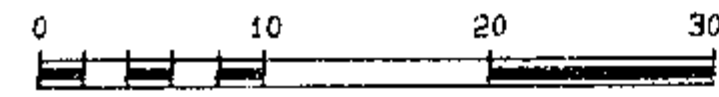


STRATA PLAN OF LOT H, D.L. 2037, PLAN 22913

" CITY OF VANCOUVER "

SCALE 1:500



(ALL DIMENSIONS ARE IN METRES)

CIVIC ADDRESS

" CITY GATE "

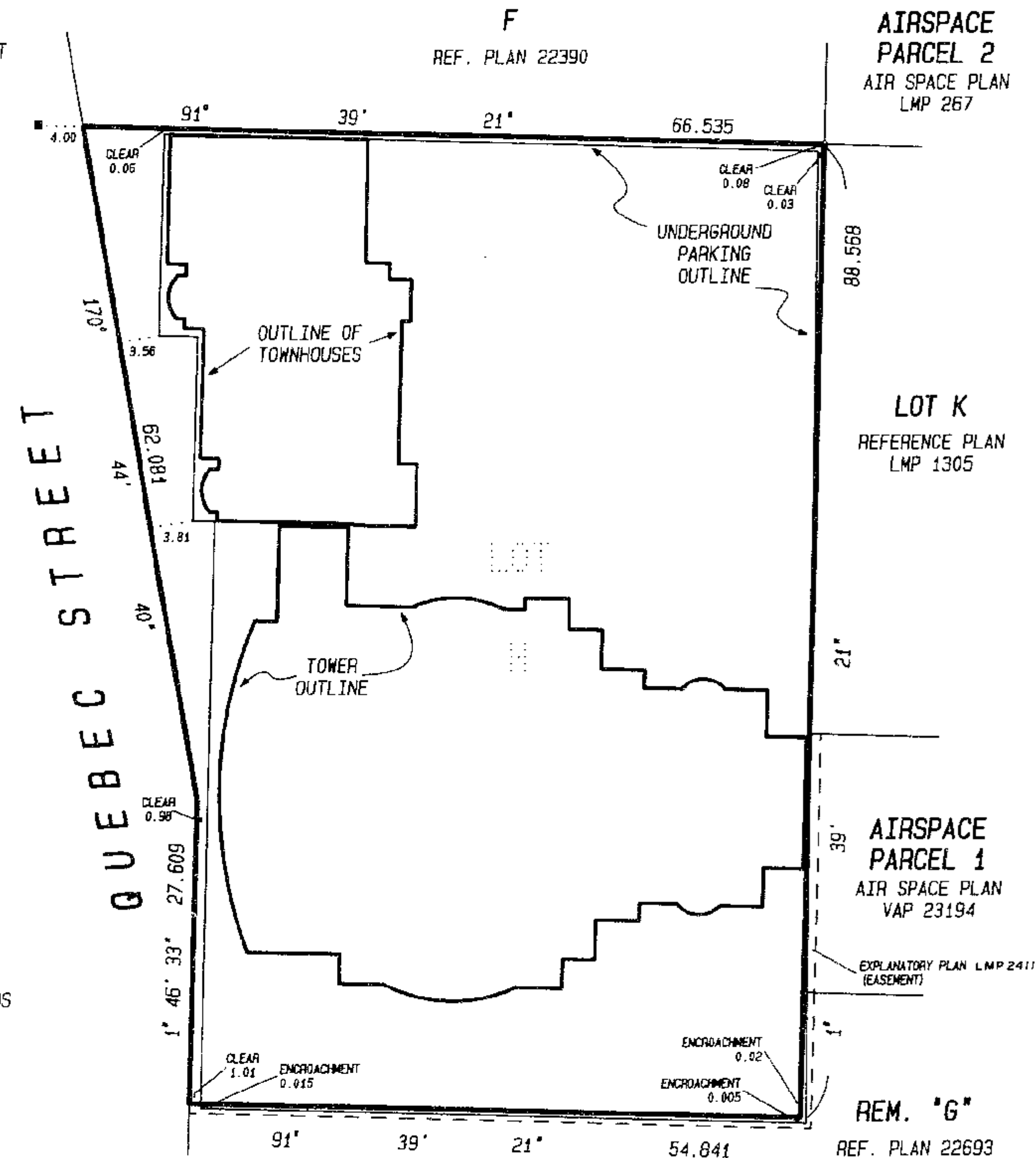
1182 & 1188 QUEBEC STREET
VANCOUVER, B.C.

STRATA PLAN LMS 195

DEPOSITED AND REGISTERED IN
THE LAND TITLE OFFICE AT
NEW WESTMINSTER, B.C.
THIS 11 DAY DEC. 1991.

[Signature]
REGISTRAR

BE 343279



LEGEND

THIS STRATA PLAN CONTAINS
LIMITED COMMON PROPERTY
ACCORDING TO SEC. 53(2)
OF THE CONDOMINIUM ACT.
BEARINGS ARE ASTRONOMIC
DERIVED FROM PLAN 22913.

- m² DENOTES SQUARE METRES
- DENOTES LEAD PLUG FOUND
- S.L. DENOTES STRATA LOT
- PT. S.L. DENOTES PART OF STRATA LOT
- ⊙ DENOTES COMMON PROPERTY
- ⊗ DENOTES BALCONY
- ELEC. DENOTES ELECTRICAL ROOM
- ⊕ DENOTES LIMITED COMMON PROPERTY FOR THE EXCLUSIVE USE OF S.L. 1
- ⊖ DENOTES LIMITED COMMON PROPERTY FOR THE EXCLUSIVE USE OF S.L.'s 158 to 173

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

THE OWNERS, STRATA PLAN LMS 195
P.O. BOX 49130
2800 - 595 BURNARD STREET
VANCOUVER, B.C. V7X 1J5

THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT

I, MIKE E. SHAW, OF LANGLEY, B.C.
BRITISH COLUMBIA LAND SURVEYOR, HEREBY CERTIFY
(1) THAT THE BUILDINGS ERECTED ON THE PARCEL
DESCRIBED ABOVE ARE WHOLLY WITHIN THE EXTERNAL
BOUNDARIES OF THAT PARCEL - SUBJECT TO CLAUSE 2
OF THIS CERTIFICATE.
(2) CERTAIN PARTS OF THE BUILDINGS PROJECT
BEYOND SUCH EXTERNAL BOUNDARIES BUT THEY
ARE WITHIN THE LIMITS OF THE LANDS CHARGED
BY REGISTERED EASEMENT No. BE321722 (REM. G PLAN 22693)
BY REGISTERED EASEMENT No. BE321719 (AIR SPACE PARCEL 1)
BY REGISTERED EASEMENT No. BE321716 (LOT K, PLAN LMP 1305)

DATED AT SURREY, B.C., THIS 26th DAY OF NOVEMBER, 1991.

Mike E. Shaw B.C.L.S.

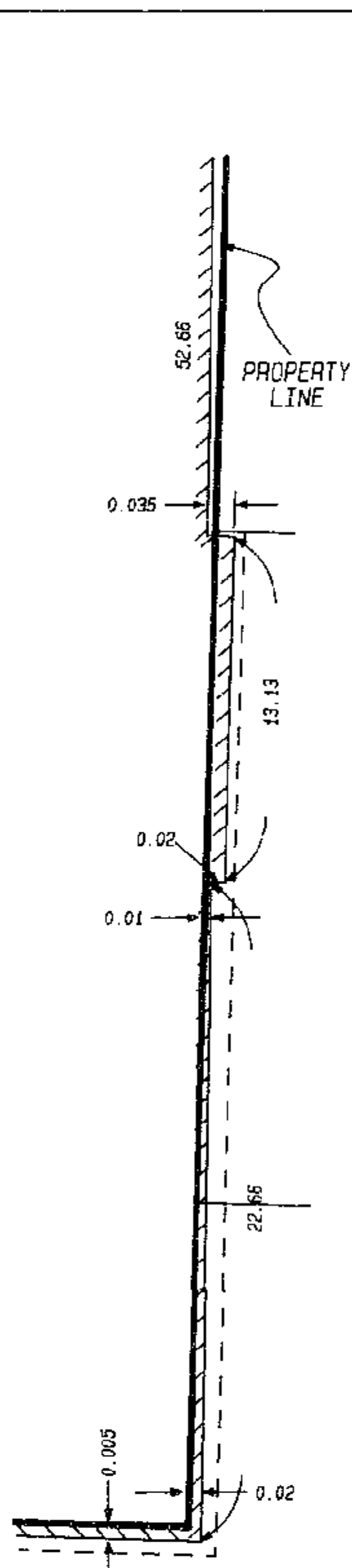
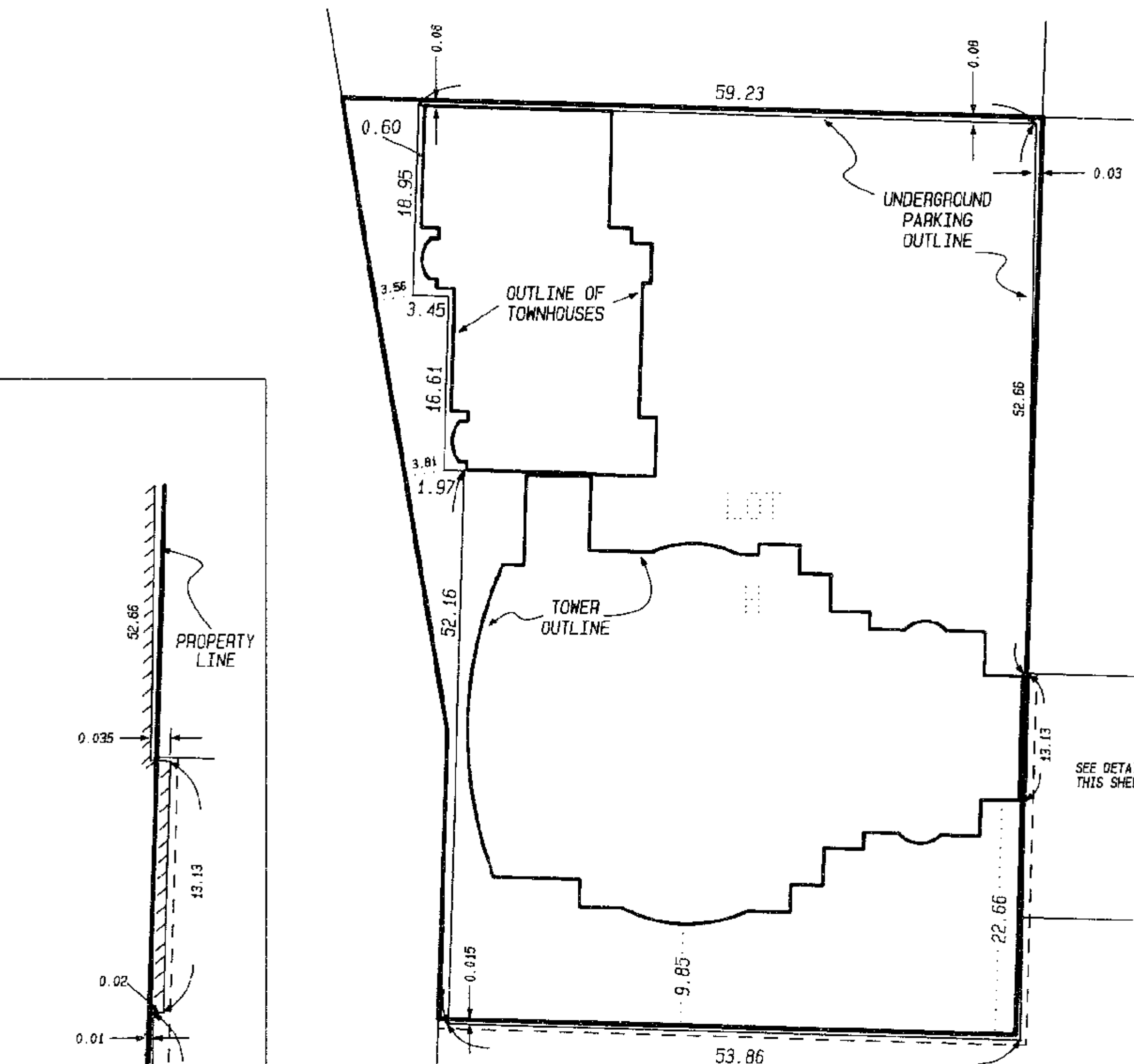
McELHANNAY ASSOCIATES
PROFESSIONAL LAND SURVEYORS
13160 88th AVENUE
SURREY, B.C. V3W 3K3
TEL. (604) 596 0391
FAX 502 05177-5

BUILDING LOCATION AND DIMENSIONS

SCALE 1:500



(ALL DIMENSIONS ARE IN METRES)



DETAIL
SCALE: N.T.S.

91 - 11 - 26
FILE 502 05177-5

M.E.S.

STRATA PLAN LMS 195

CONDOMINIUM ACT

LOT #	SHEET #	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	7, 19	1 169	36 300	
2	9, 19	1 247	38 400	
3	9, 19	1 621	51 225	
4	9, 19	1 459	45 180	
5	9, 19	1 438	41 805	
6	9, 19	1 246	38 310	
7	7, 19	1 247	38 070	
8	7, 19	1 299	37 425	
9	7, 19	1 505	43 470	
10	7, 19	1 334	39 855	
11	7, 20	1 169	37 050	
12	9, 20	1 247	39 225	
13	9, 20	1 621	52 275	
14	9, 20	1 459	46 275	
15	9, 20	1 438	42 600	
16	9, 20	1 246	39 120	
17	7, 20	1 247	38 880	
18	7, 20	1 299	38 250	
19	7, 20	1 506	44 445	
20	7, 20	1 334	40 710	
21	7, 21	1 169	37 800	
22	9, 21	1 248	40 020	
23	9, 21	1 620	53 325	
24	9, 21	1 459	47 220	
25	9, 21	1 424	43 650	
26	9, 21	1 170	38 625	
27	7, 21	1 163	36 990	
28	7, 21	1 296	38 940	
29	7, 21	1 504	45 435	
30	7, 21	1 334	41 550	
31	7, 22	1 165	38 745	
32	9, 22	1 243	41 025	
33	9, 22	1 516	53 700	
34	9, 22	1 461	48 300	
35	9, 22	1 422	44 580	
36	9, 22	1 108	39 300	
37	7, 22	1 103	36 060	
38	7, 22	1 293	39 225	
39	7, 22	1 505	46 680	
40	7, 22	1 234	39 930	
41	7, 23	1 165	40 260	
42	9, 23	1 232	42 210	
43	9, 23	1 482	48 375	
44	9, 23	1 538	49 800	
45	9, 23	1 501	47 100	
46	7, 23	1 158	38 130	
47	7, 23	1 609	49 905	
48	7, 23	1 233	41 565	
49	7, 24	1 203	48 090	
50	9, 24	1 203	48 660	
51	9, 24	1 321	51 195	
52	9, 24	1 093	38 280	
53	7, 24	961	36 750	
54	7, 24	1 331	50 130	
55	7, 25	1 200	48 555	
56	9, 25	1 200	49 140	
57	9, 25	1 321	51 750	
58	9, 25	1 000	38 310	
59	7, 25	958	36 870	
60	7, 25	1 332	50 685	

91 - 11 - 26
FILE 502 05177-5

M.E.S.

STRATA PLAN LMS 195

CONDOMINIUM ACT

LOT #	SHEET #	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
61	7, 8, 26	1 200	49 350	
62	9, 10, 26	1 201	49 920	
63	9, 10, 26	1 321	52 605	
64	9, 10, 26	1 000	38 940	
65	7, 8, 26	958	37 485	
66	7, 8, 26	1 332	51 540	
67	8, 27	1 200	50 100	
68	10, 27	1 200	50 685	
69	10, 27	1 321	53 475	
70	10, 27	1 000	39 570	
71	8, 27	958	38 100	
72	8, 27	1 332	52 395	
73	8, 28	1 200	50 880	
74	10, 28	1 200	51 450	
75	10, 28	1 321	54 330	
76	10, 28	1 000	40 215	
77	8, 28	958	38 700	
78	8, 28	1 332	53 250	
79	8, 29	1 200	51 645	
80	10, 29	1 200	52 230	
81	10, 29	1 320	55 185	
82	10, 29	1 000	40 845	
83	8, 29	958	39 315	
84	8, 29	1 332	54 120	
85	8, 30	1 200	52 425	
86	10, 30	1 200	52 995	
87	10, 30	1 321	56 040	
88	10, 30	1 000	41 475	
89	8, 30	958	39 915	
90	8, 30	1 332	54 975	
91	8, 31	1 208	55 035	
92	10, 31	1 208	56 010	
93	10, 31	1 350	61 455	
94	8, 10, 31	940	43 350	
95	8, 31	1 316	58 920	
96	8, 32	1 207	55 815	
97	10, 32	1 207	56 790	
98	10, 32	1 346	60 825	
99	8, 32	945	43 230	
100	8, 10, 32	1 311	58 260	
101	8, 33	1 208	56 595	
102	10, 33	1 208	57 555	
103	10, 33	1 346	61 695	
104	8, 10, 33	945	43 845	
105	8, 33	1 311	59 115	
106	8, 34	1 205	57 360	
107	10, 34	1 205	58 355	
108	10, 34	1 355	62 565	
109	8, 10, 34	945	44 475	
110	8, 34	1 320	59 970	
111	8, 35	1 205	58 140	
112	10, 35	1 205	59 115	
113	10, 35	1 355	63 435	
114	8, 10, 35	945	45 090	
115	8, 35	1 320	60 810	
116	8, 36	1 205	58 920	
117	10, 36	1 204	59 895	
118	10, 36	1 355	64 305	
119	8, 10, 36	946	45 720	
120	8, 36	1 320	61 685	

m.e.s.

STRATA PLAN LMS 195

CONDOMINIUM ACT

LOT #	SHEET #	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
121	8, 37	1 205	59 700	
122	10, 37	1 204	60 675	
123	10, 37	1 355	65 175	
124	8, 10, 37	945	46 335	
125	8, 37	1 320	62 520	
126	8, 38	1 205	60 480	
127	10, 38	1 204	61 440	
128	10, 38	1 355	66 060	
129	8, 10, 38	945	46 965	
130	8, 38	1 320	63 360	
131	8, 39	1 205	61 245	
132	10, 39	1 205	62 220	
133	10, 39	1 355	66 930	
134	8, 10, 39	945	47 580	
135	8, 39	1 320	64 215	
136	8, 40	1 205	62 025	
137	10, 40	1 205	63 000	
138	10, 40	1 355	67 800	
139	8, 10, 40	945	48 210	
140	8, 40	1 320	65 070	
141	8, 41	1 205	62 805	
142	10, 41	1 205	63 780	
143	10, 41	1 355	68 670	
144	8, 10, 41	945	48 825	
145	8, 41	1 320	65 910	
146	8, 42	1 205	63 585	
147	10, 42	1 205	64 560	
148	10, 42	1 358	69 555	
149	8, 10, 42	945	49 455	
150	8, 42	1 320	66 765	
151	8, 43	1 974	122 445	
152	10, 43	1 973	124 050	
153	8, 10, 43	1 623	99 540	
154	8, 44	1 795	116 865	
155	10, 44	1 795	118 320	
156	8, 10, 44	1 625	104 835	
157	8, 45	1 791	125 580	
158	10, 45	1 770	127 035	
159	8, 10, 45	1 630	112 785	
160	8, 46	2 011	150 735	
161	10, 46	2 380	174 760	
162	8, 10, 47, 48	2 857	275 310	
163	11, 18, 19	1 864	59 995	
164	11, 18, 19	1 880	59 985	
165	11, 18, 19	1 884	59 985	
166	11, 18, 19	1 923	59 985	
167	11, 18, 19	1 859	61 050	
168	11, 20, 21	1 771	61 770	
169	11, 20, 21, 22	1 837	59 940	
170	11, 20, 21, 22	1 808	59 940	
171	11, 20, 21, 22	1 853	61 770	
172	11, 20, 21, 22	1 834	59 940	
173	11, 20, 21, 22	1 792	61 050	
AGGREGATE		229 433	9 860 795	

m.e.s.

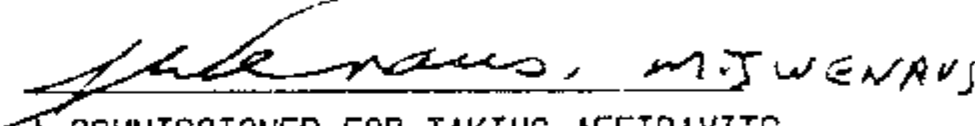
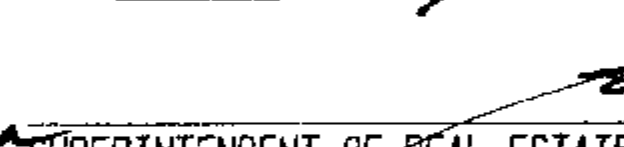
STRATA PLAN LMS 195

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.

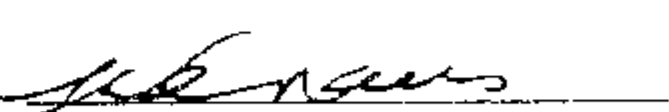
I MAKE THIS SOLEMN DECLARATION CONSCIENTIOUSLY BELIEVING IT TO BE TRUE AND KNOWING THAT IT IS OF THE SAME FORCE AND EFFECT AS IF MADE UNDER OATH.


JOHN OLESKYDECLARED BEFORE ME AT Burnaby
IN THE PROVINCE OF BRITISH COLUMBIA
THIS 20 DAY OF Nov 1991.
A COMMISSIONER FOR TAKING AFFIDAVITS
WITHIN THE PROVINCE OF BRITISH COLUMBIA.ACCEPTED AS TO FORMS 1, 2, AND 3
THIS 3 DAY OF December 1991.
SUPERINTENDENT OF REAL ESTATE

OWNER:

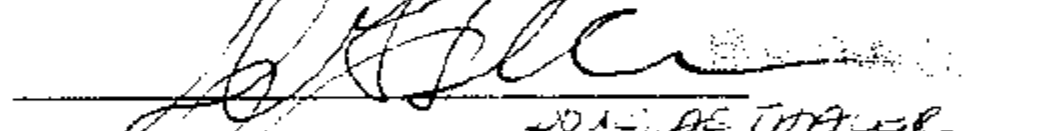
BOSA DEVELOPMENT CORPORATION
(INC. NO. 337862)
BY ITS AUTHORIZED SIGNATORY (S)
JOHN OLESKY

WITNESS:

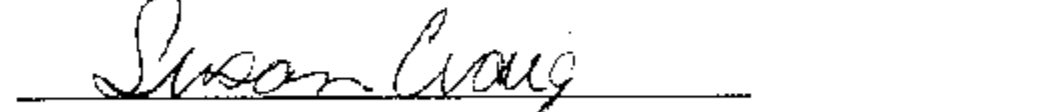

NAMEMALCOLM JOHN WENAU
3912 East Hastings
Burnaby, B.C. V5C 6C1
NOTARY PUBLIC

OCCUPATION

MORTGAGEE:

NATIONAL TRUST COMPANY
BY ITS ATTORNEY (S) IN FACT
201-11-11-11-11-11

WITNESS:


NAME

SUSAN CRAIG

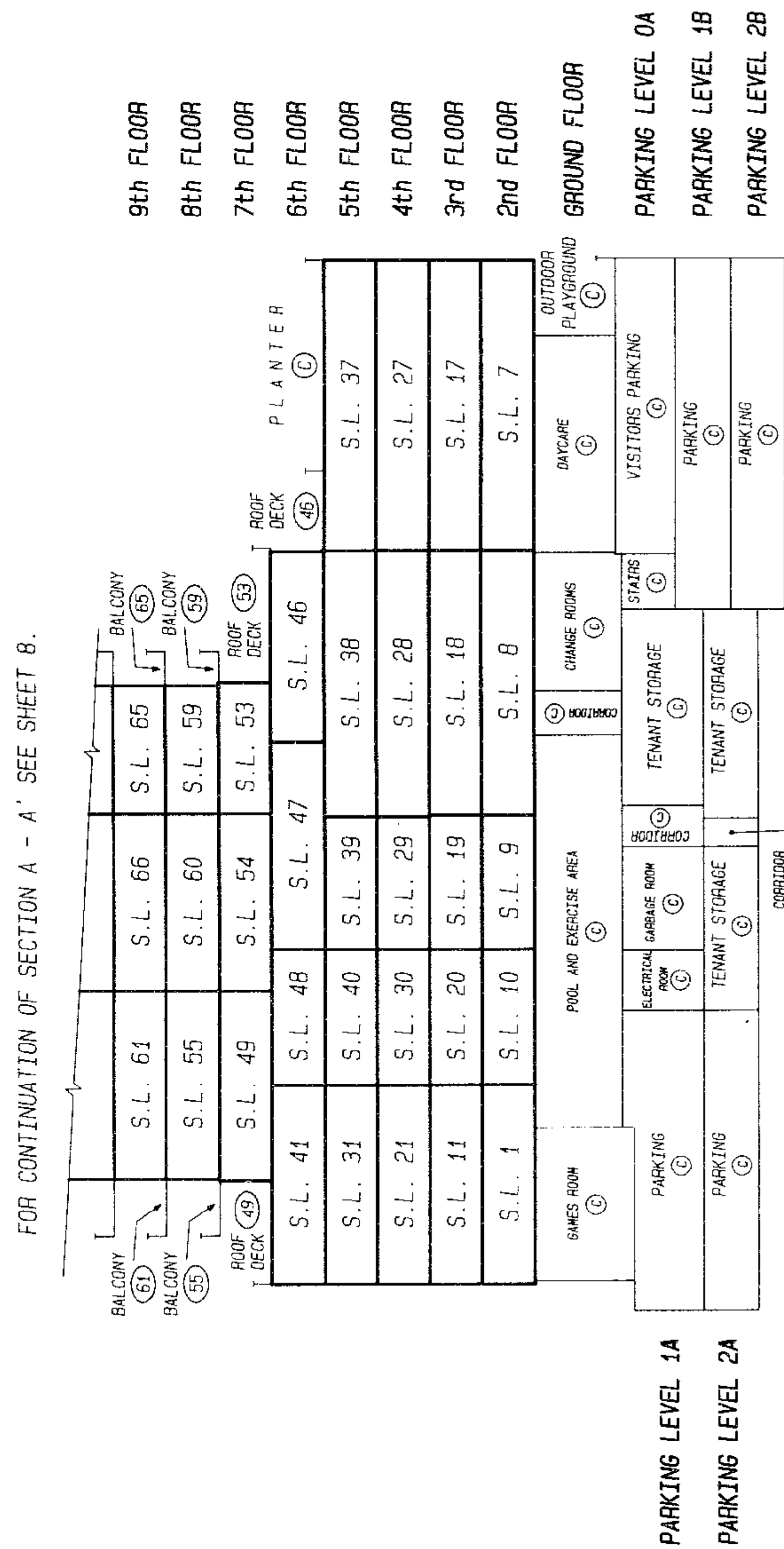
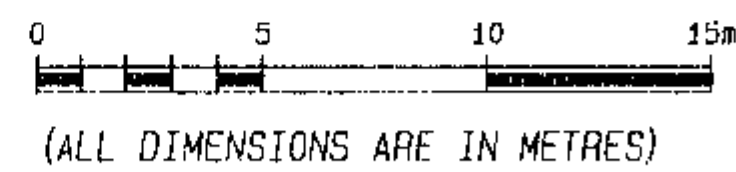
OCCUPATION

I, MIKE E. SHAW, BRITISH COLUMBIA LAND SURVEYOR,
HEREBY CERTIFY THAT THE BUILDING, SHOWN
IN THIS STRATA PLAN HAS NOT,
AS THE 26th DAY OF NOVEMBER, 1991
BEEN PREVIOUSLY OCCUPIED.
DATED AT SURREY, B.C. THIS 26th DAY OF NOVEMBER, 1991.
B.C.L.S.

m.e.s.

