STRATA PLAN OF LOT 2
NE 1/4 OF SECTION 26,
TOWN OF HASTINGS SUBURBAN LANDS,
PLAN 18170
NEW WESTMINSTER DISTRICT

CITY OF VANCOUVER

BCGS 92G.025

PHASE 1
STRATA PLAN LMS 2503

Deposited and registered in the Land Title Office at New Westminster, BC this 20 day of AUGUST, 1996

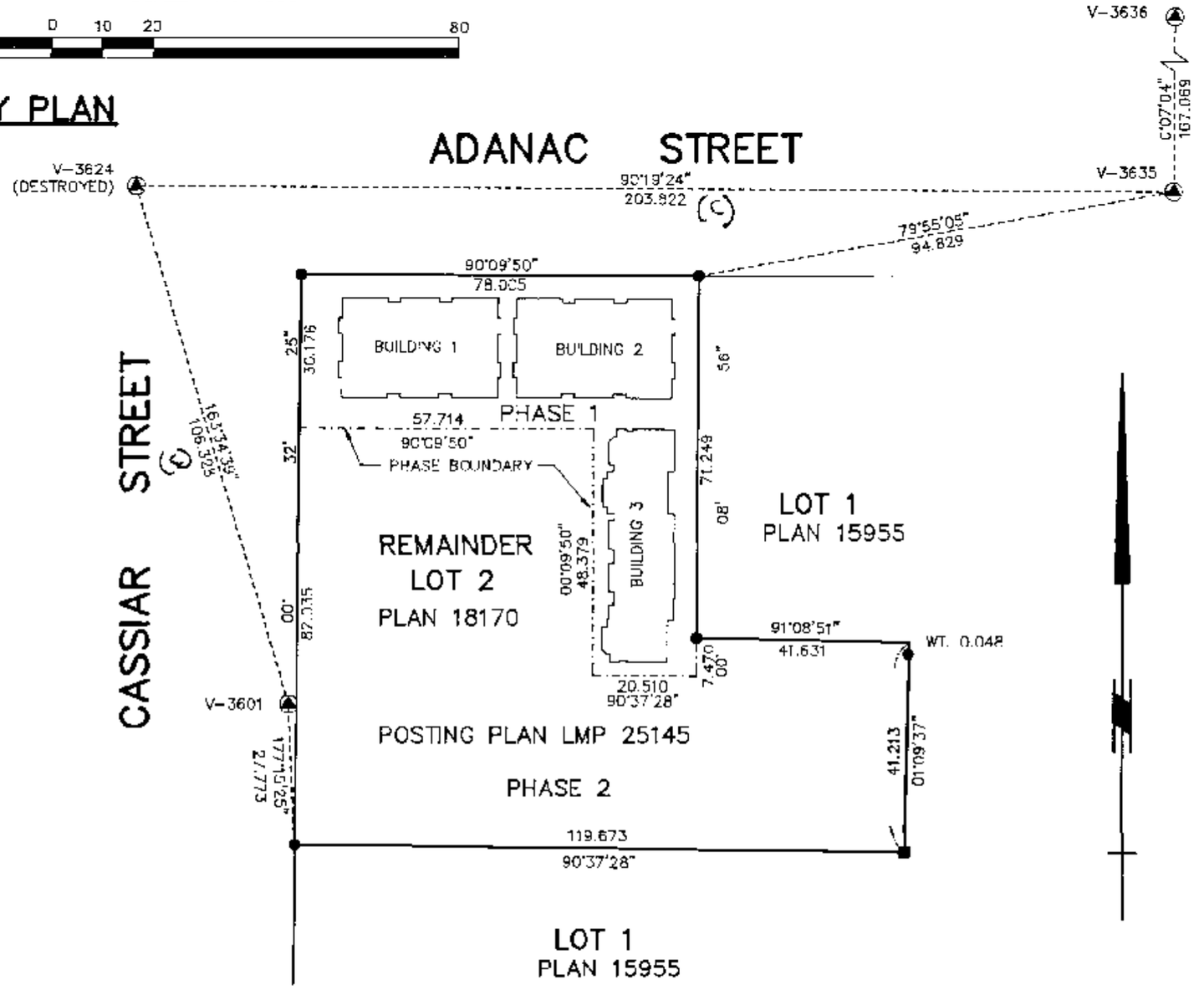
DEPUTY Registrar

Ref: BK 262227
Form E: BK262226
AMENDED FORM E - BL116633

SCALE 1 : 1000

20 0 10 20 80

KEY PLAN



NOTES

ALL DISTANCES ARE IN METERS UNLESS OTHERWISE NOTED.
ALL ANGLES ARE 45° OR 90° UNLESS OTHERWISE NOTED.
STRATA LOT BOUNDARIES ARE MEASURED TO THE OUTSIDE FACE OF SHEETING OR TO THE CENTRE LINE OF PARTY WALL.

THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT

LEGEND:

BEARINGS ARE GRID AND ARE DERIVED FROM MONUMENTS V-3635 AND V-3636

S.L.	DENOTES STRATA LOT
(C)	DENOTES COMMON PROPERTY
(2)	DENOTES LIMITED COMMON PROPERTY FOR STRATA LOT 2 (TYPICAL)
LCP	DENOTES LIMITED COMMON PROPERTY
P	DENOTES PATIO
A	DENOTES AREA
TA	DENOTES TOTAL AREA
m2	DENOTES SQUARE METERS
PB	DENOTES PARKING BAY
PA	DENOTES PARKING AREA
R/RR	DENOTES REFUSE/RECYCLE ROOM
ER	DENOTES ELECTRICAL ROOM
MR	DENOTES MECHANICAL ROOM
SC	DENOTES SMALL CAR
(C)	DENOTES CALCULATED DISTANCE

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

CIVIC ADDRESSES:

SEE SHEETS 9,10 AND 11

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

THE OWNERS OF STRATA PLAN LMS 2503

C/O CROSBY PROPERTY MANAGEMENT
600-777 Hornby Street,
Vancouver, B.C.
V6Z 1S4

NAME OF DEVELOPMENT:

TERRAVITA

I, Donald S. Black, 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 10th day of JUNE, 1996

Donald S. Black B.C.L.S.

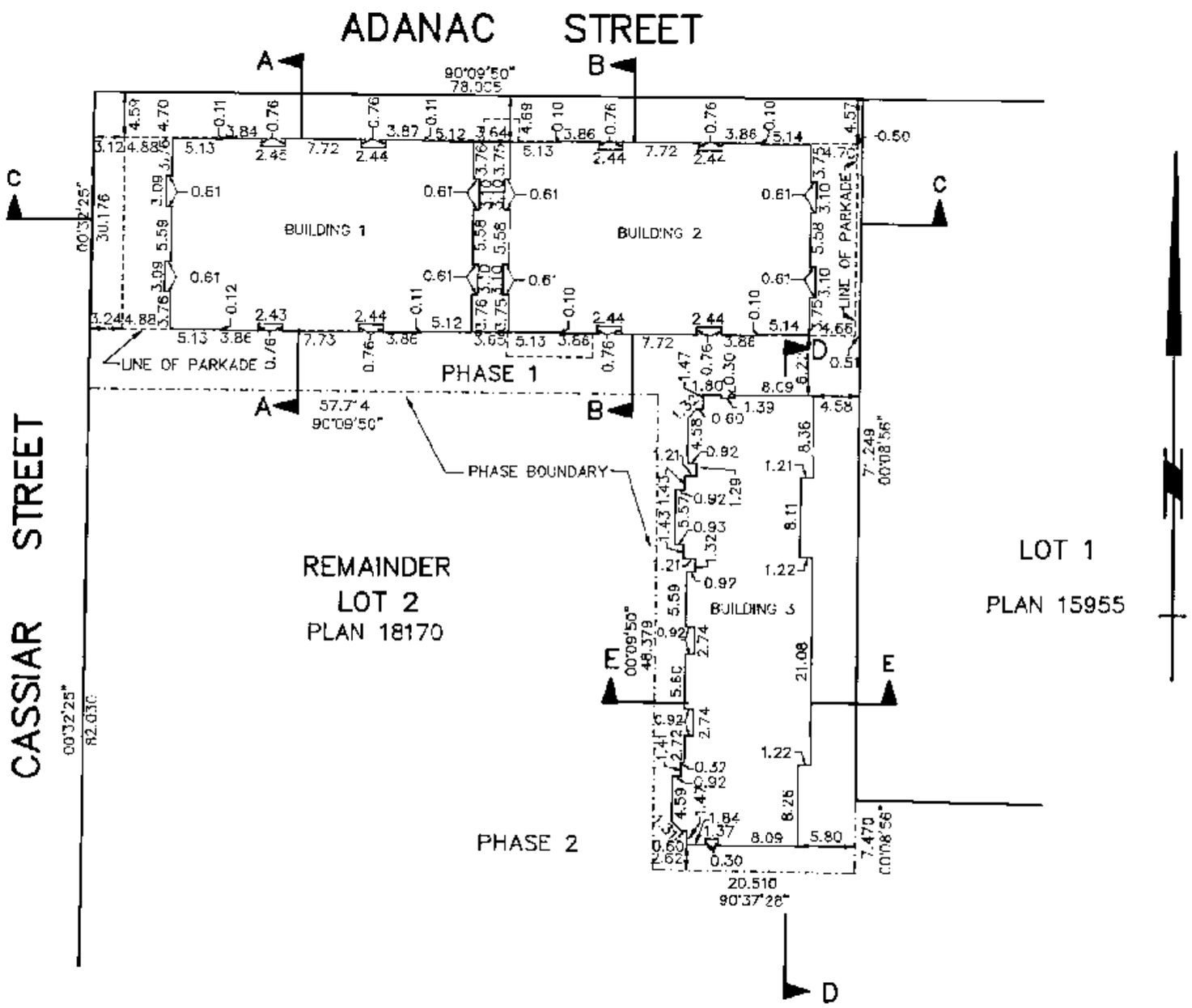
FILED LMLMS2503 RCVD:1996-08-20 RQST:2010-05-25-18.59.12.241

PHASE 1
STRATA PLAN LMS 2503

LOCATION PLAN

SCALE 1 : 500

10 0 10 40



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

DATE June 10th, 1996 B.C.L.S.

ACAD: 6091ST1 10/06/96

FILE: 6091-ST1

FILED LMLMS2503 RCVD:1996-08-20 RQST:2010-05-25-18.59.12.241

PHASE 1
STRATA PLAN LMS 2503

CONDOMINIUM ACT

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	NUMBER OF VOTES
1	6,9	1306	2299	
2	6,9	1261	2249	
3	5,6,9	1264	2249	
4	6,9	1262	2249	
5	6,9	1263	2249	
6	6,9	1302	2279	
7	9	1304	2249	
8	9	1263	2199	
9	9	1263	2199	
10	5,9	1264	2199	
11	9	1261	2229	
12	9	1305	2279	
13	6,10	1305	2279	
14	6,10	1260	2249	
15	5,6,10	1262	2229	
16	6,10	1260	2229	
17	6,10	1262	2229	
18	6,10	1306	2279	
19	10	1306	2279	
20	10	1262	2199	
21	10	1260	2199	
22	5,10	1262	2199	
23	10	1260	2199	
24	10	1305	2249	
25	7,11	1352	2249	
26	7,11	1306	2229	
27	7,11	1311	2229	
28	7,11	1310	2229	
29	7,11	1309	2229	
30	7,11	1311	2229	

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

DATE June 10th, 1996 B.C.L.S.

ACAD: 6091ST1 10/06/96

FILE: 6091-ST1

FILED LMLMS2503 RCVD:1996-08-20 RQST:2010-05-25-18.59.12.241

PHASE 1
STRATA PLAN LMS 2503

CONDOMINIUM ACT

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	NUMBER OF VOTES
31	7,11	1311	2229	
32	7,11	1312	2229	
33	7,11	1309	2229	
34	7,11	1312	2229	
35	7,11	1351	2249	
AGGREGATE :		45,122	78,305	

I/We the undersigned do solemnly declare that
1) I/We the undersigned am/are the owner-developer, or (in the alternative) the duly authorized agent of the owner-developer.
2) The strata plan is for residential use only. 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.

Authorized Signatory

Declared before me this 11 day of June, 1996.

A commissioner for taking affidavits for British Columbia
GARY DAYAN

Accepted as to forms 1, 2 and 3.

Dated this 14 day of Aug, 1996.

Superintendent of Real Estate

Approved as phase 1 of a 2 phase strata plan under the condominium act.
Dated at Vancouver, British Columbia this 8th day of August, 1996.

Approving Officer for the City of Vancouver

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

OWNER:
UNITED PROPERTIES (TERRAVITA) LTD.
(INCORPORATION NO. 471048)

Authorized Signatory JENNIFER SILVERA

WITNESS

NAME GARY DAYAN
ADDRESS 1675 WEST 7th Ave.
VANCOUVER, BC
LAWYER
OCCUPATION

MORTGAGEE AND ASSIGNMENT OF RENT. OWNERS OF CHARGE:
NOS. BJ206197 AND BJ206198
M.R.S TRUST COMPANY

Authorized Signatory
NAME Edward Mensand

Authorized Signatory
NAME Maria Accomando-Dodds

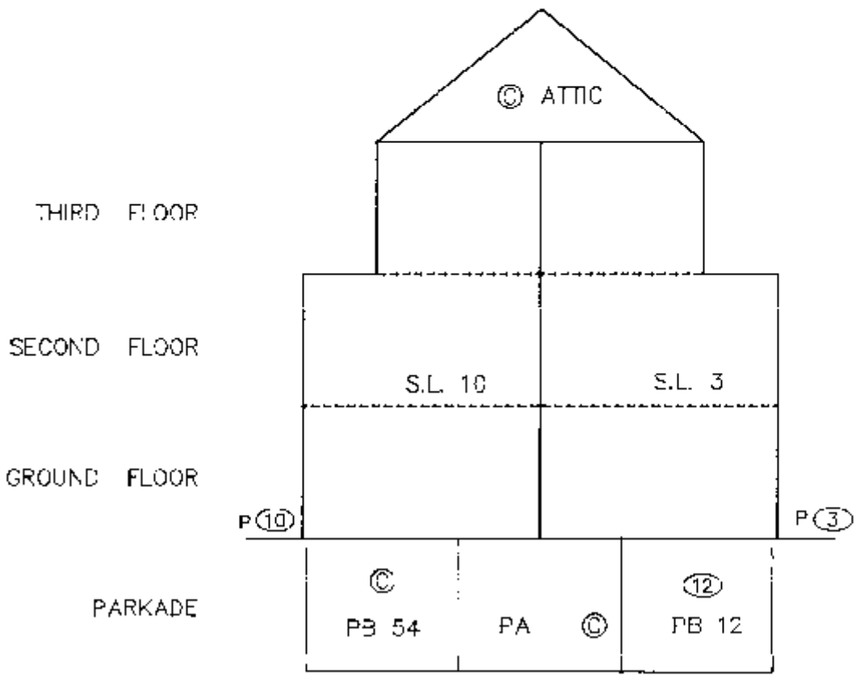
WITNESS AS TO BOTH SIGNATURES
NAME EILEEN AFRAM
ADDRESS 506 BALLIOL ST
TOR. ONT.
FUNDING OFFICER
OCCUPATION

DATE June 10th, 1996 B.C.L.S.

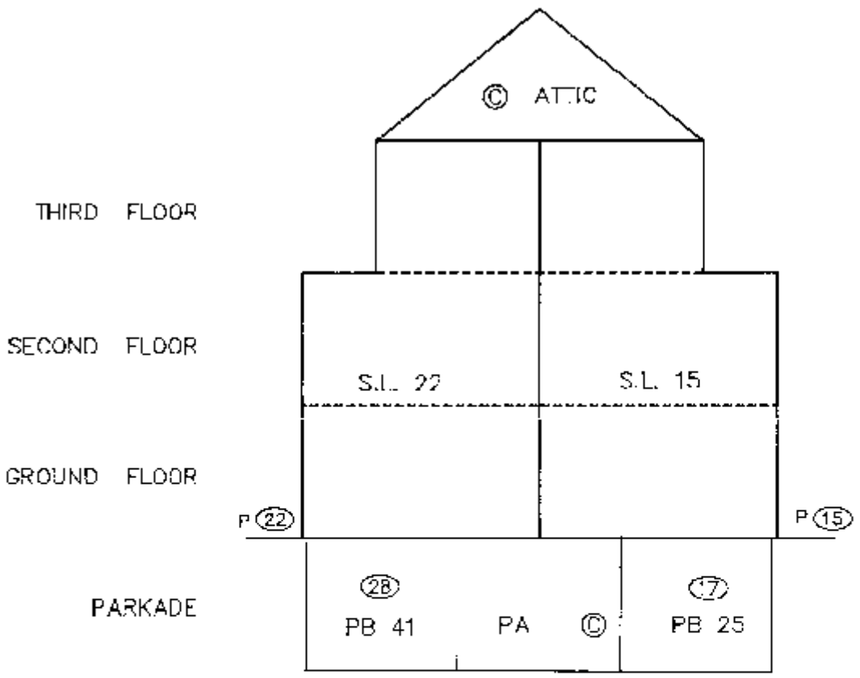
FILED LMLMS2503 RCVD:1996-08-20 RQST:2010-05-25-18.59.12.241

PHASE 1
STRATA PLAN LMS 2503

CROSS SECTIONS



SECTION A–A



SECTION B–B

ALL PARKING BAYS SHOWN ARE
LCP UNLESS OTHERWISE NOTED.

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

DATED June 10th, 1996 B.C.L.S.

