

**STRATA PLAN OF LOT "A", SECTION 5, BLOCK 4,
NORTH RANGE 6 WEST, NEW WESTMINSTER
DISTRICT, PLAN LMP. 20666**

INTEGRATED SURVEY AREA NO. 18
CITY OF RICHMOND
B.C.G.S. 926.015

SCALE 1:500

0 5 10 20

ALL DISTANCES ARE IN METRES AND DECIMALS
THEREOF UNLESS OTHERWISE INDICATED

ASSISTANT

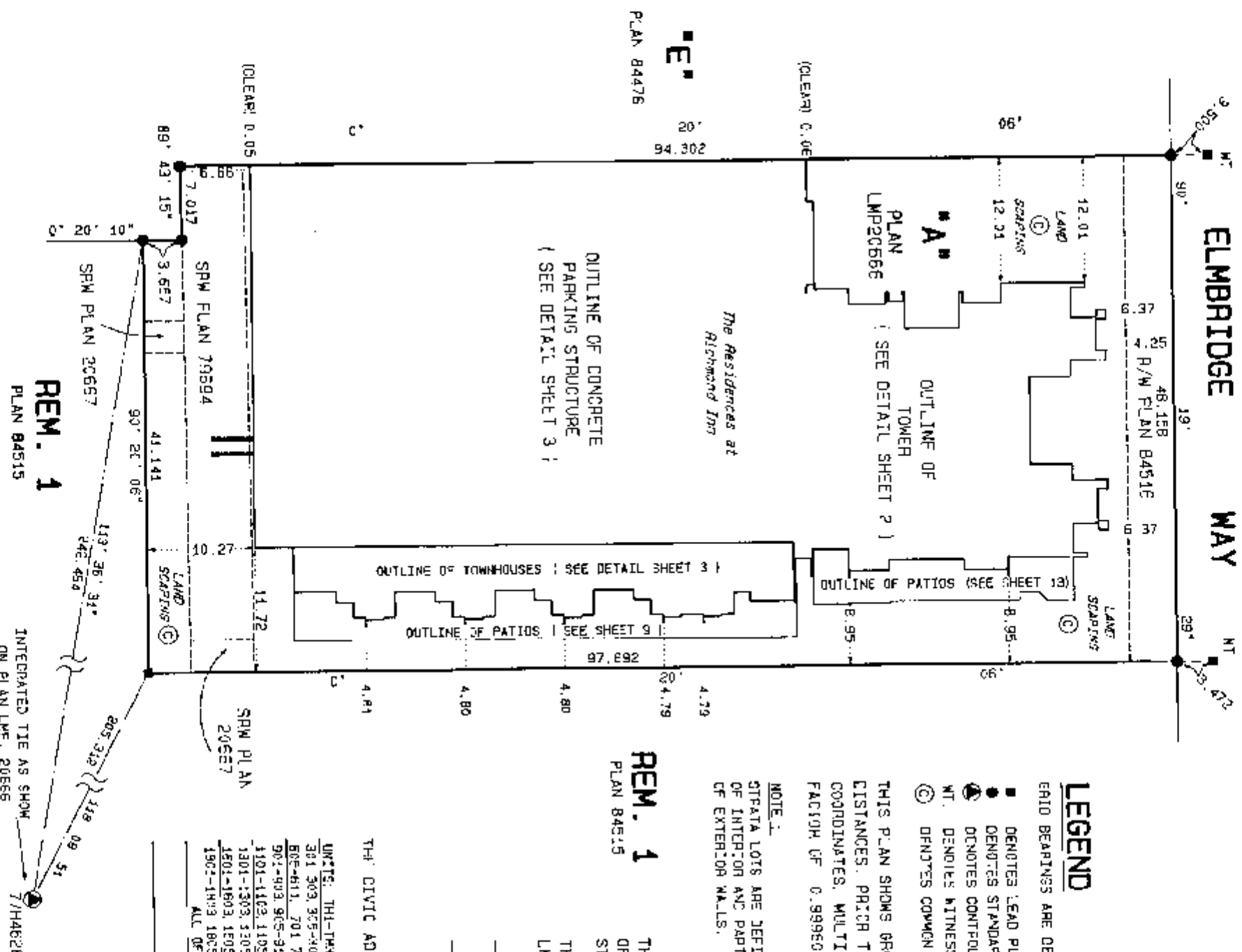
Sandy King
Deputy Registrar

BK97919 - BK98056

STRATA PLAN LMS 2355

DEPOSITED AND REGISTERED IN THE LAND TITLE
OFFICE AT NEW WESTMINSTER B.C.
THIS 3RD DAY OF APRIL, 1996.

ELMBRIDGE WAY



LEGEND

RAID BEARINGS ARE DERIVED FROM PLAN LMP. 20666

- DENOTES LEAD PLUS FOUND
- DENOTES STANDARD IRON POST FOUND
- ⊙ DENOTES CONTROL MONUMENT
- MT. DENOTES WITNESS
- ⊙ DENOTES COMMON PROPERTY

THIS PLAN SHOWS GROUND LEVEL MEASURED
DISTANCES. PRIOR TO COMPUTATION OF U.T.M.
COORDINATES, MULTIPLY BY A COMBINED SCALE
FACTOR OF 0.9999024

NOTE:

STRATA LOTS ARE DEFINED TO CENTRALLINE
OF INTERIOR AND PARTY WALLS AND OUTSIDE
OF EXTERIOR WALLS.

REM. 1
PLAN 84515

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

THE OWNERS, STRATA PLAN
LMS. 2355

Richmond Inn Investments
Ste 300 190 Park Royal
West Vancouver, B.C.
V7T 2A2

THE CIVIC ADDRESSES ARE AS FOLLOWS:

UNITS: TH1-TH4, TH5, TH6, 101-203, 201-203,
301 303, 305-307, 501 503, 505-508, 601 603,
605-611, 701 703, 705-711, 801 803, 805-811,
901-903, 905-911, 1001-1003, 1005-1011,
1101-1103, 1105-1111, 1201-1203, 1205-1211,
1301-1303, 1305-1311, 1501-1503, 1505-1511,
1601-1603, 1605-1609, 1701-1703, 1705-1709,
1901-1903, 1905-1909.

ALL OF 7387 ELMBRIDGE WAY

RICHMOND, B.C.

REM. 1
PLAN 84515

INTEGRATED TIE AS SHOWN
ON PLAN LMP. 20666

BENNETT & ASSOCIATES
B.C. LAND SURVEYORS
349 BENICKE AVENUE
NORTH VANCOUVER, B.C.
PH. 980-4868
FX. 980-5855

FILE \M1\ST11252.01F

THIS PLAN LIES WITHIN
THE GREATER VANCOUVER
REGIONAL DISTRICT

DATED THIS 12TH DAY OF

Mark 1996.

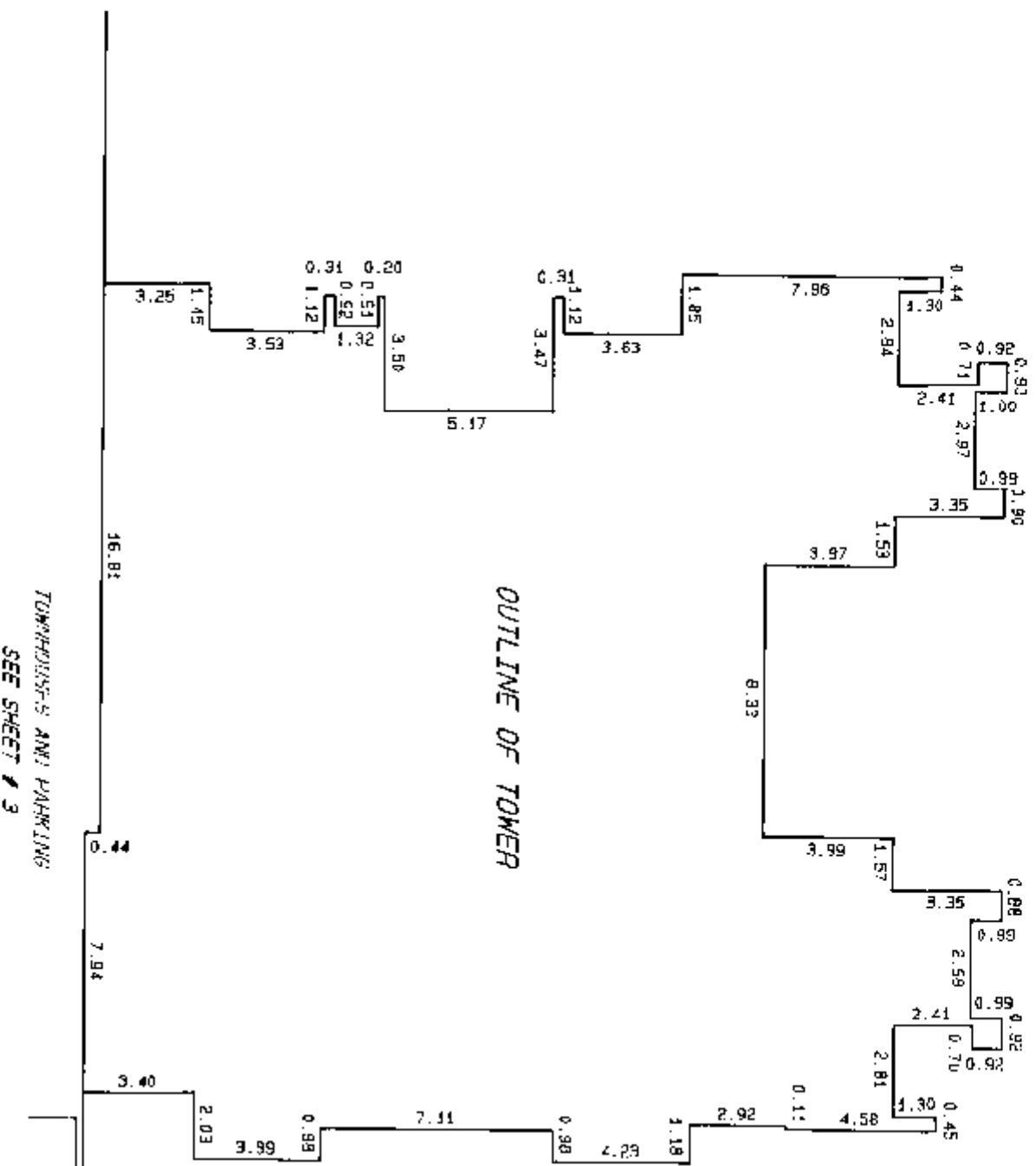
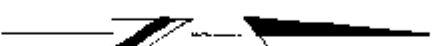
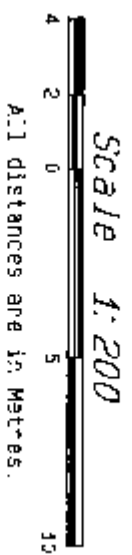
Paul
B.C.L.S.

I, J. NEIL BENNETT OF NORTH VANCOUVER,
A BRITISH COLUMBIA LAND SURVEYOR,
HEREBY CERTIFY THAT THE BUILDING
ERECTED ON THE PARCEL DESCRIBED
ABOVE IS WHOLLY WITHIN THE EXTERNAL
BOUNDARIES OF THAT PARCEL

TOWER DETAIL

SHEET 2 OF 35 SHEETS

STRATA PLAN LMS 2355



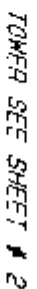
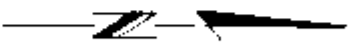
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DATED THIS 12th DAY OF March, 1996.
gms
E.C.L.S.

STRATA PLAN LMS 2355

All distances are in Metres.

All distances are in Metres.



THIS 12th
March

199E.

85.7.5.

SCHEDULES

SECOND SHEET, SHEET 4 OF 36 SHEETS

STRATA PLAN LMS 2355

CONDOMINIUM ACT

LOT NUMBER	UNIT NUMBER	SHEET NUMBER	FORM 1 SCHEDULE OF UNIT ENTITLEMENT	FORM 2 SCHEDULE OF INTEREST UPON DESTRUCTION
1	TH1	9, 10, 11, 33	1509	2598
2	TH2	9, 10, 11, 33	1496	2498
3	TH3	9, 10, 11, 33	1498	2499
4	TH5	9, 10, 11, 33	1496	2498
5	TUB	9, 10, 11, 33	1304	2398
6	101	13, 32	691	1158
7	102	13, 34	607	1028
8	103	13, 30	1116	1858
9	201	14, 32	124	1208
10	202	14, 31	603	1068
11	203	14, 30	1176	1350
12	301	15, 32	735	1255
13	302	15, 31	605	1108
14	303	15, 30	920	1689
15	305	15, 30	865	1658
16	306	15, 30	863	1658
17	307	15, 30	922	1798
18	501	16, 32	963	1689
19	502	16, 31	611	1148
20	503	16, 30	1038	2108
21	505	16, 30	660	1728
22	506	16, 30	869	1728
23	507	16, 30	1032	1899
24	508	16, 31	544	998
25	501	17, 32	914	1698
26	602	17, 32	1065	1938
27	603	17, 31	617	1189
28	605	17, 30	1033	2158
29	606	17, 30	872	1758
30	607	17, 30	870	1798
31	608	17, 30	1033	1999
32	609	17, 31	552	1098
33	610	17, 32	1061	1989
34	611	17, 32	920	1698
35	701	18, 32	914	1728

CONTINUED ON SHEET 5

DATED THIS 12th DAY OF

March

1996.

gus

B.C.L.S.

SCHEDULES

SECOND SHEET, SHEET 5 OF 36 SHEETS

STRATA PLAN LMS 2355

CONDOMINIUM ACT

LOT NUMBER	UNIT NUMBER	SHEET NUMBER	FORM 1	FORM 2
			SCHEDULE OF UNIT ENTITLEMENT	SCHEDULE OF INTEREST UPON DESTRUCTION
36	702	18, 32	1065	1999
37	703	18, 31	617	1228
38	705	18, 30	1033	2039
39	706	18, 30	872	1838
40	707	18, 30	870	1838
41	709	18, 30	1033	2049
42	709	18, 31	552	1138
43	710	18, 32	1061	2029
44	711	18, 32	520	1826
45	801	19, 32	514	1766
46	802	19, 32	1065	2036
47	803	19, 31	617	1258
48	805	19, 30	1033	2080
49	805	19, 30	872	1878
50	807	19, 30	873	1878
51	808	19, 30	1033	2299
52	809	19, 31	552	1176
53	810	19, 32	1061	2079
54	811	19, 32	920	1868
55	901	20, 32	914	1778
56	902	20, 32	1065	2188
57	903	20, 31	617	1308
58	905	20, 30	1033	2059
59	906	20, 30	872	1918
60	907	20, 30	870	1918
61	908	20, 30	1033	2248
62	909	20, 31	552	1218
63	910	20, 32	1061	2129
64	911	20, 32	920	1798
65	1001	21, 32	914	1858
66	1002	21, 32	1065	2238
67	1003	21, 31	617	1348
68	1005	21, 30	1033	2159
69	1006	21, 30	872	1908
70	1007	21, 30	870	1968

CONTINUED ON SHEET 6

DATED THIS 12th DAY OF

March

, 1998.

gwb

B.C.L.S.

SCHEDULES

SECOND SHEET, SHEET 5 OF 35 SHEETS

STRATA PLAN LMS 2355

CONDOMINIUM ACT

LOT NUMBER	UNIT NUMBER	SHEET NUMBER	FORM 1	FORM 2
			SCHEDULE OF UNIT ENTITLEMENT	SCHEDULE OF INTEREST UPON DESTRUCTION
71	1008	21, 30	1033	2398
72	1009	21, 31	552	1258
73	1010	21, 32	1061	2179
74	1011	21, 32	920	1858
75	1101	22, 32	914	1892
76	1102	22, 32	1065	2222
77	1103	22, 31	617	1388
78	1105	22, 30	1033	2199
79	1106	22, 30	872	2018
80	1107	22, 30	870	2018
81	1108	22, 30	1033	2348
82	1109	22, 31	552	1299
83	1110	22, 32	1061	2223
84	1111	22, 32	920	1898
85	1201	23, 32	914	1899
86	1202	23, 32	1065	2348
87	1203	23, 31	617	1428
88	1205	23, 30	1033	2259
89	1206	23, 30	872	2062
90	1207	23, 30	870	2069
91	1208	23, 30	1033	2299
92	1209	23, 31	552	1338
93	1210	23, 32	1061	2279
94	1211	23, 32	920	1949
95	1301	24, 32	914	1999
96	1302	24, 32	1065	2289
97	1303	24, 31	617	1468
98	1305	24, 30	1033	2299
99	1306	24, 30	872	1999
100	1307	24, 30	870	1999
101	1308	24, 30	1033	2349
102	1309	24, 31	552	1378
103	1310	24, 32	1061	2349
104	1311	24, 32	920	1999
105	1501	25, 32	914	2039

CONTINUED ON SHEET 7

SCHEDULES

SECOND SHEET, SHEET 1 OF 35 SHEETS

STRATA PLAN LMS 2355

CONDOMINIUM ACT

LCI NUMBER	UNIT NUMBERS	SHEET NUMBER	FORM 1	FORM 2
			SCHEDULE OF UNIT ENTITLEMENT	SCHEDULE OF INTEREST UPON DESTRUCTION
106	1502	25, 32	1065	2468
107	1503	25, 31	617	1508
108	1505	25, 30	1033	2488
109	1506	25, 30	872	2168
110	1507	25, 30	670	2049
111	1509	25, 30	1033	2528
112	1509	25, 31	552	1418
113	1510	25, 32	1061	2429
114	1511	25, 32	920	1998
115	1601	26, 32	1039	2298
116	1602	26, 31	1195	2798
117	1603	26, 30	1192	2738
118	1605	25, 30	560	2398
119	1606	26, 30	988	2398
120	1607	26, 31	1190	2855
121	1608	26, 32	1183	2760
122	1609	26, 32	1045	2298
123	1701	27, 32	1042	2429
124	1702	27, 31	1182	2809
125	1703	27, 30	1189	2798
126	1705	27, 30	984	2459
127	1706	27, 30	985	2398
128	1707	27, 31	1192	2818
129	1708	27, 32	1187	2829
130	1709	27, 32	1043	2429
131	1801/PH1	28, 29, 32	1963	4988
132	1802/PH2	28, 29, 32	1705	4386
133	1803/PH3	28, 29, 31	1220	3086
134	1805/PH5	28, 29, 30	1644	4088
135	1806/PH6	28, 29, 30	1889	4668
136	1807/PH7	28, 29, 30	1659	3988
137	1808/PH8	28, 29, 31	1287	3288
138	1809/PH9	28, 29, 32	1725	4488
AGGREGATE			134 187	287 616

DATED THIS 12th DAY OF

March, 1996.

