FILED VAVAS408 G19958 2001-04-24-11.10.40.428443

BC ONLINE LAND TITLE INTERNET SERVICE
PROVIDED IN CO-OPERATION WITH
LAND TITLE BRANCH - MINISTRY OF ATTORNEY GENERAL

B.C. LAND TITLE BRANCH - DOCUMENT RETRIEVAL WEB REQUEST

CLIENT NAME: ANDREWS REALTY LTD.
ADDRESS: #410 - 650 WEST 41ST AVENUE
NORTH OFFICE TOWER
VANCOUVER BC V5Z 2M9

PICK-UP INSTRUCTIONS:

USER ID: PA74746 APPLICATION NO.: VAS408 VA PAGES: 011
ACCOUNT NO.: 199822 REQUESTED AT: 01-04-24 11:10
REFERENCE NO.: G19958 FOLIO NO.: DAVID SEADON

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THE BYLAW AND COMMON PROPERTY SHEETS ATTACHED TO STRATA PLANS HAVE BEEN REPEALED.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.

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STRATA PLAN OF LOT "A", BLOCK 42, D.L. 200A, G.P. 1, PLAN 16465, N.W.D.

VR408

CITY OF VANCOUVER
SCALE: 1 INCH = 30 FEET.

STRATA PLAN V.R. 408
DEPOSITED AND REGISTERED IN THE LAND REGISTRY OFFICE AT VANCOUVER, B.C.
THIS 19TH DAY OF JANUARY, 1977

REGISTRAR.

THE "LANDMARK BELVEDERE",
330 EAST 7TH AVENUE,
VANCOUVER, B.C.

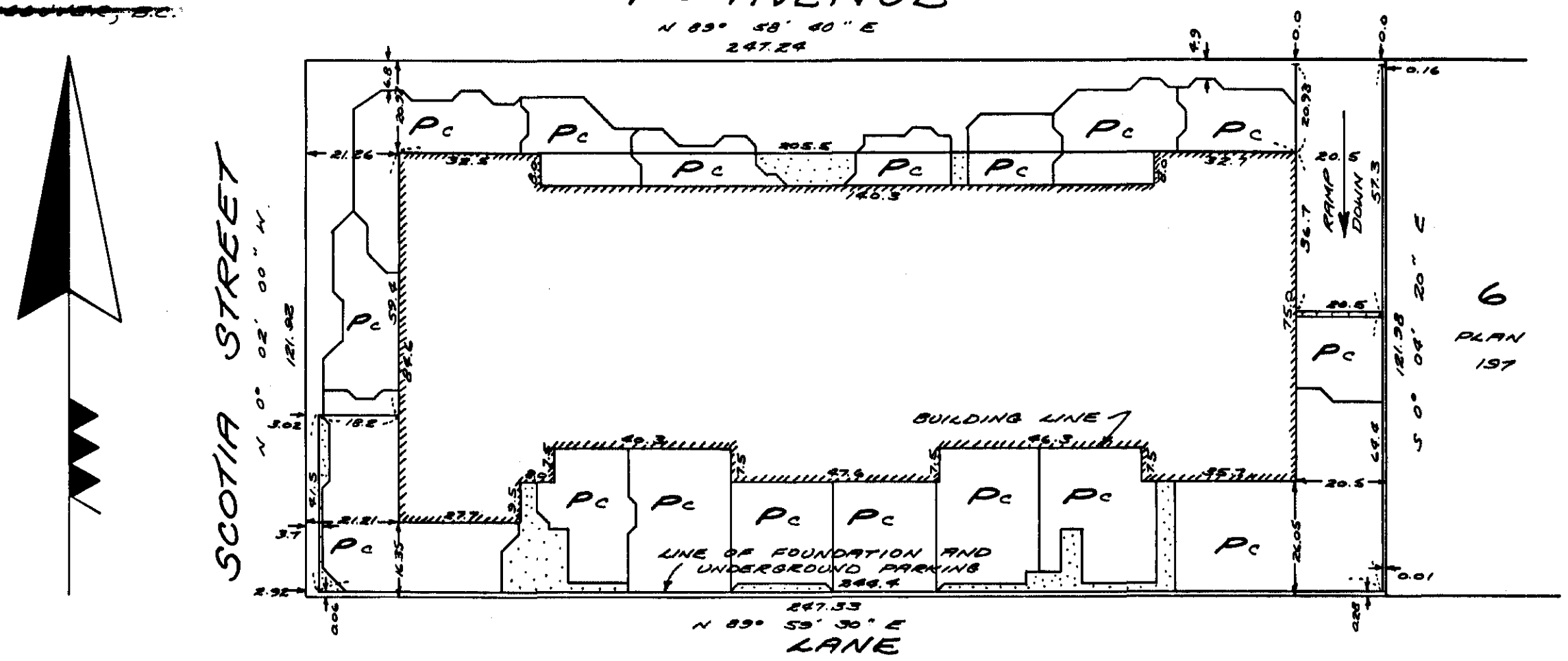
THE ADDRESS FOR SERVICE OF DOCUMENTS OF STRATA CORPORATION IS:
c/o STRATACO MANAGEMENT LTD.
202-1180 LOUGHEED HWY.
BURNABY, B.C. V5C 6A7

