FILED LMS2405 RCVD:1996-05-16 PRNT: 2008-05-27-12.07.21.312799

09-200

STRATA PLAN OF LOT "A", BLOCK 145, DISTRICT LOT 264A, GROUP 1, NEW WESTMINSTER DISTRICT, PLAN LMP20132

LMS
STRATA PLAN 2405

Deposited and registered in the Land Title Office at New Westminster, B.C. this 16th day of MAY 199 6 .

ASSISTANT DEPUTY REGISTRAR
BK149396 - BK149437

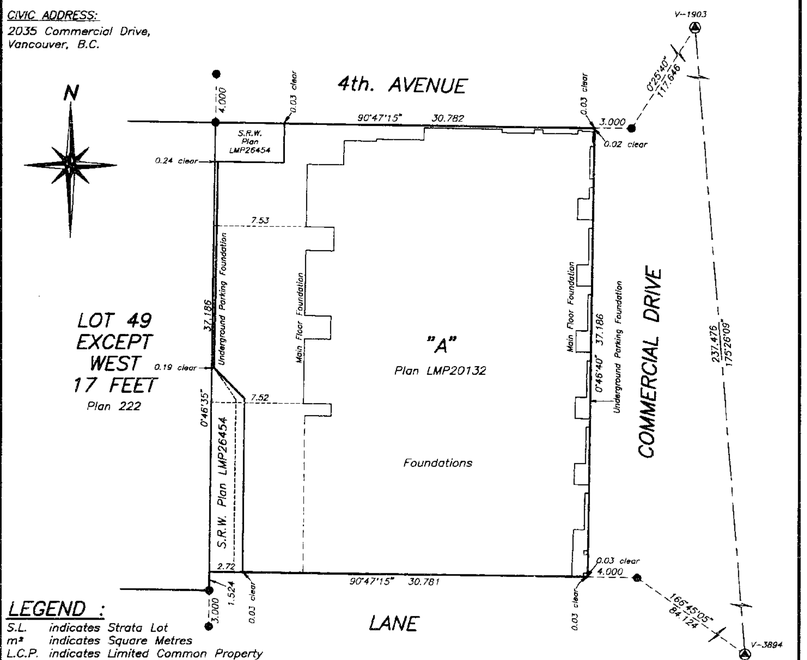
This plan lies within the Greater Vancouver Regional District.

SCALE:1:250

5 0 5 10
All distances are in metres

CITY OF VANCOUVER

CIVIC ADDRESS:
2035 Commercial Drive,
Vancouver, B.C.



LEGEND :

S.L. indicates Strata Lot
m² indicates Square Metres
L.C.P. indicates Limited Common Property
C indicates Common Property
E indicates Elevator
El indicates Electrical Closet
▲ indicates control monument found
■ indicates lead plug found
● indicates standard iron post found

Grid bearings are derived from observations between control monuments V-1903 and V-3894.
Integrated Survey Area #31, City of Vancouver.

Distances shown are ground level measured distances. Prior to computation of U.T.M. co-ordinates multiply by the mean combined factor 0.9995899737.

All angles are multiples of 45° unless otherwise indicated.
All distances are in metres.

V.C.Goudal & Associates
British Columbia Land Surveyors
2559 Shaughnessy Street,
Port Coquitlam, B.C., V3C-3G3

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

The owners, STRATA PLAN LMS 2405
c/o Norman Q. Chow
Barrister & Solicitor
Norman Q. Chow Law Corporation
Suite 700 - 605 Robson Street,
Vancouver, B.C.

I, Robert M. Reese of the City of Port Coquitlam 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.

R.M.R. B.C.L.S.

Dated at Port Coquitlam, B.C.
this 10th day of April , 1996.

