

**STRATA PLAN OF LOT C, BLOCK 53,
DISTRICT LOT 200A, GROUP 1,
NEW WESTMINSTER DISTRICT
PLAN LMP6165**

B.C.G.S. 92G.025
(City of Vancouver)

#65 KINGSWAY
VANCOUVER, B.C.

STRATA PLAN LMS **2563**

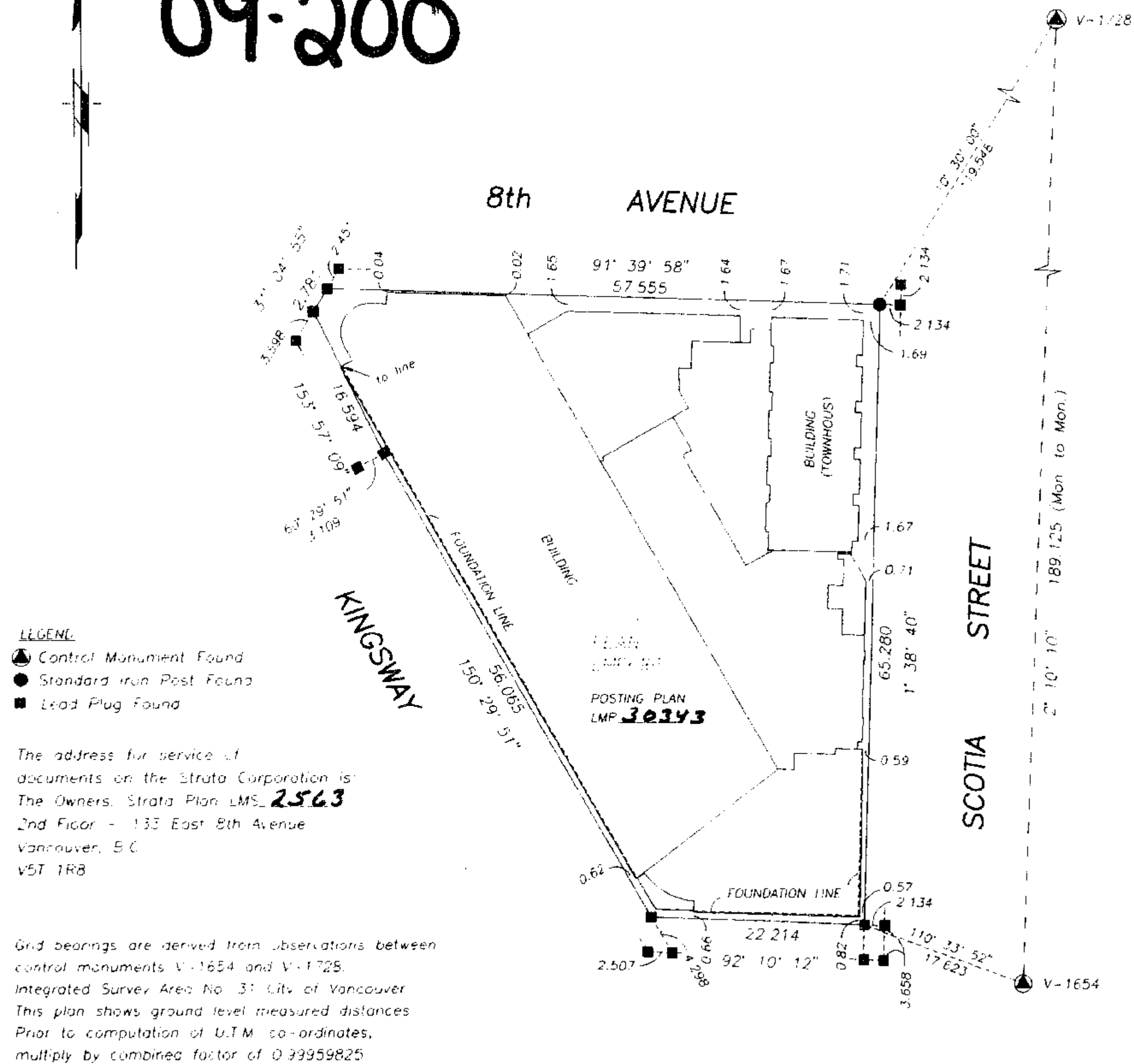
Strata Plan LMS **2563** deposited and
registered in the Land Title office
at New Westminster, B.C., this **7** day
of **OCT**, 1996.

SCALE: 1:500
0 5 10 20 30 40m
ALL DISTANCES ARE IN METRES AND DECIMALS
THEREOF UNLESS OTHERWISE INDICATED

[Signature]
Deputy Registrar

BK 320220

09-200



I, Johnson C. Lam, of the City of Surrey,
 a British Columbia Land Surveyor, hereby
 certify that the buildings erected on the
 parcel described above are wholly within
 the external boundaries of that parcel.
 Dated at Burnaby, B. C.,
 this 23rd day of September, 1996.

[Signature]
B. C. L. S.

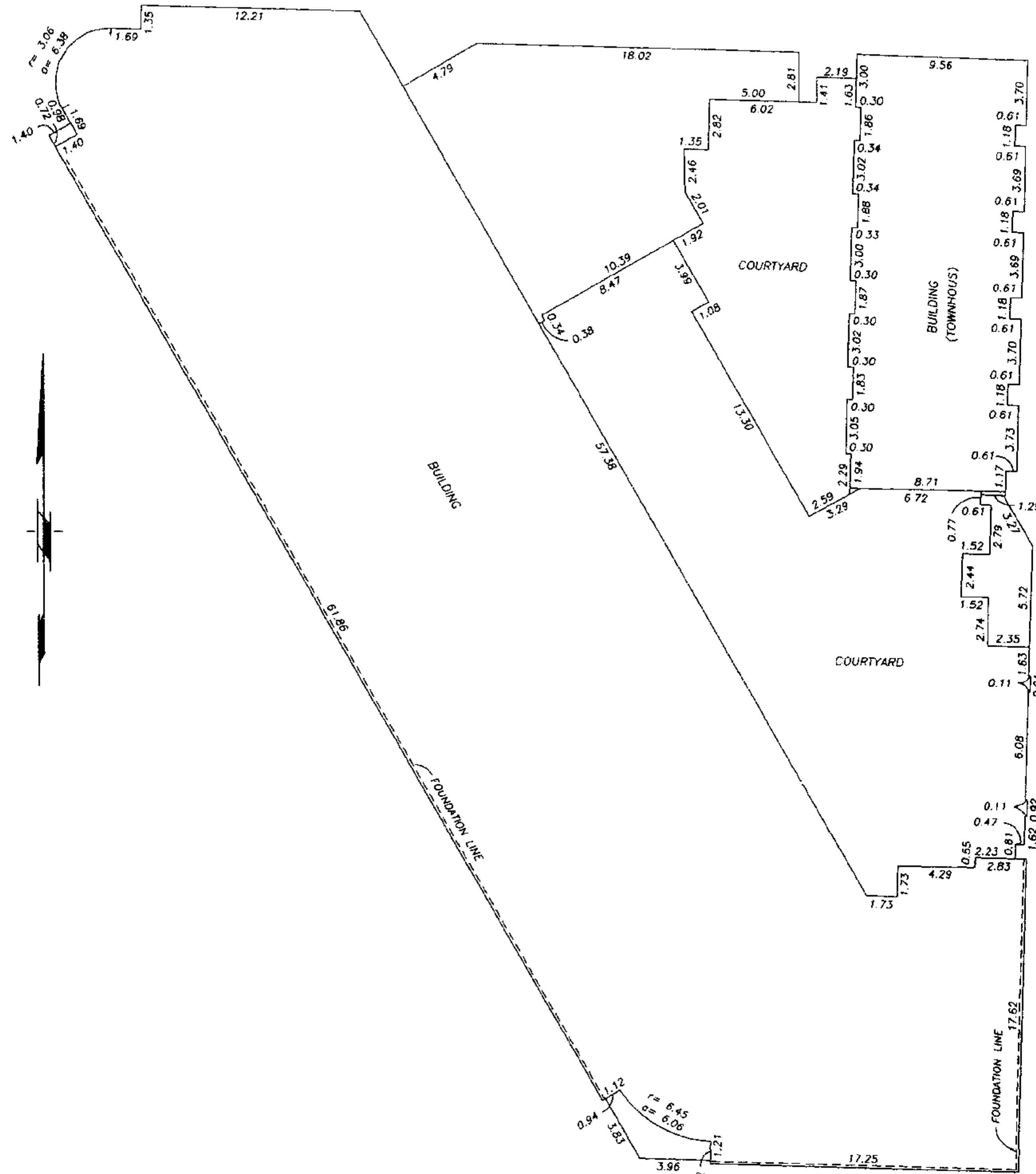
Ken K. Wong and Associates
 Canada and B.C. Land Surveyors
 5624 E. Hastings Street
 Burnaby, B.C. V5B 1R4
 Telephone: 294-8881
 Fax: 294-0625
 950054 FB640 P113-115
 FB664 P44-45, FB667 P82
 Drawn by: CS

This plan lies within the Greater Vancouver Regional District.

BUILDING DIMENSION

STRATA PLAN LMS **2563**

SCALE: 1:250
0 5 10 20
ALL DISTANCES ARE IN METRES AND DECIMALS
THEREOF UNLESS OTHERWISE INDICATED



[Signature]
September 23rd, 1996.

CONDOMINIUM ACT

STRATA PLAN LMS **2563**

STRATA LOT NO.	SHEET NO.	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	16	877	1324	1.35
2	15	1090	1609	1.67
3	15	1026	1394	1.57
4	15	1089	1479	1.67
5	15	1036	1414	1.59
6	15	1088	1484	1.67
7	15	1088	1484	1.67
8	15	1089	1474	1.66
9	15	325	464	0.50
10	15	1107	1544	1.70
11	18	525	589	1.00
12	18	541	684	1.00
13	18	587	854	1.00
14	18	536	564	1.00
15	18	534	564	1.00
16	18	535	564	1.00
17	17	534	564	1.00
18	17	534	564	1.00
19	17	532	564	1.00
20	17	651	704	1.00
21	17	855	1079	1.00
22	17	679	759	1.00
23	17	642	739	1.00
24	17	515	584	1.00
25	17	534	629	1.00
26	17	534	644	1.00
27	18	534	644	1.00
28	18	534	644	1.00
29	18	523	644	1.00
30	18	670	804	1.00
31	20	525	604	1.00
32	20	537	709	1.00
33	20	584	889	1.00
34	20	536	604	1.00
35	20	536	604	1.00
36	20	536	604	1.00
37	19	536	604	1.00
38	19	536	604	1.00
39	19	535	604	1.00
40	19	650	734	1.00
41	19	849	1154	1.00
42	19	682	824	1.00
43	19	643	779	1.00
44	19	513	614	1.00
45	19	536	654	1.00
46	19	536	654	1.00
47	20	536	654	1.00
48	20	536	654	1.00
49	20	567	684	1.00
50	20	686	819	1.00

[Signature]
September 23rd, 1996.

CONDOMINIUM ACT STRATA PLAN LMS 2563

STRATA 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
51	22	525	619	1.00
52	22	641	719	1.00
53	22	682	929	1.00
54	22	535	629	1.00
55	22,23	643	879	1.00
56	22,23	643	879	1.00
57	21	535	629	1.00
58	21	535	629	1.00
59	21	534	629	1.00
60	21	655	769	1.00
61	21	848	1204	1.00
62	21	683	879	1.00
63	21	643	819	1.00
64	21	519	644	1.00
65	21	535	679	1.00
66	21	535	679	1.00
67	22,23	643	909	1.00
68	22,23	643	909	1.00
69	22	567	704	1.00
70	22	686	839	1.00
71	23	563	769	1.00
72	23	527	654	1.00
73	23	652	794	1.00
74	23	778	1029	1.00
75	23	641	874	1.00
76	23	641	854	1.00
77	23	491	649	1.00
78	23	650	894	1.00
79	25	564	739	1.00
80	25	504	659	1.00
81	25	630	804	1.00
82	25	780	1084	1.00
83	25	641	879	1.00
84	25	641	664	1.00
85	25	492	884	1.00
86	25	651	839	1.00
87	27	566	724	1.00
88	27	504	679	1.00
89	27	629	839	1.00
90	27	781	1115	1.00
91	27	642	924	1.00
92	27	642	919	1.00
93	27	492	689	1.00
94	27	653	834	1.00
95	28	834	1319	1.00
96	28	978	1524	1.00
97	28	711	1054	1.00
98	28	810	1354	1.00
99	29	834	1269	1.00
100	29	977	1614	1.00

B.C.T.
September 23rd, 1996

CONDOMINIUM ACT STRATA PLAN LMS 2563

STRATA 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
101	29	708	1129	1.00
102	29	815	1284	1.00
103	16,30,31,32	1184	1439	1.00
104	16,30,31,32	1187	1389	1.00
105	16,30,31,32	1185	1389	1.00
106	16,30,31,32	1186	1389	1.00
107	16,30,31,32	1271	1544	1.00
AGGREGATE		73,006	94,173	112.05

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 commercial and 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.

Declared before me at Vancouver, B.C.,
this 23rd day of September, 1996.

A commissioner for taking affidavits in and for the Province of British Columbia

PETER PAGANIN

MORTGAGEE
HONGKONG BANK OF CANADA

Authorized Signatory ALBERT WONG

Authorized Signatory STANLEY LAM

Witness

as to signature(s)

Address of 608 Main Street

Witness: POOL-CHING SIEW

Occupation: Account Manager

OWNER-DEVELOPER

NEW-URBAN DEVELOPMENT CORPORATION
(INC. No. 420147)

Authorized Signatory FRANCO CHOW

Authorized Signatory

Witness

as to signature(s)

Address of 1300-777 Dunsmuir St.

Witness: Vancouver, B.C. V7Y 1K2

Occupation: Lawyer

SECTION 8(1)

I, Johnson C. Tam, a British Columbia Land Surveyor, hereby certify that the buildings shown in this strata plan have not, as of the 23rd day of September, 1996 been previously occupied.

Dated at Burnaby, British Columbia, this 23rd day of September, 1996.

Johnson C. Tam
B.C.L.S.

Accepted as to Forms 1, 2 and 3,
this 1st day of Oct, 1996.

Superintendent of Real Estate

Owner-developer

NEW-URBAN DEVELOPMENT CORPORATION KINGBROAD DEVELOPMENTS LTD.
(INC. No. 420147) (INC. No. 375526)

Authorized Signatory FRANCO CHOW

OWNER-DEVELOPER

KINGBROAD DEVELOPMENTS LTD.
(INC. No. 375526) IN TRUST

Authorized Signatory KINGSLEY YOUNG

Authorized Signatory

Witness

as to signature(s)

Address of 1300-777 Dunsmuir St.

Witness: Vancouver, B.C. V7Y 1K2

Occupation: Lawyer

B.C.T.

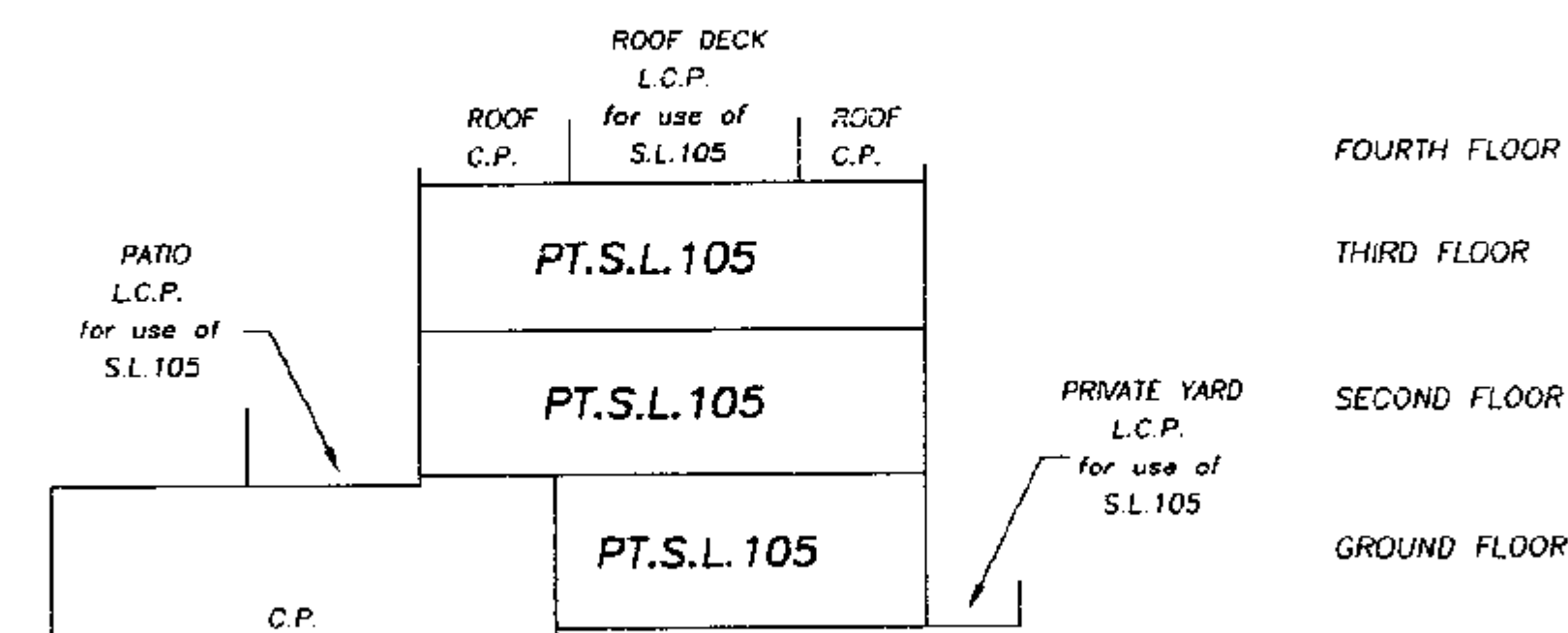
September 23rd, 1996.

