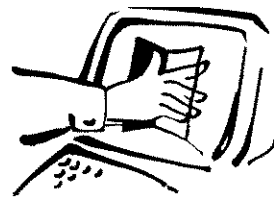


# BC OnLine



BC OnLine Land Title Internet Service  
Provided in co-operation with  
Land Title and Survey Authority

LAND TITLE AND SURVEY AUTHORITY - 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.: | VAS2876        | VA | PAGES: 004 |
| ACCOUNT NO.:   | 199822  | REQUESTED AT:    | 06-02-07 17:24 |    |            |
| REFERENCE NO.: | S89777  | FOLIO NO.:       | SAYO NICKERSON |    |            |

REMARKS:

## BC OnLine Land Title Fax 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The bylaw and common property sheets attached to strata plans have been repealed.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.

09

"FIRST SHEET" SHEET 1 OF 10 SHEETS

STRATA PLAN OF LOT "A",  
BLOCK 596, DISTRICT LOT 472,  
PLAN 22954  
CITY OF VANCOUVER

STRATA PLAN VAS 2876

DEPOSITED AND REGISTERED IN THE LAND TITLE  
OFFICE AT VANCOUVER, B.C.,  
THIS 1 DAY OF March, 1991

*[Signature]*  
Deputy REGISTRAR

GE 15100

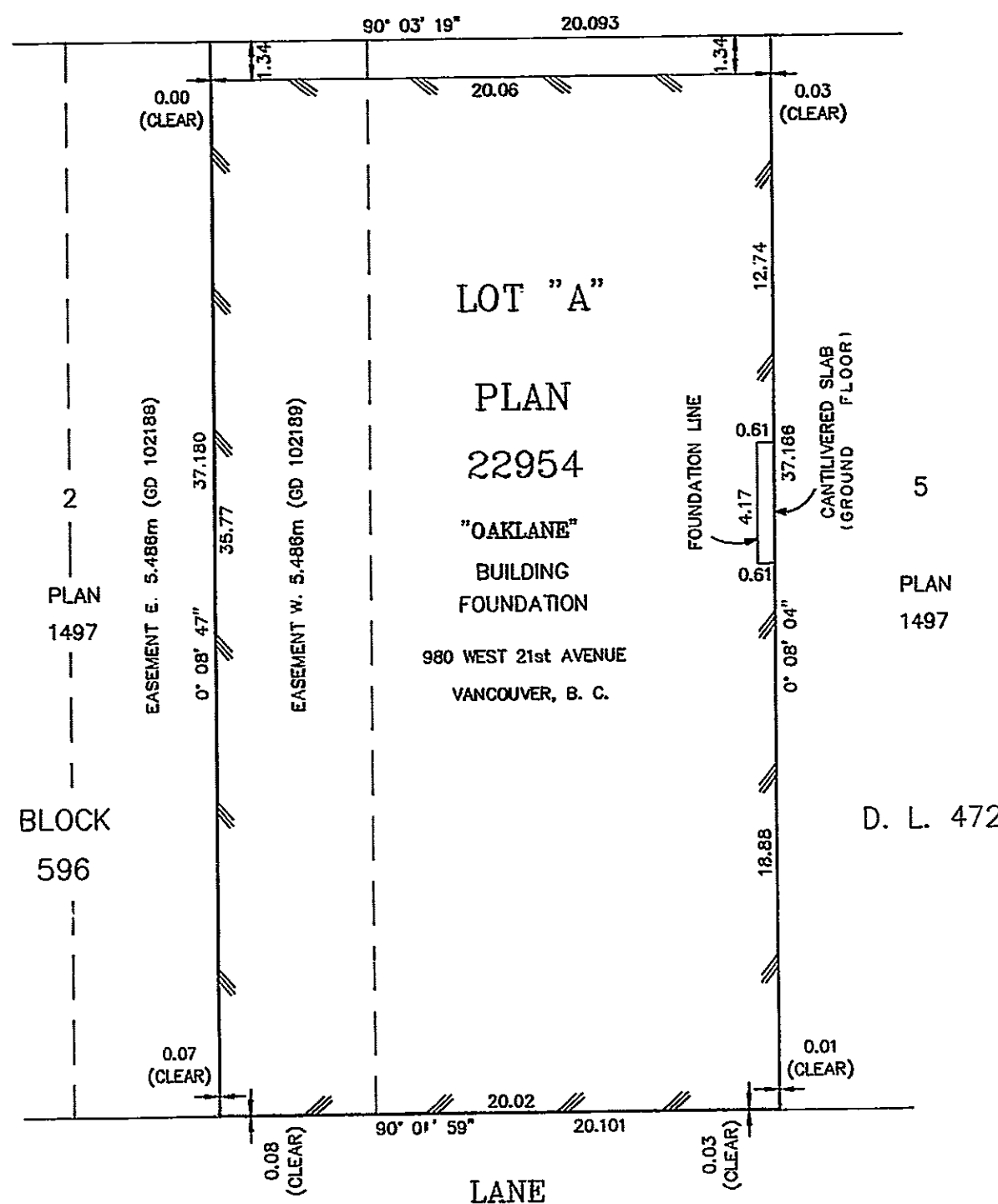
SCALE: 1:200

LEGEND:

- ALL DISTANCES ARE SHOWN IN METRES.
- BEARINGS ARE ASTRONOMIC AND ARE DERIVED FROM PLAN 22954.
- BUILDING DIMENSIONS ARE SHOWN TO PERIMETER OF BUILDING FOUNDATION ON SHEET ONE ONLY.

