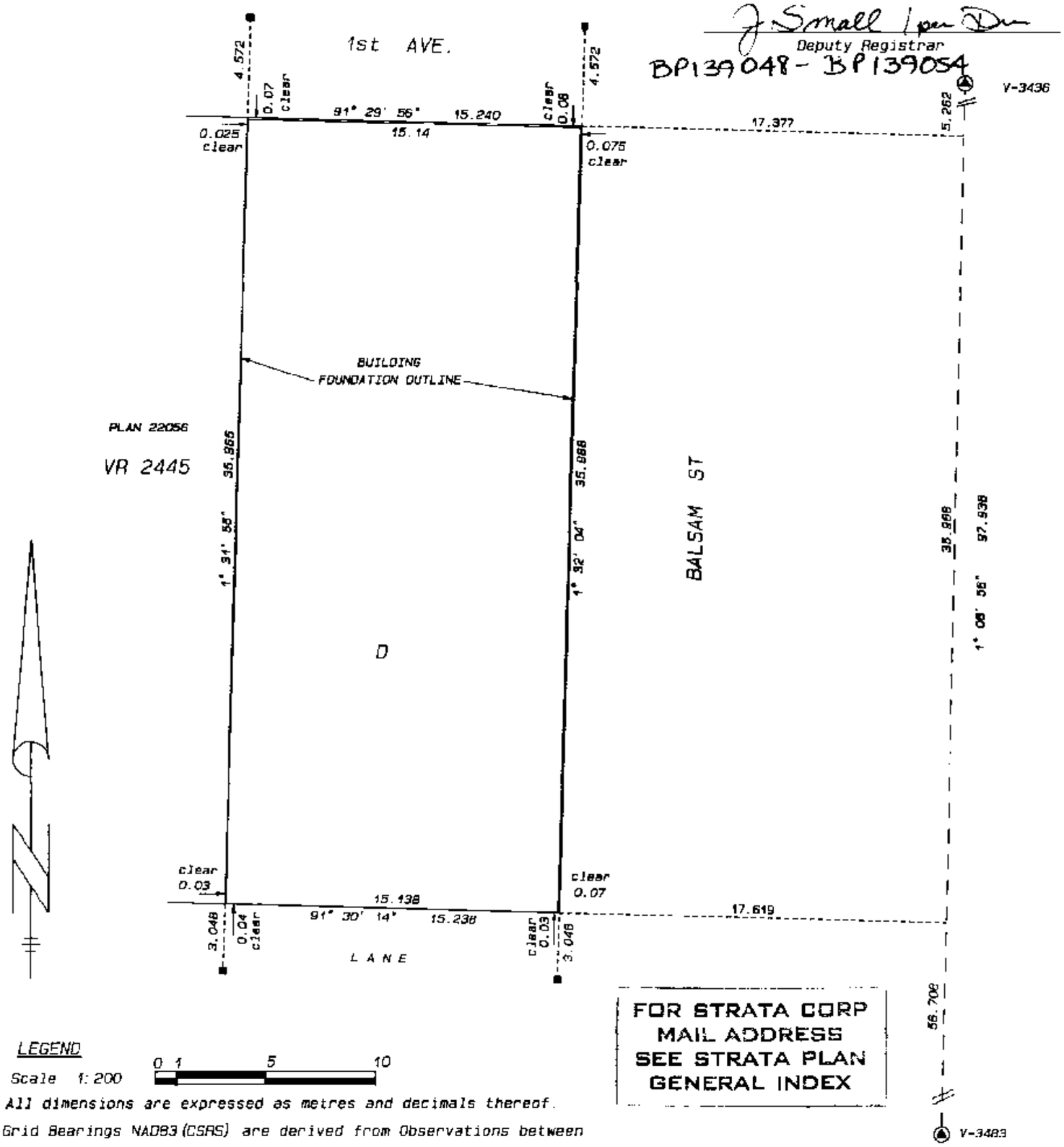
STRATA PLAN OF LOT D
BLOCK 211 D.L. 526 GP 1
PLAN LMP 41499 N.W.D.

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

STRATA PLAN LMS 4184

Strata Plan LMS 4184
Deposited and Registered in the Land Title Office at New Westminster, B.C.
This 15th Day of JUNE, 2000.

J. Small I per
Deputy Registrar
BP139048 - BP139054



FOR STRATA CORP MAIL ADDRESS SEE STRATA PLAN GENERAL INDEX

LEGEND

Scale 1:200 0 1 5 10

All dimensions are expressed as metres and decimals thereof.

