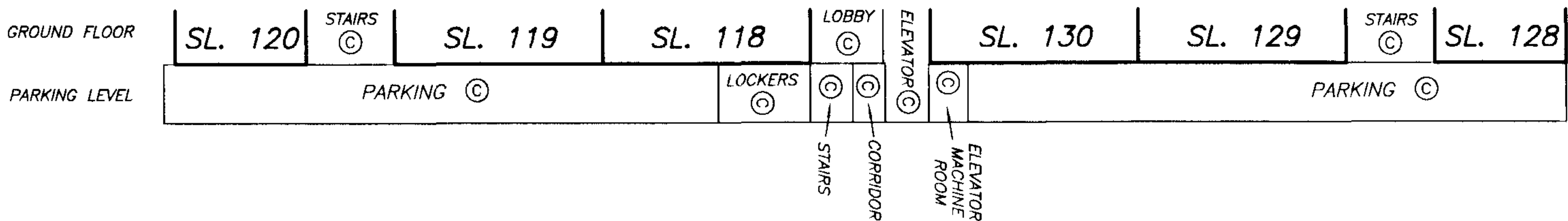
ALL DISTANCES ARE IN METRES.

FOR CONTINUATION SEE SHEET #8



SECTION E - E'

FOR CONTINUATION SEE SHEET #7



SECTION D - D'

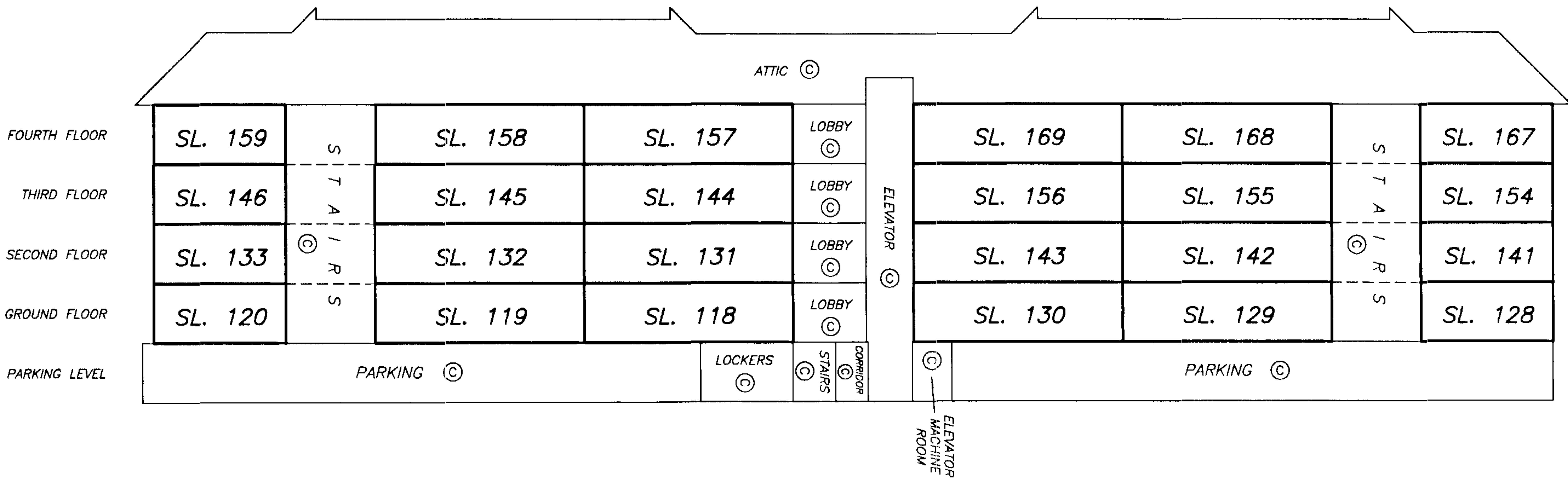
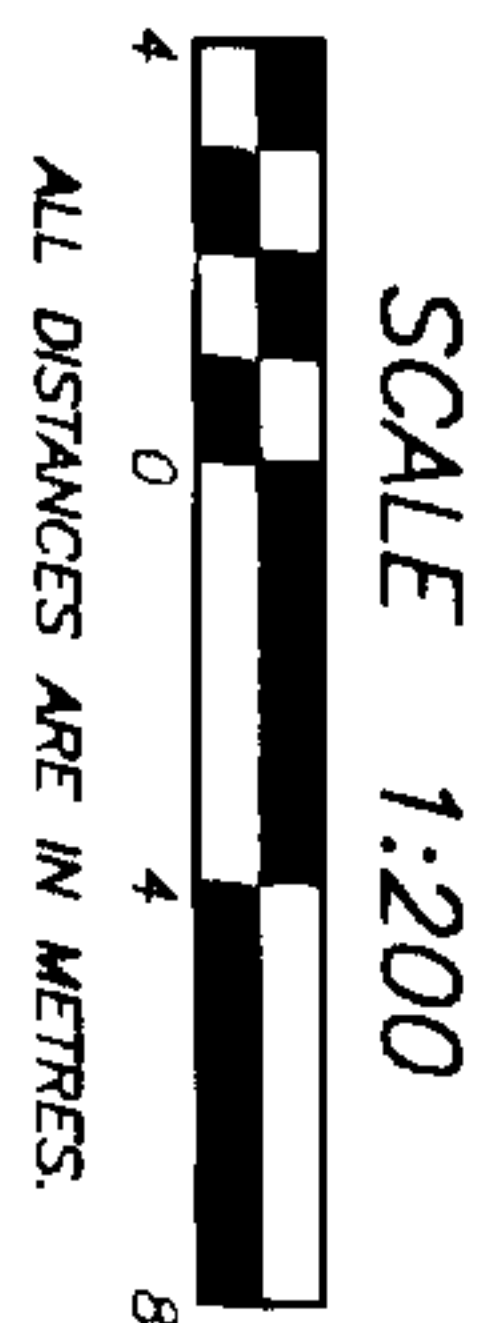
DRAWING # 30143-32
FILE # 30143-32_SecPrk

DATE : APRIL 6, 1999.

M.E.B.

SECTION D - D'
BUILDING B

STRATA PLAN LMS 3199
PHASE 2



SECTION D - D'

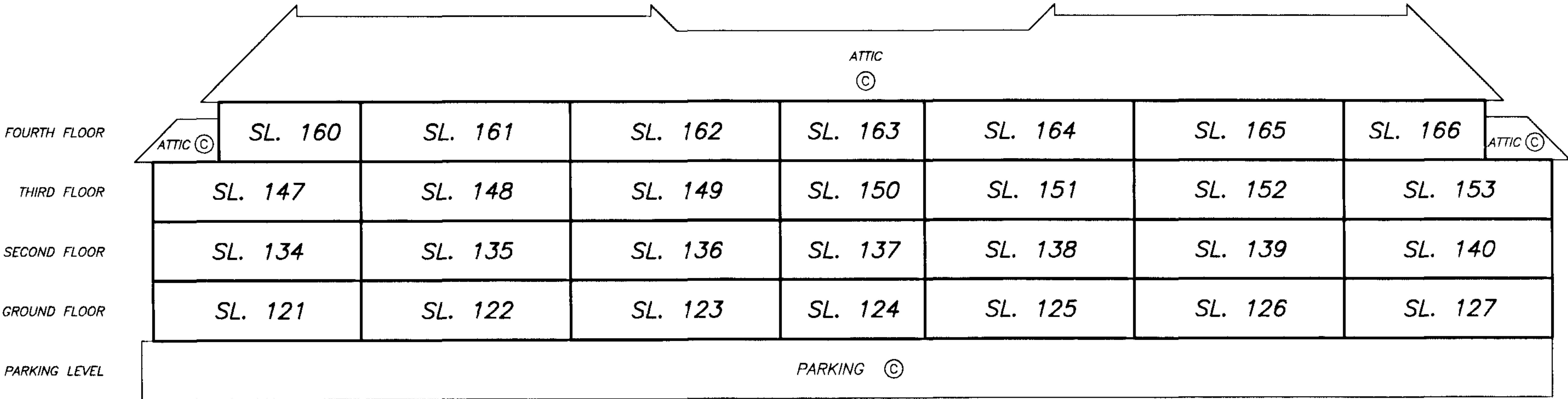
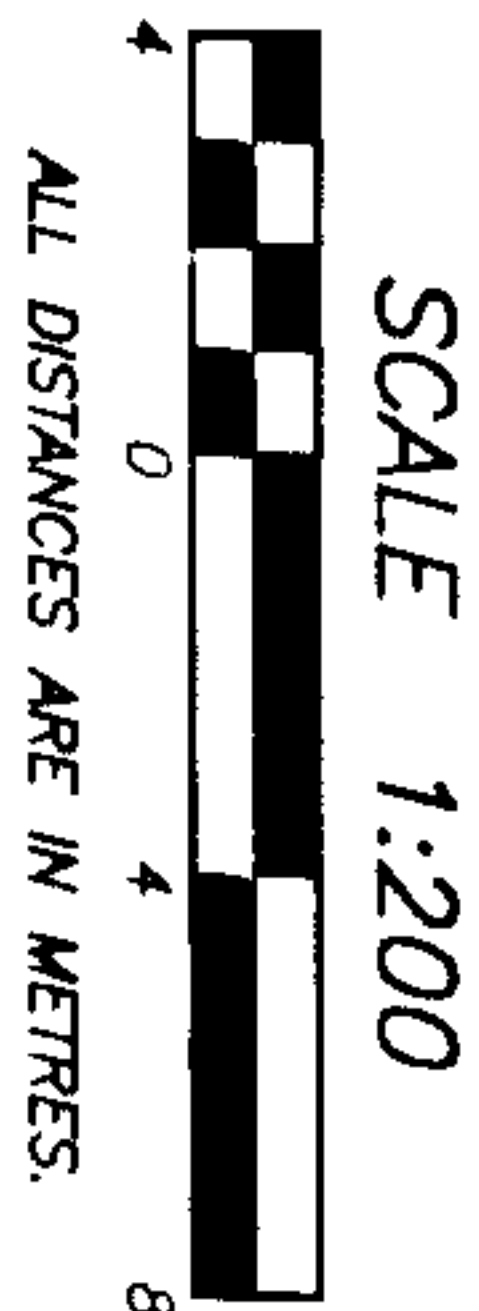
DRAWING # 30143-32
FILE # 30143-32_SecD

DATE : APRIL 6, 1999.

M.C. D.

SECTION E - E'
BUILDING B

STRATA PLAN LMS 3199
PHASE 2



SECTION E - E'

DRAWING # 30143-32
FILE # 30143-32_SectE

DATE : APRIL 6, 1999.

M.E. D.

PARKING LEVEL PLAN
BUILDING B

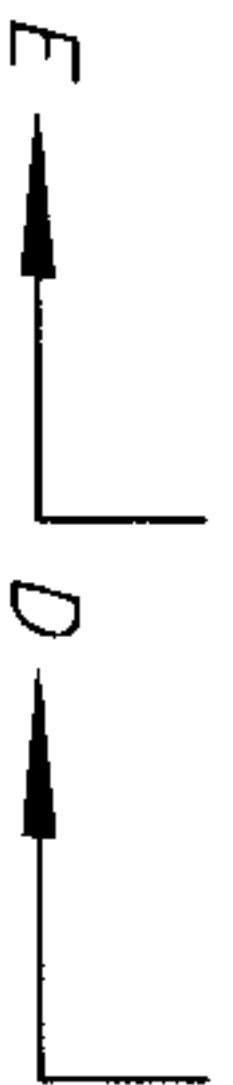
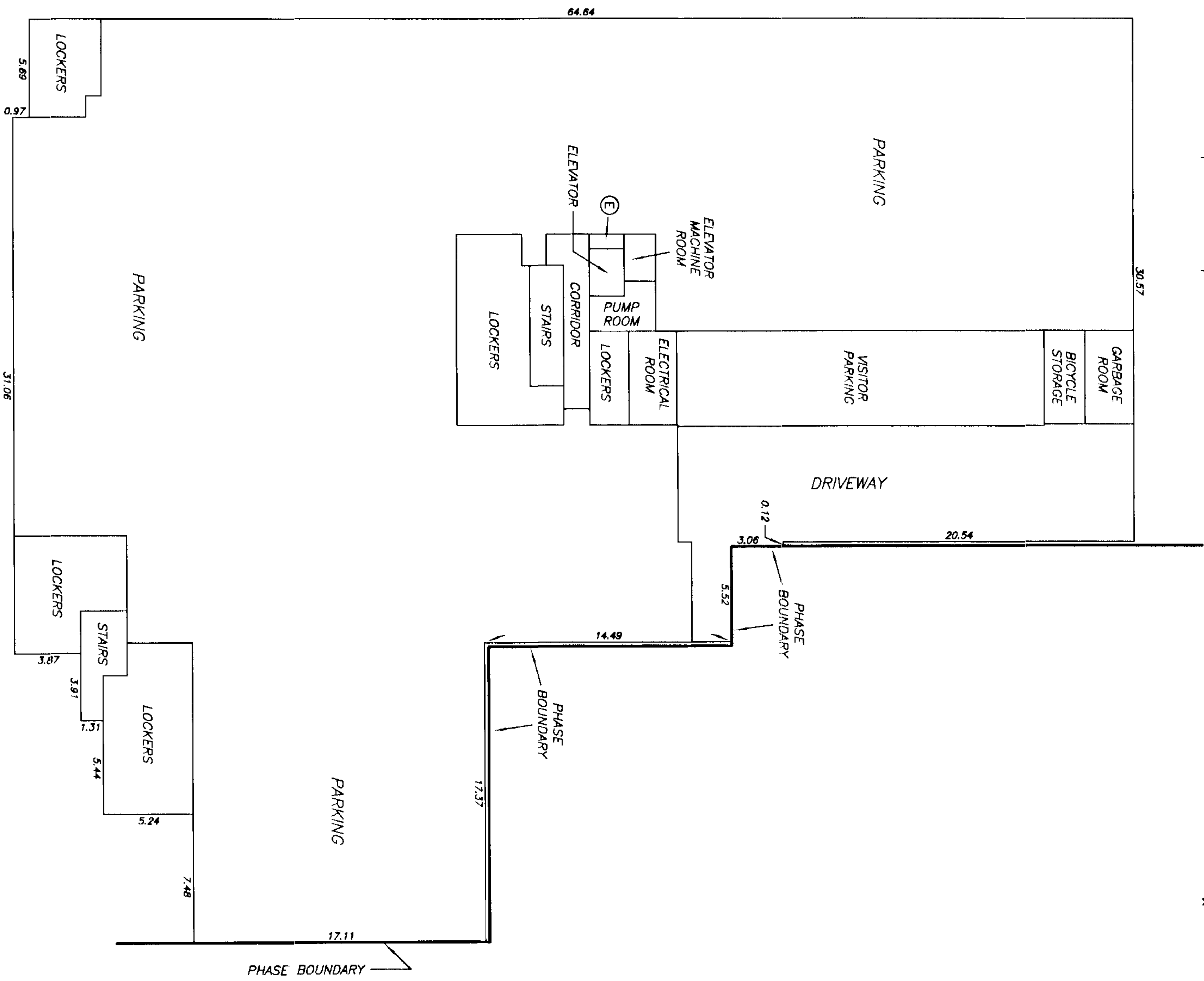
STRATA PLAN LMS 3199
PHASE 2

SCALE 1:250



ALL DISTANCES ARE IN METRES.

NOTE: THIS LEVEL IS ALL COMMON PROPERTY.



DRAWING # 30143-32
FILE # 30143-32_Pk

DATE : APRIL 6, 1999.

M.E.D.

GROUND FLOOR PLAN
BUILDING B

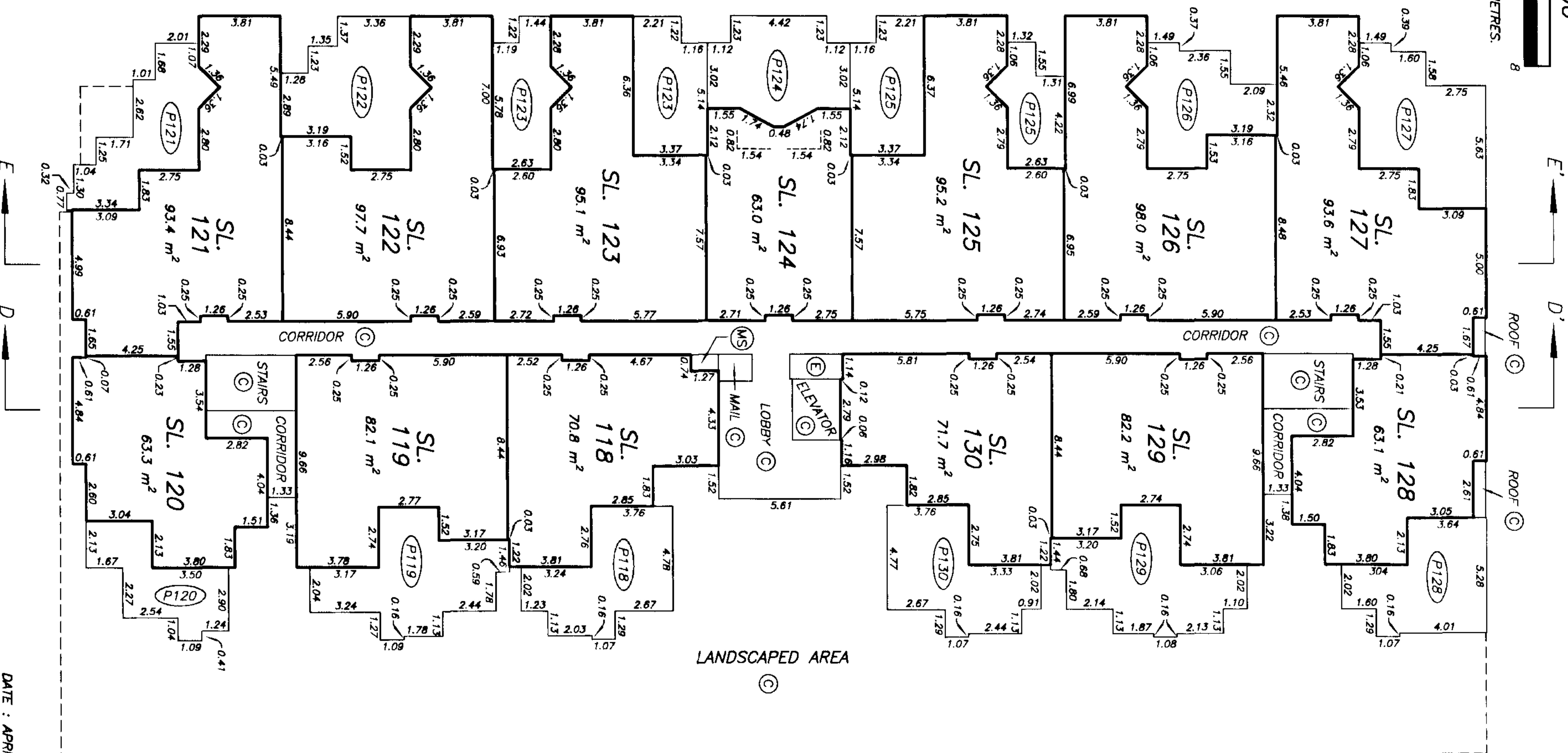
STRATA PLAN LMS 3199
PHASE 2

SHEET 10 OF 13 SHEETS

SCALE 1:200



ALL DISTANCES ARE IN METRES.



DRAWING # 30143-32
FILE # 30143-32_1st

DATE : APRIL 6, 1999.

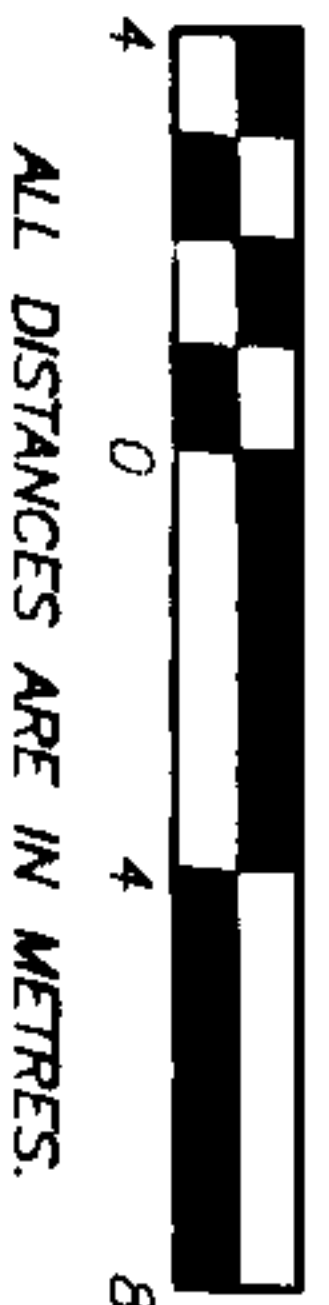
M.E.D.

SECOND FLOOR PLAN
BUILDING B

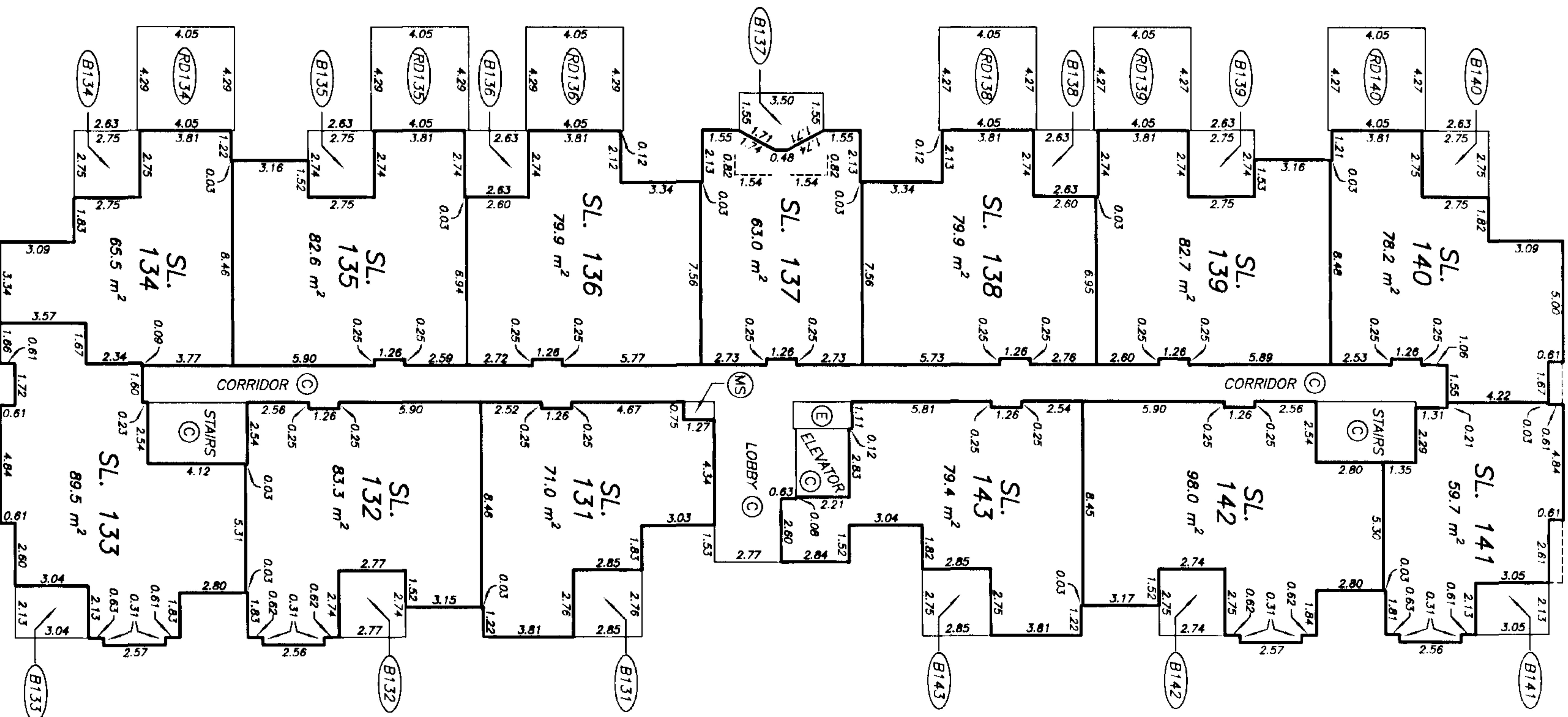
STRATA PLAN LMS 3199
PHASE 2

SHEET 11 OF 13 SHEETS

SCALE 1:200



ALL DISTANCES ARE IN METRES.



