FIRST SHEET, SHEET 1 OF 23 SHEETS

STRATA PLAN OF LOT 197, FALSE CREEK PLAN 22911

STRATA PLAN LMS 2721

B.C.G.S. 926.025
(City of Vancouver)

#910 BEACH AVENUE
VANCOUVER, B.C.

SCALE: 1: 250

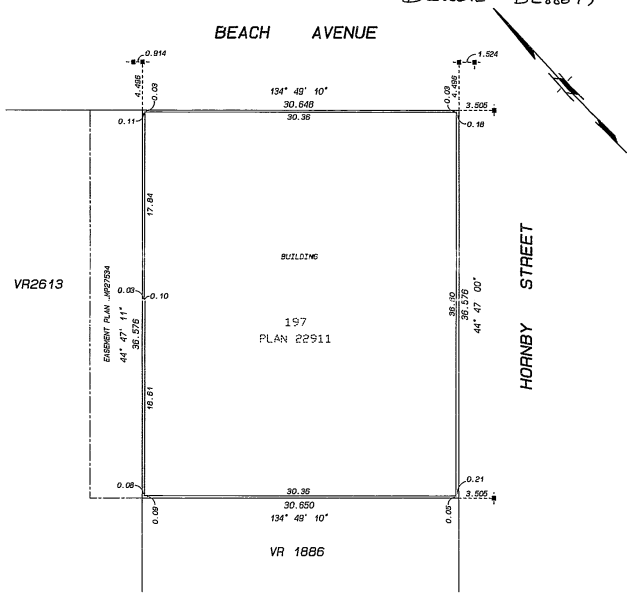
0 5 10 20m

ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE INDICATED

Strata Plan LMS 2721 deposited and registered in the Land Title office at New Westminster, B.C., this 12th day of MARCH, 1997.

Deputy Registrar

BL88612 - BL88679



The address for service of documents on the Strata Corporation is:
The Owners, Strata Plan LMS 2721
880 Calverhall Street
North Vancouver, B.C.
V7L 1X9

LEGEND:
■ Lead Plug Found

Bearings are astronomic and are derived from Plan 22911

I, Johnson C. Tam, of the City of Surrey, 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 Burnaby, B. C., this 20th day of February, 1997.

B. C. L. S.

09·200

Ken K. Wong and Associates
Canada and B.C. Land Surveyors
5624 E. Hastings Street
Burnaby, B.C. V5B 1R4
Telephone: 294-8801
Fax: 294-0626
960268 F8669 P81
R10931
Drawn by: CS

This plan lies within the Greater Vancouver Regional District.

STR - 853

SECOND SHEET, SHEET 2 OF 23 SHEETS

STRATA PLAN LMS 2721

CONDOMINIUM ACT

STRATA LOT NO.	SHEET NO.	FORM 1 SCHEDULE OF UNIT ENTITLEMENT — UNIT ENTITLEMENT	FORM 2 SCHEDULE OF INTEREST UPON DESTRUCTION — INTEREST UPON DESTRUCTION	FORM 3 SCHEDULE OF VOTING RIGHTS — NUMBER OF VOTES
1	12	303	125	1
2	12	326	130	1
3	12	630	269	1
4	12	647	264	1
5	12	375	153	1
6	12	366	153	1
7	12	678	325	1
8	12	689	286	1
9	12	681	279	1
10	13	388	153	1
11	13	408	155	1
12	13	414	152	1
13	13	411	152	1
14	13	644	243	1
15	13	343	144	1
16	13	514	183	1
17	13	391	158	1
18	13	389	158	1
19	13	391	159	1
20	13	390	159	1
21	13	393	159	1
22	14	383	155	1
23	14	415	157	1
24	14	415	157	1
25	14	415	154	1
26	14	642	243	1
27	14	343	146	1
28	14	512	184	1
29	14	392	160	1
30	14	390	160	1
31	14	391	160	1
32	14	392	160	1
33	14	395	160	1
34	15	382	158	1
35	15	415	158	1
36	15	833	316	1
37	15	644	245	1
38	15	343	148	1
39	15	509	188	1
40	15	916	450	1
41	16	381	159	1
42	16	394	159	1
43	16	383	159	1
44	16	381	159	1
45	16	584	240	1
46	16	343	150	1
47	16	509	190	1
48	16	409	170	1
49	16	382	162	1
50	17	391	162	1

D.C.T.
February 20th, 1997.

STR - 853

SECOND SHEET, SHEET 3 OF 23 SHEETS

STRATA PLAN LMS 2721

CONDOMINIUM ACT

STRATA LOT NO.	SHEET NO.	FORM 1 SCHEDULE OF UNIT ENTITLEMENT — UNIT ENTITLEMENT	FORM 2 SCHEDULE OF INTEREST UPON DESTRUCTION — INTEREST UPON DESTRUCTION	FORM 3 SCHEDULE OF VOTING RIGHTS — NUMBER OF VOTES
51	17	386	161	1
52	17	383	161	1
53	17	390	161	1
54	17	553	240	1
55	17	508	192	1
56	17	408	172	1
57	17	378	164	1
58	18	382	158	1
59	18	386	163	1
60	18	383	163	1
61	18	389	163	1
62	18	561	214	1
63	18	473	225	1
64	18	381	189	1
65	18	378	166	1
66	19	768	375	1
67	19	638	335	1
68	19	684	389	1
AGGREGATE		31, 474	13, 129	68

Accepted as to Forms 1, 2 and 3
this 6 day of March, 1997.

Superintendent of Real Estate

D.C.T.
February 20th, 1997.

STR - 853

STRATA PLAN LMS 2721

STATUTORY DECLARATION

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 21 day of February, 1997

A commissioner for taking affidavits in and for the Province of British Columbia.

