FILED LMLMS1636 L29618 2003-08-11-12.16.47.002051

09-200

STRATA PLAN OF LOT 1
BLOCK 16 DISTRICT LOT 526
PLAN LMP 19139

STRATA PLAN LMS 1636

BH364732

DEPOSITED AND REGISTERED IN THE LAND TITLE OFFICE AT NEW WESTMINSTER, B.C. THIS ___ DAY OF OCT ,1994.

ASSIT DEPUTY REGISTRAR

SCALE 1 : 500

10 5 0 10 20 30 40

ALL DISTANCES ARE IN METRES

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

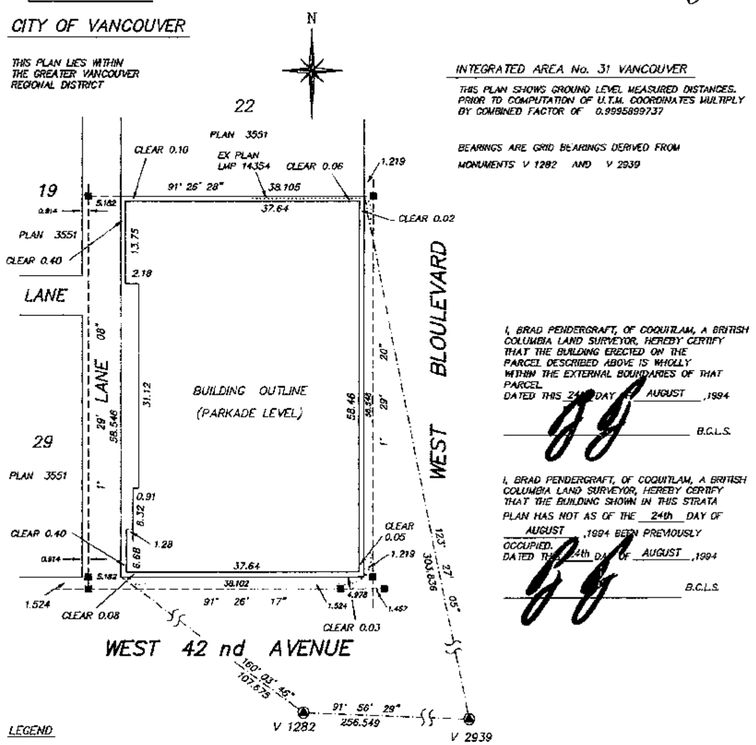
CITY OF VANCOUVER

THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT

INTEGRATED AREA No. 31 VANCOUVER

THIS PLAN SHOWS GROUND LEVEL MEASURED DISTANCES. PRIOR TO COMPUTATION OF U.T.M. COORDINATES MULTIPLY BY COMBINED FACTOR OF 0.9995899737

BEARINGS ARE GRID BEARINGS DERIVED FROM MONUMENTS V 1282 AND V 2939



I, BRAD PENDERGRAFT, OF COQUITLAM, A 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 THIS 24th DAY AUGUST ,1994

B.C.L.S.

I, BRAD PENDERGRAFT, OF COQUITLAM, A BRITISH COLUMBIA LAND SURVEYOR, HEREBY CERTIFY THAT THE BUILDING SHOWN IN THIS STRATA PLAN HAS NOT AS OF THE 24th DAY OF AUGUST ,1994 BEEN PREVIOUSLY OCCUPIED.
DATED THIS 24th DAY OF AUGUST ,1994

B.C.L.S.

LEGEND

LCP R DENOTES LIMITED COMMON PROPERTY (RESIDENTIAL) APPURTENANT TO STRATA LOTS 9 THROUGH 56
LCP C DENOTES LIMITED COMMON PROPERTY (COMMERCIAL) APPURTENANT TO STRATA LOTS 1 THROUGH 8
(C) DENOTES COMMON PROPERTY
S.L. DENOTES STRATA LOT
m^2 DENOTES SQUARE METRES
sqft DENOTES SQUARE FEET
(P) DENOTES PATIO, L.C.P. APPURTENANT TO ADJACENT STRATA LOT
(D) DENOTES DECK, L.C.P. APPURTENANT TO ADJACENT STRATA LOT
DENOTES NO WALL
DENOTES CONTROL MONUMENT FOUND
DENOTES LEAD PLUG FOUND
DENOTES LEAD PLUG SET
O/A DENOTES OVERALL DIMENSION
LCP R DENOTES LIMITED COMMON PROPERTY FOR S.L. 8,7 (TYPICAL)

