

STRATA PLAN OF LOT M,
BLOCK 23, D.L. 2037,
PLAN LMP 11301

B.C.G.S. 92G.025
"CITY OF VANCOUVER"

STRATA PLAN LMS 2972

09-200

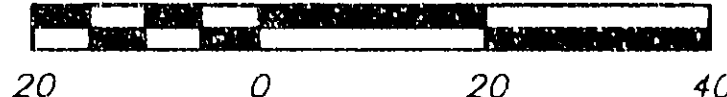
DEPOSITED AND REGISTERED IN THE LAND
TITLE OFFICE, AT NEW WESTMINSTER, B.C.
THIS 16th DAY OF October, 1997.

Deputy REGISTRAR

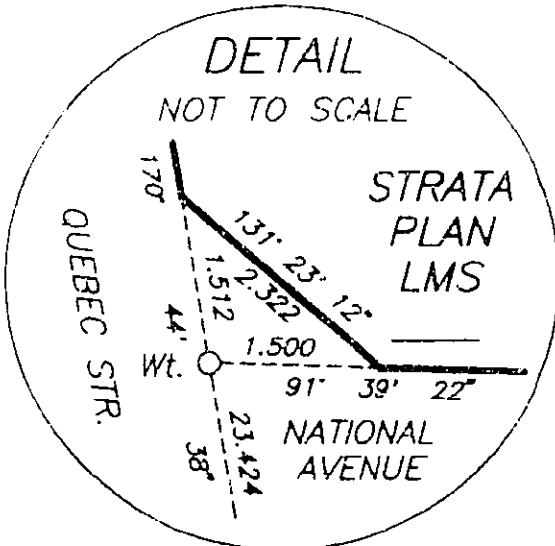
BL 354173

"THE VICEROY
AT CITYGATE"
1088 QUEBEC STREET,
VANCOUVER, B.C.

SCALE 1:1000



ALL DISTANCES ARE IN METRES.



INTEGRATED SURVEY
AREA NO. 31

CITY OF VANCOUVER

THIS PLAN SHOWS GROUND-LEVEL MEASURED
DISTANCES PRIOR TO COMPUTATION OF U.T.M.
CO-ORDINATES MULTIPLY BY COMBINED
SCALE FACTOR 0.9996029

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

THE OWNERS, STRATA PLAN LMS 2972
P.O. BOX 49130 THREE BENTALL CENTRE,
595 BURNARD STREET, VANCOUVER, B.C. V7X 1J5

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

LEGEND

GRID BEARINGS ARE DERIVED FROM OBSERVATIONS
BETWEEN CONTROL MONUMENTS V-2123 AND V-1607.

- ▲ - DENOTES CONTROL MONUMENT FOUND
- - DENOTES LEAD PLUG FOUND
- - DENOTES STANDARD IRON POST FOUND
- - DENOTES STANDARD IRON POST PLACED
- - DENOTES LEAD PLUG PLACED
- SL - DENOTES STRATA LOT
- ⊙ - DENOTES COMMON PROPERTY
- ⊙ - DENOTES ELECTRICAL ROOM BEING COMMON PROPERTY
- ⊙ - DENOTES MECHANICAL ROOM BEING COMMON PROPERTY
- ⊙ - DENOTES VENT BEING COMMON PROPERTY
- ⊙ - DENOTES BALCONY BEING LIMITED COMMON PROPERTY FOR THE EXCLUSIVE USE OF SL 14
- ⊙ - DENOTES DECK BEING LIMITED COMMON PROPERTY FOR THE EXCLUSIVE USE OF SL 6
- B.S. - DENOTES BICYCLE STORAGE
- ⊙ - DENOTES MECHANICAL SHAFT BEING COMMON PROPERTY

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

THIS 12th DAY OF SEPTEMBER, 1997.

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

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

DRAWING # 30165-11
FILE # 30165-11
DATE : SEPTEMBER 12, 1997.

THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT

BUILDING LOCATION
AND DIMENSIONS

STRATA PLAN LMS 2972

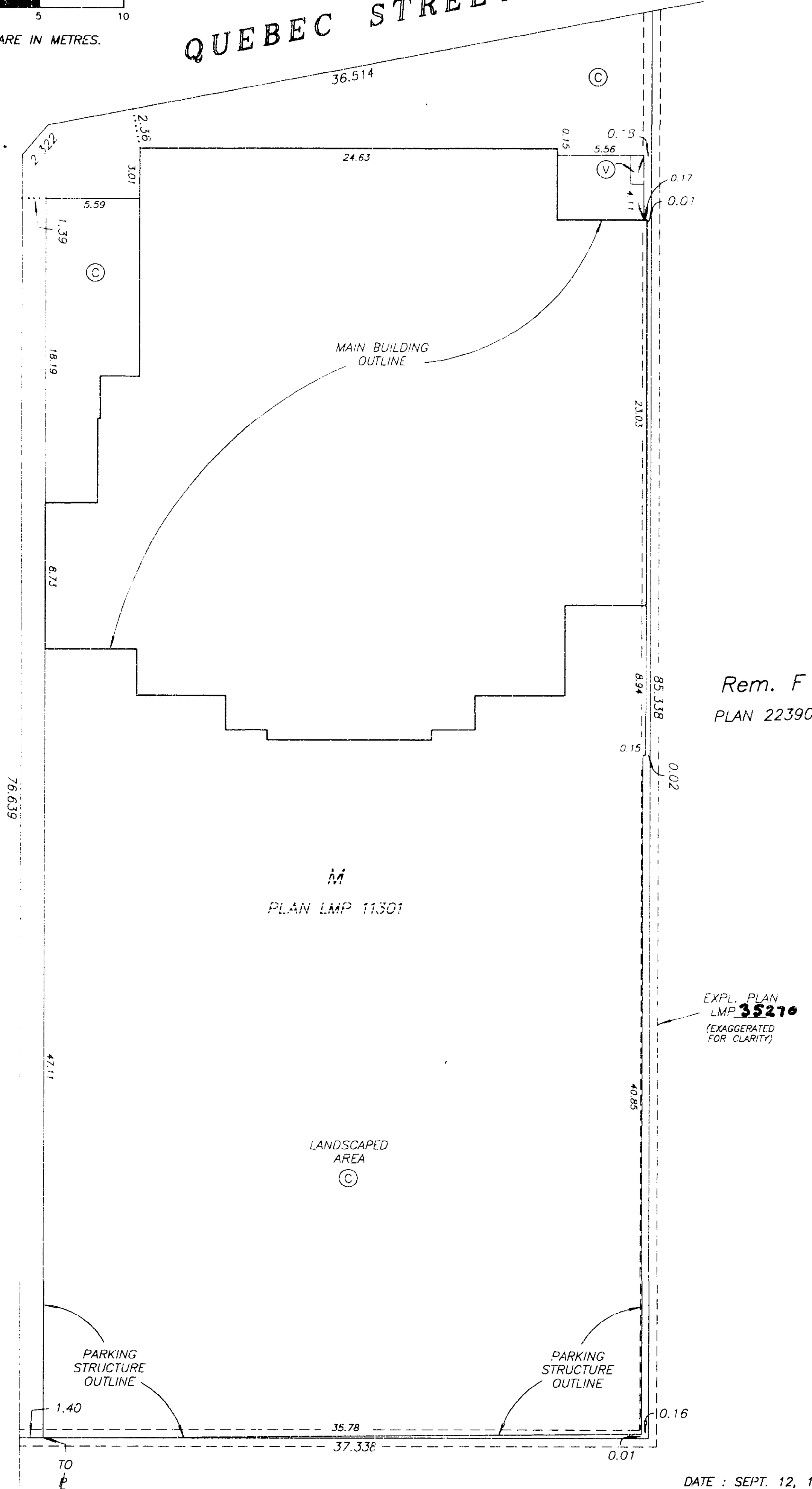
SCALE 1:250



ALL DISTANCES ARE IN METRES.

QUEBEC STREET

NATIONAL AVENUE



Rem. F
PLAN 22390

EXPL. PLAN
LMP 35270
(EXAGGERATED
FOR CLARITY)

DATE : SEPT. 12, 1997.

M.E.S.

DRAWING # 30165-11
FILE # 30165-CE

STRATA PLAN LMS 2972

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	10, 16	1106	1603	
2	10, 16	856	1325	
3	10, 16	874	1363	
4	10, 16	975	1465	
5	9, 16	1103	1846	
6	8, 16	994	1708	
7	8, 16	1151	1825	
8	9, 16	1145	1665	
9	10, 17	1073	1628	
10	10, 17	852	1338	
11	10, 17	868	1376	
12	10, 17	964	1479	
13	9, 17	1113	1914	
14	8, 17	989	1767	
15	8, 17	1139	1894	
16	9, 17	1137	1690	
17	10, 18	1092	1652	
18	10, 18	855	1351	
19	10, 18	869	1389	
20	10, 18	984	1494	
21	9, 18	1113	1948	
22	8, 18	993	1797	
23	8, 18	1152	1929	
24	9, 18	1146	1716	
25	10, 19	1048	1644	
26	10, 19	855	1367	
27	10, 19	1117	1799	
28	9, 19	1061	1877	
29	8, 19	1424	2486	
30	8, 19	1132	1953	
31	9, 19	1135	1725	
32	10, 20	1074	1660	
33	10, 20	860	1380	
34	10, 20	1131	1813	
35	9, 20	1062	1772	
36	8, 20	1439	2508	
37	8, 20	1149	1970	
38	9, 20	1147	1743	
39	9, 21	1045	1987	
40	10, 21	865	1615	
41	10, 21	864	1615	
42	9, 21	1050	1823	
43	8, 21	1340	1772	
44	8, 21	1341	1774	
45	9, 22	1051	1883	
46	10, 22	868	1556	
47	10, 22	870	1556	
48	9, 22	1051	1847	
49	8, 22	1344	2469	
50	8, 22	1345	2471	
51	9, 23	1051	1899	
52	10, 23	867	1569	

DRAWING # 30165-11
FILE # 3165-FT

DATE : SEPT. 12, 1997.

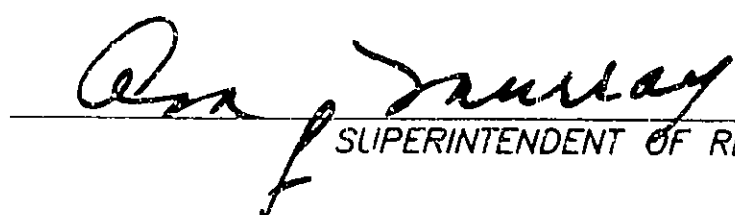
M.E.S.

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
53	10, 23	869	1569	
54	9, 23	1051	1863	
55	8, 23	1344	2490	
56	8, 23	1345	2490	
57	9, 24	1052	1915	
58	10, 24	867	1582	
59	10, 24	869	1582	
60	9, 24	1051	1879	
61	8, 24	1344	2509	
62	8, 24	1345	2509	
63	9, 25	1051	1931	
64	10, 25	867	1595	
65	10, 25	869	1595	
66	9, 25	1051	1895	
67	8, 25	1344	2530	
68	8, 25	1345	2530	
69	9, 26	1051	1947	
70	10, 26	867	1608	
71	10, 26	869	1608	
72	9, 26	1051	1911	
73	8, 26	1344	2550	
74	8, 26	1345	2550	
75	9, 27	1051	1963	
76	10, 27	867	1621	
77	10, 27	869	1621	
78	9, 27	1051	1925	
79	8, 27	1344	2570	
80	8, 27	1345	2570	
81	9, 28	1051	1979	
82	10, 28	867	1634	
83	10, 28	869	1634	
84	9, 28	1051	1943	
85	8, 28	1344	2592	
86	8, 28	1345	2592	
87	9, 29	1051	2003	
88	10, 29	867	1653	
89	10, 29	869	1660	
90	9, 29	1051	1975	
91	8, 29	1344	2620	
92	8, 29	1345	2623	
93	9, 30	1051	2027	
94	10, 30	867	1673	
95	10, 30	869	1682	
96	9, 30	1051	2007	
97	8, 30	1344	2653	
98	8, 30	1345	2653	
99	9, 31	1051	2059	
100	10, 31	867	1699	
101	10, 31	869	1712	
102	9, 31	1051	2039	
103	8, 31	1345	2682	
104	8, 31	1341	2682	

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
105	9, 32	1051	2075	
106	10, 32	867	1712	
107	10, 32	869	1739	
108	9, 32	1051	2071	
109	8, 32	1344	2712	
110	8, 32	1345	2712	
111	9, 33	1051	2091	
112	10, 33	867	1725	
113	10, 33	868	1803	
114	9, 33	1052	2151	
115	8, 33	1344	2743	
116	8, 33	1341	2743	
117	9, 34	1051	2106	
118	10, 34	867	1739	
119	10, 34	868	1817	
120	9, 34	1052	2166	
121	8, 34	1344	2773	
122	8, 34	1345	2775	
123	9, 35	1045	2183	
124	10, 35	940	2093	
125	9, 35	972	2141	
126	8, 35	1283	2807	
127	8, 35	1288	2807	
128	9, 36	1045	2120	
129	10, 36	940	1999	
130	9, 36	973	2082	
131	8, 36	1283	2759	
132	8, 36	1284	2759	
133	9, 37	1045	2136	
134	10, 37	940	2015	
135	9, 37	972	2097	
136	8, 37	1398	3019	
137	8, 37	1394	3019	
138	9, 38	1042	2152	
139	10, 38	943	2029	
140	9, 38	972	2112	
141	8, 38	1400	3040	
142	8, 38	1394	3040	
143	9, 39	965	2143	
144	9, 39	963	2246	
145	8, 39	1177	2911	
146	8, 39	1177	2911	
147	9, 40	972	2033	
148	9, 40	970	2136	
149	8, 40	1177	2779	
150	8, 40	1177	2779	
151	8, 9, 41	1664	4889	
152	8, 9, 41	1695	4889	
AGGREGATE		166,019	315,857	

ACCEPTED AS TO FORMS 1, 2 AND 3
THIS 10 DAY OF OCT, 1997.
SUPERINTENDENT OF REAL ESTATESTATUTORY 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.

DECLARED BEFORE ME AT VANCOUVER

IN THE PROVINCE OF BRITISH COLUMBIA

THIS 29th DAY OF SEPTEMBER, 1997.A COMMISSIONER FOR TAKING AFFIDAVITS WITHIN THE
PROVINCE OF BRITISH COLUMBIA

Sara E. Pope

2800-595 GURRARD ST.
VANCOUVER, BC V7X 1J5I, MIKE E. SHAW, BRITISH COLUMBIA LAND SURVEYOR,
HEREBY CERTIFY THAT THE BUILDING, SHOWN
IN THIS STRATA PLAN HAS NOT,
AS OF THE 12th DAY OF SEPTEMBER, 1997,
BEEN PREVIOUSLY OCCUPIED.DATED AT SURREY, B.C. THIS 12th DAY OF SEPTEMBER, 1997.

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

THE CITY OF VANCOUVER REGISTERED OWNER
OF COVENANTS GD108707, GD108710, AND BF192870
HEREBY CONSENTS TO THE DEPOSIT OF THIS PLAN

AUTHORIZED SIGNATORY

AUTHORIZED SIGNATORY

OWNER:

BOSA DEVELOPMENT CORPORATION
(INC. NO. 337862)

AUTHORIZED SIGNATORY ERIC MARTIN

AUTHORIZED SIGNATORY NATALE BOSA

WITNESS AS TO BOTH SIGNATURES

OCCUPATION OF WITNESS
1234 56789 Place
Vancouver, B.C. V7X 4M7
ADDRESS OF WITNESS

MORTGAGEE:

THE BANK OF NOVA SCOTIA by its authorized
signatory

MICHELE KIRK

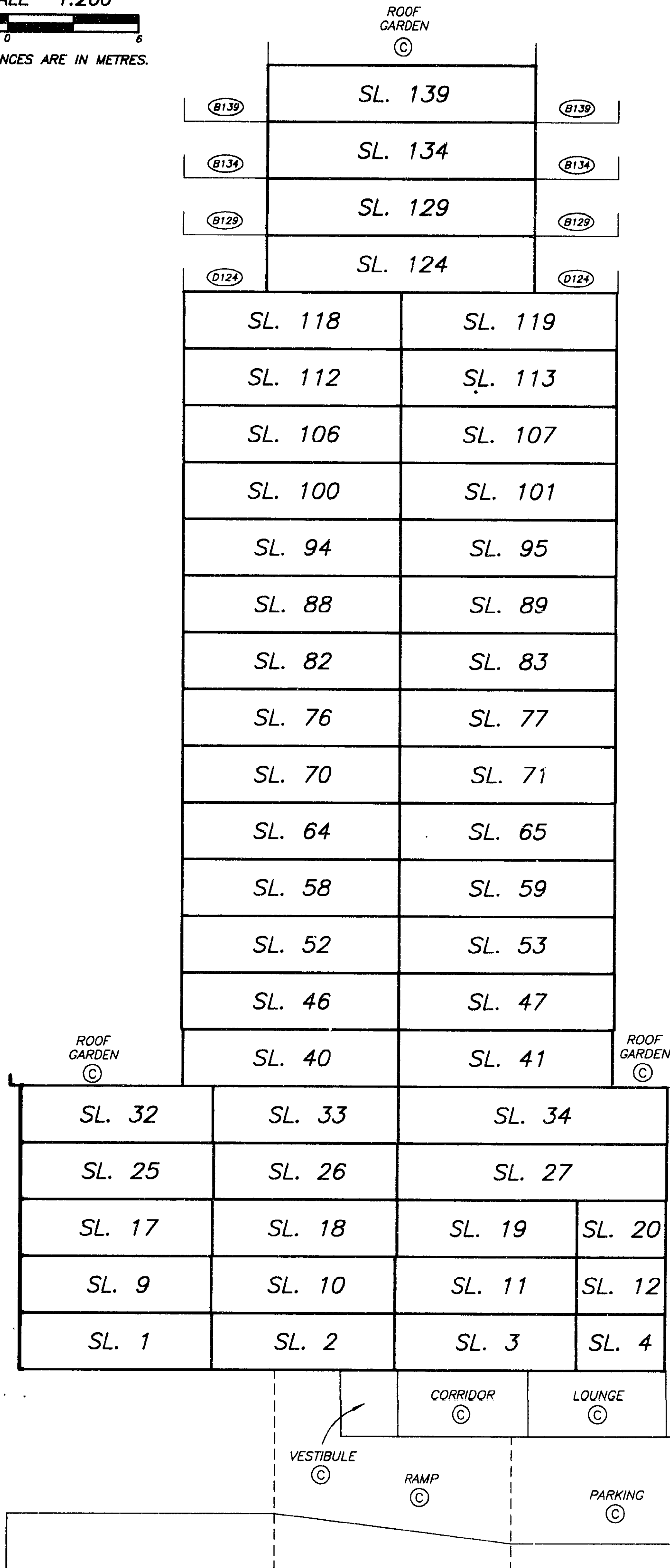
JOHN MATHER

Wendy Soo
WITNESS AS TO BOTH SIGNATURES Wendy SooSecretary
9831 Gilbird Cres.
Richmond B.C. V7E 1H7
ADDRESS OF WITNESS

SECTION C - C'

STRATA PLAN LMS 2972

SCALE 1:200
ALL DISTANCES ARE IN METRES.



