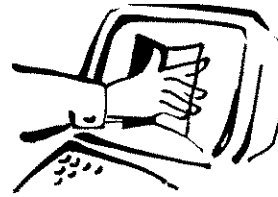


BC OnLine



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Land Title and Survey Authority

| LTSA - DOCUMENT RETRIEVAL REF # X47699 REQUESTED: 2012-07-30 09:44 |

| CLIENT NAME: WEST COAST REALTY LTD DBA
| ADDRESS: SUTTON GROUP WEST COAST REALTY
| BURNABY BC V3J 7T8

| PICK-UP INSTRUCTIONS:

| USER ID: PC98356 PLAN # VAS2674 VA Filed RCVD:1998-02-26
| ACCOUNT: 310738
| 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 D BLOCK 31
DISTRICT LOT 185 GROUP 1
NEW WESTMINSTER DISTRICT
PLAN 19280

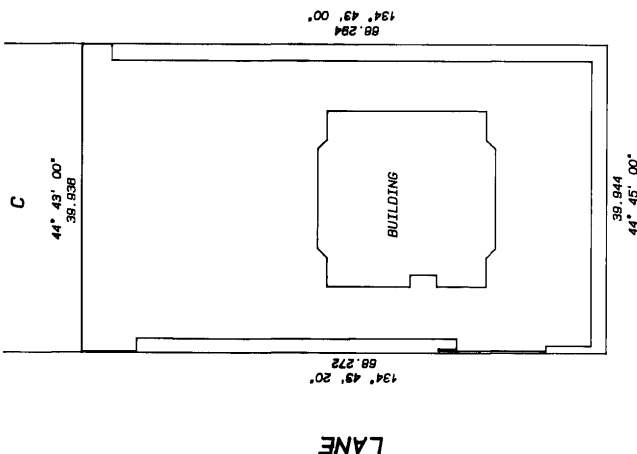
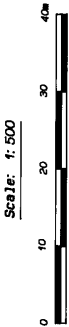
(City of Vancouver)

4717 Jervis Street
Vancouver, B.C.

STRATA PLAN VR 2674

Strata Plan VR _____ deposited and registered in the Land Title office at Vancouver, B.C., this 14 day of JUNE, 1990.

[Signature]
Registrar
GD 71501



ALBERNI STREET

JERVIS STREET

FOR STRATA CORP
MAIL ADDRESS
SEE STRATA PLAN
GENERAL INDEX

The address for service of documents on the Strata Corporation is:
The Owners, Strata Plan VR 2674
Stokeman-Gilliland
c/o Royal LePage Real Estate
Management Services (Westem) Ltd.
4600 - 1680 N. Pender Street
Vancouver, B.C.
V6E 2M7
(Address Changed, see DF 6D87303)

See sheet 2 for building dimensions.
I, Dick F. Mak, of the Municipality of Surrey, a 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 Burnaby, B. C., this 17th day of April, 1990.

[Signature]
B. C. L. S.

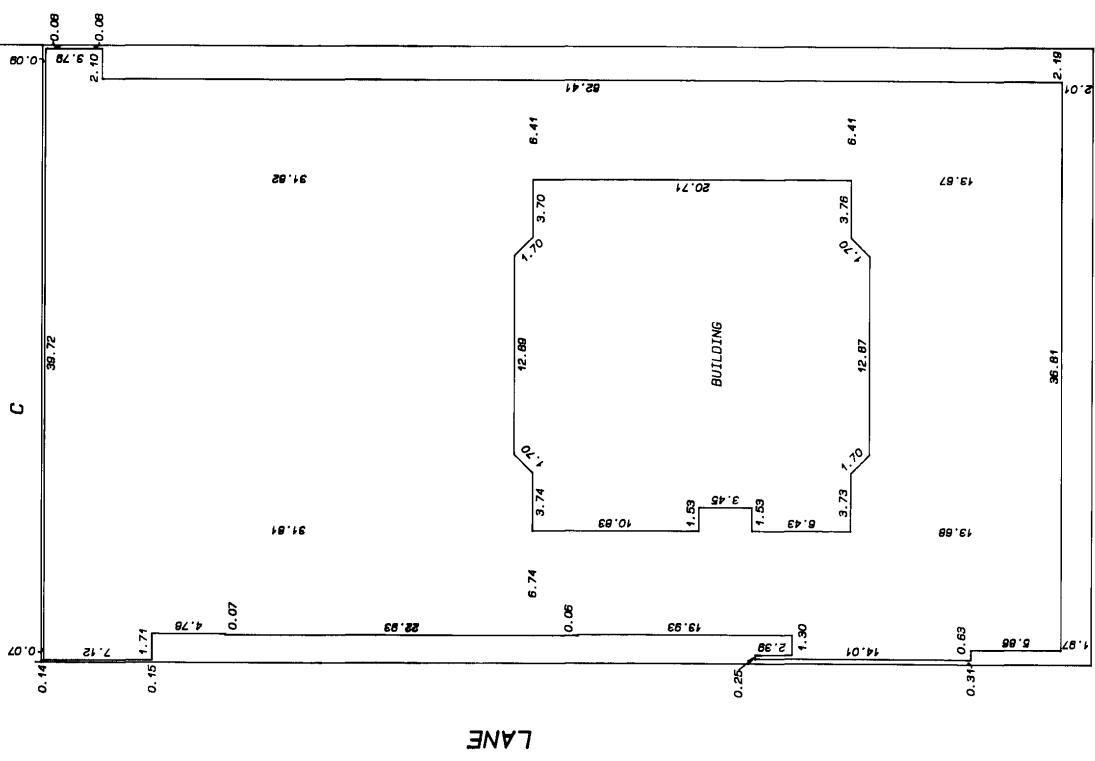
Ken K. Mong and Associates
Canada and B.C. Land Surveyors
5524 E. Hastings Street
Burnaby, B.C. V5B 1R4
Telephone: 294-8881
#1764 FB937 PG-20

All distances are in metres unless otherwise indicated.
This plan lies within the Greater Vancouver Regional District.

STRATA PLAN VR 2674

BUILDING DIMENSIONS

Scale: 1:200



JERVIS STREET

ALBERNI STREET

LANE C

D.A.M.
April 17, 1990

STRATA PLAN VR 2674

CONDOMINIUM ACT

STRATA LOT NO.	SHEET NO.	FORM 1		FORM 2		FORM 3	
		SCHEDULE OF UNIT ENTITLEMENT	UNIT ENTITLEMENT	SCHEDULE OF INTEREST UPON DESTRUCTION	INTEREST UPON DESTRUCTION	SCHEDULE OF VOTING RIGHTS	NUMBER OF VOTES
1	14		687		478,487		1
2	14		907		661,907		1
3	14		921		661,907		1
4	14		928		661,907		1
5	14		903		661,907		1
6	17		1106		653,933		1
7	17		1106		653,933		1
8	17		1095		622,033		1
9	17		1095		622,033		1
10	18		1106		661,907		1
11	18		1106		661,907		1
12	18		1095		625,223		1
13	18		1095		625,223		1
14	19		1106		669,882		1
15	19		1106		669,882		1
16	19		1085		630,008		1
17	19		1095		630,008		1
18	20		1106		665,832		1
19	20		1106		665,832		1
20	20		1095		637,883		1
21	20		1085		637,883		1
22	21		1106		701,781		1
23	21		1106		701,781		1
24	21		1095		653,932		1
25	21		1095		653,932		1
26	22		1106		717,731		1
27	22		1106		717,731		1
28	22		1095		653,933		1
29	22		1095		653,933		1
30	23		1106		733,680		1
31	23		1106		733,680		1
32	23		1095		669,882		1
33	23		1095		669,882		1
34	24		1106		749,630		1
35	24		1106		749,630		1
36	24		1095		665,832		1
37	24		1095		665,832		1
38	25		1106		765,590		1
39	25		1106		765,590		1
40	25		1095		665,832		1
41	25		1095		665,832		1
42	26		1365		924,437		1
43	26		1365		924,437		1
44	26		1454		959,526		1
45	26		1365		937,197		1
46	27		1365		937,197		1
47	27		1454		972,286		1
48	27		1365		948,362		1
49	27		1365		948,362		1
50	28		1454		983,451		1
51	28		1365		960,164		1
52	28		1365		960,164		1
53	28		1454		995,253		1
54	29		1365		972,286		1
55	29		1365		972,286		1
56	29		1454		1,007,375		1
57	29		1365		964,408		1
58	30		1365		964,408		1
59	30		1454		1,017,593		1
60	30		1365		996,210		1

D. A. M.
Apr 11 17, 1990

STRATA PLAN VR 2674

CONDOMINIUM ACT

STRATA LOT NO.	SHEET NO.	FORM 1		FORM 2		FORM 3	
		SCHEDULE OF UNIT ENTITLEMENT	UNIT ENTITLEMENT	SCHEDULE OF INTEREST UPON DESTRUCTION	INTEREST UPON DESTRUCTION	SCHEDULE OF VOTING RIGHTS	NUMBER OF VOTES
61	32	1365	1454	596,210	1		1
62	32	1,031,299	1,031,299	1,031,299	1		1
63	33	1,008,013	1,008,013	1,008,013	1		1
64	33	1,008,013	1,008,013	1,008,013	1		1
65	33	1,043,102	1,043,102	1,043,102	1		1
66	34	1,020,135	1,020,135	1,020,135	1		1
67	34	1,055,224	1,055,224	1,055,224	1		1
68	34	1,032,256	1,032,256	1,032,256	1		1
69	35	1,067,346	1,067,346	1,067,346	1		1
70	35	1,044,059	1,044,059	1,044,059	1		1
71	36	1,044,059	1,044,059	1,044,059	1		1
72	36	1,079,148	1,079,148	1,079,148	1		1
73	36	1,055,862	1,055,862	1,055,862	1		1
74	37	1,055,862	1,055,862	1,055,862	1		1
75	37	1,090,951	1,090,951	1,090,951	1		1
76	37	1,067,863	1,067,863	1,067,863	1		1
77	38	1,067,863	1,067,863	1,067,863	1		1
78	38	1,039,073	1,039,073	1,039,073	1		1
79	38	1,090,105	1,090,105	1,090,105	1		1
80	38	1,090,105	1,090,105	1,090,105	1		1
81	39	1,118,184	1,118,184	1,118,184	1		1
82	39	1,091,909	1,091,909	1,091,909	1		1
83	40	1,126,997	1,126,997	1,126,997	1		1
84	40	1,103,711	1,103,711	1,103,711	1		1
85	40	1,138,800	1,138,800	1,138,800	1		1
86	41	1,115,832	1,115,832	1,115,832	1		1
87	41	1,150,921	1,150,921	1,150,921	1		1
88	41	1,945,848	1,945,848	1,945,848	1		1
89	41	1,945,848	1,945,848	1,945,848	1		1
90	42	1,977,747	1,977,747	1,977,747	1		1
91	42	2,008,847	2,008,847	2,008,847	1		1
92	42	2,008,847	2,008,847	2,008,847	1		1
93	43	3,987,394	3,987,394	3,987,394	1		1
94	43	3,987,394	3,987,394	3,987,394	1		1
95	44						
96	44						
97	45						
98	45						
99	46, 47						
100	46, 47						
AGGREGATE		136557		100,000,000	100		100

Accepted as to Forms 1, 2 and 3, this 12th day of June, 1990.

Jean M. Seckman
Superintendent of Real Estate

D.F.M.
April 17, 1990

STRATA PLAN VR 2674

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 for residential and commercial 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., this 16 day of April, 1990.

Dick F. Mek
A commissioner for taking affidavits in and for the Province of British Columbia.

Agent of owner-developer
David Gillanders

Note: Strata lots 2 to 5 are commercial lots.

Mortgagee:
HONGKONG BANK OF CANADA

Authorized Signatory
J.H. FOLLIS SENIOR MANAGER, CREDIT

Authorized Signatory
J.C. DOWLE ASSISTANT VICE-PRESIDENT, CREDIT

Witness as to signature(s)
HERB J. LINHART
Address of Witness
300-983 WEST GEORGIA ST.
VANCOUVER, B.C. V6C-3E9

Occupation of Witness
A COMMISSIONER FOR TAKING AFFIDAVITS FOR BRITISH COLUMBIA

POWER OF ATTORNEY No. GC081613

Owner-developer:
EMERALD PAX HOLDINGS LTD.

Authorized Signatory
D. Simpson

Authorized Signatory

Witness as to signature(s)
David Gillanders
Address of Witness
500-1050 WEST END AVE
Vancouver
British Columbia

Occupation of Witness
Surveyor

SECTION B (1)

I, Dick F. Mek, a British Columbia Land Surveyor, hereby certify that the building shown in this strata plan has not, as of the 17th day of April, 1990 been previously occupied.
Dated at Burnaby, British Columbia, this 17th day of April, 1990.

Dick F. Mek
B. C. L. S.

