

STRATA PLAN OF LOT F, BLOCKS 133 AND 133E, DISTRICT LOT 264A, PLAN LMP14044

STRATA PLAN LMS 2109

B5252596

SCALE-1:500
0 5 10 20 30
ALL DISTANCES ARE IN METRES

DEPOSITED AND REGISTERED IN THE LAND TITLE OFFICE AT NEW WESTMINSTER, B.C. THIS 24 DAY OF AUG 1995.

[Signature]
ASSISTANT DEPUTY REGISTRAR

THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT

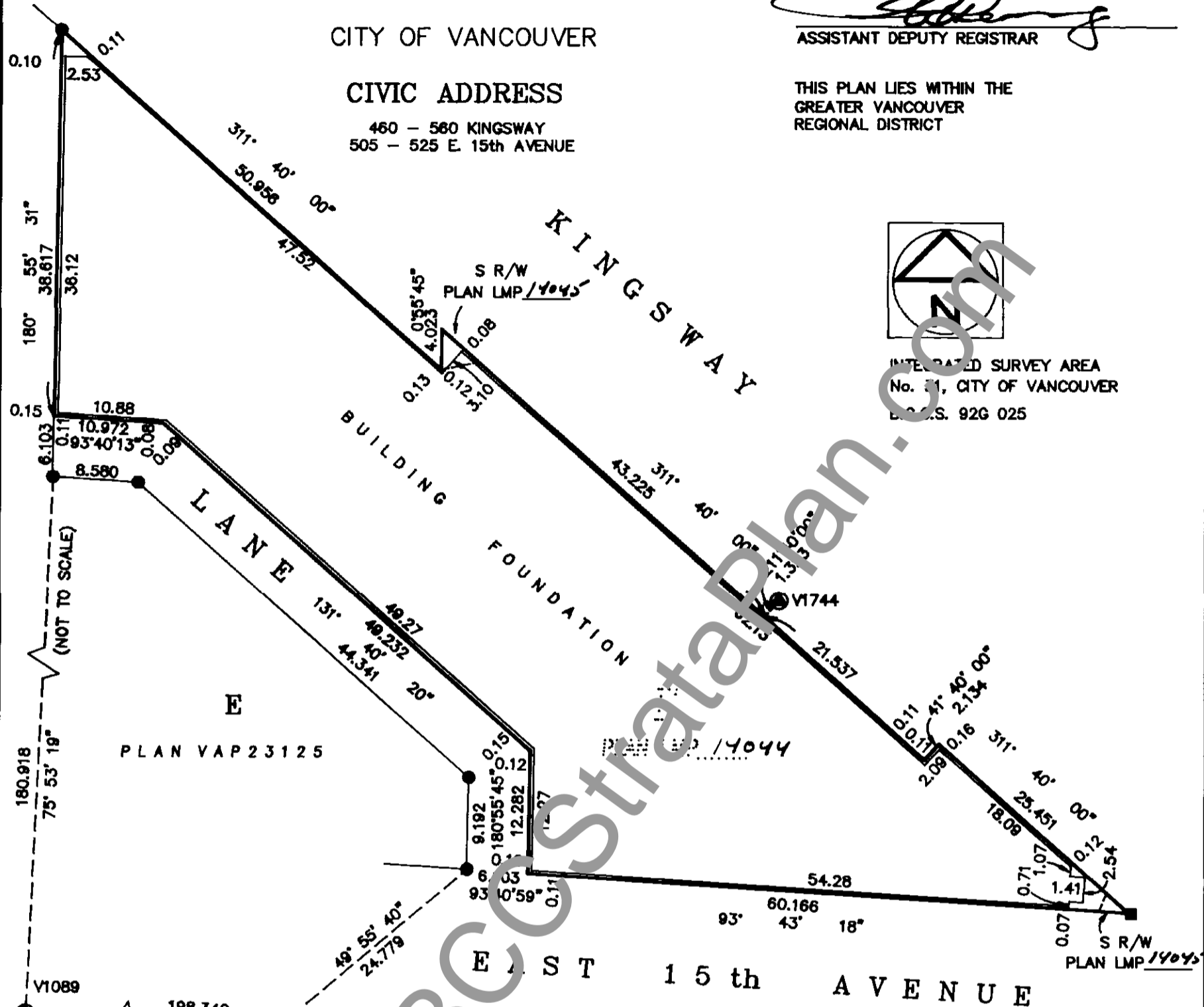
CITY OF VANCOUVER

CIVIC ADDRESS

460 - 560 KINGSWAY
505 - 525 E. 15th AVENUE



INTEGRATED SURVEY AREA
No. 31, CITY OF VANCOUVER
B.C.S. 92G 025



NOTE
STRATA LOT ANGLES ARE 45 OR 90° UNLESS OTHERWISE NOTED

STRATA LOTS 1 TO 87 INCLUSIVE ARE RESIDENTIAL
STRATA LOTS 88 TO 121 INCLUSIVE ARE COMMERCIAL

LEGEND

- LCP INDICATES LIMITED COMMON PROPERTY
- sq.m. SQUARE METRES
- SL STRATA LOT
- PT. PART
- © COMMON PROPERTY
- S STAIRS
- H HALL
- B BALCONY
- E ELEVATOR
- L LOCKER
- PK PARKING
- ELEC. ELECTRICAL ROOM
- V VENT
- VEST. VESTIBULE
- OLD IRON POST FOUND
- OLD CONTROL MONUMENT FOUND
- OLD LEAD PLUG FOUND
- LEAD PLUG SET
- WR WASH ROOM
- Ⓡ RESIDENTIAL LIMITED COMMON PROPERTY
- Ⓢ COMMERCIAL LIMITED COMMON PROPERTY
- (NW) NO WALL

GRID BEARINGS ARE DERIVED FROM OLD CONTROL MONUMENTS V1089 AND V1623.

THIS PLAN SHOWS GROUND LEVEL MEASURED DISTANCES. PRIOR TO COMPUTATION OF UTM COORDINATES MULTIPLY BY THE COMBINED FACTOR 0.9995899737.

THE ADDRESS FOR SERVICE OF DOCUMENTS ON THE STRATA CORPORATION IS : THE OWNER'S STRATA PLAN LMS 2109

HARVARD PLACE ENTERPRISES LTD.
c/o FRASER AND BEATTY
15th FLOOR, 1040 WEST GEORGIA ST.
VANCOUVER, B.C., CANADA V6E 4H8

c/o Kolyvan Residential Property Services Ltd.
Mailbox #48
*413-1130 W. Pender St.
Vancouver, BC
V6E 4A4
Change of Address -
BL 366886 - 10-29-97

I, R. J. ESSON, OF THE CITY OF WHITE ROCK BRITISH COLUMBIA LAND SURVEYOR, HEREBY CERTIFY THAT THE BUILDING ERRECTED ON THE PARCEL DESCRIBED ABOVE IS WHOLLY WITHIN THE EXTERNAL BOUNDARIES OF THAT PARCEL

[Signature]
B. C. L. S.

DATED AT WHITE ROCK, B.C.

THIS 17th DAY OF August, 1995.

FOR STRATA CORP
MAIL ADDRESS
SEE STRATA PLAN
GENERAL INDEX

STRATA PLAN LMS 2109

NEW DEVELOPMENT CERTIFICATE

I, R. J. ESSON, A BRITISH COLUMBIA LAND SURVEYOR, HEREBY CERTIFY THAT THE BUILDING SHOWN IN THIS STRATA PLAN HAS NOT, AS OF THE 17th DAY OF August, 1995, BEEN PREVIOUSLY OCCUPIED. DATED AT WHITE ROCK, BRITISH COLUMBIA, THIS 17th DAY OF August, 1995.

RJ Esson
B. C. L. S.

SIGNATURES

STATUTORY DECLARATION

WE THE UNDERSIGNED DO SOLEMNLY DECLARE THAT
(1) WE THE UNDERSIGNED ARE THE OWNER DEVELOPER
(2) THE STRATA PLAN IS ENTIRELY FOR RESIDENTIAL AND COMMERCIAL USE. 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.

[Signature]
BENNY WONG

DECLARED BEFORE ME THIS 18 DAY OF AUGUST, 1995

[Signature]
A COMMISSIONER FOR TAKING AFFIDAVITS WITHIN THE PROVINCE OF BRITISH COLUMBIA. J.G.R. THIRD

OWNER : HARVARD PLACE ENTERPRISES LTD.

[Signature]
AUTHORIZED SIGNATORY BENNY WONG

[Signature]
AUTHORIZED SIGNATORY STEPHEN AU

WITNESS : [Signature]
J.G.R. THIRD

ADDRESS AND OCCUPATION OF WITNESS :
500-1040 W. GEORGIA ST.
VANCOUVER B.C. V6B 4H8
LAWYER.

MORTGAGEE : THE MUTUAL TRUST COMPANY

[Signature]
AUTHORIZED SIGNATORY

KEN TESKEY
AUTHORIZED SIGNATORY

WITNESS : [Signature]
Glenda Phillips

ADDRESS AND OCCUPATION OF WITNESS :
202-6832 Arcola Street
Burnaby, B.C.
Secretary

ACCEPTED AS TO FORMS 1,2 AND 3

THIS 22 DAY OF August, 1995

[Signature]
SUPERINTENDENT OF REAL ESTATE

[Signature]
DATED THIS 17th DAY OF Aug., 1995. B.C.L.S.

