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LTSA - DOCUMENT RETRIEVAL REF# H56029 REQUESTED:2008-11-18 10:38

CLIENT NAME: RE/MAX REAL ESTATE SERVICES AS
ADDRESS: REALTY LTD.
410-650 WEST 41ST AVE NORTH OFFICE TOWER
VANCOUVER BC V5Z 2M9

PICK-UP INSTRUCTIONS:

USER ID: PA74746 PLAN# LMS2151 LM Filed RCVD:1995-10-04
ACCOUNT: 199822
FOLIO SNICKERSON

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.

FIRST SHEET

SHEET 1 OF 12 SHEETS

10-301

STRATA PLAN OF LOT "A", DISTRICT LOT 35, GROUP ONE, NEW WESTMINSTER DISTRICT, PLAN LMP 22035.

CITY OF BURNABY

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

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

THE OWNERS: STRATA PLAN LMS 2151.
c/o LINDSAY KENNY
BARRISTERS AND SOLICITORS,
#1700-700 WEST PENDER STREET
VANCOUVER, B.C.
ATTENTION: MR. TERRY DUNN

THE CIVIC ADDRESS OF THE BUILDING IS:

5587-5605 SMITH AVENUE
BURNABY, B.C.

FOR SPECIFIC ADDRESSES OF THE STRATA LOTS SEE SHEET 3

KEY PLAN

SCALE 1 : 500

0 1 2 3 4 5 10 20 30 40 50 m

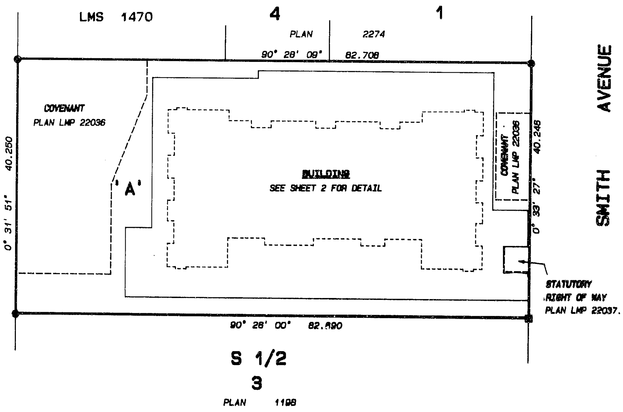
ALL DISTANCES ARE IN METRES

STRATA PLAN LMS 2151

DEPOSITED AND REGISTERED IN THE LAND TITLE OFFICE AT NEW WESTMINSTER, B.C. THIS 4 DAY OF OCT, 1995.

DEPUTY REGISTRAR

BJ 301050



LEGEND

INTEGRATED SURVEY AREA No. 25
CITY OF BURNABY

GRID BEARINGS ARE DERIVED FROM PLAN LMP 22035.

● DENOTES STANDARD IRON POST FOUND
■ DENOTES LEAD PLUG FOUND

I, P.C. MacDONALD, OF NORTH VANCOUVER, B.C., A BRITISH COLUMBIA LAND SURVEYOR, HEREBY CERTIFY THAT THE BUILDING ERECTED ON THE PARCEL DESCRIBED ABOVE LIES WHOLLY WITHIN THE EXTERNAL BOUNDARIES OF THAT PARCEL.

DATED AT NORTH VANCOUVER, B.C., THIS 6TH DAY OF SEPTEMBER, 1995

C. MacDonald B.C.L.S.

THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT.