[Signature]

B.C.L.S.

SCHEDULES

STRATA PLAN LMS 2355

OWNER:
RICHMONT TINY INVESTMENTS LTD.

AUTHORIZED SIGNATORY
Dennis J.F. Parolin

AUTHORIZED SIGNATORY

WITNESS: as to both signatures

ADDRESS OF WITNESS

OCCUPATION OF WITNESS
J. Ross McClellan
Barrister + Solicitor
McClellan Rubenstein + Parolin
1110 Cathedral Place
925 W. Georgia St
Vancouver, B.C. V6C 3L2
(604) 688-1133

MORTGAGEE:

BANK OF AMERICA CANADA

AUTHORIZED SIGNATORY

DAVID M.R. STEWART

AUTHORIZED SIGNATORY

WITNESS: as to both signatures

Helen Simpson

ADDRESS OF WITNESS

OCCUPATION OF WITNESS

STATUTORY DECLARATION:

1. THE UNDERSIGNED DO SOLEMNLY DECLARE THAT:

- 1) I, THE UNDERSIGNED AM THE DULY AUTHORIZED AGENT OF THE OWNER / DEVELOPER.
- 2) THE STRATA PLAN IS FOR RESIDENTIAL USE ONLY.

I MAKE THIS SOLEMN DECLARATION CONSCIENTIOUSLY BELIEVING IT TO BE TRUE AND KNOWING IT IS OF THE SAME FORCE AND EFFECT AS IF MADE UNDER OATH.

Dennis J.F. Parolin
DECLARED BEFORE ME AT
IN THE PROVINCE OF BRITISH COLUMBIA
THIS 27 DAY OF March, 1996.

A COMMISSIONER FOR TAKING AFFIDAVITS WITHIN THE
PROVINCE OF BRITISH COLUMBIA. J. Ross McClellan

FILE # VOMS\ST14252.08F

ACCEPTED AS TO FORMS 1 AND 2
UNDER THE CONDOMINIUM ACT.

THIS 29 DAY OF November.

SUPERINTENDENT OF REAL ESTATE

NEW DEVELOPMENT CERTIFICATE

I, J. NEIL BENNETT, OF NORTH VANCOUVER, A
BRITISH COLUMBIA LAND SURVEYOR, HEREBY CERTIFY
THAT THE DIVIDING SURVEY IN THIS STRATA PLAN HAS
NOT AS OF THE 12th DAY OF March, 1996,

BEEN PREVIOUSLY OCCUPIED, DATED THIS

12th DAY OF March, 1996.

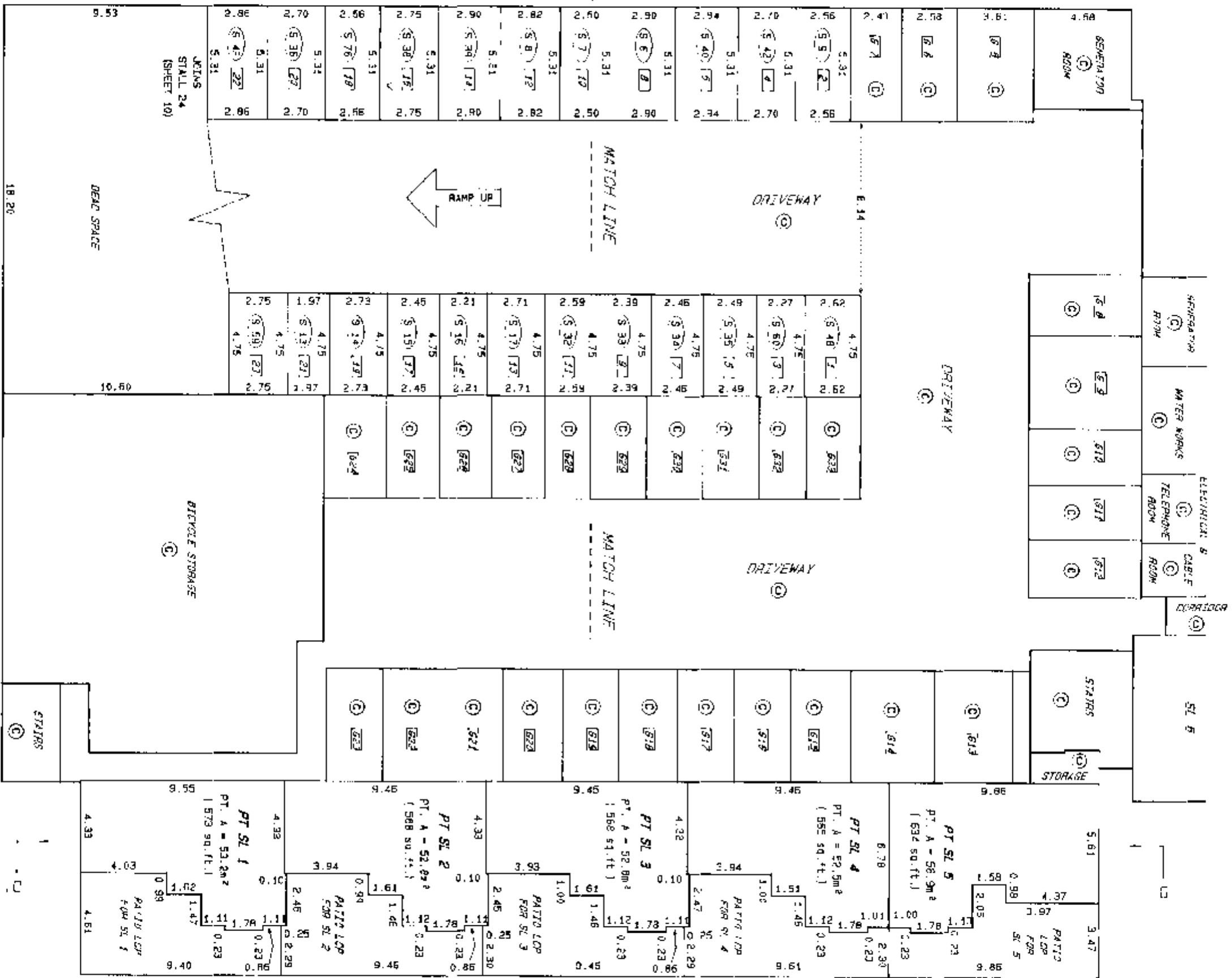
J. Neil Bennett
B.C.L.S.

STRATA PLAN LMS 2355

Age Group	Total	Male	Female	Male	Female
18-24	~3.8	~1.2	~1.0	~1.0	~0.8
25-34	~3.5	~1.0	~0.8	~0.8	~0.6
35-44	~3.2	~0.8	~0.6	~0.6	~0.4
45-54	~2.8	~0.6	~0.4	~0.4	~0.2
55-64	~2.5	~0.4	~0.2	~0.2	~0.1
65+	~2.2	~0.3	~0.1	~0.1	~0.0

All distances are in meters.

JOHN L.
TOWNE
SEE SHIRT 13



AMENDED PURSUANT TO SECTION 57(X),
CONDOMINIUM ACT SEE AMENDED
SHEET 9 OF 35 SHEETS AND UNANIMOUS
RESOLUTION BIC 138969 DATE: 1996/05/09

DATED THIS 12th DAY OF

2

1995.

B.C.L.5.

GROUND FLOOR TOWNHOUSES AND PARKING

STRATA PLAN LMS 2355

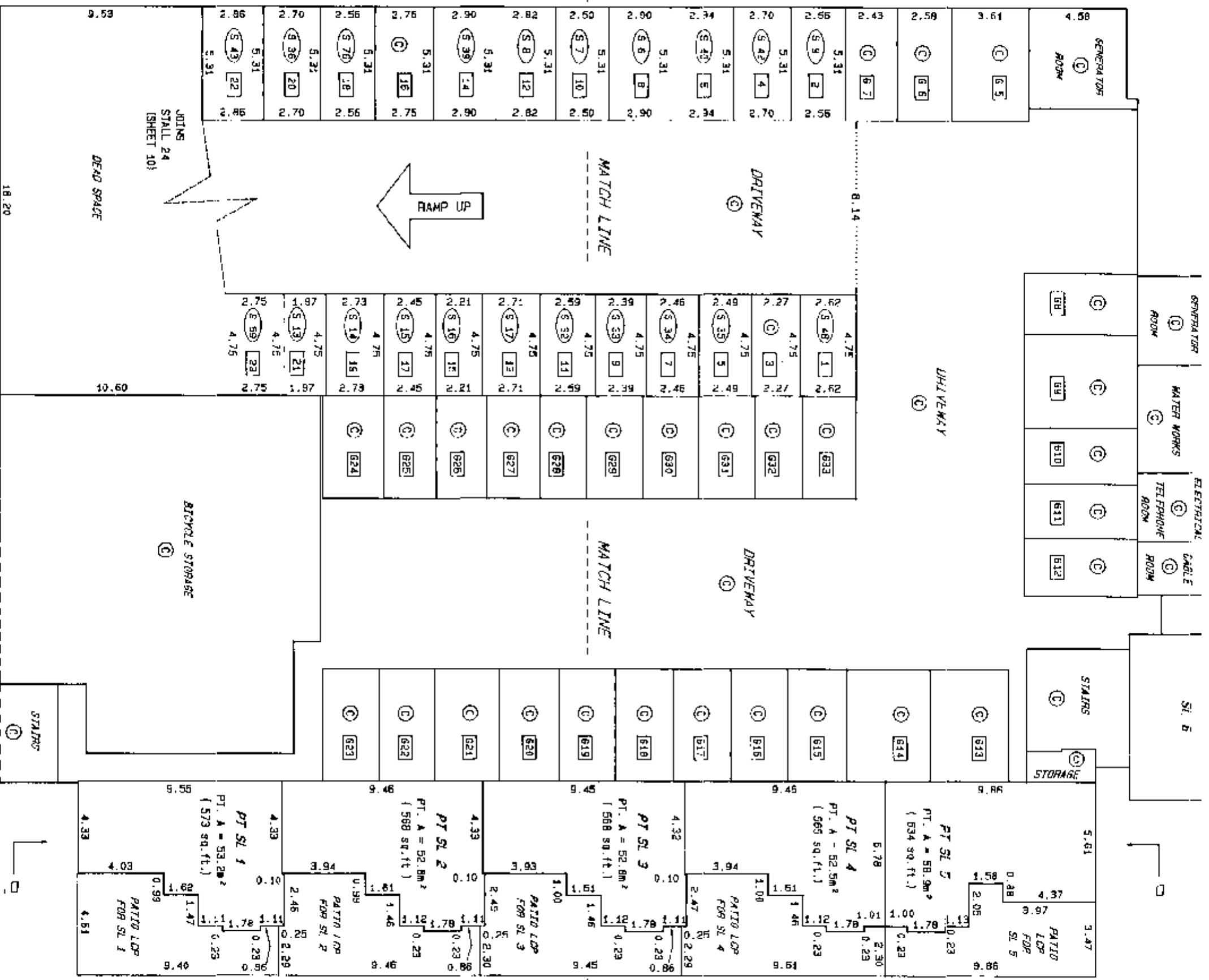
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All distances are in Metres.

JOINS TO
TUMCHA

SEE SHEET 13



LEGEND

- | | | | |
|----------------|-----------------------|--------|--|
| A | DENOTES AREA. | 1 CP | DENOTES LIMITED COMMON PROPERTY. |
| PT | DENOTES PART | (C) | DENOTES COMMON PROPERTY |
| SL | DENOTES STREET LOT | (S 56) | DENOTES PARKING STALL LCP FOR SL 56 TYP. |
| M ² | DENOTES SQUARE METRES | (166) | DENOTES PARKING STALL NUMBER 166 TYP. |
| SQ. FT. | DENOTES SQUARE FEET | (166) | DENOTES BEST PARKING STALL NUMBER 16 TYP |

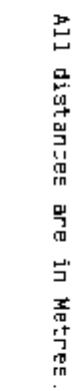
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DATED THIS 12th DAY OF

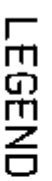
1995

Sub

B.C.L.S.



SEE SHEET 14



- 2-5 DENOTES PLANTER LCP FOR SL. 5 TYP. 35
B-2 DENOTES BALCONY LCP FOR SL. 5 TYP.
3-10 DENOTES PARKING STALL. LCP FOR SL 10 TYP
DTR-5 DENOTES OPEN ID BELOW PARK' ON SL. 5 TYP
182 DENOTES PARKING STALL. NUMBER 182 TYP.

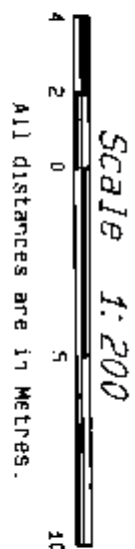
DATE: 1996/05/09
Sandy King
ASSISTANT LEAD

March 1996

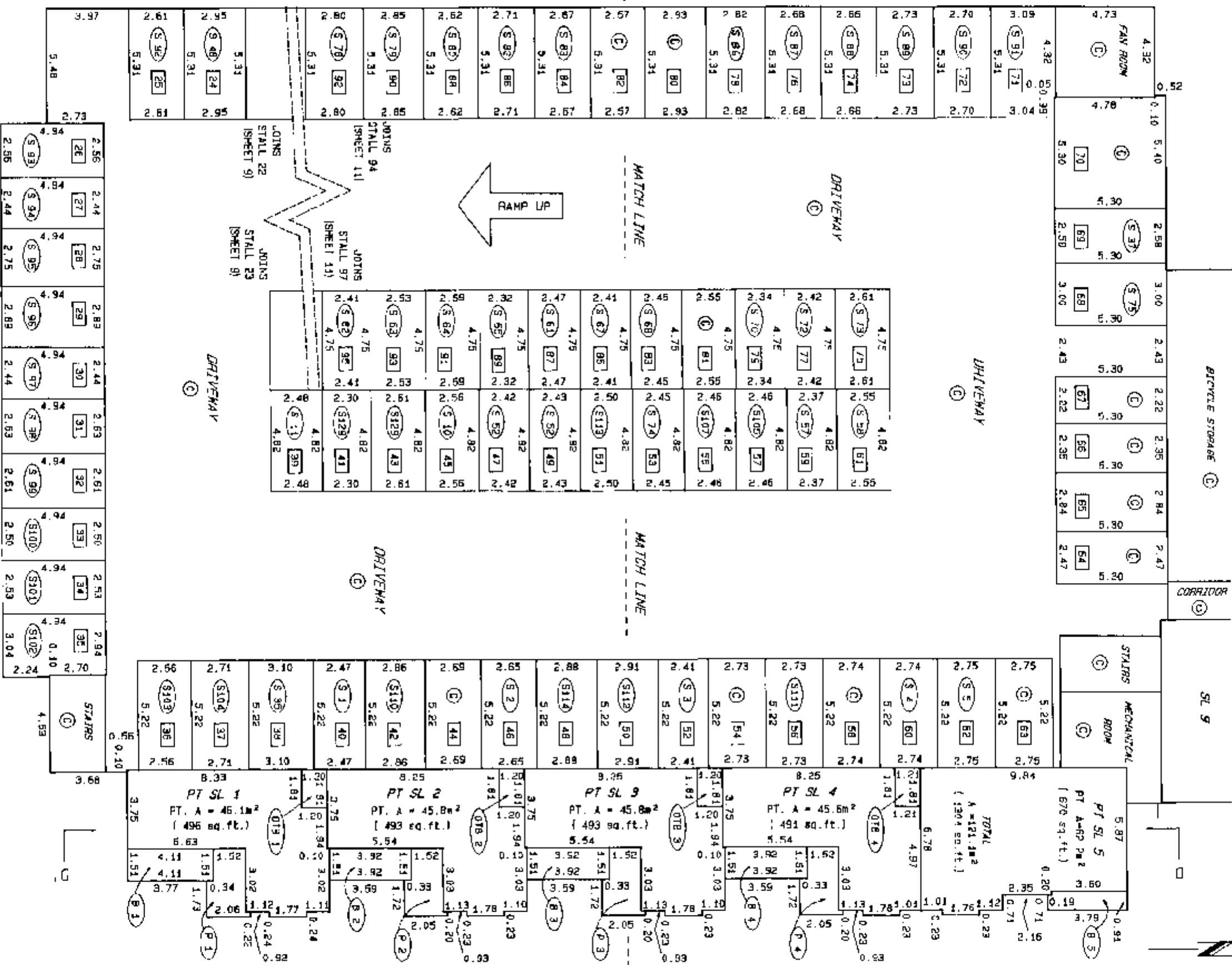
B.C.L.S.

