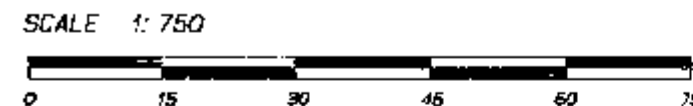


STRATA PLAN OF LOT 5
BLOCK 380 DISTRICT LOT 526
GROUP 1 N.W.D. PLAN LMP 13605

B.C.G.S. 926,025
CITY OF VANCOUVER



FIRST SHEET, SHEET 1 OF 24 SHEETS

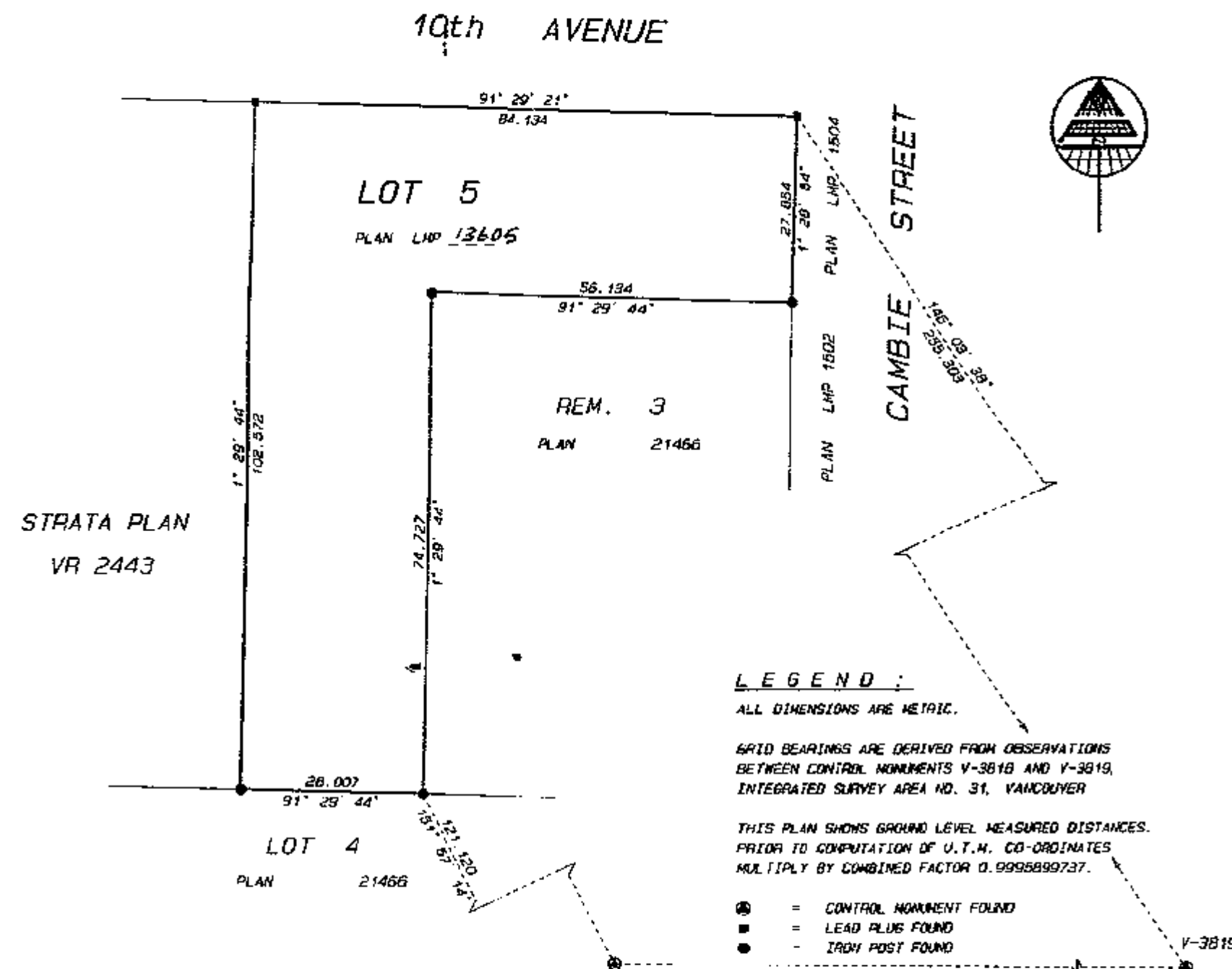
STRATA PLAN LMS 1109

REF. NO. BG416735

STRATA PLAN LMS 1109 deposited and registered
in the Land Title Office at New Westminster, B.C.
this 19 day of November 1993

ABRAMSON Deputy Registrar

THIS PLAN LIES WITHIN THE GREATER
VANCOUVER REGIONAL DISTRICT.



LEGEND :

ALL DIMENSIONS ARE METRIC.

GRID BEARINGS ARE DERIVED FROM OBSERVATIONS
BETWEEN CONTROL MONUMENTS V-3818 AND V-3819,
INTEGRATED SURVEY AREA NO. 31, VANCOUVER

THIS PLAN SHOWS GROUND LEVEL MEASURED DISTANCES.
PRIOR TO COMPUTATION OF U.T.M. CO-ORDINATES
MULTIPLY BY COMBINED FACTOR 0.9999899737.

- = CONTROL MONUMENT FOUND
- = LEAD PLUG FOUND
- = IRON POST FOUND

- S.M. = SQUARE METRES
- S.L. = STRATA LOT
- P.T. = PART STRATA LOT
- C.P. = COMMON PROPERTY
- E = ELEVATOR
- E/T = ELECTRICAL / TELEPHONE CLOSET
- G = GARBAGE CHUTE
- C = PARKING STALL
- P = PATIO
- B = BALCONY
- T = TERRACE

NOTE : PARKING STALLS, PATIOS, BALCONIES AND TERRACES
ARE LIMITED COMMON PROPERTY FOR USE OF THE
STRATA LOTS INDICATED. (EXAMPLE: C - 1, P - 1,
B - 2, T - 4)

I, HANS J. TOEISEN, of Richmond, B.C., 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 Richmond, B.C.
this 5 day of November 1993

Hans J. Toeisen

B.C.L.S.

MATSON, PECK & TOPLISS
SURVEYORS AND ENGINEERS
210-8171 COOK ROAD
RICHMOND, B.C. V6Y 3T8
(ph) 270-9331
(fax) 270-4137

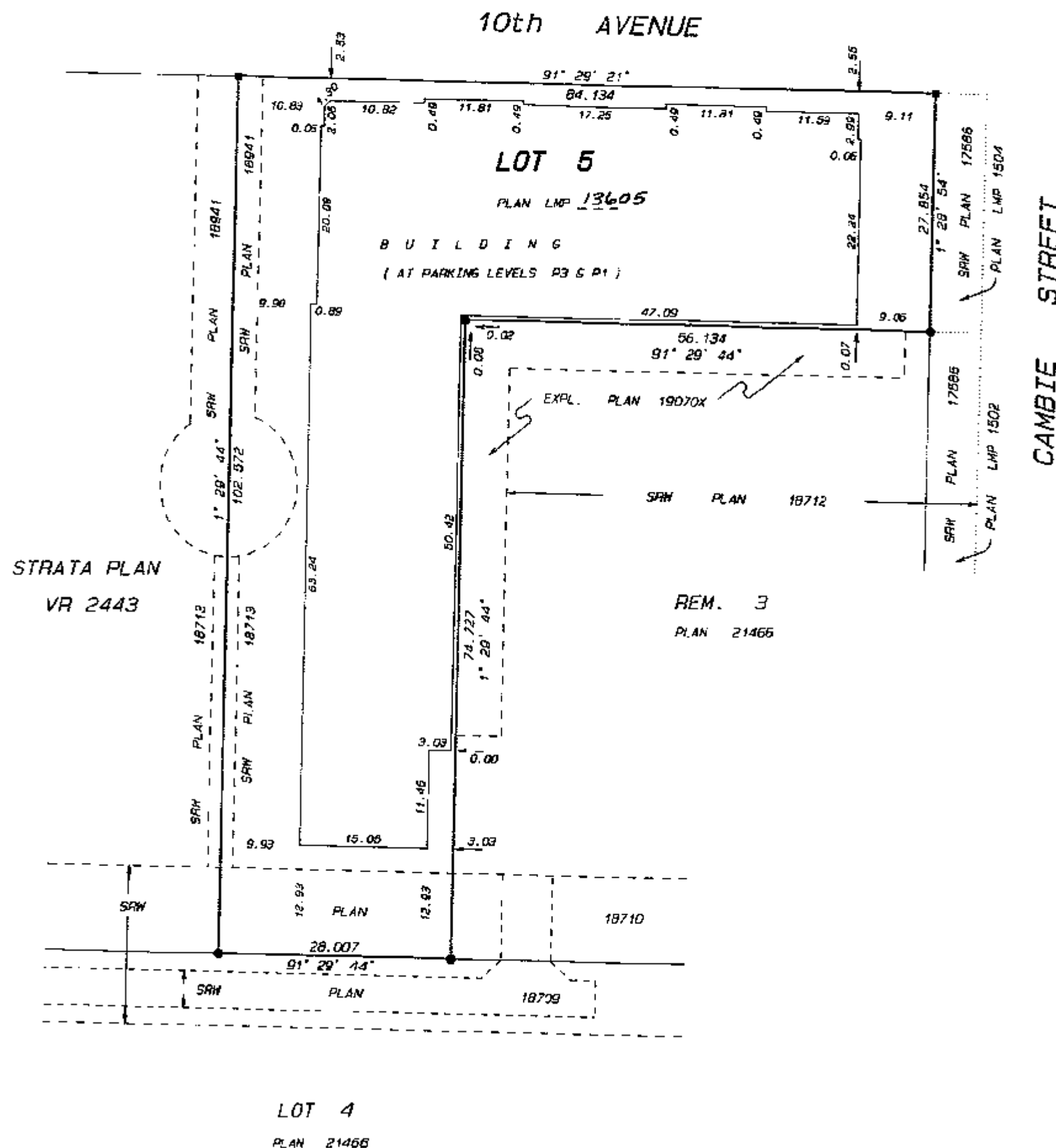
JOB NO. V - 9485 - 2

SCALE 1:500



FIRST SHEET, SHEET 2 OF 24 SHEETS

STRATA PLAN LMS 1109



MATSON, PECK & TOPLISS
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(ph) 270-9331
(fax) 270-4137

JOB NO. V - 9485 - 2

DATE 5/Nov/93 *[Signature]*

B.C.L.S.

