STRATA PLAN OF LOT E, BLOCK 21, DISTRICT LOT 540, NEW WESTMINSTER DISTRICT, PLAN LMP 27742

CITY OF VANCOUVER

BCGS 92G.025

STRATA PLAN LMS 2790

Deposited and registered in the Land Title Office at New Westminster, BC this 13th day of MAY, 1997.

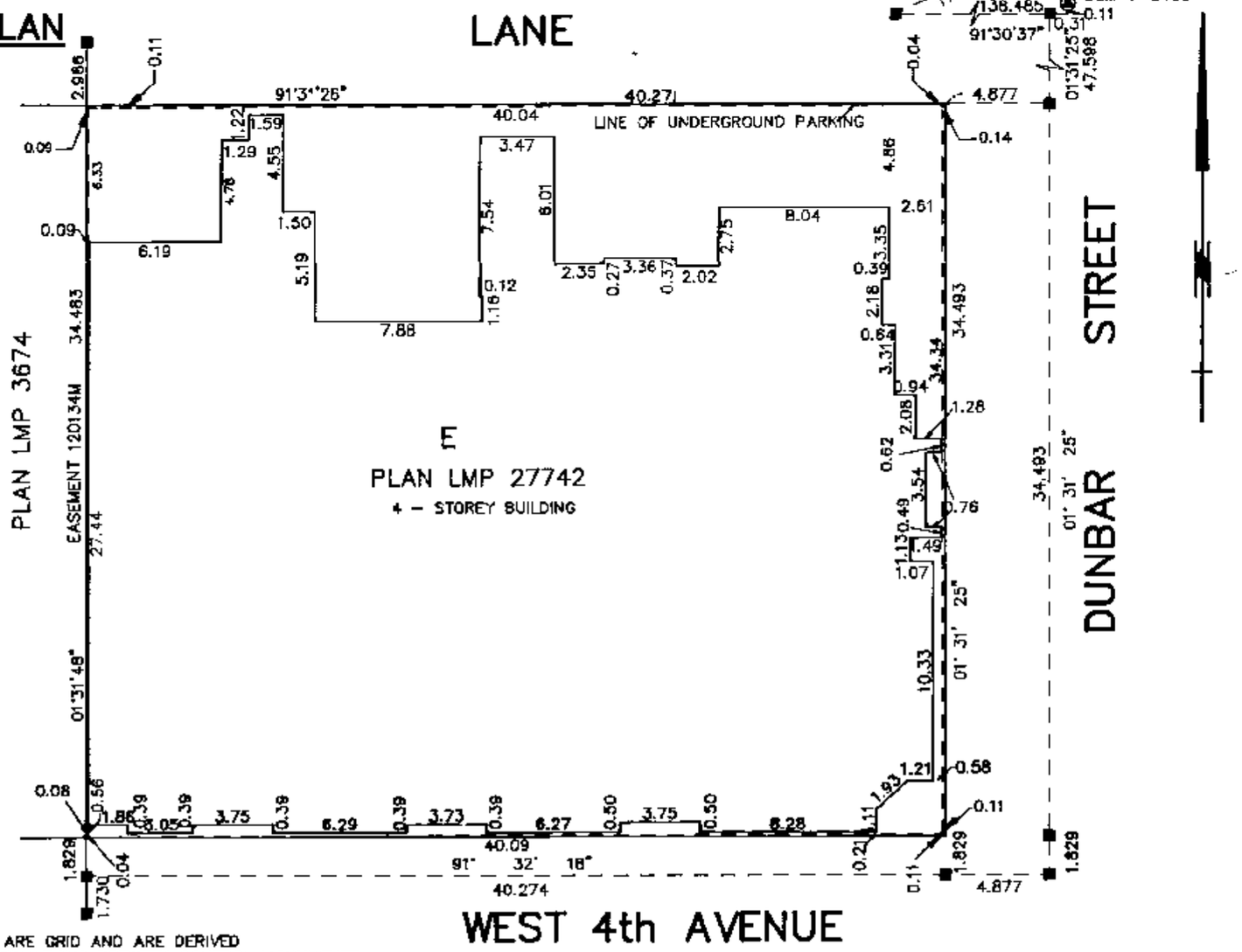
DEPUTY Registrar

BL166854 - BL166902

SCALE 1 : 250

5 0 5 10 15

KEY PLAN



NOTES:

BEARINGS ARE GRID AND ARE DERIVED FROM OBSERVATIONS BETWEEN CONTROL MONUMENTS V-3460 AND V-3418, INTEGRATED SURVEY AREA No. 31, CITY OF VANCOUVER.
THIS PLAN SHOWS GROUND LEVEL MEASURED DISTANCES. PRIOR TO COMPUTATION OF U.T.M. COORDINATES MULTIPY BY A COMBINED FACTOR OF 0.9996023.

ALL DISTANCES ARE IN METRES UNLESS OTHERWISE NOTED.
ALL ANGLES ARE 45°, 60° OR 90° UNLESS OTHERWISE NOTED.

STRATA LOT BOUNDARY IS TO THE OUTSIDE FACE OF STUD WALLS, THE CENTRELINE OF PARTY WALLS AND STAIRWELL WALLS, OR EXTERIOR FACE OF ELEVATOR WALL.

THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT

LEGEND:

©	DENOTES COMMON PROPERTY
S.L.	DENOTES STRATA LOT
(15)	DENOTES LIMITED COMMON PROPERTY FOR STRATA LOT 15 (TYPICAL)
(1-6)	DENOTES LIMITED COMMON PROPERTY FOR STRATA LOT 1 -6 INCLUSIVE (TYPICAL)
B	DENOTES BALCONY
P	DENOTES PATIO
A	DENOTES AREA
E	DENOTES ELEVATOR
m2	DENOTES SQUARE METERS
ST	DENOTES STORAGE
S	DENOTES STAIR
C	DENOTES CORRIDOR
EC	DENOTES ELECTRICAL CLOSET
PL	DENOTES PLANTER
PA	DENOTES PARKING AREA
PB	DENOTES PARKING BAY
VE	DENOTES VESTIBULE
G	DENOTES GARBAGE ROOM
D	DENOTES DUCT
EMR	DENOTES ELEVATOR MACHINE ROOM
ER	DENOTES ELECTRICAL ROOM
sq.ft.	DENOTES SQUARE FEET
L	DENOTES LOBBY
SR	DENOTES SPRINKLER ROOM
HWR	DENOTES HOT WATER ROOM
WS	DENOTES WATER SERVICE
SC	DENOTES SMALL CAR
HC	DENOTES HANDICAPPED CAR
R	DENOTES REFUGE
V	DENOTES VOID
T	DENOTES TERRACE
⊕	DENOTES CONTROL MONUMENT FOUND.
●	DENOTES STANDARD IRON POST FOUND.
■	DENOTES LEAD PLUG FOUND
PE	DENOTES PEDESTRIAN EXIT

MORGAN STEWART & COMPANY
Surveyors and Engineers
1055 Seymour St, Vancouver, B.C.
PHONE: 687-6866 FAX: 685-8071

CIVIC ADDRESS:

1989 DUNBAR STREET,
VANCOUVER B.C

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

THE OWNERS OF STRATA PLAN LMS 2790

UNITED PACIFIC DEVELOPMENT (WEST 4TH) CORP.
SUITE NO 150
13720 MAYFIELD PLACE,
RICHMOND,
V6V 2E4

NAME OF DEVELOPMENT:

SONESTA

I, Alan W. Comfort, of Vancouver, 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 Vancouver, B.C. this 17th day of APRIL, 1997.

