

BC ONLINE LAND TITLE INTERNET SERVICE
PROVIDED IN CO-OPERATION WITH
LAND TITLE BRANCH - MINISTRY OF SUSTAINABLE RESOURCE MANAGEMENT

B.C. LAND TITLE BRANCH - DOCUMENT RETRIEVAL

WEB REQUEST

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	APPLICATION NO.:	LMS3853	LM	PAGES: 019
ACCOUNT NO.:	199822	REQUESTED AT:	03-04-30	15:59	
REFERENCE NO.:	K55985	FOLIO NO.:	HARVEY MAY		

REMARKS:

BC ONLINE LAND TITLE INTERNET SERVICE

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.

THE BYLAW AND COMMON PROPERTY SHEETS ATTACHED TO STRATA PLANS HAVE BEEN REPEALED. INFORMATION REGARDING THE BYLAWS AND/OR DEALINGS AFFECTING THE COMMON PROPERTY OF STRATA PLANS MUST BE OBTAINED FROM THE GENERAL INDEX AND/OR COMMON PROPERTY INDEX ON ALTOS. REFER TO THE BC ONLINE USER GUIDE FOR ACCESS INFORMATION.

STRATA PLAN OF
PARCEL 'I', BLOCK 30,
DISTRICT LOT 540

GROUP ONE, NEW WESTMINSTER DISTRICT
PLAN LMP37549
CITY OF VANCOUVER
B.C.G.S. 926.025

FIRST SHEET Sheet 1 of 19 Sheets

STRATA PLAN LMS 3853
REF NO. BN 77161
Deposited and Registered in the Land
Title Office at New Westminster, B.C.
this 30 day of MARCH, 1999.

The civic address of the development is:
#3150 - #3188 West 4th Avenue, and
#2018 - #2028 Trutch Street,
Vancouver, B.C.

W. J. SMALL
DEPUTY Registrar
PER SDM

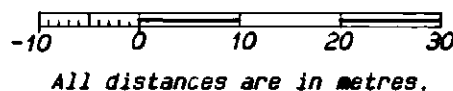
The name of the buildings are:
"Avanti"

The Address for Service of Documents
on the Strata Corporation is

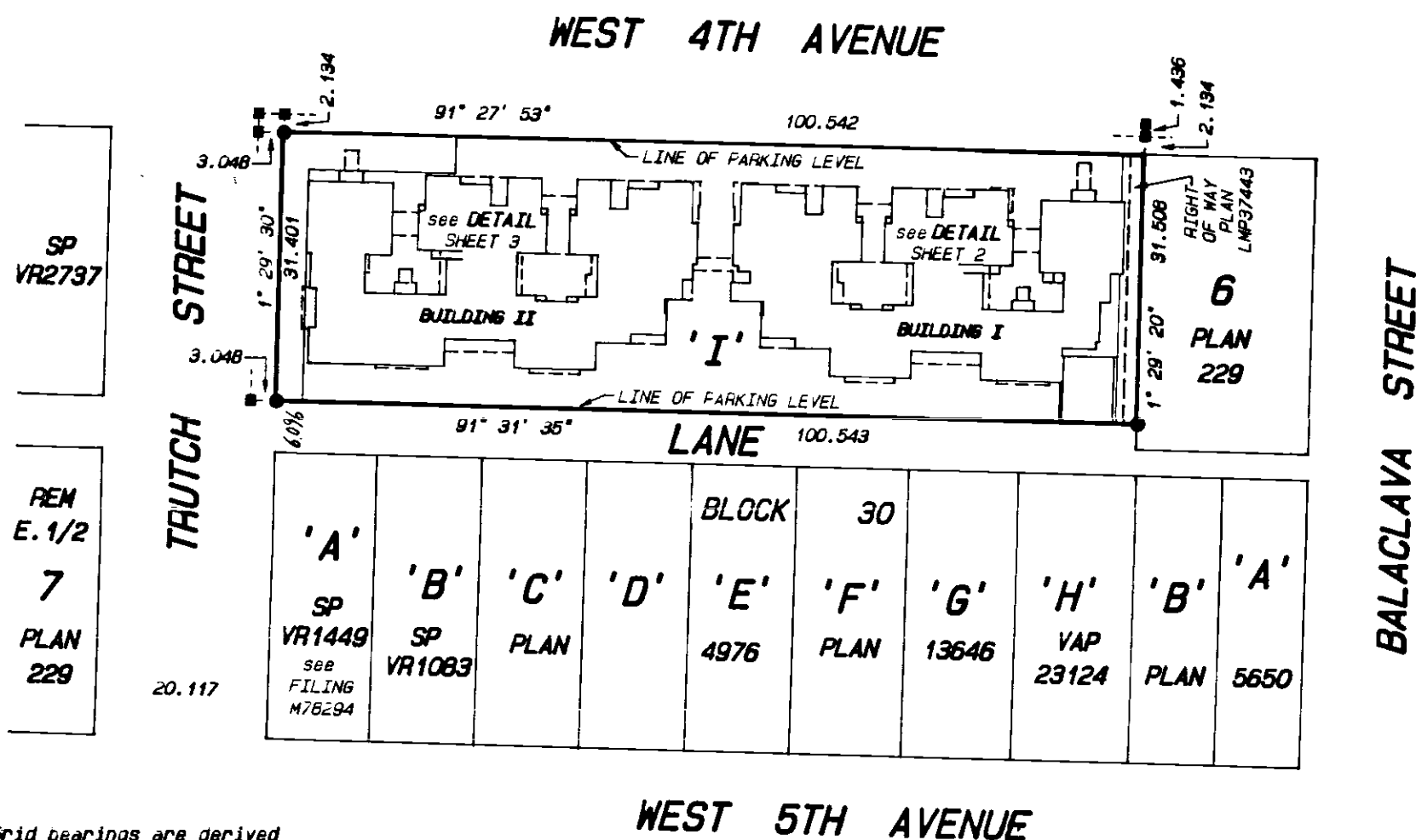
"The Owners", Strata Plan LMS 3853
c/o Douglas Symes & Brissenden
2100 - 505 Burrard Street
Vancouver B.C.
V7X 1R4
Attn: Mr. Mark Tindle

KEY PLAN

SCALE 1:750



All distances are in metres.



Grid bearings are derived
from Plan LMP37549.

I, Richard Martin, of the District of North
Vancouver, British Columbia Land Surveyor,
hereby certify:

That the building erected on the parcel
described above is wholly within the
external boundaries of that parcel.

R. Martin

B.C.L.S.

Dated at North Vancouver, B.C.
this 17TH day of FEB., 1999.

THIS PLAN LIES WITHIN THE GREATER
VANCOUVER REGIONAL DISTRICT

FB. 222 P. 45-75 JOB#: 98168 FILE: SP057
FB. 240 P. 1

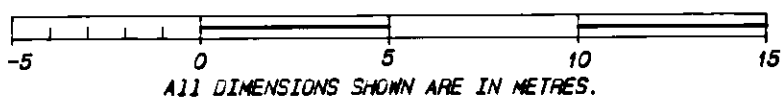
GLOSS

- denotes standard iron post found in place
- denotes lead plug found in place
- SL denotes strata lot.
- CP denotes common property.
- LCP denotes limited common property.
- m² denotes square metres

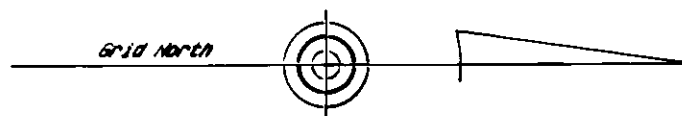
All distances are in metres and decimals thereof.

