

**STRATA PLAN OF
PARCEL 'D', BLOCK 182,
DISTRICT LOT 176
GROUP ONE, NEW WESTMINSTER DISTRICT
PLAN LMP37542**

**CITY OF VANCOUVER
B.C.G.S. 926.025**

The civic address of the building is:
3715 - 3739 West 10th Avenue,
Vancouver, B.C.

The name of the building is:
'Folkstone'

The Address for Service of Documents
on the Strata Corporation is
"The Owners", Strata Plan LMS 3973
c/o Douglas Sykes & Brissenden,
2100 - 505 Burrard Street,
Vancouver, B.C.,
V7X 1R4

Attn: Mr. Mark Tindle

STRATA PLAN LMS 3973

Deposited and Registered in the Land
Title Office at New Westminster, B.C.
this 17th day of AUGUST, 1999

J. Small
Deputy Registrar

KEY PLAN BN219518 - BN219564

SCALE 1:500



All distances are in metres.

BROADWAY

REM 3

REMAINDER 4
PLAN

REMAINDER 5

REMAINDER 6
4581

'E'
PLAN LMP 40727

ALMA STREET

LANE

WEST 30 FT 14

'C'
PLAN 22387
S.P. VR 2447

'D'
BUILDING
COURTYARD
BUILDING

REM 9
PLAN 4581

WEST 10TH AVENUE

I, Richard Martin, of the District of North
Vancouver, British Columbia Land Surveyor,
hereby certify:

That the building erected on the parcel
described above is wholly within the
external boundaries of that parcel.

R. Martin
B.C.L.S.

Dated at North Vancouver, B.C.
this 29th day of JUNE, 1999.

**THIS PLAN LIES WITHIN THE GREATER
VANCOUVER REGIONAL DISTRICT**

- GLOSS**
- ⊙ denotes Control Monument found in place
 - denotes lead plug found in place
 - denotes standard iron post found in place
 - SL denotes strata lot.
 - CP denotes common property.
 - LCP denotes limited common property.
 - m² denotes square metres

Grid bearings are derived from observations
between Control Monuments 1993 and 13280
Integrated Survey Area No. 31;
City of Vancouver. (NAD 83, CSRS)
This plan shows ground level measured distances.
Prior to computation of UTM coordinates,
multiply by combined factor 0.9996018.

All distances are in metres
and decimals thereof.

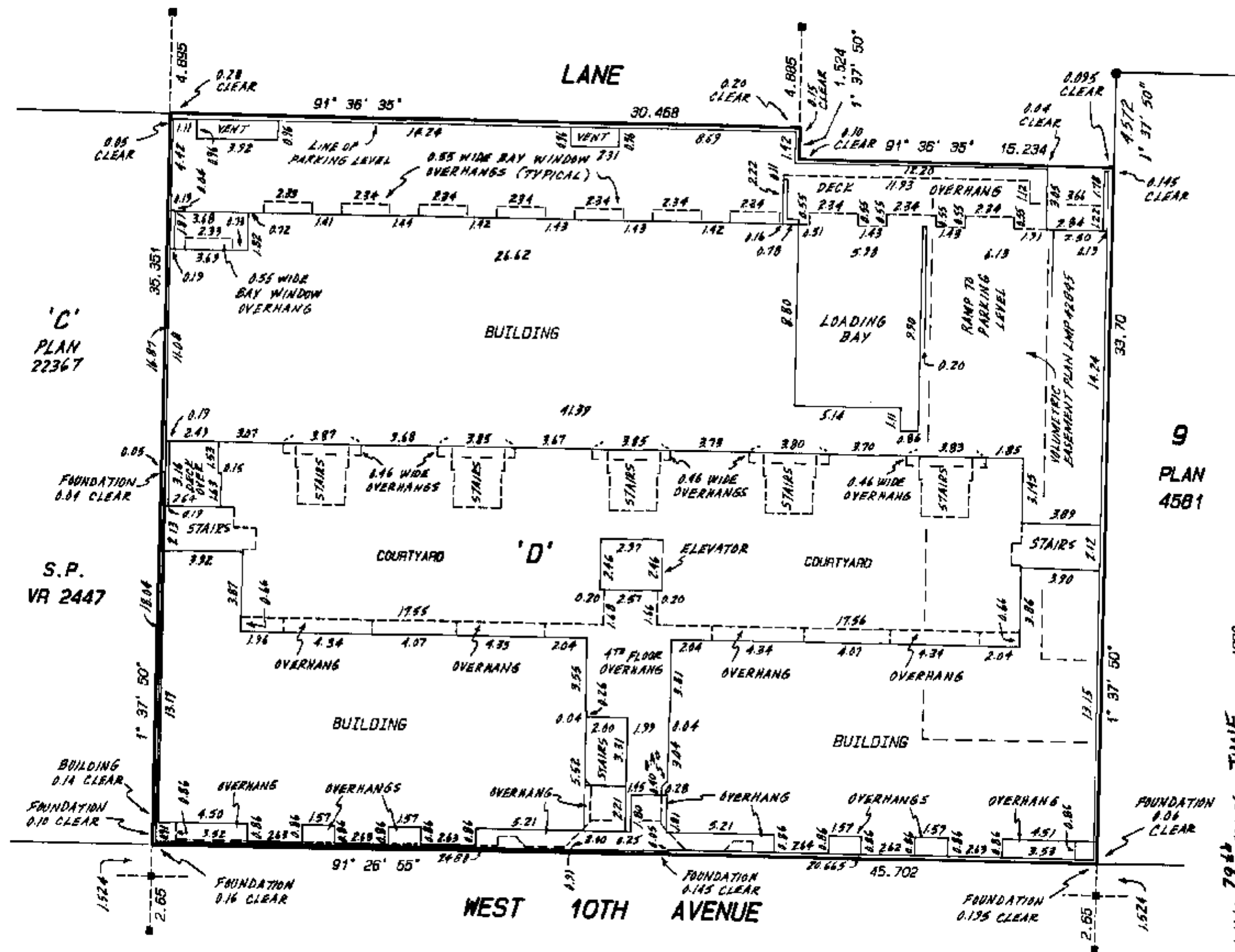
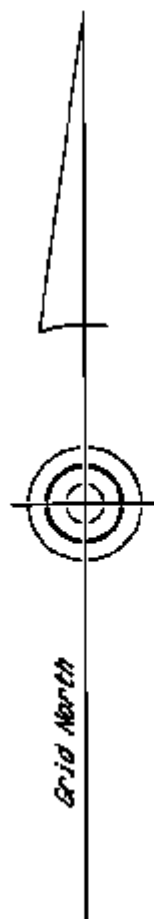
RICHARD J. MARTIN
British Columbia Land Surveyor,
26 - 1500 Marine Drive,
North Vancouver, B.C.
V7P 1T7 987-7772

