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Land Title and Survey Authority

LTSA - DOCUMENT RETRIEVAL REF# I29521 REQUESTED:2009-02-04 10:46

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# LMS2960 LM Filed RCVD:1997-10-08
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.

FILED LM1952960 RCVD:1997-10-08 PRNT: 2009-02-04-10.46.48.819825

STRATA PLAN OF PARCEL A, BLOCK 4, DISTRICT LOT 637, GROUP 1, NEW WESTMINSTER DISTRICT PLAN LMP32000

FIRST SHEET, SHEET 1 OF 8 SHEETS

STRATA PLAN LMS 2960

B.C.G.S. 92G.025
(City of Vancouver)
#188 E. 33rd AVENUE (S.L.1 TO 10)
#4905 MAIN STREET (S.L.11 TO 18)
VANCOUVER, B.C.

SCALE: 1: 250

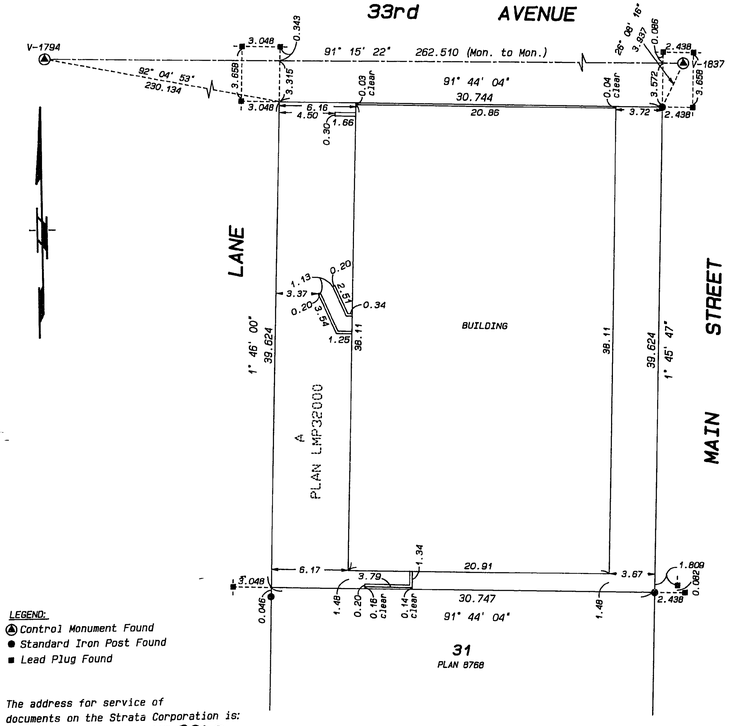
0 5 10 20m

ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE INDICATED

Strata Plan LMS 2960 deposited and registered in the Land Title office at New Westminster, B.C., this 8th day of OCTOBER, 1997.

Deputy Registrar

BL346019 – BL346036



LEGEND:
- Ⓐ Control Monument Found
- ● Standard Iron Post Found
- ■ Lead Plug Found

The address for service of documents on the Strata Corporation is:
The Owners, Strata Plan LMS 2960
#1226 West 50th Avenue
Vancouver, B.C. ~~SWH~~ ANITA TA
V6P 1B3

I, Edmund T. Wong, of the City of Burnaby, a British Columbia Land Surveyor, hereby certify that the buildings erected on the parcel described above are wholly within the external boundaries of that parcel.
Dated at Burnaby, B. C., this 29th day of August, 1997.

Edmund T. Wong
B. C. L. S.

Grid bearings are derived from observations between control monuments V-1794 and V-1837. Integrated Survey Area No. 31 City of Vancouver This plan shows ground level measured distances. Prior to computation of U.T.M. co-ordinates, multiply by combined factor of 0.9995914.

This plan lies within the Greater Vancouver Regional District.

