STRATA PLAN OF PARCEL D, BLOCK 13 DISTRICT LOT 182, GROUP 1, NEW WESTMINSTER DISTRICT PLAN LMP35982

FIRST SHEET, SHEET 1 OF 15 SHEETS

STRATA PLAN LMS 3800

Strata Plan LMS 3800 deposited and registered in the Land Title office at New Westminster, B.C., this 27 day of JAN, 1999.

J. Small
Deputy Registrar

BN 19705

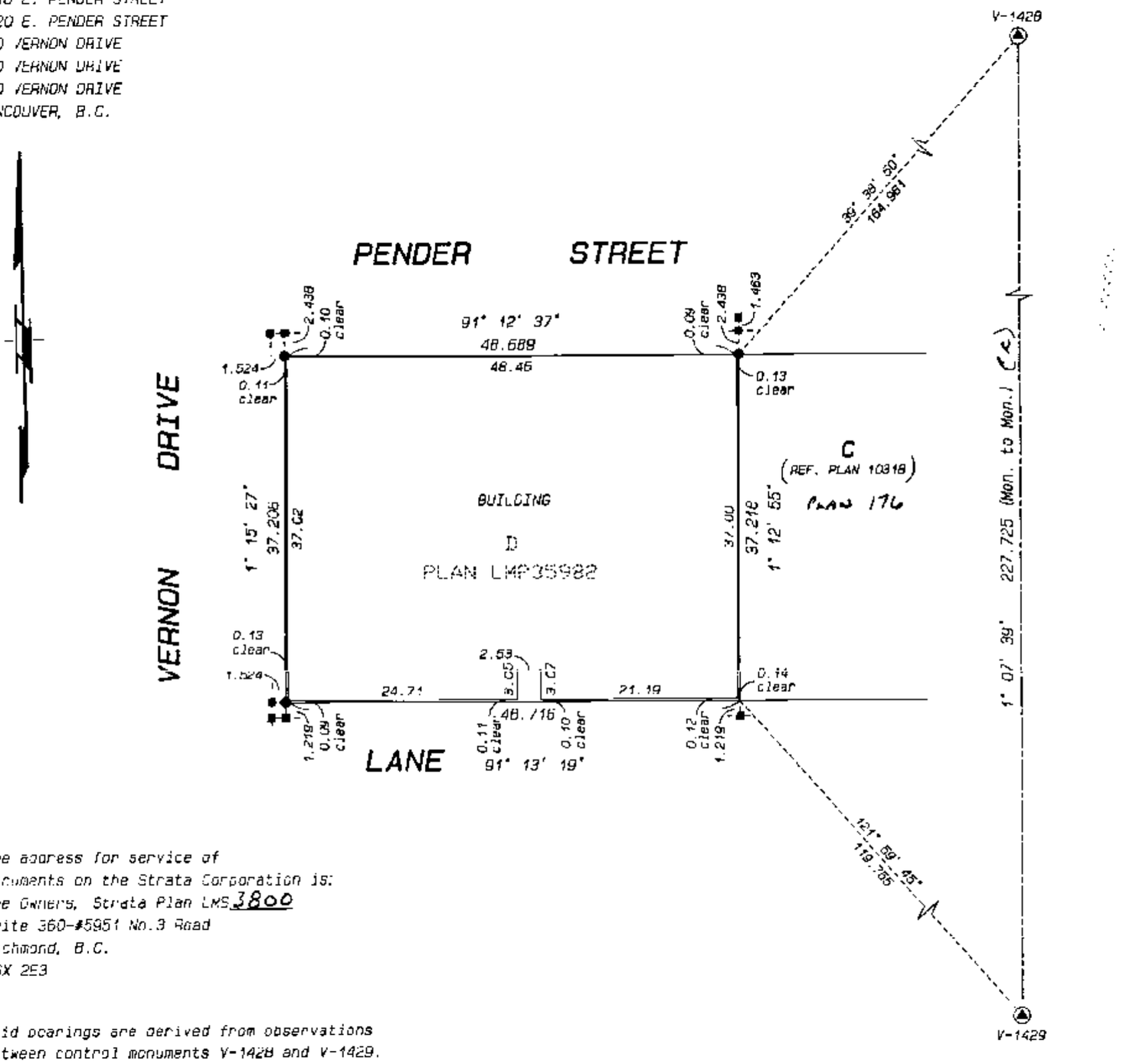
B.C.G.S. 92G.025
(City of Vancouver)

1202 E. PENDER STREET
1206 E. PENDER STREET
1208 E. PENDER STREET
1212 E. PENDER STREET
1216 E. PENDER STREET
1218 E. PENDER STREET
1220 E. PENDER STREET
510 VERNON DRIVE
520 VERNON DRIVE
530 VERNON DRIVE
VANCOUVER, B.C.

SCALE: 1:500

0 5 10 20 30 40m

ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE INDICATED



The address for service of documents on the Strata Corporation is:
The Owners, Strata Plan LMS 3800
Suite 360-#5951 No.3 Road
Richmond, B.C.
V6X 2E3

Grid bearings are derived from observations between control monuments V-1428 and V-1429. Integrated Survey Area No. 31 (City of Vancouver) This plan shows ground level measured distances. Prior to computation of U.T.M. co-ordinates, multiply by combined factor of 0.9996020. Datum: NAD 83

I, Edmund T. Wong, of the City of Burnaby, 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 Burnaby, B. C., this 11th day of January, 1999.

Edmund T. Wong
B. C. L. S.

LEGEND:
- Control Monument Found
- Standard Iron Post Found
- Lead Plug Found

Ken K. Wong and Associates
Canada and B.C. Land Surveyors
5624 E. Hastings Street
Burnaby, B.C. V5B 1R4
Telephone: 294 6881
Fax: 294-0625

260009 FB316 P11-13 FB684 P102
R-278 R-1075 R-6345 R-6348 R-6349
R-70008 R-0249 SK 5/9 CU 1102
Drawn by: CS

STR - 919

This plan lies within the Greater Vancouver Regional District.