STRATA PLAN LMS 1109

CONDOMINIUM ACT.

		FORM 1	FORM 2	FORM 3
LOT NO.	SHEET NO.	SCHEDULE OF UNIT ENTITLEMENT	SCHEDULE OF INTEREST UPON DESTRUCTION	SCHEDULE OF VOTING RIGHTS
		UNIT ENTITLEMENT	INTEREST UPON DESTRUCTION	NUMBER OF VOTE
1	7	64	232750	
2	7	102	279300	
3	7	102	279300	
4	7	85	232750	
5	7	77	232750	
6	8	60	232750	
7	8	77	232750	
8	8	65	232750	
9	8	102	279300	
10	8	54	279300	
11	8	65	232750	
12	8	65	232750	
13	8	94	279300	
14	8	102	279300	
15	8	65	232750	
16	8	77	232750	
17	8	80	232750	
18	9	80	232750	
19	9	79	232750	
20	9	77	232750	
21	9	65	232750	
22	9	102	279300	
23	9	94	279300	
24	9	65	232750	
25	9	65	232750	
26	9	54	279300	
27	9	102	279300	
28	9	65	232750	
29	9	67	232750	
30	9	60	232750	
31	10	80	232750	
32	10	79	232750	
33	10	77	232750	
34	10	85	232750	
35	10	102	279300	
36	10	94	279300	
37	10	91	284200	
38	10	91	284200	
39	10	54	279300	
40	10	102	279300	
41	10	65	232750	
42	10	67	232750	
43	10	60	232750	
44	11	106	279300	
45	11	103	298900	
46	11	91	262150	
47	11	100	298900	
48	11	78	279300	
49	11	78	279300	
50	11	109	298900	
51	11	91	262150	
52	11	103	298900	
53	11	106	279300	
54	12	91	262150	
55	12	76	262150	
56	12	69	262150	
57	12	104	303900	
58	12	102	303900	
59	12	91	262150	
60	12	76	262150	
61	12	91	279300	
62	13	98	308700	
63	13, 14	132	621650	
64	13	97	308700	
65	13	97	308700	
66	13	85	308700	
67	13	98	308700	
68	14	97	308700	
69	14	65	308700	
70	14	58	308700	

MATSON, PECK & TOPLISS
SURVEYORS AND ENGINEERS
210-8171 COOK ROAD
RICHMOND, B.C. V6Y 3T8
(ph) 270-9331
(fax) 270-4137

JOB NO. V - 9485 - 2

DATE 5/Nov/93 *[Signature]*

B.C.L.S.

SECOND SHEET, SHEET 4 OF 24 SHEETS

STRATA PLAN LMS 1109

CONDOMINIUM ACT.

LOT NO.	SHEET NO.	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
71	15	97	308700	
72	15, 16	132	821850	
73	15	98	308700	
74	18, 19	31	213150	
75	18, 19	70	191100	
76	18, 19	79	191100	
77	18, 19	91	213150	
78	18, 19	91	213150	
79	18, 19	90	213150	
80	18, 19	98	237550	
81	18, 19	99	237550	
82	18, 19	99	237550	
83	18, 19	99	237550	
84	18, 19	99	237550	
85	18, 19	99	237550	
86	19	118	313500	
87	19, 20	96	262150	
88	19, 20	96	262150	
89	19, 20	96	262150	
90	19, 20	96	262150	
91	19, 20	96	262150	
92	19, 20	96	262150	
AGGREGATE		B4B3	24500000	

STATUTORY DECLARATION

I / WE the undersigned do solemnly declare that

- (1) I / WE the undersigned am/are the owner-developer or the duly authorized agent of the owner-developer.
 (2) The strata plan is entirely for residential use.

I / WE 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 12 day of NOVEMBER, 1993

DAVID SZC

A Commissioner for JOHN MAO
 taking affidavits within B.C.
550-989 CANADA PLACE
VANCOUVER, B.C. V6C 2C8

CERTIFICATE UNDER SECTION 8 (1)
 CONDOMINIUM ACT.

I, HANS J. TROELSEN, of Richmond, B.C. British Columbia
 Land Surveyor, hereby certify that the buildings shown
 in this strata plan have not, as of the 5 day of
NOVEMBER, 1993 been previously occupied.

Dated at Richmond, B.C.
 This 5 day of NOVEMBER, 1993

B.C.L.S.

MATSON, PECK & TOPLISS
 SURVEYORS AND ENGINEERS
 210-8171 COOK ROAD
 RICHMOND, B.C. V6Y 3T8
 (ph) 270-9331
 (fax) 270-4137

JOB NO. V - 9485 - 2

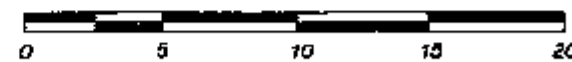
DATE

5/Nov/93

B.C.L.S.

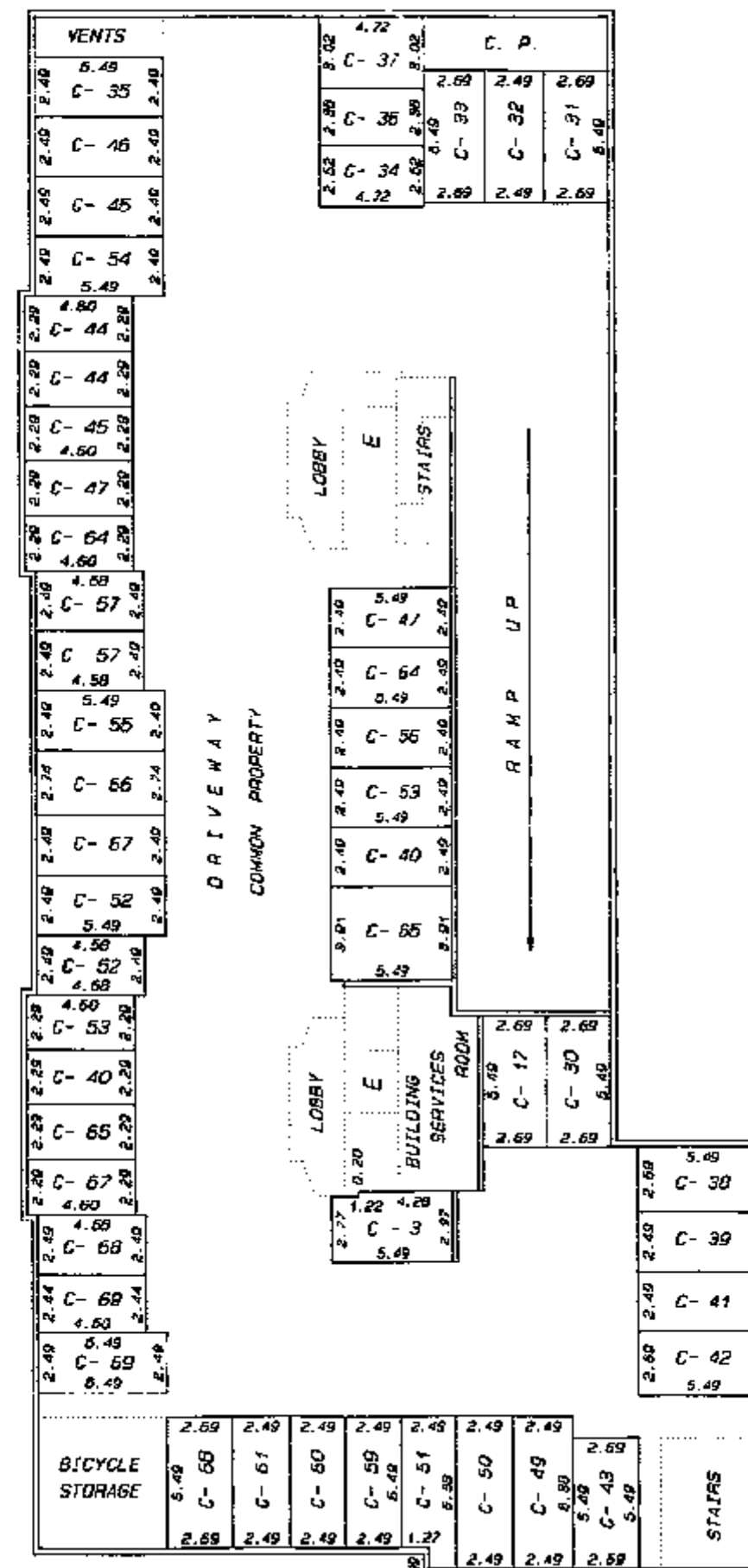
PARKING LEVEL P3

SCALE 1:250



STRATA PLAN LMS 1109

SHEET 5 OF 24 SHEETS



MATSON, PECK & TOPLISS
 SURVEYORS AND ENGINEERS
 210-8171 COOK ROAD
 RICHMOND, B.C. V6Y 3T8
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 (fax) 270-4137

JOB NO. V - 9485 - 2

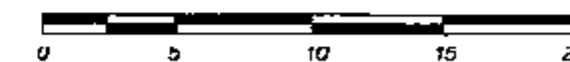
DATE

5/Nov/93

B.C.L.S.