B.C.L.S.

FILED LMLMS2790 059359 2004-10-08-13.20.30.866069

CORRECTED THIS 5TH DAY OF JUNE, 1997
DEPUTY REGISTRAR
BL 198897
(SEE AMENDED SHEET 2)

STRATA PLAN LMS 2790

CONDOMINIUM ACT

		FORM 1	FORM 2	FORM 3
Lot No.	Suite No.	SCHEDULE OF UNIT ENTITLEMENT	SCHEDULE OF INTEREST UPON DESTRUCTION	SCHEDULE OF VOTING RIGHTS
		UNIT ENTITLEMENT	INTEREST	NUMBER OF VOTES
1	RETAIL	2850	6700	4.6
2	RETAIL	574	1975	1
3	RETAIL	571	2210	1
4	RETAIL	1344	2380	2.2
5	RETAIL	765	1946	1.2
6	RETAIL	953	2535	1.6
7	101	921	2720	1
8	102	943	2780	1
9	103	970	2680	1
10	201	446	1290	1
11	202	778	2130	1
12	203	504	1410	1
13	204	504	1410	1
14	205	504	1410	1
15	206	504	1410	1
16	207	504	1410	1
17	208	650	1760	1
18	209	496	1460	1
19	210	503	1460	1
20	211	507	1460	1
21	212	522	1490	1
22	213	505	1460	1
23	301	446	1310	1
24	302	778	2162	1
25	303	504	1425	1
26	304	504	1425	1
27	305	504	1425	1
28	306	504	1425	1
29	307	504	1425	1
30	308	650	1790	1
31	309	496	1435	1
32	310	503	1435	1
33	311	507	1435	1
34	312	522	1475	1
35	313	505	1435	1
36	314	721	1945	1
37	315	768	2057	1
38	401	450	1340	1
39	402	1041	2870	1
40	404	504	1460	1

MORGAN STEWART & COMPANY
Surveyors and Engineers
1055–Seymour St, Vancouver, B.C.

DATE 17/04/97 B.C.L.S.

FILED LMLMS2790 059359 2004-10-08-13.20.30.866069

STRATA PLAN LMS 2790

CONDOMINIUM ACT

Lot No.	Sheet No.	FORM 1 SCHEDULE OF UNIT ENTITLEMENT UNIT ENTITLEMENT	FORM 2 SCHEDULE OF INTEREST UPON DESTRUCTION INTEREST	FORM 3 SCHEDULE OF VOTING RIGHTS NUMBER OF VOTES
1	7	2850	6700	4.6
2	7	574	1975	1
3	7	571	2210	1
4	7	1344	2380	2.2
5	7	765	1946	1.2
6	7	953	2535	1.6
7	7 and 8	921	2720	1
8	7 and 8	943	2780	1
9	7 and 8	970	2680	1
10	8	446	1290	1
11	8	778	2130	1
12	8	504	1410	1
13	8	504	1410	1
14	8	504	1410	1
15	8	504	1410	1
16	8	504	1410	1
17	8	650	1760	1
18	8	496	1460	1
19	8	503	1460	1
20	8	507	1460	1
21	8	522	1490	1
22	8	505	1460	1
23	9	446	1310	1
24	9	778	2162	1
25	9	504	1425	1
26	9	504	1425	1
27	9	504	1425	1
28	9	504	1425	1
29	9	504	1425	1
30	9	650	1790	1
31	9	496	1435	1
32	9	503	1435	1
33	9	507	1435	1
34	9	522	1475	1
35	9	505	1435	1
36	9	721	1945	1
37	9	768	2057	1
38	10	450	1340	1
39	10	1041	2870	1
40	10	504	1460	1

MORGAN STEWART & COMPANY
Surveyors and Engineers
1055–Seymour St, Vancouver, B.C.

DATE 05/06/97 AWSC B.C.L.S.

FILED LMS2790 059359 2004-10-08-13.20.30.866069

CORRECTED THIS 5TH DAY OF JUNE, 1997

DEPUTY REGISTRAR
BL088897
(SEE AMENDED SHEET 3)

STRATA PLAN LMS 2790

CONDOMINIUM ACT

Lot No.	Suite No.	FORM 1 SCHEDULE OF UNIT ENTITLEMENT	FORM 2 SCHEDULE OF INTEREST UPON DESTRUCTION	FORM 3 SCHEDULE OF VOTING RIGHTS
		UNIT ENTITLEMENT	INTEREST	NUMBER OF VOTES
41	405	504	1460	1
42	406	504	1460	1
43	407	504	1460	1
44	408	650	1820	1
45	409	1006	2760	1
46	411	1047	2770	1
47	413	505	1485	1
48	414	721	1990	1
49	415	760	2110	1
AGGREGATE:		33,430	92,075	54.6

Accepted as to forms 1, 2 and 3.

Dated this 8 day of May, 1997.

Superintendent of Real Estate

NEW DEVELOPMENT CERTIFICATE

I, Alan W. Comfort, of Vancouver, British Columbia, Land Surveyor, hereby certify that the strata lots represented on the strata plan of Lot 'E', Block 21, District Lot 540, New Westminster District, Plan LMP 27742, City of Vancouver, constitute a new development and have not, to the best of my knowledge and belief, been previously occupied.

B.C.L.S.

Dated at VANCOUVER, B.C.
this 17th day of APRIL, 1997.