TWENTY FIFTH FLOOR
TWENTY FOURTH FLOOR
TWENTY THIRD FLOOR
TWENTY SECOND FLOOR
TWENTY FIRST FLOOR
TWENTIETH FLOOR
NINETEENTH FLOOR
EIGHTEENTH FLOOR
SEVENTEENTH FLOOR
SIXTEENTH FLOOR
FIFTEENTH FLOOR
FOURTEENTH FLOOR
THIRTEENTH FLOOR
TWELFTH FLOOR
ELEVENTH FLOOR
TENTH FLOOR
NINTH FLOOR
EIGHTH FLOOR
SEVENTH FLOOR
SIXTH FLOOR
FIFTH FLOOR
FOURTH FLOOR
THIRD FLOOR
SECOND FLOOR
UPPER GROUND
LEVEL 0B

DATE : SEPT. 12, 1997.

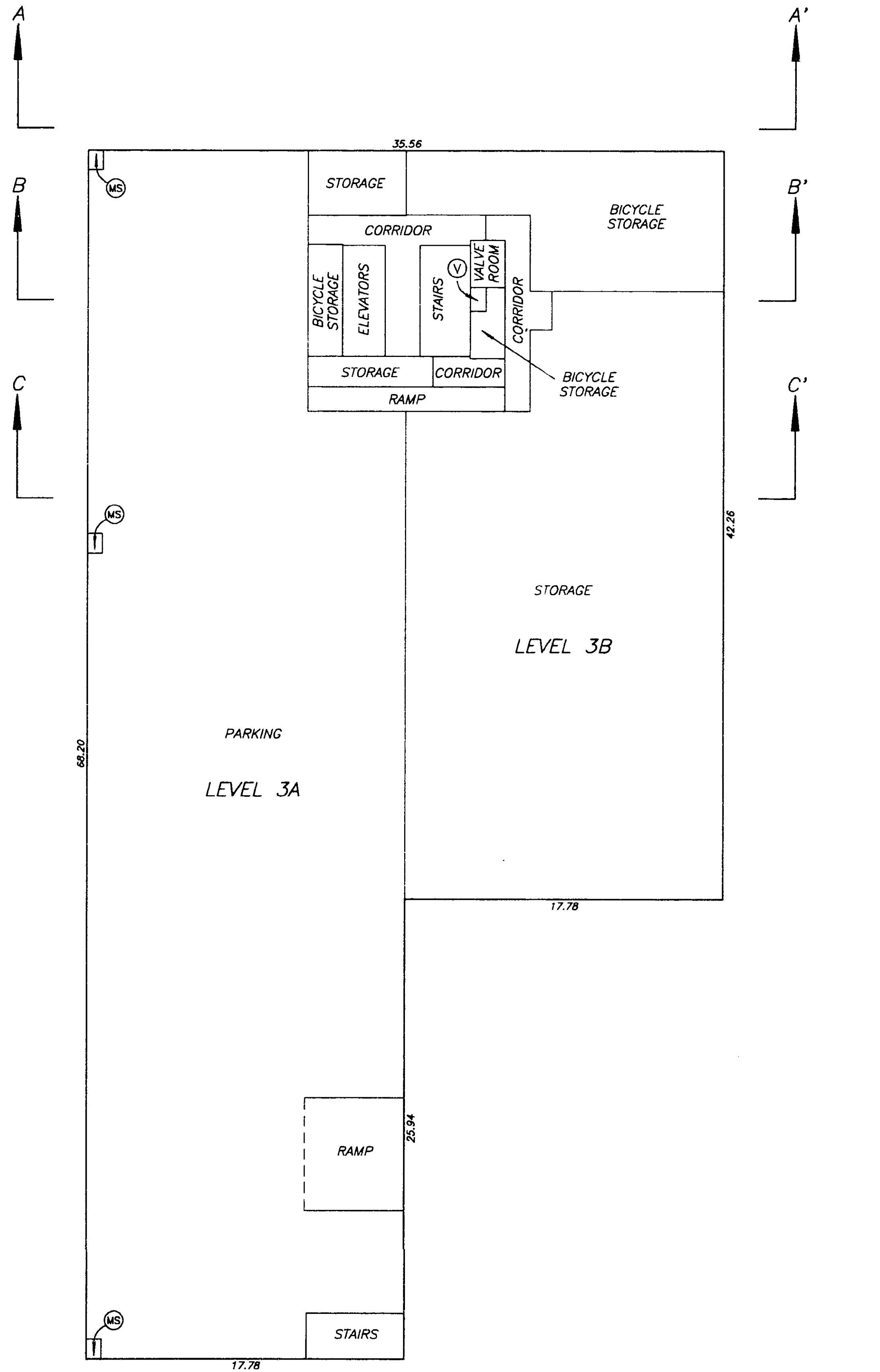
M.E.B.

PARKING LEVEL 3A AND 3B

STRATA PLAN LMS 2972

SCALE 1:250
ALL DISTANCES ARE IN METRES.

NOTE : THIS FLOOR IS ALL COMMON PROPERTY



DATE : SEPT. 12, 1997.

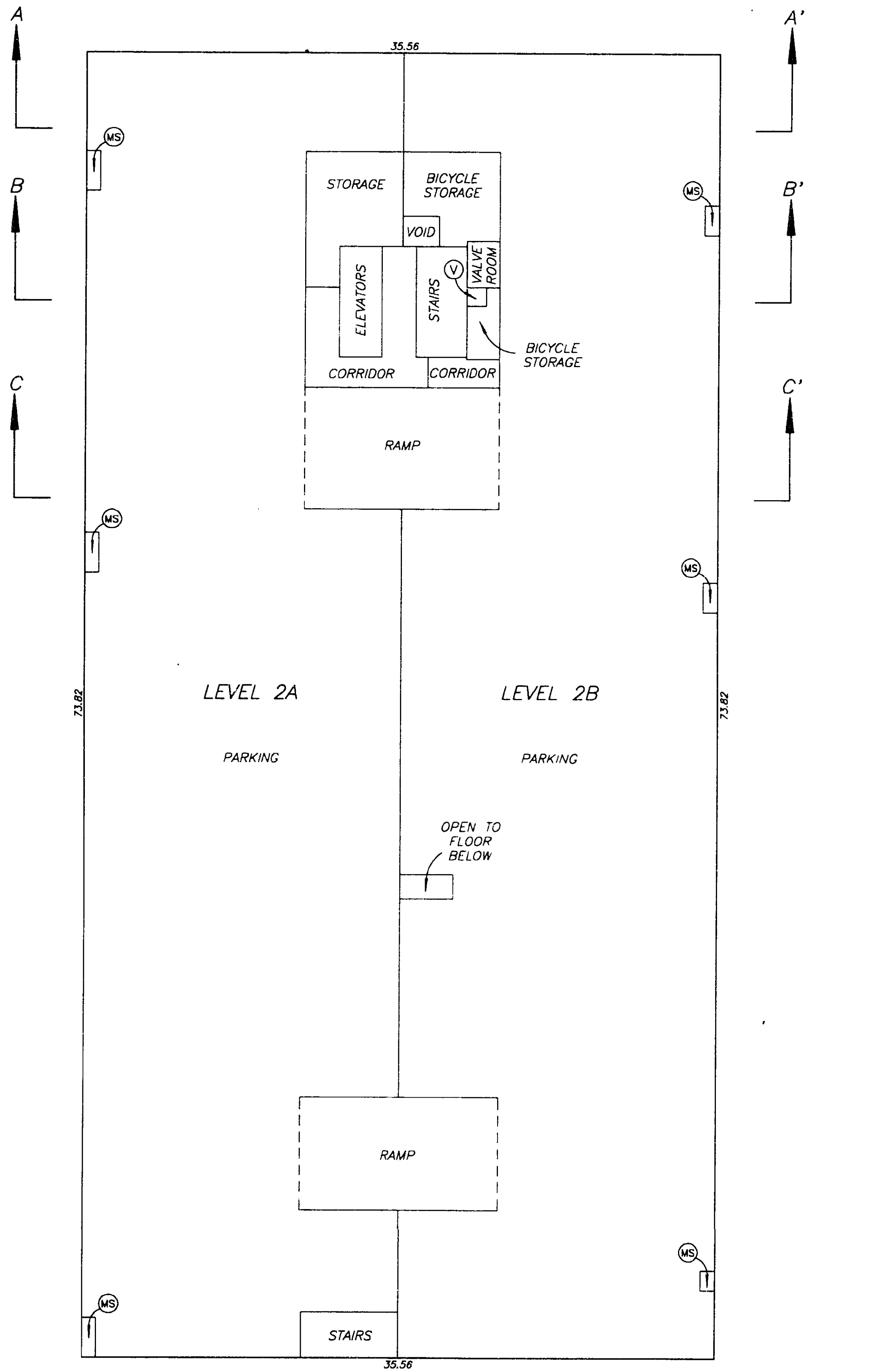
M.E.B.

PARKING LEVEL 2A AND 2B

STRATA PLAN LMS 2972

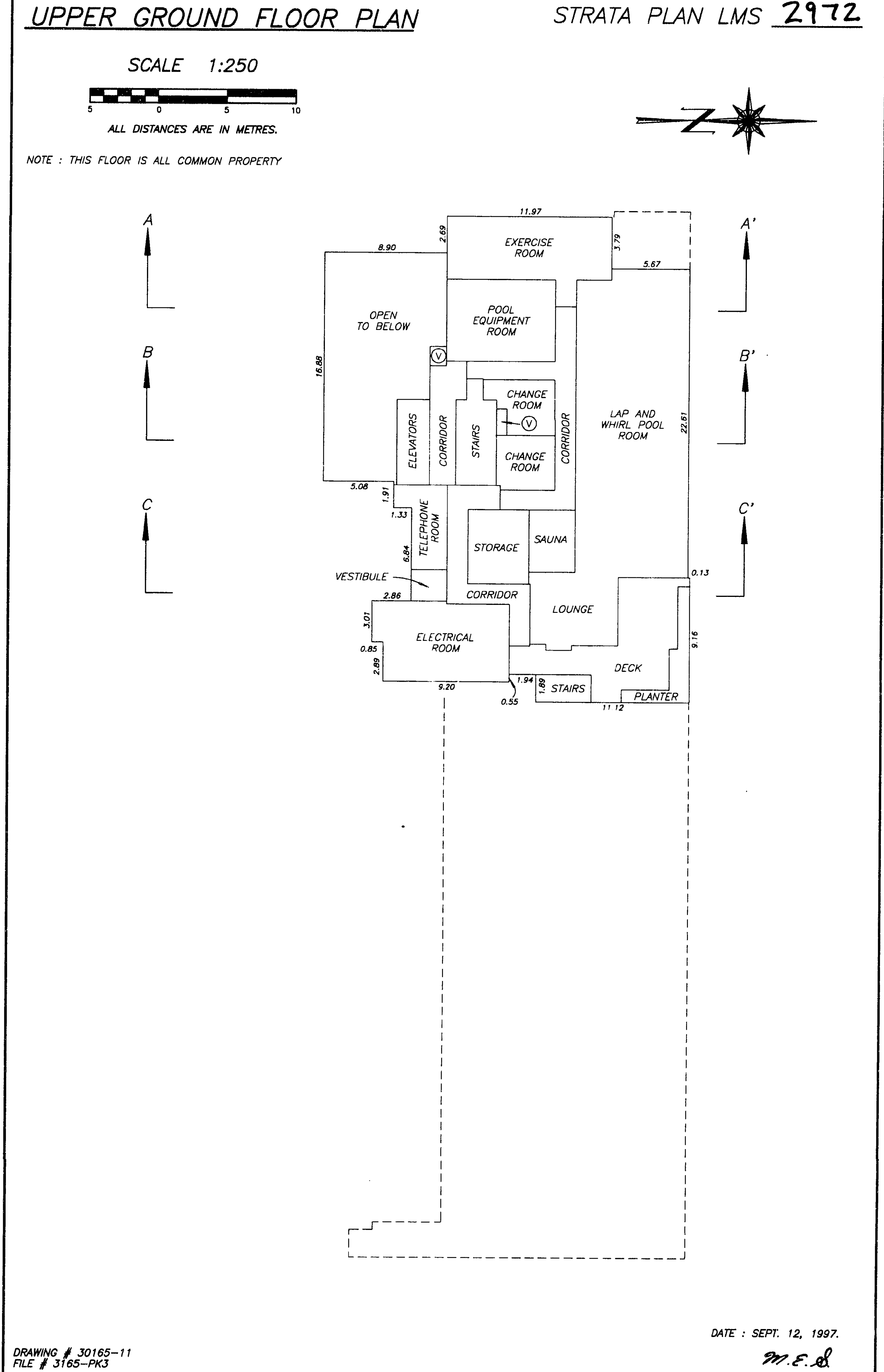
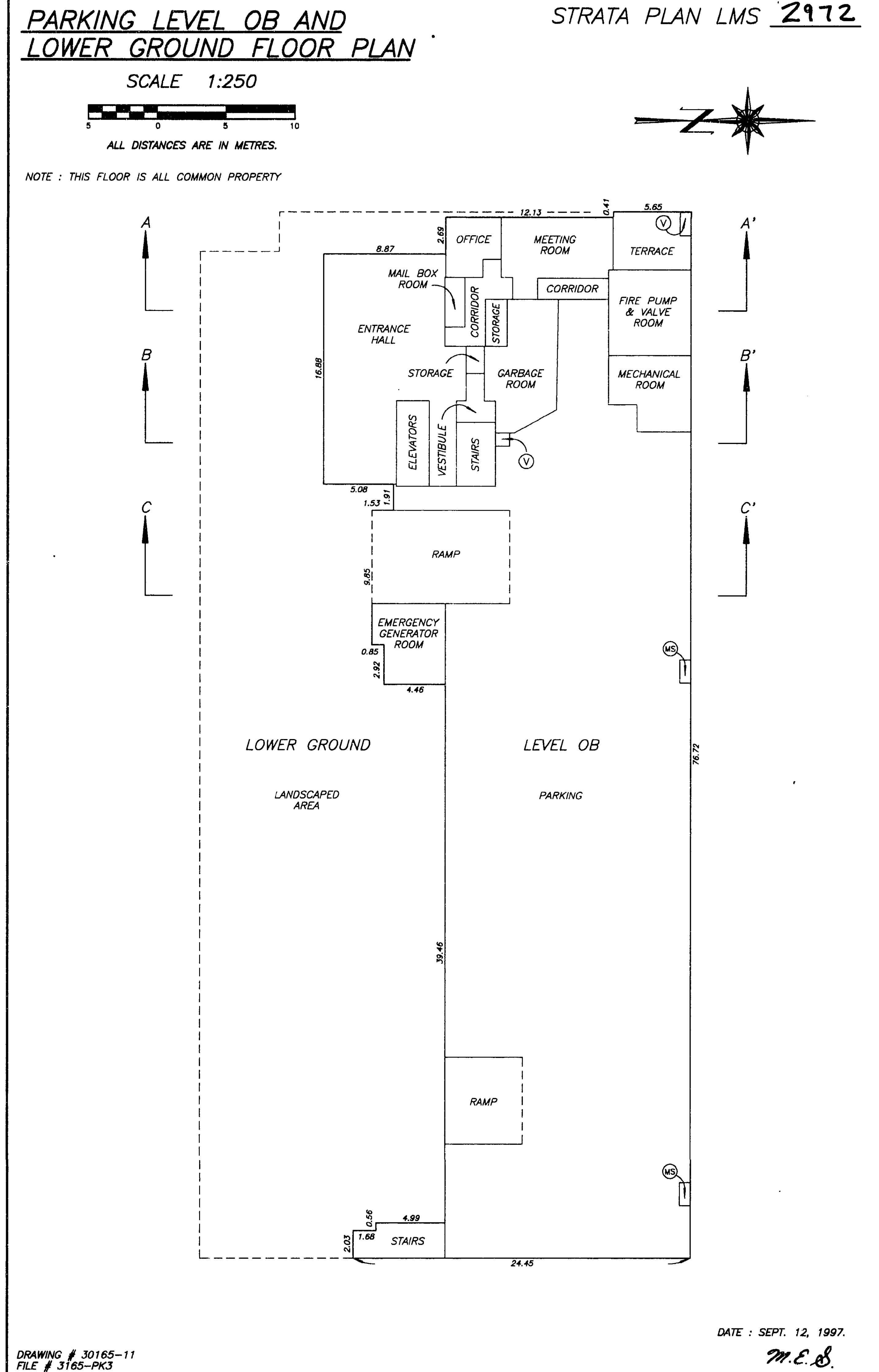
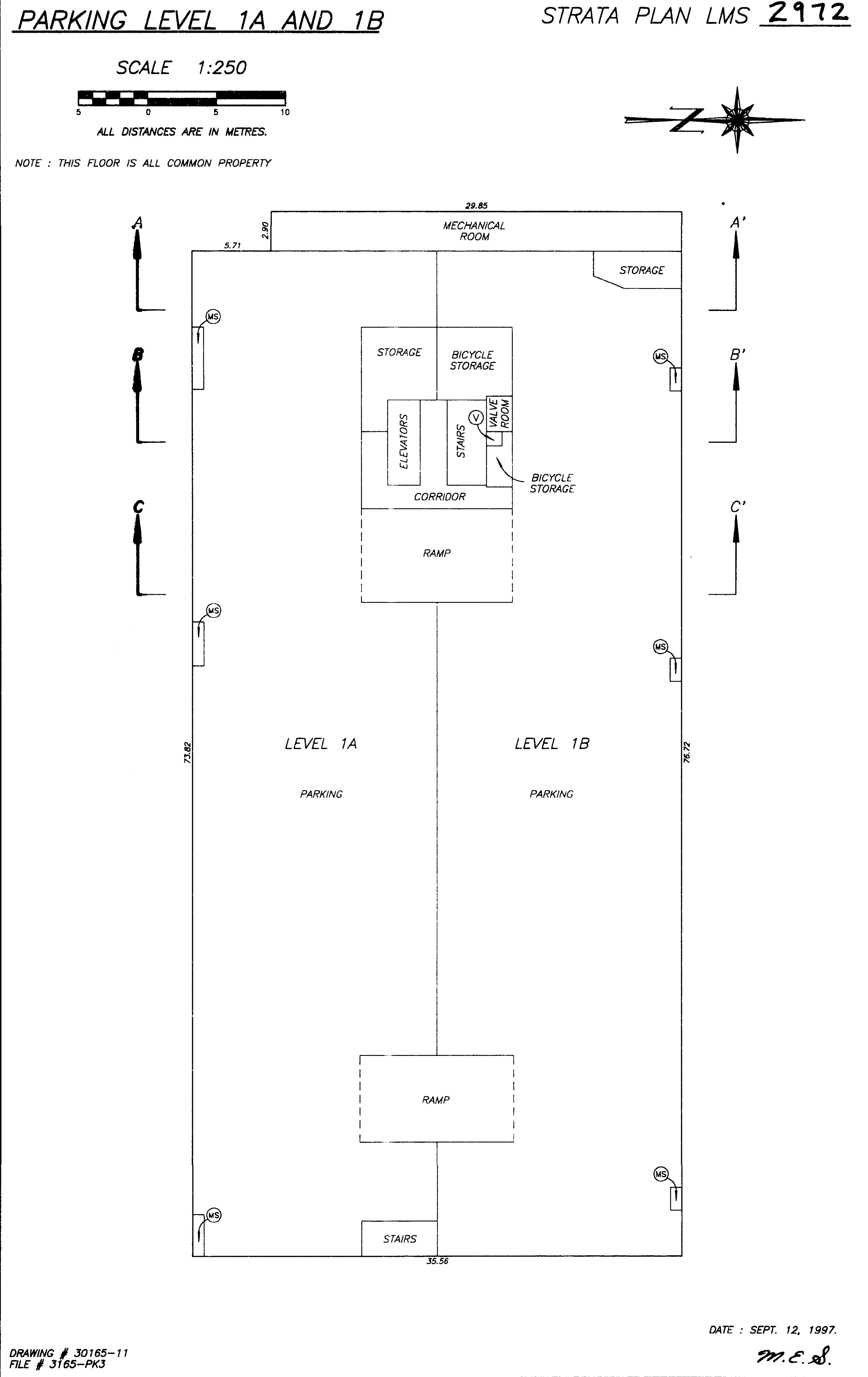
SCALE 1:250
ALL DISTANCES ARE IN METRES.

