FILED LMLMS1220 M95243 2004-03-18-14.23.46.349363

STRATA PLAN OF LOT 5, D.L.'S 328, 329 AND 7812, GP. 1, N.W.D., PLAN LMP 14785

STRATA PLAN LMS 1220

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

" CITY OF VANCOUVER "

SCALE 1:750

10 0 10 20 30

ALL DISTANCES ARE IN METRES.

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

THIS 31st DAY OF January 1994

DEPUTY REGISTRAR

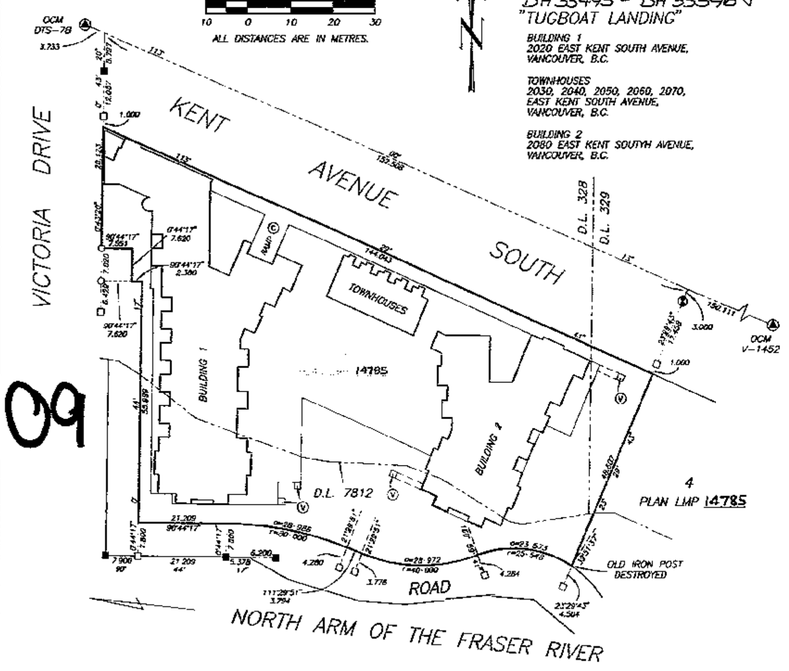
BH 33495 - BH 33596

"TUGBOAT LANDING"

BUILDING 1
2020 EAST KENT SOUTH AVENUE,
VANCOUVER, B.C.

TOWNHOUSES
2030, 2040, 2050, 2060, 2070,
EAST KENT SOUTH AVENUE,
VANCOUVER, B.C.

BUILDING 2
2080 EAST KENT SOUTH AVENUE,
VANCOUVER, B.C.



09

4
PLAN LMP 14785

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

THE OWNERS OF STRATA PLAN LMS 1220
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 10 DAY OF DECEMBER, 1993.

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

200

BENNETT & ASSOCIATES
BRITISH COLUMBIA LAND SURVEYORS
15483 104 th AVENUE, SURREY, B.C.
PHONE : 582-0717

DRAWING # 30066-2
FILE # 3066-FS.DWG
DATE : DECEMBER 10, 1993.

INTEGRATED SURVEY AREA NO. 31 (VANCOUVER)

THIS PLAN SHOWS GROUND-LEVEL MEASURED DISTANCES. PRIOR TO COMPUTATION OF U.T.M. CO-ORDINATES MULTIPLY BY COMBINED SCALE FACTOR 0.999600.

LEGEND

GRID BEARINGS ARE DERIVED FROM OBSERVATIONS BETWEEN CONTROL MONUMENTS DT5-78 AND V-1452.

- (A) – DENOTES OLD CONTROL MONUMENT FOUND
- (I) – DENOTES OLD CAPPED IRON POST FOUND
- ■ – DENOTES OLD LEAD PLUG FOUND
- □ – DENOTES LEAD PLUG PLACED
- ○ – DENOTES STANDARD IRON POST PLACED
- S.L. – DENOTES STRATA LOT
- PT. – DENOTES PART
- L.C.P. – DENOTES LIMITED COMMON PROPERTY
- (C) – DENOTES COMMON PROPERTY
- (E) – DENOTES ELECTRICAL ROOM BEING COMMON PROPERTY
- (M) – DENOTES MECHANICAL ROOM BEING COMMON PROPERTY
- (V) – DENOTES VENT BEING COMMON PROPERTY
- (B 15) TYPICAL – DENOTES BALCONY BEING LIMITED COMMON PROPERTY FOR THE EXCLUSIVE USE OF SL. 15
- (P 1) TYPICAL – DENOTES PATIO BEING LIMITED COMMON PROPERTY FOR THE EXCLUSIVE USE OF SL. 1
- (PS1) TYPICAL – DENOTES PARKING STALL BEING LIMITED COMMON PROPERTY FOR THE EXCLUSIVE USE OF SL. 1

THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT

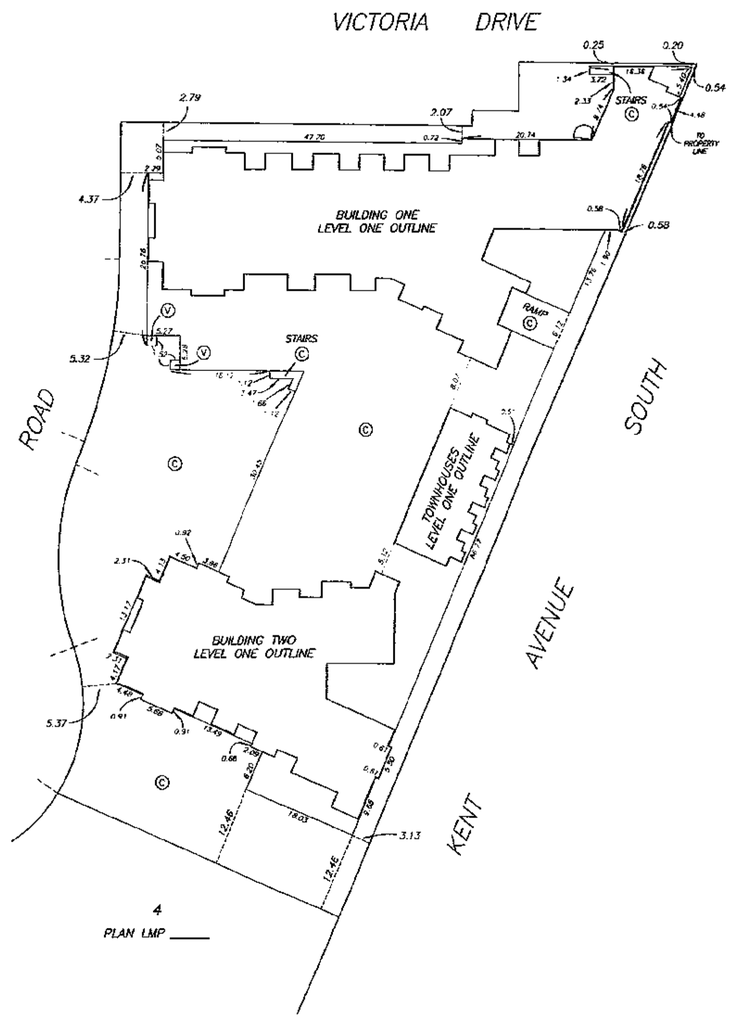
BUILDING DIMENSIONS AND LOCATIONS

STRATA PLAN LMS 1220

SCALE 1:500

10 0 10 20

ALL DISTANCES ARE IN METRES.



