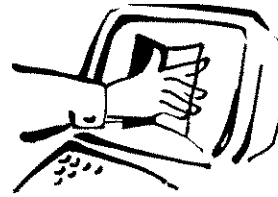


BC OnLine



BC OnLine Land Title Internet Service
Provided in co-operation with
Land Title and Survey Authority

LTSA - DOCUMENT RETRIEVAL REF # M61099 REQUESTED: 2010-02-04 09:48

CLIENT NAME: RUTH CHUANG
ADDRESS: 301 1508 WEST BROADWAY
 VANCOUVER BC V6J 1W8

PICK-UP INSTRUCTIONS:

USER ID: PA37973 PLAN # LMS1182 LM Filed RCVD:1998-02-05
ACCOUNT: 838495
FOLIO

REMARKS:

Help Desk Victoria (250) 953-8200
 In B.C. 1-800-663-6102
Administration Office ... (250) 953-8250
Fax Number (250) 953-8222

Persons who need to rely on a plan for legal purposes must examine the official version at the Land Title Office in which the plan is deposited. However, plans with plan numbers beginning with the letters EPP or EPS are electronic plans which constitute the official version.

STRATA PLAN OF LOT 'E', BLOCK 64, DISTRICT LOT 264A

GROUP ONE, NEW WESTMINSTER DISTRICT
PLAN 22979
CITY OF VANCOUVER
B.C.G.S. 926.025

The civic address of the development is:
1623 East 2nd Avenue,
Vancouver, B.C.

The Address for Service of Documents
on the Strata Corporation is

'The Owners', Strata Plan LMS 1182
c/o McCarthy Tetrauli,
#1300 - 777 Dunsmuir Street,
Vancouver, B.C. V7Y 1K2
Attention: Mr. Ashley Hilliard, Lawyer

The name of the building is:
'Villa D'Este'

FIRST SHEET Sheet 1 of 12 Sheets

STRATA PLAN LMS 1182

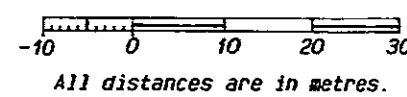
Deposited and Registered in the Land
Title Office at New Westminster, B.C.
this 7 day of JAN, 1994.

[Signature]
Registrar

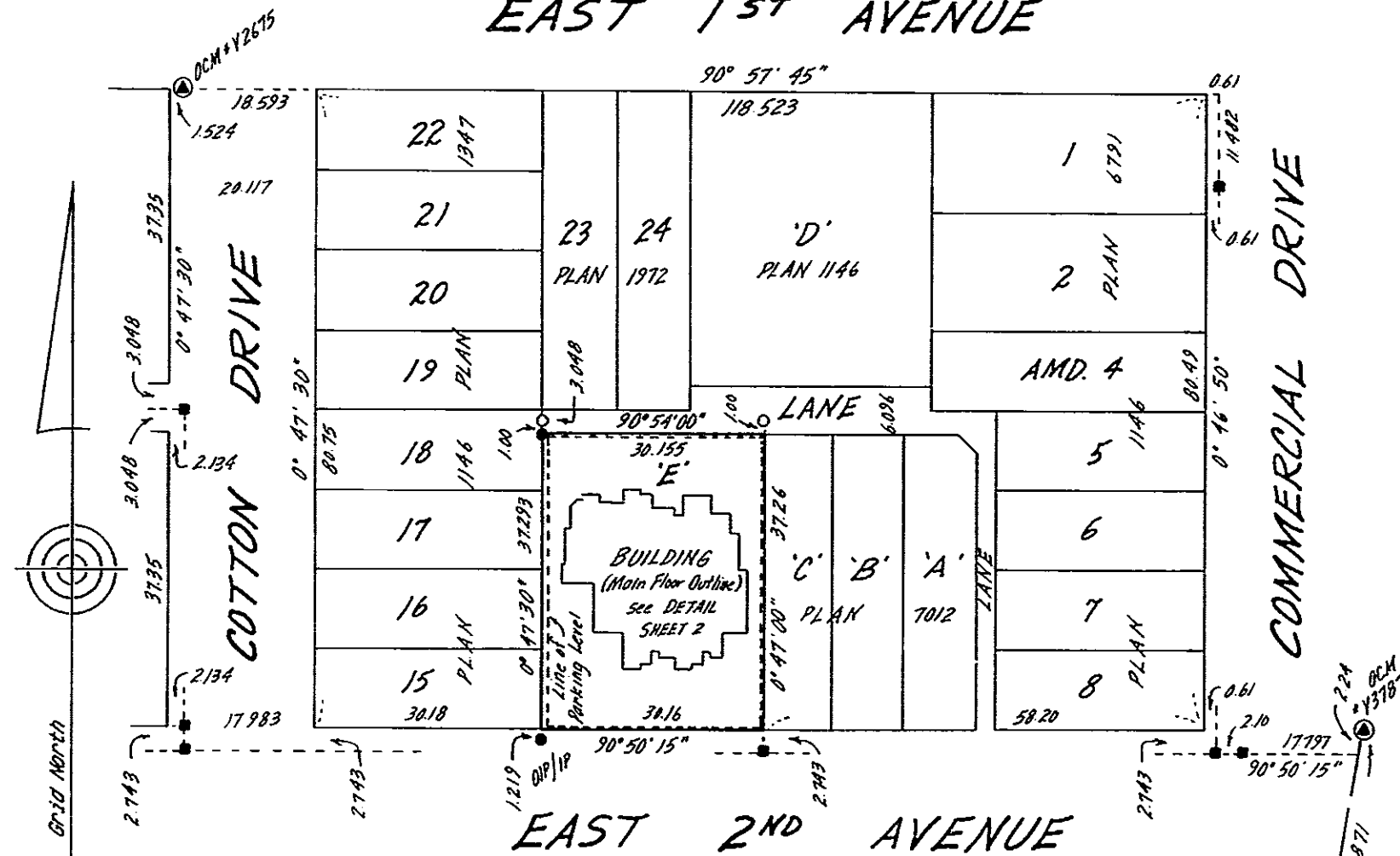
1345428

KEY PLAN

SCALE 1:750



EAST 1ST AVENUE



Grid bearings are derived from
observations between Control
Monuments #V1903 and #V3787.

