

STRATA PLAN OF LOT 3
BLOCK X DISTRICT LOT 51
PLAN LMP 5831

STRATA PLAN LMS 1557

BHJ10481

B.C.G.S. 92G.025

DEPOSITED AND REGISTERED IN THE LAND TITLE
OFFICE AT NEW WESTMINSTER, B.C.
THIS 23 DAY OF AUGUST, 1994.

SCALE 1 : 500



ALL DISTANCES ARE IN METRES

CITY OF VANCOUVER



THIS PLAN LIES WITHIN
THE GREATER VANCOUVER
REGIONAL DISTRICT

INTEGRATED AREA No. 31 VANCOUVER

THIS PLAN SHOWS GROUND LEVEL MEASURED DISTANCES.
PRIOR TO COMPUTATION OF U.T.M. COORDINATES MULTIPLY
BY COMBINED FACTOR OF 0.9995699737

BEARINGS ARE GRID BEARINGS DERIVED FROM
MONUMENTS V2065 AND V2714

I, BRADLEY PENDERGRAFT, OF COQUITLAM, A BRITISH
COLUMBIA LAND SURVEYOR, HEREBY CERTIFY:

1. THAT THE BUILDING ERECTED ON THE PARCEL DESCRIBED ABOVE IS WHOLLY WITHIN THE EXTERNAL BOUNDARIES OF THAT PARCEL SUBJECT TO CLAUSE 2 OF THIS CERTIFICATE.
2. CERTAIN PARTS OF THE BUILDING PROJECT BEYOND SUCH EXTERNAL BOUNDARIES BUT THEY ARE WITHIN THE LIMITS OF THE LANDS CHARGED BY REGISTERED EASEMENT No's B660260 AND BHJ07954

DATE: 26th JULY, 1994

B.C.L.S.

