

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.:	LMS1978	LM	PAGES:	016
ACCOUNT NO.:	199822	REQUESTED AT:	03-07-08	16:24		
REFERENCE NO.:	L05583	FOLIO NO.:	TEMMY Y			

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THE BYLAW AND COMMON PROPERTY SHEETS ATTACHED TO STRATA PLANS HAVE BEEN REPEALED.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 LOT "E",
BLOCK 67, DISTRICT LOT 258,
PLAN LMP 16205

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

"CITY OF VANCOUVER"

SCALE 1:1000



ALL DISTANCES ARE IN METRES.

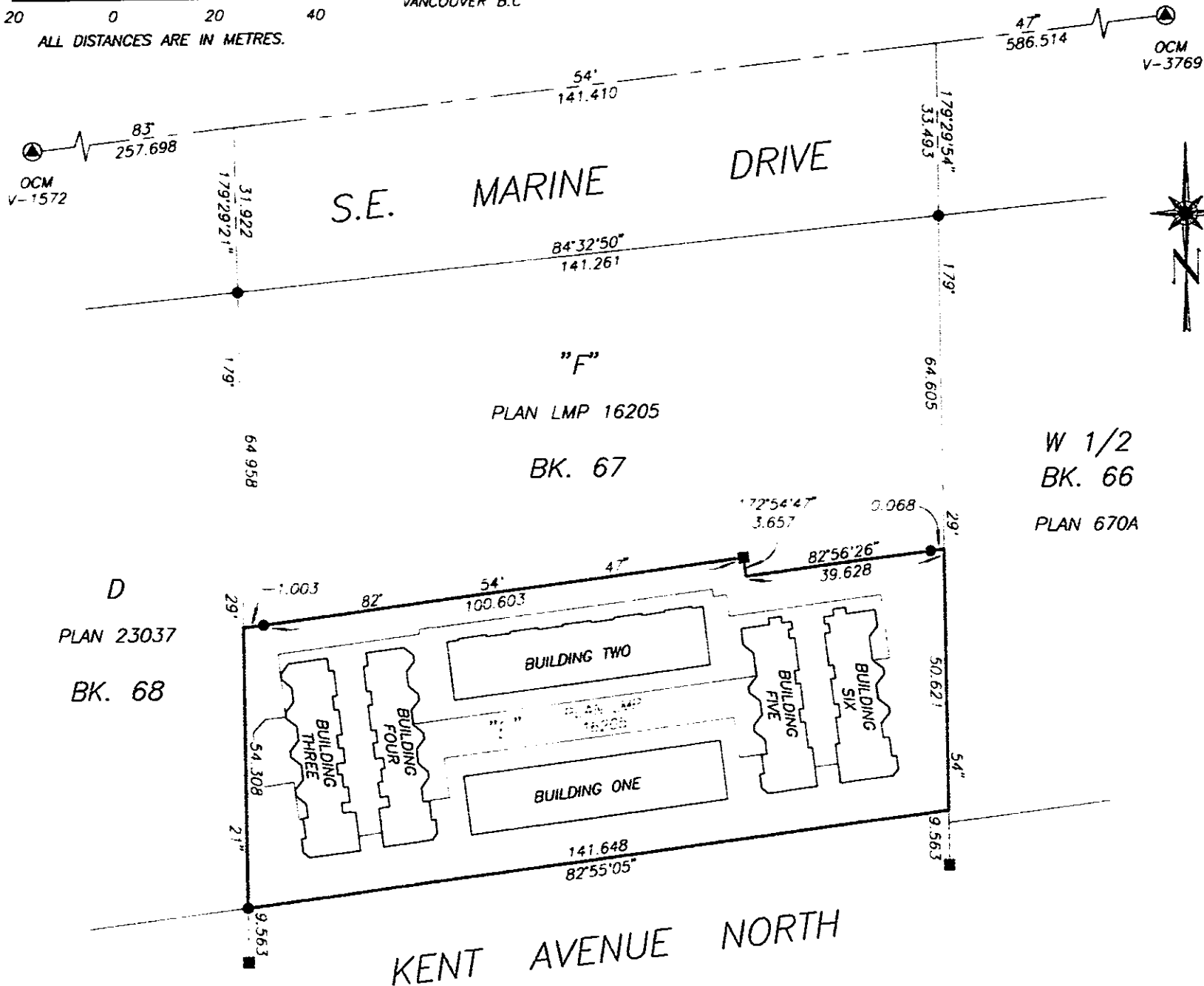
"RIVERSIDE GARDENS"

CIVIC ADDRESS:
BUILDING ONE, 2723 KENT AVENUE NORTH,
BUILDING TWO, 2728 CHANDLER PLACE,
BUILDING THREE, 2711 KENT AVENUE NORTH,
BUILDING FOUR, 2713 KENT AVENUE NORTH,
BUILDING FIVE, 2727 KENT AVENUE NORTH,
BUILDING SIX, 2733 KENT AVENUE NORTH,
VANCOUVER B.C.

DEPOSITED AND REGISTERED IN
THE LAND TITLE OFFICE AT
NEW WESTMINSTER, B.C.

THIS 18th DAY OF MAY 1995.

REGISTRAR
BJ 148055 - BJ 148109



INTEGRATED SURVEY AREA No. 31
(VANCOUVER) NAD-83

THIS PLAN SHOWS GROUND-LEVEL MEASURED DISTANCES.
PRIOR TO COMPUTATION OF U.T.M. CO-ORDINATES,
MULTIPLY BY COMBINED SCALE FACTOR 0.99959915.

LEGEND

GRID BEARINGS ARE DERIVED FROM OBSERVATIONS
BETWEEN CONTROL MONUMENTS V-1572 AND V-3769

- ⊙ - DENOTES CONTROL MONUMENT FOUND
- - DENOTES STANDARD IRON POST FOUND
- - DENOTES LEAD PLUG FOUND
- SL - DENOTES STRATA LOT
- PT - DENOTES PART
- O/B - DENOTES OPEN TO BELOW, PART OF SL,
BUT EXCLUDED FROM THE AREA CALCULATIONS
- ⊙ - DENOTES COMMON PROPERTY
- P1 - DENOTES PATIO BEING LIMITED COMMON PROPERTY
FOR THE EXCLUSIVE USE OF SL. 1
- B2 - DENOTES BALCONY BEING LIMITED COMMON PROPERTY
FOR THE EXCLUSIVE USE OF SL. 2
- RD33 - DENOTES ROOF DECK BEING LIMITED COMMON PROPERTY
FOR THE EXCLUSIVE USE OF SL. 33

I, MIKE E. SHAW, A BRITISH COLUMBIA LAND SURVEYOR
OF LANGLEY IN BRITISH COLUMBIA, HEREBY CERTIFY THAT
THE BUILDINGS ERECTED ON THE PARCEL DESCRIBED ABOVE
ARE WHOLLY WITHIN THE EXTERNAL BOUNDARIES OF THAT PARCEL.
DATED AT SURREY, B.C.

THIS 11 DAY OF MAY 1995.

Mike E. Shaw
B.C.L.S.

BENNETT & ASSOCIATES
B.C. LAND SURVEYORS
#201-9547 152nd STREET,
SURREY, B.C.
PHONE: 582-0717

DRAWING # 30101-3
FILE # 3101-3FS.DWG
DATE: MAY 11, 1995.

THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT

BUILDING LOCATIONS
AND DIMENSIONS

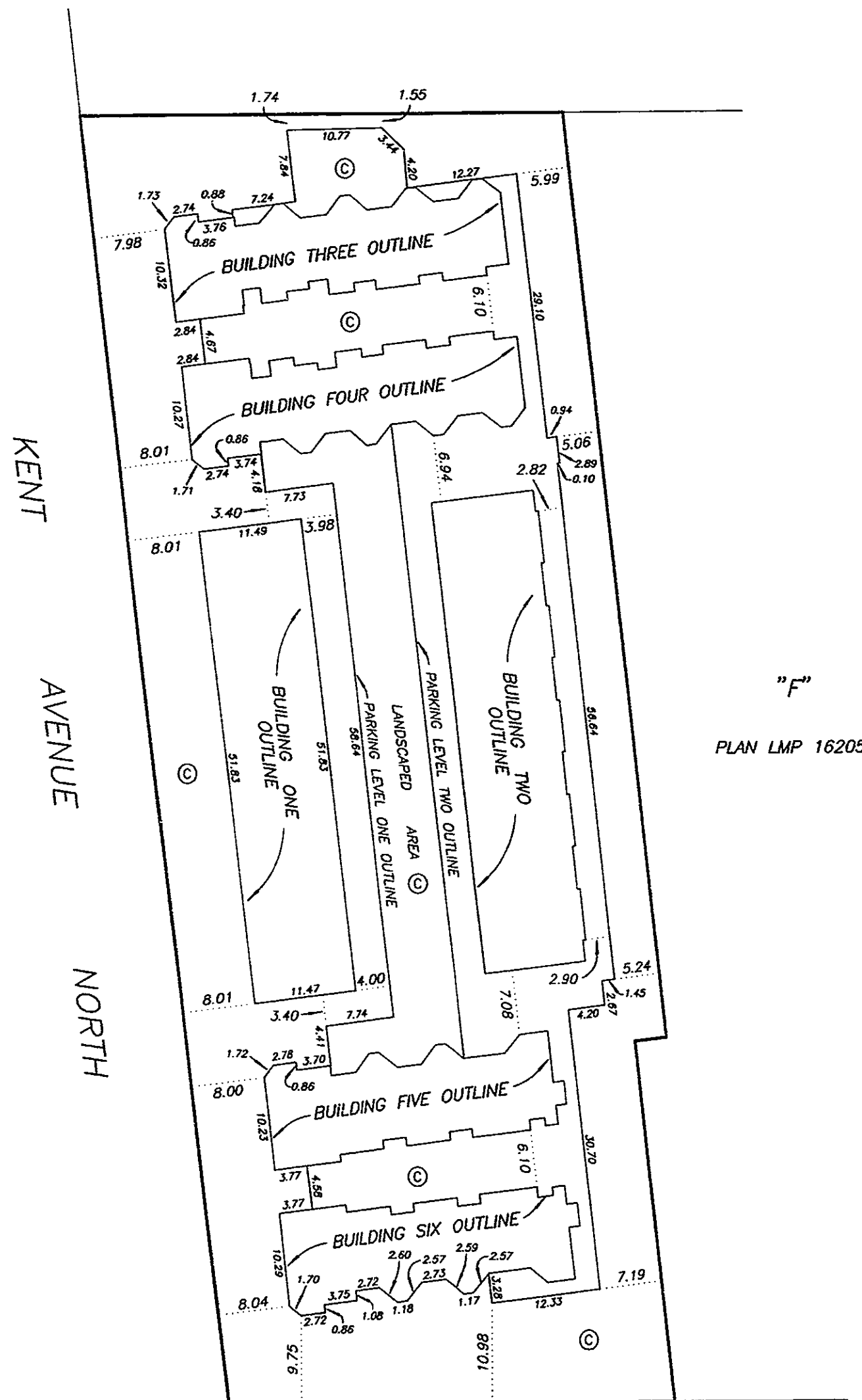
STRATA PLAN LMS 1978

09-200

SCALE 1:500



ALL DISTANCES ARE IN METRES.



DATE: MAY 11, 1995.

M.E.S.

DRAWING # 30101-3
FILE # 3101-32S.DWG

STRATA PLAN LMS 1978

CONDOMINIUM ACT

LOT NUMBER	SHEET NUMBER	FORM 1	FORM 2
		SCHEDULE OF UNIT ENTITLEMENT	SCHEDULE OF INTEREST UPON DESTRUCTION
		UNIT ENTITLEMENT	INTEREST UPON DESTRUCTION
1	6,16	834	3476
2	6,17	792	3376
3	6,17,18	974	3796
4	6,17,18	956	3836
5	6,17,19	1147	4256
6	6,17,18	954	3836
7	6,18,19	1149	4256
8	6,18,19	954	3836
9	6,19,20	1151	4256
10	6,18,19	950	3876
11	6,19,20	1143	4296
12	7,21	832	3476
13	7,22	785	3376
14	7,22,23	966	3796
15	7,22,23	954	3696
16	7,23,24	1146	4116
17	7,22,23	961	3696
18	7,23,24	1156	4116
19	7,23,24	954	3696
20	7,24,25	1149	4116
21	7,23,24	950	3736
22	7,24,25	1143	4156
23	8,26	1243	4996
24	8,26	1258	4896
25	8,26	1258	4896
26	8,26	1258	4896
27	8,26	1258	4896
28	8,27	1258	4896
29	8,27	1258	4896
30	8,27	1258	4896
31	8,27	1258	4896
32	8,27	1245	4996
33	8,28	1185	4696
34	8,28	1194	4496
35	8,28	1189	4496
36	8,28	1193	4496
37	8,29	1189	4496
38	8,29	1190	4496
39	8,29	1192	4496
40	8,29	1174	4696

DATE: MAY 11, 1995.

M.E.S.

DRAWING # 30101-3
FILE # 3101-F1.DWG

STRATA PLAN LMS 1978

CONDOMINIUM ACT

LOT NUMBER	SHEET NUMBER	FORM 1	FORM 2
		SCHEDULE OF UNIT ENTITLEMENT	SCHEDULE OF INTEREST UPON DESTRUCTION
		UNIT ENTITLEMENT	INTEREST UPON DESTRUCTION
41	9,30	1258	4476
42	9,32	1181	4476
43	9,32	1193	4336
44	9,30	1263	4376
45	9,32	1193	4336
46	9,32	1192	4336
47	9,30	1263	4376
48	9,32	1193	4336
49	9,33	1193	4336
50	9,31	1263	4376
51	9,33	1192	4336
52	9,33	1193	4336
53	9,33	1192	4336
54	9,33	1182	4476
55	9,31	1256	4476
56	10,34	833	3476
57	10,35	788	3376
58	10,35,36	971	3796
59	10,35,36	1027	3696
60	10,36,37	1144	4116
61	10,35,36	1006	3696
62	10,36,37	1152	4116
63	10,36	985	3796
64	10,37	985	3796
65	10,38	968	3836
66	11,39	831	3476
67	11,40	784	3376
68	11,40,41	971	3796
69	11,40,41	954	3756
70	11,41,42	1145	4176
71	11,40,41	1008	3756
72	11,41,42	1146	4176
73	11,41	985	3736
74	11,42	985	3736
75	11,43	973	3836
AGGREGATE		81,906	311,840

ACCEPTED AS TO FORMS 1, 2 AND 3
THIS 15 DAY OF May, 1995
for M. E. Shaw
SUPERINTENDANT OF REAL ESTATE

STRATA PLAN LMS 1978

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 IT IS OF THE SAME FORCE AND EFFECT AS IF MADE UNDER OATH.

Andrew Grant
Andrew Grant

DECLARED BEFORE ME AT Vancouver
IN THE PROVINCE OF BRITISH COLUMBIA
THIS 12th DAY OF May, 1995.

Richard J. Jackson
A COMMISSIONER FOR TAKING AFFIDAVITS WITHIN THE PROVINCE OF BRITISH COLUMBIA

I, MIKE E. SHAW, A BRITISH COLUMBIA LAND SURVEYOR OF LANGLEY IN BRITISH COLUMBIA, HEREBY CERTIFY THAT THE BUILDING SHOWN ON THIS STRATA PLAN HAS NOT, AS OF THE 11 DAY OF MAY, 1995, BEEN PREVIOUSLY OCCUPIED.

DATED AT SURREY, B.C.
THIS 11 DAY OF MAY, 1995.
Mike E. Shaw B.C.L.S.

OWNER:

PCI RIVERSIDE GARDENS CORP.
(INCORPORATION No. 468281)

Andrew Grant
Andrew Grant

Ken Williams
Ken Williams

Richard J. Jackson
WITNESS RICHARD J. JACKSON

1700-666 Burrard St.
ADDRESS OF WITNESS
Vancouver, B.C.

