STRATA PLAN OF LOT G BLOCK 30
DISTRICT LOT 185 GROUP 1 N.W.D.
PLAN LMP 16187

B.C.G.S. 926.025

CITY OF VANCOUVER

STRATA PLAN LMS 2728

REF. NO. BL91234 - BL91441

STRATA PLAN LMS 2728 deposited and registered in the Land Title Office at New Westminster, B.C. This 14th day of MARCH, 1997.

Assistant/ Deputy Registrar

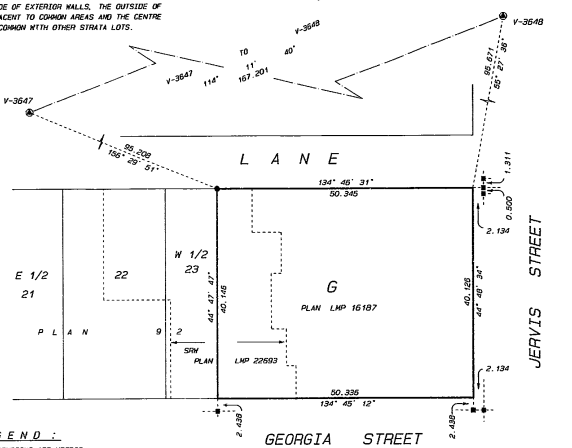
SCALE 1: 500

0 10 20 30 40 50

THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT.

NOTE :

STRATA LOT BOUNDARIES SHOWN ON THIS PLAN ARE THE OUTSIDE OF EXTERIOR WALLS, THE OUTSIDE OF WALLS ADJACENT TO COMMON AREAS AND THE CENTRE OF WALLS COMMON WITH OTHER STRATA LOTS.



LEGEND :

ALL DIMENSIONS ARE METRIC.

GRID BEARINGS ARE DERIVED FROM OBSERVATIONS BETWEEN CONTROL MONUMENTS V-3647 AND V-3648, (NAD 83) INTEGRATED SURVEY AREA NO. 31, VANCOUVER

THIS PLAN SHOWS GROUND LEVEL MEASURED DISTANCES. PRIOR TO COMPUTATION OF U.T.M. CO-ORDINATES MULTIPLY BY MEAN COMBINED FACTOR 0.9998020.

⊕ = CONTROL MONUMENT FOUND
● = IRON POST FOUND
■ = LEAD PLUG FOUND

m² = SQUARE METRES
S.L. = STRATA LOT
C.P. = COMMON PROPERTY
E = ELECTRICAL SHAFT/CLOSET
E/T = ELECTRICAL/TELEPHONE SHAFT/CLOSET
M = MECHANICAL/VENTILATION SHAFT
R = ROOF TERRACE

NOTE : ROOF TERRACES ARE LIMITED COMMON PROPERTY FOR USE OF THE STRATA LOTS INDICATED. (EXAMPLE: R - 201)

The address for service of documents on the Strata Corporation is :

The Owners
Strata Plan LMS 2728
c/o 1000 - 1090 West Pender Street
Vancouver, B.C.
V6E 2N7

CIVIC ADDRESS :

1331 WEST GEORGIA STREET
VANCOUVER, B.C.

NAME OF DEVELOPMENT :

THE POINTE

I, WILLIAM P. WONG, of Burnaby, B.C., 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 at Richmond, B.C.
This 21ST day of FEBRUARY, 1997.

WPWong B.C.L.S. (#697)

09-200

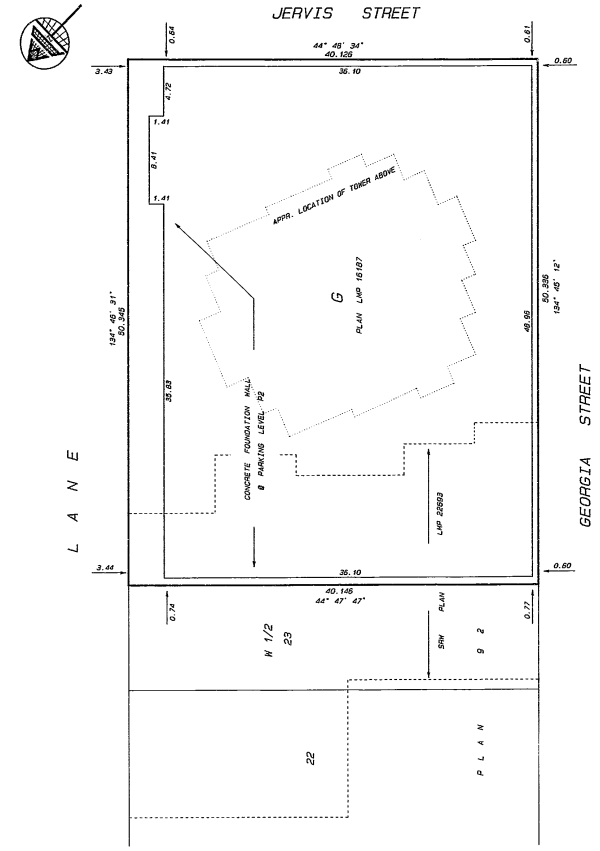
MATSON, PECK & TOPLISS
SURVEYORS AND ENGINEERS
210-8171 COOK ROAD
RICHMOND, B.C. V6Y 3T8
(ph) 270-9331
(fax) 270-4137

JOB NO. V - 10809

SCALE 1: 250

0 5 10 15 20

STRATA PLAN LMS 2728



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JOB NO. V - 10809

DATE FEB. 21/97 WPW B.C.L.S.

STRATA PLAN LMS 2728

CONDOMINIUM ACT.

