FILED LMS52113 R30570 2005-08-22-10.09.35.836010

STRATA PLAN OF LOT 2, BLOCKS G AND H, D.L.'S 328 AND 7826,, GROUP 1, N.W.D., PLAN LMP 14785

B.C.G.S. 92G.025

" CITY OF VANCOUVER "

SCALE 1:750

10 0 10 20 30

ALL DISTANCES ARE IN METRES.

STRATA PLAN LMS 2113

BS257669 - 754

DEPOSITED AND REGISTERED IN THE LAND TITLE OFFICE AT NEW WESTMINSTER, B.C.

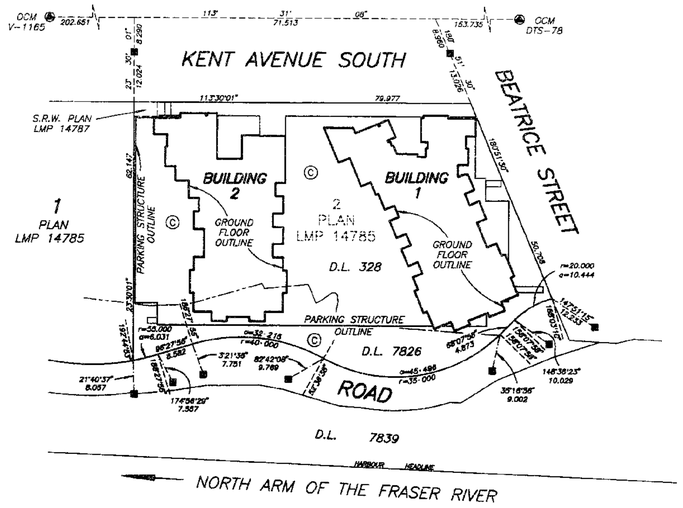
THIS 29 DAY OF AUG, 1995.

REGISTRAR

"PILOT HOUSE"

BUILDING 1
1880 EAST KENT AVENUE SOUTH, VANCOUVER, B.C.

BUILDING 2
1820 EAST KENT AVENUE SOUTH, VANCOUVER, B.C.



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

THE OWNERS OF STRATA PLAN LMS 2113
SUITE 800 - 200 BURRARD STREET,
VANCOUVER, B.C., V6C 3L6

THIS STRATA PLAN CONTAINS LIMITED COMMON PROPERTY ACCORDING TO SEC. 53 (2) OF THE CONDOMINIUM ACT.

I, MIKE E. SHAW, A BRITISH COLUMBIA LAND SURVEYOR OF LANGLEY IN BRITISH COLUMBIA, HEREBY CERTIFY THAT THE BUILDINGS ERECTED ON THE PARCEL DESCRIBED ABOVE ARE WHOLLY WITHIN THE EXTERNAL BOUNDARIES OF THAT PARCEL.
DATED AT SURREY, B.C.

THIS 18th DAY OF AUGUST, 1995.

Mike E. Shaw
B.C.L.S.

BENNETT & ASSOCIATES
B.C. LAND SURVEYORS
#201-9547 152nd STREET,
SURREY, B.C.
PHONE : 582-0717

DRAWING # 30085-7
FILE # 30085-7.DWG
DATE : AUGUST 18, 1995.

INTEGRATED SURVEY AREA NO. 31

CITY OF VANCOUVER (NAD 83)

THIS PLAN SHOWS GROUND-LEVEL MEASURED DISTANCES PRIOR TO COMPUTATION OF U.T.M. CO-ORDINATES MULTIPLY BY COMBINED SCALE FACTOR 0.9996026.

LEGEND

GRID BEARINGS ARE DERIVED FROM OBSERVATIONS BETWEEN CONTROL MONUMENTS DTS-78 AND V-1165.

- ▲ – DENOTES OLD CONTROL MONUMENT FOUND
- ■ – DENOTES OLD LEAD PLUG FOUND
- SL. – DENOTES STRATA LOT
- (C) – DENOTES COMMON PROPERTY
- (E) – DENOTES ELECTRICAL ROOM BEING COMMON PROPERTY
- ELEV. – DENOTES ELEVATORS
- EMR. – DENOTES ELEVATOR MACHINE ROOM
- JAN. – DENOTES JANITORS ROOM
- MECH. – DENOTES MECHANICAL ROOM
- (V) – DENOTES VENT BEING COMMON PROPERTY
- B15 TYPICAL – DENOTES BALCONY BEING LIMITED COMMON PROPERTY FOR THE EXCLUSIVE USE OF SL. 15
- P1 TYPICAL – DENOTES PATIO BEING LIMITED COMMON PROPERTY FOR THE EXCLUSIVE USE OF SL. 1

THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT

BUILDING DIMENSIONS AND LOCATIONS

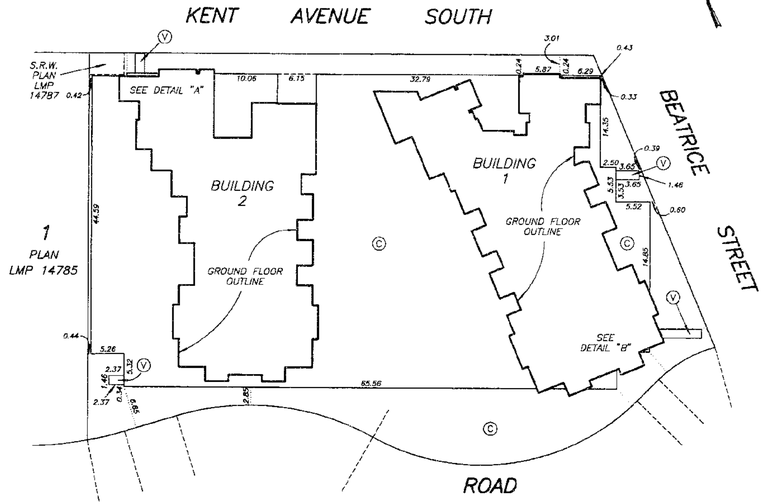
STRATA PLAN LMS 2113

09-200

SCALE 1:500

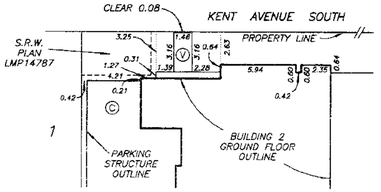
10 0 10 20

ALL DISTANCES ARE IN METRES.