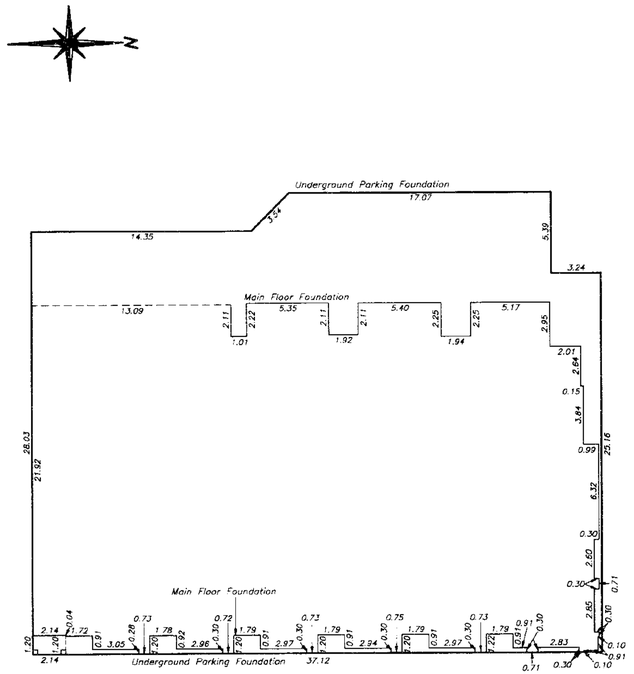
C 4738-94 B

FOUNDATION DIMENSIONS

LMS
STRATA PLAN 2405

SCALE:1:200

5 0 5 10
All distances are in metres.



V.C.Goudal & Associates
British Columbia Land Surveyors
2559 Shaughnessy Street,
Port Coquitlam, B.C., V3C-3G3

R.M.R. B.C.L.S.
April 15th, 1996

C 4738-94 B

LMS
STRATA PLAN 2405

CONDOMINIUM ACT

LOT NUMBER	SHEET NUMBER	FORM 1 SCHEDULE OF UNIT ENTITLEMENT — UNIT ENTITLEMENT	FORM 2 SCHEDULE OF INTEREST UPON DESTRUCTION — INTEREST UPON DESTRUCTION	FORM 3 SCHEDULE OF VOTING RIGHTS — NUMBER OF VOTES
1	7, 12	11	1409	1
2	7, 12	11	1221	1
3	7, 12	11	1221	1
4	7, 12	11	1221	1
5	7, 12	10	1221	1
6	7, 12	12	1286	1
7	7, 12	11	969	1
8	7, 12	11	914	1
9	7, 12	11	898	1
10	8, 12	13	962	1
11	8, 12	9	755	1
12	8, 12	9	755	1
13	8, 12	9	750	1
14	8, 12	9	755	1
15	8, 12	12	982	1
16	8, 12	10	817	1
17	8, 12	12	989	1
18	8, 12	12	982	1
19	8, 12	12	984	1
20	8, 12	11	982	1
21	9, 12	13	975	1
22	9, 12	9	768	1
23	9, 12	9	768	1
24	9, 12	9	763	1
25	9, 12	9	768	1
26	9, 12	12	995	1
27	9, 12	10	830	1
28	9, 12	12	1002	1
29	9, 12	12	995	1
30	9, 12	12	997	1
31	9, 12	11	995	1
32	10, 12	13	995	1
33	10, 12	9	788	1
34	10, 12	9	788	1
35	10, 12	9	782	1
36	10, 12	9	788	1
37	10, 12	12	1015	1
38	10, 12	10	849	1
39	10, 12	11	1021	1
40	10, 12	11	1015	1
41	10, 12	11	1016	1
42	10, 12	11	1014	1
AGGREGATE		450	40000	42

V.C.Goudal & Associates
British Columbia Land Surveyors
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R.M.R. B.C.L.S.
April 15th, 1996

C 4738-94 B

FILED LMS2405 RCVD:1996-05-16 PRNT: 2008-05-27-12.07.21.312790

LMS
STRATA PLAN 2405

CONDOMINIUM ACT

STATUTORY DECLARATION

I, the undersigned do solemnly declare that :