GLOSS

Integrated Survey Area No.31; City of Vancouver.

This plan shows ground level measured distances.

Prior to computation of UTM coordinates, multiply
by combined factor 0.999589737.

- ⊙ denotes control monument found
- denotes standard iron post found
- denotes lead plug found
- denotes standard iron post set
- SL denotes strata lot.
- CP denotes common property.
- LCP denotes limited common property.
- m² denotes square metres
- Ⓢ denotes elevator
- Ⓟ denotes parking

THIS PLAN LIES WITHIN THE
GREATER VANCOUVER REGIONAL
DISTRICT.

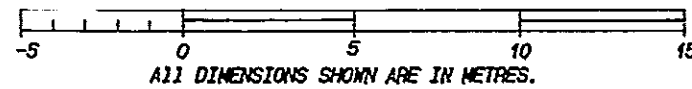
RICHARD J. MARTIN,
British Columbia Land Surveyor,
#17 - 1500 Marine Drive,
North Vancouver, B.C.
V7P 1T7 987-7772

FB. 158 P. 49-70 JOB#: 93251 FILE: SP 017
167 P. 35-48

Dated at North Vancouver, B.C.
this 27th day of DEC., 1993.

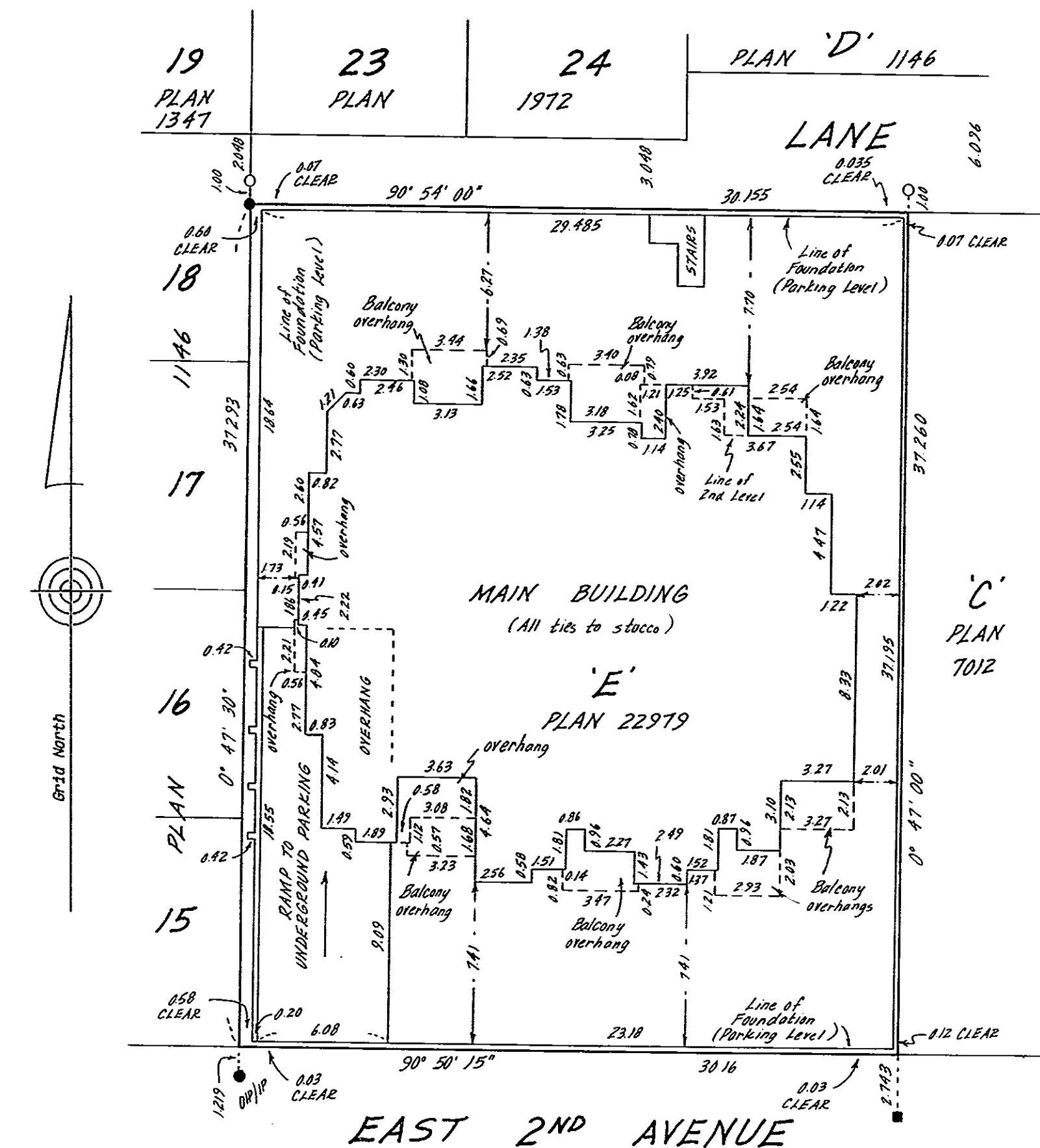
DETAIL

SCALE 1:200



FIRST SHEET Sheet 2 of 12 Sheets

STRATA PLAN LMS 1182



GLOSS

- Denotes standard iron post found
- Denotes lead plug found
- Denotes standard iron post set

Dated this 27th day of DEC., 1993.

