

**STRATA PLAN OF LOT D,
DISTRICT LOT 541, GROUP 1,
NEW WESTMINSTER DISTRICT,
PLAN 22941**

STRATA PLAN LMS 1554

**CITY OF VANCOUVER
B.C.G.S. 926.025**

1379 HOWE STREET
VANCOUVER, B.C.

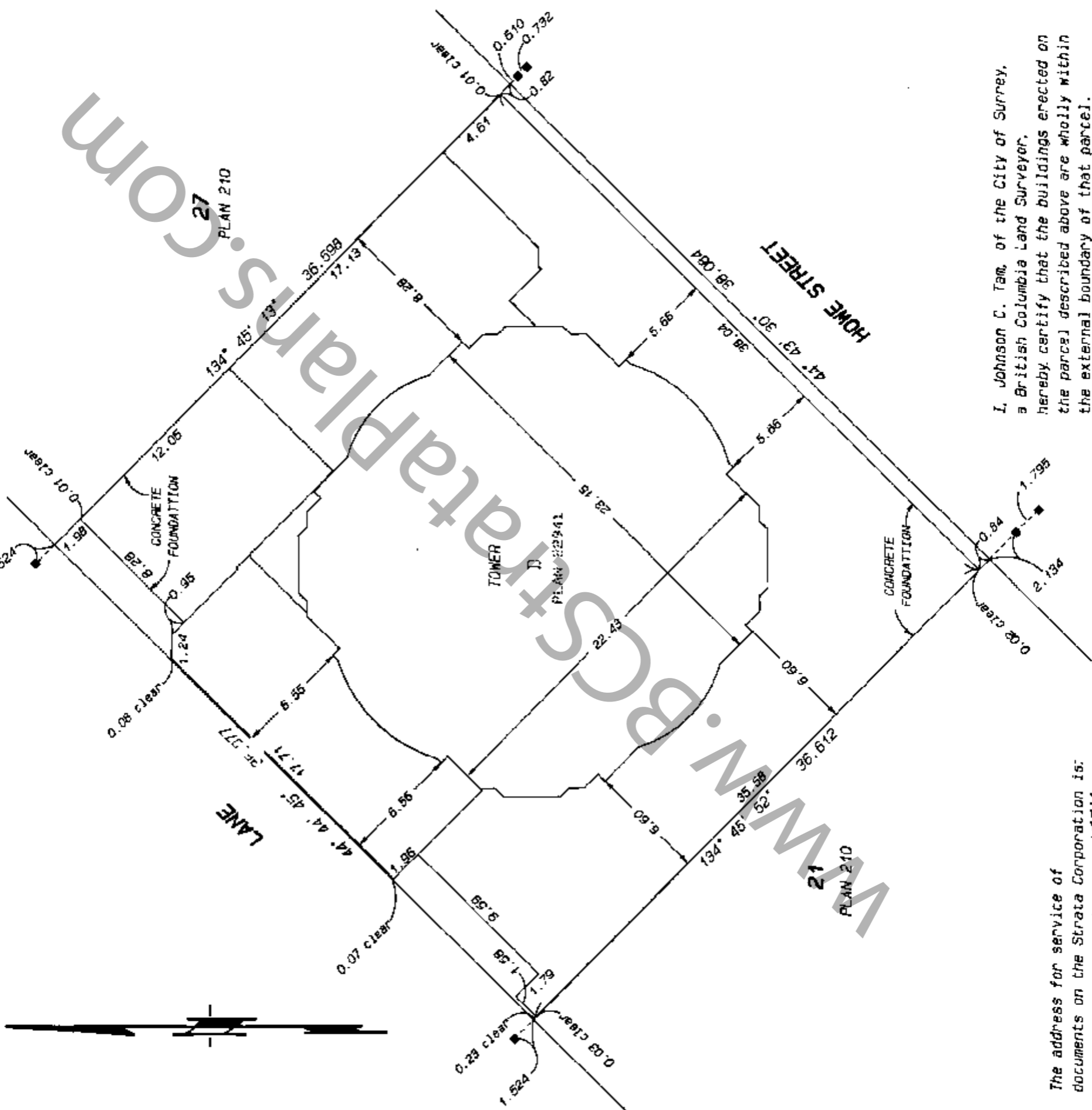
SCALE: 1:250



ALL DISTANCES ARE IN METRES AND DECIMALS
THEREOF UNLESS OTHERWISE INDICATED

Deposited in the Land Title office
at New Westminster, B.C. this 19 day
of Aug, 1994.

[Signature]
ASSISTANT
Deputy REGISTRAR
Ref: DH 308997



The address for service of documents on the Strata Corporation is:
~~The owners, Strata Plan LMS 1554~~
Attn: Murray Graaten
Lando and Company
1774 - 1055 Dunsmuir Street
Box 49345
VANCOUVER, B.C. V7X 1L4

**FOR STRATA CORP
MAIL ADDRESS
SEE STRATA PLAN
GENERAL INDEX**

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 boundary of that parcel.
Dated at Burnaby, B.C.,
this 31st day of May, 1994.

[Signature]
B.C.L.S.

- LEGEND:**
- Standard Iron Post Found
 - Lead Plug Found

Ken K. Wong and Associates
Canada and B.C. Land Surveyors
5624 E. Hastings Street
Burnaby, B.C. V5B 1R4
Telephone: 294-8881
40481-93 F8552 P131-133, F8570 P6-8
5U-395, TG-609

Bearings are astronomic and are derived from Plan 22941
This plan lies within the Greater Vancouver Regional District.

CONDOMINIUM ACT STRATA PLAN LMS / 554

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
1	8 to 17, 19		38, 108		4, 395		45
2	20		693		96		1
3	20		848		113		1
4	20		847		116		1
5	20		540		75		1
6	20		784		118		1
7	20		614		89		1
8	21		693		99		1
9	21		848		115		1
10	21		847		117		1
11	21		540		77		1
12	21		784		120		1
13	21		614		90		1
14	22		893		101		1
15	22		848		116		1
16	22		847		118		1
17	22		540		78		1
18	22		784		122		1
19	22		614		92		1
20	23		693		102		1
21	23		848		118		1
22	23		847		120		1
23	23		540		80		1
24	23		784		123		1
25	23		614		93		1
26	24		693		104		1
27	24		848		120		1
28	24		847		122		1
29	24		540		81		1
30	24		784		125		1
31	24		614		95		1
32	25		693		106		1
33	25		848		122		1
34	25		847		124		1
35	25		540		84		1
36	25		784		128		1
37	25		614		97		1
38	26		693		108		1
39	26		848		124		1
40	26		1, 117		166		1
41	26		1, 053		171		1
42	26		614		89		1
43	27, 28		1, 379		264		1
44	27, 28		1, 414		269		1
45	27, 28		1, 363		289		1
46	27, 28		1, 391		277		1
AGGREGATE			73, 956		10, 000		90

ACCEPTED AS TO FORMS 1, 2 AND 3
THIS 11 DAY OF July 1994

[Signature]
SUPERINTENDENT OF REAL ESTATE

[Signature]
MAY 31st, 1994.

STATUTORY DECLARATION

I, the undersigned, do solemnly declare that:
1) I, the undersigned, am the owner-developer.
2) the strata plan is for residential and commercial 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 17th day of June, 1994.

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

MURRAY BRAATEN
LAWYER
1774-1055 DUNSMUIR
VANCOUVER, B.C. V7K 1W4

Owner-Developer:
BOWTEK ELECTRIC CO. LTD.
RANDY JANG HIMMY JANG
DELBROOK MANAGEMENT LIMITED
NOORDIN SAYANI
DENFRE ENTERPRISES INC.
JAMES HO

OWNER DEVELOPER:
BOWTEK ELECTRIC CO. LTD.

Authorized Signatory
RANDY JANG
Authorized Signatory
HIMMY JANG

Witness
MURRAY BRAATEN
as to signature (s)

Address of 1774-1055 Dunsmuir St
Witness: Vancouver, B.C. V7K 1W4
Occupation: Lawyer

OWNER DEVELOPER:
DELBROOK MANAGEMENT LIMITED

Authorized Signatory
NOORDIN SAYANI

Authorized Signatory
Ernie Hee
Witness ERNIE HEE

as to signature (s)
Address of 1040 WEST GEORGIA
Witness: VANCOUVER, B.C.
Occupation: LAWYER

OWNER DEVELOPER:
DENFRE ENTERPRISES INC.

Authorized Signatory
JAMES HO

Authorized Signatory
Laura Braaten
Witness MURRAY BRAATEN

as to signature (s)
Address of 1774-1055 Dunsmuir St
Witness: Vancouver, B.C. V7K 1W4
Occupation: Lawyer

MORTGAGEE:
THE HONG KONG BANK OF CANADA

Authorized Signatory
STUART WILSON

Authorized Signatory
PAUL YOUNG

Witness ORANG FINKBEIJER
as to signature (s)

Address of 1367 Lansdowne St
Witness: Coguitlam BC
Occupation: Banker

MORTGAGEE:

Authorized Signatory
NOORDIN SAYANI

Witness ERNIE HEE

Address of 1040 WEST GEORGIA
Witness: VANCOUVER, B.C.
Occupation: LAWYER

MORTGAGEE:

Authorized Signatory
AUGUSTINA JUNG

Authorized Signatory
PAULINE JANG

Witness as to both signatures
MURRAY BRAATEN

Address of 1774-1055 Dunsmuir St
Witness: Vancouver, B.C.
Occupation: Lawyer

MORTGAGEE:
HOBBS PACIFIC LTD.

Authorized Signatory
JAMES HO

Authorized Signatory

Witness MURRAY BRAATEN
as to signature (s)

Address of 1774-1055 Dunsmuir St
Witness: Vancouver, B.C.
Occupation: Lawyer

SECTION B (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 31st day of May, 1994 been previously occupied.

Dated at Burnaby, British Columbia, this 31st day of May, 1994.

Johnson Tam

B. C. L. S.

J.C.T.

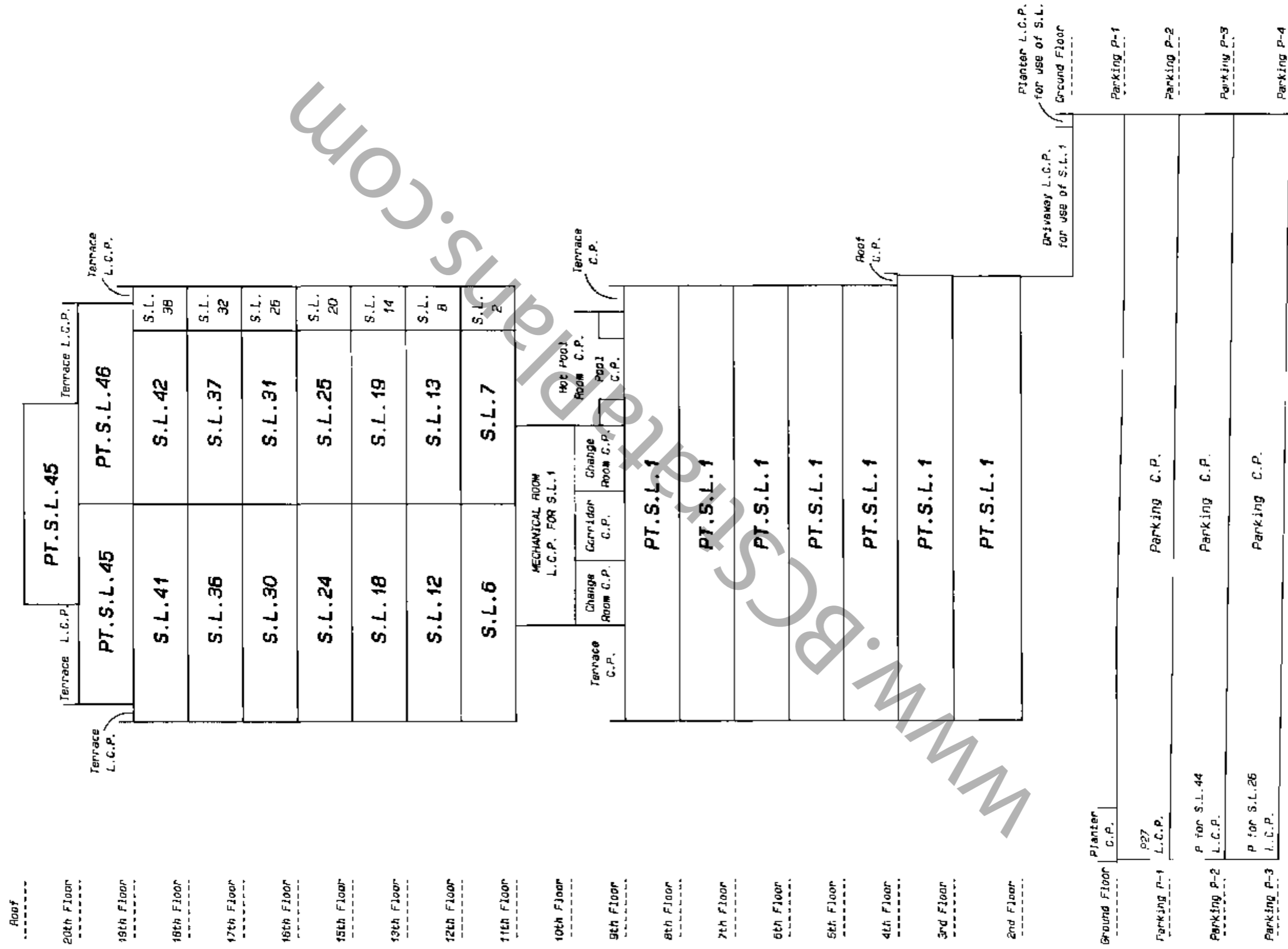
MAY 31st, 1994.

DIAGRAMMATIC ELEVATIONS
SECTION A-A

SCALE: 1:200



STRATA PLAN LMS / 554



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
- P denotes parking space

J.C.Z.
MAY 31st, 1994.