THE OWNERS STRATA PLAN V.R. 408
[redacted]

(DF R78756)

7TH AVENUE

N 89° 58' 40" E
247.24



I, R.A. BAXTER, OF NEW WESTMINSTER, B.C., A BRITISH COLUMBIA LAND SURVEYOR HEREBY CERTIFY THAT THE BUILDING ERECTED ON THE PARCEL DESCRIBED ABOVE IS WHOLLY WITHIN THE EXTERNAL BOUNDARIES OF THAT PARCEL.

DATED AT NEW WESTMINSTER, B.C.
THIS 30TH DAY OF DECEMBER, 1976.

LEGEND:

S.L.	INDICATES	STRATA LOT.
C	"	COMMON PROPERTY.
B	"	BALCONY.
P	"	PATIO.
SQ. FT.	"	SQUARE FEET.

"THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT."

BAXTER & RANNALA
SURVEYORS & ENGINEERS
STE. #3, 704 6TH STREET
NEW WESTMINSTER, B.C.

75-L-3482

FILED VAVAS408 G19958 2001-04-24-11.10.40.428443

STRATA TITLES ACT

SECOND SHEET, SHEET 2 OF 11 SHEETS STRATA PLAN V.R. 408

LOT NUMBER	SHEET NUMBER	FORM 1 SCHEDULE OF UNIT ENTITLEMENT UNIT ENTITLEMENT	FORM 2 SCHEDULE OF INTEREST UPON DESTRUCTION INTEREST UPON DESTRUCTION	FORM 3 SCHEDULE OF VOTING RIGHTS NUMBER OF VOTES
1	7	173	184	
2	7	174	184	
3	7	169	184	
4	7	241	238	
5	7	179	180	
6	7	179	189	
7	7	180	189	
8	7	173	184	
9	7	193	193	
10	7	190	193	
11	7	171	184	
12	7	145	144	
13	7	243	238	
14	7	179	180	
15	7	246	238	
16	7	170	184	
17	7	233	238	
18	8	174	175	
19	8	174	175	
20	8	174	175	
21	8	173	175	
22	8	249	229	
23	8	179	170	
24	8	183	184	
25	8	179	180	
26	8	173	175	
27	8	193	184	
28	8	190	184	
29	8	171	175	
30	8	146	135	
31	8	253	229	
32	8	179	170	
33	8	249	229	
34	8	169	175	
35	8	170	175	
36	9	174	180	
37	9	174	180	
38	9	174	180	
39	9	173	180	
40	9	249	234	
41	9	179	175	
42	9	183	189	
43	9	179	184	
44	9	173	180	
45	9	193	189	
46	9	190	189	
47	9	171	180	
48	9	146	139	
49	9	253	234	
50	9	179	175	
51	9	249	234	
52	9	169	180	
53	9	170	180	
AGGREGATE		10,000	10,000	

ACCEPTED AS TO FORMS 1, 2, AND 3.
This 13th day of January 1977

for SUPERINTENDENT OF INSURANCE

Rec'd Dec 30/1976

SECOND SHEET, SHEET 3 OF 11 SHEETS
STRATA PLAN VR. 408

FILED VAVAS408 G19958 2001-04-24-11.10.40.428443

75-4-3482

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.

DECLARED BEFORE ME:
AT VANCOUVER
IN THE PROVINCE OF BRITISH COLUMBIA
THIS 6 DAY OF
JANUARY A.D., 1977.

~~A NOTARY PUBLIC IN AND FOR THE PROVINCE OF BRITISH COLUMBIA.~~
A COMMISSIONER FOR TAKING AFFIDAVITS WITHIN BRITISH COLUMBIA.

M Henson

STRATA TITLES ACT

FORM 13

NEW DEVELOPMENT CERTIFICATE

[SECTION 4 (1)]

I, RONALD A. BAXTER, OF THE CITY OF NEW WESTMINSTER, BRITISH COLUMBIA, HEREBY CERTIFY THAT THE STRATA LOTS REPRESENTED ON THE STRATA PLAN OF LOT "A", BLOCK 42, DISTRICT LOT 200"A", GROUP 1, PLAN 16465, N.W.D., CONSTITUTE A NEW DEVELOPMENT AND HAVE NOT TO THE BEST OF MY KNOWLEDGE AND BELIEF, BEEN PREVIOUSLY OCCUPIED.