LEGEND

L.C.P. DENOTES LIMITED COMMON PROPERTY

(C) DENOTES COMMON PROPERTY

(E) DENOTES ELEVATOR

S.L. DENOTES STRATA LOT

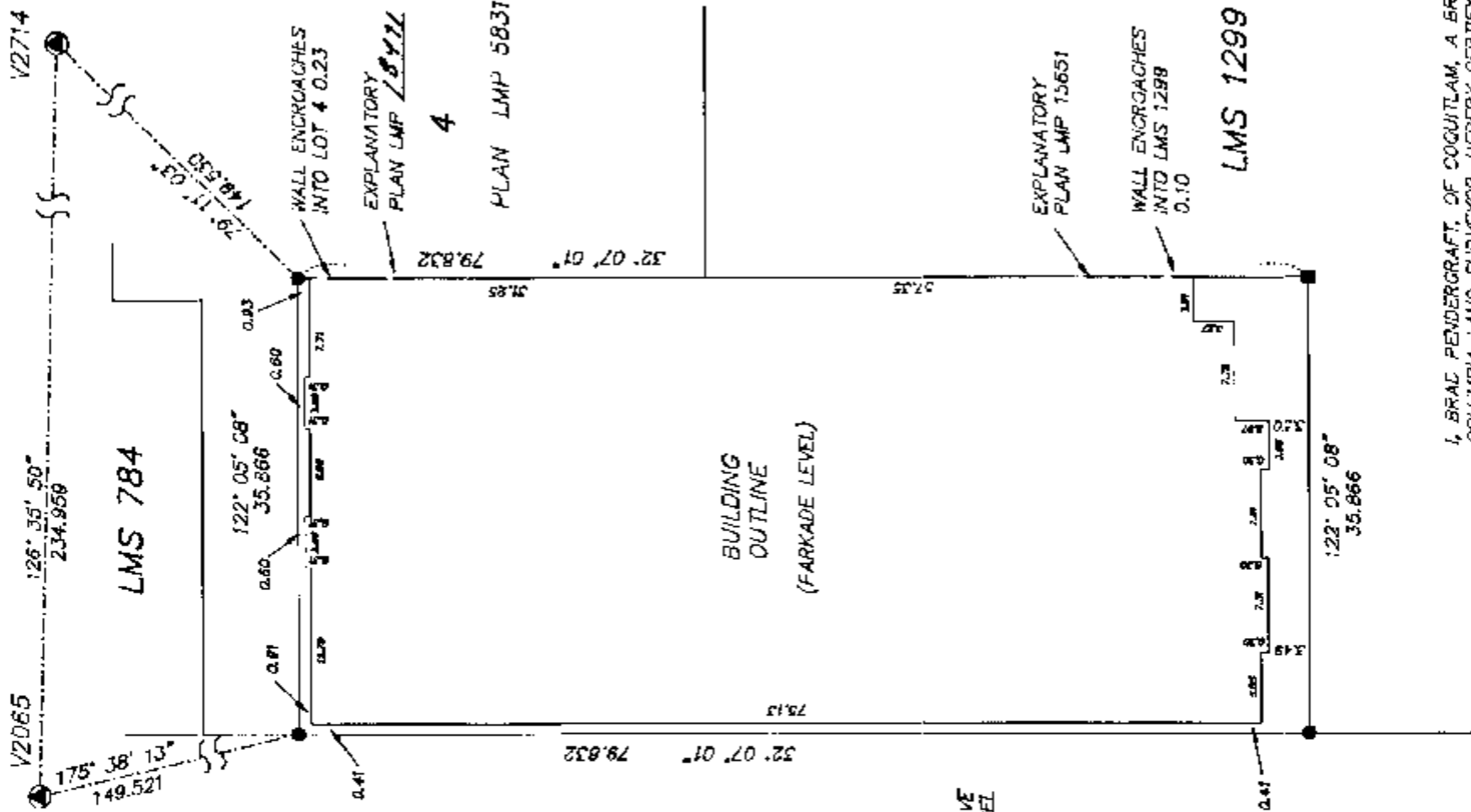
m² DENOTES SQUARE METRES

sqft DENOTES SQUARE FEET

(A) DENOTES PATIO, L.C.P. APPURTENANT TO ADJACENT STRATA LOT

(B) DENOTES BALCONY, L.C.P. APPURTENANT TO ADJACENT STRATA LOT

(M) DENOTES CONTROL MONUMENT FOUND
(P) DENOTES STANDARD IRON POST FOUND
WT DENOTES WITNESS



I, BRAD PENDERGRAFT, OF COQUITLAM, A BRITISH
COLUMBIA LAND SURVEYOR, HEREBY CERTIFY
THAT THE BUILDING SHOWN IN THIS STRATA
PLAN HAS NOT AS OF THE 26th DAY OF
JULY, 1994 BEEN PREVIOUSLY
OCCUPIED.
DATED THIS 26th DAY OF JULY, 1994

B.C.L.S.

NOTE:
ALL PARKING STALLS AND STORAGE
LOCKERS SHOWN ON SHEETS 4 AND 9
ARE COMMON PROPERTY.

THE ADDRESS FOR SERVICE OF DOCUMENTS
ON THE STRATA CORPORATION IS:
THE OWNERS, STRATA PLAN LMS 1557
9th FLOOR 1180 HORNBY STREET,
VANCOUVER, B.C. V5Z 2K5

CIVIC ADDRESS OF PROPERTY:
4990 McGEER ST., VANCOUVER, B.C.

SOUKUP LAND SURVEYING INC.
201 - 8484 162nd STREET
SURREY, B.C. V4N 1B4
TEL 597 6161 FAX 597 6259
FILE: 2608F1

CONDOMINIUM ACT STRATA PLAN LMS / 557

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
1	5		753		168		1
2	5		527		128		1
3	5		561		134		1
4	5		718		172		1
5	5		656		146		1
6	5		561		134		1
7	5		628		131		1
8	5		753		170		1
9	5		753		170		1
10	5		716		172		1
11	5		561		134		1
12	5		404		96		1
13	5		718		172		1
14	5		561		134		1
15	5		716		172		1
16	5		753		167		1
17	6		759		167		1
18	6		608		142		1
19	6		561		133		1
20	6		718		170		1
21	6		656		145		1
22	6		561		133		1
23	6		608		143		1
24	6		759		169		1
25	6		759		169		1
26	6		716		170		1
27	6		561		133		1
28	6		404		95		1
29	6		378		95		1
30	6		718		170		1
31	6		561		133		1
32	6		716		170		1
33	6		759		166		1
34	7		759		168		1
35	7		608		143		1
36	7		561		134		1
37	7		718		171		1
38	7		656		146		1
39	7		561		134		1
40	7		608		144		1
41	7		759		170		1
42	7		759		170		1
43	7		716		171		1
44	7		561		134		1
45	7		404		96		1
46	7		378		96		1
47	7		718		171		1
48	7		561		134		1
49	7		716		171		1
50	7		759		167		1
51	8		743		171		1
52	8		608		146		1
53	8		561		137		1
54	8		718		175		1
55	8		656		150		1
56	8		561		137		1
57	8		608		148		1
58	8		743		175		1
59	8		743		175		1
60	8		716		175		1
61	8		561		137		1

DATED THIS 11th DAY OF
 JUN 2005
 B.C.L.S.
 08F2

CONDOMINIUM ACT STRATA PLAN LMS / 557

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	SCHEDULE OF VOTING RIGHTS
62	8		404		97		1
63	8		378		97		1
64	8		718		175		1
65	8		561		137		1
66	8		716		175		1
67	8		743		171		1
AGGREGATE			42581		10 002		67