OWNER:

UNITED PACIFIC DEVELOPMENT (WEST 4TH) CORP.
(INCORPORATION NO. 202873)

NAME Bud EATON
Authorized Signatory

NAME
Authorized Signatory

WITNESS AS TO ~~BOTH~~ SIGNATURES:

NAME MICHAEL KENDLER
ADDRESS 8889-104 AVE
SURREY BC
LAWYER
OCCUPATION

MORTGAGEE:

VANCOUVER CITY SAVINGS CREDIT UNION

NAME COLIN GRANT
Authorized Signatory

NAME NORMAN SELLARS
Authorized Signatory

WITNESS AS TO BOTH SIGNATURES:

NAME WENDY UYEDA
ADDRESS 183 TERMINAL AVE
VANCOUVER, BC
LOAN ADMINISTRATOR
OCCUPATION

DATED TH'S DAY OF 1997.

17/04/97 B.C.L.S.

MORGAN STEWART & COMPANY
Surveyors and Engineers
1055—Seymour St, Vancouver, B.C.

DATE: 16/04/97 ACAD: 6185ST1.DWG FILE: 6185—ST1

FILED LMLMS2790 059359 2004-10-08-13.20.30.866069

STRATA PLAN LMS 2790

CONDOMINIUM ACT

Lot No.	Sheet No.	FORM 1 SCHEDULE OF UNIT ENTITLEMENT	FORM 2 SCHEDULE OF INTEREST UPON DESTRUCTION	FORM 3 SCHEDULE OF VOTING RIGHTS
		UNIT ENTITLEMENT	INTEREST	NUMBER OF VOTES
41	10	504	1460	1
42	10	504	1460	1
43	10	504	1460	1
44	10	650	1820	1
45	10	1006	2760	1
46	10	1047	2770	1
47	10	505	1485	1
48	10	721	1990	1
49	10	760	2110	1
AGGREGATE:		33,430	92,075	54.6

Accepted as to forms 1, 2 and 3.

Dated this _____ day of _____, 1997.

_____
Superintendant of Real Estate

NEW DEVELOPMENT CERTIFICATE

I, Alan W. Comfort, of Vancouver, British Columbia, Land Surveyor, hereby certify that the strata lots represented on the strata plan of Lot 'E', Block 21, District Lot 540, New Westminster District, Plan LMP 27742, City of Vancouver, constitute a new development and have not, to the best of my knowledge and belief, been previously occupied.

_____ B.C.L.S.

Dated at _____
this _____ day of _____, 1997.

OWNER:

UNITED PACIFIC DEVELOPMENT (WEST 4TH) CORP.
(INCORPORATION NO. 202873)

_____
NAME _ _ _ _ _ _ _ _ _ _ _ _ _ _
Authorized Signatory

_____
NAME _ _ _ _ _ _ _ _ _ _ _ _ _ _
Authorized Signatory

_ _ _ _ _ _ _ _ _ _ _ _ _ _ _ _
WITNESS AS TO BOTH SIGNATURES:

NAME _ _ _ _ _ _ _ _ _ _ _ _ _

ADDRESS _ _ _ _ _ _ _ _ _ _ _ _

_ _ _ _ _ _ _ _ _ _ _ _ _ _ _

_ _ _ _ _ _ _ _ _ _ _ _ _ _ _
OCCUPATION

MORTGAGEE:

VANCOUVER CITY SAVINGS CREDIT UNION

_____
NAME _ _ _ _ _ _ _ _ _ _ _ _ _ _
Authorized Signatory

_____
NAME _ _ _ _ _ _ _ _ _ _ _ _ _ _
Authorized Signatory

_ _ _ _ _ _ _ _ _ _ _ _ _ _ _ _
WITNESS AS TO BOTH SIGNATURES:

NAME _ _ _ _ _ _ _ _ _ _ _ _ _

ADDRESS _ _ _ _ _ _ _ _ _ _ _ _

_ _ _ _ _ _ _ _ _ _ _ _ _ _ _

_ _ _ _ _ _ _ _ _ _ _ _ _ _ _
OCCUPATION

DATED THIS DAY OF 1997.

05/06/97 _____ B.C.L.S.

MORGAN STEWART & COMPANY
Surveyors and Engineers
1055—Seymour St, Vancouver, B.C.

DATE: 03/06/97 ACAD: 6185ST1.DWG FILE: 6185-ST1

FILED LMLMS2790 059359 2004-10-08-13.20.30.866069

STRATA PLAN LMS 2790

CROSS SECTIONS

SCALE 1:200

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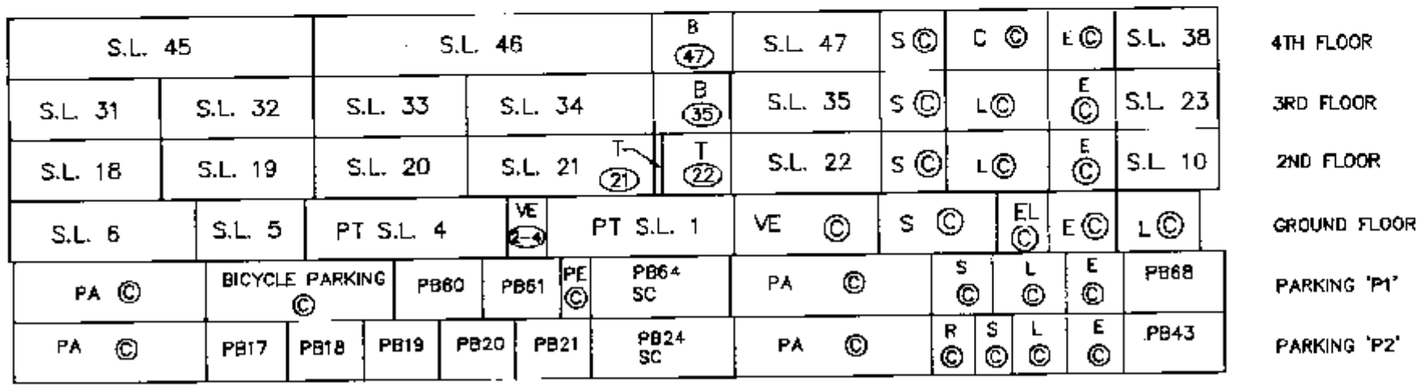
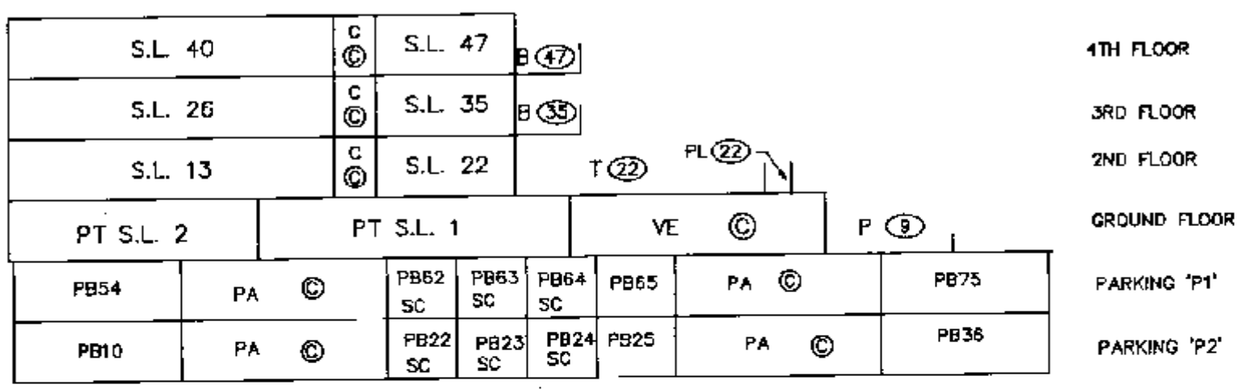


SECTION A–A



SECTION B–B

MORGAN STEWART & COMPANY
Surveyors and Engineers
1055–Seymour St. Vancouver, B.C.

