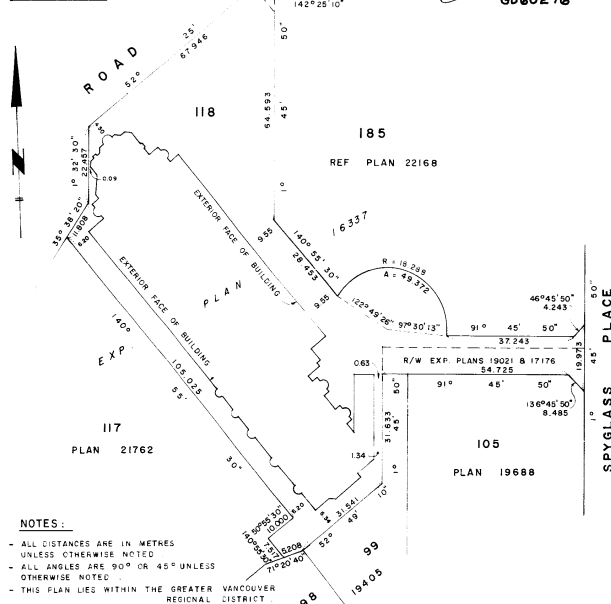


STRATA PLAN OF LOT 118,
FALSE CREEK, PLAN 21762,
NEW WESTMINSTER DISTRICT.

KEY PLAN

SCALE 1:750
0m 5m 10m 20mSTRATA PLAN VR 2646
Deposited and registered in the Land
Title Office of Vancouver, B.C.
this 14TH day of MAY, 1990.DEPUTY Registrar
6060276

NOTES:

- ALL DISTANCES ARE IN METRES UNLESS OTHERWISE NOTED
- ALL ANGLES ARE 90° OR 45° UNLESS OTHERWISE NOTED
- THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT

LEGEND:

Bearings are astronomic and are derived from Plan 21762.

- ⊙ DENOTES COMMON PROPERTY
- SL DENOTES STRATA LOT
- LCF DENOTES LIMITED COMMON PROPERTY
- PTSL DENOTES PART OF STRATA LOT
- S DENOTES STAIRS
- E DENOTES ELEVATORS
- EX DENOTES EXHAUST
- GR DENOTES GARBAGE ROOM
- C DENOTES CORRIDOR
- ER DENOTES ELECTRICAL ROOM
- P DENOTES PATIO
- B DENOTES BALCONY
- L DENOTES LOBBY
- T DENOTES TERRACE
- A DENOTES AREA
- m² DENOTES SQUARE METRES

THE ADDRESS FOR SERVICE OF DOCUMENTS ON
THE STRATA CORPORATION IS:
THE OWNERS STRATA PLAN VR 2646
(INC. No. 351655)
100-75 WEST BROADWAY
VANCOUVER, B.C.NAME OF DEVELOPMENT:
THE REGATTA
HENLEY COURT.
CIVIC ADDRESS:
525 WHEELHOUSE STREET
VANCOUVER, B.C.I, JIRI K. KRAKORA, of Vancouver, British
Columbia Land Surveyor, hereby certify that
the building erected on the parcel described
above is wholly within the external boundaries
of that parcel.

Dated this 12th day of March, 1990.