FIRST SHEET Sheet 2 of 12 Sheets

STRATA PLAN LMS 3973

DETAIL

SCALE 1:200



Dated this 29th day of JUNE, 1999.

Relator

B.C.L.S.

SP0058

CONDOMINIUM ACT

STRATA PLAN LMS 3973

LOT NO.	SHEET NO.	FORM 1	FORM 2	FORM 3
		SCHEDULE OF UNIT ENTITLEMENT	SCHEDULE OF INTEREST UPON DESTRUCTION	SCHEDULE OF VOTING RIGHTS
			INTEREST UPON DESTRUCTION	VOTING RIGHTS
1	9	165	1608	1
2	9	164	1574	1
3	9	241	2392	1
4	8, 9	221	2219	1
5	8, 9	222	2151	1
6	8, 9	222	2151	1
7	8, 9	222	2151	1
8	8, 9	222	2151	1
9	8, 9	222	2151	1
10	8, 9	222	2151	1
11	8, 9	222	2185	1
12	9	140	1118	1
13	9	173	1894	1
14	9	184	1892	1
15	9	241	2392	1
16	8	164	1574	1
17	9	165	1608	1
18	10, 11	162	1606	1
19	10, 11	208	2151	1
20	10, 11, 12	222	2207	1
21	10, 11, 12	222	2297	1
22	10, 11, 12	222	2297	1
23	10, 11, 12	222	2297	1
24	10, 11, 12	222	2297	1
25	10, 11, 12	222	2297	1
26	10, 11, 12	222	2297	1
27	10, 11, 12	222	2297	1
28	10, 11, 12	222	2297	1
29	10, 11	243	2546	1
30	10, 11	247	2323	1
31	10, 11	217	2065	1
32	10, 11	217	2065	1
33	10, 11	217	2065	1
34	10, 11, 12	248	2374	1
35	10, 11, 12	248	2374	1
36	10, 11	216	2065	1
37	10, 11	217	2065	1
38	10, 11	217	2065	1
39	10, 11	248	2323	1
40	8	226	2383	1
41	8	189	1996	1
42	8	192	1996	1
43	8	253	2650	1
44	8	251	2650	1
45	8	191	1996	1
46	8	191	1996	1
47	8	223	2331	1
AGGREGATE		10000	100000	47

Accepted as to Forms 1, 2 and 3

this 16 day of July, 1999.

for Superintendent of Real Estate

Dated this 29th day of JUNE, 1999.

