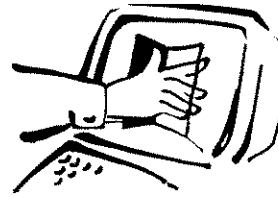


BC OnLine



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

LTSA - DOCUMENT RETRIEVAL		REQUESTED: 2008-04-18 13:53	
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.:	LMS2790 LM PAGES: 015
ACCOUNT NO.:	199822		
REFERENCE NO.:	E93073	FOLIO NO.:	SNICKERSON
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. However, plans with plan numbers beginning with the letters EPP or EPS are electronic plans which constitute the official version.

The bylaw and common property sheets attached to strata plans have been repealed.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 21, DISTRICT LOT 540,
NEW WESTMINSTER DISTRICT, PLAN LMP 27742
CITY OF VANCOUVER
BCGS 92G.025

STRATA PLAN LMS 2790

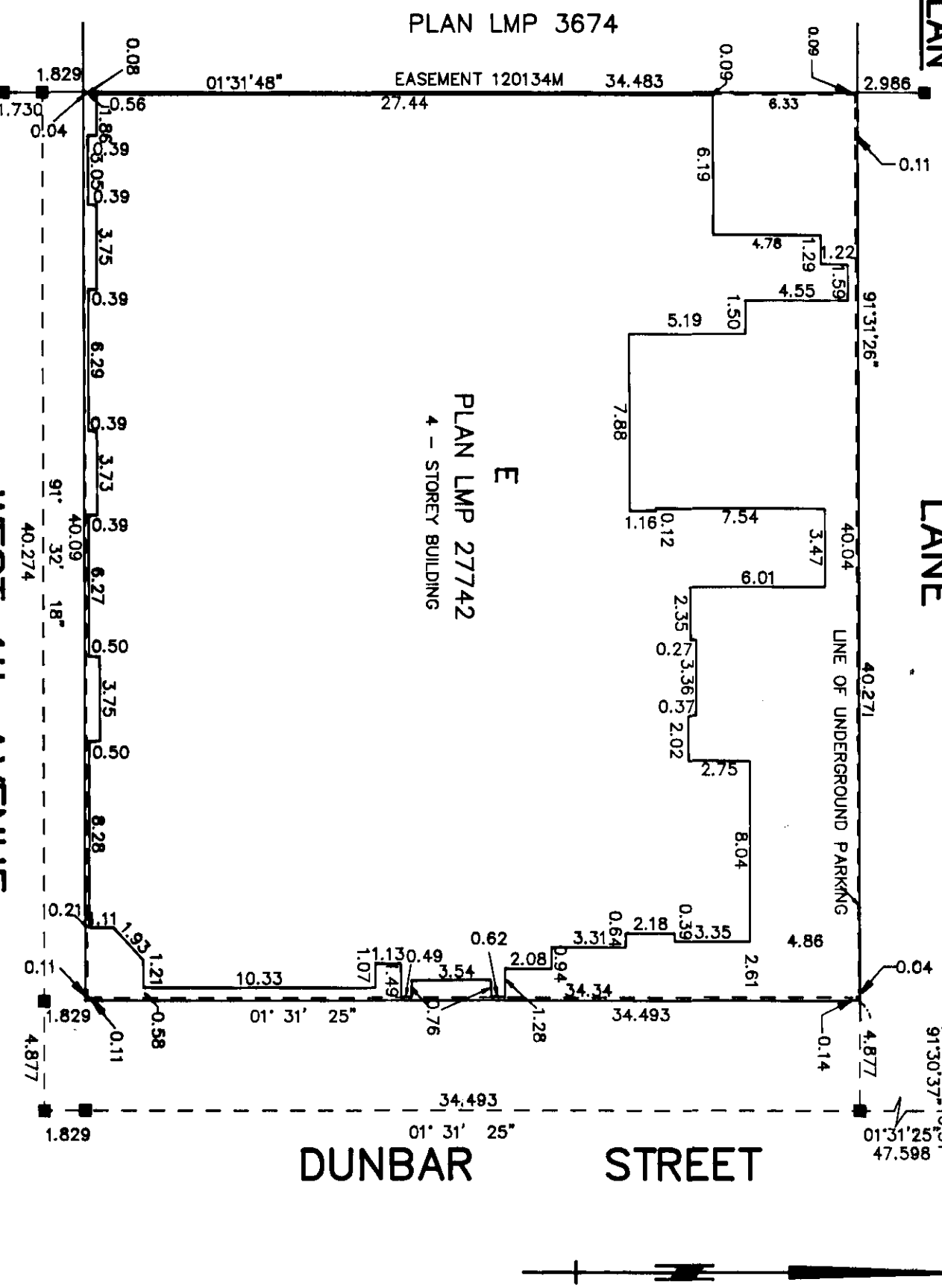
Deposited and registered in the Land
Title Office at New Westminster, BC
this 13th day of MAY, 1997.

SCALE 1 : 250



KEY PLAN

LANE



NOTES:

BEARINGS ARE GRID AND ARE DERIVED
FROM OBSERVATIONS BETWEEN CONTROL MONUMENTS
V-3460 AND V-3418, INTEGRATED SURVEY AREA
No. 31, CITY OF VANCOUVER.
THIS PLAN SHOWS GROUND LEVEL MEASURED DISTANCES.
PRIOR TO COMPUTATION OF U.T.M.
COORDINATES MULTIPLY BY A COMBINED
FACTOR OF 0.9996023.

ALL DISTANCES ARE IN METRES UNLESS OTHERWISE NOTED.
ALL ANGLES ARE 45°, 60° OR 90° UNLESS OTHERWISE NOTED.
STRATA LOT BOUNDARY IS TO THE OUTSIDE FACE OF STUD WALLS,
THE CENTRELINE OF PARTY WALLS AND STAIRWELL WALLS,
OR EXTERIOR FACE OF ELEVATOR WALL.