CIVIC ADDRESS'S OF PROPERTY:

S.L. 9–56: 2105 W 42nd AVE., VANCOUVER, B.C.
S.L. 1: 5789 WEST BOULEVARD, VANCOUVER, B.C.
S.L. 2: 5783 WEST BOULEVARD, VANCOUVER, B.C.
S.L. 3: 5777 WEST BOULEVARD, VANCOUVER, B.C.
S.L. 4: 5771 WEST BOULEVARD, VANCOUVER, B.C.
S.L. 5: 5765 WEST BOULEVARD, VANCOUVER, B.C.
S.L. 6: 5759 WEST BOULEVARD, VANCOUVER, B.C.
S.L. 7: 5753 WEST BOULEVARD, VANCOUVER, B.C.
S.L. 8: 5747 WEST BOULEVARD, VANCOUVER, B.C.

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

THE OWNERS, STRATA PLAN LMS 1636
9th FLOOR 1190 HORNBY STREET,
VANCOUVER, B.C. V6E 2K6

SOURUP LAND SURVEYING INC.
201 – 8484 162nd STREET
SURREY, B.C. V4N 1E4
TEL 597 8161 FAX 597 0259
FILE: 415251
DISK 225

CONDOMINIUM ACT

STRATA PLAN LMS 1636

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 UPON DESTRUCTION	NUMBER OF VOTES
1	5	1069	240	1
2	5	657	153	1
3	5	542	126	1
4	5	587	136	1
5	5	587	136	1
6	5	542	126	1
7	5	697	161	1
8	5	1194	276	1
9	5	1224	221	1
10	5	843	158	1
11	5	916	155	1
12	5	1042	186	1
13	5	981	183	1
14	5	981	183	1
15	6	1272	228	1
16	6	1031	183	1
17	6	848	157	1
18	6	848	157	1
19	6	1070	190	1
20	6	1052	186	1
21	6	1033	186	1
22	6	1031	186	1
23	6	845	161	1
24	6	721	139	1
25	6	897	139	1
26	6	981	185	1
27	6	981	186	1
28	6	1042	188	1
29	7	1294	231	1
30	7	1031	192	1
31	7	848	161	1
32	7	848	161	1
33	7	1070	193	1
34	7	1052	190	1
35	7	1033	193	1
36	7	1031	193	1
37	7	845	164	1
38	7	721	142	1
39	7	733	142	1
40	7	981	192	1
41	7	981	193	1
42	7	1042	192	1
43	8	1073	228	1
44	8	936	181	1
45	8	848	167	1
46	8	848	167	1
47	8	971	188	1
48	8	954	186	1
49	8	934	186	1
50	8	933	185	1
51	8	845	168	1
52	8	721	145	1
53	8	733	145	1
54	8	981	195	1
55	8	981	198	1
56	8	1042	200	1
AGGREGATE		51624	9997	56

DATED THIS 24th DAY OF AUGUST ,1994

B.C.L.S.
FILE: 415252

CONDOMINIUM ACT

STRATA PLAN LMS 1636

OWNER
VLC REAL ESTATE CORPORATION
(REGISTRATION NO. C424436)

NAME: D. R. PODMORE (David)
AUTHORIZED SIGNATORY

NAME: L. T. WAZNY (Lionel)

WITNESS

NAME: ANDREW TONG
9th FLR – 1190 HORNBY
VANCOUVER, B.C.
ADDRESS OF WITNESS

SALES + MARKETING COORDINATOR
OCCUPATION OF WITNESS

MORTGAGEE
WESTERN HOUSING DEVELOPMENT CORPORATION
(INCORPORATION NO. 300436)

NAME: Wayne Stone
AUTHORIZED SIGNATORY

NAME:

WITNESS

NAME: ROD MCLAREN
9th FLR – 1190 HORNBY
VANCOUVER, B.C.
ADDRESS OF WITNESS
VICE-PRESIDENT
MARKETING & SALES
OCCUPATION OF WITNESS

MORTGAGEE
BANK OF AMERICA CANADA

NAME: Daniel Stewart
AUTHORIZED SIGNATORY

NAME:

