

STRATA PLAN OF LOT E, BLK. 309,
D.L. 526, PLAN LMP. 3224,
CITY OF VANCOUVER. B.C.G.S. 92 G.025.

FIRST SHEET
SHEET 1 OF 19 SHEETS

STRATA PLAN L.M.S. 1501

Ref. No. BH 273620
Deposited and Registered in the Land Title Office at New
Westminster, B.C., this 21 day of JULY, 1994

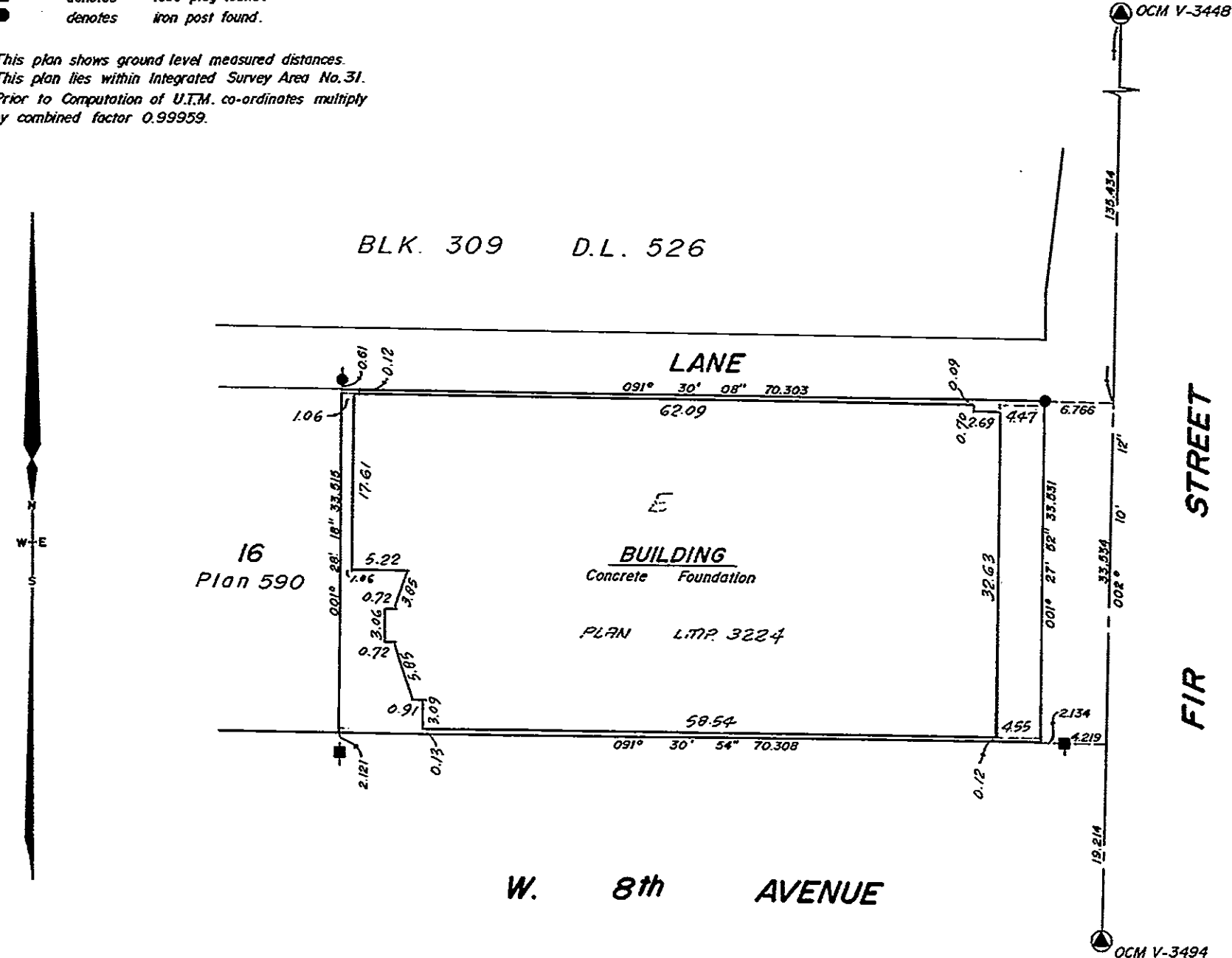
Assistant
Deputy Registrar

This plan lies within the Greater Vancouver Regional District.

LEGEND
Bearings are grid bearings derived from Control
Monuments V-3448 and V-3494
L.C.P. denotes limited common property.
C.P. denotes common property.
PT. denotes part.
(B) denotes balcony.
(P) denotes patio.
s.m. denotes square metres.
sq.ft. denotes square feet.
All distances are in metres.

OCM denotes control monument found.
denotes lead plug found.
denotes iron post found.

This plan shows ground level measured distances.
This plan lies within Integrated Survey Area No. 31.
Prior to Computation of U.T.M. co-ordinates multiply
by combined factor 0.999959.



W. 8th AVENUE

I, Robert D. Lea, a British Columbia Land Surveyor of the
City of Vancouver, B.C., certify that the building erected on the
parcel above lies wholly within the external boundaries of
that parcel. Dated at Vancouver, B.C., this 29th day of
June, 1994.

Robert D. Lea
B.C.L.S.

LEA & ASSOCIATES
BRITISH COLUMBIA LAND SURVEYORS
2140 - 650 W. GEORGIA STREET, POSTAL BOX 11559,
VANCOUVER, B.C. V6B 4N8, PHONE: 683-4344.

The address for service of Documents
on the Strata Corporation is:
Nova Developments c/o Goluboff Mazzei
201-585 16th Street, West Vancouver, B.C.
Tel. 925-1156.

The Owners: Strata Plan L.M.S. 1501

09-200

SECOND SHEET
SHEET 2 OF 19 SHEETS

STRATA PLAN L.M.S. 1501

Signatures
Registered Owners: Nova Development Corp.

Authorized Signatory SCIPIO MARLER

Authorized Signatory KOMBIZ EGHdami

Witness as to signatures
W. Gerald Mazzei

Lawyer
201-585 16th St
West Vancouver

Mortgages:
Bank of Montreal

Authorized Signatory GARY L. ROMBOUSH
ACCOUNT MANAGER

Authorized Signatory MICHAEL J. O'MALLEY
SENIOR ACCOUNT MANAGER

Witness as to signatures TERESA LENS

CUSTOMER SERVICE OFFICER
Occupation
2610 EAST 59th AVENUE
VANCOUVER, B.C.

Address

Fircrest Developments Ltd.

Authorized Signatory DAVID YUE

Authorized Signatory NIZAR BHARMAI

Witness as to signatures RANDY KURENBACH

Lawyer
Occupation
1600-925 W. GEORGIA ST.
VANCOUVER B.C.

STATUTORY DECLARATION

I, the undersigned do solemnly declare that:
1) I, the undersigned am the duly authorized 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 Vancouver, B.C., this 6th day of
July, 1994

A Commissioner for Taking Affidavits for British Columbia
W. Gerald Mazzei

Accepted as to Forms 1 and 2 this 19 day of July
1994

Superintendent of Real Estate

I, Robert D. Lea, a British Columbia Land Surveyor of the
City of Vancouver, B.C., hereby certify that the building
shown on this Strata Plan has not, as of the 29th day
of June, 1994, been previously occupied. Dated
at Vancouver, B.C., this 29th day of June, 1994.

Robert D. Lea
B.C.L.S.