ADDRESS FOR SERVICE OF DOCUMENTS IS:  
THE OWNERS STRATA PLAN VAS 2876  
c/o 201 - 380 WEST 8th AVENUE  
VANCOUVER, B. C.  
V5Y 3X2

WEST 21st AVENUE



I, WARREN E. BARNARD OF DELTA, 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 DELTA, B.C.,  
THIS 17th DAY OF DECEMBER, 1990.

*[Signature]*  
WARREN E. BARNARD (695) B.C.L.S.

WATSON & BARNARD  
B.C. LAND SURVEYORS  
1524-56th STREET  
DELTA, B.C. V4L 2A8  
TEL: 943-9433 FAX: 943-0421

THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT.  
CITY OF VANCOUVER

FILE: 8713ST  
MAP: 42

"SECOND SHEET" SHEET 2 OF 10 SHEETS

STRATA PLAN VAS 2876

CONDOMINIUM ACT

| ADDRESS:                               | LOT No. | SHEET No. | FORM 1<br>UNIT ENTITLEMENT | FORM 2<br>INTEREST UPON DESTRUCTION | FORM 3<br>NUMBER OF VOTES |
|----------------------------------------|---------|-----------|----------------------------|-------------------------------------|---------------------------|
| 980 W. 21st AVENUE<br>VANCOUVER, B. C. |         |           |                            |                                     |                           |
| SUITE # 101                            | 1       | 4 & 8     | 487                        | 467                                 |                           |
| SUITE # 102                            | 2       | 4 & 8     | 604                        | 540                                 |                           |
| SUITE # 103                            | 3       | 4 & 8     | 643                        | 580                                 |                           |
| SUITE # 104                            | 4       | 4 & 8     | 519                        | 495                                 |                           |
| SUITE # 201                            | 5       | 5         | 436                        | 437                                 |                           |
| SUITE # 202                            | 6       | 5 & 8     | 649                        | 625                                 |                           |
| SUITE # 203                            | 7       | 5 & 8     | 590                        | 561                                 |                           |
| SUITE # 204                            | 8       | 5 & 8     | 642                        | 640                                 |                           |
| SUITE # 205                            | 9       | 5         | 467                        | 473                                 |                           |
| SUITE # 301                            | 10      | 6         | 434                        | 458                                 |                           |
| SUITE # 302                            | 11      | 6 & 8     | 645                        | 656                                 |                           |
| SUITE # 303                            | 12      | 6 & 8     | 588                        | 589                                 |                           |
| SUITE # 304                            | 13      | 6 & 8     | 646                        | 671                                 |                           |
| SUITE # 305                            | 14      | 6         | 464                        | 495                                 |                           |
| PENTHOUSE 1                            | 15      | 7 & 8     | 699                        | 750                                 |                           |
| PENTHOUSE 2                            | 16      | 7 & 8     | 826                        | 822                                 |                           |
| PENTHOUSE 3                            | 17      | 7 & 8     | 661                        | 741                                 |                           |
| AGGREGATE                              |         |           | 10,000                     | 10,000                              |                           |

STATUTORY DECLARATION

I, THE UNDERSIGNED, DO SOLEMNLY SWEAR 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.

*Patrick Rice*  
DECLARED BEFORE ME AT Vancouver  
IN THE PROVINCE OF BRITISH COLUMBIA,  
THIS 21 DAY OF December, 1990.

A COMMISSIONER FOR TAKING AFFIDAVITS IN BRITISH  
COLUMBIA *Lawrence Wong*

ACCEPTED AS TO FORMS 1, 2 AND 3  
THIS 9 DAY OF JANUARY, 1991.

FOR THE SUPERINTENDENT OF REAL ESTATE

CERTIFICATE OF NEW DEVELOPMENT

I, WARREN E. BARNARD OF DELTA, B.C., A BRITISH  
COLUMBIA LAND SURVEYOR, HEREBY CERTIFY THAT THE  
BUILDING SHOWN ON THIS STRATA PLAN HAVE NOT, AS  
OF THE 17th DAY OF DECEMBER, 1990,  
BEEN PREVIOUSLY OCCUPIED. DATED AT DELTA, B.C.,  
THIS 17th DAY OF DECEMBER, 1990.

*[Signature]*  
WARREN E. BARNARD (695) B.C.L.S.