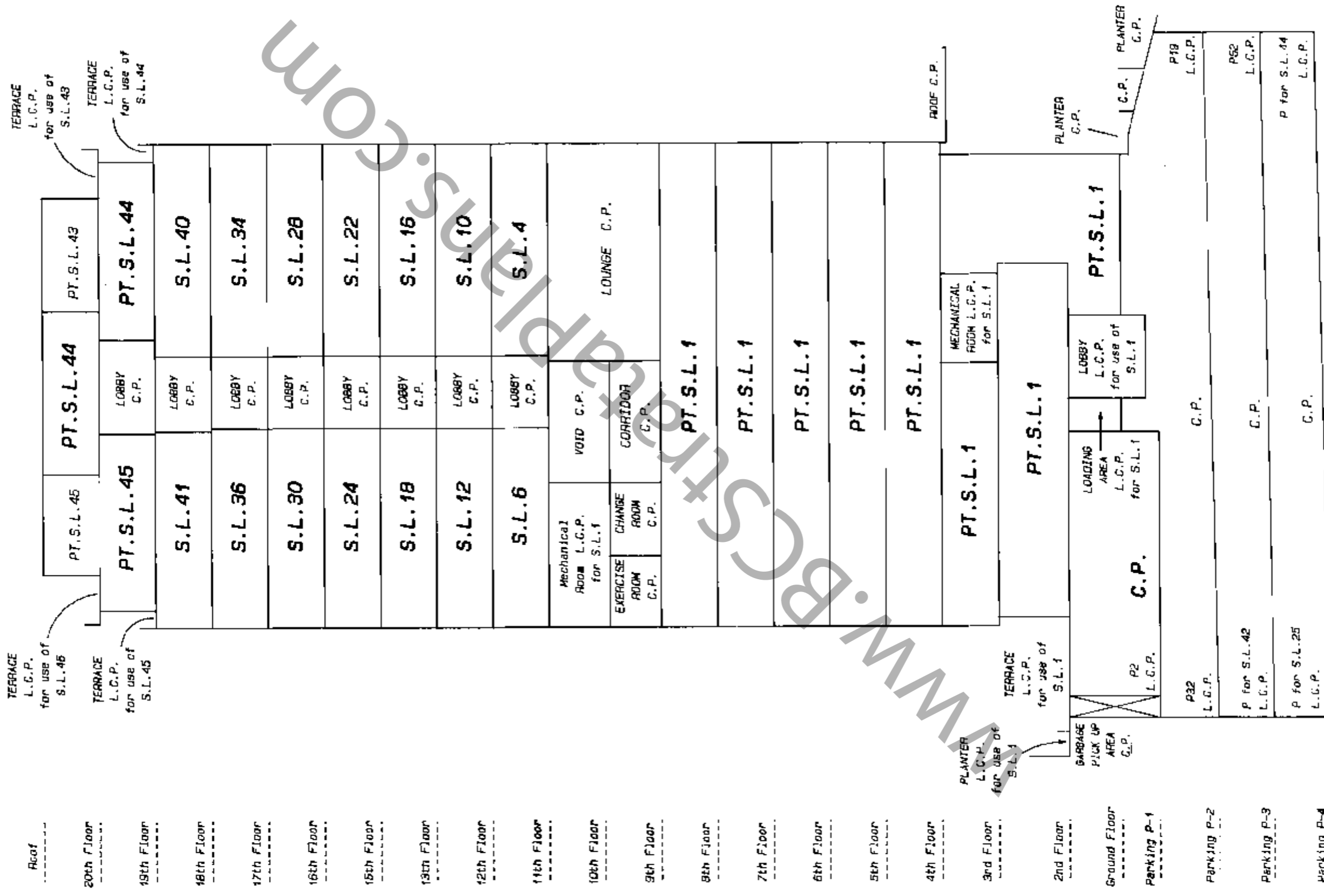
DIAGRAMMATIC ELEVATIONS

SECTION B-B

SCALE: 1:200



STRATA PLAN LMS / 554



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
- P denotes parking spaces, limited common property

G.C.C.
MAY 31st, 1994.

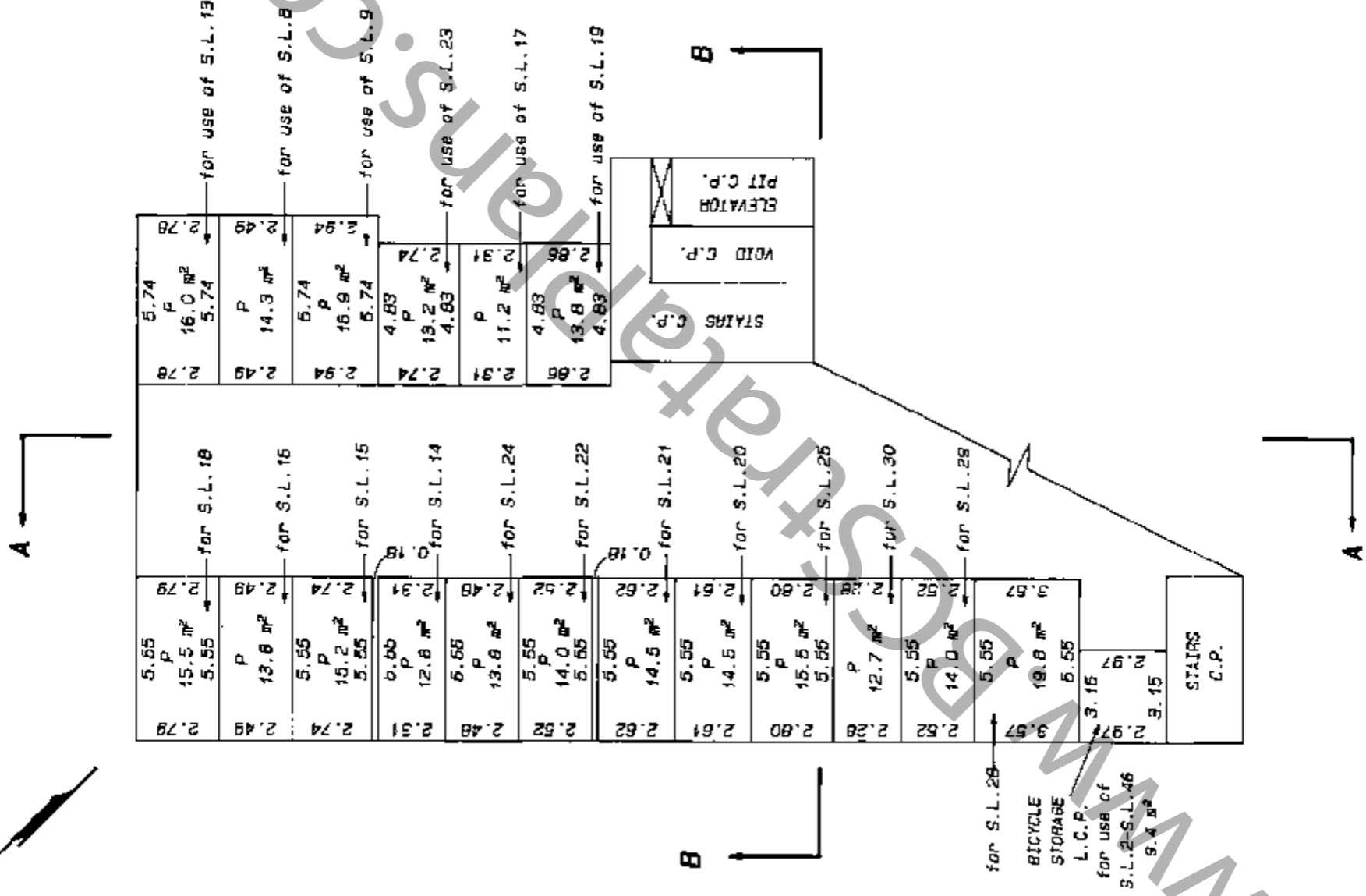
STRATA PLAN LMS / 554

PARKING LEVEL P-4

SCALE: 1:200



ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE INDICATED



LEGEND:

- C.P. denotes common property
- ▭ denotes duct space, common property
- P denotes parking spaces, limited common property
- L.C.P. denotes limited common property
- S.L. denotes strata lot

G.C.T.

MAY 31st, 1994.

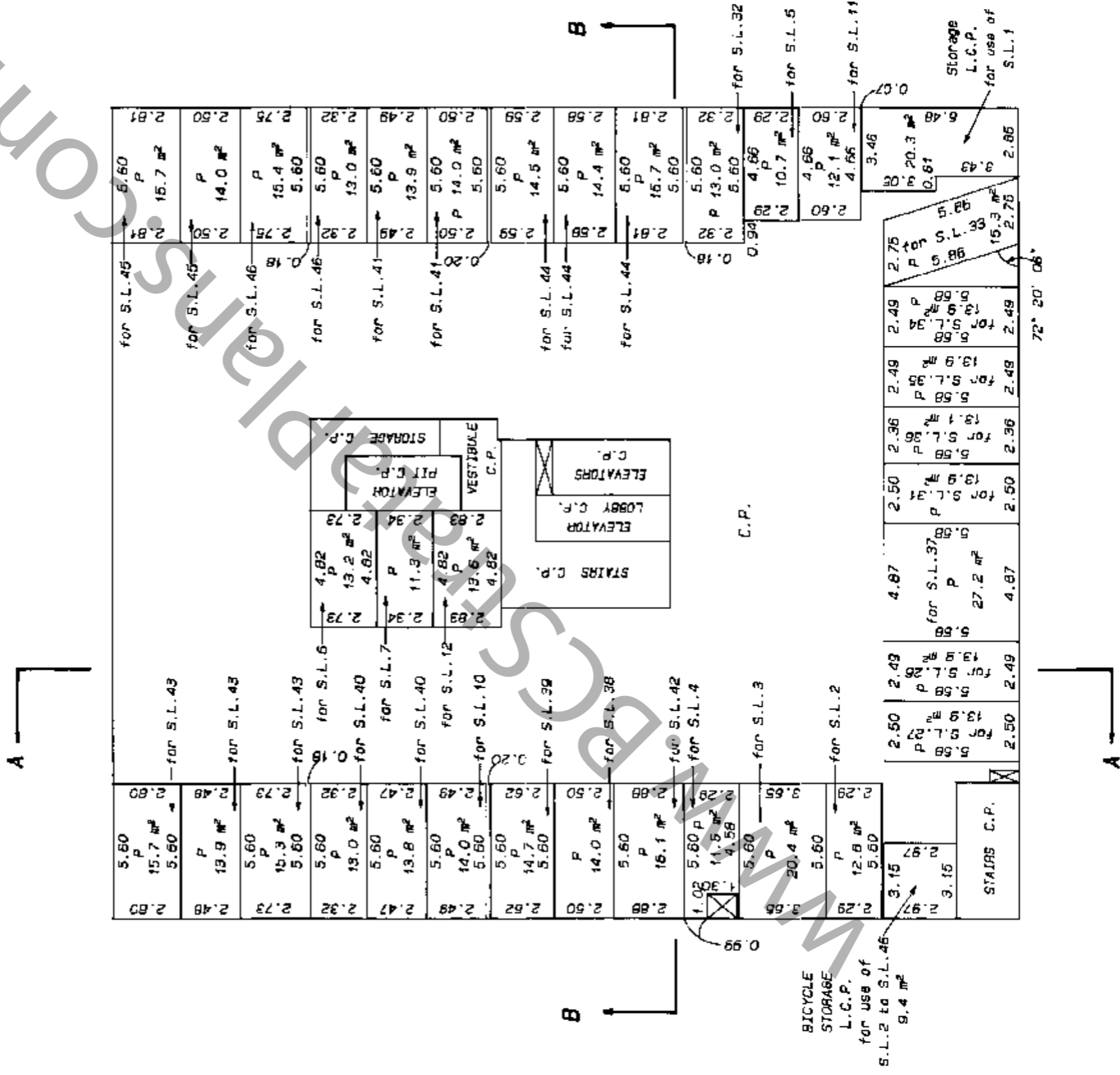
STRATA PLAN LMS / 554

PARKING LEVEL P-3

SCALE: 1:200



ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE INDICATED



LEGEND:

- L.C.P. denotes limited common property
- C.P. denotes common property
- P denotes parking spaces, limited common property
- S.L. denotes strata lot
- ☒ denotes duct space, common property

J.C.T.
MAY 31st, 1994.

STRATA PLAN LMS / 5554

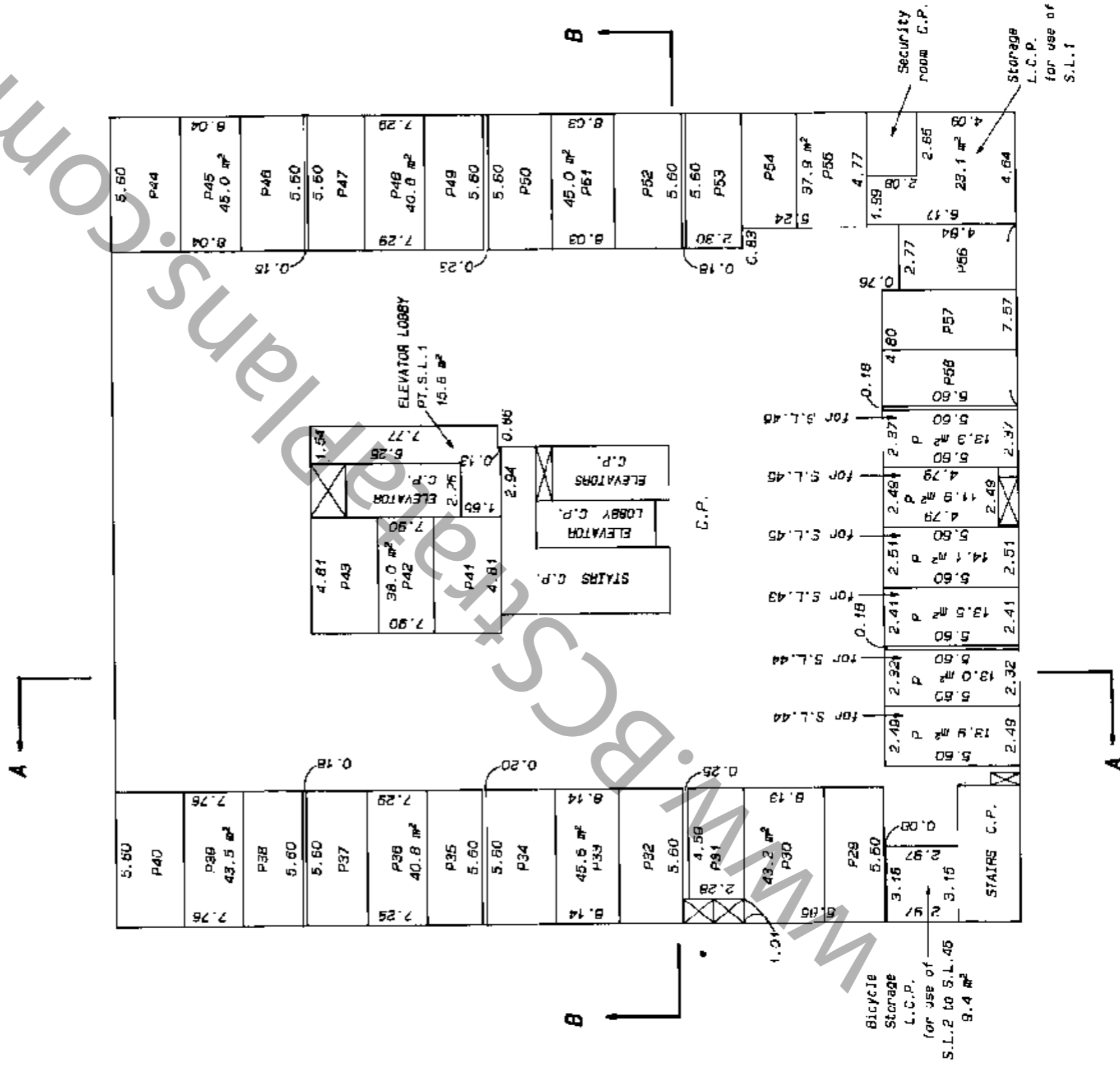
PARKING LEVEL P-2

PART OF STRATA LOT 1

SCALE: 1:200



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.I. denotes strata lot
- ☒ denotes duct space, common property
- F29-P58 denotes parking spaces, limited common property for use of strata lot 1
- P denotes parking spaces, limited common property

A.C.T.
MAY 31st, 1994.

