

PHASE 1 OF STRATA PLAN OF PART OF LOT 6, DISTRICT LOTS 621 & 2075 PLAN LMP 14804, NEW WESTMINSTER DISTRICT

PHASE 1

STRATA PLAN LMS 1719

Deposited and registered in the Land
Title Office at New Westminster, B.C.
this 21st day of NOV 1995.

[Signature]
ASSISTANT DEPUTY Registrar
B441775d

SCALE 1 : 1000



KEY PLAN

FORM C- B4417748

MUNICIPALITY OF NORTH VANCOUVER, D.L. 2075

SOUTH
BOUNDARY
OF D.L. 2075NORTH
BOUNDARY
OF D.L. 621

REM. LOT 6
PLAN LMP 14804

46

PLAN 22564

DL. 621

STRATHAVEN
DRIVE

Bldg 2
PHASE 1
Bldg 1

8
PLAN 16890

LANE

P L A N

1 5 1 8 9

'A'
PLAN
15859

6
PLAN
4655

NOTES

STRATA LOT BOUNDARY IS TO THE EXTERIOR FACE
OF STUD WALL OR TO THE CENTERLINE OF PARTY WALL.
ALL ANGLES ARE 45° OR 90° UNLESS OTHERWISE NOTED.

THIS PLAN LIES WITHIN THE
GREATER VANCOUVER REGIONAL DISTRICT

LEGEND:

- ① NOTES COMMON PROPERTY
- SI DENOTES STRATA LOT
- PT SI DENOTES PART STRATA LOT
- B DENOTES BALCONY
- P DENOTES PATIO
- A DENOTES AREA
- D DENOTES DECK
- m2 DENOTES SQUARE METRES
- ① DENOTES LIMITED COMMON PROPERTY FOR STRATA LOT 1 (TYPICAL)

BEARINGS ARE GRID AND ARE DERIVED
FROM CONTROL MONUMENTS 93H5928
AND 73H1169.

NAME OF DEVELOPMENT:

STRATHAVEN

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

THE OWNERS OF STRATA PLAN LMS 1719

C/O CRESBY PROPERTY MANAGEMENT LTD.
777 HORNEY STREET,
VANCOUVER, B.C.
V6Z 1S4

I, MORGAN A.R. STEWART, of Vancouver, a British
Columbia and 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 21st day of OCTOBER, 1994

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

[Signature] D.C.L.S.

LOCATION PLAN

PHASE 1

STRATA PLAN *LMS 1719*

SCALE 1 : 250



PART LOT 6

PLAN LMP 14804

46

PLAN 22564

STRATHAVEN

DRIVE

PHASE 1

Blcg 2

Blcg 1

8
PLAN '6890

DATE *21 October 1994* *WLS*
MORGAN STEWART & COMPANY
Surveyors and Engineers
1055-Seymour St, Vancouver, B.C.
OCM 83-5928
90°02'20" 164.112
277.956
64°13'33" 277.956
OCM 73H-1169
47°25'29" 177.341
9°16'01" 44.396
173°17'10" 26.500
83°17'10"

PHASE
STRATA PLAN LMS 1719

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
1 4	2296	3749	NUMBER OF VOTES
2 4	2300	3749	
3 5	2653	3749	
4 5	2653	3749	
AGGREGATE	9902	14,996	

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.

Authorized Signatory

VICTOR SETTON

Declared before me this 25 day of October 1994

A commissioner for taking affidavits for British Columbia

GARY DAYAN

Accepted as to forms 1, 2 and 3

Dated this 22 day of November 1994

per: J. Wong
Superintendent of Real Estate

MORTGAGEE:

MARCUS WOSK

Approved as phase 1 of a 5 phase strata plan
under the condominium act.
Dated at North Vancouver, B.C.,
this 22 day of NOVEMBER, 1994.

Approving Officer for the District of
North Vancouver

WITNESS:

Quinn Sullivan
Name: TENNIFER SILVERA

Address: 6991 CARRNS COVE
RICHMOND BC V7C 5E6
Occupation: ADMINISTRATOR

OWNER:

UNITED PROPERTIES (STRATHAVEN) LTD.
(INC. NO. 464656)

Authorized Signatory

VICTOR SETTON

WITNESS:

GARY C. DAYAN

1628 W 16 Avenue Vancouver V6J 1S5
Address

Occupation

MORTGAGEE:

M.R.S. TRUST COMPANY
(REGISTRATION NO. 34988A)

S. J. M. J. S.
Authorized Signatory E. Meranda

Wang Hoon
Authorized Signatory Maria Accomando-Dados

WITNESS AS TO BOTH SIGNATURES

Julian Letch
Address

506 BAYVIEW ST, TOR.
Address

FUNDING OFFICER
Occupation

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

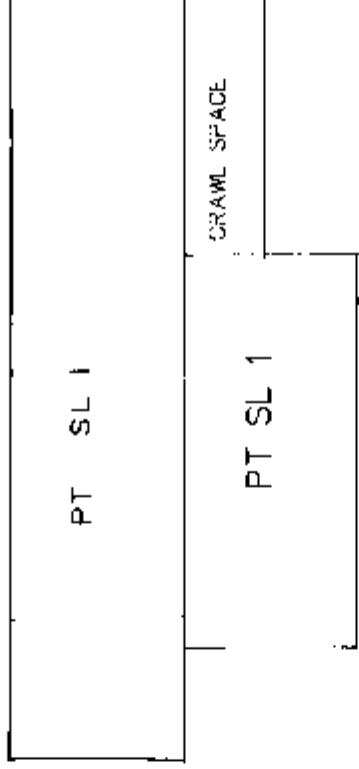
DATE 21 October 1994 Wong C.S.

PHASE 1
STRATA PLAN LMS 1719

SECTIONS



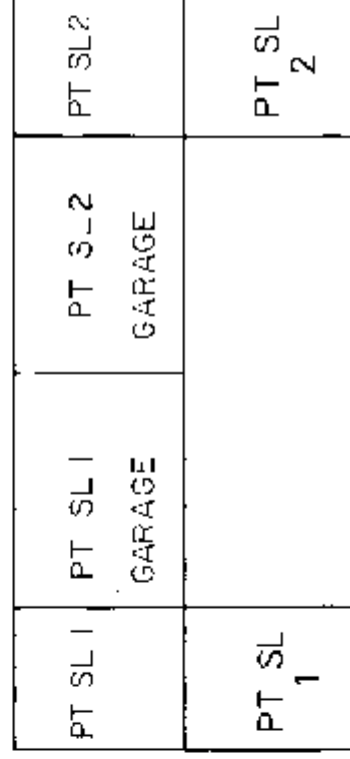
SECTION A1 — A1



MAIN FLOOR

BASEMENT FLOOR

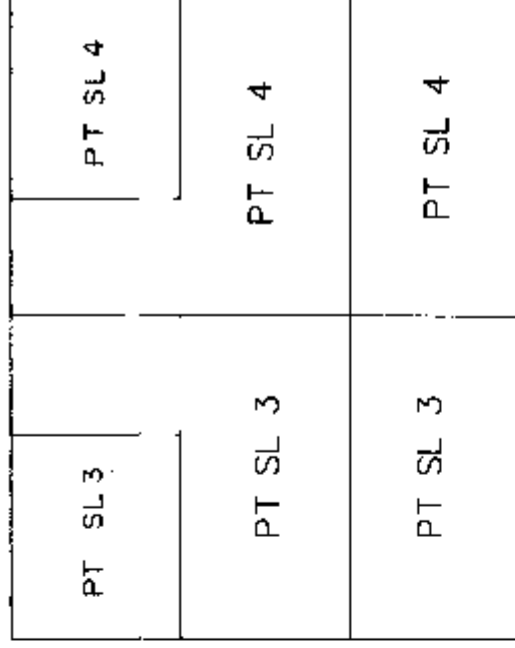
SECTION B1 — B1



MAIN FLOOR

BASEMENT FLOOR

SECTION C1 — C1

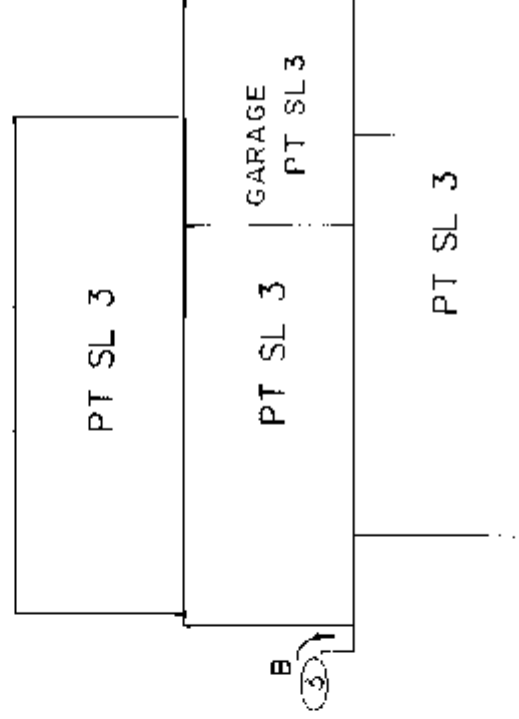


UPPER FLOOR

MAIN FLOOR

BASEMENT FLOOR

SECTION D1 — D1



UPPER FLOOR

MAIN FLOOR

BASEMENT FLOOR

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

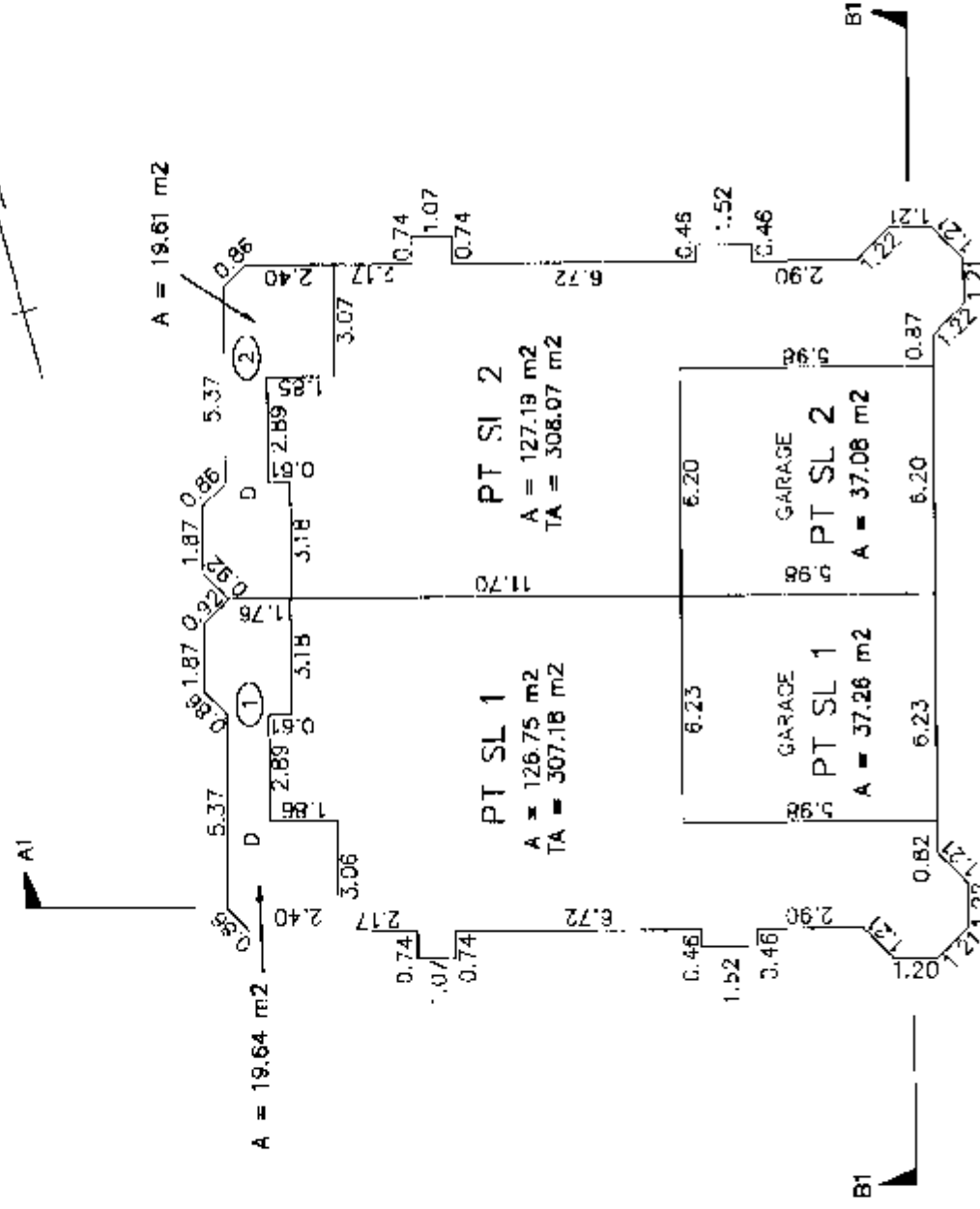
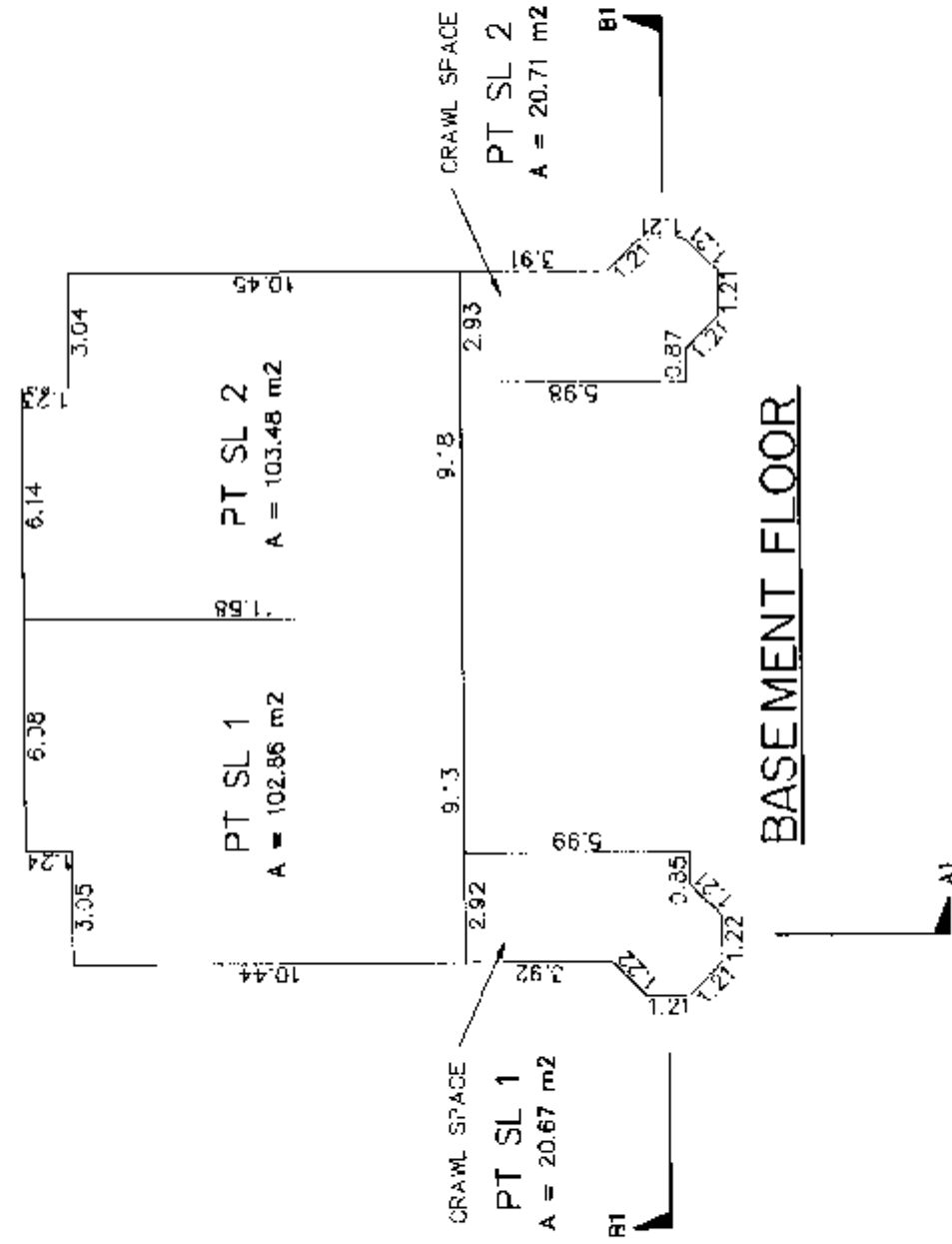
DATE 21 October 1994 WMS B.C.S.

BUILDING 1

PHASE 1

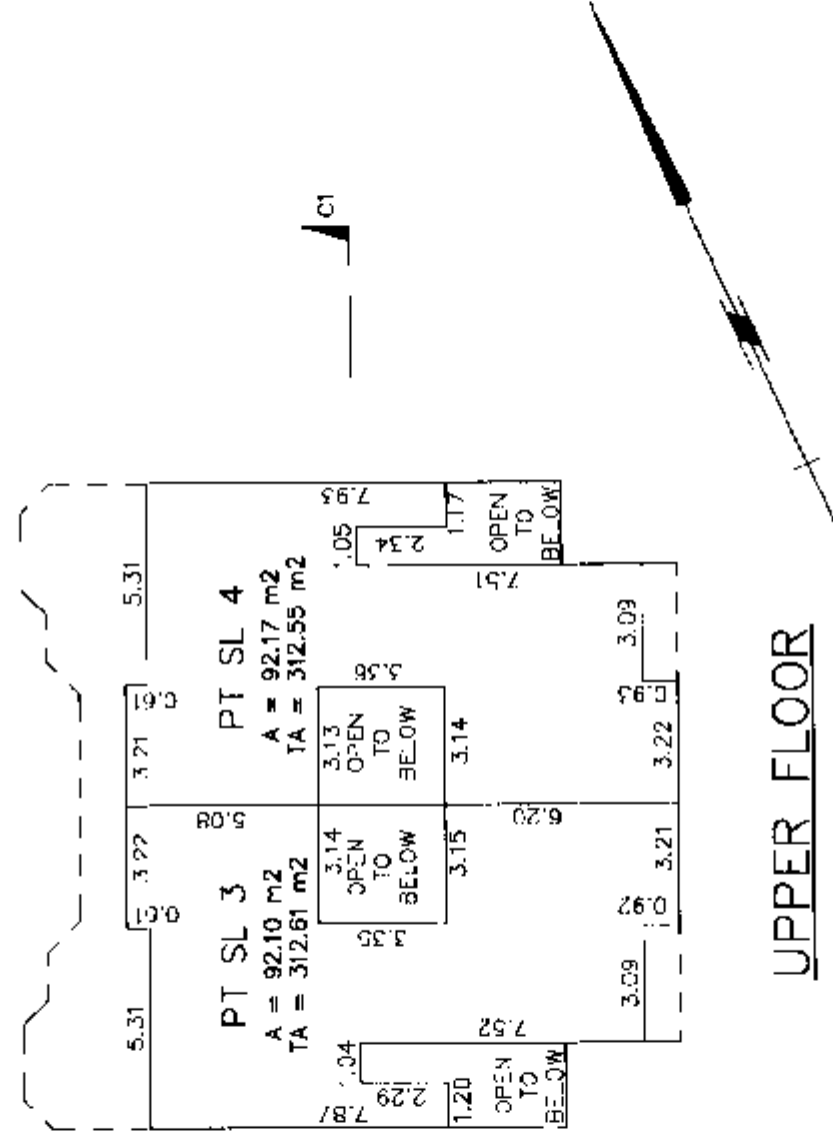
STRATA PLAN 1ms 1719

SCALE 1:200

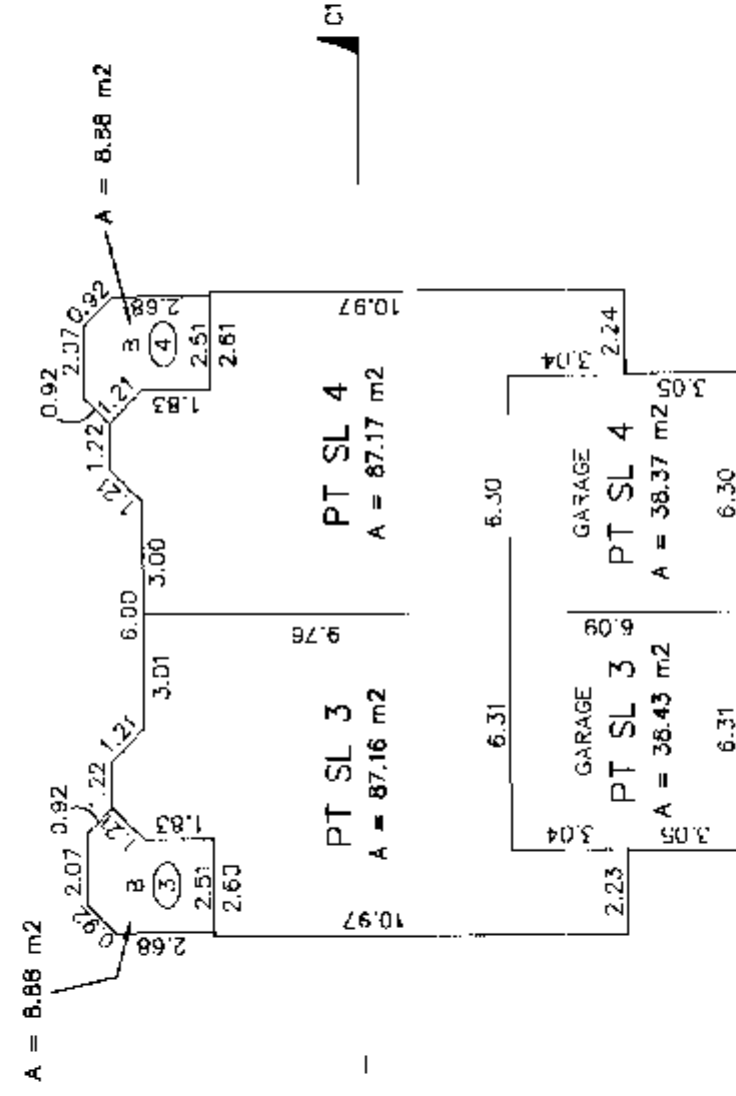
**MAIN FLOOR**

PHASE 1
STRATA PLAN *Lms 1719*

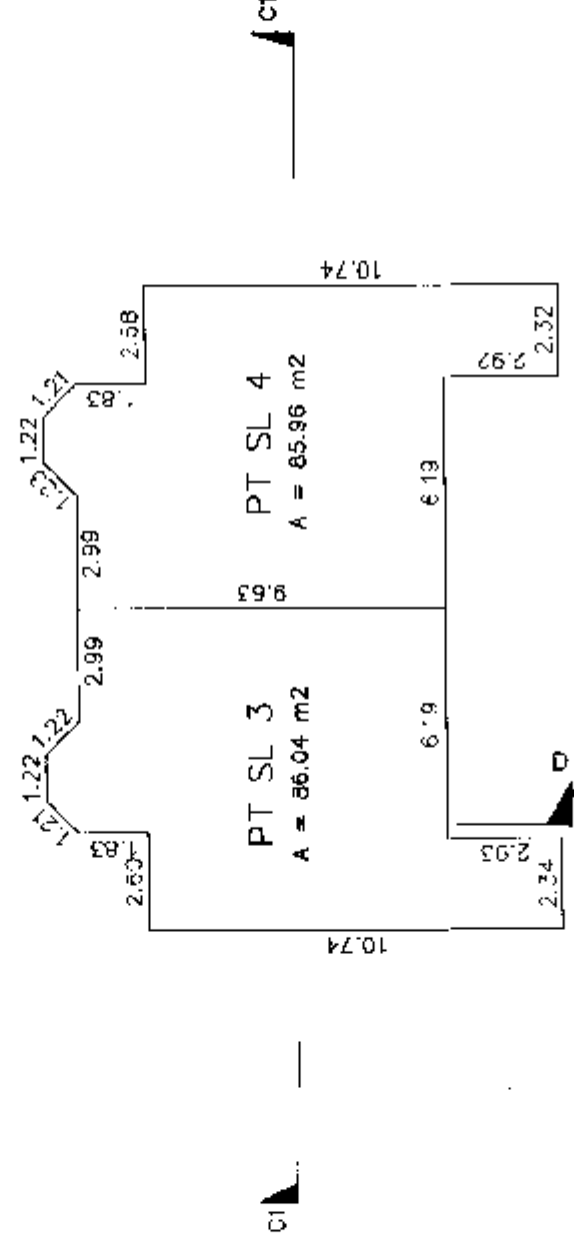
SCALE 1:200



UPPER FLOOR



MAIN FLOOR



BASEMENT FLOOR

MORGAN SLEWICK & COMPANY
Surveyors and Engineers
1055—Seymour St., Vancouver, B.C.

DATE 21 October 1994 WLB C.L.S.

FILE: 5879-S71

5/10/20

STRATA PLAN

MS 1719

LINDA J. O'SHEA, Registrar
Testimonies Land Title Districts

YORGAN STEWART & COMPANY
Surveyors and Engineers
1055-Seymour St. Vancouver, B.C.

**STRATA PLAN OF PART OF LOT 6,
EXCEPT PHASE 1,
STRATA PLAN LMS 1719
DISTRICT LOTS 621 AND 2075
PLAN LMP 14804
NEW WESTMINSTER DISTRICT
DISTRICT OF NORTH VANCOUVER
KEY PLAN**

PHASE 2
STRATA PLAN LMS 1719

Deposited and registered in the Land
Title Office at New Westminster, BC
this 1 day of DEC . 1995.

[Signature]
ASSISTANT DEPUTY Registrar

SCALE 1 : 1000



BH 430640

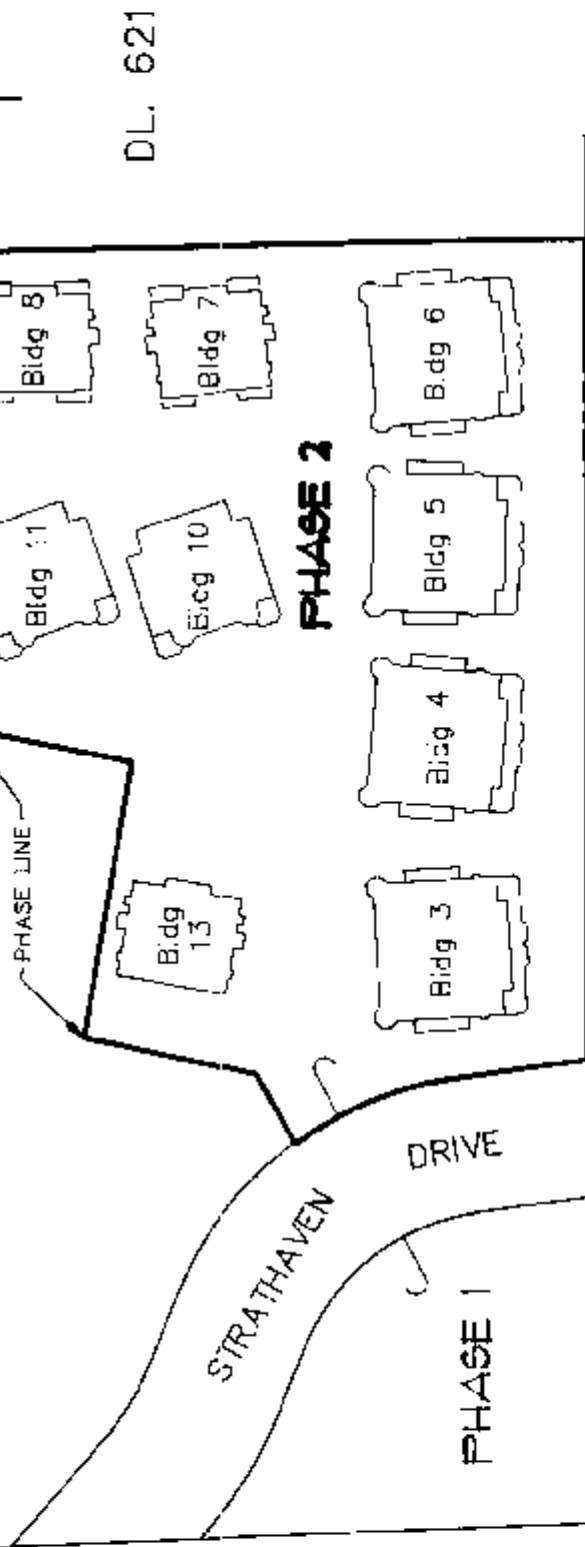
DL 2075

SOUTH
BOUNDARY
OF DL 2075

NORTH
BOUNDARY
OF DL 621

REM. LOT 6
PLAN LMP 14804

46
PLAN 22564



NOTES

STRATA LOT BOUNDARY IS TO THE EXTERIOR FACE
OF STUD WALL OR TO THE CENTERLINE OF PARTY WALL.
ALL ANGLES ARE 45° OR 90° UNLESS OTHERWISE NOTED.

THIS PLAN LIES WITHIN THE
GREATER VANCOUVER REGIONAL DISTRICT
BEARINGS ARE GRID AND ARE DERIVED FROM
MONUMENTS 83H5928 AND 73H1159

LEGEND:

- © DENOTES COMMON PROPERTY
- SL DENOTES STRATA LOT
- PT SL DENOTES PART STRATA LOT
- B DENOTES BALCONY
- P DENOTES PATIO
- A DENOTES AREA
- D DENOTES DECK
- m2 DENOTES SQUARE METERS
- (5) DENOTES LIMITED COMMON PROPERTY FOR STRATA LOT 5 (TYPICAL)

CIVIC ADDRESS:

1100-1138 STRATHAVEN DRIVE,
NORTH VANCOUVER

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

THE OWNERS OF STRATA PLAN LMS 1719

C/O CROSSBY PROPERTY MANAGEMENT LTD.
777 HORNBY STREET,
VANCOUVER, B.C.
V6Z 1S4

NAME OF DEVELOPMENT:

STRATHAVEN

I, Morgan A.R. Stewart, 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, located at Vancouver, B.C.
this 15th day of November, 1994

[Signature] B.C.L.S.