ACAD: 6091ST1 10/06/96

FILE: 6091–ST1

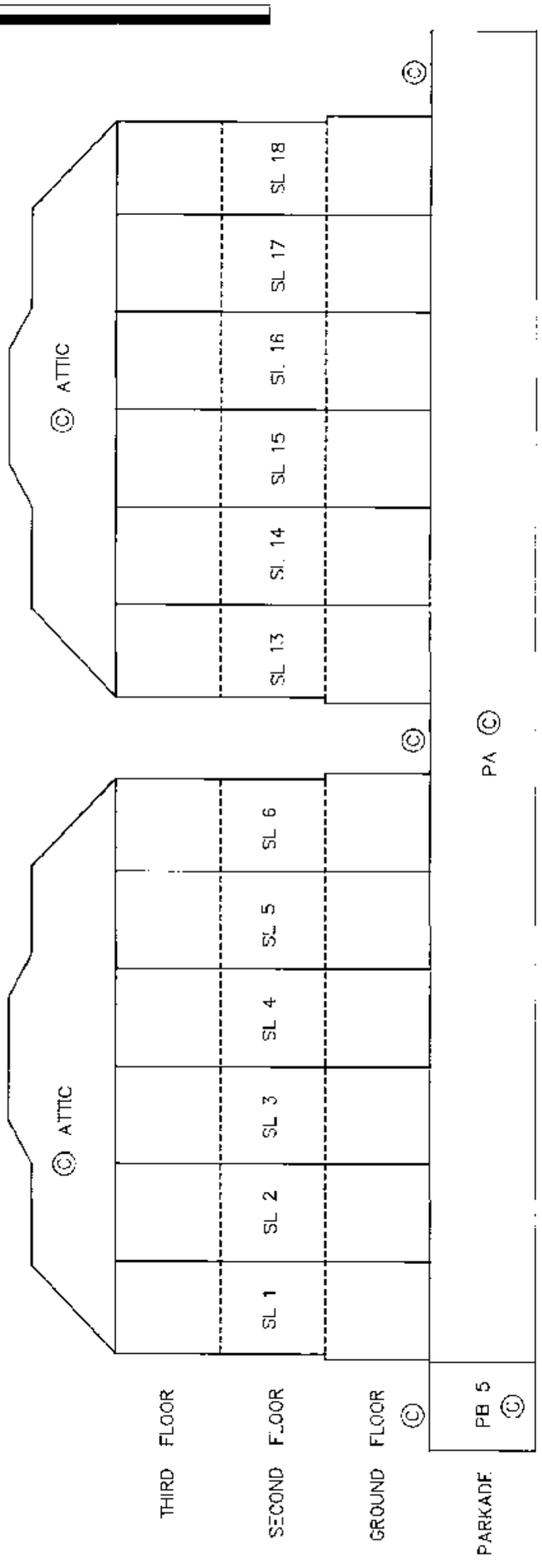
FILED LMLMS2503 RCVD:1996-08-20 ROST:2010-05-25-18.59.12.241

PHASE 1
STRATA PLAN LMS 2503

CROSS SECTIONS

SCALE 1 : 250

5 0 5 20



SECTION C–C

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

DATE June 10th, 1996 B.C.L.S.

ACAD: 609*ST1 10/06/96

FILE: 6091–ST1

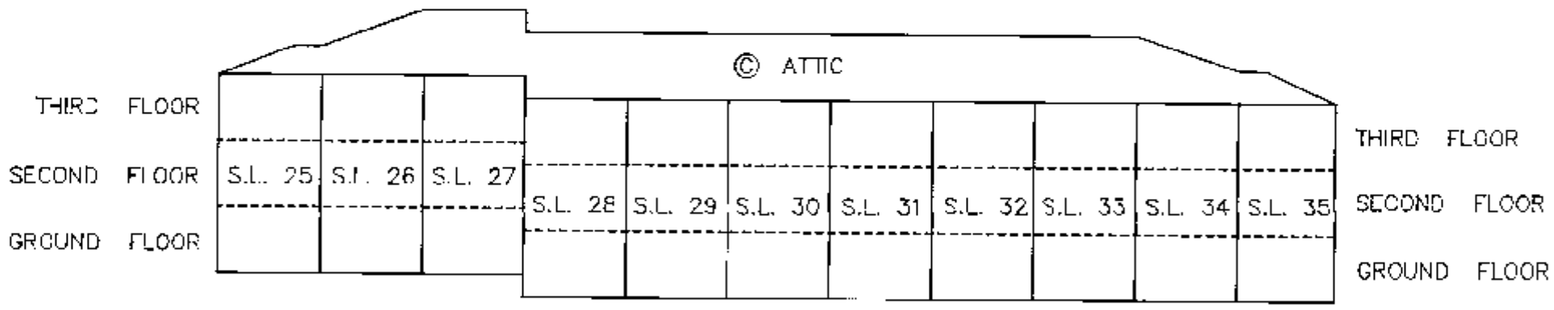
FILED LMLMS2503 RCVD:1996-08-20 RQST:2010-05-25-18.59.12.241

PHASE 1
STRATA PLAN LMS 2503

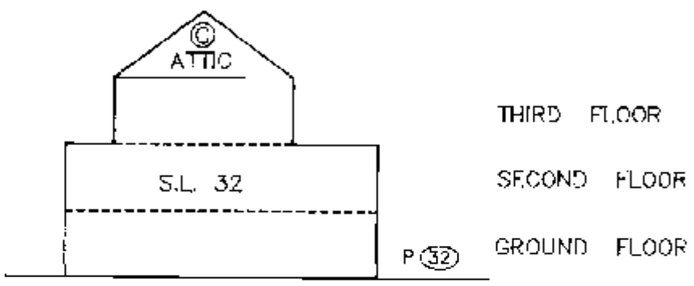
CROSS SECTIONS

SCALE 1 : 250

5 0 5 20



SECTION D–D



SECTION E–E

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

DATE June 10th, 1996 B.C.L.S.

ACAD: 6091ST1 10/06/96

FILE: 6091–ST1

FILED LMLMS2503 RCVD:1996-08-20 RQST:2010-05-25-18.59.12.241

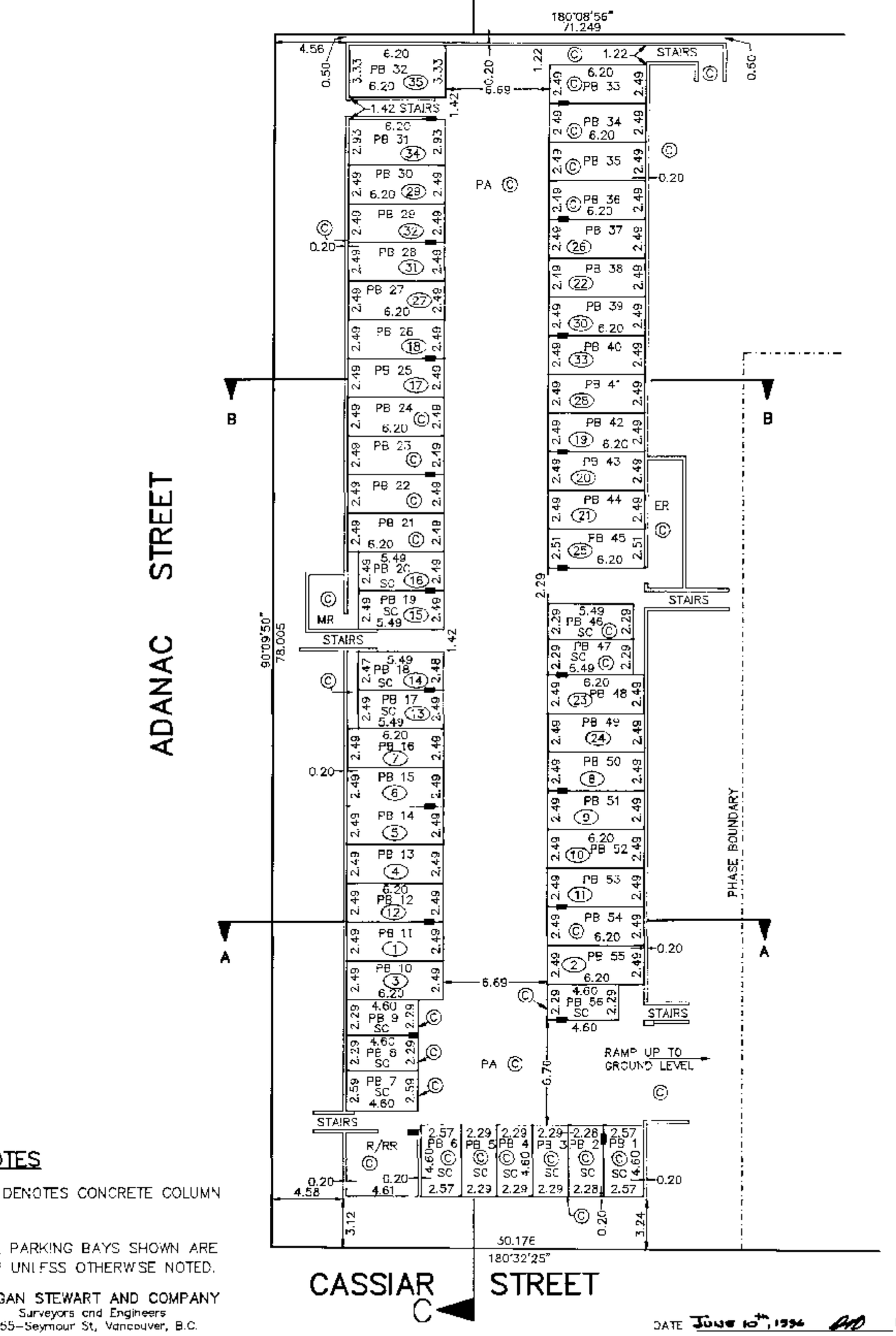
PHASE 1
STRATA PLAN LMS 2503

UNDERGROUND PARKING

SCALE 1 : 250

5 0 5 10

LOT 1
PLAN 15955



NOTES

■ DENOTES CONCRETE COLUMN

ALL PARKING BAYS SHOWN ARE LCP UNLESS OTHERWISE NOTED.

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

DATE June 10th, 1996 B.C.L.S.

FILED LMLMS2503 RCVD:1996-08-20 ROST:2010-05-25-18.59.12.241

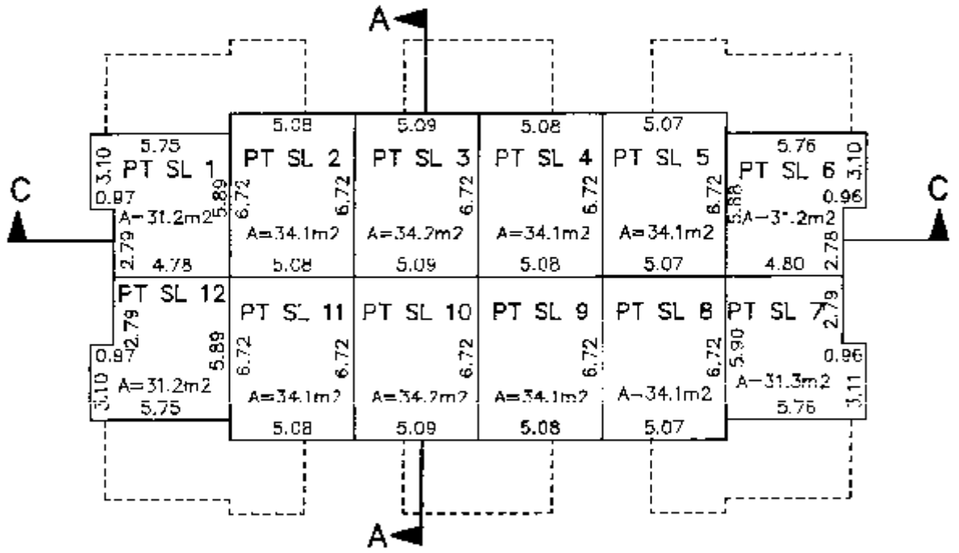
PHASE 1
STRATA PLAN LMS 2503

BUILDING 1

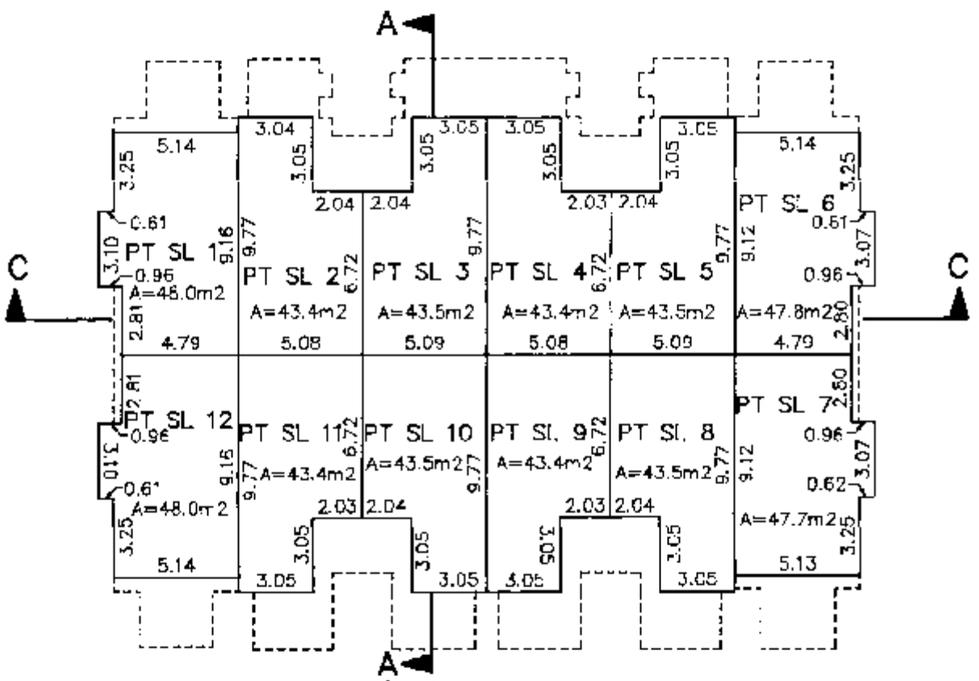
SCALE 1 : 250

5 0 2.5 5 20

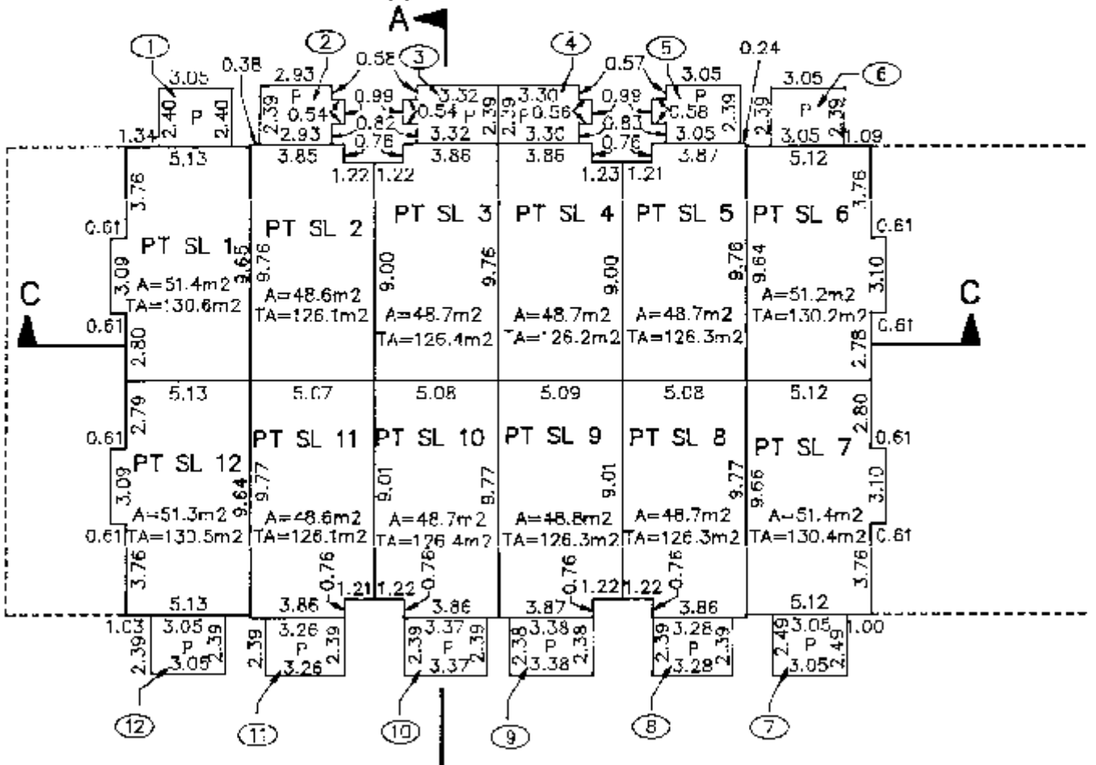
THIRD FLOOR



SECOND FLOOR



GROUND FLOOR



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

CIVIC ADDRESS – 3418 ADANAC STREET
VANCOUVER, B.C.

DATE June 10th, 1996 B.C.L.S.

