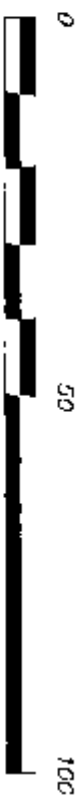


STRATA PLAN OF PART OF PARCEL 1,
SECTION 16, BLOCK 4 N., RANGE 6 W.,
N.W.D. REF. PLAN LMP 6816

STRATA PLAN LMS 930
PHASE ONE

CITY OF RICHMOND



SCALE 1 : 1000 DISTANCES ARE METRIC
B.C.G.S. 92G.015

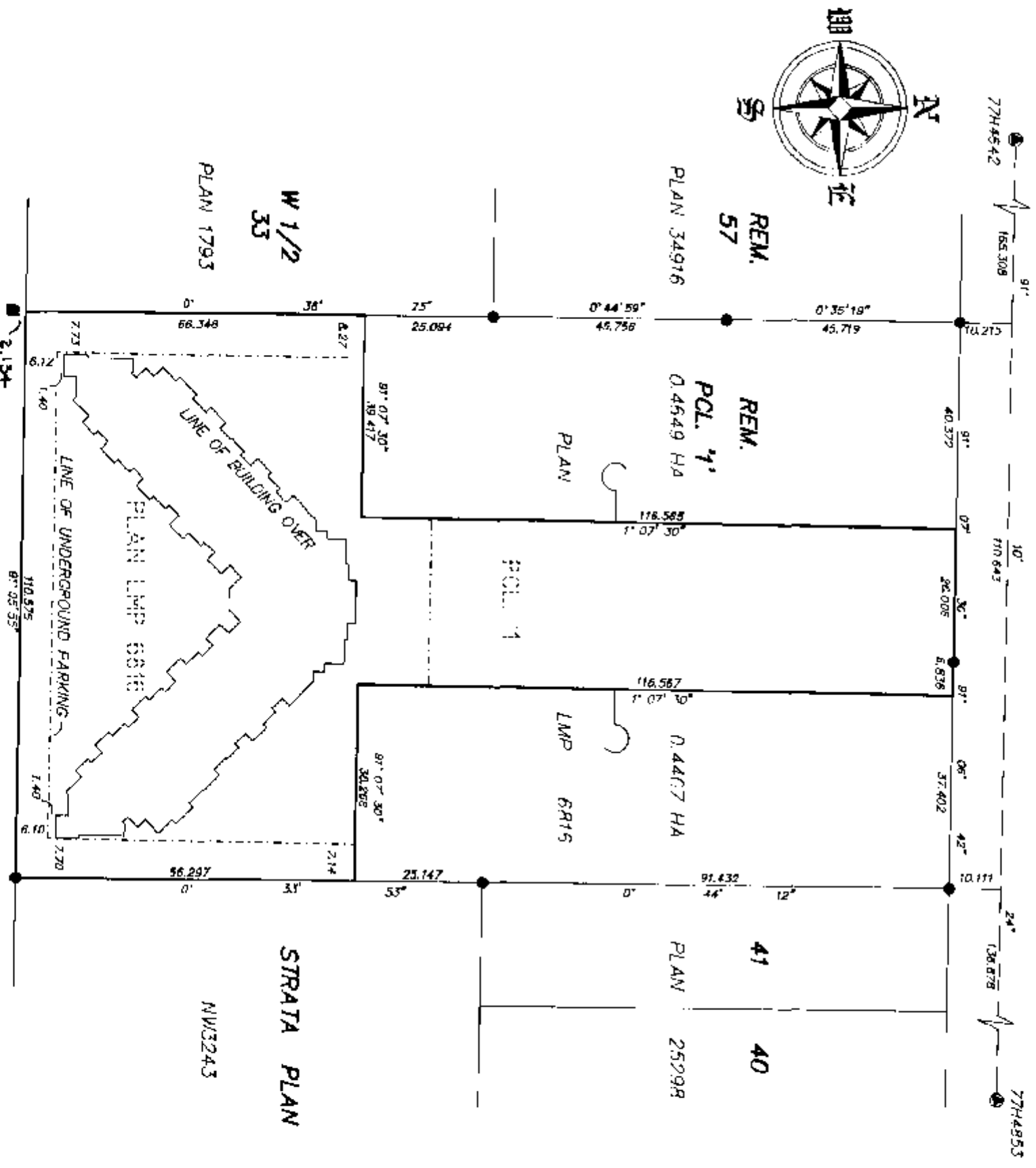
LEGEND :

- SL DENOTES STRATA LOT
- A DENOTES AREA
- m² DENOTES SQUARE METRES
- ⊙ DENOTES COMMON PROPERTY
- ⊕ DENOTES PATIO BEING LIMITED COMMON PROPERTY
- ⊖ DENOTES EXCLUSIVE USE OF ADJOINING STRATA LOT
- ⊗ DENOTES BALCONY BEING LIMITED COMMON PROPERTY FOR EXCLUSIVE USE OF ADJOINING STRATA LOT
- DENOTES OLD IRON POST FOUND
- DENOTES CONTROL MONUMENT
- DENOTES OLD LEAD PILE FOUND
- DENOTES JANITOR ROOM
- DENOTES SURVEY AREA NO. 18 - RICHMOND

THIS PLAN SHOWS GROUND - LEVEL MEASURED DISTANCES PRIOR TO COMPUTATION OF UTM CO-ORDINATES MULTIPLY BY COMBINED FACTOR 0.9996014

GRID BEARINGS ARE DERIVED FROM
CONTROL MONUMENTS
77H4542 AND 77H4253

JONES ROAD



BLUNDELL ROAD

STRATA PLAN

I, D. DYCK OF LANGLEY, B.C. A BRITISH
COLUMBIA LAND SURVEYOR HEREBY CERTIFY
THAT THE BUILDING ERECTED ON THE PARCEL
DESCRIBED ABOVE IS WHOLLY WITHIN THE
EXTERNAL BOUNDARIES OF THAT PARCEL.

DATED AT SURREY, B.C. MAY 1993
THIS 31st DAY OF

Dyck
R.C.L.S.

THIS PLAN LIES WITHIN THE GREATER
VANCOUVER REGIONAL DISTRICT

DEPOSITED AND REGISTERED IN THE LAND
TITLE OFFICE AT NEW WESTMINSTER B.C.
THIS 1st DAY OF JULY 1993

Assessor
DEPUTY REGISTRAR

BG251696 - BG251783

OWN. ADDRESS :

8200 JONES ROAD
RICHMOND, B. C.

" LAGUNA "

FORM E - BG251695
S.185 - BG254911

THE ADDRESS FOR SERVICE OF DOCUMENTS
OF THE STRATA CORPORATION IS :
THE OWNERS, STRATA PLAN LMS 930

#1070 - 1075 WEST GEORGIA STREET
VANCOUVER, B.C., V6E 3C9

DYCK AND ASSOCIATES
208 - 684E - KING GEORGE HIGHWAY
SURREY, B. C. V3W 4Z9
604-7627 FAX 604 7932
MAY 31, 1993
FILE: 91-1603

STRATA PLAN LMS 930
PHASE 1

CONDOMINIUM ACT

LOT No.	SHEET No.	FORM 1	FORM 2	FORM 3	CLAG ADDRESS SUITE No.
		SCHEDULE OF UNIT ENTITLEMENT UNIT ENTITLEMENT	SCHEDULE OF INTEREST UPON DESTRUCTION INTEREST UPON DESTRUCTION	SCHEDULE OF VOTING RIGHTS No OF VOTES	
1	8	942	179		
2	8	936	178		
3	8	961	183		
4	8	985	187		
5	8	1038	197		
6	8	1172	223		
7	8	721	144		
8	8	925	176		
9	8	930	177		
10	8	964	183		
11	7	964	183		
12	7	930	177		
13	7	925	176		
14	7	721	144		
15	7	1172	223		
16	7	1038	197		
17	7	930	177		
18	7	930	177		
19	7	936	178		
20	7	942	179		
21	10	756	144		
22	10	939	169		
23	10	936	168		
24	10	961	173		
25	10	985	177		
26	10	1067	192		
27	10	1172	211		
28	10	721	137		
29	10	925	167		
30	10	930	167		
31	10	964	174		
32	10	896	161		
33	9	896	161		
34	9	964	174		
35	9	930	167		
36	9	925	167		
37	9	721	137		
38	9	1172	211		
39	9	1067	192		
40	9	930	167		
41	9	930	167		
42	9	936	168		
43	9	942	170		
44	9	756	144		
45	12	756	147		

MAY 31, 1993
FILE: 91-1603

STRATA PLAN LMS 930

PHASE 1

CONDOMINIUM ACT

LOT No.	SHEET No.	FORM 1	FORM 2	FORM 3	CIVIC ADDRESS SUITE No.
		SCHEDULE OF UNIT ENTITLEMENT	SCHEDULE OF INTEREST UPON RESTRICTION	SCHEDULE OF VOTING RIGHTS	
46	12	942	174		
47	12	936	173		
48	12	930	172		
49	12	955	177		
50	12	1067	197		
51	12	1238	229		
52	12	721	141		
53	12	925	171		
54	12	930	172		
55	12	964	178		
56	12	896	175		
57	11	896	175		
58	11	964	178		
59	11	930	172		
60	11	925	171		
61	11	721	141		
62	11	1172	217		
63	11	1067	197		
64	11	930	172		
65	11	930	172		
66	11	936	173		
67	11	942	174		
68	11	756	147		
69	14	756	155		
70	14	942	184		
71	14	936	183		
72	14	930	181		
73	14	721	148		
74	14	949	185		
75	14	930	181		
76	14	964	188		
77	14	896	184		
78	13	896	184		
79	13	964	188		
80	13	930	181		
81	13	949	185		
82	13	721	148		
83	13	1172	229		
84	13	955	186		
85	13	930	181		
86	13	936	183		
87	13	942	184		
88	13	756	155		
AGGREGATE		82087	15491		

PHASE 1 STRATA PLAN LMS 930

I HEREBY CERTIFY THAT THE COMMON FACILITY
(SOCIAL LOUNGE, CHANGING FACILITIES,
EXERCISE ROOM, INDOOR WHIRLPOOL,
MEETING ROOM, RESIDENT MANAGER OFFICE)

WHICH ACCORDING TO FORM E TO THE ACT
WAS TO HAVE BEEN CONSTRUCTED IN CONJUNCTION
WITH THIS PHASE HAS BEEN SATISFACTORILY PROVIDED FOR.

DATED THIS 7th DAY OF July 1993

[Signature]
APPROVING OFFICER RON MANN
CITY OF RICHMOND

APPROVED UNDER THE CONDOMINIUM ACT
AS TO PHASE 1 OF A THREE PHASE STRATA PLAN

DATED THIS 7th DAY OF July 1993

[Signature]
APPROVING OFFICER RON MANN
CITY OF RICHMOND

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 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

[Signature]
RALE SHAMIDIR

DECLARED BEFORE ME AT Vancouver B.C.
THIS 7 DAY OF July 1993.

A COMMISSIONER FOR TAKING AFFIDAVITS WITHIN
THE PROVINCE OF BRITISH COLUMBIA
[Signature]
John S. Smith

ACCEPTED-AS TO FORMS 1, 2, AND 3
THIS 9 DAY OF July 1993

[Signature]
SUPERINTENDENT OF REAL ESTATE

OWNER:

POLYGON LAGUNA DEVELOPMENT LIMITED
(INCORPORATION NO. 410693)
BY ITS AUTHORIZED SIGNATORY (S)

AUTHORIZED SIGNATORY [Signature]

M. J. Adam

Michael Adam

AUTHORIZED SIGNATORY [Signature]

Law Sepmoris

WITNESS [Signature]

John P. Wans

Robert G. Bennett
OCCUPATION OF WITNESS

1800 Steeles Ave. W. Unit 100
ADDRESS OF WITNESS

MORTGAGEE

CITIBANK CANADA

AUTHORIZED SIGNATORY [Signature]

Dennis Keith Pitken

AUTHORIZED SIGNATORY [Signature]

WITNESS [Signature]

Adriana Foster

OCCUPATION OF WITNESS

3260-666 Burrard St.

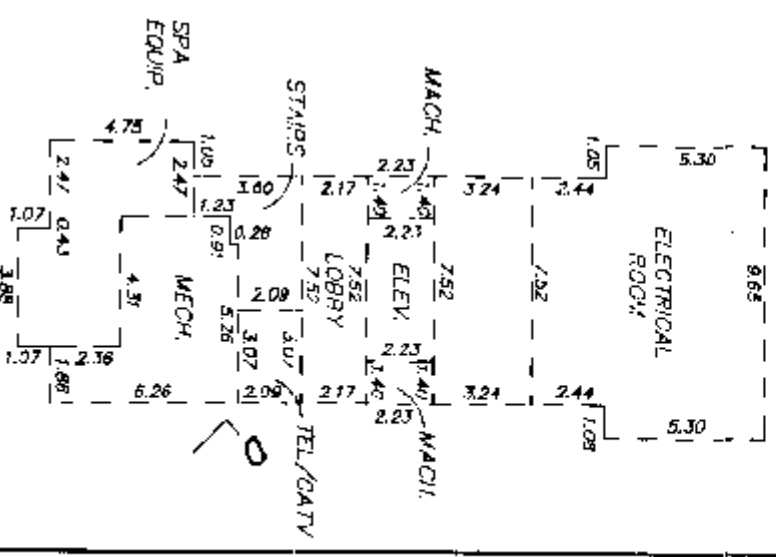
ADDRESS OF WITNESS

I, DUDOK OF LANGLEY, B.C. A BRITISH
COLUMBIA LAND SURVEYOR HEREBY CERTIFY
THAT THE BUILDING SHOWN IN THIS
STRATA PLAN HAS NOT AS OF
THE 31st DAY OF MAY 1993
BEEN PREVIOUSLY OCCUPIED