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

PHASE 2
STRATA PLAN LMS 1719

Age Group	Percentage (%)
18-24	10
25-34	15
35-44	20
45-54	25
55-64	30
65+	35



LATE November 15, 98 *[Signature]* B.C.-S.

PHASE 2

STRATA PLAN LMS 1719

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
5	5	2297	3749	
6	5	2297	3749	
7	6	2297	3749	
8	6	2297	3749	
9	7	2297	3749	
10	7	2297	3749	
11	8	2297	3749	
12	8	2297	3799	
13	9	2409	3699	
14	9	2409	3699	
15	10	2409	3699	
16	10	2409	3699	
17	11	2409	3699	
18	11	2409	3699	
19	12	2688	3749	
20	12	2688	3749	
21	13	2688	3749	
22	13	2688	3749	
23	14	2688	3749	

PHASE 2

STRATA PLAN LMS 1719

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
24	14	2688		3749	
25	15	2409		3699	
26	15	2409		3699	
AGGREGATE		53,776		82128	

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.

OWNER:

UNITED PROPERTIES (STRATHAVEN) LTD.
 (INC. NO. 4646556)

Jennifer Silvera
 Authorized Signatory JENNIFER SILVERA

WITNESS:

GARY C. JAYAN
 1628 WEST 7th Avenue
 Vancouver B.C. V6J1S5
 Address

Declared before me this 18 day of November 1994

[Signature]
 A commissioner for taking affidavits for British Columbia

Accepted as to forms 1, 2 and 3.

Dated this 29th day of NOVEMBER 1994

[Signature]
 Superintendent of Real Estate

Approved as phase 2 of a 5 phase strata plan under the condominium act.
 Dated at North Vancouver, British Columbia this 25th day of November 1994.

[Signature]
 Approving Officer for the District of North Vancouver

MORTGAGEE:

MARCUS WOSK

[Signature]

WITNESS

[Signature] RAY LANGRISH

261-11th West Vancouver
 Address VANCOUVER BC V6H 3K5

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

[Signature] Business Executive
 Occupation

MORTGAGEE:

M.R.S. TRUST COMPANY
 (REGISTRATION NO. 34988A)

[Signature]
 Authorized Signatory E. Merichand
[Signature]
 Authorized Signatory MARIA ACCOMANDO-DODDS

WITNESS AS TO BOTH SIGNATURES

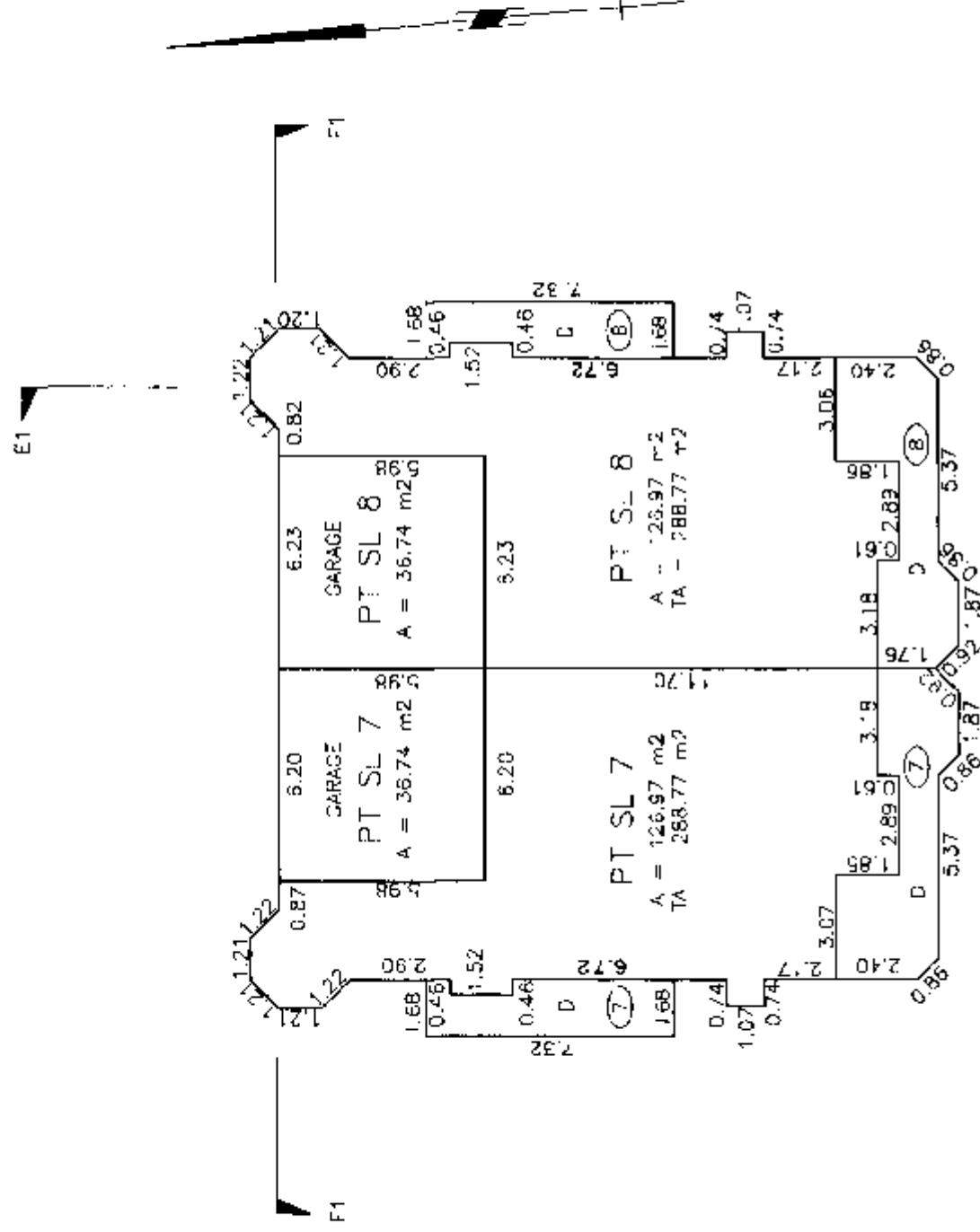
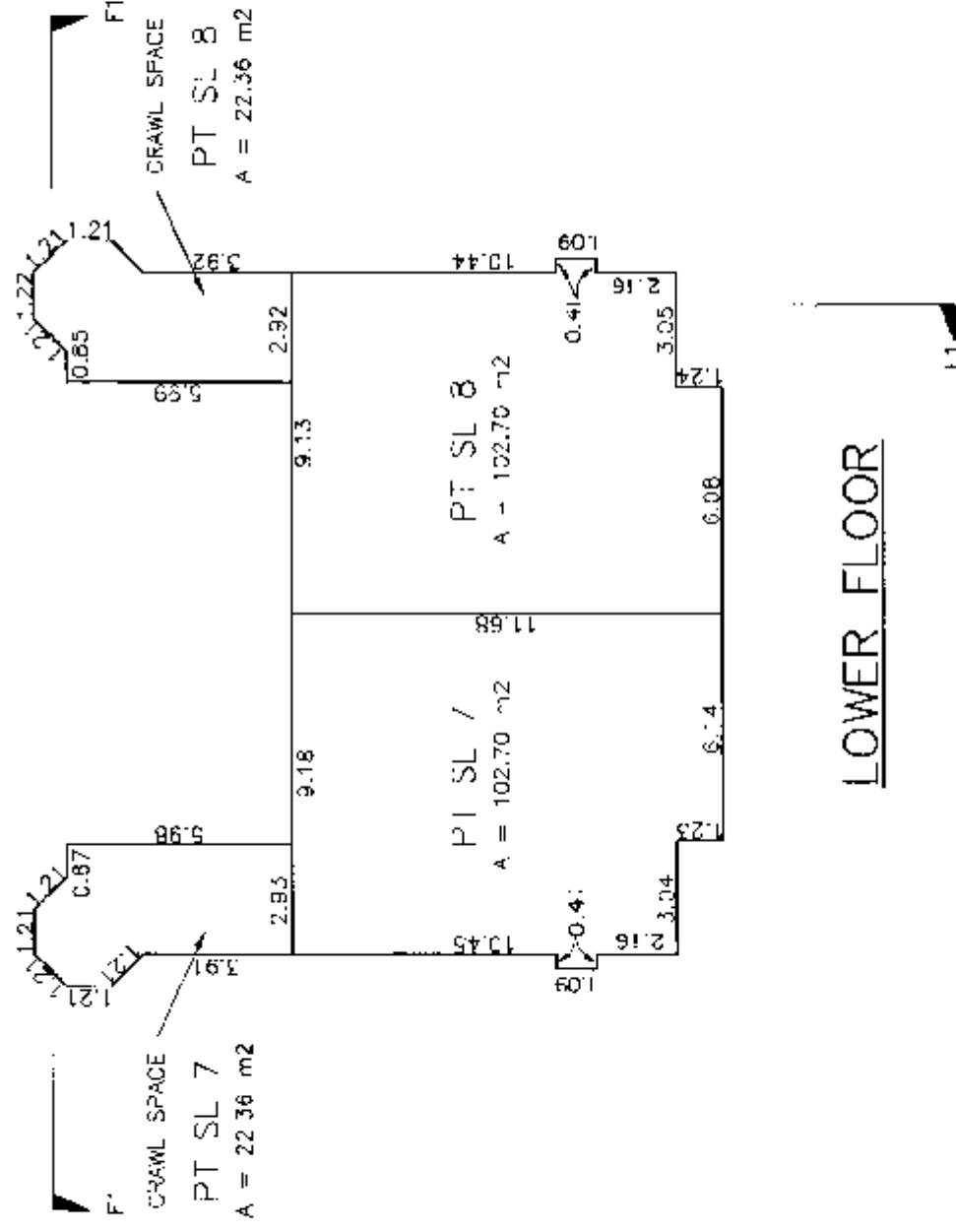
[Signature]
 ANA ANTONIACZAK
 150 Glen St. W, Ste. 305, Toronto, M5S 2X9
 Address

Collection officer
 Occupation

DATE 15 Nov. 94 [Signature] B.C.L.S.

BUILDING 4

PHASE 2
STRATA PLAN

MAIN FLOOR

LOWER FLOOR

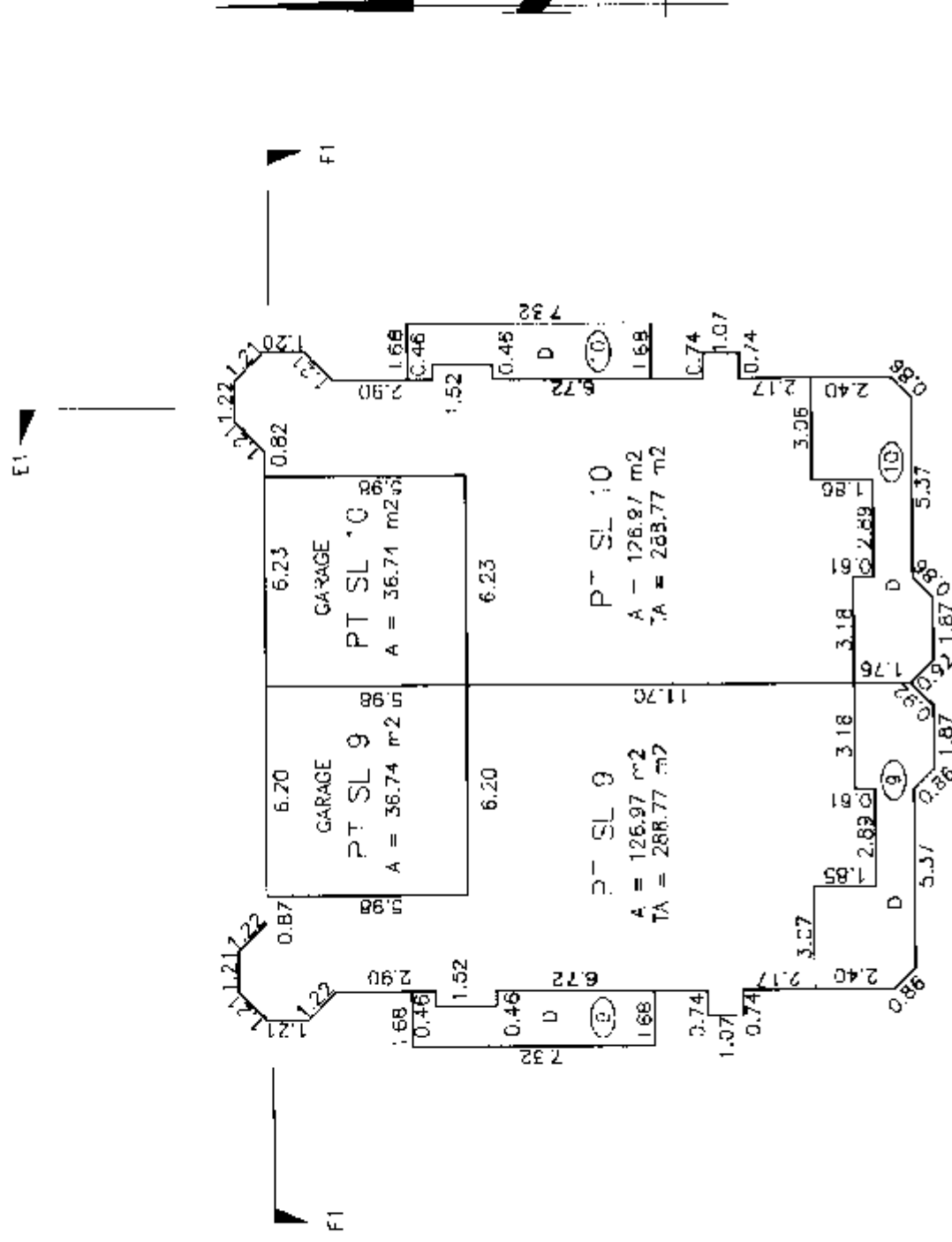
MORGAN STEWART & COMPANY
Surveyors and Engineers
1055 Seymour St., Vancouver, B.C.

DATE November 15, 94  B.C.-S.

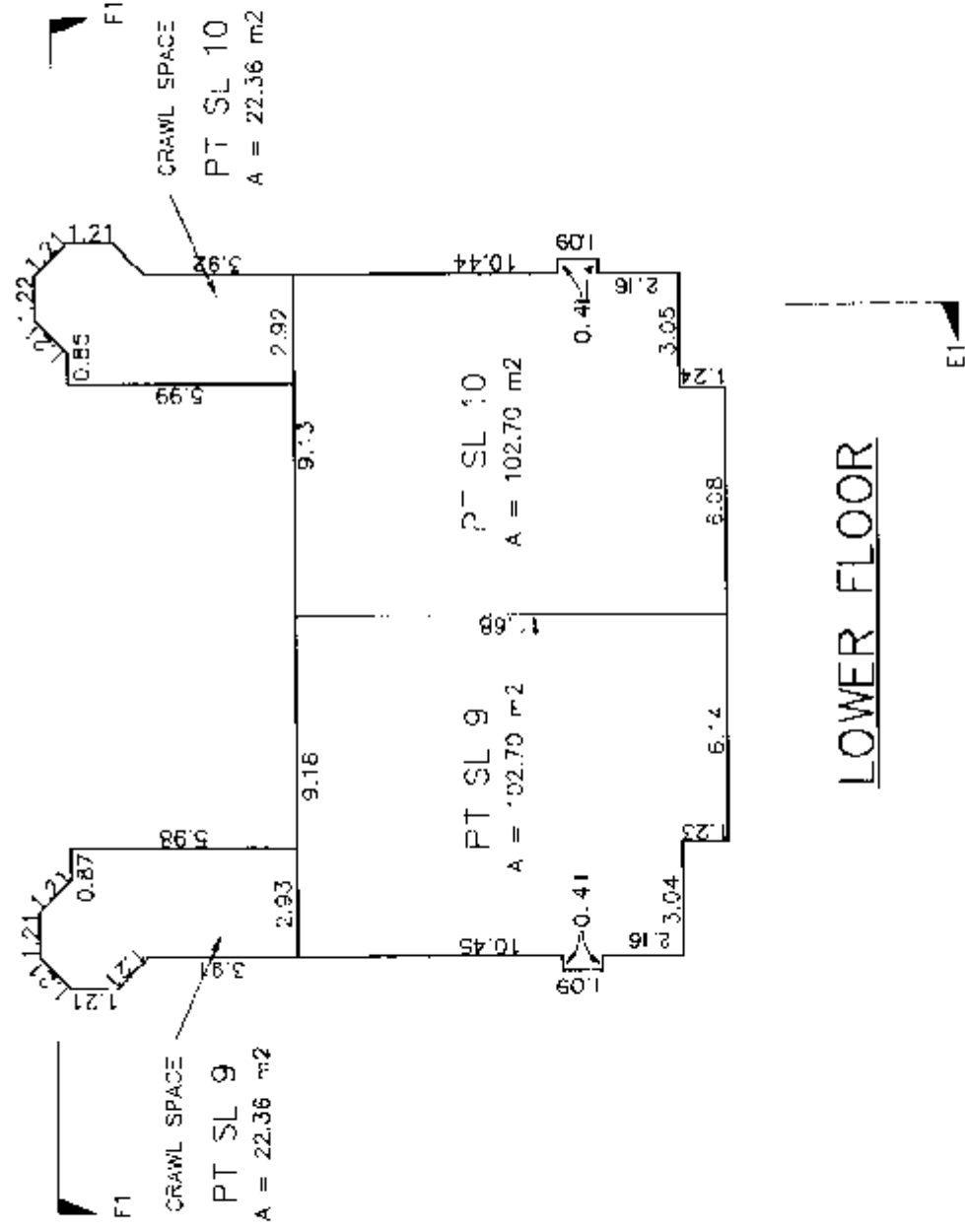
BUILDING 5

PHASE 2
STRATA PLAN

SCALE 1:200



MAIN FLOOR



LOWER FLOOR

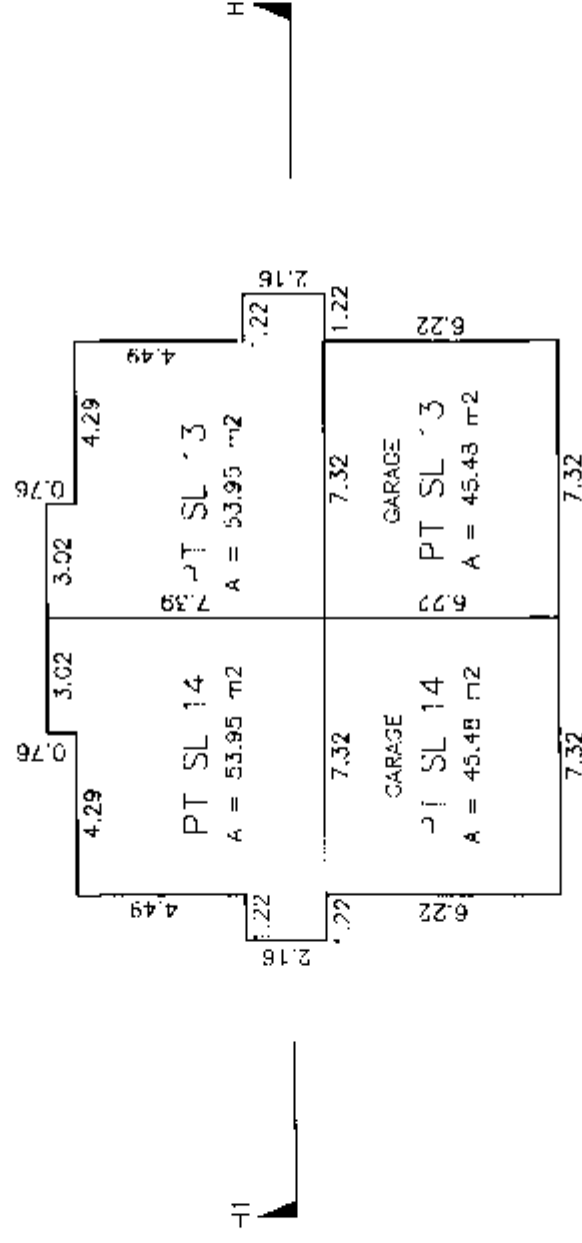
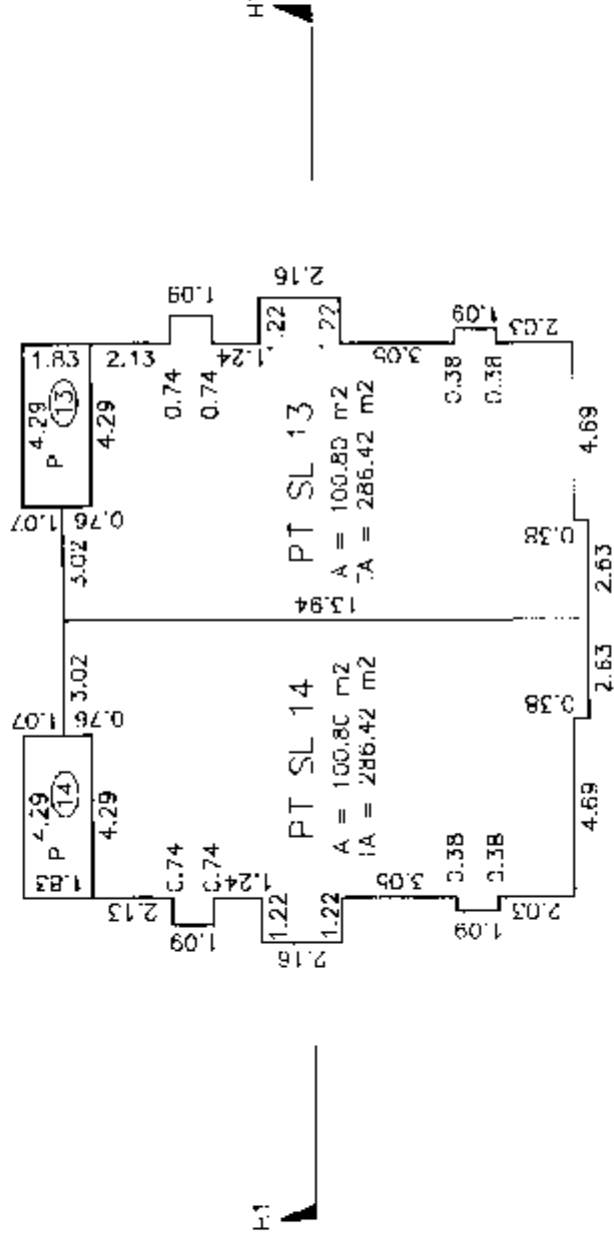
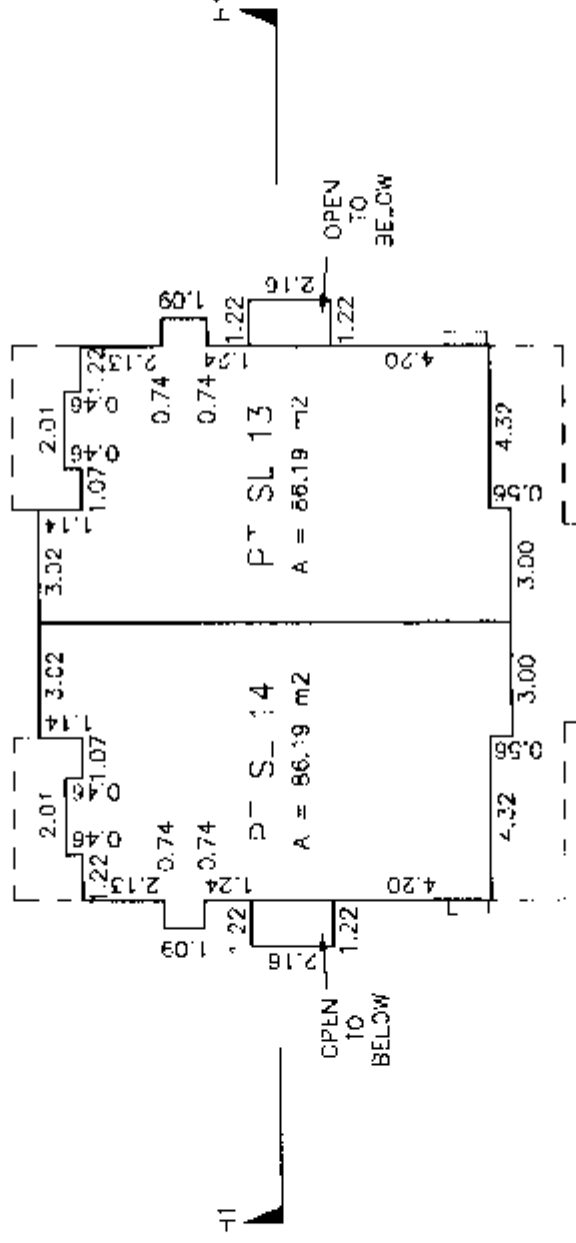
MORGAN STEWART & COMPANY
Surveyors and Engineers
1055 Seymour St. Vancouver, B.C.