OWNER
 380883 B.C. LTD.
 (INCORPORATION NO. 380883)
 3755 HANCOCK STREET
 SCARBOROUGH
 NAME: DAVID R. POORMAN


MORTGAGEE
 VANCOUVER CITY SAVINGS CREDIT UNION
 5715 ANHOUSE STREET
 NAME: NORMAN SEIGER


WITNESS

 NAME: LIONEL WAZNY

WITNESS

 NAME: SANDRA SCHERBAN

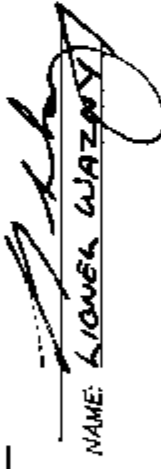
WITNESS

 NAME: J. GARRY WATSON
 2317 BOUNDARY RIDGE
 WILMSTON, B.C.
 ADDRESS OF WITNESS
LAWYER
 OCCUPATION OF WITNESS

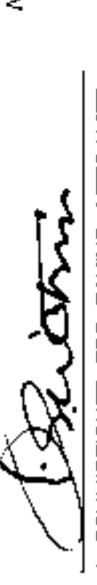
WITNESS

 NAME: SANDRA SCHERBAN
 40 VANALITY SAVINGS C.U.
 ADDRESS OF WITNESS
 515 WEST 10TH AVENUE
 VANCOUVER B.C.
 OCCUPATION OF WITNESS
LOANS ADMINISTRATOR

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 RESIDENTIAL AND COMMERCIAL 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 VANCOUVER
 IN THE PROVINCE OF BRITISH COLUMBIA
 THIS 11 DAY OF AUGUST, 1994


 NAME: LIONEL WAZNY


 A COMMISSIONER FOR TAKING AFFIDAVITS
 WITHIN THE PROVINCE OF BRITISH COLUMBIA
J. GARRY WATSON
 ACCEPTED AS TO FORMS 1, 2 AND 3
 DATED THIS 11 DAY OF Aug, 1994.