LOT NO.	SHEET NO.	FORM 1 SCHEDULE OF UNIT ENTITLEMENT — UNIT ENTITLEMENT	FORM 2 SCHEDULE OF INTEREST UPON DESTRUCTION — INTEREST UPON DESTRUCTION	FORM 3 SCHEDULE OF VOTING RIGHTS — NUMBER OF VOTES
1	13	448	322	1
2	13	500	389	1
3	13	426	307	1
4	13	536	398	1
5	13	451	317	1
6	13	502	419	1
7	13	451	342	1
8	13	494	426	1
9	13	448	333	1
10	13	500	402	1
11	13	426	319	1
12	13	536	412	1
13	13	451	329	1
14	13	502	431	1
15	13	451	354	1
16	13	494	438	1
17	14	448	343	1
18	14	500	415	1
19	14	426	331	1
20	14	536	425	1
21	14	451	341	1
22	14	502	444	1
23	14	451	366	1
24	14	494	449	1
25	14	448	354	1
26	14	500	428	1
27	14	426	343	1
28	14	536	438	1
29	14	451	353	1
30	14	502	457	1
31	14	451	378	1
32	14	494	461	1
33	15	448	366	1
34	15	500	440	1
35	15	426	355	1
36	15	536	451	1
37	15	451	365	1
38	15	502	469	1
39	15	451	390	1
40	15	494	474	1
41	15	448	410	1
42	15	500	453	1
43	15	426	399	1
44	15	536	464	1
45	15	451	408	1
46	15	502	482	1
47	15	451	434	1
48	15	494	487	1
49	16	448	422	1
50	16	500	466	1
51	16	426	411	1
52	16	536	477	1
53	16	451	421	1
54	16	502	495	1
55	16	451	447	1
56	16	494	499	1
57	16	448	428	1
58	16	500	472	1
59	16	426	417	1
60	16	536	483	1
61	16	451	427	1
62	16	502	501	1
63	16	451	452	1
64	16	494	509	1
65	17	448	435	1

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DATE FEB.21/97 WPW B.C.L.S.

STRATA PLAN LMS 2728

CONDOMINIUM ACT.

LOT NO.	SHEET NO.	FORM 1 SCHEDULE OF UNIT ENTITLEMENT	FORM 2 SCHEDULE OF INTEREST UPON DESTRUCTION	FORM 3 SCHEDULE OF VOTING RIGHTS
		UNIT ENTITLEMENT	INTEREST UPON DESTRUCTION	NUMBER OF VOTES
66	17	500	479	1
67	17	426	423	1
68	17	536	489	1
69	17	451	433	1
70	17	502	507	1
71	17	451	457	1
72	17	494	511	1
73	17	448	441	1
74	17	500	486	1
75	17	426	429	1
76	17	536	496	1
77	17	451	439	1
78	17	502	513	1
79	17	451	463	1
80	17	494	516	1
81	18	448	448	1
82	18	500	492	1
83	18	426	435	1
84	18	536	502	1
85	18	451	445	1
86	18	502	519	1
87	18	451	468	1
88	18	494	522	1
89	18	448	454	1
90	18	500	499	1
91	18	426	441	1
92	18	536	508	1
93	18	451	451	1
94	18	502	525	1
95	18	451	474	1
96	18	494	528	1
97	19	448	457	1
98	19	500	502	1
99	19	426	444	1
100	19	536	511	1
101	19	451	454	1
102	19	502	527	1
103	19	451	476	1
104	19	494	530	1
105	19	448	460	1
106	19	500	505	1
107	19	426	448	1
108	19	536	514	1
109	19	451	457	1
110	19	502	530	1
111	19	451	478	1
112	19	494	539	1
113	20	448	462	1
114	20	500	508	1
115	20	426	451	1
116	20	536	517	1
117	20	451	460	1
118	20	502	532	1
119	20	451	480	1
120	20	494	535	1
121	20	448	465	1
122	20	500	512	1
123	20	426	454	1
124	20	536	520	1
125	20	451	463	1
126	20	502	535	1
127	20	451	482	1
128	20	494	538	1
129	21	448	469	1
130	21	500	517	1

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STRATA PLAN LMS 2728

CONDOMINIUM ACT.

LOT NO.	SHEET NO.	FORM 1 SCHEDULE OF UNIT ENTITLEMENT	FORM 2 SCHEDULE OF INTEREST UPON DESTRUCTION	FORM 3 SCHEDULE OF VOTING RIGHTS
		UNIT ENTITLEMENT	INTEREST UPON DESTRUCTION	NUMBER OF VOTES
131	21	426	459	1
132	21	536	525	1
133	21	451	468	1
134	21	502	539	1
135	21	451	497	1
136	21	494	542	1
137	21	448	474	1
138	21	500	522	1
139	21	426	484	1
140	21	536	529	1
141	21	451	473	1
142	21	502	544	1
143	21	451	491	1
144	21	494	547	1
145	22	448	478	1
146	22	500	527	1
147	22	426	469	1
148	22	536	534	1
149	22	451	478	1
150	22	502	548	1
151	22	451	495	1
152	22	494	551	1
153	22	448	481	1
154	22	500	530	1
155	22	426	473	1
156	22	536	537	1
157	22	451	481	1
158	22	502	551	1
159	22	451	497	1
160	22	494	554	1
161	23	448	484	1
162	23	500	534	1
163	23	426	476	1
164	23	536	540	1
165	23	451	484	1
166	23	502	553	1
167	23	451	500	1
168	23	494	556	1
169	23	448	487	1
170	23	500	537	1
171	23	426	480	1
172	23	536	544	1
173	23	451	487	1
174	23	502	556	1
175	23	451	502	1
176	23	494	559	1
177	24	448	490	1
178	24	500	541	1
179	24	426	483	1
180	24	536	547	1
181	24	451	490	1
182	24	502	559	1
183	24	451	505	1
184	24	494	561	1
185	24	448	493	1
186	24	500	544	1
187	24	426	487	1
188	24	536	550	1
189	24	451	493	1
190	24	502	561	1
191	24	451	507	1
192	24	494	564	1
193	25	448	497	1
194	25	500	548	1
195	26	426	490	1

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DATE FEB. 21/97. WPW B.C.L.S.

STRATA PLAN LMS 2728

CONDOMINIUM ACT.