DATE: November 15, 1944

BUILDING 7

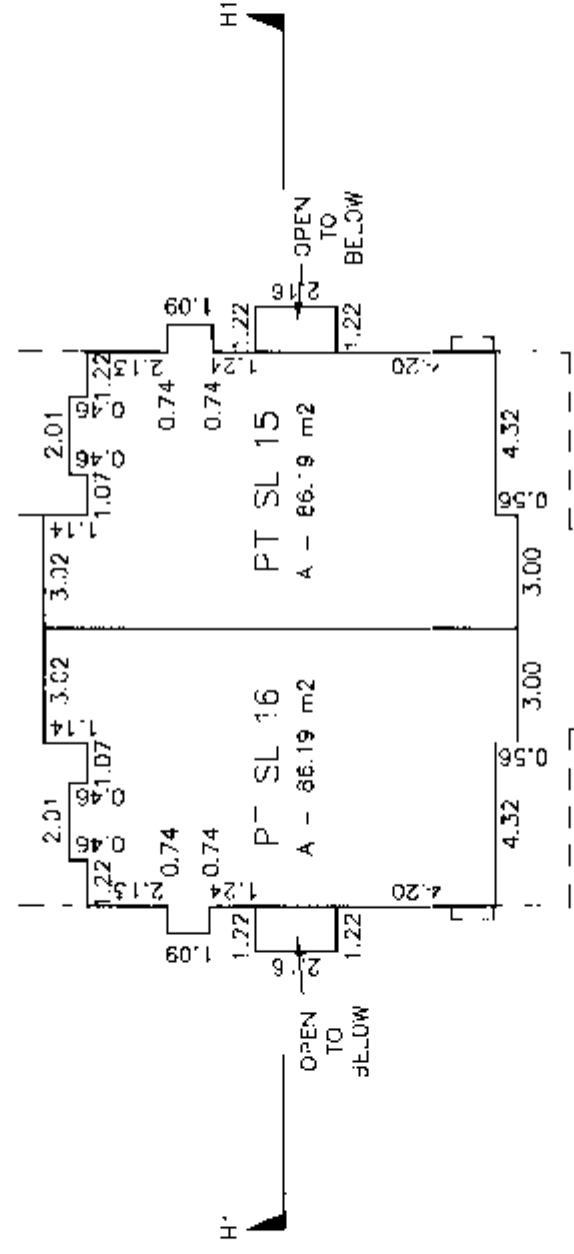
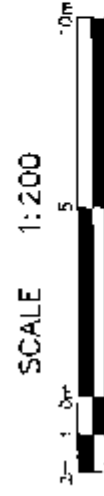
PHASE 2
STRATA PLAN Lms 1719

SCALE 1:200

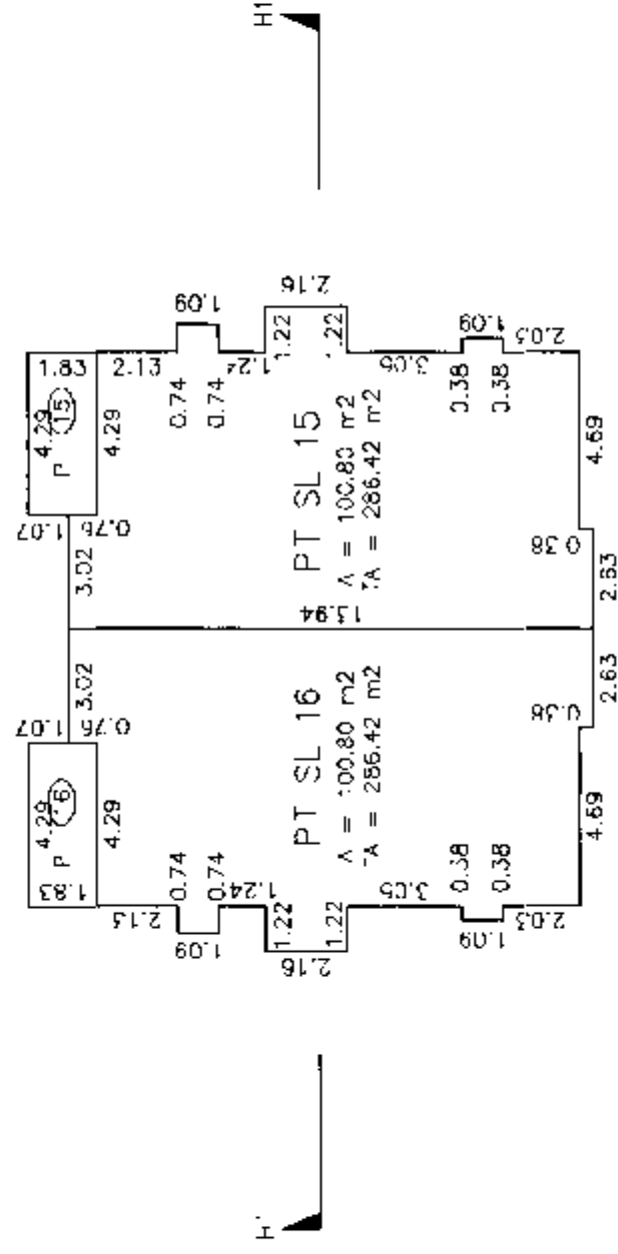


BUILDING 8

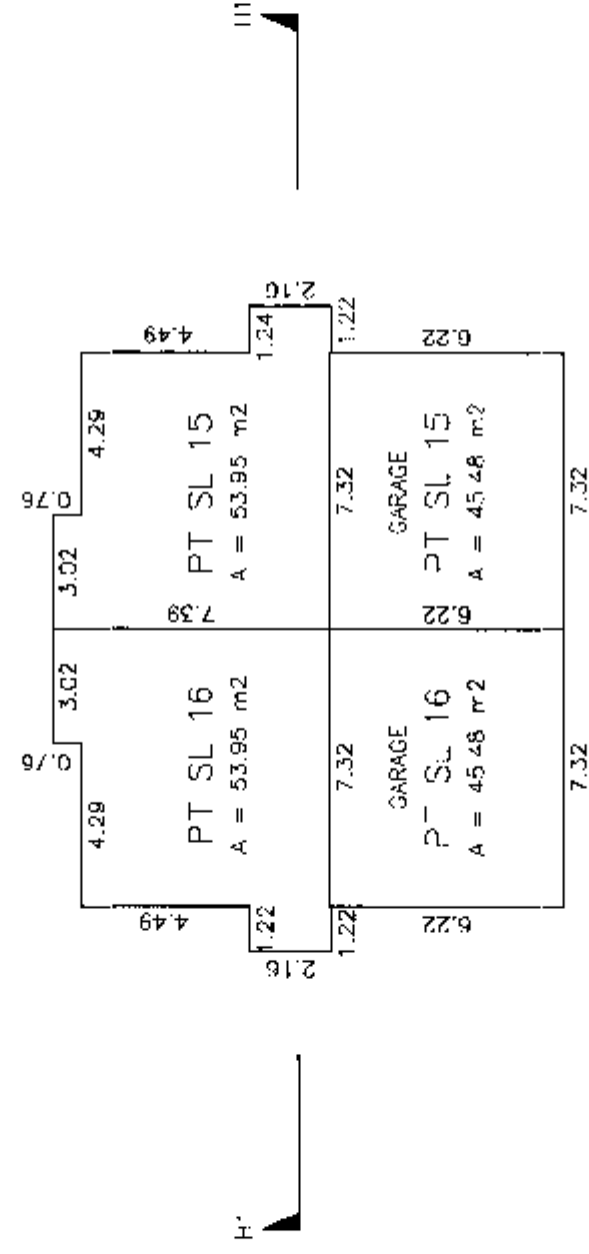
PHASE 2
STRATA PLAN



UPPER FLOOR



MAIN FLOOR



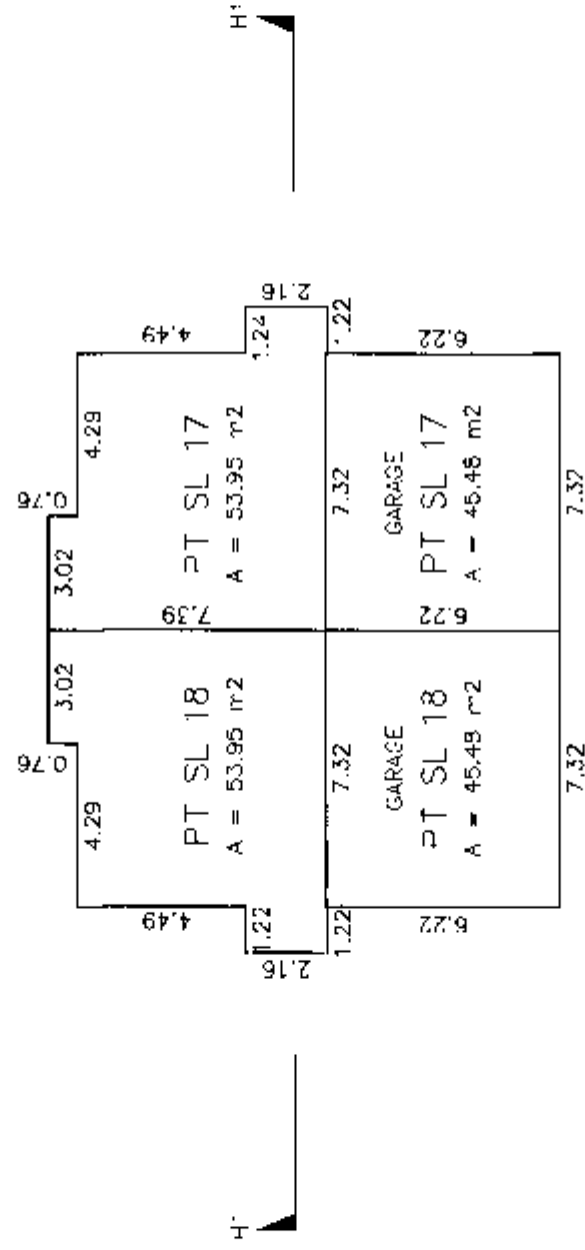
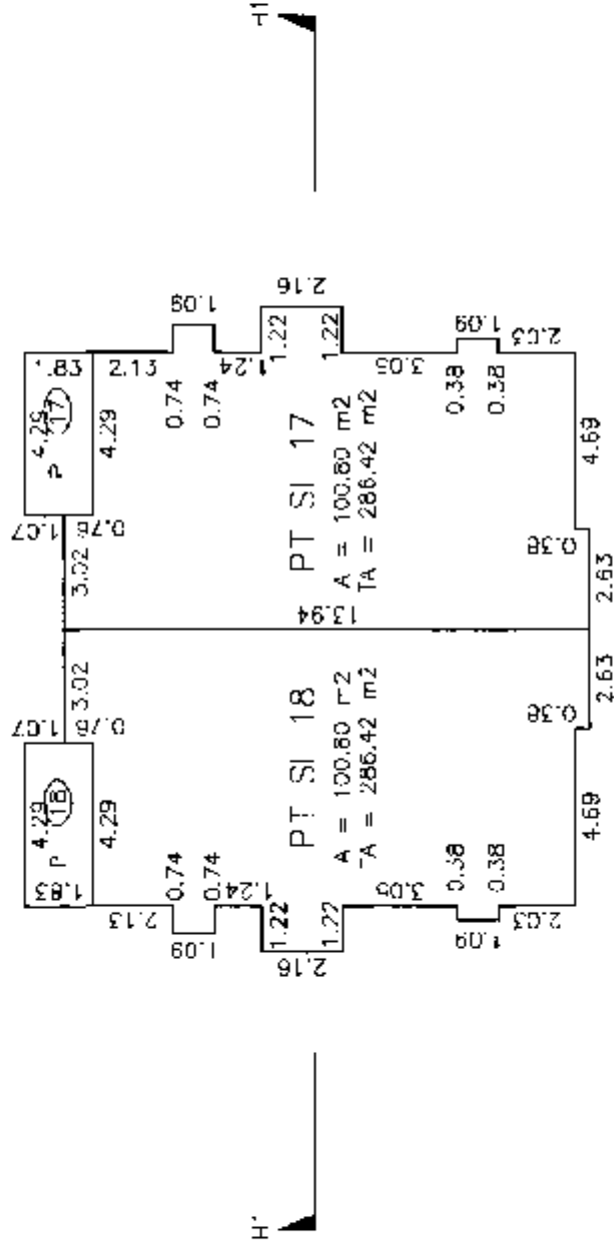
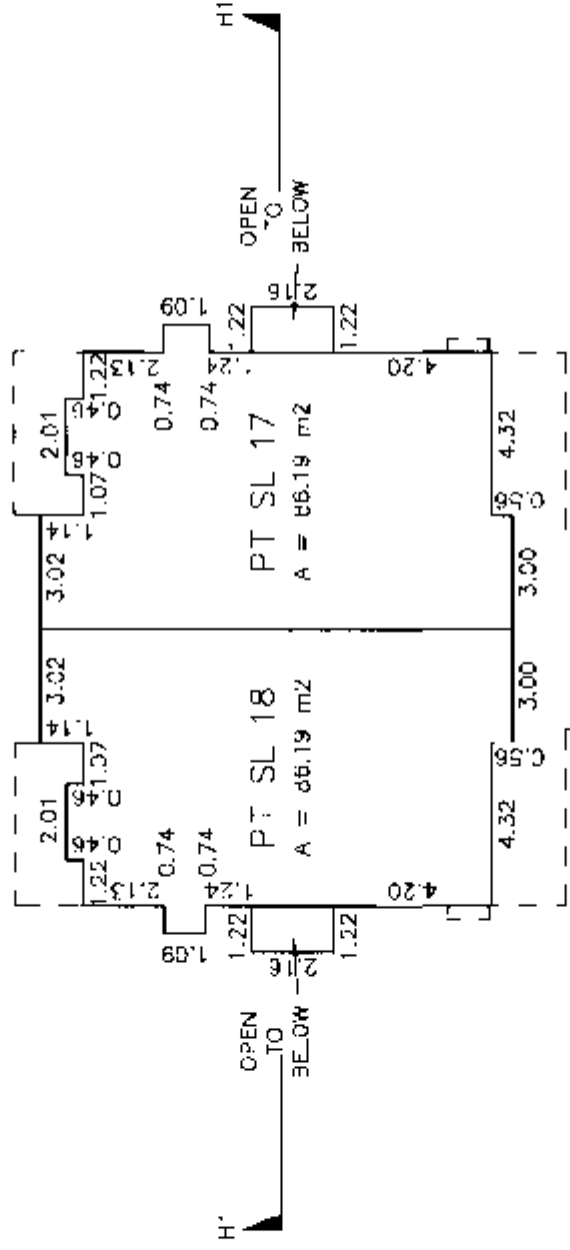
LOWER FLOOR

MORGAN STUART & COMPANY
Surveyors and Engineers
1055-Seymour St., Vancouver, B.C.

DATE November 15, 1962 B.S.L.S.

BUILDING 9PHASE 2
STRATA PLAN *LMS 1719*

SCALE 1:200





—



2



215-R/QC 274

BUILDING 11

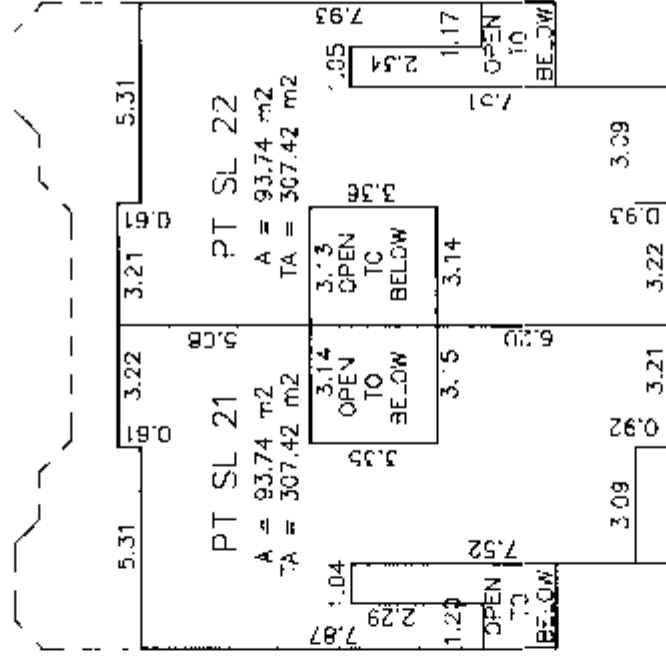
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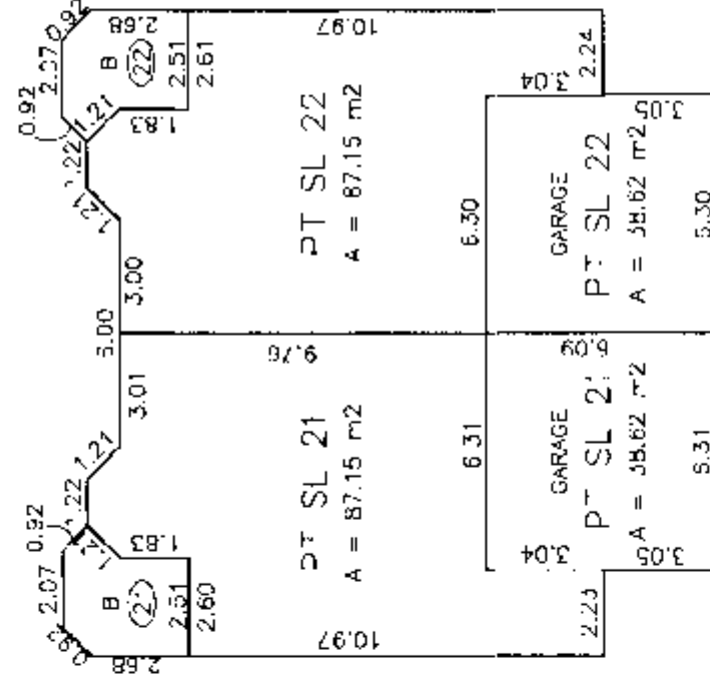
PHASE 2

STRATA PLAN

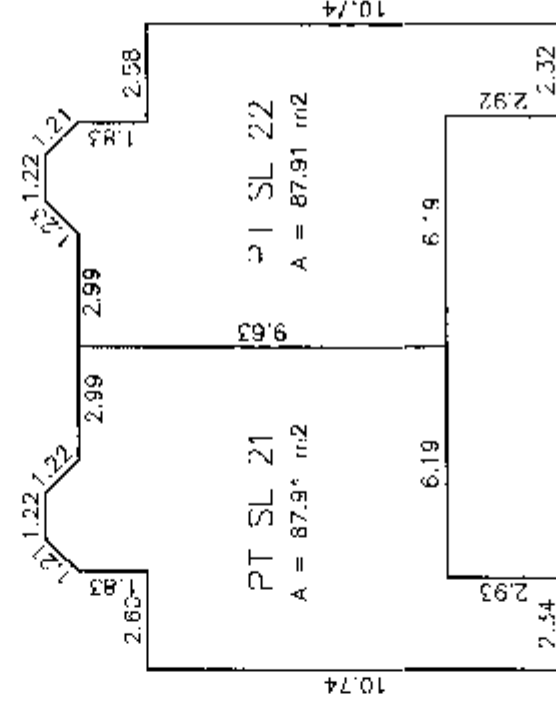
Lms 1719



UPPER FLOOR



MAIN FLOOR



LOWER FLOOR

MORGAN STEWART & COMPANY
Surveyors and engineers
1055-Seymour St., Vancouver, B.C.

DATE November 15, 94

PHASE 2
STRATA PLAN



2



→

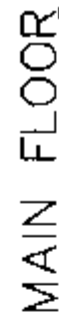
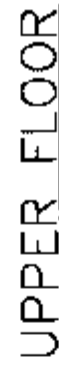


DATE APPROVED IS: 11/15/01 COLS.

ACAD: 5B/95-2-2WG

hms 1719

Age Group	Option A (%)	Option B (%)	Option C (%)	Option D (%)
18-24	100	75	50	25
25-34	75	50	25	10
35-44	50	25	10	5
45-54	25	10	5	2
55-64	10	5	2	1
65+	5	2	1	0



DATE November 10, 1964 B.C.L.S.

PHASE 2
STRATA PLAN LMS 1719

SECTIONS



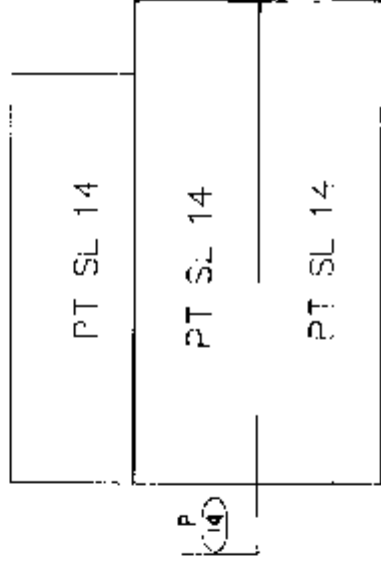
SECTION G1 - G1

TYPICAL FOR SLs 13,14,15,16,17,18,25,&26

UPPER FLOOR

MAIN FLOOR

LOWER FLOOR



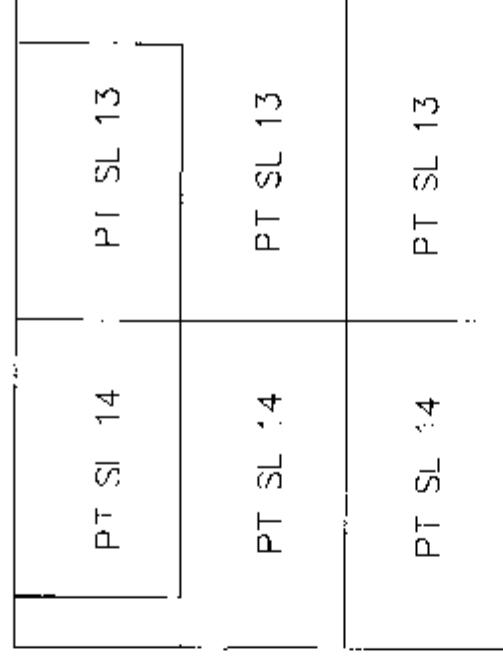
SECTION H1 - H1

TYPICAL FOR SLs 13,14,15,16,17,18,25,&26

UPPER FLOOR

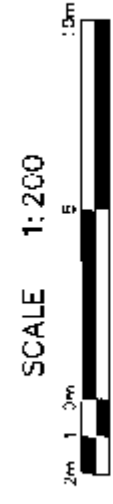
MAIN FLOOR

LOWER FLOOR



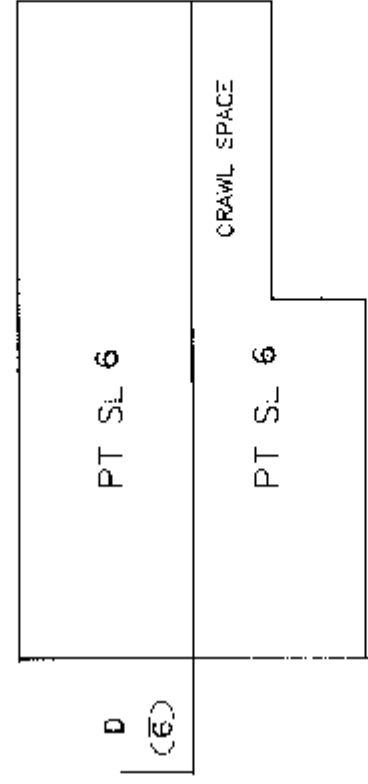
PHASE 2
STRATA PLAN AMS 1719

SECTIONS



SECTION E1 - E1

TYPICAL FOR SLS 5, 6, 7, 8, 9, 10, 11 & 12

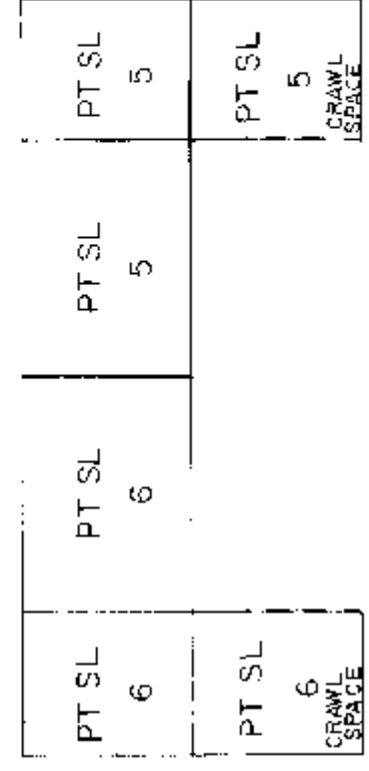


MAIN FLOOR

LOWER FLOOR

SECTION F1 - F1

TYPICAL FOR SLS 5, 6, 7, 8, 9, 10, 11 & 12

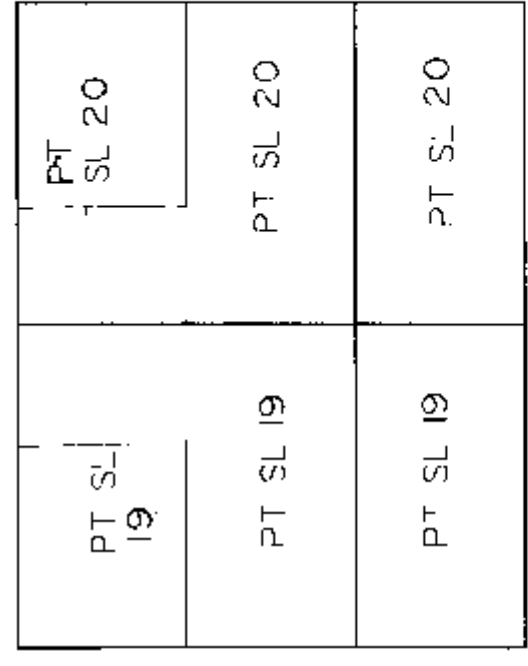


MAIN FLOOR

LOWER FLOOR

SECTION J1 - J1

TYPICAL FOR SLS 19, 20, 21, 22, 23 & 24



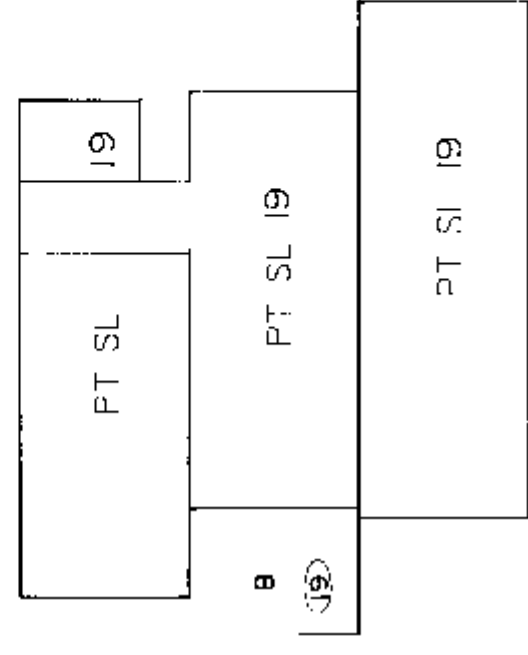
UPPER FLOOR

MAIN FLOOR

LOWER FLOOR

SECTION I1 - I1

TYPICAL FOR SLS 19, 20, 21, 22, 23 & 24



UPPER FLOOR

MAIN FLOOR

LOWER FLOOR

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

DATE November 15, 94 W. S. S. C.L.S.

STRATA PLAN OF LOT 6,
EXCEPT PHASE 1, LMS 1719 ANDPHASE 2, LMS 1719, DISTRICT LOT 621,
AND 2075, PLAN LMP 14804,
NEW WESTMINSTER DISTRICT

DISTRICT OF NORTH VANCOUVER

PHASE 3

STRATA PLAN LMS 1719

Deposited and registered in the Land
Title Office at New Westminster, BC
this 11th day of MAY, 1995.

ASSISTANT DEPUTY REGISTRAR

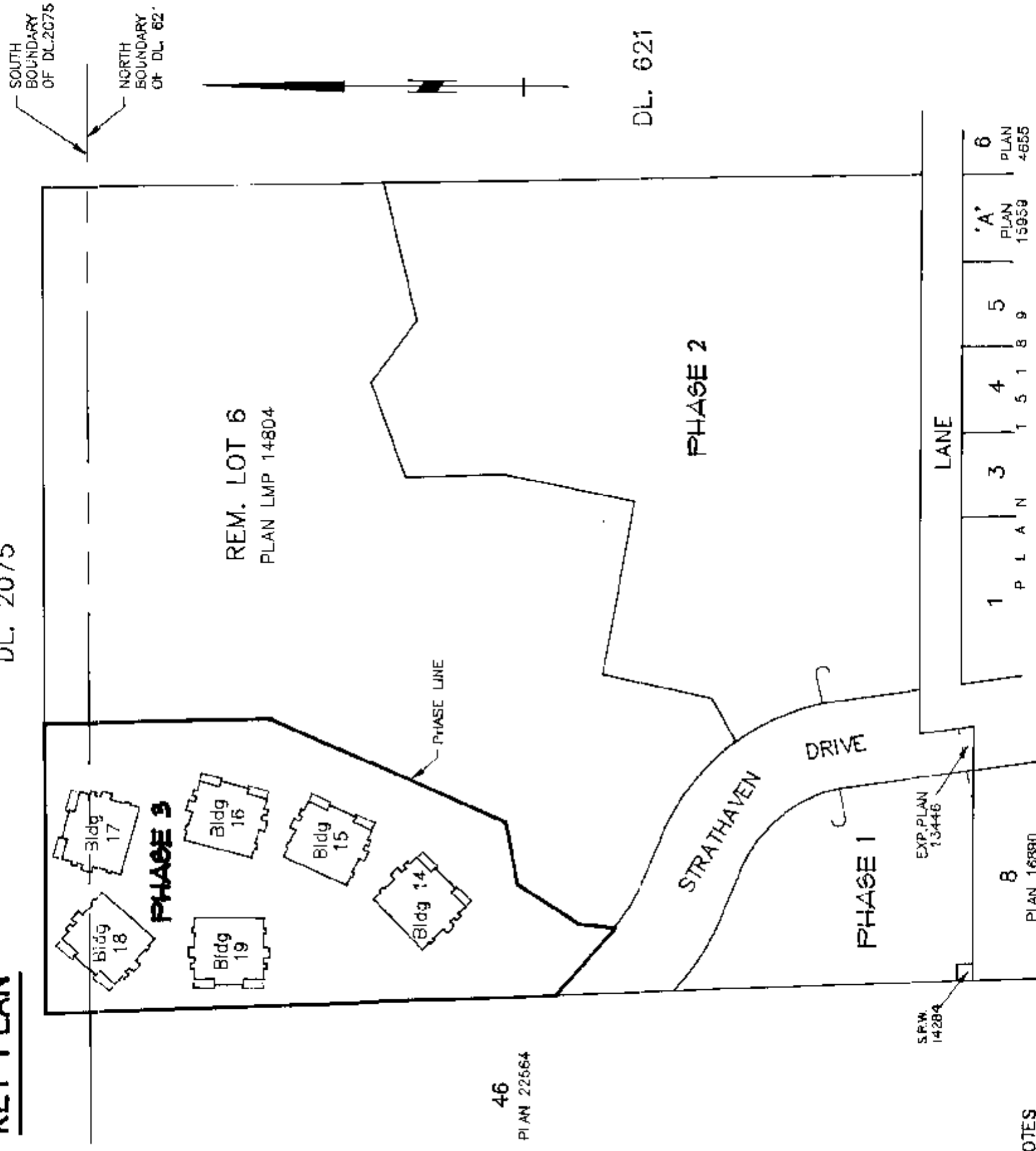
BJ 139933 - BJ 139944

SCALE 1 : 1000



KEY PLAN

DL. 2075



46

PLAN 22564

REM. LOT 6
PLAN LMP 14804

DL. 621

PHASE 2

DRIVE

PHASE 1

LANE

1	2	3	4	5	6
P	L	A	N	1	5
1	5	1	8	9	15
15	55	59	15	55	4
4	55	5	4	55	5

NOTES

STRATA LOT BOUNDARY IS TO THE EXTERIOR FACE
OF STUD WALL OR TO THE CENTERLINE OF PARTY WALL.
ALL ANGLES ARE 45° OR 90° UNLESS OTHERWISE NOTED.
THIS PLAN LIES WITHIN THE
GREATER VANCOUVER REGIONAL DISTRICT

LEGEND:

- ⊙ DENOTES COMMON PROPERTY
- SL DENOTES STRATA LOT
- PT SL DENOTES PART STRATA LOT
- B DENOTES BALCONY
- P DENOTES PATIO
- A DENOTES AREA
- D DENOTES DECK
- M² DENOTES SQUARE METERS
- (99) DENOTES JOINED COMMON PROPERTY FOR STRATA LOT 88 (TYPICAL)

CIVIC ADDRESS:

1174 1196 STRATHAVEN DRIVE,
NORTH VANCOUVER

NAME OF DEVELOPMENT:

STRATHAVEN

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

THE OWNERS OF STRATA PLAN LMS 1719

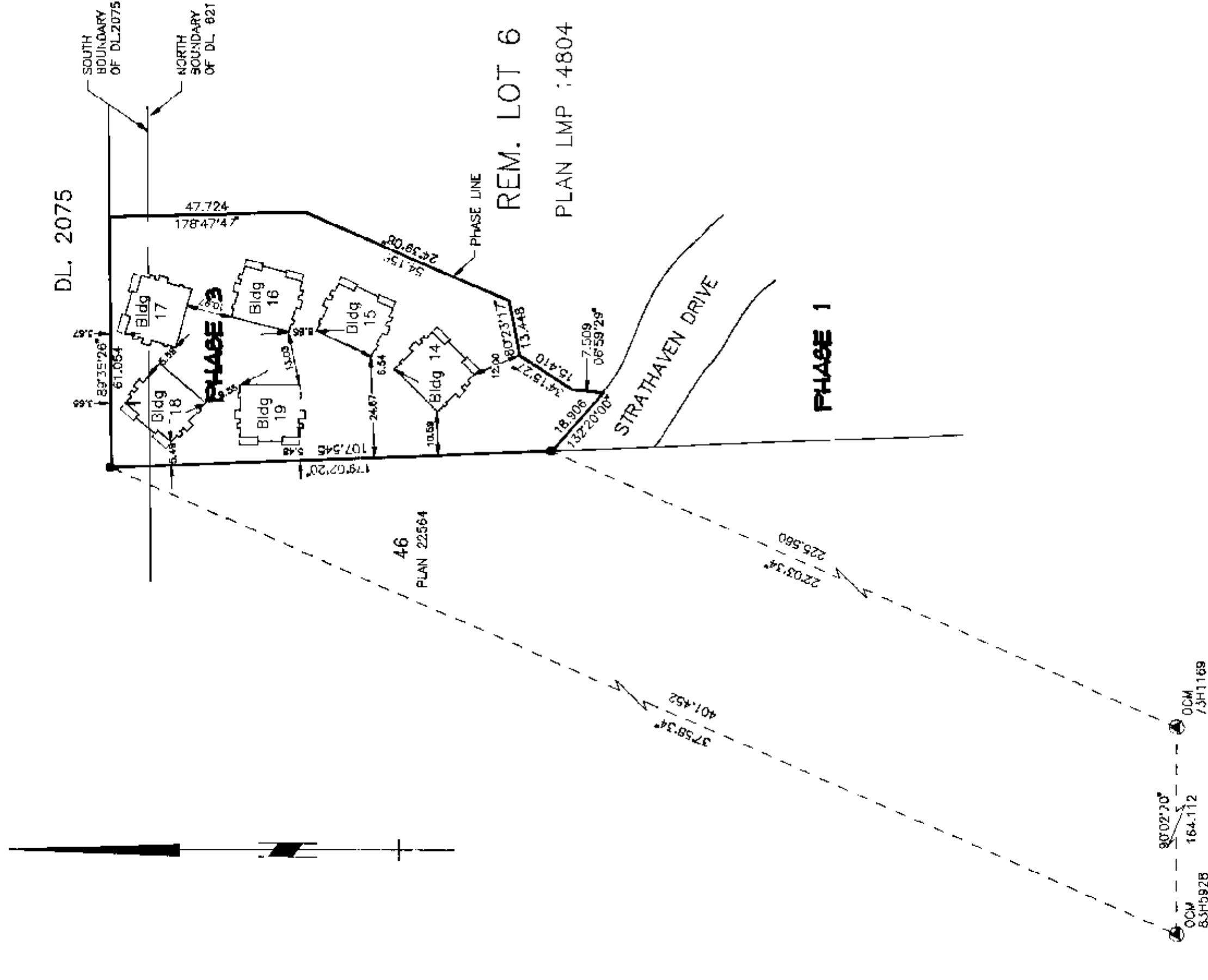
C/O CRUSBY PROPERTY MANAGEMENT LTD.
777 HORNBY STREET,
VANCOUVER, B.C.
V6Z 1S4

I, MORGAN A. R. STEWART, 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 20th day of March 1995.