DIAGRAMMATIC ELEVATIONS
(TOWNHOUSES)

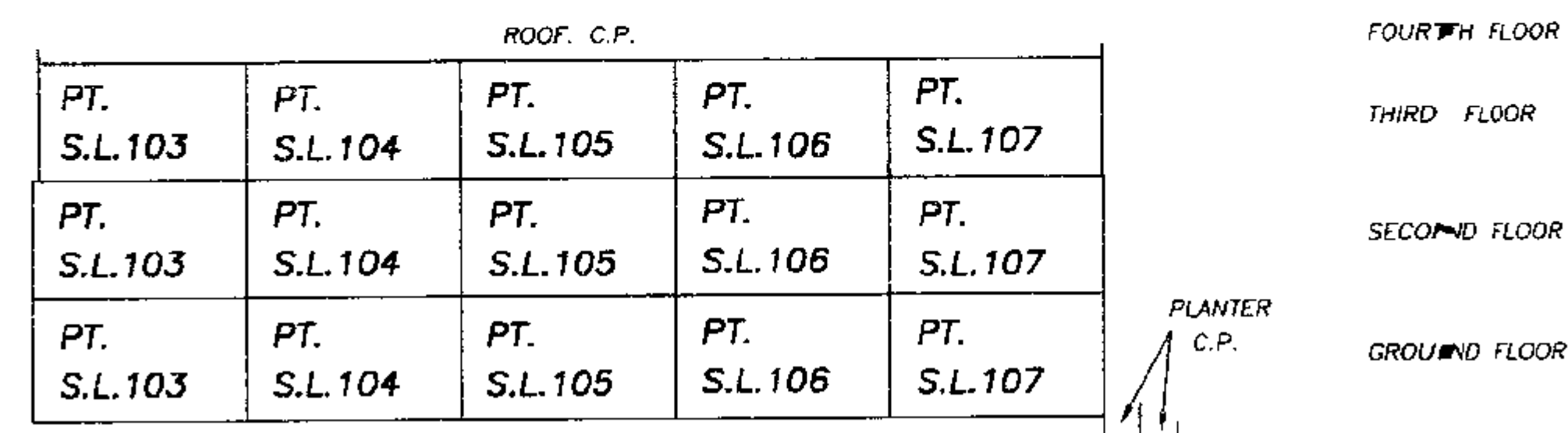
STRATA PLAN LMS 2563

SCALE: 1:200
0 5 10 15
ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE INDICATED

SECTION A-A



SECTION B-B



LEGEND:

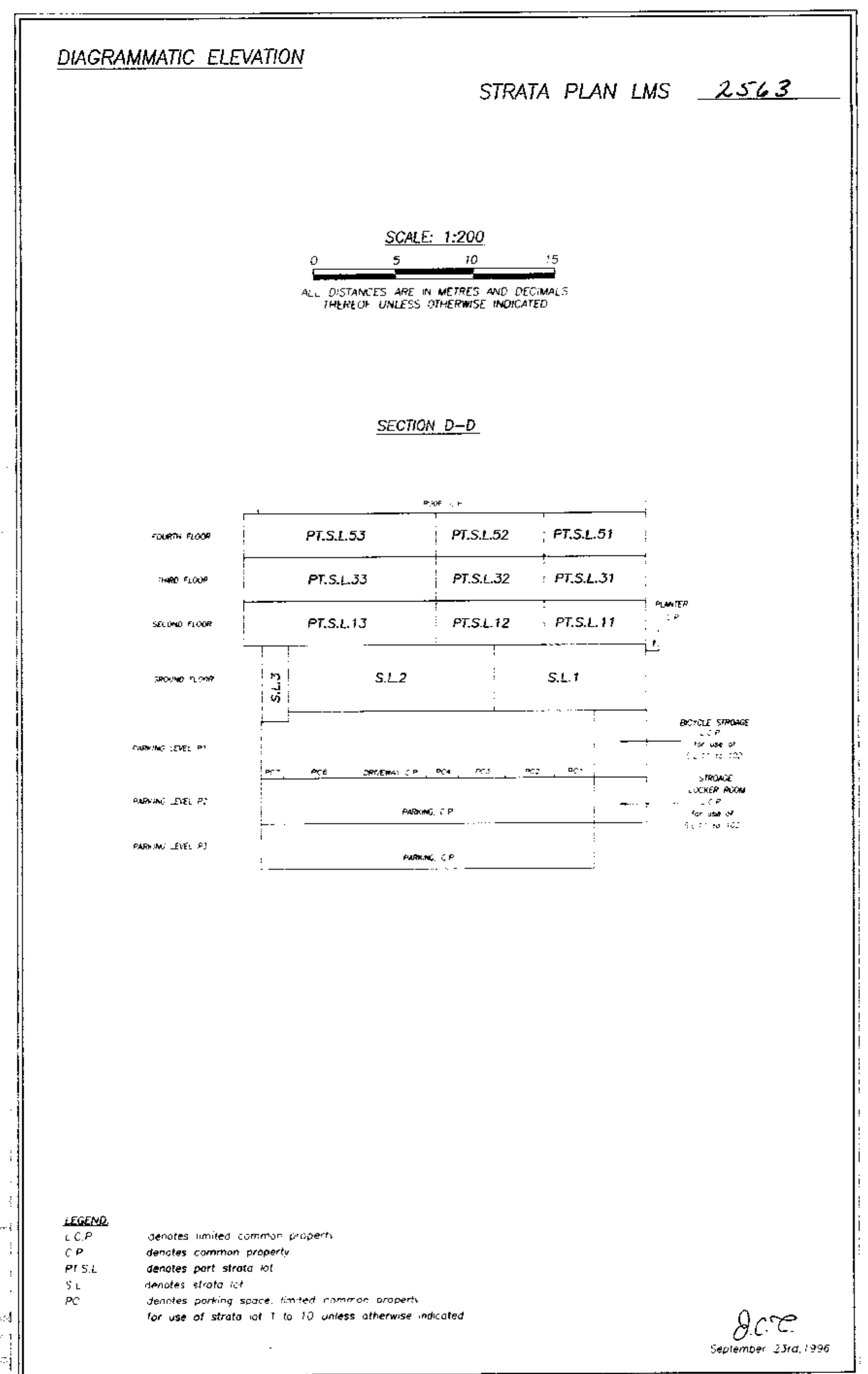
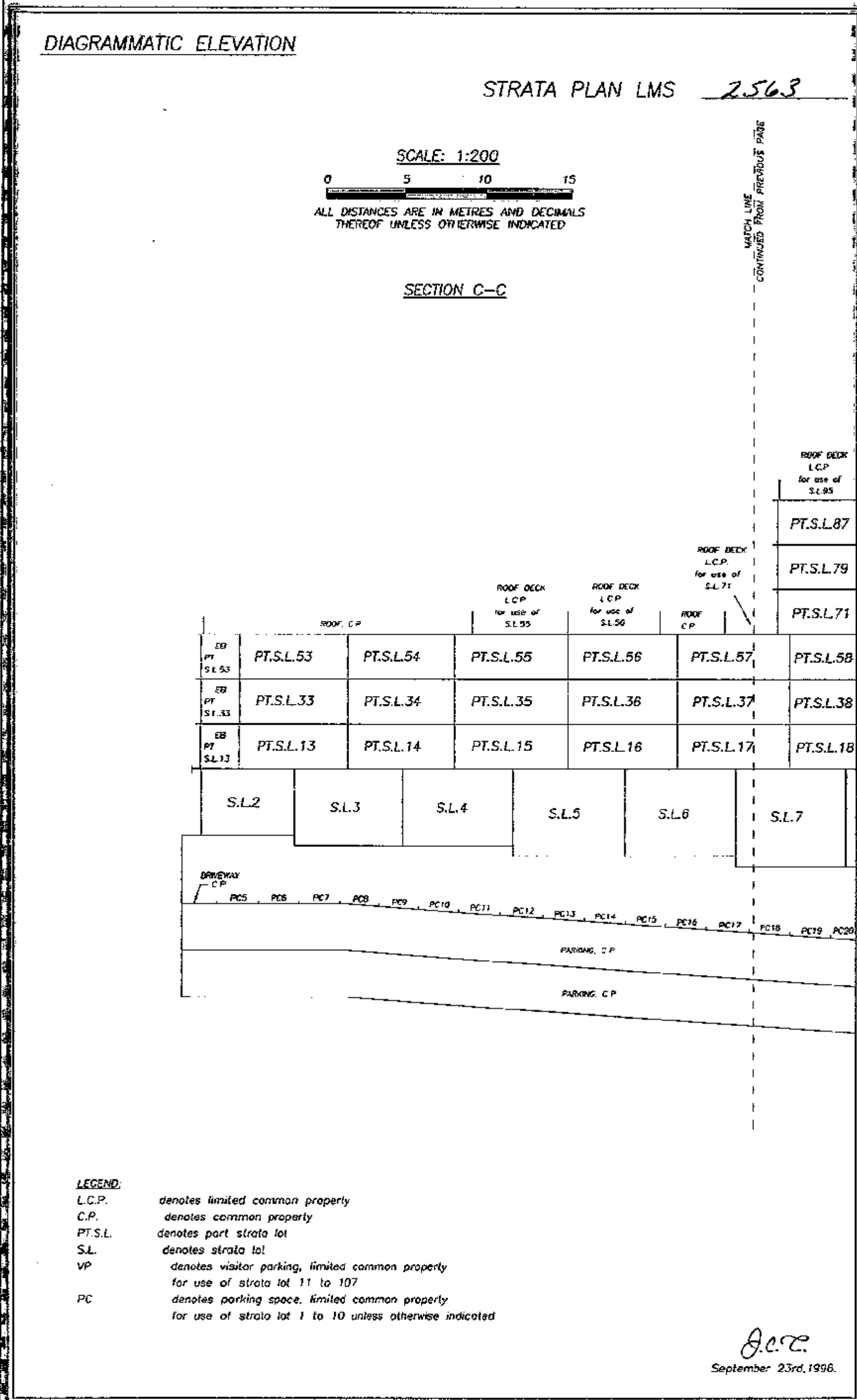
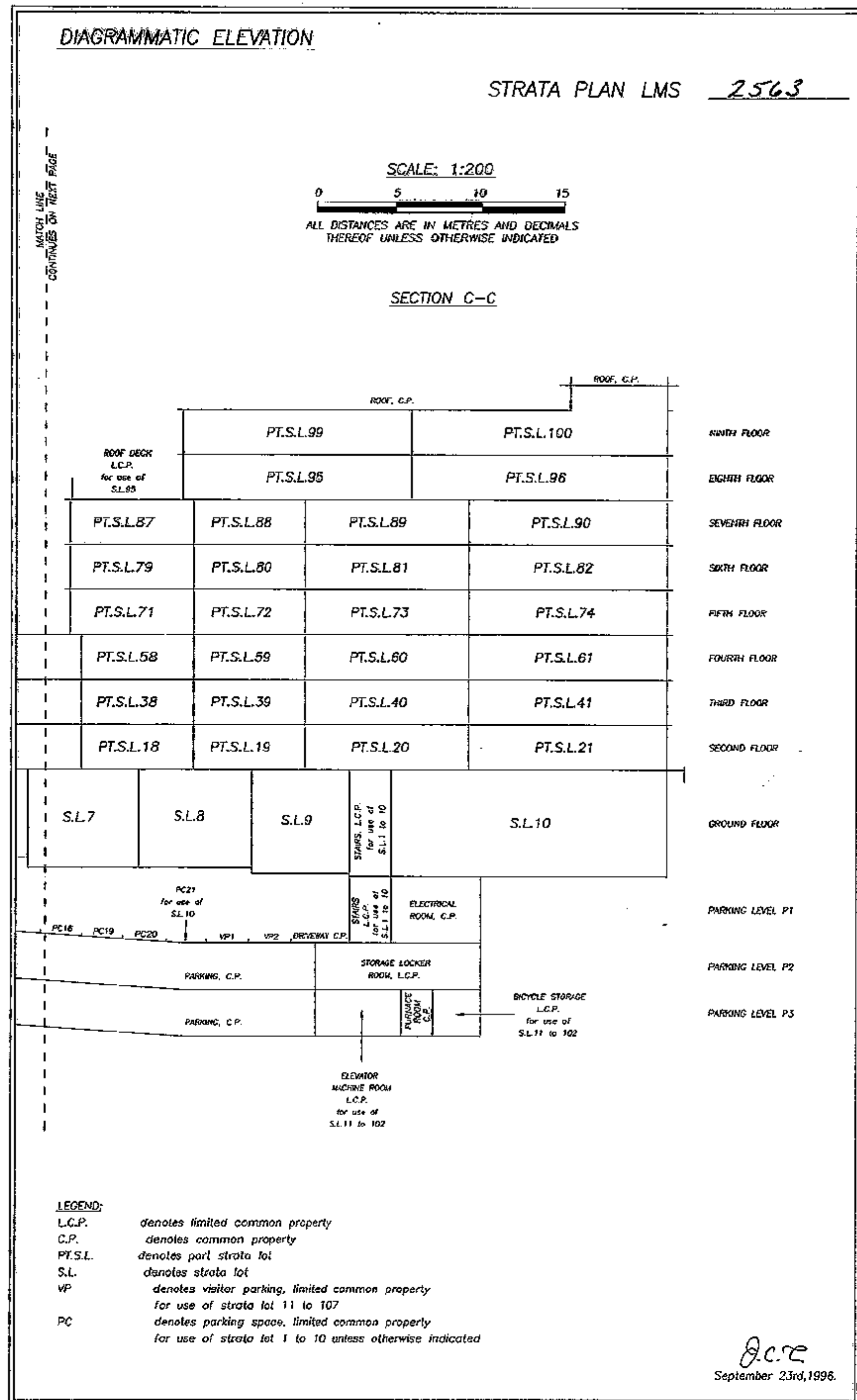
L.C.P. denotes limited common property
C.P. denotes common property
PT.S.L. denotes part strata lot
S.L. denotes strata lot

B.C.T.
September 23rd, 1996.

