

**STRATA PLAN OF LOT C,
BLOCK 865, DISTRICT LOT 526,
GROUP 1, NEW WESTMINSTER DISTRICT,
PLAN LMP 30598**

STRATA PLAN LMS 2992

Deposited and registered in the Land
Title Office of New Westminster, BC
this 30th day of OCTOBER 1997.

J Durnell
DEPUTY Registrar

CITY OF VANCOUVER
BCGS 92G.025

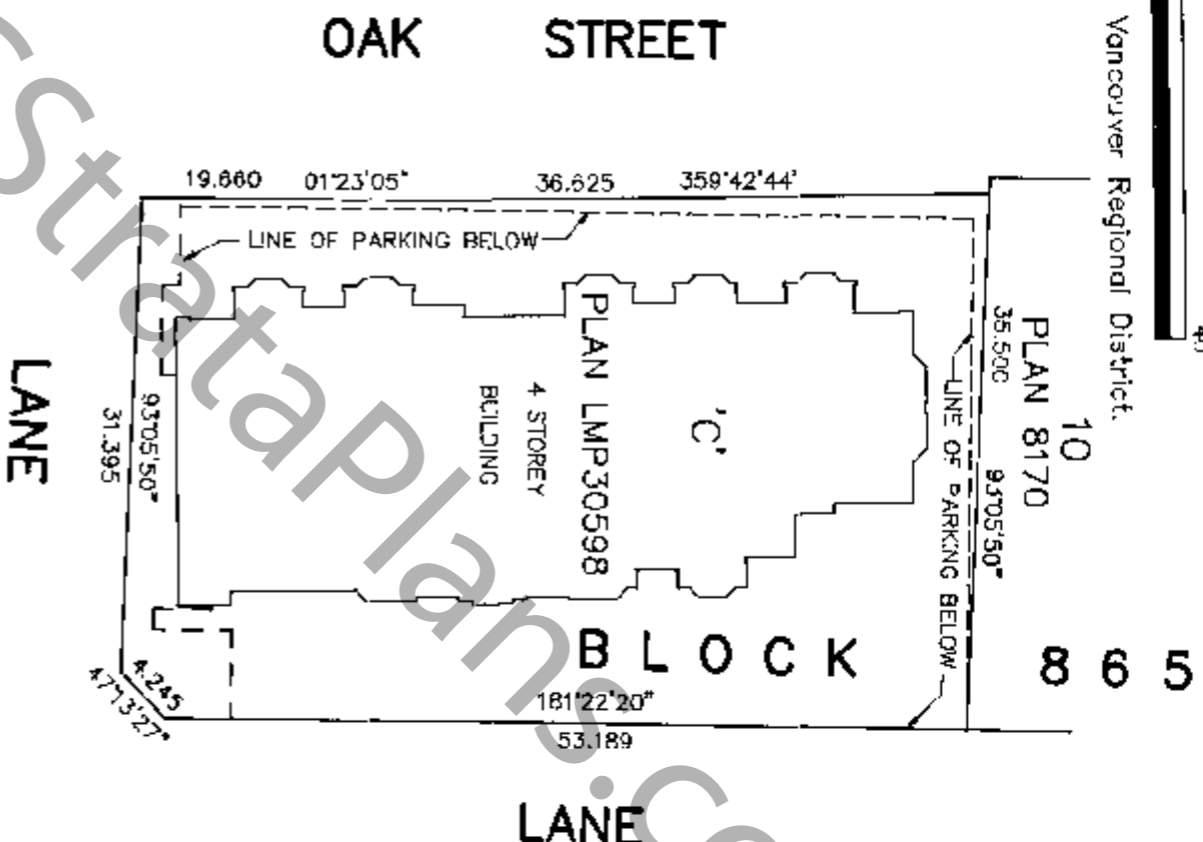
BL 368500 - BL 368530

SCALE 1 : 500



This plan lies within the Greater Vancouver Regional District.

KEY PLAN



NOTES:

All distances are in metres unless otherwise noted.
All angles are 45° or 90° unless otherwise noted.

LEGEND:

Bearings are Grid bearings and are derived from observations between control monuments V-2245 and V-2246, Integrated Survey Area number 31, CITY OF VANCOUVER

This plan shows ground level measured distances. Prior to computation of U.T.M. co-ordinates multiply by a combined factor of 0.99995696.

STRATA LOT BOUNDARIES ARE DEFINED AS FOLLOWS

- The centreline of party walls with adjacent strata lots.
- 0.02m inside the exterior building facade.
- exterior face of concrete elevator walls.
- exterior face of stud walls between common areas and strata lots.

CIVIC ADDRESS:

5650 OAK STREET
VANCOUVER, B.C.
V6M 2V6

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

THE OWNERS OF STRATA PLAN LMS 2992

5650 OAK STREET
VANCOUVER, B.C.
V6M 2V6

NAME OF DEVELOPMENT:

BLOOMFIELD GARDENS

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 exterior boundaries of that parcel. Dated at Vancouver, B.C. this 2nd day of October, 1997

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

- ⊙ denotes common property
- SL denotes strata lot
- ④ denotes limited common property for strata lot 4 (typical)
- SR denotes sprinkler room
- EB denotes elevator
- PA denotes parking area
- PE denotes parking bay
- MAR denotes machine room
- MR denotes mechanical room
- EL denotes elevator lobby
- ST denotes storage lockers
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MORGAN STEWART AND COMPANY
Surveyors and Engineers
1055 Seymour St, Vancouver, B.C.
PHONE: 697-6886 FAX: 685-8071