THIS PLAN LIES WITHIN THE
GREATER VANCOUVER REGIONAL DISTRICT

LEGEND:

- © DENOTES COMMON PROPERTY
- S.L. DENOTES STRATA LOT
- (15) DENOTES LIMITED COMMON PROPERTY
FOR STRATA LOT 15 (TYPICAL)
- (1-6) DENOTES LIMITED COMMON PROPERTY
FOR STRATA LOT 1 - 6 INCLUSIVE (TYPICAL)
- B DENOTES BALCONY
- P DENOTES PATIO
- A DENOTES AREA
- E DENOTES ELEVATOR
- m2 DENOTES SQUARE METERS
- ST DENOTES STORAGE
- S DENOTES STAIR
- C DENOTES CORRIDOR
- EC DENOTES ELECTRICAL CLOSET
- PL DENOTES PLANTER
- PA DENOTES PARKING AREA
- PB DENOTES PARKING BAY
- VE DENOTES VESTIBULE
- G DENOTES GARBAGE ROOM
- D DENOTES DUCT
- EMR DENOTES ELEVATOR MACHINE ROOM
- ER DENOTES ELECTRICAL ROOM
- sq. ft. DENOTES SQUARE FEET
- L DENOTES LOBBY
- SR DENOTES SPRINKLER ROOM
- HWR DENOTES HOT WATER ROOM
- WS DENOTES WATER SERVICE
- SC DENOTES SMALL CAR
- HC DENOTES HANDICAPPED CAR
- R DENOTES REFUGE
- V DENOTES VOID
- T DENOTES TERRACE
- DENOTES CONTROL MONUMENT FOUND.
- DENOTES STANDARD IRON POST FOUND.
- DENOTES LEAD PLUG FOUND
- DENOTES PEDESTRIAN EXIT

MORGAN STEWART & COMPANY

Surveyors and Engineers
1055 Seymour St, Vancouver, B.C.
PHONE: 687-6866 FAX: 685-8071

CIVIC ADDRESS:

1989 DUNBAR STREET, ✓
VANCOUVER B.C.

THE ADDRESS FOR SERVICE OF DOCUMENTS
ON THE STRATA CORPORATION IS:

THE OWNERS OF STRATA PLAN LMS 2790

UNITED PACIFIC DEVELOPMENT (WEST 4TH) CORP.
SUITE NO 150
13720 MAYFIELD PLACE, ✓
RICHMOND,
V6V 2E4

NAME OF DEVELOPMENT:

SONESTA

I, Alan W. Comfort, of Vancouver, 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 Vancouver, B.C.
this 17th day of APRIL, 1997. ✓

Alan Comfort B.C.L.S.

*CORRECTED THIS 5TH
MAY OF JUNE, 1997*

STRATA PLAN LMS 2790

*Deputy Registrar
Bt 198897
(SEE AMENDED SHEET 2)*

CONDOMINIUM ACT

Lot No.	Suite No.	FORM 1	FORM 2	FORM 3
		SCHEDULE OF UNIT ENTITLEMENT	SCHEDULE OF INTEREST UPON DESTRUCTION	SCHEDULE OF VOTING RIGHTS
		UNIT ENTITLEMENT	INTEREST	NUMBER OF VOTES
1	RETAIL	2850	6700	4.6
2	RETAIL	574	1975	1
3	RETAIL	571	2210	1
4	RETAIL	1344	2380	2.2
5	RETAIL	765	1946	1.2
6	RETAIL	953	2535	1.6
7	101	921	2720	1
8	102	943	2780	1
9	103	970	2680	1
10	201	446	1290	1
11	202	778	2130	1
12	203	504	1410	1
13	204	504	1410	1
14	205	504	1410	1
15	206	504	1410	1
16	207	504	1410	1
17	208	650	1760	1
18	209	496	1460	1
19	210	503	1460	1
20	211	507	1460	1
21	212	522	1490	1
22	213	505	1460	1
23	301	446	1310	1
24	302	778	2162	1
25	303	504	1425	1
26	304	504	1425	1
27	305	504	1425	1
28	306	504	1425	1
29	307	504	1425	1
30	308	650	1790	1
31	309	496	1435	1
32	310	503	1435	1
33	311	507	1435	1
34	312	522	1475	1
35	313	505	1435	1
36	314	721	1945	1
37	315	768	2057	1
38	401	450	1340	1
39	402	1041	2870	1
40	404	504	1460	1

MORGAN STEWART & COMPANY
Surveyors and Engineers
1055-Seymour St, Vancouver, B.C.

DATE 17/04/97 MSC B.C.L.S.

STRATA PLAN LMS 2790

CONDOMINIUM ACT

Lot No.	Sheet No.	FORM 1	FORM 2	FORM 3
		SCHEDULE OF UNIT ENTITLEMENT	SCHEDULE OF INTEREST UPON DESTRUCTION	SCHEDULE OF VOTING RIGHTS
		UNIT ENTITLEMENT	INTEREST	NUMBER OF VOTES
1	7	2850	6700	4.6
2	7	574	1975	1
3	7	571	2210	1
4	7	1344	2380	2.2
5	7	765	1946	1.2
6	7	953	2535	1.6
7	7 and 8	921	2720	1
8	7 and 8	943	2780	1
9	7 and 8	970	2680	1
10	8	446	1290	1
11	8	778	2130	1
12	8	504	1410	1
13	8	504	1410	1
14	8	504	1410	1
15	8	504	1410	1
16	8	504	1410	1
17	8	650	1760	1
18	8	496	1460	1
19	8	503	1460	1
20	8	507	1460	1
21	8	522	1490	1
22	8	505	1460	1
23	9	446	1310	1
24	9	778	2162	1
25	9	504	1425	1
26	9	504	1425	1
27	9	504	1425	1
28	9	504	1425	1
29	9	504	1425	1
30	9	650	1790	1
31	9	496	1435	1
32	9	503	1435	1
33	9	507	1435	1
34	9	522	1475	1
35	9	505	1435	1
36	9	721	1945	1
37	9	768	2057	1
38	10	450	1340	1
39	10	1041	2870	1
40	10	504	1460	1