WITNESS

NAME: HELEN SIMPSON
#1510 – 1065 DUNSMUIR ST.
VANCOUVER B.C.
ADDRESS OF WITNESS
COMPLIANCE OFFICER
OCCUPATION OF WITNESS

STATUTORY DECLARATION

I ~~/ WE~~ THE UNDERSIGNED DO SOLEMNLY DECLARE THAT

(1) I ~~/ WE~~ THE UNDERSIGNED AM ~~/ ARE THE OWNER – DEVELOPER~~ OR (IN THE ALTERNATE) THE DULY AUTHORIZED AGENT OF THE OWNER – DEVELOPER

(2) THE STRATA PLAN IS FOR RESIDENTIAL AND COMMERCIAL USE.

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.

DECLARED BEFORE ME AT Vancouver
IN THE PROVINCE OF BRITISH COLUMBIA
THIS 1st DAY OF September ,1994

NAME: L. T. WAZNY (Lionel)

A COMMISSIONER FOR TAKING AFFIDAVITS WITHIN THE PROVINCE OF BRITISH COLUMBIA

ACCEPTED AS TO FORMS 1,2 AND 3
DATED THIS 4 DAY OF OCTOBER ,1994.

FOR: SUPERINTENDENT OF REAL ESTATE

DATED THIS 24th DAY OF AUGUST ,1994

B.C.L.S.
FILE: 415253

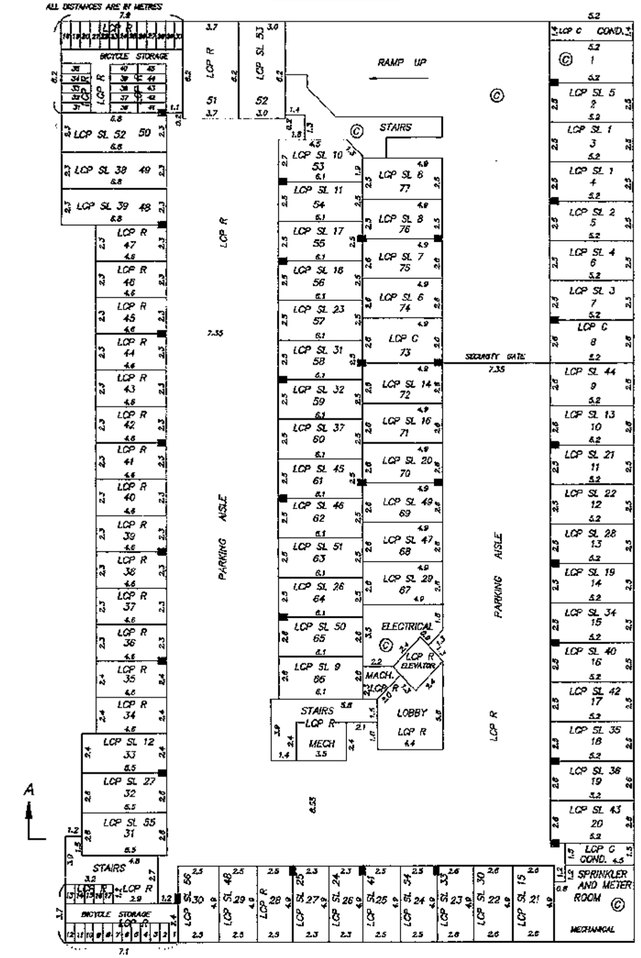
FILED LMLMS1636 L29618 2003-08-11-12.16.47.002051

STRATA PLAN LMS 1636

SCALE 1 : 200

FLOOR PLANS
PARKING LEVEL

ALL DISTANCES ARE IN METRES



NOTE:

LCP SHOWN ON THIS SHEET IS DEFINED BY DIMENSIONS SHOWN, AND REFERENCED BY EXTERIOR WALLS, AND CONCRETE PILLARS.

■ DENOTES CONCRETE PILLAR

COND. DENOTES AIR CONDITIONING UNITS

DATED THIS 24TH DAY OF AUGUST, 2003

B.C.L.S.

