

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: ANDREWS REALTY LTD.DBA RE/MAX
ADDRESS: REAL ESTATE SERVICES
#410-650 WEST 41ST AVE NRTH OFFICE TOWER
VANCOUVER BC V5Z 2M9

PICK-UP INSTRUCTIONS:

USER ID:	PA74746	APPLICATION NO.:	LMS2419	LM	PAGES: 017
ACCOUNT NO.:	199822	REQUESTED AT:	02-06-04 17:36		
REFERENCE NO.:	I51174	FOLIO NO.:	WILLY CHANG		

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THE BYLAW AND COMMON PROPERTY SHEETS ATTACHED TO STRATA PLANS HAVE BEEN REPEALED.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 PARCEL 1 BLOCK 27, D.L. 192, GP. 1, N.W.D., PLAN LMP24569

CITY OF VANCOUVER
B.C.G.S. 92G.025



SCALE 1 : 750 DISTANCES ARE METRIC

LEGEND :

- SL. DENOTES STRATA LOT
- m² DENOTES SQUARE METRES
- ⊙ DENOTES COMMON PROPERTY
- ⊕ DENOTES PATIO BEING LIMITED COMMON PROPERTY FOR EXCLUSIVE USE OF ADJOINING STRATA LOT
- (P-6) DENOTES PATIO BEING LIMITED COMMON PROPERTY FOR EXCLUSIVE USE OF STRATA LOT 6 (TYPICAL)
- ⊗ DENOTES BALCONY BEING LIMITED COMMON PROPERTY FOR EXCLUSIVE USE OF ADJOINING STRATA LOT
- (B-17) DENOTES BALCONY BEING LIMITED COMMON PROPERTY FOR EXCLUSIVE USE OF STRATA LOT 17 (TYPICAL)
- ELEV. DENOTES ELEVATOR
- VEST. DENOTES VESTIBULE
- ELEC. DENOTES ELECTRICAL
- MECH. DENOTES MECHANICAL
- MACH. DENOTES MACHINE
- GARB. DENOTES GARBAGE

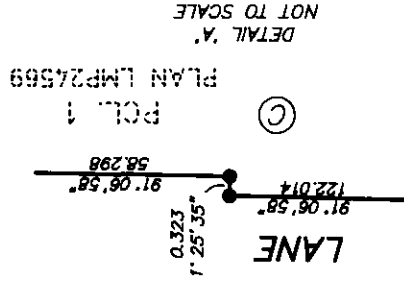
THIS PLAN SHOWS GROUND - LEVEL MEASURED DISTANCES PRIOR TO COMPUTATION OF UTM CO-ORDINATES MULTIPLY BY COMBINED FACTOR 0.99958997.

GRID BEARINGS ARE DERIVED FROM OBSERVATIONS BETWEEN CONTROL MONUMENTS OCM V-3421 AND OCM V-3477 INTEGRATED SURVEY AREA No.31, CITY OF VANCOUVER

LEGEND

- DENOTES OLD CONTROL MONUMENT
- DENOTES OLD IRON POST FOUND
- DENOTES IRON POST SET
- DENOTES OLD LEAD PLUG FOUND
- WT DENOTES WITNESS
- m² DENOTES SQUARE METRES

NOTE: FOR BUILDING DIMENSIONS
SEE SHEET 6



I.D.J.DYCK OF LANGLEY, B.C. 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 SURREY, B.C.
THIS 6th DAY OF MAY, 1996

[Signature]

B.C.L.S.

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

THE OWNERS, STRATA PLAN LMS
c/o 1688 SPANGLASS PLACE "For mailing address of the Strata Corporation"
VANCOUVER, B.C. V5Z 4K8 Search the Strata Plan General Index."

THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT

STRATA PLAN LMS 2419

DEPOSITED AND REGISTERED IN THE LAND TITLE OFFICE AT NEW WESTMINSTER B.C. THIS 22 DAY OF MAY 1996

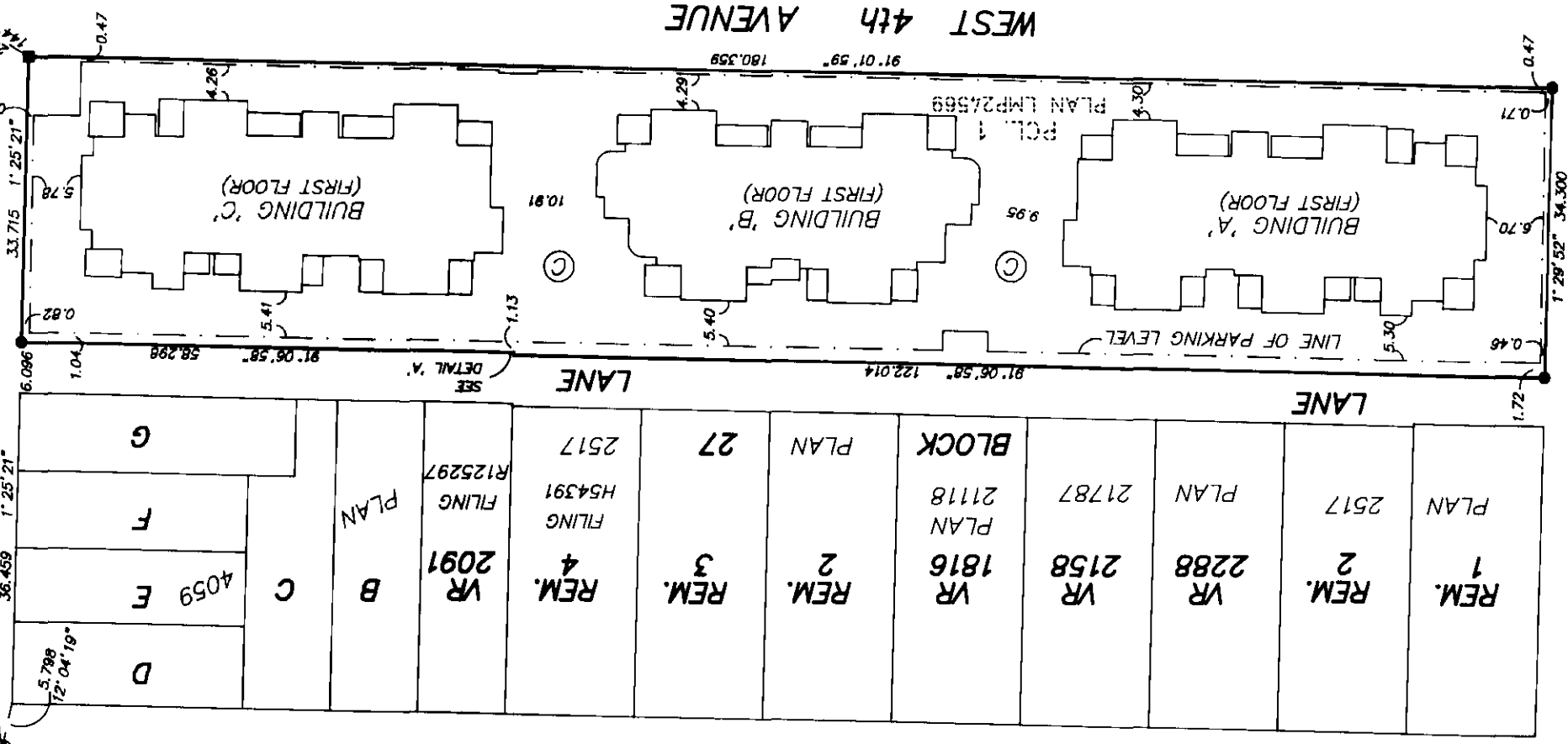
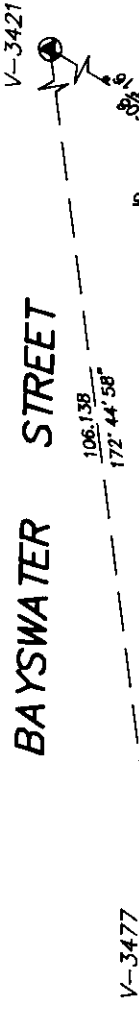


ASSISTANT DEPUTY REGISTRAR

BK154242 - BK154363

CIVIC ADDRESS :

2983, 3023, 3083 WEST 4th AVENUE,
VANCOUVER, B.C.