DATED THIS 21st OF
JUNE 1994
 B.C.L.S.
 F. 2013


 SUPERINTENDENT OF REAL ESTATE

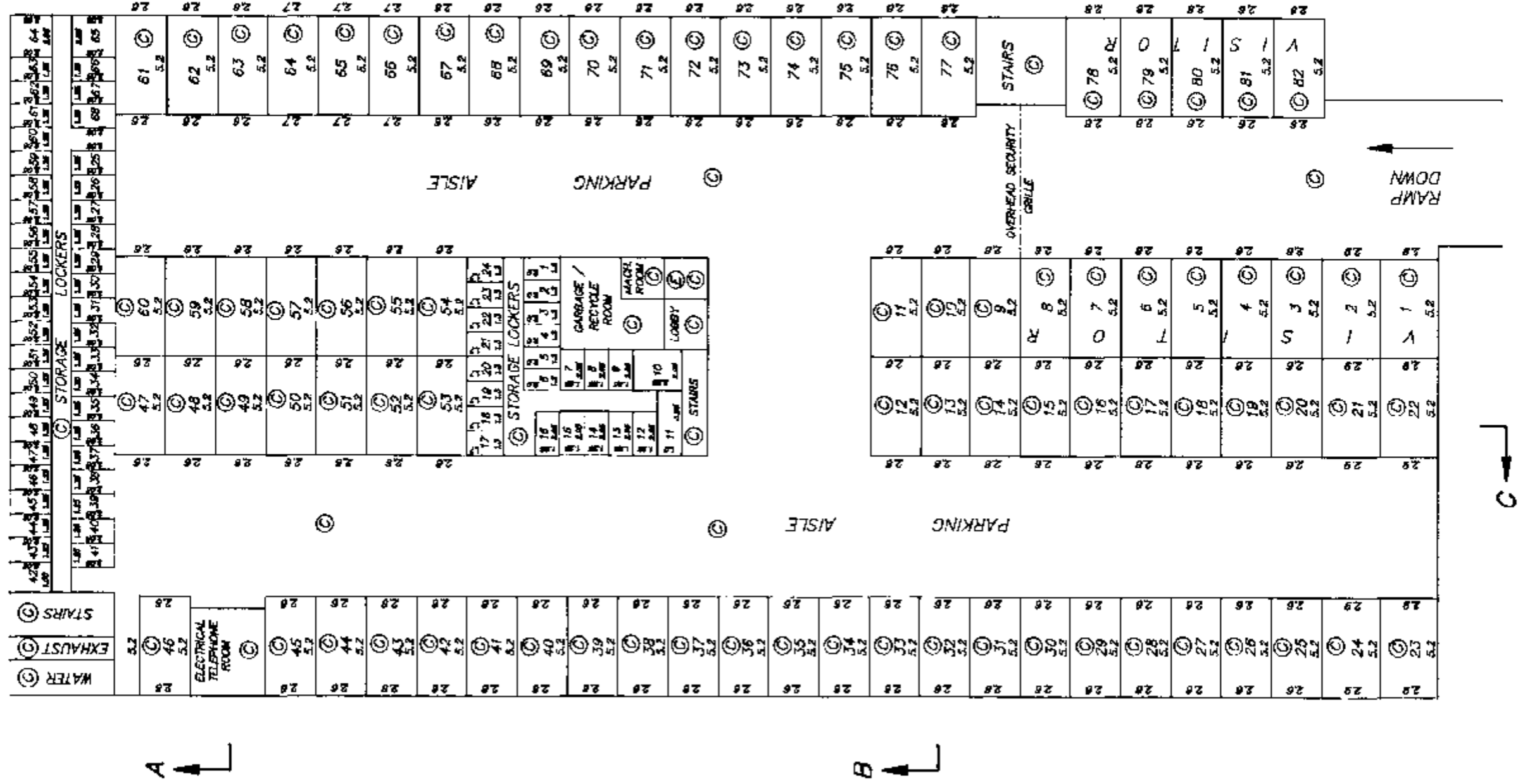
STRATA PLAN LMS / 557

SCALE 1 : 250

FLOOR PLANS
PARKING LEVEL



ALL DISTANCES ARE IN METRES