DATED AT SURREY, B.C.
THIS 31st DAY OF MAY 1993

[Signature]
D. DUDOK

PHASE 1
STRATA PLAN LMS 9.30



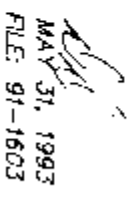
PARKING

50.0f

54.54

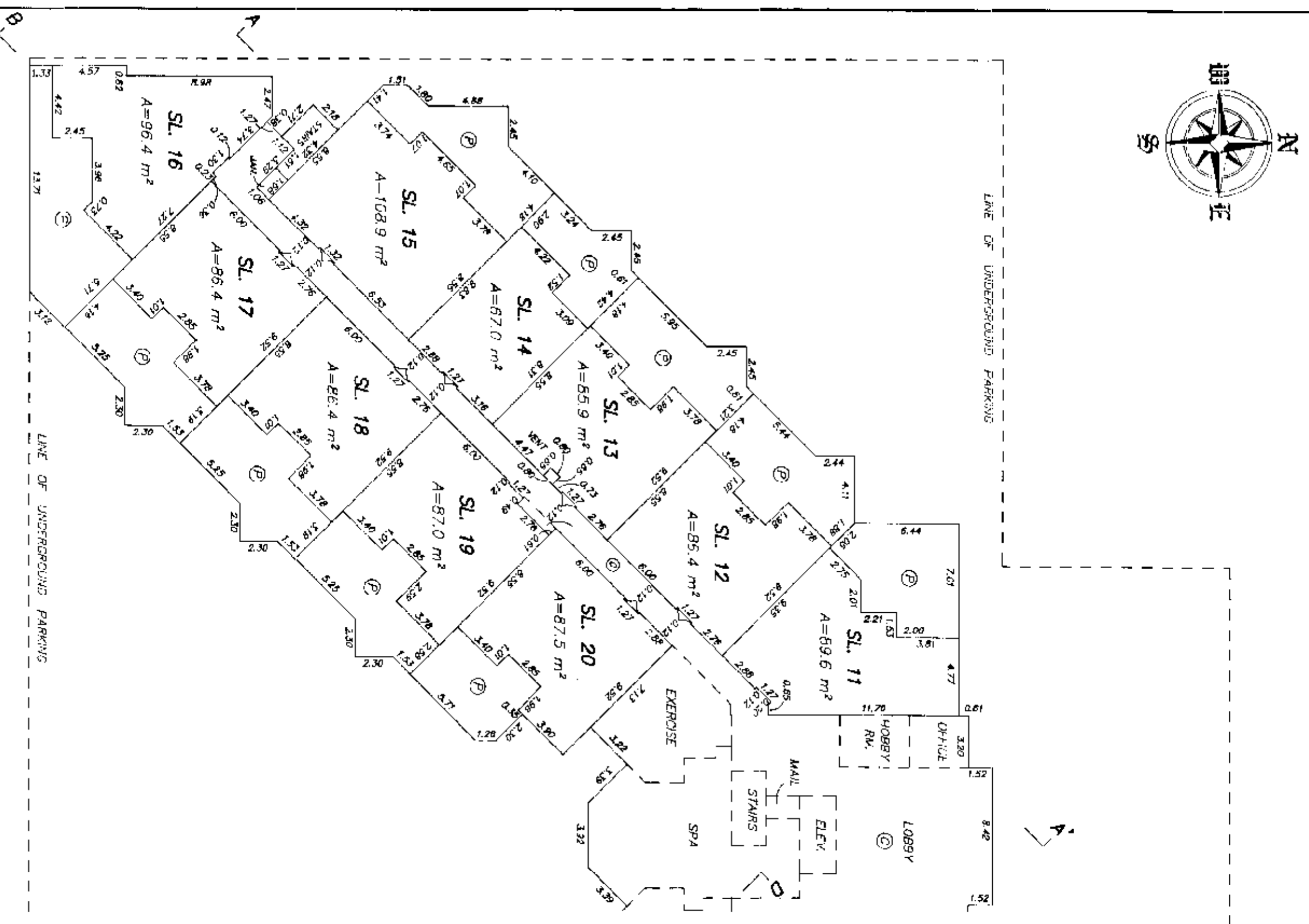
FILE: 91-1603
MAY 31 1993
JES

PHASE 1
STRATA PLAN LMS930



FIRST FLOOR (WEST)
FLOOR PLANS

PHASE 1
STRATA PLAN LMS 930



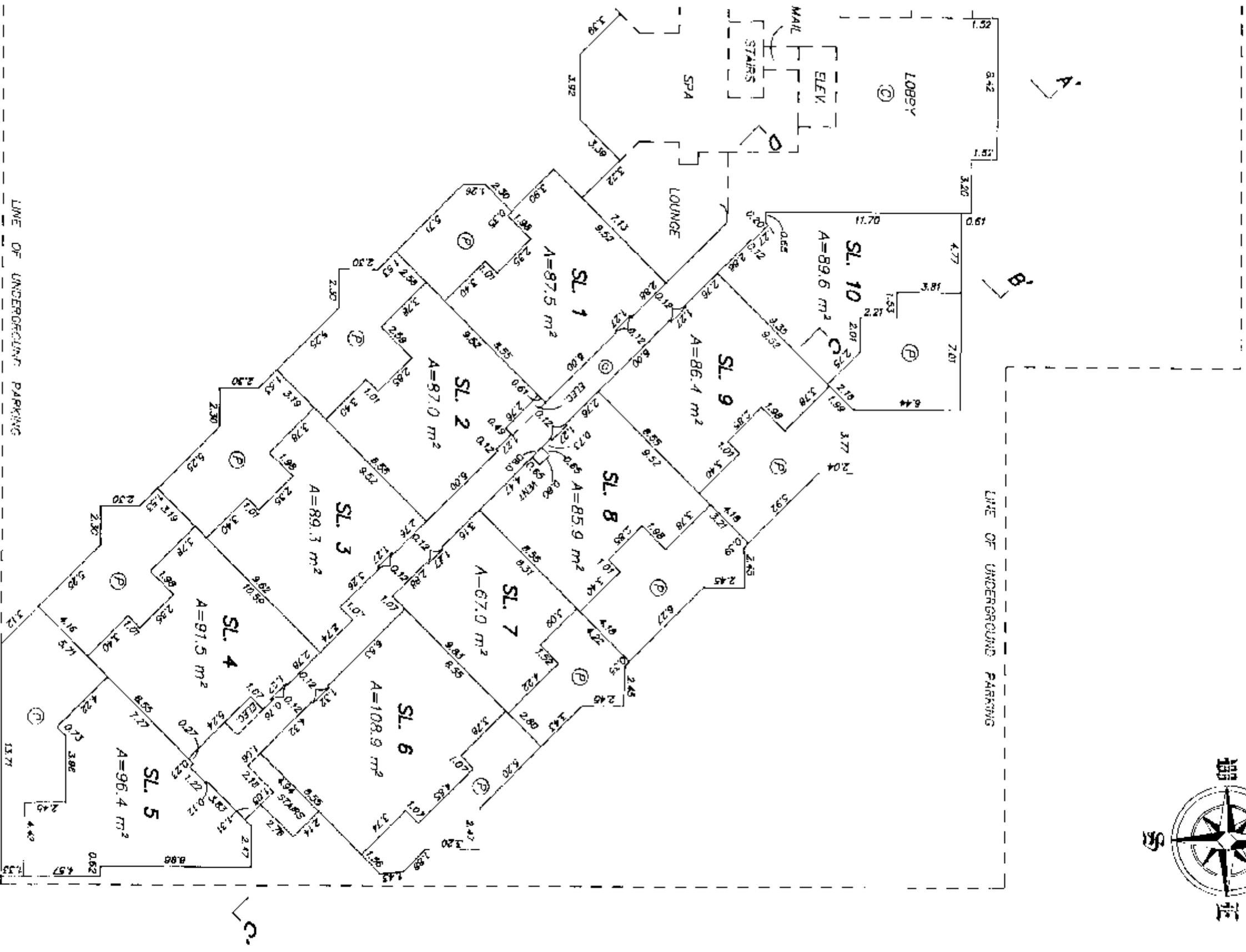
MAY 31, 1993
FIVE: 97-16037

FIRST FLOOR (EAST)
FLOOR PLANS

PHASE 1
STRATA PLAN LMS930

SHEET 8 OF 18 SHEETS

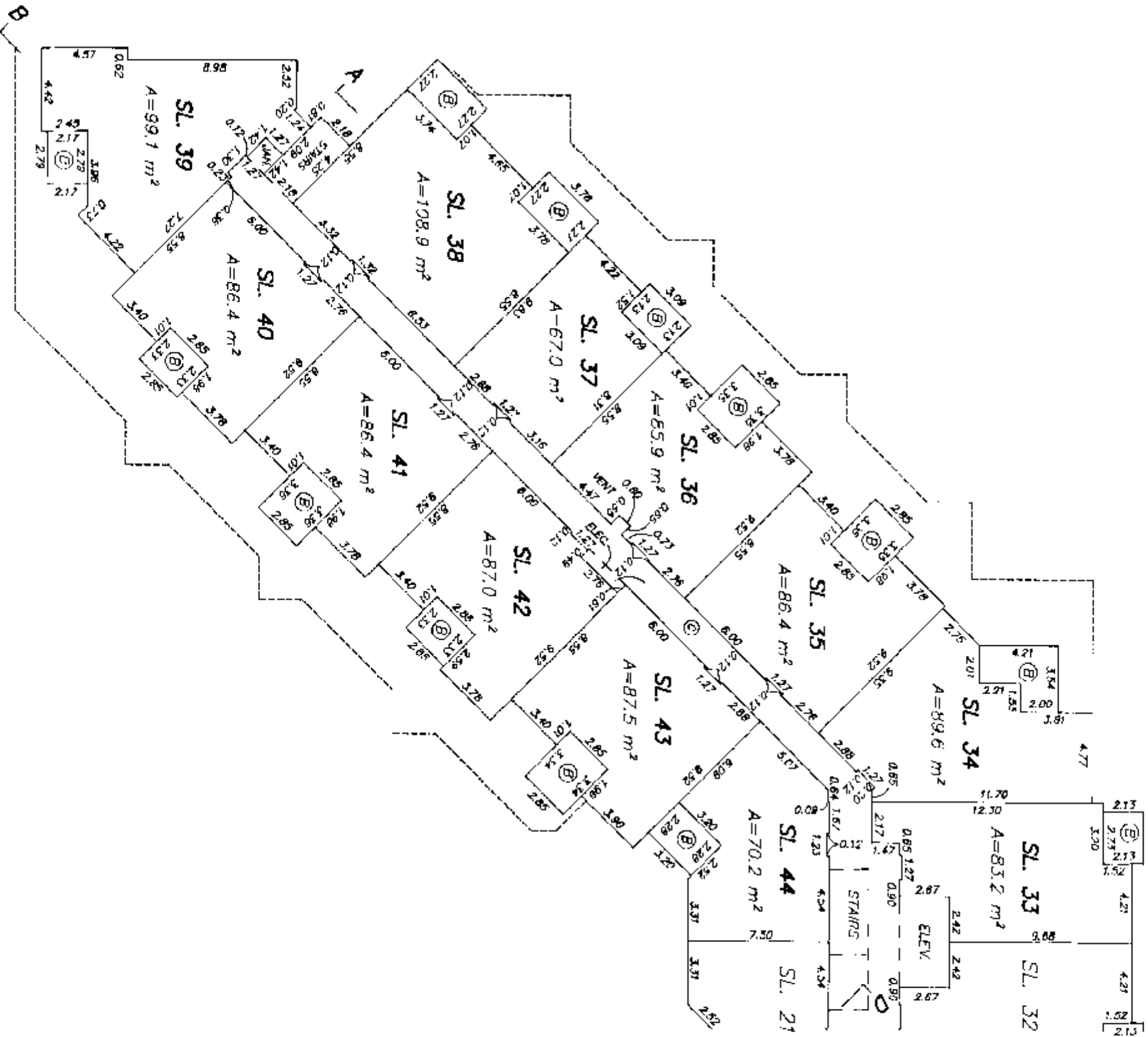
0 5 10 15 20
SCALE 1 : 250 DISTANCES ARE METRIC



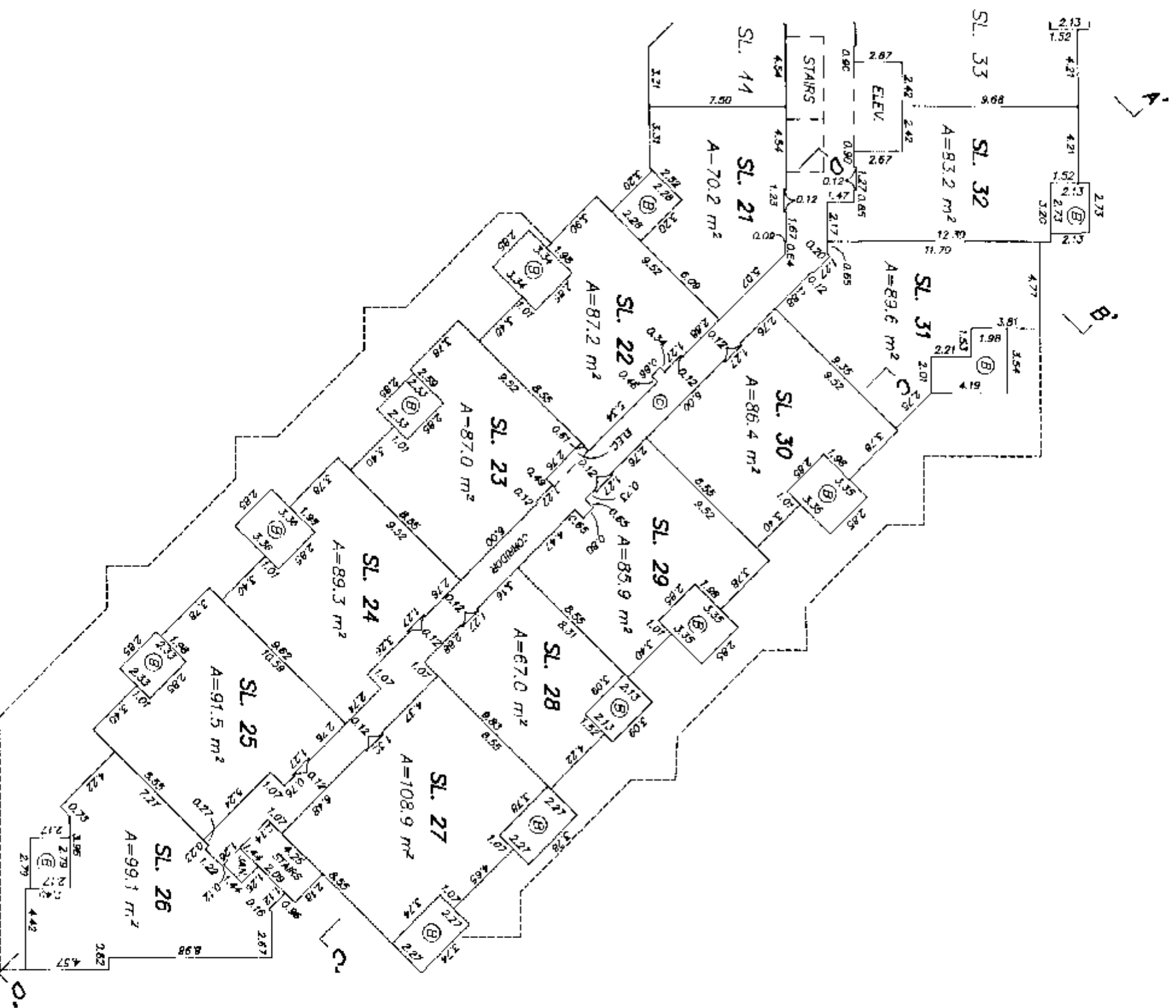
MAY 31, 1993
FILE: 91-1603

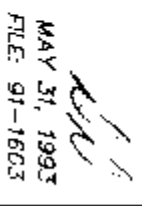
SECOND FLOOR (WEST)
FLOOR PLANS

PHASE 1
STRATA PLAN LMS930



MAY 31, 1993
FILE: 91-1603

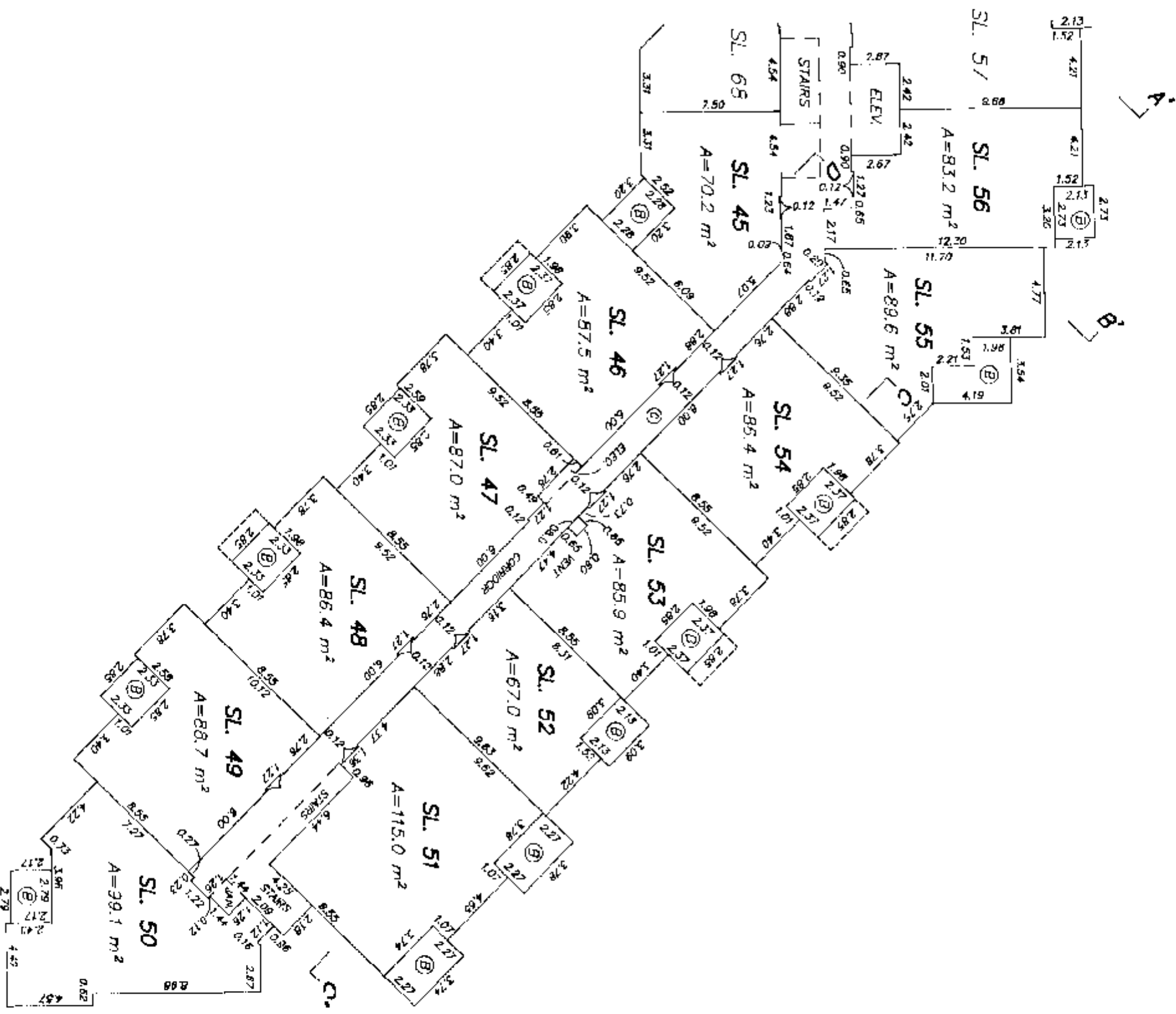
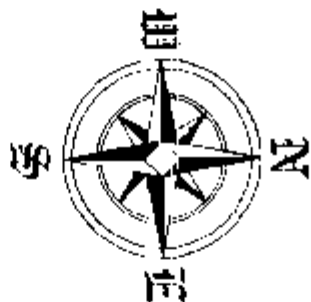




THIRD FLOOR (EAST)
FLOOR PLANS

PHASE 1
STRATA PLAN LMS 930

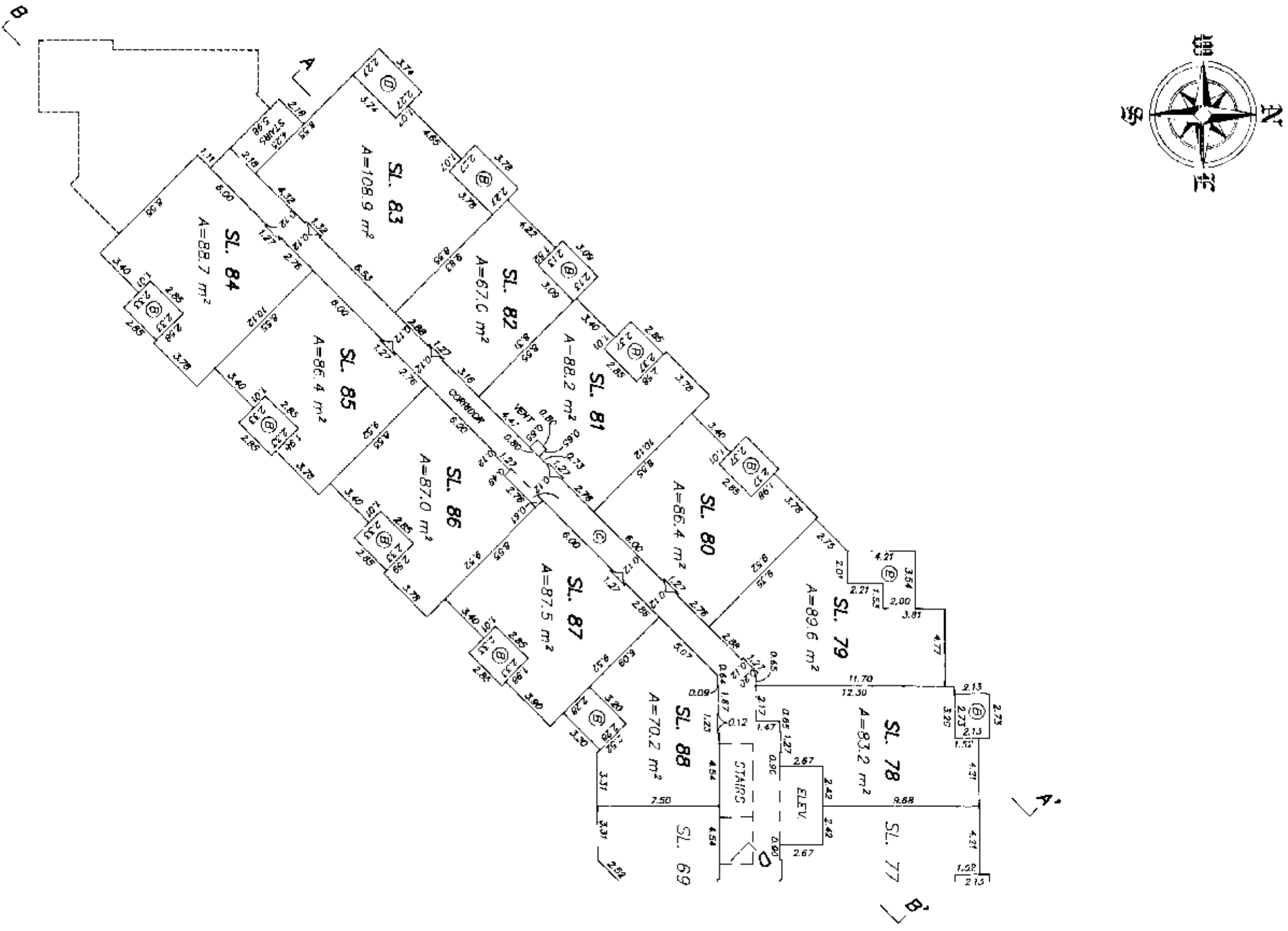
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SCALE 1 : 250 DISTANCES ARE METRIC



