

**LEASEHOLD STRATA PLAN OF LOT 3
BLOCK 350, DISTRICT LOT 526
NEW WESTMINSTER DISTRICT, PLAN LMP33768
CITY OF VANCOUVER**

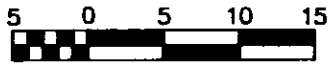
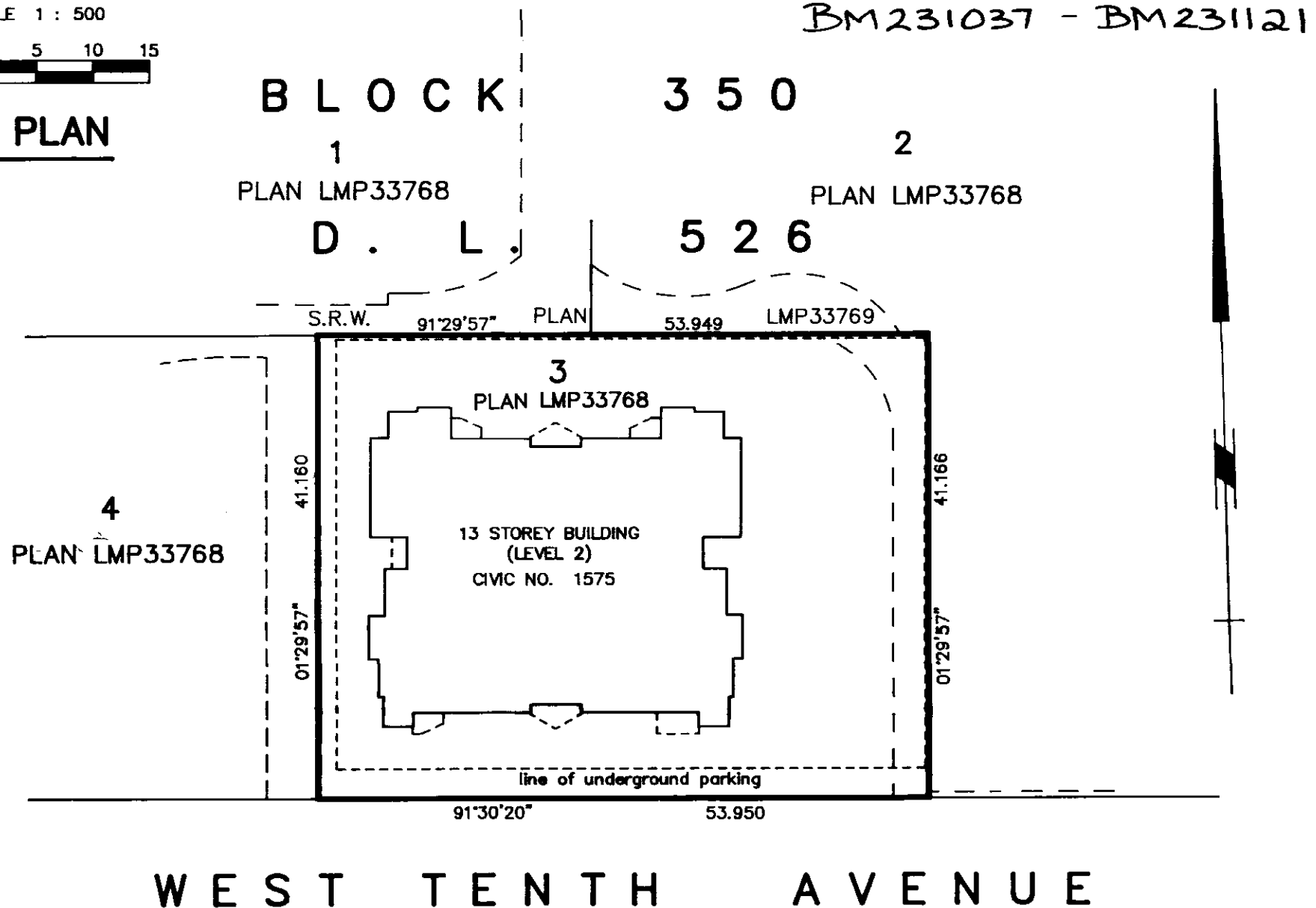
STRATA PLAN LMS **3443**

Deposited and registered in the Land
Title Office at New Westminster, BC
this 18th day of AUGUST 1998.

T. Dinnell / per Dinnell
DEPUTY Registrar

BCGS 92G.025

SCALE 1 : 500

**KEY PLAN****NOTES:**

All distances are in metres unless otherwise noted.
All angles are 45° or 90° unless otherwise noted.

STRATA LOT BOUNDARIES ARE DEFINED AS FOLLOWS:

- 1) Exterior of masonry building face less 0.04m or the production thereof.
- 2) Outside stud face of corridor walls.
- 3) Centreline of party walls with adjacent Strata Lot.
- 4) Exterior face of concrete elevator/stairwell core.

LEGEND:

Bearings are grid and are derived Integrated Control Monuments V-2282 and V-3311.

⊙	denotes control monument found	P	denotes patio
■	denotes lead plug found	PA	denotes parking area
○	denotes standard iron post placed	PB	denotes parking bay
⊙	denotes common property	PT	denotes part
④	denotes limited common property for strata lot 4 (typical)	RA	denotes refuge area
⊙	denotes storage locker, limited common property for strata lot 85 (typical)	RD	denotes roof deck
A	denotes area	S	denotes stairs
B	denotes balcony	SC	denotes small car parking bay
C	denotes corridor	SP	denotes stand pipe
E	denotes elevator	SL	denotes strata lot
EB	denotes enclosed balcony	sq.ft.	denotes square feet
EC	denotes electrical closet	ST	denotes storage
EL	denotes elevator lobby	TA	denotes total area
EMR	denotes elevator machine room	V	denotes vent
L	denotes storage locker	VEST	denotes vestibule
m ²	denotes square metres	VPB	denotes visitor parking bay
MR	denotes mechanical room		

MORGAN STEWART AND COMPANY
Surveyors and Engineers
1055 Seymour St, Vancouver, B.C.
PHONE: 687-6866 FAX: 685-8071

CIVIC ADDRESS:

1575 WEST TENTH AVENUE,
VANCOUVER, B.C.

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

THE OWNERS OF STRATA PLAN LMS **3443**
c/o PACIFIC PROPERTY MANAGEMENT
50 - 10551 SHELLBRIDGE WAY
RICHMOND, B.C.
V6X 2W9

NAME OF DEVELOPMENT:

TRITON ON 10TH

I, Alan W. Comfort, of Vancouver, 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 Vancouver, B.C.

this 27th day of **MAY**, 1998.

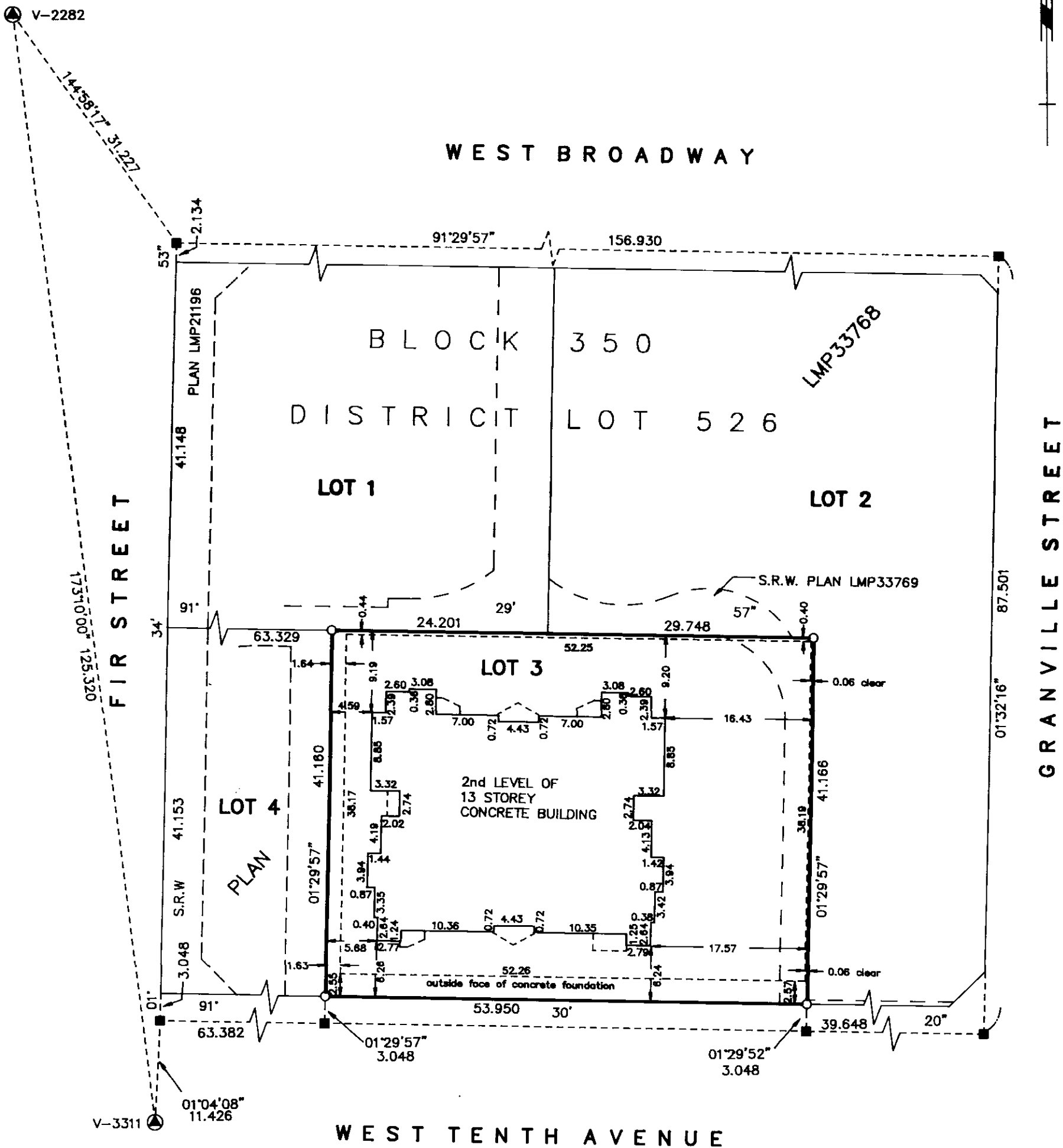
Alan W. Comfort B.C.L.S.

FOR STRATA CORP
MAIL ADDRESS
SEE STRATA PLAN
GENERAL INDEX

LOCATION PLAN

STRATA PLAN LMS 3443

SCALE 1 : 500



NOTE: TIES FROM PROPERTY LINES ARE TO THE EXTERIOR FACE OF BUILDING AT LEVEL 2 AND TO THE OUTSIDE SURFACE OF CONCRETE FOUNDATION AT GROUND LEVEL.

MORGAN STEWART AND COMPANY
Surveyors and Engineers
1055-Seymour St, Vancouver, B.C.

DATE MAY 27, 1998 AWC B.C.L.S.

STRATA PLAN LMS

CONDOMINIUM ACT

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	NUMBER OF VOTES
1	13	818	2169	1
2	13	872	2699	1
3	13	666	1729	1
4	13	1087	3199	1
5	14	807	2229	1
6	14	1088	3129	1
7	14	947	2699	1
8	14	801	2199	1
9	14	883	2739	1
10	14	665	1749	1
11	14	1083	3229	1
12	15	806	2259	1
13	15	1080	3199	1
14	15	661	1709	1
15	15	931	2739	1
16	15	801	2229	1
17	15	884	2779	1
18	15	663	1769	1
19	15	1082	3279	1
20	16	806	2289	1
21	16	1080	3249	1
22	16	661	1729	1
23	16	931	2799	1
24	16	801	2259	1
25	16	884	2839	1
26	16	663	1789	1
27	16	1082	3349	1
28	17	806	2319	1
29	17	1080	3319	1
30	17	661	1749	1
31	17	931	2839	1
32	17	801	2289	1
33	17	884	2879	1
34	17	663	1809	1
35	17	1082	3399	1
36	18	806	2349	1
37	18	1080	2269	1
38	18	661	1769	1
39	18	931	2879	1
40	18	801	2319	1
41	18	884	2919	1
42	18	663	1829	1
43	18	1082	3449	1

MORGAN STEWART AND COMPANY
Surveyors and Engineers
1055-Seymour St, Vancouver, B.C.

DATED MAY 27, 1998 AWC B.C.L.S.

STRATA PLAN LMS

CONDOMINIUM ACT

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	NUMBER OF VOTES
44	19	806	2379	1
45	19	1080	3419	1
46	19	661	1789	1
47	19	931	2919	1
48	19	801	2349	1
49	19	884	2959	1
50	19	663	1849	1
51	19	1082	3499	1
52	20	806	2409	1
53	20	1080	3469	1
54	20	661	1809	1
55	20	931	2959	1
56	20	801	2379	1
57	20	884	2999	1
58	20	663	1869	1
59	20	1082	3569	1
60	21	806	2439	1
61	21	1080	3519	1
62	21	661	1829	1
63	21	931	2999	1
64	21	801	2409	1
65	21	884	3019	1
66	21	663	1889	1
67	21	1082	3619	1
68	22	806	2469	1
69	22	1080	3569	1
70	22	661	1849	1
71	22	931	3039	1
72	22	801	2439	1
73	22	884	3079	1
74	22	663	1909	1
75	22	1082	3669	1
76	23	1365	4849	1
77	23	1405	4799	1
78	23	1412	4799	1
79	23	1364	4749	1
80	24	1365	4799	1
81	24	1405	4749	1
82	24	1412	4749	1
83	24	1364	4849	1
84	25	2055	7899	1
85	25	2054	7899	1
AGGREGATE		80,182	250,025	85

MORGAN STEWART AND COMPANY
Surveyors and Engineers
1055-Seymour St, Vancouver, B.C.

