09

FIRST SHEET SHEET 1 OF 26 SHEETS.

STRATA PLAN
LMS 474

STRATA PLAN OF LOT C, BLOCK 353, D.L. 526, PLAN 22980, GROUP 1, N.W.D. CITY OF VANCOUVER

SCALE : 1 : 250
ALL DISTANCES SHOWN ARE IN METRES

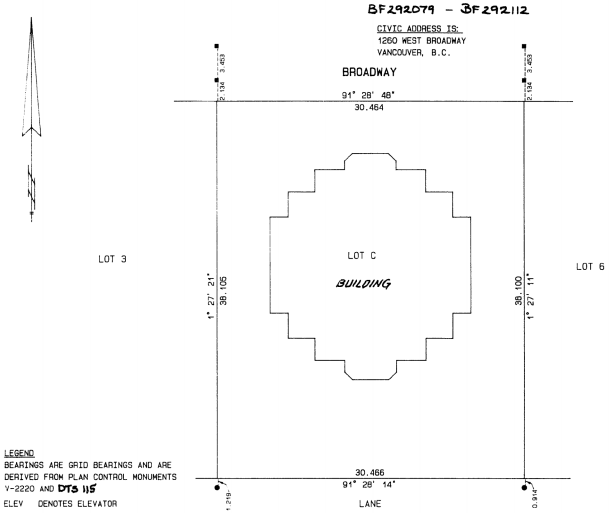
3 2 1 0 5 10 15

STRATA PLAN LMS474 DEPOSITED AND REGISTERED IN THE LAND TITLE OFFICE AT NEW WESTMINSTER, B.C. THIS 31ST DAY OF JULY, 1992.

ASSISTANT DEPUTY REGISTRAR

BF292079 - BF292112

CIVIC ADDRESS IS:
1260 WEST BROADWAY
VANCOUVER, B.C.



LEGEND
BEARINGS ARE GRID BEARINGS AND ARE DERIVED FROM PLAN CONTROL MONUMENTS V-2220 AND DTS 115

ELEV	DENOTES ELEVATOR
S.L.	DENOTES STRATA LOT
C	DENOTES COMMON PROPERTY
A	DENOTES AREA
L.C.P.	DENOTES LIMITED COMMON PROPERTY
PT.	DENOTES PART
BAL.	DENOTES BALCONY
m2	DENOTES SQUARE METRES

"THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT"

I, B. J. OKE OF VANCOUVER, B.C. 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 VANCOUVER ON THIS 24TH DAY OF JUNE, 1992.

B.C.L.S.

HERMON, BUNBURY, AND OKE.
CANADA and B.C. LAND SURVEYORS
Vancouver and Whistler, B.C.
J-91142 f.b. 1617 p 36, 91-103

\MAY92C\91142.1

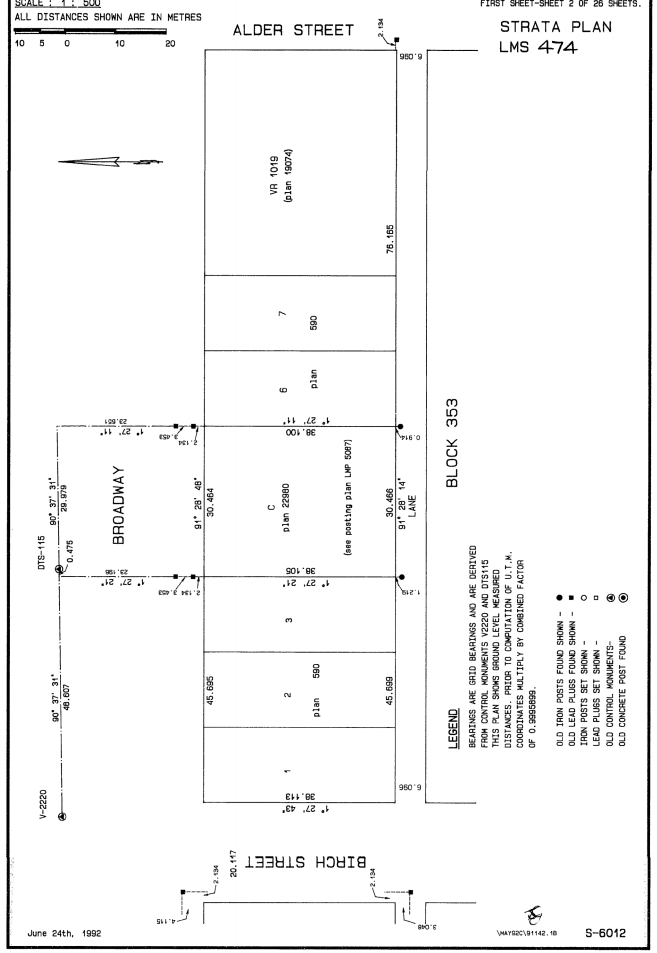
S-6012

SCALE : 1 : 500
ALL DISTANCES SHOWN ARE IN METRES

10 5 0 10 20

FIRST SHEET-SHEET 2 OF 26 SHEETS.

STRATA PLAN
LMS 474



LEGEND
BEARINGS ARE GRID BEARINGS AND ARE DERIVED FROM CONTROL MONUMENTS V2220 AND DTS115 THIS PLAN SHOWS GROUND LEVEL MEASURED DISTANCES. TO OBTAIN GRID DISTANCES MULTIPLY BY COMBINED FACTOR OF 0.9995999.

