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LTSA - DOCUMENT RETRIEVAL REF # 009534 REQUESTED: 2010-06-07 08:56

CLIENT NAME: JEFF FITZPATRICK PER REAL ESTATE CORP
ADDRESS: 1428 WEST 7TH AVENUE
 VANCOUVER BC V6H 1C1

PICK-UP INSTRUCTIONS:

USER ID: PA26322 PLAN # LMS3462 LM Filed RCVD:1998-09-11
ACCOUNT: 795763
FOLIO

REMARKS:

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.

STRATA PLAN OF LOT C BLOCK 499 DISTRICT

LOT 472 GROUP 1 N.W.D. PLAN LMP24750

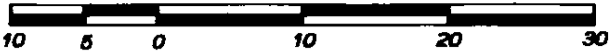
CITY OF VANCOUVER
B.C.G.S. 92G.025

STRATA PLAN LMS 3462

REF. NO. Om 255511

STRATA PLAN LMS 3462 deposited and registered
in the Land Title Office at New Westminster, B.C.
This 11 day of SEPT, 1998

SCALE 1:500

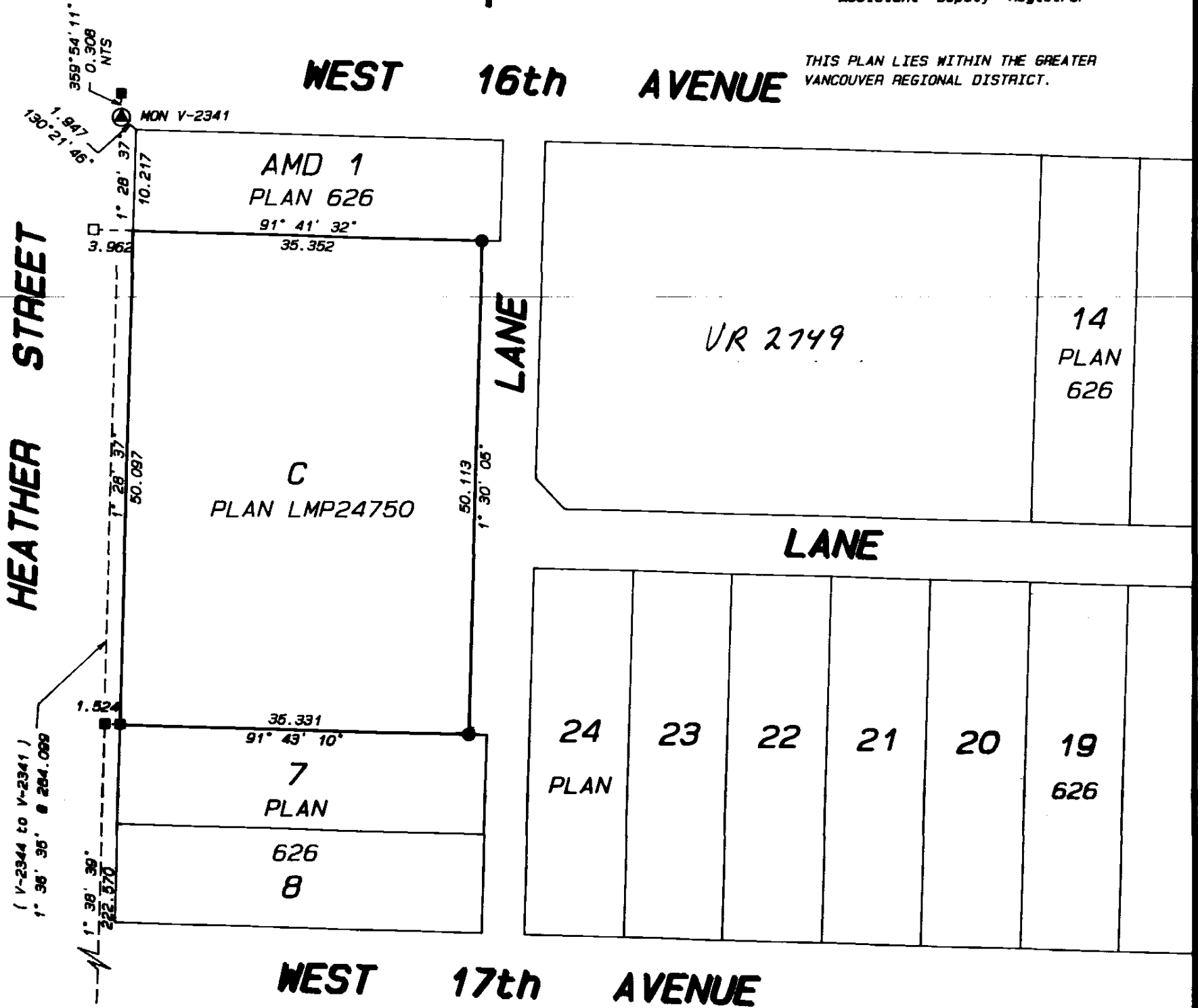


ALL DIMENSIONS ARE IN METRES.



T. Dinnell R.E.P.
Assistant Deputy Registrar

THIS PLAN LIES WITHIN THE GREATER
VANCOUVER REGIONAL DISTRICT.



LEGEND :

GRID BEARINGS ARE DERIVED FROM OBSERVATIONS BETWEEN
CONTROL MONUMENTS V-2341 AND V-2344, (NAD 83)
INTEGRATED SURVEY AREA NO. 31, VANCOUVER.