SECOND FLOOR TOWNHOUSES AND PARKING

AMENDED SHEET 10 OF 35
SHEET 10 OF 35 SHEETS
STRATA PLAN LMS 2355



JOINS TO
TOWER
SEE SHEET 14



LEGEND

- A DENOTES AREA.
- PT DENOTES PART
- SL DENOTES STRATA LOT
- m² DENOTES SQUARE METRES
- sq.ft DENOTES SQUARE FEET
- LCP DENOTES LIMITED COMMON PROPERTY
- ⊙ DENOTES COMMON PROPERTY
- ⊙ DENOTES PLANTER LCP FOR SL. 5 TYP.
- ⊙ DENOTES BALCONY LCP FOR SL. 5 TYP.
- ⊙ DENOTES OPEN TO BELOW PART OF SL. 5 TYP.
- ⊙ DENOTES PARKING STALL LCP FOR SL 56 TYP.
- ⊙ DENOTES PARKING STALL NUMBER 166 TYP.

FILE# \ADM\ST11252.10F

DATED THIS 12th DAY OF

March

1996.

gus

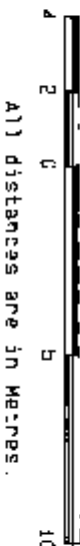
B.C.L.S.

THIRD FLOOR TOWNHOUSES AND PARKING

STRATA PLAN LMS 0355

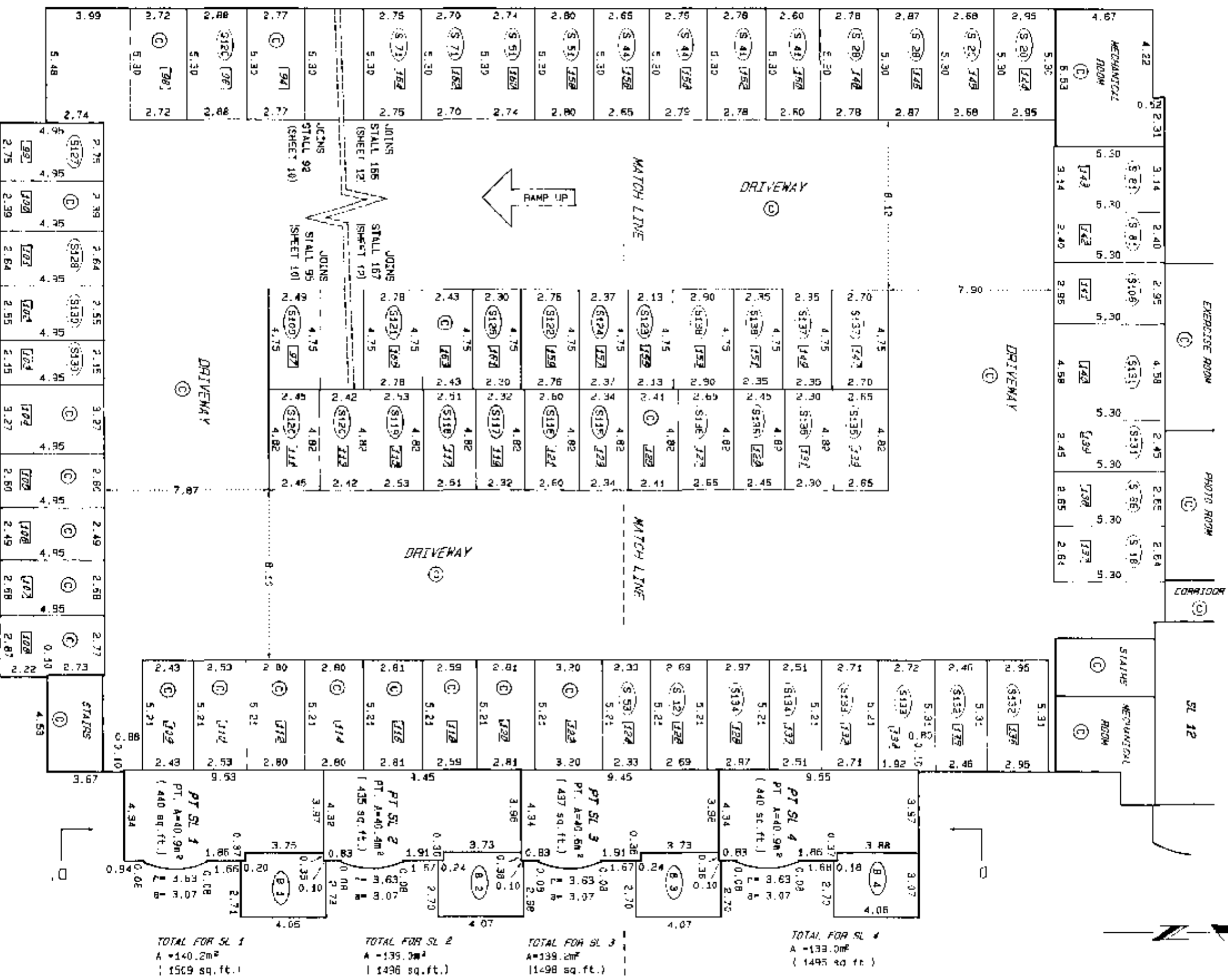
SHEET 14 OF 35 SHEETS

Scale 1:200



All distances are in meters.

JOINING TO
TOWER
SEE SHEET 15



LEGEND

- A DENOTES AREA.
- PT DENOTES PART
- SL DENOTES STRATA LOT
- m² DENOTES SQUARE METRES
- sq. ft. DENOTES SQUARE FEET
- LC² DENOTES LIMITED COMMON PROPERTY
- CC² DENOTES COMMON PROPERTY
- (S 10) DENOTES BALCONY LCP FOR SL. 5 TYP.
- (S 10) DENOTES PARKING STALL LCP FOR SL. 30 TYP.
- (P2) DENOTES PARKING STALL NUMBER 58P TYP.

AMENDED PURSUANT TO SECTION 57(1)(K)
CONDOMINIUM ACT SEE AMENDED SHEET 11
OF 35 SHEETS OF AND UNANIMOUS RESOLUTION
BK 138969 DATE: 1996/05/09

ASSISTANT *Deputy Registrar*

DATED THIS 12th DAY OF

March

, 1996.

FILE# \DME\ST11252.11F

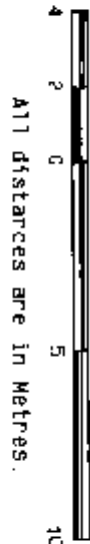
B.C.L.S.

THIRD FLOOR TOWNHOUSES AND PARKING

STRATA PLAN LMS 2355

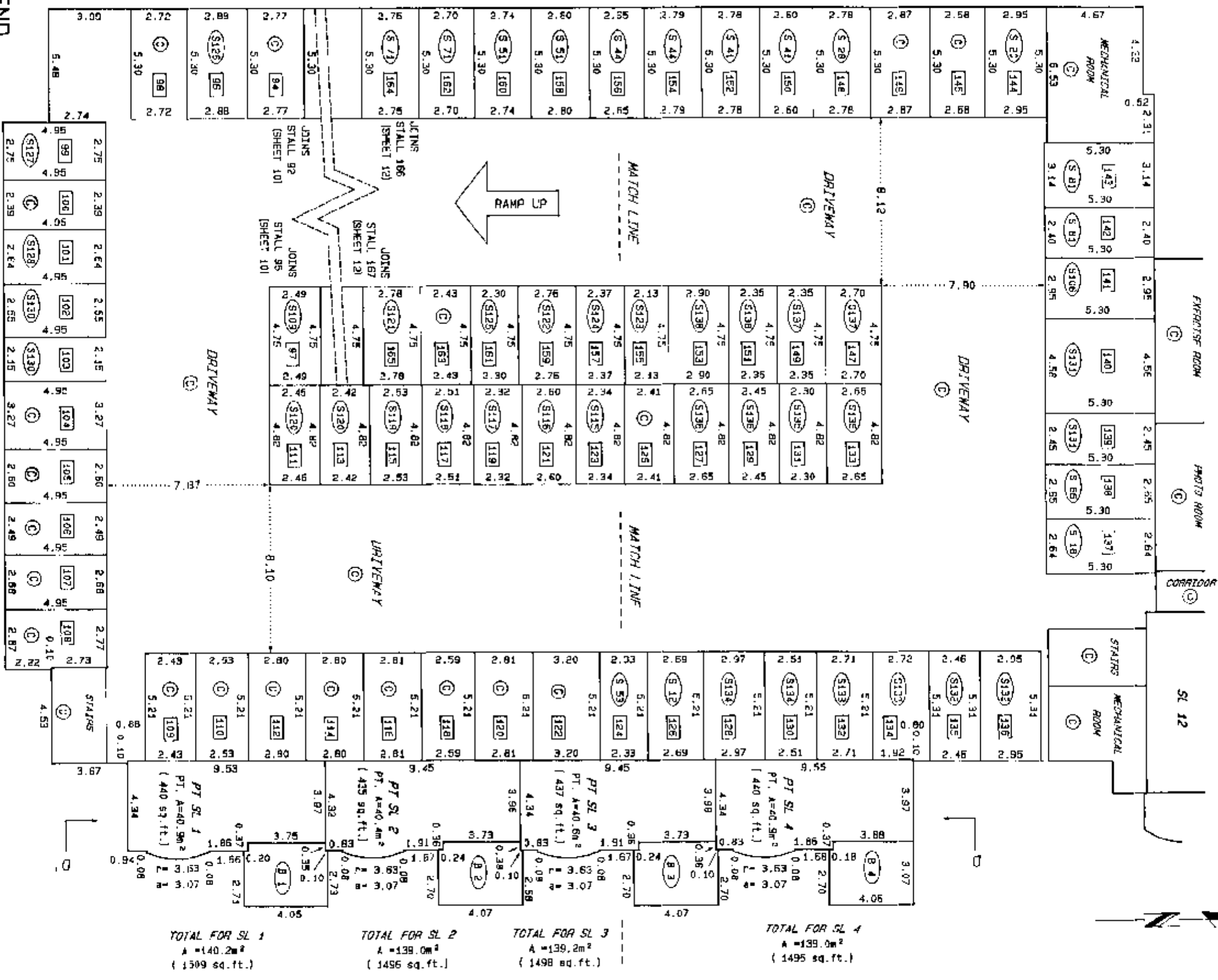
SHEET 11 OF 35 SHEETS

Scale 1:200



All distances are in Metres.

JOINING TO
TOWER
SEE SHEET 15



FILE# \DM7\ST11252.11F

DATED THIS 12th DAY OF

March 1995.

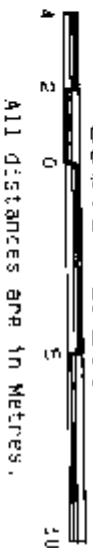
B.C.L.S.

FOURTH FLOOR ROOF OF PARKING

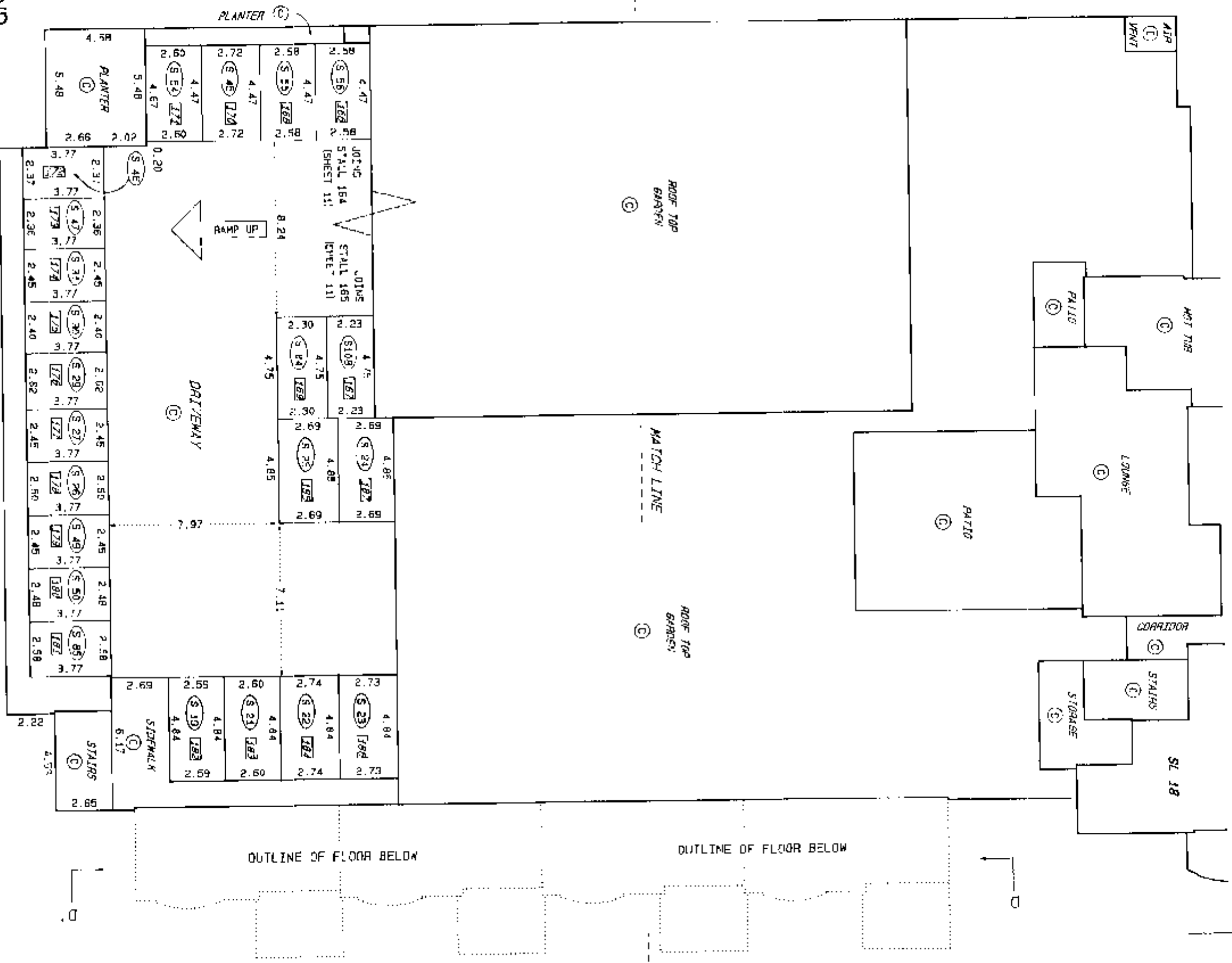
STRATA PLAN LMS 2355

SHEET 12 OF 34 SHEETS

Scale 1:200



JOINS TO
TOWER
SEE SHEET 16



LEGEND

- A DEWATER AREA
- PT DEWATER PUMP
- SL DEWATER STRATA LOT
- LCP DEWATER LIMITED COMMON PROPERTY
- (C) DEWATER COMMON PROPERTY
- (S 10) DEWATER PARKING STALL LCP FOR SL 10 TYP.
- (L22) DEWATER PARKING STALL NUMBER 182 TYP.

AMENDED PURSUANT TO SECTION 57(1)(c)

CONDOMINIUM ACT SEE AMENDED

SHEET 12 OF 35 SHEETS AND

UNANIMOUS RESOLUTION BK13969

DATE: 1996/05/09

Sandy King
ASSISTANT DEPUTY REGISTRAR

DATED THIS 12TH DAY OF

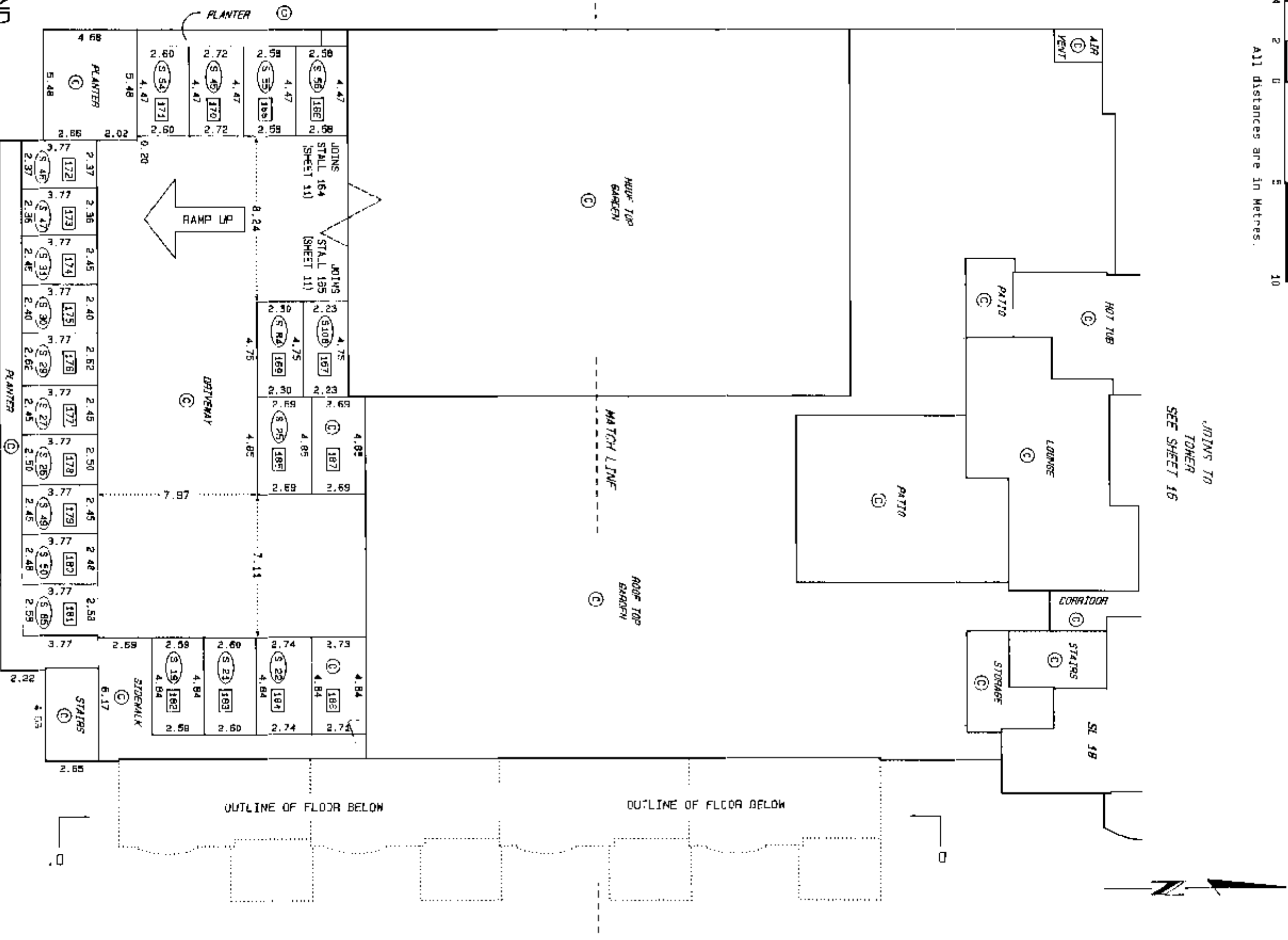
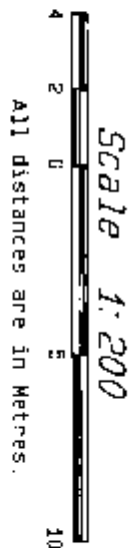
March 1996.