RICHARD J. MARTIN,
British Columbia Land Surveyor,
#26 - 1500 Marine Drive,
North Vancouver, B.C.
V7P 1T7 987-7772

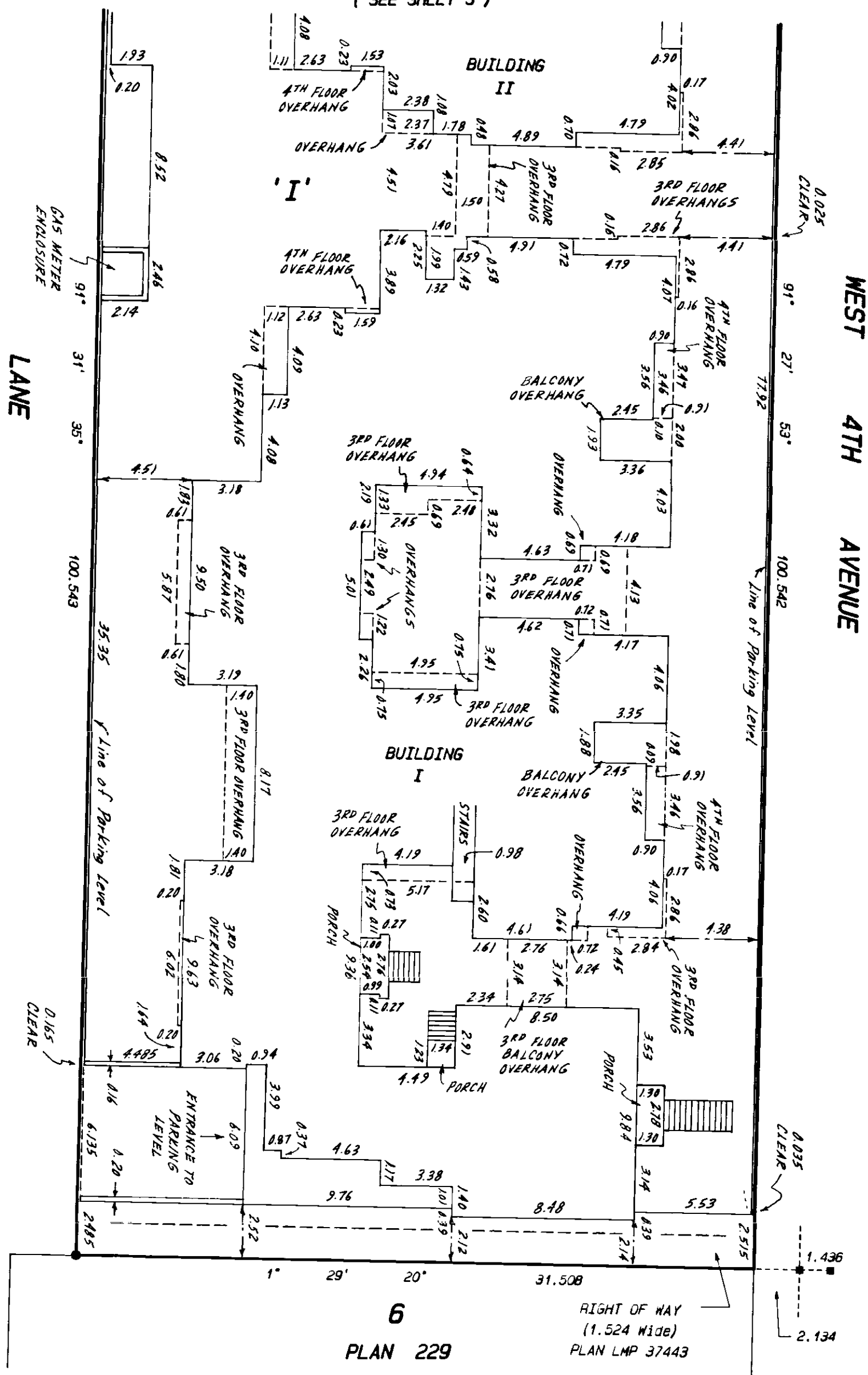
SCALE 1: 200



STRATA PLAN LMS 3853



(SEE SHEET 3)



Dated this 17TH day of FEB. 1999.

R Martin

B.C.L.S.

SP057

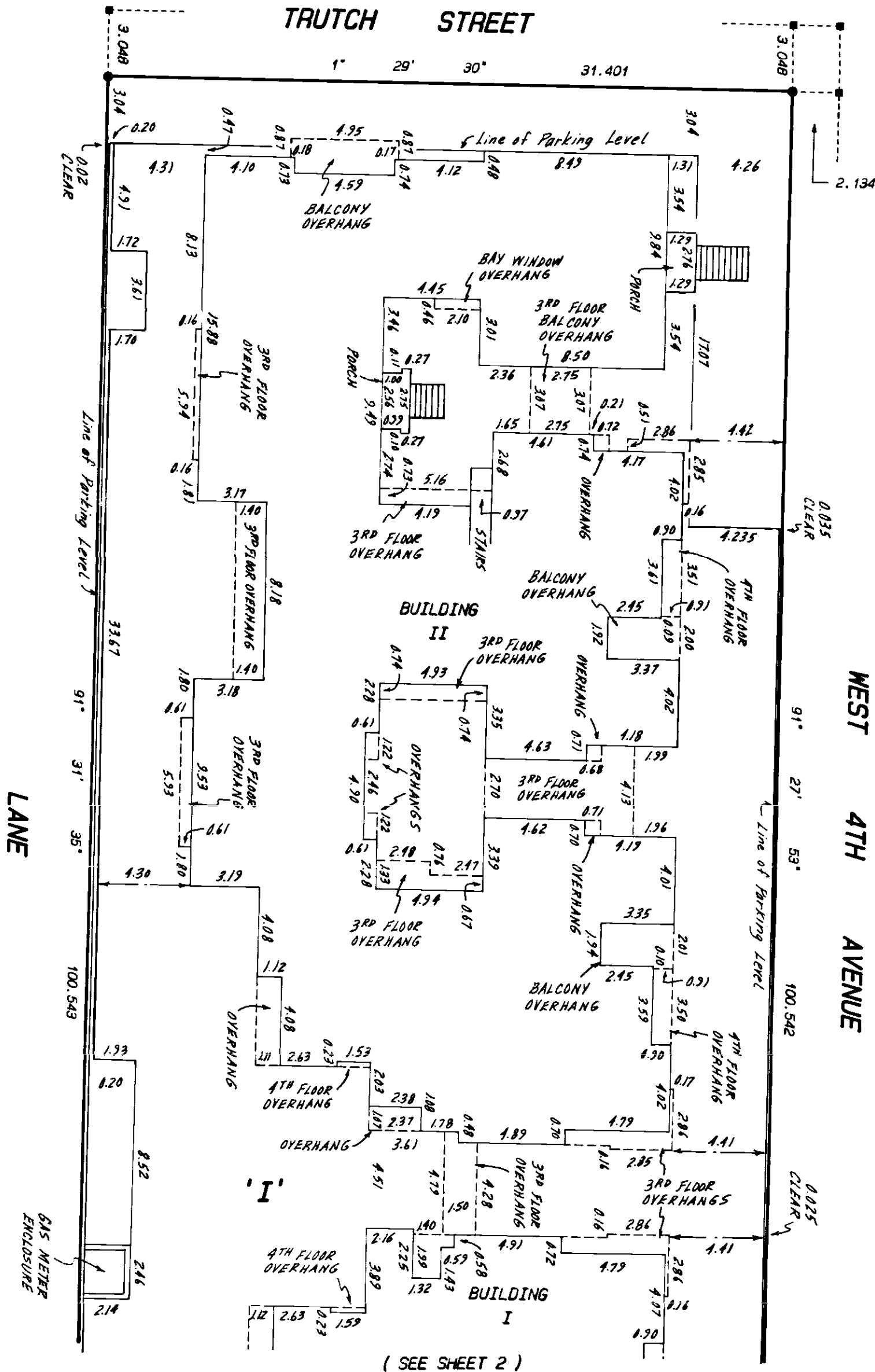
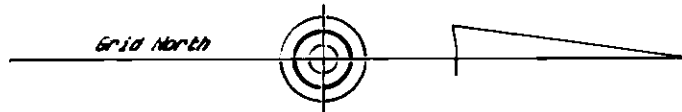
DETAIL

SCALE 1: 200



FIRST SHEET SHEET 3 OF 19 SHEETS

STRATA PLAN LMS 3853



(SEE SHEET 2)

Dated this 17TH day of FEB. 1999.

R Martin

B.C.L.S.