THIS PLAN SHOWS GROUND LEVEL MEASURED DISTANCES.
PRIOR TO COMPUTATION OF U.T.M. CO-ORDINATES
MULTIPLY BY MEAN COMBINED FACTOR 0.99959555.

- ⊙ = CONTROL MONUMENT FOUND
- = LEAD PLUG FOUND
- = LEAD PLUG PLACED
- = IRON POST FOUND
- m² = SQUARE METRES
- S.L. = STRATA LOT
- PT. = PART
- C.P. = COMMON PROPERTY
- E = ELECTRICAL CLOSET
- V = VENTILATION SHAFT
- RD = ROOFDECK
- P = PATIO
- B = BALCONY
- NTS = NOT TO SCALE

NOTE:

PATIOS, BALCONIES, AND ROOFDECKS ARE LIMITED COMMON
PROPERTY FOR THE USE OF THE STRATA LOTS INDICATED.
(EXAMPLE: P-7, B-48, AND RD-26)

I, JOE L. COELHO, of Surrey, 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 Richmond, B.C.

This 24th day of August, 1998

Joe Coelho B.C.L.S.

CIVIC ADDRESS :

3278 HEATHER STREET
VANCOUVER, B.C.

NAME OF DEVELOPMENT :

HEATHERSTONE

The address for service of documents
on the Strata Corporation is :

The Owners

Strata Plan LMS 3462

c/o 2700-700 WEST GEORGIA STREET
VANCOUVER, B.C.
V7T 1B8

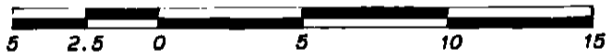
FOR MAILING ADDRESS OF THE STRATA
CORPORATION SEARCH THE STRATA
PLAN GENERAL INDEX.
MATSON, PECK & YOPLISS

SURVEYORS AND ENGINEERS
210-8171 COOK ROAD
RICHMOND, B.C. V6Y 3T8
(ph) 270-9331
(fax) 270-4137

JOB NO. V - 12358

FILED LMLMS3462 RCVD:1998-09-11 RQST:2010-06-07-08.56.46.872

SCALE 1:250



All dimensions are in metres.

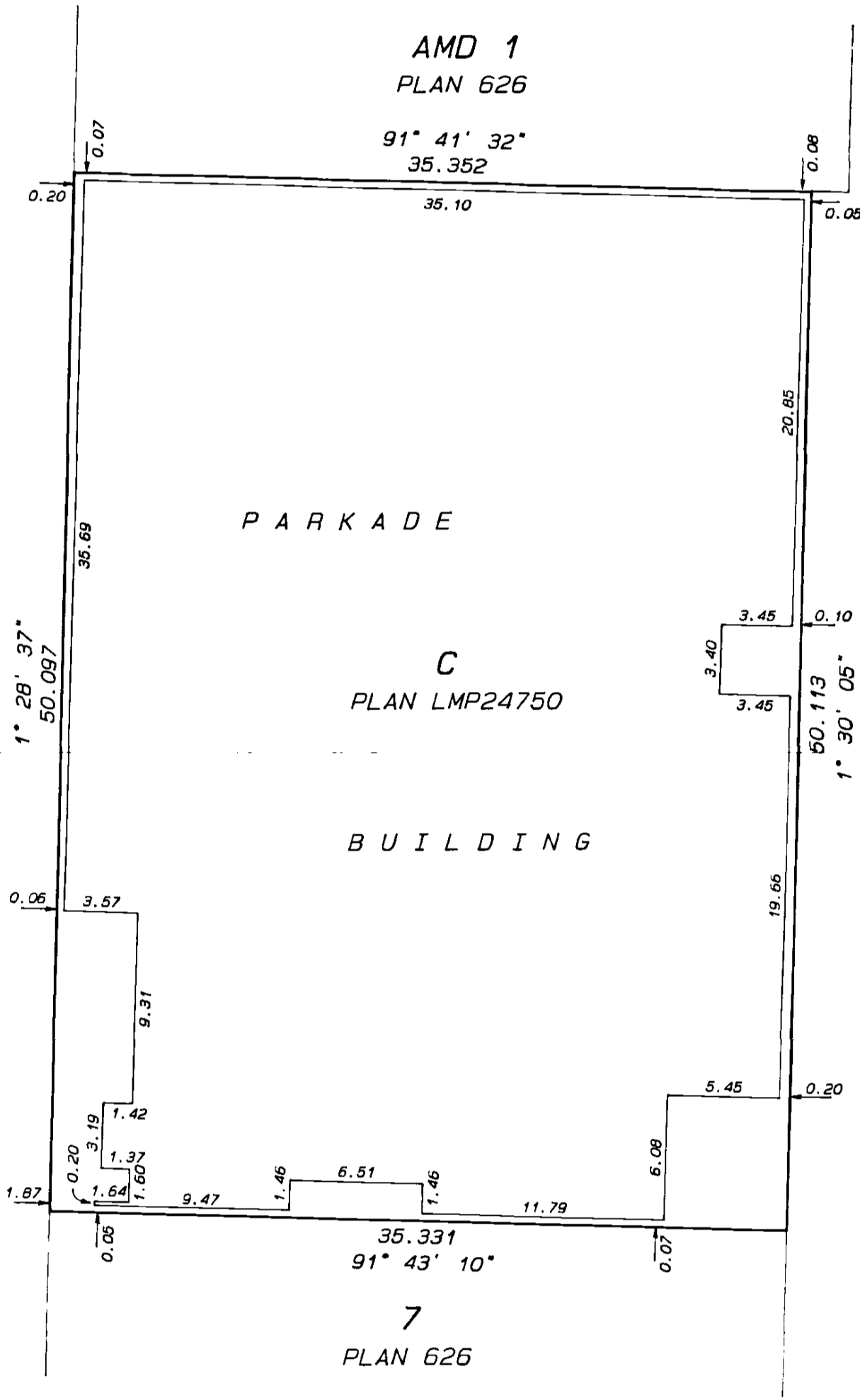
STRATA PLAN LMS 3462

NOTE:
LOCATION OF PROPERTY LINES SHOWN
ARE NOT TO SCALE FOR THE PURPOSE
OF CLARITY.



