

STRATA PLAN OF LOT F, BLOCK 62, STRATA PLAN LMS 1098 DISTRICT LOT 185, PLAN LMP 2755

"BAYBREEZE CITHOMES"

CIVIC ADDRESS:

"CITY OF VANCOUVER"

1690 DAVIE STREET,
VANCOUVER, B.C.

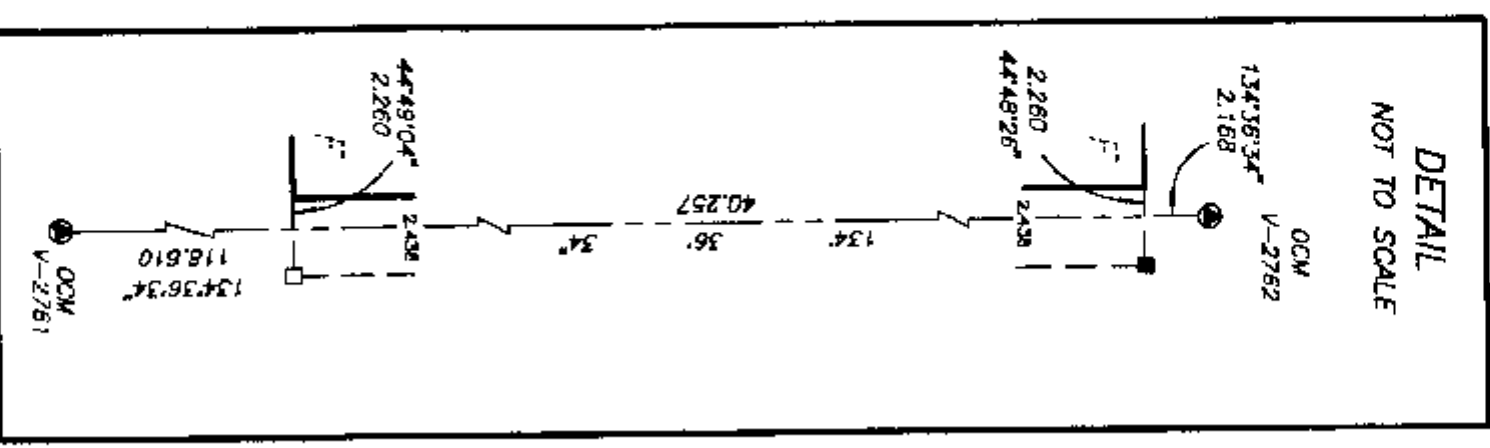
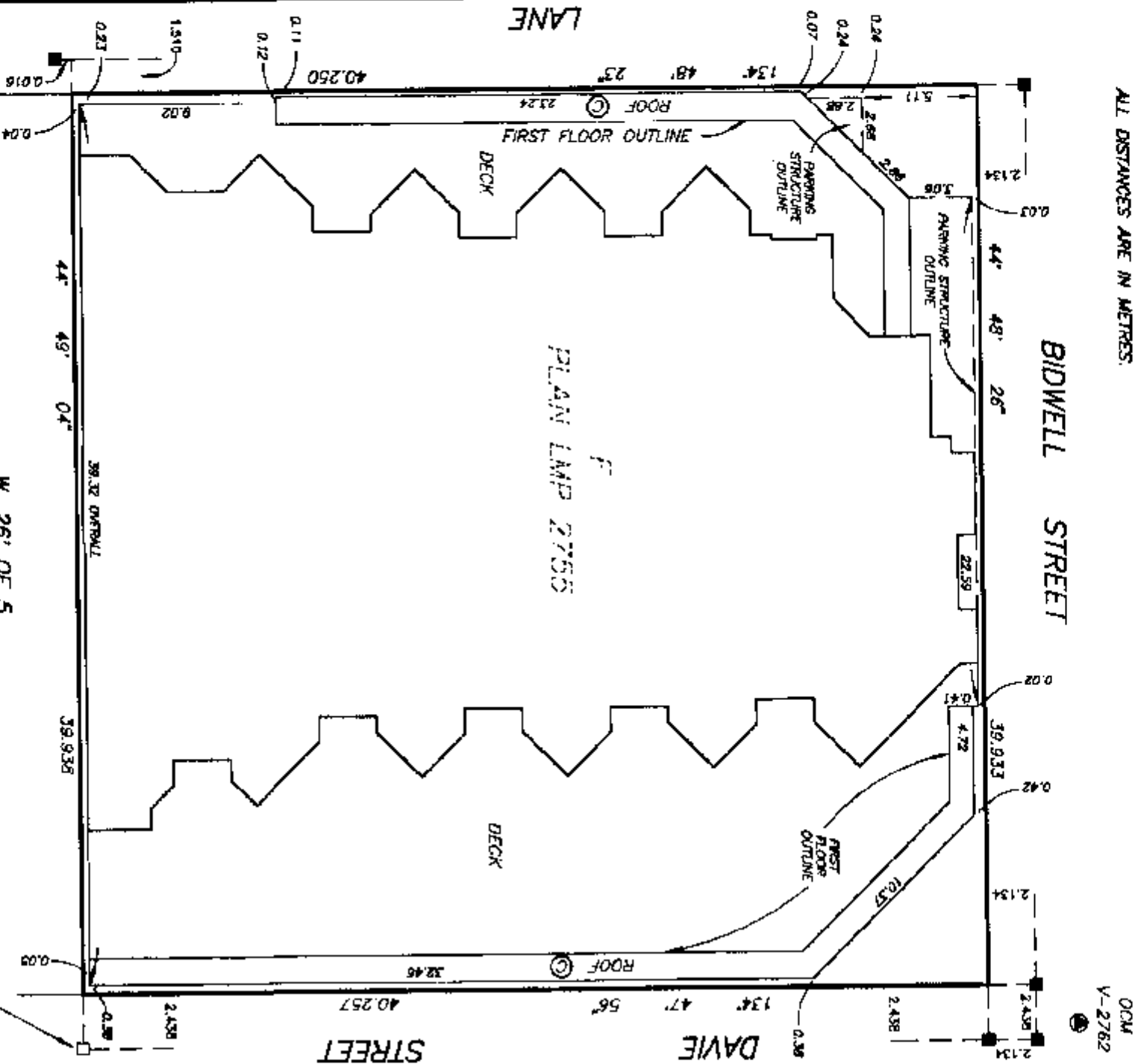
Ba 367447