D.F.M.
April 17, 1990

DIAGRAMMATIC ELEVATIONS
SECTION A-A

STRATA PLAN VR 2674

Scale: 1:200



Continues on next sheet

B	S.L. 59	Corridor C.P.	S.L. 57	B	Fifteenth Floor
B	S.L. 56	Corridor C.P.	S.L. 54	B	Fourteenth Floor
B	S.L. 53	Corridor C.P.	S.L. 51	B	Thirteenth Floor
B	S.L. 50	Corridor C.P.	S.L. 48	B	Twelfth Floor
B	S.L. 47	Corridor C.P.	S.L. 45	B	Eleventh Floor
B	S.L. 44	Corridor C.P.	S.L. 42	B	Tenth Floor
B	S.L. 41	Corridor C.P.	S.L. 38	B	Ninth Floor
B	S.L. 37	Corridor C.P.	S.L. 34	B	Eighth Floor
B	S.L. 33	Corridor C.P.	S.L. 30	B	Seventh Floor
B	S.L. 29	Corridor C.P.	S.L. 26	B	Sixth Floor
B	S.L. 25	Corridor C.P.	S.L. 22	B	Fifth Floor
B	S.L. 21	Corridor C.P.	S.L. 18	B	Fourth Floor
B	S.L. 17	Corridor C.P.	S.L. 14	B	Third Floor
B	S.L. 13	Corridor C.P.	S.L. 10	B	Second Floor
B	S.L. 9	Corridor C.P.	S.L. 6	B	First Floor
Garbage Pickup, L.C.P.	Path	Corridor, C.P.	Social Lounge L.C.P.	Mezzanine Level	
		Corridor, L.C.P.	Aerobics Room L.C.P.	Piazza Level	
Ramp, C.P.	Electrical Room	Corridor, C.P.	S.L. 1	Alberrni Street Level	
	Parking, L.C.P.			Parking P1	
	Parking, L.C.P.			Parking P2	
Parking, L.C.P.	Storage, L.C.P.	Parking, L.C.P.		Parking P3	

LEGEND:
S.L. denotes Strata Lot
C.P. denotes common property
B denotes Balcony, limited common property for use of adjacent strata lot
P denotes patio, limited common property for use of adjacent strata lot
L.C.P. denotes limited common property for use of strata lots 1, 6 to 100

Q.A.M.
April 17, 1990

DIAGRAMMATIC ELEVATIONS
SECTION A-A

STRATA PLAN VR 2674

Scale: 1:200



Roof		C.P.		Roof Floor
B	PT.S.L. 99	Corridor C.P.	PT.S.L. 99	Thirty-First Floor
B	PT.S.L. 99	Corridor C.P.	PT.S.L. 99	Thirtieth Floor
B	S.L. 97	Corridor C.P.	S.L. 97	Twenty-Ninth Floor
B	S.L. 95	Corridor C.P.	S.L. 95	Twenty-Eighth Floor
B	S.L. 93	Corridor C.P.	S.L. 93	Twenty-Seventh Floor
B	S.L. 92	Corridor C.P.	S.L. 90	Twenty-Sixth Floor
B	S.L. 89	Corridor C.P.	S.L. 87	Twenty-Fifth Floor
B	S.L. 86	Corridor C.P.	S.L. 84	Twenty-Fourth Floor
B	S.L. 83	Corridor C.P.	S.L. 81	Twenty-Third Floor
B	S.L. 80	Corridor C.P.	S.L. 78	Twenty-Second Floor
B	S.L. 77	Corridor C.P.	S.L. 75	Twenty-First Floor
B	S.L. 74	Corridor C.P.	S.L. 72	Twentieth Floor
B	S.L. 71	Corridor C.P.	S.L. 69	Nineteenth Floor
B	S.L. 68	Corridor C.P.	S.L. 66	Eighteenth Floor
B	S.L. 65	Corridor C.P.	S.L. 63	Seventeenth Floor
B	S.L. 62	Corridor C.P.	S.L. 60	Sixteenth Floor

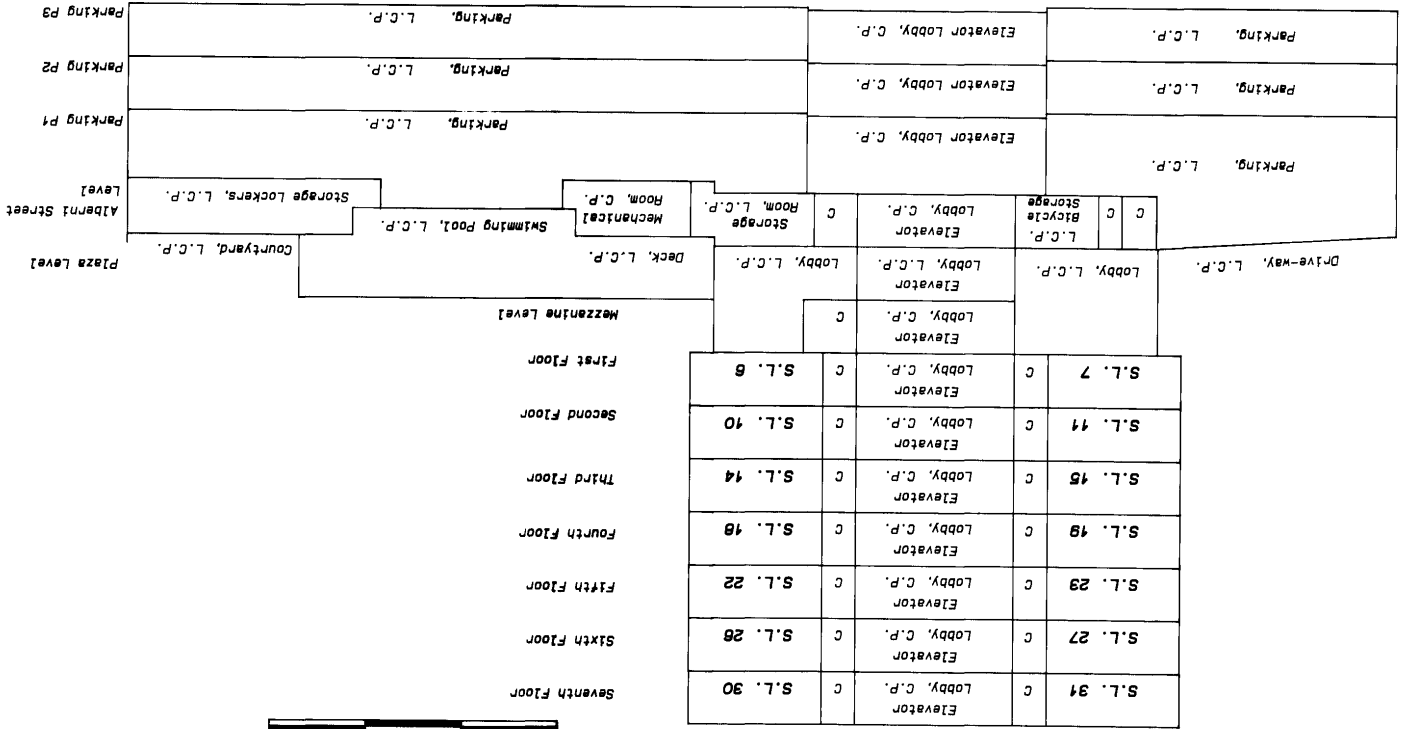
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LEGEND:
 PT.S.L. denotes Part Strata Lot
 S.L. denotes Strata Lot
 C.P. denotes common property
 B denotes Balcony, limited common property for use of adjacent strata lot

D. V. M.
 April 17, 1990

STRATA PLAN VR 2674

April 17, 1990



DIAGRAMMATIC ELEVATIONS
SECTION B-B

Scale: 1:200
0 5 10 15m

S.L. 30	Elevator Lobby, C.P.	C	S.L. 27	Elevator Lobby, C.P.	C
S.L. 29	Elevator Lobby, C.P.	C	S.L. 26	Elevator Lobby, C.P.	C
S.L. 28	Elevator Lobby, C.P.	C	S.L. 25	Elevator Lobby, C.P.	C
S.L. 27	Elevator Lobby, C.P.	C	S.L. 24	Elevator Lobby, C.P.	C
S.L. 26	Elevator Lobby, C.P.	C	S.L. 23	Elevator Lobby, C.P.	C
S.L. 25	Elevator Lobby, C.P.	C	S.L. 22	Elevator Lobby, C.P.	C
S.L. 24	Elevator Lobby, C.P.	C	S.L. 21	Elevator Lobby, C.P.	C
S.L. 23	Elevator Lobby, C.P.	C	S.L. 20	Elevator Lobby, C.P.	C
S.L. 22	Elevator Lobby, C.P.	C	S.L. 19	Elevator Lobby, C.P.	C
S.L. 21	Elevator Lobby, C.P.	C	S.L. 18	Elevator Lobby, C.P.	C
S.L. 20	Elevator Lobby, C.P.	C	S.L. 17	Elevator Lobby, C.P.	C
S.L. 19	Elevator Lobby, C.P.	C	S.L. 16	Elevator Lobby, C.P.	C
S.L. 18	Elevator Lobby, C.P.	C	S.L. 15	Elevator Lobby, C.P.	C
S.L. 17	Elevator Lobby, C.P.	C	S.L. 14	Elevator Lobby, C.P.	C
S.L. 16	Elevator Lobby, C.P.	C	S.L. 13	Elevator Lobby, C.P.	C
S.L. 15	Elevator Lobby, C.P.	C	S.L. 12	Elevator Lobby, C.P.	C
S.L. 14	Elevator Lobby, C.P.	C	S.L. 11	Elevator Lobby, C.P.	C
S.L. 13	Elevator Lobby, C.P.	C	S.L. 10	Elevator Lobby, C.P.	C
S.L. 12	Elevator Lobby, C.P.	C	S.L. 9	Elevator Lobby, C.P.	C
S.L. 11	Elevator Lobby, C.P.	C	S.L. 8	Elevator Lobby, C.P.	C
S.L. 10	Elevator Lobby, C.P.	C	S.L. 7	Elevator Lobby, C.P.	C

Continues on next sheet

LEGEND:
S.L. denotes Strata Lot
C.P. denotes common property
C denotes Corridor, common property
L.C.P. denotes limited common property
for use of strata lots 4, 6 to 100

D.A.M.
April 17, 1990

STR - 497

SHEET 9 OF 50 SHEETS

STRATA PLAN VR 2674

DIAGRAMMATIC ELEVATIONS

SECTION B-B

Scale: 1:200



Continues on next sheet

Twenty-First Floor	B	S.L. 75	C	Elevator	C	S.L. 75	B
	B	S.L. 76	C	Lobby, C.P.	C	S.L. 76	B
	B	S.L. 77	C	Elevator	C	S.L. 77	B
	B	S.L. 78	C	Lobby, C.P.	C	S.L. 78	B
Twentieth Floor	B	S.L. 79	C	Elevator	C	S.L. 79	B
	B	S.L. 80	C	Lobby, C.P.	C	S.L. 80	B
	B	S.L. 81	C	Elevator	C	S.L. 81	B
	B	S.L. 82	C	Lobby, C.P.	C	S.L. 82	B
Eighteenth Floor	B	S.L. 83	C	Elevator	C	S.L. 83	B
	B	S.L. 84	C	Lobby, C.P.	C	S.L. 84	B
	B	S.L. 85	C	Elevator	C	S.L. 85	B
	B	S.L. 86	C	Lobby, C.P.	C	S.L. 86	B
Seventeenth Floor	B	S.L. 87	C	Elevator	C	S.L. 87	B
	B	S.L. 88	C	Lobby, C.P.	C	S.L. 88	B
	B	S.L. 89	C	Elevator	C	S.L. 89	B
	B	S.L. 90	C	Lobby, C.P.	C	S.L. 90	B
Sixteenth Floor	B	S.L. 91	C	Elevator	C	S.L. 91	B
	B	S.L. 92	C	Lobby, C.P.	C	S.L. 92	B
Fifteenth Floor	B	S.L. 93	C	Elevator	C	S.L. 93	B
	B	S.L. 94	C	Lobby, C.P.	C	S.L. 94	B
Fourteenth Floor	B	S.L. 95	C	Elevator	C	S.L. 95	B
	B	S.L. 96	C	Lobby, C.P.	C	S.L. 96	B
Thirteenth Floor	B	S.L. 97	C	Elevator	C	S.L. 97	B
	B	S.L. 98	C	Lobby, C.P.	C	S.L. 98	B
Twelfth Floor	B	S.L. 99	C	Elevator	C	S.L. 99	B
	B	S.L. 100	C	Lobby, C.P.	C	S.L. 100	B
Eleventh Floor	B	S.L. 101	C	Elevator	C	S.L. 101	B
	B	S.L. 102	C	Lobby, C.P.	C	S.L. 102	B
Tenth Floor	B	S.L. 103	C	Elevator	C	S.L. 103	B
	B	S.L. 104	C	Lobby, C.P.	C	S.L. 104	B
Ninth Floor	B	S.L. 105	C	Elevator	C	S.L. 105	B
	B	S.L. 106	C	Lobby, C.P.	C	S.L. 106	B
Eighth Floor	B	S.L. 107	C	Elevator	C	S.L. 107	B
	B	S.L. 108	C	Lobby, C.P.	C	S.L. 108	B

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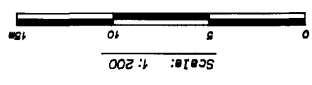
LEGEND:
 S.L. denotes Strata Lot
 C.P. denotes common property
 C denotes common property
 B denotes Corporation, limited common property
 for use of adjacent strata lot

STRATA PLAN VR 2674

Apr 17, 1990

STR-497

DIAGRAMMATIC ELEVATIONS
SECTION B-B



- LEGEND:
- S.L. denotes Strata Lot
 - PT.S.L. denotes Part Strata Lot
 - C.P. denotes common property
 - C denotes Corridor, common property
 - S denotes Skylight, limited common property
 - B denotes balcony, limited common property
 - for use of indicated strata lot
 - for use of adjacent strata lot
 - denotes duct space, common property