SHEET 7 OF 34 SHEETS

SHEET 8 OF 34 SHEETS

SHEET 9 OF 34 SHEETS

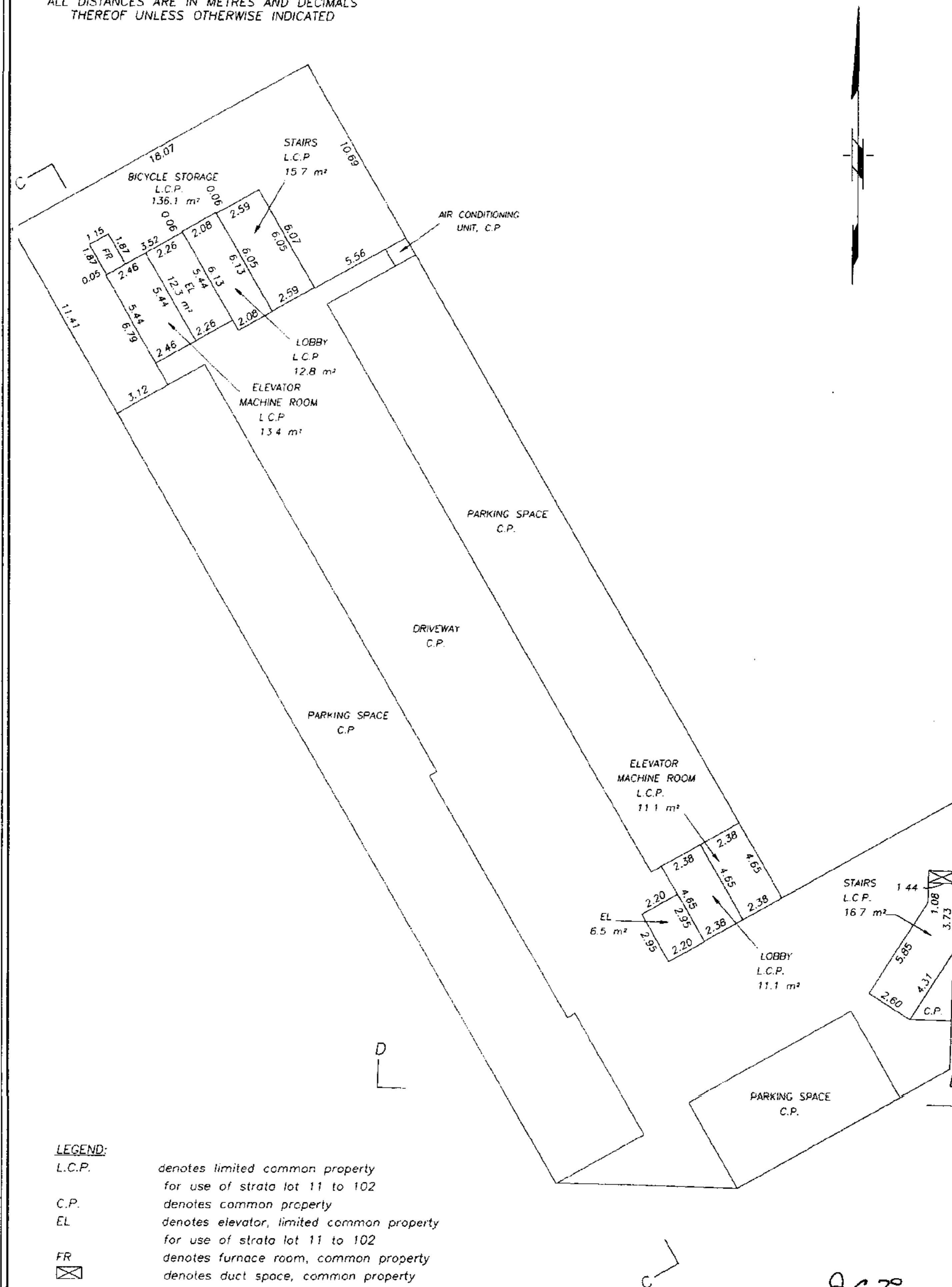


PARKING LEVEL P3

STRATA PLAN LMS 2563

SCALE: 1:200

0 5 10 15
ALL DISTANCES ARE IN METRES AND DECIMALS
THEREOF UNLESS OTHERWISE INDICATED



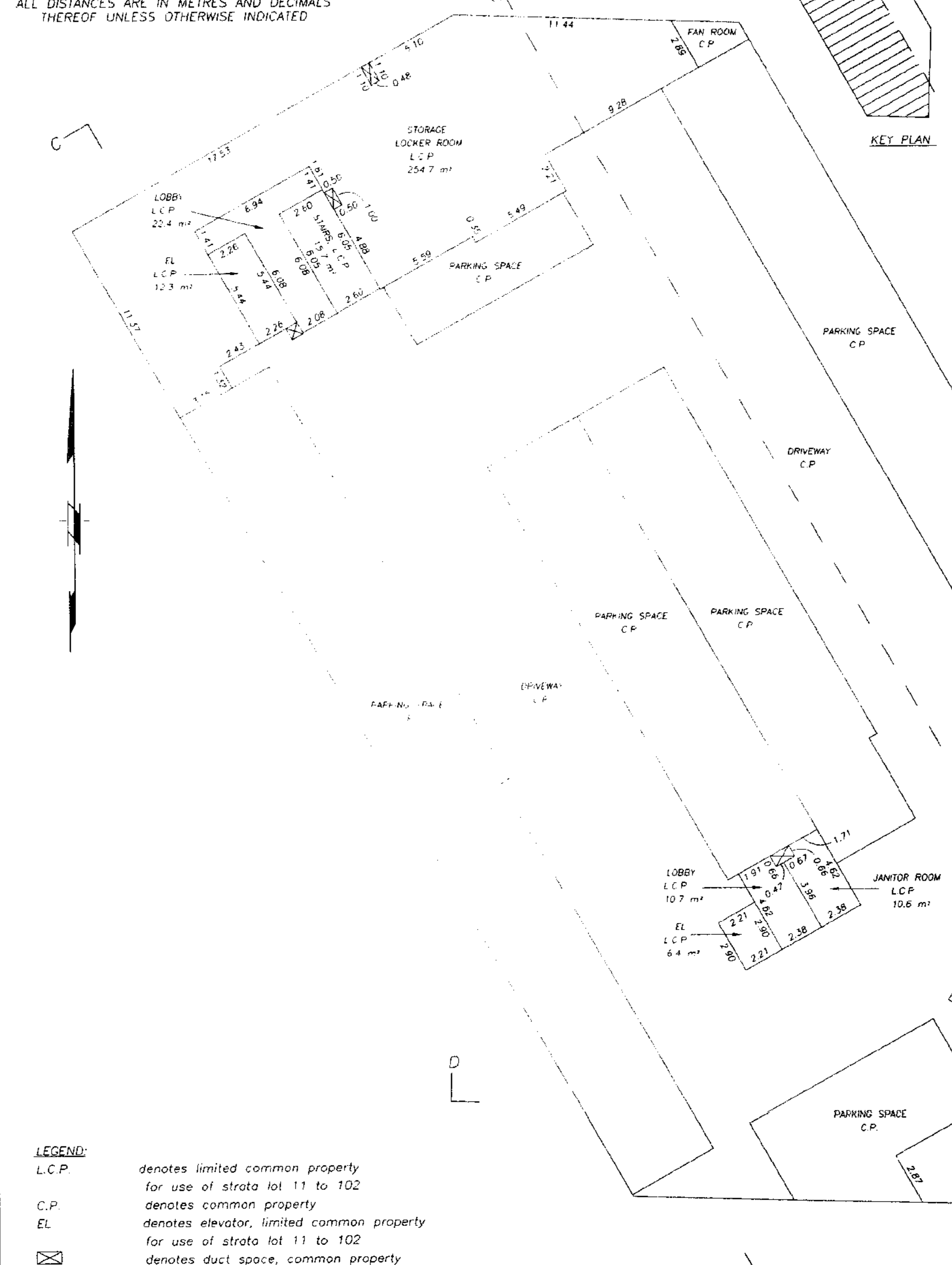
J.C.P.
September 23rd, 1996.

PARKING LEVEL P2

STRATA PLAN LMS 2563

SCALE: 1:200

0 5 10 15
ALL DISTANCES ARE IN METRES AND DECIMALS
THEREOF UNLESS OTHERWISE INDICATED



LEGEND:
L.C.P. denotes limited common property
for use of strata lot 11 to 102
C.P. denotes common property
EL denotes elevator, limited common property
for use of strata lot 11 to 102
FR denotes furnace room, common property
denotes duct space, common property

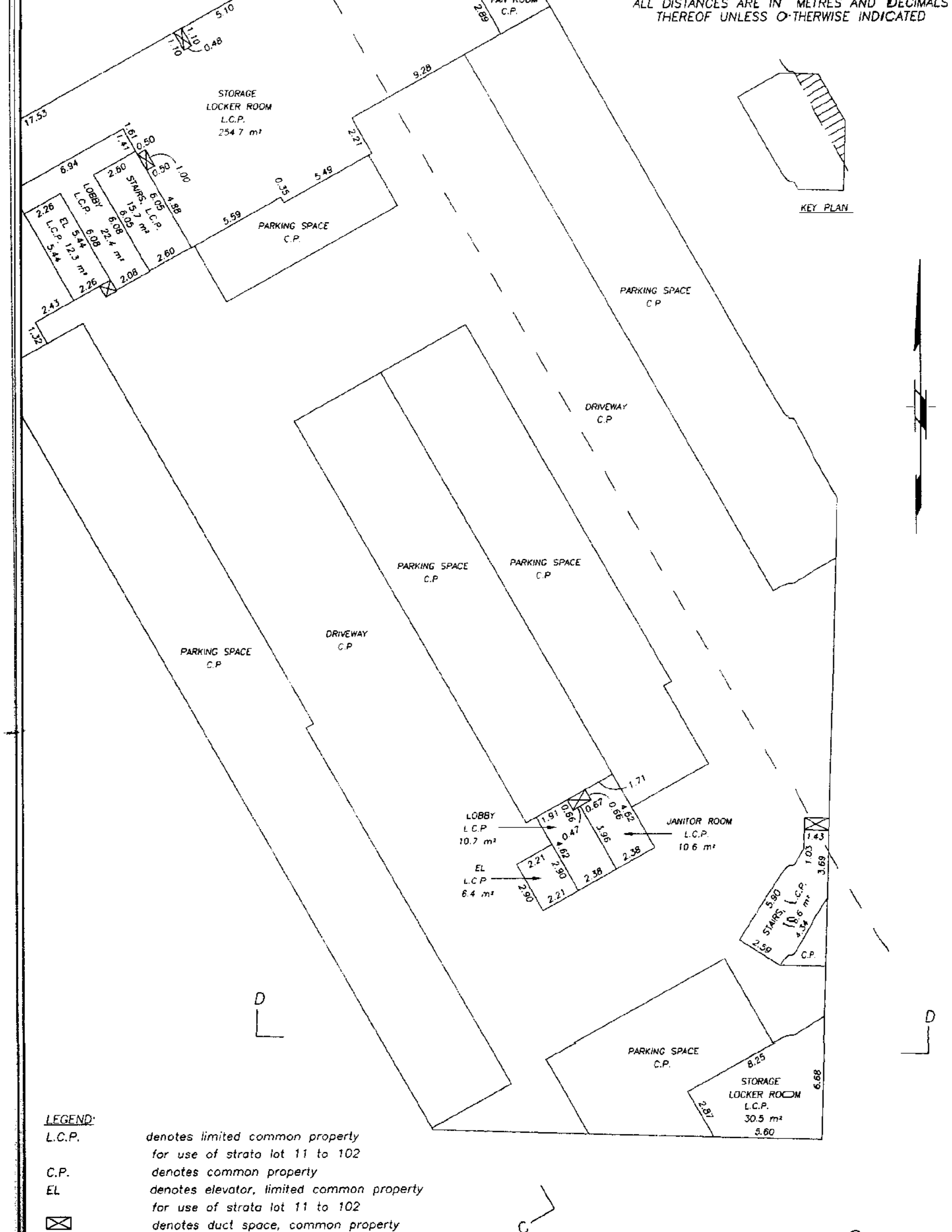
J.C.P.
September 23rd, 1996.

PARKING LEVEL P2

STRATA PLAN LMS 2563

SCALE: 1:200

0 5 10 15
ALL DISTANCES ARE IN METRES AND DECIMALS
THEREOF UNLESS OTHERWISE INDICATED



LEGEND:
L.C.P. denotes limited common property
for use of strata lot 11 to 102
C.P. denotes common property
EL denotes elevator, limited common property
for use of strata lot 11 to 102
denotes duct space, common property

J.C.P.
September 23rd, 1996.

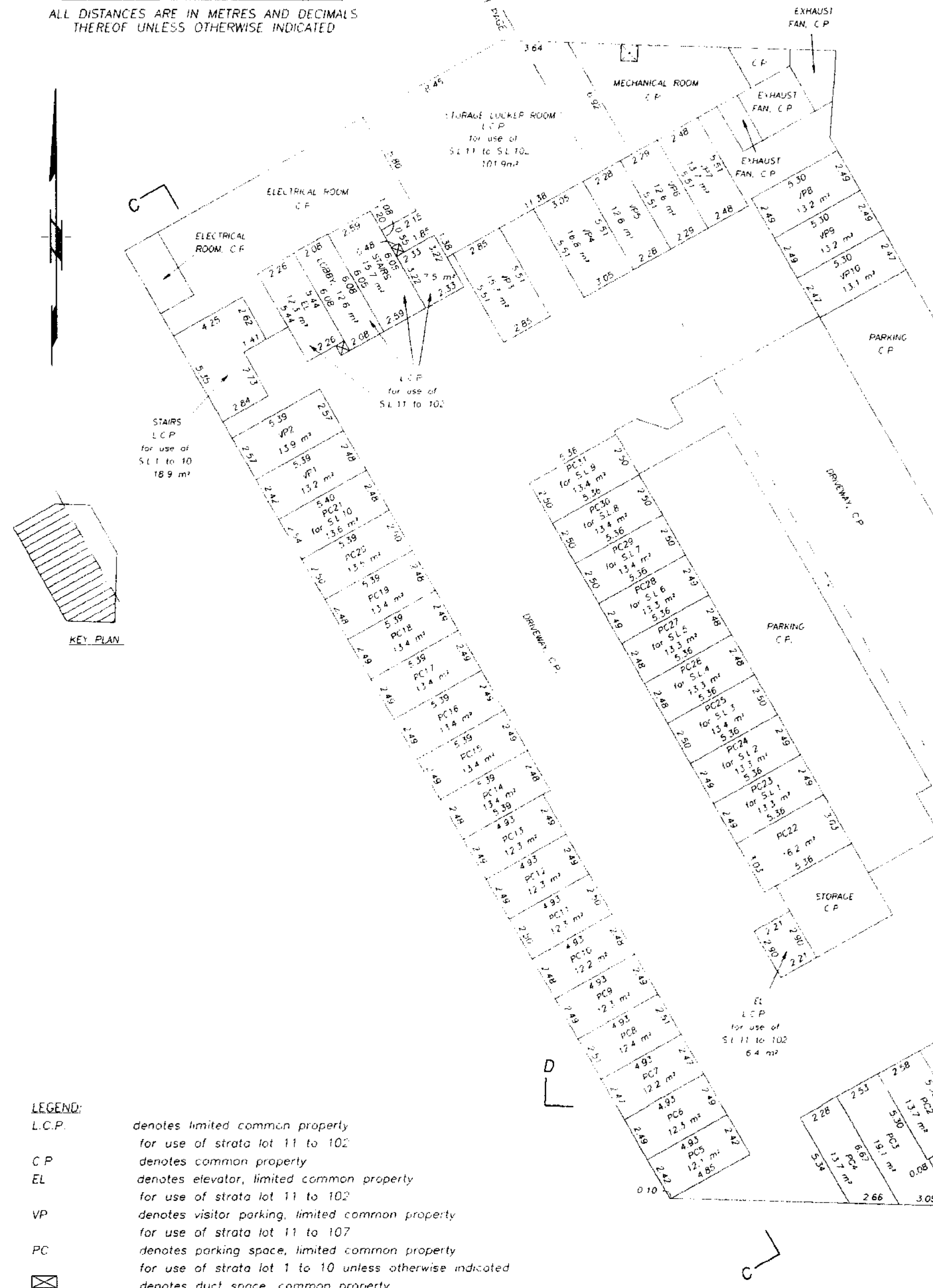
PART OF PARKING LEVEL P1

STRATA PLAN LMS 2563

SCALE: 1:200



ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE INDICATED



LEGEND:

- L.C.P. denotes limited common property for use of strata lot 11 to 102
- C.P. denotes common property
- EL denotes elevator, limited common property for use of strata lot 11 to 102
- VP denotes visitor parking, limited common property for use of strata lot 11 to 107
- PC denotes parking space, limited common property for use of strata lot 1 to 10 unless otherwise indicated
- ⊠ denotes duct space, common property

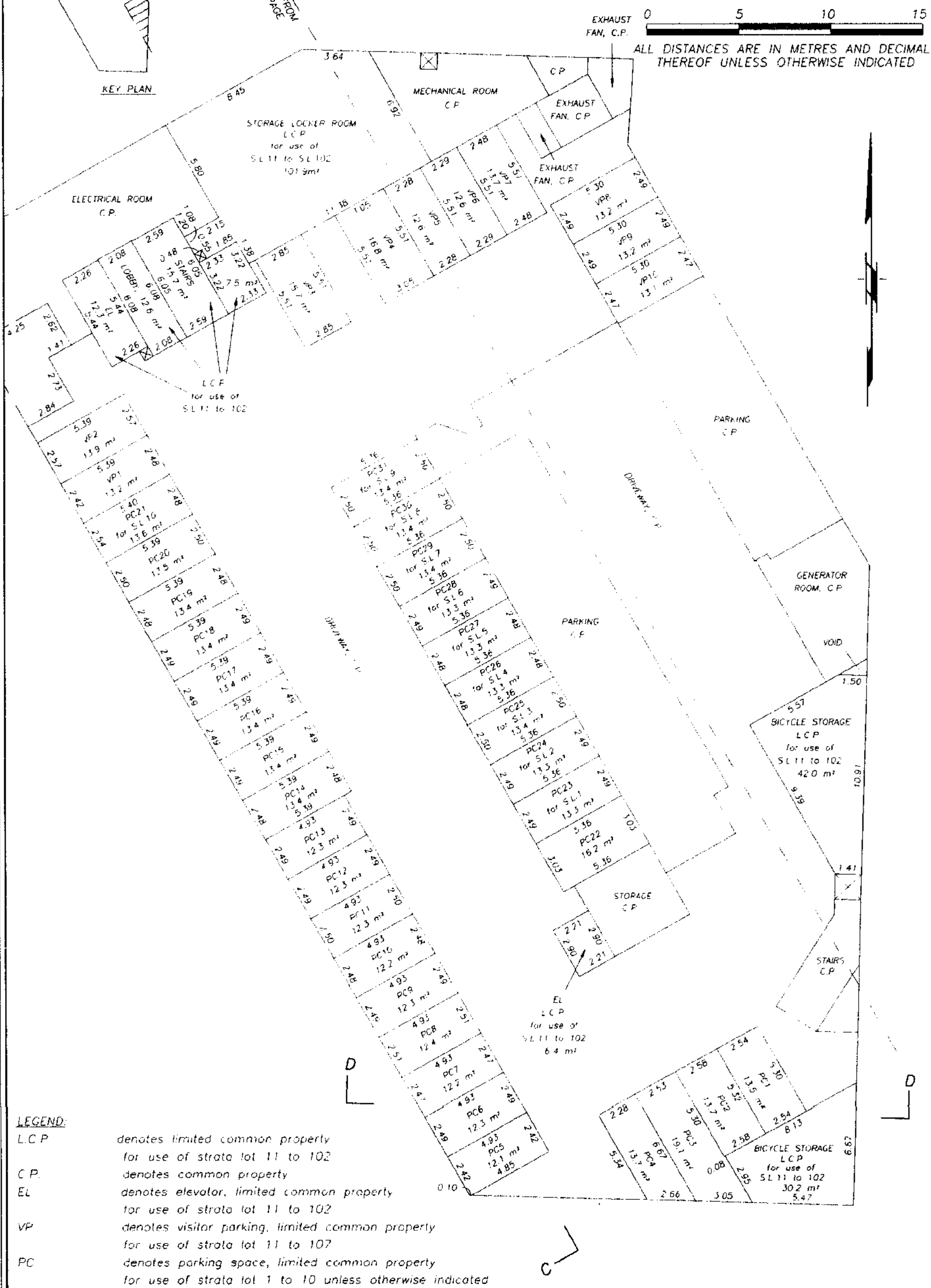
J.C.T.
September 23rd, 1996

PART OF PARKING LEVEL P1

STRATA PLAN LMS 2563

SCALE: 1:200

ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE INDICATED



LEGEND:

- L.C.P. denotes limited common property for use of strata lot 11 to 102
- C.P. denotes common property
- EL denotes elevator, limited common property for use of strata lot 11 to 102
- VP denotes visitor parking, limited common property for use of strata lot 11 to 107
- PC denotes parking space, limited common property for use of strata lot 1 to 10 unless otherwise indicated
- ⊠ denotes duct space, common property