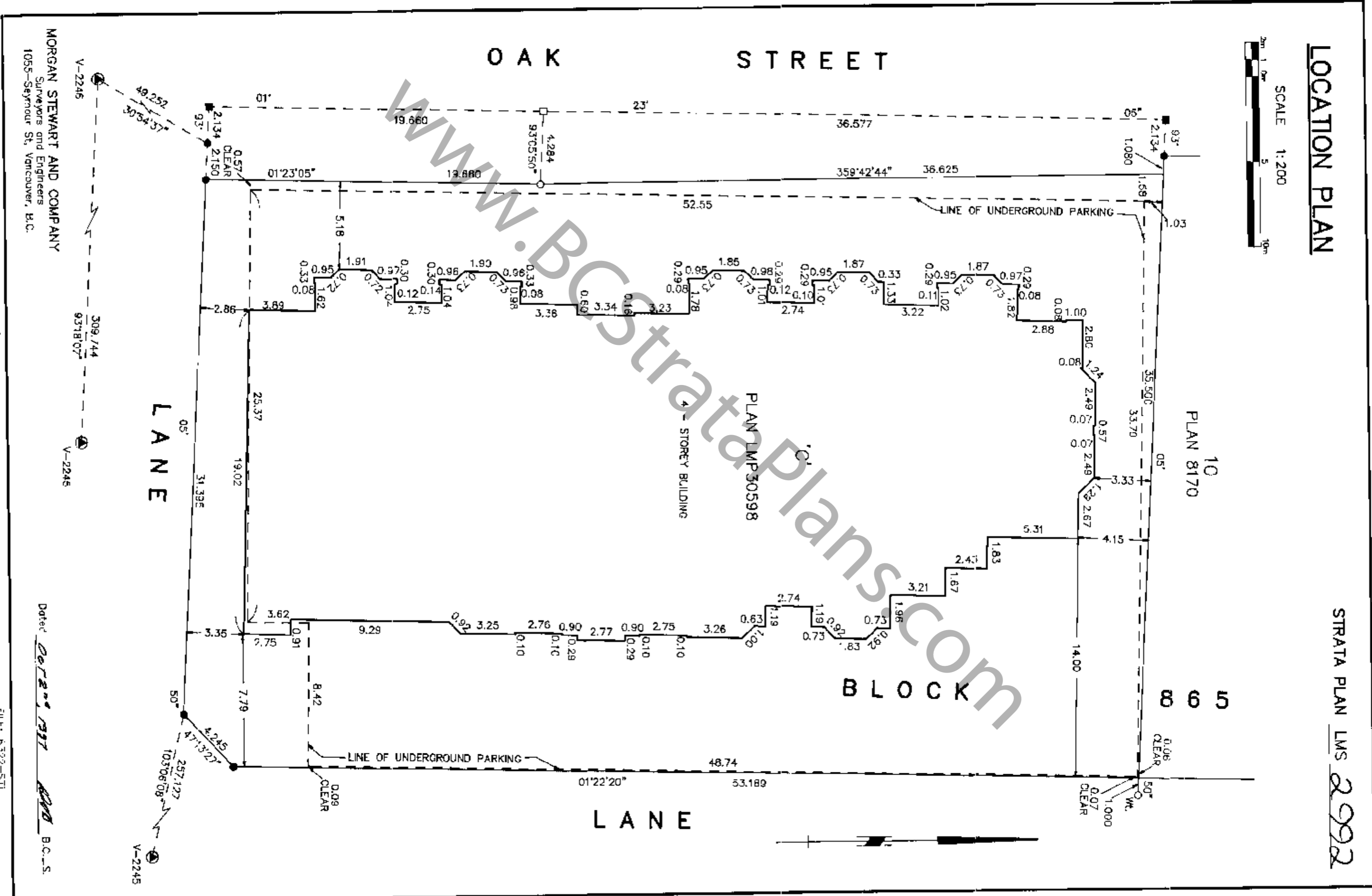
LOCATION PLAN

SCALE 1:200



FIRST SHEET, SHEET 2 OF 14 SHEETS

STRATA PLAN LMS 2992



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

Date: October 1, 1997 MSD B.C.S.

ACAD: 6322ST1.DWG

DATE PLOTTED: OCT. 1, '97.

FILE: 6322-ST1

CONDOMINIUM ACT

Lot No.	Sheet No.	FORM 1	FORM 2	FORM 3
		SCHEDULE OF UNIT ENTITLEMENT	SCHEDULE OF INTEREST UPON DESTRUCTION INTEREST	SCHEDULE OF VOTING RIGHTS NUMBER OF VOTES
1	8	938	2403	
2	8	589	783	
3	8	1144	3357	
4	8	709	1801	
5	8	607	790	
6	8	1006	268	
7	8	593	800	
8	9	941	2488	
9	9	599	841	
10	9	1137	3294	
11	9	1002	2589	
12	9	620	810	
13	9	887	1191	
14	9	1029	2777	
15	9	1012	2823	
16	9	915	2494	
17	10	941	2938	
18	10, 11	1315	4699	
19	10	1059	3664	
20	10, 11	1327	4323	
21	10	950	2801	
22	10	878	2561	
23	10	1000	2939	
24	10	991	3077	
25	10	915	2794	
26	11	941	3089	
27	11	942	3001	
28	11	892	2808	
29	11	1000	3189	
30	11	99	3377	
31	11	915	2993	
AGGREGATE:		28,787	80,175	

MORGAN STEWART AND COMPANY
 Surveyors and Engineers
 1035 Seymour St, Vancouver, B.C.

DATE Oct 2nd 1997 B.C.L.S.

STRATA PLAN LMS 2992

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.