STRATA PLAN LMS / 554

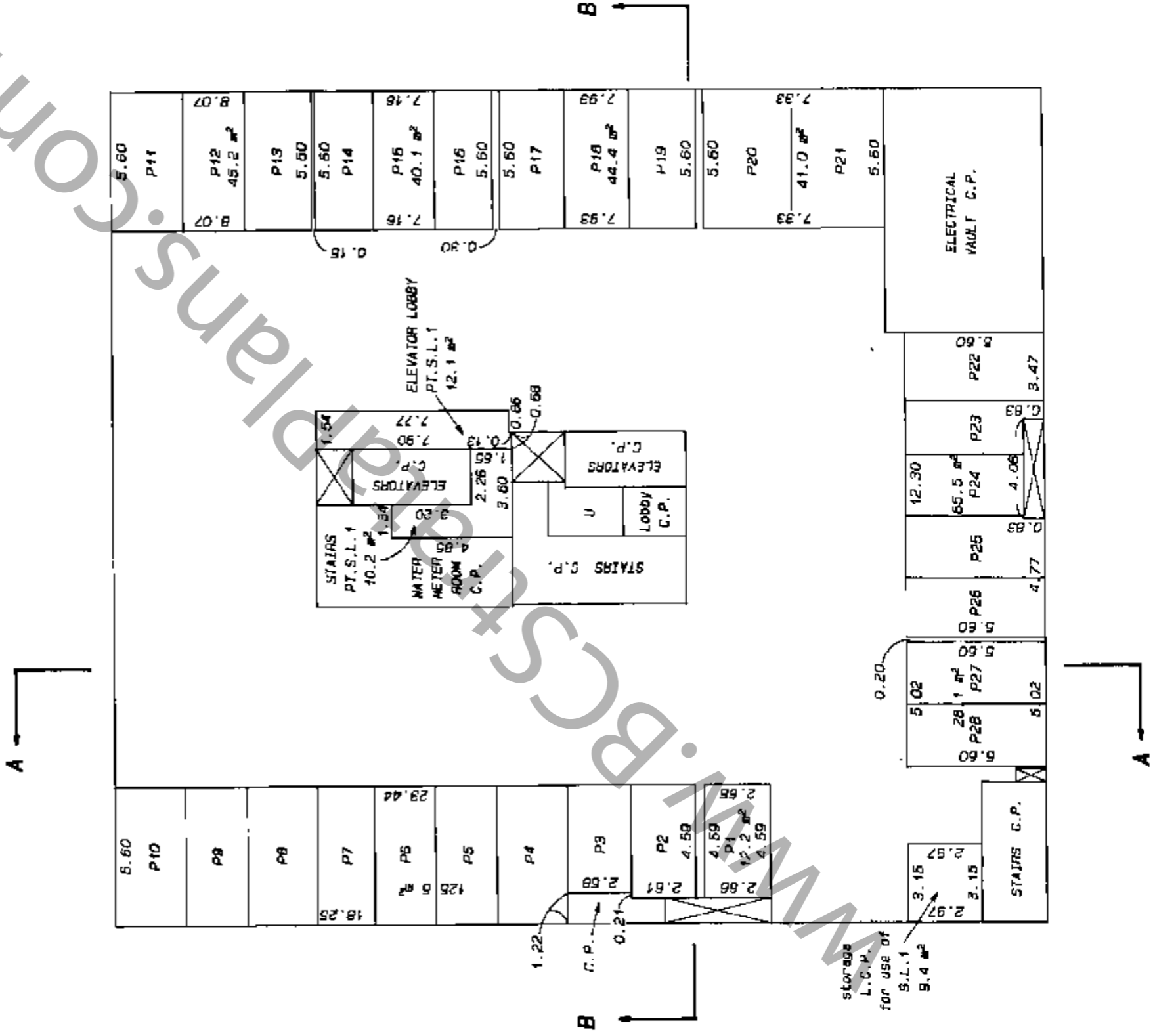
PARKING LEVEL P-1

SCALE: 1:200



ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE INDICATED

PART OF STRATA LOT 1



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
- U denotes utilities room, common property
- P1-P28 denotes parking spaces, limited common property for use of Strata lot 1

ASIT
MAY 31st, 1994.

Plans.com

STRATA PLAN LMS 1554

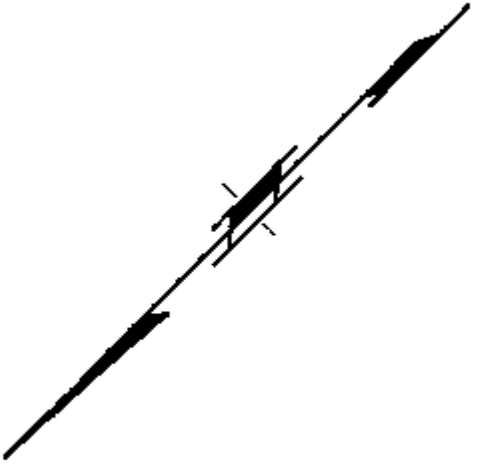
GROUND FLOOR

STRATA LOT 1

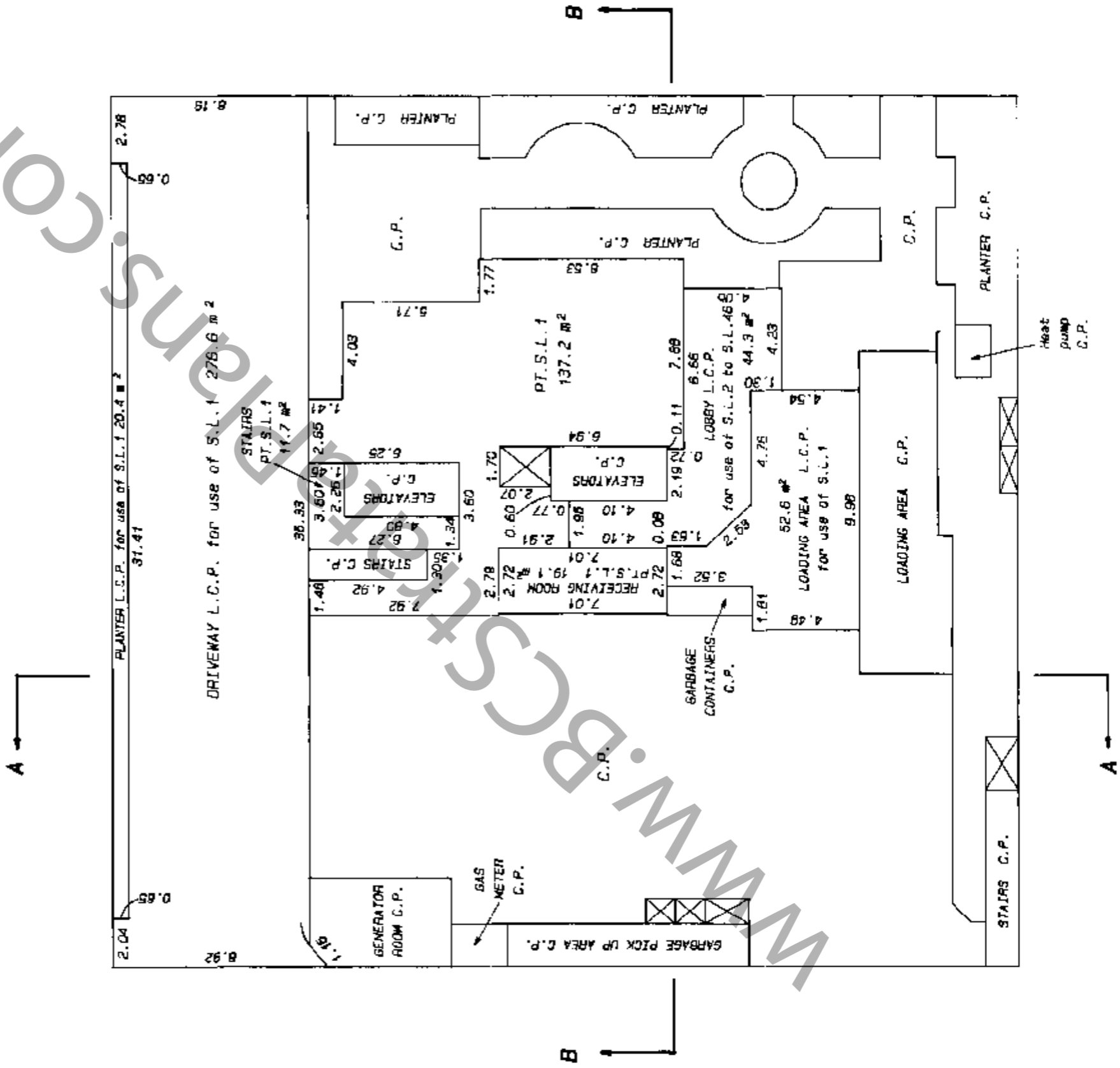
SCALE: 1:200



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PLANTER L.C.P. for use of S.L.1 20.4 m²
31.41
DRIVEWAY L.C.P. for use of S.L.1 278.6 m²



- 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.Z.
MAY 31st, 1994.

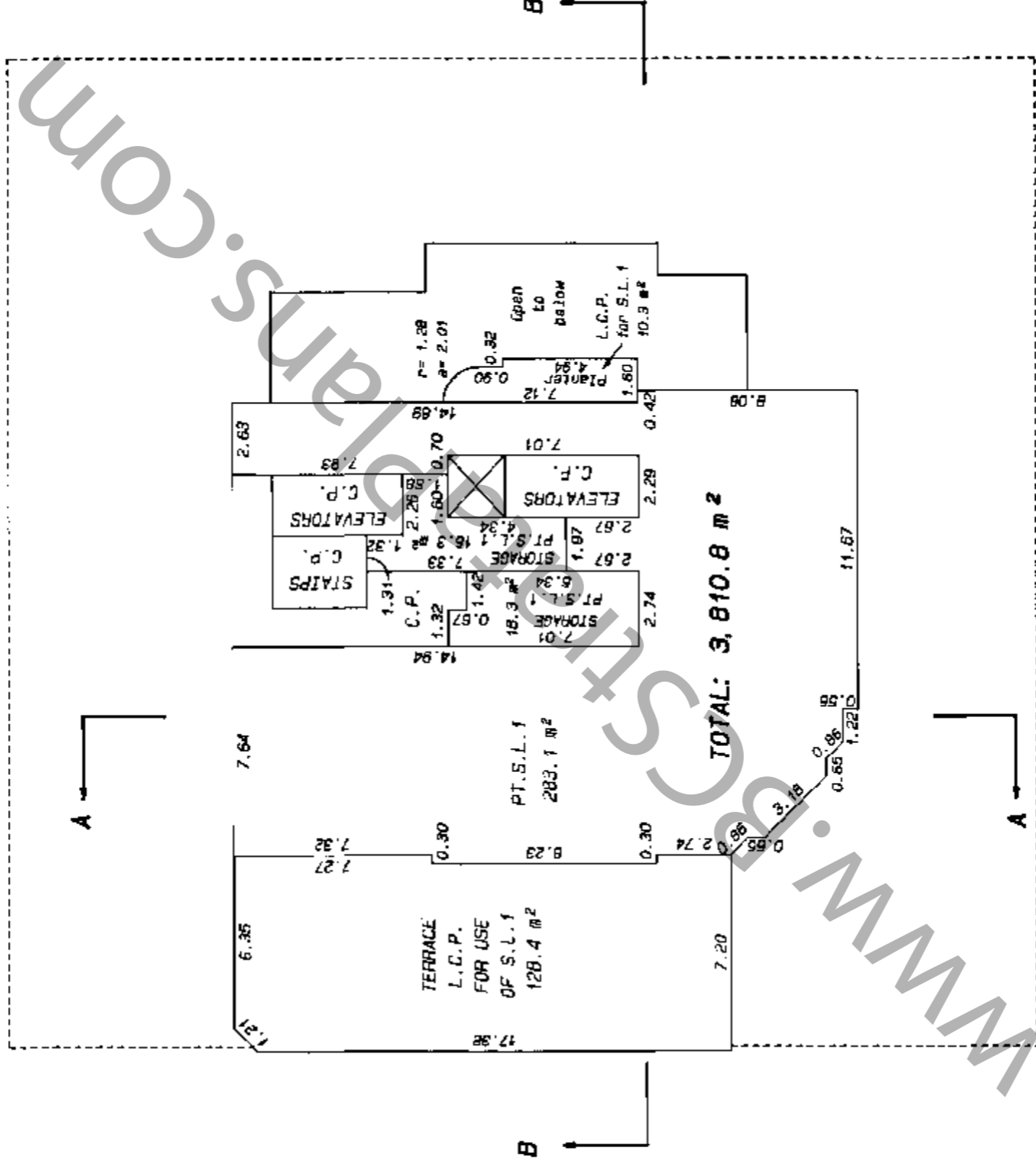
STRATA PLAN LMS / 554

SECOND FLOOR
STRATA LOT 1

SCALE: 1:200



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

B.C.T.
MAY 31st, 1994.

STRATA PLAN LMS / 554

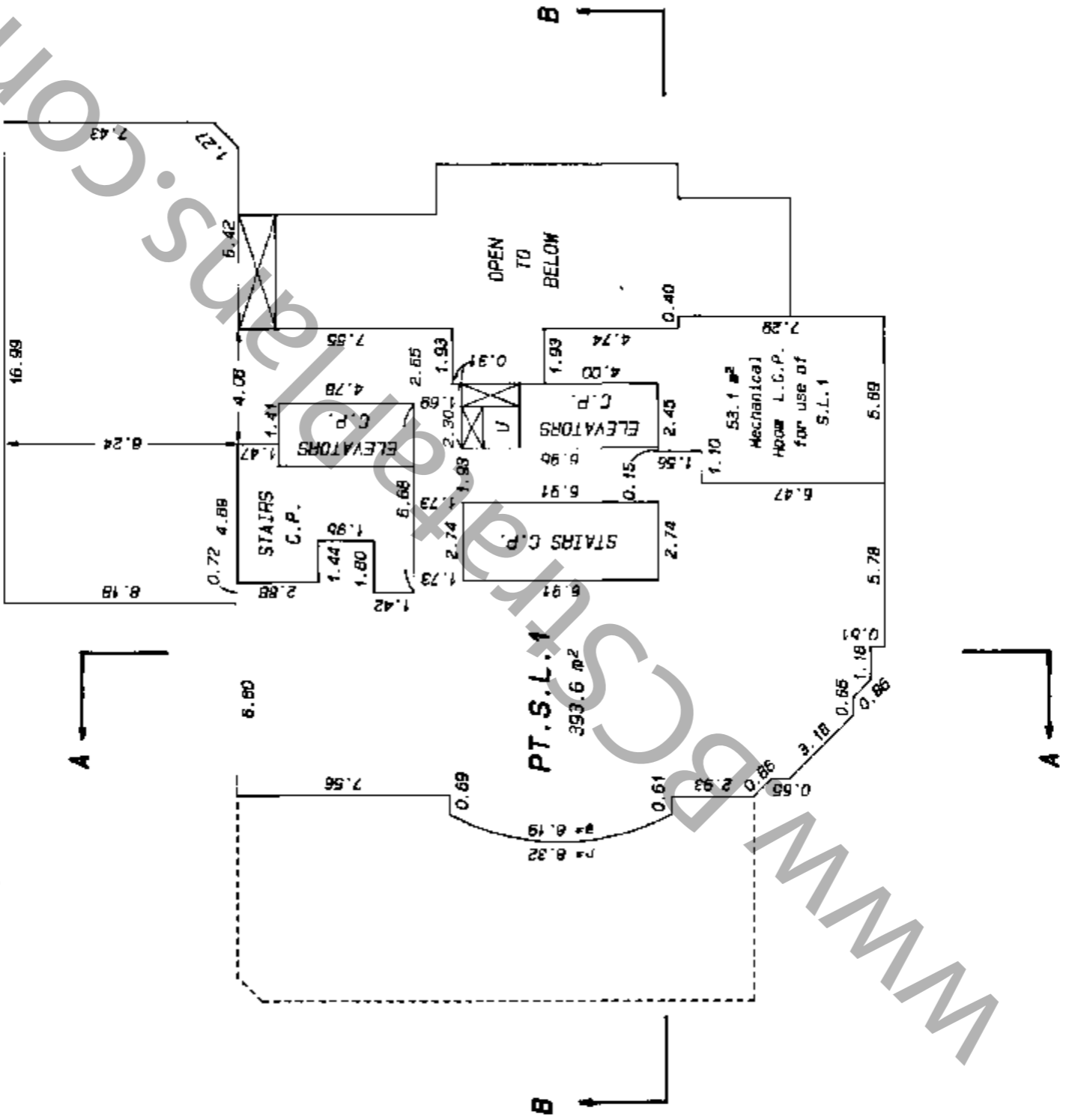
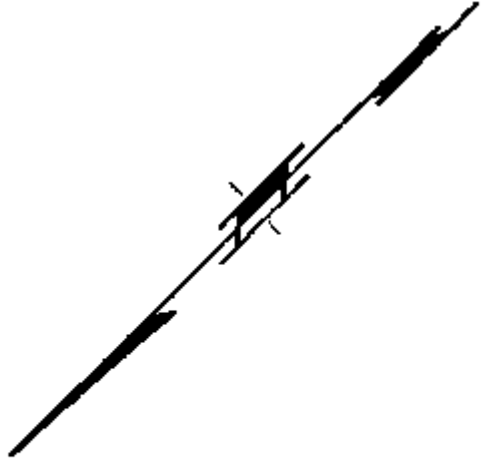
THIRD FLOOR