ACAD: 609ST1 //06/96

FILE: 609ST1

FILED LMLMS2503 RCVD:1996-08-20 ROST:2010-05-25-18.59.12.241

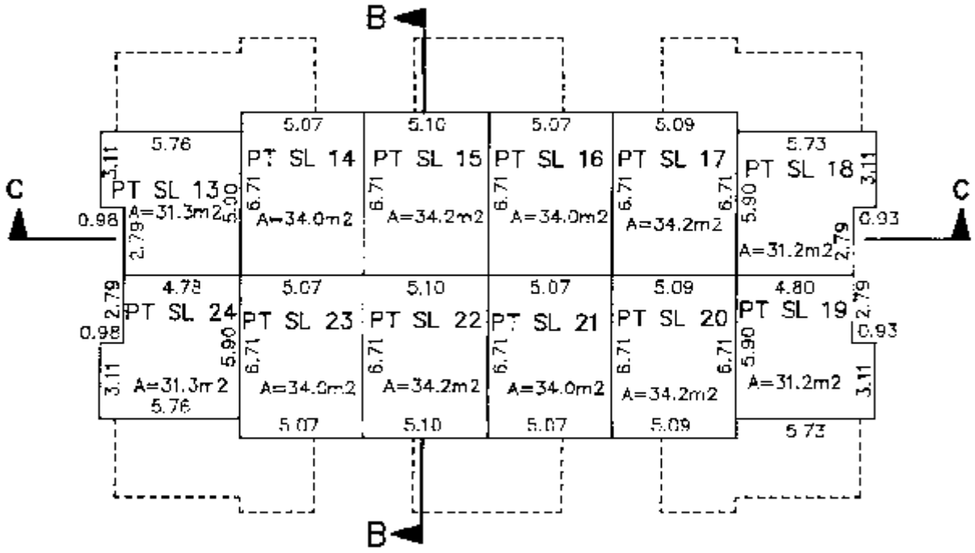
PHASE 1
STRATA PLAN LMS 2503

BUILDING 2

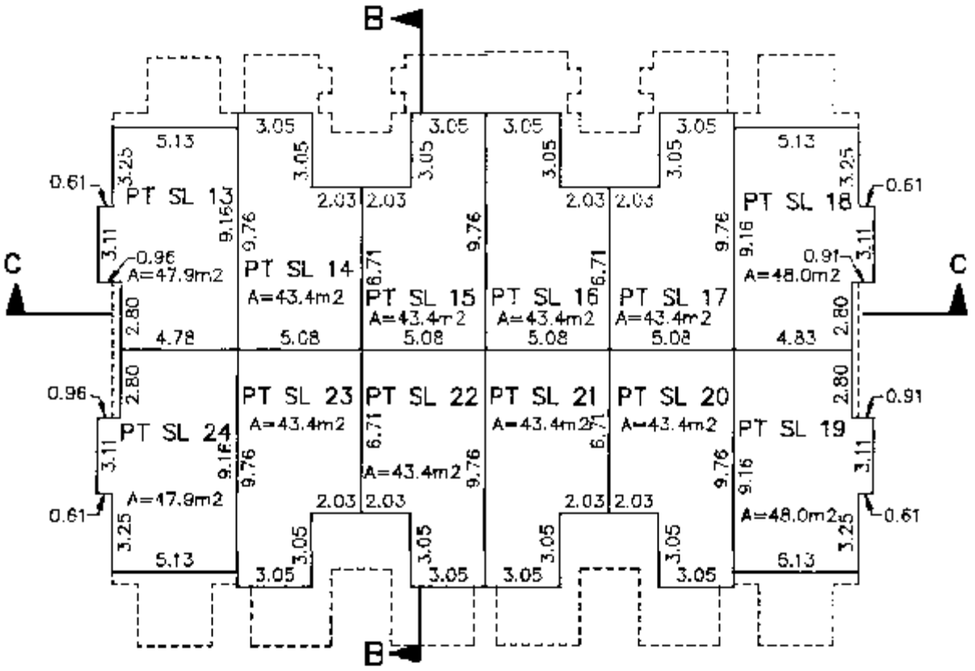
SCALE 1 : 250

5 0 2.5 5 20

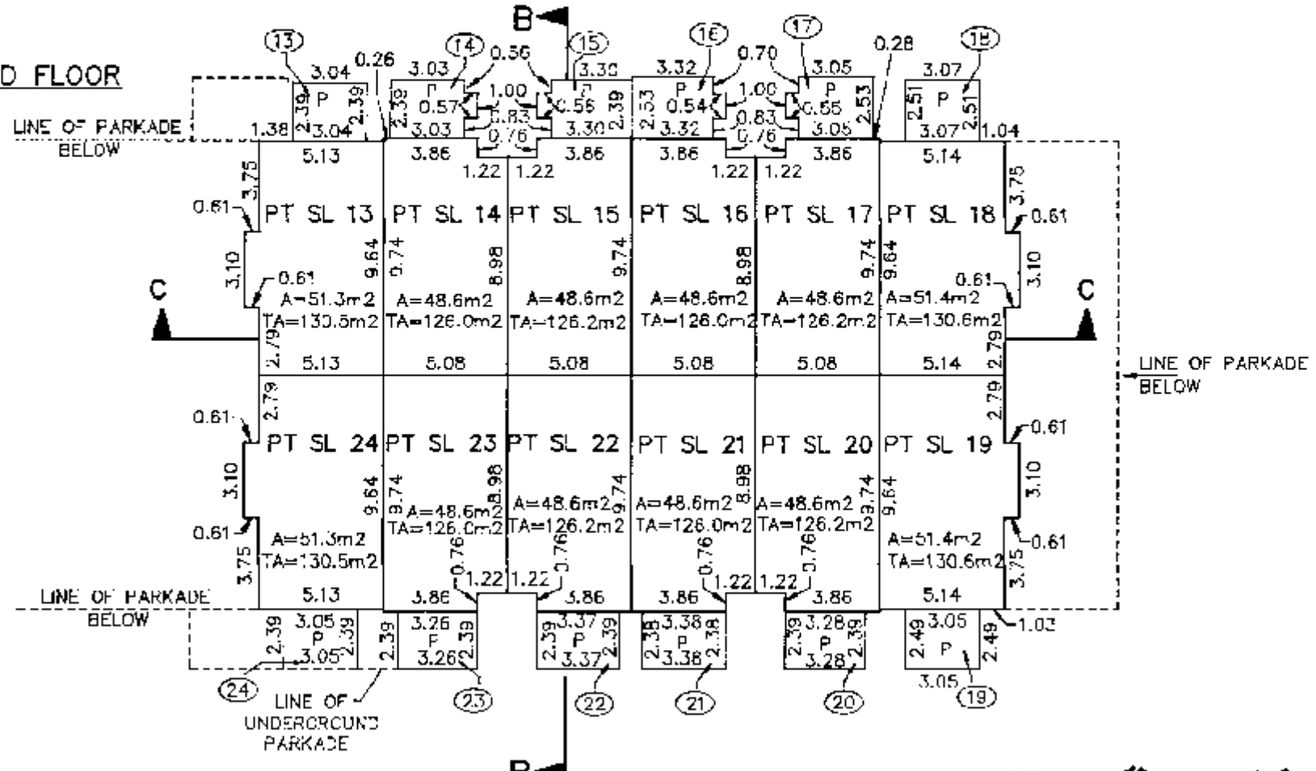
THIRD FLOOR



SECOND FLOOR



GROUND FLOOR



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

CIVIC ADDRESS – 3428 ADANAC STREET
VANCOUVER, B.C.

DATE June 10th, 1996 B.C.L.S.

ACAD: 6091ST1 7/06/96

FILE: 6091-ST1

FILED LMLMS2503 RCVD:1996-08-20 ROST:2010-05-25-18.59.12.241

PHASE 1

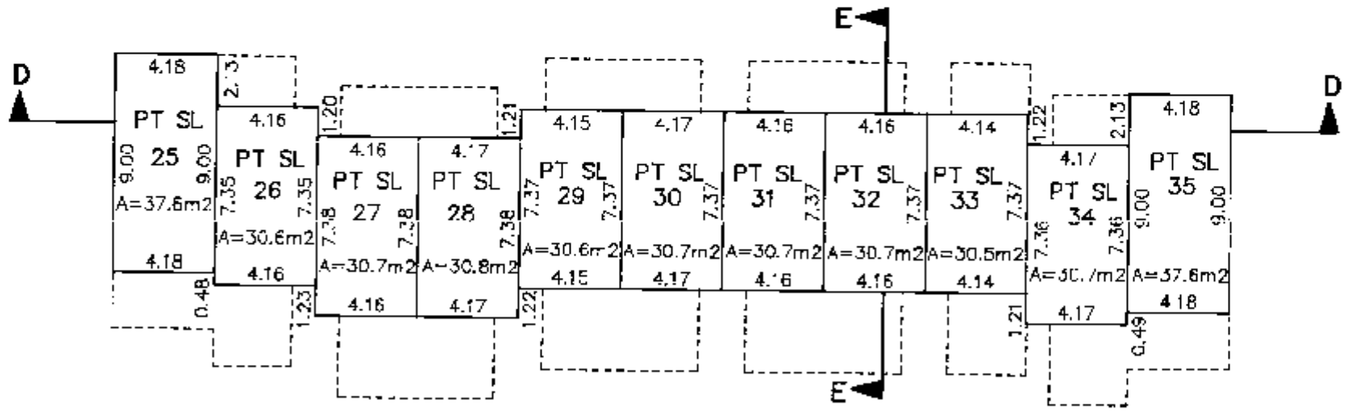
STRATA PLAN LMS 2503

BUILDING 3

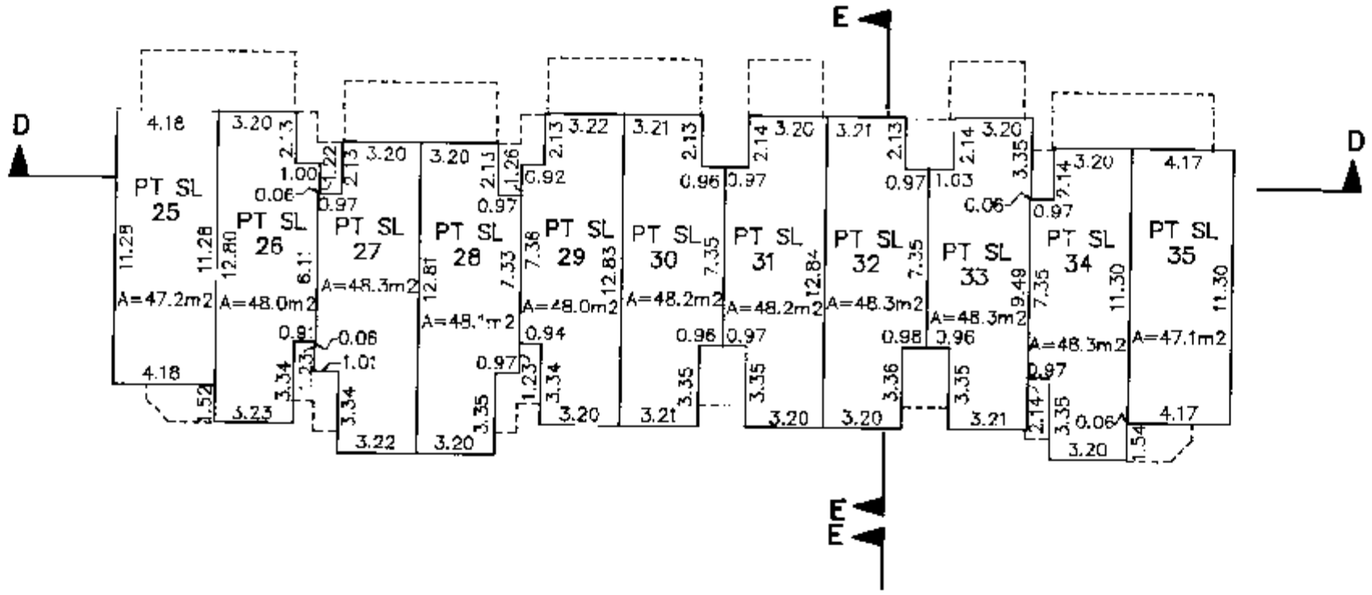
SCALE 1 : 250

5 0 2.5 5 20

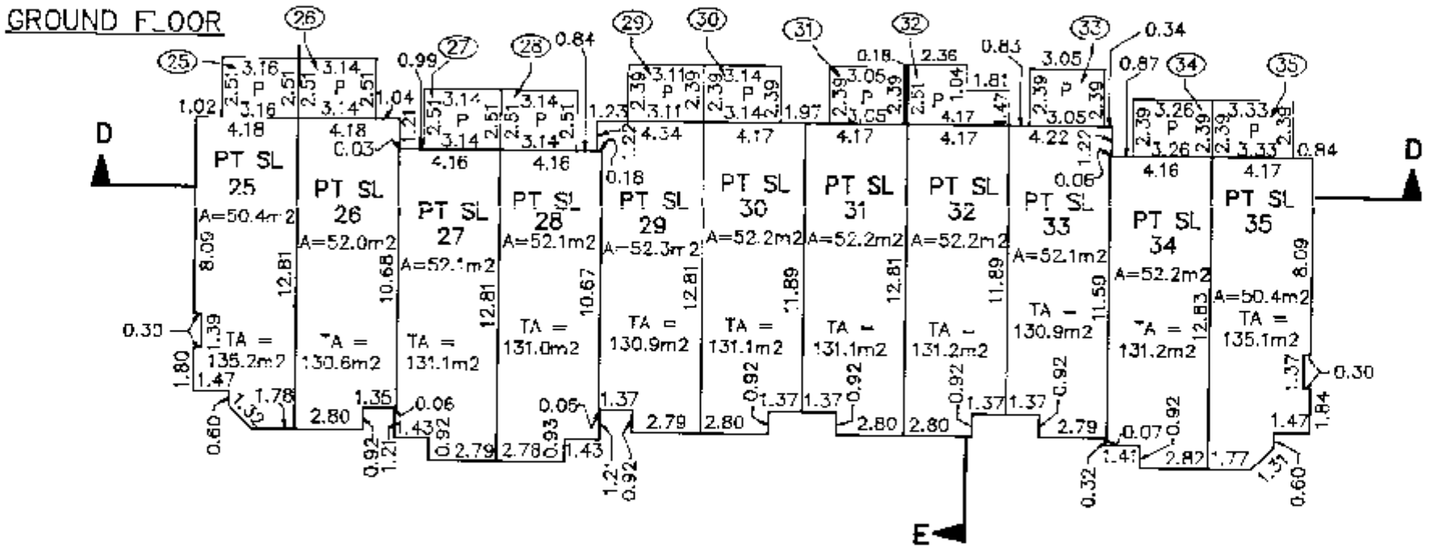
THIRD FLOOR



SECOND FLOOR



GROUND FLOOR



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

CIVIC ADDRESS – 3439 TERRA VITA PLACE
VANCOUVER, B.C.

DATE June 10th, 1996 B.C.L.S.

ACAD: 6091ST1 22/08/96

FILE: 6091-ST

FILED LMLMS2503 RCVD:1996-08-20 ROST:2010-05-25-18.59.12.241

PHASE 1
STRATA PLAN LMS 2503

RECORDS OF BY-LAW AND ORDERS ETC.

REGISTRATION		DOCUMENTS	
NUMBER	DATE	DATE	NATURES & PARTICULARS
BK 262262	1996-08-20		NOTICE OF CHANGE OF BYLAWS
BL100517	Mar. 21/97		Change of Bylaws.

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

DATE June 10th, 1996 B.C.L.S.

ACAD: 6091:ST1 10/6/96

FILE: 6091-ST1

FILED LMLMS2503 RCVD:1996-08-20 RQST:2010-05-25-18.59.12.241

PHASE 1
STRATA PLAN LMS 2503

DEALINGS EFFECTING THE COMMON PROPERTY

REGISTRATION		DOCUMENTS	
NUMBER	DATE	DATE	NATURES & PARTICULARS
COMMON PROPERTY SHEET CLOSED 1996 08 20			
SEARCH ACTUS 2 OR BC ONLINE FOR CURRENT INFORMATION. BC REG 76/15			
		LINDA J. O'SHEA, REGISTRAR.	
		VANCOUVER/NEW WESTMINSTER LAND TITLE DISTRICT.	

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

DATE JUNE 10TH, 1996 B.C.L.S.

ACAD: 609*ST1 10/6/96

FILE: 6091–ST1

FILED LMLMS2503 RCVD:1996-08-20 RQST:2010-05-25-18.59.12.241

STRATA PLAN OF LOT 2, EXCEPT: PHASE ONE STRATA PLAN LMS 2503, NE 1/4 OF SECTION 26, TOWN OF HASTINGS SUBURBAN LANDS, PLAN 18170, NEW WESTMINSTER DISTRICT

CITY OF VANCOUVER
BCGS 92G.025

PHASE 2
STRATA PLAN LMS 2503

Deposited and registered in the Land Title Office at New Westminster, BC this 4th day of APRIL, 1997

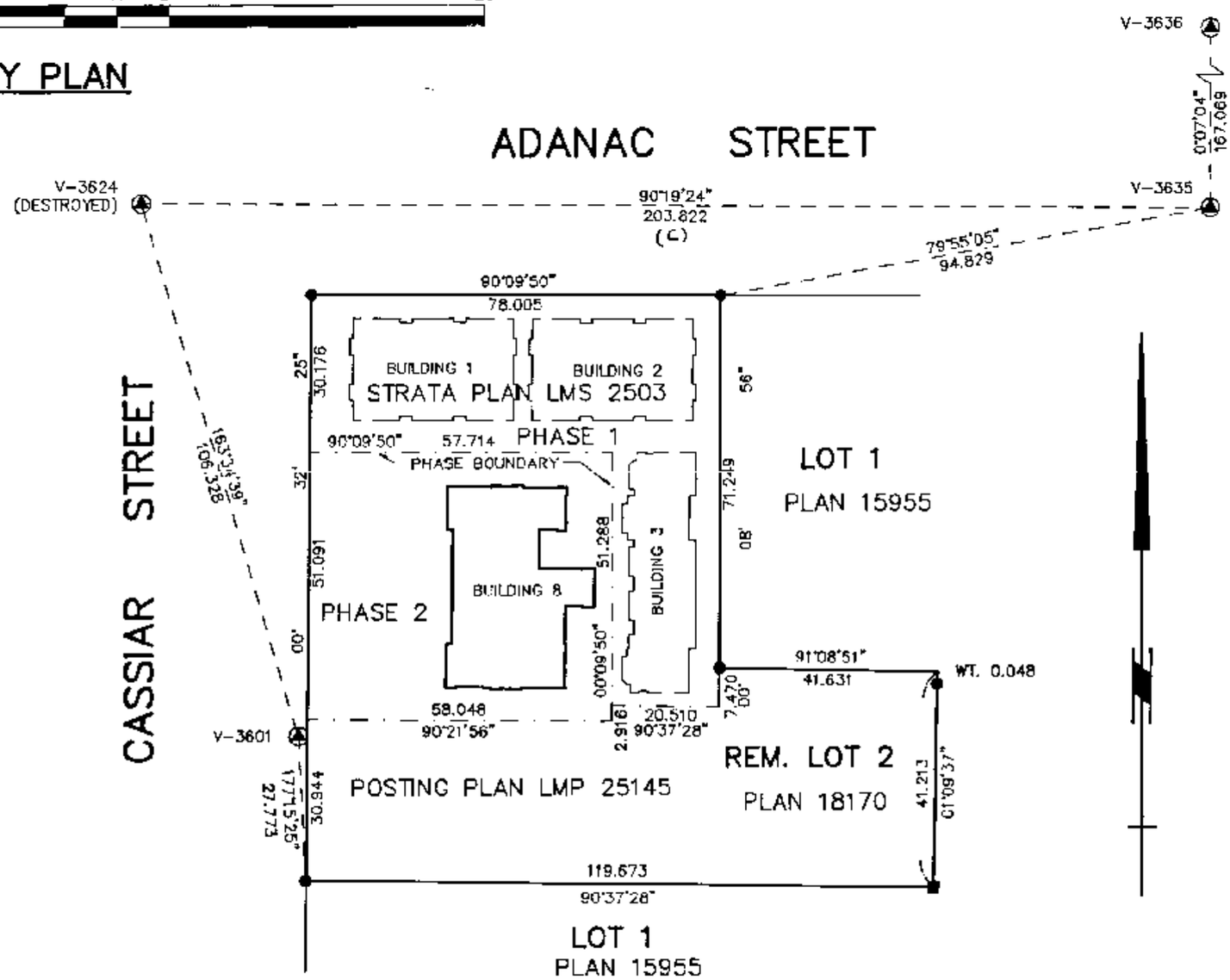
DEPUTY Registrar

BL116634 - BL116645

SCALE 1 : 1000

20 0 10 20 80

KEY PLAN



NOTES

ALL DISTANCES ARE IN METERS UNLESS OTHERWISE NOTED.
ALL ANGLES ARE 45° OR 90° UNLESS OTHERWISE NOTED.

STRATA LOT BOUNDARIES ARE MEASURED TO 0.04m INWARDS FROM THE OUTSIDE FACE OF BUILDING AND THE PRODUCTION THEREOF OR TO THE CENTRE LINE OF PARTY WALLS.

THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT

LEGEND:

BEARINGS ARE GRID AND ARE DERIVED FROM MONUMENTS V-3635 AND V-3636

SL	DENOTES STRATA LOT
Ⓒ	DENOTES COMMON PROPERTY
(38)	DENOTES LIMITED COMMON PROPERTY FOR STRATA LOT 38 (TYPICAL)
PT	DENOTES PART
A	DENOTES AREA
TA	DENOTES TOTAL AREA
m2	DENOTES SQUARE METERS
sq.ft	DENOTES SQUARE FEET
P	DENOTES PATIO
B	DENOTES BALCONY
RD	DENOTES ROOF DECK
ER	DENOTES ELECTRICAL ROOM
E/T/CR	DENOTES ELECTRICAL/TELEPHONE CABLE ROOM
M/SR	DENOTES MECHANICAL/SPRINKLER ROOM
BR	DENOTES BICYCLE ROOM
(C)	DENOTES CALCULATED DISTANCE

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

CIVIC ADDRESSES:

868 CASSIAR STREET
VANCOUVER, B.C.

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

THE OWNERS OF STRATA PLAN LMS 2503

C/O CROSBY PROPERTY MANAGEMENT
600-777 Hornby Street,
Vancouver, B.C.
V6Z 1S4

NAME OF DEVELOPMENT:

TERRAVITA

I, Donald S. Block, 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 17th day of FEBRUARY, 1997

Donald S. Block B.C.L.S.

FILED LMLMS2503 RCVD:1996-08-20 RQST:2010-05-25-18.59.12.241

PHASE 2
STRATA PLAN LMS 2503

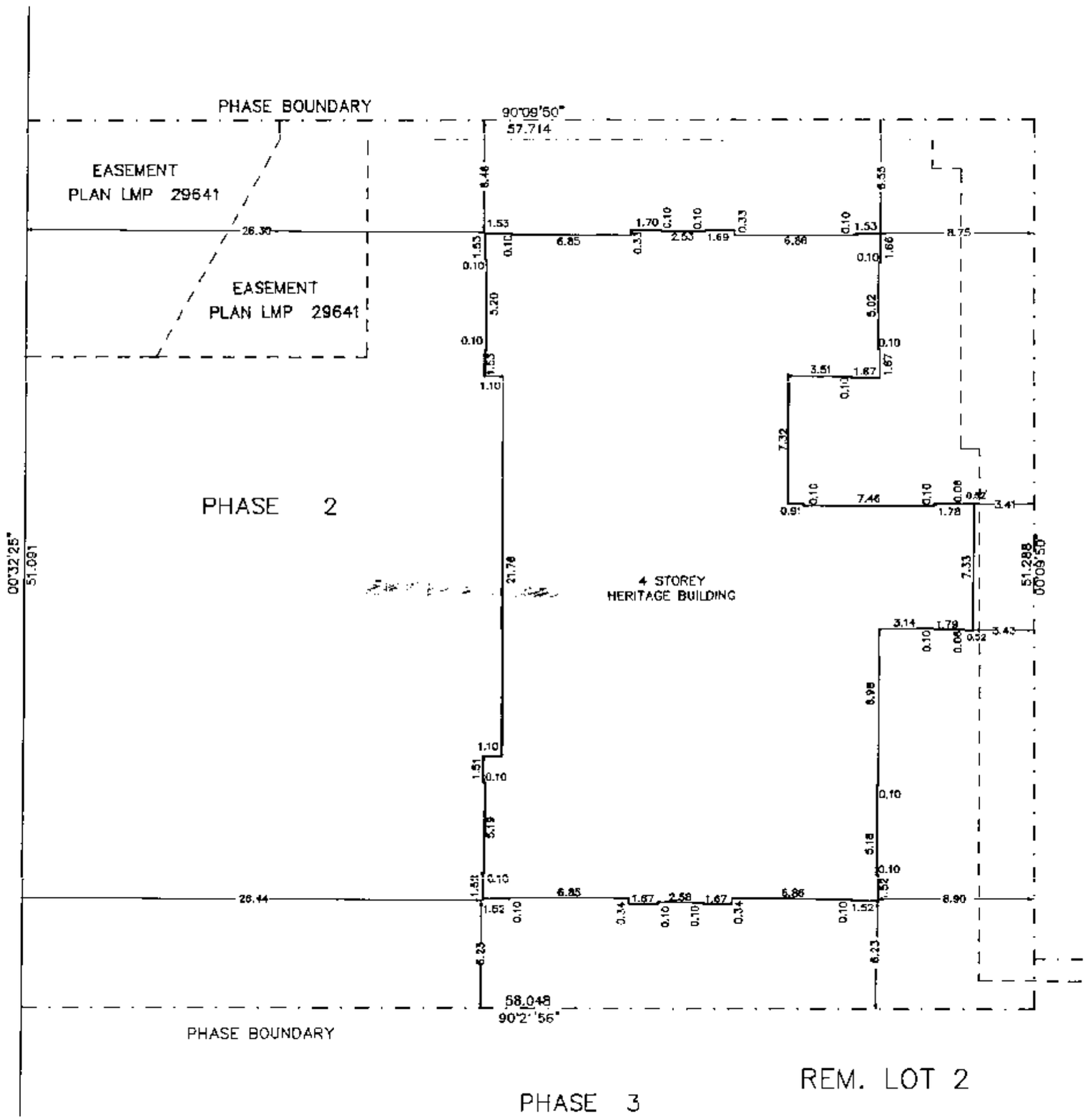
LOCATION PLAN

SCALE 1 : 250

5 0 2.5 5 20

PHASE 1

STRATA PLAN LMS 2503



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

DATE Feb. 17th 1997 _____ B.C.L.S.

ACAD: 6091S12 14/02/97/KB

FILE: 6091–ST2

FILED LMLMS2503 RCVD:1996-08-20 RQST:2010-05-25-18.59.12.241

PHASE 2
STRATA PLAN LMS 2503

CONDOMINIUM ACT

Lot No.	Suite No.	FORM 1 SCHEDULE OF UNIT ENTITLEMENT	FORM 2 SCHEDULE OF INTEREST UPON DESTRUCTION	FORM 3 SCHEDULE OF VOTING RIGHTS
		UNIT ENTITLEMENT	INTEREST	NUMBER OF VOTES
36	1	1607	2699	
37	2	1343	2199	
38	3	1717	2799	
39	4	1670	2799	
40	5	1761	2799	
41	6	1759	2799	
42	7	1718	2799	
43	8	1465	2499	
44	9	1535	2599	
45	10	1462	2549	
46	11	1518	2499	
47	12	1609	2749	
AGGREGATE :		19,164	31,788	

I/We the undersigned do solemnly declare that
1) I/We the undersigned am/are the owner-developer, or (in the alternative) the duly authorized agent of the owner-developer.
2) The strata plan is for residential use only. 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.

Authorized Signatory

Declared before me this 26 day of February, 1997.

A commissioner for taking affidavits for British Columbia

Accepted as to forms 1, 2 ~~and~~ 3.

Dated this 2 day of April, 1997.

for Superintendent of Real Estate

Approved as phase 2 of a 3 phase strata plan under the 'Condominium Act'.
Dated at Vancouver, British Columbia this 3rd day of MARCH, 1997.

Approving Officer for the City of Vancouver

I hereby certify that the construction of the building situated on Lot 2, except: Phase One Strata Plan LMS 2503, NE 1/4 of Section 26, Town of Hastings Suburban Lands, Plan 18170, New Westminster District, has been approved for strata plan development.
3rd day of MARCH, 1997.

Approving Officer for the City of Vancouver

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

OWNER:

UNITED PROPERTIES (TERRAVITA) LTD.
(INCORPORATION NO. 471048)

Authorized Signatory JENNIFER SILVERA

WITNESS

NAME GARY DAYAN
ADDRESS 1628 WEST 7th Ave.
VANCOUVER
LAWYER
OCCUPATION

MORTGAGEE AND ASSIGNMENT OF RENT

OWNERS OF CHARGE NOS. BJ206197 AND BJ206198
M.R.S TRUST COMPANY

Authorized Signatory
NAME Sheila Lafontaine

Authorized Signatory
NAME Marilyn Bodnar

WITNESS AS TO BOTH SIGNATURES

NAME Lori Bal
ADDRESS 1620 - 777 Dunsmuir St.
Van. B.C. V7Y 1K5
OCCUPATION Mortgage Admin.

DATE Feb 17th 1997 B.C.L.S.

ACAD: 6091ST2 14/02/97/KB

FILE: 6091-ST2

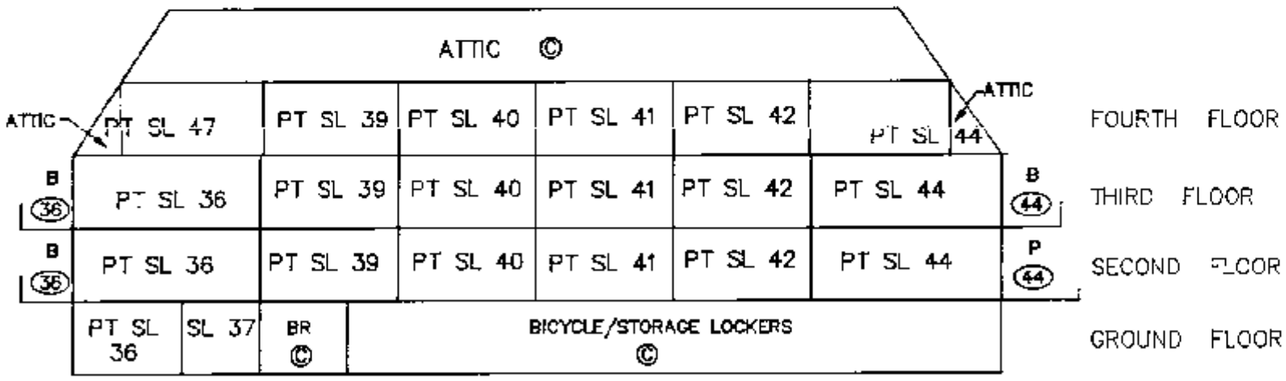
FILED LMLMS2503 RCVD:1996-08-20 RQST:2010-05-25-18.59.12.241

PHASE 2
STRATA PLAN LMS 2503

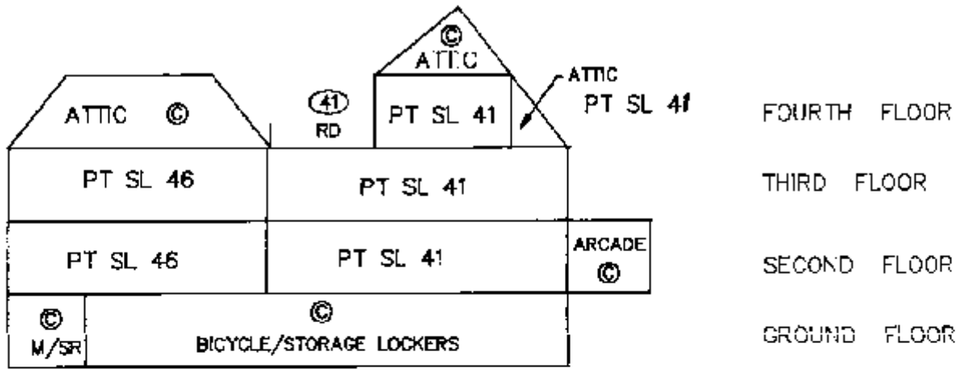
CROSS SECTIONS A–A AND B–B

SCALE 1 : 250

5 0 2.5 5 20



SECTION F–F



SECTION G–G

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

DATED Feb. 17, 1997 _____ B.C.L.S.

ACAD: 909ST2 14/02/97/KB

FILE: 6091 ST2

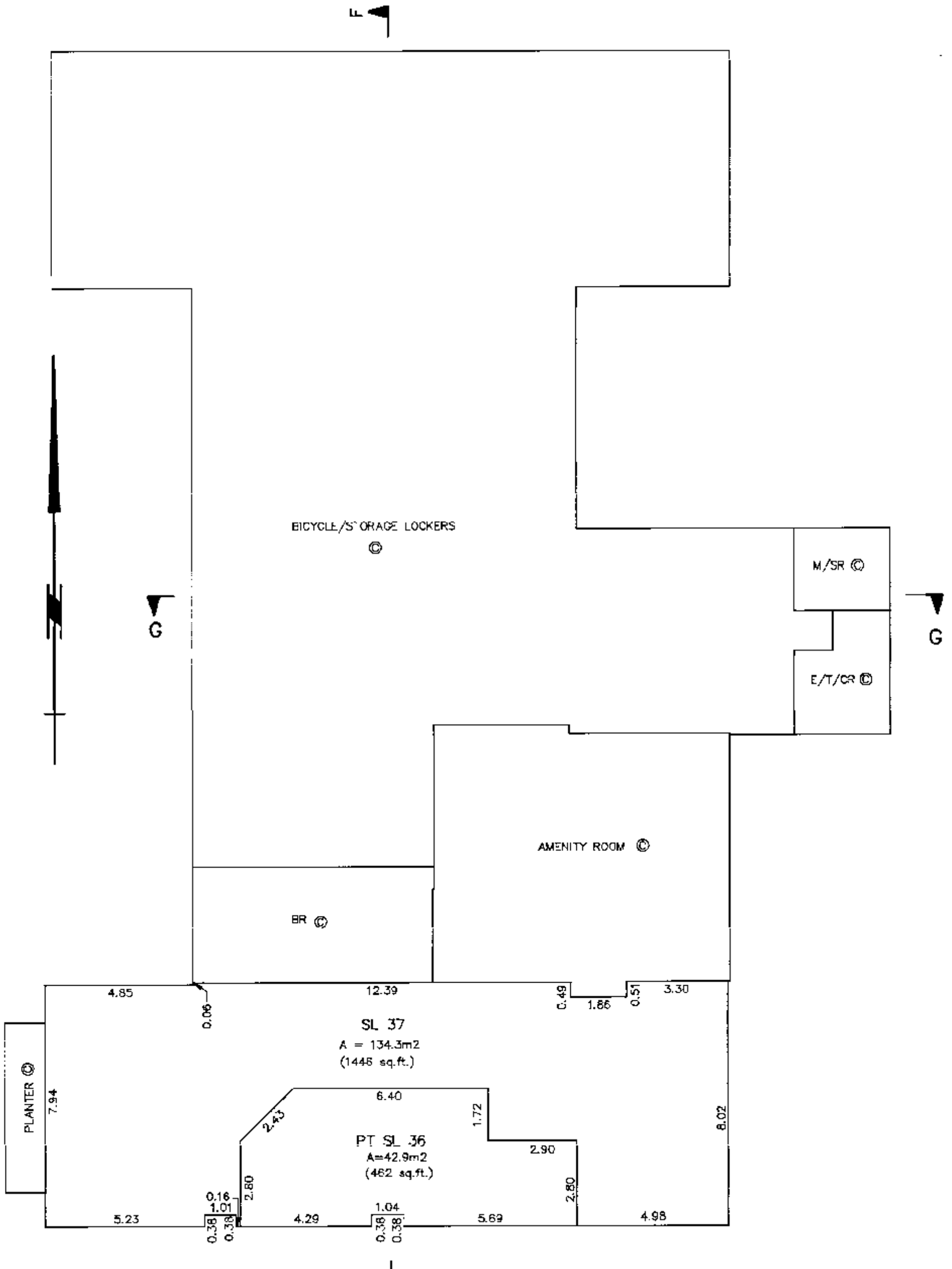
FILED LMLMS2503 RCVD:1996-08-20 RQST:2010-05-25-18.59.12.241

PHASE 2
STRATA PLAN LMS 2503

BUILDING 8 – GROUND FLOOR

SCALE 1 : 125

2.5 0 2.5 10.0



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

DATE Feb 17th 1997 B.C.L.S.

ACAD: 6091ST2/KB DATE PLOTTED: FEB 14, 97 FILE: 6091–ST2

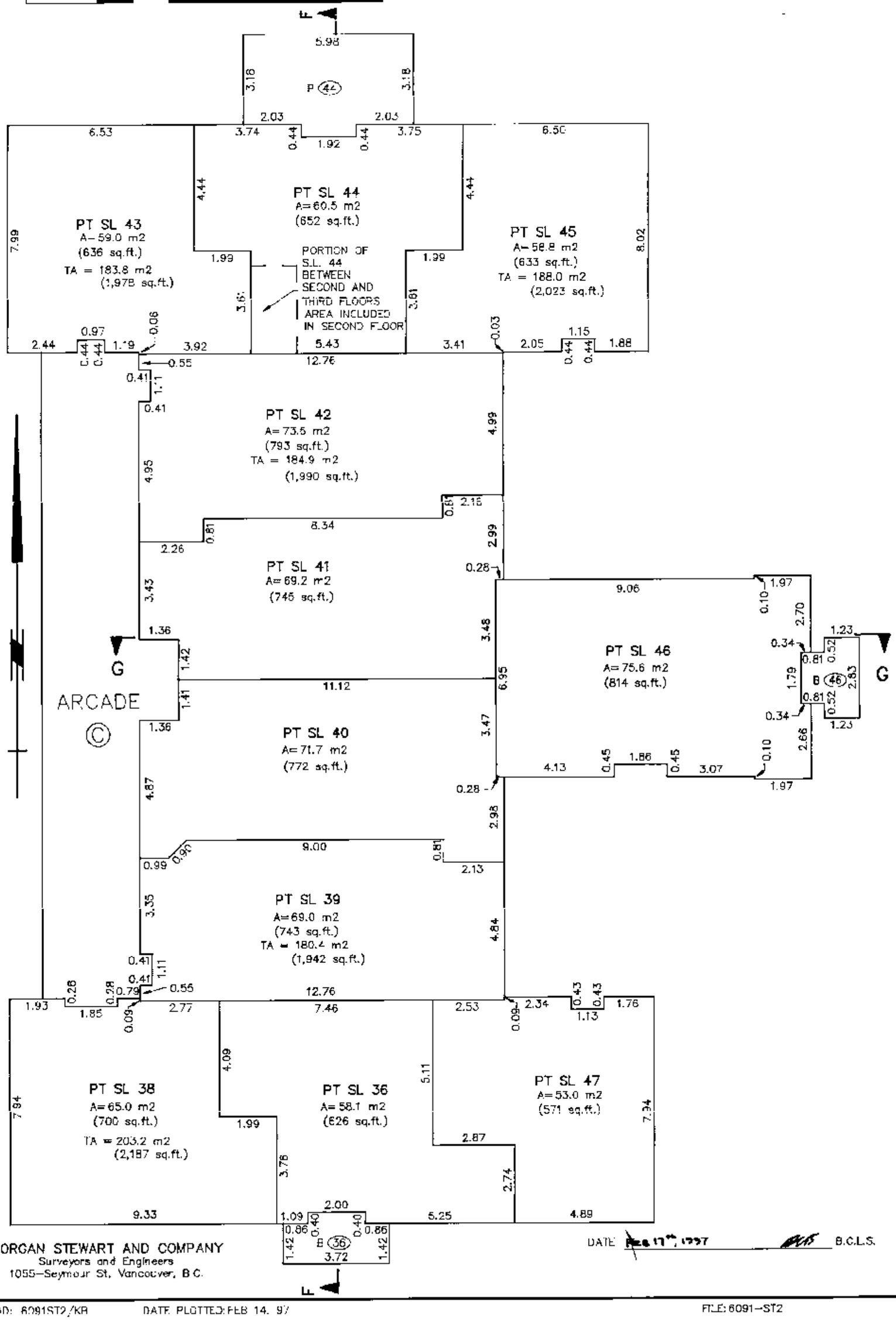
FILED LMLMS2503 RCVD:1996-08-20 RQST:2010-05-25-18.59.12.241

PHASE 2
STRATA PLAN LMS 2503

BUILDING 8 -- SECOND FLOOR

SCALE 1 : 125

2.5 0 2.5 10.0



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

DATE Feb 17th, 1997 B.C.L.S.