SP057

FILED LMLMS3853 K55985 2003-04-30-15.59.55.981627

CONDOMINIUM ACT

STRATA PLAN LMS 3853

LOT NO.	SHEET NO.	FORM 1	FORM 2	FORM 3
		SCHEDULE OF UNIT ENTITLEMENT	SCHEDULE OF INTEREST UPON DESTRUCTION	SCHEDULE OF VOTING RIGHTS
			INTEREST UPON DESTRUCTION	VOTING RIGHTS
1	10	179	1796	
2	10	163	1629	
3	10, 11	170	1702	
4	10, 11	166	1615	
5	10, 11	170	1695	
6	10, 11	167	1615	
7	10, 11	184	1818	
8	10, 11	170	1702	
9	10, 11	169	1702	
10	10, 11	184	1832	
11	10, 11	165	1615	
12	10, 11	171	1695	
13	10	90	869	
14	10, 11	186	1868	
15	11, 12, 13	179	1803	
16	11, 12, 13	179	1803	
17	11, 12	180	1760	
18	11, 12, 13	164	1738	
19	11, 12, 13	168	1738	
20	11, 12, 13	185	1825	
21	12, 13	158	1586	
22	12, 13	175	1731	
23	12, 13	142	1419	
24	12, 13	177	1810	
25	12, 13	171	1781	
26	12, 13	178	1774	
27	12, 13	179	1774	
28	12, 13	175	1738	
29	12	89	869	
30	14, 15	185	1868	
31	14	89	869	
32	14, 15	172	1695	
33	14, 15	164	1615	
34	14, 15	183	1832	
35	14, 15	170	1702	
36	14, 15	170	1702	
37	14, 15	185	1818	
38	14, 15	166	1615	
39	14, 15	172	1695	
40	14, 15	165	1622	
41	14, 15	172	1702	
42	14	164	1637	
43	14	168	1687	
44	14	179	1796	
45	15, 16, 17	168	1738	
46	15, 16, 17	169	1738	
47	15, 16, 17	179	1811	
48	15, 16, 17	180	1811	
49	15, 16, 17	168	1724	
50	15, 16, 17	167	1716	

Dated this 17TH day of FEB., 1999.R. Martin

B.C.L.S.

SP057

CONDOMINIUM ACT

STRATA PLAN LMS 3853

LOT NO.	SHEET NO.	FORM 1	FORM 2	FORM 3
		SCHEDULE OF UNIT ENTITLEMENT	SCHEDULE OF INTEREST UPON DESTRUCTION	SCHEDULE OF VOTING RIGHTS
			INTEREST UPON DESTRUCTION	VOTING RIGHTS
51	15, 16, 17	182	1825	
52	16, 17	158	1586	
53	16, 17	177	1731	
54	16, 17	142	1427	
55	16, 17	177	1796	
56	16, 17	173	1781	
57	16, 17	178	1774	
58	16, 17	179	1774	
59	16, 17	178	1742	
60	16	88	869	
AGGREGATE		10000	100000	

Accepted as to Forms 1 and 2

this 2 day of March, 1999.

 Superintendent of Real Estate

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 15TH day of FEB.,
 1999, been previously occupied.
 Dated at North Vancouver, British Columbia,
 this 17TH day of FEB., 1999.


 B.C.L.S.

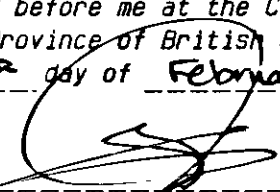
STATUTORY DECLARATION

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 19th day of February, 1999.

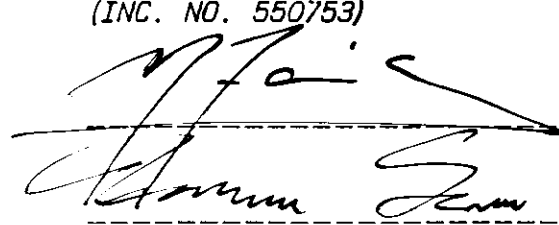

 A Commissioner for taking affidavits
 in the Province of British Columbia
 D. JOHN GOUDREY

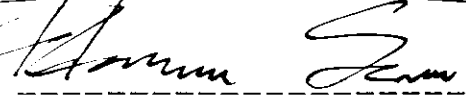

 HAREESH SARA

SPACE FOR SIGNATURES

OWNER:

INTERGULF DEVELOPMENT (BALACLAVA) CORP.
 (INC. NO. 550753)


 NABIH FARIS
 Authorized Signatory


 HAREESH SARA
 Authorized Signatory


 JULY OH, Witness

PO BOX 11125, 1750-1055 WEST GEORGIA ST., VANCOUVER, BC
 Address

EXECUTIVE ASSISTANT

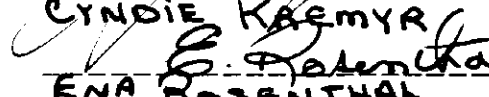
Occupation

MORTGAGEE:

SURREY METRO SAVINGS CREDIT UNION


 ROD MARR
 Authorized Signatory


 CYNDIE KAEMYR
 Authorized Signatory


 ENA ROSENTHAL
 Witness as to the Signatures of
 15117-101 AVE, Surrey, BC
 Address

ADMINISTRATIVE ASSISTANT

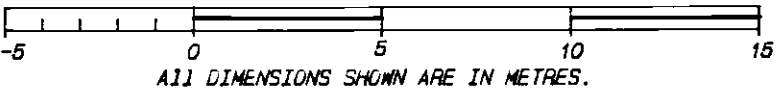
Occupation

Dated this 17TH day of FEB., 1999.

 B.C.L.S.

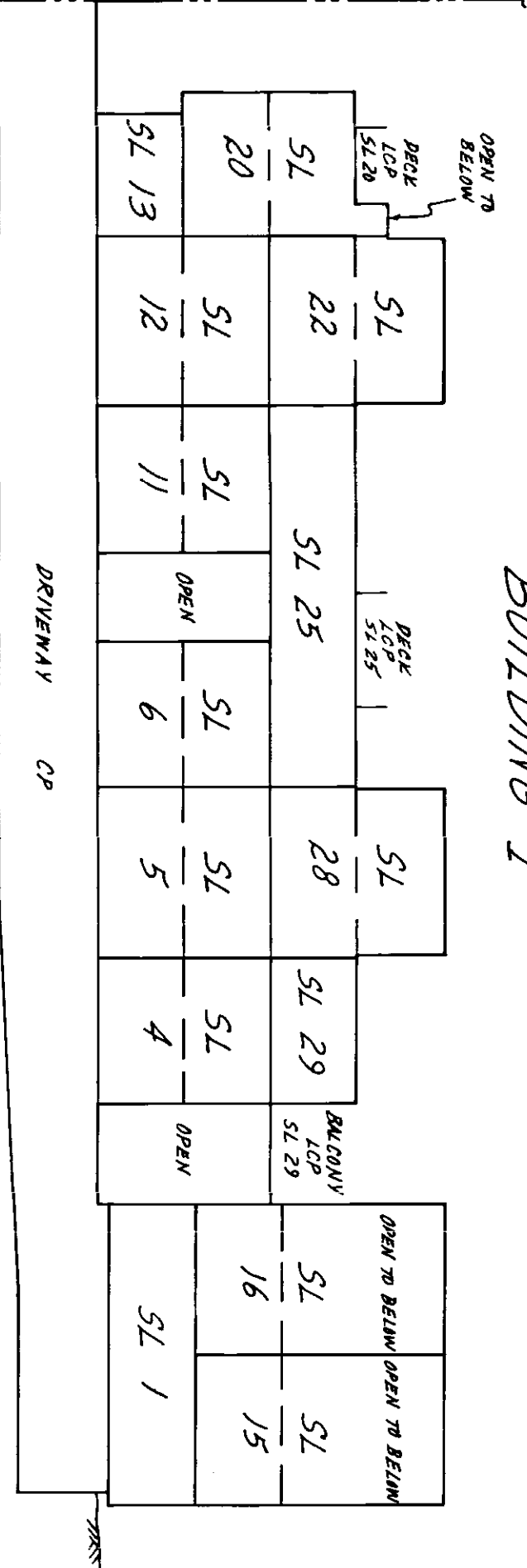
SECTIONS

SCALE 1: 200



STRATA PLAN LMS 3853

FOURTH FLOOR
THIRD FLOOR
SECOND FLOOR
GROUND (FIRST) FLOOR
BASEMENT (PARKING) FLOOR
(see SHEET 9 AND SHEETS 14 TO 17)
MATCH LINE?