FOURTH FLOOR (WEST) FLOOR PLANS

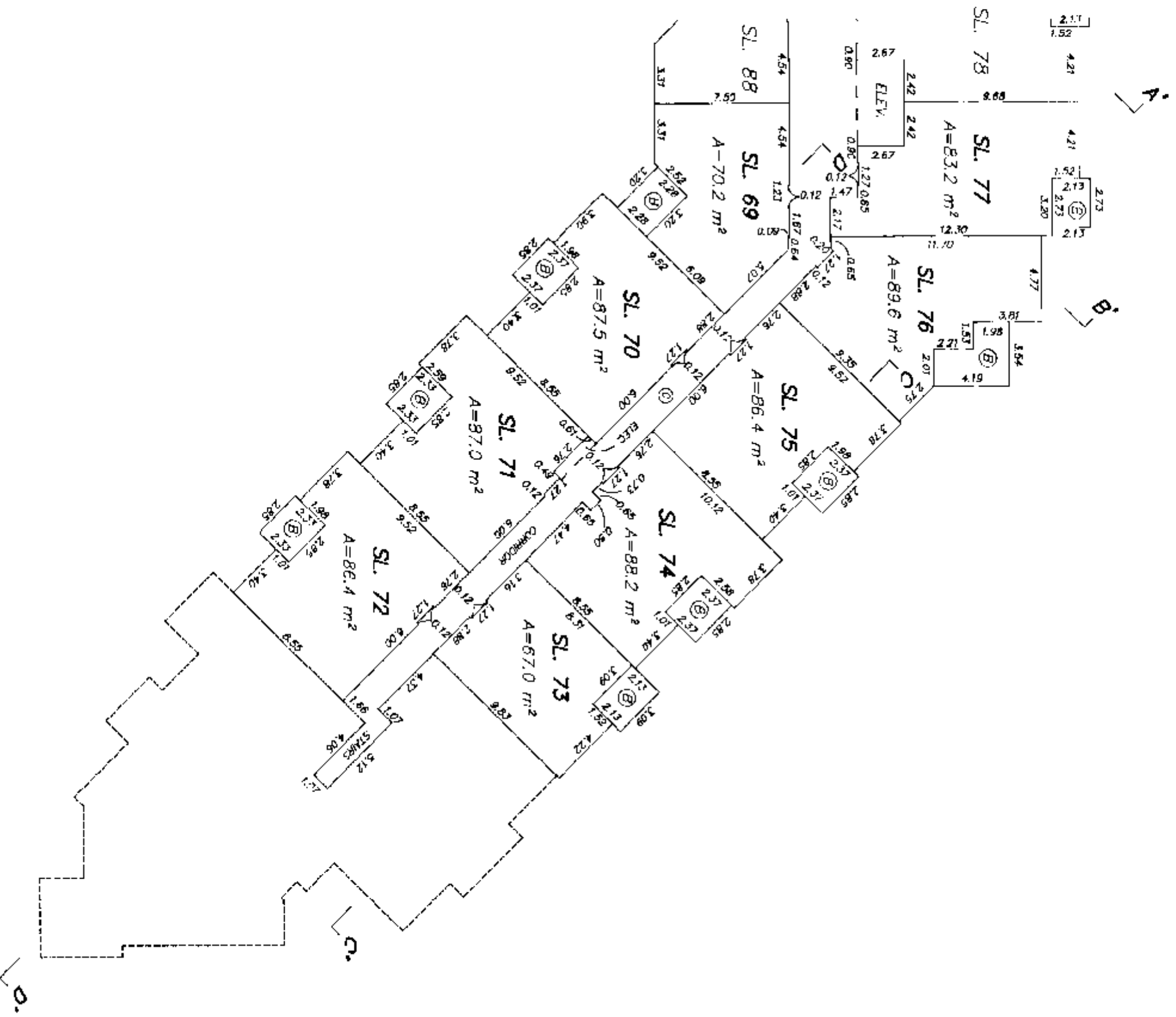
PHASE 1 STRATA PLAN LMS 930

SHEET 13 OF 18 SHEETS



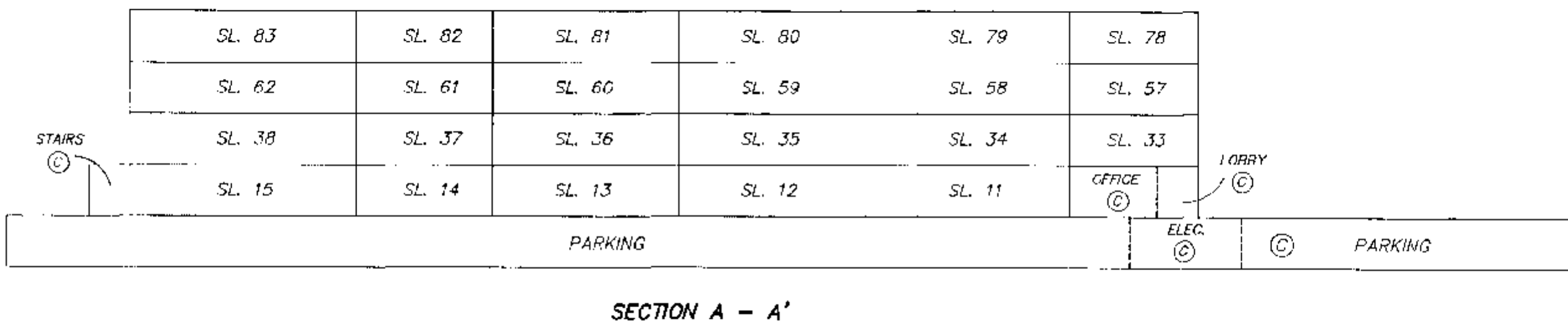
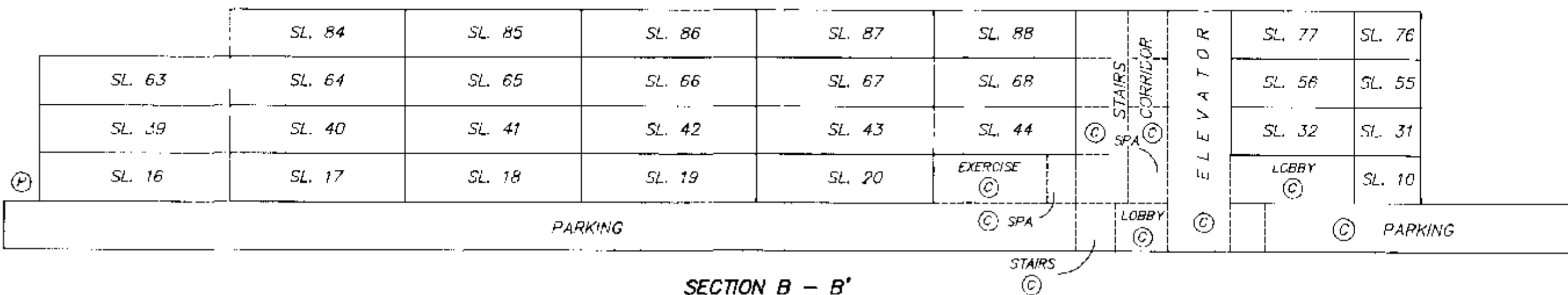
MAY 31, 1993
FILE: 91-1503

PHASE 1
STRATA PLAN LMS 930



MAY 31, 1993
 FILE: 91-1603

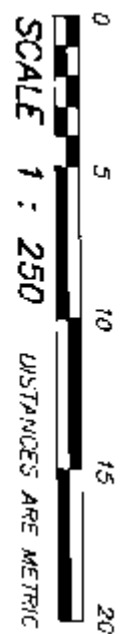
SECTIONS
SCALE 1 : 250
DISTANCES ARE METRIC



PHASE 1
STRATA PLAN LMS 930

MAY 31, 1993
FILE: 91-1603

SECTIONS



	SL. 69	SL. 70	SL. 71	SL. 72		
Ⓒ	SL. 45	SL. 46	SL. 47	SL. 48	SL. 49	SL. 50
CORRIDOR	SL. 21	SL. 22	SL. 23	SL. 24	SL. 25	SL. 26
	LOUNGE Ⓒ	SL. 1	SL. 2	SL. 3	SL. 4	SL. 5
	PARKING Ⓒ					
						Ⓔ

SECTION D - D'

SL. 76	SL. 75	SL. 74	SL. 73	
SL. 55	SL. 54	SL. 53	SL. 52	SL. 51
SL. 31	SL. 30	SL. 29	SL. 28	SL. 27
SL. 10	SL. 9	SL. 8	SL. 7	SL. 6
	PARKING Ⓒ			

SECTION C - C'

PHASE 1
STRATA PLAN LMS 930

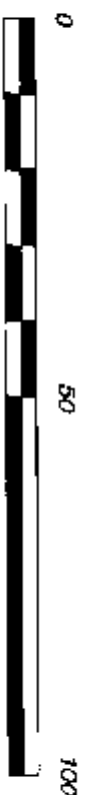
FILING		DOCUMENTS	
NUMBER	DATE	DATE	NATURE AND PARTICULARS
B6251788	15/07/1993		NOTIFICATION OF CHANGE OF SYLLABUS
B6102487	Mar. 25/97		Change of Syllabus

FILE: 91-1603	
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STRATA PLAN OF PART OF PARCEL 1,
SECTION 16, BLOCK 4 N., RANGE 6 W.,
N.W.D. REF. PLAN LMP6816

PHASE 2
STRATA PLAN LMS930

CITY OF RICHMOND



SCALE 1 : 1000 DISTANCES ARE METRIC

B.C.G.S. 92G.015

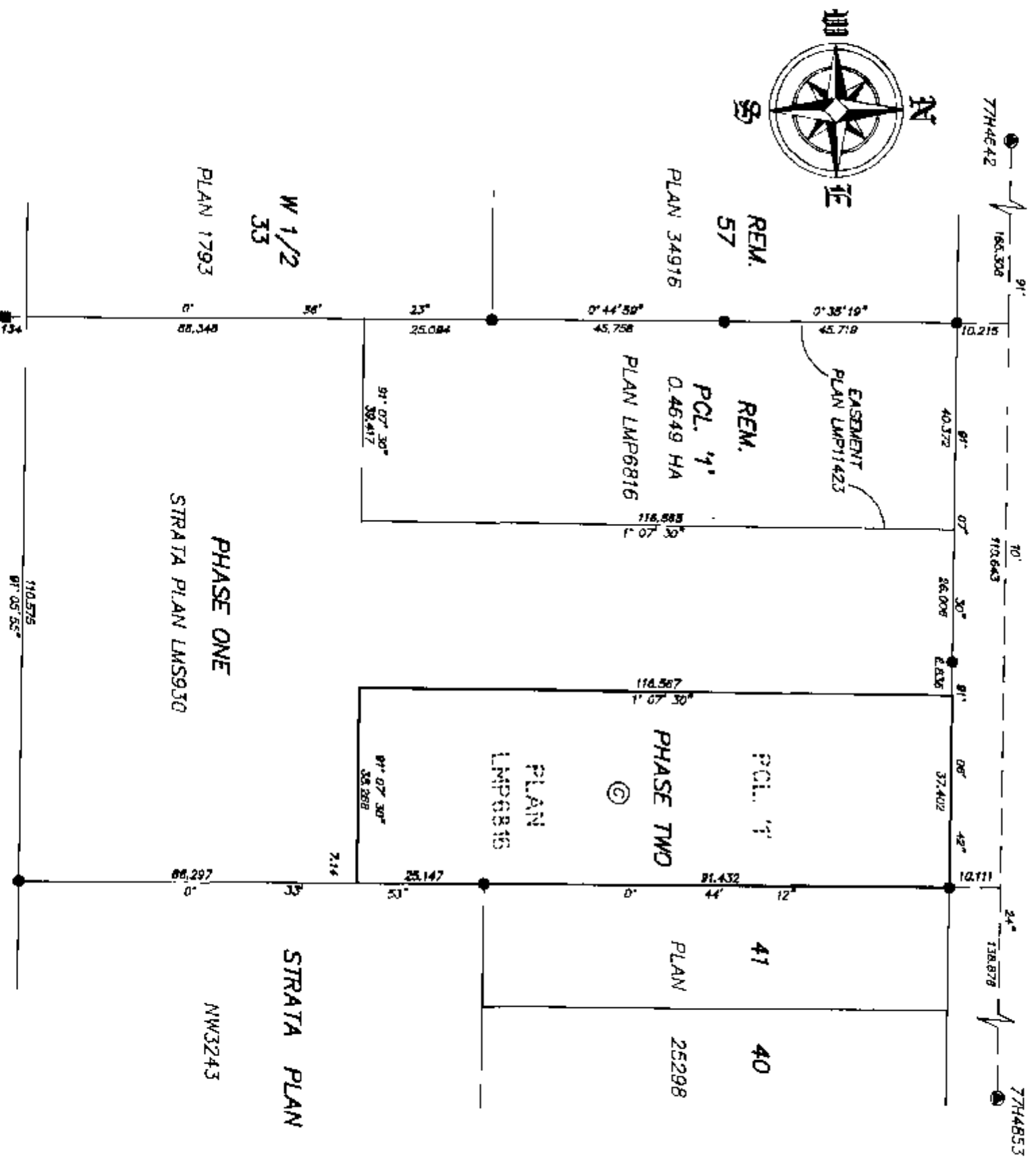
LEGEND :

- SL. DENOTES STRATA LOT
- A. DENOTES AREA
- m² DENOTES SQUARE METRES
- ⊙ DENOTES COMMON PROPERTY
- ⊙ DENOTES PATIO BEING LIMITED COMMON PROPERTY FOR EXCLUSIVE USE OF ADJOINING STRATA LOT.
- ⊙ DENOTES BALCONY BEING LIMITED COMMON PROPERTY FOR EXCLUSIVE USE OF ADJOINING STRATA LOT.
- DENOTES OLD IRON POST FOUND
- ⊙ DENOTES CONTROL MONUMENT
- DENOTES OLD LEAD PLUG FOUND

INTEGRATED SURVEY AREA No. 18 - RICHMOND
THIS PLAN SHOWS GROUND - LEVEL MEASURED DISTANCES
PRIOR TO COMPUTATION OF UTM CO-ORDINATES MULTIPLY
BY COMBINED FACTOR 0.9996014.

GRID BEARINGS ARE DERIVED FROM
CONTROL MONUMENTS
77H4642 AND 77H4853

JONES ROAD



BLUNDELL ROAD

I, D. DYCK OF LANGLEY, B.C. A BRITISH
COLUMBIA LAND SURVEYOR HEREBY CERTIFY
THAT THE BUILDING ERECTED ON THE PARCEL
DESCRIBED ABOVE IS WHOLLY WITHIN THE
EXTERNAL BOUNDARIES OF THAT PARCEL.

DATED AT SURREY, B.C. _____ 1993
THIS 31st DAY OF DEC.

D. Dyck
B.C.L.S.

DEPOSITED AND REGISTERED IN THE LAND
TITLE OFFICE AT NEW WESTMINSTER B.C.
THIS 21st DAY OF FEBRUARY 1994.

DEPUTY REGISTRAR

BH48017 - BH48094

CIMC ADDRESS :

8220 JONES ROAD
RICHMOND, B. C.

" LAGUNA "

THE ADDRESS FOR SERVICE OF DOCUMENTS
OF THE STRATA CORPORATION IS 930
THE OWNERS, STRATA PLAN LMS

#1070 - 1075 WEST GEORGIA STREET
VANCOUVER, B.C., V6E 3C9

DYCK AND ASSOCIATES

2208 - 6846 - KING GEORGE HIGHWAY
SURREY, B. C. V3W 4Z9
594-7627 FAX 594-7932 DEC. 31, 1993
FILE: 91-1603

THIS PLAN LIES WITHIN THE GREATER
VANCOUVER REGIONAL DISTRICT

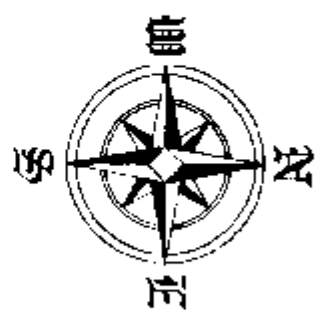
SITE PLAN

PHASE 2
STRATA PLAN LMS930



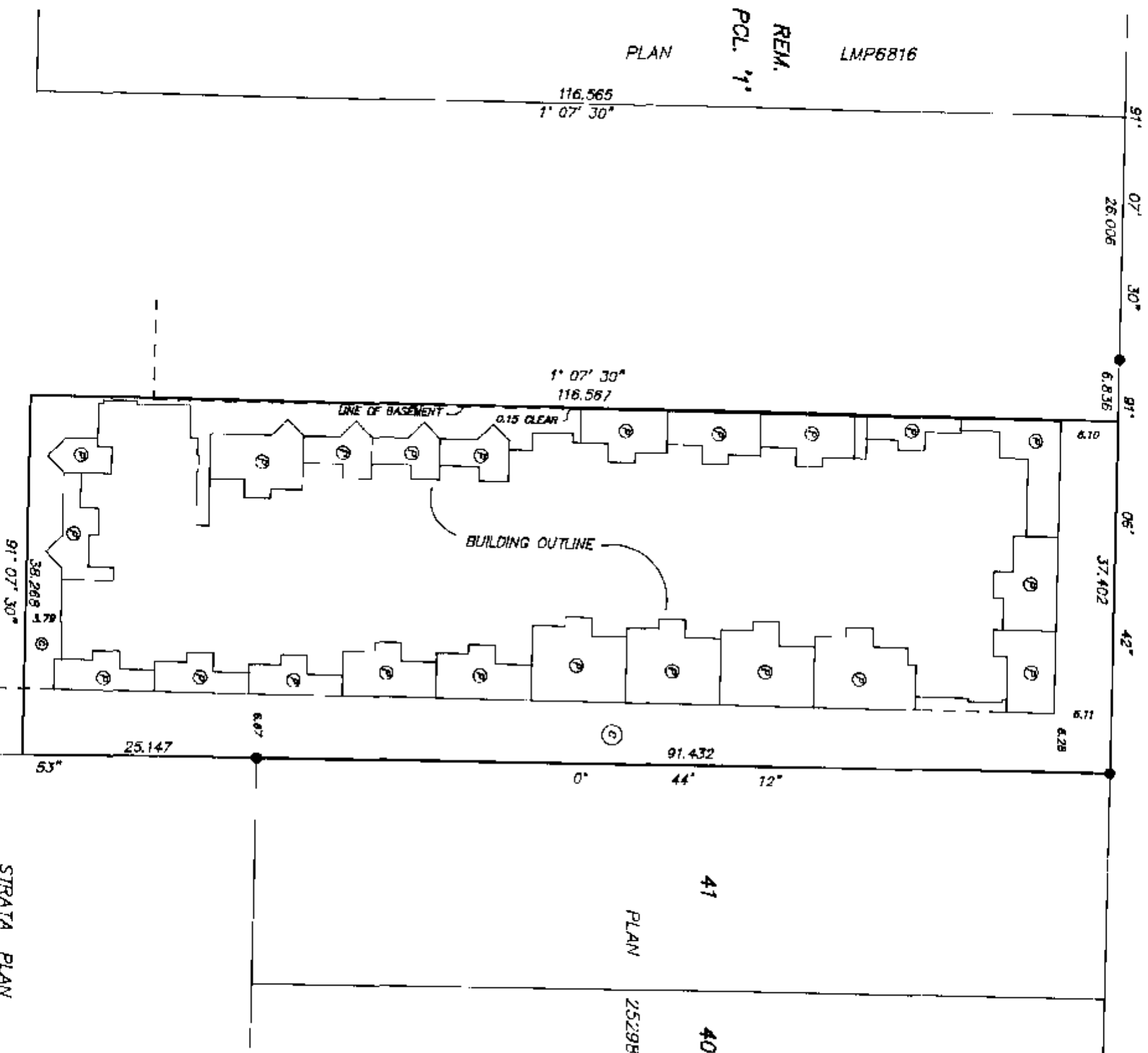
SCALE 1 : 500 DISTANCES ARE METRIC

FOR BUILDING DIMENSIONS SEE SHEETS 6 AND 7



JONES ROAD

LMP6816
REM.
PCL. '1'
PLAN



PHASE ONE
STRATA PLAN LMS930

STRATA PLAN
NW3243

PHASE 2
STRATA PLAN LMS930

CONDOMINIUM ACT

LOT No.	SHEET No.	FORM 1	FORM 2	FORM 3	C/MC ADDRESS SUITE No.
		SCHEDULE OF UNIT ENTITLEMENT	SCHEDULE OF INTEREST UPON DESTRUCTION	SCHEDULE OF VOTING RIGHTS	
89	6	732	146		
90	6	722	144		
91	6	722	144		
92	6	927	176		
93	6	846	169		
94	6	935	178		
95	6	1029	196		
96	6	932	177		
97	6	926	176		
98	6	932	177		
99	6	943	179		
100	7	942	176		
101	7	932	177		
102	7	929	177		
103	7	932	177		
104	7	860	172		
105	7	932	177		
106	7	786	167		
107	7	927	176		
108	7	931	177		
109	7	932	177		
110	7	932	177		
111	8	732	139		
112	8	722	137		
113	8	722	137		
114	8	980	176		
115	8	846	161		
116	8	935	168		
117	8	1029	185		
118	8	932	168		
119	8	926	167		
120	8	932	168		
121	8	943	170		
122	9	942	170		
123	9	932	168		
124	9	929	167		
125	9	932	168		
126	9	841	160		
127	9	932	168		

PHASE 2
STRATA PLAN LMS930

CONDOMINIUM ACT

LOT NO.	SHEET NO.	FORM 1	FORM 2	FORM 3	CIVIC ADDRESS SUITE NO.
		SCHEDULE OF UNIT ENTITLEMENT	SCHEDULE OF INTEREST UPON DESTRUCTION	SCHEDULE OF VOTING RIGHTS	
128	9	786	149		
129	9	971	175		
130	9	974	175		
131	9	932	168		
132	9	932	168		
133	10	732	143		
134	10	722	141		
135	10	722	141		
136	10	1029	190		
137	10	1001	185		
138	10	1029	190		
139	10	958	177		
140	10	926	171		
141	10	932	172		
142	10	943	174		
143	11	942	174		
144	11	932	172		
145	11	929	172		
146	11	932	172		
147	11	841	164		
148	11	932	172		
149	11	971	180		
150	11	974	180		
151	11	932	172		
152	11	932	172		
153	12	732	150		
154	12	722	148		
155	12	722	148		
156	12	1029	201		
157	12	1001	195		
158	12	926	181		
159	12	958	187		
160	12	943	184		
161	13	968	189		
162	13	932	182		
163	13	947	185		
164	13	994	194		
165	13	939	182		
166	13	932	182		
AGGREGATE		70532	13319		

PHASE 2
STRATA PLAN LMS930

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

DATED THIS 3rd DAY OF February, 1994

APPROVING OFFICER
CITY OF RICHMOND

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 ENTIRELY FOR RESIDENTIAL USE
I MAKE THIS SOLEMN DECLARATION CONSCIENTIOUSLY
BELEIVING IT TO BE TRUE AND KNOWING THAT IT IS OF
THE SAME FORCE AND EFFECT AS IF MADE UNDER OATH

RAUL SCHMIDTKE

DECLARED BEFORE ME AT Vancouver B.C.
THIS 19 DAY OF JANUARY, 1994.

A COMMISSIONER FOR TAKING AFFIDAVITS WITHIN
THE PROVINCE OF BRITISH COLUMBIA
J.G.R. THIND

ACCEPTED AS TO FORMS 1, 2, AND 3
THIS 9 DAY OF Feb., 1994.