4
PLAN LMP ____

DRAWING # 30066-2
FILE # 3066-PK.DWG

DATE: DECEMBER 10, 1993.

M. E. S.

STRATA PLAN LMS 1220

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
1	7,11	894	5187	
2	7,11	880	5247	
3	7,11	930	5097	
4	7,11	737	4497	
5	7,11	682	4347	
6	7,11	682	4347	
7	7,11	682	4347	
8	7,11	1063	6687	
9	6,7,11	1071	7197	
10	6,11	1061	6887	
11	6,11	722	4677	
12	6,11	876	5397	
13	6,11	876	5247	
14	6,11	729	4857	
15	7,12	888	4797	
16	7,12	877	4947	
17	7,12	924	4797	
18	7,12	737	4197	
19	7,12	682	4077	
20	7,12	682	4077	
21	7,12	682	4077	
22	7,12	1063	6537	
23	6,7,12	1071	7047	
24	6,12	1062	6537	
25	6,12	861	5277	
26	6,12	876	5277	
27	6,12	884	5097	
28	6,12	844	4947	
29	6,12	1037	5757	
30	7,13	1031	5877	
31	7,13	890	4947	
32	7,13	879	5097	
33	7,13	924	4977	
34	7,13	737	4347	
35	7,13	682	4197	
36	7,13	682	4197	
37	7,13	682	4197	
38	7,13	1063	6837	
39	6,7,13	1070	7347	
40	6,13	1062	6837	
41	6,13	861	5577	
42	6,13	876	5577	
43	6,13	884	5397	
44	6,13	843	5097	
45	6,13	1036	5997	
46	7,14	1031	6147	
47	7,14	892	5247	
48	7,14	882	5397	
49	7,14	924	5277	
50	7,14	737	4647	
51	7,14	681	4497	

DRAWING # 30066-2
FILE # 3066-F1.DWG

DATE : DECEMBER 10, 1993.

M. E. S.

STRATA PLAN LMS 1220

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
52	7,14	681	4497	
53	7,14	681	4497	
54	7,14	1051	7137	
55	6,7,14	1070	7647	
56	6,14	1060	7137	
57	6,14	861	5877	
58	6,14	876	5877	
59	6,14	894	5697	
60	6,14	1074	5937	
61	8,15	1002	5607	
62	8,15	750	4867	
63	8,15	791	4857	
64	8,15	1066	6687	
65	8,15	1060	7197	
66	8,15	1067	6667	
67	8,15	719	4287	
68	8,15	920	4857	
69	8,15	755	4617	
70	8,15	1057	5997	
71	8,16	1032	5397	
72	8,16	837	4797	
73	8,16	866	5157	
74	8,16	1065	6537	
75	8,16	1060	7077	
76	8,16	1066	6537	
77	8,16	719	4197	
78	8,16	926	4677	
79	8,16	833	4797	
80	8,16	1066	5607	
81	8,17	1075	5697	
82	8,17	856	5457	
83	8,17	1065	6837	
84	8,17	1080	7347	
85	8,17	1066	6837	
86	8,17	719	4347	
87	8,17	925	4857	
88	8,17	836	5097	
89	8,17	1066	5877	
90	8,18	1075	5997	
91	8,18	866	5697	
92	8,18	1062	7137	
93	8,18	1060	7647	
94	8,18	1083	7137	
95	8,18	718	4647	
96	8,18	924	5157	
97	8,18	1023	5577	
98	9,10,19	1333	8397	
99	9,10,19	1329	8097	
100	9,10,19	1329	8097	
101	9,10,19	1329	8097	
102	9,10,19	1316	8247	
AGGREGATE		94,413	576,024	

DRAWING # 30066-2
FILE # 3066-F2.DWG

DATE : DECEMBER 10, 1993.

M.E.S.

STRATA PLAN LMS 1220

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.

CRAIG ROWLAND

DECLARED BEFORE ME AT VANCOUVER
IN THE PROVINCE OF BRITISH COLUMBIA
THIS 16th DAY OF DECEMBER , 1993.

A COMMISSIONER FOR TAKING AFFIDAVITS WITHIN THE PROVINCE OF BRITISH COLUMBIA
RUSSELL BENSON

ACCEPTED AS TO FORMS 1, 2 AND 3
THIS 5th DAY OF January , 1994

for: SUPERINTENDENT OF REAL ESTATE

I, MIKE E. SHAW, BRITISH COLUMBIA LAND SURVEYOR, HEREBY CERTIFY THAT THE BUILDING, SHOWN IN THIS STRATA PLAN HAS NOT, AS THE 10th DAY OF DECEMBER, 1993 BEEN PREVIOUSLY OCCUPIED.

DATED AT SURREY, B.C.
THIS 10 DAY OF DECEMBER , 1993.

Mik E Shaw B.C.L.S.

OWNERS :
NORTH FRASER ~~HARBOUR~~ LANDING LTD.
(INCORPORATION No. 364151)

AUTHORIZED SIGNATORY GUY YOUNG

AUTHORIZED SIGNATORY SID MENDELSON

WITNESS AS TO BOTH SIGNATURES

LAWYER
OCCUPATION OF WITNESS
1300 - 777 DUNSMUIR ST.
VANCOUVER, B.C. V7Y 1K2
ADDRESS OF WITNESS

MORTGAGEE :
THE HONGKONG BANK OF CANADA

AUTHORIZED SIGNATORY
WAIVING SEAL

AUTHORIZED SIGNATORY
Craig Finkbeiner

WITNESS AS TO BOTH SIGNATURES
ROBERT W. REID
LAWYER
OCCUPATION OF WITNESS
800-885 WEST GEORGIA ST.
VANCOUVER, B.C. V6C 3H1
ADDRESS OF WITNESS

MORTGAGEE :
INTRAWEST CORPORATION
(INCORPORATION No. 200495)

GUY YOUNG

BRIAN LATHAM

WITNESS AS TO BOTH SIGNATURES
RUSSELL G. BENSON
LAWYER
OCCUPATION OF WITNESS
1300-777 DUNSMUIR ST.
VANCOUVER, B.C. V7Y 1K2
ADDRESS OF WITNESS

MORTGAGEE :
~~GROUP~~
REIFEL COOKE ~~HOLDING INC. COMPANY~~ LIMITED
(INCORPORATION No. 276738)

WITNESS AS TO BOTH SIGNATURES
RUSSELL BENSON
LAWYER
OCCUPATION OF WITNESS
1300-777 DUNSMUIR ST.
VANCOUVER, B.C. V7Y 1K2
ADDRESS OF WITNESS

MORTGAGEE :
BROMLEY DEVELOPMENTS LIMITED

SID MENDELSON

WITNESS AS TO BOTH SIGNATURES
RUSSELL BENSON
LAWYER
OCCUPATION OF WITNESS
1300-777 DUNSMUIR ST.
VANCOUVER, B.C. V7Y 1K2
ADDRESS OF WITNESS

~~MORTGAGEE :~~
THE TORONTO DOMINION BANK

BRYAN QUEVEDO

WITNESS AS TO BOTH SIGNATURES
WILLIAM HARTLEY
LAWYER
OCCUPATION OF WITNESS
1040 WEST GEORGIA ST
VANCOUVER, BC V6E 4H3
~~ADDRESS OF WITNESS~~

DRAWING # 30066-2
FILE # 3066-F3.DWG

DATE : DECEMBER 10, 1993.