DEPOSITED AND REGISTERED IN
THE LAND TITLE OFFICE
AT NEW WESTMINSTER, B.C.
THIS 12 DAY OF OCT 1995
S. J. McCallister
DEPUTY REGISTRAR

SCALE 1:250



ALL DISTANCES ARE IN METRES.



W. 26' OF 5
PLAN 92

OLD LEAD PLUG
DESTROYED/RESET

GRID BEARINGS ARE DERIVED
FROM PLAN LMP 2755

LEGEND

- S.L. - DENOTES STRATA LOT.
- m² - DENOTES SQUARE METRES
- ⊙ - DENOTES COMMON PROPERTY
- ⊙ - DENOTES DECK, LIMITED COMMON PROPERTY FOR THE EXCLUSIVE USE OF S.L. 1, (typical)
- ⊙ - DENOTES BALCONY, LIMITED COMMON PROPERTY FOR THE EXCLUSIVE USE OF S.L. 16, (typical)
- ⊙ - DENOTES LIMITED COMMON PROPERTY FOR THE EXCLUSIVE USE OF S.L.'S 29, 30, 31 AND 32.
- ⊙ - DENOTES LIMITED COMMON PROPERTY FOR THE EXCLUSIVE USE OF S.L. 29.
- ELEV. - DENOTES ELEVATOR
- ⊙ - DENOTES CONTROL MONUMENT FOUND
- ⊙ - DENOTES LEAD PLUG SET
- ⊙ - DENOTES OLD LEAD PLUG FOUND

THE ADDRESS FOR SERVICE OF DOCUMENTS ON
THE STRATA CORPORATION IS:
THE OWNERS, STRATA PLAN LMS 1098
P.O. BOX 49130 - 595 BURRARD STREET,
VANCOUVER, B.C. V7X 1J5

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, 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 3rd DAY OF AUGUST, 1993.

Mike E. Shaw

B.C.L.S.

BENNETT & ASSOCIATES
BRITISH COLUMBIA LAND SURVEYORS
15483 104th AVENUE, SURREY, B.C.
PHONE : 582-0717
FAX : 582-0770
DRAWING # 30037-8
FILE # 30037-8

THIS PLAN LIES WITHIN
THE GREATER VANCOUVER
REGIONAL DISTRICT

B.C.L.S.

[illegible]

STRATA PLAN LM5 1048STATUTORY DECLARATION

1. THE UNDERSIGNED DO SOLEMNLY DECLARE THAT:

1) I, THE UNDERSIGNED AM THE DUTY AUTHORIZED AGENT 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 IT IS OF THE SAME FORCE AND EFFECT AS IF MADE UNDER OATH.

Robert Dresser
ROBERT DRESSER

DECLARANT BEFORE ME AT Surrey
IN THE PROVINCE OF BRITISH COLUMBIA
THIS 18th DAY OF August, 1993.

Laurel J. Macdonald
A COMMISSIONER FOR TAKING AFFIDAVITS WITHIN THE
PROVINCE OF BRITISH COLUMBIA
KATIA J. KLOUCHNIK
571 W. 57 Avenue
VANCOUVER, BC
V6P 6J5
ACCEPTED AS TO FORMS 1, 2 AND 3
THIS 3 DAY OF September, 1993.

Superintendent of Real Estate
SUPERINTENDENT OF REAL ESTATE

I, MIKE E. SHAW, OF LANGLEY, BRITISH COLUMBIA
LAND SURVEYOR, HEREBY CERTIFY THAT THE BUILDING
SHOWN ON THIS STRATA PLAN HAS NOT, AS OF THE 15TH DAY
OF JULY, 1993, BEEN PREVIOUSLY OCCUPIED.

THIS 3 DAY OF August, 1993.

Mike E Shaw
B.C.L.S.