Paul
B.C.L.S.

FOURTH FLOOR ROOF OF PARKING

SHEET 12 OF 35 SHEETS

STRATA PLAN LMS 2355



LEGEND

- A DENOTES AREA.
- PT DENOTES PACT
- SL DENOTES STRATA LOT
- LOP DENOTES LIMITED COMMON PROPERTY
- (C) DENOTES COMMON PROPERTY
- (S 56) DENOTES PARKING STALL, LOP FOR S4 S6 TYP.
- 168 DENOTES PARKING STALL NUMBER 168 TYP.

FILE# \DW7\ST11252.12F

DATED THIS 12th DAY OF

March

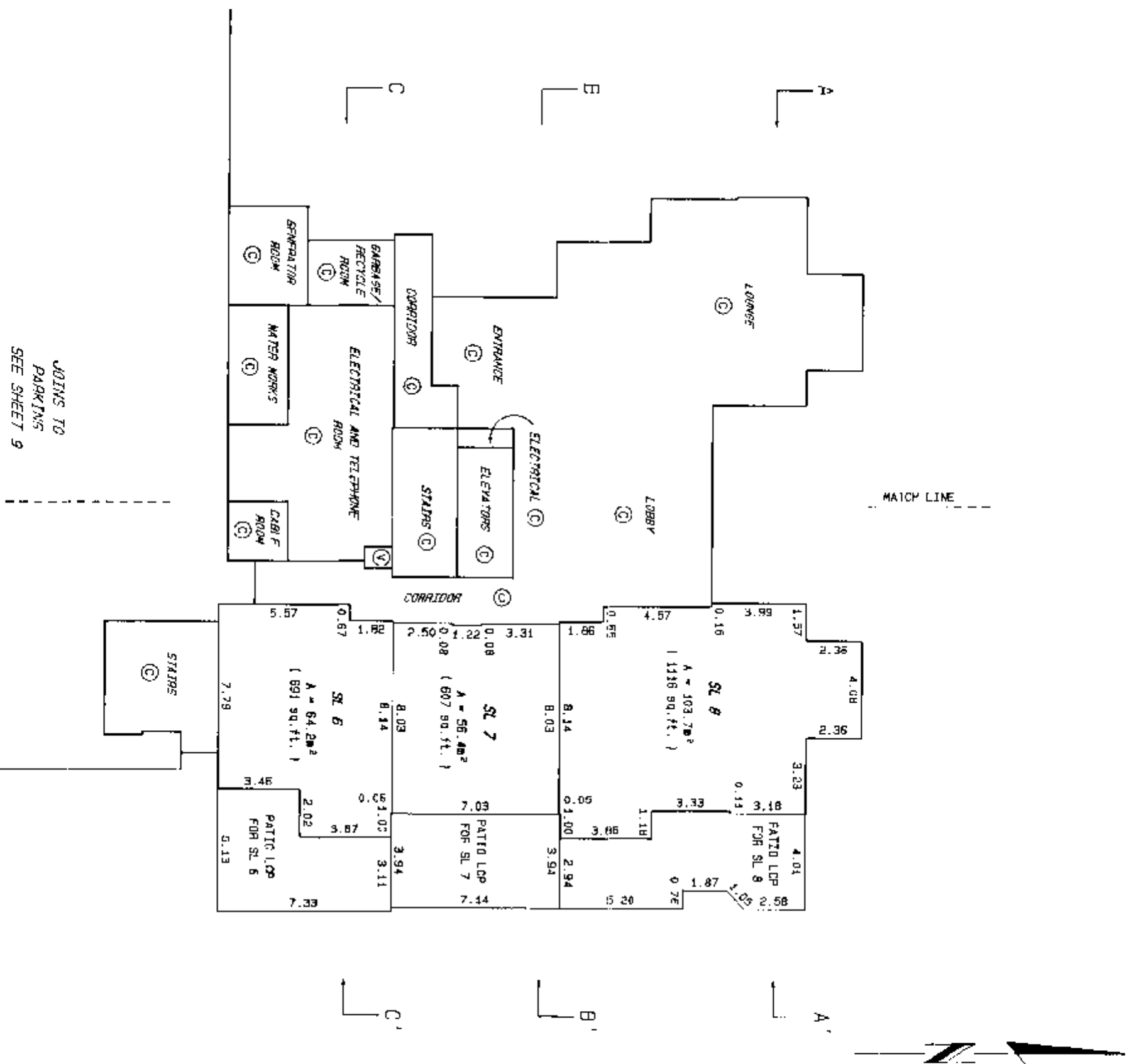
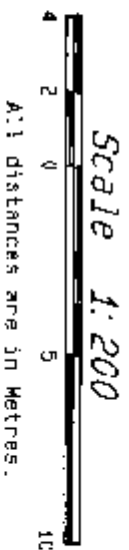
1996.

B.C.L.S.

TOWER GROUND FLOOR PLAN

SHEET 13 OF 35 SHEETS

STRATA PLAN LMS - 2355



LEGEND

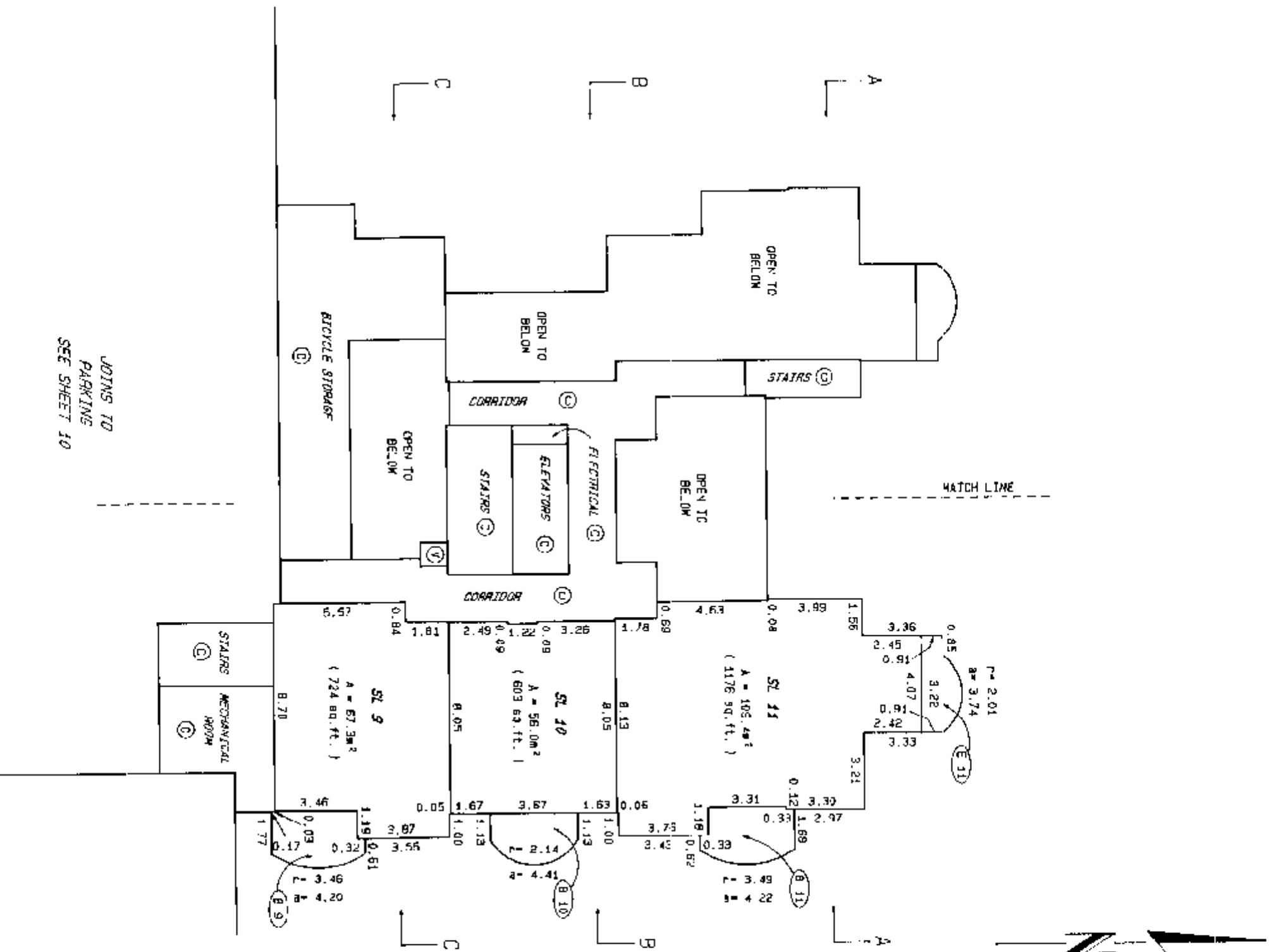
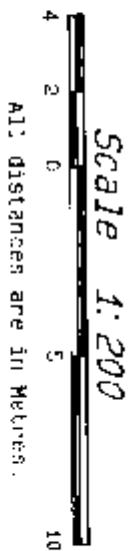
- A DENOTES AREA.
 - PT DENOTES PAVI
 - SL DENOTES STRATA LOT
 - m² DENOTES SQUARE METRES
 - sq. ft DENOTES SQUARE FEET
 - LCP DENOTES LIMITED COMMON PROPERTY
 - (C) DENOTES COMMON PROPERTY
 - (V) DENOTES VENT SPACE COMMON PROPERTY
- FILE# \005\ST11252.13F

DATED THIS 12th DAY OF
March
1996
 E.C.L.S.

TOWER SECOND FLOOR PLAN

SHEET 14 OF 35 SHEETS

STRATA PLAN LMS 0355



LEGEND

- A DENOTES AREA.
- FT DENOTES PART
- SL DENOTES STRATA LOT
- m² DENOTES SQUARE METRES
- sq. ft DENOTES SQUARE FEET
- LCP DENOTES LIMITED COMMON PROPERTY
- CC DENOTES COMMON PROPERTY
- V DENOTES VENT SPACE COMMON PROPERTY
- (E 27) DENOTES BALCONY LCP FOR SL. 27 TYPICAL
- (E 27) DENOTES ENCLOSED BALCONY PART OF SL. 27 TYPICAL

FILE# \DME\ST11252.14F

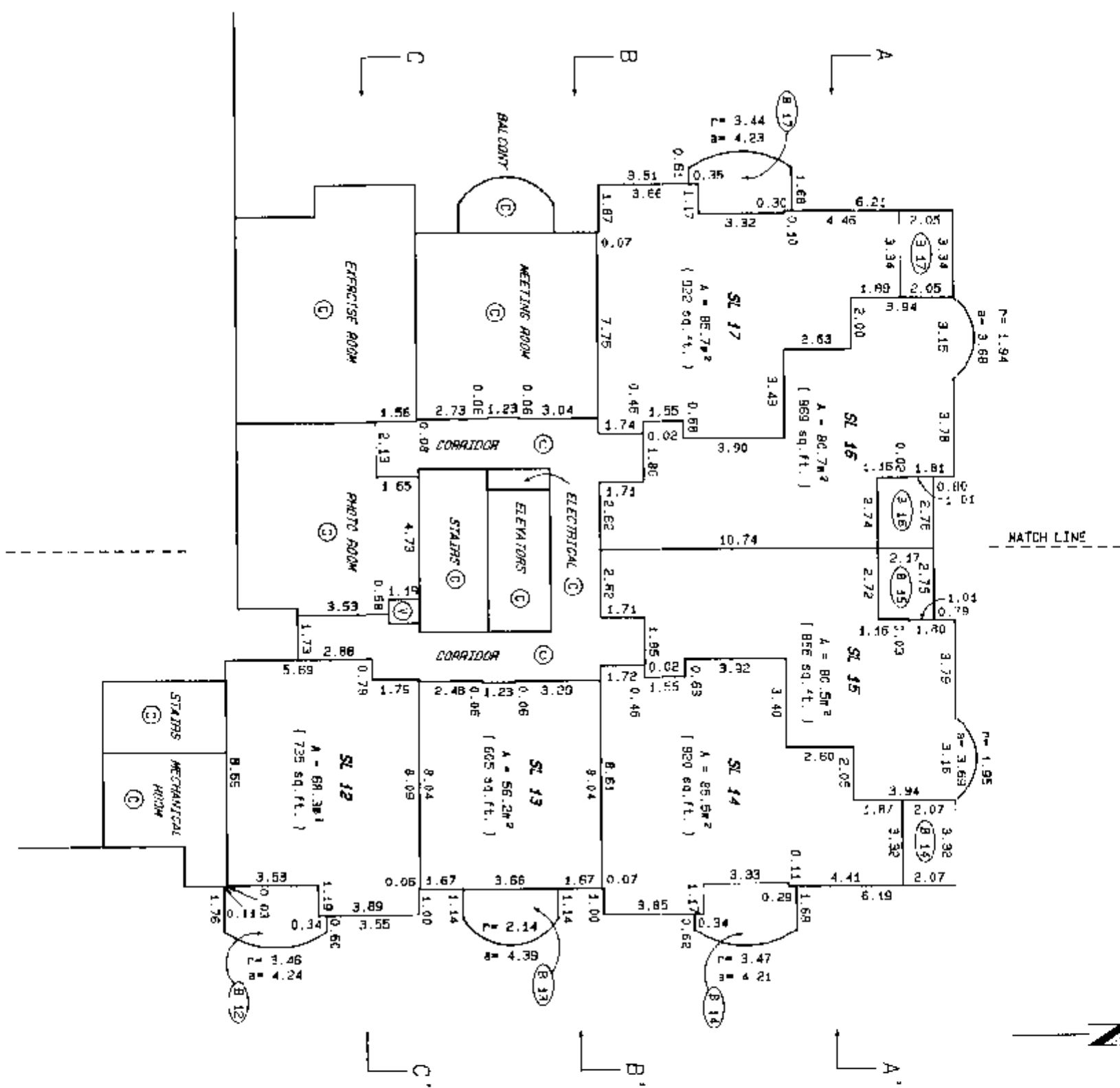
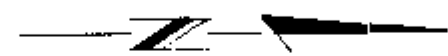
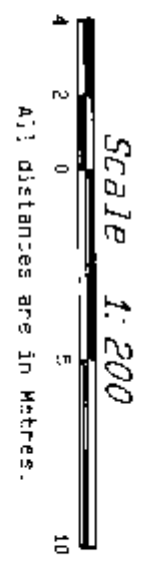
DATED THIS 12th DAY OF March 1996.

gub

B.C.L.S.