HOBBS, WINTER & MacDONALD,
B.C. LAND SURVEYORS,
#200-1160 EAST 3RD. STREET,
NORTH VANCOUVER, B.C.,
V7J 1B8 986-1371

FB.1472 P.150-153 S 375A M 2261-38A

FIRST SHEET

SHEET 2 OF 12 SHEETS

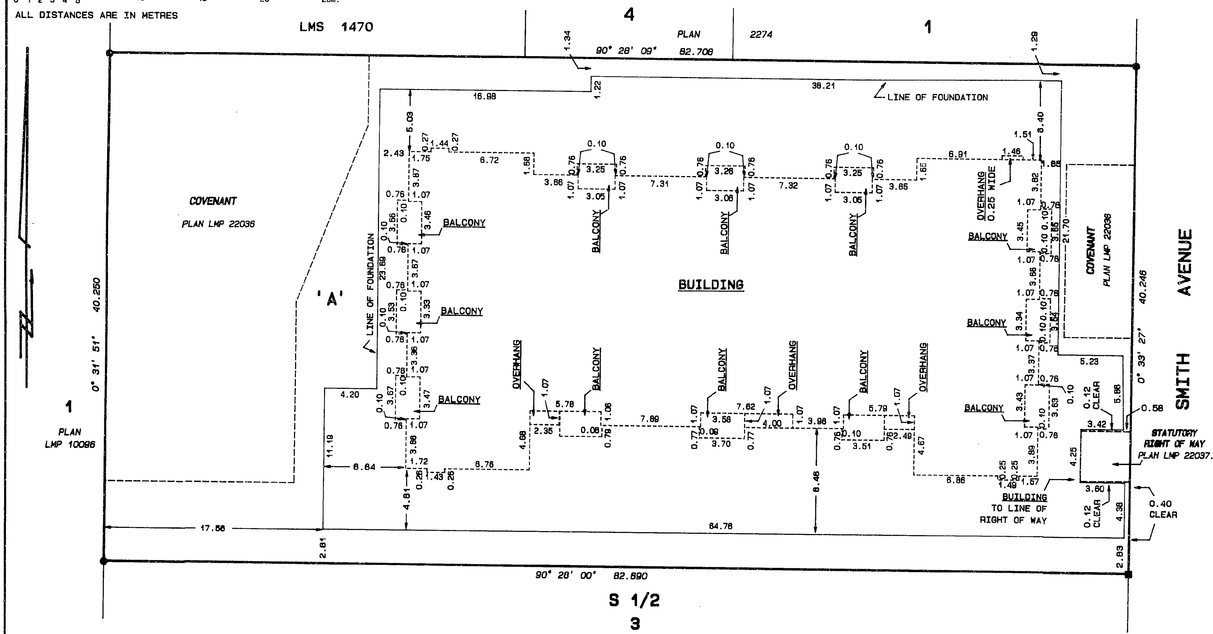
PLAN SHOWING LOCATION OF BUILDING ON LOT 'A'

SCALE 1 : 250

0 1 2 3 4 5 10 15 20 25m.

ALL DISTANCES ARE IN METRES

STRATA PLAN LMS 2151



LEGEND

● DENOTES STANDARD IRON POST FOUND
■ DENOTES LEAD PLUG FOUND

PROPERTY LINE TIES ARE TO EXTERIOR OF MAIN FOUNDATION WALLS.

S 375A

C. MacDonald B.C.L.S.
SEPTEMBER 6, 1995.

SECOND SHEET

SHEET 3 OF 12 SHEETS

CONDOMINIUM ACT

STRATA PLAN LMS 2151

ACCEPTED AS TO FORMS 1 AND 2 THIS 2 DAY OF Oct 1995

SUPERINTENDENT OF REAL ESTATE

S 375A

C. MacDonald
SEPTEMBER 6, 1995. B.C.L.S.

CIVIC ADDRESS	LOT No.	SHEET No.	FORM 1 SECTION 4 (f) SCHEDULE OF UNIT ENTITLEMENT UNIT ENTITLEMENT	FORM 2 SECTION 4 (g) SCHEDULE OF INTEREST UPON DESTRUCTION INTEREST UPON DESTRUCTION	FORM 3 SECTION 4 (h) SCHEDULE OF VOTING RIGHTS NUMBER OF VOTES
#101	1	7	221	225	1
#102	2	7	214	219	1
#103	3	7	225	229	1
#104	4	7	263	268	1
#105	5	7	221	223	1
#106	6	7	287	287	1
#107	7	7	284	287	1
#108	8	7	270	267	1
#109	9	7	218	223	1
#110	10	7	283	268	1
#111	11	7	225	228	1
#112	12	7	214	218	1
#201	13	8	313	268	1
#202	14	8	214	216	1
#203	15	8	252	242	1
#204	16	8	283	265	1
#205	17	8	221	222	1
#206	18	8	287	268	1
#207	19	8	284	268	1
#208	20	8	270	268	1
#209	21	8	220	222	1
#210	22	8	283	265	1
#211	23	8	214	242	1
#212	24	8	262	216	1
#301	25	9	313	280	1
#302	26	9	214	218	1
#303	27	9	252	243	1
#304	28	9	283	266	1
#305	29	9	221	223	1
#306	30	9	287	267	1
#307	31	9	284	267	1
#308	32	9	270	267	1
#309	33	9	220	223	1
#310	34	9	283	266	1
#311	35	9	262	243	1
#312	36	9	214	218	1
#401	37	10	306	286	1
#402	38	10	269	284	1
#403	39	10	282	273	1
#404	40	10	289	284	1
AGGREGATE			10,000	10,000	

SECOND SHEET — SHEET 4 OF 12 SHEETS

CONDOMINIUM ACT

STRATA PLAN LMS 2151

STATUTORY DECLARATION

I, THE UNDERSIGNED, DO SOLEMNLY DECLARE THAT:

1) I, THE UNDERSIGNED, AM THE DULY AUTHORIZED AGENT OF THE OWNER-DEVELOPER.

2) THE STRATA PLAN IS ENTIRELY FOR RESIDENTIAL 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.

DENNIS HOUG

DECLARED BEFORE ME AT VANCOUVER IN THE PROVINCE OF BRITISH COLUMBIA, THIS 11 DAY OF SEPTEMBER 1995.