SECTION A - A' STRATA PLAN LMS 195

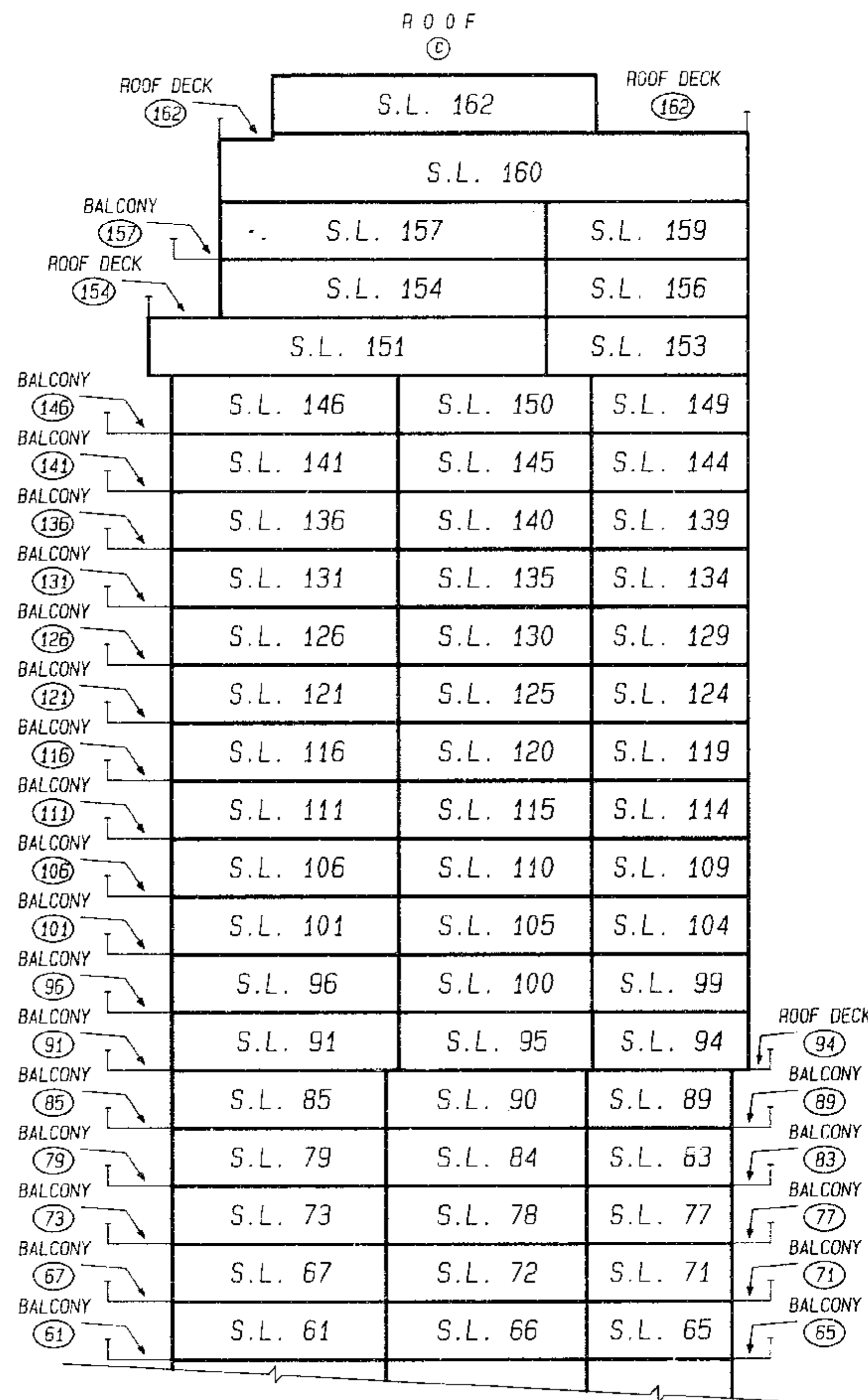
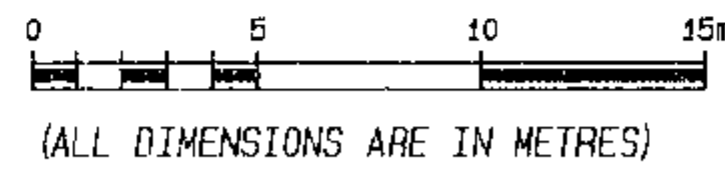
SCALE 1: 250



M.E.S.

SECTION A - A' STRATA PLAN LMS 195

SCALE 1: 250

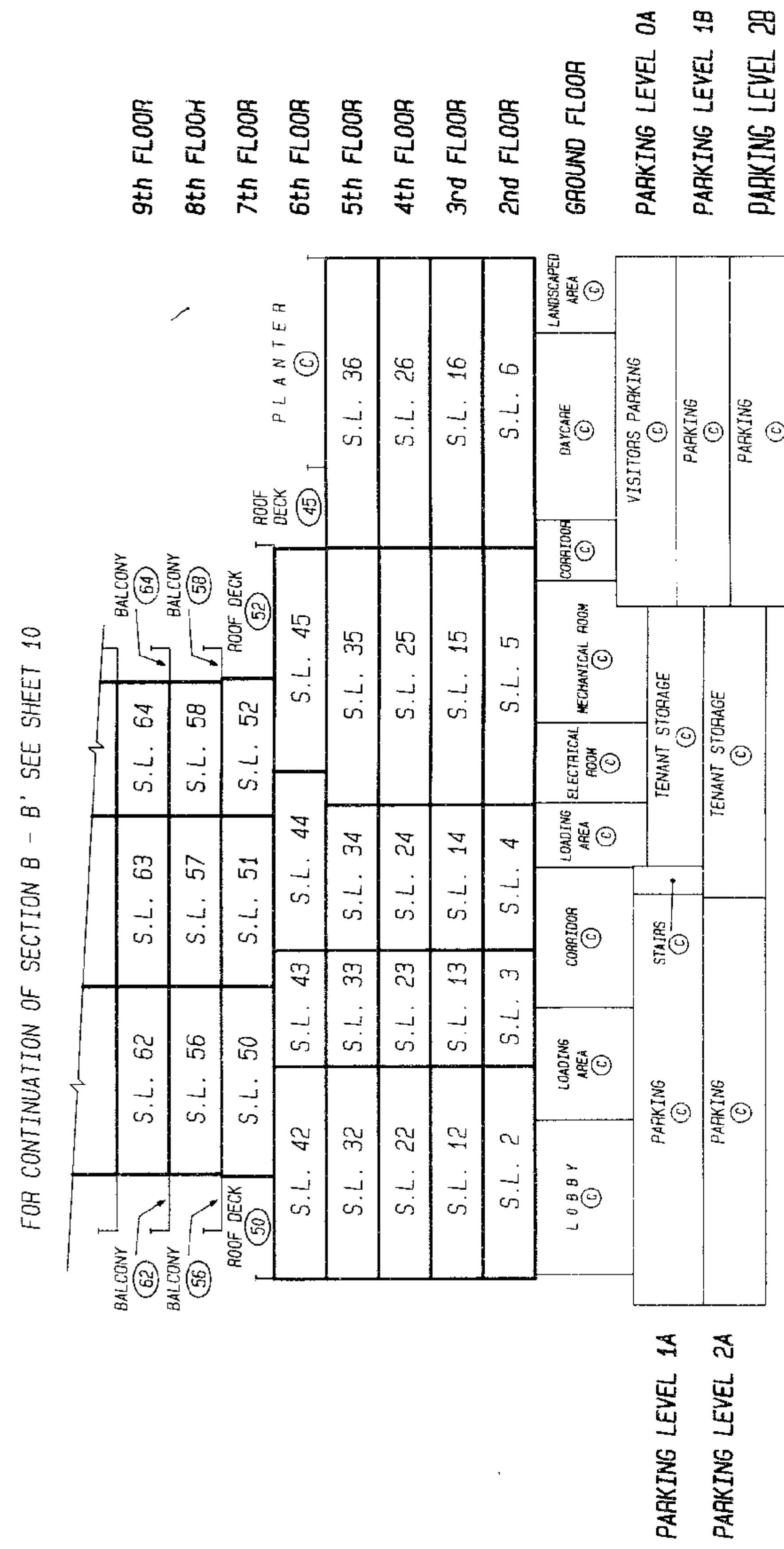
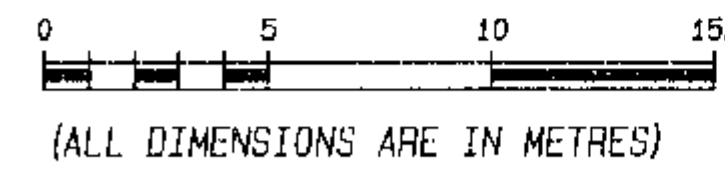


FOR CONTINUATION OF SECTION A - A' SEE SHEET 7.

M.E.S.

SECTION B - B' STRATA PLAN LMS 195

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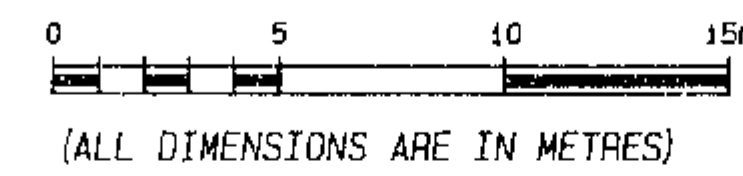


M.E.S.

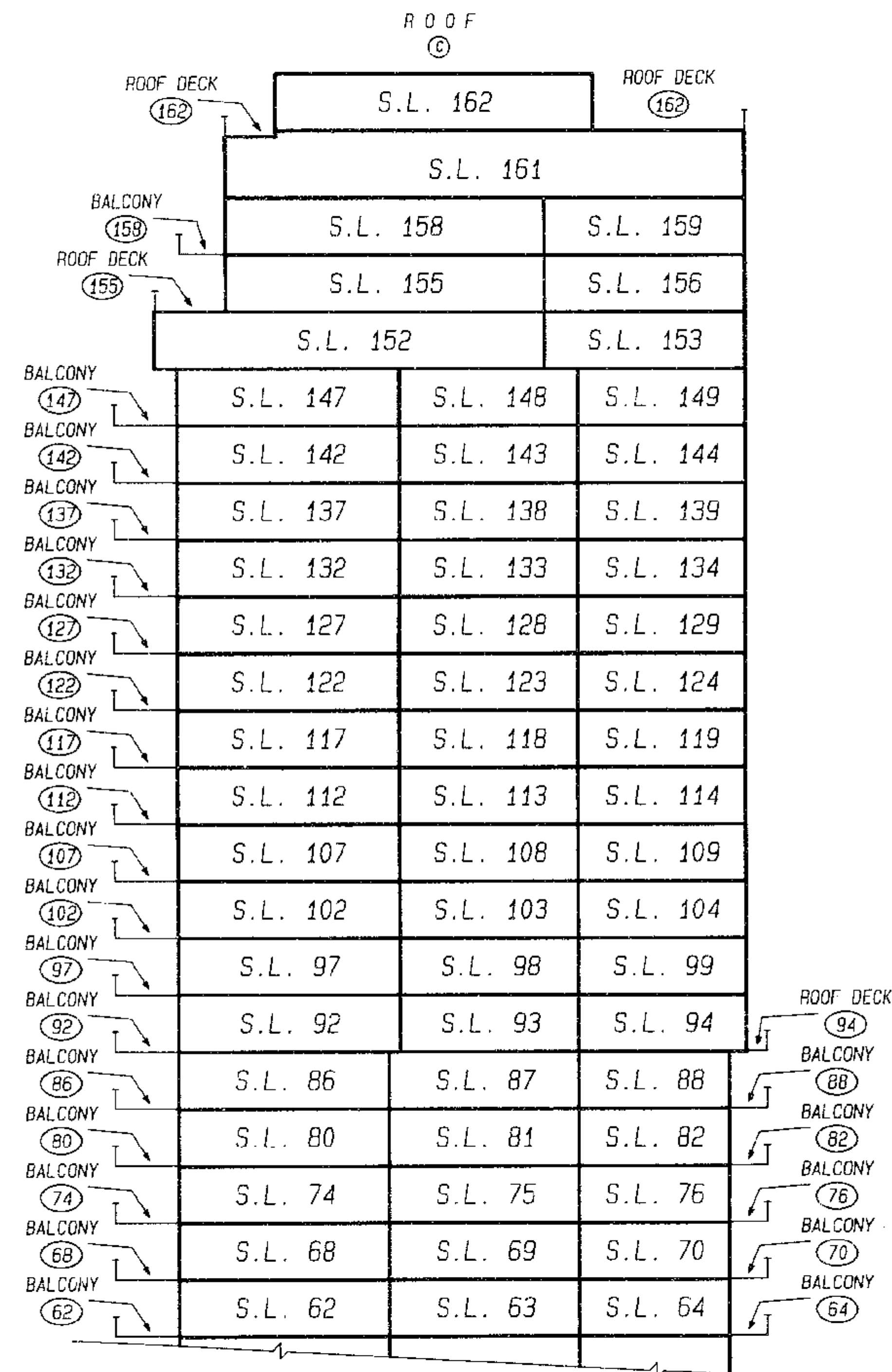
SECTION B - B'

STRATA PLAN LMS 195

SCALE 1: 250



(ALL DIMENSIONS ARE IN METRES)

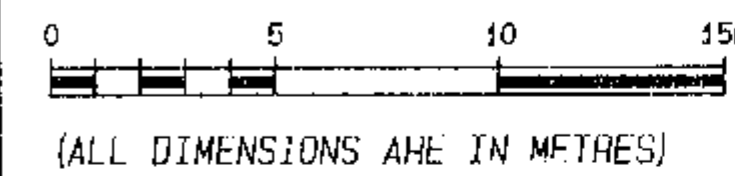


FOR CONTINUATION OF SECTION B - B' SEE SHEET 9

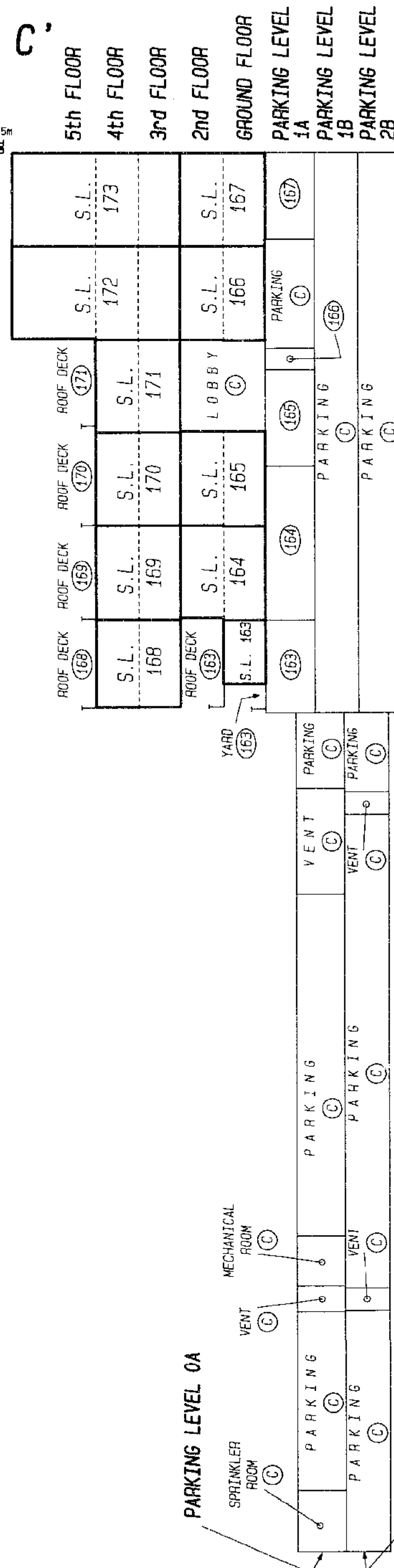
SECTION C - C'

STRATA PLAN LMS 195

SCALE 1: 250



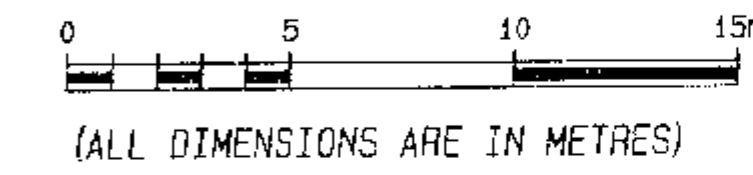
(ALL DIMENSIONS ARE IN METRES)

STRATA PLAN LMS 195

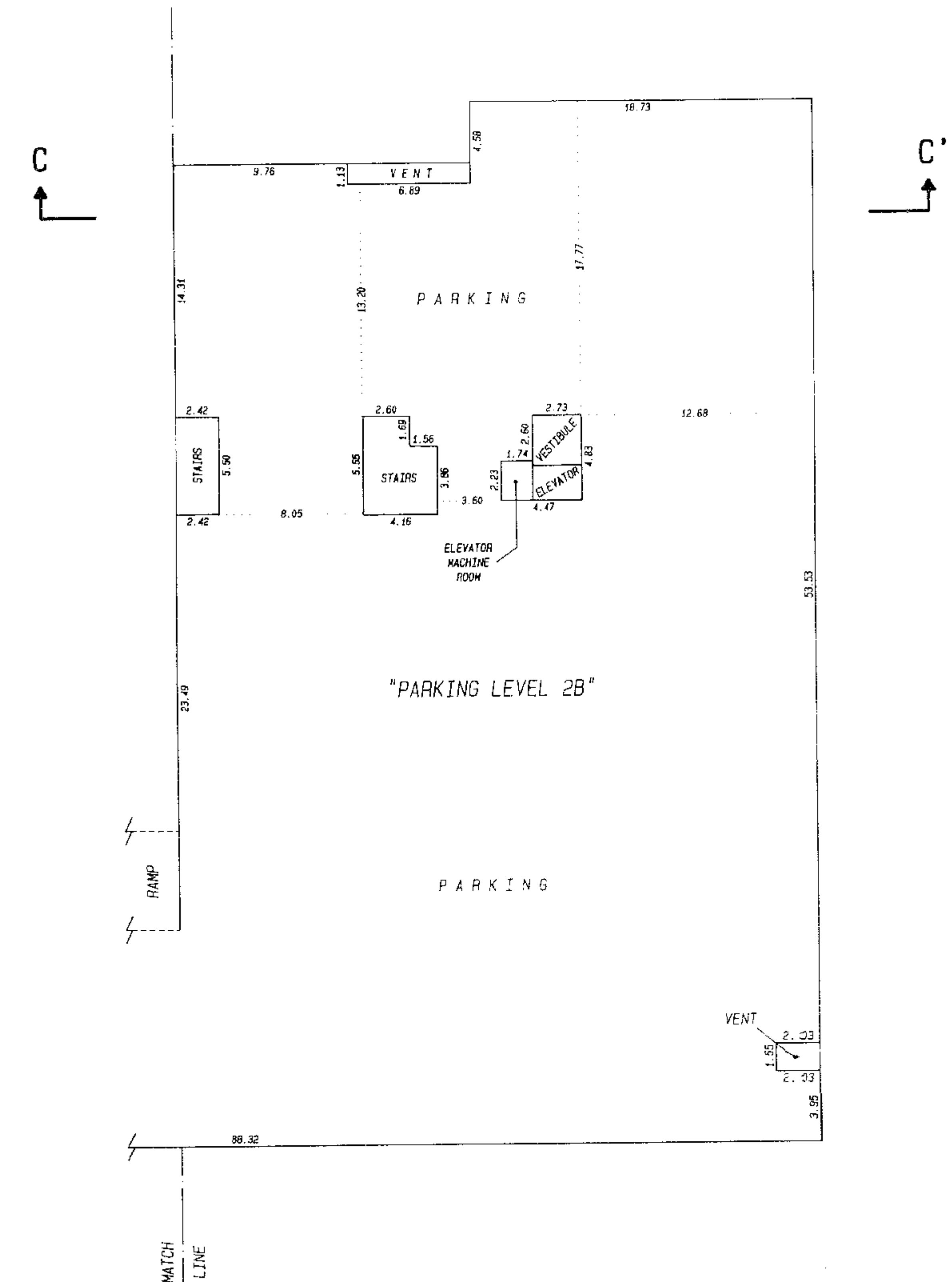
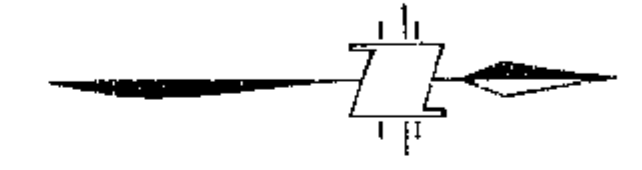
PARKING LEVEL 2B
NORTH HALF

(ALL COMMON PROPERTY)

SCALE 1: 250



(ALL DIMENSIONS ARE IN METRES)



STRATA PLAN LMS 195

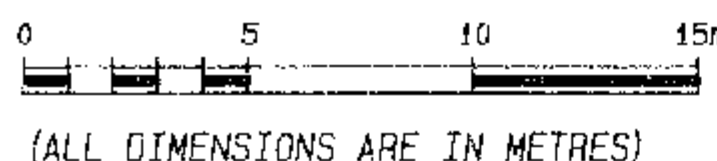
STRATA PLAN LMS 195

STRATA PLAN LMS 195

PARKING LEVEL 2B
SOUTH HALF

(ALL COMMON PROPERTY)

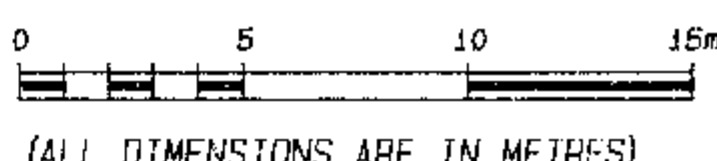
SCALE 1: 250



PARKING LEVEL 2A / 1B
NORTH HALF

(ALL COMMON PROPERTY)