FILED LMLMS3800 RCVD:1999-01-27 PRNT: 2008-02-28-12.54.36.013798

CONDOMINIUM ACT

STRATA PLAN LMS 3800

		FORM 1	FORM 2	FORM 3
STRATA LOT NO.	SHEET NO.	SCHEDULE OF UNIT ENTITLEMENT	SCHEDULE OF INTEREST UPON DESTRUCTION	SCHEDULE OF VOTING RIGHTS
		UNIT ENTITLEMENT	INTEREST UPON DESTRUCTION	NUMBER OF VOTES
1	7, 8	1, 501	1, 740	2.99
2	7, 8	1, 607	1, 860	3.20
3	7, 8	1, 889	2, 130	3.76
4	7, 8	1, 897	2, 130	3.78
5	7, 8	1, 403	1, 640	2.79
6	7, 8	1, 344	1, 675	2.68
7	7, 8	1, 384	1, 665	2.76
8	7, 8	1, 381	1, 640	2.75
9	7, 8	1, 331	1, 610	2.65
10	9, 10	1, 042	1, 389	2.08
11	9, 10	856	1, 329	1.70
12	9, 10	1, 005	1, 379	2.00
13	9, 10	997	1, 389	1.99
14	9, 10	996	1, 399	1.98
15	9, 10	1, 005	1, 409	2.00
16	9	1, 126	1, 799	2.24
17	9, 10	1, 022	1, 439	2.04
18	9, 10	1, 041	1, 469	2.07
19	9, 10	1, 027	1, 469	2.05
20	9, 10	1, 069	1, 539	2.13
21	9, 10	1, 081	1, 559	2.15
22	9, 10	1, 089	1, 559	2.17
23	9, 10	1, 090	1, 559	2.17
24	9, 10	1, 096	1, 558	2.18
25	9, 10	1, 251	1, 509	2.49
26	9, 10	1, 278	1, 529	2.54
27	11, 12	1, 139	1, 489	2.27
28	11, 12	977	1, 419	1.95
29	11, 12	1, 005	1, 479	2.00
30	11, 12	1, 006	1, 489	2.00
31	11, 12	1, 005	1, 499	2.00
32	11, 12	1, 005	1, 529	2.00
33	11	1, 126	1, 899	2.24
34	11, 12	1, 024	1, 519	2.04
35	11, 12	1, 042	1, 549	2.08
36	11, 12	1, 022	1, 549	2.04
37	11, 12	1, 137	1, 659	2.26
38	11, 12	1, 099	1, 469	2.19
39	11, 12	1, 098	1, 469	2.19
40	11, 12	1, 096	1, 469	2.18
41	11, 12	1, 096	1, 469	2.18
42	11, 12	1, 253	1, 639	2.50
43	11, 12	1, 278	1, 649	2.54
AGGREGATE		50, 216	66, 816	100.00

Accepted as to Forms 1, 2 and 3
this 22 day of JANUARY 1999.

Superintendent of Real Estate

E. J. H.
January 11th, 1999.

STR - 919

FILED LMLMS3800 RCVD:1999-01-27 PRNT: 2008-02-28-12.54.36.013798

STRATA PLAN LMS 3800

STATUTORY DECLARATION

I, the undersigned, do solemnly declare that;

1) I, the undersigned, am the duly authorized agent of the owner-developer.
2) the strata plan is entirely for commercial 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.

Declared before me at VANCOUVER, B.C., this 12th day of January, 1999.

A commissioner for taking affidavits in and for the Province of British Columbia.

Owner developer:

J. Klokstad
JENNIE MARIE KLOKSTAD

MORTGAGEE:
BANK OF MONTREAL

R. B[illegible]
Authorized Signatory R.BING-WO, AM

Authorized Signatory R.W. NEUFELD, SAM

J.R. Cadiz
Witness GUIA CADIZ
as to signature(s)
Address of 6th FLOOR, 595 BURRARD ST.
Witness: VANCOUVER, B.C. V7X 1L6
Occupation: CUSTOMER SERVICE OFFICER

OWNER-DEVELOPER:

J. Klokstad
JENNIE MARIE KLOKSTAD

Witness James K. Fitzsimmons
as to signature(s)
Address of #360-5951 No. 3 Road
Witness: Richmond, B.C., V6X 2E3
Occupation: Solicitor

SECTION 8(1)

I, Edmund T. Wong, a British Columbia Land Surveyor, hereby certify that the buildings shown in this strata plan have not, as of the 11th day of January, 1999 been previously occupied.
Dated at Burnaby, British Columbia, this 11th day of January, 1999.

Edmund T. Wong
B. C. L. S.

E. T. W.
January 11th, 1999.

STR - 918

FILED LMLMS3800 RCVD:1999-01-27 PRNT: 2008-02-28-12.54.36.013798

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STRATA PLAN LMS 3800

DIAGRAMMATIC ELEVATION

SCALE: 1:200

0 5 10 15m

ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE INDICATED

SECTION A-A

LEGEND:

C.P. denotes common property

Pt.S.L. denotes part strata lot

E. I. M.

January 11th, 1999.

