

**STRATA PLAN OF LOT I, BLOCK 476,
DISTRICT LOT 472, GROUP 1,
NEW WESTMINSTER DISTRICT
PLAN LMP20878**

**B.C.G.S. 926.025
(City of Vancouver)**

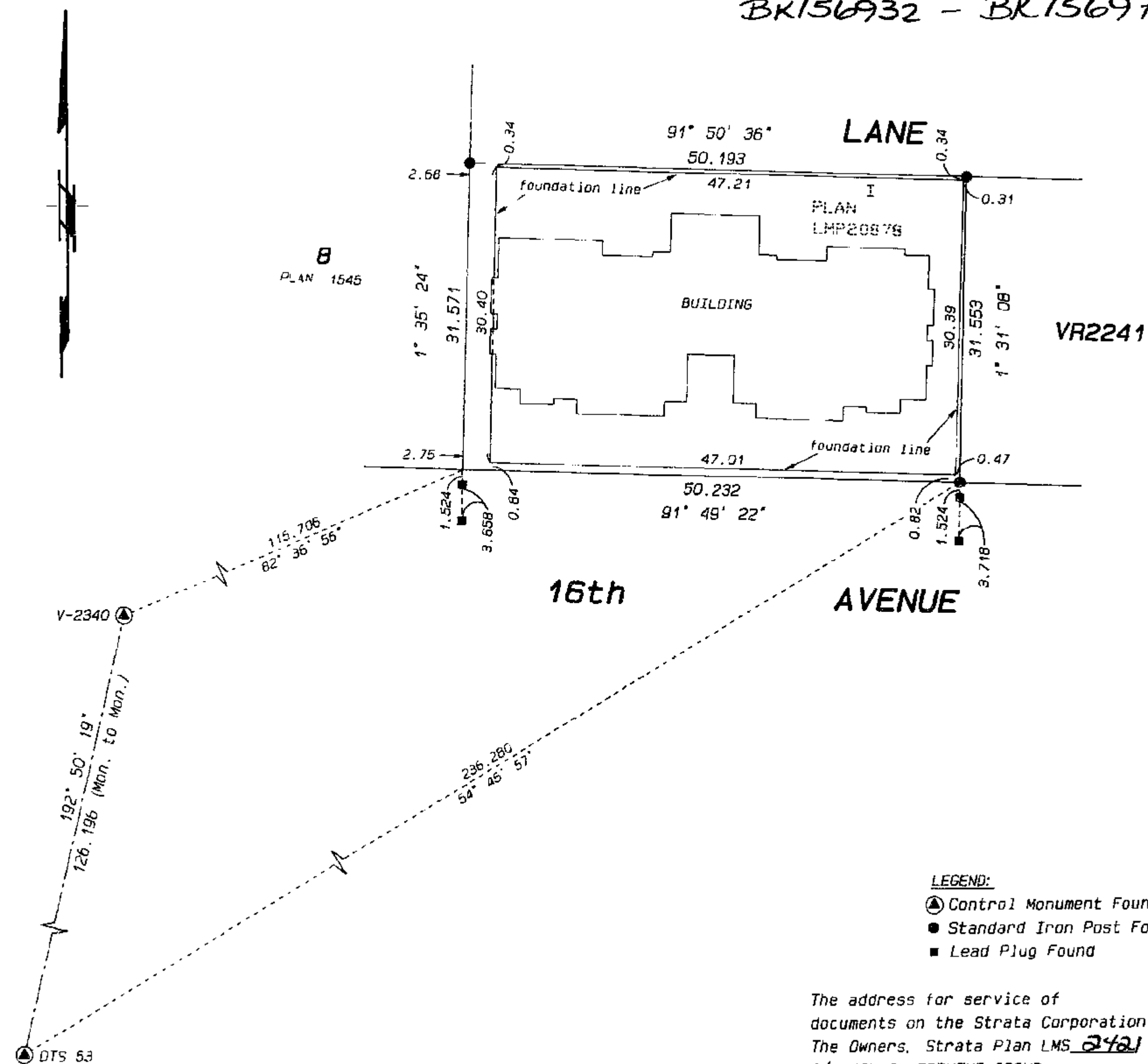
929 W. 16th AVENUE
VANCOUVER, B.C.

FIRST SHEET, SHEET 1 OF 14 SHEETS

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

Strata Plan LMS 2421 deposited and
registered in the Land Title Office
at New Westminster, B.C., this 24th day
of MAY, 1996.

Sandy King
ASSISTANT DEPUTY Registrar
BK156932 - BK156970



LEGEND:
▲ Control Monument Found
● Standard Iron Post Found
■ Lead Plug Found

The address for service of
documents on the Strata Corporation is:
The Owners, Strata Plan LMS 2421
C/O GSL INVESTMENT GROUP
215-8291 ALEXANDRA ROAD
RICHMOND, B.C.
V6X 1C3

Grid Bearings are derived from observations between
control monuments V-2340 and DTS 53
Integrated Survey Area No. 31 City of Vancouver
This plan shows ground level measured distances.
Prior to computation of U.T.M. co-ordinates,
multiply by combined factor of 0.9995899737.