Lawyer
OCCUPATION OF WITNESS

MORTGAGEE:

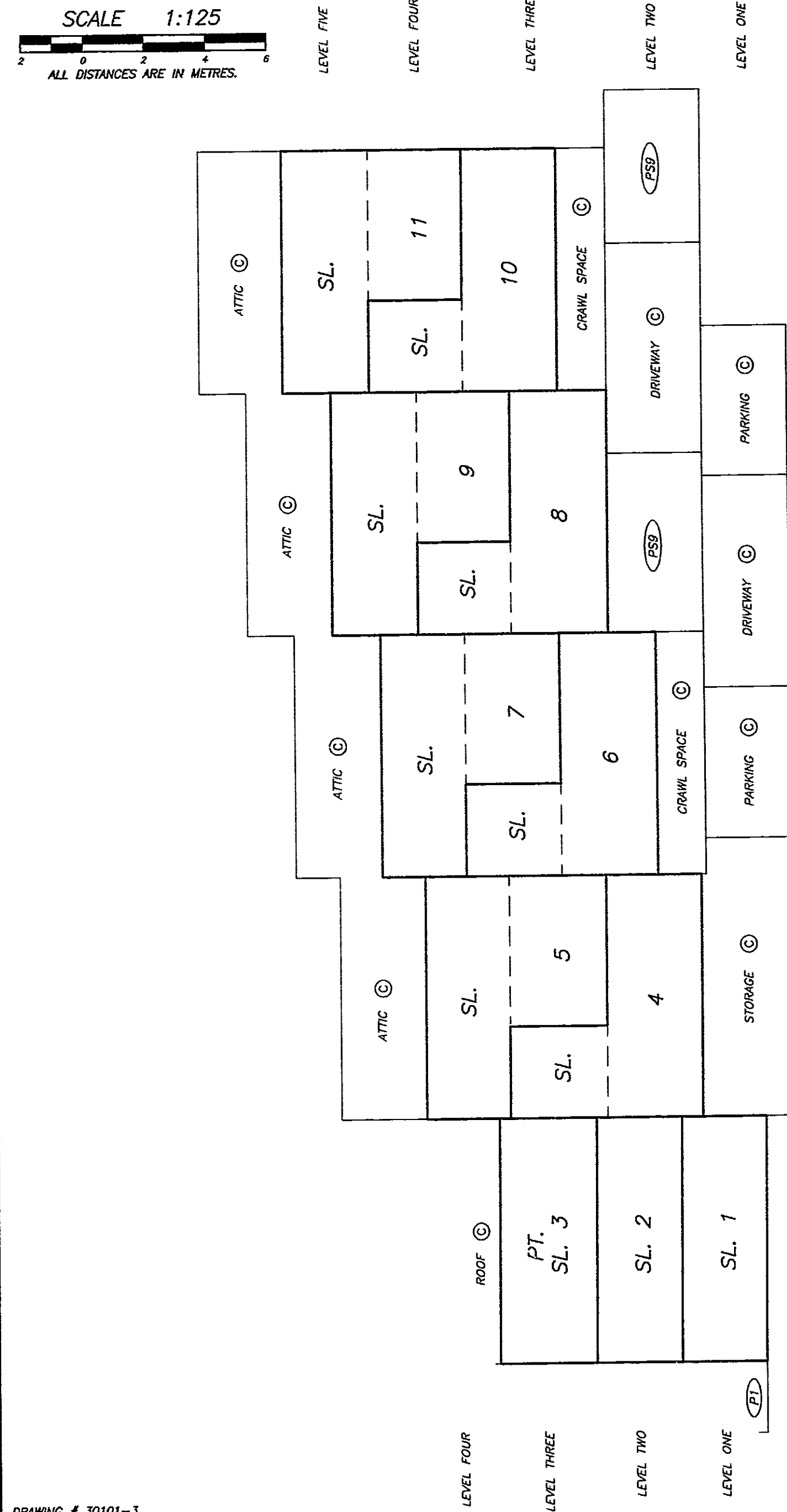
HONGKONG BANK OF CANADA

Neal Johansen
B. Haras
B. Haras

Richard J. Jackson
WITNESS 1700-666 Burrard St.
Vancouver, B.C.
ADDRESS OF WITNESS

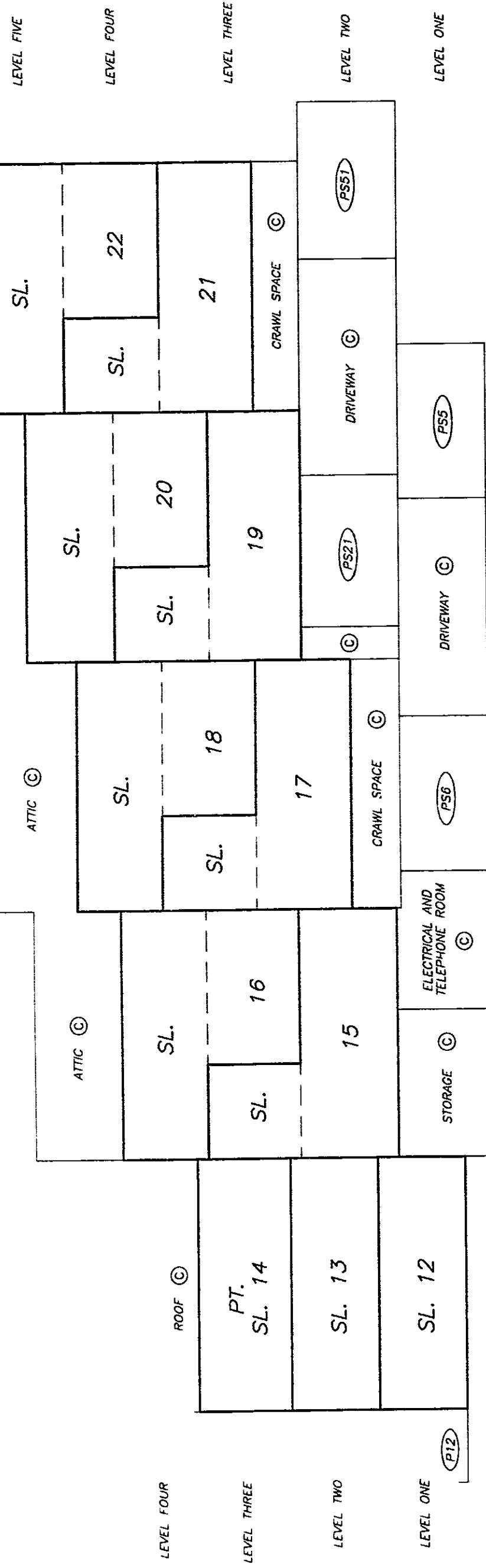
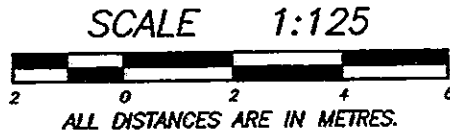
Lawyer
OCCUPATION OF WITNESS

SECTION 3 - 3' STRATA PLAN LMS 1978



SECTION 4 - 4'

STRATA PLAN LMS 1978



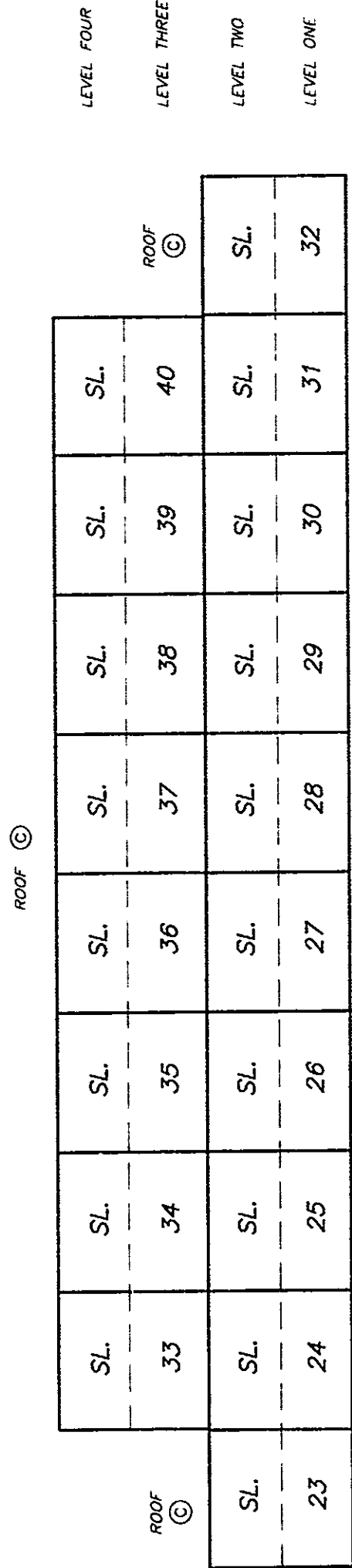
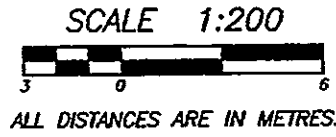
SECTION 4 - 4'

DATE : MAY 11, 1995.

M.E.B.

SECTION 1 - 1'

STRATA PLAN LMS 1978



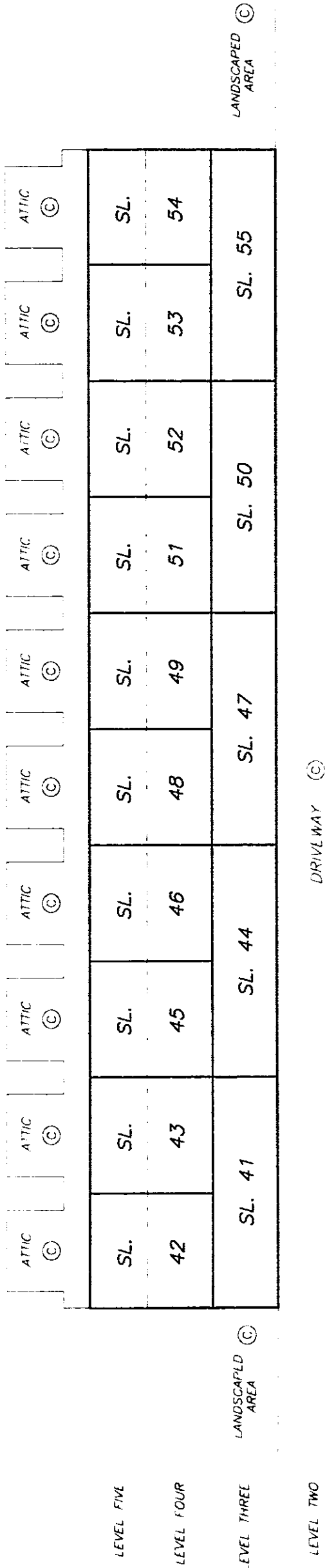
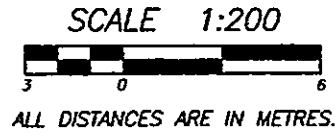
SECTION 1 - 1'

DATE : MAY 11, 1995.

M.E.B.

SECTION 2 - 2'

STRATA PLAN LMS 1978



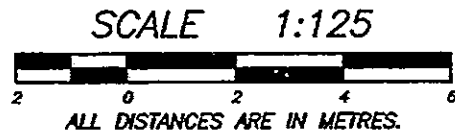
SECTION 2 - 2'

DATE : MAY 11, 1995.

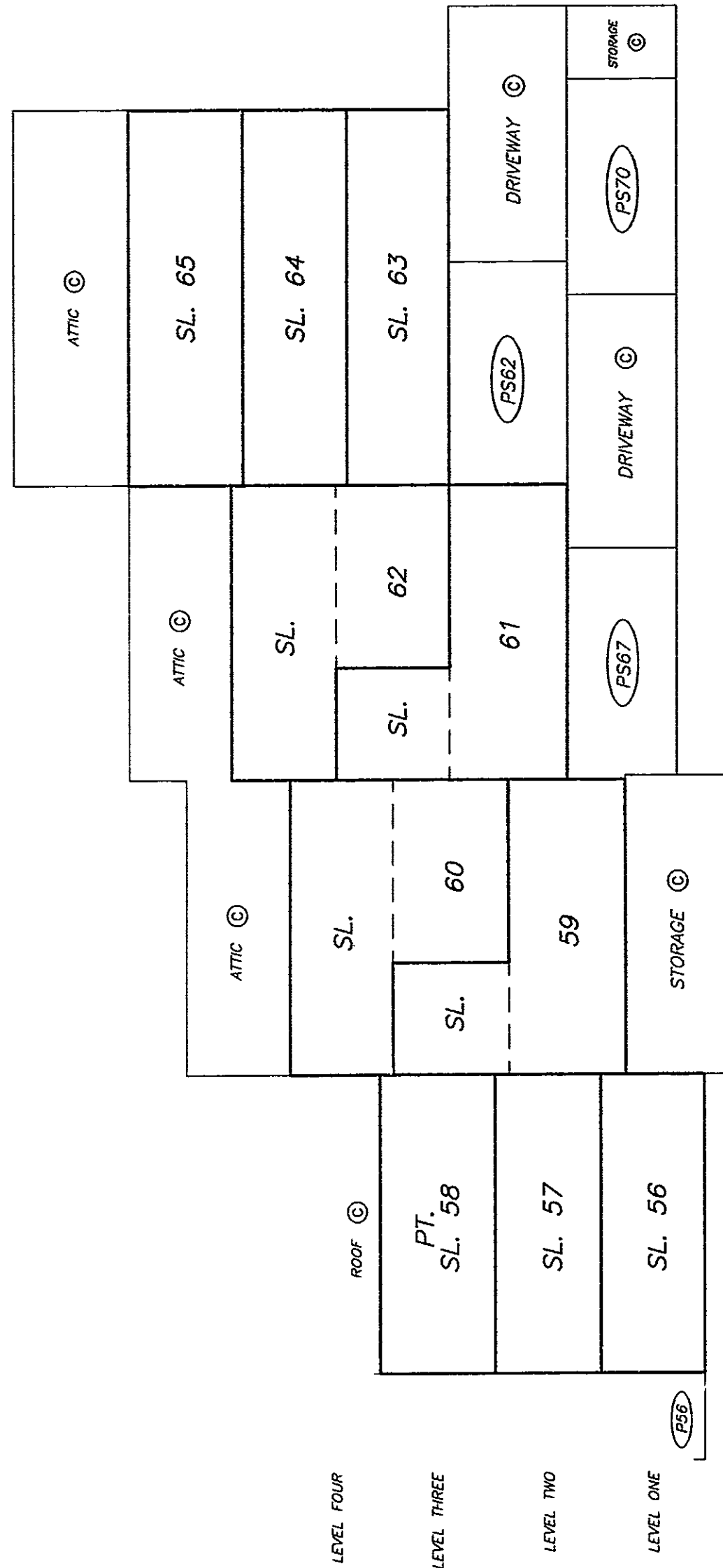
M.E.B.

SECTION 5 - 5'

STRATA PLAN LMS 1978



LEVEL FIVE
LEVEL FOUR
LEVEL THREE
LEVEL TWO
LEVEL ONE

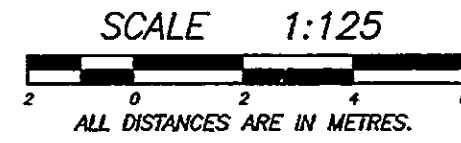


DATE : MAY 11, 1995.

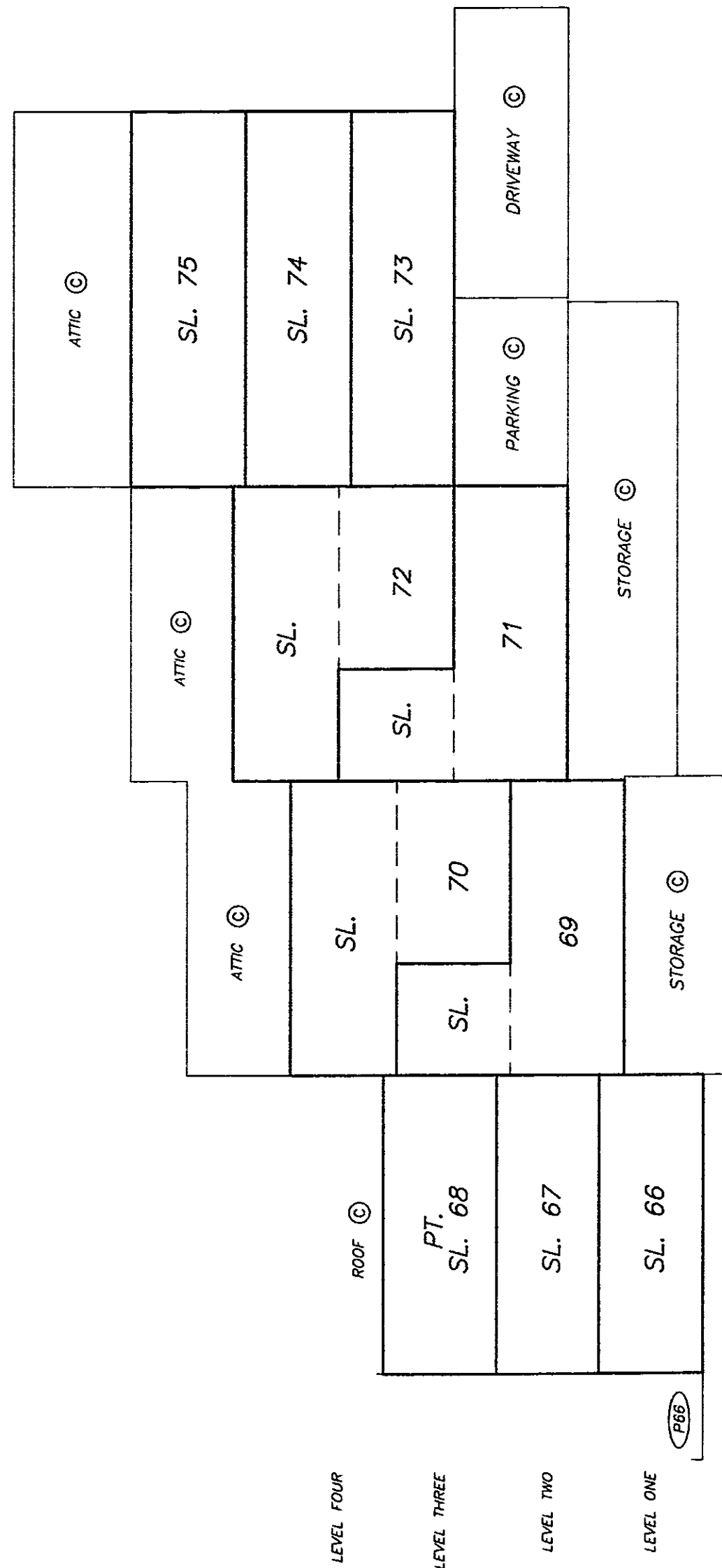
M.E.B.

SECTION 6 - 6'

STRATA PLAN LMS 1978



LEVEL FIVE
LEVEL FOUR
LEVEL THREE
LEVEL TWO
LEVEL ONE

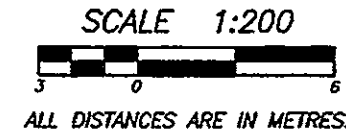


DATE : MAY 11, 1995.