Continues from previous sheet

Roof	S.L. 99 Elevator	C.P.	Machine Room, C.P.	S.L. 99 Elevator	for use of
Roof	PT. S.L. 99 Lobby, C.P.	C	Elevator	PT. S.L. 99 Lobby, C.P.	for use of
Roof	S.L. 98 Elevator	C	Machine Room, C.P.	S.L. 98 Elevator	for use of
Roof	PT. S.L. 98 Lobby, C.P.	C	Elevator	PT. S.L. 98 Lobby, C.P.	for use of
Roof	S.L. 97 Elevator	C	Machine Room, C.P.	S.L. 97 Elevator	for use of
Roof	PT. S.L. 97 Lobby, C.P.	C	Elevator	PT. S.L. 97 Lobby, C.P.	for use of
Roof	S.L. 96 Elevator	C	Machine Room, C.P.	S.L. 96 Elevator	for use of
Roof	PT. S.L. 96 Lobby, C.P.	C	Elevator	PT. S.L. 96 Lobby, C.P.	for use of
Roof	S.L. 95 Elevator	C	Machine Room, C.P.	S.L. 95 Elevator	for use of
Roof	PT. S.L. 95 Lobby, C.P.	C	Elevator	PT. S.L. 95 Lobby, C.P.	for use of
Roof	S.L. 94 Elevator	C	Machine Room, C.P.	S.L. 94 Elevator	for use of
Roof	PT. S.L. 94 Lobby, C.P.	C	Elevator	PT. S.L. 94 Lobby, C.P.	for use of
Roof	S.L. 90 Elevator	C	Machine Room, C.P.	S.L. 90 Elevator	for use of
Roof	PT. S.L. 90 Lobby, C.P.	C	Elevator	PT. S.L. 90 Lobby, C.P.	for use of
Roof	S.L. 87 Elevator	C	Machine Room, C.P.	S.L. 87 Elevator	for use of
Roof	PT. S.L. 87 Lobby, C.P.	C	Elevator	PT. S.L. 87 Lobby, C.P.	for use of
Roof	S.L. 84 Elevator	C	Machine Room, C.P.	S.L. 84 Elevator	for use of
Roof	PT. S.L. 84 Lobby, C.P.	C	Elevator	PT. S.L. 84 Lobby, C.P.	for use of
Roof	S.L. 82 Elevator	C	Machine Room, C.P.	S.L. 82 Elevator	for use of
Roof	PT. S.L. 82 Lobby, C.P.	C	Elevator	PT. S.L. 82 Lobby, C.P.	for use of
Roof	S.L. 79 Elevator	C	Machine Room, C.P.	S.L. 79 Elevator	for use of
Roof	PT. S.L. 79 Lobby, C.P.	C	Elevator	PT. S.L. 79 Lobby, C.P.	for use of
Roof	S.L. 78 Elevator	C	Machine Room, C.P.	S.L. 78 Elevator	for use of
Roof	PT. S.L. 78 Lobby, C.P.	C	Elevator	PT. S.L. 78 Lobby, C.P.	for use of

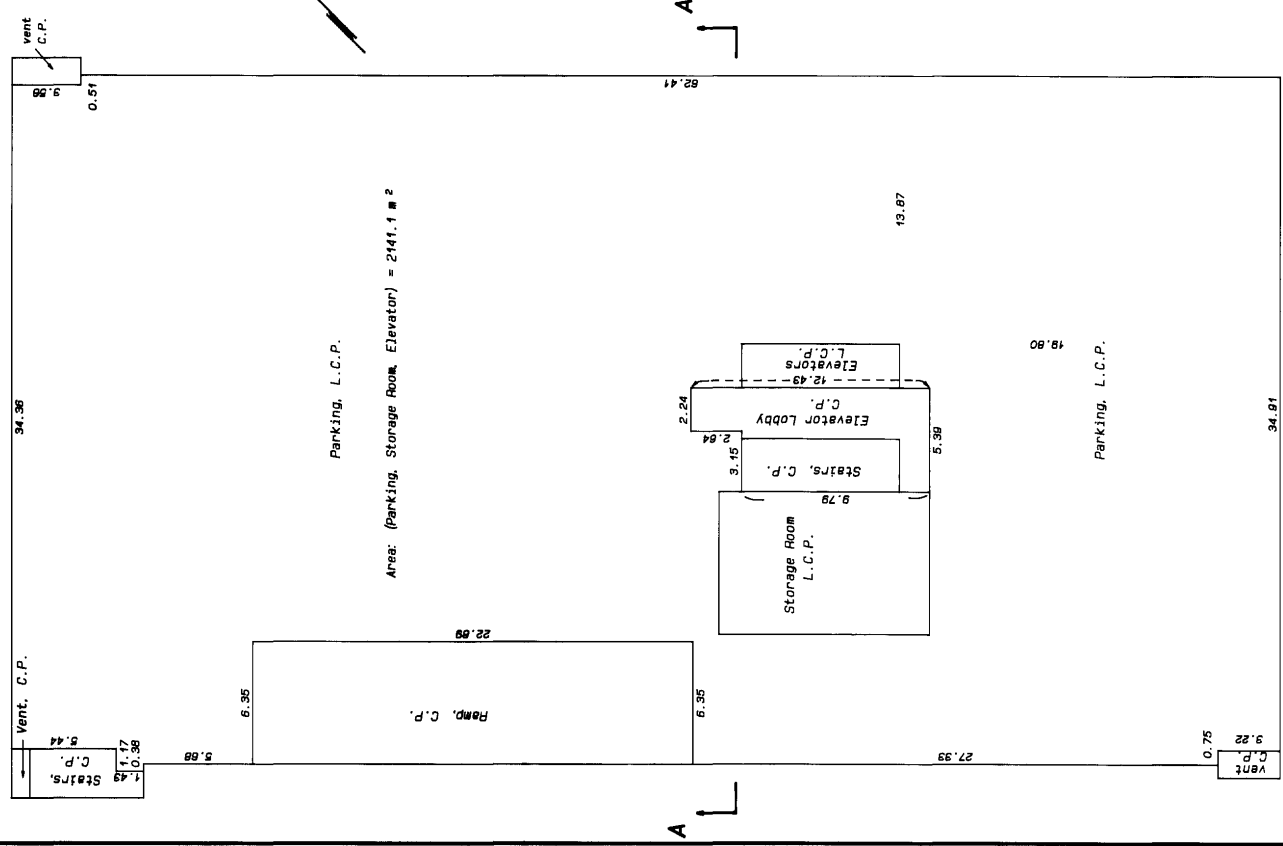
Continues from previous sheet

PARKING P3



STRATA PLAN VR 2674

B



A

A

B

LEGEND:
C.P. denotes common property
L.C.P. denotes limited common property for use of strata lots 1, 6 to 100

D.F.M.
April 17, 1990

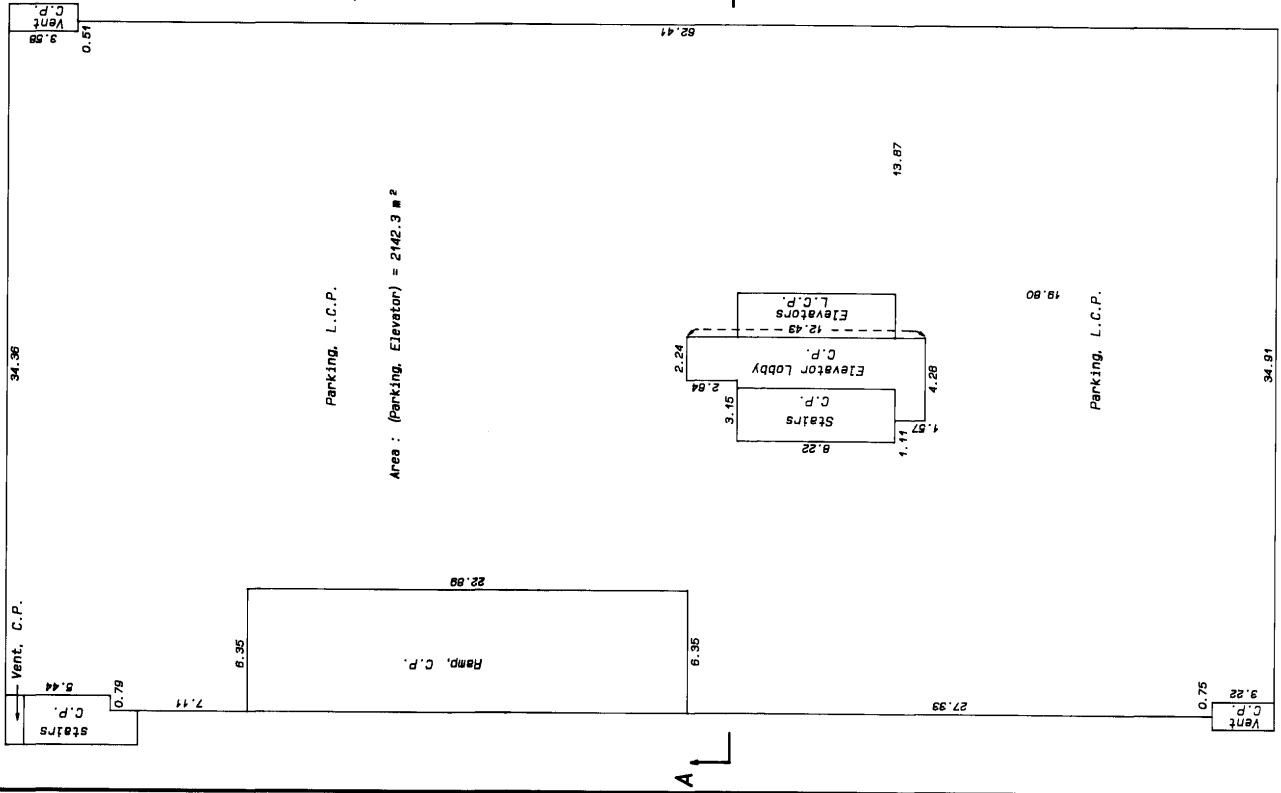
PARKING P2

Scale: 1:200



STRATA PLAN VR 2674

B



LEGEND:
C.P. denotes common property

L.C.P. denotes limited common property
for use of strata lots 1, 6 to 100.

D.S.M.