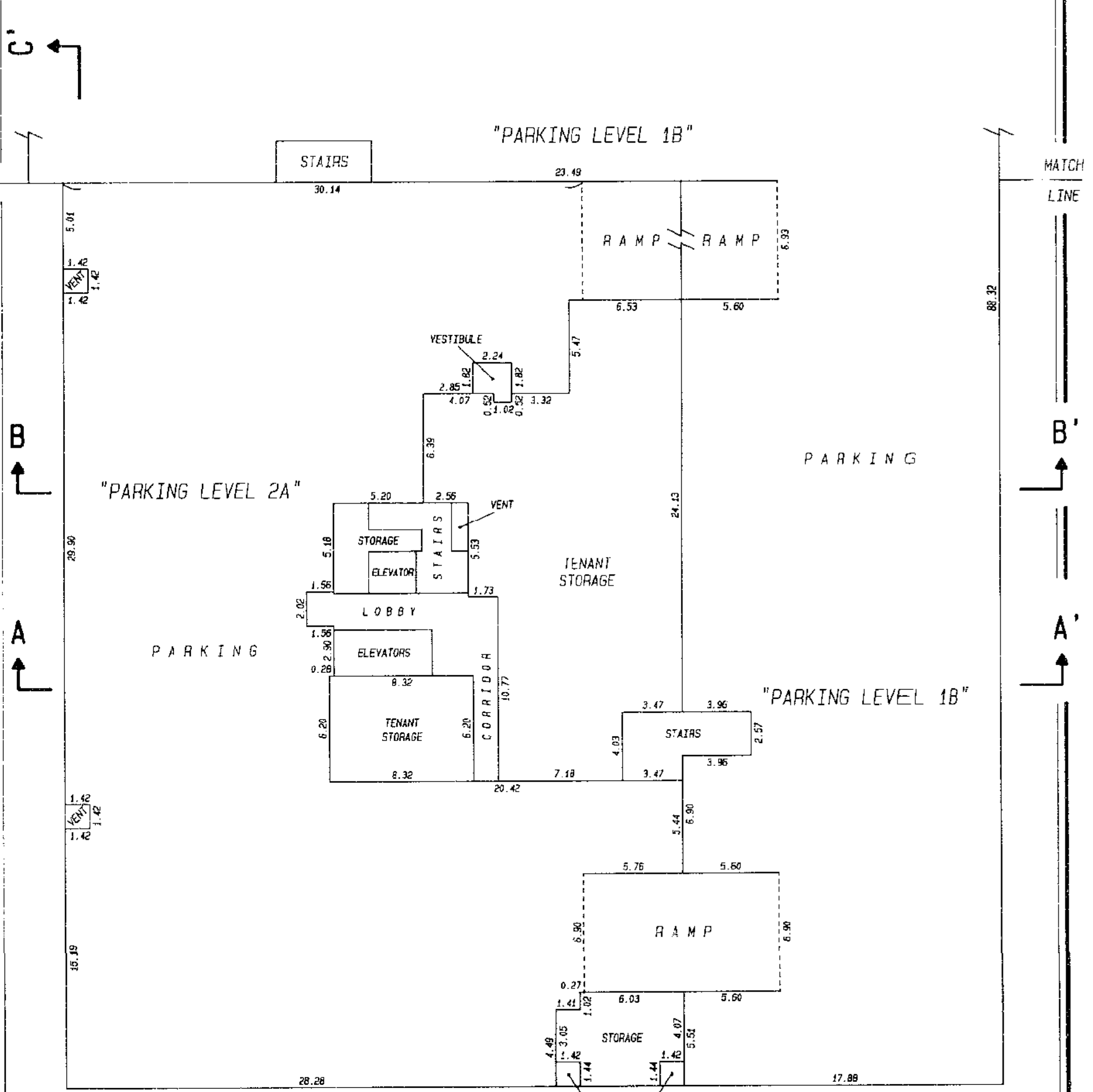
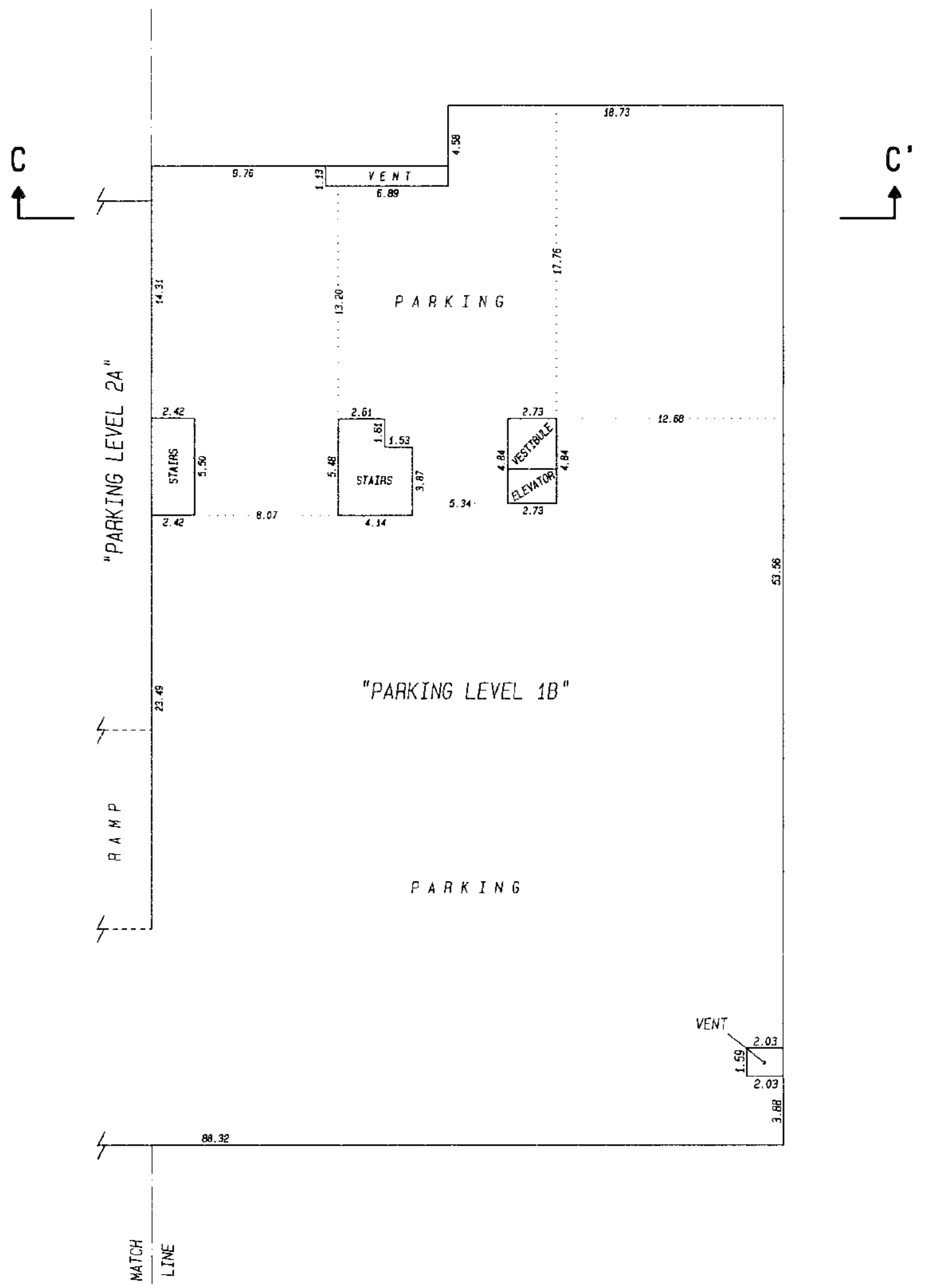
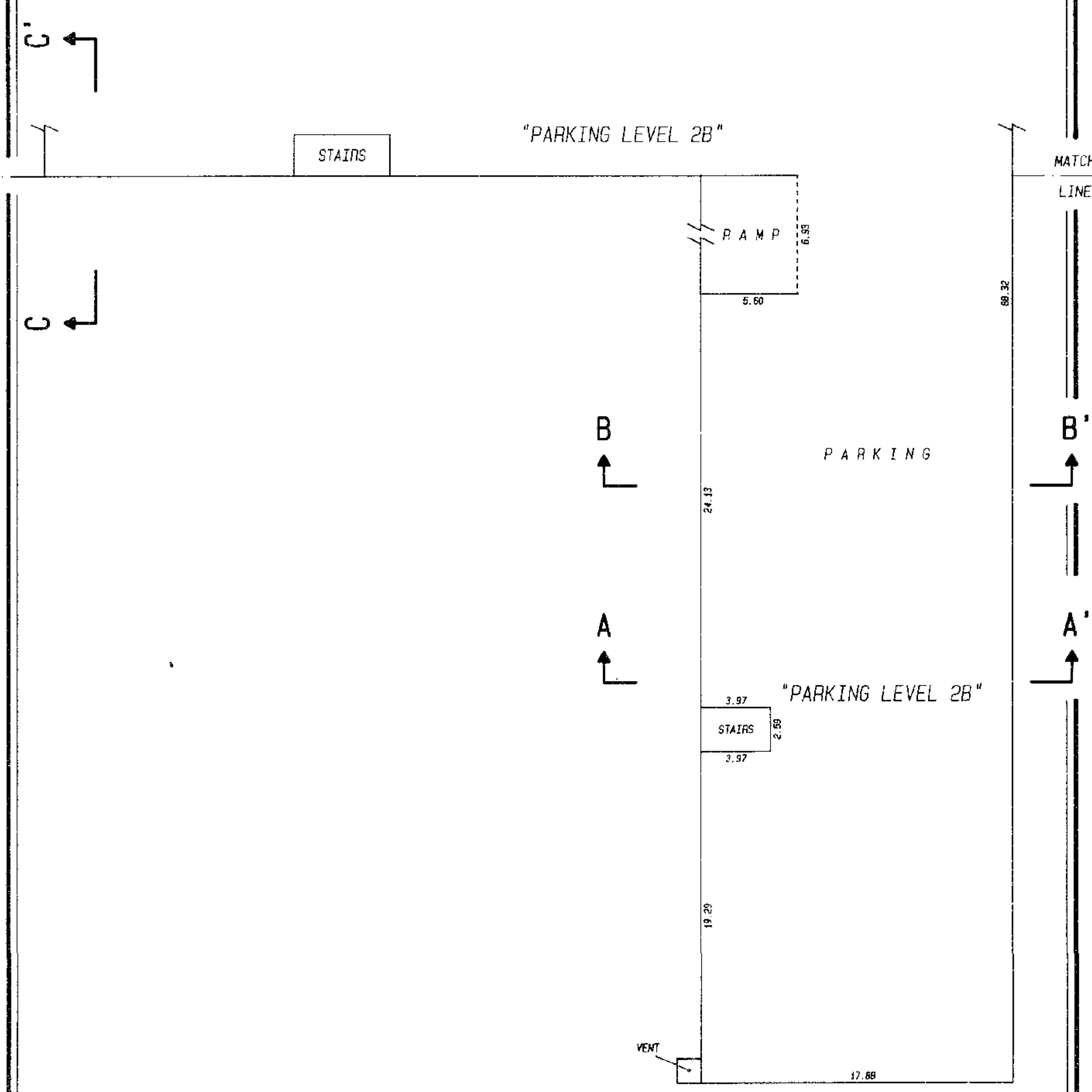
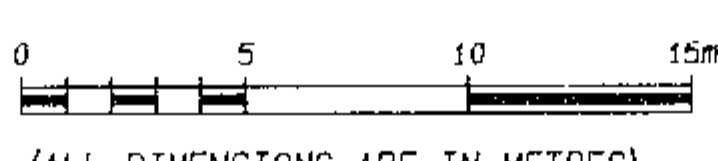
SCALE 1: 250



PARKING LEVEL 2A / 1B
SOUTH HALF

(ALL COMMON PROPERTY)

SCALE 1: 250

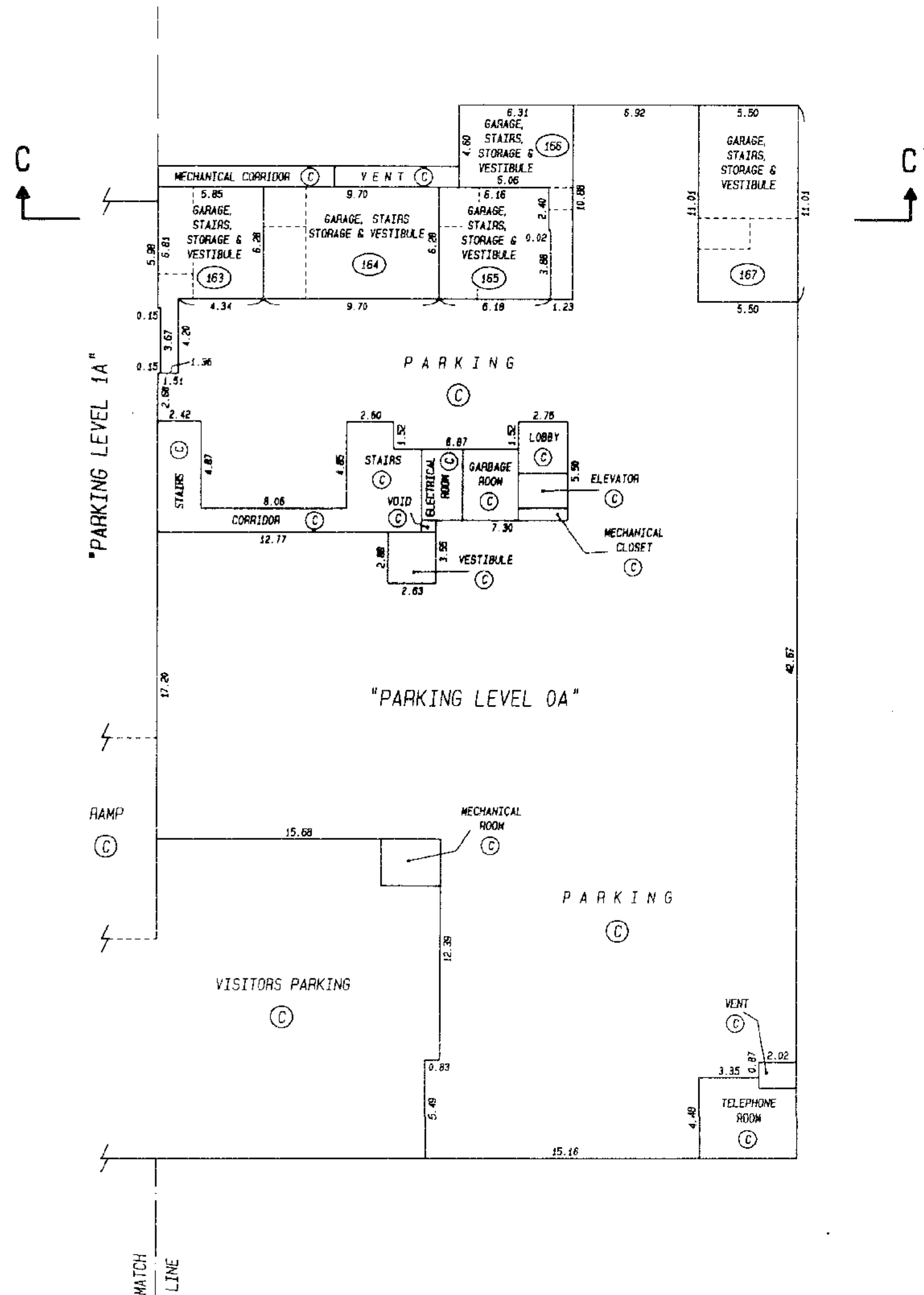


STRATA PLAN **LMS 195**

PARKING LEVEL 0A / 1A NORTH HALF

SCALE 1:250

(ALL DIMENSIONS ARE IN METRES)



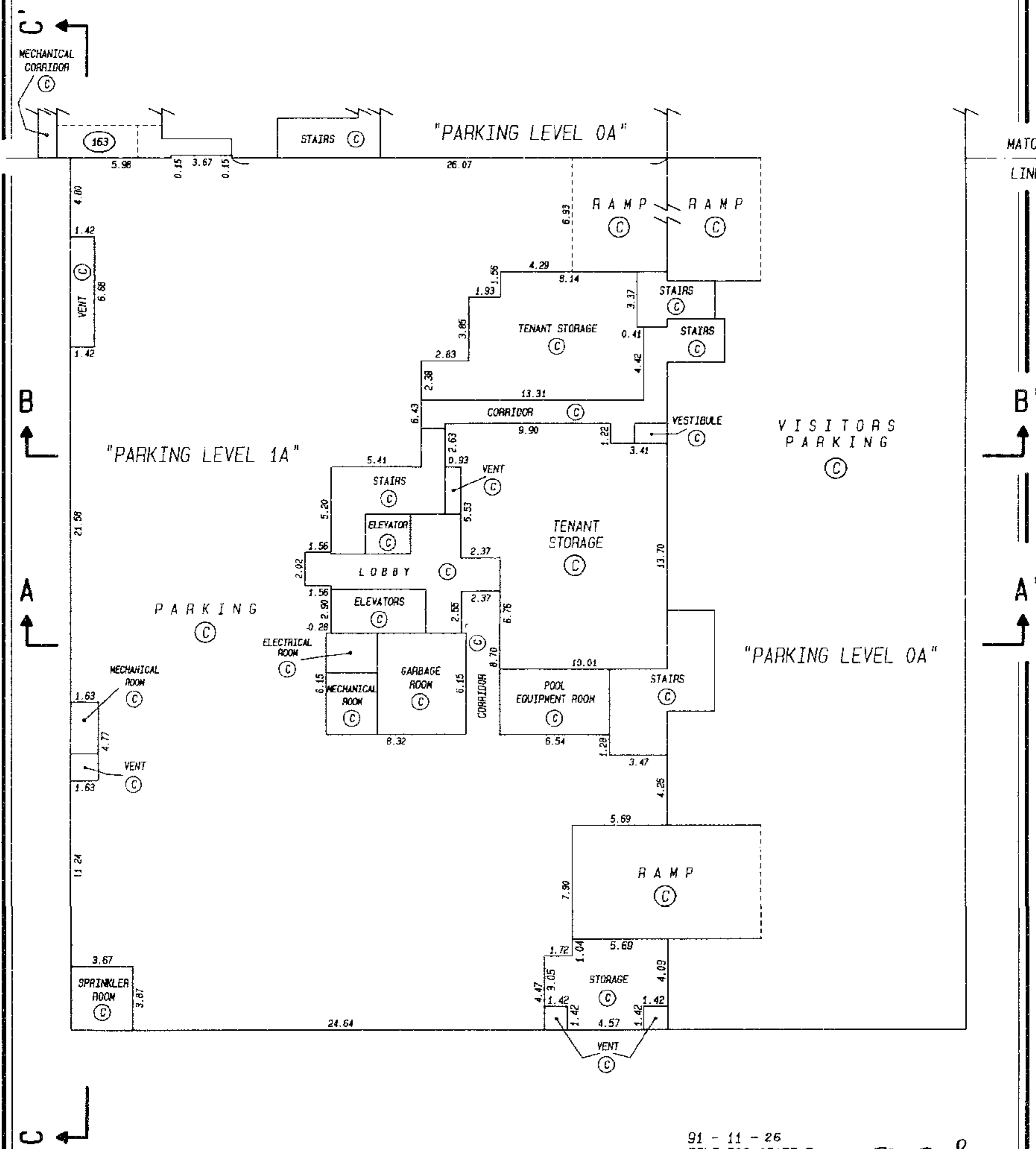
M.E.B.

STRATA PLAN **LMS 195**

PARKING LEVEL 0A / 1A SOUTH HALF

SCALE 1:250

(ALL DIMENSIONS ARE IN METRES)



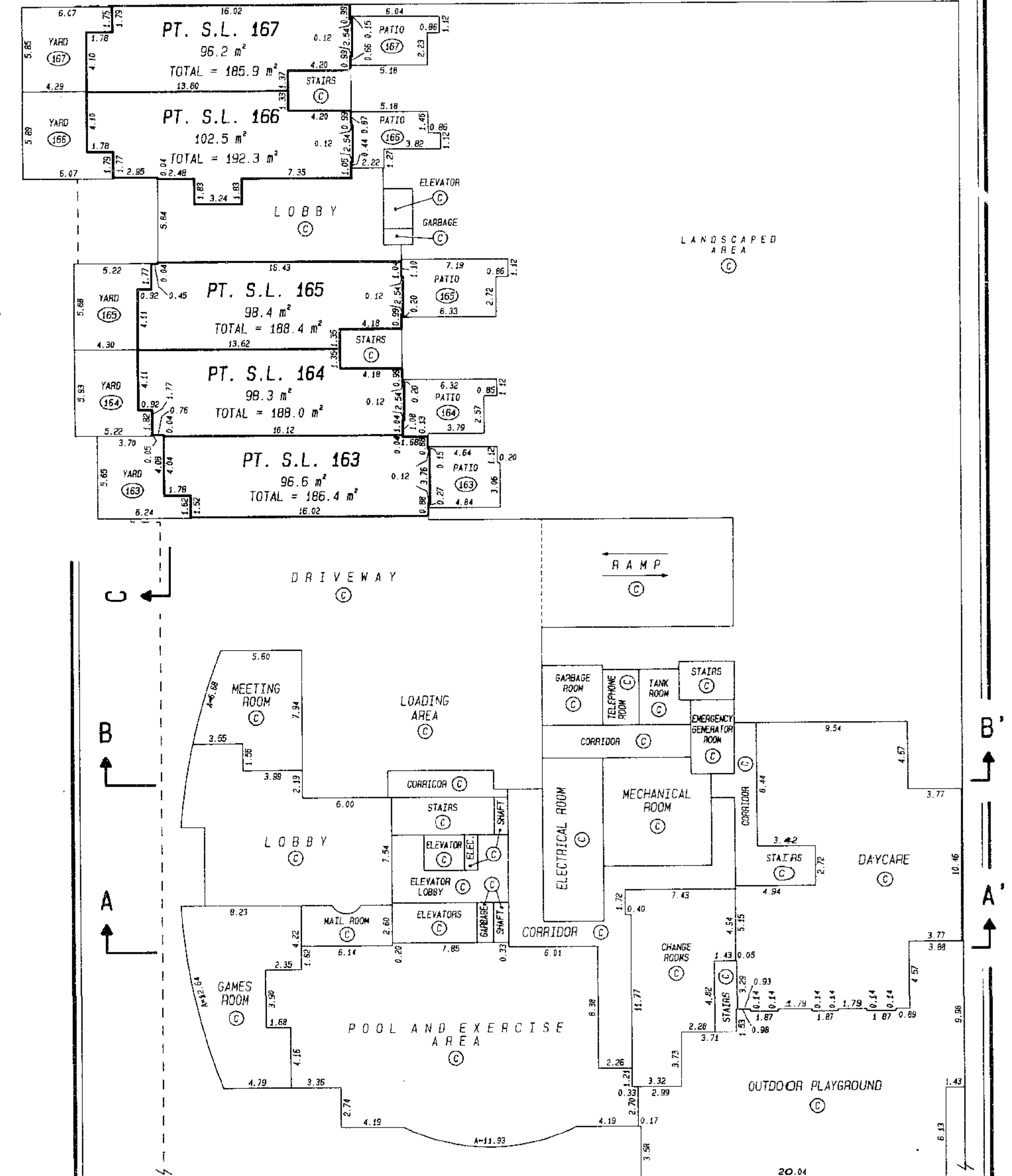
M.E.B.

STRATA PLAN **LMS 195**

GROUND FLOOR

SCALE 1:250

(ALL DIMENSIONS ARE IN METRES)

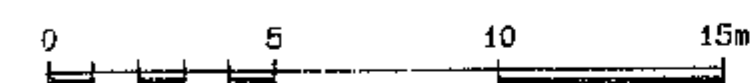


M.E.B.

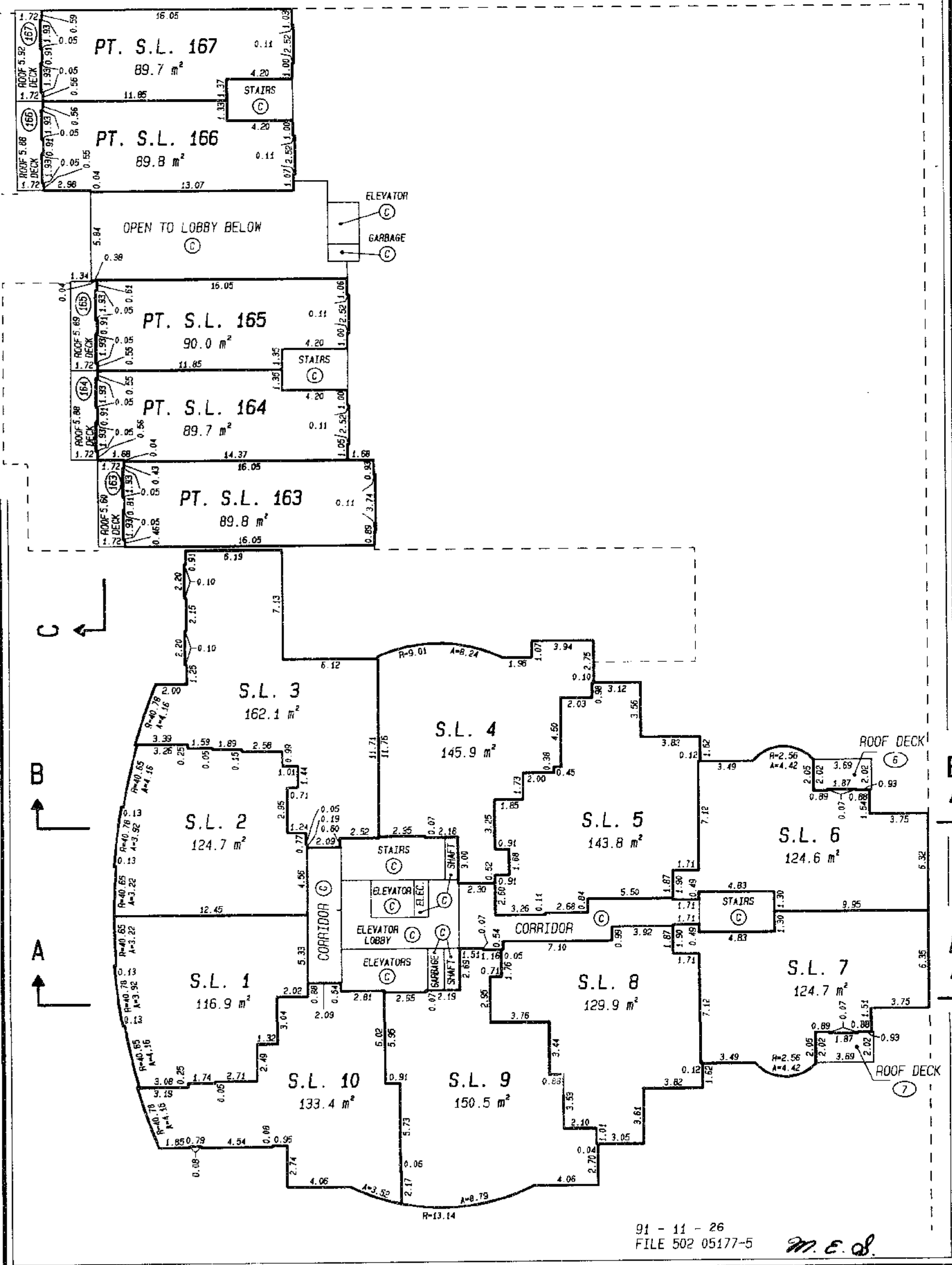
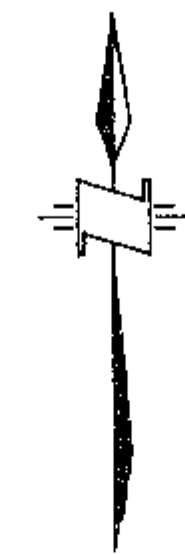
STRATA PLAN LMS 195

2nd FLOOR

SCALE 1:250



(ALL DIMENSIONS ARE IN METRES)



M.E.S.