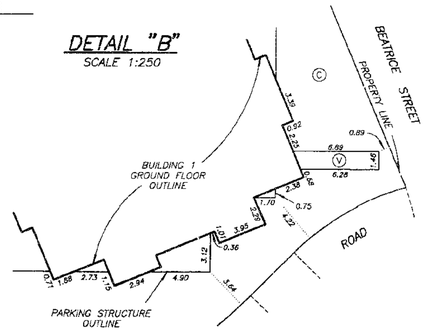
DETAIL "A"

SCALE 1:250



DETAIL "B"

SCALE 1:250



DRAWING # 30085-7
FILE # 3085-7S1.DWG

DATE: AUGUST 18, 1995.

M.E.S.

STRATA PLAN LMS 2113

CONDOMINIUM ACT

		FORM 1	FORM 2	FORM 3
LOT NUMBER	SHEET NUMBER	SCHEDULE OF UNIT ENTITLEMENT	SCHEDULE OF INTEREST UPON DESTRUCTION	SCHEDULE OF VOTING RIGHTS
		UNIT ENTITLEMENT	INTEREST UPON DESTRUCTION	NUMBER OF VOTES
1	6, 11	946	5697	
2	6, 11	883	5397	
3	6, 11	681	4587	
4	6, 11	681	4647	
5	6, 11	681	4707	
6	6, 11	1066	7497	
7	6, 7, 11	1060	7767	
8	7, 11	1047	7647	
9	7, 11	807	5247	
10	7, 11	678	4497	
11	7, 11	725	4887	
12	7, 11	928	5667	
13	6, 12	948	5547	
14	6, 12	883	5247	
15	6, 12	681	4437	
16	6, 12	681	4497	
17	6, 12	681	4557	
18	6, 12	1066	7197	
19	6, 7, 12	1060	7467	
20	7, 12	1066	7347	
21	7, 12	864	5697	
22	7, 12	678	4347	
23	7, 12	730	4737	
24	7, 12	928	5517	
25	6, 13	948	5637	
26	6, 13	883	5337	
27	6, 13	681	4527	
28	6, 13	681	4587	
29	6, 13	681	4647	
30	6, 13	1066	7437	
31	6, 7, 13	1060	7707	
32	7, 13	1066	7587	
33	7, 13	883	5847	
34	7, 13	678	4497	
35	7, 13	934	5847	
36	6, 14	948	6087	
37	6, 14	883	5697	
38	6, 14	681	4947	
39	6, 14	681	5007	
40	6, 14	681	5067	
41	6, 14	1063	7797	
42	6, 7, 14	1060	8067	
43	7, 14	1063	7947	
44	7, 14	883	6147	
45	7, 14	678	4797	
46	7, 14	934	6147	
47	9, 15	943	5397	
48	9, 15	864	5127	
49	9, 15	872	5187	
50	9, 15	808	5067	

DRAWING # 30085-7
FILE # 3085-7F1.DWG

DATE : AUGUST 18, 1995.

M.E.S.

FILED LMS2113 R30570 2005-08-22-10.09.35.836010

STRATA PLAN LMS 2113

CONDOMINIUM ACT

LOT NUMBER	SHEET NUMBER	FORM 1 SCHEDULE OF UNIT ENTITLEMENT	FORM 2 SCHEDULE OF INTEREST UPON DESTRUCTION	FORM 3 SCHEDULE OF VOTING RIGHTS
		UNIT ENTITLEMENT	INTEREST UPON DESTRUCTION	NUMBER OF VOTES
51	9, 15	1060	7347	
52	8, 15	1061	7647	
53	8, 15	1046	7497	
54	8, 15	680	4797	
55	8, 15	888	5547	
56	9, 16	947	5247	
57	9, 16	864	4977	
58	9, 16	872	5037	
59	9, 16	882	5397	
60	9, 16	1062	7047	
61	8, 16	1061	7347	
62	8, 16	1062	7197	
63	8, 16	680	4647	
64	8, 16	680	4587	
65	8, 16	679	4497	
66	8, 16	928	5397	
67	9, 17	947	5337	
68	9, 17	864	5097	
69	9, 17	873	5127	
70	9, 17	882	5487	
71	9, 17	1062	7287	
72	8, 17	1061	7587	
73	8, 17	1062	7437	
74	8, 17	680	4737	
75	8, 17	680	4677	
76	8, 17	679	4617	
77	8, 17	928	5547	
78	9, 18	859	5427	
79	9, 18	873	5487	
80	9, 18	882	5847	
81	9, 18	1060	7547	
82	8, 18	1061	7947	
83	8, 18	1061	7797	
84	8, 18	680	5157	
85	8, 18	680	5097	
86	8, 18	930	6267	
AGGREGATE		75,308	500,802	

ACCEPTED AS TO FORMS 1, 2 AND ✗
THIS 25 DAY OF August, 1995.

SUPERINTENDENT OF REAL ESTATE

DRAWING # 30085-7
FILE # 3085-7F2.DWG

DATE : AUGUST 18, 1995.
M.E.S.

STRATA PLAN LMS 2113

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 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.

Don S. Forsgren

DECLARED BEFORE ME AT Vancouver
IN THE PROVINCE OF BRITISH COLUMBIA
THIS 24th DAY OF August, 1995.

A COMMISSIONER FOR TAKING AFFIDAVITS WITHIN THE PROVINCE OF BRITISH COLUMBIA
Elizabeth Yip, Lawyer, 1300-777 Dunsmuir St., Vancouver, B.C.