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

Morgan Stewart
B.C.L.S.

PHASE 3
STRATA PLAN LMS 1719



DATE 20 MAR 24 95 Wm D E.C.L.S.

PHASE 3
STRATA PLAN 1719

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
27	5	2409	3749	
28	5	2409	3749	
29	6	2409	3749	
30	6	2409	3749	
31	7	2409	3749	
32	7	2409	3749	
33	8	2409	3749	
34	8	2409	3719	
35	9	2409	3749	

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

DATE 20 MAR 2005 *[Signature]* B.C.L.S.

PHASE 3
STRATA PLAN LMS 1719

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	
36	9	2409	3749		
37	10	2409	3749		
38	10	2409	3749		
AGGREGATE		28,908	44,988		

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.

Authorized Signatory

Declared before me on this 24 day of April, 1995.

A commissioner for taking affidavits for British Columbia

Accepted as to forms 1, 2 and 3.

Dated on this 9 day of May, 1995.

for: Dubey

Superintendent of Real Estate

Approved as phase 3 of a 5 phase strata plan under the condominium act.
Dated at North Vancouver, British Columbia this 5th day of May, 1995.

Approving Officer for the District of North Vancouver

MORTGAGEE:

MARCUS WOSK

WITNESS:

Name: Jennifer Silvera

Address: 6791 CAINS COURT, RICHMOND, B.C.
VIC 5E6

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

ADMINISTRATOR
Occupation: _____

OWNER:

UNITED PROPERTIES (STRATHAVEN) LTD.
(INC. NO. 464656)

Authorized Signatory: VICTOR SETTON

WITNESS:

Name: GARY C. DAYAN

Address: 1628 WEST 7th AVE.
VANCOUVER BC V5Z 2H7

Occupation: Lawyer

MORTGAGEE:

M.R.S. TRUST COMPANY
(REGISTRATION NO. 34988A)

Authorized Signatory: ED MERCHANT

Authorized Signatory: MARIA ACOMAND-DODDS

WITNESS AS TO BOTH SIGNATURES

Name: Kristyana Corbett

Address: 150 Bloor St. W. #305 Toronto, Ont.
M5S 2X9

Occupation: Commercial Secretary

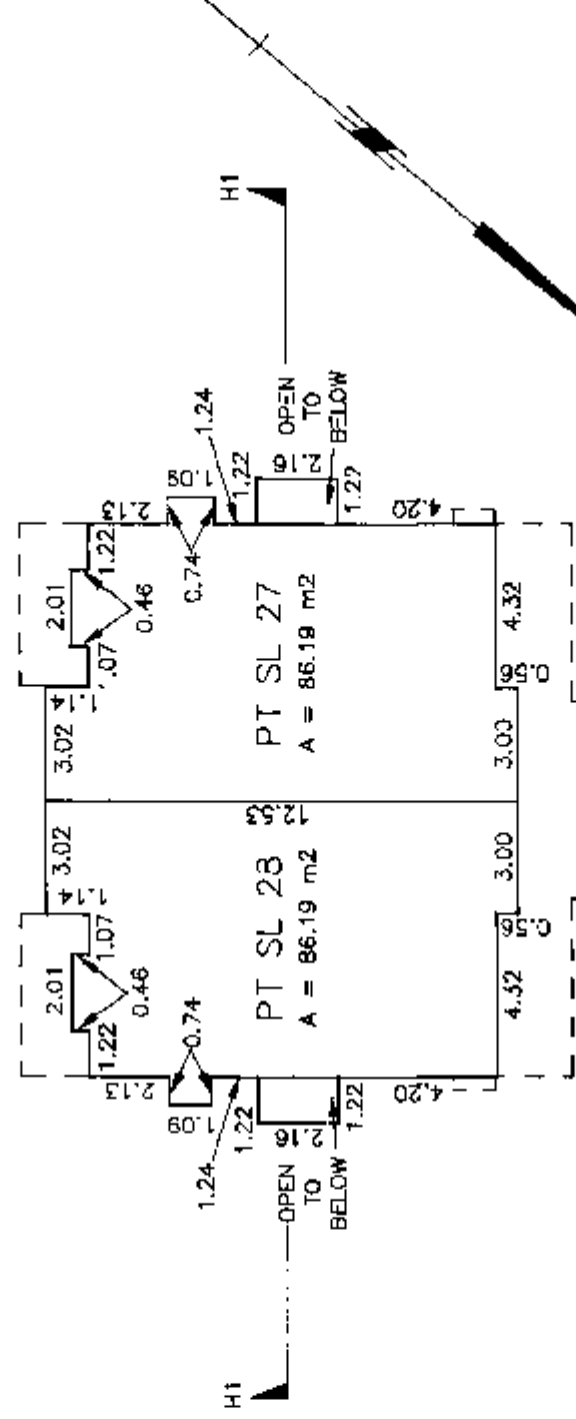
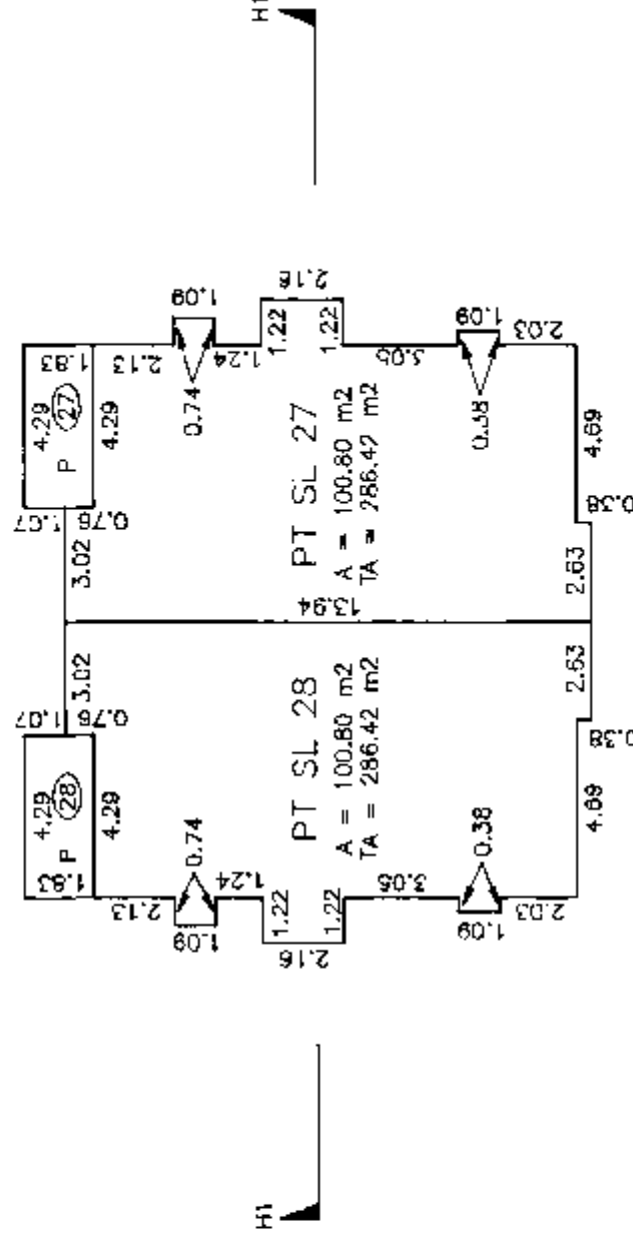
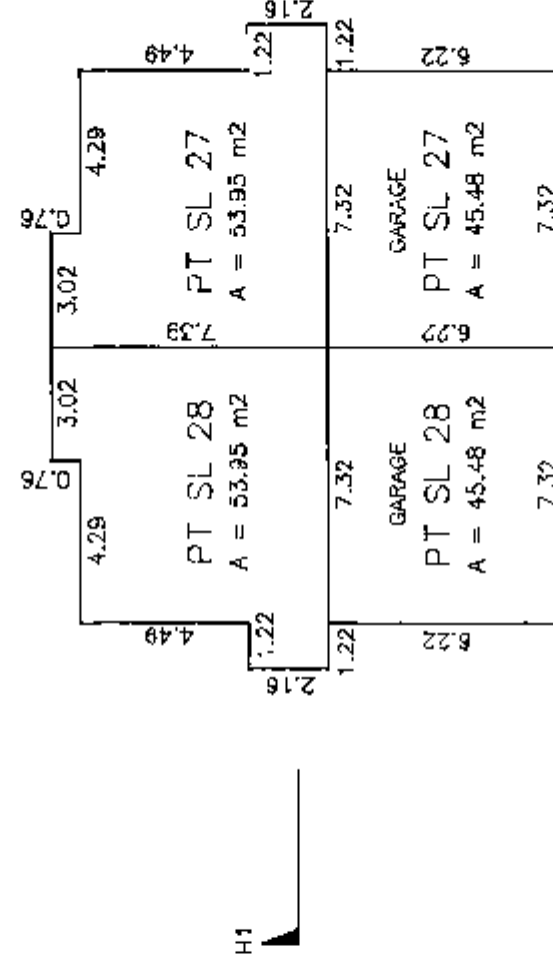
DATE: 20 March 1995 WMS B.C.L.S.

BUILDING 14

PAGE 3

STRATA PLAN LMS 1719

SCALE 1:200

**UPPER FLOOR****MAIN FLOOR****LOWER FLOOR**

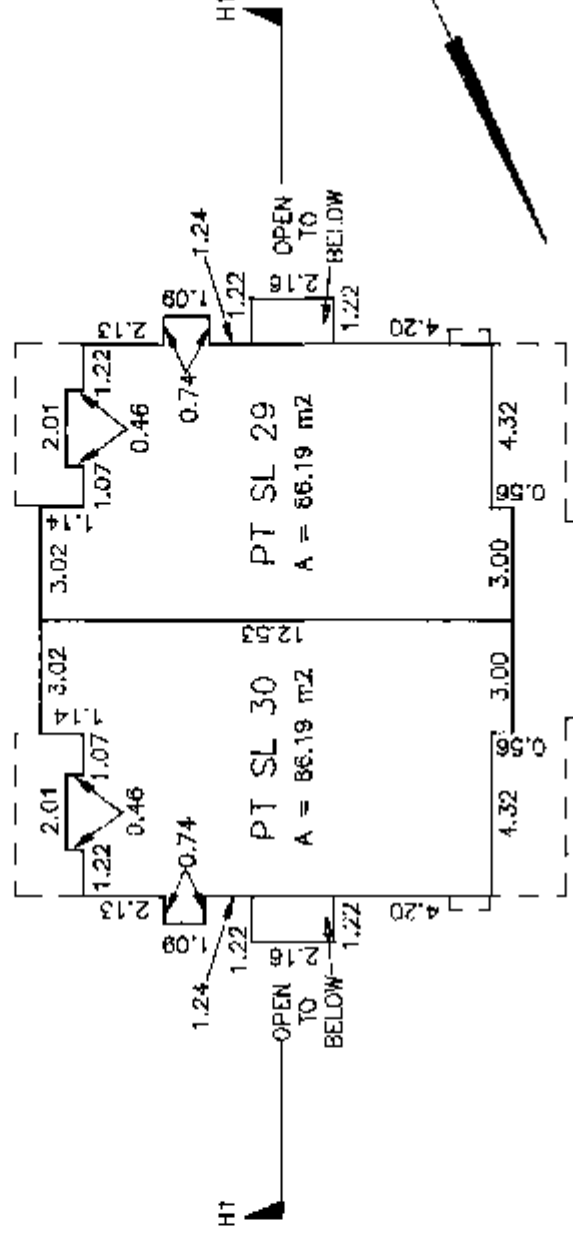
PHASE 3
STRATA PLAN LMS 1719

BUILDING 15

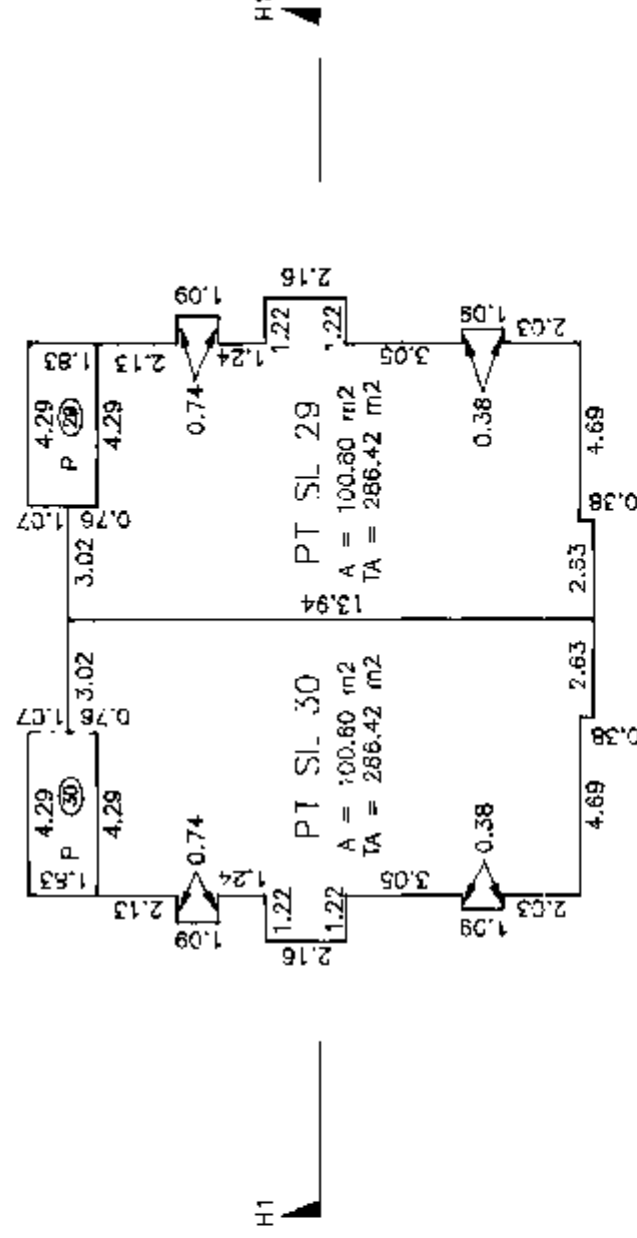
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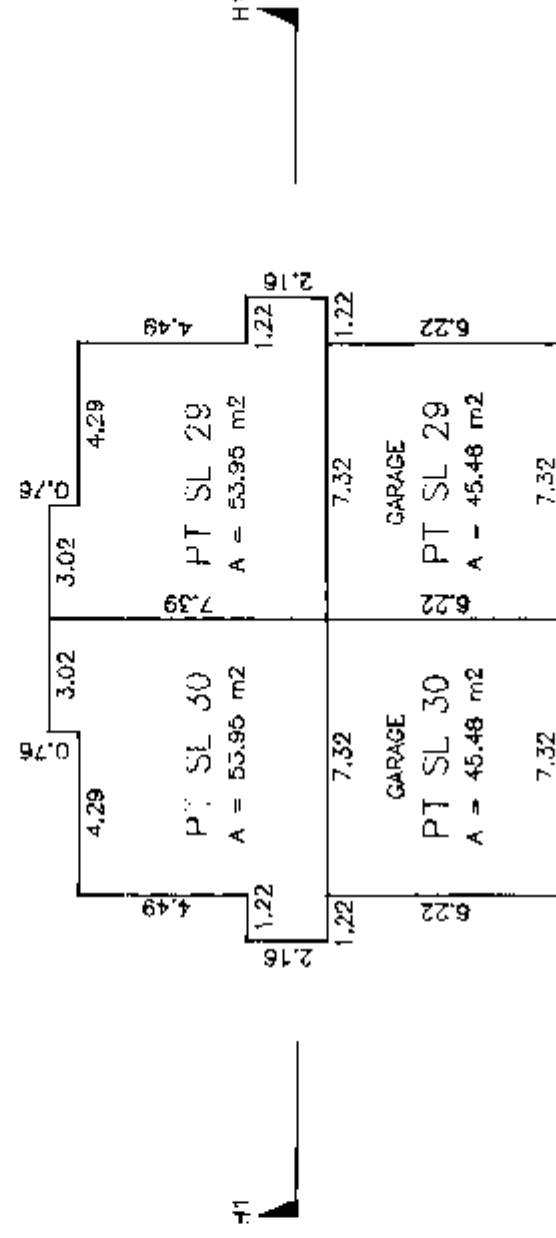
G1



UPPER FLOOR



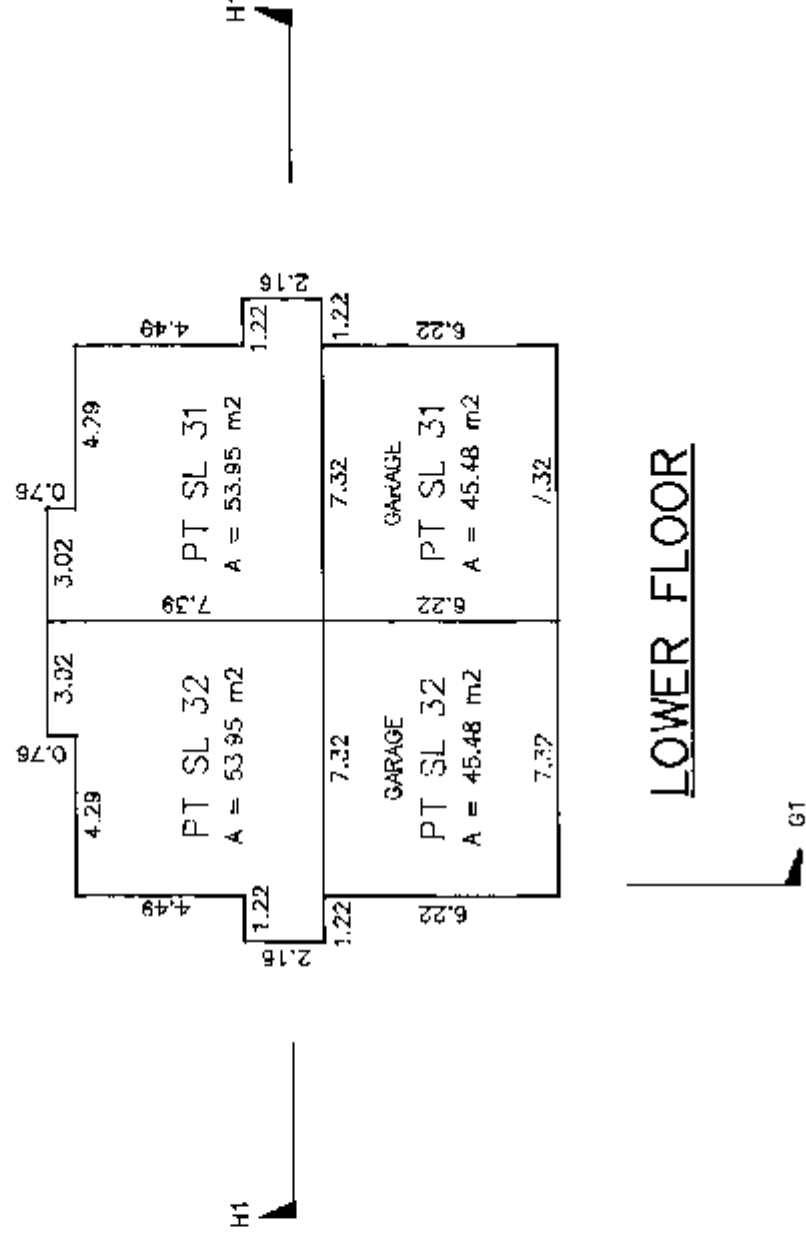
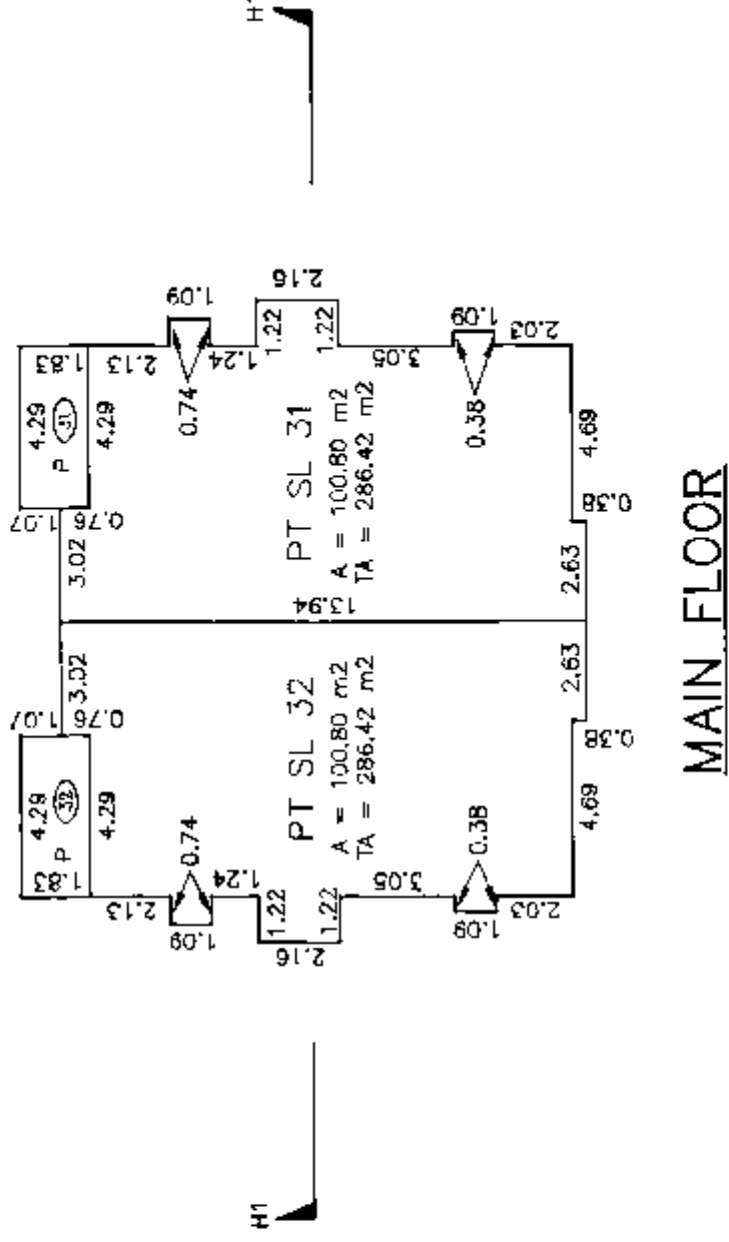
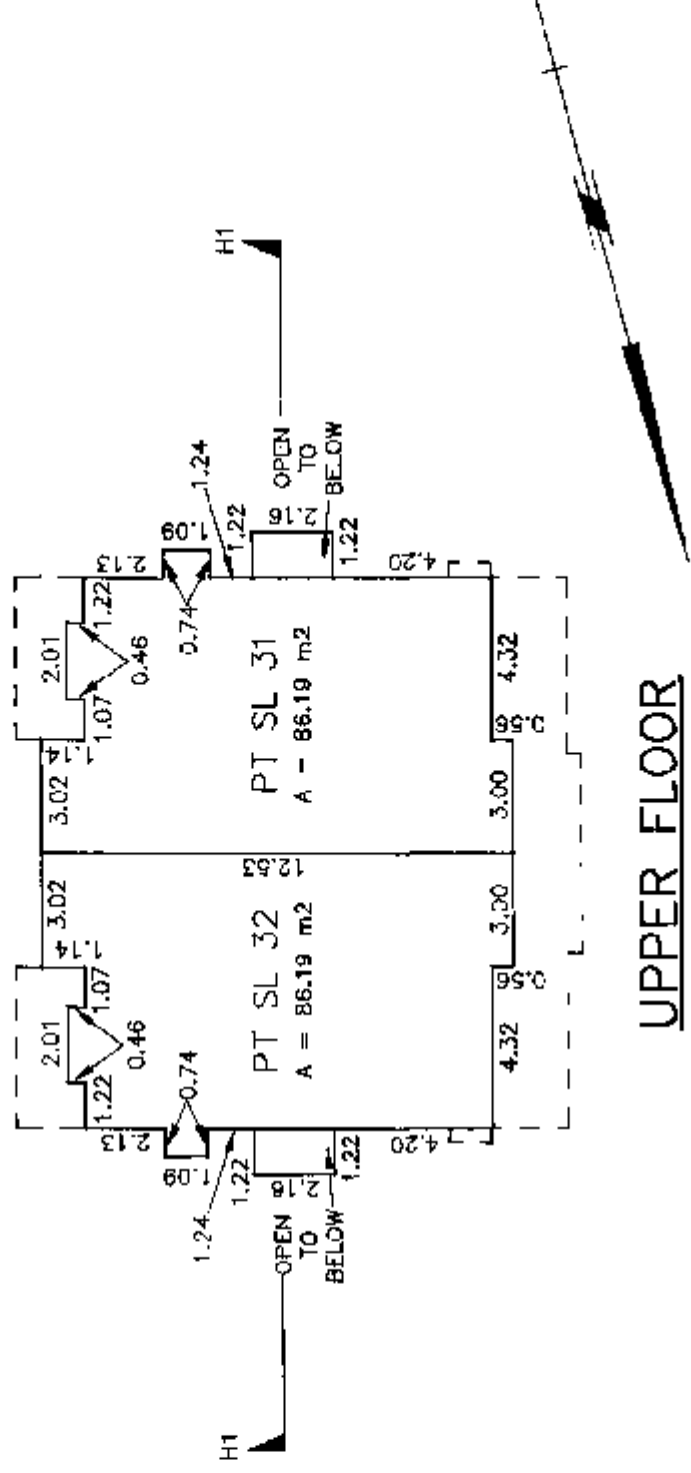
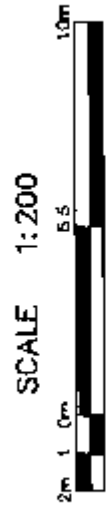
MAIN FLOOR



