

**STRATA PLAN OF LOT D,
DISTRICT LOT 541, GROUP 1,
NEW WESTMINSTER DISTRICT,
PLAN 22941**

STRATA PLAN LMS 1554

**CITY OF VANCOUVER
B.C.G.S. 926.025**

Deposited in the Land Title office
at New Westminster, B.C. this 19 day
of Aug, 1994.

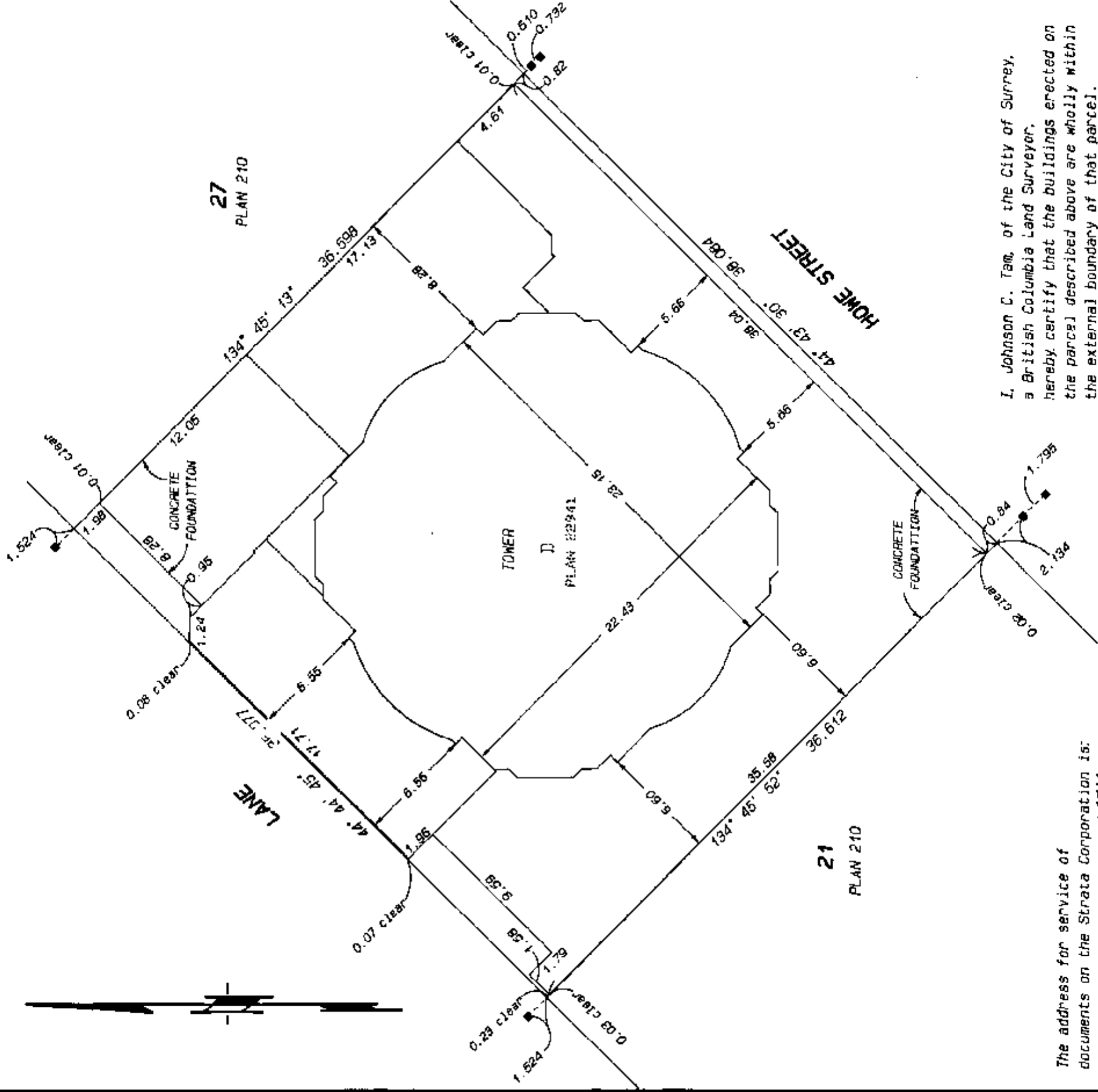
SCALE: 1:250



1379 HOWE STREET
VANCOUVER, B.C.

ALL DISTANCES ARE IN METRES AND DECIMALS
THEREOF UNLESS OTHERWISE INDICATED

ASSISTANT REGISTRAR
Deputy
Ref: JH 308997



The address for service of
documents on the Strata Corporation is:
~~The owners, Strata Plan LMS 1554~~
Attn: Murray Graaten
Lando and Company
1774 - 1055 Dunsmuir Street
Box 49345
Vancouver, B.C. V7X 1L4

**FOR STRATA CORP
MAIL ADDRESS
SEE STRATA PLAN
GENERAL INDEX**

I, **Johnson C. Tam**, 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 boundary of that parcel.
Dated at Burnaby, B.C.,
this 31st day of May, 1994.

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

LEGEND:
● Standard Iron Post Found
■ Lead Plug Found

Ken K. Wong and Associates
Canada and B.C. Land Surveyors
5624 E. Hastings Street
Burnaby, B.C. V5B 1R4
Telephone: 294-8881
40481-93 F8552 P131-133, F8570 P6-B
50-395, 76-609

Bearings are astronomic and are derived from Plan 22941
This plan lies within the Greater Vancouver Regional District.

STRATA PLAN LMS / 554

ACCEPTED AS TO FORMS 1, 2 AND 3
THIS 11 DAY OF July 1994

[Signature]
Treasurer, SUPERINTENDENT OF REAL ESTATE

8.02.
MAY 31st, 1994.

STRATA PLAN LMS / 554

STATUTORY DECLARATION

I, the undersigned, do solemnly declare that:

- 1) I, the undersigned, am the owner-developer.
- 2) the strata plan is for residential and commercial 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 17 day of June, 1994.

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

MURRAY BRAATEN
LAWYER

1774-1055 DUNSMUIR
VANCOUVER, B.C. V7X 1W4

Owner-Developer:

BOWTEK ELECTRIC CO. LTD.
RANDY JANG HIMMY JANG

DELBROOK MANAGEMENT LIMITED

NOORDIN SAYANI

DENFRE ENTERPRISES INC.
JAMES HO

OWNER DEVELOPER:

BOWTEK ELECTRIC CO. LTD.

Authorized Signatory
RANDY JANG

Authorized Signatory
HIMMY JANG

Witness
MURRAY BRAATEN

as to signature (s)

Address of 1774-1055 Dunsmuir St.
Vancouver, B.C. V7X 1W4

Witness:

Occupation: Lawyer

OWNER DEVELOPER:

DELBROOK MANAGEMENT LIMITED

Authorized Signatory
NOORDIN SAYANI

Authorized Signatory

Witness
ERNIE HEE

as to signature (s)

Address of 1040 WEST GEORGIA
VANCOUVER, B.C.

Witness:

Occupation: LAWYER

OWNER DEVELOPER:

DENFRE ENTERPRISES INC.

Authorized Signatory
JAMES HO

Authorized Signatory

Witness
MURRAY BRAATEN

as to signature (s)

Address of 1774-1055 Dunsmuir St.
Vancouver, B.C. V7X 1W4

Witness:

Occupation: Lawyer

MORTGAGEE:

HONG KONG BANK OF CANADA

Authorized Signatory
STUART WILSON

Authorized Signatory
PAUL TONG

Witness
ORANGE FINKELNER

as to signature (s)

Address of 1367 Lansdowne St.

Witness: Caguitlam BC

Occupation: Banker

MORTGAGEE:

NOORDIN SAYANI

Witness
ERNIE HEE

as to signature (s)

Address of 1040 WEST GEORGIA

Witness: VANCOUVER, B.C.

Occupation: LAWYER

MORTGAGEE:

AUGUSTINA JUNG

Authorized Signatory
PAULINE JANG

Witness
ERNIE HEE

as to both signatures

Address of 1774-1055 Dunsmuir St.

Witness: Vancouver, B.C.

Occupation: Lawyer

MORTGAGEE:

HOBBS PACIFIC LTD.

Authorized Signatory
JAMES HO

Authorized Signatory

Witness
MURRAY BRAATEN

as to signature (s)

Address of 1774-1055 Dunsmuir St.

Witness: Vancouver, B.C.

Occupation: Lawyer

SECTION B (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 31st day of May, 1994 been previously occupied.

Dated at Burnaby, British Columbia, this 31st day of May, 1994.

Johnson Tam

B. C. L. S.

J.C.T.

MAY 31st, 1994.

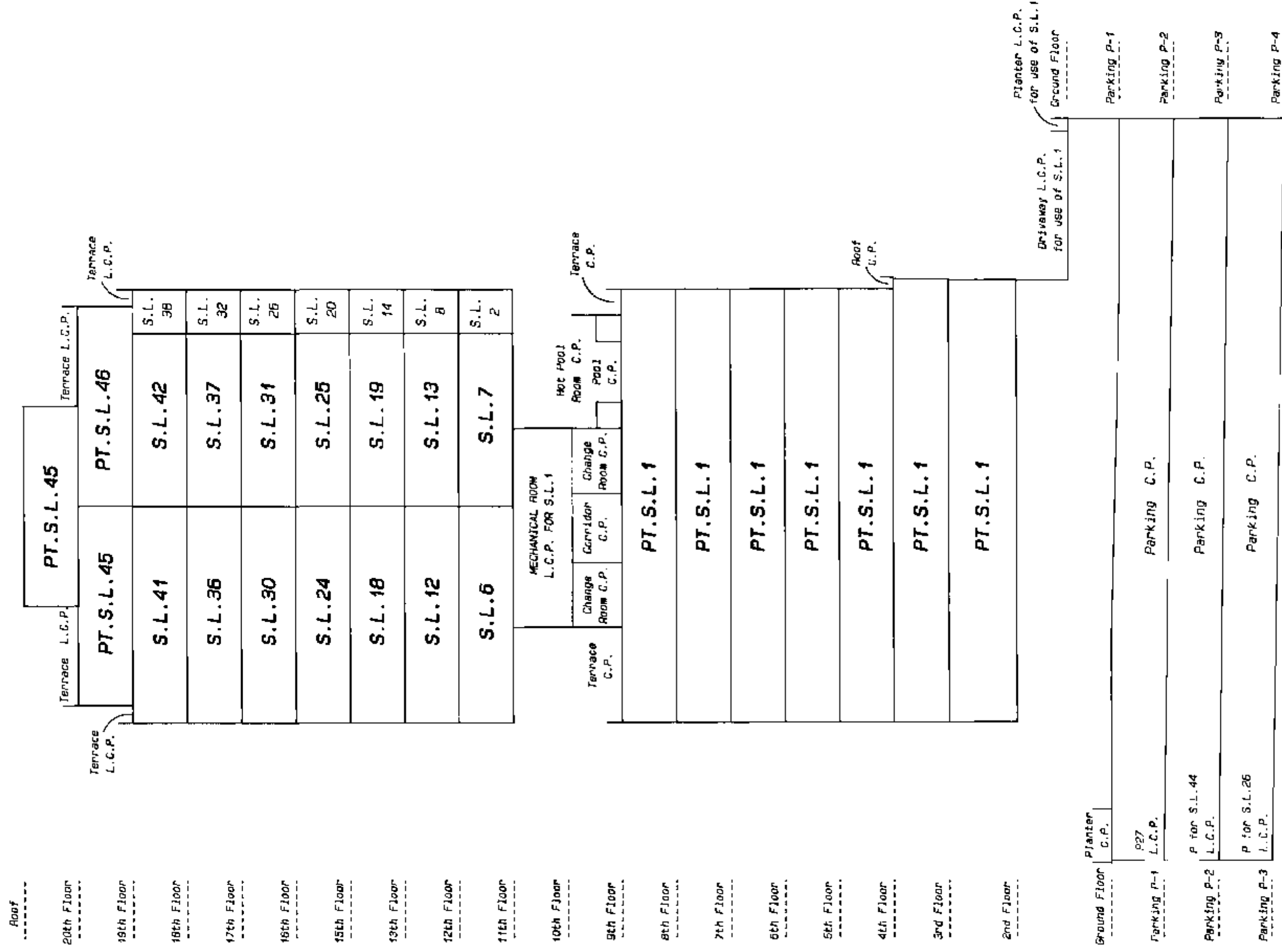
DIAGRAMMATIC ELEVATIONS

SECTION A-A

SCALE: 1:200



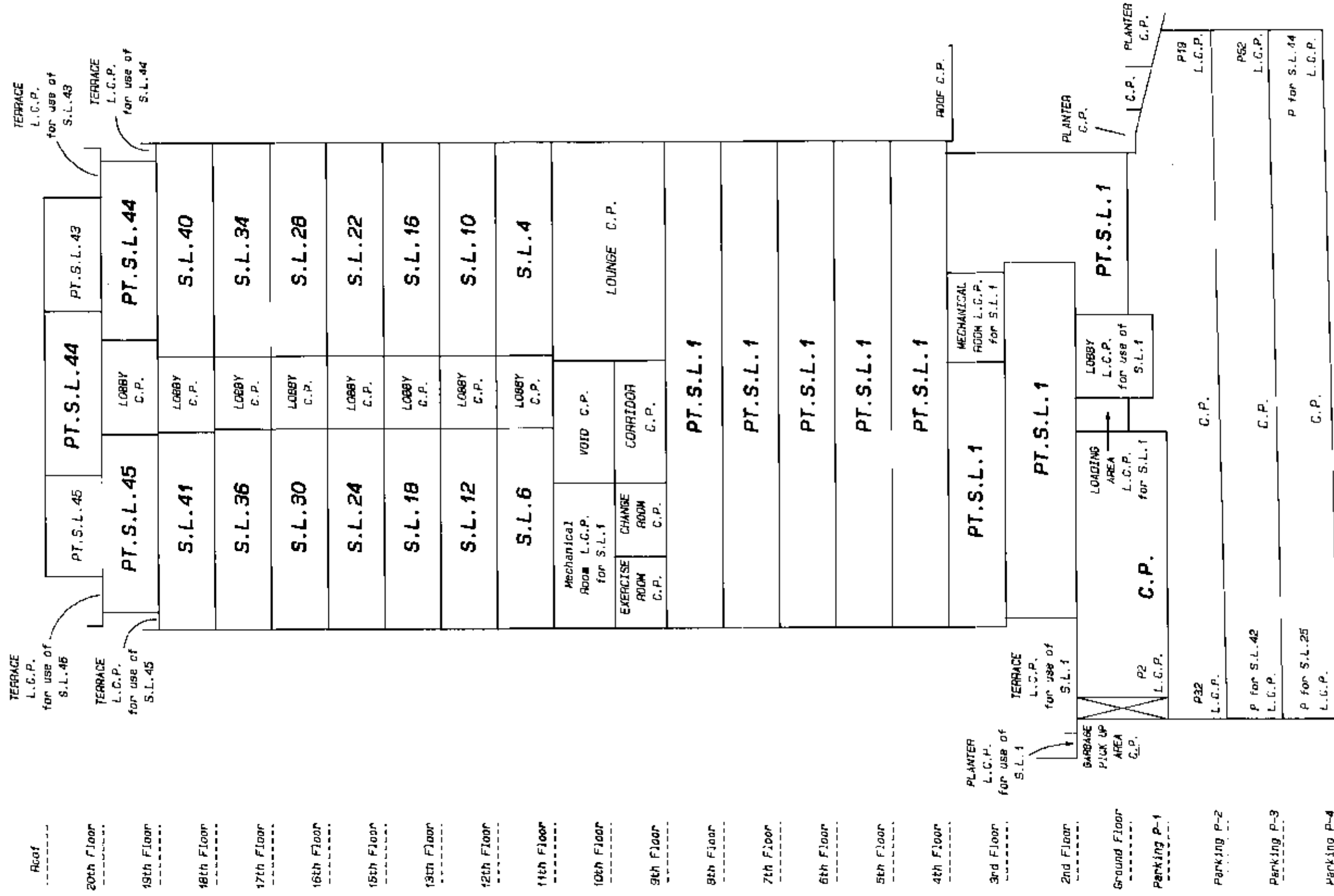
STRATA PLAN LMS / 554



J.C.T.
MAY 31st, 1994.