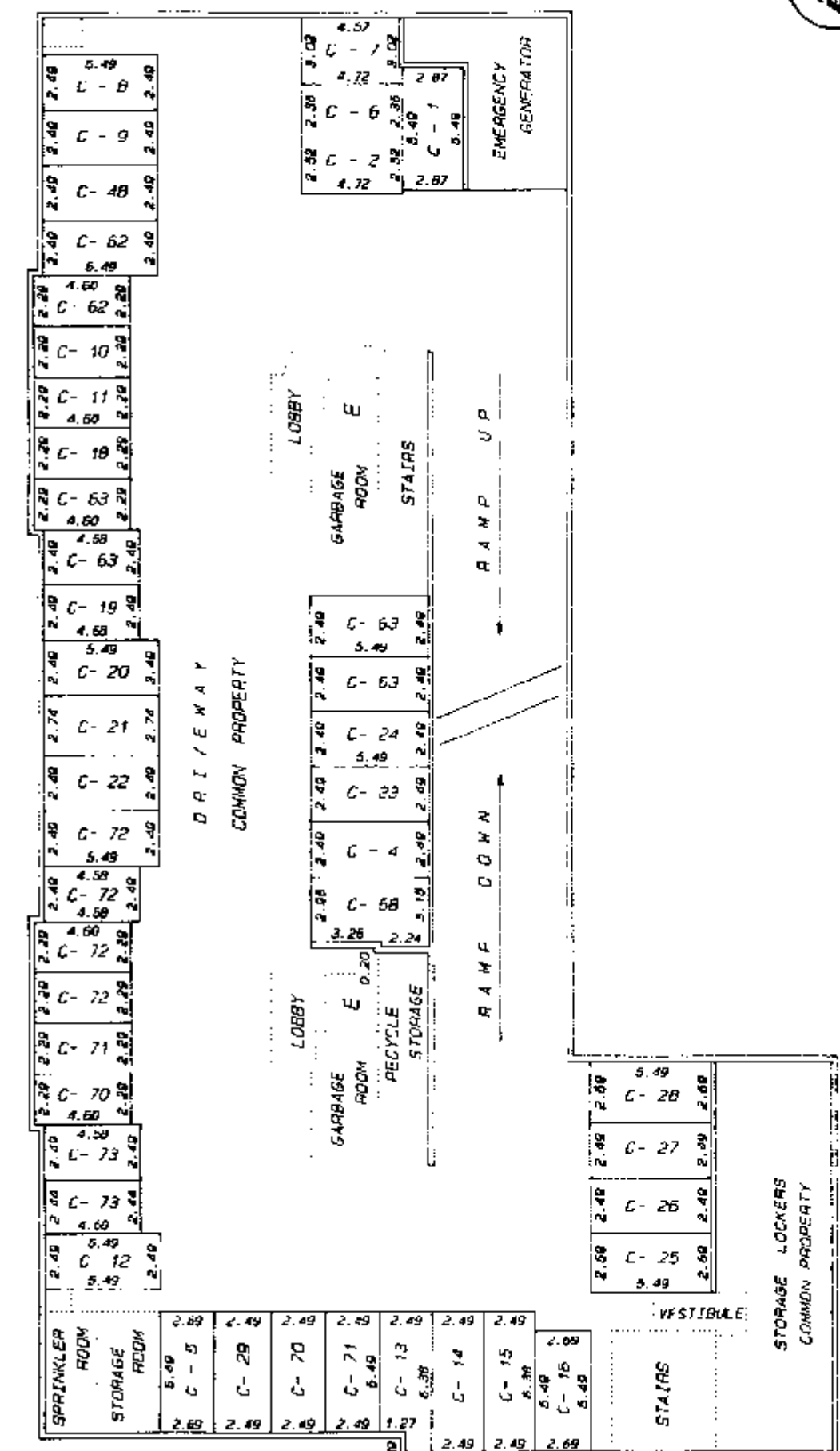
PARKING LEVEL P2

SCALE 1:250



STRATA PLAN LMS 1109

SHEET 6 OF 24 SHEETS



MATSON, PECK & TOPLISS
 SURVEYORS AND ENGINEERS
 210-8171 COOK ROAD
 RICHMOND, B.C. V6Y 3T8
 (ph) 270-9331
 (fax) 270-4137

JOB NO. V - 9485 - 2

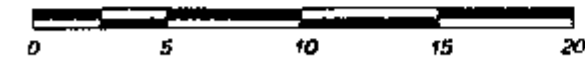
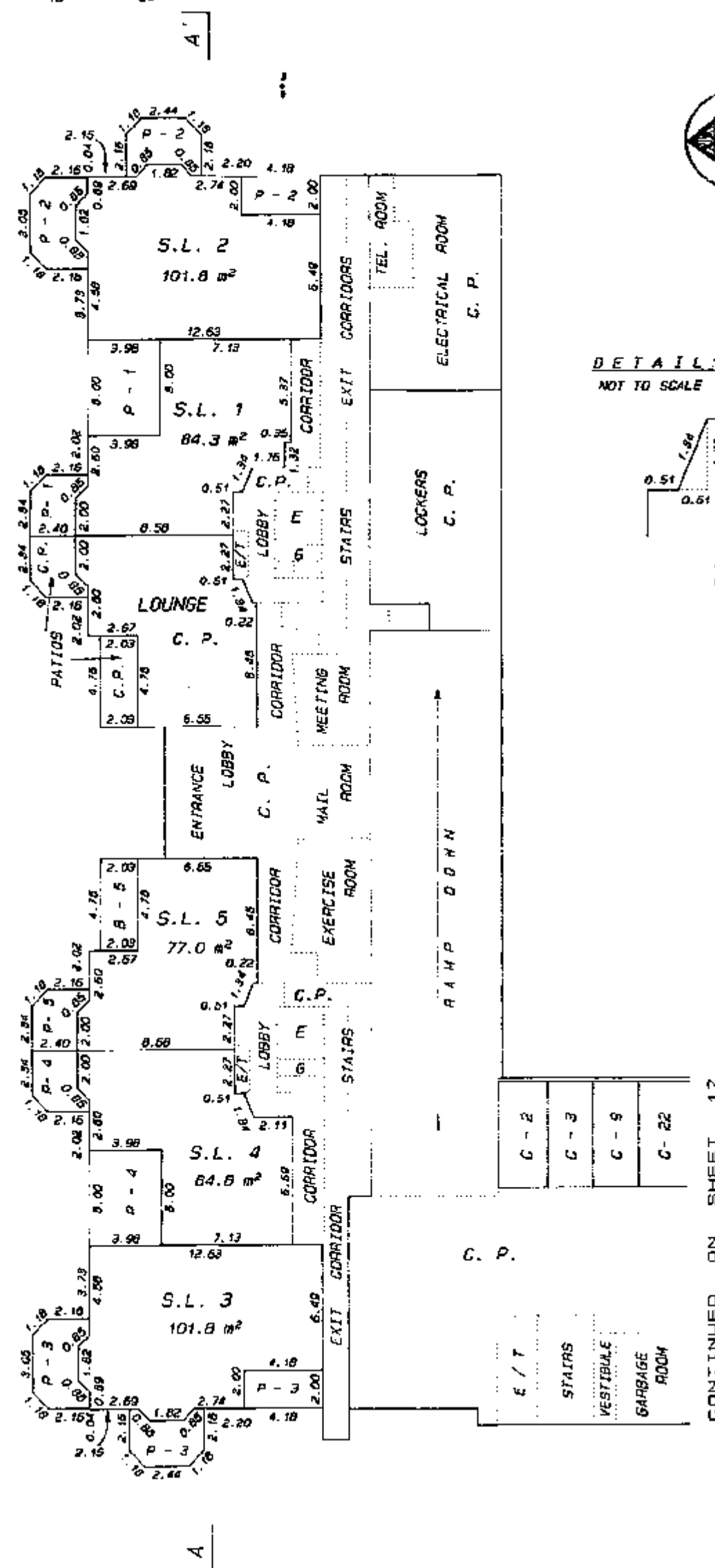
DATE

5/Nov/93

B.C.L.S.