DATE 17/04/97 AWC B.C.L.S.

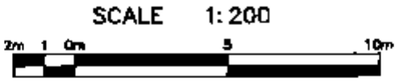
DATE: 16/04/97 ACAD: 6185ST1.DWG FILE: 6185–ST1

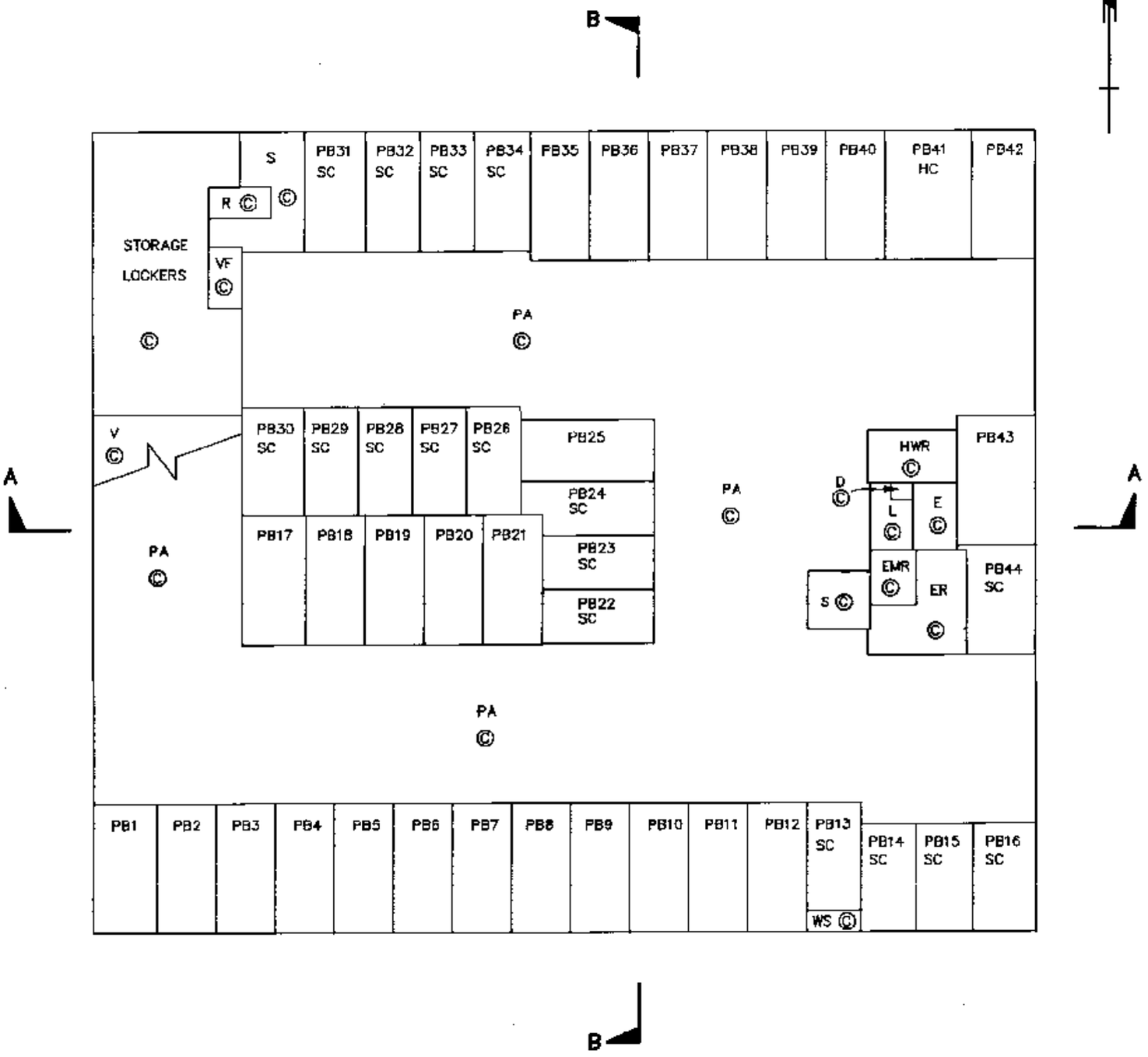
FILED LMLMS2790 059359 2004-10-08-13.20.30.866069

PARKING LEVEL 'P2'

STRATA PLAN LMS 2790

SCALE 1:200





MORGAN STEWART & COMPANY
Surveyors and Engineers
1055–Seymour St, Vancouver, B.C.

DATE 17/04/97 B.C.L.S.

DATE: 16/04/97 ACAD: 6185ST1.DWG FILE: 6185-ST1

FILED LMLMS2790 059359 2004-10-08-13.20.30.866069

PARKING LEVEL 'P1'