DRAWING # 30143-32
FILE # 30143-32_2nd

DATE : APRIL 6, 1999.

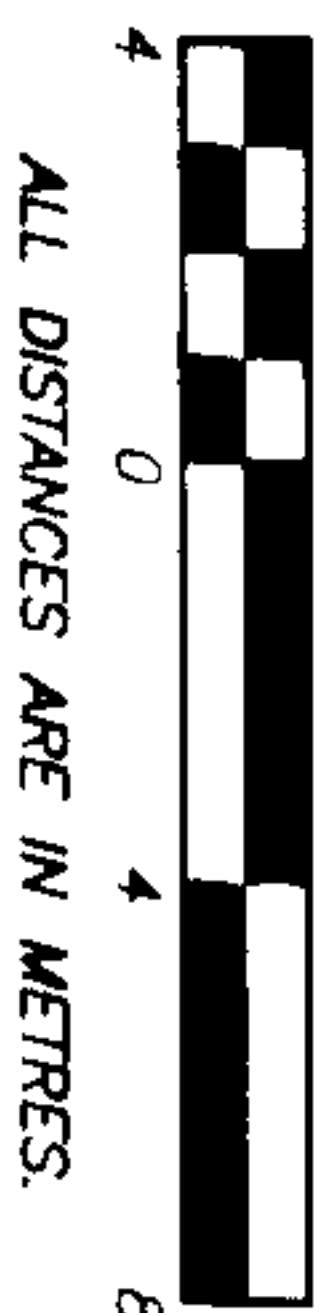
M.E.B.

[Handwritten signature]

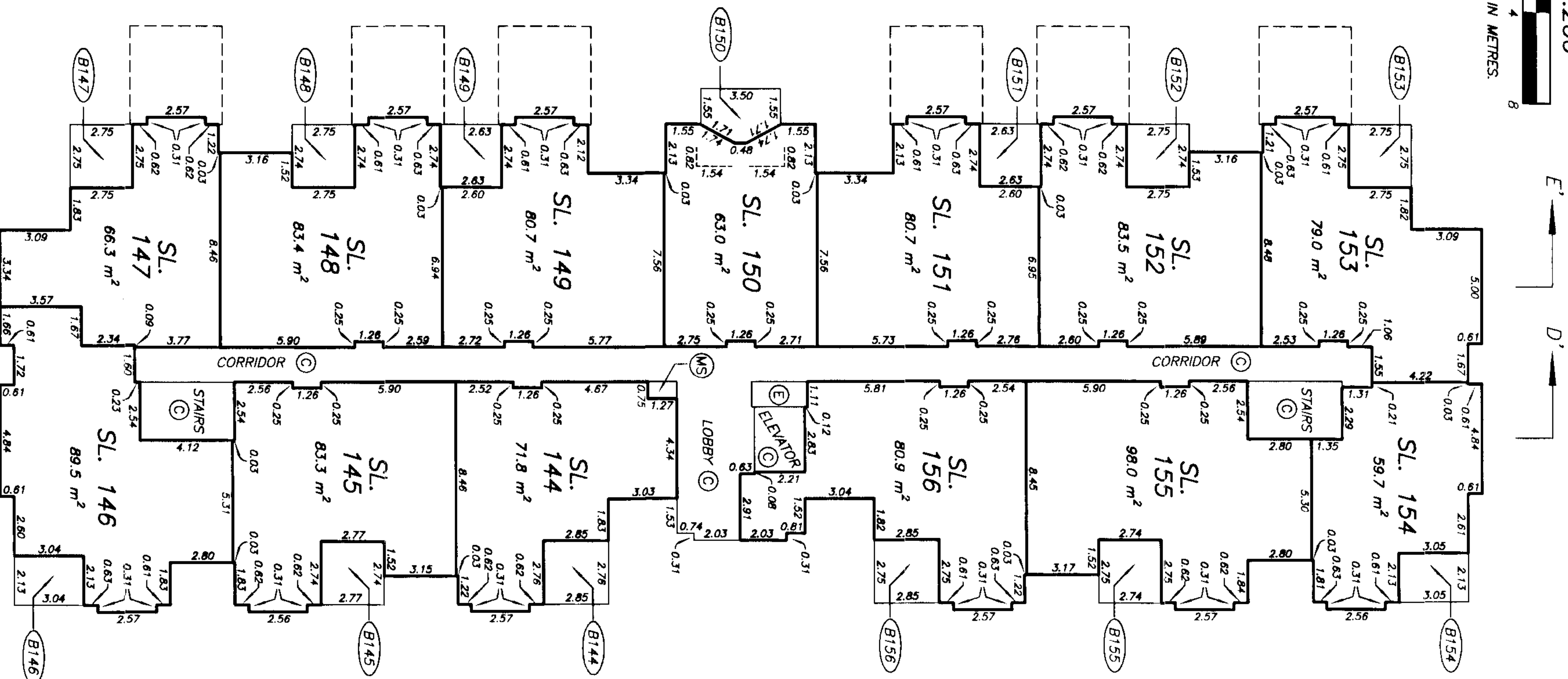
THIRD FLOOR PLAN
BUILDING B

STRATA PLAN LMS 3199
PHASE 2

SCALE 1:200



ALL DISTANCES ARE IN METRES.



FOURTH FLOOR PLAN
BUILDING B

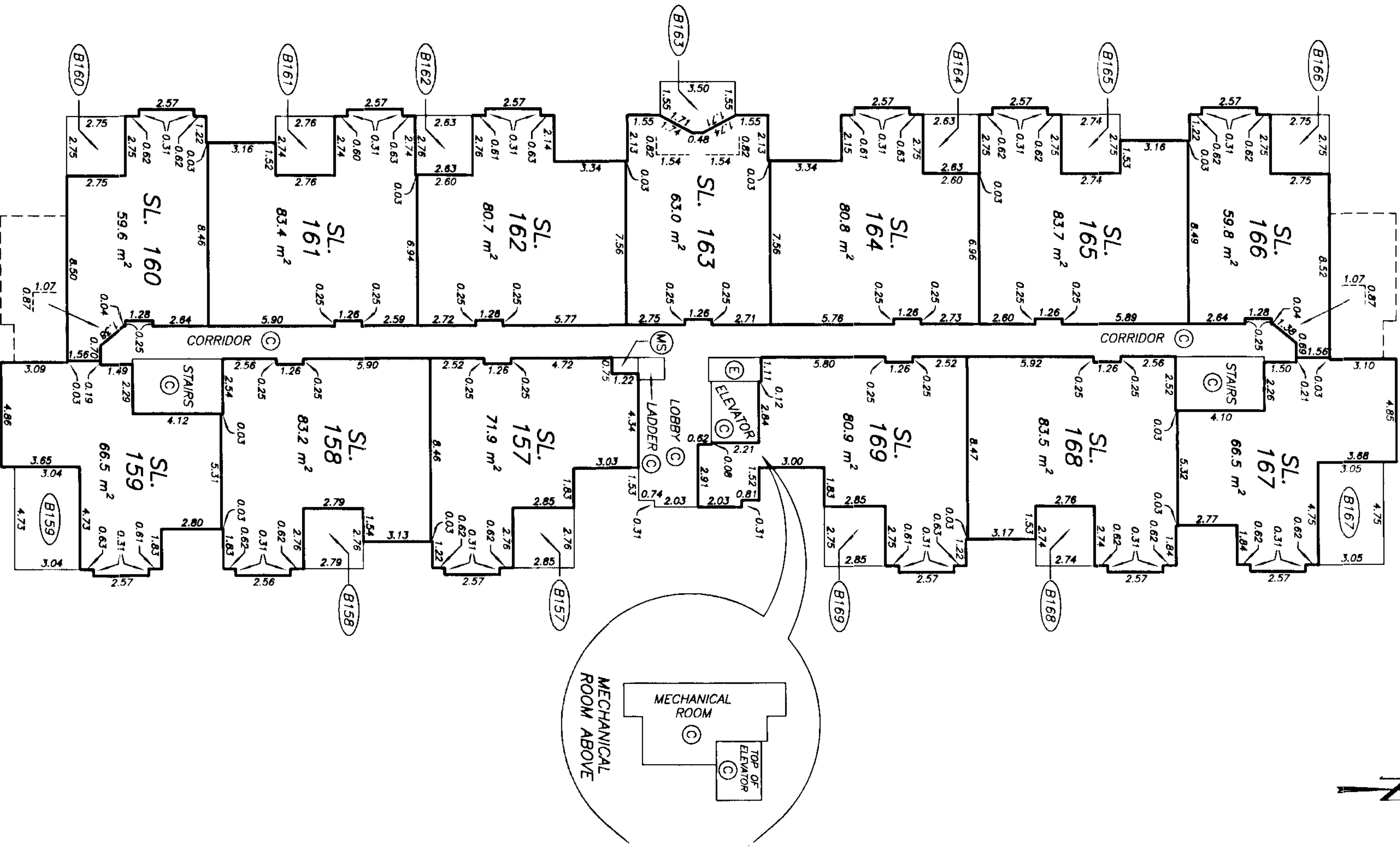
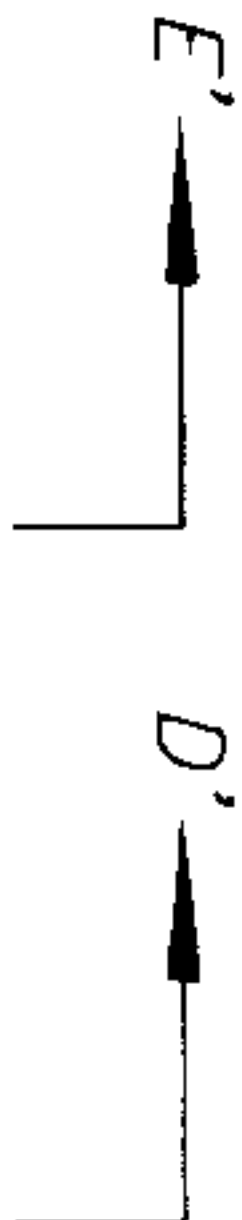
STRATA PLAN LMS 3199
PHASE 2

SHEET 13 OF 13 SH1

SCALE 1:200



ALL DISTANCES ARE IN METRES.



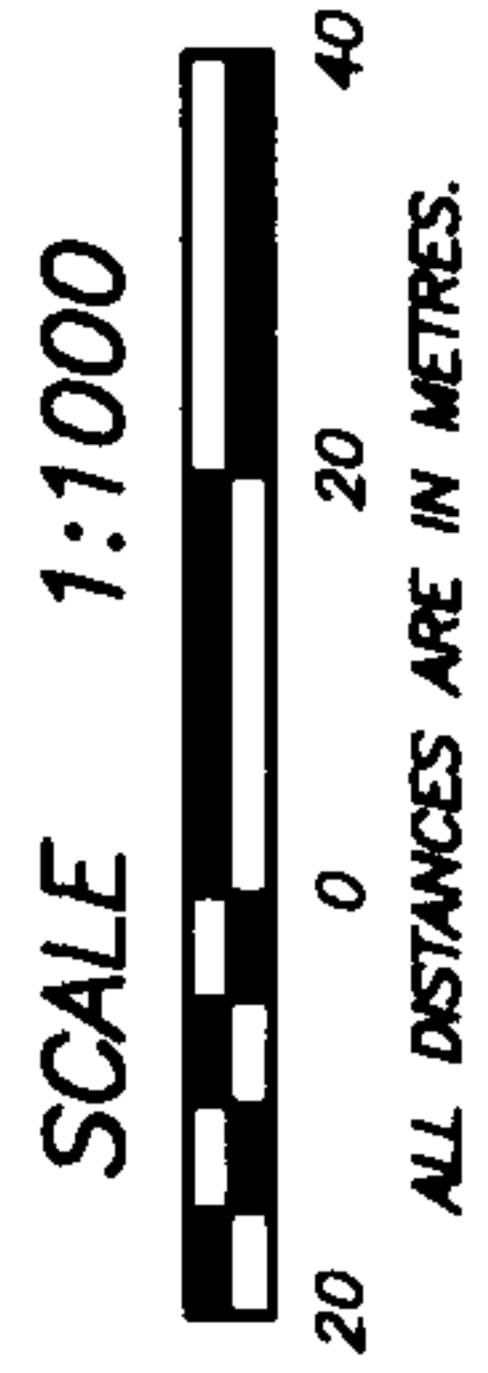
**STRATA PLAN OF PART OF LOT 1,
DISTRICT LOT 190, GROUP 1,
N.W.D., PLAN LMP 33357**

**STRATA PLAN LMS 3199
PHASE 3**

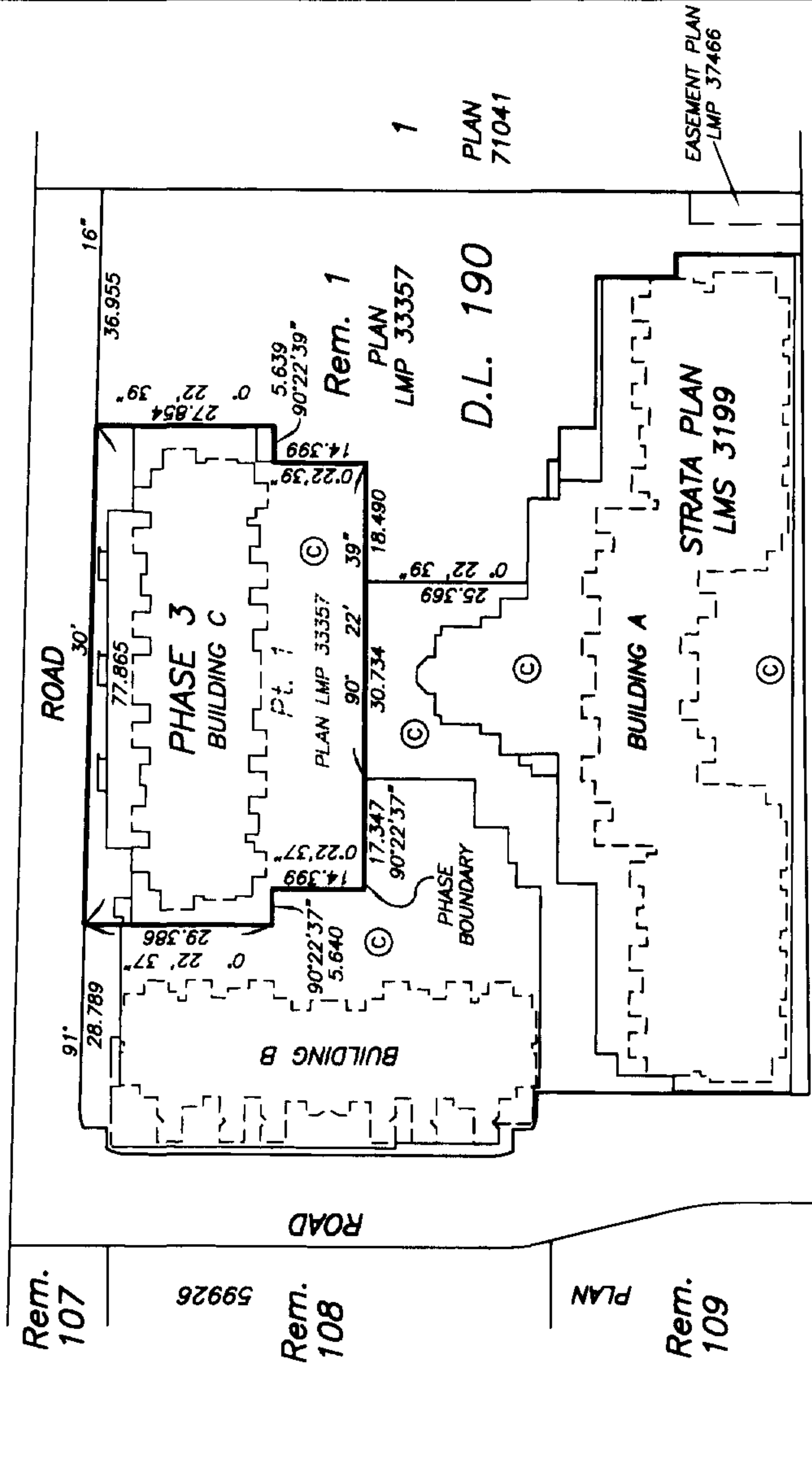
"CITY OF PORT MOODY"
B.C.G.S. 92G.026

DEPOSITED AND REGISTERED IN
THE LAND TITLE OFFICE AT
NEW WESTMINSTER, B.C.
THIS 3RD DAY OF SEPT, 2003.

"THE SONRISA"
3142 ST. JOHN'S STREET,
PORT MOODY, B.C.
DEPUTY REGISTRAR
B. Bignall OS
AMENDED FORM P-
BV 319152



CANADIAN PACIFIC RAILWAY
EXP. PLAN 3198 BV 354125 - 183



SEE SHEET 2 FOR BUILDING LOCATION
AND DIMENSIONS

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

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

THE OWNERS, STRATA PLAN LMS
#204-3970 EAST HASTINGS STREET,
BURNABY, B.C.
V5C 6C1

APPROVED AS PHASE 3 OF A 4 PHASE
STRATA PLAN UNDER THE CONDOMINIUM ACT
THIS 19th DAY OF August, 2003.

Mike E. Shaw
APPROVING OFFICER FOR THE
CITY OF PORT MOODY

I, MIKE E. SHAW, A BRITISH COLUMBIA LAND SURVEYOR
CERTIFY THAT THE BUILDINGS SHOWN ON THIS STRATA PLAN
ARE WITHIN THE EXTERNAL BOUNDARIES OF THE LAND THAT
IS THE SUBJECT OF THE STRATA PLAN.

DATED THIS 9th DAY OF JULY, 2003.

Mike E. Shaw B.C.L.S.

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

DRAWING # 30143-41
FILE # 30143-41-Fs
DATE : JULY 9, 2003.

SAINT JOHN'S STREET

INTEGRATED SURVEY AREA No. 35
(PORT MOODY) NAD-83 (CSRS)

THIS PLAN SHOWS GROUND-LEVEL MEASURED DISTANCES.
PRIOR TO COMPUTATION OF U.T.M. CO-ORDINATES,
MULTIPLY BY COMBINED SCALE FACTOR 0.9996020.

LEGEND

GRID BEARINGS ARE DERIVED FROM OBSERVATIONS
BETWEEN CONTROL MONUMENTS 80H-3253 AND 80H-3254.

- SL - DENOTES STRATA LOT
- © - DENOTES COMMON PROPERTY
- ⓔ - DENOTES ELECTRICAL CLOSET BEING COMMON PROPERTY
- Ⓥ - DENOTES VENT BEING COMMON PROPERTY
- ⓂS - DENOTES MECHANICAL SHAFT BEING COMMON FACILITY
- ⓑ184 - DENOTES BALCONY BEING LIMITED COMMON PROPERTY
TYPICAL FOR THE EXCLUSIVE USE OF SL. 184
- ⓑ170 - DENOTES PATIO BEING LIMITED COMMON PROPERTY
TYPICAL FOR THE EXCLUSIVE USE OF SL. 170

I, MIKE E. SHAW, A BRITISH COLUMBIA LAND SURVEYOR
OF LANGLEY IN BRITISH COLUMBIA, CERTIFY THAT I
WAS PRESENT AT AND PERSONALLY SUPERINTENDED THE
SURVEY REPRESENTED BY THIS PLAN, AND THAT THE SURVEY
AND PLAN ARE CORRECT. THE FIELD SURVEY WAS COMPLETED
ON THE 9th DAY OF JULY, 2003. THE PLAN WAS
COMPLETED AND CHECKED, AND THE CHECKLIST FILED UNDER
3092, ON THE 10th DAY OF JULY, 2003.

Mike E. Shaw B.C.L.S.

THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT

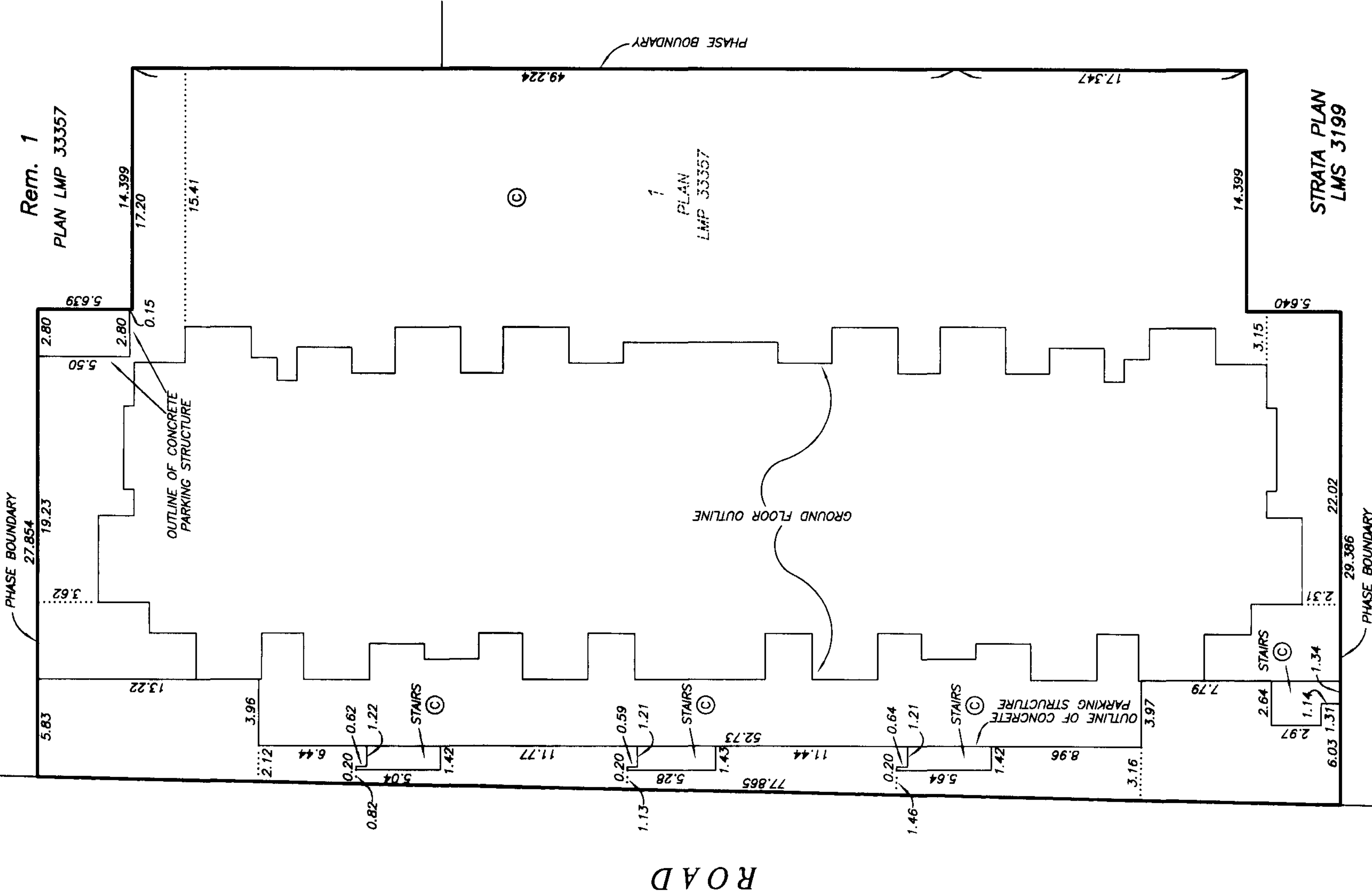
**BUILDING DIMENSIONS
AND LOCATION
BUILDING C**

**STRATA PLAN LMS 3199
PHASE 3**

SCALE 1:250



ALL DISTANCES ARE
IN METRES.