OWNER:

GROUP EIGHT INVESTMENTS LTD
 (INCORPORATION No 435678)

NAME B. HURSTAD
 Authorized Signatory

Authorized Signatory B. Hurstad
B. Hurstad

Declared before me this 29 day of October, 1997

NAME _____
 Authorized Signatory
 WITNESS AS TO BOTH SIGNATURES
B. Hurstad
 NAME J.C. MEYER

ADDRESS 3023 - 595 Burnham St
Vancouver, B.C. V7X 1C4
 OCCUPATION lawyer

A commissioner for taking affidavits for British Columbia

J.C. MEYER, Lawyer
3023 - 595 Burnham St, Vancouver, B.C.
 Accepted as to forms 1, 2 and 3

Dated this 27 day of Oct, 1997

Ken Frasier
 Superintendent of Real Estate

MORTGAGEE AND ASSIGNMENT OF RENT:

RICHMOND SAVINGS CREDIT UNION
 Charge Nos: BK412198 AND BK412199

NAME DAVID MUNSON
 Authorized Signatory

OPTION TO PURCHASE
 VANCOUVER RESOURCE SOCIETY FOR
 THE PHYSICALLY DISABLED

NAME KEN FRASER
 Authorized Signatory

NAME _____
 Authorized Signatory

WITNESS AS TO BOTH SIGNATURES:
Robert J. Rose

NAME ROBERT J. ROSE
 ADDRESS 3100, 650 W. GEORGIA
VANCOUVER, BC V6B 4P7
 OCCUPATION BARRISTER AND SOLICITOR

NEW DEVELOPMENT CERTIFICATE

I, Donald S. Black, a British Columbia Land Surveyor, of Vancouver, hereby certify that the strata lots represented on the strata plan of Lot C, Block 855, District Lot 526, Group 1, N.W.D. Plan LMP 50926 City of Vancouver, constitute a new development and have not, to the best of my knowledge and belief, been previously occupied.

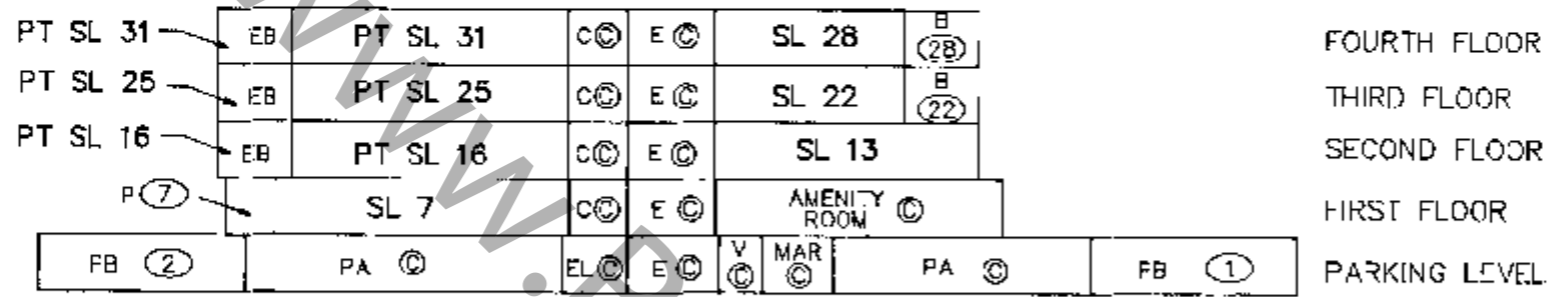
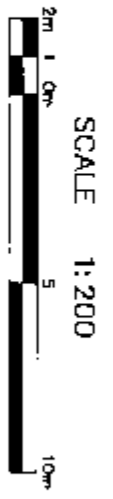
Donald S. Black

Dated at Vancouver, Bc
 this 2nd day of October, 1997.

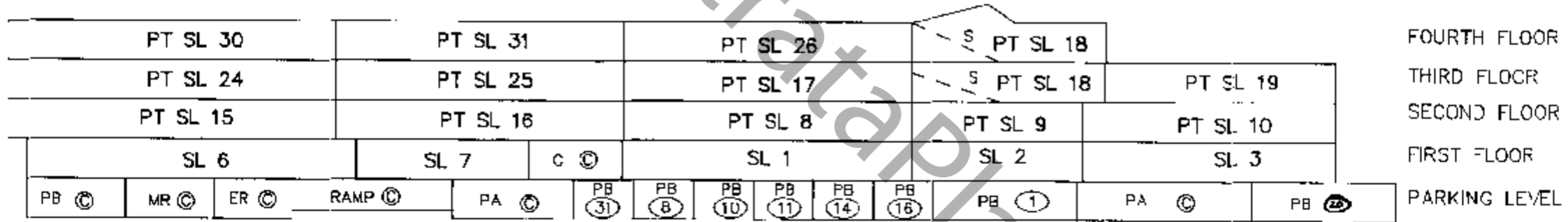
MORGAN STEWART AND COMPANY
 Surveyors and Engineers
 1055-Seymour St, Vancouver, B.C.

Dated OCT 2nd 1997 MS E.C.L.S.