DIMENSIONS ARE MEASURED AT
GRADE TO EXTERIOR FACE
OF CONCRETE PARKADE WALL
UNLESS INDICATED OTHERWISE.

HEATHER STREET



MATSON, PECK & TOPLISS
SURVEYORS AND ENGINEERS
210-8171 COOK ROAD
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(ph) 270-9331
(fax) 270-4137

JOB NO. V - 12358

DATE 24/08/98 J.C. B.C.L.S.

STRATA PLAN LMS 3462

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 UPON DESTRUCTION	NUMBER OF VOTES
1	7	68	1879	1
2	7	75	2179	1
3	7	74	2119	1
4	7	56	1629	1
5	7	55	1629	1
6	7	55	1629	1
7	7	56	1629	1
8	7	58	1629	1
9	7	50	1359	1
10	7, 8	96	2599	1
11	7, 8	96	2559	1
12	7, 8	96	2559	1
13	7, 8	96	2559	1
14	7, 8	96	2559	1
15	7, 8	96	2559	1
16	7	64	1819	1
17	7	40	1199	1
18	8	69	1839	1
19	8	75	2099	1
20	8	74	2059	1
21	8	57	1559	1
22	8	55	1559	1
23	8	56	1559	1
24	8	57	1559	1
25	8	57	1559	1
26	8	75	2139	1
27	8	64	1669	1
28	8	68	1759	1
29	8	65	1759	1
30	9	69	1869	1
31	9	76	2139	1
32	9	74	2089	1
33	9	57	1579	1
34	9	55	1579	1
35	9	56	1579	1
36	9	57	1579	1
37	9	57	1579	1
38	9	75	2059	1
39	9	64	1699	1
40	9	50	1429	1
41	9	50	1399	1
42	9	50	1399	1
43	9	50	1399	1
44	9	50	1399	1
45	9	50	1399	1
46	9	65	1789	1
47	9	65	1789	1
48	10	69	1899	1
49	10	75	2169	1
50	10	74	2119	1
51	10	57	1619	1
52	10	55	1619	1
53	10	56	1619	1
54	10	57	1619	1
55	10	57	1619	1
56	10	74	2089	1
57	10	64	1739	1
58	10	50	1479	1
59	10	50	1449	1
60	10	50	1449	1
61	10	50	1449	1
62	10	50	1449	1
63	10	50	1449	1
64	10	65	1819	1
65	10	65	1819	1
AGGREGATE		4137	115435	65

MATSON, PECK & TOPLISS
 SURVEYORS AND ENGINEERS
 210-8171 COOK ROAD
 RICHMOND, B.C. V6Y 3T8
 (ph) 270-9331
 (fax) 270-4137

JOB NO. V - 12358

DATE 24/08/98 J.C. B.C.L.S.

FILED LMLMS3462 RCVD:1998-09-11 ROST:2010-06-07-08:56:46.872

STRATA PLAN LMS 3462

CONDOMINIUM ACT.

STATUTORY DECLARATION

I / WE the undersigned do solemnly declare that

- (1) I / WE the undersigned am/are the owner-developer or the duly authorized agent of the owner-developer.
- (2) The strata plan is entirely for residential use.

I / WE 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.

Declared before me at Vancouver, B.C. this 26th day of August, 1998

[Signature]
JIMMY HO

[Signature]
A commissioner for taking affidavits within B.C.

Michel Giasson
2700-709 W. GEORGIA ST.
VAN. BC V7Y 1B8
CERTIFICATE UNDER SECTION 8 (1)
CONDOMINIUM ACT.

I, JOE L. COELHO, of Surrey, B.C., British Columbia Land Surveyor, hereby certify that the building shown in this strata plan has not, as of the 24th day of August, 1998 been previously occupied.

Dated at Richmond, B.C. This 24th day of August, 1998

Joe Coelho, B.C.L.S.

Accepted as to forms 1, 2 and 3 this 0th day of SEPT., 1998.