SECTION B-B

SCALE: 1:200



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

9. C. 2.
MAY 31st, 1994.

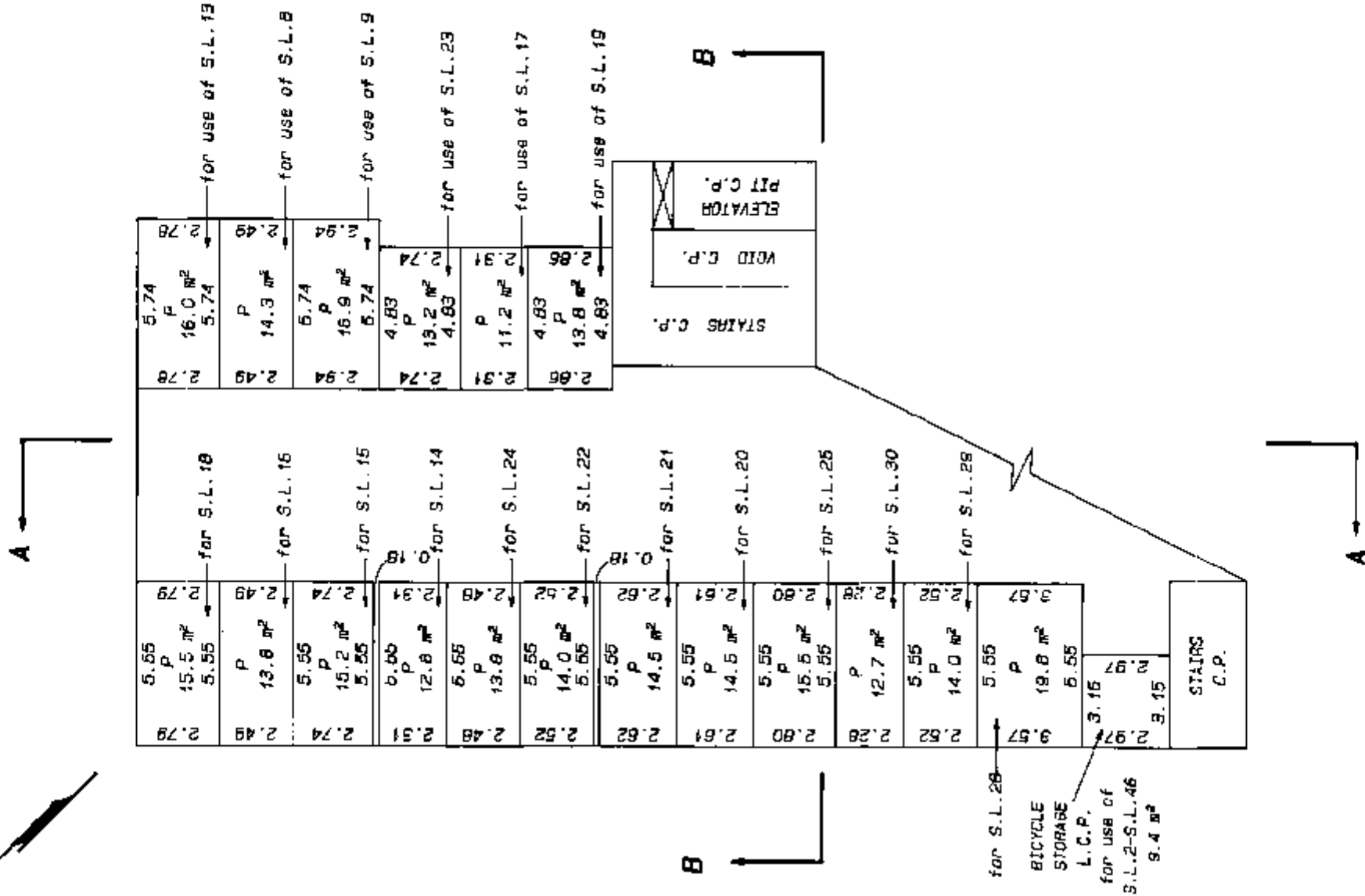
STRATA PLAN LMS /554

PARKING LEVEL P-4

SCALE: 1:200



ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE INDICATED



LEGEND:

- C.P. denotes common property
- denotes duct space, common property
- P denotes parking spaces, limited common property
- L.C.P. denotes limited common property
- S.L. denotes strata lot

g.c.c.
MAY 31st, 1994.

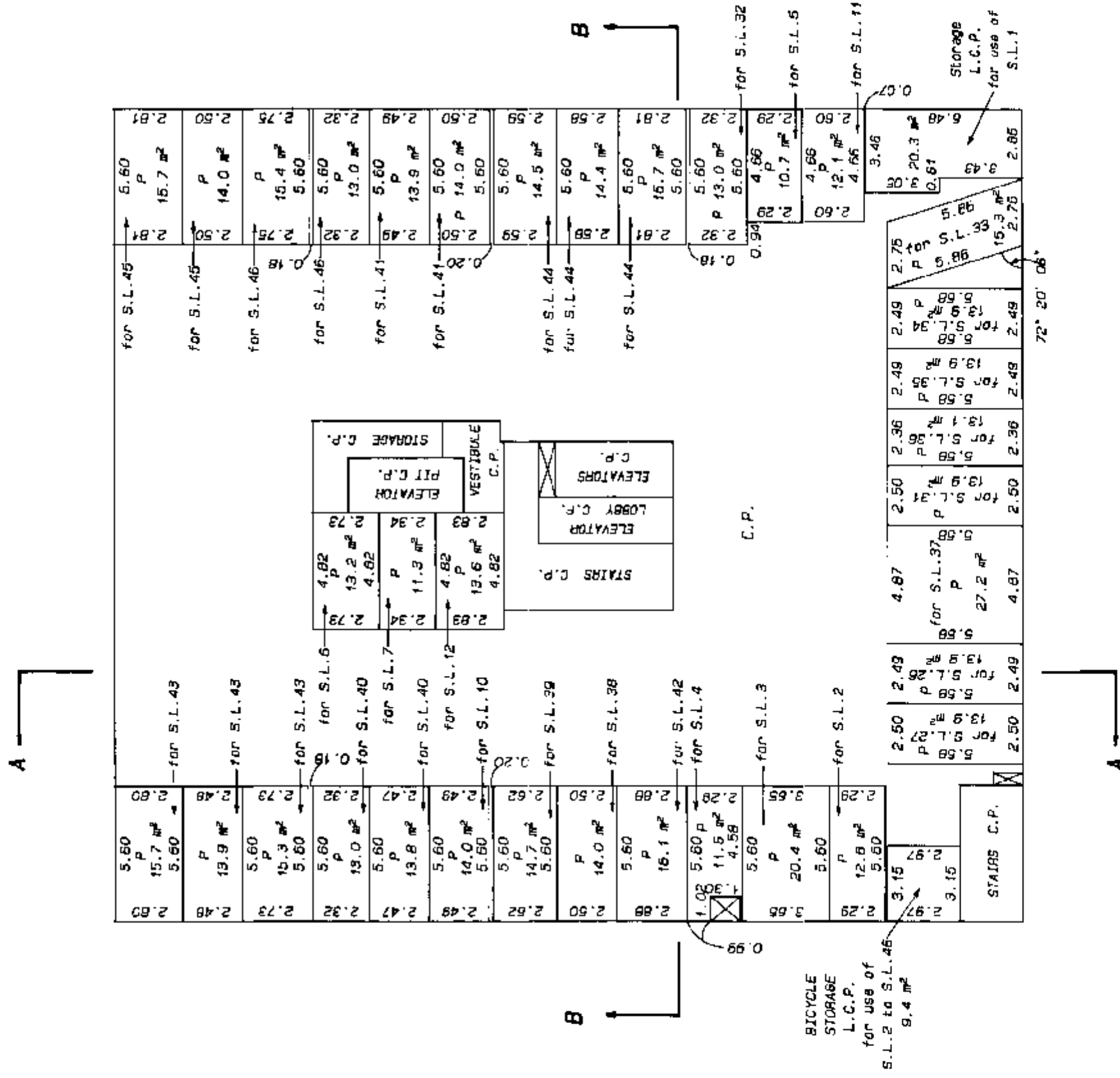
STRATA PLAN LMS / 5554

PARKING LEVEL P-3

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 |
| P | denotes parking spaces, limited common property |
| S.L. | denotes strata lot |
|  | denotes duct space, common property |

2.2.8
MAY 31st, 1994.

STRATA PLAN LMS /5554

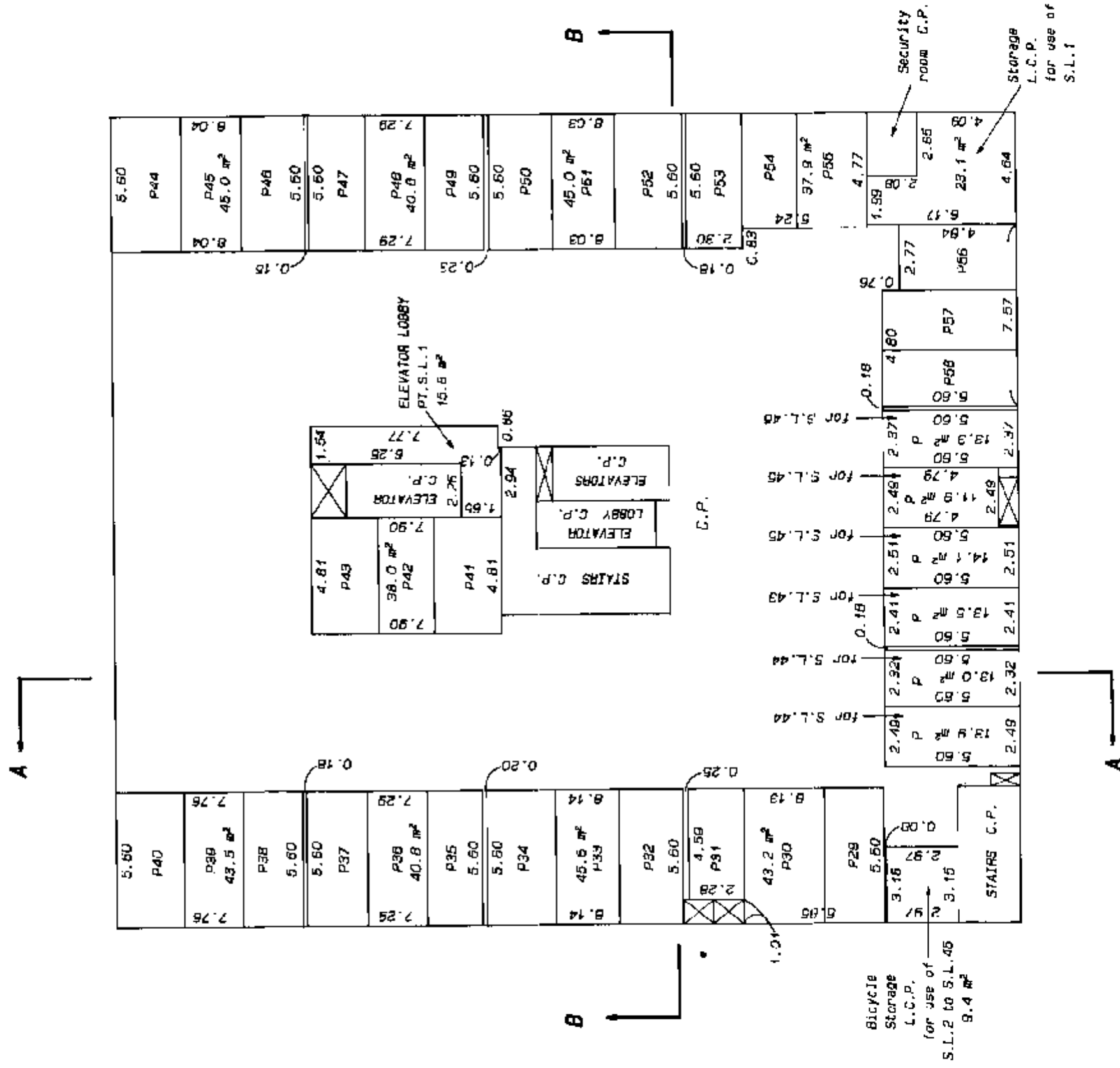
PARKING LEVEL P-2

PART OF STRATA LOT 1

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
- PT.S.L. denotes part strata lot
- S.L. denotes strata lot
- ✕ denotes duct space, common property
- P29-P58 denotes parking spaces, limited common property for use of strata lot 1
- P denotes parking spaces, limited common property

D.C.T.
MAY 31st, 1994.