J.C.T.
September 23rd, 1996

GROUND FLOOR

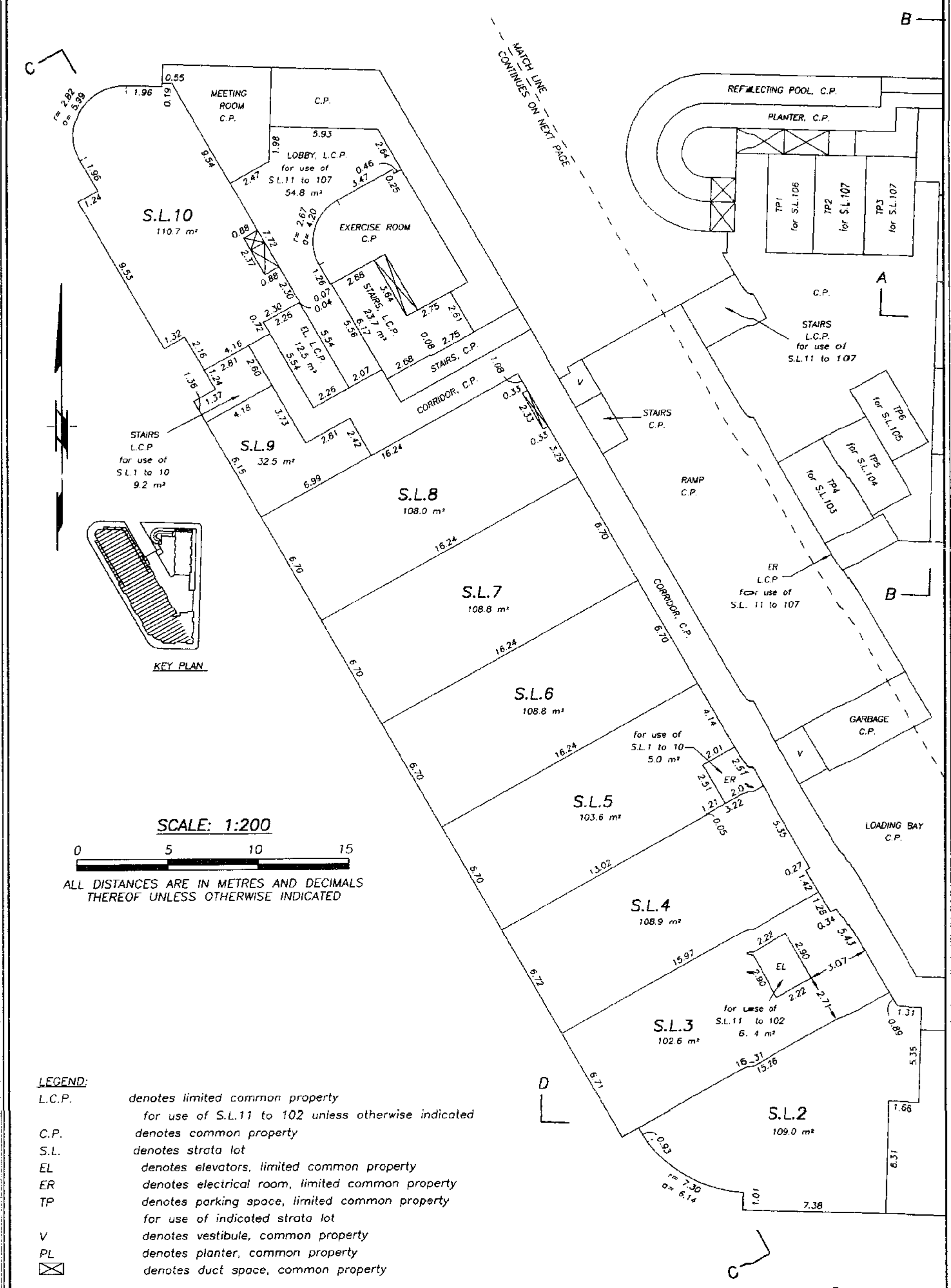
STRATA LOTS 2 TO 10 INCLUSIVE

STRATA PLAN LMS 2563

SCALE: 1:200



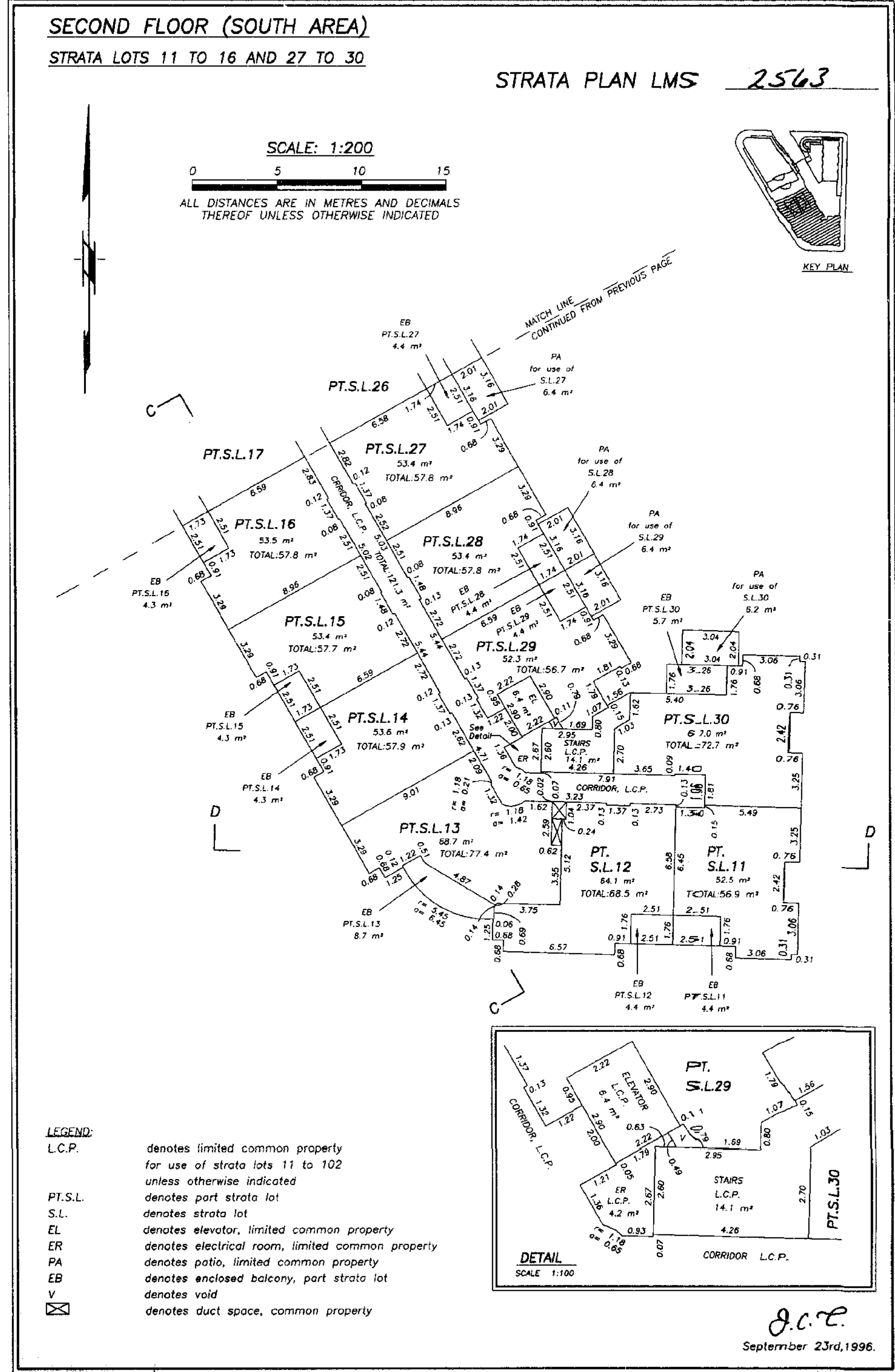
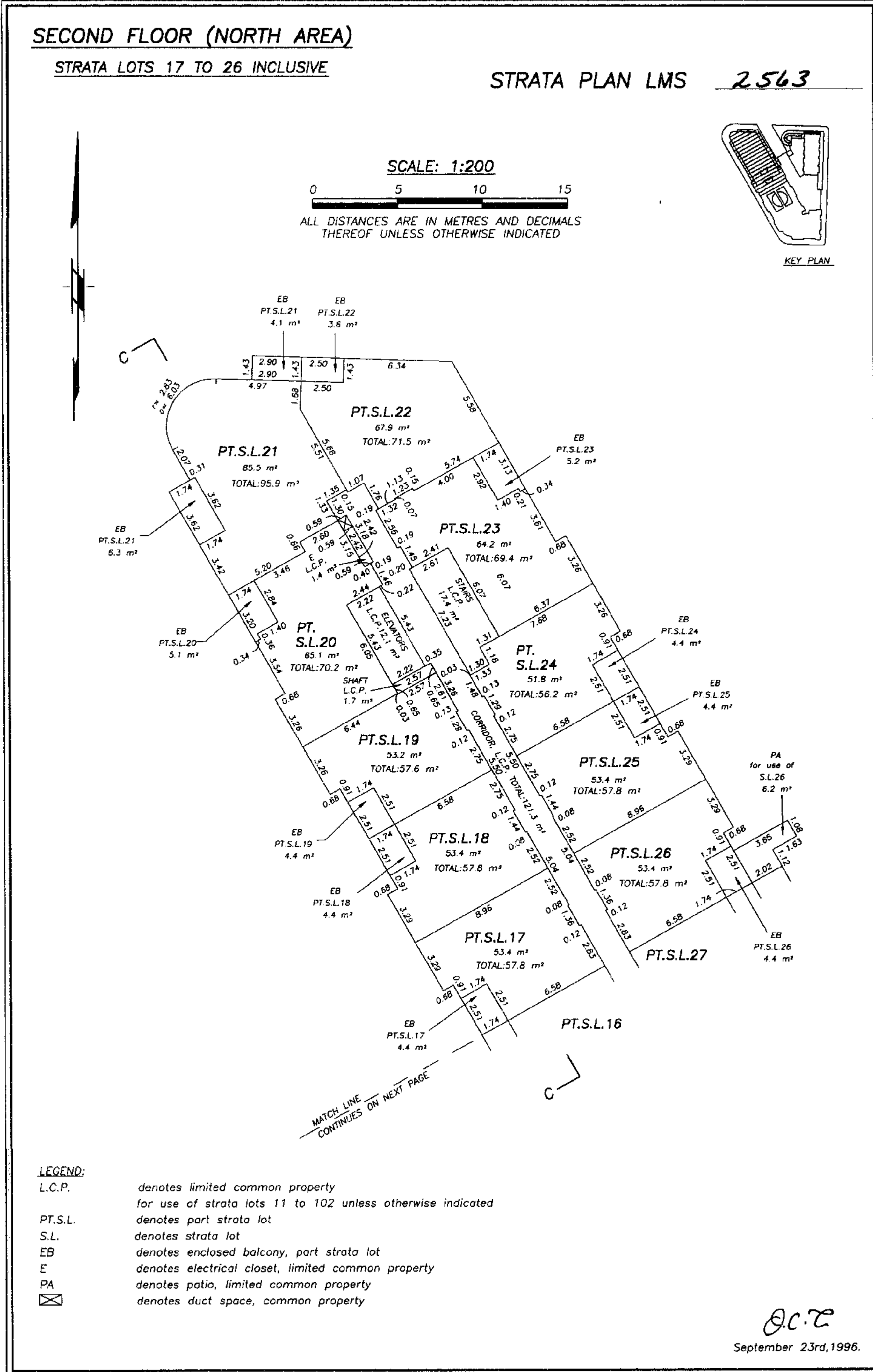
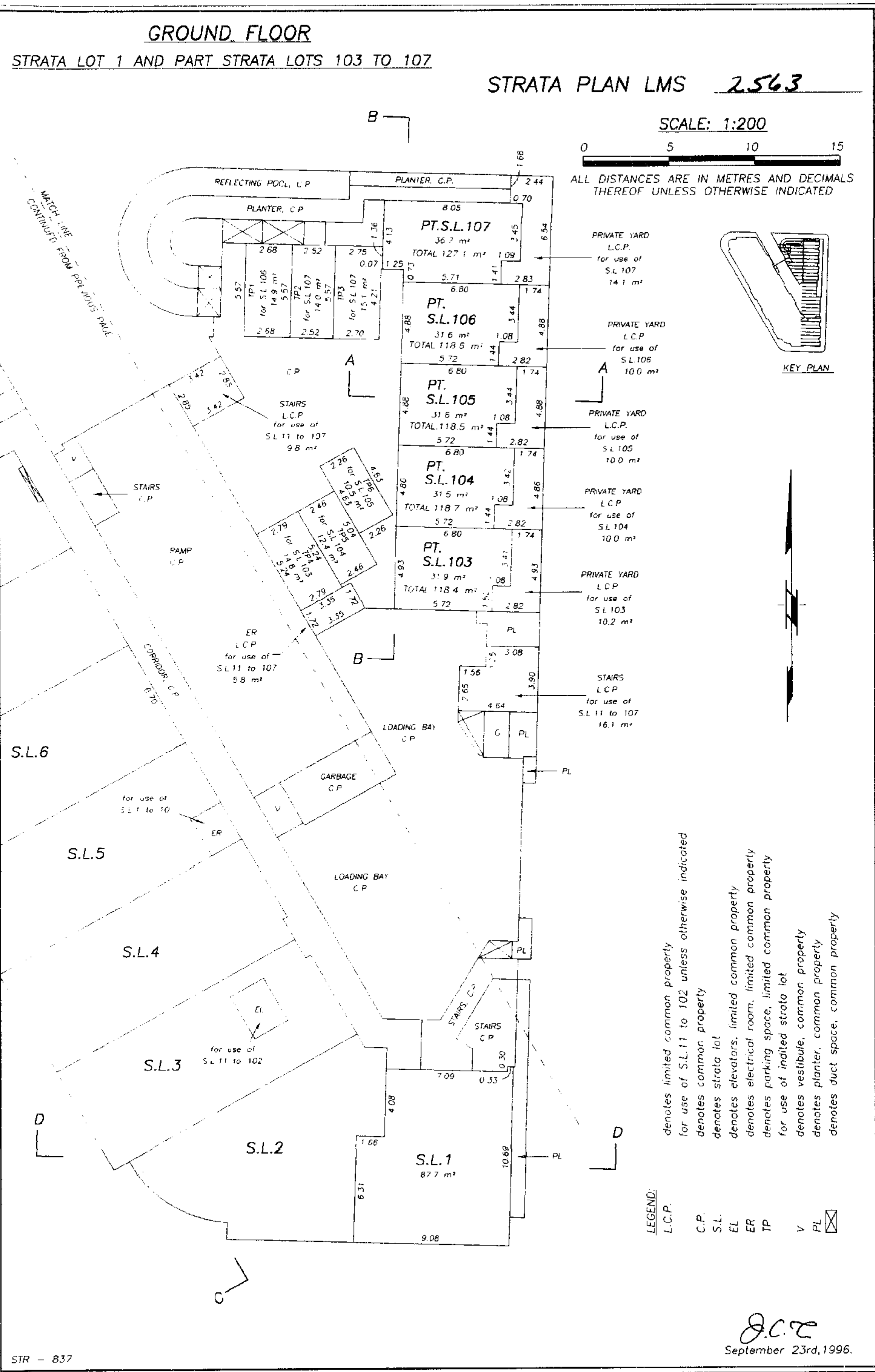
ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE INDICATED



LEGEND:

- L.C.P. denotes limited common property for use of S.L.11 to 102 unless otherwise indicated
- C.P. denotes common property
- S.L. denotes strata lot
- EL denotes elevators, limited common property
- ER denotes electrical room, limited common property
- TP denotes parking space, limited common property for use of indicated strata lot
- V denotes vestibule, common property
- PL denotes planter, common property
- ⊠ denotes duct space, common property

J.C.T.
September 23rd, 1996



THIRD FLOOR (NORTH AREA)

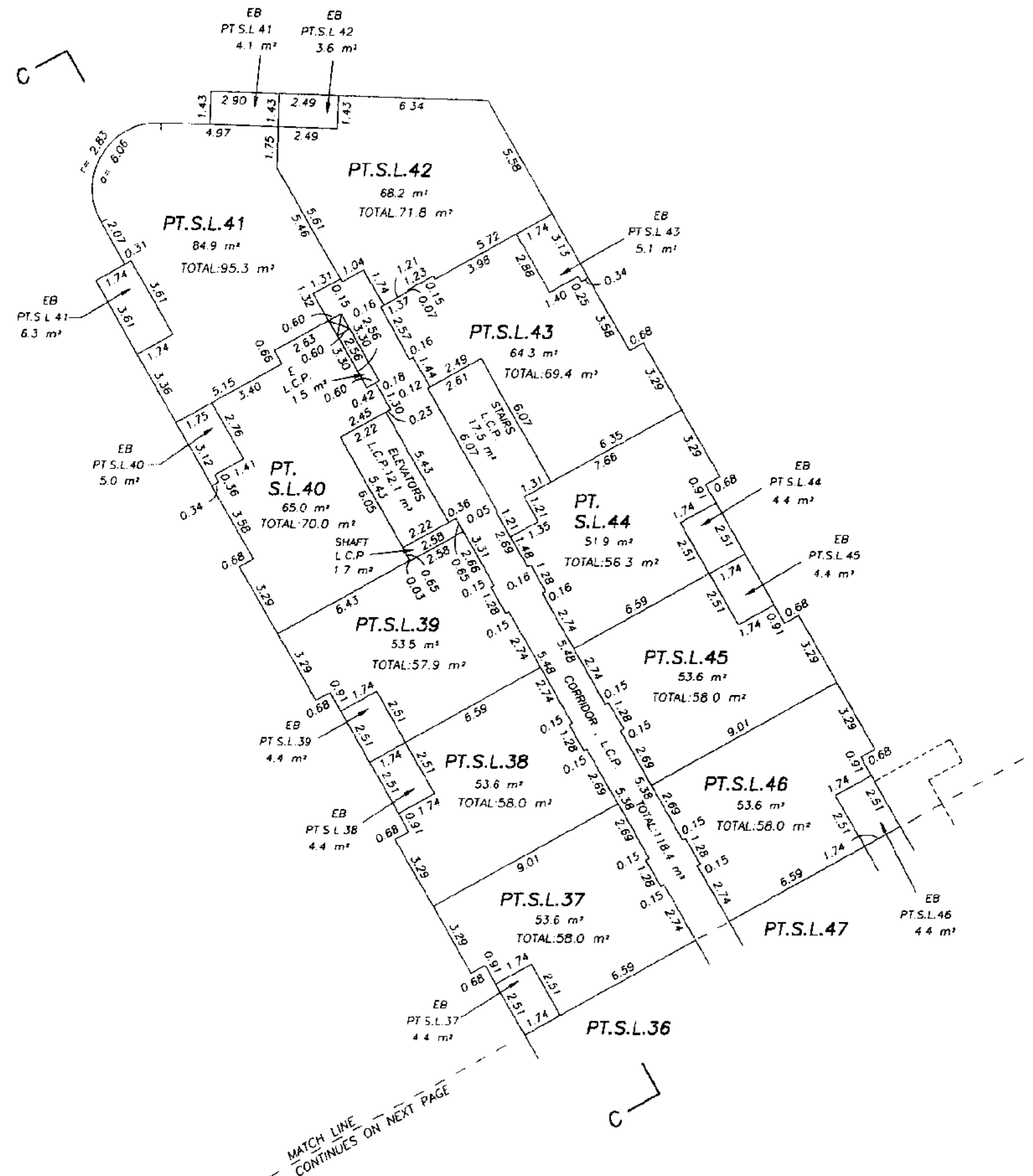
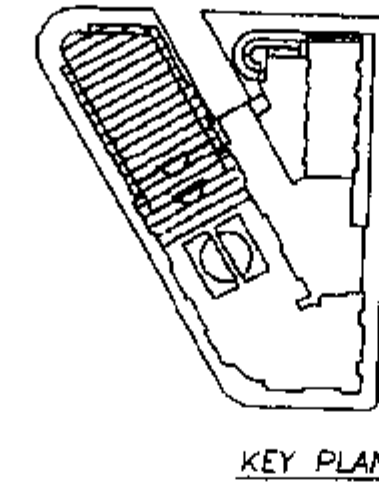
STRATA LOTS 37 TO 46 INCLUSIVE

STRATA PLAN LMS

2563

SCALE: 1:200

0 5 10 15
ALL DISTANCES ARE IN METRES AND DECIMALS
THEREOF UNLESS OTHERWISE INDICATED



LEGEND:
L.C.P.