OWNERS:
HARBOUR HOMES LTD.
(INC. NO. 307941)

Donna Freese
AUTHORIZED SIGNATORY
DIANE C.A. DE WIST

Robert Dresser
AUTHORIZED SIGNATORY

Brian R. Brown
WITNESS AS TO BOTH SIGNATURES
BRIAN R. BROWN

2900-595 BURNARD ST. VANCOUVER BC
ADDRESS OF WITNESS

Donna Freese
OCCUPATION OF WITNESS

TRUSCAN REALTY LIMITED
(REG. NO. A11031)
Steve Wheeler
STEVE WHEELER
Robert Dresser
ROBERT DRESSER

Donna Freese
WITNESS AS TO BOTH SIGNATURES
DONNA FREESE

#201, 13630-72ND AVE, SURREY, B.C.
ADDRESS OF WITNESS

Donna Freese
SECRETARY
OCCUPATION OF WITNESS

MORTGAGEE:
TRUSCAN REALTY LIMITED
(REG. NO. A11031)

Steve Wheeler
STEVE WHEELER

Robert Dresser
ROBERT DRESSER

Donna Freese
WITNESS AS TO BOTH SIGNATURES
DONNA FREESE

#201, 13630-72ND AVE, SURREY, B.C.
ADDRESS OF WITNESS

Donna Freese
SECRETARY
OCCUPATION OF WITNESS

SECTIONS

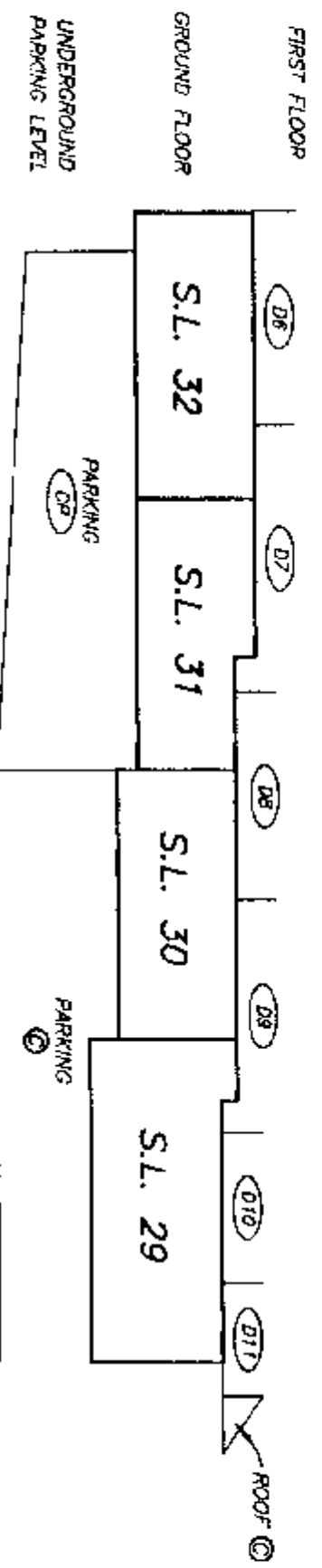
STRATA PLAN LMS 1048

SCALE 1:200

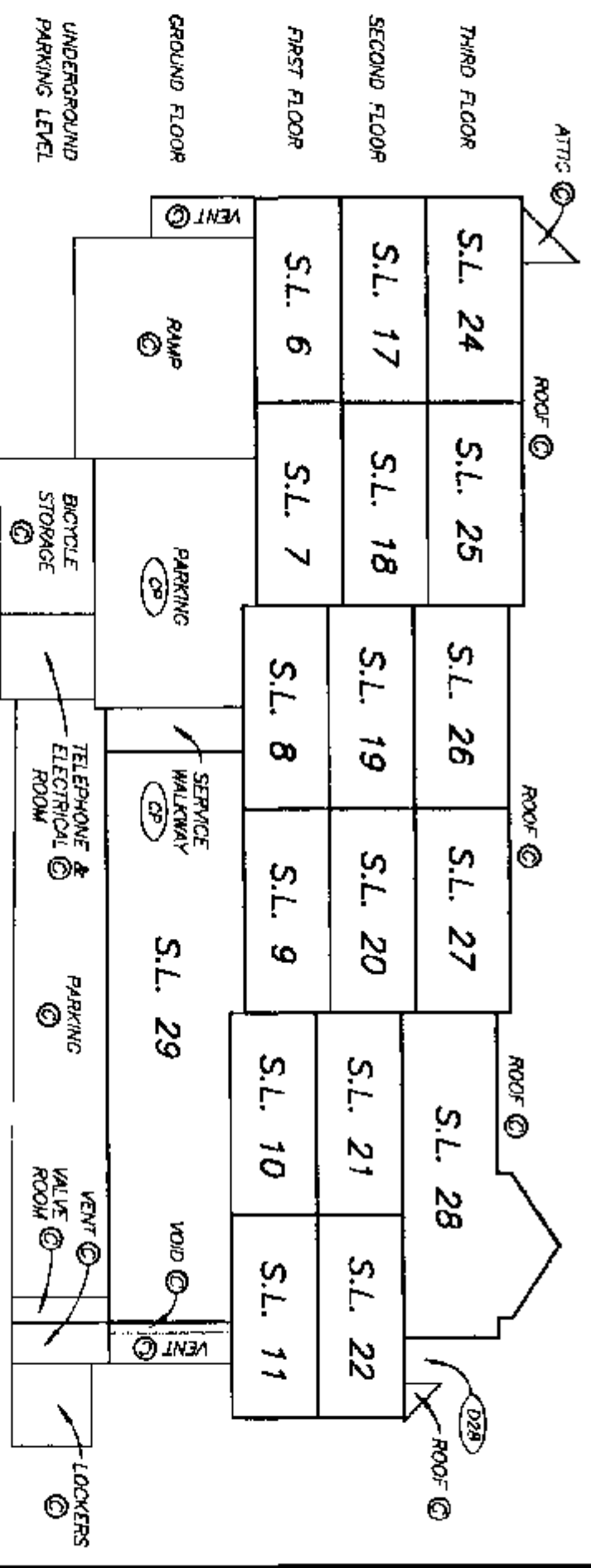


ALL DISTANCES ARE IN METRES.