April 17, 1990

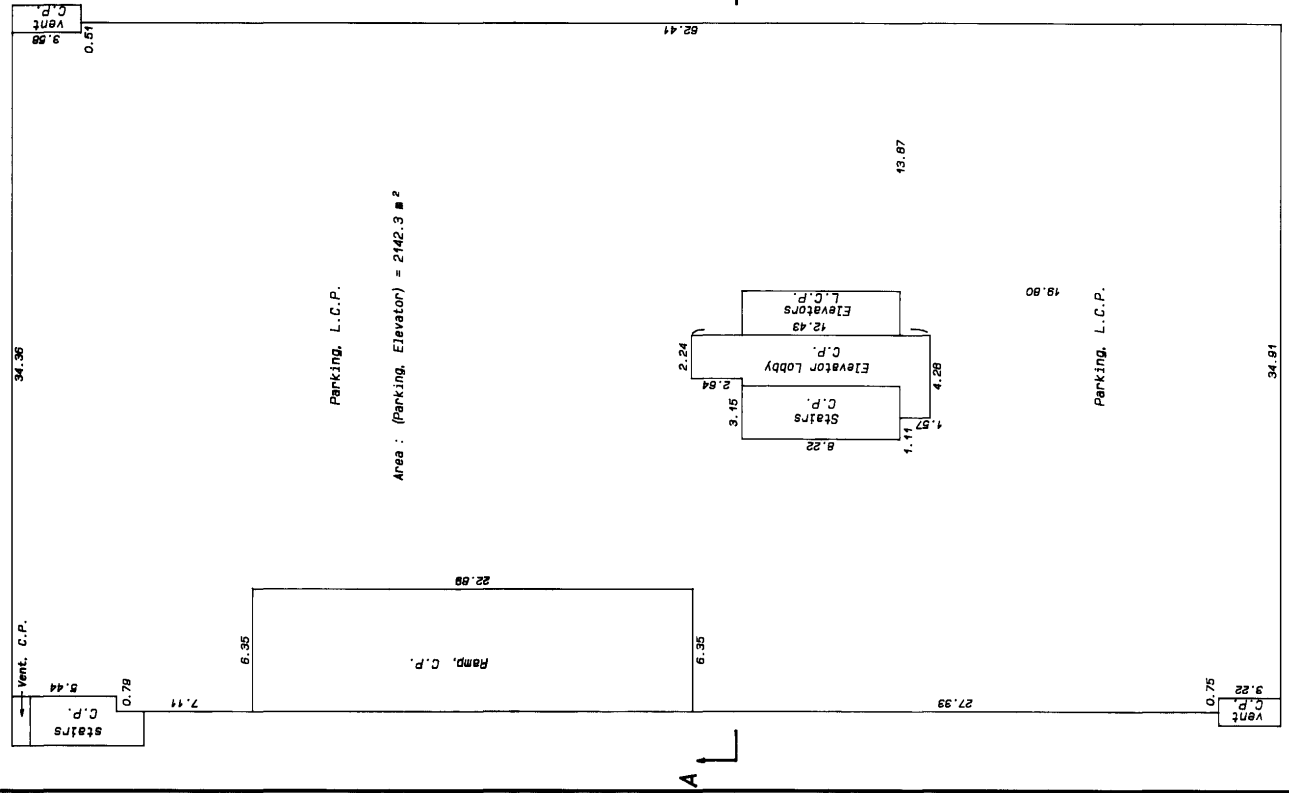
PARKING P1

Scale: 1:200



STRATA PLAN VR 2674

B



A

A

LEGEND:
C.P. denotes common property

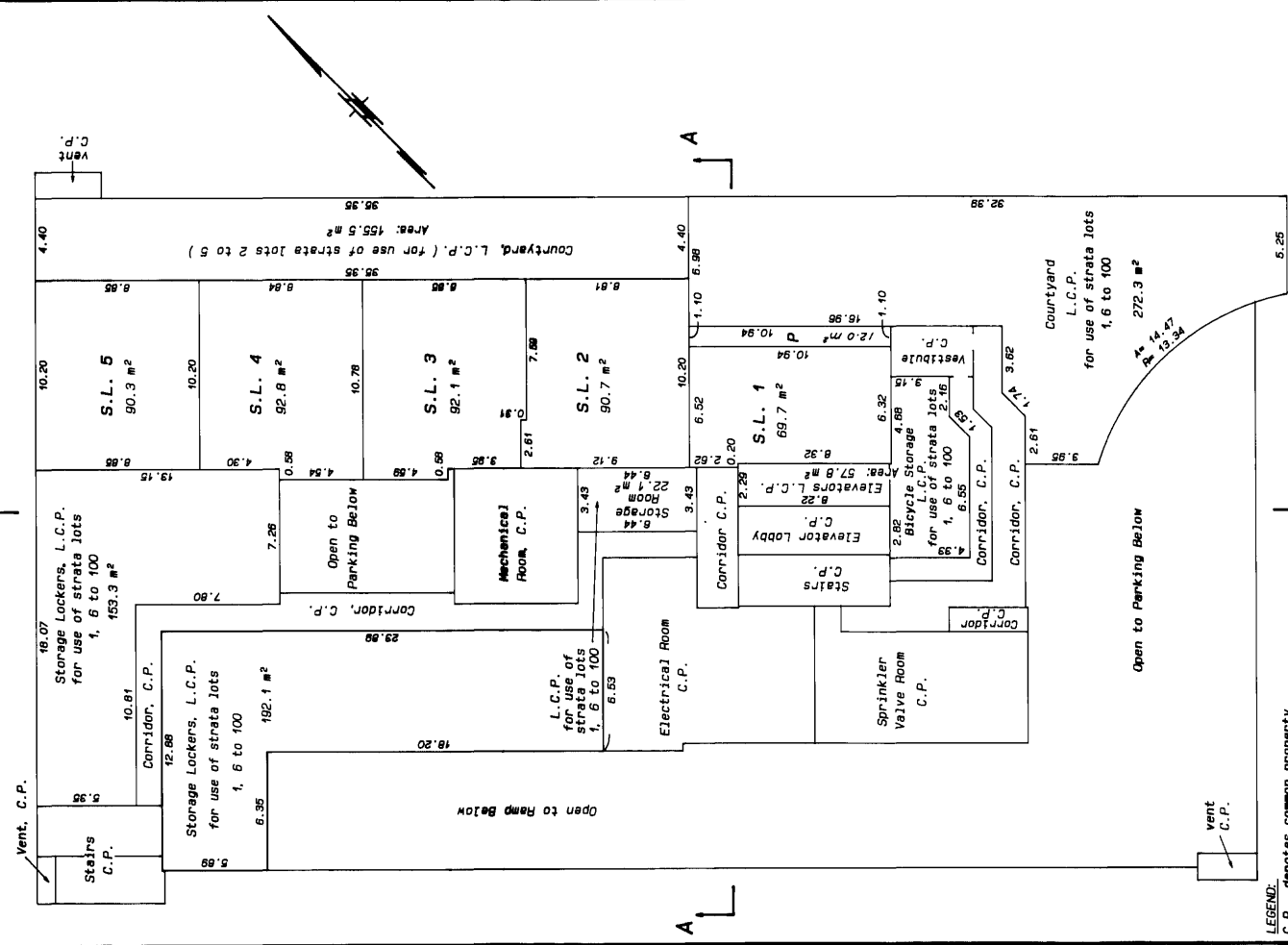
B
L.C.P. denotes limited common property
for use of strata lots 1, 6 to 100

D.S.M.
April 17, 1990

ALBANI STREET LEVEL
STRATA LOTS 1 TO 5

STRATA PLAN VR 2674

Scale: 1:200

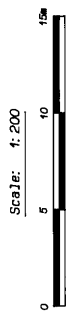


LEGEND:
C.P. denotes common property
S.L. denotes Strata Lot
P denotes square metres
P denotes patio, limited common property for use of strata lots 1

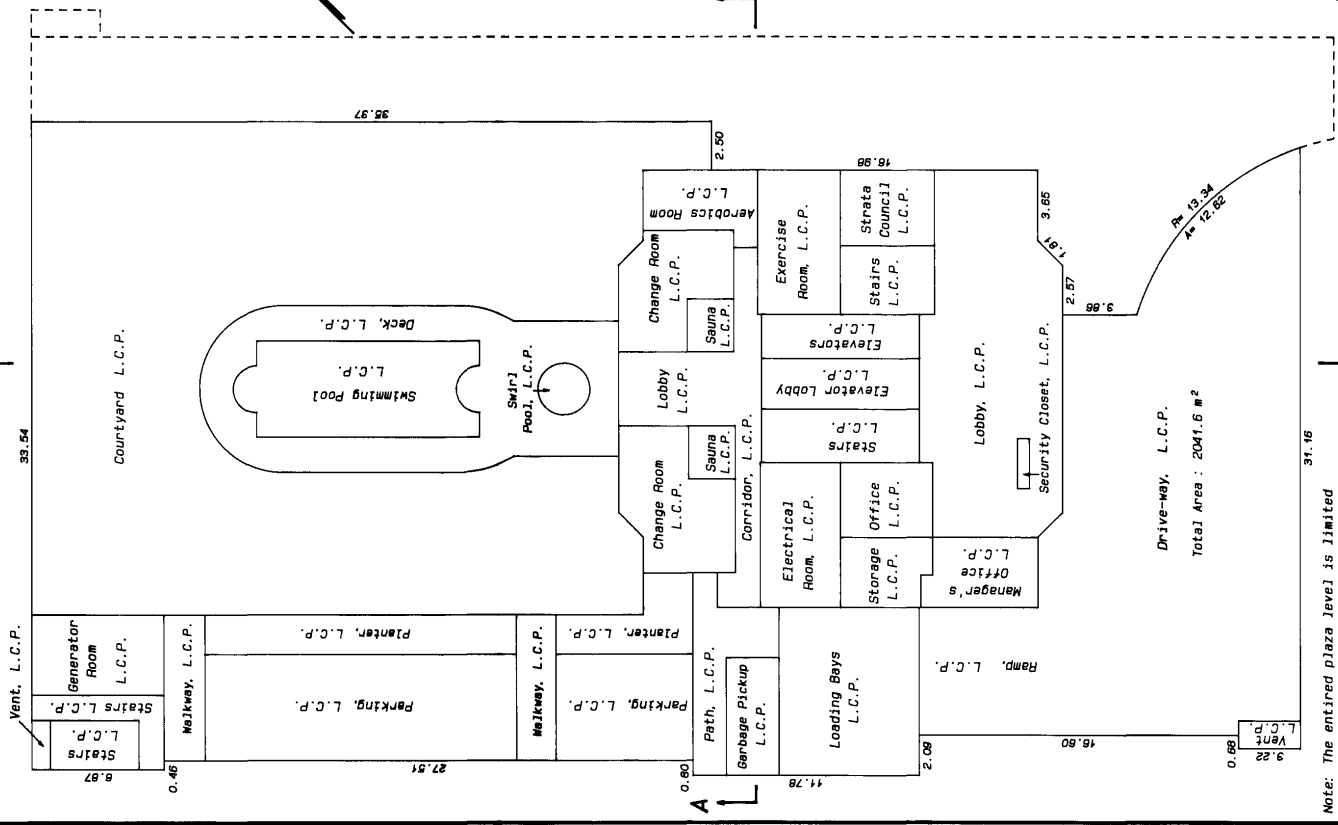
Elevators are limited common property for use of strata lots 1, 6 to 100
L.C.P. denotes limited common property for use of indicated strata lots

R. J. M.
April 17, 1990

PLAZA LEVEL



STRATA PLAN VR 2674



Drive-way, L.C.P.
Total Area : 2041.6 m²

Note: The entire plaza level is limited common property for use of strata lots 1, 6 to 100

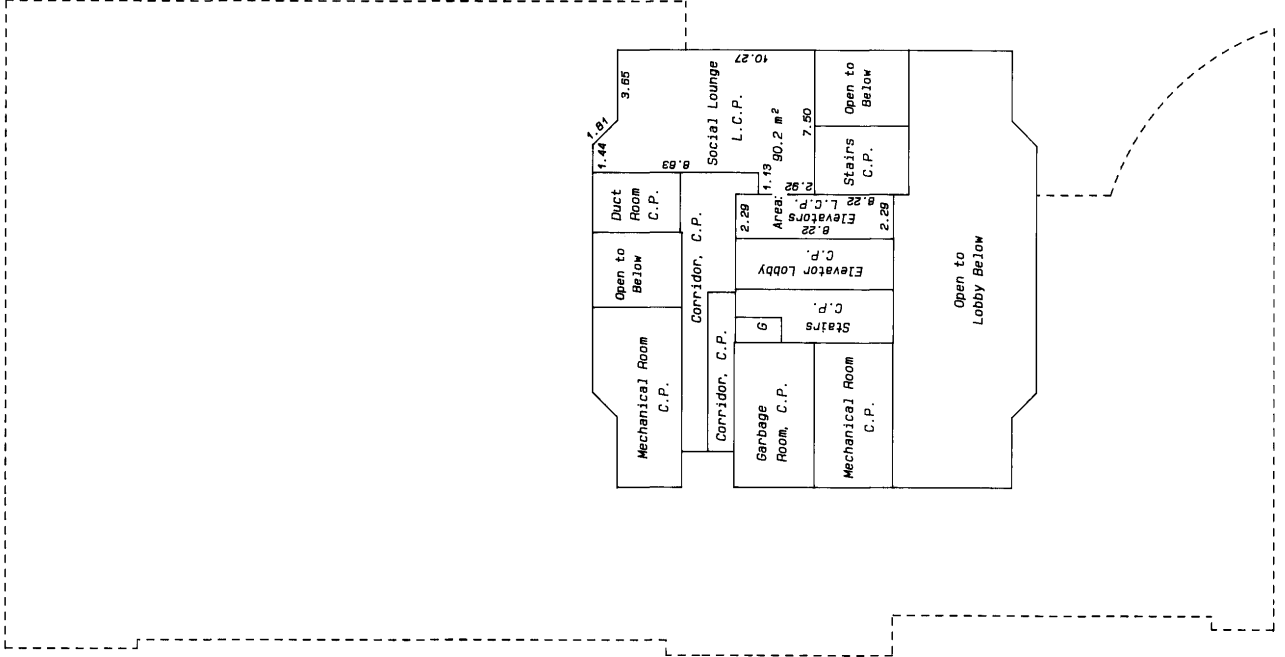
D. S. M.
April 17, 1990

MEZZANINE LEVEL

Scale: 1:200



STRATA PLAN VR 2674



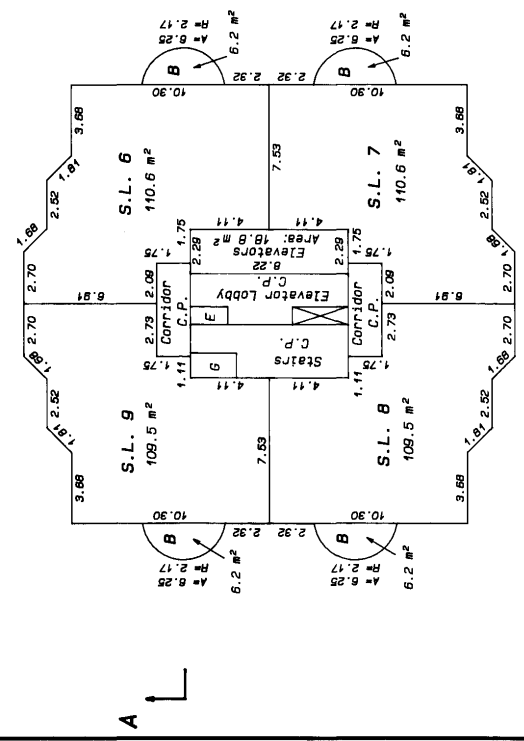
LEGEND:
C.P. denotes common property
G denotes garbage area, common property
L.C.P denotes limited common property for use of strata lots 1, 6 to 100

D.F.M.
April 17, 1990

FIRST FLOOR
STRATA LOTS 6 TO 9

STRATA PLAN VR 2674

Scale: 1:200



LEGEND:

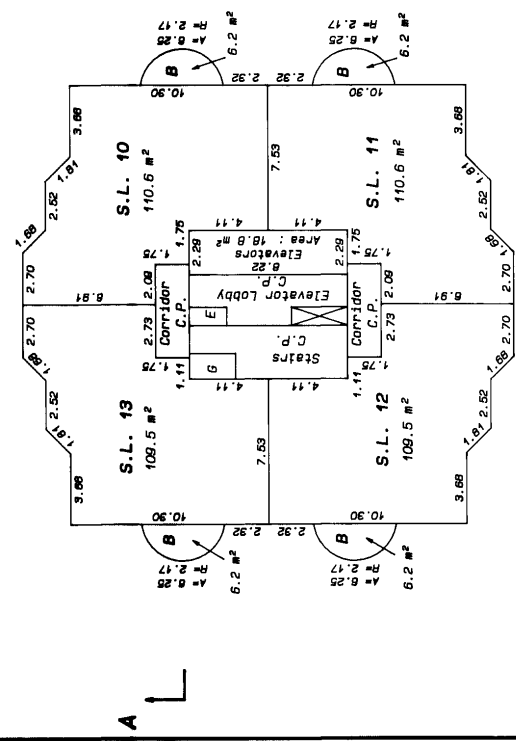
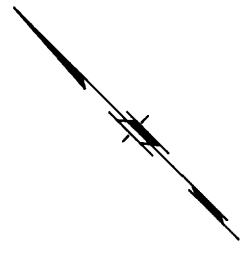
- S.L. denotes Strata Lot
- m² denotes square meters
- C.P. denotes common property
- B denotes Balcony, Limited common property for use of adjacent strata lot
- Elevators are limited common property for use of strata lots 1, 6 TO 100
- G denotes garbage area, common property
- E denotes electrical closet, common property
- denotes duct space, common property

D.A.M.
Apr. 17, 1990

STRATA PLAN VR 2674

SECOND FLOOR
STRATA LOTS 10 TO 13

Scale: 1:200



LEGEND:
 S.L. denotes Strata Lot
 m² denotes square meters
 C.P. denotes common property
 B denotes Balcony, limited common property for use of adjacent strata lot

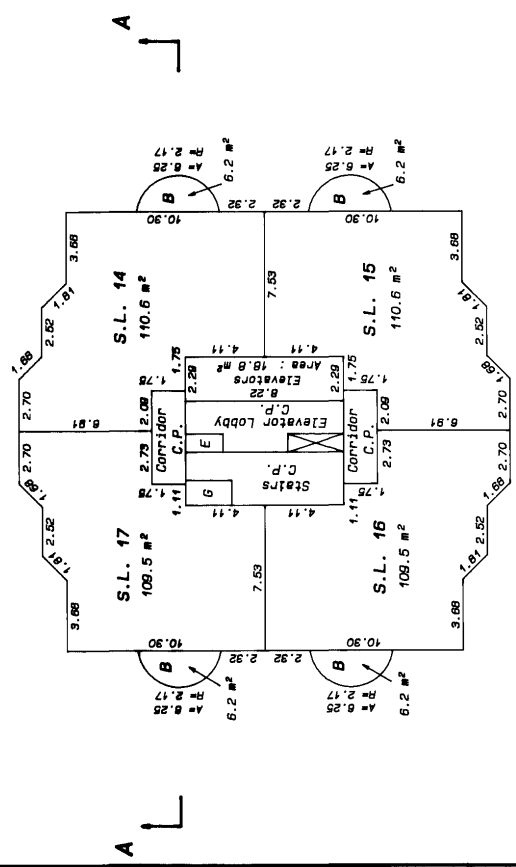
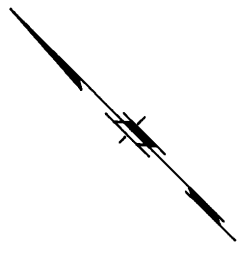
Elevators are limited common property for use of strata lots 1, 6 to 100
 G denotes garbage area, common property
 E denotes electrical closet, common property
 B denotes duct space, common property

D.A.M.
April 17, 1990

STRATA PLAN VR 2674

THIRD FLOOR STRATA LOTS 14 TO 17

Scale: 1:200



- LEGEND:**
- S.L. denotes Strata Lot
 - m² denotes square meters
 - C.P. denotes common property
 - B denotes Balcony, limited common property for use of adjacent strata lot
 - Elevators are limited common property for use of strata lots 1, 6 TO 100
 - G denotes garbage area, common property
 - E denotes electrical closet, common property
 - denotes duct space, common property

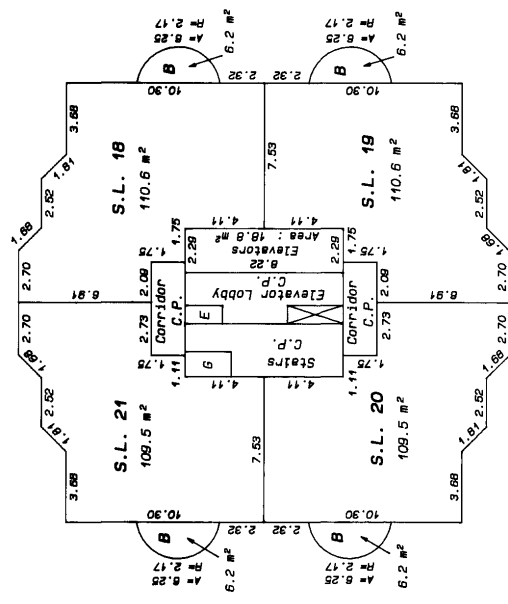
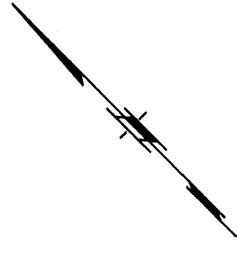
D.A.M.
April 17, 1990

2674

STRATA PLAN VR

FOURTH FLOOR
STRATA LOTS 18 TO 21

Scale: 1:200

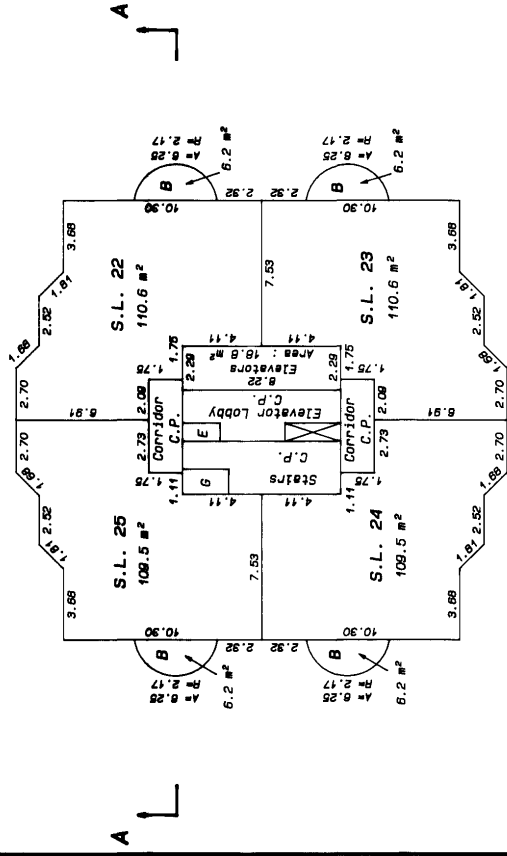
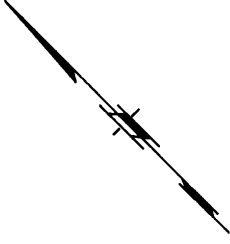
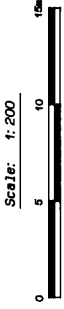


- LEGEND:**
- S.L. denotes Strata Lot
 - m² denotes square meters
 - C.P. denotes common property
 - B denotes Balcony, limited common property for use of adjacent strata lot
 - Elevators are limited common property for use of strata lots 1, 6 TO 100
 - G denotes garbage area, common property
 - E denotes electrical closet, common property
 - denotes duct space, common property

D.A.M.
April 17, 1990

STRATA PLAN VR 2674

FIFTH FLOOR
STRATA LOTS 22 TO 25



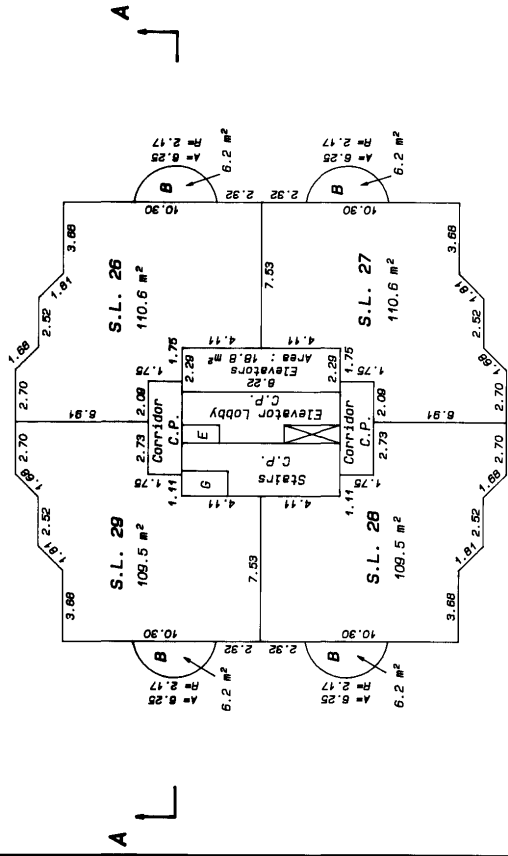
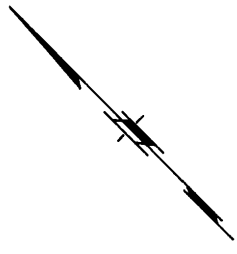
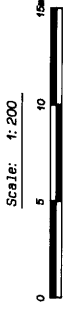
- LEGEND:**
- S.L. denotes Strata Lot
 - m² denotes square meters
 - C.P. denotes common property
 - B denotes Balcony, limited common property for use of adjacent strata lot

- Elevators are limited common property for use of strata lots 1, 6 TO 100
- G denotes garbage area, common property
- E denotes electrical closet, common property
- denotes duct space, common property

E. J. M.
Apr-11 17, 1990

STRATA PLAN VR 2674

SIXTH FLOOR
STRATA LOTS 26 TO 29



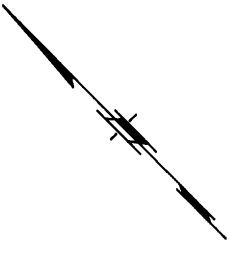
- LEGEND:**
- S.L. denotes Strata Lot
 - m² denotes square meters
 - C.P. denotes common property
 - B denotes Balcony, limited common property for use of adjacent strata lot
 - Elevators are limited common property for use of strata lots 1, 6 to 100
 - G denotes garbage area, common property
 - E denotes electrical closet, common property
 - denotes duct space, common property

D. J. M.
Apr 11 17, 1990

STRATA PLAN VR 2674

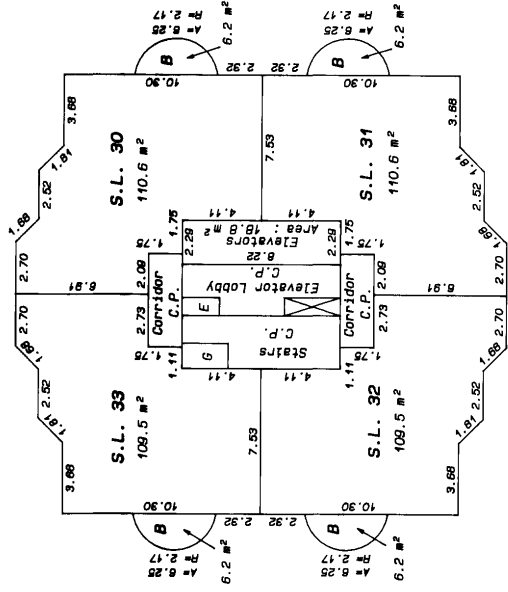
SEVENTH FLOOR
STRATA LOTS 30 TO 33

Scale: 1:200



B

A



A

B

LEGEND:

- S.L. denotes Strata Lot
- m² denotes square meters
- C.P. denotes common property
- B denotes Balcony, limited common property for use of adjacent strata lot

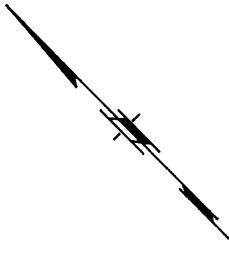
- Elevators are limited common property for use of strata lots 1, 6 TO 100
- G denotes garbage area, common property
- E denotes electrical closet, common property
- denotes duct space, common property