DATED MAY 27, 1998 AWC B.C.L.S.

STRATA PLAN LMS 3443

I/We the undersigned do solemnly declare that
1) I/We the undersigned am/are the owner-developer,
or (in the alternative) the duly authorized agent of the
owner-developer.
2) The strata plan is for residential use only. I/We
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.

Jennifer Silver
Authorized Signatory

Declared before me this 27 day of May, 1998.

Prayam
A commissioner for taking affidavits for British Columbia

Accepted as to forms 1, 2 and 3.
Dated this 7th day of AUGUST, 1998

Amys
Superintendent of Real Estate

NEW DEVELOPMENT CERTIFICATE

I, Alan W. Comfort, of Vancouver, a British Columbia Land
Surveyor, hereby certify that the building shown in this
strata plan has not, as of the 27th day of May,
1998, been previously occupied.

Dated at Vancouver, British Columbia,
this 27th day of May, 1998.

Alan Comfort

MORTGAGEE:

THE TORONTO-DOMINION BANK

C. Taylor
NAME CATHERINE TAYLOR
Authorized Signatory
ASSOCIATE VICE-PRESIDENT
RETAIL BRANCH BANKING GROUP

NAME _____
Authorized Signatory

Anar Damji
WITNESS AS TO BOTH SIGNATURES:
NAME Anar Damji
ADDRESS 22nd Floor T.D. Tower
55 King St W Toronto, Ont.
OCCUPATION Mortgage Officer

MORGAN STEWART AND COMPANY
Surveyors and Engineers
1055-Seymour St, Vancouver, B.C.

OWNER:

THE BOARD OF SCHOOL TRUSTEES
OF SCHOOL DISTRICT NO. 39 (VANCOUVER)

B. Brown
NAME B. Brown
Authorized Signatory CHAIRPERSON

D. Yuen
NAME D. YUEN
Authorized Signatory SECRETARY-TREASURER

Lynda Fahy
WITNESS AS TO BOTH SIGNATURES:

NAME LYNDA FAHEY
ADDRESS 1595 WEST TENTH AVE.
VANCOUVER BC V6J 1Z8
SECRETARY
OCCUPATION

LESSEE

UNITED PROPERTIES (TRITON) LTD.

Jennifer Silver
JENNIFER SILVERA
Authorized Signatory

Prayam
WITNESS
NAME Gary Dayan
ADDRESS 1628 West Seventh Avenue
Vancouver, B.C. V6S 1S5
Lawyer
OCCUPATION

MORTGAGEE:

MARCUS WOSK

M. Wosk
NAME _____
Authorized Signatory
Marcus Wosk

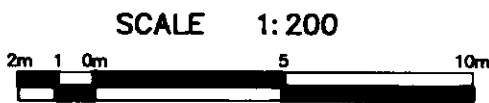
Jennifer Silver
WITNESS
NAME JENNIFER SILVERA
ADDRESS 6791 CAIRNS COURT, RICHMOND B.C.
V7C 5E6
ADMINISTRATOR
OCCUPATION

SCHEDULE OF RESTRICTIONS
PURSUANT TO SECTION 103 OF THE CONDOMINIUM ACT.
SEE SHEET 6

DATED May 27, 1998 AWC B.C.L.S.

SECTION A - A

STRATA PLAN LMS 3443



<u>13th FLOOR</u>	ROOF Ⓢ ↘	SL 85	EL Ⓢ	E Ⓢ	S Ⓢ	SL 85	ROOF Ⓢ ↘	
<u>12th FLOOR</u>	ROOF Ⓢ ↘	PT SL 83	EL Ⓢ	E Ⓢ	S Ⓢ	PT SL 82	ROOF Ⓢ ↘	
<u>11th FLOOR</u>	ROOF Ⓢ ↘	PT SL 79	EL Ⓢ	E Ⓢ	S Ⓢ	PT SL 78	ROOF Ⓢ ↘	
<u>10th FLOOR</u>	B Ⓢ ↘	SL 68	EL Ⓢ	E Ⓢ	S Ⓢ	SL 72	B Ⓢ ↘	
<u>9th FLOOR</u>	B Ⓢ ↘	SL 60	EL Ⓢ	E Ⓢ	S Ⓢ	SL 64	B Ⓢ ↘	
<u>8th FLOOR</u>	B Ⓢ ↘	SL 52	EL Ⓢ	E Ⓢ	S Ⓢ	SL 56	B Ⓢ ↘	
<u>7th FLOOR</u>	B Ⓢ ↘	SL 44	EL Ⓢ	E Ⓢ	S Ⓢ	SL 48	B Ⓢ ↘	
<u>6th FLOOR</u>	B Ⓢ ↘	SL 36	EL Ⓢ	E Ⓢ	S Ⓢ	SL 40	B Ⓢ ↘	
<u>5th FLOOR</u>	B Ⓢ ↘	SL 28	EL Ⓢ	E Ⓢ	S Ⓢ	SL 32	B Ⓢ ↘	
<u>4th FLOOR</u>	B Ⓢ ↘	SL 20	EL Ⓢ	E Ⓢ	S Ⓢ	SL 24	B Ⓢ ↘	
<u>3rd FLOOR</u>	B Ⓢ ↘	SL 12	EL Ⓢ	E Ⓢ	S Ⓢ	SL 16	B Ⓢ ↘	
<u>2nd FLOOR</u>	B Ⓢ ↘	SL 5	EL Ⓢ	E Ⓢ	S Ⓢ	SL 8	B Ⓢ ↘	
<u>1st FLOOR</u>	P Ⓢ	AMENITY Ⓢ	EL Ⓢ	E Ⓢ	S Ⓢ	SL 1	P Ⓢ	
<u>PARKING LEVEL 1</u>	VPB Ⓢ SC	PA Ⓢ	GARBAGE ROOM Ⓢ	EL Ⓢ	E Ⓢ	S Ⓢ	PA Ⓢ	PB Ⓢ
<u>PARKING LEVEL 2</u>	PB Ⓢ	PA Ⓢ	PB Ⓢ	EL Ⓢ	E Ⓢ	S Ⓢ	PA Ⓢ	PB Ⓢ
<u>PARKING LEVEL 3</u>	PB Ⓢ	PA Ⓢ	PB Ⓢ	EL Ⓢ	E Ⓢ	S Ⓢ		

MORGAN STEWART AND COMPANY
Surveyors and Engineers
1055-Seymour St, Vancouver, B.C.

DATE MAY 27, 1998 AWC B.C.L.S.

STRATA PLAN LMS 3443

SCHEDULE

RESTRICTIONS

Leasehold Strata Plan No. LMS _____

1. The purchase price of each strata lot (each a "Strata Lot") under Section 97 of the Condominium Act shall be calculated as follows.

Upon the termination of the lease, in respect of when this document is filed (the "Lease") the lessor under the Lease (the "Lessor") shall purchase any lessee's under the Lease (each a "Lessee") interest in his or her respective Strata Lot as follows:

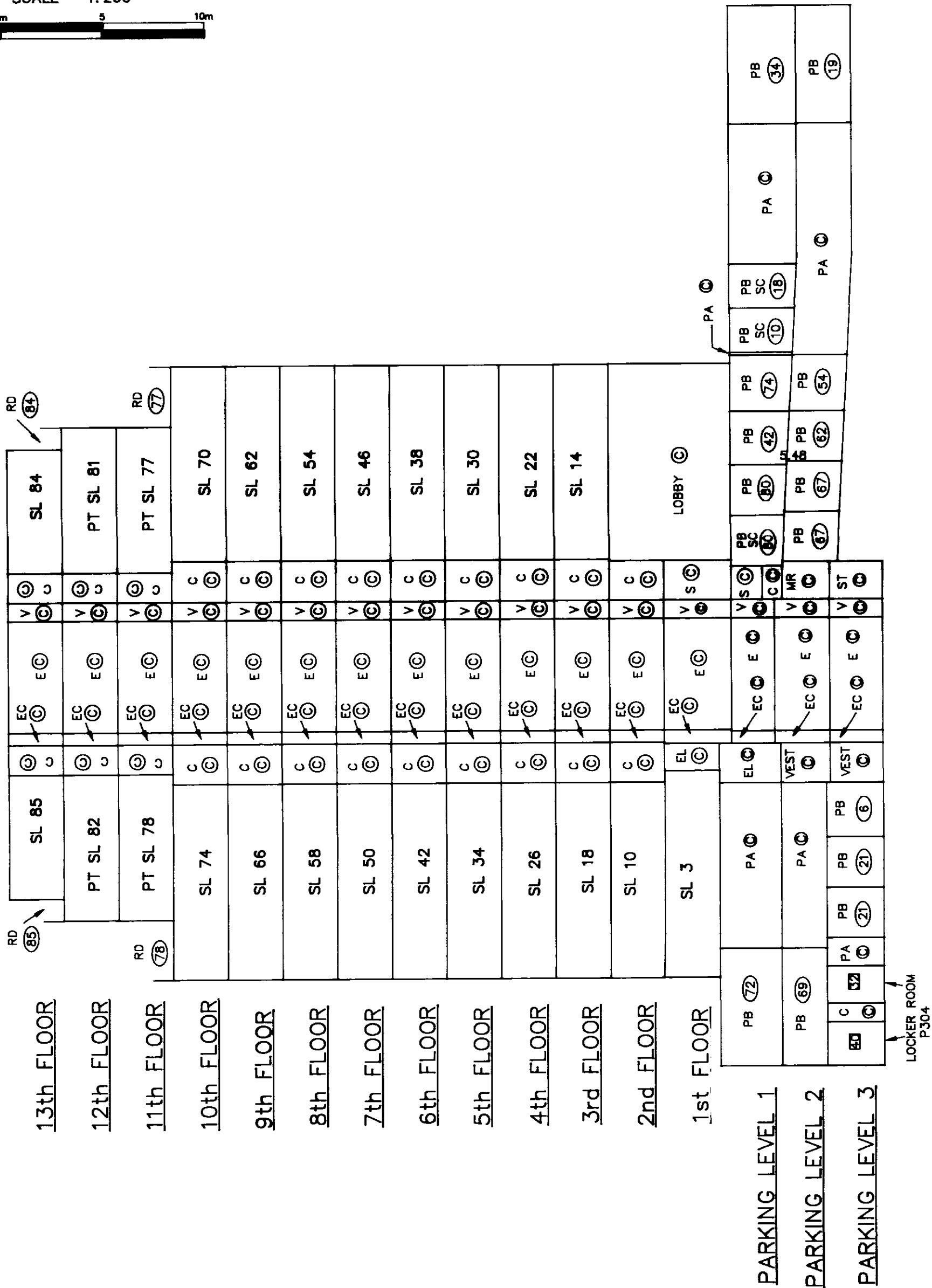
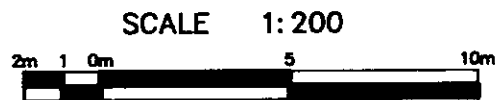
- (a) The purchase price (the "Purchase Price") of the Lessee's interest in the Strata Lot shall be its fair market value (the "Fair Market Value") as agreed between the Lessor and the Lessee, but based upon the criteria following.
- (b) If the Lessor and the Lessee cannot agree upon the Purchase Price of the Lessee's interest in the Strata Lot within 60 days (or such extended period as the parties may mutually agree upon) following the termination of this Lease as aforesaid then the Purchase Price shall be the Fair Market Value of the Lessee's interest in the Strata Lot as determined by arbitration pursuant to applicable provincial arbitration legislation then in effect.
- (c) For the purposes of assessing the Fair Market Value and in furtherance to the provisions of the Condominium Act, the Lessee's interest in the Strata Lot shall be determined;
 - (i) on the basis that the Lessee's interest in the Strata Lot consists only of that part of the building comprising the Strata Lot and his or her interest in the Common Property and Common Facilities based on the Unit Entitlement of the Strata Lot as they relate to improvements on the lands on which the Strata Lot is constructed (the "Lands"), with no value being attributable to the Lands;
 - (ii) on the basis that the Strata Lot is free of all liens, charges and encumbrances (the "Encumbrances"); and
 - (iii) on the basis that the Lands may be used only for the purposes set forth in the Lease, and the Purchase Price shall be calculated as of the date of termination of this Lease.
- (d) The purchase price of the Lessee's interest in the Strata Lot shall be paid less any amounts owing to the Lessor by the Lessee and any amounts paid by the Lessor to satisfy any Encumbrances registered in the appropriate Land Title Office against the Lease, and any other normal adjustments, not later than 30 days after the Purchase Price shall have been determined pursuant to this Schedule (either by agreement or arbitration) and in exchange for which the Lessee shall deliver without cost to the Lessor a deed of surrender and conveyance of the Lessee's interest in the Strata Lot in a form acceptable to the Lessor and such as to effectively surrender and convey to the Lessor all of the interest, right and title of the Lessee free of all Encumbrances in the Strata Lot together with vacant possession of the Strata Lot.
- (e) In the event that subsequent to the date on which the Lessor is obliged to purchase the Strata Lot hereunder, the Strata Lot or any portion thereof shall be damaged by fire or other casualty and insurance monies or right to insurance monies resulting from loss or damage to the Strata Lot or any portion thereof required to be purchased by the Lessor and not applied in accordance with the terms of this Lease shall be turned over to the Lessor upon completion of the sale.