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STRATA PLAN LMS 2109

CONDOMINIUM ACT

LOT NUMBER	SHEET NUMBER	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	11	858	1909	1
2	11	847	1839	1
3	11	839	1799	1
4	11	673	1489	1
5	11	721	1619	1
6	11	626	1319	1
7	11	627	1319	1
8	11	656	1369	1
9	11	806	1709	1
10	11	782	1689	1
11	11	815	1729	1
12	11	884	1919	1
13	11	753	1699	1
14	11	795	1709	1
15	12	627	1389	1
16	12	472	999	1
17	12	761	1709	1
18	12	609	1259	1
19	12	622	1319	1
20	12	723	1619	1
21	12	720	1619	1
22	12	719	619	1
23	12	608	1369	1
24	12	607	1359	1
25	12	649	1359	1
26	12	809	1799	1
27	12	809	1869	1
28	12	591	1339	1
29	12	629	1339	1
30	13	857	1899	1
31	13	749	1819	1
32	13	809	1799	1
33	13	673	1469	1
34	13	720	1599	1
35	13	326	1349	1
36	13	627	1349	1
37	13	657	1399	1
38	13	804	1739	1
39	13	782	1719	1
40	13	813	1759	1
41	13	883	1949	1
42	13	752	1729	1
43	13	796	1739	1
44	13	628	1419	1
45	13	471	1029	1
46	14	761	1739	1
47	14	608	1289	1
48	14	622	1349	1
49	14	720	1599	1
50	14	723	1599	1
51	14	719	1599	1
52	14	608	1349	1
53	14	608	1349	1
54	14	649	1369	1
55	14	809	1779	1
56	14	809	1899	1
57	14	591	1369	1
58	14	629	1369	1

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zje

B.C.L.S.
DATED THIS 17th DAY OF Aug., 1995.

STRATA PLAN LMS 2109

CONDOMINIUM ACT

LOT NUMBER	SHEET NUMBER	FORM 1 UNIT ENTITLEMENT	FORM 2 INTEREST UPON DESTRUCTION	FORM 3 NUMBER OF VOTES
59	15	789	1899	1
60	15	812	1829	1
61	15	764	1799	1
62	15	634	1469	1
63	15	679	1599	1
64	15	561	1349	1
65	15	573	1349	1
66	15	604	1399	1
67	15	763	1739	1
68	15	742	1719	1
69	15	770	1759	1
70	15	844	1949	1
71	15	656	1729	1
72	15	731	1739	1
73	16	580	1419	1
74	16	420	1029	1
75	16	715	1749	1
76	16	537	1289	1
77	16	557	1349	1
78	16	675	1599	1
79	16	679	1599	1
80	16	675	1599	1
81	16	559	1349	1
82	16	559	1349	1
83	16	586	1369	1
84	16	764	1779	1
85	16	750	1899	1
86	16	529	1369	1
87	16	566	1369	1
88	10	784	3180	1.1
89	10	353	1280	0.5
90	10	480	1630	0.7
91	10	887	3080	1.3
92	10	1221	4600	1.8
93	10	421	1490	0.6
94	10	811	2900	1.2
95	9	469	1300	0.7
96	9	656	2480	0.9
97	9	689	2280	1.0
98	9	464	1590	0.7
99	9	541	1880	0.8
100	9	1086	3780	1.6
101	9	851	2980	1.2
102	9	424	1630	0.6
103	9	419	1580	0.6
104	9	627	2680	0.9
105	9	435	1380	0.6
106	9	687	1800	1.0
107	9	454	1330	0.7
108	9	506	1530	0.7
109	10	417	1480	0.6
110	10	424	1520	0.6
111	10	424	1520	0.6
112	10	427	1550	0.6
113	10	453	1640	0.7
114	10	415	1470	0.6
115	10	1176	3980	1.7
116	10	728	2520	1.0
117	10	752	2520	1.1
118	9	1241	4360	1.8
119	10	35	100	0.1
120	10	84	250	0.1
121	9	115	300	0.2
AGGREGATE		80,300	205,533	115.8

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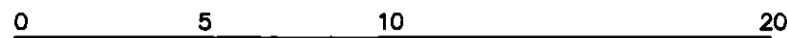
B.C.L.S.
 DATED THIS 17th DAY OF Aug., 1995.

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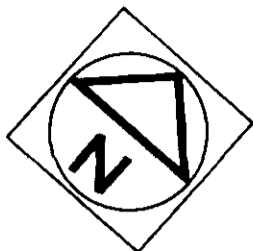
FLOOR PLANS

STRATA PLAN LMS 2109

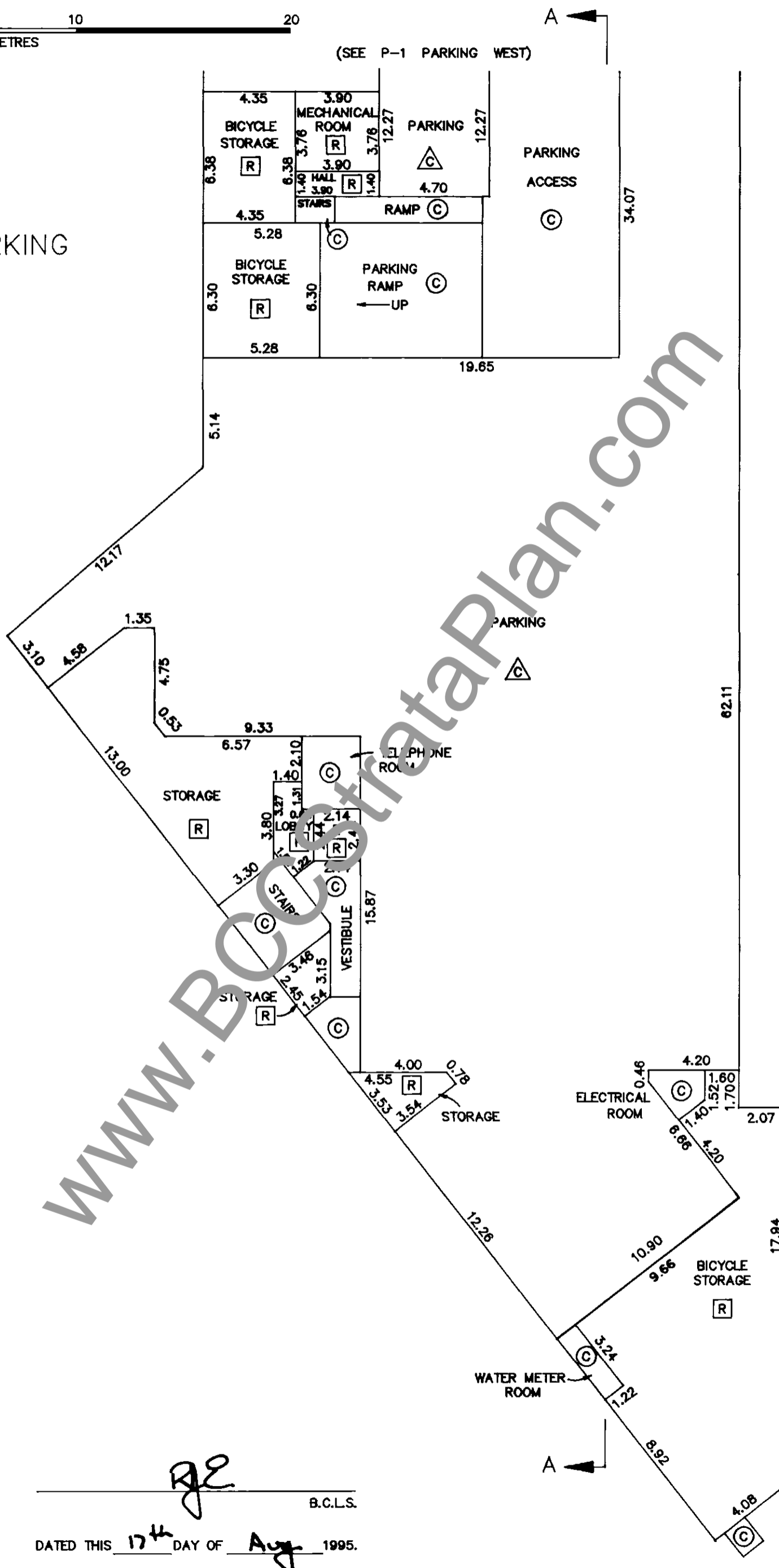
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ALL DISTANCES IN METRES



P-1 PARKING EAST



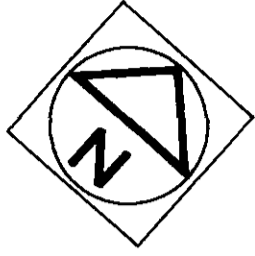
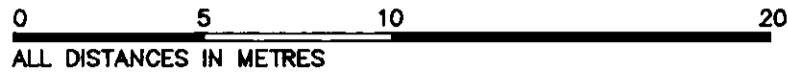
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 B.C.L.S.
 DATED THIS 17th DAY OF Aug 1995.