R.A. BAXTER. B.C.L.S.

DATED AT NEW WESTMINSTER, B.C.
THIS 30TH DAY OF December, 1976.

OWNERS

BANK OF MONTREAL BY ITS ATTORNEYS

ASST. MGR.

ASSISTANT CREDIT MANAGER

CREDIT MANAGER

[redacted]

WITNESS AS TO BOTH Ian W Milne 2322 Hazelynn Pl. North Vancouver BC Credit Officer

LANDMARK PROJECTS CORPORATION LIMITED

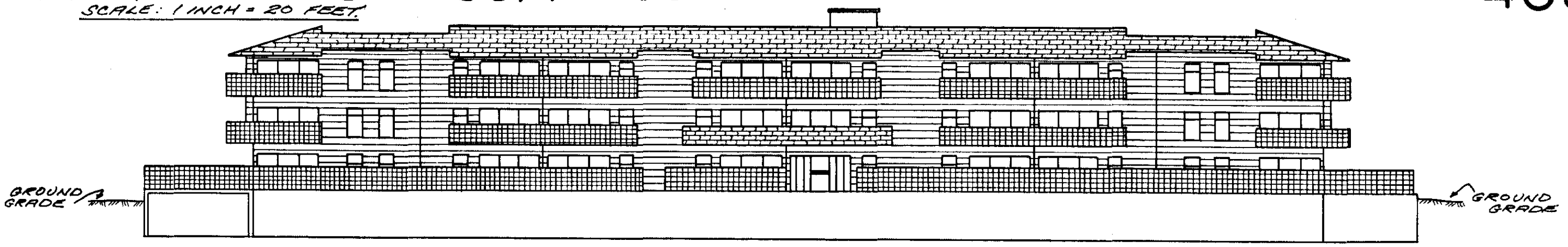
PER: M Henson

MANAGER & SIGNING OFFICER

FILED VAVAS408 G19958 2001-04-24-11.10.40.428443

TYPICAL CROSS - SECTIONS

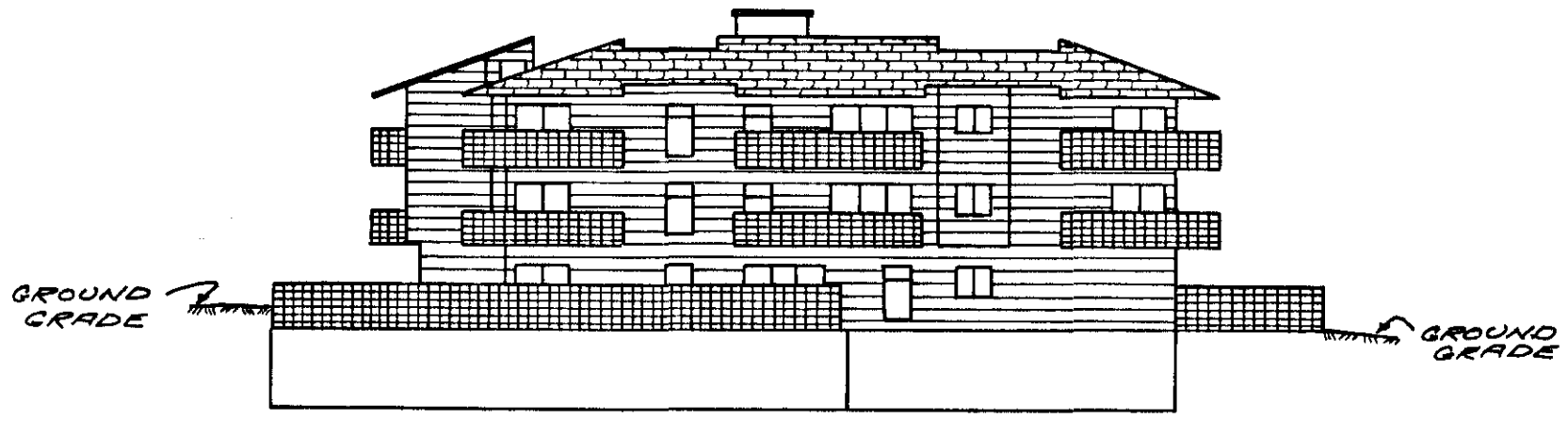
SCALE: 1 INCH = 20 FEET.