MORGAN STEWART AND COMPANY
Surveyors and Engineers
1055-Seymour St, Vancouver, B.C.

DATE MAY 27, 1998 AWC B.C.L.S.

SECTION B - B

STRATA PLAN LMS 3443

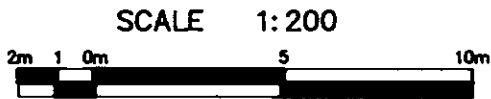


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DATE MAY 27, 1998 AWC B.C.L.S.

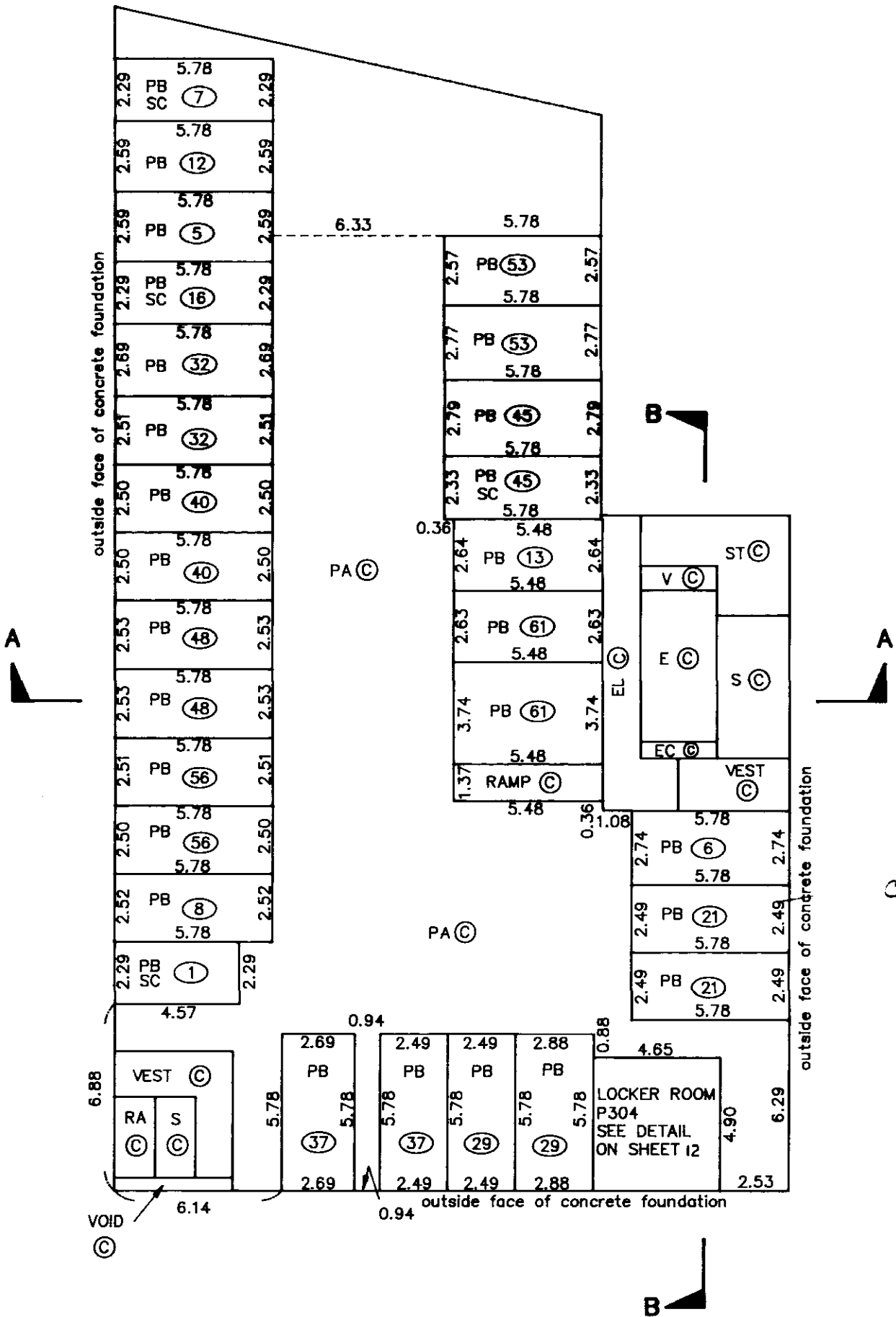
PARKING LEVEL 3

STRATA PLAN LMS 3443



AMENDED PURSUANT TO SECTION 57(1)(c) CONDOMINIUM ACT SEE AMENDED SHEET 9 OF 27 AND UNANIMOUS RESOLUTION BN176128. 1999/07/05.

J. Small
DEPUTY REGISTRAR

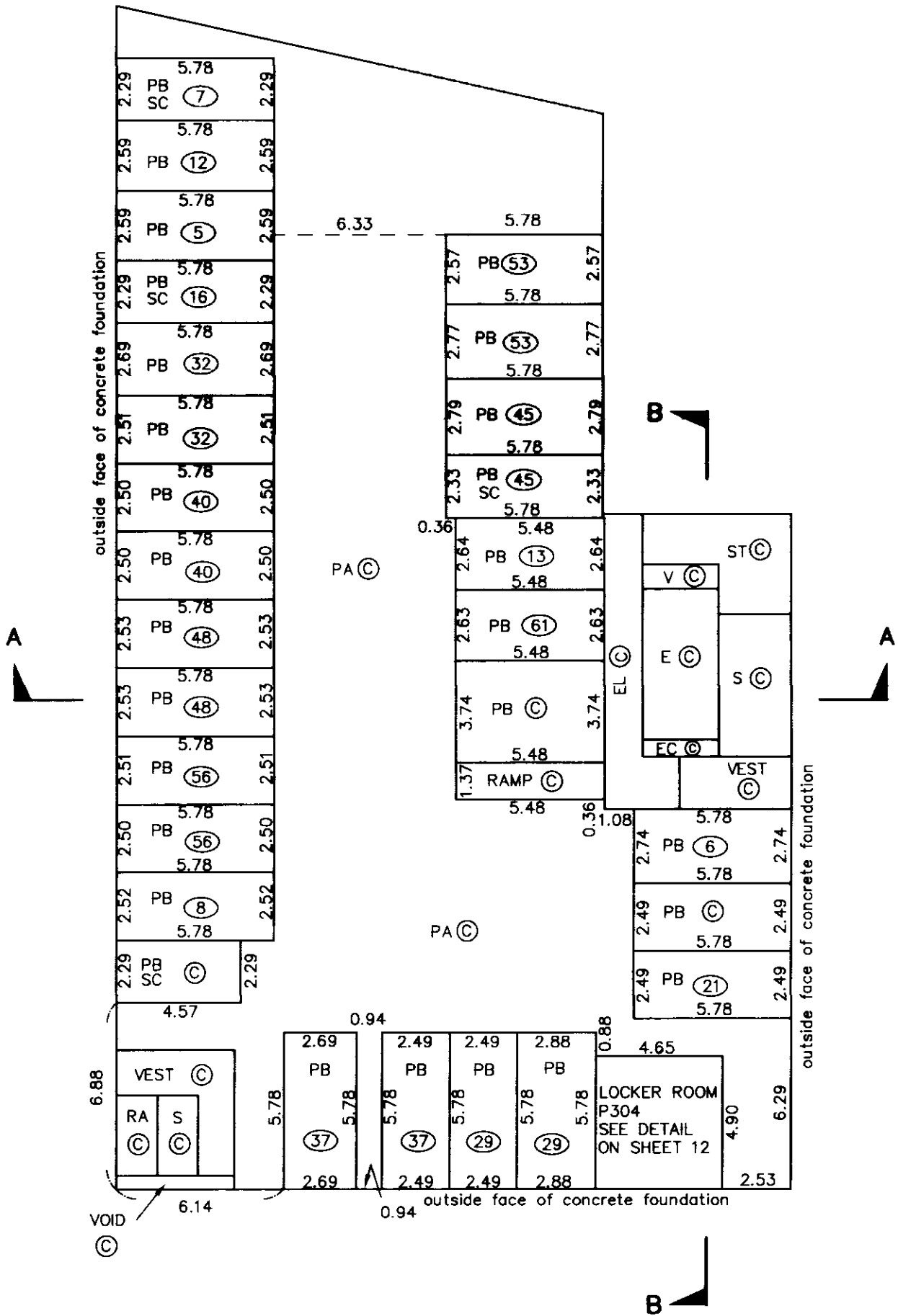
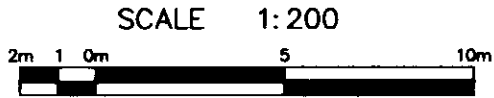


MORGAN STEWART AND COMPANY
Surveyors and Engineers
1055-Seymour St, Vancouver, B.C.

DATE May 27, 1993 AWC B.C.L.S.

PARKING LEVEL 3

STRATA PLAN LMS 3443



MORGAN STEWART AND COMPANY
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1055-Seymour St, Vancouver, B.C.

DATE 19/04/99 *Aux* B.C.L.S.

PARKING LEVEL 2

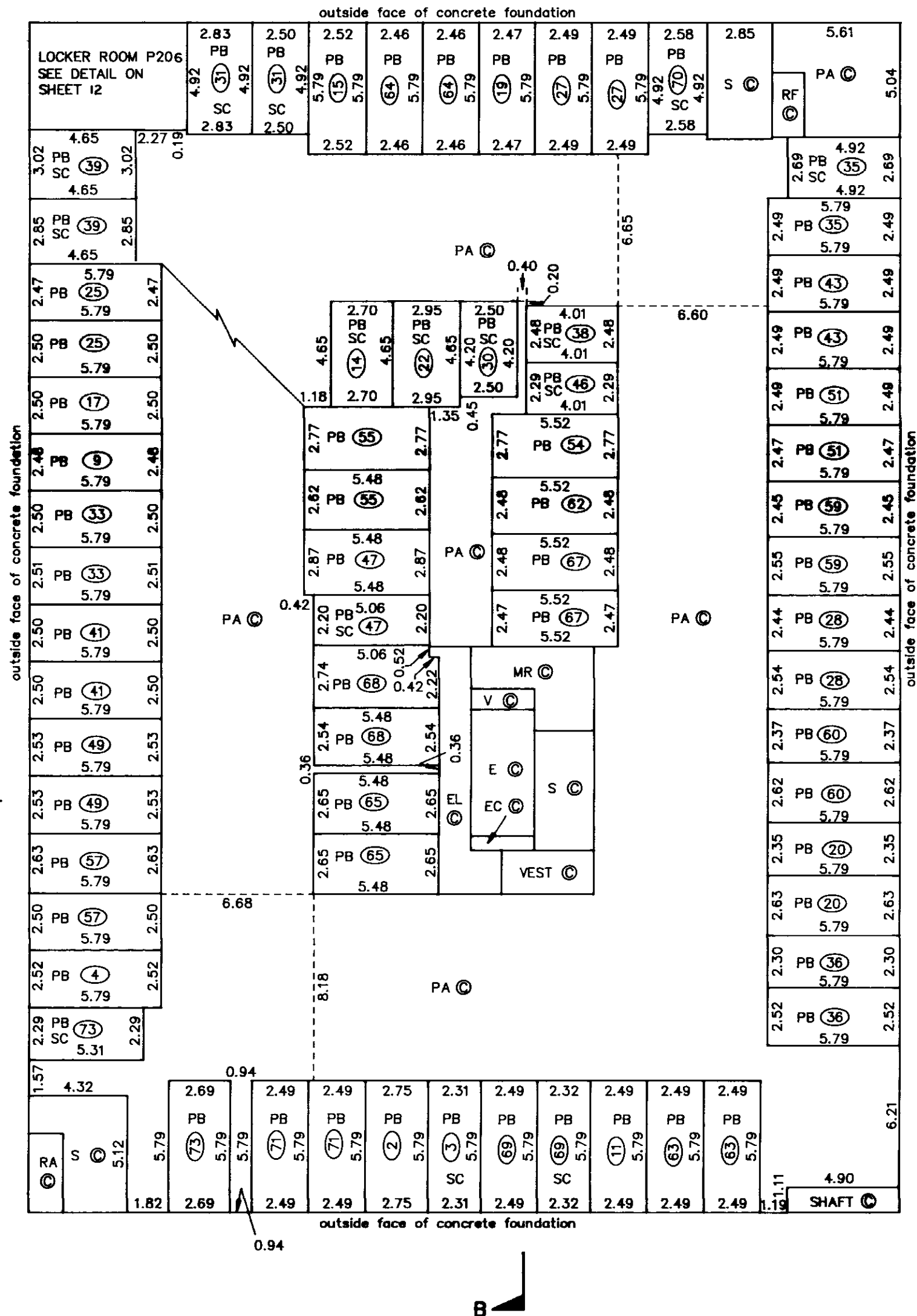
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CONDOMINIUM ACT SEE AMENDED
SHEET 10 OF 27 AND UNANIMOUS STRATA PLAN LMS 3443
RESOLUTION BN176128. 1999/07/05

J. Small 1st Dm
DEPUTY REGISTRAR

SCALE 1: 200



B



MORGAN STEWART AND COMPANY
Surveyors and Engineers
1055 Seymour St, Vancouver, B.C.
PHONE: 687-6866 FAX: 685-8071

DATE MAY 27, 1993 AWC B.C.L.S.