J. K. Krakora
B.C.L.S.

FILE 4053-09

STRATA PLAN VR 2646

CONDOMINIUM ACT

		FORM 1	FORM 2	FORM 3
Lot No.	Sheet No.	SCHEDULE OF UNIT ENTITLEMENT	SCHEDULE OF INTEREST UPON DESTRUCTION	SCHEDULE OF VOTING RIGHTS
		UNIT ENTITLEMENT	INTEREST	NUMBER OF VOTES
1	5, 6, 10	1619	178524	
2	5, 10	1018	109364	
3	6, 10	1018	107274	
4	5, 7, 10	1018	103436	
5	6, 7, 10	760	84664	
6	5, 10	1017	99256	
7	6, 10	1005	97128	
8	5, 10	1000	90326	
9	6, 10	1015	88236	
10	5, 10	671	57456	
11	6, 10	671	54644	
12	5, 11	670	54644	
13	6, 11	653	50882	
14	5, 11	668	51870	
15	6, 11	933	63232	
16	5, 11	670	50464	
17	6, 7, 11	933	61294	
18	5, 7, 11	935	67868	
19	6, 11	958	61674	
20	5, 11	935	65930	
21	5, 11	1024	72542	
22	5, 6, 12	1622	185250	
23	6, 12	1005	110048	
24	5, 12	1005	112138	
25	6, 7, 12	914	95266	
26	5, 7, 12	1005	106210	
27	6, 12	1005	99978	
28	5, 12	1005	102068	
29	6, 12	1005	91694	
30	5, 12	1005	93746	
31	6, 12	660	56506	
32	5, 12	660	59242	
33	6, 13	643	52820	
34	5, 13	661	56506	
35	6, 13	699	51870	
36	5, 13	656	53770	
37	6, 13	920	66120	
38	5, 13	659	52402	
39	5, 7, 13	922	70680	
40	6, 7, 13	920	64220	

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

DATE March 12 '90 J. K. Krakora B.C.L.S.

FILE 4053-09

STRATA PLAN VR 2646

CONDOMINIUM ACT

		FORM 1	FORM 2	FORM 3
Lot No	Sheet No	SCHEDULE OF UNIT ENTITLEMENT	SCHEDULE OF INTEREST UPON DESTRUCTION	SCHEDULE OF VOTING RIGHTS
		UNIT ENTITLEMENT	INTEREST	NUMBER OF VOTES
41	5, 13	922	68780	
42	6, 13	956	65208	
43	5, 13	1019	76304	
44	5, 14	1140	132848	
45	6, 14	1223	139802	
46	5, 7, 14	1084	116318	
47	6, 7, 14	977	102372	
48	5, 14	1084	111872	
49	6, 14	1084	109630	
50	5, 14	1084	102942	
51	6, 14	1084	100738	
52	5, 14	660	60610	
53	6, 14	660	57874	
54	5, 15	659	57874	
55	6, 15	642	54150	
56	5, 15	659	55138	
57	6, 15	699	53314	
58	5, 15	659	53770	
59	6, 15	996	73530	
60	5, 7, 15	997	78432	
61	6, 7, 15	996	71478	
62	5, 15	997	76380	
63	6, 15	1030	72390	
64	5, 15	1076	82764	
65	6, 7, 16	1616	188936	
66	5, 7, 16	1724	196042	
67	6, 16	1082	116318	
68	5, 16	1082	118560	
69	6, 16	1082	107426	
70	5, 16	1082	109630	
71	6, 16	660	61978	
72	5, 16	660	64752	
73	6, 17	641	58216	
74	5, 17	659	61978	
75	6, 17	698	57646	
76	5, 17	655	59242	
77	6, 17	996	79686	
78	5, 17	659	57874	
79	6, 7, 17	996	77634	
80	5, 7, 17	997	84626	

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

DATE March 12 '90 J. K. Krakora B.C.L.S.

FILE 4053-09

STRATA PLAN VR 2646

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
B1	6,17	1030	78812	
B2	5,17	997	82574	
B3	5,17	1076	89414	
AGGREGATE		76941	6 977104	

I, me the undersigned do solemnly declare that
1) I, me the undersigned, am not 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, me
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.

Authorized Signatory
Declared before me this 2nd day of APRIL, 1990

A Commissioner for the Province of British Columbia

Accepted as to forms 1, 2 and 3
Dated this 11 day of May, 1990

Superintendent of Real Estate

I, JIRI K KRAKORA, a British Columbia land
surveyor hereby certify that the building shown
in the strata plan has not as of the 12th day
of March, 1990 been previously occupied
Dated at Vancouver, British Columbia this 12th
day of March, 1990

OWNER:

R 118 DEVELOPMENTS INC.
(INC No 351653)

Authorized Signatory

Authorized Signatory

MORTGAGEE:

