

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

| LTSA - DOCUMENT RETRIEVAL REF # Q54295 REQUESTED: 2011-01-04 08:44

CLIENT NAME: JEFF FITZPATRICK PER REAL ESTATE CORP

ADDRESS: 1428 WEST 7TH AVENUE

VANCOUVER BC V6H 1C1

PICK-UP INSTRUCTIONS:

| 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 2, BLOCK 181, DISTRICT LOT 526, PLAN 848.

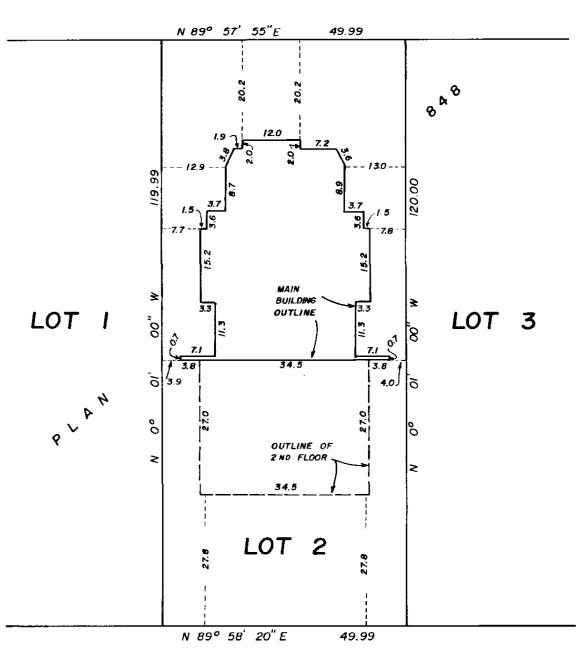
SCALE: I INCH = 20 FEET

"CITY OF VANCOUVER"

STRATA PLAN VR 334 DEPOSITED AND REGISTERED IN THE LAND REGISTRY OFFICE AT VANCOUVER, B.C. THIS 5 TH DAY OF MAY 1976

CIVIC ADDRESS: 2478, 2480, 2482 AND 2484 POINT GREY ROAD, VANCOUVER, B.C.

POINT GREY ROAD



LANE

20 19 PLAN 14599

LEGEND

SQ.FT. DENOTES SQUARE FEET

DENOTES STRATA LOT

DENOTES PART OF STRATA LOT

DENOTES COMMON PROPERTY **©**

ⅎ DENOTES BALCONY

Ø DENOTES PATIO

DENOTES STAIRS

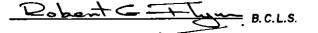
I, ROBERT G. FLYNN OF LADNER, B.C. BRITISH COLUMBIA LAND SURVEYOR, HEREBY CERTIFY THAT THE BUILDING ERECTED ON THE PARCEL DESCRIBED ABOVE LIES WHOLLY WITHIN THE EXTERNAL BOUNDARIES OF THAT PARCEL.

DATED AT VANCOUVER, B.C.

THIS 15th DAY OF APRIL 1976

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

THE OWNERS, STRATA PLAN Nº VR 334 2478 POINT GREY ROAD, VANCOUVER, B.C.



McELHANNEY ASSOCIATES PROFESSIONAL LAND SURVEYORS 1200 WEST PENDER STREET **VANCOUVER V6E 2T3** FILE 13138-1

STRATA PLAN VR 334

STRATA TITLES ACT

| LOT NO. | SHEET NO. | FORM I | FORM 2 | FORM 3 SCHEDULE OF VOTING RIGHTS NUMBER OF VOTES |
|--------------|-----------|---------------------------------|--|--|
| | | SCHEDULE OF UNIT ENTITLEMENT | SCHEDULE OF INTEREST UPON DESTRUCTION | |
| | | UNIT ENTITLEMENT | INTEREST UPON DESTRUCTION | |
| S.L. I | 4 and 5 | 2584 | 2463 | |
| S.L. 2 | 4 and 5 | 2539 | 2474 | |
| S.L. 3 | 4 and 5 - | 2451 | 2520 | |
| S.L. 4 | 4 and 5 | 2426 | 2543 | |
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SIGNATURES

STATUTORY DECLARATION

- 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

DECLARED BEFORE ME AT VANCOUVER, B.C. IN THE PROVINCE OF BRITISH GOLUMBIA THIS 206 WODAY OF

A COMMISSIONER FOR VIAKING AFFIDAVIT WITHIN THE PROVINCE OF BRITISH COLUMBIA OWNER - DEVELOPER :

OAKWOOD PROPERTIES LIMITED (Incorporation Number 115962)

. I, ROBERT G. FLYNN OF LADNER, B.C., BRITISH COLUMBIA LAND SURVEYOR, HEREBY CERTIFY THAT THE STRATA LOTS REPRESENTED FORM 13 ON THE STRATA PLAN OF LOT 2, BLOCK 181, D.L. 526, PLAN 848 CONSTITUTE A NEW DEVELOPMENT AND HAVE NOT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, BEEN PREVIOUSLY OCCUPIED.