1. I, the undersigned am the duly authorized signatory of the owner developer.
2. The strata plan is for residential and 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 15 day of MAY 1996

NORMAN Q. CHOW
BARRISTER & SOLICITOR
#700 - 605 Robson Street
Vancouver, B.C. V6B 5J3
(604) 669-0262

A Commissioner for taking Affidavits within the Province of British Columbia

CONDOMINIUM ACT : SECTION 8(1)

I, Robert M. Reese of the City of Port Coquitlam, a British Columbia Land Surveyor hereby certify that the buildings shown in this strata plan have not as of the 18th day of April, 1996 been previously occupied.

B.C.L.S.

Dated at Port Coquitlam, B.C.
this 18th day of April, 1996.

Accepted as to Forms 1,2 and 3
this 8 day of May, 1996

SUPERINTENDENT OF REAL ESTATE

474071 B.C. LTD.

AUTHORIZED SIGNATORY

AUTHORIZED SIGNATORY

WITNESS AS TO BOTH SIGNATORIES

NORMAN Q. CHOW
ADDRESS OF WITNESS BARRISTER & SOLICITOR
#700 - 605 Robson Street
Vancouver, B.C. V6B 5J3
OCCUPATION OF WITNESS

THE MUTUAL TRUST COMPANY

AUTHORIZED SIGNATORY

KEN TESKEY
AUTHORIZED SIGNATORY

TAMARA LEER
WITNESS AS TO BOTH SIGNATORIES

200 1140 W. PENDER
ADDRESS OF WITNESS

SECRETARY
OCCUPATION OF WITNESS

R.M.R. B.C.L.S.
April 18th., 1996

V.C.Goudal & Associates
British Columbia Land Surveyors
2559 Shaughnessy Street,
Port Coquitlam, B.C., V3C-3G3

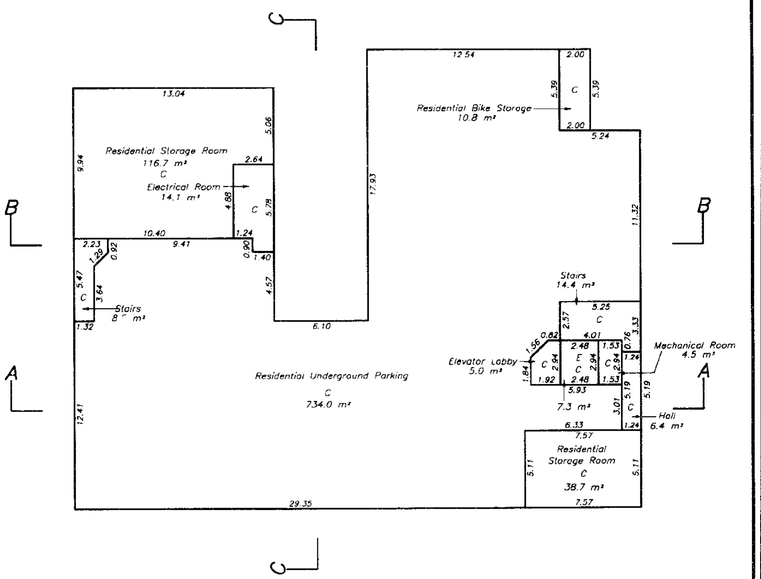
C 4738-94 B

LMS
STRATA PLAN 2405

PARKING LEVEL P2 FLOOR PLAN

SCALE:1:200

All distances are in metres.