NOTE : THIS FLOOR IS ALL COMMON PROPERTY



DATE : SEPT. 12, 1997.

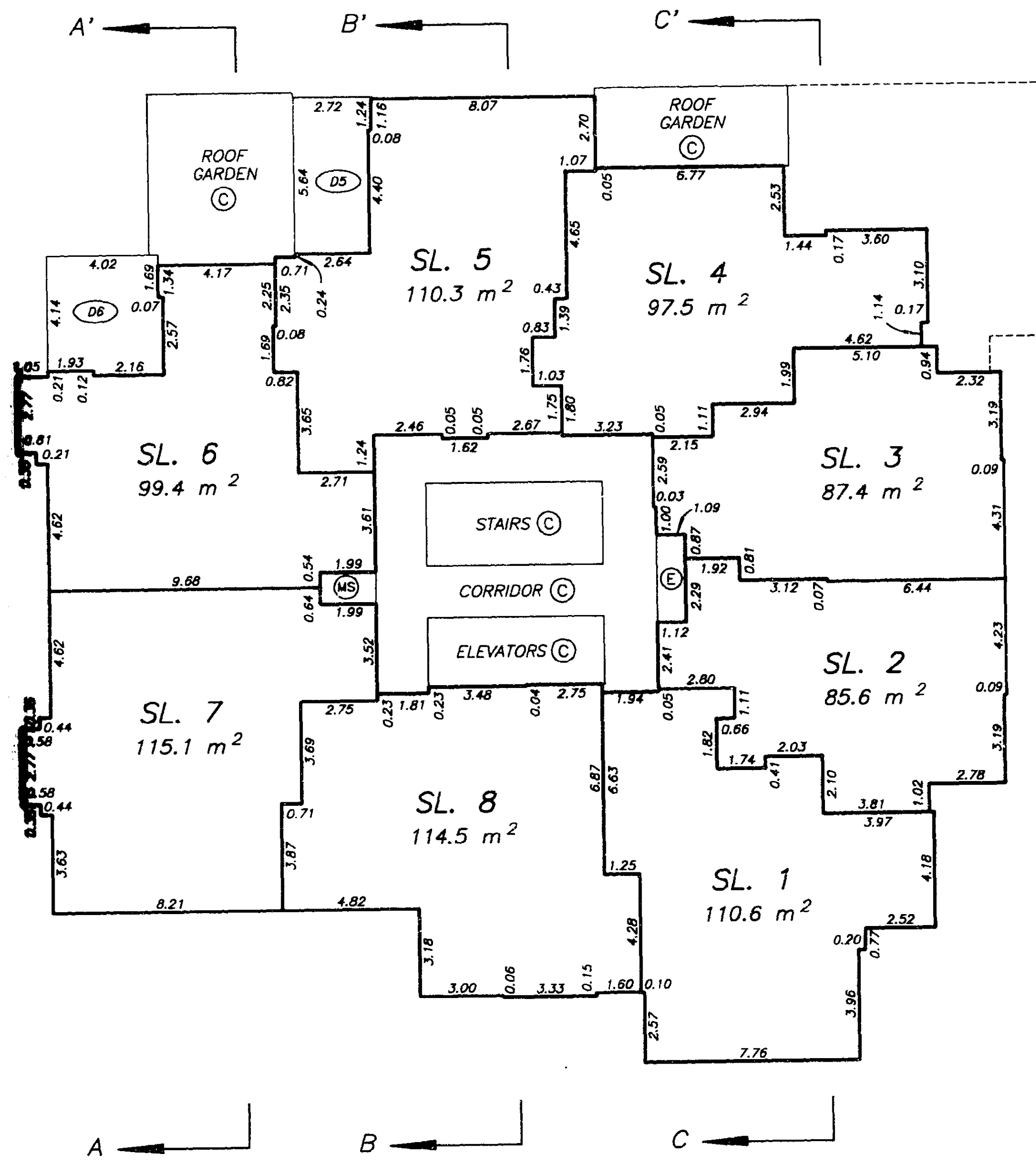
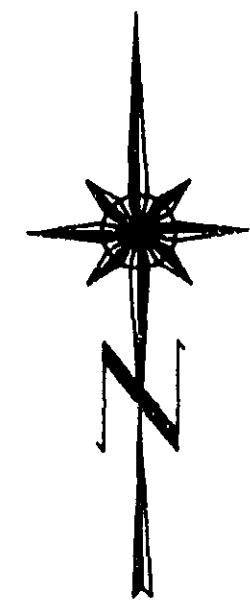
M.E.B.



SECOND FLOOR PLAN

STRATA PLAN LMS 2972

SCALE 1:200
ALL DISTANCES ARE IN METRES.



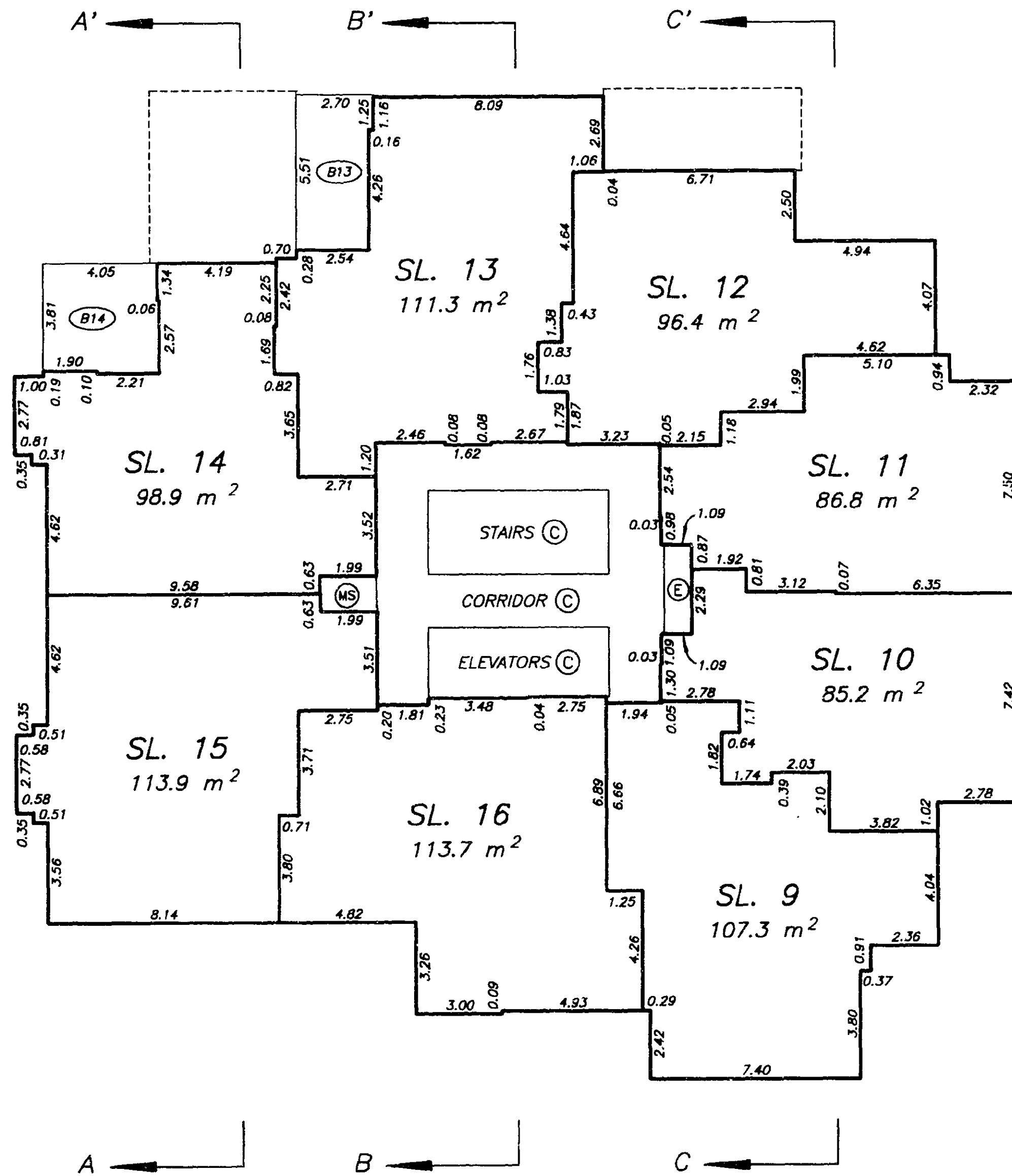
DATE : SEPT. 12, 1997.

M.E.S.

THIRD FLOOR PLAN

STRATA PLAN LMS 2972

SCALE 1:200
ALL DISTANCES ARE IN METRES.



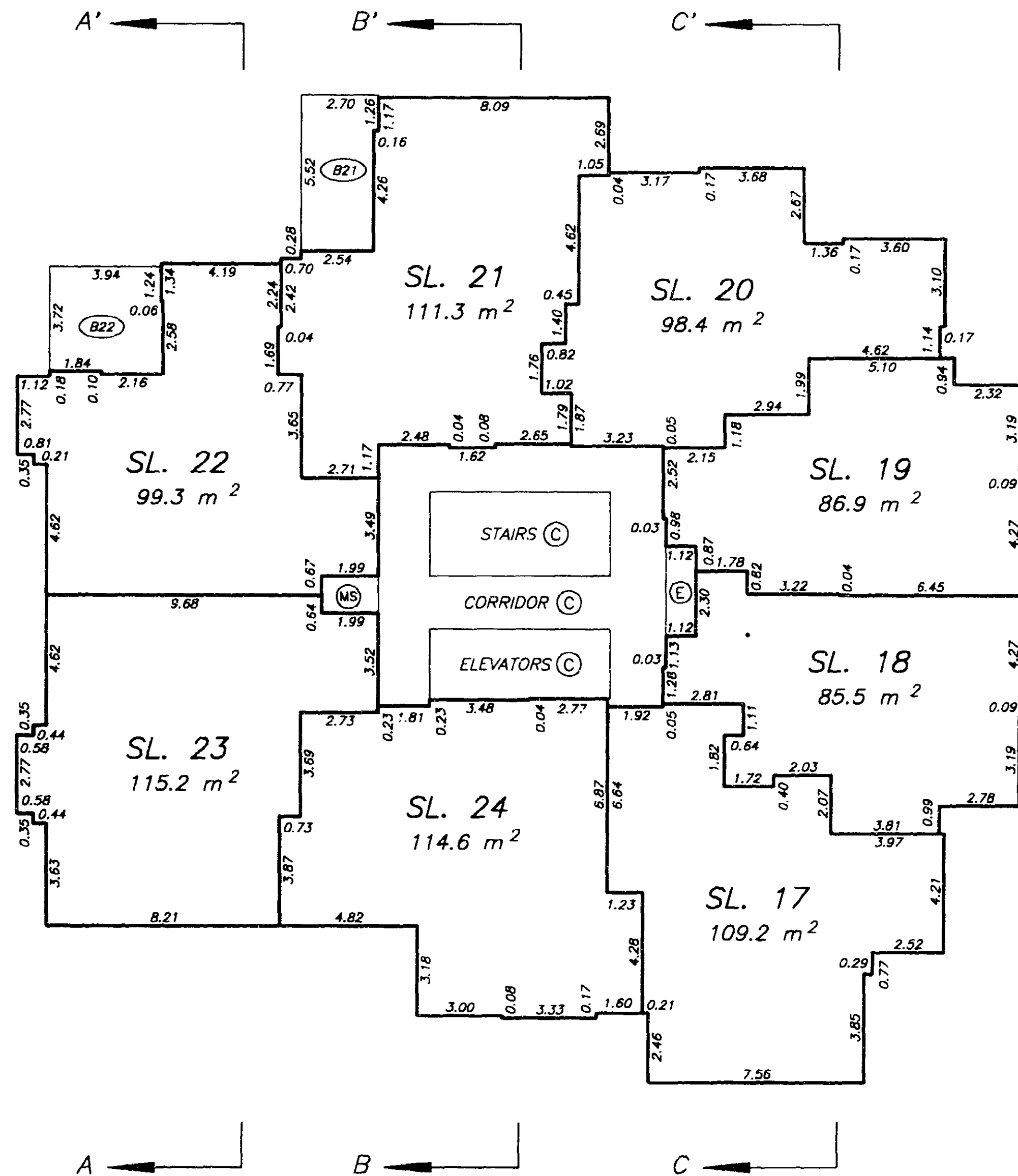
DATE : SEPT. 12, 1997.

M.E.S.

FOURTH FLOOR PLAN

STRATA PLAN LMS 2972

SCALE 1:200
ALL DISTANCES ARE IN METRES.



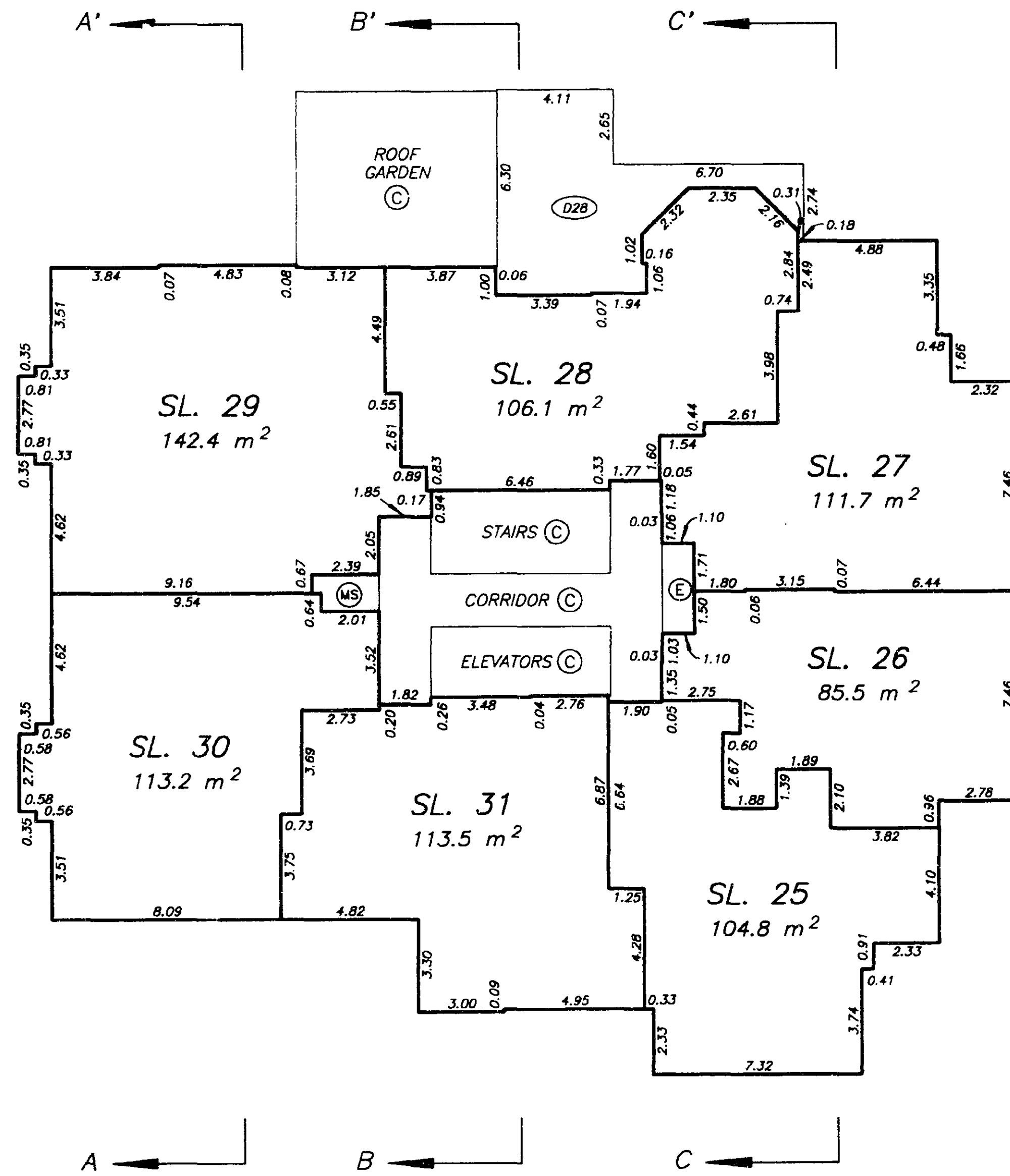
DATE : SEPT. 12, 1997.

M.E.S.

FIFTH FLOOR PLAN

STRATA PLAN LMS 2972

SCALE 1:200
ALL DISTANCES ARE IN METRES.



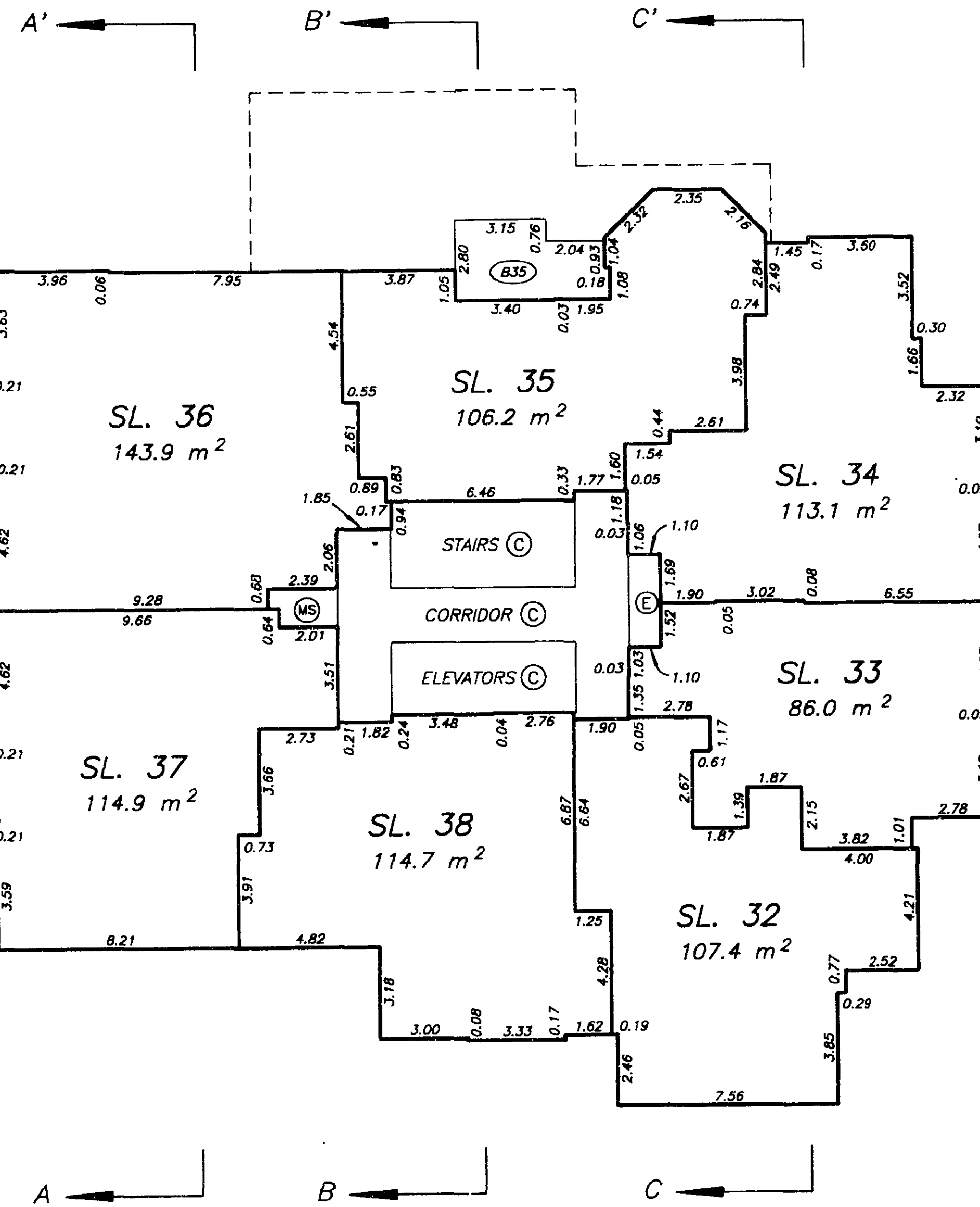
DATE : SEPT. 12, 1997.

