

STRATA PLAN OF LOT D, BLOCK 9 OF
BLOCKS B AND 10, DISTRICT LOT 393,
GROUP 1, NEW WESTMINSTER DISTRICT
PLAN LMP 22371

STRATA PLAN LMS 1922

Strata Plan LMS 1922 deposited and
registered in the Land Title Office
at New Westminster, B.C., this 18th day
of APRIL, 1995.

(City of Vancouver)

RESIDENTIAL: 4993 CLARENDON STREET

COMMERCIAL: 2475-2497 KINGSWAY

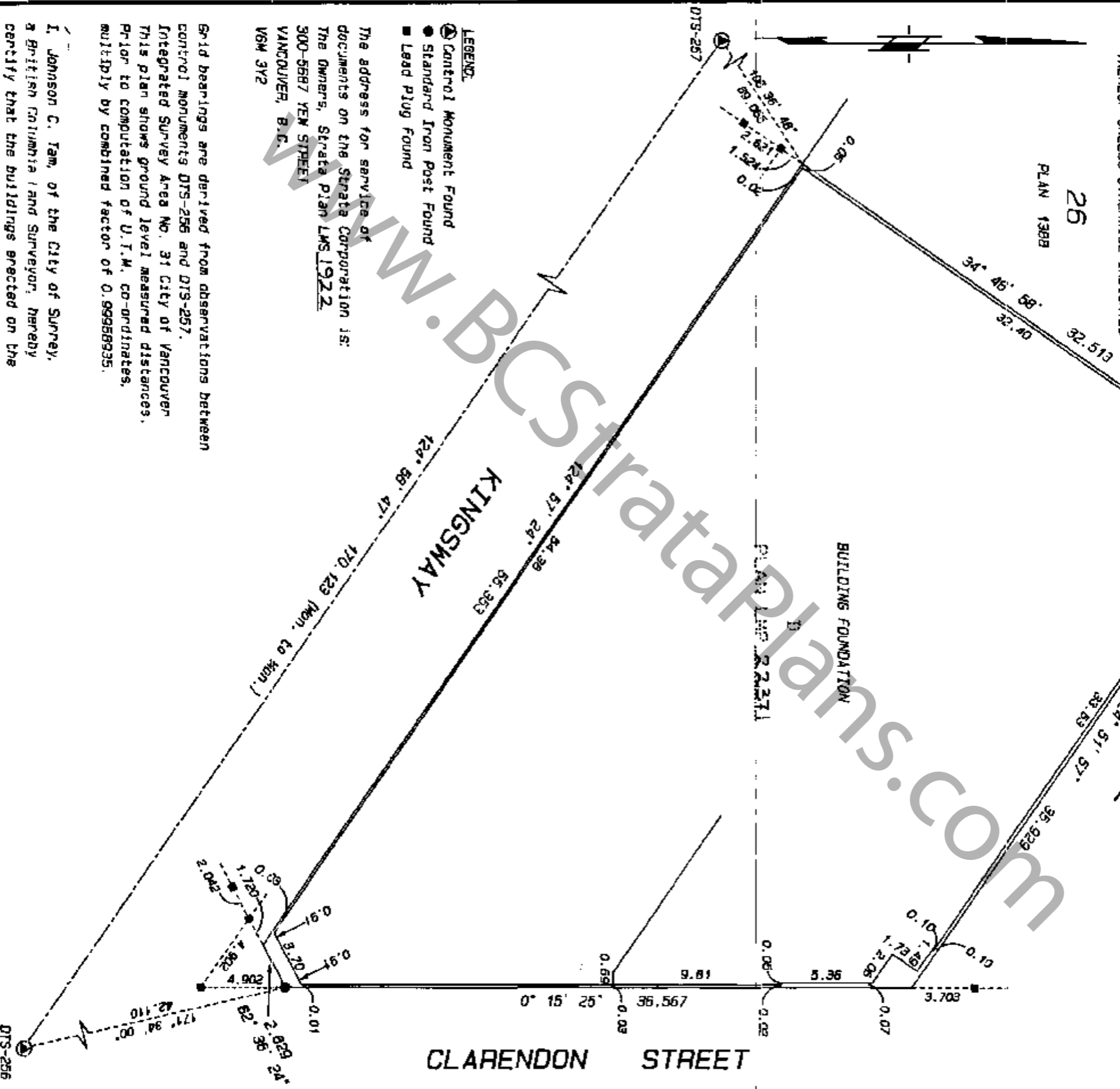
4889 CLARENDON STREET

VANCOUVER, B.C.

SCALE: 1: 250



ALL DISTANCES ARE IN METRES AND DECIMALS
THEREOF UNLESS OTHERWISE INDICATED



ASSISTANT DEPUTY Registrar
BJ111125 - BJ111174

LANE

BUILDING FOUNDATION

PLAN LMS 22371

CLARENDON STREET

KINGSWAY

- LEGEND:
- ⊙ Control Monument Found
 - Standard Iron Post Found
 - Lead Plug Found

The address for service of documents on the Strata Corporation is: The Owners, Strata Plan LMS 1922, 300-5687 YEW STREET, VANCOUVER, B.C. V6W 3Y2

Grid bearings are derived from observations between control monuments DTS-256 and DTS-257. Integrated Survey Area No. 31 City of Vancouver. This plan shows ground level measured distances. Prior to computation of U.T.M. co-ordinates, multiply by combined factor of 0.99988935.

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 21st day of March, 1995.

Johnson C. Tam
B. C. L. S.