[Signature]
B.C.L.S.

SP 017

SECOND SHEET Sheet 3 of 12 Sheets

CONDOMINIUM ACT

STRATA PLAN LMS 1182

LOT NO.	SHEET NO.	FORM 1	FORM 2	FORM 3
		SCHEDULE OF UNIT ENTITLEMENT	SCHEDULE OF INTEREST UPON DESTRUCTION	SCHEDULE OF VOTING RIGHTS
1	7	422	3891	
2	7	397	3891	
3	7	465	4587	
4	7	468	4556	
5	7	405	3986	
6	8	420	4144	
7	8	400	3923	
8	8	508	4935	
9	8	477	4587	
10	8	405	4018	
11	8	390	3891	
12	9	420	4303	
13	9	400	4081	
14	9	508	5093	
15	9	477	4745	
16	9	405	4176	
17	9	397	4113	
18	10	427	4397	
19	10	400	4176	
20	10	508	5088	
21	10	485	4840	
22	10	405	4271	
23	10	391	4208	
AGGREGATE		10,000	100,000	

Accepted as to Forms 1 and 2

this 6 day of JANUARY 1994.

[Signature]
Superintendent of Real Estate

Dated this 27th day of DEC., 1993.

[Signature]
B.C.L.S.

SP 017

SECOND SHEET Sheet 4 of 12 Sheets

STRATA PLAN LMS 1182

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 entirely for residential 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 the City of Vancouver
in the Province of British Columbia
this 29 day of December, 1993.

Colin McIVOR
COLIN
McIVOR
A Commissioner for taking affidavits
in the Province of British Columbia
1300-777 Dunsmuir St.
Vancouver, B.C.
V7Y 1K2

NABIN FARIS
NABIN FARIS
HARESH SARA
HARESH SARA

CERTIFICATE UNDER SECTION 8(1)

I, Richard Martin, of North Vancouver,
British Columbia Land Surveyor, hereby certify
that the building shown on this plan
has not, as of the 27th day of DEC.,
1993, been previously occupied.
Dated at North Vancouver, British Columbia,
this 27th day of DEC., 1993.

R Martin
B.C.L.S.

SPACE FOR SIGNATURES

OWNER:
1623 East 2nd Avenue Holdings Ltd.
(Inc. No. 429123)

MORTGAGEE
HONGKONG BANK OF CANADA

NABIN FARIS
NABIN FARIS
HARESH SARA
HARESH SARA
Colin McIVOR
COLIN McIVOR
1300-777 Dunsmuir St. Vancouver, B.C.
V7Y 1K2
Lawyer
Occupation

David P. Plante
David P. Plante
Michael M. Kaler
MICHAEL M. KALER
19th FL - 885 W. GEORGIA
VANCOUVER, B.C. V6C 3H4
BARRISTER & SOLICITOR
Occupation

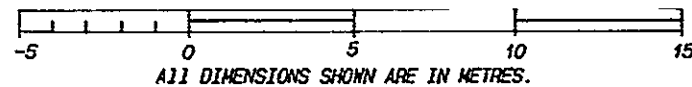
Dated this 27th day of DEC., 1993.

R Martin
B.C.L.S.