I, MIKE E. SHAW, BRITISH COLUMBIA LAND SURVEYOR, HEREBY CERTIFY THAT THE BUILDING, SHOWN IN THIS STRATA PLAN HAS NOT, AS OF THE 15th DAY OF AUGUST, 1995 BEEN PREVIOUSLY OCCUPIED.

DATED AT SURREY, B.C.
THIS 18 DAY OF August, 1995.

Mike E Shaw B.C.L.S.

OWNERS :

NORTH FRASER LANDING LTD.
(INCORPORATION No. 364161)

AUTHORIZED SIGNATORY TERRY O'GRADY

AUTHORIZED SIGNATORY SID MENDELSON

WITNESS AS TO BOTH SIGNATURES

PROJECT ASSISTANT
OCCUPATION OF WITNESS
8TH FL., 200 BURRARD ST.
VANCOUVER, BC V6C 3L6
ADDRESS OF WITNESS

MORTGAGEE :

INTRAWEST DEVELOPMENT CORPORATION
(INCORPORATION No. 200486)

AUTHORIZED SIGNATORY JOSEPH S. HOUSSIAN

AUTHORIZED SIGNATORY TODD BLAIKLOCK

WITNESS AS TO BOTH SIGNATURES

PROJECT ASSISTANT
OCCUPATION OF WITNESS
8TH FL., 200 BURRARD ST.
VANCOUVER, BC V6C 3L6
ADDRESS OF WITNESS

MORTGAGEE :

BROMLEY DEVELOPMENTS LIMITED
(REG No. 308774)

AUTHORIZED SIGNATORY SID MENDELSON

AUTHORIZED SIGNATORY

WITNESS AS TO BOTH SIGNATURES

PROJECT ASSISTANT
OCCUPATION OF WITNESS
8TH FL., 200 BURRARD ST.
VANCOUVER, BC V6C 3L6
ADDRESS OF WITNESS

MORTGAGEE :

REIFEL, COOKE, ~~McGUND AND COMPANY~~ GROUP LIMITED
(INCORPORATION No. 276738)

AUTHORIZED SIGNATORY RANDY COOKE

AUTHORIZED SIGNATORY GEORGE REIFEL

PROJECT ASSISTANT
WITNESS AS TO BOTH SIGNATURES
OCCUPATION OF WITNESS
8TH FL., 200 BURRARD ST.
VANCOUVER, BC V6C 3L6
ADDRESS OF WITNESS

MORTGAGEE :

HONGKONG BANK OF CANADA

AUTHORIZED SIGNATORY

AUTHORIZED SIGNATORY DANIEL MASSEY

WITNESS AS TO BOTH SIGNATURES

PROJECT ASSISTANT
OCCUPATION OF WITNESS
8TH FL., 200 BURRARD ST.
VANCOUVER, BC V6C 3L6
ADDRESS OF WITNESS

DRAWING # 30085-7
FILE # 3095-7F3.DWG

DATE : AUGUST 18, 1995.
M.E.S.

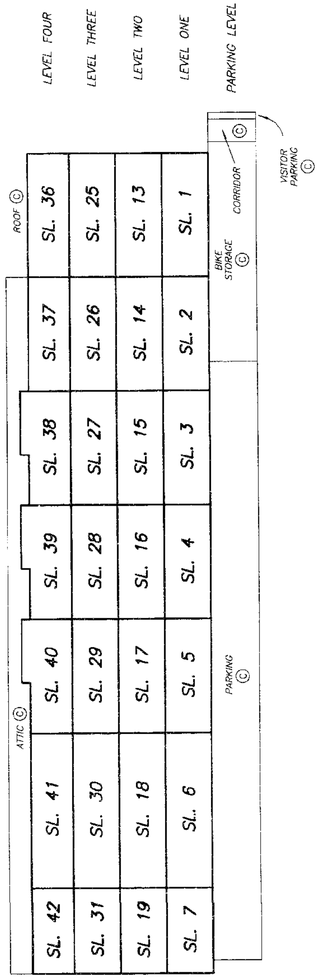
STRATA PLAN LMS 2113

BUILDING ONE
SECTION A – A'

SCALE 1:200

5 0 5 10

ALL DISTANCES ARE IN METRES.



DRAWING # 30085-7
FILE # SEC-A

DATE : AUGUST 18, 1995.
M.E.S.

FILED LMS2113 R30570 2005-08-22-10.09.35.836010

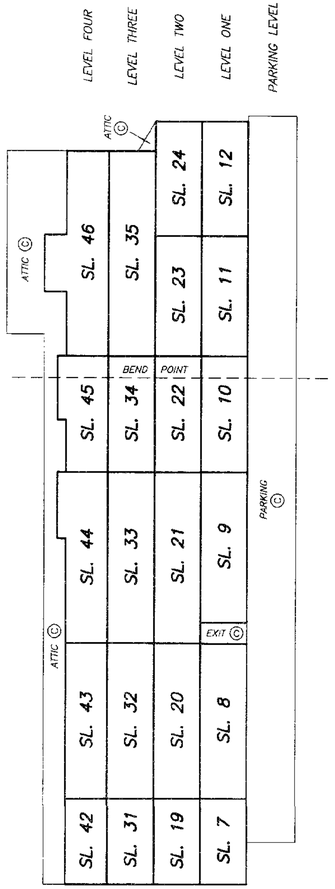
BUILDING ONE
SECTION B – B'

STRATA PLAN LMS 2113

SCALE 1:200

5 0 5 10

ALL DISTANCES ARE IN METRES.



DATE : AUGUST 18, 1995.

M.E.S.