Ken K. Wong and Associates
Canada and B.C. Land Surveyors
5624 E. Hastings Street
Burnaby, B.C. V5B 1R4
Telephone: 294-8881
M1930 FB568 P115, FB591 P26-28
FB593 P119-120, FB594 P80
FB596 P57

STRATA PLAN LMS 1922

CONDOMINIUM ACT

STRATA LOT NO.	SHEET NO.	FORM 1	FORM 2	FORM 3
		SCHEDULE OF UNIT ENTITLEMENT	SCHEDULE OF INTEREST UPON DESTRUCTION	SCHEDULE UP VOTING RIGHTS
		UNIT ENTITLEMENT	INTEREST UPON DESTRUCTION	NUMBER OF VOTES
1	6	898	1579	1.11
2	6	813	1385	1.01
3	6	519	1567	1.14
4	6	892	1578	1.11
5	6	791	1323	0.98
6	6	753	1258	0.93
7	6	1873	3889	2.32
8	6	497	944	0.62
9	7	630	1815	1.00
10	7	990	1995	1.00
11	7	697	1285	1.00
12	7	840	1563	1.00
13	7	837	1562	1.00
14	7	837	1562	1.00
15	7	839	1562	1.00
16	7	839	1562	1.00
17	7	798	1529	1.00
18	7	776	1600	1.00
19	7	789	1560	1.00
20	7	765	1550	1.00
21	7	762	1550	1.00
22	7	764	1550	1.00
23	8	826	1855	1.00
24	8	985	2015	1.00
25	8	690	1310	1.00
26	8	833	1580	1.00
27	8	831	1580	1.00
28	8	831	1580	1.00
29	8	832	1580	1.00
30	8	833	1580	1.00
31	8	791	1540	1.00
32	8	771	1829	1.00
33	8	765	1570	1.00
34	8	765	1570	1.00
35	8	762	1570	1.00
36	8	760	1570	1.00
37	9	825	1895	1.00
38	9	979	2055	1.00
39	9	685	1330	1.00
40	9	829	1610	1.00
41	9	825	1610	1.00
42	9	825	1610	1.00
43	9	827	1610	1.00
44	9	827	1610	1.00
45	9	785	1565	1.00

Q.C.T.
March 21st, 1995.

CONDOMINIUM ACT STRATA PLAN LMS 1922

STRATA LOT NO.	SHEET NO.	FORM 1		FORM 2		FORM 3	
		SCHEDULE OF UNIT ENTITLEMENT	UNIT ENTITLEMENT	SCHEDULE OF INTEREST UPON DESTRUCTION	INTEREST UPON DESTRUCTION	SCHEDULE OF VOTING RIGHTS	NUMBER OF VOTES
46	9		774		1645		4.00
47	9		785		1595		4.00
48	9		765		1595		4.00
49	9		762		1595		4.00
50	9		760		1595		4.00
AGGREGATE			41,295		80,966		51.22

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 for commercial and 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.

Accepted as to Forms 1, 2 and 3,
 this 12 day of April, 1995.
 for: Valory
 Superintendent of Real Estate

Declared before me at VANCOUVER, B.C.,
 this 6 day of APRIL, 1995.

Owner-developer: CLARENDON PLACE DEVELOPMENTS LTD.

A commissions for taking affidavits in and for the Province of British Columbia,
J. Ewen D. Cameron
 300-5687 YEW STREET
 VANCOUVER, B.C. V6M 3Y2

John Cameron
 JOHN CAMERON s/n

MORTGAGEE:
 RICHMOND SAVINGS CREDIT UNION

OWNER-DEVELOPER:
 CLARENDON PLACE DEVELOPMENTS LTD.
 (INC. No. 456839)

Lundy Secord
 Authorized Signatory Andith A. Eades

Andith A. Eades
 Authorized Signatory John Cameron s/n

Authorized Signatory
Lorraine Smith
 Witness
 as to signature
 RICHMOND SAVINGS CREDIT UNION
 270-5411 CONEY ROAD
 RICHMOND, B.C. V6X 3T5

Authorized Signatory
J. Ewen Cameron
 Witness
 as to signature(s)
 Address of J. EWEN CAMERON
 Witness: 300-5687 YEW STREET
VANCOUVER, B.C.
 V6M 3Y2
 Occupation: Banker - Solicitor

Occupation: ADMINISTRATIVE ASSISTANT

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 21st day of March, 1995 been previously occupied.
 Dated at Burnaby, British Columbia, this 21st day of March, 1995.

Johnson C. Tam
 B. C. L. S.

J.C.T.
 March 21st, 1995.