TOWER THIRD FLOOR PLAN

STRATA PLAN LMS 2355



NOTES TO
PARKING
SEE SHEET 11

LEGEND

- A DENOTES AREA.
- PT DENOTES PART
- SL DENOTES STRATA LOT
- sq ft DENOTES SQUARE METRES
- LCP DENOTES LIMITED COMMON PROPERTY
- (C) DENOTES COMMON PROPERTY
- (N) DENOTES VENT SPACE COMMON PROPERTY
- (B-2) DENOTES BALCONY LCP FOR SL. 27 TYPICAL

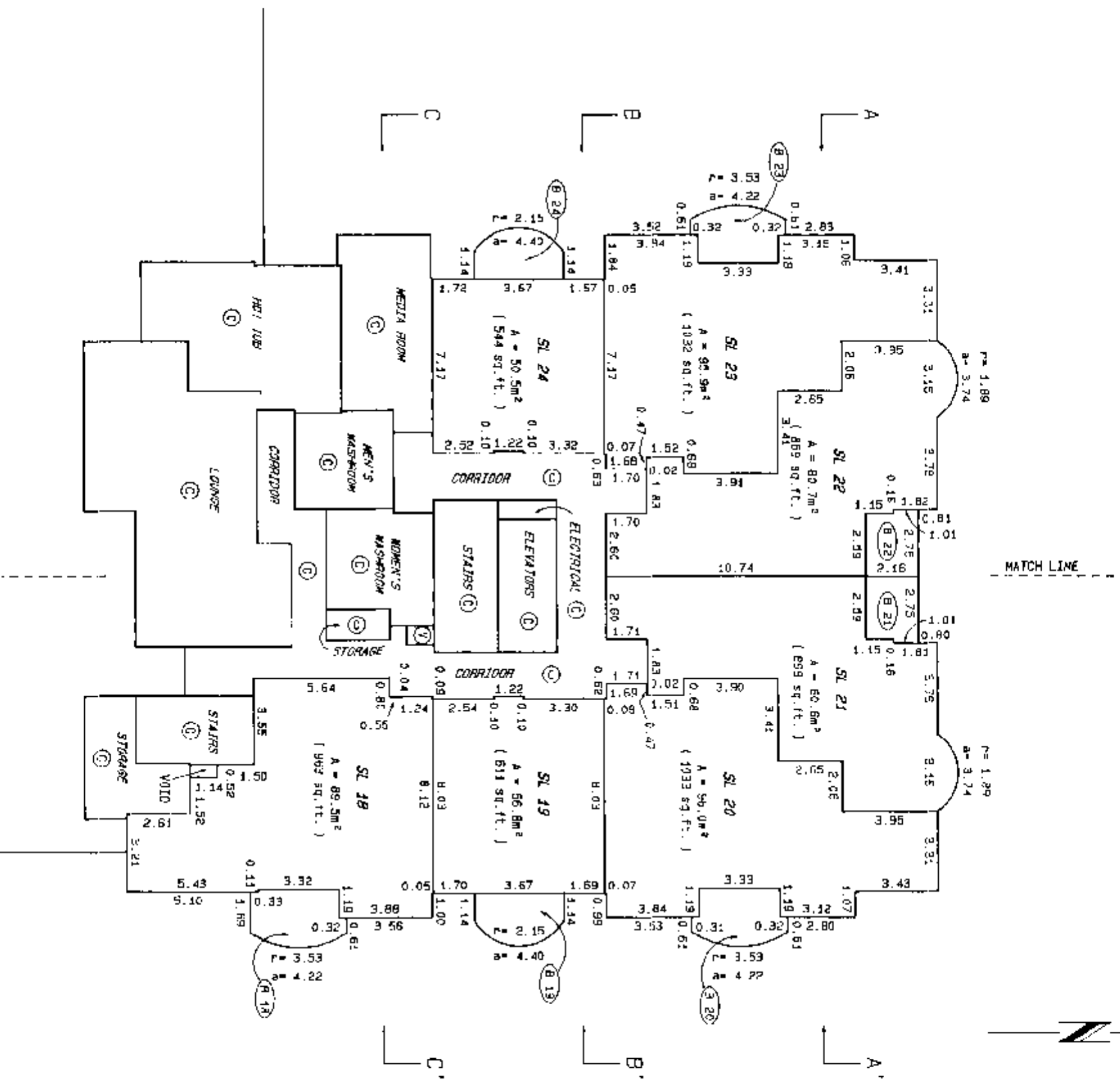
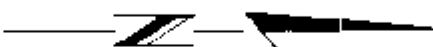
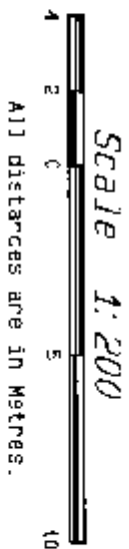
FILE# \DME\ST11252.15F

DATED THIS 12th DAY OF March, 1996.
B.C.L.S.

TOWER FOURTH FLOOR PLAN

SHEET 16 OF 35 SHEETS

STRATA PLAN LMS 2355



LEGEND

- A DENOTES AREA.
- PT DENOTES PART
- SL DENOTES STRATA LOT
- m² DENOTES SQUARE METRES
- sq. ft. DENOTES SQUARE FEET
- LCP DENOTES LIMITED COMMON PROPERTY
- Ⓒ DENOTES COMMON PROPERTY
- Ⓥ DENOTES VENT SPACE COMMON PROPERTY
- Ⓔ27 DENOTES BALCONY LCP FOR S.L. 27 TYPICAL

JOINS TO
ROOF TOP GARDEN
AND PATIO
SEE SHEET 12

FILE# \0M6\ST11252.16F

DATED THIS 12th DAY OF

March

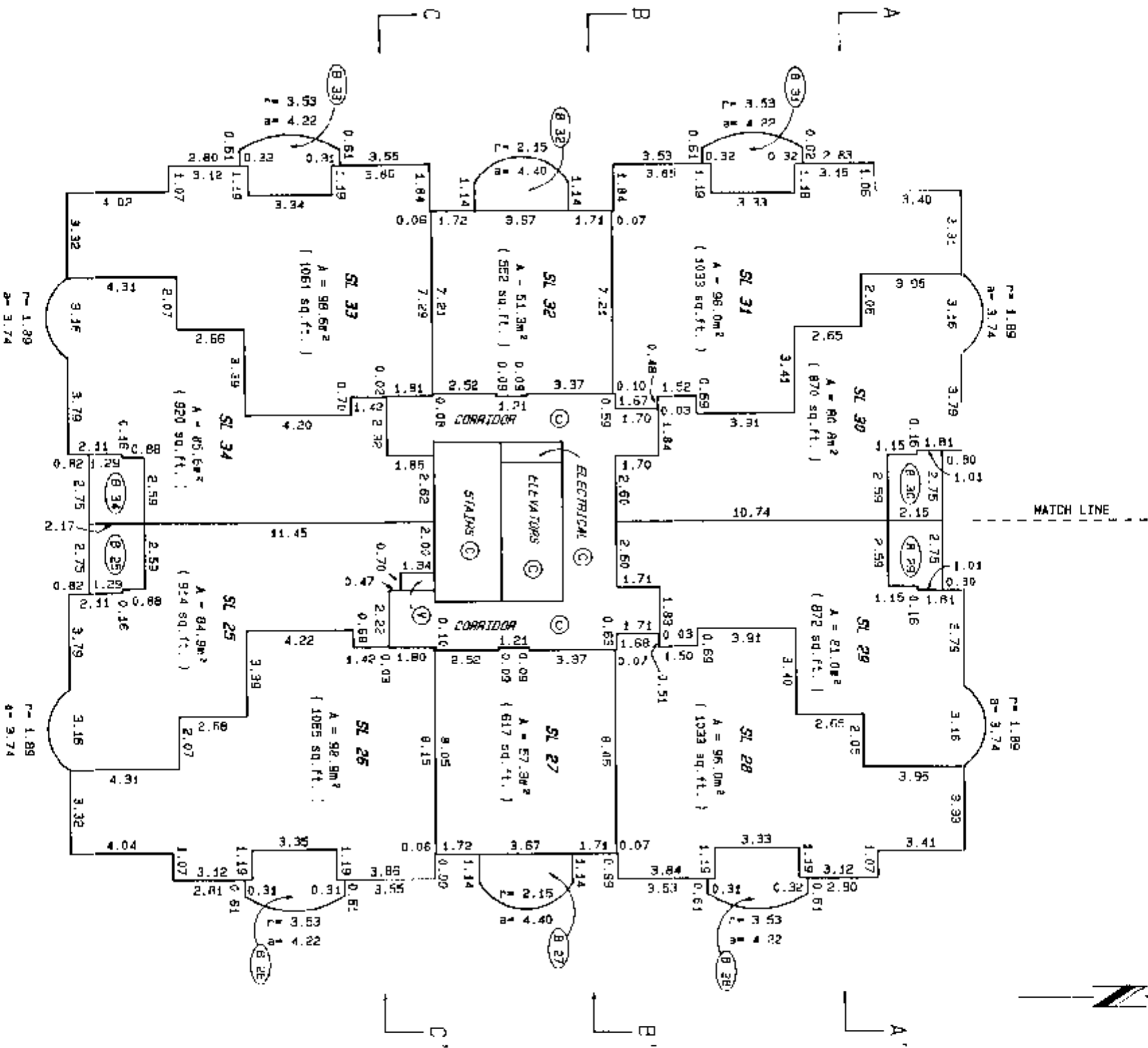
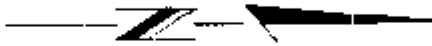
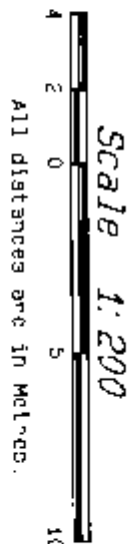
1996.

B.C.L.S.

TOWER FIFTH FLOOR PLAN

SHEET 17 OF 36 SHEETS

STRATA PLAN LMS 2355



LEGEND

- A DENOTES AREA.
- PT DENOTES PART
- SL DENOTES STRATA LOT
- m² DENOTES SQUARE METRES
- sq.ft DENOTES SQUARE FEET
- LCP DENOTES LIMITED COMMON PROPERTY
- ① DENOTES COMMON PROPERTY
- ② DENOTES VENT SPACE COMMON PROPERTY
- ③ DENOTES BALCONY LCP FOR S.L. 27 TYPICAL

FILE# \DMS\ST11252.1\4

DATED THIS 12th DAY OF

March

1996.

B.C.L.S.

TOWER SIXTH FLOOR PLAN

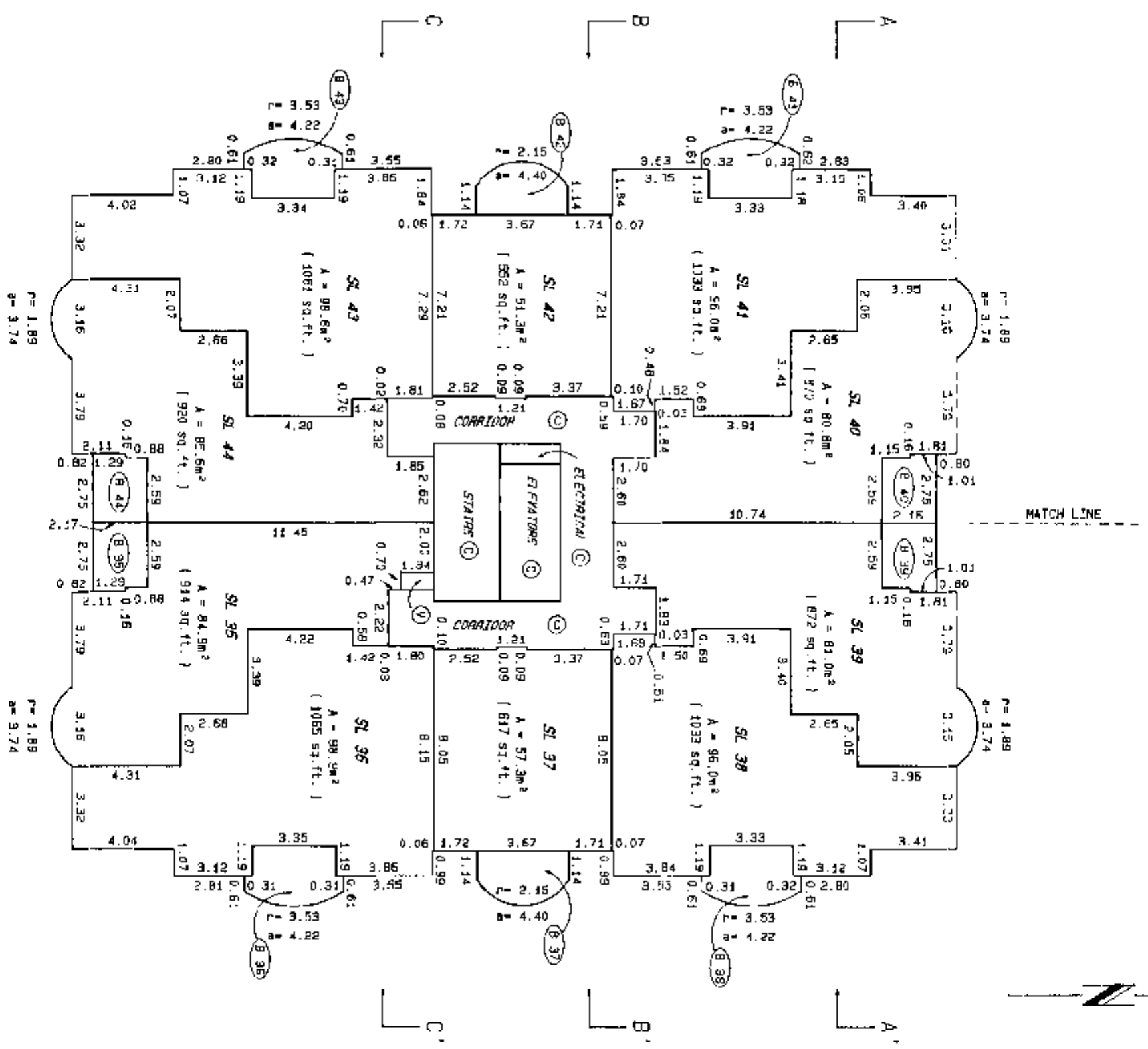
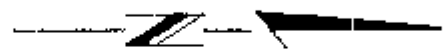
SHEET 18 OF 35 SHEETS

STRATA PLAN LMS 2355

Scale 1:200



All distances are in metres.



LEGEND

- A DENOTES AREA.
- PT DENOTES PART
- SL DENOTES STRATA LOT
- m² DENOTES SQUARE METRES
- sq. ft DENOTES SQUARE FEET
- LOP DENOTES LIMITED COMMON PROPERTY
- (C) DENOTES COMMON PROPERTY
- (V) DENOTES VENT SPACE COMMON PROPERTY
- (B27) DENOTES BALCONY LOP FOR SL. 27 TYPICAL

FILE# \DMS\ST11252.18F

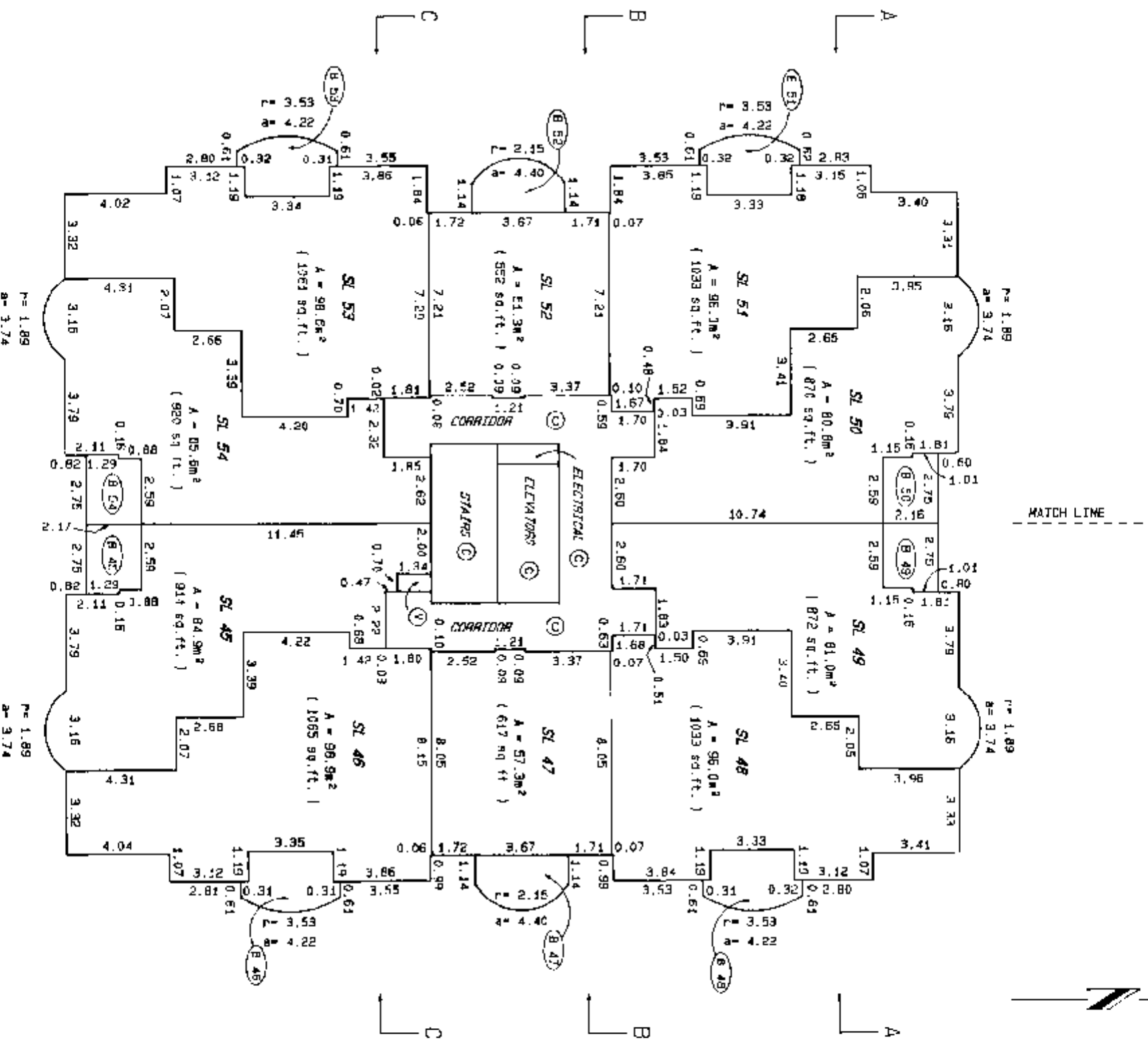
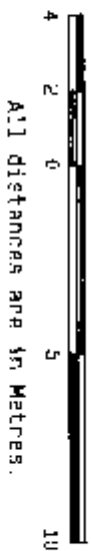
DATED THIS 12th DAY OF
Nov 1996.
B.S.L.S.