NORTH ELEVATION - 7TH AVENUE

B C	S.L. 40	S.L. 39	S.L. 38	S.L. 37	S.L. 36	S.L. 53	S.L. 52	S.L. 51	B C
B C	S.L. 22	S.L. 21	S.L. 20	S.L. 19	S.L. 18	S.L. 35	S.L. 34	S.L. 33	B C
	S.L. 4	S.L. 3	S.L. 2	S.L. 1	"C"	S.L. 17	S.L. 16	S.L. 15	Pc
BASEMENT "C"									

SECTION A-A.



EAST ELEVATION

B	S.L. 42	S.L. 41	S.L. 40	B
B	S.L. 24	S.L. 23	S.L. 22	B
P	S.L. 6	S.L. 5	S.L. 4	P
BASEMENT "C"				

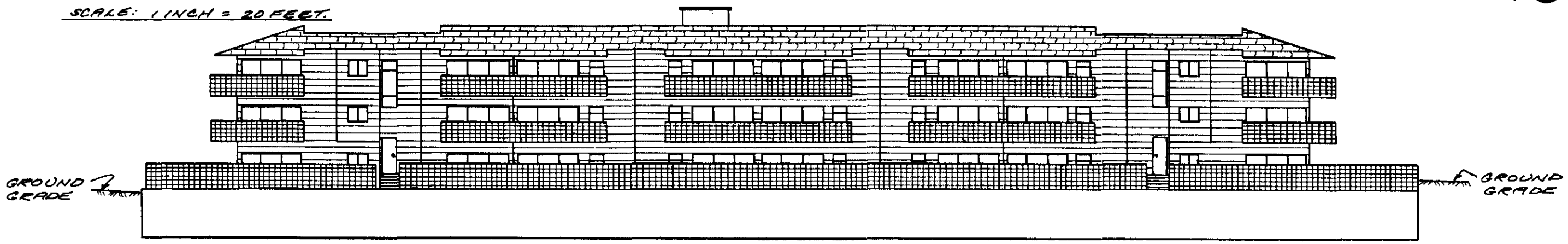
SECTION D-D.

R46 Dec 30 1976

FILED VAVAS408 G19958 2001-04-24-11.10.40.428443

TYPICAL CROSS-SECTIONS

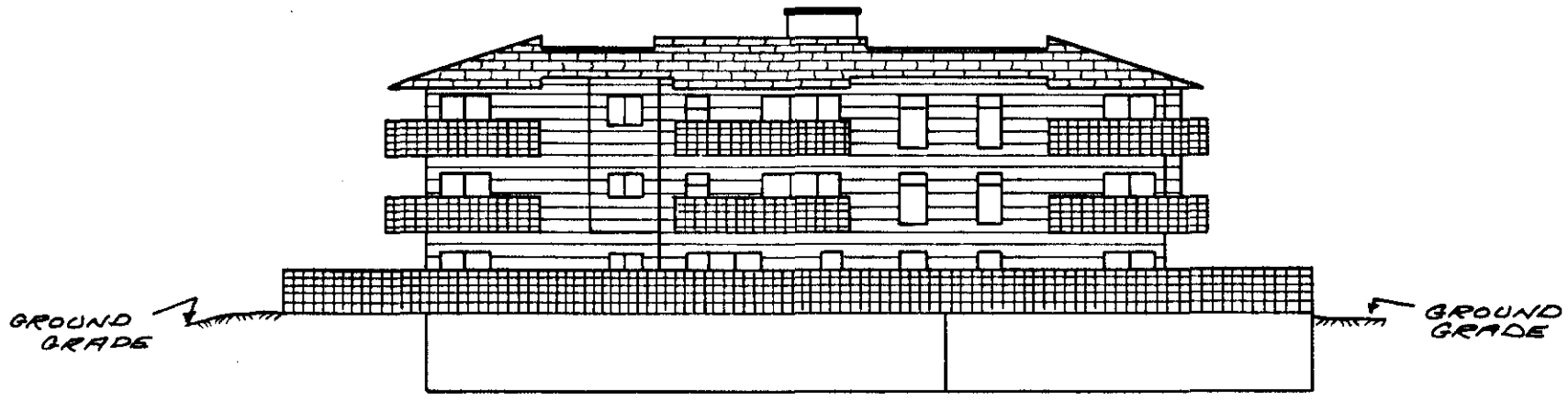
SCALE: 1 INCH = 20 FEET.