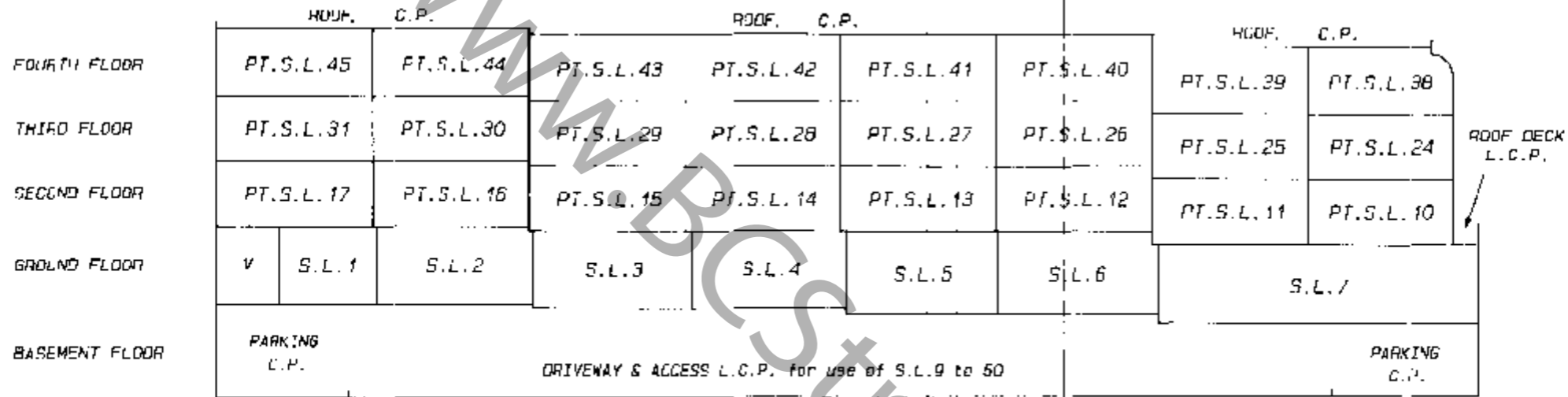
STR - 763

DIAGRAMMATIC ELEVATIONS

STRATA PLAN LMS 1922

SHEET 4 OF 12 SHEETS

SECTION A-A

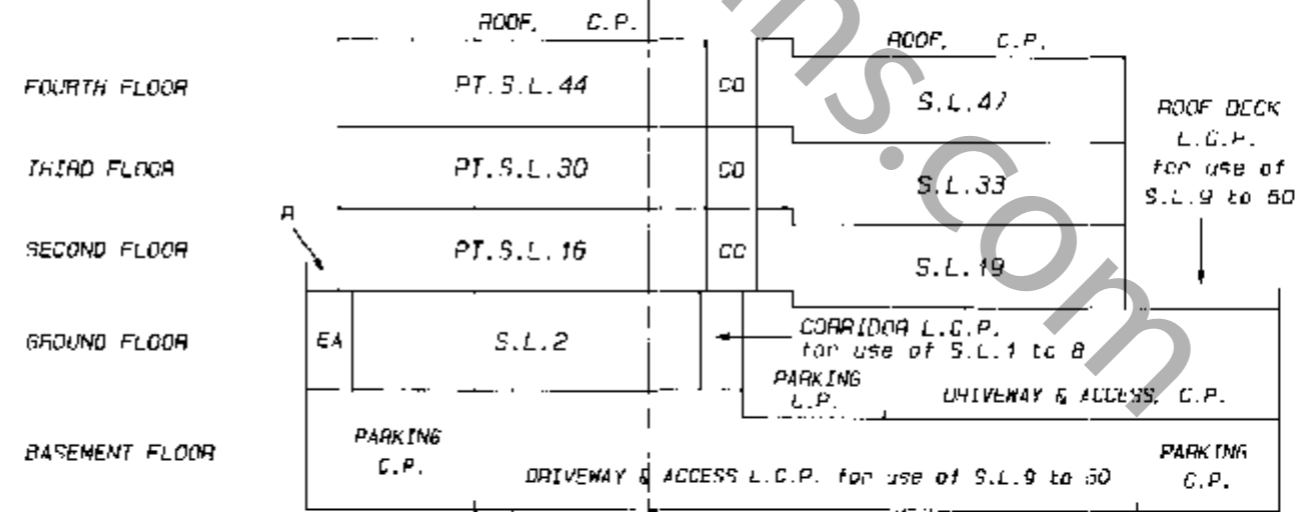


ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE INDICATED



SCALE: 1:250

SECTION B-B



- LEGEND:
- L.C.P. denotes limited common property
 - C.P. denotes common property
 - S.L. denotes strata lot
 - PT.S.L. denotes part strata lot
 - CO denotes corridor, limited common property for use of S.L.9 to 50
 - V denotes vestibule, limited common property for use of S.L.9 to S.L.50
 - EA denotes entry area, limited common property
 - R denotes roof, limited common property for use of S.L.9 to 50