Ken K. Wong and Associates
Canada and B.C. Land Surveyors
5624 E. Hastings Street
Burnaby, B.C. V5B 1R4
Telephone: 294-8881
Fax: 294-0626
W2485-94 FB555 P84-85 FB622 P47, 124
FB626 P20-21, 72-73 FB635 P92-93
FB640 P56-59 SU-683
Drawn by: CS

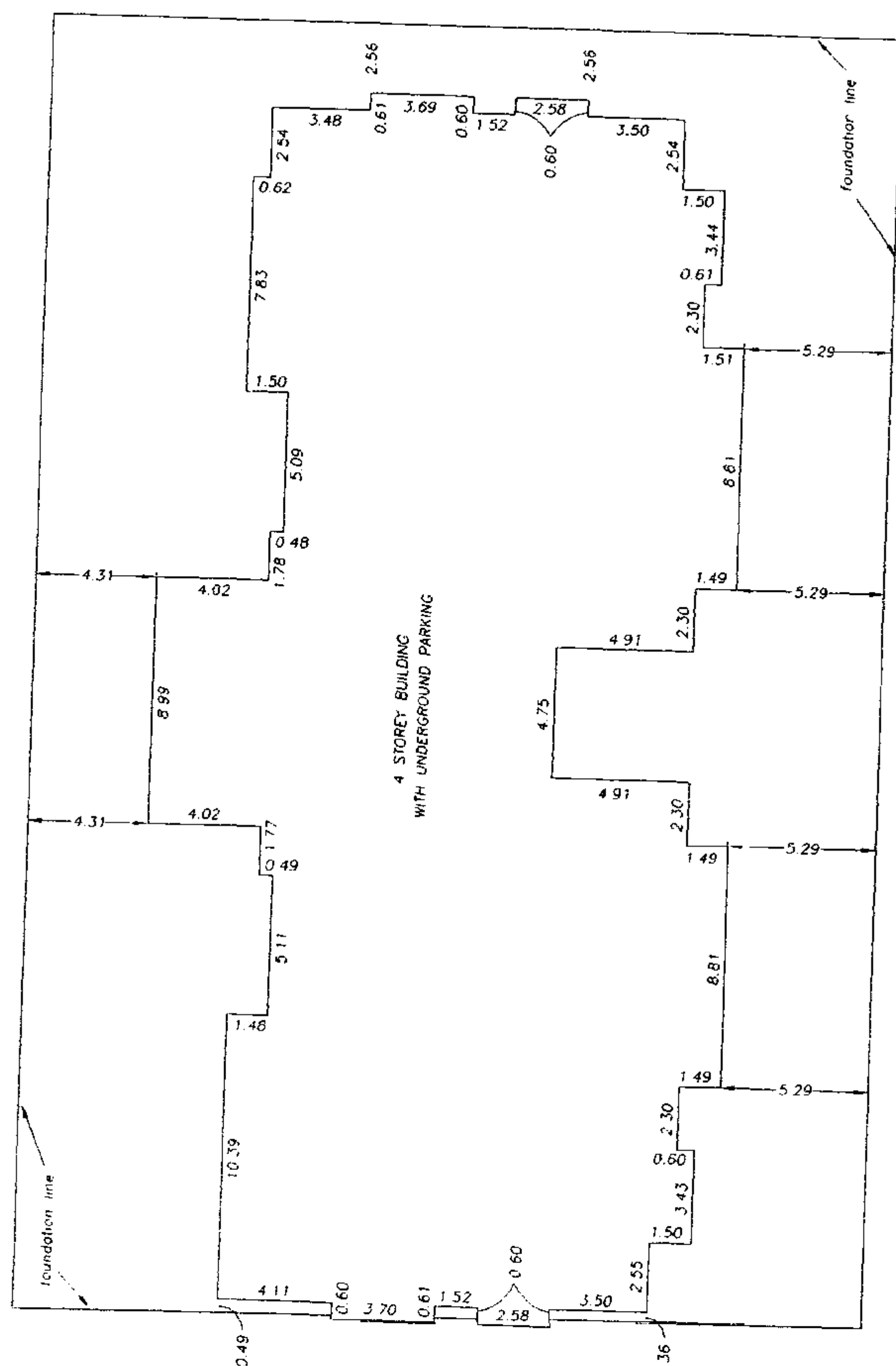
BUILDING DIMENSION

09-200

FIRST SHEET, SHEET 2 OF 14 SHEETS

STRATA PLAN LMS 2421

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



J.C.T.
May 7th, 1996

SECOND SHEET, SHEET 3 OF 14 SHEETS

CONDOMINIUM ACT

STRATA PLAN LMS 2421

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
1	9	602	32,560	1
2	9	506	27,320	1
3	9	507	27,320	1
4	9	510	27,320	1
5	9	785	40,680	1
6	9	505	27,320	1
7	9	784	39,960	1
8	9	784	39,960	1
9	9	507	27,320	1
10	10	855	44,560	1
11	10	511	27,880	1
12	10	605	33,200	1
13	10	606	33,200	1
14	10	511	27,880	1
15	10	853	44,560	1
16	10	509	27,880	1
17	10	784	40,800	1
18	10	784	40,800	1
19	10	509	27,880	1
20	11	855	44,560	1
21	11	511	27,880	1
22	11	605	33,200	1
23	11	606	33,200	1
24	11	511	27,880	1
25	11	853	44,560	1
26	11	509	27,880	1
27	11	784	40,800	1
28	11	784	40,800	1
29	11	509	27,880	1
30	12	643	35,080	1
31	12	443	25,200	1
32	12	443	25,200	1
33	12	643	35,080	1
34	12	368	21,520	1
35	12	508	28,440	1
36	12	694	37,980	1
37	12	694	37,980	1
38	12	509	28,440	1
39	12	369	21,520	1
AGGREGATE		23,858	1,263,480	39

Accepted as to Forms 1, 2 and 3,
this 22 day of MAY, 1996.

