

CONDOMINIUM ACT

STRATA PLAN LMS 2867

LOT	SHEET	FORM 1	FORM 2	FORM 3
		SCHEDULE OF UNIT ENTITLEMENT	SCHEDULE OF INTEREST UPON DESTRUCTION	SCHEDULE OF VOTING RIGHTS
LOT	SHEET	UNIT ENTITLEMENT	INTEREST UPON DESTRUCTION	NUMBER OF VOTES
38	11, 14	88	135	1
39	11, 14	76	142	1
40	11, 14	76	142	1
41	11, 14	75	142	1
42	11, 14	39	76	1
43	11, 14	50	111	1
44	11, 14	50	111	1
45	11, 14	50	111	1
46	11, 14	50	111	1
47	11, 14	68	136	1
48	11, 13	49	104	1
49	11, 13	48	95	1
50	11, 13	65	124	1
51	11, 13	39	78	1
52	11, 13	70	132	1
53	11, 13	78	165	1
54	11, 13	84	169	1
55	11, 13	70	132	1
56	11, 13	39	78	1
57	11, 13	65	124	1
58	11, 13	49	95	1
59	11, 13	70	146	1
60	12, 14	68	139	1
61	12, 14	76	145	1
62	12, 14	76	145	1
63	12, 14	75	145	1
64	12, 14	39	79	1
65	12, 14	50	114	1
66	12, 14	50	114	1
67	12, 14	50	114	1
68	12, 14	50	114	1
69	12, 14	68	139	1
70	12, 13	49	104	1
71	12, 13	48	98	1
72	12, 13	65	127	1
73	12, 13	39	81	1
74	12, 13	70	135	1

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		SCHEDULE OF UNIT ENTITLEMENT	SCHEDULE OF INTEREST UPON DESTRUCTION	SCHEDULE OF VOTING RIGHTS
LOT	SHEET	UNIT ENTITLEMENT	INTEREST UPON DESTRUCTION	NUMBER OF VOTES
75	12, 13	78	168	1
76	12, 13	84	172	1
77	12, 13	70	135	1
78	12, 13	39	81	1
79	12, 13	65	127	1
80	12, 13	49	98	1
81	12, 13	70	149	1
AGGREGATE		5, 554	11, 422	87.6

ACCEPTED AS TO FORMS 1, 2 AND 3

THIS 14 DAY OF July 1997.

SUPERINTENDENT OF REAL ESTATE

CERTIFICATE UNDER SECTION 8(1)

I, ROBERT G. FLYNN, OF LADNER B.C., A BRITISH COLUMBIA LAND SURVEYOR, HEREBY CERTIFY THAT THE BUILDING SHOWN IN THIS STRATA PLAN HAS NOT, AS OF THE 20TH DAY OF JUNE, 1997 BEEN PREVIOUSLY OCCUPIED. DATED AT VANCOUVER, B.C. THIS 20TH DAY OF JUNE, 1997.

B.C.L.S.

CONDOMINIUM ACT

STRATA PLAN LMS 2867

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 NON-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.

SUKHDEV SINGH BIRING - DEVELOPER

DECLARED BEFORE ME AT RICHMOND IN THE PROVINCE OF BRITISH COLUMBIA, THIS 24 DAY OF JUNE, 1997.

A COMMISSIONER FOR THE TAKING OF AFFIDAVITS IN AND FOR THE PROVINCE OF BRITISH COLUMBIA

OWNERS:-

S.G.M. HOLDINGS LTD.
(INC. NO. 451606)

SUKHDEV SINGH BIRING - PRESIDENT
AUTHORIZED SIGNATORY

CHARGEHOLDERS:-

PEOPLES TRUST COMPANY
(INC. NO. 33943A)