ACAD: 6406ST1

DATE PLOTTED: MAY 5, 1998.

FILE: 6406-ST1

STRATA PLAN LMS 3443

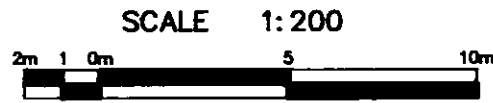
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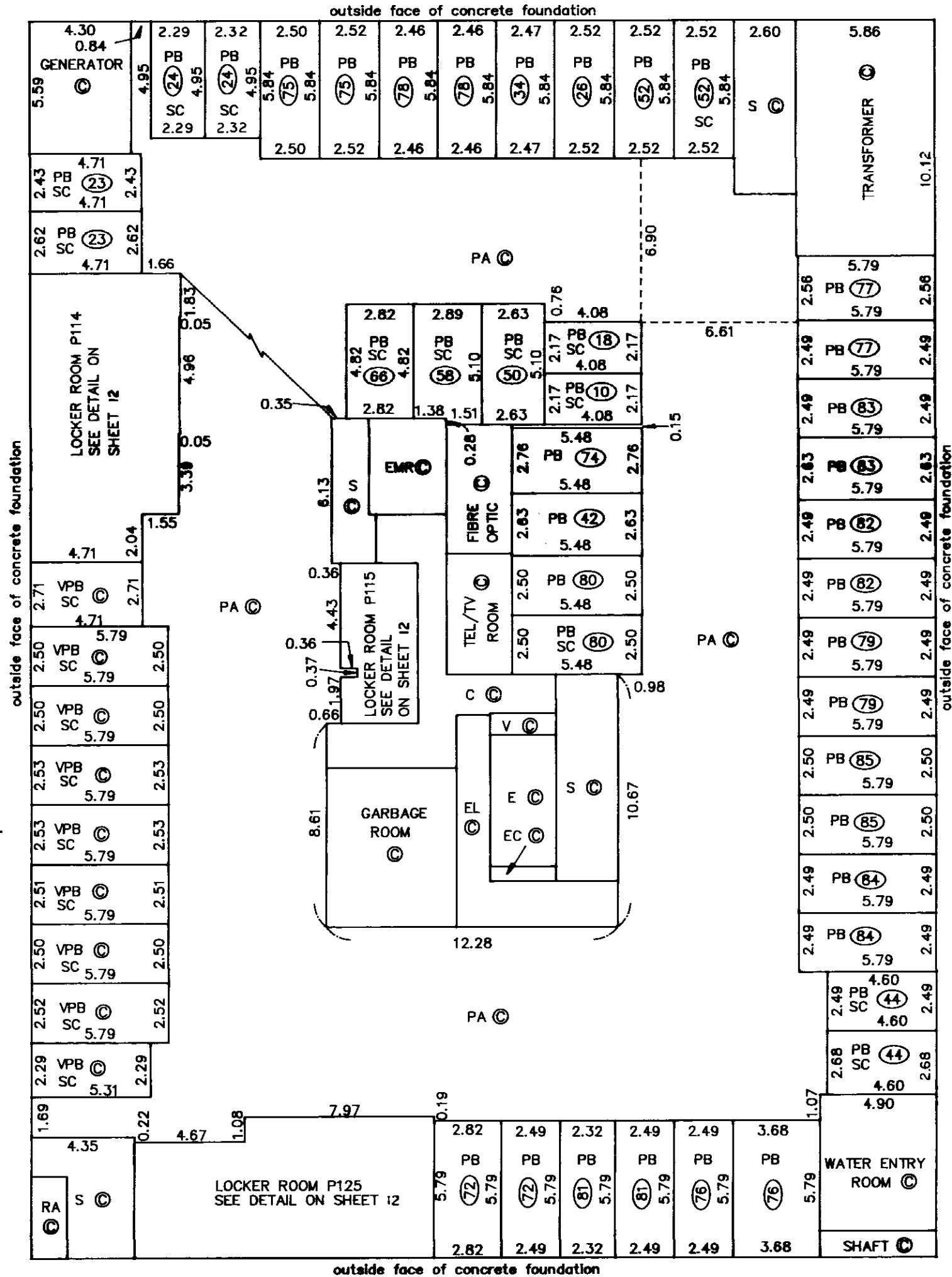
Page 12 of 30

PARKING LEVEL 1

AMENDED PURSUANT TO SECTION 57(1)(c) STRATA PLAN LMS 3443
CONDOMINIUM ACT SEE AMENDED SHEET
11 OF 27 AND UNANIMOUS RESOLUTION
BN 176128-1999/07/05



J. Small
DEPUTY REGISTRAR

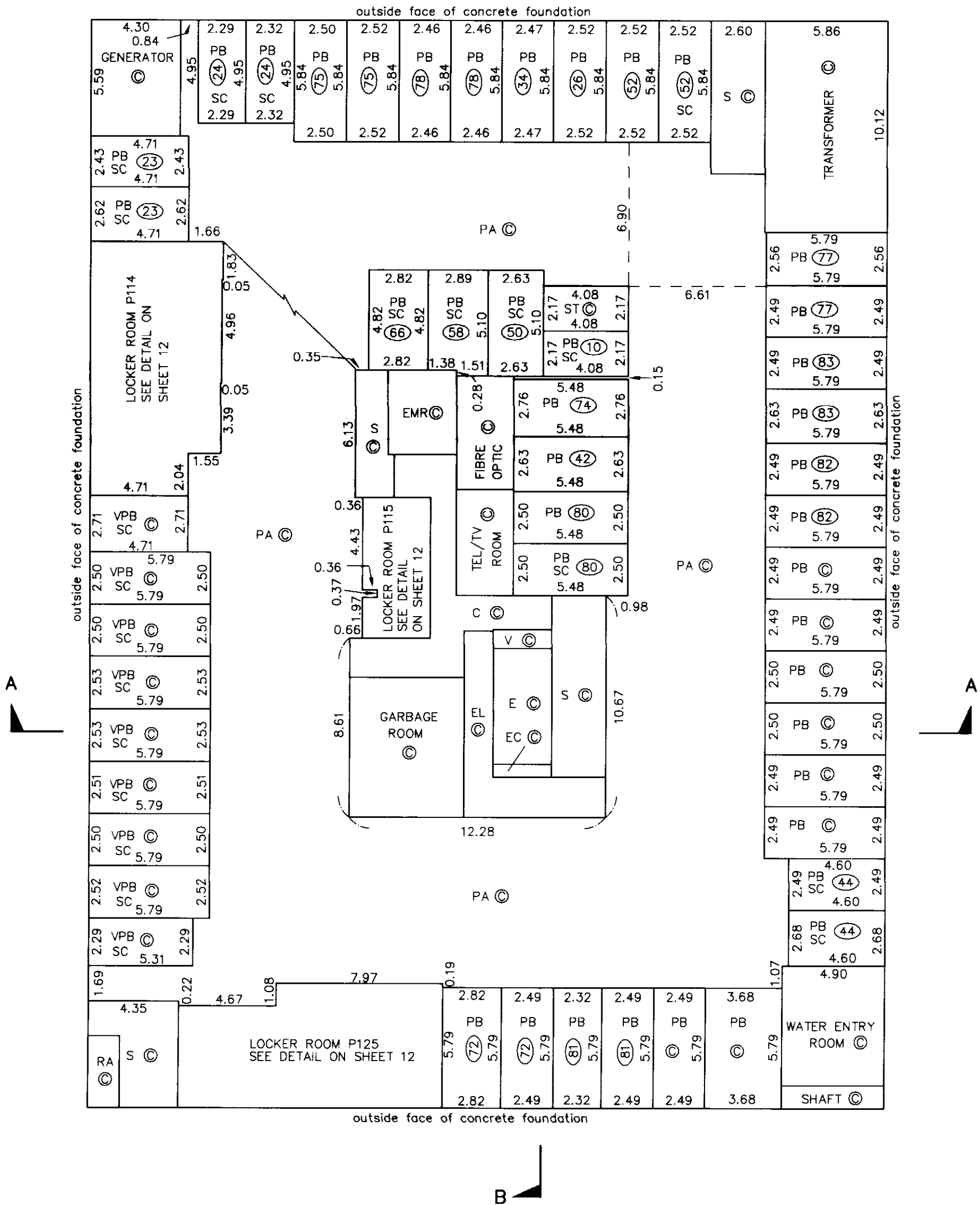
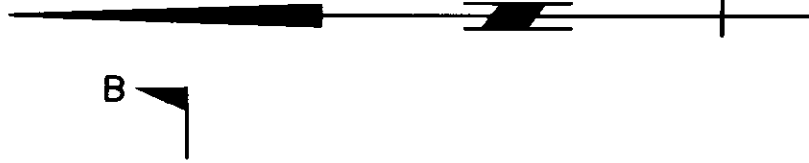
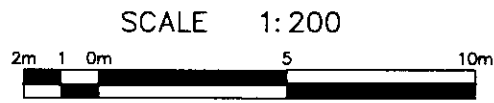


MORGAN STEWART AND COMPANY
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1055 Seymour St. Vancouver, B.C.
PHONE: 687-6866 FAX: 685-8071

DATE MAY 27, 1998 *AJC* B.C.L.S.

PARKING LEVEL 1

STRATA PLAN LMS 3443

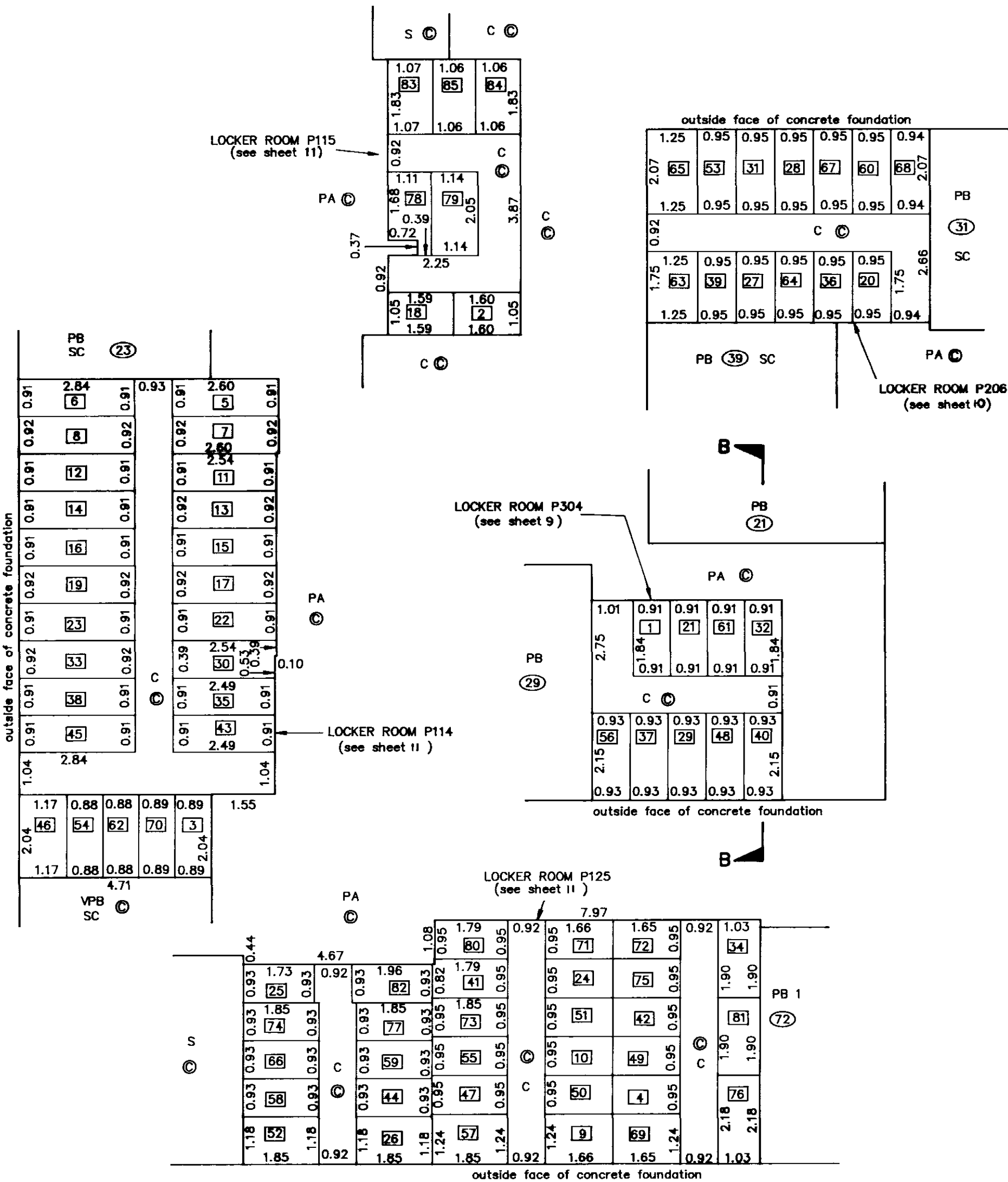
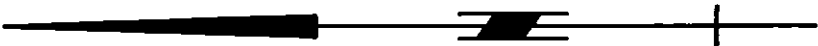
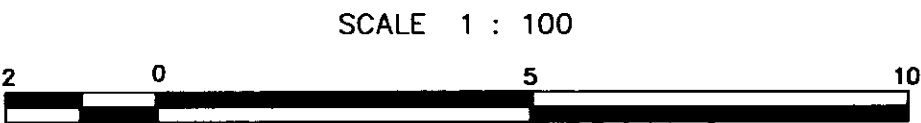


MORGAN STEWART AND COMPANY
Surveyors and Engineers
1055 Seymour St, Vancouver, B.C.
PHONE: 687-6866 FAX: 685-8071

DATE 19/04/99 AWC B.C.L.S.