A NOTARY PUBLIC IN AND FOR THE PROVINCE OF BRITISH COLUMBIA

SIGNATURES AS REQUIRED SECTION 7 (1) (d)

OWNER:
465037 B.C. LTD.

AUTHORIZED SIGNATORY
AUTHORIZED SIGNATORY DENNIS HOUG
WITNESS AS TO BOTH SIGNATURES TERRENCE M. DUNN
1700 - 750 W. PENDER ST.
ADDRESS VANCOUVER V6B.
OCCUPATION Solicitor

MORTGAGEE
CANADIAN WESTERN BANK

AUTHORIZED SIGNATORY JACK D. HARRIS
AUTHORIZED SIGNATORY WILLIAM A. PEMCE
WITNESS AS TO BOTH SIGNATURES SHELLY CAMPBELL
300 - 555 CHURCHILL ST
ADDRESS VANCOUVER BC
OCCUPATION Senior Credit Officer

MORTGAGEE
TERRAPIN MORTGAGE INVESTMENT CORP.

AUTHORIZED SIGNATORY KEVIN MAHON
AUTHORIZED SIGNATORY

MORTGAGEE
RICHMOND SAVINGS CREDIT UNION

AUTHORIZED SIGNATORY DAVID E. MUNSON
AUTHORIZED SIGNATORY

MORTGAGEE
ZDZISLAW STANISLAW STENCEL

WITNESS ANNETTE LIGGETT
2-1500 Marine Dr.
ADDRESS North Vancouver BC
OCCUPATION Solicitor

AUTHORIZED SIGNATORY
WITNESS AS TO BOTH SIGNATURES MELANIE CAMPBELL
#700-1111 Melville St., Van. BC
ADDRESS
Mortgage Administrator
OCCUPATION

AUTHORIZED SIGNATORY
WITNESS AS TO BOTH SIGNATURES CHERYL JACKMAN
200-1911 CAMBIE ROAD, RMD
ADDRESS
EXEC ASSISTANT
OCCUPATION

CERTIFICATE UNDER SECTION 8 (1)

I, P.C. MacDONALD, OF NORTH VANCOUVER, B.C., A BRITISH COLUMBIA LAND SURVEYOR HEREBY CERTIFY THAT THE BUILDING SHOWN ON THIS STRATA PLAN HAS NOT AS OF THE 6TH DAY OF SEPTEMBER 1995, BEEN PREVIOUSLY OCCUPIED.

DATED AT NORTH VANCOUVER, BRITISH COLUMBIA, THIS 6TH DAY OF SEPTEMBER 1995.

C.MacDonald B.C.L.S.