Grid Bearings NAD83(CSRS) are derived from Observations between MON V-3436 and MON V-3483 integrated Survey Area number 31

■ Standard Lead Plug Found
⏃ Control Monument Found

m^2	= square metres
S L	= Strata Lot
Pt	= Part Strata Lot
C P	= Common Property
L C P	= Limited Common Property
BAL	= DENOTES BALCONY
PARK	= DENOTES PARKING

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 0.9995985

CIVIC ADDRESS

1725 BALSAM STREET, VANCOUVER, B.C.

The Address for Service of Documents on the Strata Corporation is:
"The Owners"

Strata Plan LMS
c/o 1725 BALSAM STREET, Vancouver B.C.

Caffo Land Surveying Ltd.
B.C. Land Surveyors
2027 East 50th Avenue
Vancouver, B.C. V5P 1V4
(fax) 325-6474
325-2696

File No. V1934s1

This Plan Lies Within the Greater Vancouver Regional District

I, Diego Caffo, of Vancouver B.C., British Columbia Land Surveyor, hereby certify that the building erected on the parcel described above is wholly within the external boundaries of that parcel.
Dated at Vancouver, B.C.
This 29th day of MAY, 2000.

D. Caffo B.C.L.S.

FILED LMLMS4184 T41212 2006-03-29-14.07.05.773360

Second Sheet, Sheet 2 of 5 Sheets

STRATA PLAN LMS 4184

CONDOMINIUM ACT

LOT No.	SHEET No.	FORM 1 SCHEDULE OF UNIT ENTITLEMENT	FORM 2 SCHEDULE OF INTEREST UPON DESTRUCTION
1	3, 5	833	315
2	3, 5	839	299
3	4, 5	1075	389
4	4, 5	600	215
5	4, 5	1075	419
6	4, 5	600	229
7	4, 5	1547	650
AGGREGATE		6569	2516

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.

PETER CLIRONOMOS ~~KALLISTA ENTERPRISES INC.~~ ~~(INC. NO. 417405)~~

BRAD NELSON ~~513160 B.C. LTD.~~ ~~(INC. NO. 513160)~~

Declared before me this 6 day of June 2000

A Commissioner for taking affidavits for British Columbia
David Parkes - Lawyer

CERTIFICATE UNDER SECTION 8 (1)
CONDOMINIUM ACT

I, Diego Caffo, of Vancouver, B.C. British Columbia Land Surveyor, hereby certify that the building shown in this Strata Plan has not as of

The 29TH day of MAY 2000.

been previously occupied.

This 29TH day of MAY 2000.

D. Caffo B.C.L.S.

Caffo Land Surveying Ltd.
B.C. Land Surveyors
2027 East 50th Avenue
Vancouver, B.C. V5P 1V4
(fax) 325-6174
325-2696

File No. V1934s2

Accepted as to Forms 1, & 2

This 13 day of June 2000.

Superintendent of Real Estate

SIGNATURES

Witnesses

WITNESS David Parkes 4049 West 13th Avenue Vancouver, BC
Address of Witness
Lawyer
Occupation of Witness

KALLISTA ENTERPRISES LTD. (INC. NO. 417405)
PETER CLIRONOMOS

WITNESS David Parkes 4049 West 13th Avenue Vancouver, BC
Address of Witness
Lawyer
Occupation of Witness

513160 B.C. LTD. (INC. NO. 513160)
BRAD NELSON

WITNESS David Parkes 4049 West 13th Avenue Vancouver, BC
Address of Witness
Lawyer
Occupation of Witness

CANADIAN WESTERN BANK
BA113
Authorized Signatory
Robert Berzins
Authorized Signatory

WITNESS Doreen Burgess
5514 Smith Ave, Bly, BC
Address of Witness
Retired
Occupation of Witness