DYCK AND ASSOCIATES
208 - 6846 - KING GEORGE HIGHWAY
SURREY, B. C. V3W 4Z9
594-7527 FAX 594-7932

STRATA PLAN LMS 2419

CONDOMINIUM ACT

LOT No.	SHEET No.	FORM 1		FORM 2		FORM 3		C/MC ADDRESS SUITE No.
		SCHEDULE OF UNIT ENTITLEMENT	UNIT ENTITLEMENT	SCHEDULE OF INTEREST UPON DESTRUCTION	INTEREST UPON DESTRUCTION	SCHEDULE OF VOTING RIGHTS	No OF VOTES	
1	7		840		236			
2	7		835		242			
3	7		628		176			
4	7		859		220			
5	7		859		220			
6	7		634		170			
7	7		603		176			
8	7		603		198			
9	7		634		187			
10	7		630		187			
11	7		630		187			
12	7		840		231			
13	7		835		236			
14	7		628		176			
15	7		859		220			
16	7		859		220			
17	7		634		170			
18	7		603		170			
19	7		603		187			
20	7		634		181			
21	7		634		181			
22	7		634		181			
23	8		840		242			
24	8		835		247			
25	8		628		181			
26	8		652		176			
27	8		802		264			
28	8		652		176			
29	8		634		176			
30	8		603		176			
31	8		603		192			
32	8		634		187			
33	8		634		187			
34	8		634		187			
35	8		840		264			
36	8		835		269			
37	8		628		187			
38	8		652		187			
39	8		652		187			
40	8		634		187			
41	8		603		187			
42	8		603		203			
43	8		634		203			
44	8		634		203			
45	8		634		203			


 MAY 6, 1996
 FILE: 96-2162

STRATA PLAN LMS 2419

CONDOMINIUM ACT

LOT No.	SHEET No.	FORM 1		FORM 2	FORM 3		CIVIC ADDRESS SUITE No.
		SCHEDULE OF UNIT ENTITLEMENT	SCHEDULE OF INTEREST UPON DESTRUCTION	INTEREST UPON DESTRUCTION	SCHEDULE OF VOTING RIGHTS	No OF VOTES	
46	10	634		192			
47	10	835		247			
48	10	829		231			
49	10	859		220			
50	10	851		220			
51	10	829		231			
52	10	634		187			
53	10	814		247			
54	10	829		231			
55	10	859		231			
56	10	859		231			
57	10	829		231			
58	10	814		247			
59	10	834		247			
60	11	634		192			
61	11	814		253			
62	11	829		236			
63	11	652		181			
64	11	813		247			
65	11	652		181			
66	11	829		236			
67	11	814		253			
68	11	834		247			
69	11	634		203			
70	11	814		269			
71	11	829		247			
72	11	652		187			
73	11	813		258			
74	11	652		192			
75	11	829		247			
76	11	814		269			
77	11	834		269			


MAY 6, 1996
FILE: 96-2162

STRATA PLAN LMS 2419

CONDOMINIUM ACT

LOT No.	SHEET No.	FORM 1		FORM 2		FORM 3		C/MC ADDRESS SUITE No.
		SCHEDULE OF UNIT ENTITLEMENT	UNIT ENTITLEMENT	SCHEDULE OF INTEREST UPON DESTRUCTION	INTEREST UPON DESTRUCTION	SCHEDULE OF VOTING RIGHTS	No OF VOTES	
78	13		630		192			
79	13		630		192			
80	13		634		192			
81	13		603		203			
82	13		603		192			
83	13		634		176			
84	13		859		220			
85	13		859		220			
86	13		628		176			
87	13		835		247			
88	13		821		247			
89	13		634		187			
90	13		634		187			
91	13		634		187			
92	13		603		192			
93	13		603		181			
94	13		634		176			
95	13		859		231			
96	13		859		231			
97	13		628		176			
98	13		835		247			
99	13		821		247			
100	14		634		192			
101	14		634		192			
102	14		634		192			
103	14		603		198			
104	14		603		187			
105	14		634		181			
106	14		652		181			
107	14		813		264			
108	14		652		181			
109	14		628		181			
110	14		835		253			
111	14		821		253			
112	14		634		203			
113	14		634		203			
114	14		634		203			
115	14		603		209			
116	14		603		198			
117	14		634		192			
118	14		652		187			
119	14		652		192			
120	14		628		187			
121	14		835		269			
122	14		821		269			
AGGREGATE			87,022		25,649			



MAY 6, 1996
FILE: 96-2162

STRATA PLAN LMS 2419

CONDOMINIUM ACT

OWNER:

POLYGON DELANO DEVELOPMENT LIMITED
(INC. NO. 430217)

[Signature]
AUTHORIZED SIGNATORY MICHAEL AUDAIN

[Signature]
AUTHORIZED SIGNATORY RALF SCHMIDTKE
[Signature]
WITNESS ROBY HERRIMAN

PROJECT CO-ORDINATOR
OCCUPATION OF WITNESS

1800 SAYBLASS PLACE, VANCOUVER
ADDRESS OF WITNESS

MORTGAGEE:

THE BANK OF NOVA SCOTIA

[Signature]
AUTHORIZED SIGNATORY D.R. GERRARD
Vice President

[Signature]
AUTHORIZED SIGNATORY
WITNESS ANGELA SHAW

Secretary
OCCUPATION OF WITNESS
5400-650 W. Georgia St. Vancouver
ADDRESS OF WITNESS

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

[Signature] RALF SCHMIDTKE
DECLARED BEFORE ME AT VANCOUVER B.C.
THIS 10 DAY OF MAY 1996

[Signature] CONNIE J. McIVER
A COMMISSIONER FOR MAKING AFFIDAVITS WITHIN
THE PROVINCE OF BRITISH COLUMBIA
FRASER & BEATTY
BARRISTERS & SOLICITORS
1500-1040 WEST GEORGIA ST.
VANCOUVER, B.C.