LOT NO.	SHEET NO.	FORM 1 SCHEDULE OF UNIT ENTITLEMENT	FORM 2 SCHEDULE OF INTEREST UPON DESTRUCTION	FORM 3 SCHEDULE OF VOTING RIGHTS
		UNIT ENTITLEMENT	INTEREST UPON DESTRUCTION	NUMBER OF VOTES
196	25	536	553	1
197	25	451	497	1
198	25	502	564	1
199	25	451	510	1
200	25	494	566	1
201	25	536	638	1
202	26	494	569	1
203	25	452	513	1
204	26	511	566	1
205	25	549	613	1
206	26	448	497	1
207	26	869	1074	1
208	26	693	1022	1
AGGREGATE		99972	100012	208

STATUTORY DECLARATION

I / ~~We~~ the undersigned do solemnly declare that

(1) I / ~~We~~ the undersigned ~~am/are~~ the owner-developer or the duly authorized agent of the owner-developer.
(2) The strata plan is entirely for residential use.

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.

Declared before me at VANCOUVER, B.C. this 3RD day of MARCH, 1997

A Commissioner for taking affidavits within B.C.
RUSSELL BENSON

LAP TAK WONG

CERTIFICATE UNDER SECTION 8 (1) CONDOMINIUM ACT.

I, WILLIAM P. WONG, of Burnaby, B.C. British Columbia Land Surveyor, hereby certify that the building shown in this strata plan has not, as of the 21ST day of FEBRUARY, 1997 been previously occupied.

Dated at Richmond, B.C. This 21ST day of FEBRUARY, 1997.

WPWong, B.C.L.S. (#697)

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JOB NO. V - 10809

Accepted as to forms 1, 2 ~~and 3~~ this 13 day of MARCH, 1997

~~for~~ SUPERINTENDENT OF REAL ESTATE

SIGNATURES

WITNESSES :

WITNESS as to sign. LAP TAK WONG
RUSSELL BENSON
OCCUPATION LAWYER
ADDRESS 1300-777 DUNSMUIR ST.
VANCOUVER, B.C.
~~V7Y 1K2~~ V7Y 1K2

WITNESS as to sign. Jonathan Lee
885 WEST GEORGIA STREET
OCCUPATION VANCOUVER B.C.
V6C 5G1
ADDRESS BANKER

WITNESS as to sign. LAP TAK WONG
RUSSELL BENSON
OCCUPATION LAWYER
ADDRESS 1300-777 DUNSMUIR ST.
VANCOUVER, B.C.
V7Y 1K2

OWNER :

BKS DEVELOPMENT INC.
(INCORPORATION NO. 392225)

LAP TAK WONG AUTHORIZED SIGNATORY
James Cleam AUTHORIZED SIGNATORY

MORTGAGEE :

HONGKONG BANK OF CANADA
~~by its lawful attorneys~~ :

K. Ken O'Neill AUTHORIZED SIGNATORY
Paul Trouth AUTHORIZED SIGNATORY

335070 B.C. LTD.
by its lawful attorneys :

LAP TAK WONG AUTHORIZED SIGNATORY
James Cleam AUTHORIZED SIGNATORY

DATE FEB. 21/97. WPW B.C.L.S.

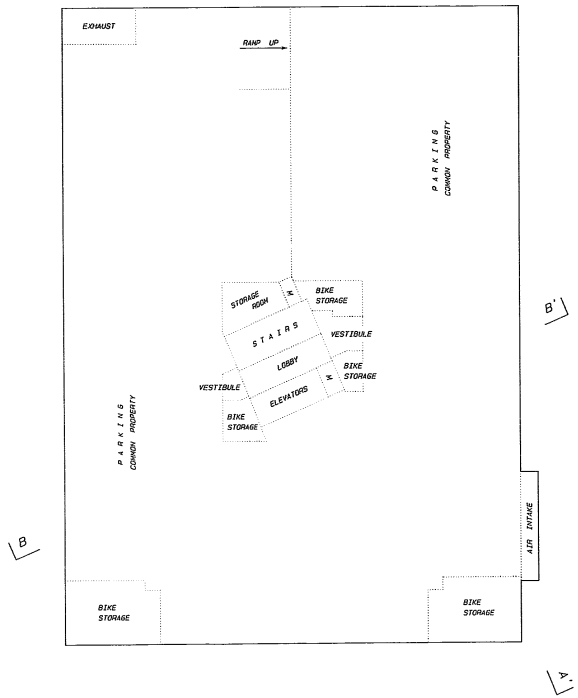
SHEET 7 OF 31 SHEETS

PARKING LEVEL P5

SCALE 1: 200

0 5 10 15 20

STRATA PLAN LMS 2728



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DATE FEB. 21/97 WPW B.C.L.S.

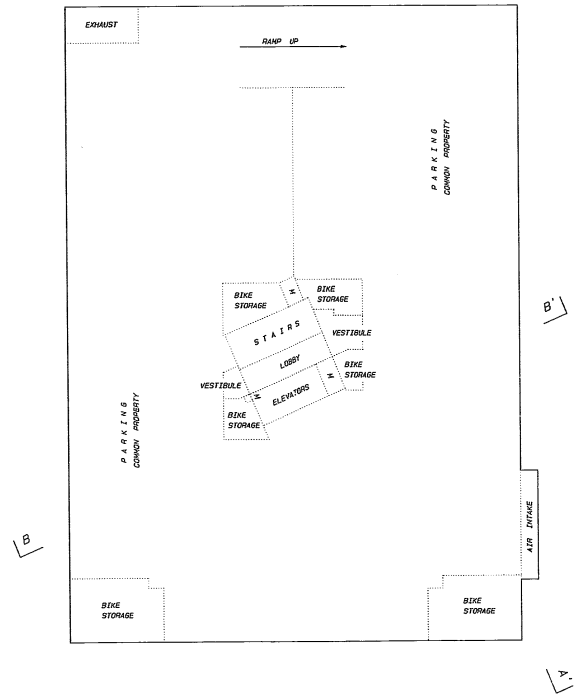
SHEET 8 OF 31 SHEETS

PARKING LEVEL P4

SCALE 1: 200

0 5 10 15 20

STRATA PLAN LMS 2728



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JOB NO. V - 10809

DATE FEB. 21/97 WPW B.C.L.S.