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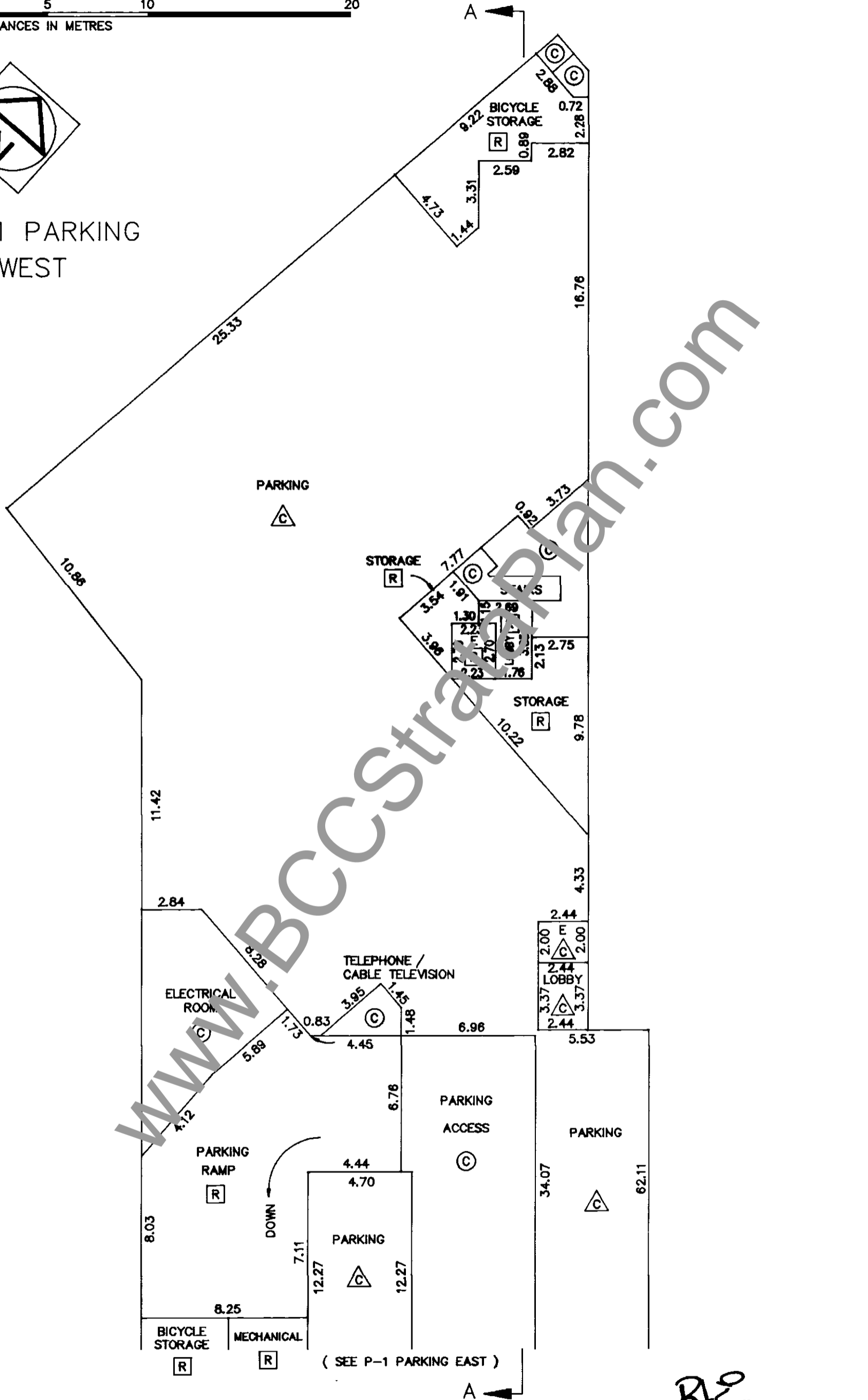
FLOOR PLANS

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SCALE 1:200



P-1 PARKING WEST



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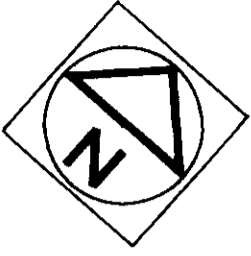
FLOOR PLANS

STRATA PLAN LMS 2109

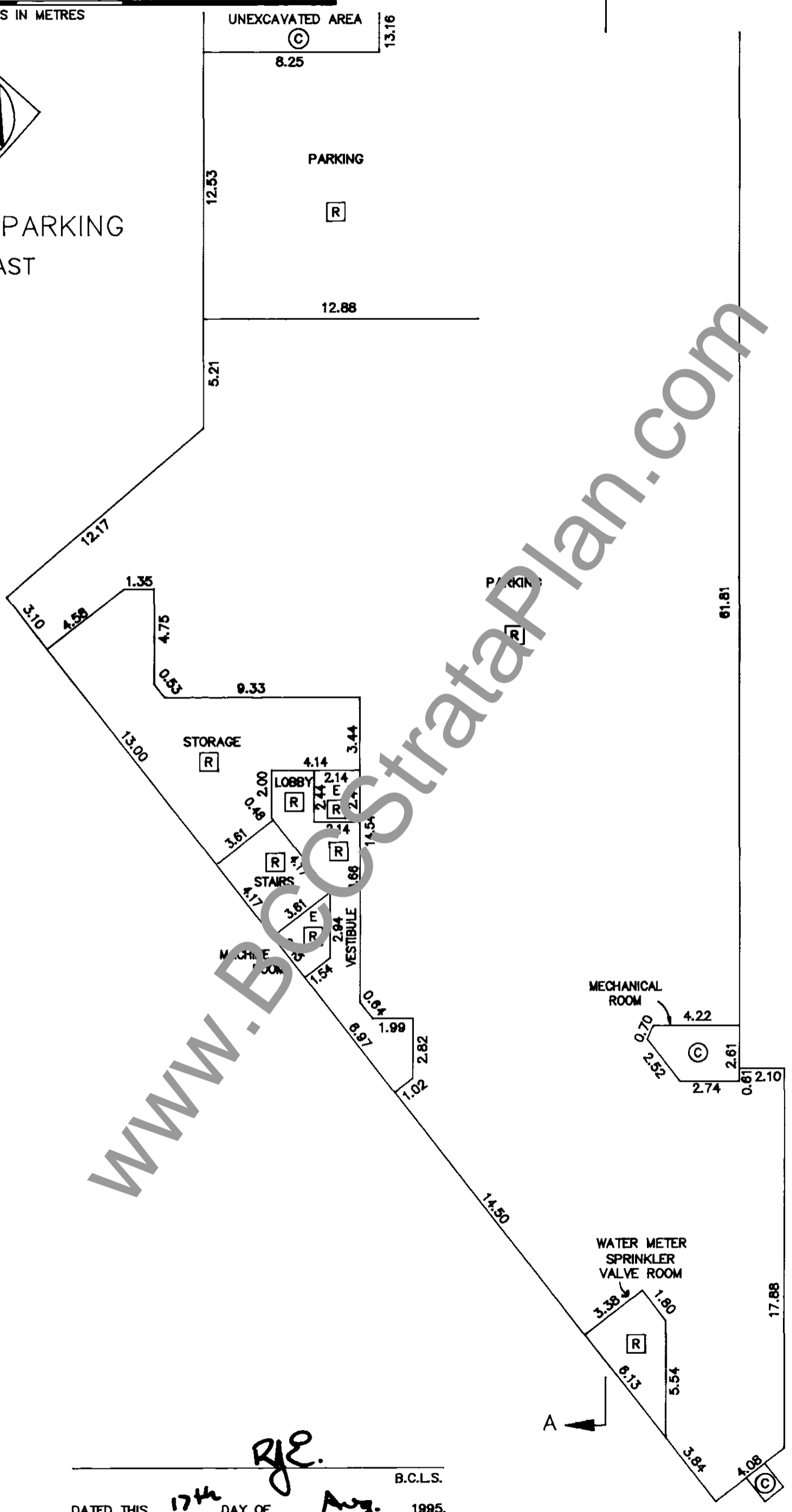
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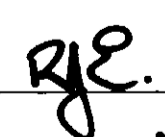
(SEE P-2 PARKING WEST)

0 5 10 20
ALL DISTANCES IN METRES



P-2 PARKING EAST

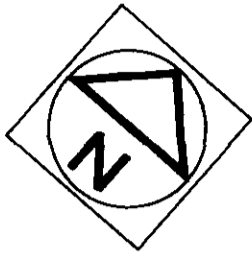
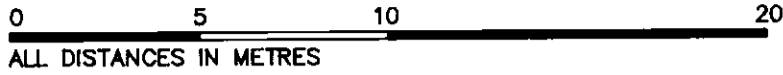



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 DATED THIS 17th DAY OF Aug. 1995.

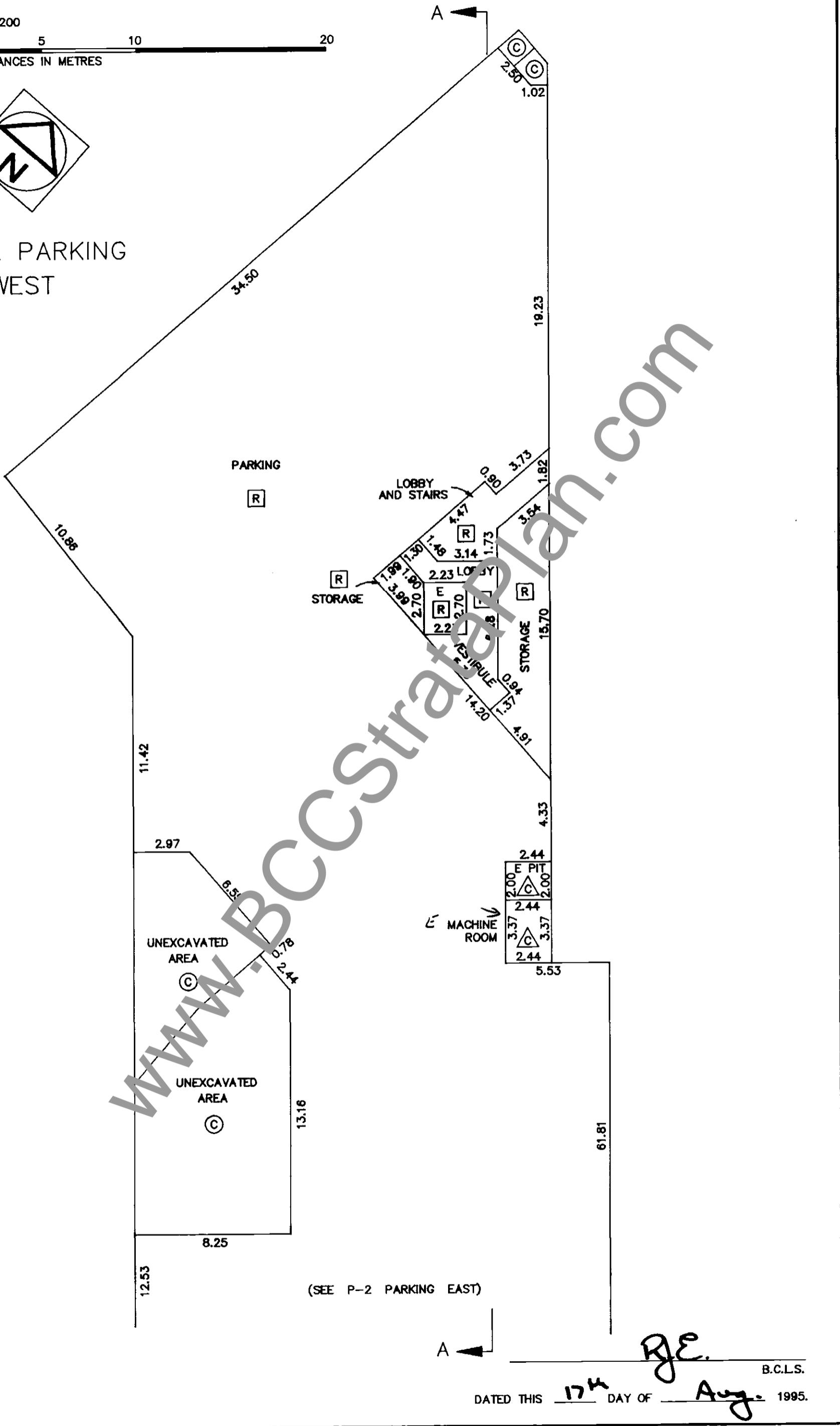
FLOOR PLANS

STRATA PLAN LMS 2109

SCALE 1:200



P-2 PARKING WEST

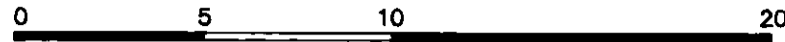


DATED THIS 17th DAY OF Aug. 1995.
B.C.L.S.
GE.