STORAGE LOCKERS

STRATA PLAN LMS 3443

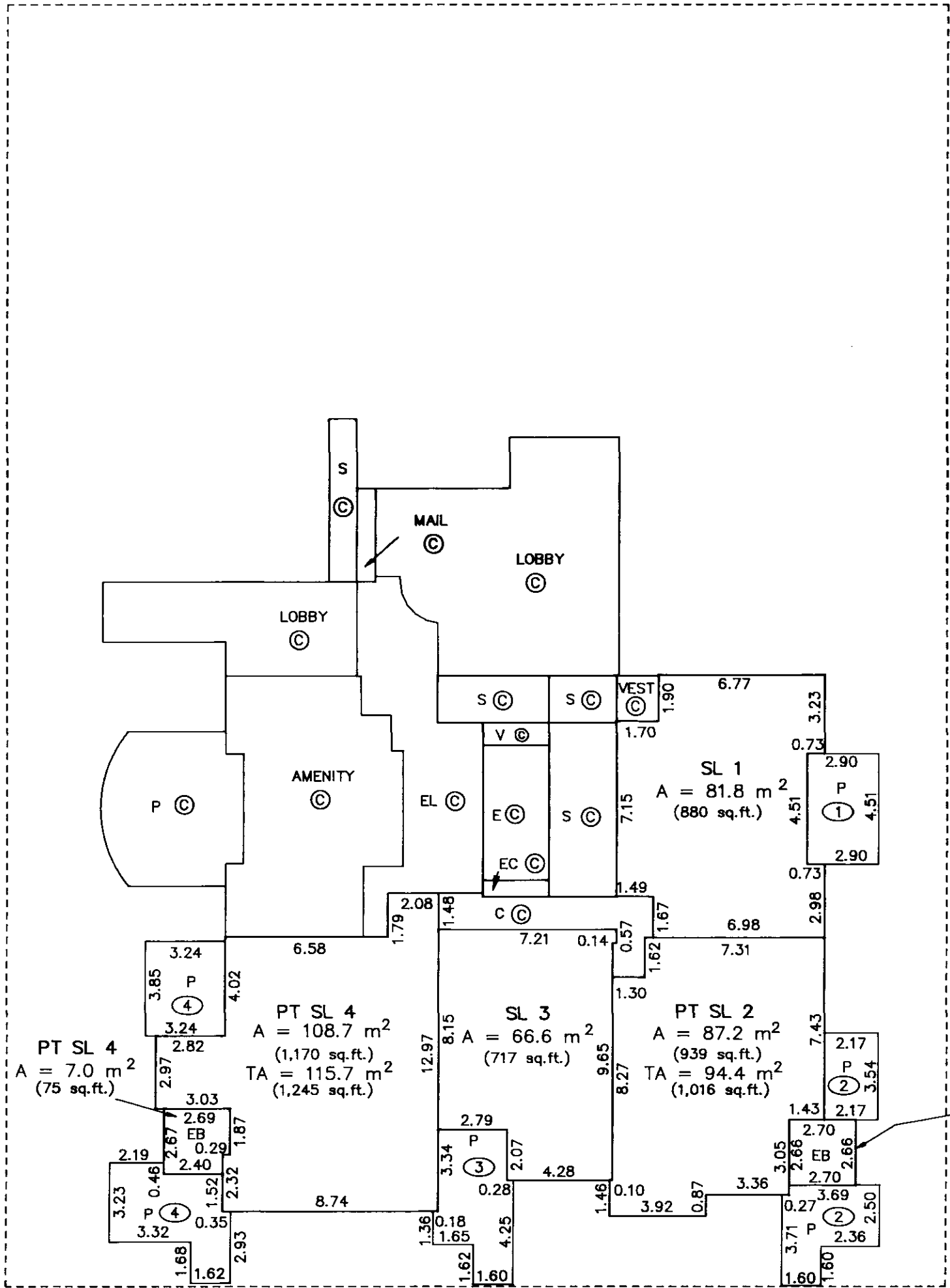
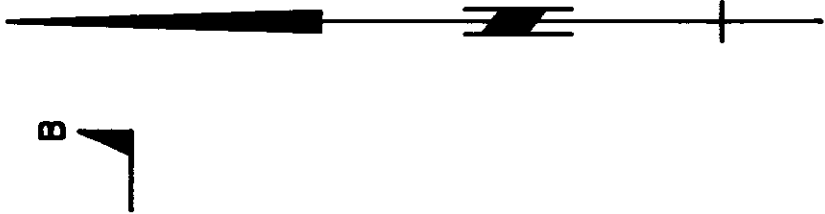
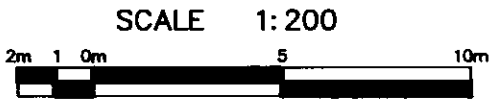


MORGAN STEWART AND COMPANY
Surveyors and Engineers
1055-Seymour St, Vancouver, B.C.

DATE MAY 27, 1998 AWC B.C.L.S.

1st FLOOR

STRATA PLAN LMS 3443

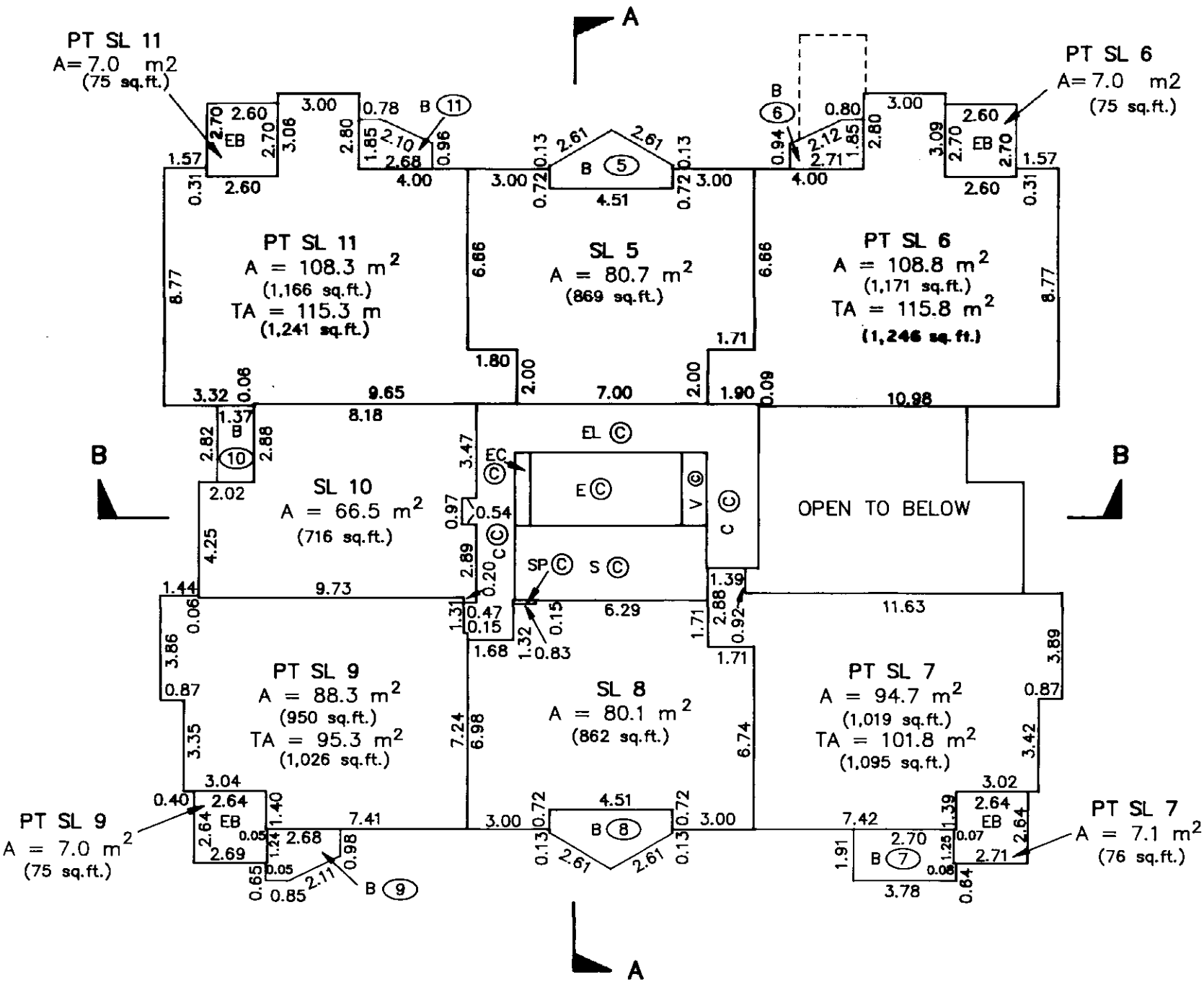
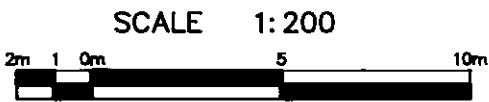


MORGAN STEWART AND COMPANY
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1055-Seymour St, Vancouver, B.C.

DATE MAY 27, 1998 AWC B.C.L.S.

2nd FLOOR

STRATA PLAN LMS 3443

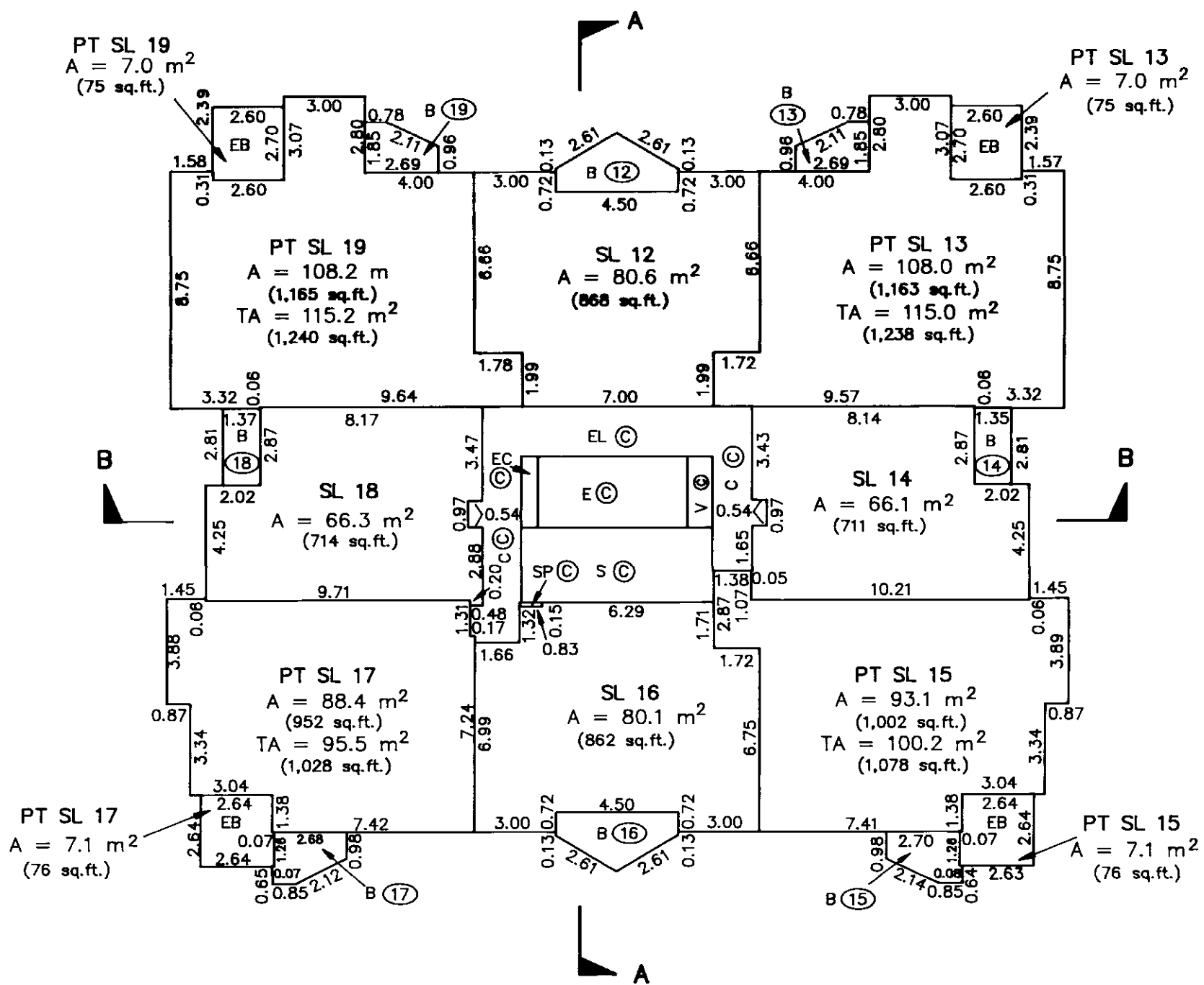
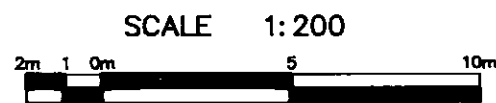


MORGAN STEWART AND COMPANY
Surveyors and Engineers
1055-Seymour St, Vancouver, B.C.

