

STRATA PLAN OF PARCEL J

BLOCK 29 DISTRICT LOT 192 GROUP 1

N.W.D. PLAN LMP31362

CITY OF VANCOUVER

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

STRATA PLAN LMS 3195

DEPOSITED AND REGISTERED IN THE LAND
TITLE OFFICE AT NEW WESTMINSTER B.C.
THIS 15 DAY OF APRIL 1998



SCALE 1 : 500 DISTANCES ARE METRIC

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 FACTOR 0.99958997

LEGEND

GRID BEARINGS ARE DERIVED FROM OBSERVATIONS BETWEEN CONTROL MONUMENTS V-3477 AND V-3421

FOUND PLACED

- DENOTES CONTROL MONUMENT
- DENOTES IRON POST
- DENOTES LEAD PLUG

T DENOTES TOTAL

SL DENOTES STRATA LOT

① DENOTES COMMON PROPERTY

② DENOTES VENT BEING COMMON PROPERTY

③ DENOTES ELECTRICAL ROOM BEING COMMON PROPERTY

④ DENOTES STORAGE NUMBER 1 BEING COMMON PROPERTY (TYPICAL)

⑤ DENOTES LIMITED COMMON PROPERTY

⑥ FOR EXCLUSIVE USE OF STRATA LOT 5 (TYPICAL)

⑦ DENOTES PATIO BEING LIMITED COMMON PROPERTY

⑧ FOR EXCLUSIVE USE OF STRATA LOT 14 (TYPICAL)

⑨ DENOTES BALCONY BEING LIMITED COMMON PROPERTY

⑩ FOR EXCLUSIVE USE OF STRATA LOT 47 (TYPICAL)

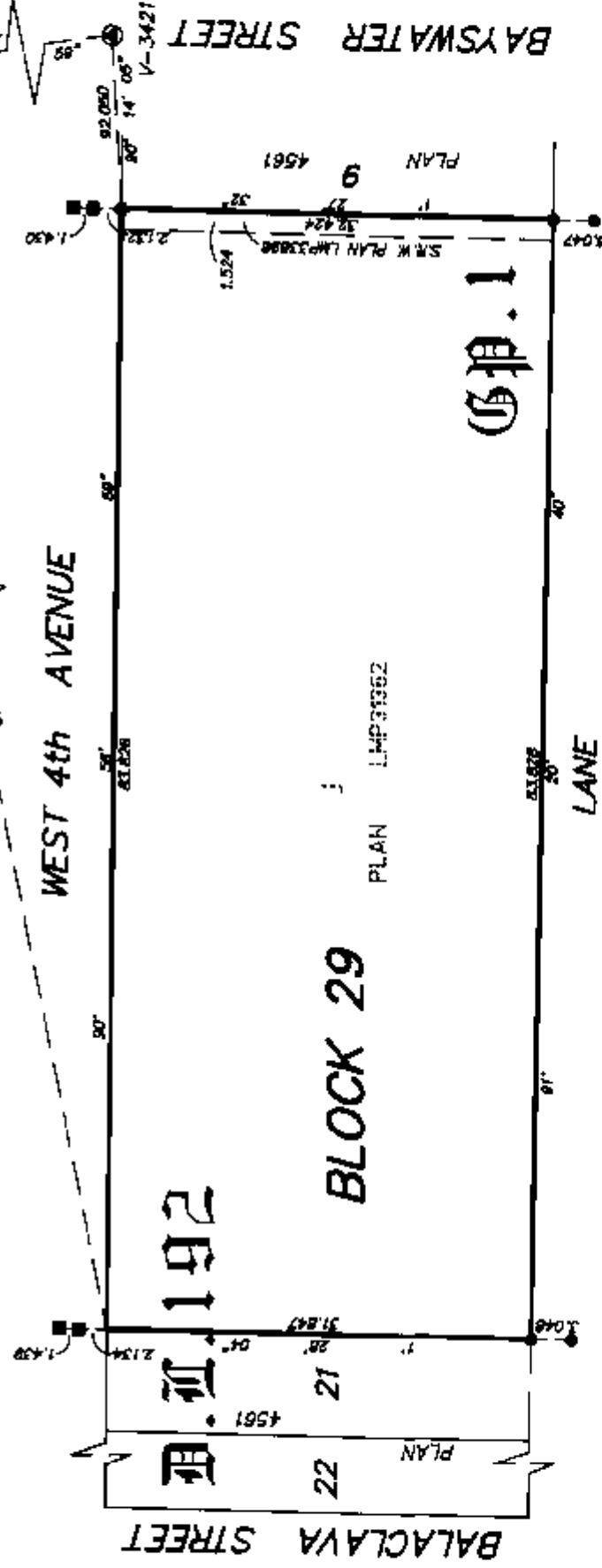
CIVIC ADDRESS:

TOWNHOUSES

3002, 3008, 3012, 3018,
3020, 3022, 3026, 3028,
3030, 3032, 3038, 3060,
3062, 3066, 3068, 3070,
3072, 3076, 3078, 3080

WEST 4th AVENUE
VANCOUVER, B.C.

APARTMENT
BUILDING — 3036



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

THE OWNERS, STRATA PLAN LMS 3195

C/O 1800 SPYGLASS PLACE

VANCOUVER, B.C. V6Z 4K8

FOR MAILING ADDRESS OF THE STRATA

CORPORATION SEARCH THE STRATA

PLAN GENERAL INDEX

I, GRANT BUTLER OF DELTA, B.C. 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 THIS 11th DAY OF MARCH, 1998

(Signature)

B.C.L.S.

