

**STRATA PLAN OF LOT G OF LOT 6 BLOCK D
DISTRICT LOT 183 PLAN LMP4219.
CITY OF VANCOUVER**

LEGEND:

SL Denotes Strata Lot
PT Denotes part
LCP Denotes Limited Common Property
C Denotes Common Property
M² Denotes Square Metres
B Denotes Balcony
A Denotes Area
TA Denotes Total Area
● Denotes Iron post found
P Denotes Patio
Bearings are astronomic and are derived from Reference Plan LMP4219.
Balcony's and Patios are Limited Common Property to the Strata Lot which they are attached.

First Sheet, SHEET 1 of 11 SHEETS.

STRATA PLAN LMS 659

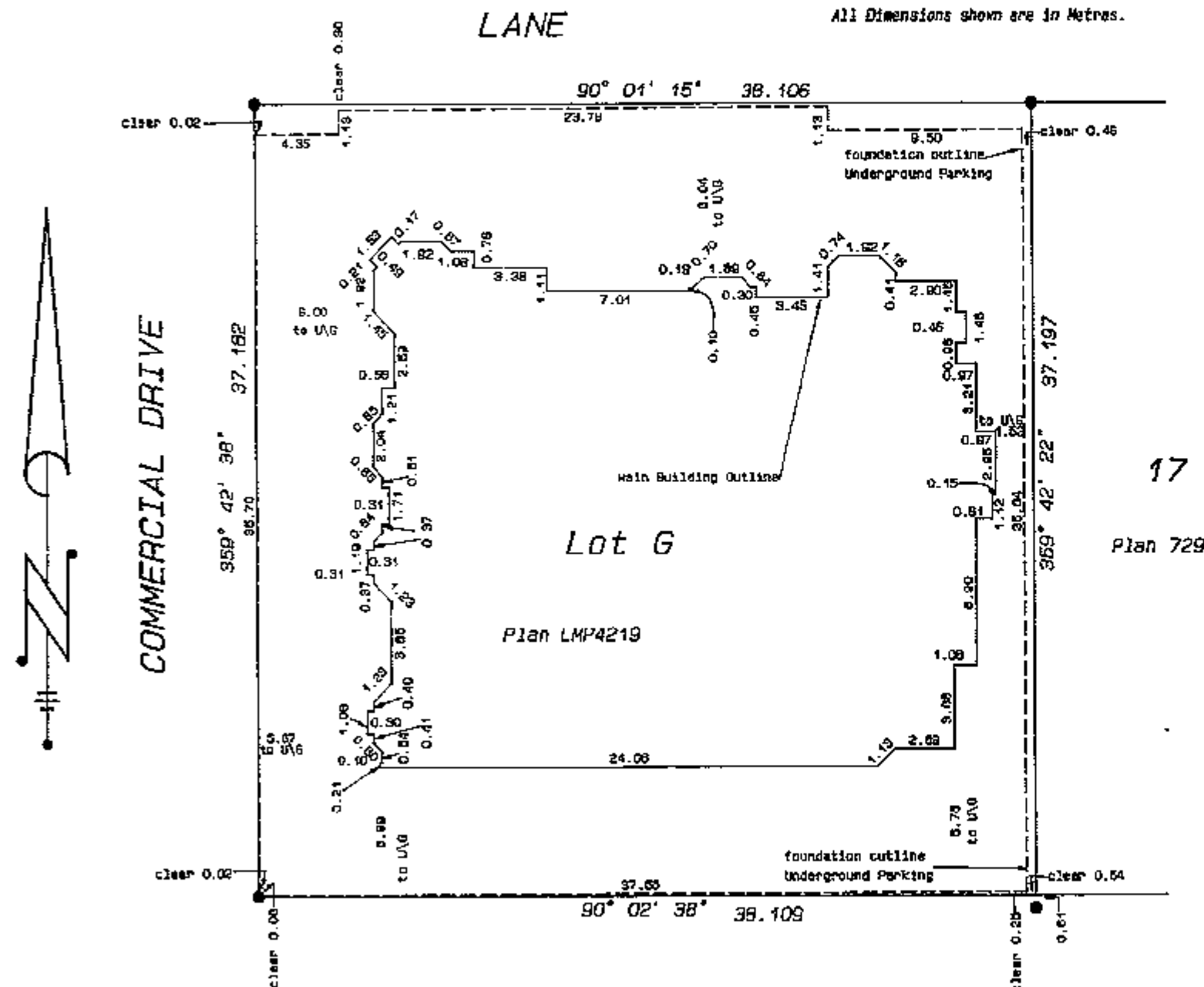
Deposited and Registered in the Land Title Office at New Westminster B. C. this 1st day of DECEMBER, 1992.