STA - 919

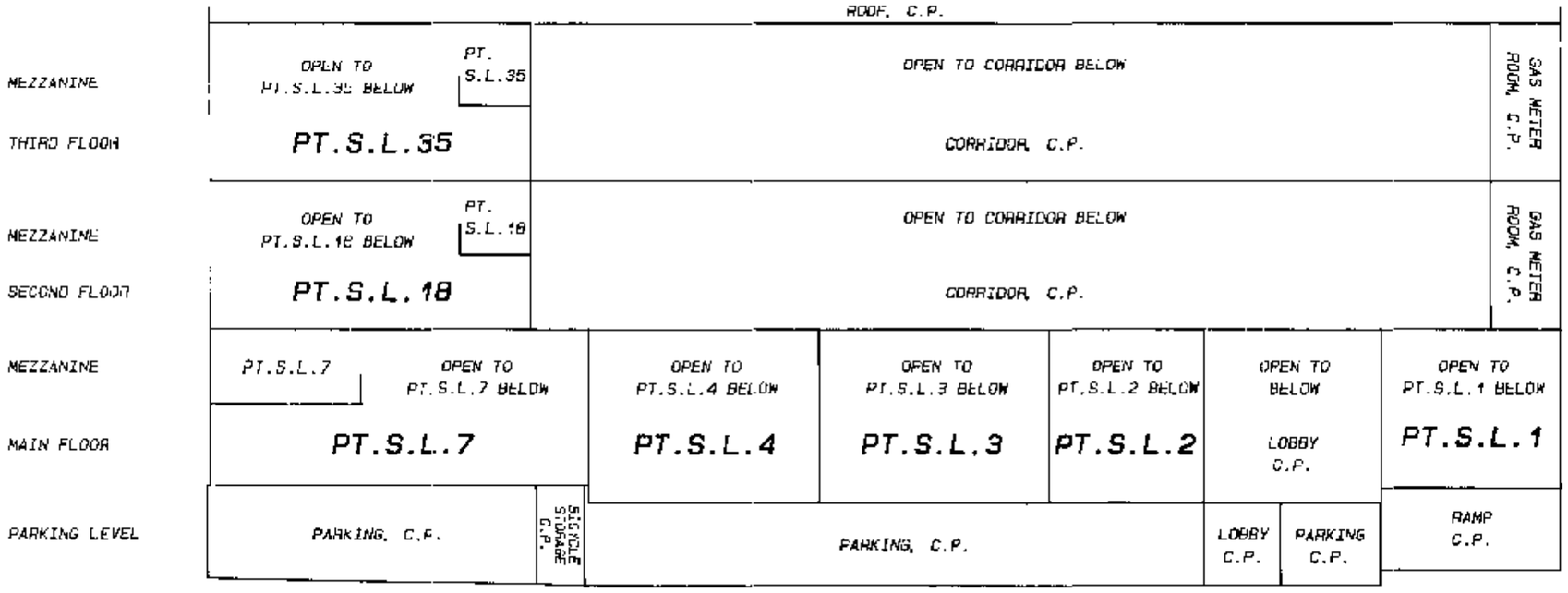
DIAGRAMMATIC ELEVATION

LEGEND:

C.P. denotes common property

PT.S.L. denotes part strata lot

SECTION B-B



0 5 10 15m

ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE INDICATED

SCALE: 1:200

STRATA PLAN LMS 3800

SHEET 5 OF 15 SHEETS

E.J.H.
January 11th, 1999.

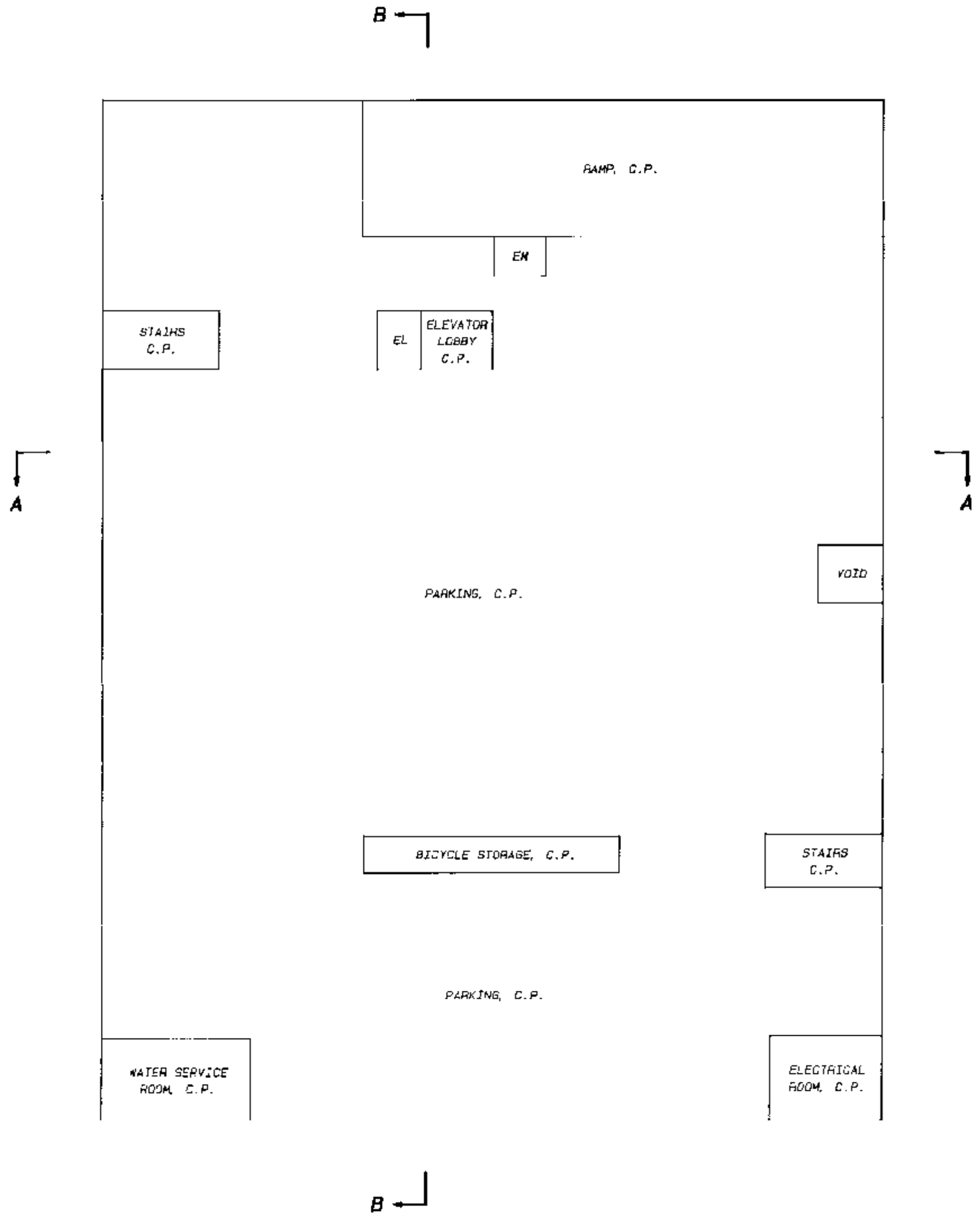
PARKING LEVEL

STRATA PLAN LMS 3800

SCALE: 1: 200

0 5 10 15m

ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE INDICATED



LEGEND:

C.P.	denotes common property
EL	denotes elevator, common property
EM	denotes elevator machine room, common property