M.E.S.

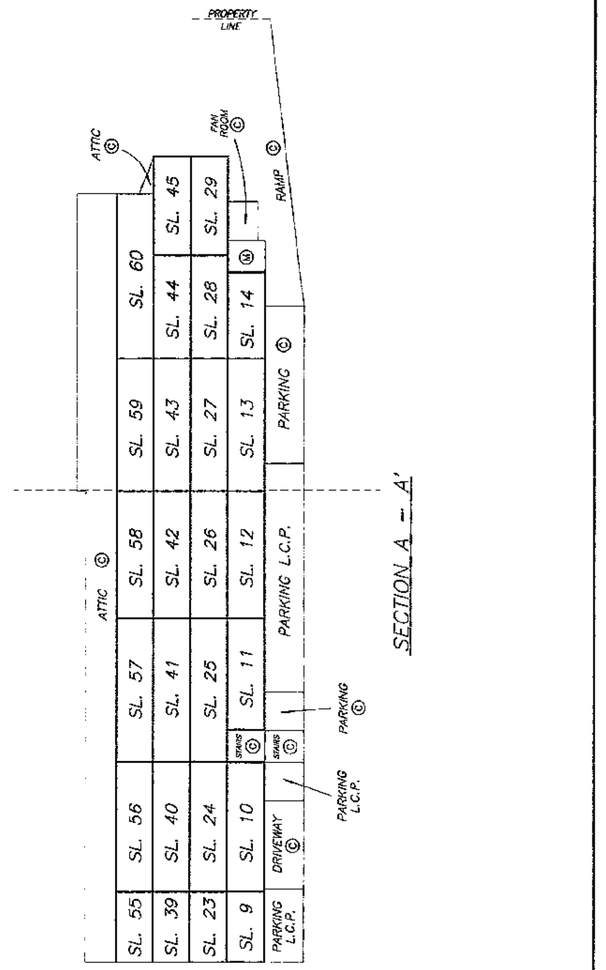
STRATA PLAN LMS 1220

SECTION

SCALE 1:250

5 0 5 10

ALL DISTANCES ARE IN METRES.



DRAWING # 30066-2
FILE # 3066-S1.DWG

DATE: DECEMBER 10, 1993.

M.E.S.

FILED LMLMS1220 M95243 2004-03-18-14.23.46.349363

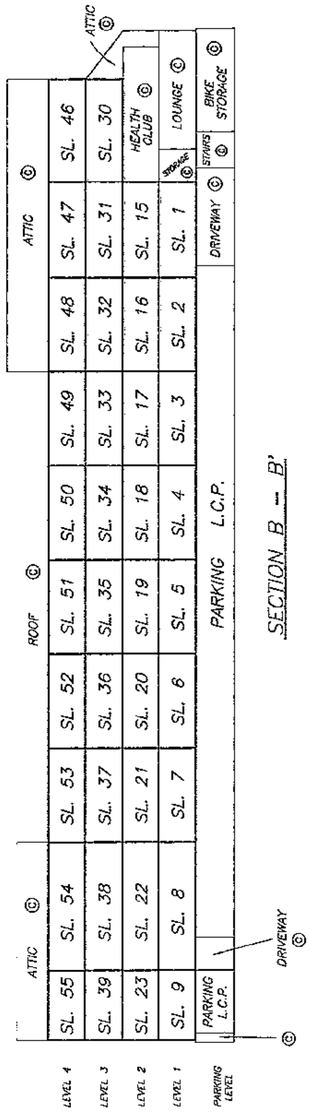
SECTION

STRATA PLAN LMS 1220

SCALE 1:250

5 0 5 10

ALL DISTANCES ARE IN METRES.



SECTION B – B'

DRAWING # 30066-2
FILE # 3066-S2.DWG

DATE: DECEMBER 10, 1993.

M. E. S.

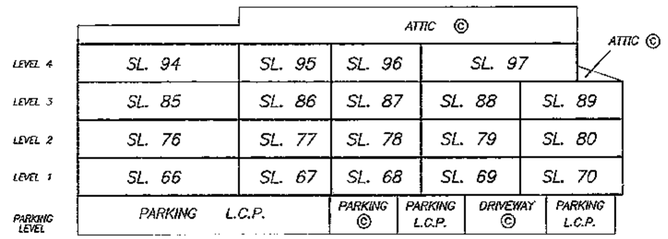
SECTIONS

STRATA PLAN LMS 1220

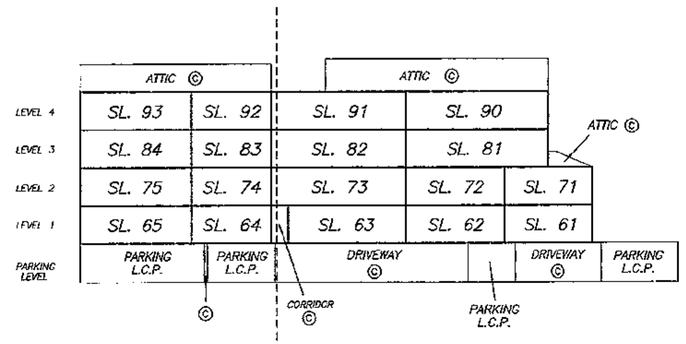
SCALE 1:250

5 0 5 10

ALL DISTANCES ARE IN METRES.



SECTION C – C'



SECTION D – D'

DRAWING # 30066-2
FILE # 3066-S3.DWG

DATE: DECEMBER 10, 1993.

M. E. S.

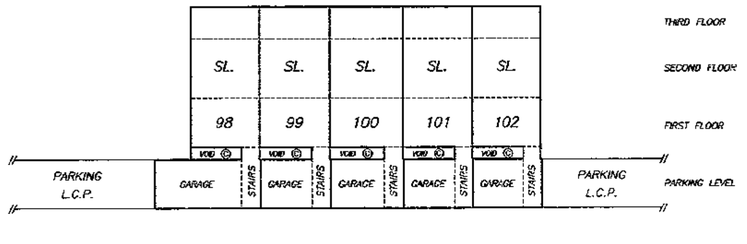
SECTION

STRATA PLAN LMS 1220

SCALE 1:200

5 0 5 10

ALL DISTANCES ARE IN METRES.



SECTION E – E'

DRAWING # 30066-2
FILE # 3066-S4.DWG

DATE: DECEMBER 10, 1993.

