STRATA PLAN OF LOT H OF LOT 8, BLOCK 17, DISTRICT LOT 526, PLAN VAP23227, CITY OF VANCOUVER.

FIRST SHEET
SHEET 1 OF 15 SHEETS

STRATA PLAN LMS 450

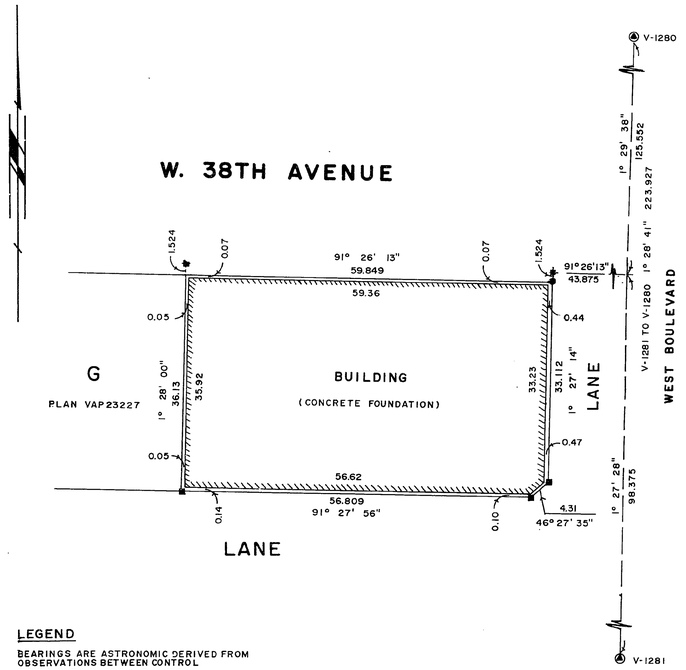
09

SCALE 1:500 ALL DISTANCES ARE IN METRES

DEPOSITED AND REGISTERED IN THE LAND TITLE OFFICE AT NEW WESTMINSTER, B.C. THIS 9th DAY OF July 1992

DEPUTY REGISTRAR

BF 261482 – BF 261522



LEGEND

BEARINGS ARE ASTRONOMIC DERIVED FROM OBSERVATIONS BETWEEN CONTROL MONUMENTS V-1280 AND V-1281.

- DENOTES CONTROL MONUMENT FOUND
- " LEAD PLUG FOUND
- " IRON POST FOUND

C.P. " COMMON PROPERTY
L.C.P. " LIMITED COMMON PROPERTY
SM. " SQUARE METRES
Sq.Ft. " SQUARE FEET

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

THE OWNERS: STRATA PLAN LMS 450
201-585 - 16th STREET
WEST VANCOUVER, B.C., V7V 3R8

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 30TH DAY OF APRIL, 1992.

ROBERT D. LEA B.C.L.S.

THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT.

LEA & ASSOCIATES
BRITISH COLUMBIA LAND SURVEYORS
1320-1090 W. GEORGIA STREET, POSTAL BOX 61,
VANCOUVER, B.C., V6E 3V7, PHONE: 683-4344

FILE: 2069

SECOND SHEET
SHEET 2 OF 15 SHEETS

STRATA PLAN LMS 450

CONDOMINIUM ACT

CIVIC ADDRESS	LOT No.	SHEET No.	FORM 1 UNIT ENTITLEMENT	FORM 2 INTEREST UPON DESTRUCTION
101	1	3&7	1074	345
102	2	7	1069	345
103	3	3&7	1135	345
201	4	3,4&8	1223	385
202	5	3&8	1223	395
203	6	4&8	1138	355
204	7	8	1138	365
301	8	3,4&8	1223	395
302	9	3&8	1223	405
303	10	4&8	1138	365
304	11	8	1138	375
401	12	4&9	1223	405
402	13	4&9	1223	415
403	14	4&9	1138	375
404	15	9	1138	385
501	16	3,4&9	1223	415
502	17	3&9	1223	425
503	18	4&9	1138	390
504	19	9	1138	395
601	20	3&10	2070	775
602	21	3,4&10	1404	475
603	22	4&10	1248	425
701	23	3&10	2070	795
702	24	3,4&10	1404	485
703	25	4&10	1248	435
801	26	3&11	2070	815
802	27	3,4&11	1404	498
803	28	4&11	1242	445
901	29	3&11	2070	835
902	30	3,4&11	1404	510
903	31	4&11	1242	455
1001	32	3&12	2070	855
1002	33	3,4&12	1404	525
1003	34	4&12	1242	465
1101	35	3&12	2070	875
1102	36	3,4&12	1404	545
1103	37	4&12	1250	485
1201	38	3,4&13	2378	1150
1202	39	3&13	2370	1150
PH01	40	3,4&13	1992	1075
PH02	41	3&13	1984	1075
		AGGREGATE	59,206	22,428

ALL OF
2108 W 38TH AVE.
VANCOUVER, B.C.