Registrar/DEPUTY

REF: BF 4714264- BF 474290

SCALE 1:250

All Dimensions shown are in Metres.



CIVIC ADDRESS:
1723 Frances St.
Vancouver, B.C.

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

The Owners of Strata Plan LMS 659
1723 Frances St.
Vancouver, B.C.

John Bresnick & Associates
B.C. LAND SURVEYORS
15106 - 84th AVENUE
SURREY B.C. phone 591-8822

This Plan Lies Within The Greater Vancouver Regional District.

I, John Bresnick of Surrey, British Columbia 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.
this 3rd day of October, 1992.

John Bresnick B.C.L.S.
File No. 91169

CONDOMINIUM ACT

Second Sheet, SHEET 2 of 5 SHEETS.

STRATA PLAN LMS 659

UNIT No.	LOT No.	SHEET No.	FORM 1 SCHEDULE OF UNIT ENTITLEMENT	FORM 2 SCHEDULE OF INTEREST UPON DESTRUCTION	FORM 3 SCHEDULE OF VOTING RIGHTS
			UNIT ENTITLEMENT	INTEREST UPON DESTRUCTION	NUMBER OF VOTES
101	1.	4	82	160,000	
102	2.	4	58	119,000	
103	3	4	78	155,000	
104	4	4	58	125,000	
105	5	4	82	129,000	
201	6	5	82	156,000	
202	7	5	81	127,000	
208	8	5	57	123,000	
204	9	5	76	159,000	
205	10	5	73	156,000	
206	11	5	60	130,000	
207	12	5	57	120,000	
208	13	5	73	154,000	
301	14	6	82	160,000	
302	15	6	81	130,000	
303	16	6	57	125,000	
304	17	6	76	163,000	
305	18	6	73	164,000	
306	19	6	81	170,000	
307	20	6	57	122,000	
308	21	6	73	158,000	
403	22	7	70	160,000	
404	23	7	70	161,000	
405	24	7	77	175,000	
406	25	7	74	170,000	
401	26	7	75	165,000	
402	27	7	75	169,000	
AGGREGATE:			1978	4,005,000	

JOHN BRESNICK & ASSOCIATES,
B.C. LAND SURVEYORS,
15106 - 84th AVENUE,
SURREY, B.C. PH. 591-8822.

DATED THIS 3RD DAY OF OCTOBER 1992

John Bresnick B.C.L.S.

File No. 91169

SCHEDULES:

CONDOMINIUM ACT

STATUTORY DECLARATION:

We, the undersigned do solemnly declare that:

- 1) We, the undersigned are the owner / developer.
- 2) The strata plan is entirely for residential use.

We 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.

Royal Star Properties Ltd.

Authorized Signatory

Authorized Signatory

Neway Development Ltd.

Authorized Signatory

Authorized Signatory

Declared before me at Vancouver in the Province of British Columbia this 1st day of December, 1992.

A Commissioner for taking affidavits within the Province of British Columbia.

SUPERINTENDENT OF REAL ESTATE:

Accepted as to forms 1, 2, and 3 this 2nd day of October, 1992.

Superintendent of Real Estate

NEW DEVELOPMENT CERTIFICATE:

Section 8 (1), Condominium Act

I, JOHN BRESNICK of Surrey, British Columbia a British Columbia Land Surveyor, hereby certify that the building shown in this strata plan has not, as of the 3rd day of October, 1992, been previously occupied.

Dated at Surrey, B.C.
This 3rd day of October 1992.

John M Bresnick B.C.L.S.

Second Sheet, SHEET 3 of 11 SHEETS.

STRATA PLAN LMS 659

MORTGAGEE

The National Life Assurance Company of Canada

Udo Enns
AUTHORIZED SIGNATORY Deucan Enns

Tom Day
AUTHORIZED SIGNATORY

JOANNE CRICHTON

Witness

522 UNIVERSITY AVENUE

Address of witness

TORONTO, ONTARIO M5G 1Y7

MORTGAGE ADMINISTRATOR

Occupation of witness

OWNERS

NEWAY DEVELOPMENT LTD.
(INC. NO. 272357)

Authorized Signatory

Authorized Signatory

MEHBOOB PIRANI

BARRISTER & SOLICITOR

6700 - 680 W. Broadway

Vancouver, B.C. V5Z 1G1

Tel: 874-0204 Fax: 874-0820

Occupation of witness

ROYAL STAR PROPERTIES LTD.
(INC. NO. 415980)

Authorized Signatory

Authorized Signatory

MEHBOOB PIRANI

BARRISTER & SOLICITOR

6700 - 680 W. Broadway

Vancouver, B.C. V5Z 1G1

Tel: 874-0204 Fax: 874-0820

Occupation of witness

JOHN BRESNICK & ASSOCIATES,
B.C. LAND SURVEYORS,
15106 - 84th AVENUE,
SURREY, B.C. PH. 591-8822.