CORRECTED THIS 5TH
DAY OF JUNE, 1997

STRATA PLAN LMS 2790

[Signature]
DEPUTY REGISTRAR
B.C. 8897
(SEE AMENDED SHEET 3)

CONDOMINIUM ACT

Lot No.	Suite No.	FORM 1	FORM 2	FORM 3
		SCHEDULE OF UNIT ENTITLEMENT	SCHEDULE OF INTEREST UPON DESTRUCTION	SCHEDULE OF VOTING RIGHTS
		UNIT ENTITLEMENT	INTEREST	NUMBER OF VOTES
41	405	504	1460	1
42	406	504	1460	1
43	407	504	1460	1
44	408	650	1820	1
45	409	1006	2760	1
46	411	1047	2770	1
47	413	505	1485	1
48	414	721	1990	1
49	415	760	2110	1
AGGREGATE:		33,430	92,075	54.6

OWNER:

UNITED PACIFIC DEVELOPMENT (WEST 4TH) CORP.
(INCORPORATED IN B.C. 202873)

NAME Sub Eaton
Authorized Signatory

NAME _____
Authorized Signatory

WITNESS AS TO BOTH SIGNATURES:

NAME Michael Kentville

ADDRESS 13889-104 Ave

Surrey Bc

OCCUPATION LAWYER

MORTGAGEE:

VANCOUVER CITY SAVINGS CREDIT UNION

NAME Colin Grant

Authorized Signatory

NAME Norman Sellers
Authorized Signatory

WITNESS AS TO BOTH SIGNATURES:

NAME Wendy Ureda

ADDRESS 183 Terminal Ave

Vancouver, Bc

OCCUPATION Loan Administrator

NEW DEVELOPMENT CERTIFICATE

I, Alan W. Comfort, of Vancouver, British Columbia, Land Surveyor, hereby certify that the strata lots represented on the strata plan of Lot 'E', Block 21, District Lot 540, New Westminster District, Plan LMP 27742, City of Vancouver, constitute a new development and have not, to the best of my knowledge and belief, been previously occupied.

[Signature]
B.C.L.S.

Dated at Vancouver, B.C.
this 17th day of May, 1997.

MORGAN STEWART & COMPANY
Surveyors and Engineers
1055-Seymour St, Vancouver, B.C.

DATED THIS DAY OF 1997.

17/04/97 MSC B.C.L.S.

FILE: 6185-ST1

CONDOMINIUM ACT

		FORM 1	FORM 2	FORM 3
Lot No.	Sheet No.	SCHEDULE OF UNIT ENTITLEMENT	SCHEDULE OF INTEREST UPON DESTRUCTION	SCHEDULE OF VOTING RIGHTS
		UNIT ENTITLEMENT	INTEREST	NUMBER OF VOTES
41	10	504	1460	1
42	10	504	1460	1
43	10	504	1460	1
44	10	650	1820	1
45	10	1006	2760	1
46	10	1047	2770	1
47	10	505	1485	1
48	10	721	1990	1
49	10	760	2110	1
AGGREGATE:		33,430	92,075	54.6

OWNER:

UNITED PACIFIC DEVELOPMENT (WEST 4TH) CORP.
(INCORPORATION NO. 202873)

Accepted as to forms 1, 2 and 3.

Dated this _____ day of _____, 1997.

NAME _____
Authorized Signatory _____

Superintendent of Real Estate

NAME _____
Authorized Signatory _____

NEW DEVELOPMENT CERTIFICATE

I, **Alan W. Cornfort**, of **Vancouver, British Columbia**,
Land Surveyor, hereby certify that the strata lots represented
on the strata plan of Lot 'E', Block 21, District Lot 540,
New Westminster District, Plan LMP 27742, City of Vancouver,
constitute a new development and have not, to the best of my
knowledge and belief, been previously occupied.

B.C.L.S.

Dated at _____
this _____ day of _____, 1997.

MORTGAGEE:
VANCOUVER CITY SAVINGS CREDIT UNION

WITNESS AS TO BOTH SIGNATURES:

NAME _____

ADDRESS _____

OCCUPATION _____

NAME _____
Authorized Signatory _____

NAME _____
Authorized Signatory _____

WITNESS AS TO BOTH SIGNATURES:

NAME _____

ADDRESS _____

OCCUPATION _____

DATED THIS DAY OF 1997.

MORGAN STEWART & COMPANY
Surveyors and Engineers
1055-Seymour St, Vancouver, B.C.

05/06/97 *Full* B.C.L.S.

STRATA PLAN LMS 2790

CROSS SECTIONS

SCALE 1:200



S.L. 45		S.L. 46				B (47)	S.L. 47	S (C)	C (C)	E (C)	S.L. 38	4TH FLOOR	
S.L. 31	S.L. 32	S.L. 33	S.L. 34	B (35)	S.L. 35	S (C)	L (C)	E (C)	S.L. 23	3RD FLOOR			
S.L. 18	S.L. 19	S.L. 20	S.L. 21 (21)	T (22)	S.L. 22	S (C)	L (C)	E (C)	S.L. 10	2ND FLOOR			
S.L. 6	S.L. 5	PT S.L. 4	VE (4)	PT S.L. 1	VE (C)	S (C)	EL (C)	E (C)	L (C)	GROUND FLOOR			
PA (C)	BICYCLE PARKING (C)		PB60	PB61 (C)	PE (C)	PB64 SC	PA (C)	S (C)	L (C)	E (C)	PB68	PARKING 'P1'	
PA (C)	PB17	PB18	PB19	PB20	PB21	PB24 SC	PA (C)	R (C)	S (C)	L (C)	E (C)	PB43	PARKING 'P2'

SECTION A-A

S.L. 40		C (C)	S.L. 47		B (47)	4TH FLOOR		
S.L. 26		C (C)	S.L. 35		B (35)	3RD FLOOR		
S.L. 13		C (C)	S.L. 22		T (22)	PL (22)	2ND FLOOR	
PT S.L. 2		PT S.L. 1		VE (C)		P (9)		GROUND FLOOR
PB54	PA (C)	PB62 SC	PB63 SC	PB64 SC	PB65	PA (C)	PB75	PARKING 'P1'
PB10	PA (C)	PB22 SC	PB23 SC	PB24 SC	PB25	PA (C)	PB36	PARKING 'P2'