SECTION A - A'



SECTION B - B'



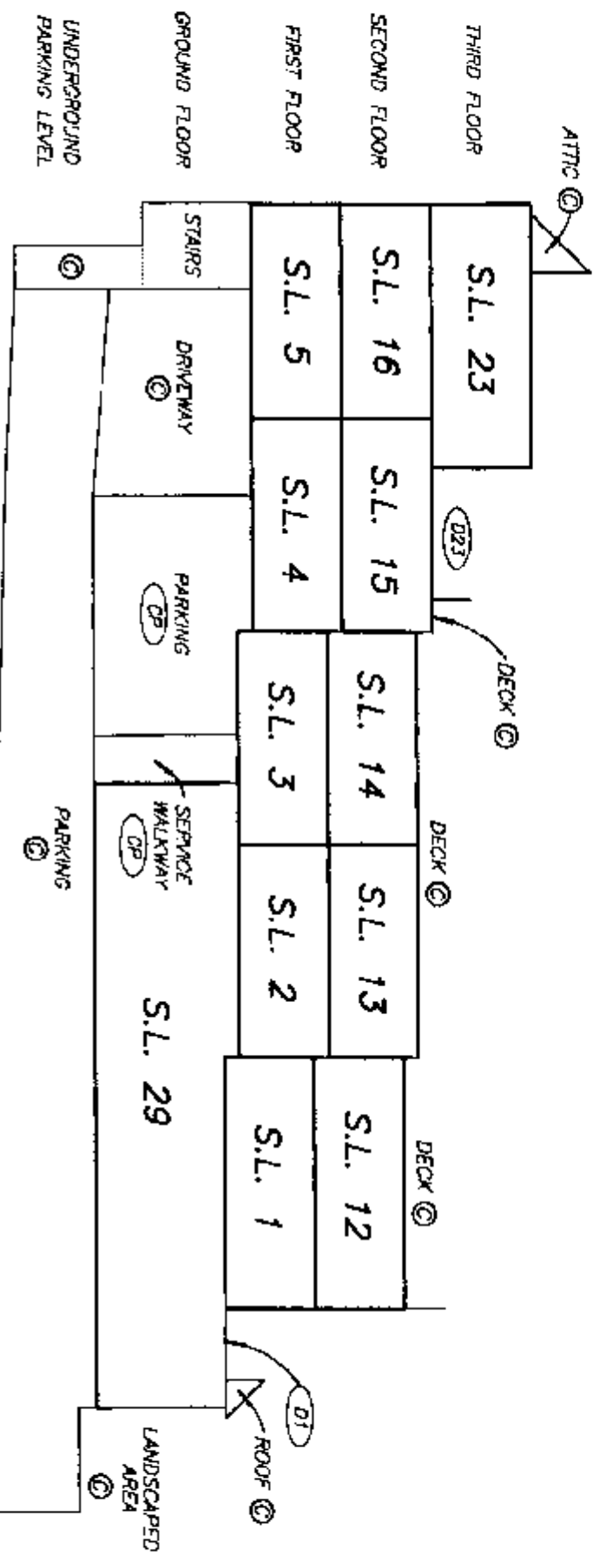
STRATA PLAN KHS 1048

SCALE 1:200



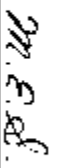
ALL DISTANCES ARE IN METRES.

SECTION C - C'



ALL DISTANCES ARE IN METRES.