Ken K. Wong and Associates
Canada and B.C. Land Surveyors
5624 E. Hastings Street
Burnaby, B.C. V5B 1R4
Telephone: 294-8881
Fax: 294-0625
970310 FB652 P68-71 FB660 P36 FB662 P92-93 FB669 P130-131 FB676 P2 R-3262 R-5899 SU-979
Drawn by: CS

STA - 877

09-200

SECOND SHEET, SHEET 2 OF 8 SHEETS

CONDOMINIUM ACT

STRATA PLAN LMS 2960

STRATA LOT NO.	SHEET NO.	FORM 1 SCHEDULE OF UNIT ENTITLEMENT	FORM 2 SCHEDULE OF INTEREST UPON DESTRUCTION	FORM 3 SCHEDULE OF VOTING RIGHTS
		UNIT ENTITLEMENT	INTEREST UPON DESTRUCTION	NUMBER OF VOTES
1	6	721	31, 160	1.00
2	6	651	28, 760	1.00
3	6	651	28, 760	1.00
4	6	646	28, 560	1.00
5	6	672	30, 760	1.00
6	6	678	30, 960	1.00
7	6	618	26, 760	1.00
8	6	648	28, 760	1.00
9	6	660	29, 760	1.00
10	6	660	29, 560	1.00
11	5	804	57, 600	1.22
12	5	525	44, 400	0.79
13	5	837	50, 400	1.27
14	5	943	55, 600	1.43
15	5	1010	58, 400	1.53
16	5	1008	58, 400	1.53
17	5	857	54, 400	1.30
18	5	990	57.600	1.50
AGGREGATE		13, 579	730, 600	20.57

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 for commercial and 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, B.C., this 3rd day of September, 1997.

WILLIAM H. LIM
A commissioner for taking affidavits in and for the Province of British Columbia.

Accepted as to Forms 1, 2 and 3. this 12 day of Sept, 1997.

Superintendent of Real Estate

Owner-developer: Pearl Canadian Enterprises LTD.

Authorized Signatory ETON CHANG

MORTGAGEE:
HONGKONG BANK OF CANADA

Authorized Signatory ALBERT M.K. SIN (ALBERT M.K. SIN)

Authorized Signatory

Witness 9293 Moses Cr Apt
as to signature(s) ~~0601~~ ANITA TANG

Address of 5812 Cambie St
Witness: Vancouver BC
Occupation: BANKER

OWNER-DEVELOPER:
PEARL CANADIAN ENTERPRISES LTD.
(INC.No.511361)

Authorized Signatory ETON CHANG

Authorized Signatory

Witness WILLIAM H. LIM
as to signature(s)
Address of #308-650 (W) 41st AVE,
Witness: VAN, BC V6Z 2M9
Occupation: LAWYER.

SECTION 8 (1)

I, Edmund T. Wong, a British Columbia Land Surveyor, hereby certify that the buildings shown in this strata plan have not, as of the 29th day of August, 1997 been previously occupied.
Dated at Burnaby, British Columbia, this 29th day of August, 1997.

Edmund T. Wong
B. C. L. S.