Ugr. Mr. Abin.
Barrie M. Batty
BARRIE M. BATTLEY
S.R.V.P.
AUTHORIZED SIGNATORY

WITNESS TO ABOVE SIGNATURE:-

STEVEN G. WONG
PRINT NAME

628 - 5951 NO. 3 ROAD
ADDRESS OF WITNESS

SOLICITOR
OCCUPATION OF WITNESS

WITNESS TO BOTH SIGNATURES:-

CINDY SHIELD
PRINT NAME

14TH FLOOR 888 DUNSMUIR ST
VAN. BC.
ADDRESS OF WITNESS

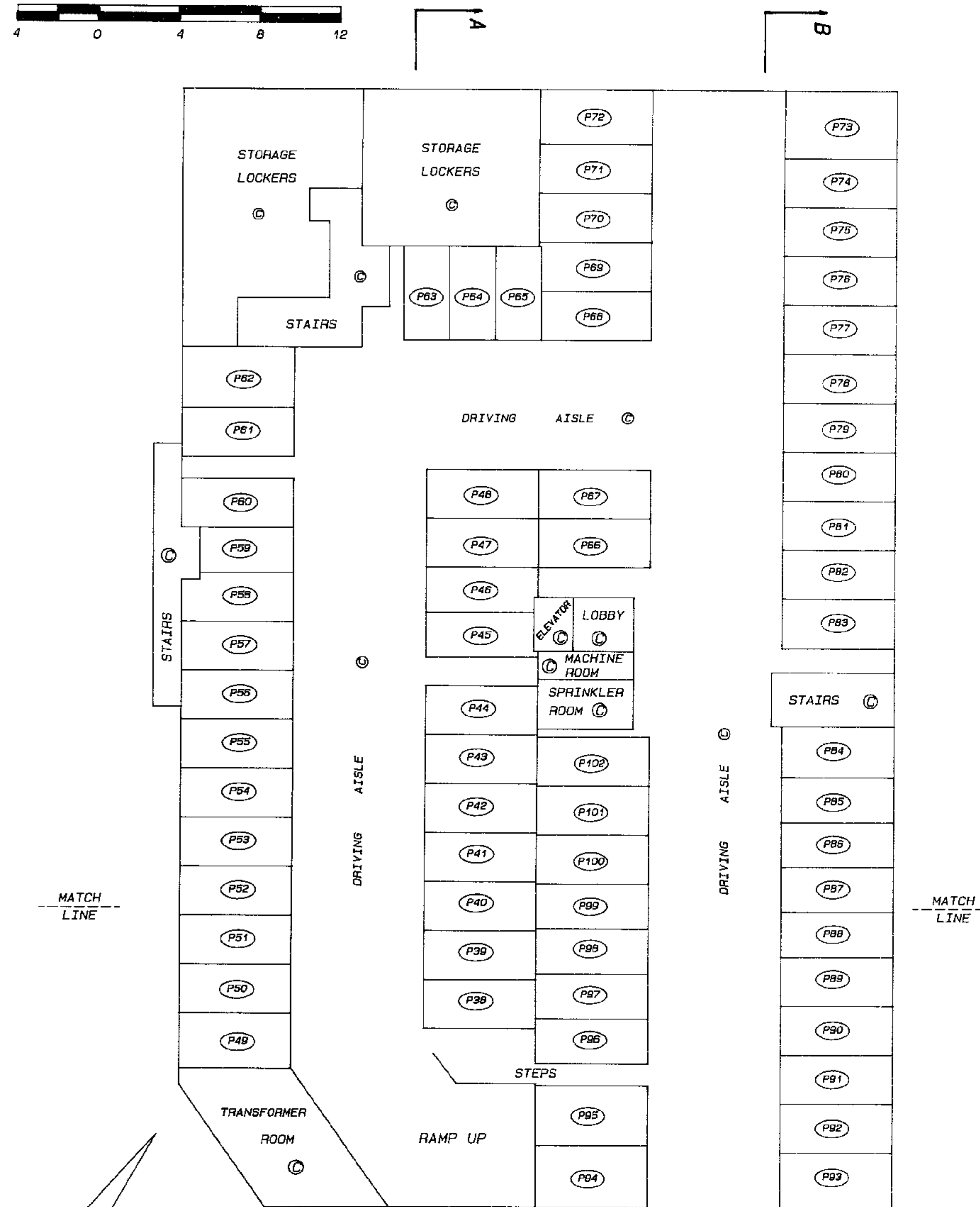
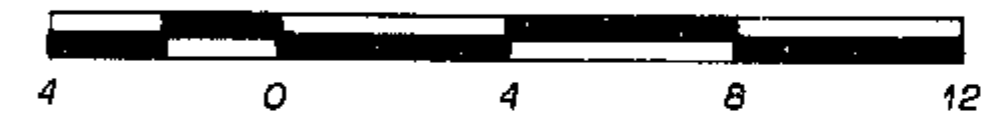
ADMINISTRATOR
OCCUPATION OF WITNESS