DYCK & ASSOCIATES

PROFESSIONAL LAND SURVEYORS

208-6846 KING GEORGE HIGHWAY

SURREY, B.C. V3W 4Z9

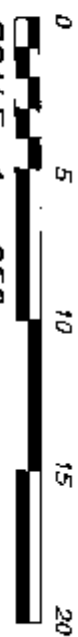
TEL: 594-7527 FAX: 594-7932

FILE: 97-2299

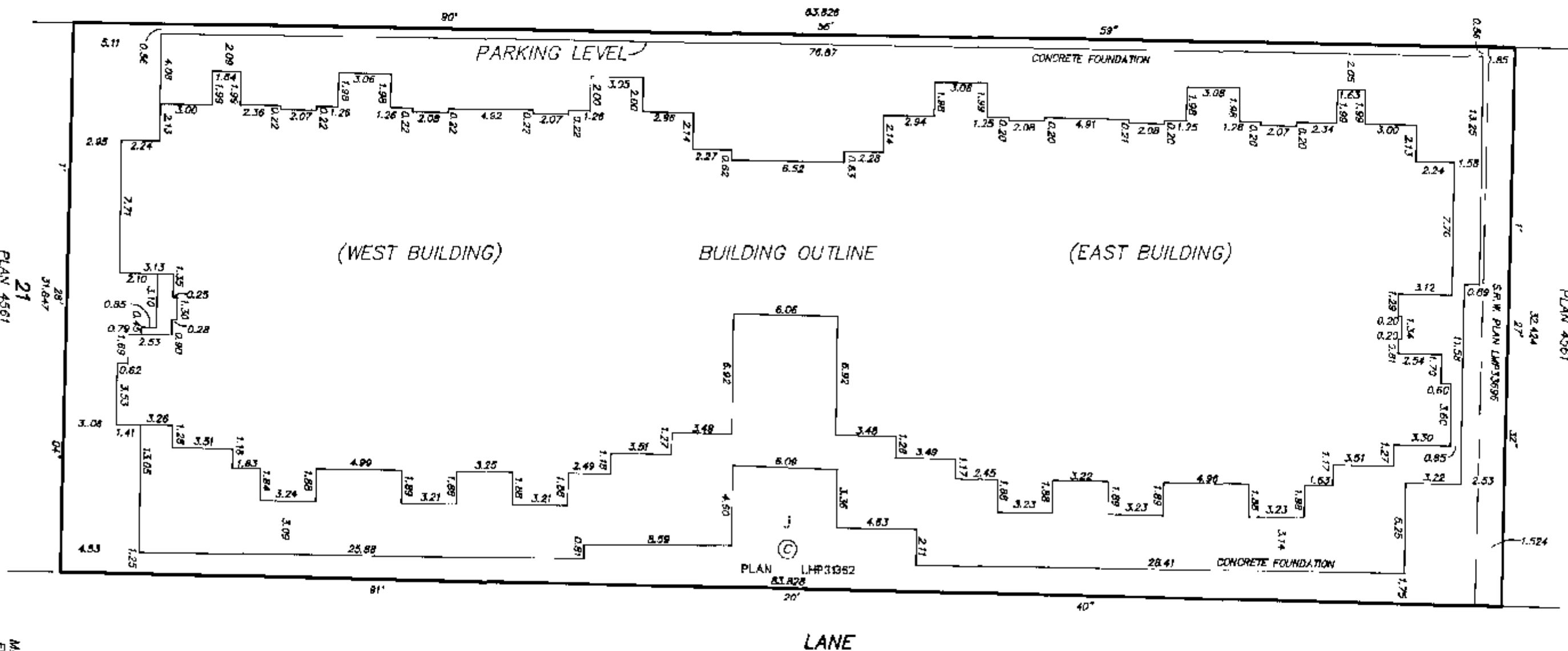
DWG: 2299-ST1

THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT

BUILDING LOCATION



WEST 4th AVENUE



STRATA PLAN LMS 3195

PLAN 4561

PLAN 4561

PLAN LHP31062 AT 125

LANE

PLAN 4561

MARCH 11, 1998
FILE: Z289-512

STRATA PLAN LMS 3195**CONDOMINIUM ACT**

LOT No.	SHEET No.	FORM 1	FORM 2	UNIT NUMBER
		SCHEDULE OF UNIT ENTITLEMENT UNIT ENTITLEMENT	SCHEDULE OF INTEREST UPON DESTRUCTION INTEREST UPON DESTRUCTION	
1	6	617	182	
2	6	693	192	
3	6	693	192	
4	6	693	192	
5	6	656	198	
6	6	915	310	
7	6	731	230	
8	6	731	230	
9	6	731	230	
10	6	945	299	
11	8	938	299	
12	8	731	230	
13	8	731	230	
14	8	731	230	
15	8	915	310	
16	8	656	198	
17	8	693	192	
18	8	693	192	
19	8	693	192	
20	8	611	182	
21	6,7	899	278	
22	6	633	187	
23	6	633	187	
24	6	633	187	
25	6,7	912	289	
26	6	701	214	
27	6	701	214	
28	6	701	214	
29	8	701	214	
30	8	701	214	
31	8	701	214	
32	8,9	912	289	
33	8	633	187	
34	8	633	187	
35	8	633	187	
36	8,9	886	278	
37	7	973	299	
38	7	975	299	
39	7	976	299	
40	7	905	310	
41	7	956	321	
42	7	956	321	
43	7	956	321	
44	7	902	310	
45	9	902	310	
46	9	956	321	
47	9	956	321	
48	9	956	321	
49	9	905	310	
50	9	976	299	
51	9	975	299	
52	9	973	299	
AGGREGATE		41,608	13,010	

CONDOMINIUM ACT

STRATA PLAN LMS 3195

OWNER:

POLYGON SANTA BARBARA
DEVELOPMENT LTD.
(INC. NO. 481364)

Name MICHAEL AUBAIN
Authorized Signatory

Name ROB MCCARTHY
Authorized Signatory

WITNESS AS TO BOTH SIGNATURES
Name GENIA YUE

1800 SPYGLASS PLACE
ADDRESS
VANCOUVER B.C. V5Z 4K1

PROJECT COORDINATOR
OCCUPATION OF WITNESS

MORTGAGEE:

THE BANK OF MONTREAL SCOTIA

Name D. R. GERMANN DONALD ROSS
Authorized Signatory GERMANN

Name _____
Authorized Signatory

WITNESS AS TO BOTH SIGNATURES
Name A. SHAW ANGELA SHAW

2300-650 W. GEORGIC ST.
ADDRESS
VANCOUVER, B.C. V6B 4N7

Secretary
OCCUPATION OF WITNESS

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 ENTIRELY FOR RESIDENTIAL USE
I 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 B.C.
THIS 8 DAY OF April 1998

A COMMISSIONER FOR TAKING AFFIDAVITS WITHIN
THE PROVINCE OF BRITISH COLUMBIA

J. G. R. THIB
FRASER & BENTLEY, BARRISTERS & SOLICITORS
1500-1040 W. GEORGIC ST, VANCOUVER, B.C.
THIS 26 DAY March 1998

Rob
SUPERINTENDENT OF REAL ESTATE

I GRANT BUTLER OF DELTA, B.C. A BRITISH
COLUMBIA LAND SURVEYOR HEREBY CERTIFY
THAT THE BUILDINGS SHOWN IN THIS
STRATA PLAN HAVE NOT AS OF
THE 11TH DAY OF MARCH, 1998
BEEN PREVIOUSLY OCCUPIED

