

STRATA PLAN OF PARCEL 1 BLOCK 27, D.L. 192, GP. 1, N.W.D., PLAN LMP24569

CITY OF VANCOUVER
B.C.G.S. 92G.025



SCALE 1 : 750 DISTANCES ARE METRIC

LEGEND :

- SL. DENOTES STRATA LOT
- m² DENOTES SQUARE METRES
- ⊙ DENOTES COMMON PROPERTY
- ⊙ DENOTES PATIO BEING LIMITED COMMON PROPERTY FOR EXCLUSIVE USE OF ADJOINING STRATA LOT
- (P-B) DENOTES PATIO BEING LIMITED COMMON PROPERTY FOR EXCLUSIVE USE OF STRATA LOT 6 (TYPICAL)
- ⊙ DENOTES BALCONY BEING LIMITED COMMON PROPERTY FOR EXCLUSIVE USE OF ADJOINING STRATA LOT
- (B-17) DENOTES BALCONY BEING LIMITED COMMON PROPERTY FOR EXCLUSIVE USE OF STRATA LOT 17 (TYPICAL)
- ELEV. DENOTES ELEVATOR
- VEST. DENOTES VESTIBULE
- ELEC. DENOTES ELECTRICAL
- MECH. DENOTES MECHANICAL
- MACH. DENOTES MACHINE
- GARB. DENOTES GARBAGE

THIS PLAN SHOWS GROUND - LEVEL MEASURED DISTANCES PRIOR TO COMPUTATION OF UTM CO-ORDINATES MULTIPLY BY COMBINED FACTOR 0.99958997.

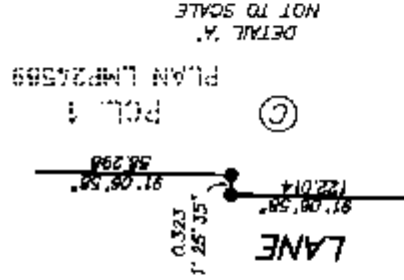
GRID BEARINGS ARE DERIVED FROM OBSERVATIONS BETWEEN CONTROL MONUMENTS OCM V-3421 AND OCM V-3477

INTEGRATED SURVEY AREA No.31, CITY OF VANCOUVER

LEGEND

- DENOTES OLD CONTROL MONUMENT
- DENOTES OLD IRON POST FOUND
- DENOTES IRON POST SET
- DENOTES OLD LEAD PLUG FOUND
- WT DENOTES WITNESS
- m² DENOTES SQUARE METRES

NOTE: FOR BUILDING DIMENSIONS SEE SHEET 6



I, D.J. DYCK OF LANGLEY, 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 AT SURREY, B.C.
THIS 6th DAY OF MAY, 1996

D.J. Dyck
B.C.L.S.

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

THE OWNERS, STRATA PLAN LMS

c/o 1688-GRANVILLE PLACE "For mailing address of the Strata Corporation"
VANCOUVER, B.C. V6Z 1R8 Search the Strata Plan General Index."

THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT

STRATA PLAN LMS 2419

DEPOSITED AND REGISTERED IN THE LAND TITLE OFFICE AT NEW WESTMINSTER B.C. THIS 22 DAY OF MAY 1996



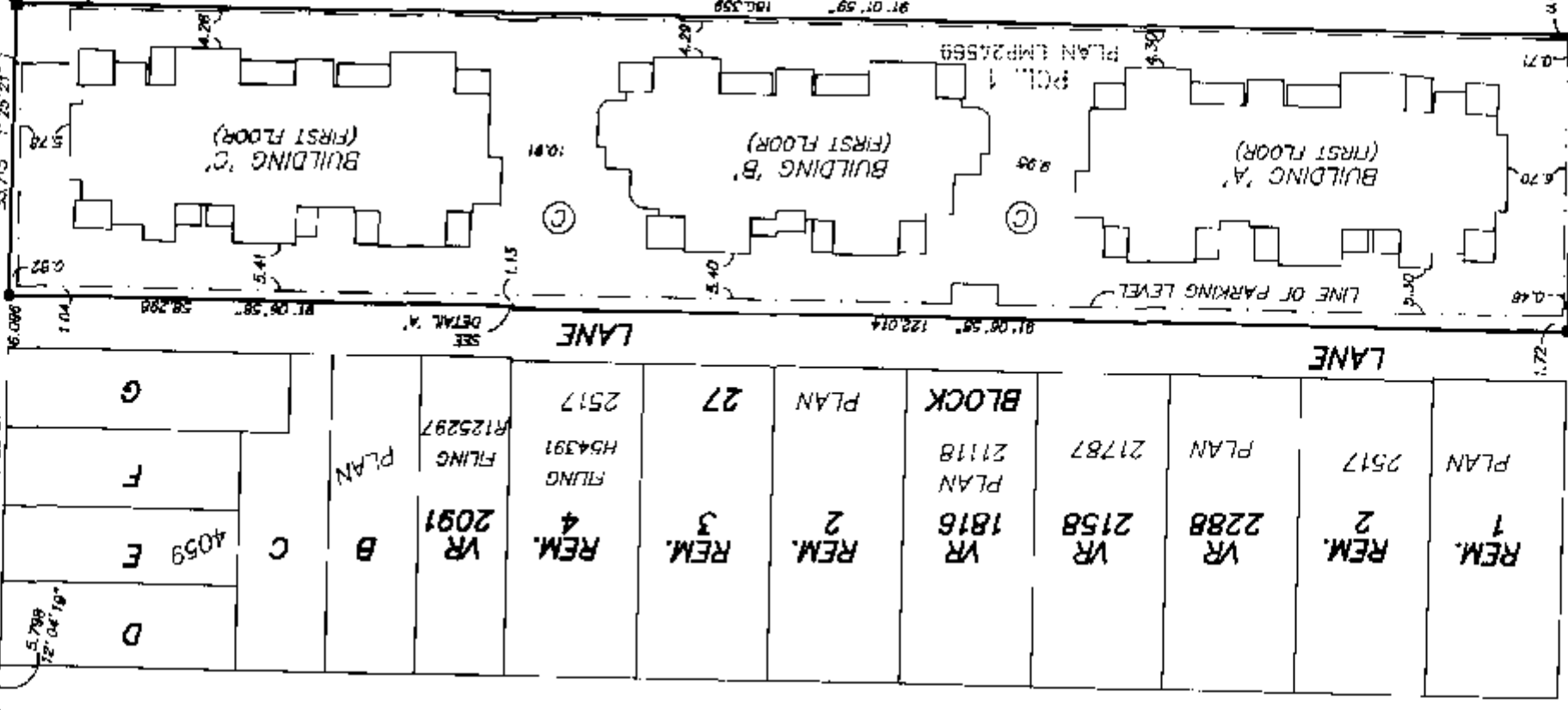
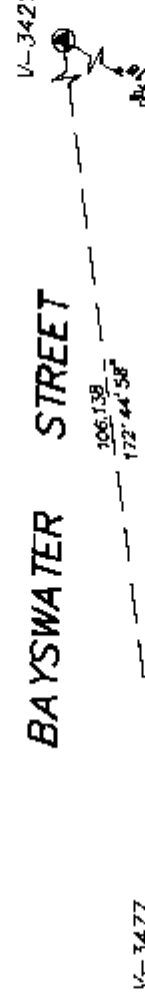
ASSISTANT *D.J. Dyck*
DEPUTY REGISTRAR

BK 154242 - BK 154362

CIVIC ADDRESS :

2983, 3023, 3083 WEST 4th AVENUE,
VANCOUVER, B.C.