DRAWING # 30085-7
FILE # SEC-B

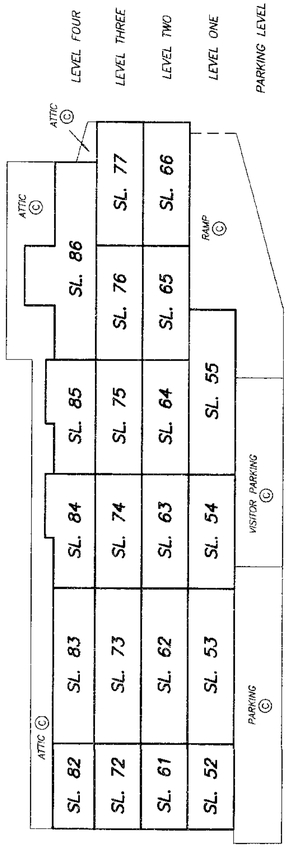
BUILDING TWO
SECTION C – C'

STRATA PLAN LMS 2113

SCALE 1:200

5 0 5 10

ALL DISTANCES ARE IN METRES.



DATE : AUGUST 18, 1995.

M.E.S.

DRAWING # 30085-7
FILE # SEC-C

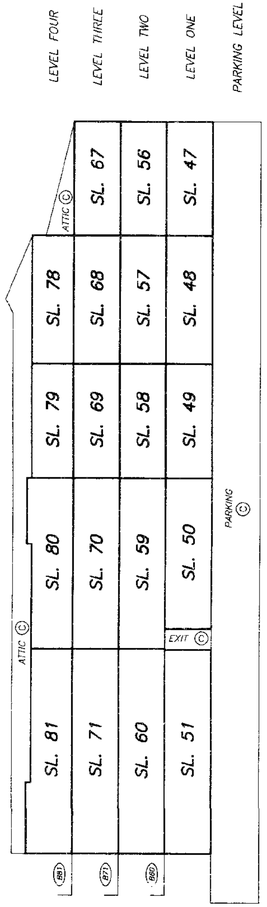
BUILDING TWO
SECTION D – D'

STRATA PLAN LMS 2113

SCALE 1:200

5 0 5 10

ALL DISTANCES ARE IN METRES.



DATE : AUGUST 18, 1995.

M.E.S.

DRAWING # 30085-7
FILE # SEC-D

FILED LMS2113 F30570 2005-08-22-10.09.35.836010

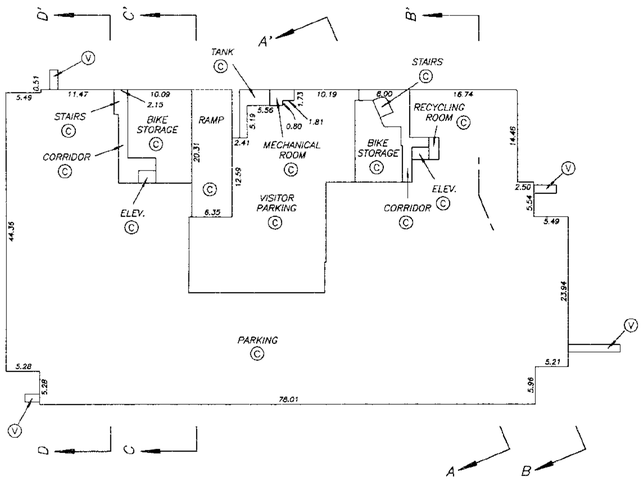
PARKING LEVEL PLAN

STRATA PLAN LMS 2113

SCALE 1:500

10 0 10 20 30

ALL DISTANCES ARE IN METRES.



DRAWING # 30085-7
FILE # 3085-7PK

DATE : AUGUST 18, 1995.

M.E.S.

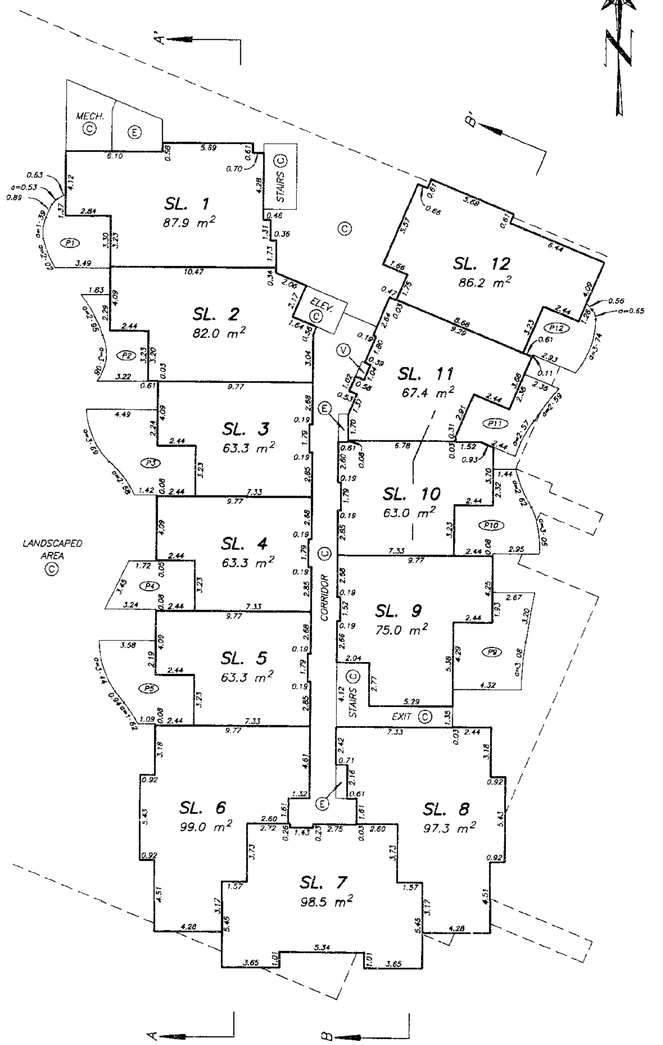
BUILDING ONE GROUND FLOOR PLAN

STRATA PLAN LMS 2113

SCALE 1:200

5 0 5 10

ALL DISTANCES ARE IN METRES.