STRATA PLAN LMS 2790

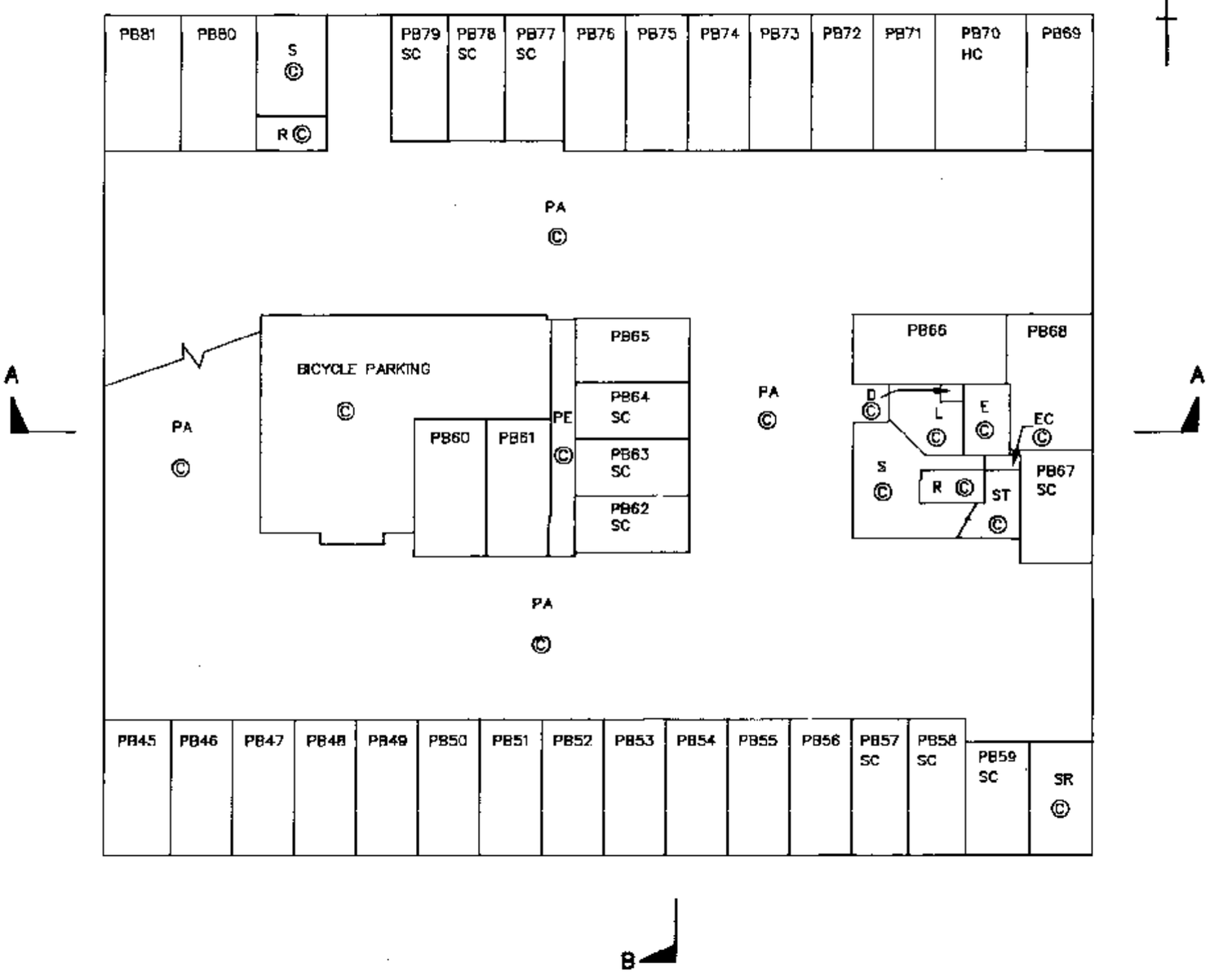
SCALE 1:200

2m 1 0m 5 10m

CORRECTED THIS 5TH DAY OF JUNE, 1997

DEPUTY REGISTRAR
DF BL198897

SEE AMENDED SHEET 6



MORGAN STEWART & COMPANY
Surveyors and Engineers
1055–Seymour St, Vancouver, B.C.

DATE 17/07/97 AWSC B.C.L.S.

DATE: 16/04/97 ACAD: 6185ST1.DWG FILE: 6185–SP1

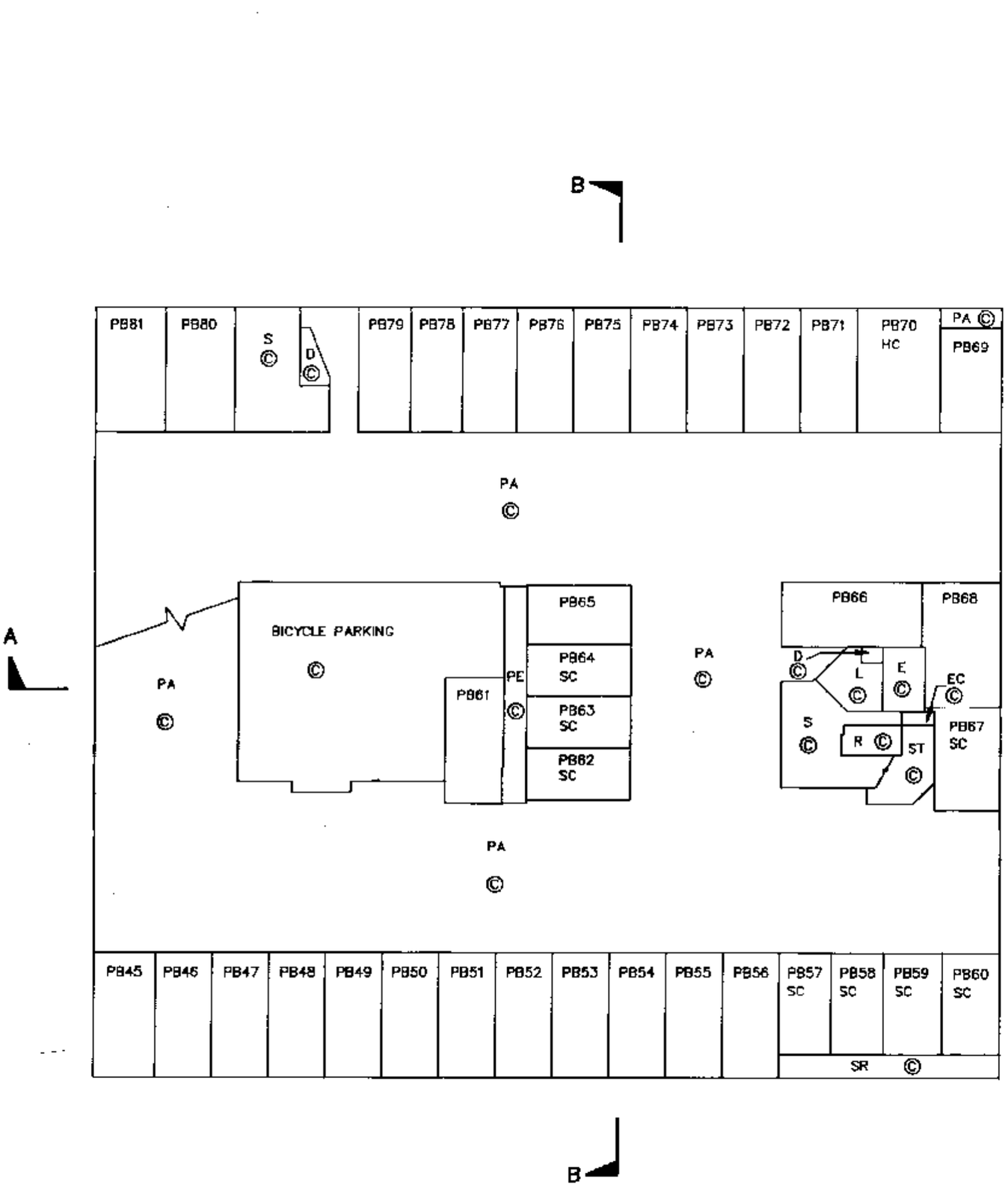
FILED LMLMS2790 059359 2004-10-08-13.20.30.866069

PARKING LEVEL 'P1'

STRATA PLAN LMS2790

SCALE 1:200

2m 1 0m 5 10m



MORGAN STEWART & COMPANY
Surveyors and Engineers
1055–Seymour St. Vancouver, B.C.