STRATA LOT 1

SCALE: 1:200



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
- denotes utilities closet, common property

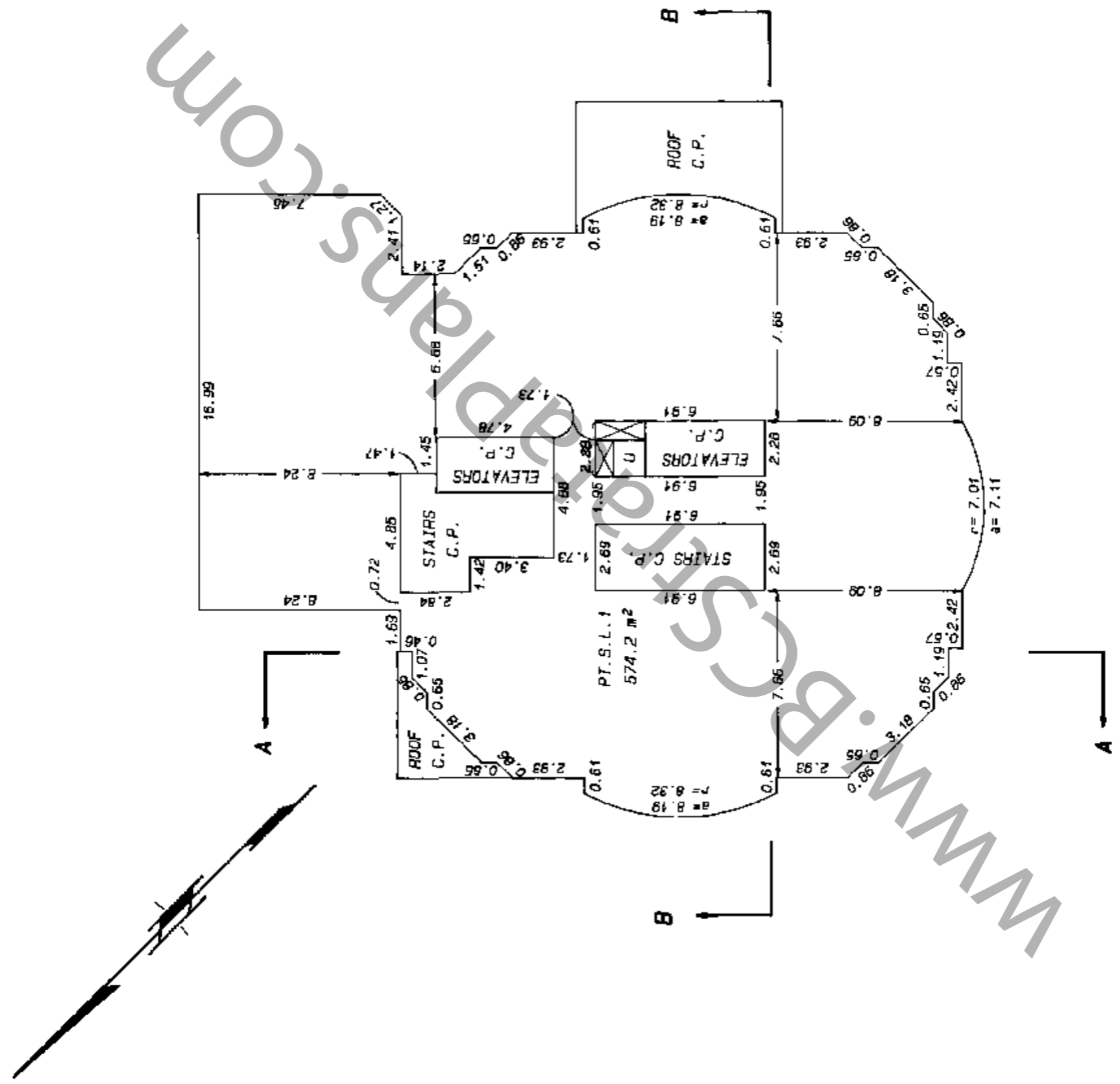
J.C.T.
MAY 31st, 1994.

STRATA PLAN LMS / 554
FOURTH FLOOR
STRATA LOT 1

SCALE: 1:200



ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE INDICATED



- LEGEND:**
- C.P. denotes common property
 - PT. S.L. denotes part strata lot
 - S.L. denotes strata lot
 - denotes duct space, common property
 - ⊗ denotes utilities closet, common property

228
MAY 31st, 1994.

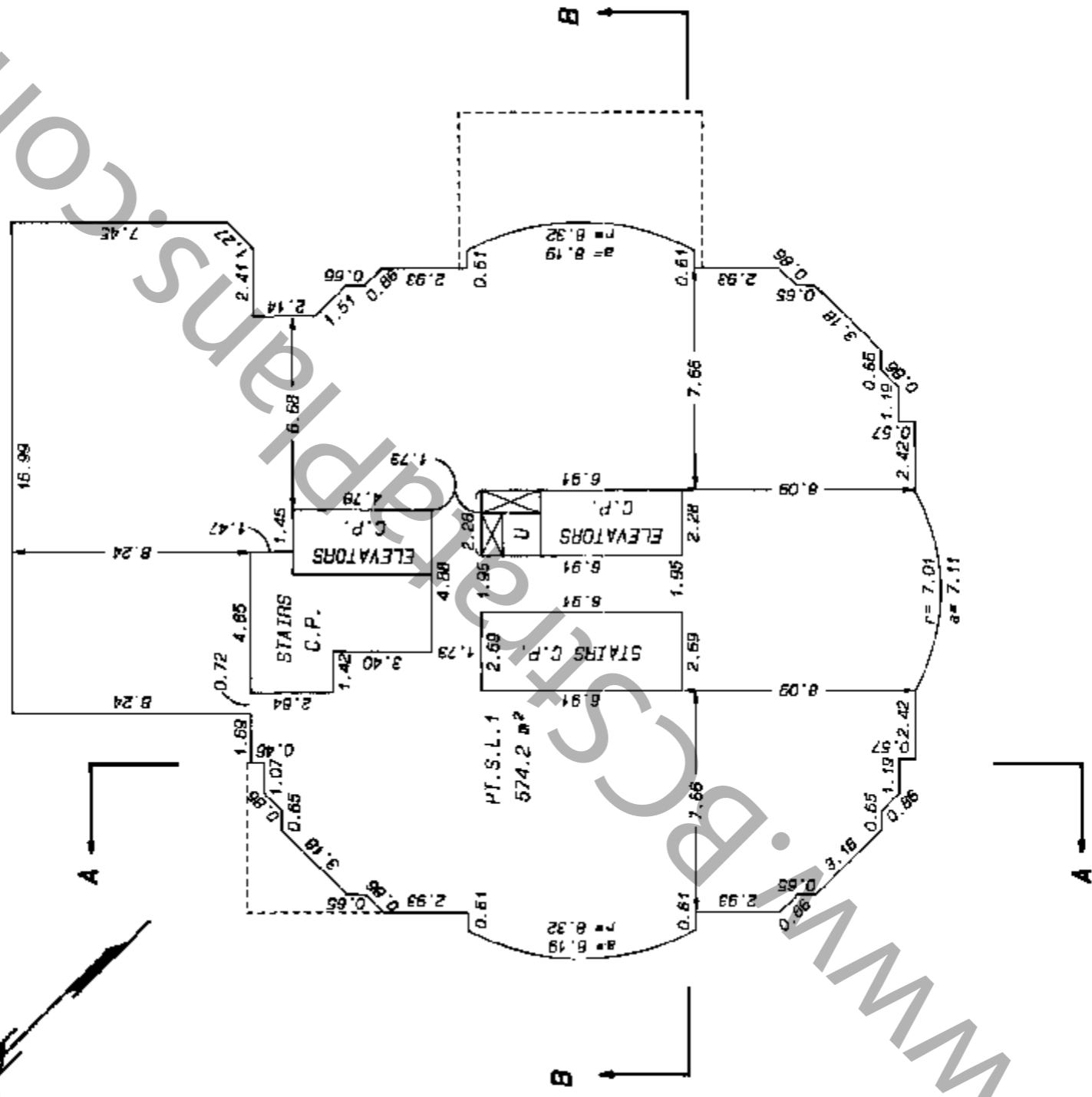
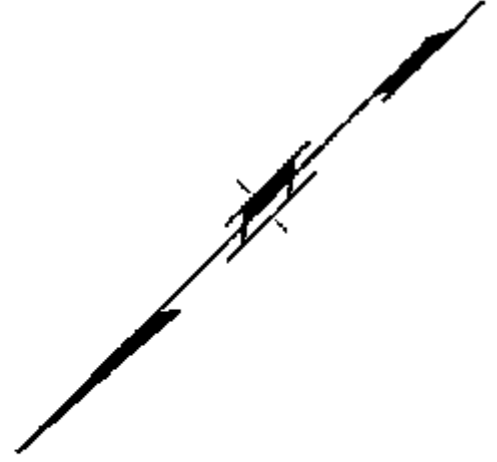
STRATA PLAN LMS / 554

FIFTH FLOOR
STRATA LOT 1

SCALE: 1:200



ALL DISTANCES ARE IN METRES AND DECIMALS
THEREOF UNLESS OTHERWISE INDICATED



- LEGEND:**
- C.P. denotes common property
 - PT.S.L. denotes part strata lot
 - S.L. denotes strata lot
 - denotes duct space, common property
 - U denotes utilities closet, common property

A.C.T.
MAY 31st, 1994.

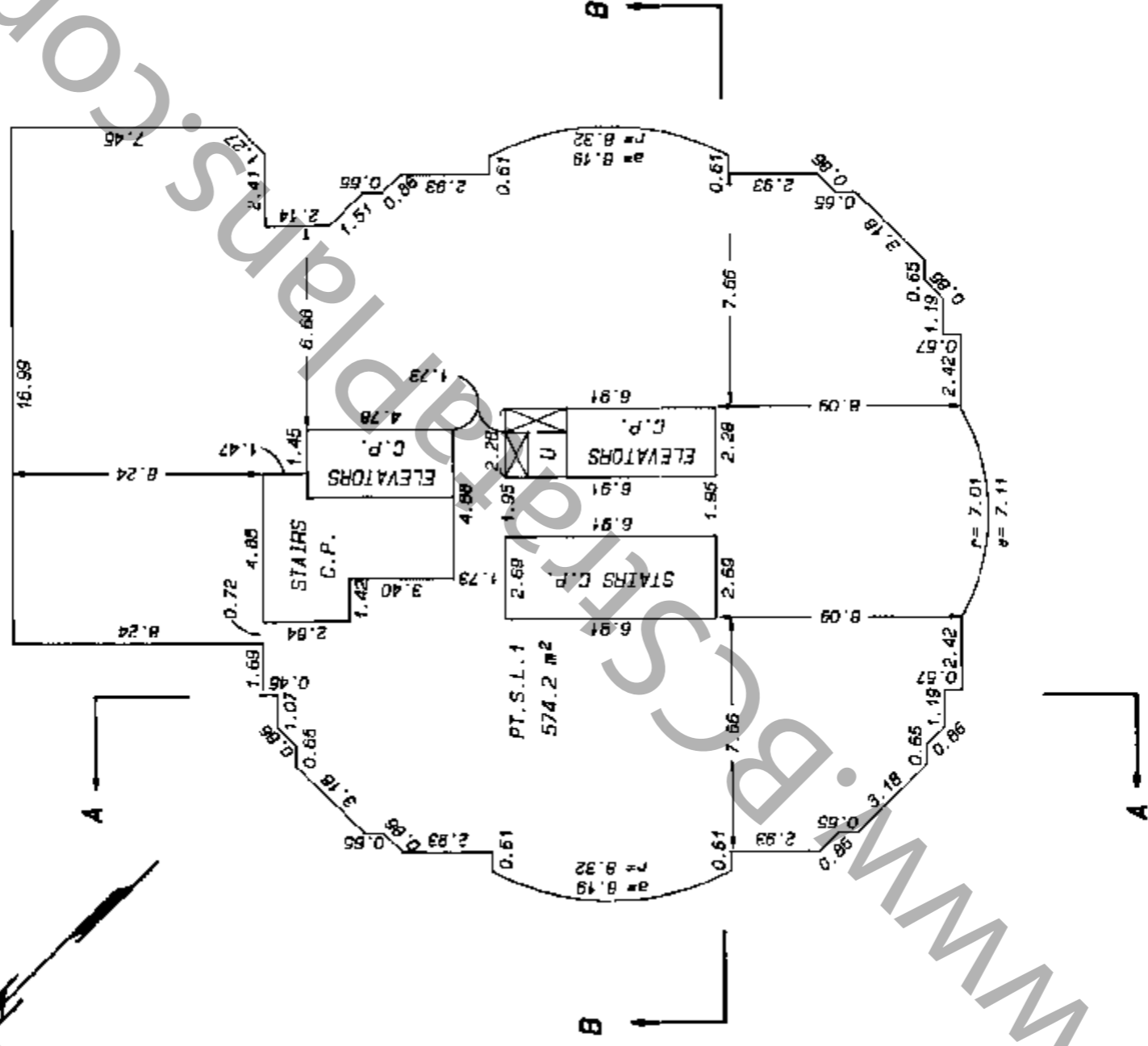
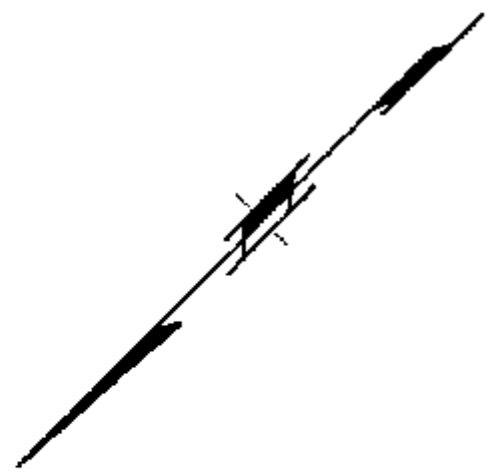
STRATA PLAN LMS / 5559