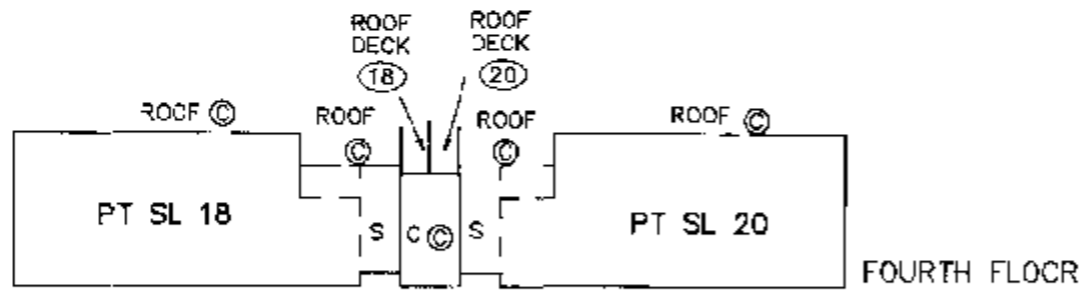
CROSS SECTION



SECTION A-A



SECTION B-B



SECTION C-C

STRATA PLAN LMS 2992

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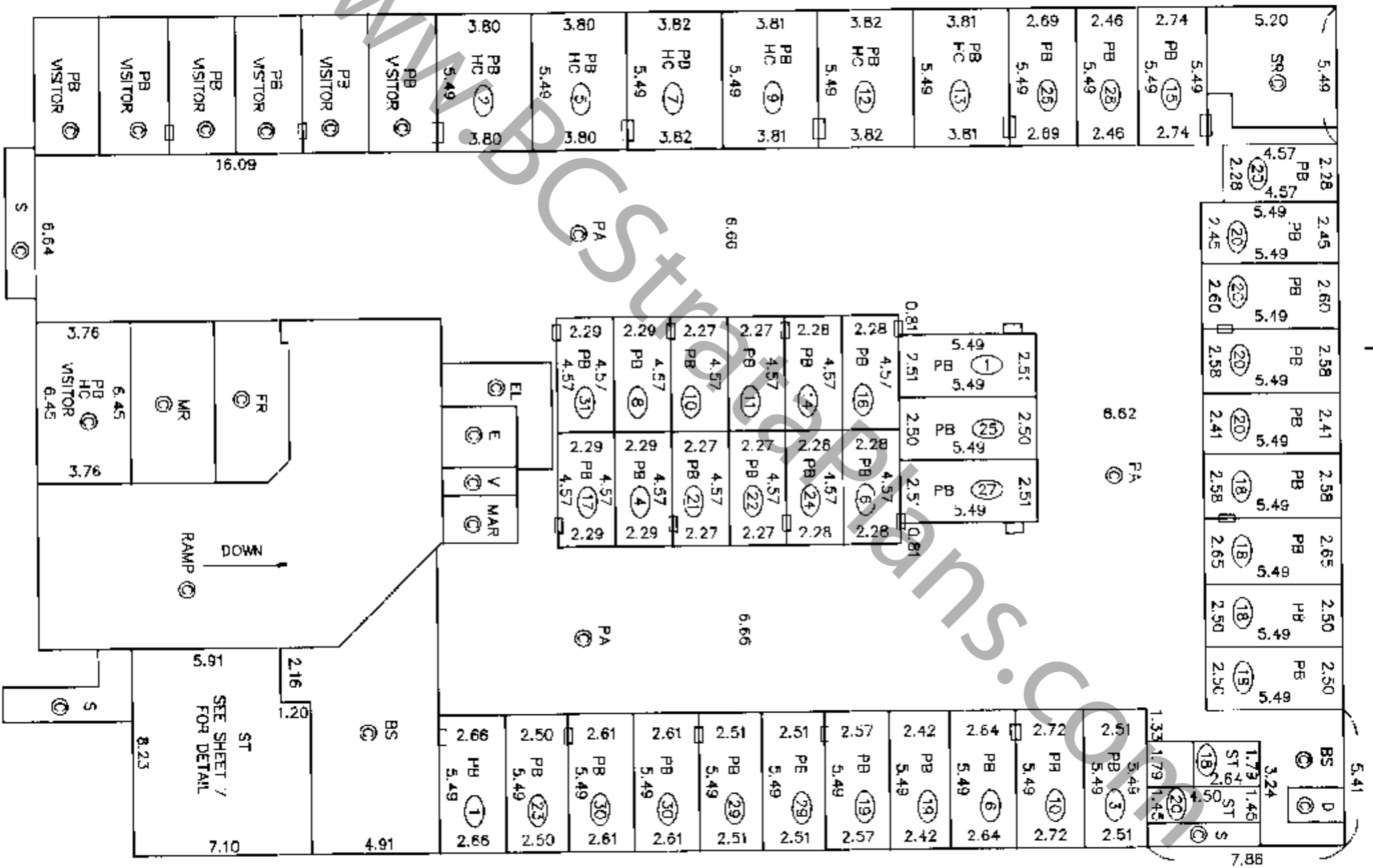
DATE Oct 2nd 1997 B.C.L.S.