LOWER FLOOR

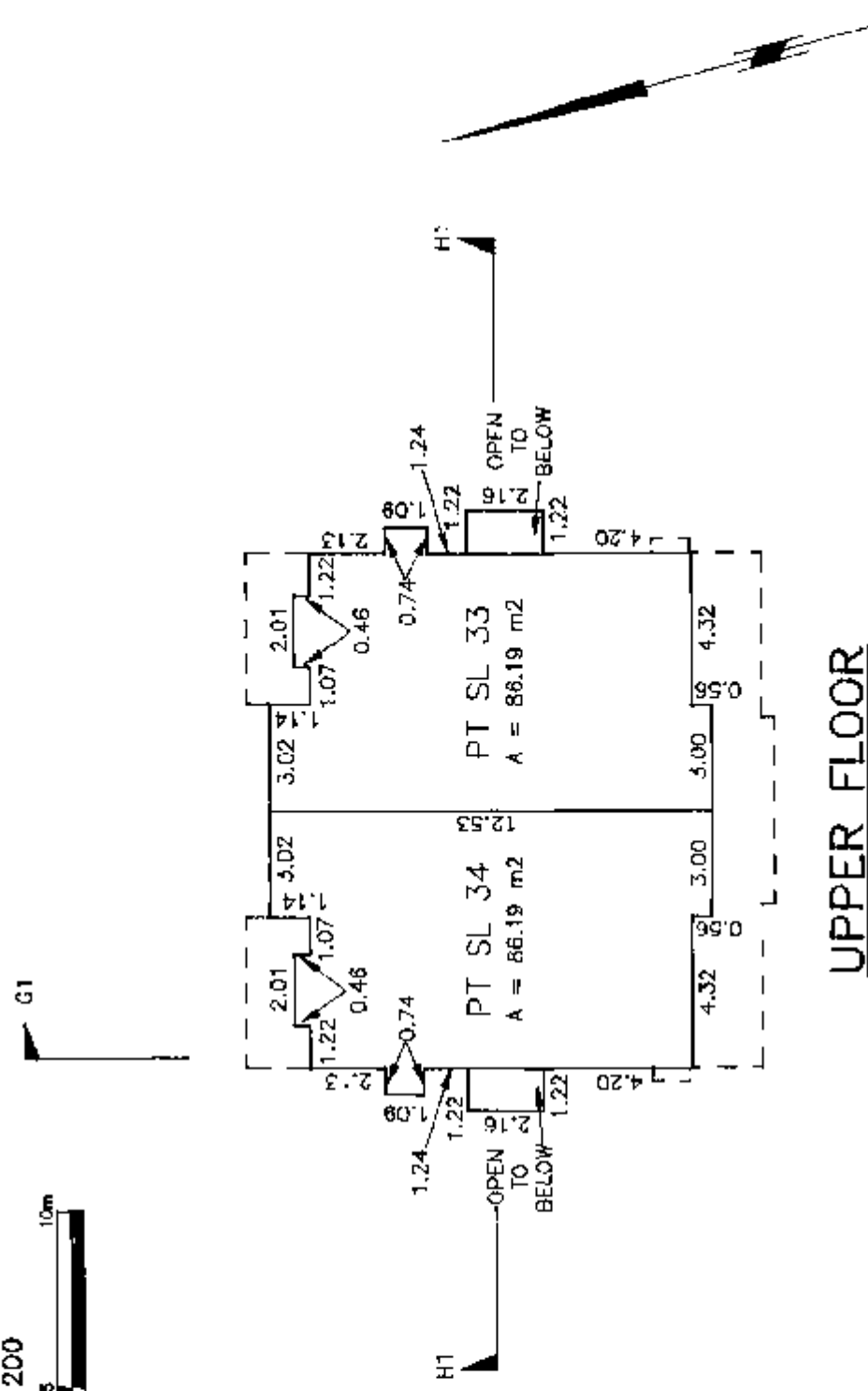
BUILDING 16

PHASE 3 STRATA PLAN LMS 1719

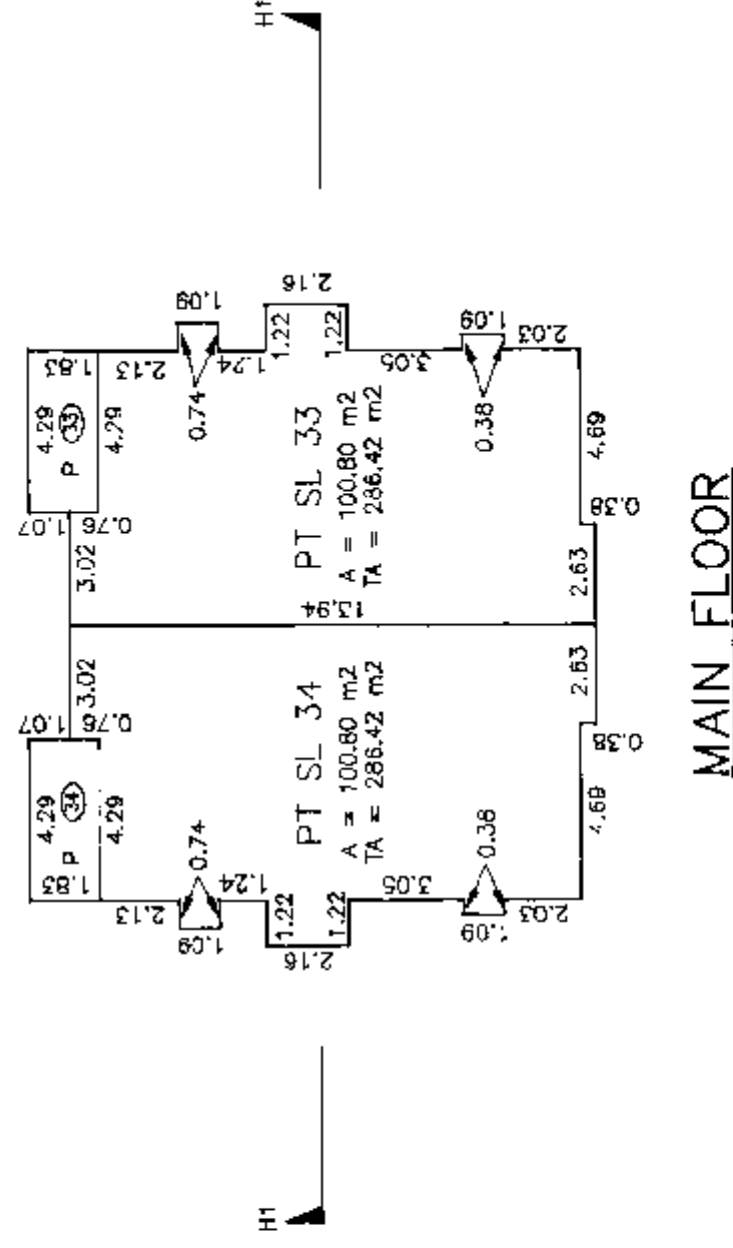


BUILDING 17

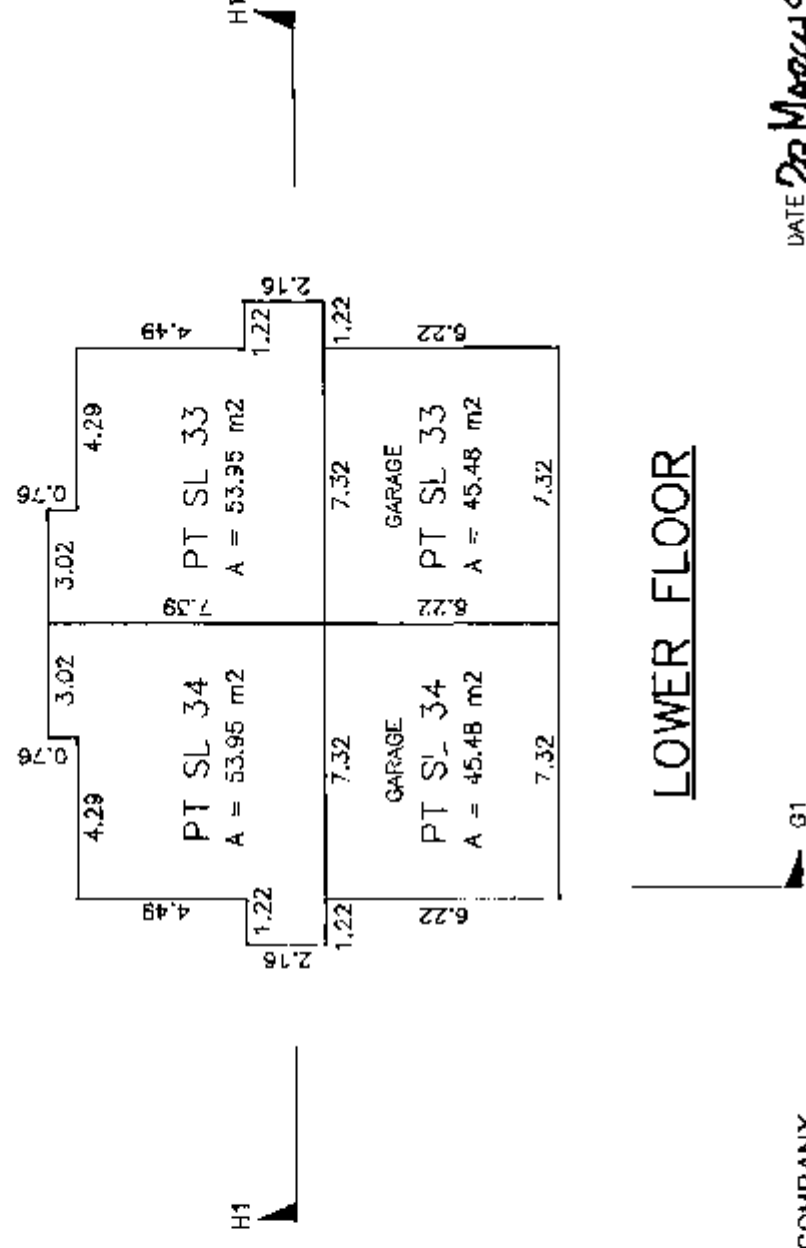
PHASE 3
STRATA PLAN LMS 1719



UPPER FLOOR



MAIN FLOOR



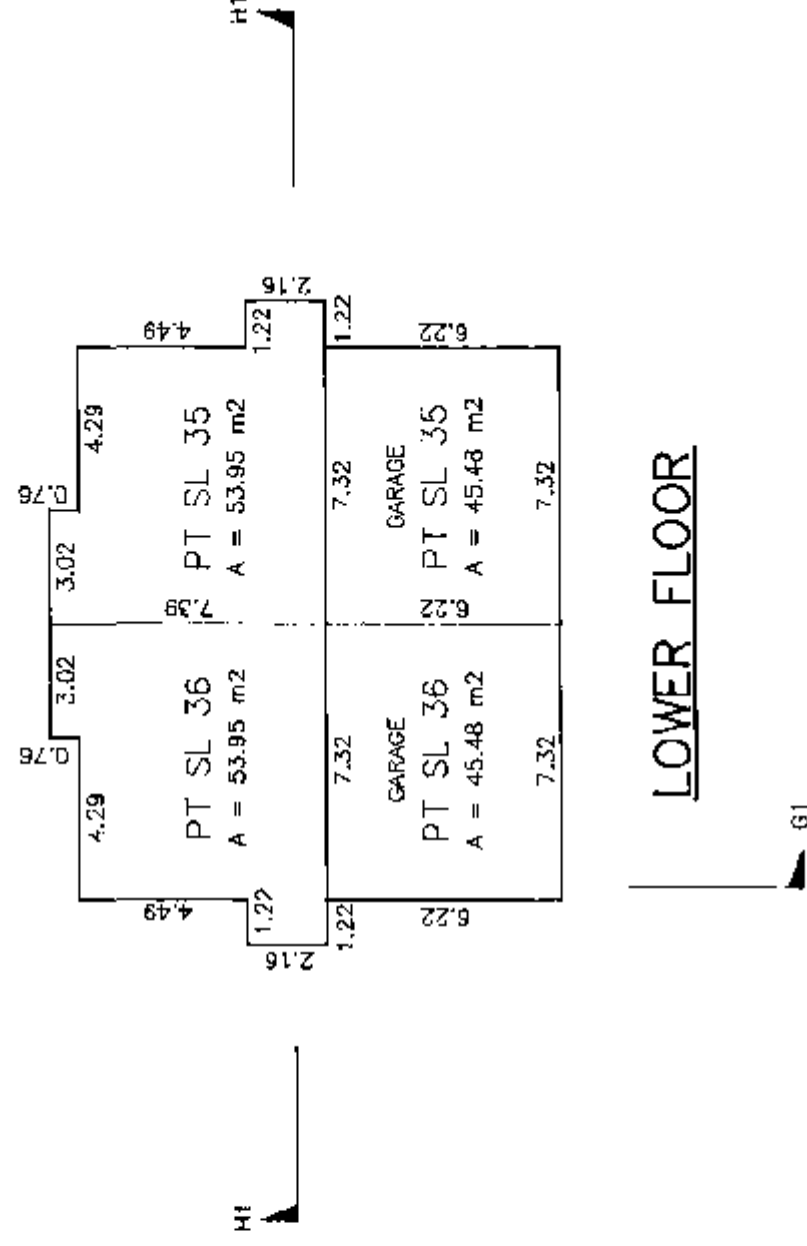
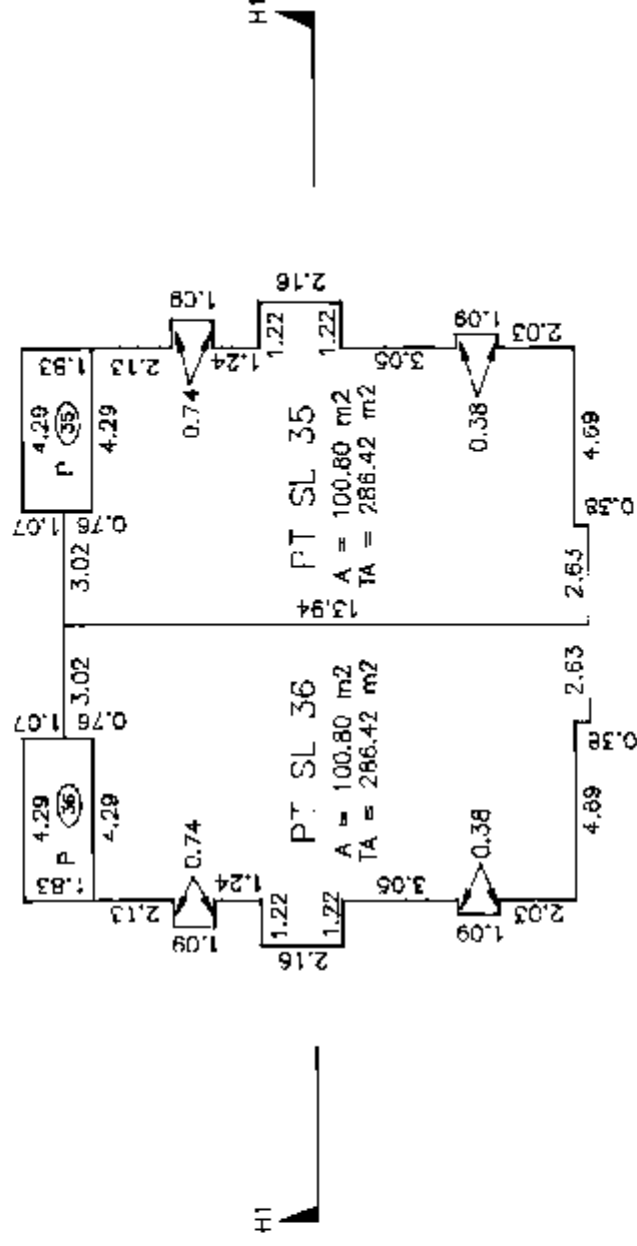
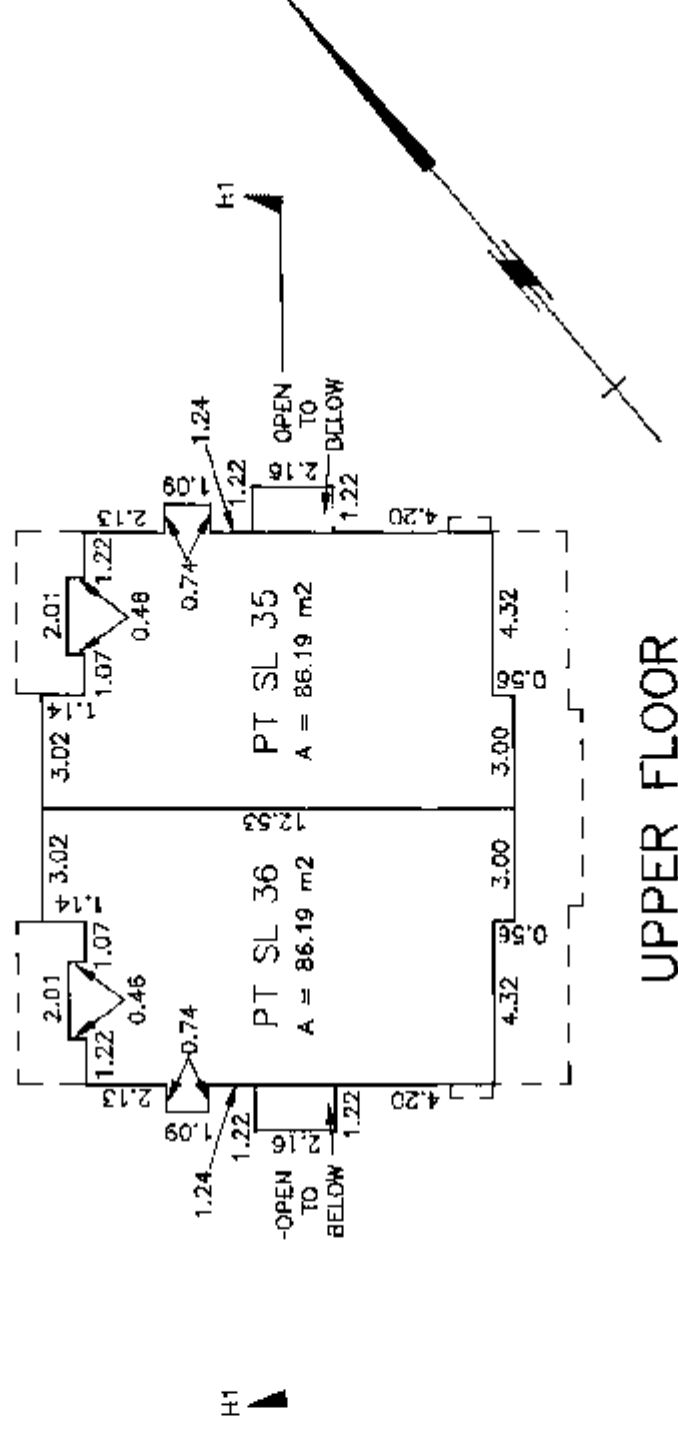
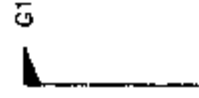
LOWER FLOOR

MORGAN STEWART & COMPANY
Surveyors and Engineers
1255-Seymour St., Vancouver, B.C.

DATE 22 March 95 *[Signature]* C.I.S.

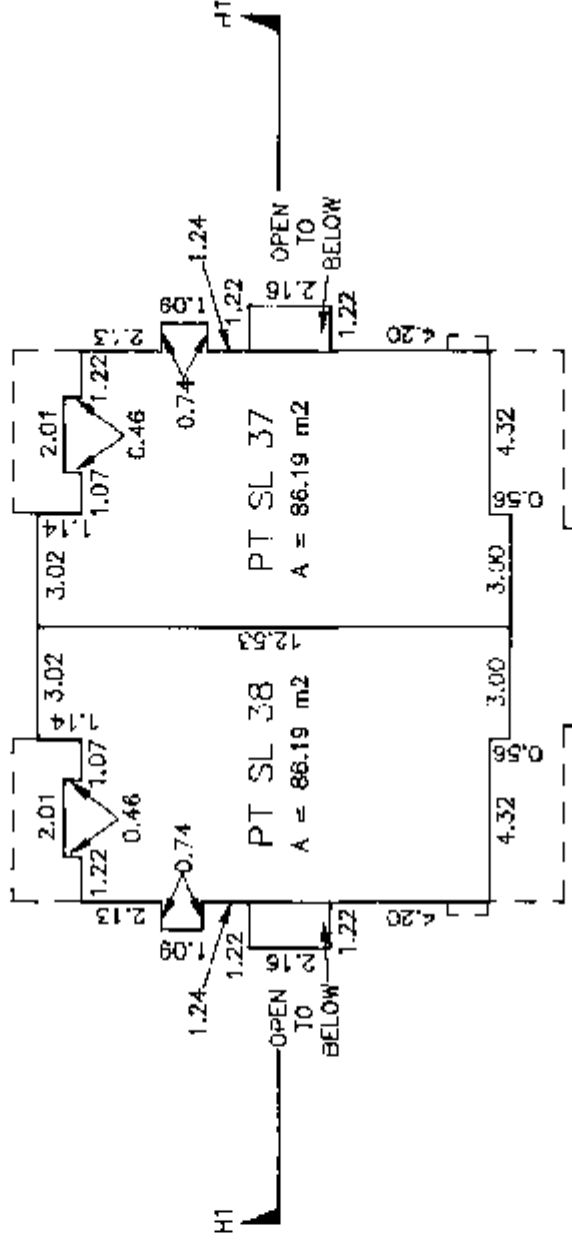
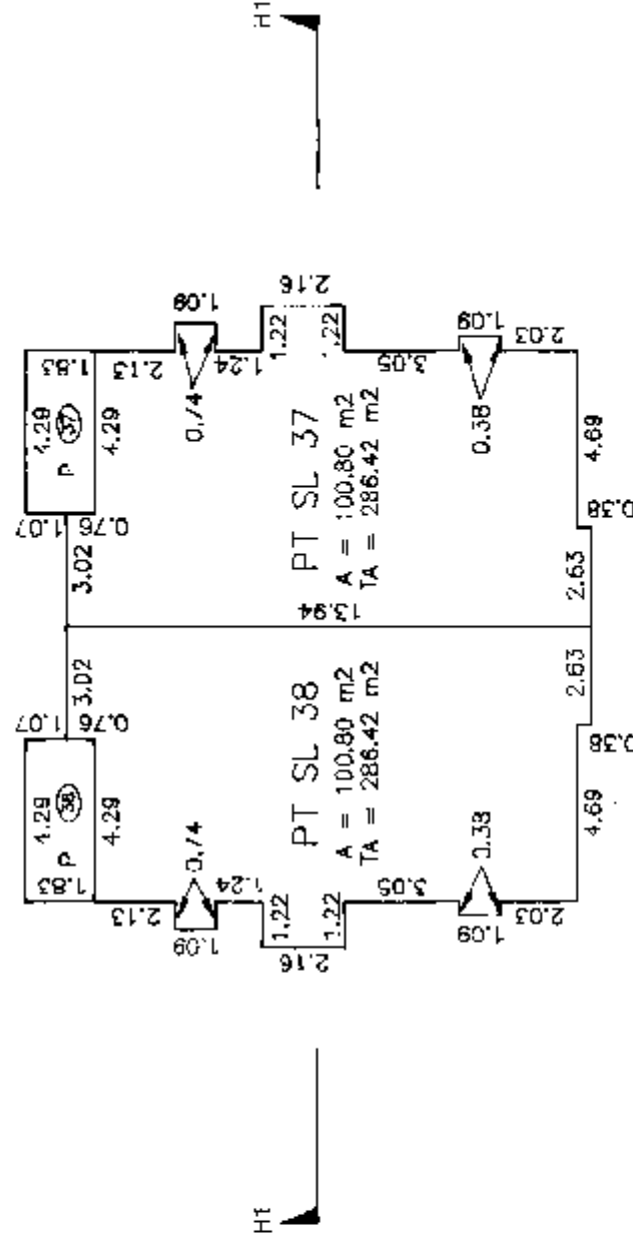
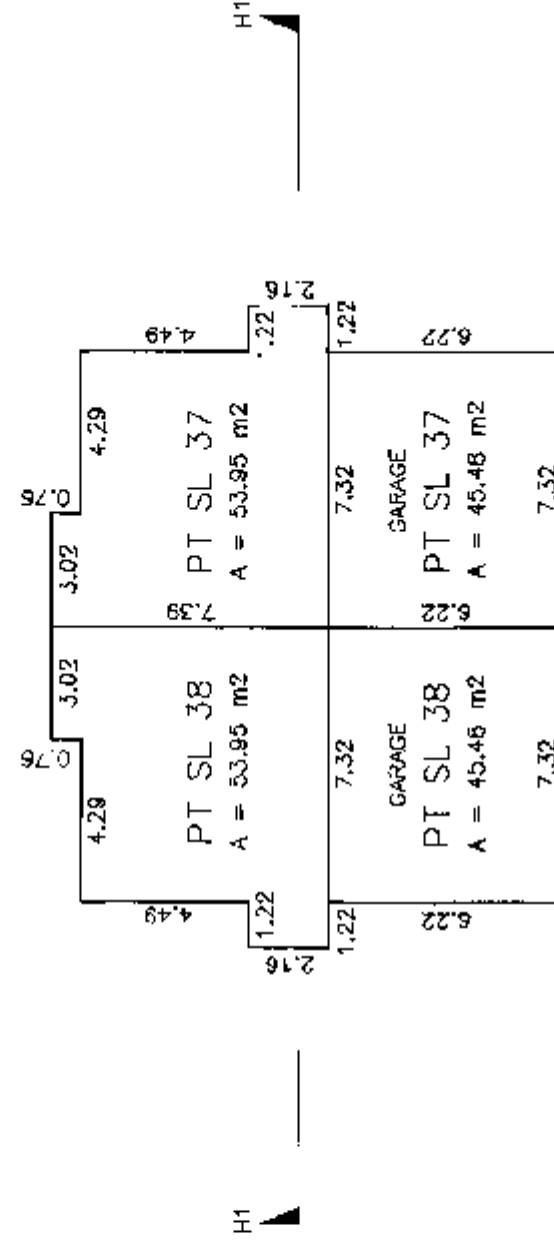
BUILDING 18PHASE 3
STRATA PLAN LMS 1719

SCALE 1:200



BUILDING 19PHASE 3
STRATA PLAN LMS 1719

SCALE 1:200

**UPPER FLOOR****MAIN FLOOR****LOWER FLOOR**

PHASE 3
STRATA PLAN LMS 1719

SECTIONS



SECTION G1 - G1

TYPICAL FOR SLs 27 through to 38, inclusive.

UPPER FLOOR

MAIN FLOOR

LOWER FLOOR

P ⁺ SL 28	
PT SL 28	
PT SL 28	

P
(28)

SECTION H1 - H1

TYPICAL FOR SLs 27 through to 38, inclusive.

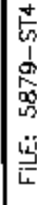
UPPER FLOOR

MAIN FLOOR

LOWER FLOOR

PT SL 28	PT SL 27
PT SL 28	PT SL 27
PT SL 28	PT SL 27

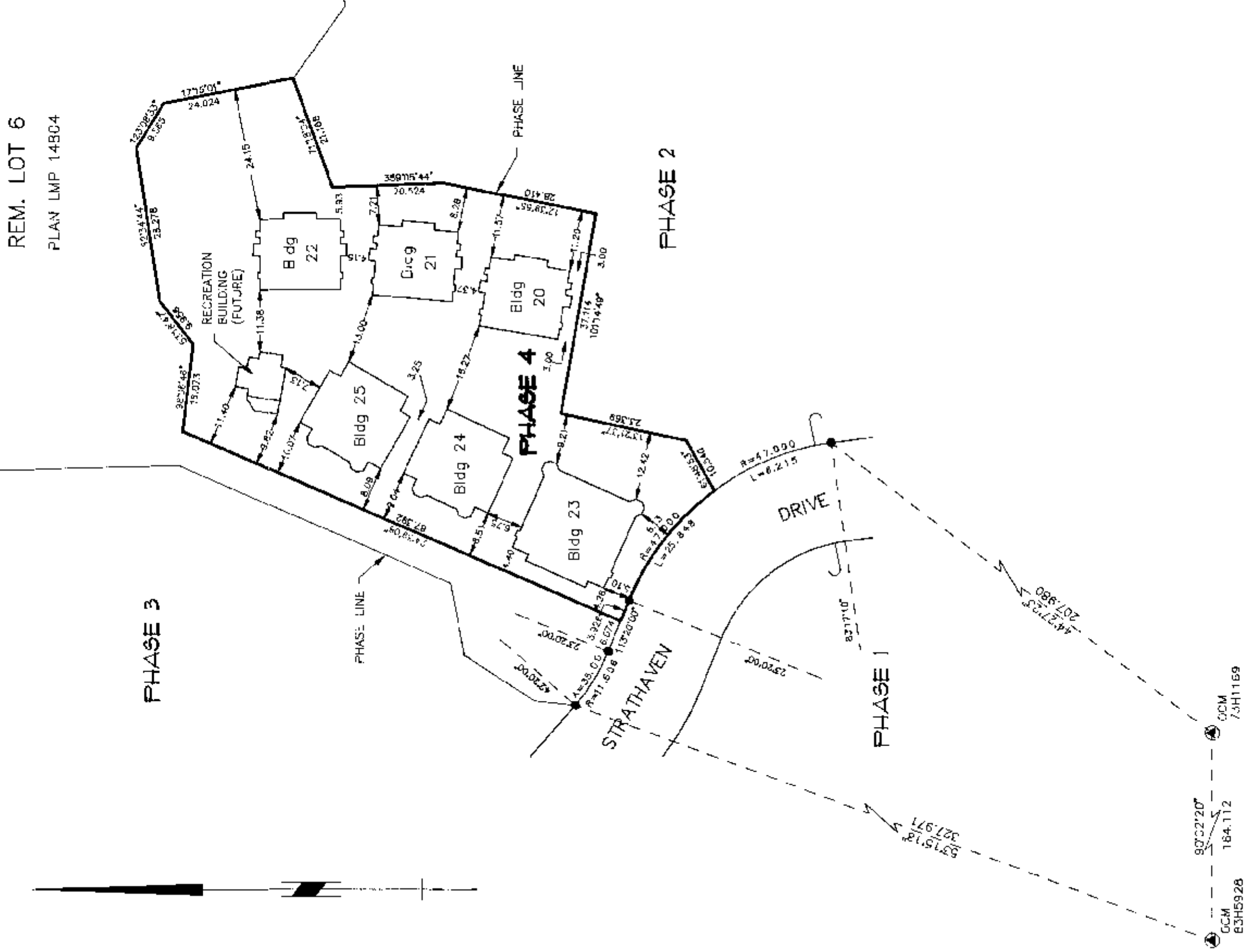
DISTRICT OF NORTH VANCOUVER



LOCATION PLAN

PHASE 4
STRATA PLAN LMS 1719

SCALE 1 : 750



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

DATE 17 April 2005
[Signature]

PHASE 4

STRATA PLAN LMS 1719

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
39	5	2405	3699	
40	5	2405	3699	
41	6	2406	3699	
42	6	2406	3699	
43	7	2406	3699	
44	7	2406	3699	
45	8	2296	3734	
46	8	2300	3734	
47	9	2667	3734	

PHASE 4
STRATA PLAN LMS 1719

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
4B	9	2667	3734	
4B	10	2667	3734	
5D	10	2667	3734	
AGGREGATE		29,598	44,958	

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.