SIXTH FLOOR
STRATA LOT 1

SCALE: 1:200



ALL DISTANCES ARE IN METRES AND DECIMALS
THEREOF UNLESS OTHERWISE INDICATED



- LEGEND:
- C.P. denotes common property
 - PT.S.L. denotes part strata lot
 - S.L. denotes strata lot
 - ⊠ denotes duct space, common property
 - U denotes utilities closet, common property

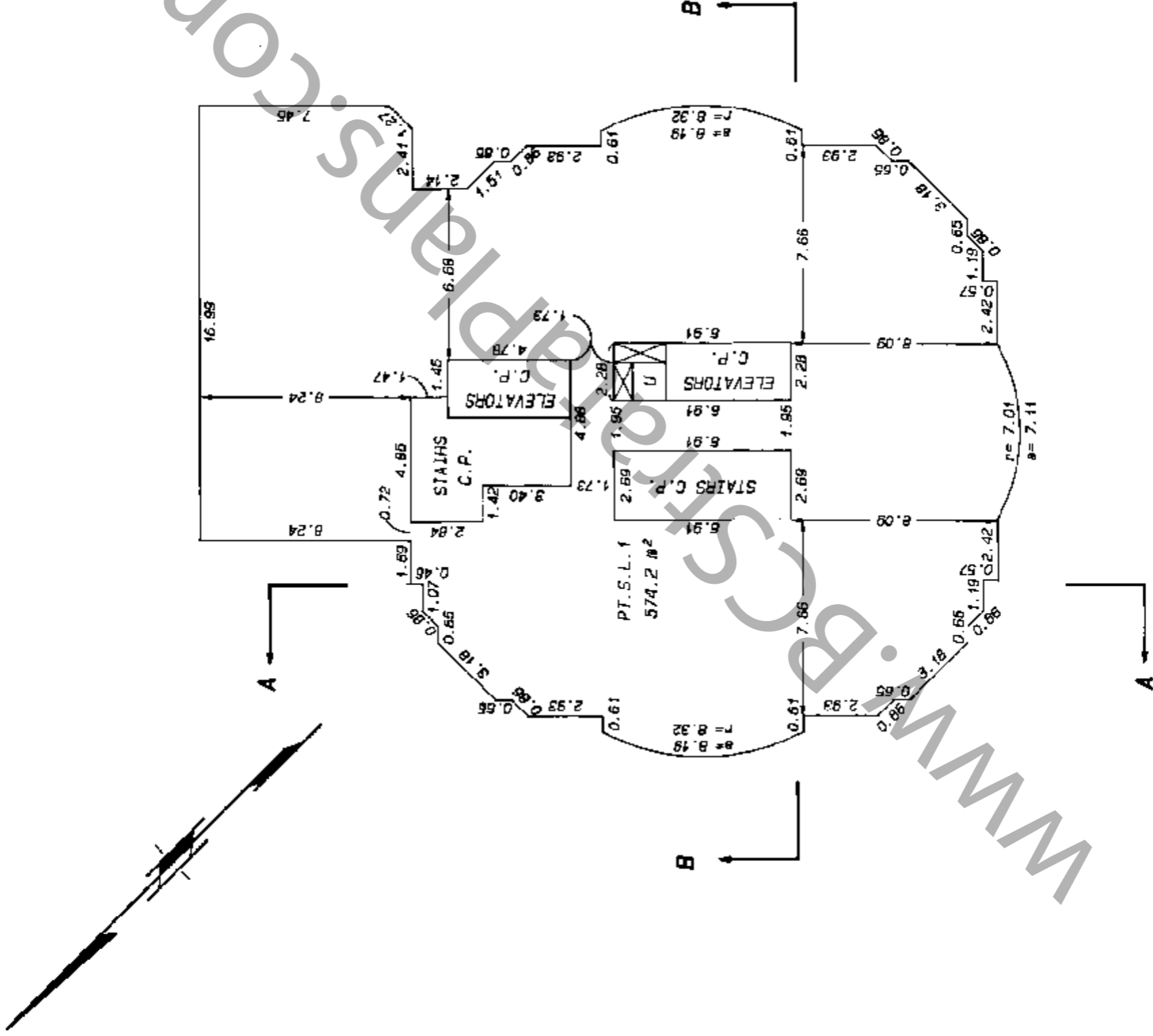
J.C.Z.
MAY 31st, 1994.

STRATA PLAN LMS 5554
SEVENTH FLOOR
STRATA LOT 1

SCALE: 1:200



ALL DISTANCES ARE IN METRES AND DECIMALS
THEREOF UNLESS OTHERWISE INDICATED



LEGEND:

- C.P. denotes common property
- PT.S.L. denotes part strata lot
- S.L. denotes strata lot
- denotes duct space, common property
- U denotes utilities closet, common property

D.C.T
MAY 31st, 1994.

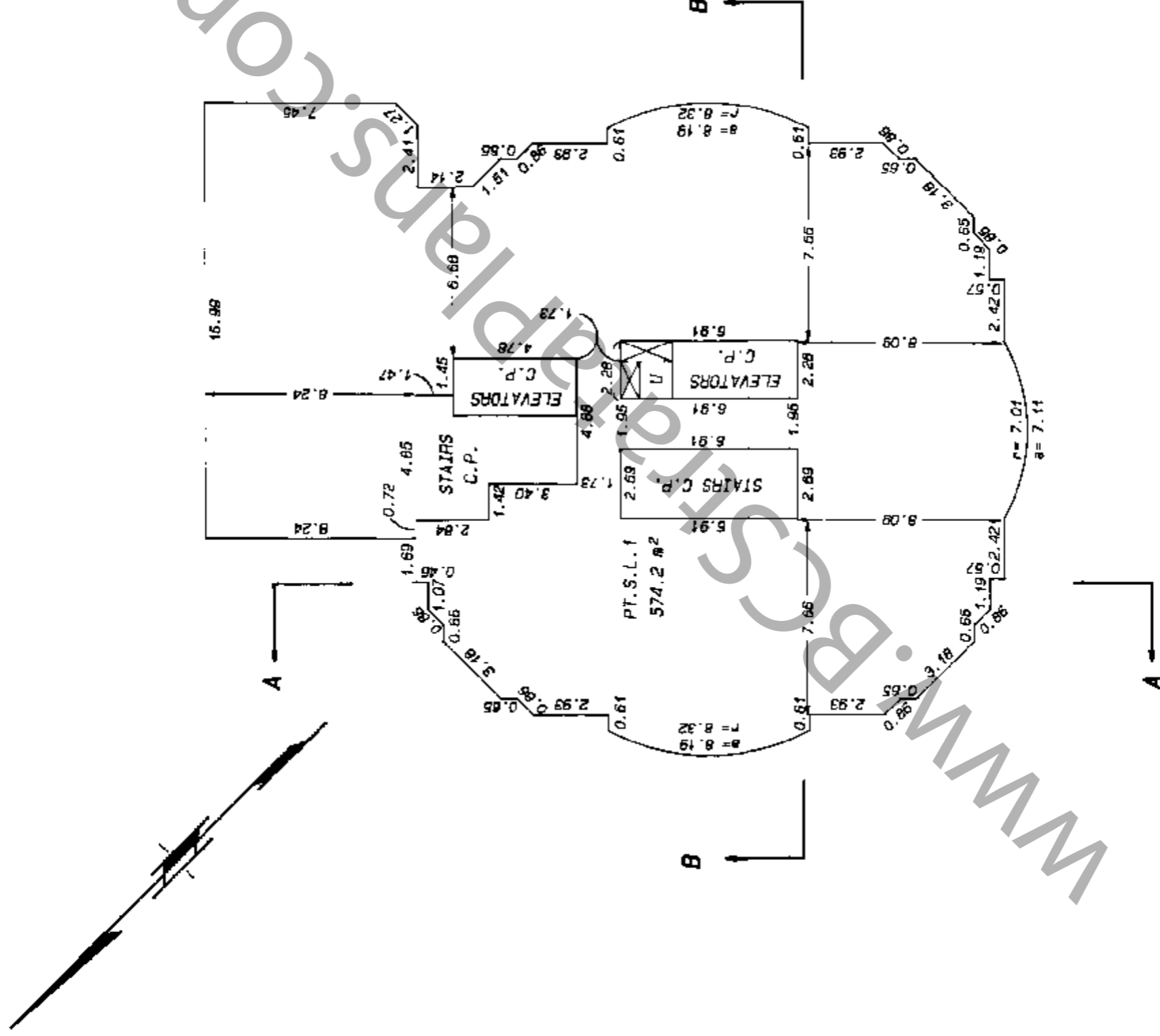
STRATA PLAN LMS / 5554

EIGHTH FLOOR
STRATA LOT 1

SCALE: 1:200



ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE INDICATED



LEGEND:

- C.P. denotes common property
- PT.S.L. denotes part strata lot
- S.L. denotes strata lot
- ⊠ denotes duct space, common property
- U denotes utilities closet, common property

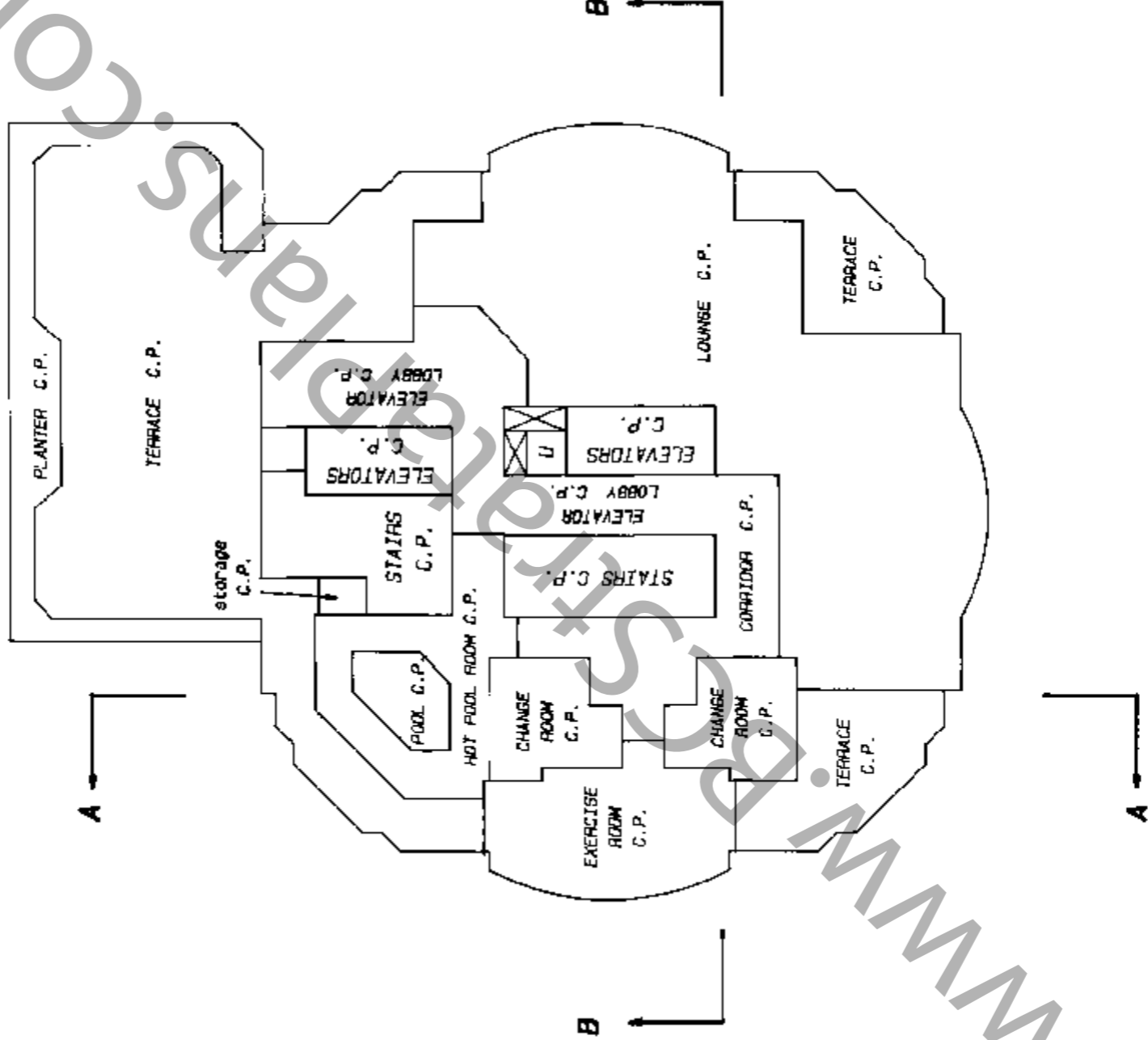
J.C.T.
MAY 31st, 1994.

STRATA PLAN LMS / 554
NINETH FLOOR
STRATA LOT 1

SCALE: 1:200



ALL DISTANCES ARE IN METRES AND DECIMALS
THEREOF UNLESS OTHERWISE INDICATED



LEGEND:

- C.P. denotes common property
- Pf.S.L. denotes part strata lot
- S.L. denotes strata lot
- ⊠ denotes duct space, common property
- U denotes utilities closet, common property

J.C.Z.
MAY 31st, 1994.