GEORGE KUZEL
MAUREEN KUZEL

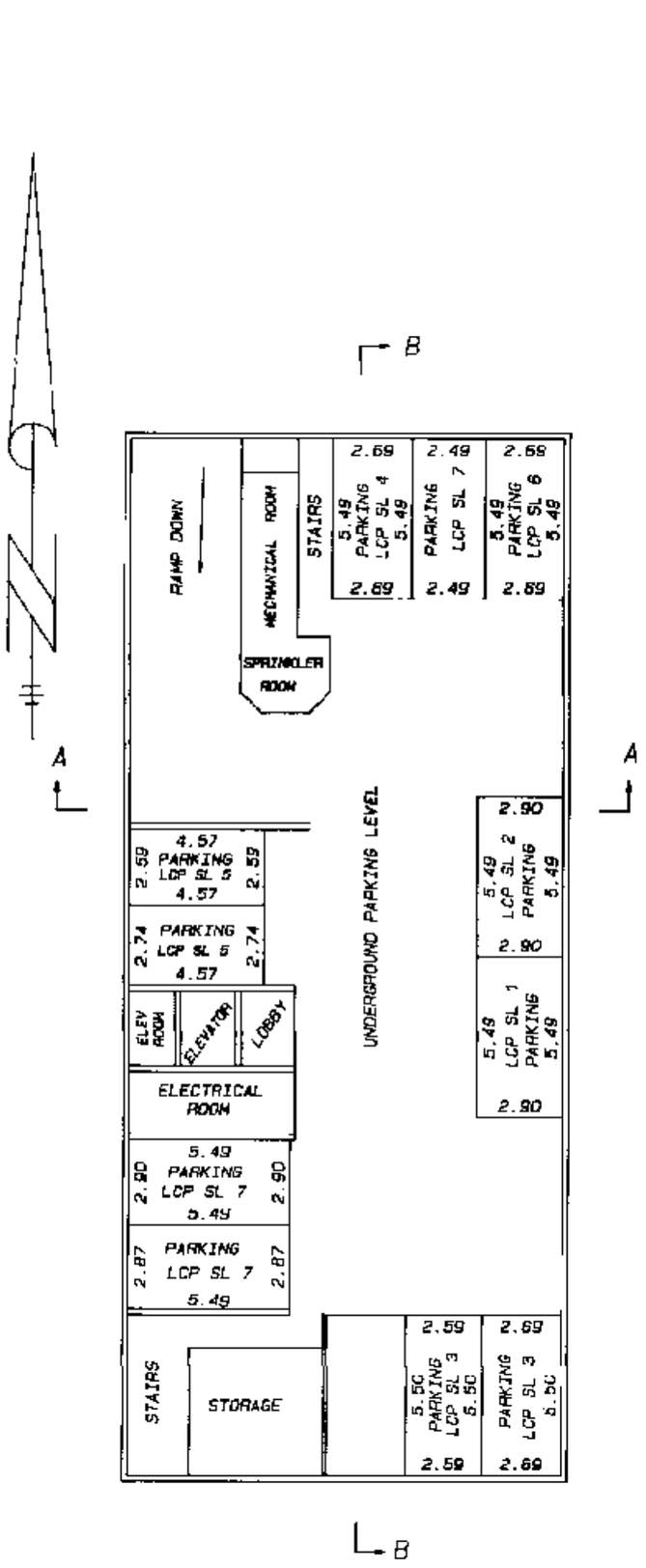
DATED 5/29/2000 D.C. B.C.L.S.