STRATA PLAN
LMS 3199

DATE : JULY 9, 2003
97 E.S.

CONDOMINIUM ACT STRATA PLAN LMS 3199
PHASE 3

LOT NUMBER	SHEET NUMBER	FORM 1	FORM 2	FORM 3
		SCHEDULE OF UNIT ENTITLEMENT UNIT ENTITLEMENT	SCHEDULE OF INTEREST UPON DESTRUCTION INTEREST UPON DESTRUCTION	SCHEDULE OF VOTING RIGHTS NUMBER OF VOTES
170	6,11,12	796	1067	1
171	6,11,12	821	1047	1
172	6,11,12	615	860	1
173	8,11,12	768	1027	1
174	8,11,12	795	1080	1
175	8,11,12	821	1060	1
176	8,11,12	565	793	1
177	9,11,13	565	793	1
178	9,11,13	822	1060	1
179	9,11,13	797	1080	1
180	9,11,13	769	1027	1
181	7,11,13	617	860	1
182	7,11,13	819	1047	1
183	7,11,13	877	1067	1
184	6,14	796	1033	1
185	6,14	832	1000	1
186	6,14	731	947	1
187	8,14	776	993	1
188	8,14	803	1047	1
189	8,14	821	1027	1
190	8,14	565	760	1
191	9,15	565	760	1
192	9,15	822	1027	1
193	9,15	805	1047	1
194	9,15	777	993	1
195	7,15	732	947	1
196	7,15	831	1000	1
197	7,15	840	1033	1
198	7,15	782	960	1
199	6,16	804	1047	1
200	6,16	832	1027	1
201	6,16	731	960	1
202	8,16	776	1007	1
203	8,16	803	1060	1
204	8,16	830	1040	1
205	8,16	573	773	1
206	9,17	573	773	1
207	9,17	830	1040	1
208	9,17	805	1060	1
209	9,17	777	1007	1
210	7,17	732	947	1
211	7,17	831	1027	1
212	7,17	849	1047	1
213	7,17	790	973	1
214	6,18	804	1067	1
215	6,18	832	1053	1
216	6,18	651	840	1
217	8,18	609	860	1
218	8,18	803	1080	1
219	8,18	830	1060	1
220	8,18	573	793	1
221	9,19	573	793	1
222	9,19	830	1060	1
223	9,19	805	1080	1
224	9,19	608	860	1
225	7,19	652	840	1
226	7,19	831	1047	1
227	7,19	849	1067	1
228	7,19	791	993	1
PHASE 3 AGGREGATE		44,502	57,723	59
PHASE 2 AGGREGATE		40,652	49,086	52
PHASE 1 AGGREGATE		81,979	94,603	117.3
PHASE 1, 2 & 3 AGGREGATE		167,133	201,412	228.3

STRATA PLAN LMS 3199 PHASE 3

STATUTORY DECLARATION

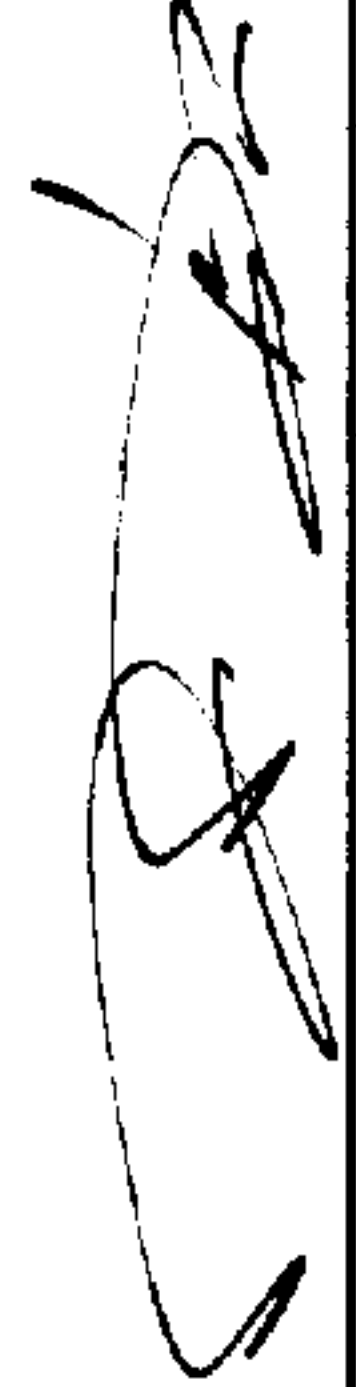
I, THE UNDERSIGNED DO SOLEMNLY DECLARE THAT:

- 1) I, THE UNDERSIGNED AM THE DULY 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.


DALE BOSA

DECLARED BEFORE ME AT BURNABY
IN THE PROVINCE OF BRITISH COLUMBIA
THIS 16 DAY OF JULY, 2003.


A COMMISSIONER FOR TAKING AFFIDAVITS WITHIN THE
PROVINCE OF BRITISH COLUMBIA
DIAC C.A. DE VUYST

THE CITY OF PORT MOODY, REGISTERED OWNER
OF COVENANTS BL200693, BL200695 AND BM87326
HEREBY CONSENTS TO THE DEPOSIT OF THIS PLAN.


AUTHORIZED SIGNATORY


AUTHORIZED SIGNATORY Kelly Head
A/City Clerk

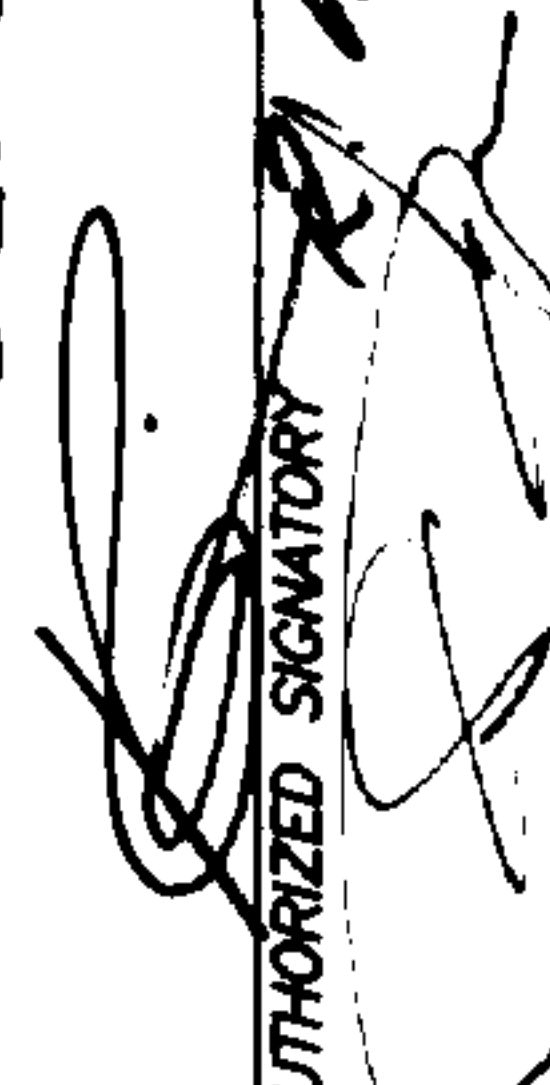
I, MIKE E. SHAW, A BRITISH COLUMBIA LAND SURVEYOR, CERTIFY
THAT THE BUILDING INCLUDED IN THIS STRATA PLAN HAS
NOT, AS OF THE 9th DAY OF JULY, 2003, BEEN
PREVIOUSLY OCCUPIED.


B.C.L.S.

OWNER:

PORT MOODY STATION DEVELOPMENTS LTD.
(INCORPORATION No. 502150)


AUTHORIZED SIGNATORY DALE BOSA

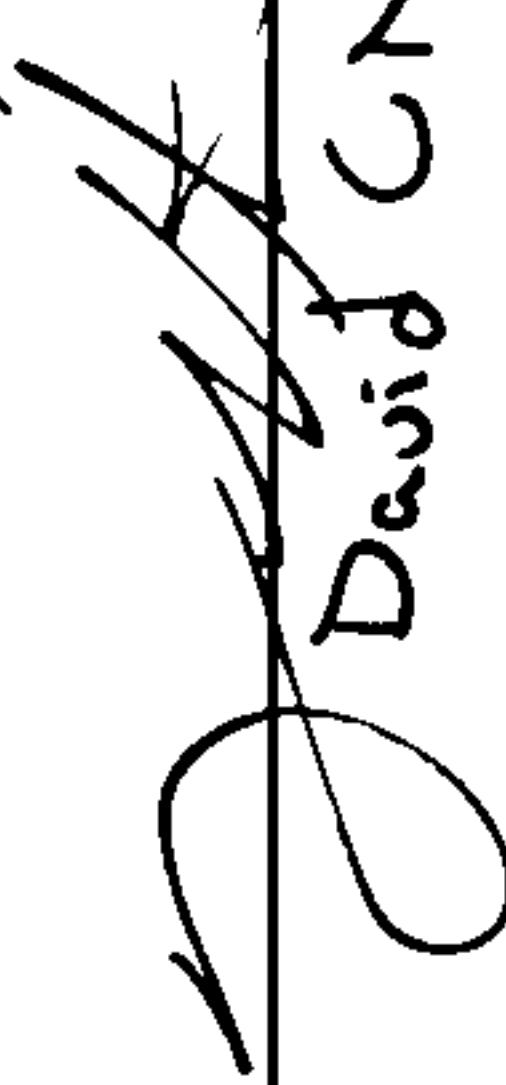

AUTHORIZED SIGNATORY DAVID C. NORTON

WITNESS AS TO BOTH SIGNATURES
DIAC C.A. DE VUYST

SOLICITOR
OCCUPATION OF WITNESS
1201-4555 KINGSWAY
BURNABY B.C. V5H 4T8
ADDRESS OF WITNESS

MORTGAGEE:

MCAP FINANCIAL CORPORATION
(INCORPORATION No. A50930)


David C. Norton


WITNESS AS TO BOTH SIGNATURES
JASON DAVIES
BUSINESSMAN
OCCUPATION OF WITNESS

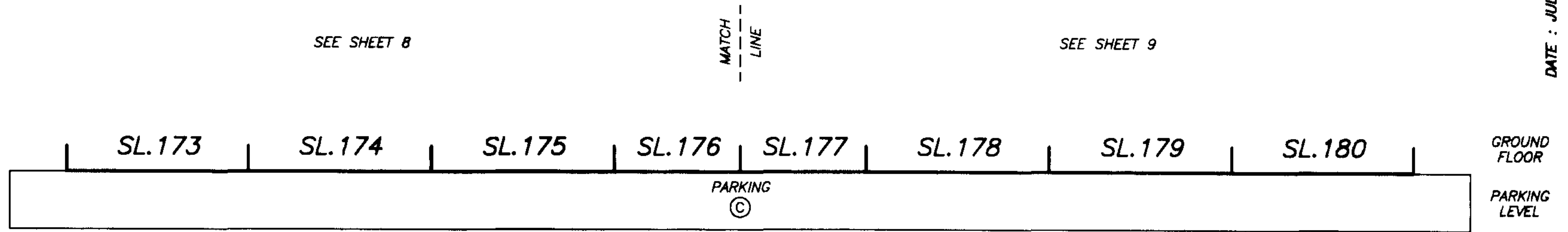
1400 - 1140 West Pender Street
ADDRESS OF WITNESS Vancouver BC V6E 4G1

SHEET 5 OF 19 SHEETS

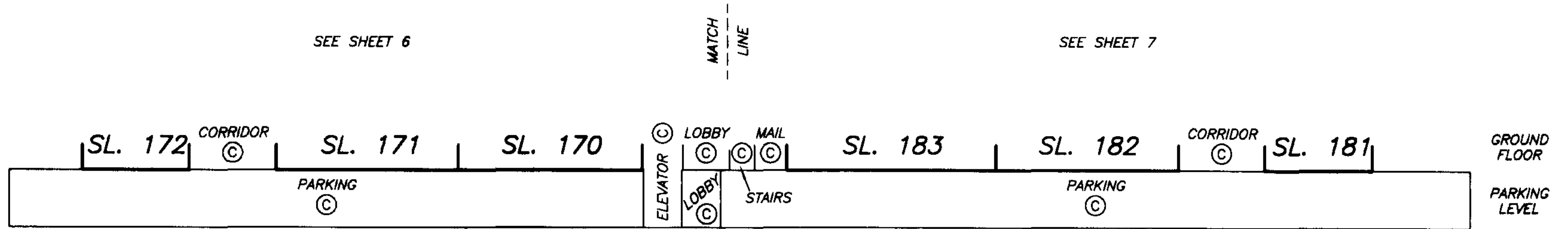
STRATA PLAN LMS 3199
PHASE 3

SECTIONS
BUILDING C

SCALE 1:250



SECTION G - G'



SECTION F - F'

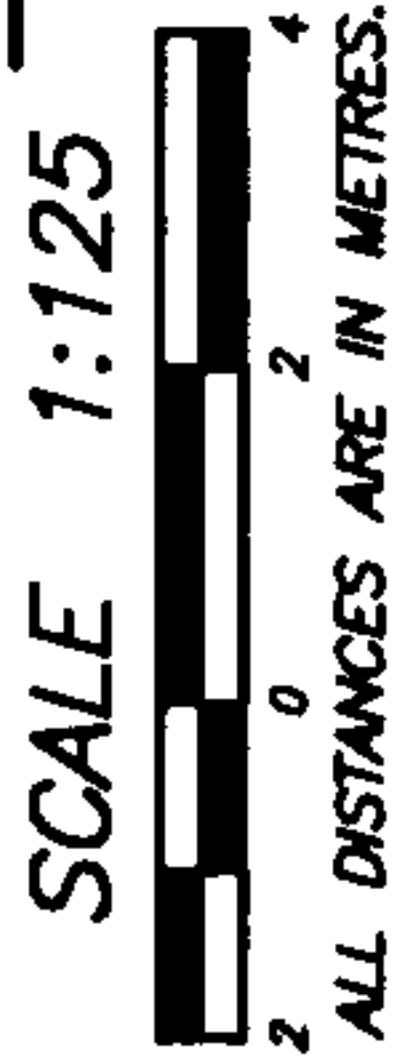
DATE : JULY 9, 2003.
M.E. S.

DRAWING # 30143-41
FILE # 30143-41_SxmPtk

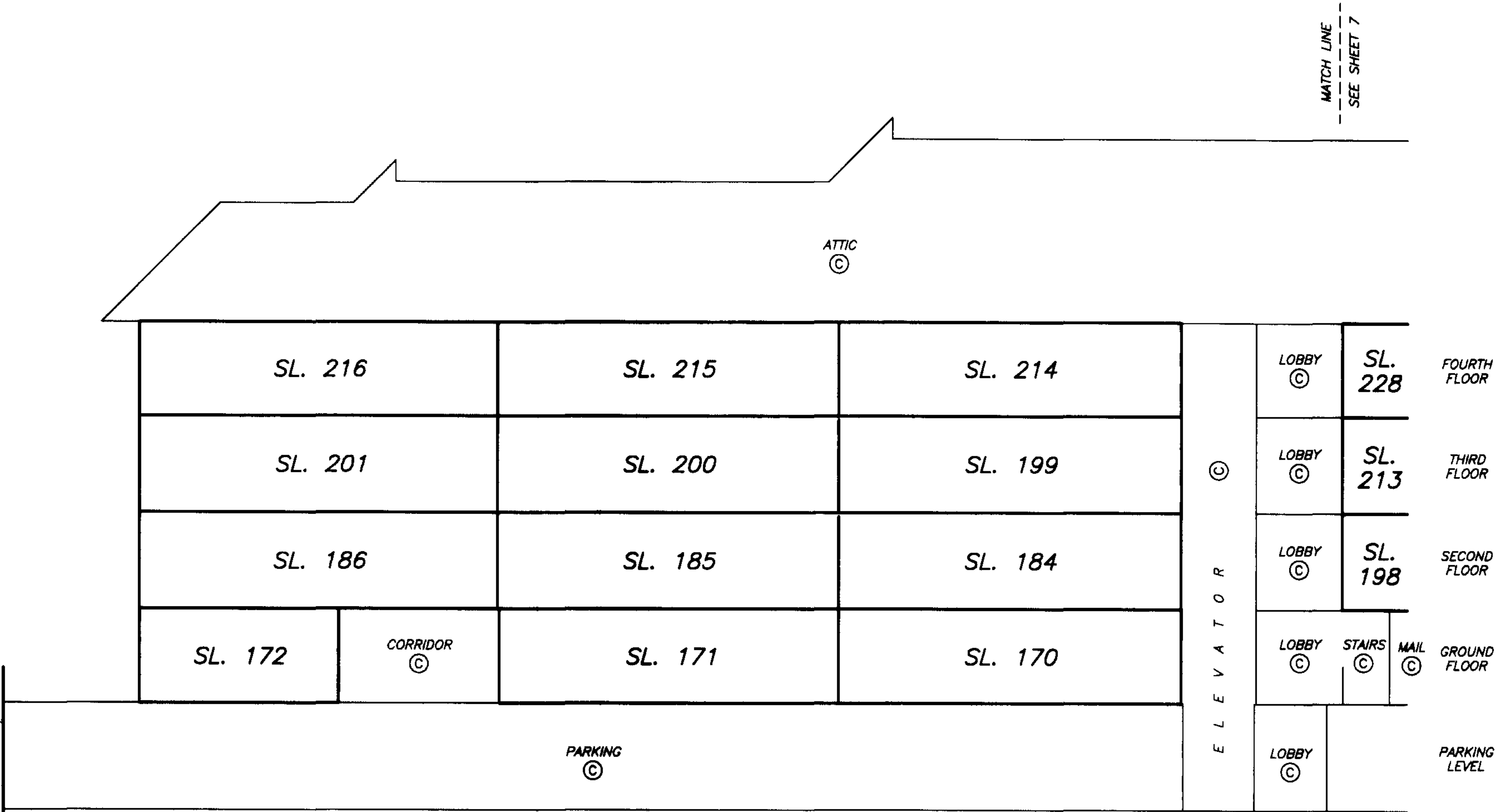
SHEET 6 OF 19 SHEETS

STRATA PLAN LMS 3199
PHASE 3

SECTION F - F'
BUILDING C
(WEST HALF)



PHASE
BOUNDARY



SECTION F - F'

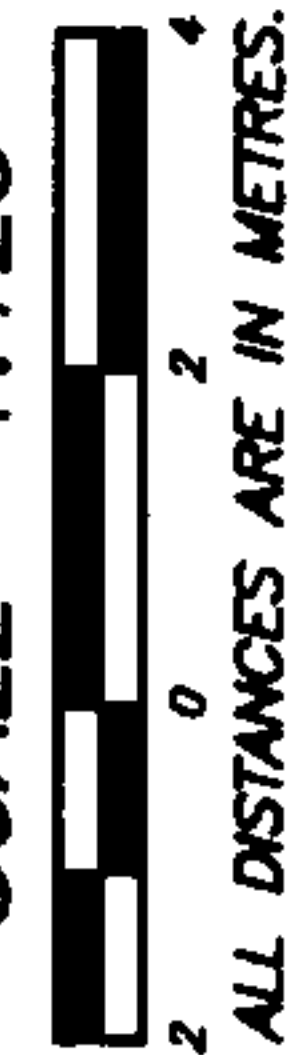
DATE : JULY 9, 2003.
M.E. d.

SHEET 7 OF 19 SHEETS

STRATA PLAN LMS 3199
PHASE 3

SECTION F - F'
BUILDING C
(EAST HALF)

SCALE 1:125
ALL DISTANCES ARE IN METRES.



PARKING LEVEL

GROUND FLOOR

SECOND FLOOR

THIRD FLOOR

FOURTH FLOOR

ELEVATOR

LOBBY

LOBBY

LOBBY

LOBBY

LOBBY

STAIRS

MAIL

SL. 228

SL. 183

SL. 197

SL. 212

SL. 227

SL. 182

SL. 196

SL. 211

SL. 226

SL. 181

SL. 195

SL. 210

SL. 225

CORRIDOR

ATTIC

SEE SHEET 6
MATCH LINE

SEE SHEET 6
MATCH LINE

SECTION F - F'

PHASE BOUNDARY

DATE : JULY 9, 2003.
M.E.S.