ACCEPTED AS TO FORMS 1 AND 2
THIS 30 DAY OF June 1992.

SUPERINTENDANT OF REAL ESTATE

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.

KOMBIZ EGHDAMI

DATED BEFORE ME AT West Vancouver B.C.
THIS 7th DAY OF June 1992.

A COMMISSIONER FOR TAKING AFFIDAVITS FOR BRITISH COLUMBIA.
DIANNE TURNER

OWNER: NOVA EIGHT DEVELOPMENT CORP

AUTHORIZED SIGNATORY KOMBIZ EGHDAMI

AUTHORIZED SIGNATORY SILVIO MERLER

WITNESS AS TO SIGNATURES M. ANNE TITCOMB

OCCUPATION

ADDRESS

BANK OF MONTREAL BY ITS ATTORNEY & AGENT

P.A. NO. BC 310414

AUTHORIZED SIGNATORY
WALTER A. TOPPOLI - SENIOR ACCOUNT MANAGER

AUTHORIZED SIGNATORY
CAROLYN THOMPSON - CLIENT MANAGER

WITNESS AS TO SIGNATURE(S)
GINNY HALL

OCCUPATION
CUSTOMER SERVICE OFFICER

ADDRESS
6TH FLOOR
535 BURRARD ST. VANCOUVER, B.C.

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 30TH DAY OF APRIL, 1992, BEEN PREVIOUSLY OCCUPIED. DATED AT VANCOUVER, B.C. THIS 30TH DAY OF MAY, 1992.

ROBERT D. LEA B.C.L.S.