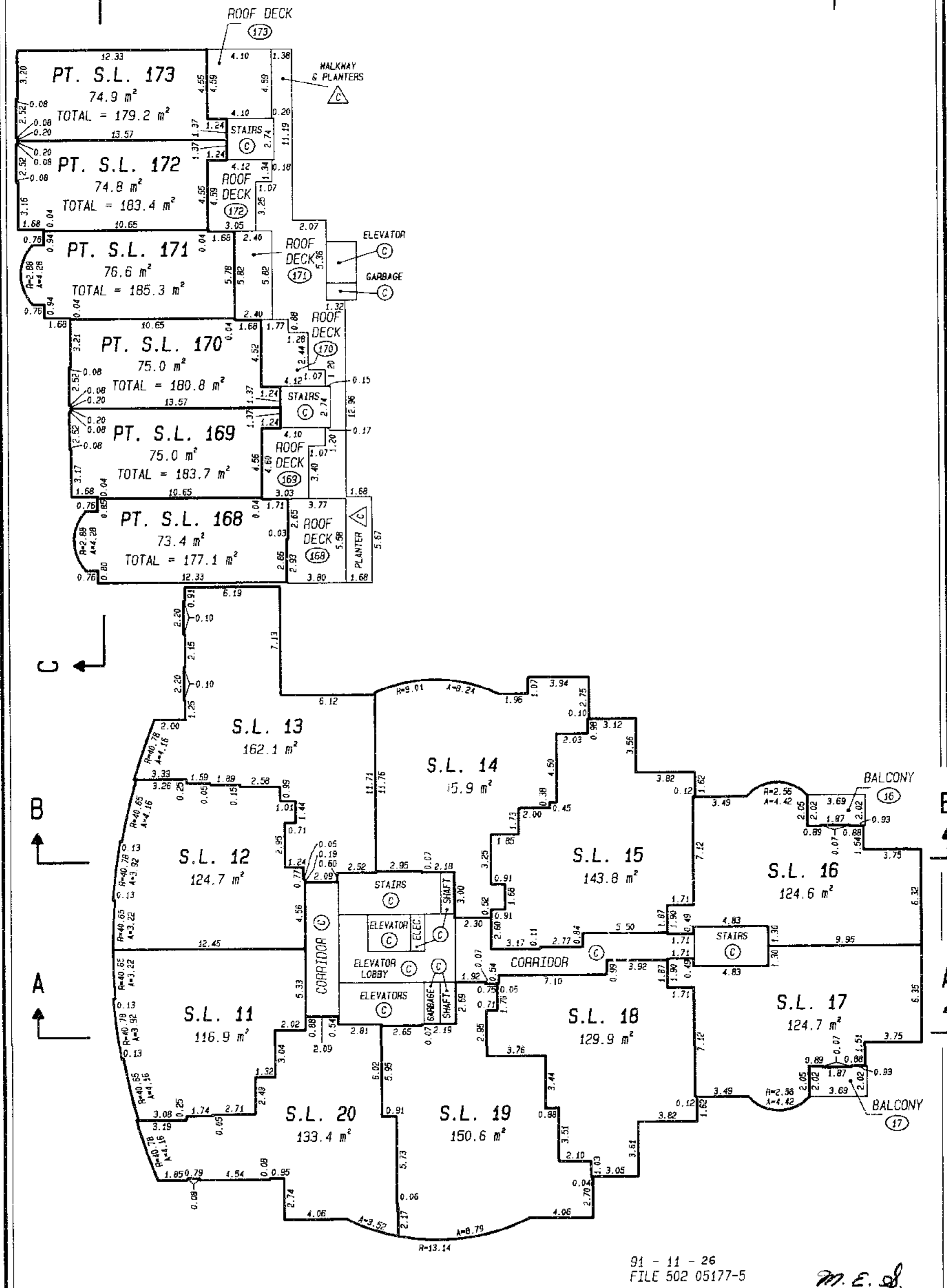
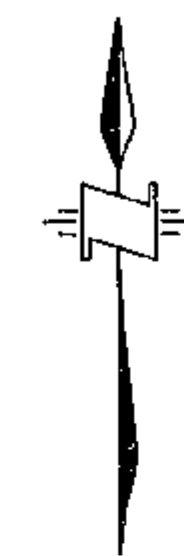
STRATA PLAN LMS 195

3rd FLOOR

SCALE 1:250



(ALL DIMENSIONS ARE IN METRES)

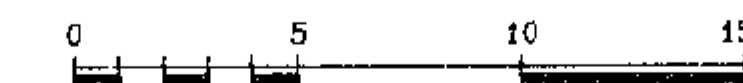


M.E.S.

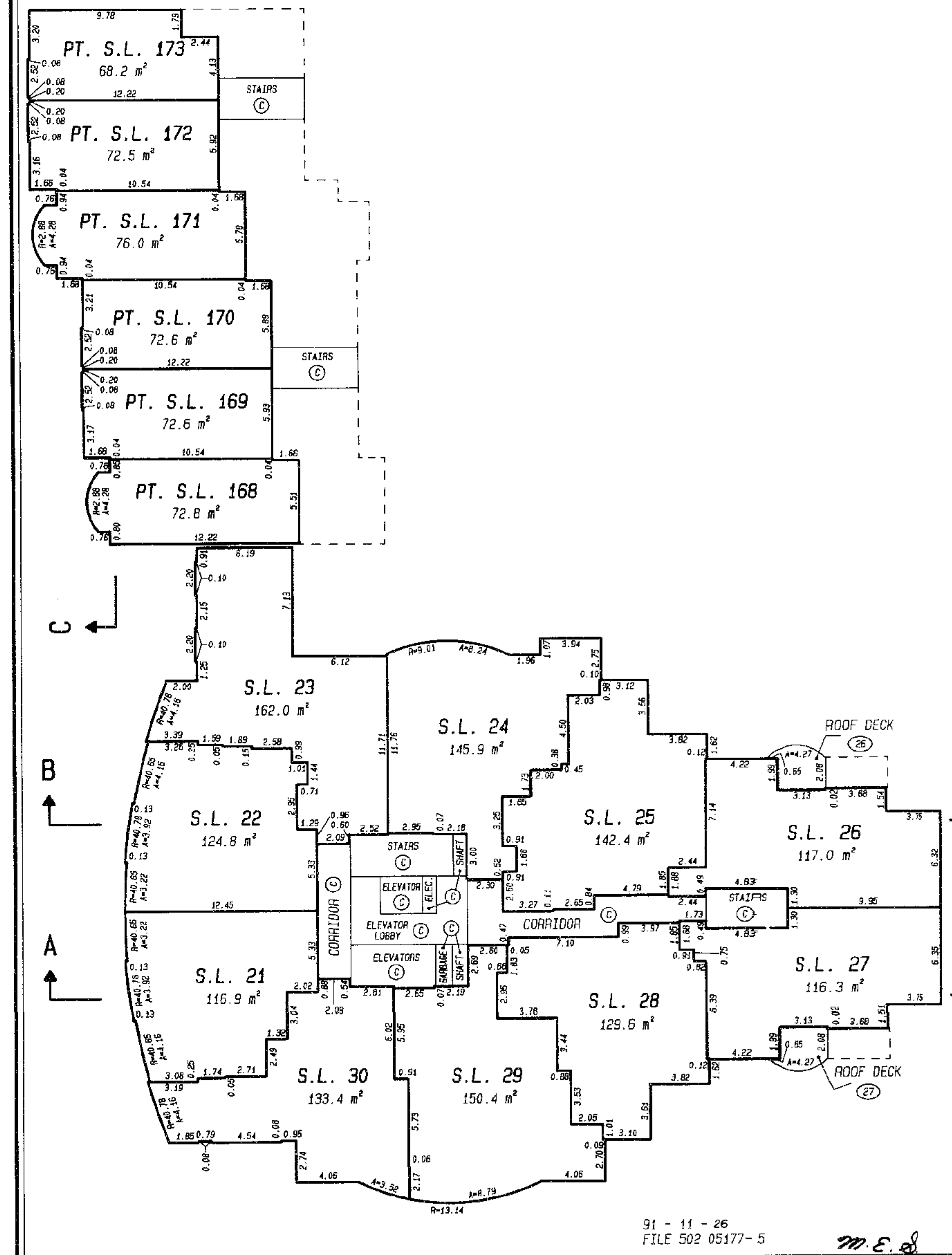
STRATA PLAN LMS 195

4th FLOOR

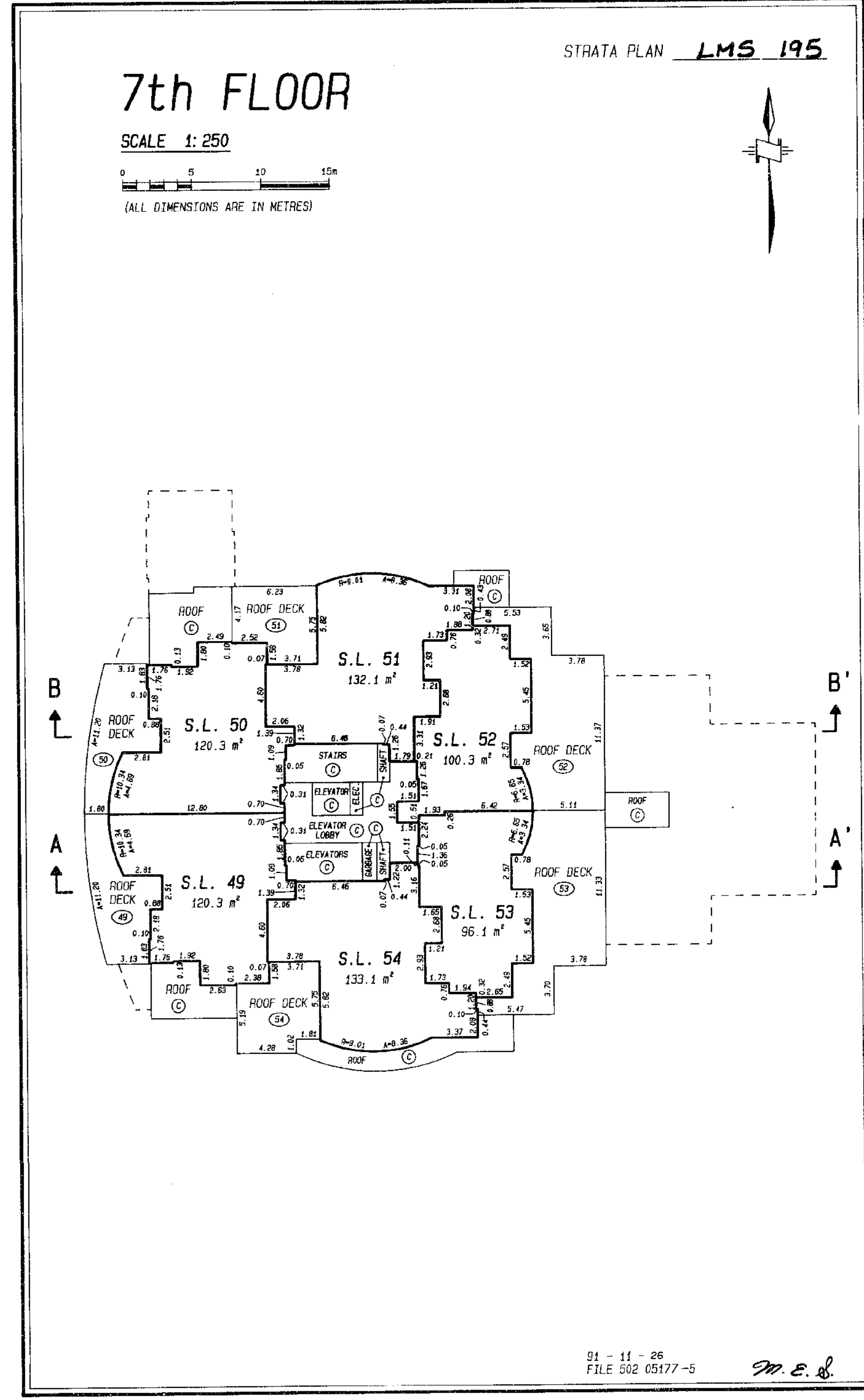
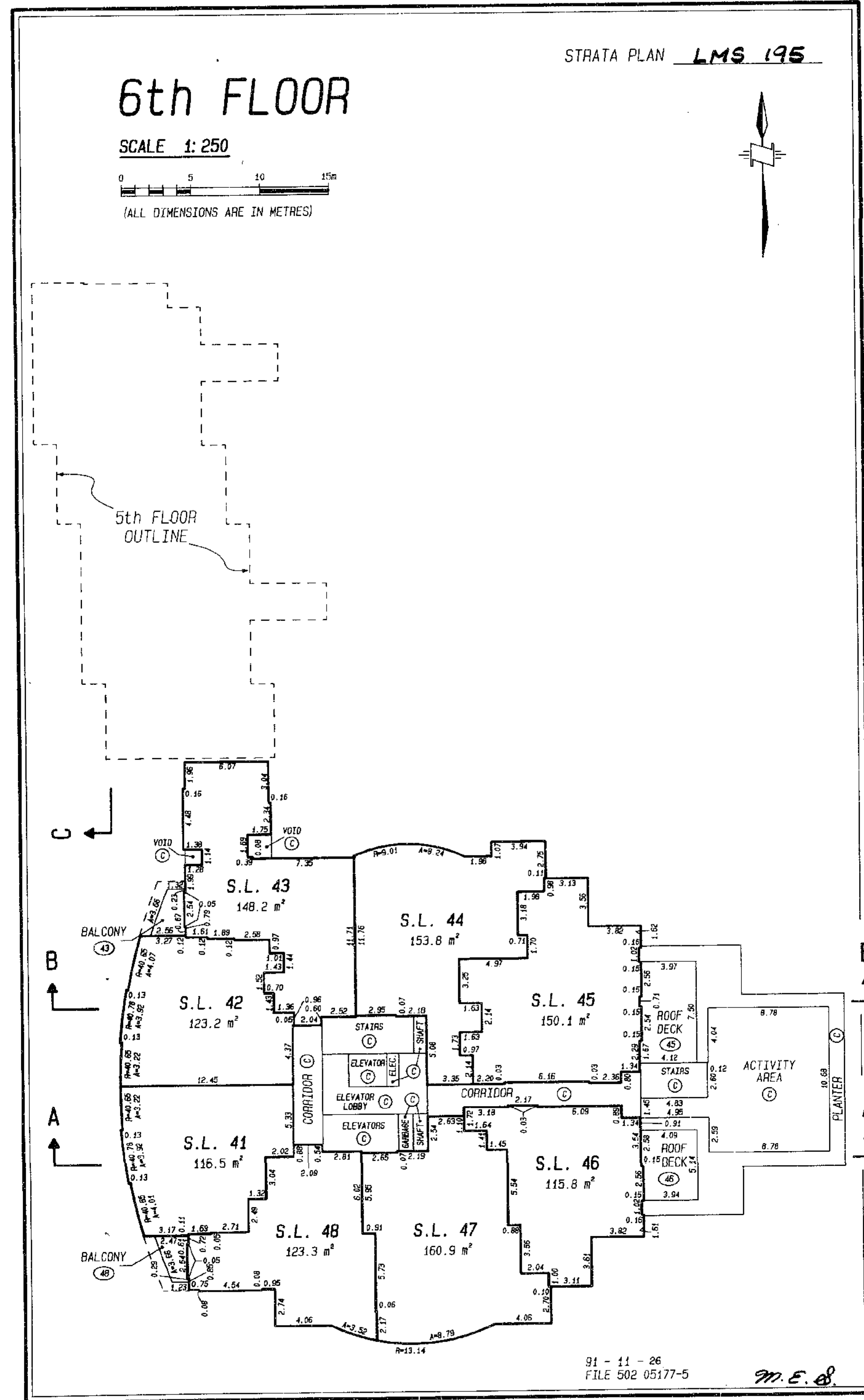
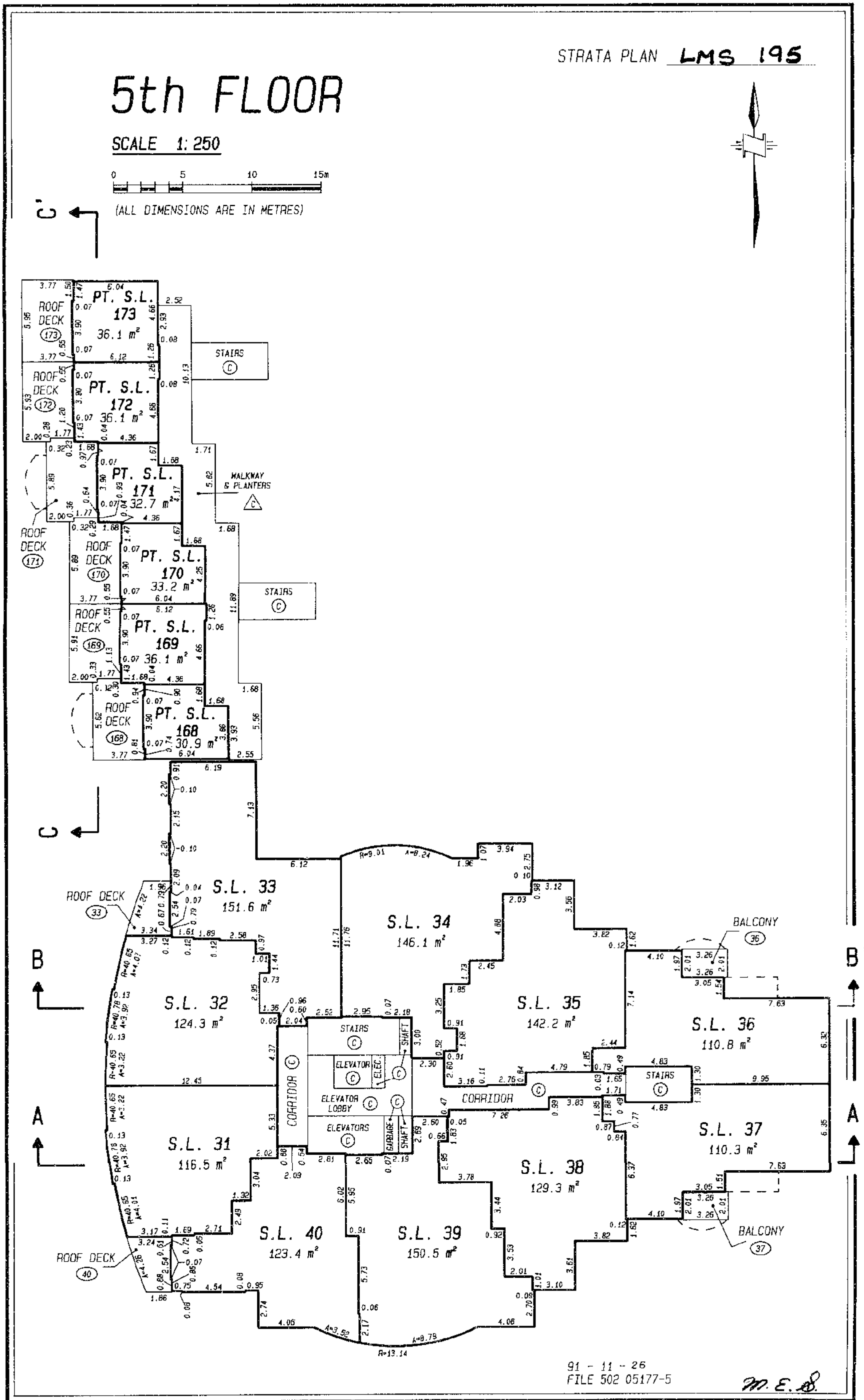
SCALE 1:250



(ALL DIMENSIONS ARE IN METRES)



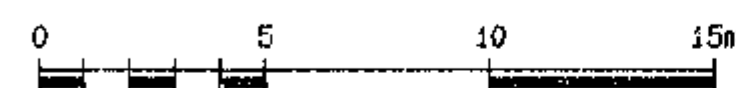
M.E.S.



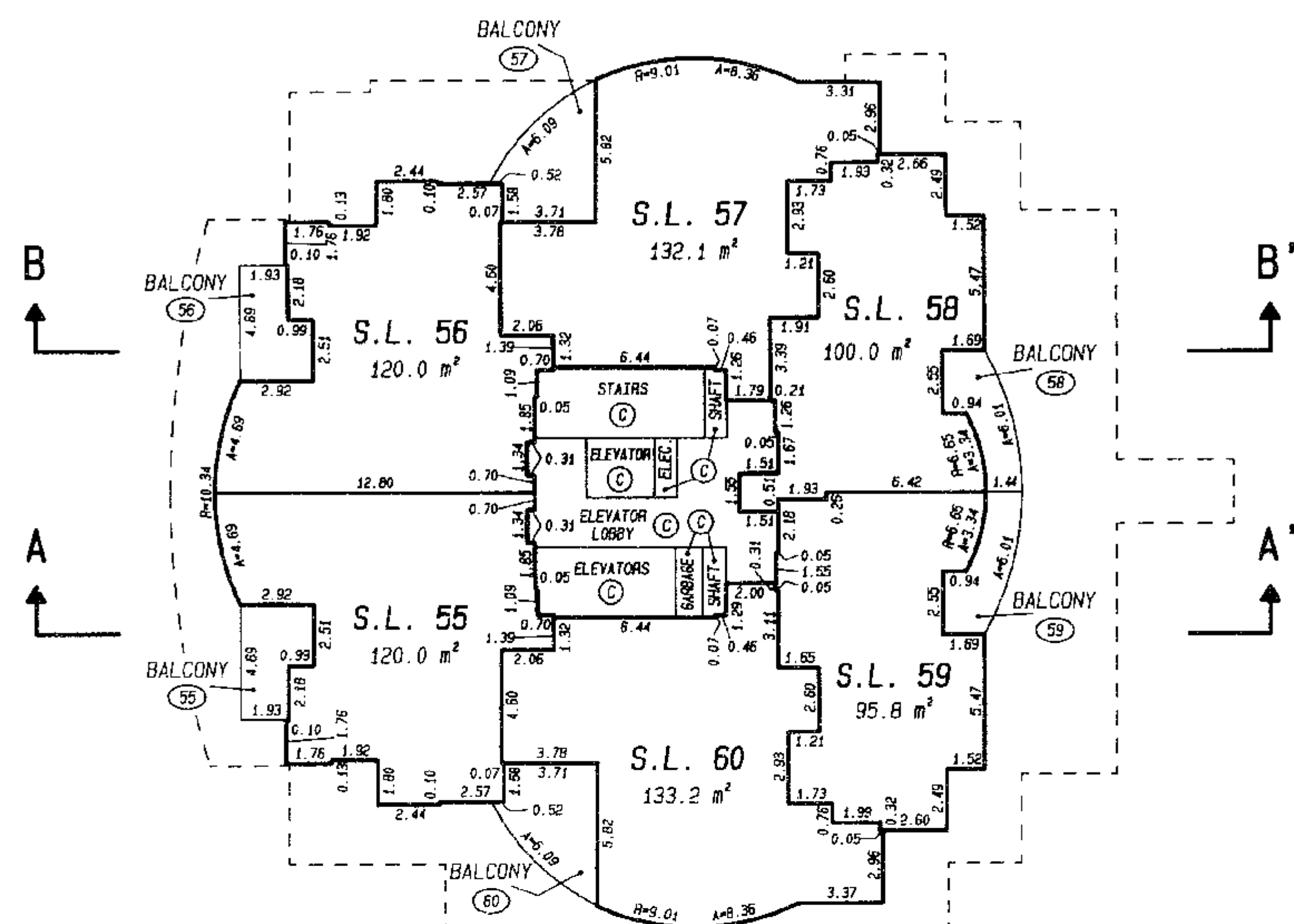
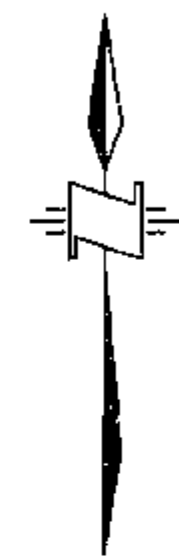
STRATA PLAN LMS 195

8th FLOOR

SCALE 1:250

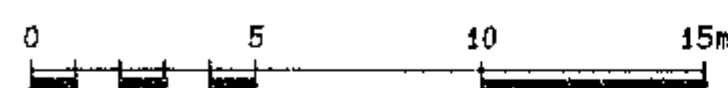


(ALL DIMENSIONS ARE IN METRES)