BAYSWATER STREET



BALACLAVA STREET

WEST 4th AVENUE

DYCK AND ASSOCIATES
208 - 6846 - KING GEORGE HIGHWAY
SURREY, B. C. V3W 4Z9
594-7527 FAX 594-7932

STRATA PLAN LMS 2419

CONDOMINIUM ACT

LOT No.	SHEET No.	FORM 1	FORM 2	FORM 3	CIVIC ADDRESS SUITE No.
		SCHEDULE OF UNIT ENTITLEMENT UNIT ENTITLEMENT	SCHEDULE OF INTEREST UPON DESTRUCTION INTEREST UPON DESTRUCTION	SCHEDULE OF VOTING RIGHTS No OF VOTES	
1	7	840	236		
2	7	835	242		
3	7	628	176		
4	7	859	220		
5	7	859	220		
6	7	634	170		
7	7	603	176		
8	7	603	198		
9	7	634	187		
10	7	630	187		
11	7	630	187		
12	7	840	231		
13	7	835	236		
14	7	628	176		
15	7	859	220		
16	7	859	220		
17	7	634	170		
18	7	603	170		
19	7	603	181		
20	7	634	181		
21	7	634	181		
22	7	634	181		
23	8	840	242		
24	8	835	247		
25	8	628	181		
26	8	652	176		
27	8	802	264		
28	8	652	176		
29	8	634	170		
30	8	603	176		
31	8	603	192		
32	8	634	187		
33	8	634	187		
34	8	634	187		
35	8	840	264		
36	8	835	269		
37	8	628	187		
38	8	652	187		
39	8	652	187		
40	8	634	187		
41	8	603	187		
42	8	603	203		
43	8	634	203		
44	8	634	203		
45	8	634	203		


 MAY 6, 1996
 FILE 96-2162

STRATA PLAN LMS 2419

CONDOMINIUM ACT

LOT No.	SHEET No.	FORM 1		FORM 2		FORM 3		CIVIC ADDRESS SUITE No.
		SCHEDULE OF UNIT ENTITLEMENT		SCHEDULE OF INTEREST UPON DESTRUCTION		SCHEDULE OF VOTING RIGHTS		
		UNIT ENTITLEMENT		INTEREST UPON DESTRUCTION		No OF VOTES		
46	10	634		192				
47	10	835		247				
48	10	829		231				
49	10	859		220				
50	10	851		220				
51	10	829		231				
52	10	634		187				
53	10	814		247				
54	10	829		231				
55	10	859		231				
56	10	859		231				
57	10	829		231				
58	10	814		247				
59	10	834		247				
60	11	634		192				
61	11	814		253				
62	11	829		236				
63	11	652		181				
64	11	813		247				
65	11	652		181				
66	11	829		236				
67	11	814		253				
68	11	834		247				
69	11	634		203				
70	11	814		269				
71	11	829		247				
72	11	652		187				
73	11	813		258				
74	11	652		192				
75	11	829		247				
76	11	814		269				
77	11	634		269				

200
MAY 6, 1996
FILE: 96-2162

STRATA PLAN LMS 2419

CONDOMINIUM ACT

LOT No.	SHEET No.	FORM 1		FORM 2	FORM 3		C/MC ADDRESS SUITE No.
		SCHEDULE OF UNIT ENTITLEMENT	SCHEDULE OF INTEREST UPON DESTRUCTION	INTEREST UPON DESTRUCTION	SCHEDULE OF VOTING RIGHTS	No OF VOTES	
78	13	630		192			
79	13	630		192			
80	13	634		192			
81	13	603		203			
82	13	603		192			
83	13	634		176			
84	13	859		220			
85	13	859		220			
86	13	628		176			
87	13	835		247			
88	13	821		247			
89	13	634		187			
90	13	634		187			
91	13	634		187			
92	13	603		192			
93	13	603		181			
94	13	634		176			
95	13	859		231			
96	13	859		231			
97	13	628		176			
98	13	835		247			
99	13	821		247			
100	14	634		192			
101	14	634		192			
102	14	634		192			
103	14	603		198			
104	14	603		187			
105	14	634		181			
106	14	652		181			
107	14	813		264			
108	14	652		181			
109	14	628		181			
110	14	835		253			
111	14	821		253			
112	14	634		203			
113	14	634		203			
114	14	634		203			
115	14	603		209			
116	14	603		198			
117	14	634		192			
118	14	652		187			
119	14	652		192			
120	14	628		187			
121	14	835		269			
122	14	821		269			
AGGREGATE		87,022		25,649			


MAY 6, 1996
FILE: 96-2162

STRATA PLAN LMS 2419

CONDOMINIUM ACT

OWNER:

POLYGON DELANO DEVELOPMENT LIMITED
(INC. NO. 430217)

[Signature]
AUTHORIZED SIGNATORY MICHAEL AUDMAN

[Signature]
AUTHORIZED SIGNATORY RALF SCHMIDTKE
Ralf Schmidtke
WITNESS RUBY HERRIMAN

PAULET CO-ORDINATOR
OCCUPATION OF WITNESS

1800 SPYGLASS PLACE, VANCOUVER
ADDRESS OF WITNESS

MORTGAGEE:

THE BANK OF NOVA SCOTIA

[Signature]
AUTHORIZED SIGNATORY D.R. GORMAN
Vice President

[Signature]
AUTHORIZED SIGNATORY
WITNESS *Angela Shum*

Secretary
OCCUPATION OF WITNESS
3401-110 W. Georgia St. Vancouver
ADDRESS 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

[Signature] RALF SCHMIDTKE
DECLARED BEFORE ME AT VANCOUVER B.C.
THIS 10 DAY OF MAY 1996

[Signature] CAROL J. McIVER
A COMMISSIONER FOR MAKING AFFIDAVITS WITHIN
THE PROVINCE OF BRITISH COLUMBIA
FRANK & BERTY
BARTISTES, SOLICITORS
1500-1010 WEST GEORGIA ST.
VANCOUVER, B.C.

ACCEPTED AS TO FORMS 1, 2, AND 3
THIS 15 DAY May 1996

[Signature]
SUPERINTENDENT OF REAL ESTATE

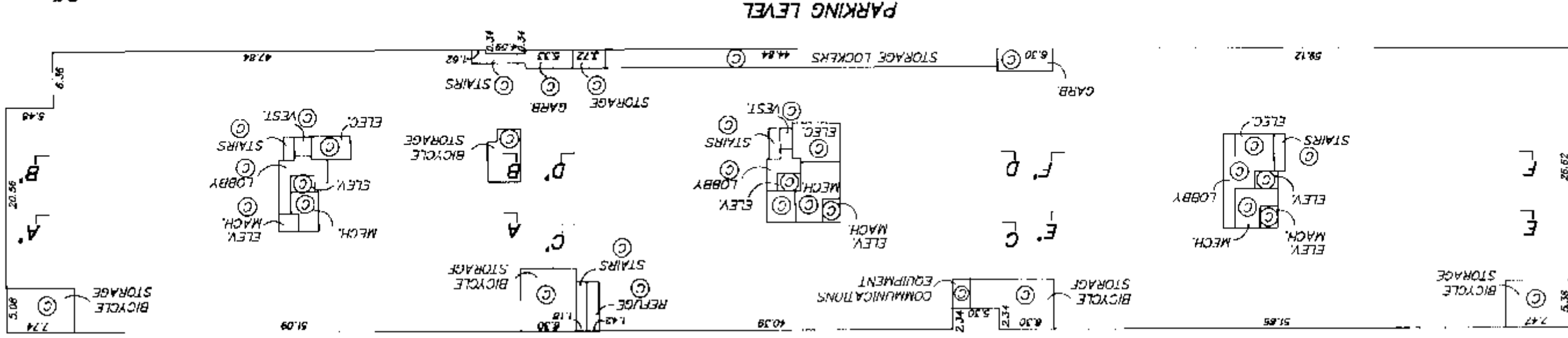
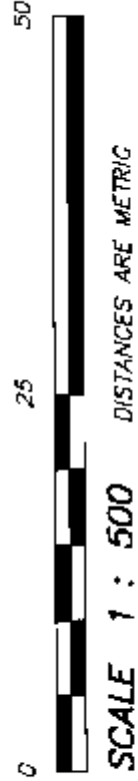
I, D. JOYCK OF LANGLEY, B.C. A BRITISH
COLUMBIA LAND SURVEYOR HEREBY CERTIFY
THAT THE BUILDINGS SHOWN IN THIS
STRATA PLAN HAVE NOT AS OF
THE 6th DAY OF MAY, 1996
BEEN PREVIOUSLY OCCUPIED

DATED AT SURREY, B.C.
THIS 6th DAY OF MAY, 1996

[Signature]
B.C.L.S.