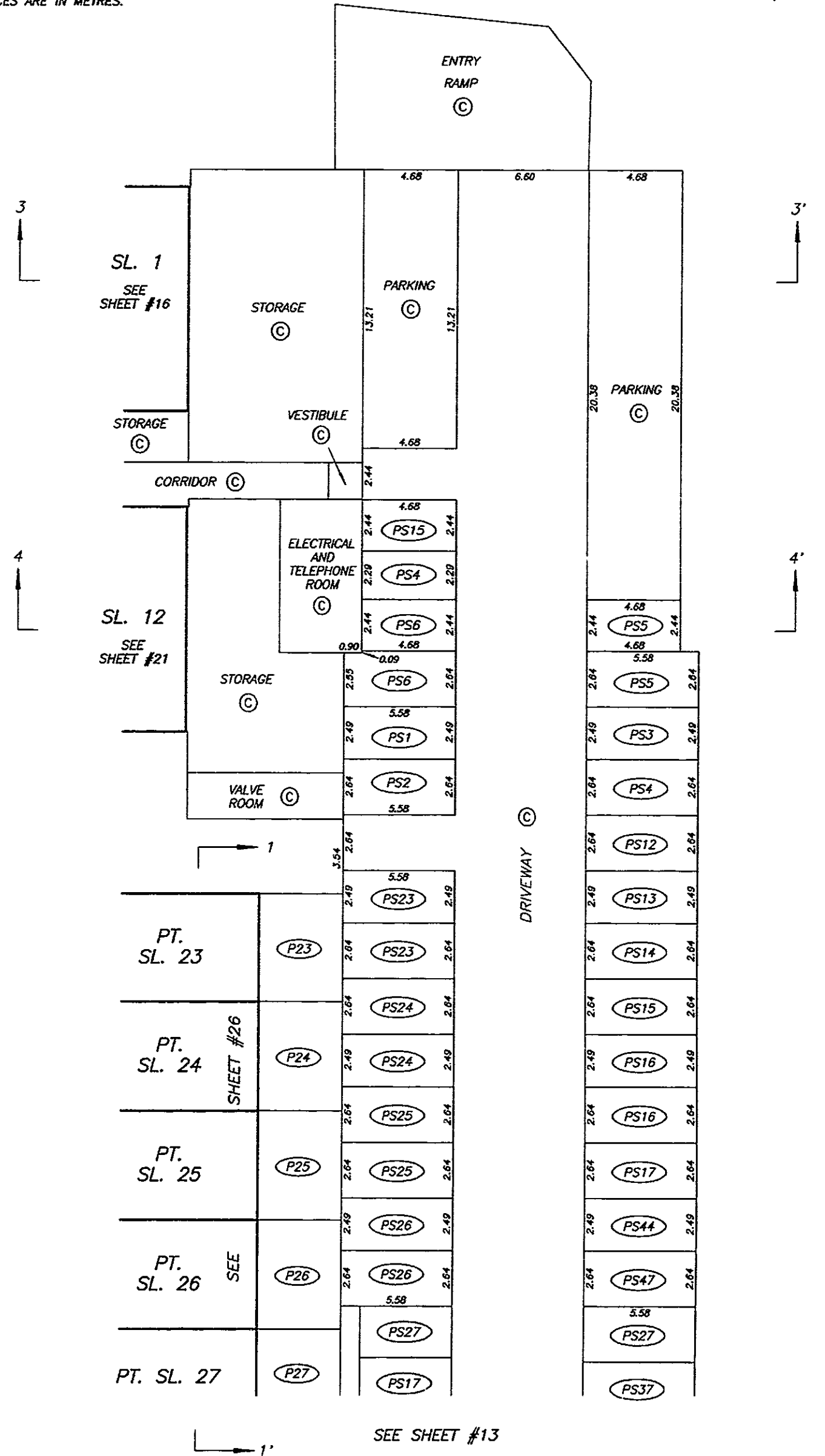
M.E.B.

PARKING LEVEL ONE
WEST HALF

STRATA PLAN LMS 1978



ALL DISTANCES ARE IN METRES.

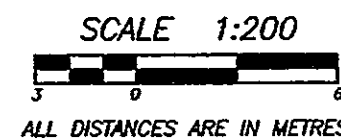


SEE SHEET #13

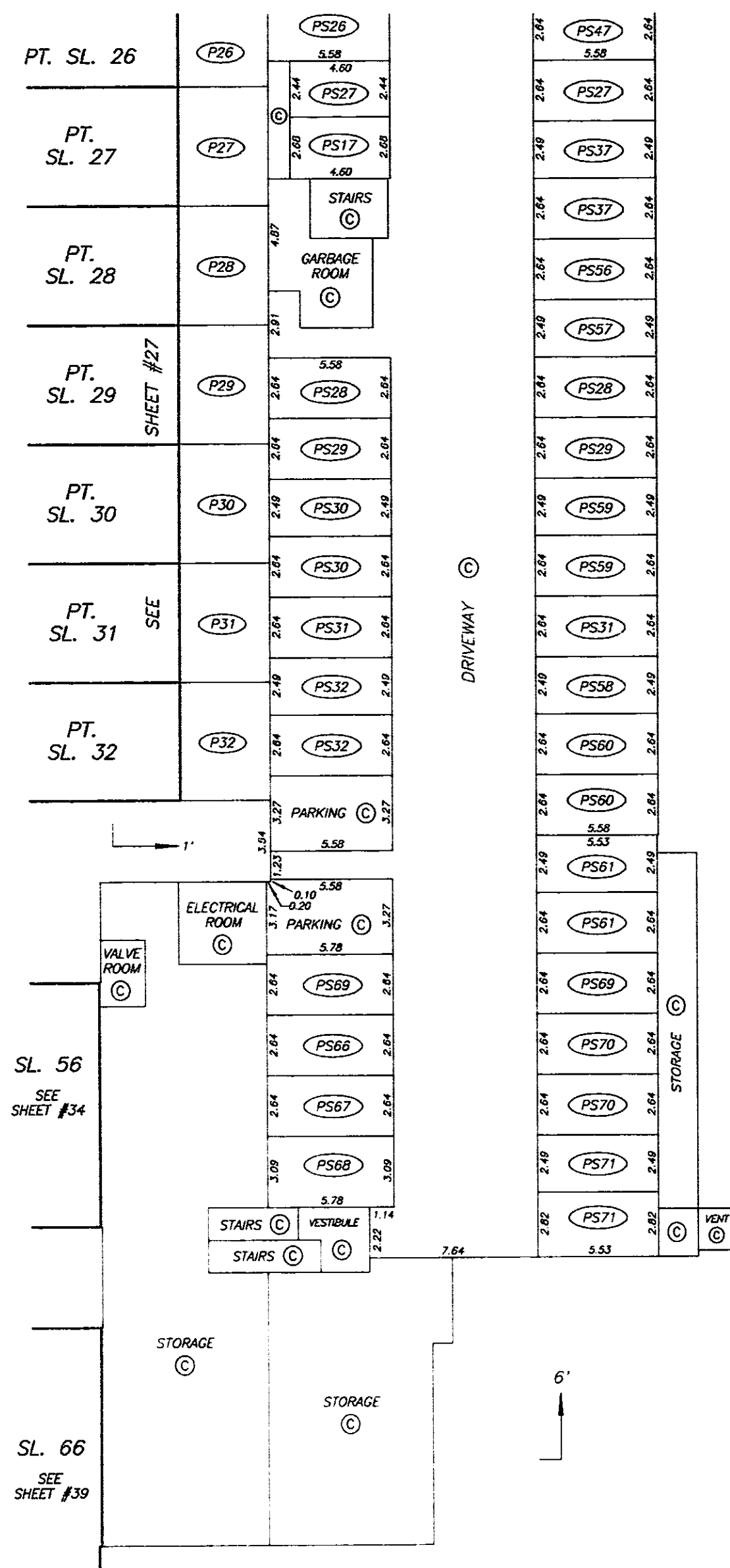
DATE : MAY 11, 1995.

M.E.B.

PARKING LEVEL ONE
EAST HALF

STRATA PLAN LMS 1978

SEE SHEET #12



DATE : MAY 11, 1995.

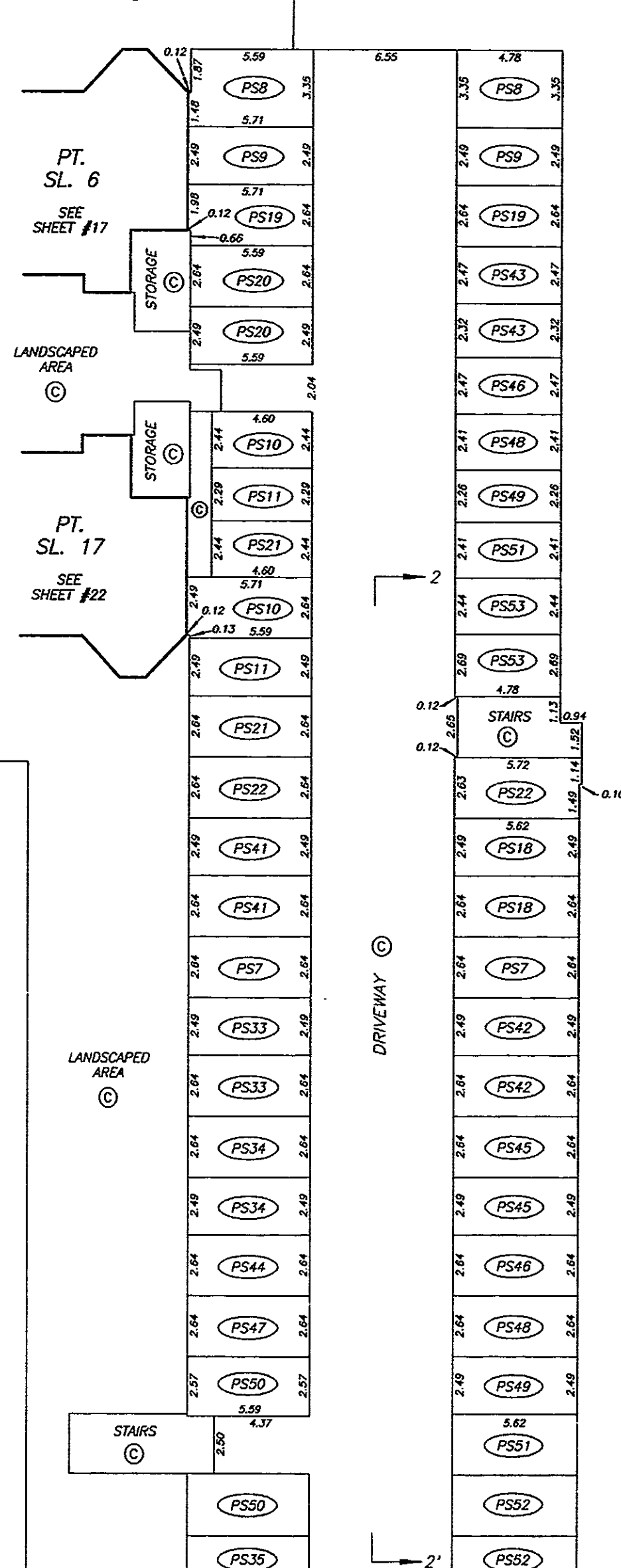
M. E. S.

PARKING LEVEL TWO
WEST HALF

STRATA PLAN LMS 1978



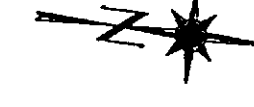
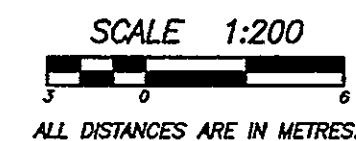
LANDSCAPED
AREA
(C)



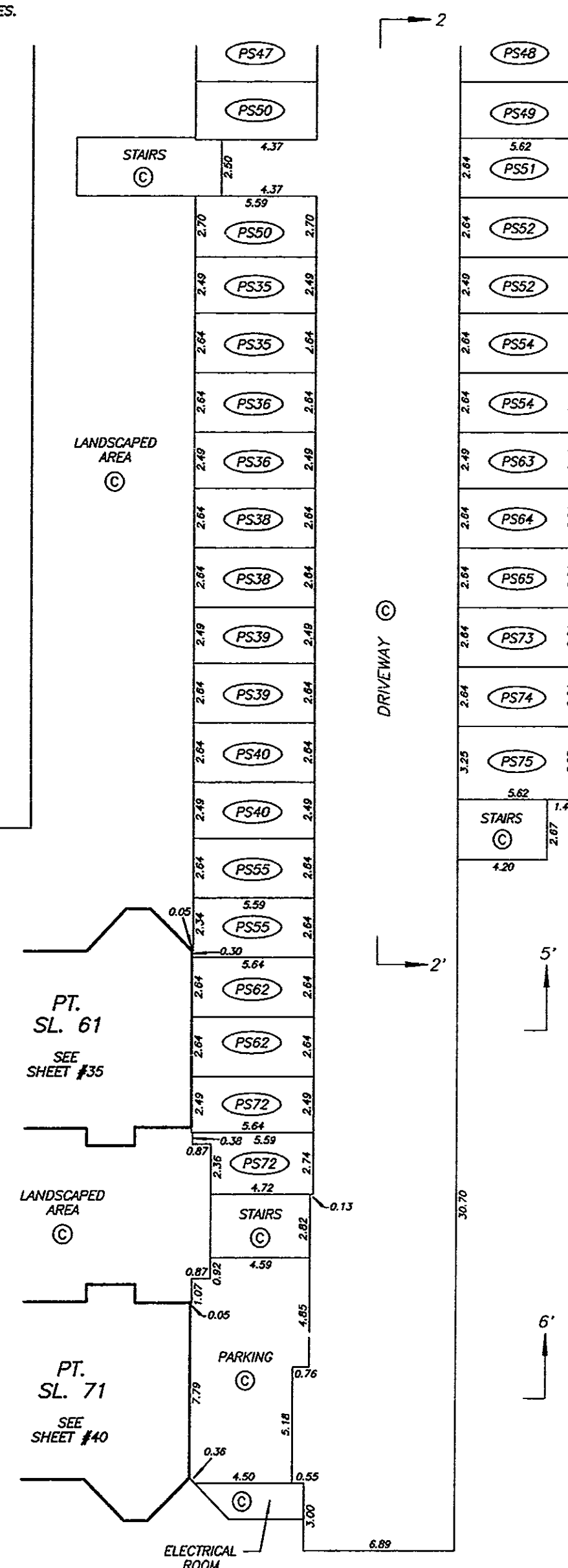
DATE : MAY 11, 1995.