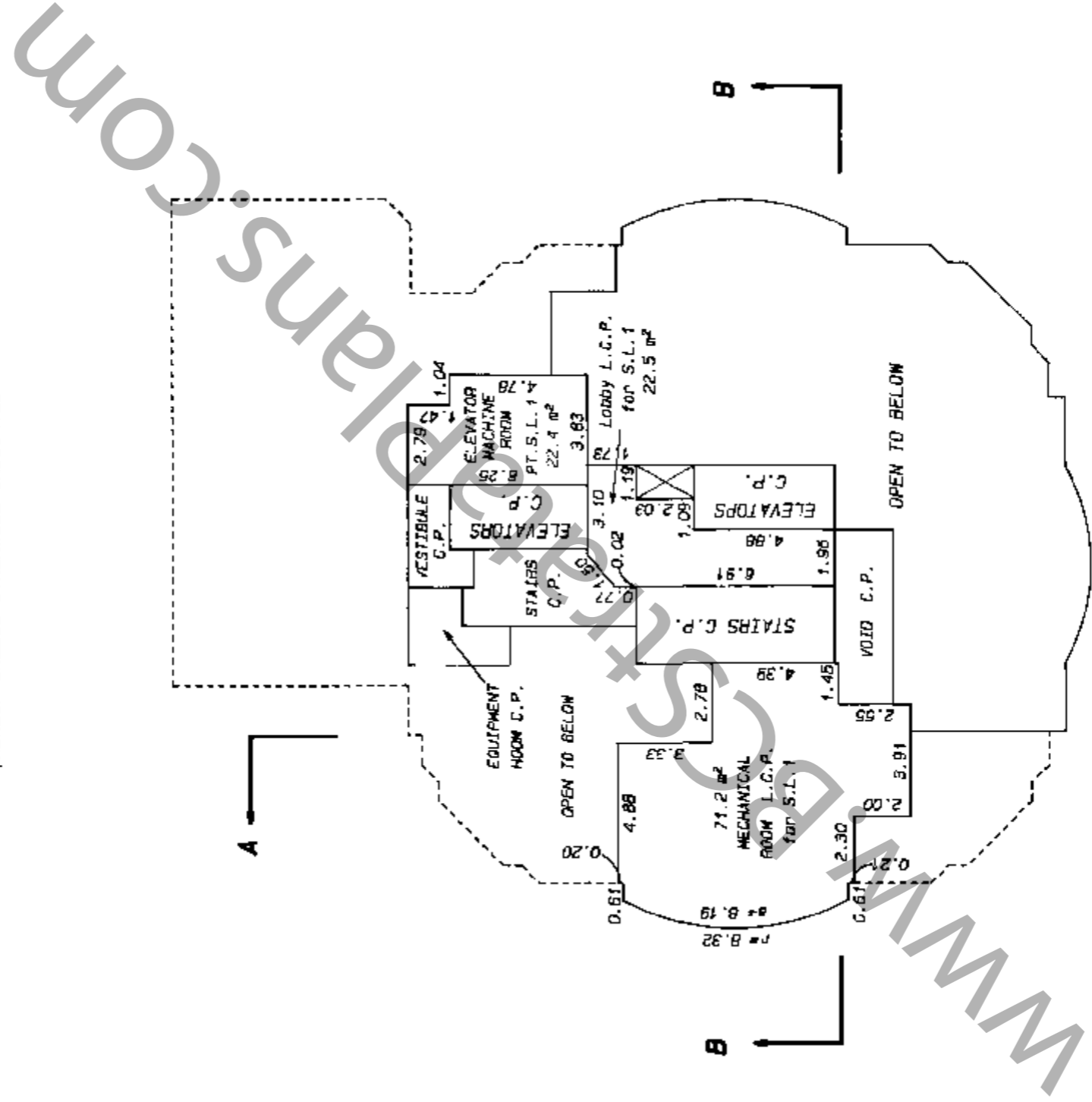
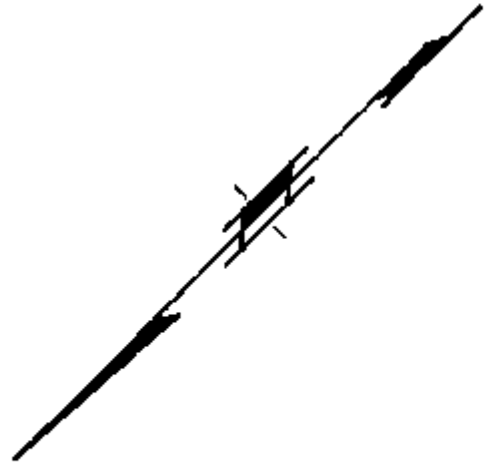
STRATA PLAN LMS /554

TENTH FLOOR
STRATA LOT 1

SCALE: 1: 200



ALL DISTANCES ARE IN METRES AND DECIMALS
THEREOF UNLESS OTHERWISE INDICATED



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

2.2.28
MAY 2004

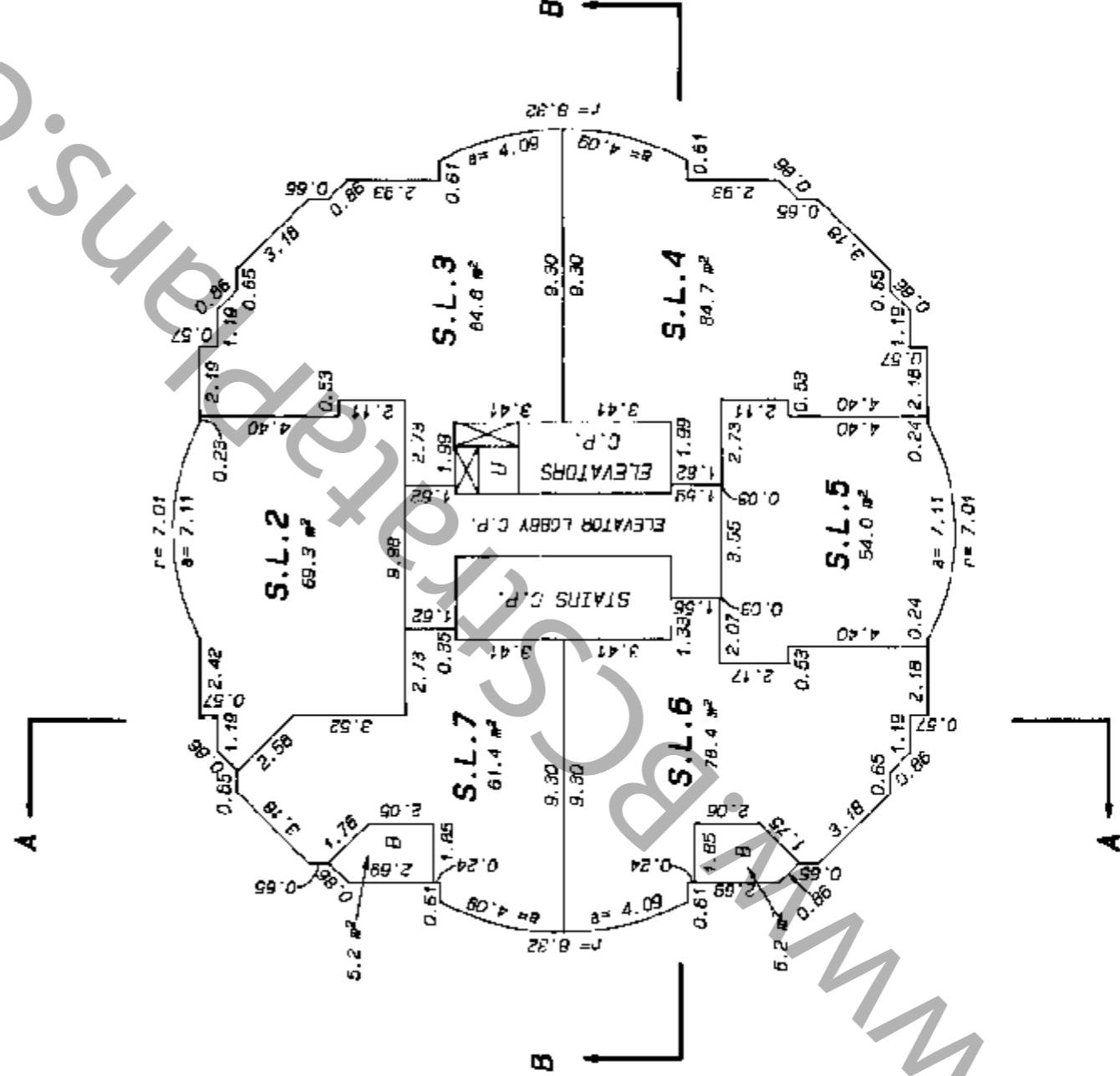
ELEVENTH FLOOR

STRATA LOTS 2 TO 7

SCALE: 1:200



ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE INDICATED



LEGEND:

- C.P. denotes common property
- PT.S.L. denotes part strata lot
- S.L. denotes strata lot
- denotes duct space, common property
- denotes utilities closet, common property
- denotes balcony, limited common property for use of adjacent strata lot.

D.C.T.
MAY 31st, 1994.

STRATA PLAN LMS 1554

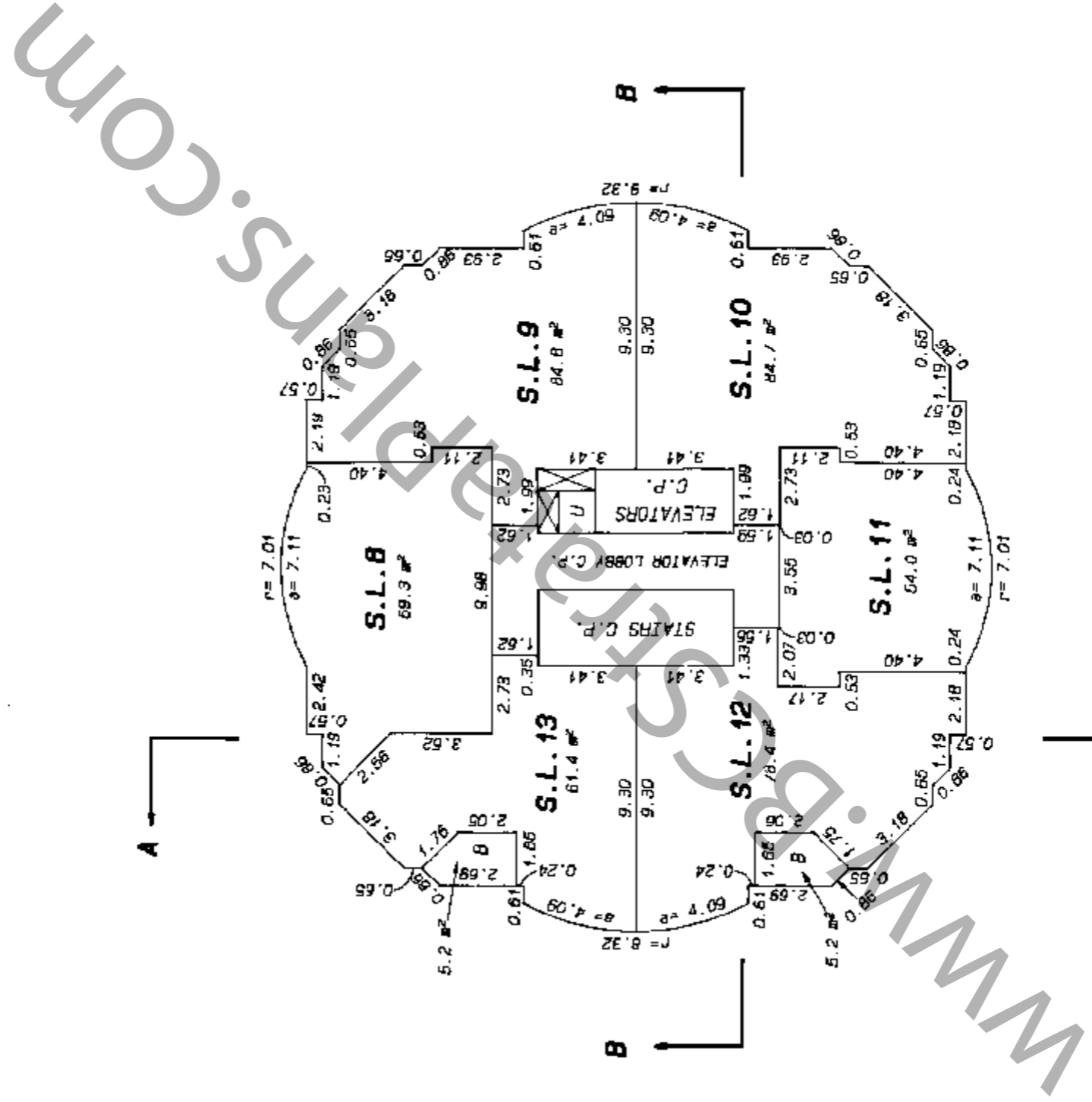
TWELFTH FLOOR

STRATA LOTS 8 TO 13

SCALE: 1:200



ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE INDICATED



- LEGEND:
- C.P. denotes common property
 - PT.S.L. denotes part strata lot
 - S.L. denotes strata lot
 - denotes duct space, common property
 - denotes utilities riser, common property
 - B denotes balcony, limited common property for use of adjacent strata lot.

D.C.T.
MAY 31st, 1994.

STRATA PLAN LMS / 554

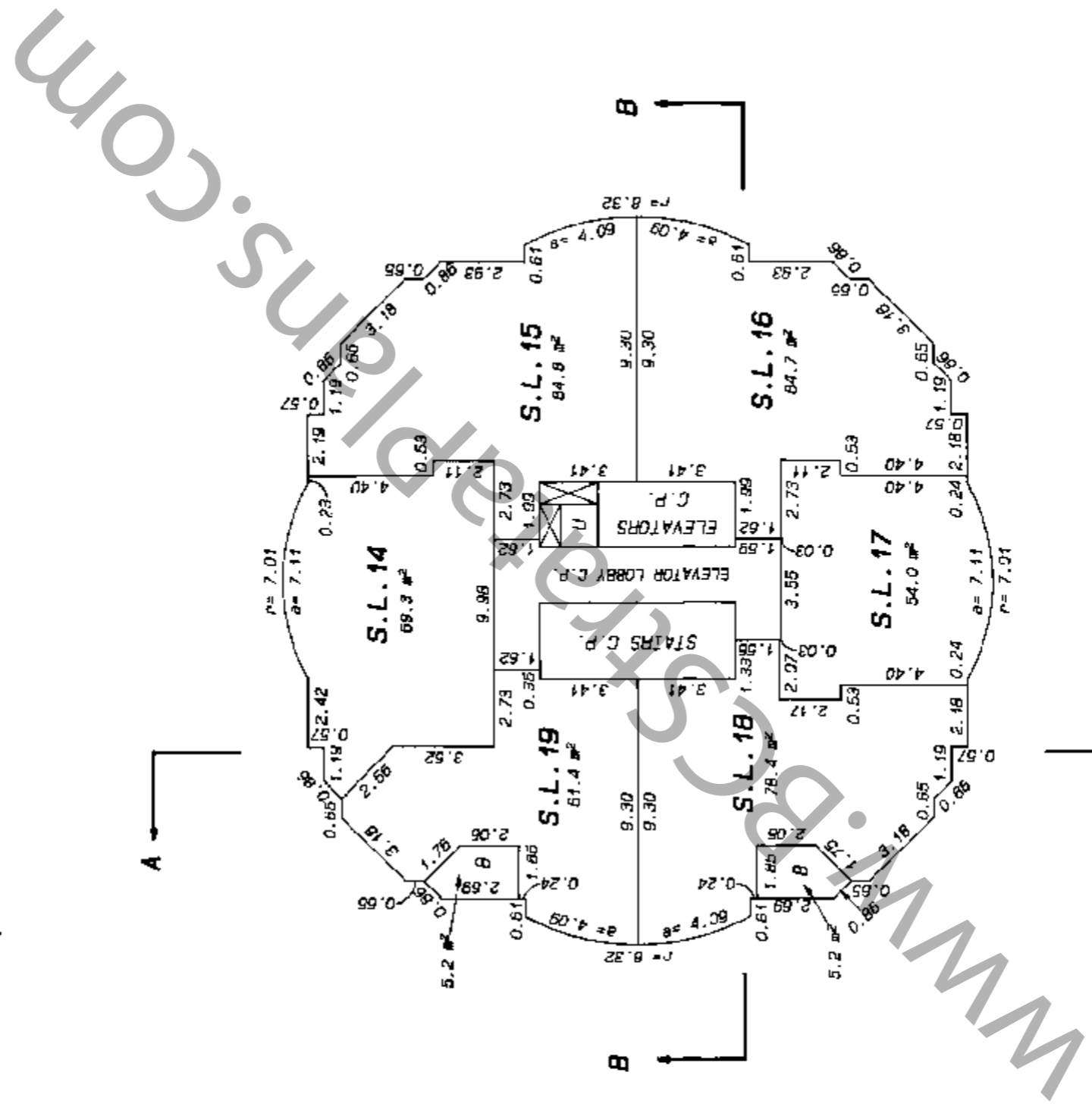
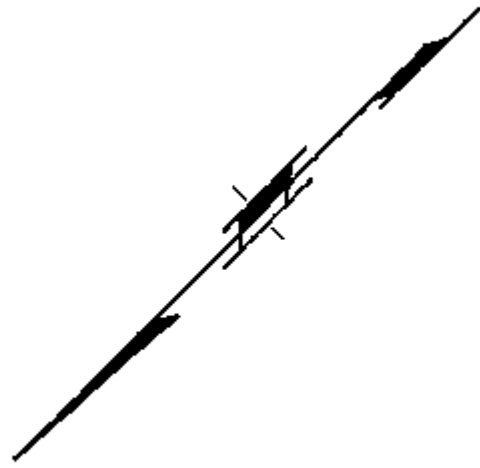
THIRTEENTH FLOOR

STRATA LOTS 14 TO 19

SCALE: 1:200



ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE INDICATED



- LEGEND:**
- C.P. denotes common property
 - PT.S.L. denotes part strata lot
 - S.L. denotes strata lot
 - denotes duct space, common property
 - U denotes utilities closet, common property
 - B denotes balcony, limited common property for use of adjacent strata lot.