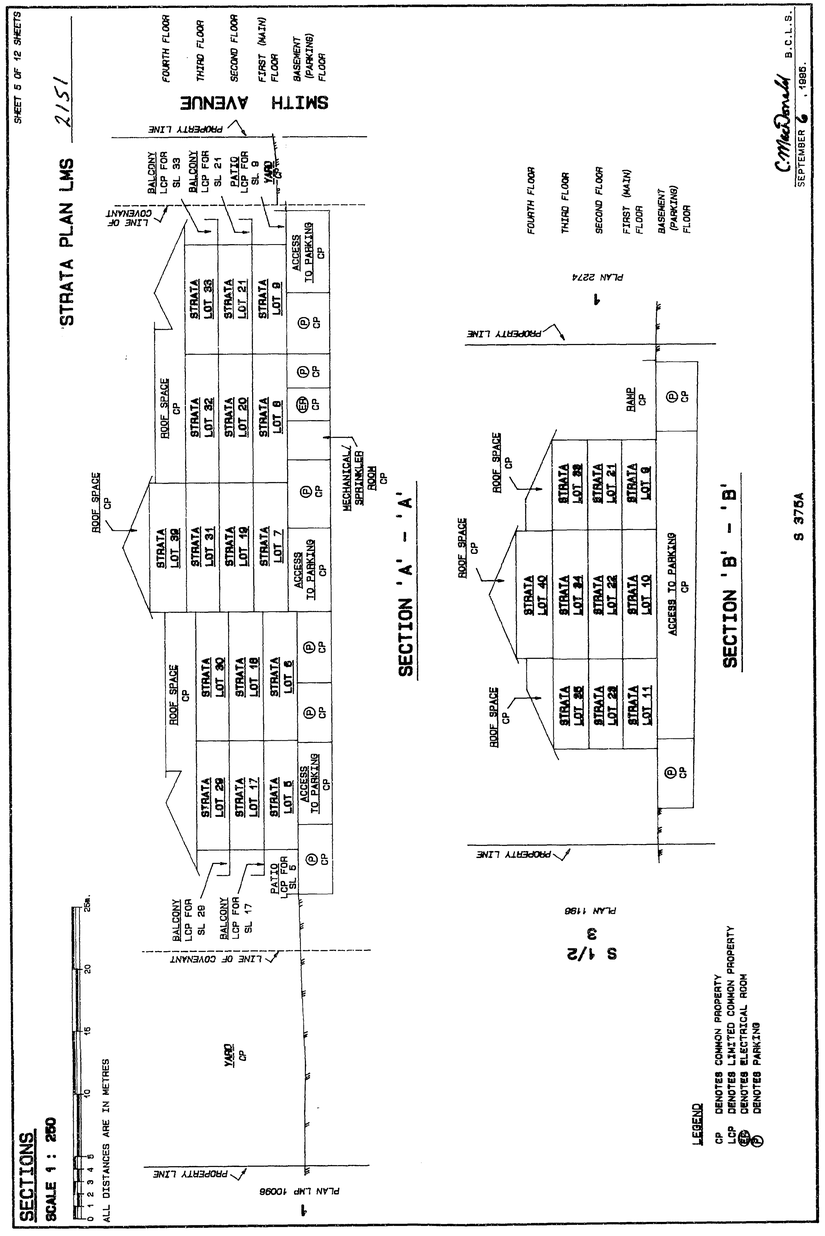
C.MacDonald B.C.L.S.
SEPTEMBER 6 . 1995

S 375A

SHEET 5 OF 12 SHEETS

STRATA PLAN LMS 2151

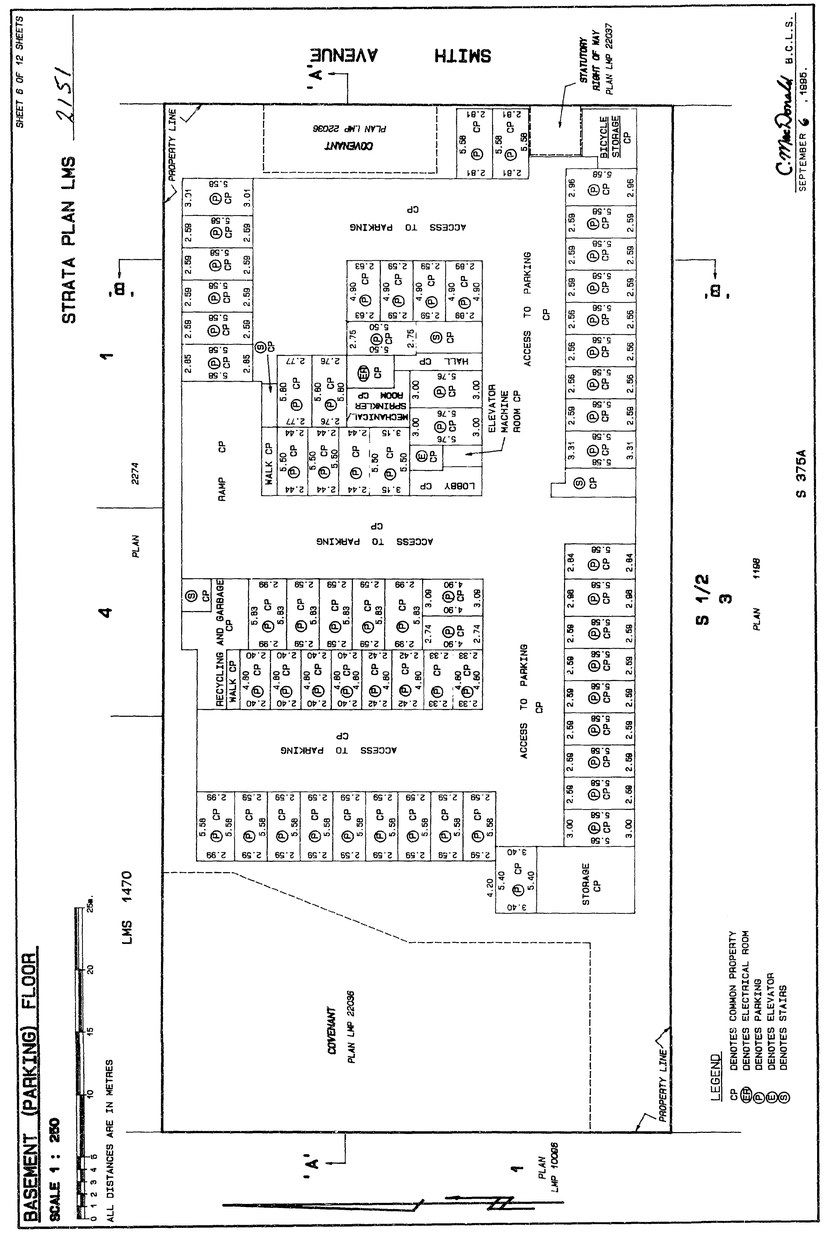
C.MacDonald B.C.L.S.
SEPTEMBER 6 . 1995.