E. J. M.
January 11th, 1999.

STR - 919

FILED LMLMS3800 RCVD:1999-01-27 PRNT: 2008-02-28-12.54.36.013798

MAIN FLOOR

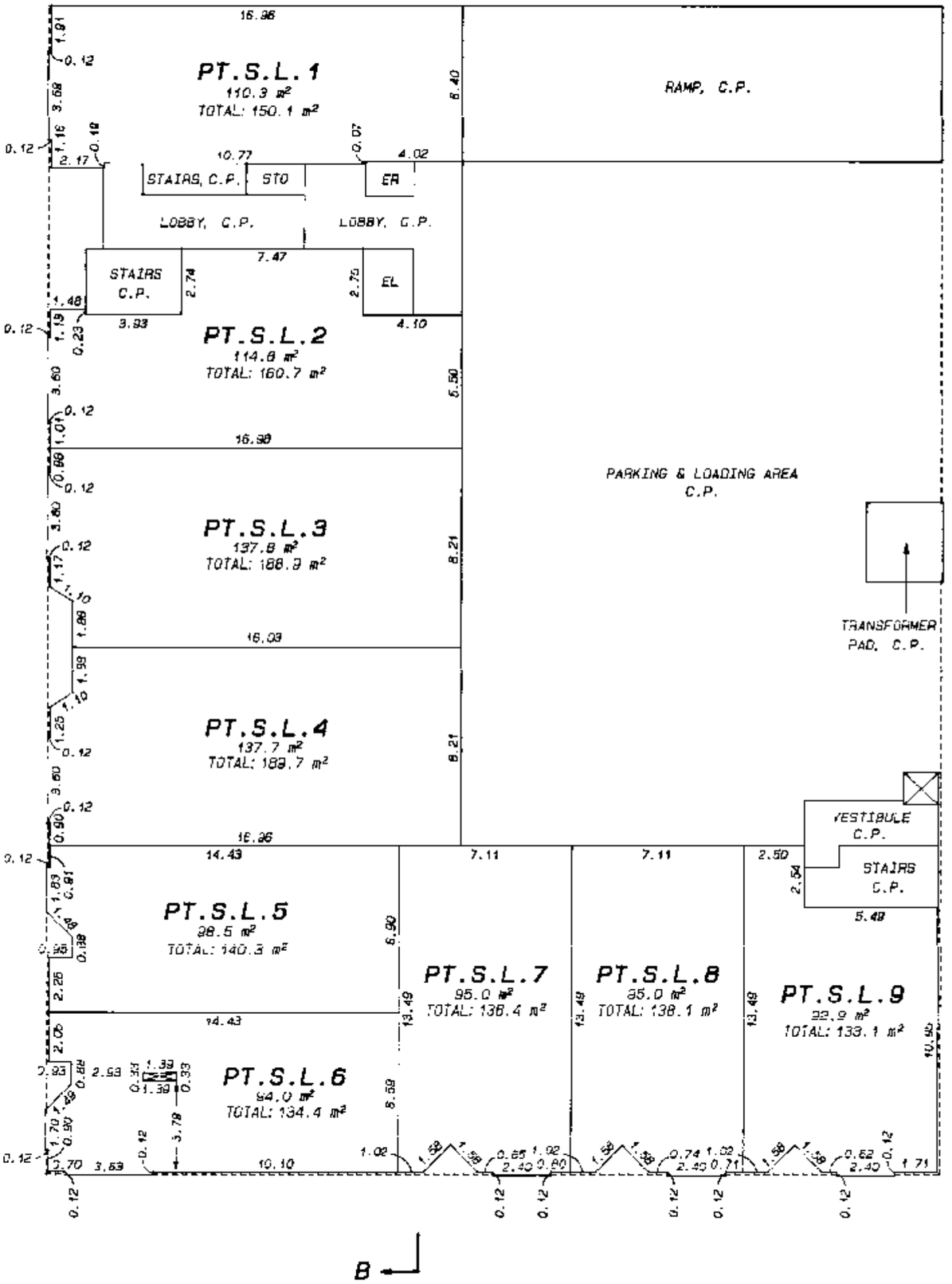
PART STRATA LOTS 1 TO 9

STRATA PLAN LMS 3800

SCALE: 1: 200

0 5 10 15m

ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE INDICATED



LEGEND:

C.P.	denotes common property
PT.S.L.	denotes part strata lot
EL	denotes elevator, common property
STO	denotes storage, common property
ER	denotes electrical room, common property
⋈	denotes duct space, common property

E. I. W.

January 11th, 1999.