SECTION B-B

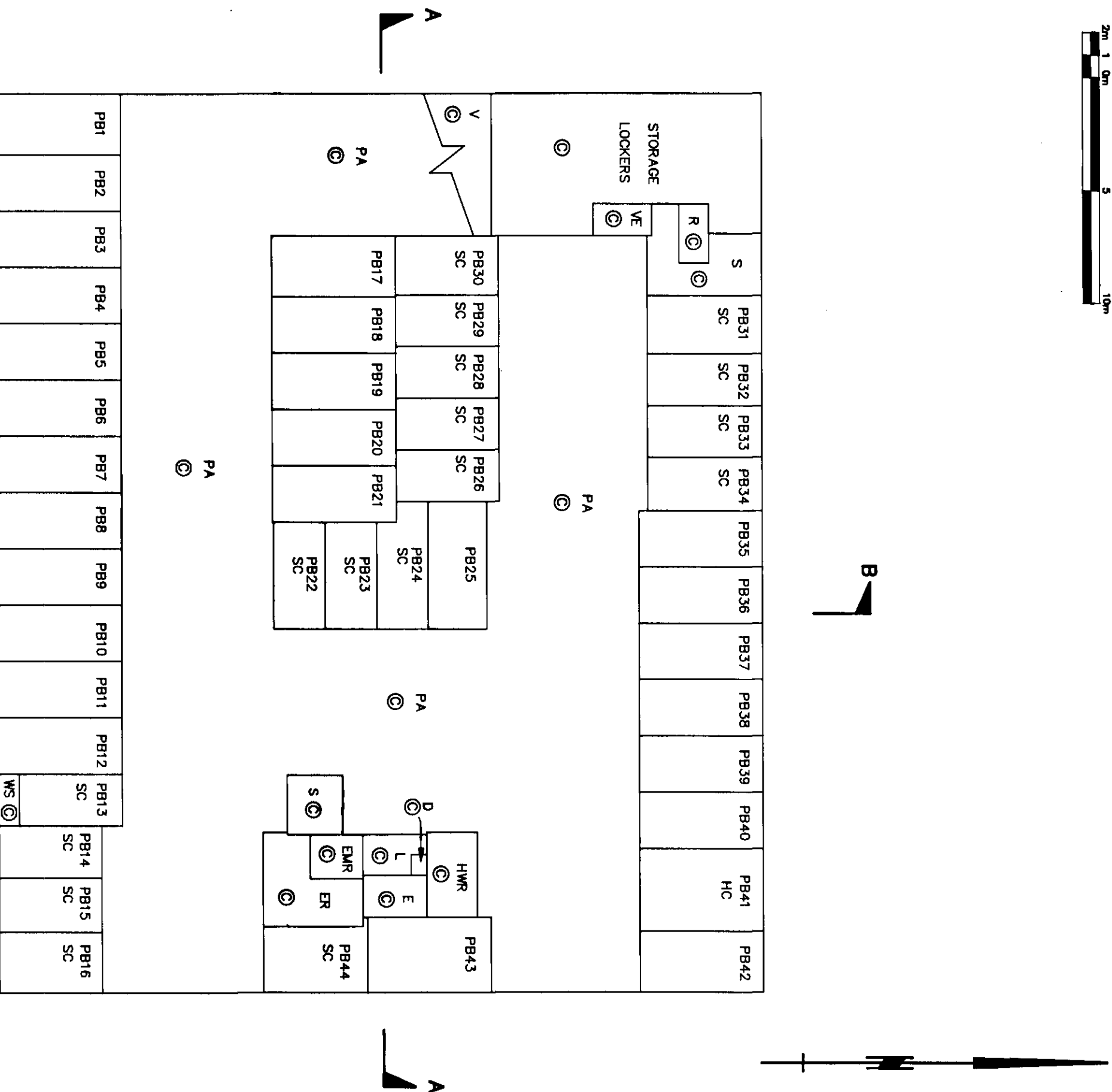
MORGAN STEWART & COMPANY
Surveyors and Engineers
1055-Seymour St. Vancouver, B.C.

DATE 17/04/97 MSC B.C.L.S.

PARKING LEVEL 'P2'

STRATA PLAN LMS 2790

SCALE 1:200

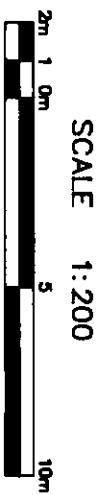


MORGAN STEWART & COMPANY
Surveyors and Engineers
1055-Seymour St, Vancouver, B.C.

DATE 17/04/97 B.C.L.S.

PARKING LEVEL 'P1'