R. Matus

B.C.L.S.

CONDOMINIUM ACT

STRATA PLAN LMS 3973

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 commercial and residential 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 the City of Vancouver
in the Province of British Columbia
this 7 day of July, 19 99.

Notarized

A Commissioner for taking affidavits
in the Province of British Columbia
ASHLEY F. HILLIARD

[Signature]
HAREESH SARA

CERTIFICATE UNDER SECTION 8(1)

I, Richard Martin, of North Vancouver,
British Columbia Land Surveyor, hereby certify
that the building shown on this plan
has not, as of the 29th day of JUNE,
1997, been previously occupied.
Dated at North Vancouver, British Columbia,
this 29th day of JUNE, 1999.

Richard Martin

B.C.L.S.

SPACE FOR SIGNATURES

OWNER:

INTERGULF DEVELOPMENT (POINT GREY) CORP.
INC. NO. 550751

[Signature] **NABIN FARIS**
Authorized Signatory

[Signature] **HAREESH SARA**
Authorized Signatory

[Signature] **JULY 04** Witness as to
Both Signatures
1750-1055 WEST GEORGIA ST., VANCOUVER, B.C.
Address

EXECUTIVE ASSISTANT
Occupation

MORTGAGEE:
VANCOUVER CITY SAVINGS CREDIT UNION

[Signature] **STUART**
LESLIE
Authorized Signatory

[Signature] **HAREESH SARA**
Authorized Signatory

[Signature] **SANDRA M. SCHERER** Witness as to
Both Signatures
VANCOUVER CITY SAVINGS C.U.
1837 TERMINAL AVE.
19TH FLOOR
VANCOUVER
Address

LOANS ADMINISTRATOR
Occupation

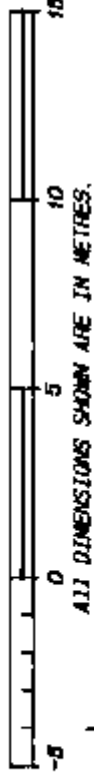
Dated this 29th day of JUNE, 1999.

Richard Martin

B.C.L.S.