REGISTERED OWNER:

OAKLANE DEVELOPMENTS LTD. (INC. No. 375738)

*Patrick Rice*  
AUTHORIZED SIGNATORY (SIGN & PRINT NAME CLEARLY)

*Murray Beaton*  
AUTHORIZED SIGNATORY (SIGN & PRINT NAME CLEARLY)

*Lawrence Wong*  
WITNESS (SIGN & PRINT NAME CLEARLY)

1714-1055 DUNDAS ST.  
ADDRESS  
Vancouver - LAWYER  
OCCUPATION

MORTGAGEE:

PRENOR TRUST COMPANY OF CANADA (REG. No. 1671)

*L.E. WILLIAMS*  
AUTHORIZED SIGNATORY (SIGN & PRINT NAME CLEARLY)

*S.W. CHAMBERS*  
AUTHORIZED SIGNATORY (SIGN & PRINT NAME CLEARLY)

*Stephen Jodi Stephen*  
WITNESS (SIGN & PRINT NAME CLEARLY)

1160-1075 West Georgia, Vancouver, B.C.  
ADDRESS  
Mortgage Administrator  
OCCUPATION

THIS 17th DAY OF DECEMBER, 1990.

*[Signature]*  
WARREN E. BARNARD (695) B.C.L.S.

FILE: 8713ST  
MAP: 42

SHEET 3 OF 10 SHEETS

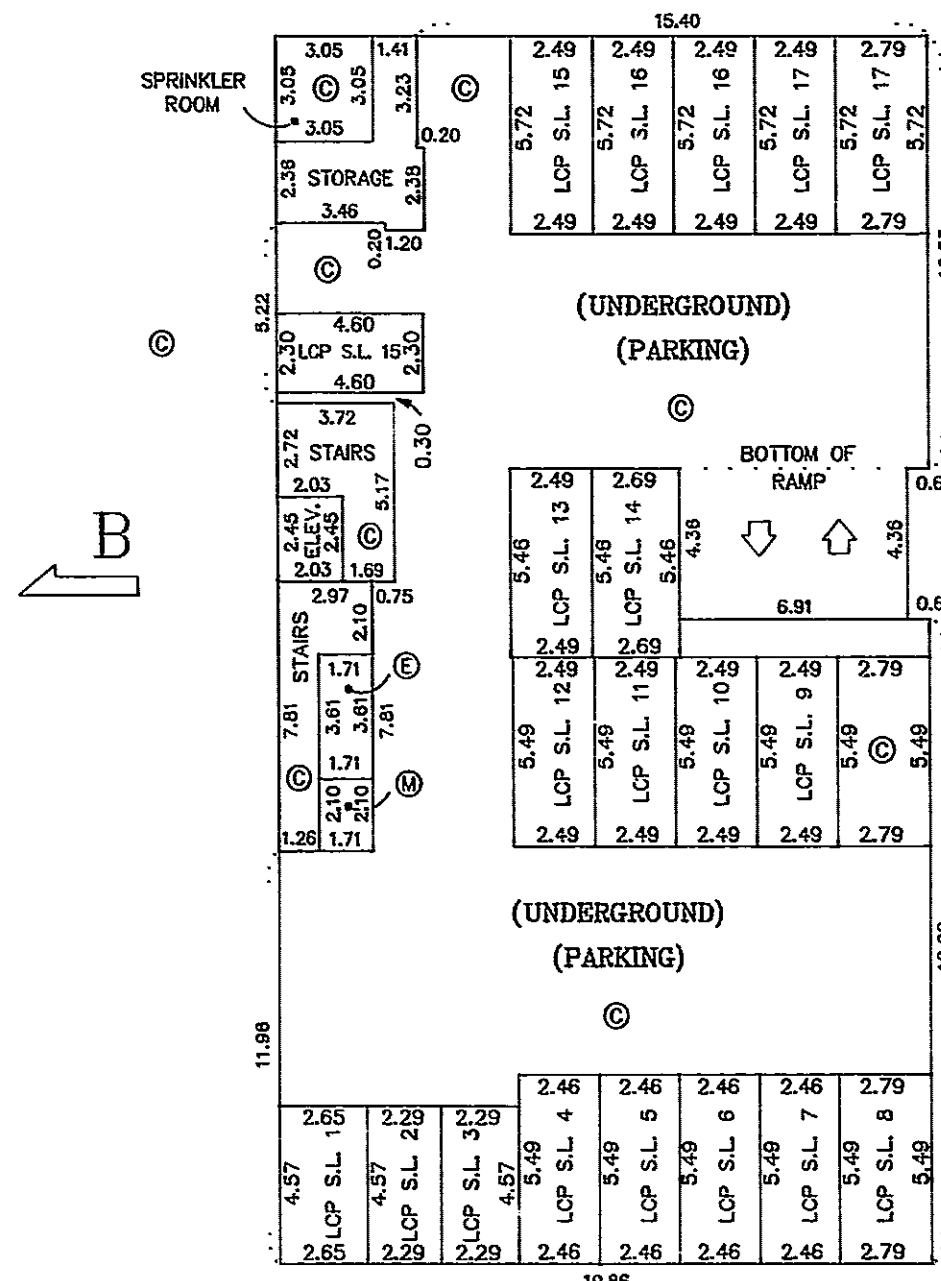
STRATA PLAN VAS 2876

PLAN OF PARKING

SCALE: 1:200

LEGEND:

- ALL DIMENSIONS ARE SHOWN TO THE CENTRELINE OF WALLS OR DIVIDING LINE BETWEEN PARKING STALLS
- S.L. DENOTES STRATA LOT
- PT. DENOTES PART
- A DENOTES AREA
- m<sup>2</sup> DENOTES SQUARE METRES
- © DENOTES COMMON PROPERTY
- Ⓜ DENOTES ELECTRICAL ROOM (COMMON PROPERTY)
- Ⓜ DENOTES MECHANICAL ROOM (COMMON PROPERTY)
- ELEV. DENOTES ELEVATOR (COMMON PROPERTY)
- LCP 1 DENOTES LIMITED COMMON PROPERTY STRATA LOT 1 (TYPICAL)



PARKING

THIS 17th DAY OF DECEMBER, 1990.

*[Signature]*  
WARREN E. BARNARD (695) B.C.L.S.

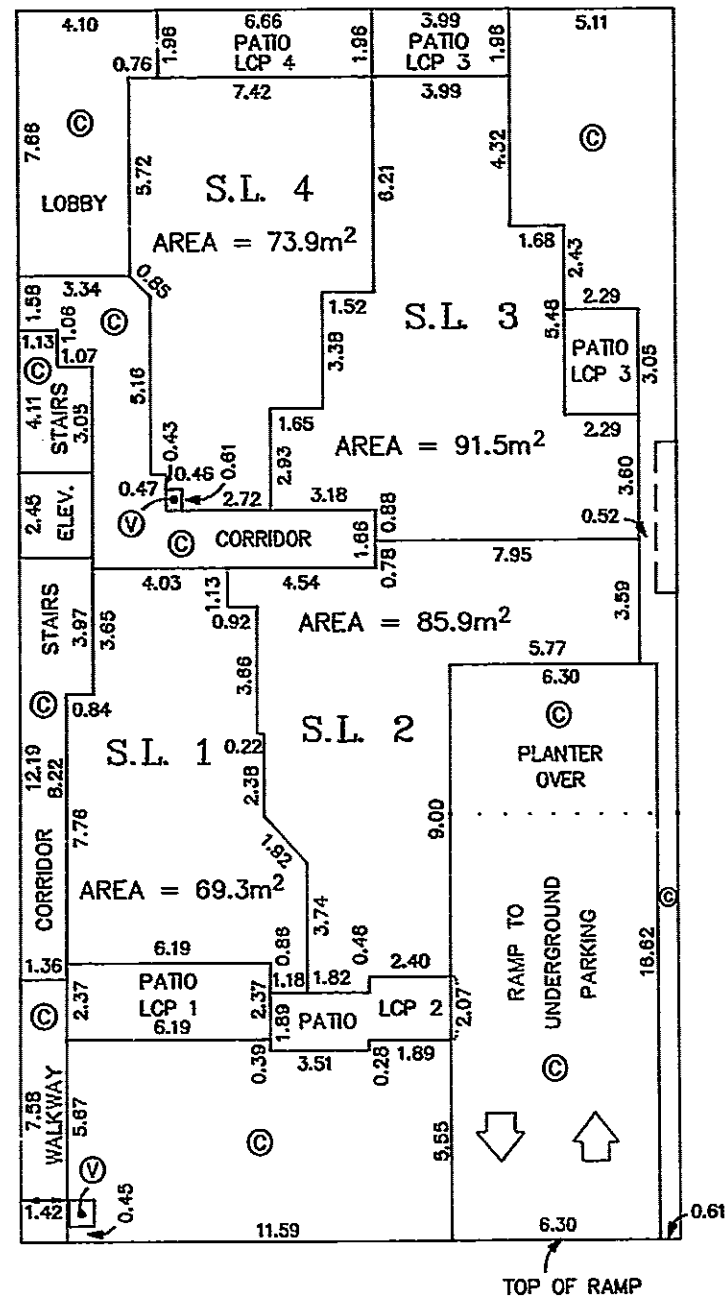
FILE: 8713ST  
MAP: 42

STRATA PLAN VAS 2876

PLAN OF FIRST (GROUND) FLOOR

SCALE: 1:200

- LEGEND
- ALL DIMENSIONS ARE SHOWN TO THE CENTRELINE OF WALLS
  - S.L. DENOTES STRATA LOT
  - PT. DENOTES PART
  - A DENOTES AREA
  - m<sup>2</sup> DENOTES SQUARE METRES
  - DENOTES FLOOR BELOW
  - © DENOTES COMMON PROPERTY
  - ELEV. DENOTES ELEVATOR (COMMON PROPERTY)
  - LCP 1 DENOTES LIMITED COMMON PROPERTY STRATA LOT 1 (TYPICAL)
  - Ⓥ DENOTES VENTILATOR (COMMON PROPERTY)



FIRST (GROUND) FLOOR

THIS 17th DAY OF DECEMBER, 1990.

WARREN E. BARNARD (695) B.C.L.S.