ACCEPTED AS TO FORMS 1, 2 AND 3

OF INSURANCE

13138-1

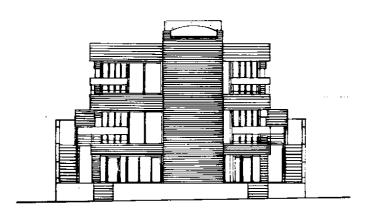
Rubert G = DATED AT VANCOUVER, B.C.

FILE

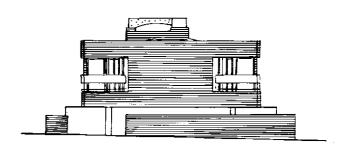
STRATA PLAN VR 334

ELEVATIONS

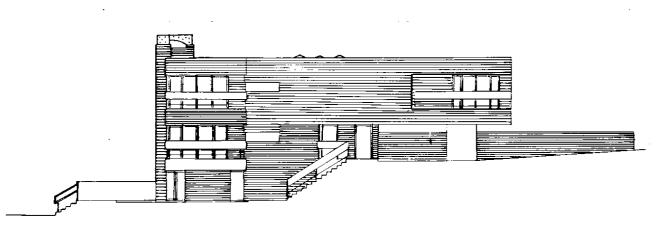
SCALE - I INCH = 20 FEET



NORTH ELEVATION LOOKING SOUTH



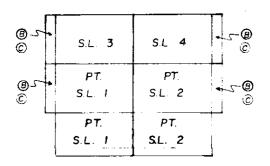
SOUTH ELEVATION LOOKING NORTH



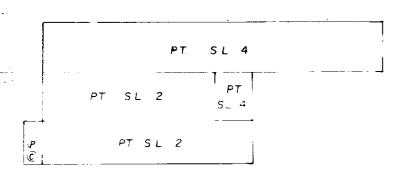
WEST ELEVATION
LOOKING EAST

SECTIONS

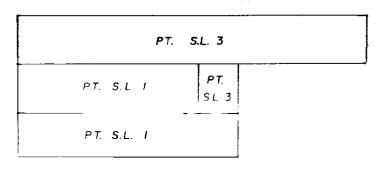
SCALE: I INCH = 20 FEET



SECTION A - A'



SECTION B - B'

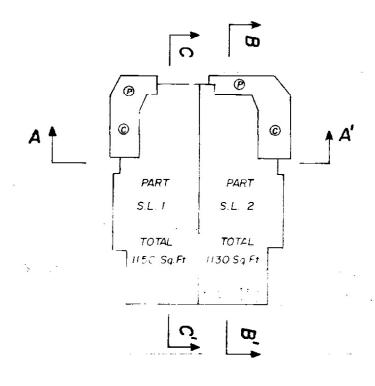


SECTION C - C'

BASEMENT FLOOR

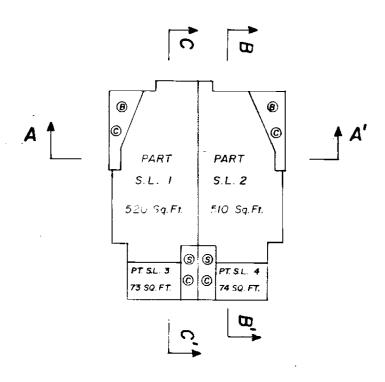
STRATA PLAN VR334

SCALE : I INCH = 20 FEET



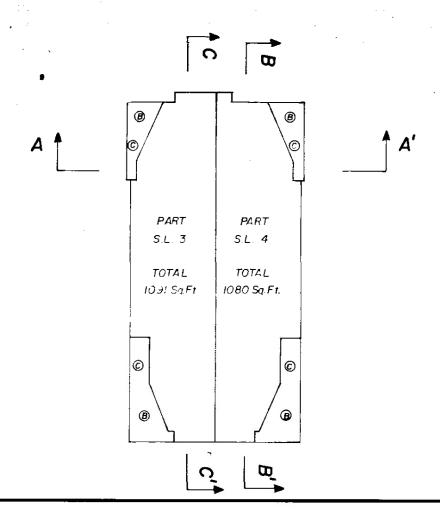
FIRST FLOOR

SCALE : I INCH = 20 FEET



SECOND FLOOR

SCALE : I INCH = 20 FEET



FILE 13138-1

15 APRIL, 1976

STRATA PLAN VR334

RECORD OF BY-LAWS AND ORDERS, ETC.

| FILING | | DOCUMENT | | |
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| NUMBER | DATE | DATE | NATURE AND PARTICULARS | |
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Common Property Sheet Closed Oct 10 106.

Correct Information. BC Reg. 76/98

STRATA PLAN VR 334

DEALINGS AFFECTING THE COMMON PROPERTY

LINDA J. O'SHIMA, Registress securer/New Westminster Land Title Districts

| REGISTRATION | | DOCUMENT | | |
|---------------------------------------|----------|----------|---------------------------------------|--|
| NUMBER | DATE | DATE | NATURE AND PARTICULARS. | |
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