DATE MAY 27, 1998 Aux B.C.L.S.

3rd FLOOR

STRATA PLAN LMS 3443

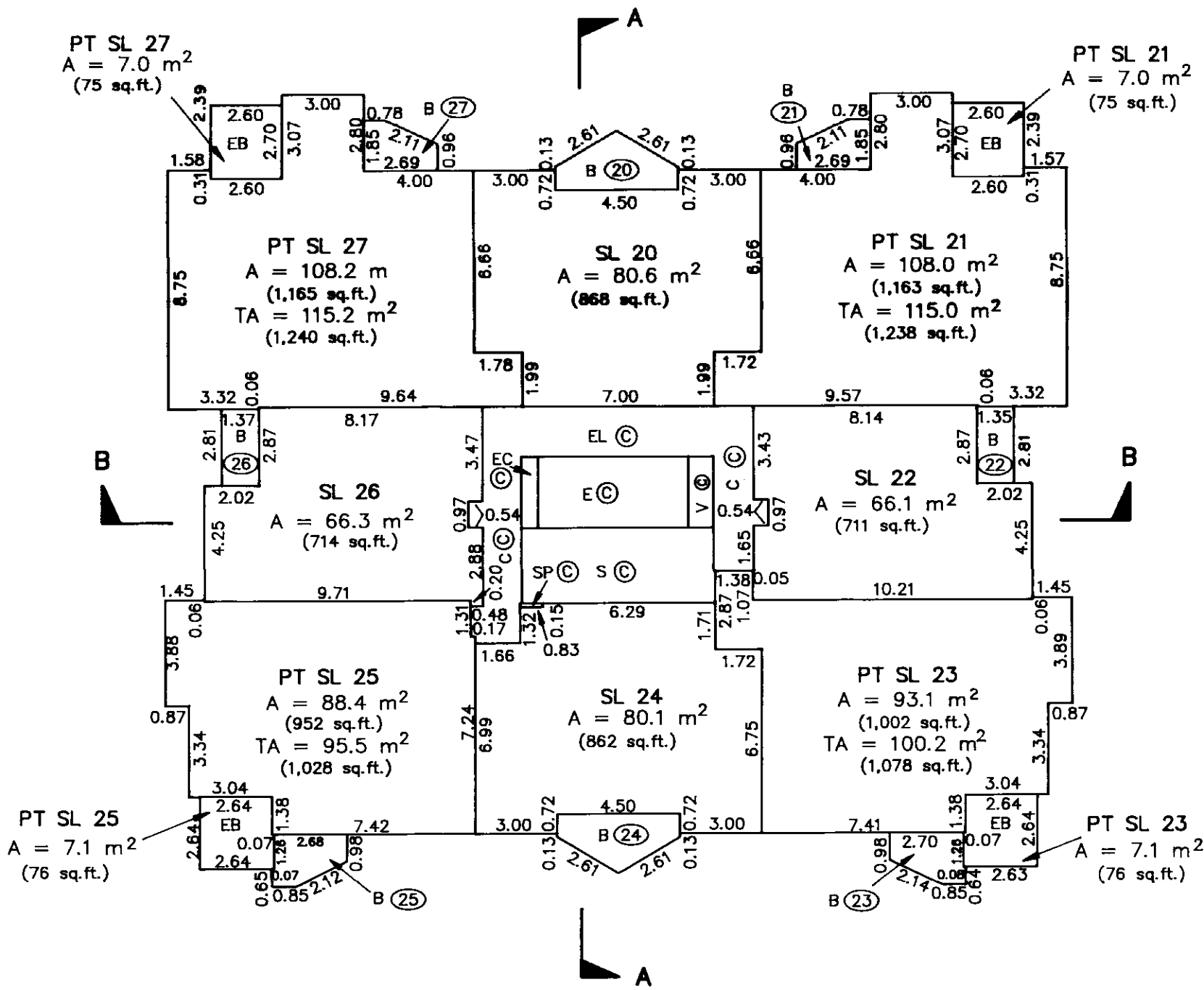
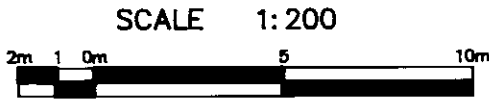


MORGAN STEWART AND COMPANY
Surveyors and Engineers
1055-Seymour St, Vancouver, B.C.

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4th FLOOR

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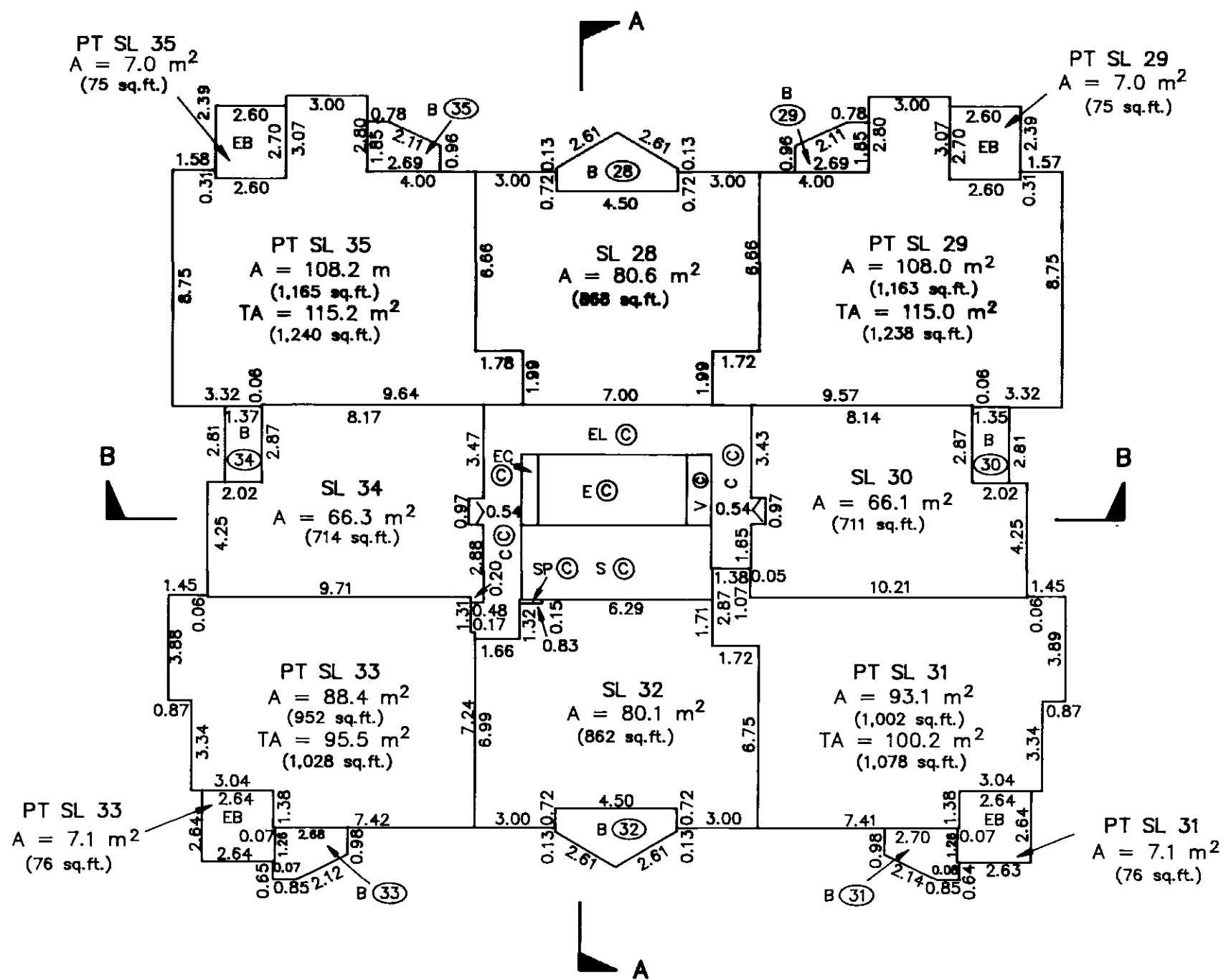
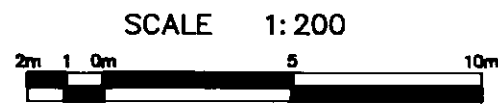


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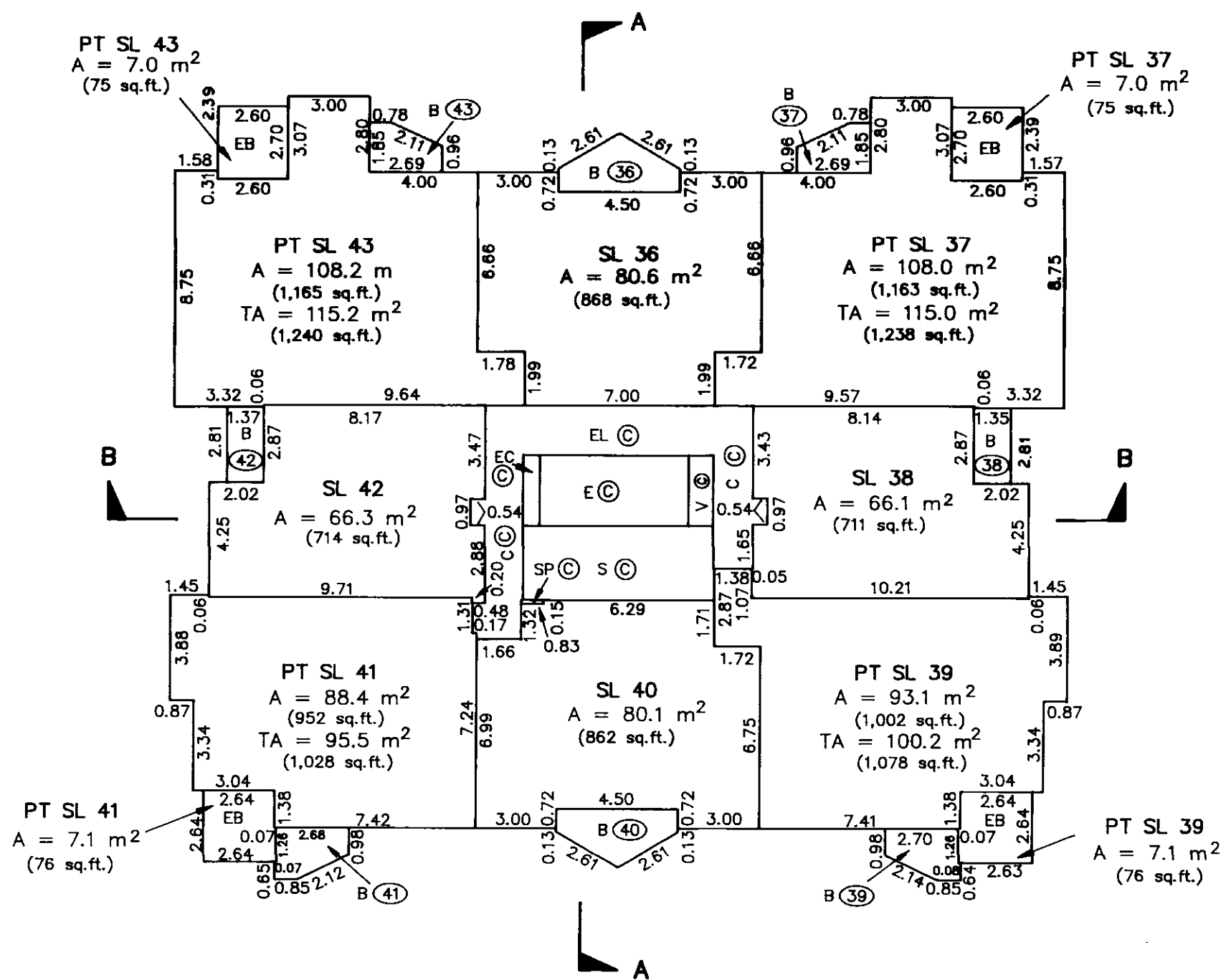
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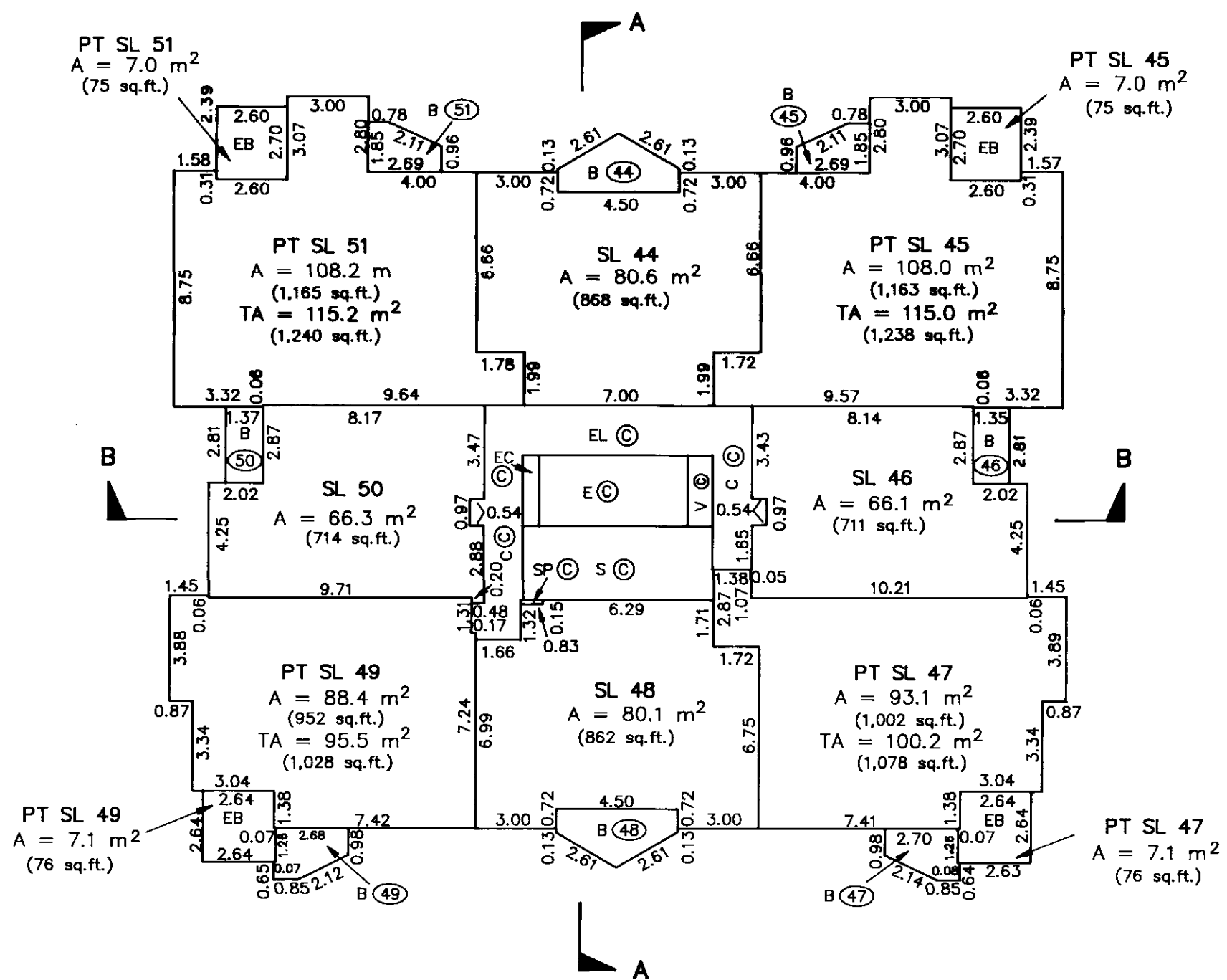
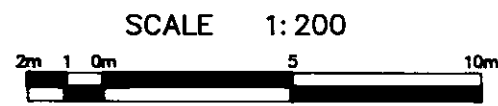
DATE MAY 27, 1998 Aux B.C.L.S.