ACAD: 6091ST2/KR DATE PLOTTED: FEB 14, 97 FILE: 6091—ST2

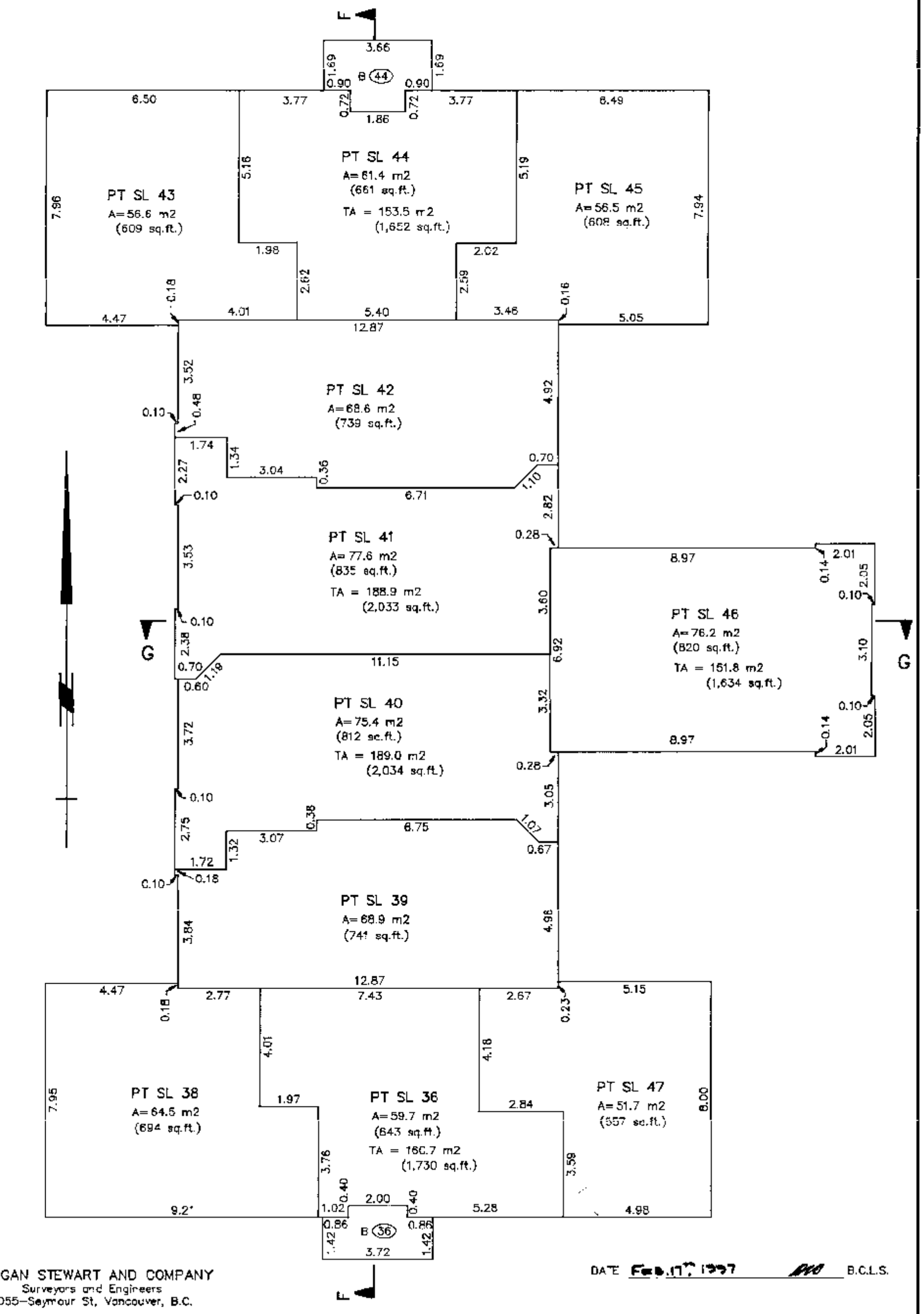
FILED LMLMS2503 RCVD:1996-08-20 ROST:2010-05-25-18.59.12.241

PHASE 2
STRATA PLAN LMS 2503

BUILDING 8 – THIRD FLOOR

SCALE 1 : 125

2.5 0 2.5 10.0



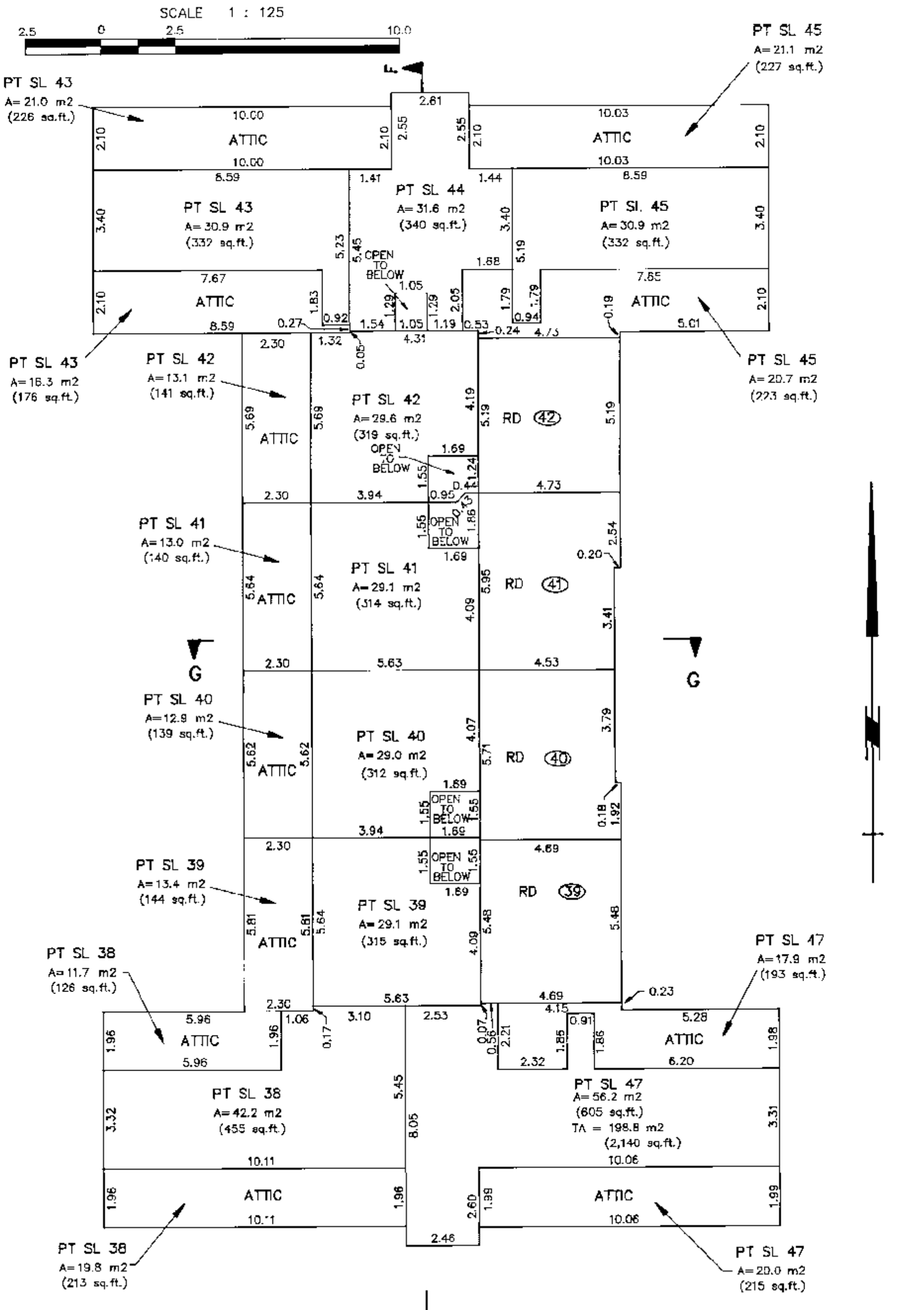
MORGAN STEWART AND COMPANY
Surveyors and Engineers
1055–Seymour St, Vancouver, B.C.

DATE Feb.17th 1997 B.C.L.S.

FILED LMLMS2503 RCVD:1996-08-20 ROST:2010-05-25-18.59.12.241

PHASE 2
STRATA PLAN LMS 2503

BUILDING 8 – FOURTH FLOOR



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

DATE Feb 17th, 1997 B.C.L.S.

FILED LMLMS2503 RCVD:1996-08-20 ROST:2010-05-25-18.59.12.241

STRATA PLAN OF LOT 2 EXCEPT PHASES ONE AND TWO STRATA PLAN LMS 2503, NE 1/4 OF SECTION 26, TOWN OF HASTINGS SUBURBAN LANDS, PLAN 18170, NEW WESTMINSTER DISTRICT

CITY OF VANCOUVER

BCGS 92G.025

PHASE 3
STRATA PLAN LMS 2503

Deposited and registered in the Land Title Office at New Westminster, BC this 21st day of JULY, 1997

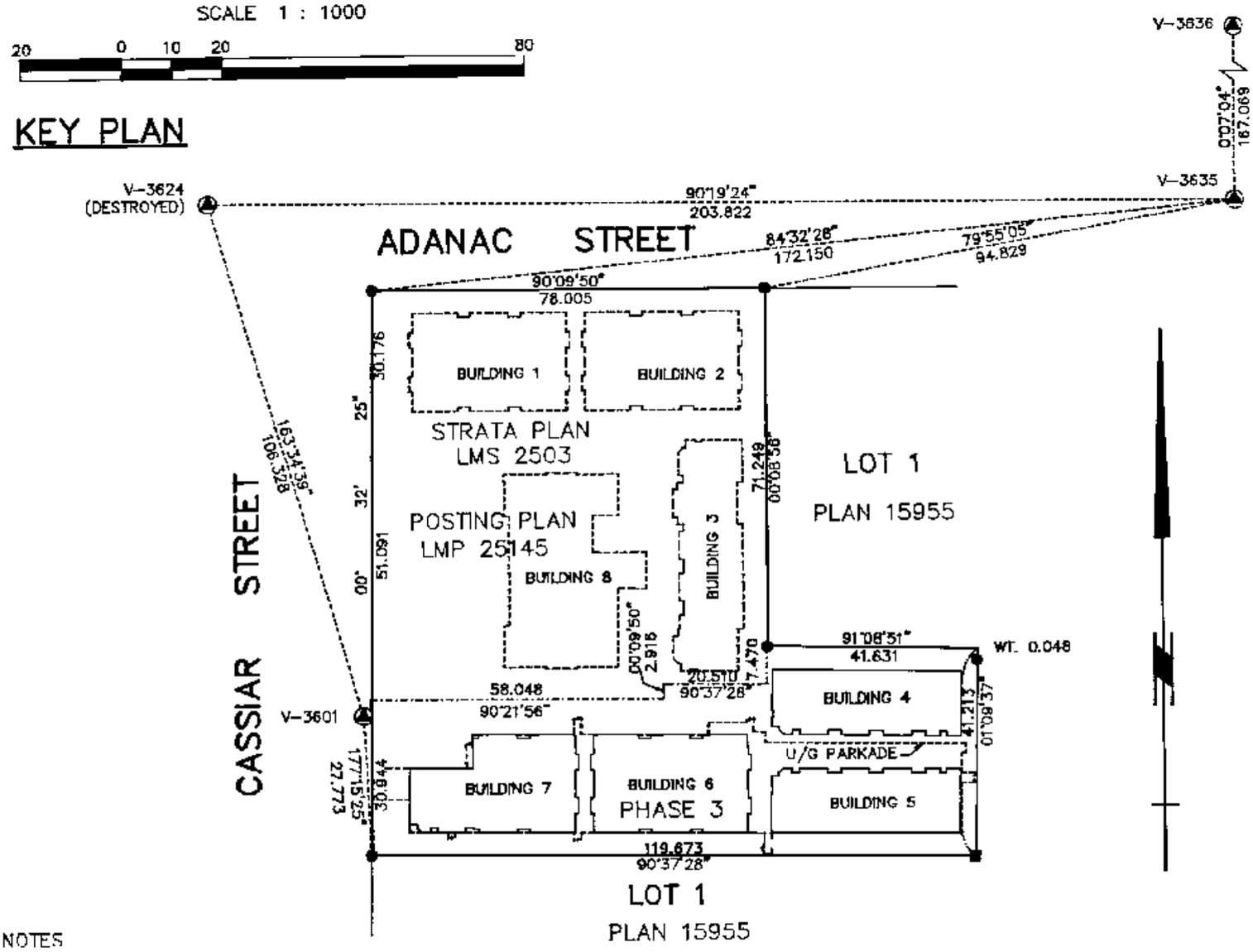
DEPUTY Registrar

BL253079 - BL253119

SCALE 1 : 1000

20 0 10 20 80

KEY PLAN



NOTES

ALL DISTANCES ARE IN METERS UNLESS OTHERWISE NOTED.
ALL ANGLES ARE 45° OR 90° UNLESS OTHERWISE NOTED.
STRATA LOT BOUNDARIES ARE MEASURED TO THE OUTSIDE FACE OF SHEETING OR TO THE CENTRE LINE OF PARTY WALL.

THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT.

LEGEND:

BEARINGS ARE GRID AND ARE DERIVED FROM MONUMENTS V-3635 AND V-3636

SL	DENOTES STRATA LOT	SC	DENOTES SMALL CAR
©	DENOTES COMMON PROPERTY	V	DENOTES VENT
(47)	DENOTES LIMITED COMMON PROPERTY FOR STRATA LOT 47 (TYPICAL)	T/TVR	DENOTES TELEPHONE/TV ROOM
		MR	DENOTES MECHANICAL ROOM
LCP	DENOTES LIMITED COMMON PROPERTY	U/G	DENOTES UNDERGROUND
P	DENOTES PATIO		
A	DENOTES AREA		
PT	DENOTES PART		
TA	DENOTES TOTAL AREA		
m2	DENOTES SQUARE METERS		
sq.ft	DENOTES SQUARE FEET		
PB	DENOTES PARKING BAY		
PA	DENOTES PARKING AREA		
R/RR	DENOTES REFUSE/RECYCLE ROOM		
ER	DENOTES ELECTRICAL ROOM		
S	DENOTES STAIRS		

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

CIVIC ADDRESSES:

SEE SHEETS 11 TO 14

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

THE OWNERS OF STRATA PLAN LMS 2503

C/O CROSBY PROPERTY MANAGEMENT
600-777 Hornby Street,
Vancouver, B.C.
V6Z 1S4

NAME OF DEVELOPMENT:

TERRAVITA

I, Donald S. Black, 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 20th day of JUNE, 1997

D. S. Black B.C.L.S.

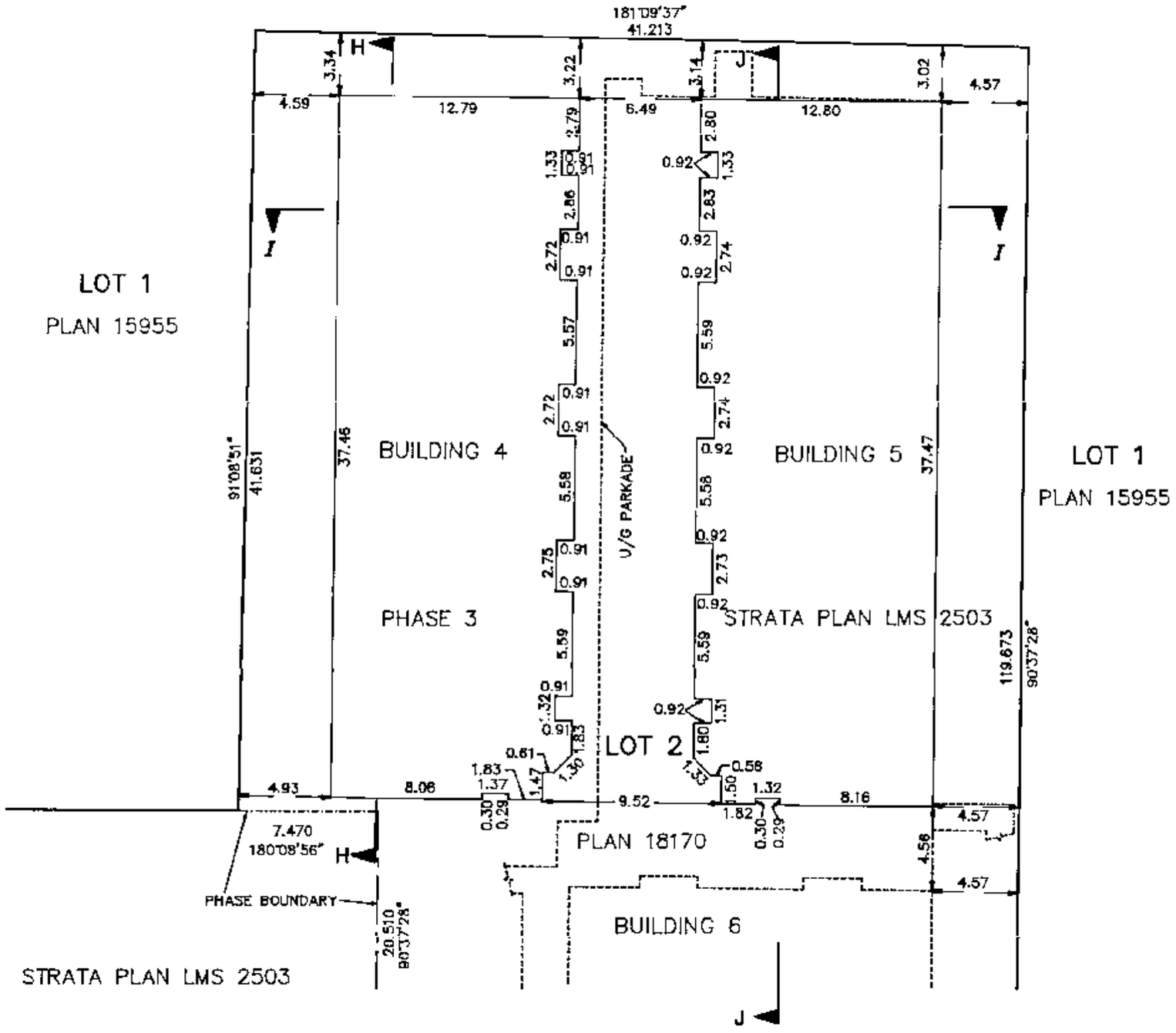
FILED LMLMS2503 RCVD:1996-08-20 RQST:2010-05-25-18.59.12.241

PHASE 3
STRATA PLAN LMS 2503

LOCATION PLAN

SCALE 1 : 250

5 0 2.5 5 20



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

DATE June 20th, 1997 B.C.L.S.