Paul B...
Superintendent of Real Estate

J.C.T.
May 7th, 1996

STRATA PLAN LMS 2421

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 entirely for 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 RICHMOND B.C.
this 10 day of MAY, 1996

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

PATTISON G. LAWSON
BARRISTER & SOLICITOR
140 - 8351 ALEXANDRA ROAD
RICHMOND, B.C. V6X 1C3

Owner-developer:

Stephen Law

MORTGAGEE

HONGKONG BANK OF CANADA

Authorized Signatory Perry Englot

Authorized Signatory Mervyn Larken

Witness
as to signature(s)

Address of 777-8TH AVE. S.W. CALGARY, AB.

Witness: NANCY LEUNG

Occupation SECRETARY

OWNER DEVELOPER

460116 B.C. LTD.
(INC. No. 460116)

Authorized Signatory Stephen Law

Authorized Signatory

Witness Wing Kung So
as to signature(s) 8291

Address of 215-8924 Alexandra Rd.

Witness: Mr. W.K. So

Occupation Project Director

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 7th day of May, 1996 been previously occupied.

Dated at Burnaby, British Columbia, this 7th day of May, 1996.

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

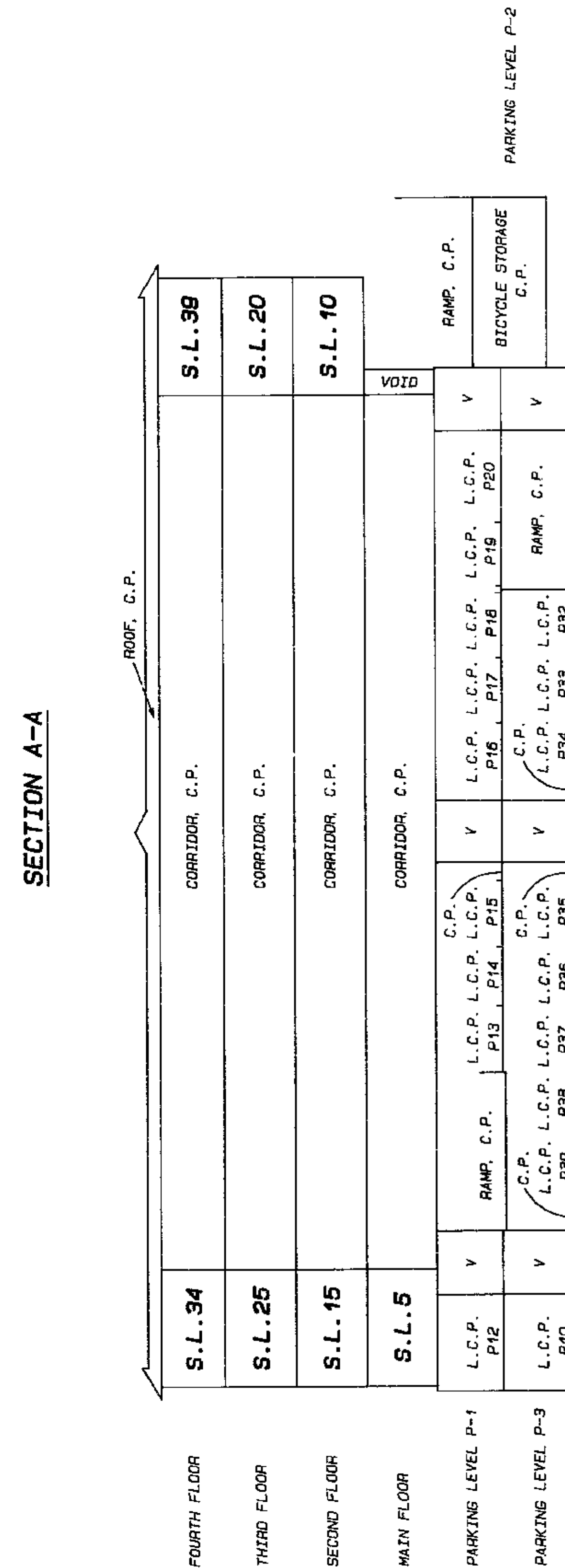
J.C.T.
May 7th, 1996

DIAGRAMMATIC ELEVATIONS

SCALE: 1:200

0 5 10 15m

ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE INDICATED



PARKING LEVEL P-2

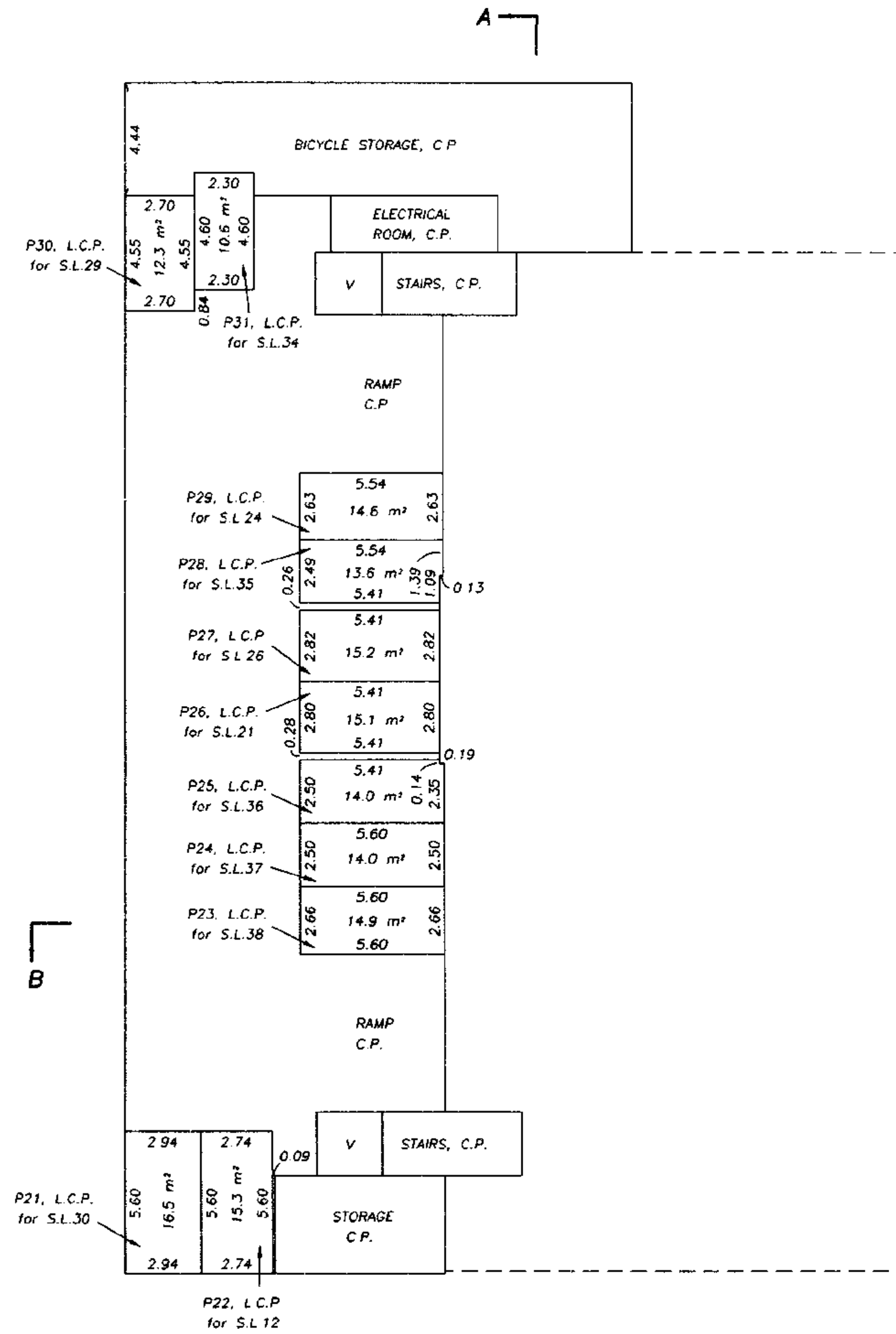
SHEET 7 OF 14 SHEETS

STRATA PLAN LMS 2421

SCALE: 1:200



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
V denotes vestibule, common property
P denotes parking space

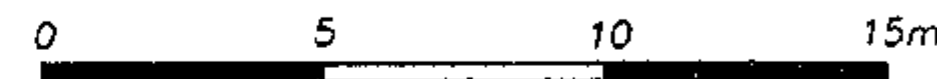
J.C.T.
May 7th, 1996.