SHEET 7 OF 24 SHEETS

SCALE 1: 250

STRATA PLAN LMS 1109

DETAILS
NOT TO SCALE

TYPICAL FOR ALL FLOORS.
ALL OTHER ANGLES ARE
MULTIPLES OF 45°

CONTINUED ON SHEET 12

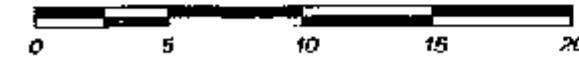
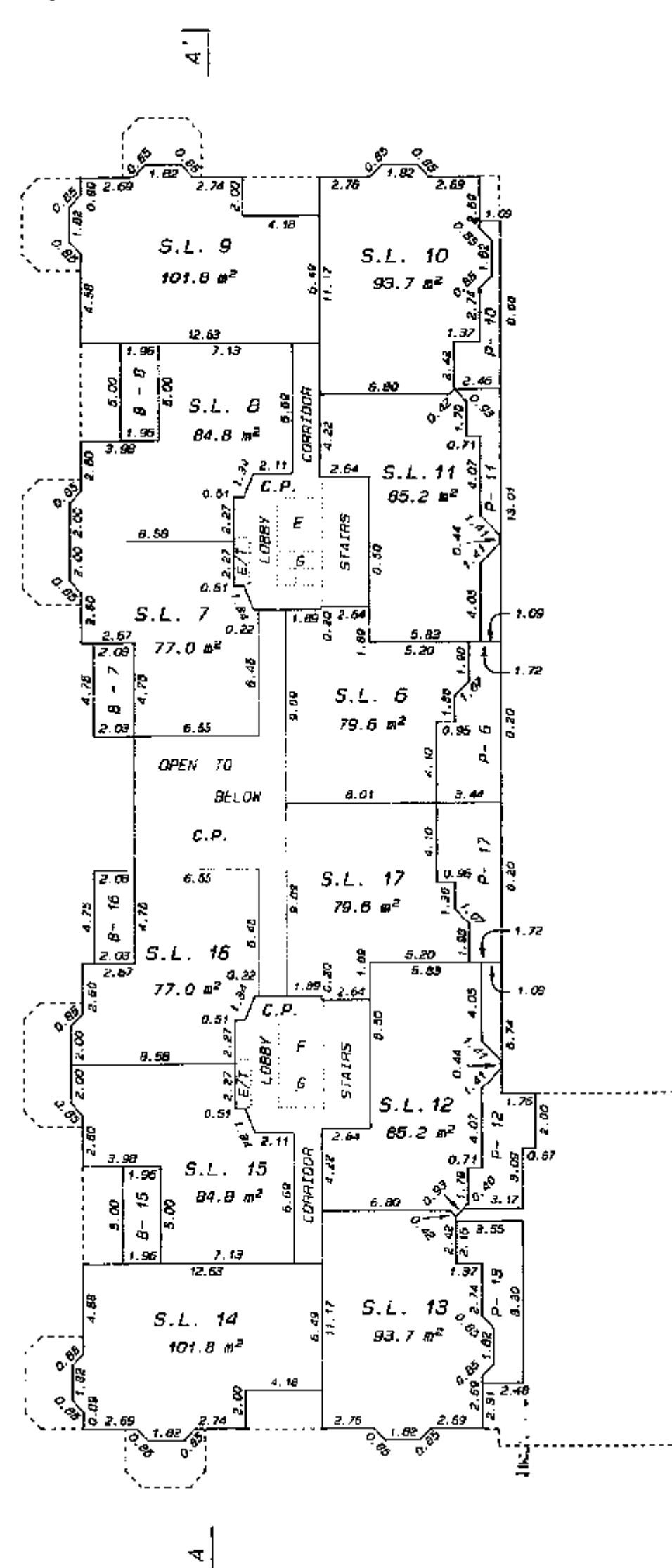
MATSON, PECK & TOPLISS
SURVEYORS AND ENGINEERS
210-8171 COOK ROAD
RICHMOND, B.C. V6V 3T8
(ph) 270-9331
(fax) 270-4137

JOB NO. V - 9485 - 2

DATE 11 Nov 93 B.C.L.S.

SHEET 8 OF 24 SHEETS

SCALE 1: 250

STRATA PLAN LMS 1109

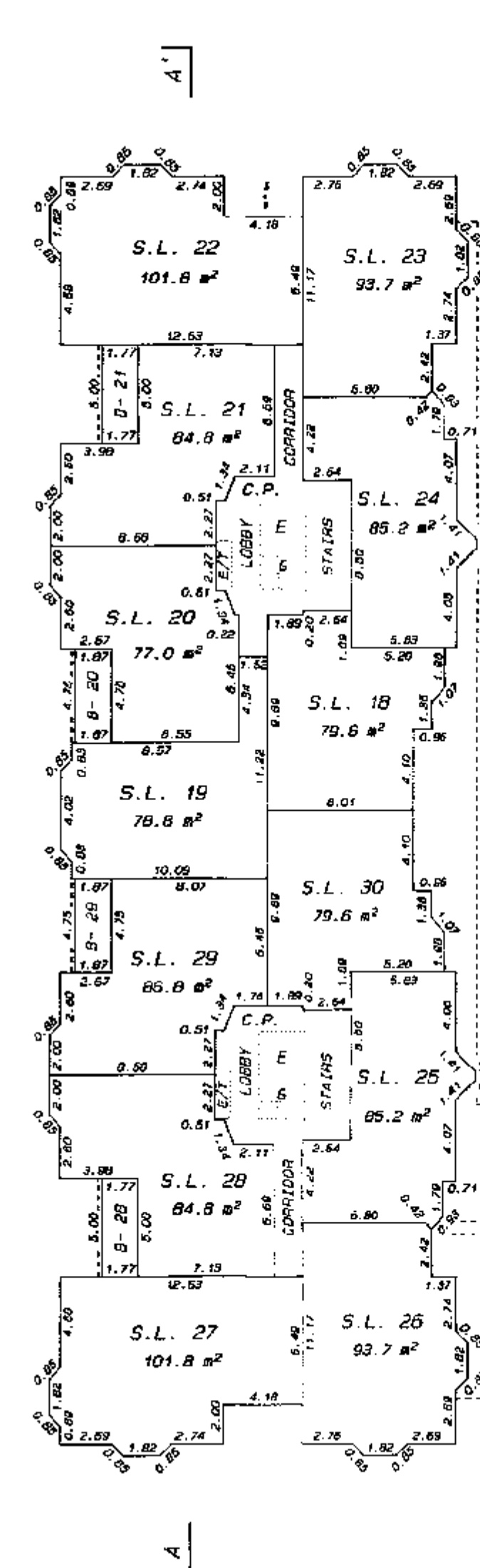
MATSON, PECK & TOPLISS
SURVEYORS AND ENGINEERS
210-2171 COOK ROAD
RICHMOND, B.C. V6Y 3T8
(ph) 270-9331
(fax) 270-4137

JOB NO. V - 9485 - 2

DATE 5 Nov 79 120 B.C.L.S

SHEET 2 OF 24 SHEETS

SCALE 1: 250

STRATA PLAN LMS 1109

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SURVEYORS AND ENGINEERS
210-8171 COOK ROAD
RICHMOND, B.C. V6Y 3T8
(ph) 270-9931
(fax) 270-4137

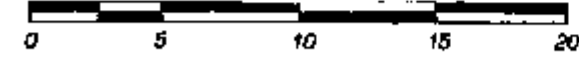
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DATE 7-17-10 B.C.L.

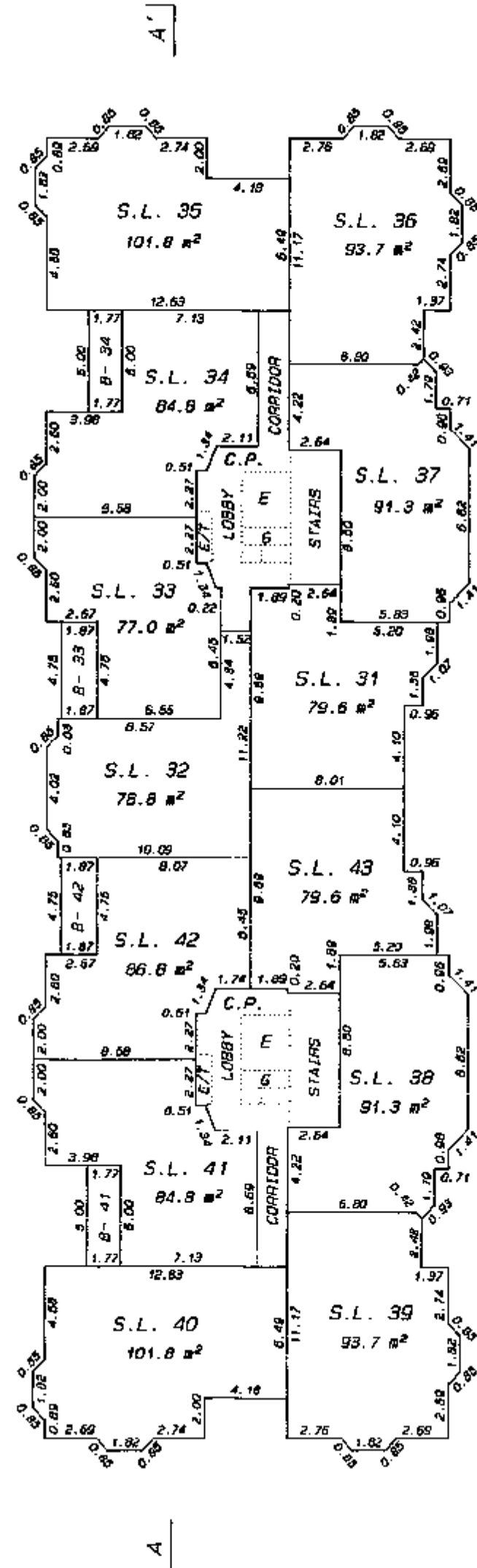
LEVEL 4

SHEET 10 OF 24 SHEETS

SCALE 1:250



STRATA PLAN LMS 1109



MATSON, PECK & TOPLISS
SURVEYORS AND ENGINEERS
210-8171 COOK ROAD
RICHMOND, B.C. V6Y 3T8
(ph) 270-9331
(fax) 270-4137

JOB NO. V - 9485 - 2

DATE

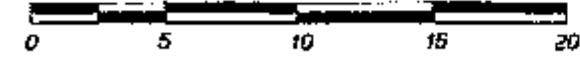
5/NOV/93

B.C.L.S.