● OLD IRON POSTS FOUND SHOWN -
■ OLD LEAD PLUGS FOUND SHOWN -
○ IRON POSTS SET SHOWN -
□ LEAD PLUGS SET SHOWN -
◐ OLD CONTROL MONUMENTS-
◉ OLD CONCRETE POST FOUND

June 24th, 1992

\MAY92C\91142.1B

S-6012

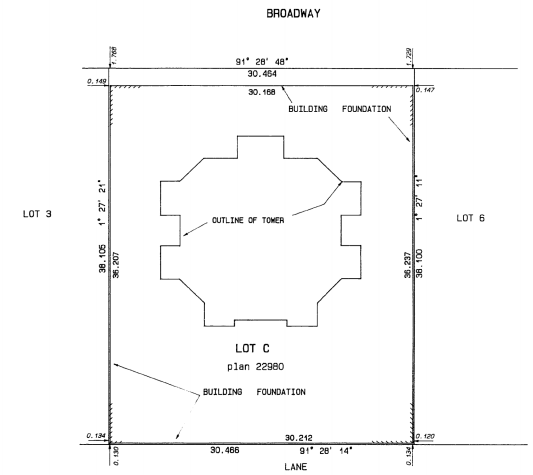
FIRST SHEET-SHEET 3 OF 26 SHEETS.

STRATA PLAN
LMS 474

BUILDING LOCATION

SCALE : 1 : 250
ALL DISTANCES SHOWN ARE IN METRES

3 2 1 0 5 10 15



June 24th, 1992

\MAY92C\91142.1A

S-6012

SECOND SHEET-SHEET 4 OF 26 SHEETS.

STRATA PLAN
LMS 474

CONDOMINIUM ACT

LOT NO.	SHEET NO.	FORM 1 Schedule of Unit Entitlement	FORM 2 Schedule of Interest Upon Destruction	FORM 3 Schedule of Voting Rights
SEE SECOND SHEET-SHEET 4				

STATUTORY DECLARATION

I/We the undersigned do solemly declare that:-
1. I/We (am/are) the Owner-Developer- or the duly authorized Agent of the Owner-Developer

2. The Strata Plan is for residential and commercial use.

3. I/We make this solemn declaration conscientiously believing it to be and knowing that it is of the same force and effect as if made under oath.

Declared before me at Duncan in the Province of British Columbia this 22 day of July A.D. 1992

A Notary Public in and for the Province of British Columbia

Accepted as to Forms 1,2 and 3 on the 30 day of July, 1992.

Superintendant of Real Estate

CERTIFICATE UNDER SECTION 8(1)

I, B.J. Oke, a British Columbia Land Surveyor, hereby certify that the building shown in this Strata Plan has not, as of the 3rd day of July 1992 been previously occupied.

B.C.L.S.

Owner-Developer	Owner - Developer
KARFORD INVESTMENTS LTD.	GRAND PACIFIC HOLDINGS LTD.
PETER LAM — AUTHORIZED SIGNATORY	FUNG CHIK CHANG — AUTHORIZED SIGNATORY
AUTHORIZED SIGNATORY	AUTHORIZED SIGNATORY
WITNESS	WITNESS
OCCUPATION	OCCUPATION
NELSON M. TSUI Barrister & Solicitor #830-789 W. Pender St. Vancouver, B.C. V6C 1H2 Telephone: 688-3831 — ADDRESS OF WITNESS	NELSON M. TSUI Barrister & Solicitor #830-789 W. Pender St. Vancouver, B.C. V6C 1H2 Telephone: 688-3831 — ADDRESS OF WITNESS

MORTGAGEE	Owner - Developer
HONGKONG BANK OF CANADA	SUNNY LAND HOLDING LTD.
AUTHORIZED SIGNATORY	AUTHORIZED SIGNATORY
AUTHORIZED SIGNATORY	HO SHIU LEE — AUTHORIZED SIGNATORY
WITNESS	WITNESS
OCCUPATION	OCCUPATION
205-200 E Pender St. Vancouver B.C. V6A 1T1 689-1123 — ADDRESS OF WITNESS	NELSON M. TSUI Barrister & Solicitor #830-789 W. Pender St. Vancouver, B.C. V6C 1H2 Telephone: 688-3831 — ADDRESS OF WITNESS

June 24th, 1992 \MAY92C\B1142.2 S-6012

SECOND SHEET-SHEET 5 OF 26 SHEETS.

STRATA PLAN
L.M.S. 474

CONDOMINIUM ACT

LOT NO.	SHEET NO.	FORM 1 Schedule of Unit Entitlement	FORM 2 Schedule of Interest Upon Destruction	FORM 3 Schedule of Voting Rights
1	9, 23	1284	456	1.56
2	9, 24	927	331	1.13
3	9	953	343	1.16
4	9	919	326	1.12
5	11, 23, 24	660	198	1
6	11, 24	742	224	1
7	11	736	222	1
8	11, 23	659	198	1
9	11, 23, 24	661	204	1
10	12, 24	740	231	1
11	12	735	228	1
12	12, 23	660	204	1
13	13, 23, 24	661	210	1
14	13, 24	740	241	1
15	13	735	238	1
16	13, 23	660	210	1
17	14, 23, 24	661	216	1
18	14, 24	740	248	1
19	14	735	245	1
20	14, 23	660	216	1
21	15, 23, 24	805	297	1
22	15, 24	817	314	1
23	15, 23	805	297	1
24	16, 23, 24	805	302	1
25	16, 24	817	324	1
26	16, 23	805	302	1
27	17, 23, 24	805	310	1
28	17, 24	817	334	1
29	17, 23	805	310	1
30	18, 23, 24	1150	470	1
31	18, 23	1147	469	1
32	19, 23, 24	1154	472	1
33	19, 23	1157	473	1
34	20, 21, 23, 24	1625	899	1
Aggregate		28782	10562	34.97