SECOND SHEET
SHEET 3 OF 19 SHEETS

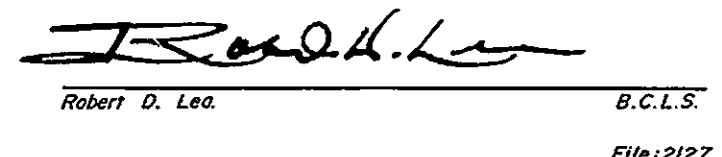
STRATA PLAN L.M.S. 1501

CONDOMINIUM ACT

CIVIC ADDRESS	LOT NO.	SHEET NO.	FORM 1	FORM 2
			SCHEDULE OF UNIT ENTITLEMENT	SCHEDULE OF INTEREST UPON DESTRUCT.
# 001	1	8	714	158,300
002	2	4 5 8	911	203,700
003	3	4, 5 8 8	662	144,500
107	4	9	801	177,200
106	5	9	766	169,000
105	6	9	847	185,500
101	7	4 5 9	857	203,600
102	8	4, 5 8 9	632	146,700
103	9	4 5 9	1028	240,700
104	10	9	621	147,800
208	11	10 5 11	1117	270,700
207	12	10 5 11	988	247,800
206	13	10 5 11	988	247,800
205	14	10 5 11	1110	269,800
204	15	5 5 10	771	179,600
201	16	4 5 10	987	240,000
202	17	4, 5 5 10	902	221,500
203	18	4 5 10	1039	242,100
306	19	11	986	234,100
301	20	4 5 11	965	242,900
302	21	4, 5 5 11	632	161,700
303	22	4 5 11	1035	249,600
304	23	11	646	151,100
305	24	5 5 11	862	202,500
406	25	12	1026	245,300
401	26	4 5 12	857	237,700
402	27	4, 5 5 12	632	169,800
403	28	4 5 12	1035	262,100
404	29	12	646	158,100
405	30	5 5 12	862	209,500
506	31	13	1026	250,400
501	32	4 5 13	857	242,900
502	33	4, 5 5 13	632	173,600
503	34	4 5 13	1035	273,600
504	35	13	646	162,500
505	36	5 5 13	862	214,700
606	37	14	1026	256,600
601	38	4 5 14	857	249,100
602	39	4, 5 5 14	632	177,900
603	40	4 5 14	1035	286,200
604	41	14	646	166,400
605	42	5 5 14	862	220,000
706	43	14	1026	262,800
701	44	4 5 14	857	253,300
702	45	4, 5 5 14	632	181,700
703	46	4 5 14	1035	294,500
704	47	14	646	170,800
705	48	5 5 14	862	224,400
806	49	15	1026	288,900
801	50	4 5 15	857	257,600
802	51	4, 5 5 15	632	186,100
803	52	4 5 15	1035	301,800
804	53	15	646	174,600
805	54	5 5 15	862	229,600
906	55	15	1026	275,100
901	56	4 5 15	857	262,800
902	57	4, 5 5 15	632	189,800
903	58	4 5 15	1035	309,100
904	59	15	646	178,500
905	60	5 5 15	862	234,900
1006	61	16	1026	281,200
1001	62	4 5 16	857	268,000
1002	63	4, 5 5 16	632	194,200
1003	64	4 5 16	1035	315,400
1004	65	16	646	182,900
1005	66	5 5 16	862	239,200
1106	67	16	1026	286,400
1101	68	4 5 16	857	273,200
1102	69	4, 5 5 16	632	197,900
1103	70	4 5 16	1035	321,700
1104	71	16	646	186,700
1105	72	5 5 16	862	244,500
1201	73	5 5 17	1225	415,400
# 1202	74	17	1232	429,100
All of 1633 W. 8th Ave. Vancouver, B.C.	AGGREGATE		63788	16,985,700

Dated at Vancouver, B.C., this 29th day of June, 1994.

Robert D. Lea
B.C.L.S.

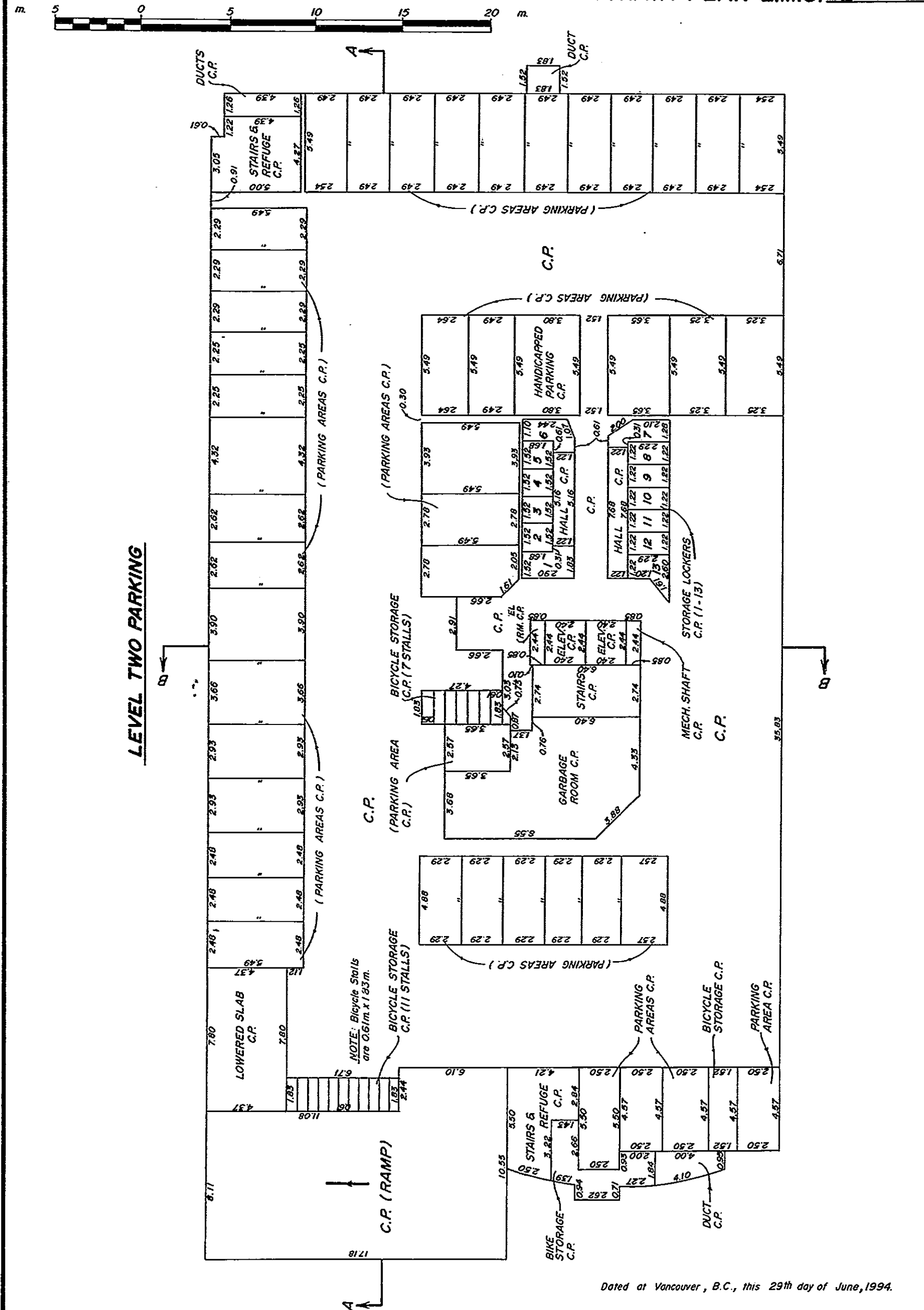


**LEVEL TWO OF THE BUILDING
SHOWING THE PARKING AND STORAGE
AREAS.**

SHEET 7 OF 19 SHEETS

STRATA PLAN L.M.S. 1501

Scale = 1:200



Dated at Vancouver, B.C., this 29th day of June, 1994.


Robert D. Lea.

B.C.L.S.