STR – 919

FILED LMLMS3800 RCVD:1999-01-27 PRNT: 2008-02-28-12.54.36.013798

MEZZANINE

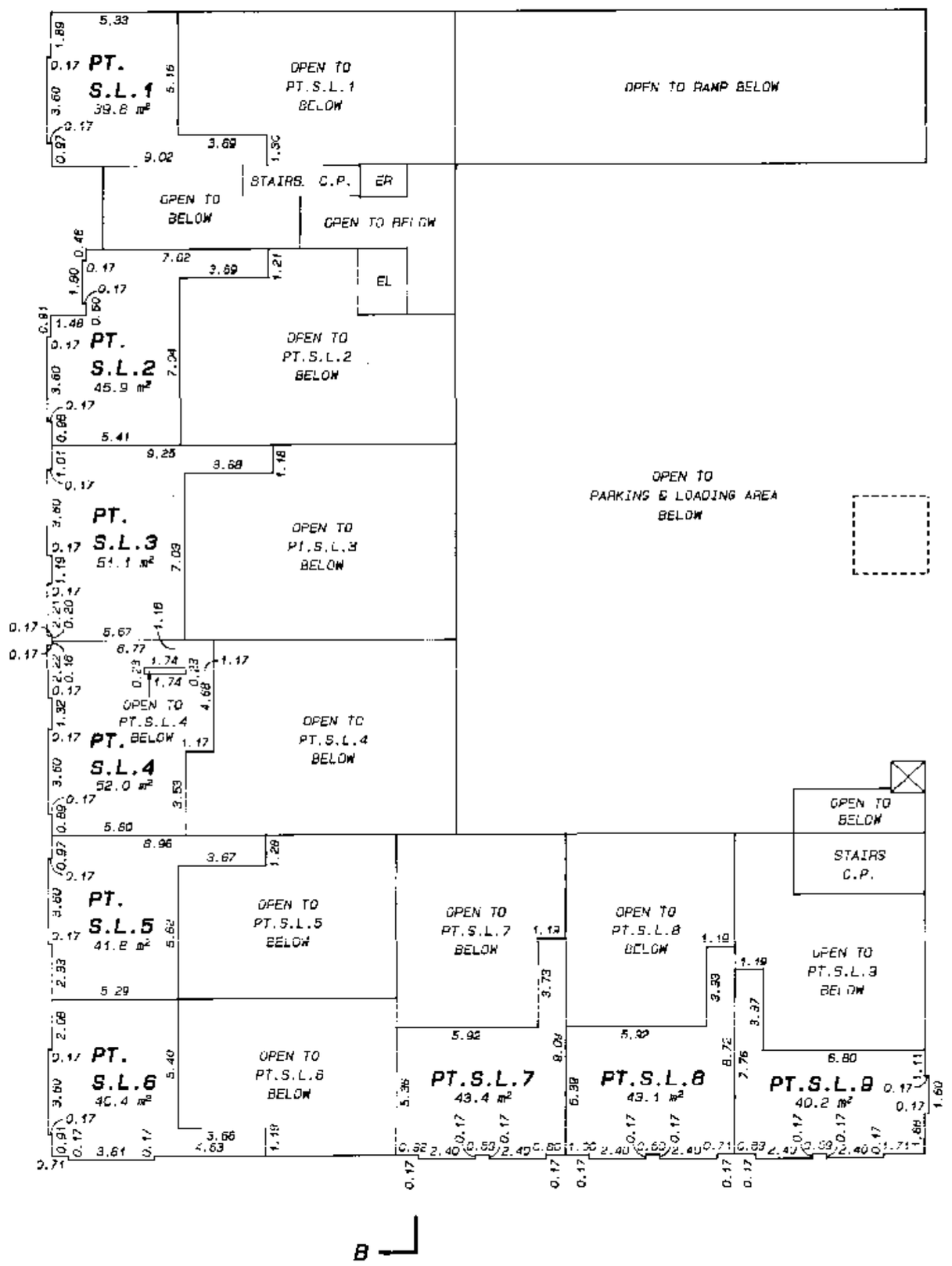
PART STRATA LOTS 1 TO 9

STRATA PLAN LMS 3800

SCALE: 1: 200

0 5 10 15m

ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE INDICATED



LEGEND:

C.P.	denotes common property
Pt.S.L.	denotes part strata lot
EL	denotes elevator, common property
ER	denotes electrical room, common property
▨	denotes duct space, common property

E. J. N.

January 11th, 1999.

STR - 919

FILED LMLMS3800 RCVD:1999-01-27 PRNT: 2008-02-28-12.54.36.013798

SECOND FLOOR

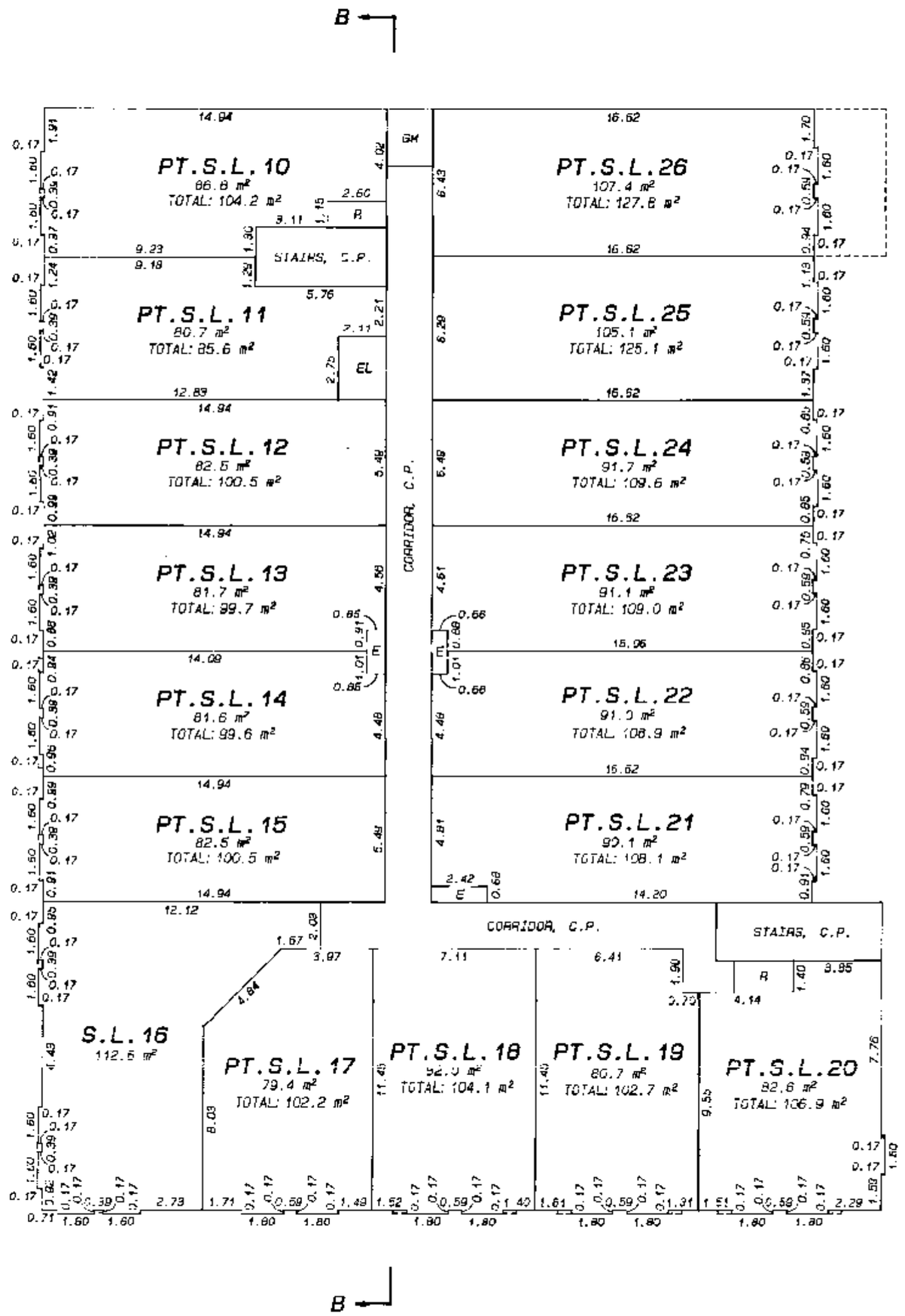
STRATA LOT 16 AND PART STRATA LOTS 10 TO 15, 17 TO 26

STRATA PLAN LMS 3800

SCALE: 1: 200

0 5 10 15m

ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE INDICATED



LEGEND:

C.P.	denotes common property
S.L.	denotes strata lot
PT.S.L.	denotes part strata lot
EL	denotes elevator, common property
R	denotes refuse area, common property
GM	denotes gas meter room, common property
E	denotes electrical closet, common property

E. J. M.

January 11th, 1999.