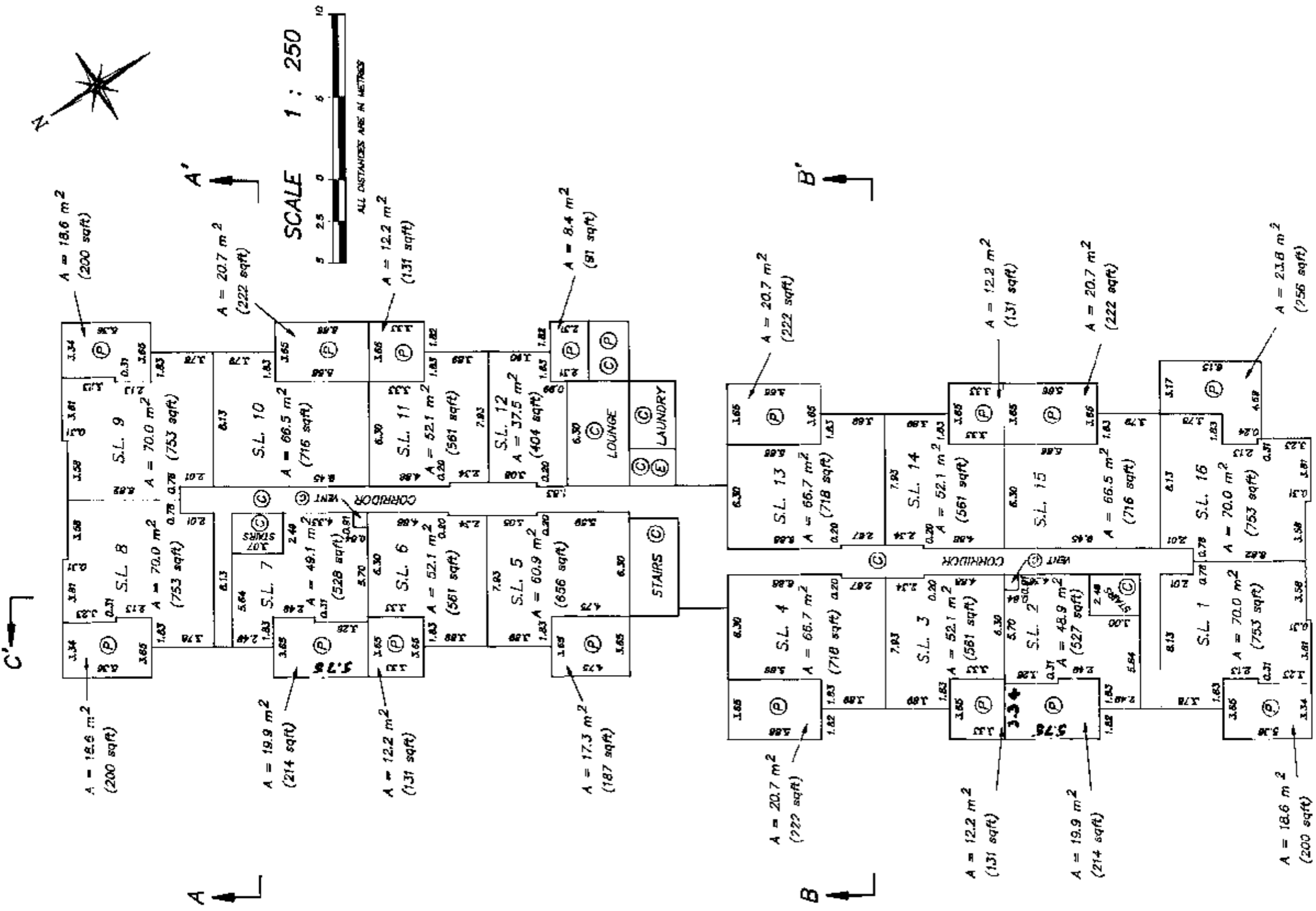


DATED 21 JUN 2005 BY

 B.C.L.S.
 P.E. 608F4

STRATA PLAN LMS / 557

FLOOR PLANS
FIRST FLOOR



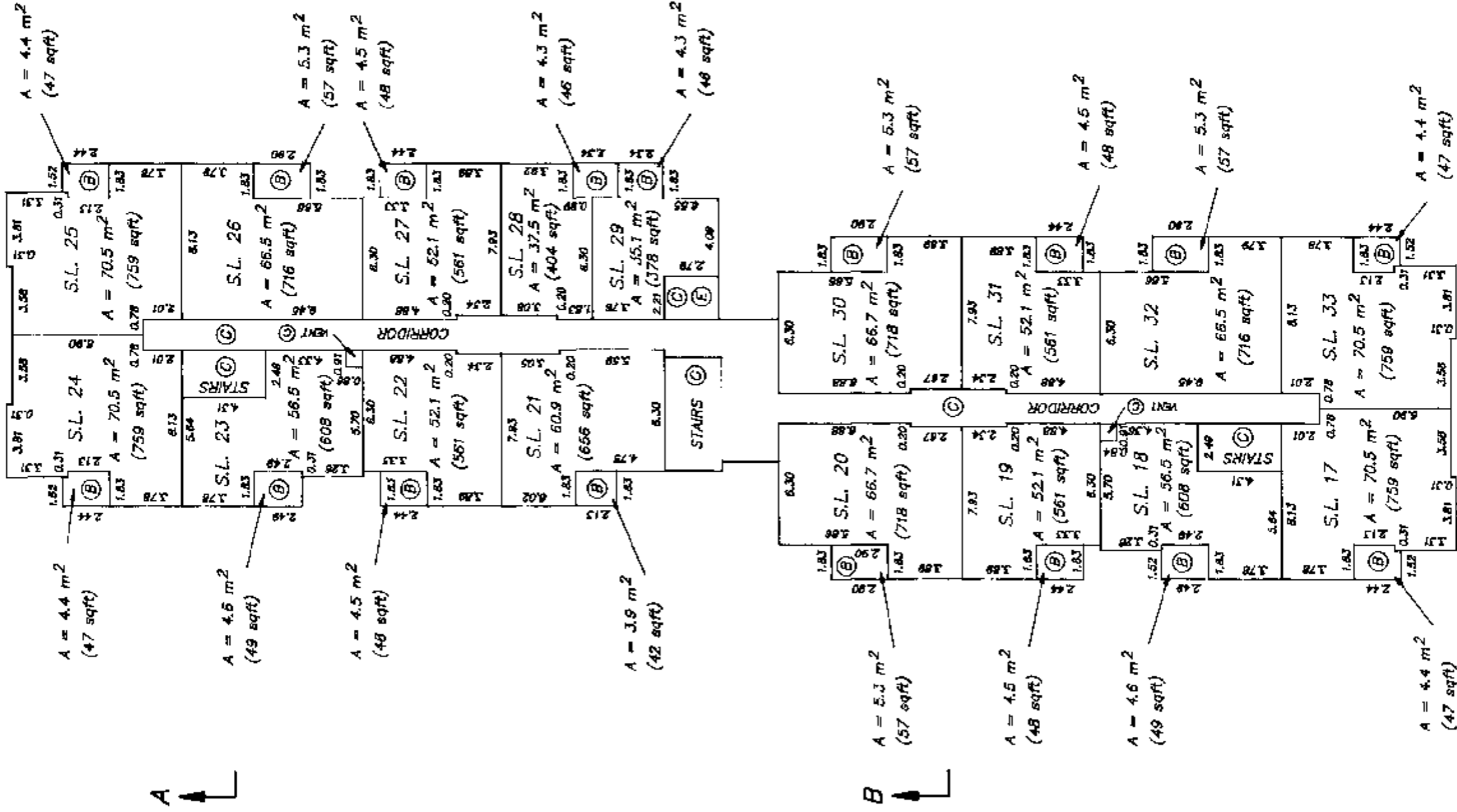
DATED 21 JUL 2005 BY B.C.L.S.
 FILE: 08BFS