TOWER SEVENTH FLOOR PLAN

SHEET 19 OF 35 SHEETS

STRATA PLAN LMS 2355

Scale 1:200



LEGEND

- A DENOTES AREA.
- PT DENOTES PART
- SL DENOTES STRATA LOT
- M² DENOTES SQUARE METRES
- sq. ft. DENOTES SQUARE FEET
- LCP DENOTES LIMITED COMMON PROPERTY
- (C) DENOTES COMMON PROPERTY
- (V) DENOTES VENT SPACE COMMON PROPERTY
- (B-27) DENOTES BALCONY LCP FOR SL. 27 TYPICAL

FILE# \DMS\GT14252.19F

DATED THIS 12th DAY OF

March, 1996.

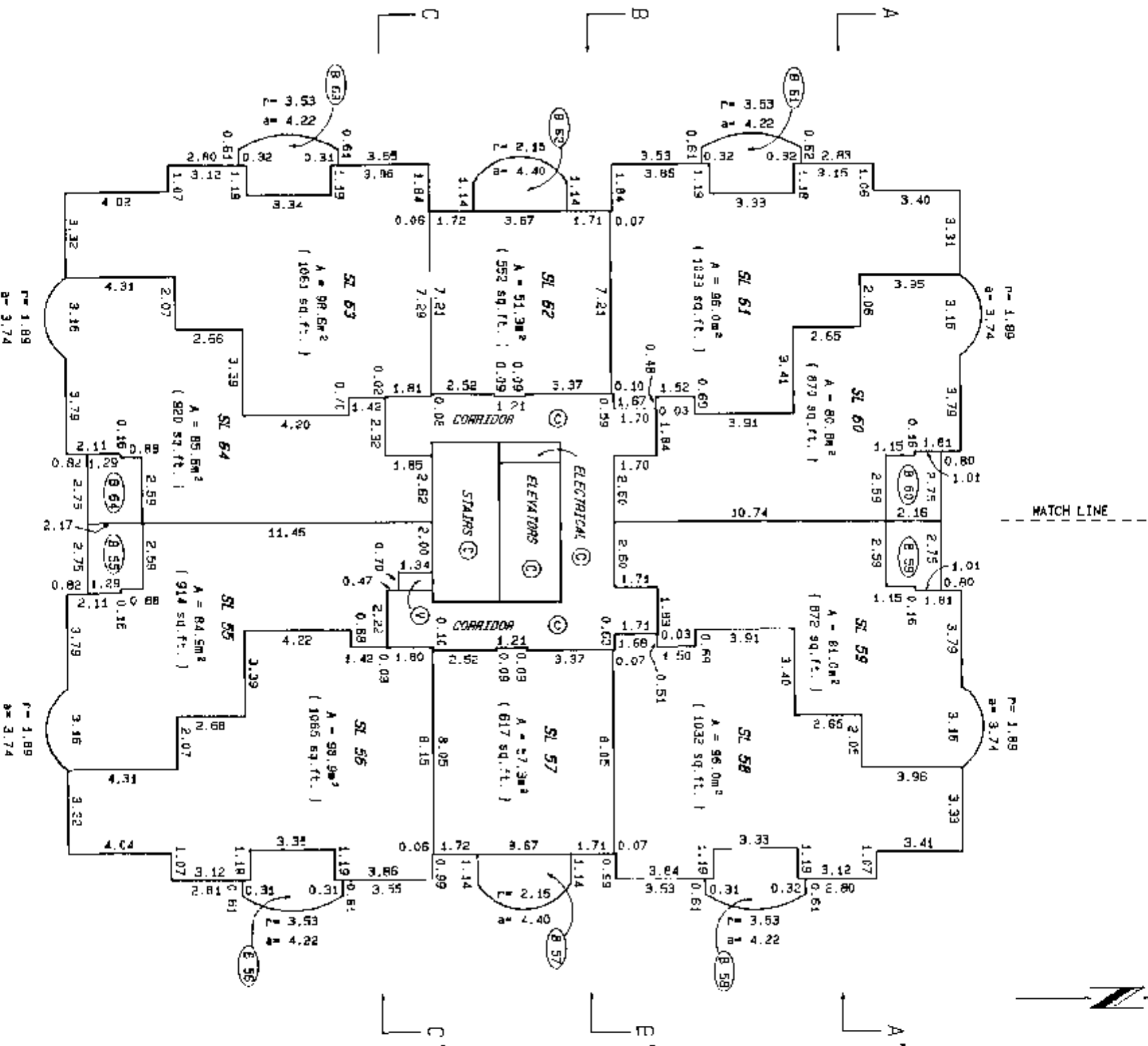
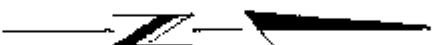
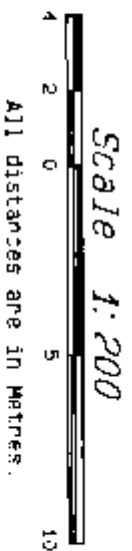
gus

R.C. .5

TOWER EIGHTH FLOOR PLAN

SHEET 26 OF 35 SHEETS

STRATA PLAN LMS 2355



LEGEND

- A DENOTES AREA.
- PT DENOTES PART.
- SL DENOTES STRATA LOT.
- m² DENOTES SQUARE METRES.
- sq. ft. DENOTES SQUARE FEET.
- LCP DENOTES LIMITED COMMON PROPERTY.
- Ⓒ DENOTES COMMON PROPERTY.
- Ⓡ DENOTES VENT SPACE COMMON PROPERTY.
- Ⓑ DENOTES BALCONY LCP FOR SL. 27 TYPICAL.

FILE# \DME\ST13252.20F

DATED THIS 12th DAY OF

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1996.

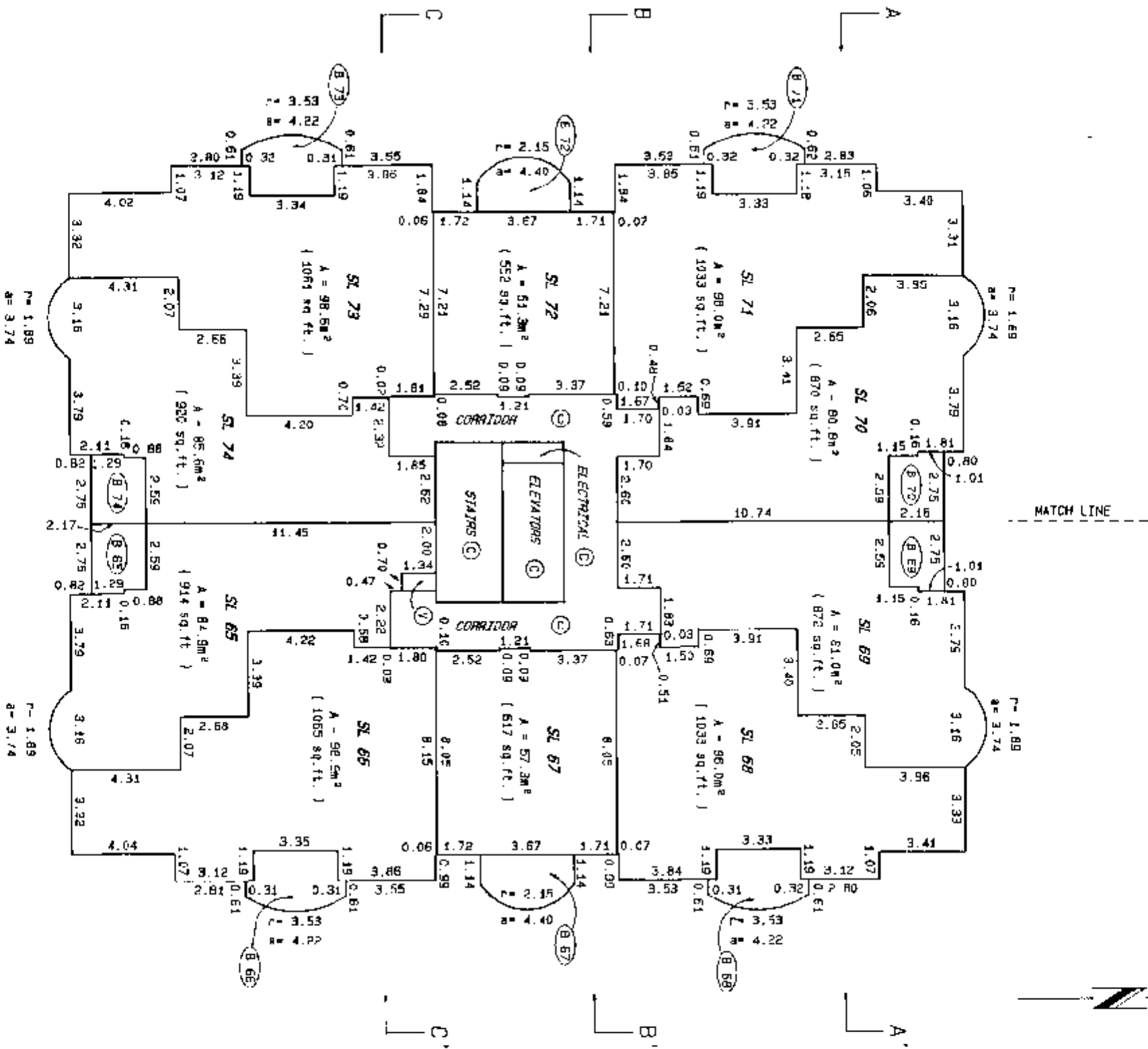
B.C.L.S.

TOWER NINTH FLOOR PLAN

SHEET 24 OF 35 SHEETS

STRATA PLAN LMS 2355

Scale 1:200



LEGEND

- A DENOTES AREA.
- PT DENOTES PART
- SL DENOTES STRATA LOT
- m² DENOTES SQUARE METRES
- sq. ft DENOTES SQUARE FEET
- LOP DENOTES LIMITED COMMON PROPERTY
- (C) DENOTES COMMON PROPERTY
- (V) DENOTES VENT SPACE COMMON PROPERTY
- (B 27) DENOTES BALCONY LOP FOR SL. 27 TYPICAL

FILE# \DMS\ST11252.235

DATED THIS 12th DAY OF

March

1996.

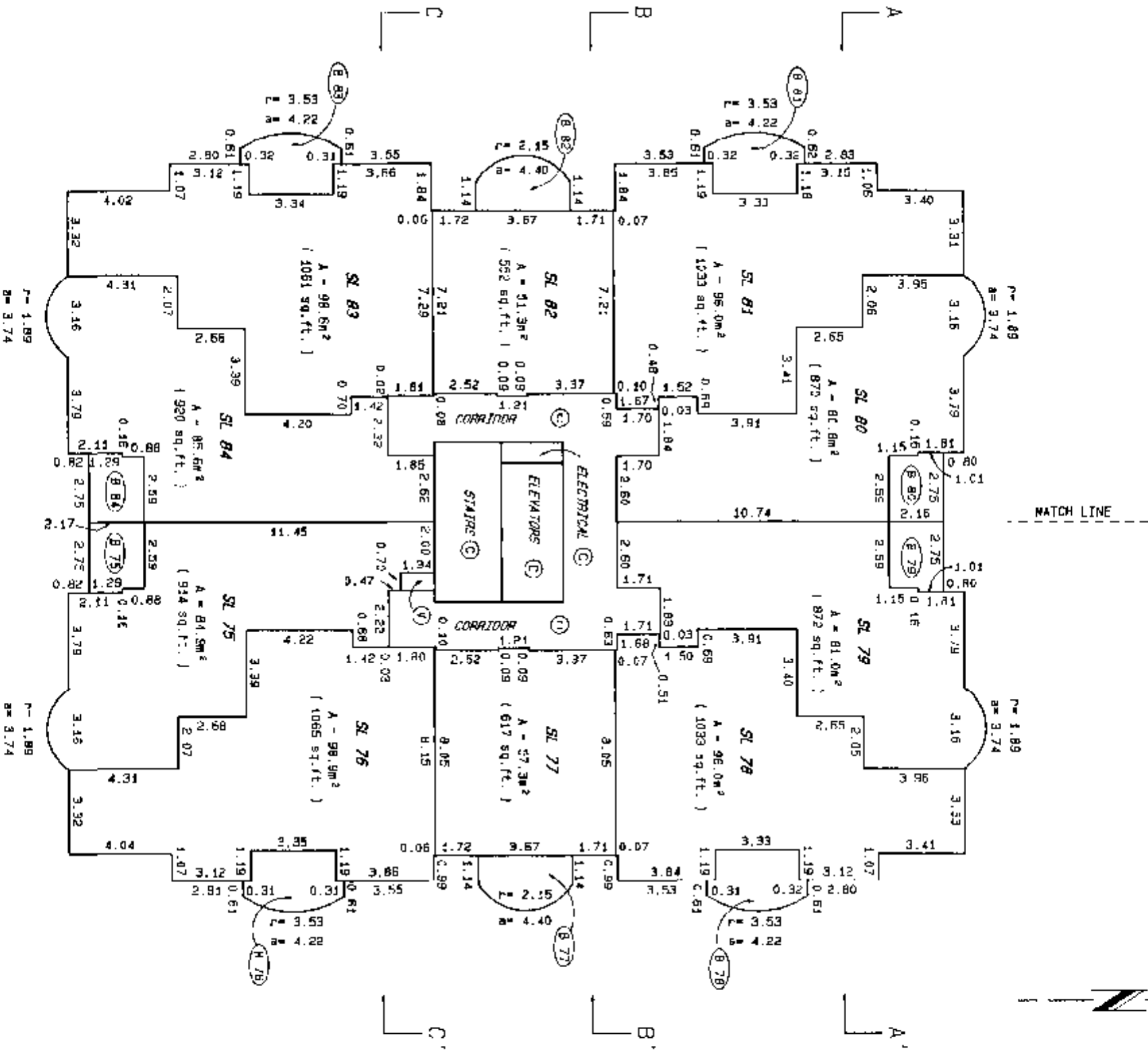
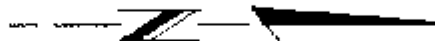
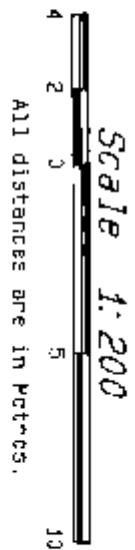
gub

B.C.L.S.

TOWER TENTH FLOOR PLAN

SHEET 22 OF 35 SHEETS

STRATA PLAN LMS 2355



LEGEND

- A DENOTES AREA.
- PT DENOTES PART
- SL DENOTES STRATA LOT
- m² DENOTES SQUARE METRES
- sq. ft DENOTES SQUARE FEET
- LCP DENOTES LIMITED COMMON PROPERTY
- ③ DENOTES COMMON PROPERTY
- ⑦ DENOTES VENT SPACE COMMON PROPERTY
- ⑧.27 DENOTES BALCONY LCP FOR SL. 27 TYPICAL.

FILE# \ONE\ST11252.225

DATED THIS 1st DAY OF

March

1995.

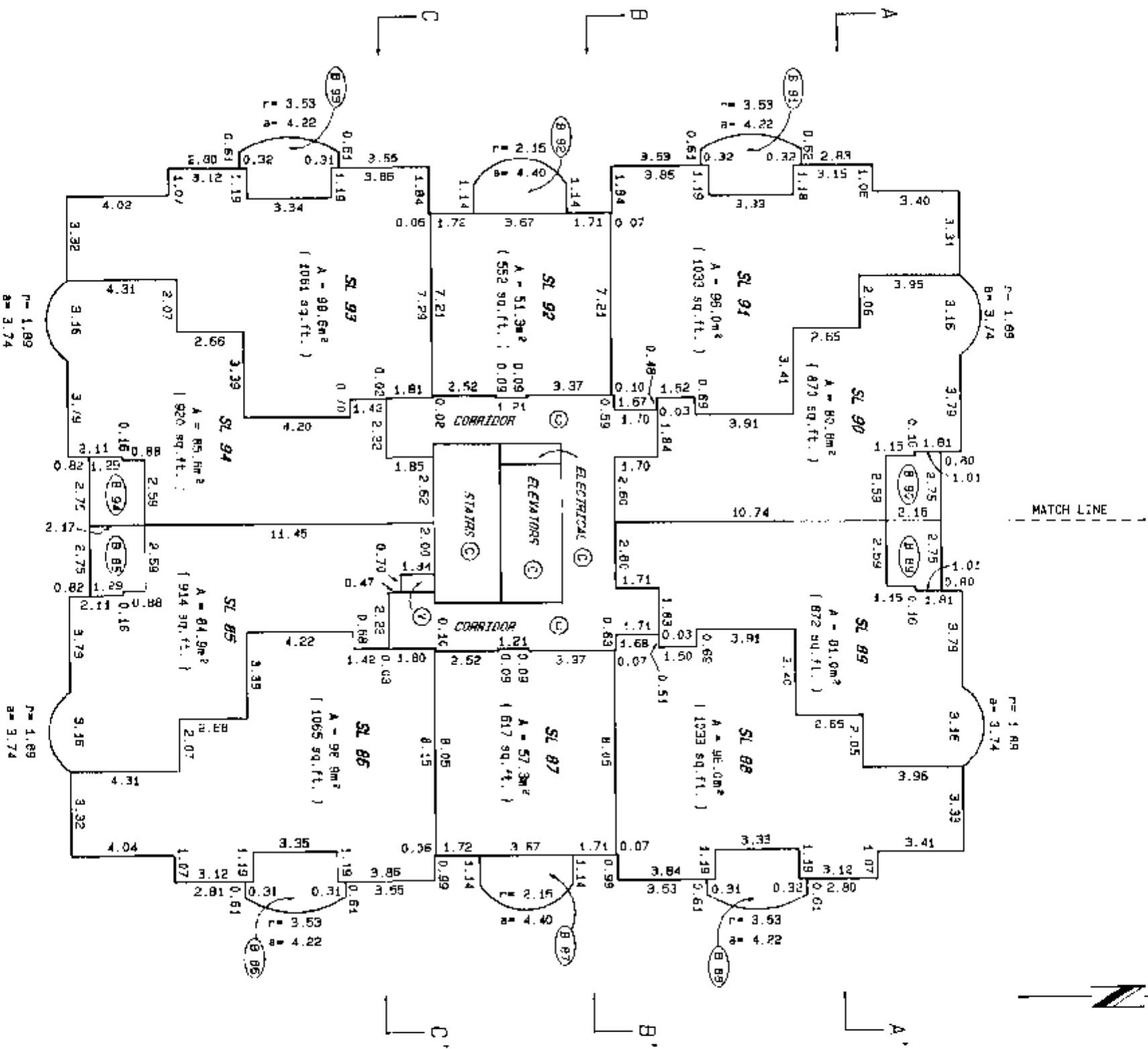
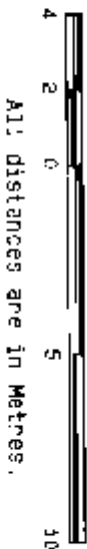
B.C.L.S.