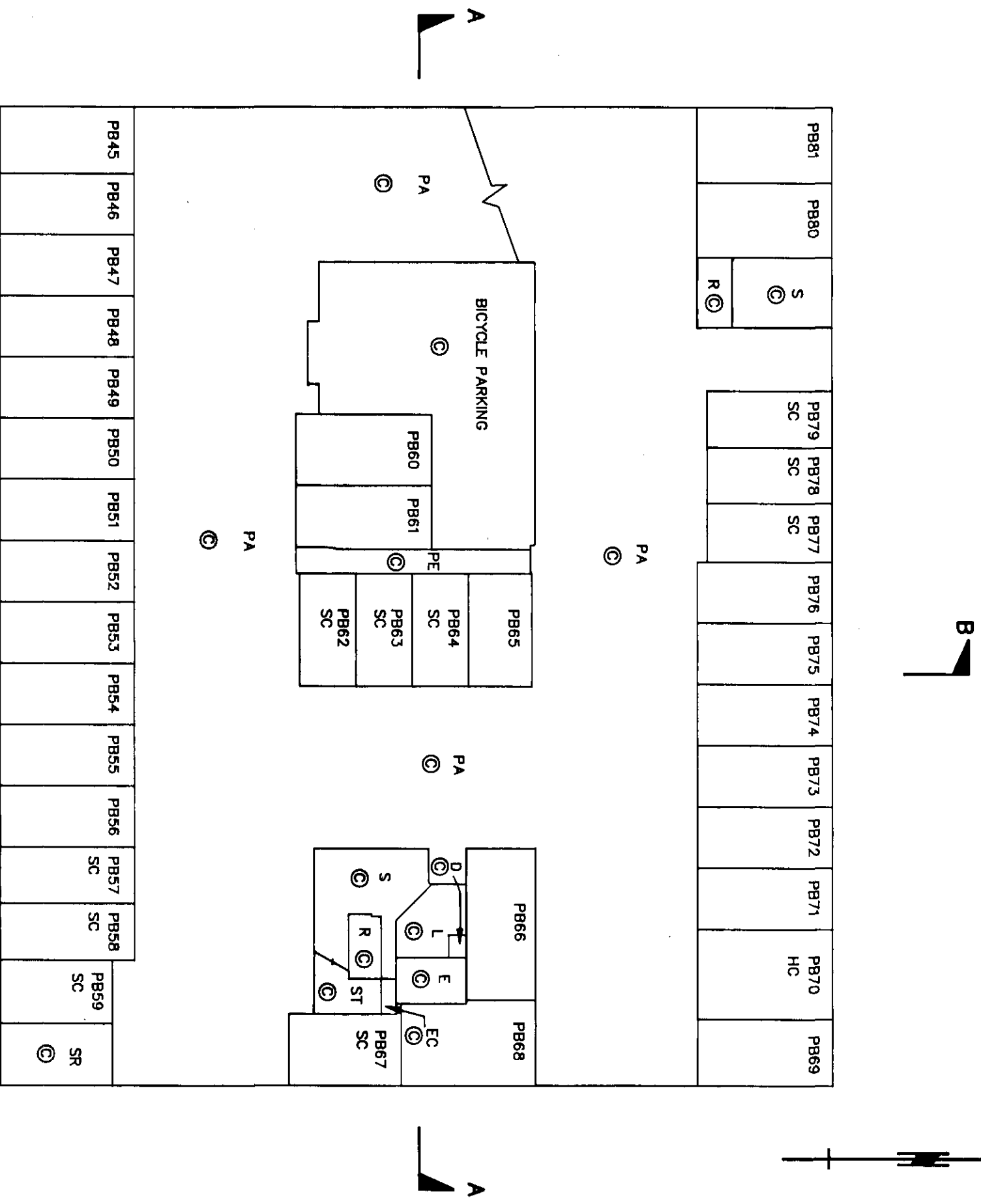
STRATA PLAN LMS 2790



CORRECTED THIS 5TH
DAY OF JUNE, 1997

[Signature]
DEPUTY REGISTRAR
D-82198897

SEE AMENDED SHEET 6



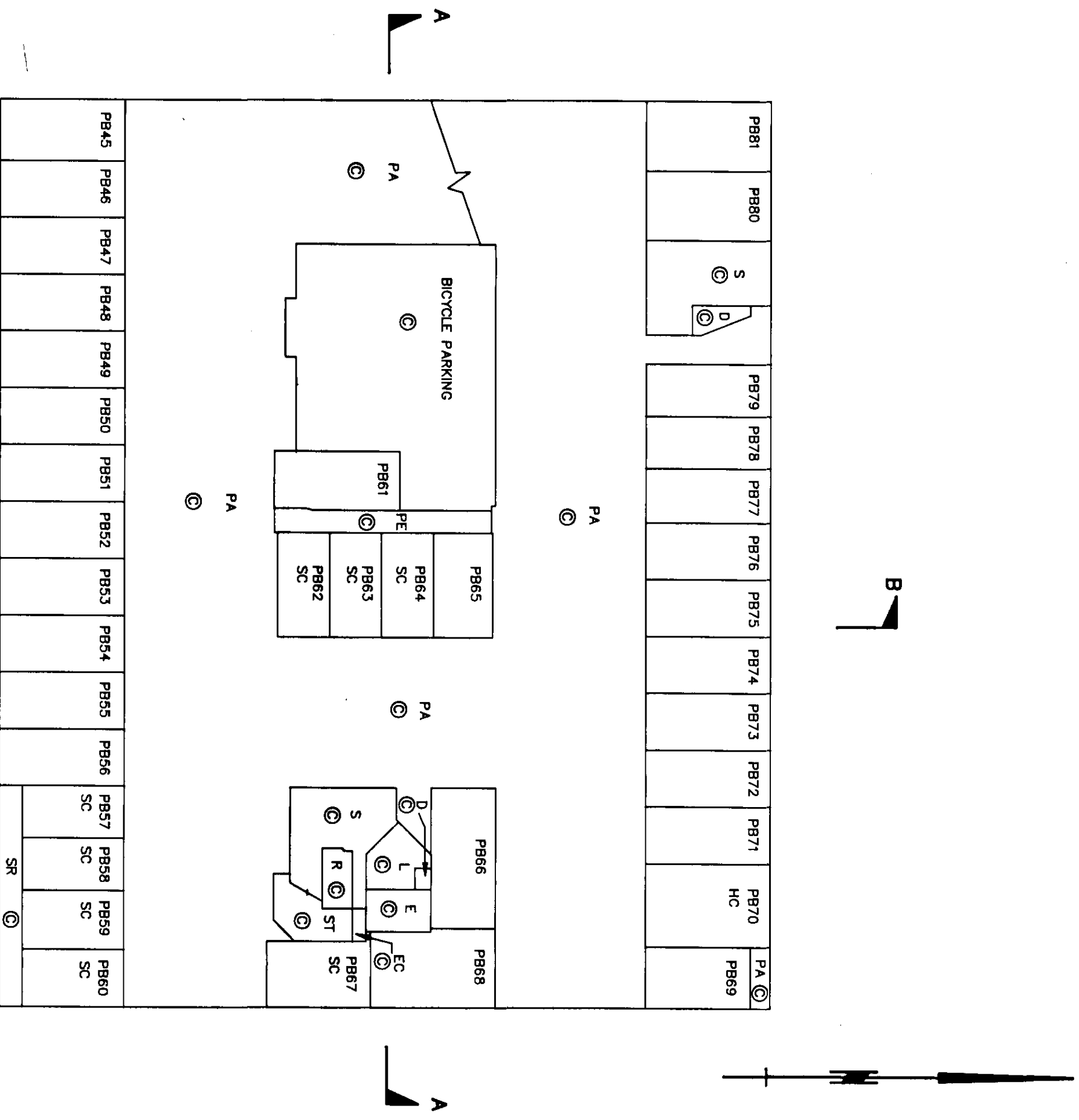
MORGAN STEWART & COMPANY
Surveyors and Engineers
1055-Seymour St, Vancouver, B.C.