DATE 29/05/97 B.C.L.S.

DATE: 28/05/97 ACAD: 6185ST1.DWG FILE: 6185–ST1

FILED LMLMS2790 059359 2004-10-08-13.20.30.866069

STRATA PLAN LMS 2790

GROUND FLOOR

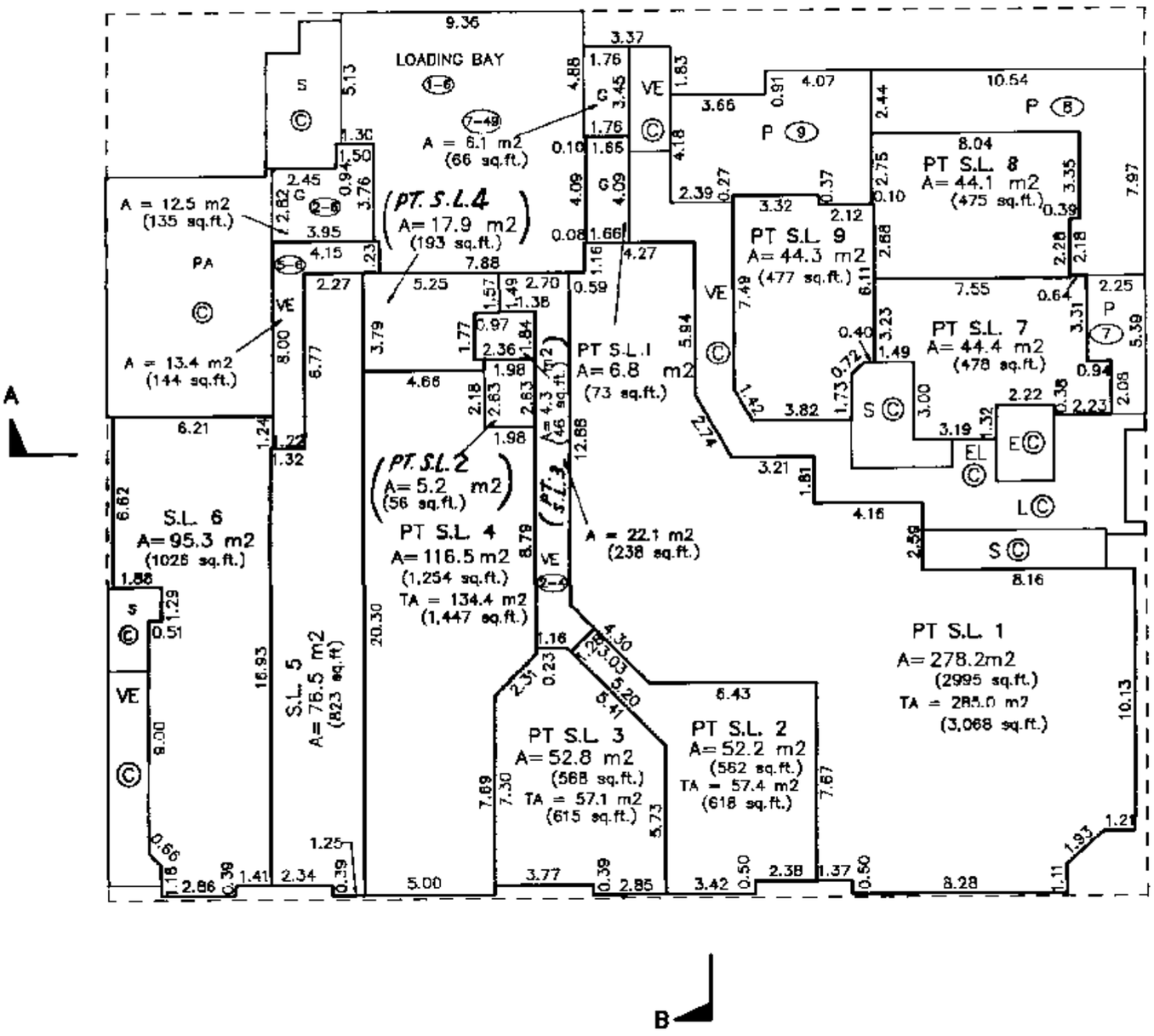
SCALE 1:200

2m 1 0m 5 10m

CORRECTED THIS 5TH DAY OF JUNE, 1997

DEPUTY REGISTRAR

DF BL198897



MORGAN STEWART & COMPANY
Surveyors and Engineers
1055-Seymour St, Vancouver, B.C.

DATE 17/04/97 B.C.L.S.