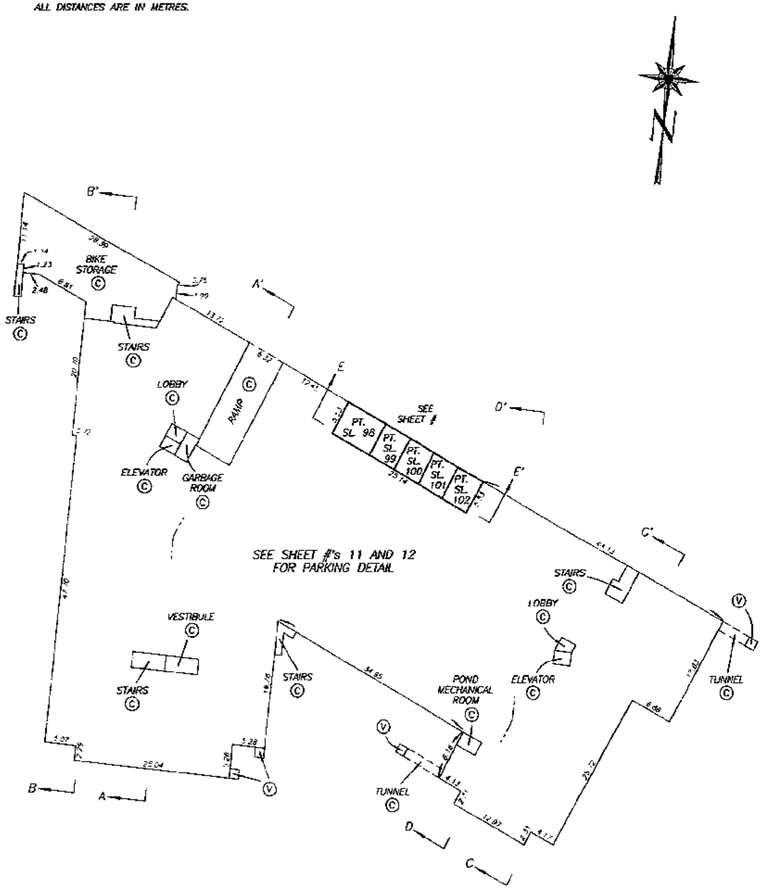
M. E. S.

PARKING LEVEL

STRATA PLAN LMS 1220

SCALE 1:500

ALL DISTANCES ARE IN METRES.



DRAWING # 30066-2
FILE # 3066-PK.DWG

DATE: DECEMBER 10, 1993.

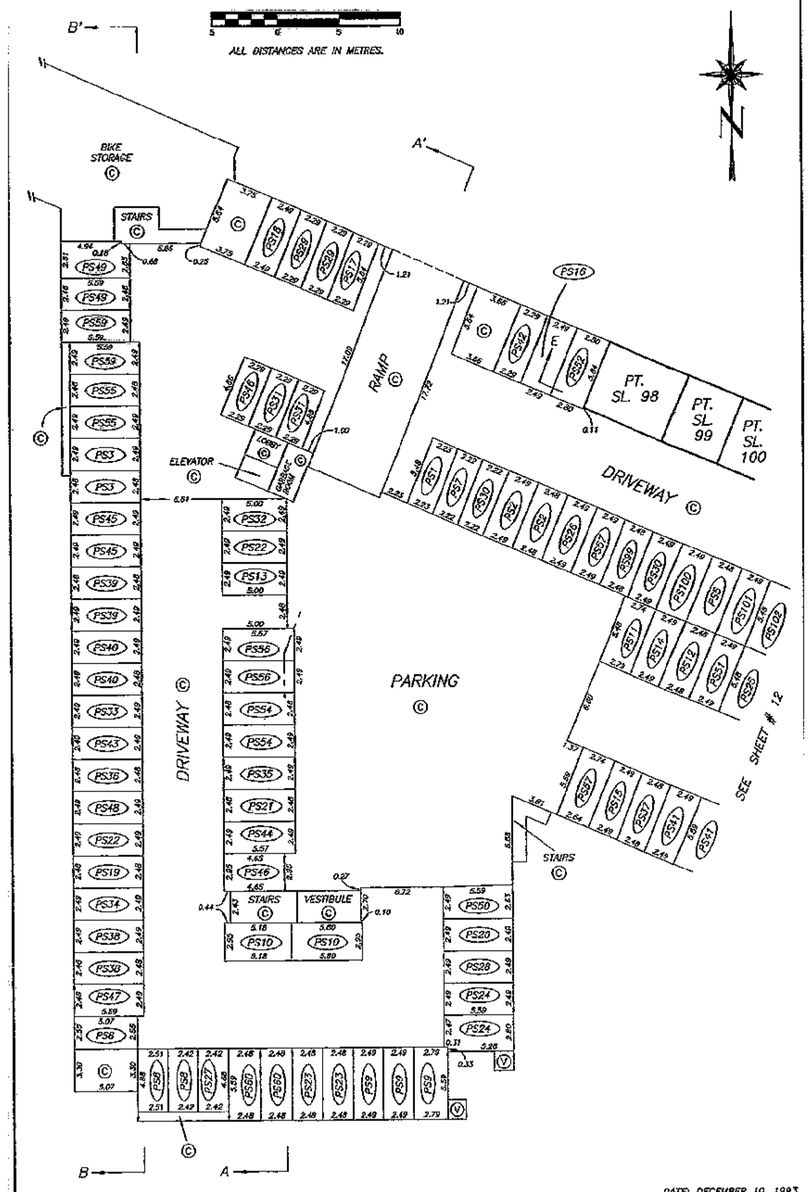
M.E.S.

PARKING LEVEL DETAIL WEST HALF

STRATA PLAN LMS

SCALE 1:250

ALL DISTANCES ARE IN METRES.



DRAWING # 30066-2
FILE # 3066-PS1.DWG

DATE: DECEMBER 10, 1993.

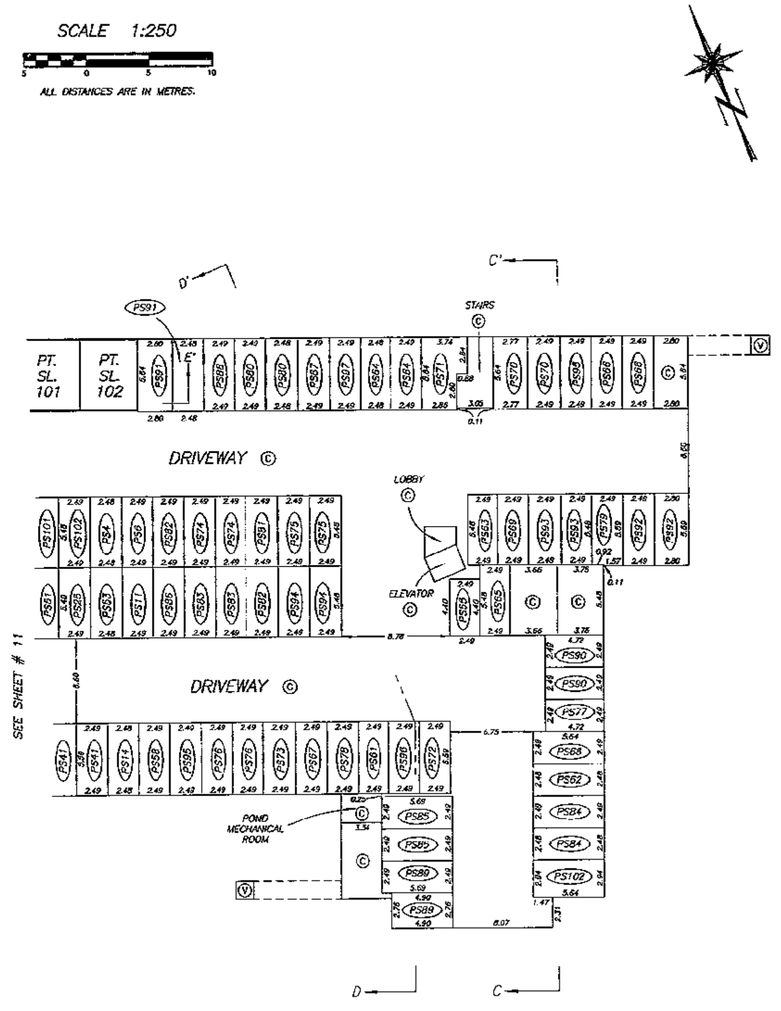
M.E.S.

