

STRATA PLAN OF LOT G,
BLOCK 66, DISTRICT LOT 541,
PLAN LMP 8451

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

SCALE 1:500



ALL DISTANCES ARE IN METRES.

STRATA PLAN LMS 3215

DEPOSITED AND REGISTERED IN THE LAND
TITLE OFFICE, AT NEW WESTMINSTER, B.C.
THIS 30 DAY OF APRIL, 19 98

T. Donnell per *SL*
REGISTRAR

Bm 124247

ROBSON STREET

NOTE: BOUNDARIES
ARE EXAGGERATED
FOR CLARITY.

"THE HERITAGE COURT"
TOWER TWO
819 HAMILTON STREET,
VANCOUVER, B.C.

INTEGRATED SURVEY AREA No. 31

(VANCOUVER) NAD 83

THIS PLAN SHOWS GROUND-LEVEL MEASURED DISTANCES
PRIOR TO COMPUTATION OF U.T.M. CO-ORDINATES.
MULTIPLY BY COMBINED SCALE FACTOR 0.9996007

LEGEND

GRID BEARINGS ARE DERIVED FROM OBSERVATIONS
BETWEEN CONTROL MONUMENTS V-1910 AND
V-2166 (CALCULATED)

- - DENOTES CONTROL MONUMENT FOUND
- - DENOTES STANDARD IRON POST FOUND
- - DENOTES LEAD PLUG FOUND
- - DENOTES LEAD PLUG PLACED
- - DENOTES STANDARD IRON POST PLACED
- SL - DENOTES STRATA LOT
- PT. - DENOTES PART
- L.C.P. - DENOTES LIMITED COMMON PROPERTY
- W.R. - DENOTES WASHROOM
- NR - DENOTES NO RECORD
- ⊙ - DENOTES COMMON PROPERTY
- ⊕ - DENOTES ELECTRICAL ROOM BEING COMMON PROPERTY
- ⊖ - DENOTES MECHANICAL SHAFT BEING COMMON PROPERTY
- ⊗ - DENOTES VENT/DUCT BEING COMMON PROPERTY
- ⊘ - DENOTES DECK BEING LIMITED COMMON PROPERTY
FOR THE EXCLUSIVE USE OF SL 3.
- ⊙ - DENOTES BALCONY BEING LIMITED COMMON PROPERTY
FOR THE EXCLUSIVE USE OF SL 46.
- ⊙ - DENOTES LIMITED COMMON PROPERTY
FOR THE EXCLUSIVE USE OF SL 149.
- ⊙ - DENOTES LIMITED COMMON PROPERTY FOR THE
EXCLUSIVE USE OF SL 1 TO 148. (RESIDENTIAL)
- ⊙ - DENOTES LIMITED COMMON PROPERTY FOR THE
EXCLUSIVE USE OF SL 149 TO 153. (COMMERCIAL)
- ⊙ - DENOTES BOUNDARY DEFINED BY
LEAD PLUGS SET. (NO WALLS)

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

DRAWING # 30208-B
FILE # 30208-B
DATE: APRIL 3, 1998.

THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT

THE ADDRESS FOR THE SERVICE OF DOCUMENTS
ON THE STRATA CORPORATION IS:
THE OWNERS: STRATA PLAN LMS 3215
#204 - 3970 EAST HASTINGS STREET,
BURNABY, B.C. V5C 6C1

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

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 30 DAY OF APRIL, 1998.

Mike E. Shaw

B.C.L.S.

BUILDING LOCATION
AND DIMENSIONS

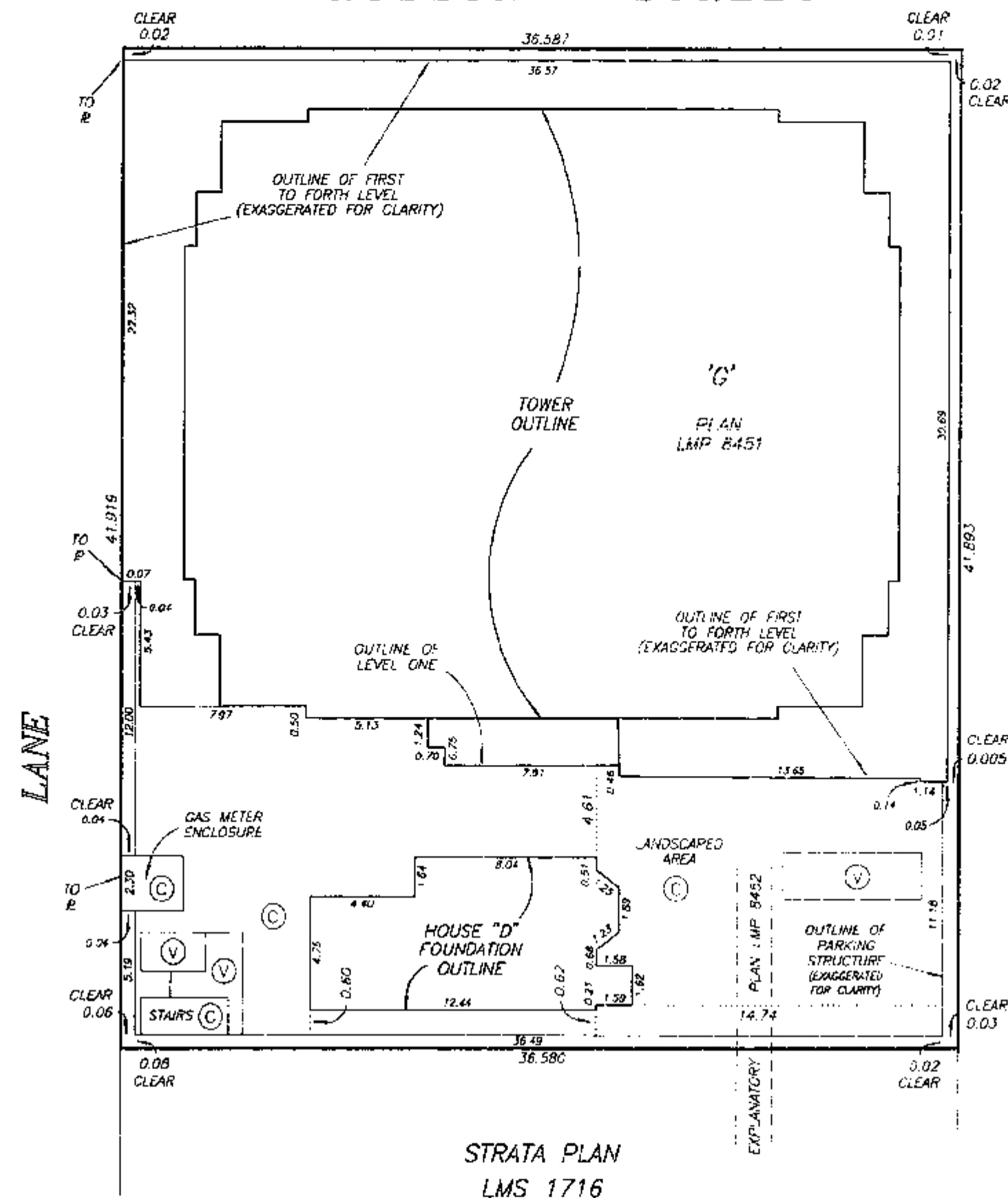
STRATA PLAN LMS 3215

SCALE 1:200



ALL DISTANCES ARE IN METRES.

ROBSON STREET



STRATA PLAN
LMS 1716

DRAWING # 30208-B
FILE # 30208-CE

DATE: APRIL 3, 1998.

Mike E. Shaw

STRATA PLAN LMS 3215

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
1	7, 16	534	630	1
2	7, 16	520	647	1
3	7, 16	670	820	1
4	8, 16	463	600	1
5	9, 16	385	501	1
6	9, 16	784	971	1
7	9, 16	356	679	1
8	9, 16	599	720	1
9	9, 16	542	688	1
10	9, 16	785	940	1
11	9, 16	384	517	1
12	8, 16	463	616	1
13	7, 16	376	517	1
14	7, 16	783	935	1
15	7, 16	803	700	1
16	7, 17	534	640	1
17	7, 17	520	630	1
18	7, 17	670	841	1
19	8, 17	463	616	1
20	9, 17	385	517	1
21	9, 17	784	945	1
22	9, 17	556	681	1
23	9, 17	599	710	1
24	9, 17	542	650	1
25	9, 17	765	955	1
26	9, 17	384	500	1
27	8, 17	463	626	1
28	7, 17	376	522	1
29	7, 17	783	950	1
30	7, 17	603	733	1
31	7, 18	524	650	1
32	7, 18	416	555	1
33	7, 18	706	935	1
34	8, 18	531	680	1
35	9, 18	803	1185	1
36	9, 18	564	720	1
37	9, 18	564	720	1
38	9, 18	602	1165	1
39	8, 18	531	728	1
40	7, 18	706	1013	1
41	7, 18	416	632	1
42	7, 19	523	680	1
43	7, 19	417	573	1
44	7, 19	706	888	1
45	8, 19	531	625	1
46	9, 19	803	1107	1
47	9, 19	564	680	1
48	9, 19	564	680	1
49	9, 19	803	1128	1
50	8, 19	531	681	1
51	7, 19	706	914	1
52	7, 19	416	583	1

DRAWING # 30208-B
FILE # 30208-B
DATE: APRIL 3, 1998.

DATE: APRIL 3, 1998.

Mike E. Shaw

SECOND SHEET, SHEET 4 OF 32 SHEETS

STRATA PLAN LMS 3215

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	7, 20	523	705	1
54	7, 20	417	580	1
55	7, 20	706	914	1
56	8, 20	531	680	1
57	9, 20	803	1123	1
58	9, 20	564	713	1
59	9, 20	564	680	1
60	9, 20	803	1095	1
61	8, 20	531	670	1
62	7, 20	706	900	1
63	7, 20	416	575	1
64	7, 21	523	702	1
65	7, 21	417	814	1
66	7, 21	706	880	1
67	8, 21	531	671	1
68	9, 21	803	1090	1
69	9, 21	565	700	1
70	9, 21	565	715	1
71	9, 21	803	1133	1
72	8, 21	531	680	1
73	7, 21	706	915	1
74	7, 21	416	805	1
75	7, 22	523	680	1
76	7, 22	417	585	1
77	7, 22	707	905	1
78	8, 22	531	660	1
79	9, 22	803	1100	1
80	9, 22	565	725	1
81	9, 22	565	725	1
82	9, 22	803	1146	1
83	8, 22	531	731	1
84	7, 22	706	978	1
85	7, 22	416	627	1
86	7, 23	525	705	1
87	7, 23	418	603	1
88	7, 23	707	920	1
89	8, 23	531	675	1
90	9, 23	803	1120	1
91	9, 23	566	720	1
92	9, 23	566	720	1
93	9, 23	803	1162	1
94	8, 23	531	735	1
95	7, 23	706	982	1
96	7, 23	418	635	1
97	7, 24	525	747	1
98	7, 24	418	610	1
99	7, 24	707	935	1
100	8, 24	531	685	1
101	9, 24	803	1135	1
102	9, 24	566	745	1
103	9, 24	566	754	1
104	9, 24	803	1155	1

DATE : APRIL 3, 1998.

M.E.S.

SECOND SHEET, SHEET 5 OF 32 SHEETS

STRATA PLAN LMS 3215

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	8, 24	531	752	1
106	7, 24	706	985	1
107	7, 24	418	615	1
108	7, 25	525	718	1
109	7, 25	418	618	1
110	7, 25	707	950	1
111	8, 25	531	726	1
112	9, 25	803	1150	1
113	9, 25	567	740	1
114	9, 25	567	740	1
115	9, 25	803	1170	1
116	8, 25	531	762	1
117	7, 25	706	1023	1
118	7, 25	418	623	1
119	7, 26	525	735	1
120	7, 26	418	663	1
121	7, 26	707	985	1
122	8, 26	531	736	1
123	9, 26	803	1217	1
124	9, 26	567	750	1
125	9, 26	567	756	1
126	9, 26	802	1170	1
127	8, 26	531	730	1
128	7, 26	706	995	1
129	7, 26	418	658	1
130	7, 27	498	730	1
131	7, 27	382	625	1
132	7, 27	671	950	1
133	8, 27	503	710	1
134	9, 27	794	1185	1
135	9, 27	512	760	1
136	9, 27	512	760	1
137	9, 27	792	1250	1
138	8, 27	505	745	1
139	7, 27	671	980	1
140	7, 27	382	653	1
141	7, 28, 29	1260	1755	1
142	7, 8, 28, 29	1243	1855	1
143	9, 28, 29	1246	2025	1
144	9, 28, 29	1263	1805	1
145	9, 28, 29	1283	1757	1
146	9, 28, 29	1274	2200	1
147	7, 8, 28, 29	1243	1930	1
148	7, 28, 29	1269	1855	1
149	9, 15	809	1742	1.3
150	9, 15	630	1356	1.0
151	9, 15	656	1412	1.1
152	9, 15	845	1819	1.4
153	9, 15	1972	4245	3.2
154	10, 15, 16	1392	1851	2.2
AGGREGATE		98,533	138,554	159.2

ACCEPTED AS TO FORMS 1, 2 AND 3
THIS 24 DAY OF April, 1998.

SUPERINTENDENT OF REAL ESTATE

DATE : APRIL 3, 1998.

M.E.S.

SECOND SHEET, SHEET 6 OF 32 SHEETS

STRATA PLAN LMS 3215

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.

ROBERT BOSCH

DECLARED BEFORE ME AT BURNABY
IN THE PROVINCE OF BRITISH COLUMBIA
THIS 9th DAY OF APRIL, 1998.

DICK C.A. DE JUVAT
A COMMISSIONER FOR TAKING AFFIDAVITS WITHIN THE PROVINCE OF BRITISH COLUMBIA

I, MIKE E. SHAW, A BRITISH COLUMBIA LAND SURVEYOR OF LANGLEY IN BRITISH COLUMBIA, HEREBY CERTIFY THAT THE BUILDING SHOWN ON THIS STRATA PLAN HAS NOT, AS OF THE 3rd DAY OF APRIL, 1998, BEEN PREVIOUSLY OCCUPIED.

DATED AT SURREY, B.C.

THIS 3rd DAY OF APRIL, 1998.

Mike E. Shaw

B.C.L.S.