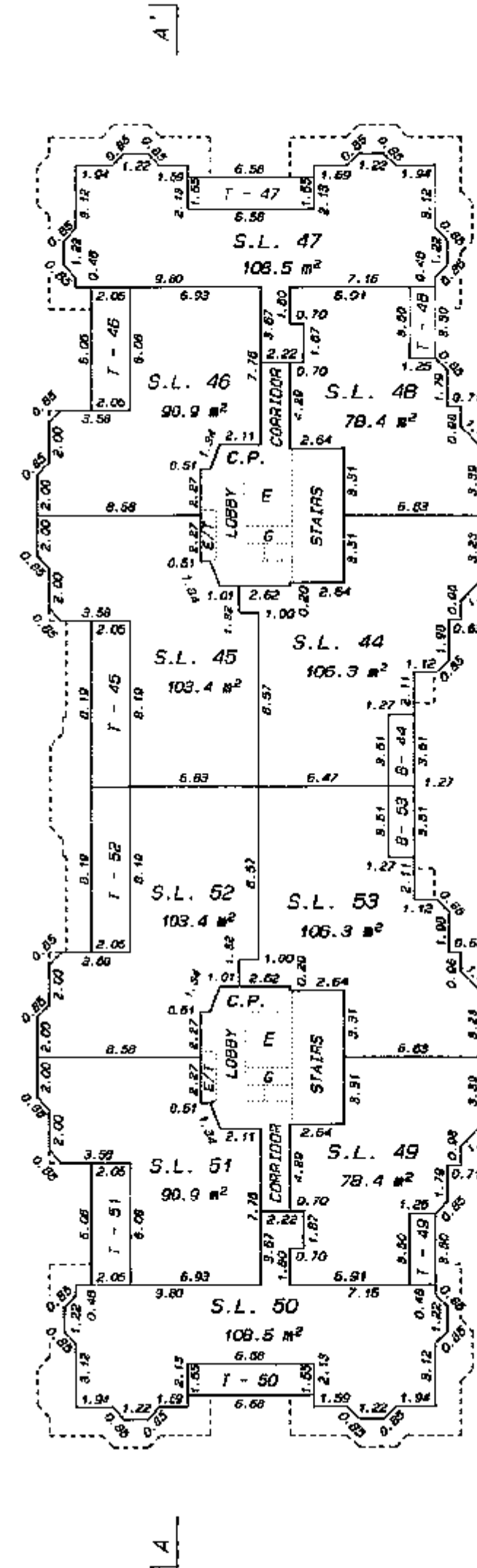
LEVEL 5

SHEET 11 OF 24 SHEETS

SCALE 1:250



STRATA PLAN LMS 1109



MATSON, PECK & TOPLISS
SURVEYORS AND ENGINEERS
210-8171 COOK ROAD
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(ph) 270-9331
(fax) 270-4137

JOB NO. V - 9485 - 2

DATE

5/NOV/93

B.C.L.S.

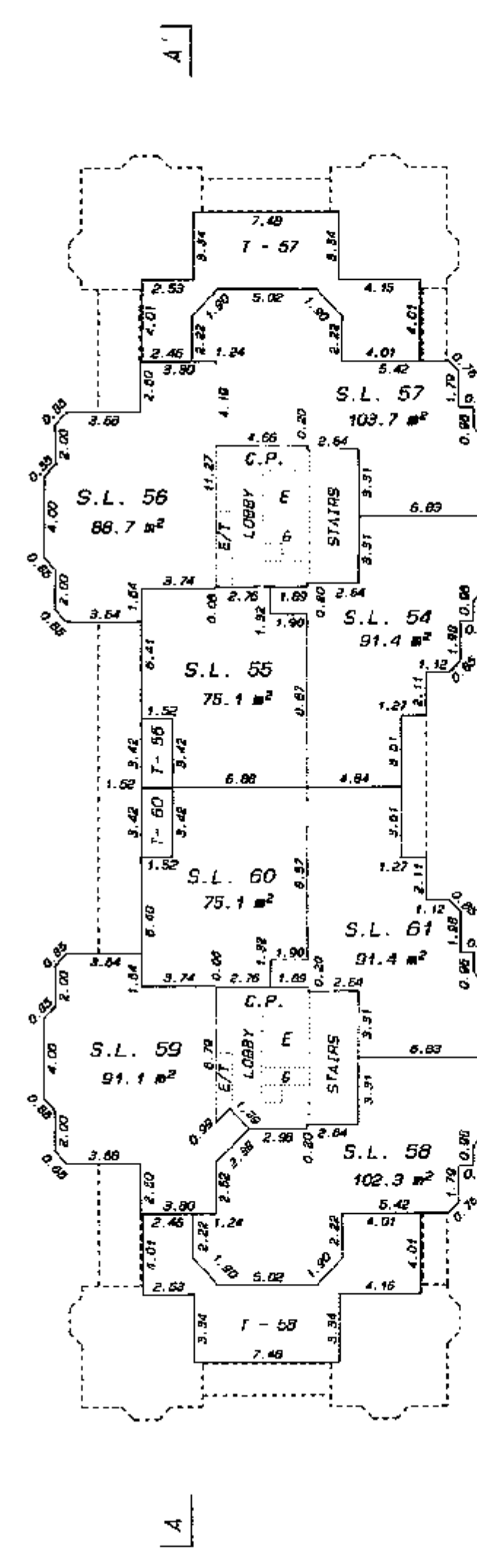
LEVEL 6

SHEET 12 OF 24 SHEETS

SCALE 1:250



STRATA PLAN LMS 1109

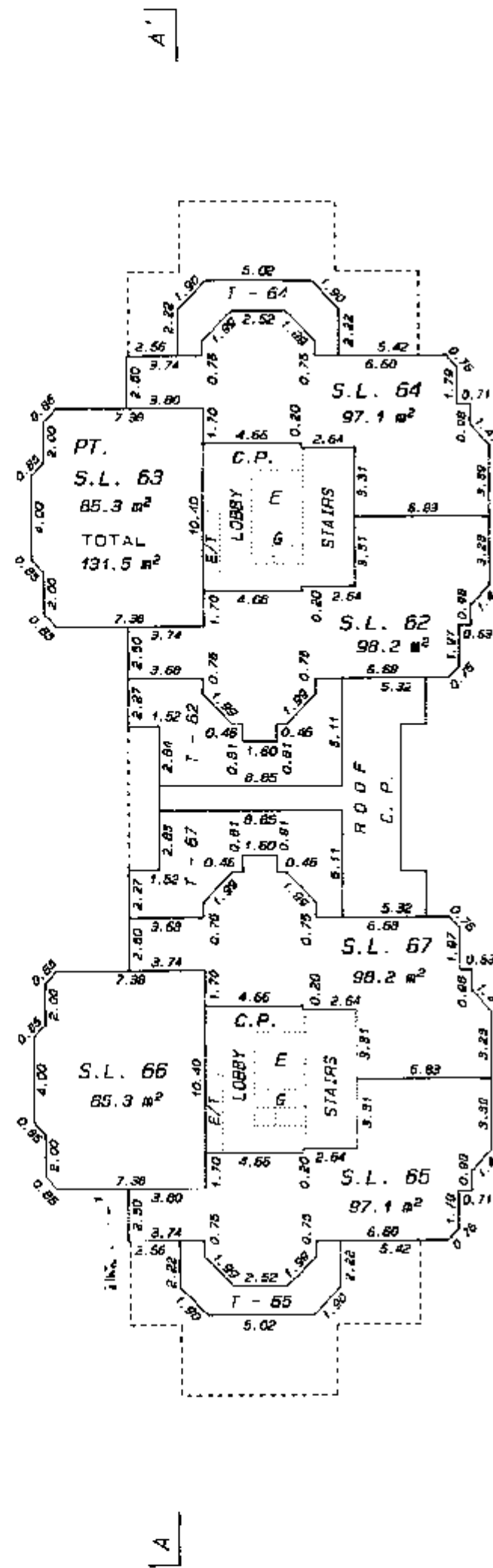
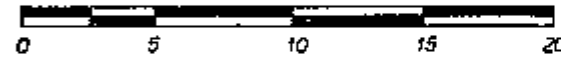


LEVEL 7

SHEET 13 OF 24 SHEETS

SCALE 1:250

STRATA PLAN LMS 1109



MATSON, PECK & TOPLISS
SURVEYORS AND ENGINEERS
210-8171 COOK ROAD
RICHMOND, B.C. V6Y 3T8
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JOB NO. V - 9486 - 2