DRAWING # 30143-41
FILE # 30143-41_Sxns

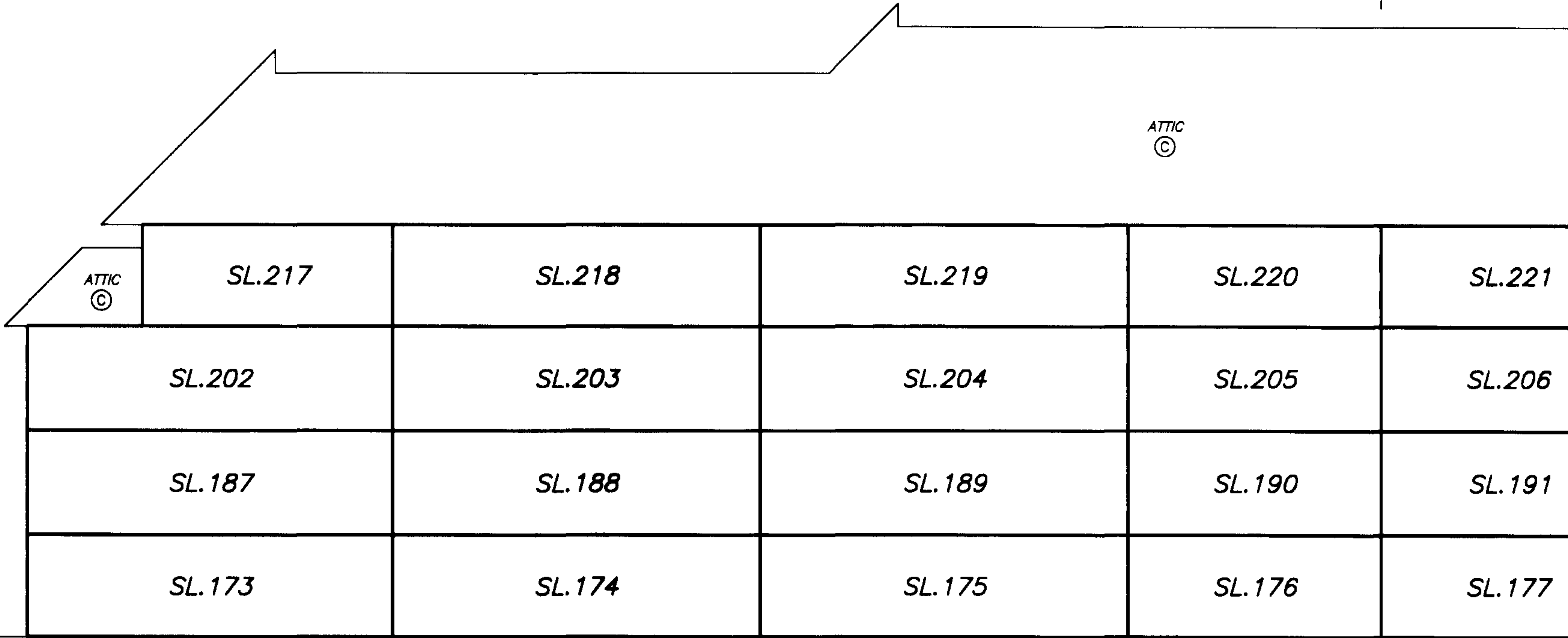
SHEET 8 OF 19 SHEETS

STRATA PLAN LMS 3199
PHASE 3

SECTION G - G'
BUILDING C
(WEST HALF)

SCALE 1:125
2 0 2 4
ALL DISTANCES ARE IN METRES.

PHASE
BOUNDARY



SECTION G - G'

MATCH LINE

SEE SHEET 9

MATCH LINE

SEE SHEET 9

DATE : JULY 9, 2003.
M.E.S.

DRAWING # 30143-41
FILE # 30143-41_Skms

SHEET 9 OF 19 SHEETS

STRATA PLAN LMS 3199
PHASE 3

SECTION G - G'
BUILDING C
(EAST HALF)

SCALE 1:125
ALL DISTANCES ARE IN METRES.

SEE SHEET 8
MATCH LINE

FOURTH FLOOR

SL.220

SL.221

SL.222

SL.223

SL.224

ATTIC
©

THIRD FLOOR

SL.205

SL.206

SL.207

SL.208

SL.209

SECOND FLOOR

SL.190

SL.191

SL.192

SL.193

SL.194

GROUND FLOOR

SL.176

SL.177

SL.178

SL.179

SL.180

PHASE BOUNDARY

PARKING LEVEL

PARKING
©

ATTIC
©

SEE SHEET 8
MATCH LINE

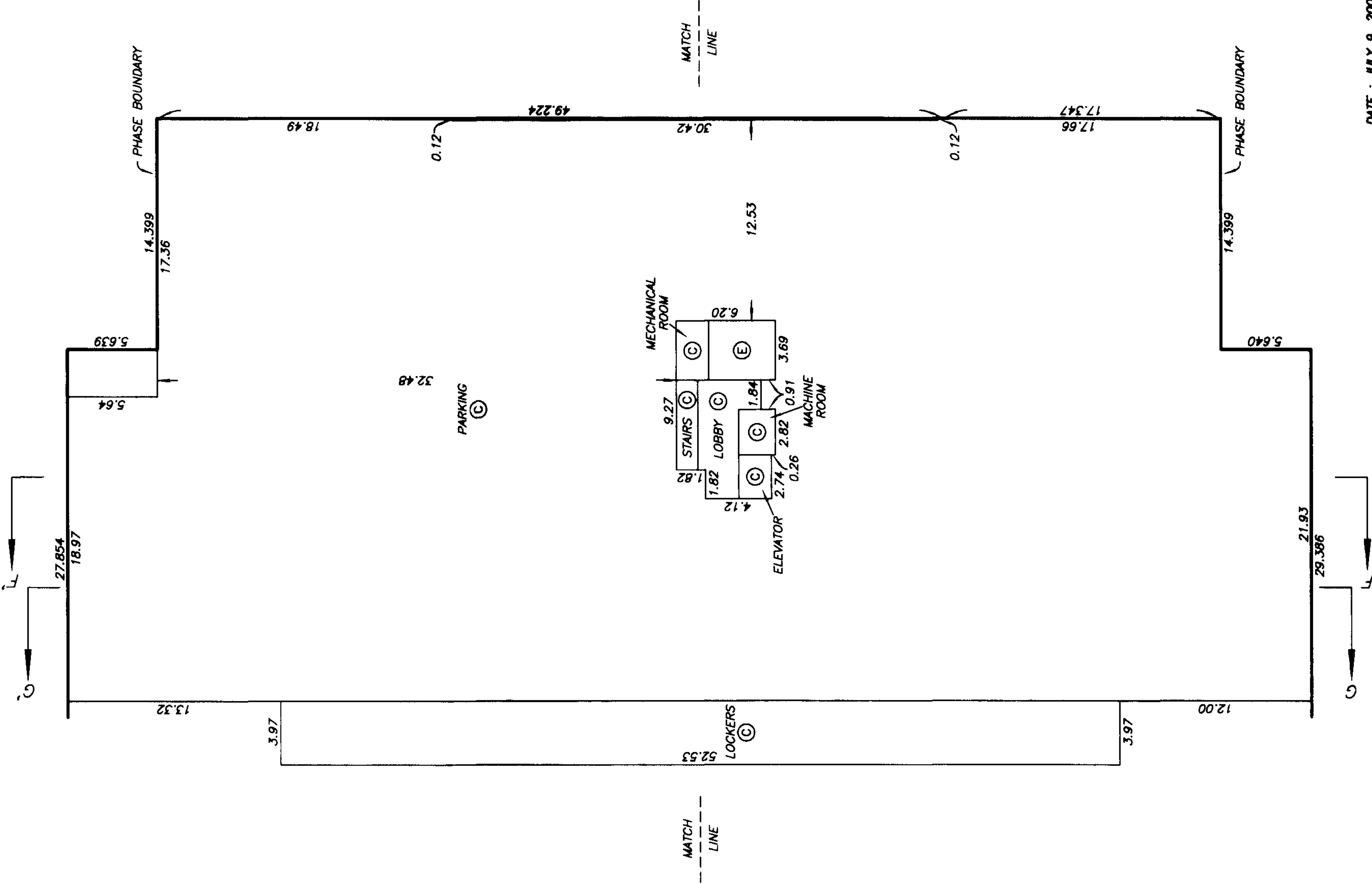
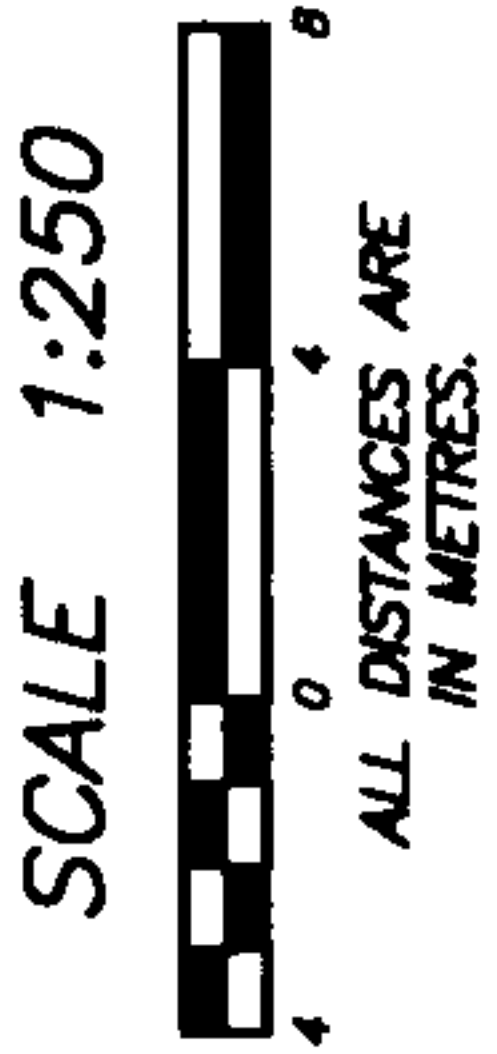
SECTION G - G'

DATE : JULY 9, 2003
M. C. S.

DRAWING # 30143-41
FILE # 30143-41_Skns

**PARKING LEVEL PLAN
BUILDING C**

**STRATA PLAN LMS 3199
PHASE 3**



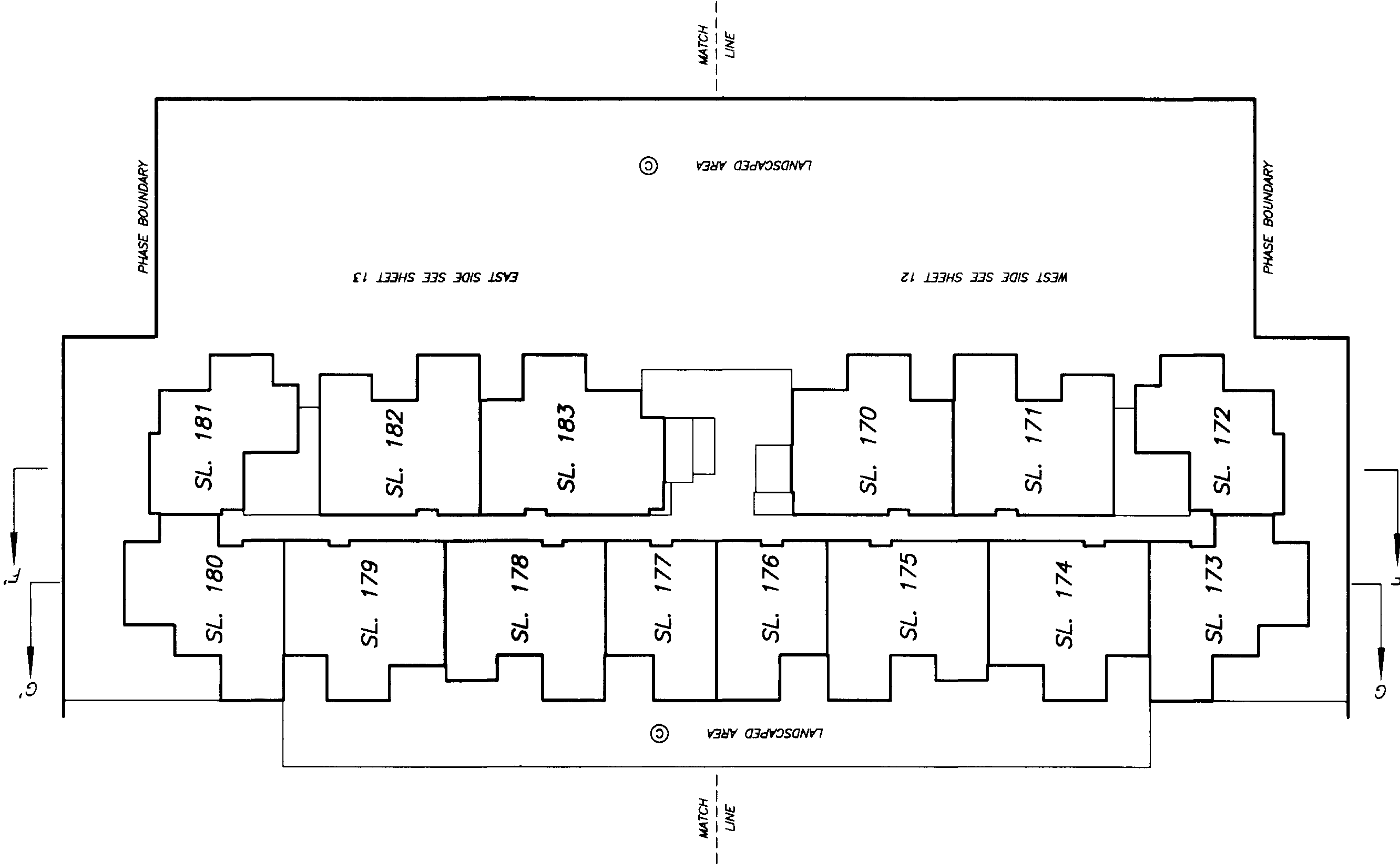
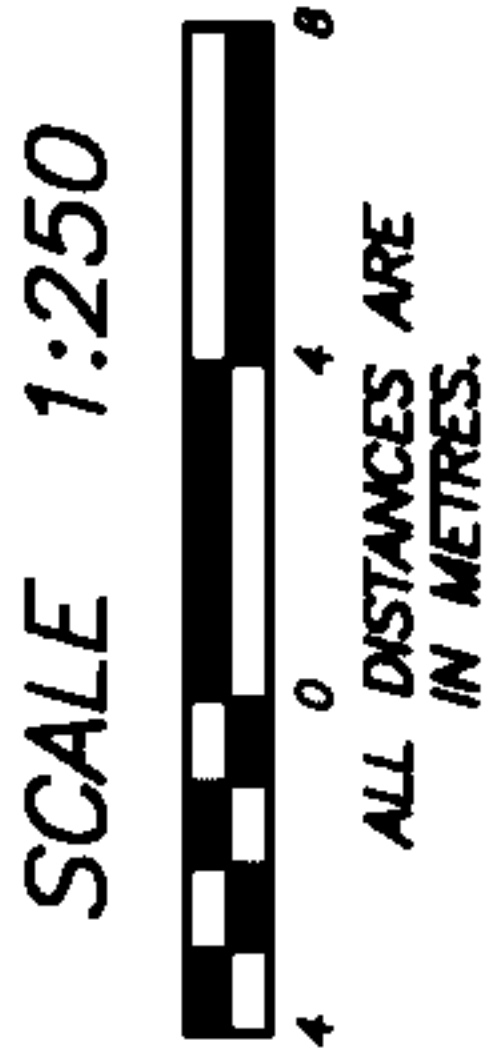
DATE : JULY 9, 2003.
M.E.S.

DRAWING # 30143-41
FILE # 30143-41_PRX

SHEET 11 OF 19 SHEETS

GROUND LEVEL PLAN
BUILDING C

STRATA PLAN LMS 3199
PHASE 3



DATE : JULY 9, 2003.
M.E. 88.

DRAWING # 30143-41
FILE # 30143-41_Gnd

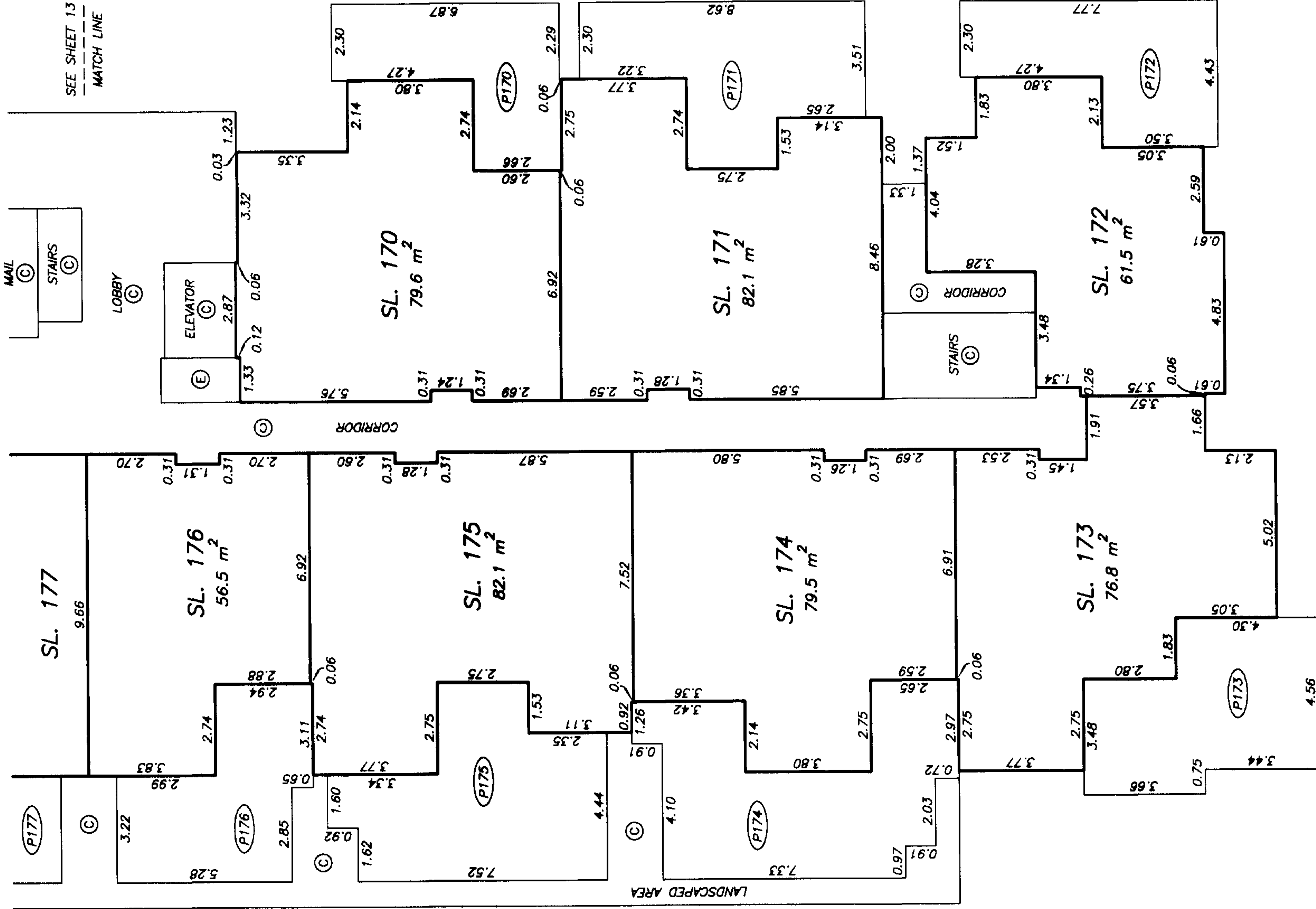
GROUND FLOOR PLAN
BUILDING C
(WEST HALF)

STRATA PLAN LMS 3199
PHASE 3

SCALE 1:125



ALL DISTANCES ARE IN METRES.



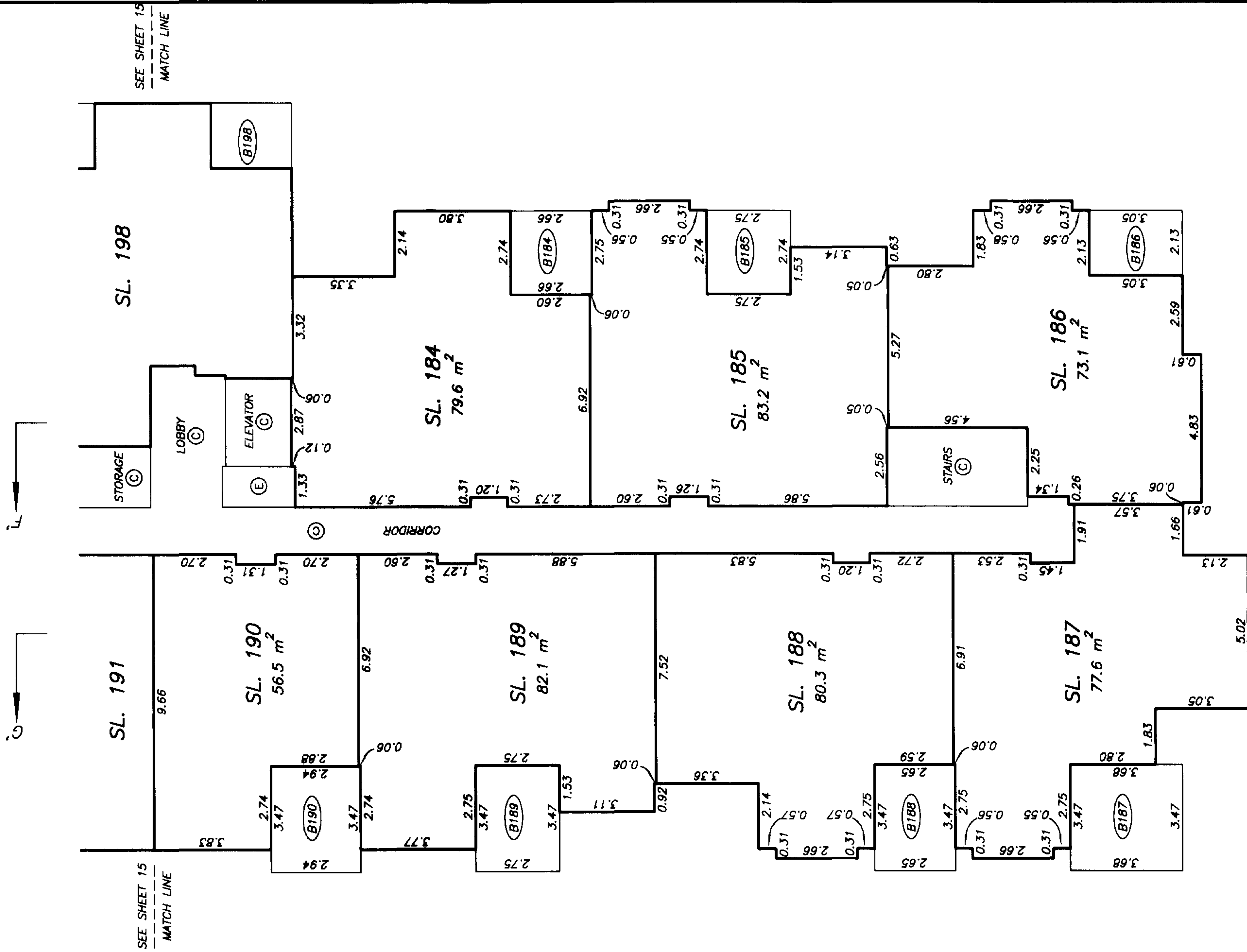
DATE : JULY 9, 2003.

M.E.S.

SECOND FLOOR PLAN
BUILDING C
(WEST HALF)

STRATA PLAN LMS 3199
PHASE 3

SCALE 1:125
ALL DISTANCES ARE IN METRES.



DATE : JULY 9, 2003.
M.C.S.