OWNER:
BOSA VENTURES (819) INC.
INC. NO. 519695

ROBERT BOSCH

AUTHORIZED SIGNATORY

DICK C.A. DE JUVAT

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

MORTGAGEE:
BANK OF AMERICA CANADA

DANIEL M.R. STEWART
VICE PRESIDENT
BANK OF AMERICA CANADA

Helen Simpson
WITNESS AS TO BOTH SIGNATURES

Loan Administration Officer
OCCUPATION OF WITNESS
#574-1055 Dunsmuir St.
Vancouver, B.C. V7H 3S5
ADDRESS OF WITNESS

MORTGAGEE:
MONTREAL TRUST COMPANY OF CANADA

ROBERT MORRIS
SANDRA ALMOND

WITNESS AS TO BOTH SIGNATURES
TRACEY LAPORTE
Secretary

#1104-3083 E Kent Ave, Vanc.
ADDRESS OF WITNESS

DATE : APRIL 3, 1998.

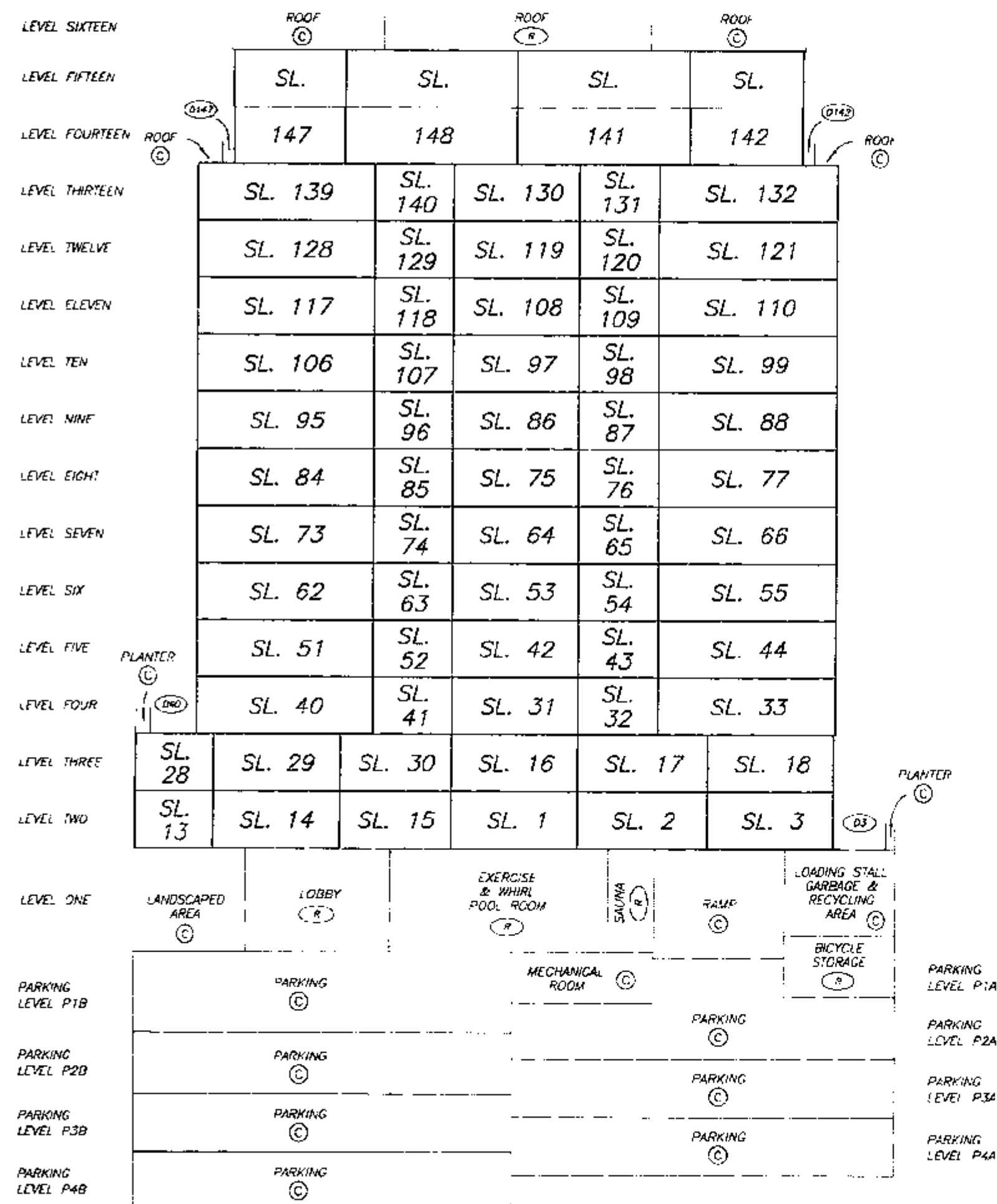
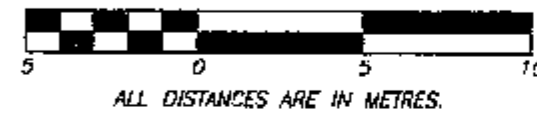
M.E.S.

SHEET 7 OF 32 SHEETS

SECTION A - A'

STRATA PLAN LMS 3215

SCALE 1:200

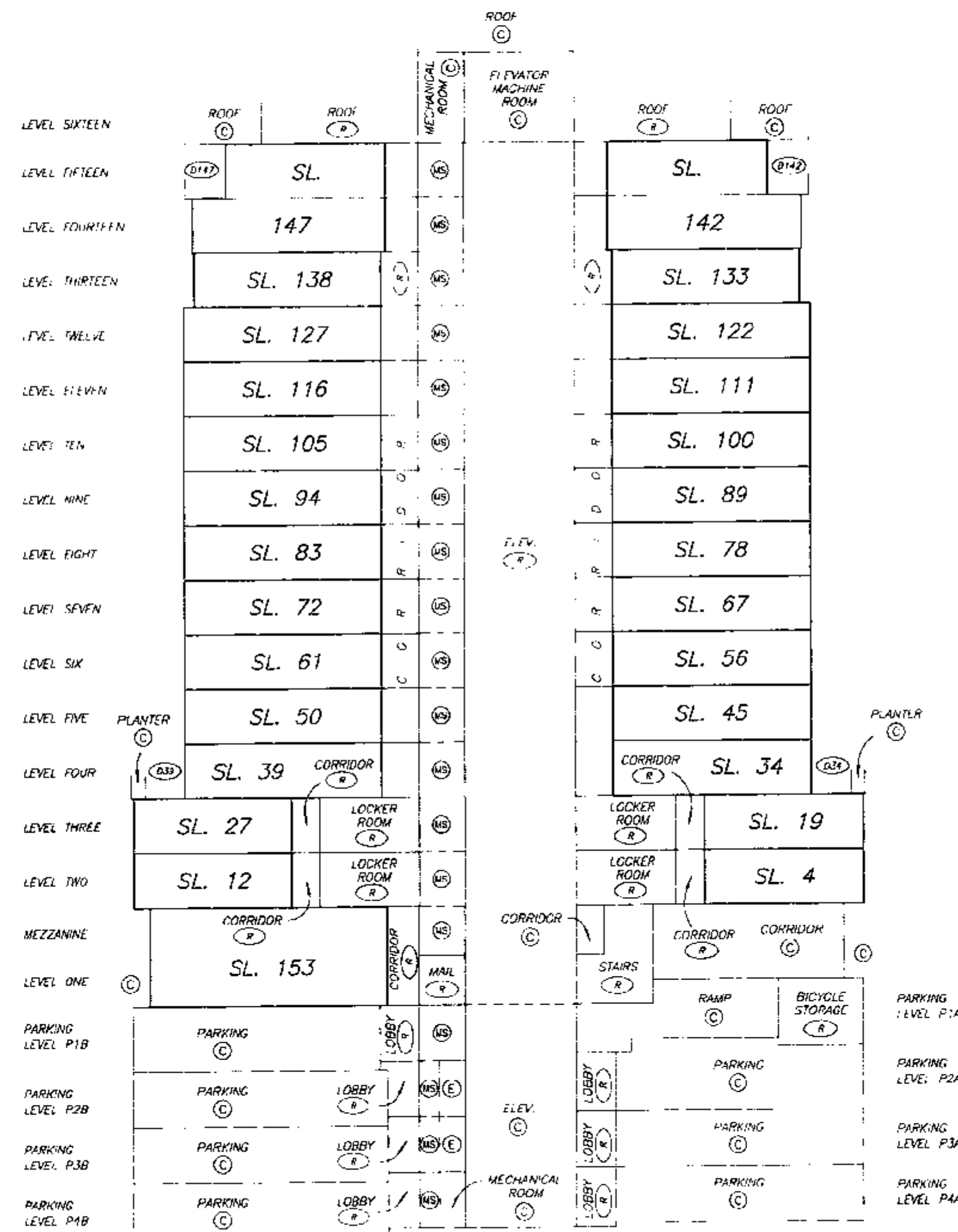
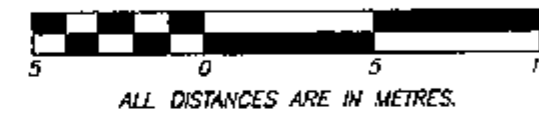


SHEET 8 OF 32 SHEETS

SECTION B - B'

STRATA PLAN LMS 3215

SCALE 1:200

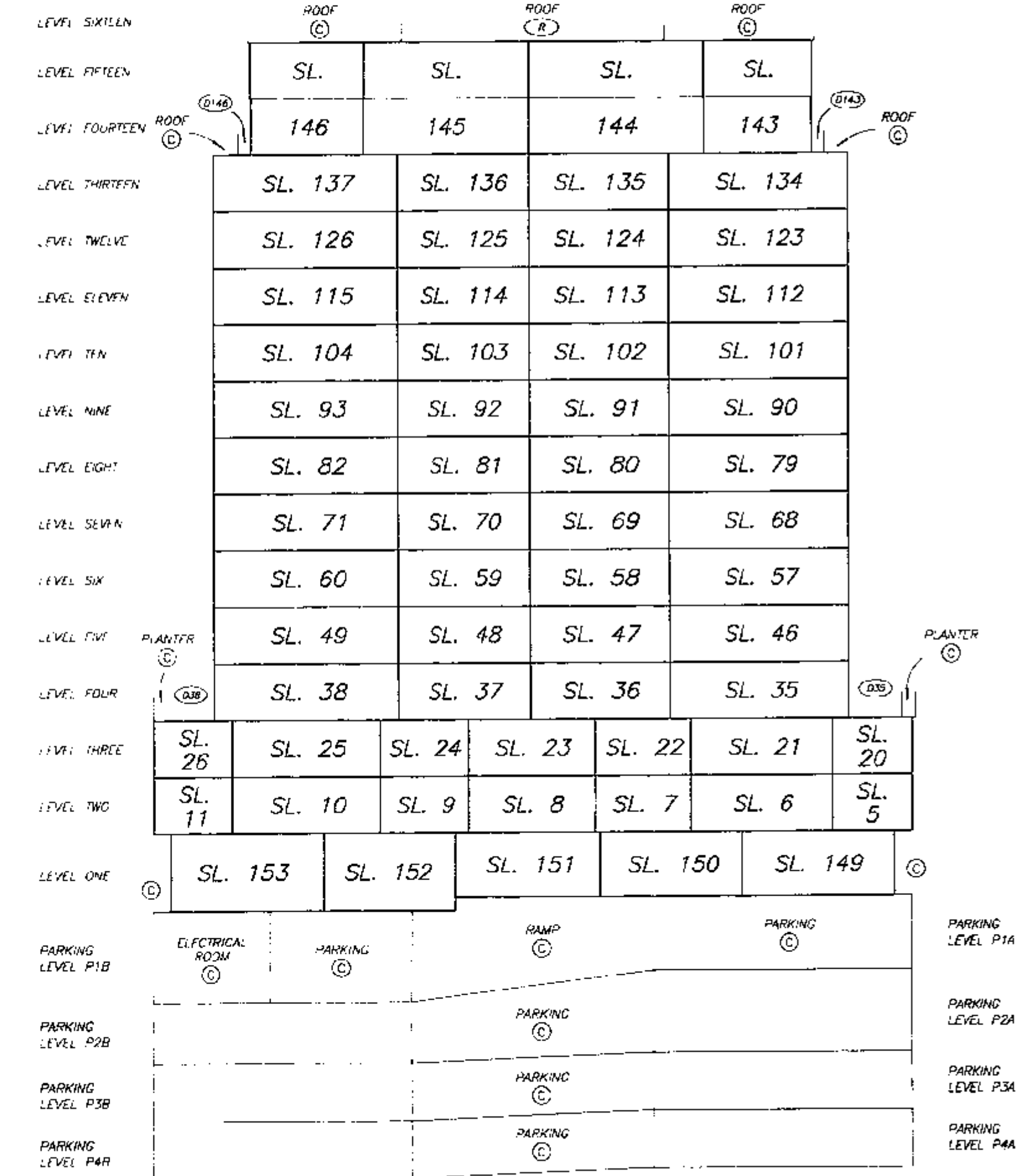
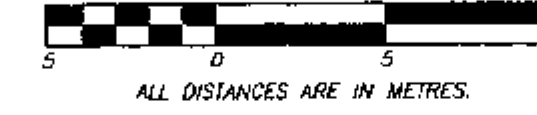


SHEET 9 OF 32 SHEETS

SECTION C - C'