FLOOR PLANS
SECOND FLOOR

STRATA PLAN LMS / 557
SCALE 1 : 250



ALL DISTANCES ARE IN METRES



DATED 21 JULY 2005
BY B.C.L.S.
E: 3866

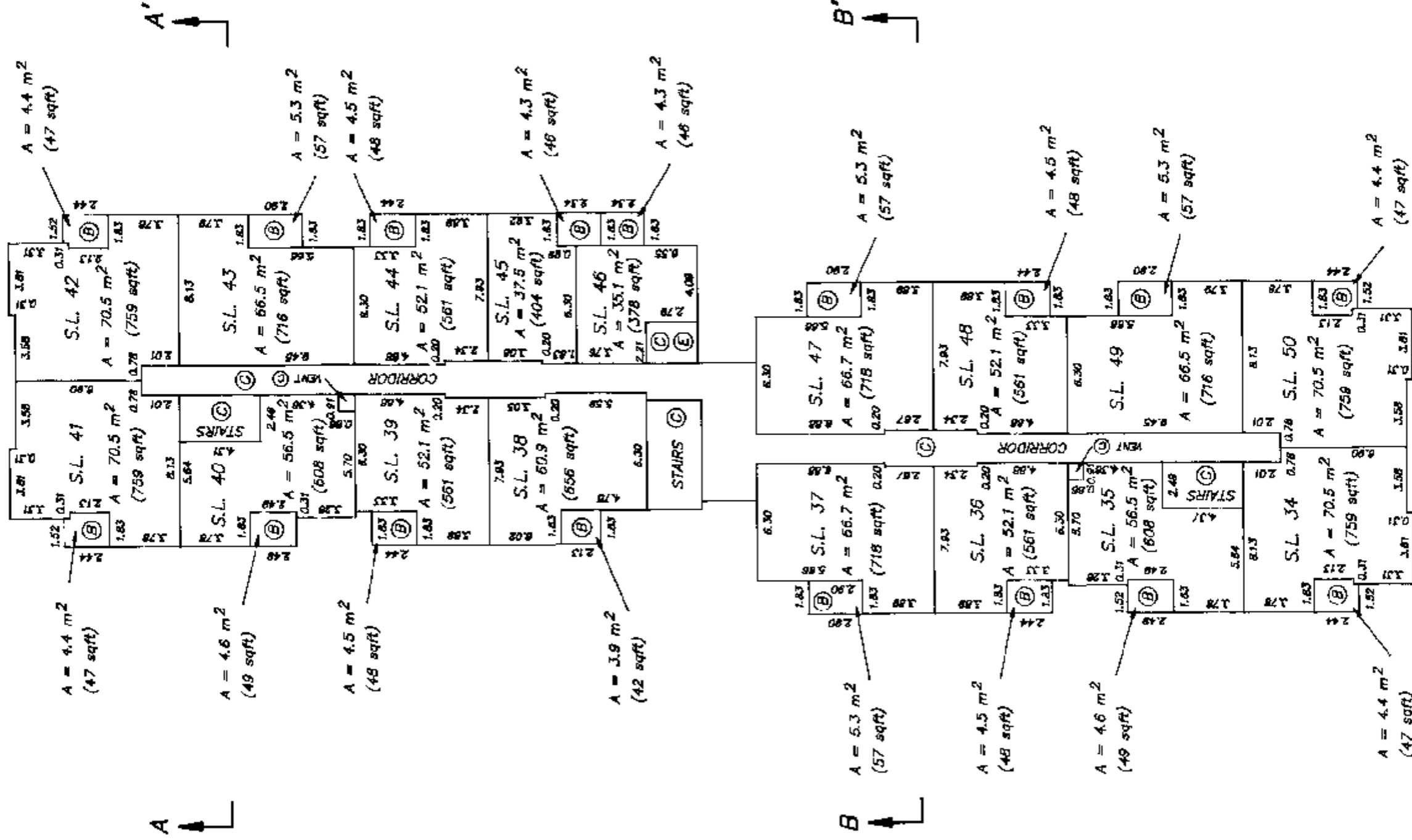
FLOOR PLANS
THIRD FLOOR

STRATA PLAN LMS / 557

SCALE 1 : 250



ALL DISTANCES ARE IN METRES

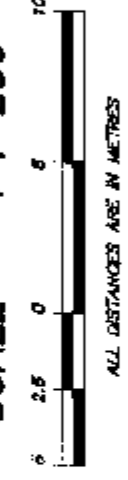


DATED: 21 JUL 2005
FILE: 1557
B.C.L.S.