M E d

PARKING LEVEL TWO
EAST HALF

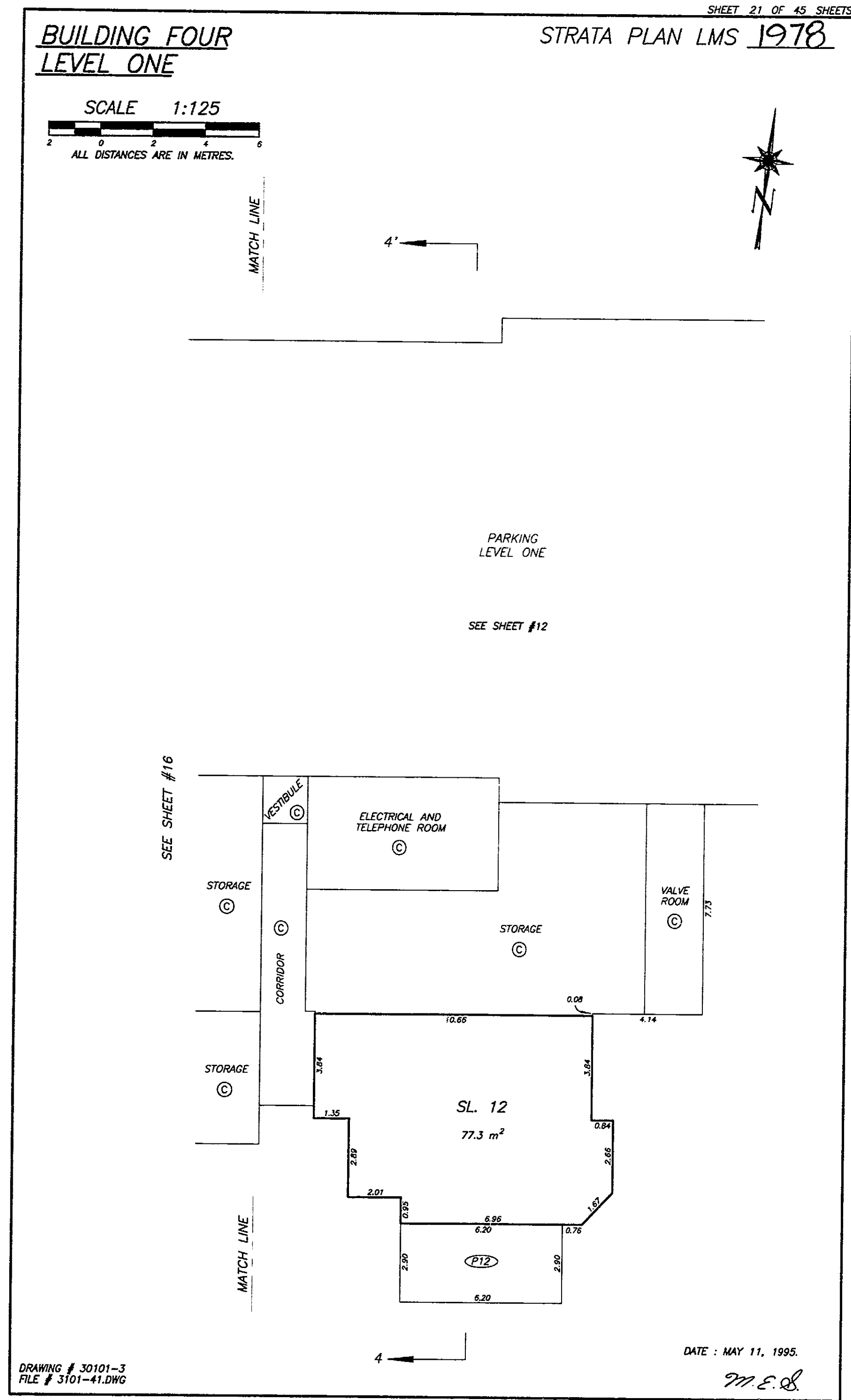
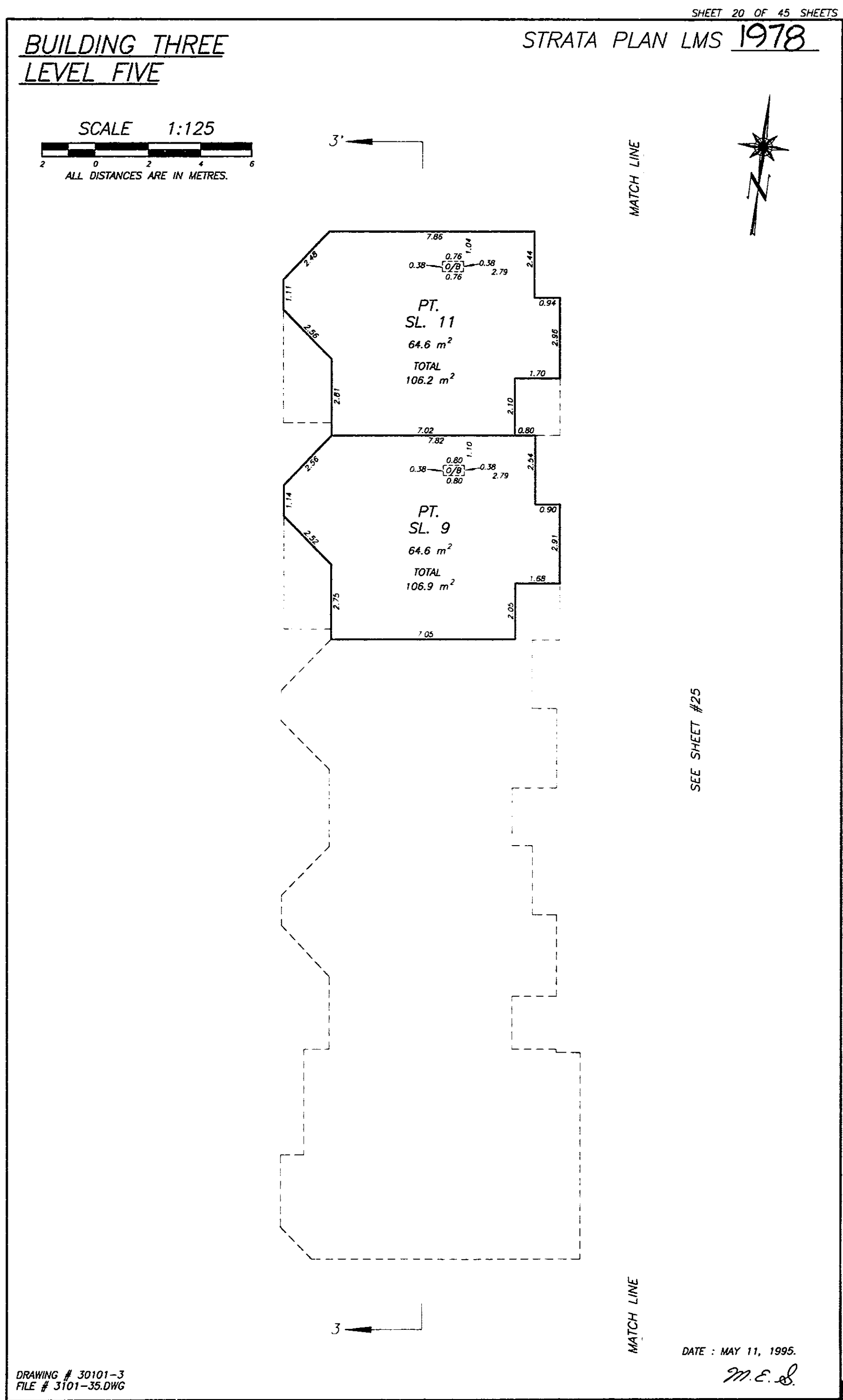
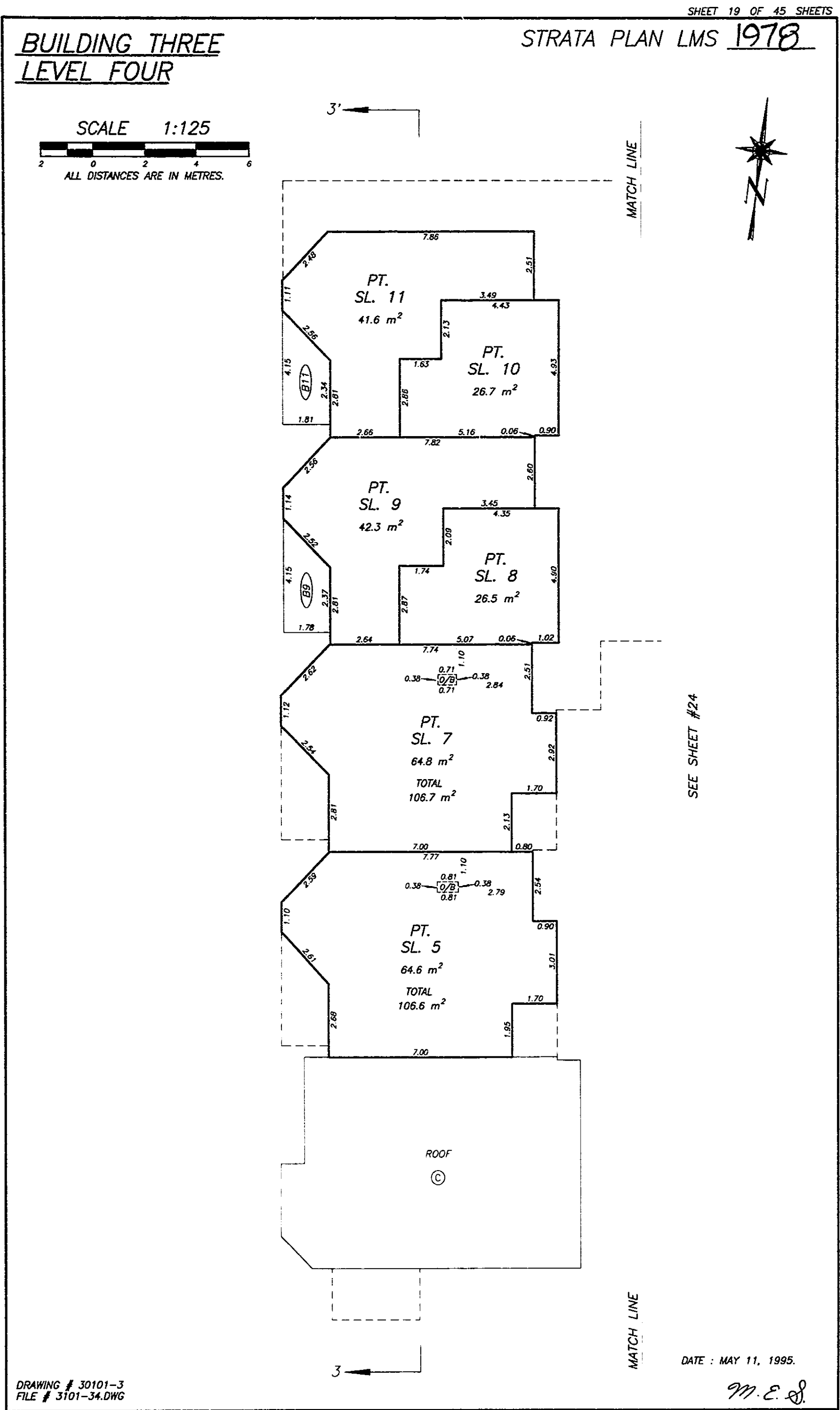
STRATA PLAN LMS 1978

SEE SHEET #14



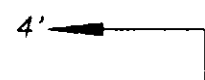
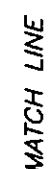
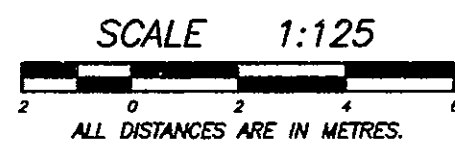
DATE : MAY 11, 1995.

M. E. 88



BUILDING FOUR
LEVEL TWO

STRATA PLAN LMS 1978

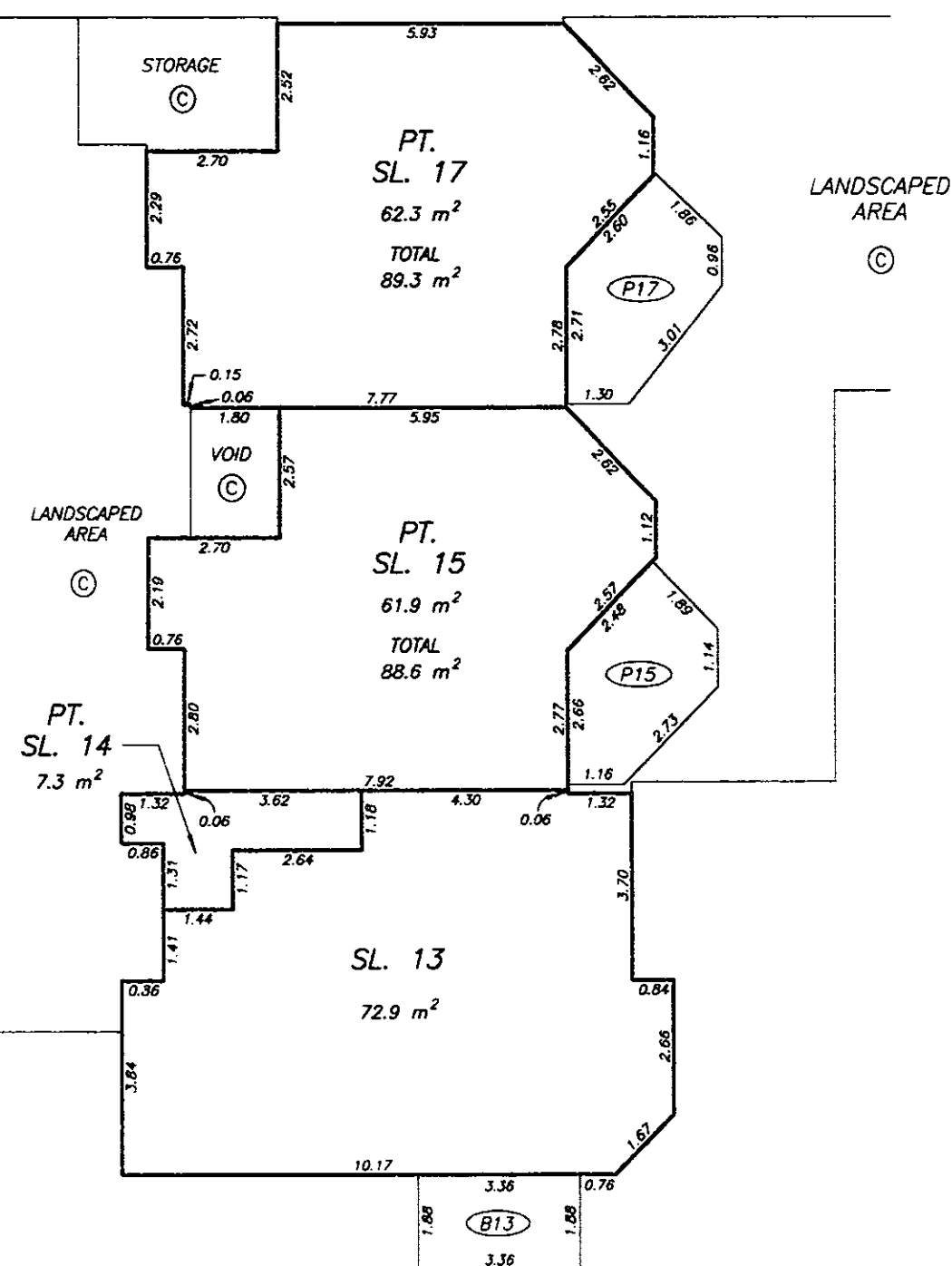


STAIRS

(C)

PARKING
LEVEL TWO

SEE SHEET #14



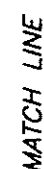
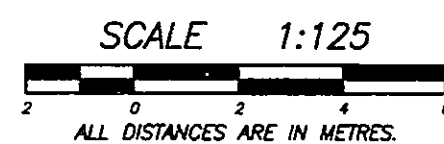
DATE : MAY 11, 1995.

M. E. S.

DRAWING # 30101-3
FILE # 3101-42.DWG

BUILDING FOUR
LEVEL THREE

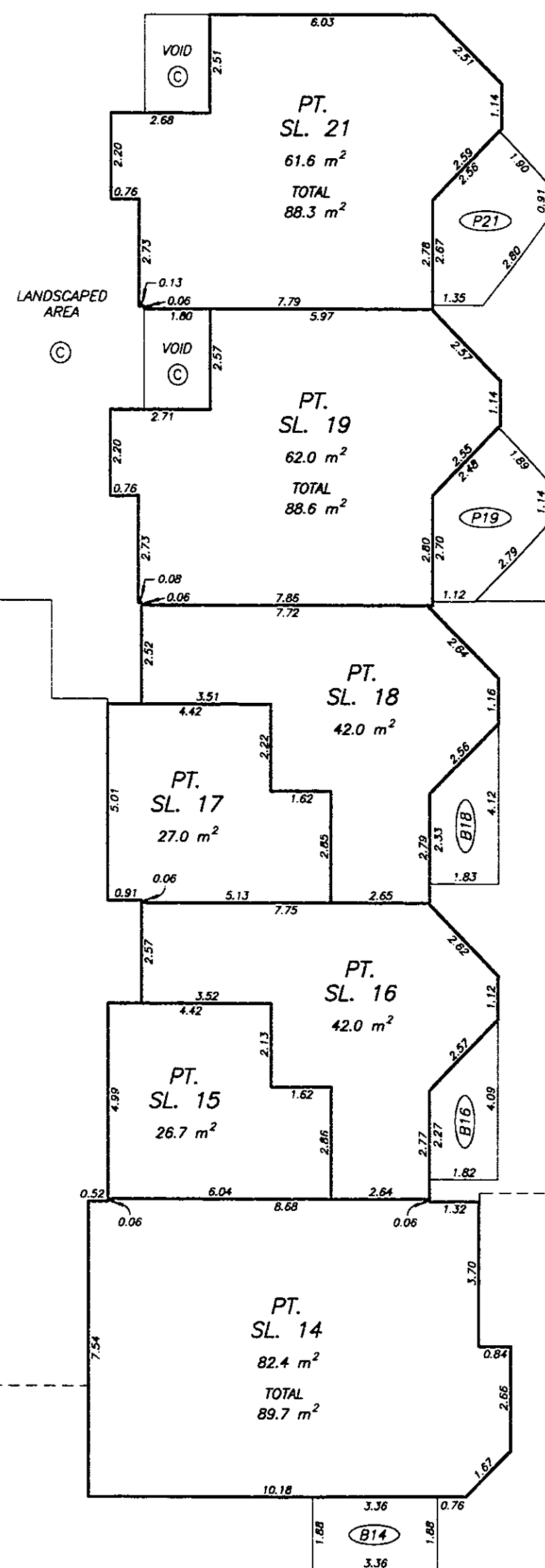
STRATA PLAN LMS 1978



STAIRS

LANDSCAPED
AREA

SEE SHEET #30



SEE SHEET #18

MATCH LINE

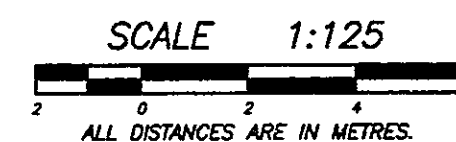
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DATE : MAY 11, 1995.

M. E. d

DRAWING # 30101-3
FILE # 3101-43.DWG

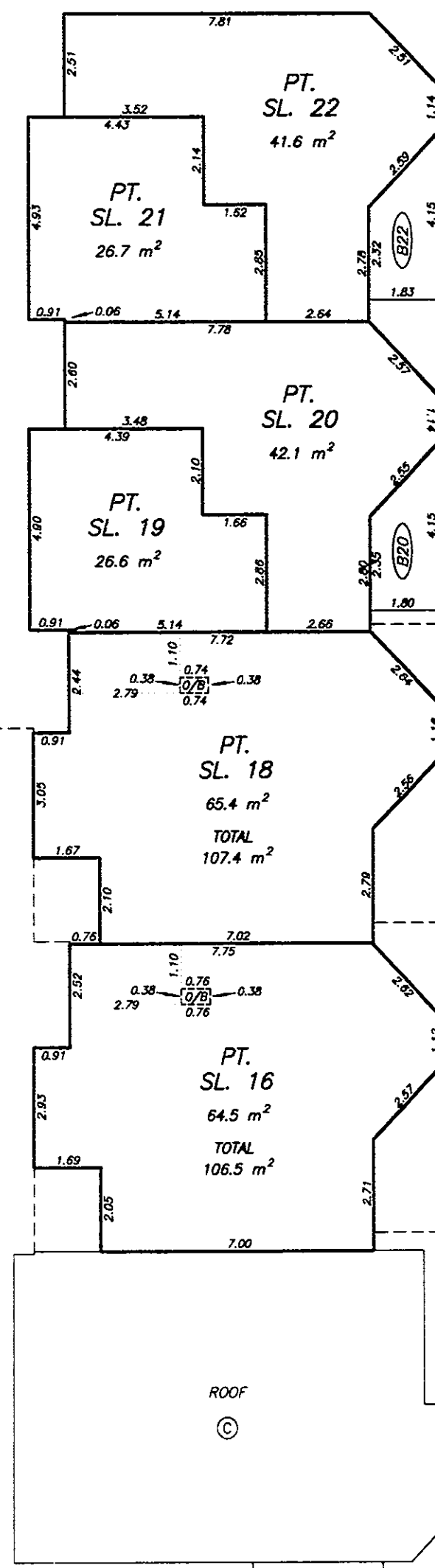
BUILDING FOUR
LEVEL FOUR

STRATA PLAN LMS 1978

ROOM

(C)