SOUTH ELEVATION - LANE

	S.L. 49	"C"	S.L.48	S.L.47	S.L.46	S.L.45	S.L.44	S.L.43	"C"	S.L.42	B C
	S.L. 31	"C"	S.L.30	S.L.29	S.L.28	S.L.27	S.L.26	S.L.25	"C"	S.L.24	B C
P C	S.L. 13	"C"	S.L.12	S.L.11	S.L.10	S.L. 9	S.L.8	S.L.7	"C"	S.L. 6	P C
BASEMENT "C"											

SECTION B-B.



WEST ELEVATION - SCOTIA ST.

B C	S.L. 51	S.L. 50	S.L. 49	B C
B C	S.L. 33	S.L. 32	S.L. 31	B C
P C	S.L. 15	S.L. 14	S.L. 13	P C
	BASEMENT "C"			

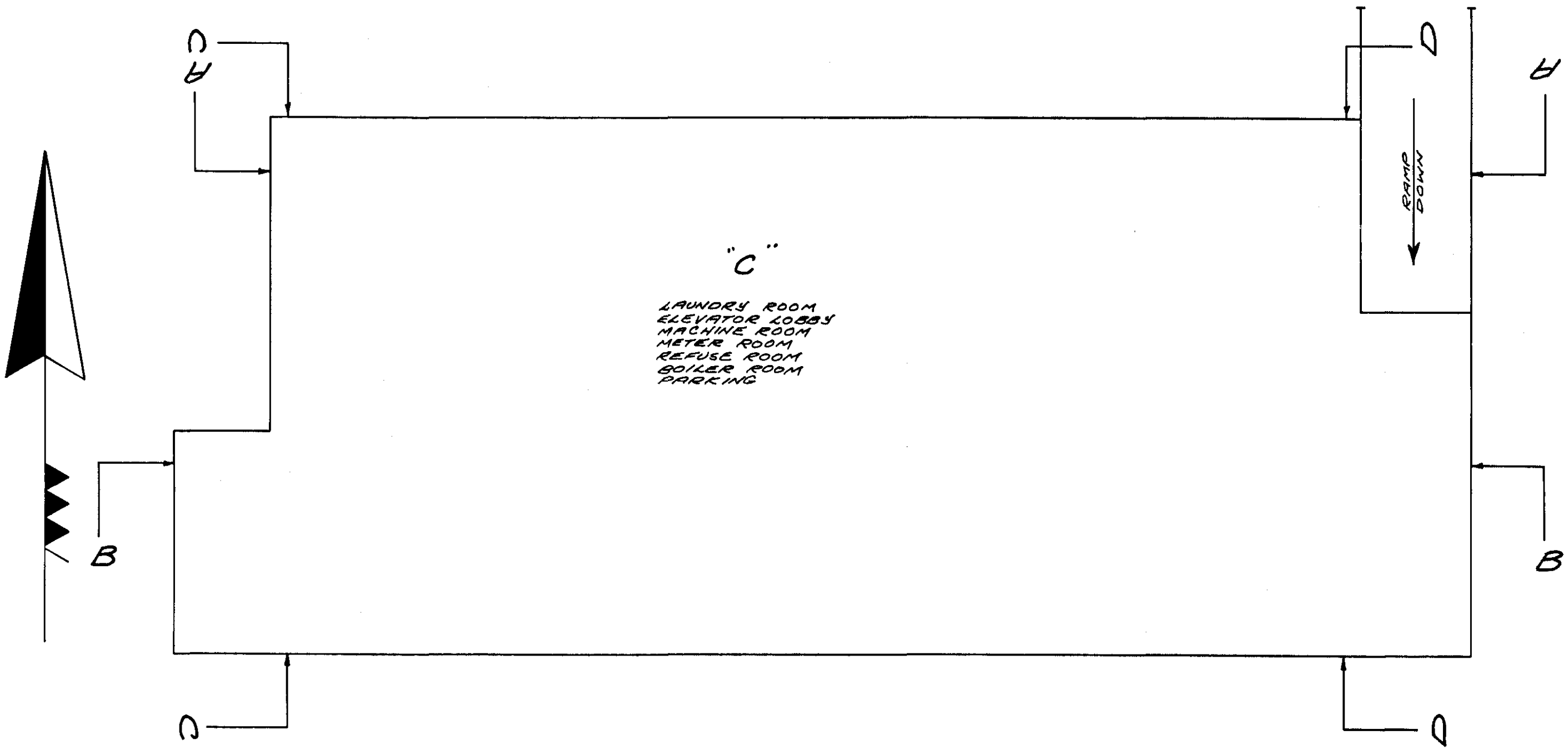
SECTION C-C.

DEC 30 1976

FILED VAVAS408 G19958 2001-04-24-11.10.40.428443

BASEMENT
COMMON PROPERTY

SCALE: 1 INCH = 20 FEET.