PARKING LEVEL P-1

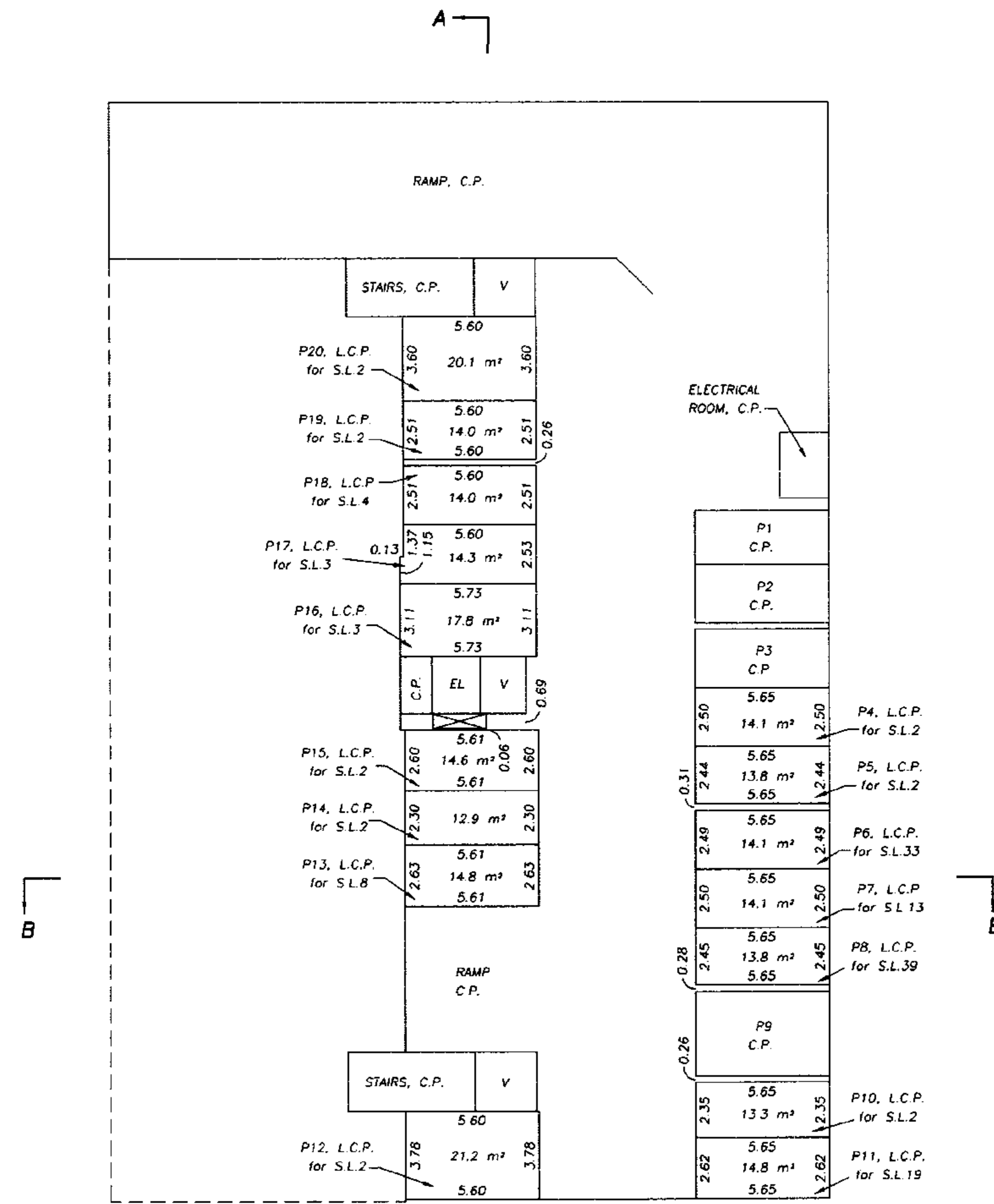
SHEET 8 OF 14 SHEETS

STRATA PLAN LMS 2421

SCALE: 1:200



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
EL denotes elevator, common property
V denotes vestibule, common property
P denotes parking space
denotes duct space, common property

J.C.T.
May 7th, 1996.