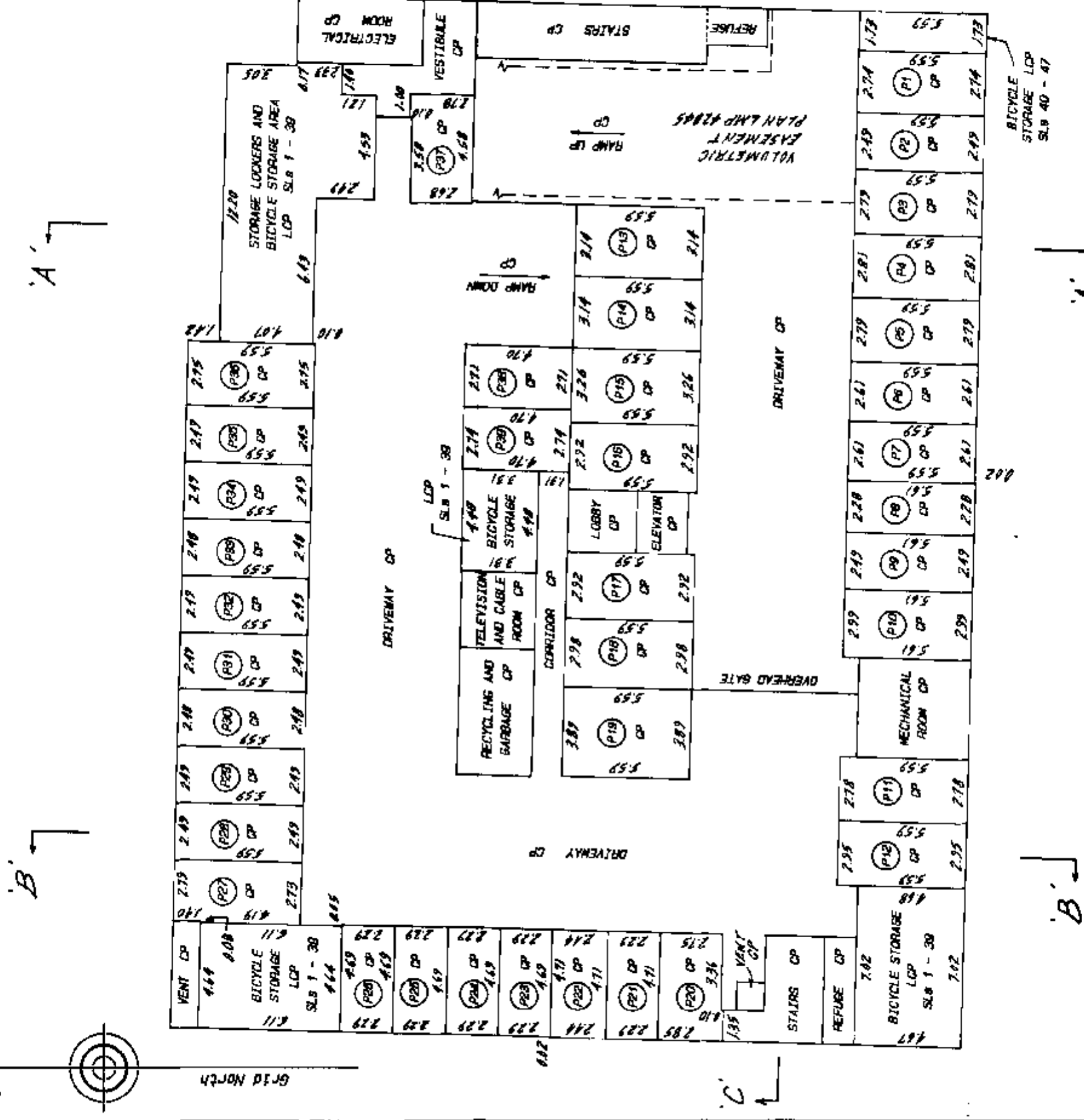
UPPER PARKING (P1) FLOOR

SCALE 1:200



SHEET 7 OF 12 SHEETS

STRATA PLAN LMS 3973



GLOSS
(P5) DENOTES PARKING STALL

NOTE:
 The upper limit of the Volumetric Easement shown on this floor is located below the ceiling level.

Dated this 29th day of JUNE, 1999.