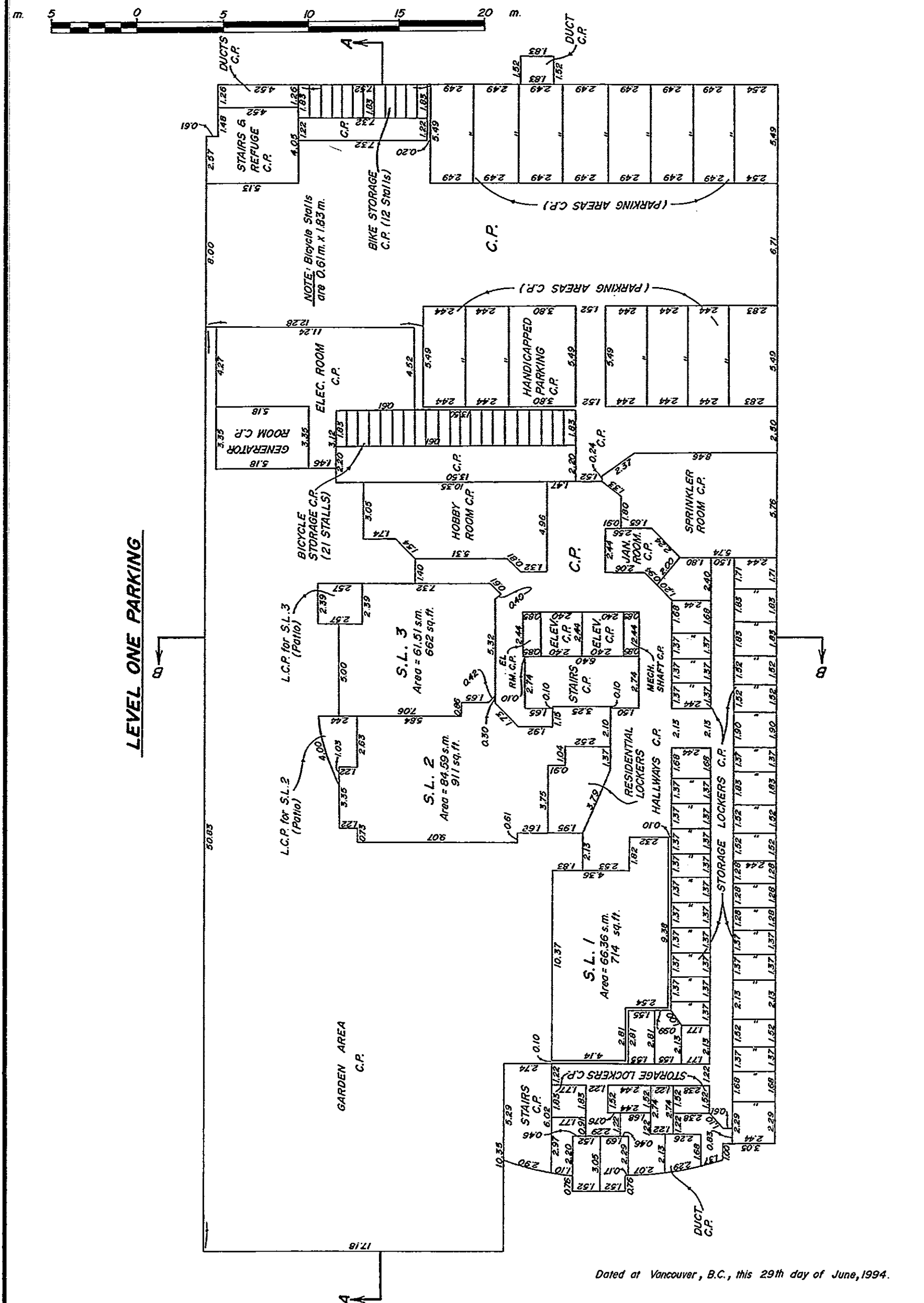
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**LEVEL ONE OF THE BUILDING SHOWING
S.L.S. 1, 2 AND 3; THE PARKING AND
STORAGE AREAS.**

SHEET 8 OF 19 SHEETS

STRATA PLAN L.M.S. 1501

Scale = 1 : 200



Dated at Vancouver, B.C., this 29th day of June, 1994.


Robert D. Lea

B.C.L.S.

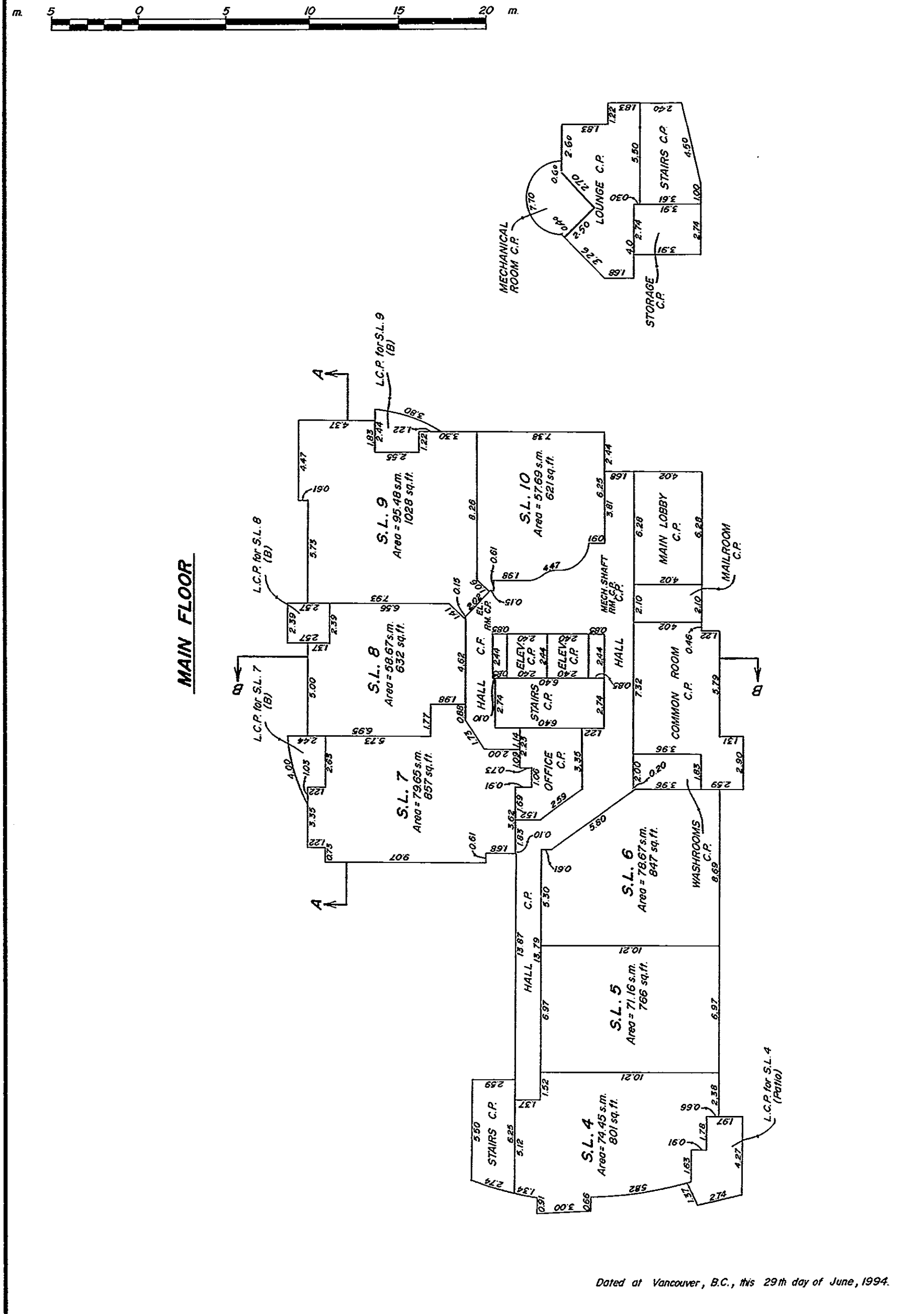
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**MAIN FLOOR OF THE BUILDING SHOWING
S.L.S. 4 TO 10 AND COMMON FACILITIES.**

SHEET 9 OF 19 SHEETS

STRATA PLAN L.M.S. 1501

Scale = 1:200



Dated at Vancouver, B.C., this 29th day of June, 1994.

Robert D. Lea.

B.C.L.S.