ACAD: 6091ST3 JUNE 17, 1997/KB

FILE: 6091–ST3

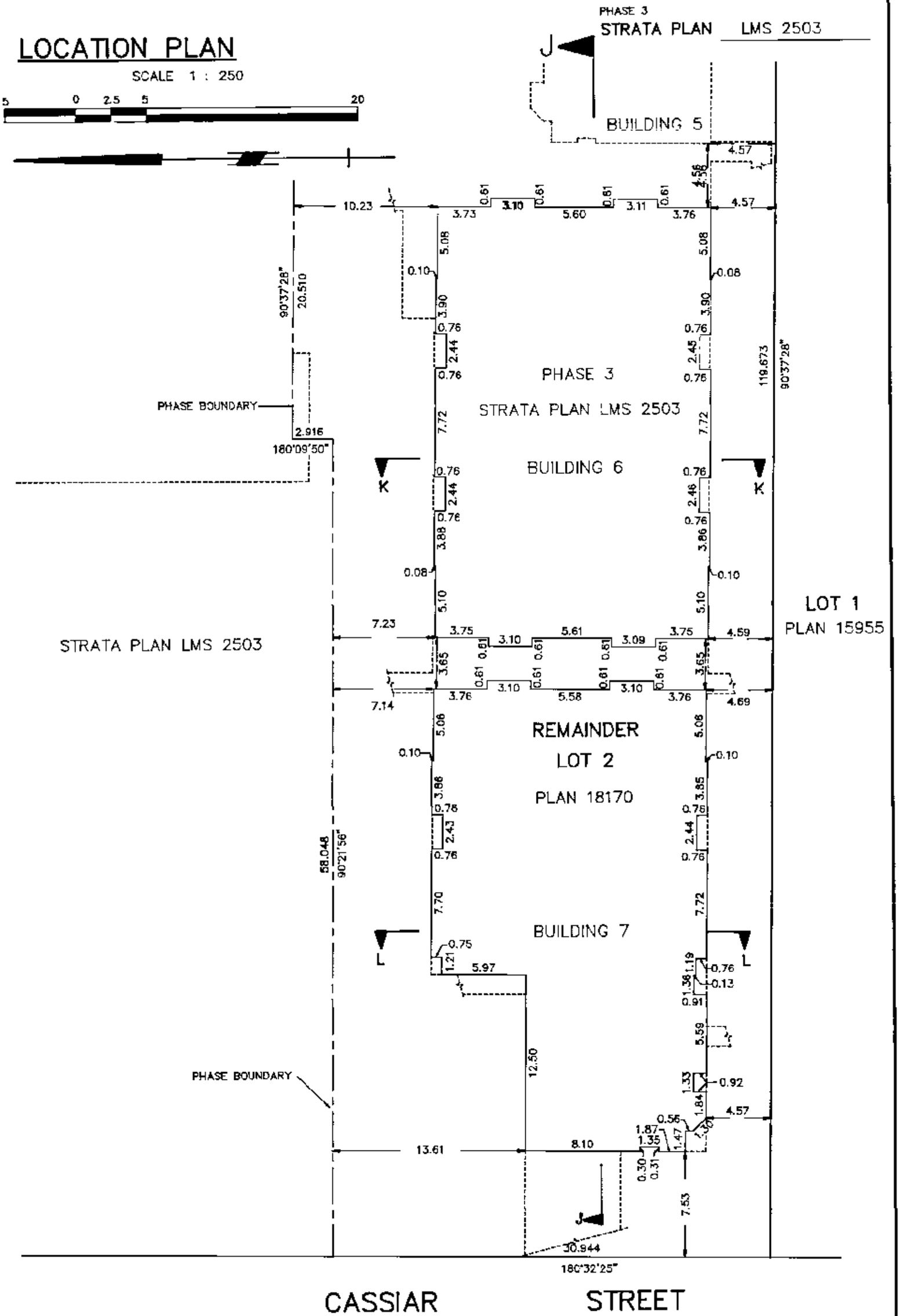
FILED LMLMS2503 RCVD:1996-08-20 RQST:2010-05-25-18.59.12.241

PHASE 3
STRATA PLAN LMS 2503

LOCATION PLAN

SCALE 1 : 250

5 0 2.5 5 20



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

DATE June 20th 1997 KB B.C.L.S.

ACAD: 6091ST3 JUNE 17, 1997/KB

FILE: 6091–ST3

FILED LMLMS2503 RCVD:1996-08-20 RQST:2010-05-25-18.59.12.241

PHASE 3
STRATA PLAN LMS 2503

CONDOMINIUM ACT

Lot No.	Sheet No.	FORM 1 SCHEDULE OF UNIT ENTITLEMENT UNIT ENTITLEMENT	FORM 2 SCHEDULE OF INTEREST UPON DESTRUCTION INTEREST	FORM 3 SCHEDULE OF VOTING RIGHTS NUMBER OF VOTES
48	11	1355	2249	
49	11	1307	2229	
50	11	1308	2229	
51	11	1306	2229	
52	11	1304	2229	
53	11	1303	2229	
54	11	1304	2229	
55	11	1307	2229	
56	11	1027	1989	
57	12	1028	1989	
58	12	1301	2229	
59	12	1305	2229	
60	12	1304	2229	
61	12	1305	2229	
62	12	1304	2229	
63	12	1307	2229	
64	12	1308	2229	
65	12	1353	2249	
66	13	1302	2279	
67	13	1261	2199	
68	13	1260	2199	
69	13	1263	2199	
70	13	1258	2199	
71	13	1305	2279	
72	13	1305	2279	
73	13	1258	2199	
74	13	1264	2199	
75	13	1261	2199	
76	13	1262	2199	
77	13	1304	2279	
78	14	1298	2279	
79	14	1254	2199	
80	14	1259	2199	
81	14	1250	2199	
82	14	1359	2249	
83	14	1310	2229	
84	14	1303	2229	
85	14	1252	2199	
86	14	1261	2199	
87	14	1256	2199	
88	14	1298	2279	
AGGREGATE :		52,439	90,849	

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

DATE June 20th, 1997 B.C.L.S.

FILED LMLMS2503 RCVD:1996-08-20 RQST:2010-05-25-18.59.12.241

PHASE 3
STRATA PLAN LMS 2503

CONDOMINIUM ACT

I/We the undersigned do solemnly declare that
1) I/We the undersigned am/are the owner–developer, or (in the alternative) the duly authorized agent of the owner–developer.
2) The strata plan is for residential use only. 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.

Authorized Signatory JENNIFER SILVERA

Declared before me this 23 day of June, 1997.

A commissioner for taking affidavits for British Columbia GARY DAYAN

Accepted as to forms 1, 2 and 3.

Dated this 17 day of July, 1997.

Superintendent of Real Estate

Approved as phase 3 of a 3 phase strata plan under the 'Condominium Act'.
Dated at Vancouver, British Columbia this 9th day of JULY, 1997.

Approving Officer for the City of Vancouver

OWNER:
UNITED PROPERTIES (TERRAVITA) LTD.
(INCORPORATION NO. 471048)

Authorized Signatory JENNIFER SILVERA

WITNESS
NAME GARY DAYAN
ADDRESS 1628 W 7th Ave
Vancouver BC
OCCUPATION lawyer

MORTGAGEE AND ASSIGNMENT OF RENT, OWNERS OF CHARGE:
NOS. BJ206197 AND BJ206198
M.R.S TRUST COMPANY

Authorized Signatory Graham D. Senst
NAME V.P. – Commercial Lending

Authorized Signatory Edward L. Dersken
NAME Senior Vice President and C.F.O.

WITNESS AS TO BOTH SIGNATURES
NAME Bonnie L. Robertson
ADDRESS 150 Bloor St. W.
Toronto, Ontario
OCCUPATION Administration Officer

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

DATE JUNE 20th, 1997 B.C.L.S.

ACAD: 6091ST3 JUNE 17, 1997/KR

FILE: 6091–ST3

FILED LMLMS2503 RCVD:1996-08-20 RQST:2010-05-25-18.59.12.241

PHASE 3
STRATA PLAN LMS 2503

CROSS SECTIONS

SCALE 1 : 200

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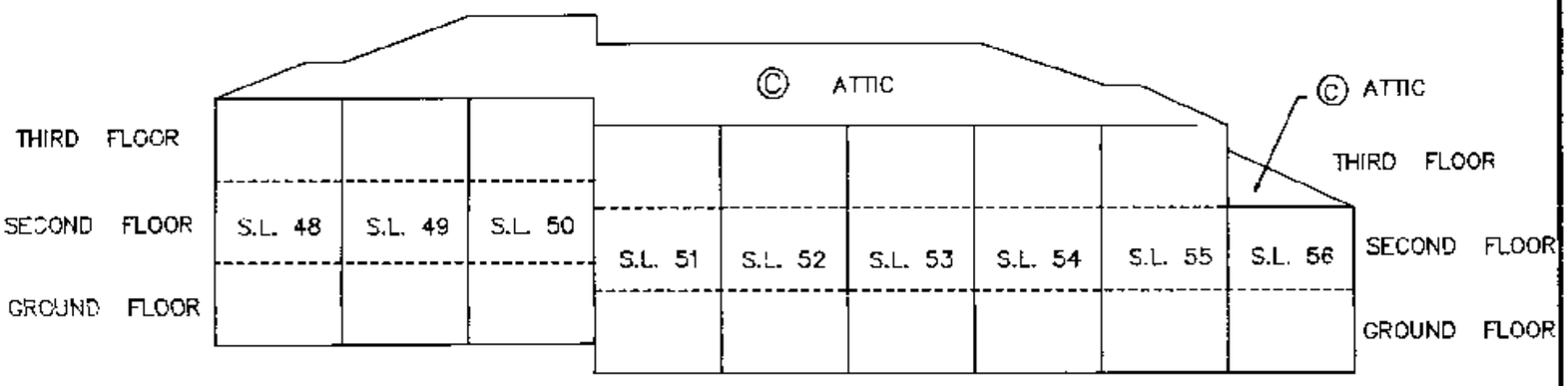
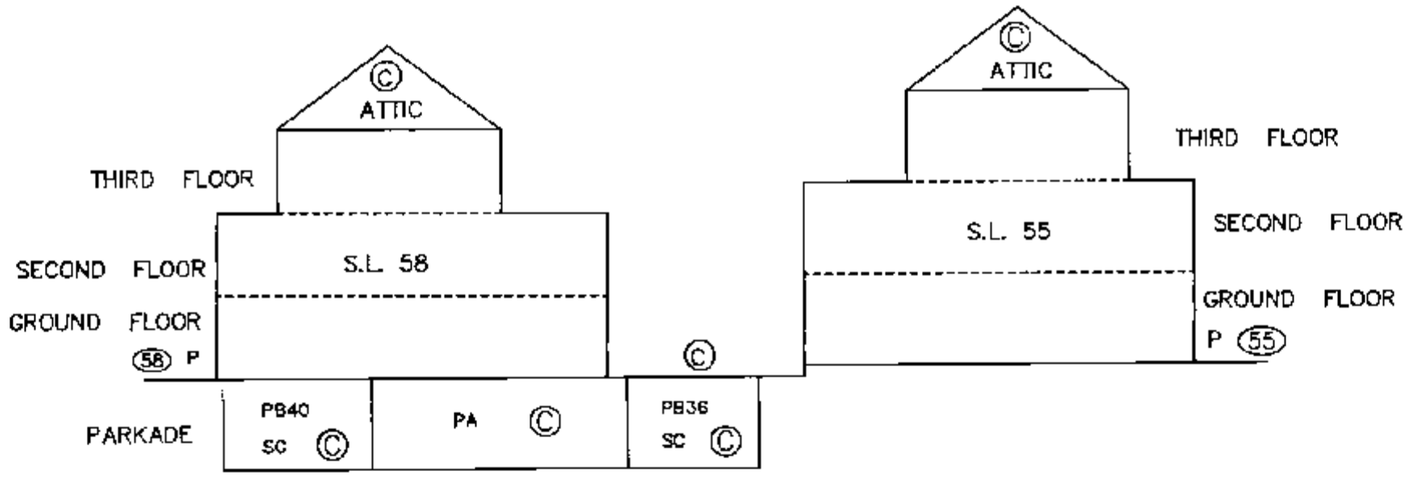
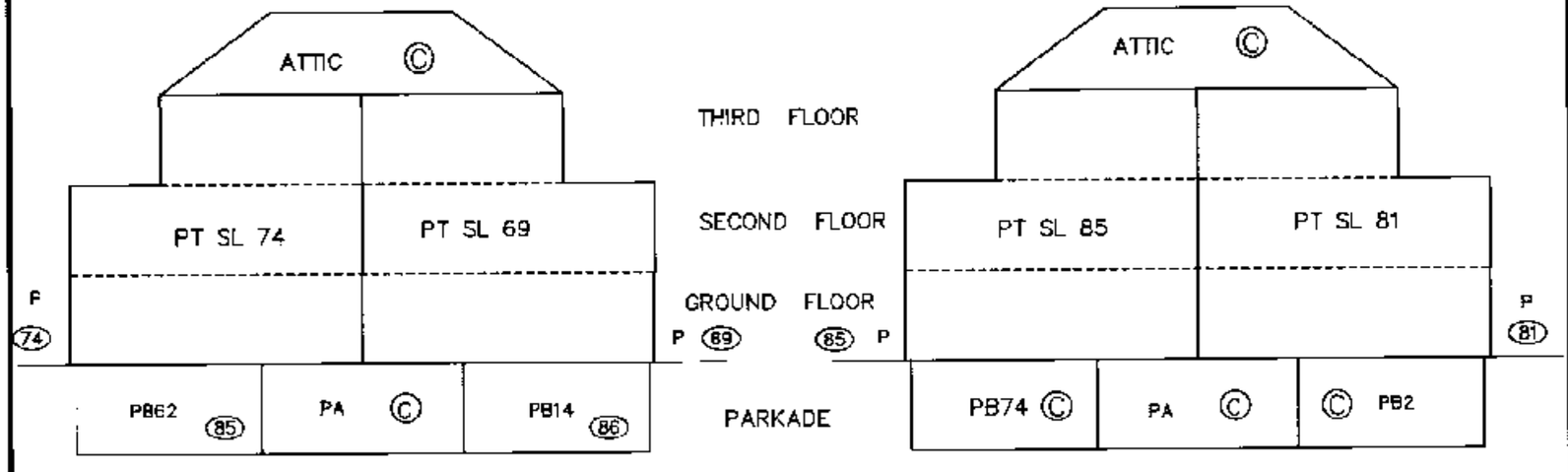


SECTION H–H



SECTION I–I



SECTION K–K

SECTION L–L

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

DATE June 20th 1997 B.C.L.S.

FILED LMLMS2503 RCVD:1996-08-20 RQST:2010-05-25-18.59.12.241

CROSS SECTION

PHASE 3
STRATA PLAN LMS 2503

MATCH LINE
CONTINUED ON SHEET 8

SCALE 1 : 200

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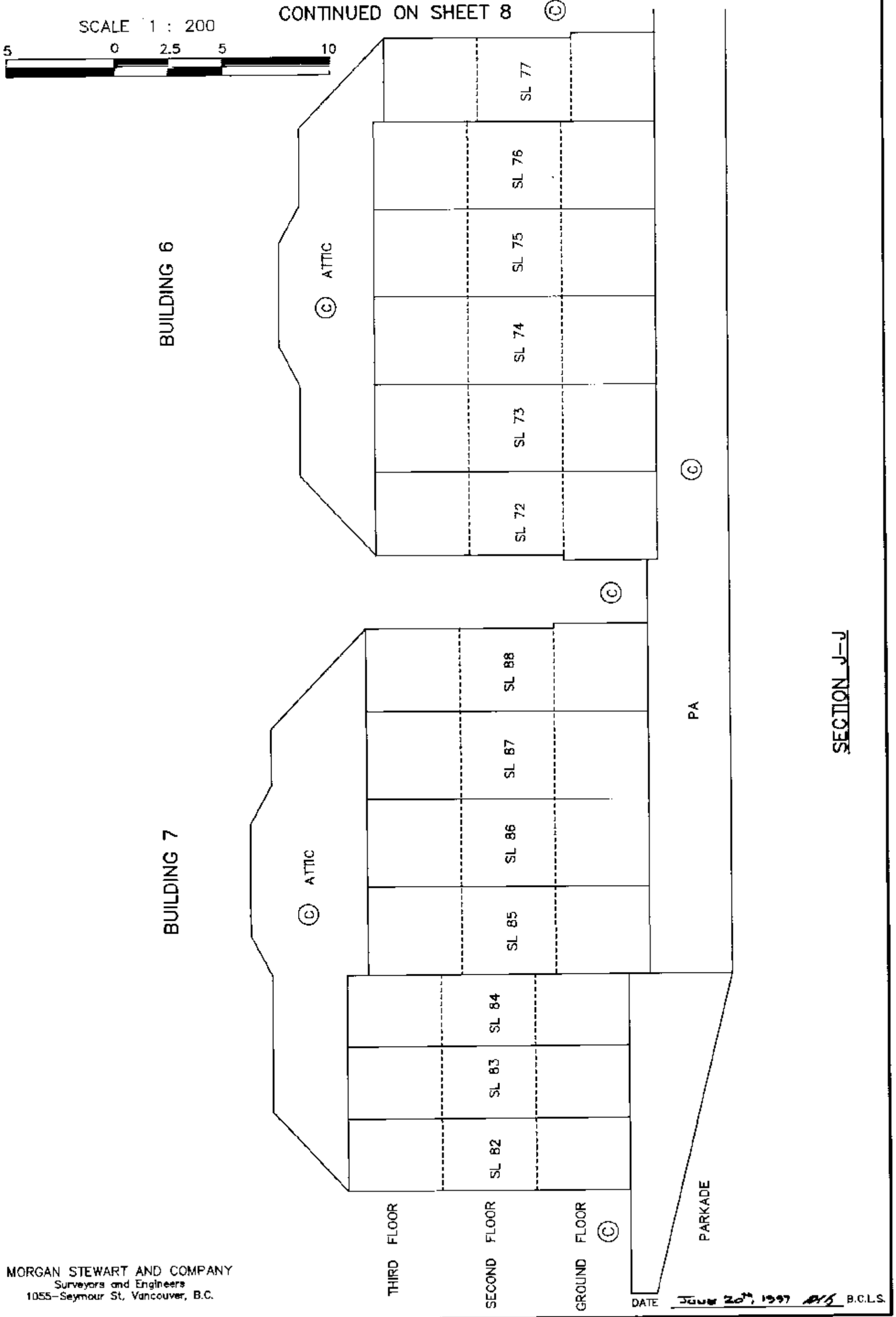


MORGAN STEWART AND COMPANY
Surveyors and Engineers
1055-Seymour St, Vancouver, B.C.