MARCH 21st, 1995
Handwritten signature

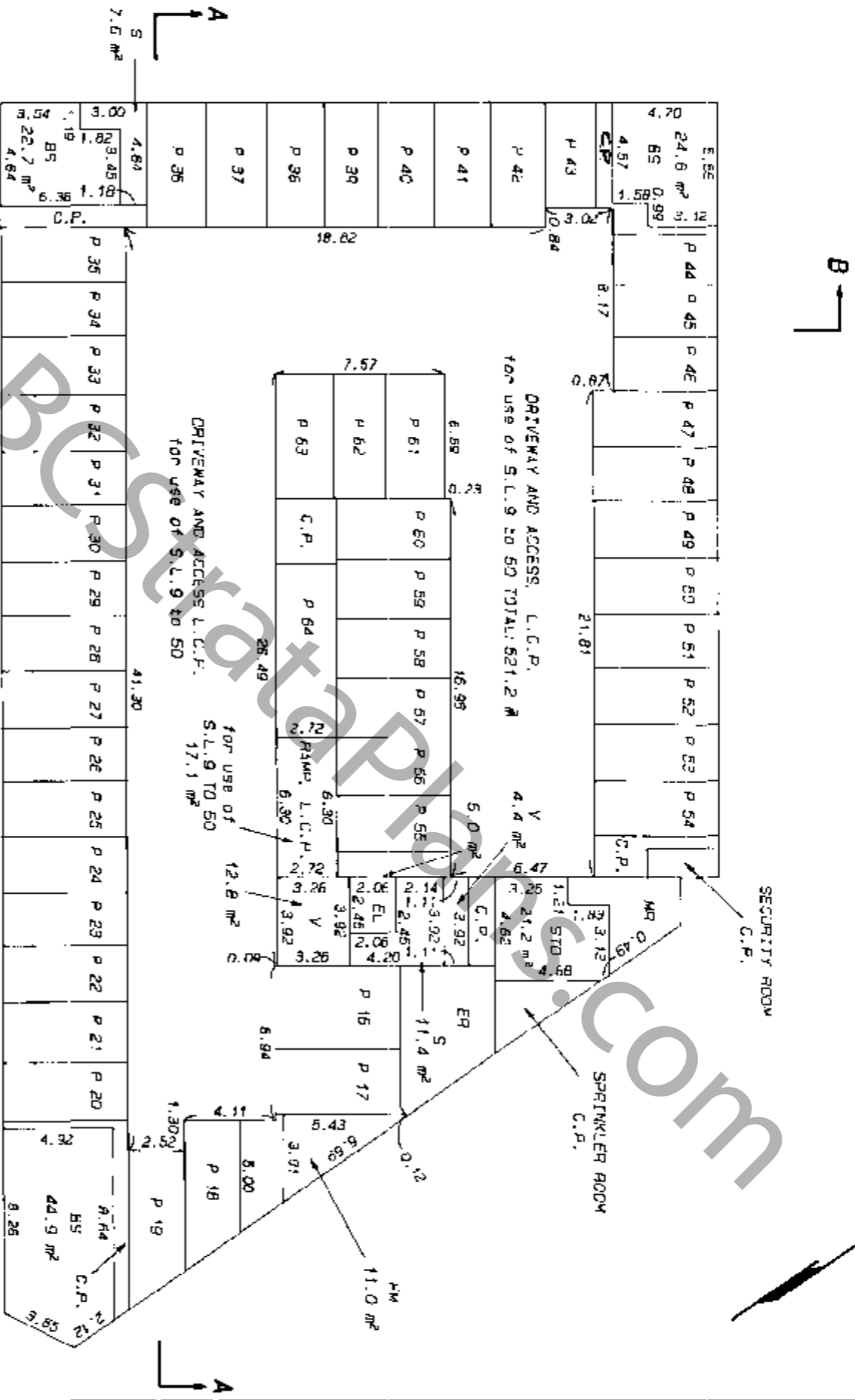
BASEMENT FLOOR

STRATA PLAN LMS 1922

SCALE: 1:250



ALL DISTANCES ARE IN METRES AND DECIMALS
THEREOF UNLESS OTHERWISE INDICATED



WWW.BestDraw.com

LEGEND:

- S.L. denotes strata lot
- L.C.P. denotes limited common property
- C.P. denotes common property
- EL denotes elevator, limited common property for use of S.L.9 to 50
- MR denotes mechanical room, common property
- EM denotes elevator machine room, limited common property for use of S.L.9 to 50
- S denotes stairs, limited common property for use of S.L.9 to 50
- V denotes vestibule, limited common property for use of S.L.9 to 50
- ER denotes electrical room, common property
- BS denotes bicycle storage, limited common property for use of strata lots 9 to 50
- P denotes parking space, common property
- STO denotes storage, limited common property for use of S.L.9, 10, 23, 25, 37

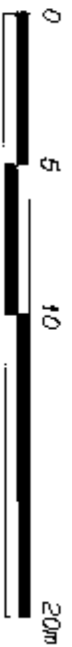
J.C.P.
March 21st, 1955.

GROUND FLOOR

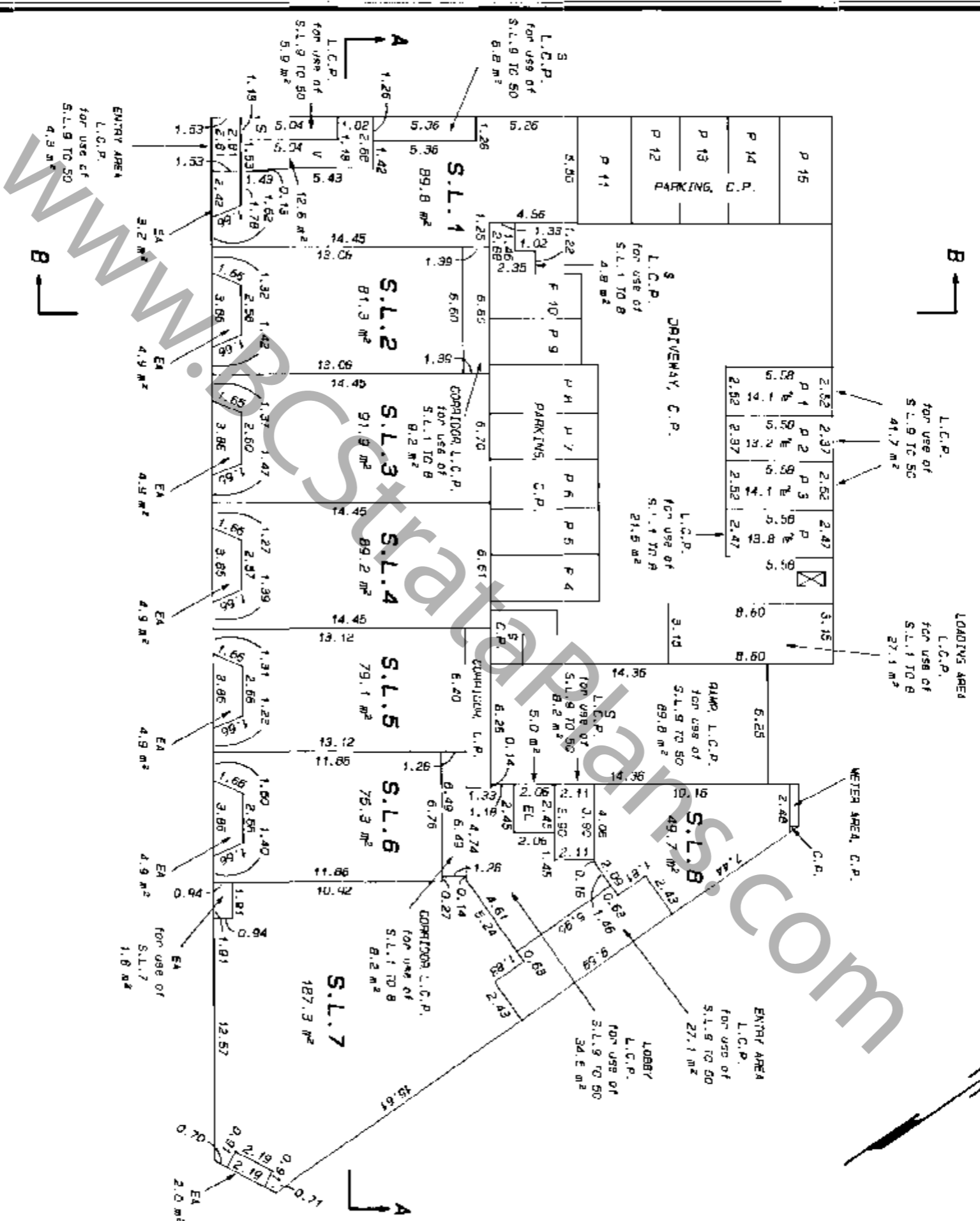
STRATA LOTS 1 TO 8 INCLUSIVE

STRATA PLAN LMS 1922

SCALE: 1:250



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
 - EA denotes entry area, limited common property for use of adjacent strata lot unless otherwise indicated
 - EL denotes elevator, limited common property for use of S.L. 9 to 50
 - S denotes stairs
 - V denotes vestibule, limited common property for use of S.L. 9 to 50
 - ⊠ denotes duct space, common property
 - P denotes parking space

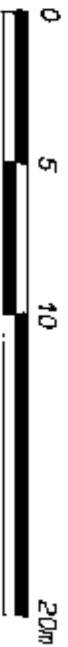
g.c.c.
March 21st, 1995.

