

STRATA PLAN OF LOT P, BLOCK 2, DISTRICT LOT 321, NEW WESTMINSTER DISTRICT PLAN LMP33612

BCGS 92G.034

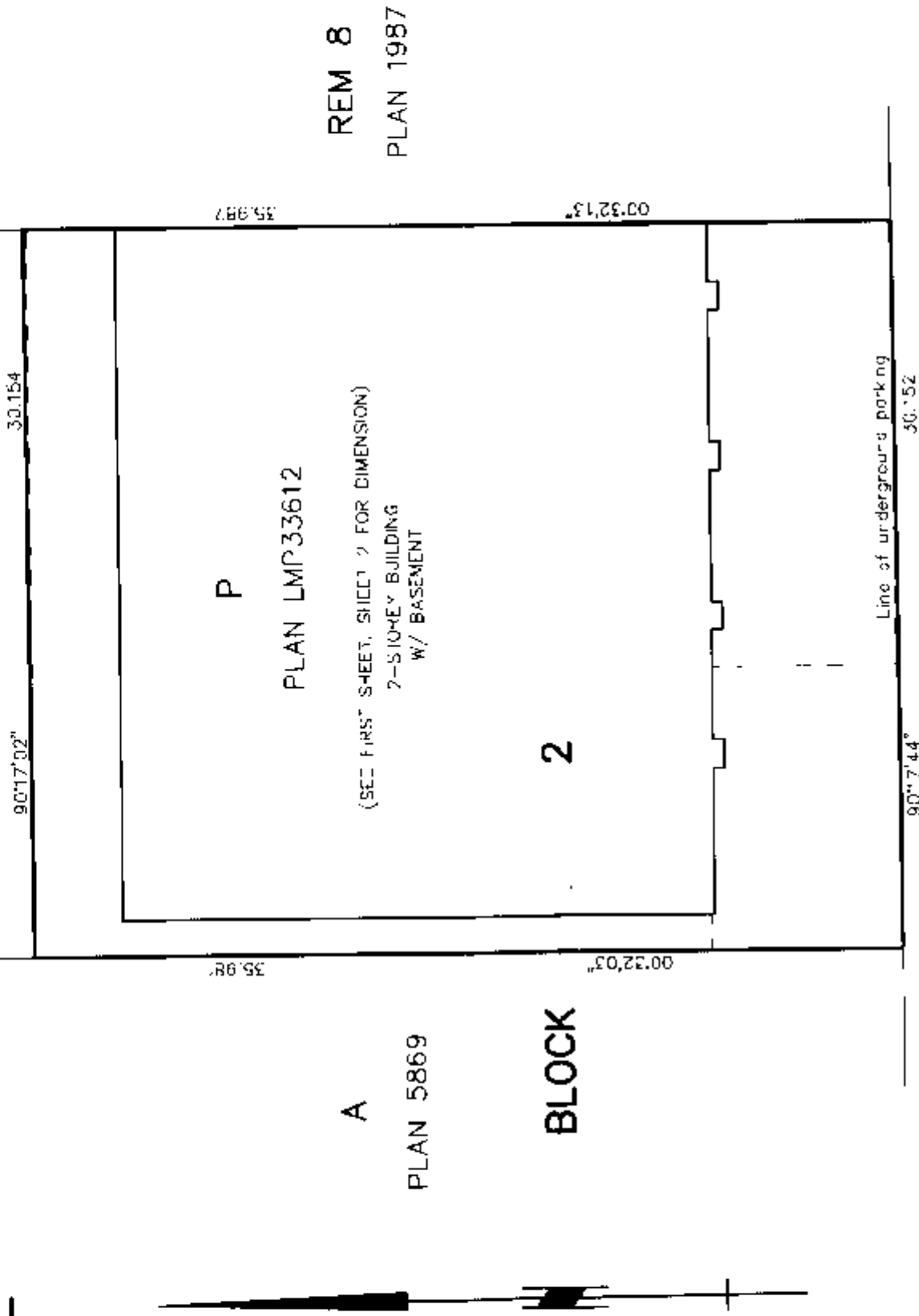
This plan lies within the Greater Vancouver Regional District

SCALE 1 : 250



WEST 41st AVENUE

KEY PLAN



NOTES:

All distances are in metres unless otherwise noted.
All angles are 45° or 90° unless otherwise noted.