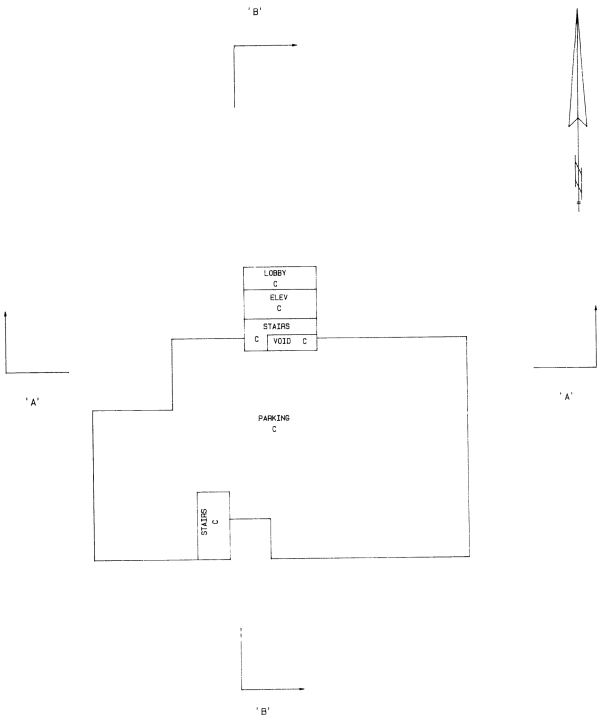
June 24th, 1992 \MAY92C\B1142.2A S-6012

SHEET 6 OF 26 SHEETS.

STRATA PLAN
LMS 474

PARKING LEVEL 3

SCALE : 1 : 200
ALL DISTANCES SHOWN ARE IN METRES



June 24th, 1992 \MAY92C\B1142.3 S-6012

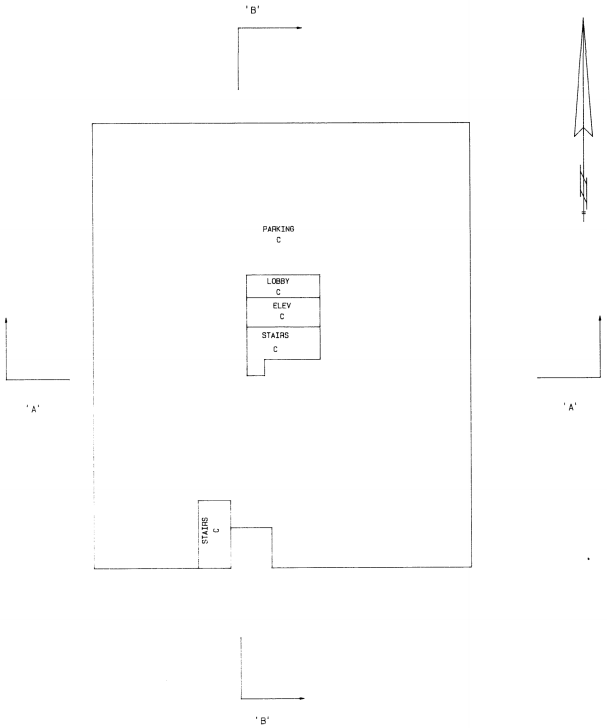
PARKING LEVEL 2

SHEET 7 OF 26 SHEETS.

STRATA PLAN
LMS 474

SCALE : 1 : 200
ALL DISTANCES SHOWN ARE IN METRES

3 2 1 0 5 10 15



June 24th, 1992

\MAY92C\91142.4

S-6012

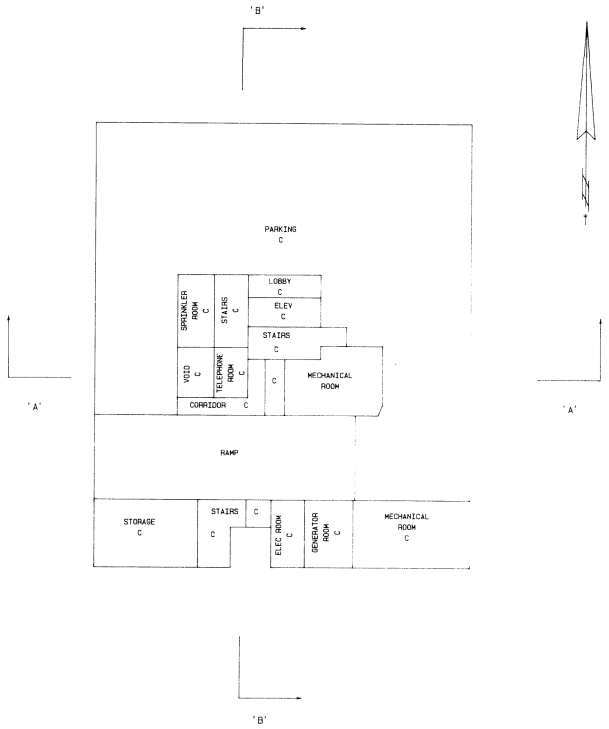
PARKING LEVEL 1

SHEET 8 OF 26 SHEETS.