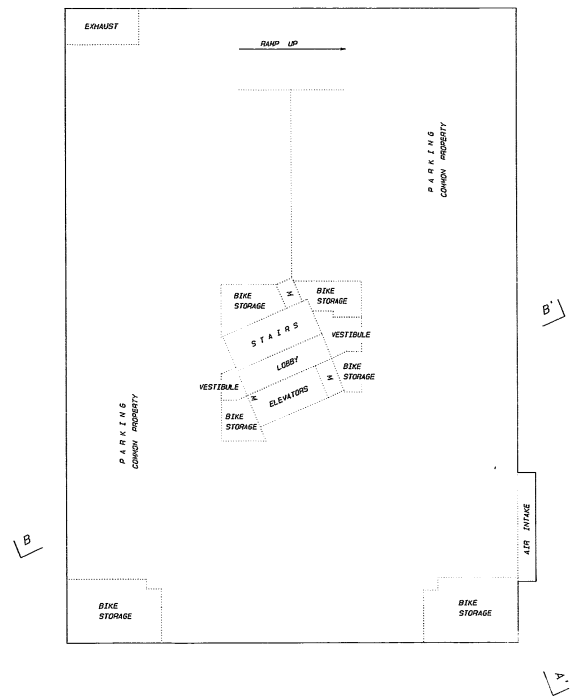
SHEET 9 OF 31 SHEETS

PARKING LEVEL P3

SCALE 1: 200

0 5 10 15 20

STRATA PLAN LMS 2728



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DATE FEB. 21/97 WPW B.C.L.S.

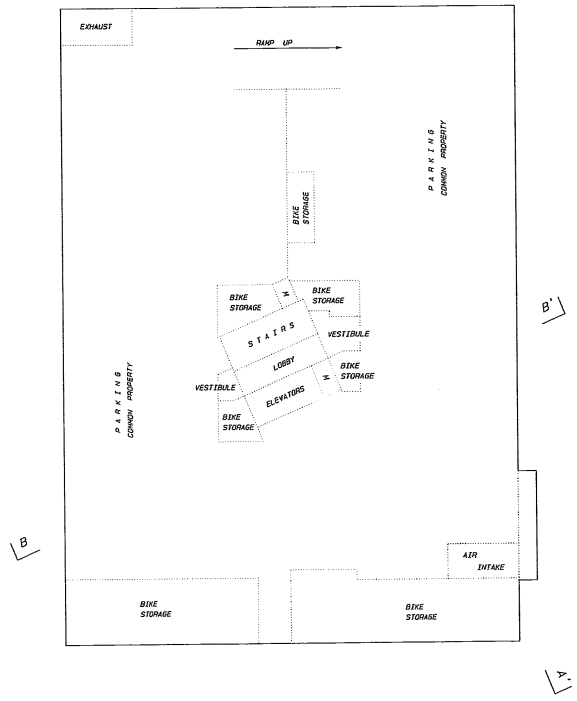
SHEET 10 OF 31 SHEETS

PARKING LEVEL P2

SCALE 1: 200

0 5 10 15 20

STRATA PLAN LMS 2728



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DATE FEB.21/97. WPW B.C.L.S.

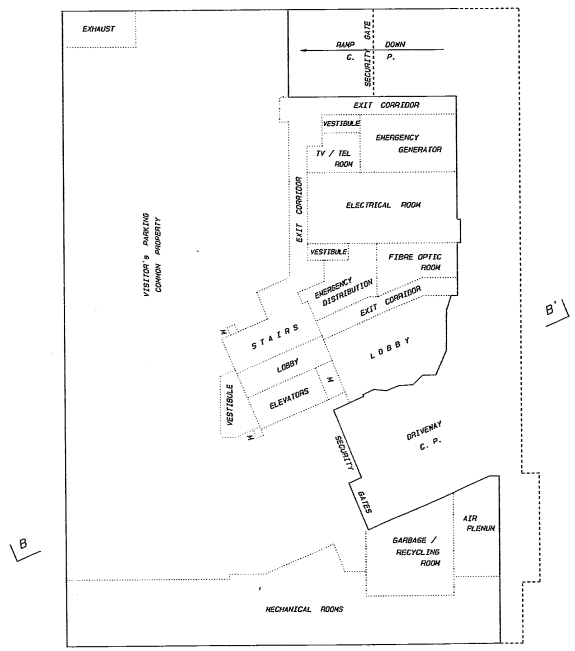
SHEET 11 OF 31 SHEETS

PARKING LEVEL P1

SCALE 1: 200

0 5 10 15 20

STRATA PLAN LMS 2728



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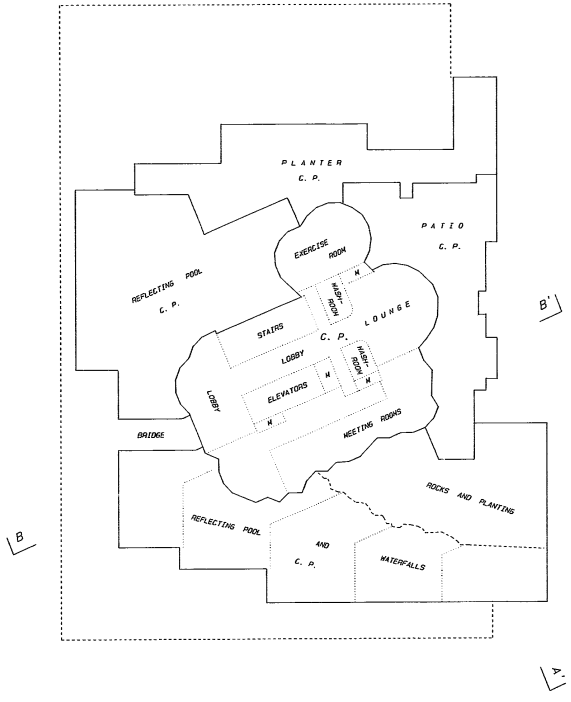
SHEET 12 OF 31 SHEETS

GROUND FLOOR

SCALE 1: 200

0 5 10 15 20

STRATA PLAN LMS 2728



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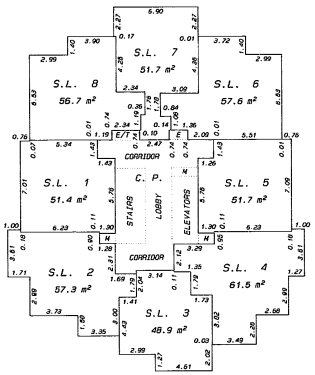
DATE FEB.21/97. WPW B.C.L.S.