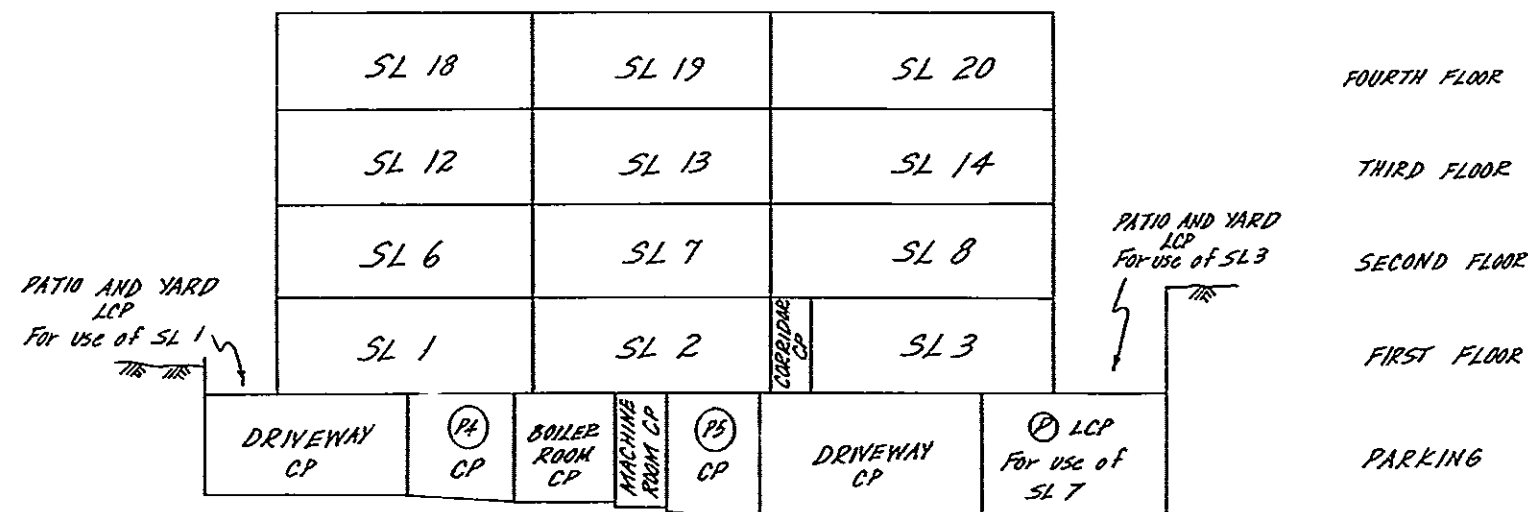
SP 017

SECTIONS

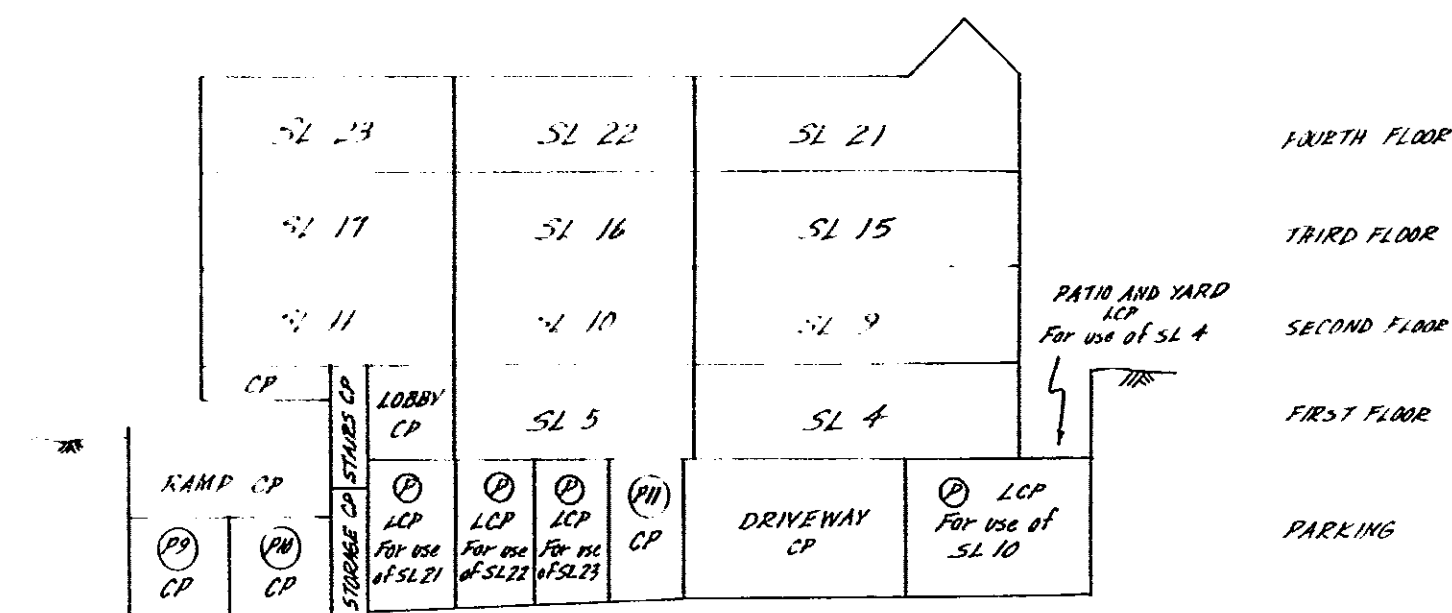
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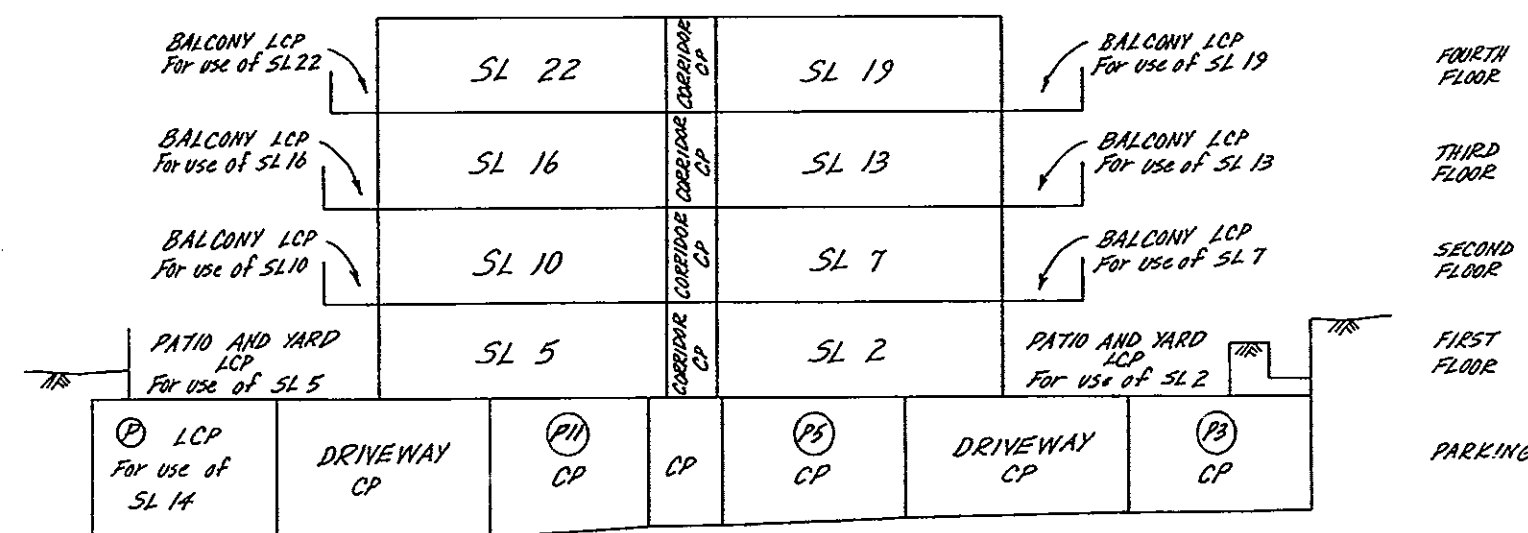
Sheet 5 of 12 Sheets

STRATA PLAN LMS 1182

SECTION 'A'-A'
(see Sheets 6 to 10)



SECTION 'B'-B'
(see Sheets 6 to 10)



SECTION 'C'-C'
(see Sheets 6 to 10)

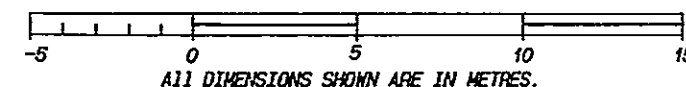
Dated this 27th day of DEC., 1993.