DATED THIS 3rd DAY OF OCTOBER 1992

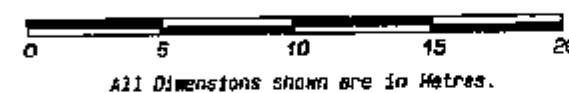
John Bresnick B.C.L.S.

File No. 91169

SHEET 4 of 11 SHEETS.

STRATA PLAN LMS 659

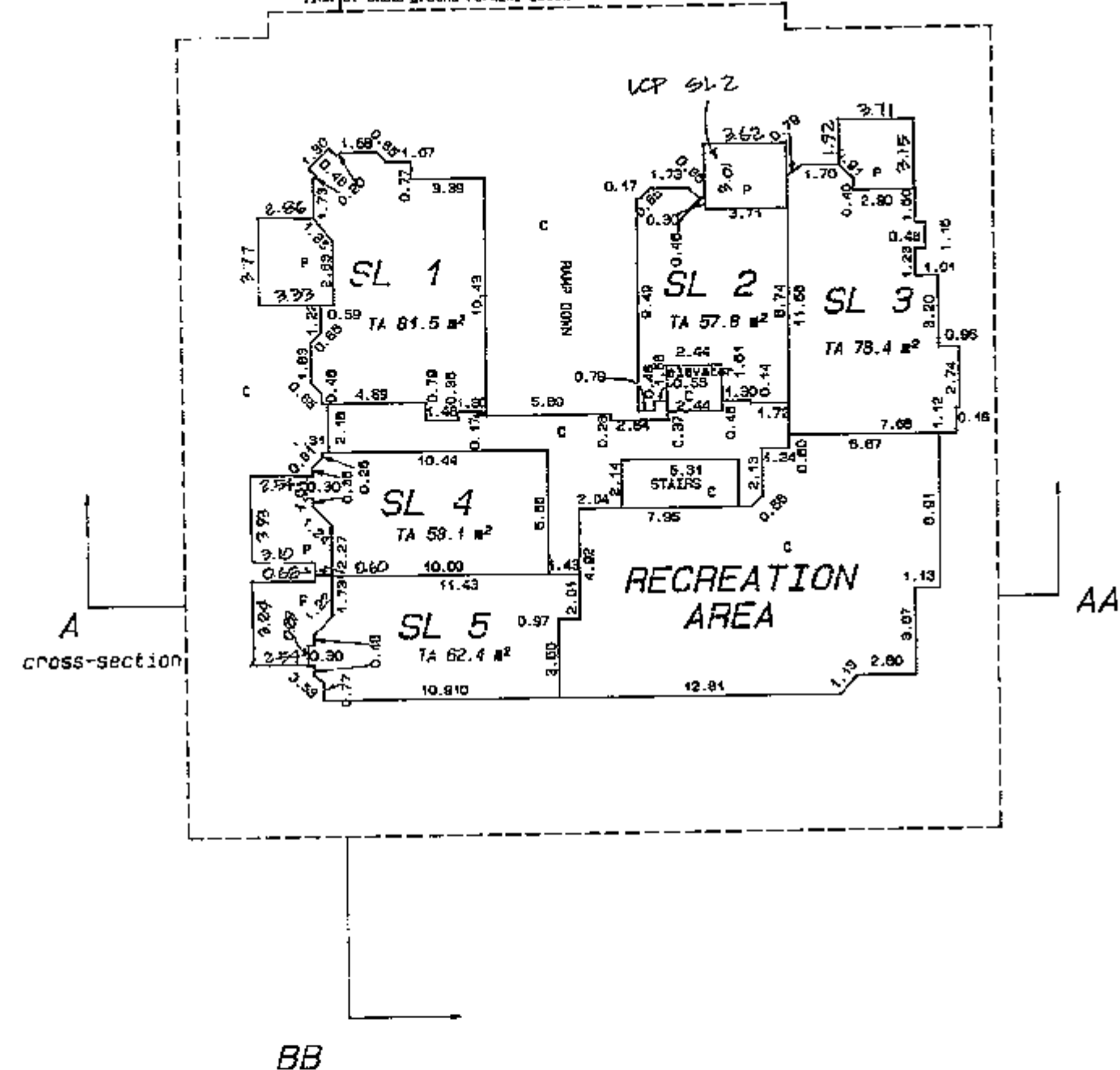
SCALE 1: 250



FLOOR PLANS
First Floor

B
cross-section

Line of Underground Parking below



Dated this 3rd day of October, 1992.