ROBERT B. D'EITH
BARRISTER + SOLICITOR
880 CALVERHALL ST
NORTH VANCOUVER, B.C.
V7L 1Y9

Owner-developer: Oyama 910 Beach Development CORP.

Authorized Signatory Barry Hong

MORTGAGEE:
HONGKONG BANK OF CANADA

Authorized Signatory Paul Irwin

Authorized Signatory Ken Rohill

Witness Jonathan Lee
as to signature(s) 885 WEST GEORGIA STREET
Address of Witness: VANCOUVER B.C. V6C 3G1
Occupation: BANKER

OWNER-DEVELOPER:
OYAMA 910 BEACH DEVELOPMENT CORP.
(INC. No. 477571)

Authorized Signatory

Barry Hong
Authorized Signatory

Witness
as to signature(s)
Address of Witness: PH-4113 Fraser St, James Shao Van. B.C.
Occupation: Businessman

SECTION 8 (1)

I, Johnson C. Tam, a British Columbia Land Surveyor, hereby certify that the buildings shown in this strata plan have not, as of the 20th day of February, 1997 been previously occupied.
Dated at Burnaby, British Columbia, this 20th day of February, 1997.

Johnson Tam
B. C. L. S.

J.C.T.
February 20th, 1997.

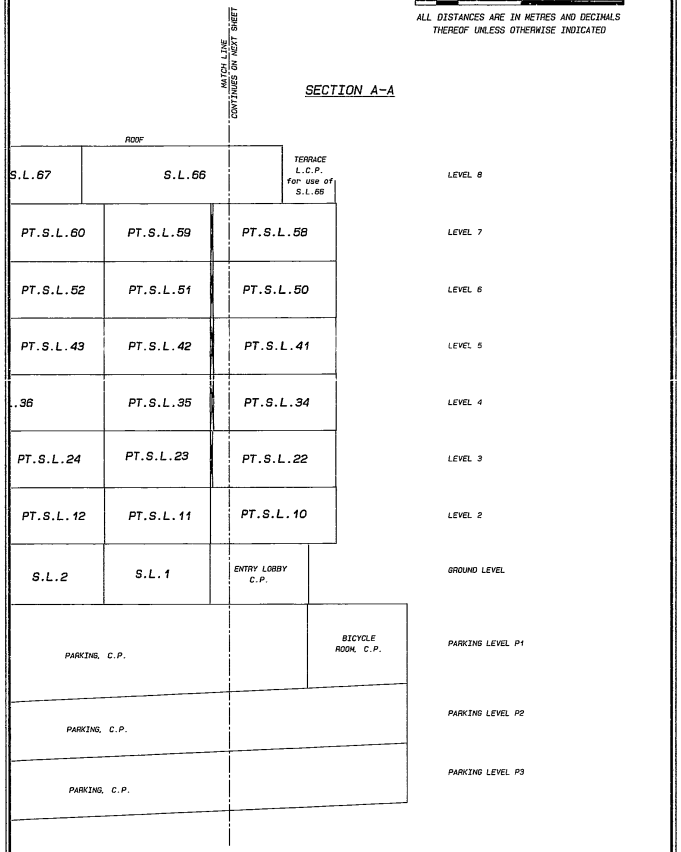
STR - 853

DIAGRAMMATIC ELEVATION

STRATA PLAN LMS 2721

SCALE: 1: 125
0 1 2 5 10m
ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE INDICATED

SECTION A-A



LEGEND:
L.C.P. denotes limited common property
C.P. denotes common property
PT.S.L. denotes part strata lot
S.L. denotes strata lot
☒ denotes duct space, common property

J.C.T.
February 20th, 1997.

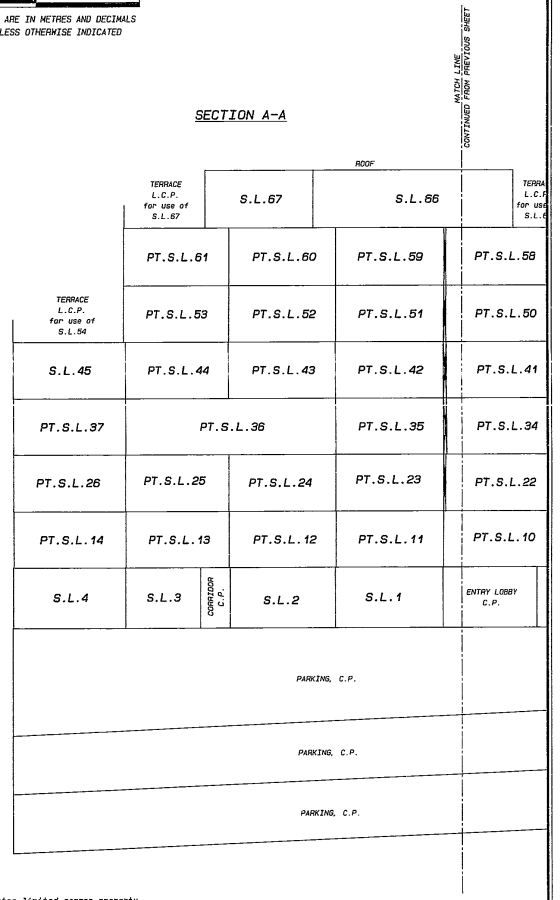
STR - 853

DIAGRAMMATIC ELEVATION

STRATA PLAN LMS 2721

SCALE: 1: 125
0 1 2 5 10m
ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE INDICATED

SECTION A-A



LEGEND:
L.C.P. denotes limited common property
C.P. denotes common property
PT.S.L. denotes part strata lot
S.L. denotes strata lot
☒ denotes duct space, common property

J.C.T.
February 20th, 1997.