V.C.Gaudal & Associates
British Columbia Land Surveyors
2559 Shaughnessy Street,
Port Coquitlam, B.C., V3C-3G3

R.M.R. B.C.L.S.
April 18th., 1996

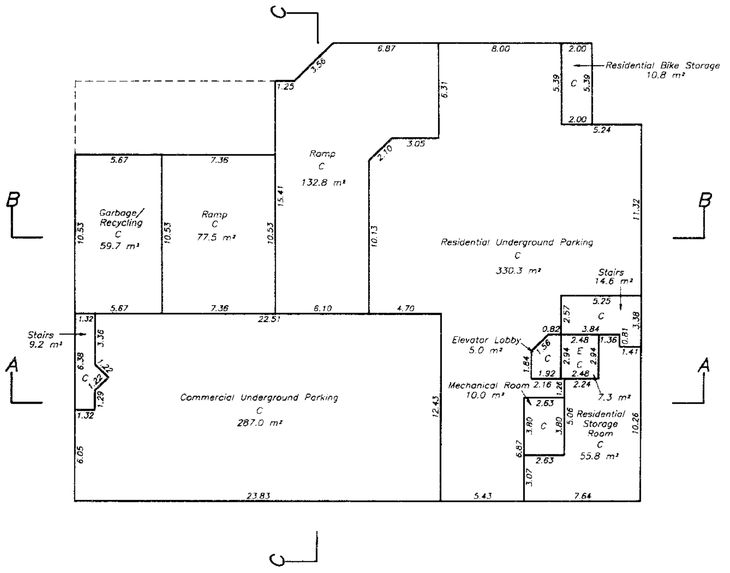
C 4738-94 B

LMS
STRATA PLAN 2405

PARKING LEVEL P1 FLOOR PLAN

SCALE:1:200

All distances are in metres.



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R.M.R. B.C.L.S.
April 18th., 1996

C 4738-94 B

FILED LMS2405 RCVD:1996-05-16 PRNT: 2008-05-27-12.07.21.312799

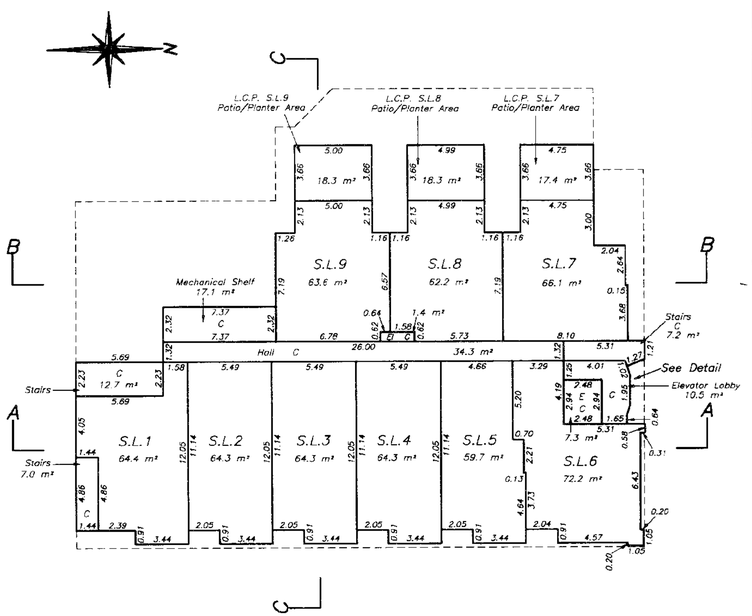
MAIN FLOOR PLAN

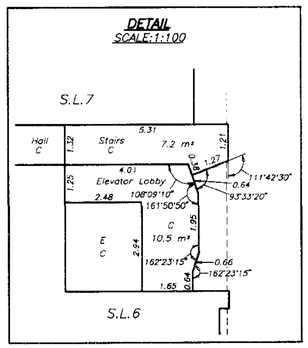
LMS
STRATA PLAN 2405

SCALE:1:200

5 0 5 10

All distances are in metres.