SHEET 6 OF 12 SHEETS

STRATA PLAN LMS 2151

C.MacDonald B.C.L.S.
SEPTEMBER 6 . 1995.



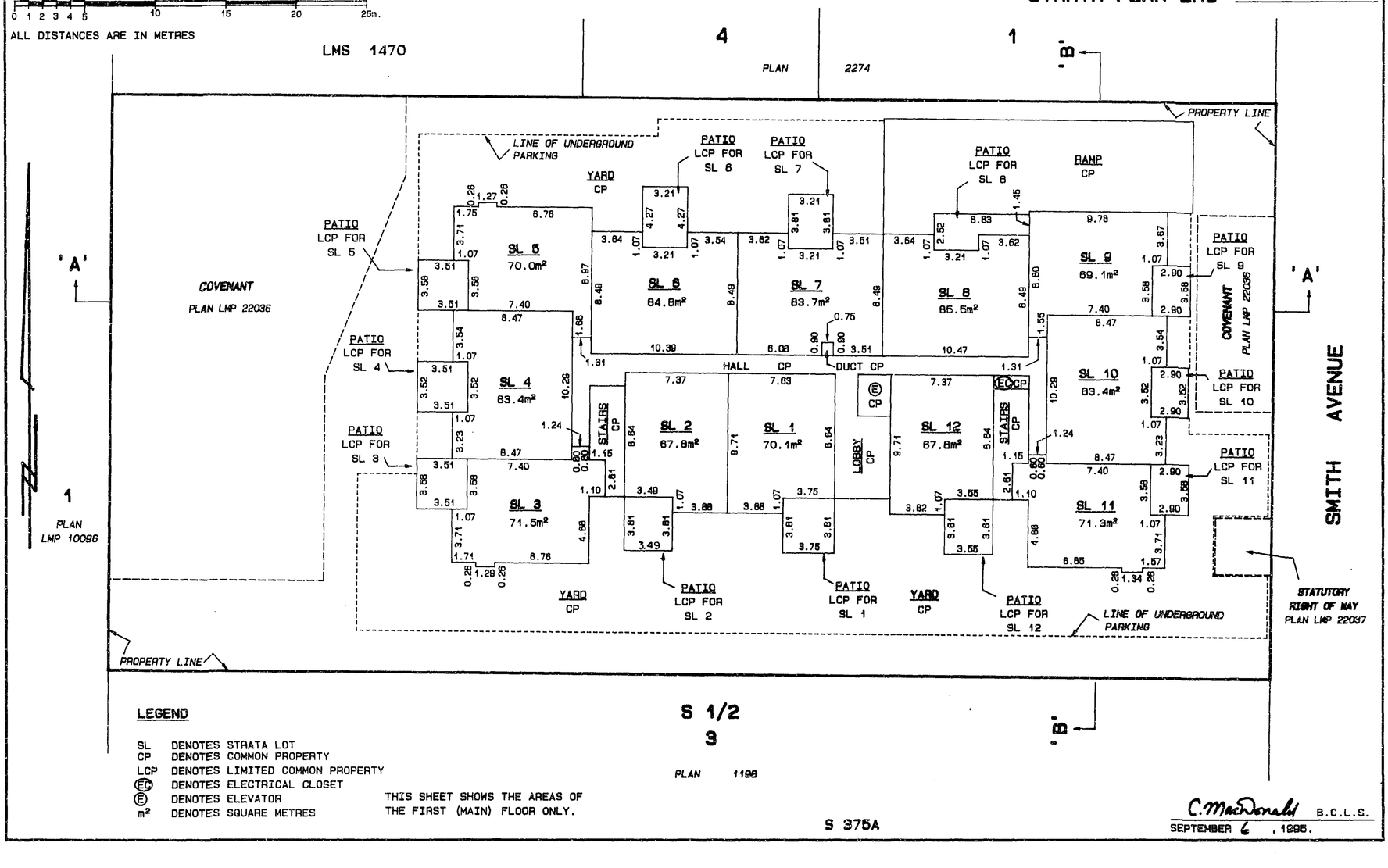
FIRST (MAIN) FLOOR

SCALE 1 : 250

0 1 2 3 4 5 10 15 20 25m.

ALL DISTANCES ARE IN METRES

STRATA PLAN LMS 2151



LEGEND

SL	DENOTES STRATA LOT
CP	DENOTES COMMON PROPERTY
LCP	DENOTES LIMITED COMMON PROPERTY
EC	DENOTES ELECTRICAL CLOSET
E	DENOTES ELEVATOR
m²	DENOTES SQUARE METRES

THIS SHEET SHOWS THE AREAS OF THE FIRST (MAIN) FLOOR ONLY.

S 375A

C. MacDonald B.C.L.S.

SEPTEMBER 6 , 1995.