RAB DEC 30 1976
75-L-3982

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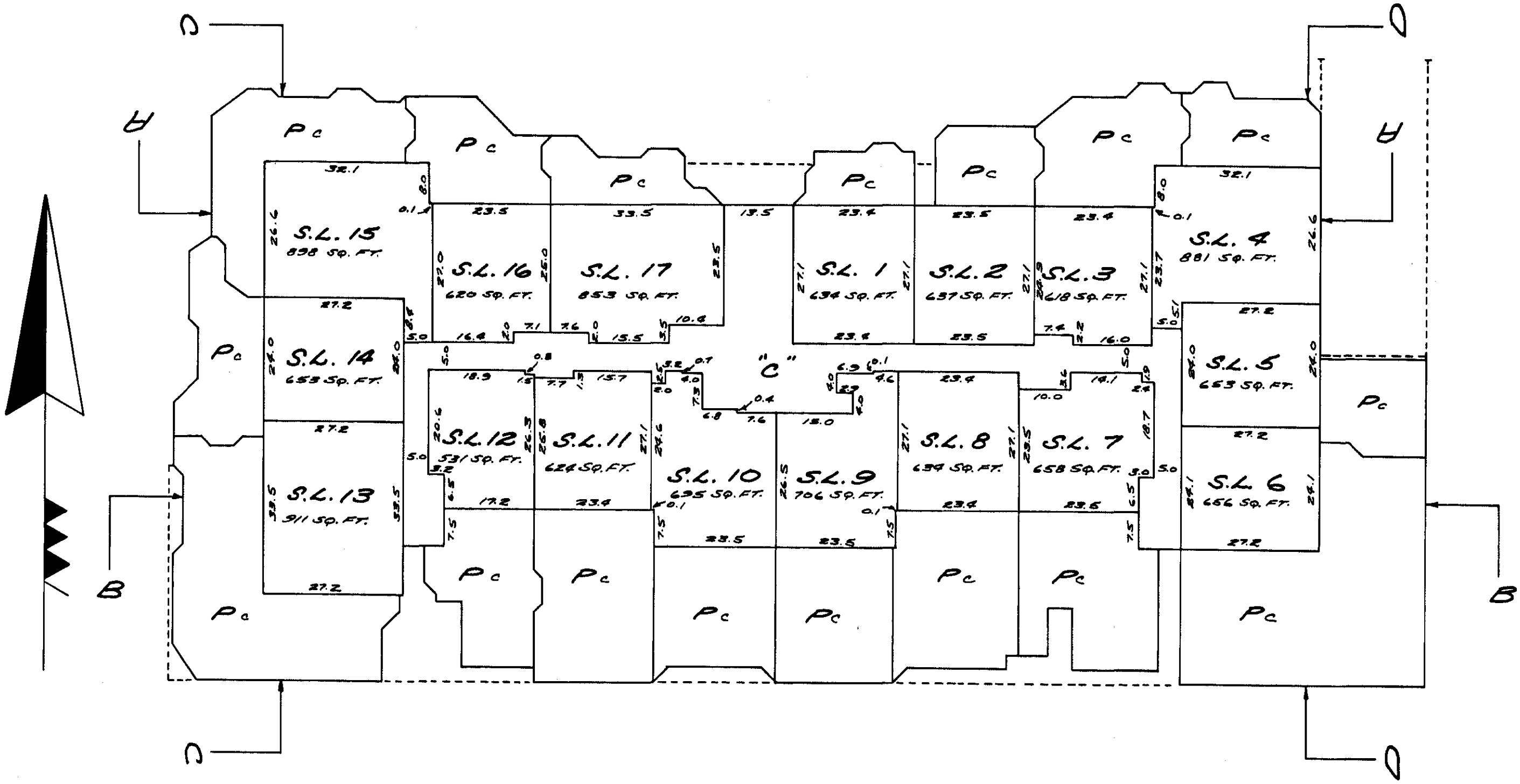
FIRST FLOOR
STRATA LOTS 1 TO 17 INCLUSIVE

SCALE: 1 INCH = 20 FEET.