STR - 853

SHEET 7 OF 23 SHEETS

DIAGRAMMATIC ELEVATION

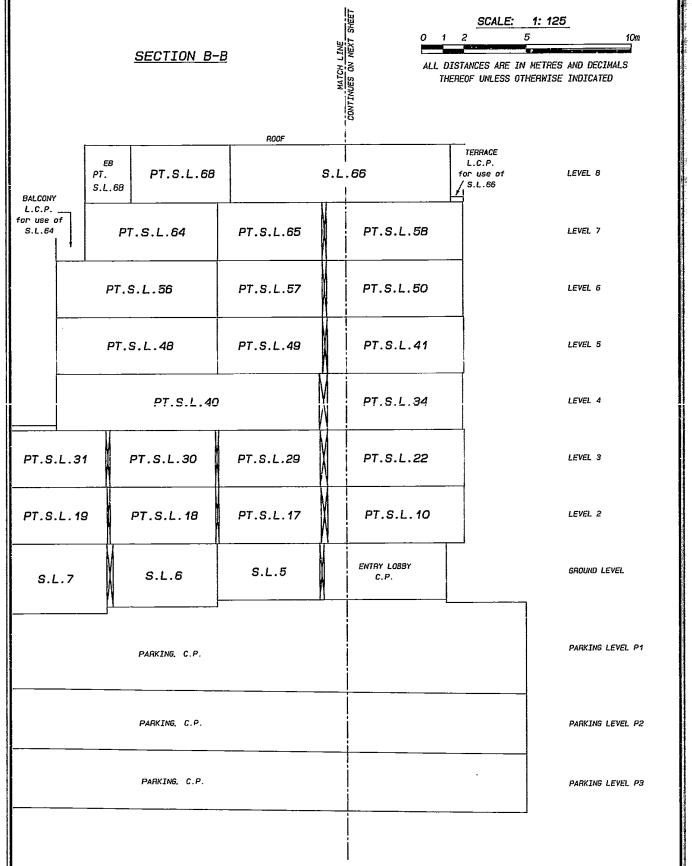
STRATA PLAN LMS 2721

SCALE: 1: 125

0 1 2 5 10m

ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE INDICATED

SECTION B-B



LEGEND:

L.C.P.	denotes limited common property
C.P.	denotes common property
PT.S.L.	denotes part strata lot
S.L.	denotes strata lot
EB	denotes enclosed balcony, part strata lot
⊠	denotes duct space, common property

D.C.C.
February 20th, 1997.

STR - 853

SHEET 8 OF 23 SHEETS

DIAGRAMMATIC ELEVATION

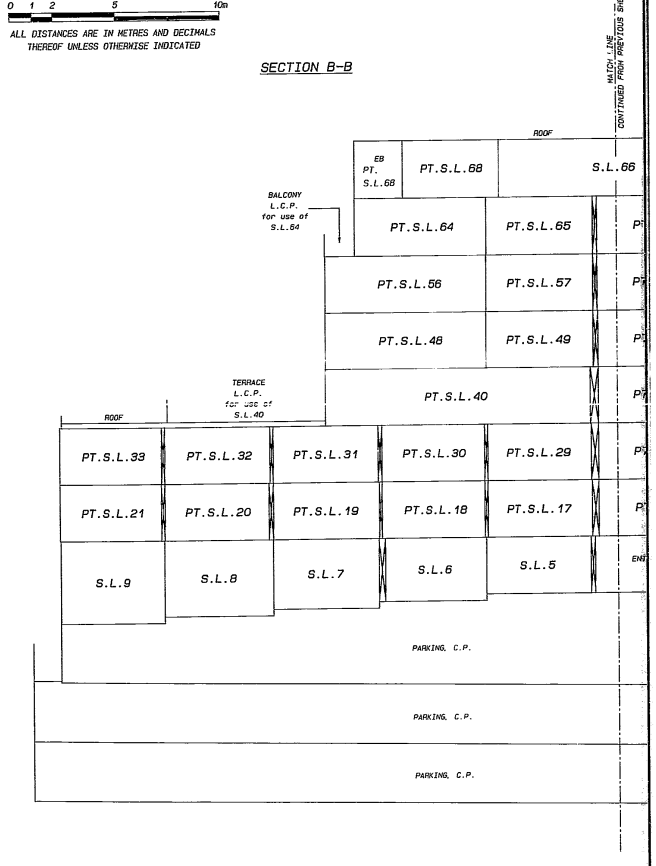
STRATA PLAN LMS 2721

SCALE: 1: 125

0 1 2 5 10m

ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE INDICATED

SECTION B-B



LEGEND:

L.C.P.	denotes limited common property
C.P.	denotes common property
PT.S.L.	denotes part strata lot
S.L.	denotes strata lot
EB	denotes enclosed balcony, part strata lot
⊠	denotes duct space, common property

D.C.C.
February 20th, 1997.