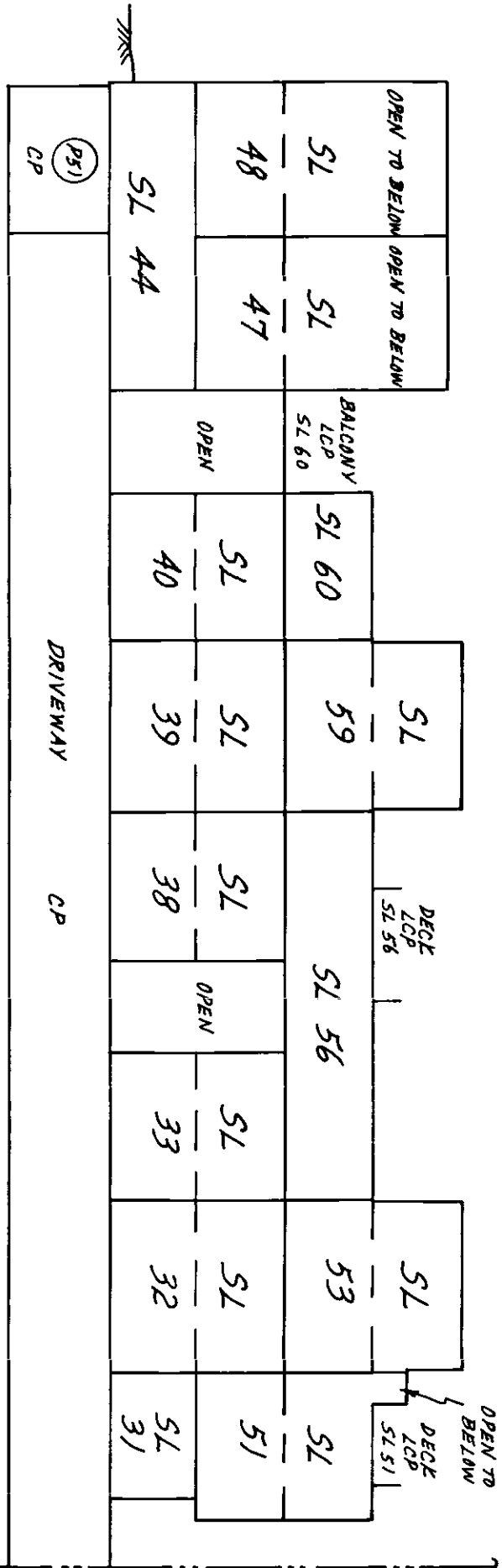


BUILDING I

(see Sheet 9 and Sheets 14 to 17)

SECTION 'A'-A'

SECTION 'A'-A'
(see Sheet 8 and Sheets 10 to 13)



BUILDING II

FOURTH FLOOR
THIRD FLOOR
SECOND FLOOR
GROUND (FIRST) FLOOR
BASEMENT (PARKING) FLOOR

Dated this 17TH day of FEB., 1999.

R Martin

B.C.L.S.