M. E. S.

SIXTH FLOOR PLAN

STRATA PLAN LMS 2972

SCALE 1:200
ALL DISTANCES ARE IN METRES.



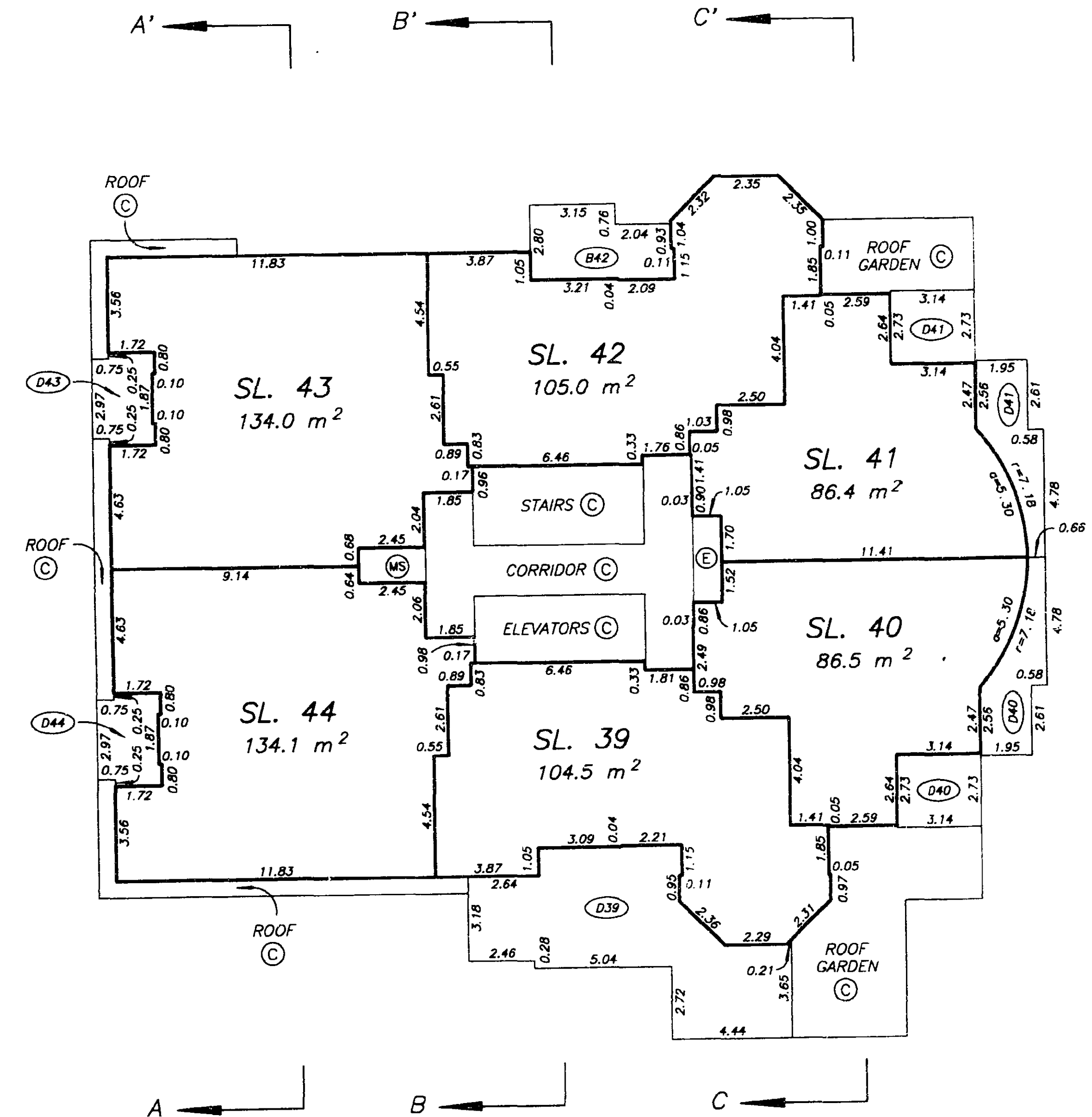
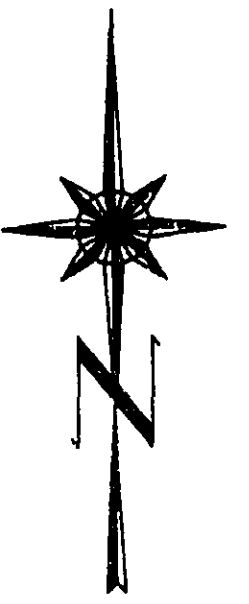
DATE : SEPT. 12, 1997.

M. E. S.

SEVENTH FLOOR PLAN

STRATA PLAN LMS 2972

SCALE 1:200
ALL DISTANCES ARE IN METRES.



DATE : SEPT. 12, 1997.

M. E. S.

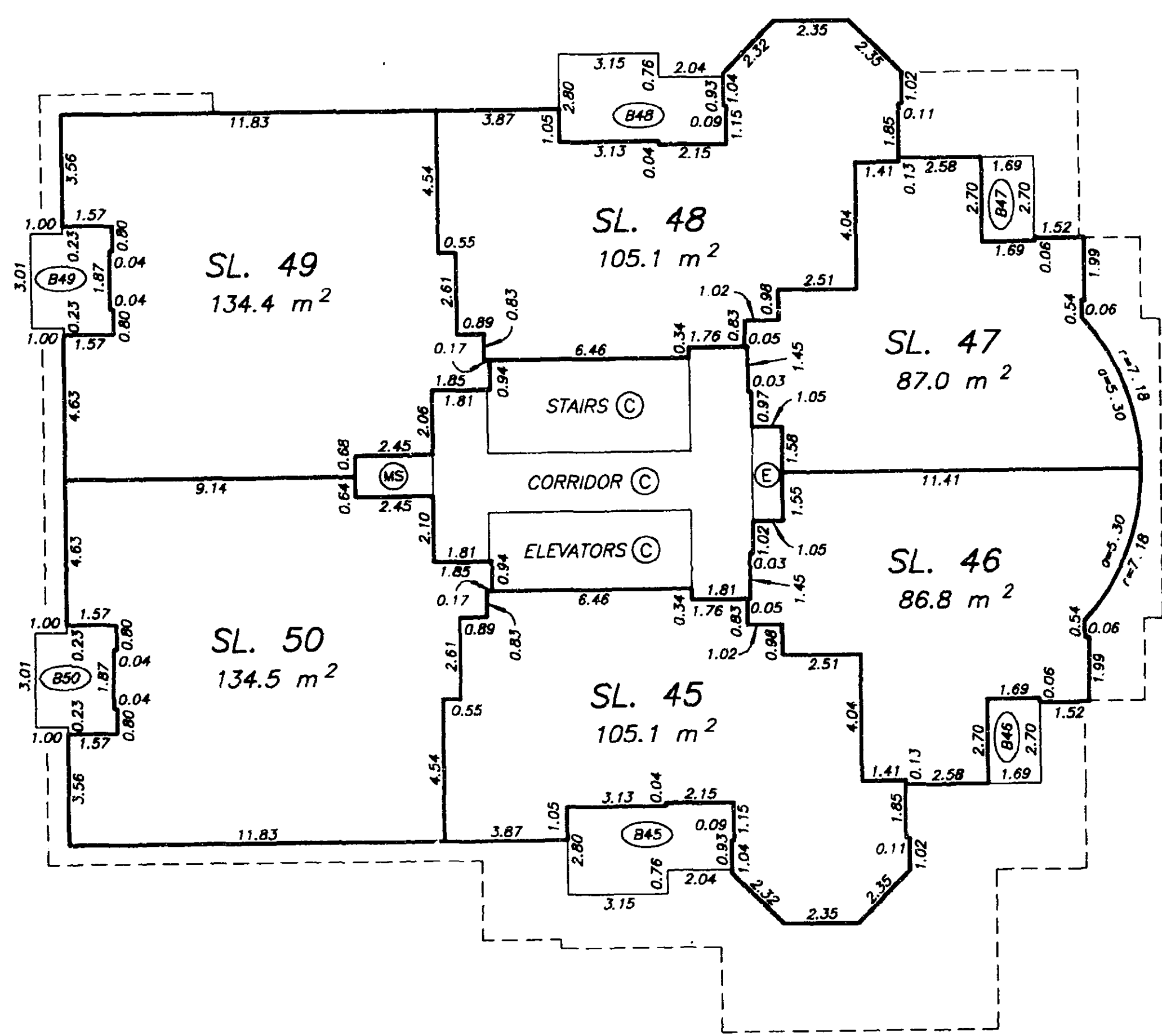
EIGHTH FLOOR PLAN

STRATA PLAN LMS 2972

SCALE 1:200
ALL DISTANCES ARE IN METRES.



A' B' C'



A B C

DATE : SEPT. 12, 1997.

M.E.S.

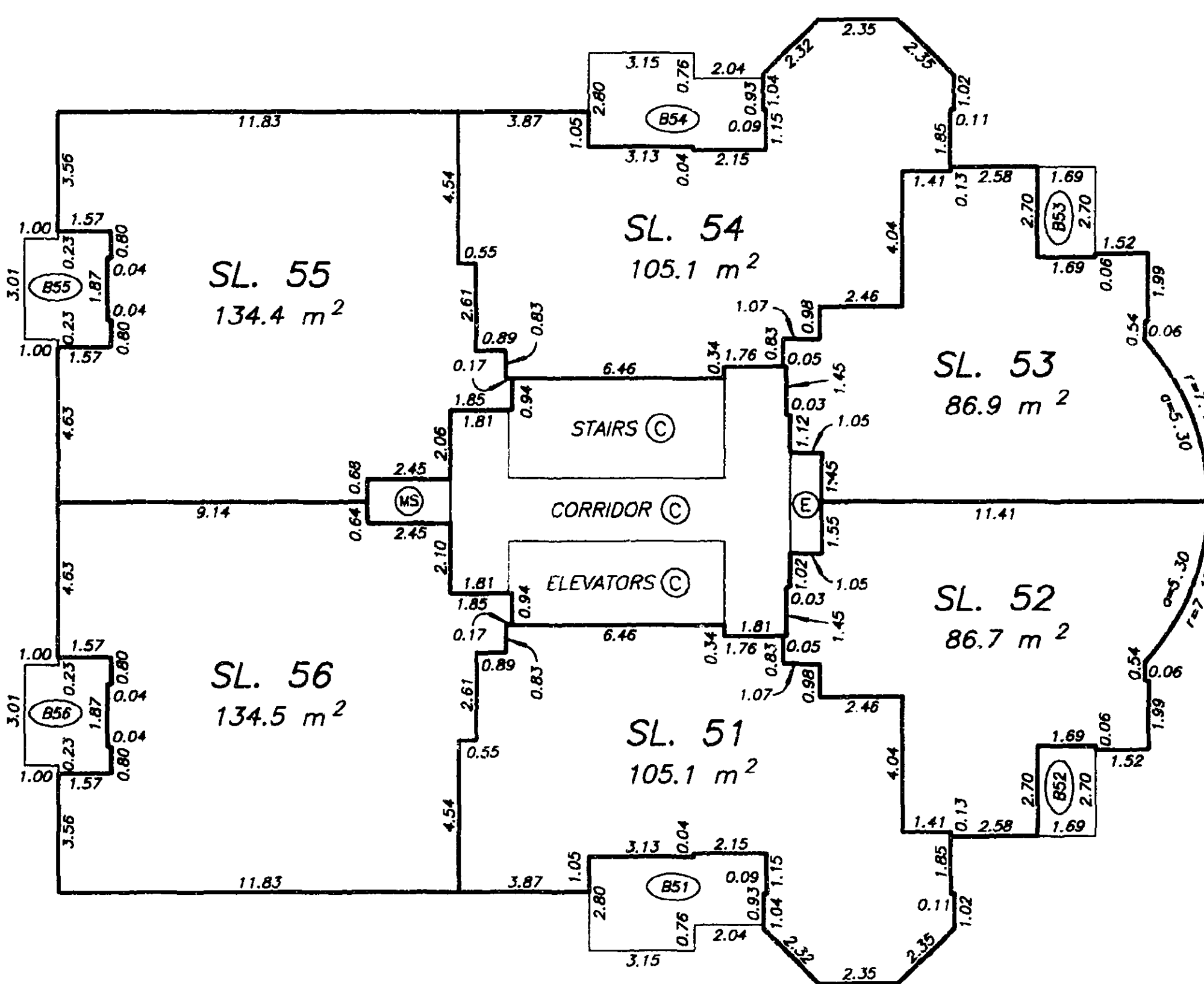
NINTH FLOOR PLAN

STRATA PLAN LMS 2972

SCALE 1:200
ALL DISTANCES ARE IN METRES.



A' B' C'



A B C

DATE : SEPT. 12, 1997.

M.E.S.

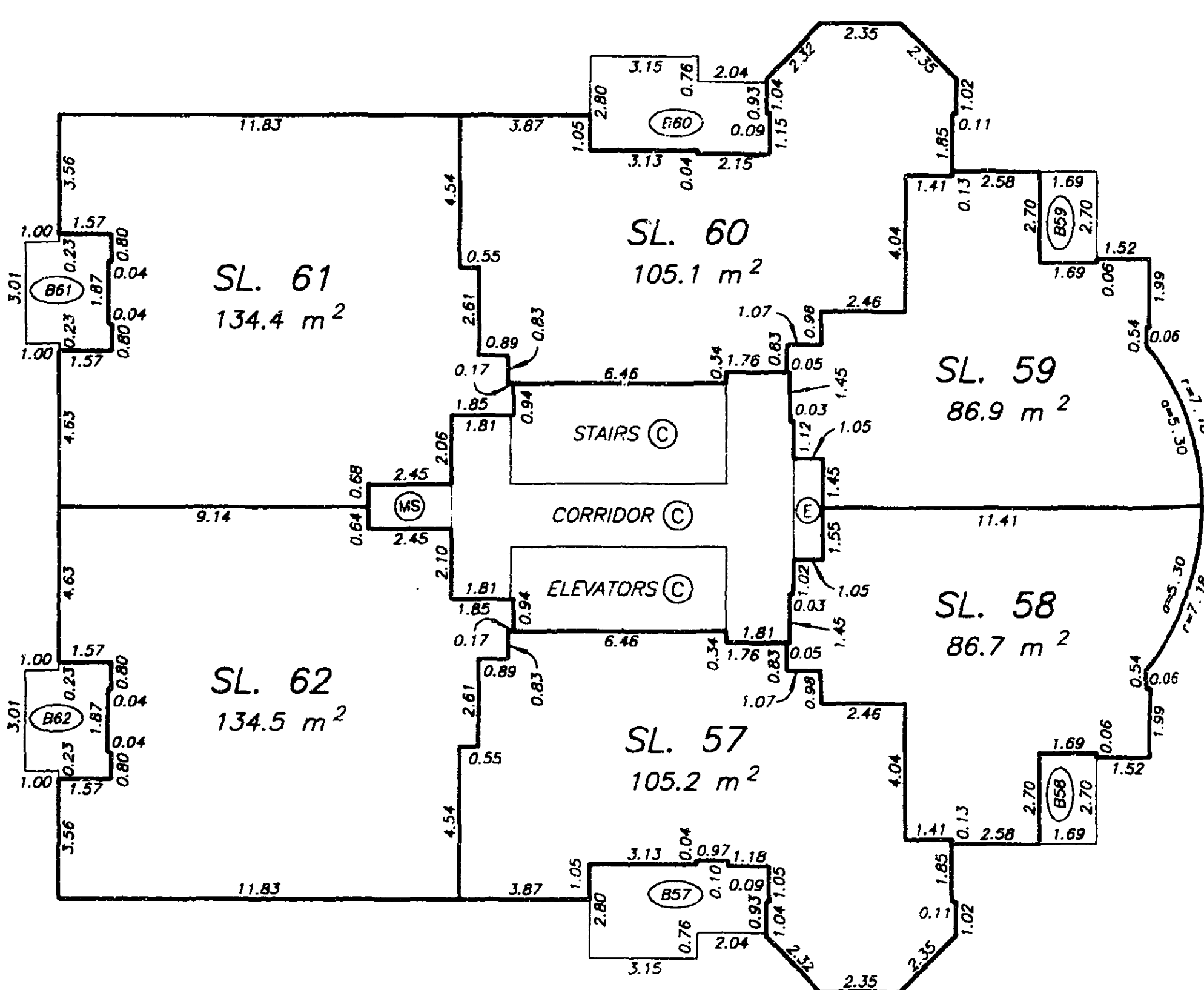
TENTH FLOOR PLAN

STRATA PLAN LMS 2972

SCALE 1:200
ALL DISTANCES ARE IN METRES.