R. Martin
 B.C.L.S.

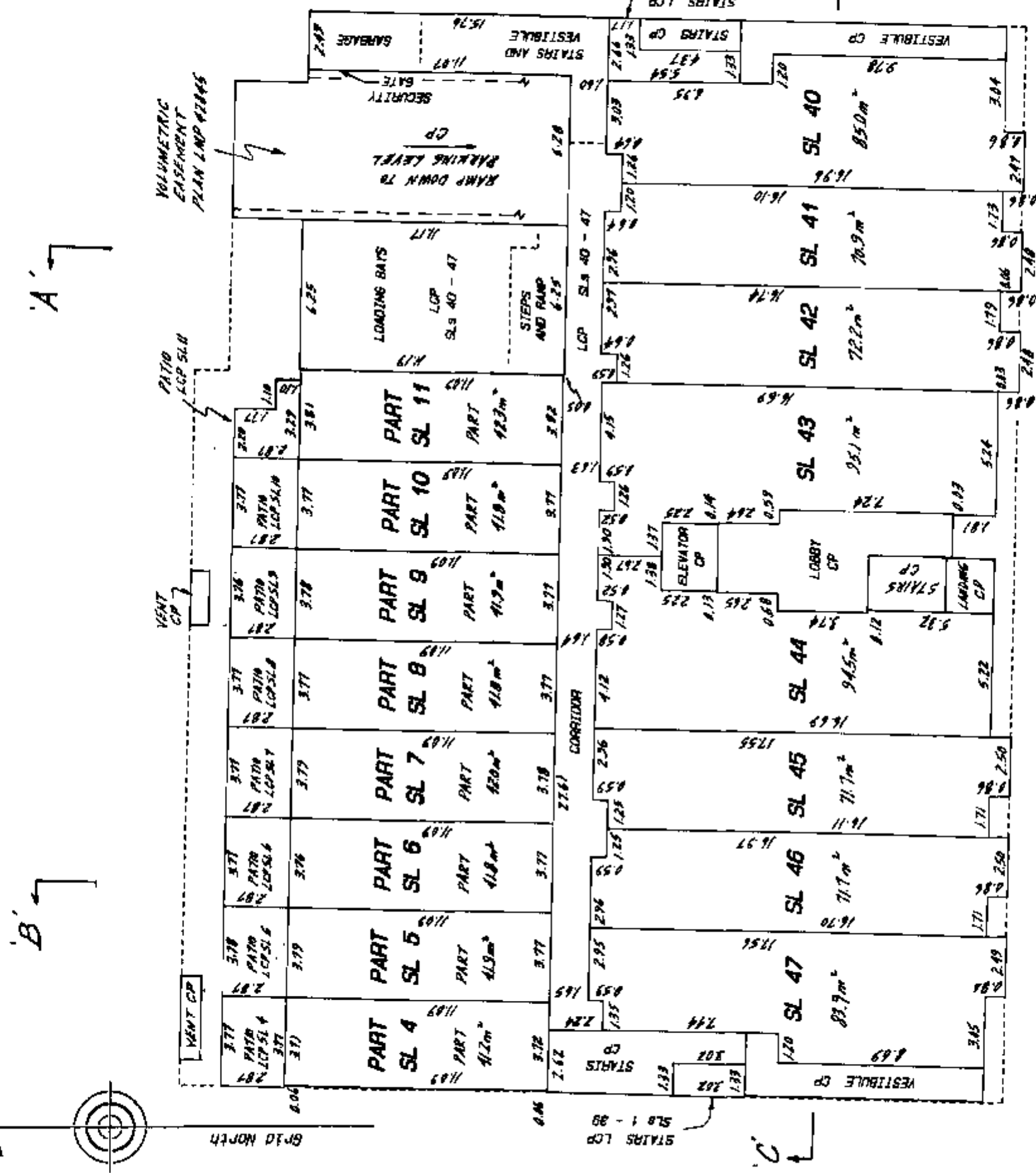
Sheet 8 of 12 Sheets

FIRST FLOOR

SCALE 1:200



STRATA PLAN LMS 3973



NOTE:

The upper limit of the Volumetric Easement shown on this floor is located below the ceiling level.