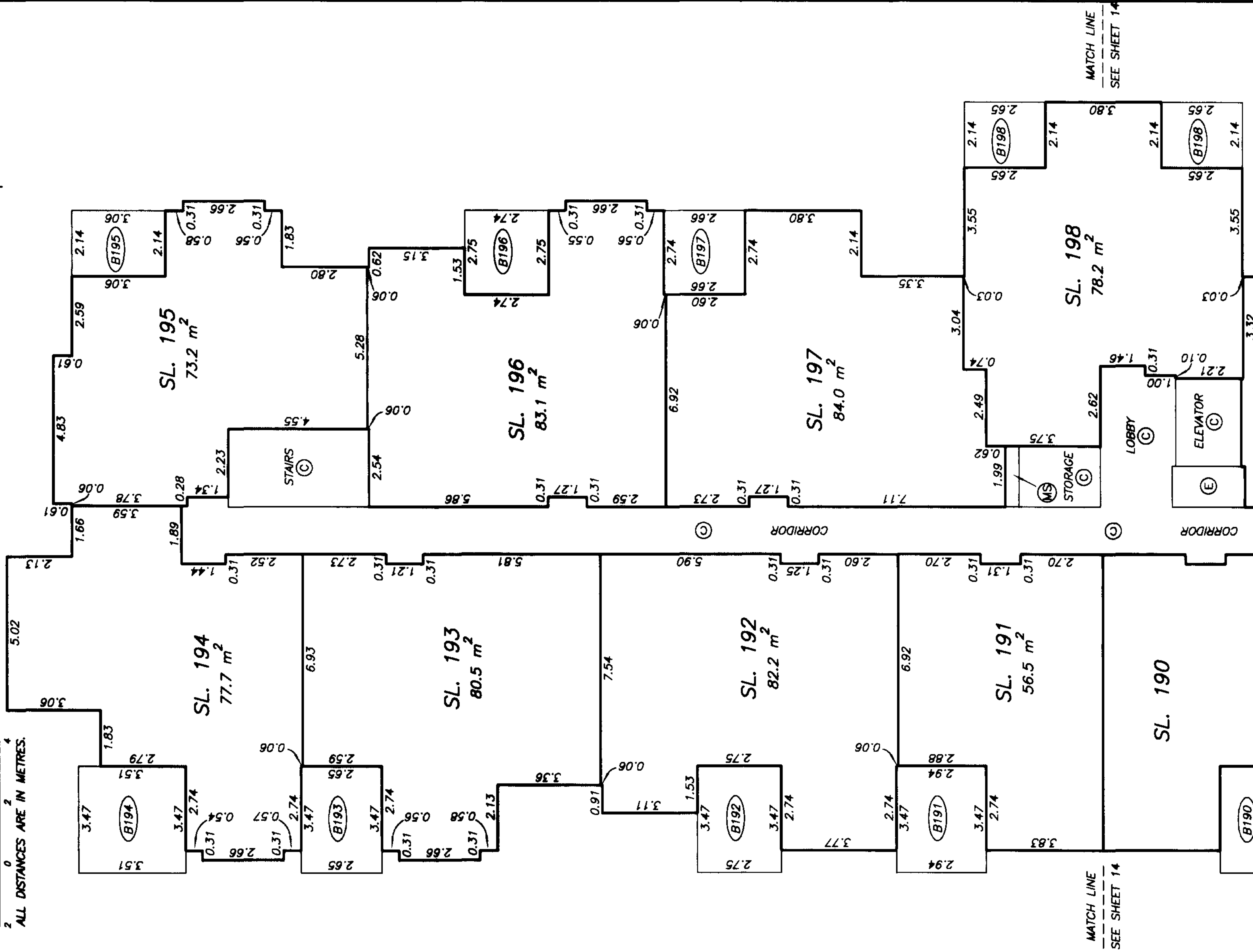
DRAWING # 30143-41
FILE # 30143-41_2nd

SHEET 15 OF 19 SHEETS

SECOND FLOOR PLAN
BUILDING C
(EAST HALF)

STRATA PLAN LMS 3199
PHASE 3

SCALE 1:125
ALL DISTANCES ARE IN METRES.

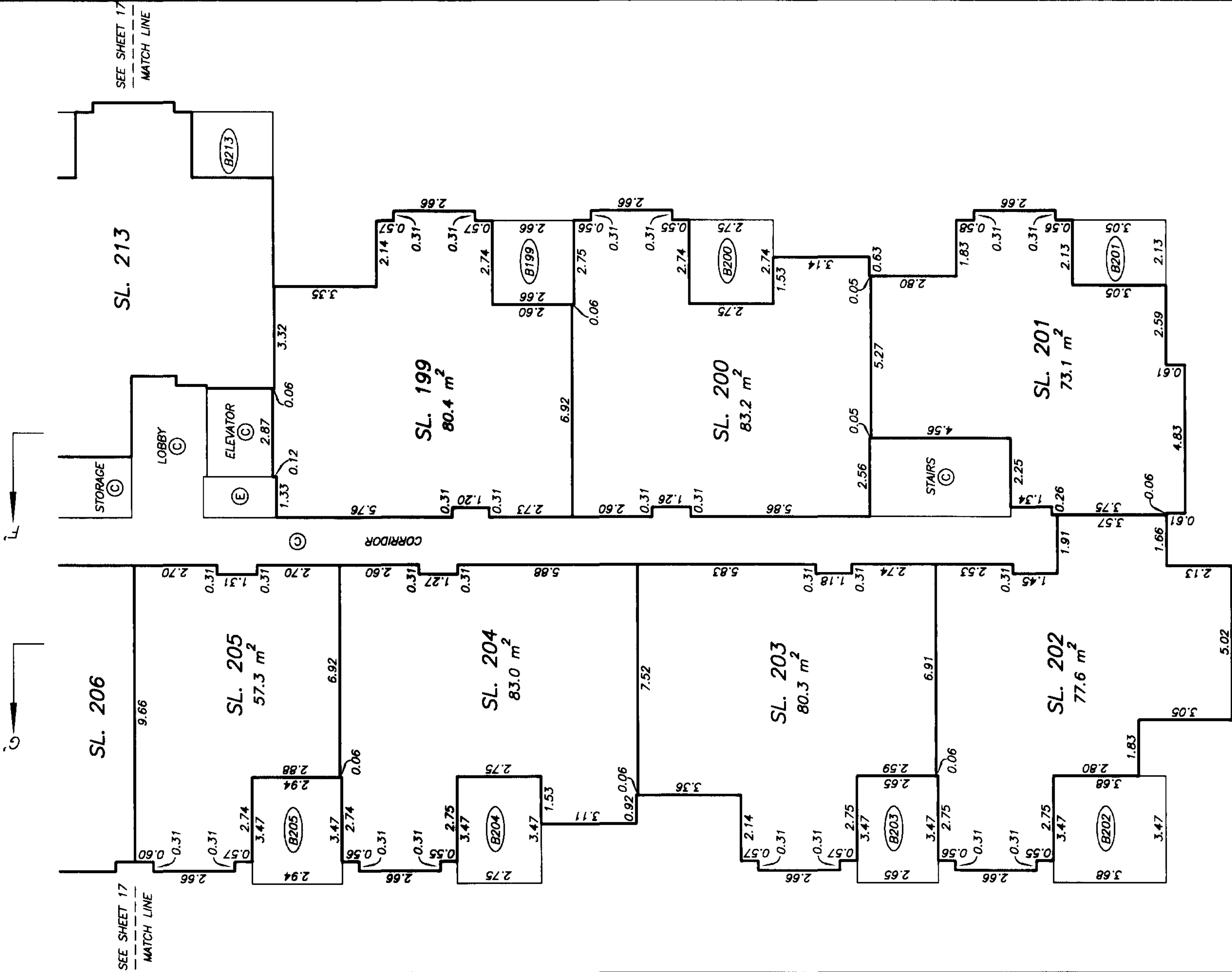
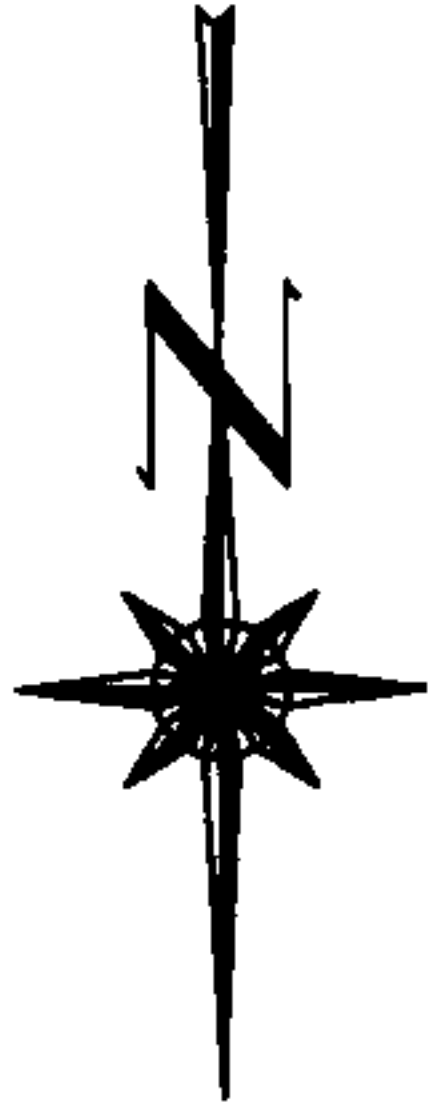
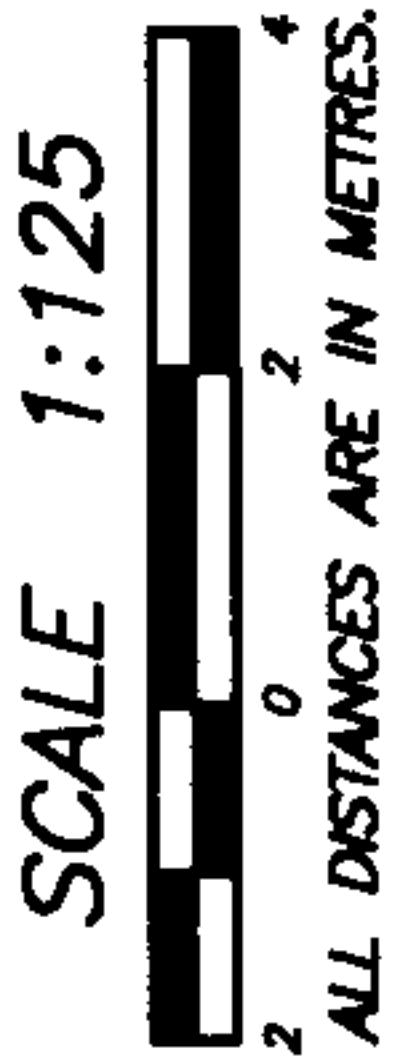


DATE : JULY 9, 2003.
M.E.S.

DRAWING # 30143-41
FILE # 30143-41_2nd

THIRD FLOOR PLAN
BUILDING C
(WEST HALF)

STRATA PLAN LMS 3199
PHASE 3



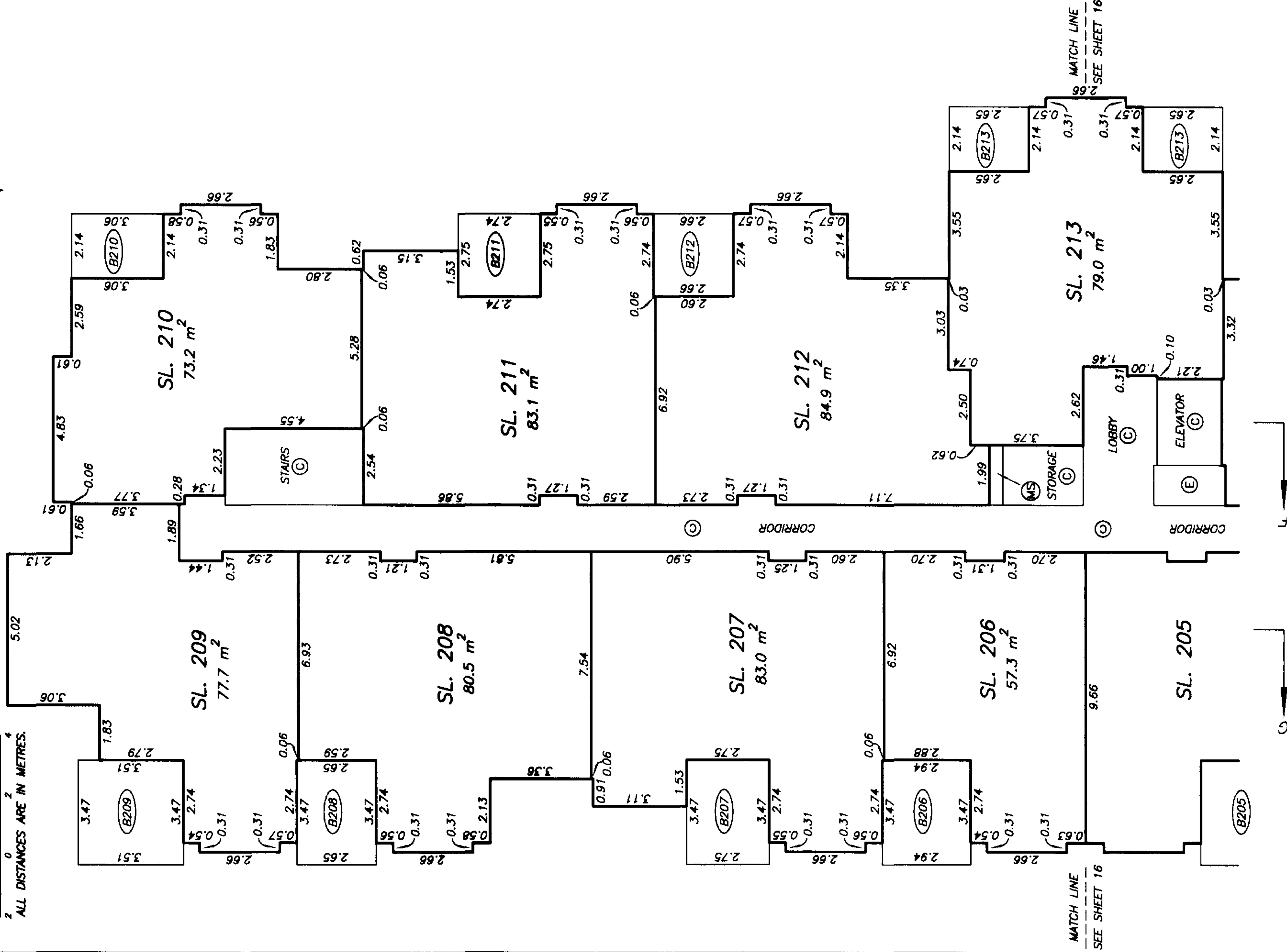
DATE : JULY 9, 2003.

M.E.D.

THIRD FLOOR PLAN
BUILDING C
(EAST HALF)

STRATA PLAN LMS 3199
PHASE 3

SCALE 1:125
ALL DISTANCES ARE IN METRES.

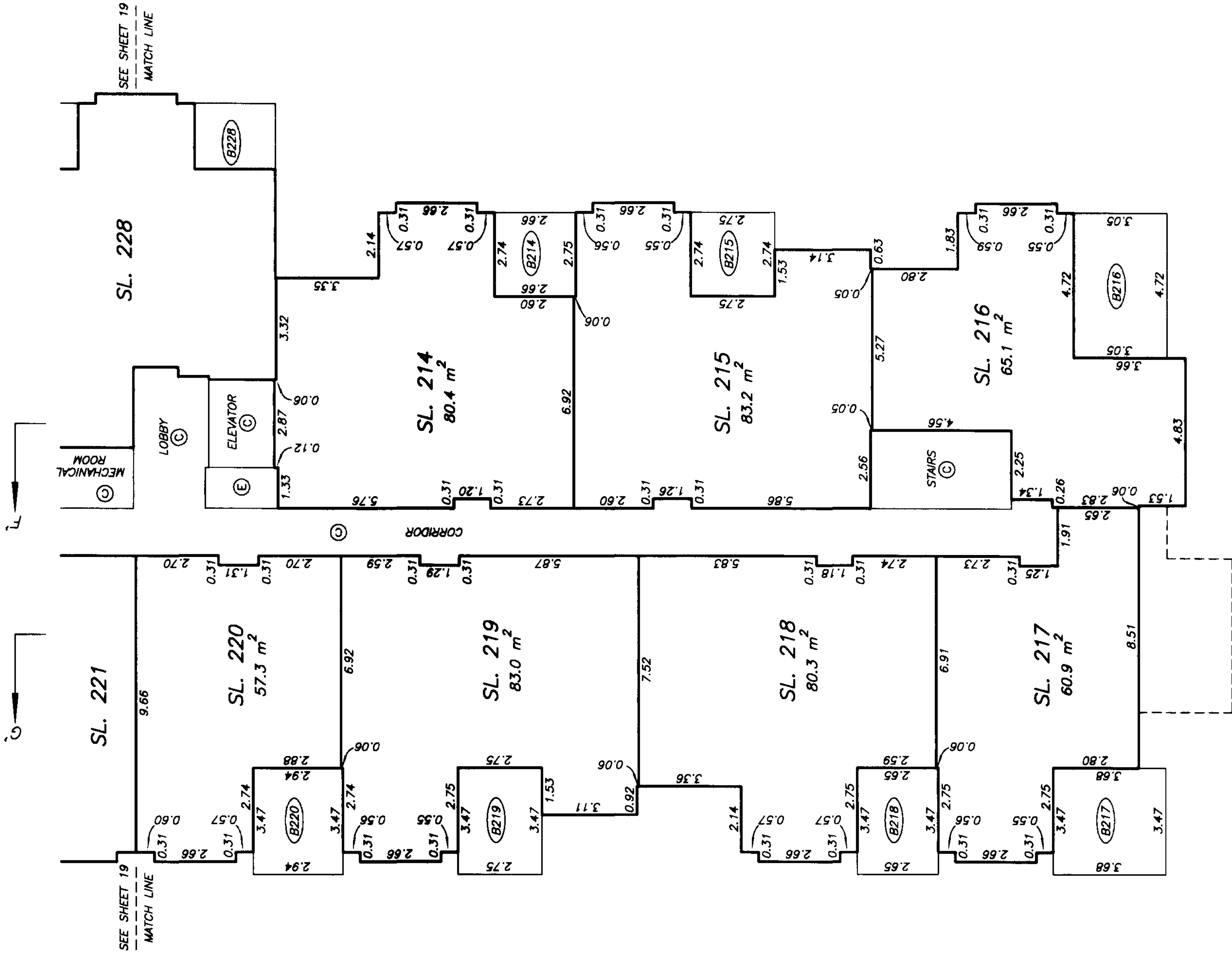


DATE : JULY 9, 2003.
M.E.B.

FOURTH FLOOR PLAN
BUILDING C
(WEST HALF)

STRATA PLAN LMS 3199
PHASE 3

SCALE 1:125
ALL DISTANCES ARE IN METRES.



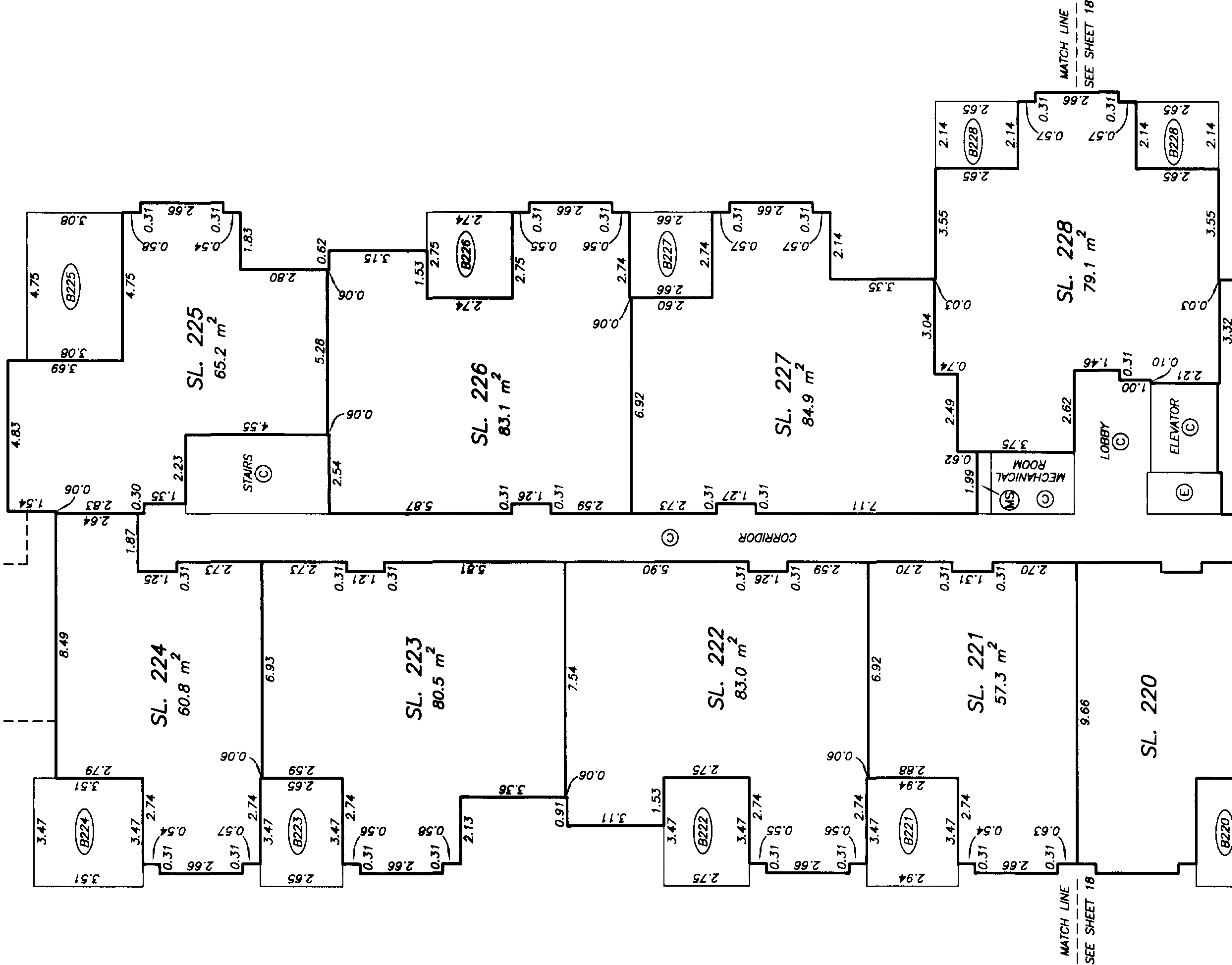
DATE : JULY 9, 2003.
M.C.

DRAWING # 30143-41
FILE # 30143-41_4th

FOURTH FLOOR PLAN
BUILDING C
(EAST HALF)

STRATA PLAN LMS 3199
PHASE 3

SCALE 1:125
ALL DISTANCES ARE IN METRES.



FIRST SHEET, SHEET 1 OF 19 SHEETS

**STRATA PLAN OF LOT 1,
EXCEPT: PHASES 1, 2 AND 3 STRATA
PLAN LMS 3199, DISTRICT LOT 190
GROUP 1, NEW WESTMINSTER DISTRICT,
PLAN LMP 33357**

**STRATA PLAN LMS 3199
PHASE 4**

DEPOSITED AND REGISTERED IN
THE LAND TITLE OFFICE AT
NEW WESTMINSTER, B.C.