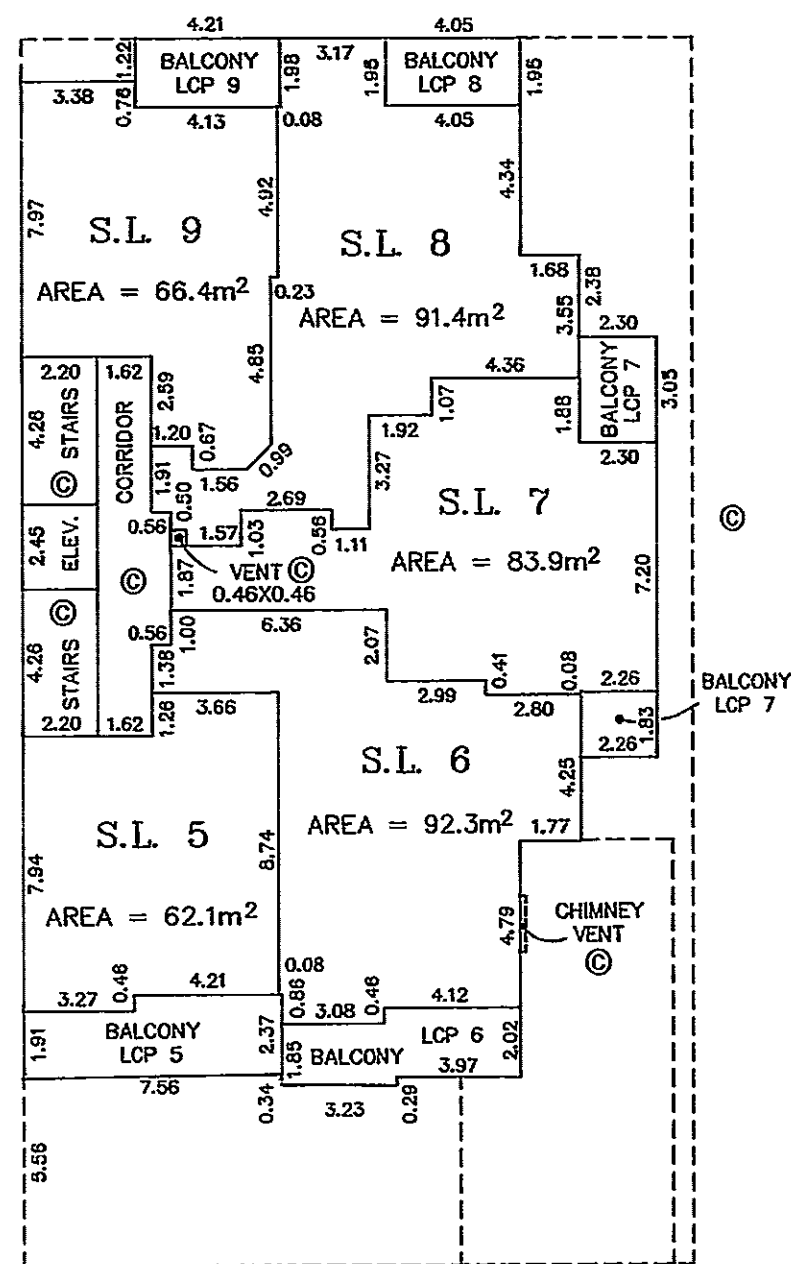
FILE: 8713ST  
MAP: 42

STRATA PLAN VAS 2876

PLAN OF SECOND FLOOR

SCALE: 1:200

- LEGEND
- ALL DIMENSIONS ARE SHOWN TO THE CENTRELINE OF WALLS
  - S.L. DENOTES STRATA LOT
  - PT. DENOTES PART
  - A DENOTES AREA
  - m<sup>2</sup> DENOTES SQUARE METRES
  - DENOTES FLOOR BELOW
  - © DENOTES COMMON PROPERTY
  - ELEV. DENOTES ELEVATOR (COMMON PROPERTY)
  - LCP 5 DENOTES LIMITED COMMON PROPERTY STRATA LOT 5 (TYPICAL)



SECOND FLOOR

THIS 17th DAY OF DECEMBER, 1990.

WARREN E. BARNARD (695) B.C.L.S.