MAIN FLOOR

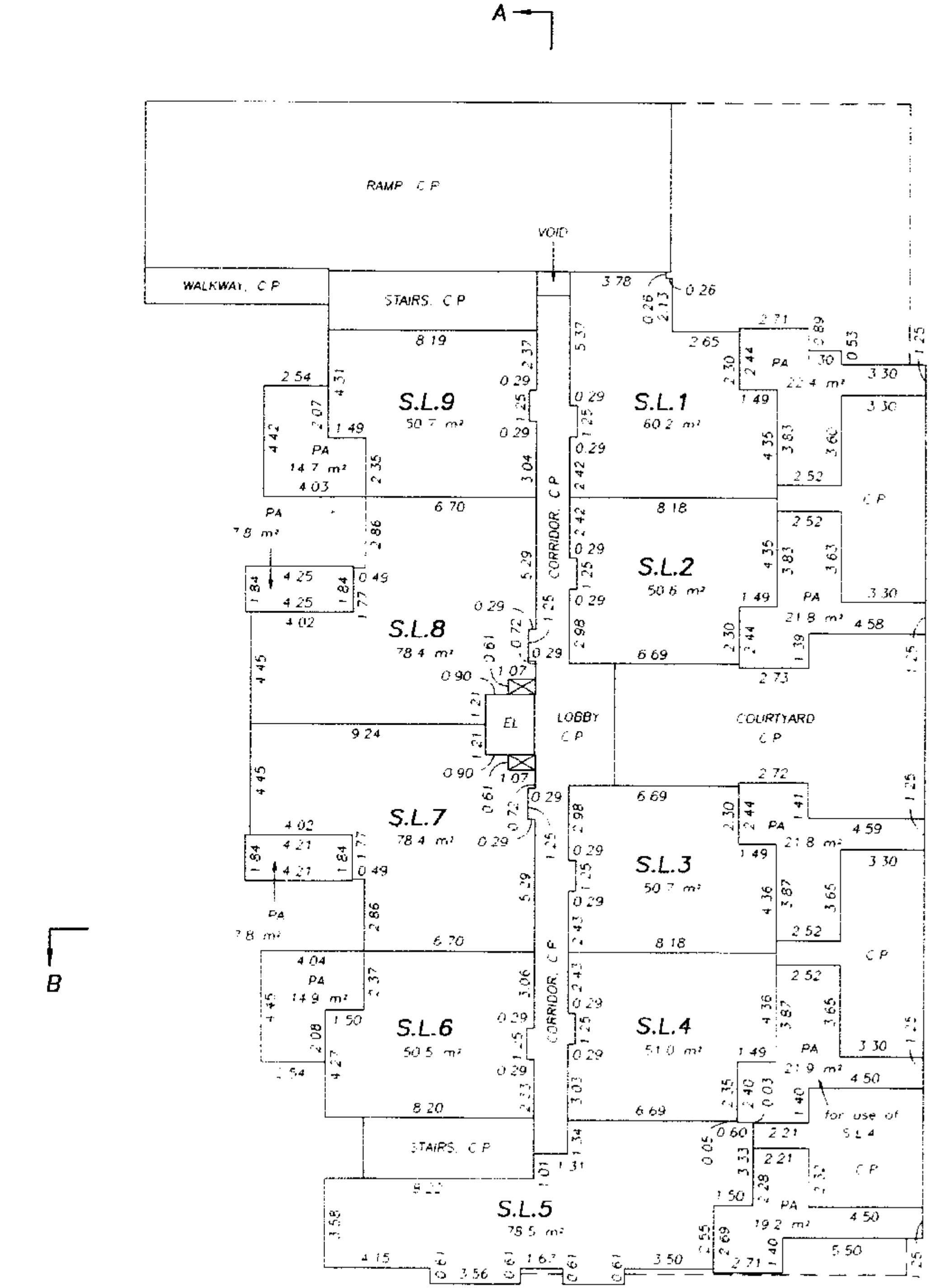
SHEET 9 OF 14 SHEETS

STRATA LOTS 1 TO 9 INCLUSIVE
STRATA PLAN LMS 2421

SCALE: 1:200



ALL DISTANCES ARE IN METRES AND DECIMALS
THEREOF UNLESS OTHERWISE INDICATED



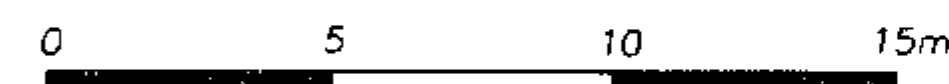
LEGEND:
L.C.P. denotes limited common property
C.P. denotes common property
S.L. denotes strata lot
EL denotes elevator, common property
V denotes vestibule, common property
PA denotes patio, limited common property
for use of adjacent strata lot unless otherwise indicated
denotes duct space, common property

J.C.T.
May 7th, 1996.