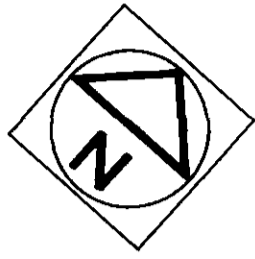
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STRATA PLAN LMS 2109

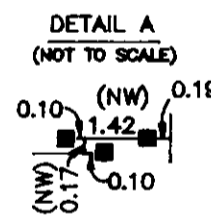
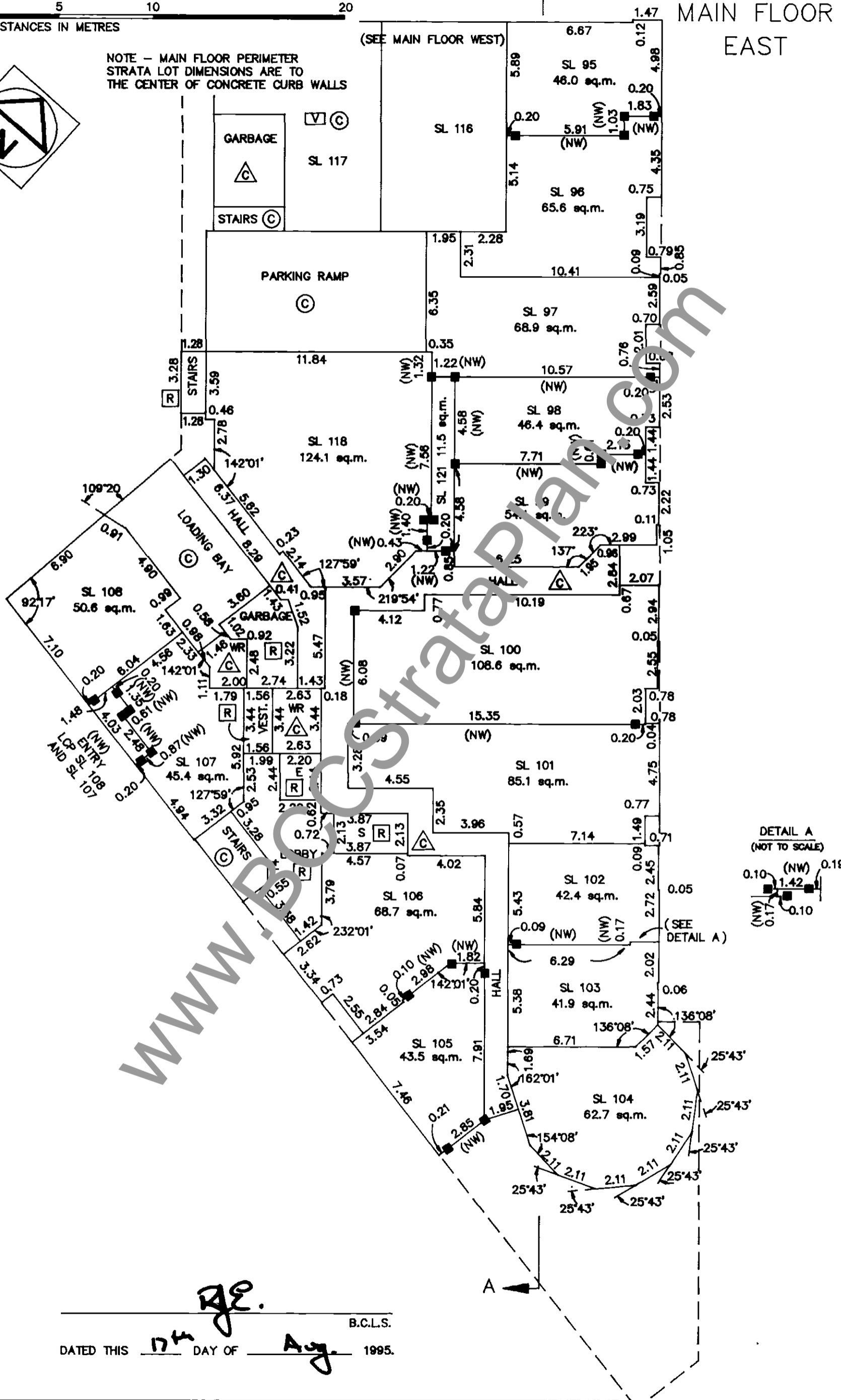
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ALL DISTANCES IN METRES



NOTE - MAIN FLOOR PERIMETER
STRATA LOT DIMENSIONS ARE TO
THE CENTER OF CONCRETE CURB WALLS



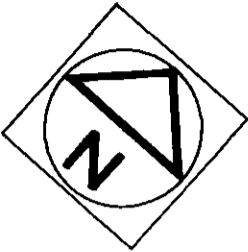
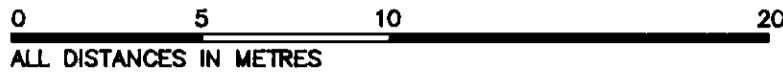
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B.C.L.S.

FLOOR PLANS

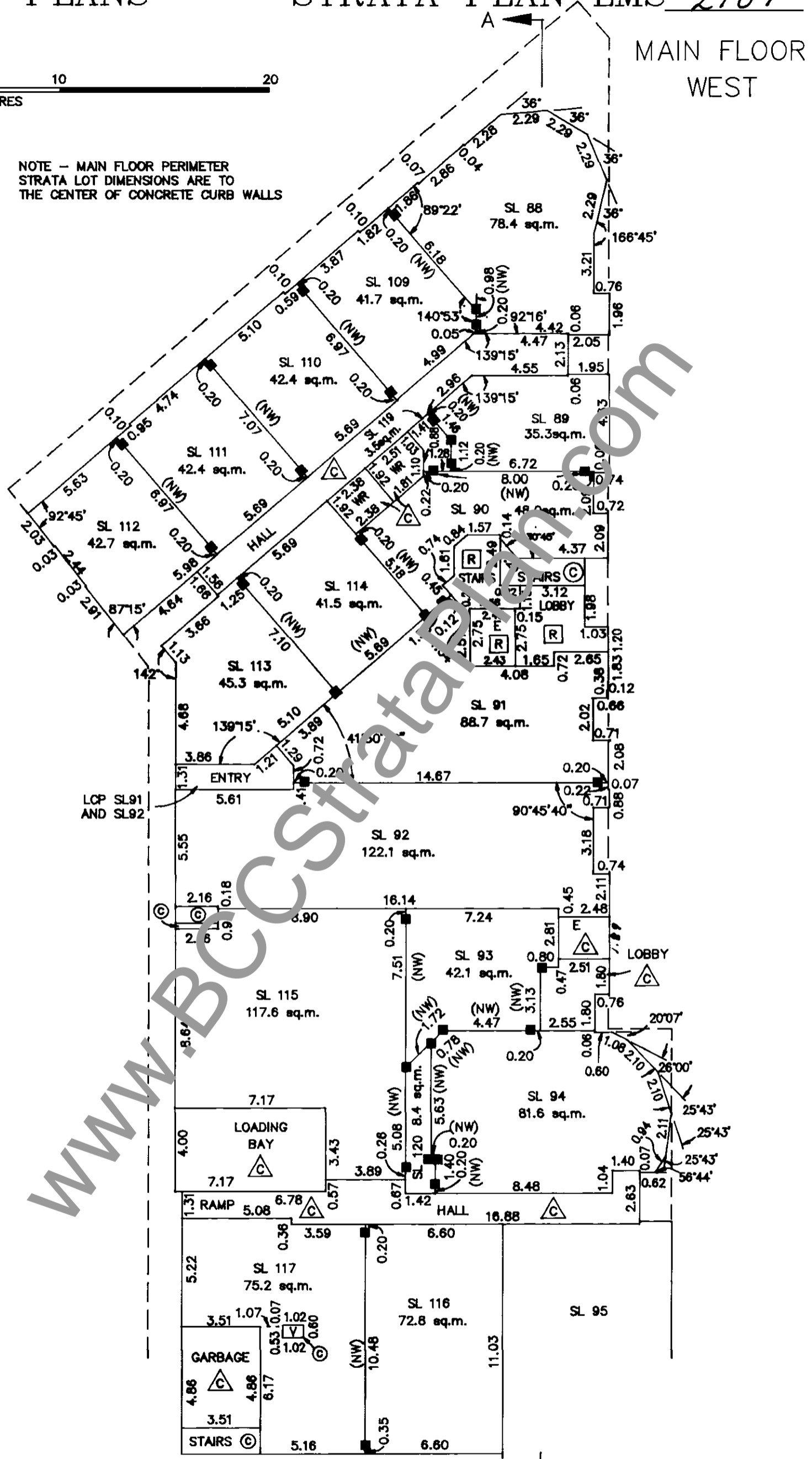
STRATA PLAN LMS 2109

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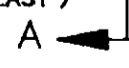


NOTE - MAIN FLOOR PERIMETER STRATA LOT DIMENSIONS ARE TO THE CENTER OF CONCRETE CURB WALLS

MAIN FLOOR WEST



(SEE MAIN FLOOR EAST)



RJE.