DATE June 20th, 1997 B.C.L.S.

ACAD: 609ST3 JUNE 17,1997/KB

FILE: 6091-ST3

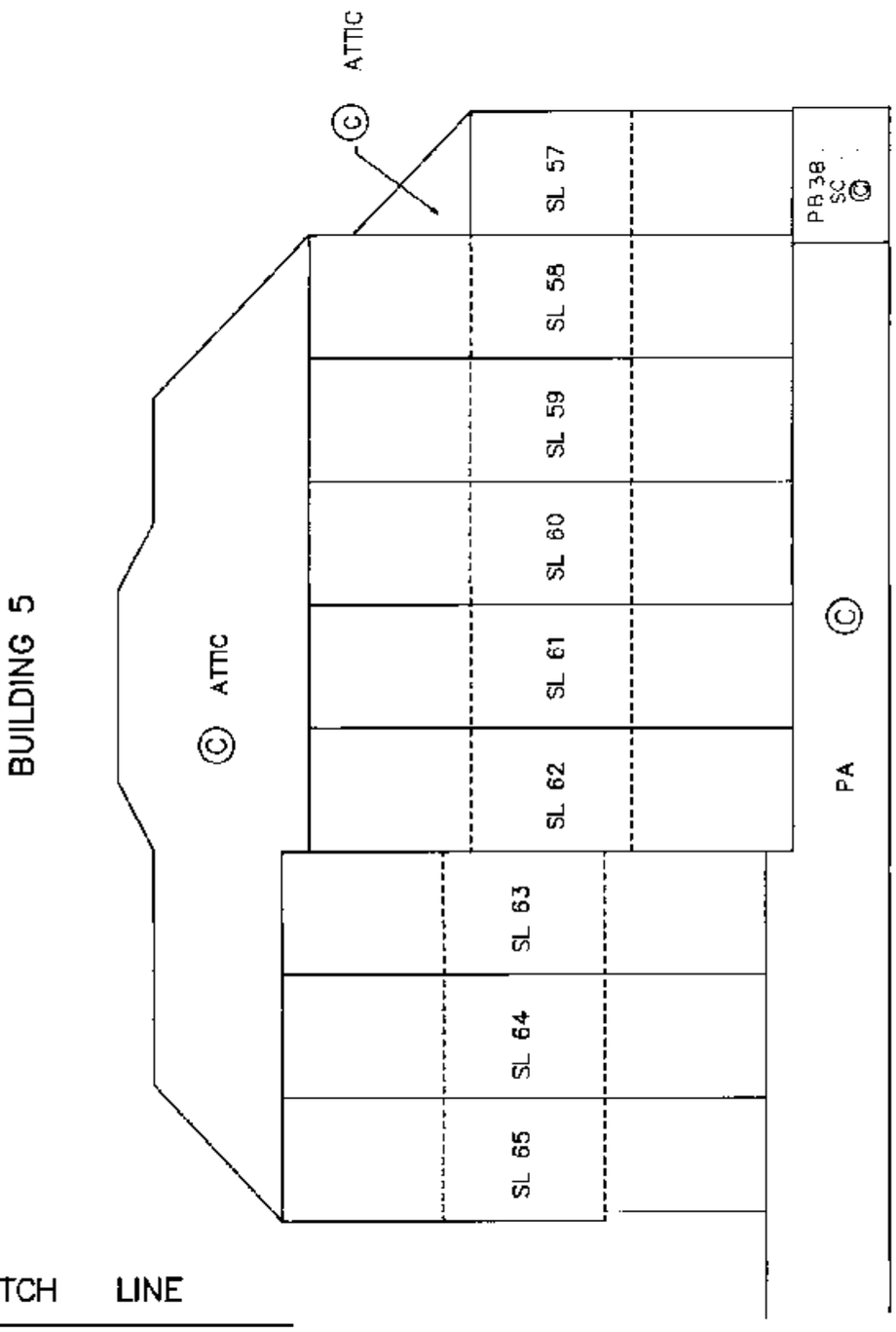
FILED LMLMS2503 RCVD:1996-08-20 RQST:2010-05-25-18.59.12.241

PHASE 3
STRATA PLAN LMS 2503

CROSS SECTION

SCALE 1 : 200

5 0 2.5 5 15



SECTION J-J (CONT.)

MATCH LINE

CONTINUED FROM SHEET 7

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

DATE June 20th, 1997 B.C.L.S.

ACAD: 6091ST3 JUNE 17, 1997/K9

FILE: 6091-ST3

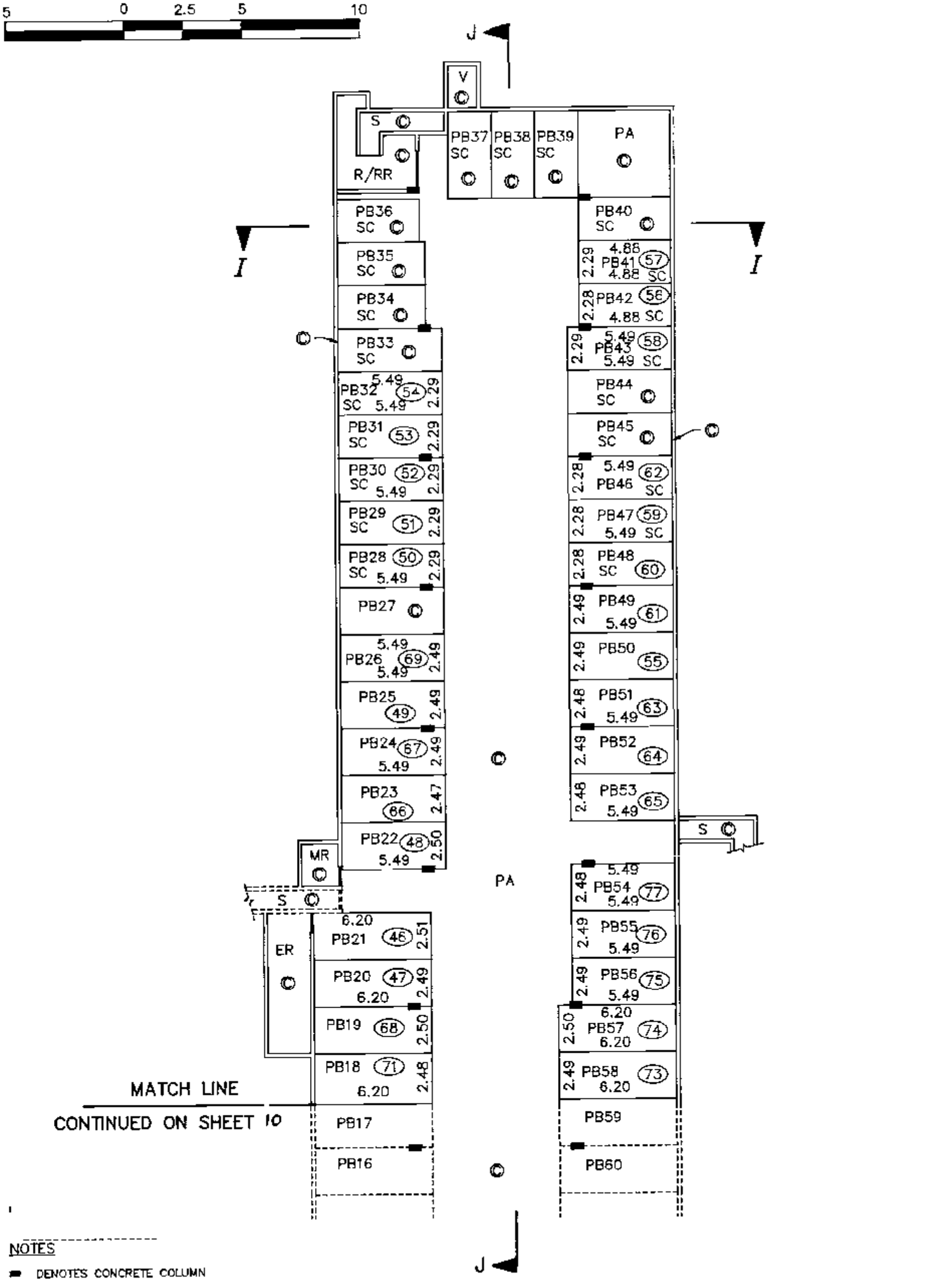
FILED LMLMS2503 RCVD:1996-08-20 RQST:2010-05-25-18.59.12.241

PHASE 3
STRATA PLAN LMS 2503

UNDERGROUND PARKING

SCALE 1 : 200

5 0 2.5 5 10



MATCH LINE

CONTINUED ON SHEET 10

NOTES

- DENOTES CONCRETE COLUMN

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

DATE June 20th, 1997 B.C.L.S.

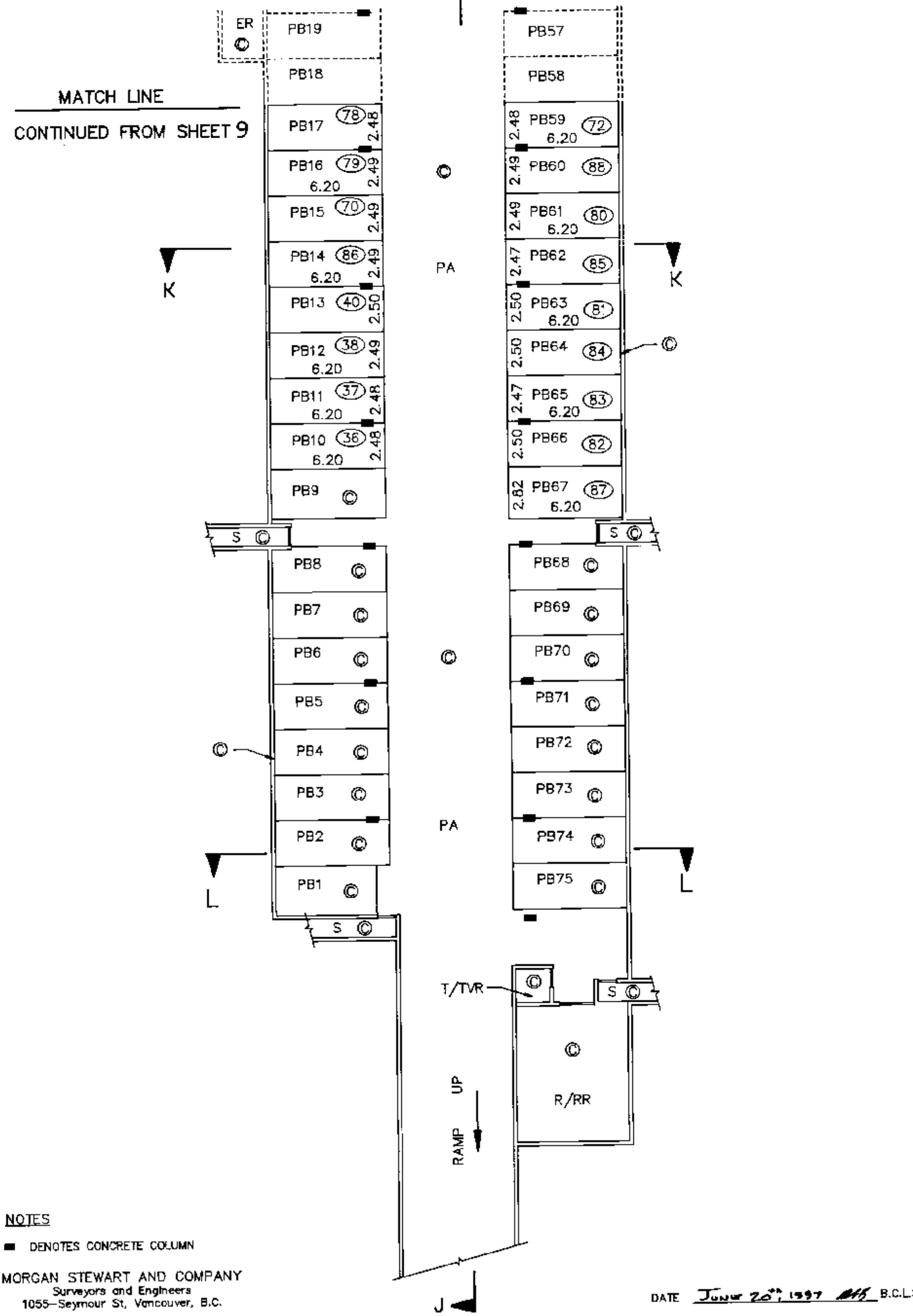
FILED LMLMS2503 RCVD:1996-08-20 RQST:2010-05-25-18.59.12.241

UNDERGROUND PARKING

PHASE 3
STRATA PLAN LMS 2503

SCALE 1 : 200

5 0 2.5 5 10



NOTES

■ DENOTES CONCRETE COLUMN

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

DATE June 20th, 1997 B.C.L.S.