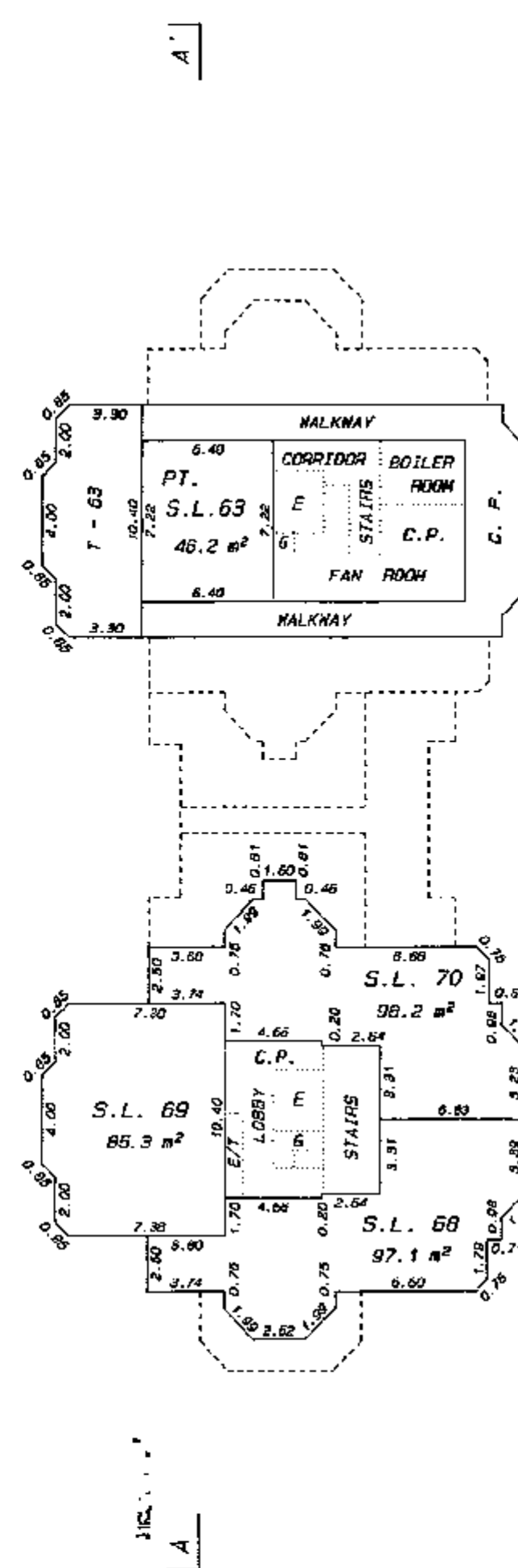
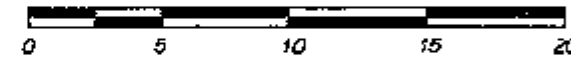
DATE 5/Nov/93 *[Signature]* B.C.L.S.

LEVEL 8

SHEET 14 OF 24 SHEETS

SCALE 1:250

STRATA PLAN LMS 1109



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JOB NO. V - 9486 - 2

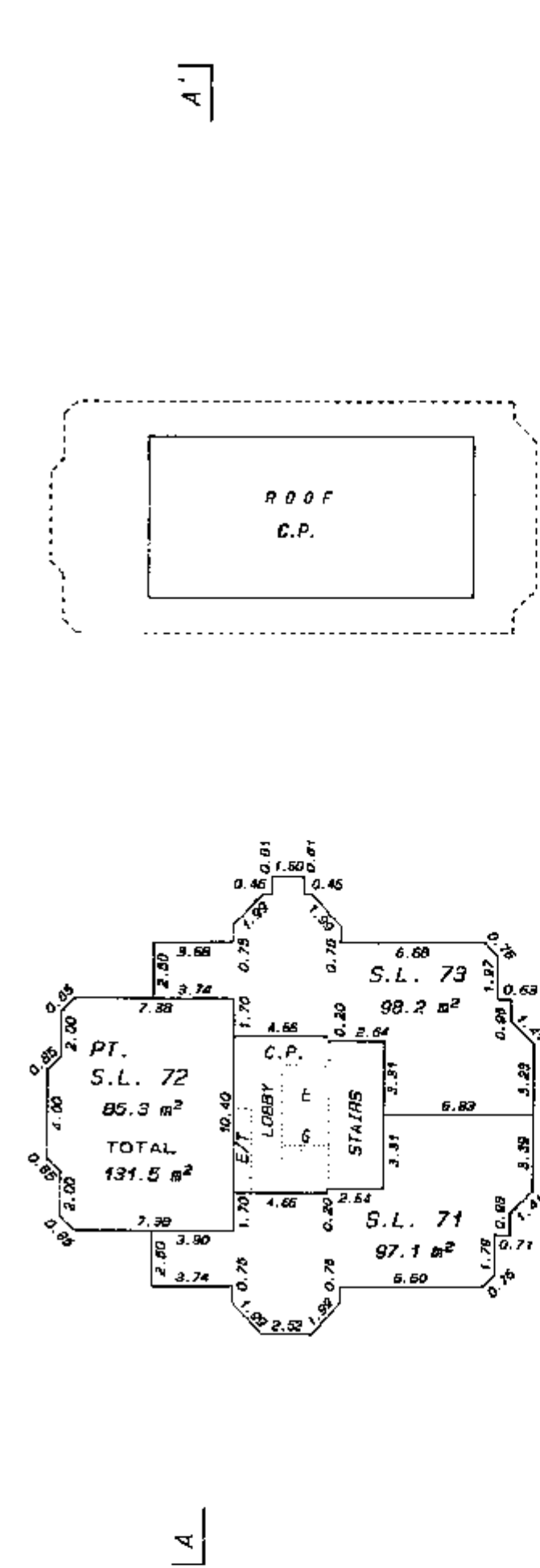
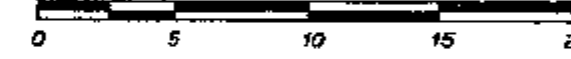
DATE 5/Nov/93 *[Signature]* B.C.L.S.

LEVEL 9

SHEET 15 OF 24 SHEETS

SCALE 1:250

STRATA PLAN LMS 1109



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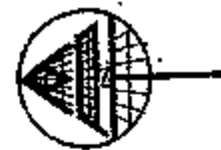
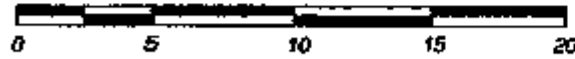
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DATE 5/Nov/93 *[Signature]* B.C.L.S.

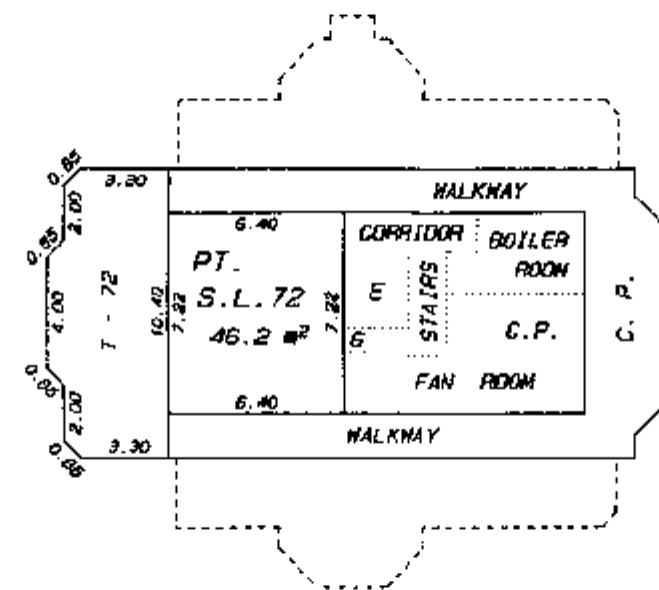
SHEET 16 OF 24 SHEETS

STRATA PLAN LMS 1109

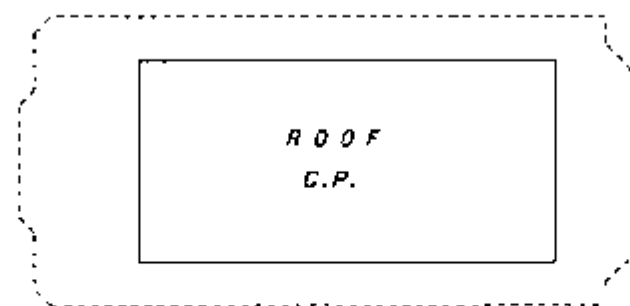
SCALE 1:250



LEVEL 10



LEVEL 11



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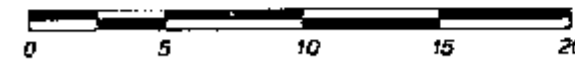
JOB NO. V - 9485 - 2

DATE 5/NOV/93 *[Signature]* B.C.L.S.