HONGKONG BANK OF CANADA

Authorized Signatory

I.R. POLLIS, SENIOR MANAGER, CREDIT

Authorized Signatory

J.C. DOYLE, ASSISTANT VICE PRESIDENT,
CREDIT

POWER OF ATTORNEY No. AC153359
(N.W. DISTRICT)

WITNESS:

HONG KONG BANK
300-885 WEST GEORGIA ST
VANCOUVER, BC V6L 3E9

A COMMISSIONER FOR
TAKING AFFIDAVITS
FOR BRITISH COLUMBIA
AS TO BOTH SIGNATURES

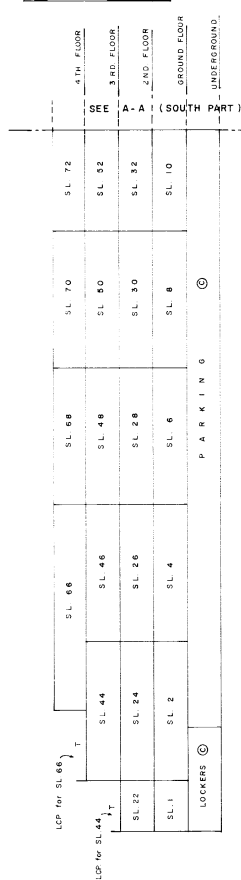
DATE Mar 12 '90 B.C.L.S.

FILE 4053 - 09

STRATA PLAN VR 2646

SECTIONS

SCALE 1:200
0m 1m 2m



SECTION A-A (NORTH PART)

SECTION A-A (SOUTH PART)

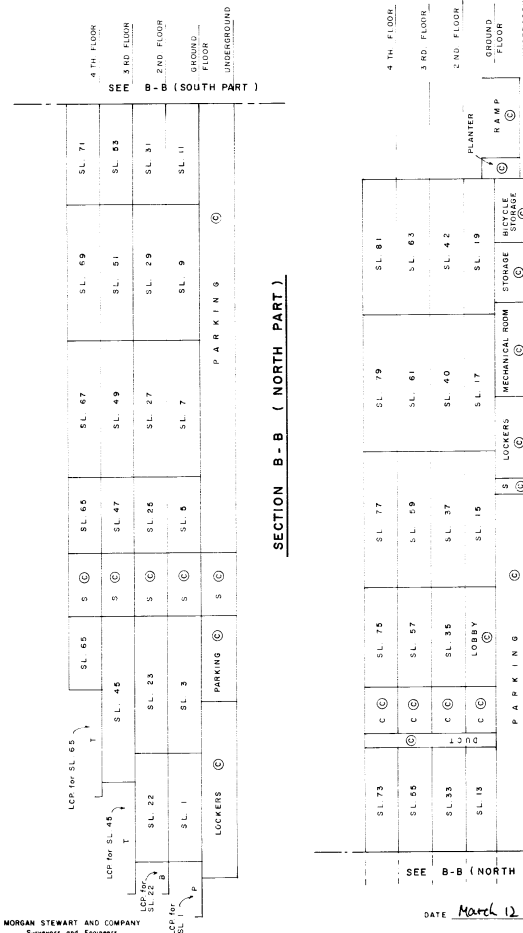
MORGAN STEWART AND COMPANY
Surveyors and Engineers
1055 Seymour St., Vancouver, B.C.

FILE 4053 - 09

STRATA PLAN VR 2646

SECTIONS

SCALE 1:200
0m 1m 2m



SECTION B-B (NORTH PART)

SECTION B-B (SOUTH PART)

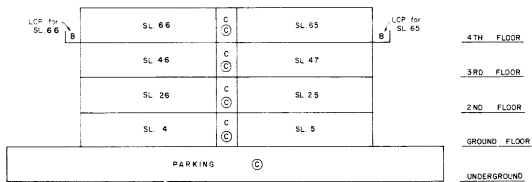
MORGAN STEWART AND COMPANY
Surveyors and Engineers
1055 Seymour St., Vancouver, B.C.