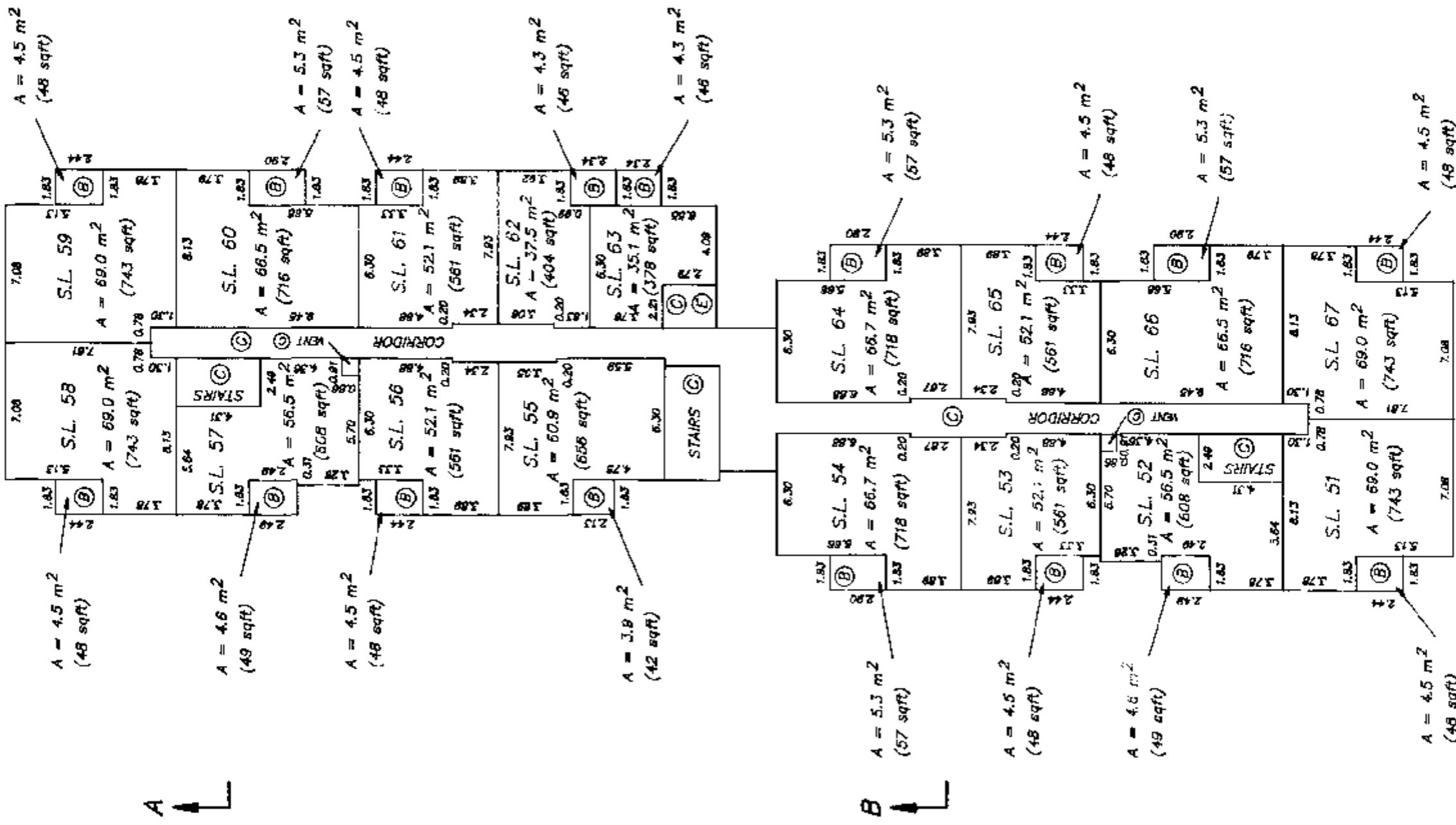
FLOOR PLANS
FOURTH FLOOR

STRATA PLAN LMS / 557

SCALE 1 : 250



ALL DISTANCES ARE IN METRES



DATED THIS 21 DAY OF
JULY 2005
B.C.L.S.
D.B.F.B.

STRATA PLAN LMS / 557

SECTION PLAN

SCALE 1 : 250



ALL DISTANCES ARE IN METRES

48	36	47	48	49	50	51	52	53	18	16	15	14	13	12	11	12	13	14	15	16	17	18	19	20	21	22
SL 8	SL 24	SL 41	SL 58	SL 7	SL 23	SL 40	SL 57	SL 6	SL 22	SL 39	SL 56	SL 5	SL 21	SL 38	SL 55	SL 4	SL 20	SL 19	SL 36	SL 35	SL 52	SL 2	SL 18	SL 17	SL 1	SL 1
⊙				⊙																						

SECTION C - C'

77	10	13	32	13	10	49	58	63	7	23	40	57	7	23	40	57
PARKING AISLE	PARKING AISLE	PARKING AISLE	PARKING AISLE	PARKING AISLE	PARKING AISLE	PARKING AISLE	PARKING AISLE	PARKING AISLE	SL 13	SL 20	SL 37	SL 54	SL 7	SL 23	SL 40	SL 57
⊙	⊙	⊙	⊙	⊙	⊙	⊙	⊙	⊙								

SECTION B - B'

SECTION A - A'

DATE: 21/05/08
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 B.C.L.S. FILE: [Signature]

Search ALTOS2 or BC OnLine for Current Information. BC Reg. 76(95)