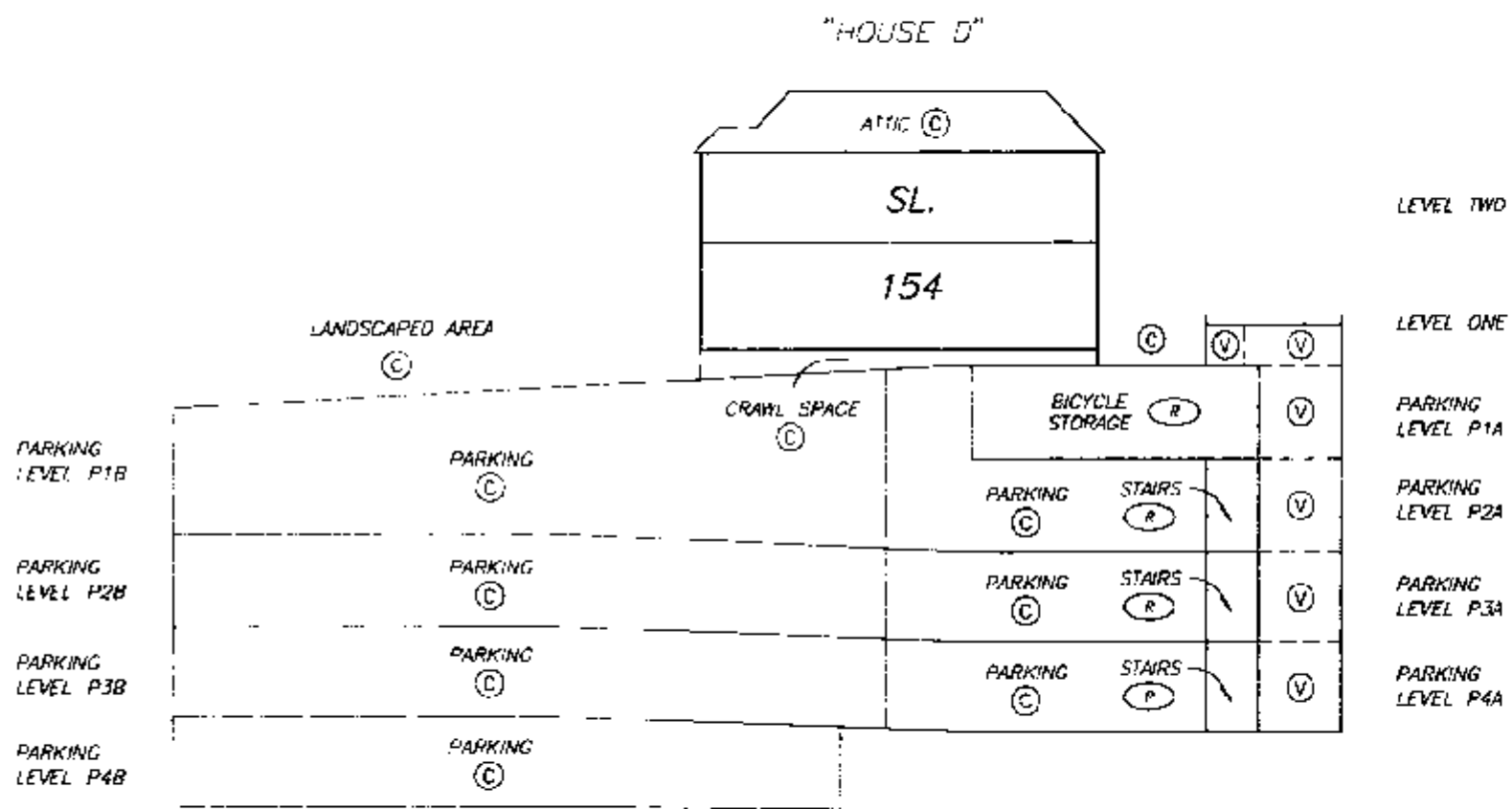
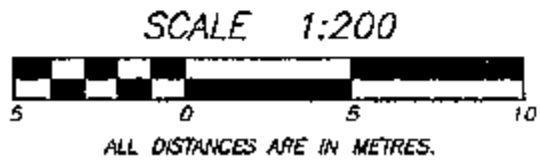
STRATA PLAN LMS 3215

SCALE 1:200



SECTION D - D'

STRATA PLAN LMS 3215

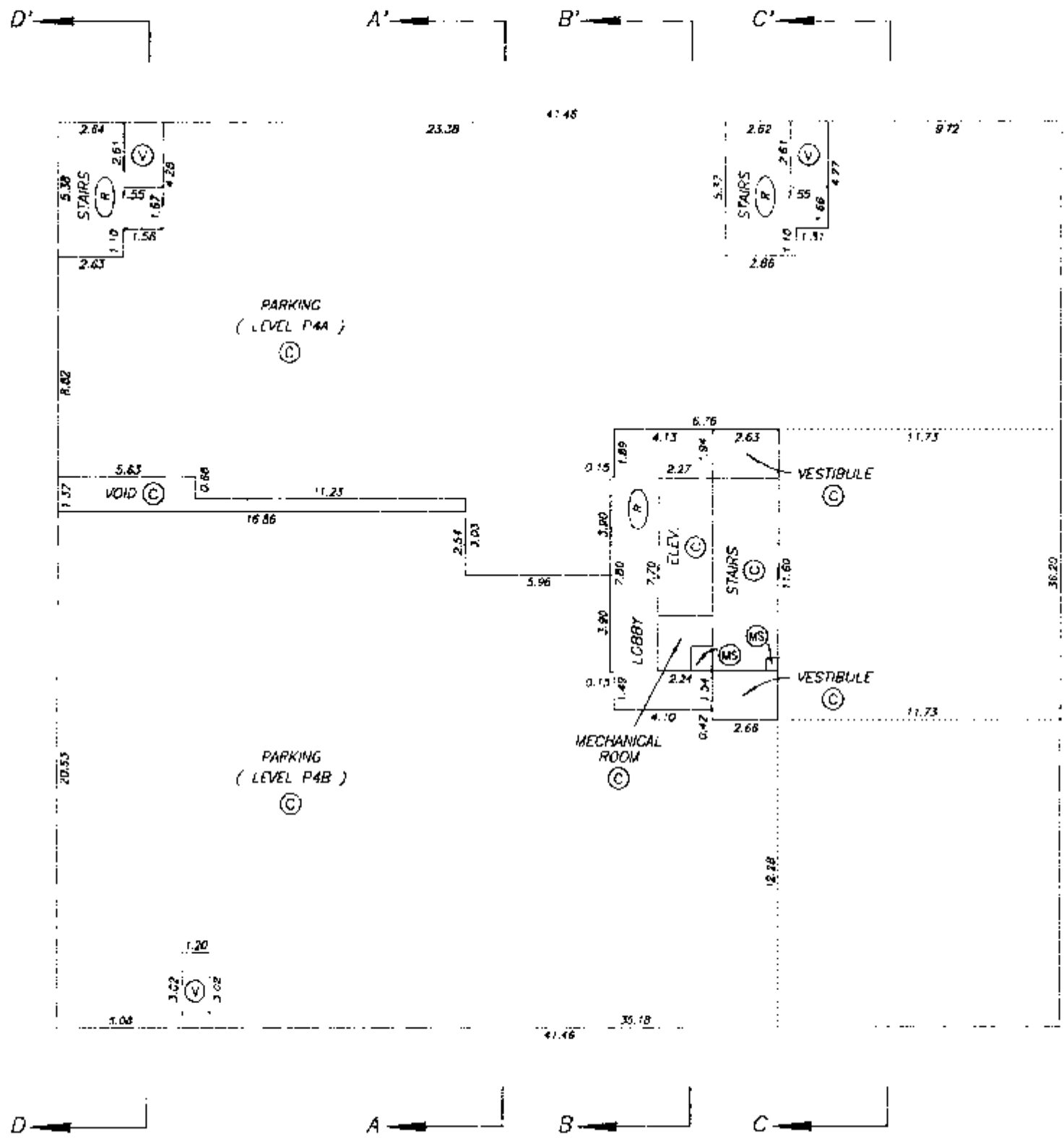
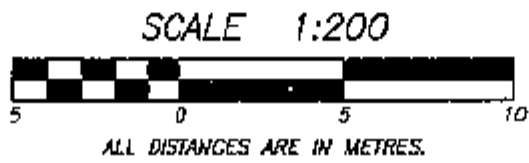


DATE : APRIL 3, 1998.

M.E. 8

PARKING LEVEL FOUR

STRATA PLAN LMS 3215

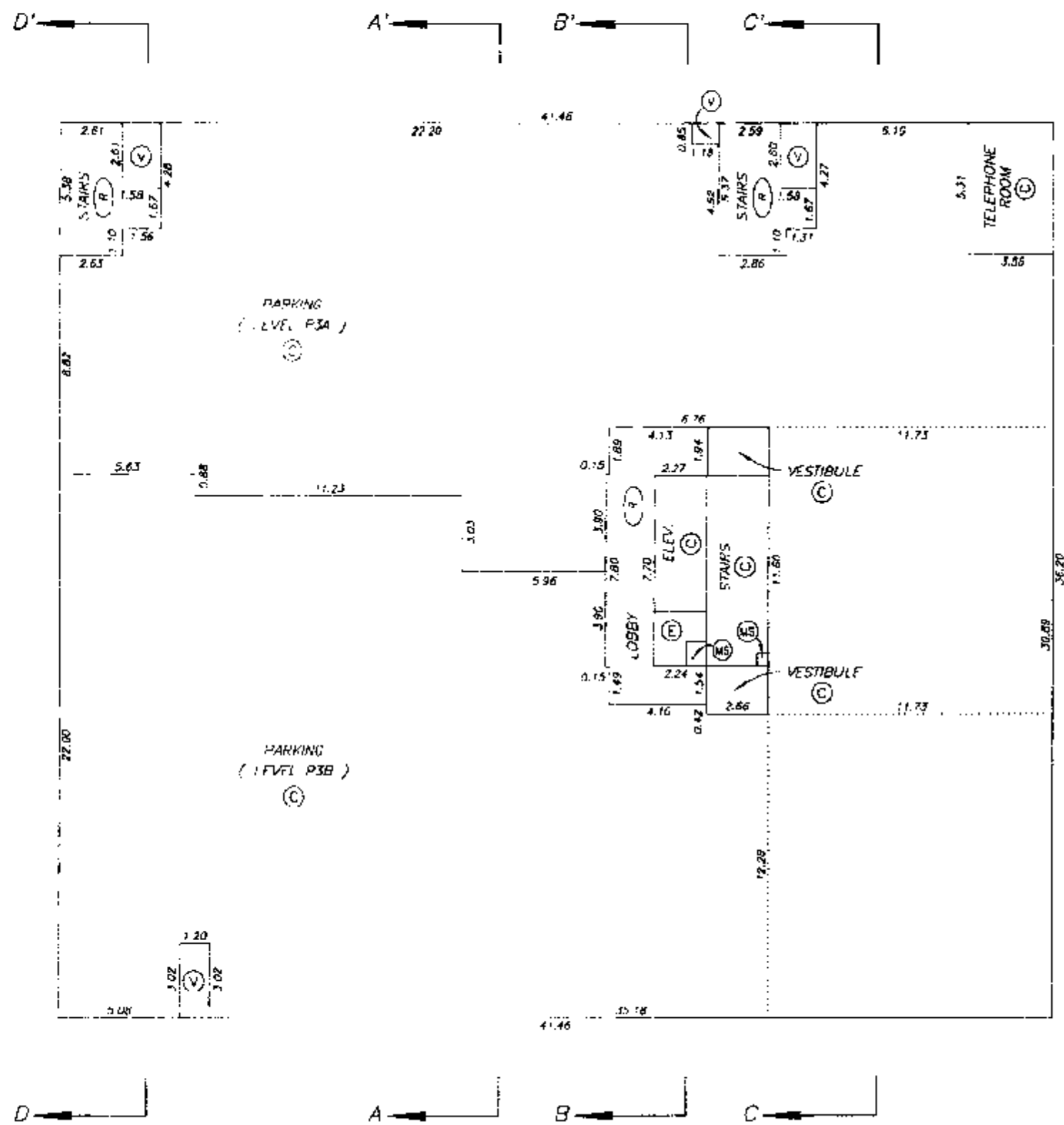
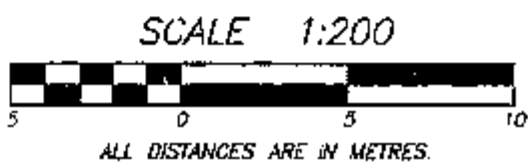


DATE : APRIL 3, 1998.

M.E. 8

PARKING LEVEL THREE

STRATA PLAN LMS 3215



DATE : APRIL 3, 1998.

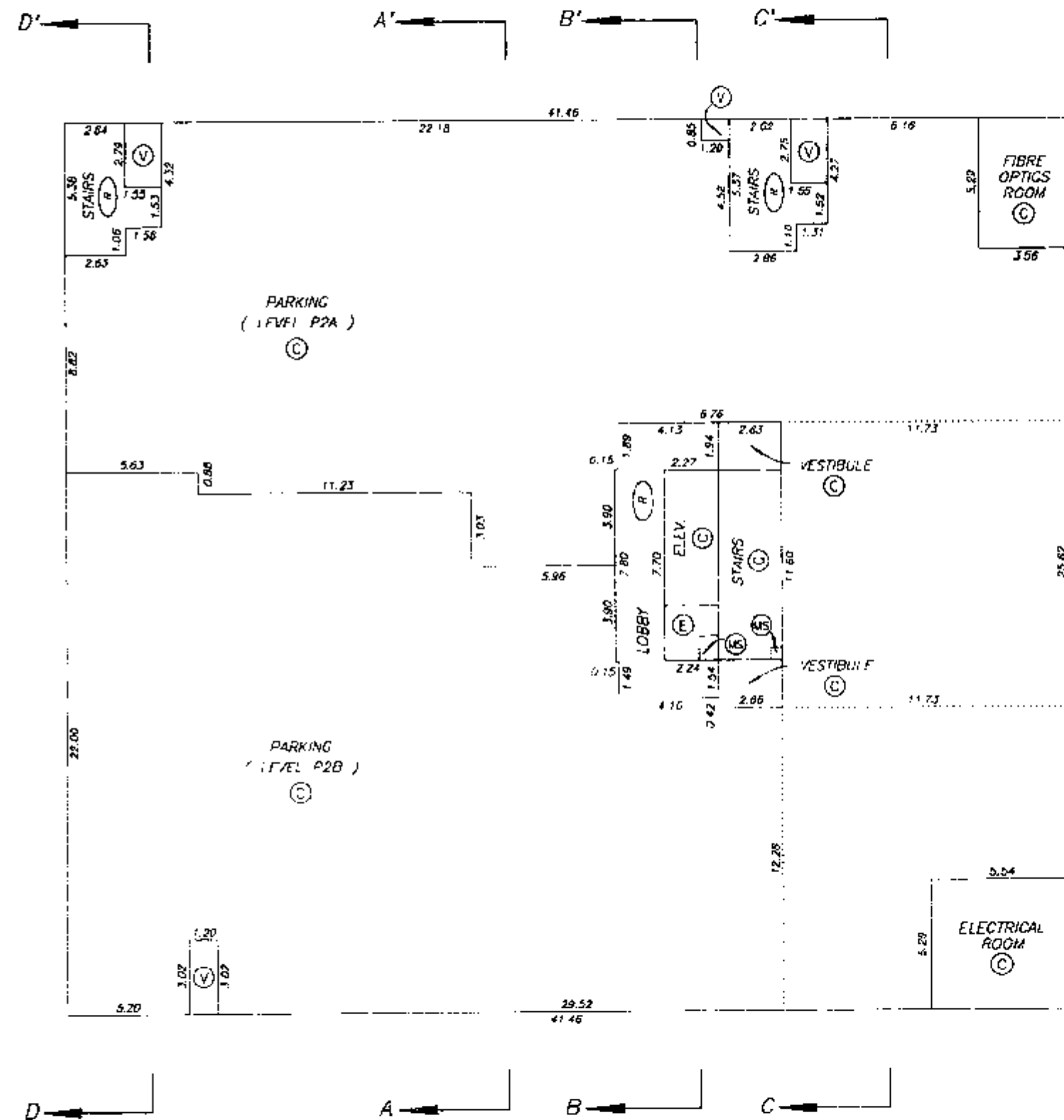
M.E. 8

SHEET 13 OF 32 SHEETS

PARKING LEVEL TWO

STRATA PLAN LMS 3215

SCALE 1:200
ALL DISTANCES ARE IN METRES.