STR - 853

SHEET 9 OF 23 SHEETS

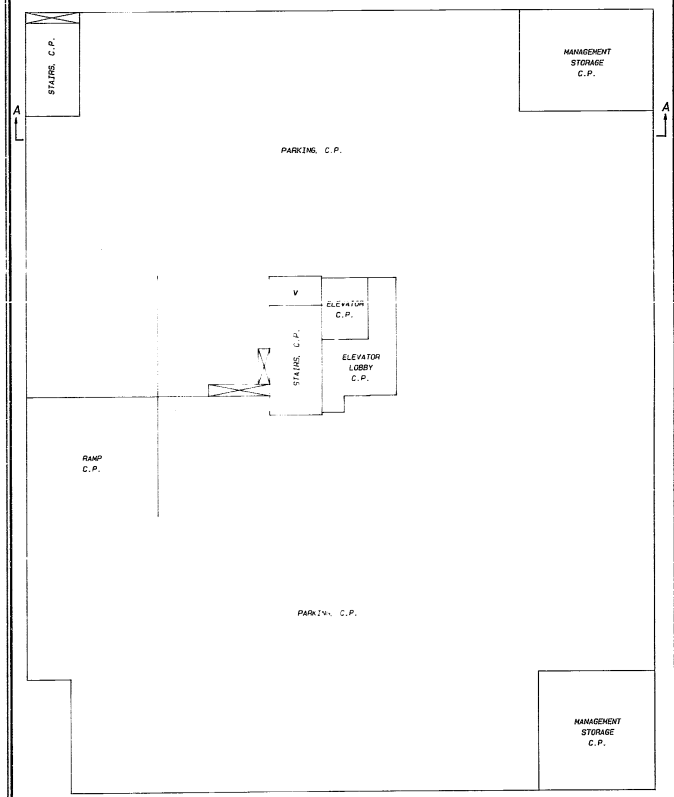
PARKING LEVEL P3

SCALE: 1: 125

0 1 2 5 10m

ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE INDICATED

STRATA PLAN LMS 2721



LEGEND:

C.P.	denotes common property
V	denotes vestibule, common property
⊠	denotes duct space, common property

D.C.C.
February 20th, 1997.

STR - 853

FILED LMLMS2721 K47041 2003-04-16-09.41.01.956124

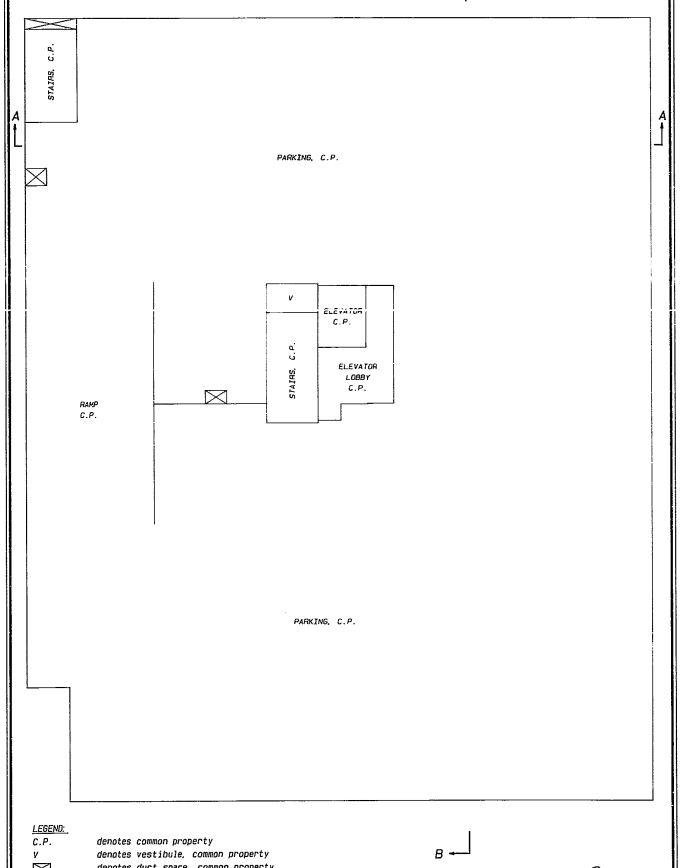
PARKING LEVEL P2

SCALE: 1: 125

0 1 2 5 10m

ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE INDICATED

STRATA PLAN LMS 2721



LEGEND:

C.P. denotes common property

V denotes vestibule, common property

⊠ denotes duct space, common property

J.C.C.

February 20th, 1997.

STR - 853

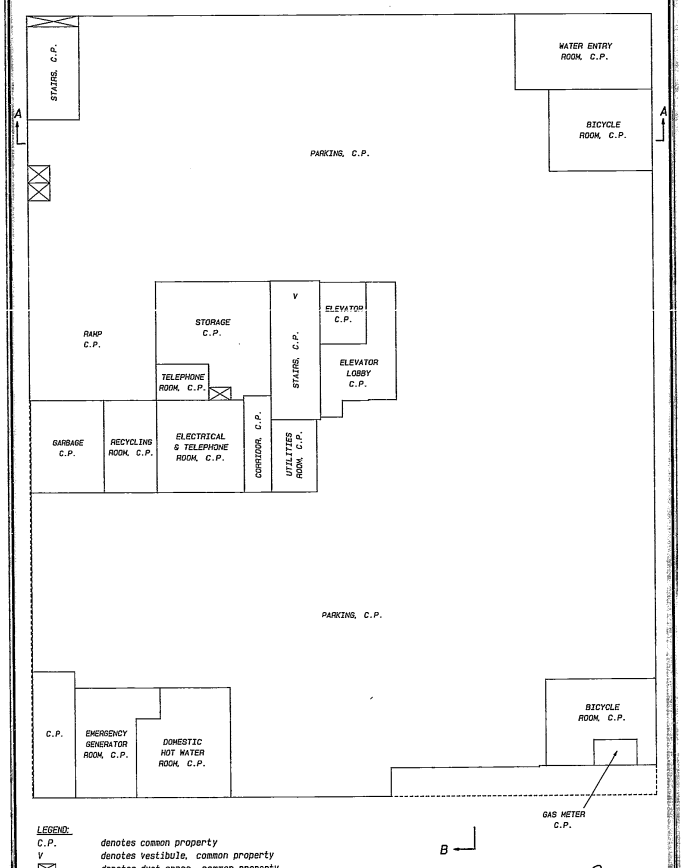
PARKING LEVEL P1

SCALE: 1: 125

0 1 2 5 10m

ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE INDICATED

STRATA PLAN LMS 2721



LEGEND:

C.P. denotes common property

V denotes vestibule, common property

⊠ denotes duct space, common property

J.C.C.