STRATA PLAN
LMS 474

SCALE : 1 : 200
ALL DISTANCES SHOWN ARE IN METRES

3 2 1 0 5 10 15



June 24th, 1992

\MAY92C\91142.5

S-6012

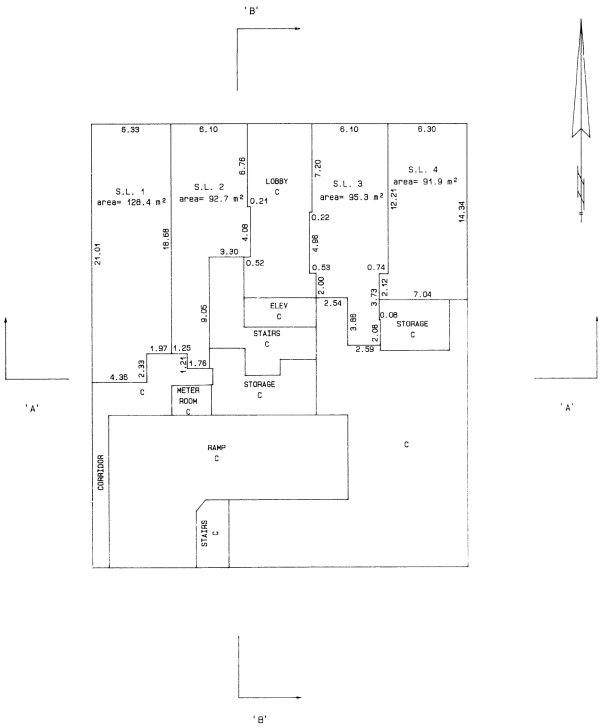
GROUND FLOOR

SHEET 9 OF 26 SHEETS.

STRATA PLAN
LMS 474

SCALE : 1 : 200
ALL DISTANCES SHOWN ARE IN METRES

3 2 1 0 5 10 15



June 24th, 1992

\MAY92C\91142.6

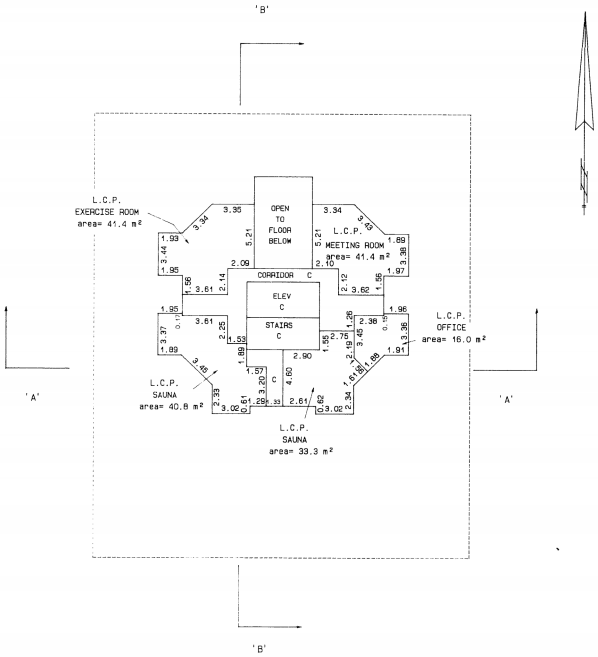
S-6012

SECOND FLOOR

SCALE : 1 : 200
ALL DISTANCES SHOWN ARE IN METRES

SHEET 10 OF 26 SHEETS.

STRATA PLAN
LMS 474



ALL L.C.P ON THIS LEVEL IS
FOR STRATA LOTS 5 TO 34 INCLUSIVE

June 24th, 1992

\MAY92C\91142.7

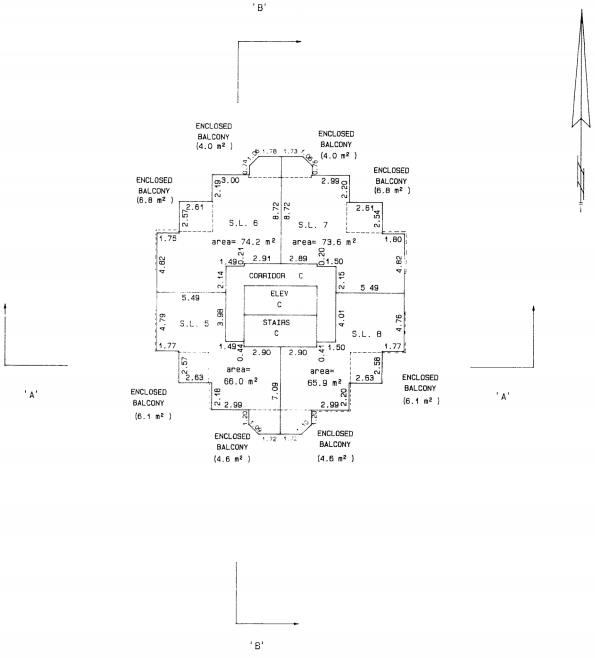
S-6012

THIRD FLOOR

SCALE : 1 : 200
ALL DISTANCES SHOWN ARE IN METRES

SHEET 11 OF 26 SHEETS.