[Signature]
for SUPERINTENDENT OF REAL ESTATE

SIGNATURES

WITNESSES :

[Signature]
WITNESS ~~as to both~~ Michel Giasson
Solicitor
OCCUPATION
2700-709 W. Georgia St.
ADDRESS
Vancouver, B.C. V7Y 1B8

OWNER :

485954 B.C. LTD.
(INC. NO. 485954)
[Signature]
AUTHORIZED SIGNATORY
JIMMY HO
AUTHORIZED SIGNATORY

MORTGAGEE :

HONGKONG BANK OF CANADA
by its lawful attorneys:

[Signature]
WITNESS as to both
Genevieve Lussier
Commercial Credit Officer
OCCUPATION
700-885 W. Georgia St.
ADDRESS
Vancouver, BC, V6C 3G1

[Signature]
AUTHORIZED SIGNATORY
PAUL IRVING
[Signature]
AUTHORIZED SIGNATORY
JOSEPH YEUNG

LESSEE :

WITNESS as to both
OCCUPATION
ADDRESS

KI-REEN KIM
SUN-IH KIM

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SURVEYORS AND ENGINEERS
210-8171 COOK ROAD
RICHMOND, B.C. V6Y 3T8
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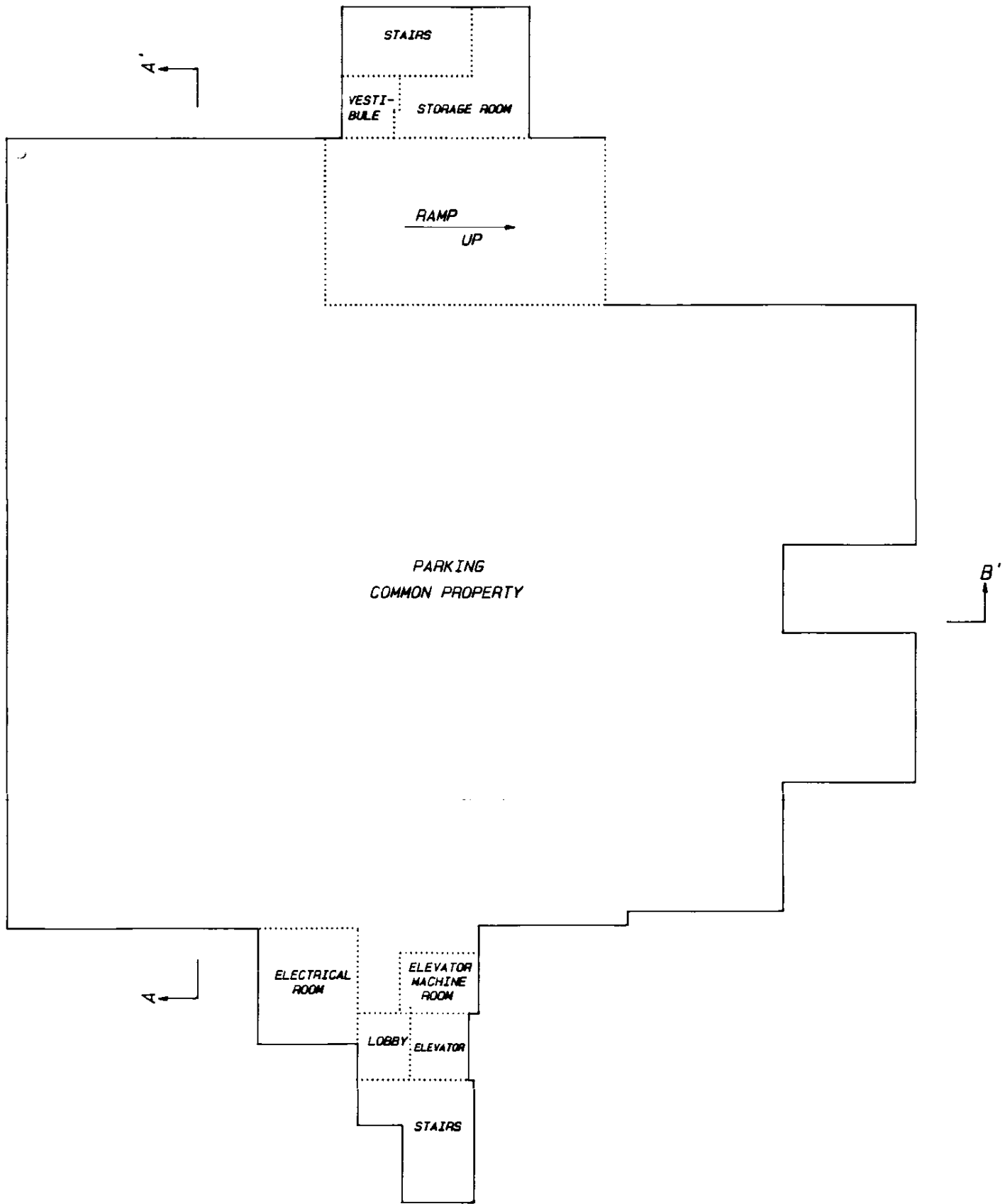
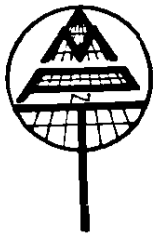
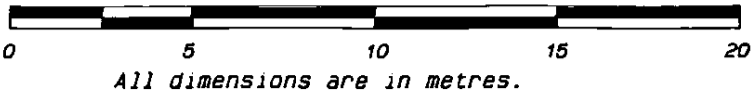
JOB NO. V - 12358

DATE 24/08/98 J.C. B.C.L.S.

PARKING LEVEL P2

STRATA PLAN LMS 3462

SCALE 1:200



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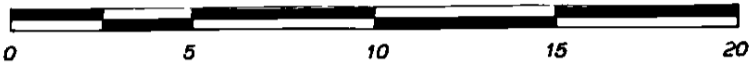
JOB NO. V - 12358

DATE 29/08/98 J.C. B.C.L.S.