SCALE 1: 200

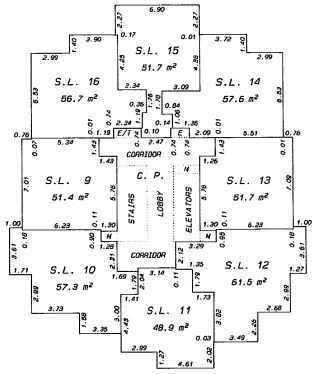
0 5 10 15 20

STRATA PLAN LMS 2728

FLOOR 3



FLOOR 5



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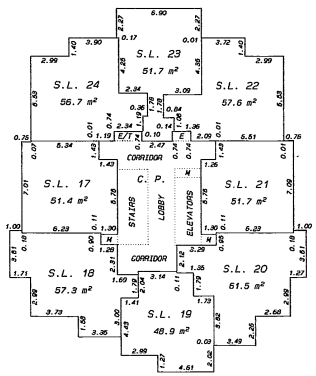
SCALE 1: 200

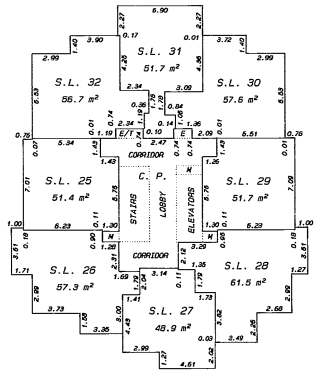
0 5 10 15 20

STRATA PLAN LMS 2728

FLOOR 6



FLOOR 7



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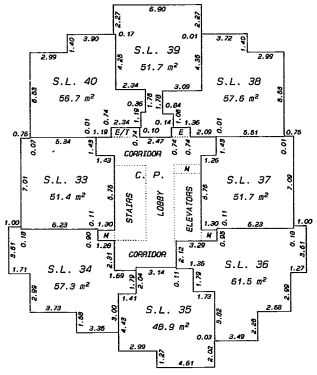
SCALE 1: 200

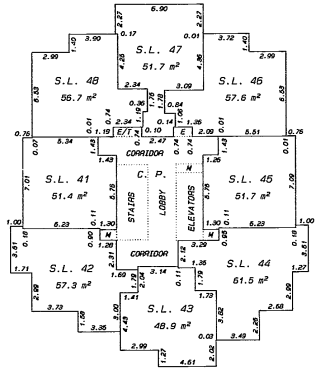
0 5 10 15 20

STRATA PLAN LMS 2728

FLOOR 8



FLOOR 9



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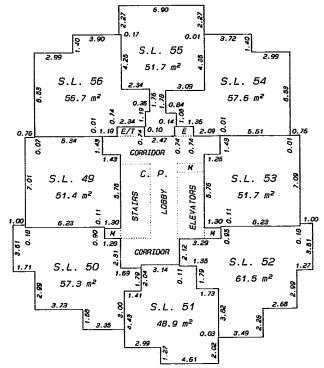
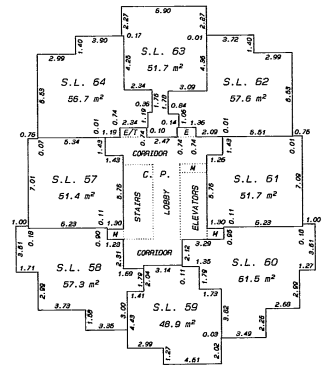
STRATA PLAN LMS 2728

FLOOR 10



FLOOR 11



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JOB NO. V - 10809

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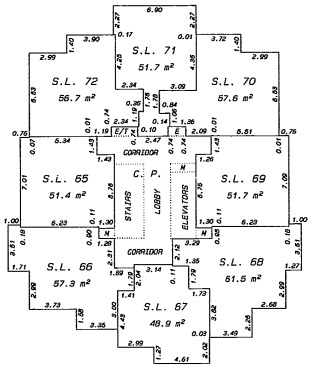
SCALE 1: 200

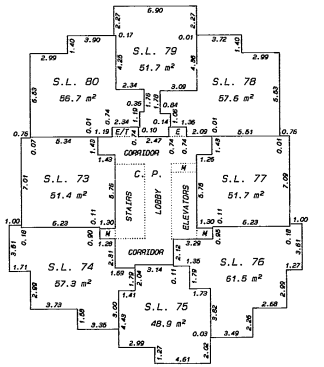
0 5 10 15 20

STRATA PLAN LMS 2728

FLOOR 12



FLOOR 15



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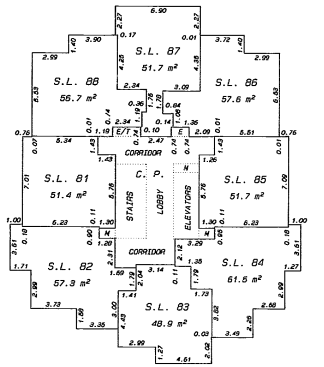
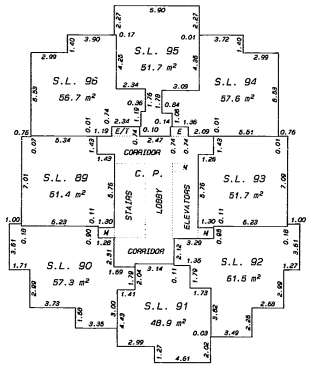
STRATA PLAN LMS 2728