PARKING LEVEL DETAIL EAST HALF

STRATA PLAN LMS

SCALE 1:250

ALL DISTANCES ARE IN METRES.



DRAWING # 30066-2
FILE # 3066-PS2.DWG

DATE: DECEMBER 10, 1993.

M.E.S.

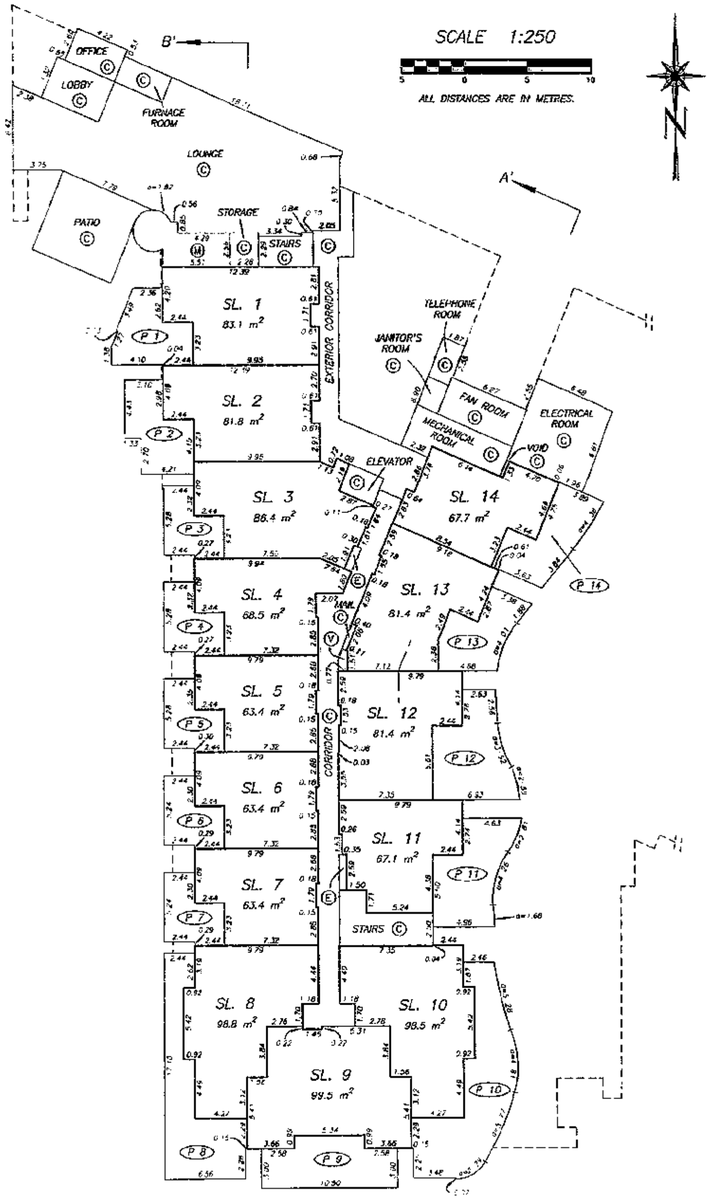
BUILDING 1 – LEVEL 1 FLOOR PLAN

STRATA PLAN LMS _____

SCALE 1:250

5 0 5 10

ALL DISTANCES ARE IN METRES.



DRAWING # 30066-2
FILE # 3066-B11.DWG

DATE: DECEMBER 10, 1993.

M.E.S.

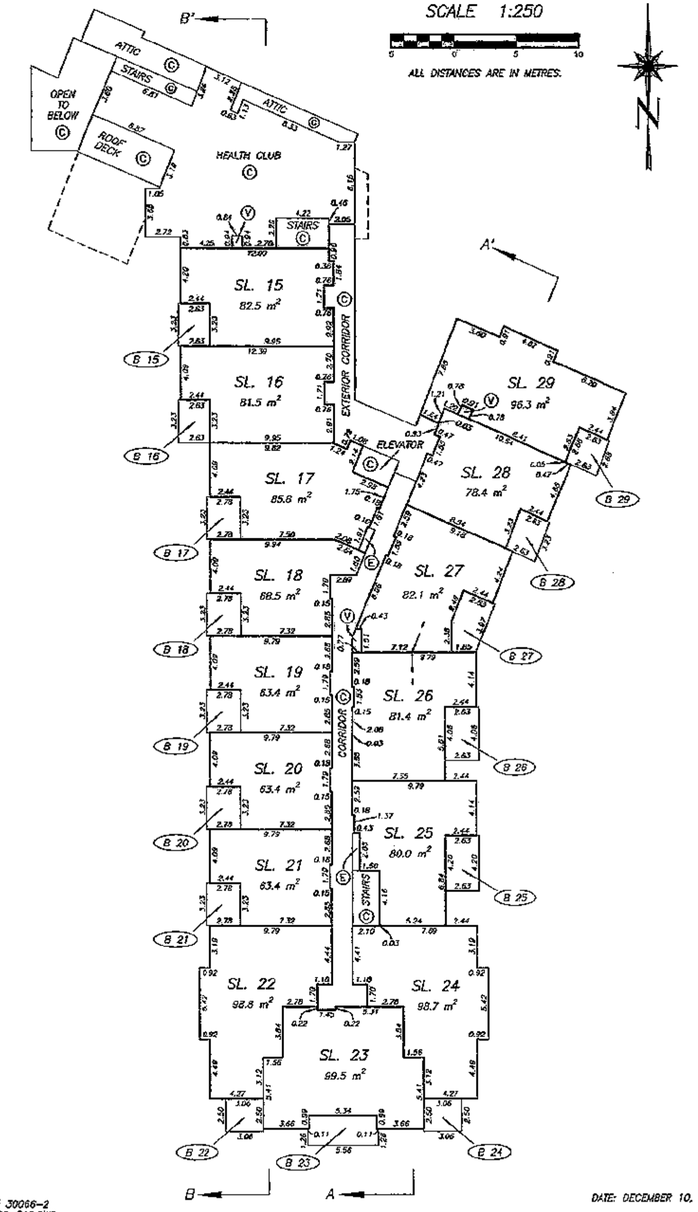
BUILDING 1 – LEVEL 2 FLOOR PLAN

STRATA PLAN LMS _____

SCALE 1:250

5 0 5 10

ALL DISTANCES ARE IN METRES.



DRAWING # 30066-2
FILE # 3066-B12.DWG

DATE: DECEMBER 10, 1993.

M.E.S.