PARKING LEVEL

SCALE 1:200



B



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

DATE

OCT 2nd 1997

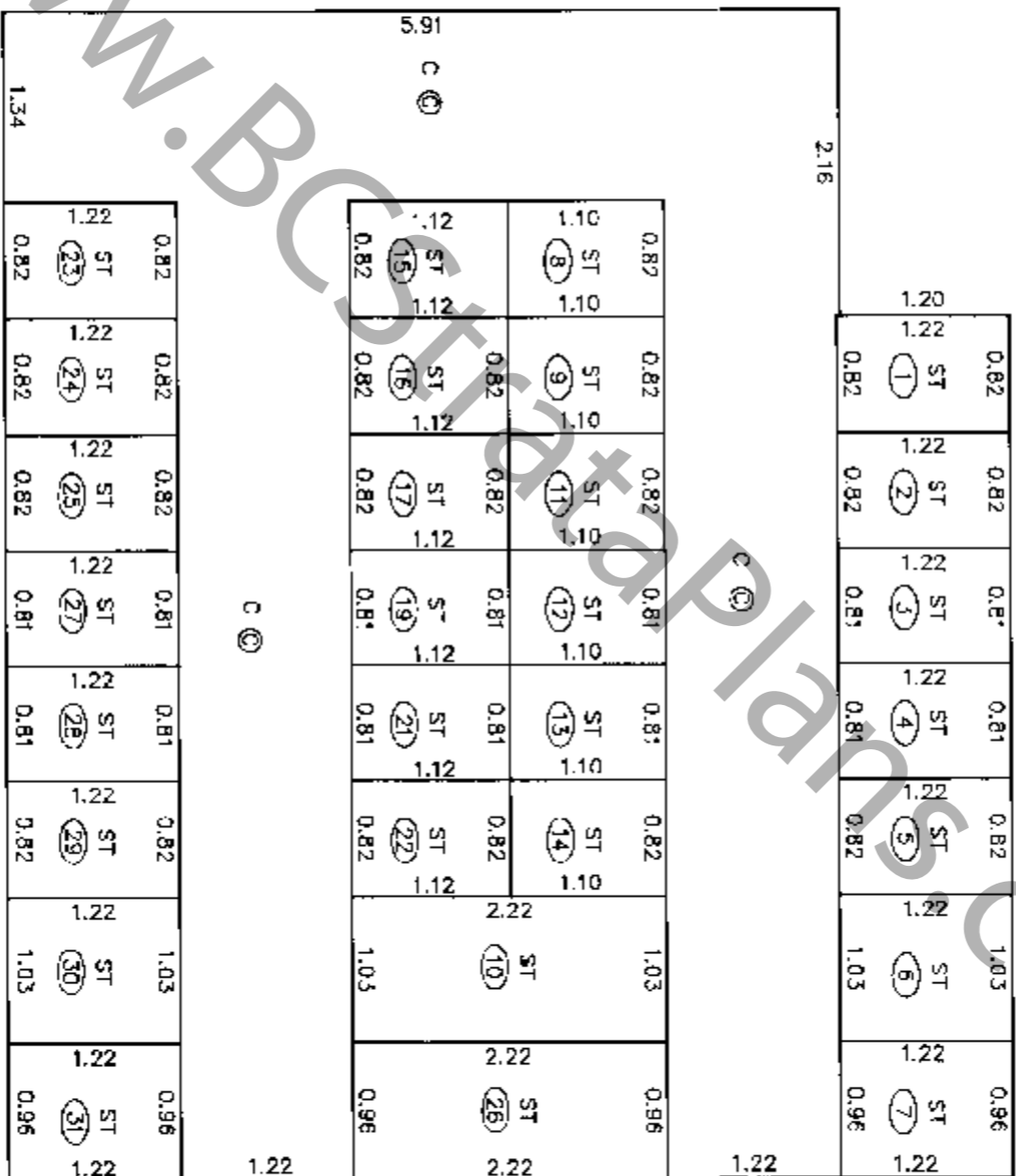
M/S B.C.L.S.

STRATA PLAN LMS 2992

DETAIL

PARKING LEVEL (STORAGE LOCKERS)

SCALE 1:50



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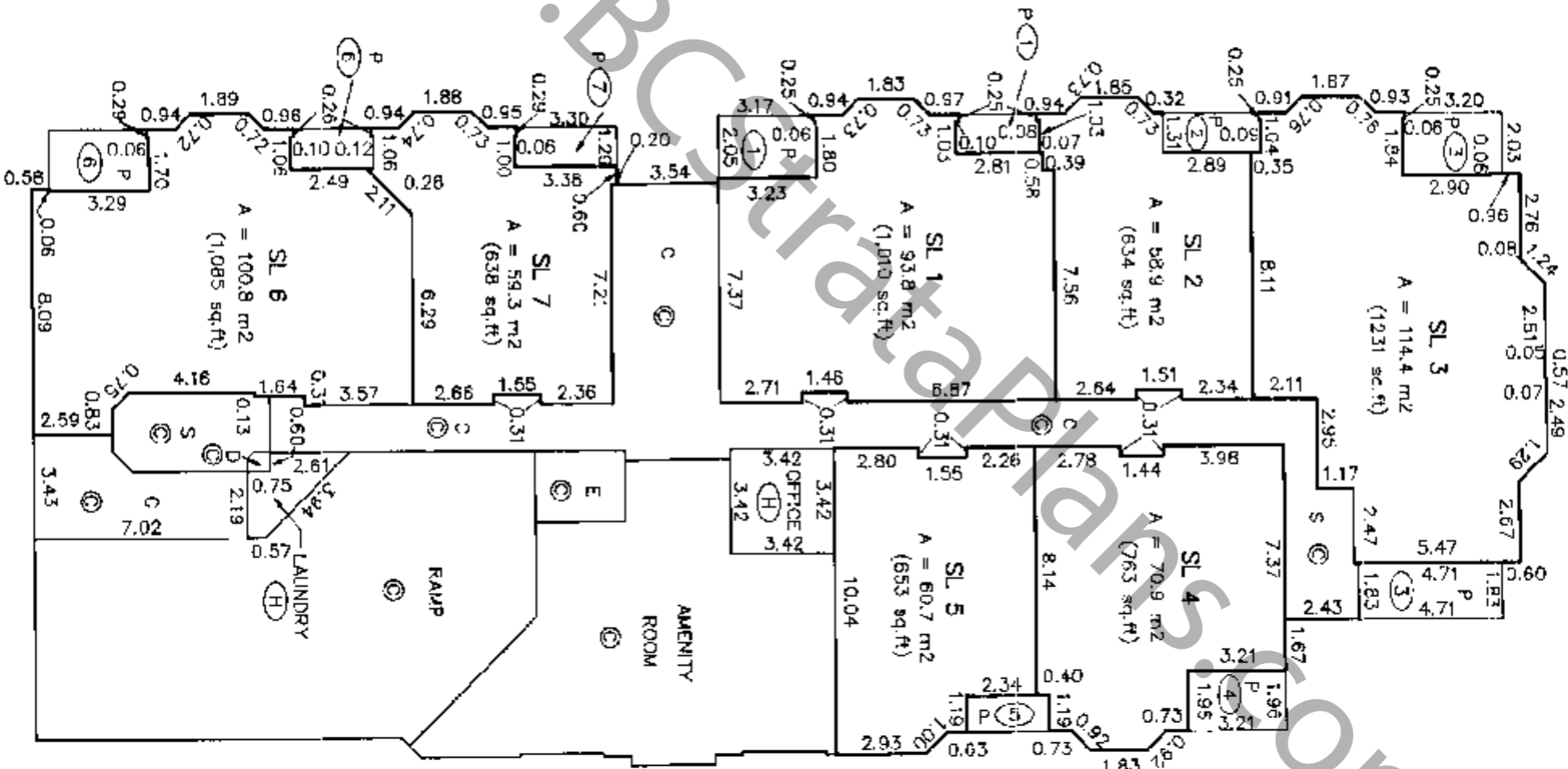
DATE Oct 20, 1997 MS R.C.L.S.