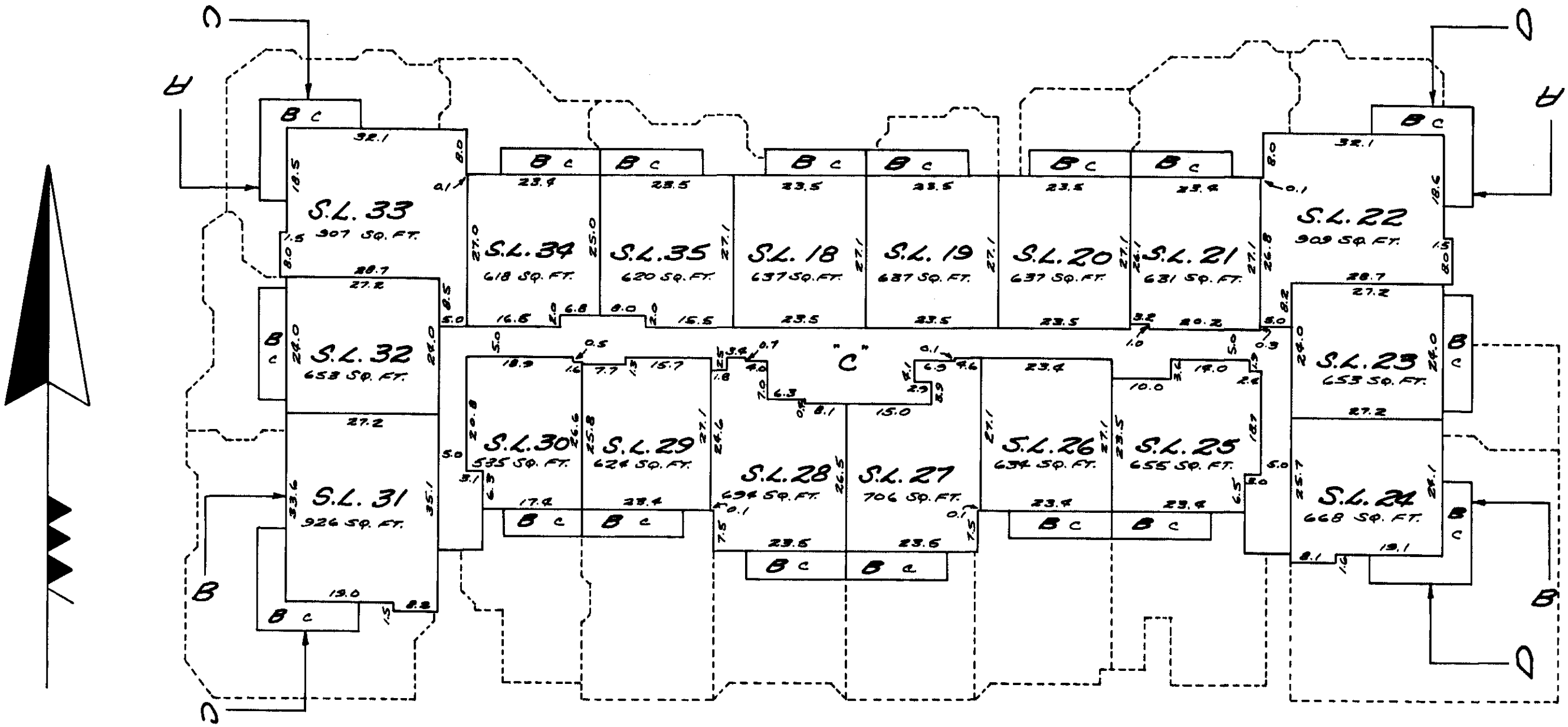


DEC 30 1976

FILED VAVAS408 G19958 2001-04-24-11.10.40.428443

SECOND FLOOR
STRATA LOTS 18 TO 35 INCLUSIVE

SCALE: 1 INCH = 20 FEET.