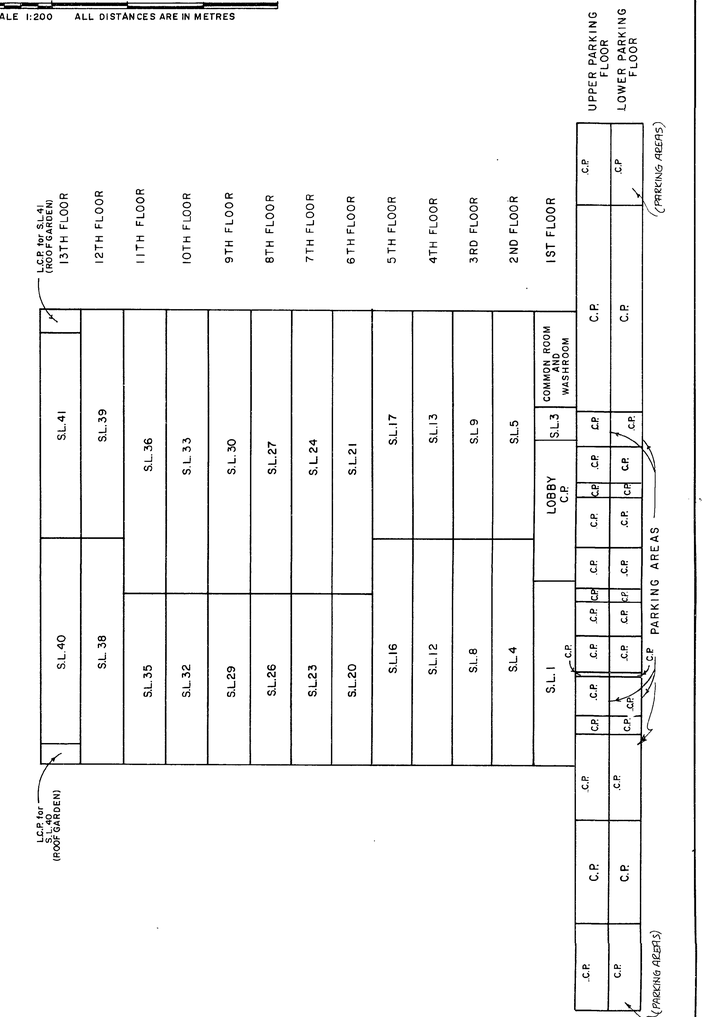
FILE: 2069

SHEET 3 OF 15 SHEETS

STRATA PLAN LMS 450

SECTION A

SCALE 1:200 ALL DISTANCES ARE IN METRES



DATED THIS 30TH DAY OF APRIL, 1992. RDL

FILE: 2069

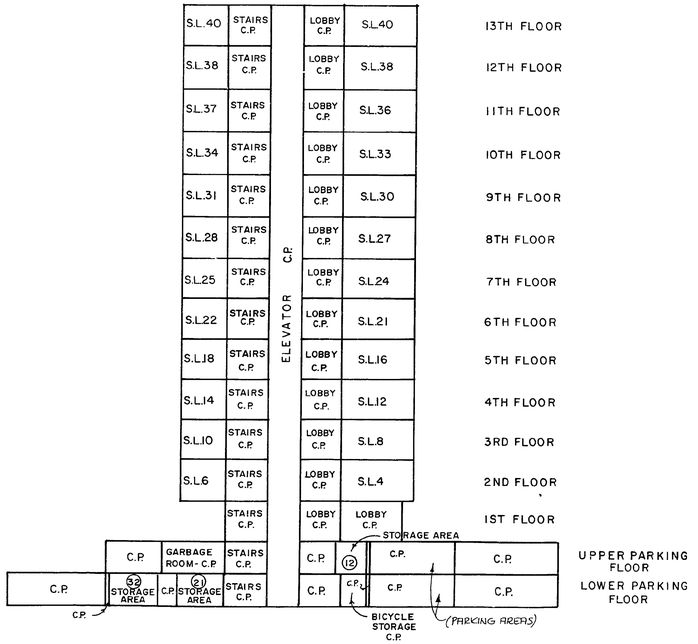
SECTION B

SHEET 4 OF 15 SHEETS

STRATA PLAN LMS 450

5 0 5 10 15

SCALE 1:200 ALL DISTANCES ARE IN METRES



DATED THIS 30TH DAY OF APRIL, 1992 ROL

FILE: 2069

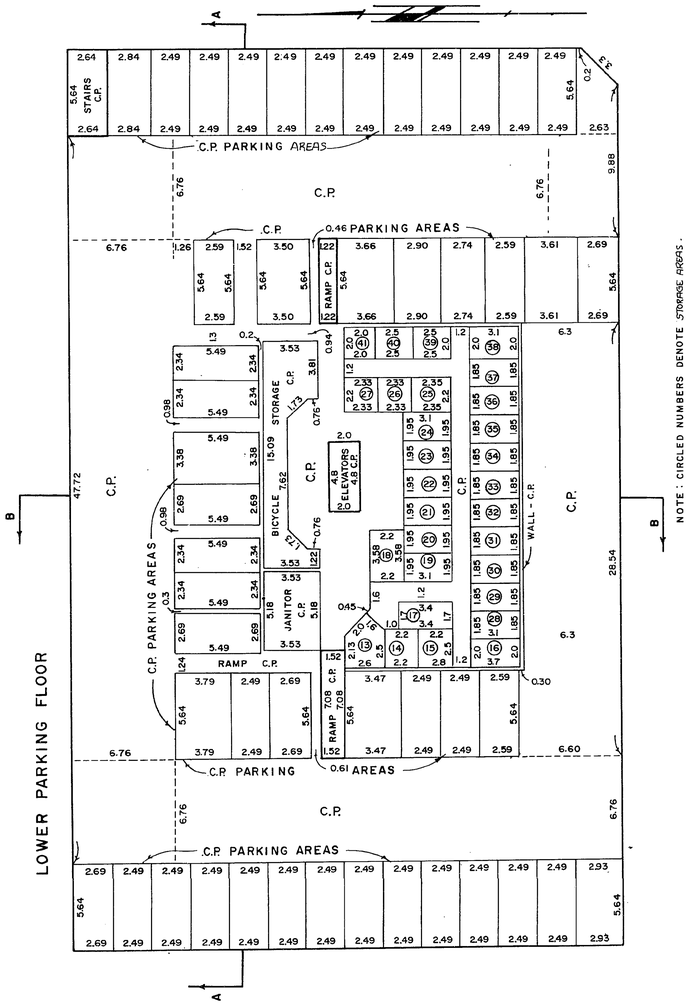
PARKING AND STORAGE AREAS SHOWING THE LOWER PARKING FLOOR.

SHEET 5 OF 15 SHEETS

STRATA PLAN LMS 450

5 0 5 10 15

SCALE 1:200 ALL DISTANCES ARE IN METRES



DATED THIS 30TH OF APRIL, 1992 ROL

FILE: 2069

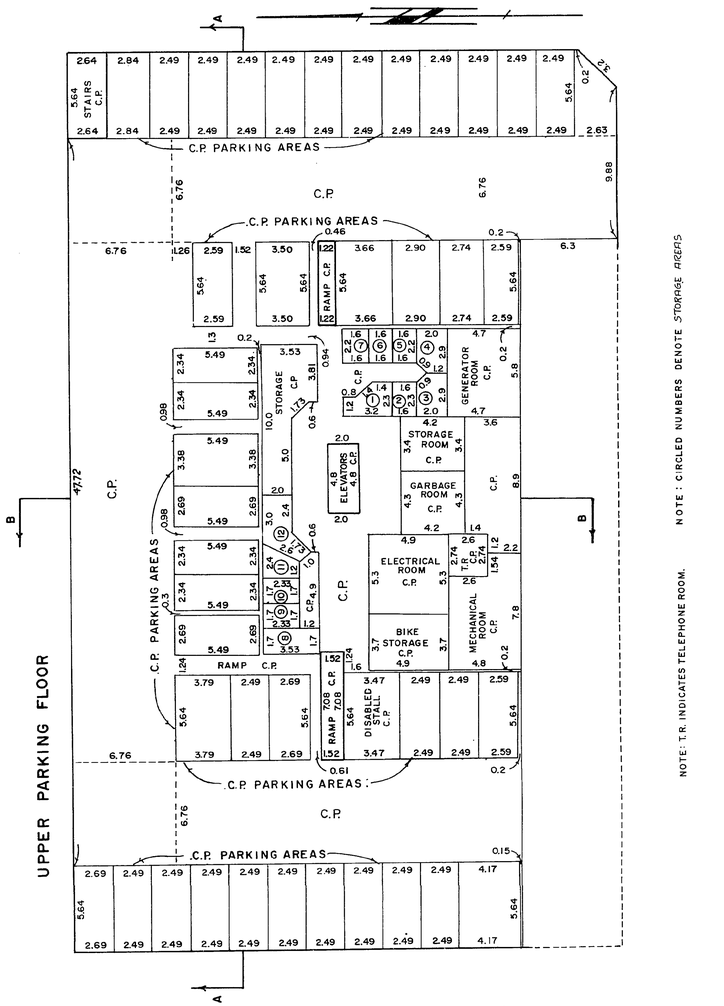
PARKING AND STORAGE AREAS SHOWING THE UPPER PARKING FLOOR.