STRATA LOT BOUNDARIES ARE DEFINED AS FOLLOWS:

1. Outside face of slab walls adjoining common property
2. Centreline of party walls
3. Outside face of elevator walls
4. Exterior face of concrete wall

LEGEND:

Bearings are G'd bearings and are derived from observations between control monuments V 2943 and V-3039, Integrated Survey Area number 31, CITY OF VANCOUVER, NADES (CSRS)

This plan shows ground area measured distances. Prior to computation of U.T.M. co-ordinates multiply by a combined factor of 0.9995964.

- denotes common property
- SL denotes strata lot
- ④ denotes limited common property for strata lot 4 (typical)
- ② denotes limited common property for strata lots 7 to 11 inclusive
- D denotes deck
- A denotes total area
- A denotes area
- BS denotes bicycle storage
- ST denotes stairs
- C denotes corridor
- PA denotes parking area
- PB denotes parking bay
- denotes common property
- SL denotes strata lot
- ④ denotes limited common property for strata lot 4 (typical)
- ② denotes limited common property for strata lots 7 to 11 inclusive
- D denotes deck
- A denotes total area
- A denotes area
- BS denotes bicycle storage
- ST denotes stairs
- C denotes corridor
- PA denotes parking area
- PB denotes parking bay
- MR denotes mechanical room
- ER denotes elevator machine room
- FC denotes electrical closet
- E denotes elevator
- EW denotes elevator lobby
- NW denotes no wall
- G denotes garbage

MORGAN STEWART AND COMPANY

Surveyors and Engineers
1055 Seymour St. Vancouver, B.C.
PHONE: 687-8866 FAX: 685-8071

CIVIC ADDRESS:

3028 - 3030 WEST 41st AVENUE
VANCOUVER, B.C.

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

THE OWNERS OF STRATA PLAN 1MS
C/O LEIDA 41 DEVELOPMENTS CORP.
102-1668 WEST BROADWAY
VANCOUVER, B.C.
V6J 1K6

FOR STRATA CORP
MAIL ADDRESS
SEE STRATA PLAN
GENERAL INDEX

NAME OF DEVELOPMENT
THE CREATIONS

I, Richard S. Fu, 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 29th day of July, 1999.