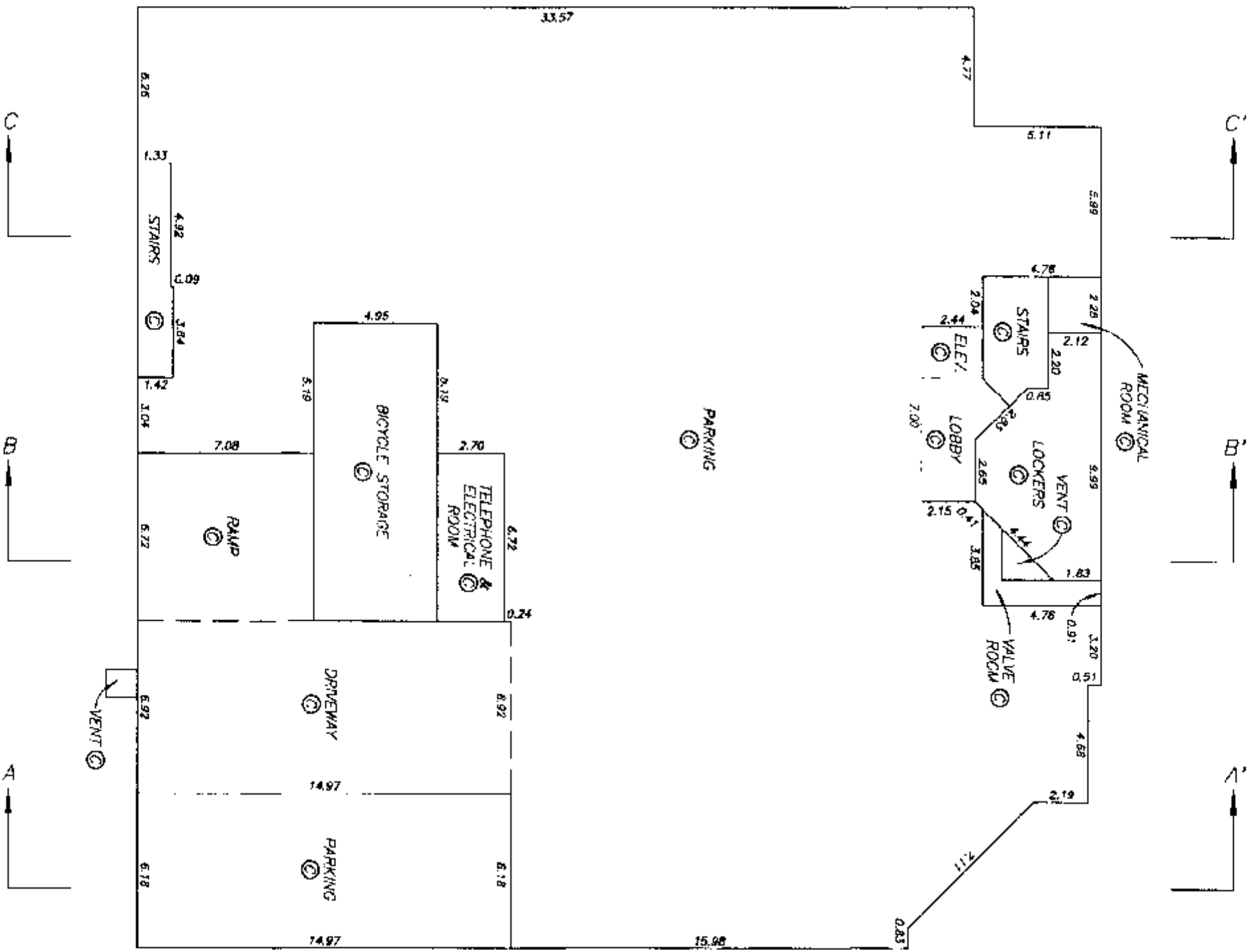
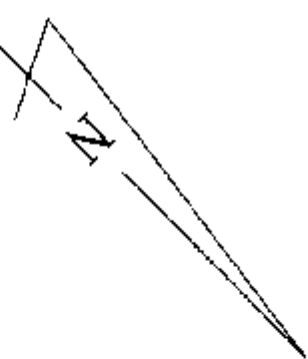
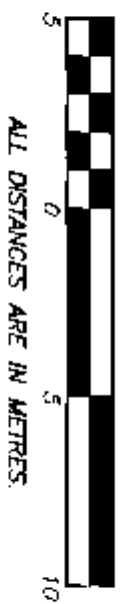

DEBORAH RICHMAN



UNDERGROUND PARKING PLAN

STRATA PLAN LMS 1048

SCALE 1:200



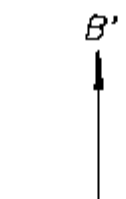
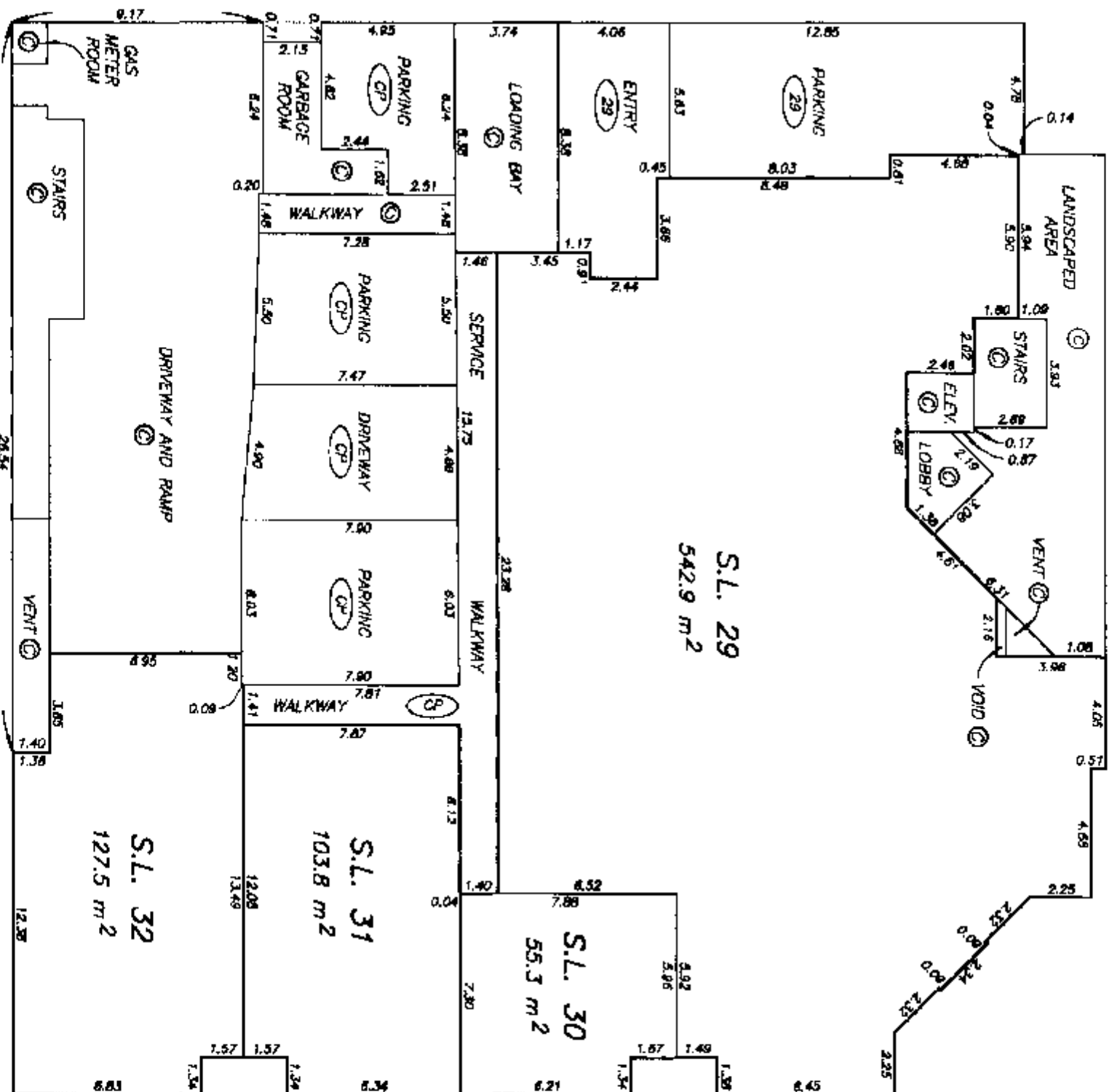
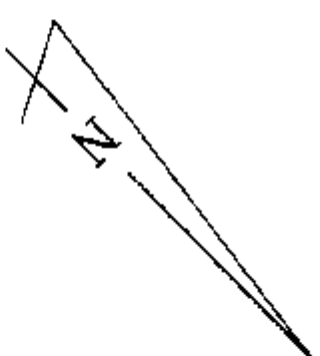
M.C. 88