Authorized Signatory

Declared before me this 24 day of April, 1995.

A commissioner for taking affidavits for British Columbia

Accepted as to forms 1, 2 and 3.

Dated on this 9 day of May, 1995.

for: Duboy
Superintendent of Real Estate

Approved as phase 4 of a 5 phase strata plan under the condominium act.
Dated at North Vancouver, British Columbia this 5th day of May, 1995.

[Signature]
Approving Officer for the District of North Vancouver

I Herby certify that the common facility of a recreation centre which according to form E to the Act was to have been constructed in conjunction with this phase has been satisfactorily provided for.

5th day of May, 1995.

[Signature]
Approving Officer for the District of North Vancouver

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

ACA3: 5879ST4.JWG

OWNER:

UNITED PROPERTIES (STRATHAVEN) LTD.
(INC. NO. 464658)

Authorized Signatory: [Signature] VICTOR SETTON

WITNESS:

Name: [Signature] GARY C. JAYAN

Address: 1634 WEST 7th Ave Vancouver BC V5Z 2H7

Occupation: Manager

MORTGAGEE:

M.R.S. TRUST COMPANY
(REGISTRATION NO. 34988A)

Authorized Signatory ED MORGAN

Authorized Signatory Maria Accomando-Dodds

WITNESS AS TO BOTH SIGNATURES

Name: [Signature] KENSINA COLETT

Address: 150 - Bloor St. W. - #305 Toronto, Ont M5S 2X9

Occupation: Commercial Secretary

MORTGAGEE:

MARCUS WOXX

WITNESS

Name: [Signature] JENNIFER SILVERA

Address: 6791 HAINES COURT, RICHMOND B.C. V7C 5E6

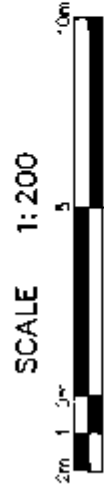
ADMINISTRATOR

Occupation: [Signature]

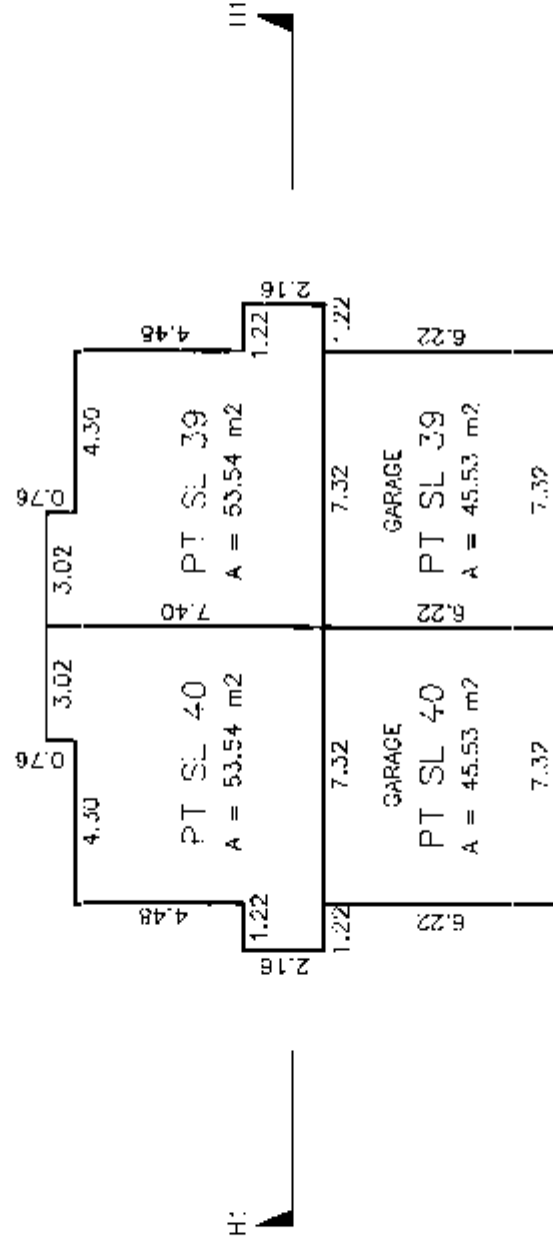
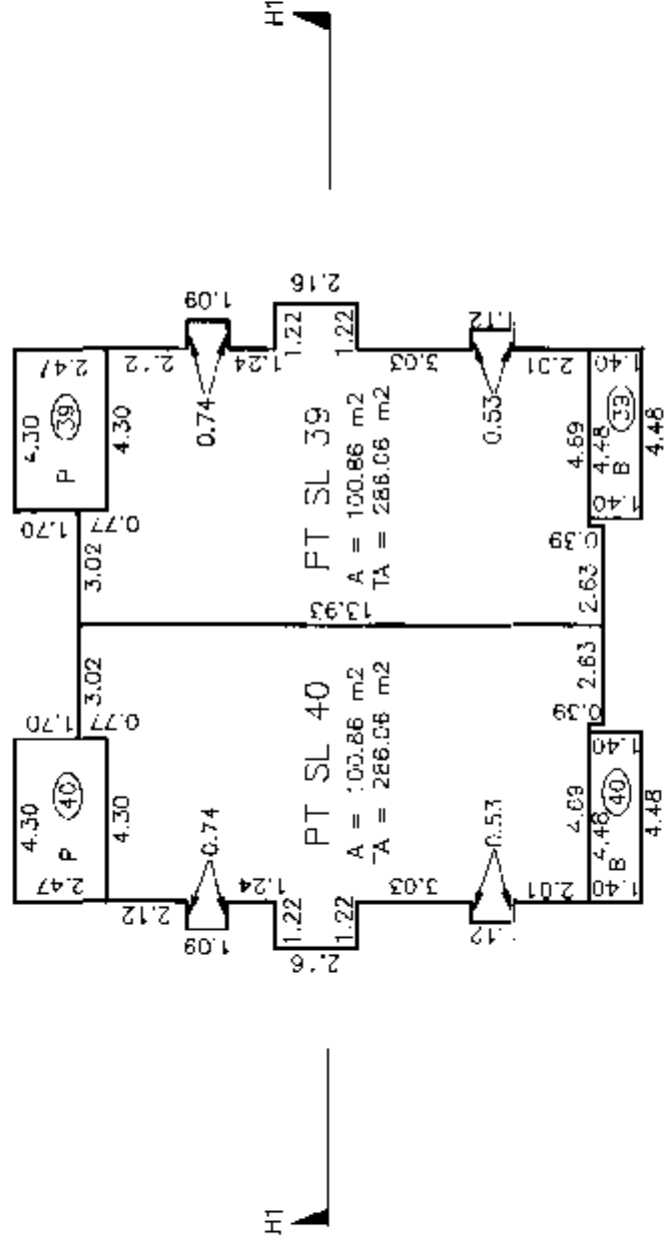
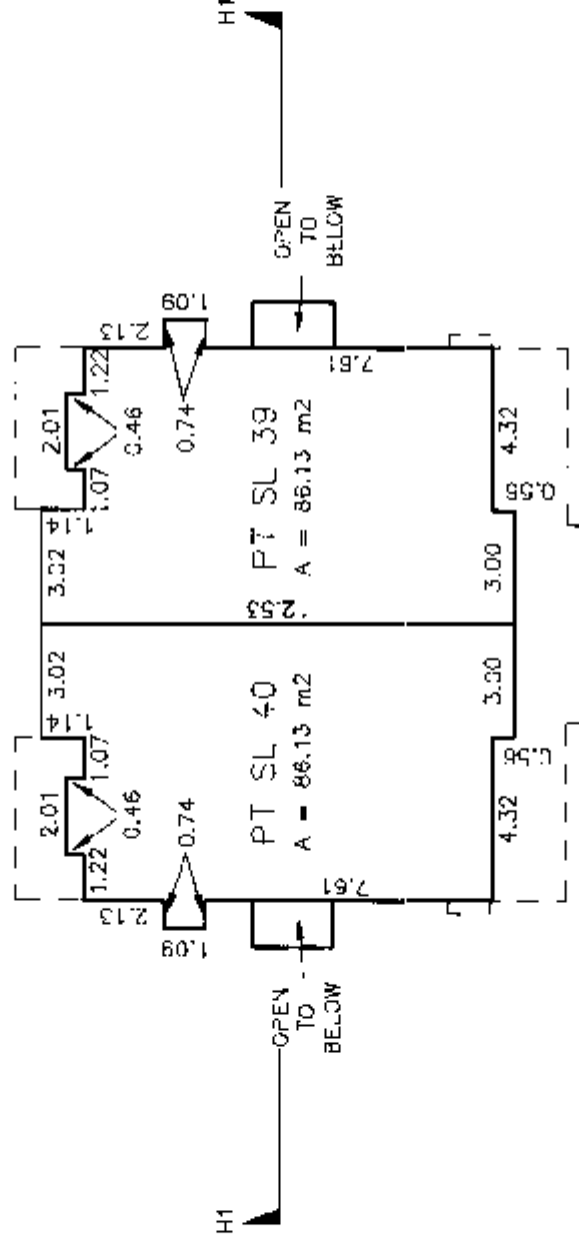
DATE 17 April 1995 [Signature] S.O.C.L.S.

F.L.E: 5879-S14

BUILDING 20

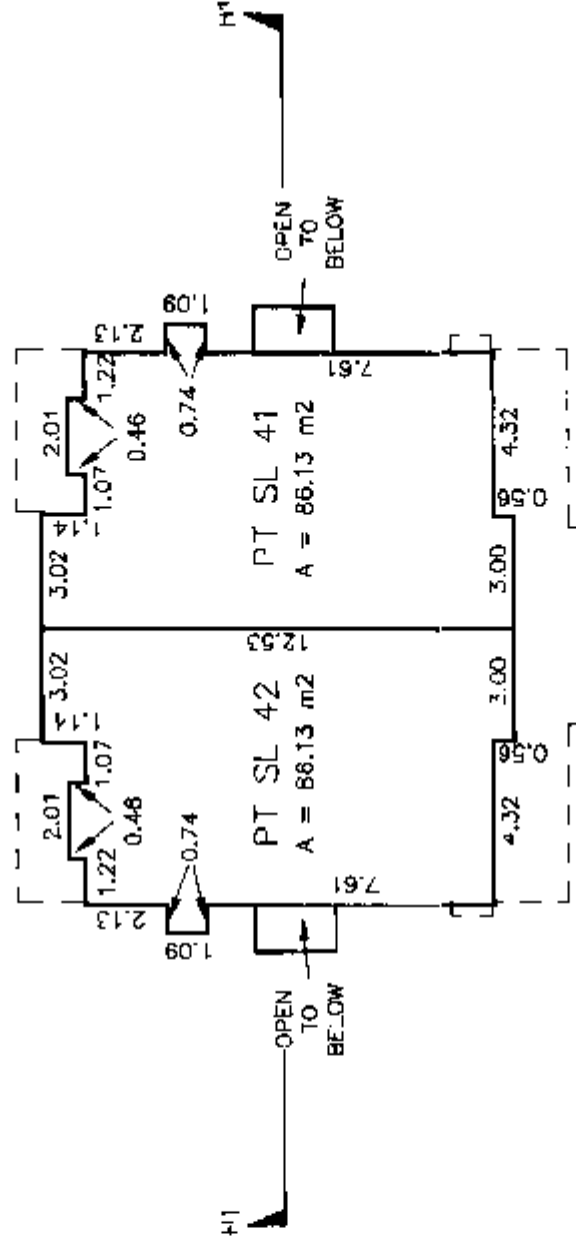


PHASE 4 STRATA PLAN LMS 1719

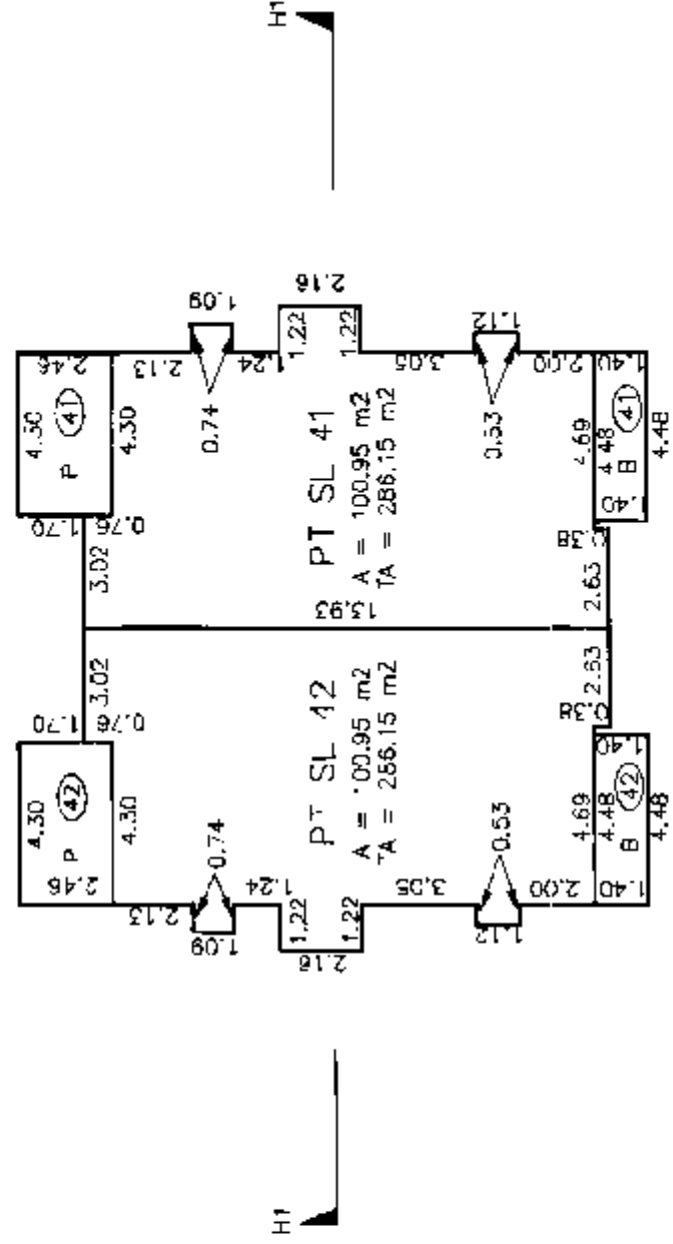


BUILDING 21

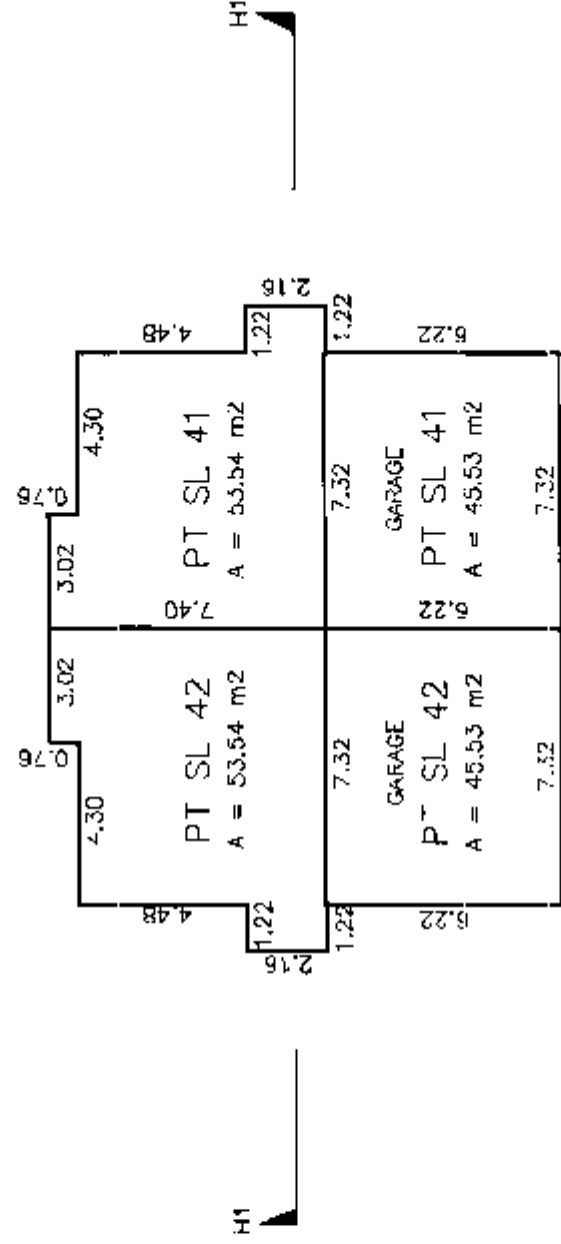
PHASE 4
STRATA PLAN LMS 1719



UPPER FLOOR



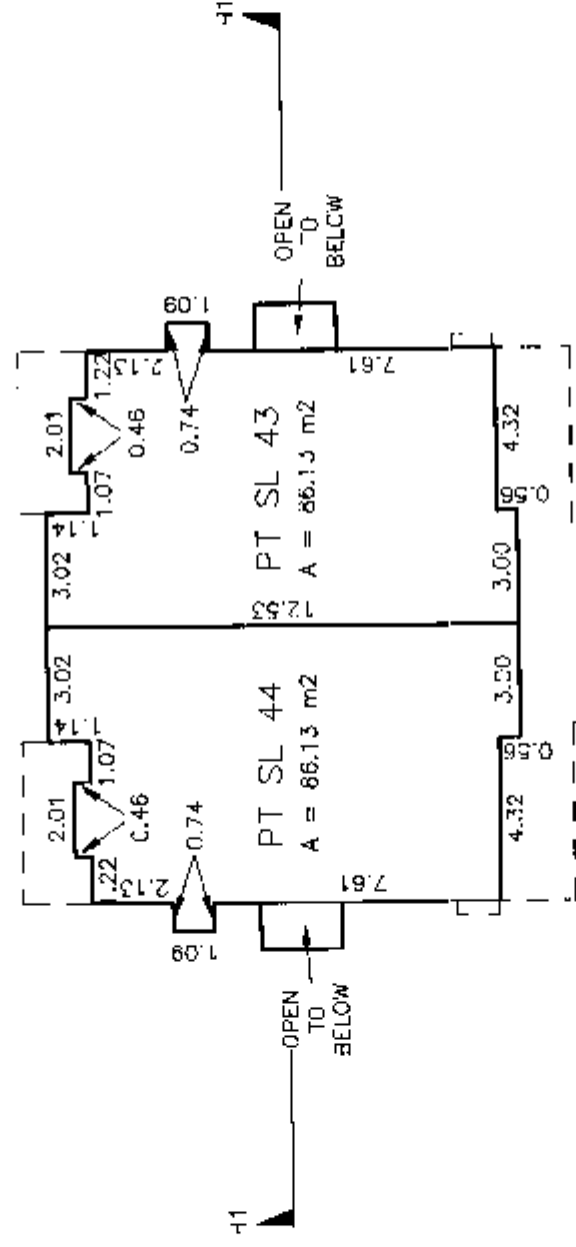
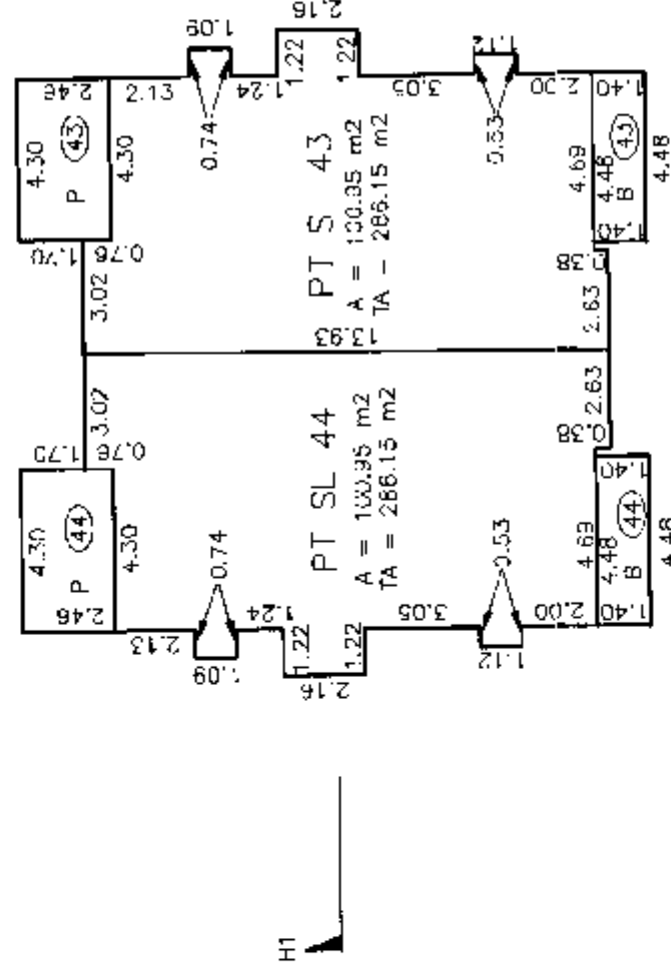
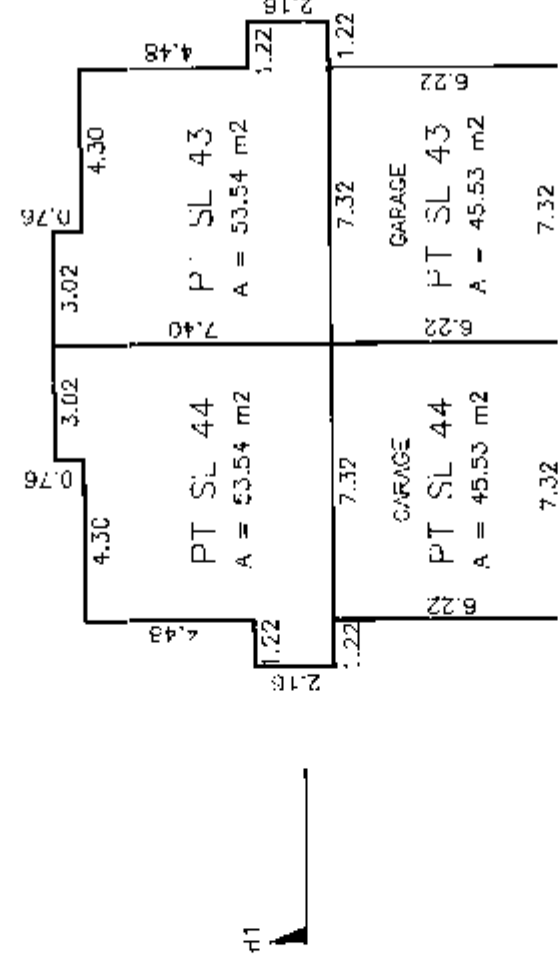
MAIN FLOOR



LOWER FLOOR

BUILDING 22PHASE 4
STRATA PLAN LMS 1719

SCALE 1:200

**UPPER FLOOR****MAIN FLOOR****LOWER FLOOR**

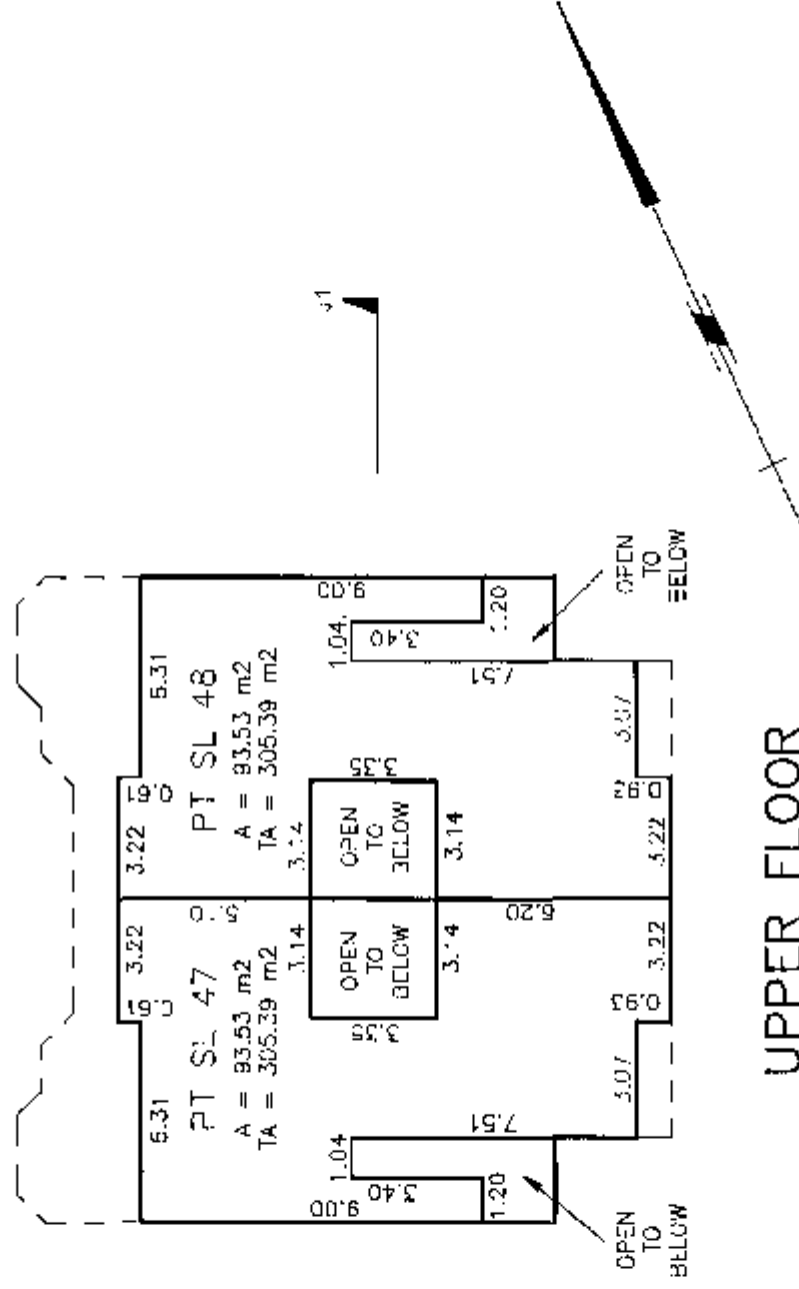
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PHASE 4
STRATA PLAN LMS 1719