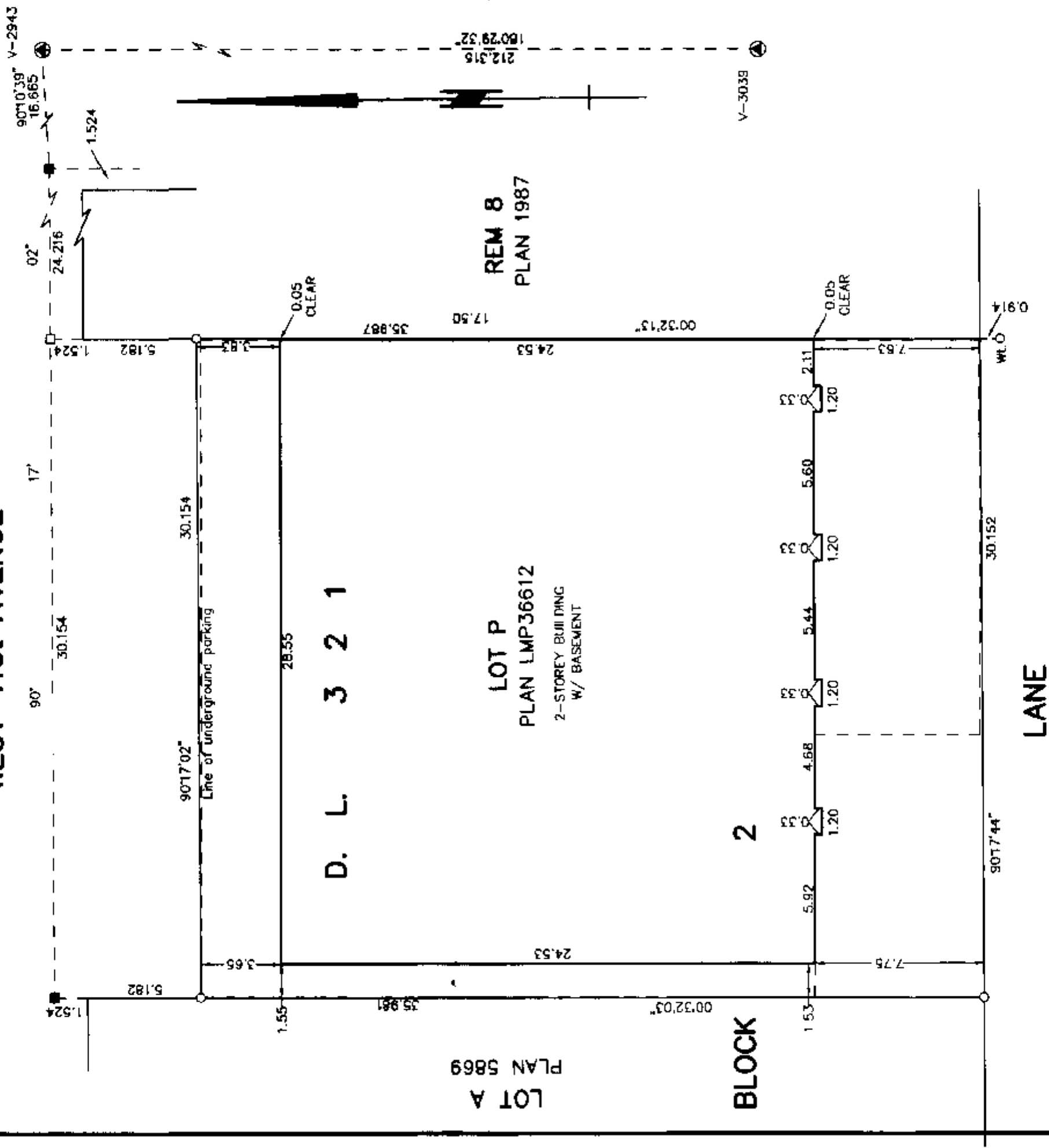
Richard S. Fu B.C.S.

LOCATION PLAN

STRATA PLAN LMS 4060



WEST 41st AVENUE



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

DATE July 29, 1999. *Richard* B.C.L.S.

STRATA PLAN LMS4060

CONDOMINIUM ACT

Lot No.	Sheet No.	FORM 1	FORM 2	FORM 3
		SCHEDULE OF UNIT ENTITLEMENT	SCHEDULE OF INTEREST UPON DESTRUCTION	SCHEDULE OF VOTING RIGHTS
		UNIT ENTITLEMENT	INTEREST	NUMBER OF VOTES
1	7	375	4396	0.4
2	7	648	6406	0.8
3	7	900	8792	1.1
4	7	898	8792	1.1
5	7	641	6908	0.8
6	7	629	6720	0.8
7	7	599	5338	1
8	6, 7	964	8164	1
9	6, 7	952	8164	1
10	6, 7	975	8164	1
11	8	914	8478	1
12	8	582	5338	1
13	8	580	5338	1
14	8	844	7850	1
15	8	852	8290	1
16	8	1050	10048	1
17	8	912	8792	1
ACCRAGATE		13,315	125,978	16.0

Accepted as to forms 1, 2 and 3.

Dated this 19 day of October 1999.by [Signature] Superintendent of Real EstateMORTGAGEE AND ASSIGNMENT OF RENTS
CANADIAN IMPERIAL BANK OF COMMERCESenior
managerNAME Bernice M. Crick
Authorized SignatoryNAME Manila L. Nicks
Authorized Signatory

WITNESS AS TO BOTH SIGNATURES:

NAME Nicole Hard
OCCUPATION Ch. Pl. 400 Burrard St.ADDRESS Vancouver B.C.BarberMORGAN STEWART AND COMPANY
Surveyors and Engineers
1055-Seymour St, Vancouver, B.C.I, Richard S. Fu, of Vancouver, a British Columbia
Land Surveyor, hereby certify that the building shown in
this strata plan has not, as of the 22nd day of July,
1999, been previously occupied.