GROUND FLOOR PLAN

STRATA PLAN

LMS 1048

SCALE 1:200



DRAWING # 30037-8
FILE # J037-F1

DATE: AUG. 3, 1993

M.E. 08

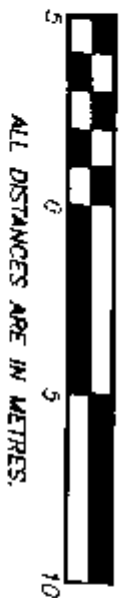
FIRST FLOOR PLAN

STRATA PLAN

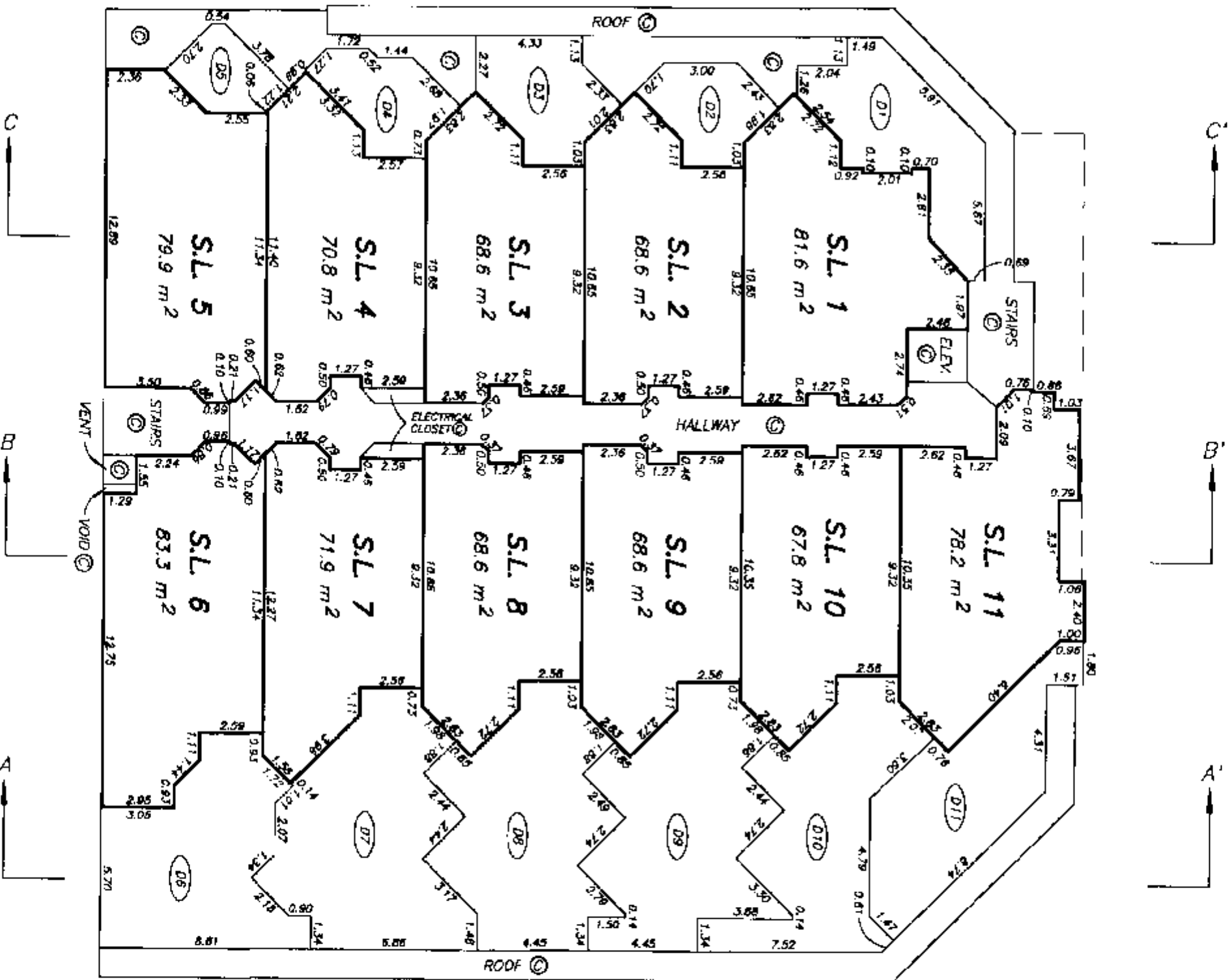
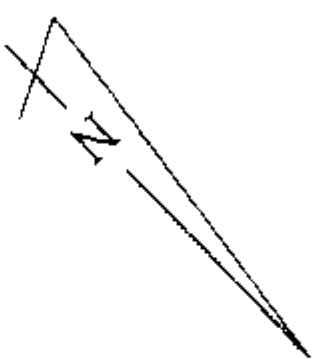
KMS 1048