Dated this 29th day of JUNE 1999

R. Martin B.C.L.S.

SECOND FLOOR

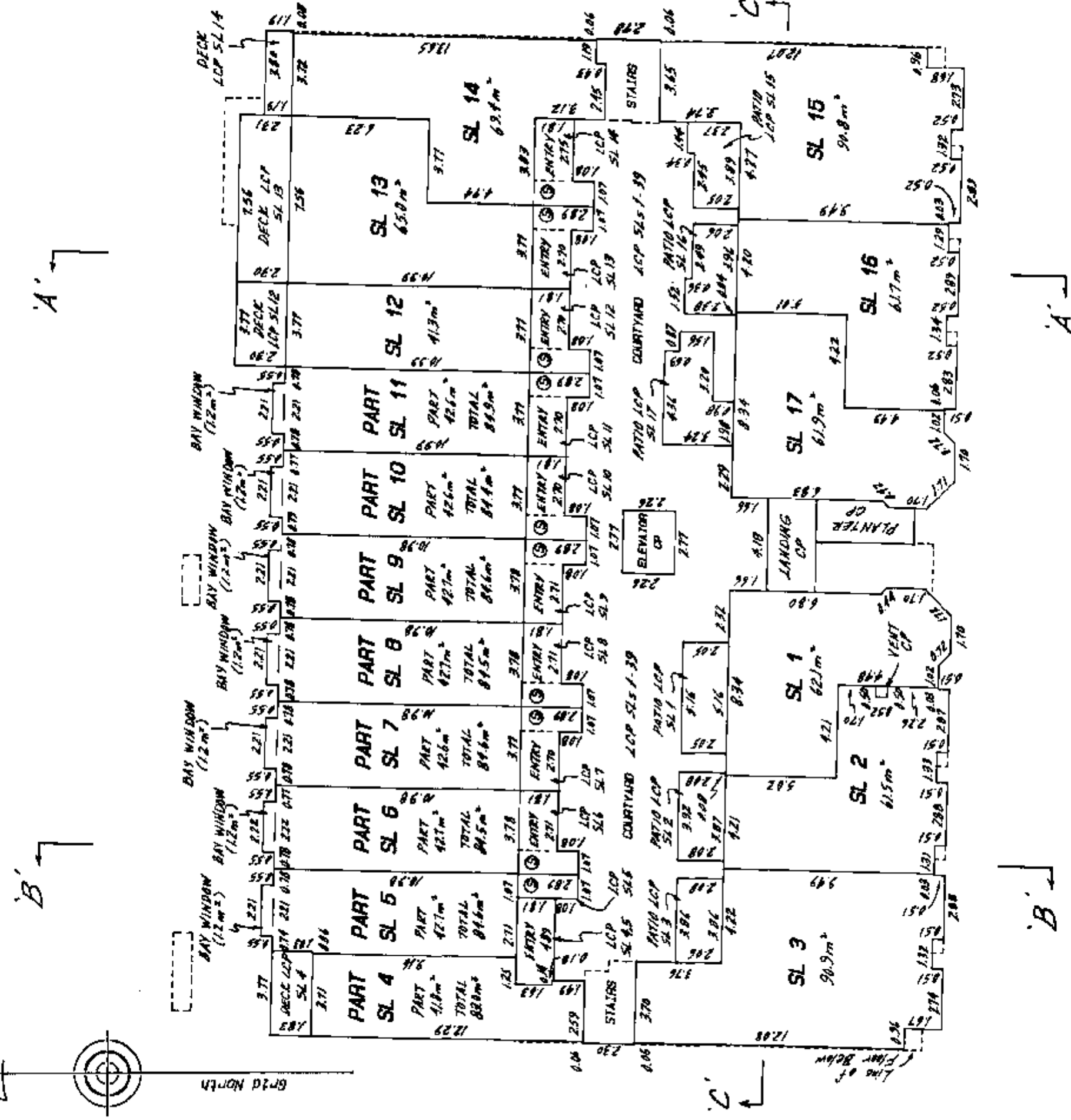
Sheet 9 of 12 Sheets

SCALE 1: 200



ALL DIMENSIONS SHOWN ARE IN METRES.

STRATA PLAN LMS 3973



GLOSS
 (S) DENOTES STORAGE

Dated this 29th day of JUNE, 1999.

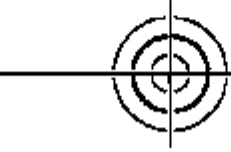
R. Martin

6625

SCALE 1:200

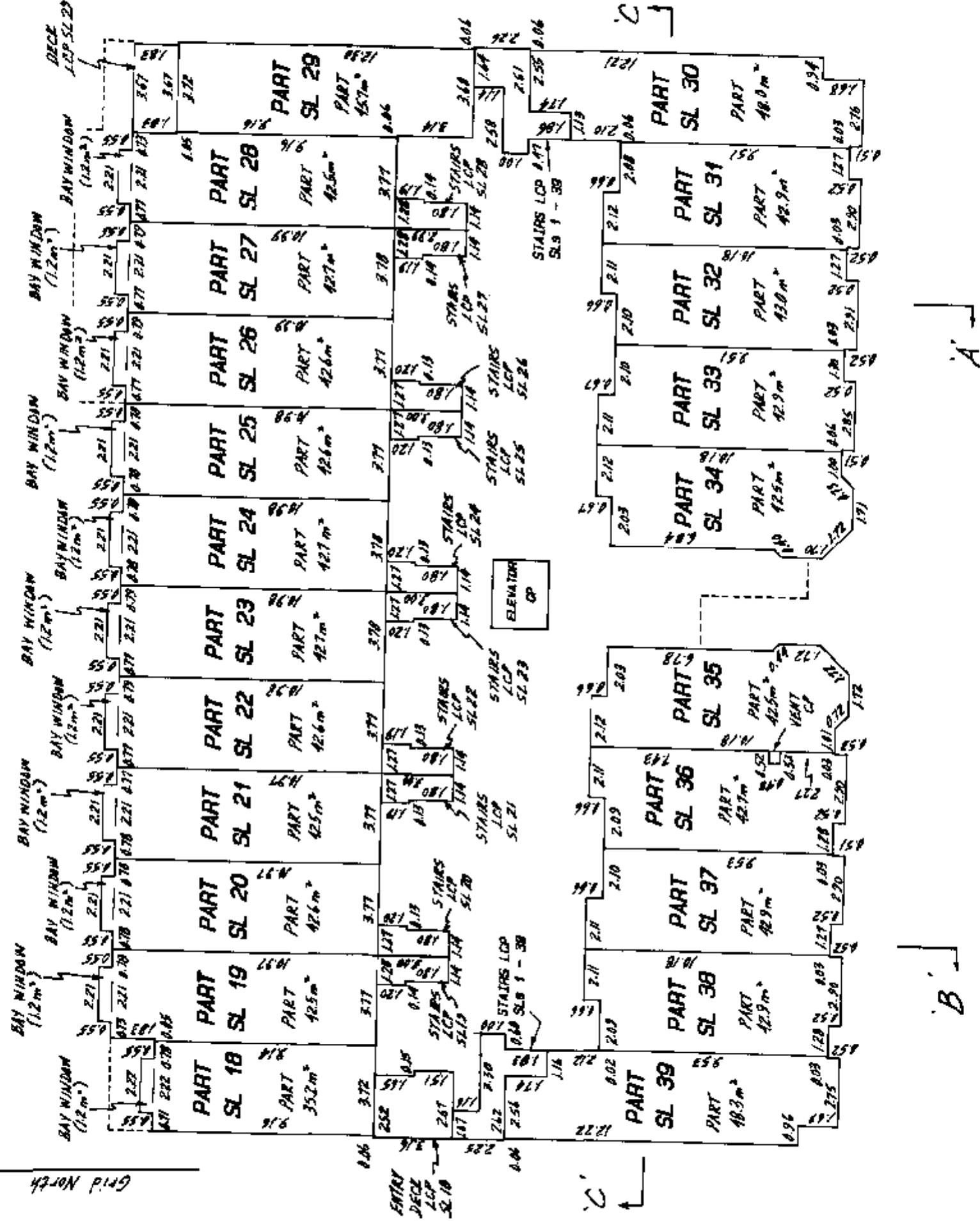


STRATA PLAN LMS 3973



B' -

A' -



Dated this 29th day of JUNE 1999.