FIRST FLOOR

SCALE 1:200



STRATA PLAN LMS 2992

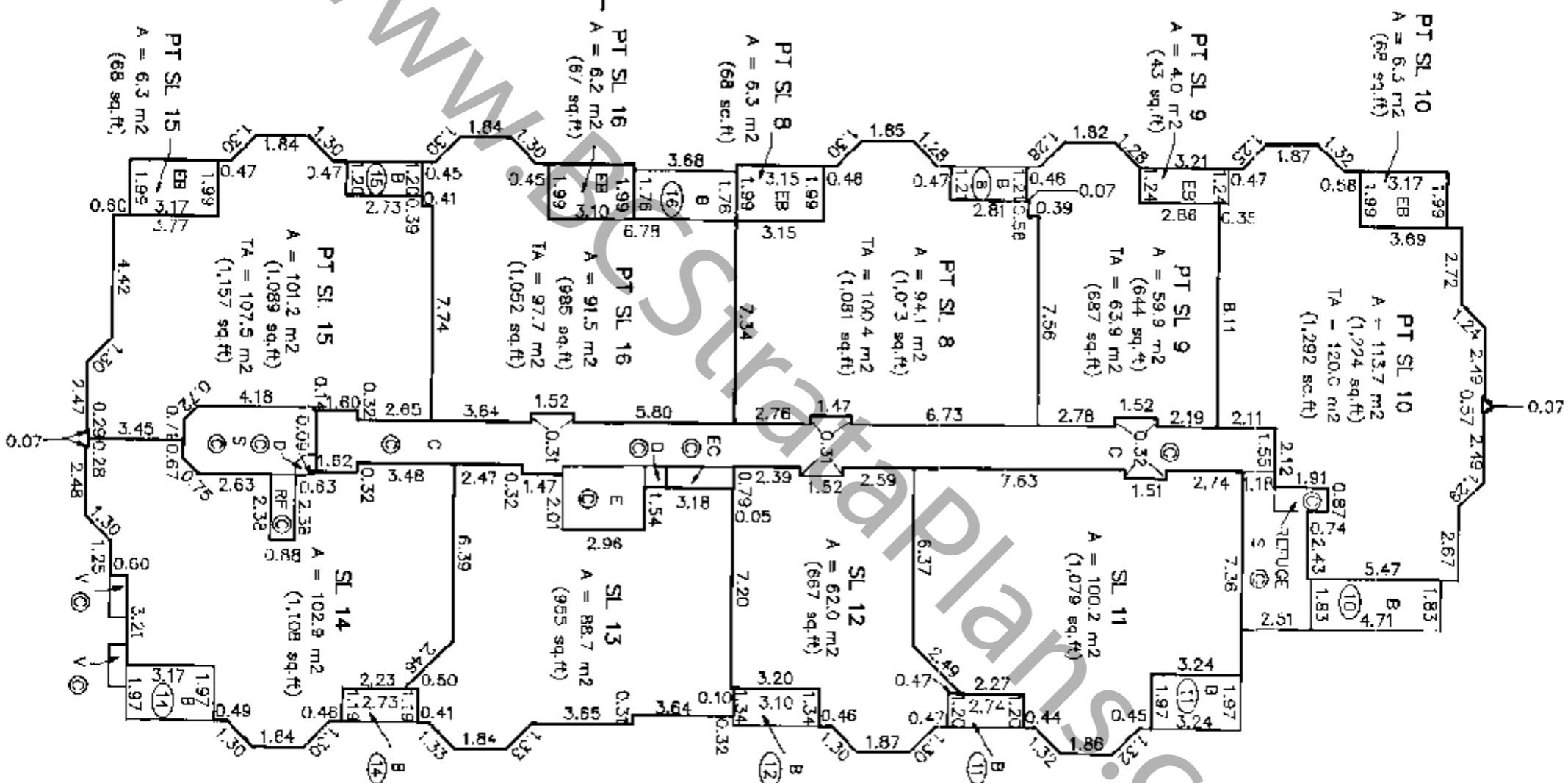


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DATE October 1997 B.C.L.S.