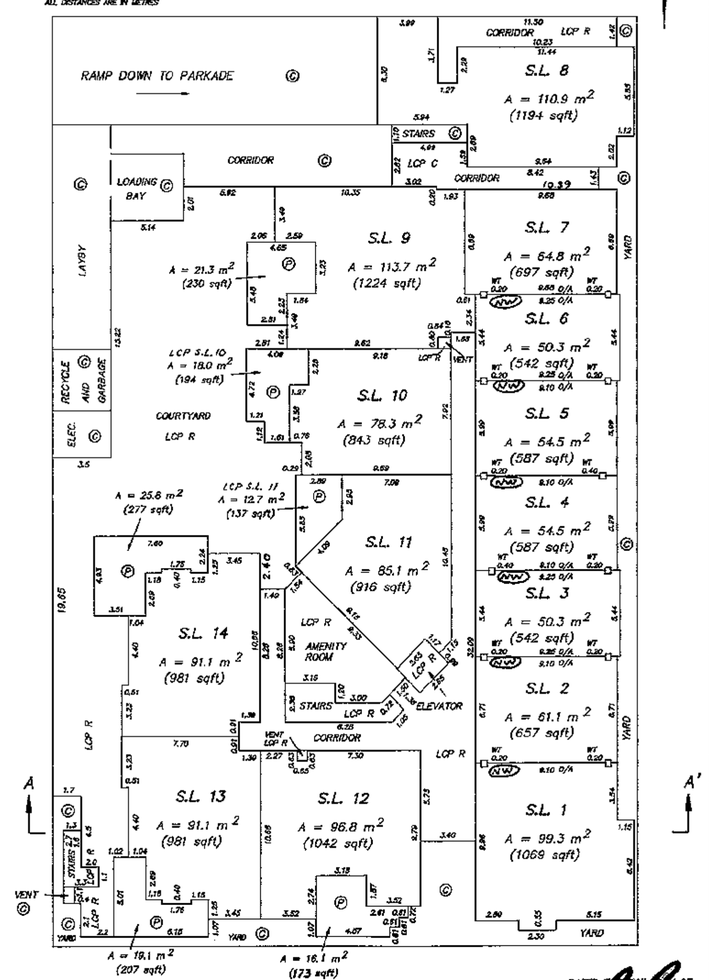
FILE: 1592SA

STRATA PLAN LMS 1636

SCALE 1 : 200

FLOOR PLANS
FIRST FLOOR

ALL DISTANCES ARE IN METRES



DATED THIS 24TH DAY OF AUGUST, 2003

B.C.L.S.