STRATA PLAN LMS / 554

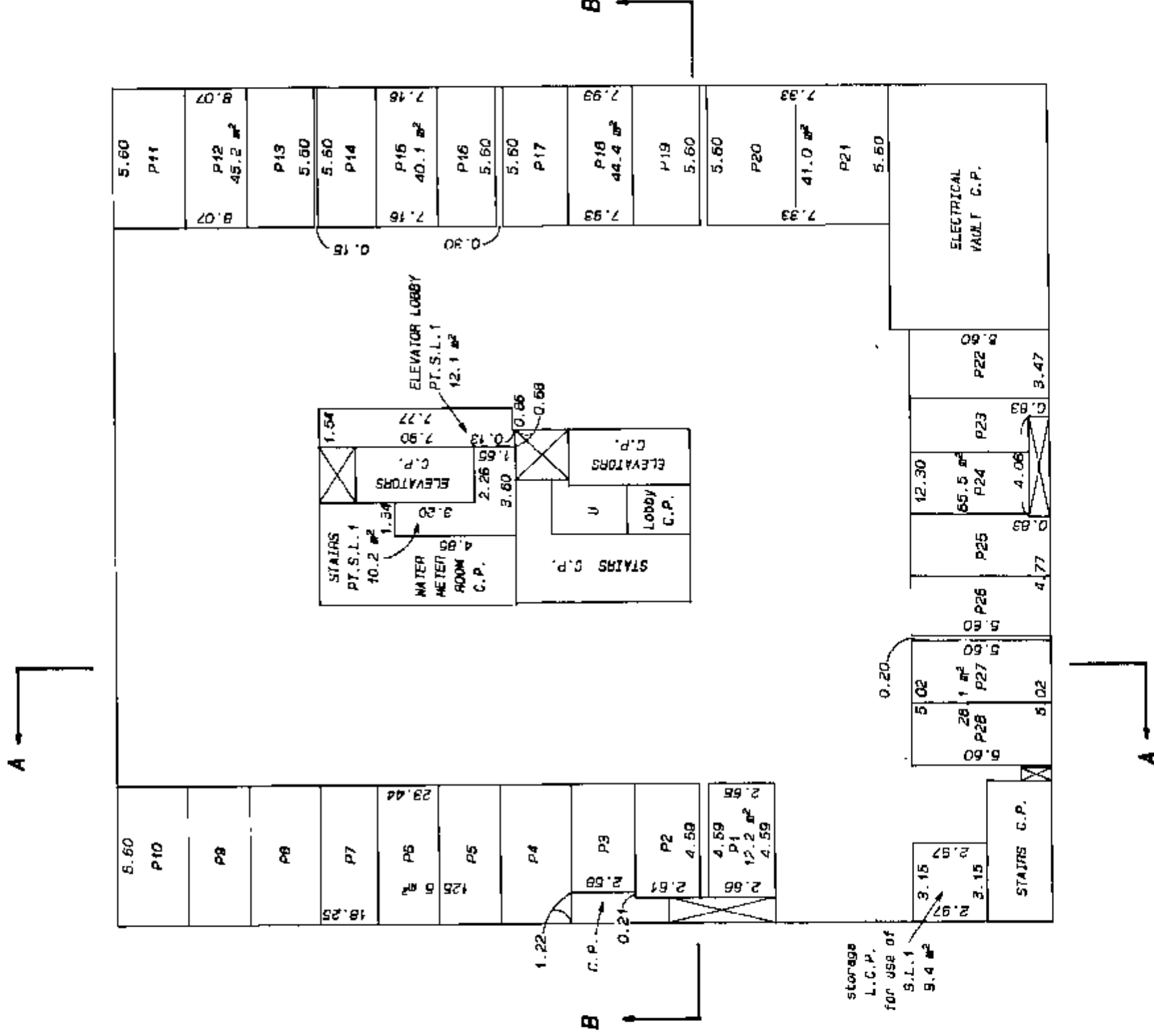
PARKING LEVEL P-1

SCALE: 1:200



ALL DISTANCES ARE IN METRES AND DECIMALS
THEREOF UNLESS OTHERWISE INDICATED

PART OF STRATA LOT 1



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
- ⊠ denotes duct space, common property
- U denotes utilities room, common property
- P1-P28 denotes parking spaces, limited common property for use of Strata lot 1

ASIT
MAY 31st, 1994.

STRATA PLAN LMS 1554

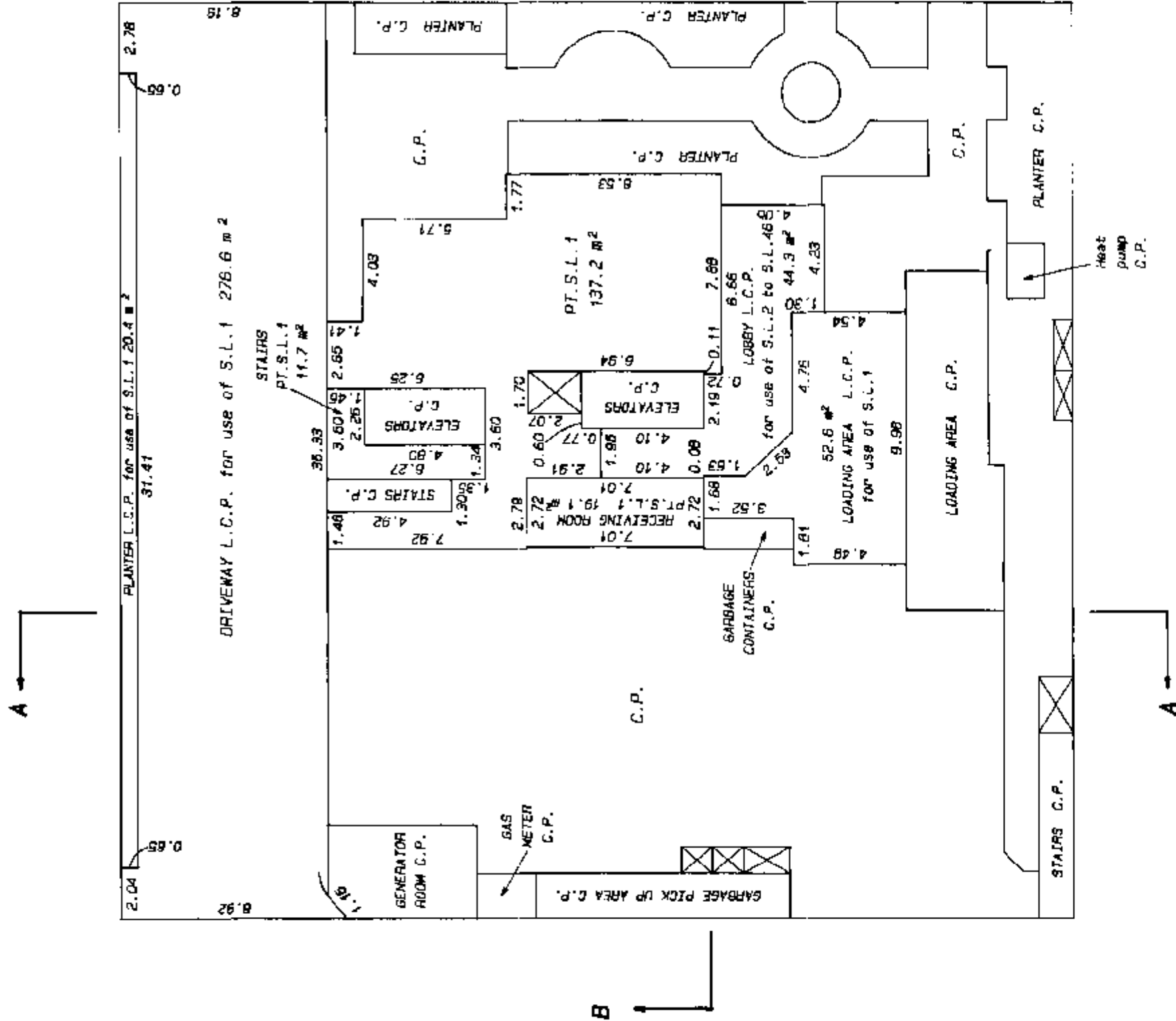
GROUND FLOOR

STRATA LOT 1

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
 - PT.S.L. denotes part strata lot
 - S.L. denotes strata lot
 - ⊠ denotes duct space, common property

J.C.Z.
MAY 31st, 1994.

STRATA PLAN LMS / 554

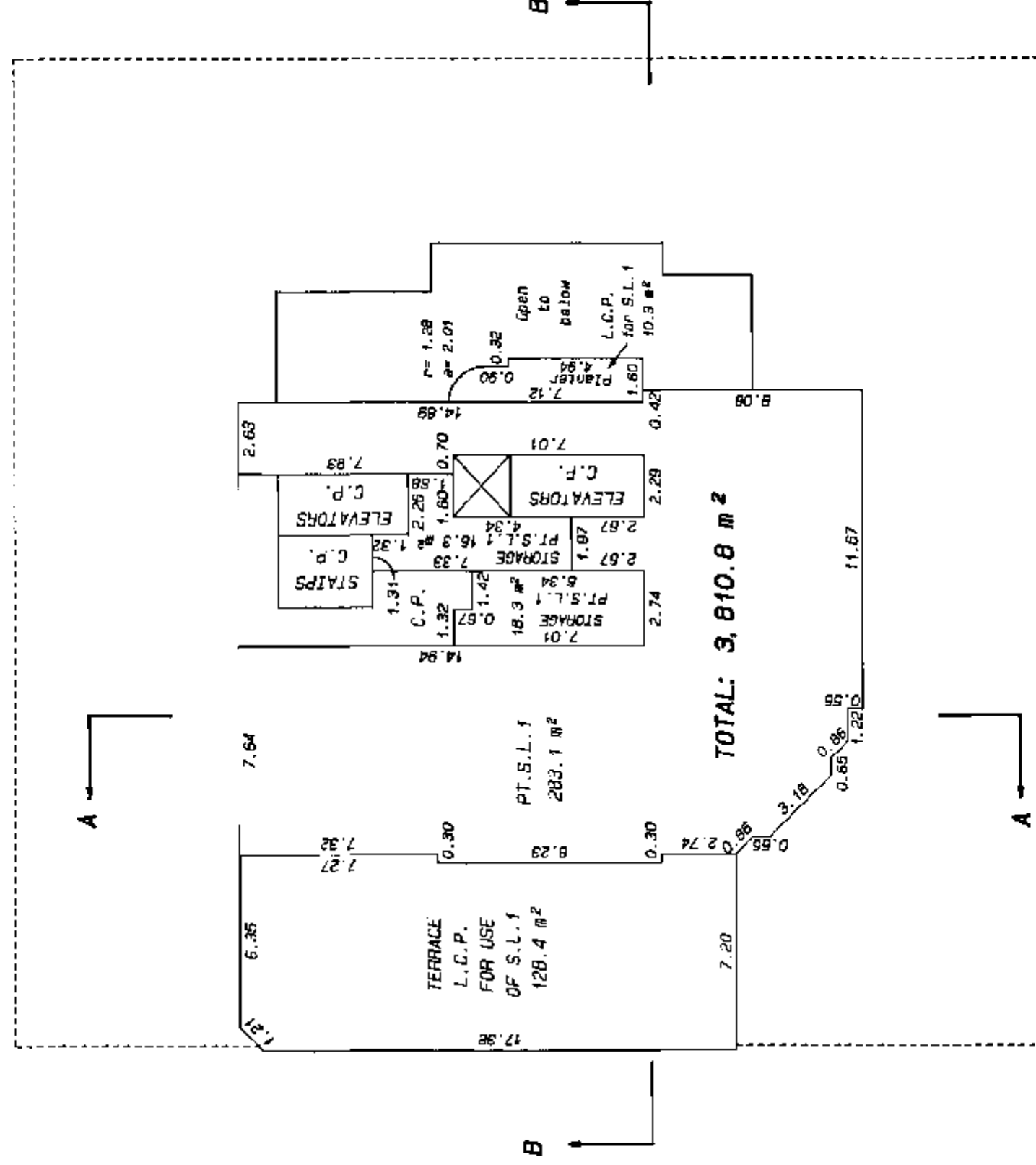
SECOND FLOOR

STRATA LOT 1

SCALE: 1: 200



ALL DISTANCES ARE IN METRES AND DECIMAL'S THEREOF UNLESS OTHERWISE INDICATED



LEGEND:

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

D.C.Z.
MAY 31st, 1994.