Q A m.
Apr 11 17, 1990

STRATA PLAN VR 2674

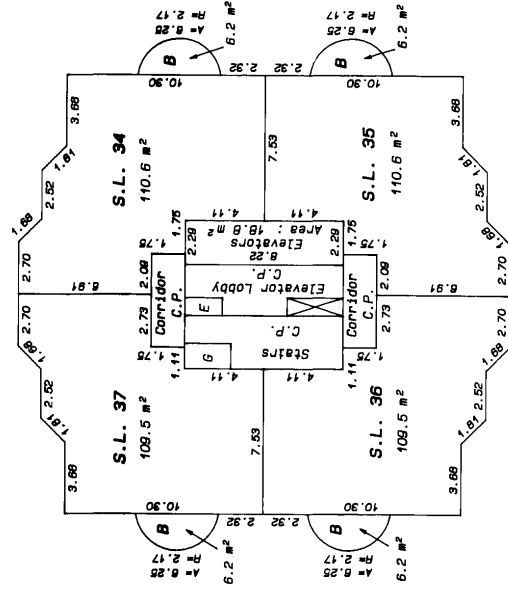
EIGHTH FLOOR STRATA LOTS 34 TO 37

Scale: 1:200



B

A



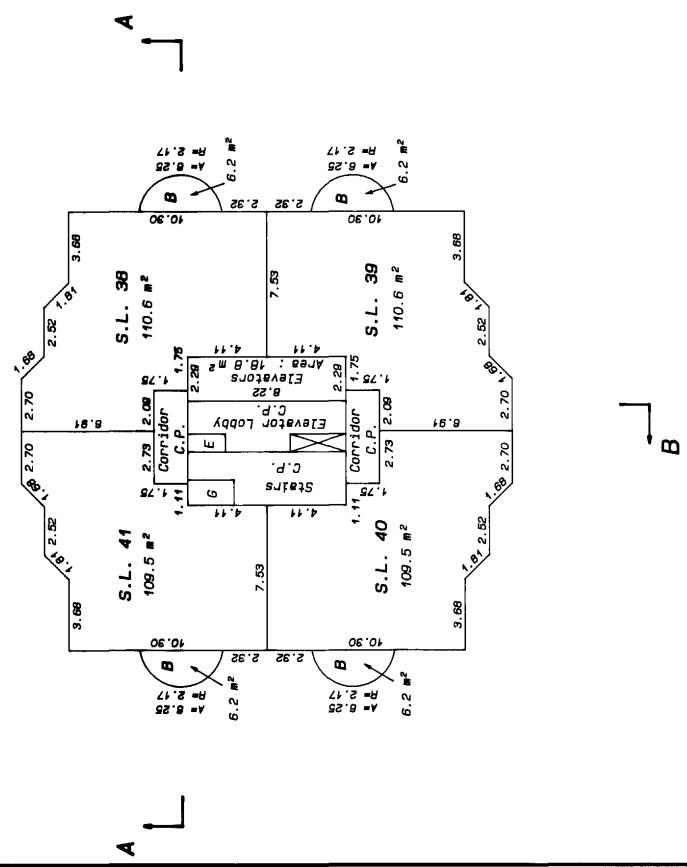
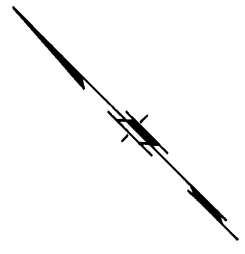
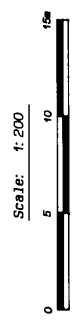
LEGEND:

- S.L. denotes Strata Lot
- m² denotes square meters
- C.P. denotes common property
- B denotes Balcony, limited common property for use of adjacent strata lot
- Elevators are limited common property for use of strata lots 1, 6 TO 100
- G denotes garbage area, common property
- E denotes electrical closet, common property
- denotes duct space, common property

D. A. M.
Apr 11 17, 1990

STRATA PLAN VR 2674

NINTH FLOOR
STRATA LOTS 38 TO 41



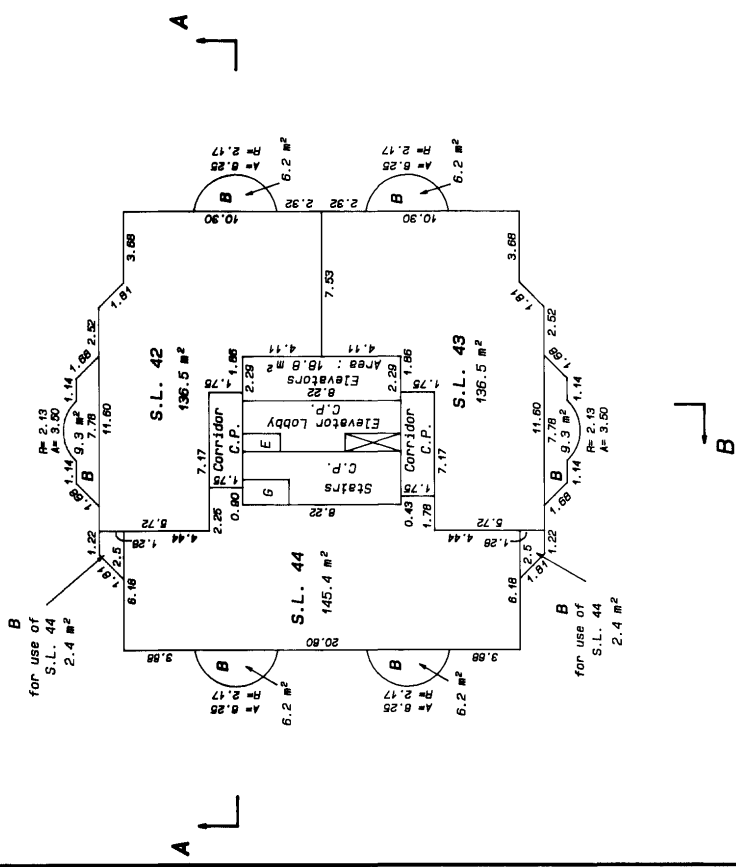
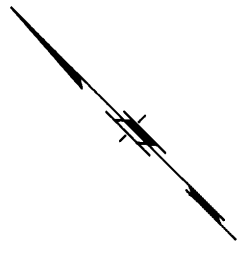
- LEGEND:**
- S.L. denotes Strata Lot
 - m² denotes square meters
 - C.P. denotes common property
 - B denotes Balcony, limited common property for use of adjacent strata lot
 - Elevators are limited common property for use of strata lots 1, 6 TO 100
 - G denotes garbage area, common property
 - E denotes electrical closet, common property
 - denotes duct space, common property

D. E. M.
April 17, 1990

STRATA PLAN VR 2674

TENTH FLOOR STRATA LOTS 42 TO 44

Scale: 1:200



LEGEND:
 S.L. denotes Strata Lot
 m² denotes square meters
 C.P. denotes common property
 B denotes Balcony, limited common property for use of adjacent strata lot unless otherwise indicated

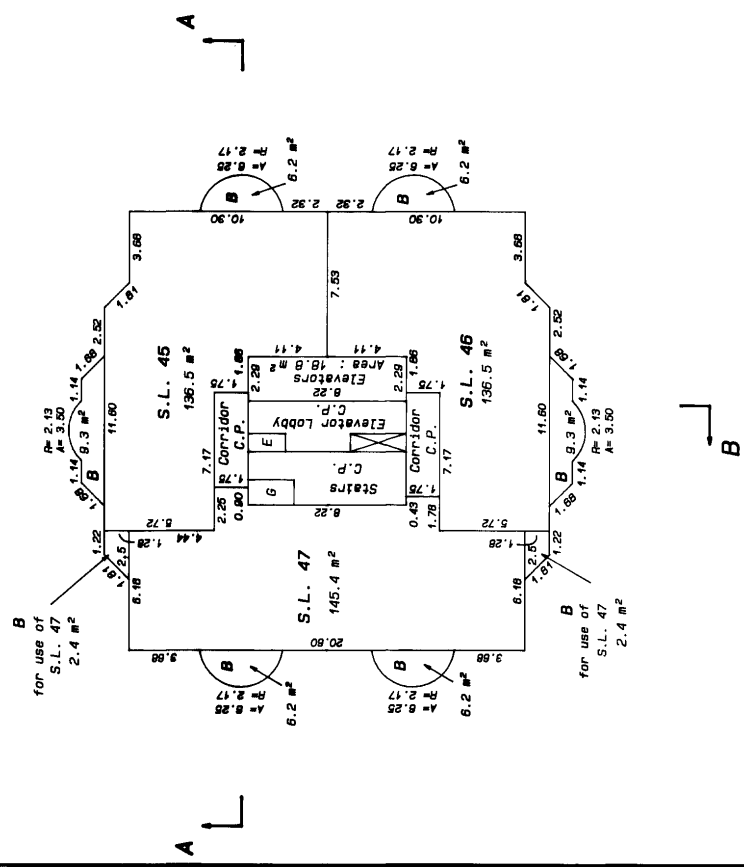
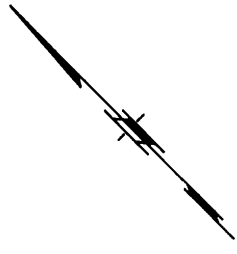
Elevators are limited common property for use of strata lots 1, 6 TO 100
 G denotes garbage area, common property
 E denotes electrical closet, common property
 W denotes duct space, common property

D.A.M.
April 17, 1990

STRATA PLAN VR 2674

ELEVENTH FLOOR
STRATA LOTS 45 TO 47

Scale: 1:200



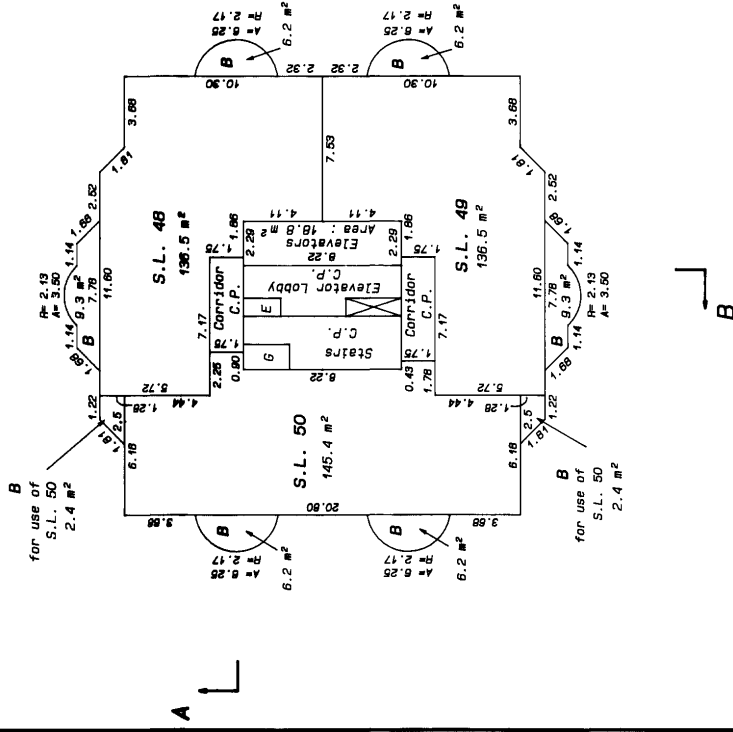
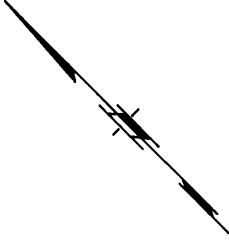
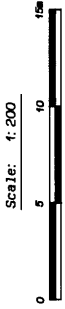
LEGEND:
 S.L. denotes Strata Lot
 m² denotes square meters
 C.P. denotes common property
 B denotes Balcony, limited common property for use of adjacent strata lot unless otherwise indicated

Elevators are limited common property for use of strata lots 1, 6 TO 100
 G denotes garbage area, common property
 E denotes electrical closet, common property
 ■ denotes duct space, common property

D.A.M.
 Apr 11 17, 1990

STRATA PLAN VR 2674

TWELFTH FLOOR STRATA LOTS 48 TO 50



LEGEND:
 S.L. denotes Strata Lot
 m² denotes square meters
 C.P. denotes common property
 B denotes Balcony, limited common property for use of adjacent strata lot unless otherwise indicated

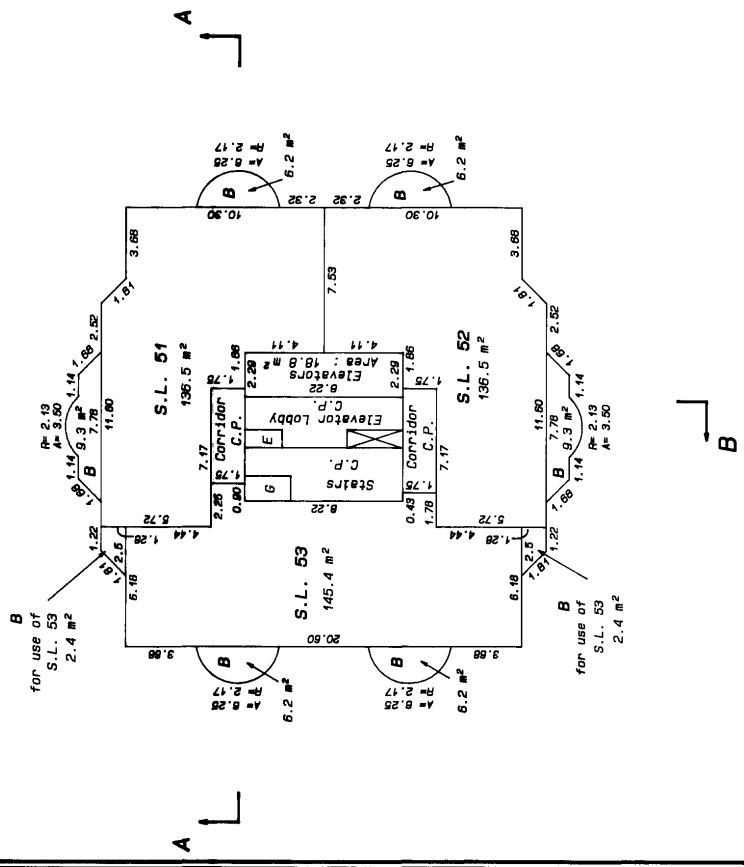
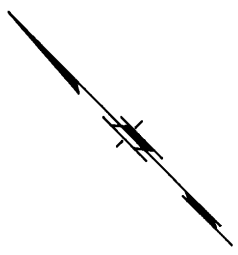
Elevators are limited common property for use of strata lots 1, 6 TO 100
 G denotes garbage area, common property
 E denotes electrical closet, common property
 B denotes duct space, common property