DATE : APRIL 3, 1998.
M.E.S.

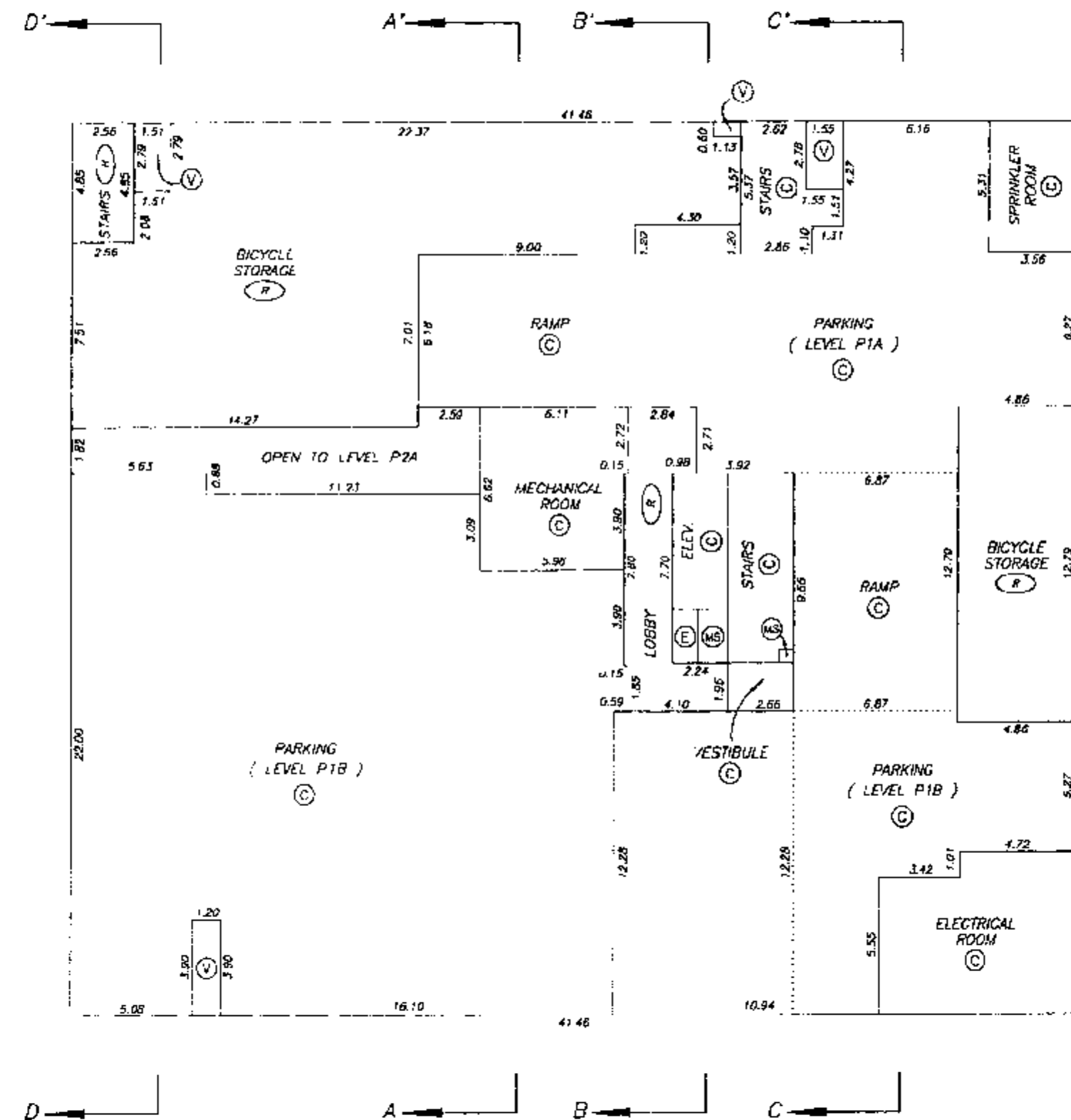
DRAWING # 30208-6
FILE # 3208-P2

SHEET 14 OF 32 SHEETS

PARKING LEVEL ONE

STRATA PLAN LMS 3215

SCALE 1:200
ALL DISTANCES ARE IN METRES.



DATE : APRIL 3, 1998.
M.E.S.

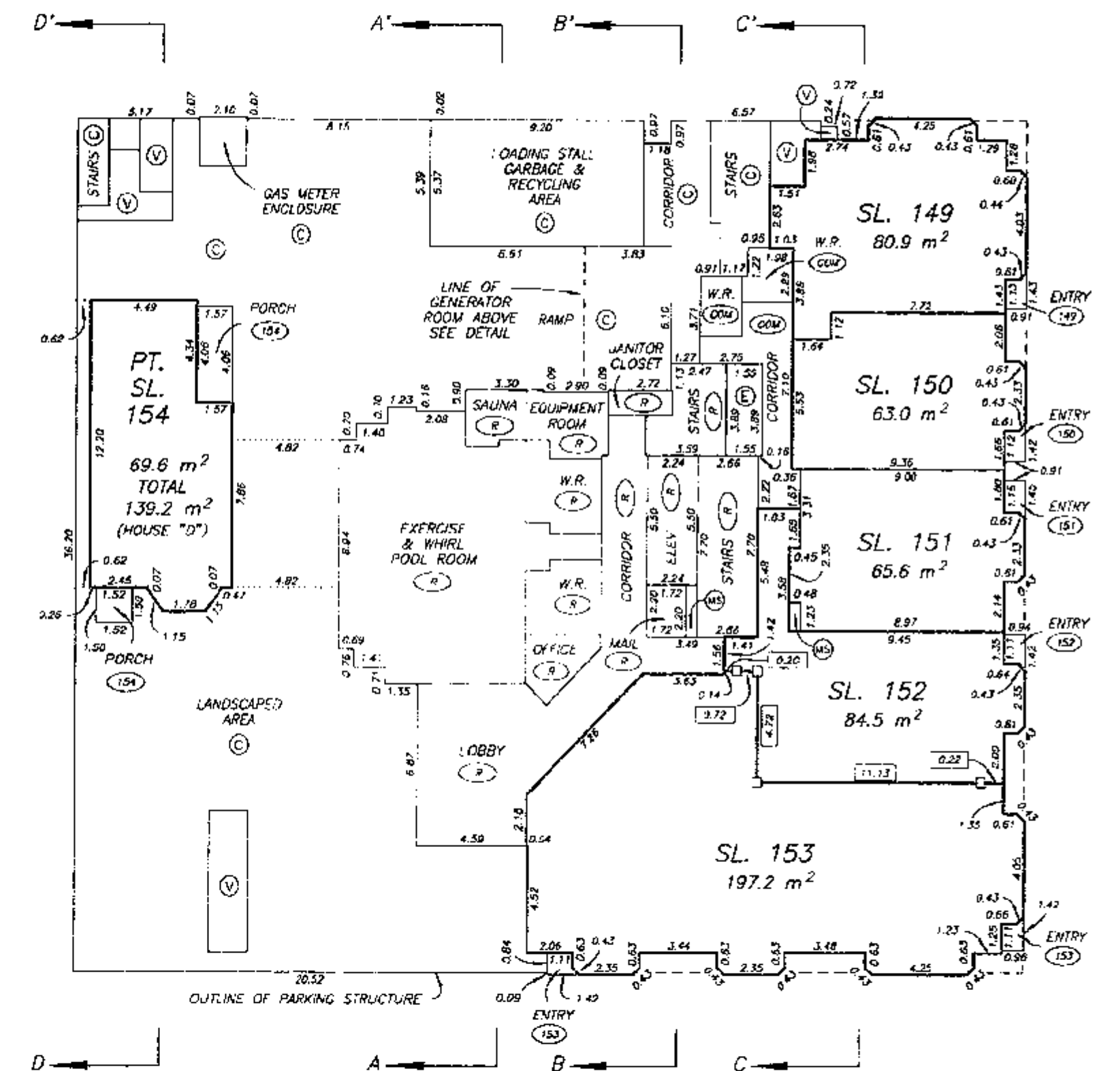
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FILE # 3208-P1

SHEET 15 OF 32 SHEETS

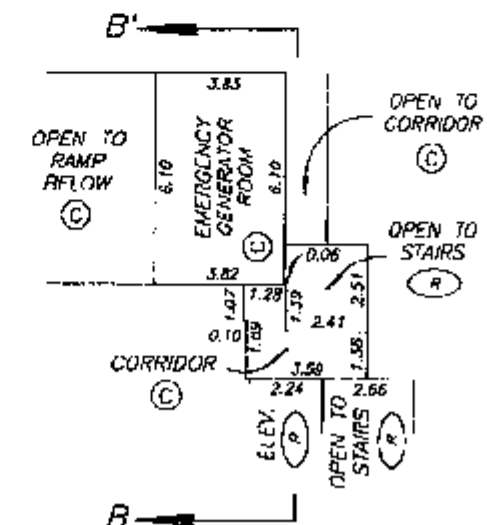
LEVEL ONE
FLOOR PLAN

STRATA PLAN LMS 3215

SCALE 1:200
ALL DISTANCES ARE IN METRES.



DETAIL
MEZZAINE LEVEL
GENERATOR ROOM



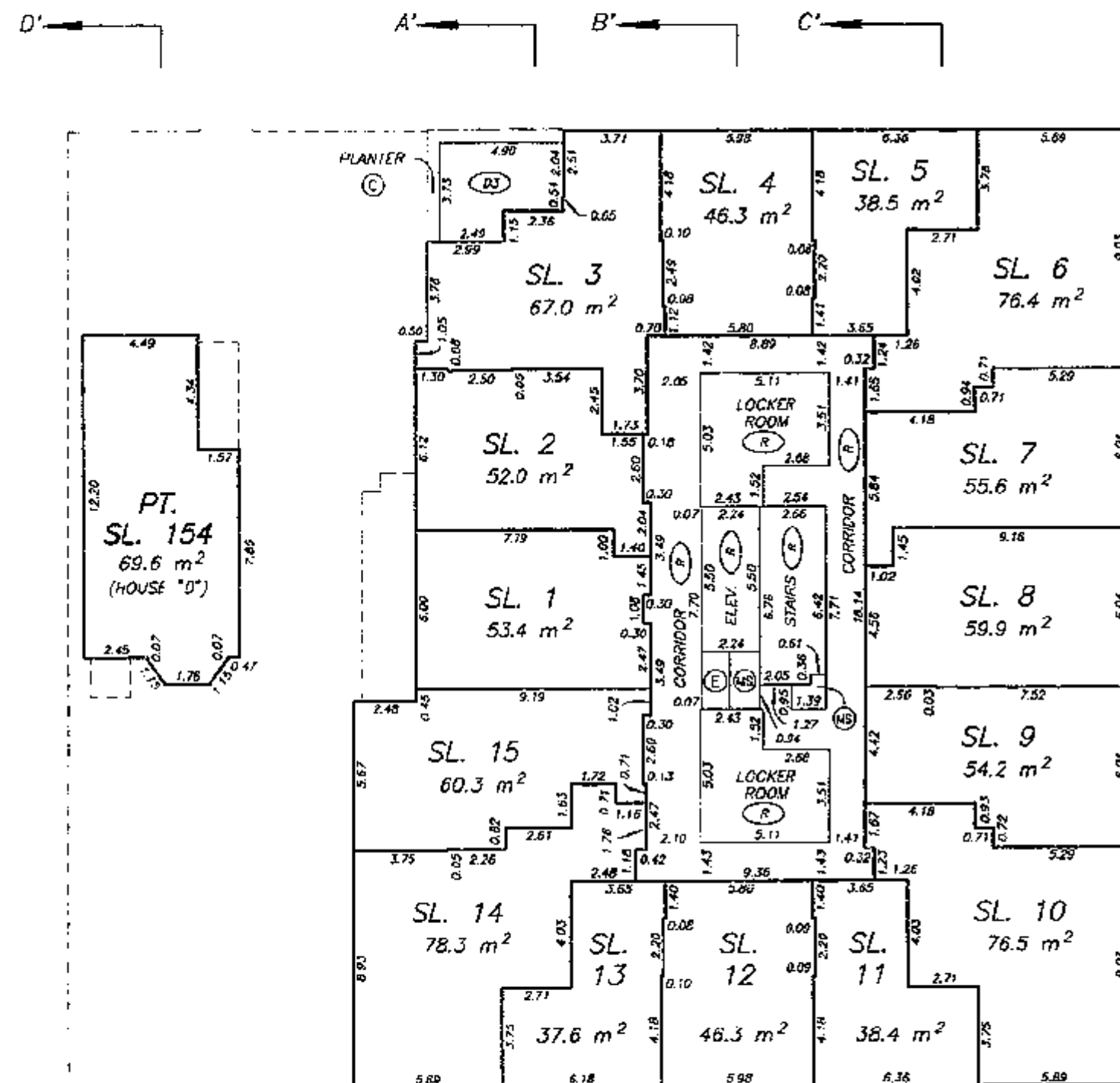
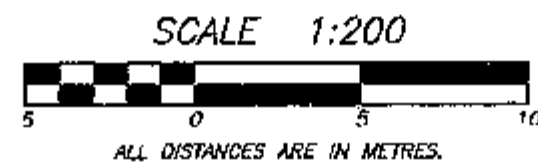
DATE : APRIL 3, 1998.
M.E.S.