R Martin
B.C.L.S.

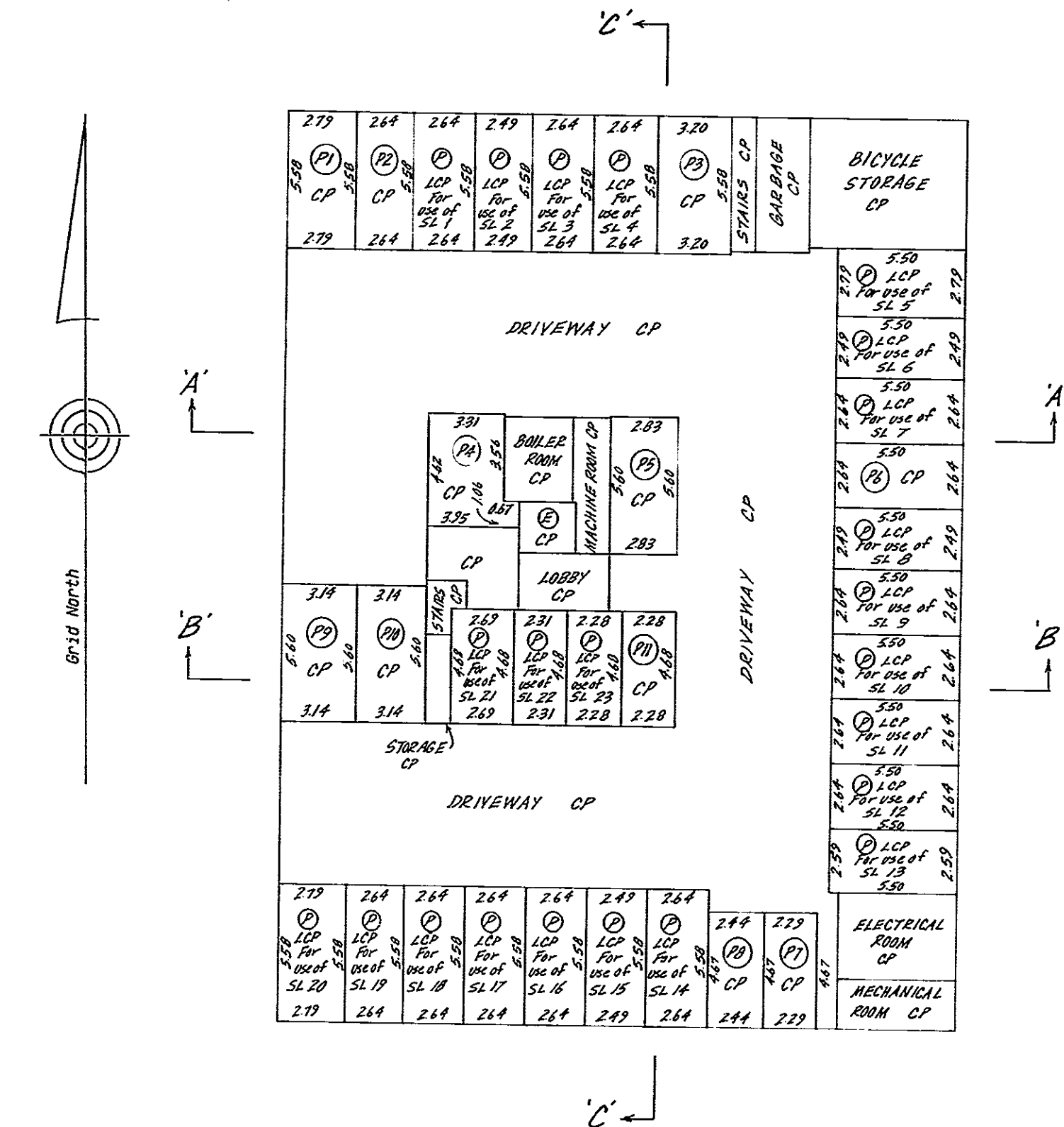
SP 017

PARKING

SCALE 1:200



Sheet 6 of 12 Sheets

STRATA PLAN LMS 1182

(P) Denotes parking stall #1 (typical)

Dated this 27th day of DEC., 1993.