D.S.M.
 Apr 11 17, 1990

STRATA PLAN VR 2674

THIRTEENTH FLOOR
STRATA LOTS 51 TO 53

Scale: 1:200



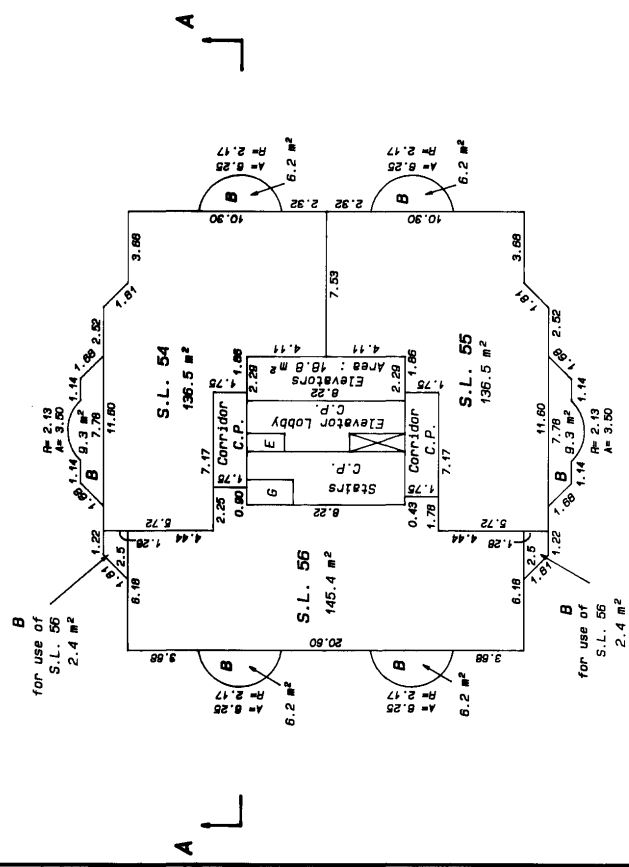
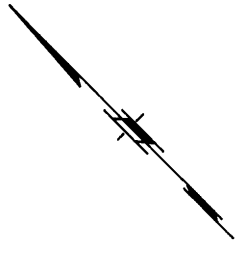
LEGEND:
S.L. denotes Strata Lot
m² denotes square meters
C.P. denotes common property
B denotes Balcony, limited common property for use of adjacent strata lot unless otherwise indicated

Elevators are limited common property for use of strata lots 1, 6 TO 100
G denotes garbage area, common property
E denotes electrical closet, common property
D denotes duct space, common property

D.A.M.
April 17, 1990

STRATA PLAN VR 2674

FOURTEENTH FLOOR
STRATA LOTS 54 TO 56



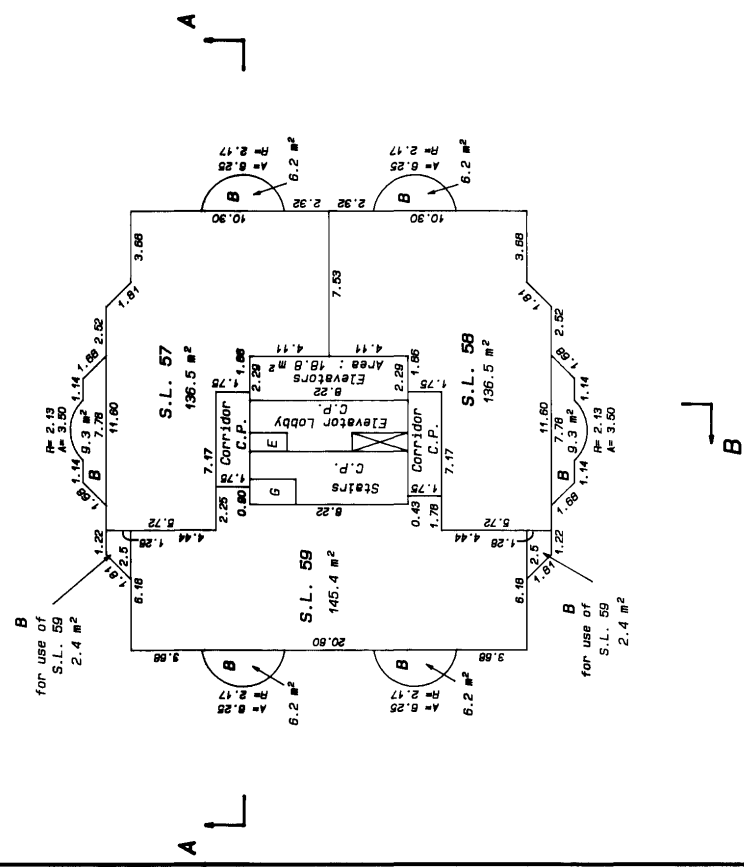
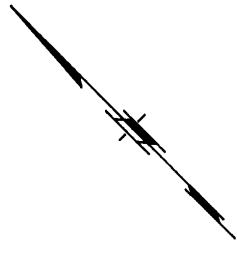
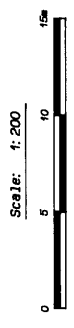
LEGEND:
 S.L. denotes Strata Lot
 m² denotes square meters
 C.P. denotes common property
 B denotes Balcony, limited common property for use of adjacent strata lot unless otherwise indicated

Elevators are limited common property for use of strata lots 1, 6 TO 100
 G denotes garbage area, common property
 E denotes electrical closet, common property
 ■ denotes duct space, common property

D. V. M.
 Apr 11 17, 1990

STRATA PLAN VR 2674

FIFTEENTH FLOOR STRATA LOTS 57 TO 59



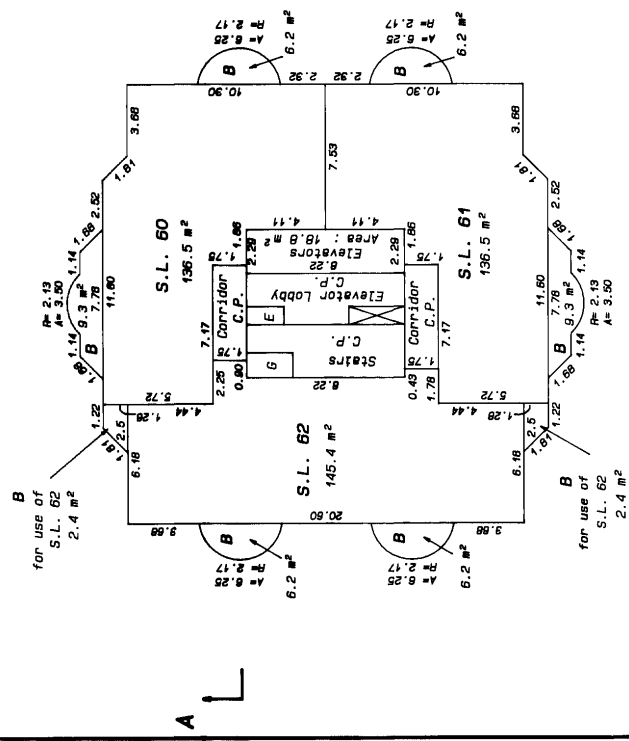
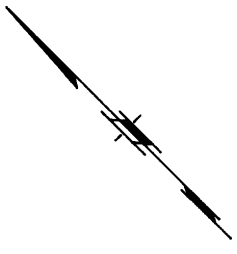
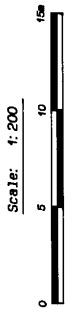
- LEGEND:**
- S.L. denotes Strata Lot
 - m² denotes square meters
 - C.P. denotes common property
 - B denotes Balcony. Limited common property for use of adjacent strata lot unless otherwise indicated

- Elevators are limited common property for use of strata lots 1, 6 TO 100
- G denotes garbage area, common property
- E denotes electrical closet, common property
- denotes duct space, common property

R. J. M.
April 17, 1990

STRATA PLAN VR 2674

SIXTEENTH FLOOR
STRATA LOTS 60 TO 62



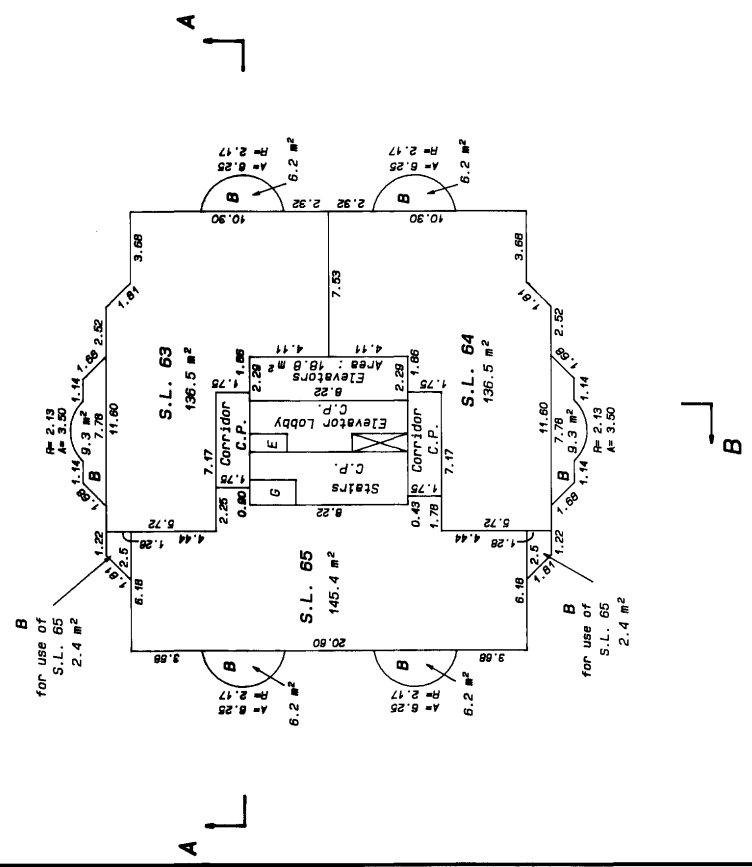
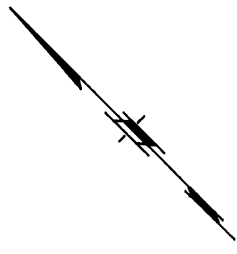
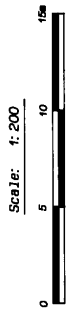
LEGEND:
 S.L. denotes Strata Lot
 m² denotes square meters
 C.P. denotes common property
 B denotes Balcony, limited common property for use of adjacent strata lot unless otherwise indicated

Elevators are limited common property for use of strata lots 1, 6 TO 100
 G denotes garbage area, common property
 E denotes electrical closet, common property
 B denotes duct space, common property

D.A.M.
 April 17, 1990

STRATA PLAN VR 2674

SEVENTEENTH FLOOR STRATA LOTS 63 TO 65



LEGEND:
 S.L. denotes Strata Lot
 m² denotes square meters
 C.P. denotes common property
 B denotes Balcony, limited common property for use of adjacent strata lot unless otherwise indicated

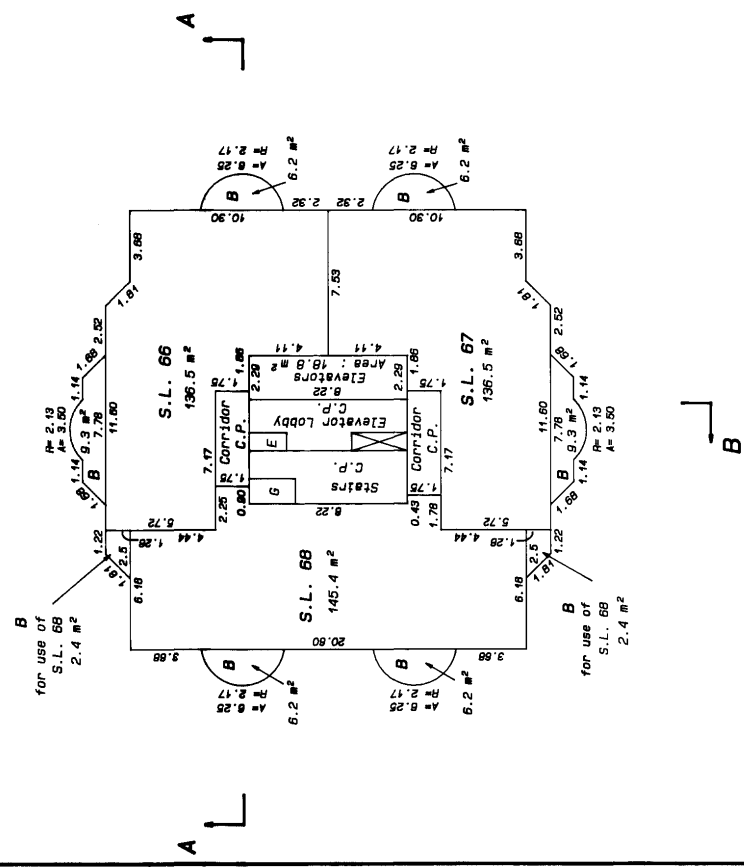
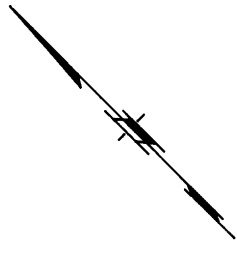
Elevators are limited common property for use of strata lots 1, 6 to 100
 G denotes garbage area, common property
 E denotes electrical closet, common property
 □ denotes duct space, common property