PARKING LEVEL P2

FLOOR PLANS

Scale 1 : 200

All distances are in metres



LEGEND

(P-1) DENOTES NUMBERED PARKING STALL #1
(TYPICAL) - ALL PARKING STALLS
ARE COMMON PROPERTY

FILE NUMBER :- 95 - 1015.F7

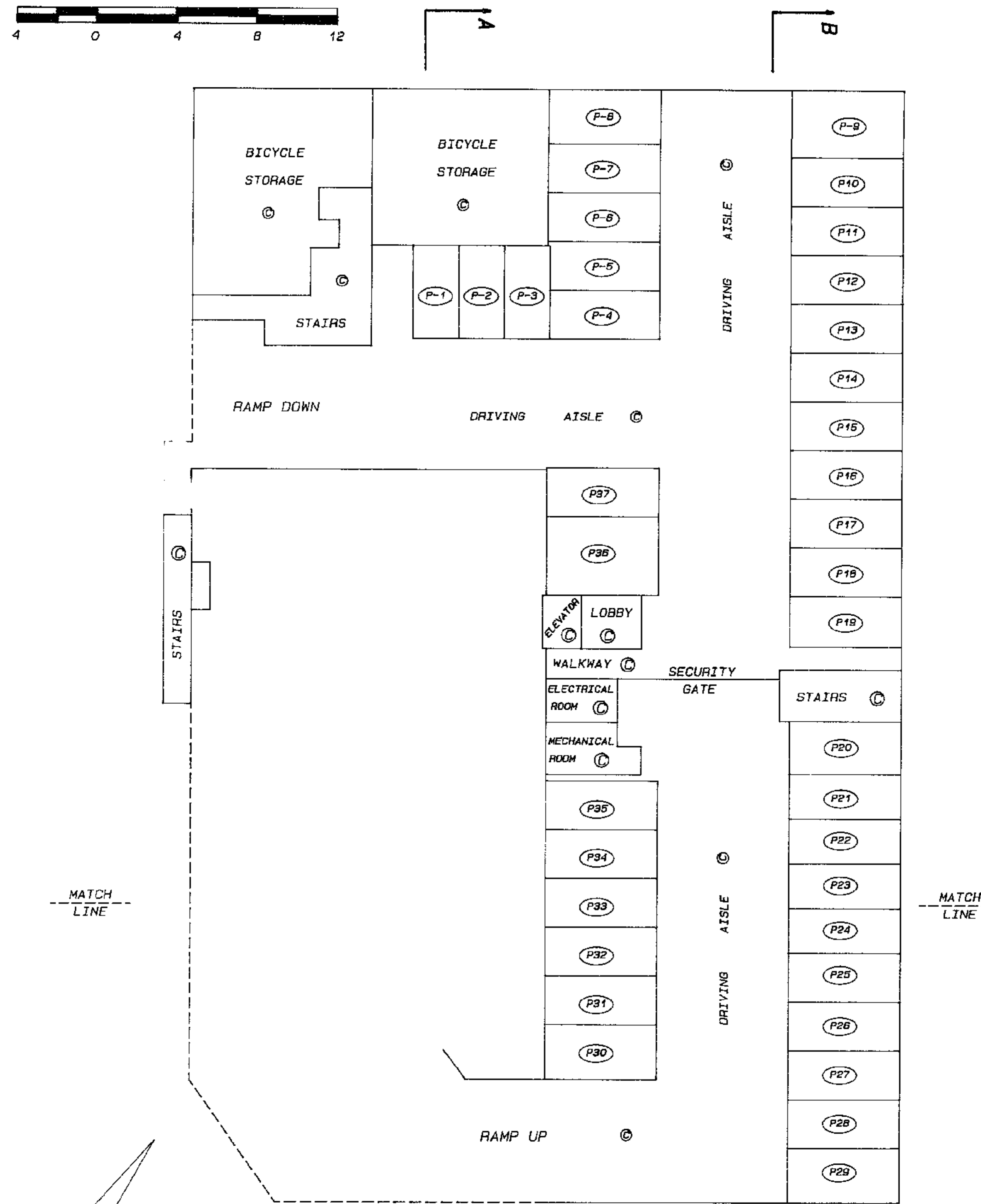
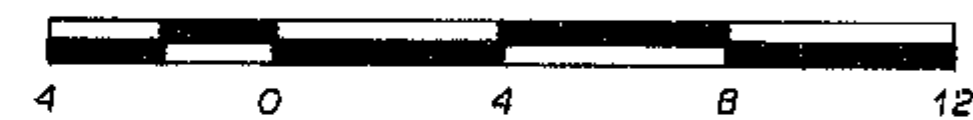
20 JUNE 1997 B.C.L.S.