DRAWING # 30208-6
FILE # 30208-L1

SHEET 16 OF 32 SHEETS

LEVEL TWO
FLOOR PLAN

STRATA PLAN LMS 3215



DATE : APRIL 3, 1998.

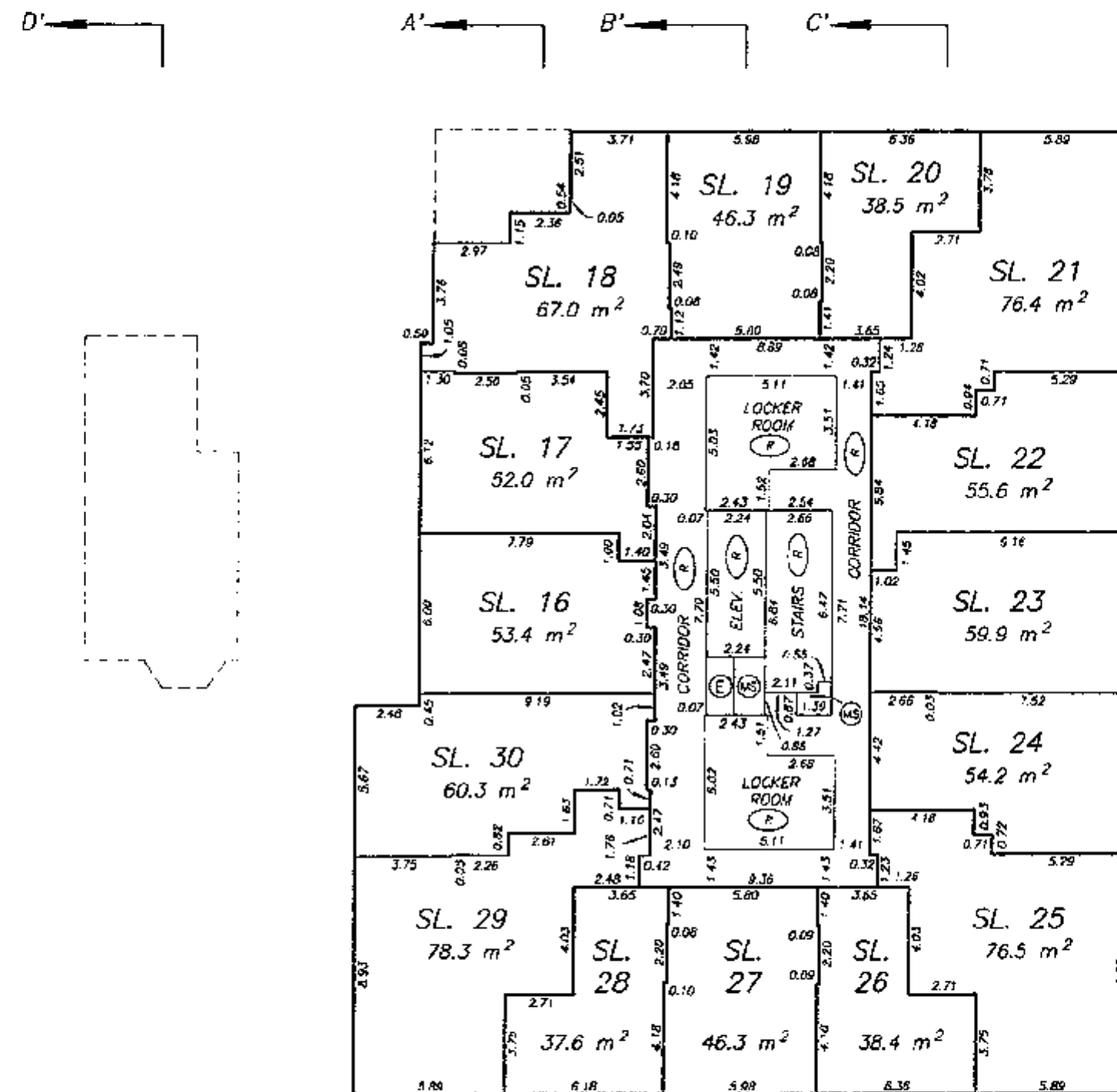
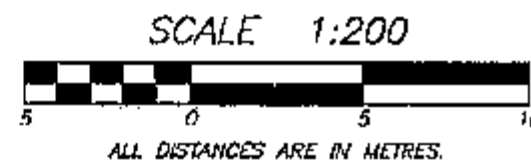
M.E.B.

DRAWING # 30208-6
FILE # 30208-L2

SHEET 17 OF 32 SHEETS

LEVEL THREE
FLOOR PLAN

STRATA PLAN LMS 3215



DATE : APRIL 3, 1998.

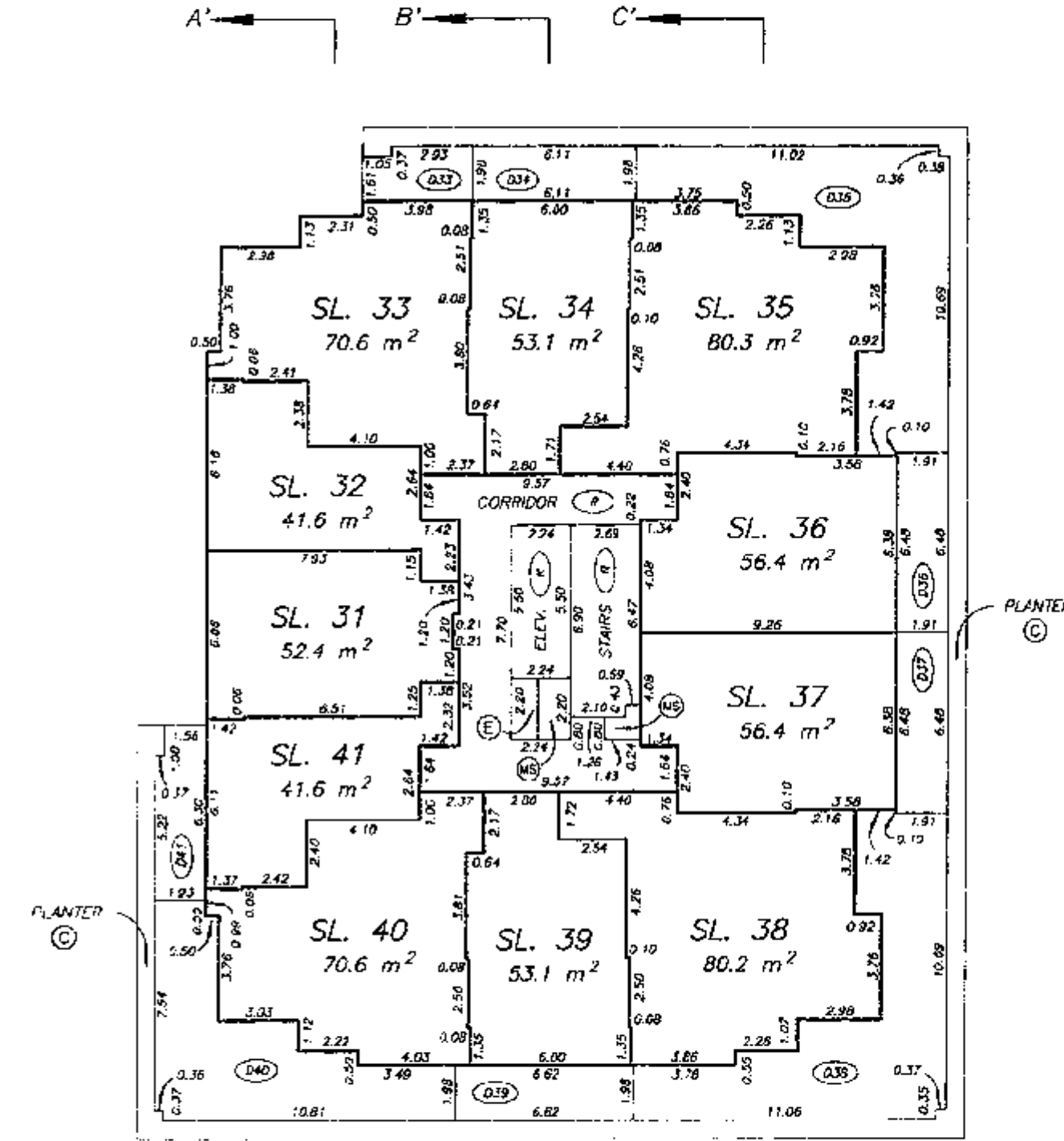
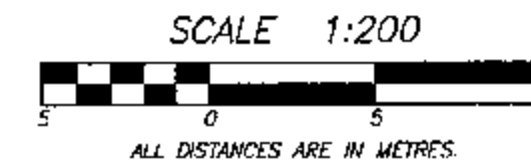
M.E.B.

DRAWING # 30208-6
FILE # 30208-L3

SHEET 18 OF 32 SHEETS

LEVEL FOUR
FLOOR PLAN

STRATA PLAN LMS 3215



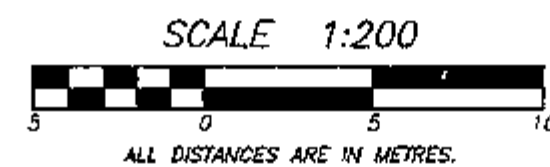
DATE : APRIL 3, 1998.

M.E.B.

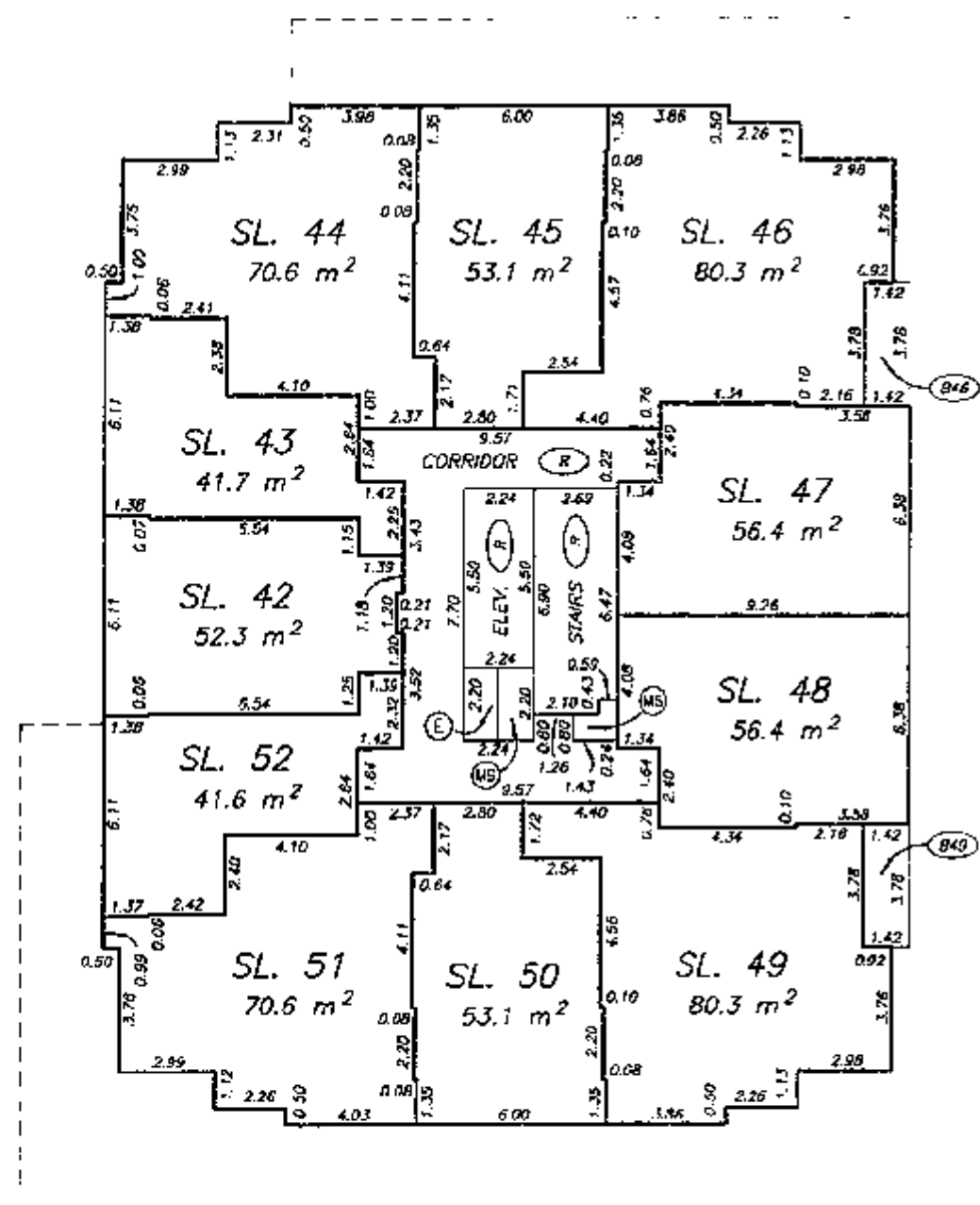
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FILE # 30208-L4

LEVEL FIVE
FLOOR PLAN

STRATA PLAN LMS 3215



A' B' C'



A B C

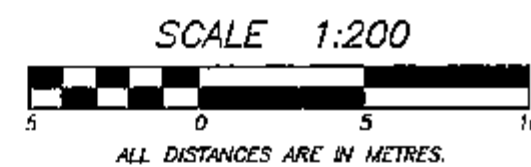
DATE : APRIL 3, 1998.

M.E.S.