SHEET 6 OF 15 SHEETS

STRATA PLAN LMS 450

5 0 5 10 15

SCALE 1:200 ALL DISTANCES ARE IN METRES



DATED THIS 30TH OF APRIL, 1992 ROL

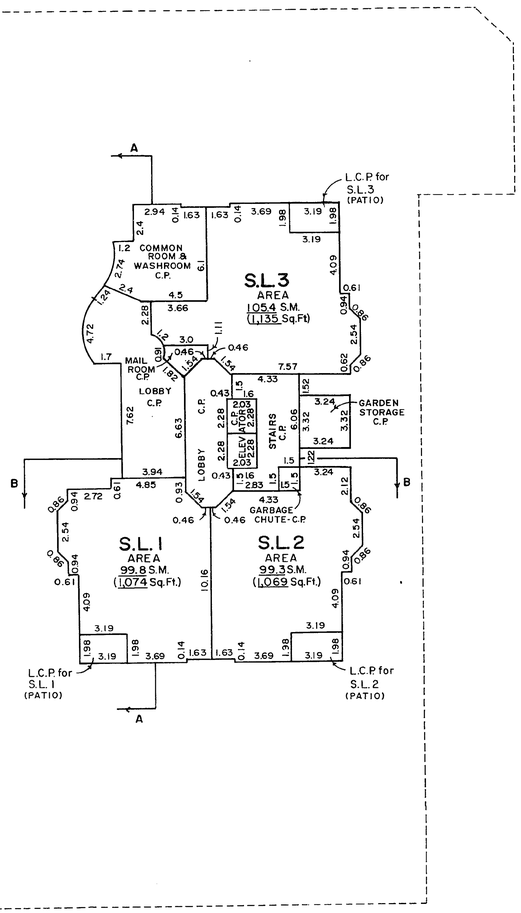
FILE: 2069

STRATA LOTS 1, 2 AND 3. SHOWING THE 1ST FLOOR OF THE BUILDING.

SHEET 7 OF 15 SHEETS

STRATA PLAN LMS 450

SCALE 1:200 ALL DISTANCES ARE IN METRES



FIRST FLOOR

DATED THIS 30TH DAY OF APRIL, 1992 RDL

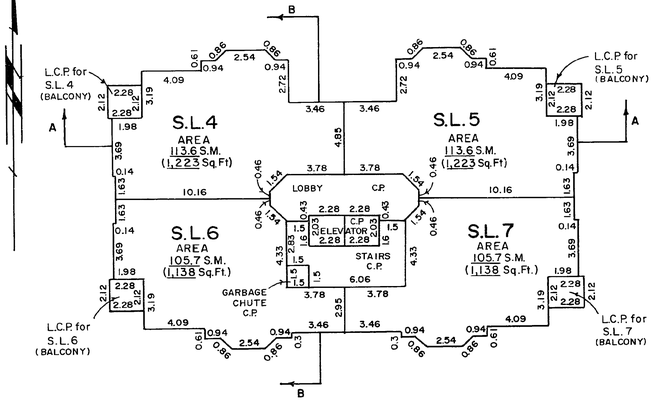
FILE:2069

STRATA LOTS 4 TO 11 SHOWING THE 2ND AND 3RD FLOORS OF THE BUILDING.