PARKING LEVEL P1

FLOOR PLANS

Scale 1 : 200

All distances are in metres



LEGEND

(P-1) DENOTES NUMBERED PARKING STALL #1
(TYPICAL) - ALL PARKING STALLS
ARE COMMON PROPERTY

FILE NUMBER : - 95 - 1015.F8

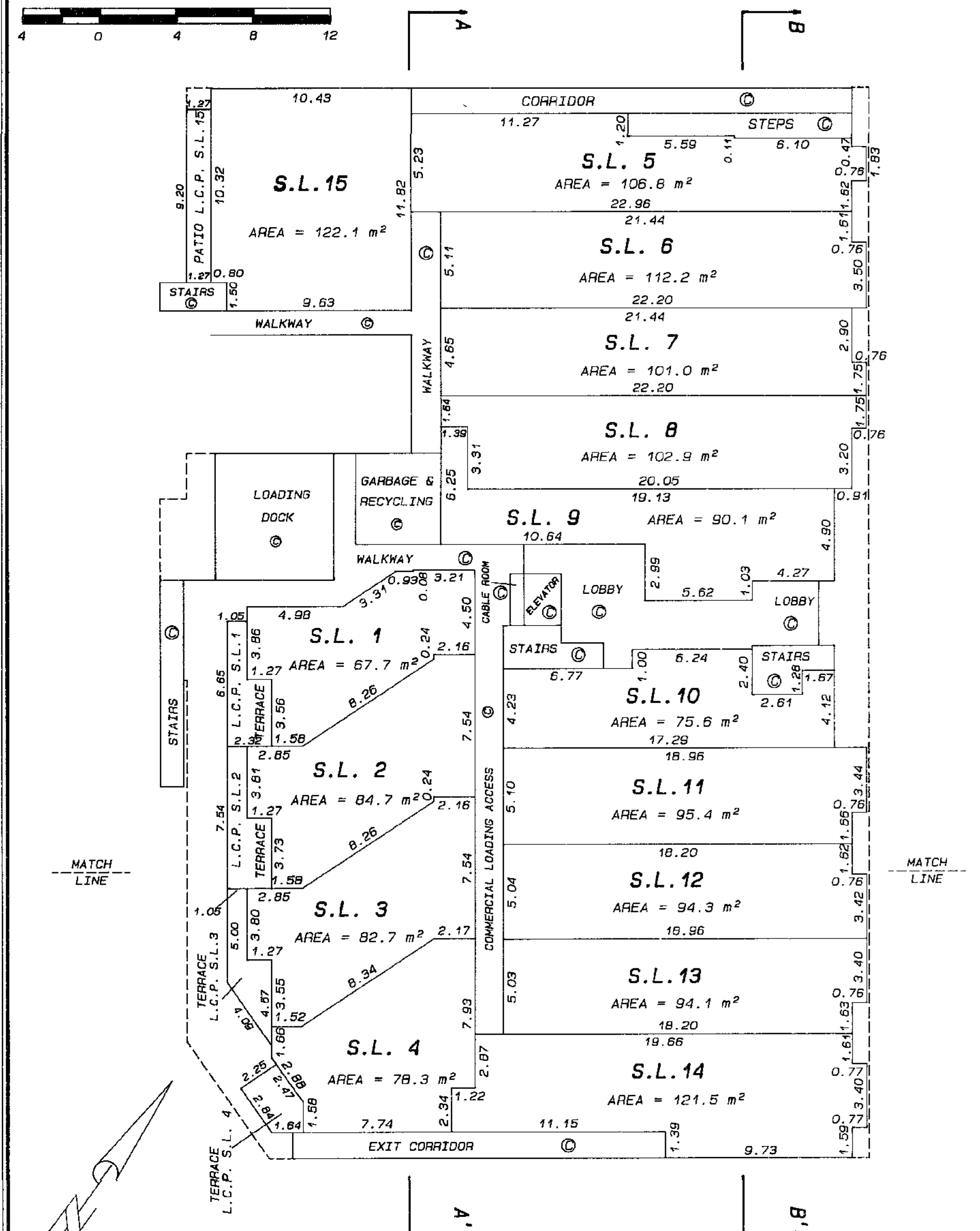
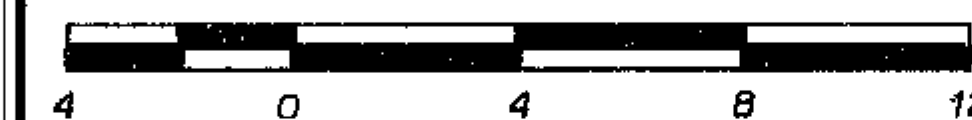
20 JUNE 1997 B.C.L.S.