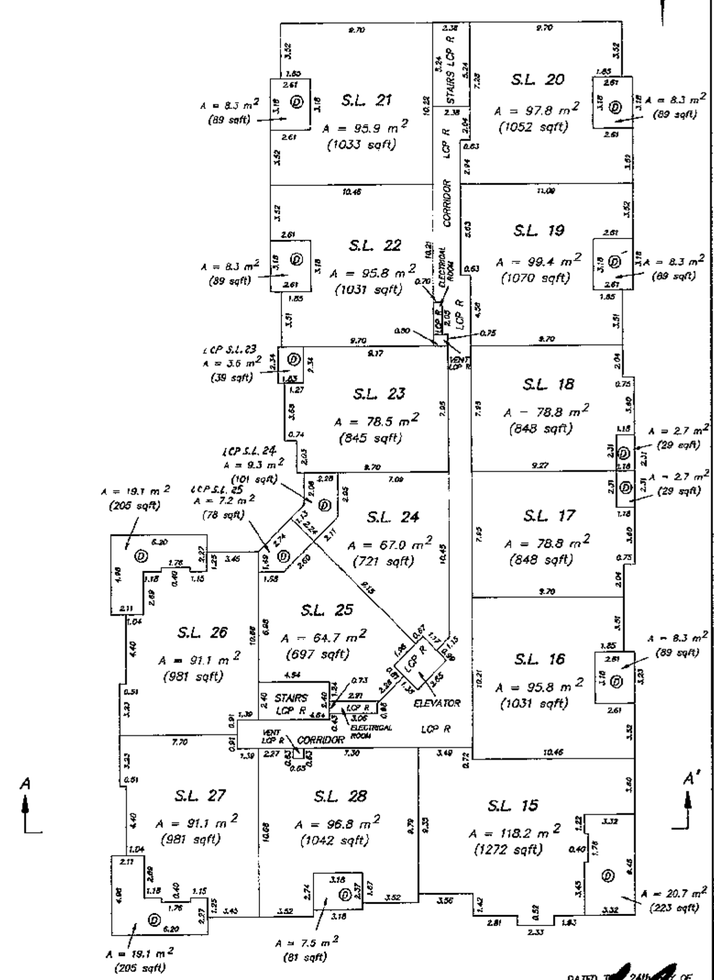
FILE: 1592SA

STRATA PLAN LMS 1636

SCALE 1 : 200

FLOOR PLANS
SECOND FLOOR

ALL DISTANCES ARE IN METRES



DATED THIS 24TH DAY OF AUGUST, 2003

B.C.L.S.

FILE: 1592SA

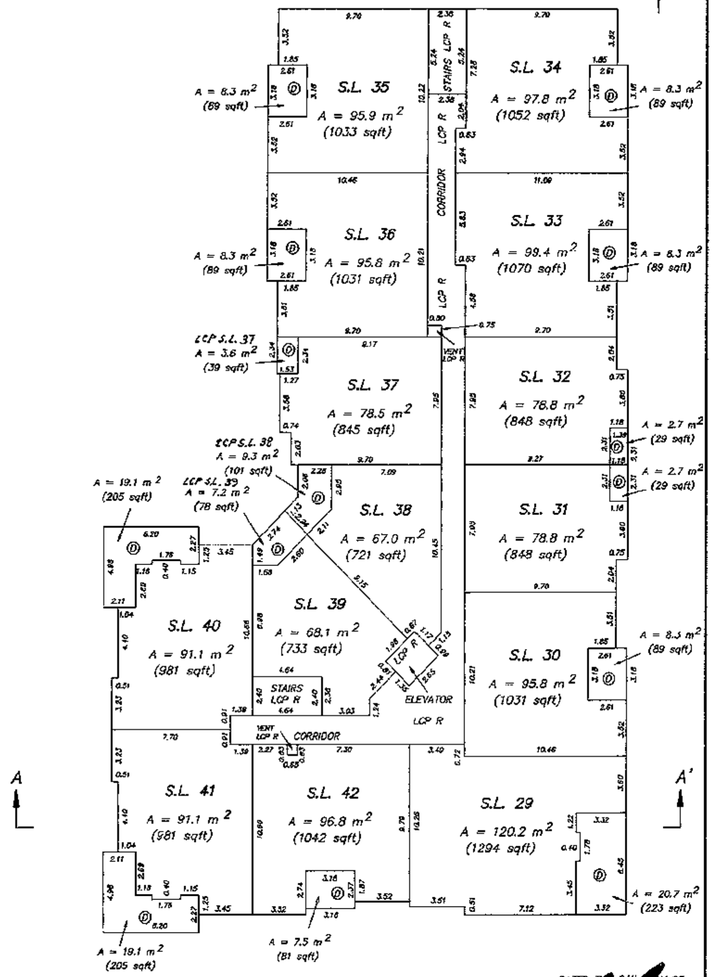
STRATA PLAN LMS 1636

SCALE 1 : 200

2 1 0 2 4 6 8 10

ALL DISTANCES ARE IN METRES

FLOOR PLANS
THIRD FLOOR



DATED THIS 24th DAY OF AUGUST, 2003

B.C.L.S.