SUPERINTENDENT OF REAL ESTATE

OWNER:

POLYGON LAGUNA DEVELOPMENT LIMITED
(INCORPORATION NO. 410693)
BY ITS AUTHORIZED SIGNATORIES

AUTHORIZED SIGNATORY MICHAEL AUBRY

AUTHORIZED SIGNATORY RAUL SCHMIDTKE

WITNESS JOHN WONG

Occupation of witness Robert G. O'Sullivan

1600 SQUIRES PLACE
ADDRESS OF WITNESS

MORTGAGE
HONGKONG BANK OF CANADA

AUTHORIZED SIGNATORY SENIOR MANAGER CREDIT
DAVE G. REEVE

AUTHORIZED SIGNATORY SENIOR MANAGER CREDIT
BLAINE M. FORER

WITNESS MRS. J. LINHART

(AS TO BOTH SIGNATURES)

OCCUPATION OF WITNESS
A COMMISSIONER FOR TAKING
AFFIDAVITS FOR BRITISH COLUMBIA.

ADDRESS OF WITNESS
500 - 885 WEST GEORGINA ST.,
VANCOUVER, B.C. V6C 3E9.

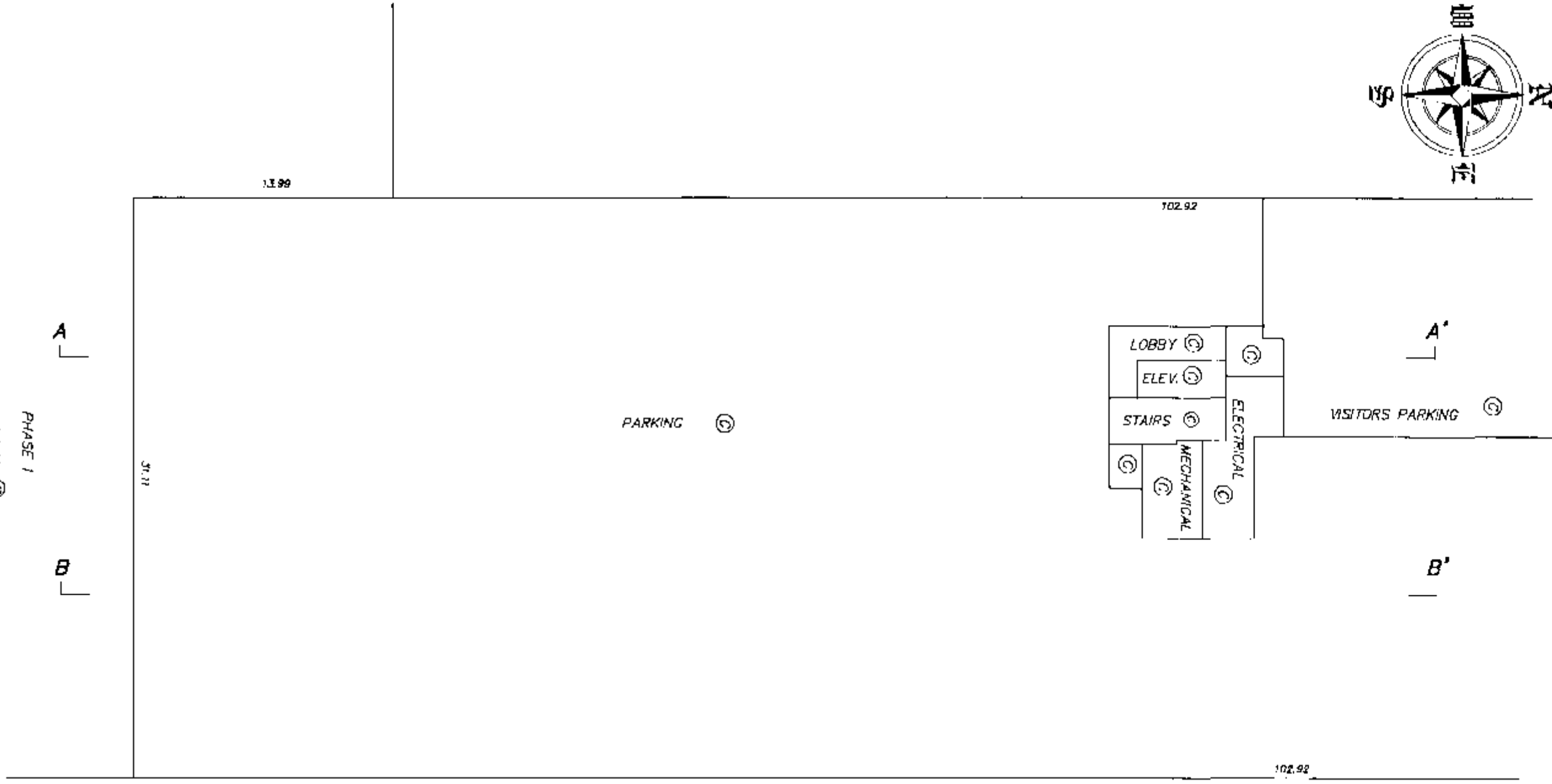
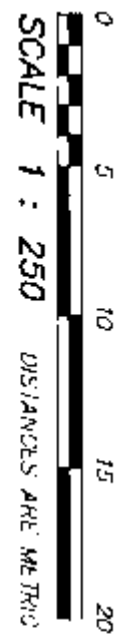
I D. LOYOK OF LANGLEY, B.C. A BRITISH
COLUMBIA LAND SURVEYOR HEREBY CERTIFY
THAT THE BUILDING SHOWN IN THIS
STRATA PLAN HAS NOT AS OF
THE 31st DAY OF DEC., 1993
BEEN PREVIOUSLY OCCUPIED

DATED AT SURREY, B.C.
THIS 31st DAY OF DEC., 1993

B.C.L.S.

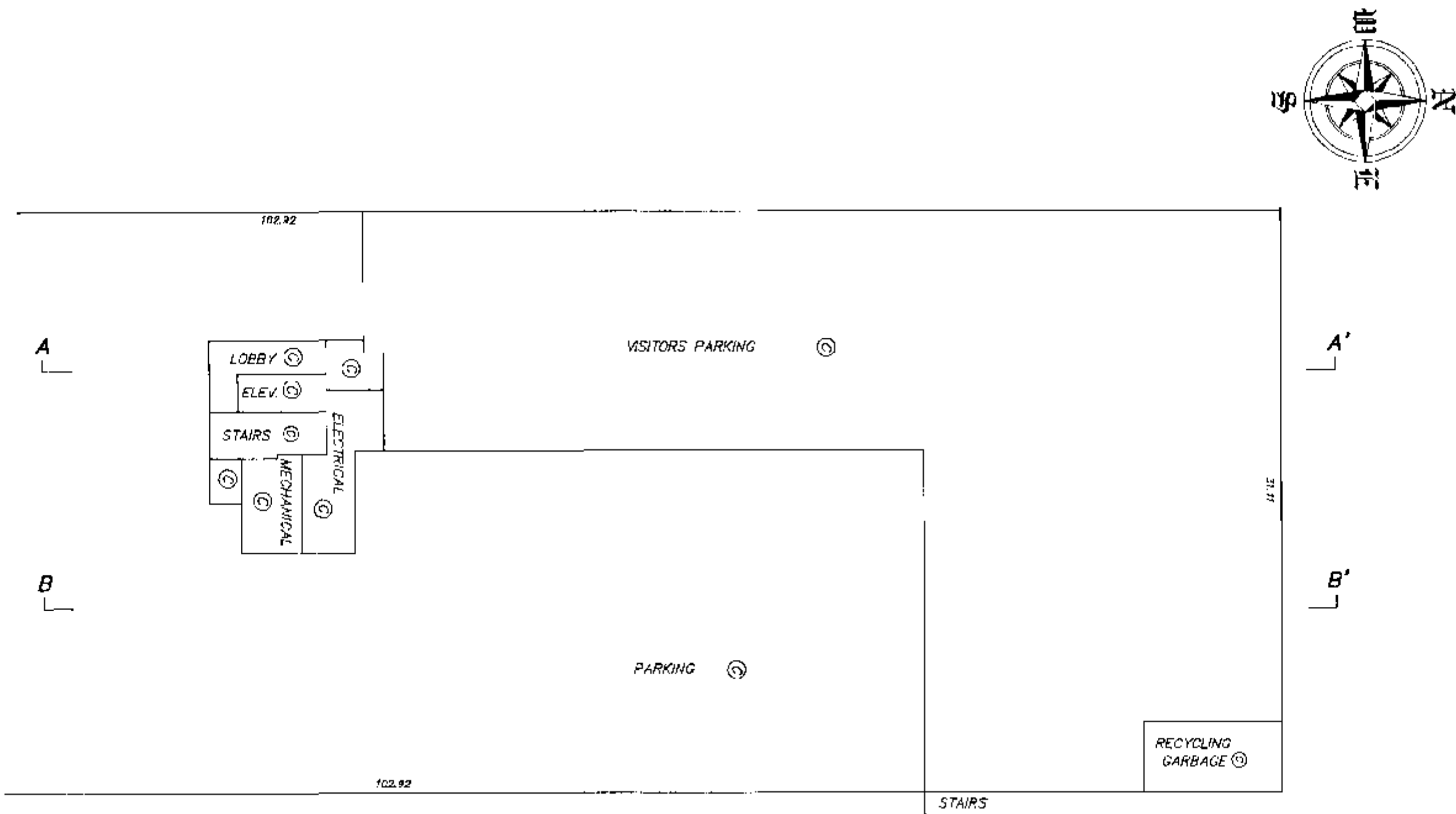
BASEMENT (SOUTH)
FLOOR PLAN

PHASE 2
STRATA PLAN LMS930



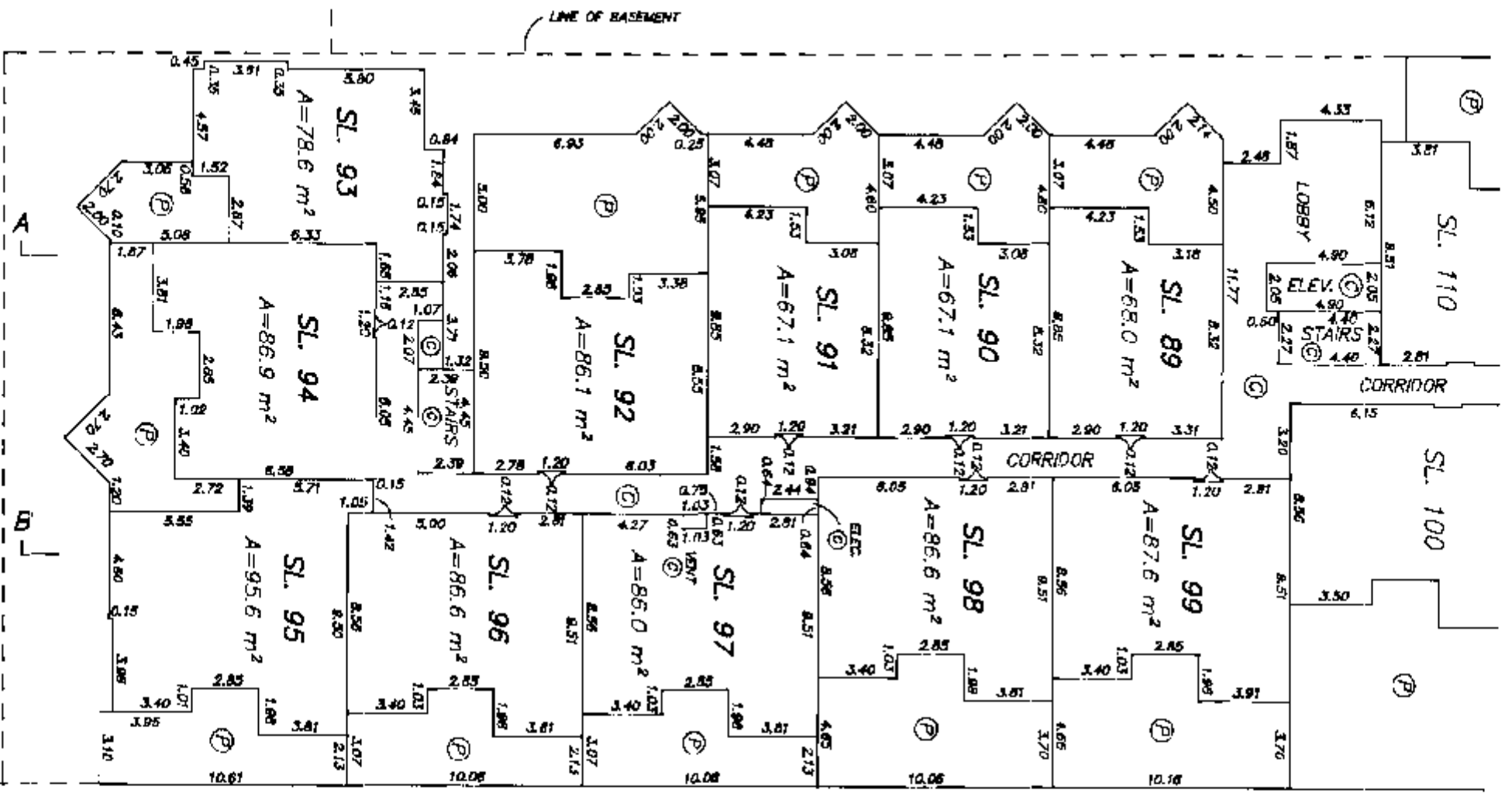
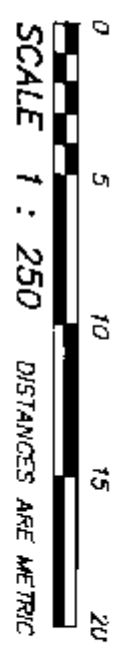
BASEMENT(NORTH)
FLOOR PLAN

PHASE 2
STRATA PLAN LMS930



FIRST FLOOR (SOUTH)
FLOOR PLANS

PHASE 2
STRATA PLAN LMS930

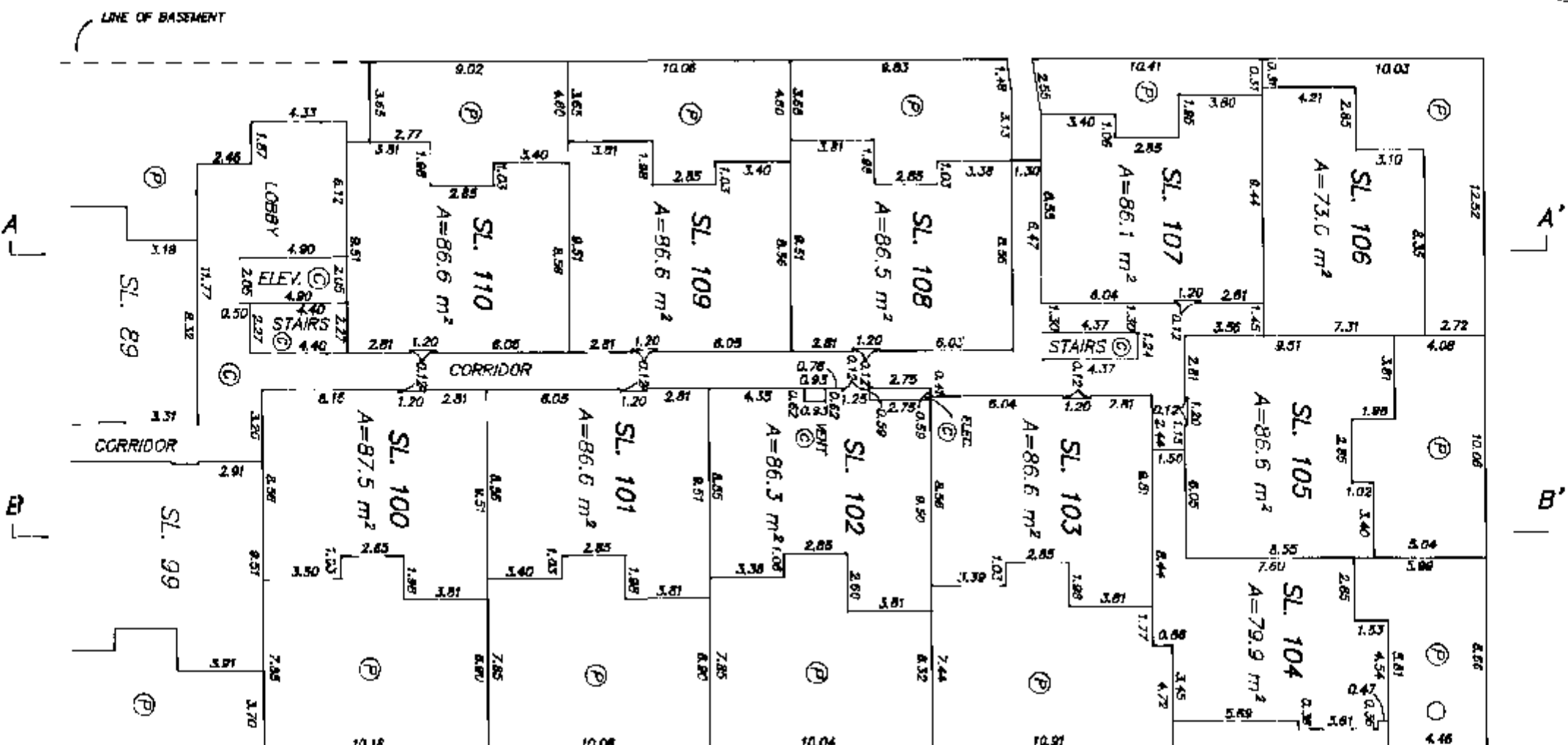
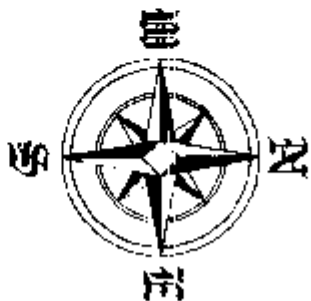


PHASE 1 LMS930

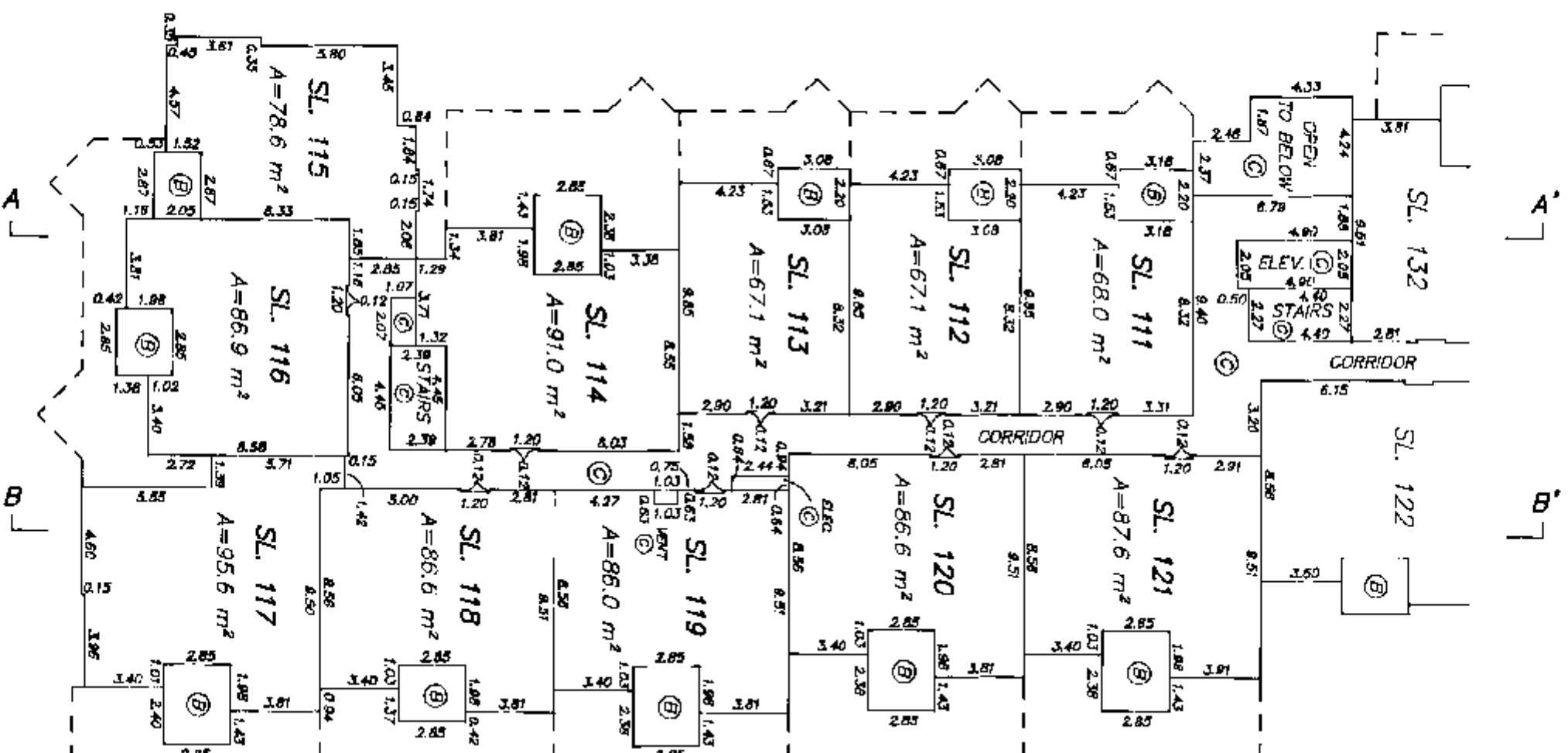
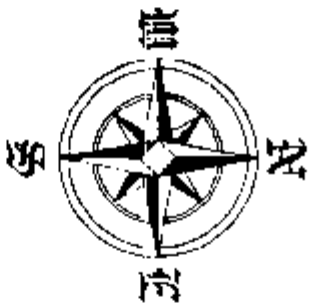
FIRST FLOOR (NORTH)
FLOOR PLANS