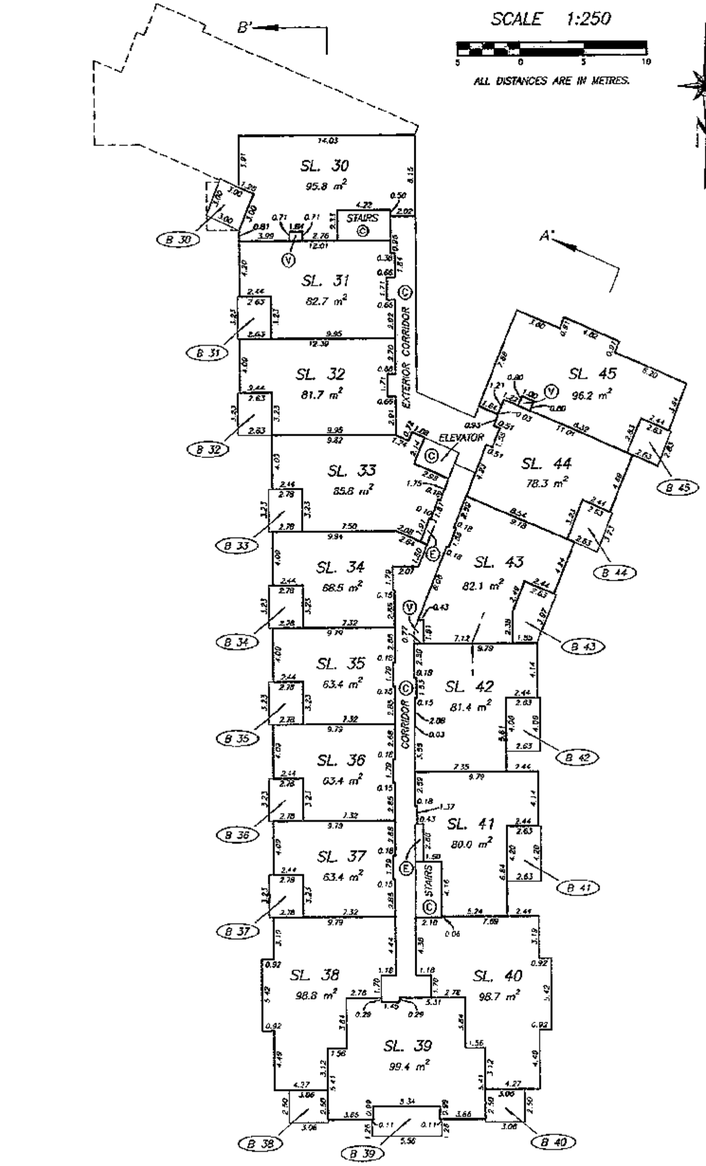
BUILDING 1 – LEVEL 3 FLOOR PLAN

STRATA PLAN LMS _____

SCALE 1:250

5 0 5 10

ALL DISTANCES ARE IN METRES.



DRAWING # 30066-2
FILE # 3066-B13.DWG

DATE: DECEMBER 10, 1993.

M.E.S.

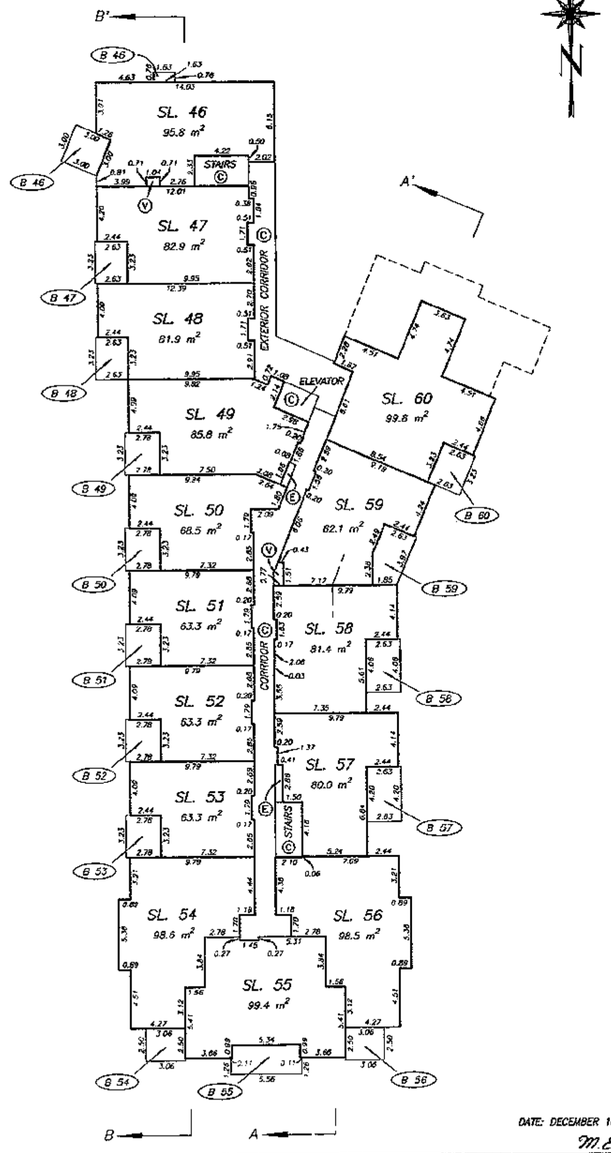
BUILDING 1 – LEVEL 4 FLOOR PLAN

STRATA PLAN LMS _____

SCALE 1:250

5 0 5 10

ALL DISTANCES ARE IN METRES.



DRAWING # 30066-2
FILE # 3066-B14.DWG

DATE: DECEMBER 10, 1993.

M.E.S.

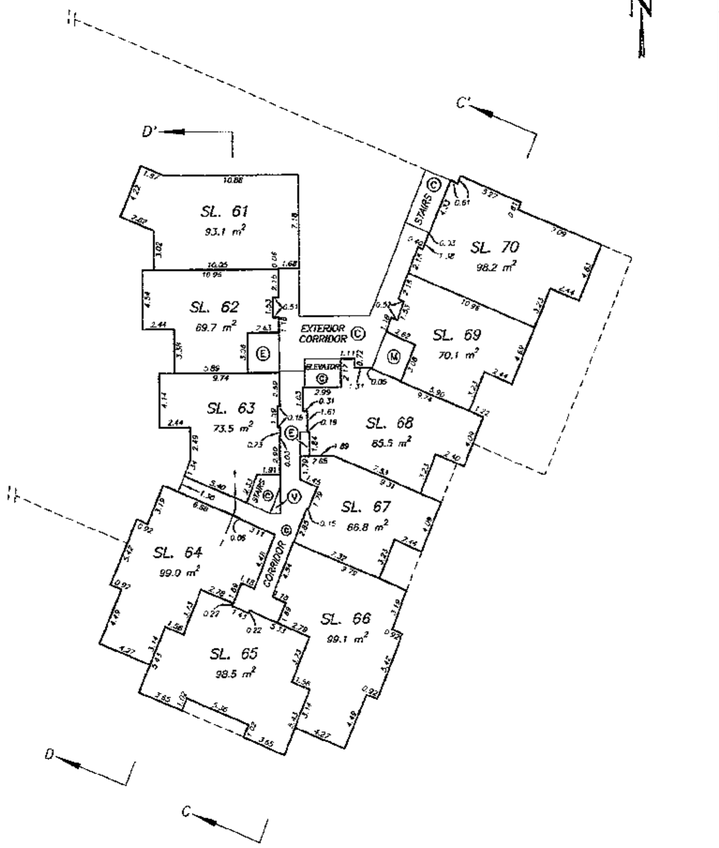
BUILDING 2 – LEVEL 1 FLOOR PLAN

STRATA PLAN LMS _____

SCALE 1:250

5 0 5 10

ALL DISTANCES ARE IN METRES.