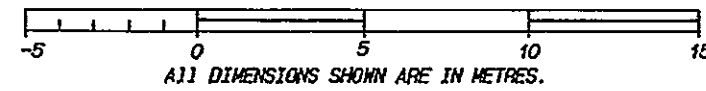
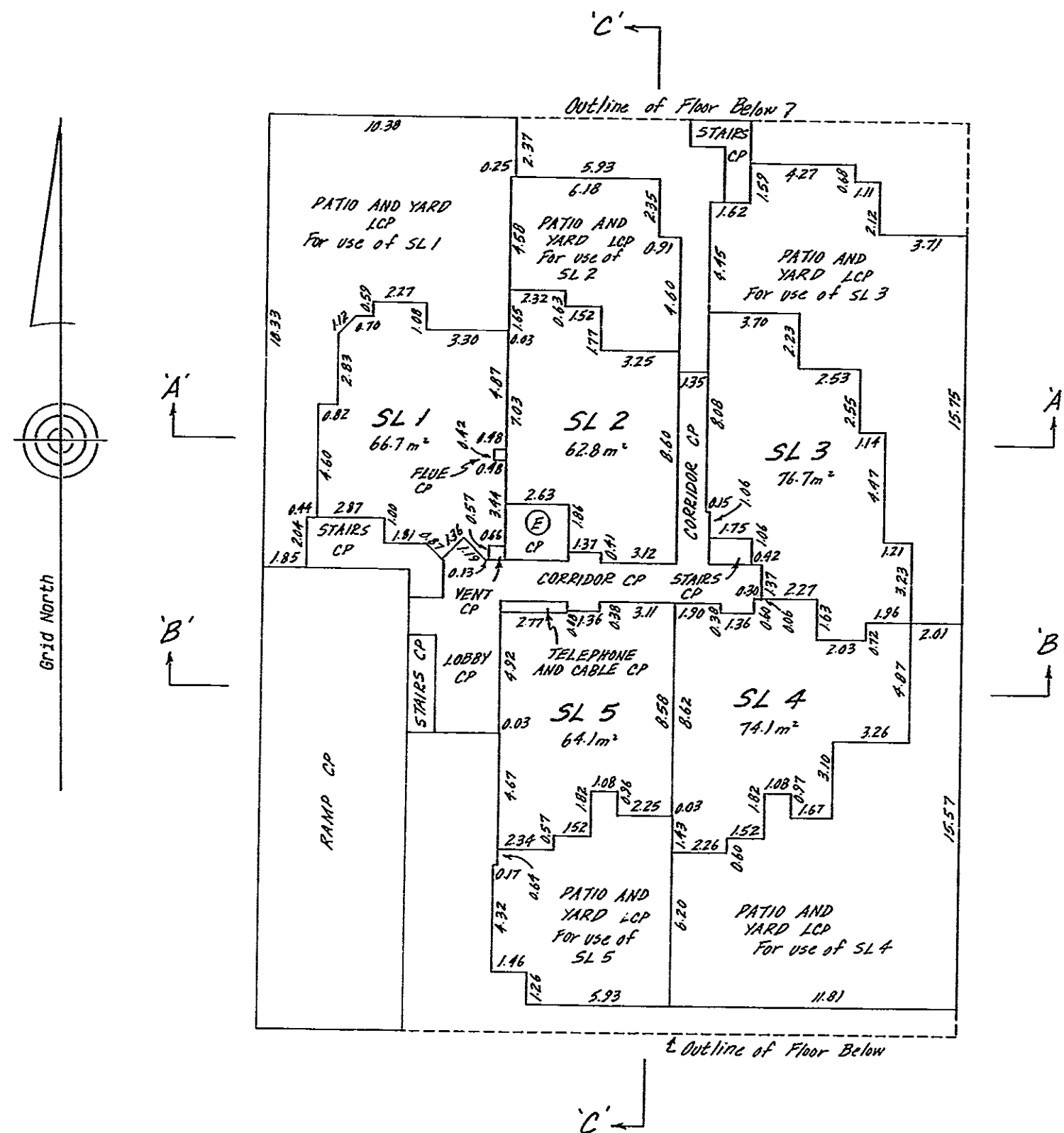
R Martin
B.C.L.S.

SP 017

FIRST FLOOR

Sheet 7 of 12 Sheets

SCALE 1: 200

STRATA PLAN LMS 1182

Dated this 27th day of DEC., 1993.

R Martin

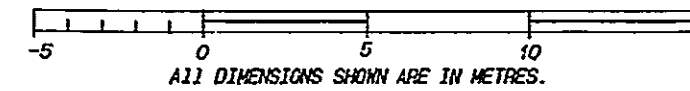
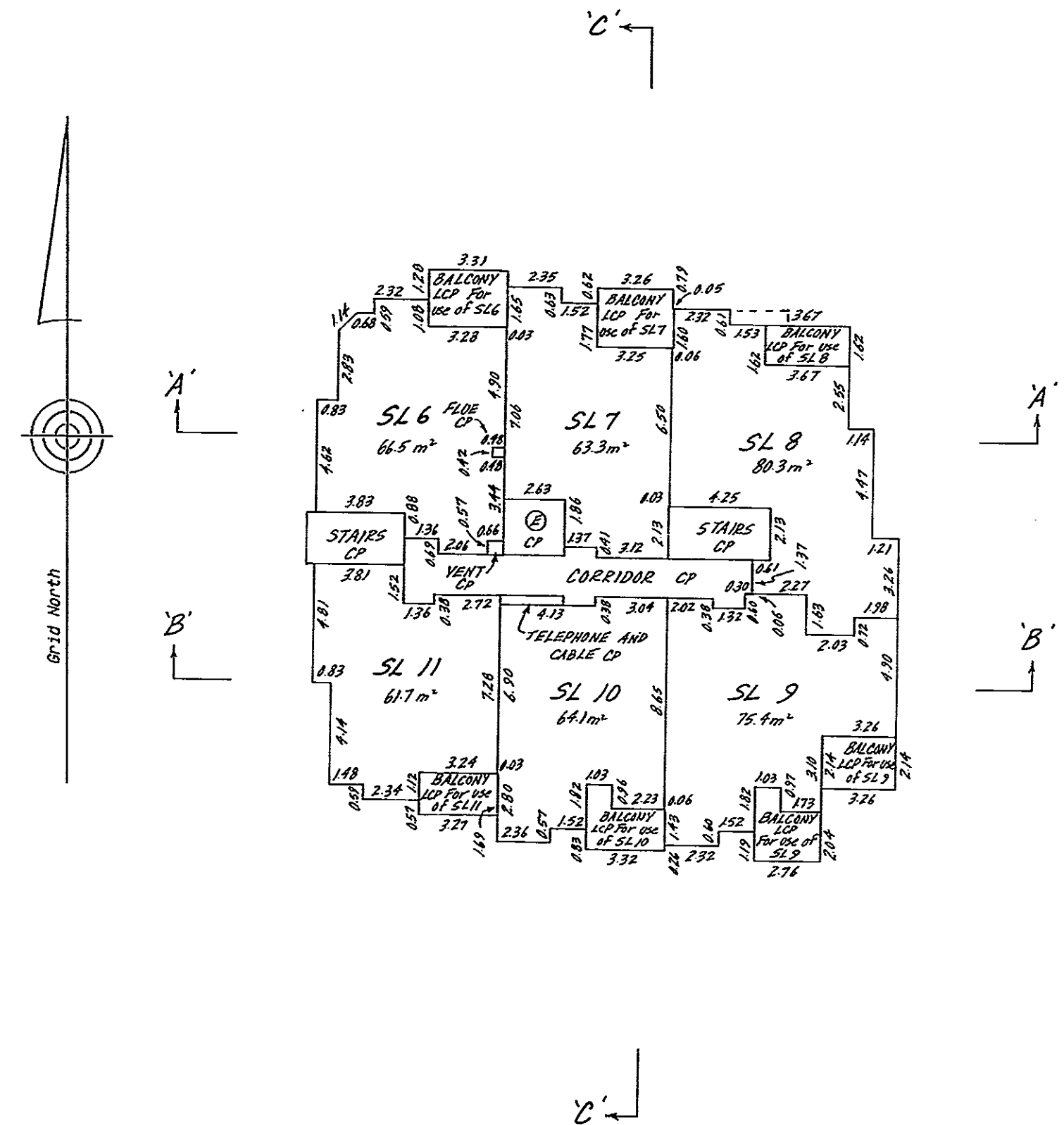
B.C.L.S.