STRATA PLAN
LMS 474



June 24th, 1992

\MAY92C\91142.8

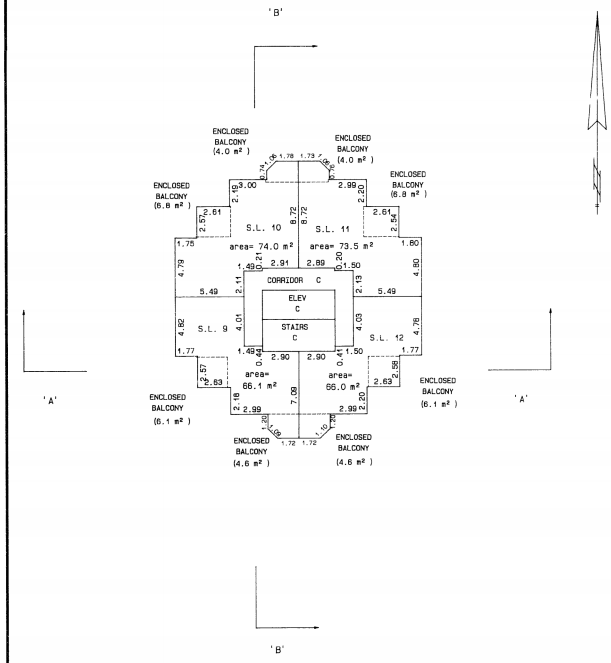
S-6012

FOURTH FLOOR

SCALE : 1 : 200
ALL DISTANCES SHOWN ARE IN METRES

SHEET 12 OF 26 SHEETS.

STRATA PLAN
LMS 474



June 24th, 1992

\MAY92C\91142.9

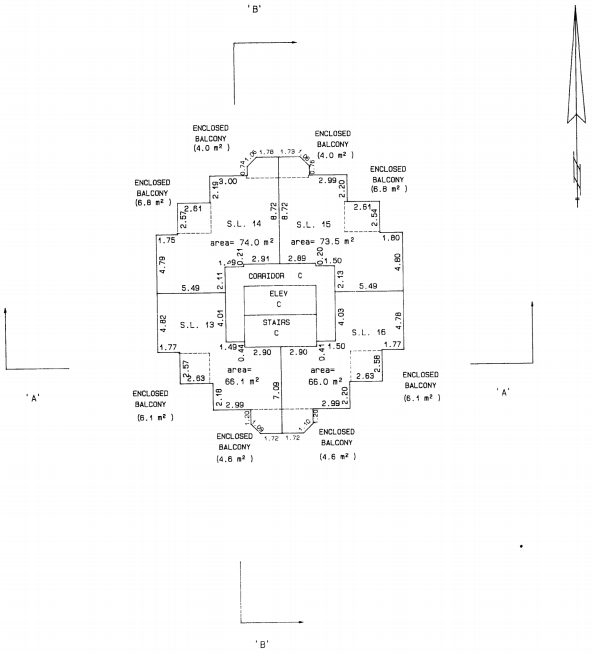
S-6012

SHEET 13 OF 26 SHEETS.

FIFTH FLOOR

STRATA PLAN
LMS 474

SCALE : 1 : 200
ALL DISTANCES SHOWN ARE IN METRES



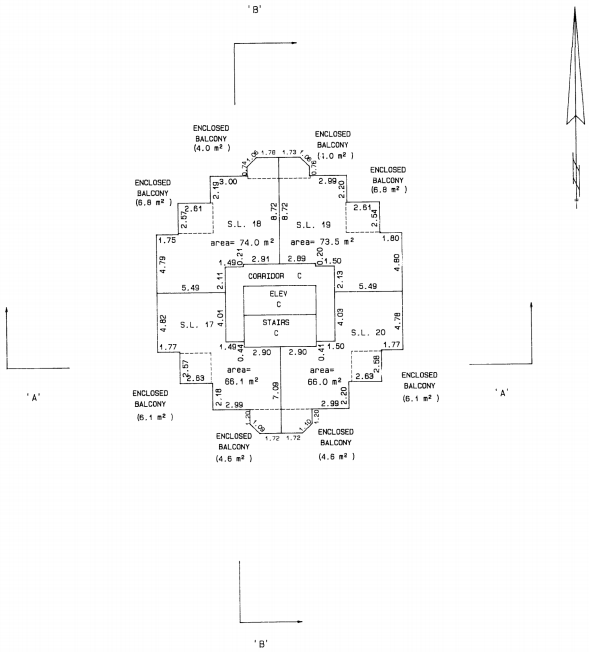
June 24th, 1992 \MAY92C\91142.10 S-6012

SHEET 14 OF 26 SHEETS.