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DATE MAY 27, 1998 AWSC B.C.L.S.

7th FLOOR

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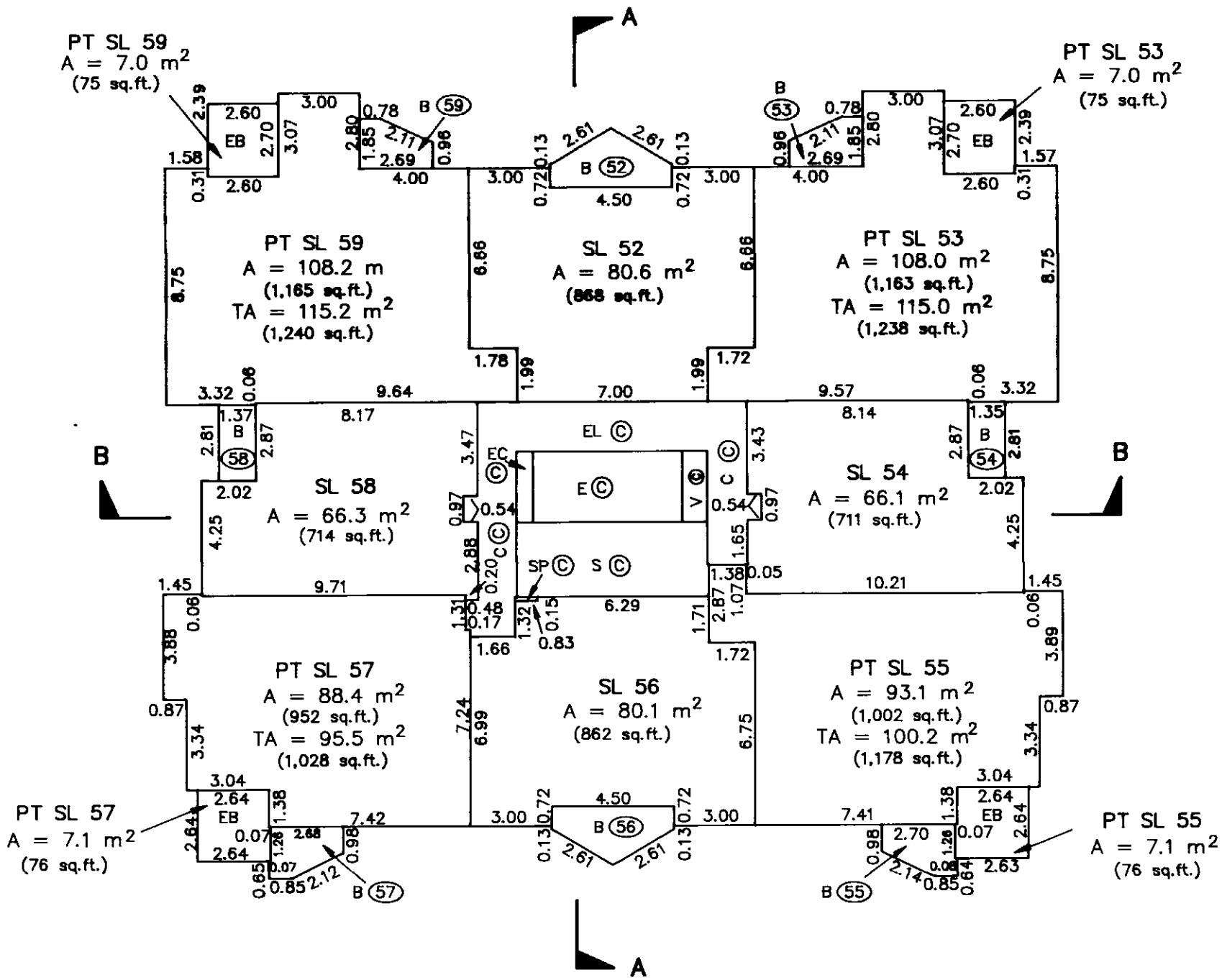
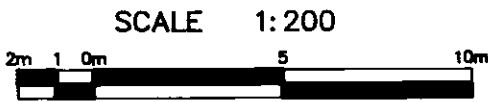


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8th FLOOR

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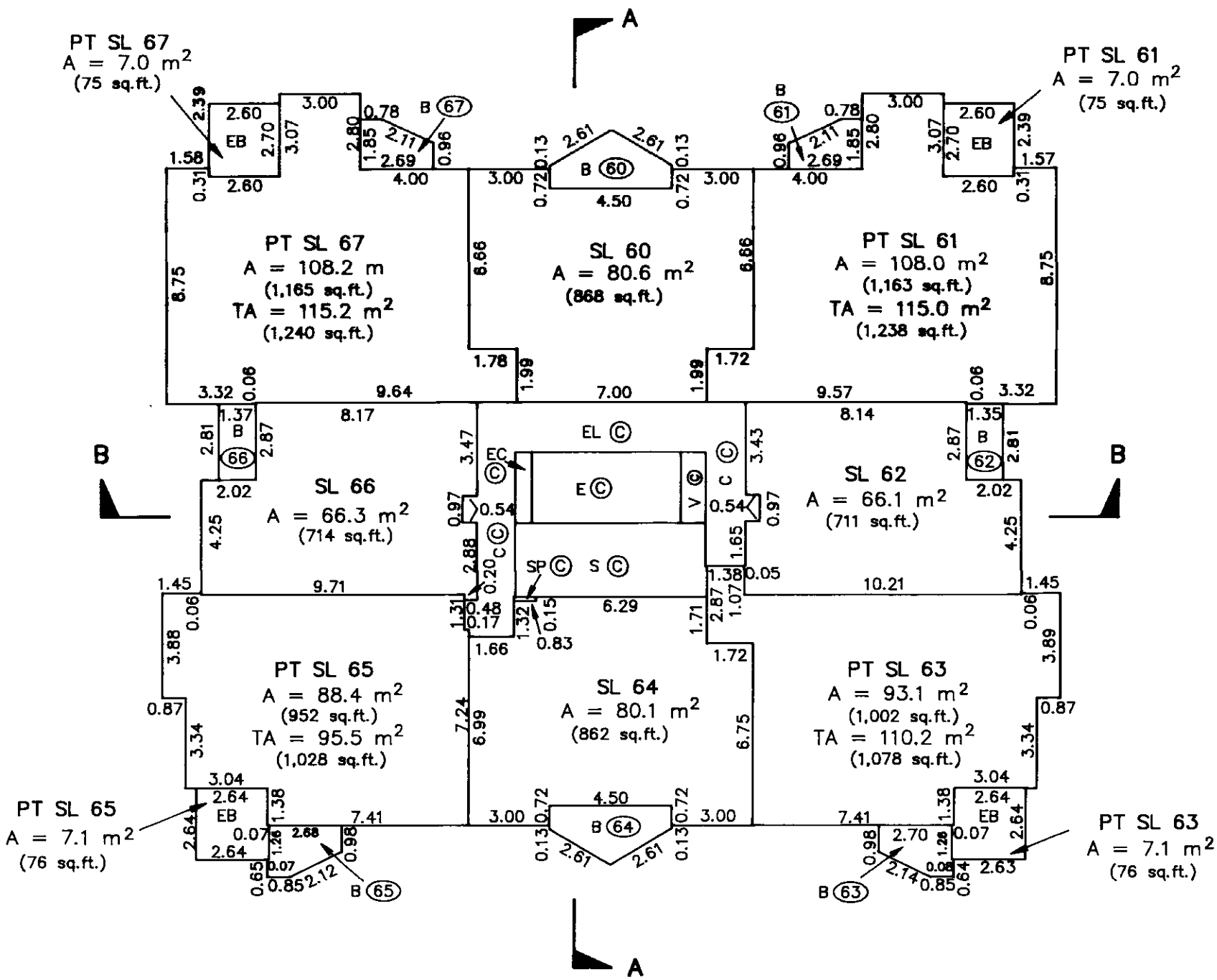
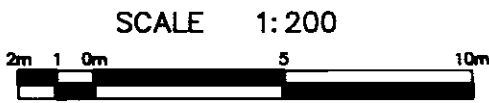


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9th FLOOR

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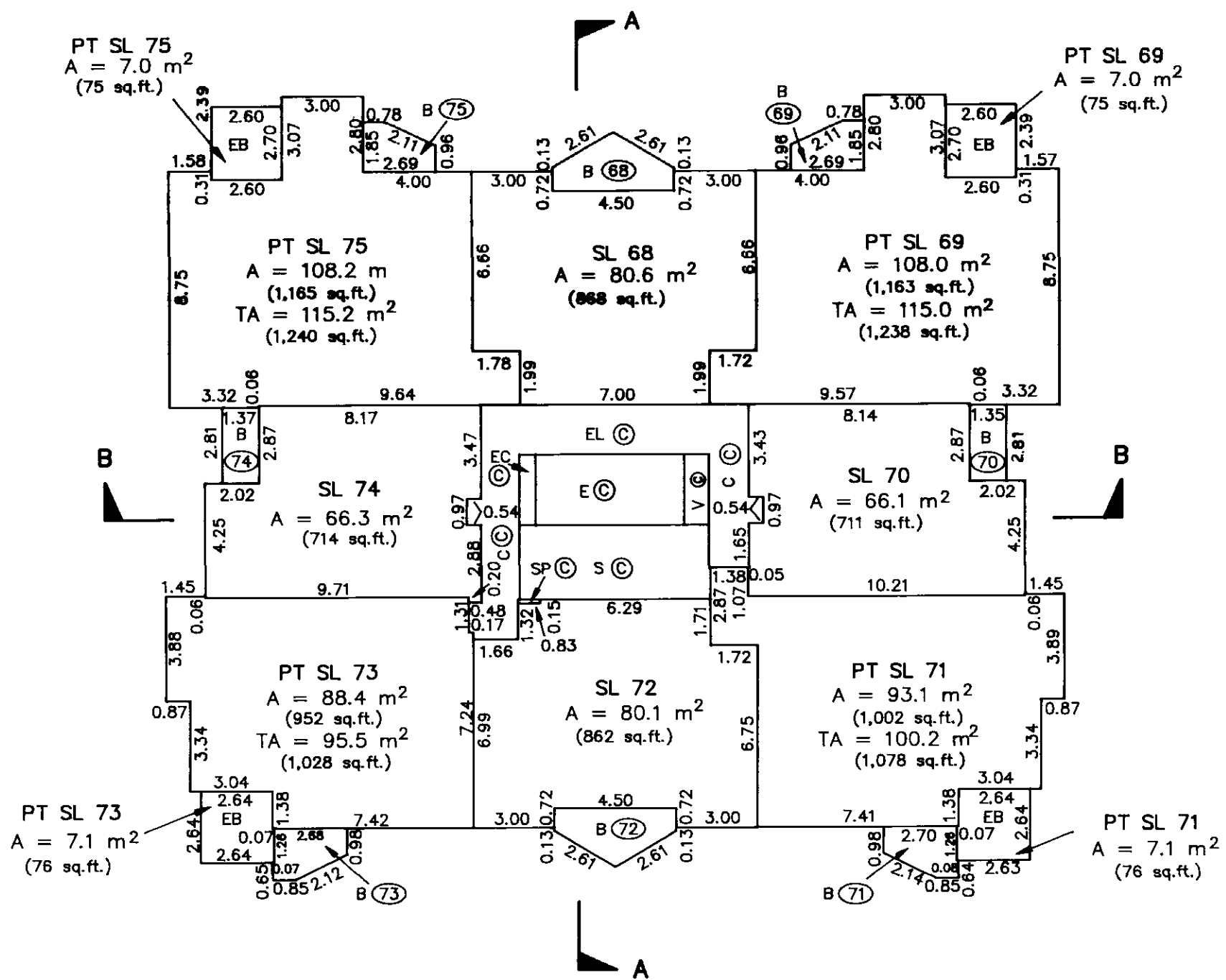
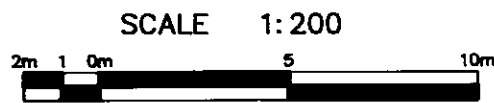