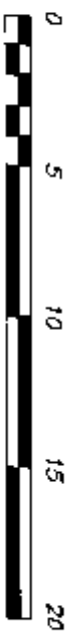
DATED AT SURREY, B.C.
THIS 11TH DAY OF MARCH, 1998

Rob

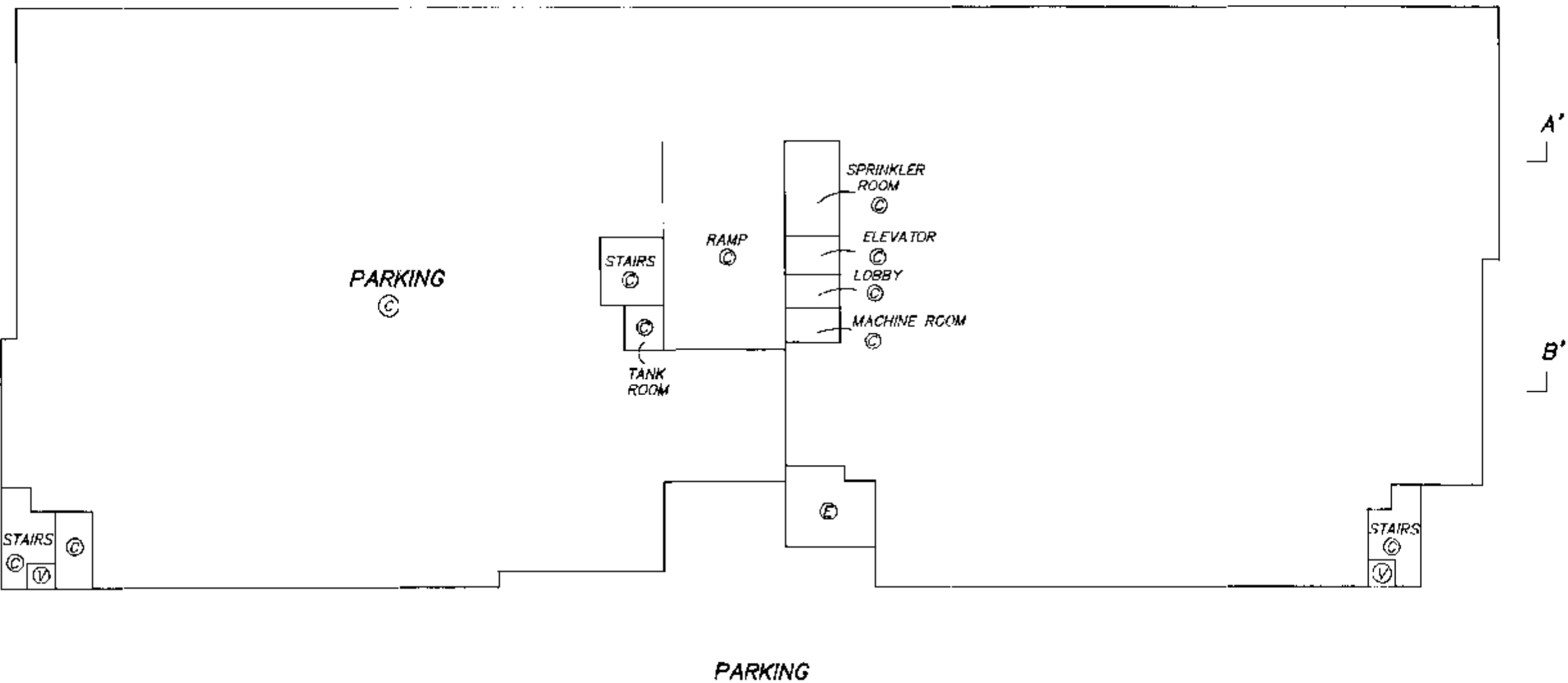
B.C.L.S.