PHASE 2
STRATA PLAN LMS 930

0 5 10 15 20
SCALE 1 : 250 DISTANCES ARE METRIC



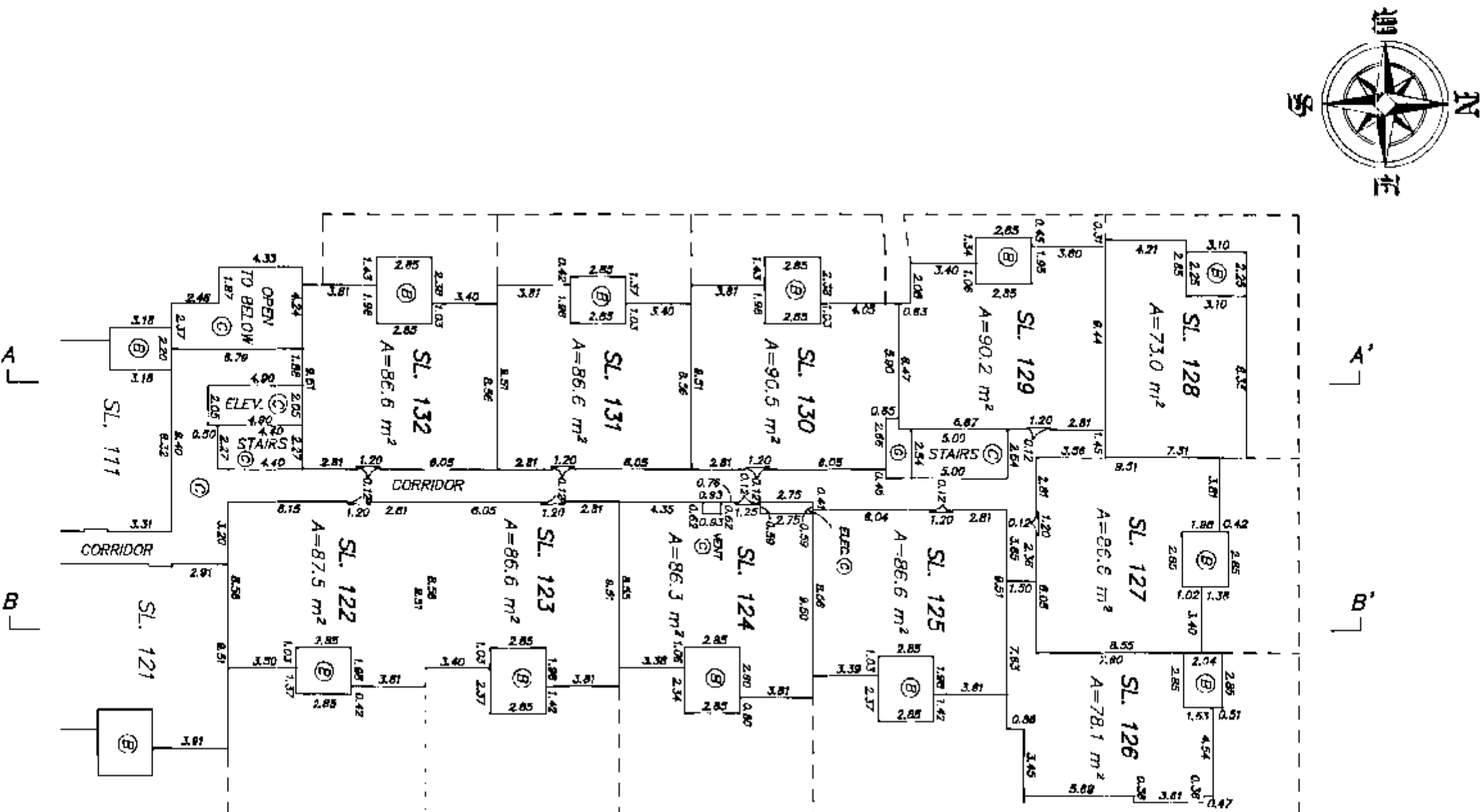
PHASE 2
STRATA PLAN LMS930



DEC. 31, 1983
FILE: 91-1603

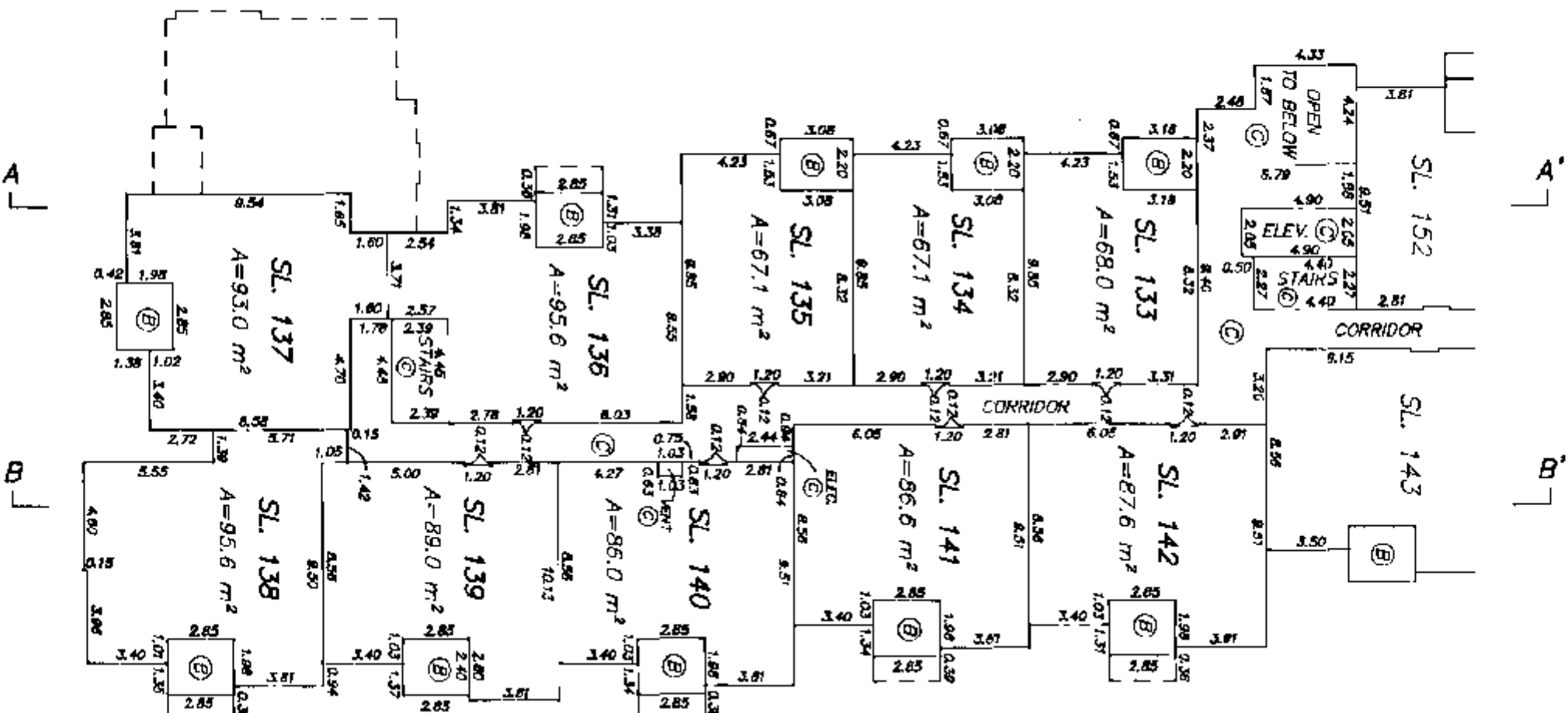
SECOND FLOOR (NORTH)
FLOOR PLANS

PHASE 2
STRATA PLAN LMS930



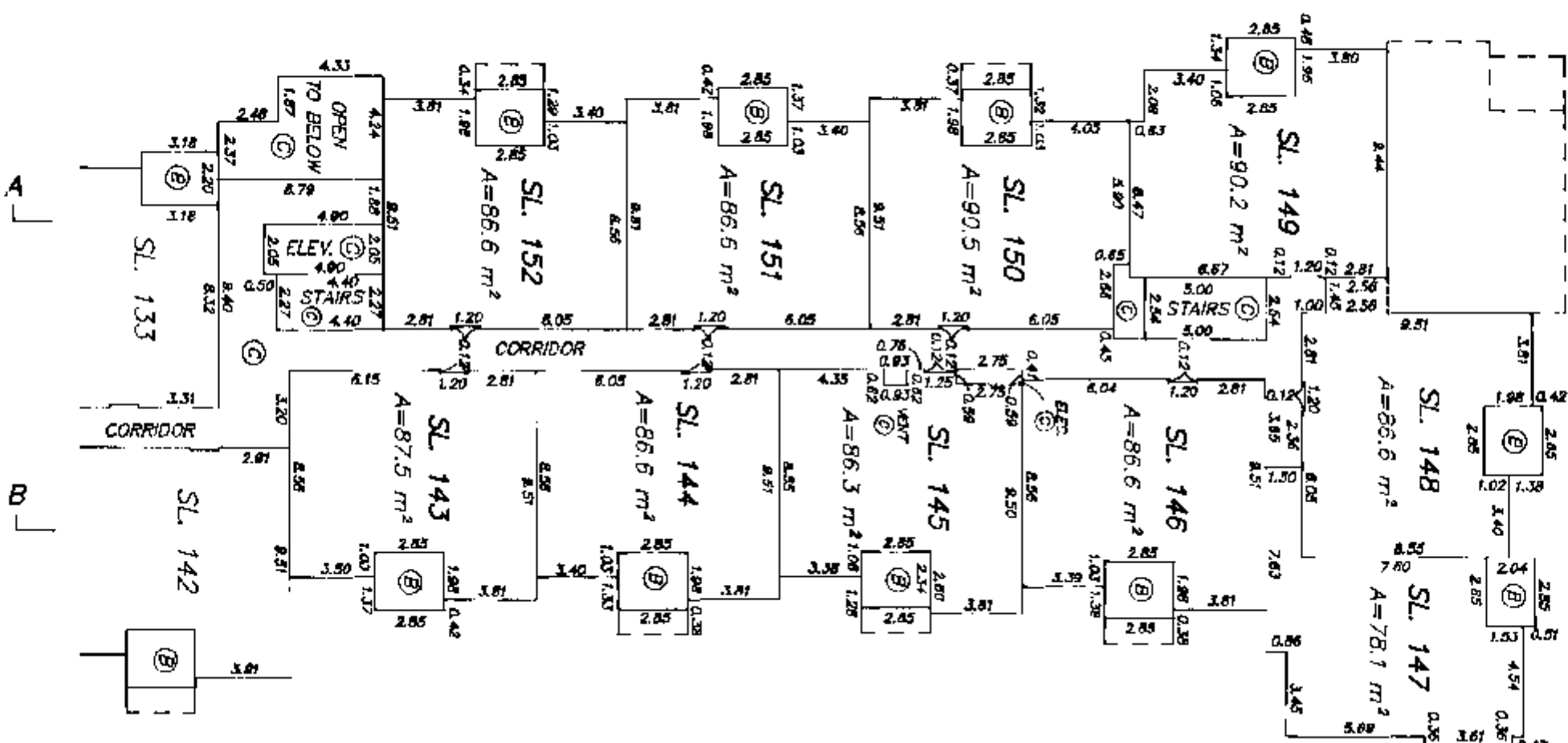
THIRD FLOOR (SOUTH)
FLOOR PLANS

PHASE 2
STRATA PLAN LMS930



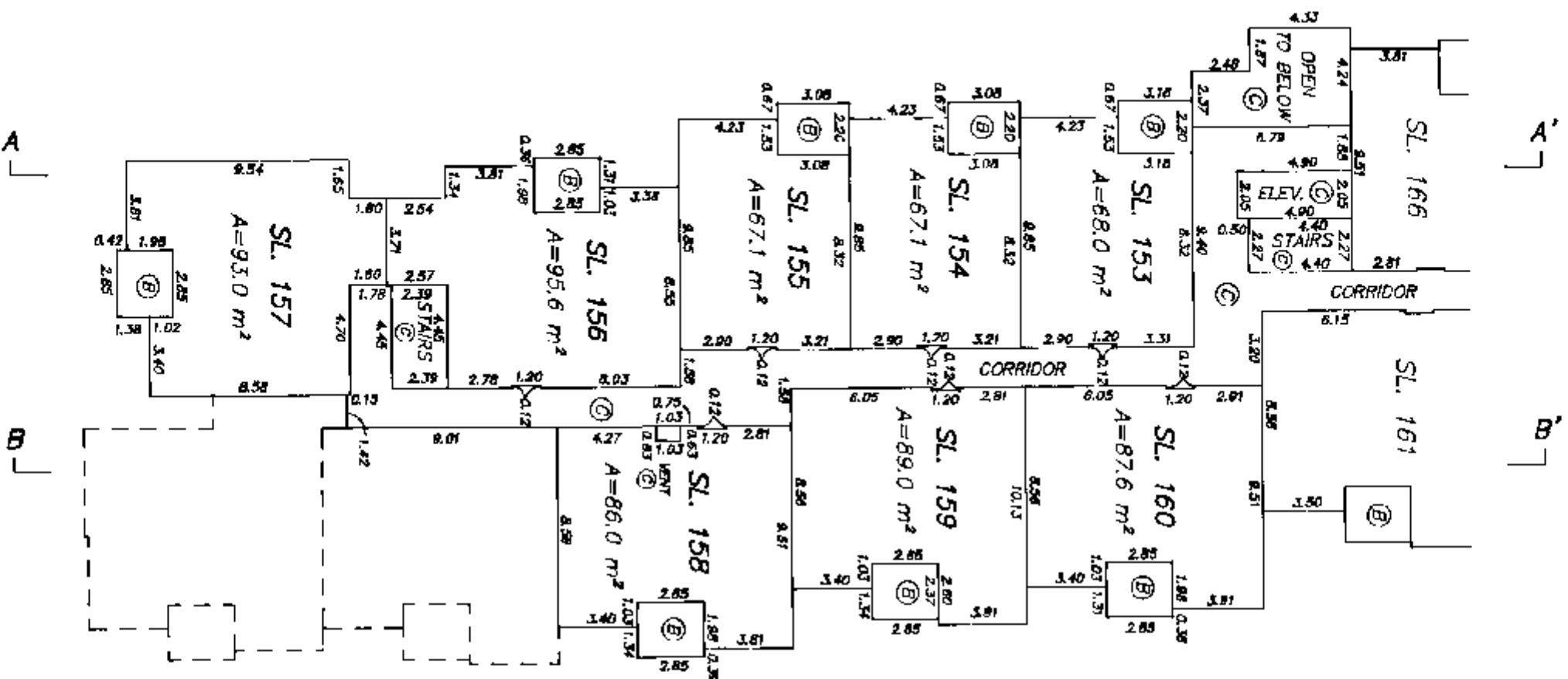
THIRD FLOOR (NORTH)
FLOOR PLANS

PHASE 2
STRATA PLAN LMS930

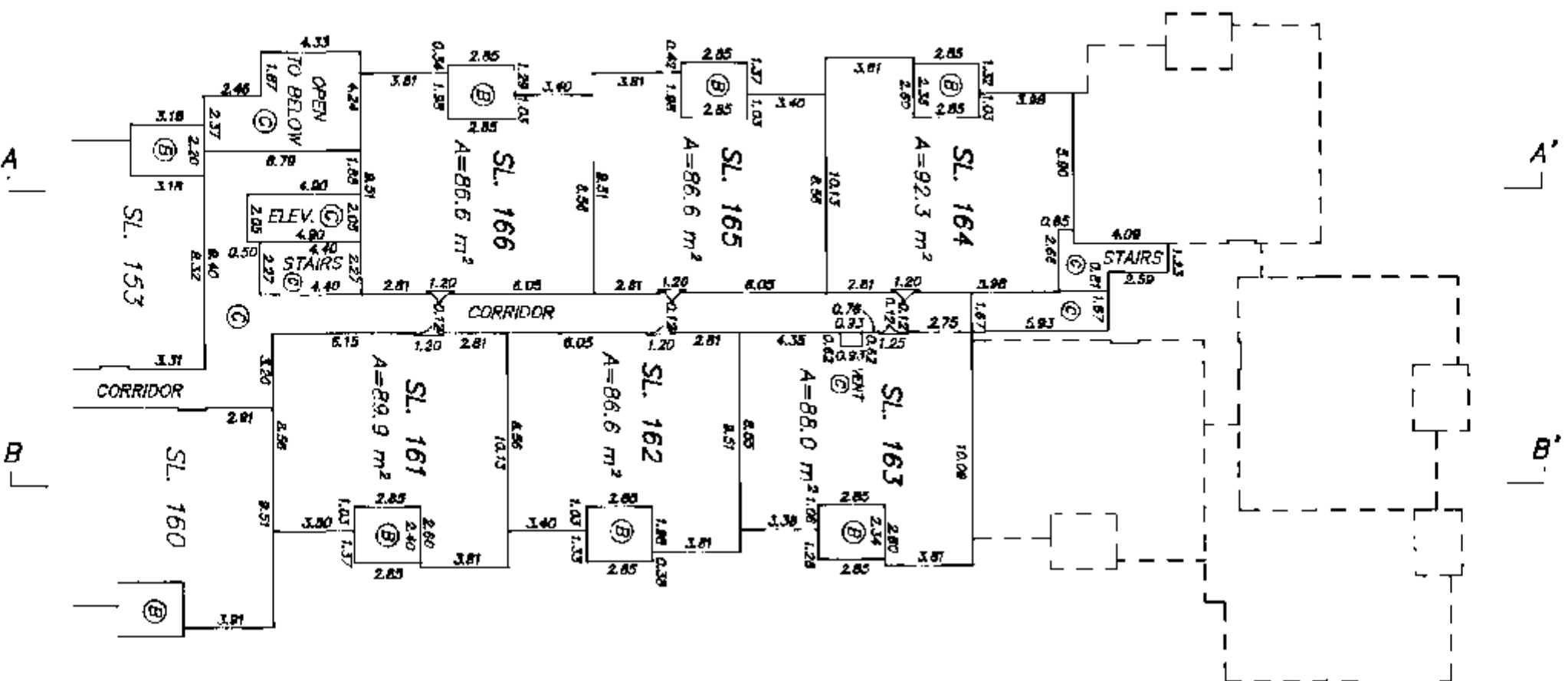


DEC. 31, 1993
FILE: 91-1603

PHASE 2
STRATA PLAN LMS930



DEC. 31, 1993
FILE: 81-1603



DEC. 31, 1993
FILE: 91-1603

SECTIONS

SCALE 1 : 250

DISTANCES ARE METRIC

0 5 10 15 20

(P)-94	SL. 157		SL. 156 (B)	SL. 155	SL. 154	SL. 153	CORRIDOR (C)	SL. 166	4th FLOOR
	SL. 137		SL. 136 (B)	SL. 135	SL. 134	SL. 133	CORRIDOR (C)	SL. 152	3rd FLOOR
	SL. 116	SL. 115	SL. 114 (B)	SL. 113	SL. 112	SL. 111	CORRIDOR (C)	SL. 132	2nd FLOOR
	SL. 94	SL. 93	SL. 92 (P)-92	SL. 91	SL. 90	SL. 89	LOBBY (C)	SL. 110	1st FLOOR
PARKING (C)							LOBBY (C)	(C)	BASEMENT
VISITORS PARKING (C)									