PT.S.L.

S.L.

EB

E

☒

denotes limited common property
for use of strata lots 11 to 102 unless otherwise indicated
denotes part strata lot
denotes strata lot
denotes enclosed balcony, part strata lot
denotes electrical closet, limited common property
denotes duct space, common property

O.C.T.
September 23rd, 1996.

THIRD FLOOR (SOUTH AREA)

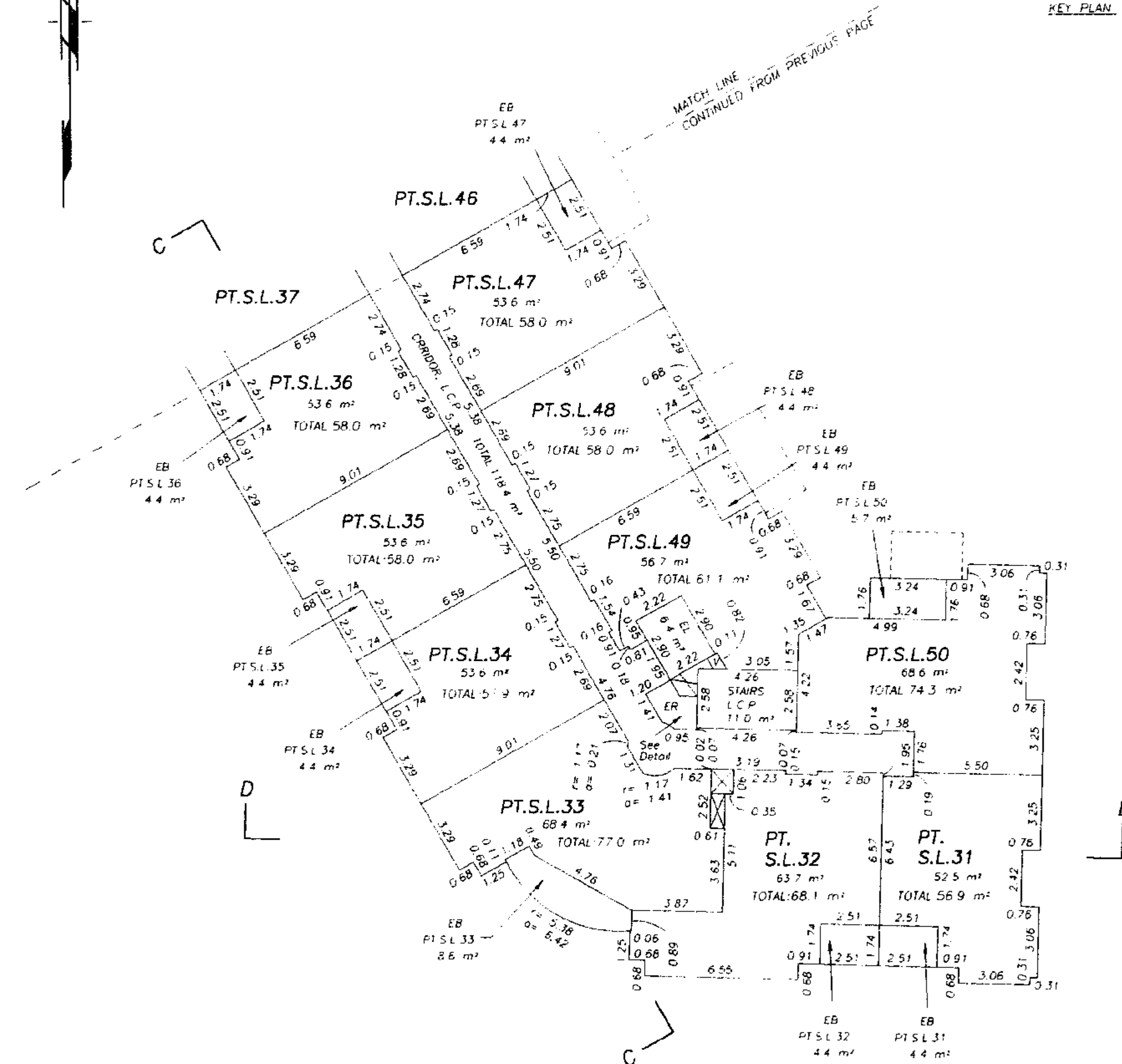
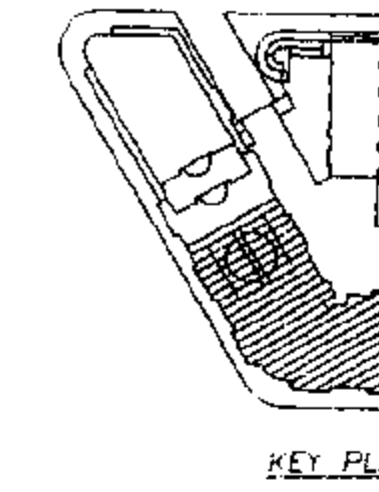
STRATA LOTS 31 TO 36 AND 47 TO 50

STRATA PLAN LMS

2563

SCALE: 1:200

0 5 10 15
ALL DISTANCES ARE IN METRES AND DECIMALS
THEREOF UNLESS OTHERWISE INDICATED



LEGEND

L.C.P.

PT.S.L.

S.L.

EL

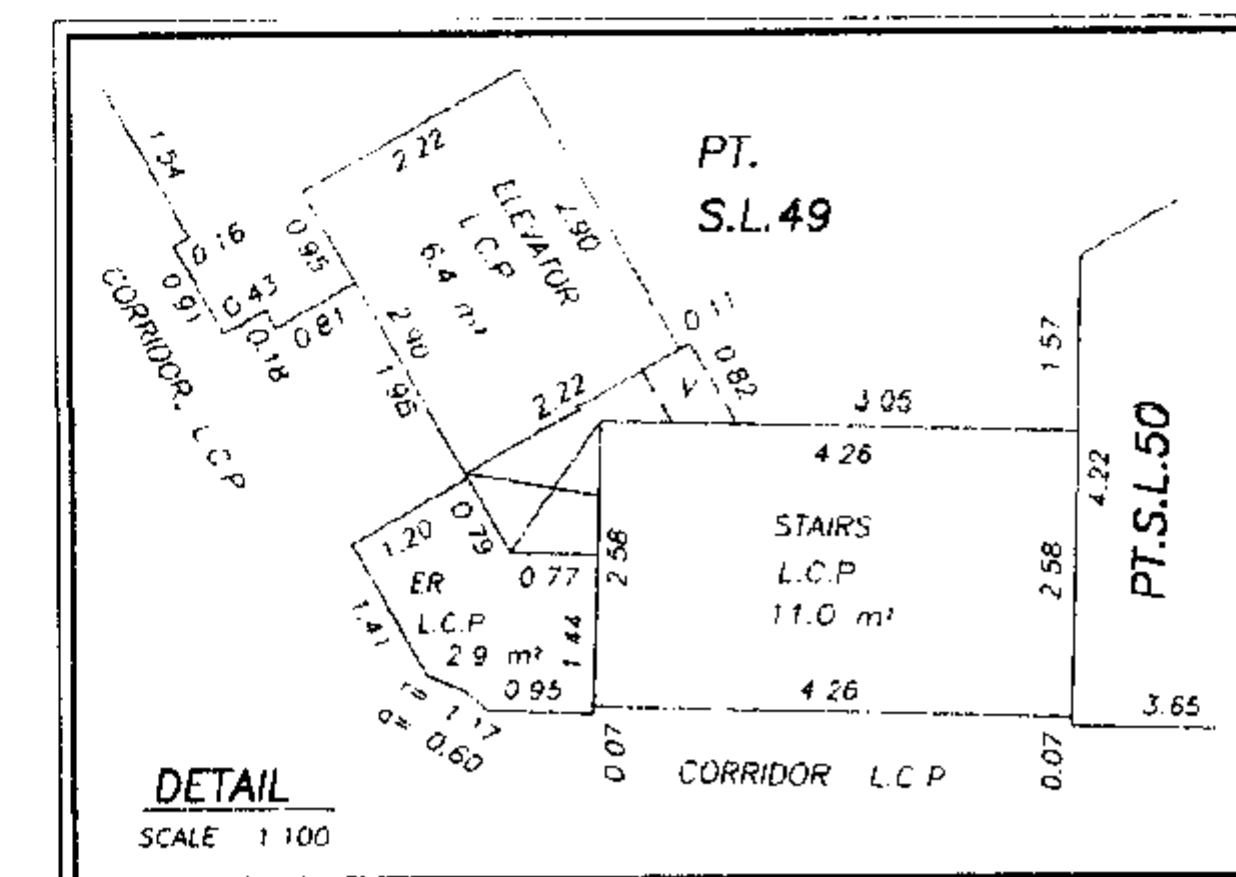
ER

EB

V

☒

denotes limited common property
for use of strata lots 11 to 102
unless otherwise indicated
denotes part strata lot
denotes strata lot
denotes elevator, limited common property
denotes electrical room, limited common property
denotes enclosed balcony, part strata lot
denotes void
denotes duct space, common property



O.C.T.
September 23rd, 1996.

FOURTH FLOOR (NORTH AREA)

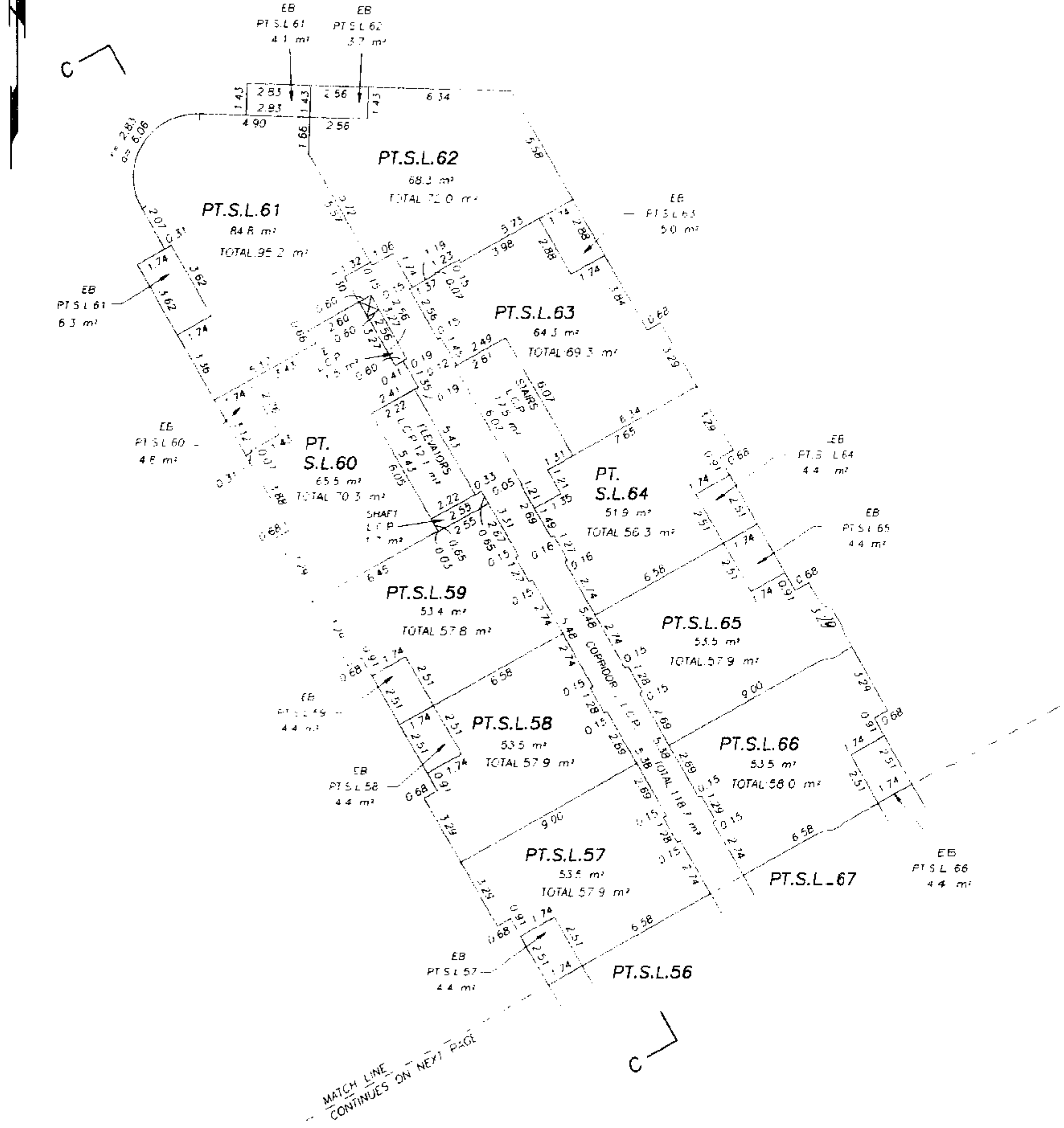
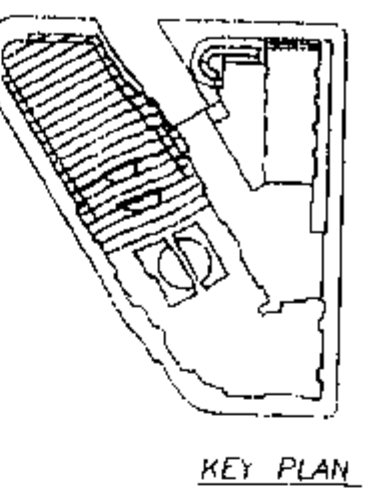
STRATA LOTS 57 TO 66 INCLUSIVE

STRATA PLAN LMS

2563

SCALE: 1:200

0 5 10 15
ALL DISTANCES ARE IN METRES AND DECIMALS
THEREOF UNLESS OTHERWISE INDICATED



LEGEND

L.C.P.

PT.S.L.

S.L.

EB

E

☒

denotes limited common property
for use of strata lots 11 to 102 unless otherwise indicated
denotes part strata lot
denotes strata lot
denotes enclosed balcony, part strata lot
denotes electrical closet, limited common property
denotes duct space, common property

O.C.T.
September 23rd, 1996.