DRAWING # 30085-7
FILE # 3085-B1G

DATE : AUGUST 18, 1995.

M.E.S.

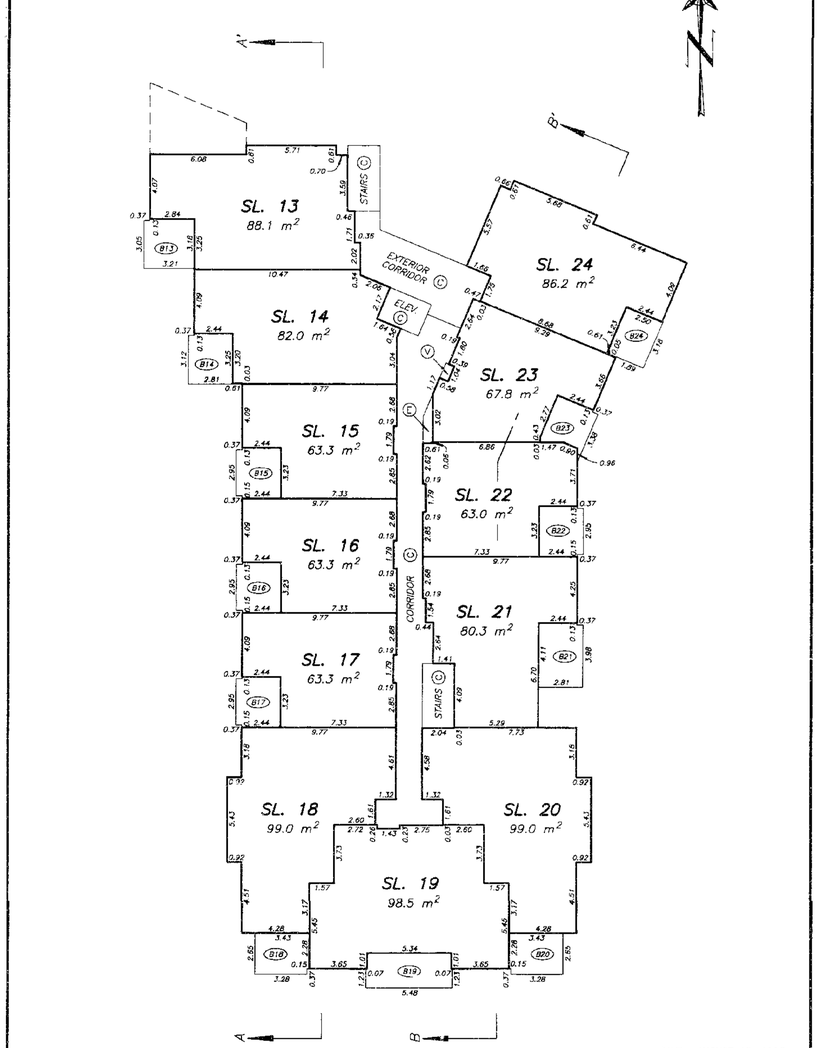
BUILDING ONE LEVEL TWO FLOOR PLAN

STRATA PLAN LMS 2113

SCALE 1:200

5 0 5 10

ALL DISTANCES ARE IN METRES.



DRAWING # 30085-7
FILE # 3085-B12

DATE : AUGUST 18, 1995

M.E.S.

FILED LMLMS2133 R30570 2001-08-22-10.09.35.836010

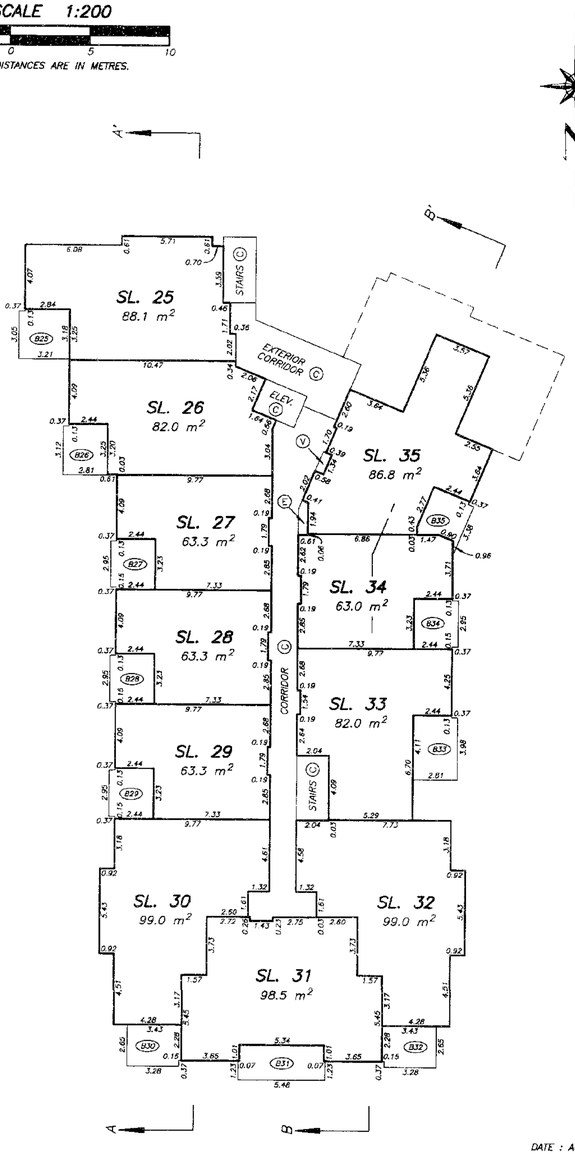
BUILDING ONE
LEVEL THREE FLOOR PLAN

STRATA PLAN LMS 2113

SCALE 1:200

5 0 5 10

ALL DISTANCES ARE IN METRES.