DRAWING # 30066-2
FILE # 3066-B21.DWG

DATE: DECEMBER 10, 1993.

M.E.S.

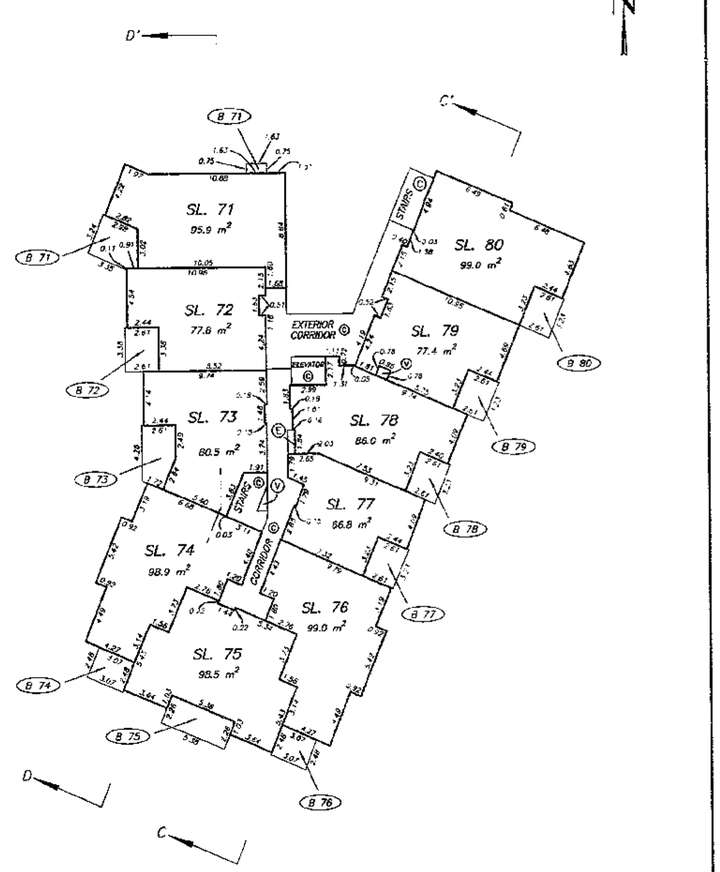
BUILDING 2 – LEVEL 2 FLOOR PLAN

STRATA PLAN LMS _____

SCALE 1:250

5 0 5 10

ALL DISTANCES ARE IN METRES.



DRAWING # 30066-2
FILE # 3066-B22.DWG

DATE: DECEMBER 10, 1993.

M.E.S.

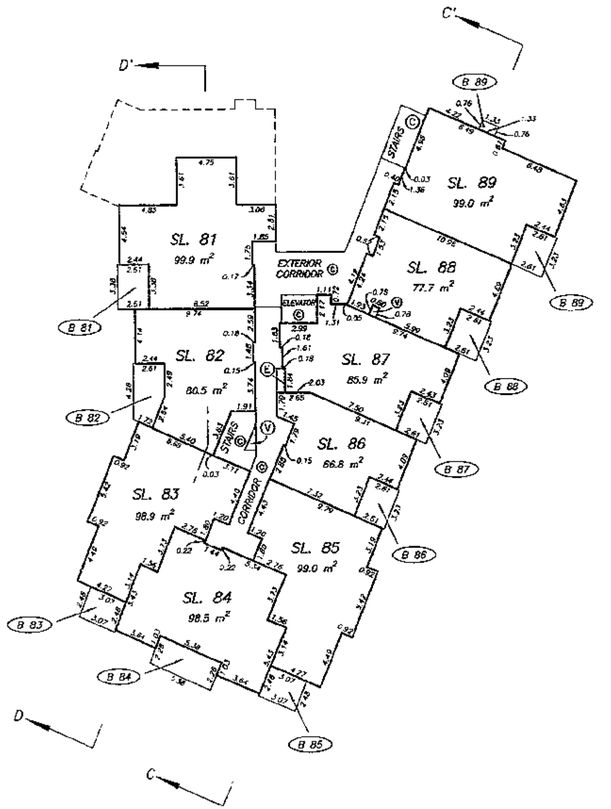
BUILDING 2 – LEVEL 3 FLOOR PLAN

STRATA PLAN LMS _____

SCALE 1:250

5 0 5 10

ALL DISTANCES ARE IN METRES.



DRAWING # 30066-2
FILE # 3066-B23.DWG

DATE: DECEMBER 10, 1993.
M.E.S.

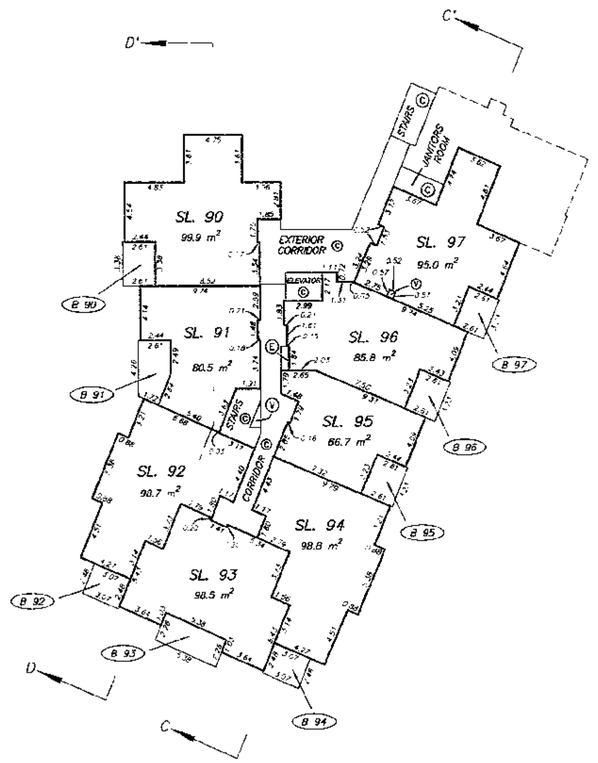
BUILDING 2 – LEVEL 4 FLOOR PLAN

STRATA PLAN LMS _____

SCALE 1:250

5 0 5 10

ALL DISTANCES ARE IN METRES.



DRAWING # 30066-2
FILE # 3066-B24.DWG

DATE: DECEMBER 10, 1993.
M.E.S.

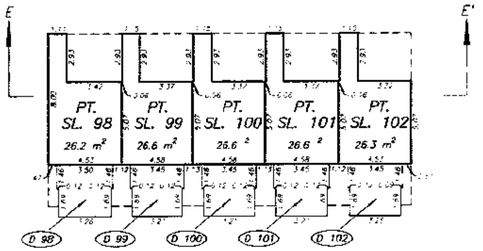
TOWNHOUSES FLOOR PLANS

STRATA PLAN LMS _____

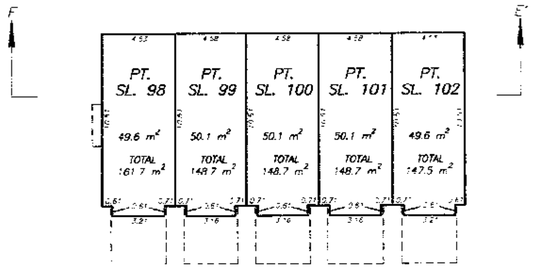
SCALE 1:200

5 0 5 8

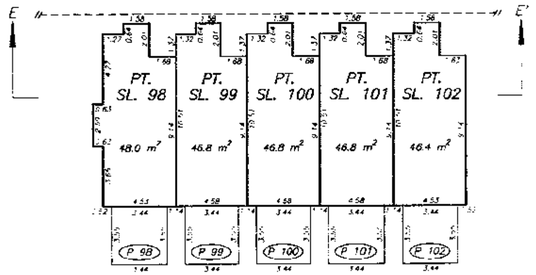
ALL DISTANCES ARE IN METRES.