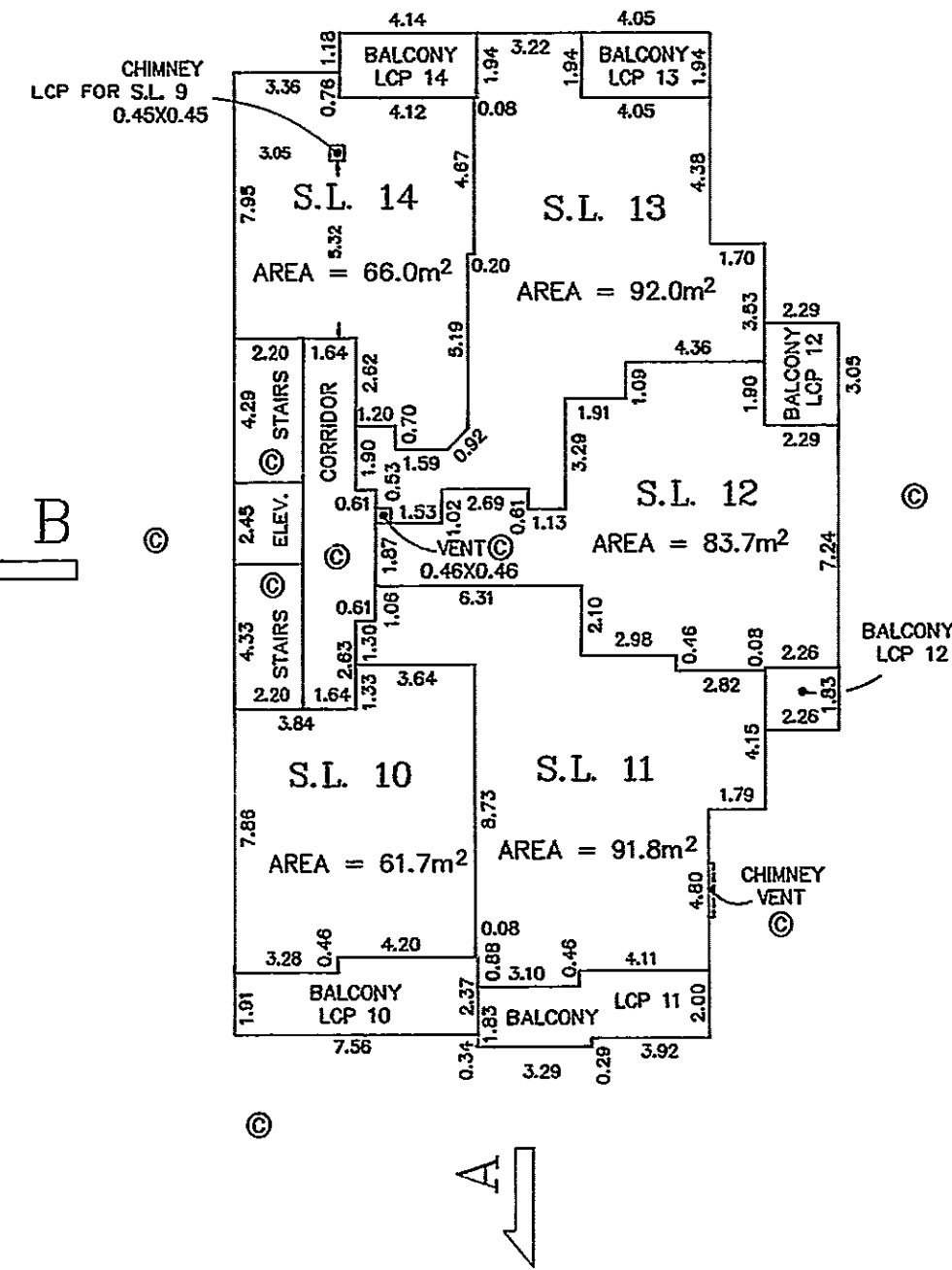
FILE: 8713ST  
MAP: 42

STRATA PLAN VAS 2876

PLAN OF THIRD FLOOR

SCALE: 1:200

- LEGEND
- ALL DIMENSIONS ARE SHOWN TO THE CENTRELINE OF WALLS
  - S.L. DENOTES STRATA LOT
  - PT. DENOTES PART
  - A DENOTES AREA
  - m<sup>2</sup> DENOTES SQUARE METRES
  - DENOTES FLOOR BELOW
  - © DENOTES COMMON PROPERTY
  - ELEV. DENOTES ELEVATOR (COMMON PROPERTY)
  - LCP 10 DENOTES LIMITED COMMON PROPERTY STRATA LOT 10 (TYPICAL)



THIRD FLOOR

THIS 17th DAY OF DECEMBER, 1990.

WARREN E. BARNARD (695) B.C.L.S.