DRAWING # 30085-7
FILE # 3085-B13

DATE : AUGUST 18, 1995.

M.E.S.

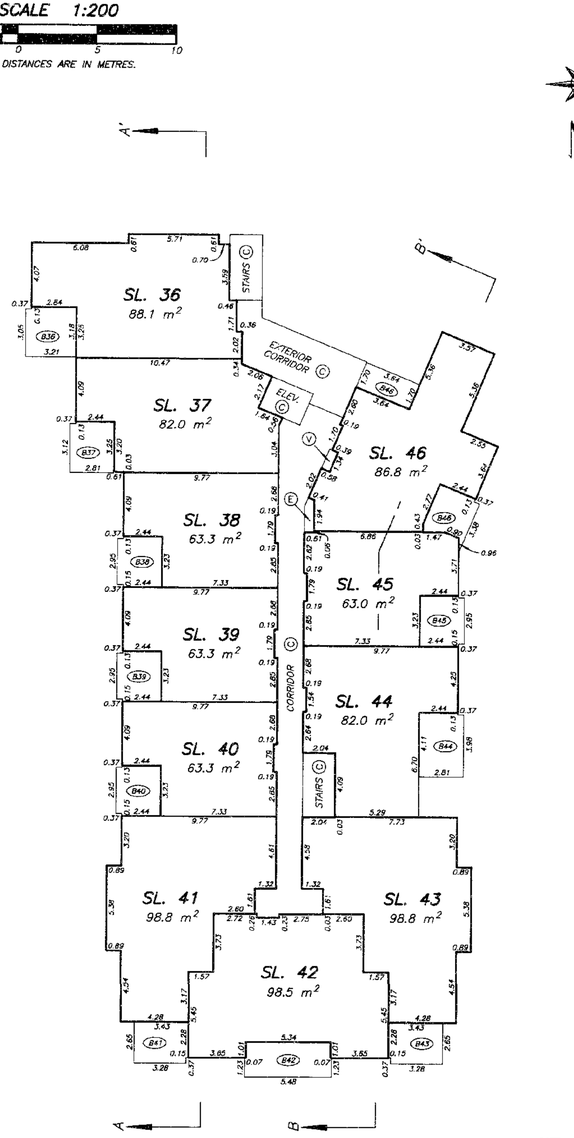
BUILDING ONE
LEVEL FOUR FLOOR PLAN

STRATA PLAN LMS 2113

SCALE 1:200

5 0 5 10

ALL DISTANCES ARE IN METRES.



DRAWING # 30085-7
FILE # 3085-B14

DATE : AUGUST 18, 1995.

M.E.S.

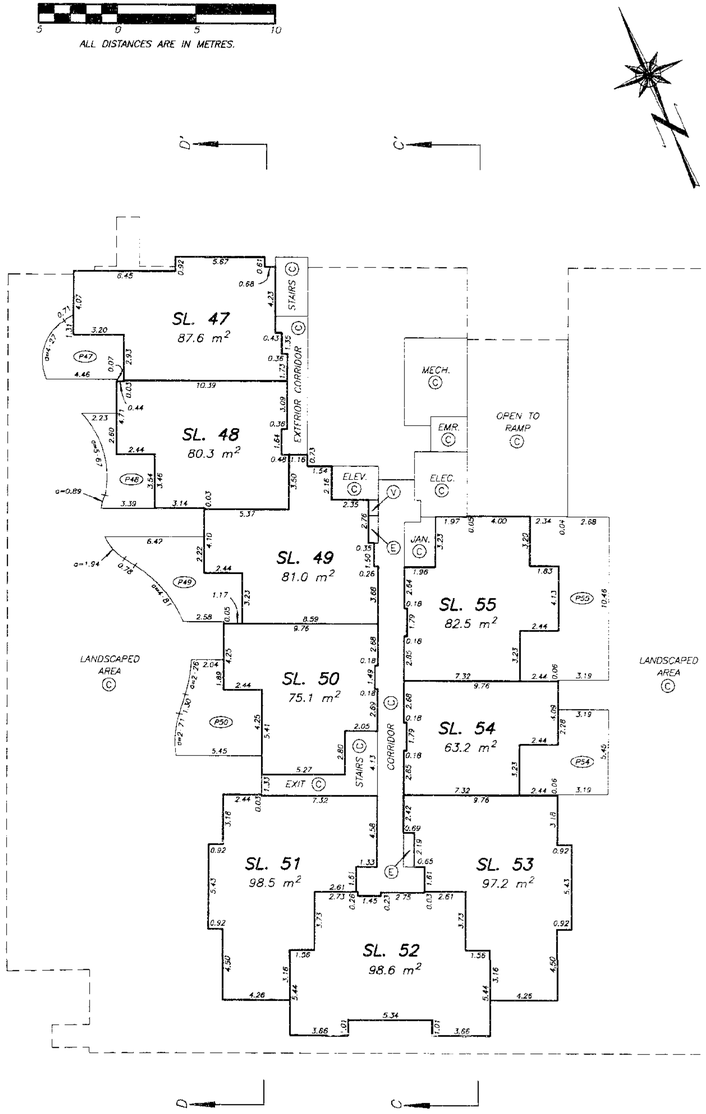
BUILDING TWO
GROUND FLOOR PLAN

STRATA PLAN LMS 2113

SCALE 1:200

5 0 5 10

ALL DISTANCES ARE IN METRES.



DRAWING # 30085-7
FILE # 3085-B2G

DATE : AUGUST 18, 1995.

M.E.S.