DATE 7/6/97 MSC B.C.L.S.

PARKING LEVEL 'P1'

STRATA PLAN LMS2790

SCALE 1:200



MORGAN STEWART & COMPANY
Surveyors and Engineers
1055-Seymour St, Vancouver, B.C.

DATE 29/05/97 *MSC* B.C.L.S.

GROUND FLOOR

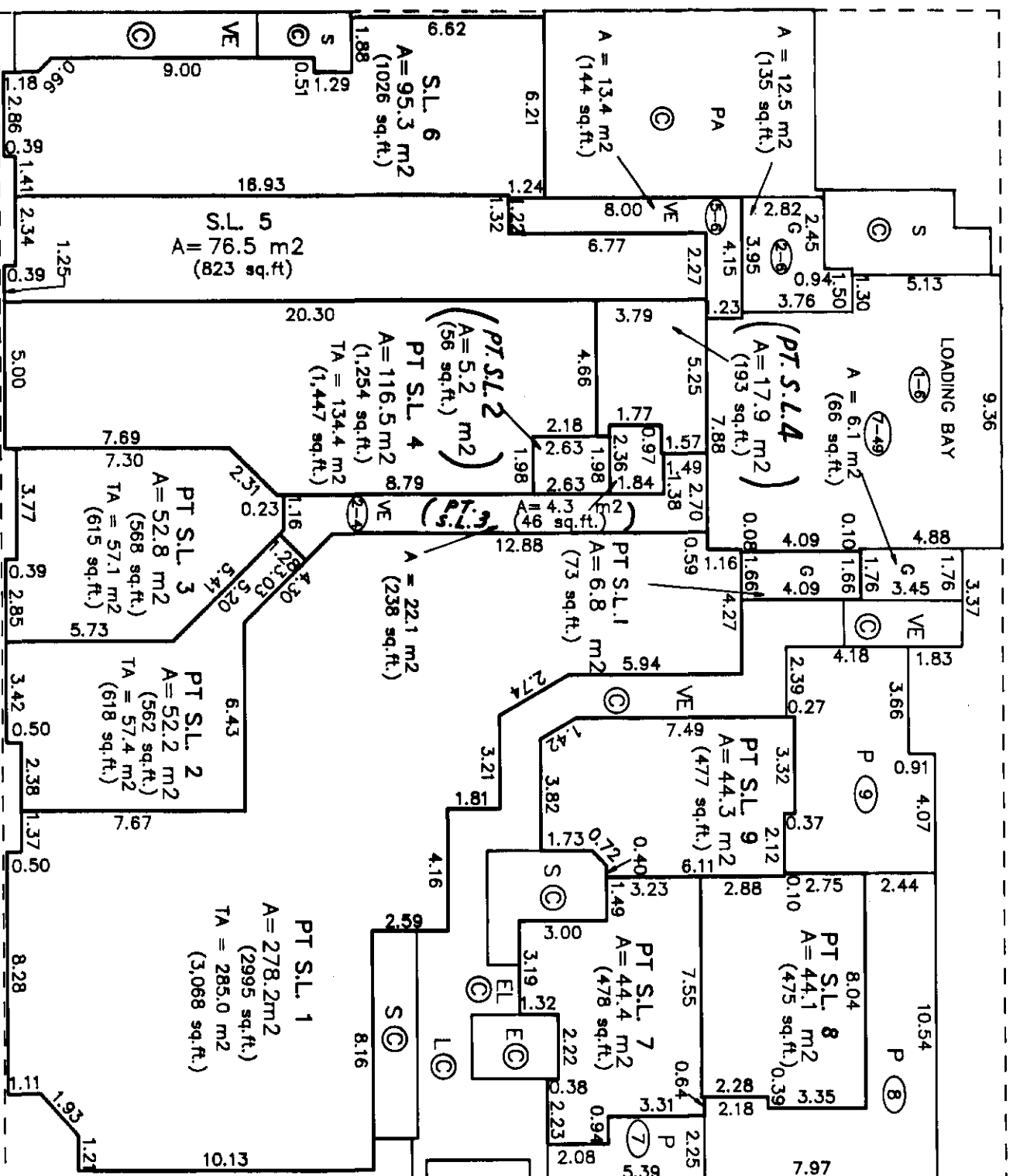
STRATA PLAN LMS 2790

SCALE 1:200



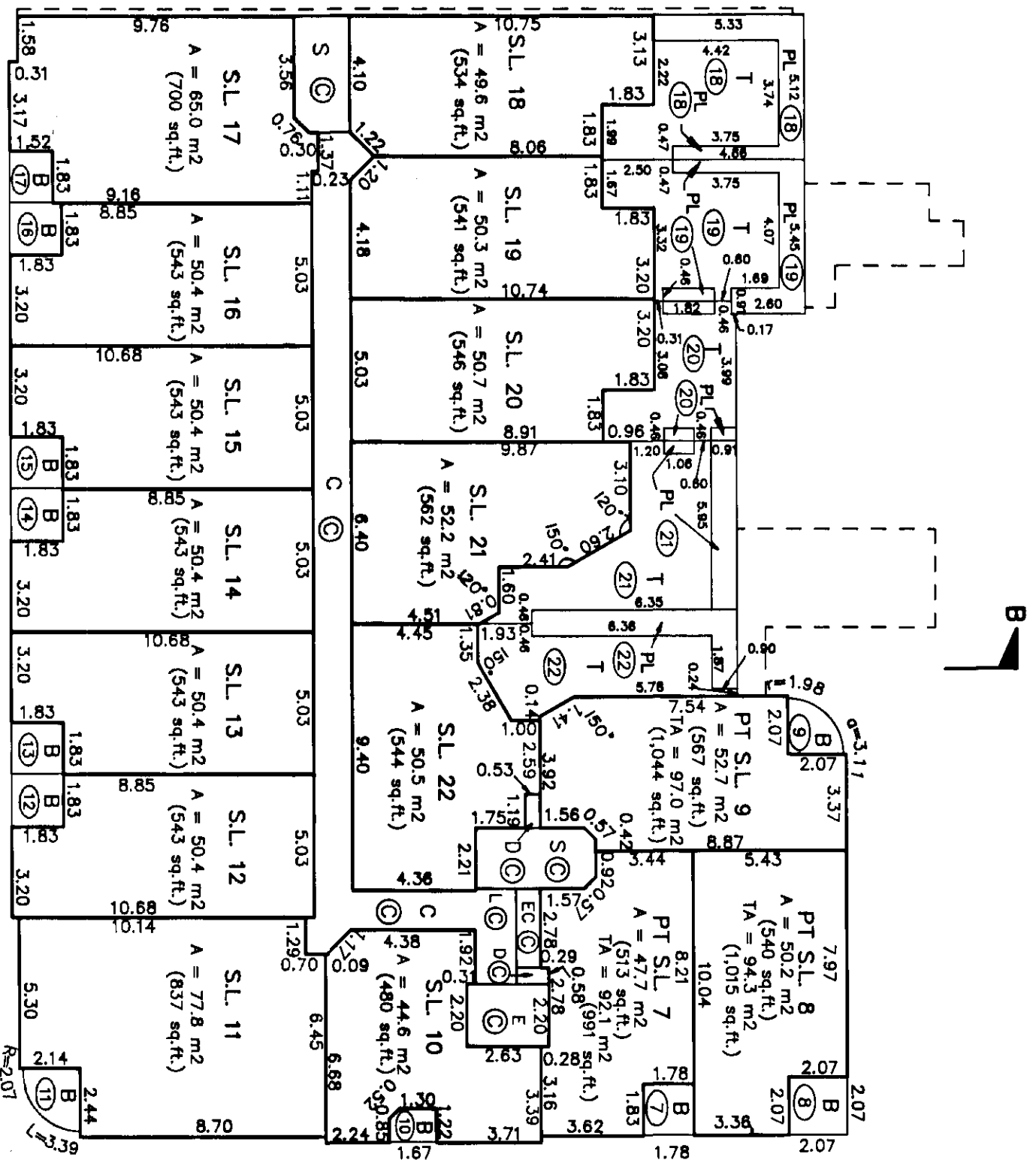
CORRECTED THIS 5TH
DAY OF JUNE, 1997

[Signature]
DEPUTY REGISTRAR
DF BL/98897



MORGAN STEWART & COMPANY
Surveyors and Engineers
1055-Seymour St. Vancouver, B.C.

DATE 17/04/97 *flux* B.C.L.S.