GROUND FLOOR

FLOOR PLANS

Scale 1 : 200

All distances are in metres



FILE NUMBER :- 95 - 1015.F9

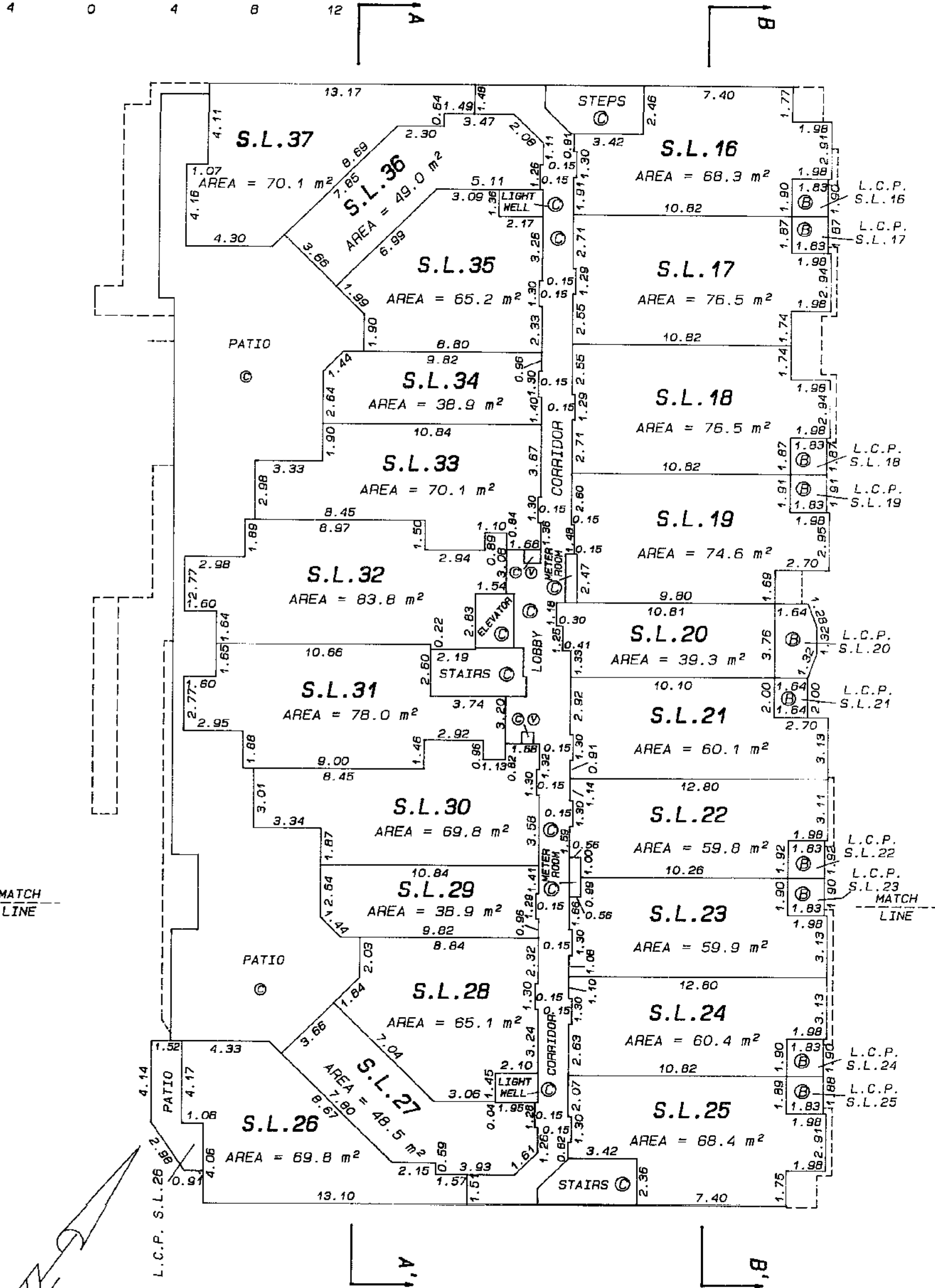
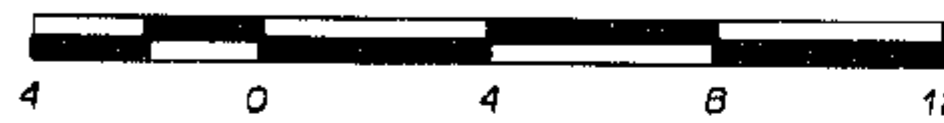
20 JUNE 1997 B.C.L.S.