A' B' C'



A B C

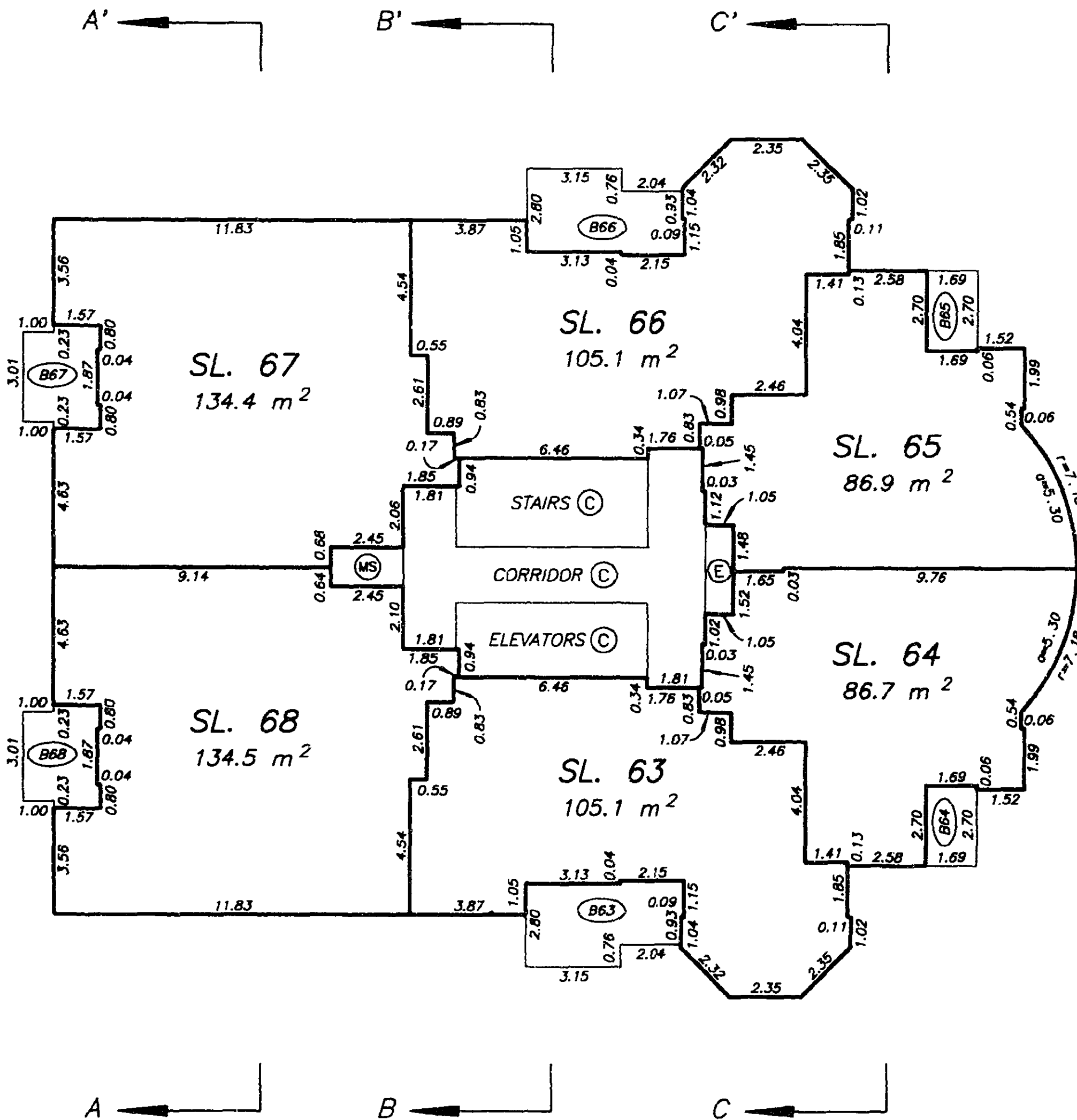
DATE : SEPT. 12, 1997.

M.E.S.

ELEVENTH FLOOR PLAN

STRATA PLAN LMS 2972

SCALE 1:200
ALL DISTANCES ARE IN METRES.



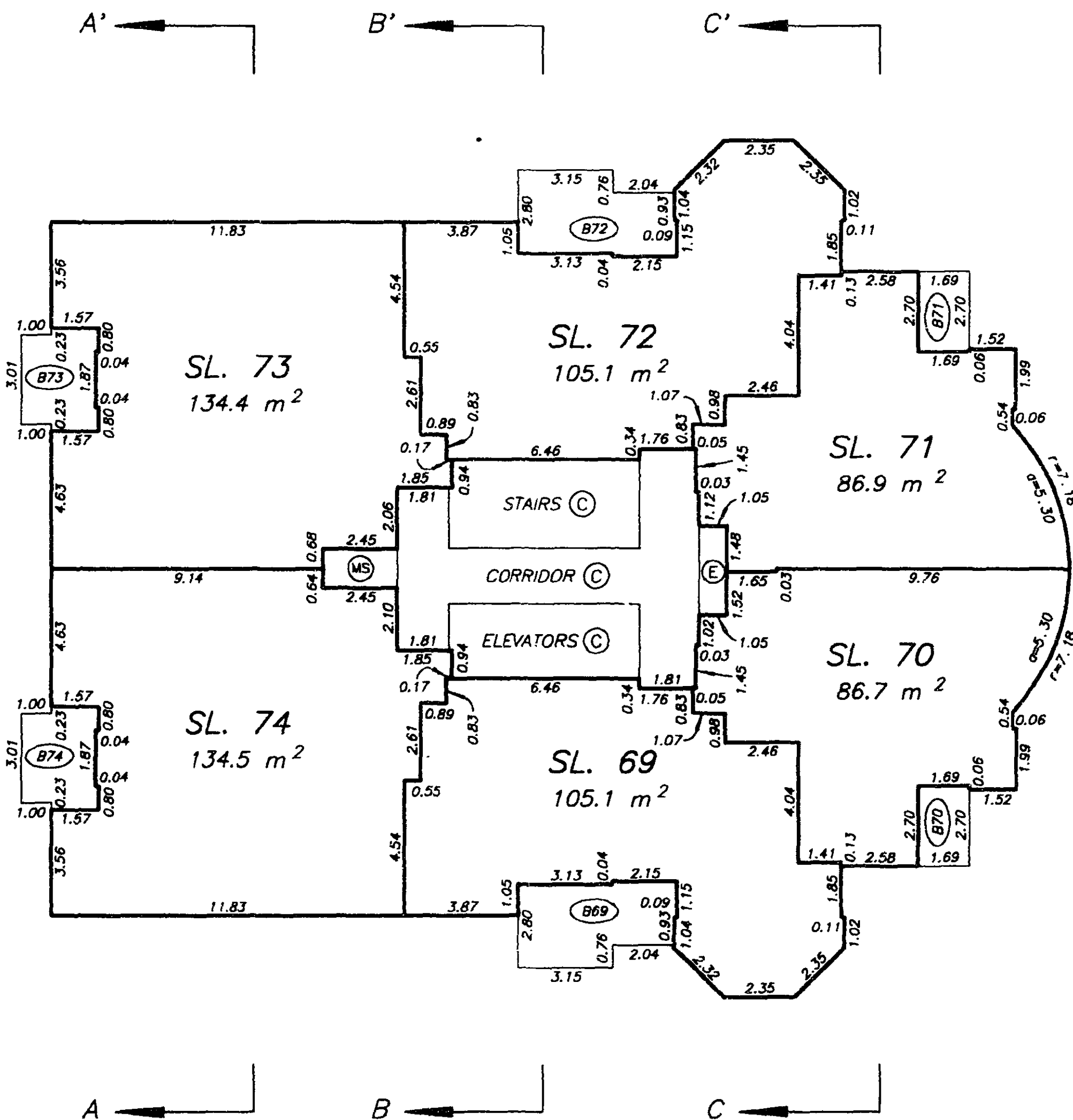
DATE : SEPT. 12, 1997.

M.E.S.

TWELFTH FLOOR PLAN

STRATA PLAN LMS 2972

SCALE 1:200
ALL DISTANCES ARE IN METRES.



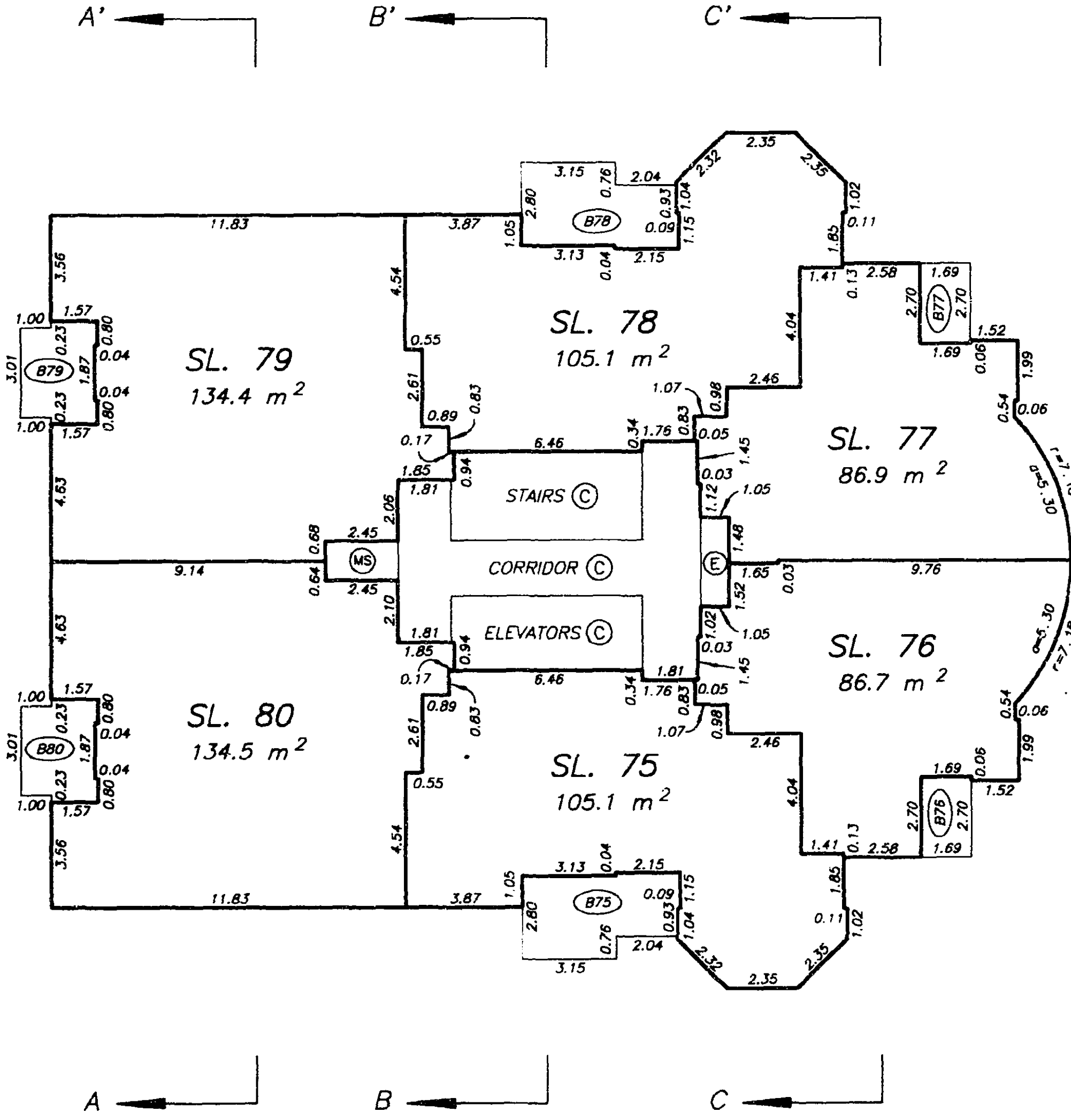
DATE : SEPT. 12, 1997.

M.E.S.

THIRTEENTH FLOOR PLAN

STRATA PLAN LMS 2972

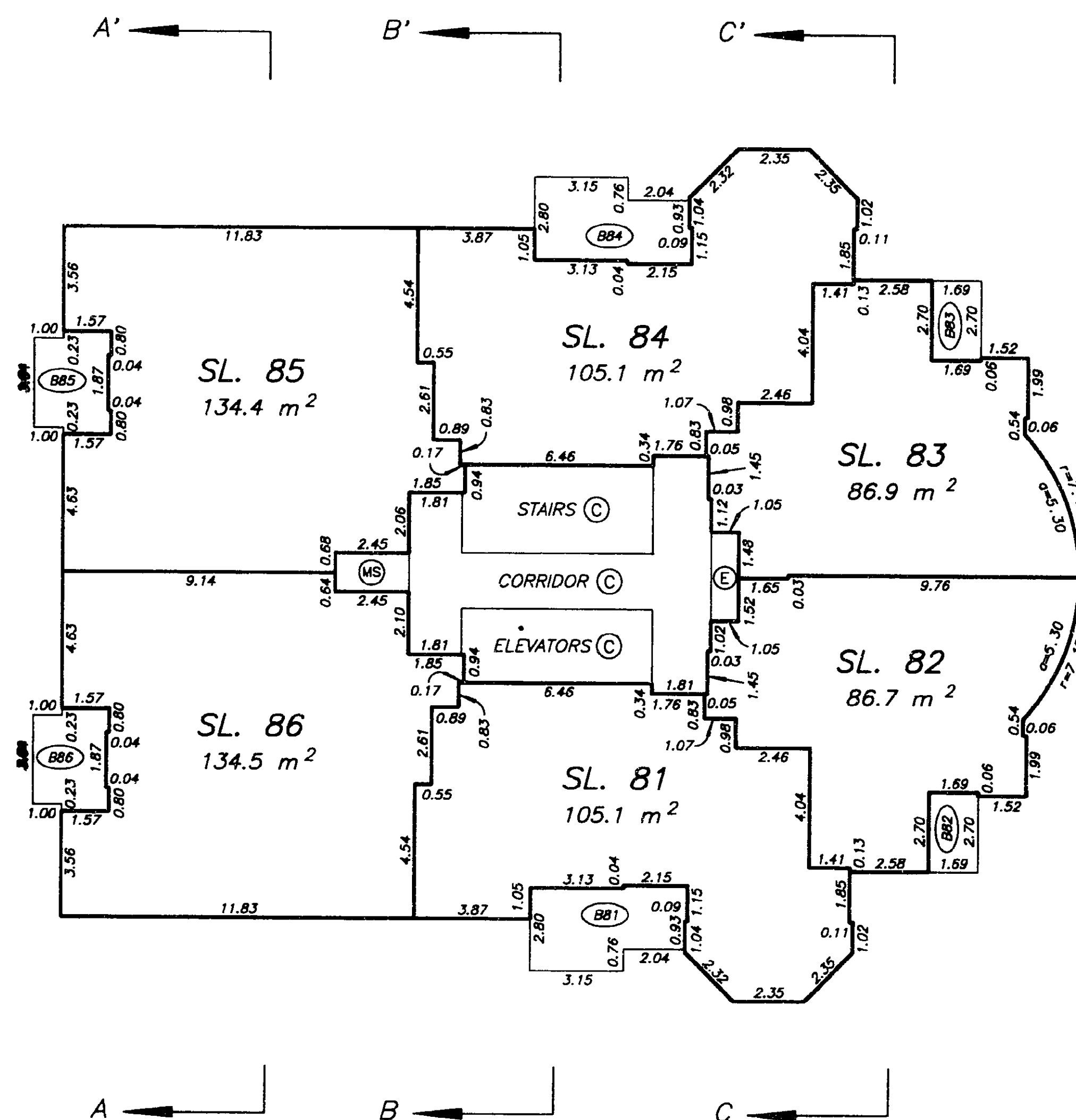
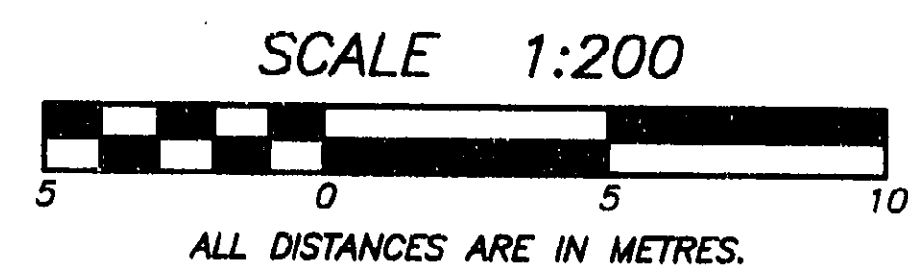
SCALE 1:200
ALL DISTANCES ARE IN METRES.



DATE : SEPT. 12, 1997.

M.E.S.

FOURTEENTH FLOOR PLAN

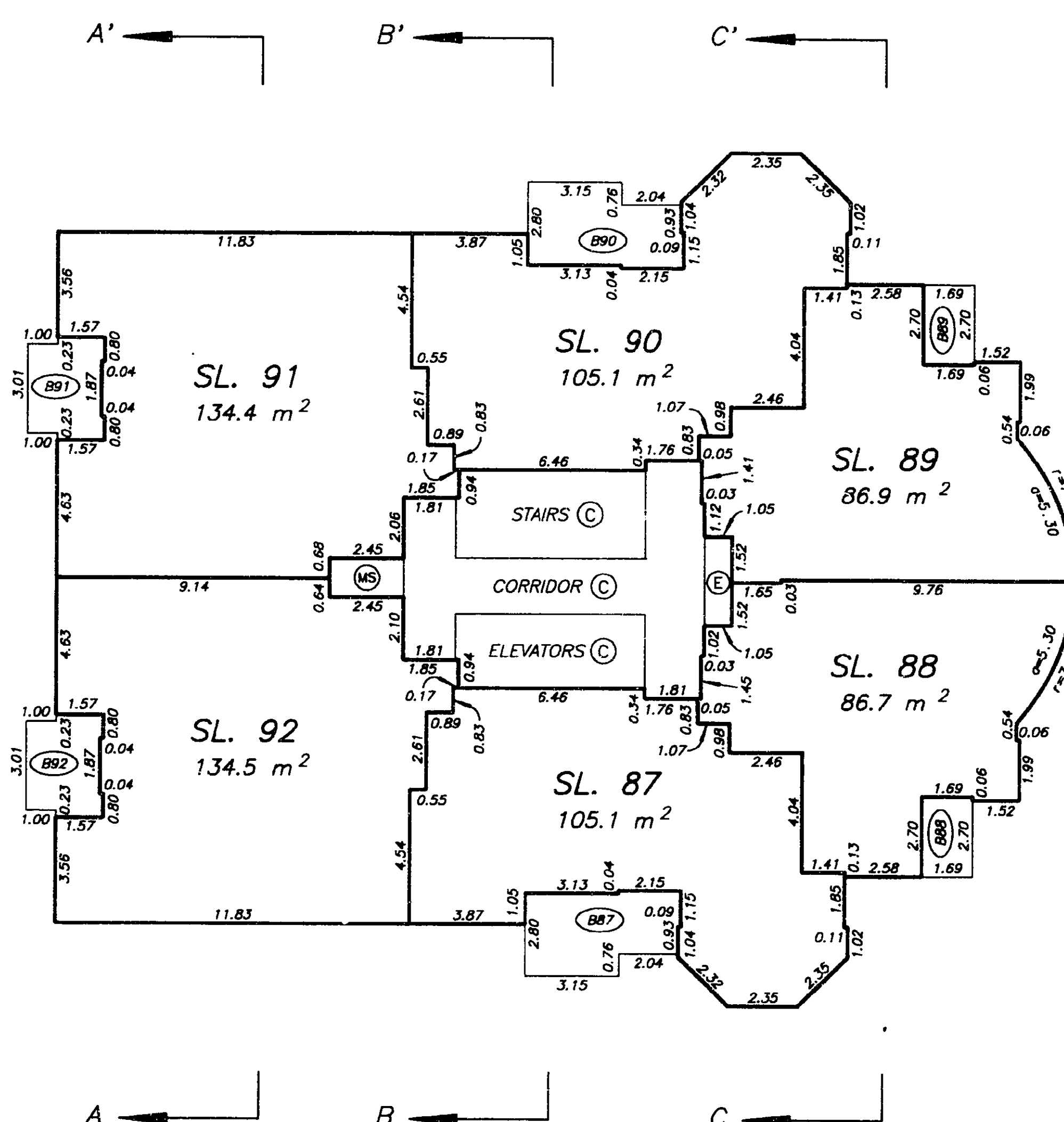
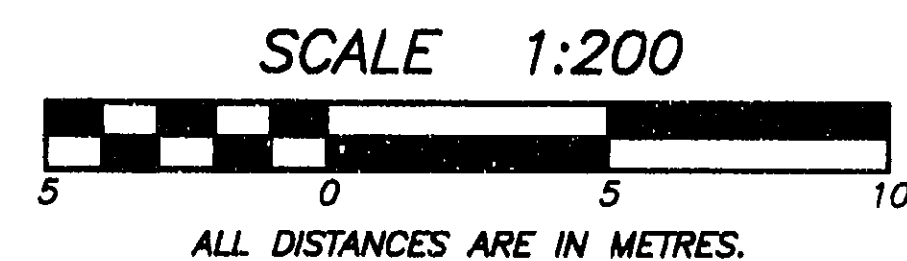
STRATA PLAN LMS 2972

DATE : SEPT. 12, 1997.