SECOND FLOOR

SCALE 1:200



STRATA PLAN LMS 2992

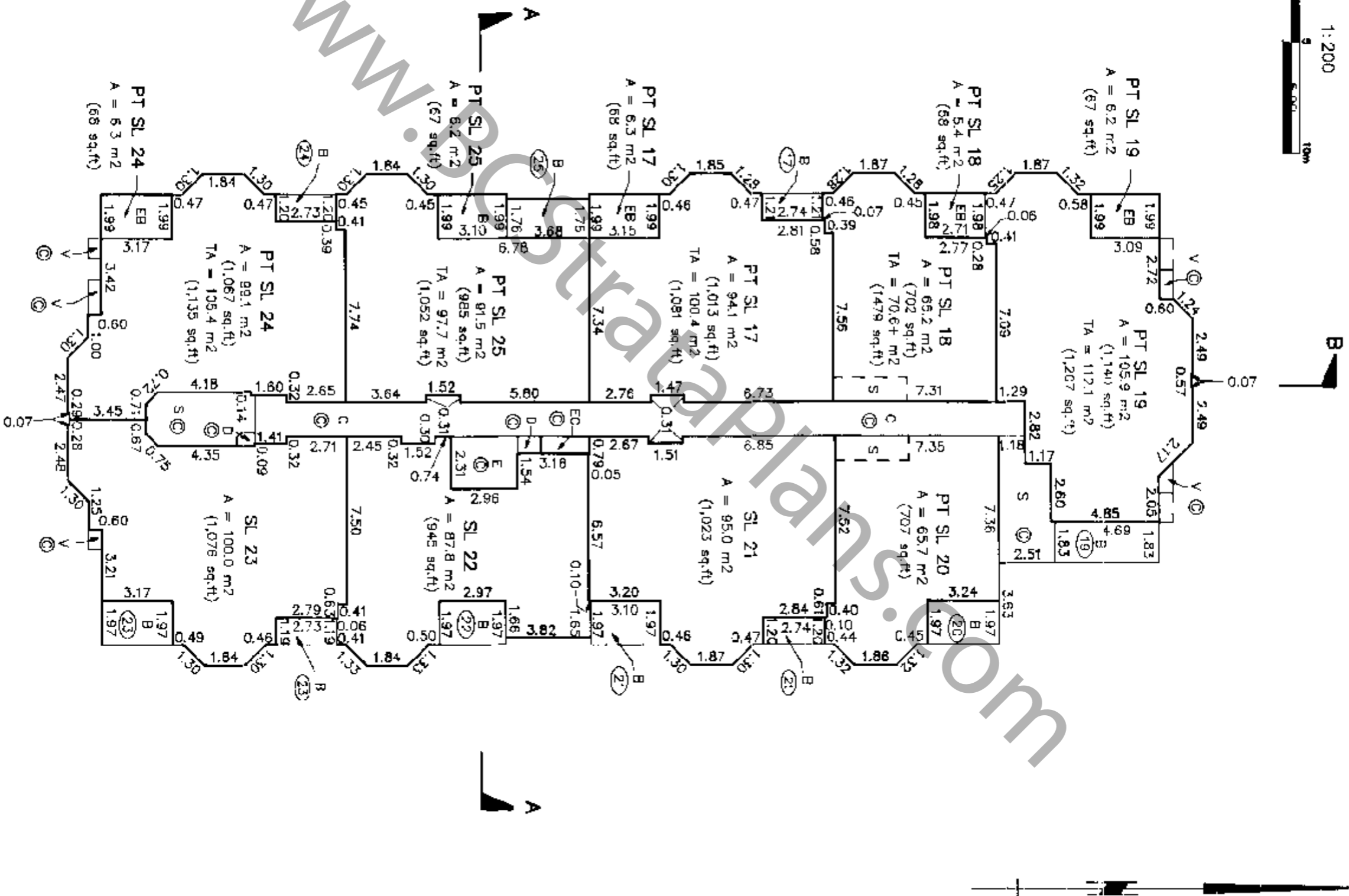
MORGAN STEWART AND COMPANY

Surveyors and Engineers
1055-Seymour St. Vancouver, B.C.

DATE Oct 2nd 1997 AMS B.C.L.S.