FLOOR PLAN
BASEMENT

STRATA PLAN LMS 2419



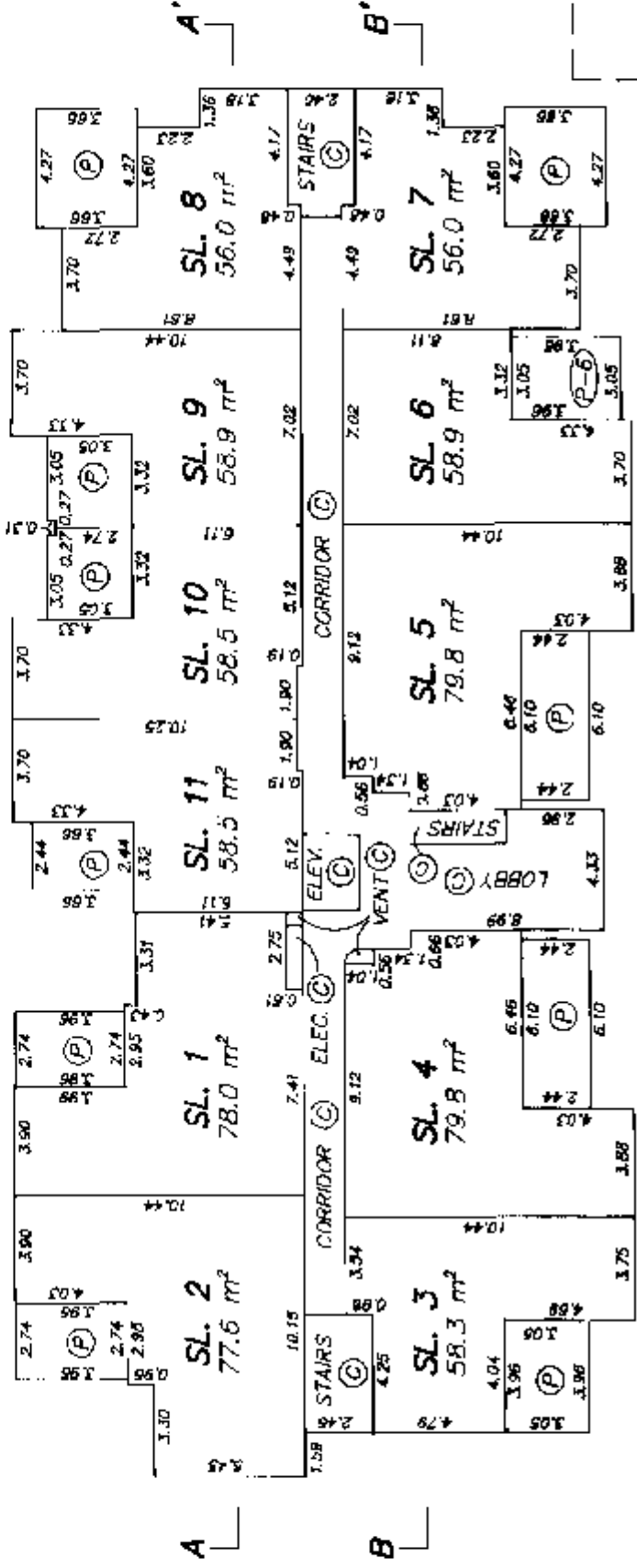
FLOOR PLANS
BUILDING 'C'