SP 017

SECOND FLOOR

Sheet 8 of 12 Sheets

SCALE 1: 200

STRATA PLAN LMS 1182

Dated this 27th day of DEC., 19 93.

R. Matur

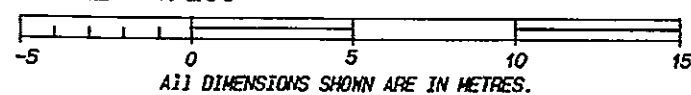
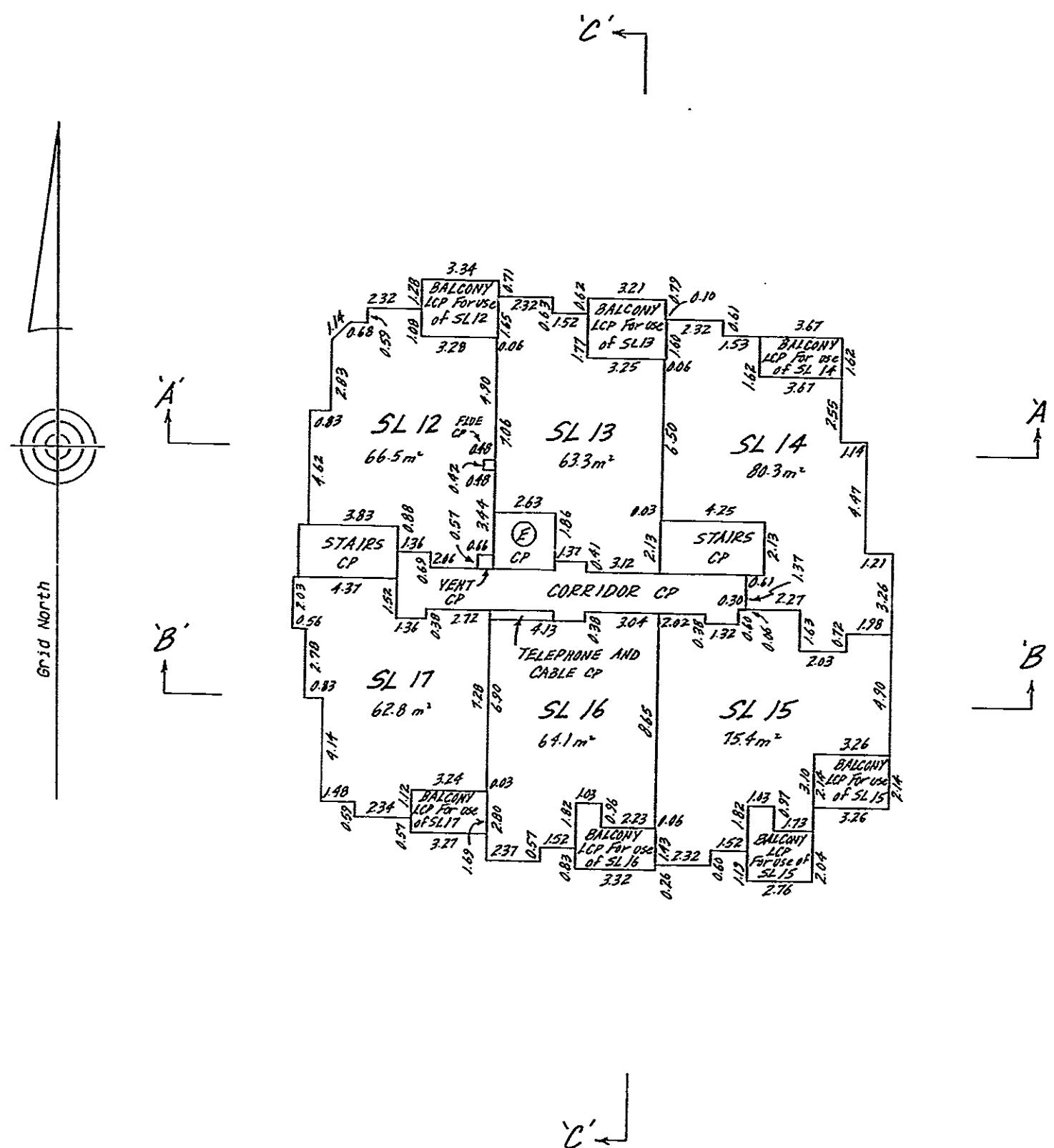
B.C.L.S.