SECOND FLOOR

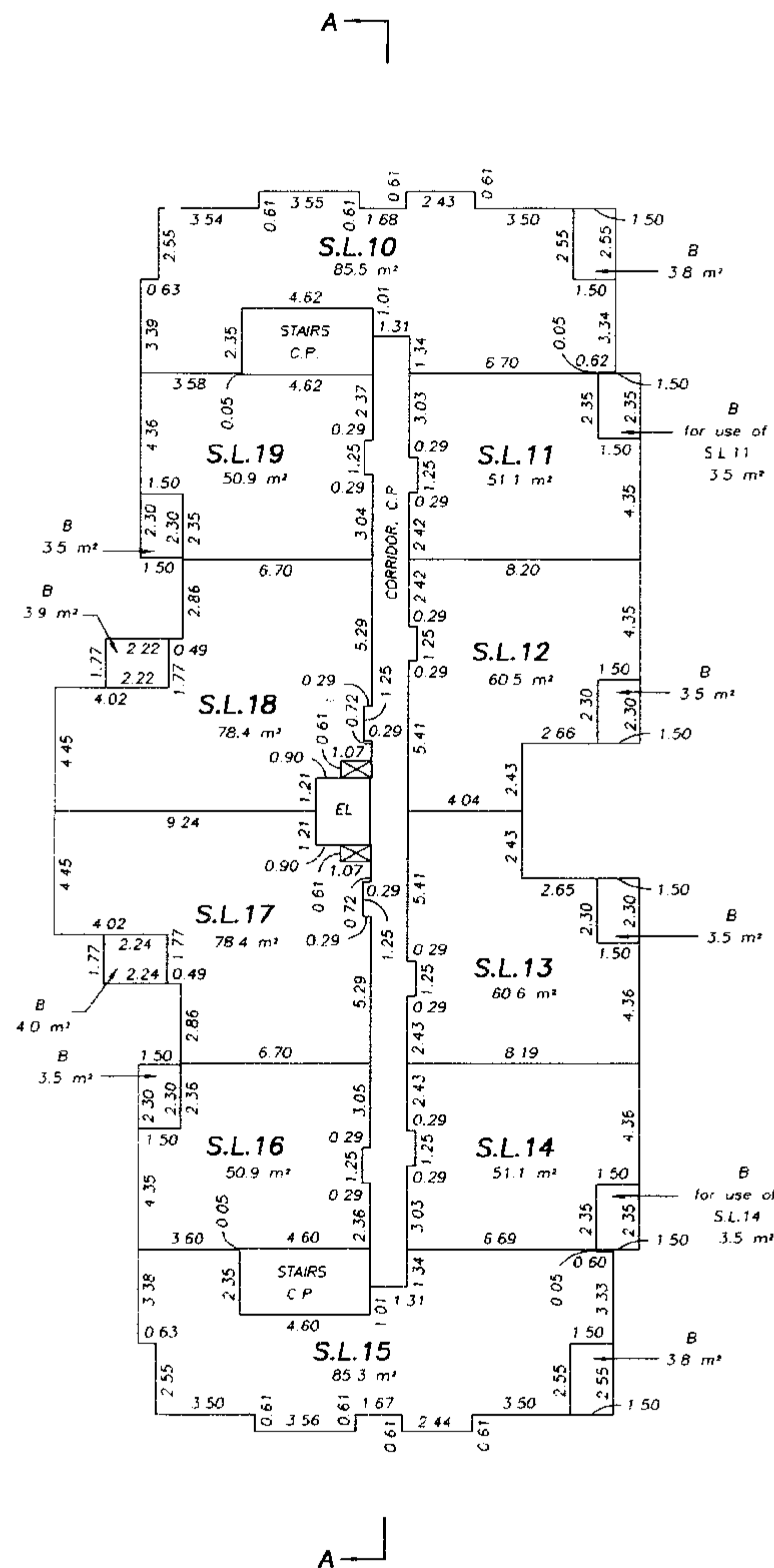
STRATA LOTS 10 TO 19 INCLUSIVE

SCALE: 1:200



ALL DISTANCES ARE IN METRES AND DECIMALS
THEREOF UNLESS OTHERWISE INDICATED

STRATA PLAN LMS 2421



LEGEND:
C.P. denotes common property
S.L. denotes strata lot
EL denotes elevator, common property
B denotes balcony, limited common property
for use of adjacent strata lot unless otherwise indicated
☒ denotes duct space, common property

J.C.T.
May 7th, 1996.