SIXTH FLOOR

STRATA PLAN
LMS 474

SCALE : 1 : 200
ALL DISTANCES SHOWN ARE IN METRES



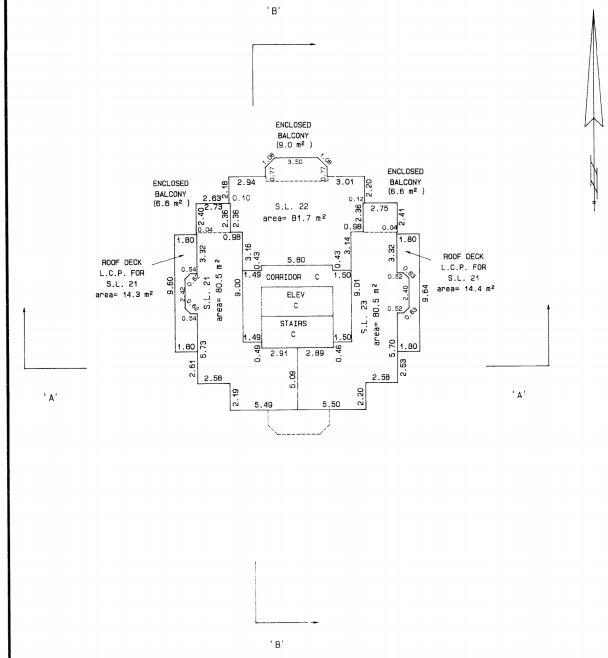
June 24th, 1992 \MAY92C\91142.11 S-6012

SHEET 15 OF 26 SHEETS.

SEVENTH FLOOR

STRATA PLAN
LMS 474

SCALE : 1 : 200
ALL DISTANCES SHOWN ARE IN METRES



June 12th, 1992 \MAY92C\91142.12 S-6012

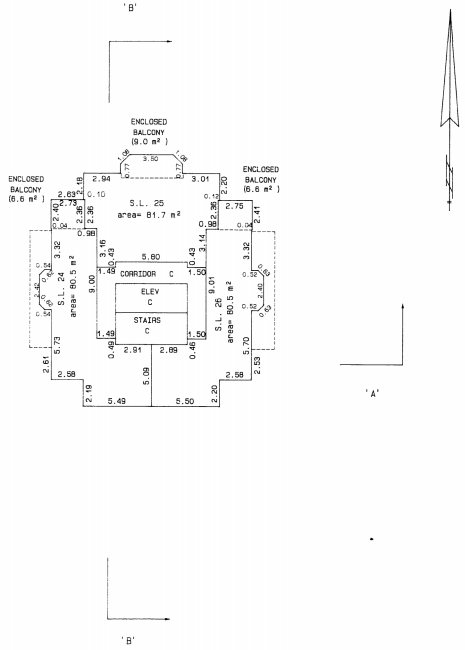
SHEET 16 OF 26 SHEETS.

EIGHTH FLOOR

STRATA PLAN
LMS 474

SCALE : 1 : 200
ALL DISTANCES SHOWN ARE IN METRES

3 2 1 0 5 10 15



June 24th, 1992

\MAY92C\91142.12

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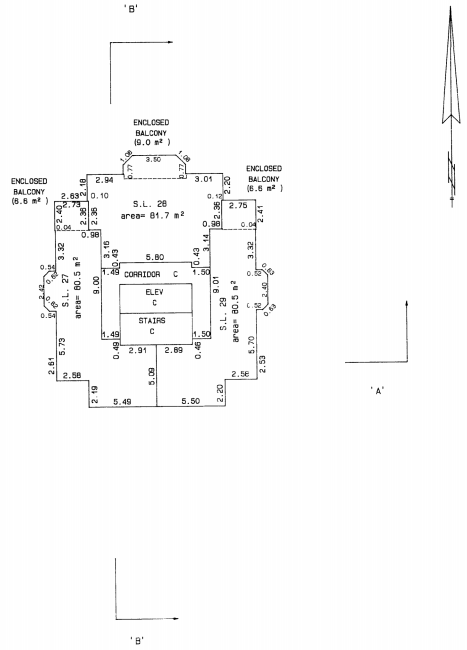
SHEET 17 OF 26 SHEETS.

NINTH FLOOR

STRATA PLAN
LMS 474

SCALE : 1 : 200
ALL DISTANCES SHOWN ARE IN METRES

3 2 1 0 5 10 15



June 24th, 1992

\MAY92C\91142.14

S-6012

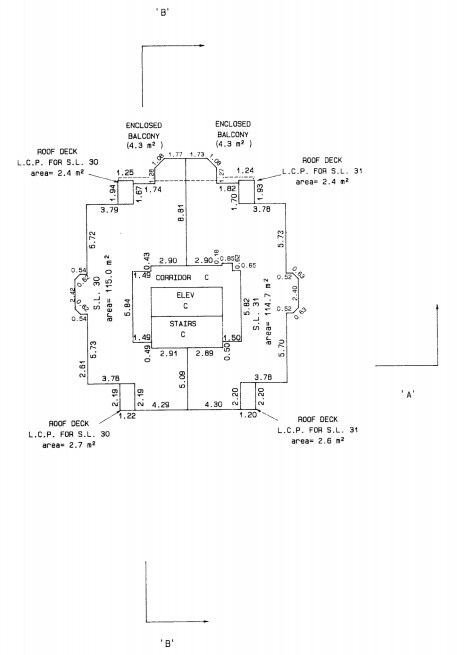
SHEET 18 OF 26 SHEETS.