Oct 30 1976

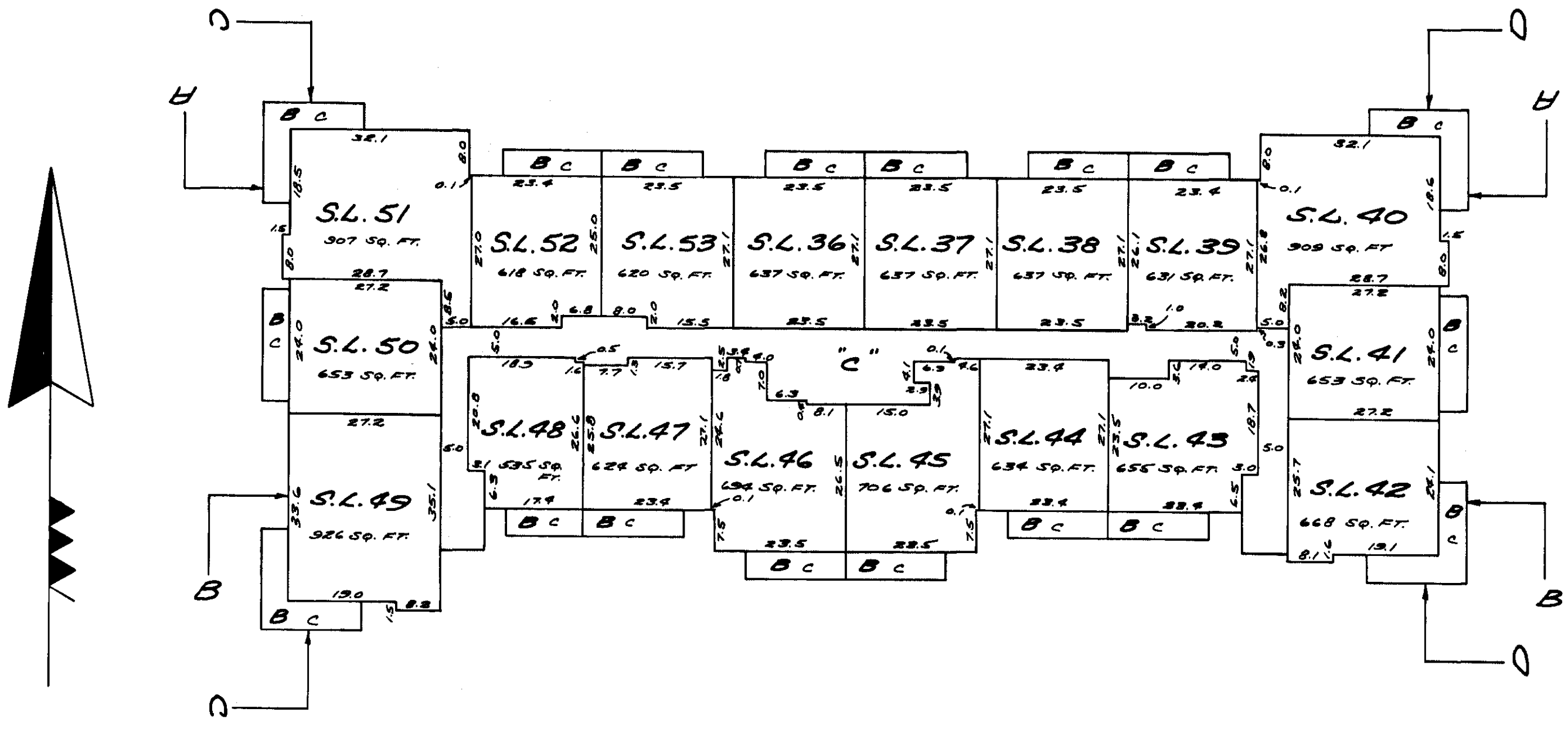
75-L-3482

FILED VAVAS408 G19958 2001-04-24-11.10.40.428443

STRATA PLAN V.R. 408

THIRD FLOOR
STRATA LOTS 36 TO 53 INCLUSIVE

SCALE: 1 INCH = 20 FEET.



DEC 30 1976

SHEET 11 OF 11 SHEETS
STRATA PLAN V.R. 408

DEALINGS AFFECTING THE COMMON PROPERTY

REGISTRATION NUMBER	REGISTRATION DATE	DOCUMENT NATURE AND PARTICULARS

Common Property Sheet Closed Oct 11/96
Search ALTOS2 or BC OnLine for Current Information. BC Reg. 76/95
LINDA J. O'SHEA, Registrar
Vancouver/New Westminster Land Title District

DEC 30 1996

FILED VAVAS408 G19958 2001-04-24-11.10.40.428443

RECORD OF BY-LAWS AND ORDERS ETC.

FILING		DOCUMENT	
NUMBER	DATE	DATE	NATURE AND PARTICULARS
DF. G 30798	15-05-79	30-03-79	NOTIFICATION OF CHANGE OF BY-LAWS. W.R. Ridgway ASSISTANT DEPUTY REGISTRAR
L61061	16/6/83	20/4/83	NOTIFICATION OF CHANGE OF BY-LAWS
N37796	22/5/85		NOTIFICATION OF CHANGE OF BY-LAWS D.N. Ellis/REGISTRAR
DF P35591	24/3/86	7/5/86	Notification of Change of By-Laws
DF GC59853	04/05/89	31/05/89	NOTIFICATION OF CHANGE OF BY-LAWS/L.
BF 9E337	23.3.92		NOTIFICATION OF CHANGE OF BY-LAWS.
BH114534	04.05.94	04.05.94	Notification of Change of Bylaws
BJ104681	10.4.95		NOTIFICATION OF CHANGE OF BYLAWS
BK83995	26.3.96		NOTIFICATION OF CHANGE OF BYLAWS
			[illegible]
			[illegible]
			[illegible]