STRATA PLAN LMS /554

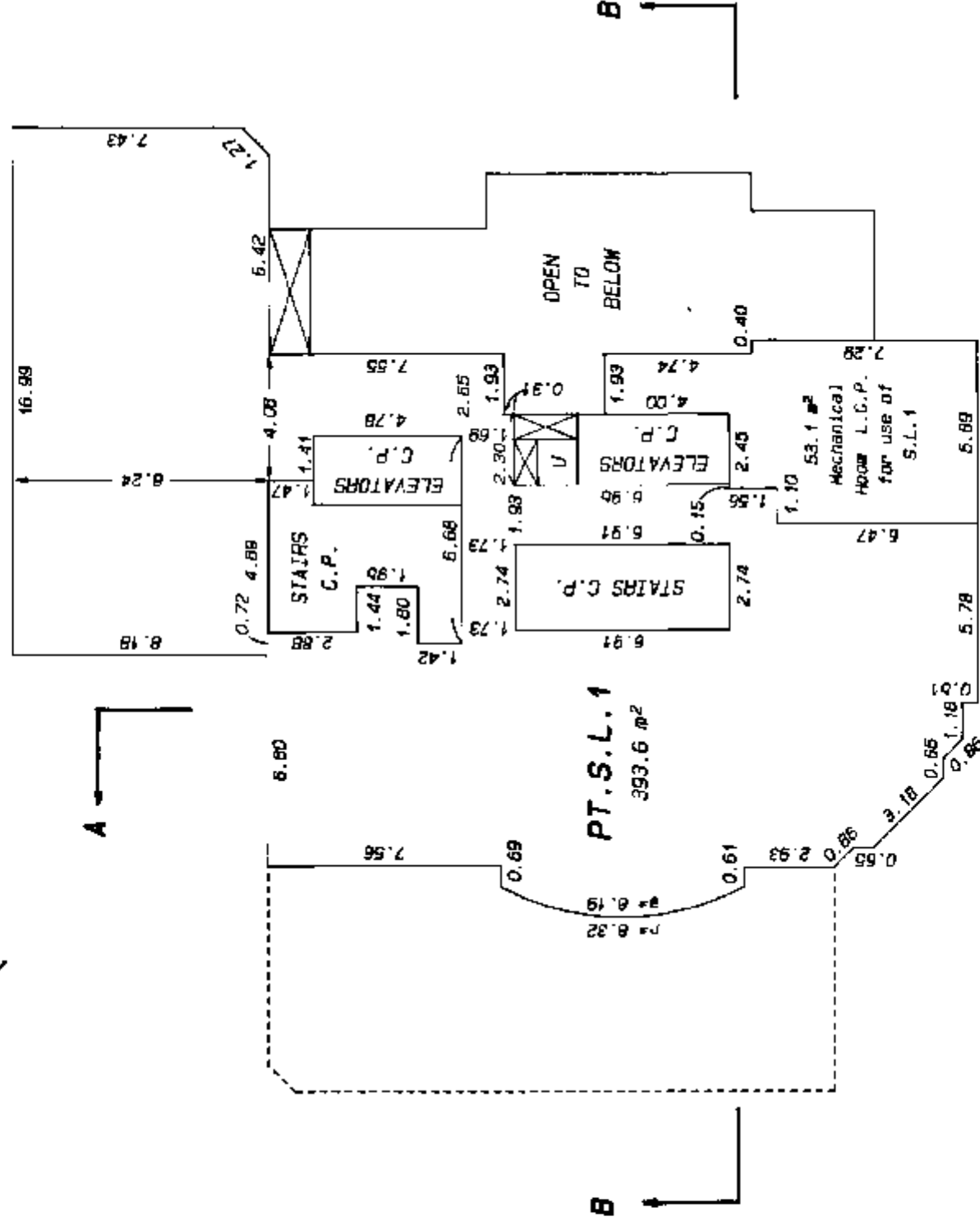
THIRD FLOOR

STRATA LOT 1

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
- PT.S.L. denotes part strata lot
- S.L. denotes strata lot
- denotes duct space, common property
- denotes utilities closet, common property

J.C.T.
MAY 31st, 1994.

STRATA PLAN LMS /554

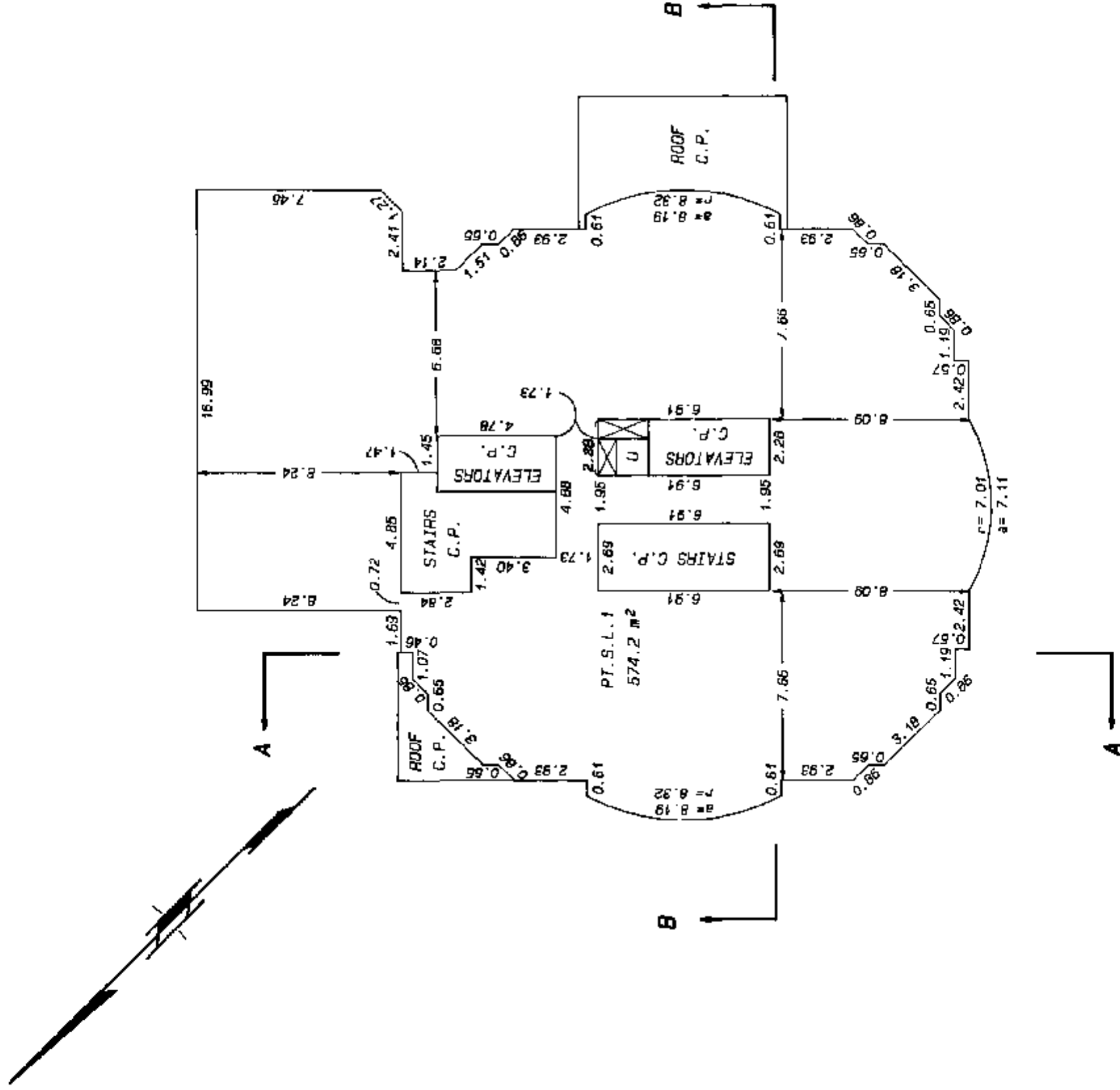
FOURTH FLOOR

STRATA LOT 1

SCALE: 1:200



ALL DISTANCES ARE IN METRES AND DECIMALS
THEREOF UNLESS OTHERWISE INDICATED



LEGEND:

- C.P. denotes common property
- Pl.S.L. denotes part strata lot
- S.L. denotes strata lot
- ⊠ denotes duct space, common property
- U denotes utilities closet, common property

B.C.T.
MAY 31st, 1994.

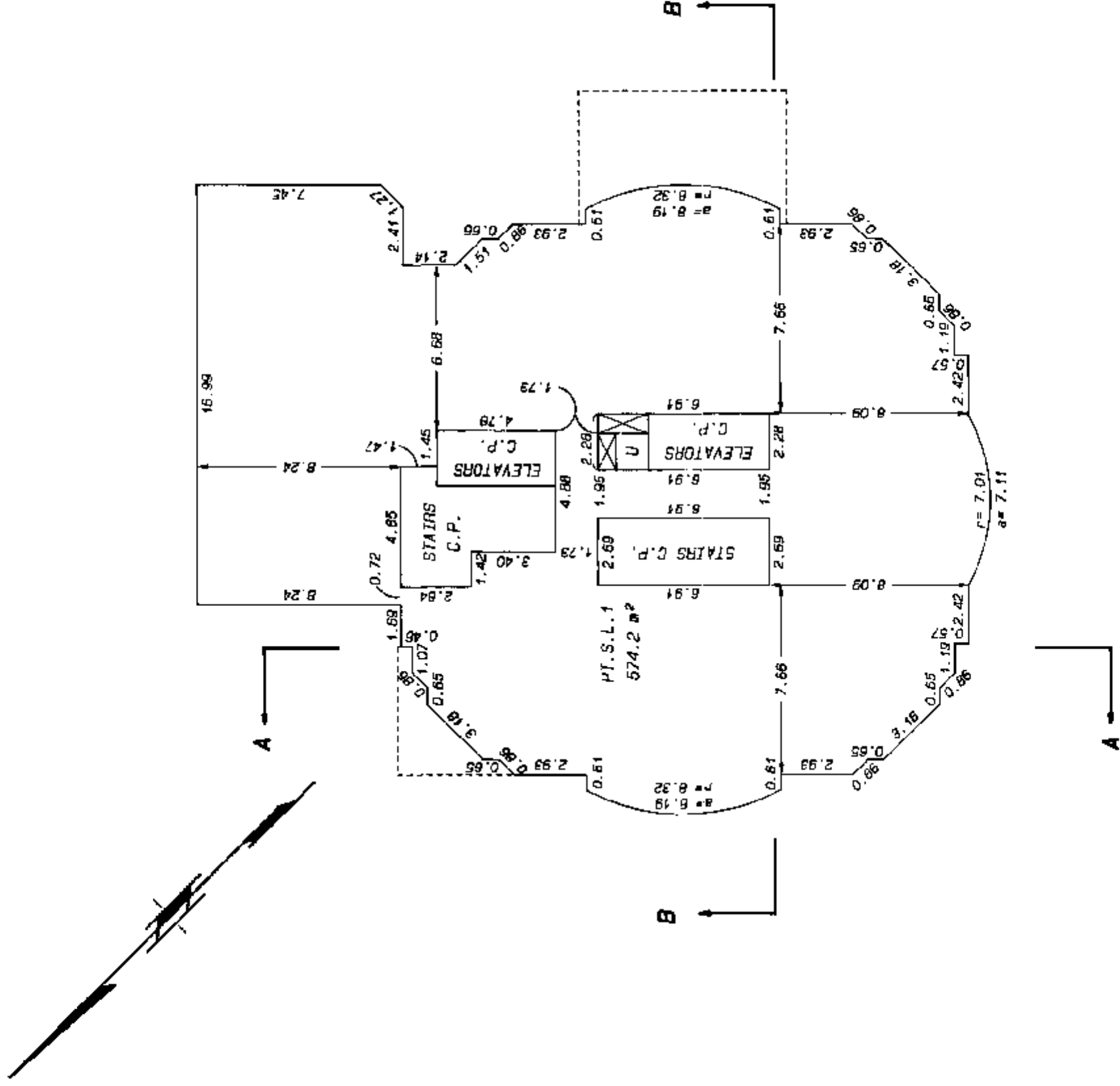
STRATA PLAN LMS / 554

FIFTH FLOOR**STRATA LOT 1**

SCALE: 1:200



ALL DISTANCES ARE IN METRES AND DECIMALS
THEREOF UNLESS OTHERWISE INDICATED

**LEGEND:**

- C.P. denotes common property
- PT. S.L. denotes part strata lot
- S.L. denotes strata lot
- denotes duct space, common property
- denotes utilities closet, common property

Q.C.T.
MAY 31st, 1994.

STRATA PLAN LMS 1554

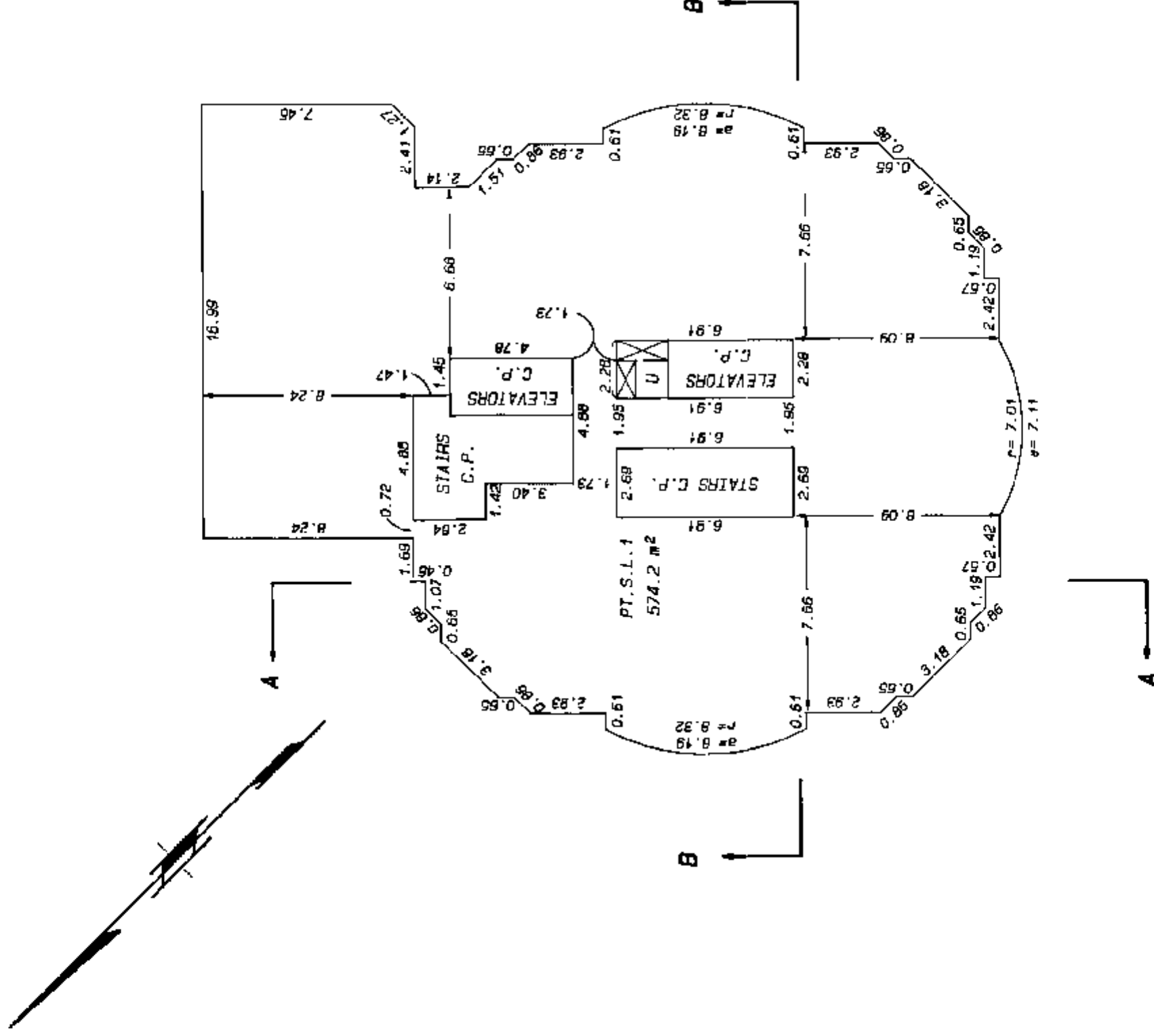
SIXTH FLOOR

STRATA LOT 1

SCALE: 1:200



ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE INDICATED



LEGEND:

- C.P. denotes common property
- PT. S.L. denotes part strata lot
- S.L. denotes strata lot
- denotes duct space, common property
- U denotes utilities closet, common property

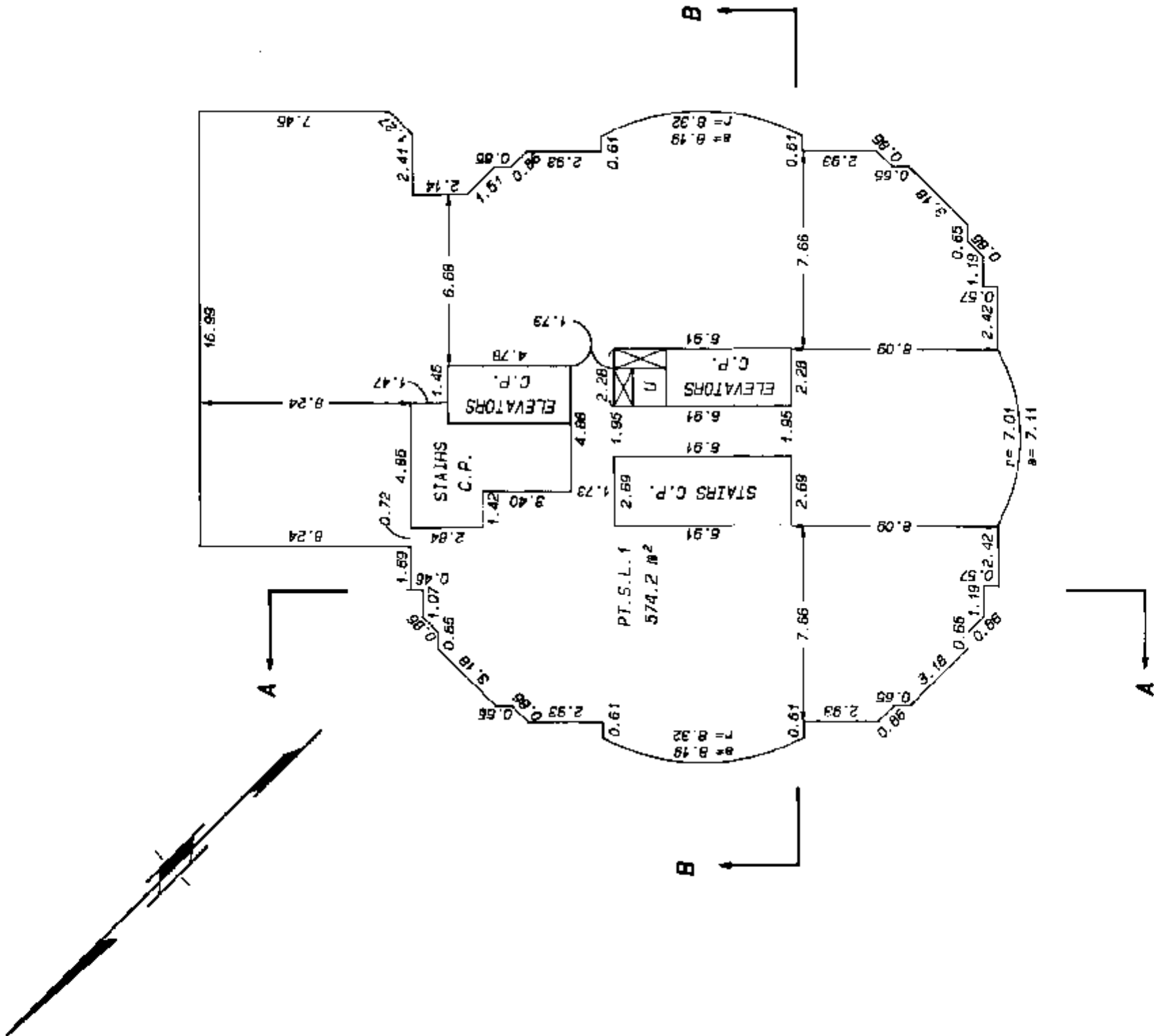
J.C.C.
MAY 31st, 1994.

STRATA PLAN LMS 1554
SEVENTH FLOOR
STRATA LOT 1

SCALE: 1:200



ALL DISTANCES ARE IN METRES AND DECIMALS
THEREOF UNLESS OTHERWISE INDICATED



LEGEND:

- C.P. denotes common property
- PT.S.L. denotes part strata lot
- S.L. denotes strata lot
- denotes duct space, common property
- denotes utilities closet, common property

J.C.T
MAY 31st, 1994.

STRATA PLAN LMS / 5554

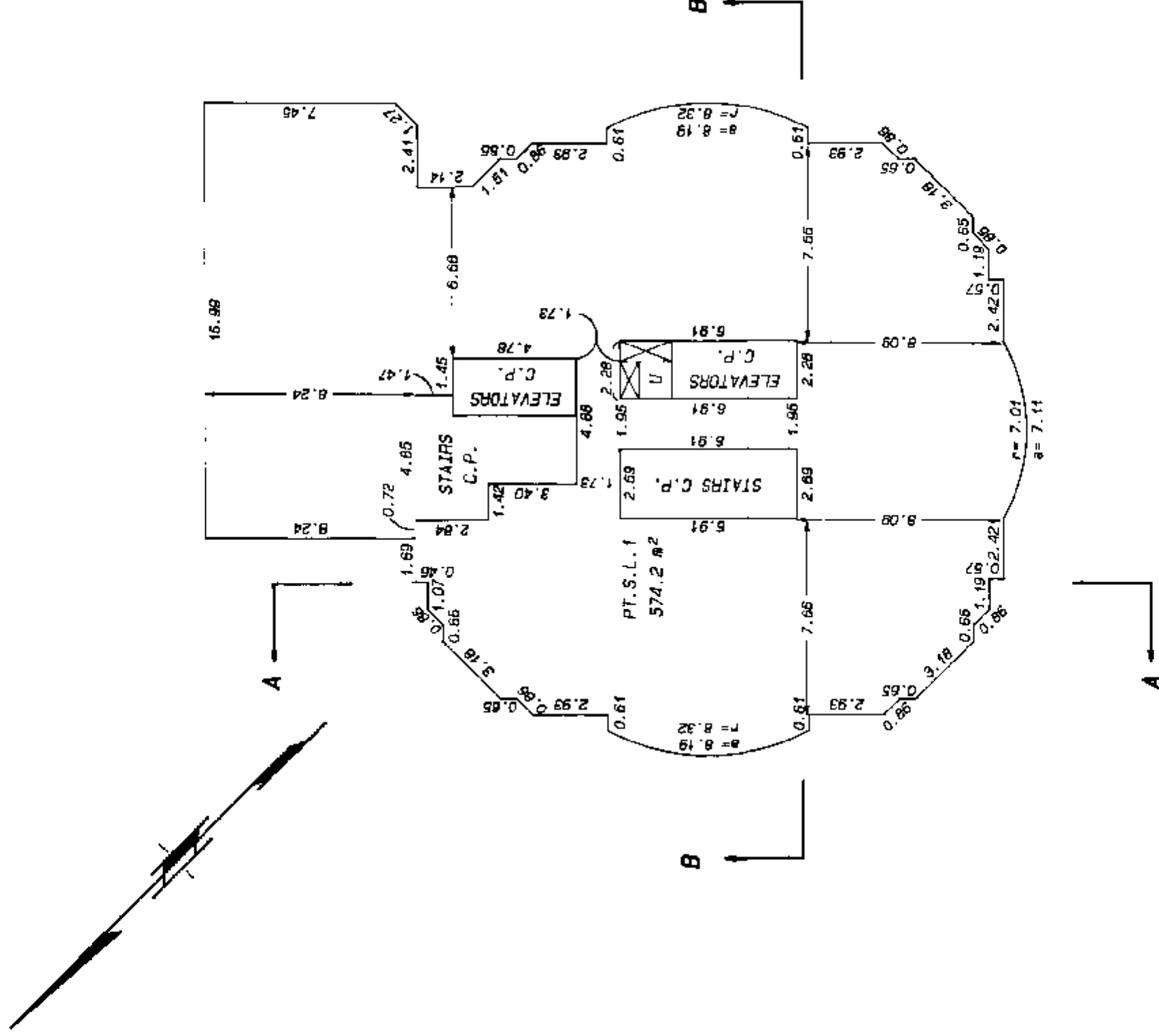
EIGHTH FLOOR

STRATA LOT 1

SCALE: 1:200



ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE INDICATED



LEGEND:

- C.P. denotes common property
- PT. S.L. denotes part strata lot
- S.L. denotes strata lot
- denotes duct space, common property
- denotes utilities closet, common property

J.C.T.
MAY 31st, 1994.

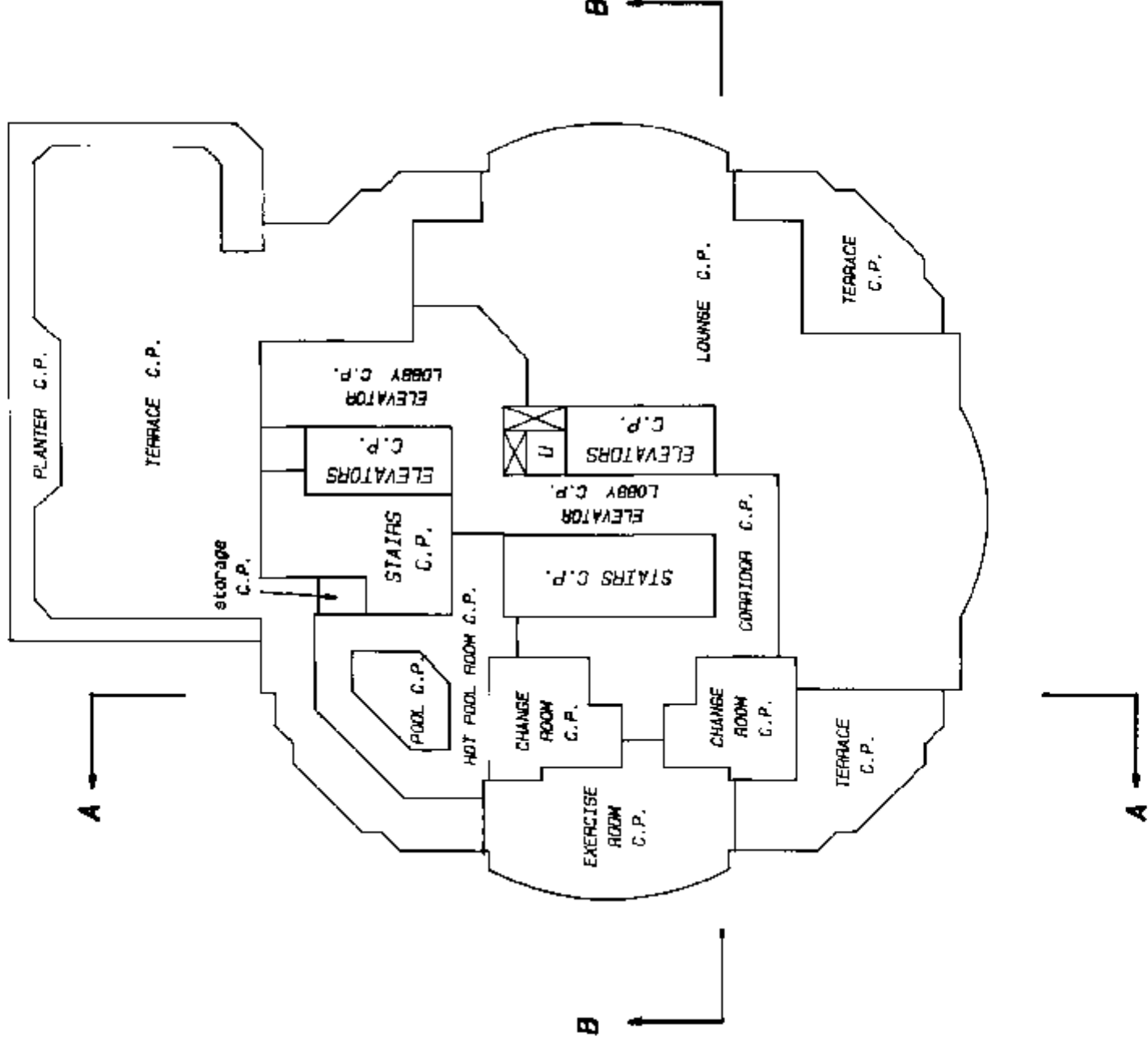
STRATA PLAN LMS / 554

NINETH FLOOR
STRATA LOT 1

SCALE: 1:200



ALL DISTANCES ARE IN METRES AND DECIMALS
THEREOF UNLESS OTHERWISE INDICATED



LEGEND:

- C.P. denotes common property
- PT.S.L. denotes part strata lot
- S.L. denotes strata lot
- ⊗ denotes duct space, common property
- U denotes utilities closet, common property