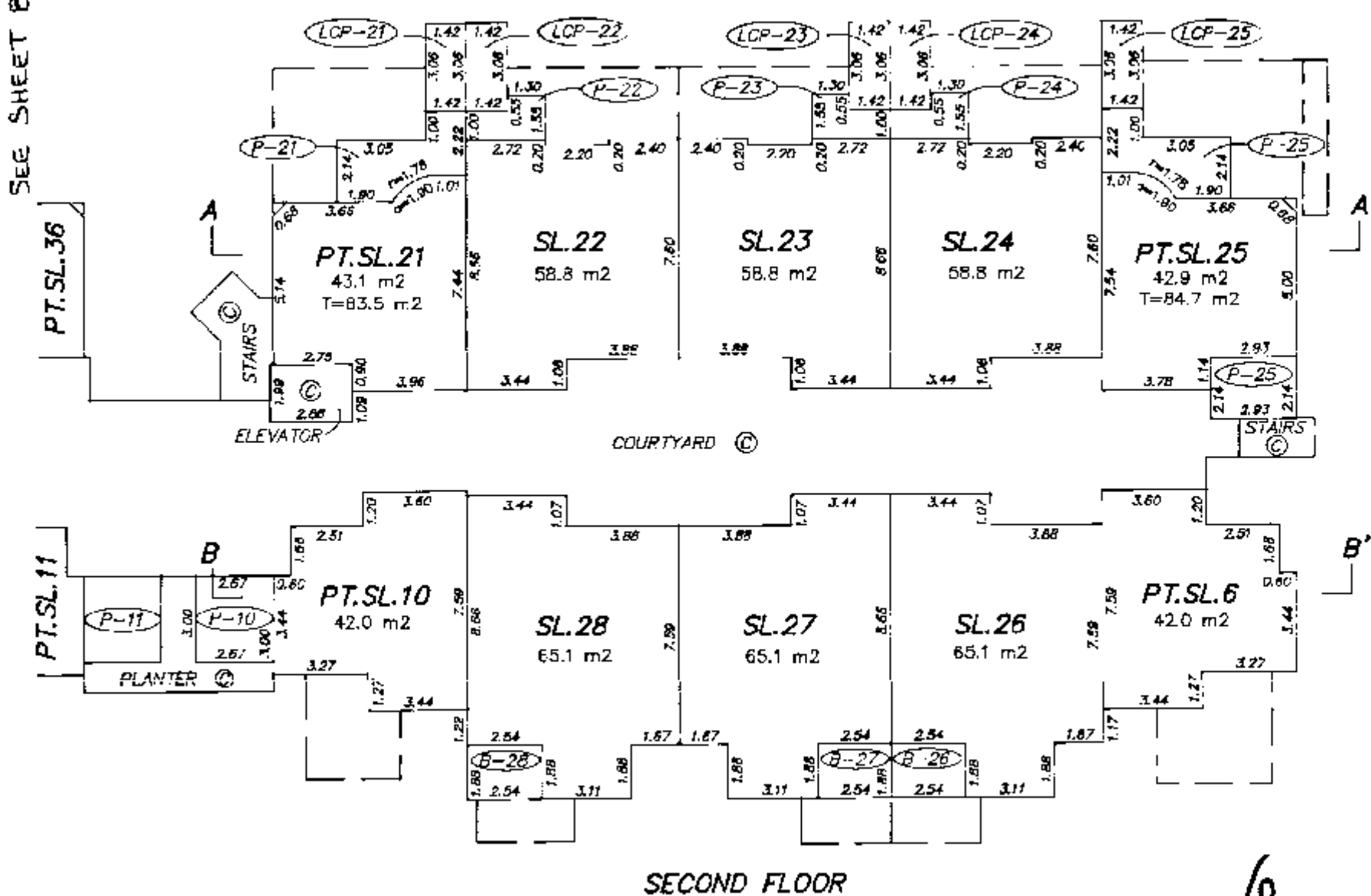
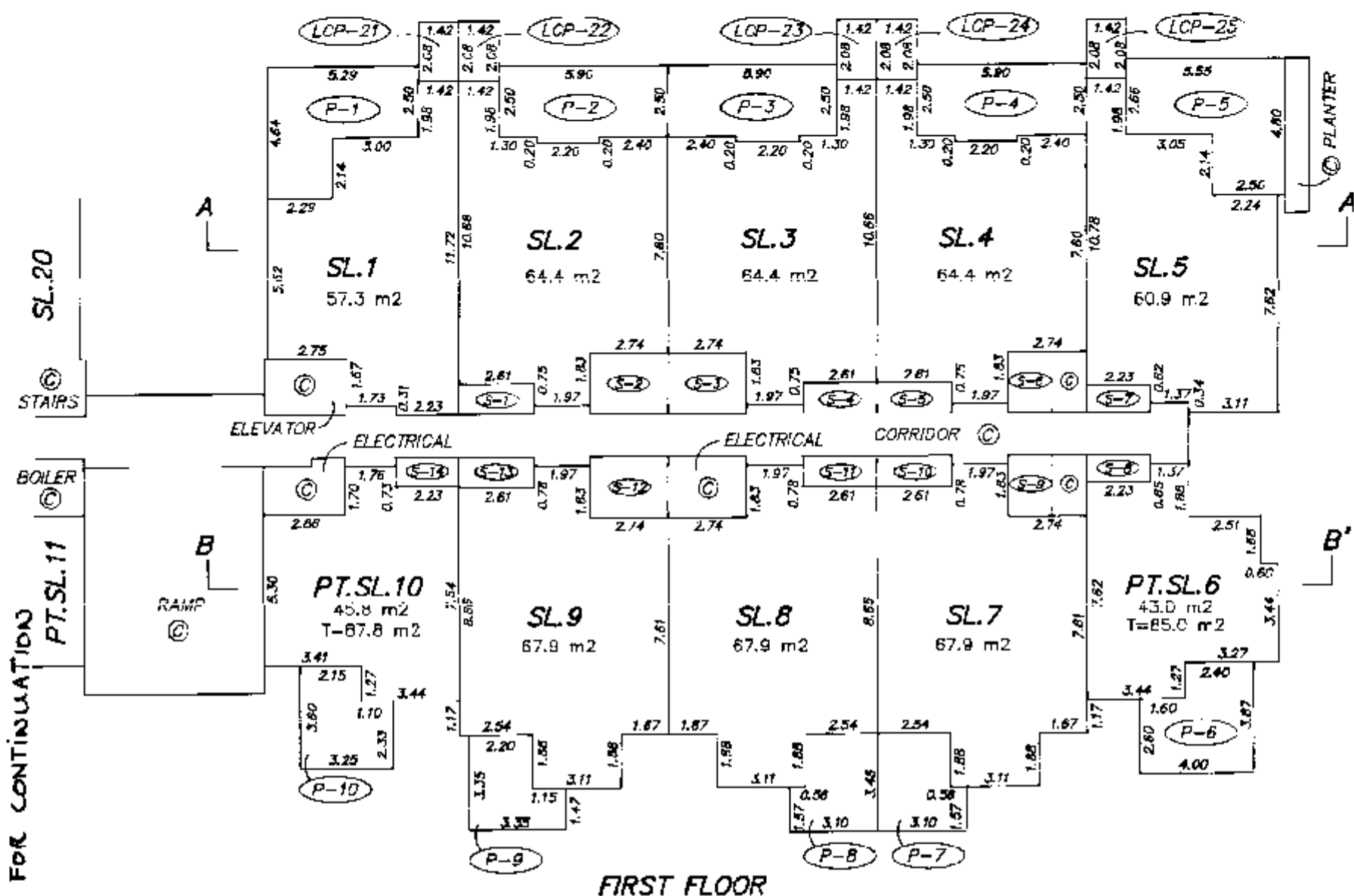
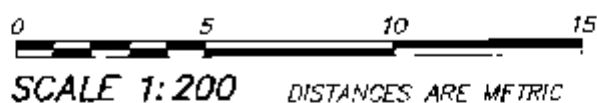
MARCH 11, 1998
FILE: 2299-512