FLOOR 16



FLOOR 17



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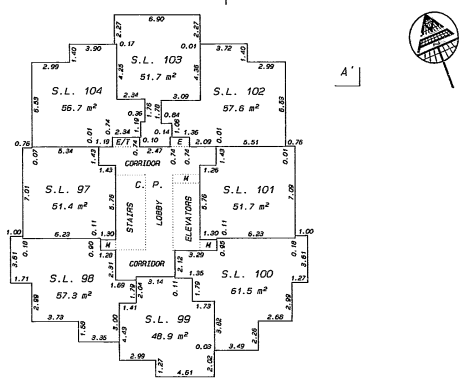
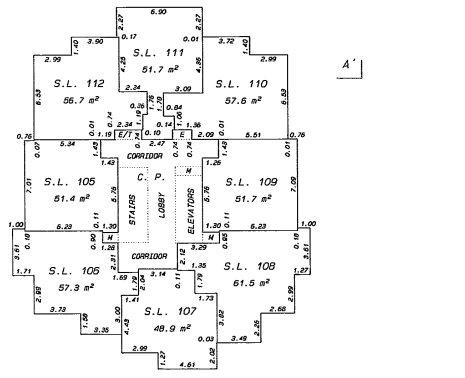
STRATA PLAN LMS 2728

FLOOR 18



FLOOR 19



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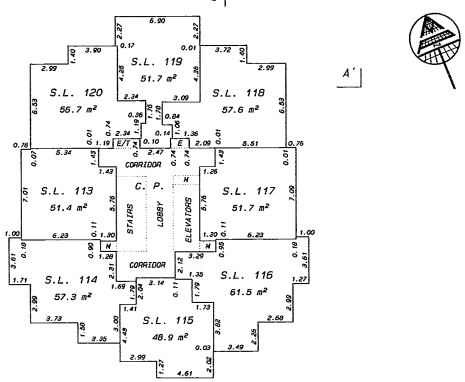
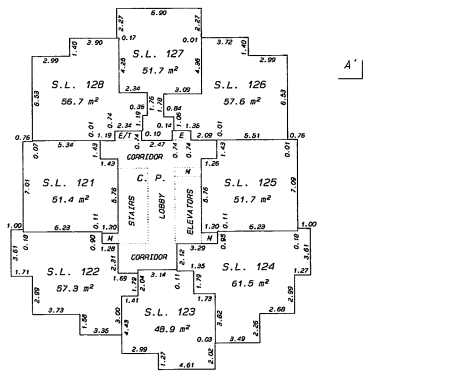
STRATA PLAN LMS 2728

FLOOR 20



FLOOR 21



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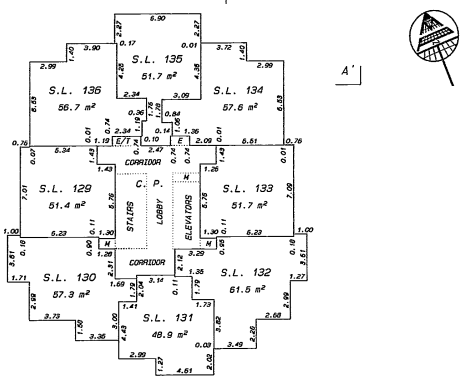
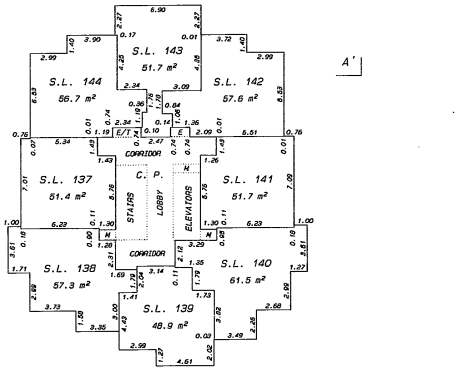
STRATA PLAN LMS 2728

FLOOR 22



FLOOR 23



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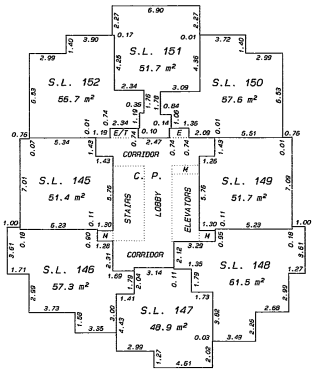
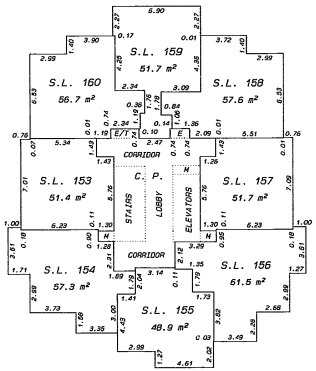
STRATA PLAN LMS 2728

FLOOR 25



FLOOR 26



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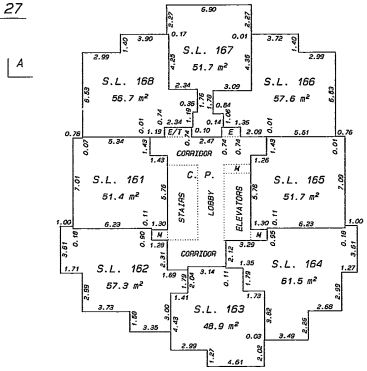
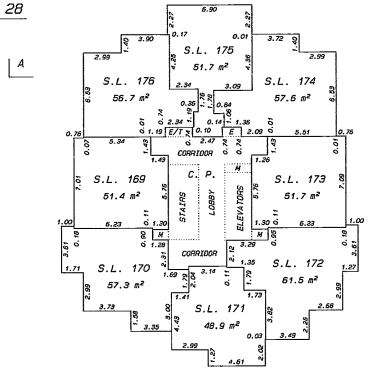
0 5 10 15 20

STRATA PLAN LMS 2728

FLOOR 27



FLOOR 28



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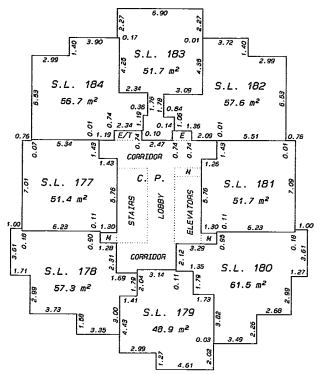
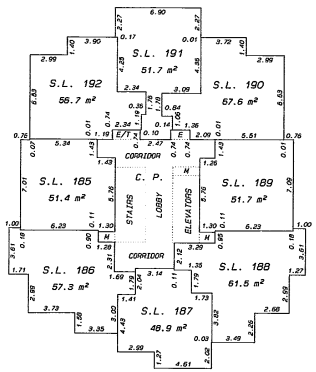
0 5 10 15 20