John Bresnick B.C.L.S.

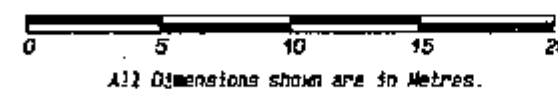
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John Bresnick & Associates
B.C. LAND SURVEYORS
15106 - 84th AVENUE
SURREY B.C. phone 591-8822

SHEET 5 of 11 SHEETS.

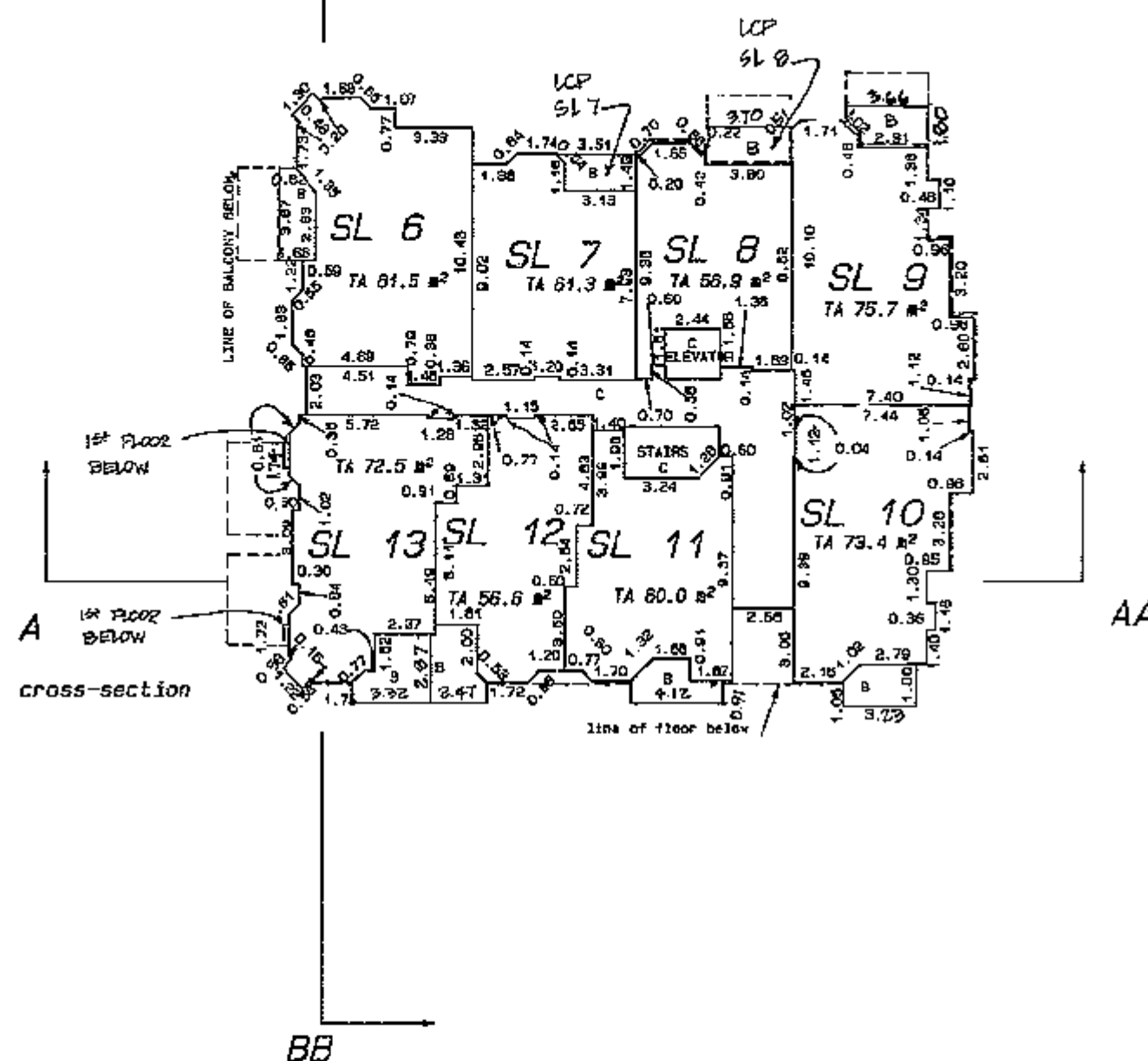
STRATA PLAN LMS 659

SCALE 1: 250



FLOOR PLANS
Second Floor

B
cross-section



Dated this 3rd day of October, 1992.