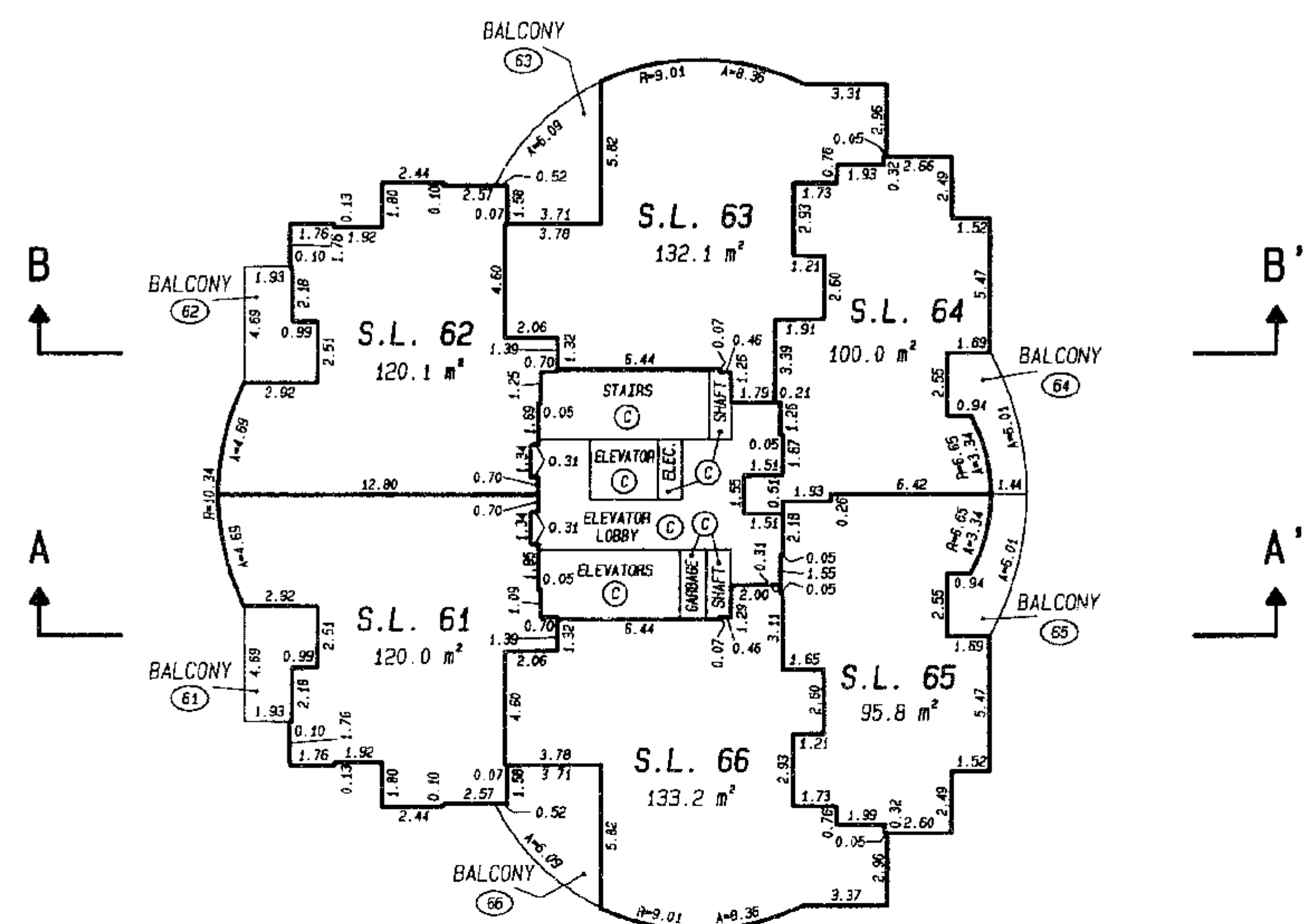
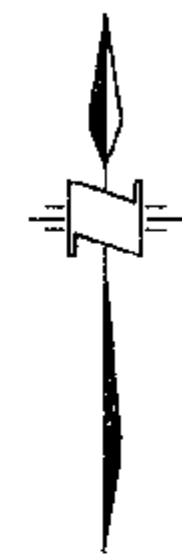
STRATA PLAN LMS 195

9th FLOOR

SCALE 1:250

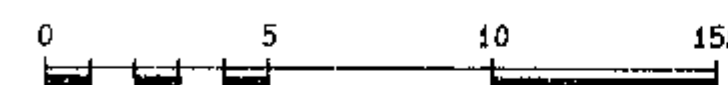


(ALL DIMENSIONS ARE IN METRES)

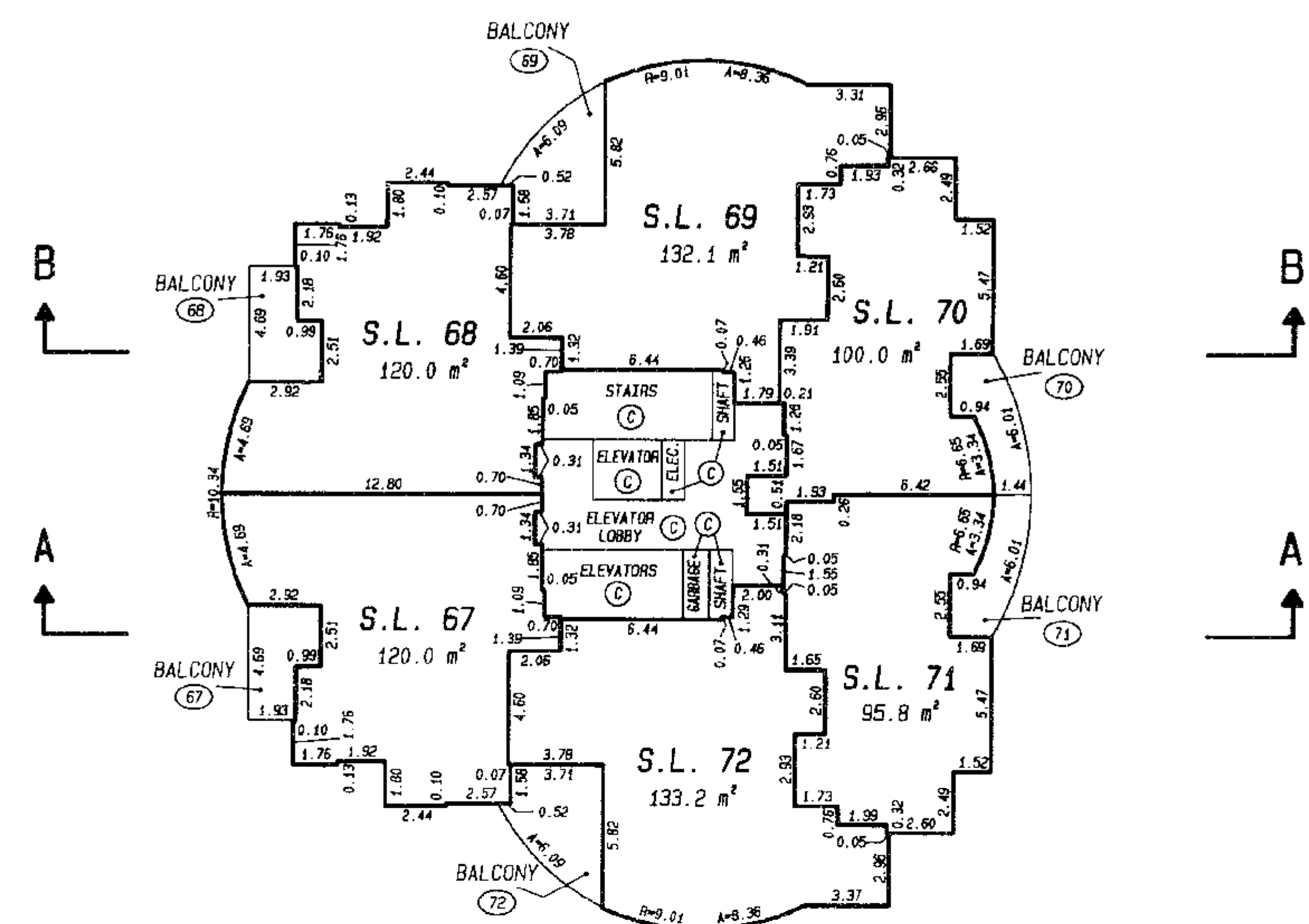
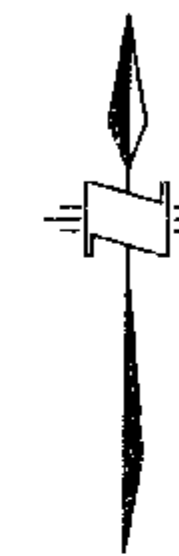
STRATA PLAN LMS 195

10th FLOOR

SCALE 1:250



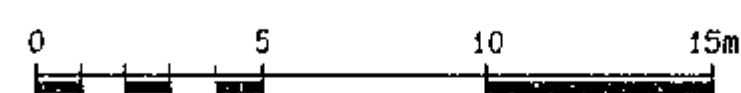
(ALL DIMENSIONS ARE IN METRES)



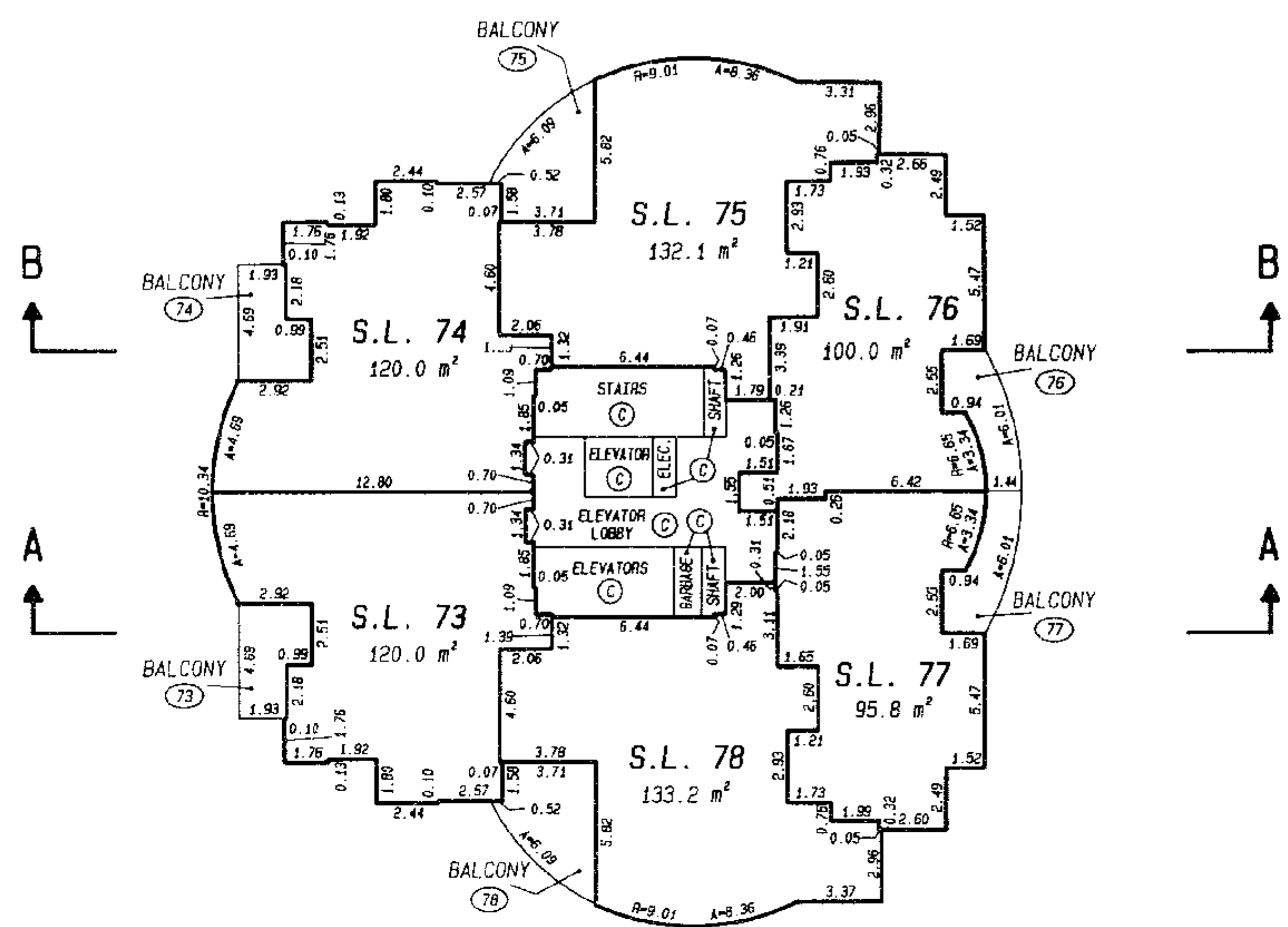
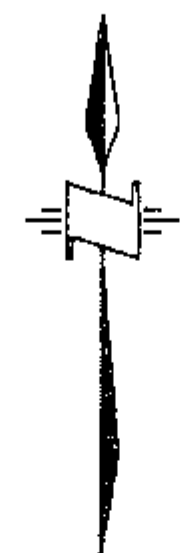
STRATA PLAN LMS 195

11th FLOOR

SCALE 1: 250



(ALL DIMENSIONS ARE IN METRES)

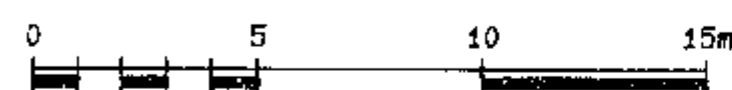


M.E.S.

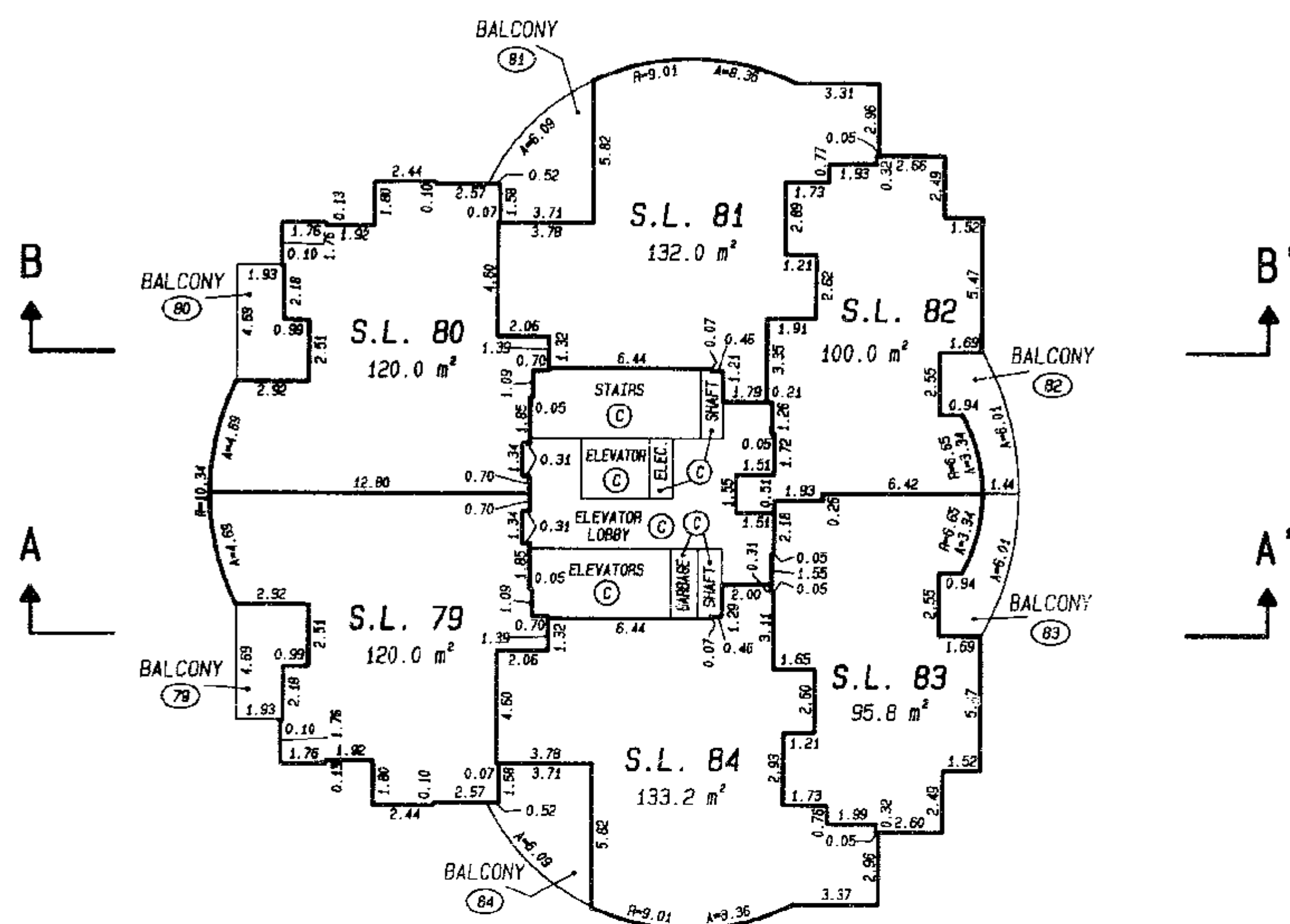
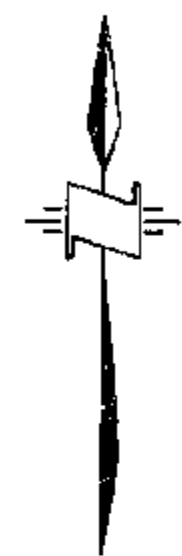
STRATA PLAN LMS 195

12th FLOOR

SCALE 1: 250



(ALL DIMENSIONS ARE IN METRES)



M.E.S.

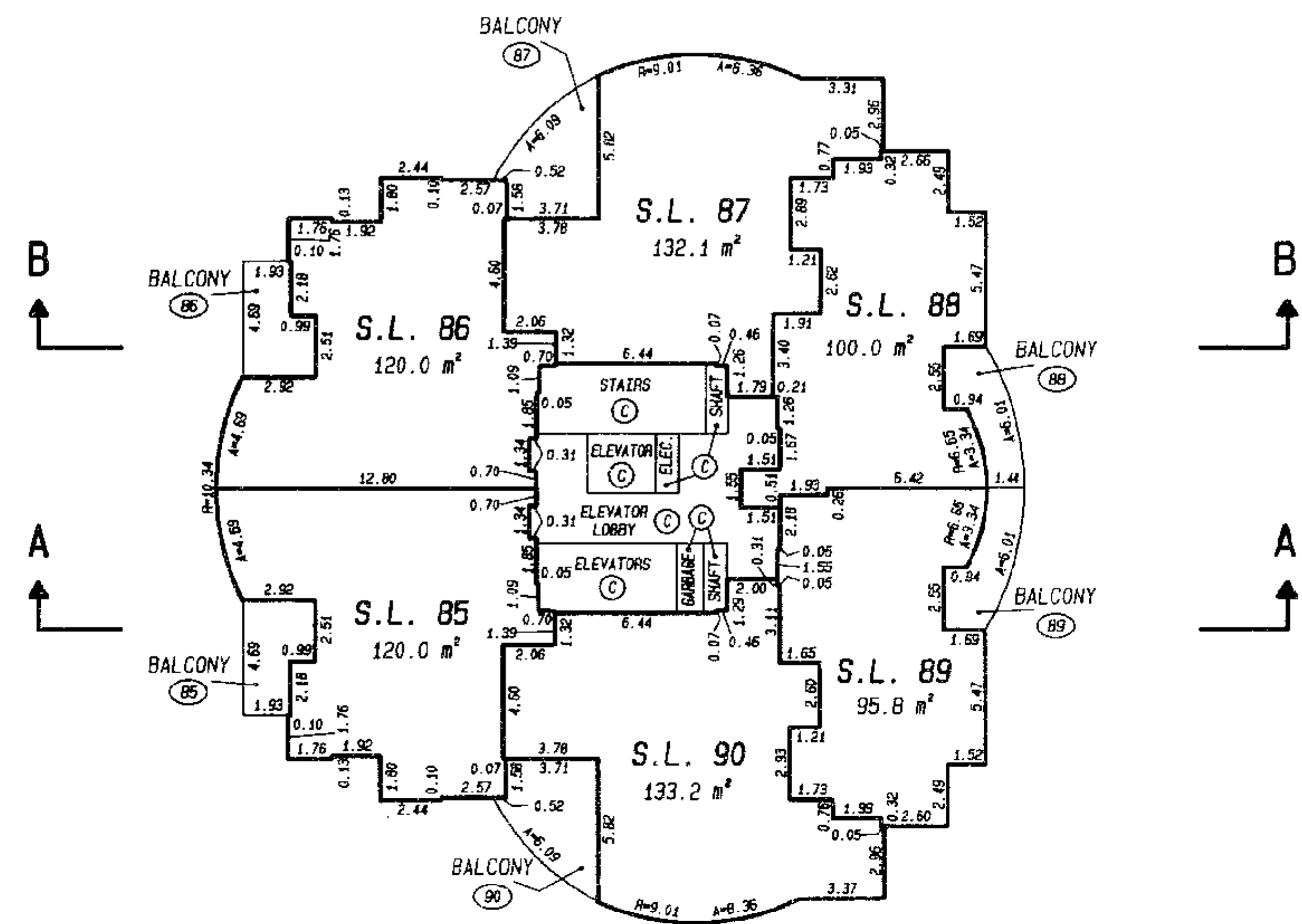
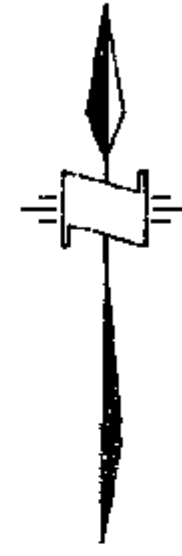
STRATA PLAN LMS 195

13th FLOOR

SCALE 1: 250



(ALL DIMENSIONS ARE IN METRES)

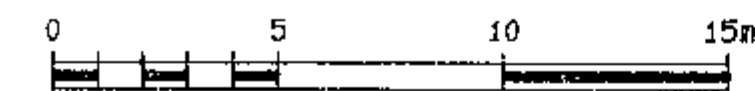


M.E.S.

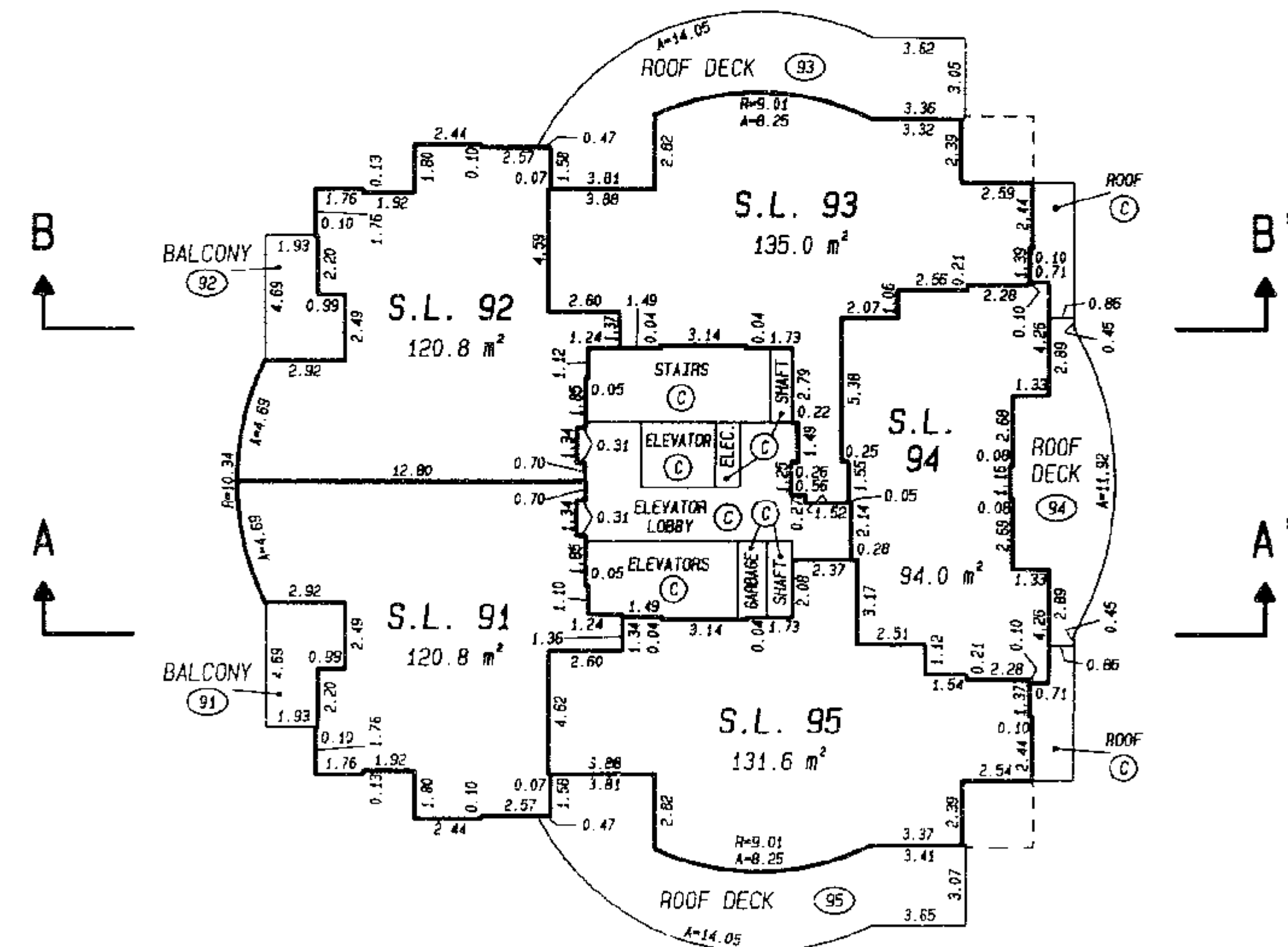
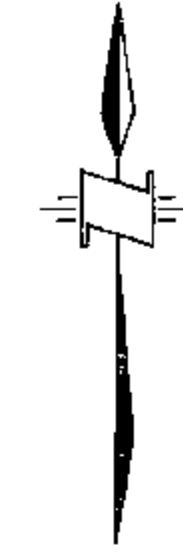
STRATA PLAN LMS 195

14th FLOOR

SCALE 1: 250



(ALL DIMENSIONS ARE IN METRES)

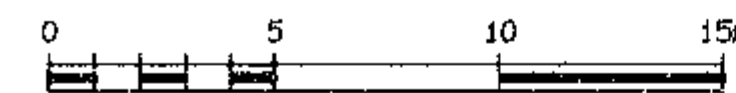


M.E.S.