STRATA PLAN LMS 2728

FLOOR 29



FLOOR 30



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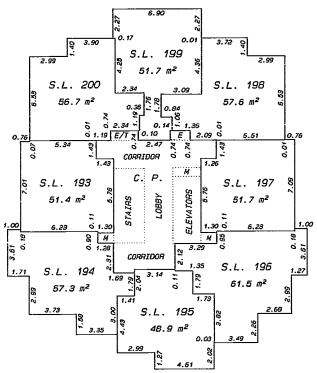
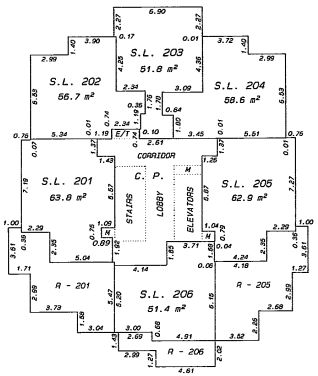
STRATA PLAN LMS 2728

FLOOR 31



FLOOR 32



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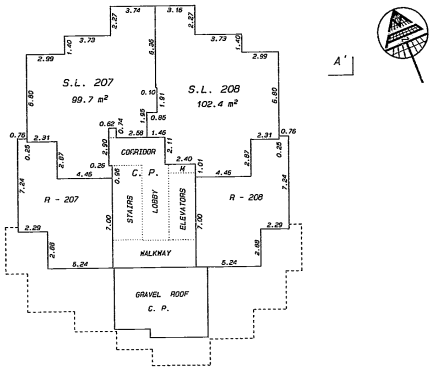
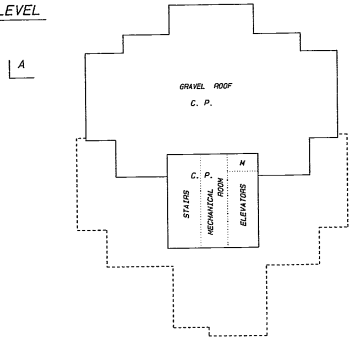
STRATA PLAN LMS 2728

FLOOR 33



ROOF LEVEL



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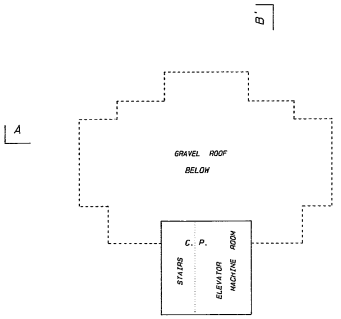
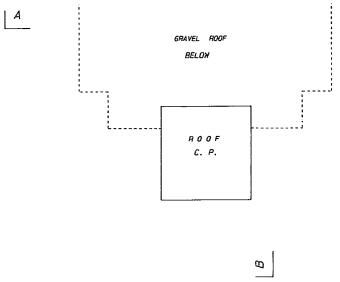
STRATA PLAN LMS 2728

ELEVATOR MACHINE ROOM LEVEL



ELEVATOR MACHINE ROOM ROOF



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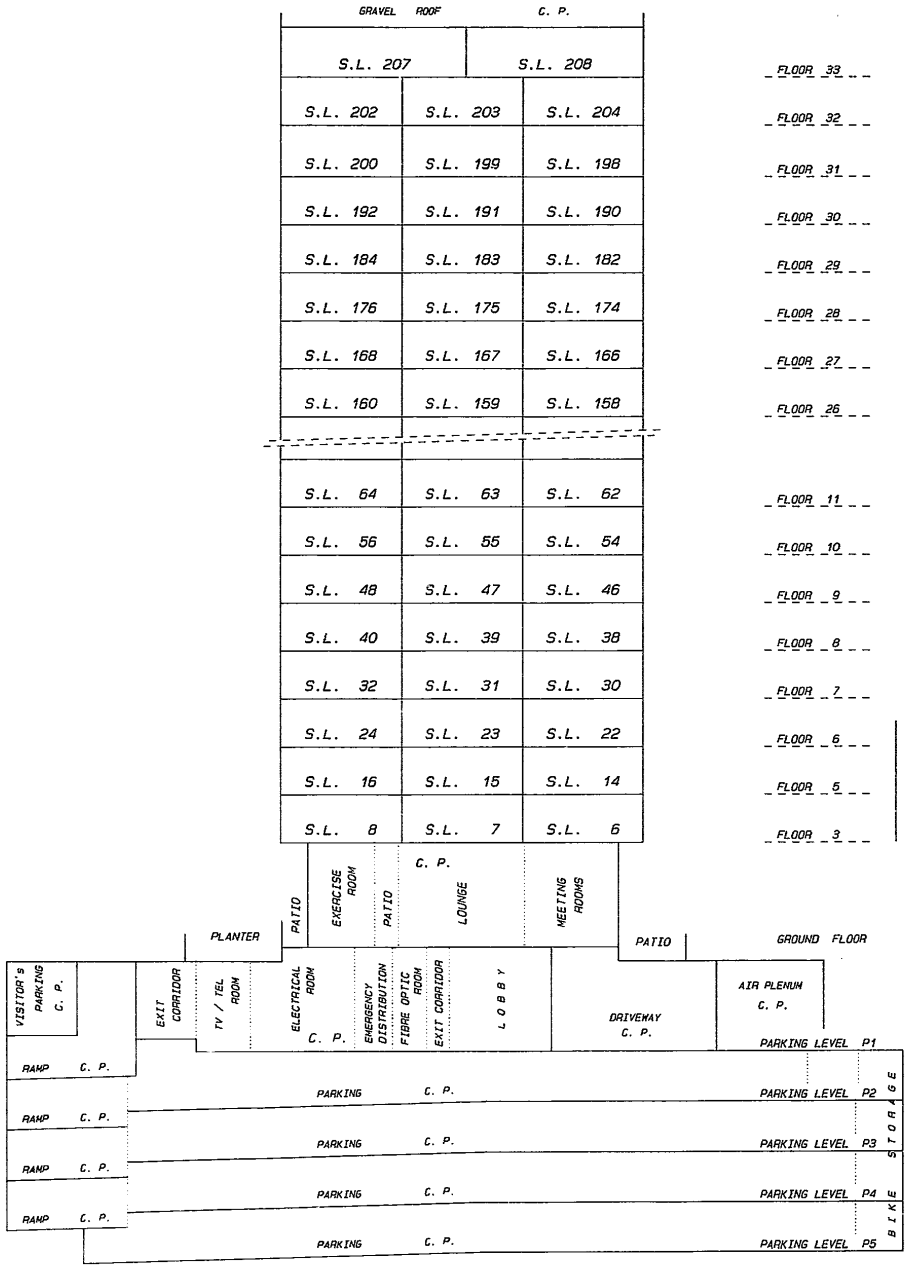
SECTION A - A'