February 20th, 1997.

STR - 853

GROUND LEVEL

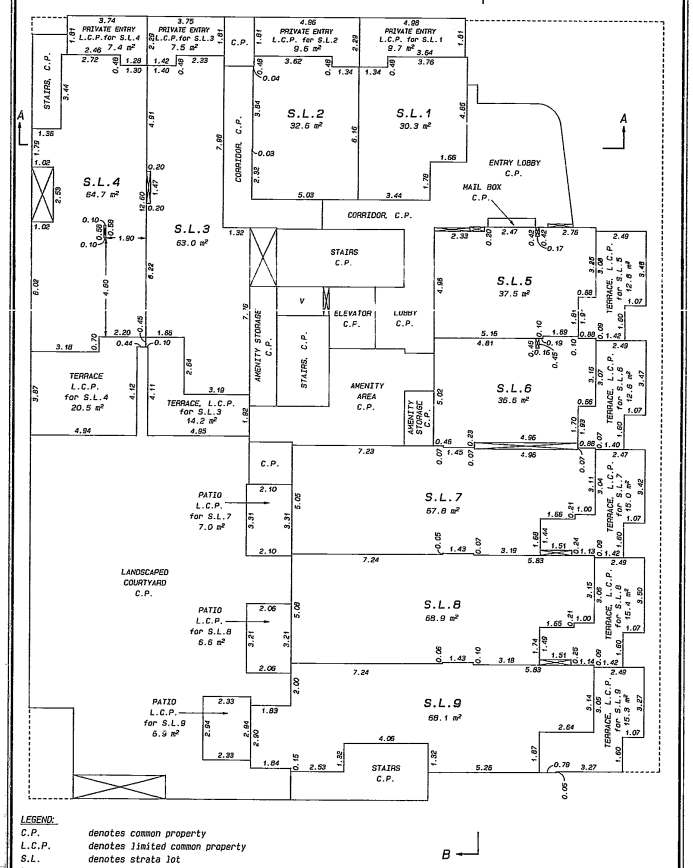
STRATA LOTS 1 TO 9

SCALE: 1: 125

0 1 2 5 10m

ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE INDICATED

STRATA PLAN LMS 2721



LEGEND:

C.P. denotes common property

L.C.P. denotes limited common property

S.L. denotes strata lot

V denotes vestibule, common property

⊠ denotes duct space, common property

J.C.C.

February 20th, 1997.

STR - 853

SHEET 13 OF 23 SHEETS

LEVEL 2

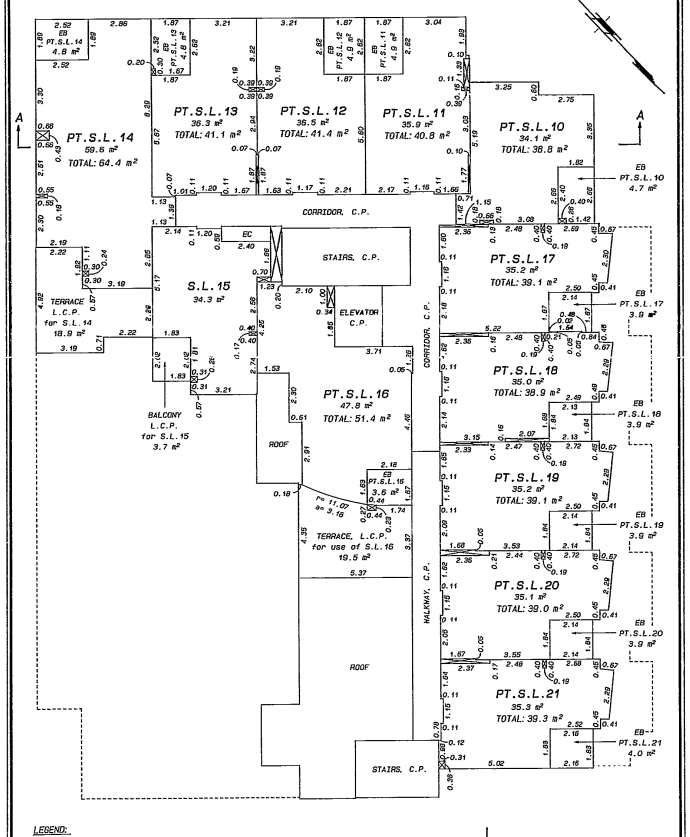
STRATA LOTS 10 TO 21

STRATA PLAN LMS 2721

SCALE: 1: 125

0 1 2 5 10m

ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE INDICATED



LEGEND:

L.C.P.	denotes limited common property
C.P.	denotes common property
PT.S.L.	denotes part strata lot
S.L.	denotes strata lot
EC	denotes electrical closet, common property
EB	denotes enclosed balcony, part strata lot
⊠	denotes duct space, common property

J.C.C.
February 20th, 1997.