V.C.Goudal & Associates
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2559 Shaughnessy Street,
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R.v.l.R. B.C.L.S.
April 18th, 1996

C 4738-94 B

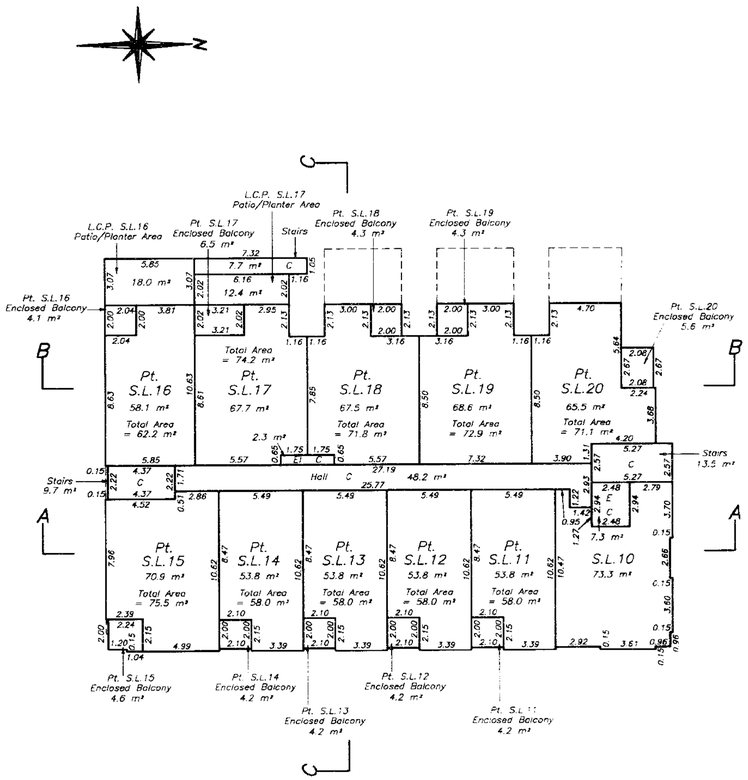
SECOND FLOOR PLAN

LMS
STRATA PLAN 2405

SCALE:1:200

5 0 5 10

All distances are in metres.



V.C.Goudal & Associates
British Columbia Land Surveyors
2559 Shaughnessy Street,
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R.v.l.R. B.C.L.S.
April 18th, 1996

C 4738-94 B

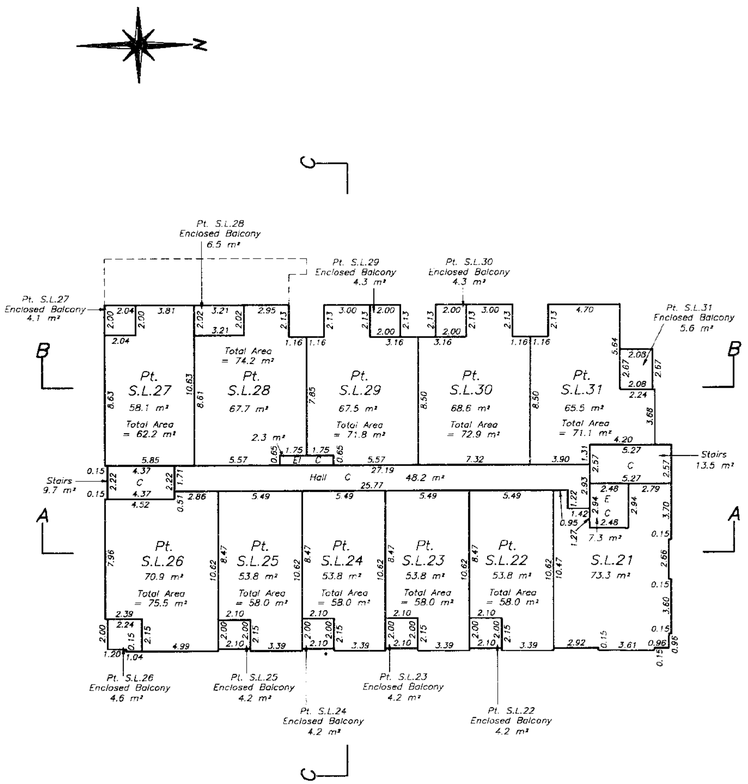
THIRD FLOOR PLAN

LMS
STRATA PLAN 2405

SCALE:1:200

5 0 5 10

All distances are in metres.