J.C.T.

MAY 31st, 1994.

STRATA PLAN LMS /554

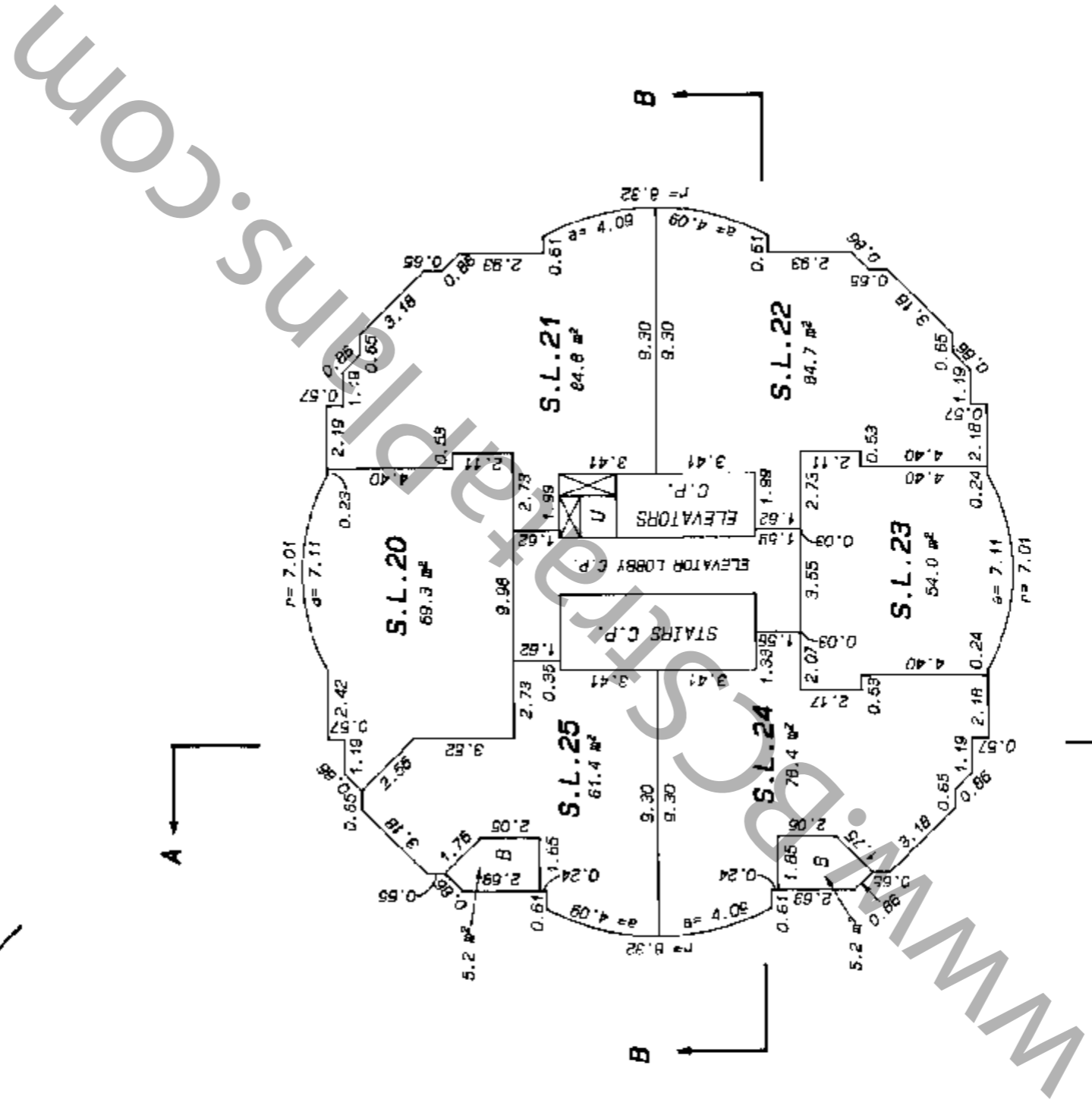
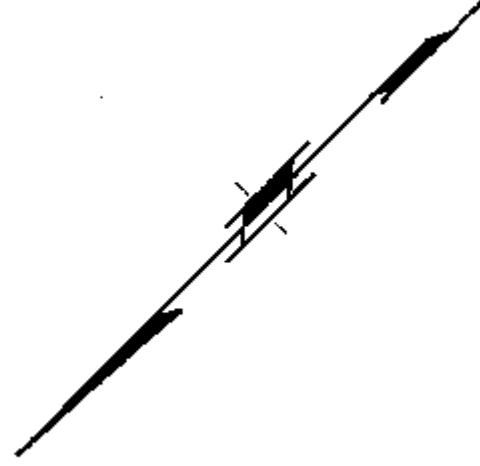
FIFTEENTH FLOOR

STRATA LOTS 20 TO 25

SCALE: 1:200



ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE INDICATED



LEGEND:

- C.P. denotes common property
- PT.S.L. denotes part strata lot
- S.L. denotes strata lot
- denotes duct space, common property
- denotes utilities closet, common property
- denotes balcony, limited common property for use of adjacent strata lot.

J.C.Z.
MAY 31st, 1994.

STRATA PLAN LMS 1554

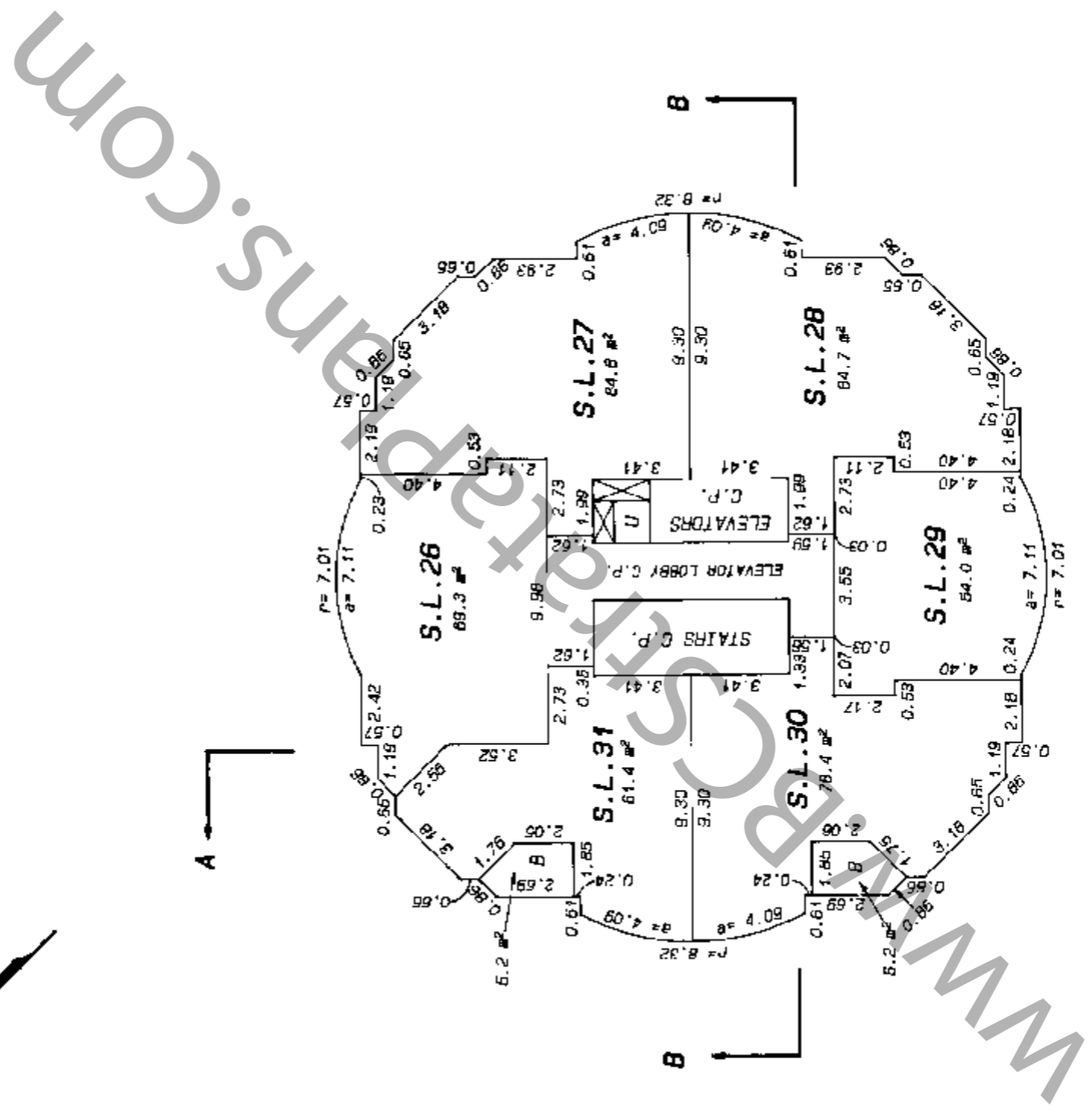
SIXTEENTH FLOOR

STRATA LOTS 26 TO 31

SCALE: 1:200



ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE INDICATED



LEGEND:

- C.P. denotes common property
- PT.S.L. denotes part strata lot
- S.L. denotes strata lot
- denotes duct space, common property
- denotes utilities closet, common property
- denotes balcony, limited common property for use of adjacent strata lot.

9.c.2.
MAY 31st, 1994.

STRATA PLAN LMS / 554

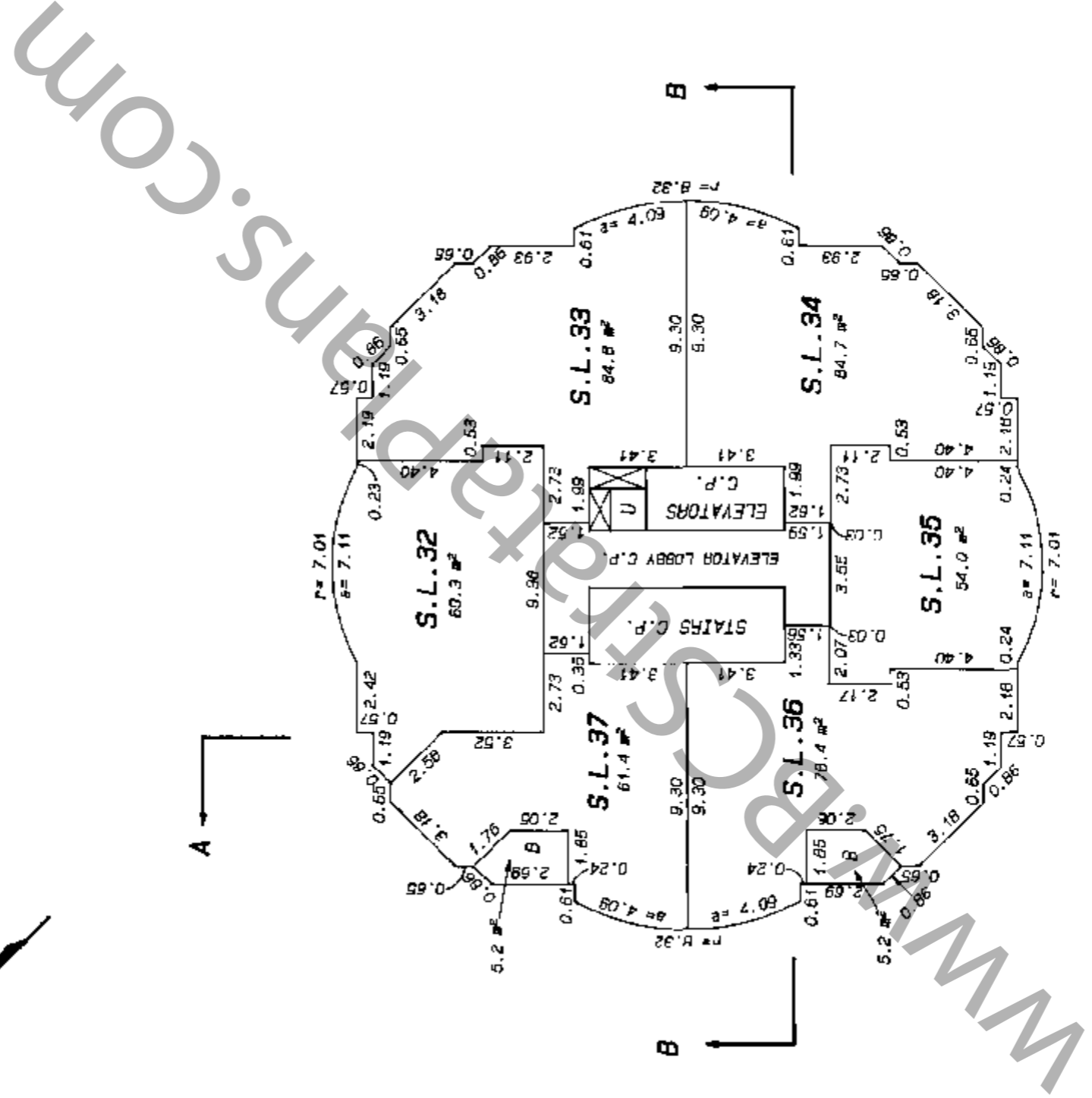
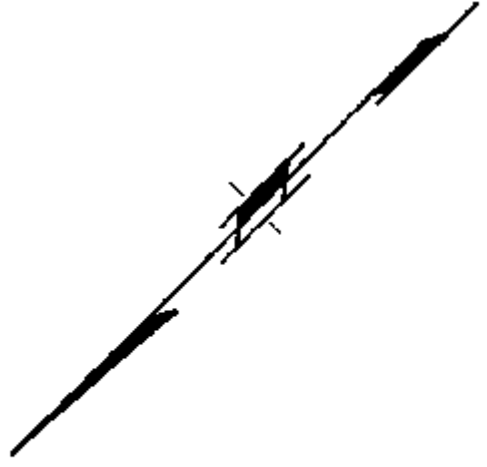
SEVENTEENTH FLOOR

STRATA LOTS 32 TO 37

SCALE: 1:200



ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE INDICATED



LEGEND:

- C.P. denotes common property
- PT.S.L. denotes part strata lot
- S.L. denotes strata lot
- denotes duct space, common property
- U denotes utilities closet, common property
- B denotes balcony, limited common property for use of adjacent strata lot.