Dated at Vancouver, British Columbia,

this 7th day of December, 1999.[Signature] B.C.L.S.

OWNER:

LEEDA 41 DEVELOPMENTS CORP.

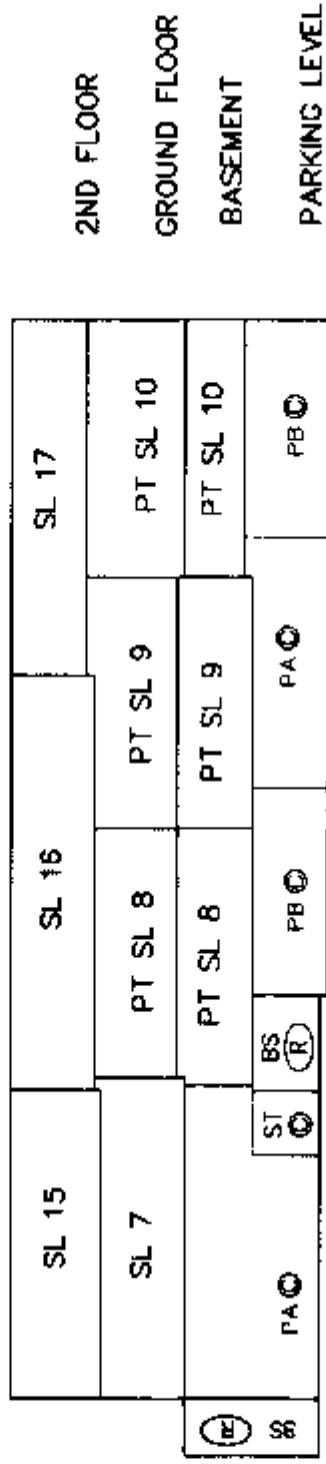
NAME EDWIN LEE
Authorized Signatory

WITNESS:

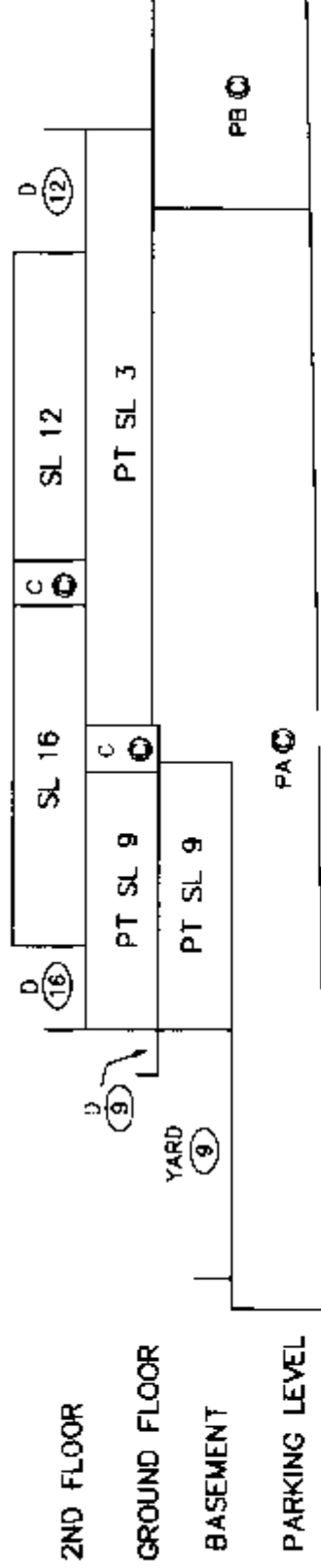
NAME CAROL A. LEE
ADDRESS 1908-925 W. Georgia StADDRESS Vancouver B.C.OCCUPATION Barry & SolicitorDATE July 29, 1999 [Signature] B.C.L.S.