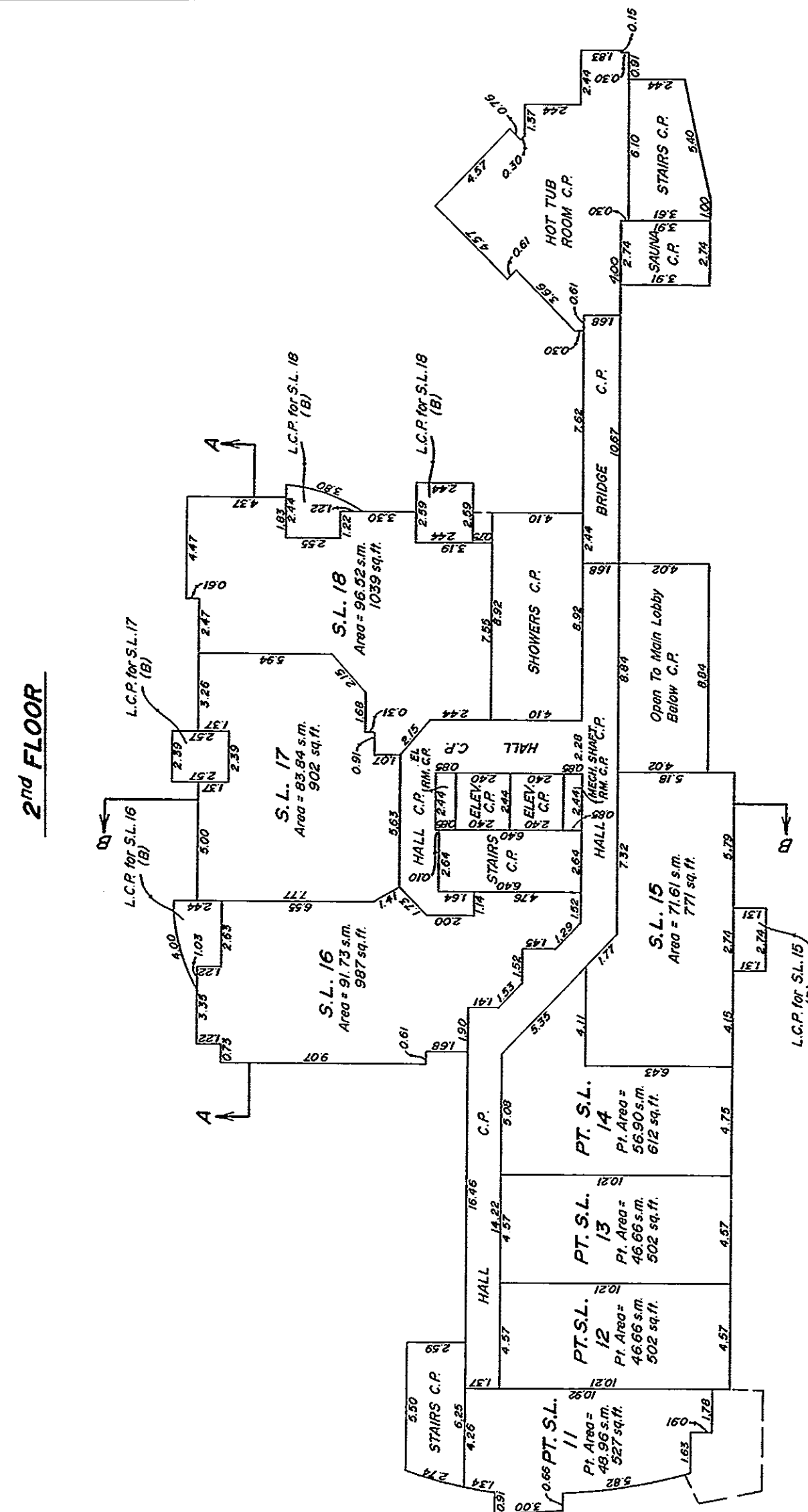
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**2nd FLOOR OF THE BUILDING SHOWING
S.L.S. 11 TO 18 AND COMMON FACILITIES.**

SHEET 10 OF 19 SHEETS

Scale = 1:200

STRATA PLAN L.M.S. 1501



Dated at Vancouver, B.C., this 29th day of June, 1994.

Robert D. Lea.

B.C.L.S.

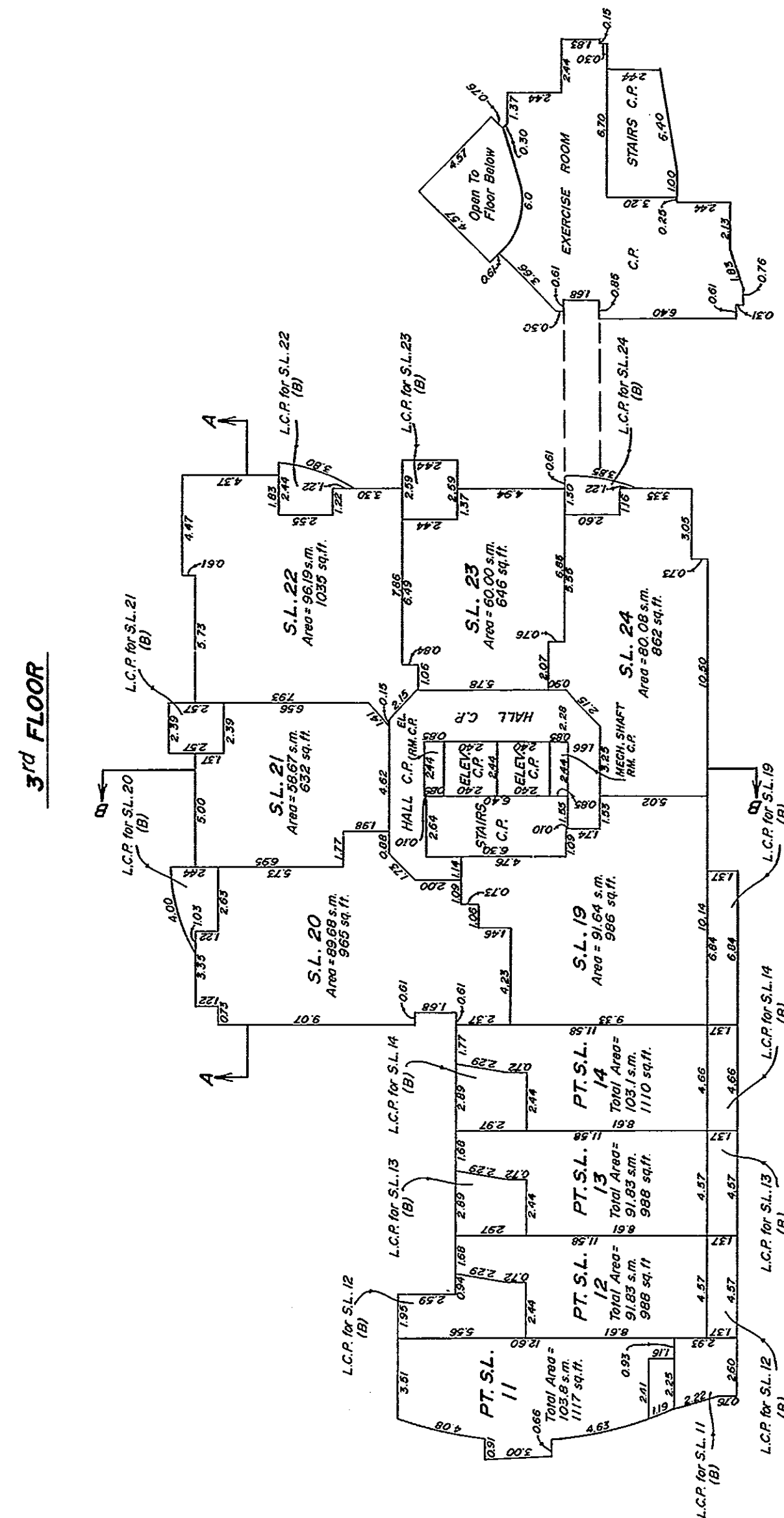
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**3rd FLOOR OF THE BUILDING SHOWING
S.L.S. 11 TO 24 AND COMMON FACILITIES.**

SHEET 11 OF 19 SHEETS

Scale = 1:200

STRATA PLAN L.M.S. 1501



Dated at Vancouver, B.C., this 29th day of June, 1994.

Robert D. Leo

B.C.L.S.

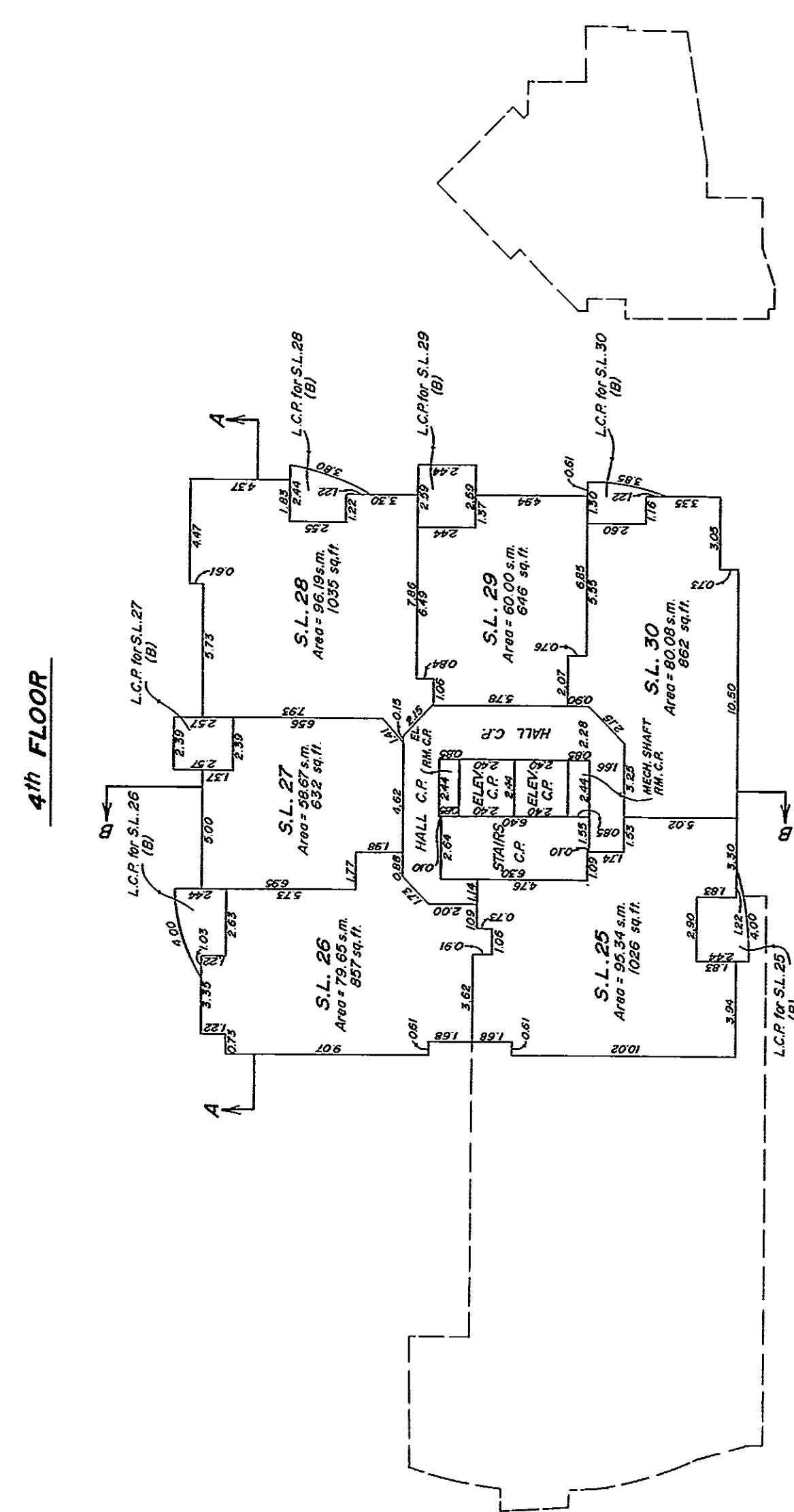
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**4th FLOOR OF THE BUILDING SHOWING
S.L.S. 25 TO 30.**