SP057

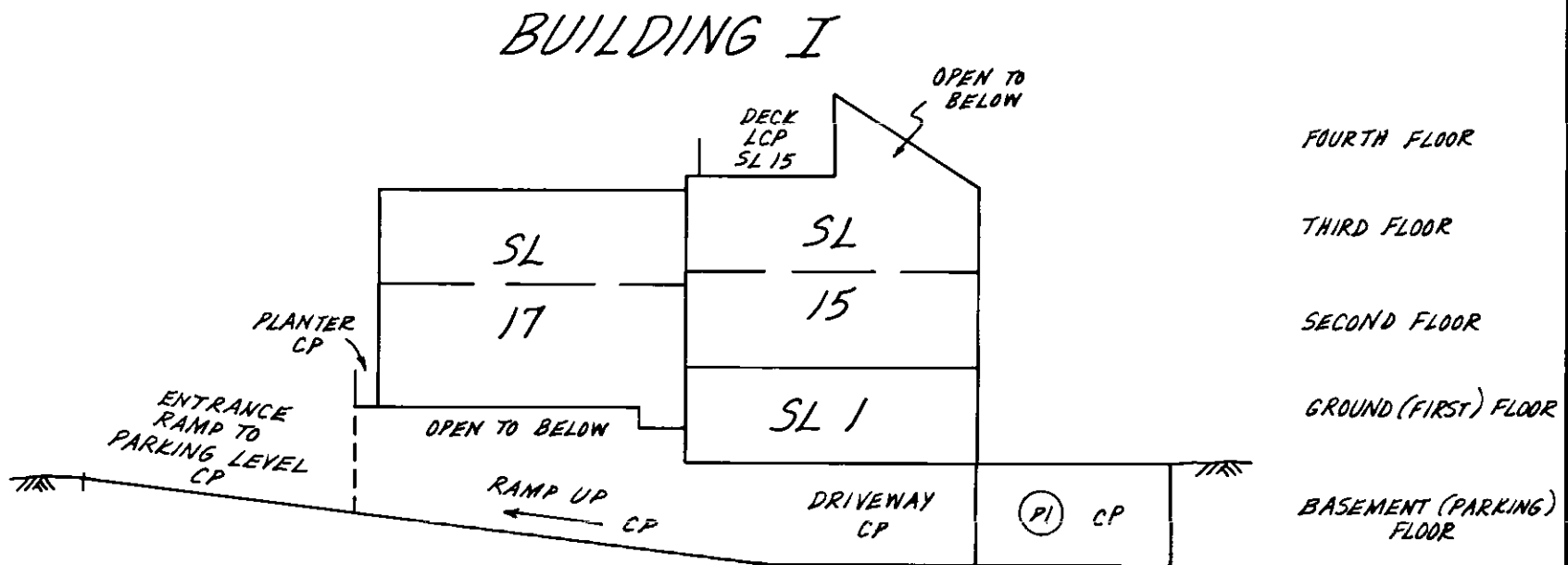
SECTIONS

Sheet 7 of 19 Sheets

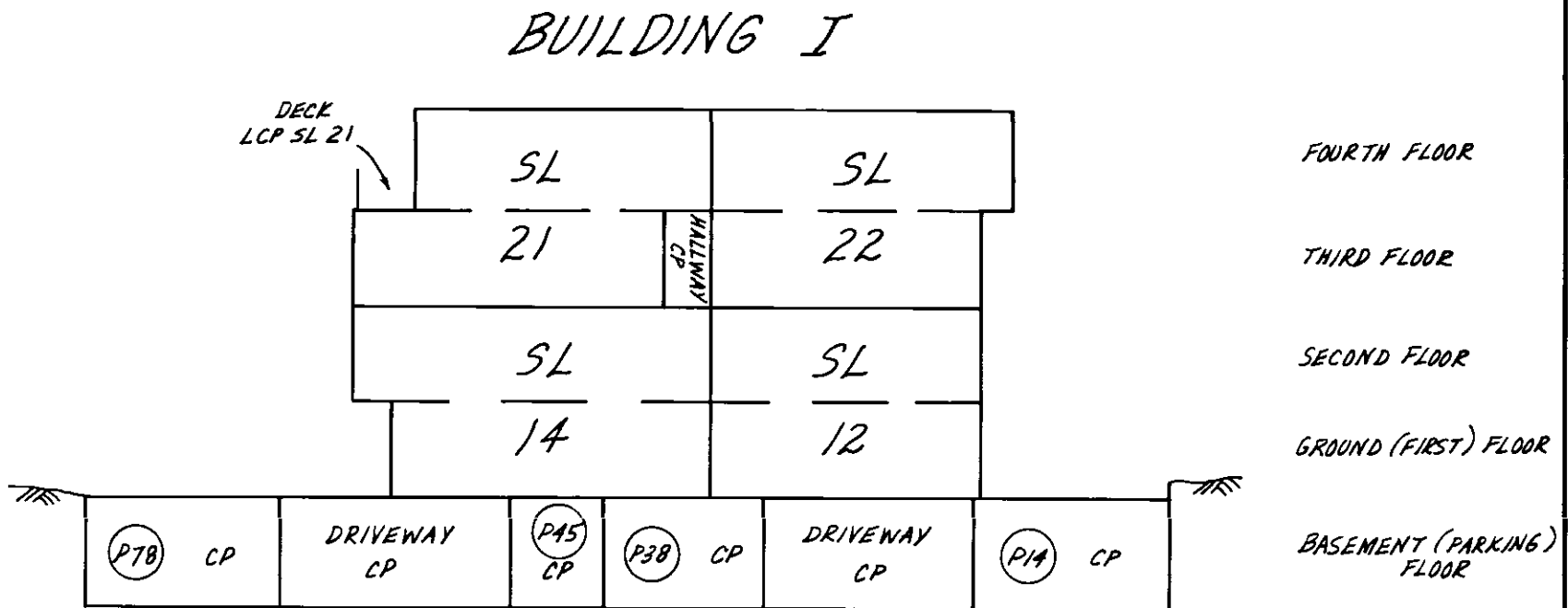
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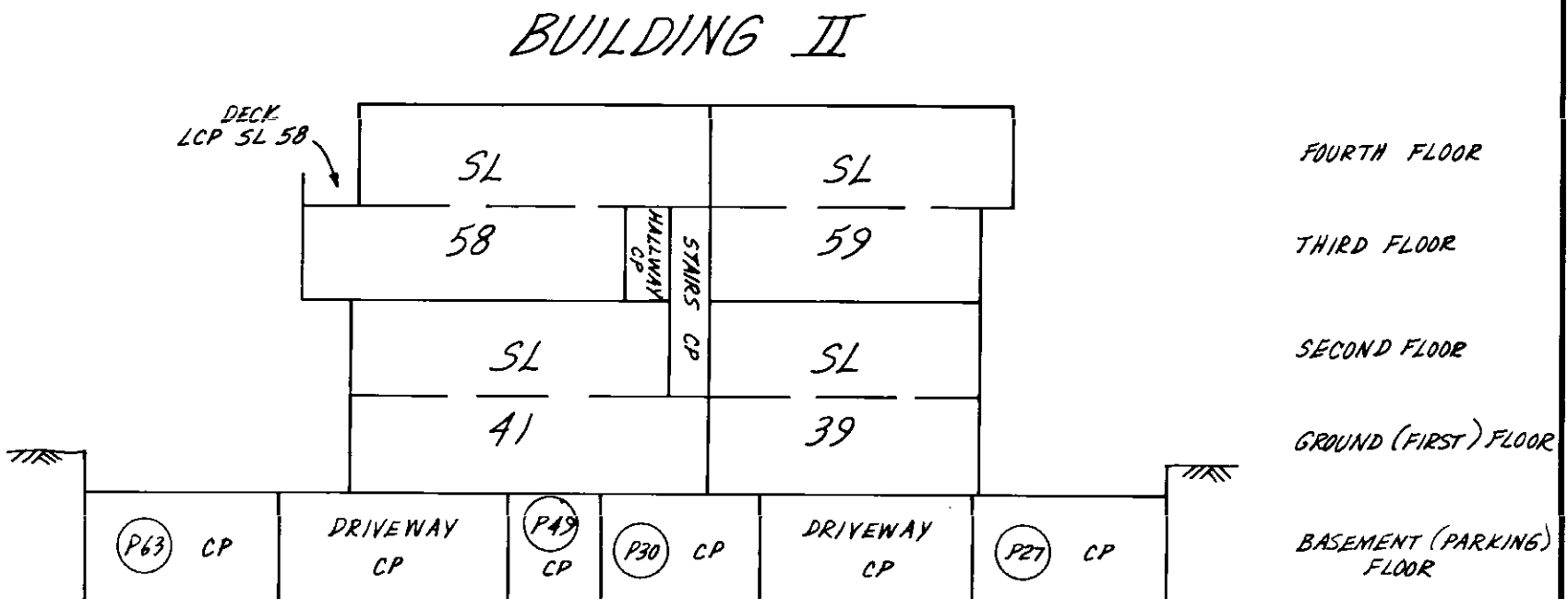
STRATA PLAN LMS 3853



SECTION 'B'-'B'
(see Sheet 8 and Sheets 10 to 13)



SECTION 'C'-'C'
(see Sheet 8 and Sheets 10 to 13)



SECTION 'D'-'D'
(see Sheet 9 and Sheets 14 to 17)

Dated this 17TH day of FEB. 1999.

R. Martin

B.C.L.S.

SP057

FILED LMLMS3853 K55985 2003-04-30-15.59.55.981627

BASEMENT (PARKING) FLOOR

SHEET 8 OF 19 SHEETS

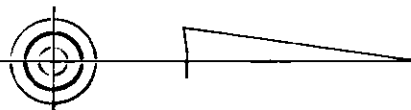
SCALE 1:200



ALL DIMENSIONS SHOWN ARE IN METRES.

STRATA PLAN LMS 3853

Grid North



A'

(SEE SHEET 9)

MATCH LINE
(SEE SHEET 9)

C'

C'

B'

B'

A'

NOTE:

(P1) denotes parking stall N° 1 (Typical)

Dated this 17TH day of FEB. 1999.

R. Martins

B.C.L.S.

SP057

FILED

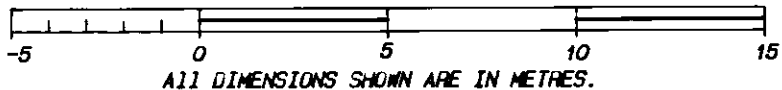
LMLMS3853

K55985 2003-04-30-15.59.55.981627

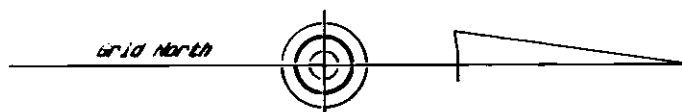
BASEMENT (PARKING) FLOOR

SHEET 9 OF 19 SHEETS

SCALE 1: 200



STRATA PLAN LMS 3853

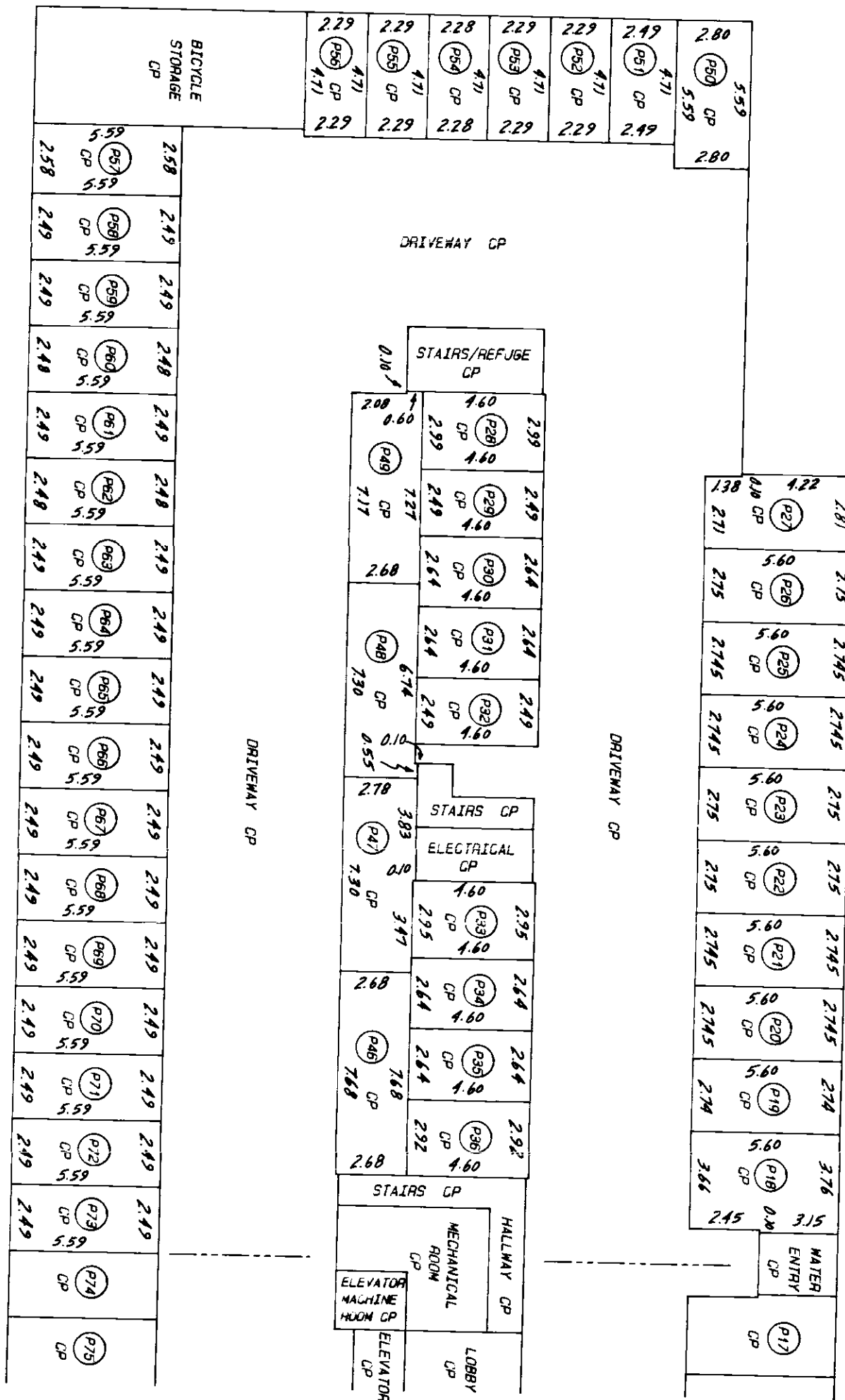


A

D

D

A



(SEE SHEET 8)

MATCH LINE
see SHEET 8

NOTE:

Ⓟ denotes parking stall N° 16 (Typical)

Dated this 17TH day of FEB. 1999.