FILE 4053 - 09

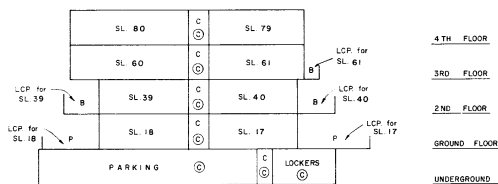
SECTIONS

STRATA PLAN VR 2646

SCALE 1" = 200'
0' 10' 20'



SECTION C - C



SECTION D - D

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

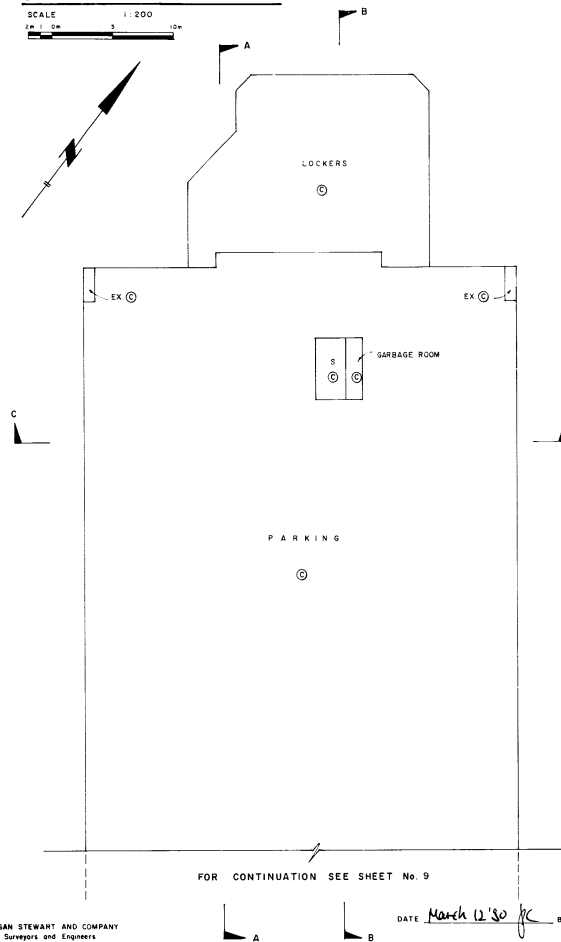
DATE March 12 '50 jk B.C.L.S.

FILE 4053-09

UNDERGROUND - NORTH PART

STRATA PLAN VR 2646

SCALE 1" = 200'
0' 10' 20'



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

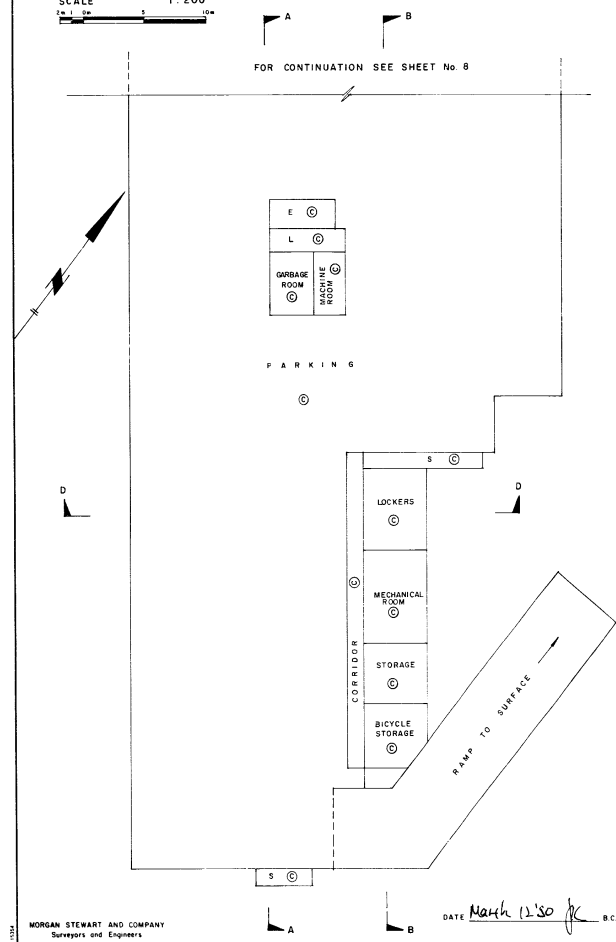
DATE March 12 '50 jk B.C.L.S.