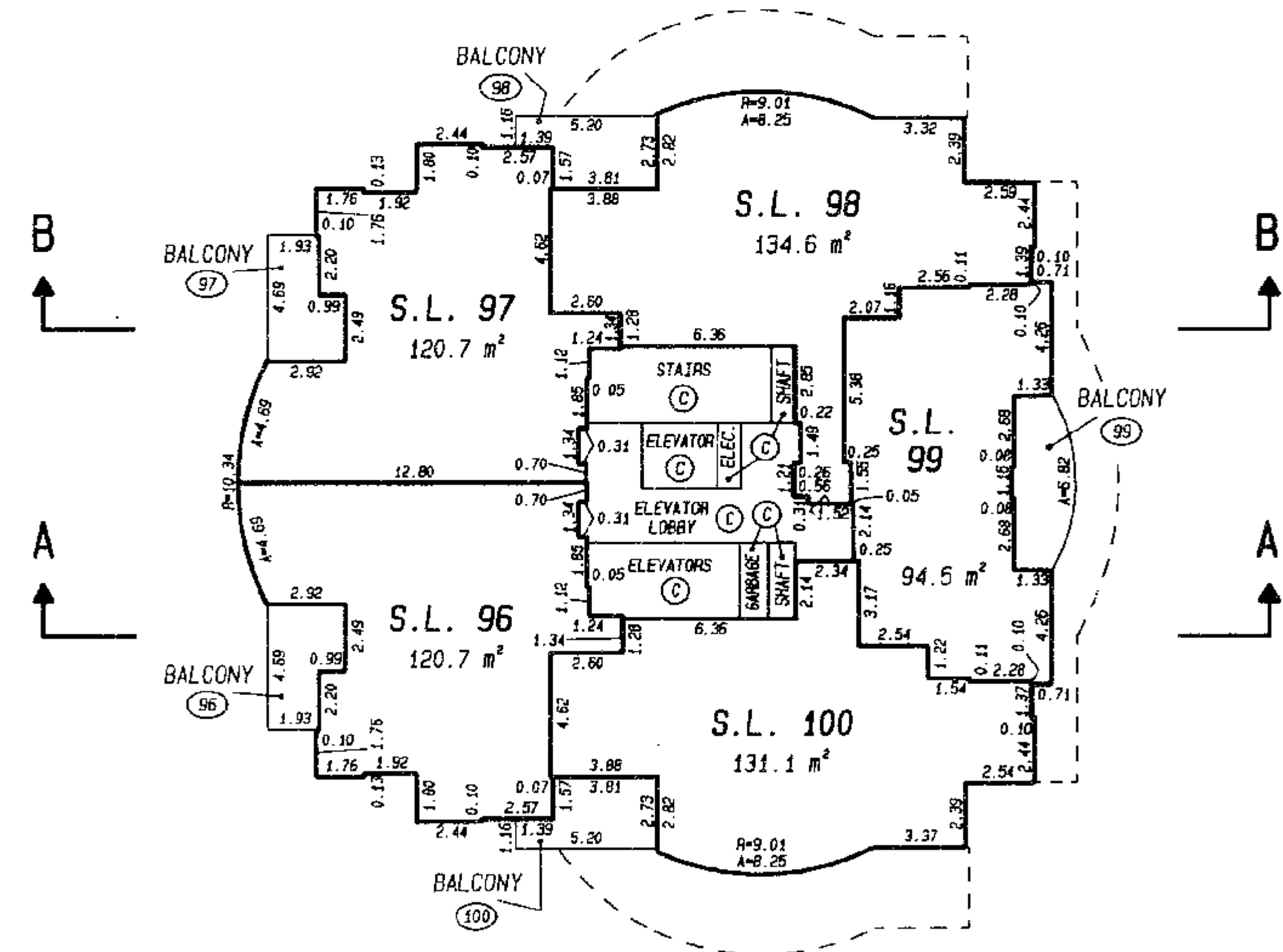
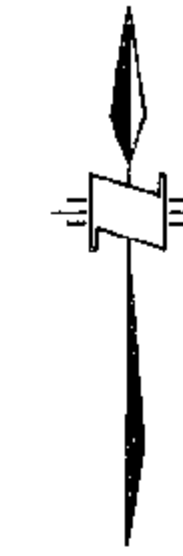
STRATA PLAN LMS 195

15th FLOOR

SCALE 1: 250



(ALL DIMENSIONS ARE IN METRES)

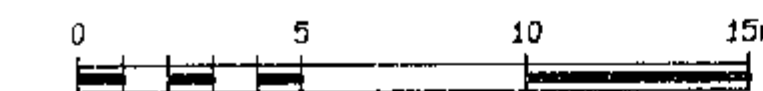


M.E.S.

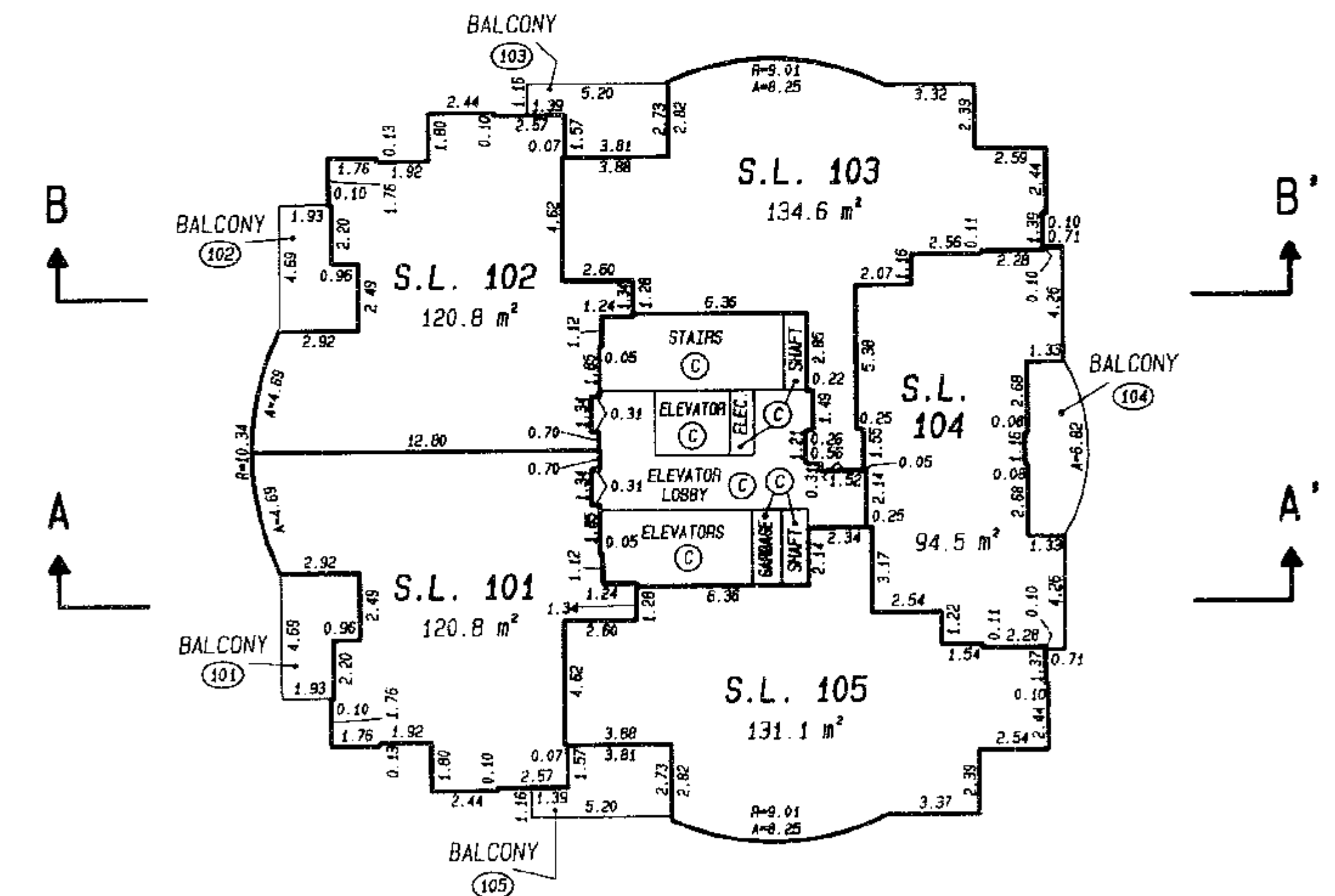
STRATA PLAN LMS 195

16th FLOOR

SCALE 1: 250



(ALL DIMENSIONS ARE IN METRES)



M.E.S.

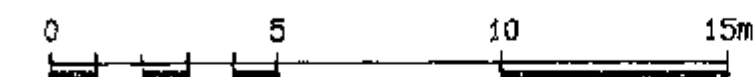
STRATA PLAN LMS 195

STRATA PLAN LMS 195

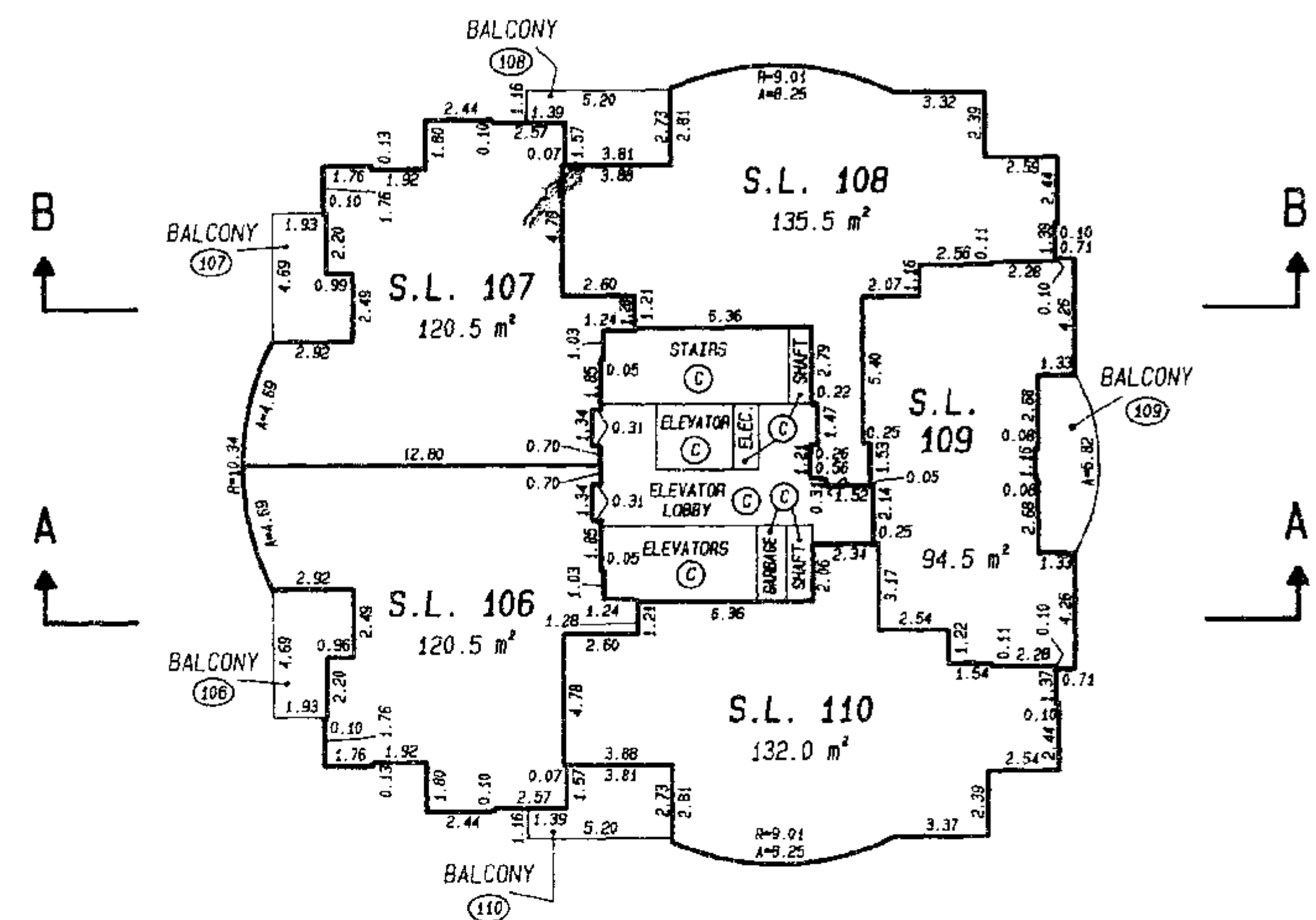
STRATA PLAN LMS 195

17th FLOOR

SCALE 1:250

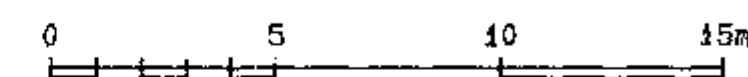


(ALL DIMENSIONS ARE IN METRES)

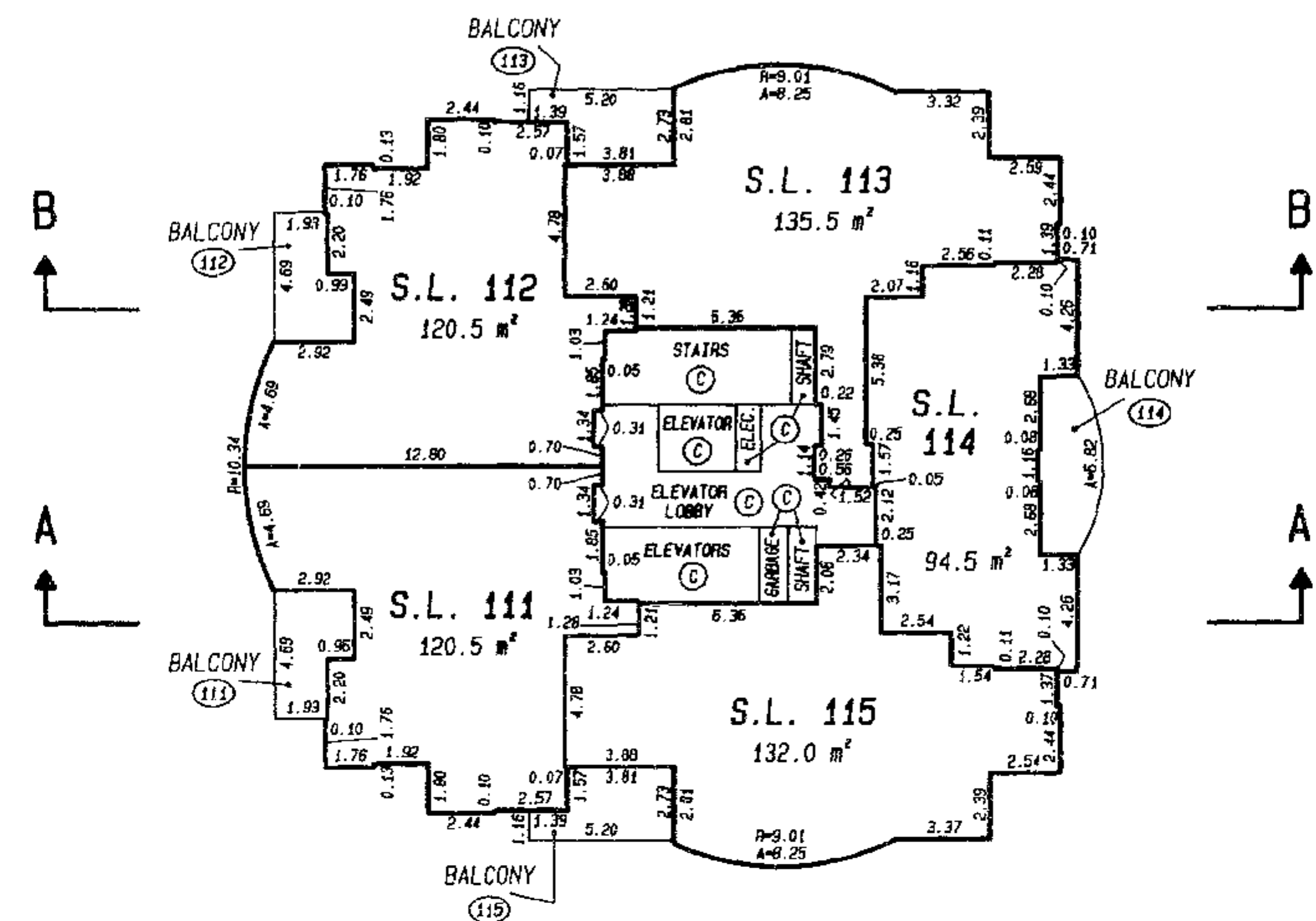


18th FLOOR

SCALE 1:250



(ALL DIMENSIONS ARE IN METRES)

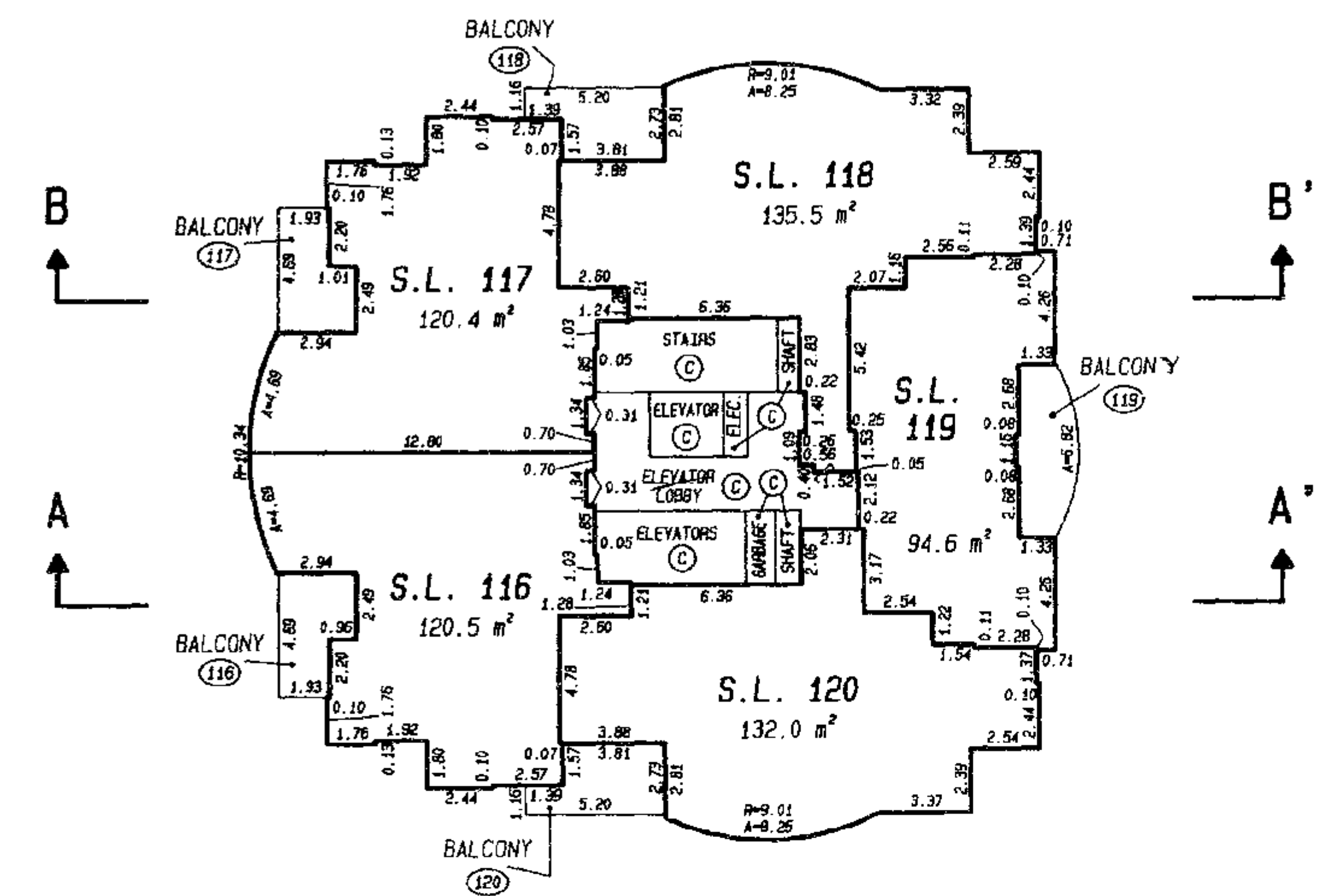
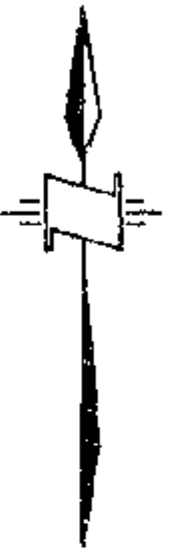


19th FLOOR

SCALE 1:250



(ALL DIMENSIONS ARE IN METRES)



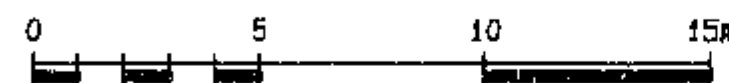
STRATA PLAN LMS 195

STRATA PLAN LMS 195

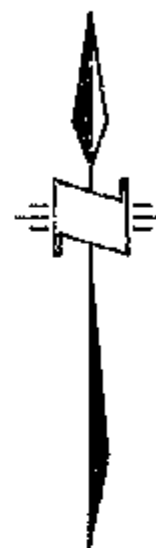
STRATA PLAN LMS 195

20th FLOOR

SCALE 1:250

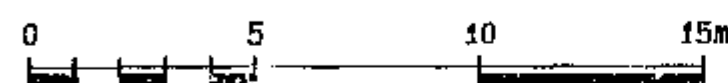


(ALL DIMENSIONS ARE IN METRES)



21st FLOOR

SCALE 1:250

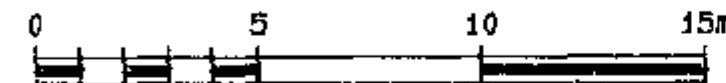


(ALL DIMENSIONS ARE IN METRES)