SHEET 12 OF 19 SHEETS

Scale = 1:200

STRATA PLAN L.M.S. 1501



Dated at Vancouver, B.C., this 29th day of June, 1994.

Robert D. Lea

BGLS

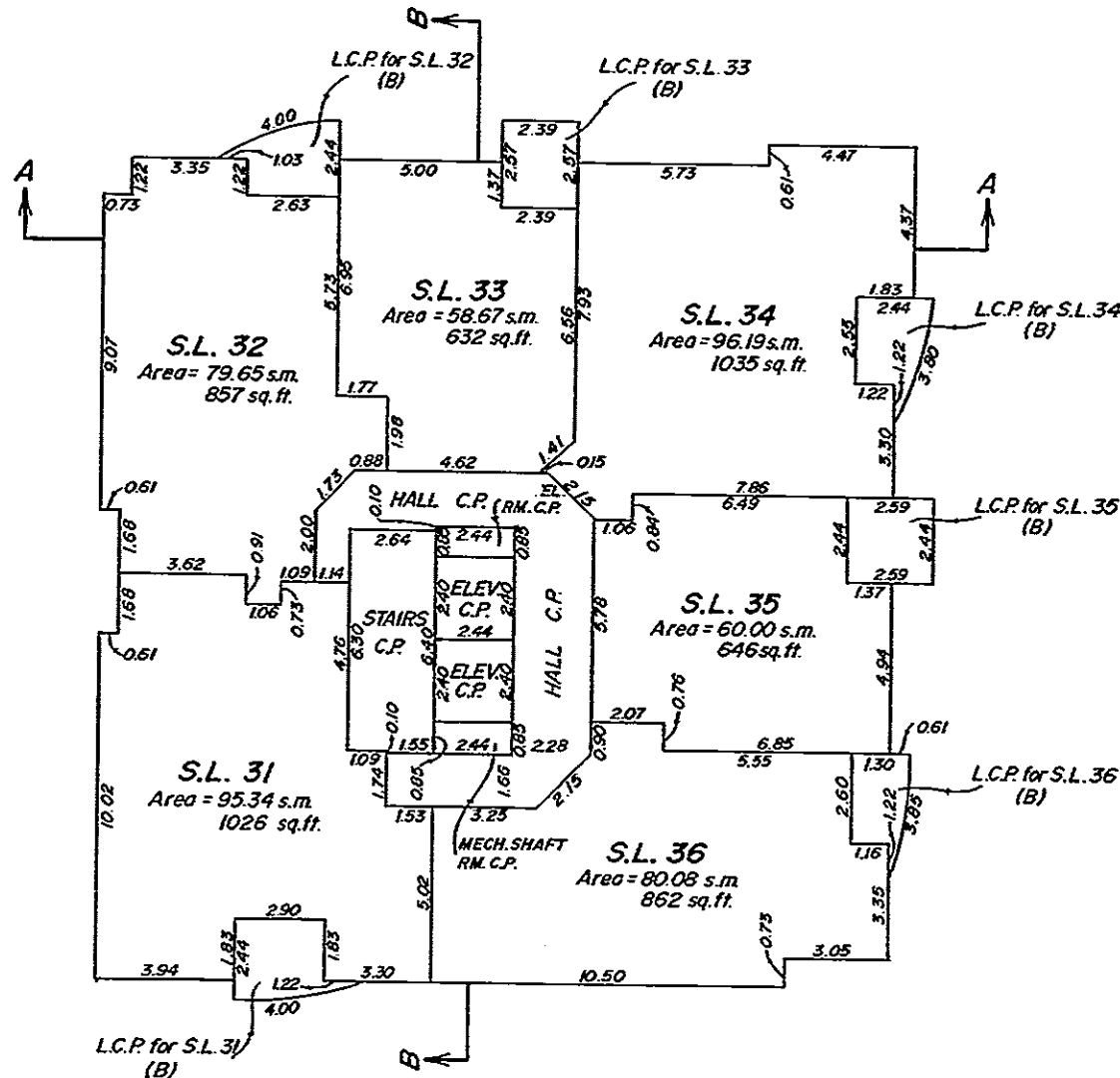
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5th FLOOR OF THE BUILDING SHOWING
S.L.S. 31 TO 36.

SHEET 13 OF 19 SHEETS

STRATA PLAN L.M.S. 1501

Scale = 1 : 200



5th FLOOR

Dated at Vancouver, B.C., this 29th day of June, 1994.

Robert D. Leo
Robert D. Leo.

B.C.L.S.

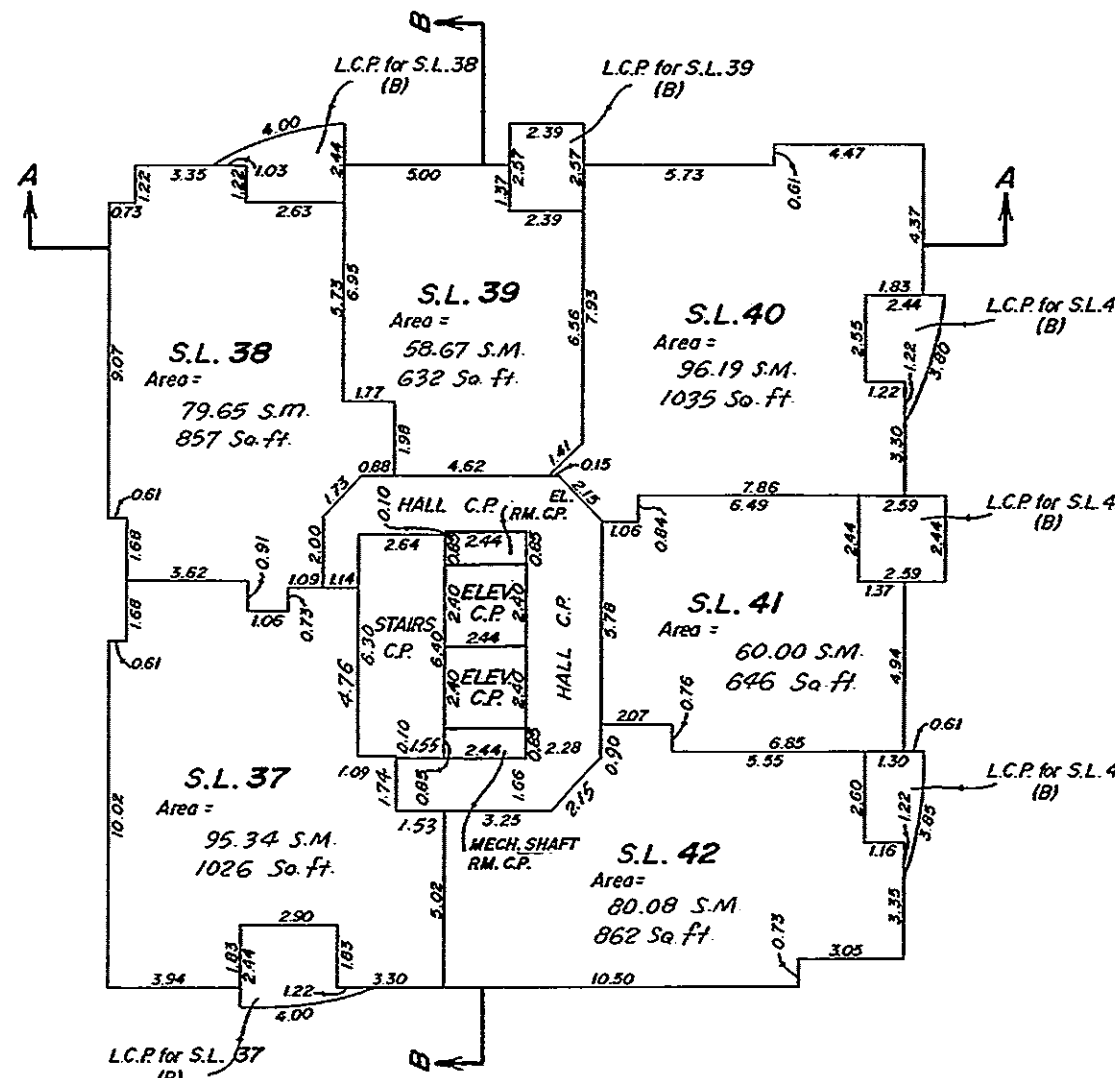
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6th AND 7th FLOORS OF THE BUILDING
SHOWING S.L.S. 38 TO 48.