FILE 4053-09

UNDERGROUND - SOUTH PART

STRATA PLAN VR 2646

SCALE 1" = 200'
0' 10' 20'



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

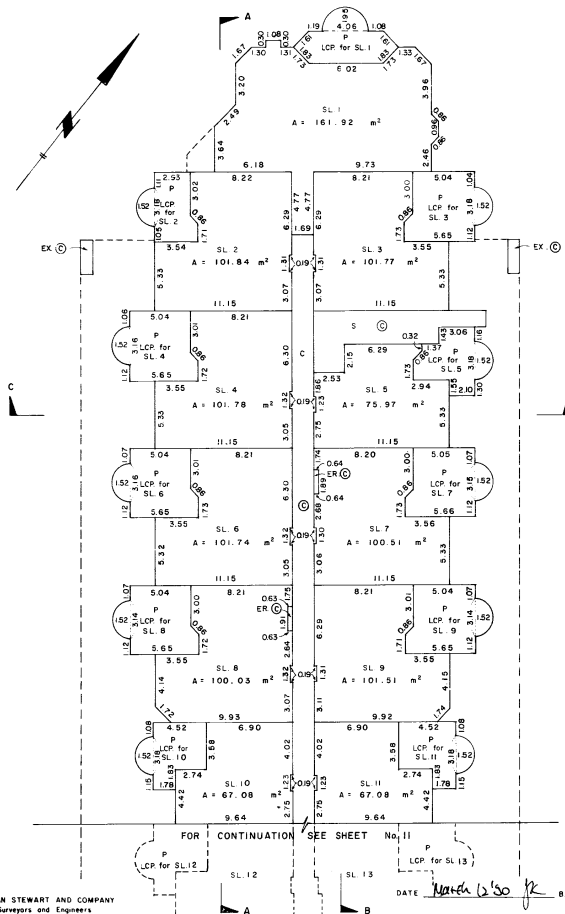
DATE March 12 '50 jk B.C.L.S.

FILE 4053-09

GROUND FLOOR - NORTH PART

STRATA PLAN VR 2646

SCALE 1:200
2m 1 0m



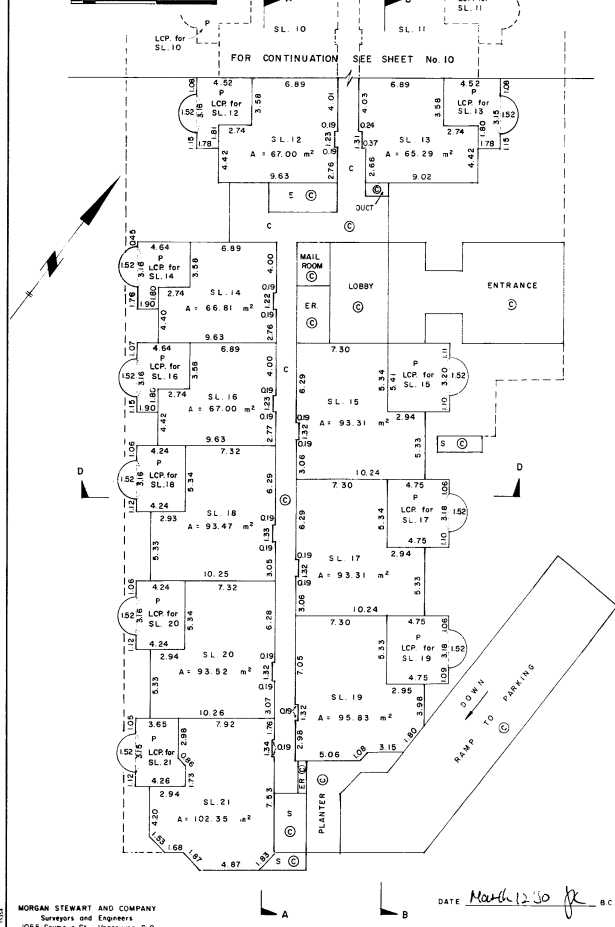
MORGAN STEWART AND COMPANY
Surveyors and Engineers
1055 Seymour St., Vancouver, B.C.