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R.v.l.R. B.C.L.S.
April 18th, 1996

C 4738-94 B

FILED LMS2405 RCVD:1996-05-16 PRNT: 2008-05-27-12.07.21.312790

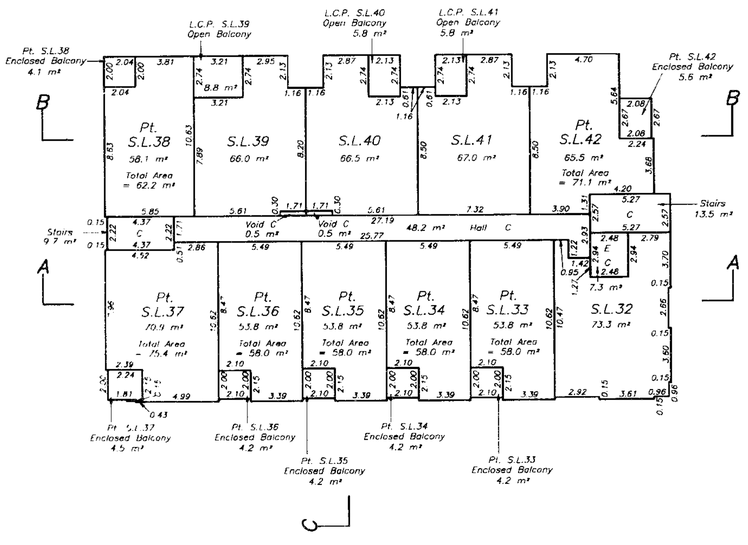
FOURTH FLOOR PLAN

SCALE:1:200

5 0 5 10

All distances are in metres.

LMS
STRATA PLAN 2405



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British Columbia Land Surveyors
2559 Shaughnessy Street,
Port Coquitlam, B.C., V3C-3G3

R.W.R. B.C.L.S.
April 18th, 1996

C 4738-94 B

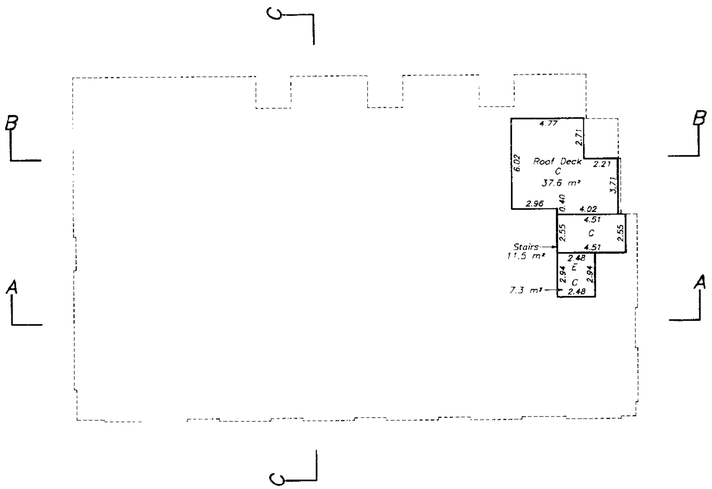
ROOF PLAN

SCALE:1:200

5 0 5 10

All distances are in metres.