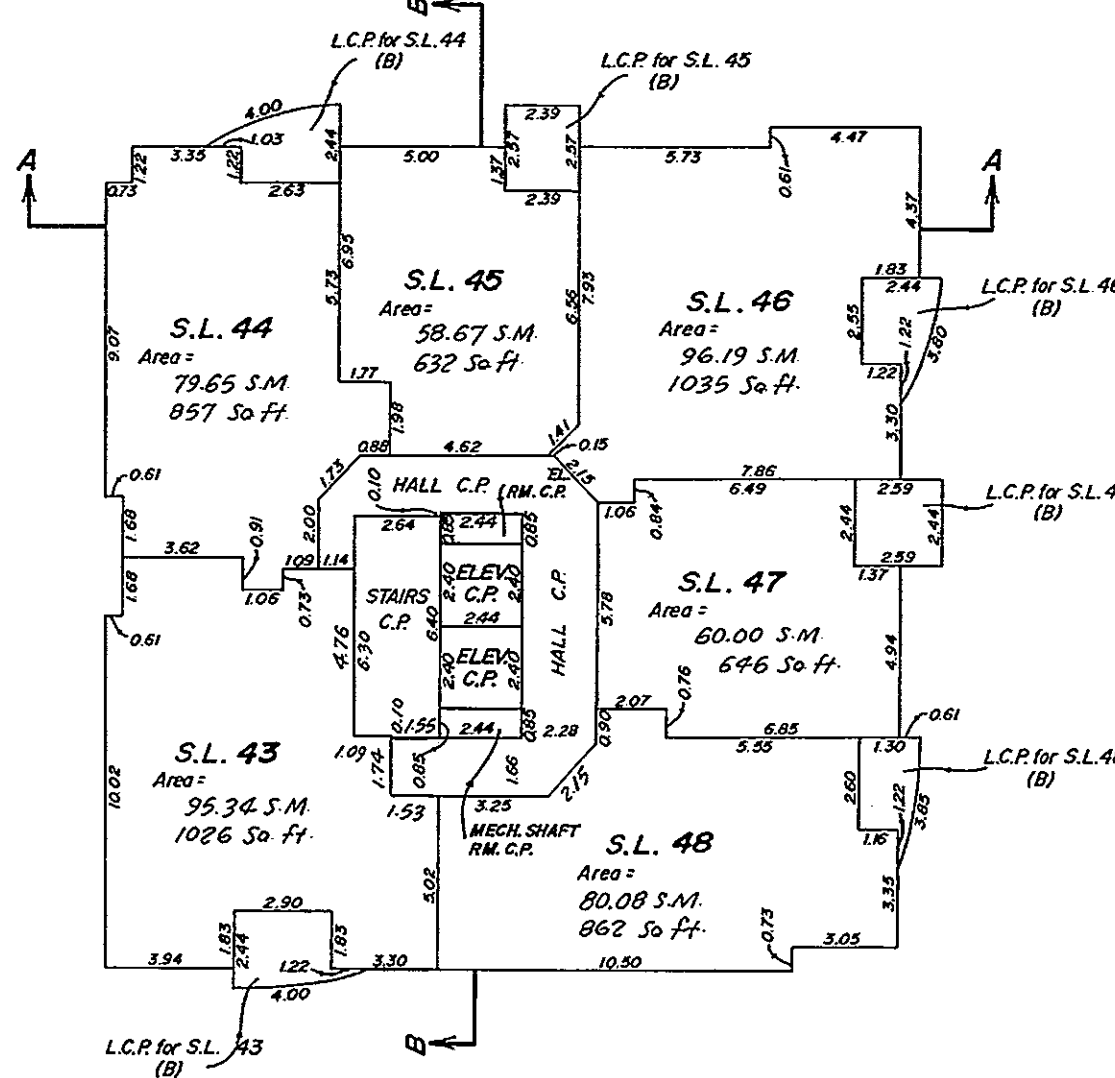
SHEET 14 OF 19 SHEETS

STRATA PLAN L.M.S. 1501

Scale = 1 : 200



6th FLOOR



7th FLOOR

Dated at Vancouver, B.C., this 29th day of June, 1994.

Robert D. Leo
Robert D. Leo.

B.C.L.S.

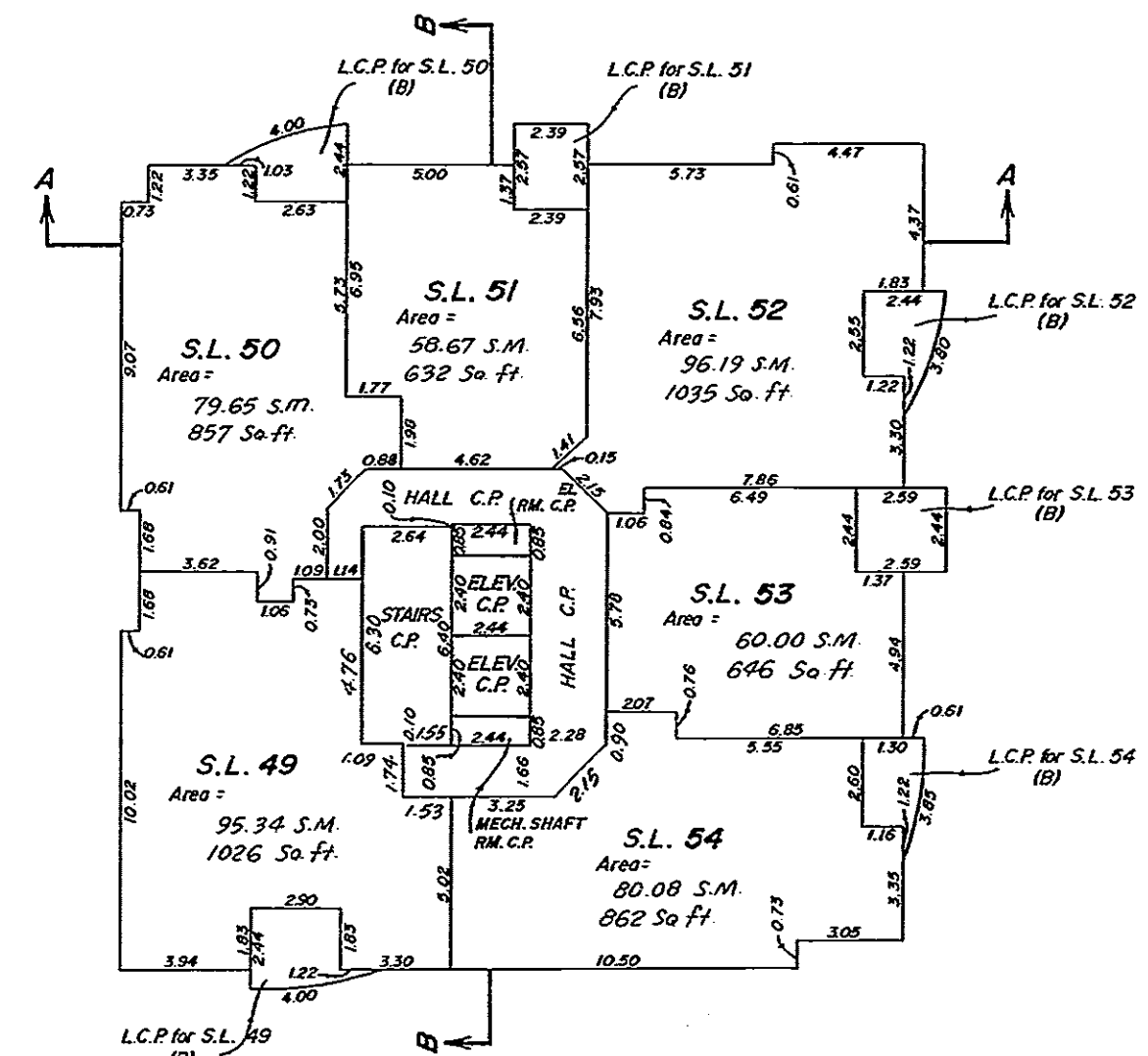
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8th AND 9th FLOORS OF THE BUILDING
SHOWING S.L.S. 49 TO 60.