John Bresnick B.C.L.S.

File No: 91189

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SURREY B.C. phone 591-8822

SHEET 6 of 11 SHEETS.

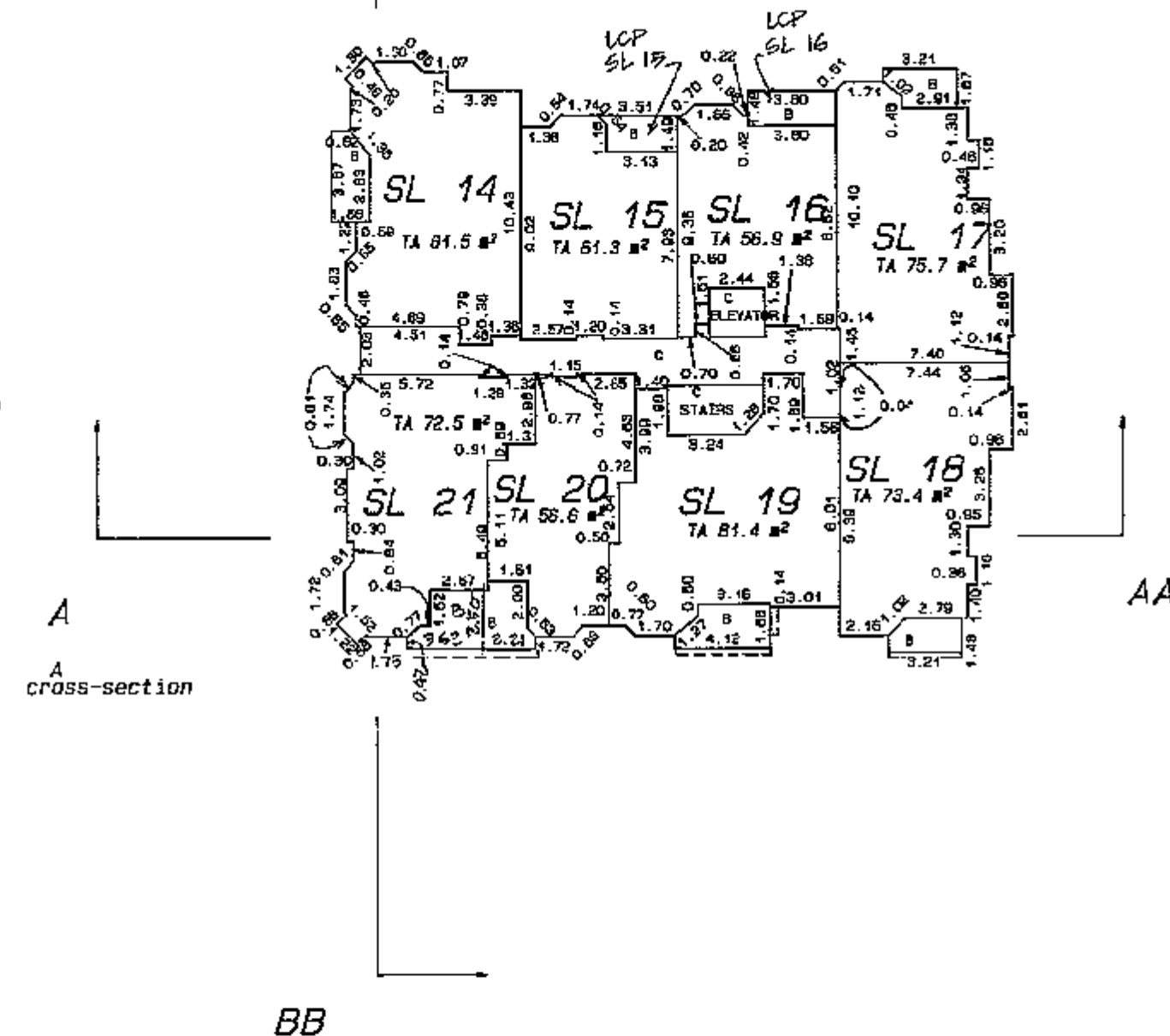
STRATA PLAN LMS 659

SCALE 1: 250



FLOOR PLANS
Third Floor

B
cross-section



Dated this 3rd day of October, 1992.

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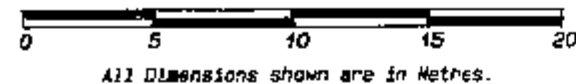
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B.C. LAND SURVEYORS
15106 - 84th AVENUE
SURREY B.C. phone 591-8822

SHEET 7 of 11 SHEETS.