ACAD: 6091ST3 JUNE 17, 1997/KB

FILE: 6091–ST3

FILED LMLMS2503 RCVD:1996-08-20 ROST:2010-05-25-18.59.12.241

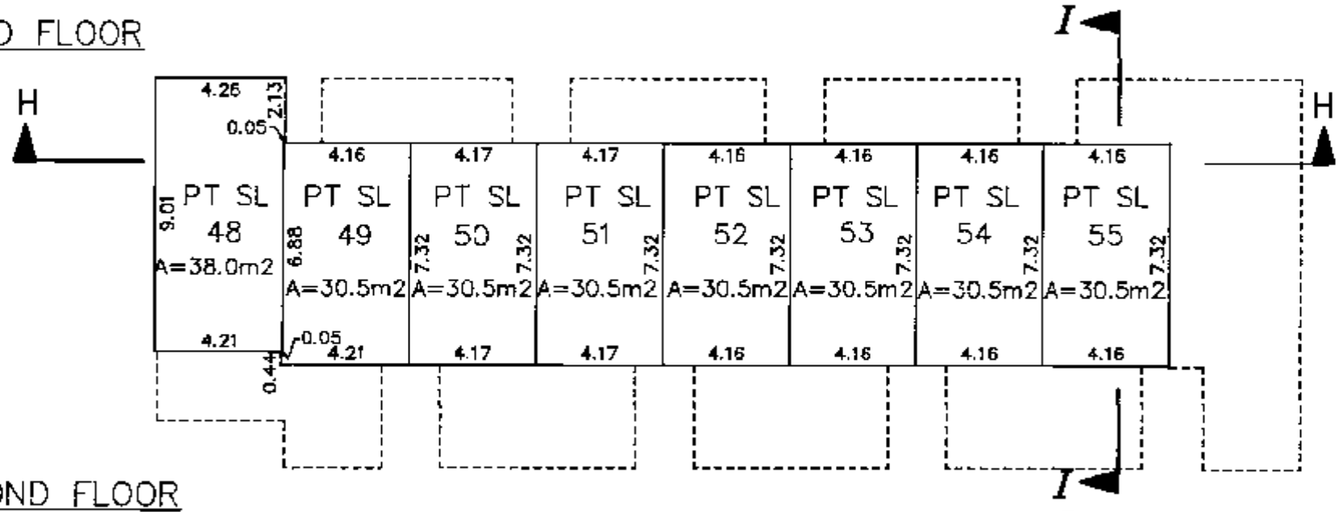
PHASE 3
STRATA PLAN LMS 2503

BUILDING 4

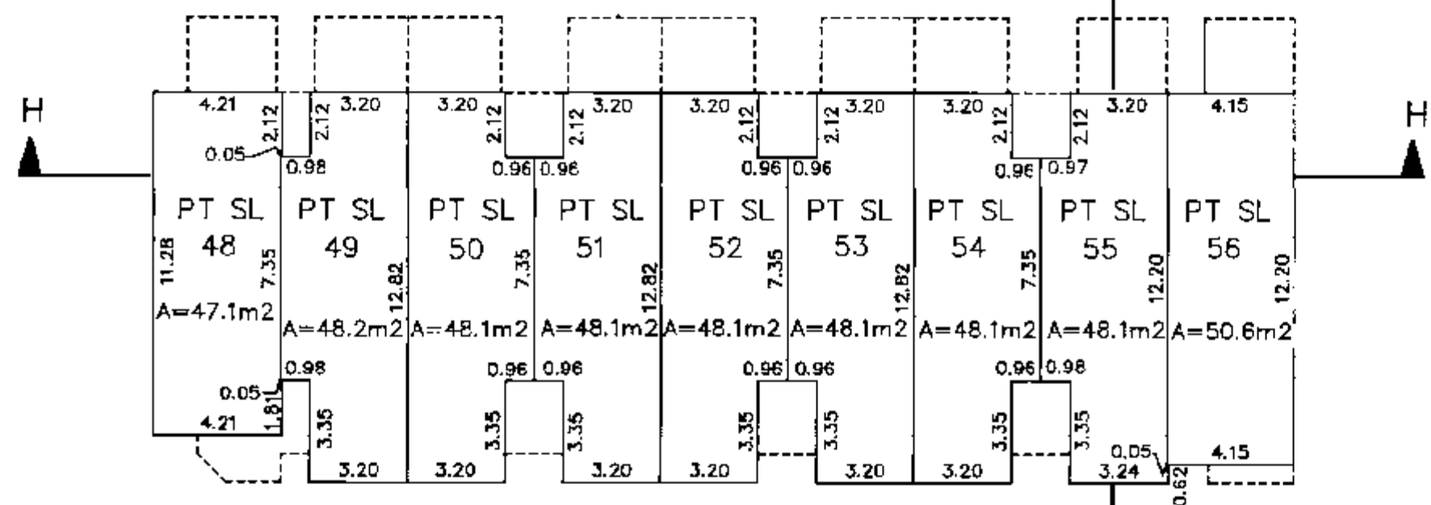
SCALE 1 : 200

5 0 2.5 5 15

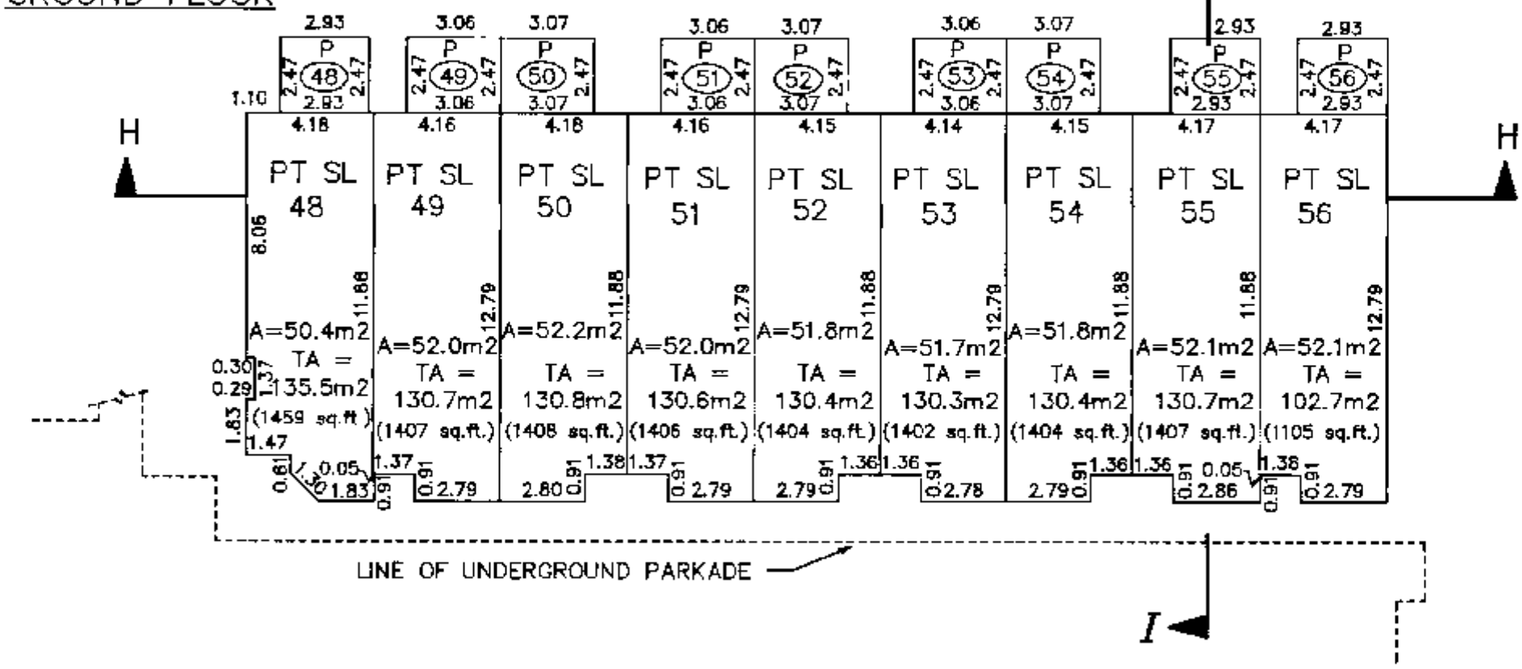
THIRD FLOOR



SECOND FLOOR



GROUND FLOOR



CIVIC ADDRESS – 3469 TERRA VITA PLACE
VANCOUVER, B.C.

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

DATE June 20th, 1997 B.C.L.S.

FILED LMLMS2503 RCVD:1996-08-20 RQST:2010-05-25-18.59.12.241

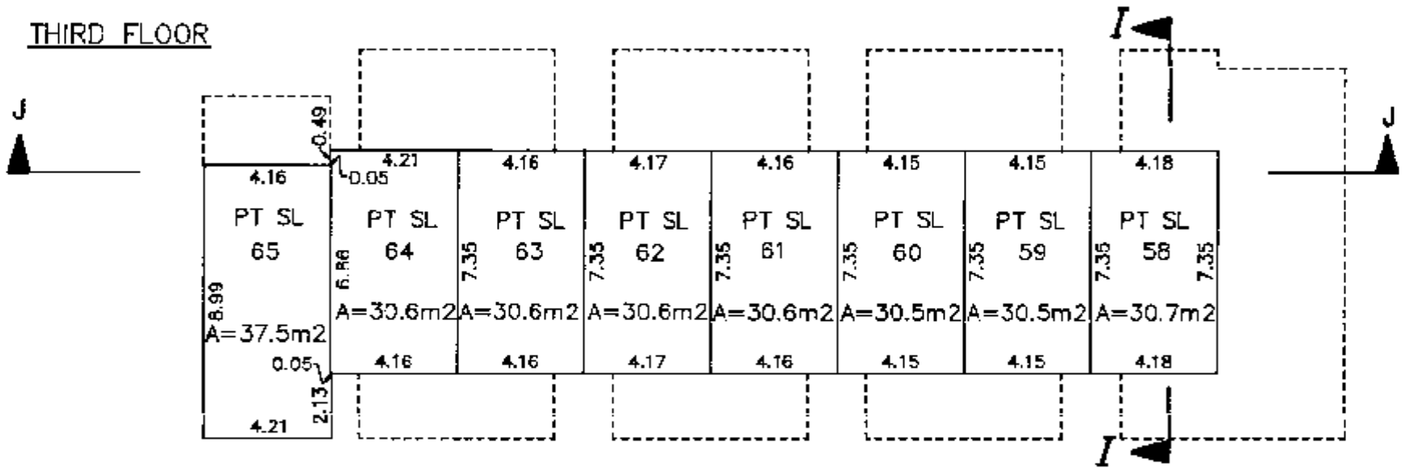
PHASE 3
STRATA PLAN LMS 2503

BUILDING 5

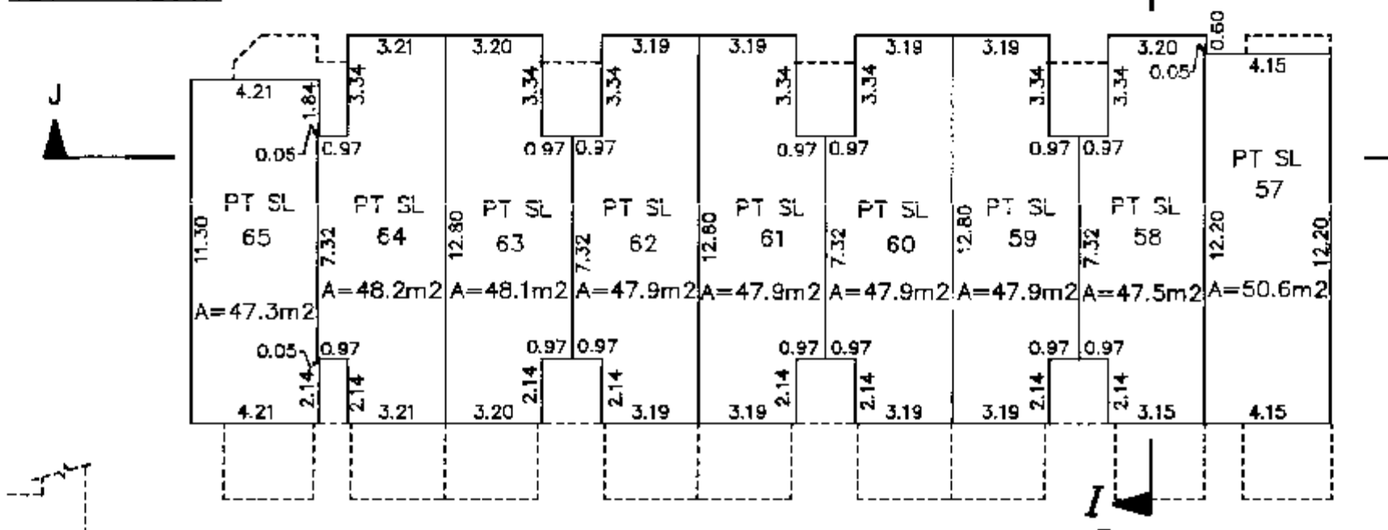
SCALE 1 : 200

5 0 2.5 5 15

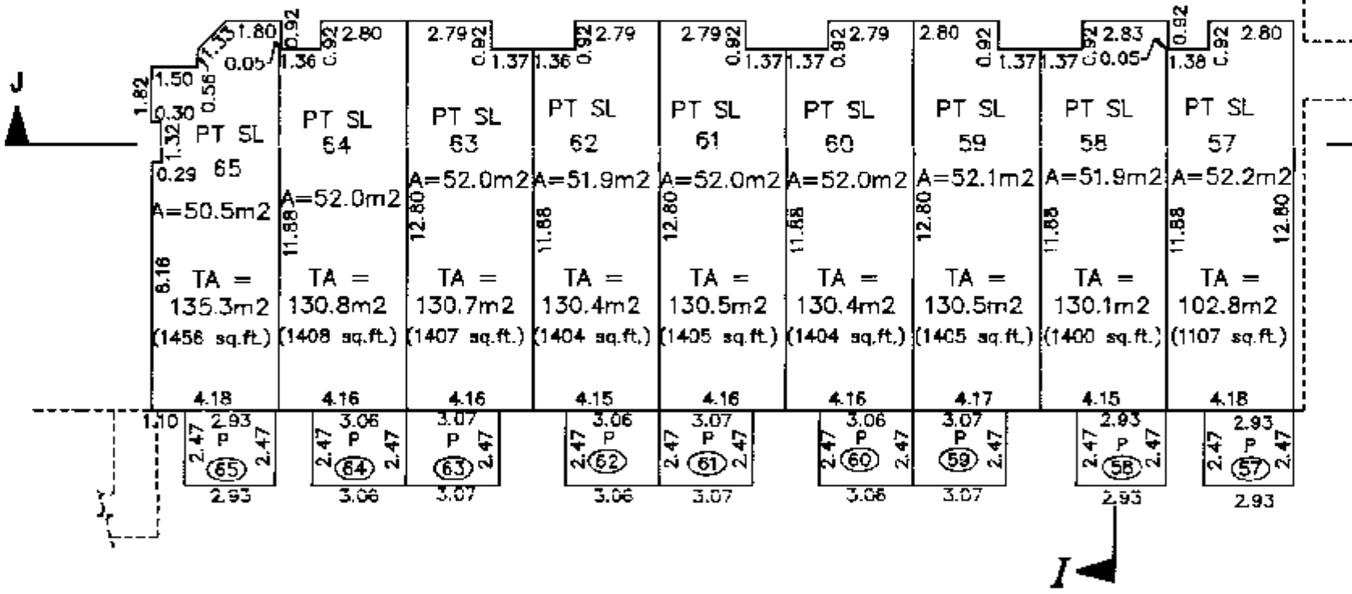
THIRD FLOOR



SECOND FLOOR



GROUND FLOOR



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

CIVIC ADDRESS – 3468 TERRA VITA PLACE
VANCOUVER, B.C.

DATE June 20th, 1997 B.C.L.S.

ACAD: 6091ST3 JUNE 17, 1997/KB

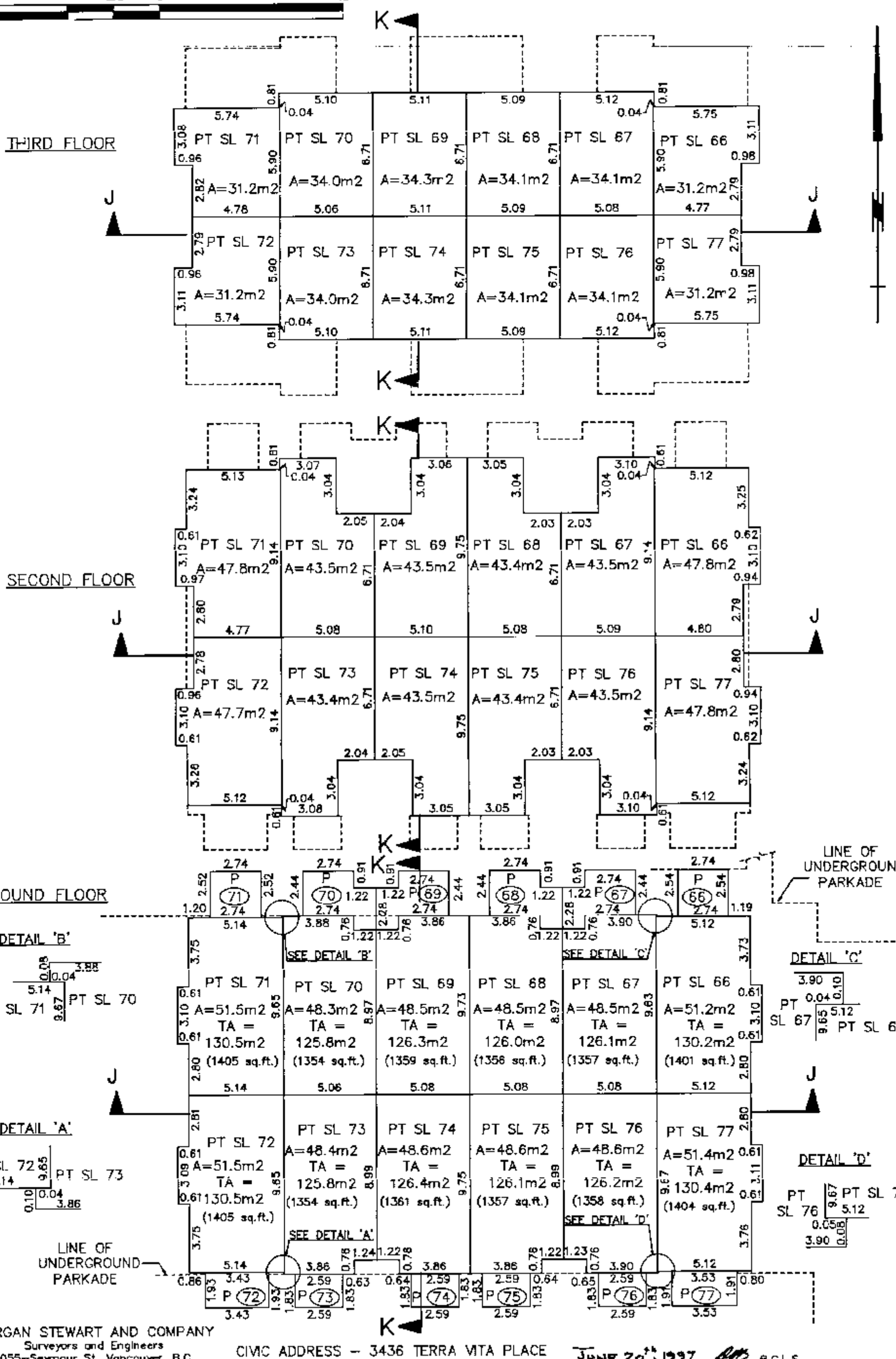
FILE: 6091–ST3

FILED LMLMS2503 RCVD:1996-08-20 RQST:2010-05-25-18.59.12.241

BUILDING 6

PHASE 3
STRATA PLAN LMS 2503

SCALE 1 : 200



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

CIVIC ADDRESS – 3436 TERRA VITA PLACE
VANCOUVER, B.C.

June 20th 1997 B.C.L.S.

FILED LMLMS2503 RCVD:1996-08-20 RQST:2010-05-25-18.59.12.241

BUILDING 7

PHASE 3
STRATA PLAN LMS 2503

SCALE 1 : 200
5 0 2.5 5 15

THIRD FLOOR

PT SL 81 A=33.6m2 | PT SL 80 A=33.9m2 | PT SL 79 A=33.9m2 | PT SL 78 A=30.8m2
PT SL 82 A=37.7m2 | PT SL 83 A=30.6m2 | PT SL 84 A=30.4m2
PT SL 85 A=33.8m2 | PT SL 86 A=34.1m2 | PT SL 87 A=34.0m2 | PT SL 88 A=31.0m2

SECOND FLOOR

PT SL 81 A=43.1m2 | PT SL 80 A=43.5m2 | PT SL 79 A=43.3m2 | PT SL 78 A=47.9m2
PT SL 82 A=47.6m2 | PT SL 83 A=48.3m2 | PT SL 84 A=48.0m2
PT SL 85 A=43.1m2 | PT SL 86 A=43.5m2 | PT SL 87 A=43.4m2 | PT SL 88 A=47.7m2

GROUND FLOOR

PT SL 81 A=48.3m2 TA = 125.0m2 (1345 sq.ft.) | PT SL 80 A=48.5m2 TA = 125.9m2 (1355 sq.ft.) | PT SL 79 A=48.2m2 TA = 125.4m2 (1350 sq.ft.) | PT SL 78 A=51.1m2 TA = 129.8m2 (1397 sq.ft.)
PT SL 82 A=50.6m2 TA = 135.9m2 (1463 sq.ft.) | PT SL 83 A=52.1m2 TA = 131.0m2 (1410 sq.ft.) | PT SL 84 A=51.9m2 TA = 130.3m2 (1402 sq.ft.)
PT SL 85 A=48.3m2 TA = 125.2m2 (1348 sq.ft.) | PT SL 86 A=48.5m2 TA = 126.1m2 (1357 sq.ft.) | PT SL 87 A=48.2m2 TA = 125.6m2 (1352 sq.ft.) | PT SL 88 A=51.1m2 TA = 129.8m2 (1397 sq.ft.)

LINE OF UNDERGROUND PARKADE

SEE DETAIL 'A'

DETAIL 'A'
PT SL 79 / PT SL 78

SEE DETAIL 'B'

DETAIL 'B'
PT SL 87 / PT SL 88

LINE OF UNDERGROUND PARKADE

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

CIVIC ADDRESS – 3424 TERRA VITA PLACE
VANCOUVER, B.C.

JUNE 20th, 1997 B.C.L.S.

ACAD: 6091ST3 JUNE 18, 1997/KB

FILE: 6091–ST3

FILED LMLMS2503 RCVD:1996-08-20 RQST:2010-05-25-18.59.12.241