FILE 4053-09

GROUND FLOOR - SOUTH PART

STRATA PLAN VR 2646

SCALE 1:200
2m 1 0m



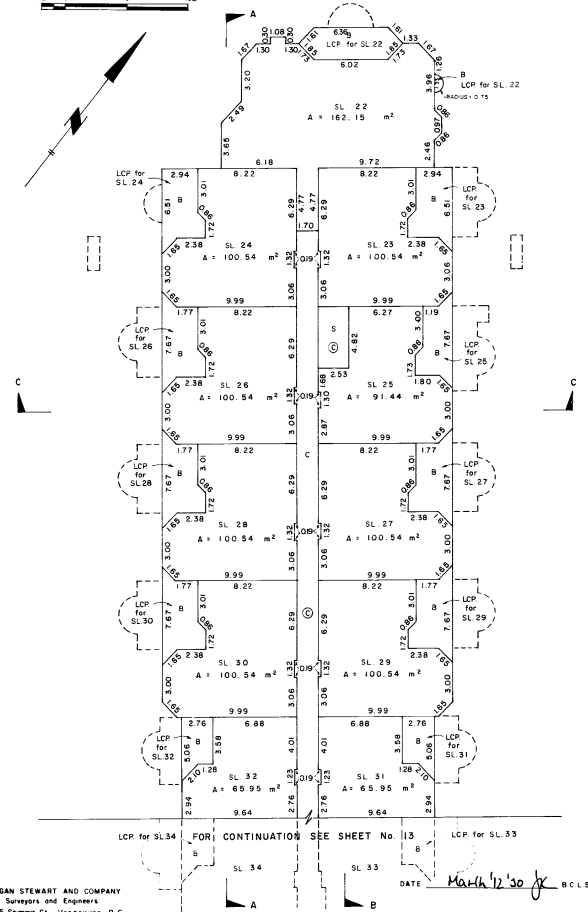
MORGAN STEWART AND COMPANY
Surveyors and Engineers
1055 Seymour St., Vancouver, B.C.