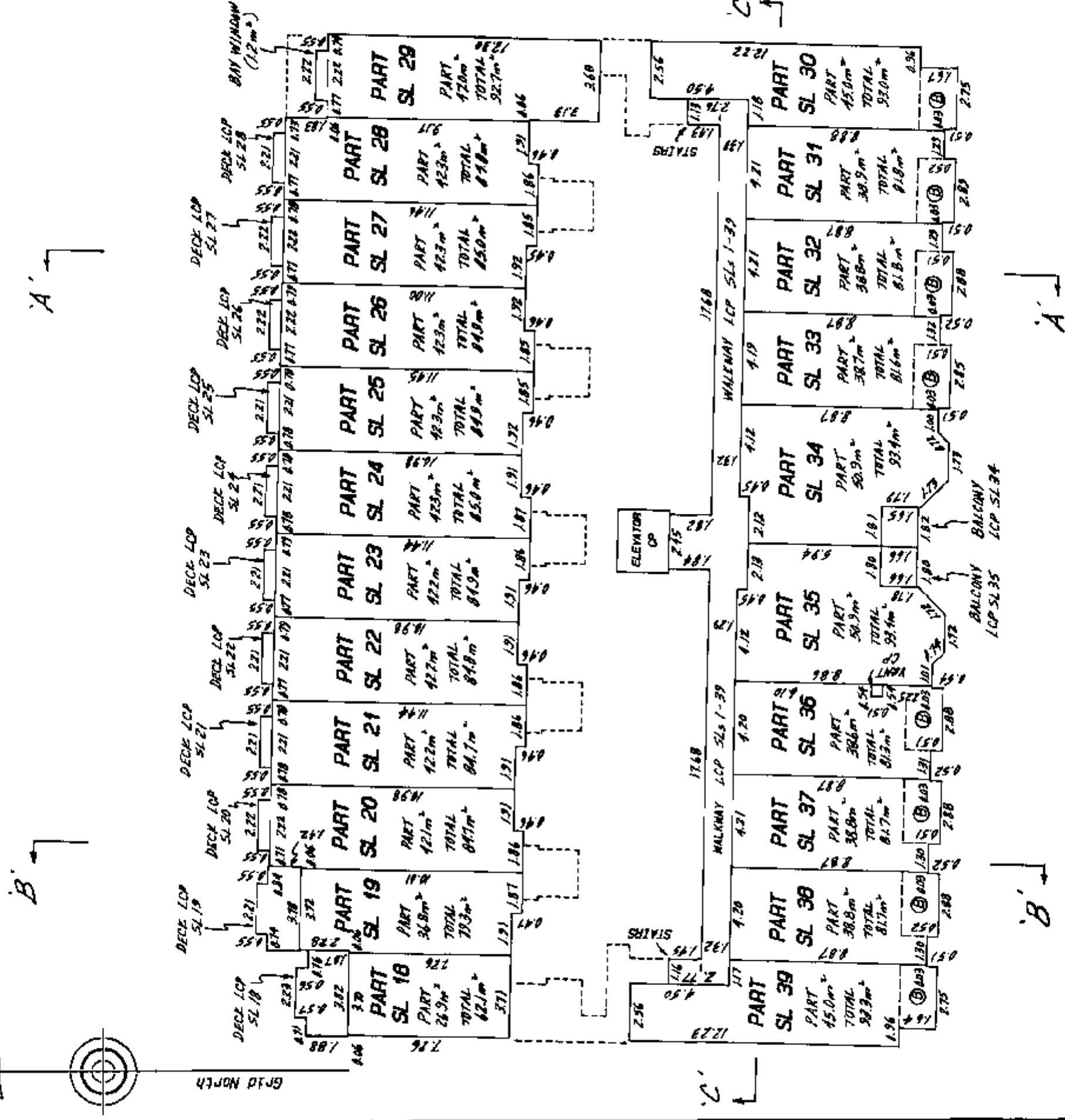
Enata

B.C.L.S.

SCALE 1: 200



STRATA PLAN LMS 3973



55075

- ⑧ DENOTES ENCLOSED BALCONY
Enclosed Balconies form part of
the Strata Lots and are included
in the square metre areas.