SECTION A - A' (SOUTH)

4th FLOOR	SL. 153	CORRIDOR (C)	SL. 166	SL. 165	SL. 164			
3rd FLOOR	SL. 133	CORRIDOR (C)	SL. 152	SL. 151	SL. 150	SL. 149		
2nd FLOOR	SL. 111	CORRIDOR (C)	SL. 132	SL. 131	SL. 130	SL. 129	SL. 128	
1st FLOOR	SL. 89	LOBBY (C)	SL. 110	SL. 109	SL. 108	SL. 107	SL. 106	(P)-106
BASEMENT	PARKING (C)	LOBBY (C)	(C)	(C) VISITORS PARKING	(C) CORRIDOR			

SECTION A - A' (NORTH)

PHASE 2

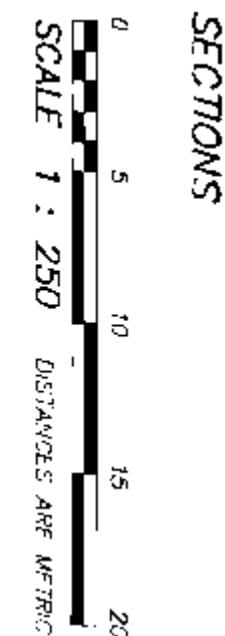
STRATA PLAN LMS930

SHEET 16 OF 17 SHEETS

DEC. 31, 1993

FILE: 91-1603

2.9.8



		SL. 158	SL. 159	SL. 160	SL. 161	4th FLOOR
SL. 138	SL. 139	SL. 140	SL. 141	SL. 142	SL. 143	3rd FLOOR
SL. 117	SL. 118	SL. 119	SL. 120	SL. 121	SL. 122	2nd FLOOR
SL. 95	SL. 96	SL. 97	SL. 98	SL. 99	SL. 100	1st FLOOR
PARKING (P)						BASEMENT

SECTION B - B' (SOUTH)

4th FLOOR	SL. 160	SL. 161	SL. 162	SL. 163		SL. 147
3rd FLOOR	SL. 142	SL. 143	SL. 144	SL. 145	SL. 146	SL. 148
2nd FLOOR	SL. 121	SL. 122	SL. 123	SL. 124	SL. 125	SL. 126 SL. 127
1st FLOOR	SL. 99	SL. 100	SL. 101	SL. 102	SL. 103	SL. 105
BASEMENT	PARKING (P)					SL. 104 (P)-105

SECTION B - B' (NORTH)

**PHASE 2
STRATA PLAN LMS930**

DEC. 31, 1993
FILE: 91-1603

**STRATA PLAN OF PARCEL 1 EXCEPT PHASE 1
AND PHASE 2, STRATA PLAN LMS930, SEC. 16,
BLOCK 4 N., RANGE 6 W., N.W.D.,
REF. PLAN LMP6816**

**PHASE 3
STRATA PLAN LMS930**

DEPOSITED AND REGISTERED IN THE LAND
TITLE OFFICE AT NEW WESTMINSTER B.C.
THIS DAY OF JULY 1994

[Signature]

ASSISTANT DEPUTY REGISTRAR

BH 272157 - BH 272236

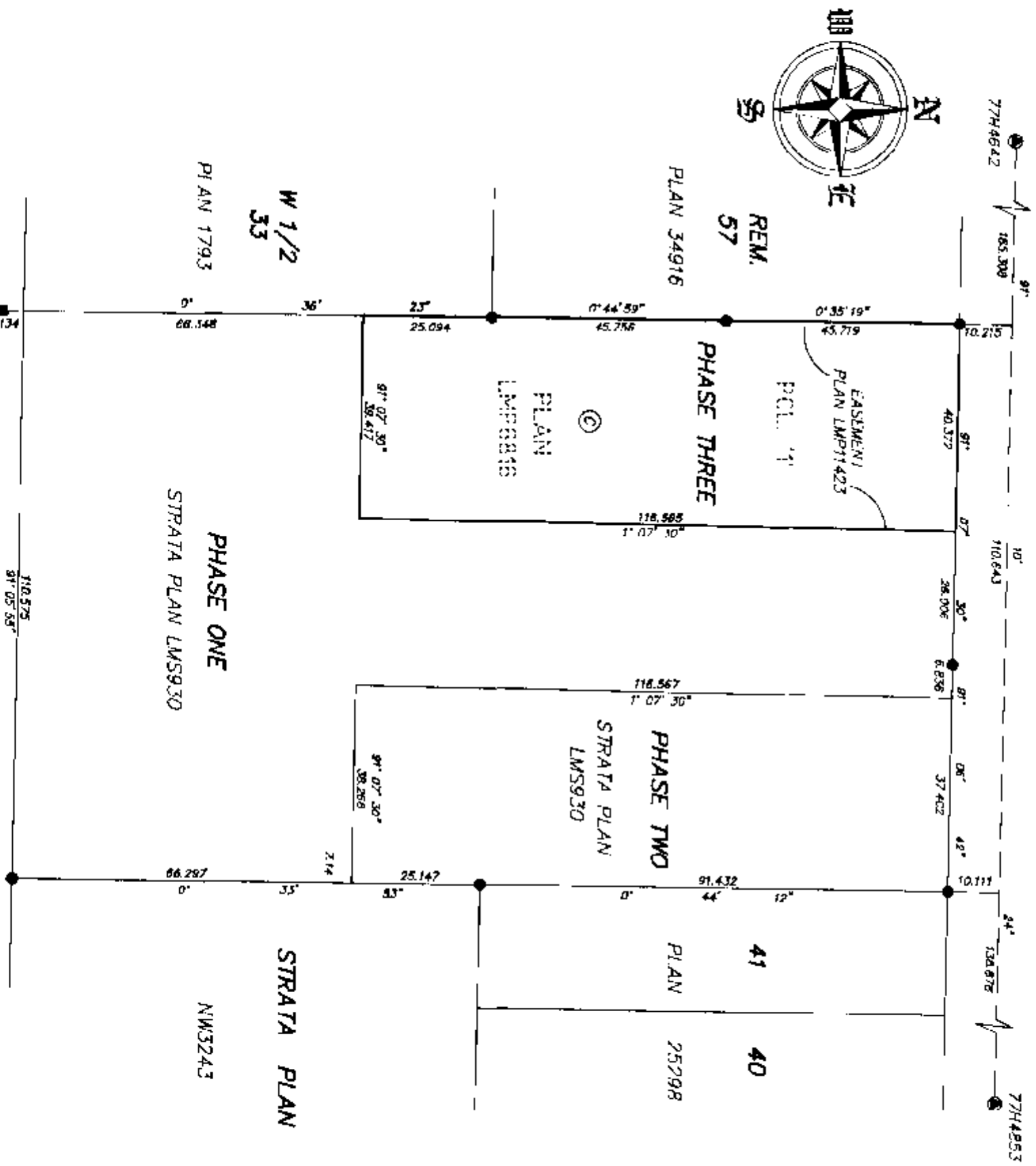
SCALE 1 : 1000 DISTANCES ARE METRIC
B.C.G.S. 92G.015 CITY OF RICHMOND
LEGEND :

- SL DENOTES STRATA LOT
- A DENOTES AREA
- m² DENOTES SQUARE METRES
- ⊙ DENOTES COMMON PROPERTY
- ⊕ DENOTES PATIO BEING LIMITED COMMON PROPERTY FOR EXCLUSIVE USE OF ADJOINING STRATA LOT
- ⊖ DENOTES BALCONY BEING LIMITED COMMON PROPERTY FOR EXCLUSIVE USE OF ADJOINING STRATA LOT
- DENOTES OLD IRON POST FOUND
- ⊙ DENOTES CONTROL MONUMENT
- DENOTES OLD LEAD PLUG FOUND

INTEGRATED SURVEY AREA No. 18 RICHMOND
THIS PLAN SHOWS GROUND - LEVEL MEASURED DISTANCES
PRIOR TO COMPUTATION OF UTM CO-ORDINATES MULTIPLY
BY CORRECTION FACTOR 0.9996074

GRID BEARINGS ARE DERIVED FROM
CONTROL MONUMENTS
77H4642 AND 77H4653

JONES ROAD



I, DUDYCK OF LANGLEY, B.C. A BRITISH
COLUMBIA LAND SURVEYOR HEREBY CERTIFY
THAT THE BUILDING ERECTED ON THE PARCEL
DESCRIBED ABOVE IS WHOLLY WITHIN THE
EXTERNAL BOUNDARIES OF THAT PARCEL

BLUNDELL ROAD

DATED AT SURREY, B.C. MAY 1994
THIS 2nd DAY OF

[Signature]
B.C.L.S.

THIS PLAN LIES WITHIN THE GREATER
VANCOUVER REGIONAL DISTRICT

THE ADDRESS FOR SERVICE OF DOCUMENTS
OF THE STRATA CORPORATION IS :
THE OWNERS, STRATA PLAN LMS930
17070 - 1075 WEST GEORGIA STREET
VANCOUVER, B.C., V6E 3C9

DYCK AND ASSOCIATES
208 - 8846 - KING GEORGE HIGHWAY
SURREY, B.C. V3W 4Z9 MAY 2, 1994
594-7527 FAX 594 7932 FILE: 94-1603

SITE PLAN

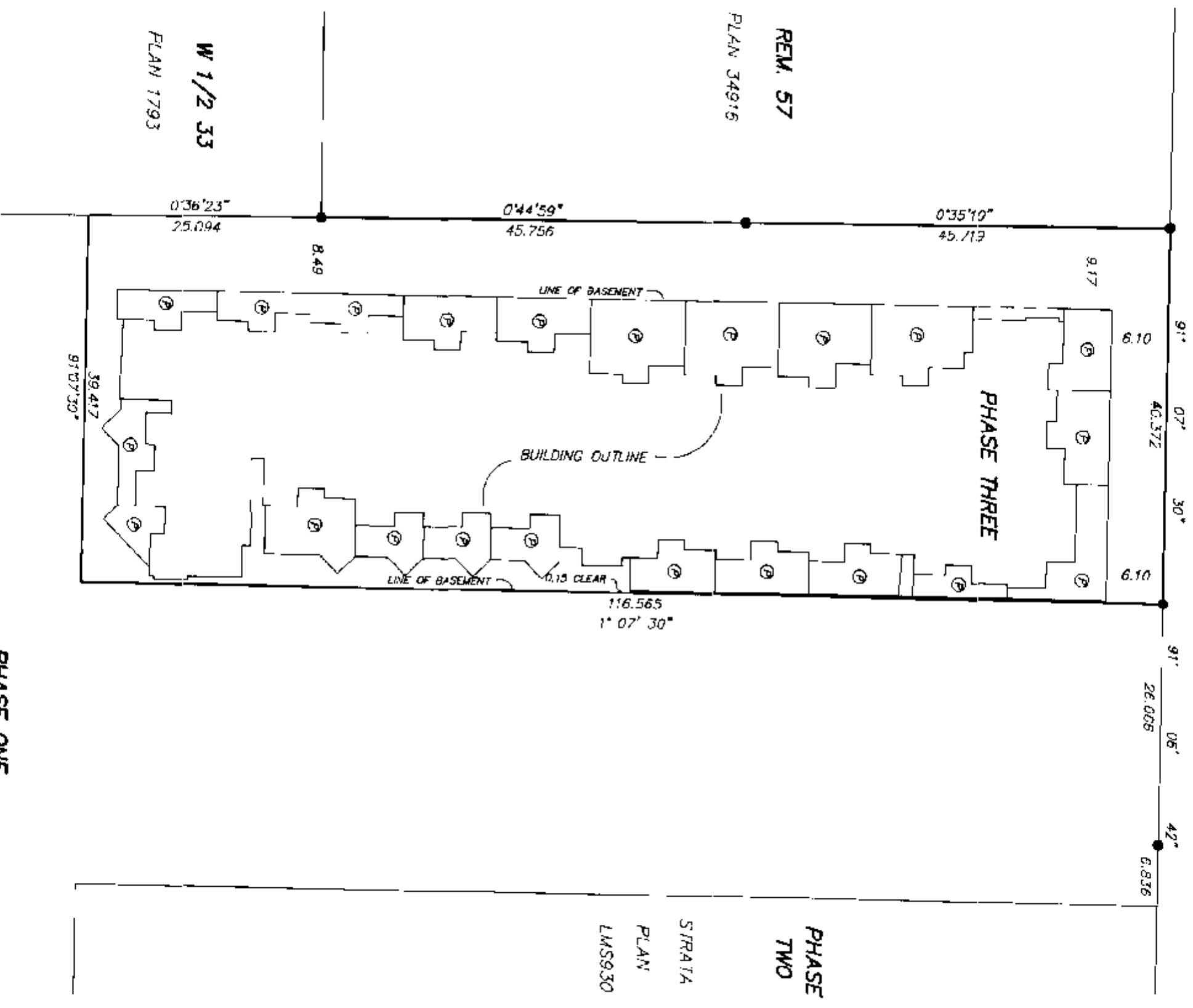
PHASE 3
STRATA PLAN LMS930



FOR BUILDING DIMENSIONS SEE SHEETS 6 TO 15



JONES ROAD



PHASE TWO

STRATA
PLAN
LMS930

dd.
MAY 2, 1994
FILE: 94-1602

PHASE 3
STRATA PLAN LMS930

CONDOMINIUM ACT

LOT No.	SHEET No.	FORM 1	FORM 2	FORM 3	C/MC ADDRESS SUITE No.
		SCHEDULE OF UNIT ENTITLEMENT	SCHEDULE OF INTEREST UPON DESTRUCTION	SCHEDULE OF VOTING RIGHTS No. OF VOTES	
167	8	732	146		
168	8	722	144		
169	8	722	144		
170	8	927	176		
171	8	646	169		
172	8	935	178		
173	8	1029	196		
174	8	932	177		
175	8	926	176		
176	8	932	177		
177	8	643	179		
178	9	642	179		
179	9	932	177		
180	9	929	177		
181	9	932	177		
182	9	860	172		
183	9	932	177		
184	9	786	157		
185	9	927	176		
186	9	931	177		
187	9	932	177		
188	9	932	177		
189	10	732	139		
190	10	722	137		
191	10	722	137		
192	10	980	176		
193	10	646	161		
194	10	935	168		
195	10	1029	185		
196	10	932	168		
197	10	926	167		
198	10	932	168		
199	10	943	170		
200	11	942	170		
201	11	932	168		
202	11	929	167		
203	11	932	168		
204	11	841	160		
205	11	932	163		



PHASE 3
STRATA PLAN LMS930

CONDOMINIUM ACT

LOT No.	SHEET No.	FORM 1	FORM 2	FORM 3	OWNG ADDRESS SUITE No.
		SCHEDULE OF UNIT ENTITLEMENT	SCHEDULE OF INTEREST UPON DESTRUCTION INTEREST UPON DESTRUCTION	SCHEDULE OF VOTING RIGHTS No OF VOTES	
206	11	786	149		
207	11	971	175		
208	11	974	175		
209	11	932	168		
210	11	932	168		
211	12	732	143		
212	12	777	141		
213	12	722	141		
214	12	1029	190		
215	12	1001	185		
216	12	1029	190		
217	12	932	172		
218	12	926	171		
219	12	932	172		
220	12	943	174		
221	13	942	174		
222	13	932	172		
223	13	929	172		
224	13	932	172		
225	13	841	164		
226	13	932	172		
227	13	971	180		
228	13	974	180		
229	13	932	172		
230	13	932	172		
231	14	732	150		
232	14	722	148		
233	14	722	148		
234	14	1029	201		
235	14	1001	195		
236	14	1029	201		
237	14	958	187		
238	14	926	181		
239	15	958	187		
240	15	943	184		
241	15	968	189		
242	15	932	182		
243	15	947	185		
244	15	994	194		
245	15	932	182		
246	15	932	182		
AGGREGATE		12493	13702		

282

MAY 2, 1994
FILE: 94-1603

PHASE 3
STRATA PLAN LMS930

APPROVED UNDER THE CONDOMINIUM ACT
AS TO PHASE 3 OF A THREE PHASE STRATA PLAN
DATED THIS 5TH DAY OF JULY 1994

APPROVING OFFICER BONNIE
CITY OF RICHMOND

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

DECLARED BEFORE ME AT Vancouver B.C.
THIS 30 DAY OF June 1994.

A COMMISSIONER FOR TAKING AFFIDAVITS WITHIN
THE PROVINCE OF BRITISH COLUMBIA
J. G. R. THIRD

ACCEPTED AS TO FORMS 1, 2, AND 3
THIS 11 DAY OF July 1994.

Michael
SUPERINTENDENT OF REAL ESTATE

OWNER:

POLYGON LAGUNA DEVELOPMENT LIMITED
(INCORPORATION NO. 410893)
BY ITS AUTHORIZED SIGNATORIES

AUTHORIZED SIGNATORY MICHAEL KOBAN
AUTHORIZED SIGNATORY RAE SCHWARTZ

WITNESS JANE ABRAHAM

OCCUPATION OF WITNESS PROPERTY & ACCOUNTANT

ADDRESS OF WITNESS 1800 STEWART AVE

MORTGAGEE

HONGKONG BANK OF CANADA

AUTHORIZED SIGNATORY THOMAS DEWING

AUTHORIZED SIGNATORY STUART MAGNUS

WITNESS DAVID S. KREMER

BANKER
OCCUPATION OF WITNESS

ADDRESS OF WITNESS 1367 LANSDOWNE DR COQUITLAM BC

I, DUDLEY OF LANGLEY, B.C. A BRITISH
COLUMBIA LAND SURVEYOR HEREBY CERTIFY
THAT THE BUILDING SHOWN IN THIS
STRATA PLAN HAS NOT AS OF
THE 2ND DAY OF MAY 1994
BEEN PREVIOUSLY OCCUPIED

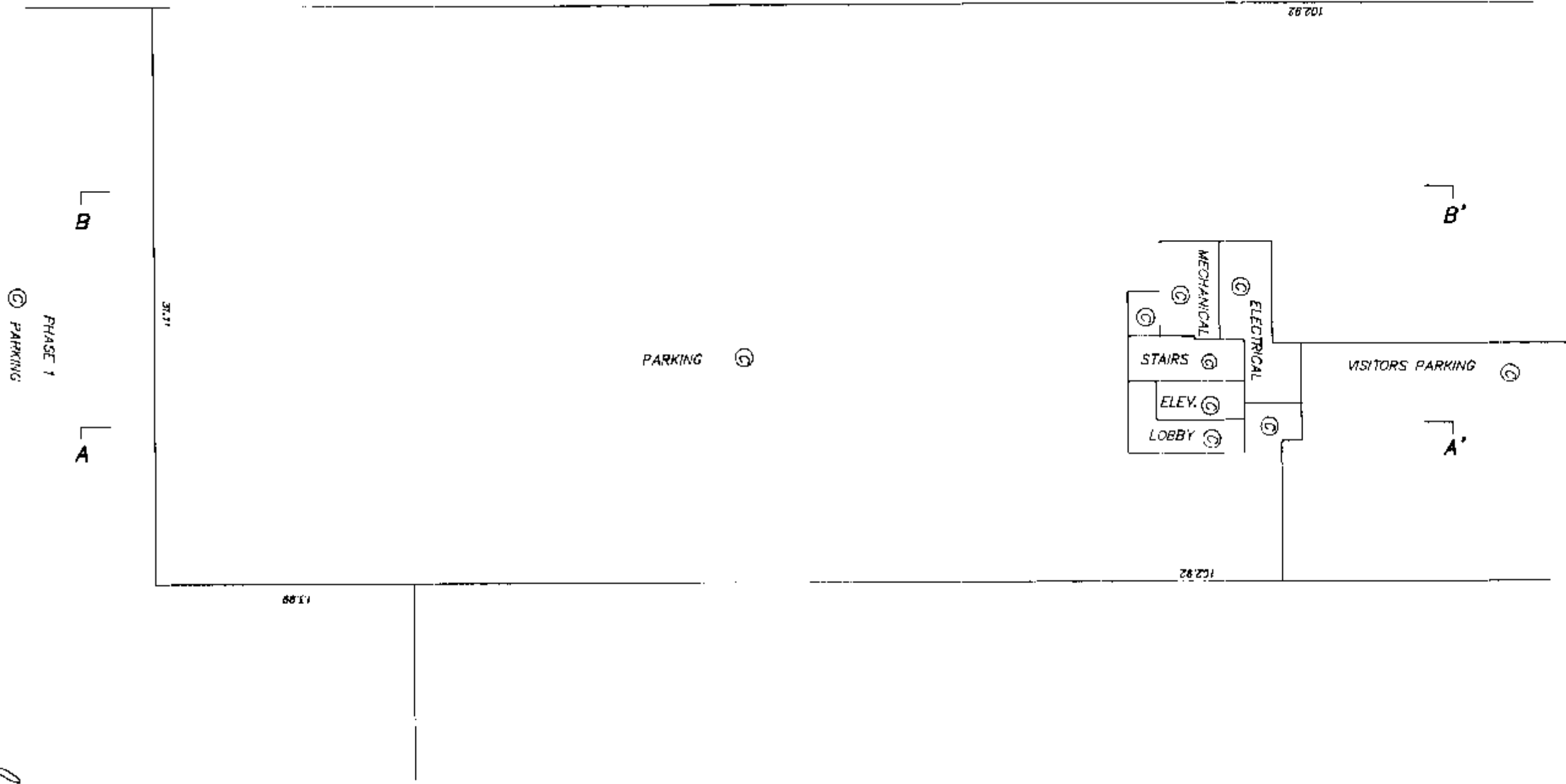
DATED AT SURREY, B.C.
THIS 2nd DAY OF MAY 1994

Dudley
B.C.L.S.