ACCEPTED AS TO FORMS 1, 2, AND 3
THIS 15 DAY May 1996

[Signature]
SUPERINTENDENT OF REAL ESTATE

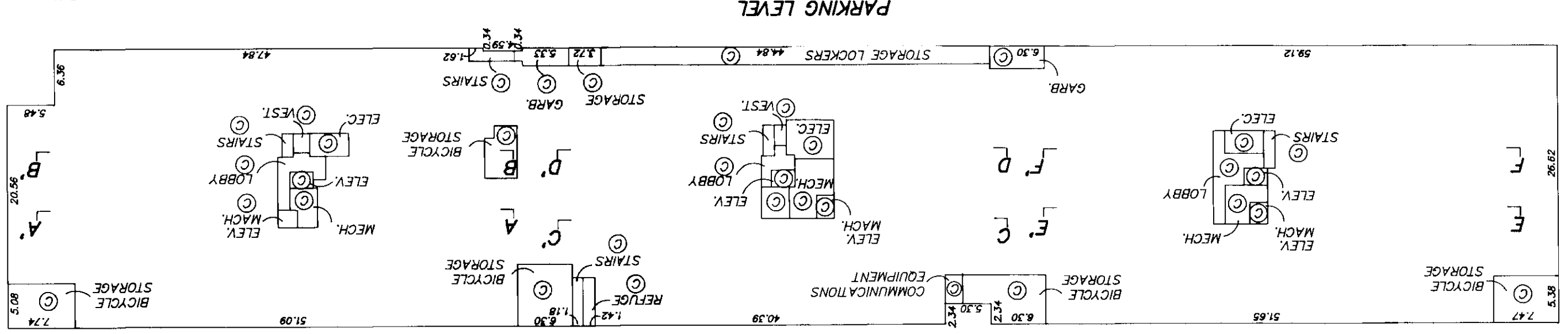
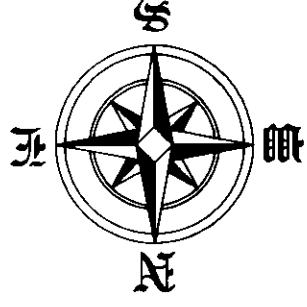
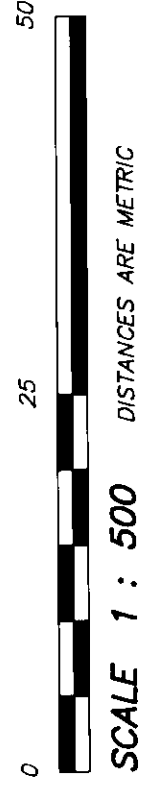
I, D.J. DYCK OF LANGLEY, B.C. A BRITISH
COLUMBIA LAND SURVEYOR HEREBY CERTIFY
THAT THE BUILDINGS SHOWN IN THIS
STRATA PLAN HAVE NOT AS OF
THE 6th DAY OF MAY, 1996
BEEN PREVIOUSLY OCCUPIED

DATED AT SURREY, B.C.
THIS 6th DAY OF MAY, 1996

[Signature]
B.C.L.S.

FLOOR PLAN
BASEMENT

STRATA PLAN LMS 2419



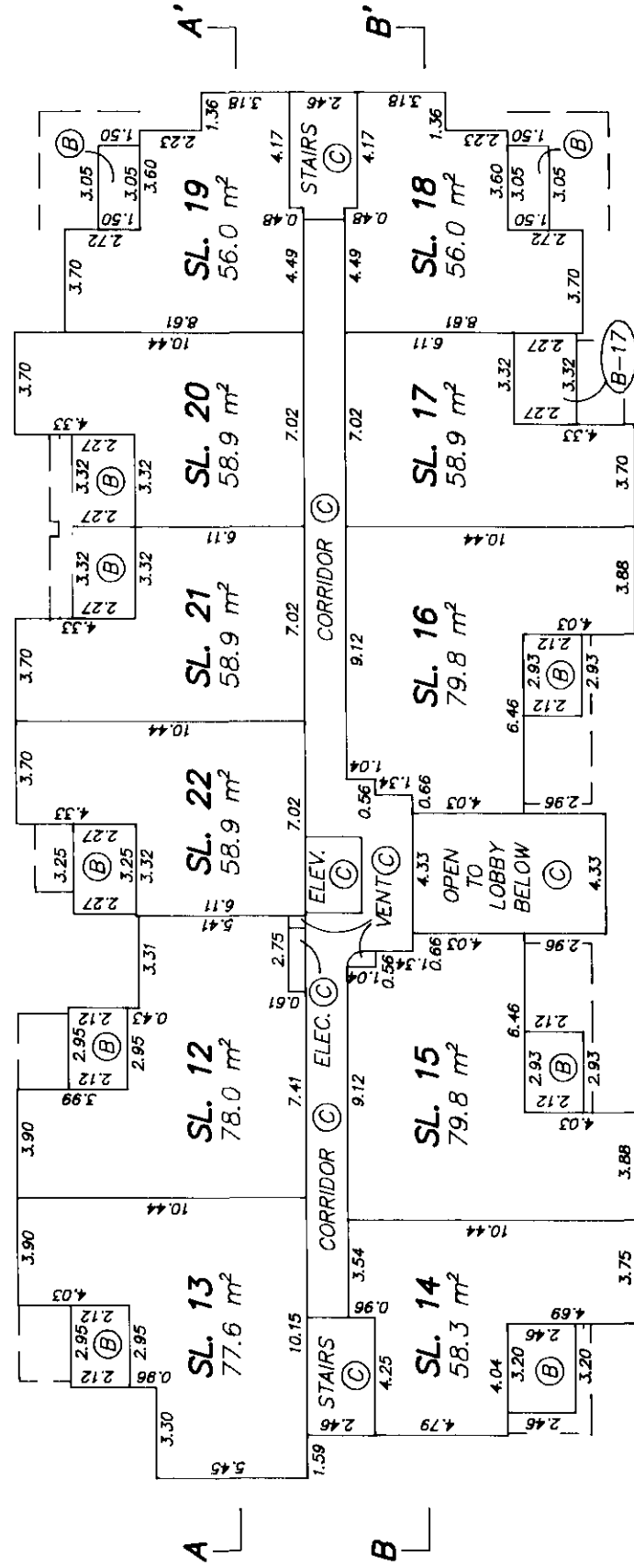
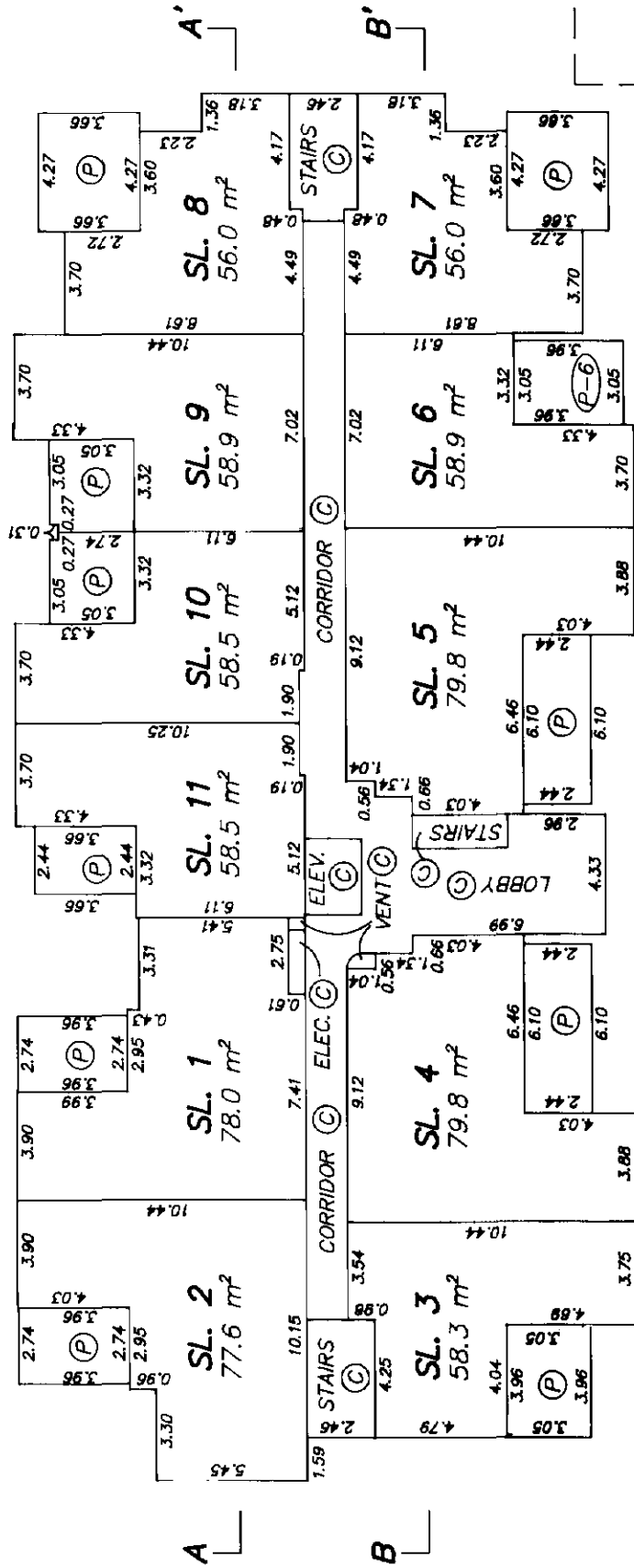
MAY 6, 1996
FILE: 96-2162