SHEET 8 OF 12 SHEETS

SCALE 1:200



ALL DISTANCES ARE IN METRES.



DRAWING # 30037-8
FILE # 3037-F1

DATE : AUGUST 3, 1993

M.E. 88

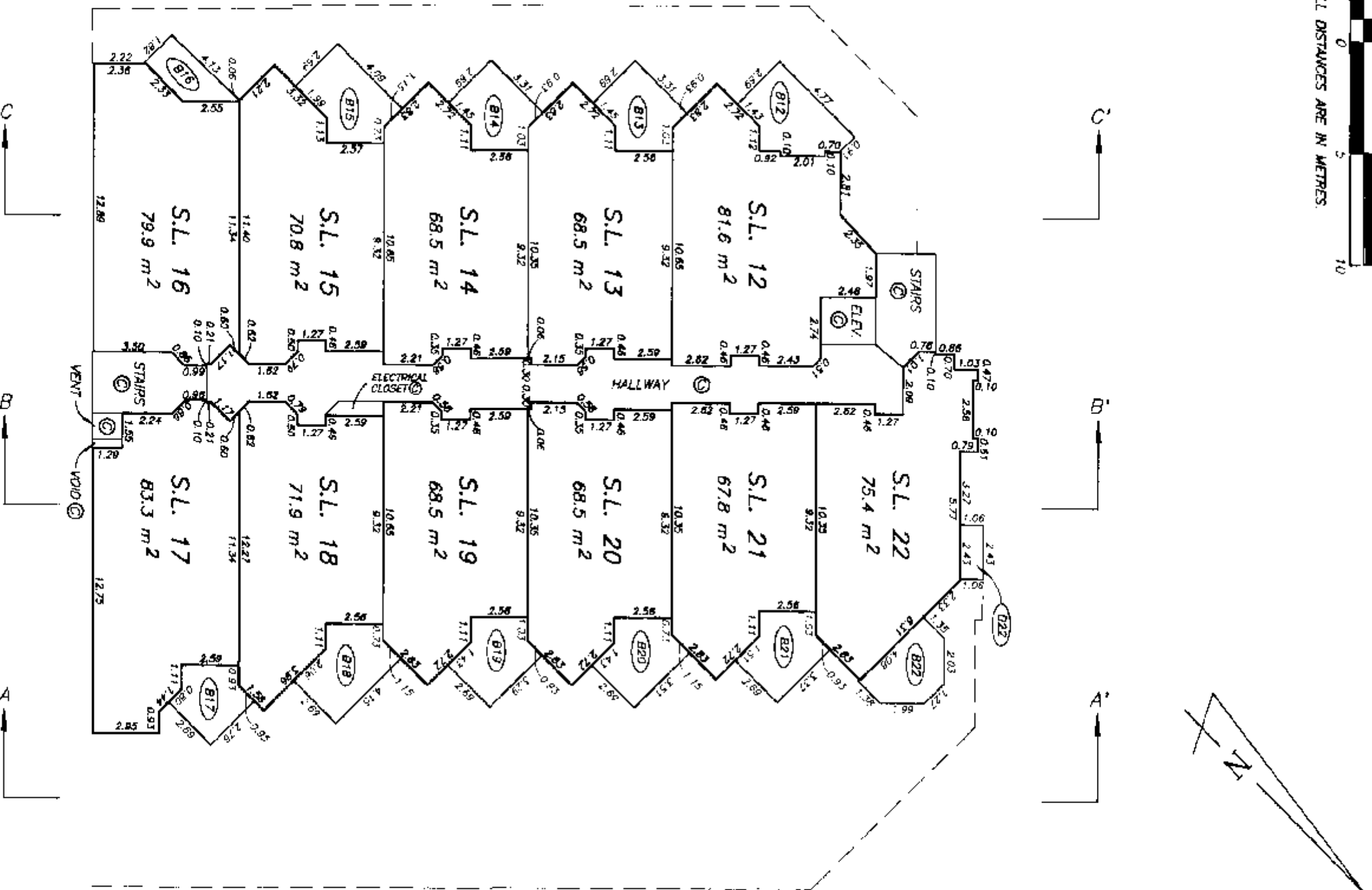
SECOND FLOOR PLAN

STRATA PLAN LMS 1048

SCALE 1:200



ALL DISTANCES ARE IN METRES.