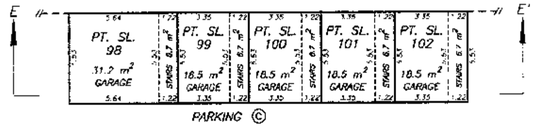
THIRD FLOOR



SECOND FLOOR



FIRST FLOOR



PARKING LEVEL

DRAWING # 30066-2
FILE # 3066-TH1.DWG

DATE: DECEMBER 10, 1993.
M.E.S.

RECORD OF BY-LAWS AND ORDERS ETC.

STRATA PLAN LMS 1220

FILING		DOCUMENT	
NUMBER	DATE	DATE	NATURE AND PARTICULARS
BH33597	31/01/1994		NOTIFICATION OF CHANGE OF BYLAWS.

DRAWING # 30066-2
FILE # 3066-F4.DWG

DATE : DECEMBER 10, 1993.

M.E.S.

DEALINGS AFFECTING THE COMMON PROPERTY

STRATA PLAN LMS 1220

REGISTRATION		DOCUMENT	
NUMBER	DATE	DATE	NATURE AND PARTICULARS
SUBJECT TO PROVISOS ; SEE CROWN GRANT BG309613 AS TO PART FORMERLY DISTRICT		LOT 7812	
GD116528	02/11/1990		COVENANT; CITY OF VANCOUVER ; S.215 ; L.T.A. INCLUDES INDEMNITY UNDER S.215(2)(A) L.T.A; INTER ALIA ; AS TO ALL; EXCEPT PART FORMERLY DISTRICT LOT 7812 MODIFIED BY BH33448
GD116530	02/11/1990		STATUTORY RIGHT OF WAY ; CITY OF VANCOUVER ; INTER ALIA ; AS TO ALL, EXCEPT PART FORMERLY DISTRICT LOT 7812
GD116533	02/11/1990		COVENANT ; CITY OF VANCOUVER ; S.215, L.T.A; INTER ALIA ; AS TO ALL, EXCEPT PART FORMERLY DISTRICT LOT 7812 ; MODIFIED BY BH33459
GD116534	02/11/1990		COVENANT ; CITY OF VANCOUVER ; S.215 L.T.A ; INCLUDES INDEMNITY UNDER S.215(2)(A) L.T.A; INTER ALIA ; AS TO ALL, EXCEPT PART FORMERLY DISTRICT LOT 7812
GD116556	02/11/1990		COVENANT ; CITY OF VANCOUVER ; S.215 L.T.A. INTER ALIA AS TO ALL, EXCEPT PART FORMERLY DISTRICT LOT 7812 ; MODIFIED BY BH 33449
GD116588	02/11/1990		COVENANT; CITY OF VANCOUVER ; S.215 L.T.A. INTER ALIA ; AS TO ALL, EXCEPT PART FORMERLY DISTRICT LOT 7812
GD116598	02/11/1990		COVENANT; CITY OF VANCOUVER ; S.215 L.T.A, INCLUDES INDEMNITY UNDER S.215(2)(A) L.T.A, INTER ALIA ; AS TO ALL, EXCEPT PART FORMERLY DISTRICT LOT 7812

DRAWING # 30066-2
FILE # 3066-F5.DWG

DATE : DECEMBER 10, 1993.

M.E.S.

FILED LMLMS1220 M95243 2004-03-18-14.23.46.349363

DEALINGS AFFECTING THE COMMON PROPERTY

STRATA PLAN LMS 1220

REGISTRATION		DATE	DOCUMENT
NUMBER	DATE		NATURE AND PARTICULARS
GD116600	02/11/1990		STATUTORY RIGHT OF WAY; CITY OF VANCOUVER; INTER ALIA; AS TO ALL, EXCEPT PART FORMERLY DISTRICT LOT 7812
BH 33374	31/01/1994		COVENANT; CITY OF VANCOUVER AND HER MAJESTY THE QUEEN IN THE RIGHT OF THE PROVINCE OF BRITISH COLUMBIA; S.215 L.T.A; INTER ALIA.
BG309613A	30/08/1993		RIGHT OF RE-ENTRY; HER MAJESTY THE QUEEN IN RIGHT OF THE PROVINCE OF BRITISH COLUMBIA; SEE CROWN GRANT BG 309613; AS TO PART FORMERLY DISTRICT LOT 7812; INTER ALIA.
BG309614	30/08/1993		STATUTORY RIGHT OF WAY; HER MAJESTY THE QUEEN IN RIGHT OF THE PROVINCE OF BRITISH COLUMBIA; AS TO PART FORMERLY DISTRICT LOT 7812; INTER ALIA.
BG320379	07/09/1993		U & OTHER EXCEPTIONS & RESERVATIONS; SECTION 47, LAND ACT SEE CROWN GRANT BG309613 AS TO PART FORMERLY DISTRICT LOT 7812, INTER ALIA.
BH 33431	31/01/1994		STATUTORY RIGHT OF WAY; BRITISH COLUMBIA HYDRO AND POWER AUTHORITY; PLAN LMP 14789; INTER ALIA.
BH 33436	31/01/1994		STATUTORY RIGHT OF WAY; CITY OF VANCOUVER; INTER ALIA.
BH 33437	31/01/1994		COVENANT; CITY OF VANCOUVER; S.215 L.T.A; INTER ALIA.
BH 33438	31/01/1994		COVENANT; CITY OF VANCOUVER; S.215 L.T.A; INTER ALIA.

DRAWING # 30066-2
FILE # 3066-F5.DWG

DATE : DECEMBER 10, 1993.

M.E.S.

DEALINGS AFFECTING THE COMMON PROPERTY

STRATA PLAN LMS 1220

REGISTRATION		DATE	DOCUMENT
NUMBER	DATE		NATURE AND PARTICULARS
BH 33444	31/01/1994		EASEMENT AND INDEMNITY AGREEMENT; CITY OF VANCOUVER; INTER ALIA.
BH 33445	31/01/1994		EQUITABLE CHARGE; CITY OF VANCOUVER; INTER ALIA.
BH 33448	31/01/1994		COVENANT; MODIFICATION OF GD116528 INTER ALIA.
BH 33449	31/01/1994		COVENANT; MODIFICATION OF GD116556; INTER ALIA.
BH 33459	31/01/1994		COVENANT; MODIFICATION OF GD116533 INTER ALIA.
BH 33488	31/01/1994		EASEMENT AND INDEMNITY AGREEMENT; CITY OF VANCOUVER; INTER ALIA.
BH 33489	31/01/1994		EQUITABLE CHARGE; CITY OF VANCOUVER; INTER ALIA.
BH 33490	31/01/1994		COVENANT; CITY OF VANCOUVER; SECTION 215 L.T.A; INTER ALIA.

DRAWING # 30066-2
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DATE : DECEMBER 10, 1993.

M.E.S.