FLOOR PLANS
BUILDING 'C'

0 5 10 20
SCALE 1:250 DISTANCES ARE METRIC



STRATA PLAN LMS 2419



[Signature]
MAY 6, 1996
FILE: 96-2162

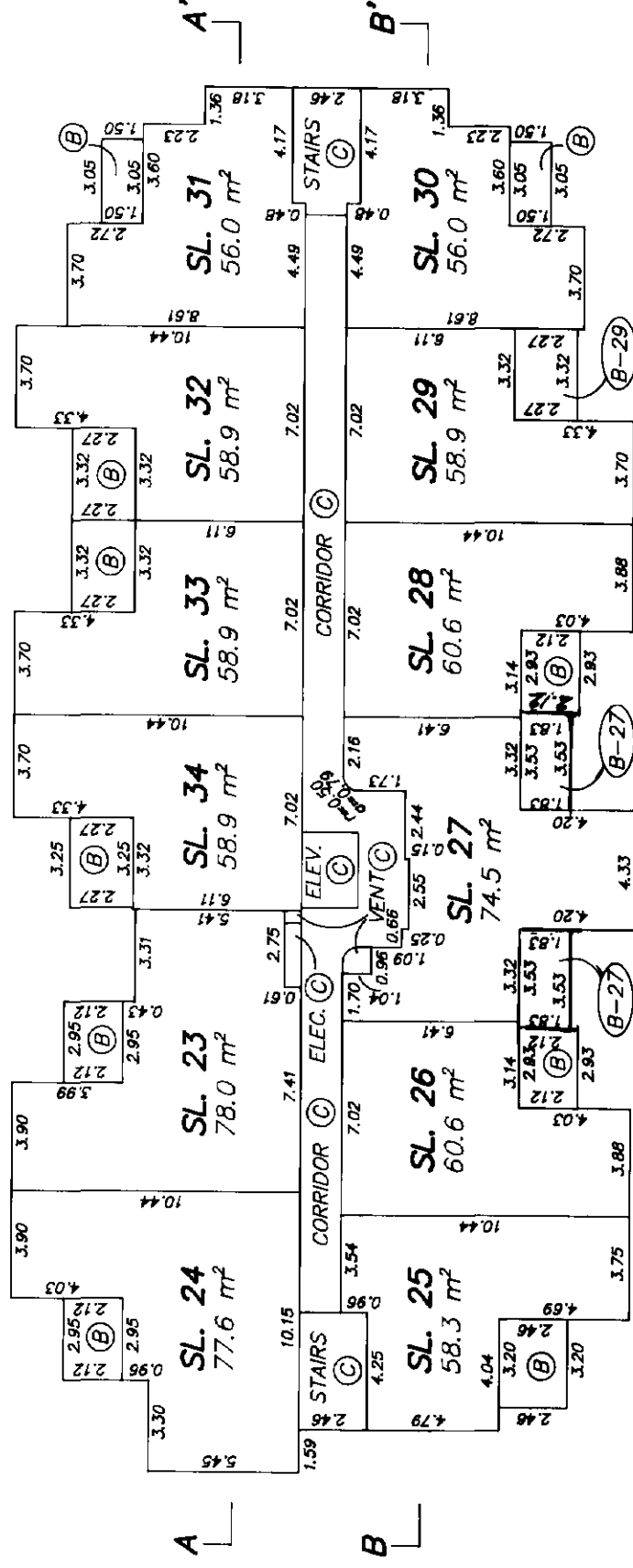
FLOOR PLANS
BUILDING 'C'

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SCALE 1:250

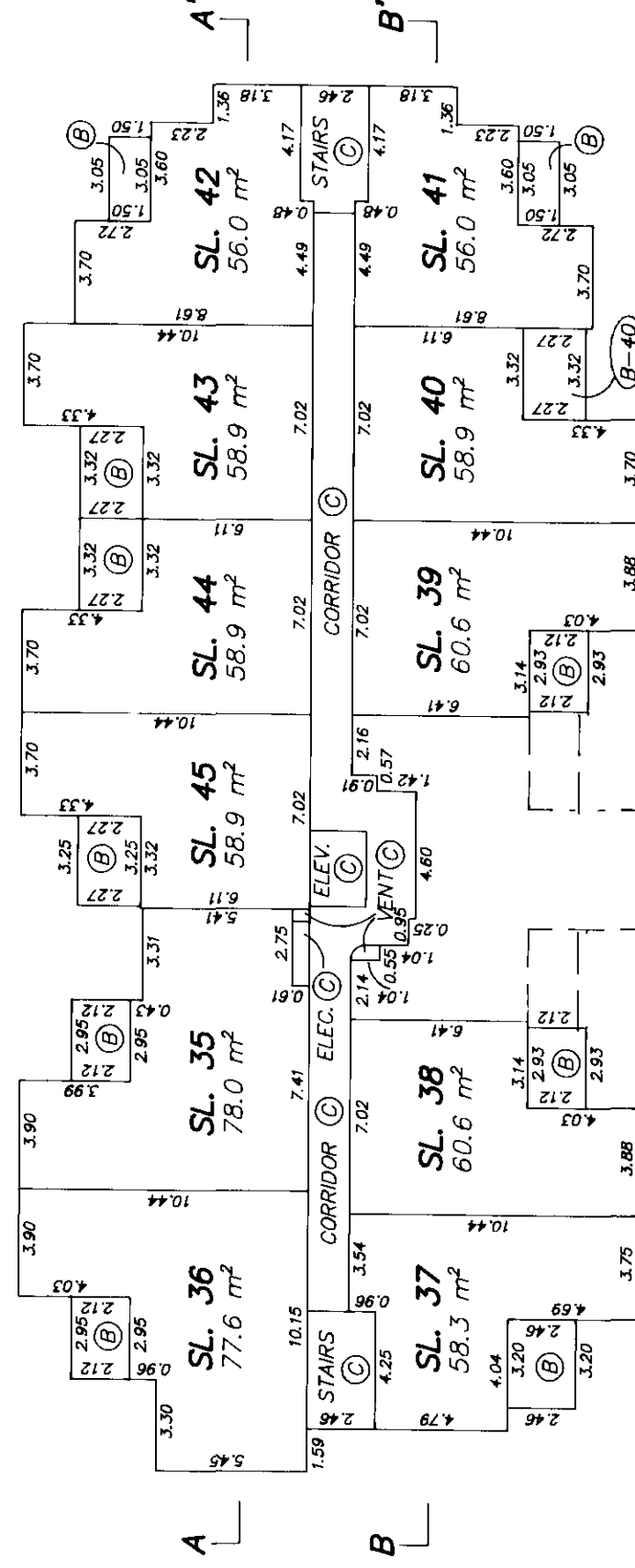
DISTANCES ARE METRIC



STRATA PLAN LMS 2419



THIRD FLOOR



FOURTH FLOOR

SECTIONS
BUILDING 'C'