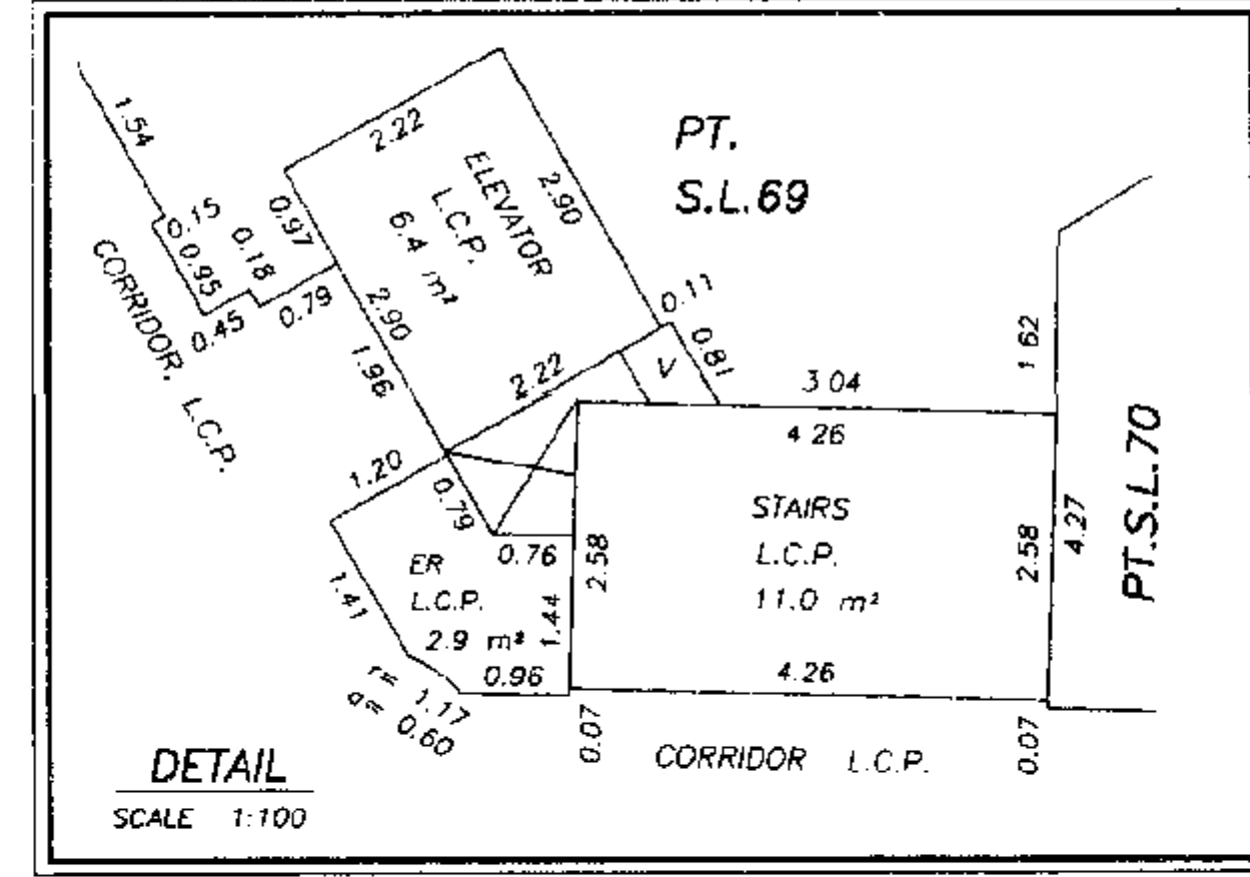
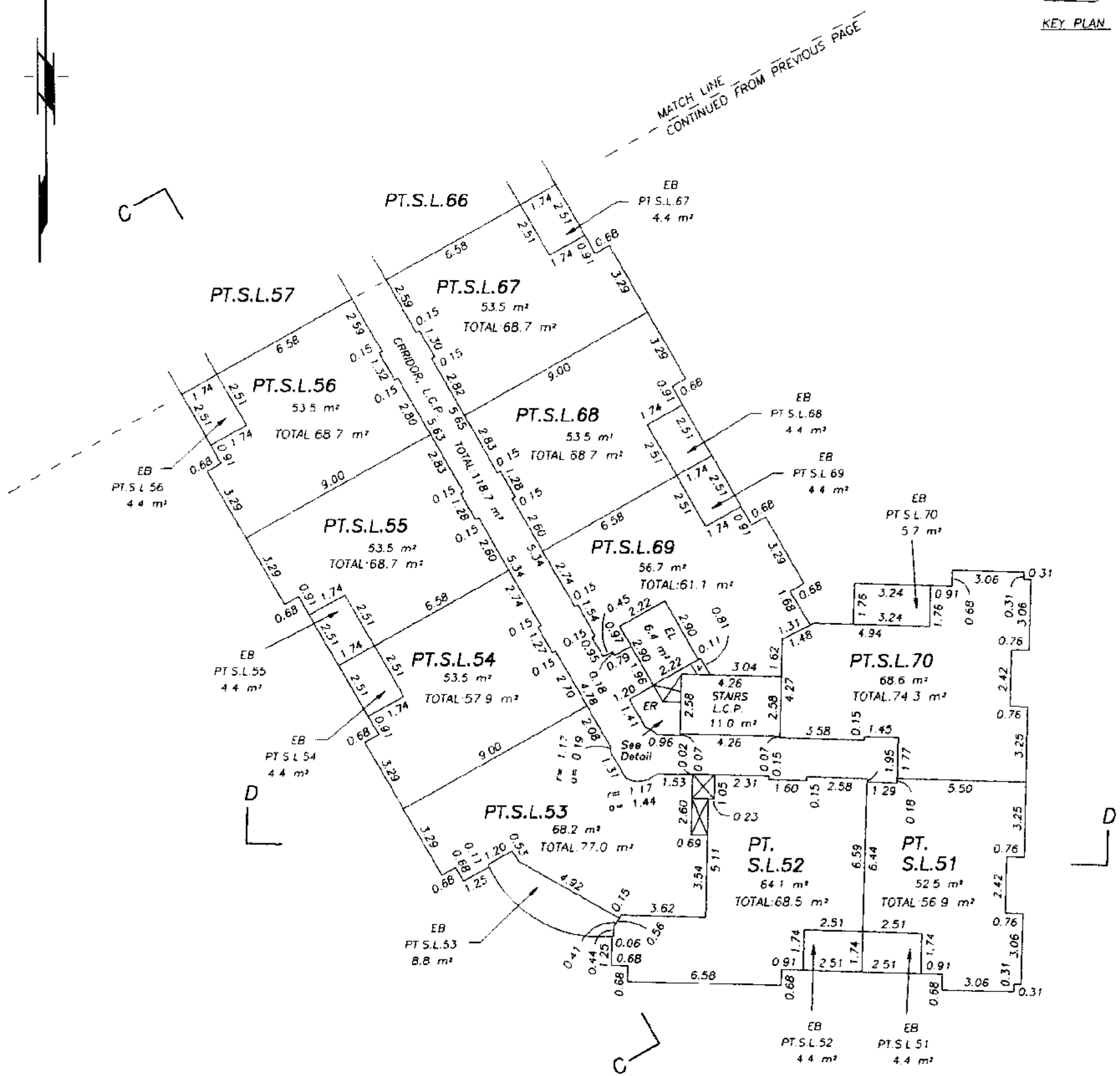
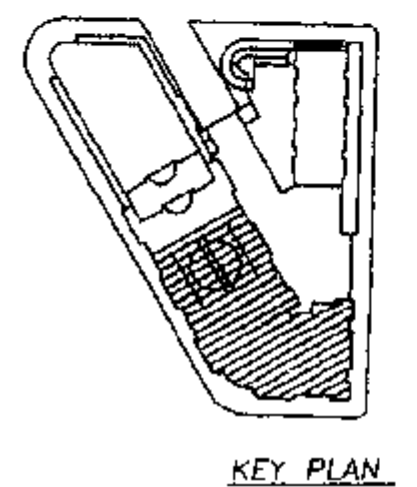
FOURTH FLOOR (SOUTH AREA)

STRATA LOTS 51 TO 54, 69,70
AND PART STRATA LOTS 55,56,67,68

STRATA PLAN LMS 2563

SCALE: 1:200

0 5 10 15
ALL DISTANCES ARE IN METRES AND DECIMALS
THEREOF UNLESS OTHERWISE INDICATED



- LEGEND:
- L.C.P. denotes limited common property for use of strata lots 11 to 102 unless otherwise indicated
 - PT.S.L. denotes part strata lot
 - S.L. denotes strata lot
 - EL denotes elevator, limited common property
 - ER denotes electrical room, limited common property
 - EB denotes enclosed balcony, part strata lot
 - V denotes void
 - ☒ denotes duct space, common property

O.C.T.
September 23rd, 1996.

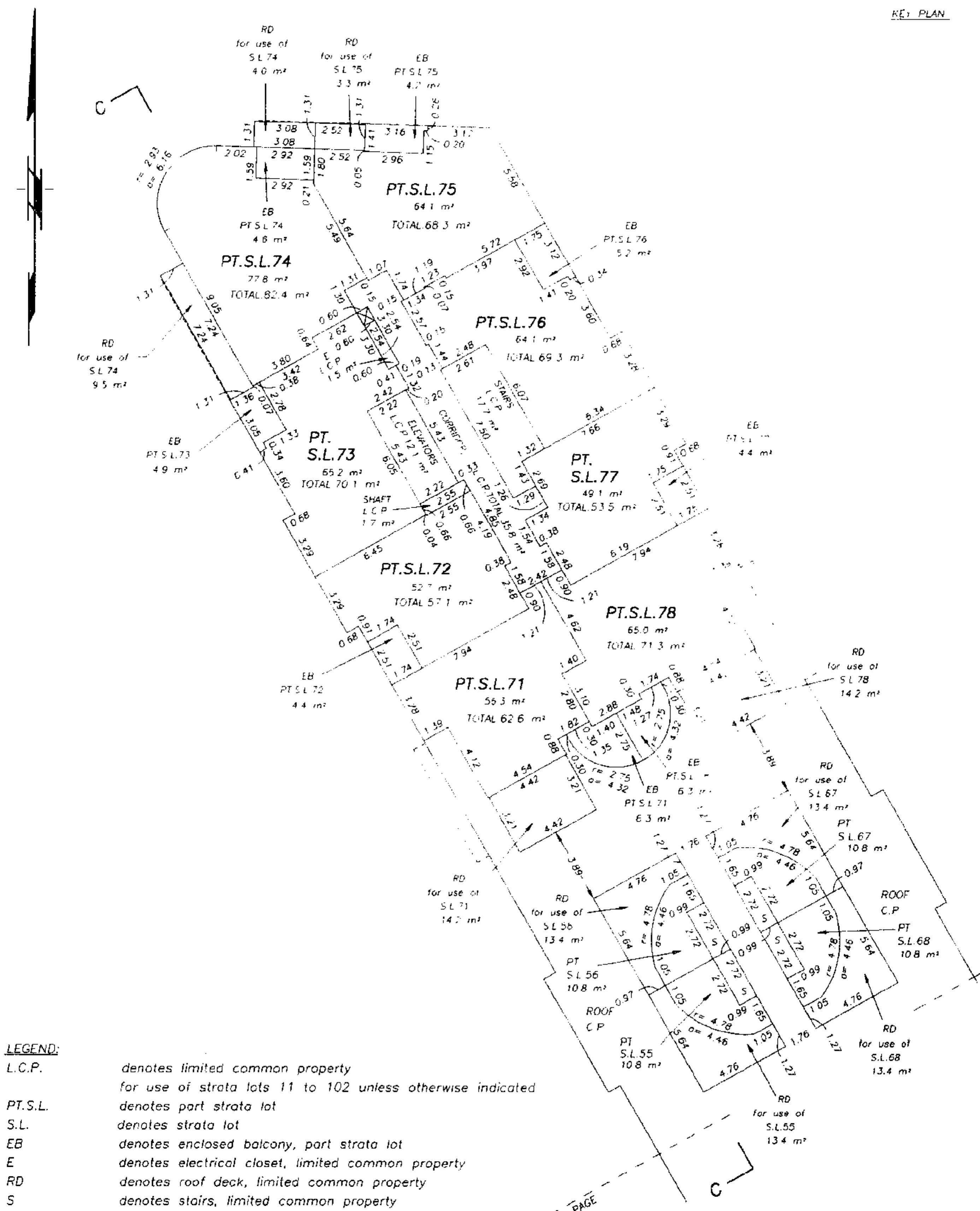
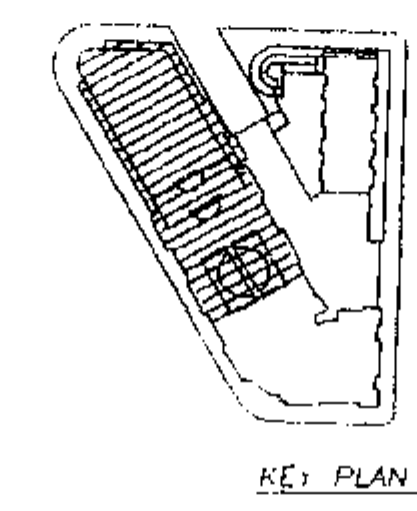
FIFTH FLOOR

STRATA LOTS 71 TO 78
AND PART STRATA LOTS 55,56,67,68

STRATA PLAN LMS 2563

SCALE: 1:200

0 5 10 15
ALL DISTANCES ARE IN METRES AND DECIMALS
THEREOF UNLESS OTHERWISE INDICATED



- LEGEND:
- L.C.P. denotes limited common property for use of strata lots 11 to 102 unless otherwise indicated
 - PT.S.L. denotes part strata lot
 - S.L. denotes strata lot
 - EB denotes enclosed balcony, part strata lot
 - E denotes electrical closet, limited common property
 - RD denotes roof deck, limited common property
 - S denotes stairs, limited common property for use of adjacent strata lot, 2.7 m²
 - ☒ denotes duct space, common property

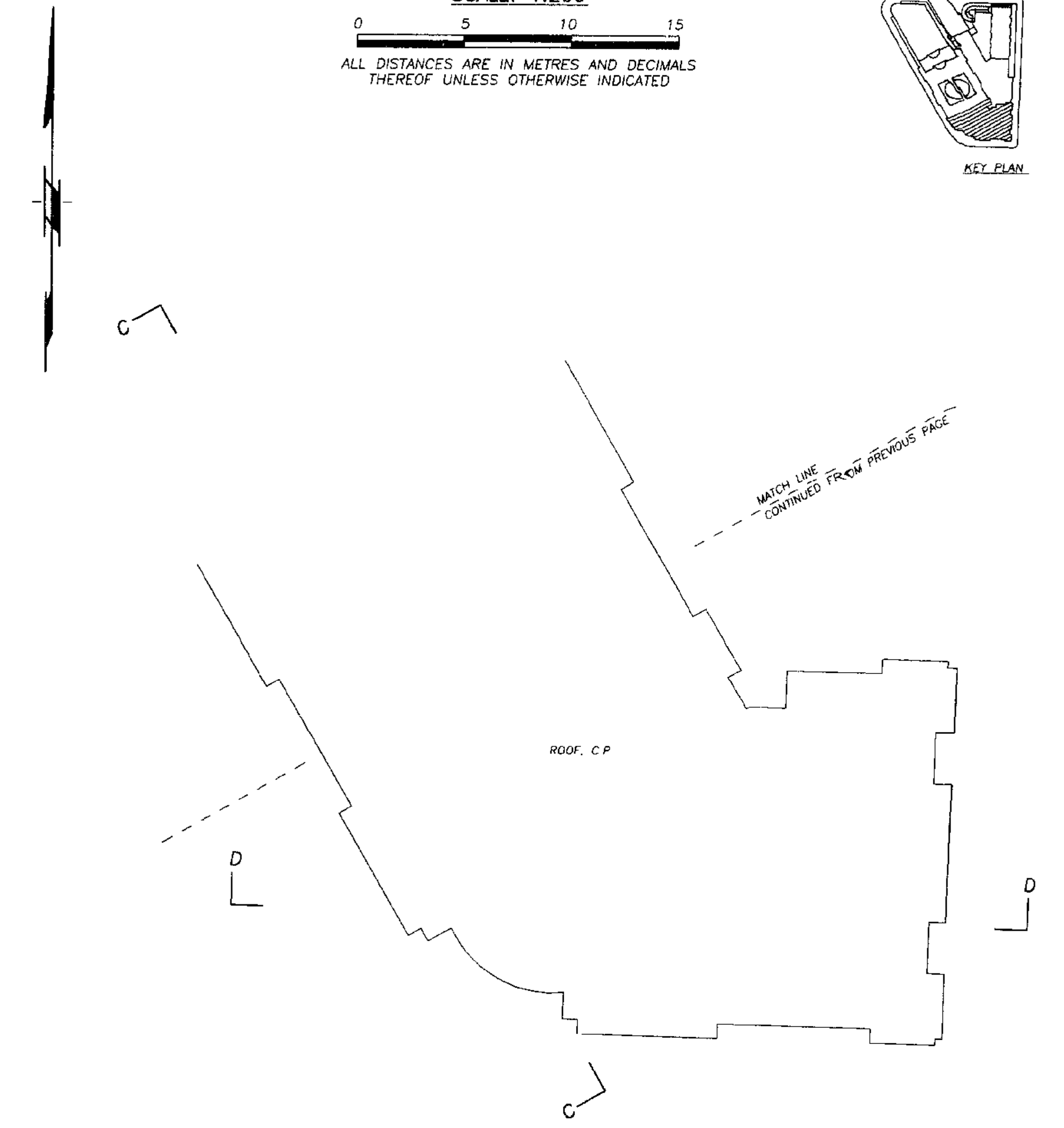
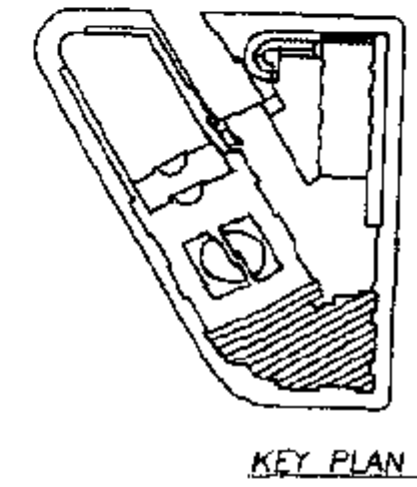
O.C.T.
September 23rd, 1996.

FIFTH FLOOR (SOUTH AREA)

STRATA PLAN LMS 2563

SCALE: 1:200

0 5 10 15
ALL DISTANCES ARE IN METRES AND DECIMALS
THEREOF UNLESS OTHERWISE INDICATED



- LEGEND:
- C.P. denotes common property

O.C.T.
September 23rd, 1996.