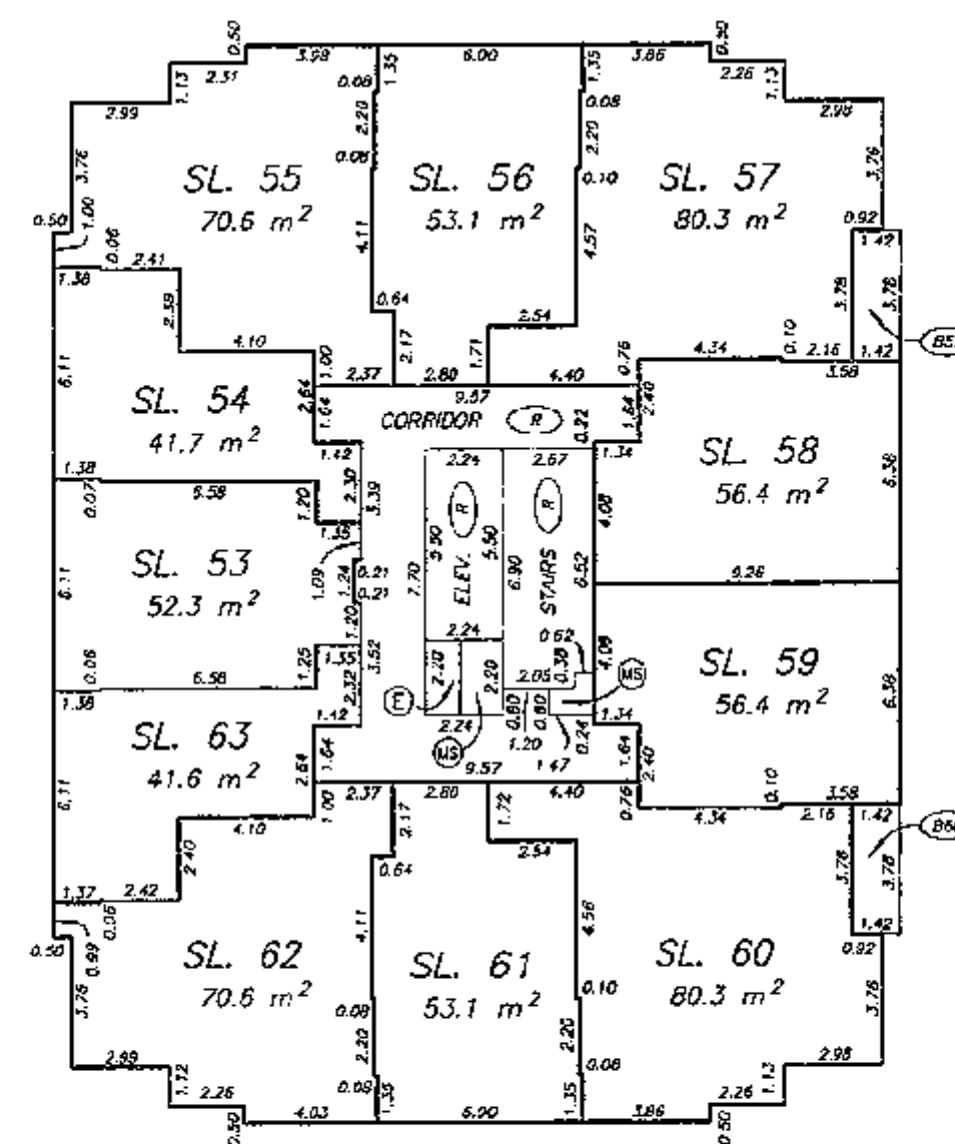
DRAWING # 30208-6
FILE # 30208-L5

LEVEL SIX
FLOOR PLAN

STRATA PLAN LMS 3215



A' B' C'



A B C

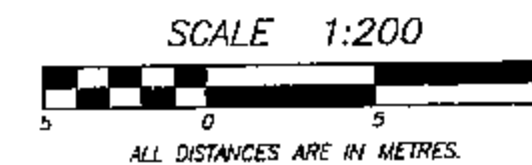
DATE : APRIL 3, 1998.

M.E.S.

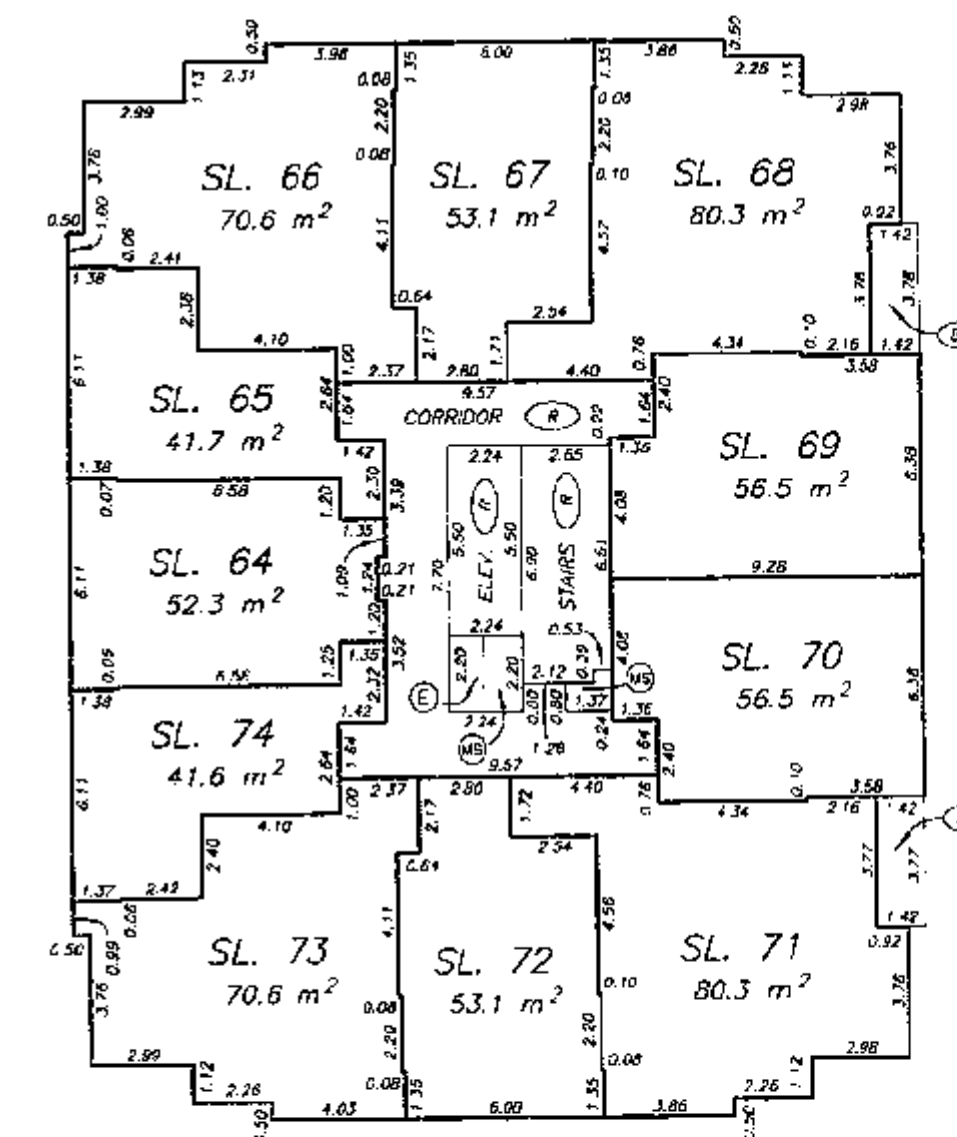
DRAWING # 30208-6
FILE # 30208-L6

LEVEL SEVEN
FLOOR PLAN

STRATA PLAN LMS 3215



A' B' C'



A B C

DATE : APRIL 3, 1998.

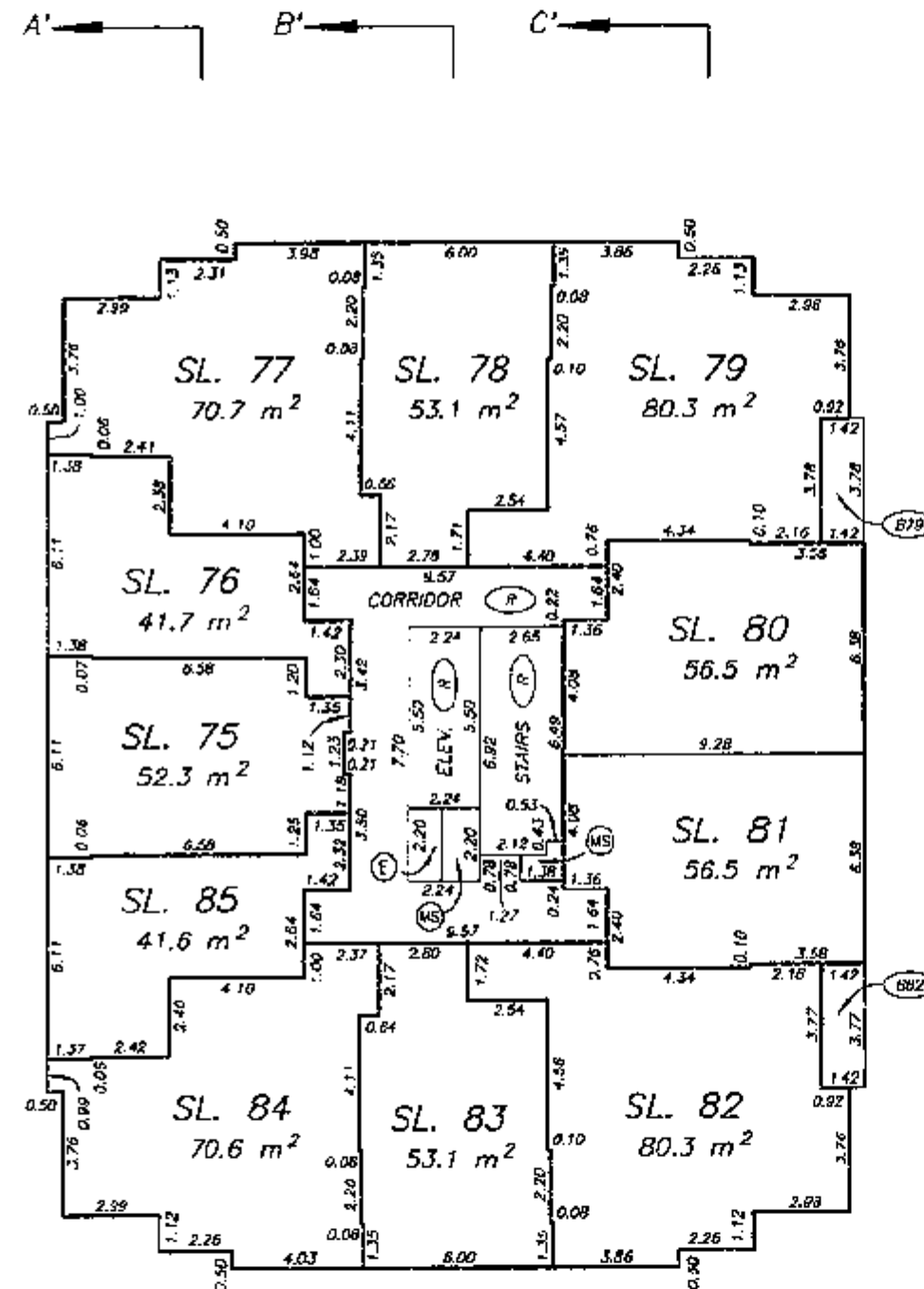
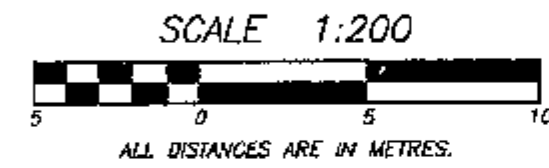
M.E.S.

DRAWING # 30208-6
FILE # 30208-L7

SHEET 22 OF 32 SHEETS

LEVEL EIGHT
FLOOR PLAN

STRATA PLAN LMS 3215



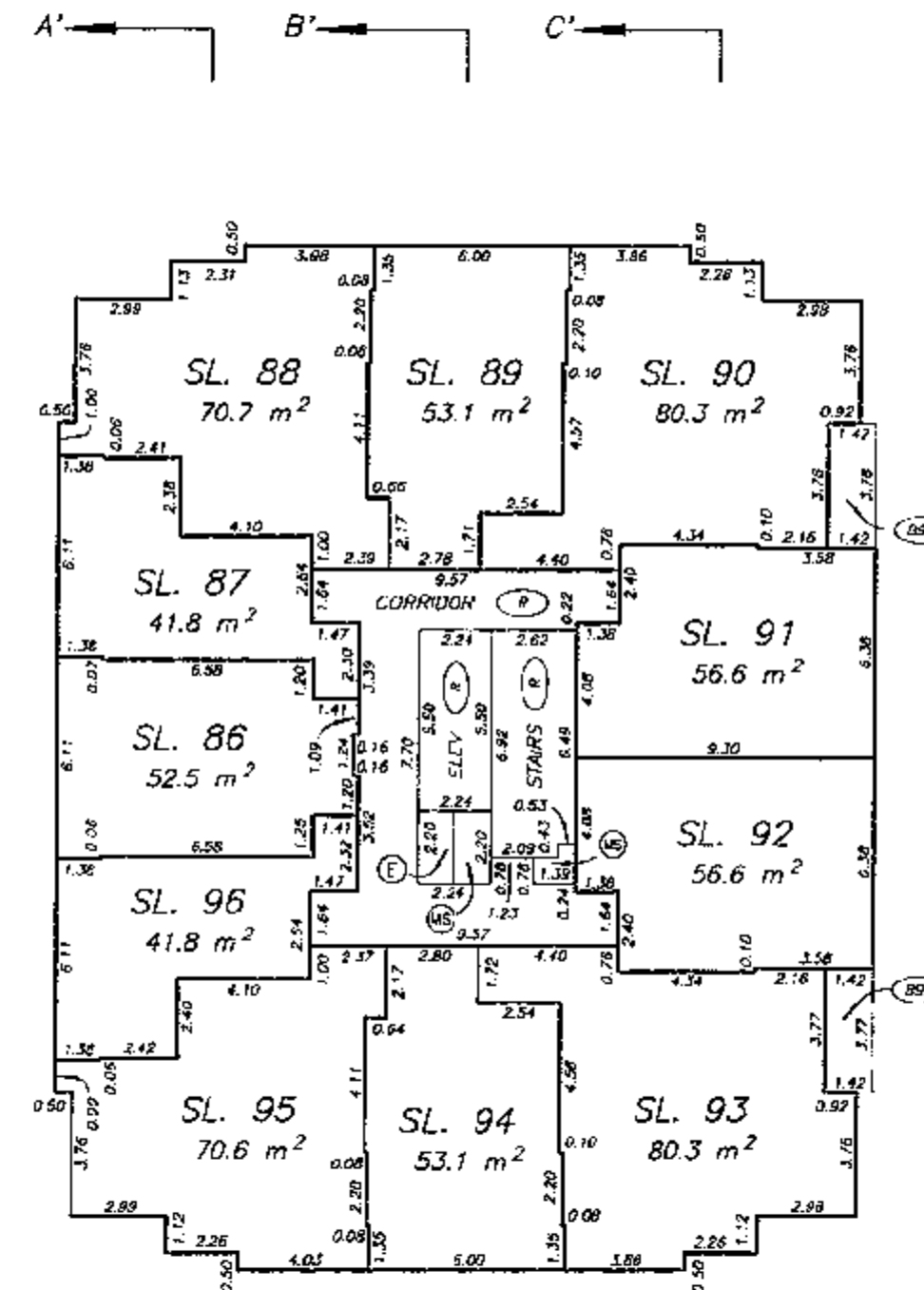
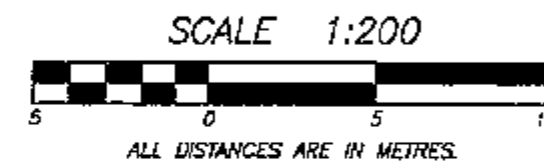
DATE : APRIL 3, 1998.
M.E.S.