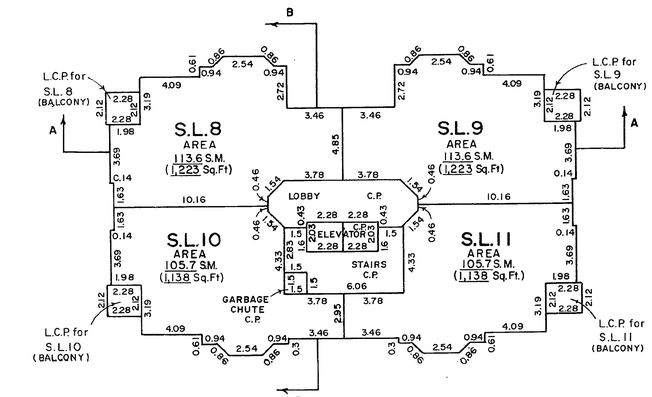
SHEET 8 OF 15 SHEETS

STRATA PLAN LMS 450

SCALE 1:200 ALL DISTANCES ARE IN METRES



SECOND FLOOR



THIRD FLOOR

DATED THIS 30TH DAY OF APRIL, 1992 RDL

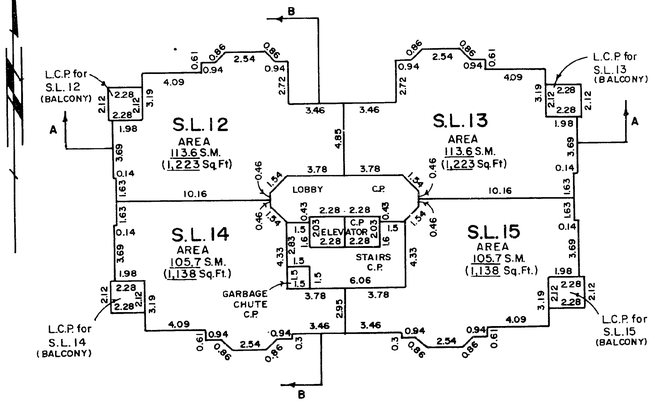
FILE:2069A

STRATA LOTS 12 TO 19 SHOWING THE 4TH AND 5TH FLOORS OF THE BUILDING.

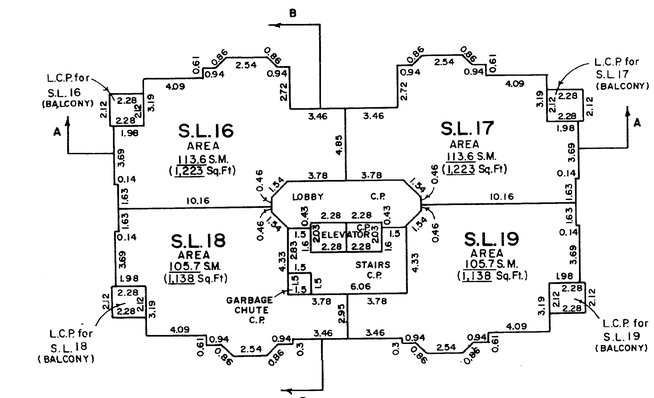
SHEET 9 OF 15 SHEETS

STRATA PLAN LMS 450

SCALE 1:200 ALL DISTANCES ARE IN METRES



FOURTH FLOOR



FIFTH FLOOR

DATED THIS 30TH DAY OF APRIL, 1992 RDL

FILE:2069A

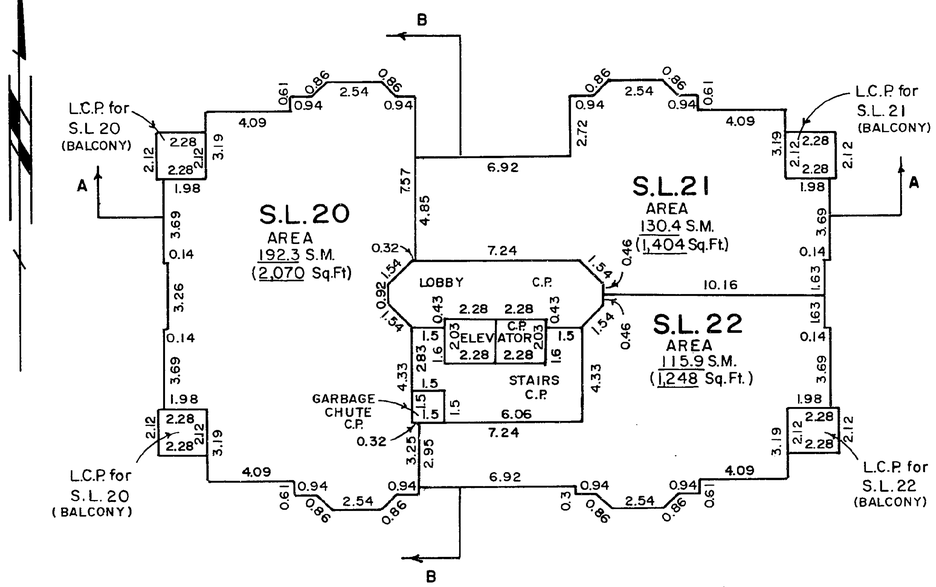
STRATA LOTS 20 TO 25 SHOWING THE 6TH AND 7TH FLOORS OF THE BUILDING.