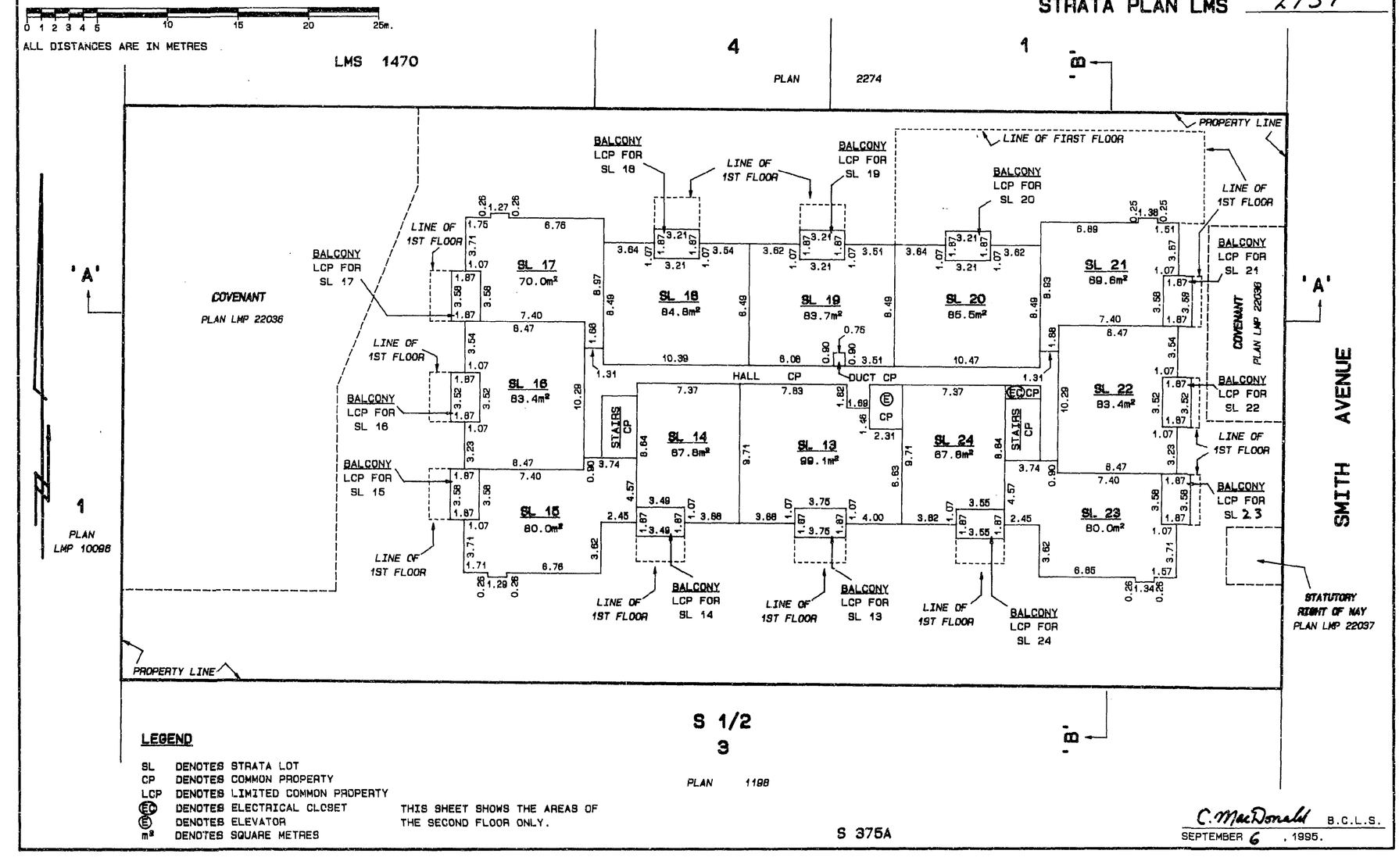
SECOND FLOOR

SCALE 1 : 250

0 1 2 3 4 5 10 15 20 25m.

ALL DISTANCES ARE IN METRES

STRATA PLAN LMS 2151



LEGEND

SL	DENOTES STRATA LOT
CP	DENOTES COMMON PROPERTY
LCP	DENOTES LIMITED COMMON PROPERTY
EC	DENOTES ELECTRICAL CLOSET
E	DENOTES ELEVATOR
m²	DENOTES SQUARE METRES

THIS SHEET SHOWS THE AREAS OF THE SECOND FLOOR ONLY.

S 375A

C. MacDonald B.C.L.S.

SEPTEMBER 6 , 1995.