STR - 919

FILED LMLMS3800 RCVD:1999-01-27 PRNT: 2008-02-28-12.54.36.013798

MEZZANINE

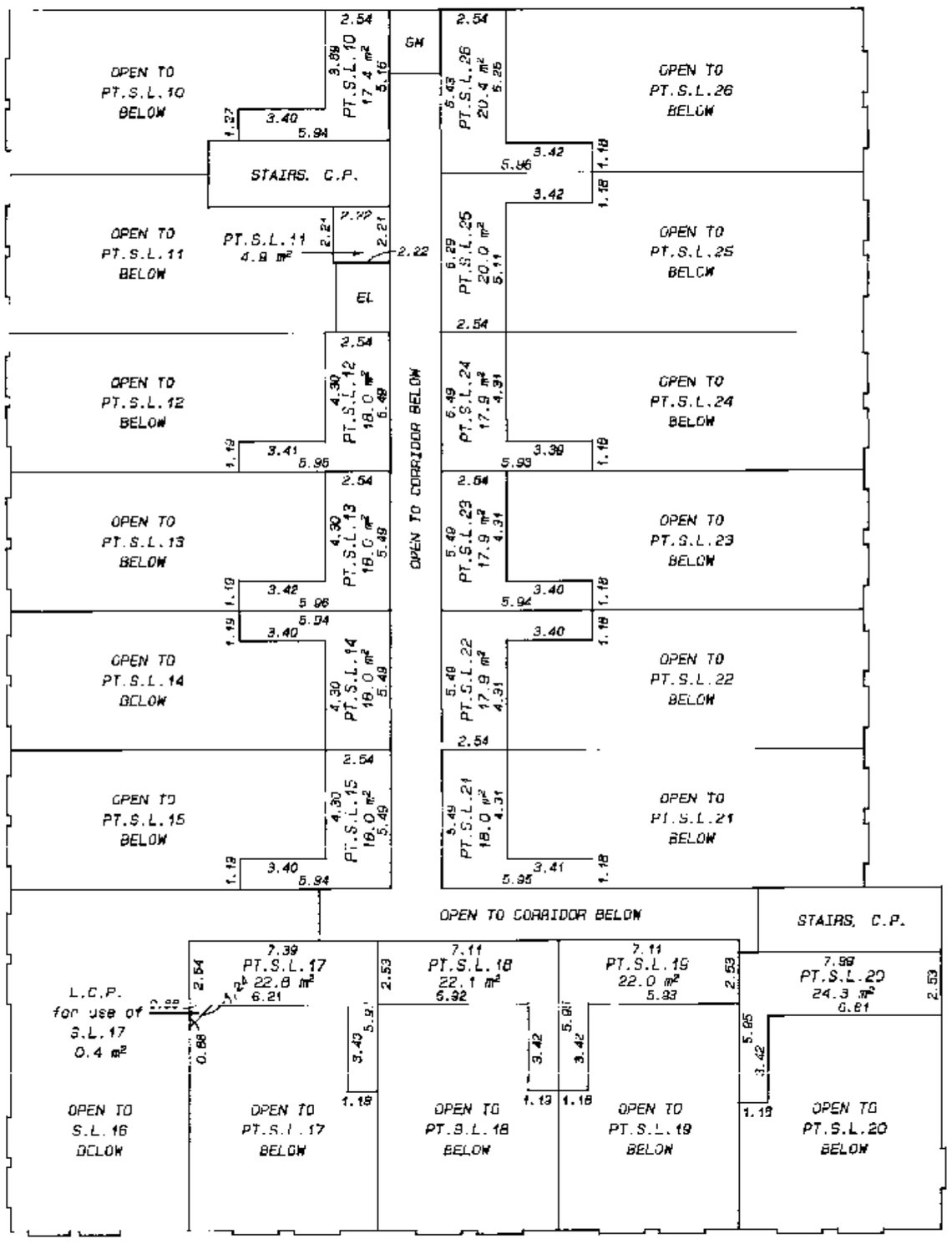
PART STRATA LOTS 10 TO 15
AND PART STRATA LOTS 17 TO 26

STRATA PLAN LMS 3800

SCALE: 1: 200

0 5 10 15m

ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE INDICATED



LEGEND:

C.P.	denotes common property
PT.S.L.	denotes part strata lot
S.L.	denotes strata lot
EL	denotes elevator, common property
GM	denotes gas meter room, common property