TENTH FLOOR

STRATA PLAN
LMS 474

SCALE : 1 : 200
ALL DISTANCES SHOWN ARE IN METRES

3 2 1 0 5 10 15



June 24th, 1992

\MAY92C\91142.15

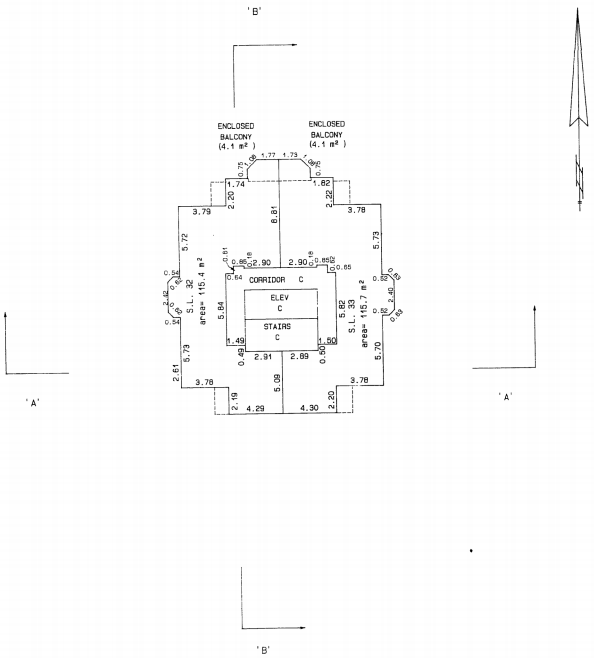
S-6012

SHEET 19 OF 26 SHEETS.

STRATA PLAN
LMS 474

ELEVENTH FLOOR

SCALE : 1 : 200
ALL DISTANCES SHOWN ARE IN METRES



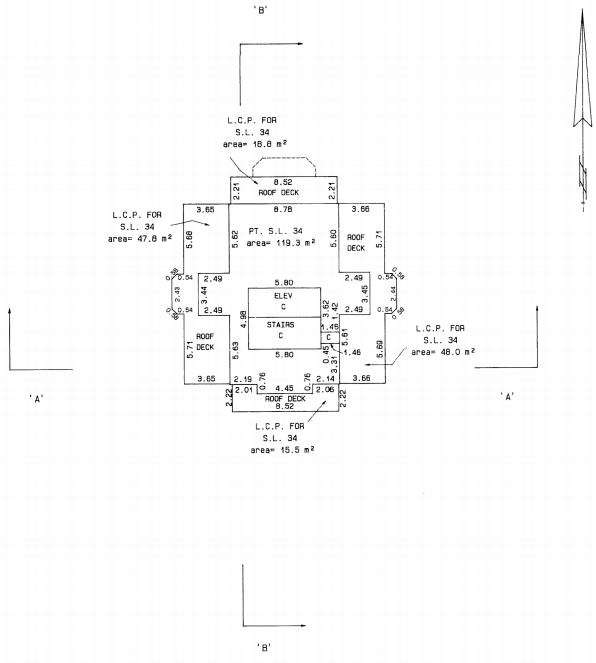
June 24th, 1992 \MAY92C\91142.16 S-6012

SHEET 20 OF 26 SHEETS.

STRATA PLAN
LMS 474

TWELFTH FLOOR

SCALE : 1 : 200
ALL DISTANCES SHOWN ARE IN METRES



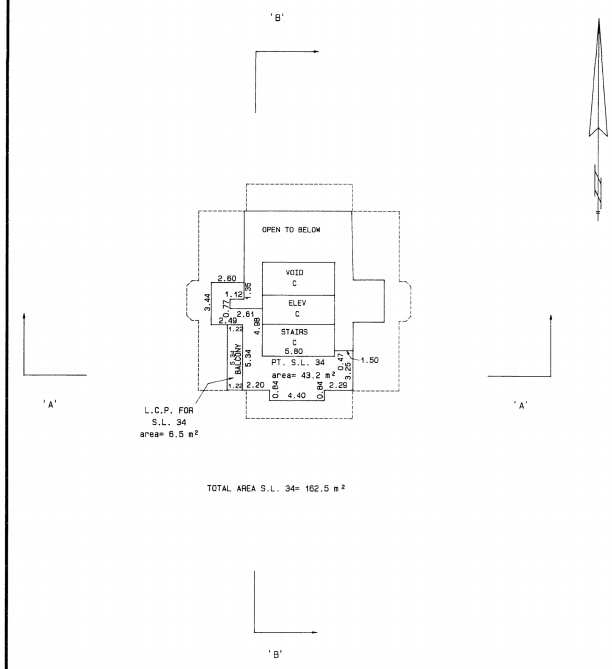
June 24th, 1992 \MAY92C\91142.17 S-6012

SHEET 21 OF 26 SHEETS.