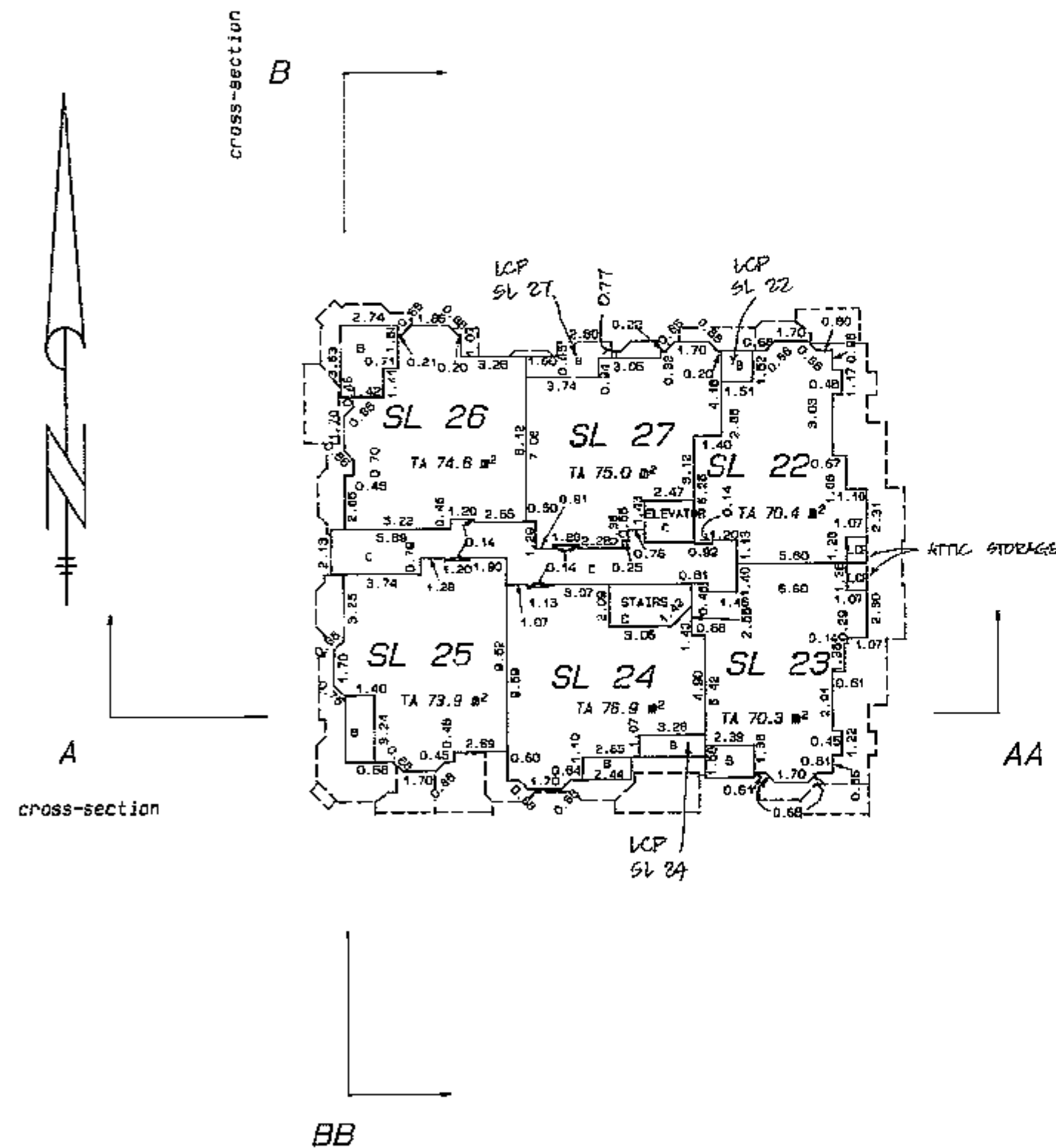
STRATA PLAN LMS 659

SCALE 1: 250



FLOOR PLANS

FOURTH FLOOR



Dated this 3rd day of October, 1992.

John M. Bresnick B.C.L.S.

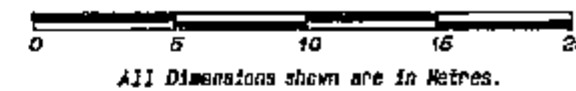
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B.C. LAND SURVEYORS
15106 - 84th AVENUE
SURREY B.C. phone 591-8822

SHEET 8 of 11 SHEETS.