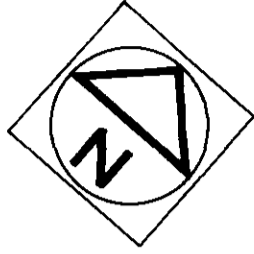
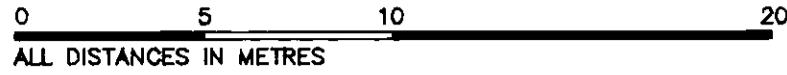
B.C.L.S.

DATED THIS 17th DAY OF Aug. 1995.

FLOOR PLANS

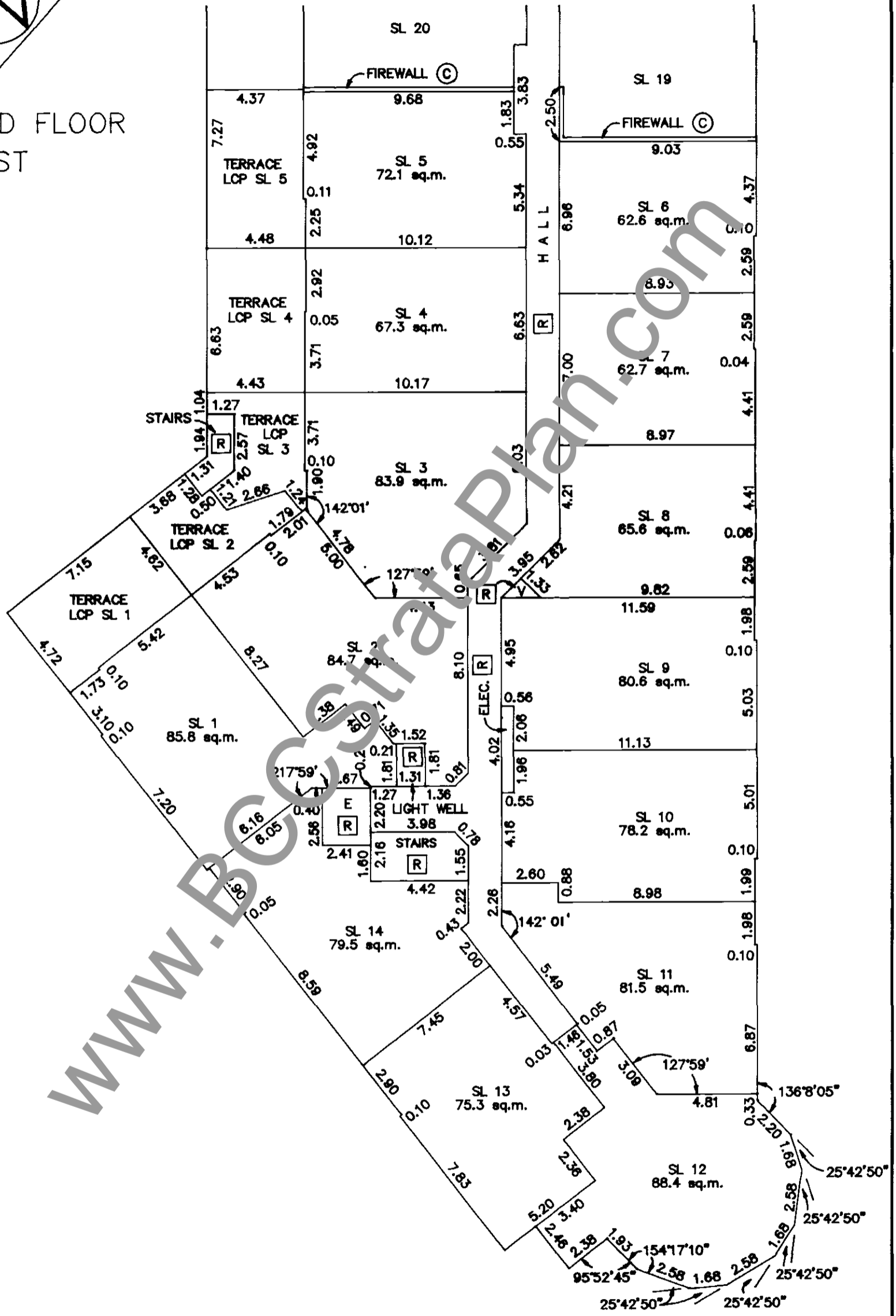
STRATA PLAN LMS 2109

SCALE 1:200



SECOND FLOOR EAST

(SEE SECOND FLOOR WEST)



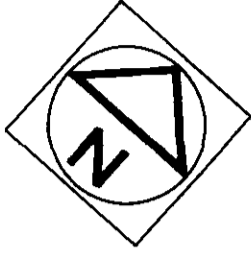
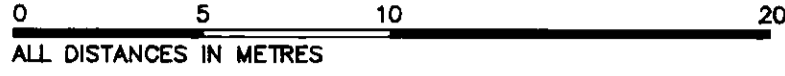
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DATED THIS 17th DAY OF Aug. 1995.
 RJE.
 B.C.L.S.