SECOND FLOOR

STRATA LOTS 9 TO 22 INCLUSIVE

STRATA PLAN LMS 1922

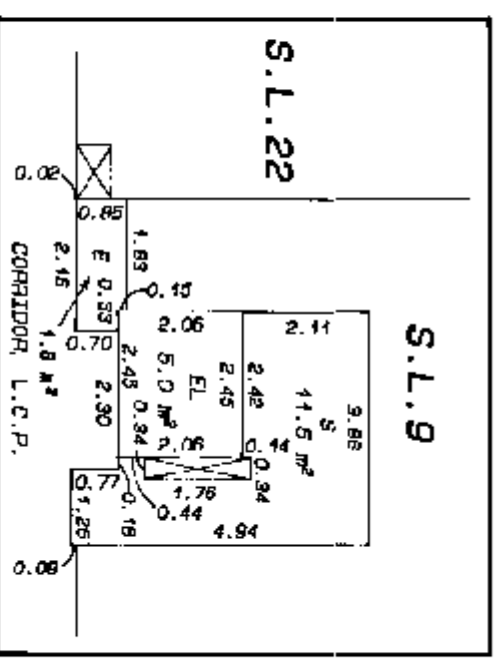
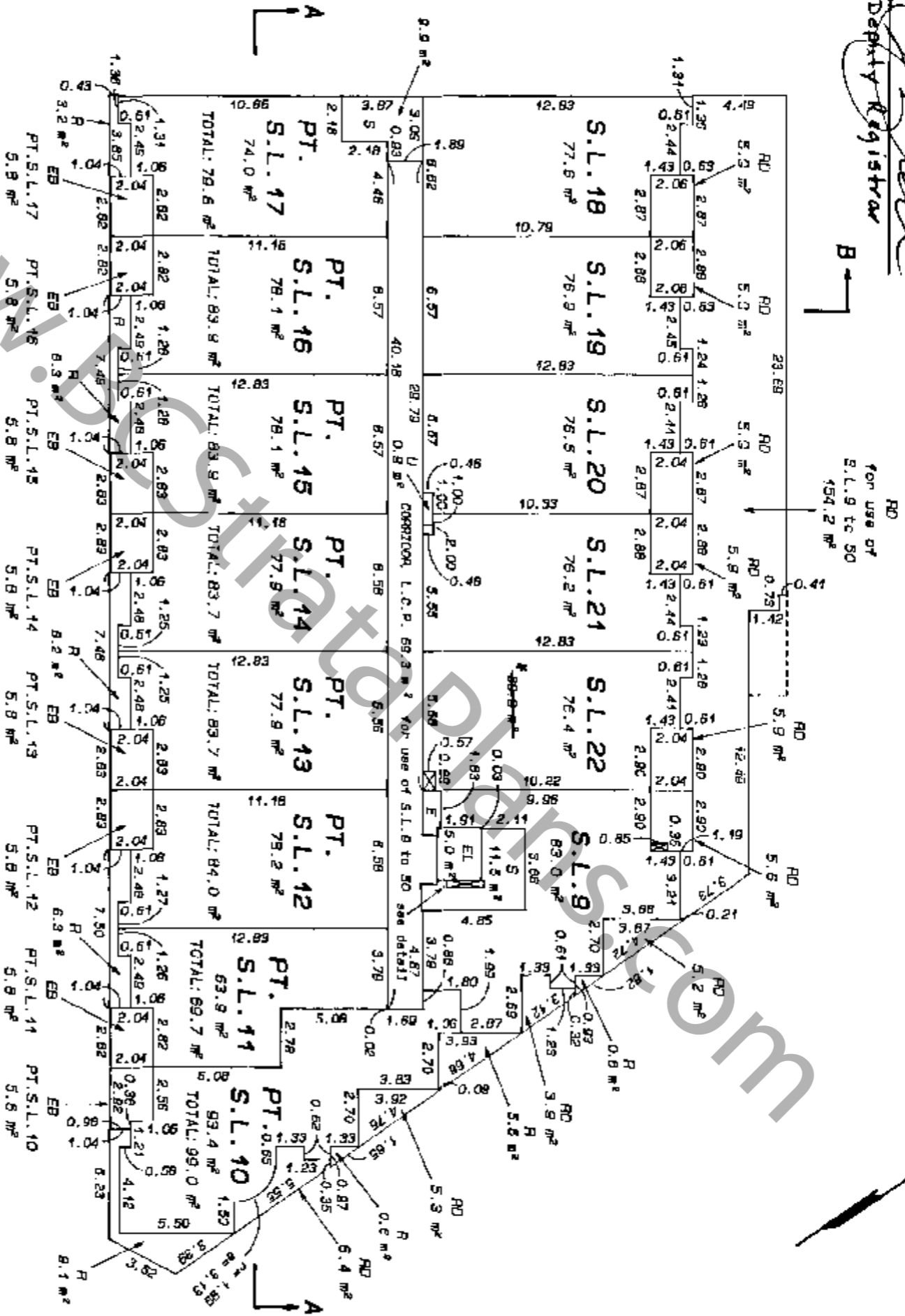
SCALE: 1:250



ALL DISTANCES ARE IN METRES AND DECIMALS
THEREOF UNLESS OTHERWISE INDICATED

* corrected this 16th day of October, 1995.
see Stat. Dec. BJ 308418.