FILED LMLMS2113 R30570 2005-08-22-10.09.35.836010

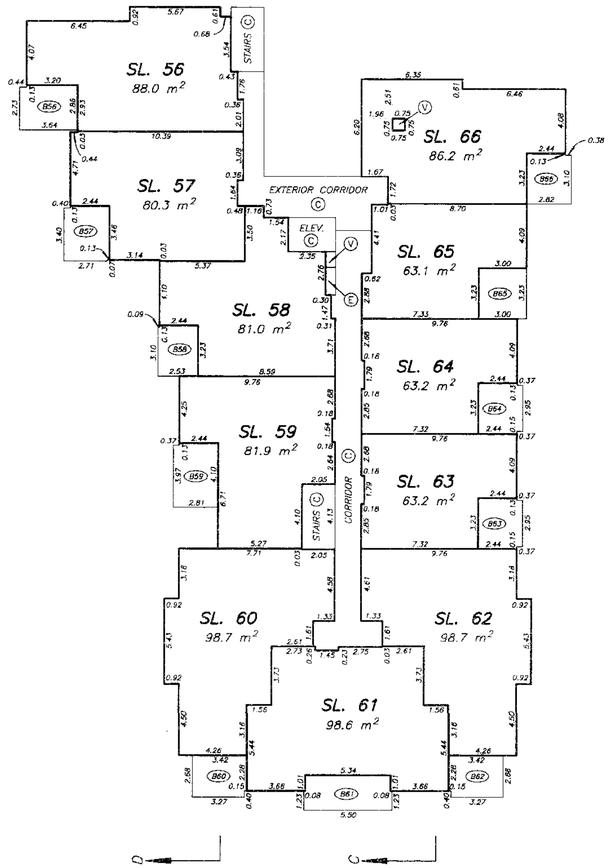
BUILDING TWO
LEVEL TWO FLOOR PLAN

STRATA PLAN LMS 2113

SCALE 1:200

5 0 5 10

ALL DISTANCES ARE IN METRES.



DRAWING # 30085-7
FILE # 3085-B22

DATE : AUGUST 18, 1995.

M.E.S.

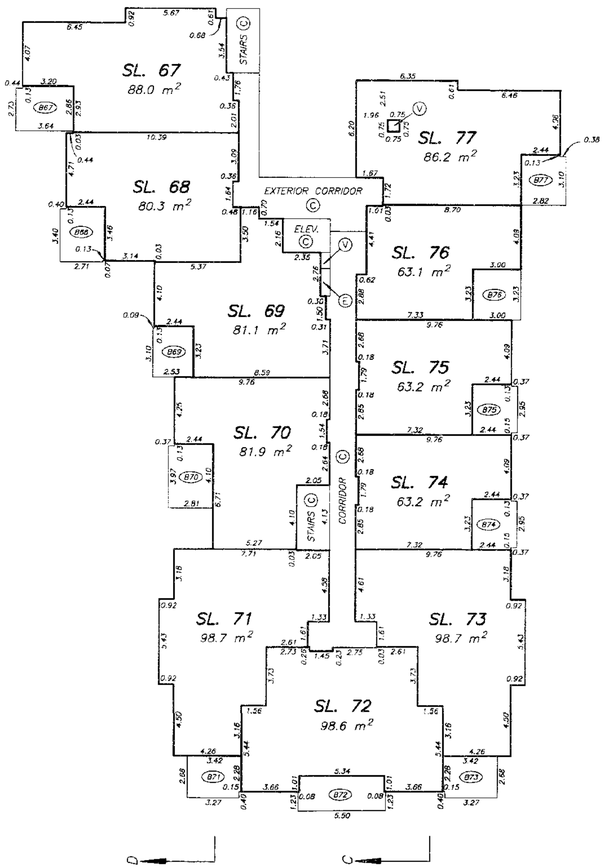
BUILDING TWO
LEVEL THREE FLOOR PLAN

STRATA PLAN LMS 2113

SCALE 1:200

5 0 5 10

ALL DISTANCES ARE IN METRES.



DRAWING # 30085-7
FILE # 3085-B23

DATE : AUGUST 18, 1995.

M.E.S.

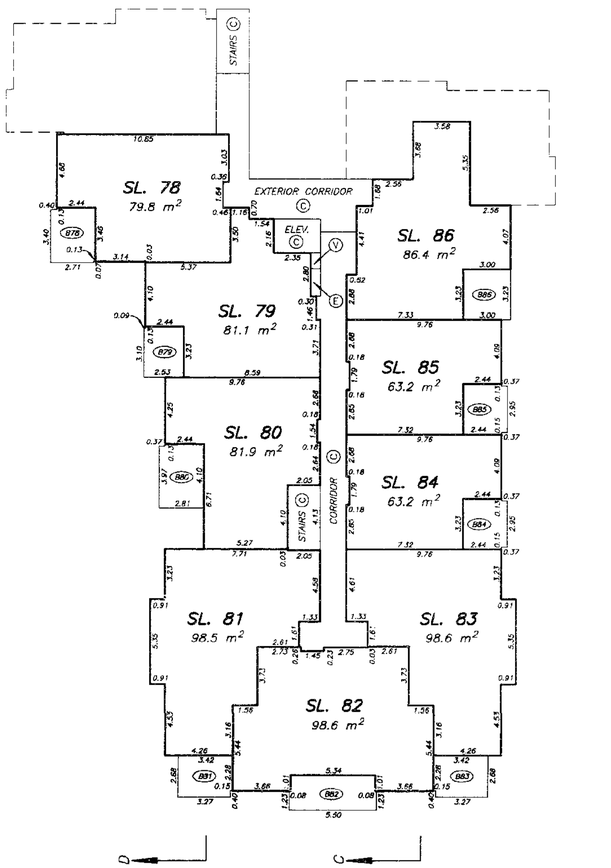
BUILDING TWO
LEVEL FOUR FLOOR PLAN

STRATA PLAN LMS 2113

SCALE 1:200

5 0 5 10

ALL DISTANCES ARE IN METRES.



DRAWING # 30085-7
FILE # 3085-B24

DATE : AUGUST 18, 1995.

M.E.S.

FILED LMLMS2113 R30570 2005-08-22-10.09.35.836010

RECORD OF BY-LAWS AND ORDERS ETC.