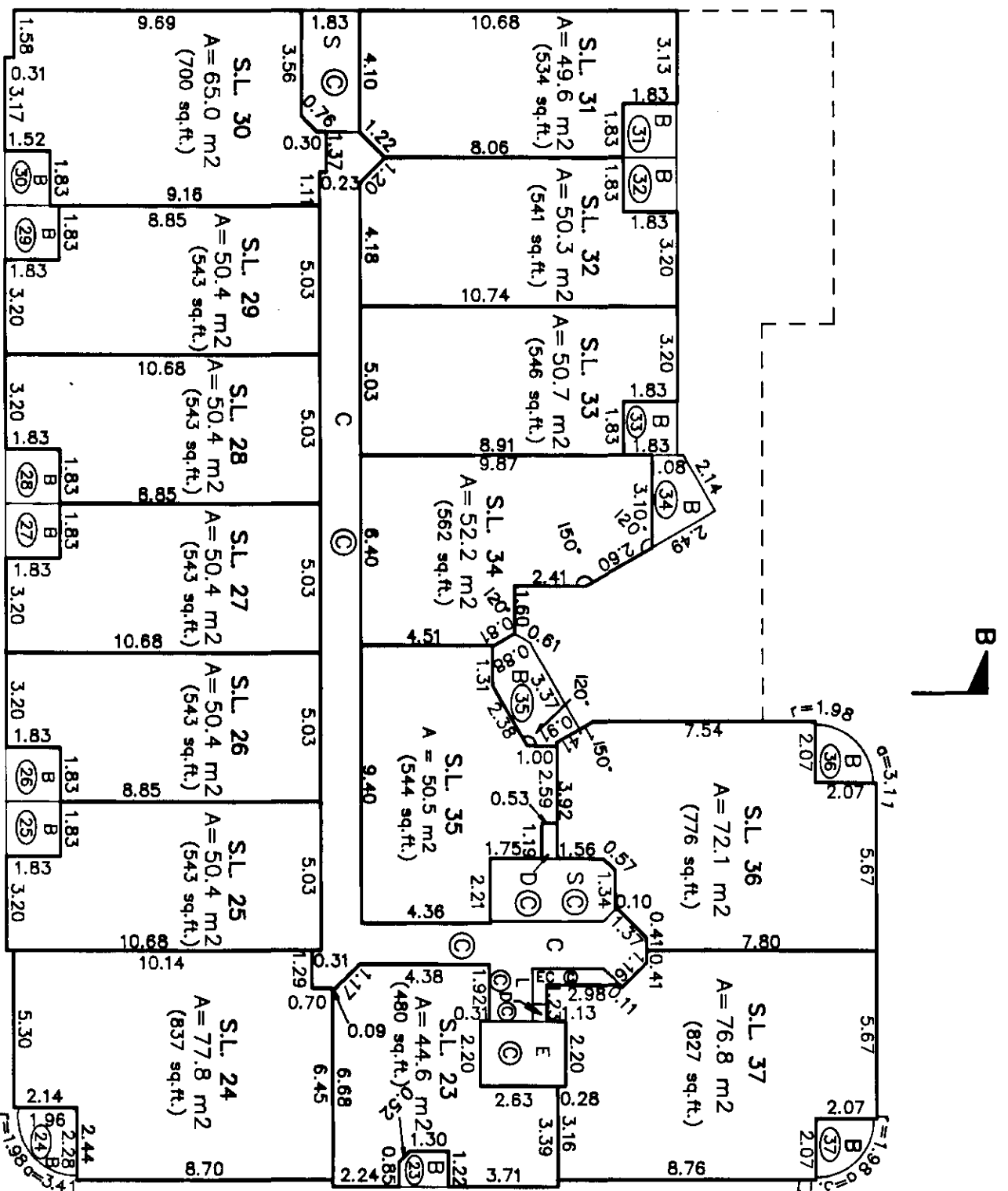


FILE: 6185-ST1

DATE 17/04/97 MSC B.C.L.S.

3RD FLOORSTRATA PLAN LMS 2790

SCALE 1:200



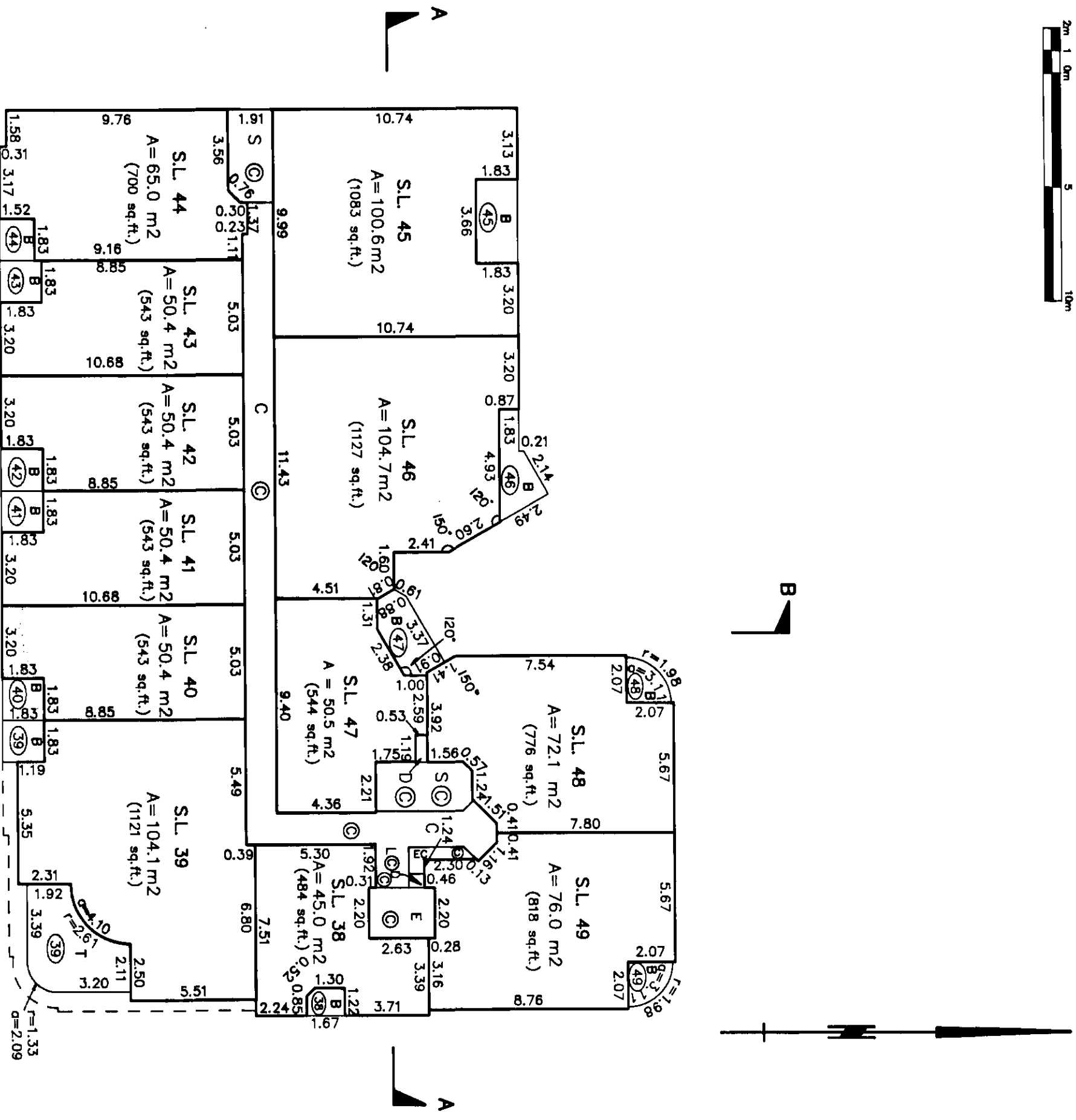
MORGAN STEWART & COMPANY
 Surveyors and Engineers
 1055-Seymour St. Vancouver, B.C.

DATE 17/04/97 AWC B.C.L.S.

4TH FLOOR

STRATA PLAN LMS 2790

SCALE 1:200



MORGAN STEWART & COMPANY
Surveyors and Engineers
1055-Seymour St, Vancouver, B.C.

DATE 17/04/97 hsc B.C.L.S.

RECORDS OF BY-LAWS AND ORDERS, ETC.

MORGAN STEWART & COMPANY
Surveyors and Engineers
1055-Seymour St. Vancouver, B.C.

DATE 11/07/97 husc B.C.L.S.

DEALINGS EFFECTING THE COMMON PROPERTY

[illegible]

MORGAN STEWART & COMPANY
Surveyors and Engineers
1055—Seymour St. Vancouver, B.C.

DATE 17/07/97 AUSC B.C.L.S.