SHEET 10 OF 15 SHEETS

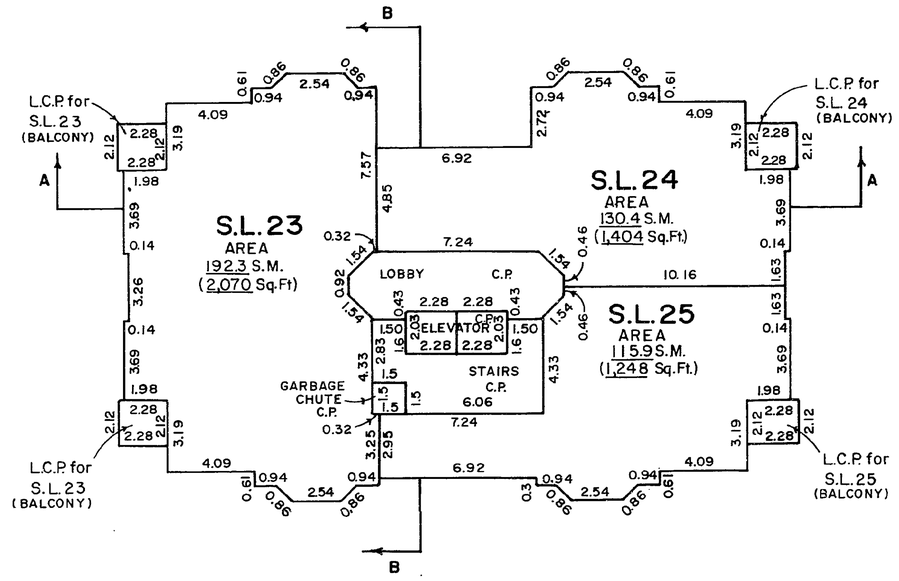
STRATA PLAN LMS 450

5 0 5 10 15

SCALE 1:200 ALL DISTANCES ARE IN METRES



SIXTH FLOOR



SEVENTH FLOOR

DATED THIS 30TH DAY OF APRIL, 1992. RDL

FILE: 2069B

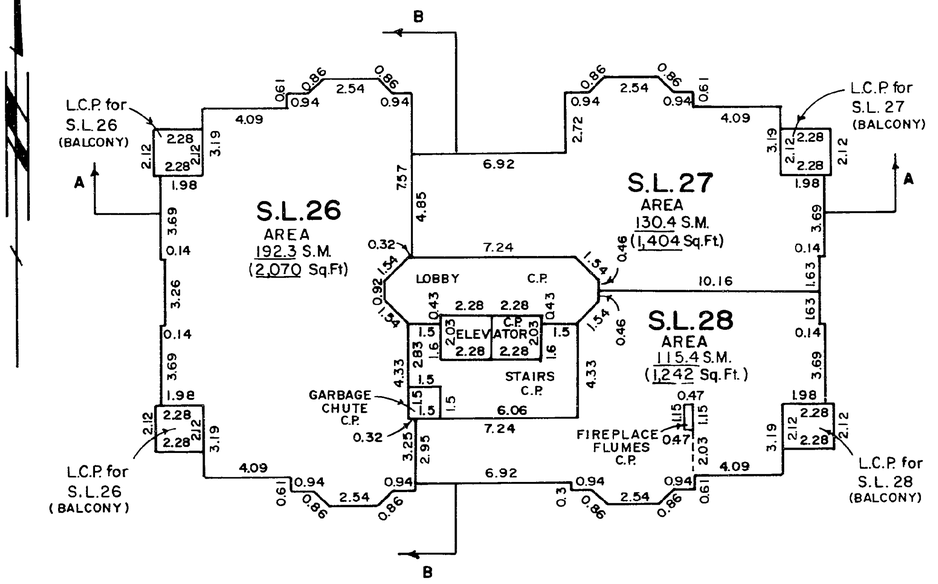
STRATA LOTS 26 TO 31 SHOWING THE 8TH AND 9TH FLOORS OF THE BUILDING.