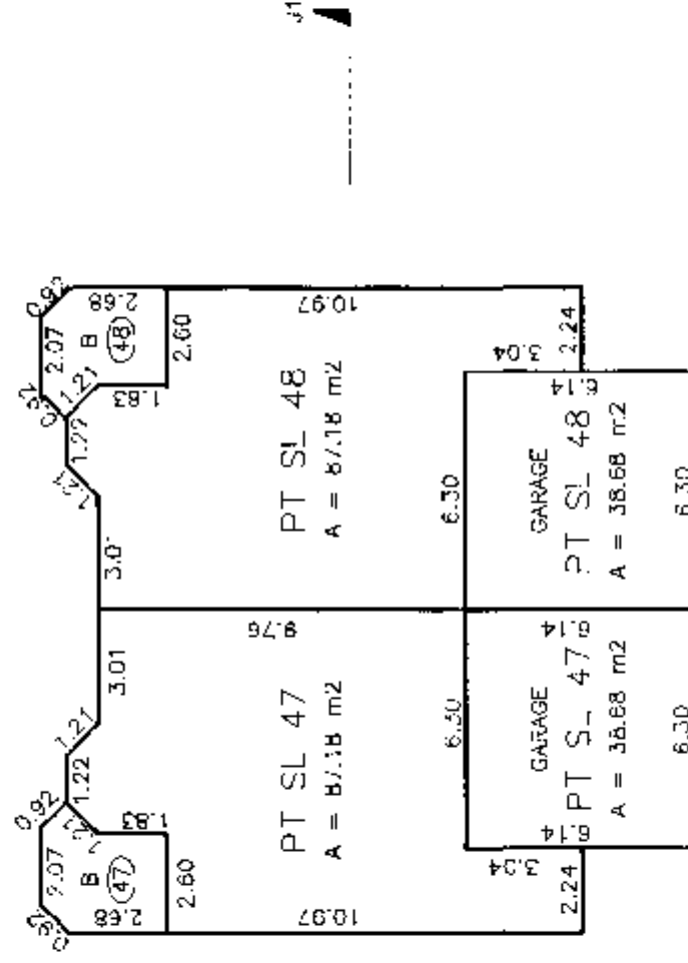
PHASE 4

BUILDING 24

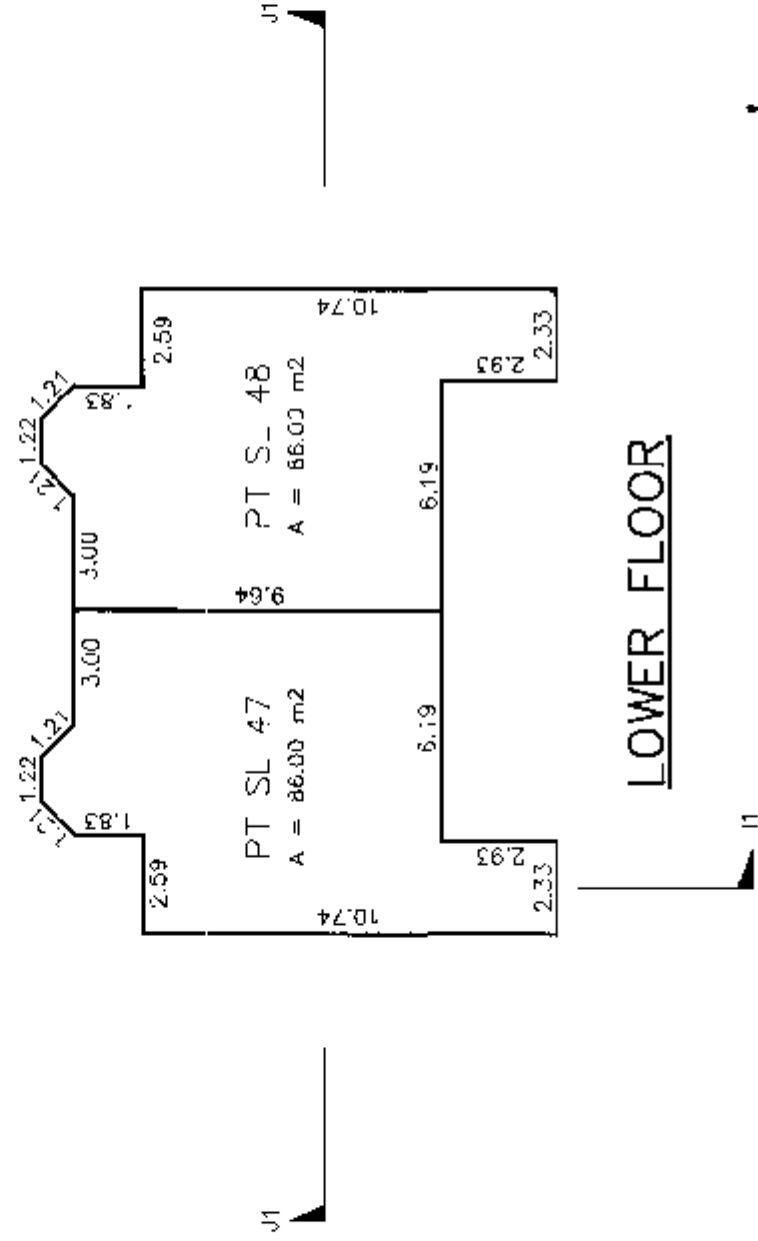
SCALE 1:200



UPPER FLOOR



MAIN FLOOR



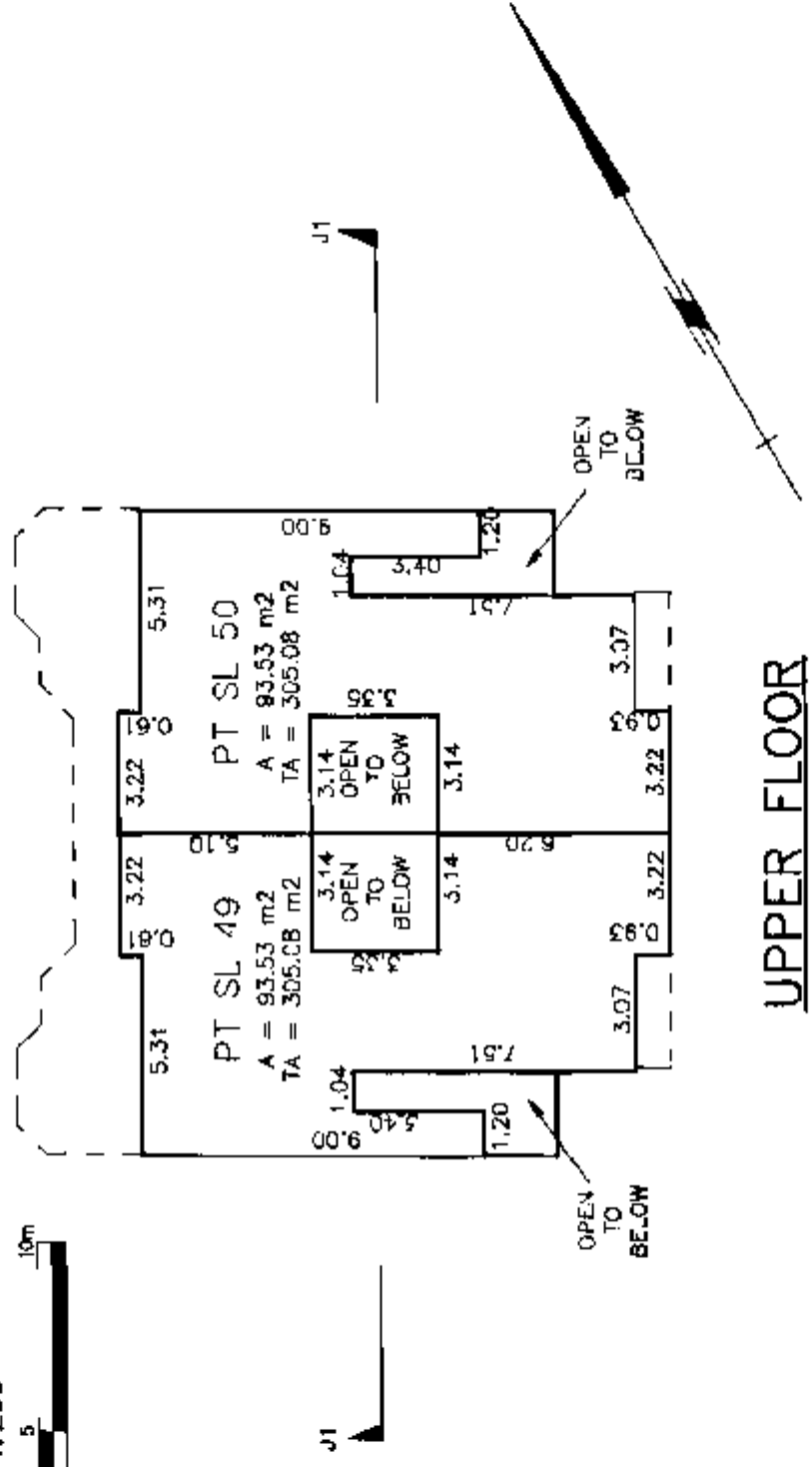
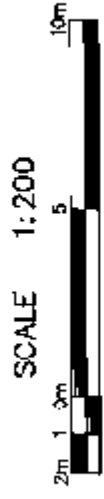
LOWER FLOOR

MORGAN STEWART & COMPANY
Surveyors and Engineers
1155-Beymour St., Vancouver, B.C.

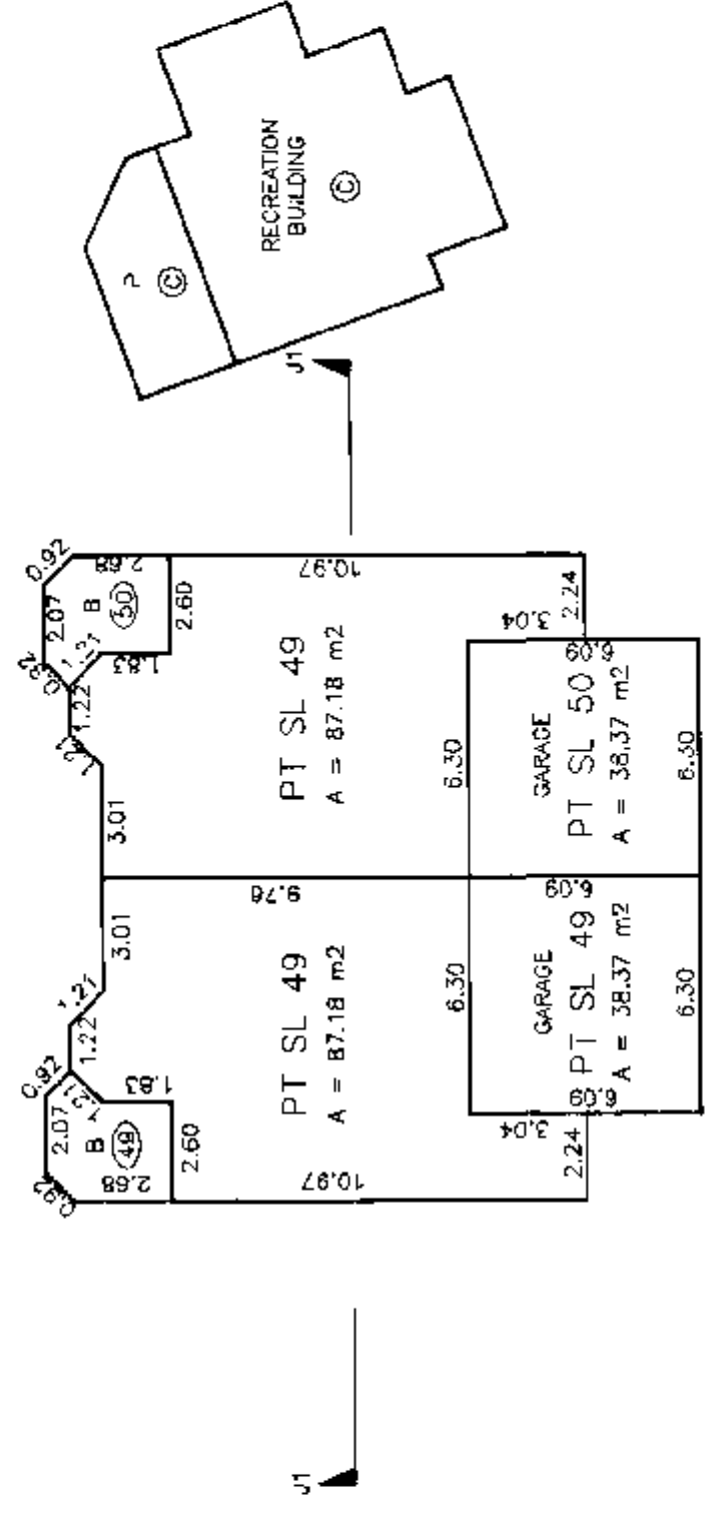
DATE 17 APR 1995

BUILDING 25

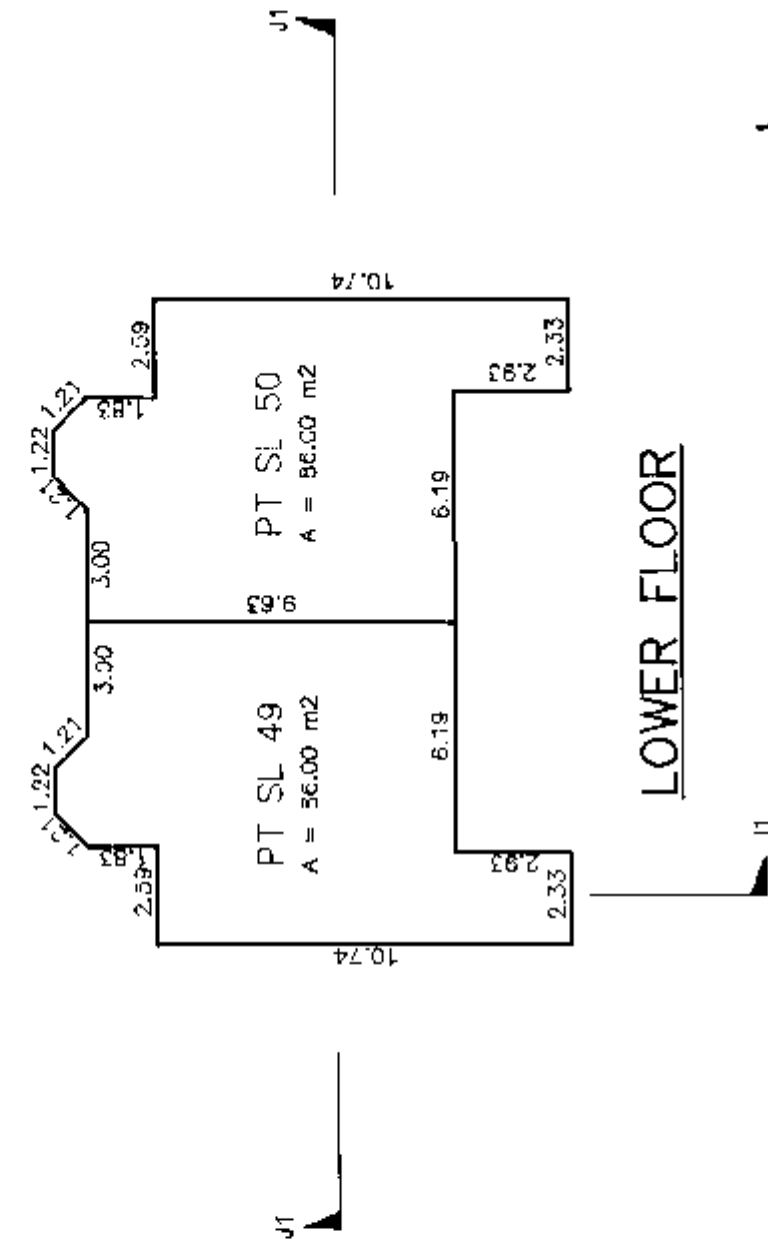
PHASE 4
STRATA PLAN LMS 1719



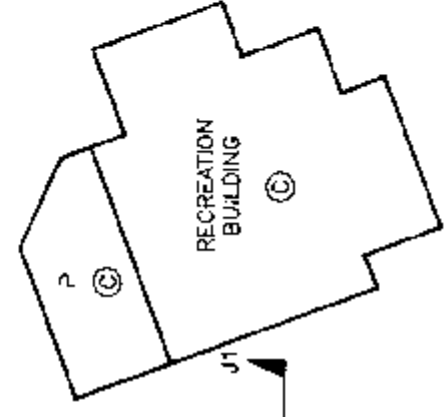
UPPER FLOOR



MAIN FLOOR



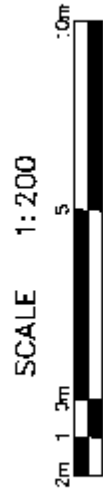
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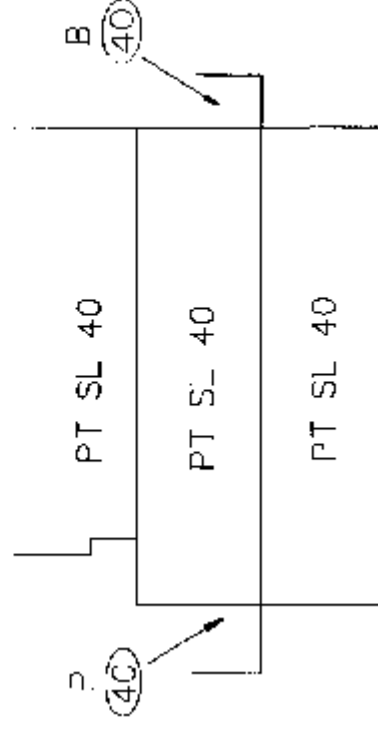
DATE 17 April 1995 *W. Morgan* B.C.L.S.

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

PHASE 4

STRATA PLAN LMS 1719SECTIONSSECTION G1 - G1

TYPICAL FOR SLs 39 to 44, INCLUSIVE

UPPER FLOORMAIN FLOORLOWER FLOORSECTION H1 - H1

TYPICAL FOR SLs 39 TO 44, INCLUSIVE

UPPER FLOORMAIN FLOORLOWER FLOOR

PT SL 40	PT SL 39
PT SL 40	PT SL 39
PT SL 40	PT SL 39

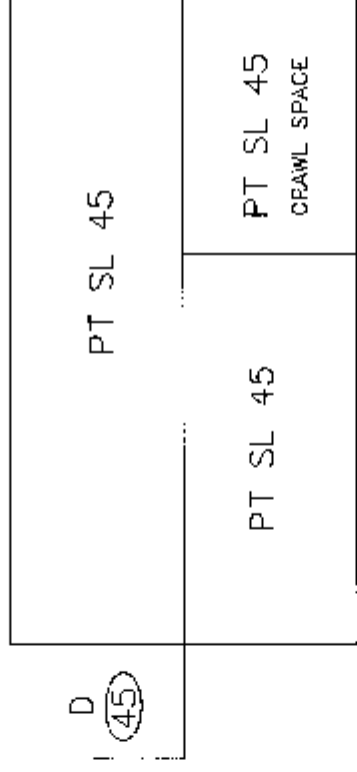
PHASE 4
STRATA PLAN LMS 1719

SECTIONS



SECTION E1 — E1

TYPICAL FOR SLs 45 AND 46

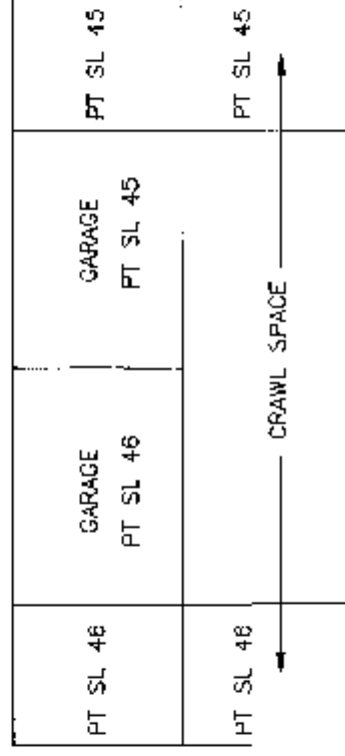


MAIN FLOOR

LOWER FLOOR

SECTION F1 — F1

TYPICAL FOR SLs 45 AND 46

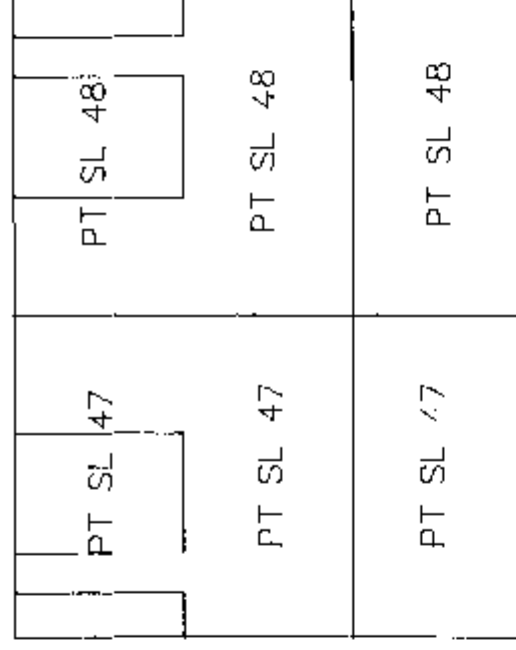


MAIN FLOOR

LOWER FLOOR

SECTION J1 — J1

TYPICAL FOR SLs 47, 48, 49, AND 50



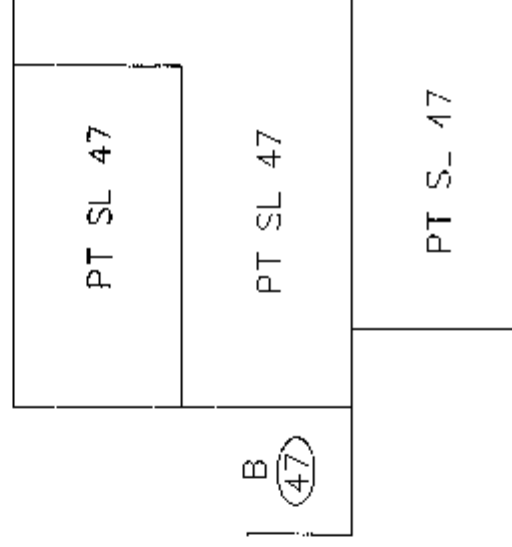
UPPER FLOOR

MAIN FLOOR

LOWER FLOOR

SECTION I1 — I1

TYPICAL FOR SLs 47, 48, 49, AND 50



UPPER FLOOR

MAIN FLOOR

LOWER FLOOR

STRATA PLAN OF LOT 6,
EXCEPT PHASES 1, 2, 3, AND 4,
STRATA PLAN LMS 1719,
DISTRICT LOT 621 AND 2075,
PLAN LMP 14804, N.W.D.
DISTRICT OF NORTH VANCOUVER

KEY PLAN

DL. 2075

PHASE 5

STRATA PLAN LMS 1719

Form C

84417748

BJ303924

DEPOSITED AND REGISTERED IN THE LAND TITLE
OFFICE, AT NEW WESTMINSTER, B.C.
THIS 6 DAY OF OCT, 1995

THIS 6 DAY OF Oct, 1995

REGISTRAR

REGISTRAR

80 metres

29.

29.

SCALE 1:1000

SOUTH
BOUNDARY
OF DL2075

NORTH
BOUNDARY
OF DL. 621

46
PLAN 22564

Bldg 13

PHASE 5

PHASE 3

PHASE 4

PHASE 2

DL. 621

PHASE 1

LANE

PLAN : 6890
8

PLAN 15959

OCM 73H1:49 30°02'20" 164.112 Z OCM 83H592B

NOTES

CIVIC ADDRESS:

1140, 1144 STRATHAVEN DRIVE,
NORTH VANCOUVER

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

THE OWNERS OF STRATA PLAN LMS 1719

C/O CROSBY PROPERTY MANAGEMENT LTD.
SUITE 550 - 555 WEST 12TH AVE.,
VANCOUVER, B.C.
V5Z 3X7

NAME OF DEVELOPMENT:

SIKAĪHĀVĒNĪ

© DENOTES COMMON PROPERTY
 SL DENOTES STRATA LOT
 PT SL DENOTES PART STRATA LOT
 B DENOTES BALCONY
 P DENOTES PATIO
 A DENOTES AREA
 D DENOTES DECK
 V DENOTES VENTILATION SHAFT
 ER DENOTES ELECTRICAL ROOM

MORGAN SILWAT & COMPANY
 Surveyors and Engineers
 1055-Seymour St. Vancouver, B.C.

12	DENOTES SQUARE METERS
25	DENOTES LIMITED COMMON PROPERTY FOR STRATA LOT 25 (TYPICAL)
E	DENOTES ELEVATOR
ST	DENOTES STORAGE
S	DENOTES STAIR
C	DENOTES CORRIDOR
CR	DENOTES CARGO ROOM
PA	DENOTES PARKING AREA
PH	DENOTES PARKING BAY
14	DENOTES STORAGE LOCKER NO.14 (TYP)
TA	DENOTES TOTAL AREA

I, MORGAN A.R. STEWART, 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 7TH day of SEPTEMBER, 1995

500

1055-Seymour St. Vancouver, B.C.
SURVEYORS AND ENGINEERS

DENCIES TOTAL AREA

ACAD: 5879ST5

FILE: 5879-ST5

PHASE 5
STRATA PLAN LMS 1719

Age Group	1990	1995	2000	2005	2010
0-4	1	1	1	1	1
5-9	1	1	1	1	1
10-14	1	1	1	1	1
15-19	1	1	1	1	1
20-24	1	1	1	1	1
25-29	1	1	1	1	1
30-34	1	1	1	1	1
35-39	1	1	1	1	1
40-44	1	1	1	1	1
45-49	1	1	1	1	1
50-54	1	1	1	1	1
55-59	1	1	1	1	1
60-64	1	1	1	1	1
65-69	1	1	1	1	1
70-74	1	1	1	1	1
75-79	1	1	1	1	1
80-84	1	1	1	1	1
85-89	1	1	1	1	1
90-94	1	1	1	1	1
95-99	1	1	1	1	1

[illegible]

DATE 7TH SEPT 25 UNAL ALC.I.S.

PHASE 5

STRATA PLAN LMS 1719

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
51	9	1217	2399	1
52	9	1207	2199	1
53	9	1351	2749	1
54	9	1356	2649	1
55	9	1224	2399	1
56	9	1225	2349	1
57	10	1202	2429	1
58	10	1227	2439	1
59	10	1429	2799	1
60	10	1351	2699	1
61	10	1213	2479	1
62	10	1210	2479	1
63	10	1207	2479	1
64	10	1204	2449	1
65	11,12	1536	2799	1
66	11,12	1554	2779	1
67	11	2117	4059	1
68	11,12	1559	2799	1
69	11,12	1537	2799	1
70	11	1202	2509	1
71	11	1205	2509	1
72	11	1205	2459	1
73	11	1206	2479	1
74	12,13	1494	2799	1
75	12	1210	2489	1
76	15	954	2059	1
77	15	1405	2150	1
78	15	992	2149	1
79	15	993	2149	1
80	15	991	2149	1

FILED

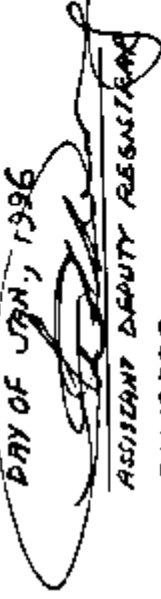
LMLMS1719

M54179 2004-01-26-16.08.35.069108

CORRECTED THIS 23RD

DAY OF JAN., 1996

PHASE 5

STRATA PLAN LMS 1719

 ASSISTANT DEPUTY REGISTRAR
 BK19382

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
81	15	844 856	1489	1
82	15	1390	2749	1
83	15	1388	2749	1
84	15	905	1979	1
85	15	982	2049	1
86	15	996	2099	1
87	12	1219	2489	1
88	12,13	1491	2849	1
89	13,17	1528	2799	1
90	16	965	2059	1
91	16	1404	2699	1
92	16	982	2199	1
93	16	993	2199	1
94	16	991	2199	1
95	16	944	1999	1
96	16	1390	2749	1
97	16	1389	2749	1
98	16	905	2069	1
99	16	993	2119	1
100	16	996	2119	1
101	13,17	1547	2799	1
102	17	2290	3999	1
103	17,18	1256	2399	1
104	17,18	1257	2399	1
105	17,18	1255	2399	1
106	17,18	1193	2359	1
107	17	2104	4029	1

FILED

LMLMS1719

M54179 2004-01-26-16.08.35.069108

CORRECTED THIS 23RD
DAY OF MAY, 1996
[Signature]
ASSISTANT DEPUTY REGISTRAR
BK19382

PHASE 5
STRATA PLAN LMS 1719

CONDOMINIUM ACT

FORM 1		FORM 2	FORM 3
Lot No.	Sheet No.	SCHEDULE OF UNIT ENTITLEMENT UPON DESTRUCTION	SCHEDULE OF VOTING RIGHTS
108	17,18	1175	2359 1
109	17,18	1256	2359 1
110	17,18	1258	2359 1
AGGREGATE		76,112	150,011

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.

Authorized Signatory

Declared before me this 11 day of September, 1995.

A commissioner for taking affidavits for British Columbia

Accepted as to forms 1, 2 and 3.

Dated on this 11 day of October 1995.

[Signature]
Superintendent of Real Estate

Approved as phase 5 of a 5 phase strata plan under the condominium act.
Dated at North Vancouver, British Columbia this 21st day of SEPTEMBER, 1995.

[Signature]
Approving Officer for the District of North Vancouver

OWNER:

UNITED PROPERTIES (SIRAIHAVEN) LTD.
(INC. NO. 454656)

Authorized Signatory

WITNESS:

Name: *[Signature]* GARY C. DAYAN

Address: 1638 W 7th Ave Vancouver BC V6J1S5

LAWYER

Occupation: _____

MORTGAGEE:

M.R.S. TRUST COMPANY
(REGISTRATION NO. 34988A)

Authorized Signatory *[Signature]* E. Murchand

Authorized Signatory *[Signature]* MAJIN ACCOMMODATIONS

WITNESS AS TO BOTH SIGNATURES

Name: *[Signature]* LOUI CARLES

Address: 150 BLAKE ST. W. #305, TORONTO ONT

MORTGAGEE:

MARCUS WOSK

[Signature]

WITNESS AS TO BOTH SIGNATURES

[Signature]
JENNIFER SLYVIA

Name: _____
Address: 6791 CARPUS COURT, RICHMOND B.C.