FILE 4053-09

SECOND FLOOR - NORTH PART

STRATA PLAN VR 2646

SCALE 1:200
2m 1 0m



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

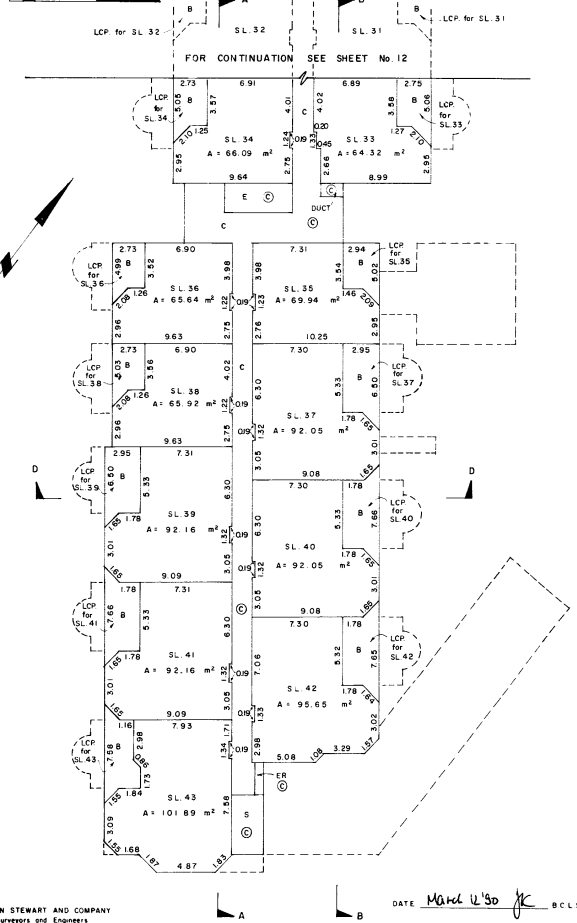
FILE 4053-09

SECOND FLOOR - SOUTH PART

STRATA PLAN VR. 2646

SCALE 1:200

2m 1 0m 10m



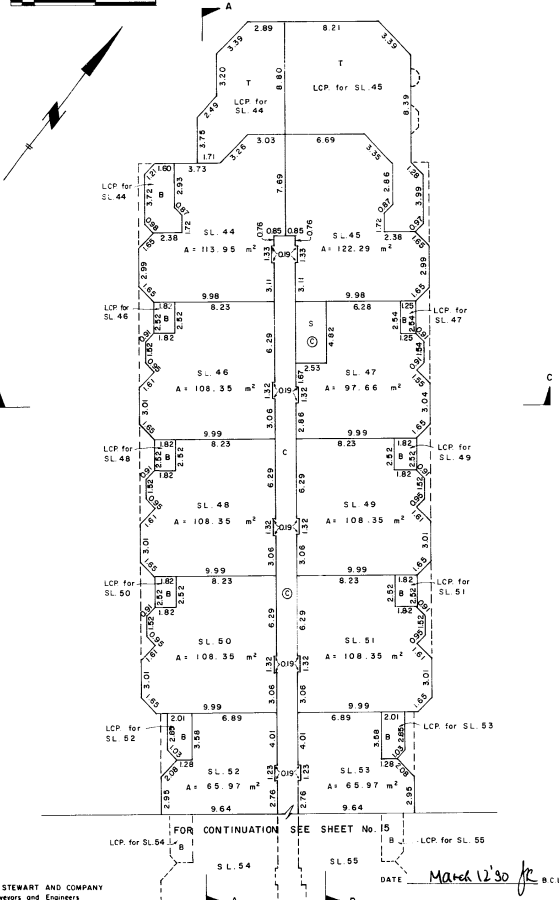
FILE 4053 - 09

THIRD FLOOR - NORTH PART

STRATA PLAN VR. 2646

SCALE 1:200

2m 1 0m 10m



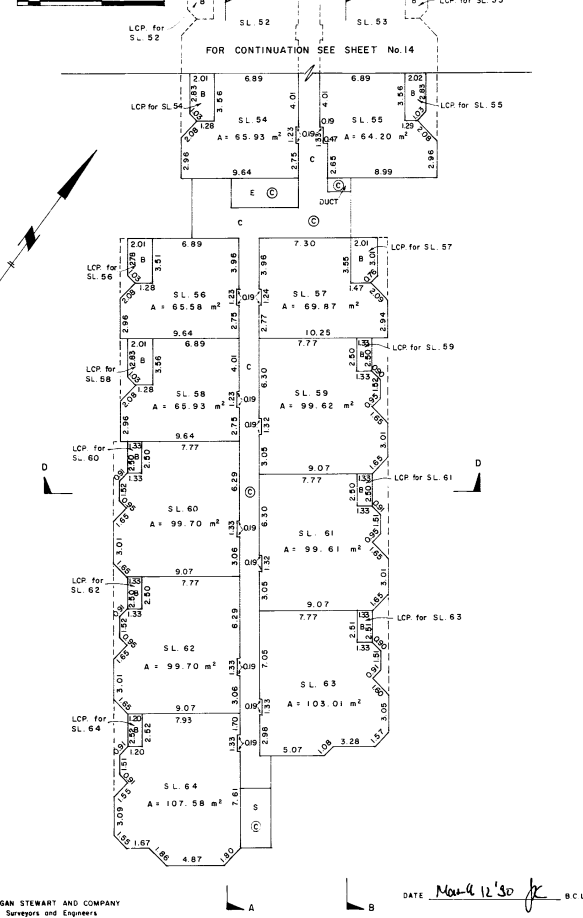
FILE 4053 - 09

THIRD FLOOR - SOUTH PART

STRATA PLAN VR. 2646

SCALE 1:200

2m 1 0m 10m



FILE 4053 - 09

STRATA PLAN VR 2646

DEALINGS EFFECTING THE COMMON PROPERTY

FILING		DOCUMENTS	
NUMBER	DATE	DATE	NATURES & PARTICULARS
K30771	18/05/82		STATUTORY RIGHT OF WAY. CITY OF VANCOUVER INTER ALIA
K30772	18/05/82		COVENANT CITY OF VANCOUVER S.215 L.T.A. INTER ALIA MODIFIED BY 1/24818 2/1364
K47115	28/07/82		EASEMENT & INDEMNITY AGREEMENT CITY OF VANCOUVER INTER ALIA
K47120	28/07/82		RIGHT TO ACQUIRE SRW CITY OF VANCOUVER INTER ALIA, MODIFIED AND EXTENDED BY R128220 10/12/87
K47125	28/07/82		COVENANT CITY OF VANCOUVER PART IN EXPLANATORY PLAN 10337 S.215 L.T.A. MODIFIED AND EXTENDED BY R128214 10/12/87 INTER ALIA
M24848	28/03/84		COVENANT MODIFICATION OF K30772
M36738	02/05/84		EASEMENT - PART IN EXPLANATORY PLAN 17176 APPURTENANT TO LOT 105 PLAN 19688
R128214	10/12/87		COVENANT - CITY OF VANCOUVER S.215 L.T.A. INTER ALIA
R128215	10/12/87		STATUTORY RIGHT OF WAY CITY OF VANCOUVER SEE R128214 INTER ALIA
R128216	10/12/87		COVENANT - CITY OF VANCOUVER AND HER MAJESTY THE QUEEN IN RIGHT OF THE PROVINCE OF BRITISH COLUMBIA, S.215 L.T.A. INCLUDES INDEMNITY UNDER S.215 (2)(A) L.T.A. INTER ALIA