TOWER ELEVENTH FLOOR PLAN

SHEET 23 OF 35 SHEETS

STRATA PLAN LMS 2355

Scale 1:200



LEGEND

- A DENOTES AREA.
- FT DENOTES PART
- EL DENOTES STRATA LOT
- RE DENOTES SQUARE METRES
- sq.ft DENOTES SQUARE FEET
- LCP DENOTES LIMITED COMMON PROPERTY
- Ⓢ DENOTES COMMON PROPERTY
- Ⓥ DENOTES VENT SPACE COMMON PROPERTY
- Ⓟ DENOTES BALCONY LCP FOR SL. 27 TYPICAL

FILE# \LMS\ST11252.23F

DATED THIS 12th DAY OF

Novel

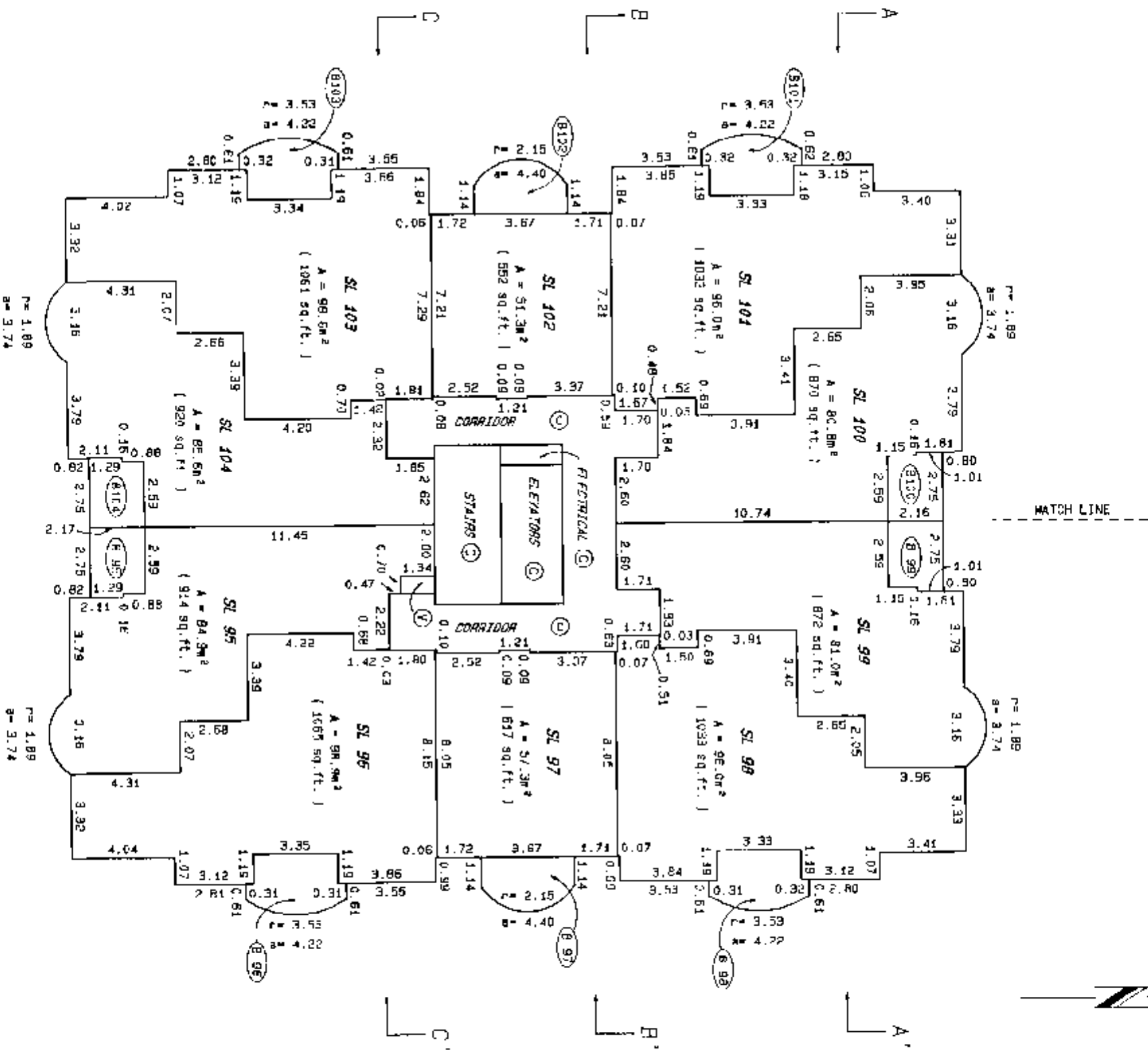
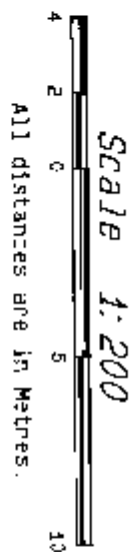
, 1998.

B.C.L.S.

TOWER TWELFTH FLOOR PLAN

SHEET 24 OF 35 SHEETS

STRATA PLAN LMS - 2355



LEGEND

- A DENOTES AREA.
- PT DENOTES PART
- SL DENOTES STRATA LOT
- m² DENOTES SQUARE METRES
- sq.ft DENOTES SQUARE FEET
- LCP DENOTES LIMITED COMMON PROPERTY
- Ⓒ DENOTES COMMON PROPERTY
- Ⓡ DENOTES VENT SHADE COMMON PROPERTY
- Ⓑ 27 DENOTES RAILWAY LCP FOR SL. 27 TYPICAL

FILE# \DMS\ST11252.24F

DATED THIS 12th DAY OF

March

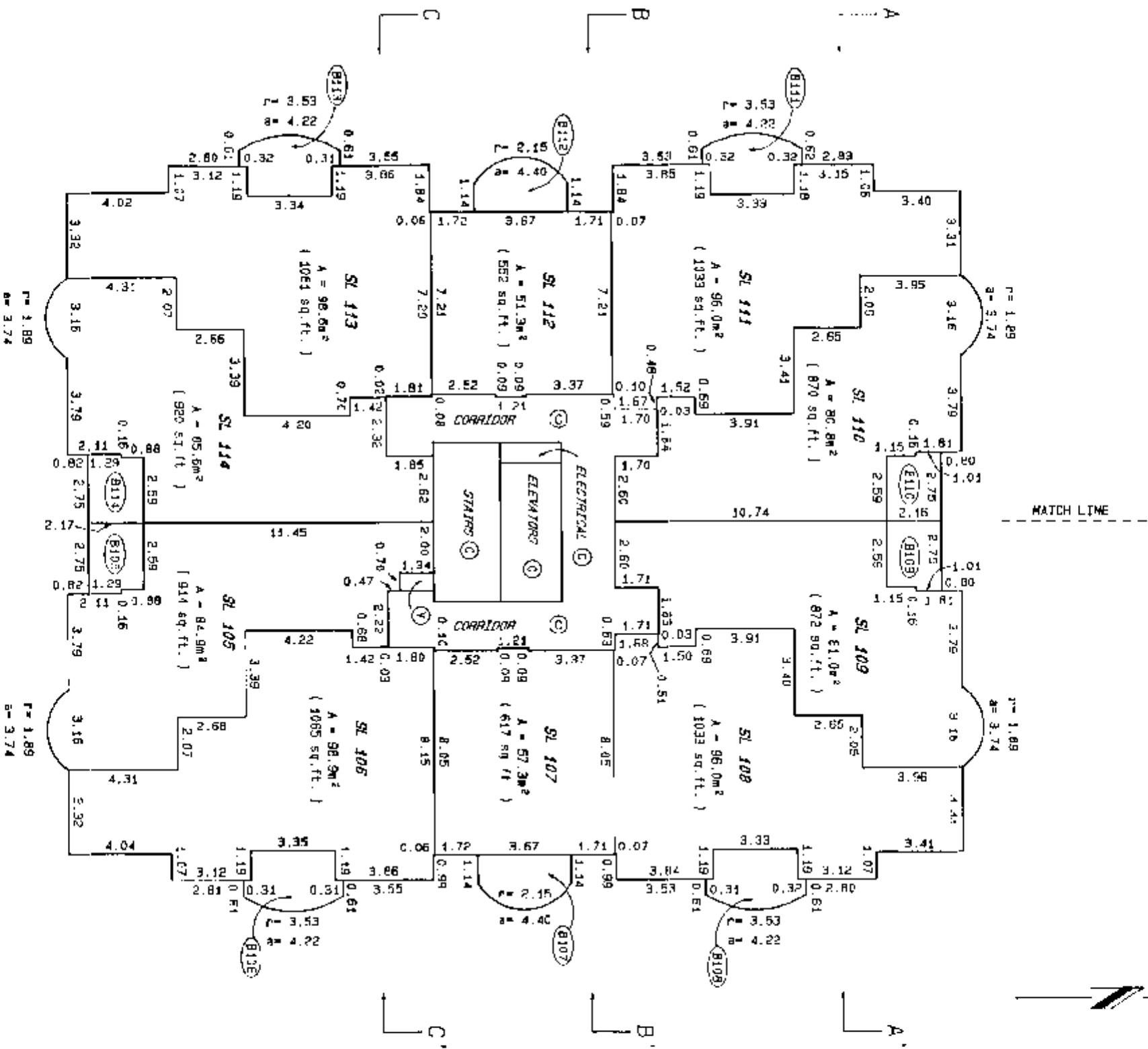
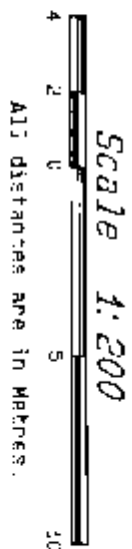
1996.

B.C.L.S.

TOWER THIRTEENTH FLOOR PLAN

SHEET 26 OF 35 SHEETS

STRATA PLAN LMS 2355



LEGEND

- A DENOTES AREA.
- PT DENOTES PART
- SL DENOTES STRATA LOT
- m² DENOTES SQUARE METRES
- sq. ft DENOTES SQUARE FEET
- LCP DENOTES LIMITED COMMON PROPERTY
- ⊙ DENOTES COMMON PROPERTY
- ⊙ DENOTES VENT SPACE COMMON PROPERTY
- ⊙ DENOTES BALCONY LCP FOR SL. 27 TYPICAL

FILE# \DWG\ST11252.25

DATED THIS 12th DAY OF

March

1995.

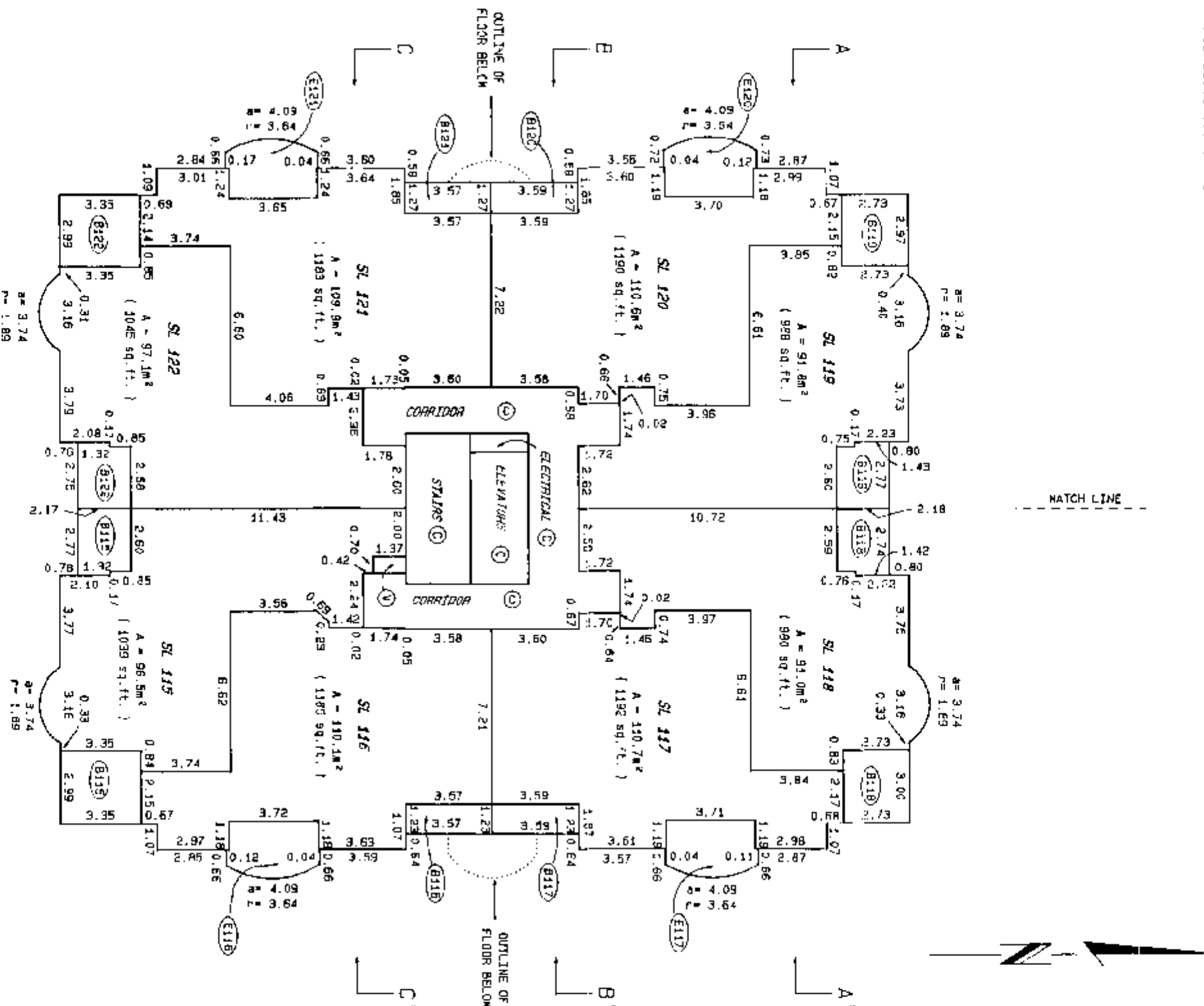
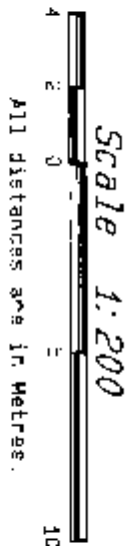
gud

R.C.I.S.

TOWER FOURTEENTH FLOOR PLAN

SHEET 26 OF 35 SHEETS

STRATA PLAN LMS 2355



LEGEND

- A DENOTES AREA.
- PT DENOTES PART
- SL DENOTES STRATA LOT
- m² DENOTES SQUARE METRES
- sq.ft DENOTES SQUARE FEET
- LCP DENOTES LIMITED COMMON PROPERTY
- ③ DENOTES COMMON PROPERTY
- ④ DENOTES VENT SPACE COMMON PROPERTY
- ⑤ DENOTES BALCONY LCP FOR SL. 27 TYPICAL
- ⑥ DENOTES ENCLOSED BALCONY PART OF SL. 27 TYPICAL

FILE# \006\511252.267

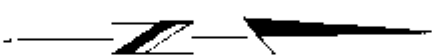
DATED THIS 12th DAY OF

Hand *gub* 1996. B.C.L.S.

STRATA PLAN LMS 2355

All distances are in metres.

All distances are in metres.



A DENOTES AREA.