E. T. W.
August 29th, 1997.

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DIAGRAMMATIC ELEVATIONS

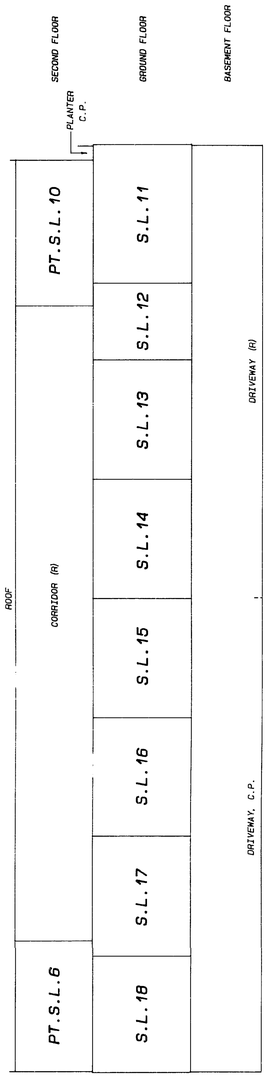
SHEET 3 OF 8 SHEETS

STRATA PLAN LMS 2960

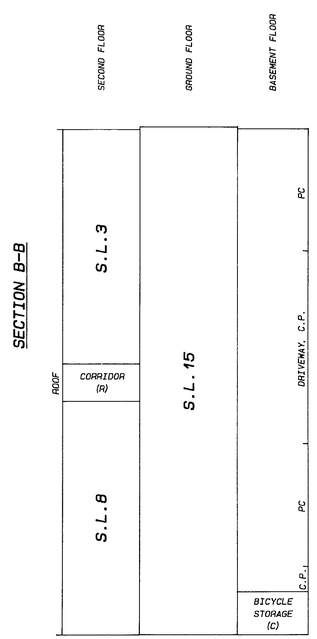
SCALE: 1: 125

0 1 2 5 10m

ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE INDICATED



SECTION A-A



SECTION B-B

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
(R) denotes limited common property for use of S.L.1 to 10
(C) denotes limited common property for use of S.L.11 to 18
PC denotes parking space, limited common property for use of S.L.11 to 18

E. T. W.
August 29th, 1997.

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BASEMENT FLOOR

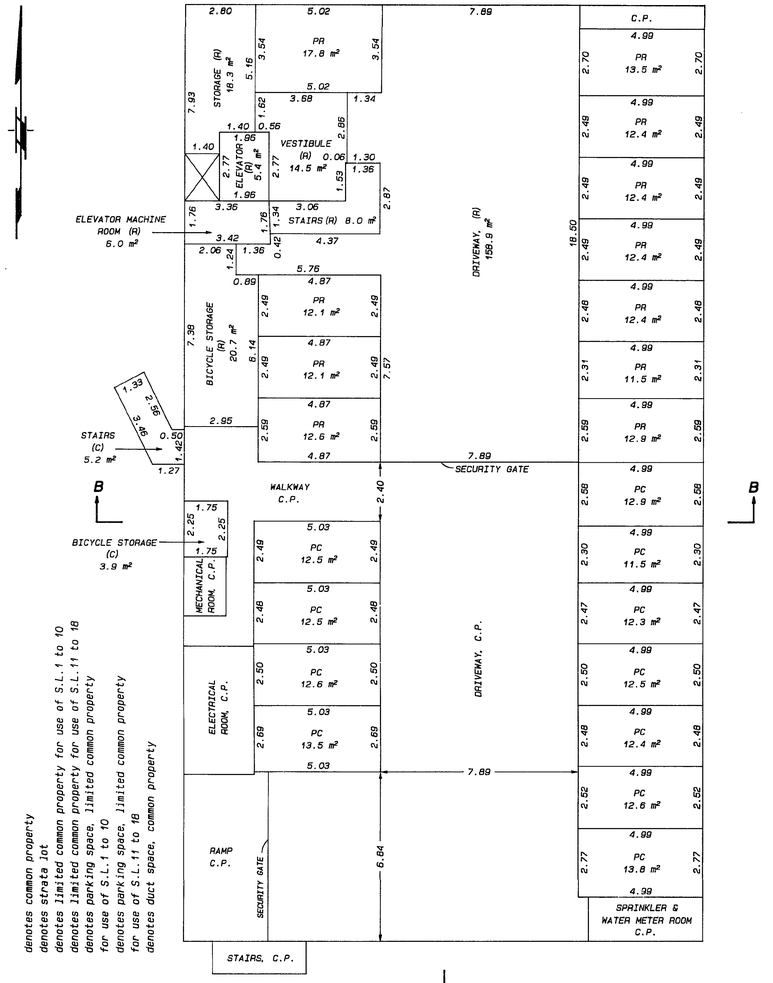
SHEET 4 OF 8 SHEETS

SCALE: 1: 125

0 1 2 5 10m

ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE INDICATED

STRATA PLAN LMS 2960



LEGEND:

C.P. denotes common property
S.L. denotes strata lot
(R) denotes limited common property for use of S.L.1 to 10
(C) denotes limited common property for use of S.L.11 to 18
PR denotes parking space, limited common property for use of S.L.1 to 10
PC denotes parking space, limited common property for use of S.L.11 to 18
denotes duct space, common property

E. J. H.
August 29th, 1997.

STR - 877

GROUND FLOOR

SHEET 5 OF 8 SHEETS

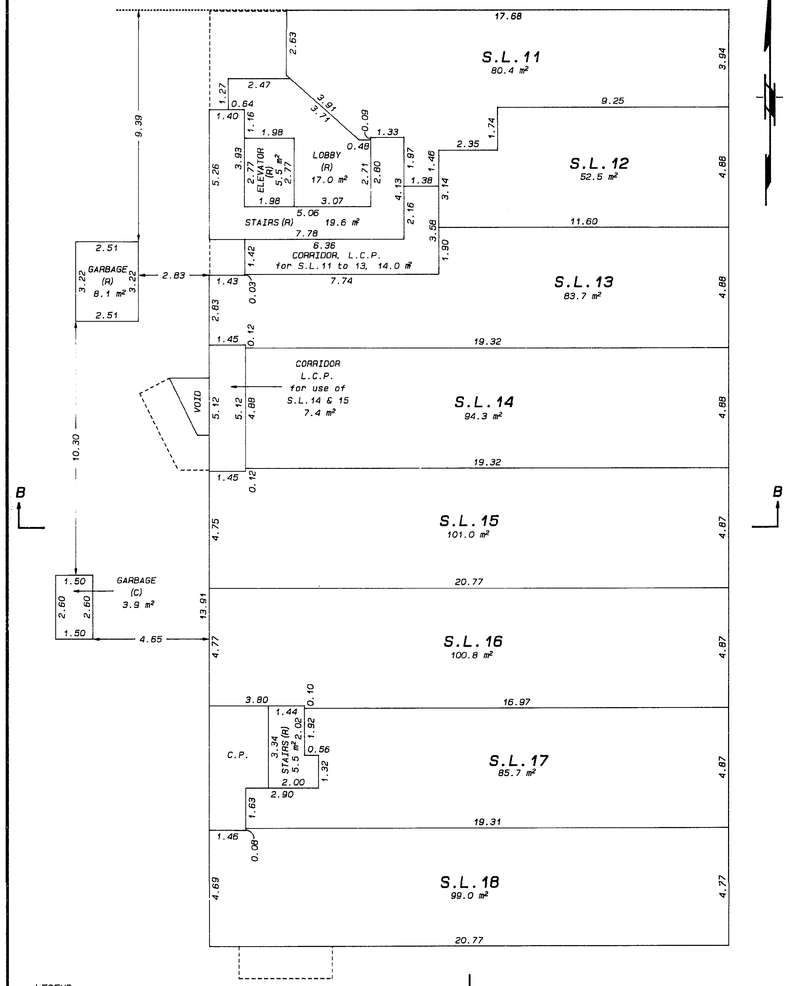
STRATA LOTS 11 TO 18

SCALE: 1: 125

0 1 2 5 10m

ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE INDICATED

STRATA PLAN LMS 2960



LEGEND:

L.C.P. denotes limited common property
C.P. denotes common property
S.L. denotes strata lot
(R) denotes limited common property for use of S.L.1 to 10
(C) denotes limited common property for use of S.L.11 to 18