A.C.T. MAY 31st, 1994.

STRATA PLAN LMS /SS'Y

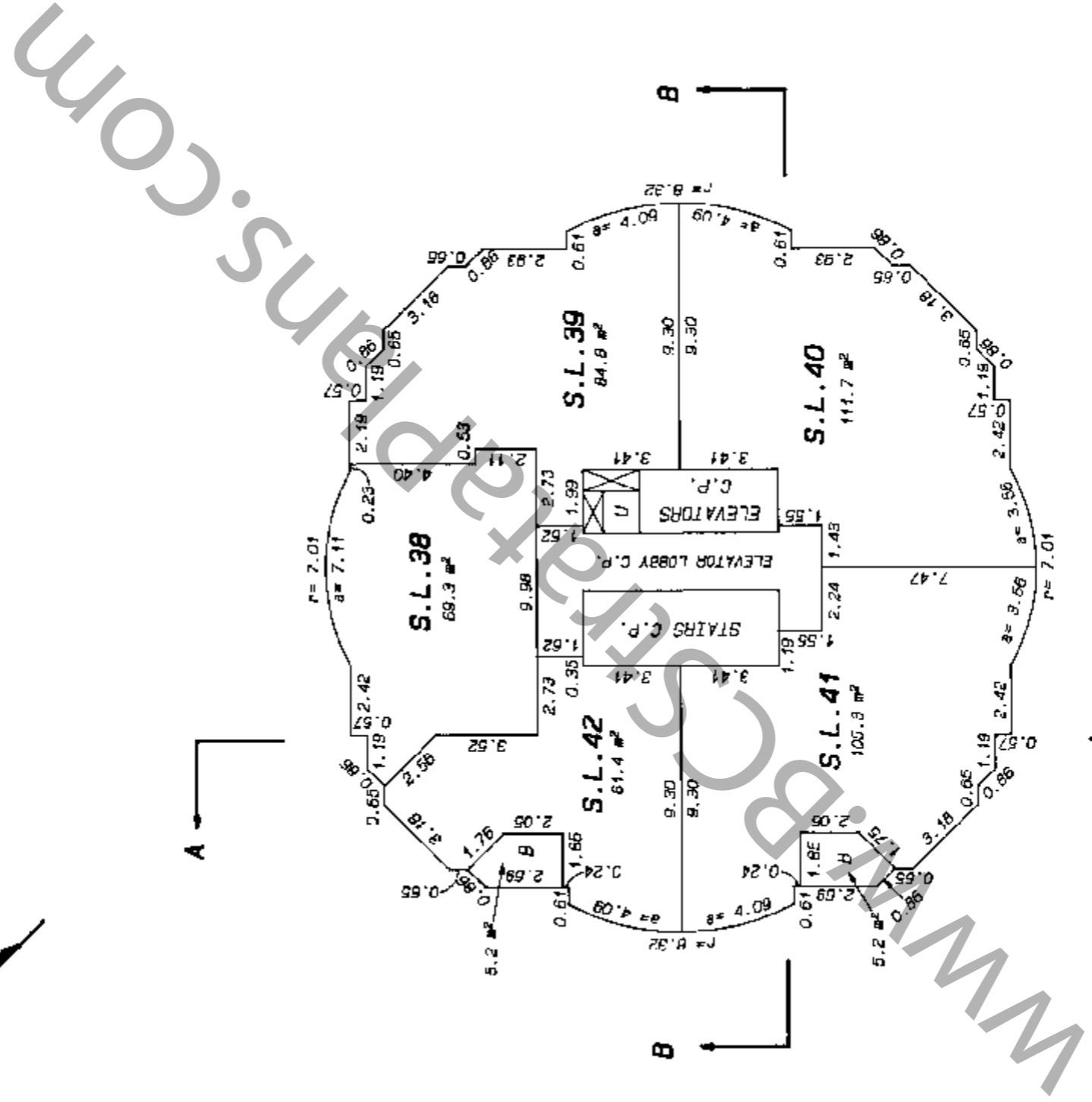
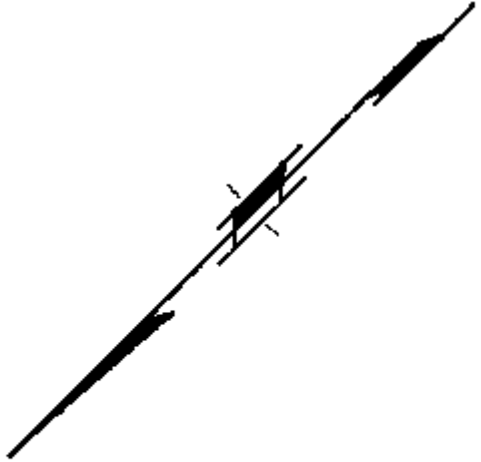
EIGHTEENTH FLOOR

STRATA LOTS 38 TO 42

SCALE: 1: 200



ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE INDICATED



LEGEND:

- C.P. denotes common property
- PT.S.L. denotes part strata lot
- S.L. denotes strata lot
- denotes duct space, common property
- denotes utilities closet, common property
- denotes balcony, limited common property for use of adjacent strata lot.

B.C.T.
MAY 31st, 1994.

STRATA PLAN LMS / 555 Y

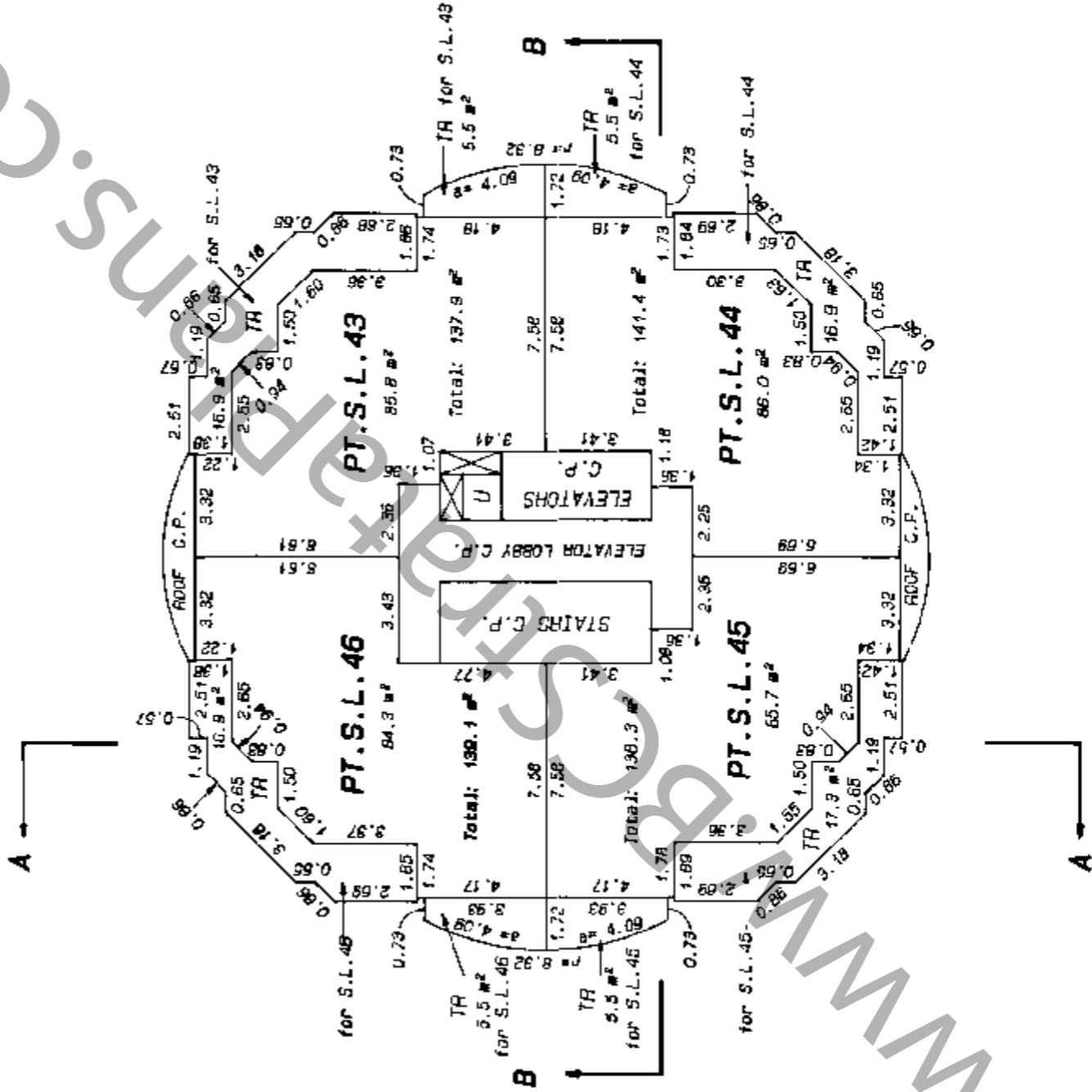
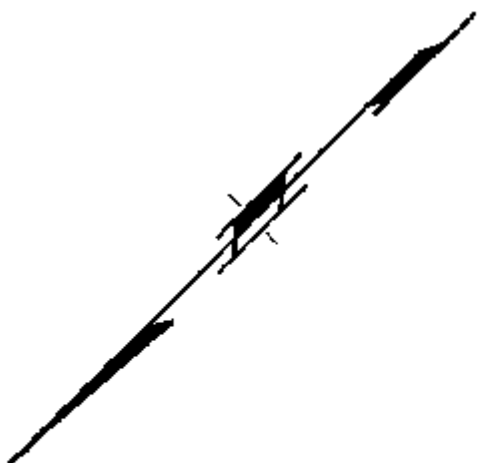
NINETEENTH FLOOR

STRATA LOTS 43 TO 46

SCALE: 1:200



ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE INDICATED



LEGEND:

- C.P. denotes common property
- Pf.S.L. denotes part strata lot
- S.L. denotes strata lot
- U denotes duct space, common property
- U denotes utilities closet, common property
- TR denotes terrace, limited common property for use of indicated strata lot

J.C.Z.
MAY 31st, 1994.

STRATA PLAN LMS /SS'Y

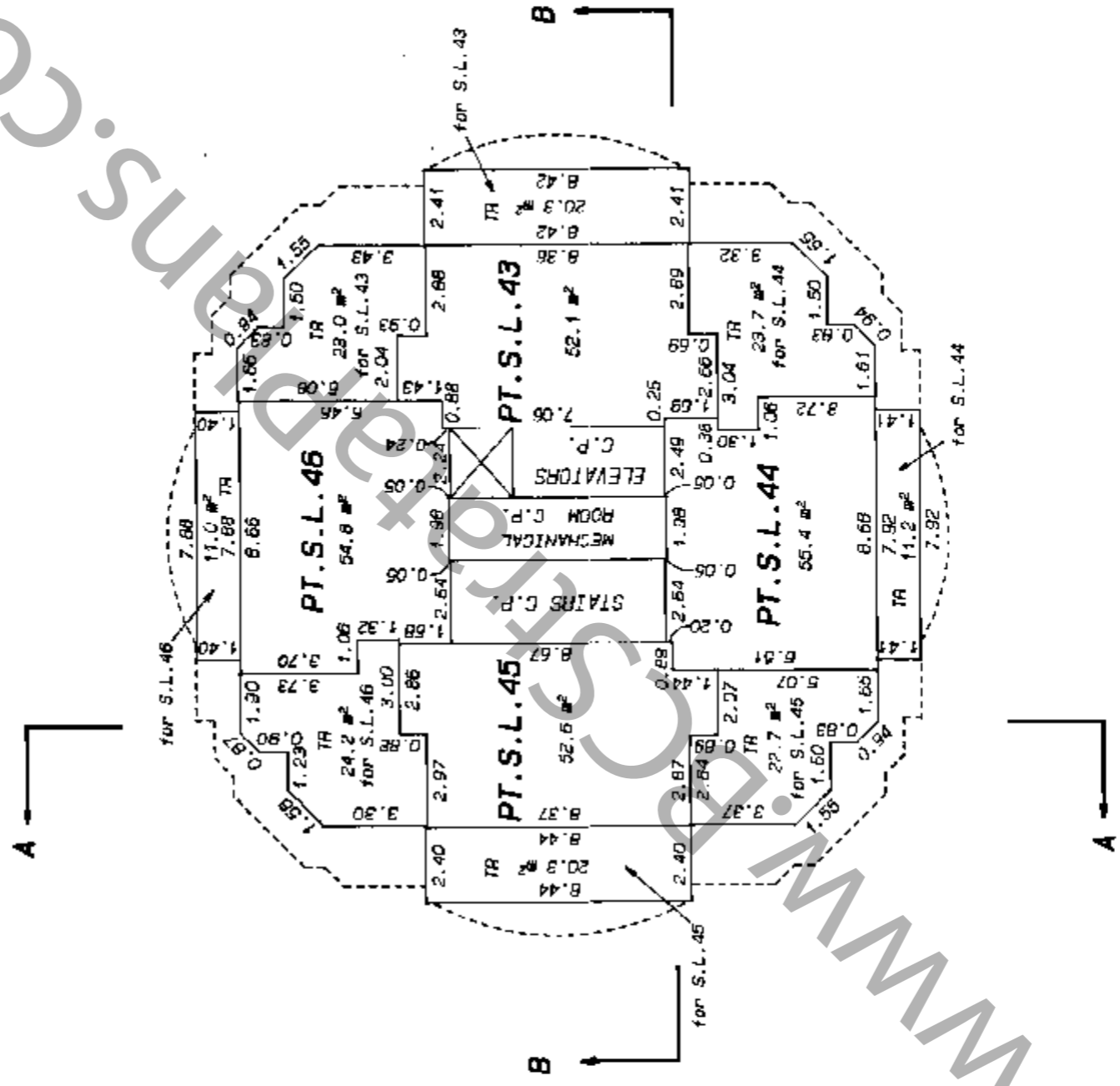
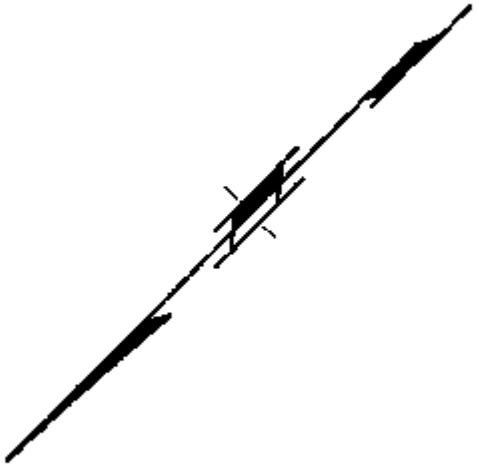
TWENTIETH FLOOR

STRATA LOTS 43 TO 46

SCALE: 1:200



ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE INDICATED



LEGEND:

- C.P. denotes common property
- PT. S.L. denotes part strata lot
- S.L. denotes strata lot
- denotes duct space, common property
- denotes terrace, limited common property
- TR for use of indicated strata lot

D.C.Z.
MAY 31st, 1994.