8.02
MAY 31st, 1994.

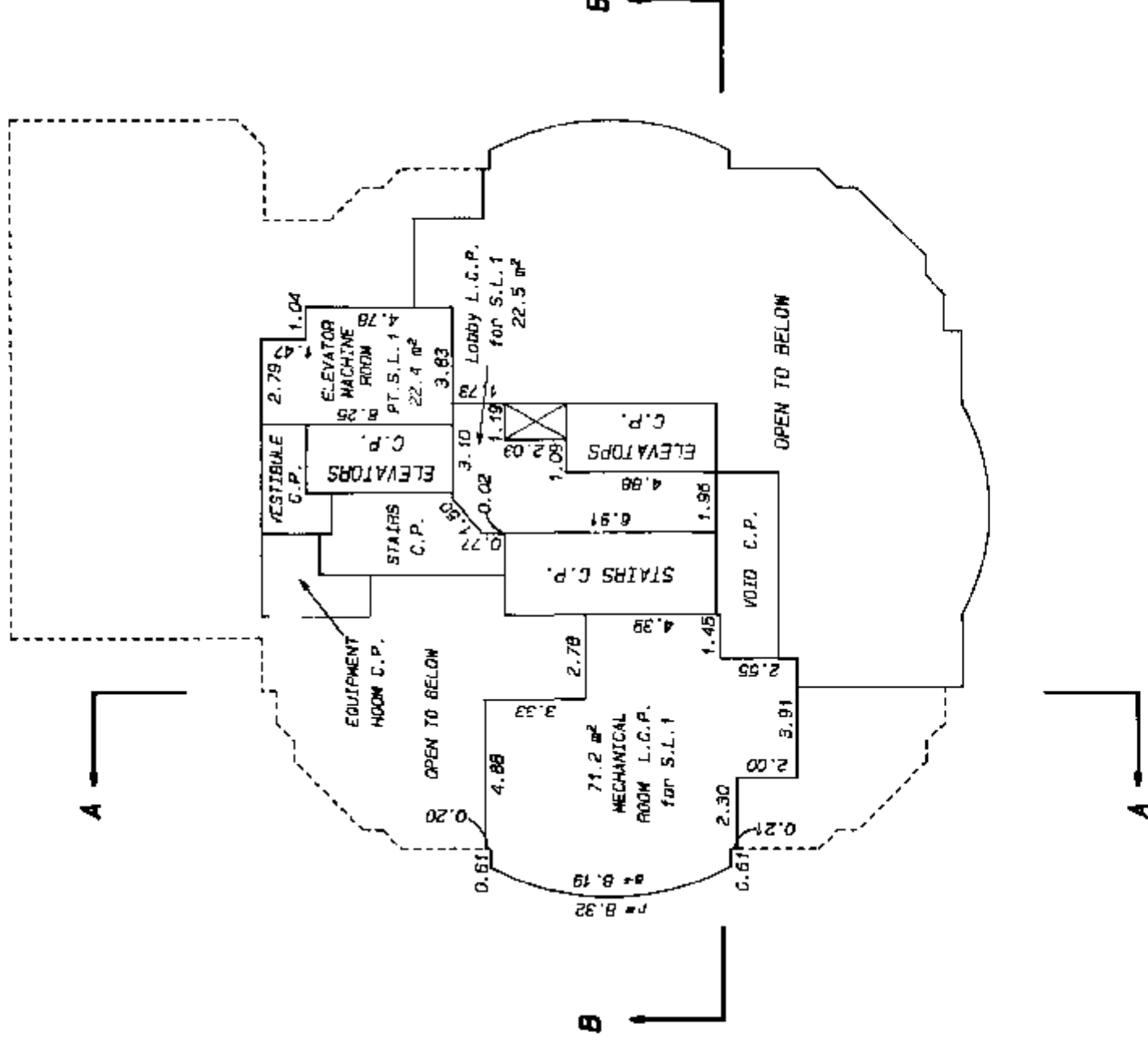
STRATA PLAN LMS /554

TENTH FLOOR STRATA LOT 1

SCALE: 1:200



ALL DISTANCES ARE IN METRES AND DECIMALS
THEREOF UNLESS OTHERWISE INDICATED



LEGEND:

- C.P. denotes common property
- PT.S.L.1 denotes part strata lot
- S.L. denotes strata lot
- ⊠ denotes duct space, common property

228
MAY 2004 1004

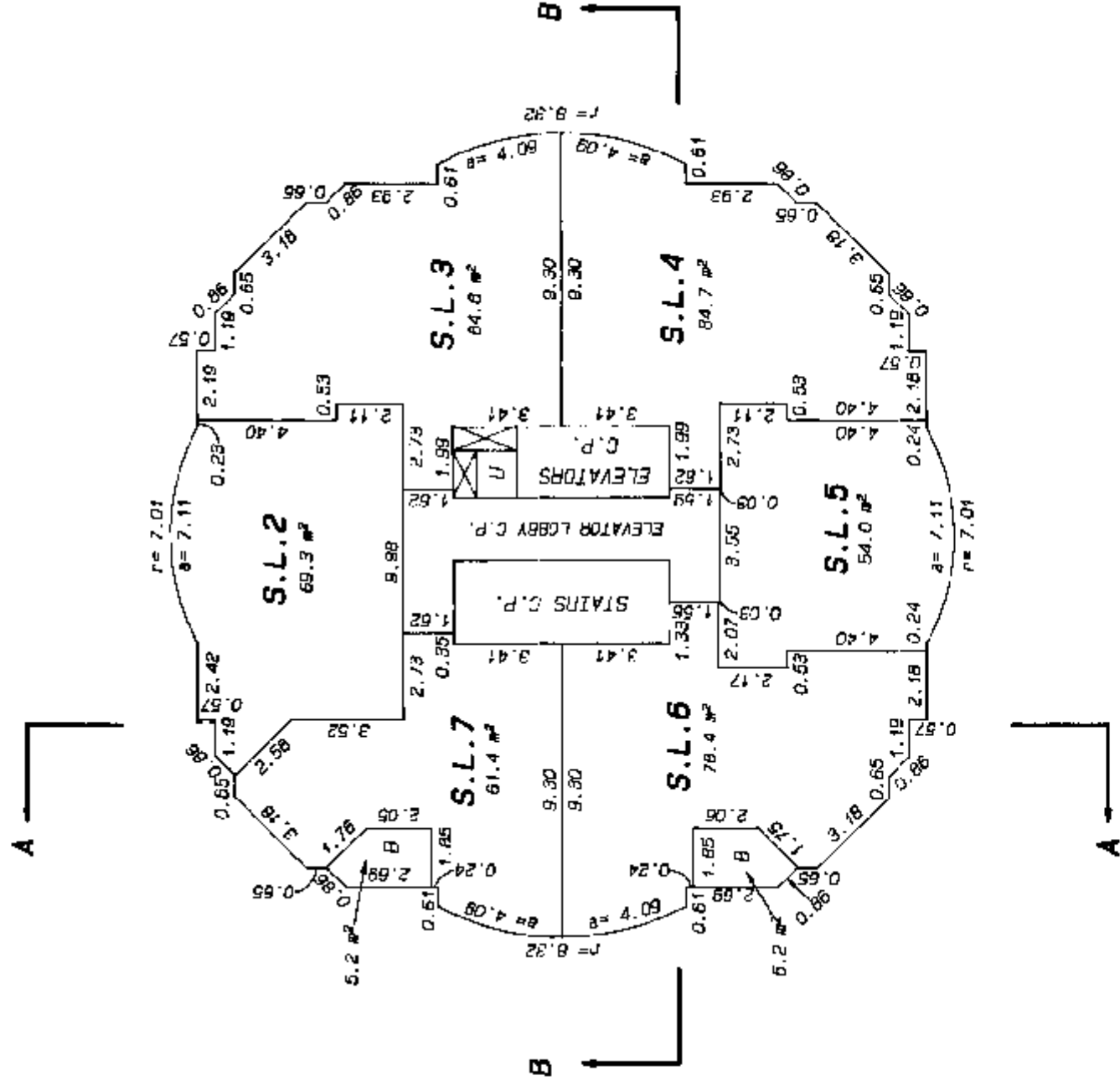
ELEVENTH FLOOR

STRATA LOTS 2 TO 7

SCALE: 1:200



ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE INDICATED



LEGEND:

- C.P. denotes common property
- Pr.S.L. denotes part strata lot
- S.L. denotes strata lot
- U denotes duct space, common property
- U denotes utilities closet, common property
- B denotes balcony, limited common property for use of adjacent strata lot.

Q.C.T.
MAY 31st, 1994.

STRATA PLAN LMS 1554

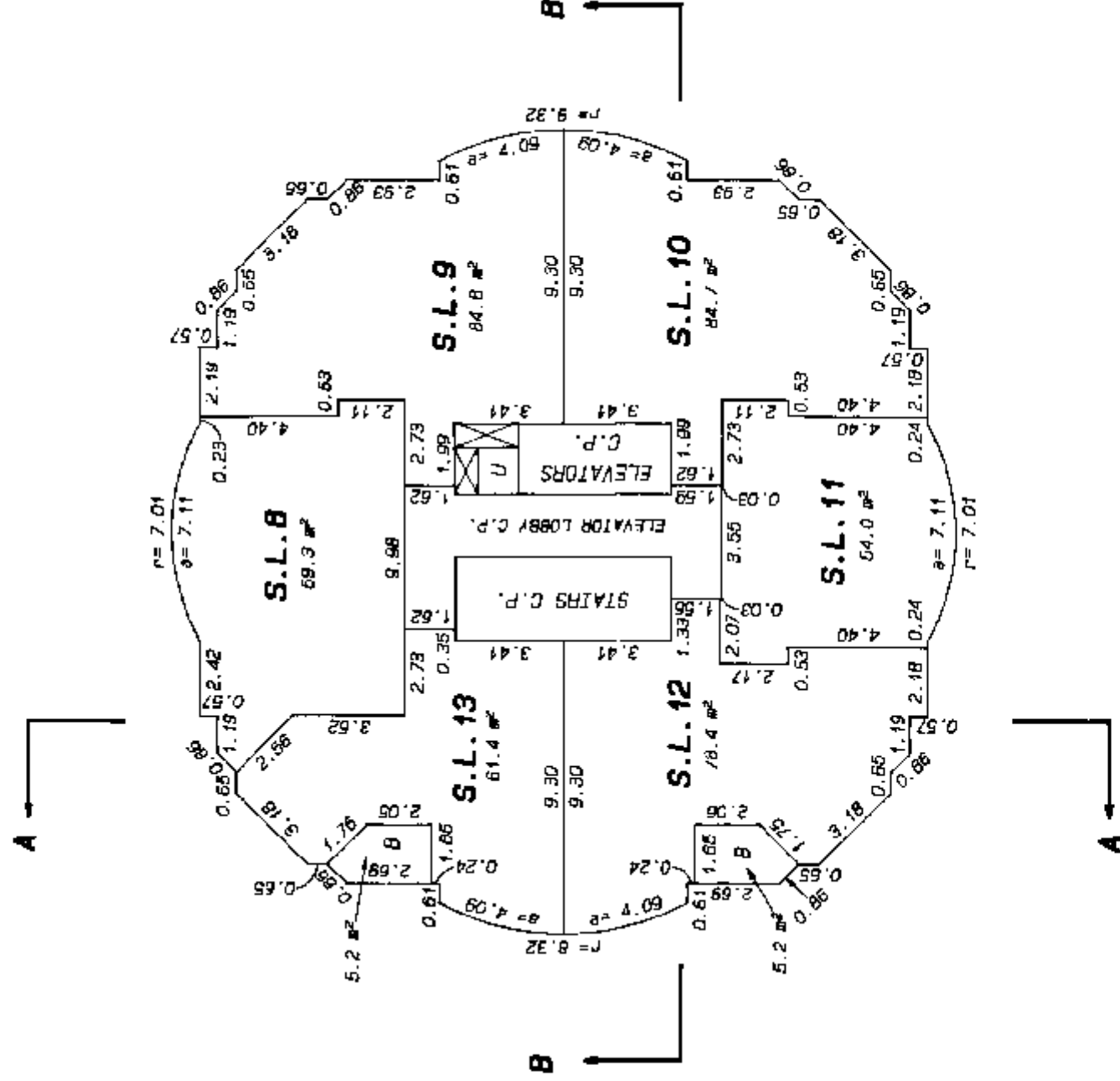
TWELFTH FLOOR

STRATA LOTS 8 TO 13

SCALE: 1:200



ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE INDICATED



LEGEND:

- C.P. denotes common property
- PT.S.L. denotes part strata lot
- S.L. denotes strata lot
- denotes duct space, common property
- denotes utilities closet, common property
- denotes balcony, limited common property for use of adjacent strata lot.

D.C.T.
MAY 31st, 1994.

STRATA PLAN LMS / 554

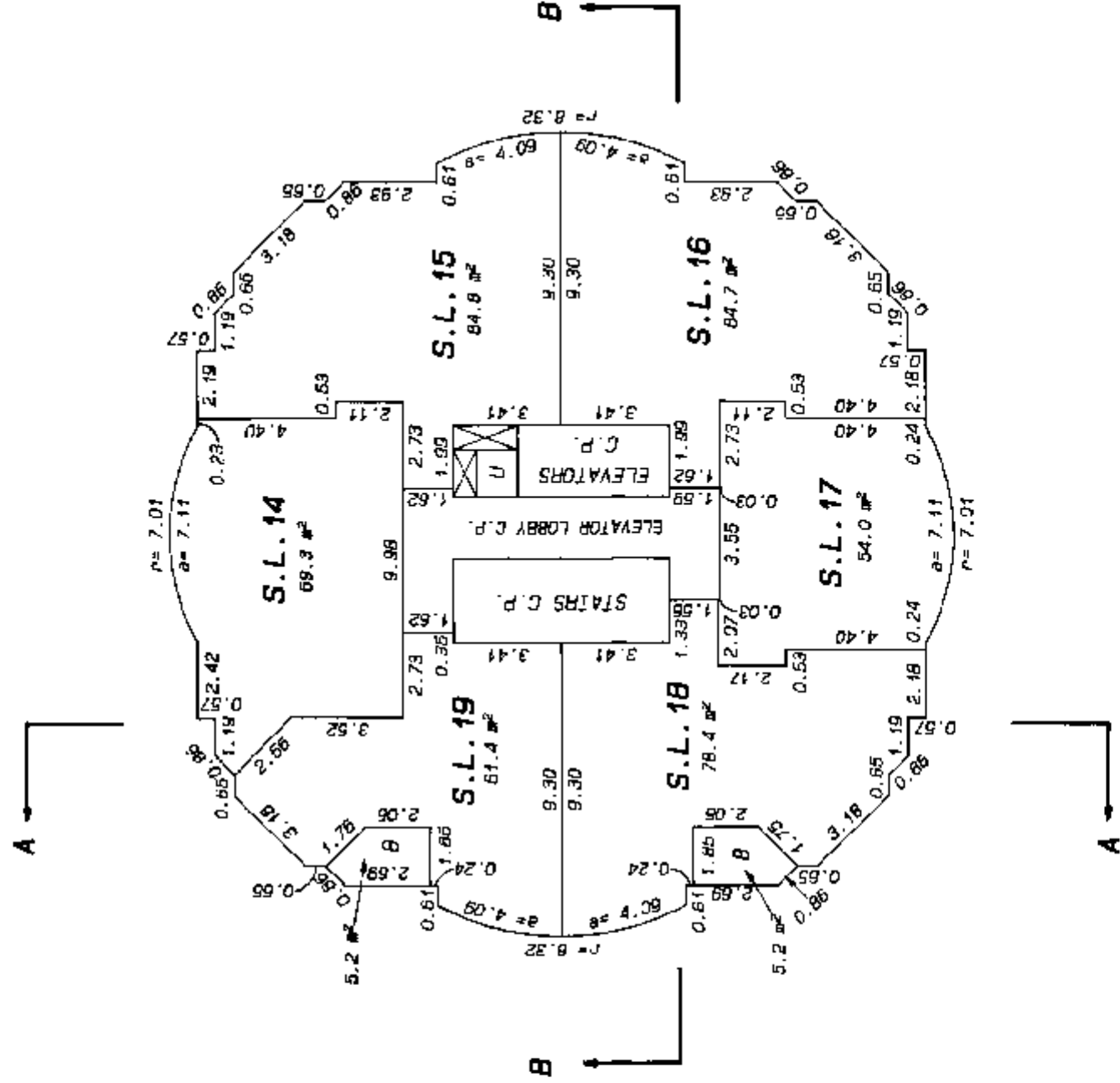
THIRTEENTH FLOOR

STRATA LOTS 14 TO 19

SCALE: 1:200



ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE INDICATED



LEGEND:

- C.P. denotes common property
- PT.S.L. denotes part strata lot
- S.L. denotes strata lot
- denotes duct space, common property
- denotes utilities closet, common property
- denotes balcony, limited common property for use of adjacent strata lot.