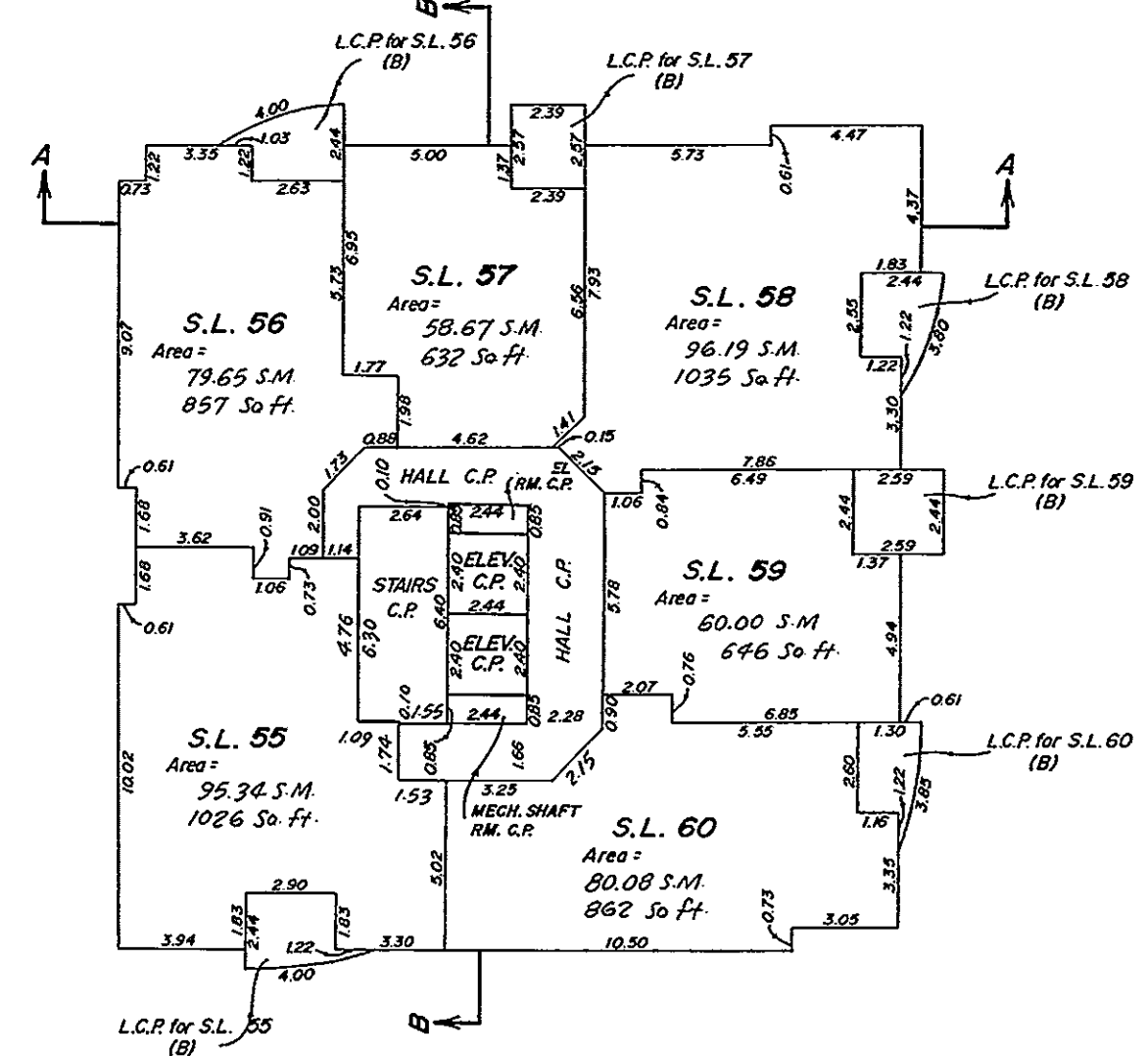
SHEET 15 OF 19 SHEETS

STRATA PLAN L.M.S. 1501

Scale = 1 : 200



8th FLOOR



9th FLOOR

Dated at Vancouver, B.C., this 29th day of June, 1994.

Robert D. Leo
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B.C.L.S.