IDENTES PART

IDENTITIES PART

S- DENOTES STRAIA LOT

m²
DENOTES SQUARE METRES

sq.ft DENSITIES SQUARE FEET

LCP DENOTES LIMITED COMMON PROPERTY

© PENDULUM PUBLISHING

Ⓢ DENOTES VENT SPACE COMMON PROPERTY

27 DENOTES BALCONY LCP FOR SL. 27 TYPICAL

DEMOLISH ENG USED BALCONY PART OF SI.. 27 TYPICAL

FILE# \OM5\5711252.27F

DATED THIS 12th DAY OF

March, 1996

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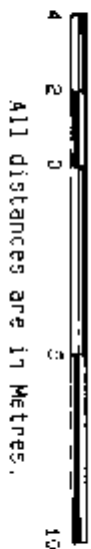
5.7.9-8

TOWER SIXTEENTH FLOOR PLAN

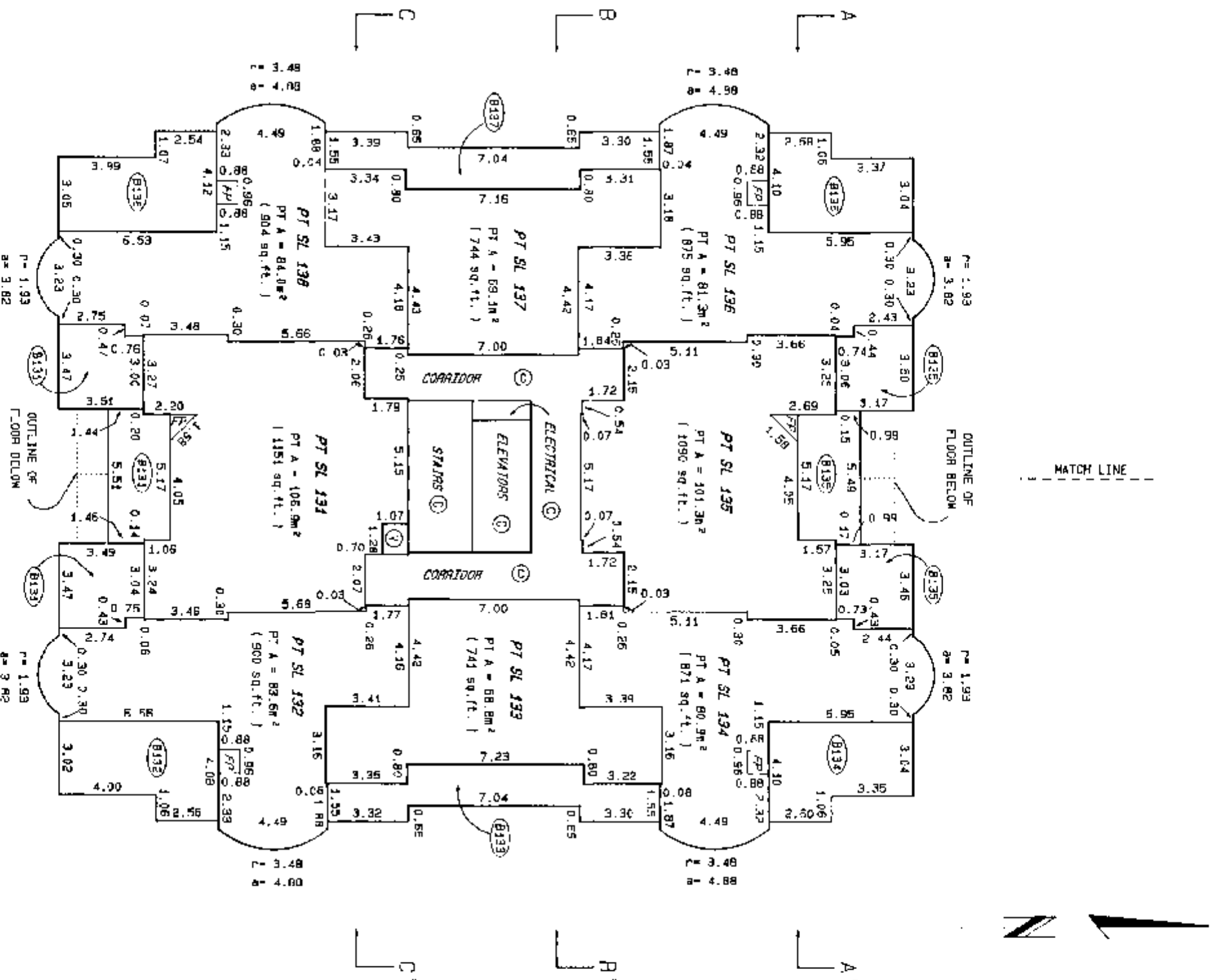
SHEET 28 OF 35 SHEETS

STRATA PLAN LMS 2355

Scale 1:200



All distances are in metres.



LEGEND

- A DENOTES AREA.
- PT DENOTES PART
- SL DENOTES STRATA LOT
- m² DENOTES SQUARE METRES
- sq.ft DENOTES SQUARE FEET
- LCP DENOTES LIMITED COMMON PROPERTY
- ③ DENOTES COMMON PROPERTY
- ④ DENOTES VENT SPACE COMMON PROPERTY
- ⑤ DENOTES DA.CONV LCP FOR 2.. 27 TYPICAL
- FP DENOTES FIREPLACE LCP (NOT INCLUDED IN AREA)

FILE# \DMS\ST11252.28F

DATED THIS 12th DAY OF

March

1996.

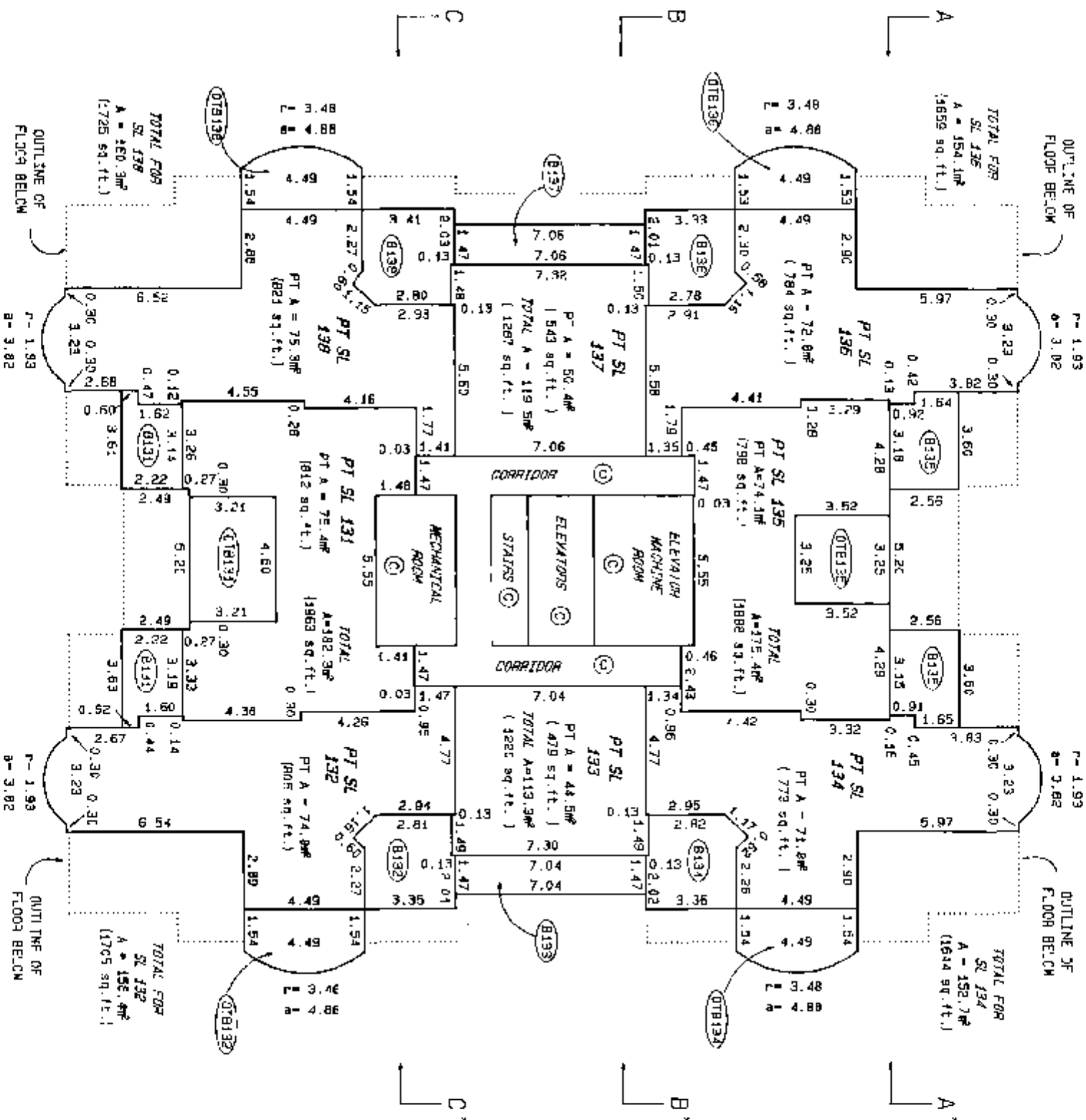
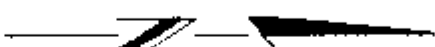
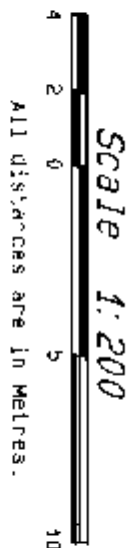
gub

B.C.L.S.

TOWER SEVENTEENTH FLOOR PLAN

SHEET 29 OF 35 SHEETS

STRATA PLAN LMS 2355



LEGEND

- A DENOTES AREA.
- PT DENOTES PART
- SL DENOTES STRATA LOT
- M² DENOTES SQUARE METRES
- sq. ft DENOTES SQUARE FEET
- LCP DENOTES LIMITED COMMON PROPERTY
- (C) DENOTES COMMON PROPERTY
- (V) DENOTES VENT SPACE COMMON PROPERTY
- (B 27) DENOTES BALCONY LCP FOR SL. 27 TYPICAL
- (B 133) DENOTES OPEN TO BELOW PART OF SL. 133 TYPICAL
- (B 133) NOT INCLUDED IN AREA 1

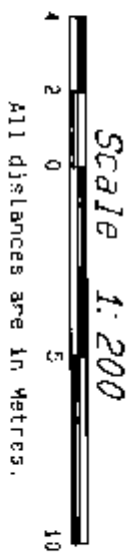
FILE# \0ME\ST11222 29F

DATED THIS 12TH DAY OF March, 1996.

gub

B.C.L.S.

STRATA PLAN LMS 0355



SECTION A - A'

BALCONY LCP FOR SL 136		PT SL 136	PT SL 135			PT SL 135	PT SL 134	BALCONY LCP FOR SL 134	
SL 128		SL 127			SL 126		SL 125	FIFTEENTH LEVEL	
SL 120		SL 119			SL 118		SL 117	FOURTEENTH LEVEL	
SL 111		SL 110			SL 109		SL 108	THIRTEENTH LEVEL	
SL 101		SL 100			SL 99		SL 98	TWELFTH LEVEL	
SL 91		SL 90			SL 89		SL 88	ELEVENTH LEVEL	
SL 81		SL 80			SL 79		SL 78	TENTH LEVEL	
SL 71		SL 70			SL 69		SL 68	NINTH LEVEL	
SL 61		SL 60			SL 59		SL 58	EIGHTH LEVEL	
SL 51		SL 50			SL 49		SL 48	SEVENTH LEVEL	
SL 41		SL 40			SL 39		SL 38	SIXTH LEVEL	
SL 31		SL 30			SL 29		SL 28	FIFTH LEVEL	
SL 23		SL 22			SL 21		SL 20	FOURTH LEVEL	
SL 17		SL 16			SL 15		SL 14	THIRD LEVEL	
LOUNGE (C)					SL 11			SECOND LEVEL	
					SL 8			PATIO LCP FOR SL 8	
								GROUND LEVEL	

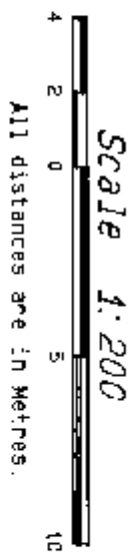
LEGEND

- PT DENOTES PART
- SL DENOTES STRATA LOT
- LCP DENOTES LIMITED COMMON PROPERTY
- (C) DENOTES COMMON PROPERTY

FILE# \DME\ST11252.3CF

DATED THIS 12th DAY OF March, 1996.
gub
B.C.L.S.

STRATA PLAN LMS 2355



SECTION B - B'

(B137)	PT SL 137	CORR	ELEVATOR MACHINE ROOM	(C)	CORR	PT SL 138	(B138)
(B137)	PT SL 137		CORRIDOR	(C)		PT SL 138	(B138)
(B128)	SL 128		CORRIDOR	(C)		SL 126	(B128)
(B120)	SL 120		CORRIDOR	(C)		SL 117	(B120)
	SL 112		CORRIDOR	(C)		SL 107	
	SL 102		CORRIDOR	(C)		SL 97	
	SL 92		CORRIDOR	(C)		SL 87	
	SL 82		CORRIDOR	(C)		SL 77	
	SL 72		CORRIDOR	(C)		SL 67	
	SL 62		CORRIDOR	(C)		SL 57	
	SL 52		CORRIDOR	(C)		SL 47	
	SL 42		CORRIDOR	(C)		SL 37	
	SL 32		CORRIDOR	(C)		SL 27	
	SL 24		CORRIDOR	(C)		SL 19	
	MEETING ROOM (C)		CORRIDOR	(C)		SL 13	
			CORRIDOR	(C)		SL 10	
	LOBBY (C)					SL 7	PATIO LCP FOR SL 7
							GROUND LEVEL

SEVENTEENTH LEVEL

SIXTEENTH LEVEL

FIFTEENTH LEVEL

FOURTEENTH LEVEL

THIRTEENTH LEVEL

TWELFTH LEVEL

ELEVENTH LEVEL

TENTH LEVEL

NINTH LEVEL

EIGHTH LEVEL

SEVENTH LEVEL

SIXTH LEVEL

FIFTH LEVEL

FOURTH LEVEL

THIRD LEVEL

SECOND LEVEL

GROUND LEVEL

LEGEND

- TT DENOTES PART
- SL DENOTES STRATA LOT
- LCP DENOTES LIMITED COMMON PROPERTY
- (C)

 DENOTES COMMON PROPERTY
- CORR DENOTES CORRIDOR COMMON PROPERTY
- (B 27)

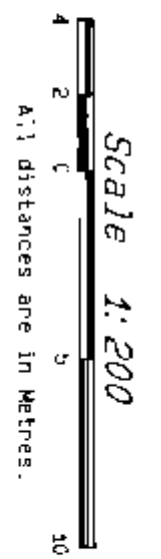
 DENOTES BALCONY LCP FOR SL 27 TYPICAL
- FILE# \DME\5711252 31F

DATED THIS 12th DAY OF March, 1996.

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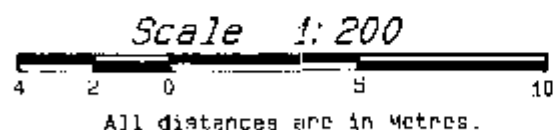
B.C.L.S.

STRATA PLAN LMS 2355



SECTION C - C'

	(B138)	PT SL 138	PT SL 131	MECHANICAL ROOM	(C)	PT SL 131	PT SL 132	(B139)	SEVENTEENTH LEVEL
(B137)	PT SL 137	PT SL 138	PT SL 131			PT SL 132	PT SL 133	(B136)	SIXTEENTH LEVEL
	SL 129		SL 130		SL 123		SL 124		FIFTEENTH LEVEL
	SL 121		SL 122		SL 115		SL 116		FOURTEENTH LEVEL
	SL 113		SL 114		SL 105		SL 106		THIRTEENTH LEVEL
	SL 103		SL 104		SL 95		SL 96		TWELFTH LEVEL
	SL 93		SL 94		SL 85		SL 86		ELEVENTH LEVEL
	SL 83		SL 84		SL 75		SL 76		TENTH LEVEL
	SL 73		SL 74		SL 65		SL 66		NINTH LEVEL
	SL 63		SL 64		SL 55		SL 56		EIGHTH LEVEL
	SL 53		SL 54		SL 45		SL 46		SEVENTH LEVEL
	SL 43		SL 44		SL 35		SL 36		SIXTH LEVEL
	SL 33		SL 34		SL 25		SL 26		FIFTH LEVEL
	MEDIA ROOM (C)	MENS' WASHROOM (C)		WOMENS' WASHROOM (C)			SL 18		FOURTH LEVEL
	EXERCISE ROOM (C)		PHOTO ROOM (C)		CORR.		SL 12		THIRD LEVEL
	BIKE STORAGE (C)	ELECTRICAL / TELEPHONE (C)			CORR.		SL 9		SECOND LEVEL
	GARBAGE ROOM (C)				CORR.		SL 6		GROUND LEVEL
									PATIO LCP FOR SL 6



STRATA PLAN LMS 2355

SECTION D - D'

	PT SL 4	PT SL 3	PT SL 2	PT SL 1	THIRD LEVEL
PT SL 5	PT SL 4	PT SL 3	PT SL 2	PT SL 1	SECOND LEVEL
PT SL 5	PT SL 4	PT SL 3	PT SL 2	PT SL 1	GROUND LEVEL

LEGEND

PI DENOTES PART
SL DENOTES STRATA LOT

DATED THIS 12th DAY OF
March, 1996.
gub
B.C.L.S.

RECORD OF BY-LAWS
AND ORDERS ETC.

STRATA PLAN LMS 2355

FILE # JDM57S71252-345

March
1996.

B.C.L.S.

COMMON PROPERTY

STRATA PLAN LMS 2355

[illegible]

RECEIVED THIS DAY OF 12 March 1996.

FILE# \DM5\ST11252.35F

B.C.L.S.