STR - 853

SHEET 14 OF 23 SHEETS

LEVEL 3

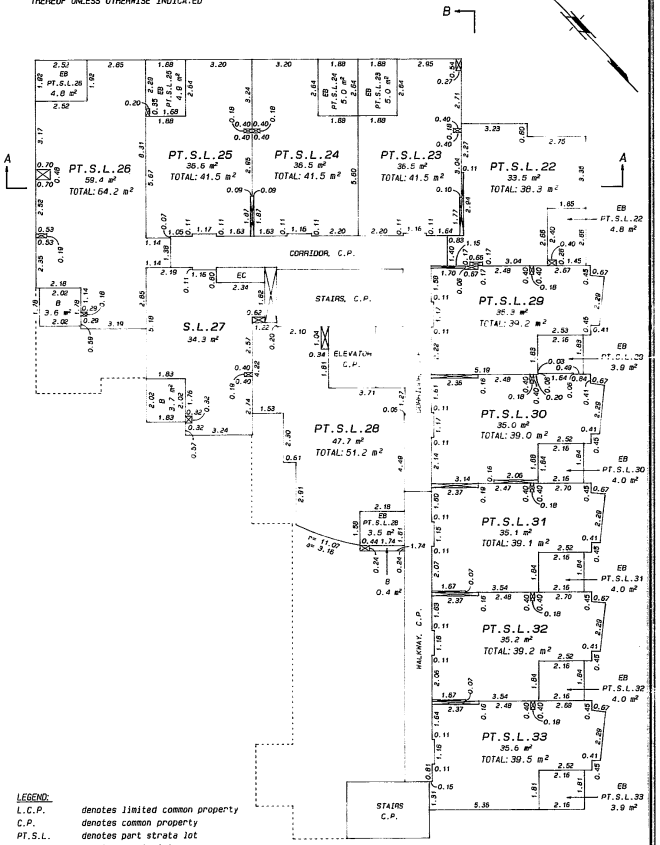
STRATA LOTS 22 TO 33

STRATA PLAN LMS 2721

SCALE: 1: 125

0 1 2 5 10m

ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE INDICATED



LEGEND:

L.C.P.	denotes limited common property
C.P.	denotes common property
PT.S.L.	denotes part strata lot
S.L.	denotes strata lot
EC	denotes electrical closet, common property
EB	denotes enclosed balcony, part strata lot
B	denotes balcony, limited common property for use of adjacent strata lot
⊠	denotes duct space, common property

J.C.C.
February 20th, 1997.

STR - 853

SHEET 15 OF 23 SHEETS

LEVEL 4

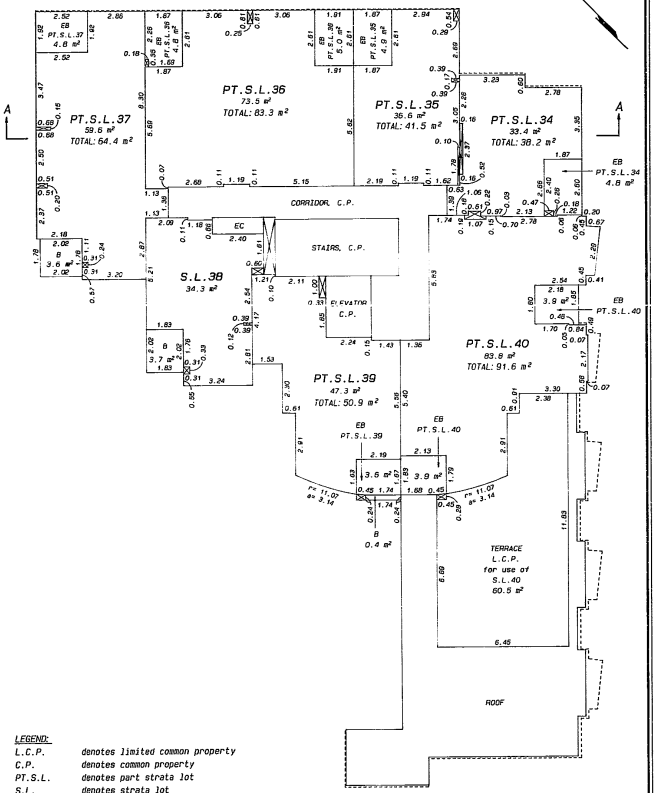
STRATA LOTS 34 TO 40

STRATA PLAN LMS 2721

SCALE: 1: 125

0 1 2 5 10m

ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE INDICATED



LEGEND:

L.C.P.	denotes limited common property
C.P.	denotes common property
PT.S.L.	denotes part strata lot
S.L.	denotes strata lot
EC	denotes electrical closet, common property
EB	denotes enclosed balcony, part strata lot
B	denotes balcony, limited common property for use of adjacent strata lot
⊠	denotes duct space, common property

J.C.C.
February 20th, 1997.

STR - 853

FILED LMLMS2721 K47041 2003-04-16-09.41.01.956124

LEVEL 5

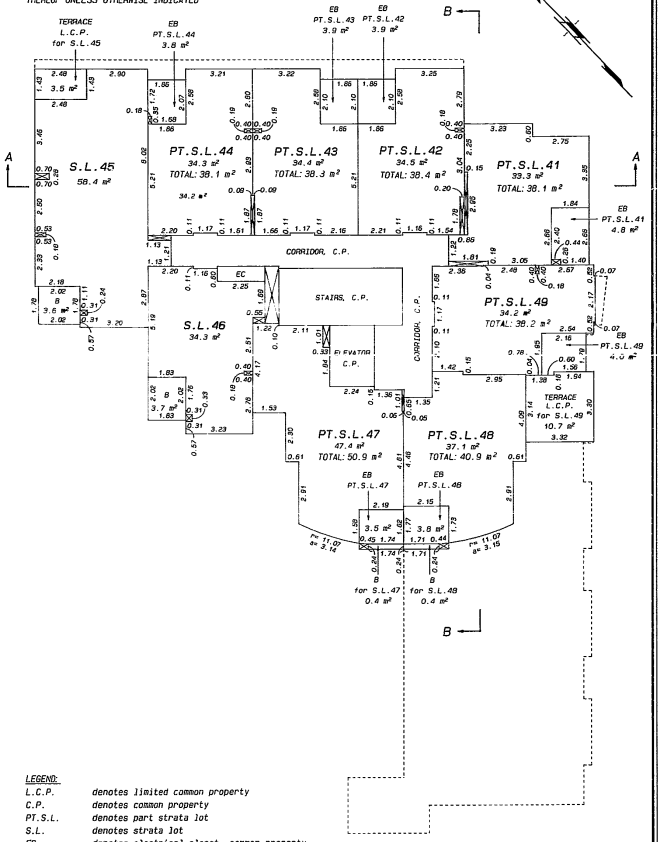
STRATA LOTS 41 TO 49

STRATA PLAN LMS 2721

SCALE: 1: 125

0 1 2 5 10m

ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE INDICATED



LEGEND:

L.C.P.	denotes limited common property
C.P.	denotes common property
PT.S.L.	denotes part strata lot
S.L.	denotes strata lot
EC	denotes electrical closet, common property
EB	denotes enclosed balcony, part strata lot
B	denotes balcony, limited common property for use of adjacent strata lot
⊠	denotes duct space, common property

J.C.T.
February 20th, 1997.

STR - 853

LEVEL 6

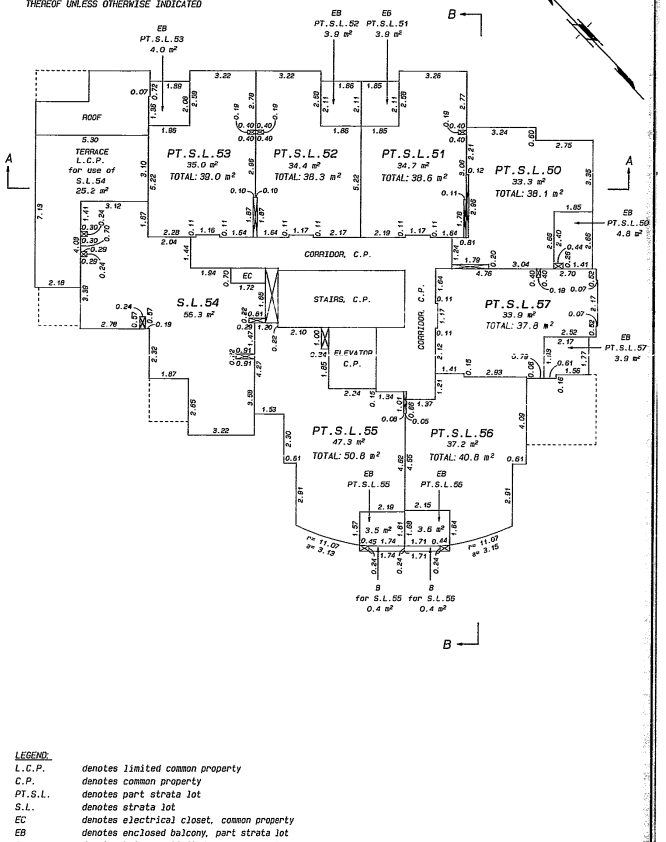
STRATA LOTS 50 TO 57

STRATA PLAN LMS 2721

SCALE: 1: 125

0 1 2 5 10m

ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE INDICATED



LEGEND:

L.C.P.	denotes limited common property
C.P.	denotes common property
PT.S.L.	denotes part strata lot
S.L.	denotes strata lot
EC	denotes electrical closet, common property
EB	denotes enclosed balcony, part strata lot
B	denotes balcony, limited common property for use of adjacent strata lot
⊠	denotes duct space, common property

J.C.T.
February 20th, 1997.

STR - 853

LEVEL 7

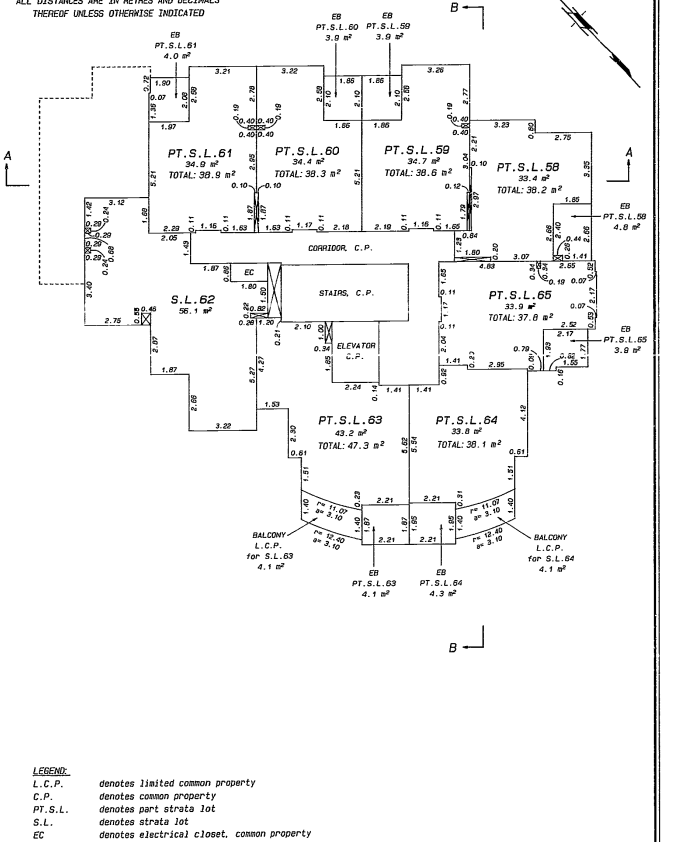
STRATA LOTS 58 TO 65

STRATA PLAN LMS 2721

SCALE: 1: 125

0 1 2 5 10m

ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE INDICATED



LEGEND:

L.C.P.	denotes limited common property
C.P.	denotes common property
PT.S.L.	denotes part strata lot
S.L.	denotes strata lot
EC	denotes electrical closet, common property
EB	denotes enclosed balcony, part strata lot
⊠	denotes duct space, common property

J.C.T.
February 20th, 1997.