FILED LMLMS4184 T41212 2006-03-29-14.07.05.773360

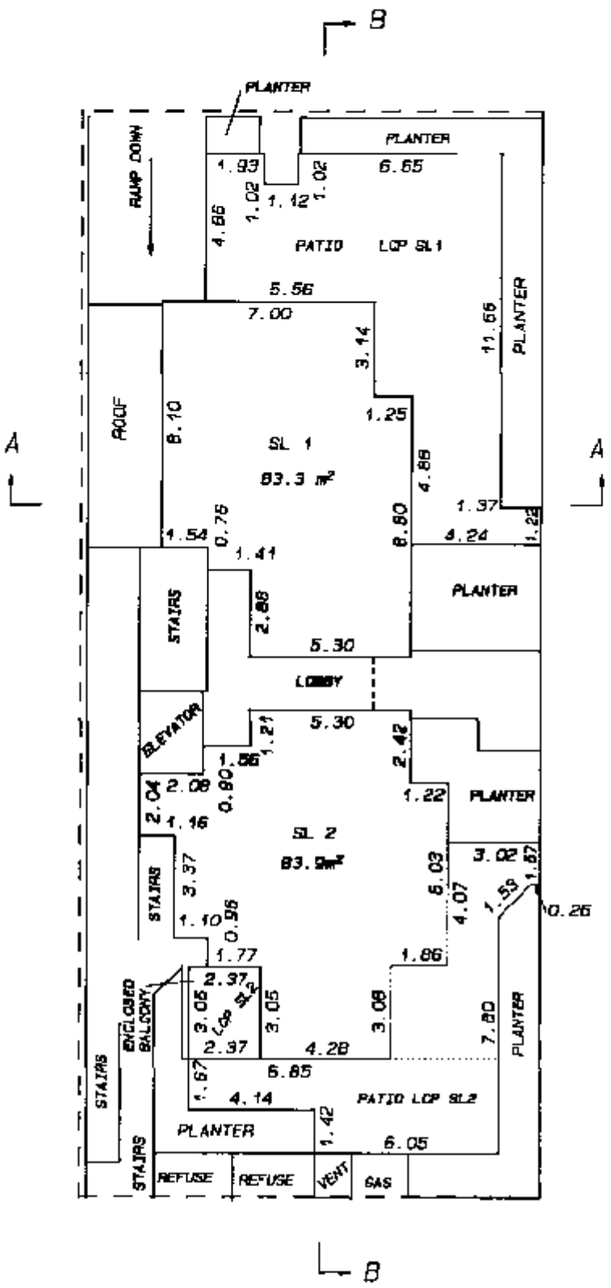
STRATA PLAN LMS 4184

Scale 1:200 0 1 2 3 4 5 10

FLOOR PLANS



PARKING LEVEL



GROUND FLOOR

Caffo Land Surveying Ltd.
B.C. Land Surveyors
2027 East 50th Avenue
Vancouver, B.C. V5P 1V4
(fax) 325-6174
325-2696

File No. V193463

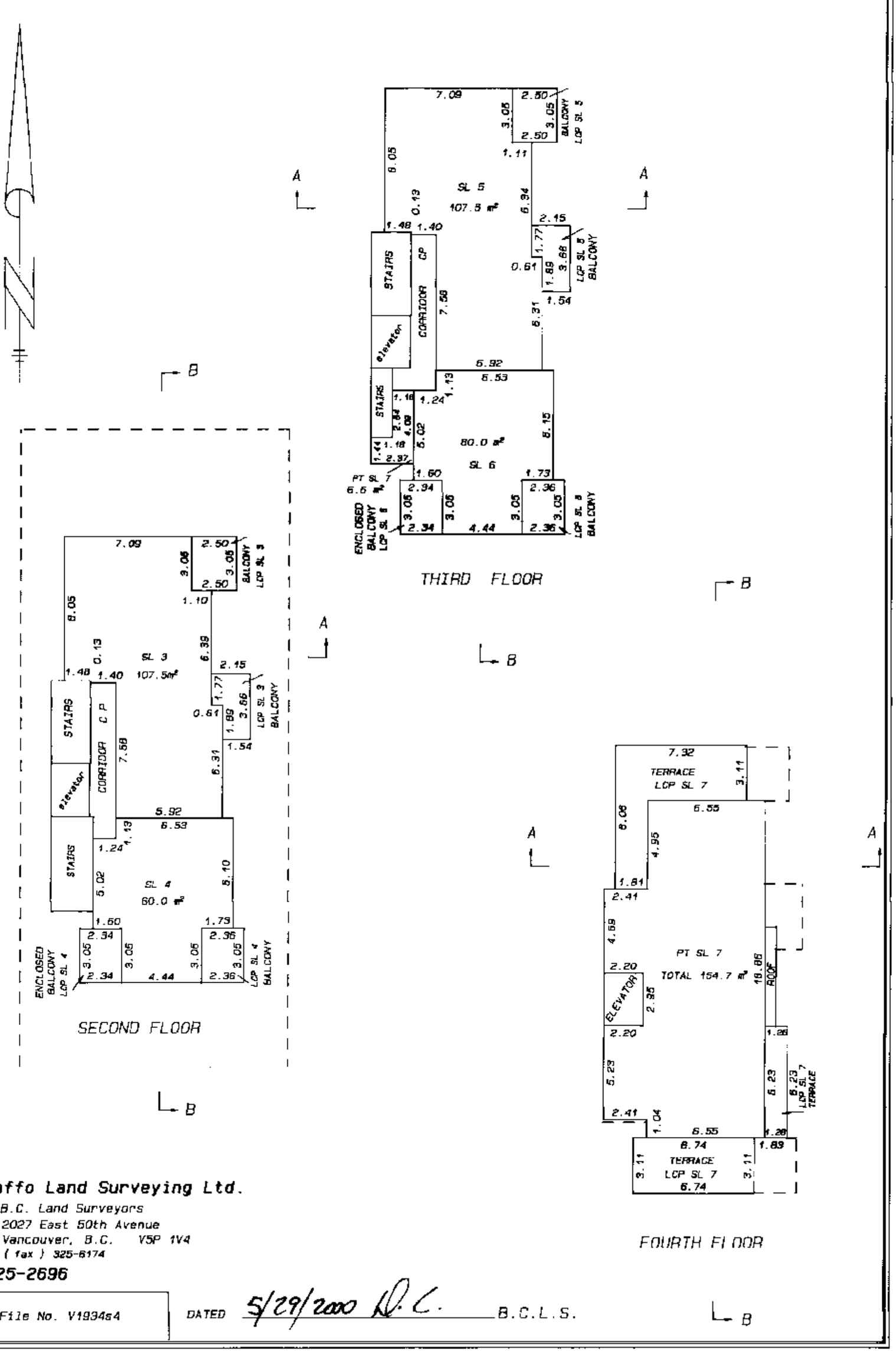
DATED 5/29/2000 D.C. B.C.L.S.