THIRD FLOOR

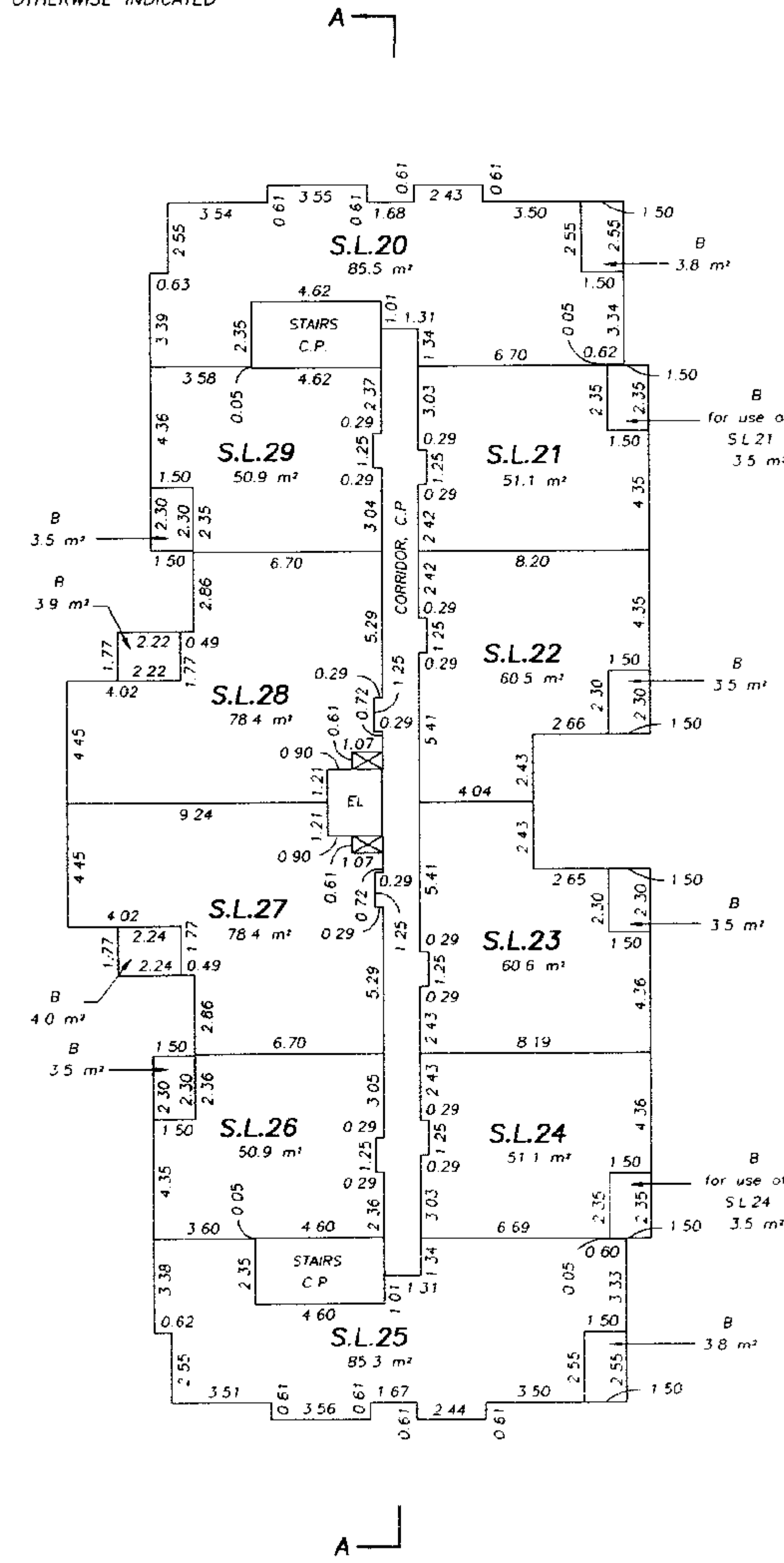
STRATA LOTS 20 TO 29 INCLUSIVE

SCALE: 1:200



ALL DISTANCES ARE IN METRES AND DECIMALS
THEREOF UNLESS OTHERWISE INDICATED

STRATA PLAN LMS 2421



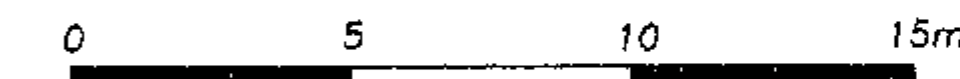
LEGEND:
C.P. denotes common property
S.L. denotes strata lot
EL denotes elevator, common property
B denotes balcony, limited common property
for use of adjacent strata lot unless otherwise indicated
☒ denotes duct space, common property

J.C.T.
May 7th, 1996.