PARKING

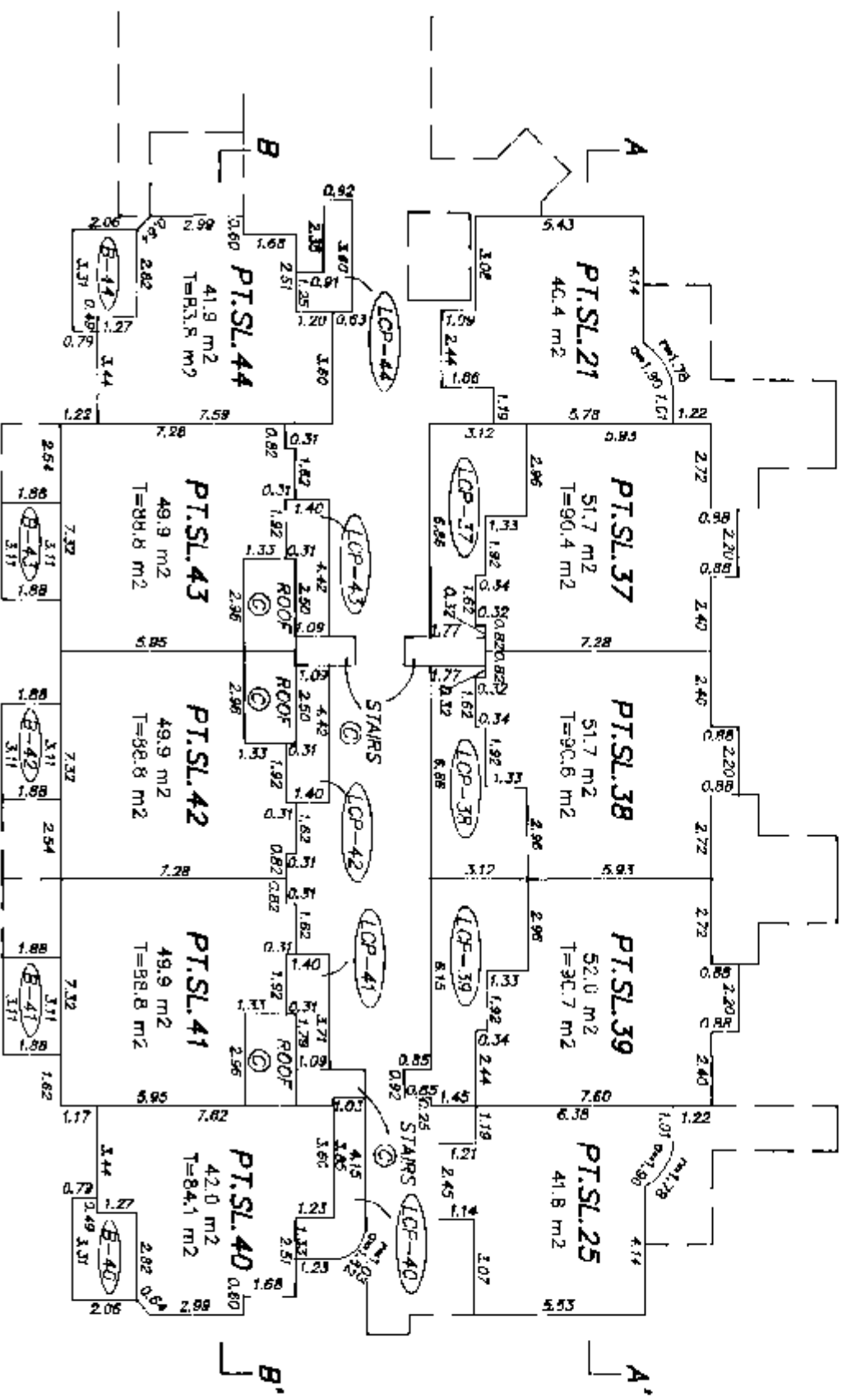


STRATA PLAN LMS 3195

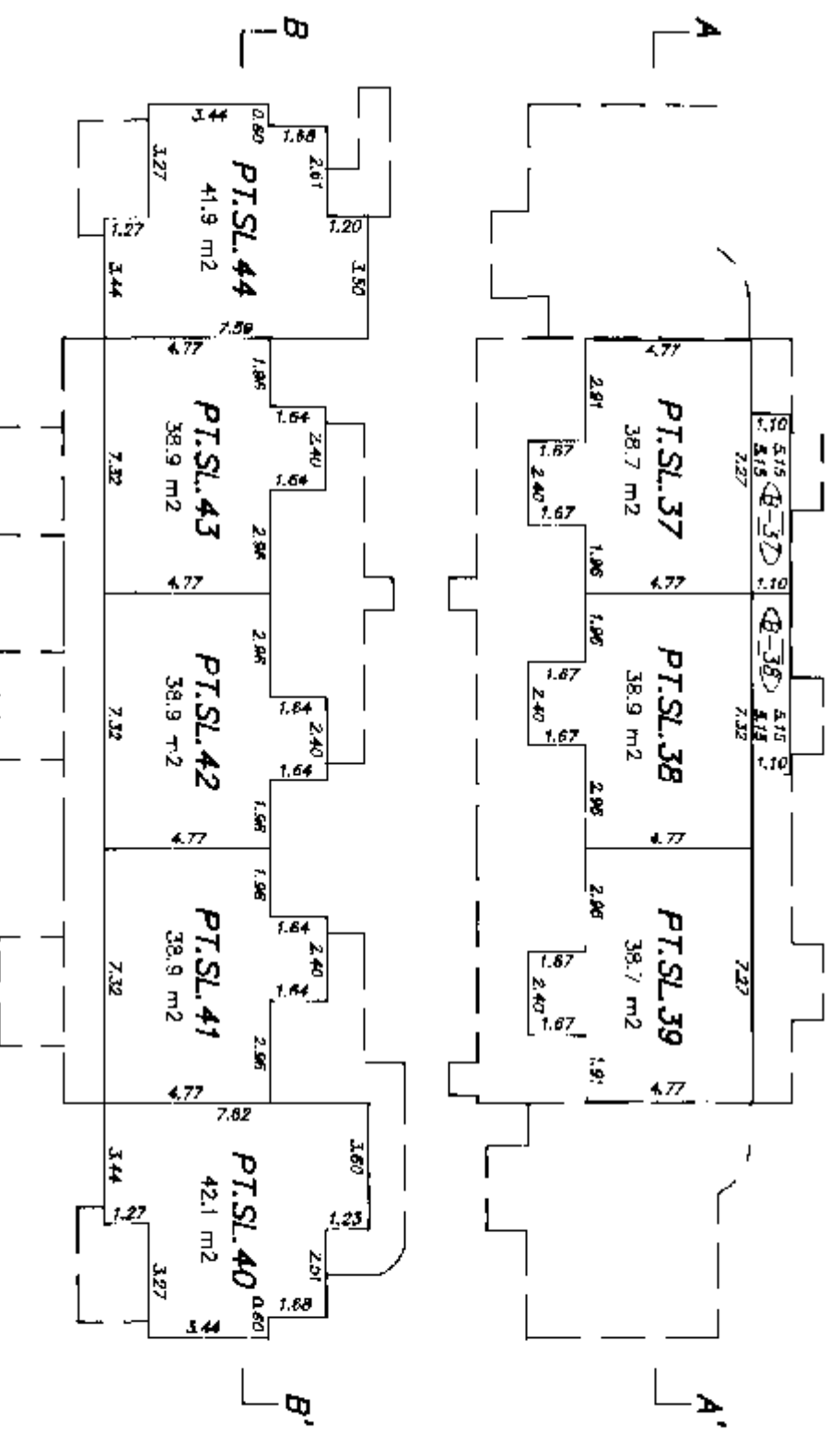




MARCH 11, 1998