STRATA PLAN LMS 2419

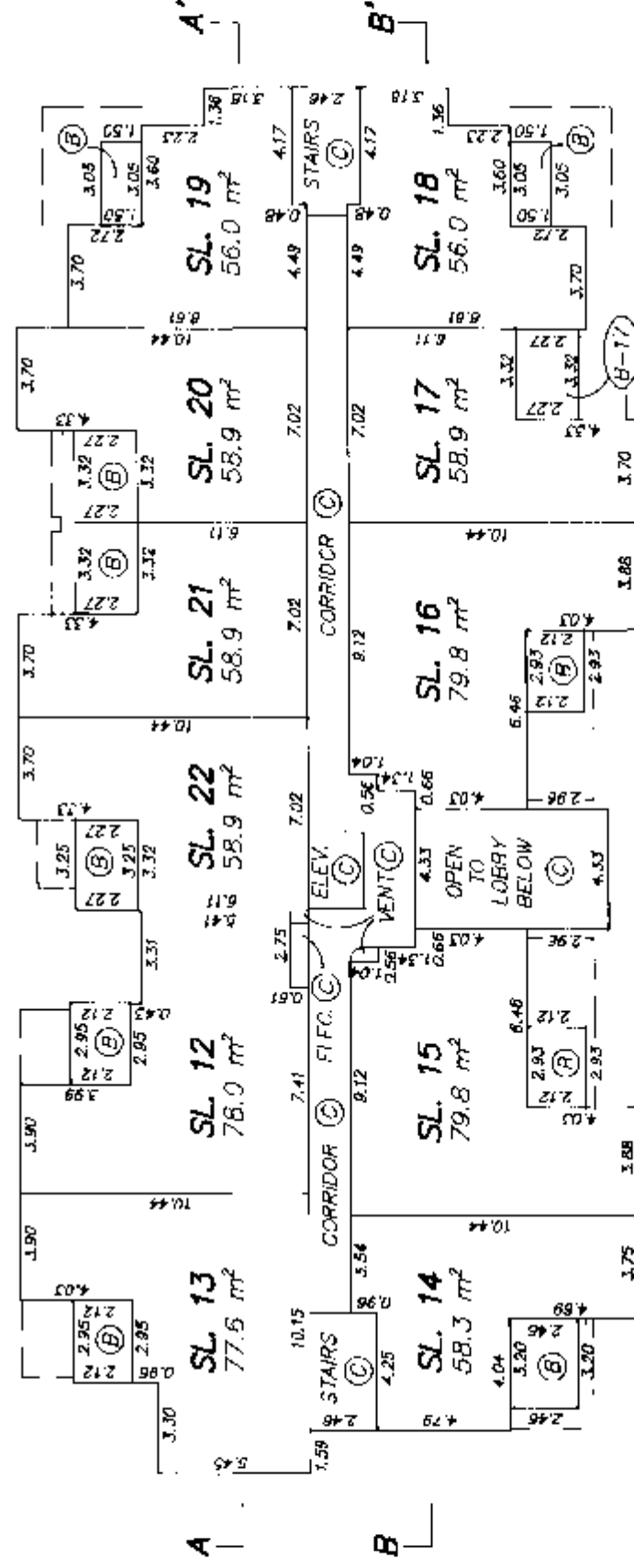


0 5 10 20
SCALE 1:250

DISTANCES ARE METRIC

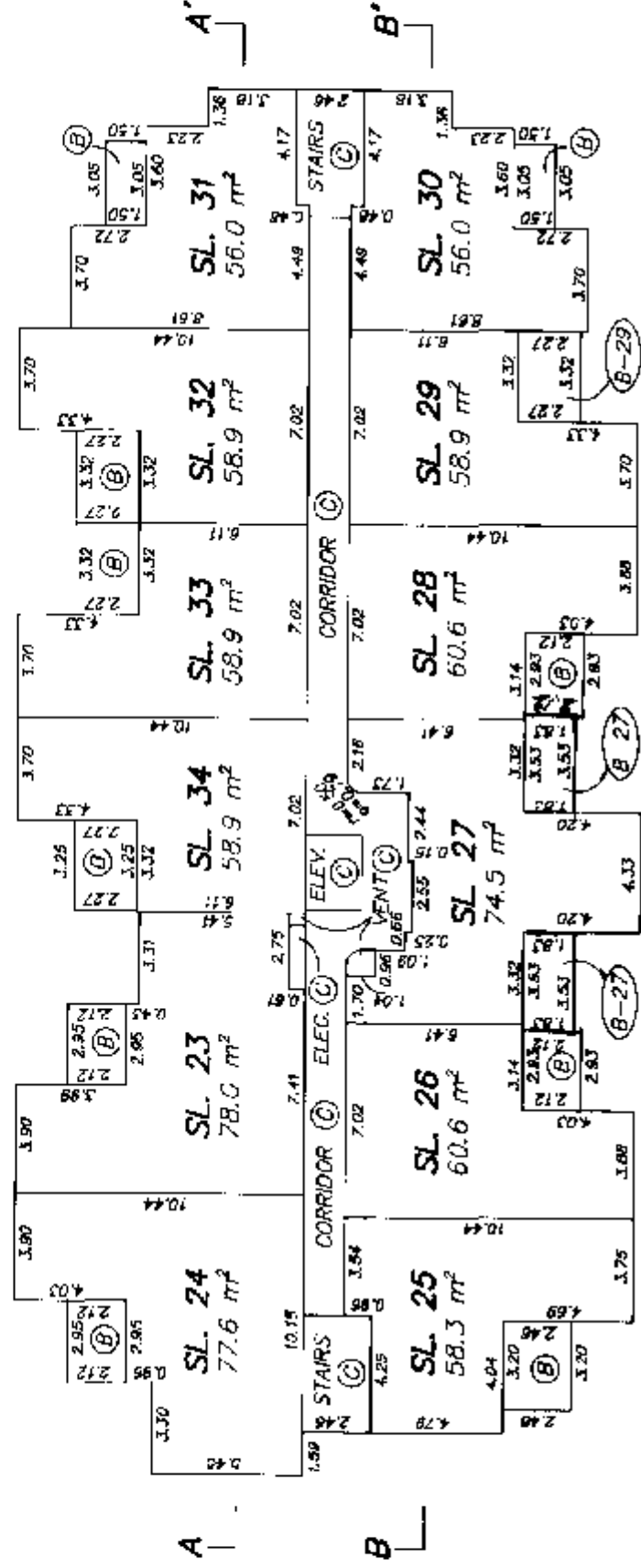


FIRST FLOOR

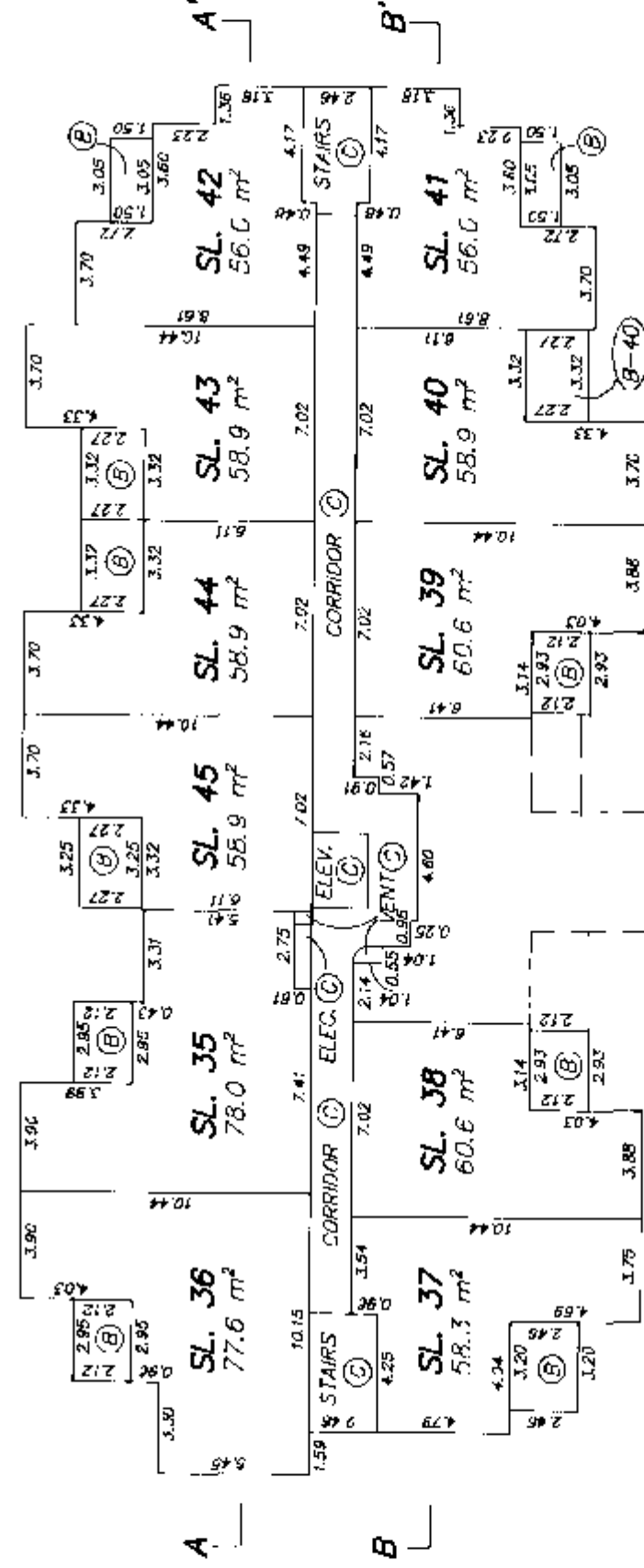


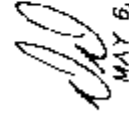
SECOND FLOOR

[Signature]



THIRD FLOOR




MAY 6, 1996
FILE: 96: 2162

SECTIONS
BUILDING 'C'



SCALE 1:250 DISTANCES ARE METRIC

STRATA PLAN LMS 2419

SECTION A - A'					
FOURTH FLOOR	SL. 36	SL. 35	SL. 45	SL. 44	SL. 43
	SL. 24	SL. 23	SL. 34	SL. 33	SL. 32
	SL. 13	SL. 12	SL. 22	SL. 21	SL. 20
	SL. 2	SL. 1	SL. 11	SL. 10	SL. 9
THIRD FLOOR					SL. 8
SECOND FLOOR					
FIRST FLOOR					
BASEMENT					
PARKING (C)			MECH. (C)	ELEV. MACH. (C)	PARKING (C)