R. Martin

B.C.L.S.

SP057

FILED LMLMS3853 K55985 2003-04-30-15.59.55.981627

SHEET 10 OF 19 SHEETS

-5 0 5 10 15

ALL DIMENSIONS SHOWN ARE IN METRES.

(see SHEET 14)
MATCH LINE —

LINE OF FLOOR BELOW
(see SHEET 3)

B'

B

$L \rightarrow A$

The storage area shown in SL 2 forms part of the Strata Lot but is not included in the habitable area.

R Martens

B.C.L.S.

SP057

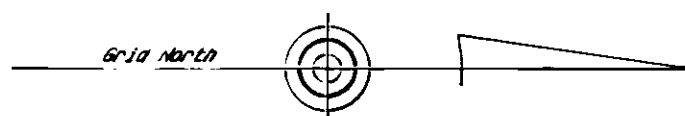
SECOND FLOOR - BUILDING I

SCALE 1: 200



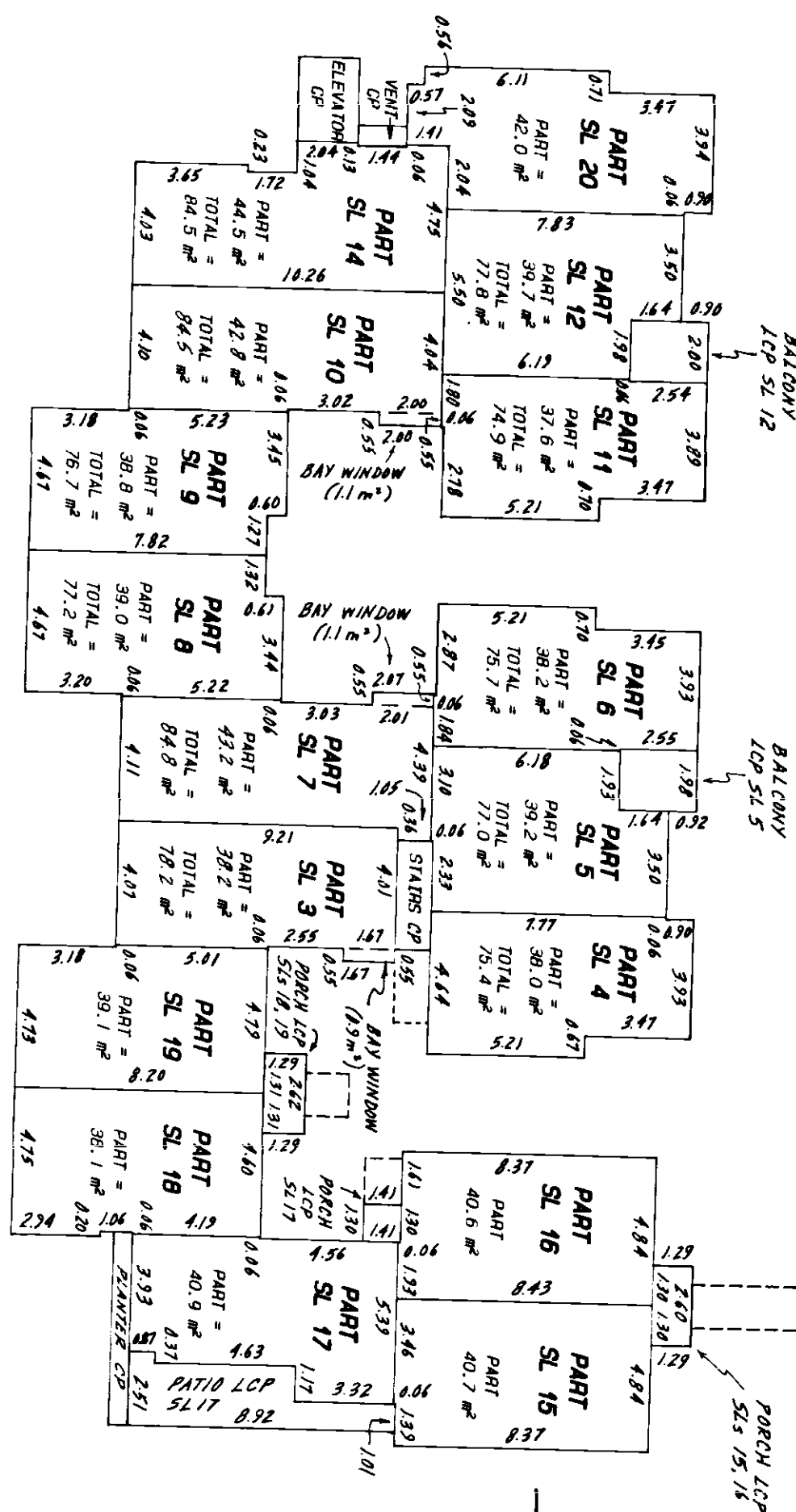
ALL DIMENSIONS SHOWN ARE IN METRES.

STRATA PLAN LMS 3853



BUILDING II

(see SHEET 15)
MATCH LINE —



NOTE:

Bay windows form part of the Strata Lots but are not included in the *habitable* areas.

Dated this 17TH day of FEB. , 1999.

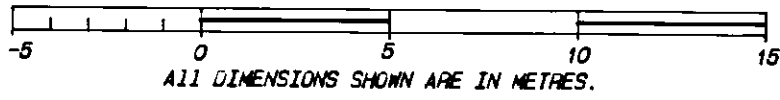
R Martus

B.C.L.S.