SIXTH FLOOR

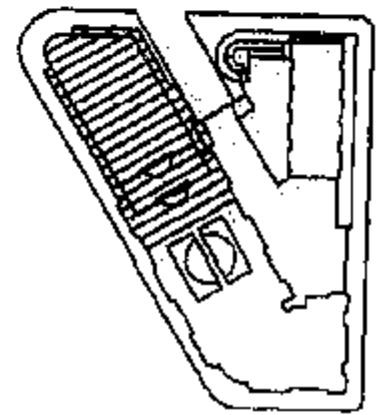
STRATA LOTS 79 TO 86 INCLUSIVE

STRATA PLAN LMS

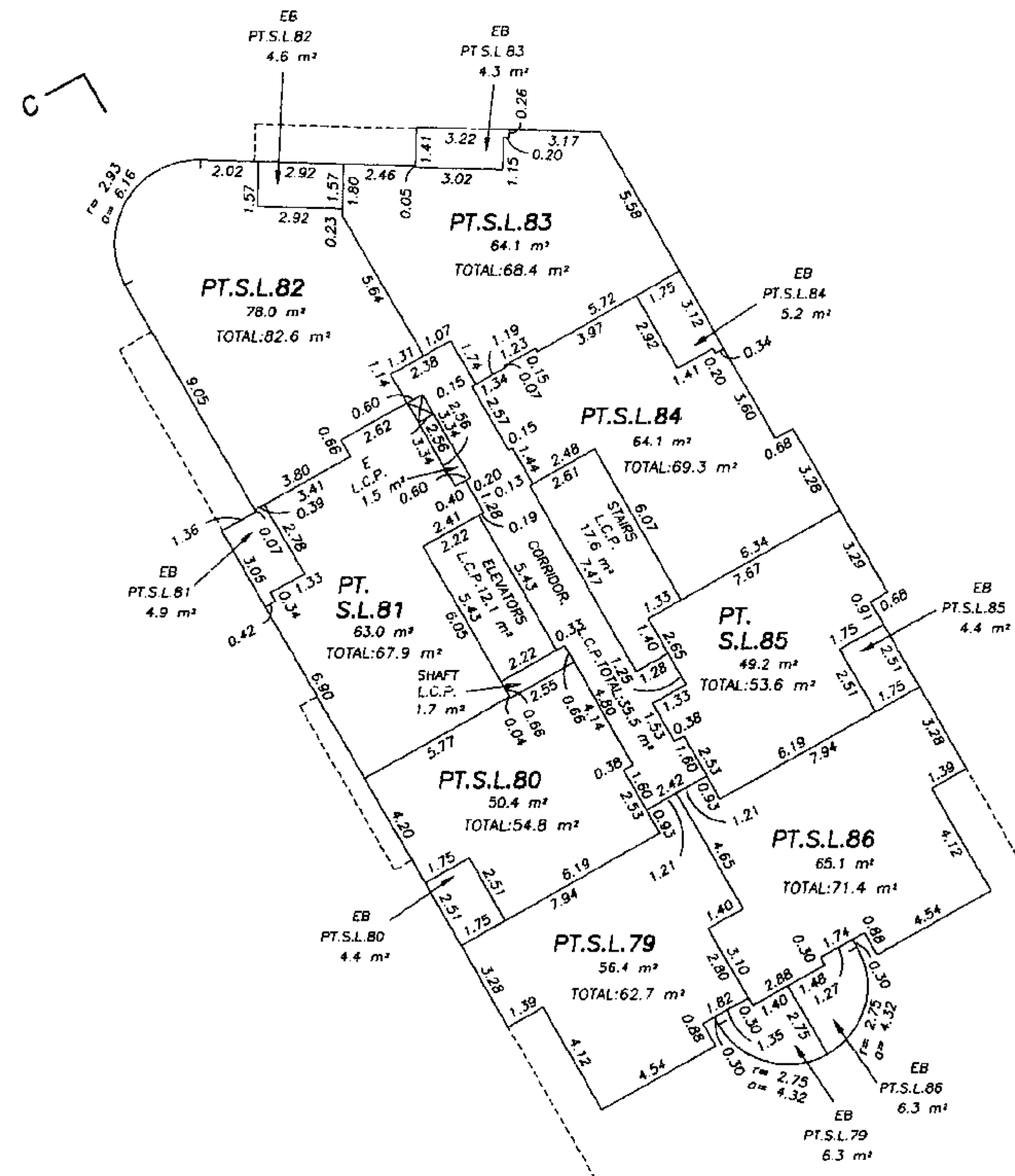
2563

SCALE: 1:200

0 5 10 15
ALL DISTANCES ARE IN METRES AND DECIMALS
THEREOF UNLESS OTHERWISE INDICATED



KEY PLAN



LEGEND:

- L.C.P. denotes limited common property for use of strata lots 11 to 102 unless otherwise indicated
- PT.S.L. denotes part strata lot
- S.L. denotes strata lot
- EB denotes enclosed balcony, part strata lot
- E denotes electrical closet, limited common property
- ☒ denotes duct space, common property

MATCH LINE
CONTINUES ON NEXT PAGE

J.C.T.
September 23rd, 1996.

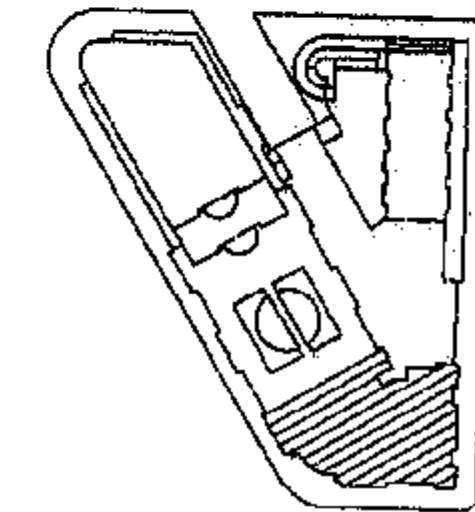
SIXTH FLOOR (SOUTH AREA)

STRATA PLAN LMS

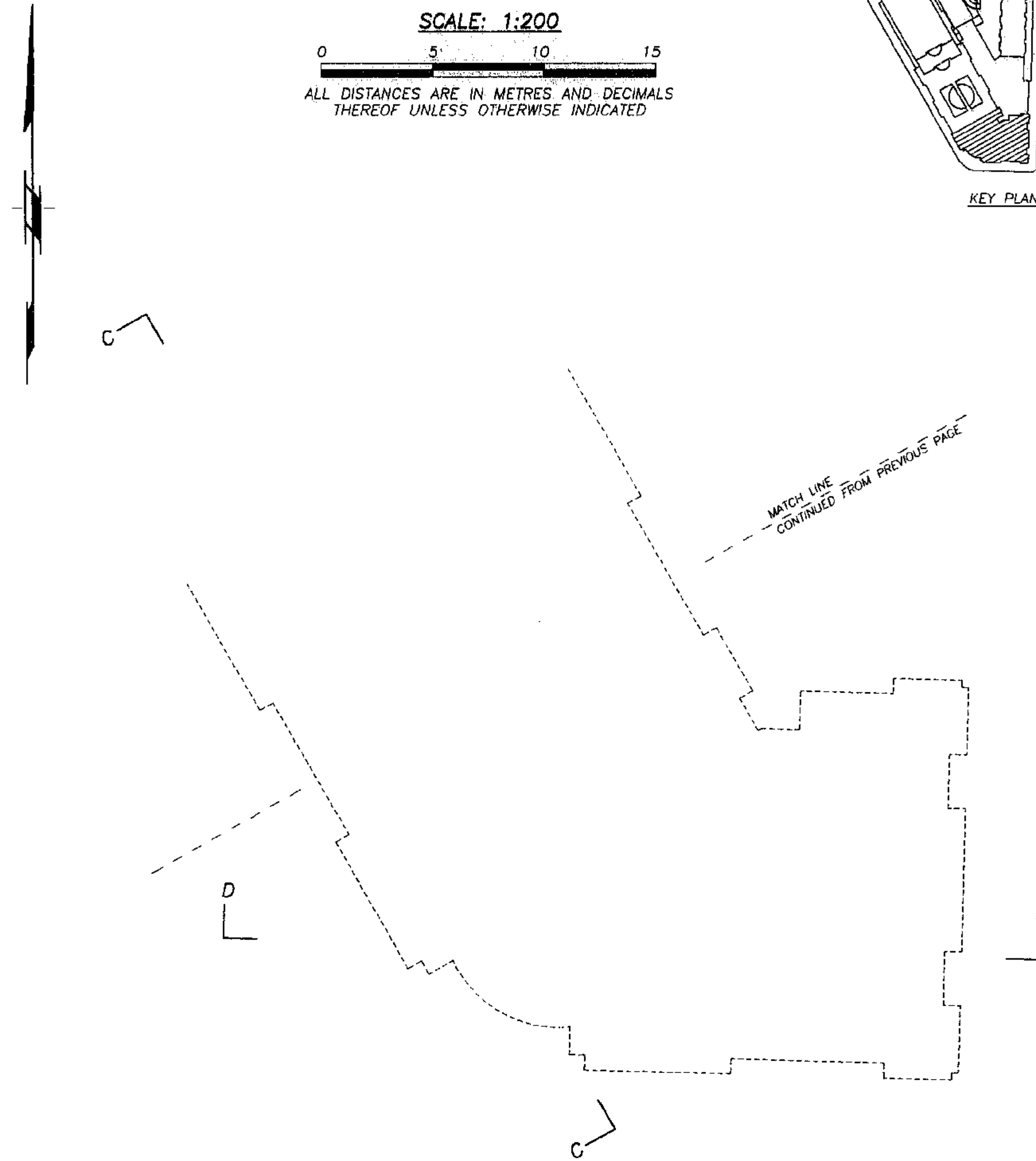
2563

SCALE: 1:200

0 5 10 15
ALL DISTANCES ARE IN METRES AND DECIMALS
THEREOF UNLESS OTHERWISE INDICATED



KEY PLAN



J.C.T.
September 23rd, 1996.