E. J. H.
August 29th, 1997.

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SECOND FLOOR

SHEET 6 OF 8 SHEETS

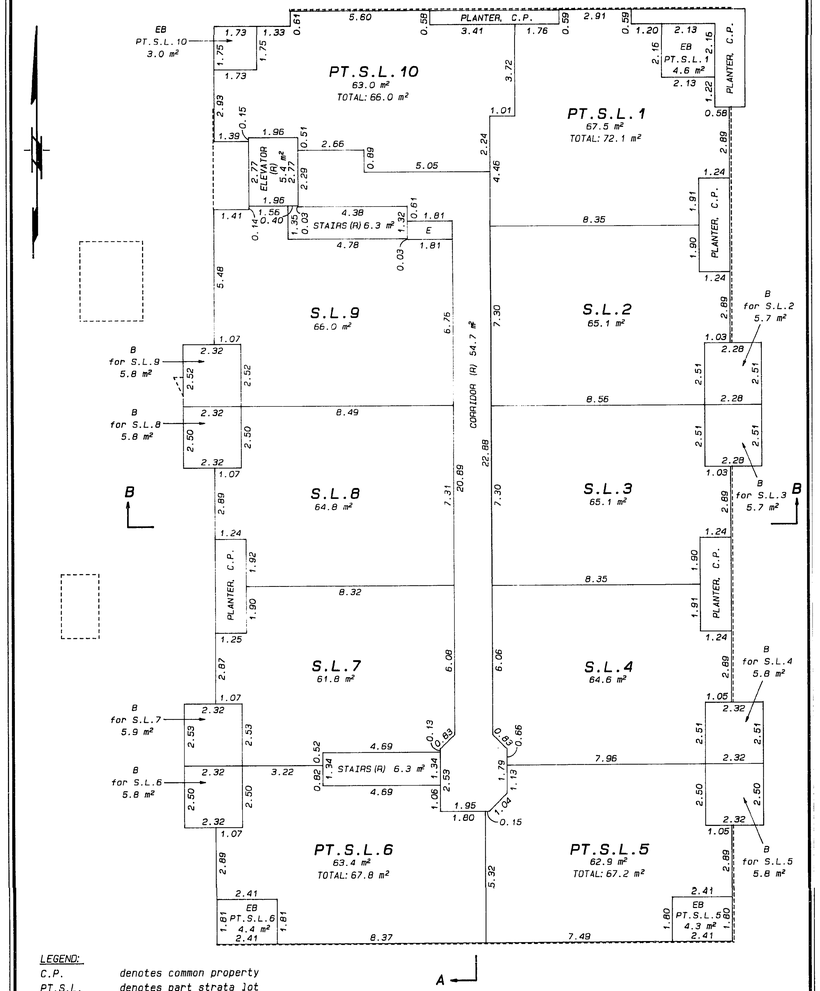
STRATA LOTS 1 TO 10

SCALE: 1: 125

0 1 2 5 10m

ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE INDICATED

STRATA PLAN LMS 2960



LEGEND:

C.P. denotes common property
PT.S.L. denotes part strata lot
S.L. denotes strata lot
(R) denotes limited common property for use of S.L.1 to 10
EB denotes enclosed balcony, part strata lot
B denotes balcony, limited common property
E denotes electrical closet, common property

E. J. H.
August 29th, 1997.

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FILED LMLMS2960 RCVD:1997-10-08 PRNT: 2009-02-04-10.46.48.819825

STRATA PLAN LMS 2960

RECORD OF BY-LAWS AND ORDERS , ETC.

FILING		DOCUMENT	
NUMBER	DATE	DATE	NATURE OF PARTICULAR
BL346037	1997/10/08		NOTIFICATION OF CHANGE OF BYLAWS.

E. I. H.
August 29th, 1997.

STRATA PLAN LMS 2960

DEALINGS AFFECTING THE COMMON PROPERTY

REGISTRATION		DOCUMENT	
NUMBER	DATE	DATE	NATURE OF PARTICULAR
		COMMON PROPERTY SHEET CLOSED:	1997/10/08
		SEARCH ALTOS2 OR BC ONLINE FOR CURRENT INFORMATION BC REG. 76/95.	
		Ken Jacques; per Dm	
		KENNETH D. JACQUES, REGISTRAR VANCOUVER / NEW WESTMINSTER LAND TITLE DISTRICT	

E. I. H.
August 29th, 1997.