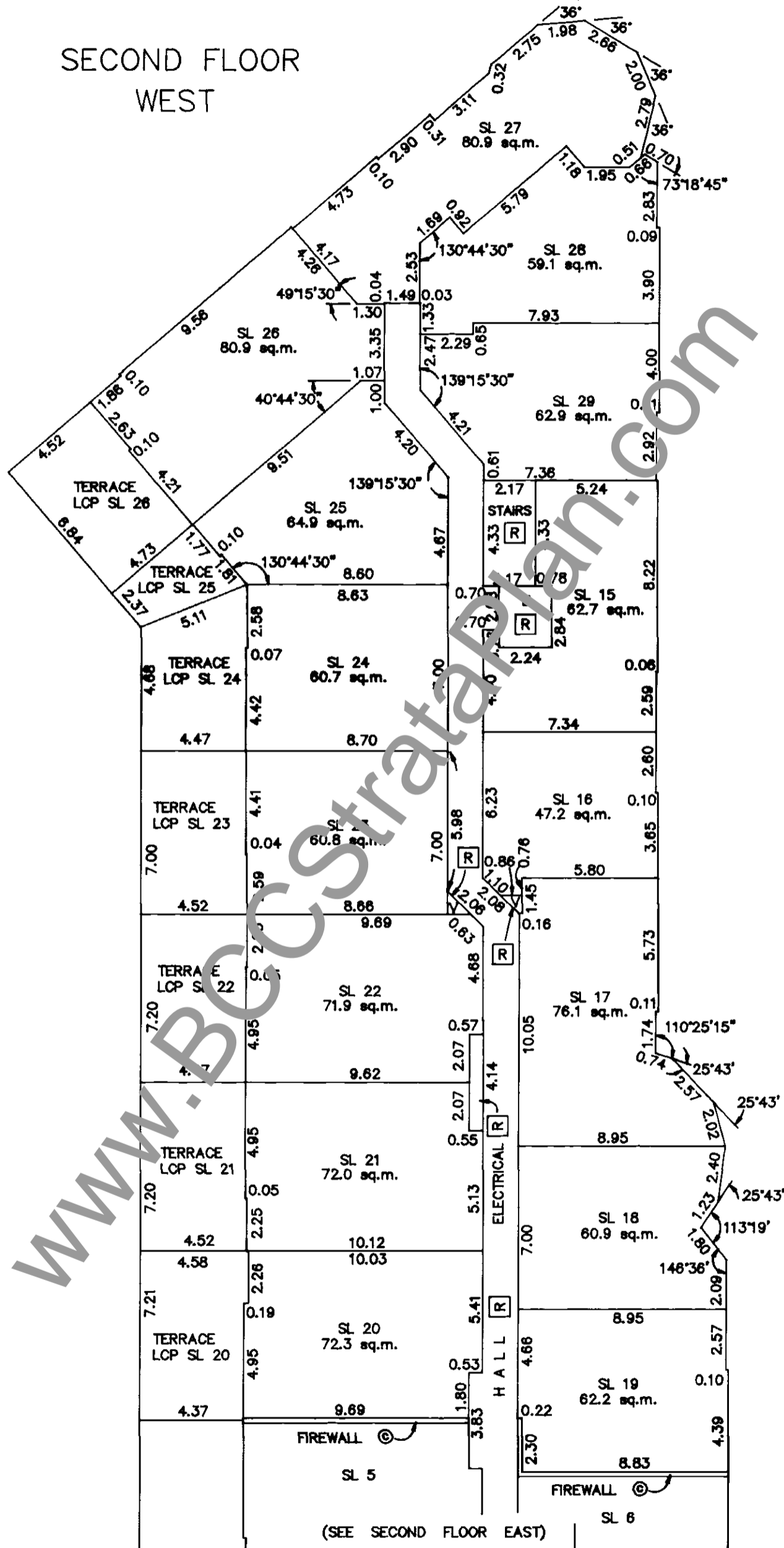
FLOOR PLANS

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SCALE 1:200



SECOND FLOOR WEST



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RJE

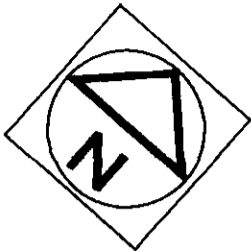
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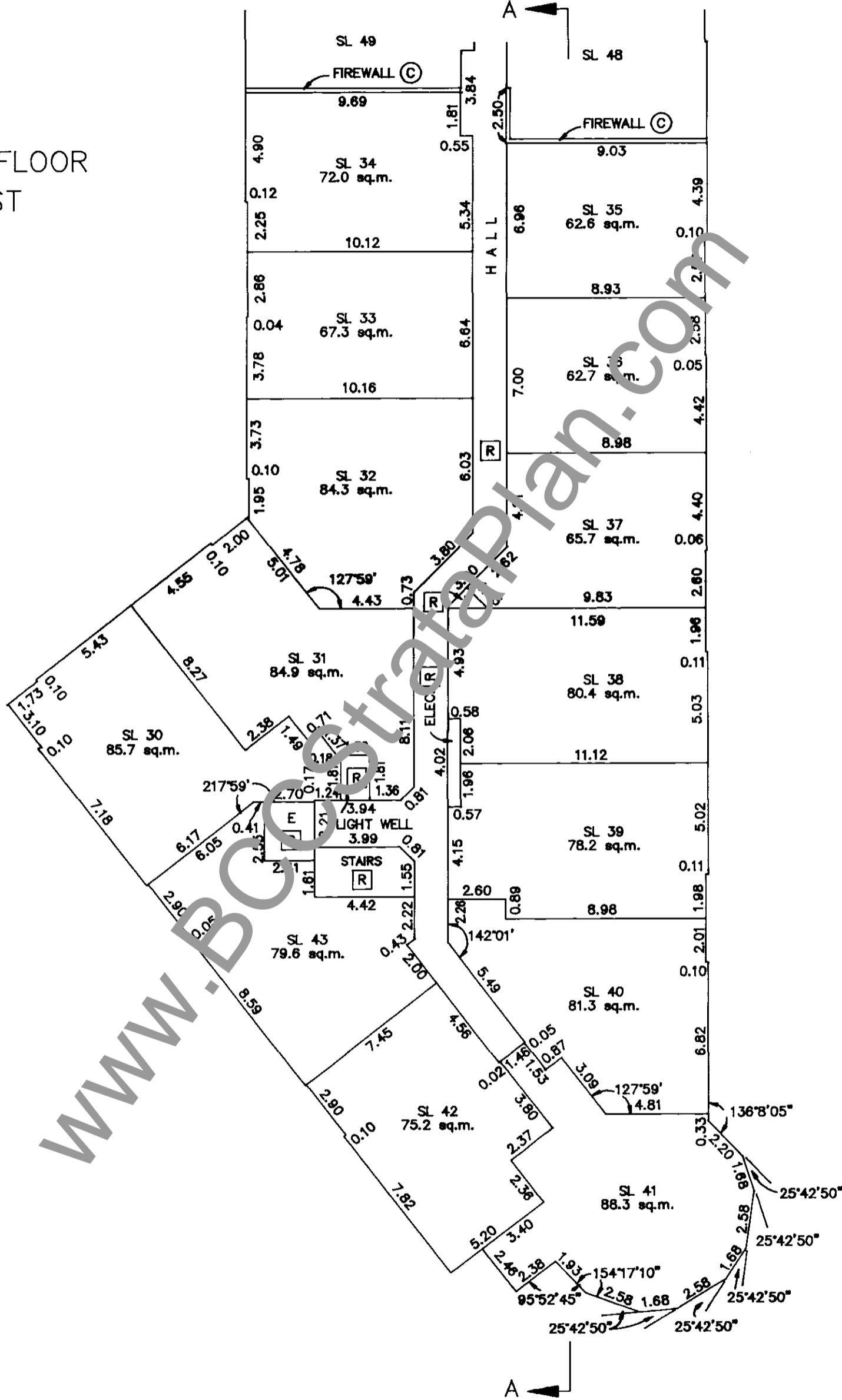


ALL DISTANCES IN METRES



THIRD FLOOR EAST

(SEE THIRD FLOOR WEST)



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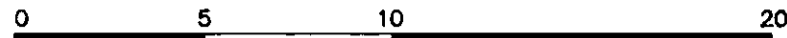
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B.C.L.S. DATED THIS 17th DAY OF Aug. 1995.

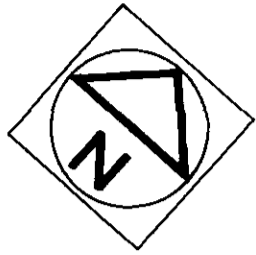
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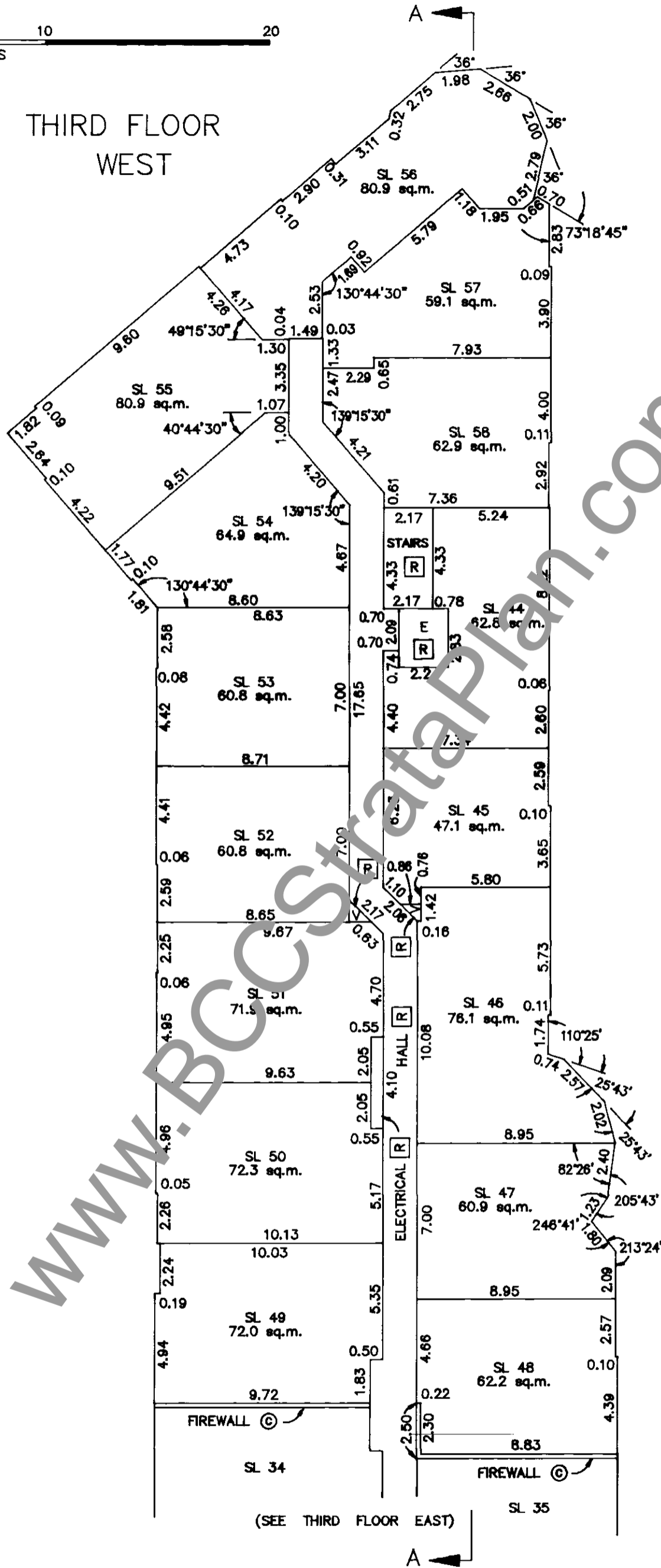
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ALL DISTANCES IN METRES



THIRD FLOOR WEST



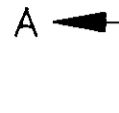
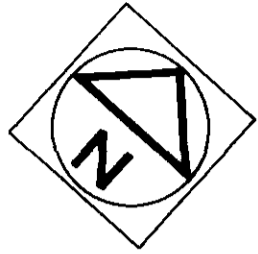
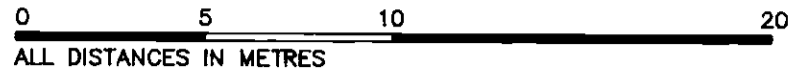
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FLOOR PLANS

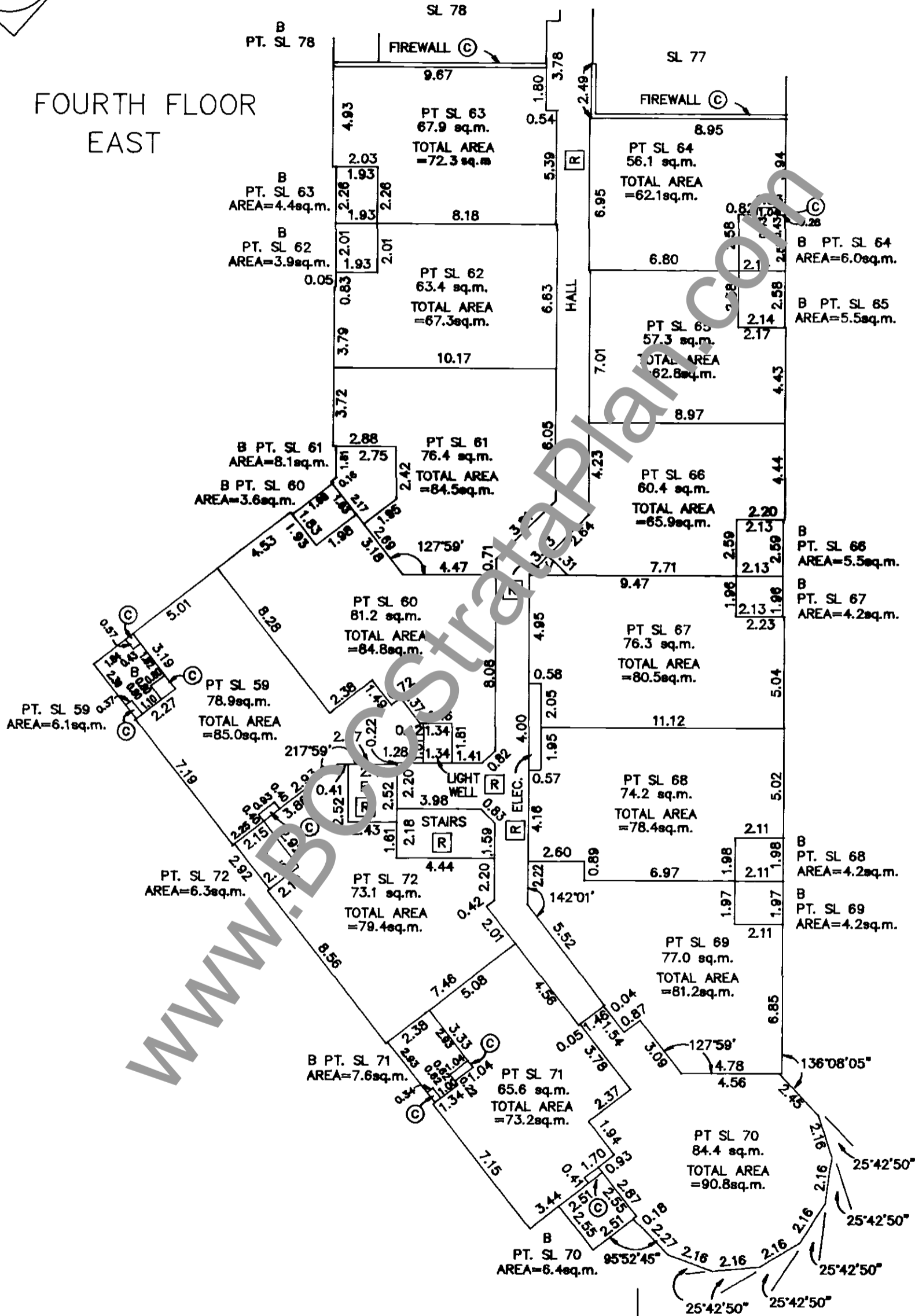
STRATA PLAN LMS 2109

SCALE 1:200



(SEE FOURTH FLOOR WEST)