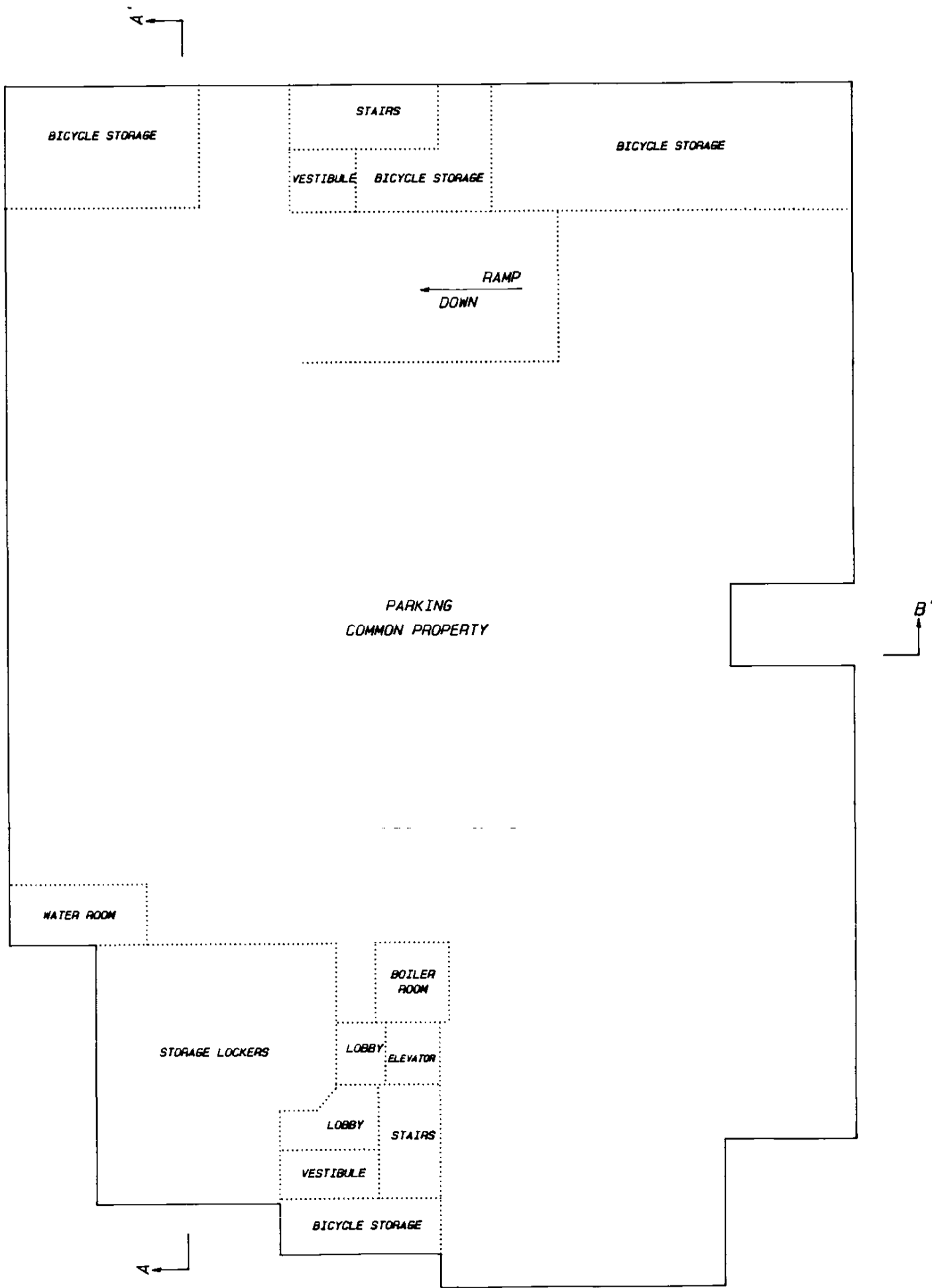
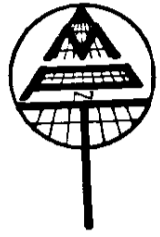
PARKING LEVEL P1

STRATA PLAN LMS

SCALE 1:200



All dimensions are in metres.



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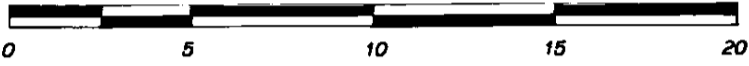
JOB NO. V - 12358

DATE 24/08/98 J.C. B.C.L.S.