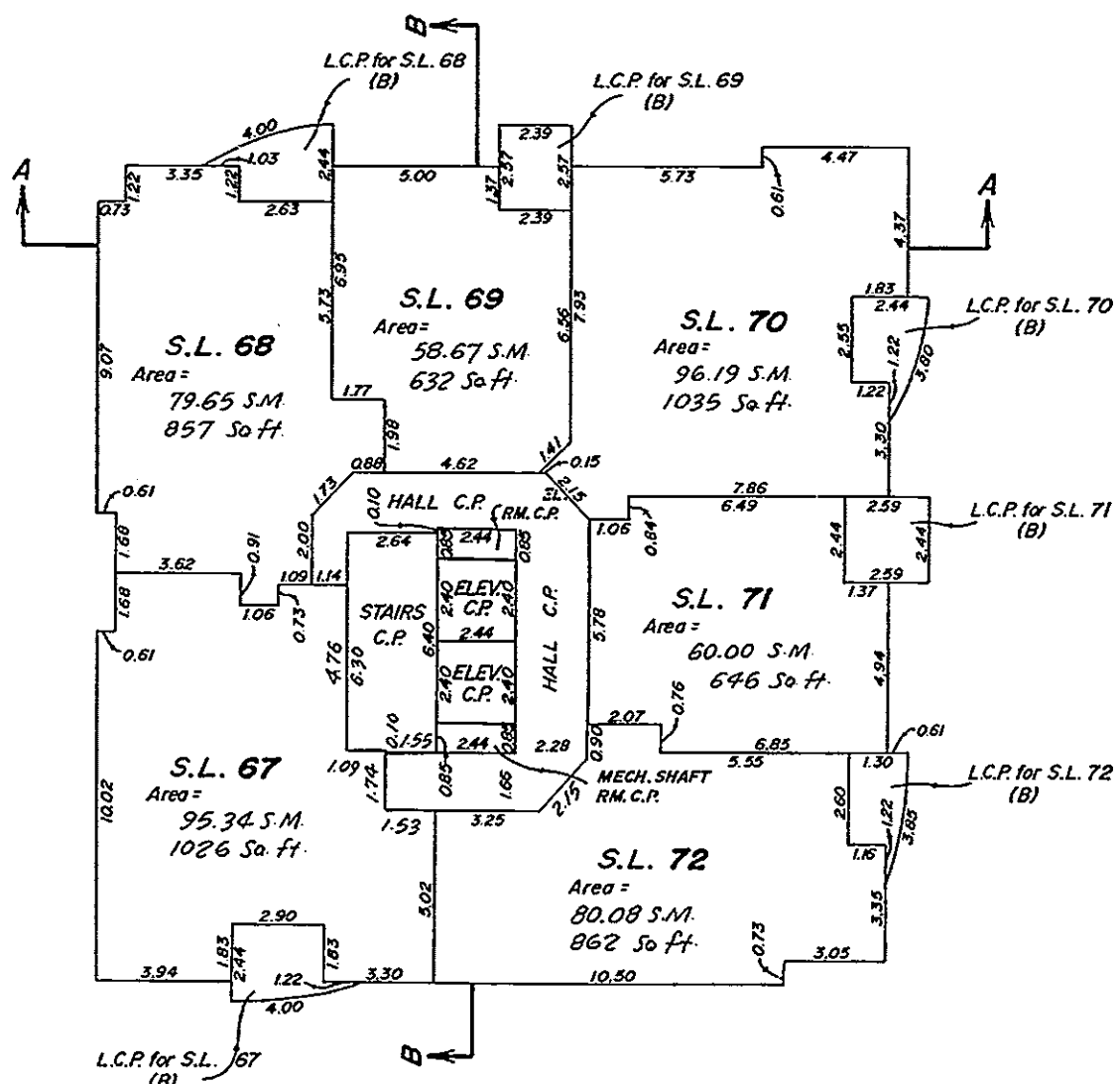
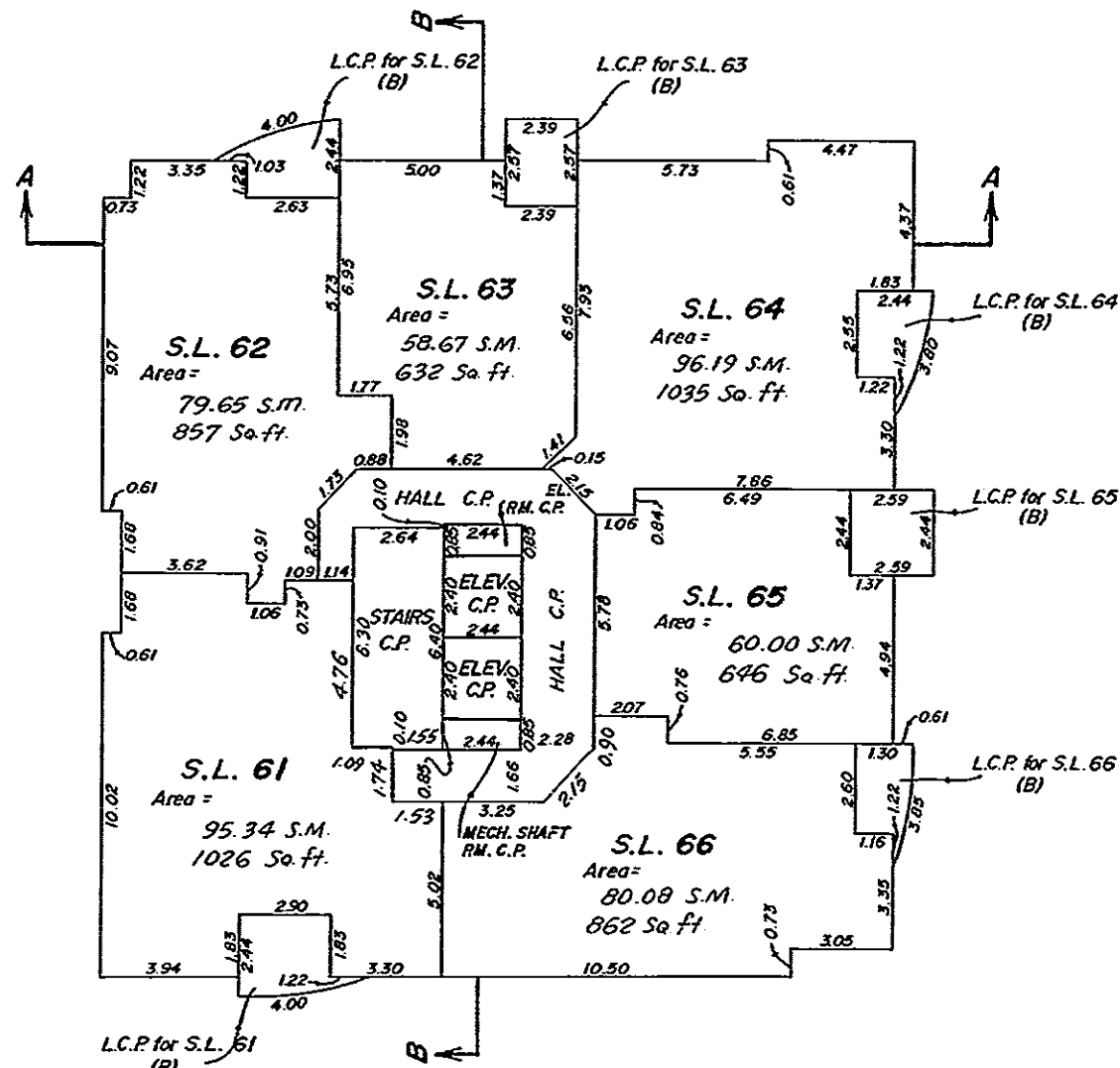
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10th AND 11th FLOORS OF THE BUILDING SHOWING S.L.S. 61 TO 72.

SHEET 16 OF 19 SHEETS

STRATA PLAN L.M.S. 1501

Scale = 1:200



Dated at Vancouver, B.C., this 29th day of June, 1994.

Robert D. Lea

Robert D. Lea.

B.C.L.S.

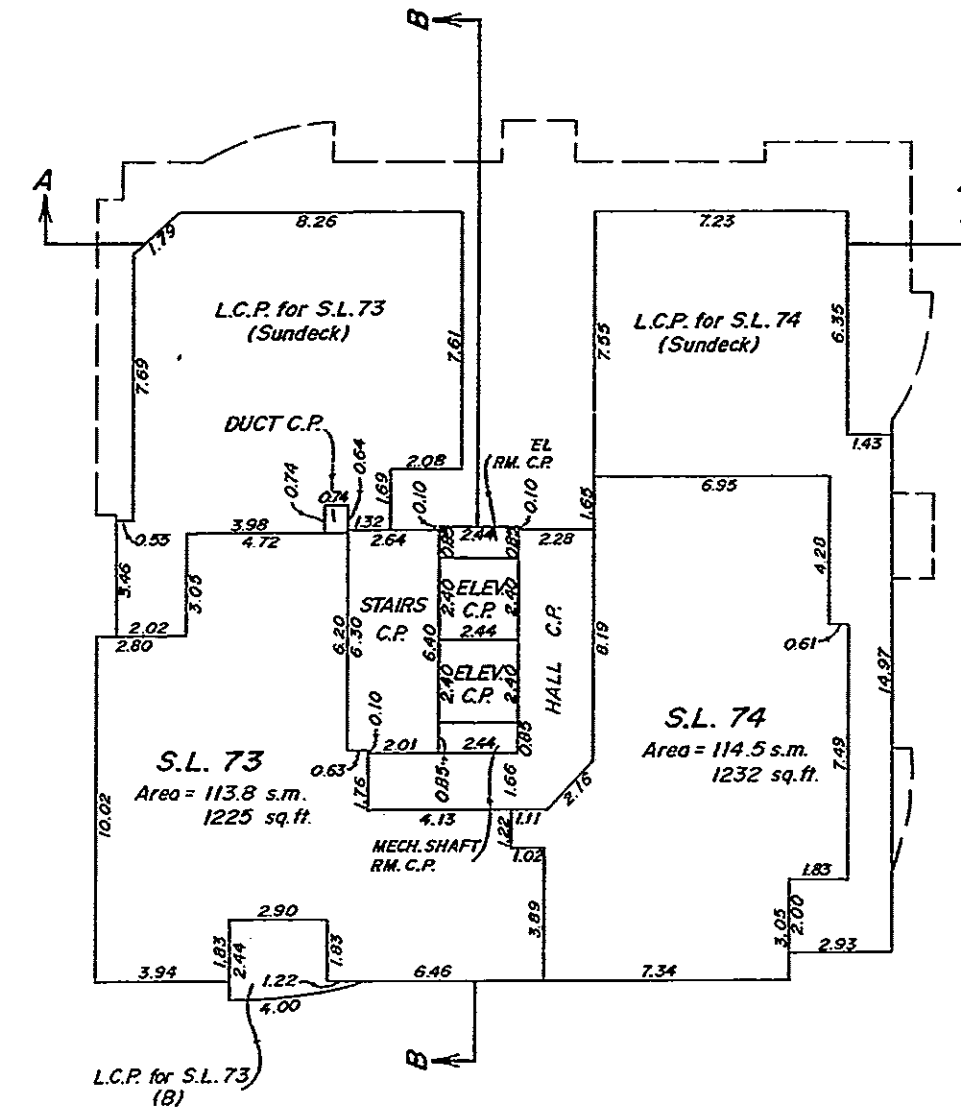
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12th FLOOR OF THE BUILDING SHOWING S.L.S. 73 AND 74.

SHEET 17 OF 19 SHEETS

STRATA PLAN L.M.S. 1501

Scale = 1:200



Dated at Vancouver, B.C., this 29th day of June, 1994.

Robert D. Lea

Robert D. Lea.

B.C.L.S.

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