FILE: 2299-513



THIRD FLOOR



FOURTH FLOOR

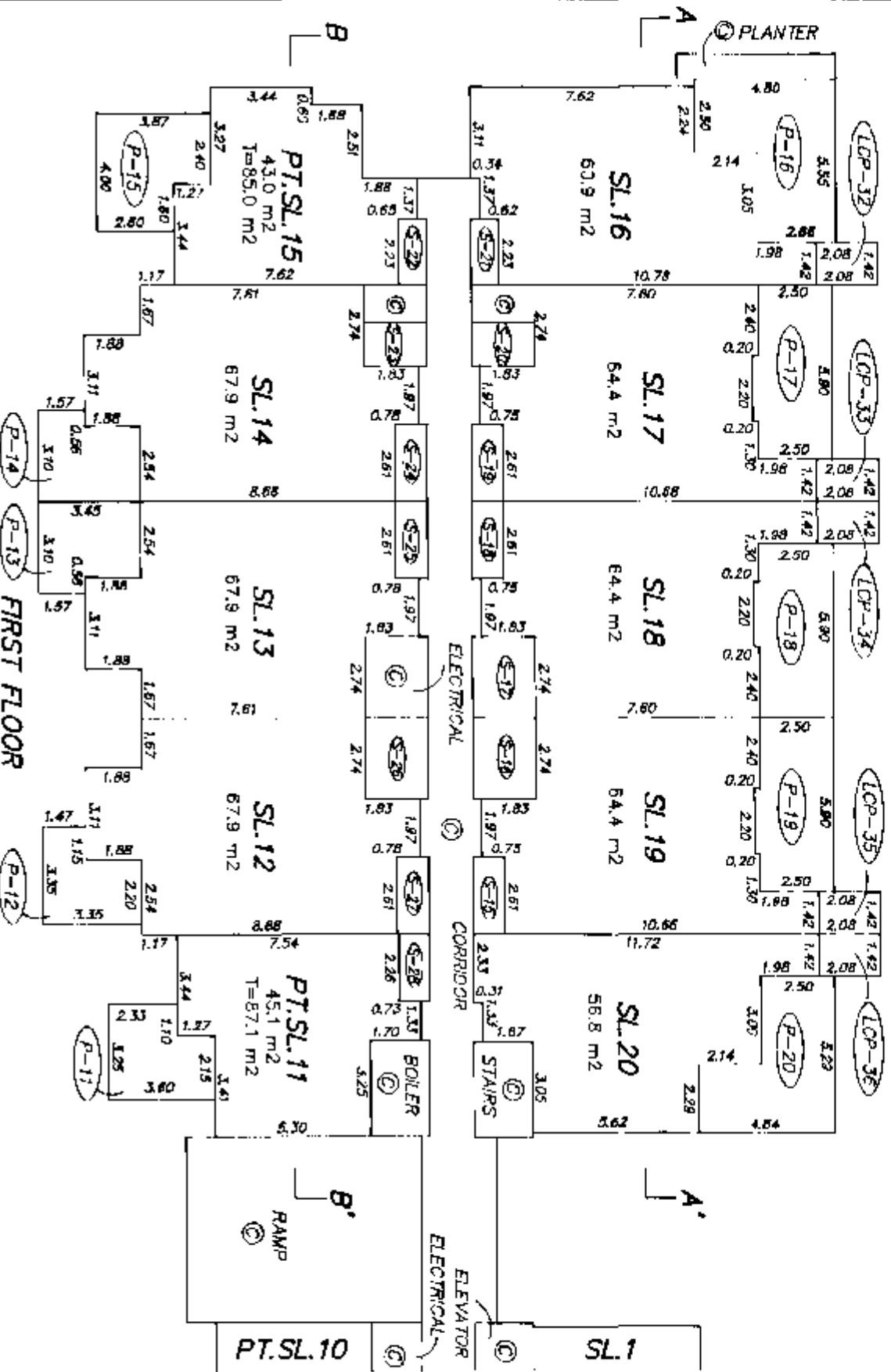
A handwritten signature in black ink, appearing to be "S".