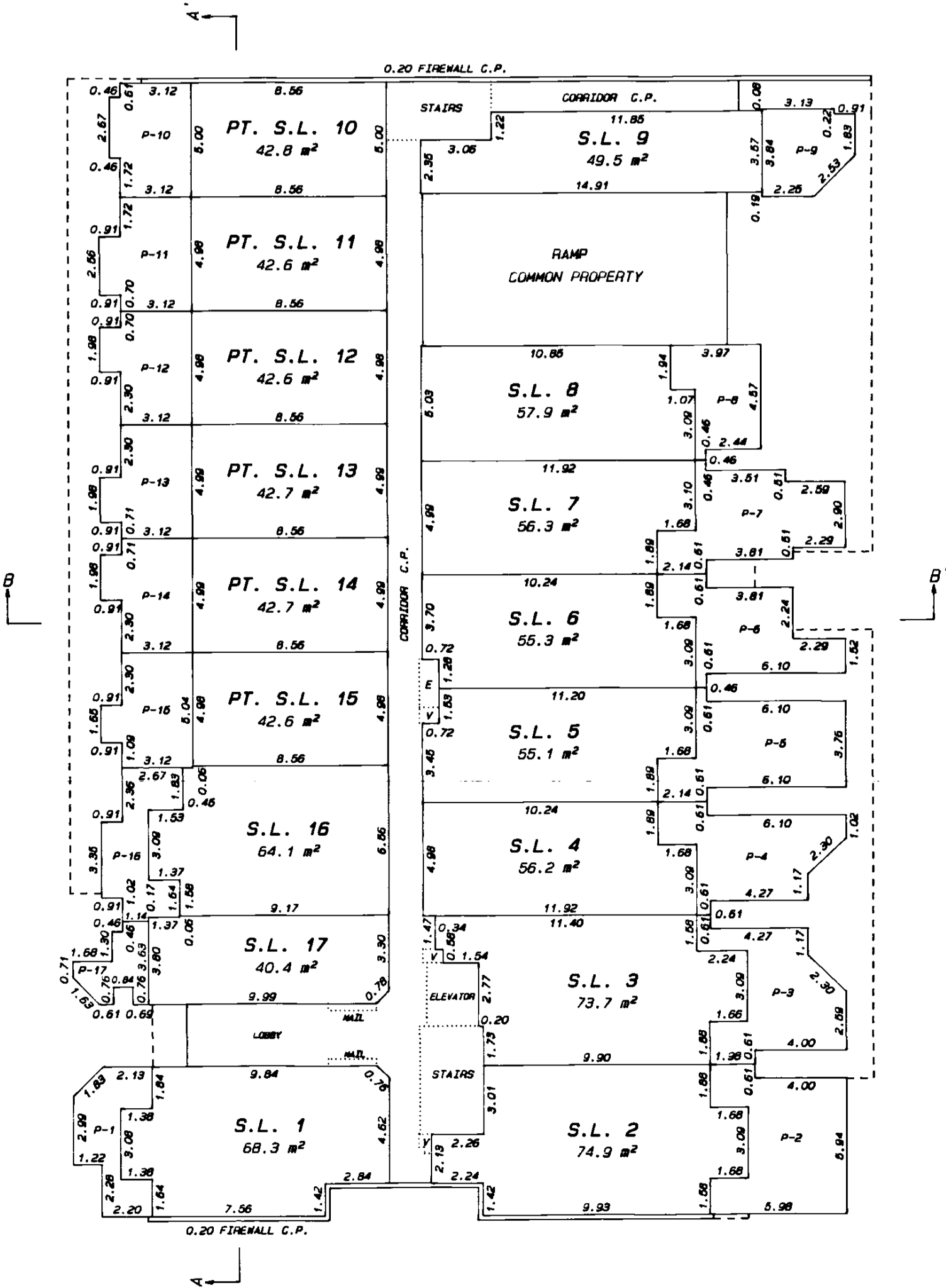
FIRST FLOOR LEVEL

STRATA PLAN LMS 3462

SCALE 1: 200



All dimensions are in metres.



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NOTE:
 UNLESS SHOWN OTHERWISE, ALL
 ANGLES ARE MULTIPLES OF 45°.

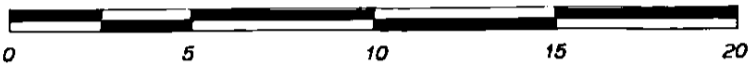
JOB NO. V - 12358

DATE 24/08/98 J.C. B.C.L.S.