THIS 1 DAY OF NOV 2004.

"CITY OF PORT MOODY"
B.C.G.S. 92G.026

Deputy B. Beggs / 107
REGISTRAR

BW 502 767 - 818

"THE SONRISA"

3142 ST. JOHN'S STREET,
PORT MOODY, B.C.

SCALE 1:1000

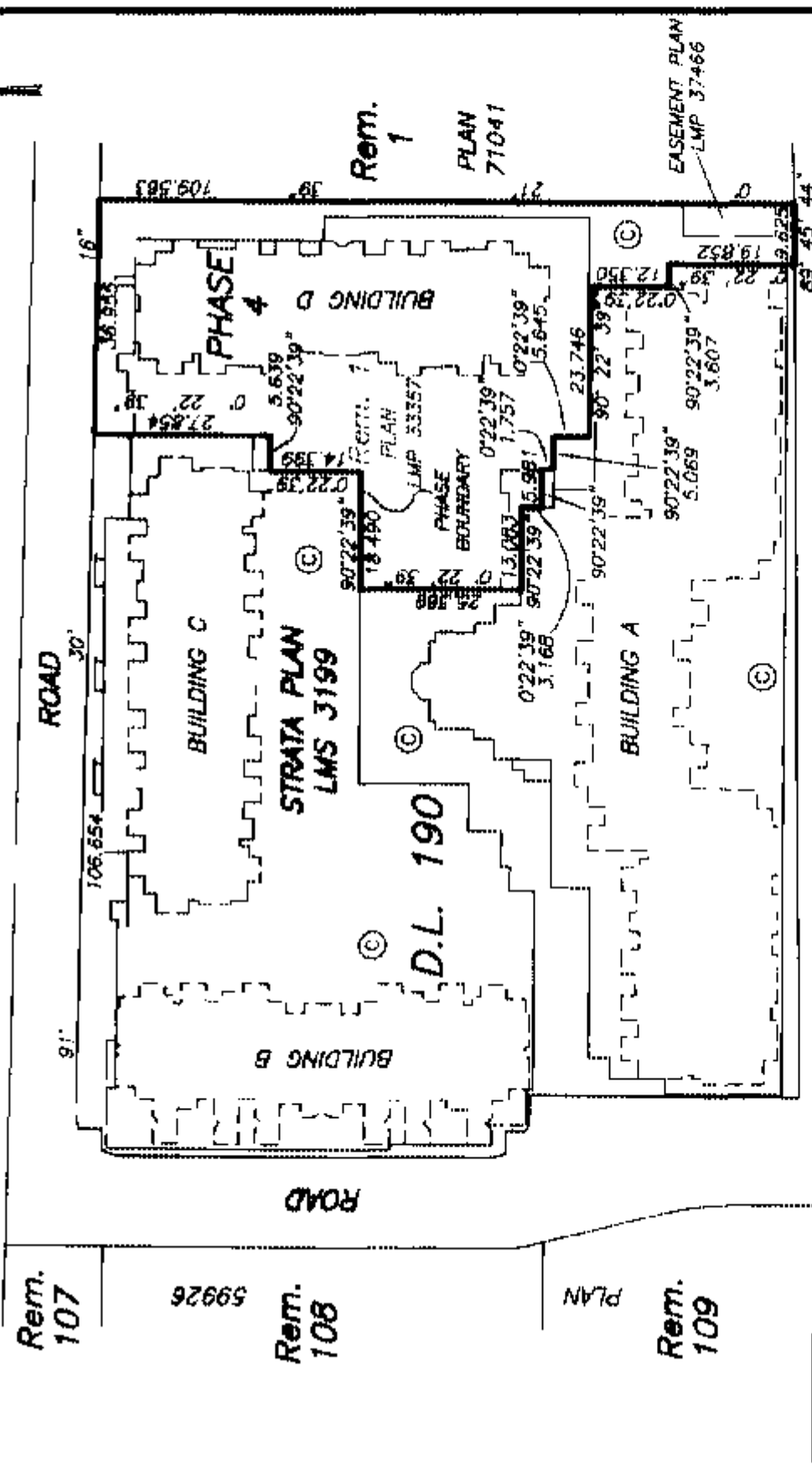


ALL DISTANCES ARE IN METRES.



CANADIAN PACIFIC RAILWAY

EXP. PLAN 3198



SEE SHEET 2 FOR BUILDING LOCATION
AND DIMENSIONS

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

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

THE OWNERS, STRATA PLAN LMS 3199
540 - 220 CAMBIE STREET
VANCOUVER, B.C.
V6B 2M9

APPROVED AS PHASE 4 OF A 4 PHASE
STRATA PLAN UNDER THE CONDOMINIUM ACT

THIS 19th DAY OF October 2004.

[Signature]
APPROVING OFFICER FOR THE
CITY OF PORT MOODY

I, MIKE E. SHAW, A BRITISH COLUMBIA LAND SURVEYOR
CERTIFY THAT THE BUILDING SHOWN ON THIS STRATA PLAN
IS WITHIN THE EXTERNAL BOUNDARIES OF THE LAND
THAT IS THE SUBJECT OF THE STRATA PLAN.

DATED THIS 20th DAY OF OCTOBER 2004.

[Signature] B.C.L.S.

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

NOTE:

ALL STRATA LOT BOUNDARIES ARE
PARALLEL, PERPENDICULAR, OR AT
A 45° DEFLECTION UNLESS
OTHERWISE SHOWN

SAINT JOHN'S STREET

INTEGRATED SURVEY AREA No. 35
(PORT MOODY) NAD-83 (CSRS)

THIS PLAN SHOWS GROUND-LEVEL MEASURED DISTANCES.
PRIOR TO COMPUTATION OF U.T.M. CO-ORDINATES,
MULTIPLY BY COMBINED SCALE FACTOR 0.9996020.

LEGEND

GRID BEARINGS ARE DERIVED FROM OBSERVATIONS
BETWEEN CONTROL MONUMENTS 80H-3253 AND 80H-3254.

- SL - DENOTES STRATA LOT
- © - DENOTES COMMON PROPERTY
- ⓔ - DENOTES ELECTRICAL CLOSET BEING COMMON PROPERTY
- Ⓥ - DENOTES VENT BEING COMMON PROPERTY
- Ⓢ242 - DENOTES BALCONY BEING LIMITED COMMON PROPERTY
TYPICAL FOR THE EXCLUSIVE USE OF SL 242
- Ⓢ229 - DENOTES PATIO BEING LIMITED COMMON PROPERTY
TYPICAL FOR THE EXCLUSIVE USE OF SL 229

I, MIKE E. SHAW, A BRITISH COLUMBIA LAND SURVEYOR,
OF LANGLEY, IN BRITISH COLUMBIA, CERTIFY THAT I
WAS PRESENT AT AND PERSONALLY SUPERINTENDED THE
SURVEY REPRESENTED BY THIS PLAN, AND THAT THE SURVEY
AND PLAN ARE CORRECT. THE SURVEY WAS COMPLETED
ON THE 20th DAY OF OCTOBER 2004. THE PLAN WAS
COMPLETED AND CHECKED, AND THE CHECKLIST FILED UNDER
ECP2299 13th DAY OF OCTOBER 2004.

[Signature] B.C.L.S.

THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT

DRAWING # 30143-46
FILE # 30143-46_FS
DATE : OCT. 12, 2004

STRATA PLAN LMS 3199
PHASE 4

CONDOMINIUM ACT

LOT NUMBER	SHEET NUMBER	FORM 1	FORM 2	FORM 3
		SCHEDULE OF UNIT ENTITLEMENT UNIT ENTITLEMENT	SCHEDULE OF INTEREST UPON DESTRUCTION INTEREST UPON DESTRUCTION	SCHEDULE OF VOTING RIGHTS NUMBER OF VOTES
229	8,11,12	775	1079	1
230	8,11,12	859	1126	1
231	8,11,12	638	866	1
232	6,11,12	814	1133	1
233	6,11,12	862	1126	1
234	6,11,12	811	1113	1
235	6,7,11,13	827	789	1
236	7,11,13	811	1113	1
237	7,11,13	882	1126	1
238	7,11,13	814	1133	1
239	9,11,13	638	866	1
240	8,11,13	859	1126	1
241	8,11,13	784	1066	1
242	8,14	815	1046	1
243	8,14	978	1193	1
244	8,14	810	833	1
245	6,14	812	1106	1
246	6,14	831	1079	1
247	6,14	811	1079	1
248	6,7,15	626	779	1
249	7,15	811	1079	1
250	7,15	831	1079	1
251	7,15	882	833	1
252	9,15	887	1179	1
253	9,15	832	1079	1
254	9,15	802	1033	1
255	8,16	830	1053	1
256	8,16	977	1199	1
257	8,16	810	839	1
258	6,16	812	1113	1
259	6,16	831	1086	1
260	6,16	819	1066	1
261	6,7,17	827	786	1
262	7,17	819	1066	1
263	7,17	831	1066	1
264	7,17	882	939	1
265	9,17	887	1186	1
266	9,17	832	1086	1
267	9,17	818	1039	1
268	8,18	830	1066	1
269	8,18	832	1066	1
270	8,18	706	986	1
271	6,18	573	779	1
272	6,18	831	1113	1
273	6,18	819	1113	1
274	6,7,19	627	799	1
275	7,19	819	1113	1
276	7,19	831	1113	1
277	7,19	572	779	1
278	9,19	704	986	1
279	9,19	832	1113	1
280	9,19	818	1053	1
PHASE 4 AGGREGATE		40,631	53,852	52
PHASE 3 AGGREGATE		44,502	57,723	59
PHASE 2 AGGREGATE		40,652	49,086	52
PHASE 1 AGGREGATE		81,979	94,603	117.3
PHASE 1, 2, 3 & 4 AGGREGATE		207,784	255,264	280.3

ACCEPTED AS TO FORMS 1, 2 AND 3
THIS 27TH DAY OF OCTOBER, 2004

FOR SUPERINTENDENT OF REAL ESTATE

DRAWING # 30143-46
FILE # 30143-46 Con

DATE : OCTOBER 9, 2004

M.E.B.

ORIGINAL

STRATA PLAN LMS 3199 PHASE 4

STATUTORY DECLARATION

I, THE UNDERSIGNED DO SOLEMNLY DECLARE THAT:

- 1) I, THE UNDERSIGNED AM THE DULY 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.

DALE BOGA

DECLARED BEFORE ME AT BURNABY

IN THE PROVINCE OF BRITISH COLUMBIA

THIS 15 DAY OF OCTOBER, 2004.

A COMMISSIONER FOR TAKING AFFIDAVITS WITHIN THE PROVINCE OF BRITISH COLUMBIA

DARRYL C.A. DE VRIES, Solicitor
1201-4555 KINGSWAY, BURNABY, B.C. V5H 4T8

THE CITY OF PORT MOODY, REGISTERED OWNER OF COVENANTS BL200693, BL200805 AND BM07328 HEREBY CONSENTS TO THE DEPOSIT OF THIS PLAN.

Thomas Trisolini
AUTHORIZED SIGNATURE, Mayor

Gerry van der Wolf
AUTHORIZED SIGNATURE, CITY CLERK

I, MIKE E. SHAW, A BRITISH COLUMBIA LAND SURVEYOR, CERTIFY THAT THE BUILDING INCLUDED IN THIS STRATA PLAN HAS NOT, AS OF THE 8TH DAY OF OCTOBER, 2004, BEEN PREVIOUSLY OCCUPIED.

Mike E. Shaw B.C.L.S.

OWNER:

PORT MOODY STATION DEVELOPMENTS LTD.
(INCORPORATION No. 502150)

DALE BOGA

AUTHORIZED SIGNATORY

WITNESS AS TO BOTH SIGNATURES
DARRYL C.A. DE VRIES

SOLICITOR

OCCUPATION OF WITNESS
1201-4555 KINGSWAY

BURNABY, B.C. V5H 4T8

ADDRESS OF WITNESS

MORTGAGEE:

MCAP FINANCIAL CORPORATION
(INCORPORATION No. 150036)

BOB MARINER

WITNESS AS TO ~~BOTH~~ SIGNATURES DALE BOGA

SOLICITOR

OCCUPATION OF WITNESS

1201-4555 KINGSWAY

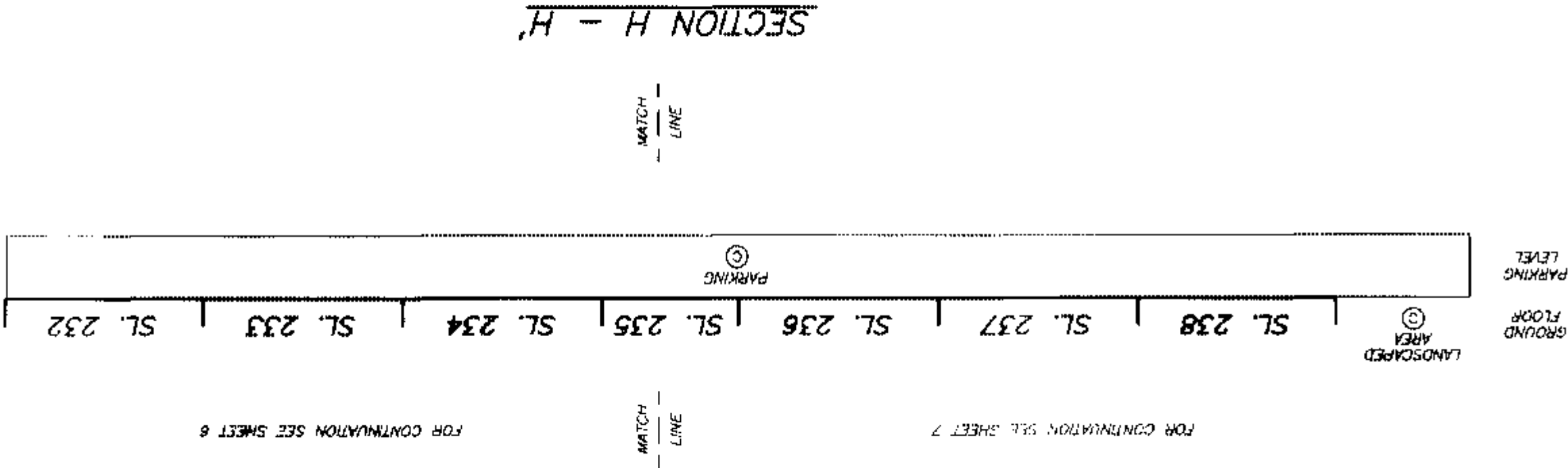
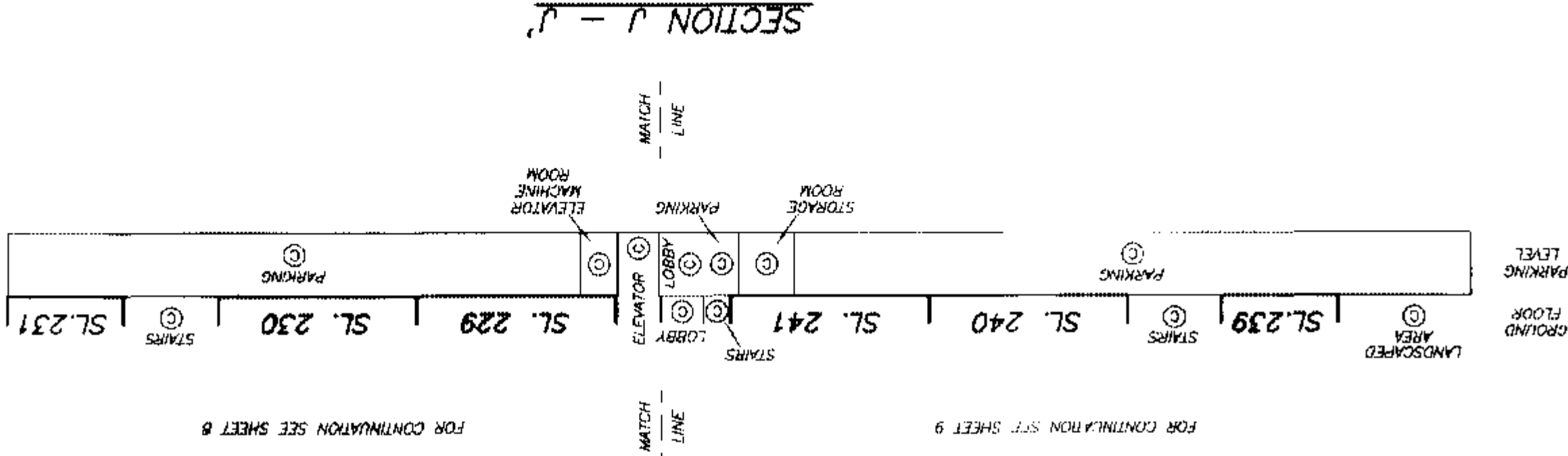
BURNABY, B.C. V5H 4T8

ADDRESS OF WITNESS

SHEET 5 OF 19 SHEETS

SECTIONS
BUILDING D

STRATA PLAN LMS 3199
PHASE 4



DATE : OCTOBER 9, 2004
M.C.B.

DRAWING # 30143-46
FILE # 30143-46_Sm_250

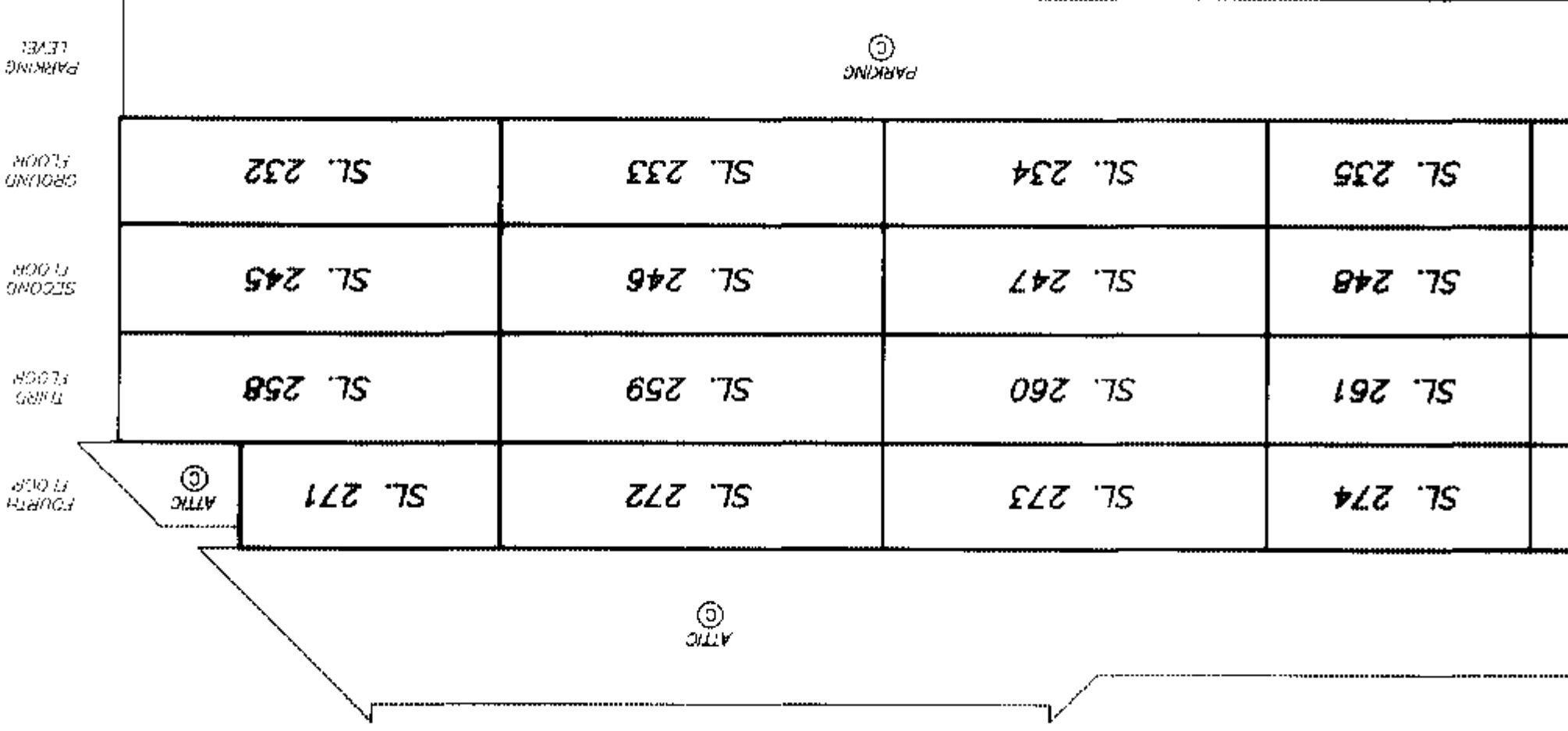
ORIGINAL

SHEET 6 OF 19 SHEETS

**SECTIONS
BUILDING D
(NORTH HALF)**

**STRATA PLAN LMS 3199
PHASE 4**

SCALE 1:150
0 2 4 6
ALL DISTANCES ARE IN METRES.