J.C.T.
MAY 31st, 1994.

STRATA PLAN LMS /554

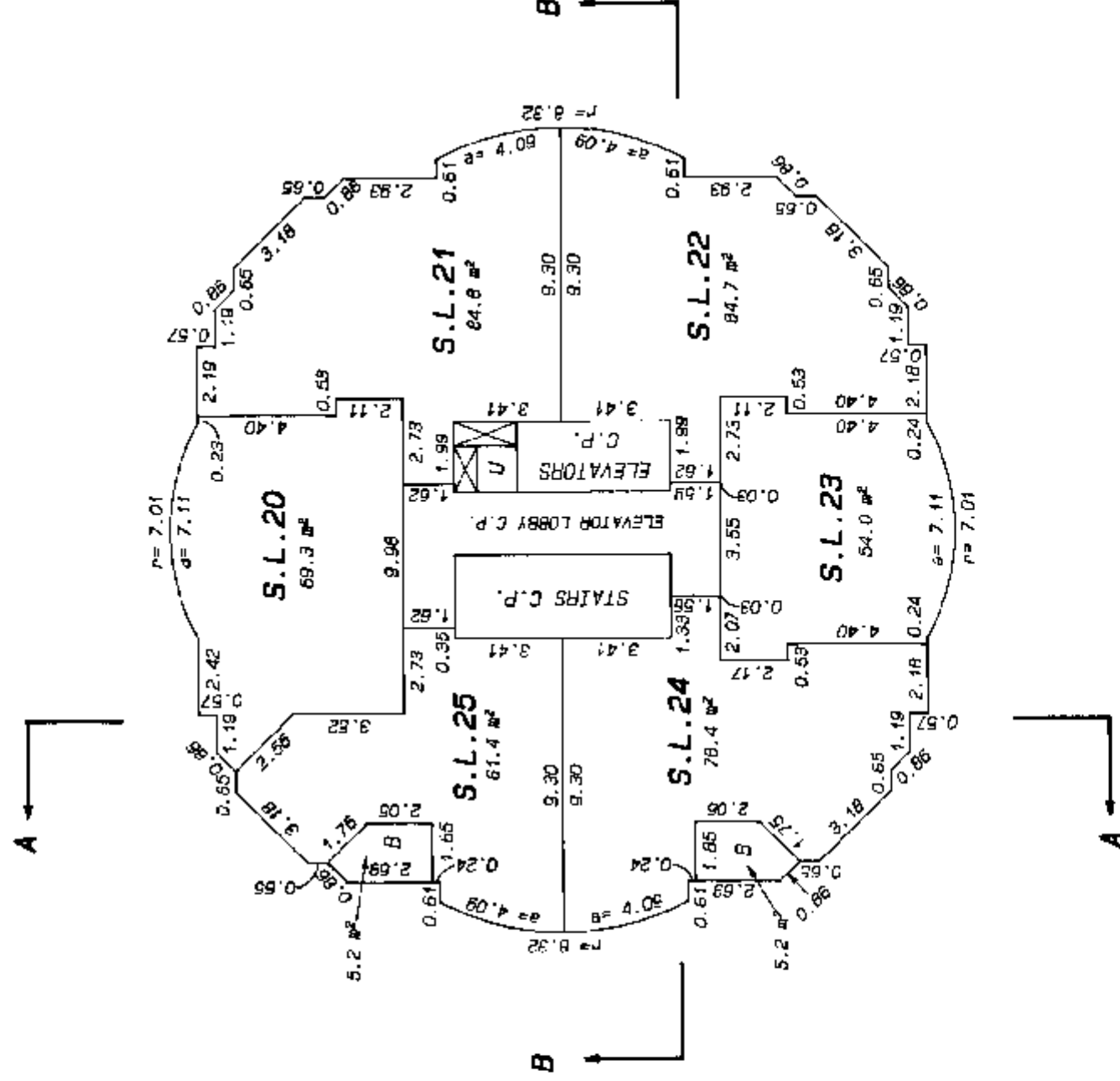
FIFTEENTH FLOOR

STRATA LOTS 20 TO 25

SCALE: 1:200



ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE INDICATED



LEGEND:

- C.P. denotes common property
- PT.S.L. denotes part strata lot
- S.L. denotes strata lot
- D denotes duct space, common property
- U denotes utility closet, common property
- B denotes balcony, limited common property for use of adjacent strata lot.

g.c.z.
MAY 31st, 1994.

STRATA PLAN LMS 1554

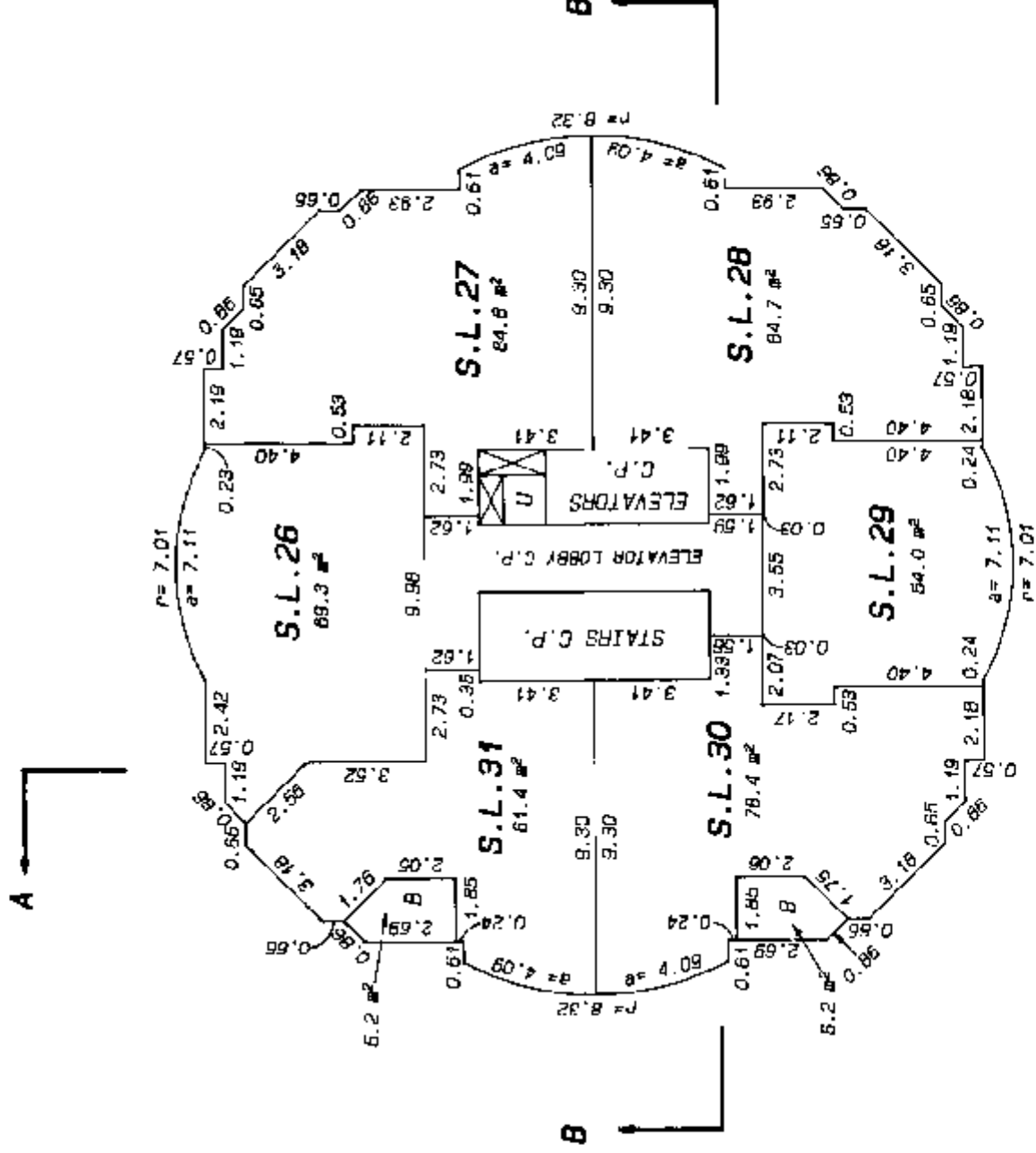
SIXTEENTH FLOOR

STRATA LOTS 26 TO 31

SCALE: 1:200



ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE INDICATED



LEGEND:

- C.P. denotes common property
- PT.S.L. denotes part strata lot
- S.L. denotes strata lot
- denotes duct space, common property
- denotes utilities closet, common property
- denotes balcony, limited common property for use of adjacent strata lot.

g.c.t.
MAY 31st, 1994.

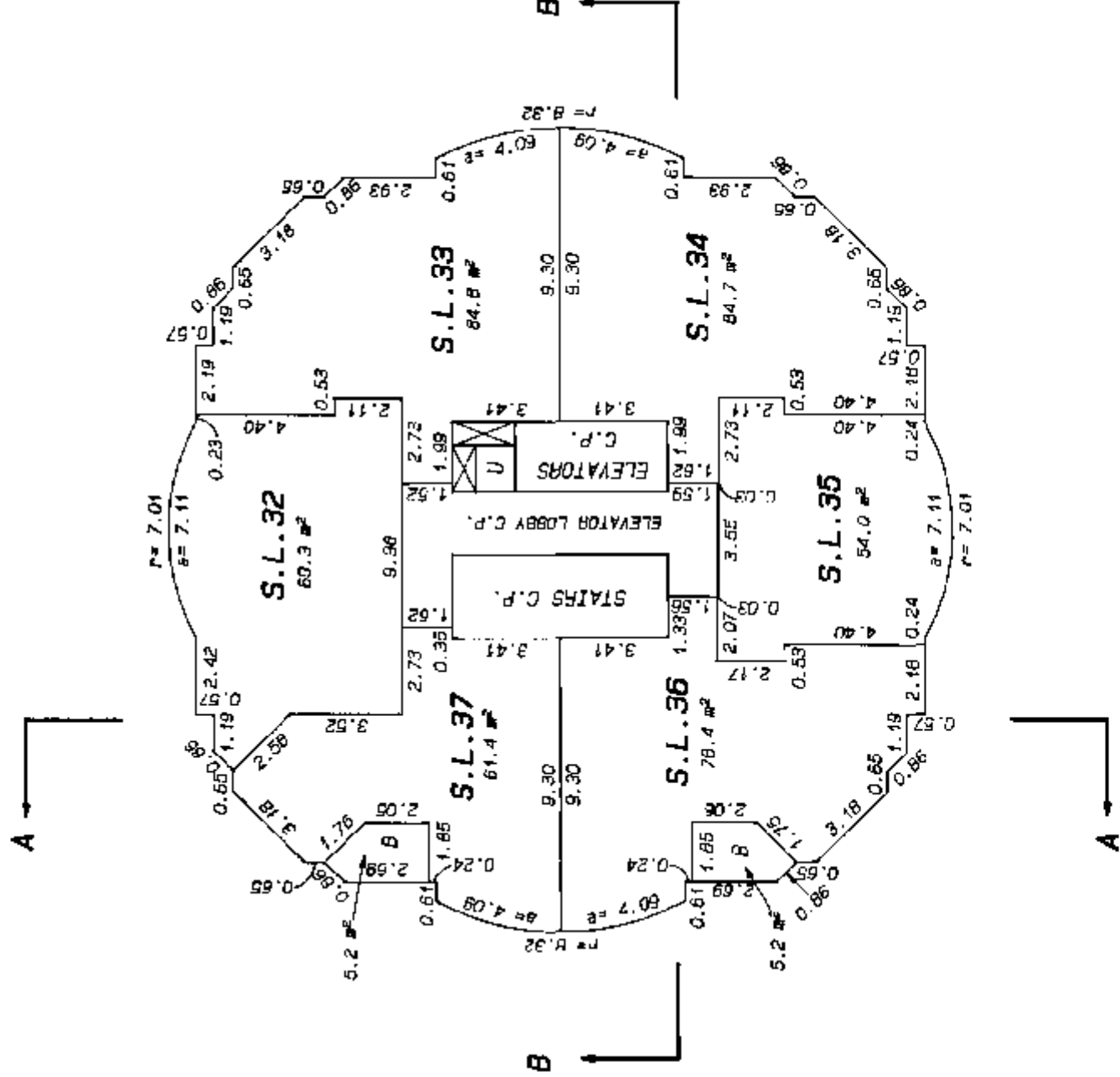
SEVENTEENTH FLOOR

STRATA LOTS 32 TO 37

SCALE: 1:200



ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE INDICATED



LEGEND:

- C.P. denotes common property
- PT.S.L. denotes part strata lot
- S.L. denotes strata lot
- denotes duct space, common property
- denotes utilities closet, common property
- denotes balcony, limited common property for use of adjacent strata lot.