FILED LMLNS4184 T41212 2005-03-29-14.07.05.773360

Scale 1:200 0 1 2 3 4 5 10

STRATA PLAN LMS 4184

FLOOR PLANS



Caffo Land Surveying Ltd.
B.C. Land Surveyors
2027 East 50th Avenue
Vancouver, B.C. V5P 1V4
(fax) 325-6174

325-2696

File No. V1934s4

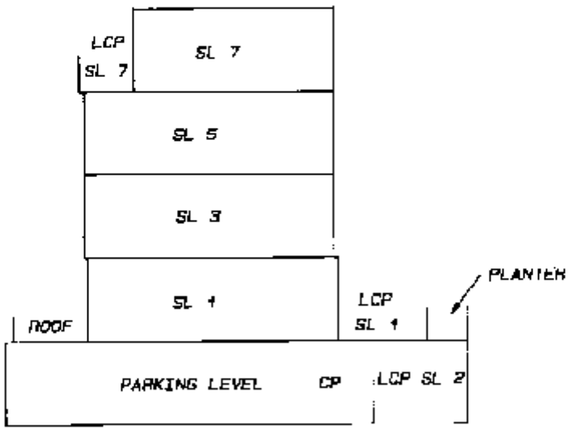
DATED 5/29/2000 B.C.L.S.

FILED LMLNS4184 T41212 2005-03-29-14.07.05.773360

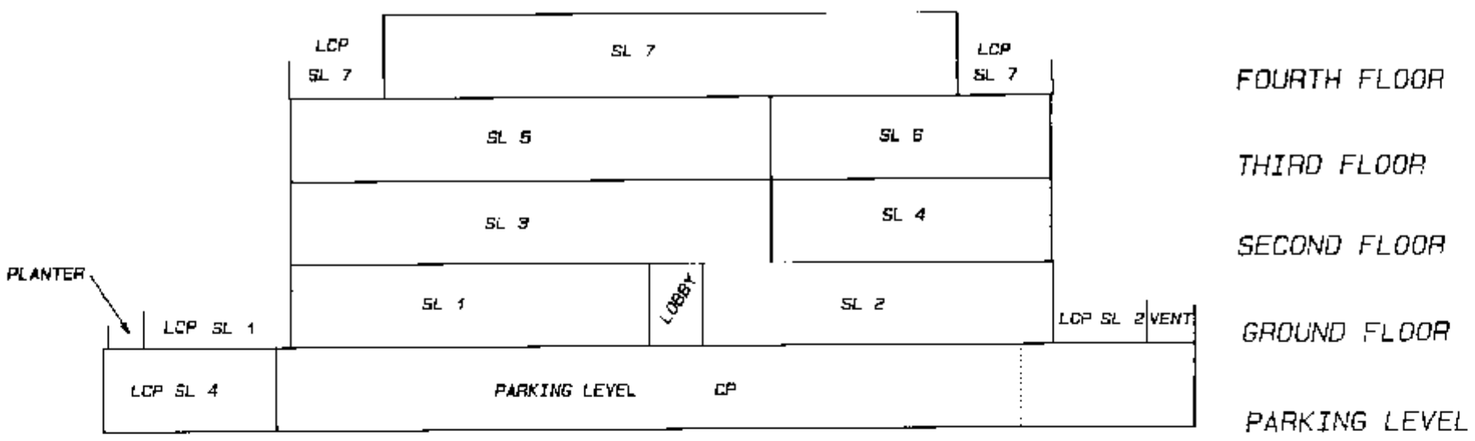
Scale 1:200 0 1 2 3 4 5 10

STRATA PLAN LMS 4184

CROSS SECTION PLANS



CROSS SECTION - A



CROSS SECTION - B

Caffo Land Surveying Ltd.
B.C. Land Surveyors
2027 East 50th Avenue
Vancouver, B.C. V5P 1V4
(fax) 325-6174
325-2696

DATED 5/29/2000 B.C.L.S.

File No. V-1934s5

FILED LMLMS4184 T41212 2006-03-29-14.07.05.773360