FILE: 5257

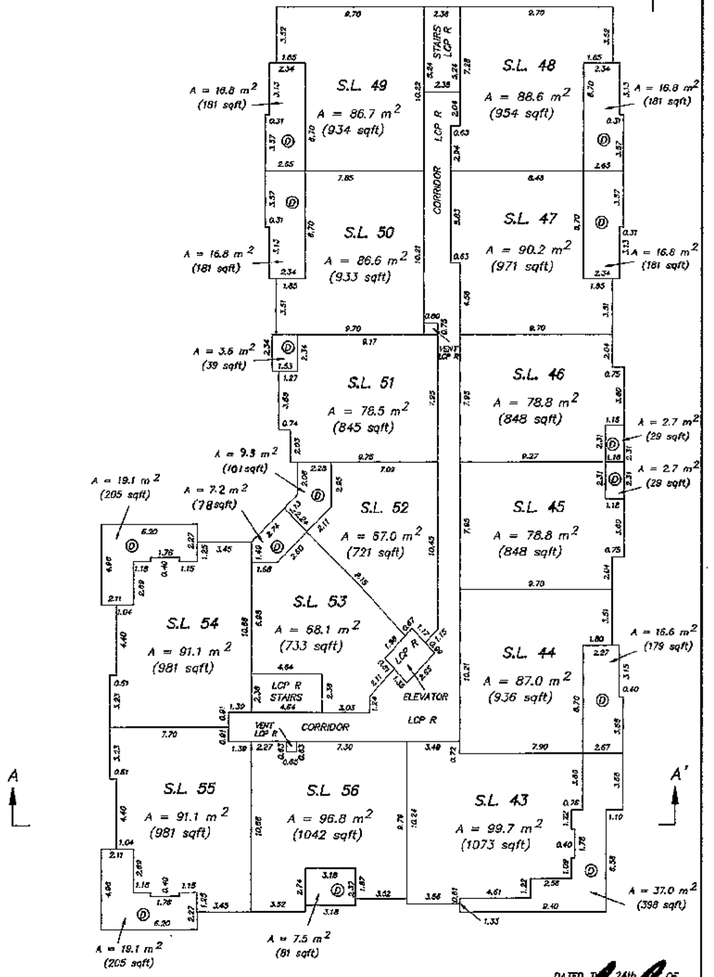
STRATA PLAN LMS 1636

SCALE 1 : 200

2 1 0 2 4 6 8 10

ALL DISTANCES ARE IN METRES

FLOOR PLANS
FOURTH FLOOR



DATED THIS 24th DAY OF AUGUST, 2003

B.C.L.S.

FILE: 5258

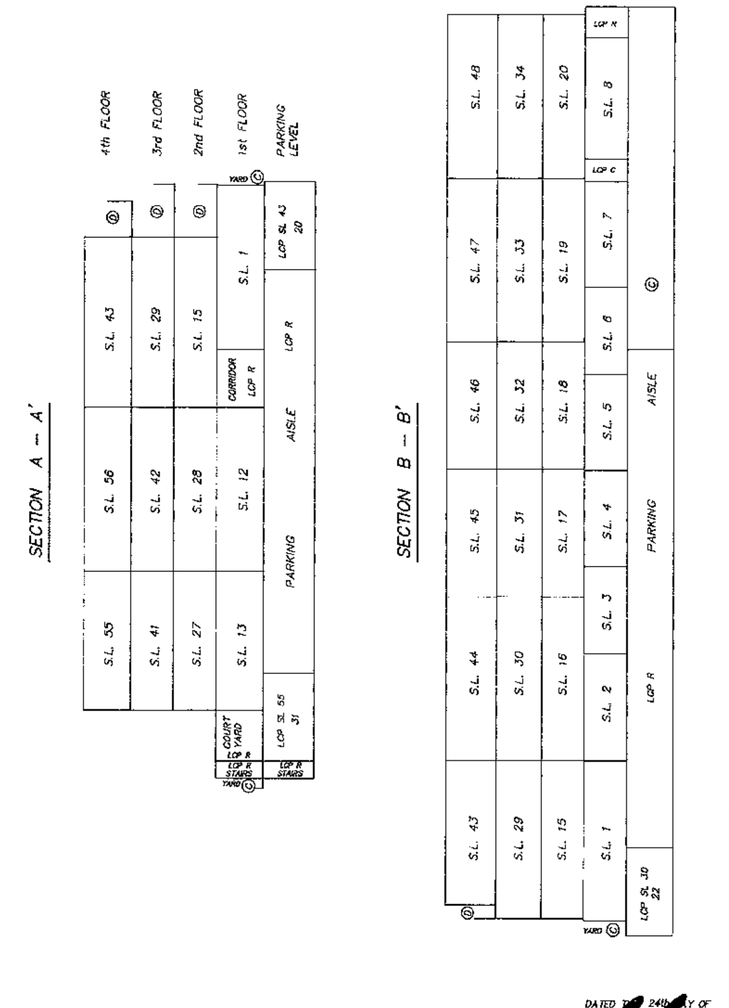
STRATA PLAN LMS 1636

SCALE 1 : 200

2 1 0 2 4 6 8 10

ALL DISTANCES ARE IN METRES

SECTION PLAN



DATED THIS 24th DAY OF AUGUST, 2003

B.C.L.S.