E. J. H.
January 11th, 1999.

STR - 919

FILED LMLMS3800 RCVD:1999-01-27 PRNT: 2008-02-28-12.54.36.013798

THIRD FLOOR

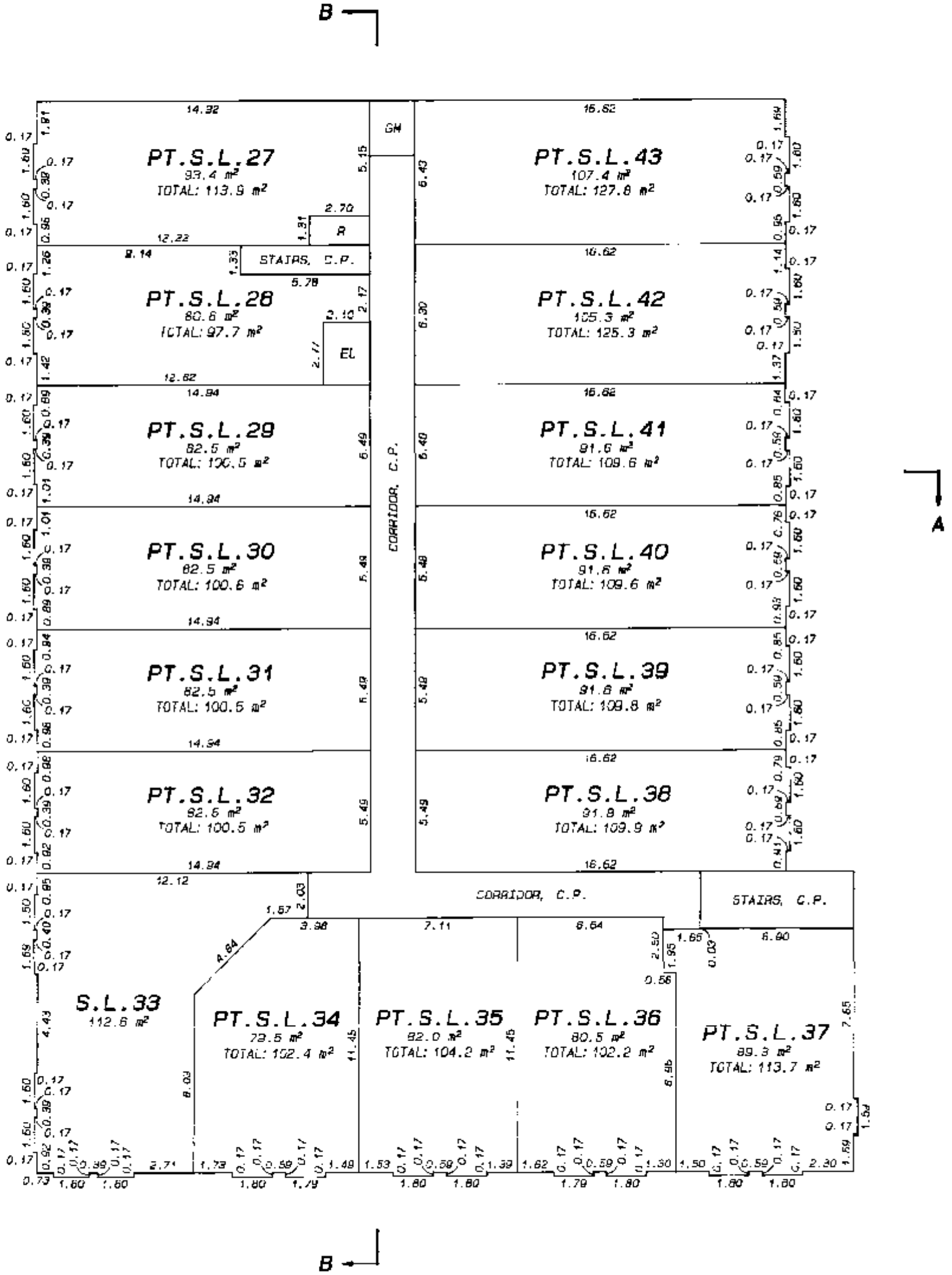
STRATA LOT 33 AND PART STRATA LOTS 27 TO 32, 34 TO 43

STRATA PLAN LMS 3800

SCALE: 1: 200

0 5 10 15m

ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE INDICATED



LEGEND:

C.P.	denotes common property
S.L.	denotes strata lot
PT.S.L.	denotes part strata lot
EL	denotes elevator, common property
R	denotes refuse area, common property
GM	denotes gas meter room, common property

E. J. H.

January 11th, 1999.

STR - 919

FILED LMLMS3800 RCVD:1999-01-27 PRNT: 2008-02-28-12.54.36.013798

MEZZANINE

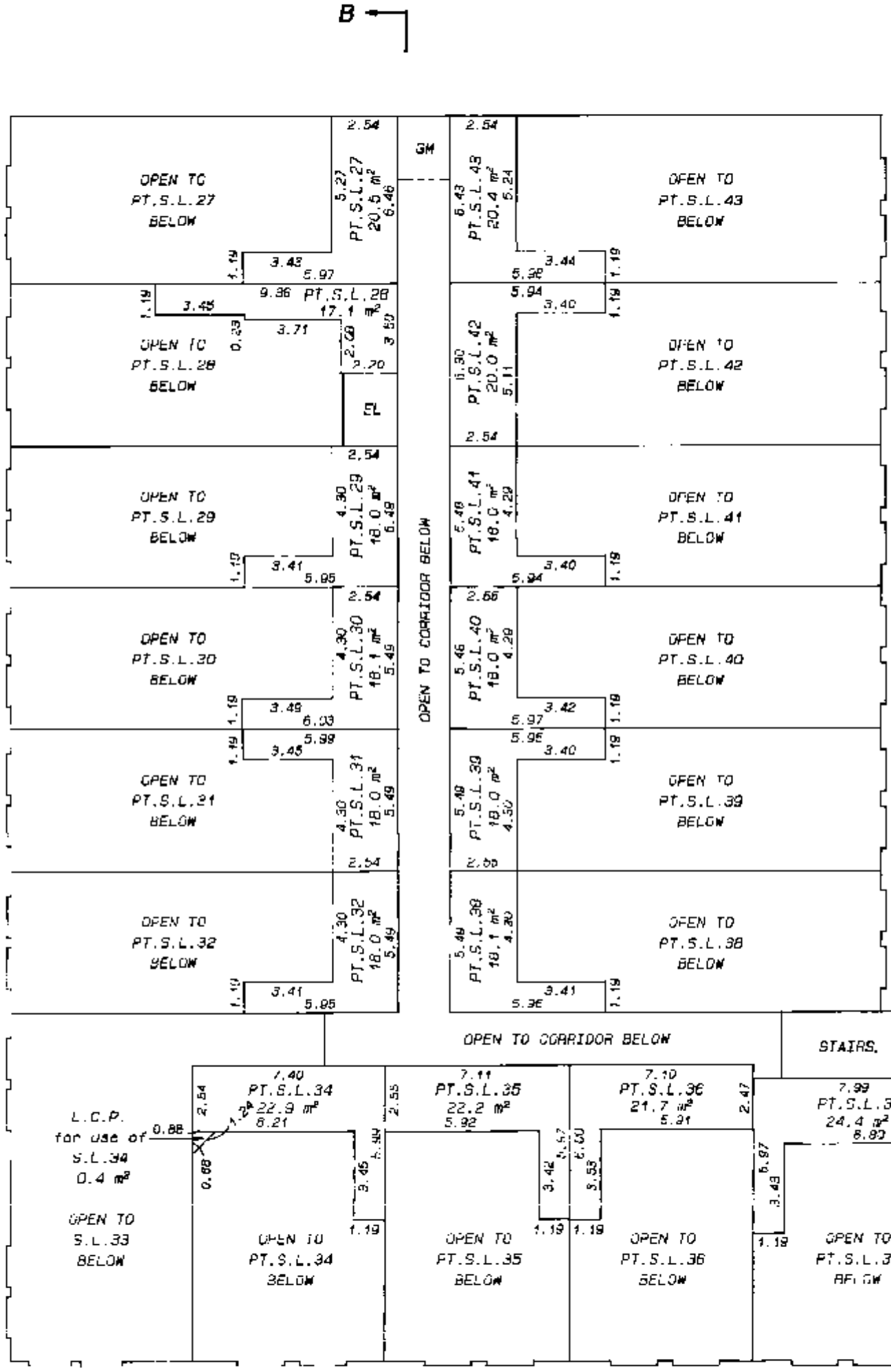
PART STRATA LOTS 27 TO 32
AND PART STRATA LOTS 34 TO 43