MAY 2, 1994
FILE: 94-1603

BASEMENT (SOUTH)
FLOOR PLAN

PHASE 3
STRATA PLAN LMS930

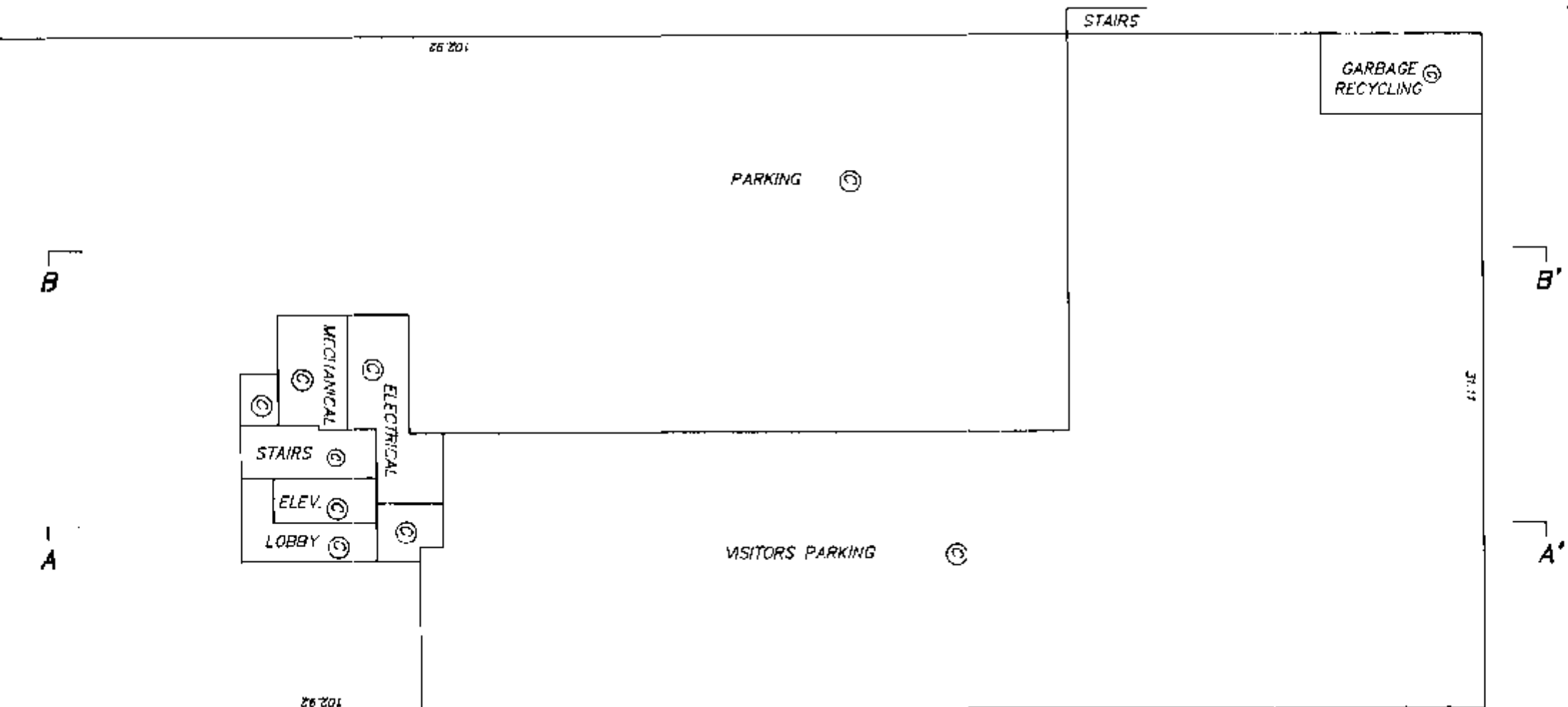
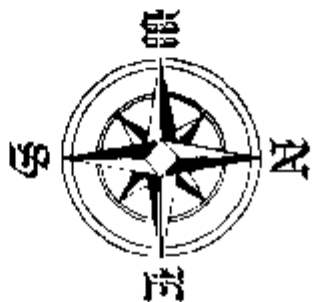


MAY 2, 1994
FILE: 94-1503

BASEMENT(NORTH)
FLOOR PLAN

PHASE 3
STRATA PLAN LMS930

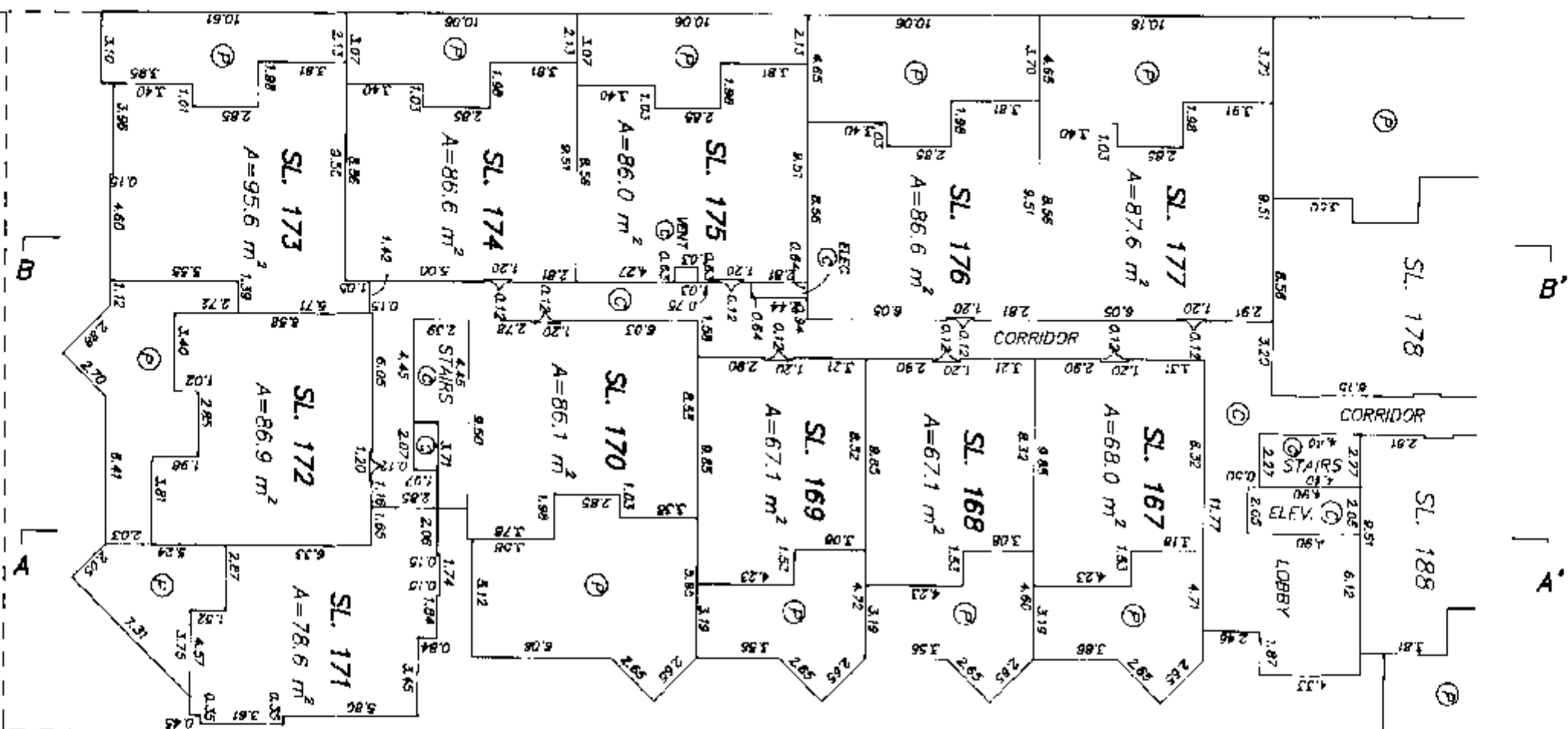
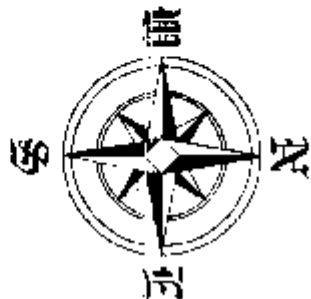
0 5 10 15 20
SCALE 1 : 250 DISTANCES ARE METRIC



FIRST FLOOR (SOUTH)
FLOOR PLANS

PHASE 3
STRATA PLAN LMS930

0 5 10 15 20
SCALE 1 : 250 DISTANCES ARE METRIC

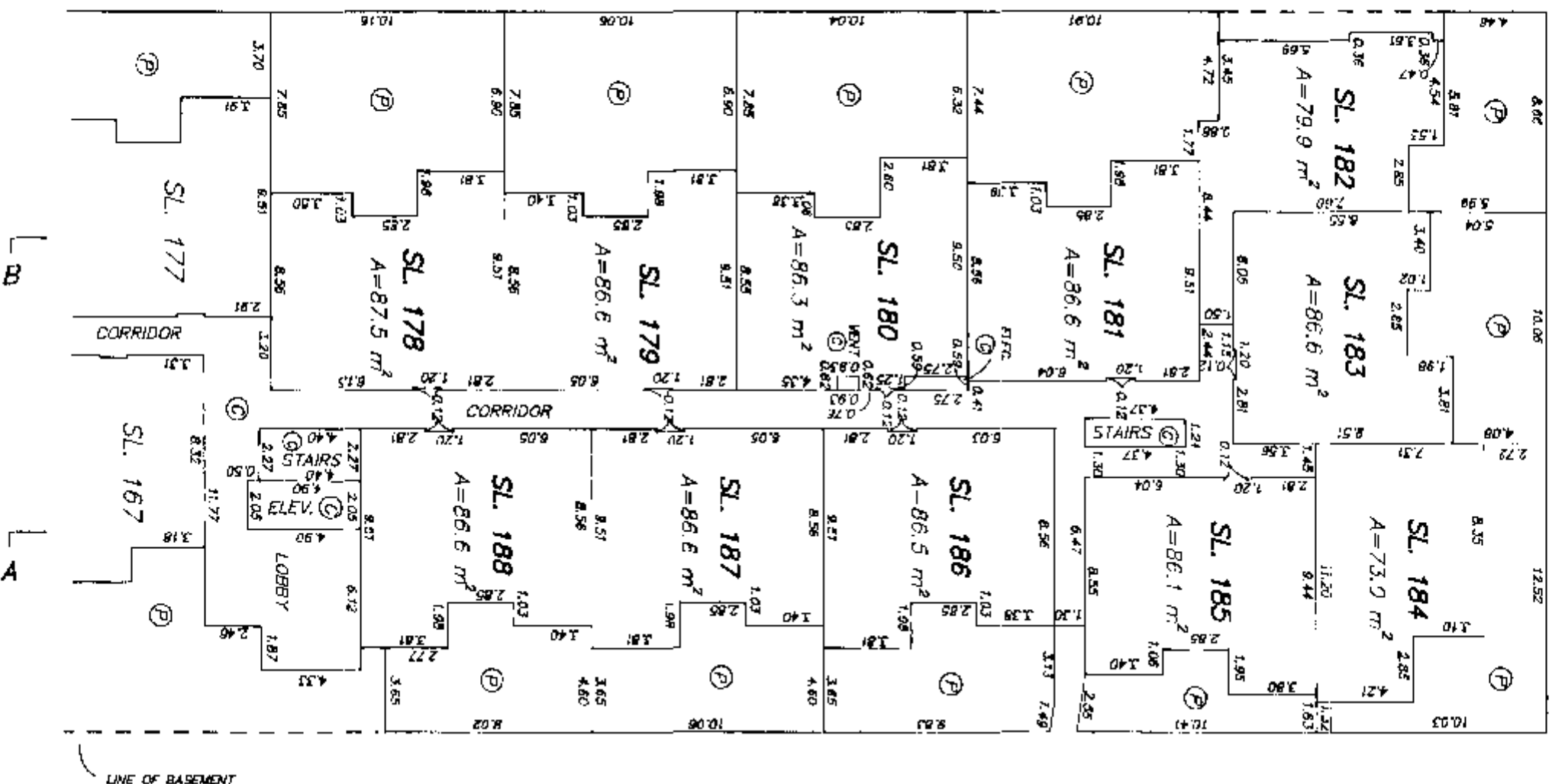


PHASE 1 LMS930

FIRST FLOOR (NORTH) FLOOR PLANS

PHASE 3 STRATA PLAN LMS930

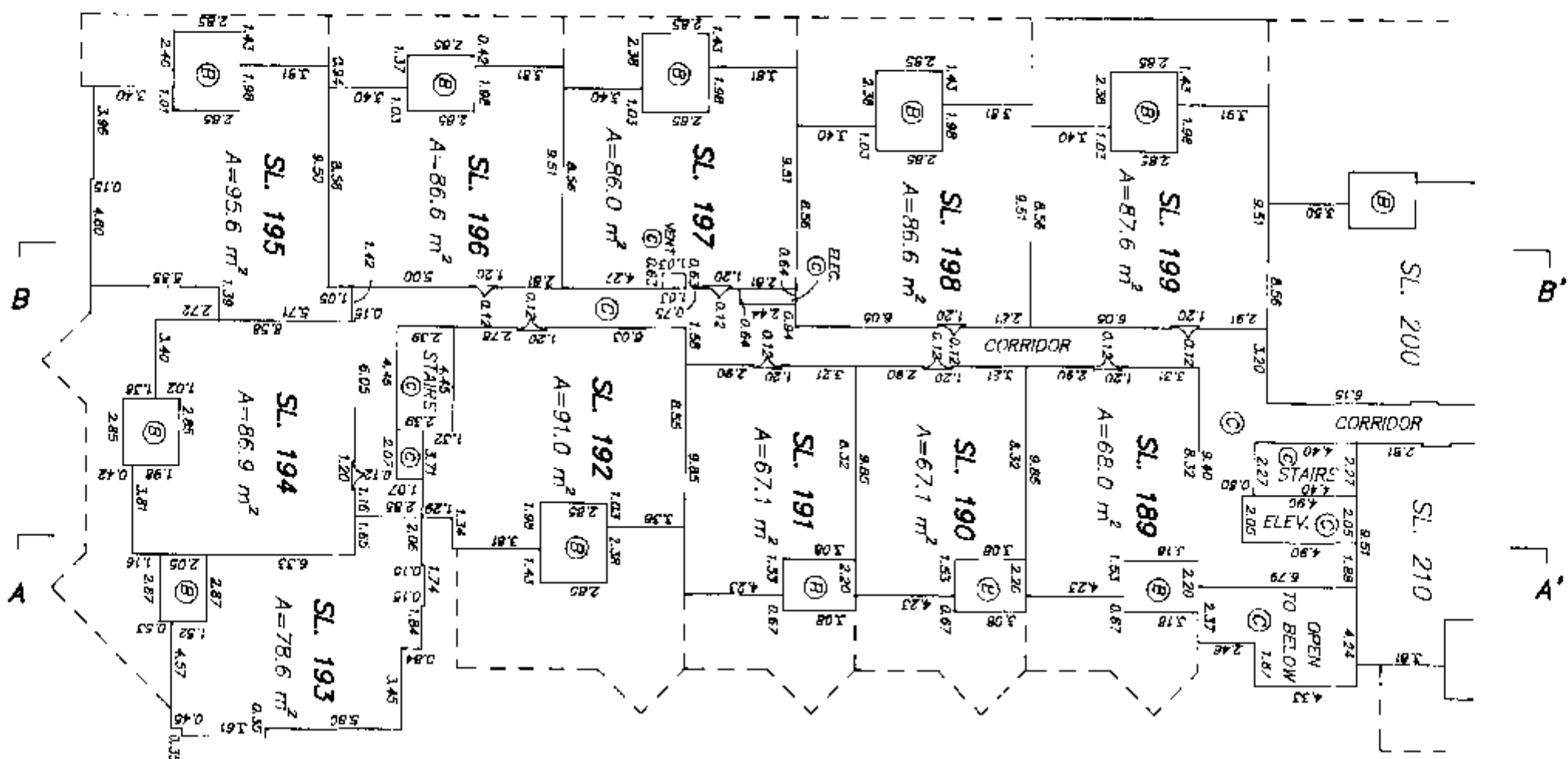
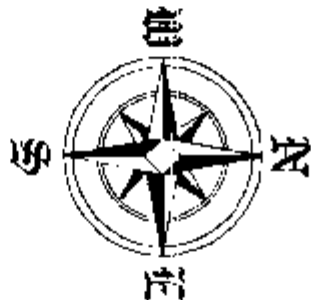
0 5 10 15 20
SCALE 1 : 250 DISTANCES ARE METRIC