STR - 853

SHEET 19 OF 23 SHEETS

LEVEL 8

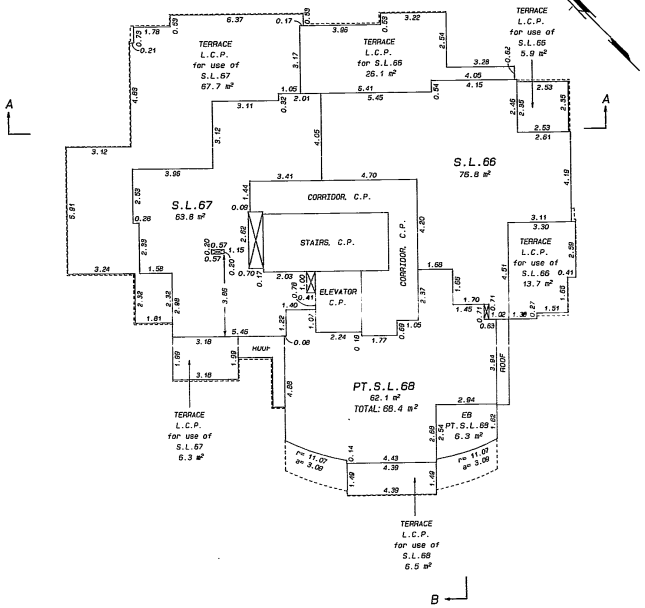
STRATA LOTS 66 TO 68

STRATA PLAN LMS 2721

SCALE: 1: 125

0 1 2 5 10m

ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE INDICATED



LEGEND:

L.C.P.	denotes limited common property
C.P.	denotes common property
PT.S.L.	denotes part strata lot
S.L.	denotes strata lot
⊠	denotes duct space, common property

O.C.C. February 20th, 1997.

STR - 853

SHEET 20 OF 23 SHEETS

PENTHOUSE

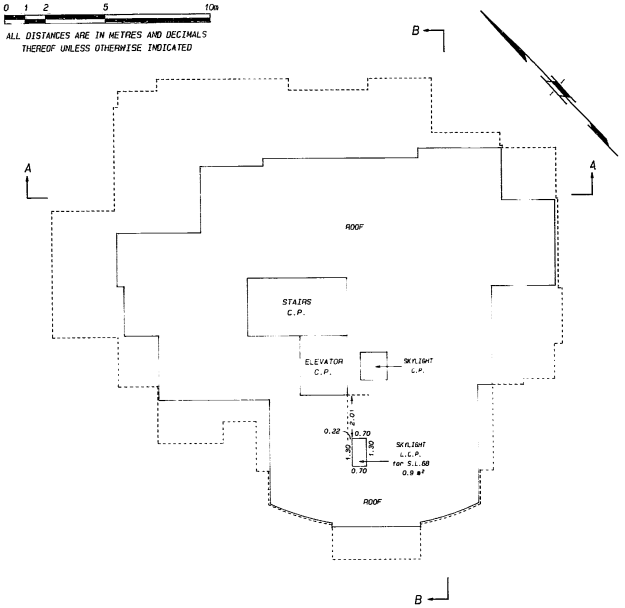
LEVEL 1

STRATA PLAN LMS 2721

SCALE: 1: 125

0 1 2 5 10m

ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE INDICATED



LEGEND:

L.C.P.	denotes limited common property
C.P.	denotes common property
S.L.	denotes strata lot

O.C.C. February 20th, 1997.

STR - 853

SHEET 21 OF 23 SHEETS

PENTHOUSE

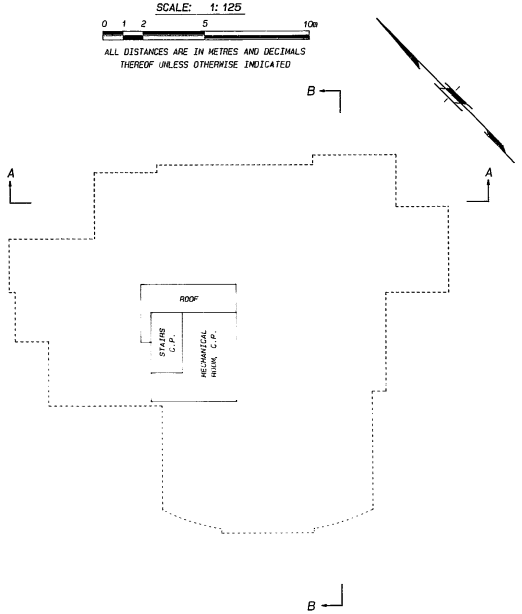
LEVEL 2

STRATA PLAN LMS 2721

SCALE: 1: 125

0 1 2 5 10m

ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE INDICATED



LEGEND:

C.P.	denotes common property

O.C.C. February 20th, 1997.

STR - 853

STRATA PLAN LMS 2721

RECORD OF BY-LAWS AND ORDERS, ETC.

FILING		DOCUMENT	
NUMBER	DATE	DATE	NATURE OF PARTICULAR

D.C.E.
February 20th, 1997.

STRATA PLAN LMS 2721

DEALINGS AFFECTING THE

COMMON PROPERTY

REGISTRATION		DOCUMENT	
NUMBER	DATE	DATE	NATURE OF PARTICULAR
		COMMON PROPERTY SHEET CLOSED:	1997/03/12
		SEARCH ALTOS2 OR BC ONLINE FOR CURRENT INFORMATION. BC REG. 76/95.	
		LINDA J. O'SHEA, REGISTRAR VANCOUVER / NEW WESTMINSTER LAND TITLE DISTRICT.	

D.C.E.
February 20th, 1997.