SHEET 17 OF 24 SHEETS

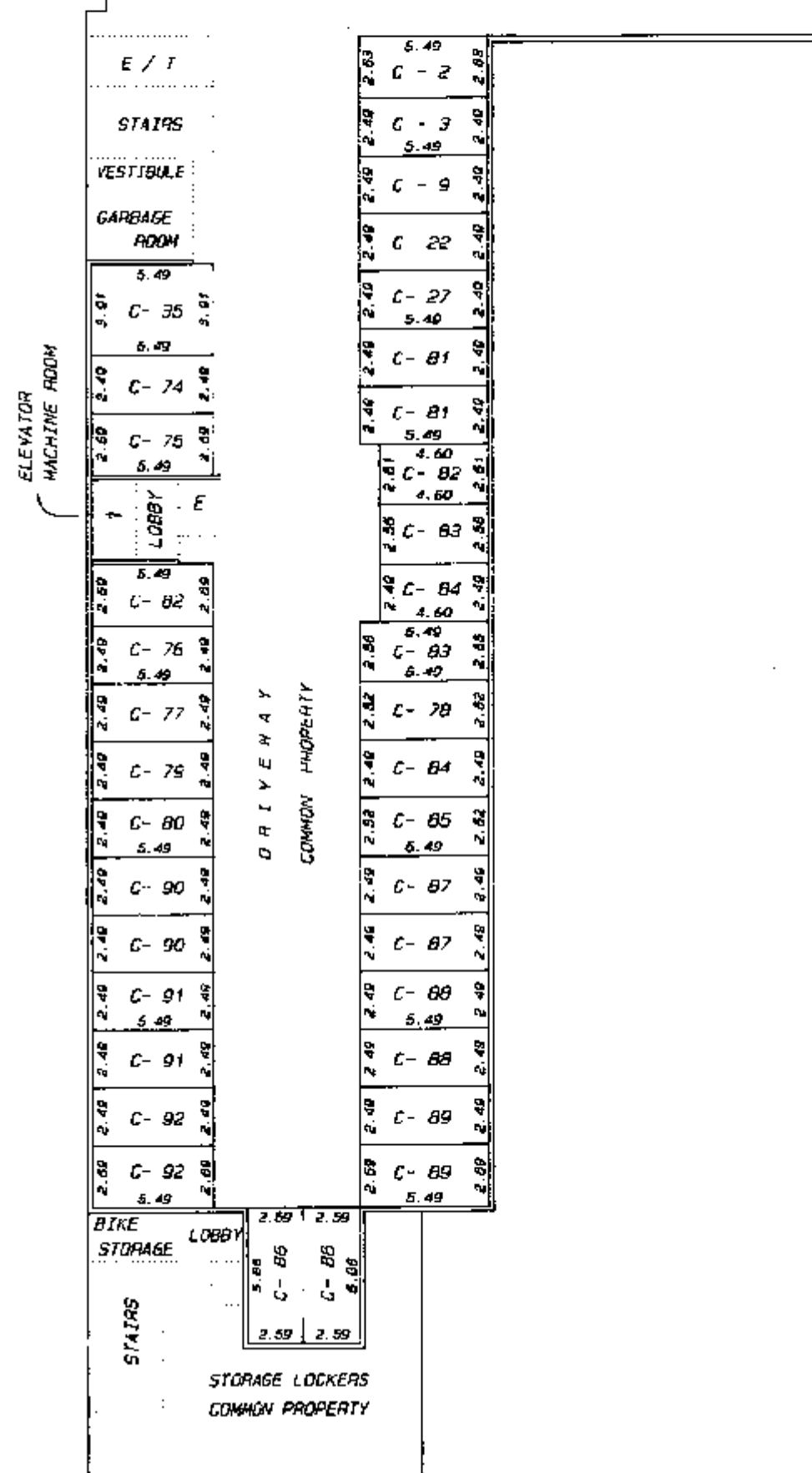
PARKING LEVEL P1

SCALE 1:250



CONTINUED ON SHEET 7

RAMP DOWN



MATSON, PECK & TOPLISS
SURVEYORS AND ENGINEERS
210-8171 COOK ROAD
RICHMOND, B.C. V6Y 3T8
(ph) 270-9331
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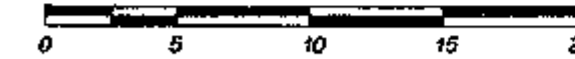
JOB NO. V - 9485 - 2

DATE 5/NOV/93 *[Signature]* B.C.L.S.

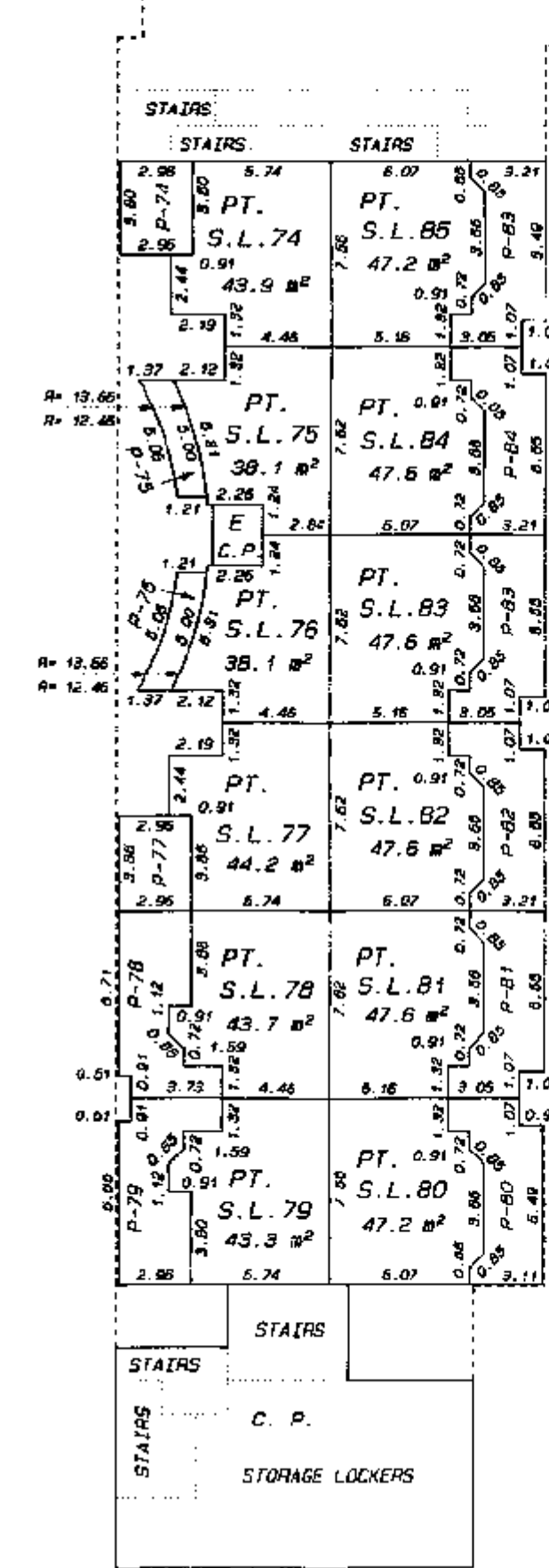
SHEET 18 OF 24 SHEETS

LEVEL 2

SCALE 1:250



CONTINUED ON SHEET 7



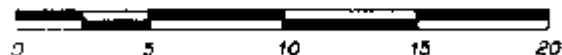
MATSON, PECK & TOPLISS
SURVEYORS AND ENGINEERS
210-8171 COOK ROAD
RICHMOND, B.C. V6Y 3T8
(ph) 270-9331
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JOB NO. V - 9485 - 2

DATE 5/NOV/93 *[Signature]* B.C.L.S.

SHEET 19 OF 24 SHEETS

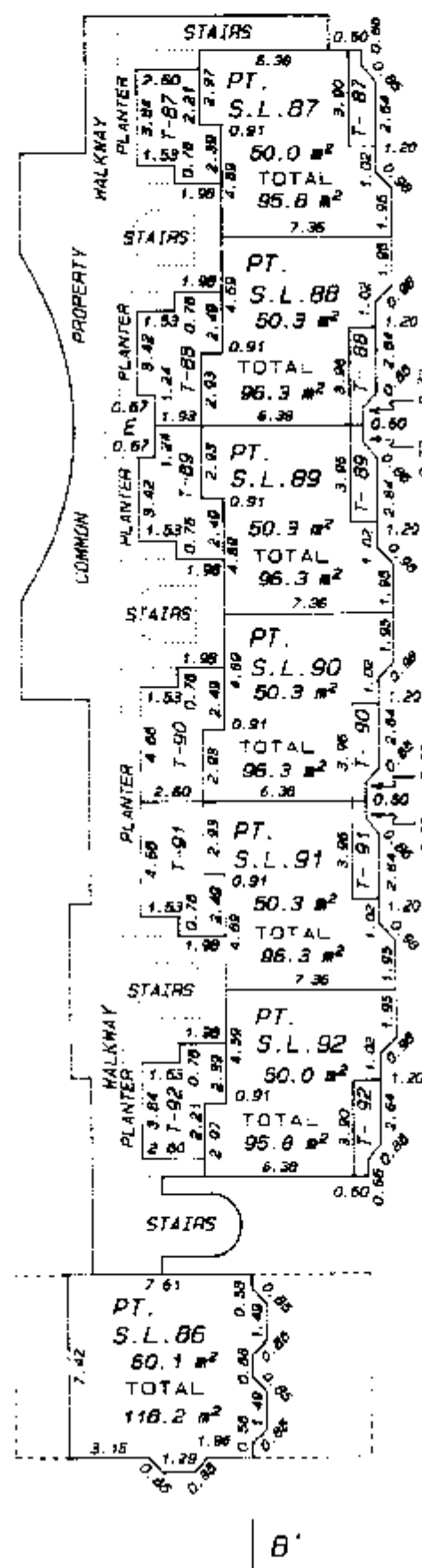
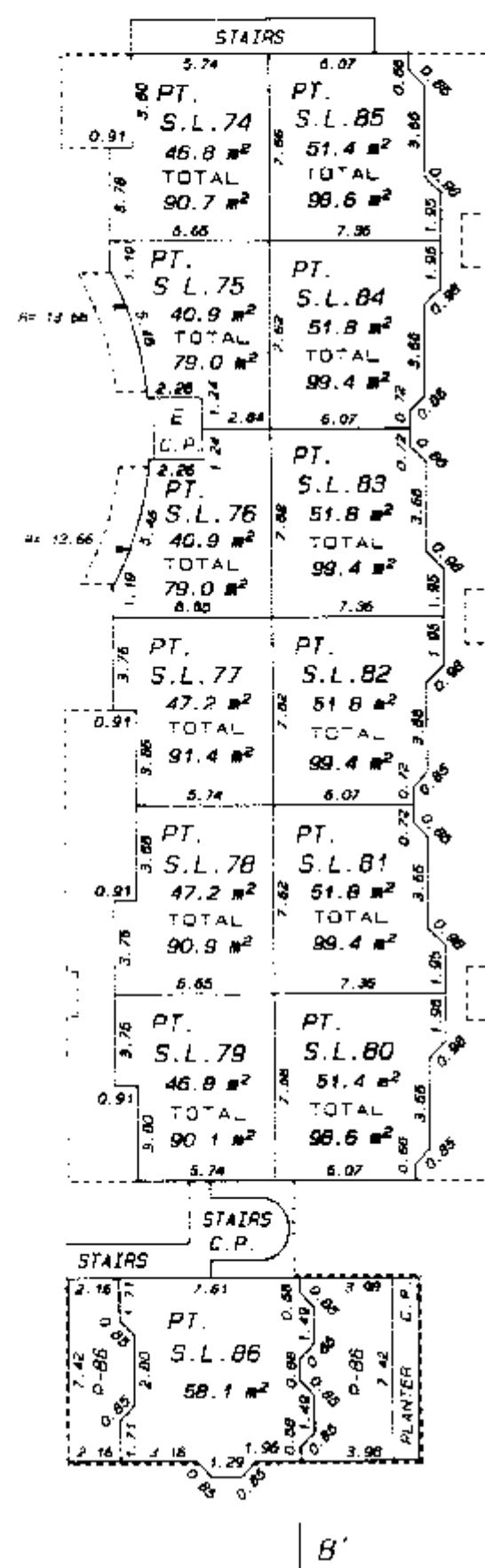
SCALE 1:250