ADMINISTRATOR

Occupation: _____

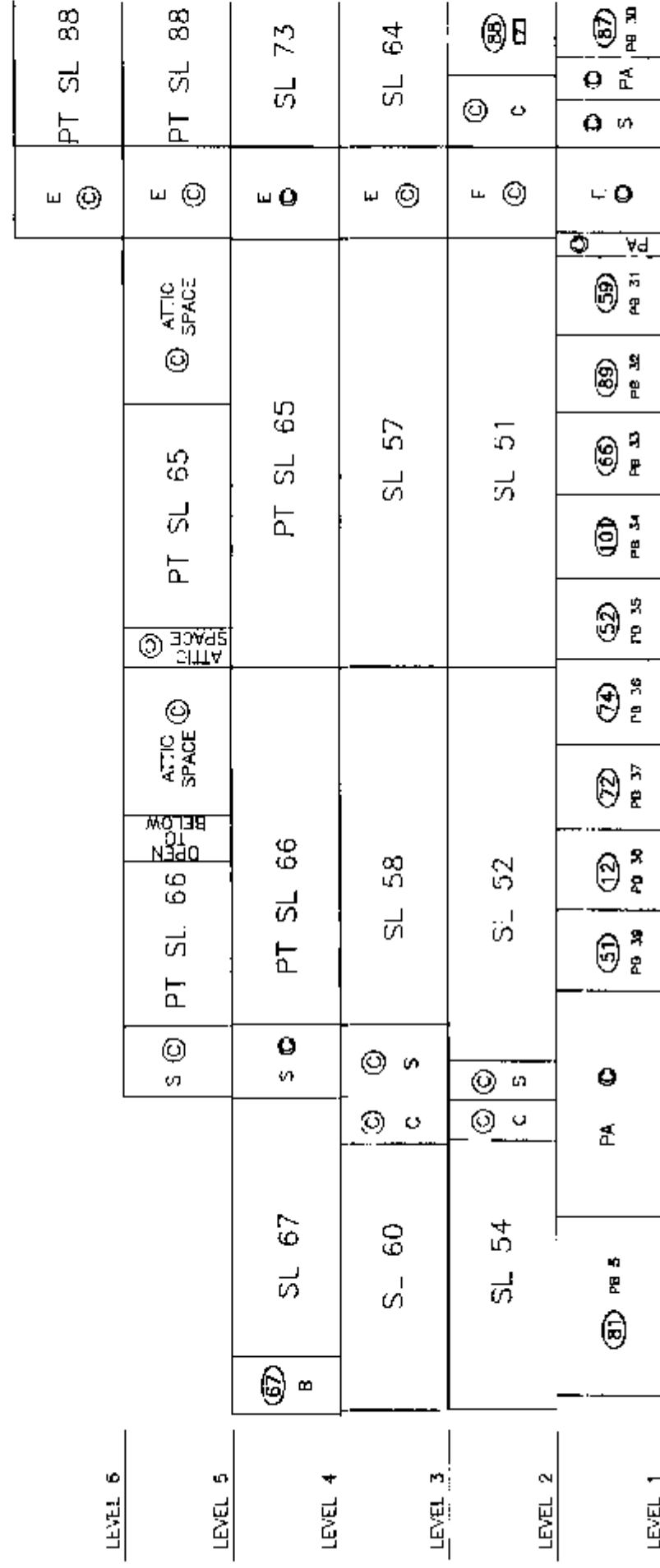
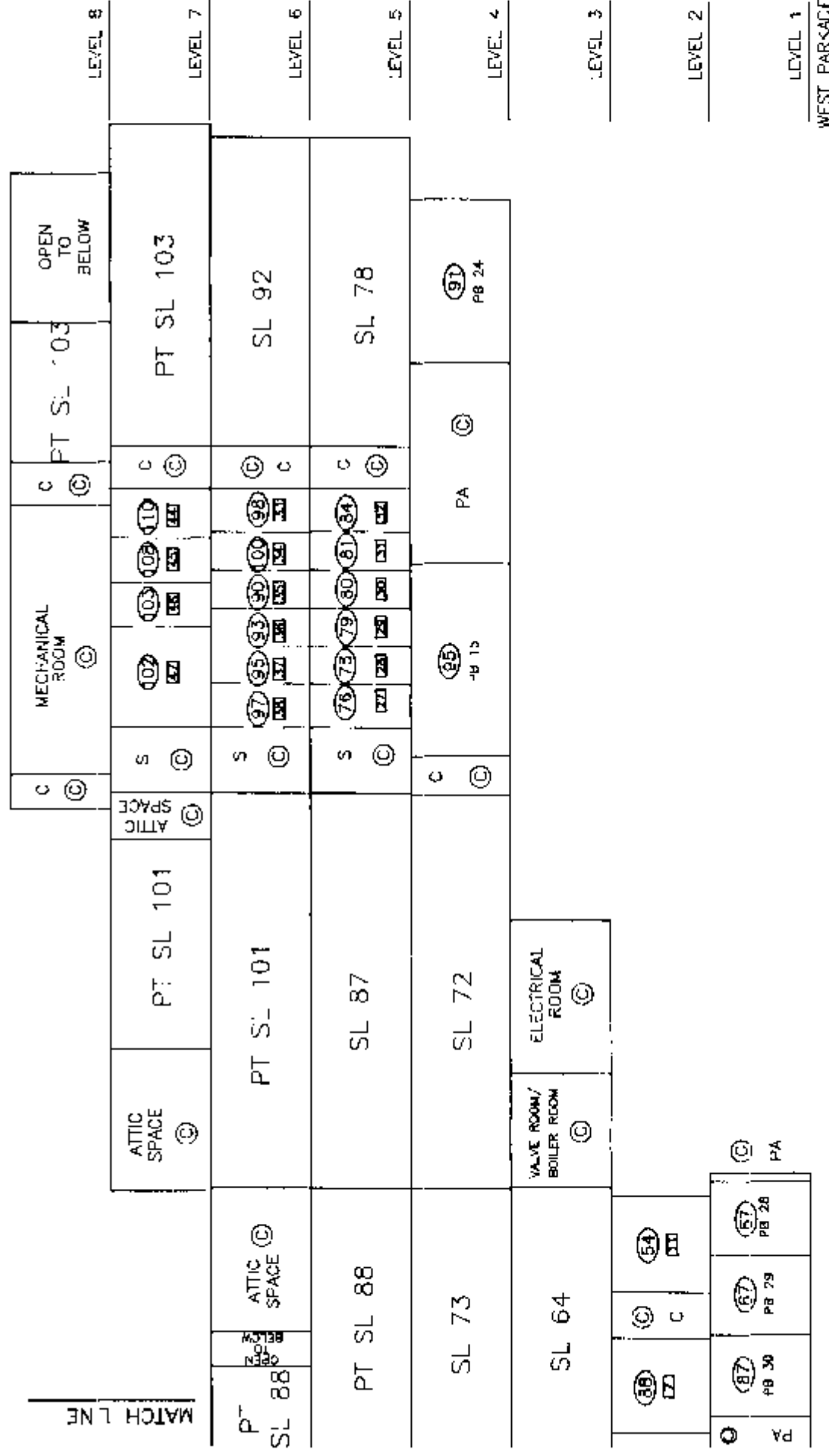
MORGAN STEWART & COMPANY
Surveyors and Engineers
1055-Seymour St. Vancouver, B.C.

DATE 7 Sept 95 *[Signature]* B.C.L.S.

CROSS-SECTION

PHASE 5
STRATA PLAN LMS 1719

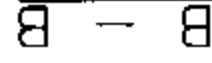
SCALE 1:200


$$\frac{A - A}{\text{WEST}}$$

$$\frac{A - A}{\text{EAST}}$$

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

DATE 7 Sept 25 Wm. L. S. B.C.L.S.

PHASE 5
STRATA PLAN LMS 1719



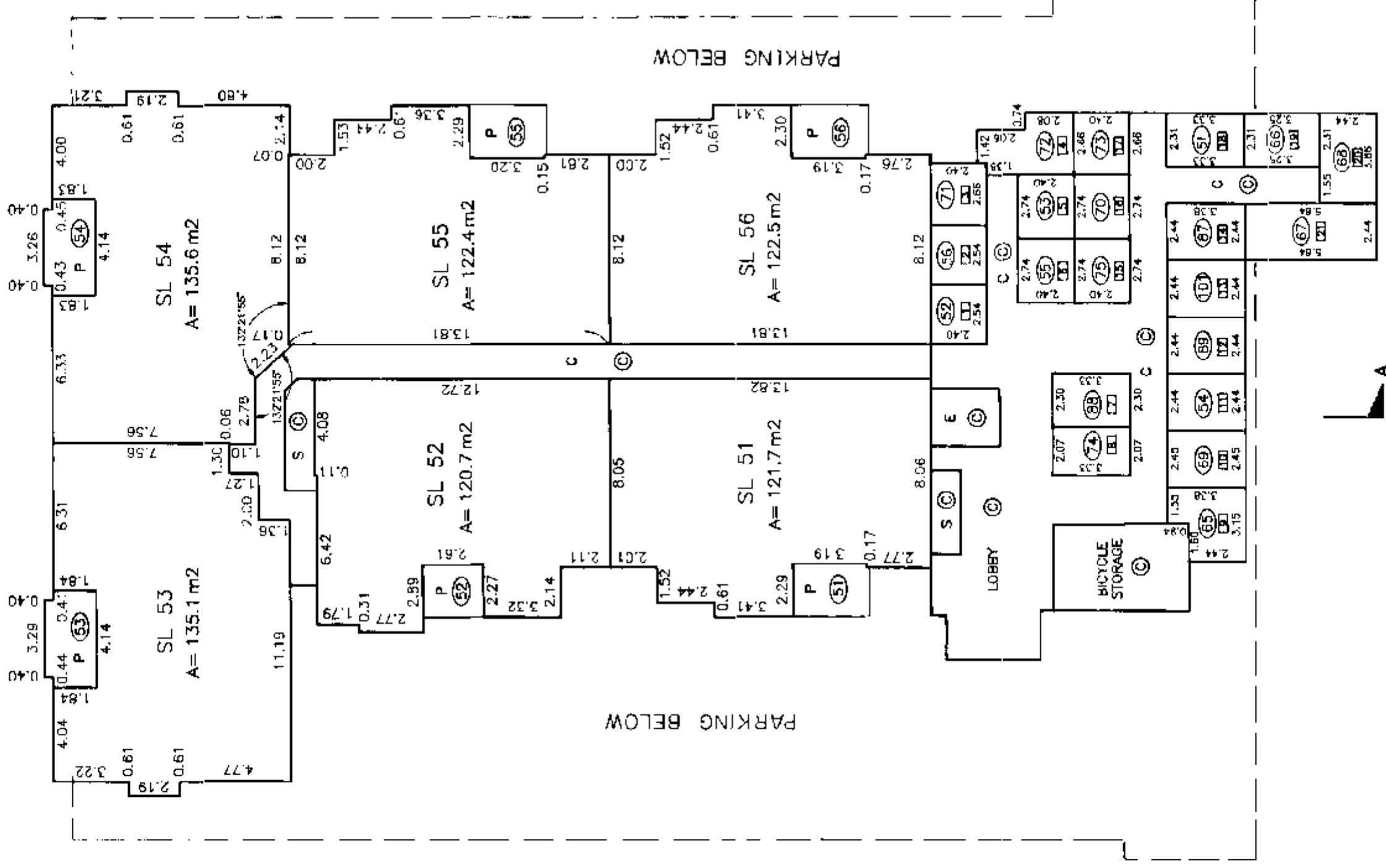
DATE 7 Sept 25 / 1945 H.C.I.S.

BUILDING 13 — LEVEL 2

— WEST SECTION

PHASE 5
STRATA PLAN *LMS 1719*

SCALE 1:200



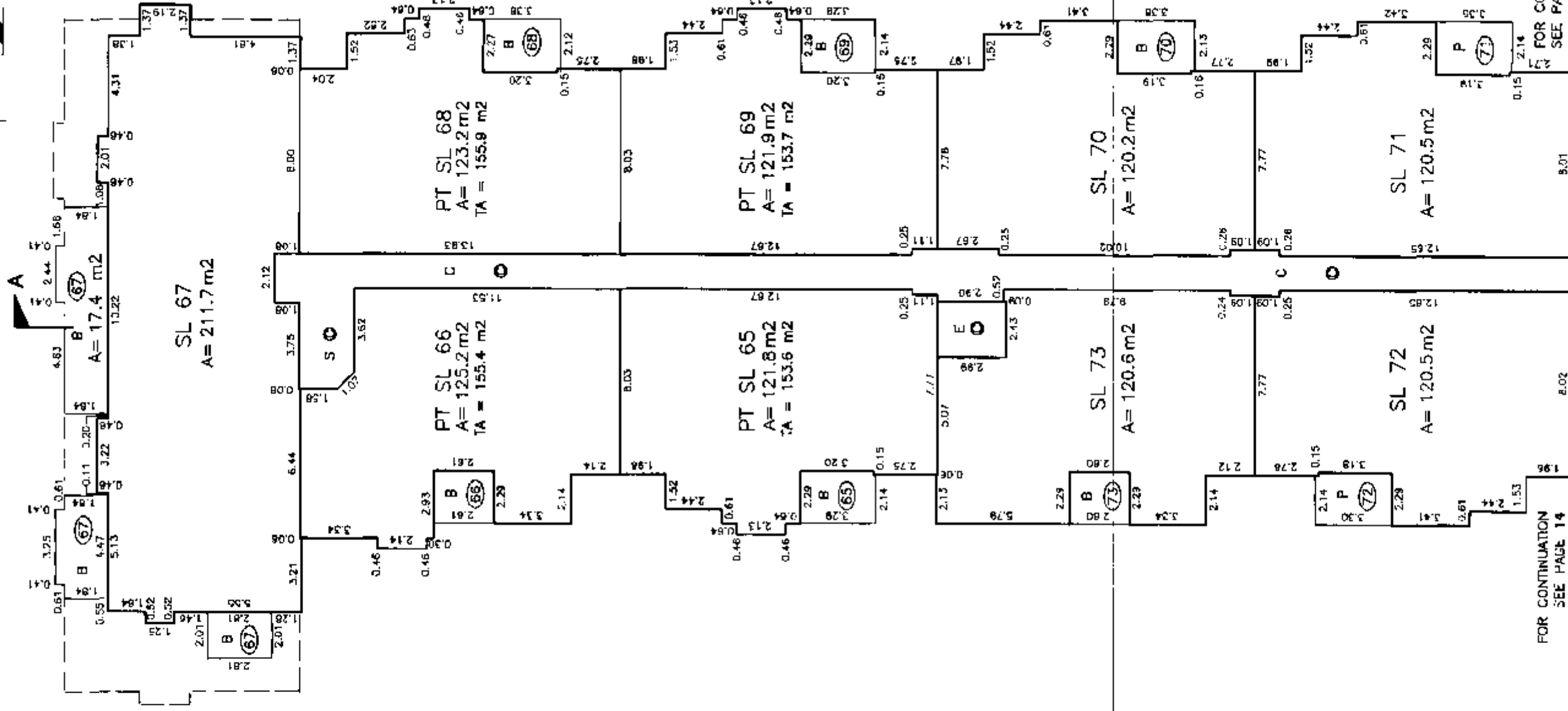
BUILDING 13 - LEVEL 4

PHASE 5
STRATA PLAN *LMS 1719*

SCALE 1:200



- WEST SECTION

FOR CONTINUATION
SEE PAGE 14

MATCH LINE

FOR CONTINUATION
SEE PAGE 14

MATCH LINE

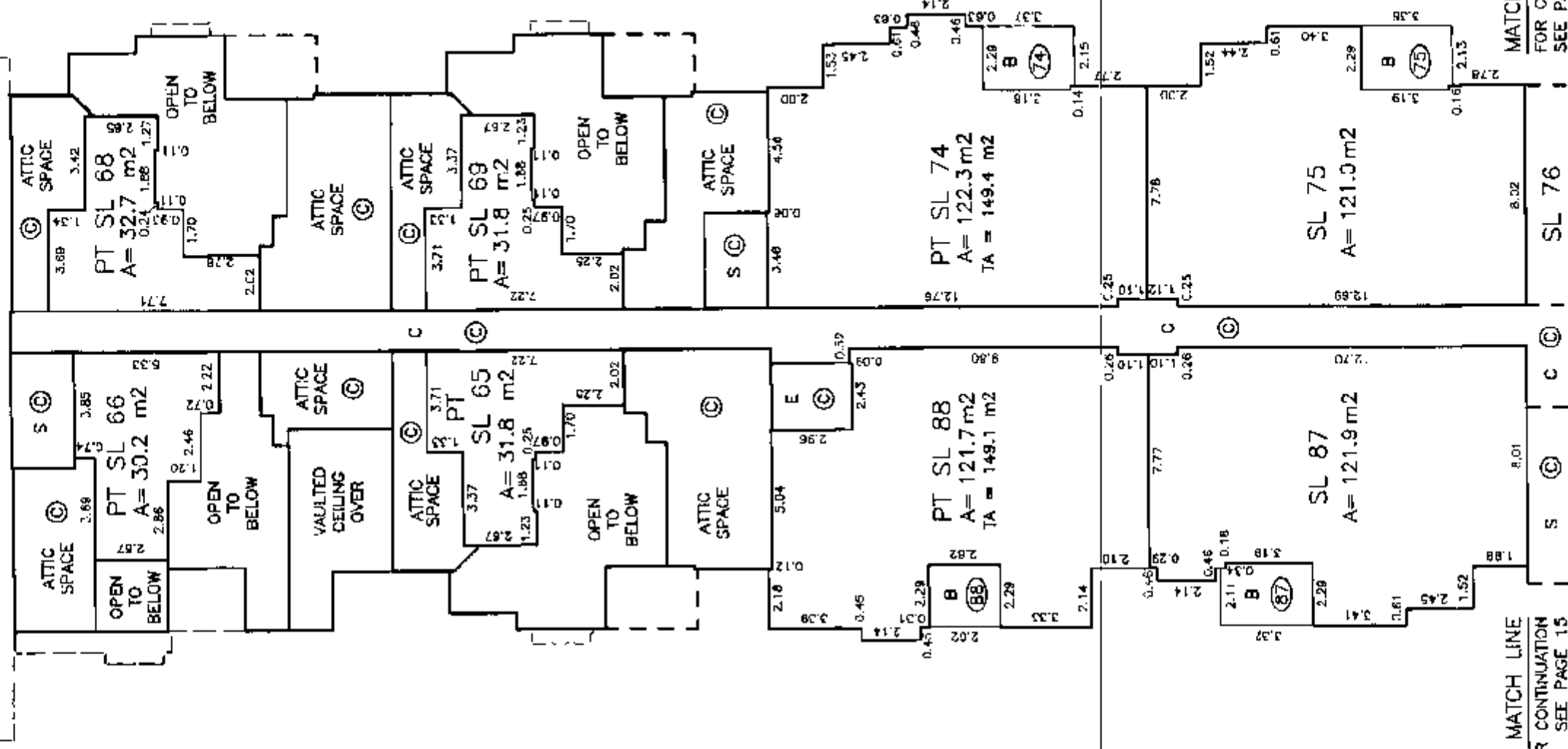
MORGAN STEWART & COMPANY
Surveyors and Engineers
1055-Seymour St, Vancouver, B.C.DATE *7 Sept 25 LMS* B.C.L.S.

PHASE 5
STRATA PLAN LMS 1719

BUILDING 13 - LEVEL 5

- WEST SECTION

SCALE 1:200



MORGAN STILWART & COMPANY
Surveyors and Engineers
1055-Seymour St, Vancouver, B.C.

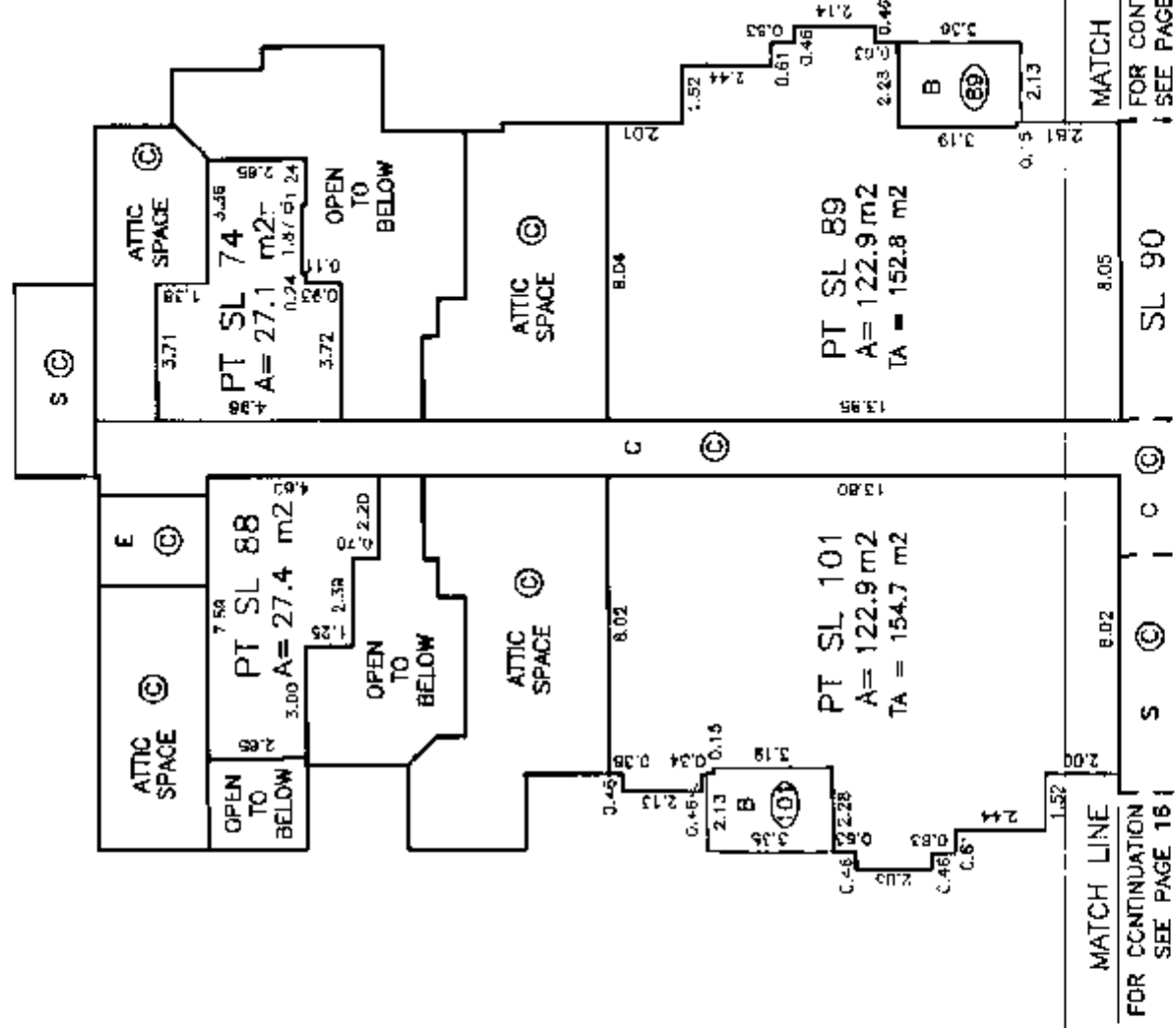
DATE 7 SEP 95 UWA B.C.L.S.

PHASE 5
STRATA PLAN Lms 1719

BUILDING 13 - LEVEL 6

- WEST SECTION

SCALE 1:200



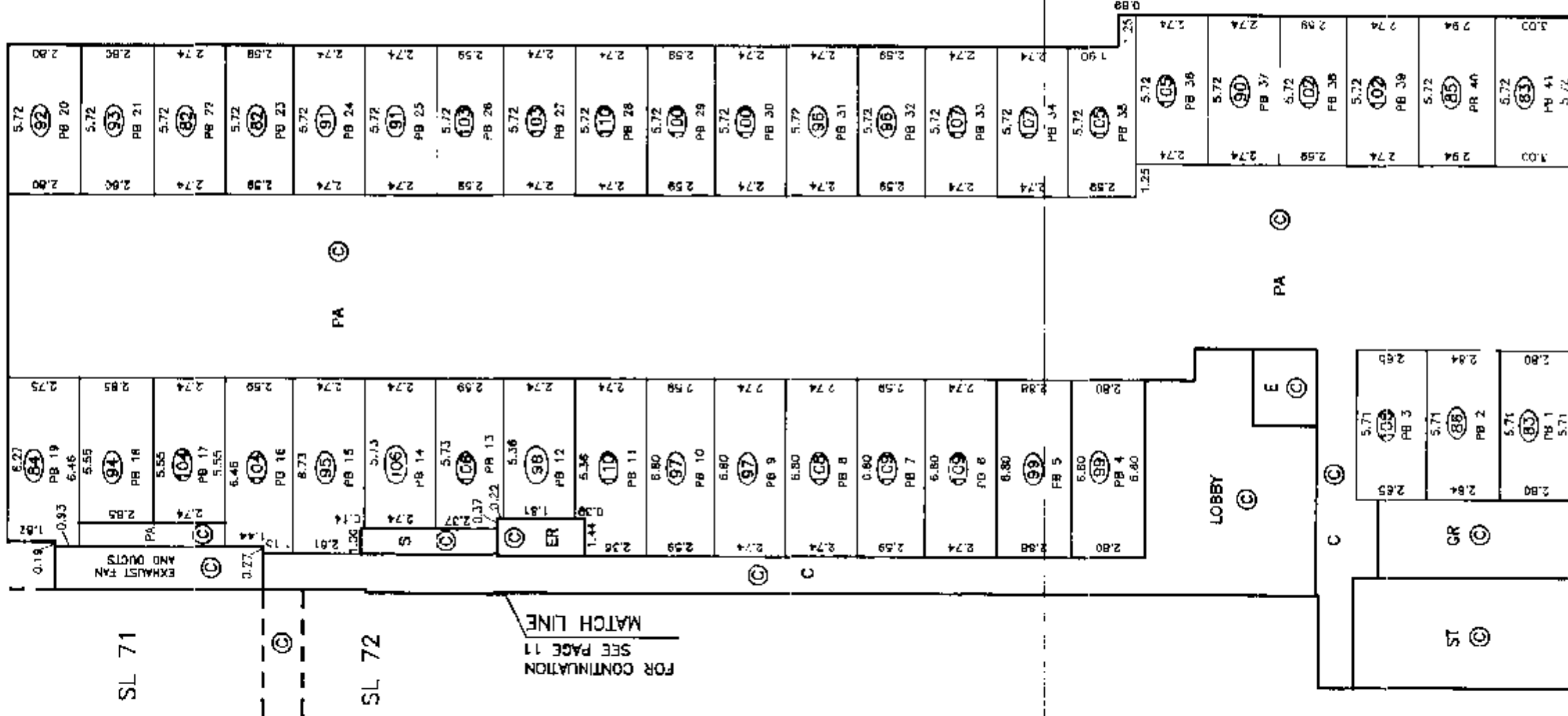
PHASE 5
STRATA PLAN *LMS 1719*

BUILDING 13 - PARKADE - LEVEL 4 - EAST SECTION

SCALE 1:200



FOR CONTINUATION
SEE PAGE 11
MATCH LINE



A

C

SL 72

FOR CONTINUATION
SEE PAGE 11
MATCH LINE

SL 71

EXHAUST FAN
AND DUCTS

LOBBY

E

PA

C

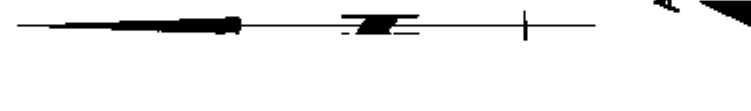
ST

GR

PHASE 5
STRATA PLAN

PHASE 5

STRATA PLAN



CORRECTED THIS
23RD DAY OF JAN,
1996
ASSISTANT DEPUTY
REGISTRAR
BX 19382

DATE 7 SEPT 95 Wmms B.C.I.S.

PLEASE 5

— EAST SECTION



ACAD: 58795T5

FILE: 5879-ST5

DATE 7 SEP 95

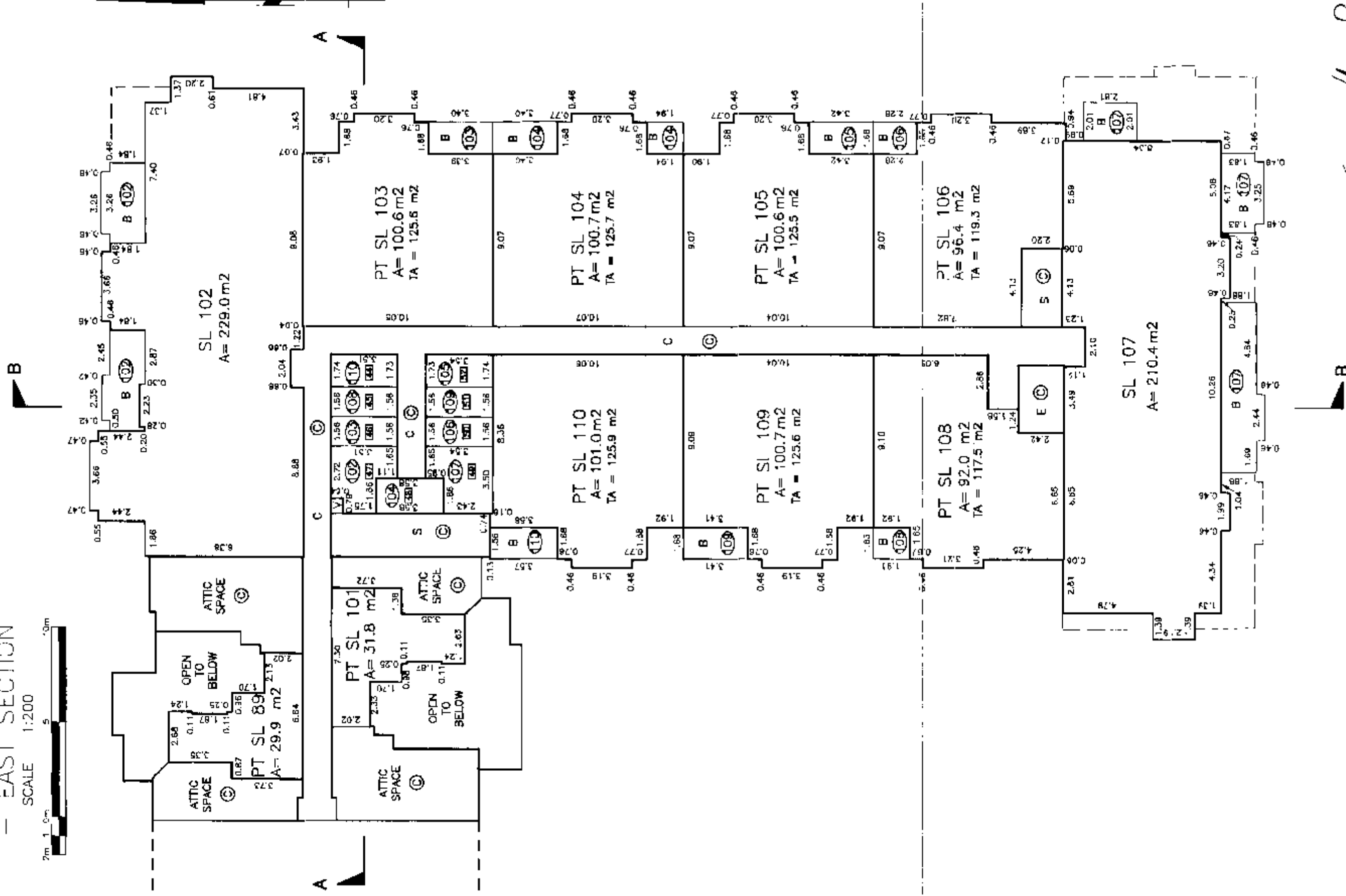
BUILDING 13 - LEVEL 7

PHASE 5

STRATA PLAN *LMS 1719*

- EAST SECTION

SCALE 1:200



BUILDING 13 - LEVEL 8 - EAST SECTION

PHASE 5

STRATA PLAN *LMS 1719*