SECTION H - H'

MATCH LINE
SEE SHEET 7

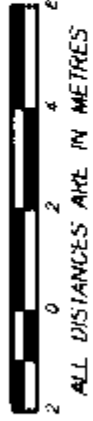
MATCH LINE
SEE SHEET 7

SHEET 7 OF 19 SHEETS

SECTIONS
BUILDING D
(SOUTH HALF)

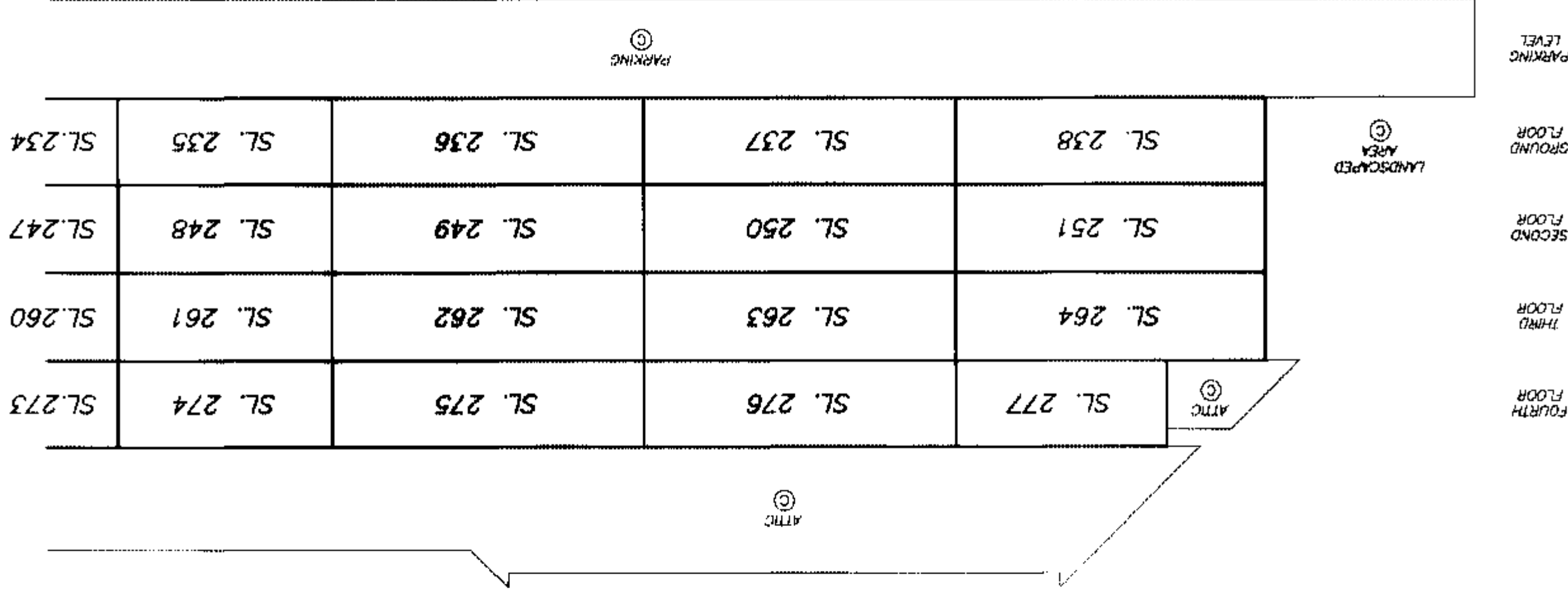
STRATA PLAN LMS 3199
PHASE 4

SCALE 1:150



SEE SHEET 6
MATCH LINE

SEE SHEET 6
MATCH LINE

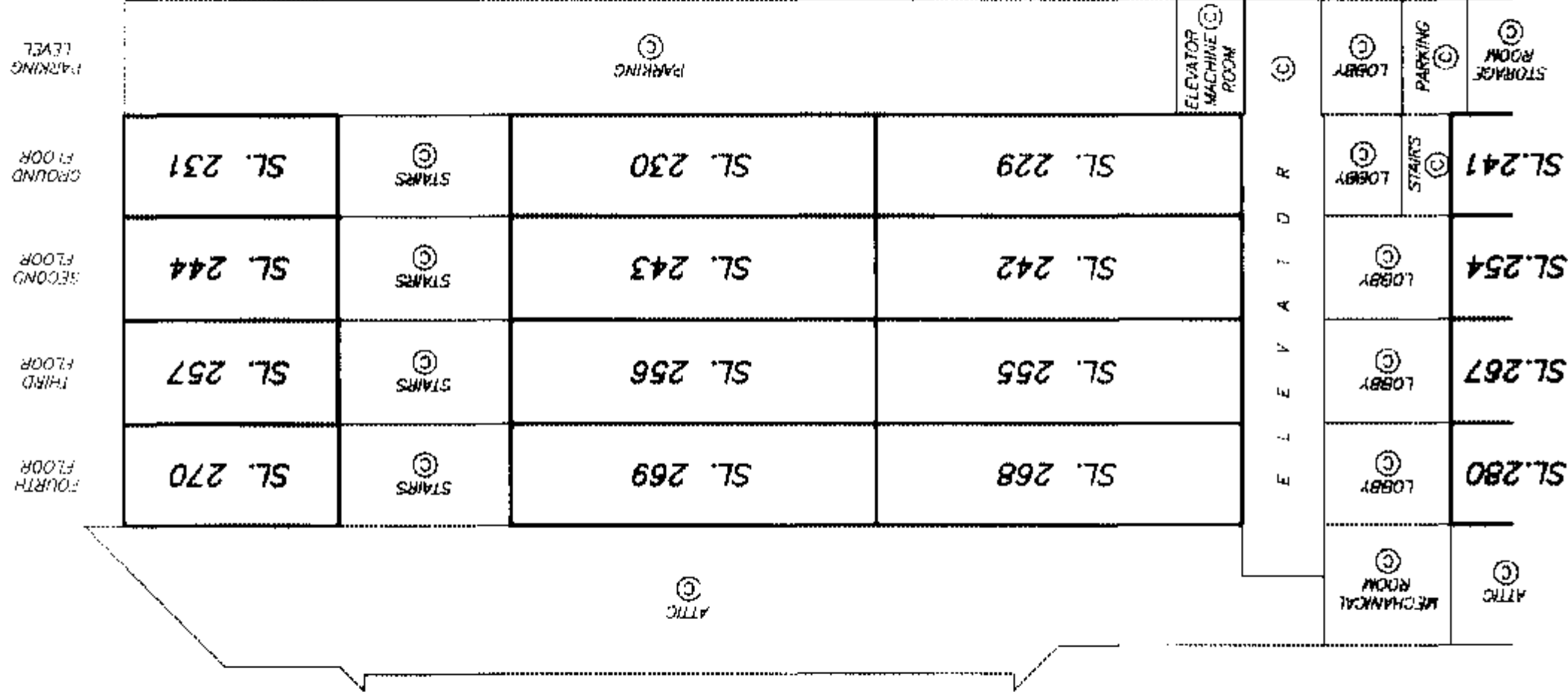
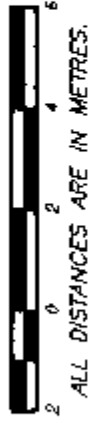


SHEET 8 OF 19 SHEETS

SECTIONS
BUILDING D
(NORTH HALF)

STRATA PLAN LMS 3199
PHASE 4

SCALE 1:150



SECTION J - J'

MATCH LINE
SEE SHEET 9

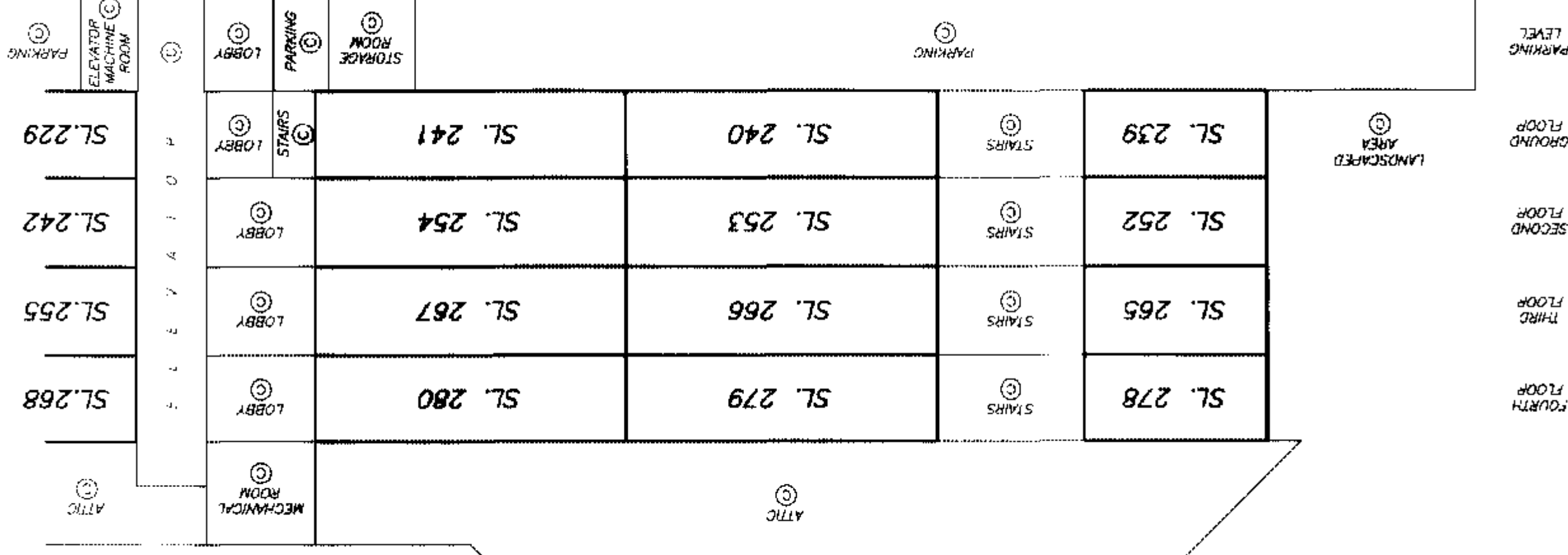
MATCH LINE
SEE SHEET 9

SHEET 3 OF 19 SHEETS

SECTIONS
BUILDING D
(SOUTH HALF)

STRATA PLAN LMS 3199
PHASE 4

SCALE 1:150
ALL DISTANCES ARE IN METRES.



SEE SHEET B
MATCH LINE

SEE SHEET B
MATCH LINE

SECTION J - J

SHEET 10 OF 19 SHEETS

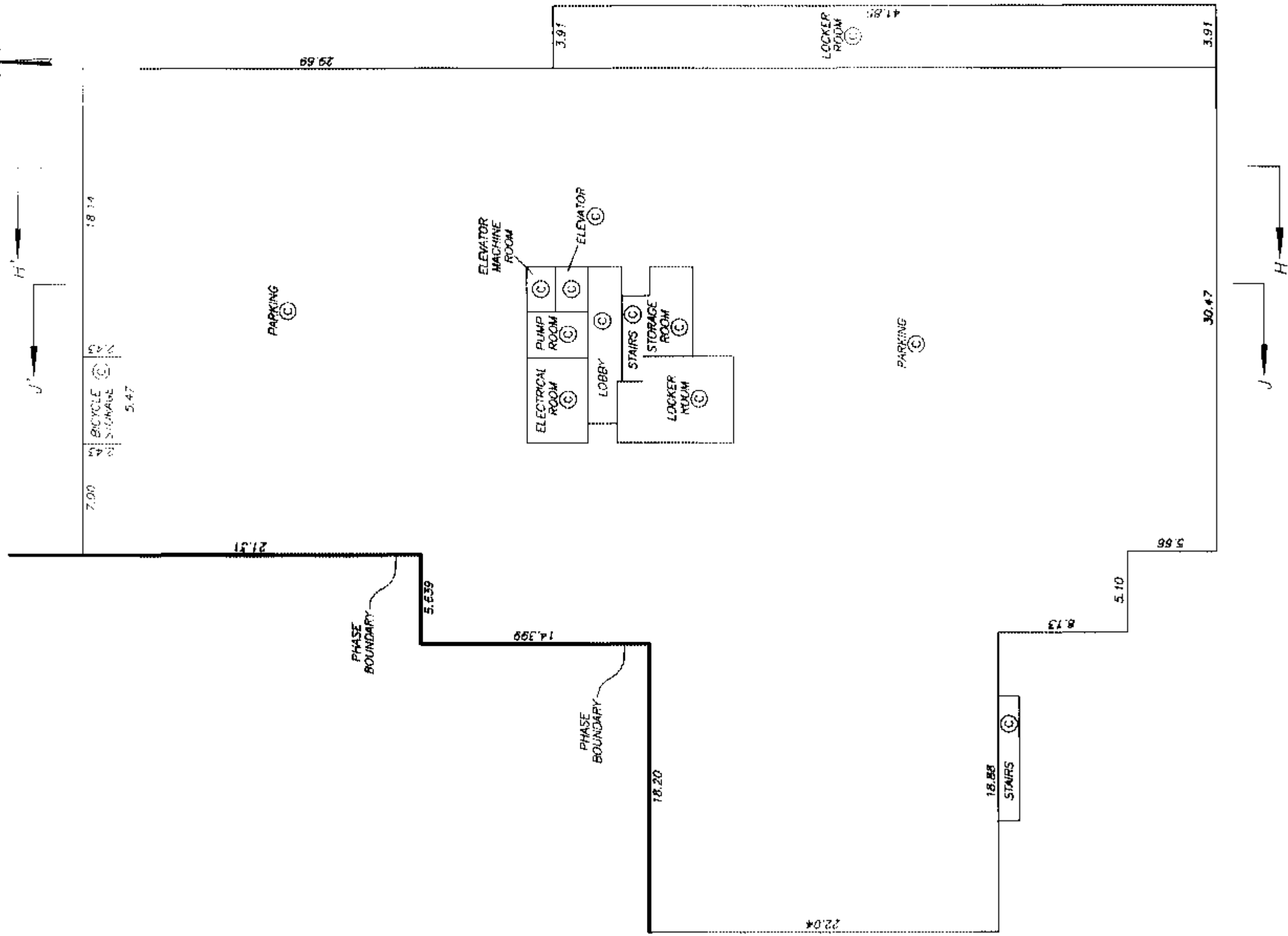
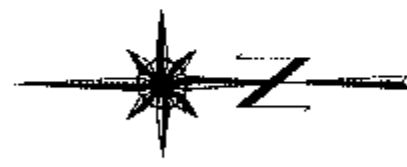
PARKING LEVEL PLAN
BUILDING D

STRATA PLAN LMS 3199
PHASE 4

SCALE 1:250



ALL DISTANCES ARE IN METRES.



DATE : OCTOBER 9, 2004

DRAWING # 30143-46
FILE # 30143-46_Prk

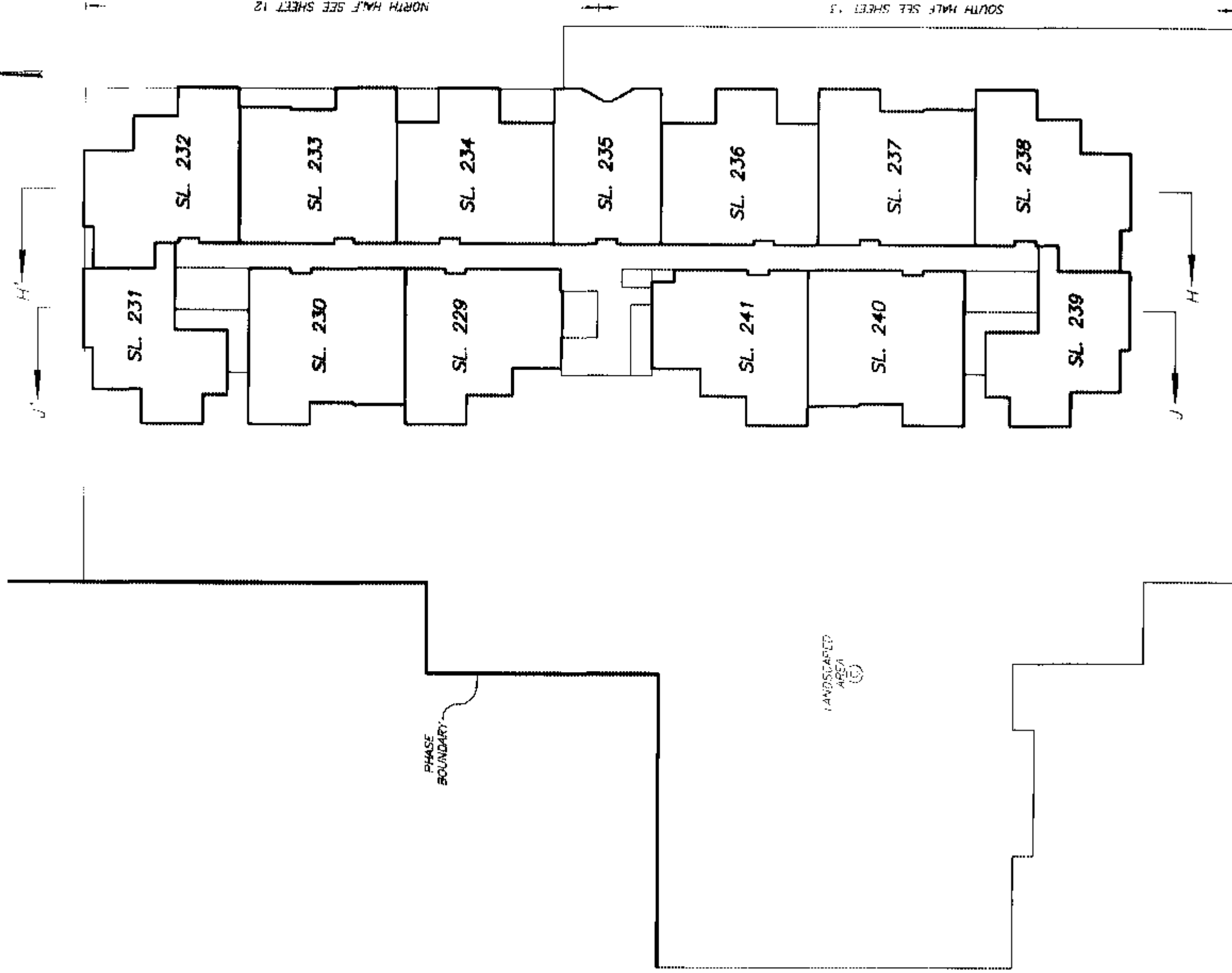
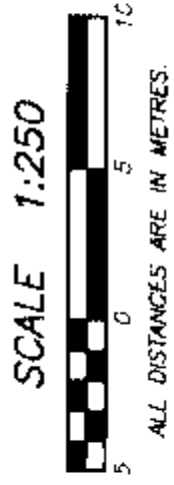
W.C.B.

ORIGINAL

SHEET 11 OF 19 SHEETS

**GROUND FLOOR
BUILDING D**

**STRATA PLAN LMS 3199
PHASE 4**



DRAWING # 30143-46
FILE # 30143-46_Gnd

DATE : OCTOBER 9, 2004
M.C.B.

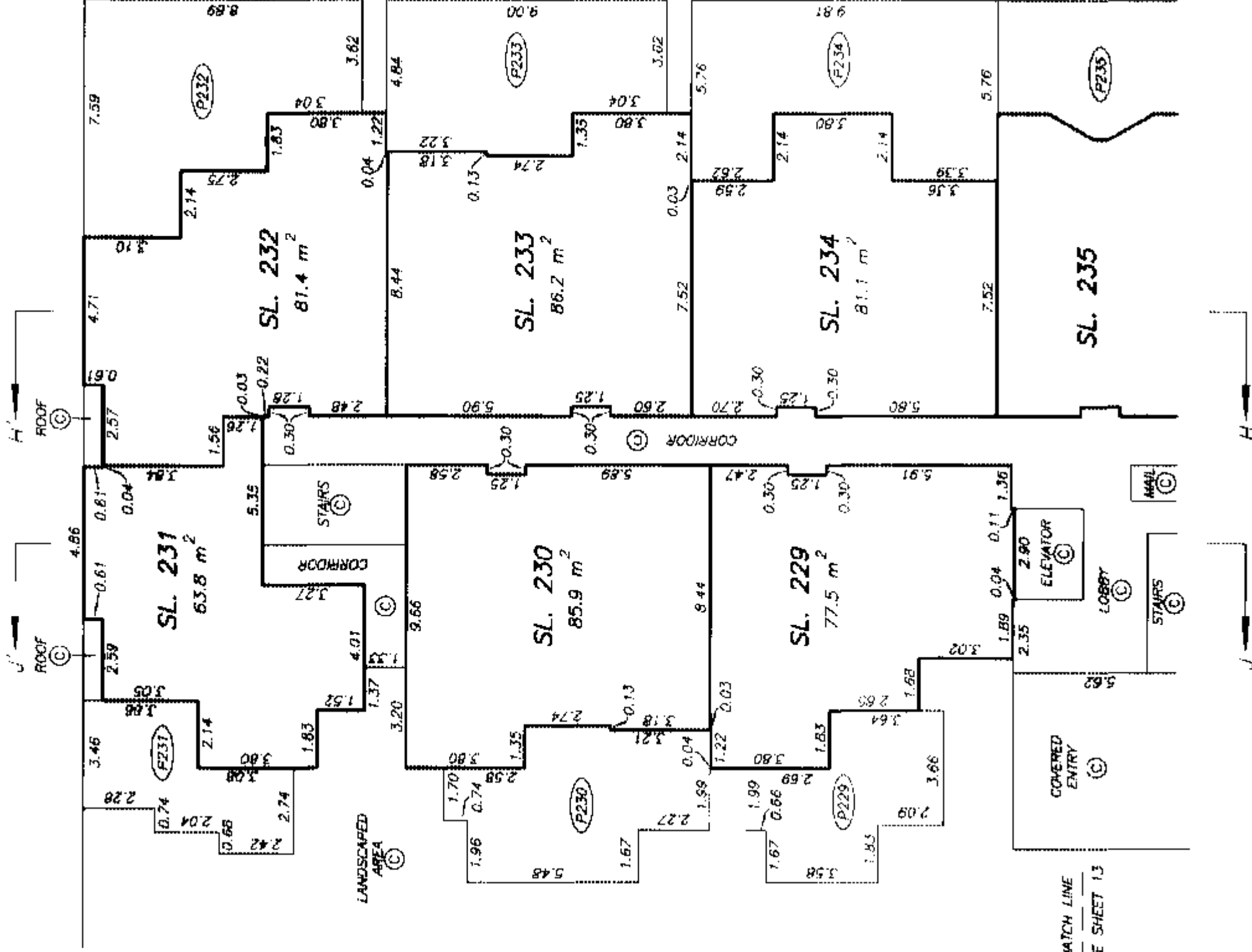
ORIGINAL

SHEET 12 OF 19 SHEETS

GROUND FLOOR PLAN
BUILDING D
(NORTH HALF)

STRATA PLAN LMS 3199
PHASE 4

SCALE 1:150
ALL DISTANCES ARE IN METRES.