SHEET 28 OF 31 SHEETS

SCALE 1: 200

0 5 10 15 20

STRATA PLAN LMS 2728



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JOB NO. V - 10809

DATE FEB. 21/97. WPW B.C.L.S.

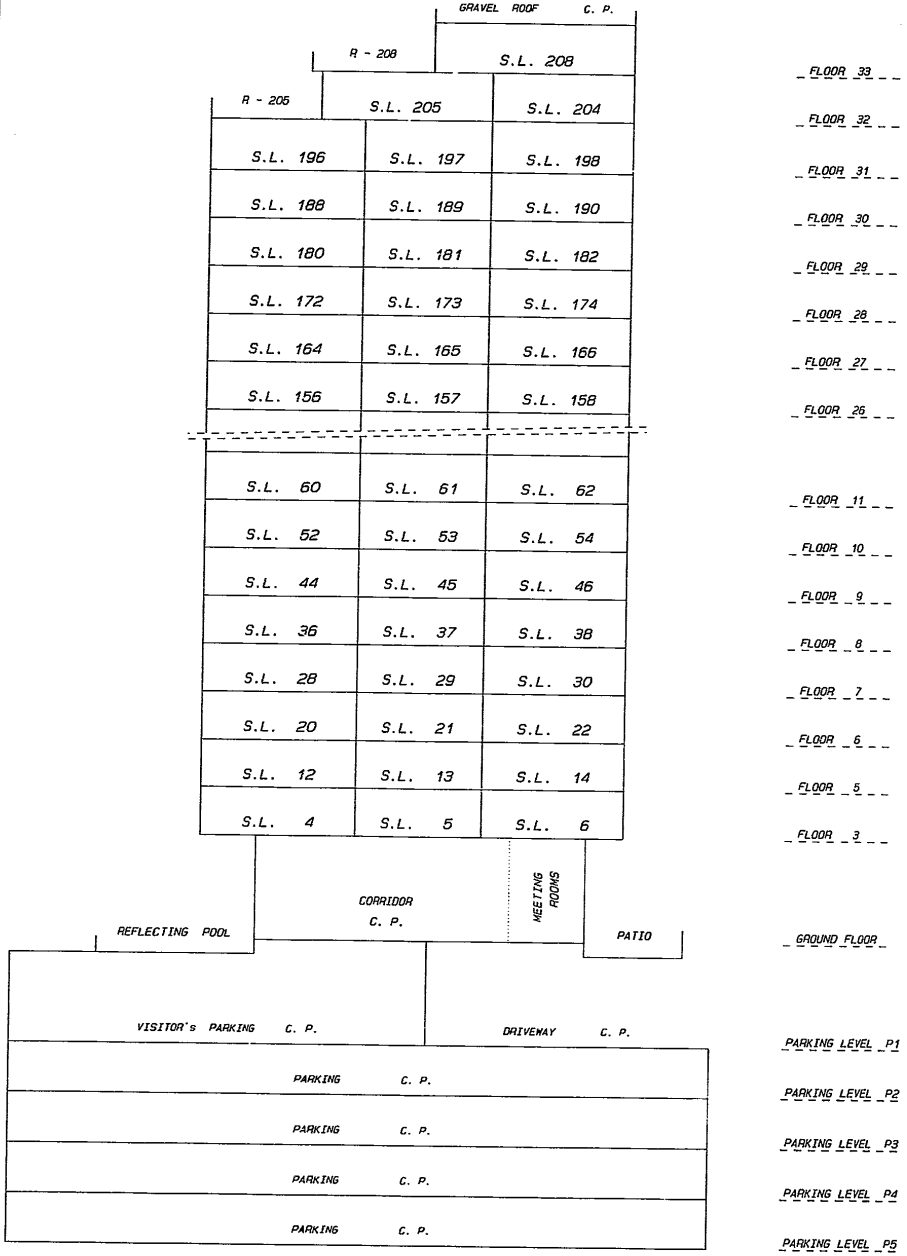
SECTION B - B'

SHEET 29 OF 31 SHEETS

SCALE 1. 200

0 5 10 15 20

STRATA PLAN LMS 2728



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JOB NO. V - 10809

DATE FEB. 21/97. WPW B.C.L.S.

STRATA PLAN LMS 2727

RECORD OF BY-LAWS AND ORDERS, ETC.

FILING		DOCUMENTS	
NUMBER	DATE	DATE	NATURES & PARTICULARS
BL91442	1997/03/14		NOTIFICATION OF CHANGE OF BYLAWS.

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STRATA PLAN LMS 2728

DEALINGS AFFECTING THE COMMON PROPERTY.

REGISTRATION		DOCUMENTS	
NUMBER	DATE	DATE	NATURES & PARTICULARS
		COMMON PROPERTY SHEET CLOSED: 1997/03/14	
		SEARCH AUTOS2 OR BC ONLINE FOR CURRENT INFORMATION BC REG. 76/95.	
		LINDA J. O'SHEA, REGISTRAR VANCOUVER / NEW WESTMINSTER LAND TITLE DISTRICT.	

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