SECOND FLOOR

FLOOR PLANS

Scale 1 : 200

All distances are in metres



FILE NUMBER :- 95 - 1015.F10

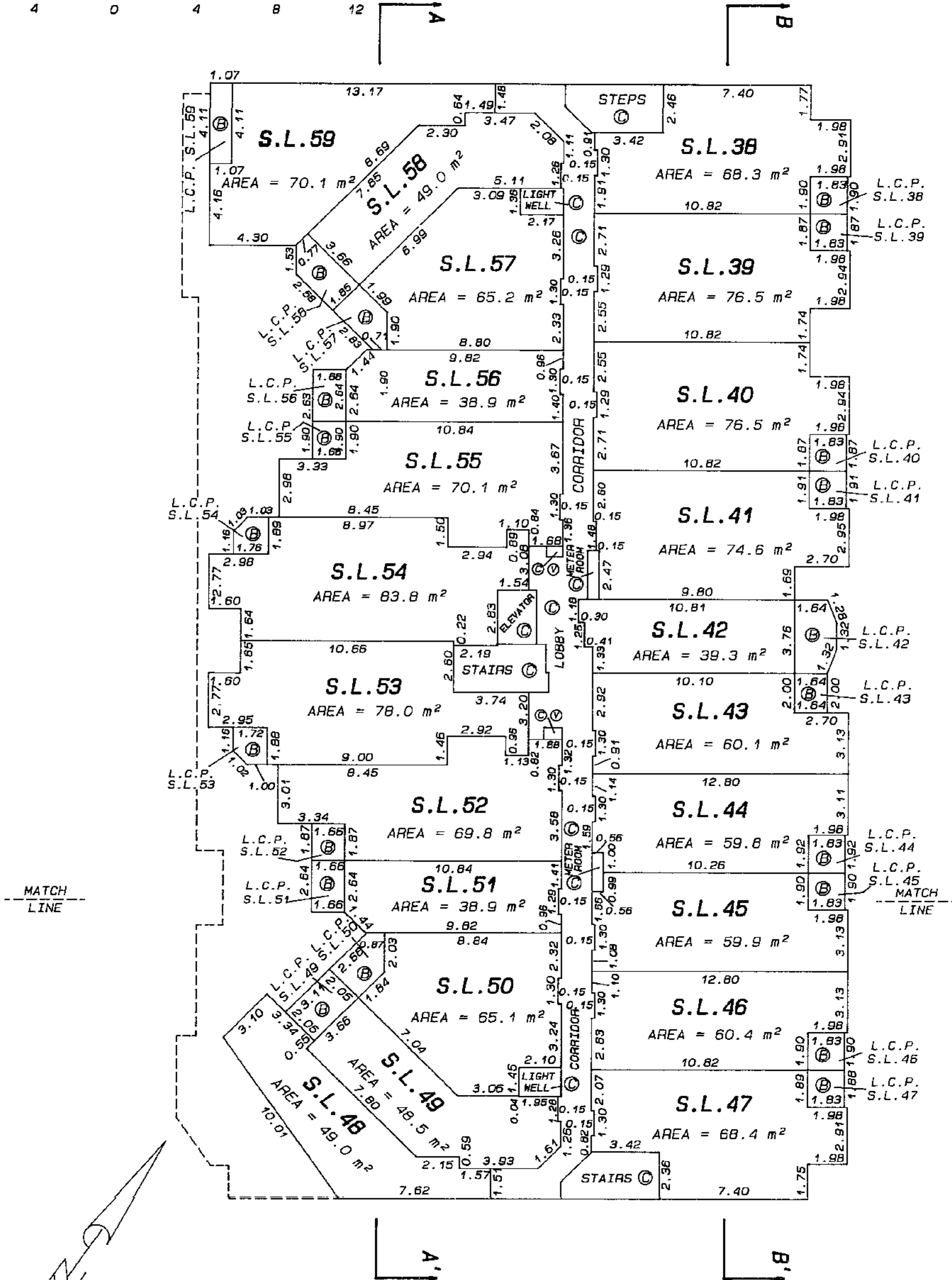
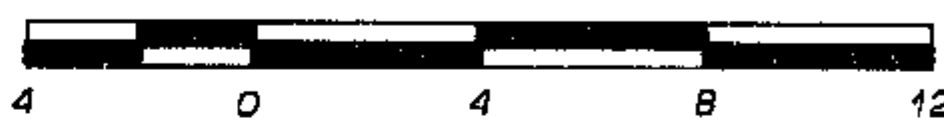
20 JUNE 1997 B.C.L.S.