FILED LMS2151 ROD:1995-10-04 PRNT: 2008-11-18-10.38.33.985822

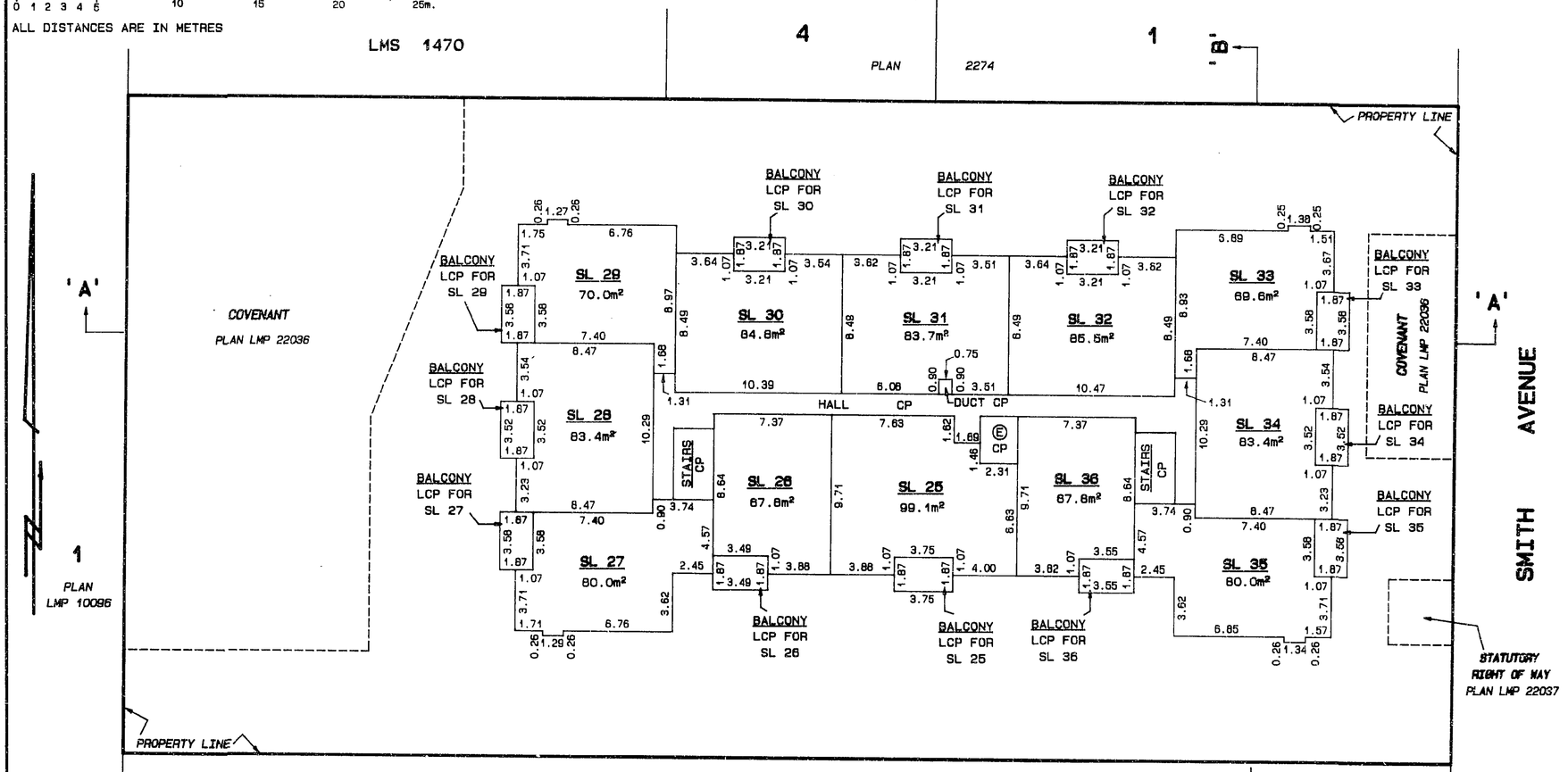
THIRD FLOOR

SCALE 1 : 250

0 1 2 3 4 5 10 15 20 25m.

ALL DISTANCES ARE IN METRES

STRATA PLAN LMS 2151



LEGEND

SL DENOTES STRATA LOT
CP DENOTES COMMON PROPERTY
LCP DENOTES LIMITED COMMON PROPERTY
(E) DENOTES ELEVATOR
m² DENOTES SQUARE METRES

S 1/2
3
PLAN 1198

THIS SHEET SHOWS THE AREAS OF THE THIRD FLOOR ONLY.