SECTION B - B'					
FOURTH FLOOR	SL. 37	SL. 38			SL. 39
	SL. 25	SL. 26	SL. 27		SL. 28
	SL. 14	SL. 15	LOBBY		SL. 16
	SL. 3	SL. 4	VEST. (C)		SL. 5
THIRD FLOOR	SL. 25	SL. 26	SL. 27		SL. 28
SECOND FLOOR	SL. 14	SL. 15	LOBBY		SL. 16
FIRST FLOOR	SL. 3	SL. 4	VEST. (C)		SL. 5
BICYCLE STORAGE (C)			PARKING (C)		SL. 6
BASEMENT			PARKING (C)		SL. 7
			ELEC. (C)		SL. 18
			STAIRS (C)		SL. 30
					SL. 41


MAY 6, 1996
FILE: 96-2162

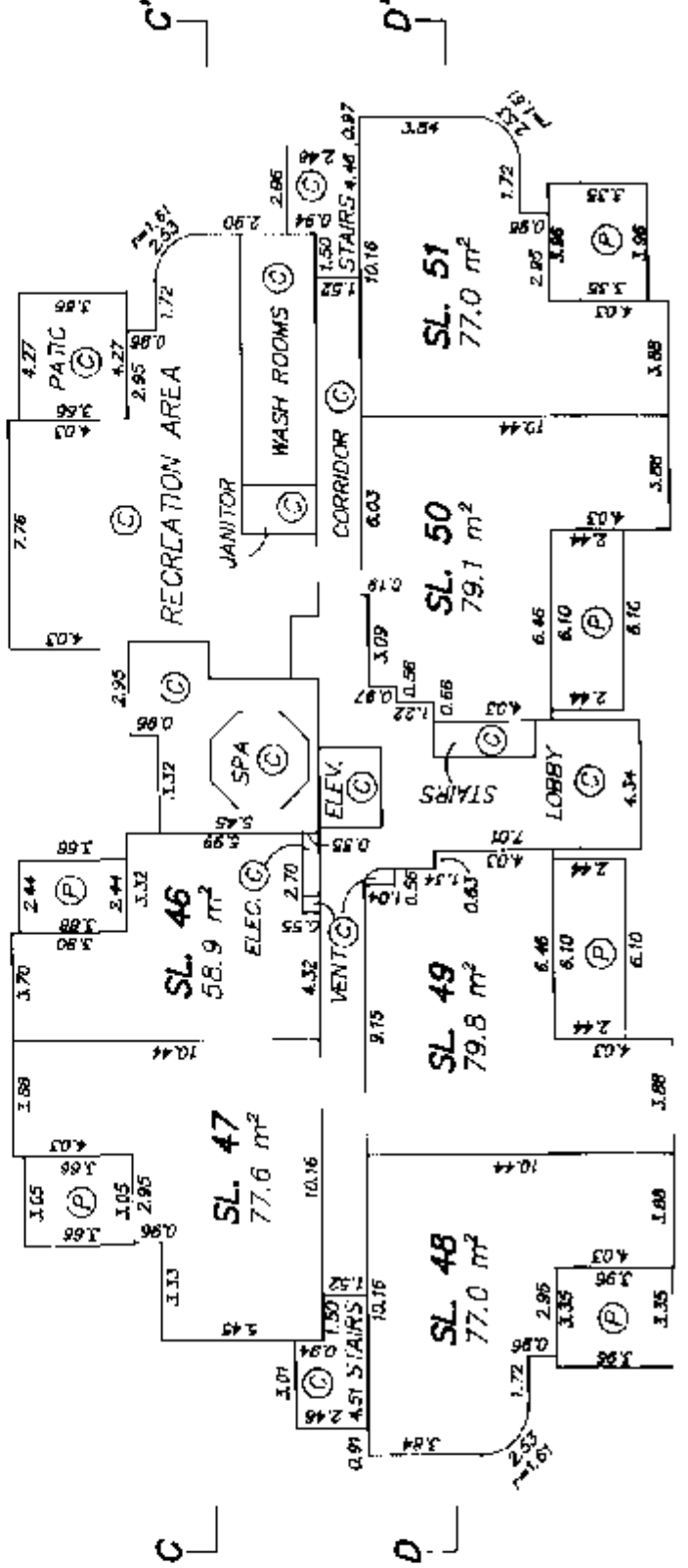
FLOOR PLANS
BUILDING 'B'