THIRD FLOOR

FLOOR PLANS

Scale 1 : 200

All distances are in metres



FILE NUMBER :- 95 - 1015.F11

20 JUNE 1997 B.C.L.S.

SHEET 11 OF 16 SHEETS

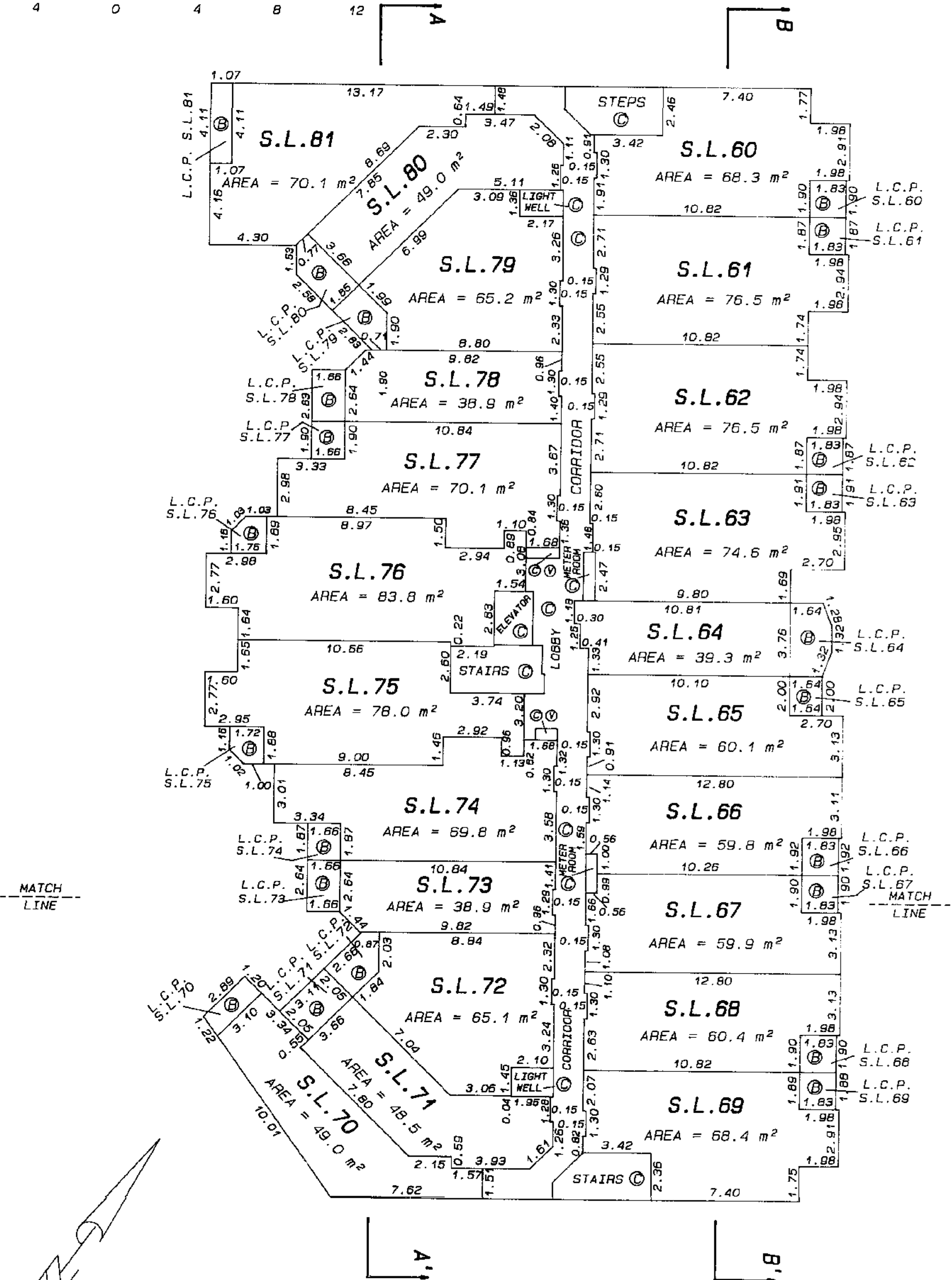
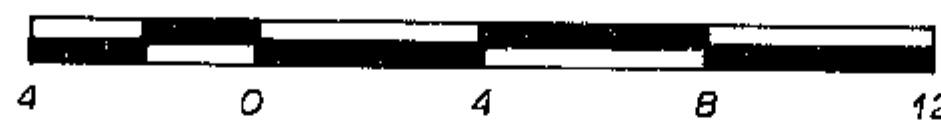
STRATA PLAN LMS 2867