S 375A

C. MacDonald B.C.L.S.
SEPTEMBER 6 , 1995.

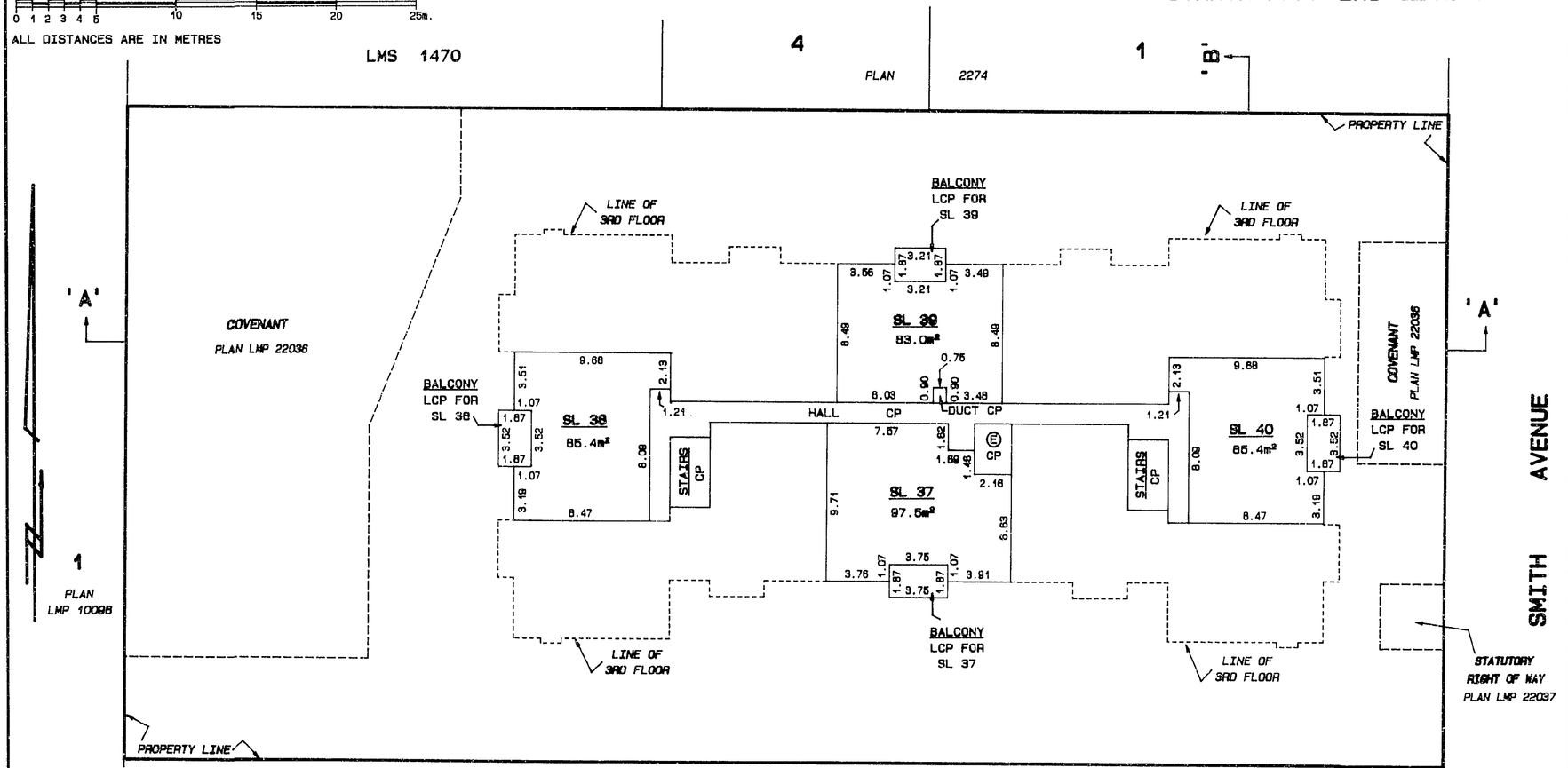
FOURTH FLOOR

SCALE 1 : 250

0 1 2 3 4 5 10 15 20 25m.

ALL DISTANCES ARE IN METRES

STRATA PLAN LMS 2151



LEGEND

SL DENOTES STRATA LOT
CP DENOTES COMMON PROPERTY
LCP DENOTES LIMITED COMMON PROPERTY
(E) DENOTES ELEVATOR
m² DENOTES SQUARE METRES

S 1/2
3
PLAN 1198

THIS SHEET SHOWS THE AREAS OF THE FOURTH FLOOR ONLY.

S 375A

C. MacDonald B.C.L.S.
SEPTEMBER 6 , 1995.

FILED LMS2151 RCVD:1995-10-04 PRNT: 2008-11-18-10:38:35.985822

RECORD OF BY-LAWS AND ORDERS, ETC.

STRATA PLAN LMS 2151

FILING		DOCUMENT	
NUMBER	DATE	DATE	NATURE AND PARTICULARS

C. MacDonald B.C.L.S.
SEPTEMBER 6, 1995.

DEALINGS AFFECTING THE COMMON PROPERTY.

STRATA PLAN LMS 2151

REGISTRATION		DOCUMENT	
NUMBER	DATE	DATE	NATURE AND PARTICULARS

Common Property Sheet Closed OCT 4, 1995

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

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

C. MacDonald B.C.L.S.
SEPTEMBER 6, 1995.