DATE: 16/04/97 ACAD: 6185ST1.DWG FILE: 6185-ST1

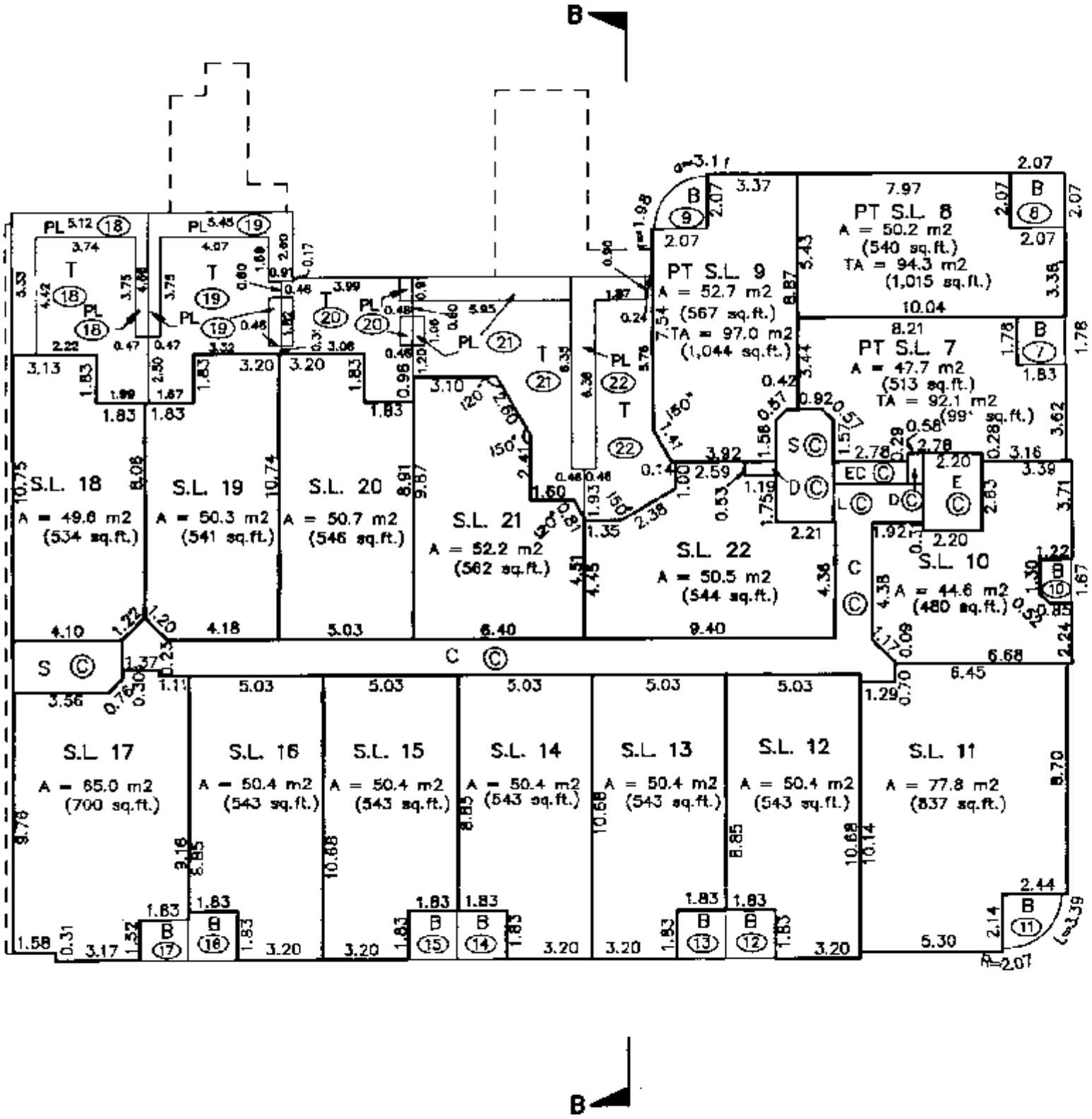
FILED LMLMS2790 059359 2004-10-08-13.20.30.866069

STRATA PLAN LMS 2790

2ND FLOOR

SCALE 1:200

2m 1 0m 5 10m



MORGAN STEWART & COMPANY
Surveyors and Engineers
1055–Seymour St, Vancouver, B.C.

DATE 17/04/97 B.C.L.S.

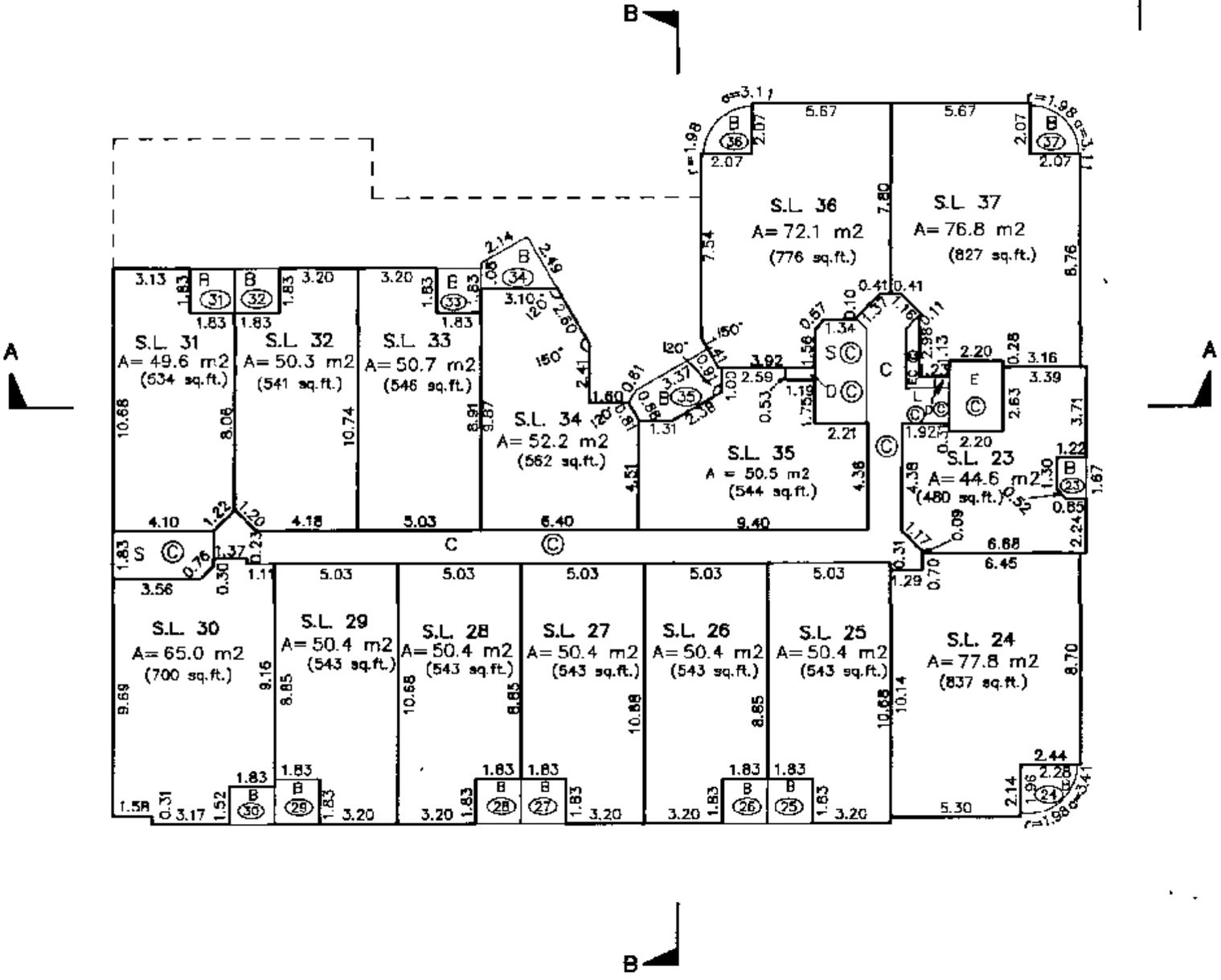
DATE: 16/04/97 ACAD: 6185ST1.DWG FILE: 6185–ST1

FILED LMLMS2790 059359 2004-10-08-13.20.30.866069

3RD FLOOR

STRATA PLAN LMS 2790

SCALE 1:200



MORGAN STEWART & COMPANY
Surveyors and Engineers
1055–Seymour St, Vancouver, B.C.