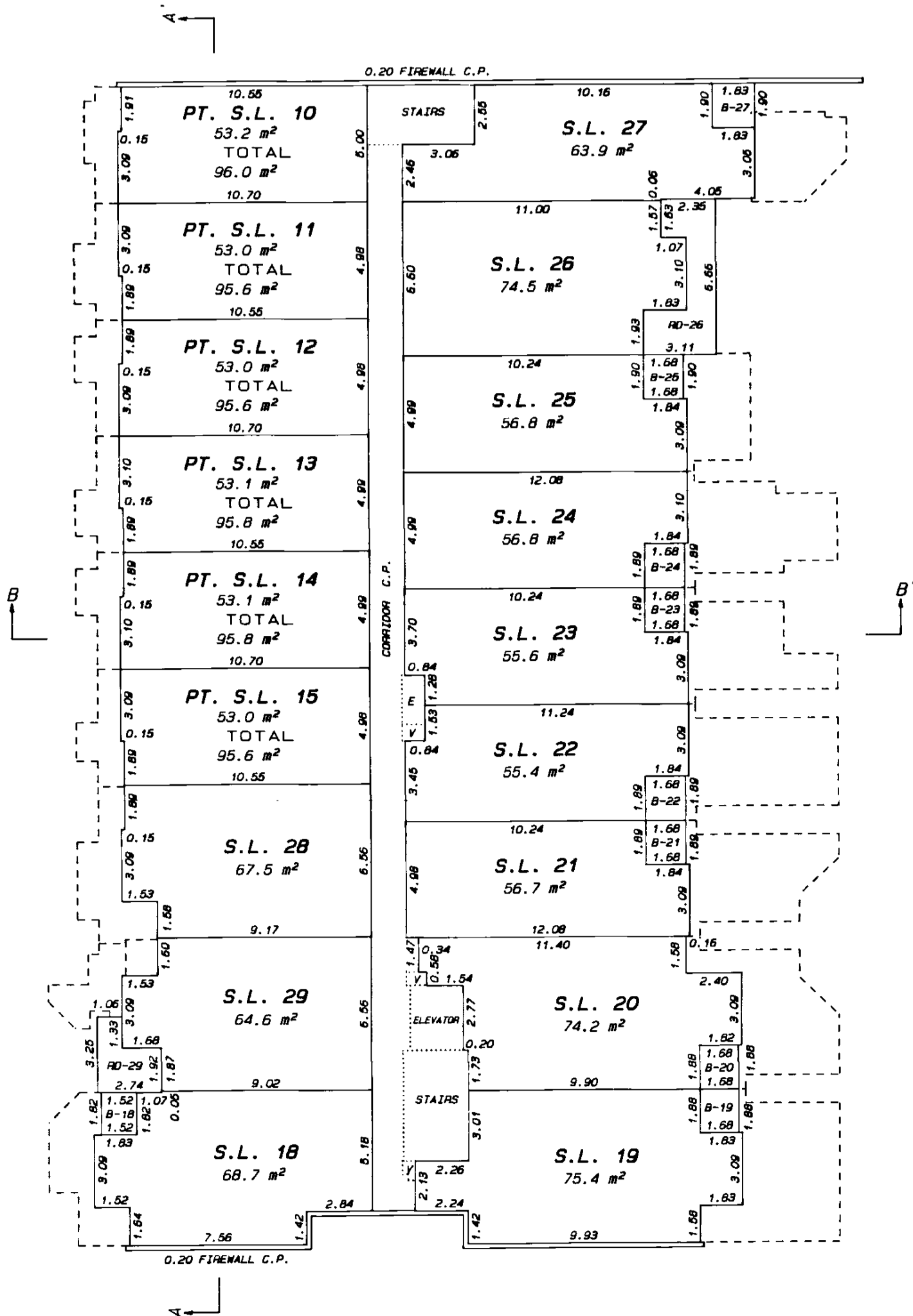
SECOND FLOOR LEVEL

STRATA PLAN LMS 3462

SCALE 1:200



All dimensions are in metres.



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NOTE:
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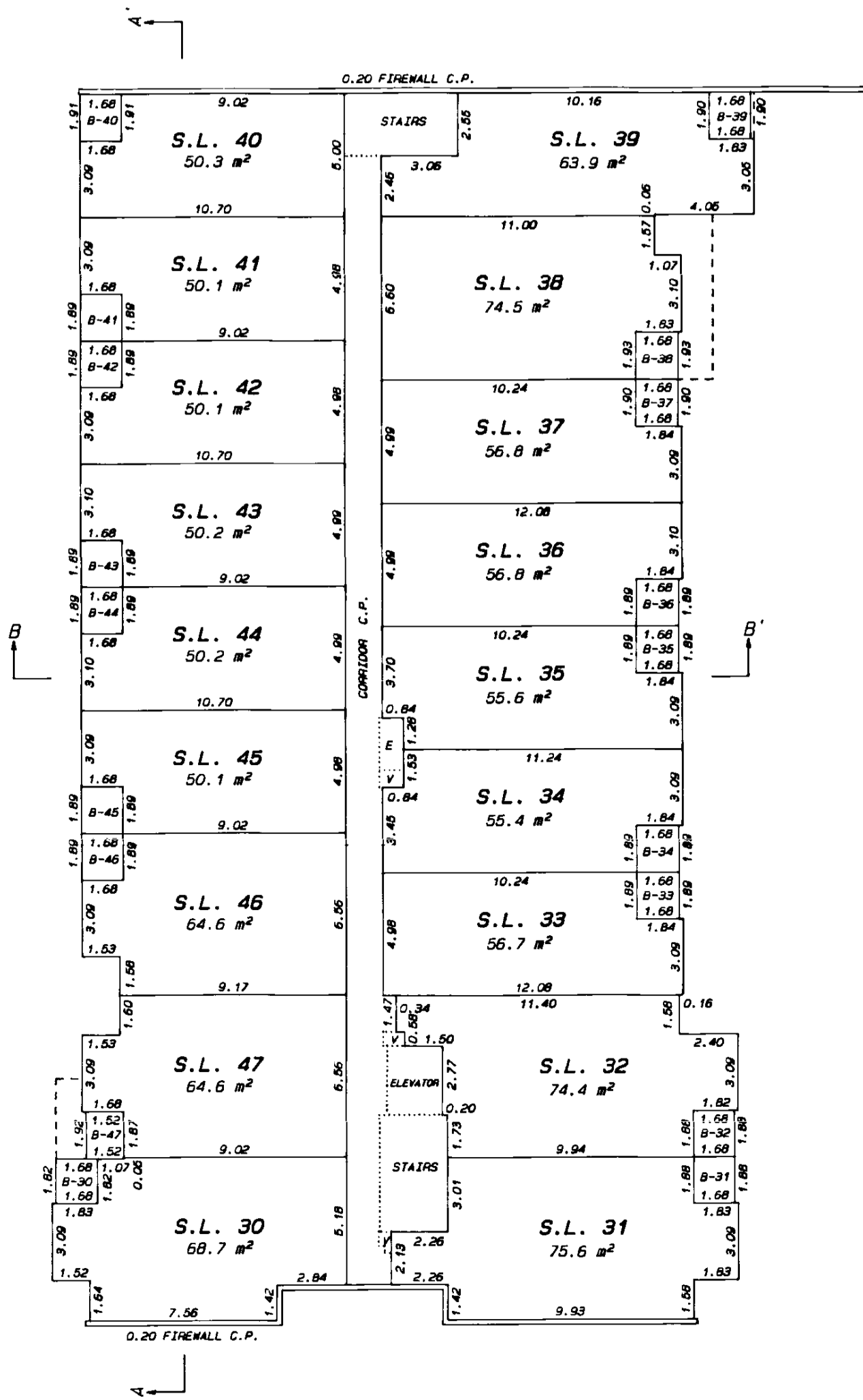
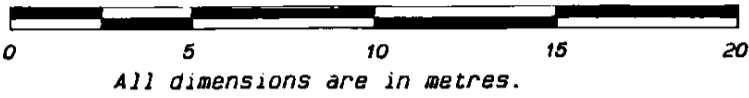
JOB NO. V - 12358

DATE 24/08/98 J.C. B.C.L.S.