FOURTH FLOOR

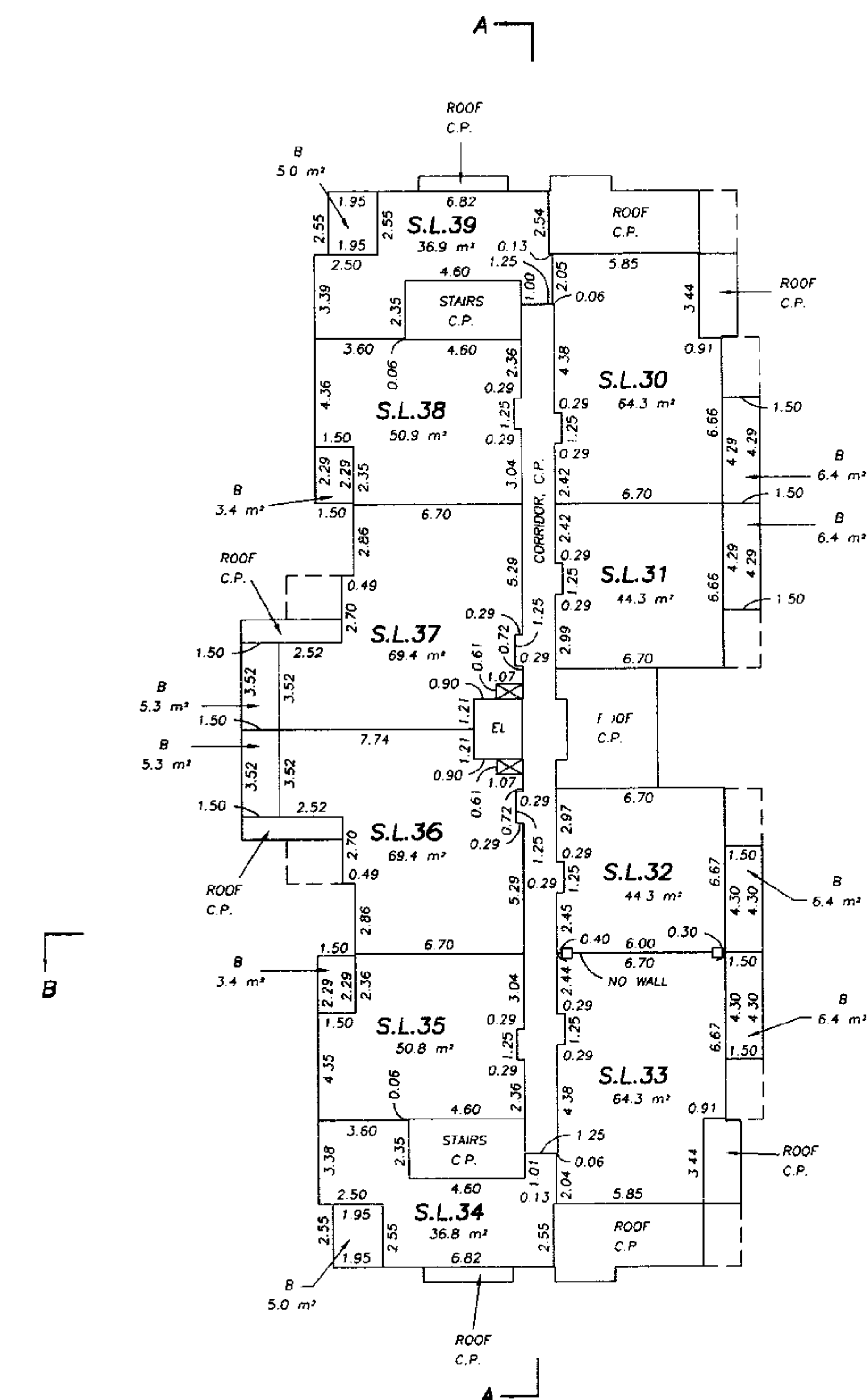
STRATA LOTS 30 TO 39 INCLUSIVE

SCALE: 1:200



ALL DISTANCES ARE IN METRES AND DECIMALS
THEREOF UNLESS OTHERWISE INDICATED

STRATA PLAN LMS 2421



LEGEND:
C.P. denotes common property
S.L. denotes strata lot
EL denotes elevator, common property
B denotes balcony, limited common property
for use of adjacent strata lot unless otherwise indicated
☒ denotes duct space, common property
□ denotes lead plug placed

J.C.T.
May 7th, 1996.