DATE 17/04/97 B.C.L.S.

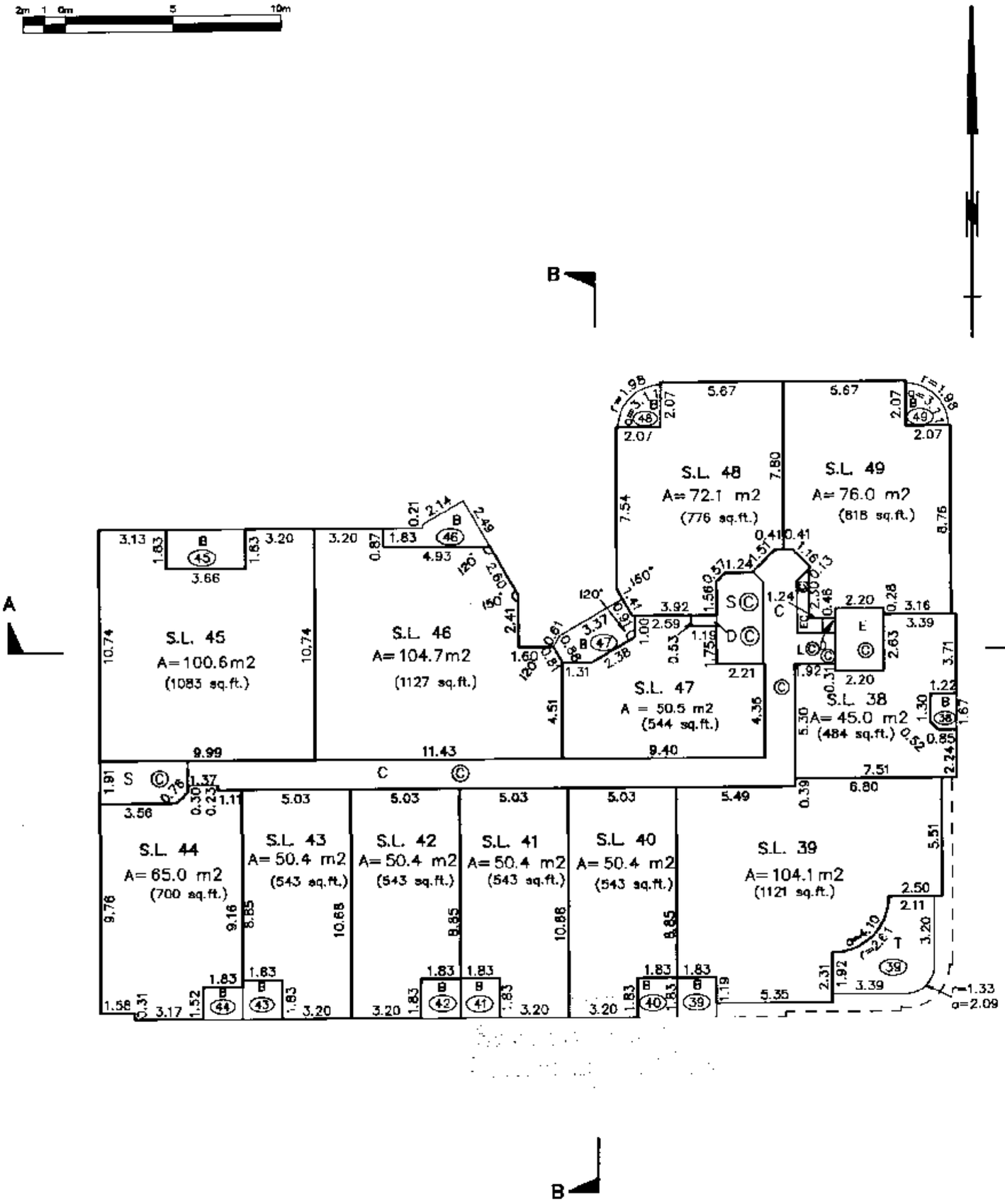
DATE: 16/04/97 ACAD: 6185ST1.DWG FILE: 6185-SP1

FILED 059359 2004-10-08-13.20.30.866069 LMS2790

STRATA PLAN LMS 2790

4TH FLOOR

SCALE 1:200



MORGAN STEWART & COMPANY
Surveyors and Engineers
1055–Seymour St, Vancouver, B.C.

DATE 17/04/97 B.C.L.S.

DATE: 16/04/97 ACAD: 6185ST1.DWG FILE: 6185–ST1

FILED LMLMS2790 059359 2004-10-08-13.20.30.866069

STRATA PLAN LMS 2790

RECORDS OF BY-LAWS AND ORDERS, ETC.

REGISTRATION		DOCUMENTS	
NUMBER	DATE	DATE	NATURES & PARTICULARS
BL166903	1997/05/13		NOTIFICATION OF CHANGE OF BYLAWS.

MORGAN STEWART & COMPANY
Surveyors and Engineers
1055-Seymour St, Vancouver, B.C.

DATE 17/07/97 AWC B.C.L.S.

DATE: 16/04/97 ACAD: 6185ST1.DWG FILE: 6185-ST1

FILED LMLMS2790 059359 2004-10-08-13.20.30.866069

STRATA PLAN LMS 2790

DEALINGS EFFECTING THE COMMON PROPERTY

REGISTRATION		DOCUMENTS	
NUMBER	DATE	DATE	NATURES & PARTICULARS
		COMMON	PROPERTY SHEET
		CLOSED:	1997/05/13
		SEARCH	ALTOS2 OR BC
		ONLINE	FOR CURRENT
		INFORMATION.	BC REG.
		76/95.	
		LINDA J.	KILBRIDE, REGISTRAR
		VANCOUVER/	NEW WESTMINSTER
		LAND TITLE	DISTRICT.

MORGAN STEWART & COMPANY
Surveyors and Engineers
1055–Seymour St, Vancouver, B.C.

DATE 17/07/97 AWC B.C.L.S.

DATE: 16/04/97 ACAD: 6185ST1.DWG FILE: 6185–ST1

FILED LMLMS2790 059359 2004-10-08-13.20.30.866069