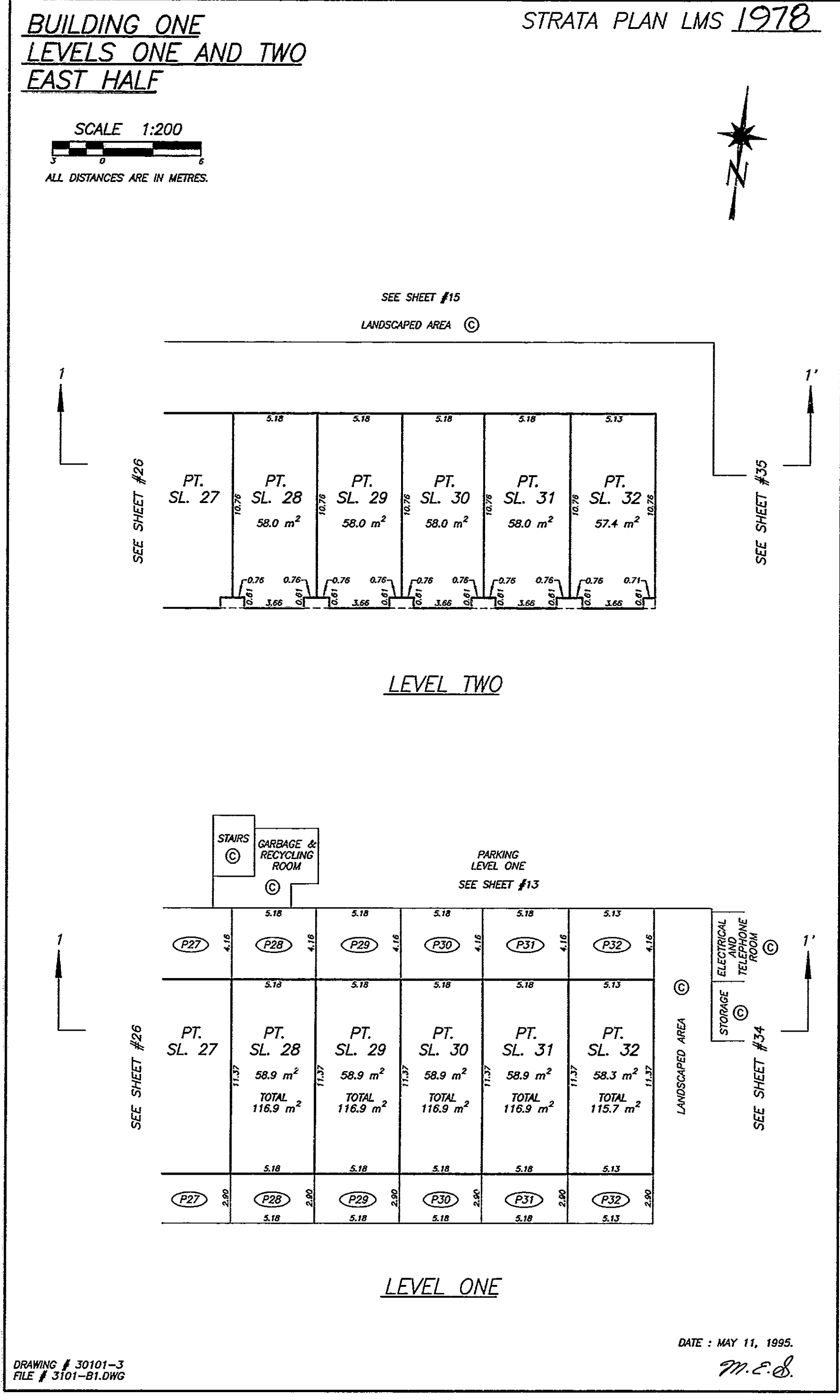
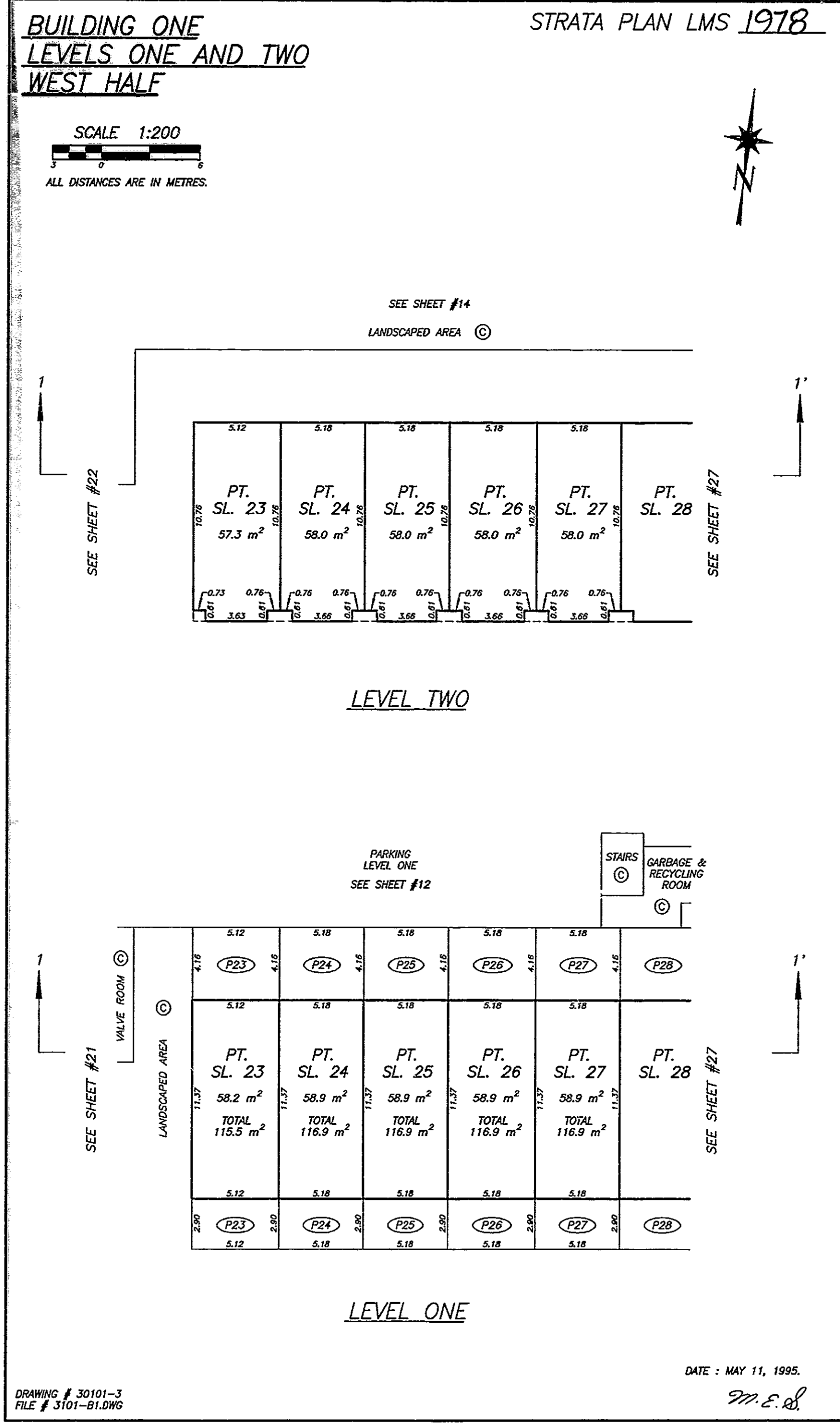
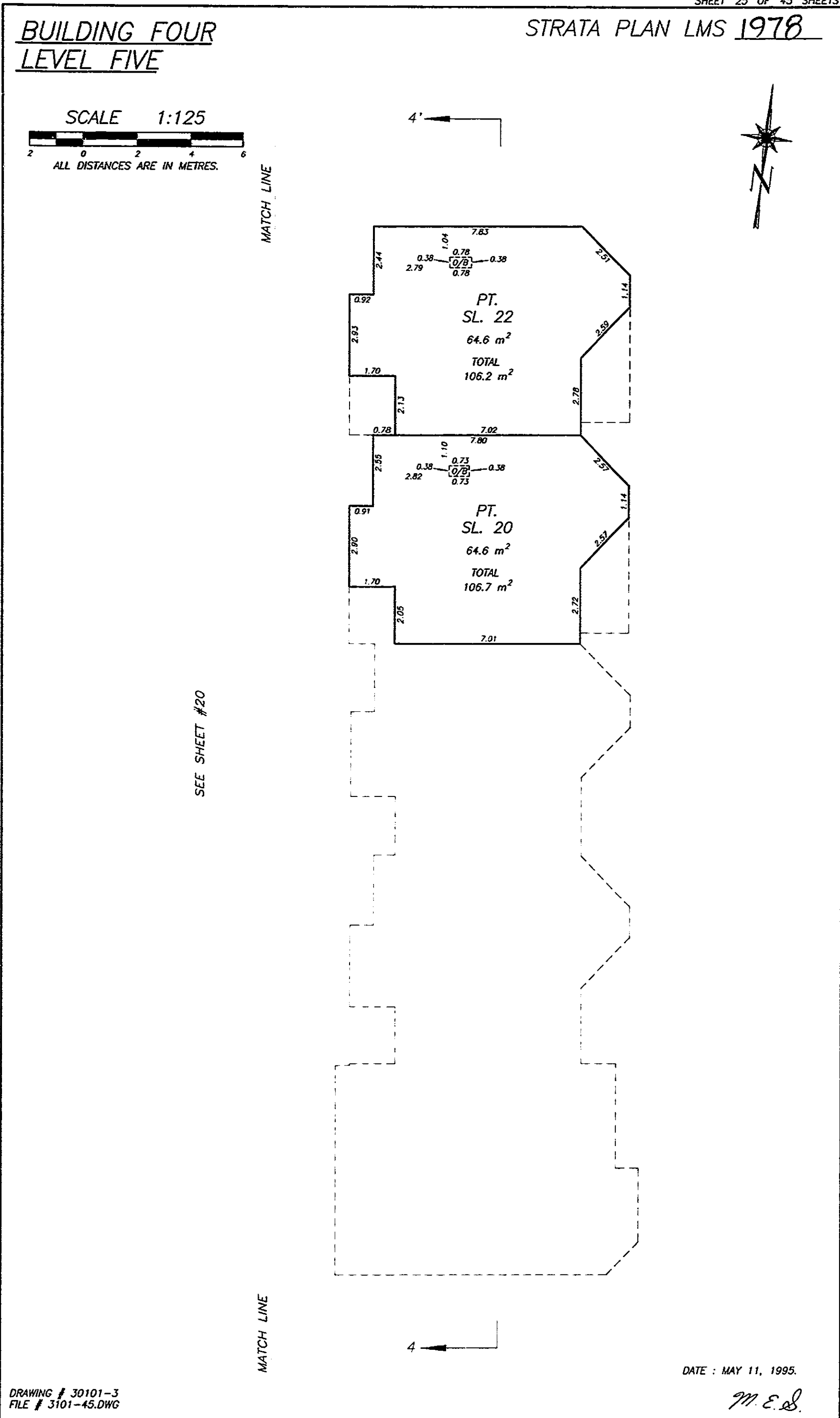
SEE SHEET #19



DATE : MAY 11, 1995.

M. E. S.

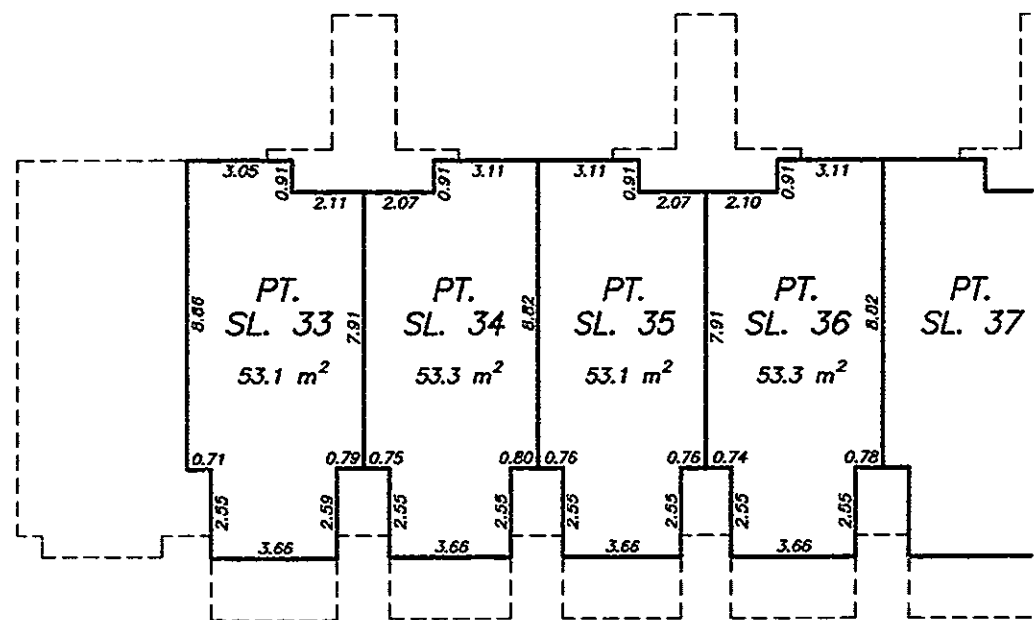
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FILE # 3101-44.DWG



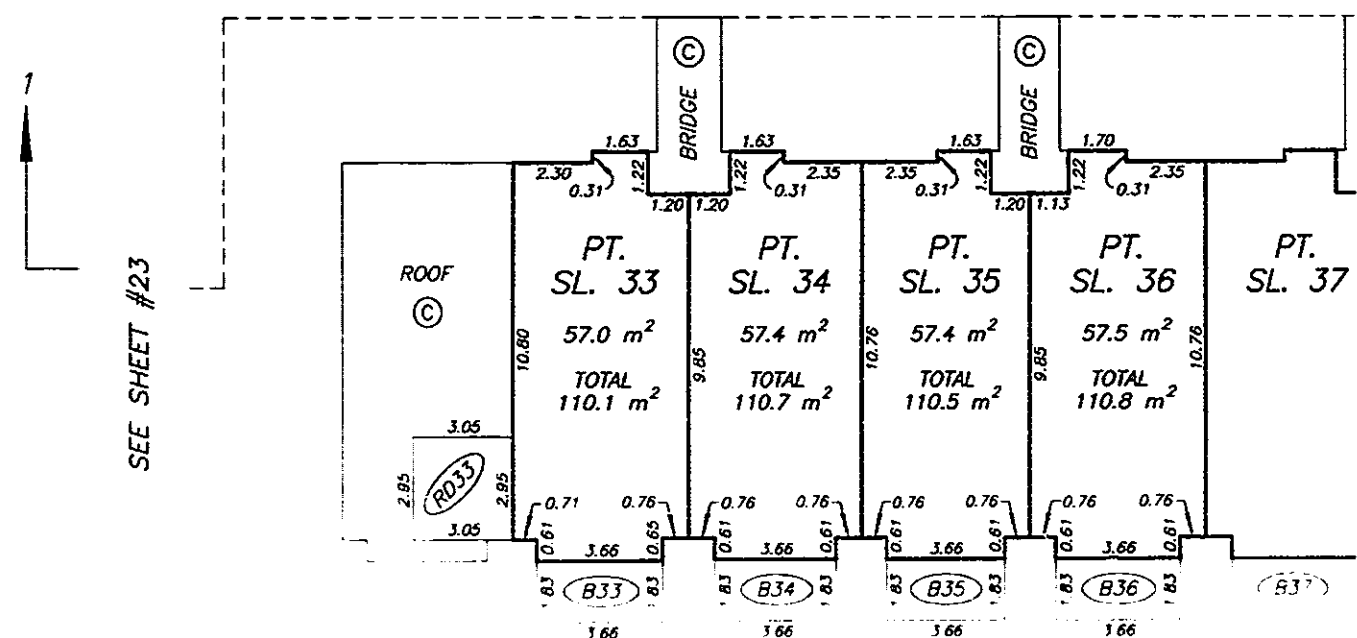
BUILDING ONE
LEVELS THREE AND FOUR
WEST HALF

STRATA PLAN LMS 1978

SCALE 1:200
ALL DISTANCES ARE IN METRES.