FLOOR PLANS
WEST BUILDING

STRATA PLAN LMS 3195

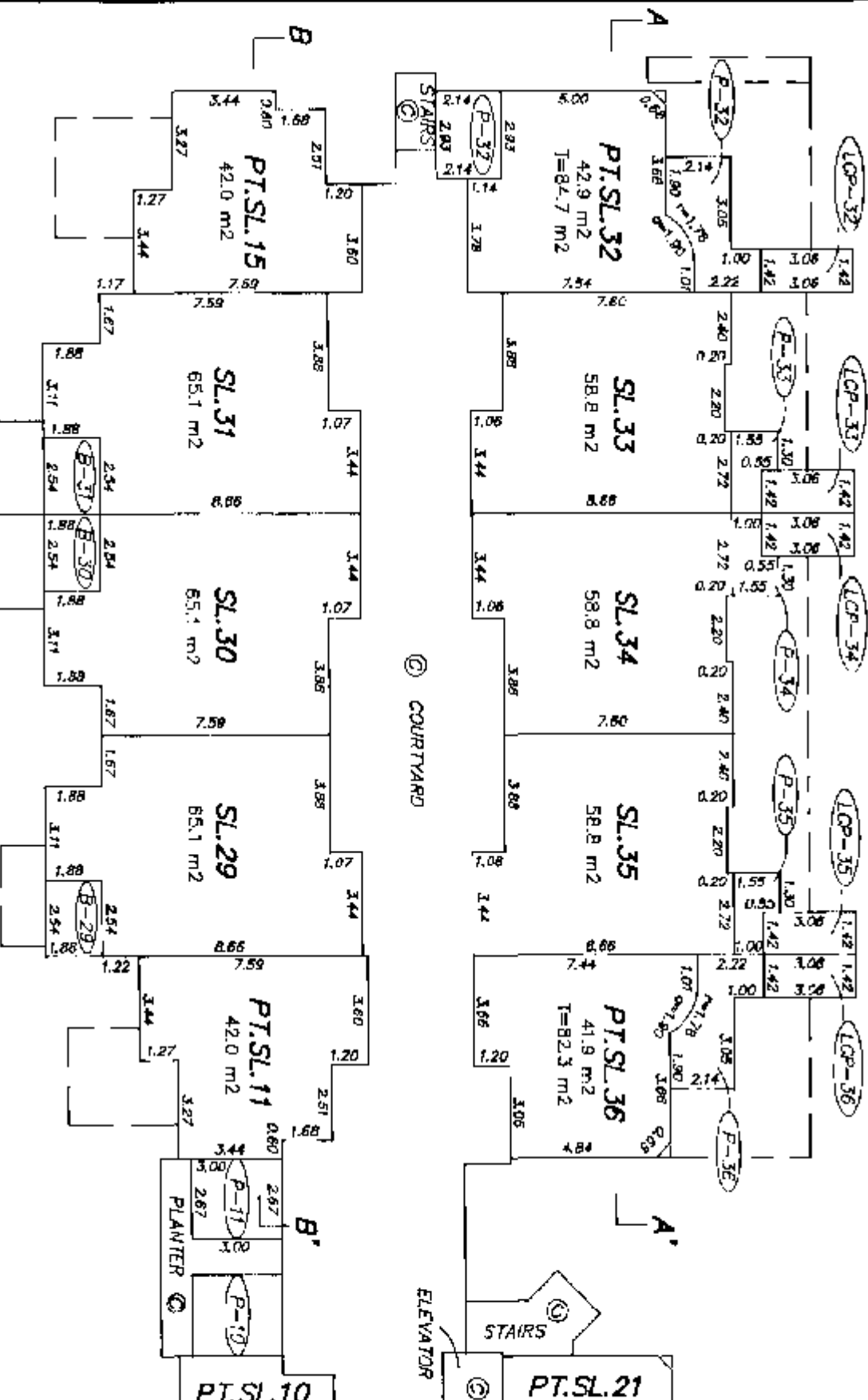
SHEET 8 OF 13 SHEETS

0 5 10 15
SCALE 1:200 DISTANCES ARE METRIC



FIRST FLOOR

SEE SHEET 6 FOR CONTINUATION

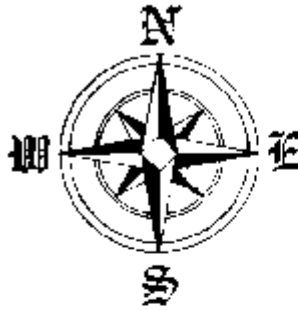
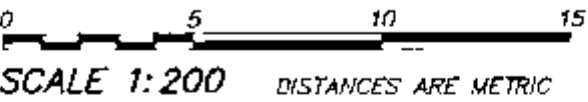