FILE: 8713ST  
MAP: 42

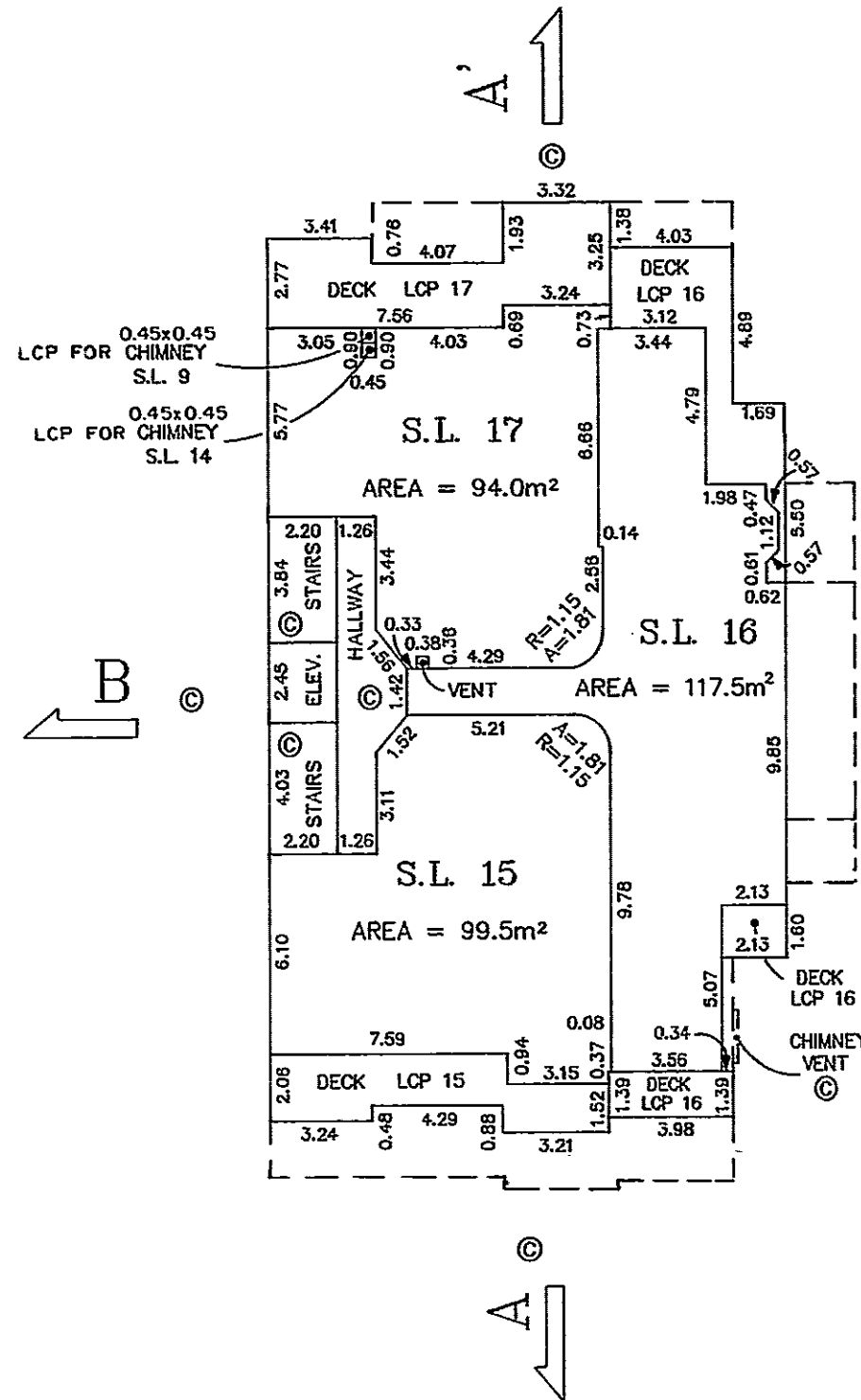
STRATA PLAN VAS 2876

PLAN OF FOURTH FLOOR

SCALE: 1:200

LEGEND

- ALL DIMENSIONS ARE SHOWN TO THE CENTRELINE OF WALLS
- S.L. DENOTES STRATA LOT
- PT. DENOTES PART
- A DENOTES AREA
- m<sup>2</sup> DENOTES SQUARE METRES
- ⊖ DENOTES FLOOR BELOW
- ⊙ DENOTES COMMON PROPERTY
- ELEV. DENOTES ELEVATOR (COMMON PROPERTY)
- LCP 15 DENOTES LIMITED COMMON PROPERTY STRATA LOT 15 (TYPICAL)



FOURTH FLOOR

THIS 17th DAY OF DECEMBER, 1990.

WARREN E. BARNARD (695) B.C.L.S.