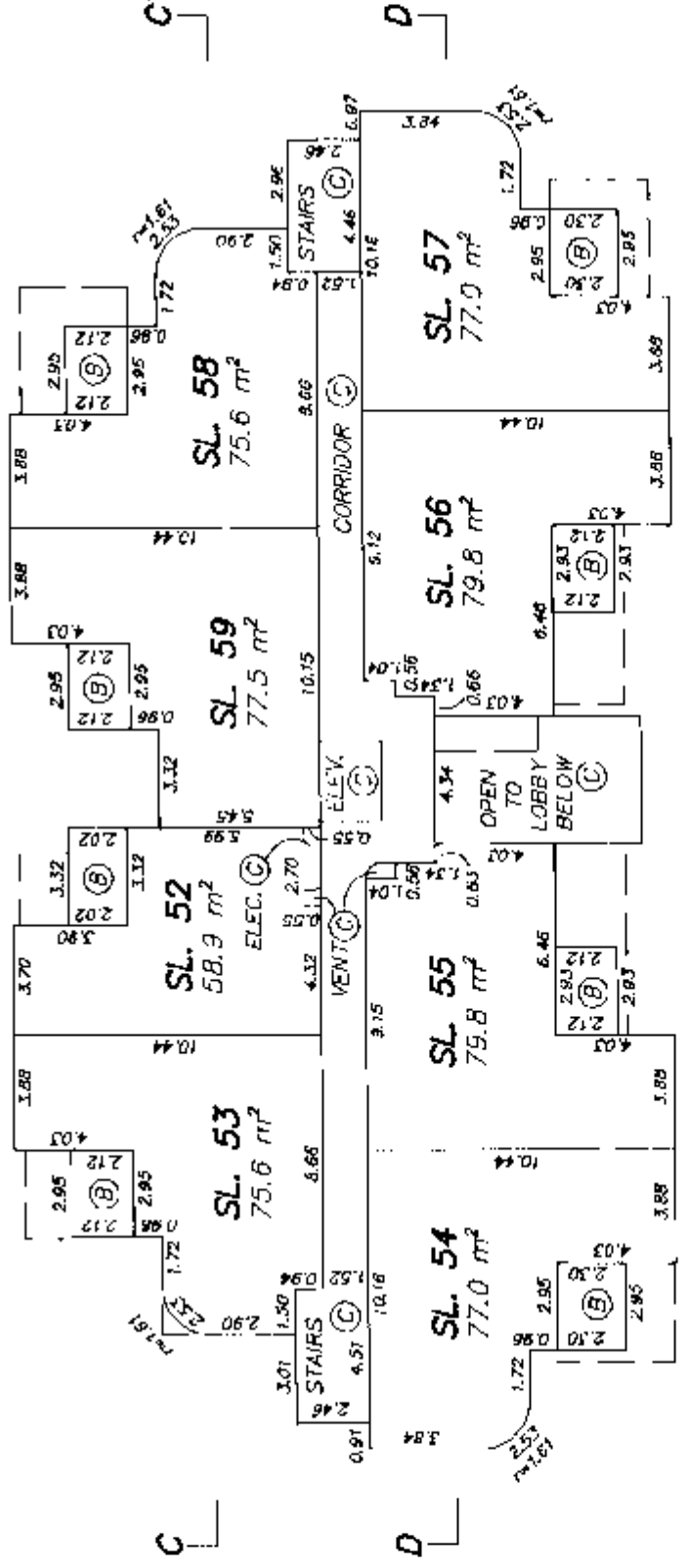
SCALE 1:250 DISTANCES ARE METRIC



STRATA PLAN LMS 2419



FIRST FLOOR



SECOND FLOOR

MAY 6, 1996
FILE: 96-2162

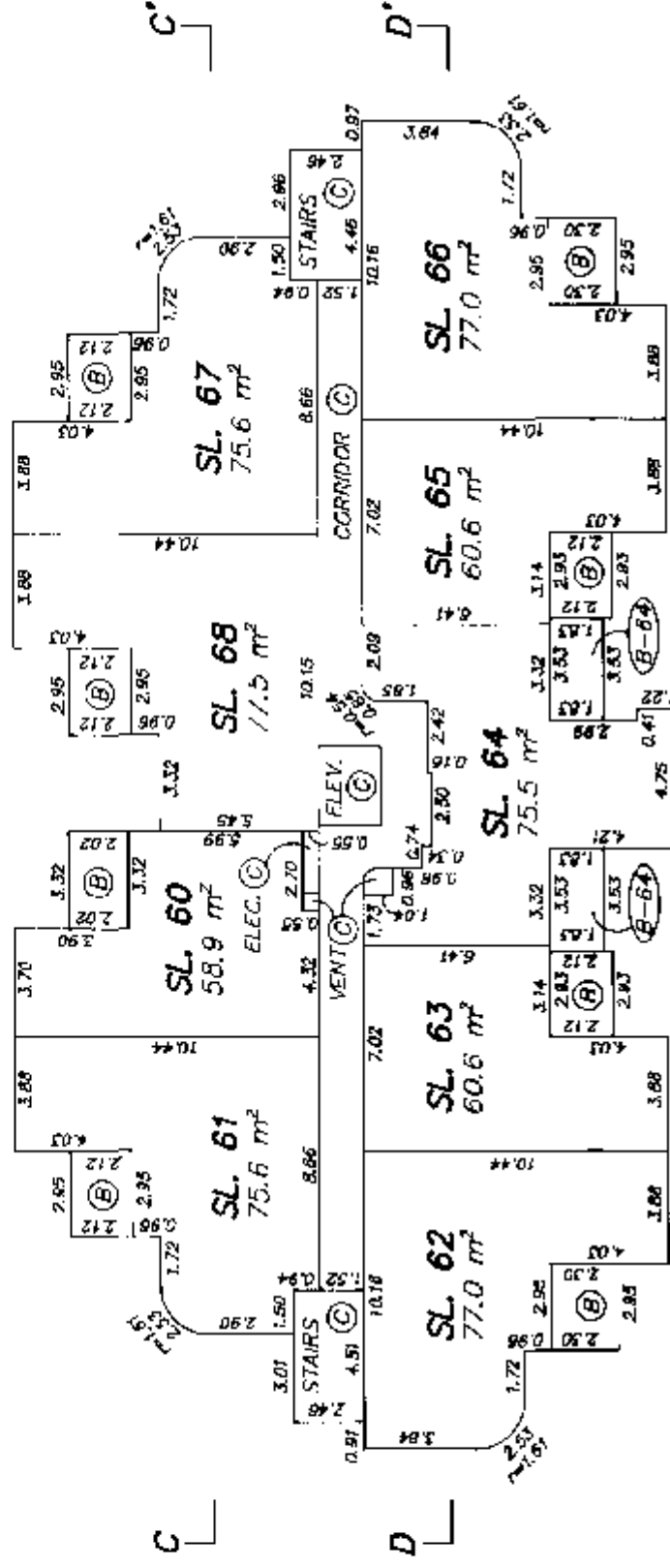
FLOOR PLANS
BUILDING 'B'

STRATA PLAN LMS 2419

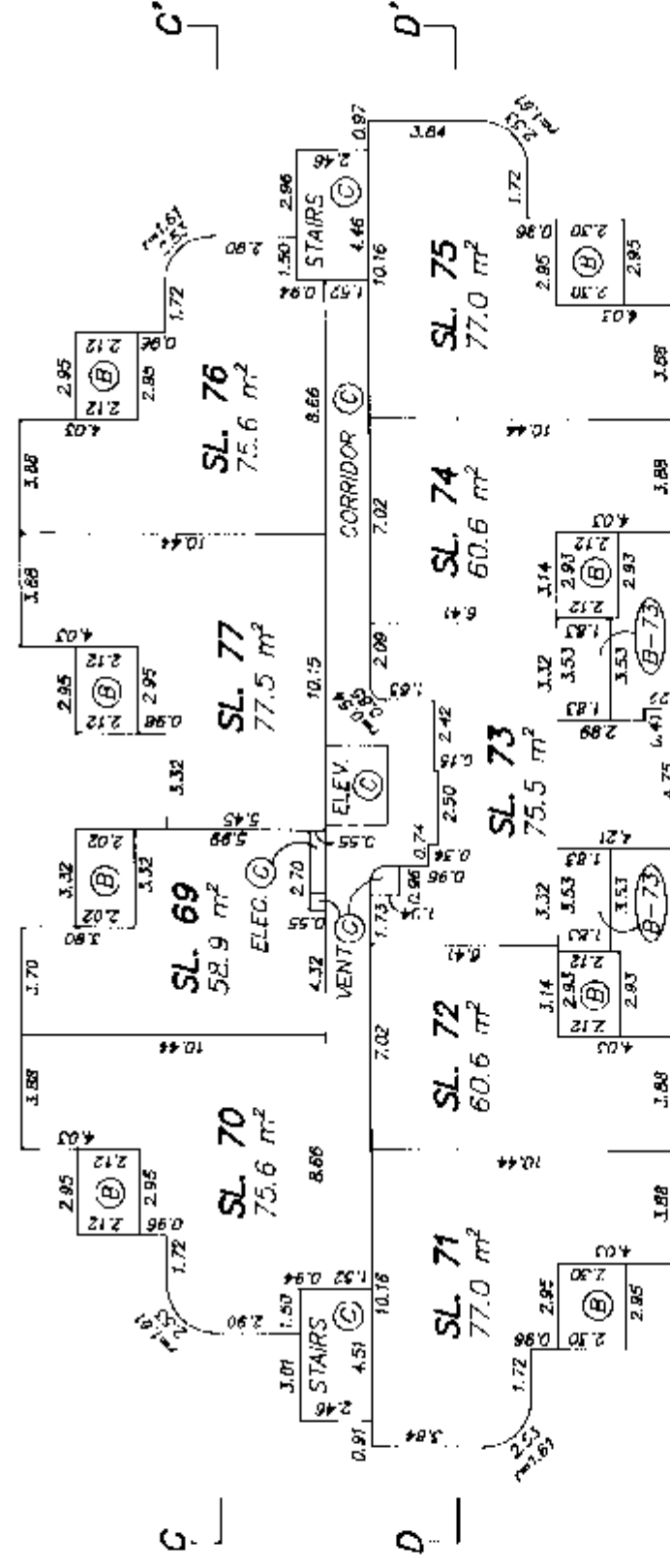


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SCALE 1:250 DISTANCES ARE METRIC



THIRD FLOOR



FOURTH FLOOR

MAY 6, 1996
FILE: 96-2162

SECTIONS
BUILDING 'B'



SCALE 1:250 DISTANCES ARE METRIC

STRATA PLAN LMS 2419

SECTION C - C'				
BASEMENT				
PARKING ③				
FOURTH FLOOR	SL. 70	SL. 69	SL. 77	SL. 76
THIRD FLOOR	SL. 61	SL. 60	SL. 68	SL. 67
SECOND FLOOR	SL. 53	SL. 52	SL. 59	SL. 58
FIRST FLOOR	SL. 47	SL. 46	SPA ③	RECREATION AREA ③