DRAWING # 30208-8
FILE # 30208-L9

SHEET 23 OF 32 SHEETS

LEVEL NINE
FLOOR PLAN

STRATA PLAN LMS 3215



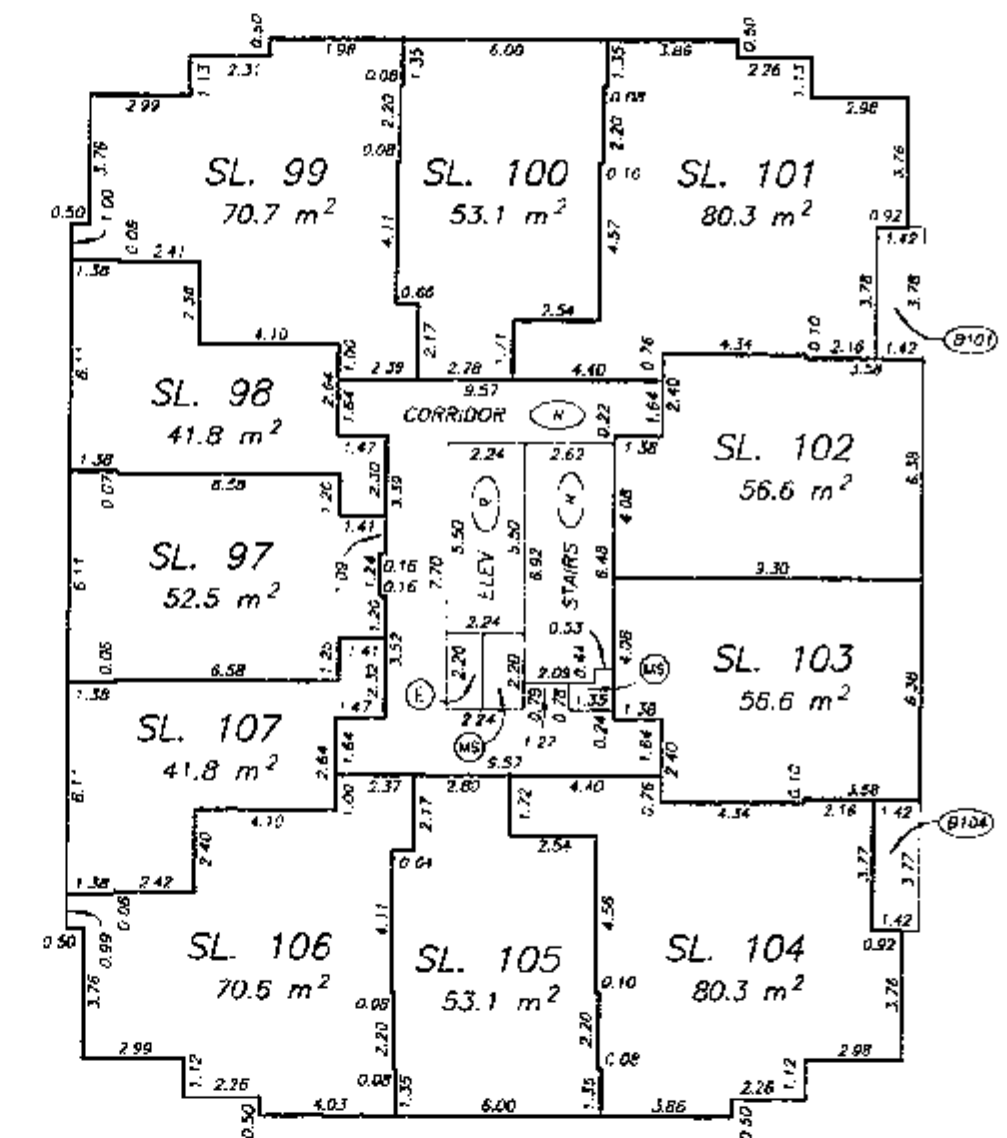
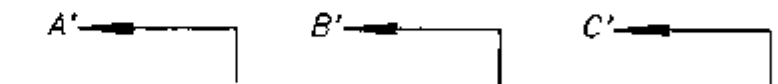
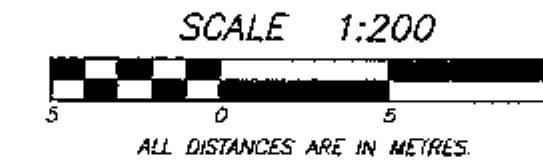
DATE : APRIL 3, 1998.
M.E.S.

DRAWING # 30208-6
FILE # 30208-L9

SHEET 24 OF 32 SHEETS

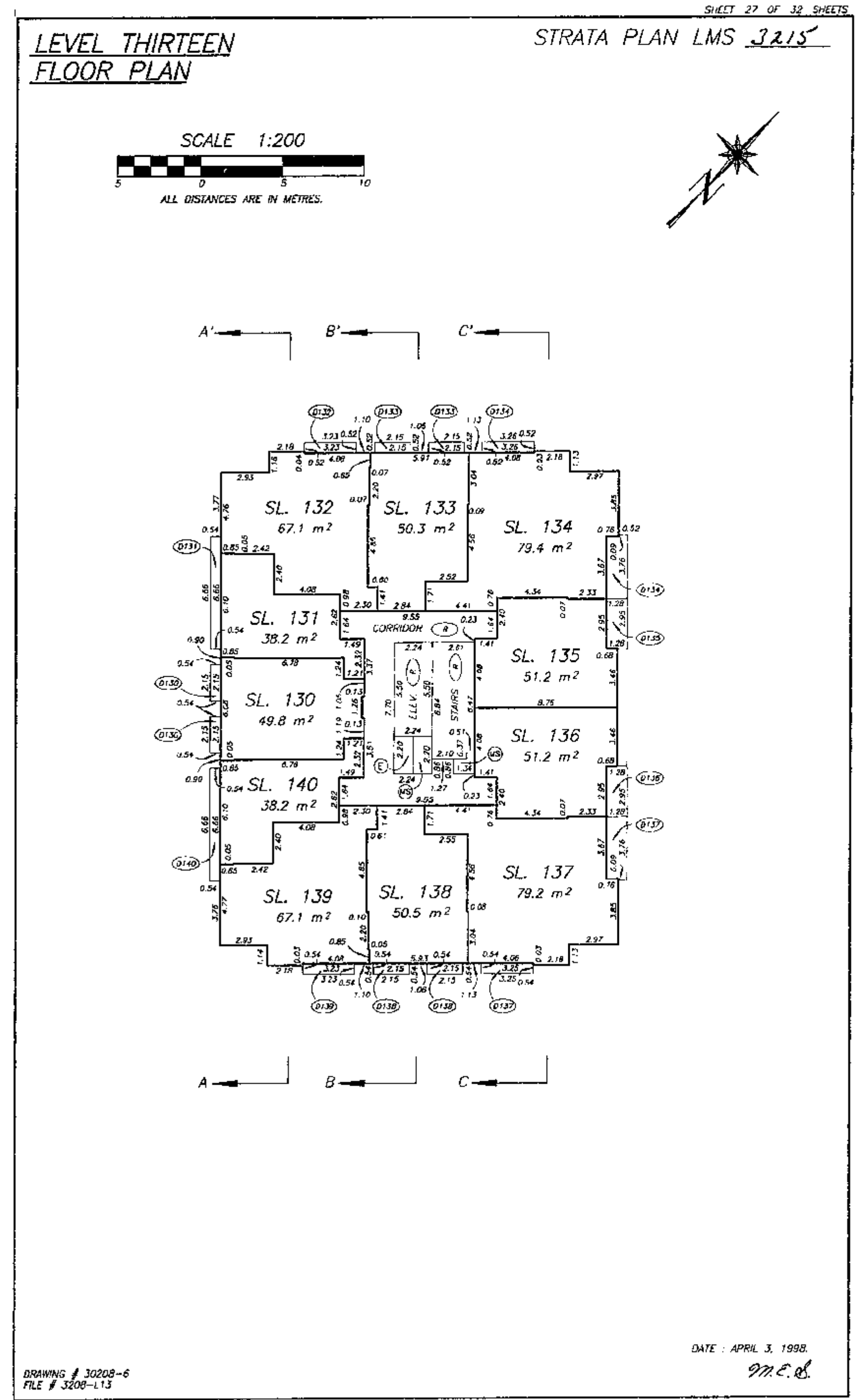
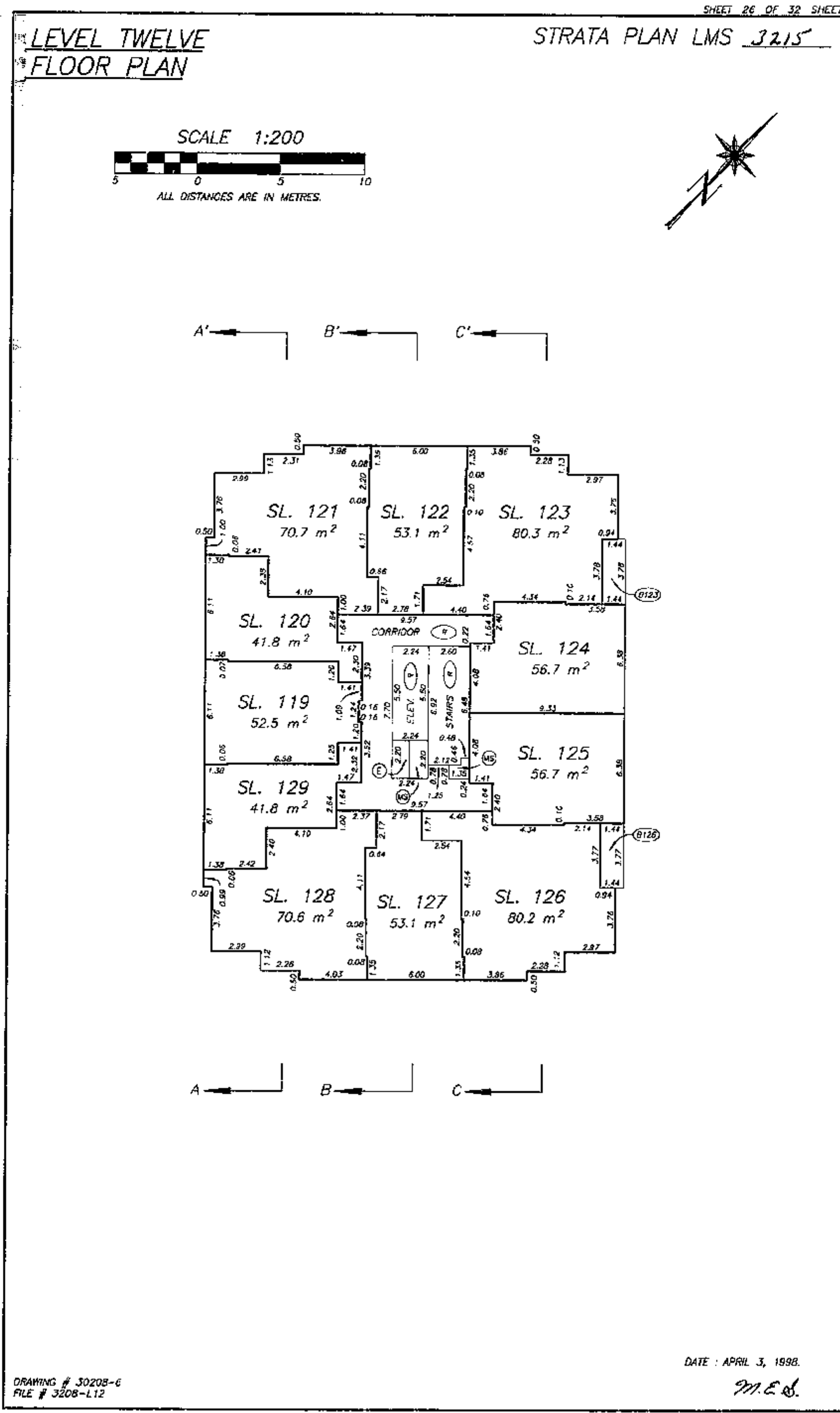
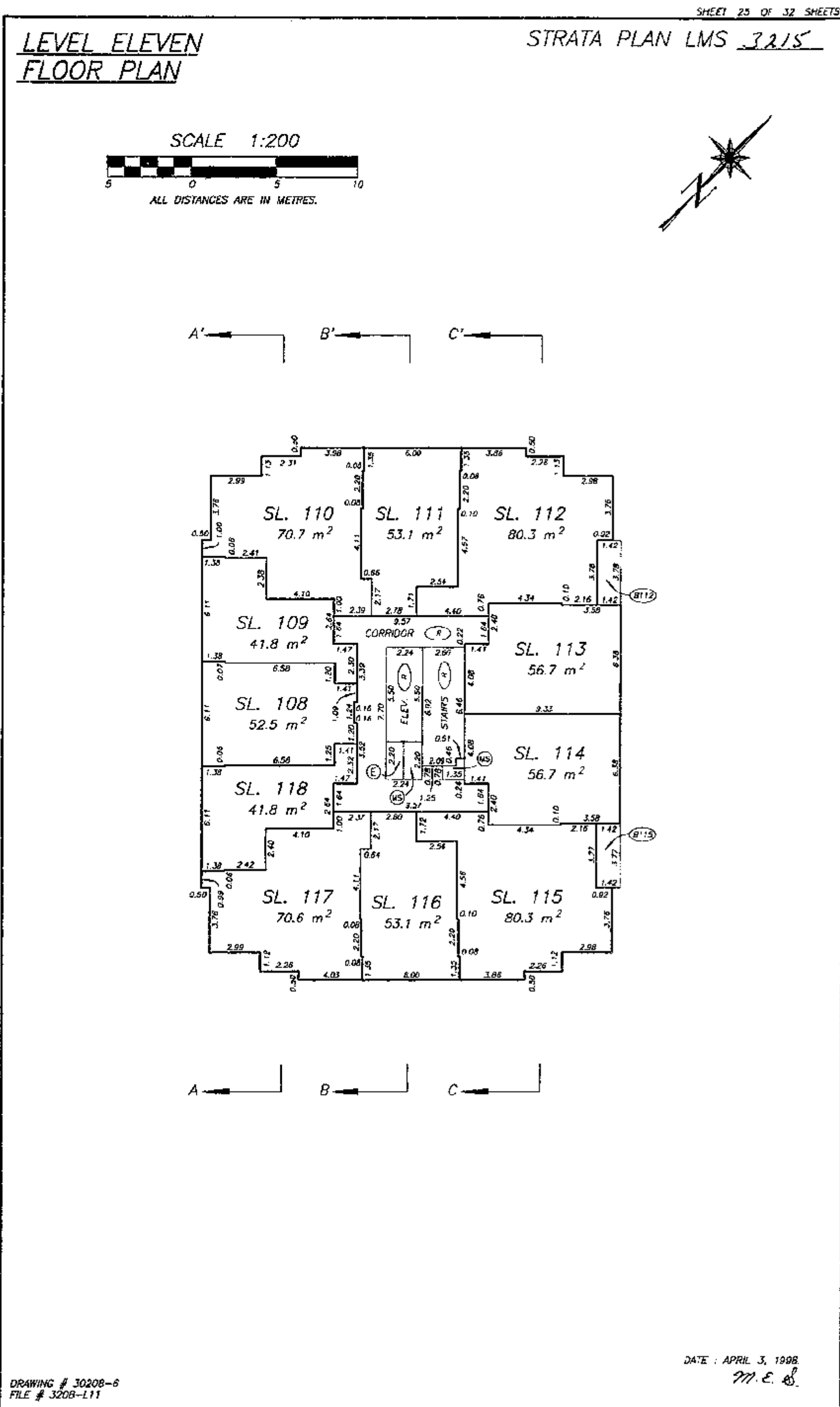
LEVEL TEN
FLOOR PLAN