FILE: 5259

STRATA PLAN LMS 1636

RECORD OF BY-LAWS AND ORDERS, ETC.

FILING		DOCUMENT	
NUMBER	DATE	DATE	NATURE AND PARTICULARS
BH364788	07.10.1994		FORM 8 - NOTIFICATION OF CHANGE OF BYLAWS

DATED THIS 24th DAY OF AUGUST 1994 B.C.L.S.
FILE 152

STRATA PLAN LMS 1636

DEALINGS AFFECTING THE COMMON PROPERTY

REGISTRATION		DOCUMENT	
NUMBER	DATE	DATE	NATURE AND PARTICULARS
HERETO IS ANNEXED EASEMENT		BH5559 OVER LOTS 20 21 + 22 PLAN 3551	
247472M	04.04.1957		EASEMENT & INDEMNITY AGREEMENT CITY OF VANCOUVER INTER ALIA
BH4626	07.01.1994		EASEMENT APPURTENANT TO LOTS 20 21 + 22 PLAN 3551 INTER ALIA
BH5558	07.01.1994		EASEMENT APPURTENANT TO LOTS 20 21 + 22 PLAN 3551 INTER ALIA
BH18976	20.01.1994		EASEMENT & INDEMNITY AGREEMENT CITY OF VANCOUVER INTER ALIA
BH364715	07.10.1994		LEASE 465677 BRITISH COLUMBIA LTD PARKING STALL # 8 PLAN LMP 19462
BH364716	07.10.1994		LEASE 465677 BRITISH COLUMBIA LTD. PARKING STALL # 73 PLAN LMP 19462
BH364717	07.10.1994		LEASE 465677 BRITISH COLUMBIA LTD. PARKING STALL # 47 PLAN LMP 19462
BH364718	07.10.1994		LEASE 465677 BRITISH COLUMBIA LTD. PARKING STALL # 46 PLAN LMP 19462
BH364719	07.10.1994		LEASE 465677 BRITISH COLUMBIA LTD. PARKING STALL # 45 PLAN LMP 19462
BH364720	07.10.1994		LEASE 465677 BRITISH COLUMBIA LTD. PARKING STALL # 44 PLAN LMP 19462
BH364721	07.10.1994		LEASE 465677 BRITISH COLUMBIA LTD. PARKING STALL # 43 PLAN LMP 19462

CONT'D SHEET 11A

DATED THIS 24th DAY OF AUGUST 1994 B.C.L.S.
FILE 152

STRATA PLAN LMS 1636

DEALINGS AFFECTING THE COMMON PROPERTY

REGISTRATION		DOCUMENT	
NUMBER	DATE	DATE	NATURE AND PARTICULARS
BH364722	07.10.1994		LEASE 465677 BRITISH COLUMBIA LTD. PARKING STALL # 42 PLAN LMP 19462
BH364723	07.10.1994		LEASE 465677 BRITISH COLUMBIA LTD. PARKING STALL # 41 PLAN LMP 19462
BH364724	07.10.1994		LEASE 465677 BRITISH COLUMBIA LTD. PARKING STALL # 40 PLAN LMP 19462
BH364725	07.10.1994		LEASE 465677 BRITISH COLUMBIA LTD. PARKING STALL # 39 PLAN LMP 19462
BH364726	07.10.1994		LEASE 465677 BRITISH COLUMBIA LTD. PARKING STALL # 38 PLAN LMP 19462
BH364727	07.10.1994		LEASE 465677 BRITISH COLUMBIA LTD. PARKING STALL # 37 PLAN LMP 19462
BH364728	07.10.1994		LEASE 465677 BRITISH COLUMBIA LTD. PARKING STALL # 36 PLAN LMP 19462
BH364729	07.10.1994		LEASE 465677 BRITISH COLUMBIA LTD. PARKING STALL # 35 PLAN LMP 19462
BH364730	07.10.1994		LEASE 465677 BRITISH COLUMBIA LTD. PARKING STALL # 34 PLAN LMP 19462
BH364731	07.10.1994		LEASE 465677 BRITISH COLUMBIA LTD. PARKING STALL # 28 PLAN LMP 19462

DATED THIS 24th DAY OF AUGUST 1994 B.C.L.S.
FILE 152