[Signature]
Deputy Registrar



- LEGEND:**
- S.L. denotes strata lot
 - PT. S.L. denotes part strata lot
 - L.C.P. denotes limited common property
 - C.P. denotes common property
 - EB denotes enclosed balcony, part strata lot
 - RD denotes roof deck, limited common property for use of adjacent strata lot unless otherwise indicated
 - EL denotes elevator, limited common property for use of S.L. 9 to 50
 - DU denotes duct space, limited common property for use of S.L. 9 to 50
 - R denotes roof, limited common property for use of S.L. 9 to 50
 - E denotes electrical closet, limited common property for use of S.L. 9 to 50
 - U denotes utility closet, limited common property for use of S.L. 9 to 50
 - S denotes stairs, limited common property for use of S.L. 9 to 50

STR - 763

March 21st, 1995.

[Signature]

THIRD FLOOR

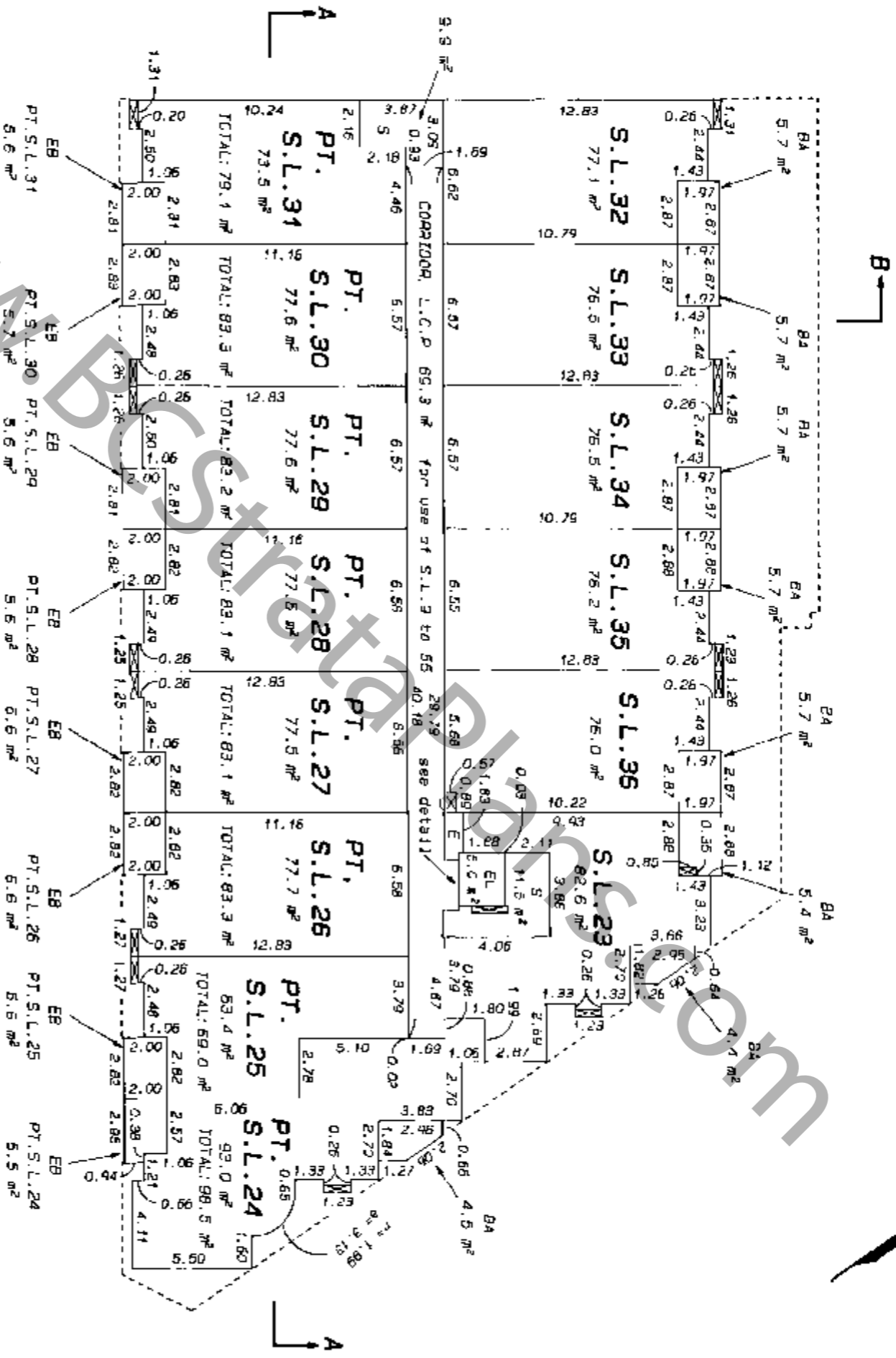
STRATA LOTS 23 TO 36 INCLUSIVE

STRATA PLAN LMS 1922

SCALE: 1:250

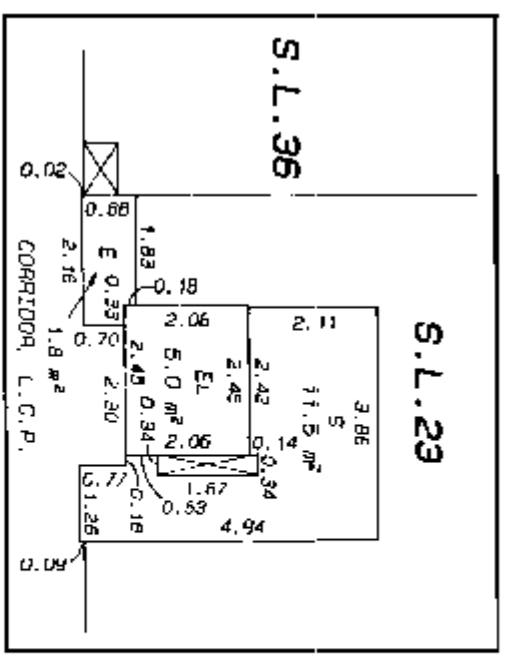


ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE INDICATED



LEGEND:

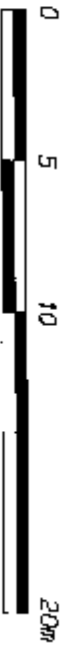
- S.L. Denotes strata lot
- PT. S.L. Denotes part strata lot
- L.C.P. Denotes limited common property
- C.P. Denotes common property
- EB Denotes enclosed balcony, part strata lot
- BA Denotes balcony, limited common property for use of adjacent strata lot unless otherwise indicated
- EL Denotes elevator, limited common property for use of S.L. 9 to 50
- S Denotes stairs, limited common property for use of S.L. 9 to 50
- E Denotes electrical closet, limited common property for use of S.L. 9 to 50
- ☒ Denotes duct space, limited common property for use of S.L. 3 to 50



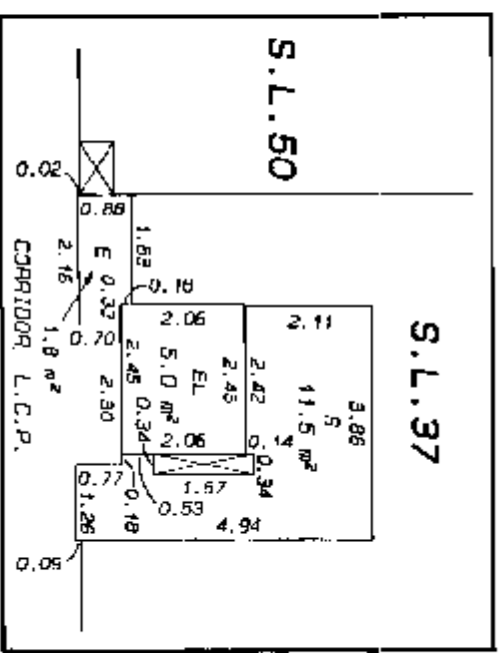
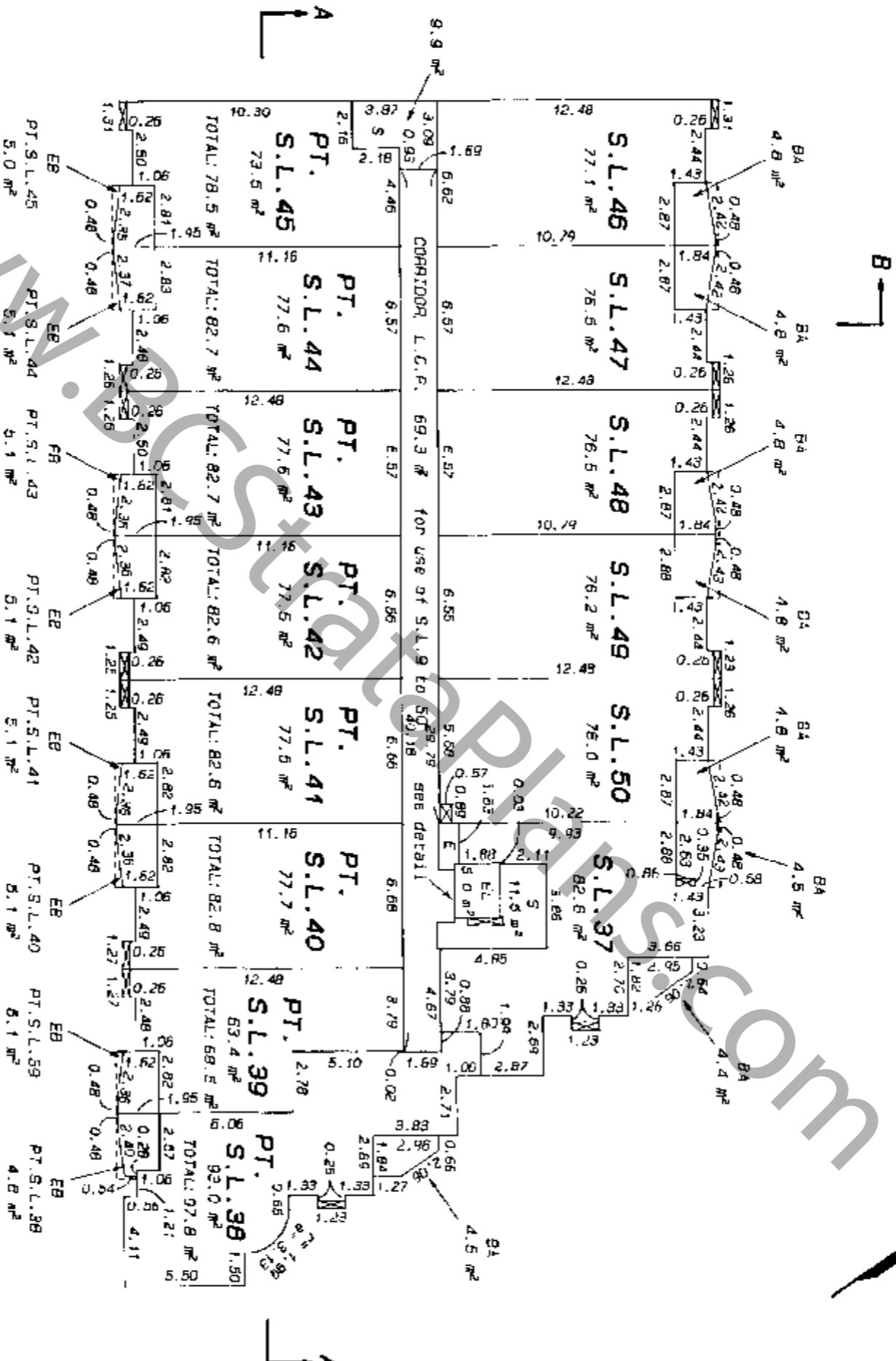
FOURTH FLOOR
STRATA LOTS 37 TO 50 INCLUSIVE

STRATA PLAN LMS 1922

SCALE: 1:250



ALL DISTANCES ARE IN METRES AND DECIMALS
 THEREOF UNLESS OTHERWISE INDICATED



DETAIL
 NOT TO SCALE

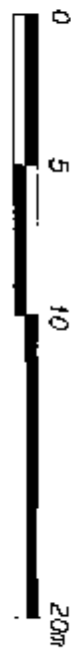
- LEGEND:**
- S.L. denotes strata lot
 - PT. S.L. denotes part strata lot
 - L.C.P. denotes limited common property
 - C.P. denotes common property
 - EB denotes enclosed balcony, part strata lot
 - BA denotes balcony, limited common property for use of adjacent strata lot unless otherwise indicated
 - EL denotes elevator, limited common property for use of S.L. 9 to 50
 - E denotes electrical closet, limited common property for use of S.L. 9 to 50
 - S denotes stairs, limited common property for use of S.L. 9 to 50
 - ☒ denotes duct space, limited common property for use of S.L. 9 to 50

A.C.C.
 March, 21st, 1995.