LEVEL FOUR

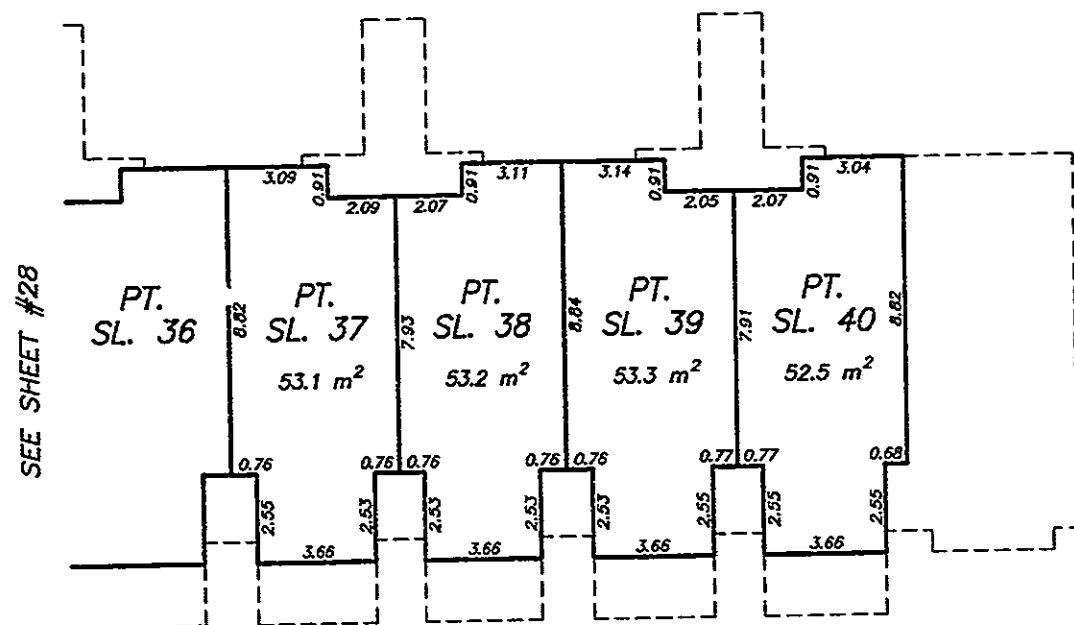


LEVEL THREE

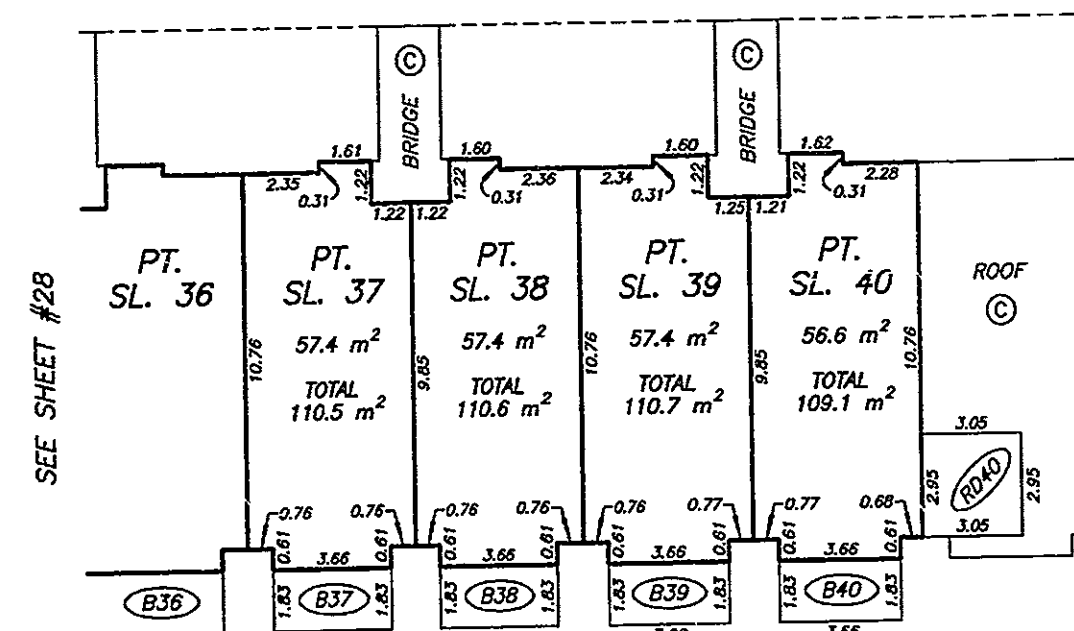
BUILDING ONE
LEVELS THREE AND FOUR
EAST HALF

STRATA PLAN LMS 1978

SCALE 1:200
ALL DISTANCES ARE IN METRES.



LEVEL FOUR

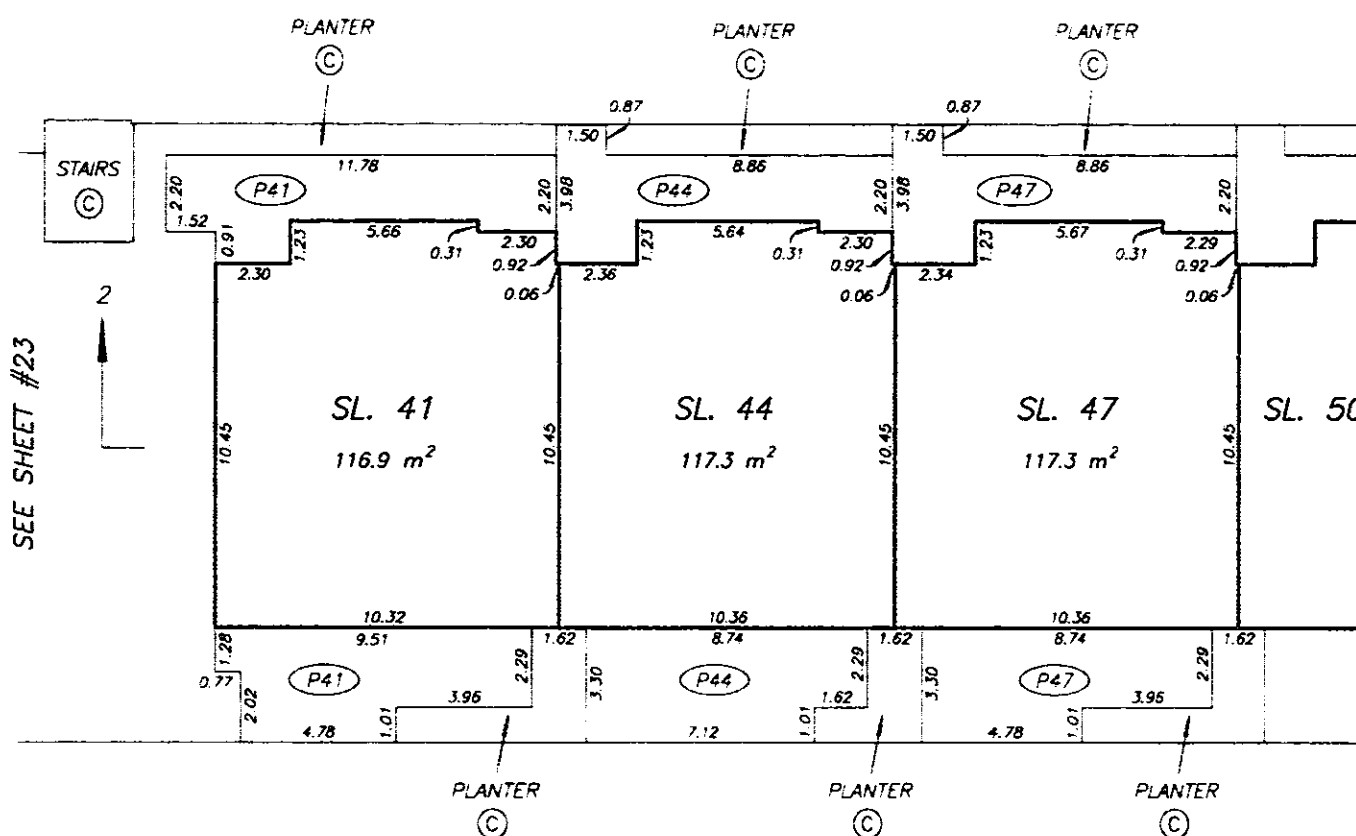


LEVEL THREE

BUILDING TWO
LEVEL THREE
WEST HALF

STRATA PLAN LMS 1978

SCALE 1:200
ALL DISTANCES ARE IN METRES.

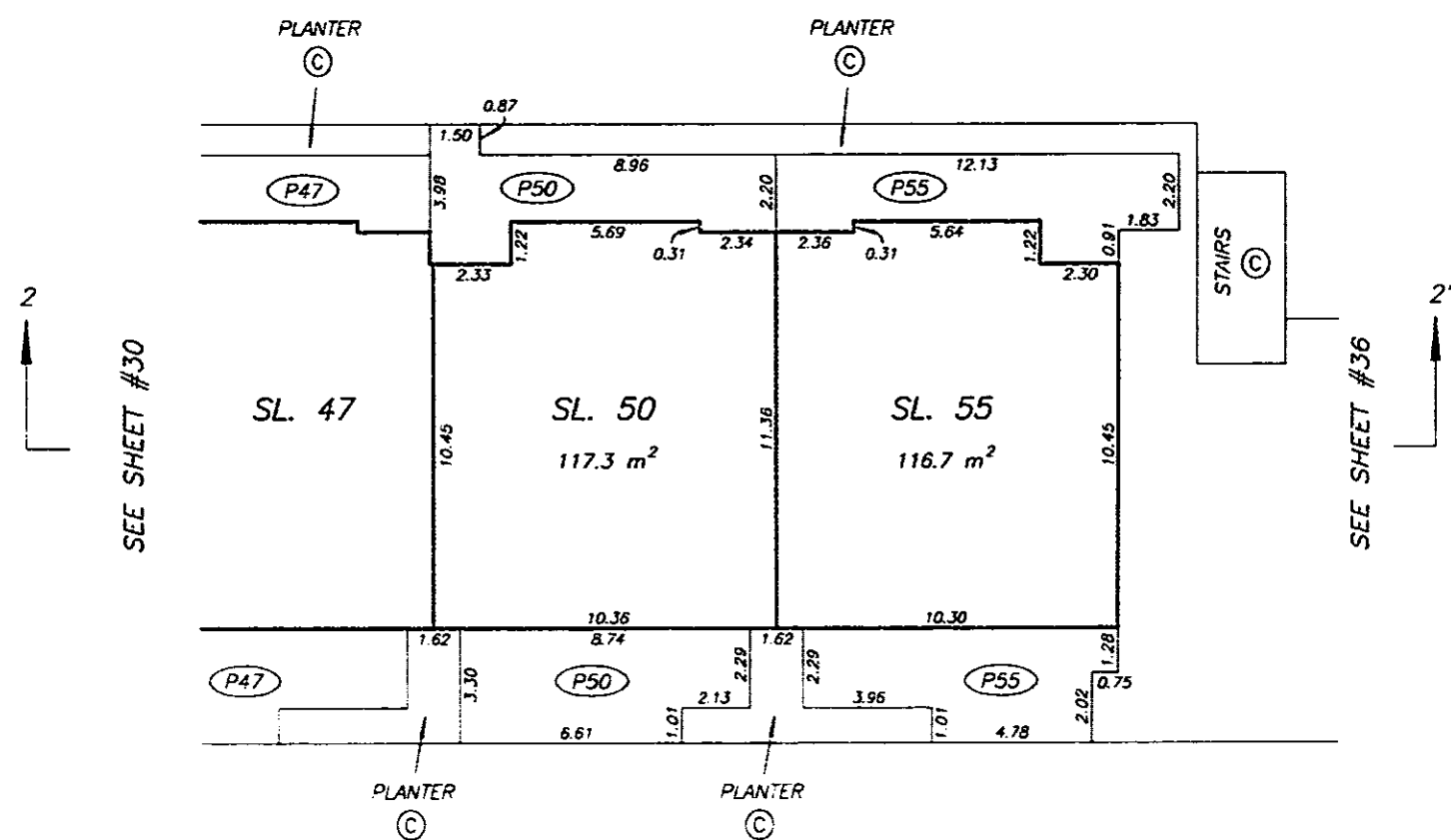


LEVEL THREE

BUILDING TWO
LEVEL THREE
EAST HALF

STRATA PLAN LMS 1978

SCALE 1:200
ALL DISTANCES ARE IN METRES.



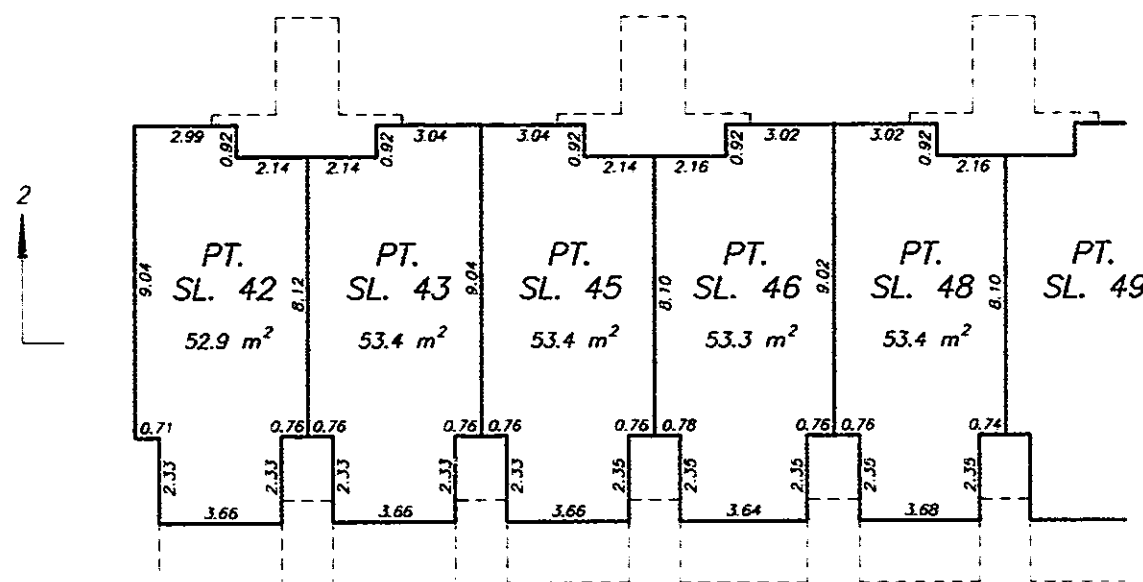
LEVEL THREE

M.E.S.

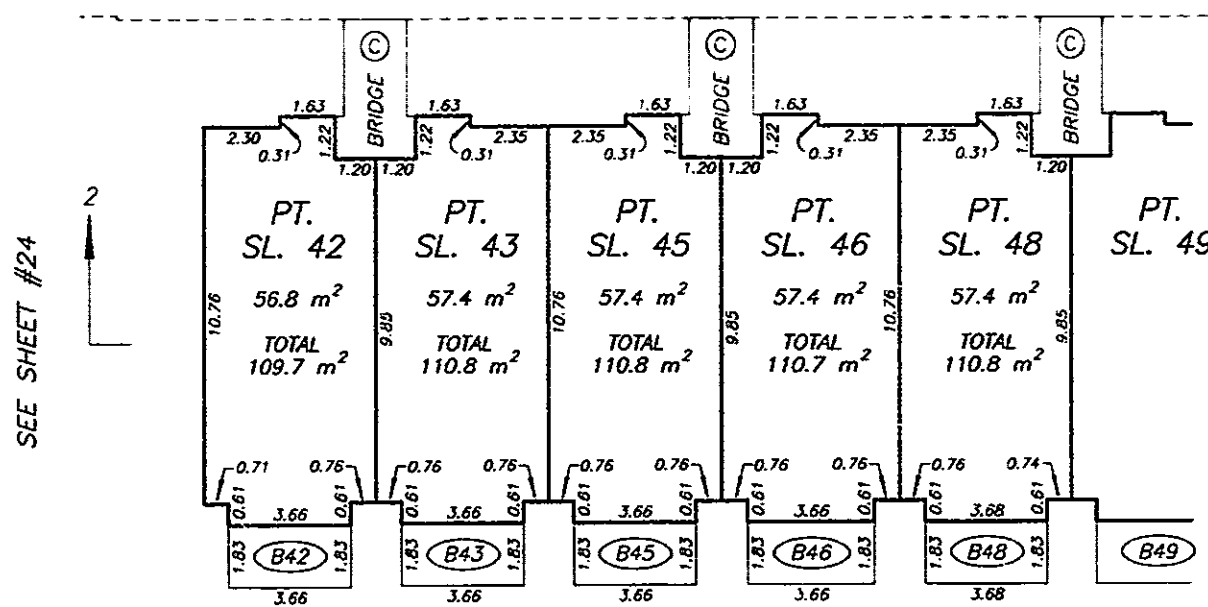
BUILDING TWO
LEVELS FOUR AND FIVE
WEST HALF

STRATA PLAN LMS 1978

SCALE 1:200
ALL DISTANCES ARE IN METRES.



LEVEL FIVE



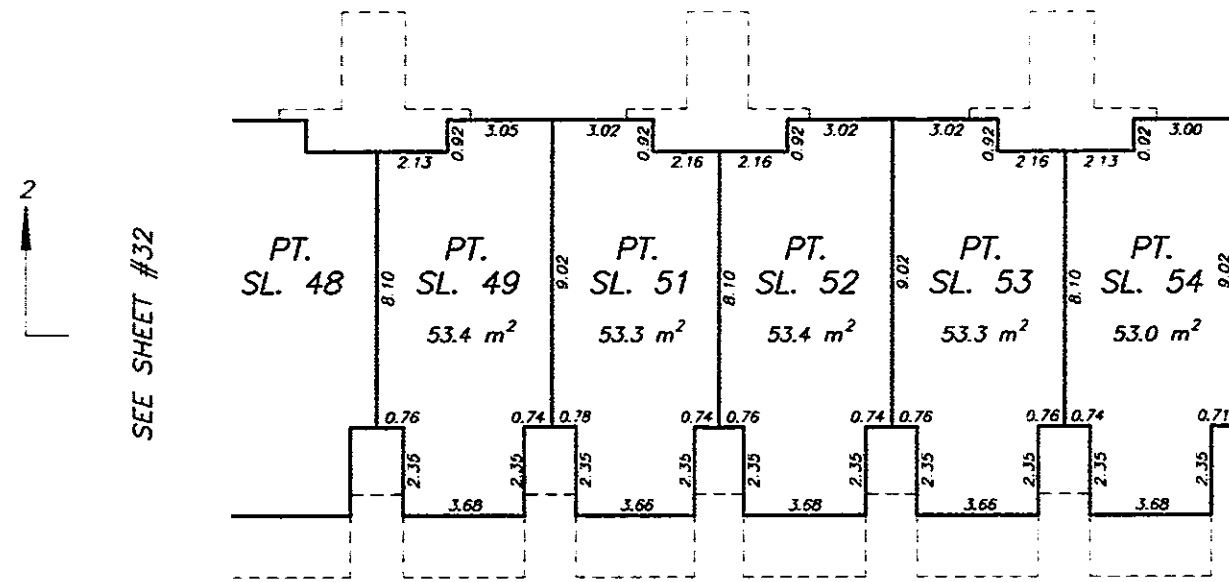
LEVEL FOUR

M.E.S.