CROSS SECTIONS

STRATA PLAN LMS 4060



SECTION A-A

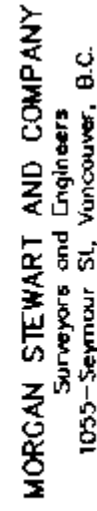
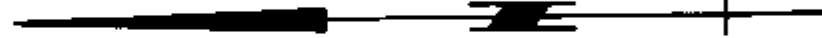


SECTION B-B

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

DATE July 29, 1999 Ridgway B.C.L.S.

STRATA PLAN LMS 4060



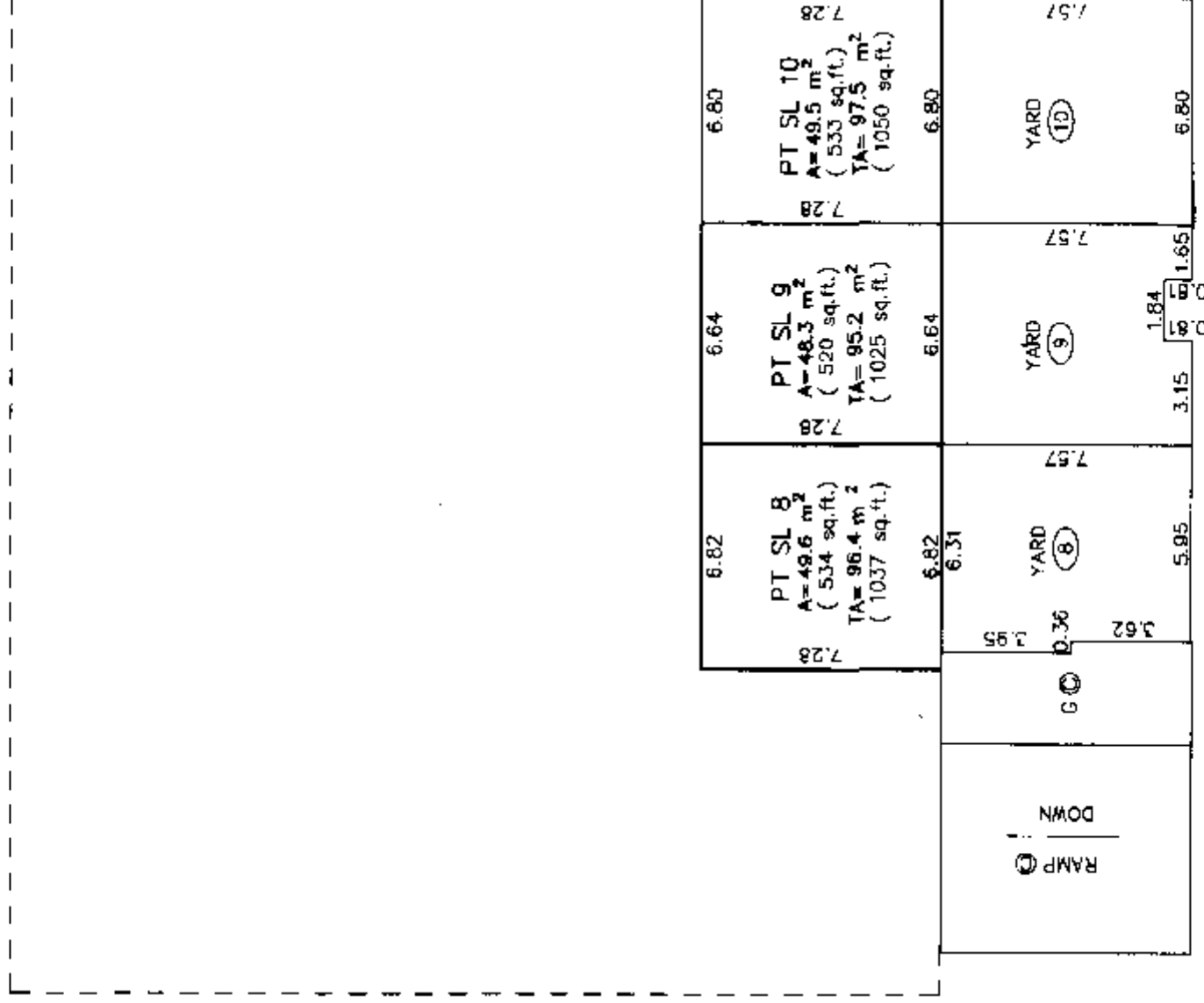
DATE July 29, 1999 Ridgely B.C.L.S.