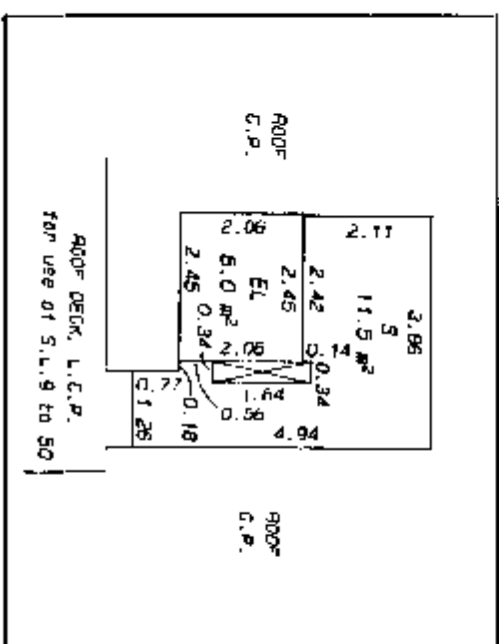
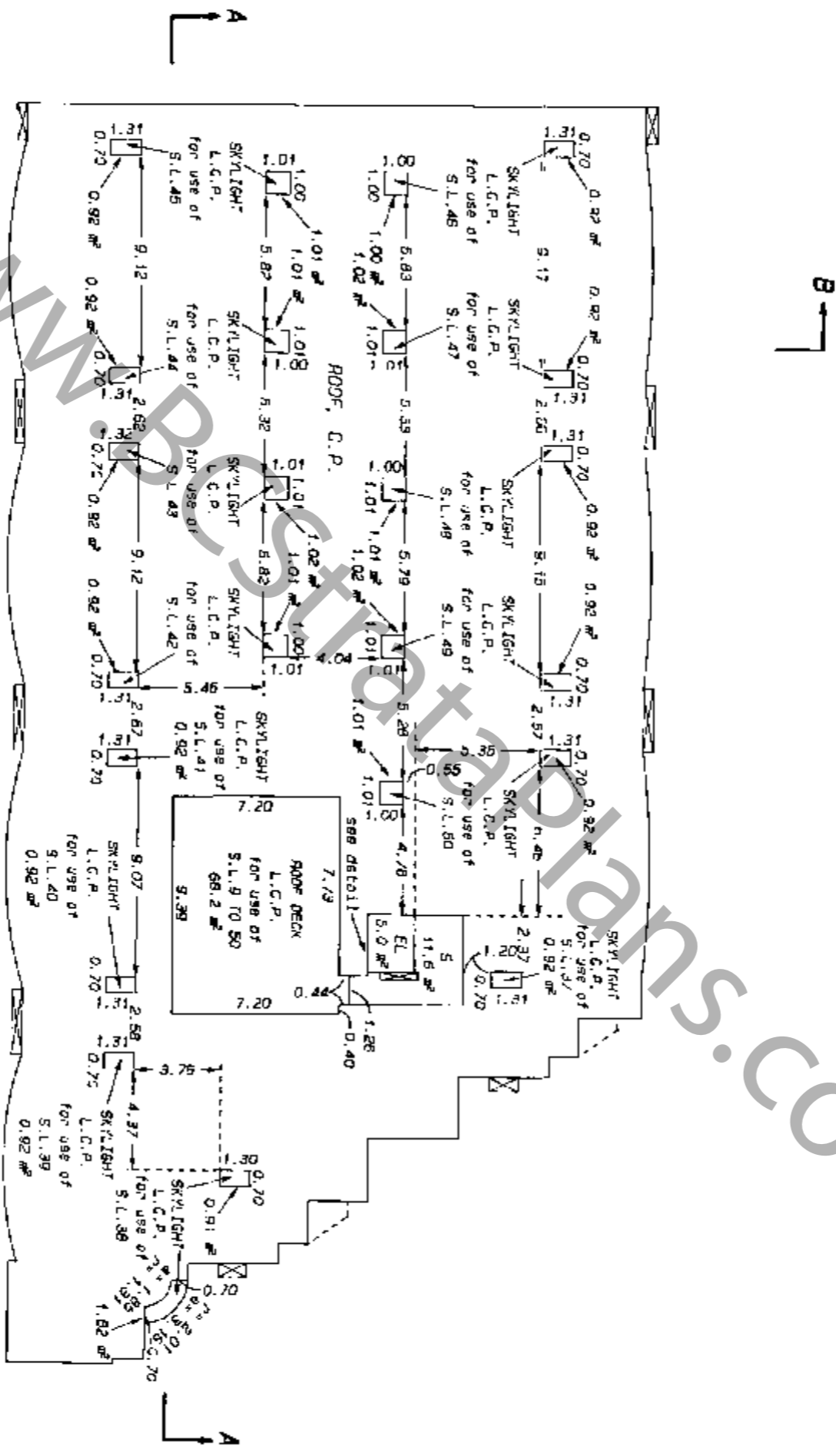
ROOF FLOOR

STRATA PLAN LMS 1922

SCALE: 1:250



ALL DISTANCES ARE IN METRES AND DECIMALS
THEREOF UNLESS OTHERWISE INDICATED



LEGEND:

- S.L. denotes strata lot
- L.C.P. denotes limited common property
- C.P. denotes common property
- EL denotes elevator, limited common property for use of S.L. 9 to 50
- S denotes stairs, limited common property for use of S.L. 9 to 50
- denotes duct space, limited common property for use of S.L. 9 to 50

DETAIL

NOT TO SCALE

J.C.C.