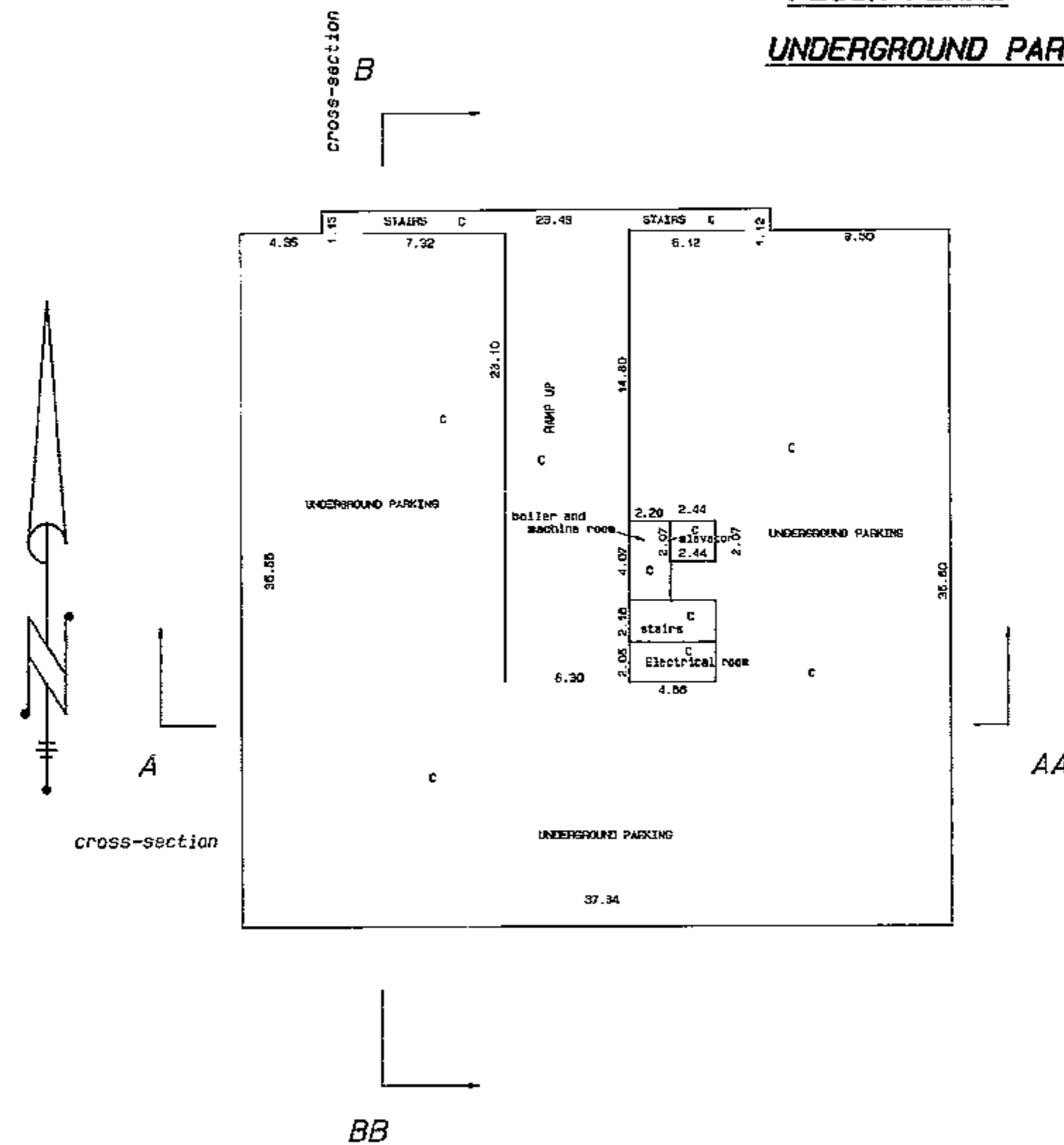
STRATA PLAN LMS 659

SCALE 1: 250



FLOOR PLANS

UNDERGROUND PARKING



Dated this 3rd day of October, 1992.

John M. Bresnick B.C.L.S.

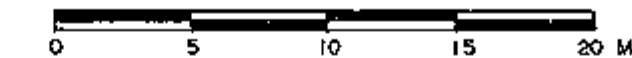
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John Bresnick & Associates
B.C. LAND SURVEYORS
15106 - 84th AVENUE
SURREY B.C. phone 591-8822