W. O'Shea

LINDA J. O'SHEA, Registrar
Minister of the Attorney General's Office

STRATA PLAN LMS 1557

DEALINGS AFFECTING THE COMMON PROPERTY

REGISTRATION NUMBER	DATE	DOCUMENT DATE	NATURE AND PARTICULARS
			HEREBY IS ANNEXED EASEMENT BG60257 OVER LOT 1 PLAN LMP5831 (PARTIAL RELEASE BG73865 03.03.1993 AS TO STRATA LOTS 1 TO 24 STRATA PLAN LMS 751) CANCELLED AS TO ALL EXCEPT PART IN PLAN LMP8180 BY BG44682 10.12.1993 L.J. O'SHEA/PA MODIFIED BY DH307948
			HEREBY IS ANNEXED EASEMENT BG60251 OVER LOT 2 PLAN LMP5831 (PARTIAL RELEASE BG11690 02.04.1993 AS TO STRATA LOTS 1 TO 85 STRATA PLAN LMS 784) CANCELLED AS TO ALL EXCEPT PART IN PLAN LMP8180 BY BG44682 10.12.1993 L.J. O'SHEA/PA MODIFIED BY DH307948
			HEREBY IS ANNEXED EASEMENT BG60253 OVER LOT 4 PLAN LMP5831 MODIFIED BY DH307951 (PARTIAL RELEASE BY BG33754 15.09.94 AS TO LMS 1558 EXCEPT THE COMMON PROPERTY L.I. O'SHEA/PA) HEREBY IS ANNEXED EASEMENT BG60254 OVER LOT 5 PLAN LMP5831 (PARTIAL RELEASE DH103002 29.03.1994 AS TO STRATA LOTS 1-150 STRATA PLAN LMS 1299) MODIFIED BY DH307952
			HEREBY IS ANNEXED EASEMENT BG60257 OVER LOT 2 PLAN LMP5831 (PARTIAL RELEASE BG11697 02.04.1993 AS TO STRATA LOTS 1-85 STRATA PLAN LMS 784) CANCELLED AS TO ALL EXCEPT PART IN PLAN LMP13190 BY BG44682 10.12.1993 L.J. O'SHEA/PA
			HEREBY IS ANNEXED EASEMENT BG60259 OVER LOT 4 PLAN LMP5831 (PARTIAL RELEASE BH33754 15/09/94 AS TO STRATA LOTS 1 TO 140 STRATA PLAN LMS 1558 EXCEPT THE COMMON PROPERTY L.I. O'SHEA/PA) HEREBY IS ANNEXED EASEMENT BG60260 OVER LOT 5 PLAN LMP5831 (PARTIAL RELEASE DH100472 30.03.1994 AS TO STRATA LOTS 1-150 STRATA PLAN LMS 1299)
			HEREBY IS ANNEXED EASEMENT DH89474 OVER (PLAN LMP1565) LOT 5 PLAN LMP5831 (PARTIAL RELEASE DH103000 29.03.1994 AS TO STRATA LOTS 1-150 STRATA PLAN LMS 1299)
			HEREBY IS ANNEXED EASEMENT DH89468 OVER LOT 5 PLAN LMP5831 (PARTIAL RELEASE DH103001 29.03.1994 AS TO STRATA LOTS 1-150 STRATA PLAN LMS 1299)
			HEREBY IS ANNEXED EASEMENT DH307946 OVER THE COMMON PROPERTY OF STRATA PLAN LMS 1299
			HEREBY IS ANNEXED EASEMENT DH307954 OVER (PLAN LMP1472) LOT 4 PLAN LMP5831 (PARTIAL RELEASE BH33754 15/09/94 AS TO STRATA LOTS 1 TO 140 STRATA PLAN LMS 1558 EXCEPT THE COMMON PROPERTY L.I. O'SHEA/PA) BG60252 27.02.1993
			APPURTENANT TO LOT 5 PLAN LMP5831
			PARTIAL RELEASE DH103007 29.03.1994 & 9.04.95 AS TO STRATA LOTS 1-150
			STRATA PLAN LMS 1299 MODIFIED BY DH307950
			INTER ALIA

CONT'D SHEET 11A

DATED THIS 21 DAY OF
18
FILE # 60871 B.C.L.S.

W. O'Shea

LINDA J. O'SHEA, Registrar
 Vancouver, New Westminster, Land Title Districts

STRATA PLAN LMS 1557

DEALINGS AFFECTING THE COMMON PROPERTY

REGISTRATION NUMBER	DATE	DATE	DOCUMENT NATURE AND PARTICULARS
DG60258	22.02.1993		JO'S EASEMENT PARTIAL RELEASE BR337537 15/09/94 DA 5 STRATS. 1 To 140 STRA LMS 1558 EXCEPT THE COMMON PROPERTY LOTS 1, 3, 4 AND 5 PLAN LMP 5831
			CANCELLED BY DG77466 08.03.1993 AS TO LOT 1 NOW STRATA PLAN LMS 1557 ALL EXCEPT THE COMMON PROPERTY CANCELLED BY DG11700 02.04.1993 AS TO LOT 2 NOW STRATA PLAN LMS 784 ALL EXCEPT THE COMMON PROPERTY PARTIAL RELEASE DH103006 29.03.1994 AS TO STRATA LOTS 1-150 STRATA PLAN LMS 1299 L.J. O'SHEA INTER ALIA
DH89473	17.07.1994		EASEMENT PLAN LMP 15651 APPURTENANT TO LOTS PLAN LMP 5831 PARTIAL RELEASE DH103010 29.03.1994 AS TO STRATA LOTS 1-150 STRATA PLAN LMS 1299 L.J. O'SHEA INTER ALIA
DH307950	19.08.1994		EASEMENT MODIFICATION OF DG60252 (SEE DH307948) INTER ALIA
DH362844	06.10.1994	14.38	Special Resolution Designating Limited Common Property Pursuant to Section 53, Condominium Act

W. O'Shea