SCALE 1:250 DISTANCES ARE METRIC

STRATA PLAN LMS 2419

SECTION A - A'					
FOURTH FLOOR	SL. 36	SL. 35	SL. 45	SL. 44	SL. 43
	SL. 24	SL. 23	SL. 34	SL. 33	SL. 32
	SL. 13	SL. 12	SL. 22	SL. 21	SL. 20
	SL. 2	SL. 1	SL. 11	SL. 10	SL. 9
THIRD FLOOR					
SECOND FLOOR					
FIRST FLOOR					
BASEMENT	PARKING Ⓢ				
	MECH. Ⓢ		ELEV. MACH. Ⓢ		

SECTION B - B'					
FOURTH FLOOR	SL. 37	SL. 38			SL. 39
	SL. 25	SL. 26	SL. 27		SL. 28
	SL. 14	SL. 15	LOBBY		SL. 16
	SL. 3	SL. 4	VEST. Ⓢ		SL. 5
THIRD FLOOR	SL. 25	SL. 26	SL. 27		SL. 28
SECOND FLOOR	SL. 14	SL. 15	LOBBY		SL. 16
FIRST FLOOR	SL. 3	SL. 4	VEST. Ⓢ		SL. 5
BASEMENT	BICYCLE STORAGE Ⓢ		PARKING Ⓢ		
			ELEC. Ⓢ		
			STAIRS Ⓢ		
			PARKING Ⓢ		

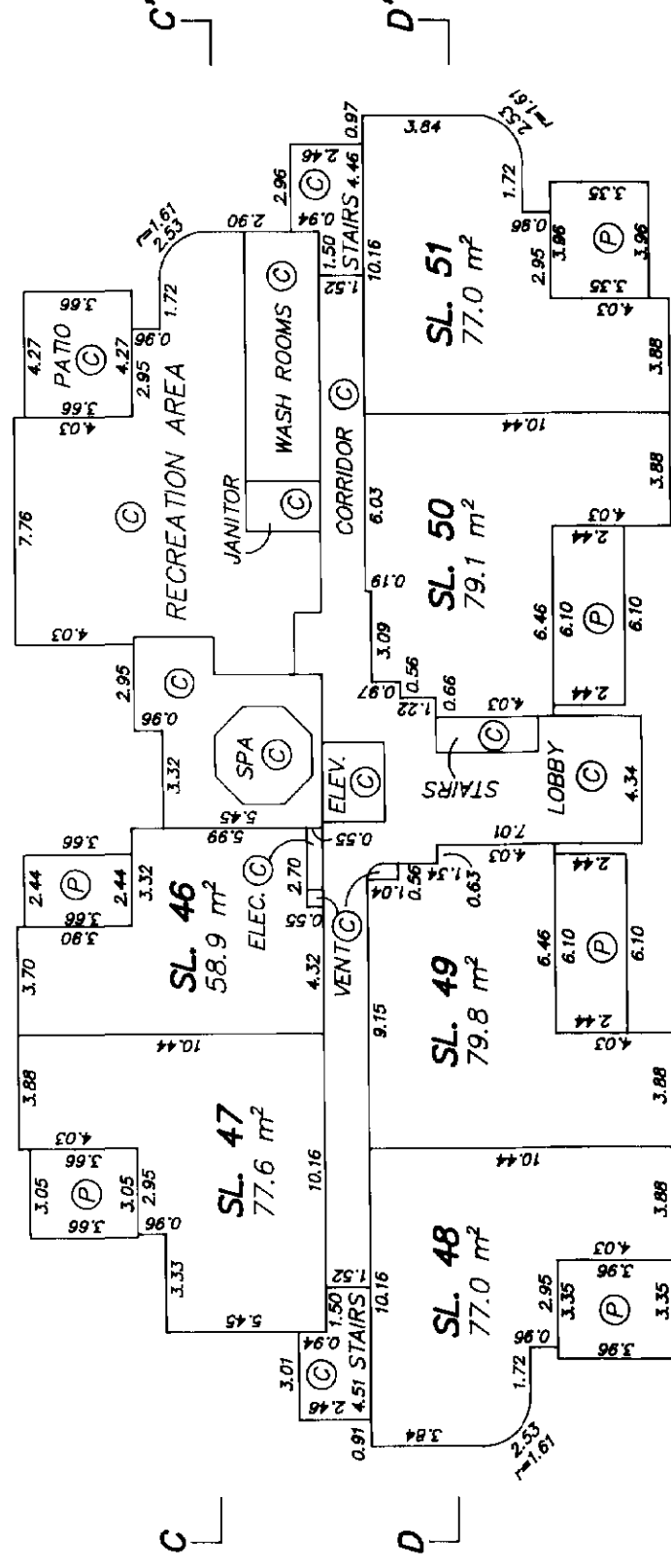

MAY 6, 1996
FILE: 96-2162

FLOOR PLANS
BUILDING 'B'