FOURTH FLOOR

FLOOR PLANS

Scale 1 : 200

All distances are in metres



FILE NUMBER :- 95 - 1015.F12

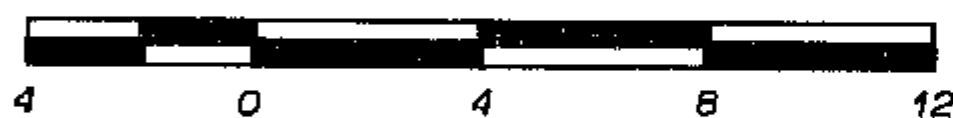
20 JUNE 1997 B.C.L.S.

SHEET 12 OF 16 SHEETS

STRATA PLAN LMS 2867

SECTION A - A'

Scale 1 : 200
All distances are in metres



STRATA PLAN LMS 2867

FOURTH FLOOR
THIRD FLOOR
SECOND FLOOR
GROUND FLOOR
PARKING LEVEL P4
PARKING LEVEL P2

S.L. 81	S.L. 80	S.L. 79	S.L. 78	S.L. 77	S.L. 76	S.L. 75	S.L. 74	S.L. 73	S.L. 72	S.L. 71	S.L. 70
		L.C.P. SL79						L.C.P. SL72			
S.L. 59	S.L. 58	S.L. 57	S.L. 56	S.L. 55	S.L. 54	S.L. 53	S.L. 52	S.L. 51	S.L. 50	S.L. 49	S.L. 48
		L.C.P. SL57						L.C.P. SL50			
S.L. 37	S.L. 36	S.L. 35	S.L. 34	S.L. 33	S.L. 32	S.L. 31	S.L. 30	S.L. 29	S.L. 28	S.L. 27	S.L. 26
		PATIO						PATIO			
S.L. 15			WALKWAY		S.L. 1		S.L. 2		S.L. 3		S.L. 4
STORAGE LOCKERS			RAMP								
STORAGE LOCKERS											

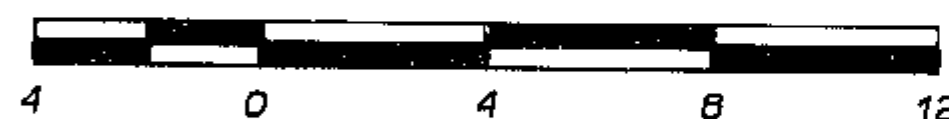
LEGEND

(P-1) DENOTES NUMBERED PARKING STALL #1
(TYPICAL) - ALL PARKING STALLS
ARE COMMON PROPERTY

⊙ DENOTES COMMON PROPERTY

SECTION B - B'

Scale 1 : 200
All distances are in metres



STRATA PLAN LMS 2867

FOURTH FLOOR
THIRD FLOOR
SECOND FLOOR
GROUND FLOOR
PARKING LEVEL P4
PARKING LEVEL P2

S.L. 60	S.L. 61	S.L. 62	S.L. 63	S.L. 64	S.L. 65	S.L. 66	S.L. 67	S.L. 68	S.L. 69
S.L. 38	S.L. 39	S.L. 40	S.L. 41	S.L. 42	S.L. 43	S.L. 44	S.L. 45	S.L. 46	S.L. 47
S.L. 16	S.L. 17	S.L. 18	S.L. 19	S.L. 20	S.L. 21	S.L. 22	S.L. 23	S.L. 24	S.L. 25
CORRIDOR		STEPS		LOBBY					
S.L. 5	S.L. 6	S.L. 7	S.L. 8	S.L. 9	S.L. 10	S.L. 11	S.L. 12	S.L. 13	S.L. 14
DRIVENWAY									
DRIVENWAY									

STRATA PLAN LMS 2867

RECORD OF BY-LAWS AND ORDERS ETC.

[illegible]

STRATA PLAN LMS 2867

DEALINGS AFFECTING THE COMMON PROPERTY

REGISTRATION		DOCUMENTS	
NUMBER	DATE	DATE	NATURE AND PARTICULARS
			COMMON PROPERTY SHEET CLOSED: 1997/07/17
			SEARCH ACTDSE OR BC ONLINE FOR CURRENT INFORMATION BC REG. 76/95.
			LINDA J. KILBRIDE, REGISTRAR VANCOUVER / NEW WESTMINSTER LAND TITLE DISTRICT.