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10th FLOOR

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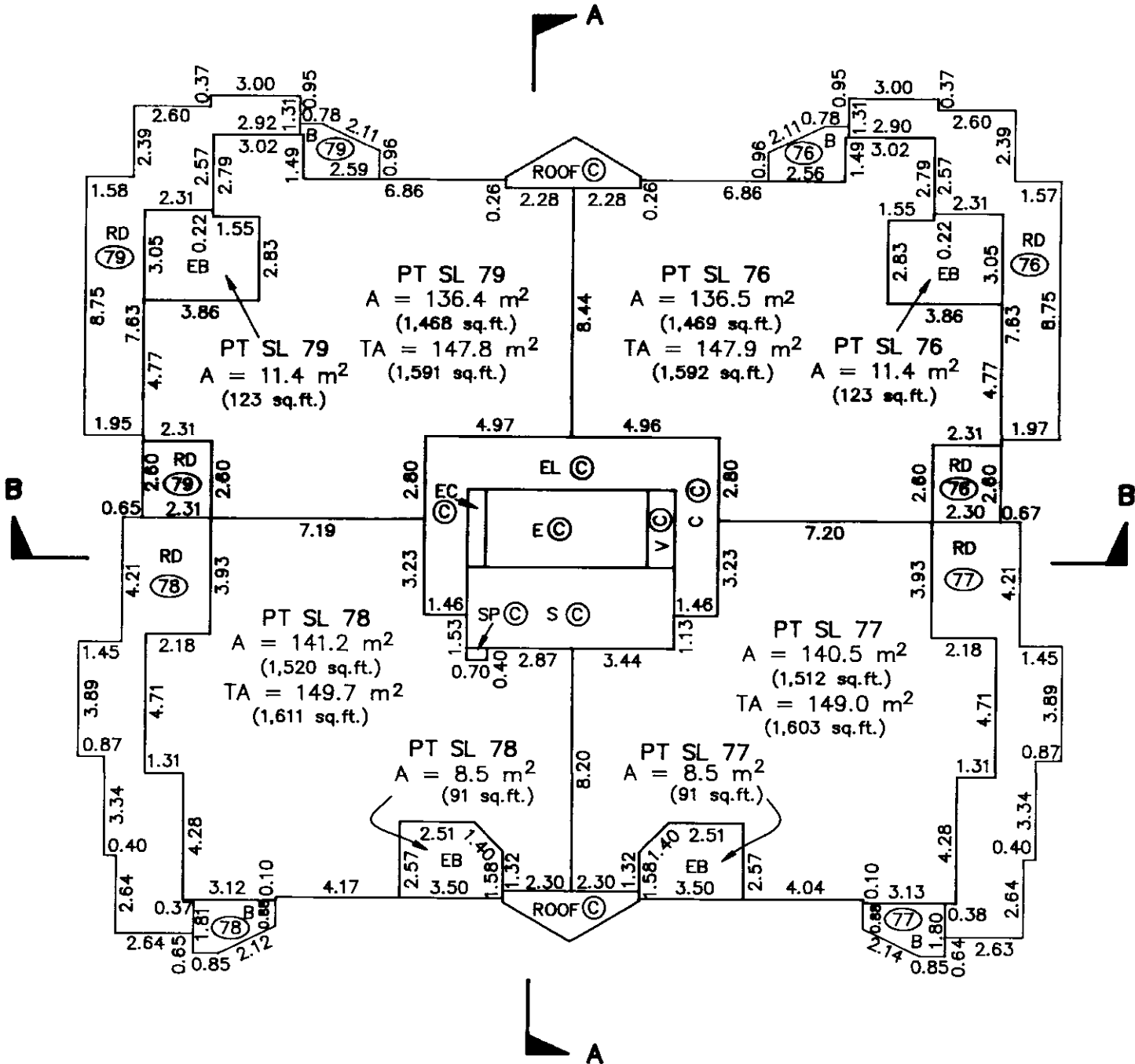
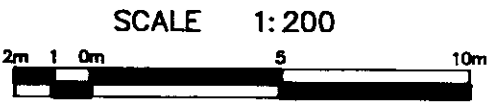


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11th FLOOR

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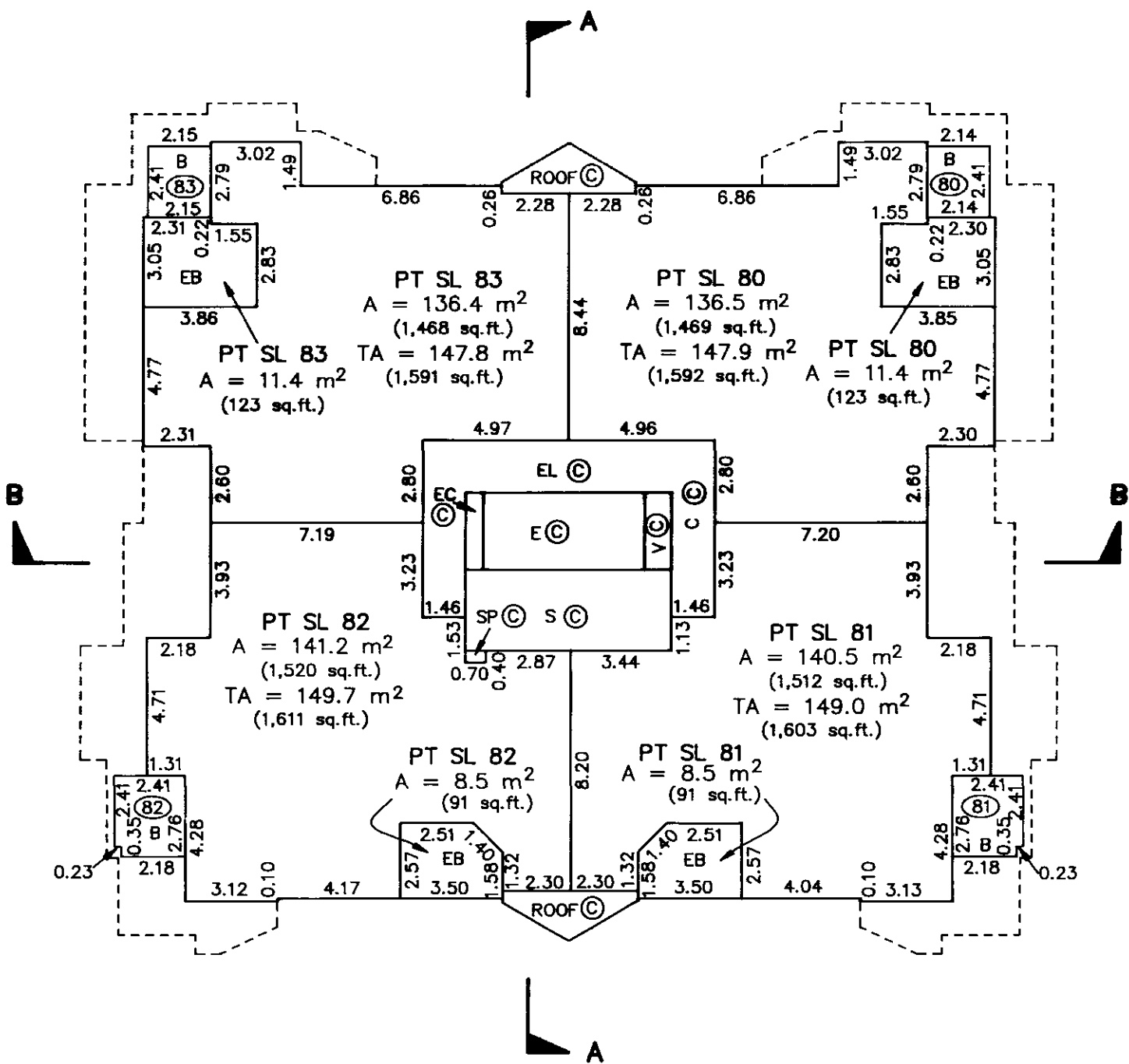
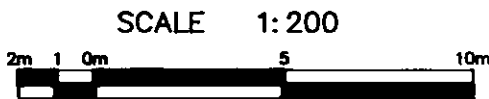


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12th FLOOR

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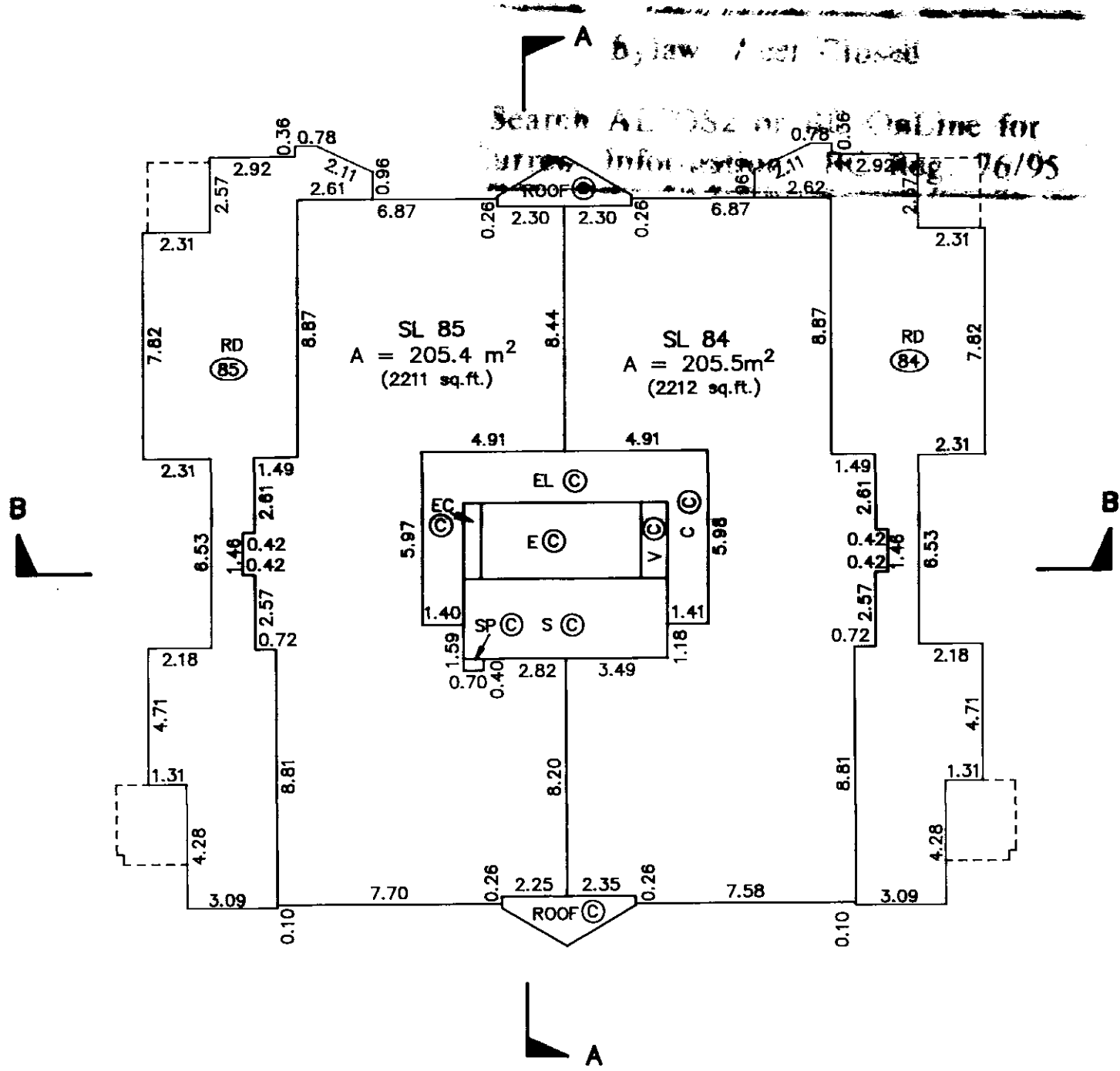
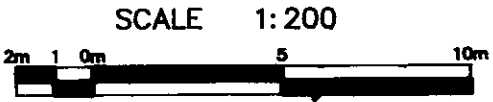


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RECORDS OF BY-LAW AND ORDERS ETC.

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STRATA PLAN LMS 3443

Plan #: LMS3443 App #: N/A Ctrl #: (Altered)

RCVD: 1998-08-18 RQST: 2013-10-01 11.49.05

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