SHEET 11 OF 15 SHEETS

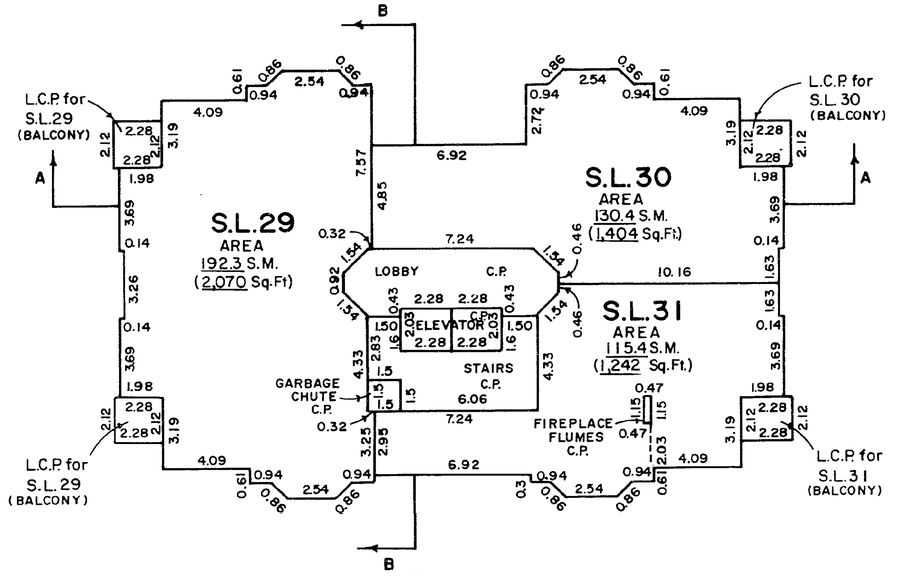
STRATA PLAN LMS 450

5 0 5 10 15

SCALE 1:200 ALL DISTANCES ARE IN METRES



EIGHT FLOOR



NINTH FLOOR

DATED THIS 30TH DAY OF APRIL, 1992. RDL

FILE: 2069B

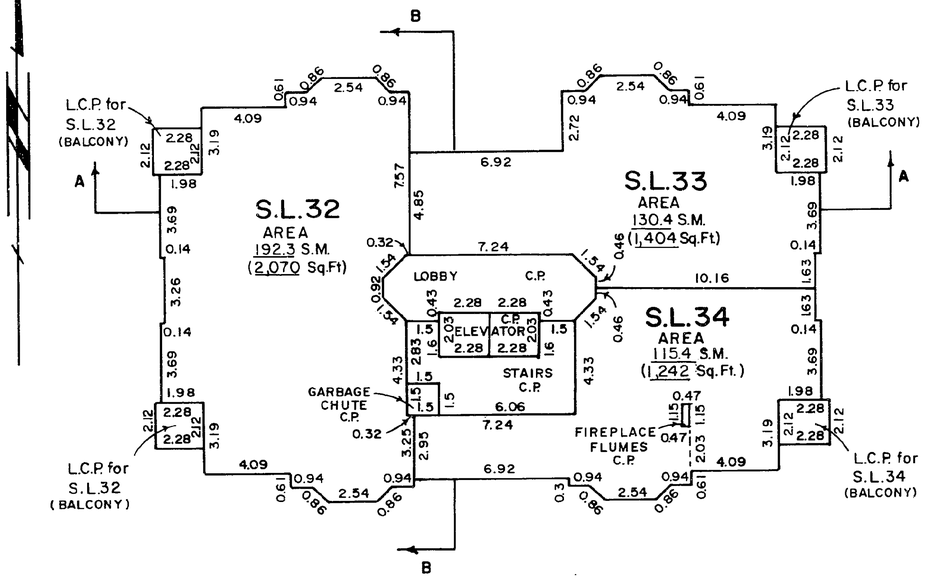
STRATA LOTS 32 TO 37. SHOWING THE 10TH AND 11TH FLOORS OF THE BUILDING.