M.E.G.

FIFTEENTH FLOOR PLAN

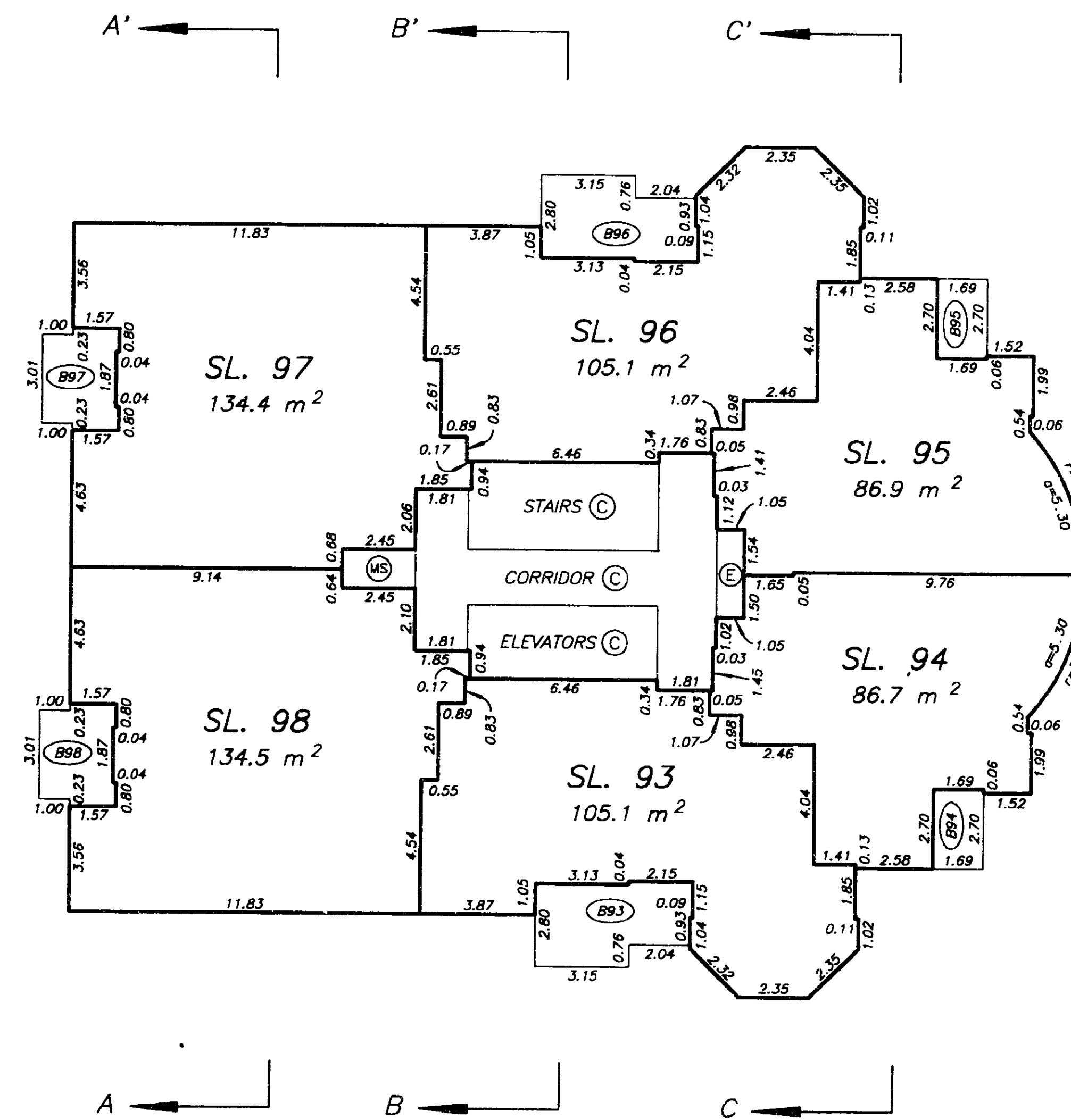
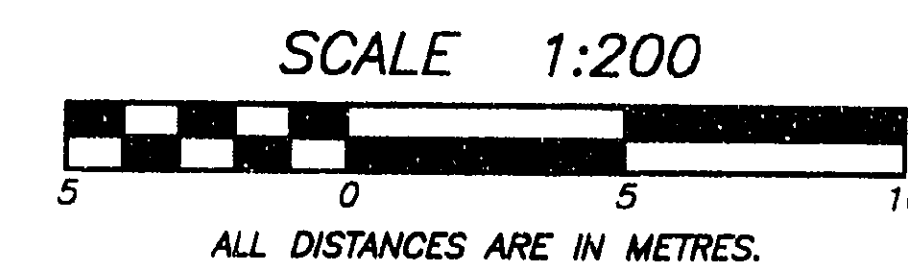
STRATA PLAN LMS 2972



DATE : SEPT. 12, 1997.

M.E.B.

SIXTEENTH FLOOR PLAN

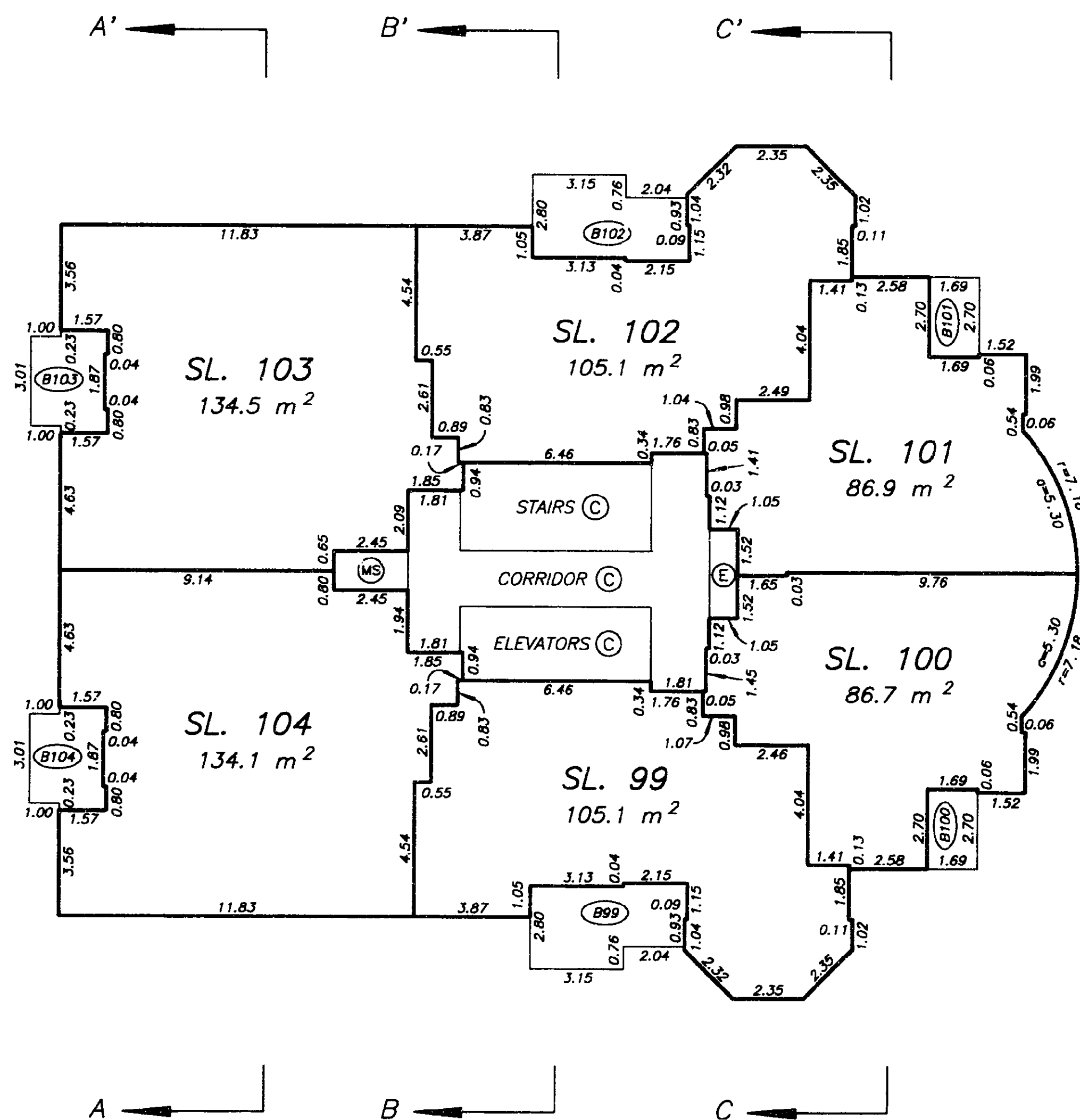
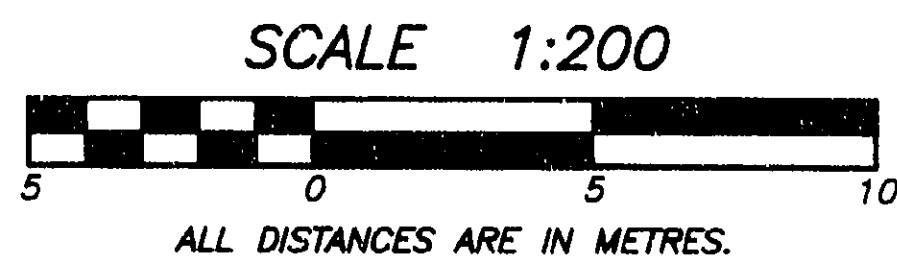
STRATA PLAN LMS 2972

DATE : SEPT. 12, 1997.

M.E.B.

SEVENTEENTH FLOOR PLAN

STRATA PLAN LMS **2972**



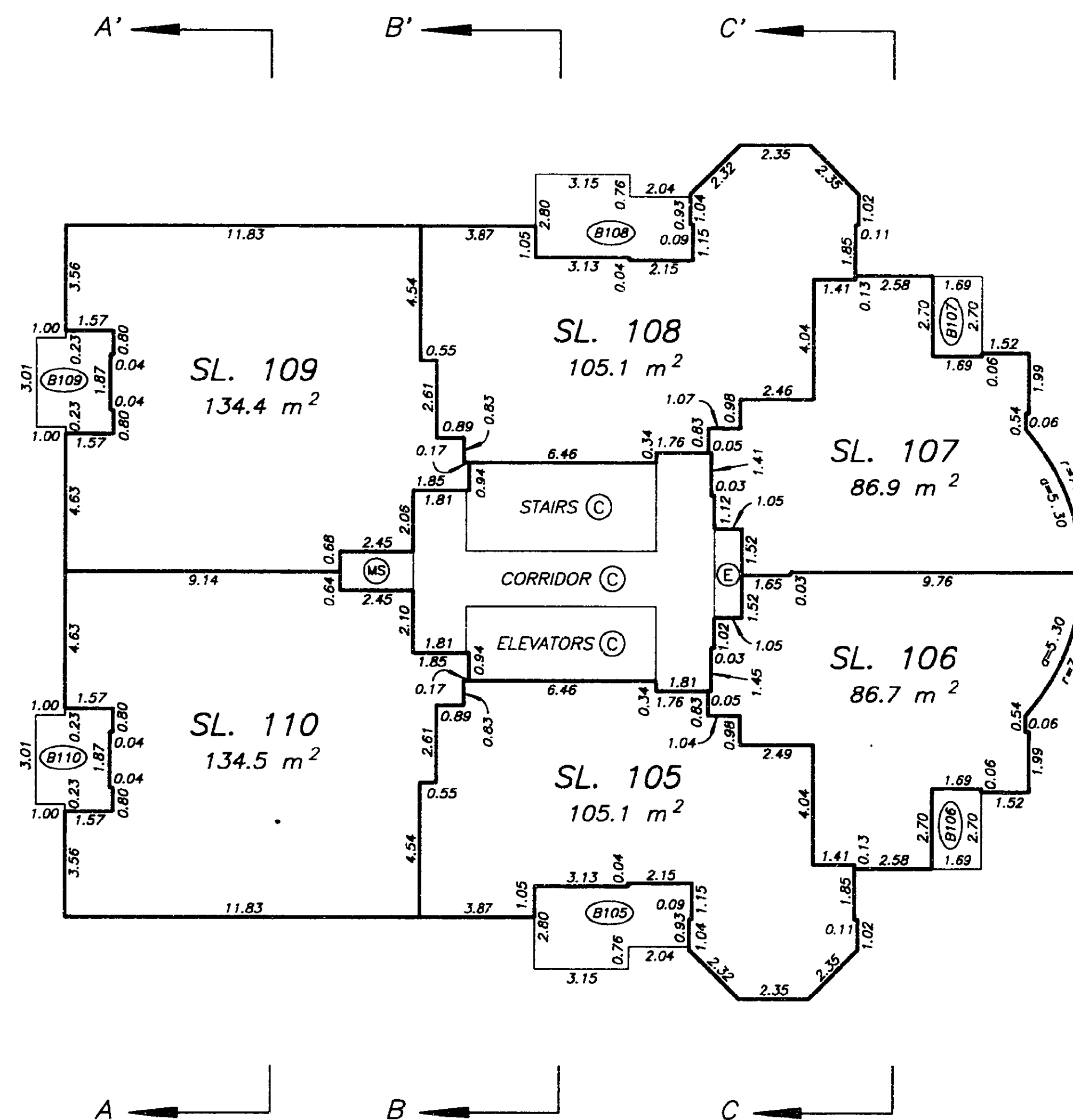
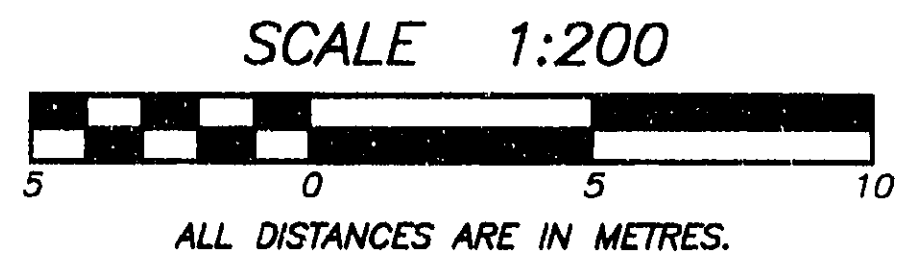
DATE : SEPT. 12, 1997.

M.E.S.

DRAWING # 30165-11
FILE # 3165-L17

EIGHTEENTH FLOOR PLAN

STRATA PLAN LMS **2972**



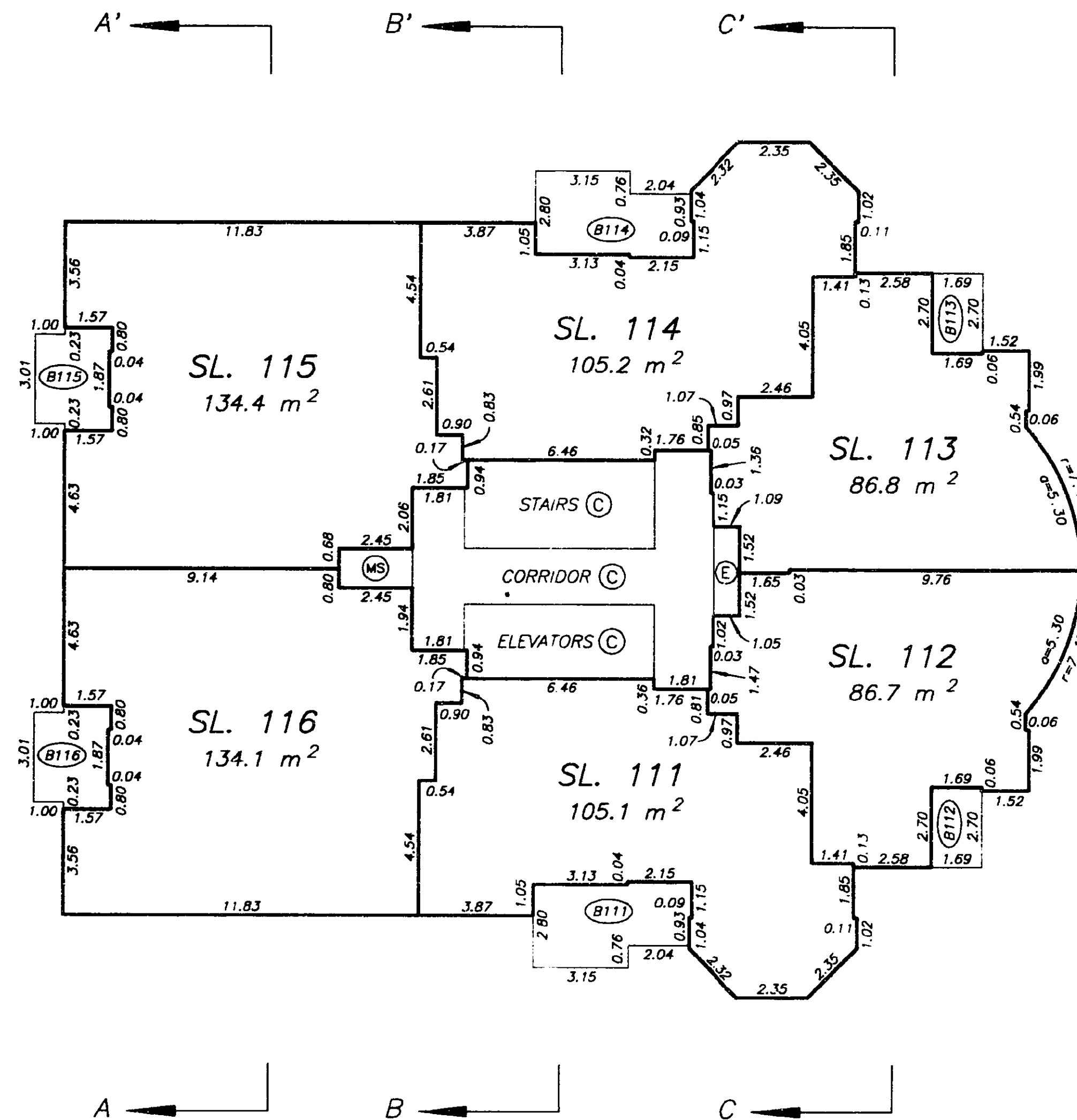
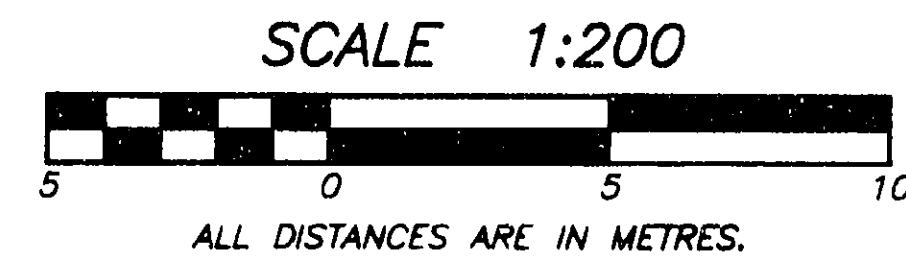
DATE : SEPT. 12, 1997.