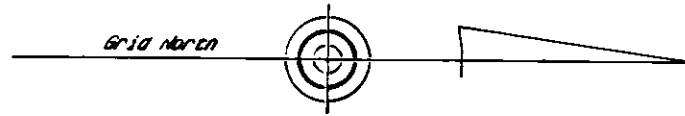
THIRD FLOOR - BUILDING I

SHEET 12 OF 19 SHEETS

SCALE 1:200

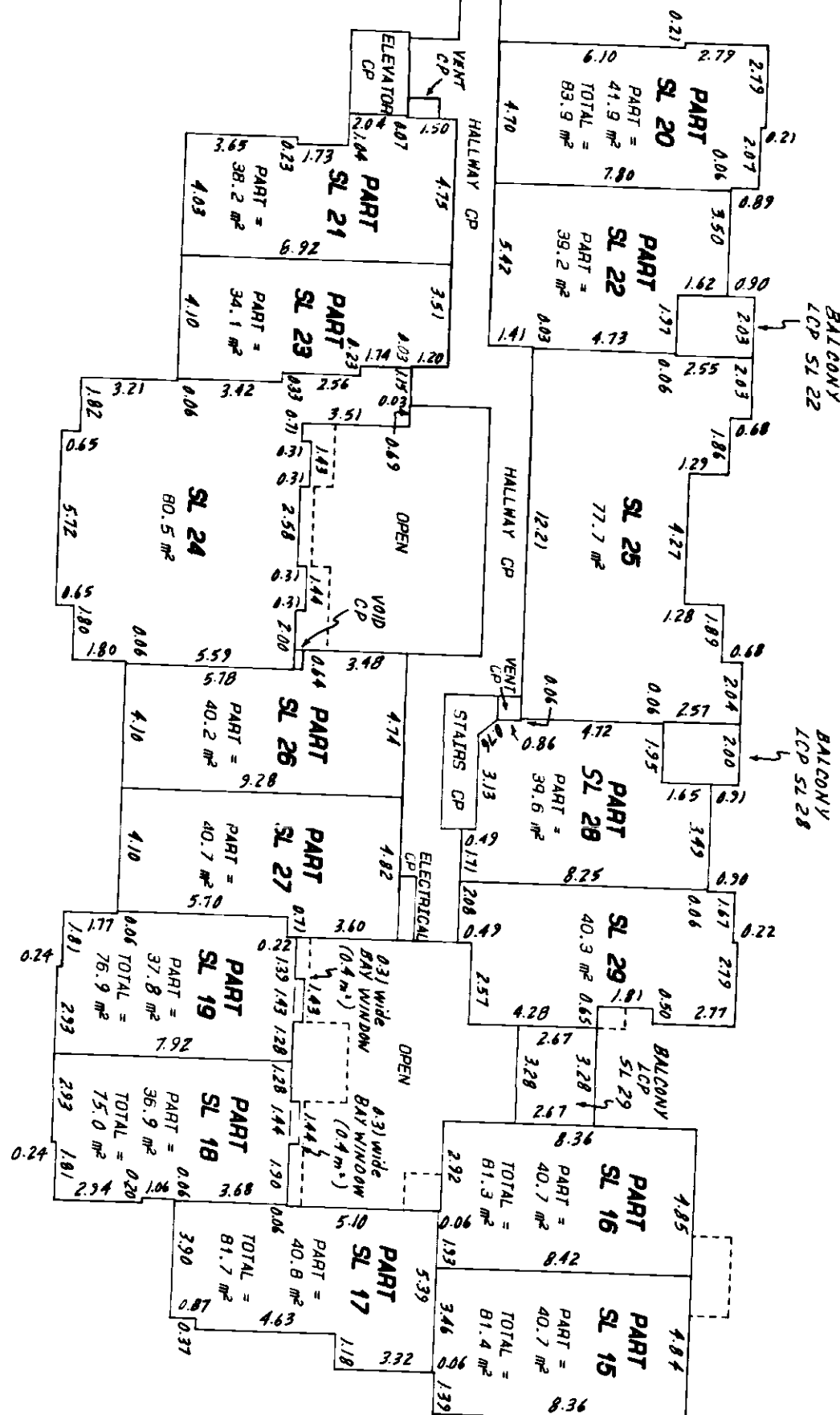


STRATA PLAN LMS 3853



BUILDING II

(see SHEET 16)
MATCH LINE



Dated this 17TH day of FEB., 1999.

R Martin

B.C.L.S.

NOTE:

Bay windows form part of the Strata Lots but are not included in the habitable areas.

SP057

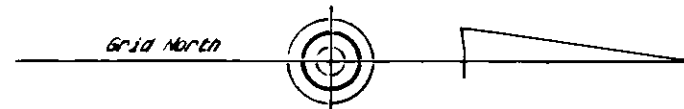
FOURTH FLOOR - BUILDING I

SHEET 13 OF 19 SHEETS

SCALE 1: 200



STRATA PLAN LMS 3853



BUILDING II

(SEE SHEET 17)
MATCH LINE

C'

C'

B'

B'

A'

Dated this 17TH day of FEB. 1999.

R. Martin

B.C.L.S.

SP057

FILED LMLMS3853 K55985 2003-04-30-15.59.55.981627

SHEET 14 OF 19 SHEETS

-5 0 5 10 15

ALL DIMENSIONS SHOWN ARE IN METRES.



R. Martins

B.C.L.S.

The storage area shown in SL 42 forms part of the Strata Lot but is not included in the *habitable* area.

SP057

SECOND FLOOR - BUILDING II

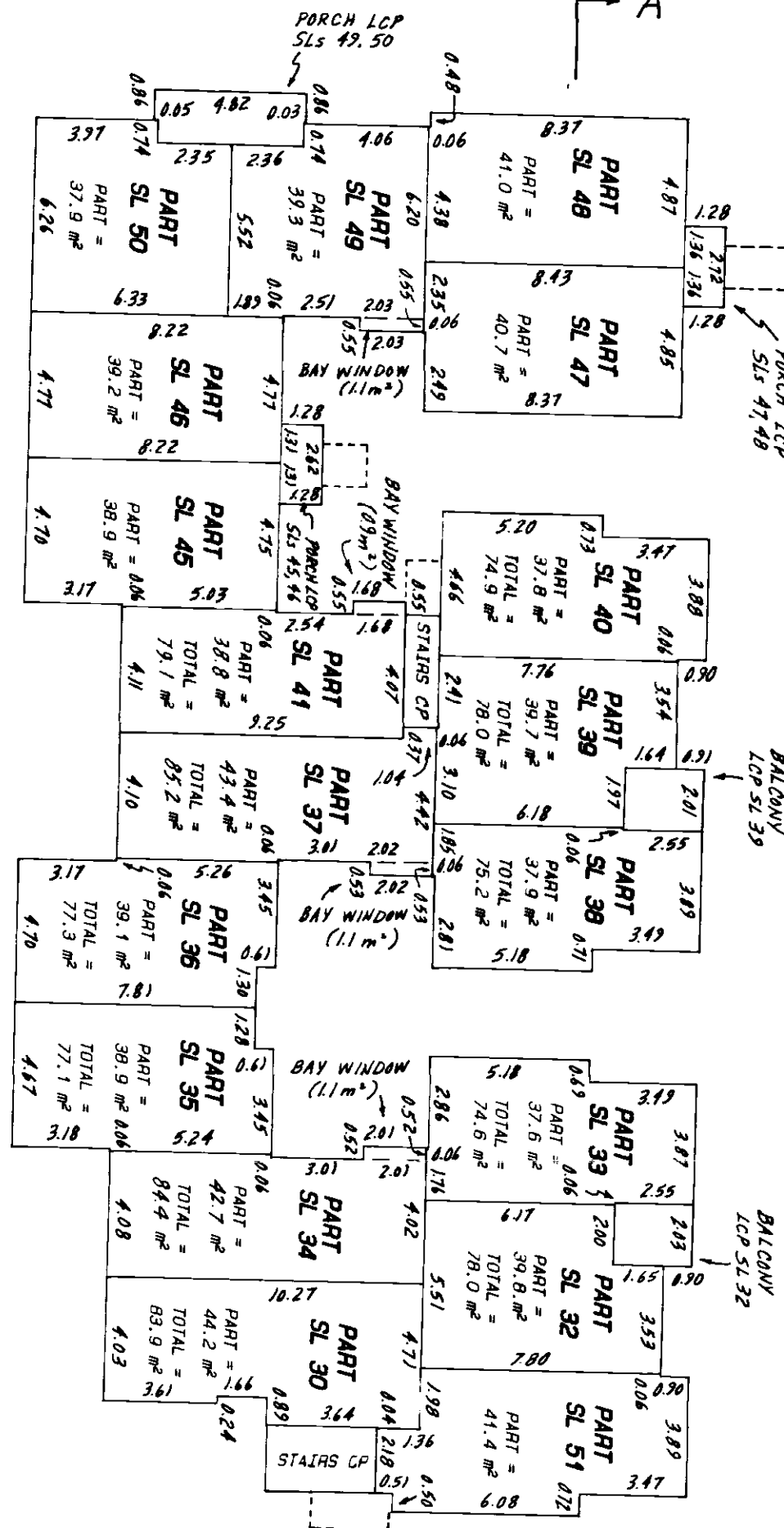
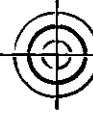
SHEET 15 OF 19 SHEETS

SCALE 1:200



STRATA PLAN LMS 3853

Grid North



MATCH LINE
(see SHEET 11)

BUILDING I

Dated this 17TH day of FEB., 1999.

R. Martin

B.C.L.S.

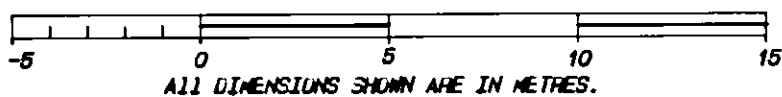
NOTE:

Bay windows form part of the Strata Lots but are not included in the habitable areas.