SECOND FLOOR

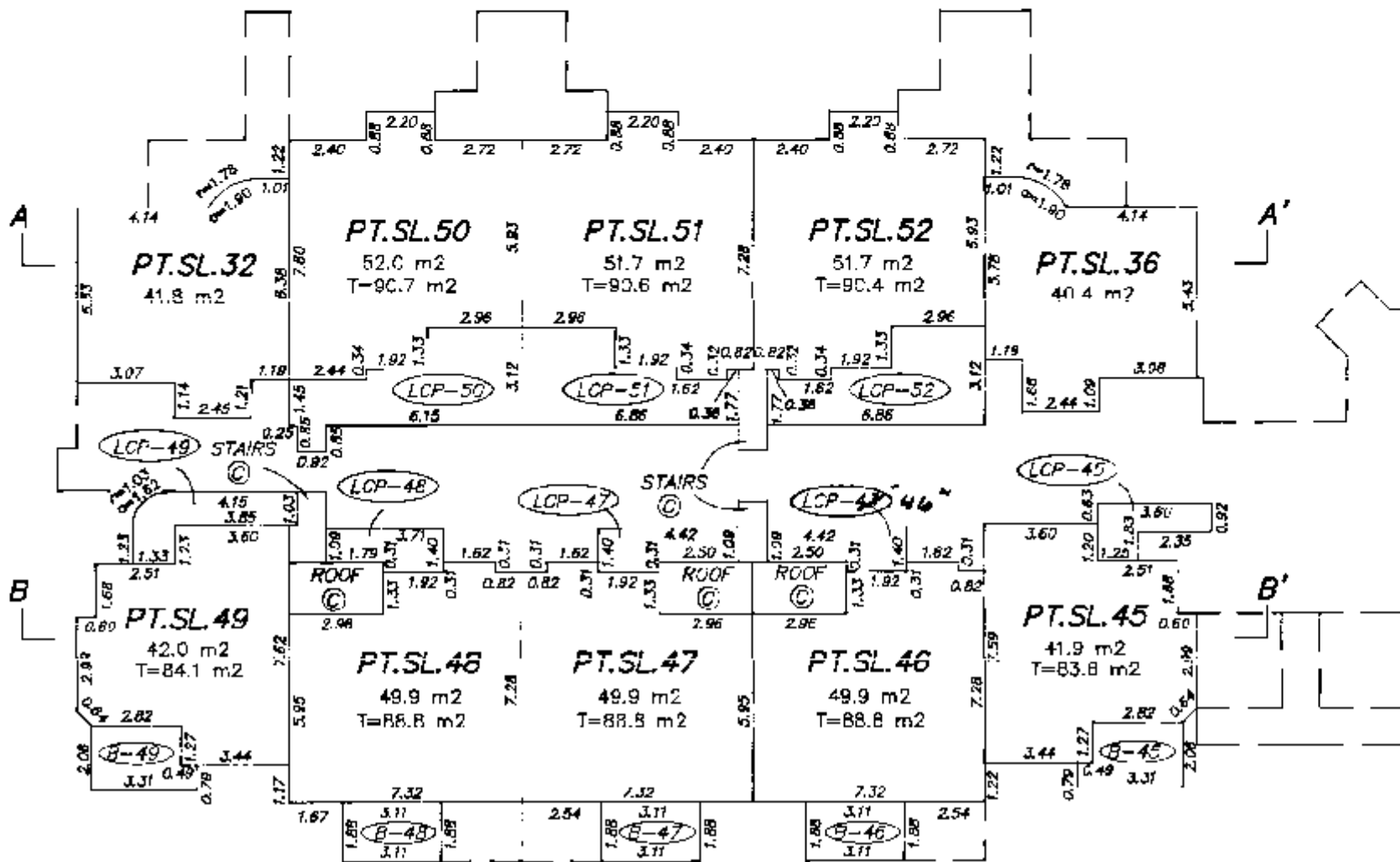
MARCH 17, 1998
FILE: 2299-513

FLOOR PLANS
WEST BUILDING

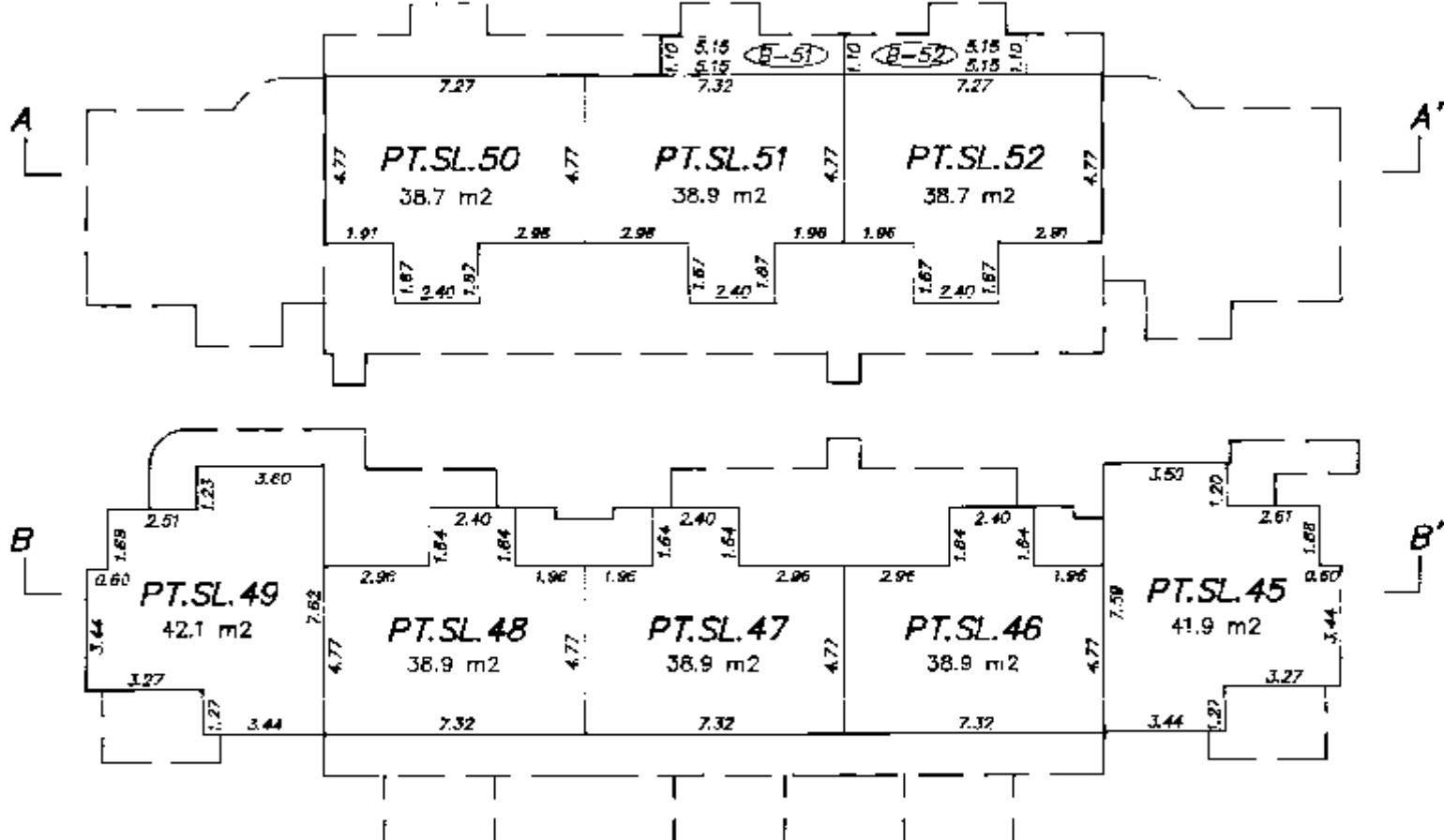
STRATA PLAN LMS 3195



This Page Corrected this 10th day of
April, 1999 See Statutory Declaration
BN93138
W.J. Smalls per uak.
Deputy Registrar



THIRD FLOOR



FOURTH FLOOR

6

FILED
LMS3195
Y68964 2007-07-23-12.15.05.732247

SECTIONS
WEST BUILDING

STRATA PLAN LMS 3195



SCALE 1:200 DISTANCES ARE METRIC

FOURTH FLOOR					
THIRD FLOOR	SL.50	SL.51	SL.52		
SECOND FLOOR	SL.32	SL.33	SL.34	SL.35	SL.36
FIRST FLOOR	SL.16	SL.17	SL.18	SL.19	SL.20
PARKING	PARKING ③				RAMP ③

SECTION A -- A'

FOURTH FLOOR					
THIRD FLOOR	SL.49	SL.48	SL.47	SL.46	SL.45
SECOND FLOOR		SL.31	SL.30	SL.29	
FIRST FLOOR	SL.15	SL.14	SL.13	SL.12	SL.11
PARKING	PARKING ③				RAMP ③

SECTION B -- B'

18

SECTIONS
EAST BUILDING

STRATA PLAN LMS 3195



FOURTH FLOOR					
THIRD FLOOR		SL.37	SL.38	SL.39	
SECOND FLOOR	SL.21	SL.22	SL.23	SL.24	SL.25
FIRST FLOOR	SL.1	SL.2	SL.3	SL.4	SL.5
PARKING	RAMP ⓐ	PARKING ⓐ			
	ⓐ	SPRINKLER ROOM			

SECTION A - A'

FOURTH FLOOR					
THIRD FLOOR	SL.44	SL.43	SL.42	SL.41	SL.40
SECOND FLOOR	(E-10)	SL.28	SL.27	SL.26	
FIRST FLOOR	RAMP ⓐ	SL.10	SL.9	SL.8	SL.7
PARKING	ⓐ	PARKING ⓐ			

SECTION B - B'

13

STRATA PLAN LMS 3195

RECORDS OF BY-LAWS AND ORDERS

[illegible]

1

DEALINGS AFFECTING THE COMMON PROPERTY

[illegible]

8