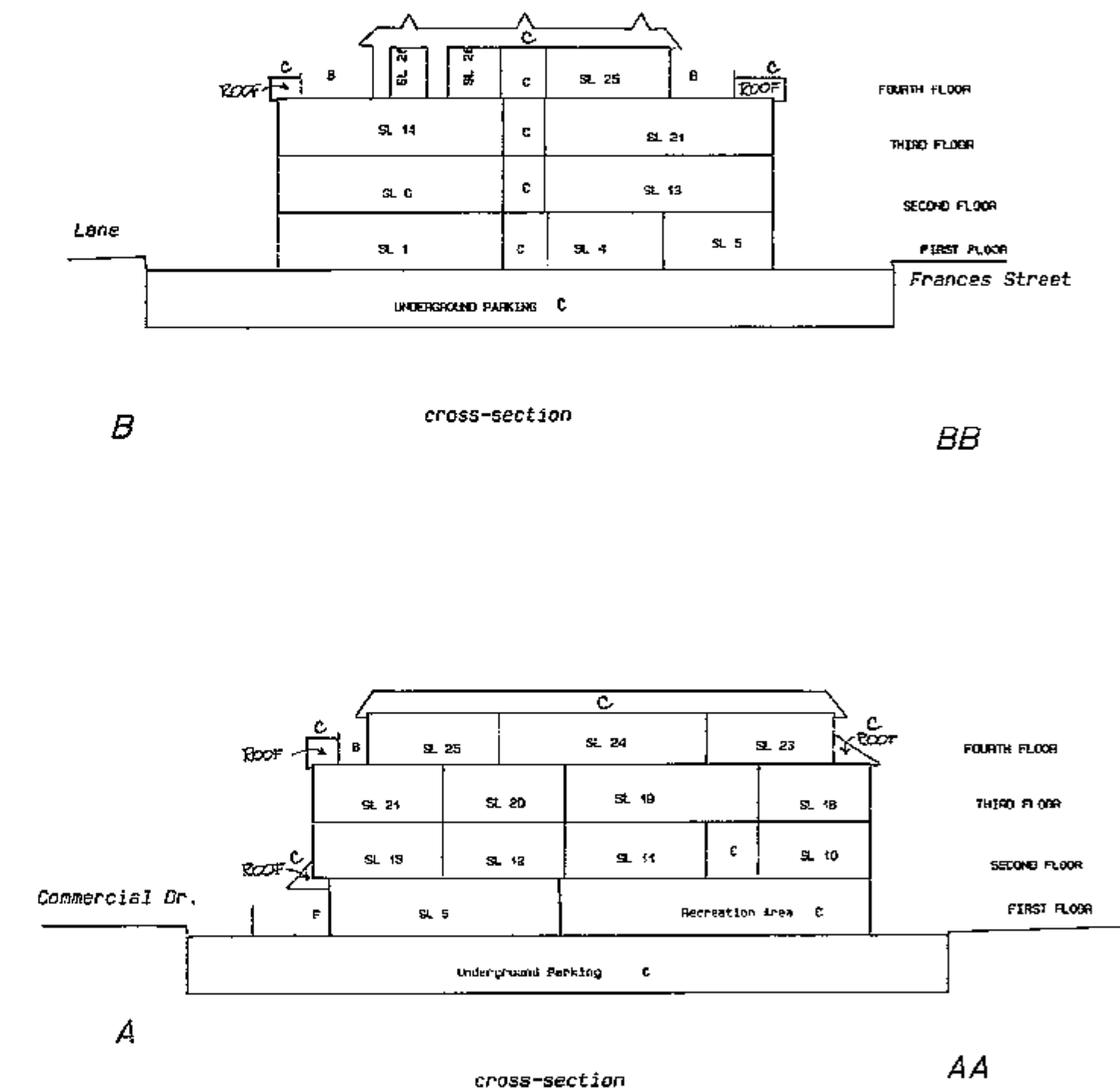
SHEET 9 of 11 SHEETS.

STRATA PLAN LMS 659

SCALE 1: 250



CROSS SECTIONS



Dated this 3rd day of October, 1992.

John M. Bresnick B.C.L.S.

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JOHN BRESNICK & ASSOCIATES,
B.C. LAND SURVEYORS,
15106 - 84th AVENUE,
SURREY, B.C. PH. 591-8822.

RECORD of BY-LAWS
and ORDERS.

SHEET 10 of 11 SHEETS.

Strata Plan LMS 659

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Dated this 3rd day of October, 1992.

JOHN BRESNICK & ASSOCIATES,
B.C. LAND SURVEYORS,
15106-84th AVENUE,
SURREY, B.C. PH. 591-8822.

File No: 91189

John B. Bessick BCLS.

DEALINGS AFFECTING
THE COMMON PROPERTY.

SHEET 11 of 11.

STRATA PLAN LMS_ 659

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Dated this 3rd day of October, 1992.

JOHN BRESNICK & ASSOCIATES,
B.C. LAND SURVEYORS,
15106 - 84th AVENUE,
SURREY, B.C. PH 591-8622.

File No: 91189

John Bernick..... ECIS