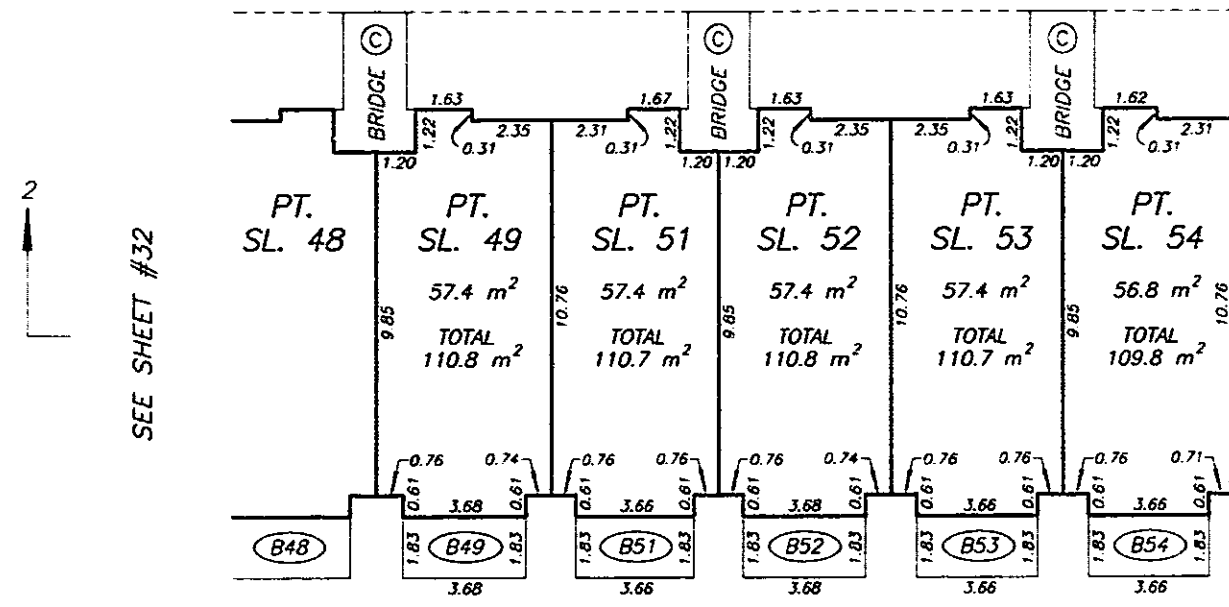
BUILDING TWO
LEVELS FOUR AND FIVE
EAST HALF

STRATA PLAN LMS 1978

SCALE 1:200
ALL DISTANCES ARE IN METRES.

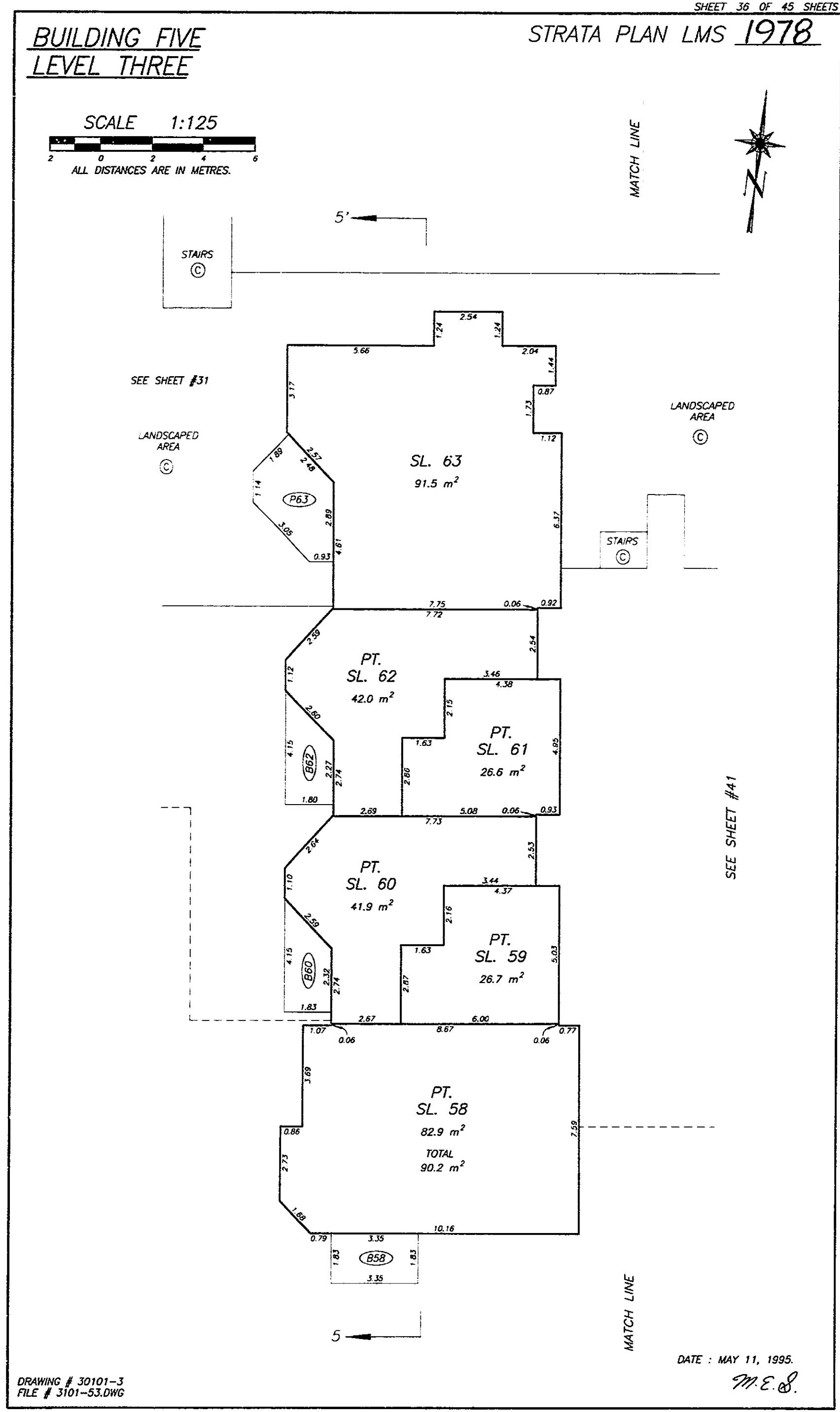
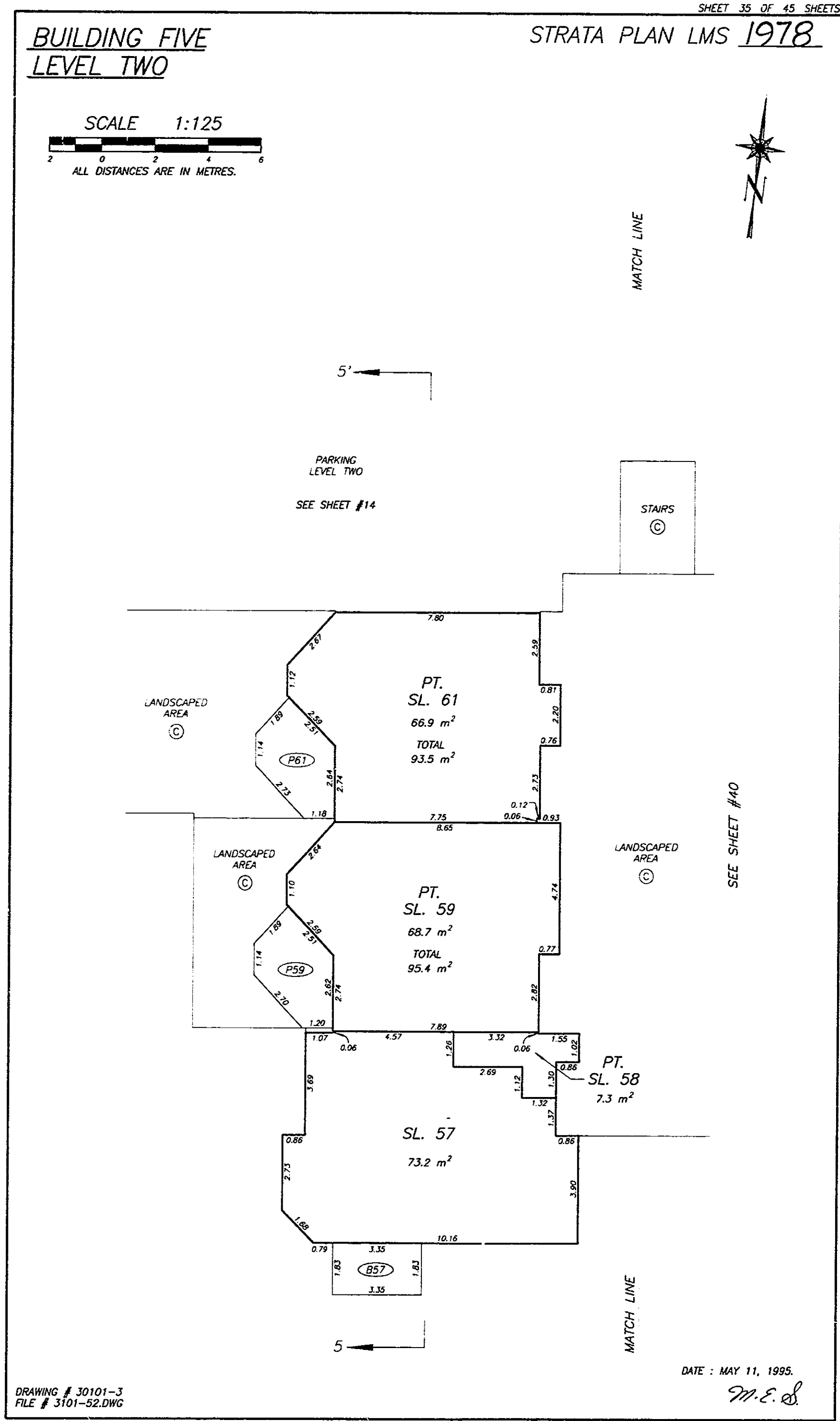
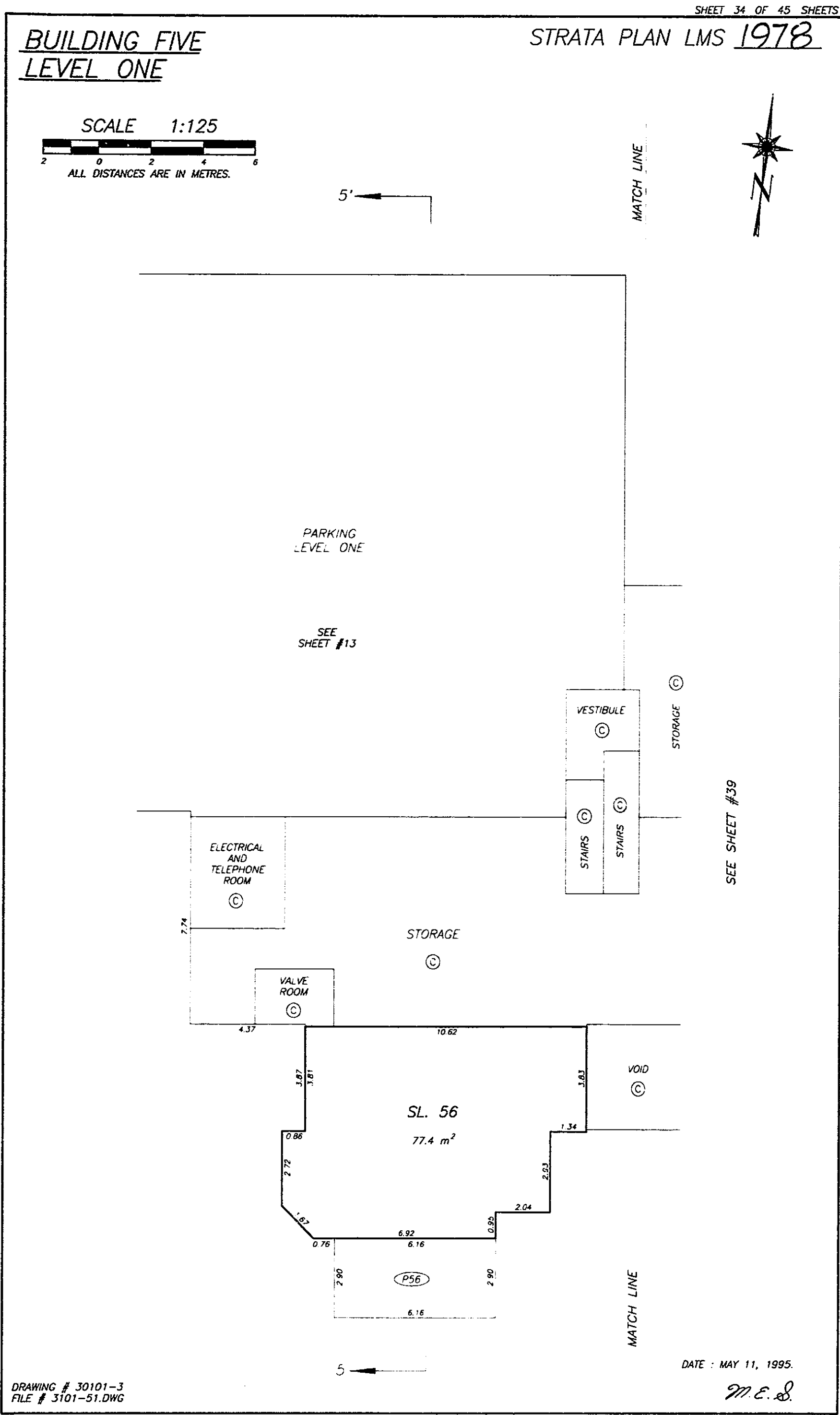