STRATA PLAN LMS 3215



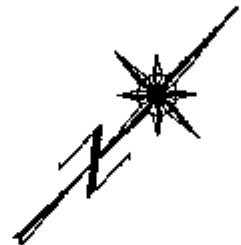
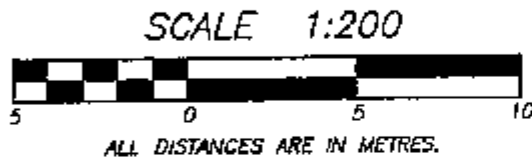
DATE : APRIL 3, 1998.
M.E.S.

DRAWING # 30208-6
FILE # 30208-L10

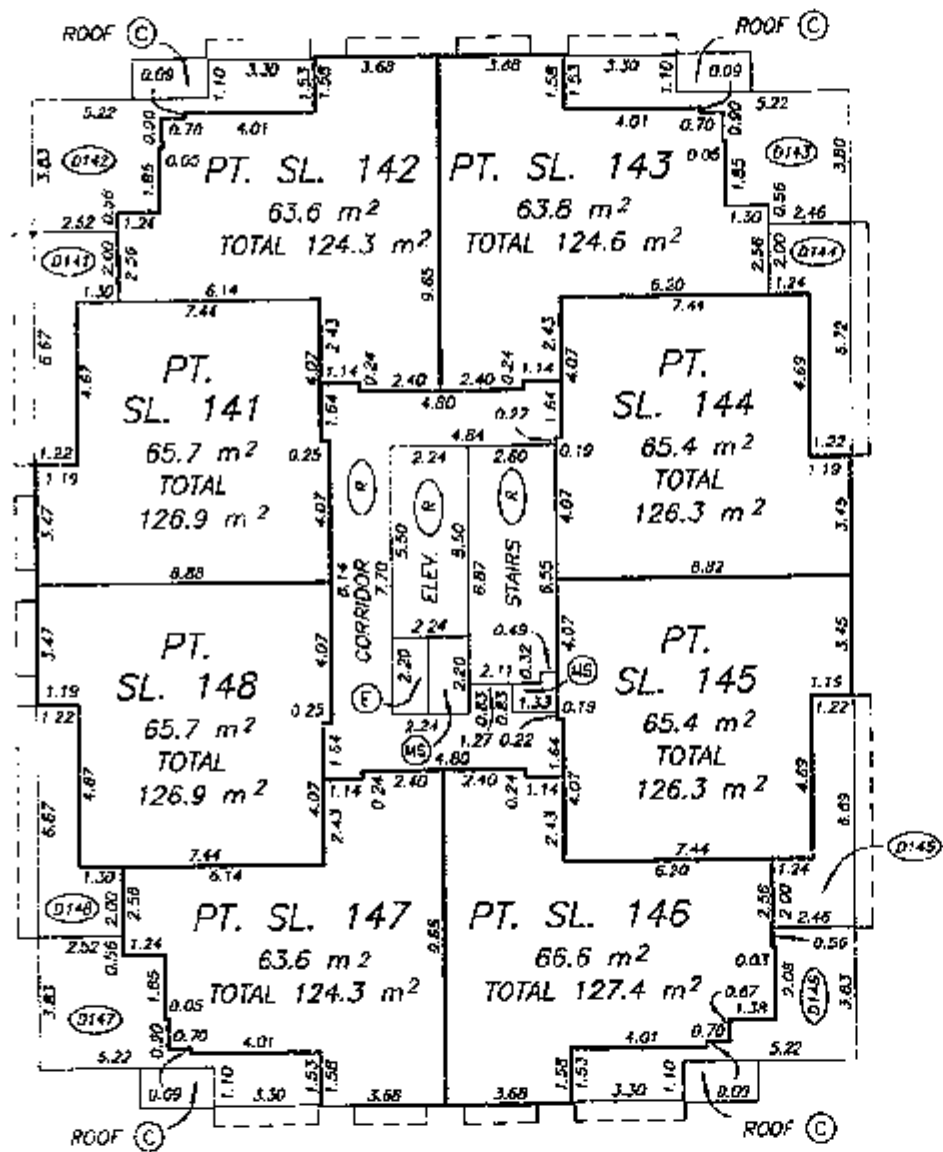


LEVEL FOURTEEN
FLOOR PLAN

STRATA PLAN LMS 3215



A' B' C'

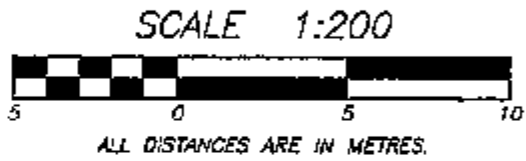


A B C

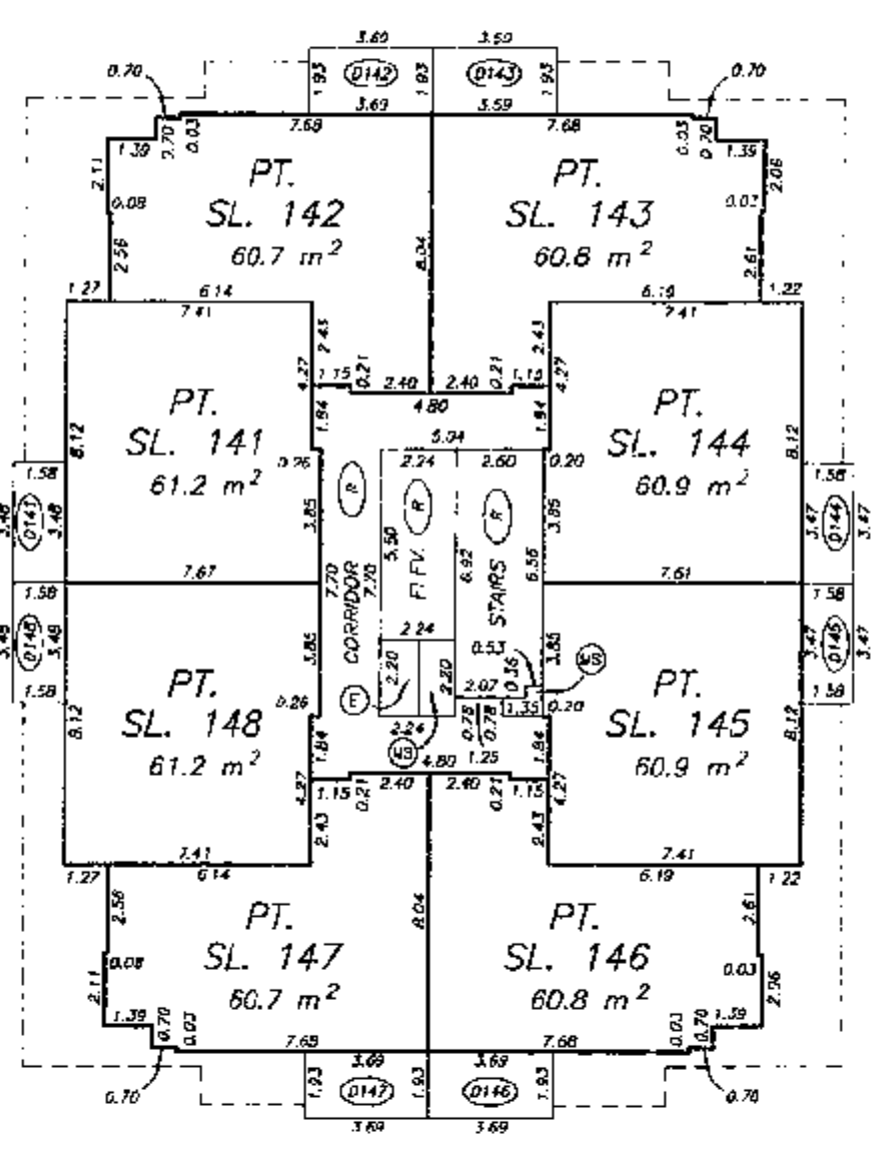
DATE : APRIL 3, 1998.
M.E.S.

LEVEL FIFTEEN
FLOOR PLAN

STRATA PLAN LMS 3215



A' B' C'

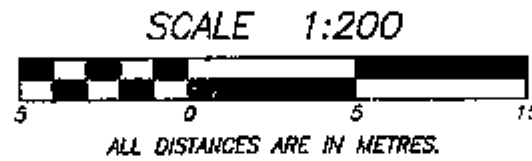


A B C

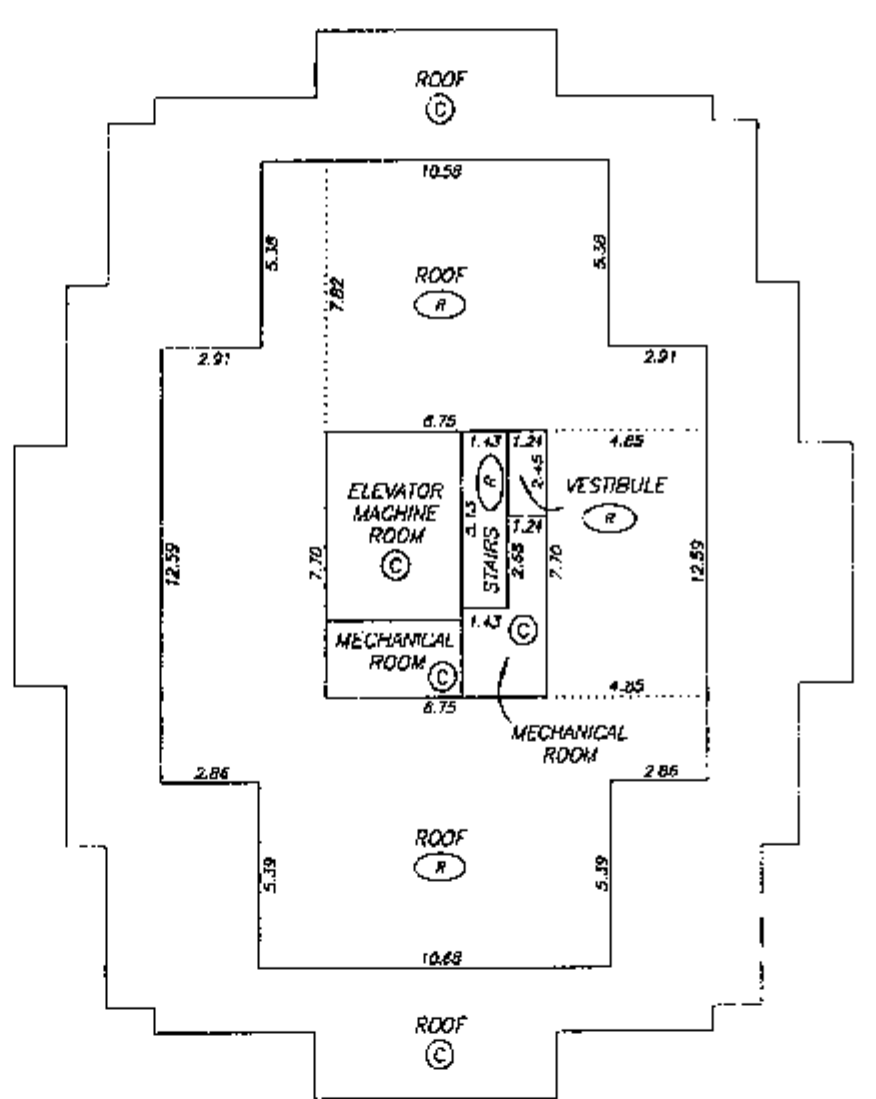
DATE : APRIL 3, 1998.
M.E.S.

LEVEL SIXTEEN
ROOF PLAN

STRATA PLAN LMS 3215



A' B' C'



A B C

DATE : APRIL 3, 1998.
M.E.S.

RECORD OF BY-LAWS
AND ORDERS ETC.

STRATA PLAN LMS 3215[illegible]

DATE : APRIL 3, 1998.

DRAWING # 30208-6
FILE # RECORDS

M. E. d.

DEALINGS AFFECTING THE
COMMON PROPERTY

STRATA PLAN LMS 3215[illegible]

DATE : APRIL 3, 1998.

M. E. 8f

DRAWING # 30208 6
FILE # DPA1INGS