BASEMENT

STRATA PLAN LMS4060



B



A

A

B

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

DATE July 29, 1999 Richard B.C.L.S.

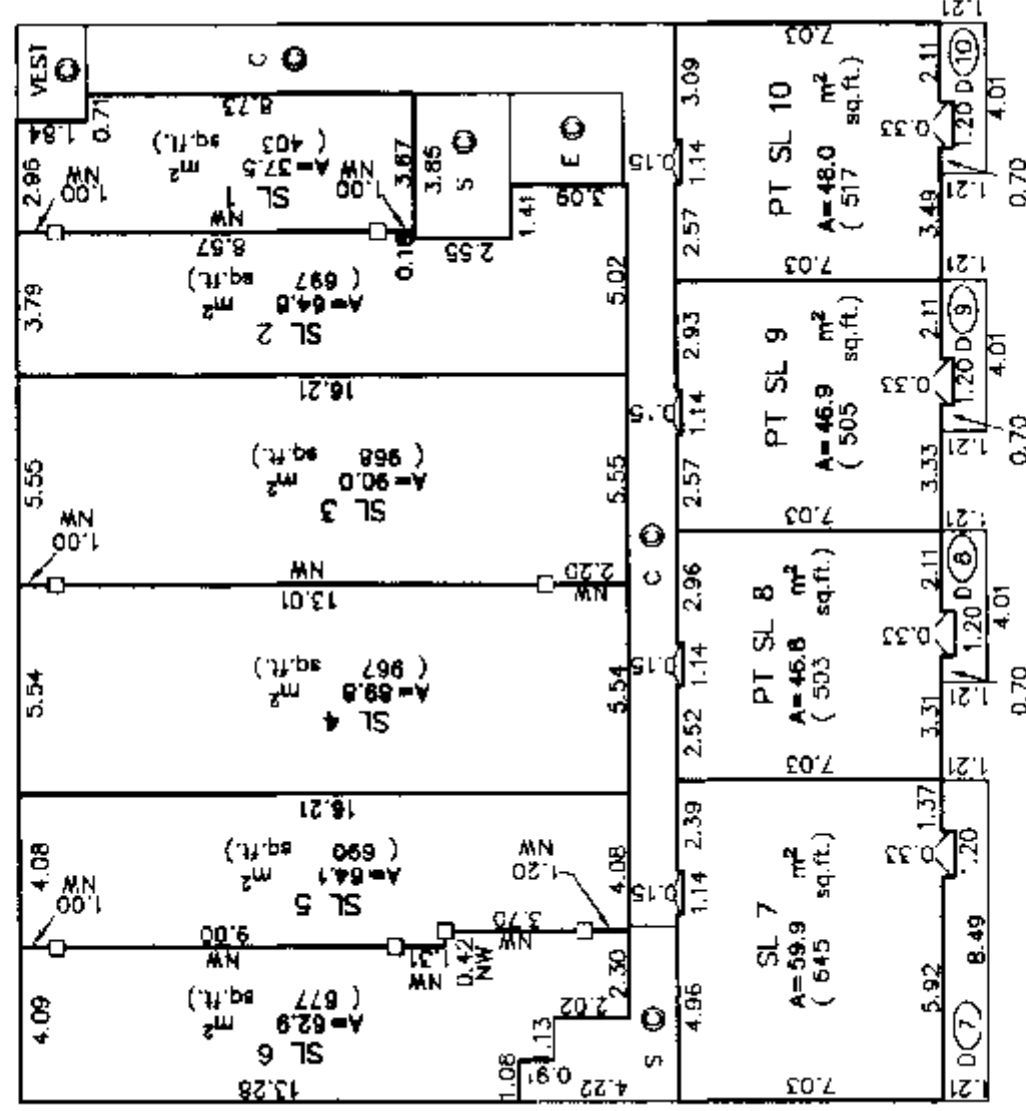
GROUND FLOOR

STRATA PLAN LMS4060

SCALE 1:200



B



A

A

B

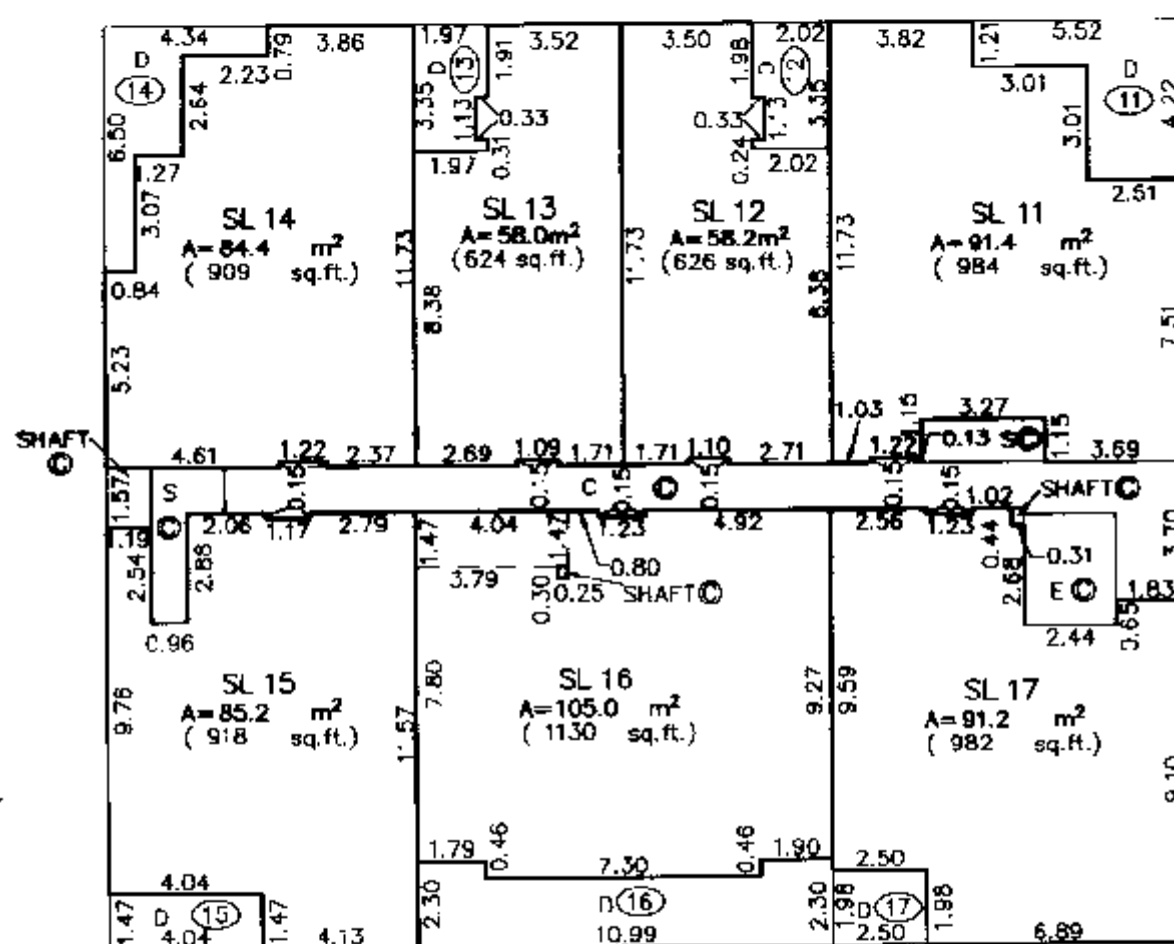
MORGAN STEWART AND COMPANY
Surveyors and Engineers
1055-Seymour St, Vancouver, B.C.

DATE July 29, 1999 Richard Jr. B.C.L.S.

2ND FLOOR

STRATA PLAN LMS 4060

SCALE 1:200



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

DATE July 29, 1999. Richard J. B.C.I.S.