LMS
STRATA PLAN 2405



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British Columbia Land Surveyors
2559 Shaughnessy Street,
Port Coquitlam, B.C., V3C-3G3

R.W.R. B.C.L.S.
April 18th, 1996

C 4738-94 B

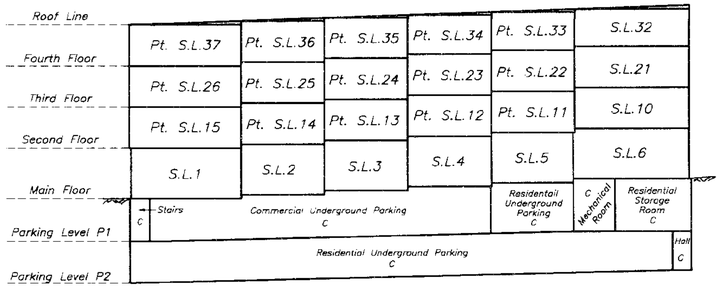
BUILDING SECTIONS

SCALE:1:200

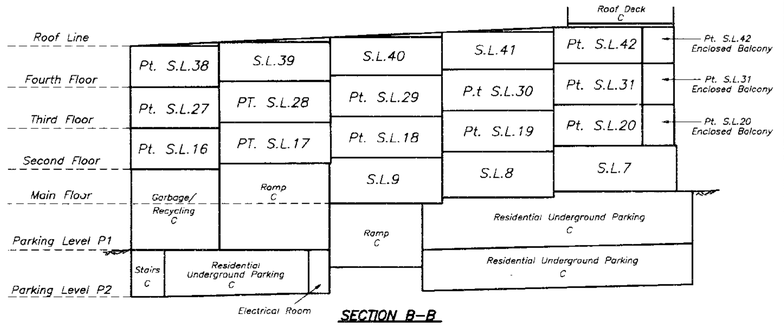
5 0 5 10

All distances are in metres.

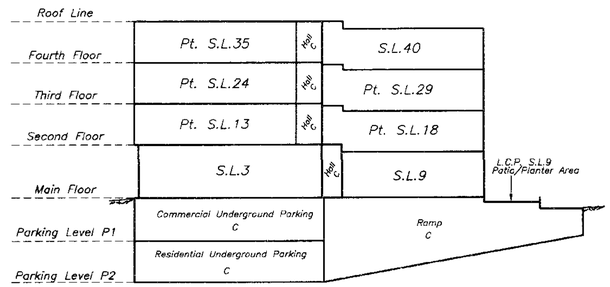
LMS
STRATA PLAN 2405



SECTION A-A



SECTION B-B



SECTION C-C

V.C.Goudal & Associates
British Columbia Land Surveyors
2559 Shaughnessy Street,
Port Coquitlam, B.C., V3C-3G3

R.W.R. B.C.L.S.
April 18th, 1996

C 4738-94 B

FILED LMLMS2405 RCVD:1996-05-16 PRNT: 2008-05-27-12.07.21.312790

STRATA PLAN LMS 2405

RECORD OF BYLAWS AND ORDERS ETC.

FILING		DOCUMENT	
NUMBER	DATE	DATE	NATURE AND PARTICULARS
BK149438	1996/05/16		NOTIFICATION OF CHANGE OF BYLAWS.

V.C.Goudal & Associates
British Columbia Land Surveyors
2559 Shaughnessy Street,
Port Coquitlam, B.C., V3C-3G3

R.A.R. B.C.L.S.
April 18th., 1996

C 4738-94 B

STRATA PLAN LMS 2405

DEALINGS AFFECTING THE COMMON PROPERTY

REGISTRATION		DOCUMENT	
NUMBER	DATE	DATE	NATURE AND PARTICULARS
			COMMON PROPERTY SHEET CLOSED: 1996/05/16
			SEARCH ALTOS2 OR BC ONLINE FOR CURRENT INFORMATION BC REG. 76/95
			LINDA J.O'SHEA, REGISTRAR VANCOUVER/NEW WESTMINSTER

V.C.Goudal & Associates
British Columbia Land Surveyors
2559 Shaughnessy Street,
Port Coquitlam, B.C., V3C-3G3

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