SECTION D - D'				
BASEMENT				
PARKING ③				
ELEC. ③				
STAIRS ③				
LOBBY ③				
FOURTH FLOOR	SL. 71	SL. 72	SL. 73	SL. 74
THIRD FLOOR	SL. 62	SL. 63	SL. 64	SL. 65
SECOND FLOOR	SL. 54	SL. 55	SL. 56	SL. 57
FIRST FLOOR	SL. 48	SL. 49	SL. 50	SL. 51

[Signature]
MAY 6, 1996
FILE: 96-2162

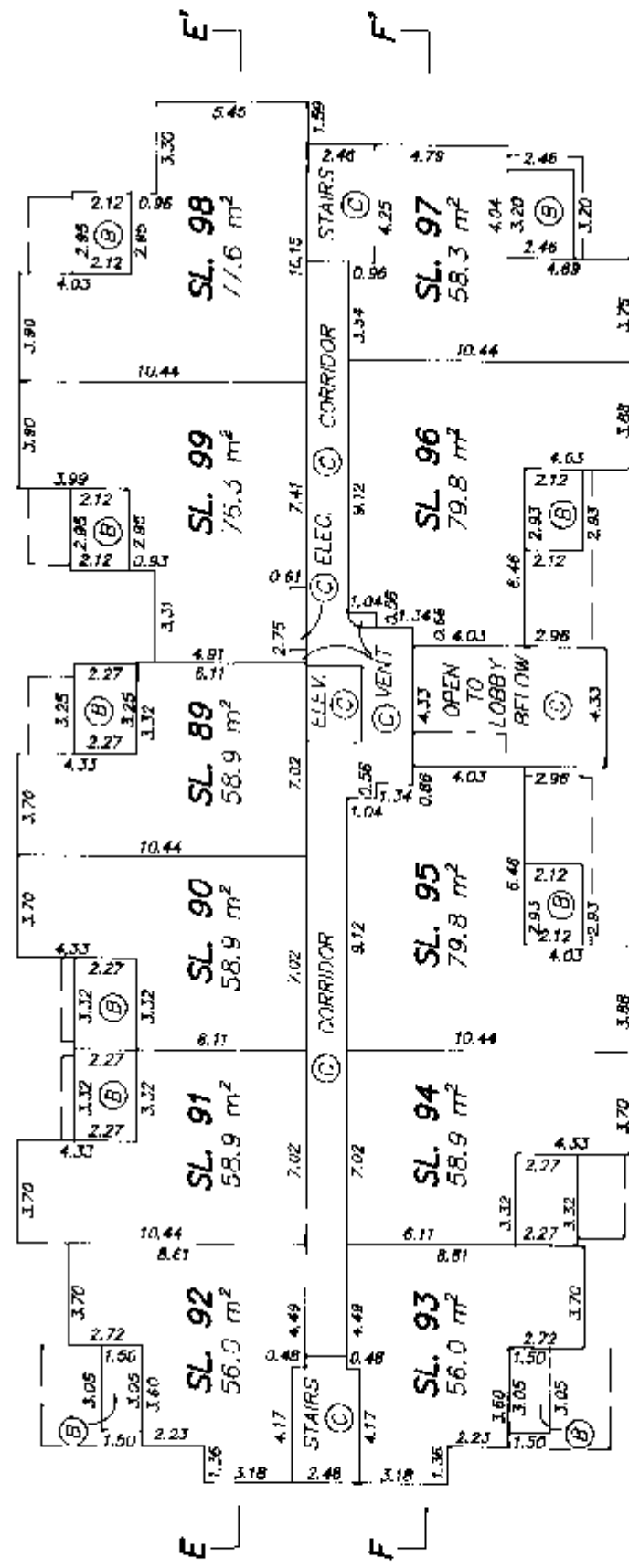
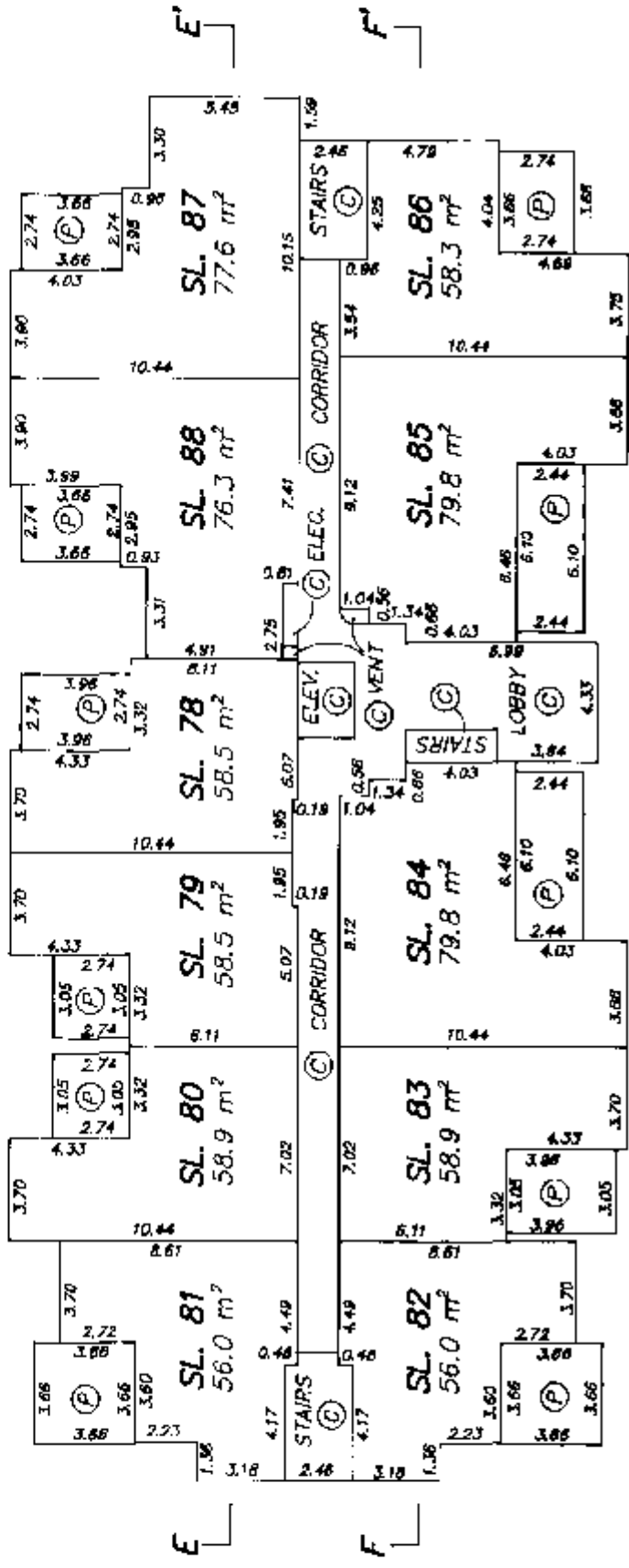
FLOOR PLANS
BUILDING 'A'