SEVENTH FLOOR

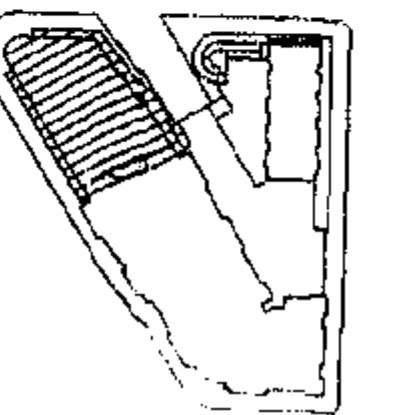
STRATA LOTS 87 TO 94 INCLUSIVE

STRATA PLAN LMS

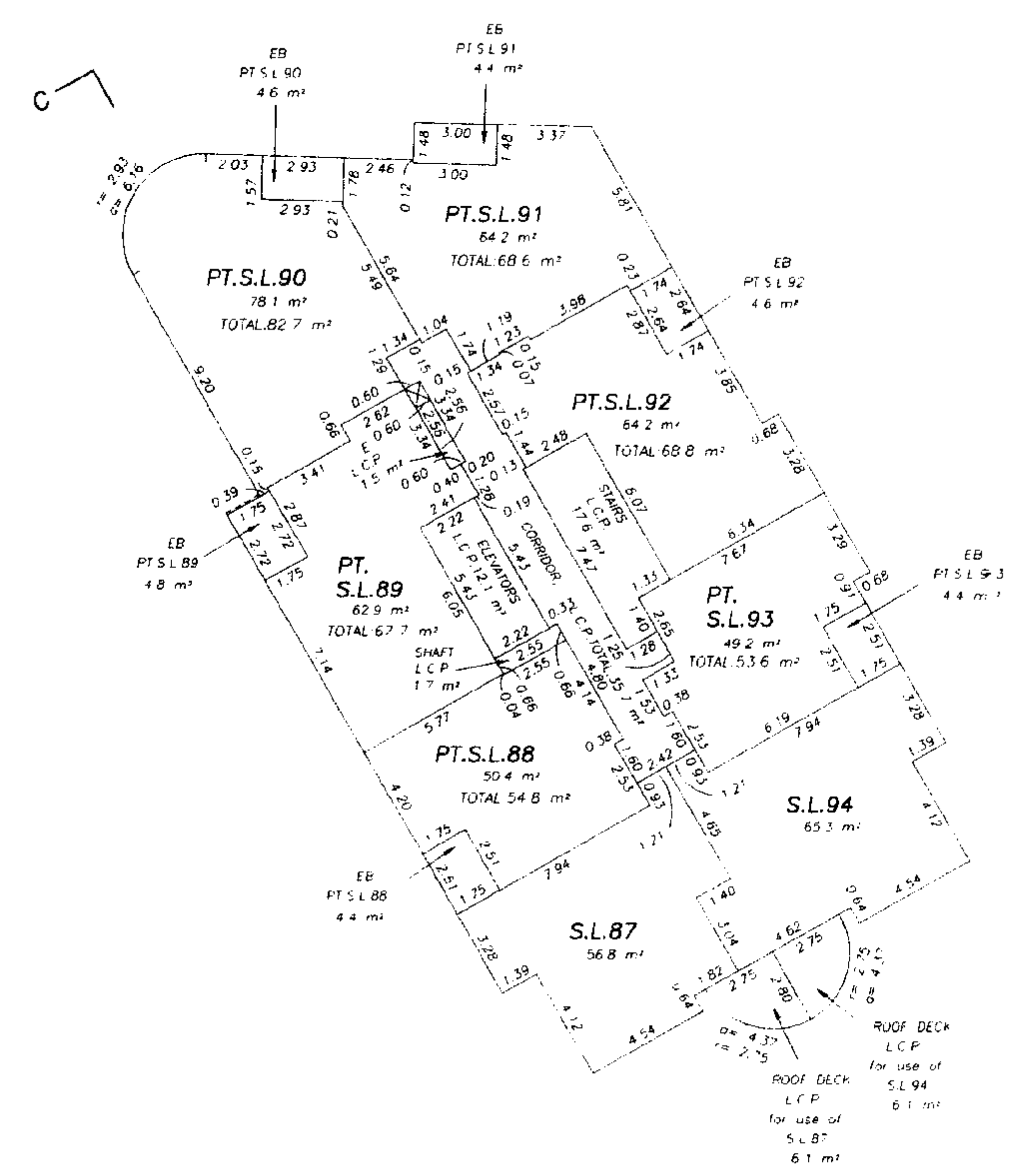
2563

SCALE: 1:200

0 5 10 15
ALL DISTANCES ARE IN METRES AND DECIMALS
THEREOF UNLESS OTHERWISE INDICATED



KEY PLAN

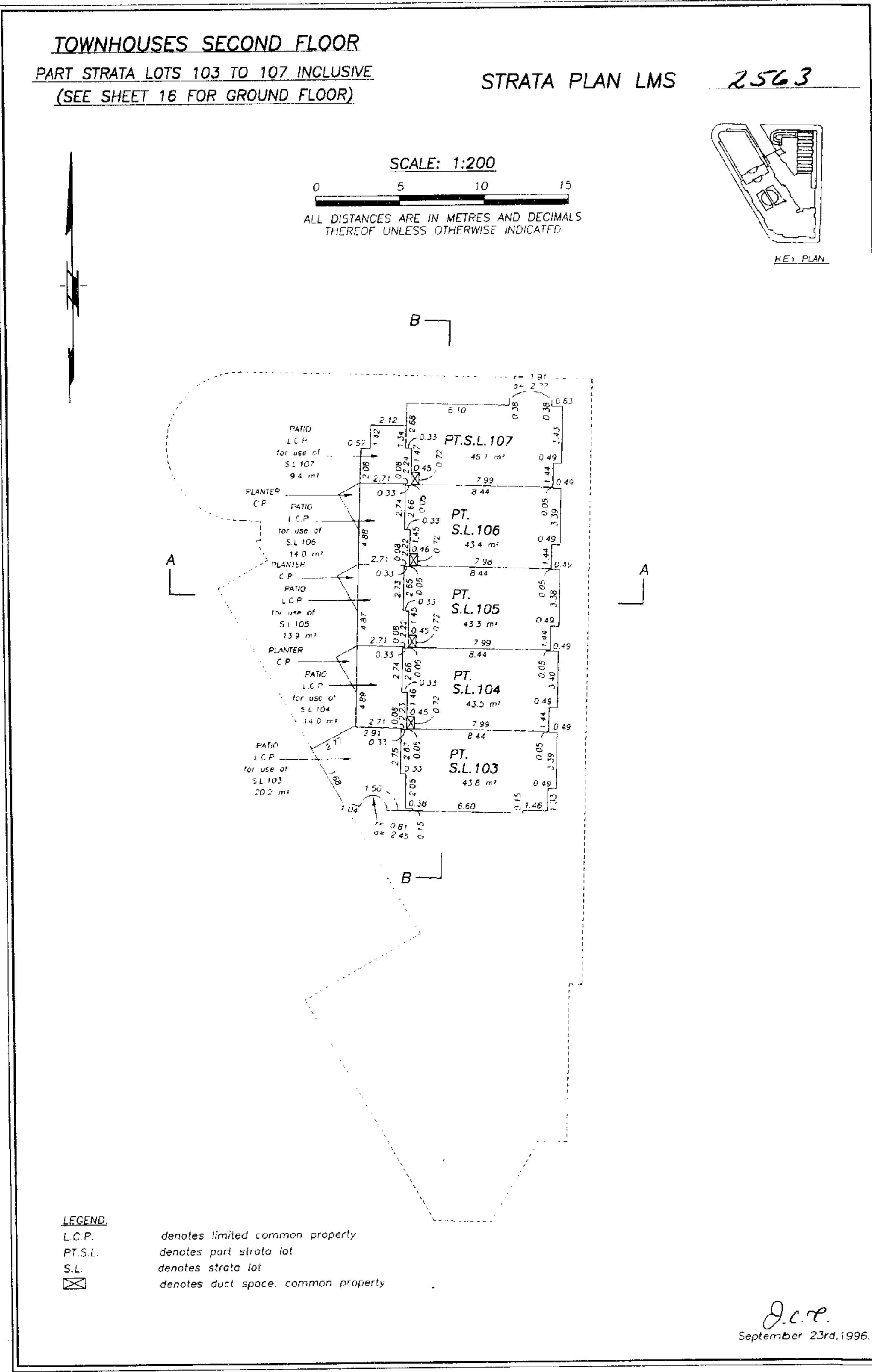
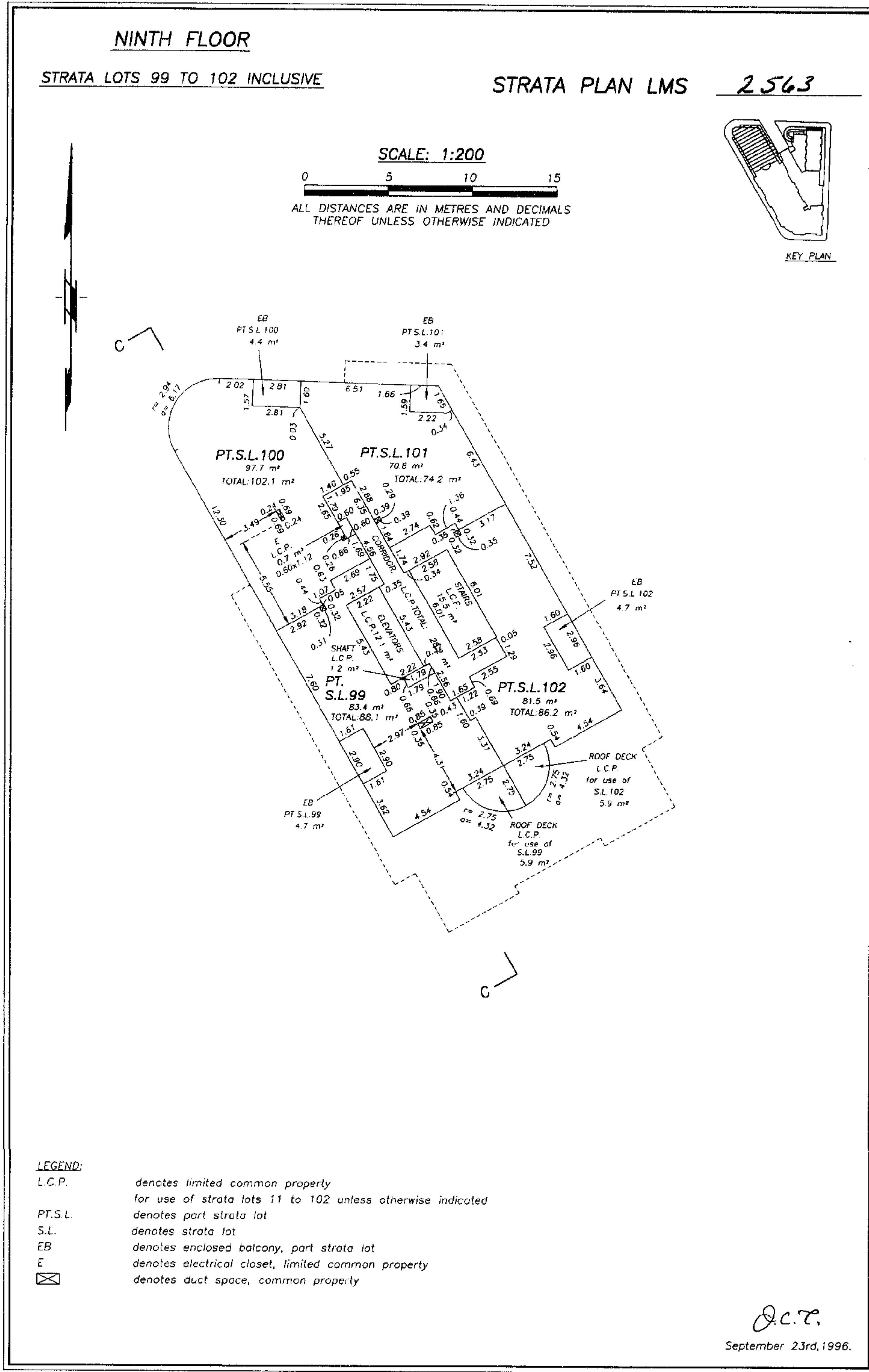
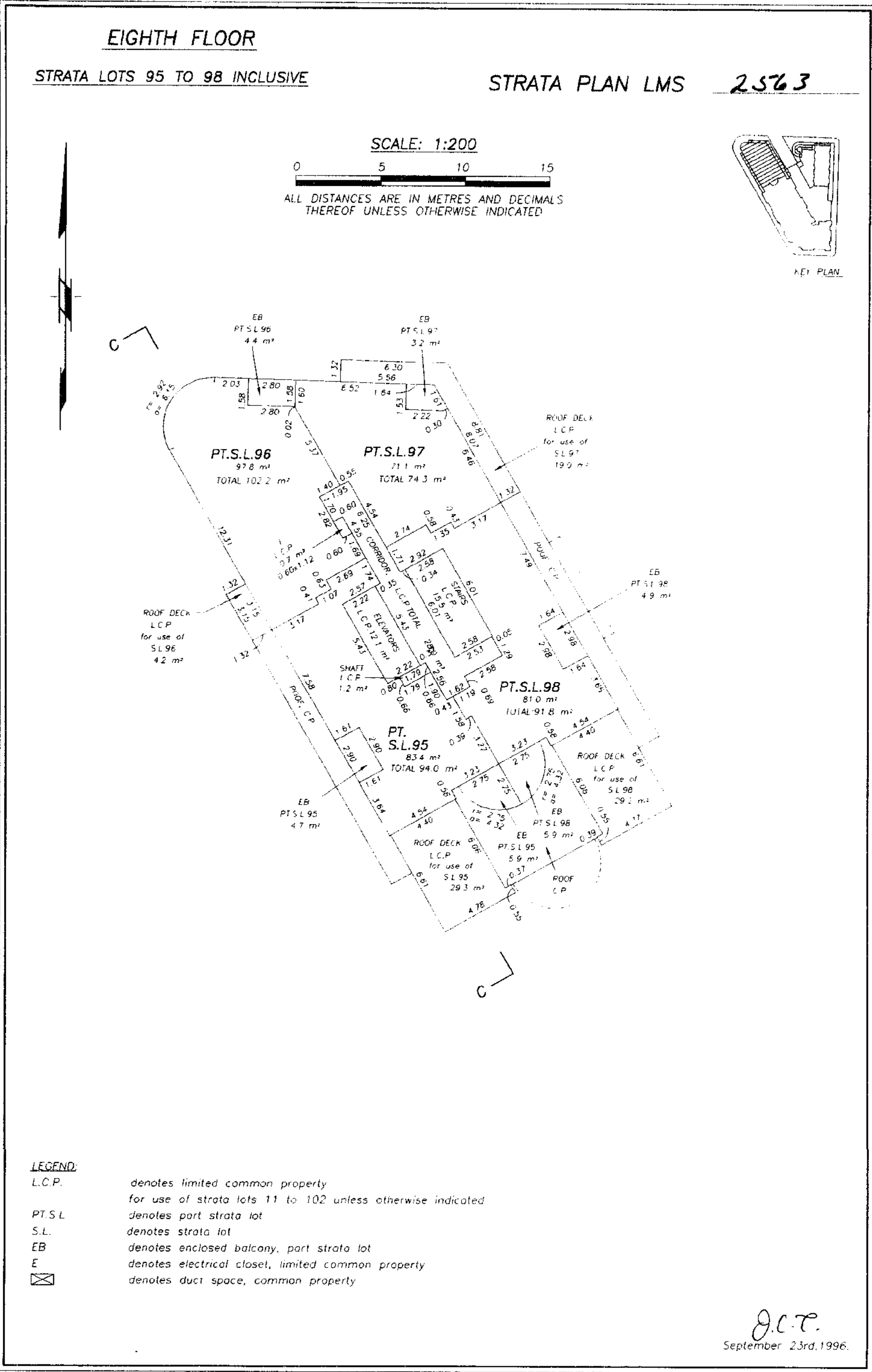


LEGEND:

- L.C.P. denotes limited common property for use of strata lots 11 to 102 unless otherwise indicated
- PT.S.L. denotes part strata lot
- S.L. denotes strata lot
- EB denotes enclosed balcony, part strata lot
- E denotes electrical closet, limited common property
- ☒ denotes duct space, common property

MATCH LINE
CONTINUES ON NEXT PAGE

J.C.T.
September 23rd, 1996.

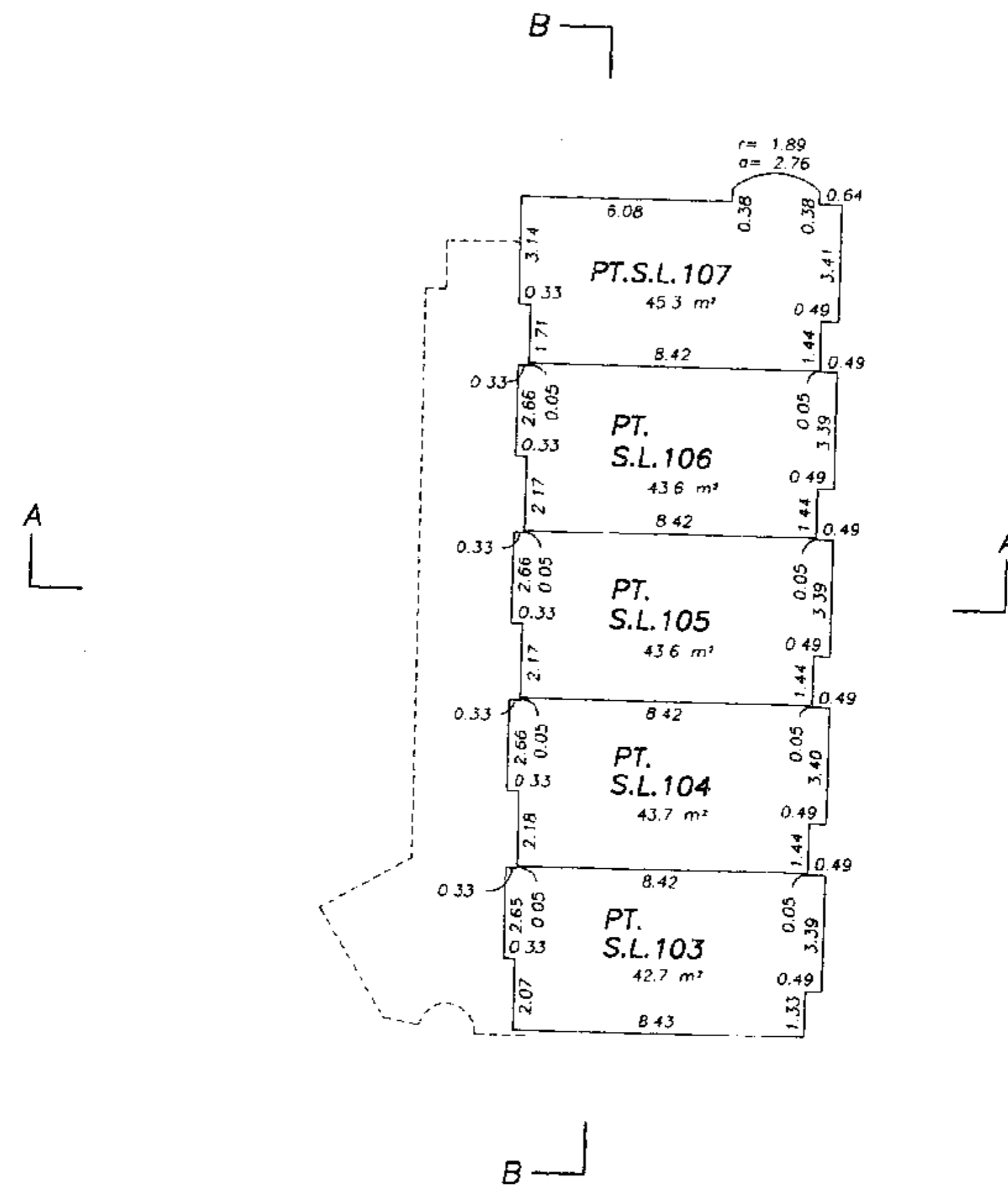
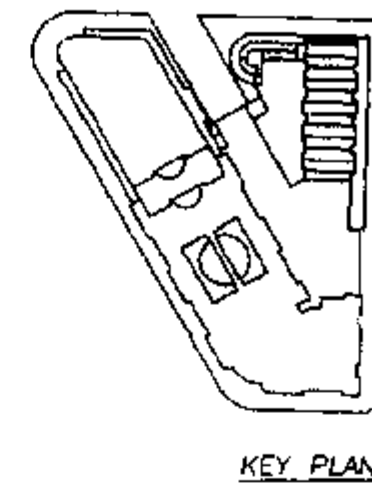


TOWNHOUSES THIRD FLOOR

PART STRATA LOTS 103 TO 107 INCLUSIVE

STRATA PLAN LMS 2563

SCALE: 1:200
0 5 10 15
ALL DISTANCES ARE IN METRES AND DECIMALS
THEREOF UNLESS OTHERWISE INDICATED



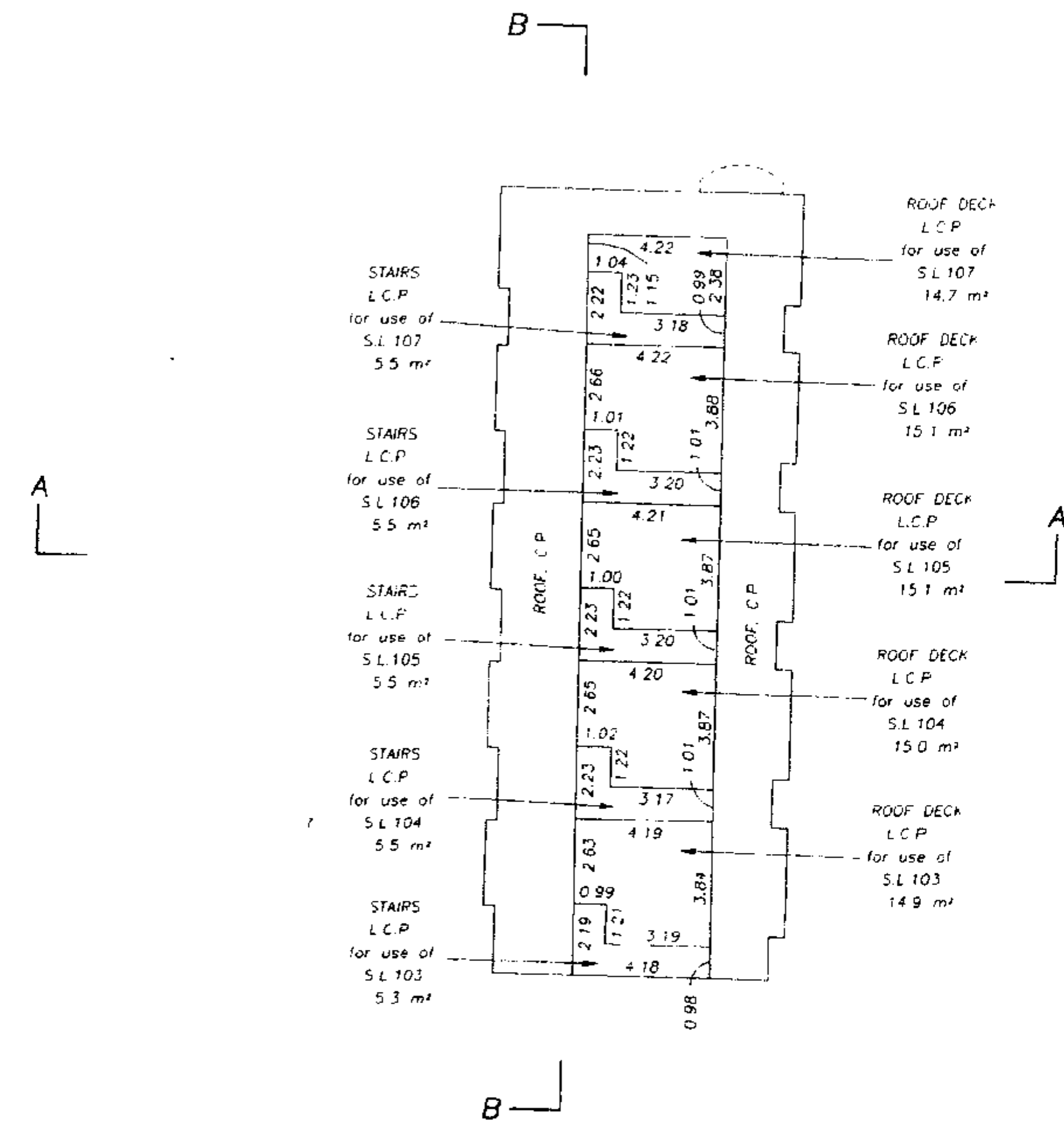
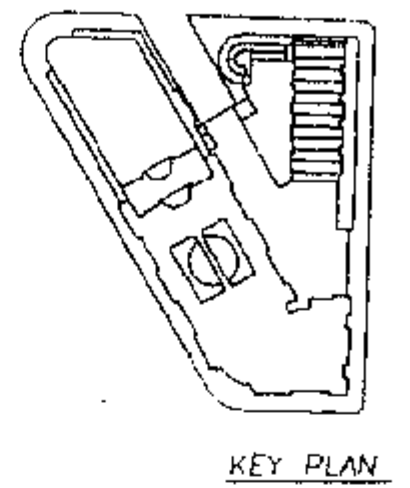
LEGEND:
PT.S.L. denotes part strata lot

J.C.T.
September 23rd, 1996.

TOWNHOUSES FOURTH FLOOR

STRATA PLAN LMS 2563

SCALE: 1:200
0 5 10 15
ALL DISTANCES ARE IN METRES AND DECIMALS
THEREOF UNLESS OTHERWISE INDICATED



LEGEND:
L.C.P. denotes limited common property
C.P. denotes common property
S.L. denotes strata lot

J.C.T.
September 23rd, 1996

RECORD OF BY-LAWS AND ORDERS ,ETC.

J.C.R.
September 23rd, 1996.

DEALINGS AFFECTING THE
COMMON PROPERTY

J.C.C.
September 23rd, 1996