FOURTH FLOOR EAST

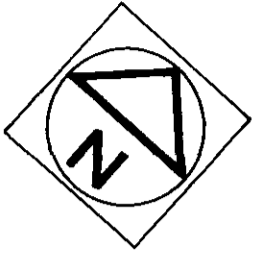
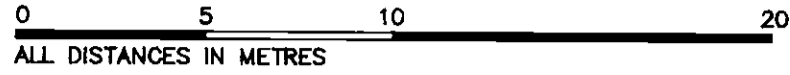


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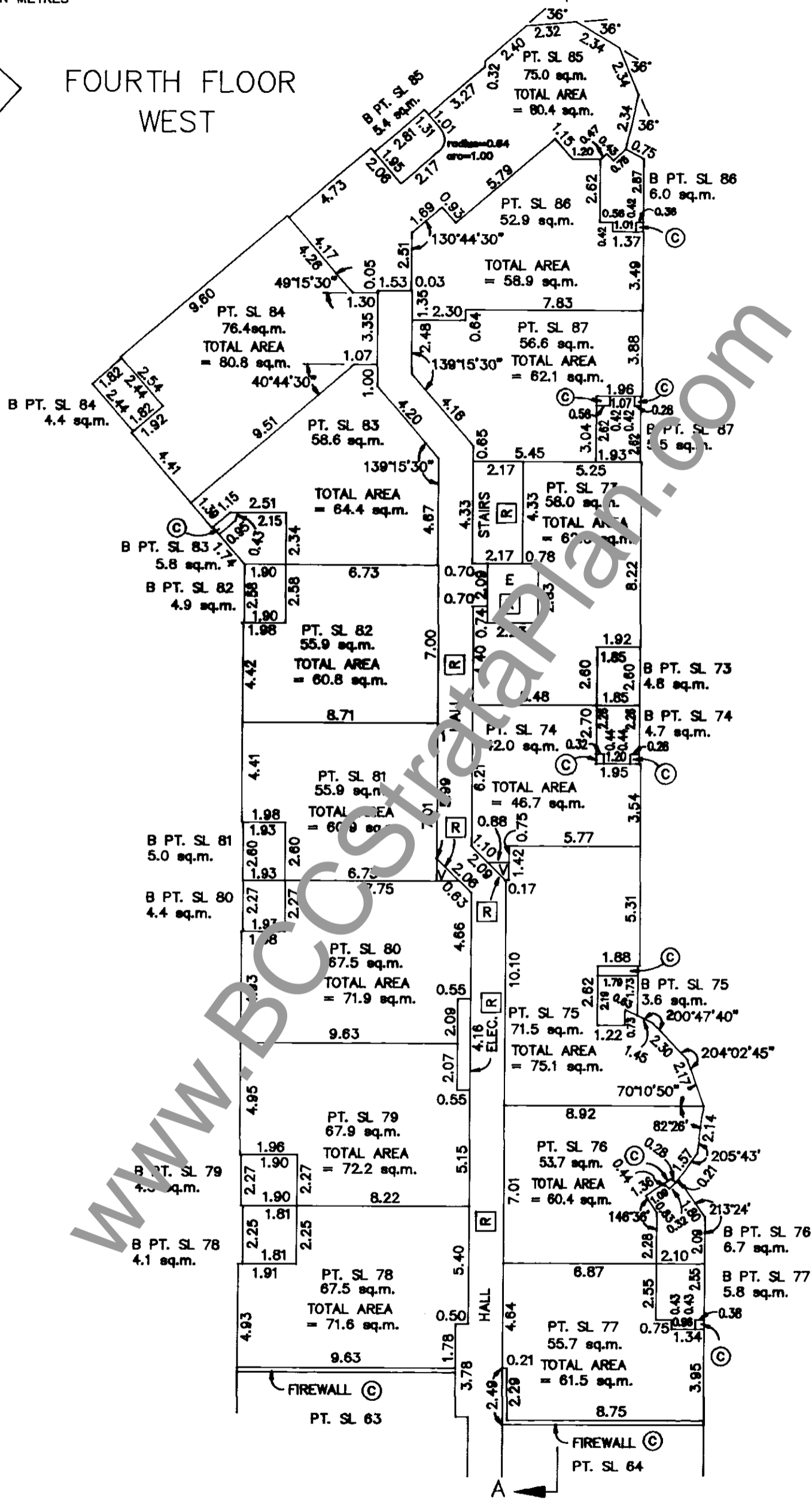
FLOOR PLANS

STRATA PLAN LMS 2109

SCALE 1:200



FOURTH FLOOR WEST



(SEE FOURTH FLOOR EAST)

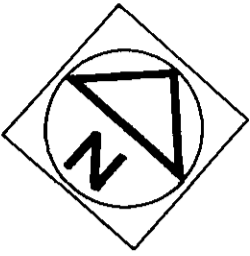
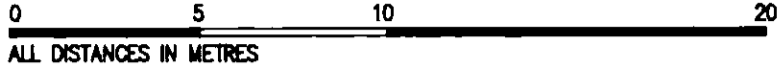
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B.C.L.S.

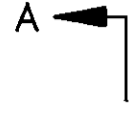
FLOOR PLANS

STRATA PLAN LMS 2109

SCALE 1: 200

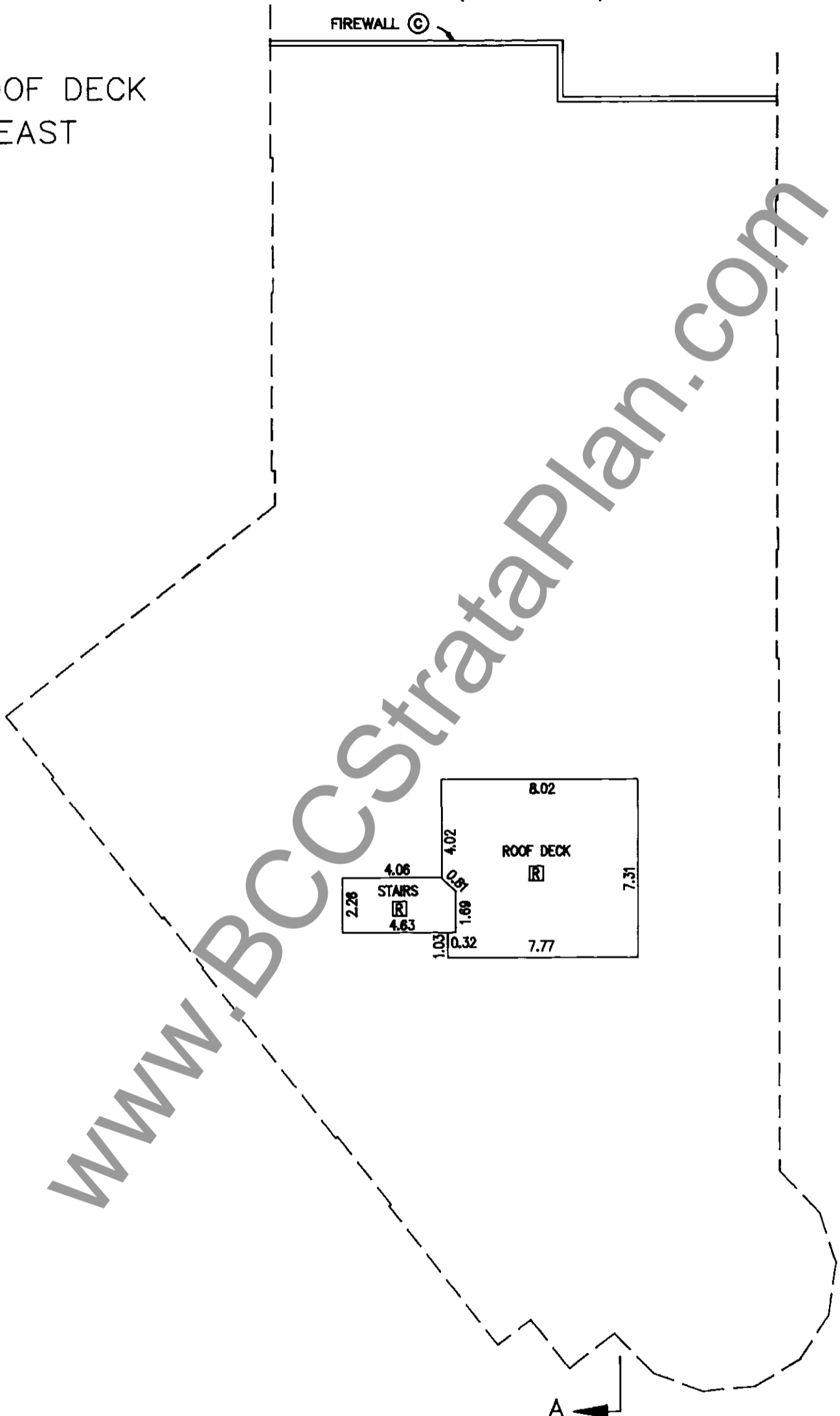


ROOF DECK EAST



(SEE ROOF DECK WEST)

FIREWALL (C)



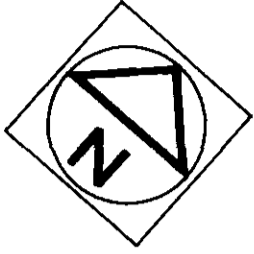
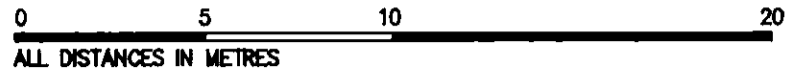
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B.C.L.S.
 DATED THIS 17th DAY OF Aug. 1995.