M.E.S.

DRAWING # 30165-11
FILE # 3165-L18

NINETEENTH FLOOR PLAN

STRATA PLAN LMS **2972**



DATE : SEPT. 12, 1997.

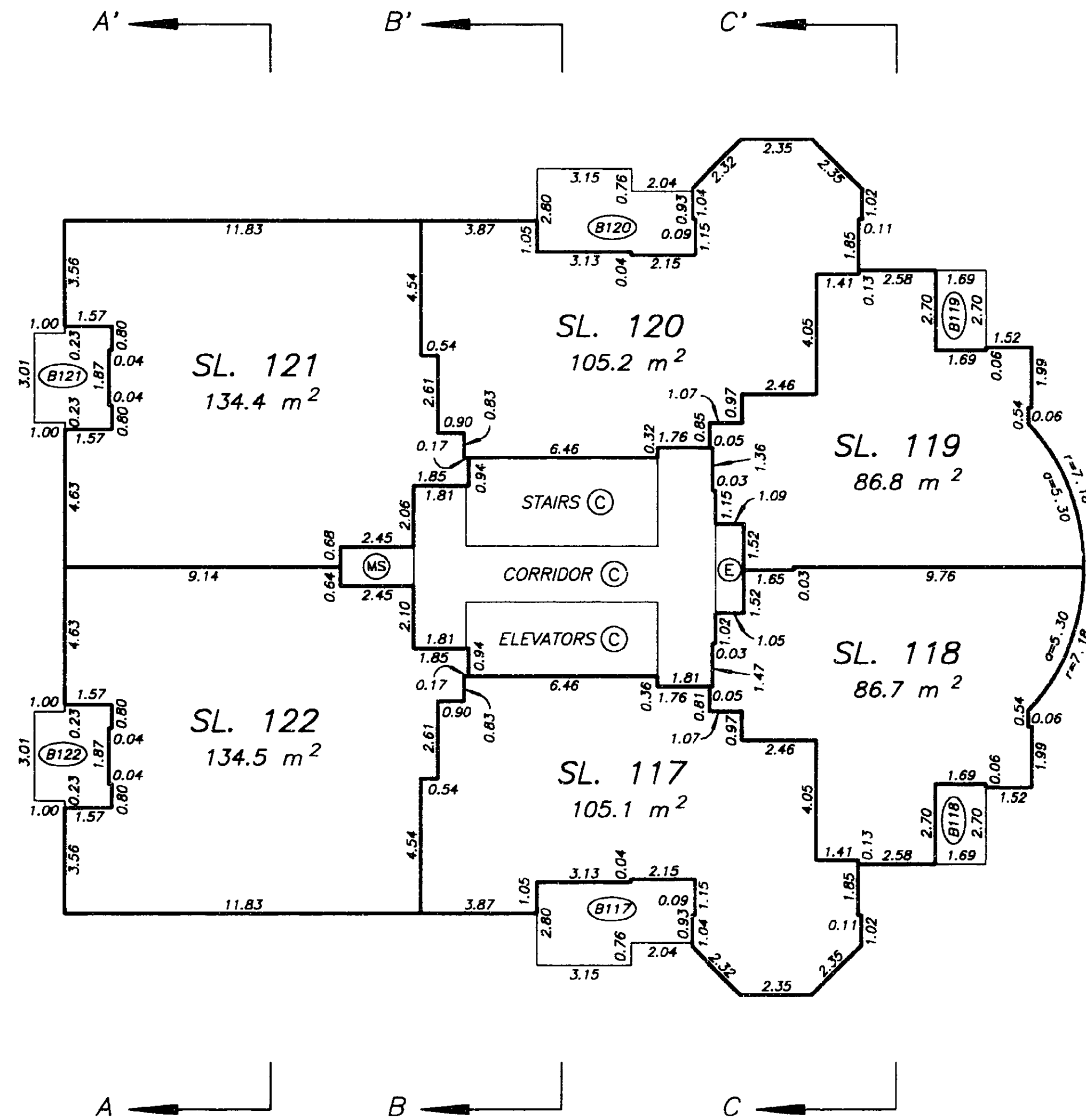
M.E.S.

DRAWING # 30165-11
FILE # 3165-L19

TWENTIETH FLOOR PLAN

STRATA PLAN LMS **2972**

SCALE 1:200
ALL DISTANCES ARE IN METRES.



DATE : SEPT. 12, 1997.

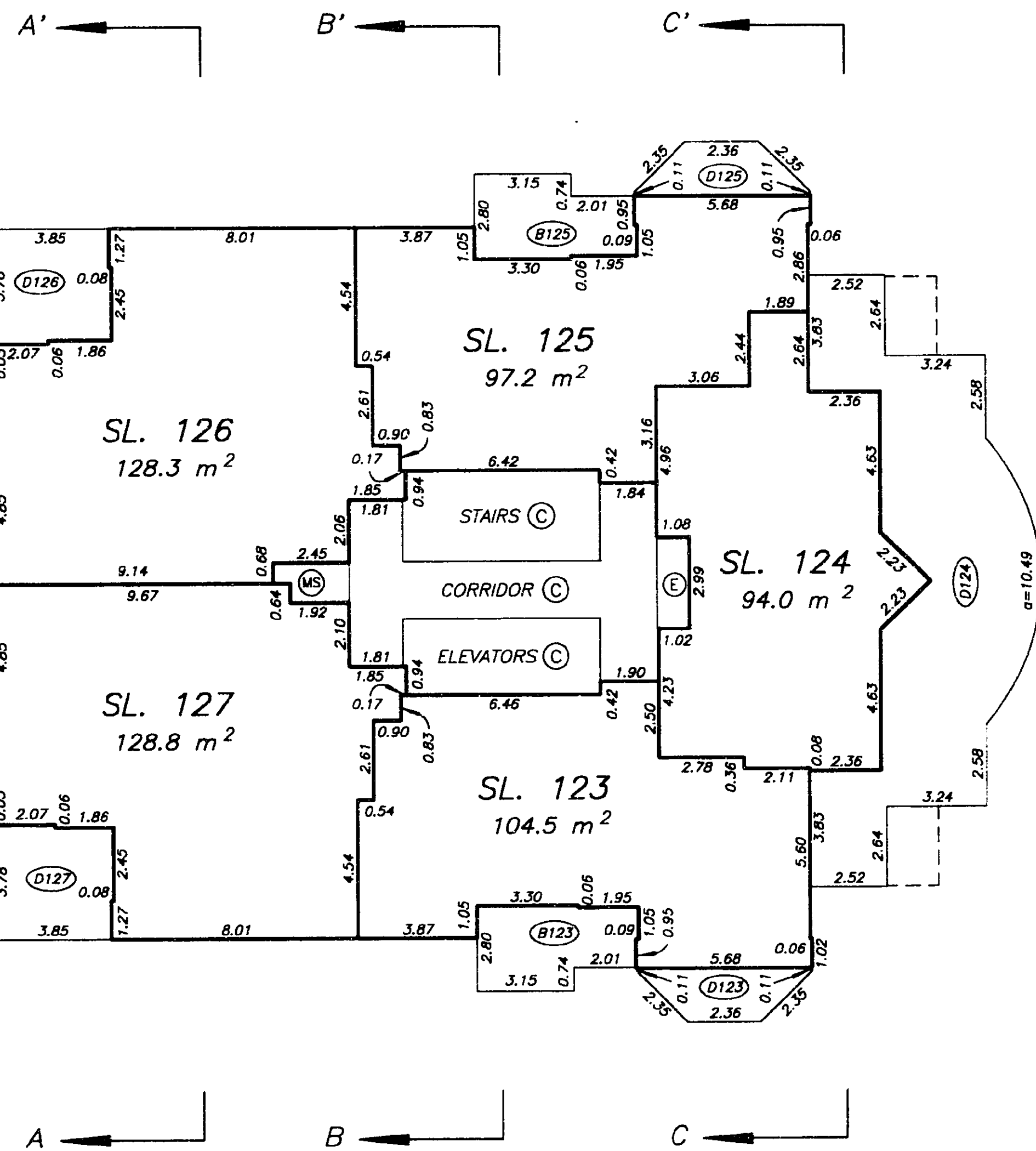
M.E.S.

DRAWING # 30165-11
FILE # 3165-L20

TWENTY FIRST FLOOR PLAN

STRATA PLAN LMS **2972**

SCALE 1:200
ALL DISTANCES ARE IN METRES.



DATE : SEPT. 12, 1997.

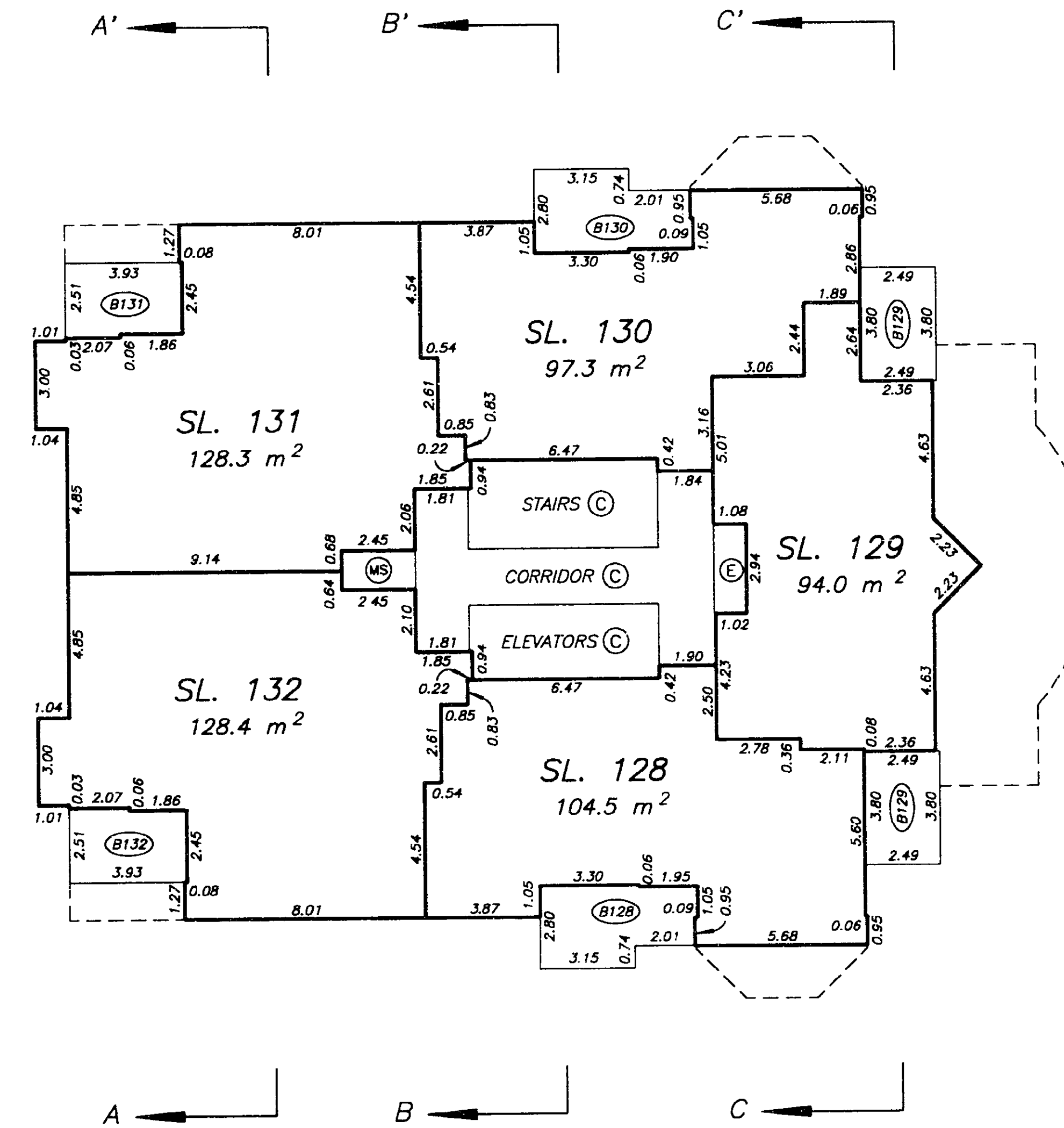
M.E.S.

DRAWING # 30165-11
FILE # 3165-L20

TWENTY SECOND FLOOR PLAN

STRATA PLAN LMS **2972**

SCALE 1:200
ALL DISTANCES ARE IN METRES.



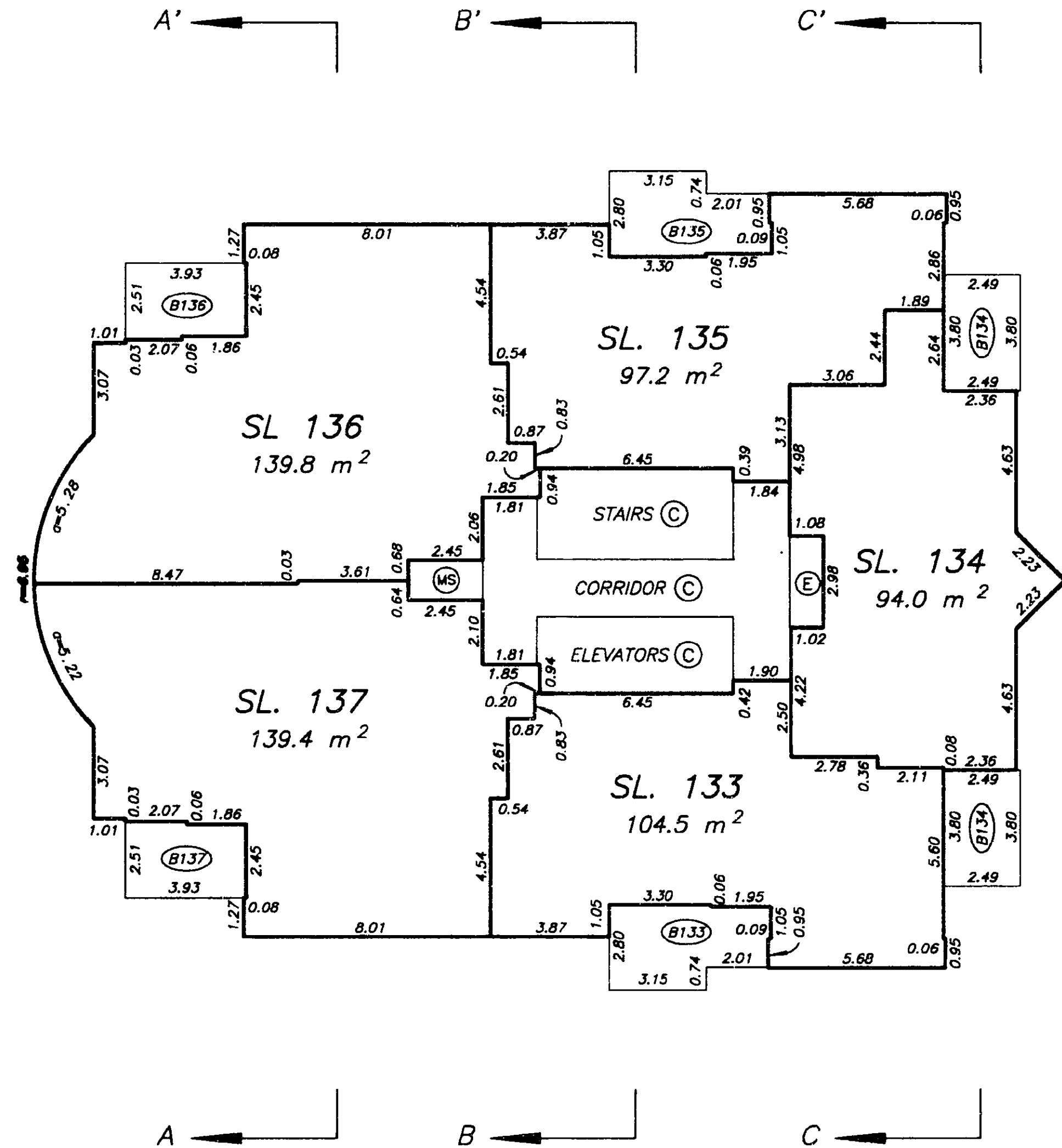
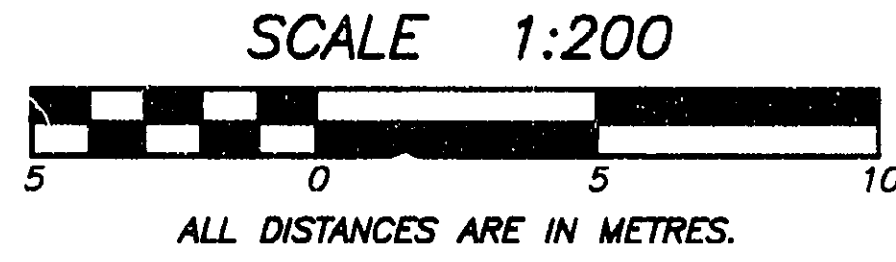
DATE : SEPT. 12, 1997.

M.E.S.