STRATA PLAN
LMS 474

THIRTEENTH FLOOR

SCALE : 1 : 200
ALL DISTANCES SHOWN ARE IN METRES



TOTAL AREA S.L. 34= 162.5 m²

June 24th, 1992 \MAY92C\91142.18 S-6012

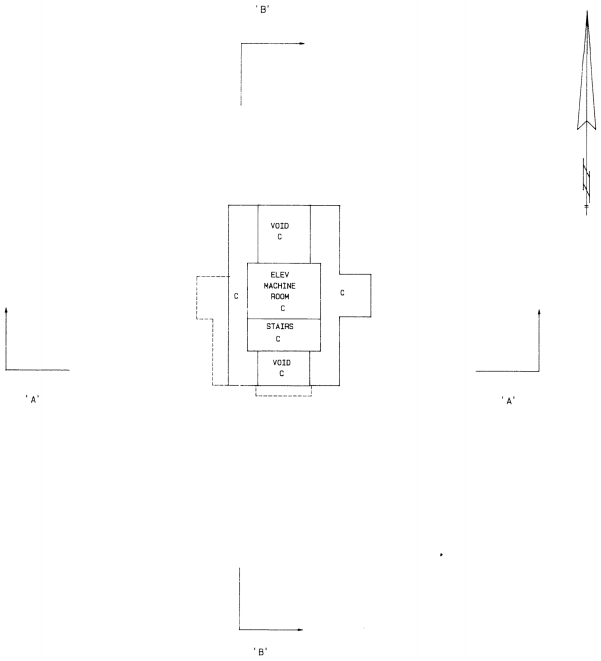
FOURTEENTH FLOOR

SHEET 22 OF 26 SHEETS.

STRATA PLAN
LMS 474

SCALE : 1 : 200
ALL DISTANCES SHOWN ARE IN METRES

3 2 1 0 5 10 15



June 24th, 1992

\MAY92C\91142.19

S-6012

SECTIONS

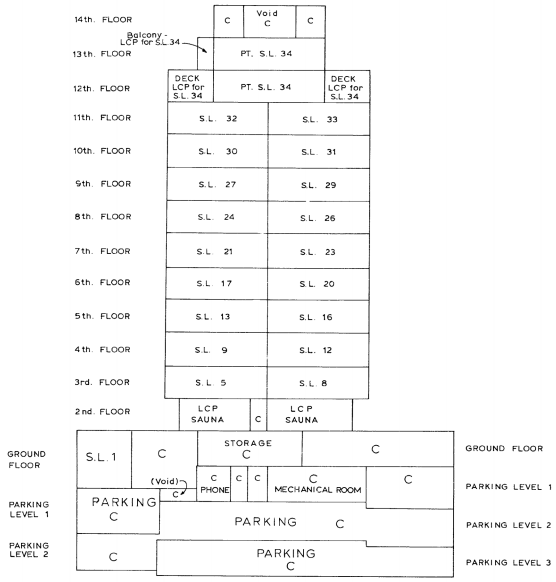
SHEET 23 OF 26 SHEETS.

STRATA PLAN
LMS 474

SCALE : 1 : 200
ALL DISTANCES SHOWN ARE IN METRES

3 2 1 0 5 10 15

SECTION 'A' - 'A'



June 24th, 1992

\MAY92C\91142.20

S-6012

SECTIONS

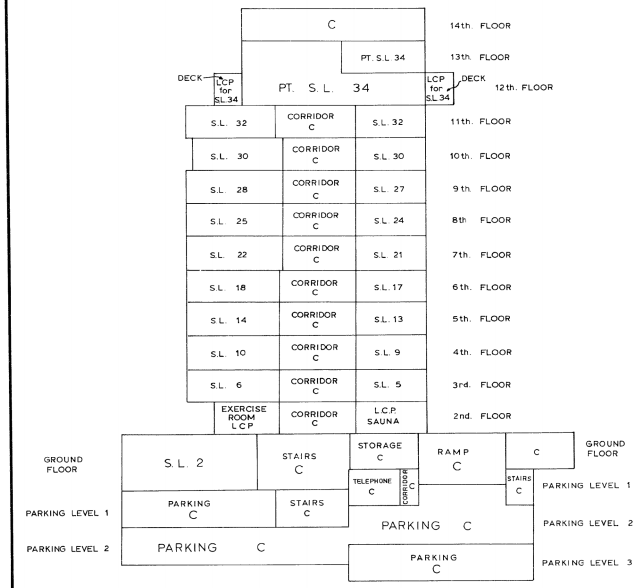
SHEET 24 OF 26 SHEETS.

STRATA PLAN
LMS 474

SCALE : 1 : 200
ALL DISTANCES SHOWN ARE IN METRES

3 2 1 0 5 10 15

SECTION 'B' - 'B'



June 24th, 1992

\MAY92C\91142.21

S-6012

STRATA PLAN
LMS 474

RECORD OF BY-LAWS AND ORDERS ETC.

FILING		DOCUMENTS	
NUMBER	DATE	DATE	NATURE AND PARTICULARS

STRATA PLAN
LMS 474

DEALINGS AFFECTING THE COMMON PROPERTY

REGISTRATION		DOCUMENT	
NUMBER	DATE	DATE	NATURE AND PARTICULARS
HERETO IS ANNEXED EASEMENT BE53176 OVER LOT 3, BLOCK 353 DISTRICT LOT 526, PLAN 590			
HERETO IS ANNEXED EASEMENT BE54023 OVER LOT 6, BLOCK 353 DISTRICT LOT 526, PLAN 590			
BE 53177	13/05/91		EASEMENT; APPURTENANT TO LOT 3, BLOCK 353, DISTRICT LOT 526, PLAN 590
BE 54024	13/05/91		EASEMENT; APPURTENANT TO LOT 6, BLOCK 353 DISTRICT LOT 526 PLAN 590
BE 262040	08/10/91		EASEMENT AND INDEMNITY AGREEMENT IN FAVOUR OF THE CITY OF VANCOUVER