R128217	10/12/87		STATUTORY RIGHT OF WAY CITY OF VANCOUVER INTER ALIA
R128218	10/12/87		EASEMENT - APPURTENANT TO LOTS 17 & 11 PLAN 5832. LOT 139 PLAN 20090 AND LOTS 55, 56 & 7 PLAN 5568 INTER ALIA

DATE March 12 '90 jc BCL

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

FILE 4053 - 09

STRATA PLAN VR 2646

DEALINGS EFFECTING THE COMMON PROPERTY

F I L I N G		D O C U M E N T S	
N U M B E R	D A T E	D A T E	N A T U R E S & P A R T I C U L A R S
R128219	10/12/87		COVENANT - MODIFICATION OF K47125 INTER ALIA
R128220	10/12/87		RIGHT TO ACQUIRE S.R.W. MODIFICATION OF K47120 INTER ALIA
GB49784	12/05/88		COVENANT - CITY OF VANCOUVER S.215 L.T.A. INTER ALIA
GB49785	12/05/88		STATUTORY RIGHT OF WAY CITY OF VANCOUVER - PART SHOWN ON EXPLANATORY PLAN M021 INTER ALIA
GB49799	12/05/88		EASEMENT - PART SHOWN ON EXPLANATORY PLAN 190222 APPURTENANT TO LOT 119 PLAN 21762
GB49800	12/05/88		COVENANT - CITY OF VANCOUVER S.215 L.T.A. INTER ALIA
GC155341	01/12/89		STATUTORY RIGHT OF WAY CITY OF VANCOUVER PART ON EXPLANATORY PLAN 19888
GC155343			PRIORITY AGREEMENT GRANTING GC155341 PRIORITY OVER M36738
HERETO IS ANNEXED EASEMENT OF STRATA PLAN VA.2402		OVER THE COMMON PROPERTY	

DATE March 12'90 JK BCLS

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

FILE 4053 - J9

STRATA PLAN VR 2646

DEALINGS EFFECTING THE COMMON PROPERTY

F I L I N G		D O C U M E N T S	
N U M B E R	D A T E	D A T E	N A T U R E S & P A R T I C U L A R S

DATE March 12 '90 jk B.L.S.

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

$$\mathbb{P} \left(\frac{1}{n} \sum_{i=1}^n \mathbb{I}_{\{X_i \in A\}} \in A \right) \rightarrow 1$$