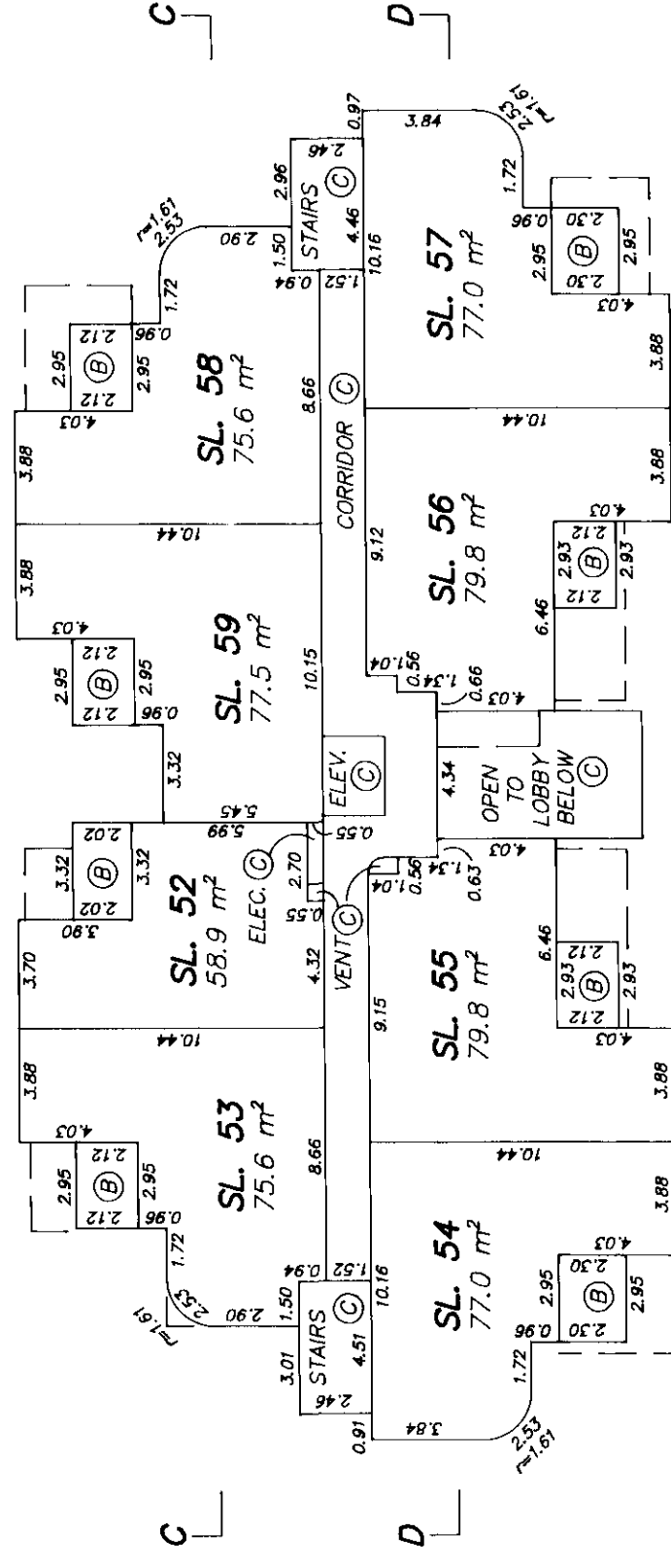
STRATA PLAN LMS 2419



SCALE 1:250 DISTANCES ARE METRIC



FIRST FLOOR

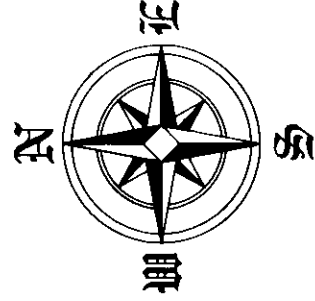


SECOND FLOOR

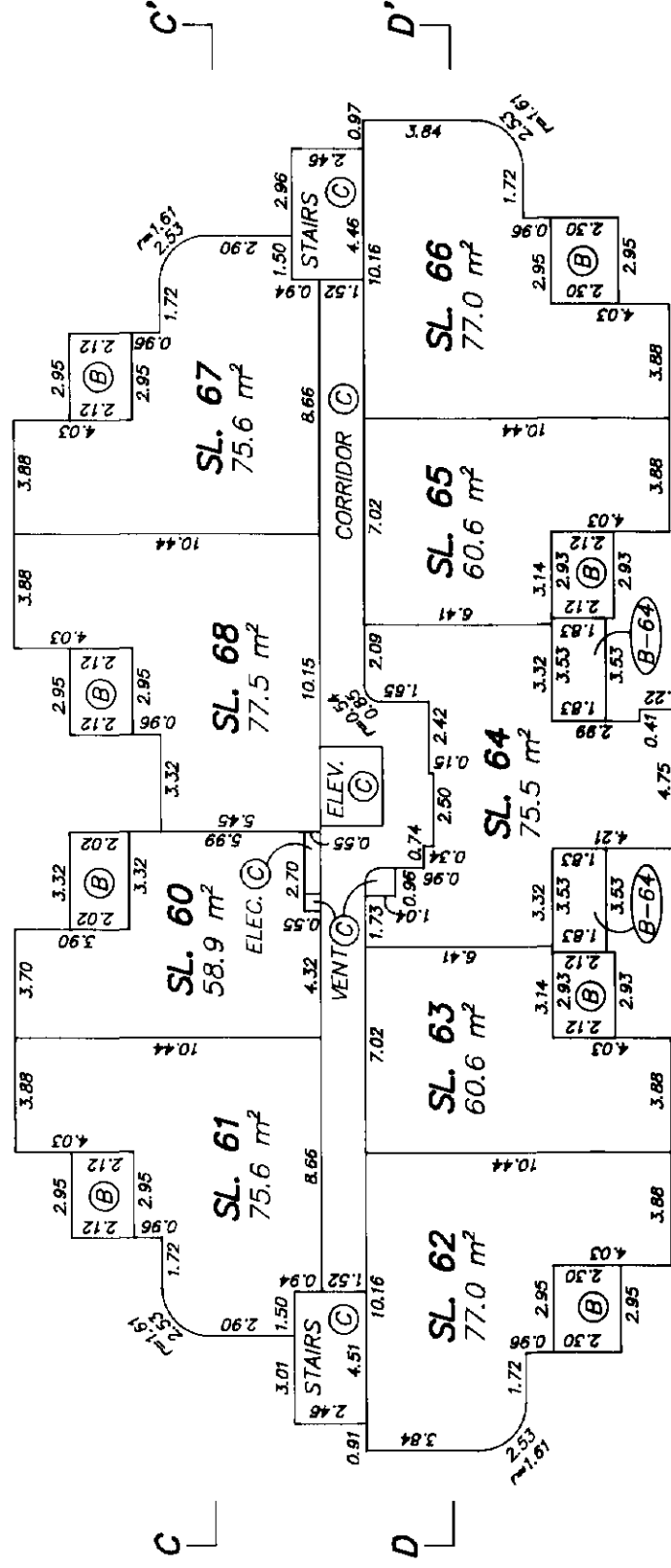
FLOOR PLANS
BUILDING 'B'

0 5 10 20

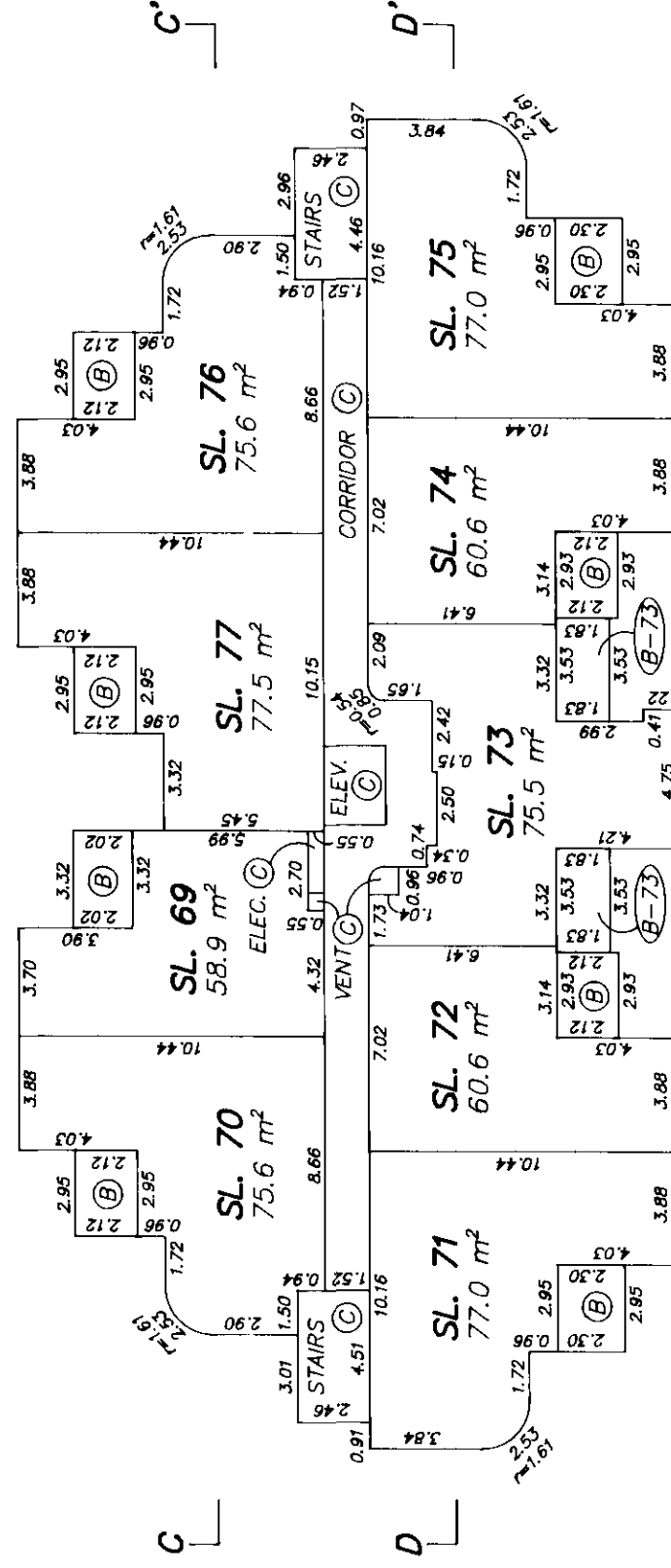
SCALE 1:250 DISTANCES ARE METRIC



STRATA PLAN LMS 2419



THIRD FLOOR

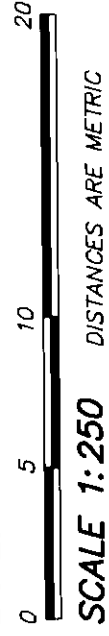


FOURTH FLOOR

AD
MAY 6, 1996
FILE: 96-2162

SHEET 12 OF 17 SHEETS

SECTIONS 'B'