A.C.T.
MAY 31st, 1994.

STRATA PLAN LMS /SS'Y

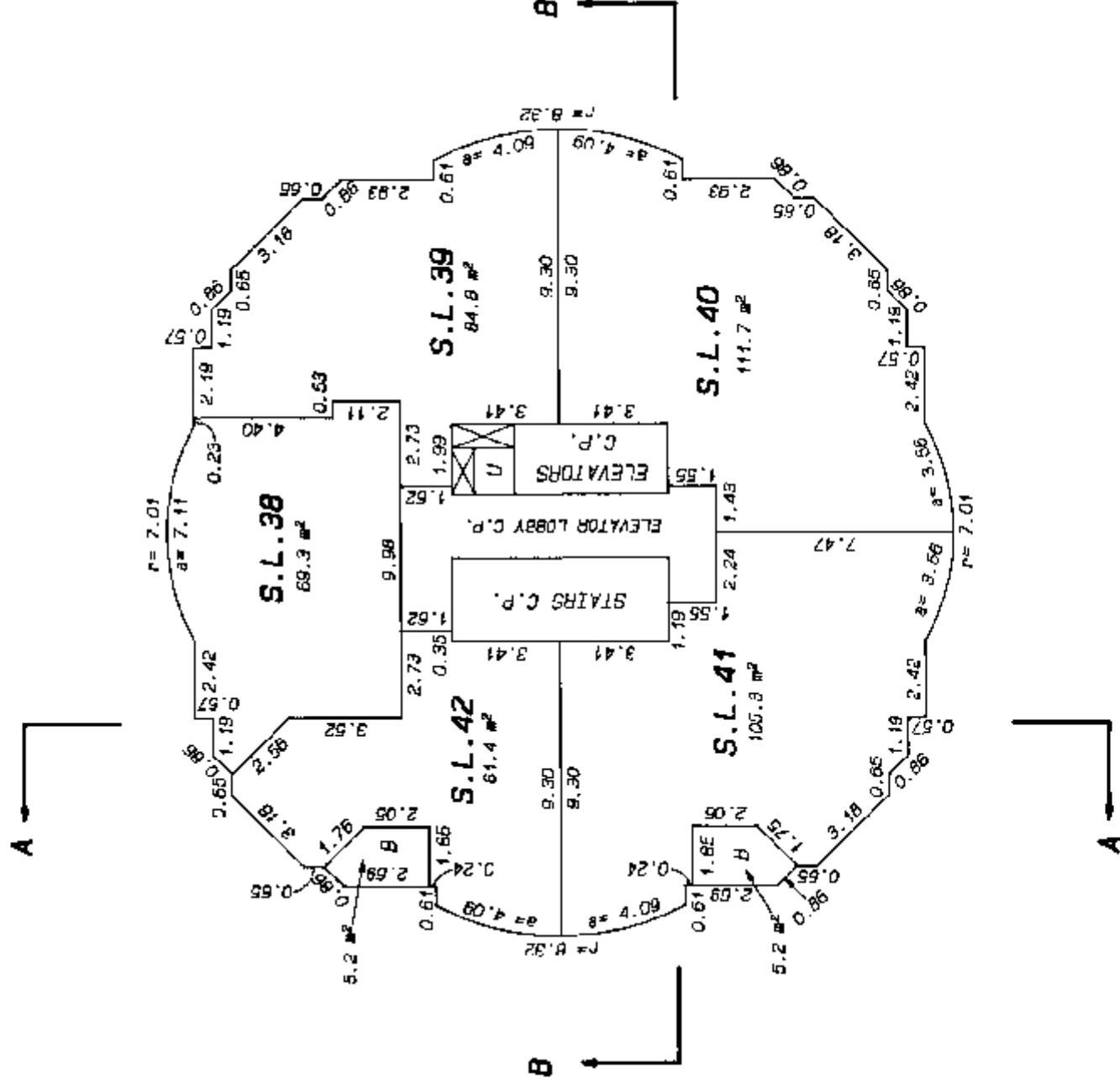
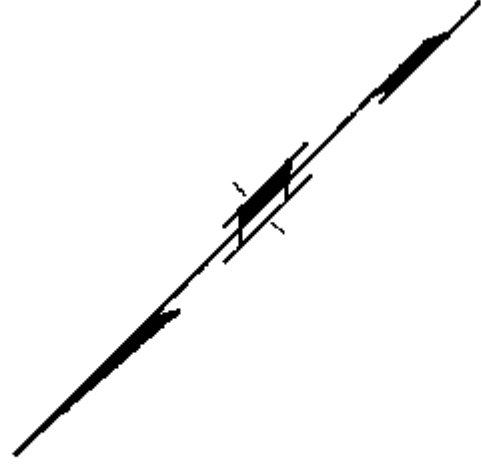
EIGHTEENTH FLOOR

STRATA LOTS 38 TO 42

SCALE: 1:200



ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE INDICATED



LEGEND:

- C.P. denotes common property
- PT.S.L. denotes part strata lot
- S.L. denotes strata lot
- denotes out space, common property
- denotes utilities closet, common property
- denotes balcony, limited common property for use of adjacent strata lot.

B.C.T.
MAY 31st, 1994.

STRATA PLAN LMS /SSY

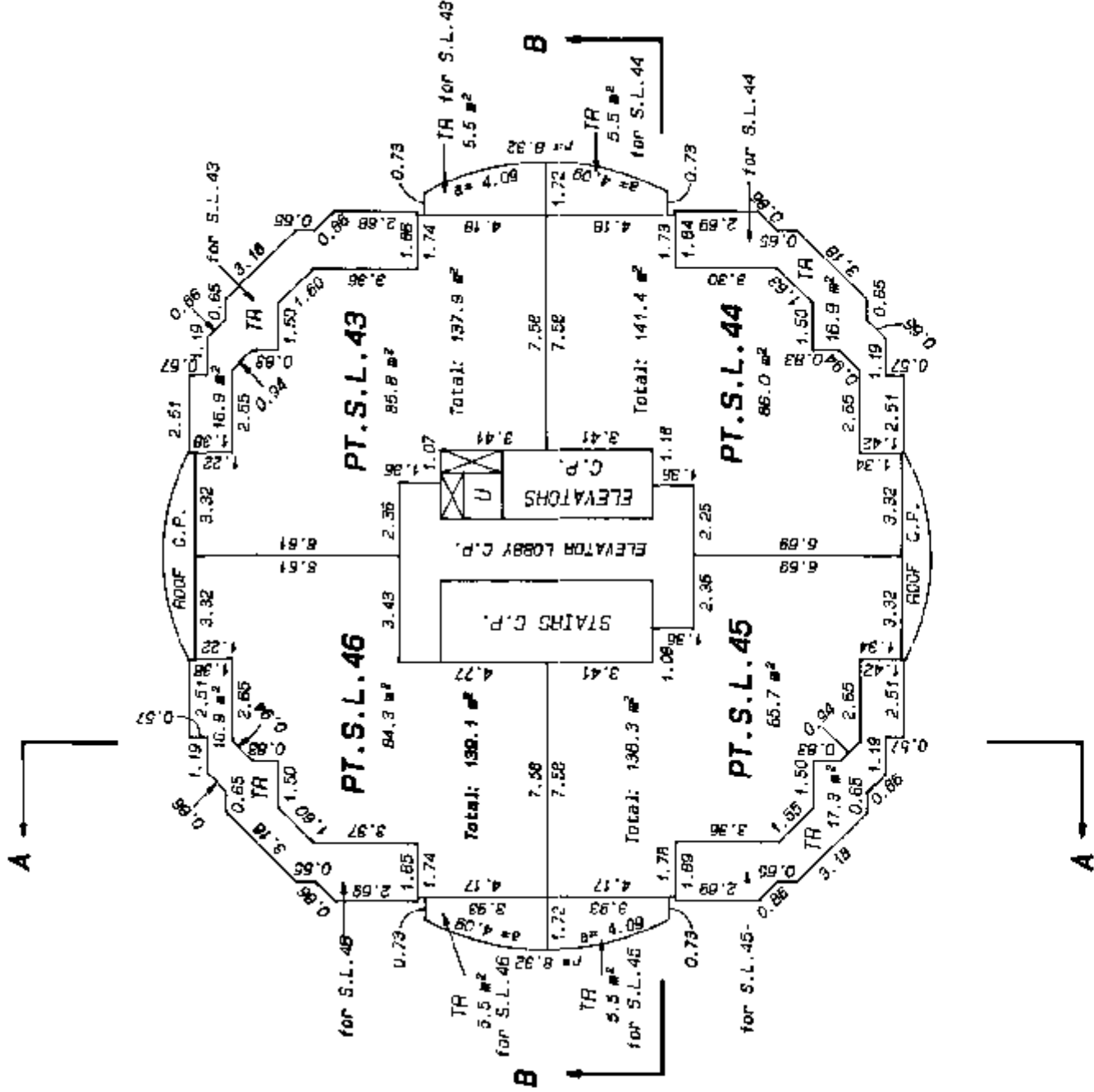
NINETEENTH FLOOR

STRATA LOTS 43 TO 46

SCALE: 1:200



ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE INDICATED



LEGEND:

- C.P. denotes common property
- PT. S.L. denotes part strata lot
- S.L. denotes strata lot
- TR denotes terrace, common property
- U denotes utilities closet, common property
- TR denotes terrace, limited common property for use of indicated strata lot

J.C.Z.
MAY 31st 1994.

STRATA PLAN LMS /SSV

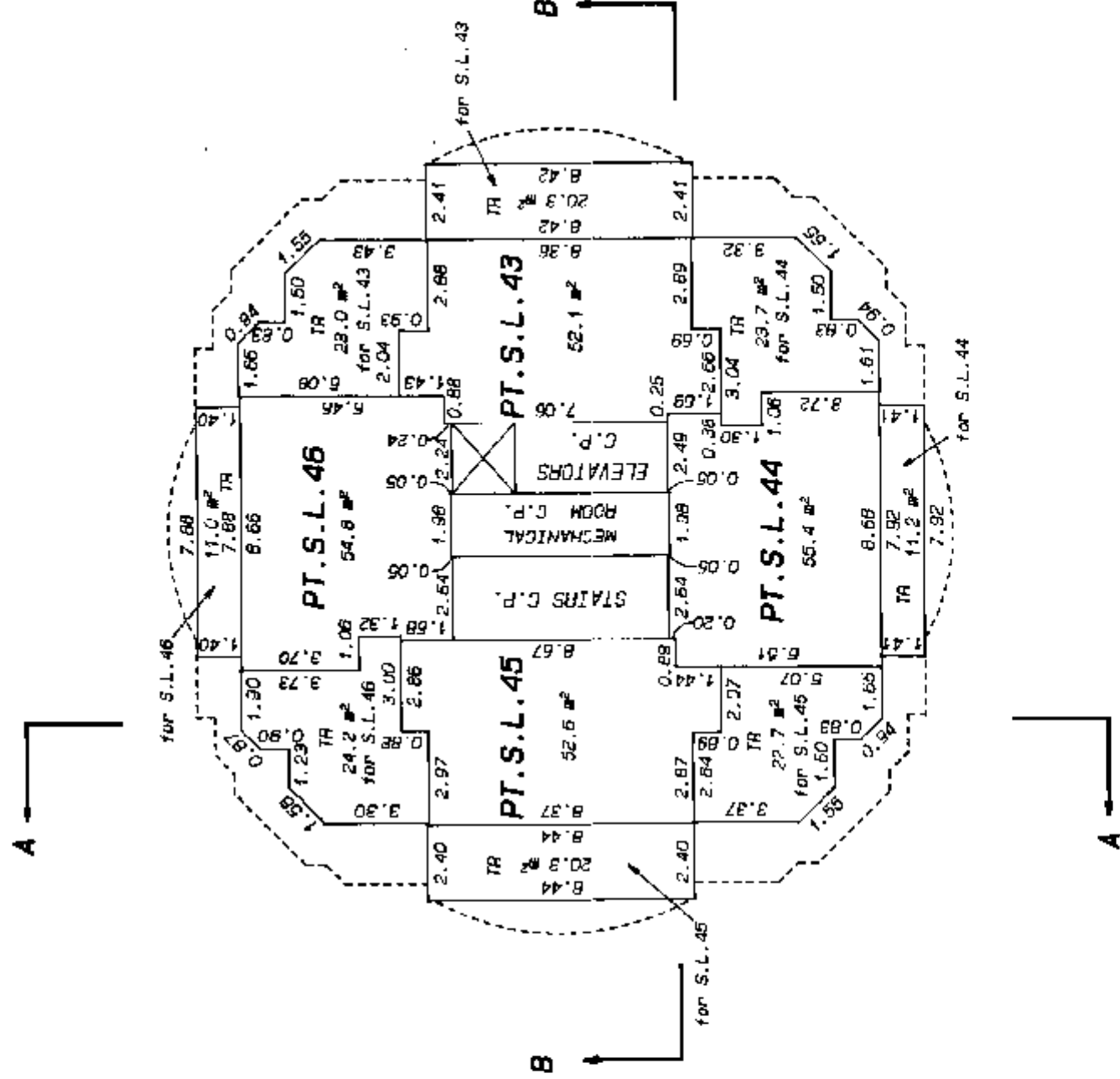
TWENTIETH FLOOR

STRATA LOTS 43 TO 46

SCALE: 1:200



ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE INDICATED



LEGEND:

- C.P. denotes common property
- PT. S.L. denotes part strata lot
- S.L. denotes strata lot
- denotes duct space, common property
- denotes terrace, limited common property
- for use of indicated strata lot

D.C.Z.
MAY 31st, 1994.

STRATA PLAN LMS /5554

RECORD OF BY-LAWS AND ORDERS, ETC.

[illegible]

1. General
 2. General
 3. General
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 100. General

278.
MAY 31ST, 1934.

MAY 31ST. 1934.

Search ALTOS2 or BC OnLine for
Current Information. BC Reg. 76/93

1554

Dei DE

LINDA J. O'SHEA, Registrar
 New Westminster Land Title Districts

8.2. MAY 31ST, 1994.