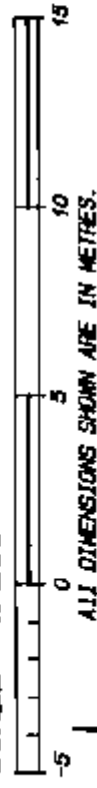
Dated this 29th day of JUNE, 1999.

Enclatures

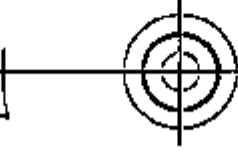
FOOF

Sheet 12 of 12 Sheets

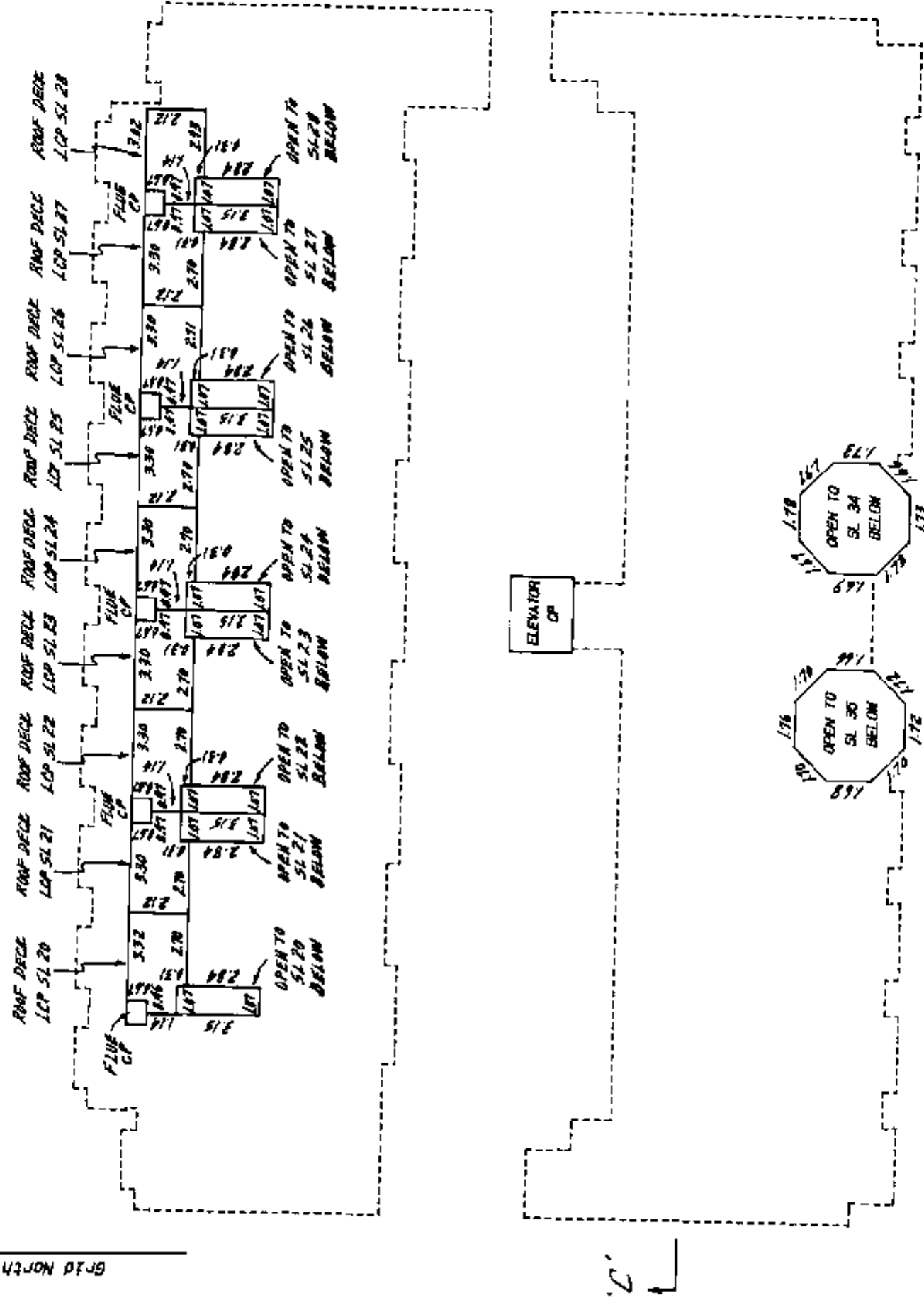
SCALE 1:200



STRATA PLAN LMS 3973



A



Dated this 29th day of JUNE, 1999.

R. Martens

Steps