STRATA PLAN LMS 2113

FILING		DOCUMENT	
NUMBER	DATE	DATE	NATURE AND PARTICULARS
BG257755	29-08-1995		FORM 8 - NOTIFICATION OF CHANGE OF BYLAWS

DRAWING # 30085-7
FILE # 3085-7F4.DWG

DATE : AUGUST 18, 1995.
M.E.S.

DEALINGS AFFECTING THE COMMON PROPERTY

STRATA PLAN LMS 2113

REGISTRATION		DOCUMENT	
NUMBER	DATE	~~DATE~~	NATURE AND PARTICULARS
SUBJECT TO PROVISOS SEE CROWN GRANT BG354861 AS TO PART FORMERLY DISTRICT LOT 7826			
HERETO IS ANNEXED OF STRATA PLAN LMS 1220		EASEMENT	BH45185 OVER THE COMMON PROPERTY
GD116528	02-11-1990	COVENANT - CITY OF VANCOUVER L.T.A. SECTION 215 INTER ALIA AS TO PART FORMERLY DL 7826 MODIFIED BY BH33448	
GD116530	02-11-1990	STATUTORY RIGHT OF WAY - CITY OF VANCOUVER INTER ALIA - AS TO ALL EXCEPT PART FORMERLY DISTRICT LOT 7826	
GD116533	02-11-1990	COVENANT - CITY OF VANCOUVER L.T.A. SECTION 215 - AS TO ALL EXCEPT PART FORMERLY DL 7826 MODIFIED BY BH33459 INTER ALIA	
GD116534	02-11-1990	COVENANT - CITY OF VANCOUVER L.T.A. SECTION 215 INTER ALIA AS TO ALL EXCEPT PART FORMERLY DL 7826	
GD116556	02-11-1990	COVENANT - CITY OF VANCOUVER L.T.A. SECTION 215 AS TO ALL EXCEPT PART FORMERLY DL 7826 INTER ALIA MODIFIED BY BH33449	
GD116588	02-11-1990	COVENANT - CITY OF VANCOUVER L.T.A. SECTION 215 AS TO ALL EXCEPT PART FORMERLY DL 7826 INTER ALIA	
GD116598	02-11-1990	COVENANT - CITY OF VANCOUVER L.T.A. SECTION 215 AS TO ALL EXCEPT PART FORMERLY DL 7826 INTER ALIA	
GD116600	02-11-1990	STATUTORY RIGHT OF WAY - CITY OF VANCOUVER AS TO ALL, EXCEPT PART FORMERLY DL 7826 INTER ALIA	

CONT'D 20A

DRAWING # 30085-7
FILE # 3085-7F5.DWG

DATE : AUGUST 18, 1995.
M.E.S.

FILED LMLMS2113 R30570 2005-08-22-10.09.35.836010

DEALINGS AFFECTING THE COMMON PROPERTY

STRATA PLAN LMS 2113

BG354865 30.09.1993 UNDERSURFACE RIGHTS
EXCEPTIONS AND RESERVATIONS LAND ACT SEC. 47
SEE BG354861 INTER ALIA AS TO PART
FORMERLY DL 7826

BG354866 30.09.1993 STATUTORY RIGHT OF WAY
HER MAJESTY THE QUEEN IN RIGHT OF THE
PROVINCE OF BRITISH COLUMBIA
AS TO PART FORMERLY DL 7826 INTER ALIA

BH33374 31.01.1994 COVENANT - CITY OF VANCOUVER
HER MAJESTY THE QUEEN IN RIGHT OF THE
PROVINCE OF BRITISH COLUMBIA
L.T.A. SECTION 215 INTER ALIA

BH33429 31.01.1994 STATUTORY RIGHT OF WAY
BRITISH COLUMBIA HYDRO AND POWER AUTHORITY
PLAN LMP 14787 INTER ALIA

BH33436 31.01.1994 STATUTORY RIGHT OF WAY
CITY OF VANCOUVER INTER ALIA

BH33437 31.01.1994 COVENANT - CITY OF VANCOUVER
L.T.A. SECTION 215 INTER ALIA

BH33438 31.01.1994 COVENANT - CITY OF VANCOUVER
L.T.A. SECTION 215 INTER ALIA

BH33444 31.01.1994 EASEMENT AND INDEMNITY AGREEMENT
CITY OF VANCOUVER - INTER ALIA

BH33445 31.01.1994 EQUITABLE CHARGE
CITY OF VANCOUVER - INTER ALIA

BH33448 31.01.1994 COVENANT
MODIFICATION OF GD116528 - INTER ALIA

BH33449 31.01.1994 COVENANT
MODIFICATION OF GD116556 - INTER ALIA

CONT'D 20B

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FILE # 3085-7F5.DWG

DATE AUGUST 18, 1995.
M.E.S.

DEALINGS AFFECTING THE COMMON PROPERTY

STRATA PLAN LMS 2113

REGISTRATION		DOCUMENT	
NUMBER	DATE	~~DATE~~	NATURE AND PARTICULARS
BH33451	31.01.1994	EASEMENT AND INDEMNITY AGREEMENT	
		CITY OF VANCOUVER	INTER ALIA
BH33452	31.01.1994	EQUITABLE CHARGE	
		CITY OF VANCOUVER	INTER ALIA
BH33459	31.01.1994	COVENANT	
		MODIFICATION OF GD 116533	INTER ALIA
BH33468	31.01.1994	EASEMENT AND INDEMNITY AGREEMENT	
		CITY OF VANCOUVER -	INTER ALIA
BH33469	31.01.1994	EQUITABLE CHARGE	
		CITY OF VANCOUVER -	INTER ALIA
BH33470	31.01.1994	COVENANT - CITY OF VANCOUVER	
		L.T.A. SECTION 215 -	INTER ALIA

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DATE : AUGUST 18, 1995.
M.E.S.