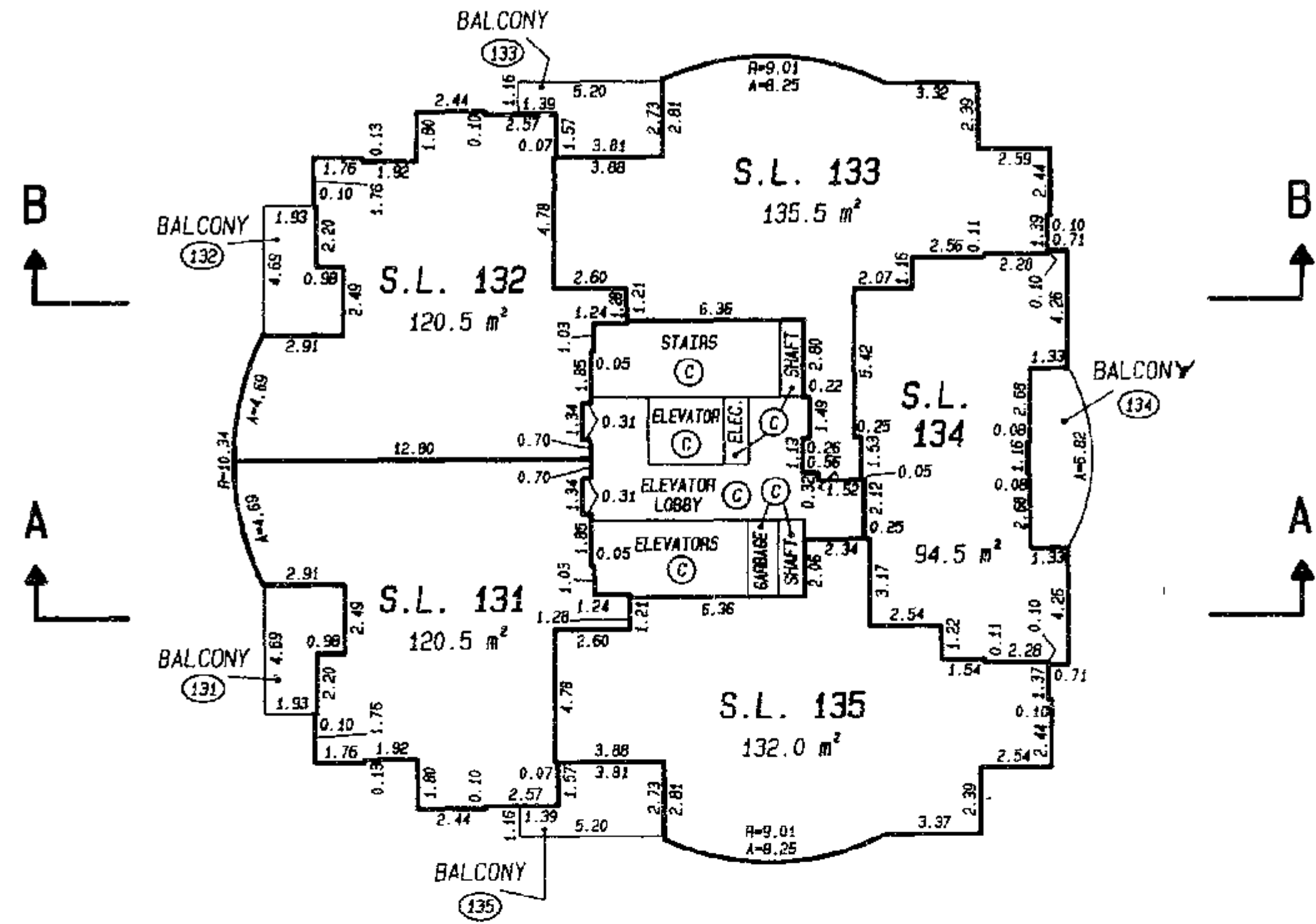
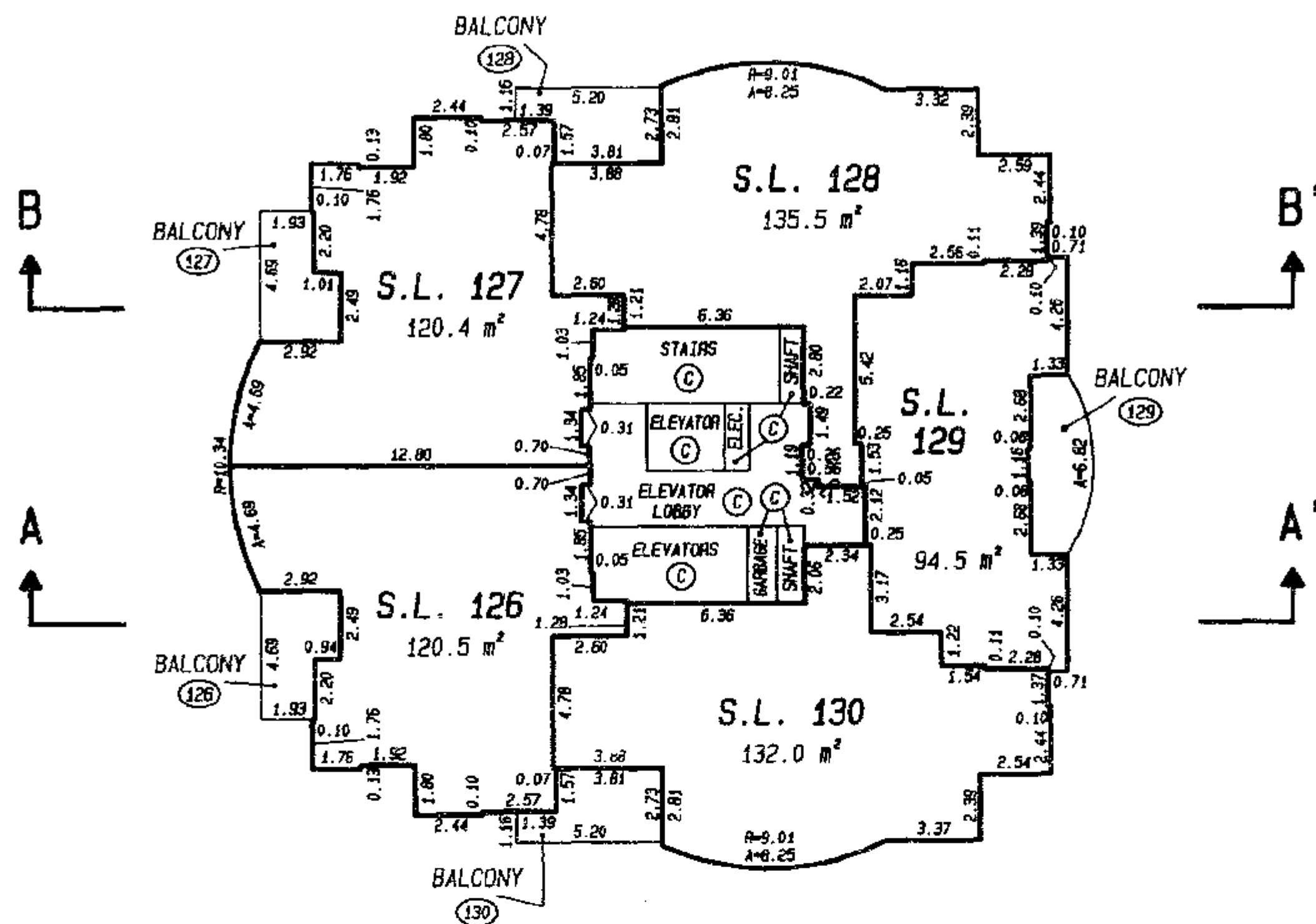
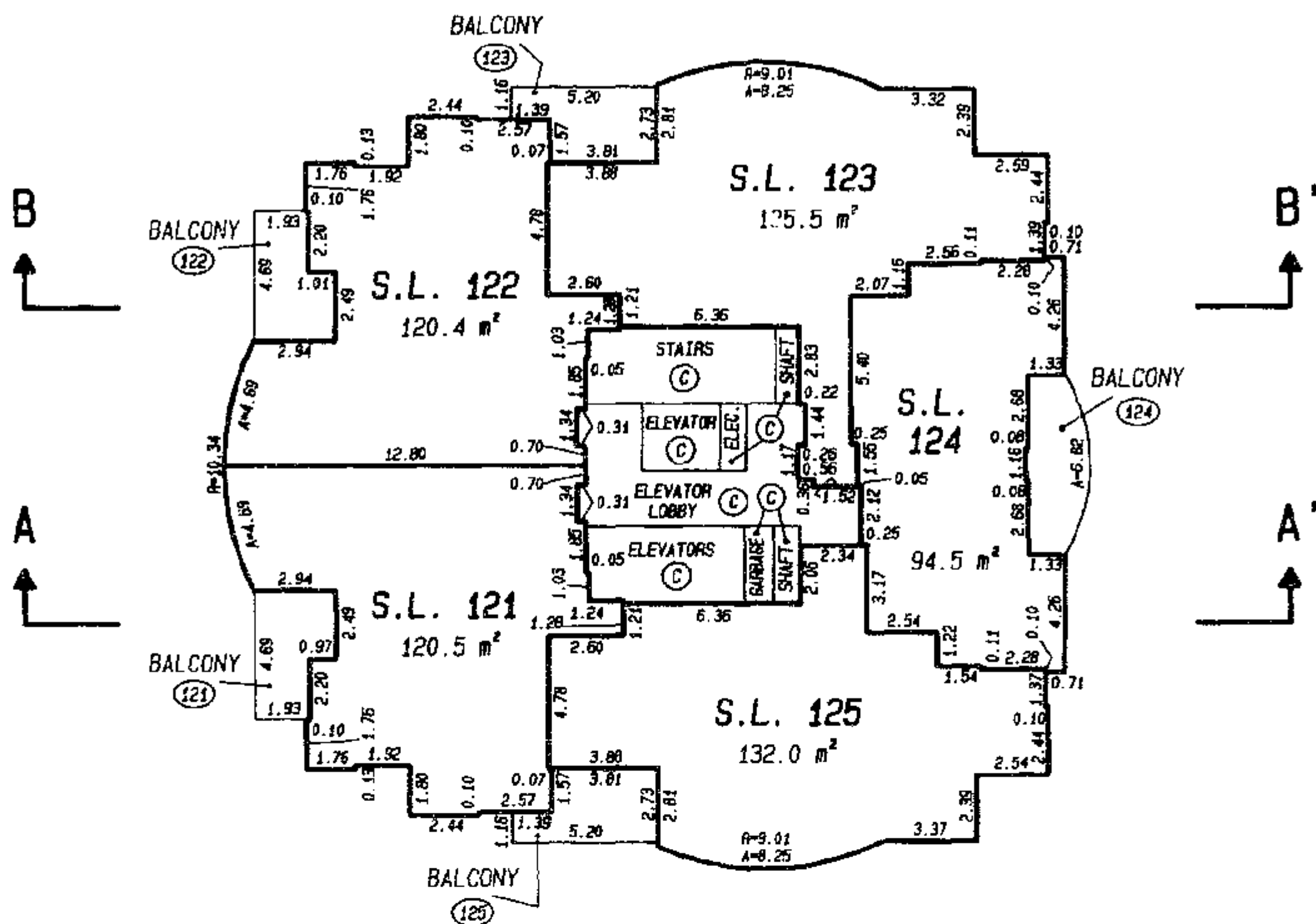


22nd FLOOR

SCALE 1:250



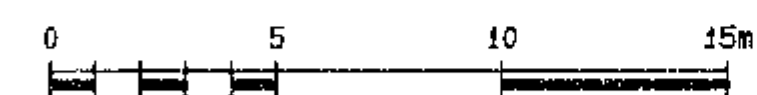
(ALL DIMENSIONS ARE IN METRES)



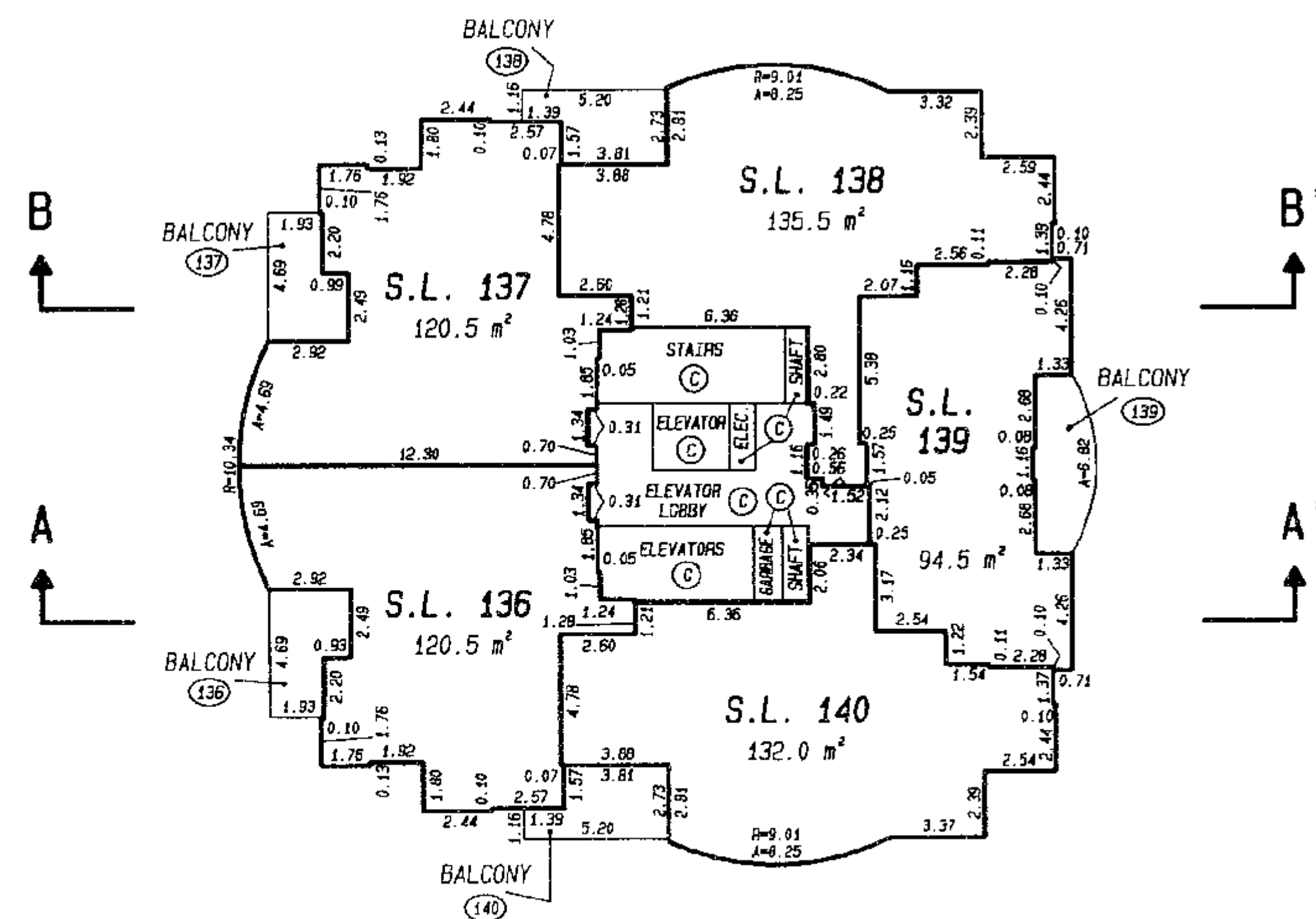
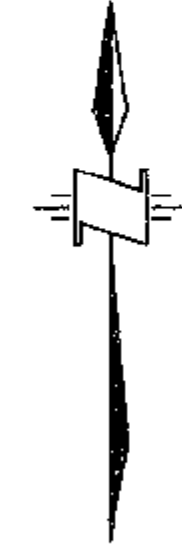
STRATA PLAN LMS 195

23rd FLOOR

SCALE 1: 250

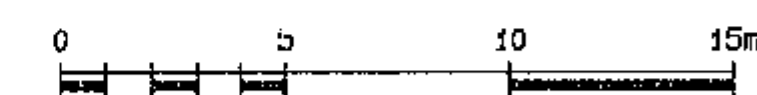


(ALL DIMENSIONS ARE IN METRES)

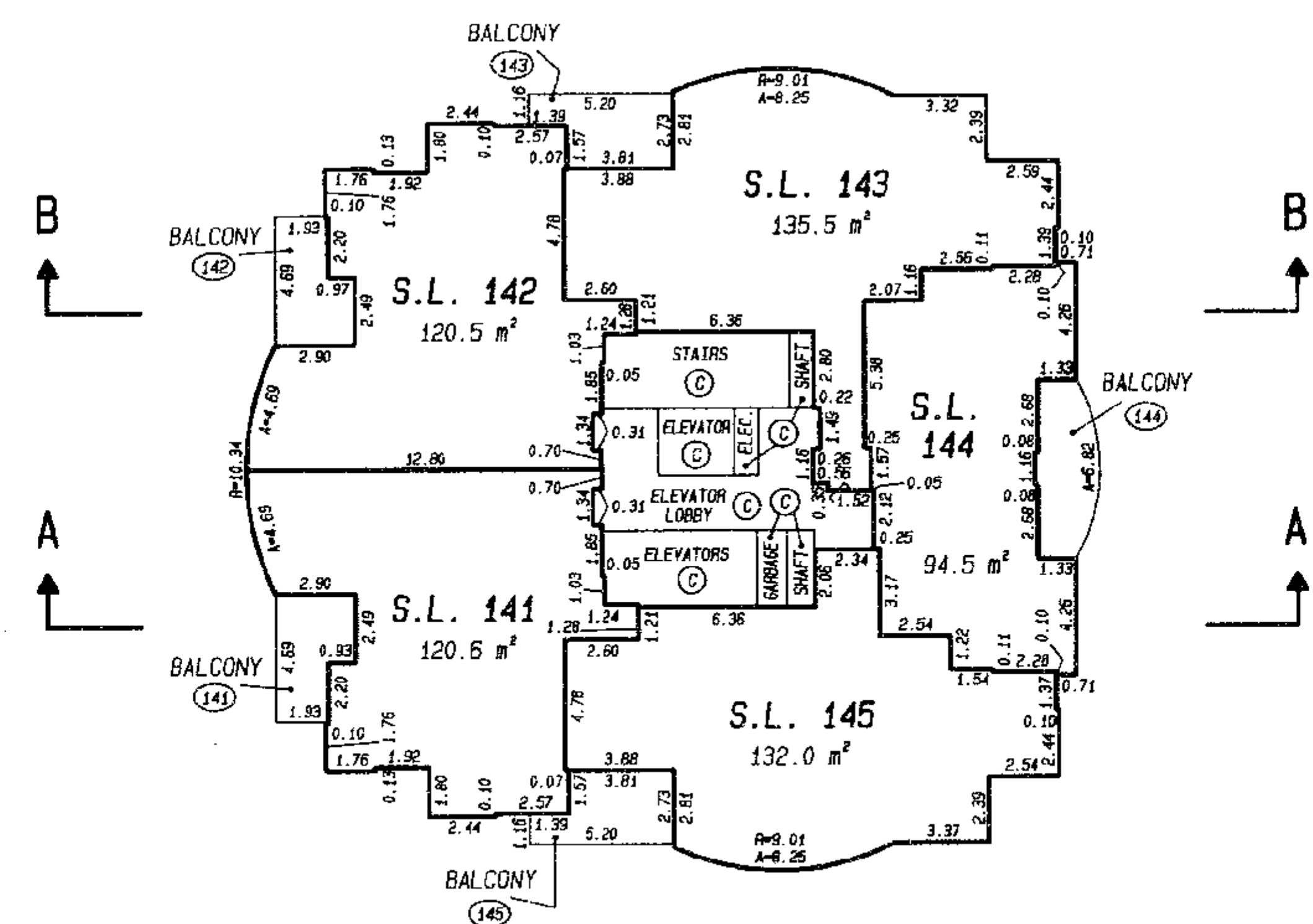
STRATA PLAN LMS 195

24th FLOOR

SCALE 1: 250

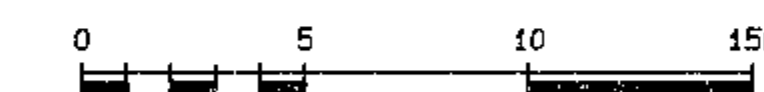


(ALL DIMENSIONS ARE IN METRES)

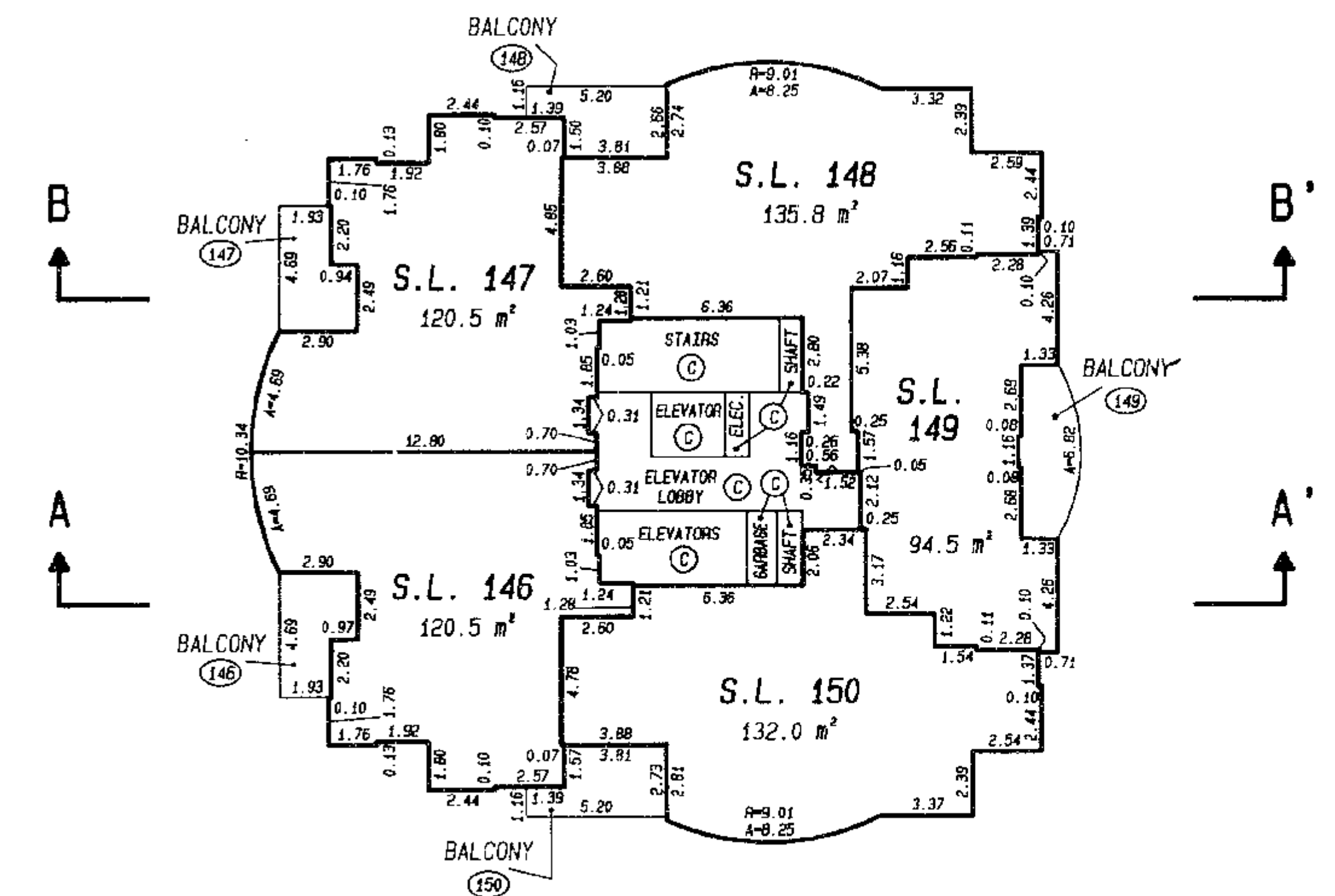
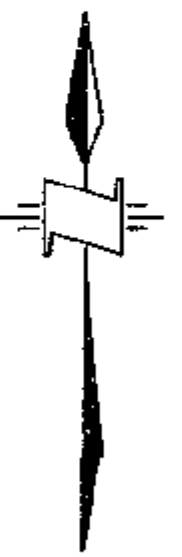
STRATA PLAN LMS 195

25th FLOOR

SCALE 1: 250



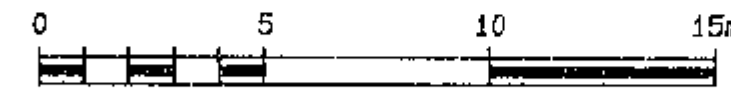
(ALL DIMENSIONS ARE IN METRES)



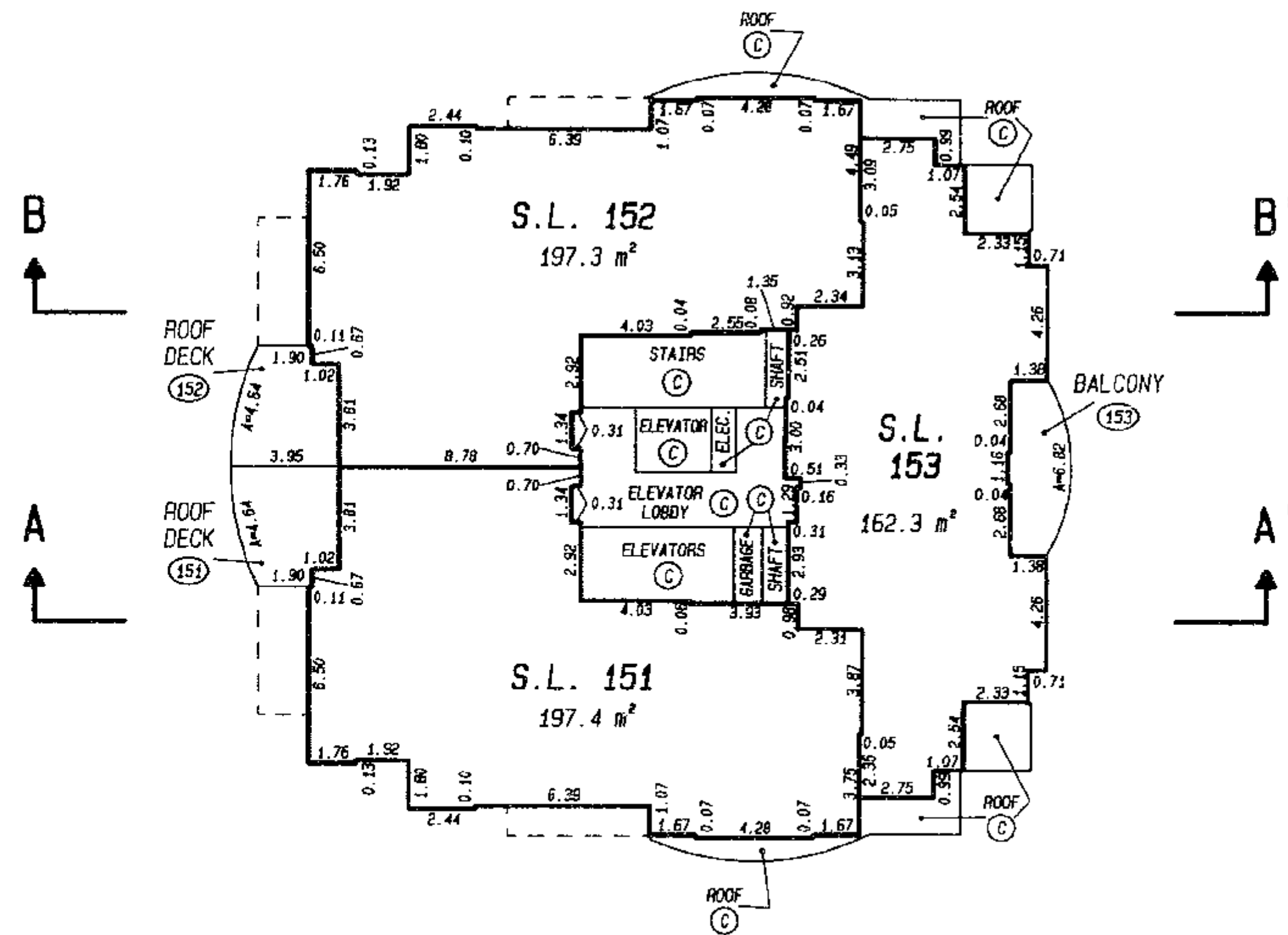
STRATA PLAN LMS 195

26th FLOOR

SCALE 1: 250



(ALL DIMENSIONS ARE IN METRES)

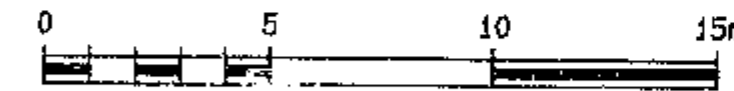


m.e.s.