STRATA PLAN LMS 2419

BASEMENT	FIRST FLOOR	SL. 47	SL. 46	SPA ③	RECREATION AREA ③
	SECOND FLOOR	SL. 53	SL. 52	SL. 59	SL. 58
	THIRD FLOOR	SL. 61	SL. 60	SL. 68	SL. 67
	FOURTH FLOOR	SL. 70	SL. 69	SL. 77	SL. 76

FOURTH FLOOR		SL. 71	SL. 72	SL. 73	SL. 74	SL. 75
THIRD FLOOR		SL. 62	SL. 63	SL. 64	SL. 65	SL. 66
SECOND FLOOR	SL. 54	SL. 55	LOBBY	SL. 56	SL. 57	
FIRST FLOOR	SL. 48	SL. 49	LOBBY	SL. 50	SL. 51	
BASEMENT		PARKING ③	ELEC. ③	STAIRS ③	PARKING ③	

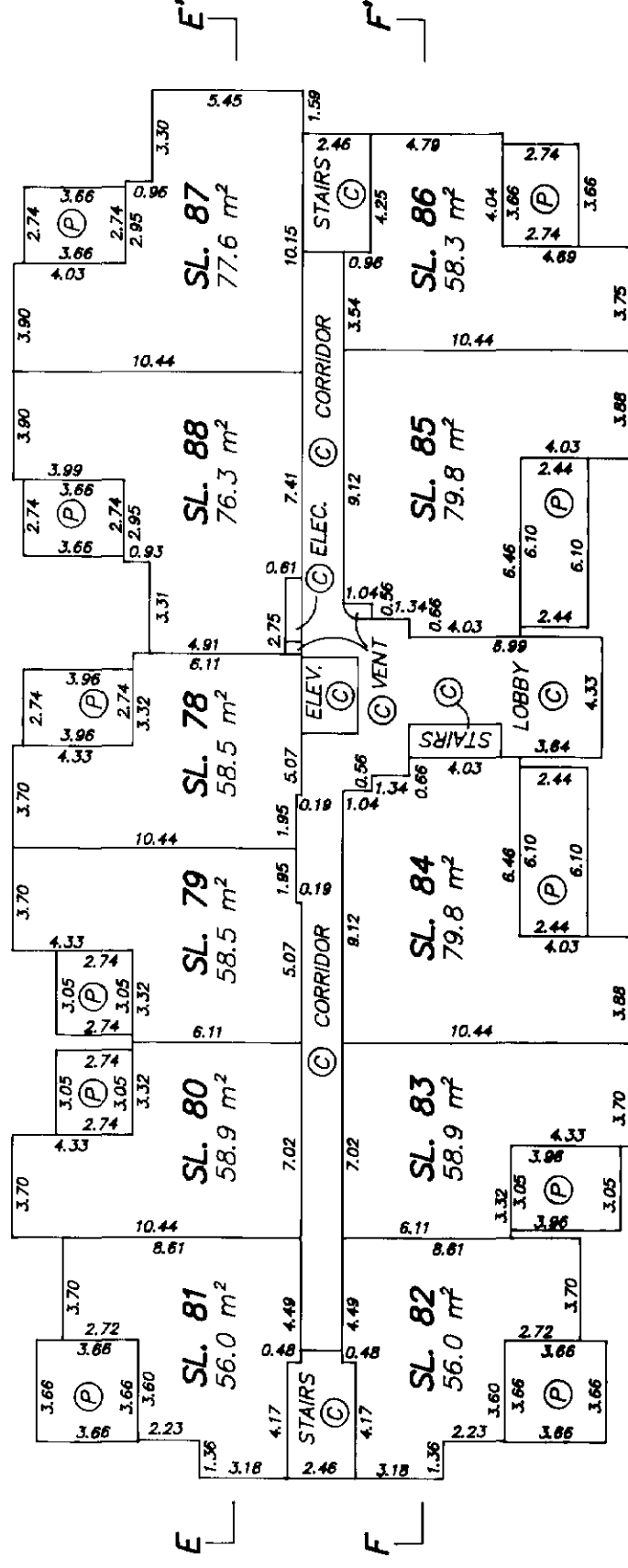
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MAY 6, 1996
FILE: 95-2162

FLOOR PLANS
BUILDING 'A'