MATCH LINE
SEE SHEET 13

MATCH LINE
SEE SHEET 13

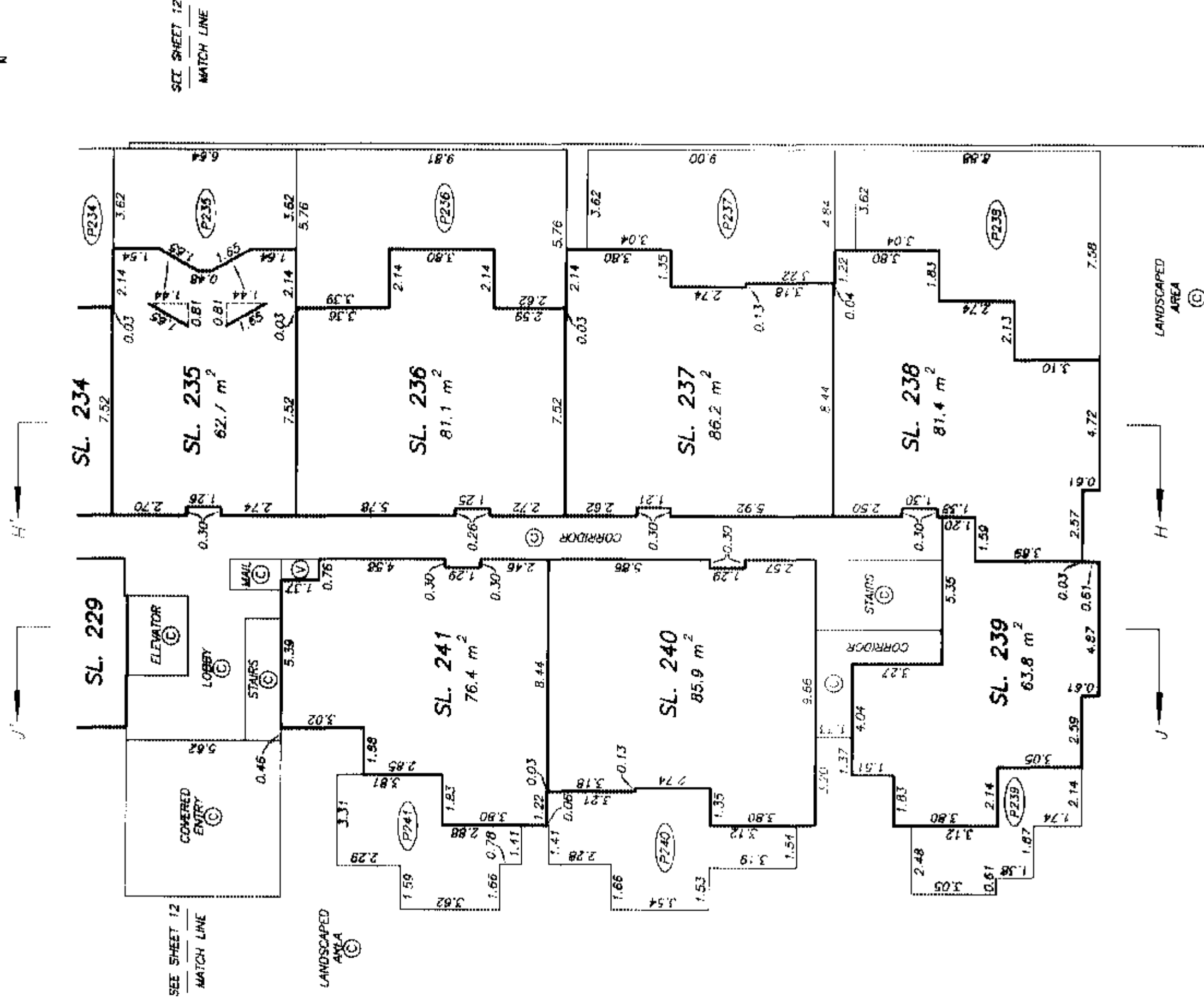
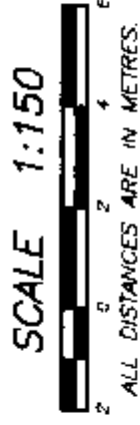
DRAWING # 30143-46
FILE # 30143-46_104

DATE : OCTOBER 9, 2004
77.6.8

ORIGINAL

SLEETHS 61 JO 133HS
SLEETH 13 JO 133HS

GROUND FLOOR PLAN
BUILDING D
(SOUTH HALF)

STRATA PLAN LMS 3199
PHASE 4

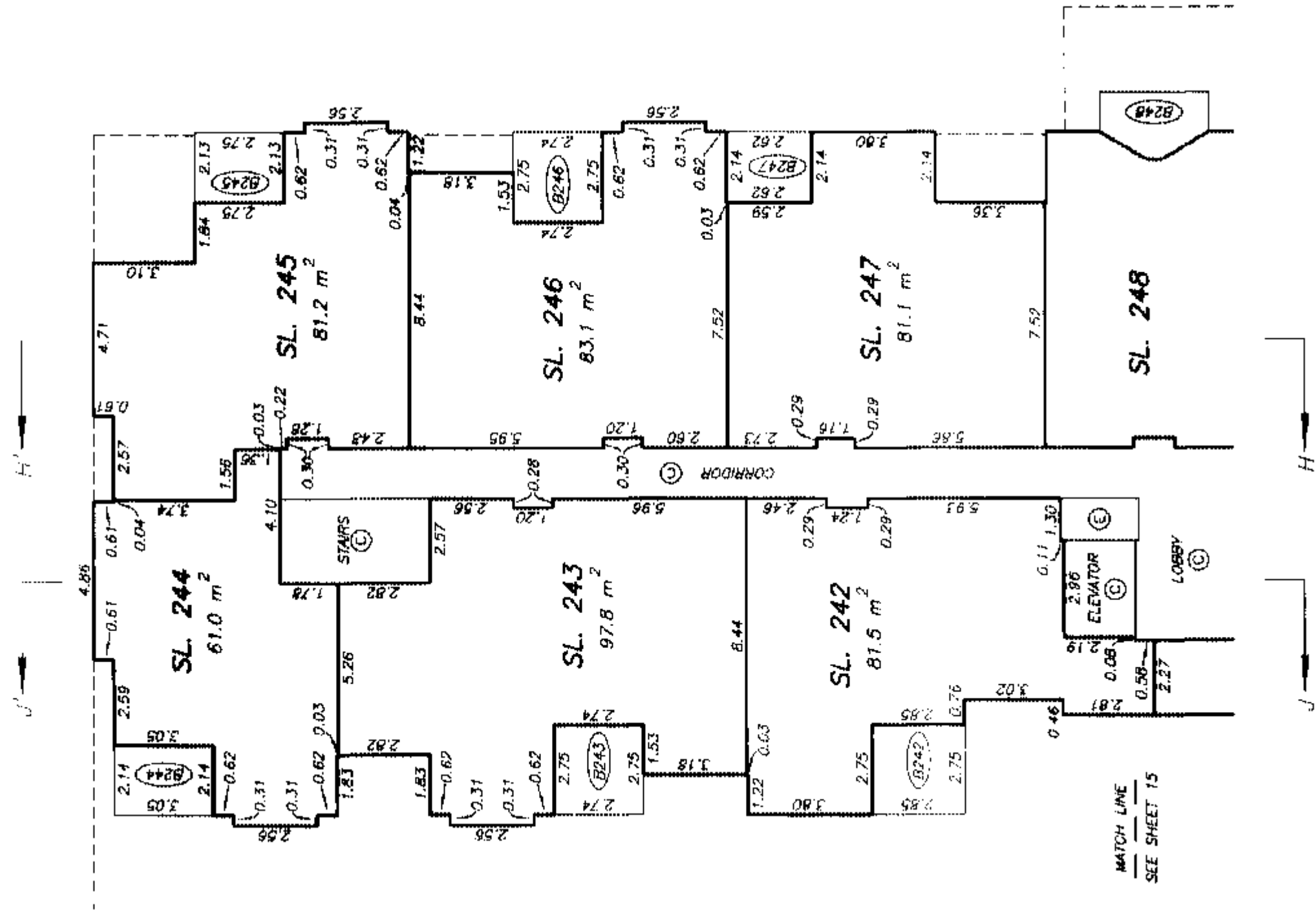
DEBATING # 30143-46
FILE # 30143-46-1st

DATE : OCTOBER 2, 2004
 J.W.C. af.

SECOND FLOOR PLAN
BUILDING D
(NORTH HALF)

STRATA PLAN LMS 3199
PHASE 4

SCALE 1:150

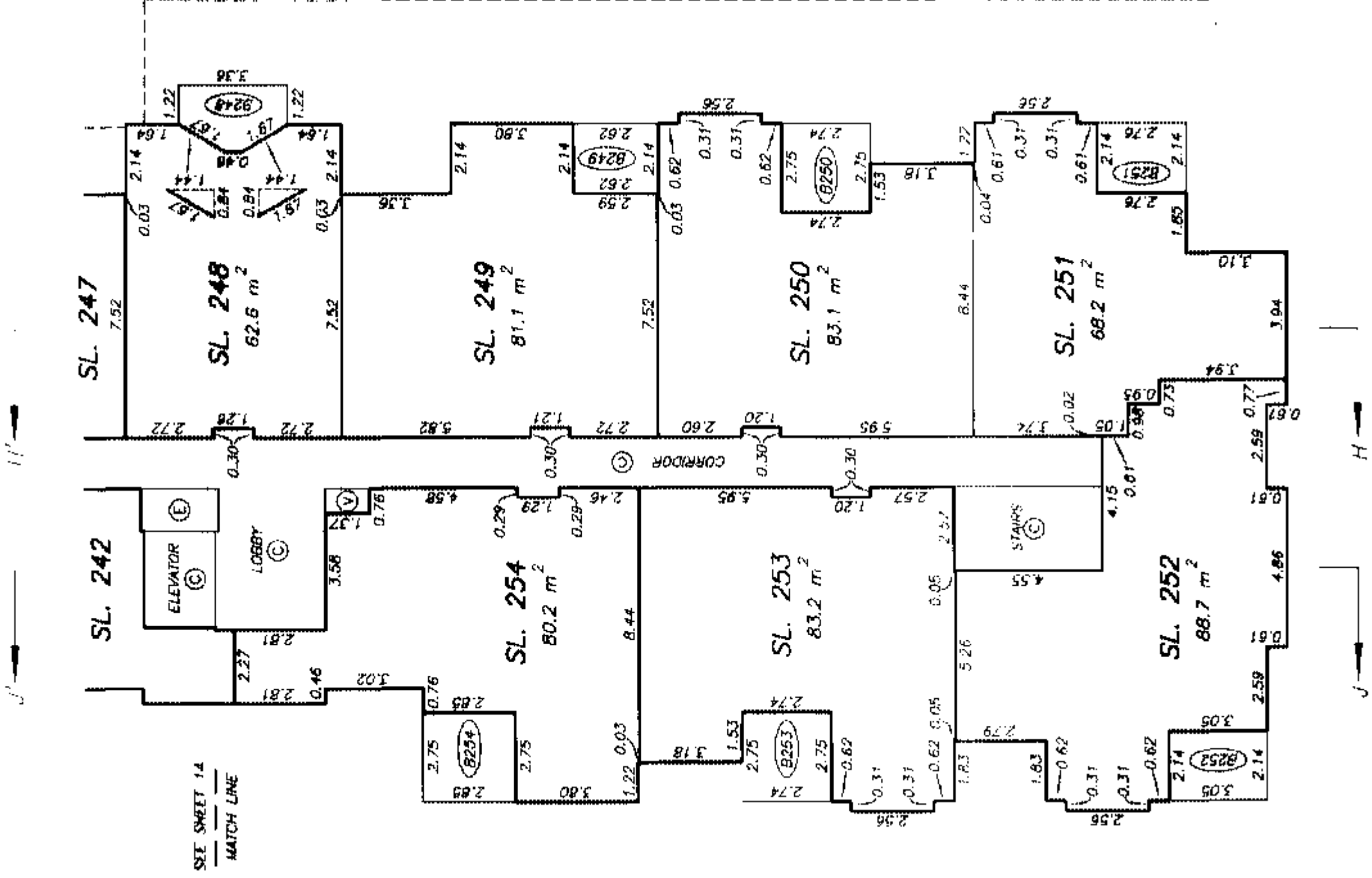
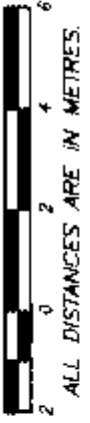


SHEET 15 OF 19 SHEETS

SECOND FLOOR PLAN
BUILDING D
(SOUTH HALF)

STRATA PLAN LMS 3199
PHASE 4

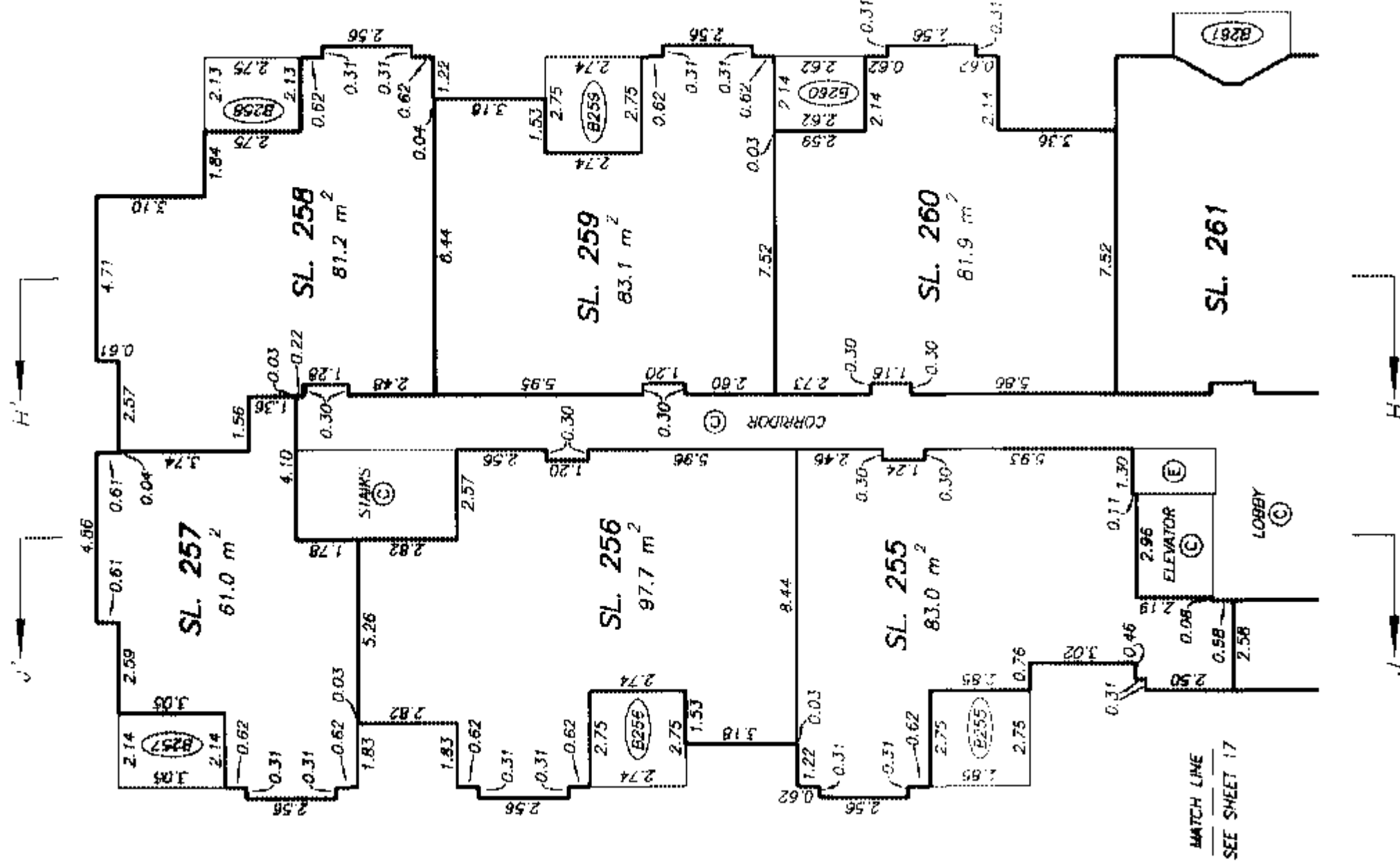
SCALE 1:150



THIRD FLOOR PLAN
BUILDING D
(NORTH HALF)

STRATA PLAN LMS 3199
PHASE 4

SCALE 1:150
0 2 4 6
ALL DISTANCES ARE IN METRES.

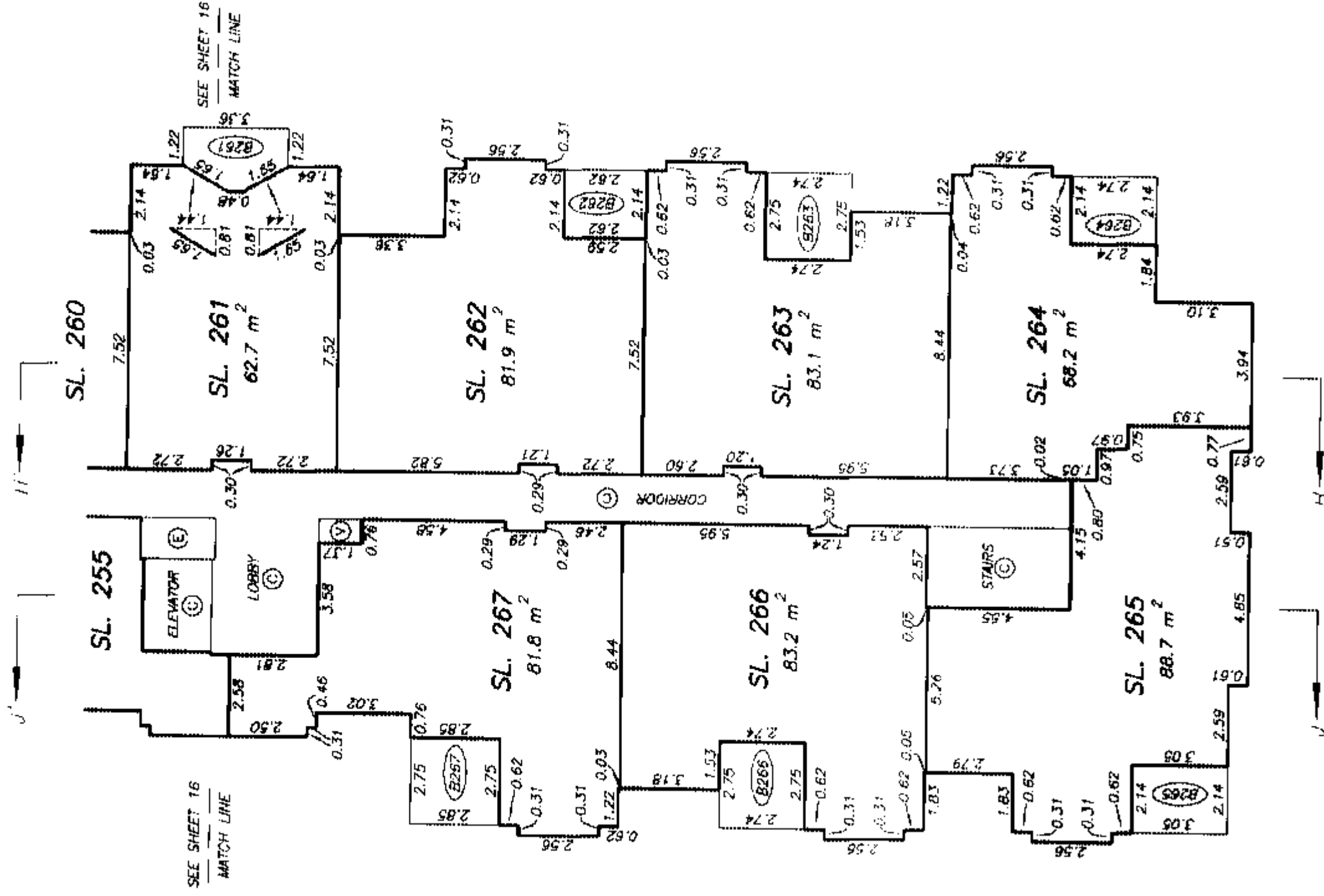
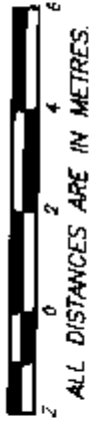


SHEET 17 OF 19 SHEETS

THIRD FLOOR PLAN
BUILDING D
(SOUTH HALF)

STRATA PLAN LMS 3199
PHASE 4

SCALE 1:150



DRAWING # 30143-46
FILE # 30143-46_3rd

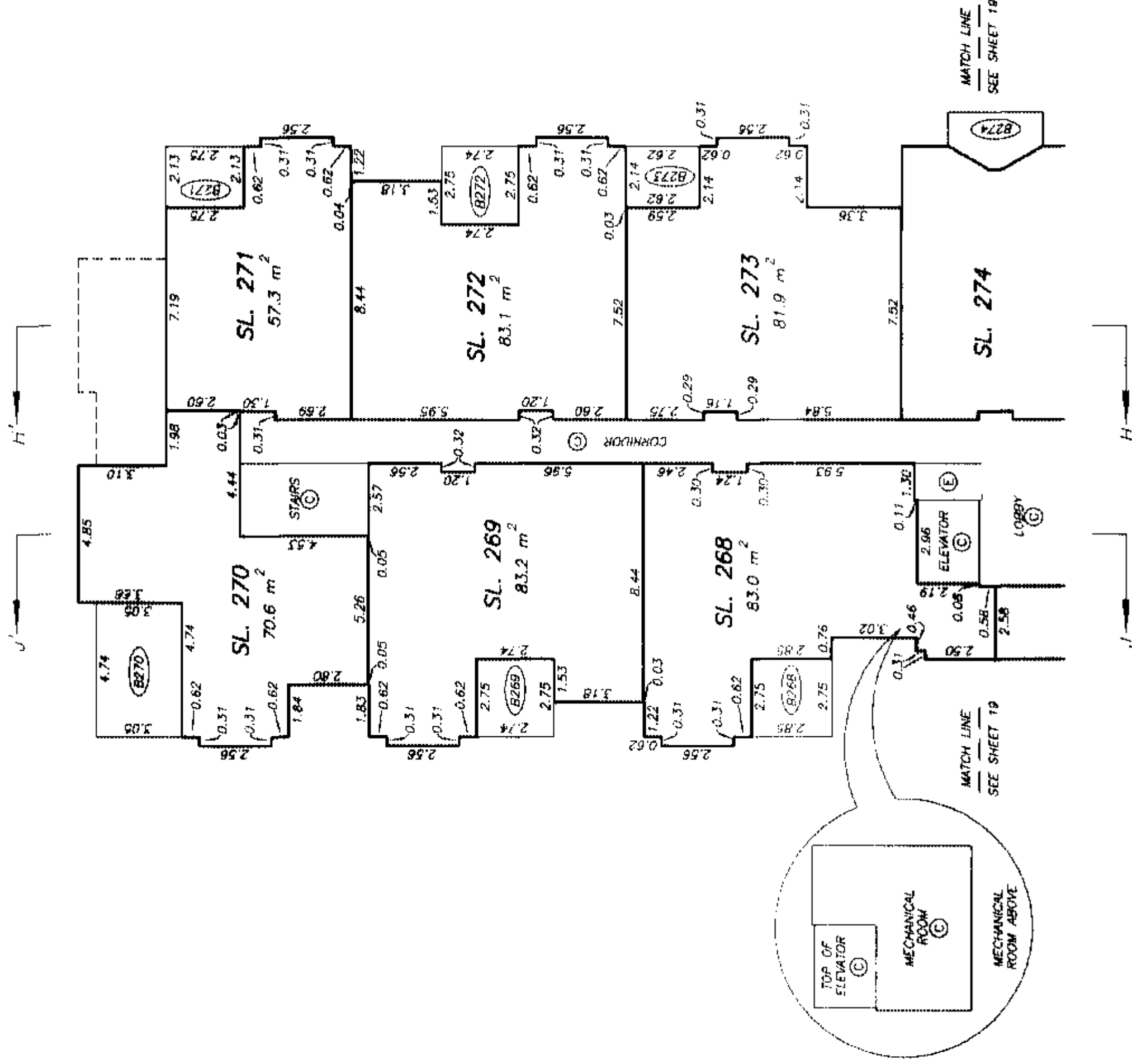
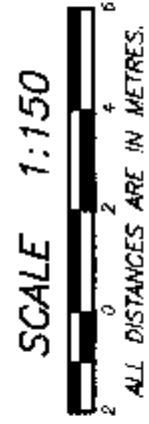
DATE : OCTOBER 8, 2004

M. C. B.

ORIGINAL

**FOURTH FLOOR PLAN
BUILDING D
(NORTH HALF)**

**STRATA PLAN LMS 3199
PHASE 4**



FOURTH FLOOR PLAN
BUILDING D
(SOUTH HALF)

STRATA PLAN LMS 3199
PHASE 4