SHEET 12 OF 15 SHEETS

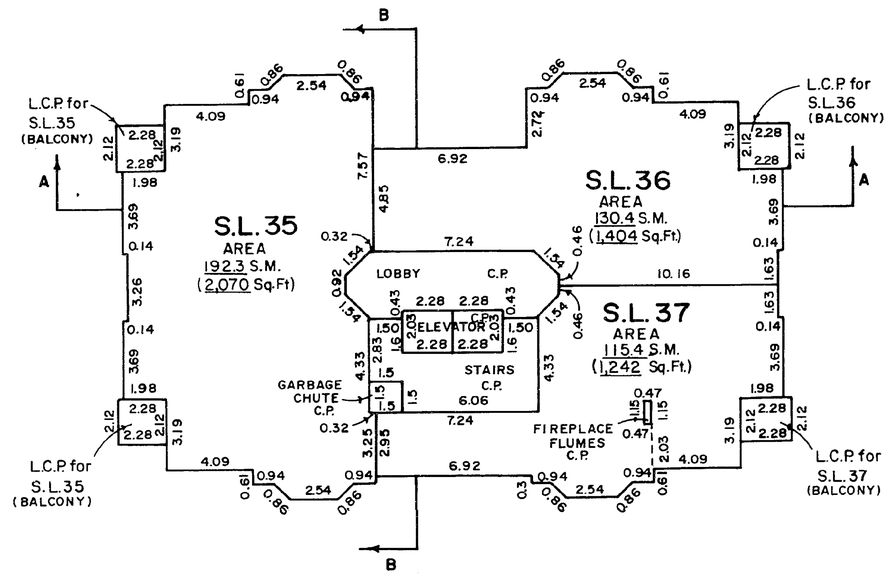
STRATA PLAN LMS 450

5 0 5 10 15

SCALE 1:200 ALL DISTANCES ARE IN METRES



TENTH FLOOR



ELEVENTH FLOOR

DATED THIS 30TH DAY OF APRIL, 1992. RDL

FILE: 2069B

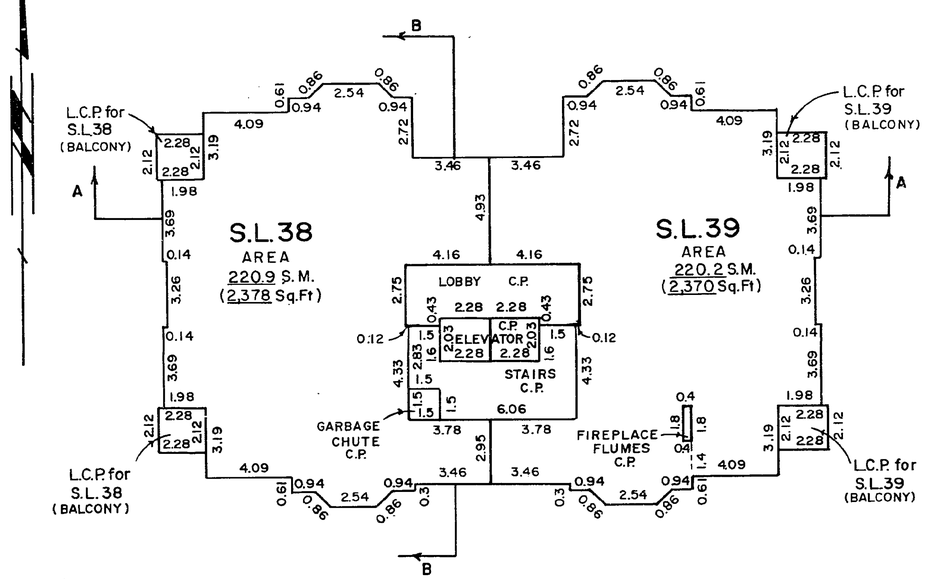
STRATA LOTS 38 TO 41. SHOWING THE 12TH AND 13TH FLOORS OF THE BUILDING.

SHEET 13 OF 15 SHEETS

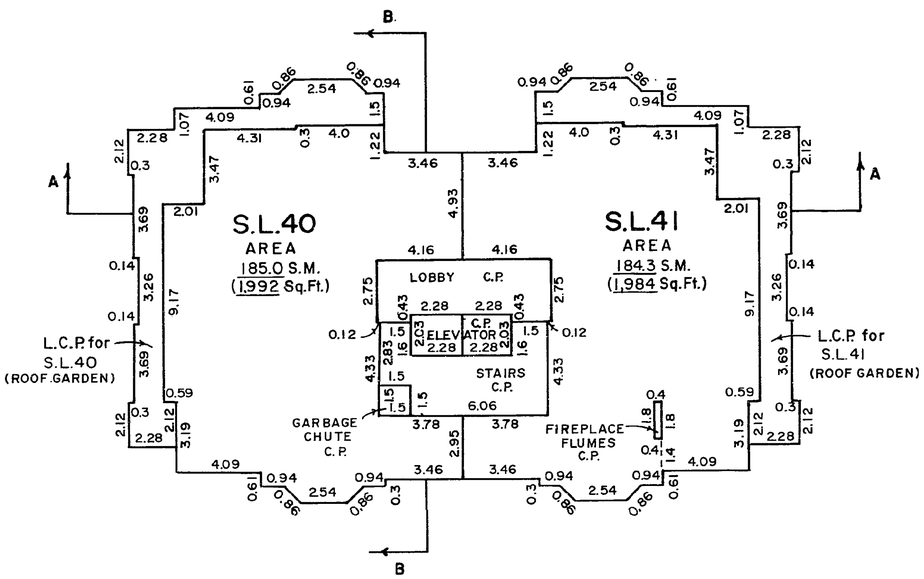
STRATA PLAN LMS 450

5 0 5 10 15

SCALE 1:200 ALL DISTANCES ARE IN METRES



TWELFTH FLOOR



THIRTEENTH FLOOR

DATED THIS 30TH DAY OF APRIL, 1992. RDL.

FILE: 2069

SHEET 14 OF 15 SHEETS

STRATA PLAN L.M.S. 450

RECORD OF BY-LAWS & ORDERS ETC.

FILING		DOCUMENTS	
NUMBER	DATE	DATE	NATURE AND PARTICULARS

Dated at Vancouver, B.C., this 30TH day of APRIL, 1992

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

File: 2069

SHEET 15 OF 15 SHEETS

STRATA PLAN L.M.S.

DEALINGS AFFECTING THE COMMON PROPERTY

FILING		DOCUMENTS	
NUMBER	DATE	DATE	NATURE AND PARTICULARS
PERSONAL PROPERTY SECURITY ACT NOTICE, SEE D.F. BE 147393, EXPIRES JULY 11, 1996			
GD 117714	06/11/1990		STATUTORY RIGHT OF WAY IN FAVOUR OF CITY OF VANCOUVER; INTER ALIA
GD 117715	06/11/1990		COVENANT IN FAVOUR OF CITY OF VANCOUVER; S.215 L.T.A; INTER ALIA

Dated at Vancouver, B.C., this 30TH day of APRIL, 1992

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

File: 2069