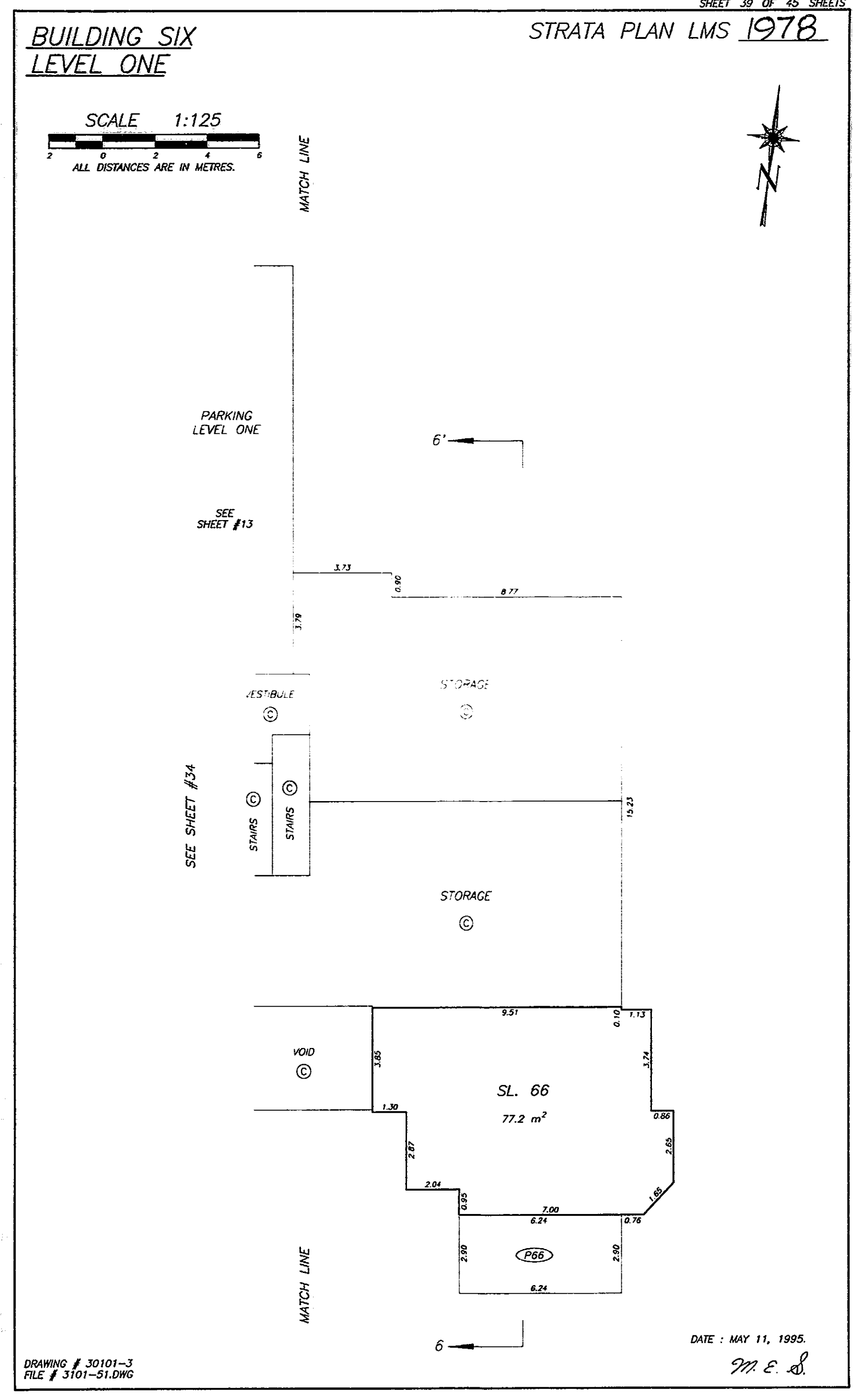
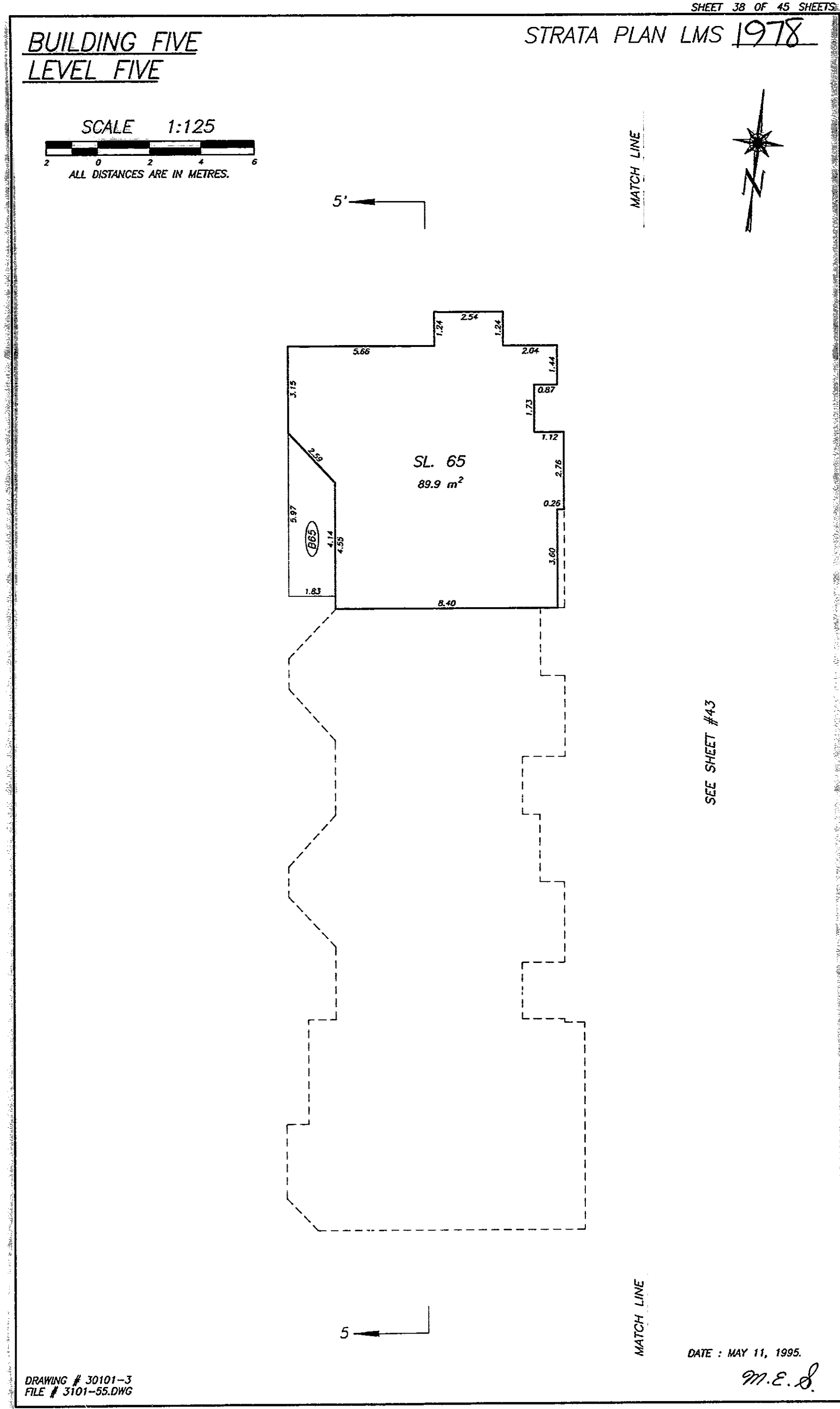
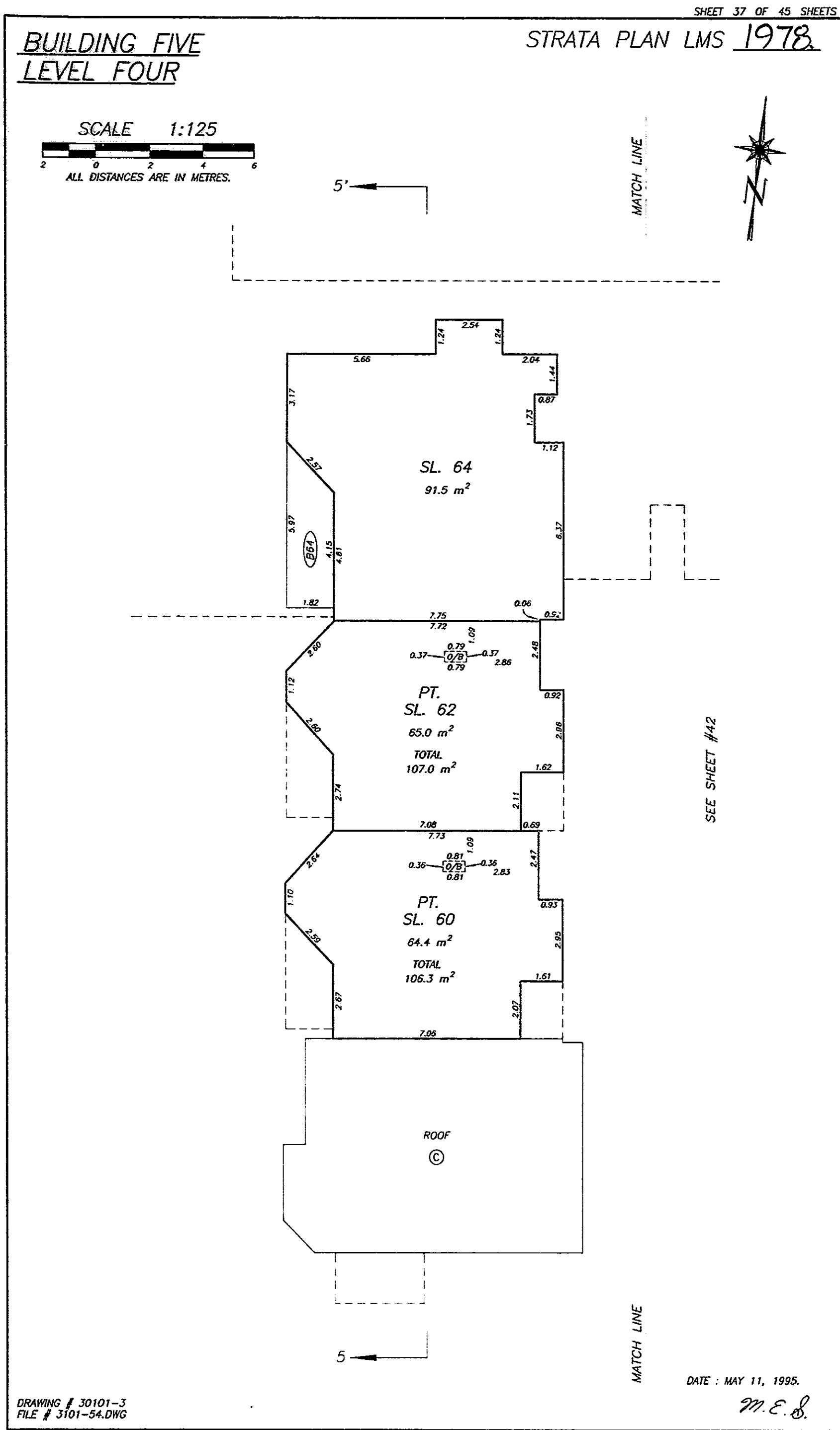
LEVEL FIVE



LEVEL FOUR

M.E.S.





SHEET 40 OF 45 SHEETS

BUILDING SIX LEVEL TWO

STRATA PLAN LMS 1978

SCALE 1:125
ALL DISTANCES ARE IN METRES.



MATCH LINE

6'

STAIRS
(C)

PARKING
LEVEL TWO
SEE SHEET #15

ELECTRICAL
ROOM
(C)

LANDSCAPED
AREA
(C)

VOID
(C)

PT.
SL. 68
7.5 m²

PT.
SL. 71
66.9 m²
TOTAL
93.6 m²

PT.
SL. 69
62.0 m²
TOTAL
88.6 m²

SL. 67
72.8 m²

(B67)
3.35
1.83
3.35

(P71)

(P69)

DATE : MAY 11, 1995.

M.E.S.

SHEET 41 OF 45 SHEETS

BUILDING SIX LEVEL THREE

STRATA PLAN LMS 1978

SCALE 1:125
ALL DISTANCES ARE IN METRES.



MATCH LINE

6'

LANDSCAPED
AREA
(C)

STAIRS
(C)

SL. 73
91.5 m²

PT.
SL. 72
41.7 m²

PT.
SL. 71
26.7 m²

PT.
SL. 70
42.0 m²

PT.
SL. 69
26.6 m²

PT.
SL. 68
82.7 m²
TOTAL
90.2 m²

(B68)
3.35
1.83
3.35

(P73)

(B72)

(B70)

SEE SHEET #36

DATE : MAY 11, 1995.

M.E.S.

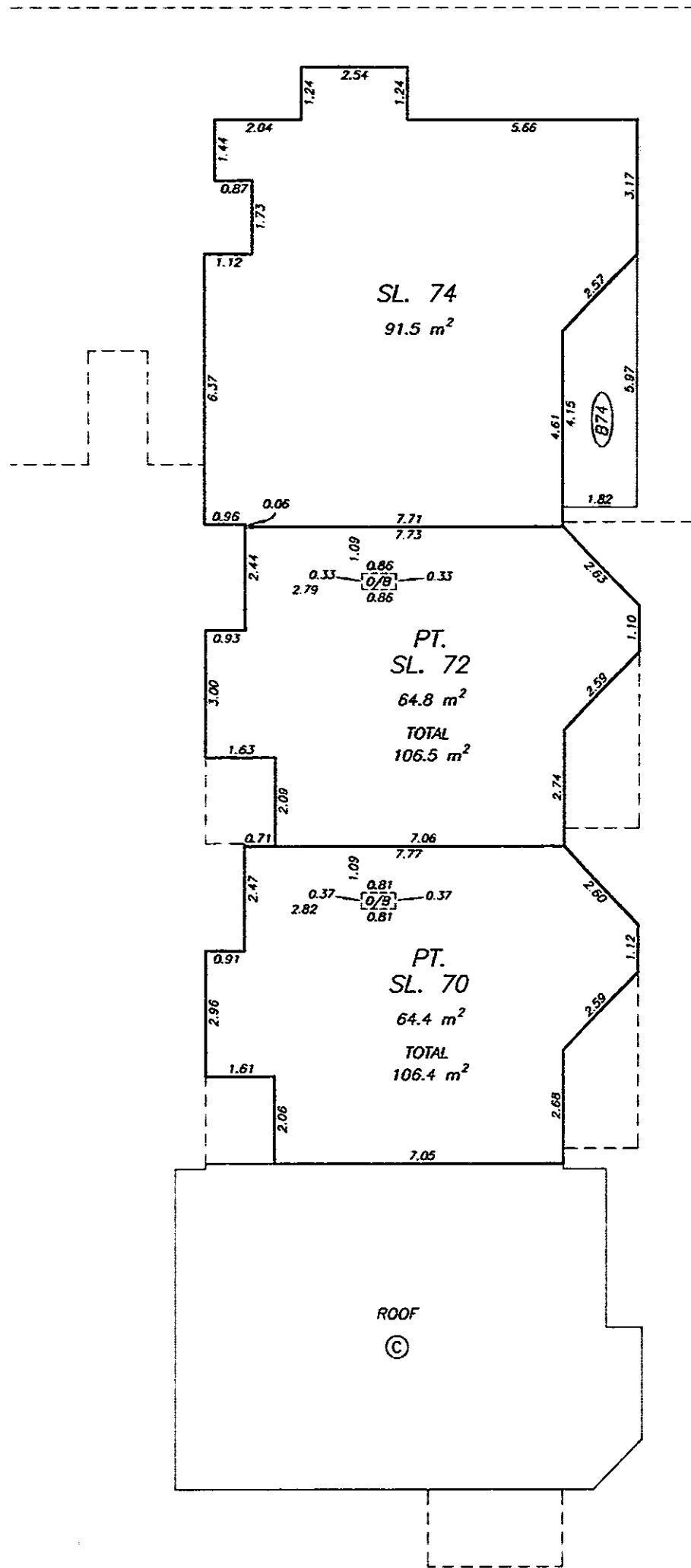
**BUILDING SIX
LEVEL FOUR**

STRATA PLAN LMS 1978

SCALE 1:125
ALL DISTANCES ARE IN METRES.

MATCH LINE

6'



SEE SHEET #37

MATCH LINE

6'

DATE : MAY 11, 1995.

M.E.S.

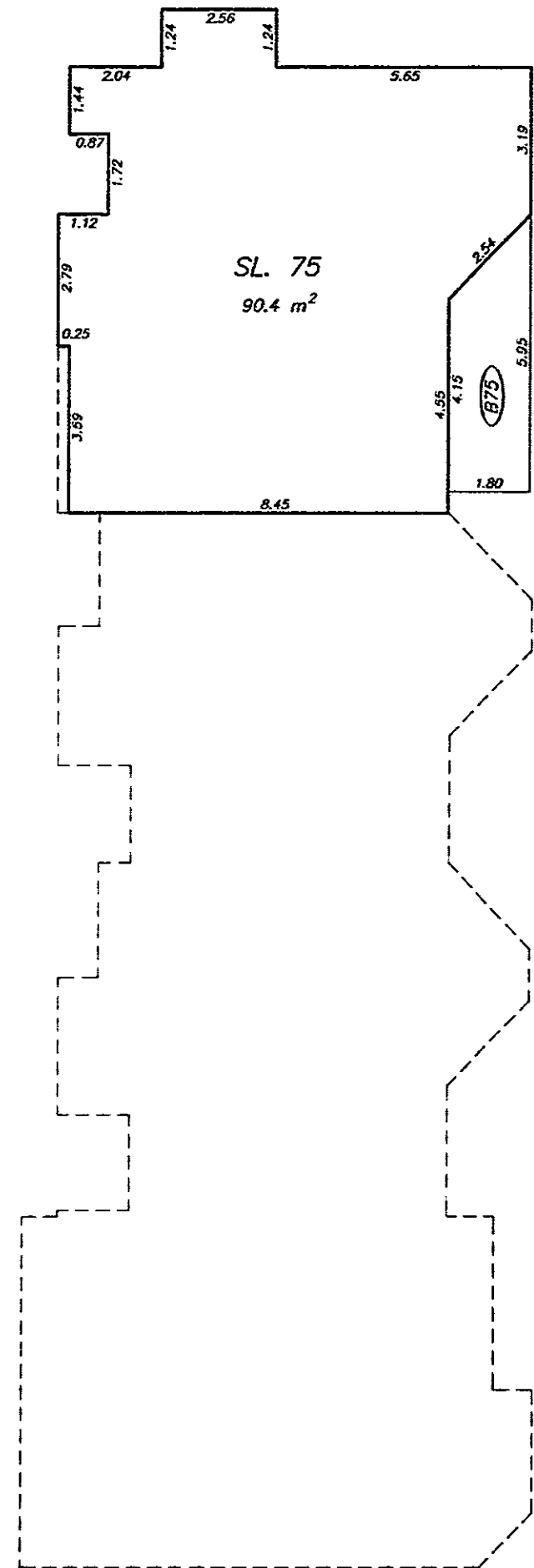
**BUILDING SIX
LEVEL FIVE**

STRATA PLAN LMS 1978

SCALE 1:125
ALL DISTANCES ARE IN METRES.

MATCH LINE

6'



SEE SHEET #38

MATCH LINE

6'

DATE : MAY 11, 1995.

M.E.S.

RECORD OF BY-LAWS
AND ORDERS ETC.

STRATA PLAN LMS 1978[illegible]

DEALINGS AFFECTING THE
COMMON PROPERTY

STRATA PLAN LMS 1978

REGISTRATION		DOCUMENT	
NUMBER	DATE	DATE	NATURE AND PARTICULARS
BH 91609	18/3/1994		STATUTORY RIGHT OF WAY; BRITISH COLUMBIA HYDRO AND POWER AUTHORITY; INTER ALIA.
BH 130987	18/04/1994		COVENANT; CITY OF VANCOUVER; SECTION 215, L.T.A.; INTER ALIA.
BH 130988	18/04/1994		STATUTORY RIGHT OF WAY; CITY OF VANCOUVER; SEE BH 130987, PARA. 2; INTER ALIA.
BH 130991	18/04/1994		EASEMENT AND INDEMNITY AGREEMENT; CITY OF VANCOUVER; INTER ALIA.
BH 130995	18/04/1994		COVENANT; CITY OF VANCOUVER; SECTION 215, L.T.A.; INTER ALIA.
BH 131000	18/04/1994		EASEMENT; PART IN PLAN LMP 16206 APPURTENANT TO LOT F PLAN LMP 16205; INTER ALIA.
BH 131001	18/04/1994		EASEMENT; SEE BH 131000, PARA. 2(B) APPURTENANT TO LOT F PLAN LMP 16205; INTER ALIA.
BH 131002	18/04/1994		COVENANT; CITY OF VANCOUVER; SEE BH 131000, PARA. 11 SECTION 215, L.T.A.; INTER ALIA.
BH 131006	18/04/1994		COVENANT; CITY OF VANCOUVER; SECTION 215, L.T.A.; INTER ALIA.
BH 131008	18/04/1994		COVENANT; CITY OF VANCOUVER; SECTION 215, L.T.A.; INTER ALIA.
BH 131009	18/04/1994		STATUTORY RIGHT OF WAY; CITY OF VANCOUVER; SEE BH 131008; PARA. 2; INTER ALIA.

DEALINGS AFFECTING THE COMMON PROPERTY

STRATA PLAN LMS 1978

REGISTRATION		DOCUMENT
NUMBER	DATE	NATURE AND PARTICULARS
BH131016	18/04/1994	EASEMENT; PART IN PLAN LMP 16208; APPURTENANT TO LOT F PLAN LMP 16205; INTER ALIA.
BH131017	18/04/1994	COVENANT; CITY OF VANCOUVER; SEE BH 131016, PARA. 11; SECTION 215, L.T.A; INTER ALIA.
BH131021	18/04/1994	EASEMENT; PART IN PLAN LMP 16209; APPURTENANT TO LOT F PLAN LMP 16205; INTER ALIA.
BH131023	18/04/1994	RESTRICTIVE COVENANT; APPURTENANT TO LOT F PLAN LMP 16205; INTER ALIA.
BH418614	24/11/1994	STATUTORY RIGHT OF WAY; B.C.T.E.L; INTER ALIA.
BT148033	18/05/1995	EASEMENT; APPURTENANT TO LOT F, BLOCK 67, DISTRICT LOT 258, PLAN LMP 16205; INTER ALIA.