STRATA PLAN LMS 3800

SCALE: 1: 200

0 5 10 15m

ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE INDICATED



LEGEND:

C.P.	denotes common property
S.L.	denotes strata lot
PT.S.L.	denotes part strata lot
EL	denotes elevator, common property
GM	denotes gas meter room, common property

E. J. H.

January 11th, 1999.

STR - 919

FILED LMLMS3800 RCVD:1999-01-27 PRNT: 2008-02-28-12.54.36.013798

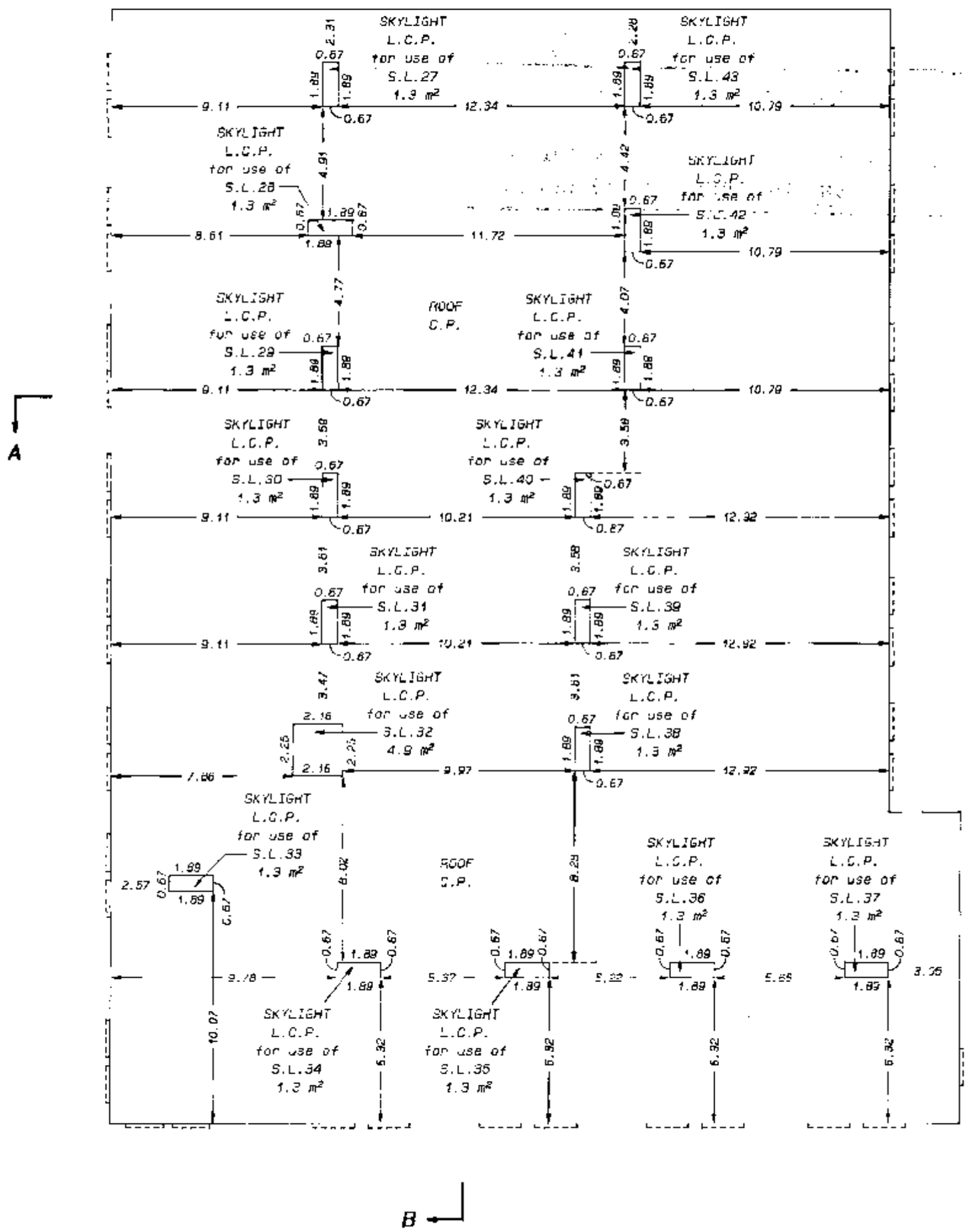
ROOF FLOOR

STRATA PLAN LMS 3800

SCALE: 1: 200

0 5 10 15m

ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE INDICATED



LEGEND:

L.C.P.	denotes limited common property
C.P.	denotes common property
S.L	denotes strata lot

E. J. H.

January 11th, 1999.

STR - 919

FILED LMLMS3800 RCVD:1999-01-27 PRNT: 2008-02-28-12.54.36.013798

STRATA PLAN LMS 3800

RECORD OF BY-LAWS AND ORDERS , ETC.

FILING		DOCUMENT	
NUMBER	DATE	DATE	NATURE OF PARTICULAR
			By-law Sheet Closed
			Search AUTOS2 on BC OnLine for Current Information. BC Reg. 76/97

E. J. H.
January 11th, 1998.

FILED LMLMS3800 RCVD:1999-01-27 PRNT: 2008-02-28-12.54.36.013798

STRATA PLAN LMS 3800

DEALINGS AFFECTING THE COMMON PROPERTY

REGISTRATION		DOCUMENT	
NUMBER	DATE	DATE	NATURE OF PARTICULAR
		Common Property Sheet Closed JAN 27/99	
		Search ALTOS3 or BC OnLine for Current Information. BC Reg. 76/95	

E. J. H.

January 11th, 1999.

STR - 519

FILED LMLMS3800 RCVD:1999-01-27 PRNT: 2008-02-28-12.54.36.013798