THIRD FLOOR LEVEL

STRATA PLAN LMS 3462

SCALE 1:200



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NOTE:
 UNLESS SHOWN OTHERWISE, ALL
 ANGLES ARE MULTIPLES OF 45°.

JOB NO. V - 1235B

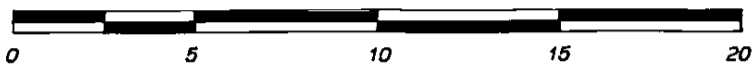
DATE 24/08/98 J.C. B.C.L.S.

FILED LMLMS3462 RCVD:1998-09-11 ROST:2010-06-07-08:56:46.872

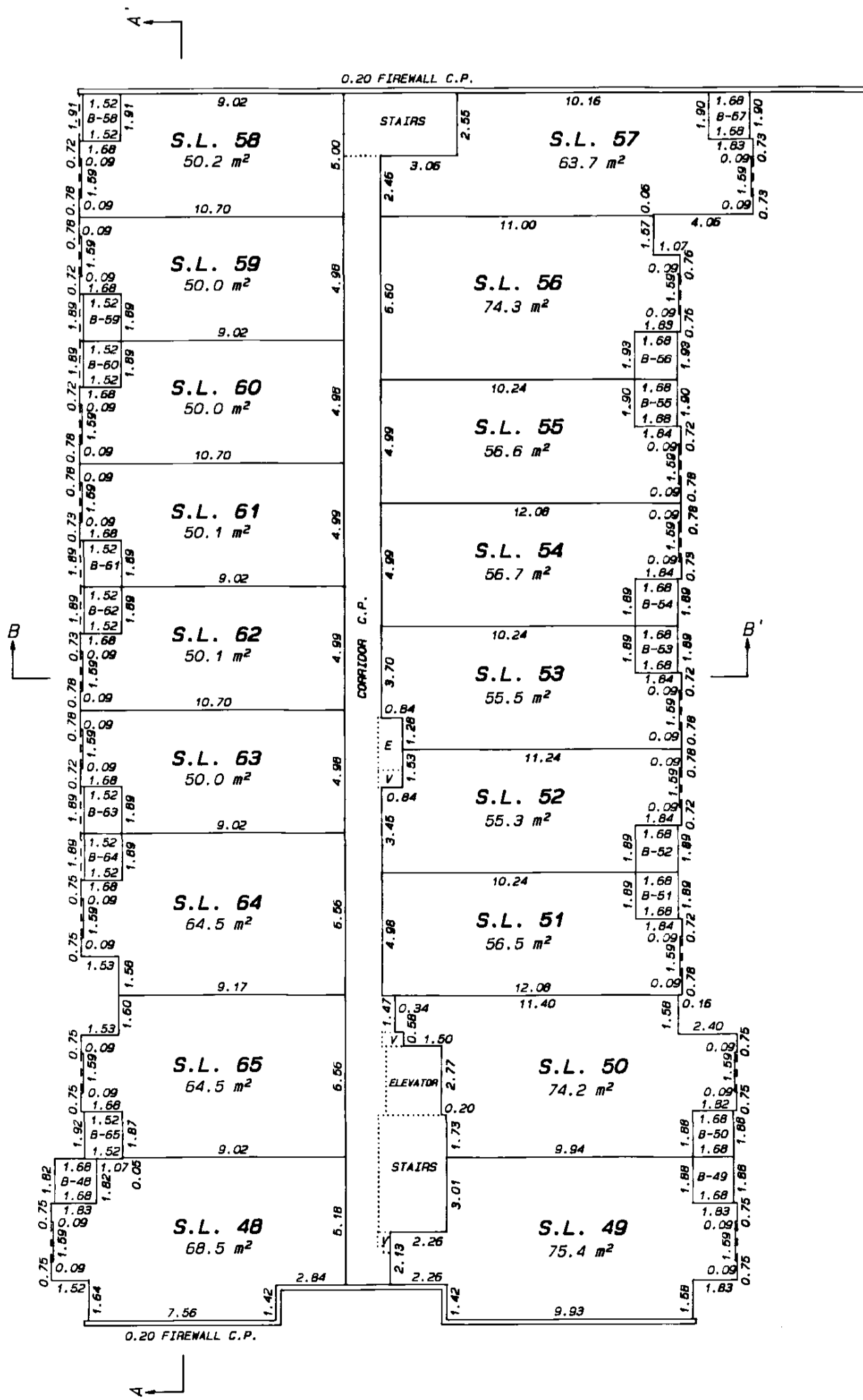
FOURTH FLOOR LEVEL

STRATA PLAN LMS 3462

SCALE 1:200



All dimensions are in metres.



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NOTE:
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 ANGLES ARE MULTIPLES OF 45°.

JOB NO. V - 12358

DATE 24/08/98 J.C. B.C.L.S.