THIRD FLOOR

SCALE 1:200



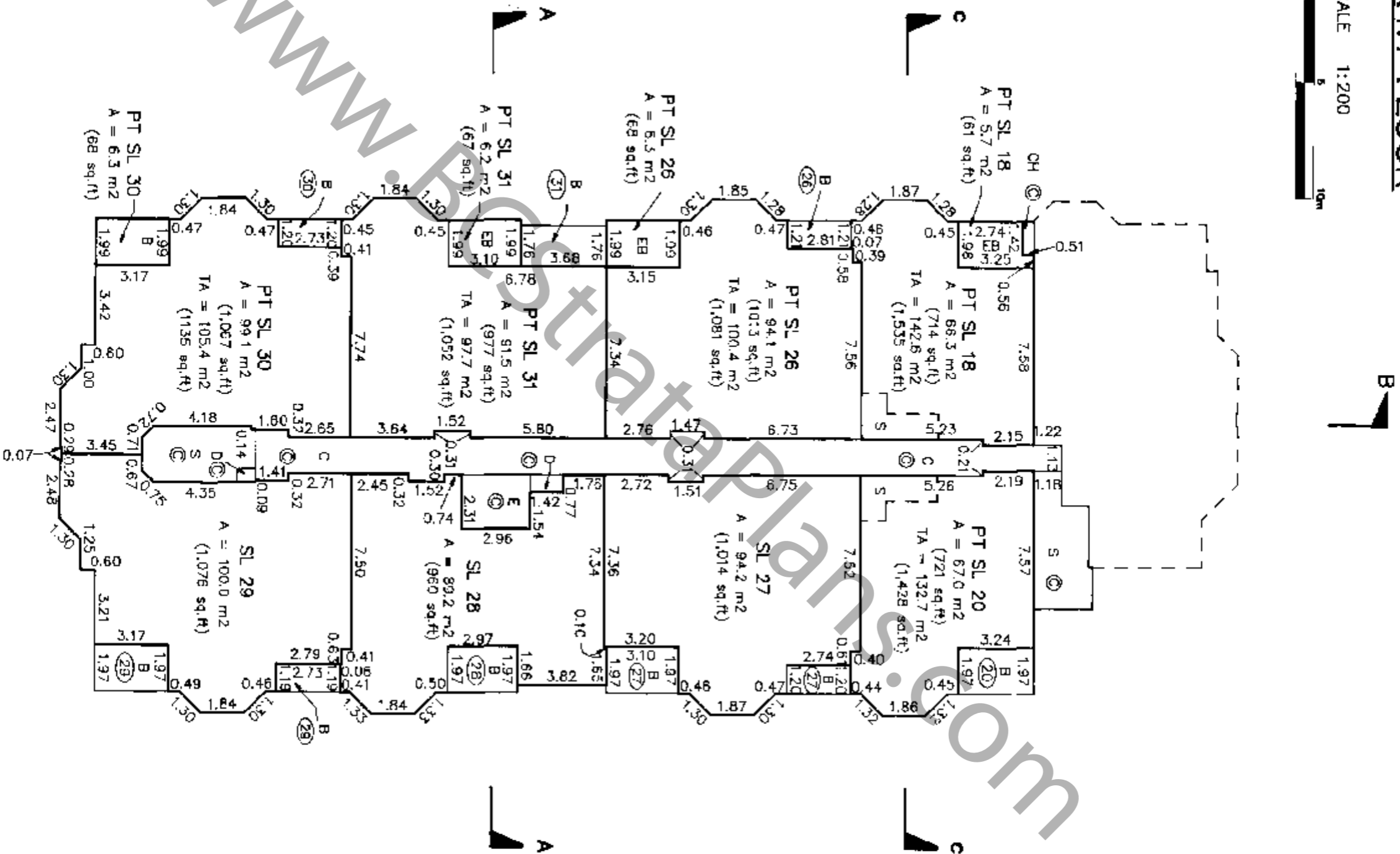
STRATA PLAN LMS 2992

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DATE Oct 2nd, 1997 B.C.L.S.

FOURTH FLOOR

SCALE 1:200



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1055-Seymour St, Vancouver, B.C.

DATE

Oct 2nd 1997

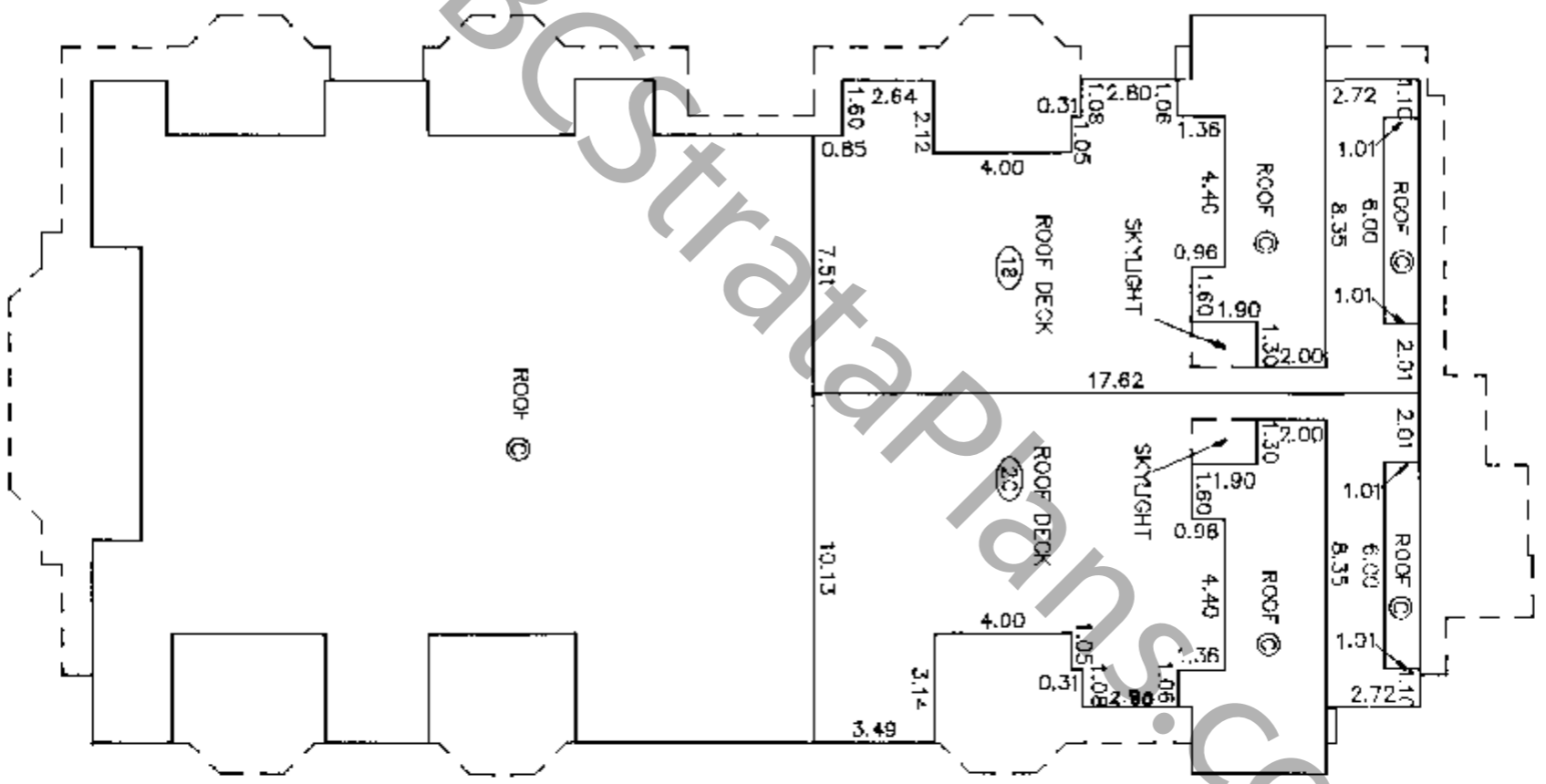
B.C.L.S.

ROOF

SCALE 1:200



STRATA PLAN I MS 2992



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DATE October 1, 1997 MJS B.C.L.S.

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STRATA PLAN LMS 2992

DEALINGS EFFECTING THE COMMON PROPERTY

REGISTRATION		DOCUMENTS	
NUMBER	DATE	DATE	NATURES & PARTICULARS
			COMMOD PROPERTY SHEET CLOSED: 1997/10/30
			SEARCH ACTOSZ DE BC OKULIDE FOR CURRENT INFORMATION BC REG. 76/95.
			KENNETH D. SERRQUES, REGISTRAR VANCOUVER NEW WESTMINSTER LAND TITLE DISTRICT.

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