DRAWING # 30165-11
FILE # 3165-L22

TWENTY THIRD FLOOR PLAN

STRATA PLAN LMS **2972**



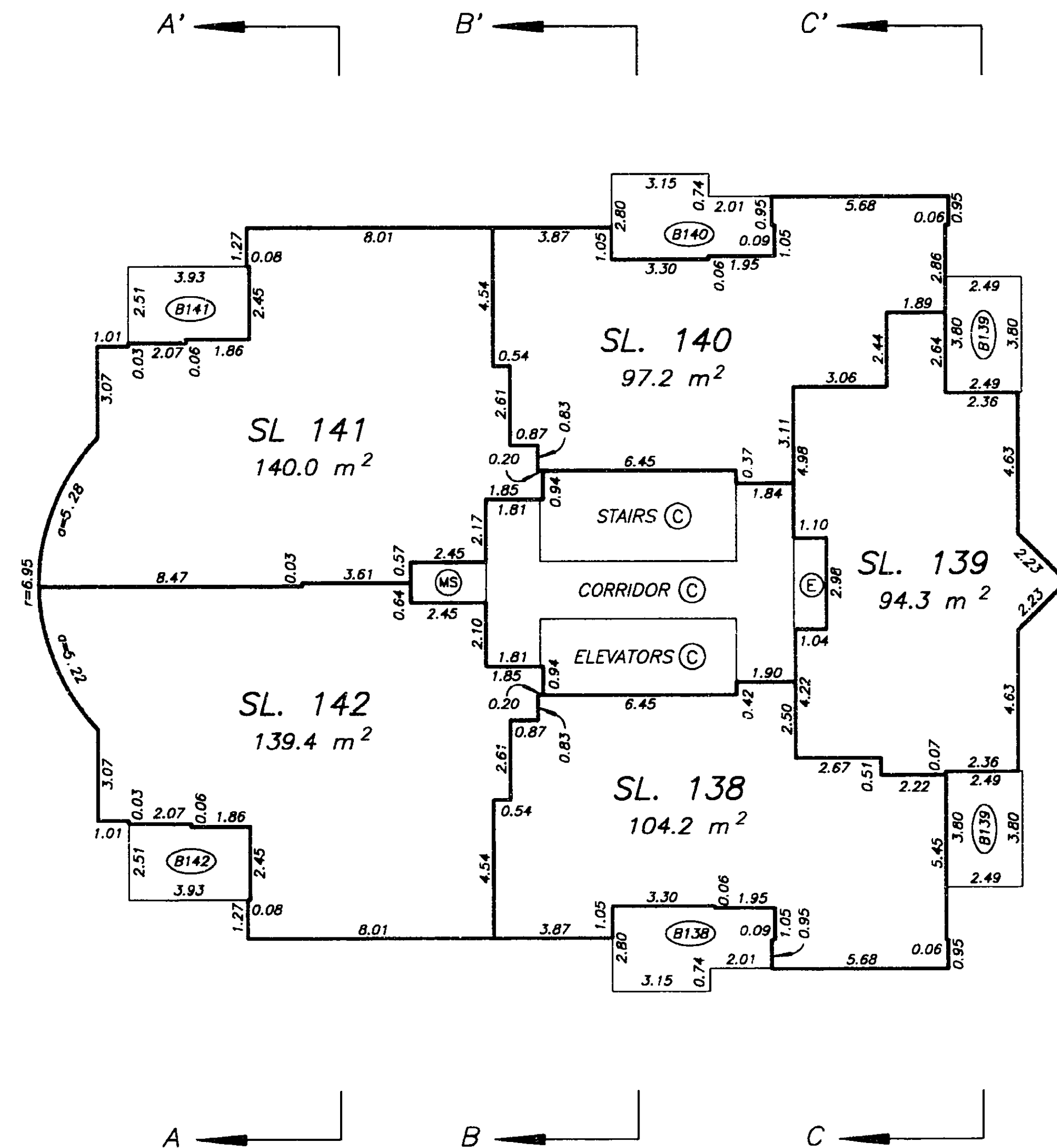
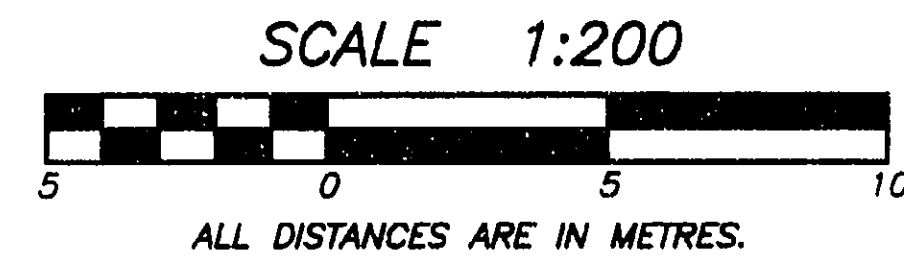
DATE : SEPT. 12, 1997.

M.E.S.

DRAWING # 30165-11
FILE # 3165-L23

TWENTY FOURTH FLOOR PLAN

STRATA PLAN LMS **2972**



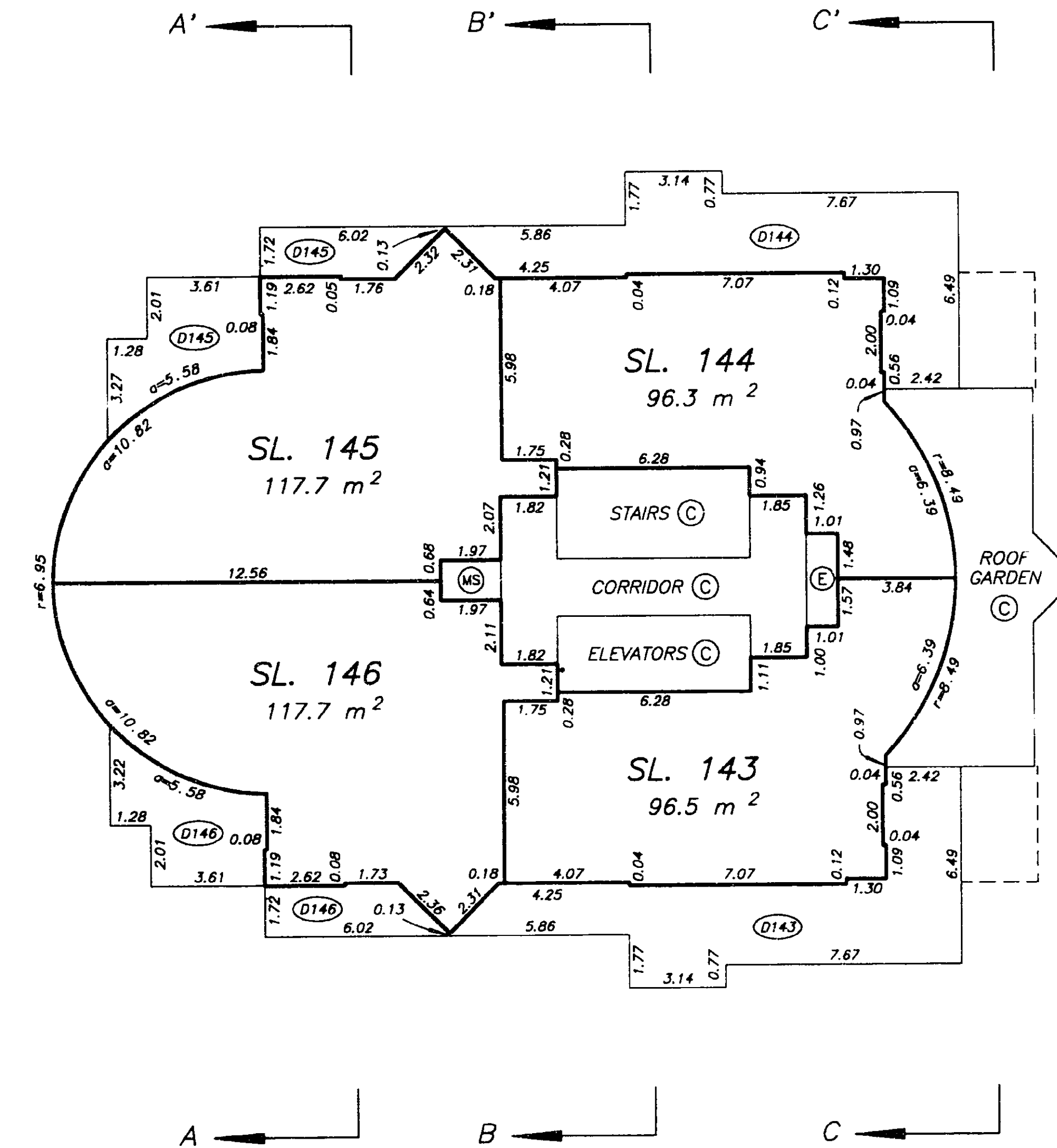
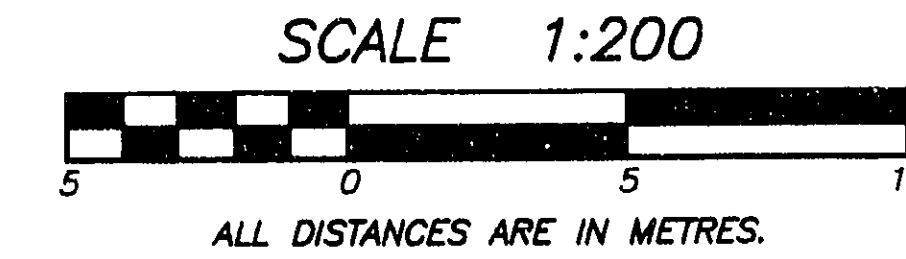
DATE : SEPT. 12, 1997.

M.E.S.

DRAWING # 30165-11
FILE # 3165-L24

TWENTY FIFTH FLOOR PLAN

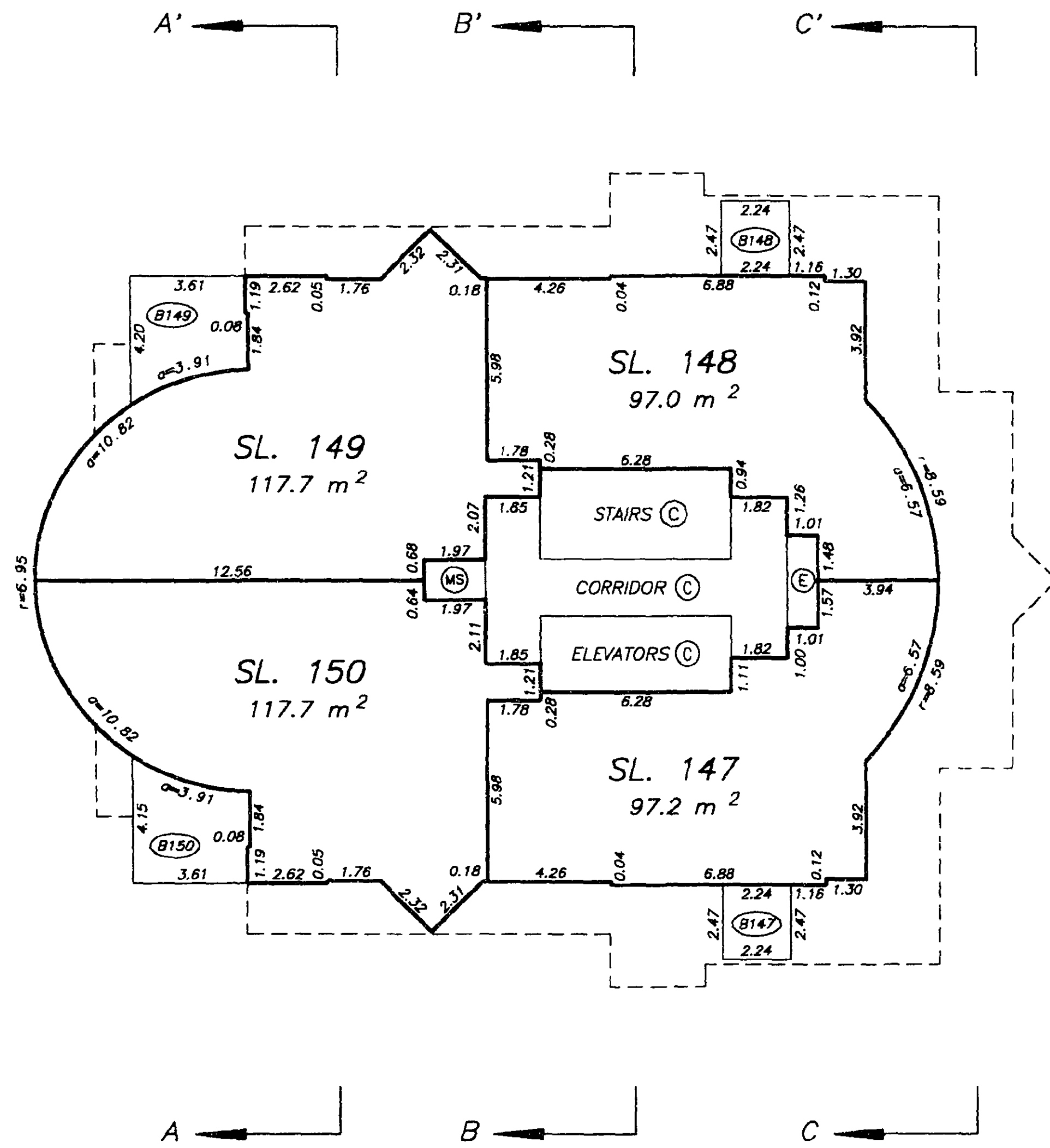
STRATA PLAN LMS **2972**



TWENTY SIXTH FLOOR PLAN

STRATA PLAN LMS 2972

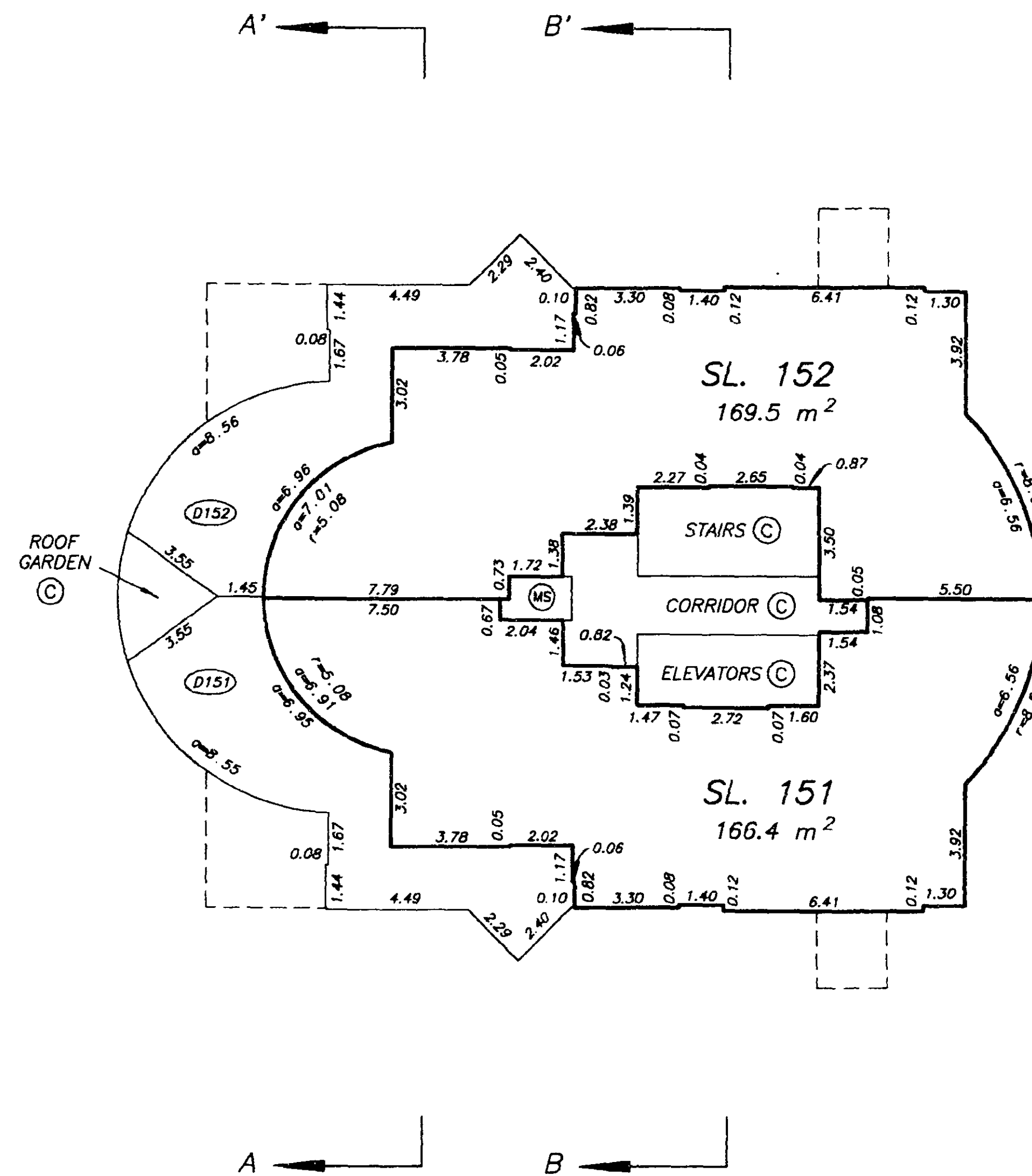
SCALE 1:200
ALL DISTANCES ARE IN METRES.



TWENTY SEVENTH FLOOR PLAN

STRATA PLAN LMS 2972

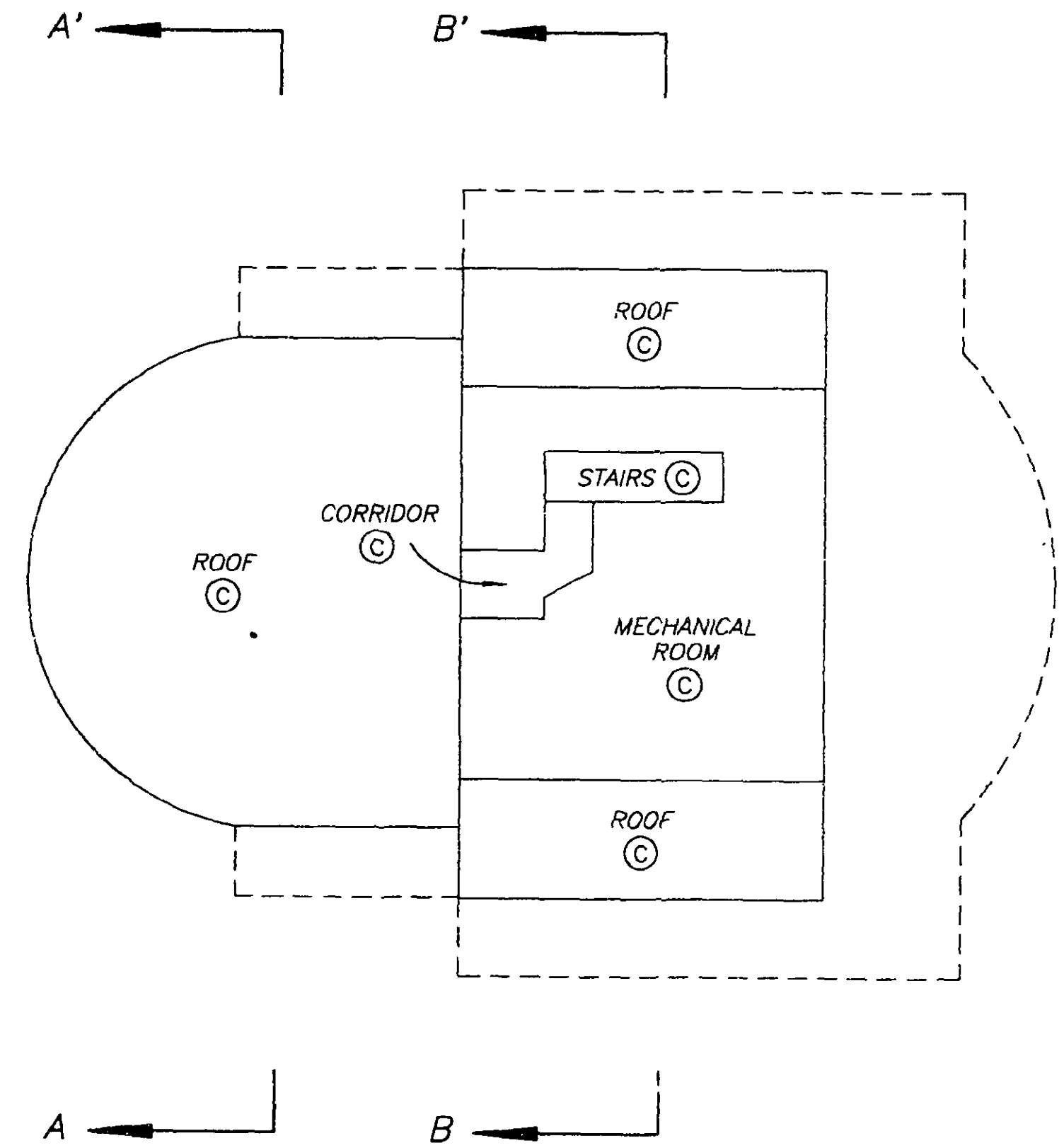
SCALE 1:200
ALL DISTANCES ARE IN METRES.



MECHANICAL LEVEL M2

STRATA PLAN LMS 2972

SCALE 1:200
ALL DISTANCES ARE IN METRES.



MECHANICAL LEVEL M1