FILE: 8713ST  
MAP: 42

DWGS/8713S-4.DWG M200 MH 90/12/20

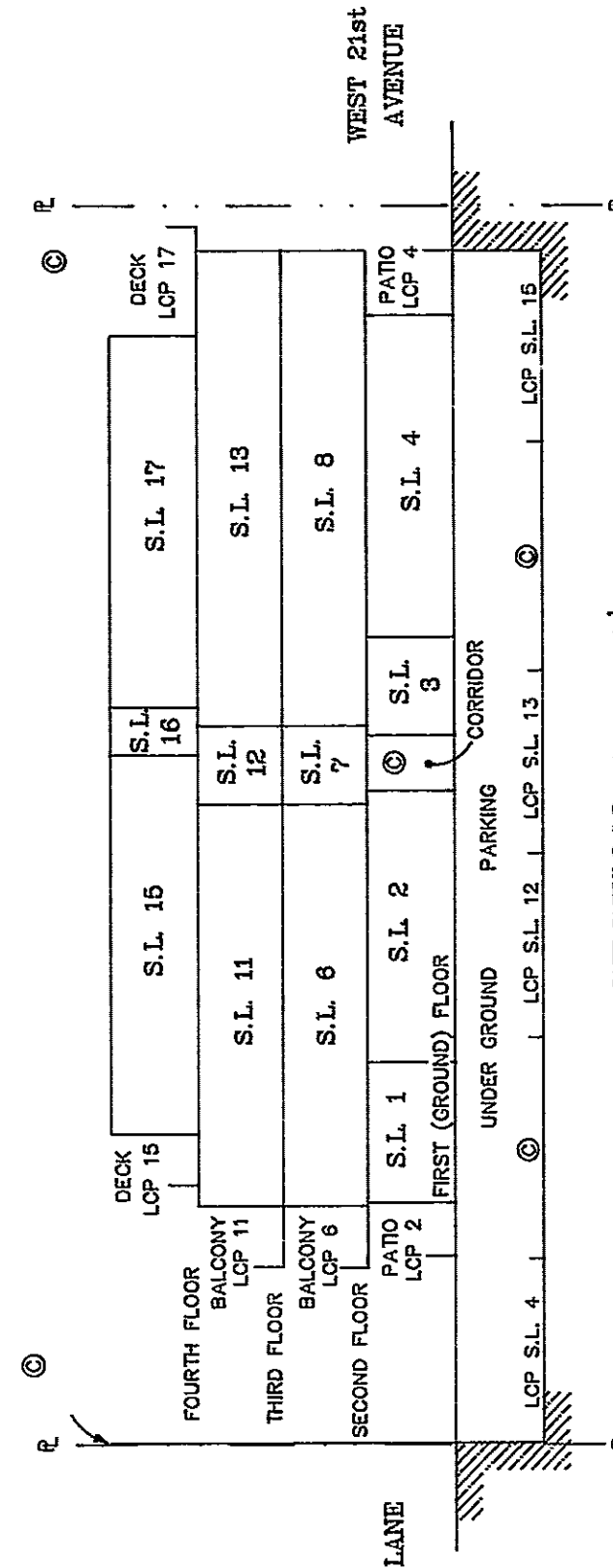
STRATA PLAN VAS 2876

CROSS-SECTIONS

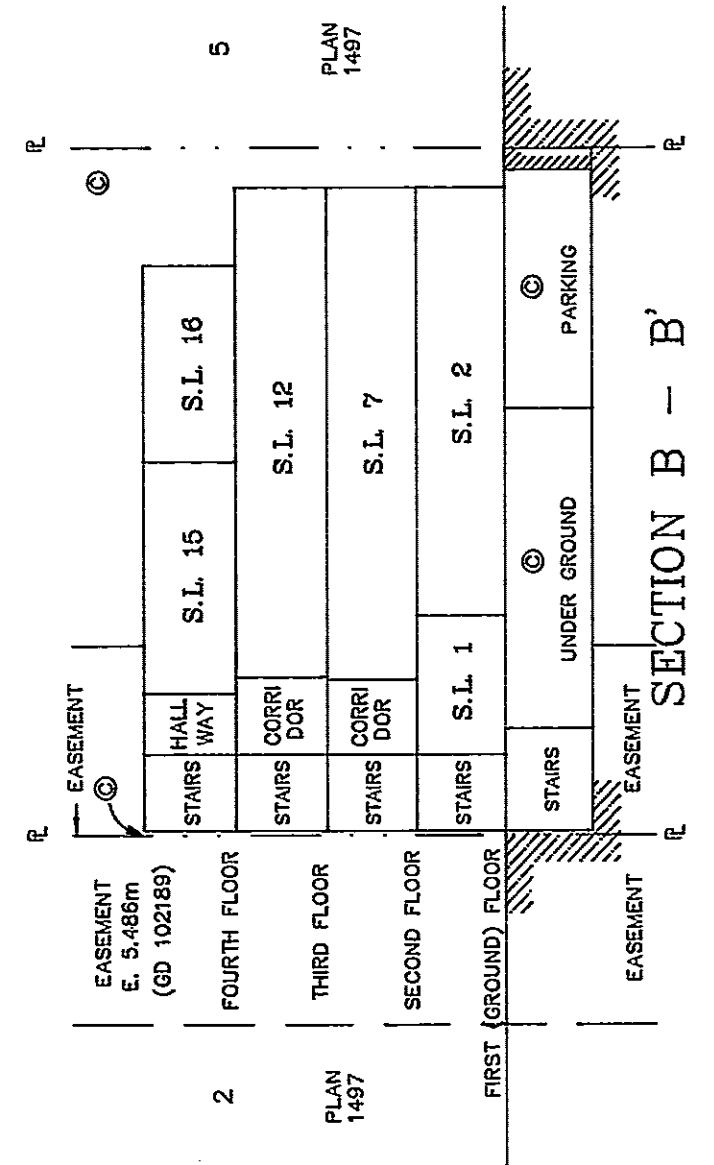
SCALE: 1:200

LEGEND

- S.L. DENOTES STRATA LOT
- P. DENOTES PROPERTY LINE
- ELEV. DENOTES ELEVATOR (COMMON PROPERTY)
- LCP 15 DENOTES LIMITED COMMON PROPERTY STRATA LOT 15 (TYPICAL)



SECTION A - A'



SECTION B - B'

THIS 17th DAY OF DECEMBER, 1990.

WARREN E. BARNARD (695) B.C.L.S.

FILE: 8713ST  
MAP: 42

DWGS/8713S-4.DWG M200 MH 90/12/20