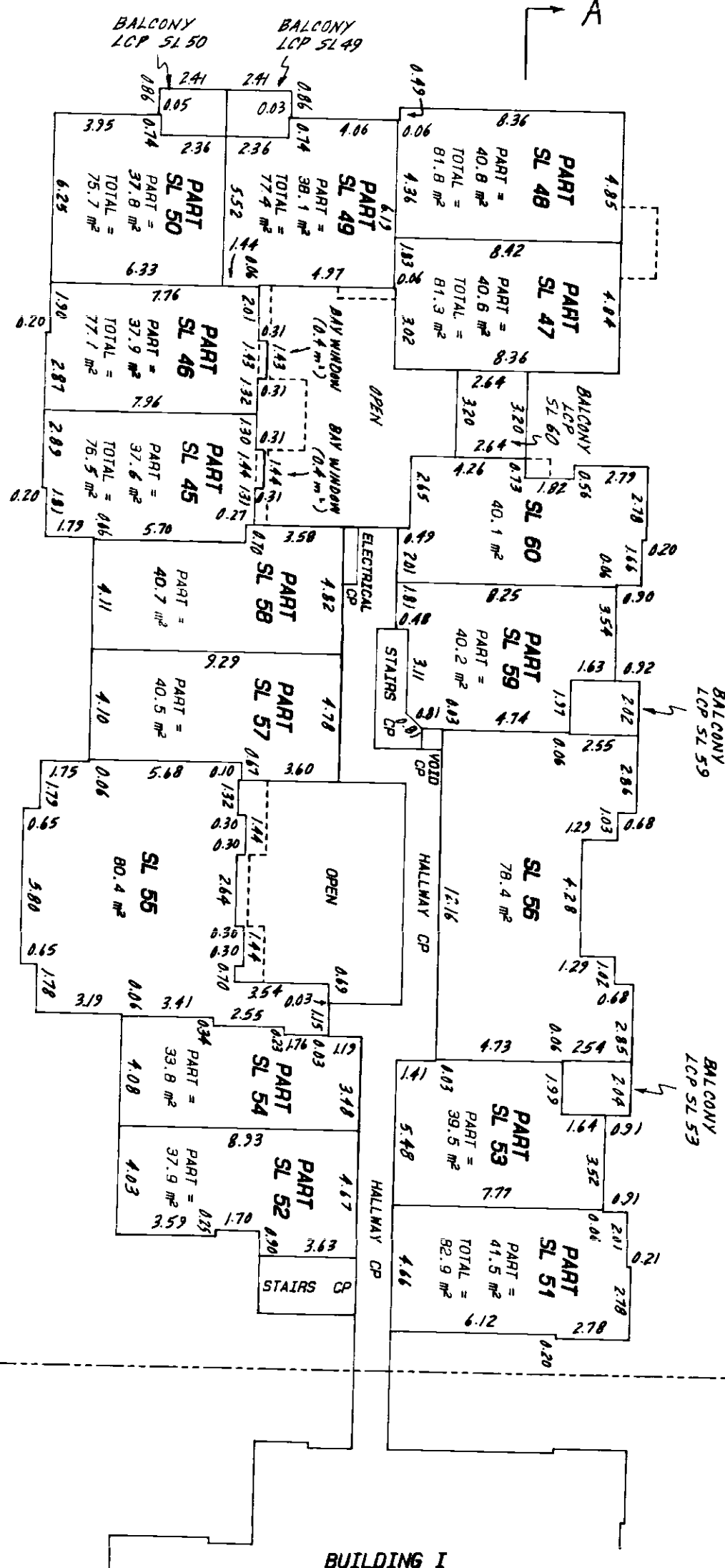
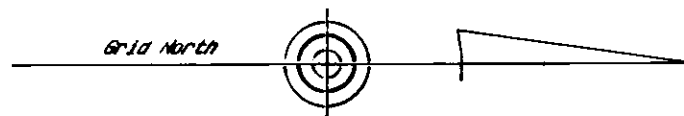
SP057

FILED LMLMS3853 K55985 2003-04-30-15.59.55.981627

SCALE 1: 200



STRATA PLAN LMS 3853



MATCH LINE —
(see SHEET 12)

Dated this 17TH day of FEB., 1999.

R Martin

NOTE:

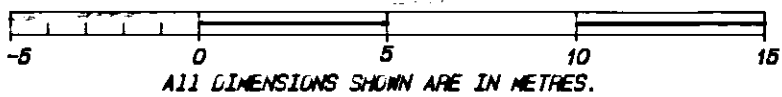
Bay windows form part of the Strata Lots but are not included in the *habitable* areas.

SP057

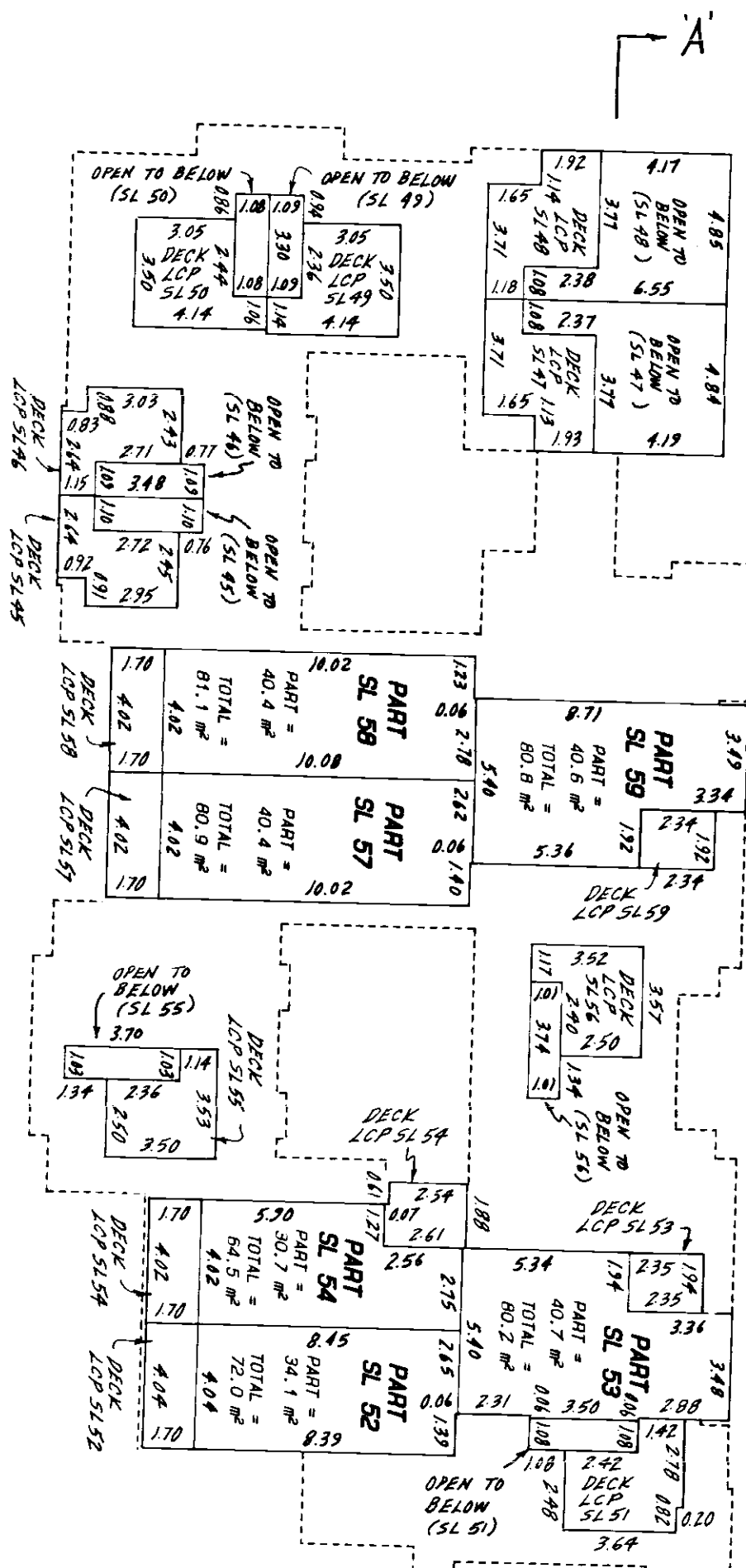
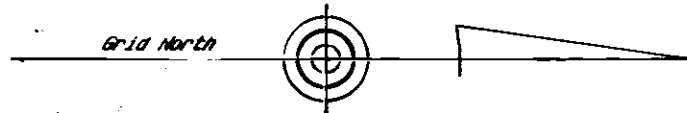
FOURTH FLOOR - BUILDING II

SHEET 17 OF 19 SHEETS

SCALE 1: 200



STRATA PLAN LMS 3853



MATCH LINE
(see SHEET 13)

BUILDING I

Dated this 17TH day of FEB. 1999.

R. Martins

B.C.L.S.

SP057

~~Current Information~~ Reg. 76/95

MARCH 30/29

**RECORD OF BYLAWS AND
ORDERS ETC.**

STRATA PLAN LMS 3853

[illegible]

Dated this 17TH day of FEB, 1999.

R Martin

B.C.L.S.

SP057A

STRATA PLAN LMS 3853

SP057