SECOND FLOOR (SOUTH) FLOOR PLANS

PHASE 3 STRATA PLAN LMS930

0 5 10 15 20
SCALE 1 : 250 DISTANCES ARE METRIC

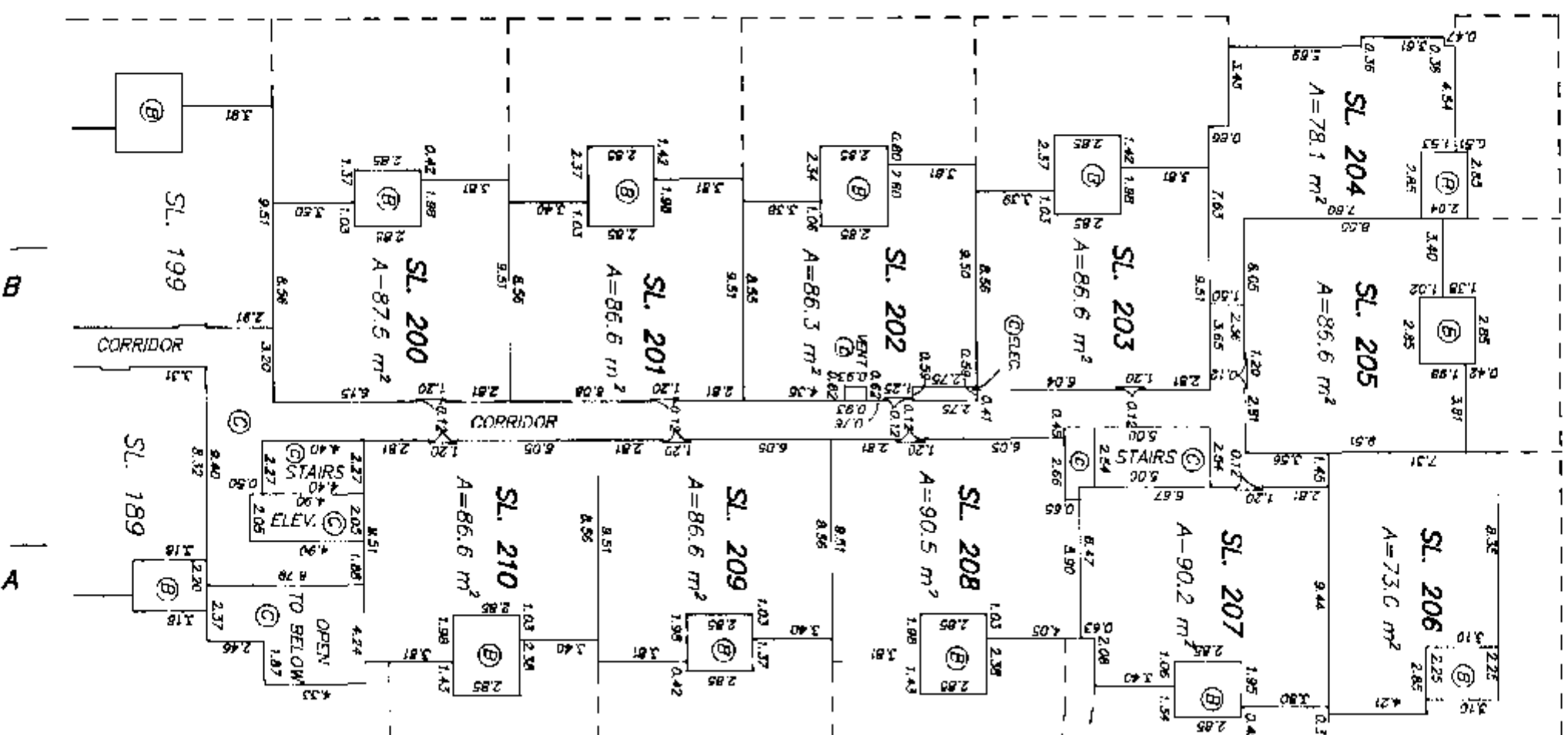


MAY 2, 1994
FILE: 94-1603

SECOND FLOOR (NORTH) FLOOR PLANS

PHASE 3 STRATA PLAN LMS930

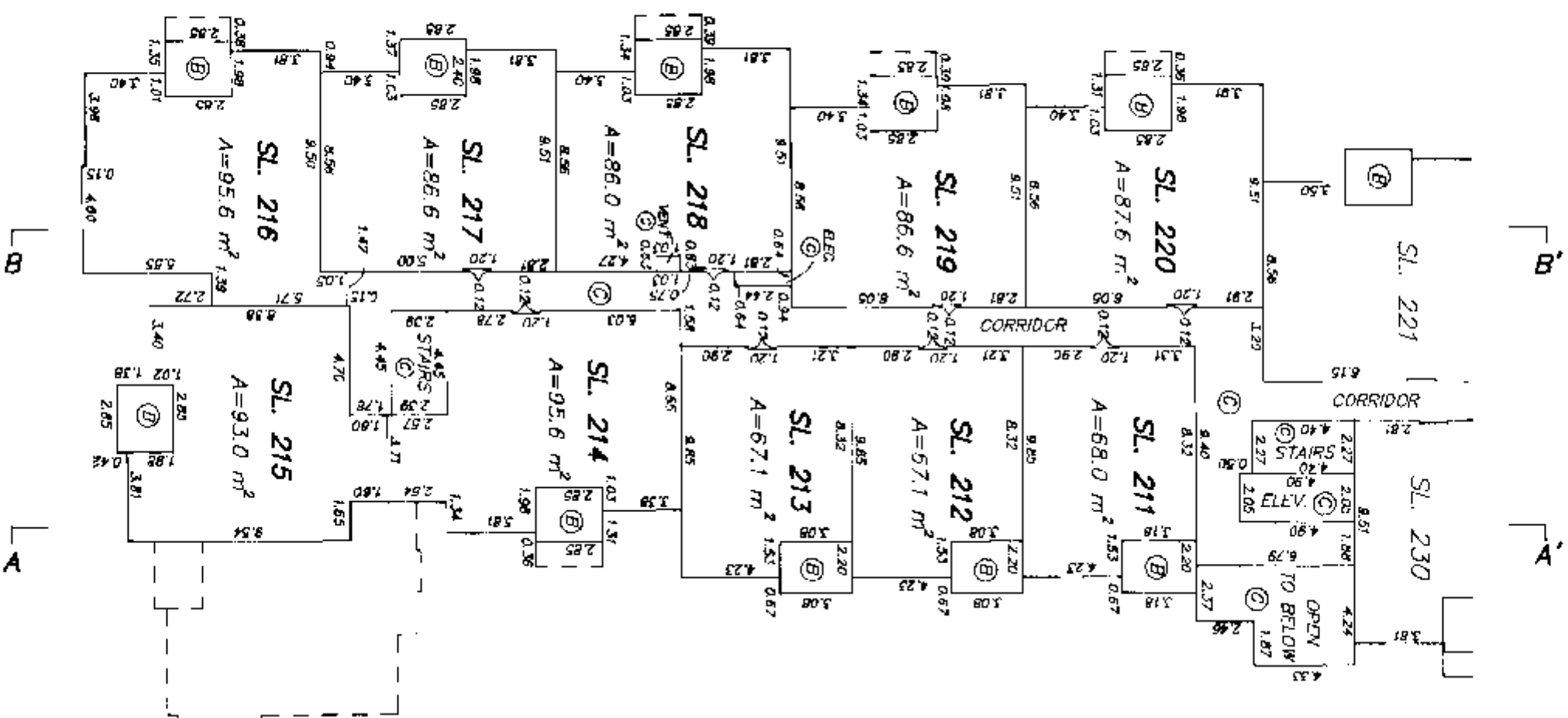
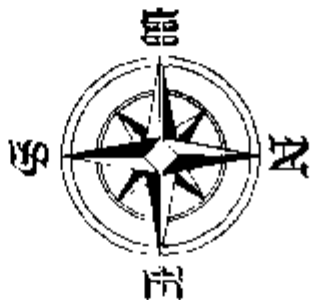
0 5 10 15 20
SCALE 1 : 250 DISTANCES ARE METRIC



THIRD FLOOR (SOUTH) FLOOR PLANS

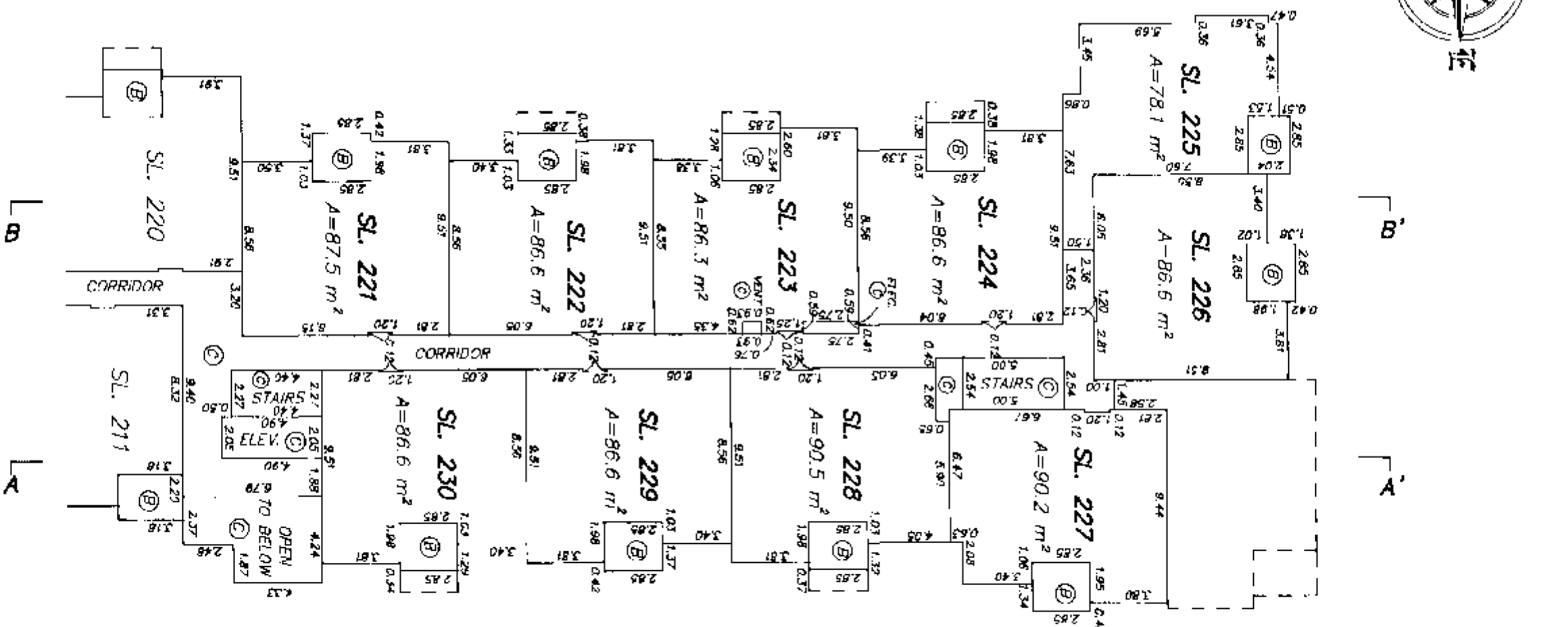
PHASE 3
STRATA PLAN LMS930

0 5 10 15 20
SCALE 1 : 250 DISTANCES ARE METRIC



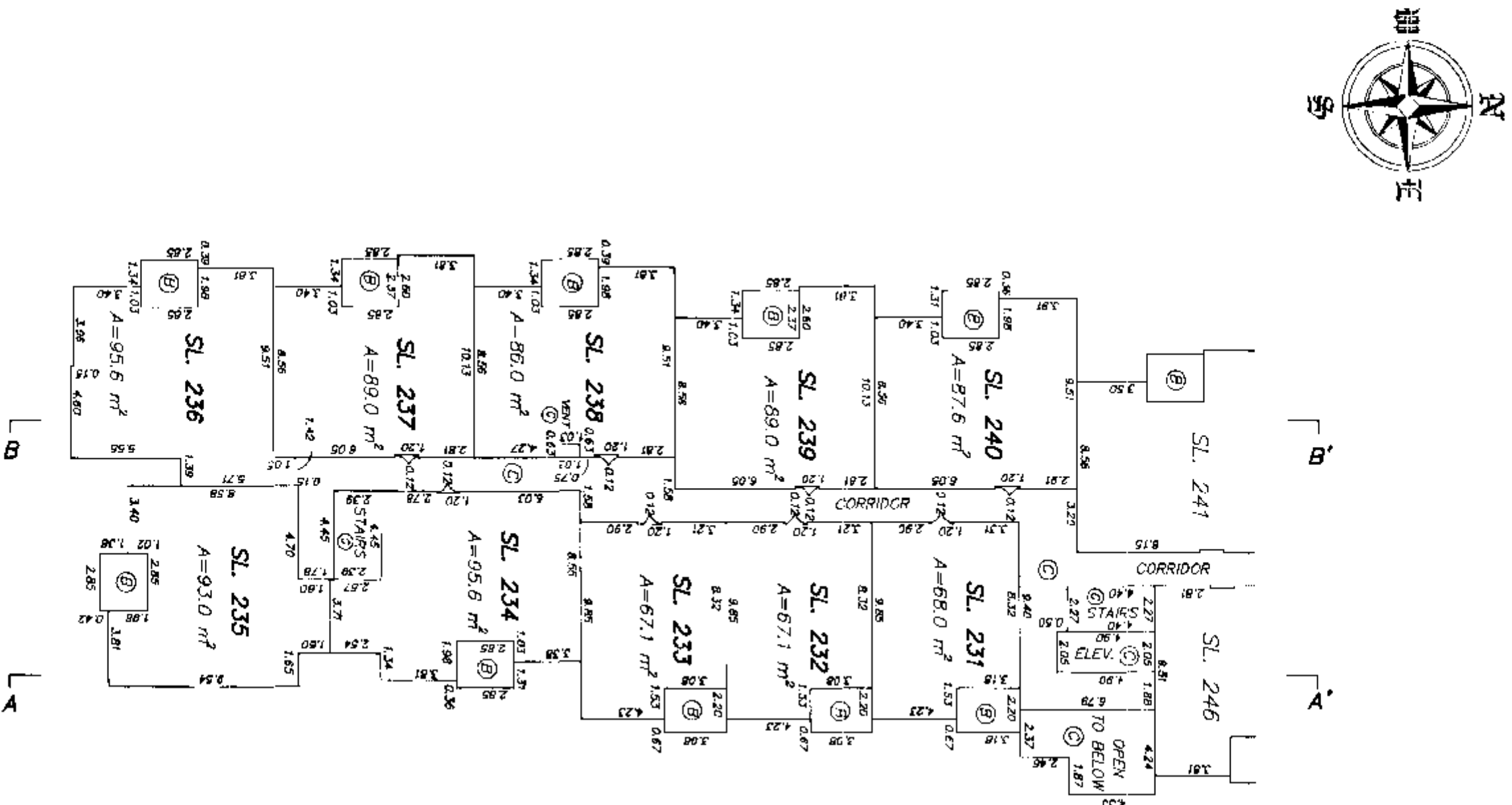
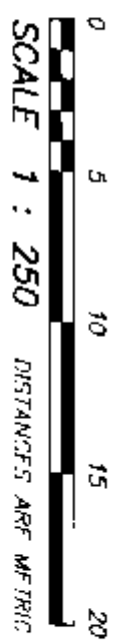
THIRD FLOOR (NORTH) FLOOR PLANS

PHASE 3 STRATA PLAN LMS930



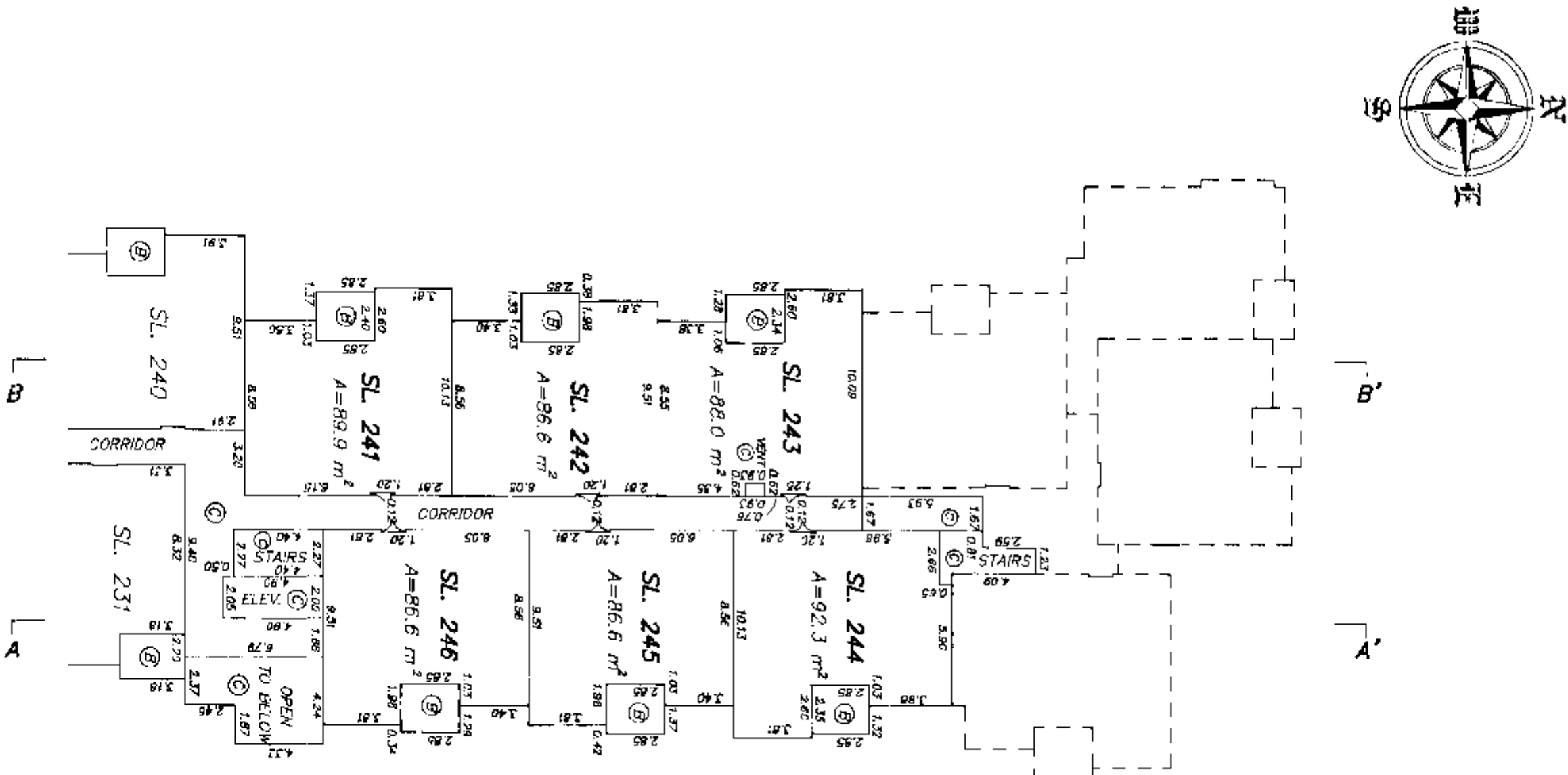
FOURTH FLOOR (SOUTH) FLOOR PLANS

PHASE 3
STRATA PLAN LMS930

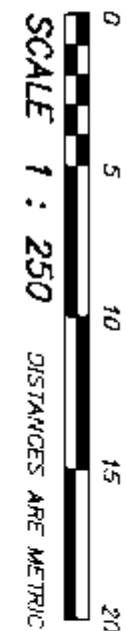


FOURTH FLOOR (NORTH)
FLOOR PLANS

PHASE 3
STRATA PLAN LMS930



SECTIONS



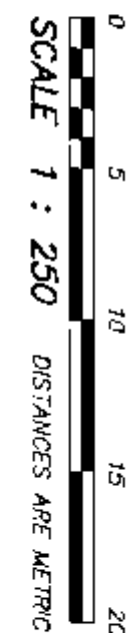
	SL. 235		SL. 234 (B)	SL. 233	SL. 232	SL. 231	CORRIDOR (C)	SL. 246	4th FLOOR
	SL. 215		SL. 214 (B)	SL. 213	SL. 212	SL. 211	CORRIDOR (C)	SL. 230	3rd FLOOR
	SL. 194	SL. 193	SL. 192 (B)	SL. 191	SL. 190	SL. 189	CORRIDOR (C)	SL. 210	2nd FLOOR
(P)-172	SL. 172	SL. 171	SL. 170 (P)-170	SL. 169	SL. 168	SL. 167	LOBBY (C)	SL. 188	1st FLOOR
	PARKING (C)						LOBBY (C) (C)		BASEMENT
								VISITORS PARKING (C)	

SECTION A - A' (SOUTH)

4th FLOOR	SL. 231	CORRIDOR (C)	SL. 246	SL. 245	SL. 244			
3rd FLOOR	SL. 211	CORRIDOR (C)	SL. 230	SL. 229	SL. 228	SL. 227		
2nd FLOOR	SL. 189	CORRIDOR (C)	SL. 210	SL. 209	SL. 208	SL. 207	SL. 206	
1st FLOOR	SL. 167	LOBBY (C)	SL. 188	SL. 187	SL. 186	SL. 185	SL. 184	(P)-184
BASEMENT	PARKING (C)	LOBBY (C)	(C)	(C) VISITORS PARKING	(C) CORRIDOR			

SECTION A - A' (NORTH)

SECTIONS



SL. 236	SL. 237	SL. 238	SL. 239	SL. 240	SL. 241	4th FLOOR
SL. 216	SL. 217	SL. 218	SL. 219	SL. 220	SL. 221	3rd FLOOR
SL. 195	SL. 196	SL. 197	SL. 198	SL. 199	SL. 200	2nd FLOOR
SL. 173	SL. 174	SL. 175	SL. 176	SL. 177	SL. 178	1st FLOOR
PARKING (P)						BASEMENT

SECTION B - B' (SOUTH)

4th FLOOR	SL. 240	SL. 241	SL. 242	SL. 243	SL. 225	
3rd FLOOR	SL. 220	SL. 221	SL. 222	SL. 223	SL. 224	SL. 226
2nd FLOOR	SL. 199	SL. 200	SL. 201	SL. 202	SL. 203	SL. 204 SL. 205
1st FLOOR	SL. 177	SL. 178	SL. 179	SL. 180	SL. 181	SL. 183 (P)-183
BASEMENT	PARKING (P)				SL. 182 VISITORS PARKING (P)	

SECTION B - B' (NORTH)

PHASE 3
STRATA PLAN LMS930