SP 017

THIRD FLOOR

Sheet 9 of 12 Sheets

SCALE 1: 200

STRATA PLAN LMS 1182

Dated this 27th day of DEC. , 1993.

R Matus

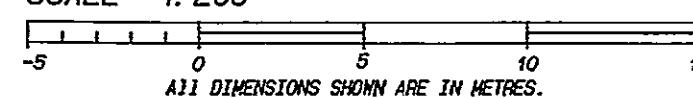
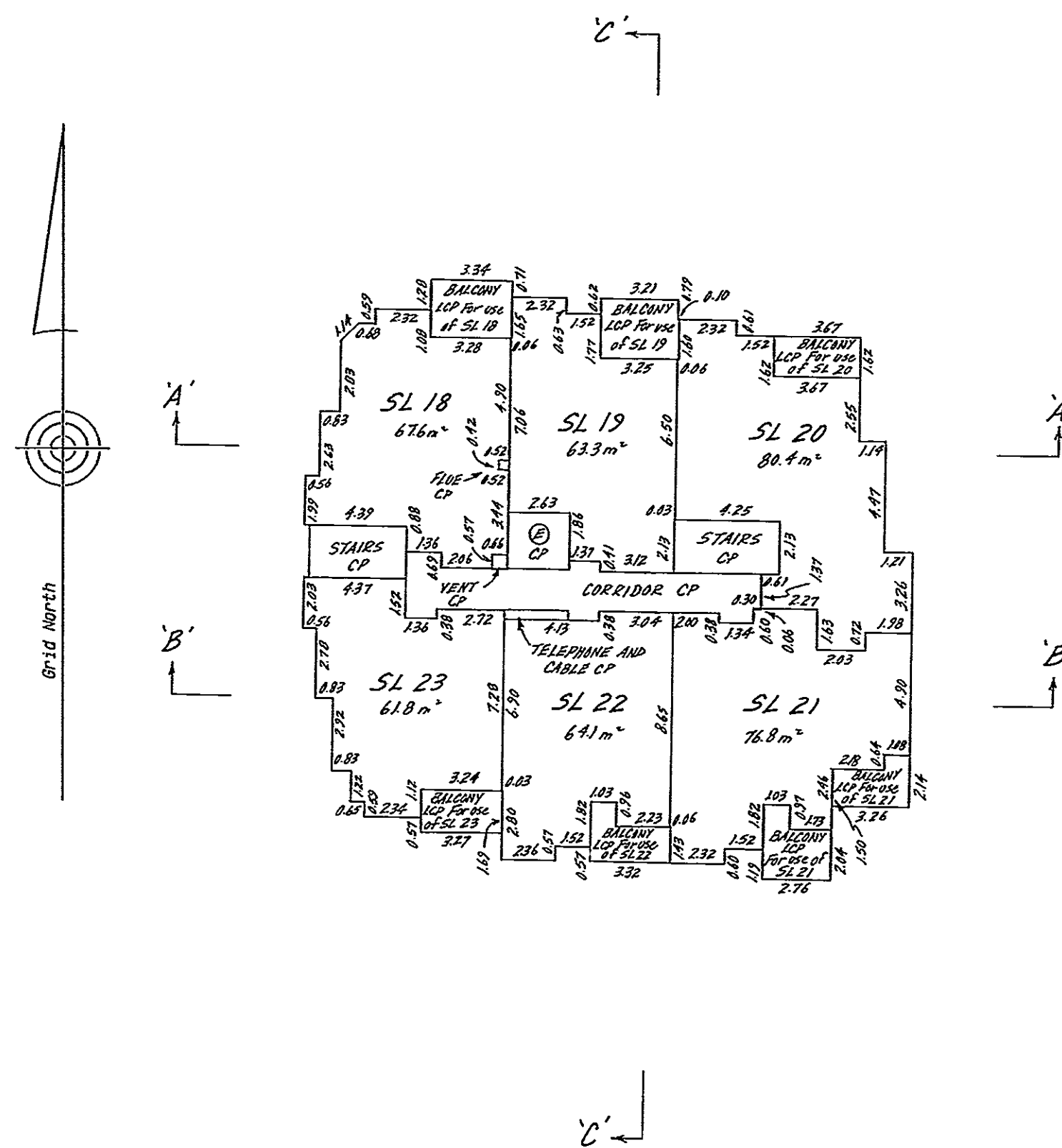
B.C.L.S.

SP 017

FOURTH FLOOR

Sheet 10 of 12 Sheets

SCALE 1: 200

STRATA PLAN LMS 1182

Dated this 27th day of DEC., 1993.

R Martin

B.C.L.S.

SP 017

**RECORD OF BYLAWS AND
ORDERS ETC.**

STRATA PLAN LMS 1182[illegible]

Dated this 27th day of DEC., 1993.

R Martin B.C.L.S.

SP 017

DEALINGS AFFECTING THE COMMON PROPERTY

STRATA PLAN LMS 1182

[illegible]

Dated this 27th day of DEC, 1993.

R. Martins B.C.L.S.

SP 017