STRATA PLAN LMS 1109

LEVEL 3

LEVEL 4

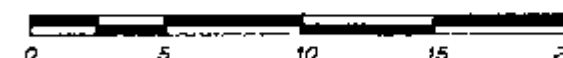


MATSON, PECK & TOPLISS
SURVEYORS AND ENGINEERS
210-8171 COOK ROAD
RICHMOND, B.C. V6Y 3T9
(ph) 270-9391
(fax) 270-4137
JOB NO. V - 9485 - 2

DATE 5/NOV/93 *[Signature]* B.C.L.S.

SHEET 20 OF 24 SHEETS

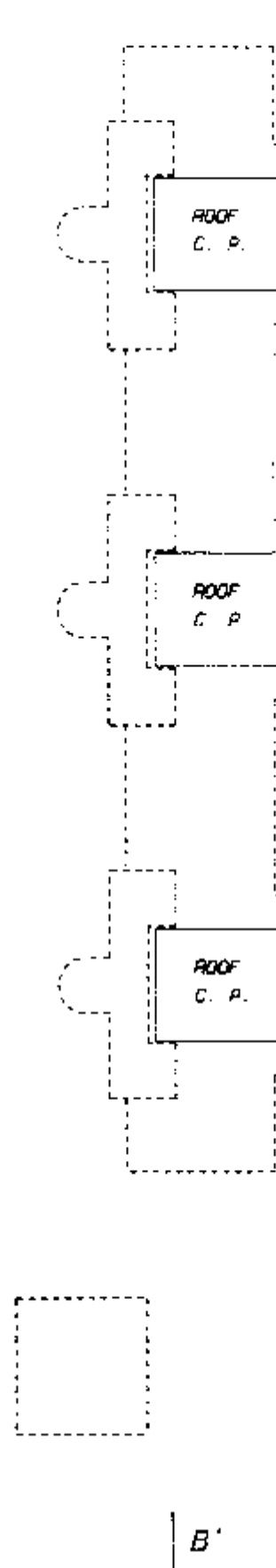
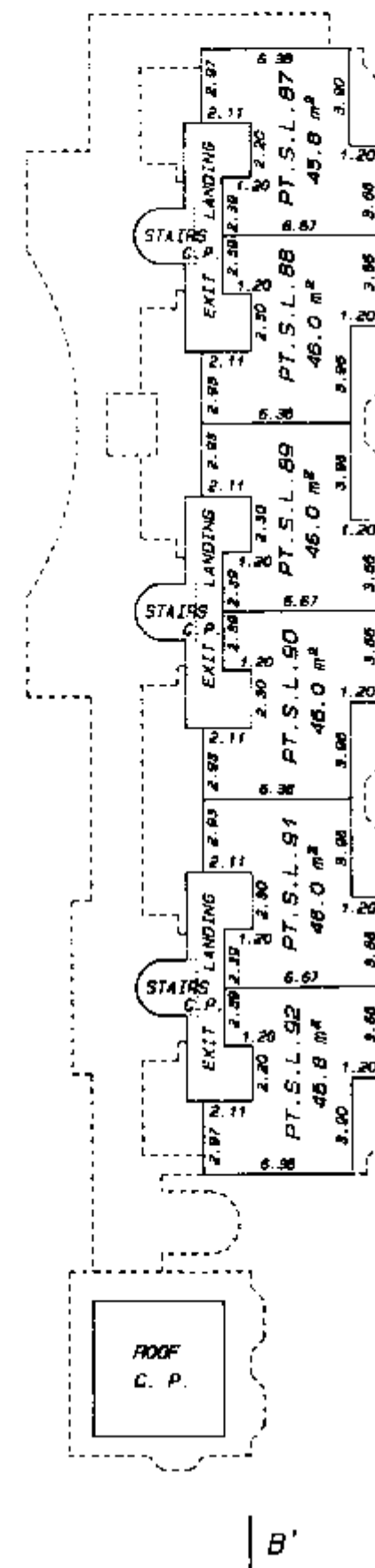
SCALE 1:250



STRATA PLAN LMS 1109

LEVEL 5

ROOF LEVEL



MATSON, PECK & TOPLISS
SURVEYORS AND ENGINEERS
210-8171 COOK ROAD
RICHMOND, B.C. V6Y 3T9
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(fax) 270-4137
JOB NO. V - 9485 - 2

DATE 5/NOV/93 *[Signature]* B.C.L.S.

SHEET 21 OF 24 SHEETS

Category	0	5	10	15	20
no	18	12	8	5	3
small	12	15	18	15	10
medium	8	10	12	10	8
big	5	8	10	12	15
very big	3	5	8	10	15

PARKING LEVEL	
1	LEVEL
2	LEVEL
3	LEVEL
4	LEVEL
5	LEVEL
6	LEVEL
7	LEVEL
8	LEVEL
9	LEVEL
10	LEVEL

COMMON PROPERTY

COMMON PROPERTY

D R I V E W A Y

D R I V E W A Y

52 - 13

52 - 13

JOB NO. Y - 9485 - 2

B.C.L.S.

SHEET 22 OF 24 SHEETS

Age Group	No (%)	Yes (%)	Don't know (%)	Refuse to answer (%)
0	10	10	10	10
5	15	15	15	15
10	10	10	10	10
15	15	15	15	15
20	10	10	10	10

ROOF LEVEL	LEVEL 5	LEVEL 4	LEVEL 3	LEVEL 2	LEVEL 1
------------	---------	---------	---------	---------	---------

JAN 10 1964

B.C.L.S

STRATA PLAN LMS 1109

DEALINGS AFFECTING THE COMMON PROPERTY.

REGISTRATION		DOCUMENTS
NUMBER	DATE	NATURES & PARTICULARS
Hereto is annexed Restrictive Covenant GB64414 over Part Lot 3 Plan 21466		
Hereto is annexed Easement GB64416 over Part Lot 3 Plan 21466 as shown on Explanatory Plan 1907p		
Hereto is annexed Restrictive Covenant GB64437 over Part Lot 4 Plan 21466		
Hereto is annexed Easement GB87991A over part of Lot 1 Plan 21466 in Statutory Right of Way Plan 18941		
Hereto is annexed Restrictive Covenant GC115559 over the Common Property of Strata Plan VR 2443		
Hereto is annexed Easement GC115561 over the Common Property of Strata Plan VR 2443		
PPSA Notice BG 23301 - Expires: October 26, 1997		
R112868	30.10.1987	Covenant - City of Vancouver Section 215, Land Title Act Inter Alia
GB 34685	12.04.1988	Statutory Right of Way City of Vancouver Part shown on Statutory Right of Way Plans 18713 and 18941 Inter Alia
GB34686	12.04.1988	Covenant - City of Vancouver see Clause 7 Land Title Act Section 215 Inter Alia
GB 34687	12.04.1988	Covenant - City of Vancouver see Clause 3 Land Title Act Section 215 Inter Alia
GB34688	12.04.1988	Covenant - City of Vancouver see Clause 4 Land Title Act Section 215 Inter Alia
GB64400	15.06.1988	Statutory Right of Way City of Vancouver Part in Statutory Right of Way Plan 18710 see paragraph 1 of GB64400 Inter Alia
GB64401	15.06.1988	Covenant - City of Vancouver see paragraph 3 of GB64400 Section 215 L.T.A. Inter Alia
GB64402	15.06.1988	Covenant - City of Vancouver see paragraph 4 of GB64400 Section 215 L.T.A. Inter Alia

DATE 5/20/93 Y.D. B.C.L.S.

DATE 5/NOV/93 NY B.C.L.S.

DEALINGS AFFECTING THE COMMON PROPERTY

Noted this ___ day of _____ 19__

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