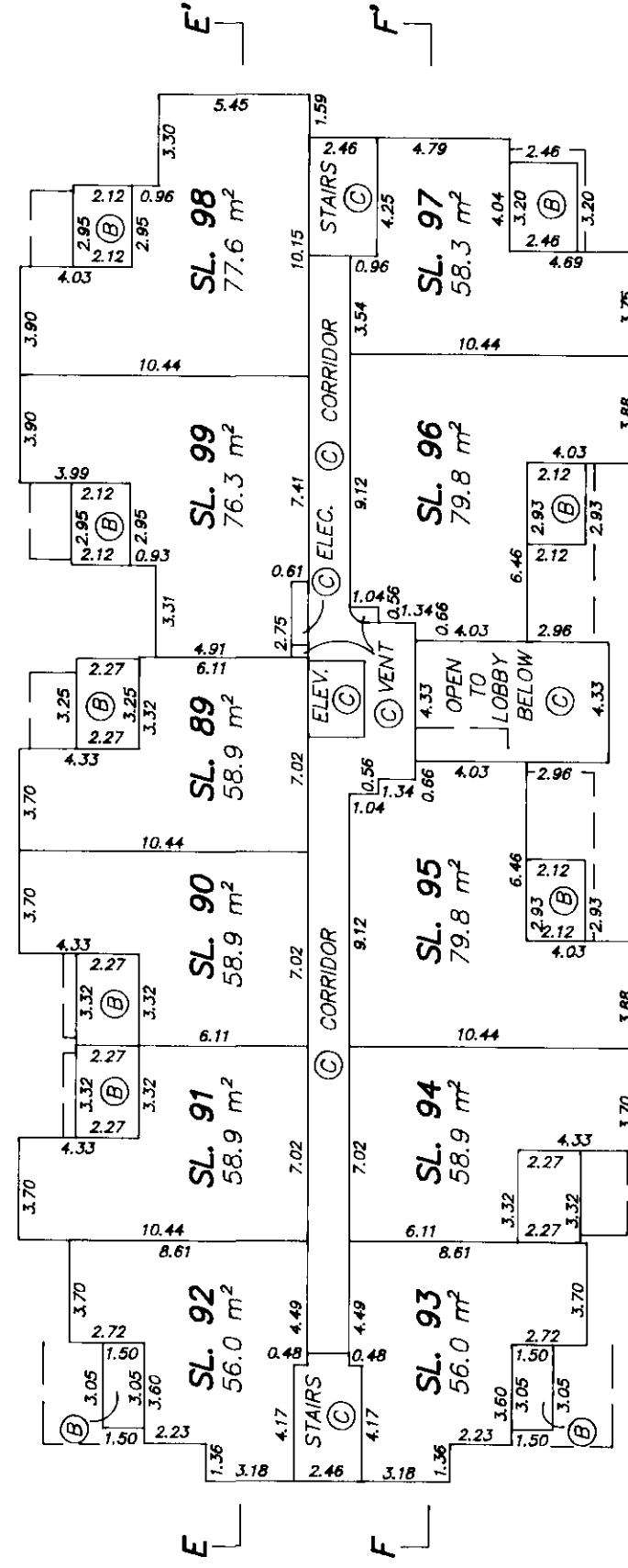
STRATA PLAN LMS 2419



0 5 10 20
SCALE 1:250
DISTANCES ARE METRIC



FIRST FLOOR



SECOND FLOOR

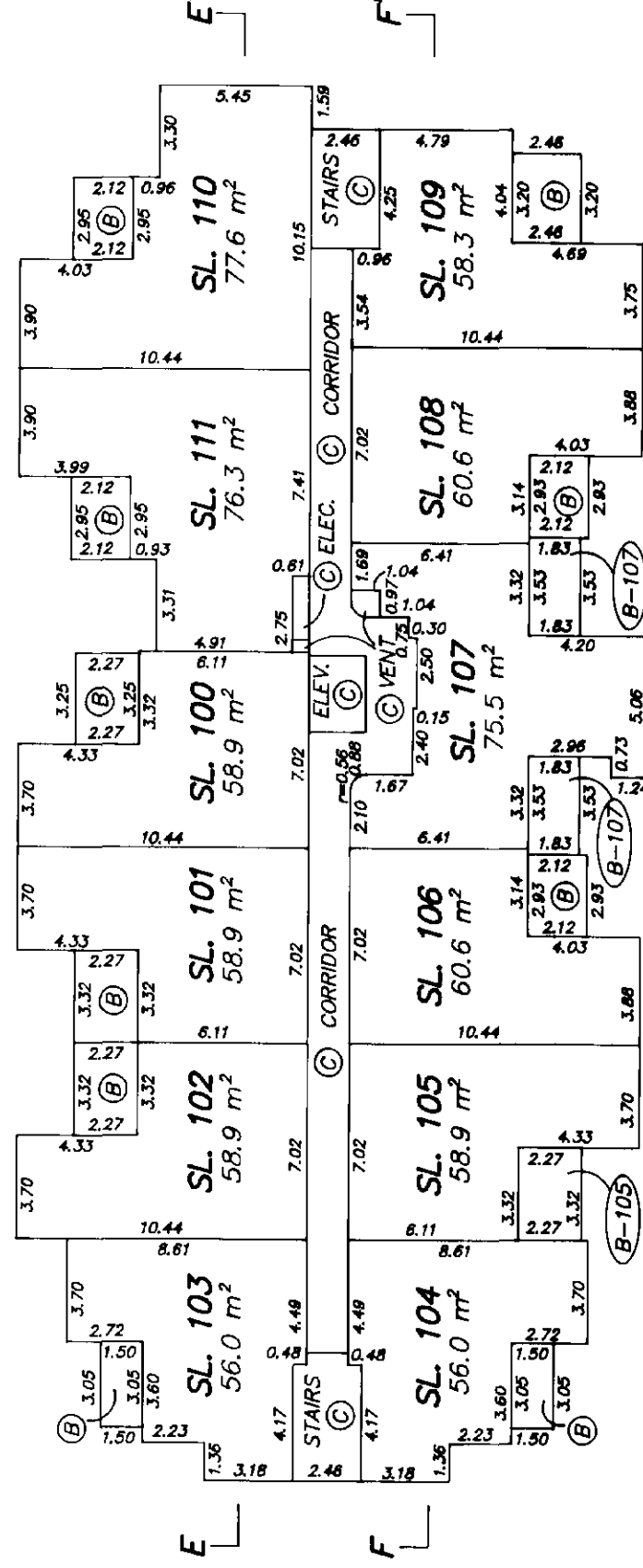
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FLOOR PLANS
BUILDING 'A'

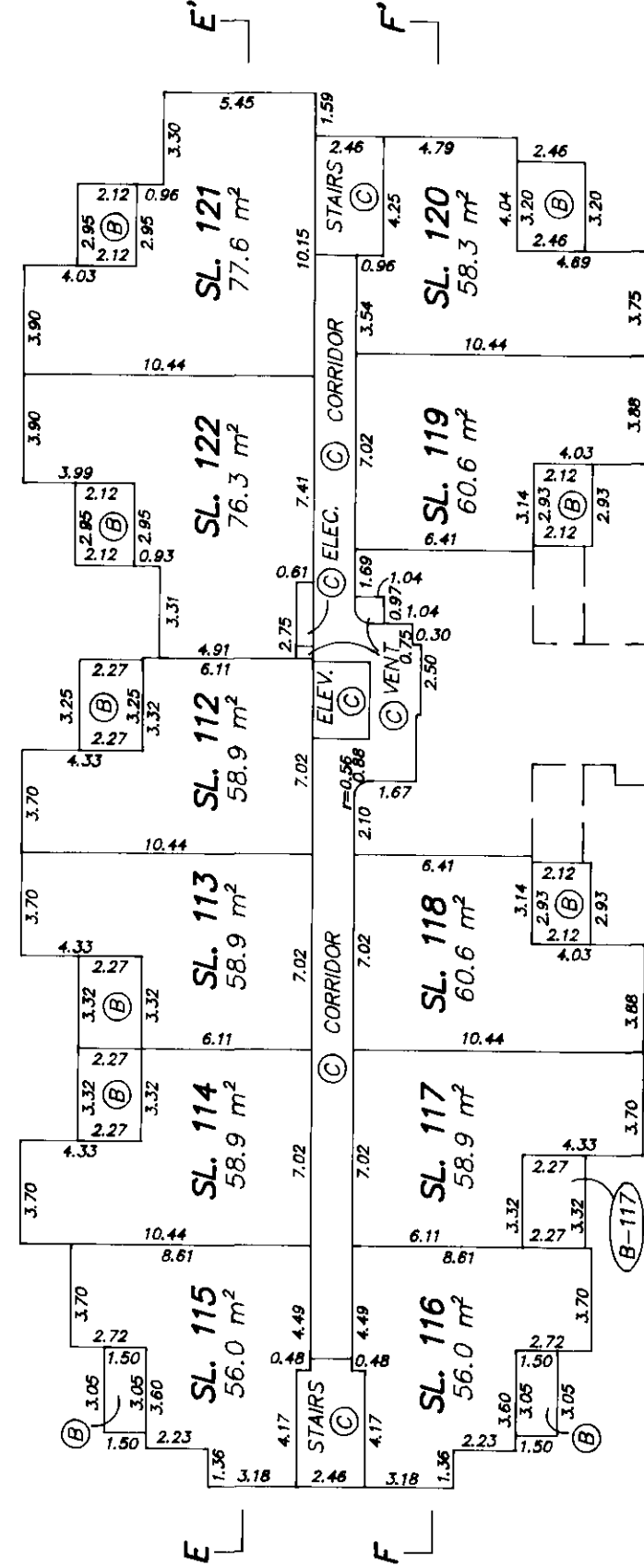
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SCALE 1:250 DISTANCES ARE METRIC



STRATA PLAN LMS 2419



THIRD FLOOR



FOURTH FLOOR

sl
MAY 6, 1996
FILE: 96-2162


 MAY 6, 1996
 FILE: 96-2162

RECORDS OF BY-LAWS AND ORDERS

[illegible]


 MAY 6, 1996
 FILE: 95-2162

DEALINGS AFFECTING THE COMMON PROPERTY


 MAY 6, 1996
 FILE: 95-2162