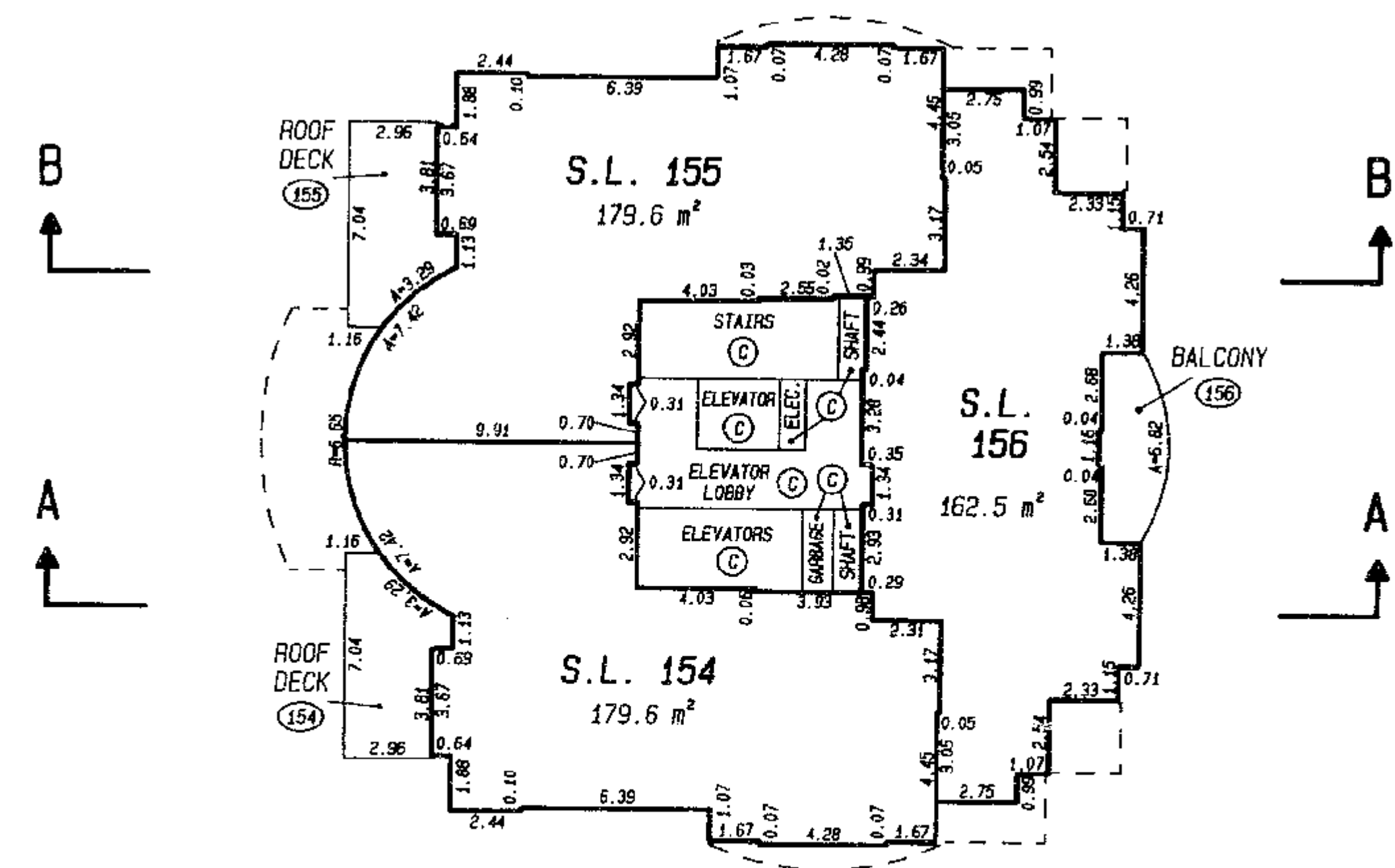
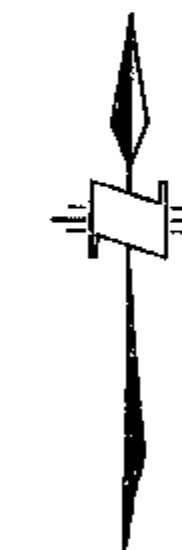
STRATA PLAN LMS 195

27th FLOOR

SCALE 1: 250



(ALL DIMENSIONS ARE IN METRES)

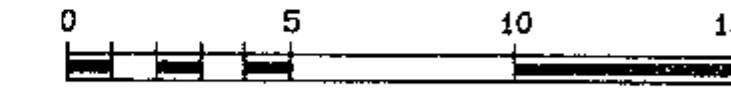


m.e.s.

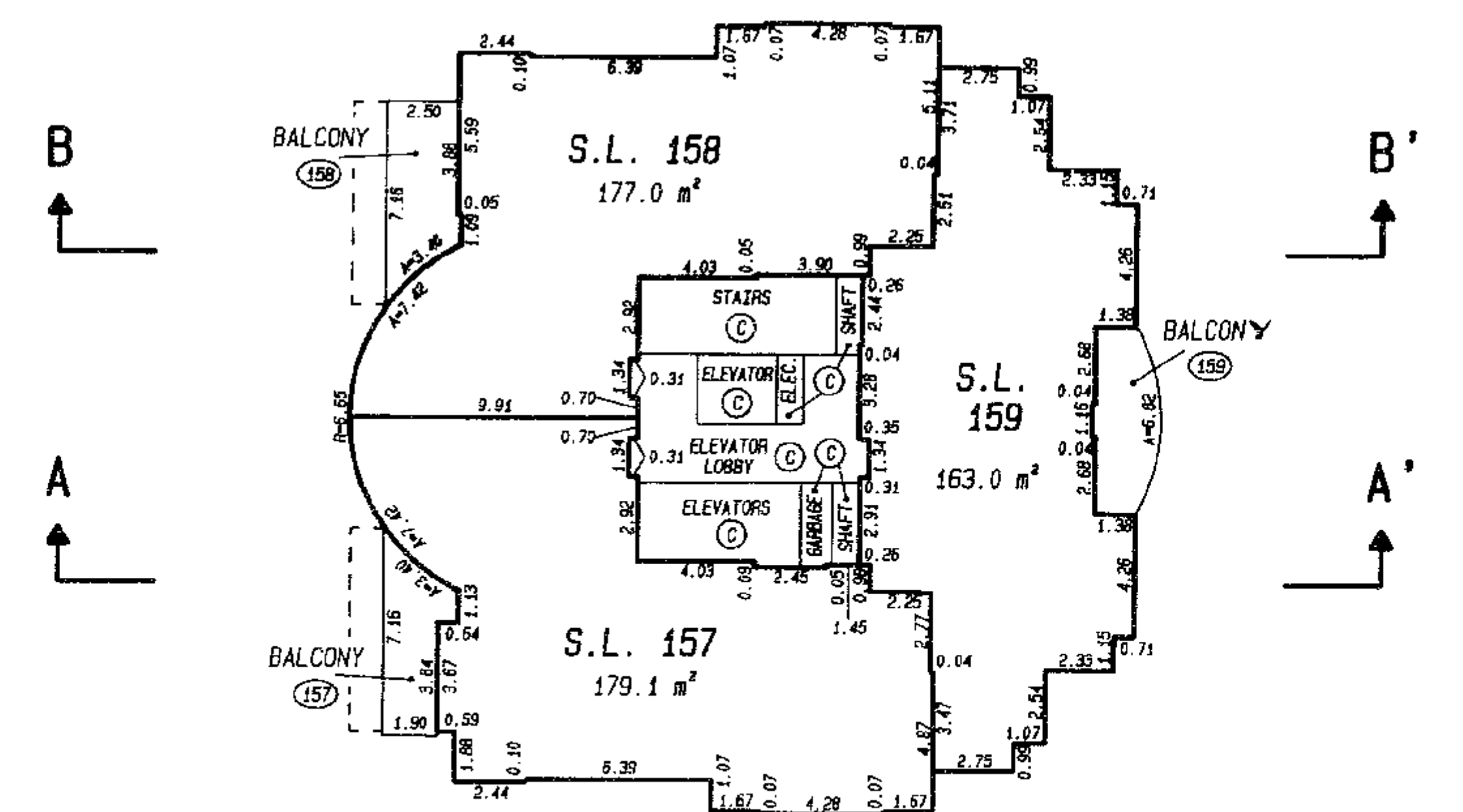
STRATA PLAN LMS 195

28th FLOOR

SCALE 1: 250



(ALL DIMENSIONS ARE IN METRES)

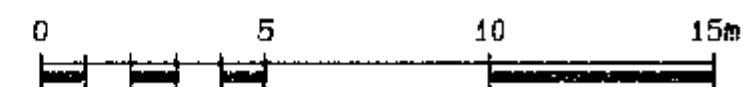


m.e.s.

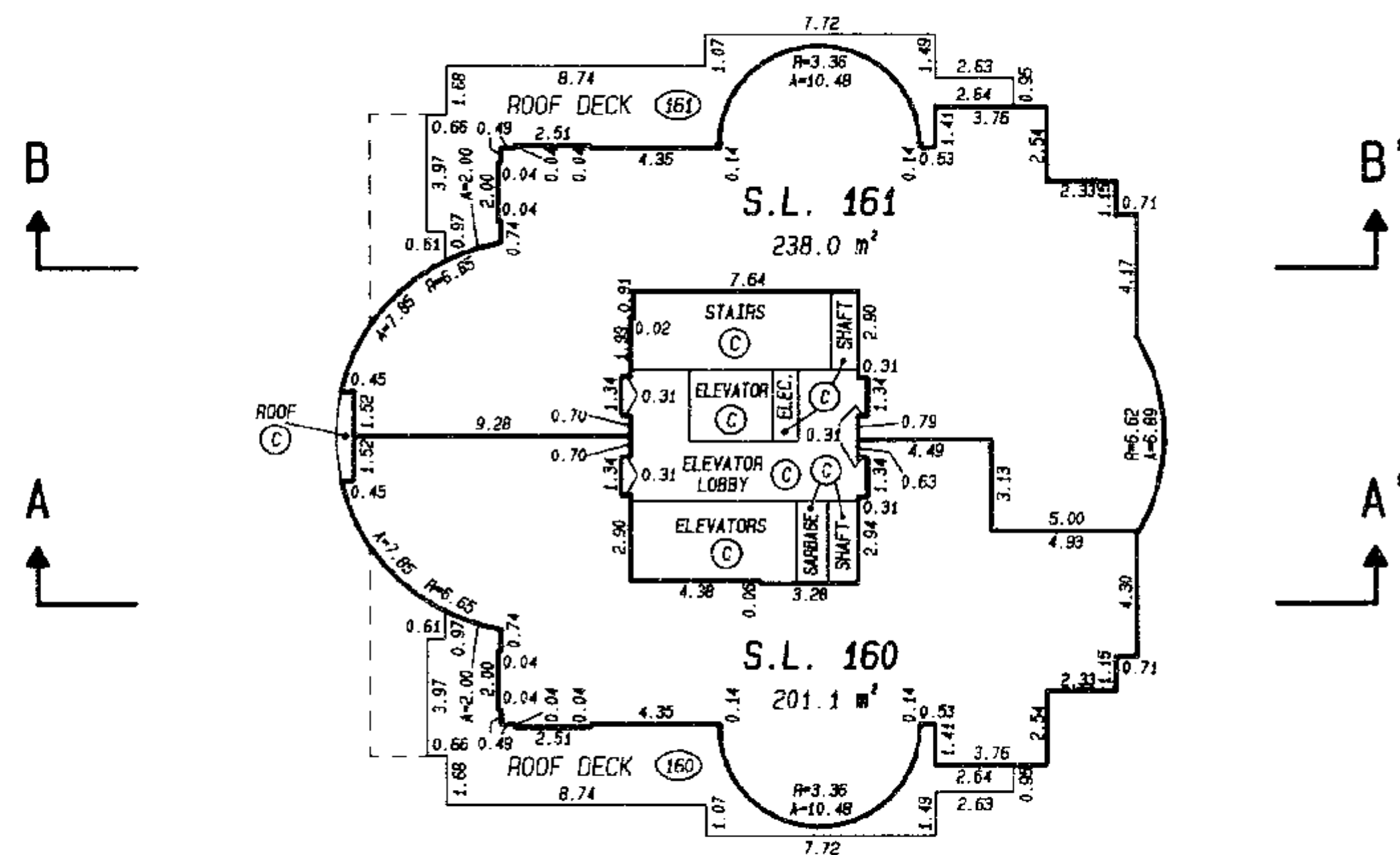
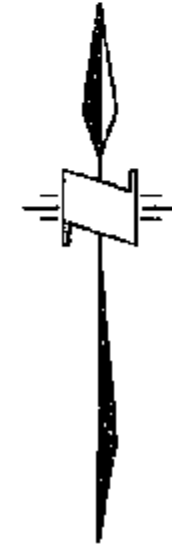
STRATA PLAN LMS 195

29th FLOOR

SCALE 1: 250



(ALL DIMENSIONS ARE IN METRES)

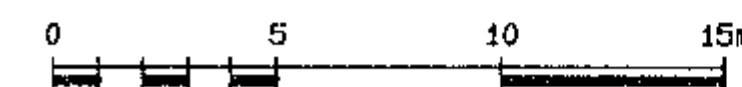


M.E. S.

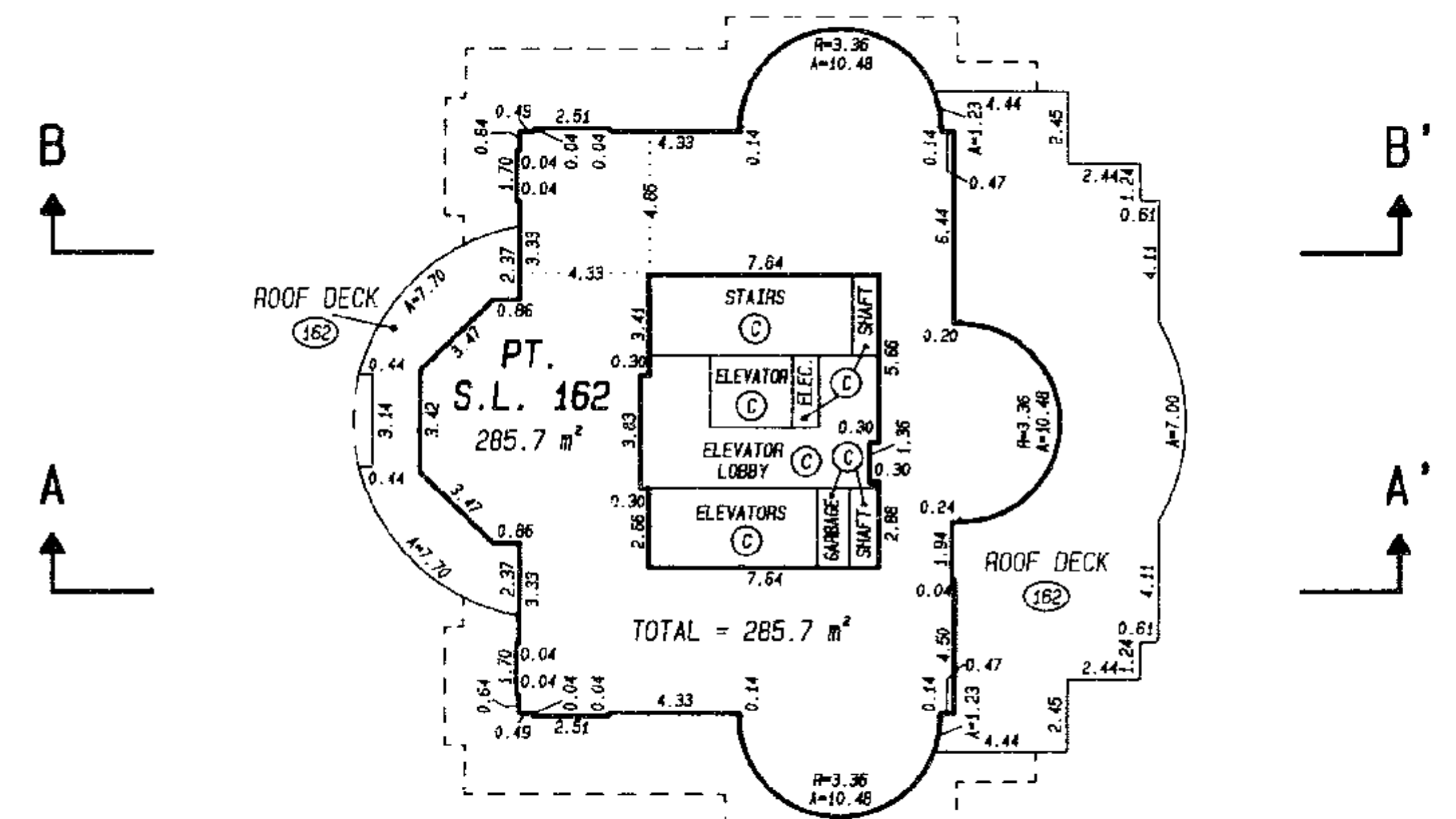
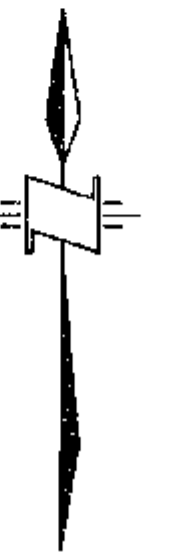
STRATA PLAN LMS 195

30th FLOOR

SCALE 1: 250



(ALL DIMENSIONS ARE IN METRES)

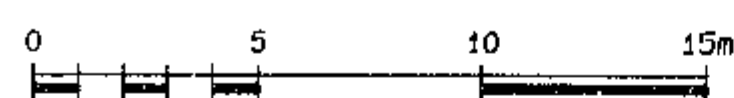


M.E. S.

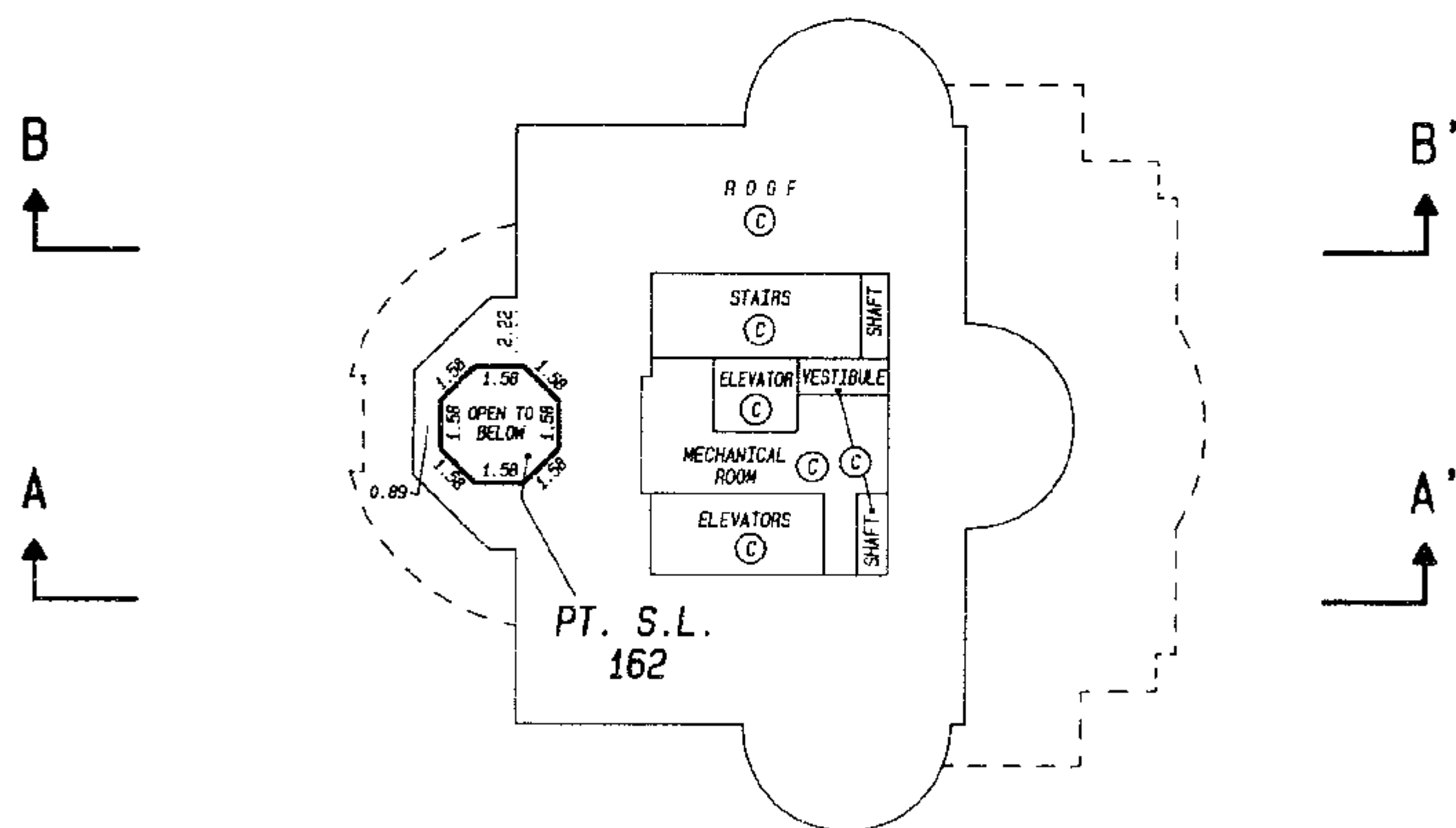
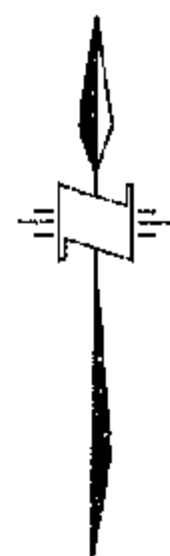
STRATA PLAN LMS 195

31st FLOOR / LEVEL M1

SCALE 1: 250



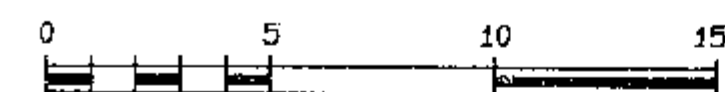
(ALL DIMENSIONS ARE IN METRES)



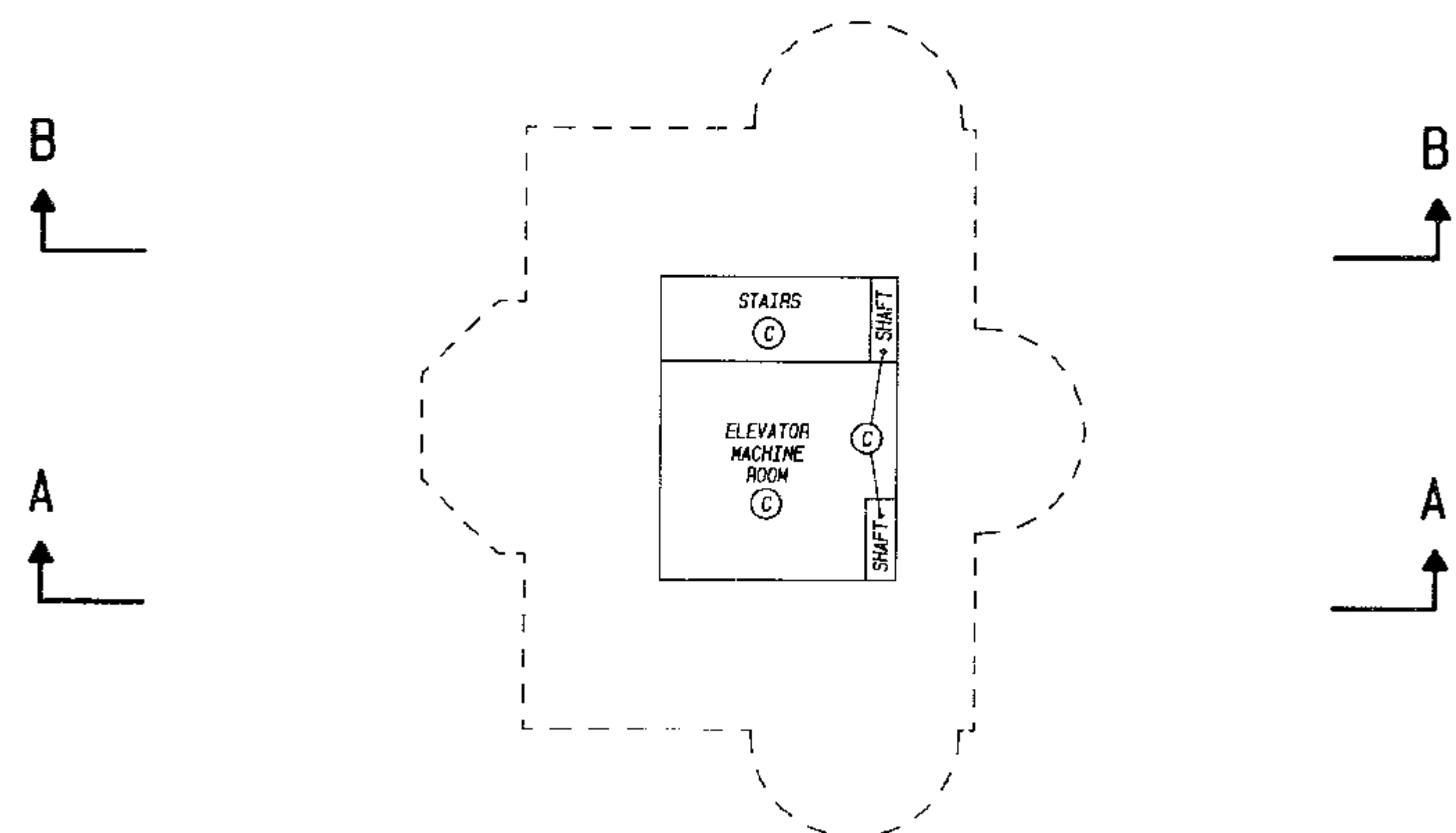
STRATA PLAN LMS 195

32nd FLOOR / LEVEL M2

SCALE 1: 250

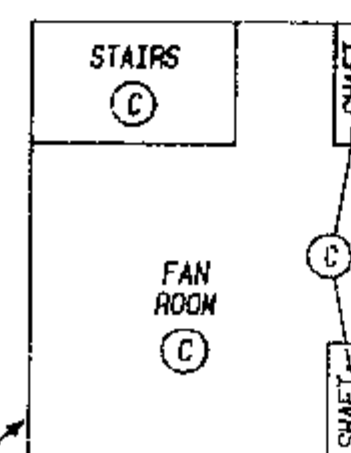


(ALL DIMENSIONS ARE IN METRES)



33rd FLOOR / LEVEL M3

SCALE 1: 250



(OUTLINE SAME AS BELOW)