SCALE 1:250 DISTANCES ARE METRIC



STRATA PLAN LMS 2419



[Signature]
MAY 6, 1996
FILE: 96-2162

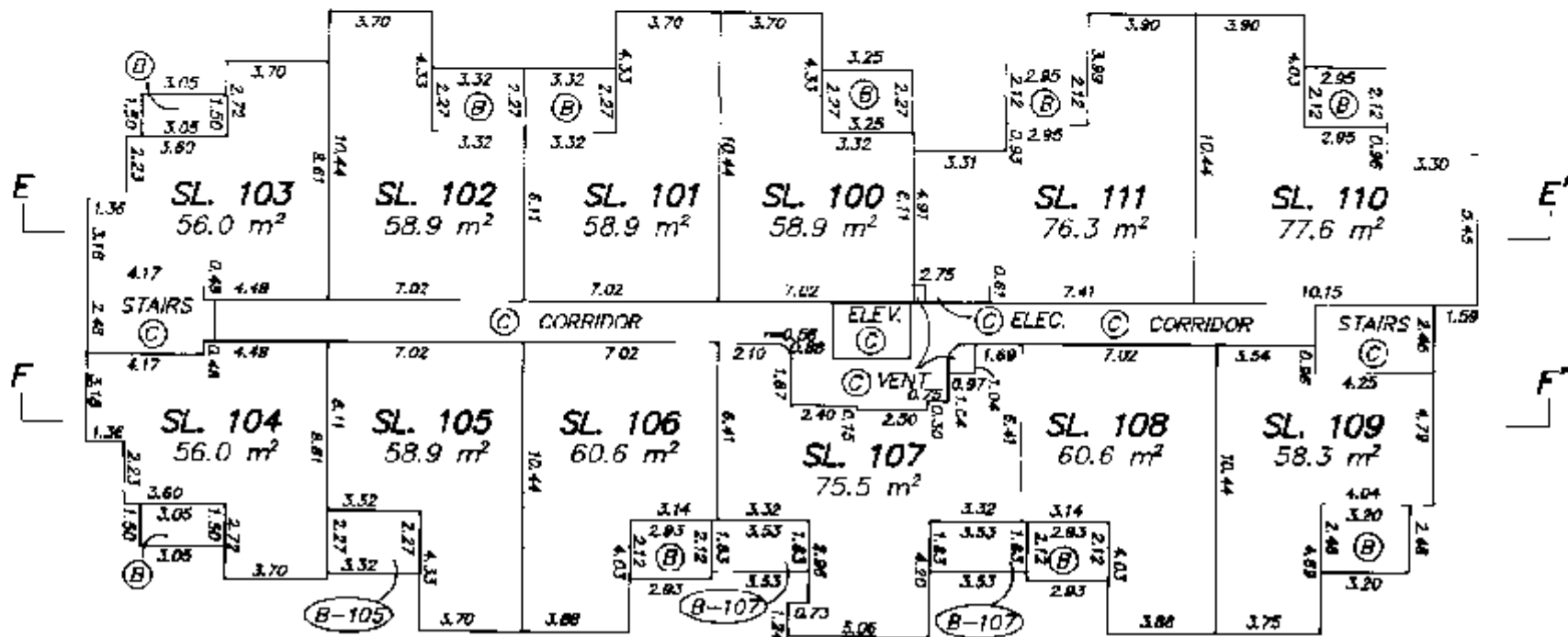
FLOOR PLANS
BUILDING 'A'

0 5 10 20

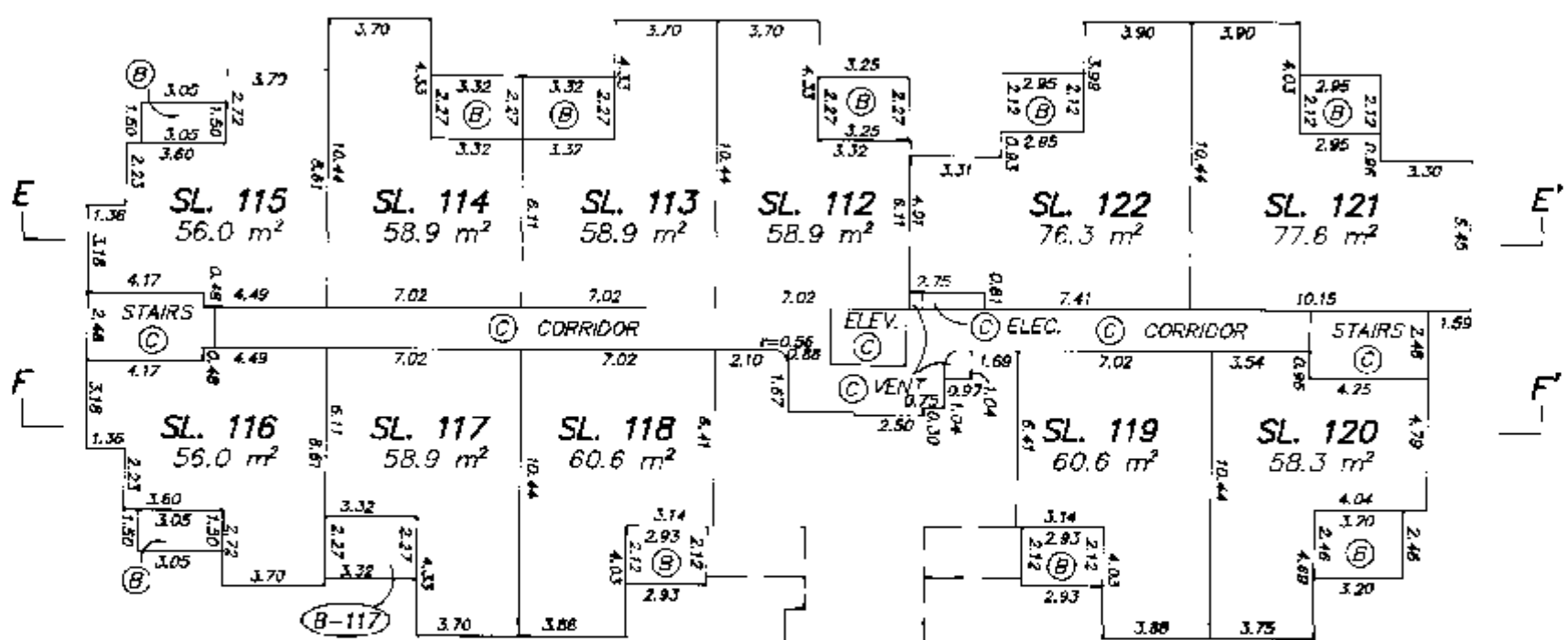
SCALE 1:250 DISTANCES ARE METRIC



STRATA PLAN LMS 2419



THIRD FLOOR



FOURTH FLOOR

MAY 6, 1996
FILE: 96-2162

SECTIONS
BUILDING 'A'

STRATA PLAN LMS 2419



SCALE 1:250 DISTANCES ARE METRIC

SECTION F - E'						BASEMENT			
SECTION F - E'									
SL. 115	SL. 114	SL. 113	SL. 112	SL. 122	SL. 121	FOURTH FLOOR			
SL. 103	SL. 102	SL. 101	SL. 100	SL. 111	SL. 110				
SL. 92	SL. 91	SL. 90	SL. 89	SL. 99	SL. 98				
SL. 81	SL. 80	SL. 79	SL. 78	SL. 88	SL. 87				
PARKING						FIRST FLOOR			
ELEV. MACH.									
MECH.									
PARKING									
LOBBY						SECOND FLOOR			
PARKING									
ELEC.									
LOBBY									

SECTION F - F'									
PARKING						STAIRS	ELEC.		LOBBY
PARKING							PARKING		
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MAY 8, 1996
FILE: 96-2162

RECORDS OF BY-LAWS AND ORDERS


 MAY 6, 1996
 FILE: 95-2162

DEALINGS AFFECTING THE COMMON PROPERTY


 MAY 6, 1996
 FILE: 95-2162