FLOOR PLANS

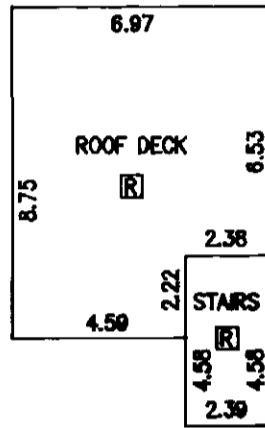
STRATA PLAN LMS 2109

SCALE 1: 200



ROOF DECK WEST

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FIREWALL ©

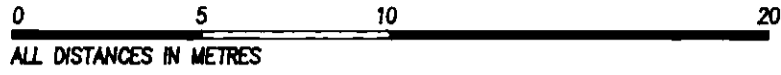
(SEE ROOF DECK EAST)

B.C.L.S.
 DATED THIS 17th DAY OF Aug 1995.

SECTIONS

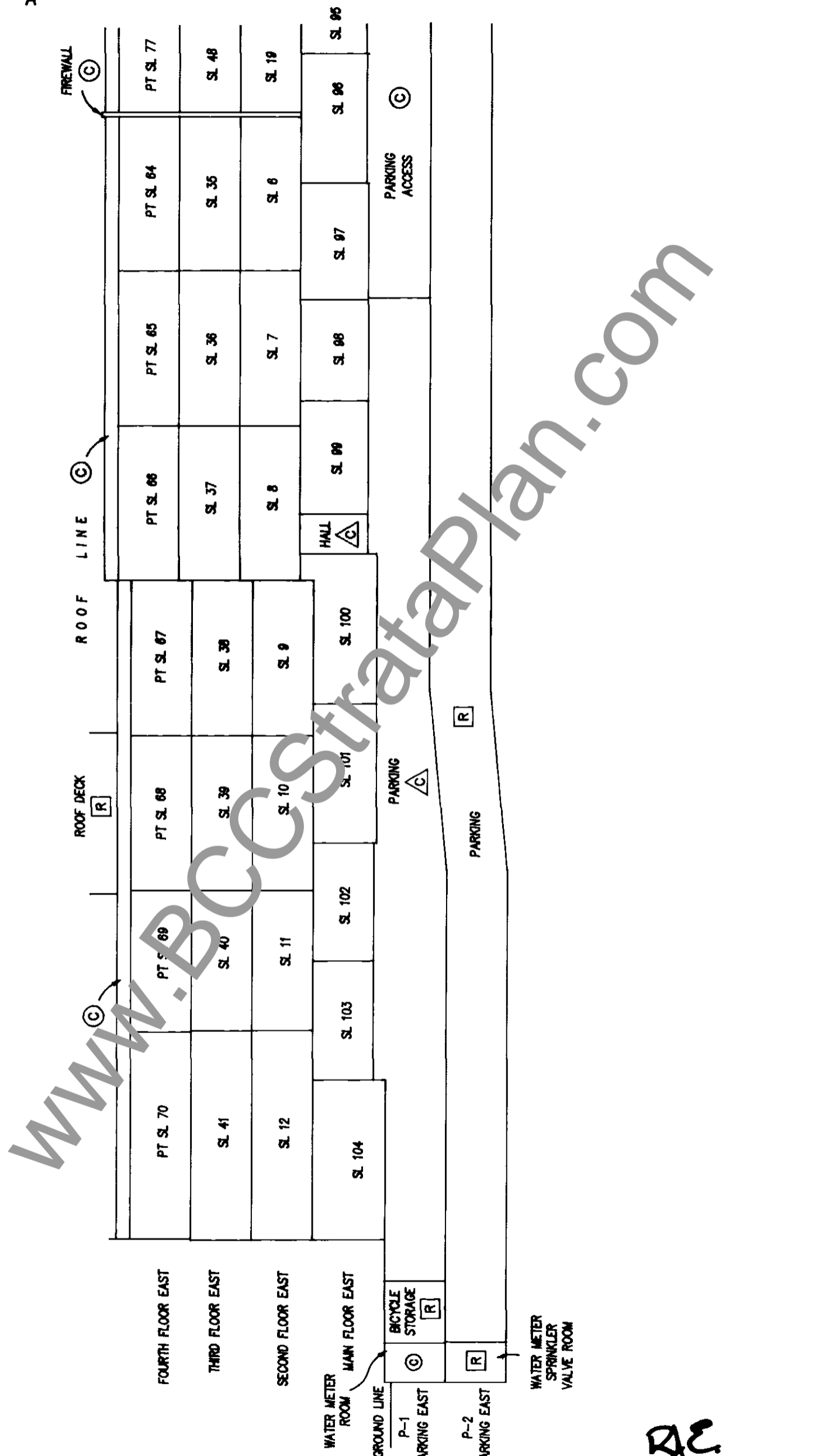
STRATA PLAN LMS 2109

SCALE 1: 200



SECTION A - A

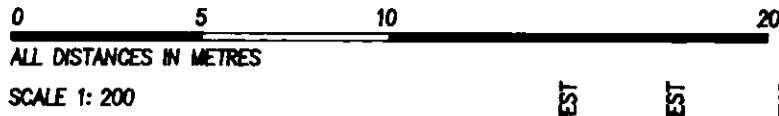
EAST



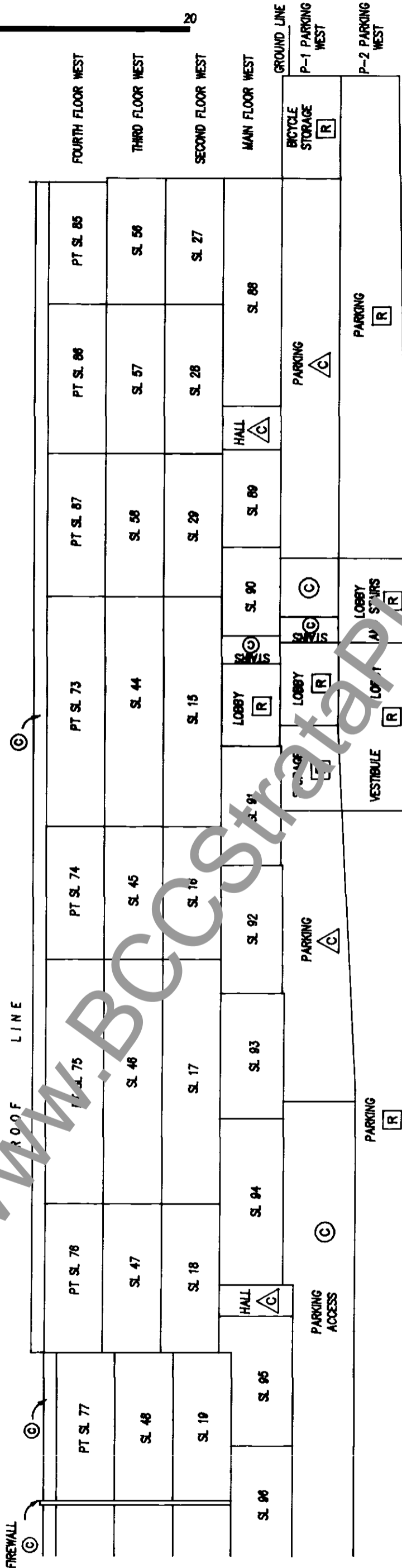
DATED THIS 17th DAY OF Aug 1995. B.C.L.S.

SECTIONS

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SECTION A - A WEST



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RECORD OF BY LAWS AND ORDERS ETC.

FILING		DOCUMENT	
NUMBER	DATE	DATE	NATURE OF PARTICULARS
BJ280376	19.9.1995		NOTIFICATION OF CHANGE OF BYLAWS Form B
BK218755	12.7.96		NOTIFICATION OF CHANGE OF BYLAWS
Bm56773	20.02.98		Change of Bylaws

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DATED THIS 17th DAY OF Aug. 1995. *RJP* B.C.L.S.

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

STRATA PLAN LMS 2109

W. O'Shea

DEALINGS AFFECTING THE COMMON PROPERTY

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

REGISTRATION		DOCUMENT	
NUMBER	DATE	DATE	NATURE OF PARTICULARS
533168m	07-07-1971		EASEMENT & INDEMNITY AGREEMENT CITY OF VANCOUVER EXTENDED BY B6457657 INTER ALIA
N21202	26-03-1985		EASEMENT & INDEMNITY AGREEMENT CITY OF VANCOUVER EXTENDED BY B6457658 INTER ALIA
B6457657	20-12-1993		EASEMENT & INDEMNITY AGREEMENT CITY OF VANCOUVER EXTENSION OF 533168m INTER ALIA
B6457658	20-12-1993		EASEMENT & INDEMNITY AGREEMENT CITY OF VANCOUVER EXTENSION OF N21202 INTER ALIA
DH454597	23-12-1994		COVENANT CITY OF VANCOUVER L.T.A. SECTION 215 INTER ALIA
B577807	15-03-1995		EASEMENT & INDEMNITY AGREEMENT CITY OF VANCOUVER INTER ALIA
BJ153321	25-05-1995		STATUTORY RIGHT OF WAY SC TEL # 1801A INTER ALIA

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DATED THIS 17th DAY OF May, 1995. B.C.L.S.