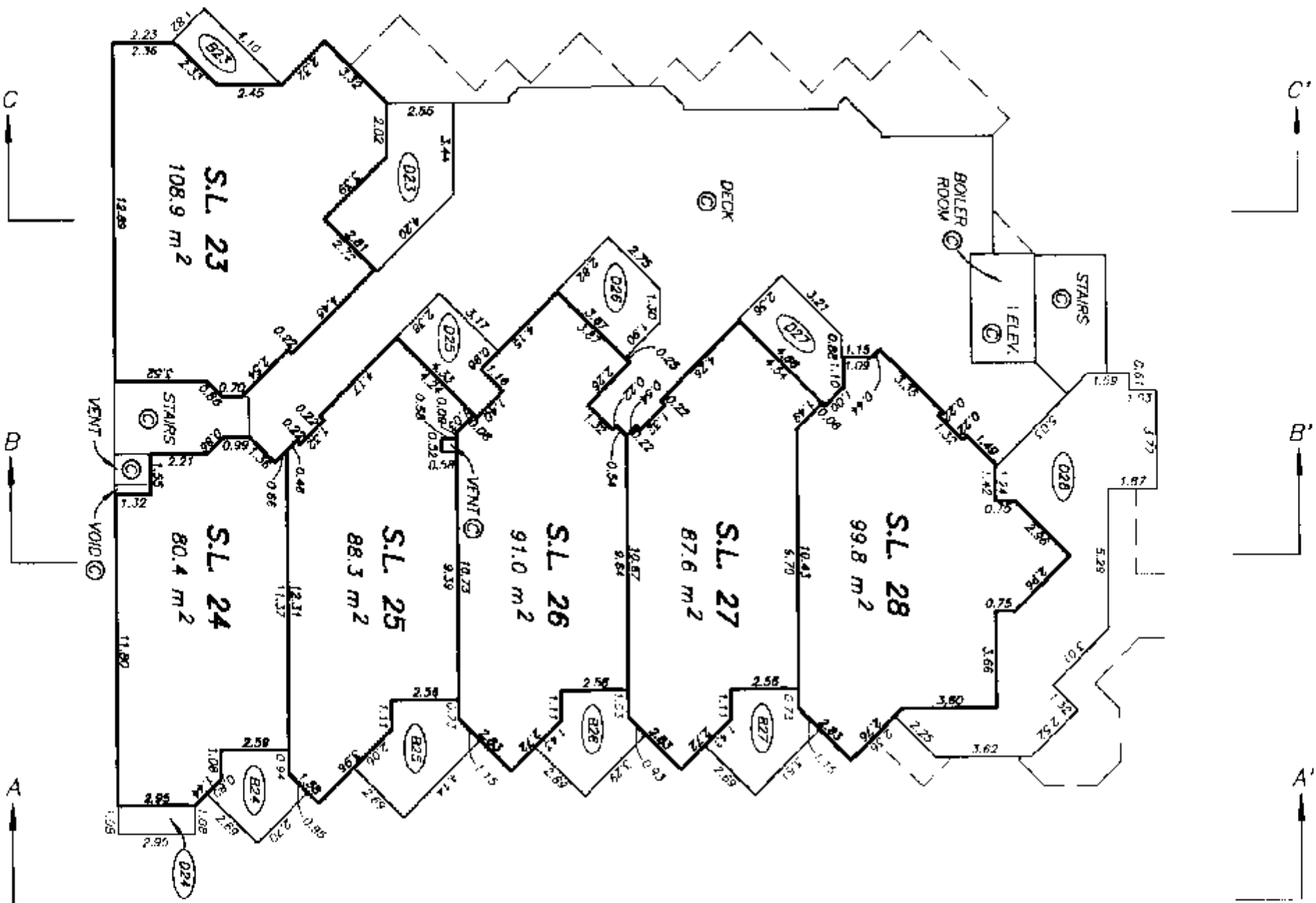
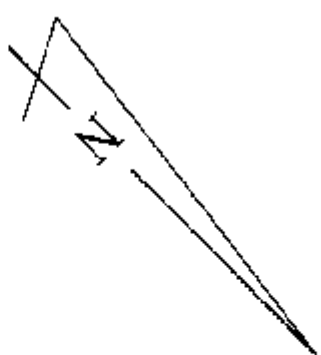
THIRD FLOOR PLAN

STRATA PLAN LMS 1048

SCALE 1:200



ALL DISTANCES ARE IN METRES.



DRAWING # 30037-B
R/F # J037-F1

DATE : AUGUST 3, 1993
M.E.D.

RECORD OF BY-LAWS
AND ORDERS ETC.

[illegible]

STRATA PLAN AMS 1048

ALINGS AFFECTING THE COMMON PROPERTY

DATE : AUGUST 3, 1993

27758