D. A. M.
 April 17, 1990

STRATA PLAN VR 2674

EIGHTEENTH FLOOR
STRATA LOTS 66 TO 68

Scale: 1:200



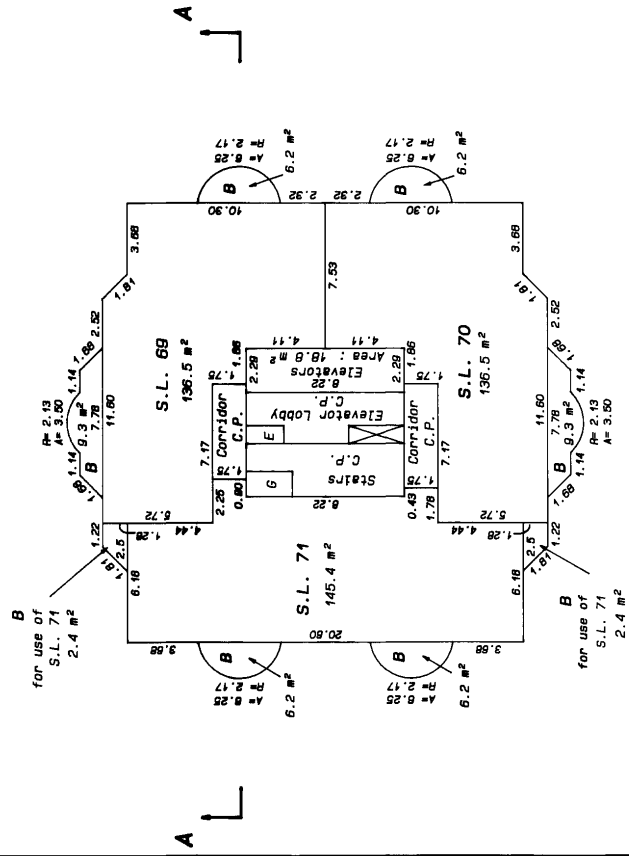
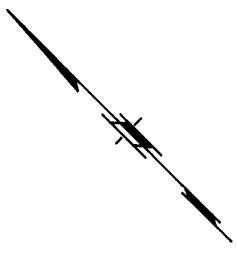
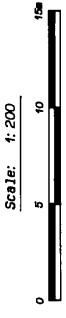
LEGEND:
 S.L. denotes Strata Lot
 m² denotes square meters
 C.P. denotes common property
 B denotes Balcony, limited common property for use of adjacent strata lot unless otherwise indicated

Elevators are limited common property for use of strata lots 1, 6 TO 100
 G denotes garbage area, common property
 E denotes electrical closet, common property
 □ denotes duct space, common property

D.A.M.
 April 17, 1990

STRATA PLAN VR 2674

NINETEENTH FLOOR
STRATA LOTS 69 TO 71



LEGEND:
 S.L. denotes Strata Lot
 m² denotes square meters
 C.P. denotes common property
 B denotes Balcony, limited common property for use of adjacent strata lot unless otherwise indicated

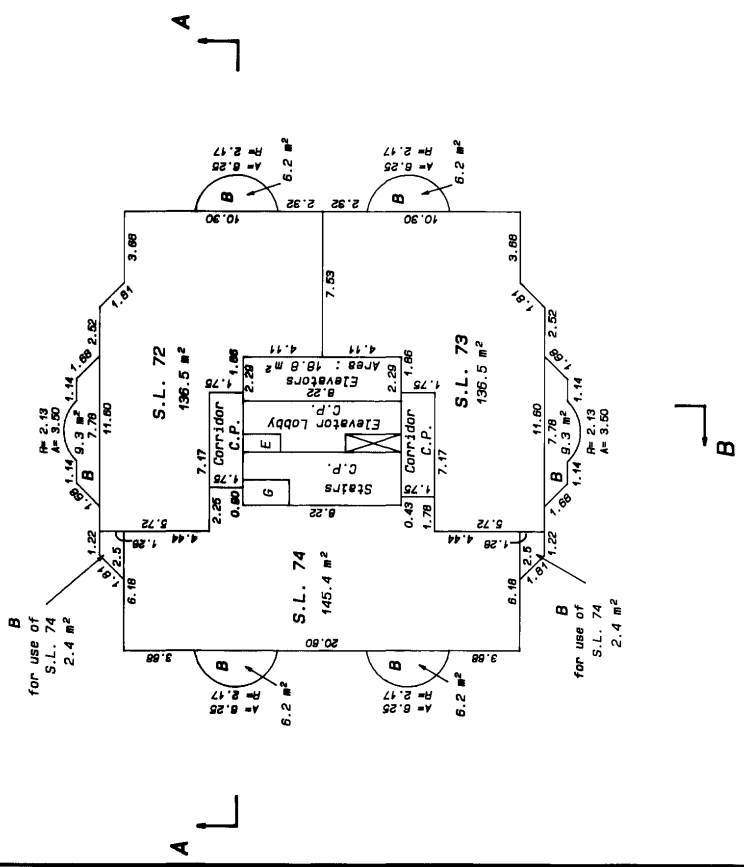
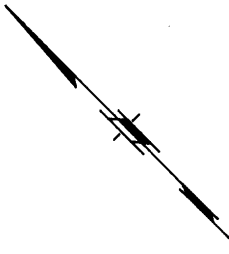
Elevators are limited common property for use of strata lots 1, 6 TO 100
 G denotes garbage area, common property
 E denotes electrical closet, common property
 B denotes duct space, common property

D.A.M.
Apr 11 17, 1990

STRATA PLAN VR 2674

TWENTIETH FLOOR
STRATA LOTS 72 TO 74

Scale: 1:200



LEGEND:

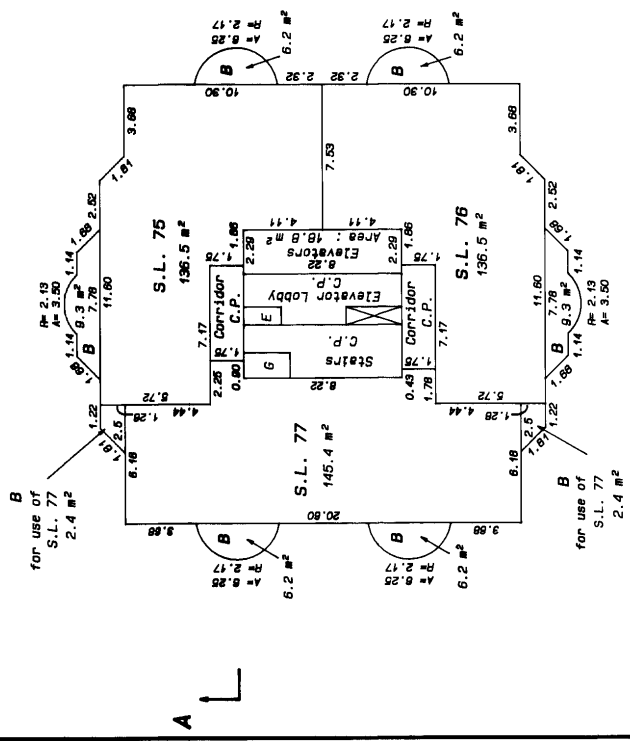
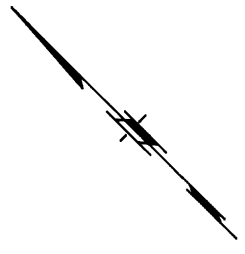
- S.L. denotes Strata Lot
- m² denotes square meters
- C.P. denotes common property
- B denotes Balcony, limited common property for use of adjacent strata lot unless otherwise indicated
- Elevators are limited common property for use of strata lots 1, 6 to 100
- G denotes garbage area, common property
- E denotes electrical closet, common property
- denotes duct space, common property

D.A.M.
APR 11 17, 1990

STRATA PLAN VR 2674

TWENTY-FIRST FLOOR STRATA LOTS 75 TO 77

Scale: 1:200



LEGEND:
 S.L. denotes Strata Lot
 m² denotes square meters
 C.P. denotes common property
 B denotes Balcony, limited common property for use of adjacent strata lot unless otherwise indicated

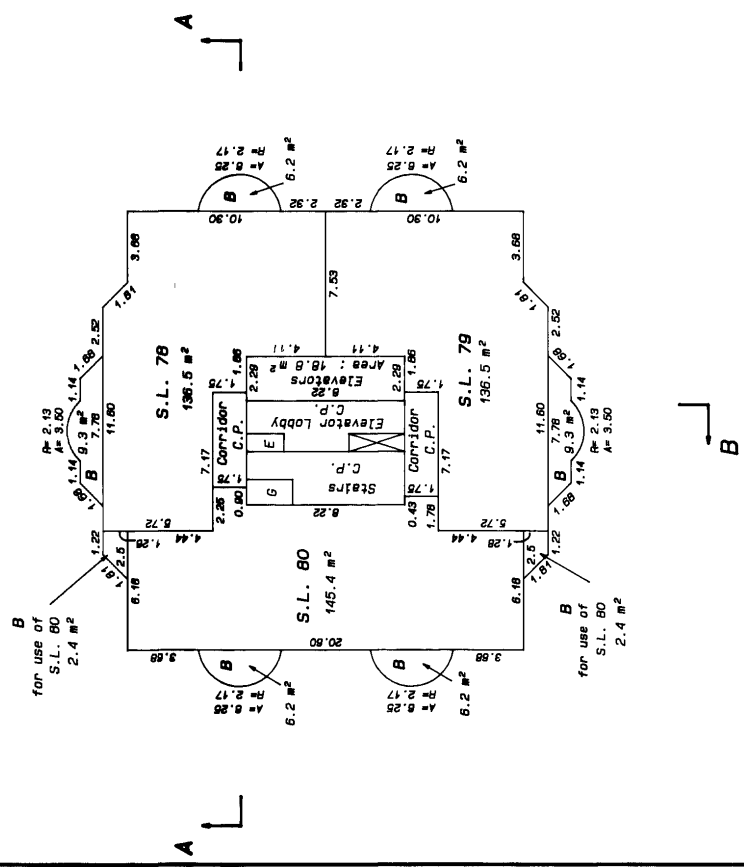
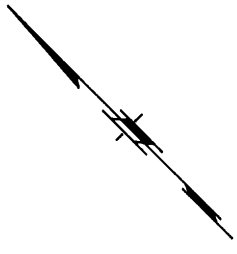
Elevators are limited common property for use of strata lots 1, 6 TO 100
 G denotes garbage area, common property
 E denotes electrical closet, common property
 B denotes duct space, common property

D.A.M.
 April 17, 1990

STRATA PLAN VR 2674

TWENTY-SECOND FLOOR
STRATA LOTS 78 TO 80

Scale: 1:200



LEGEND:
 S.L. denotes Strata Lot
 m² denotes square meters
 C.P. denotes common property
 B denotes Balcony, limited common property for use of adjacent strata lot unless otherwise indicated

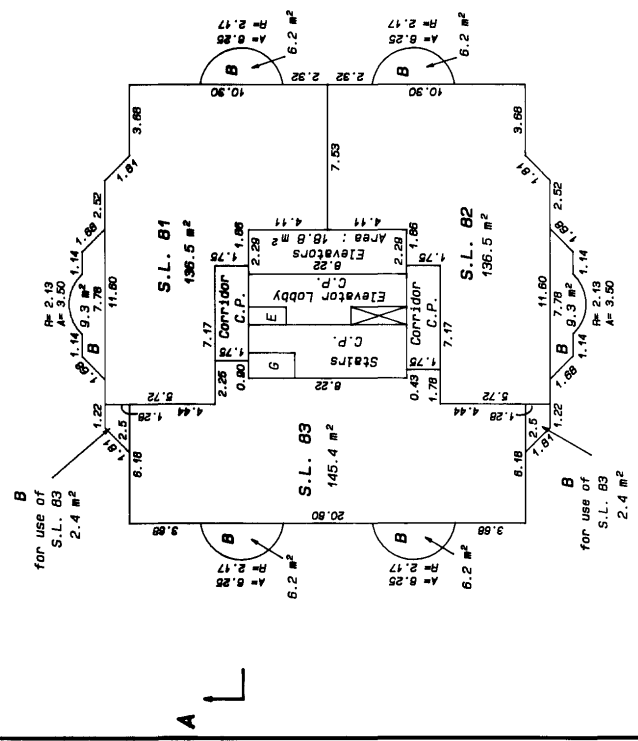
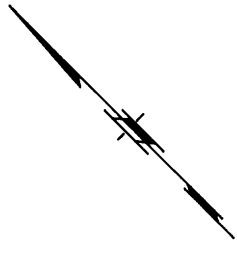
Elevators are limited common property for use of strata lots 1, 6 TO 100
 G denotes garbage area, common property
 E denotes electrical closet, common property
 B denotes duct space, common property

D. F. M.
 April 17, 1990

STRATA PLAN VR 2674

TWENTY-THIRD FLOOR
STRATA LOTS 81 TO 83

Scale: 1:200



- LEGEND:**
- S.L. denotes Strata Lot
 - m² denotes square meters
 - C.P. denotes common property
 - B denotes Balcony, limited common property for use of adjacent strata lot unless otherwise indicated

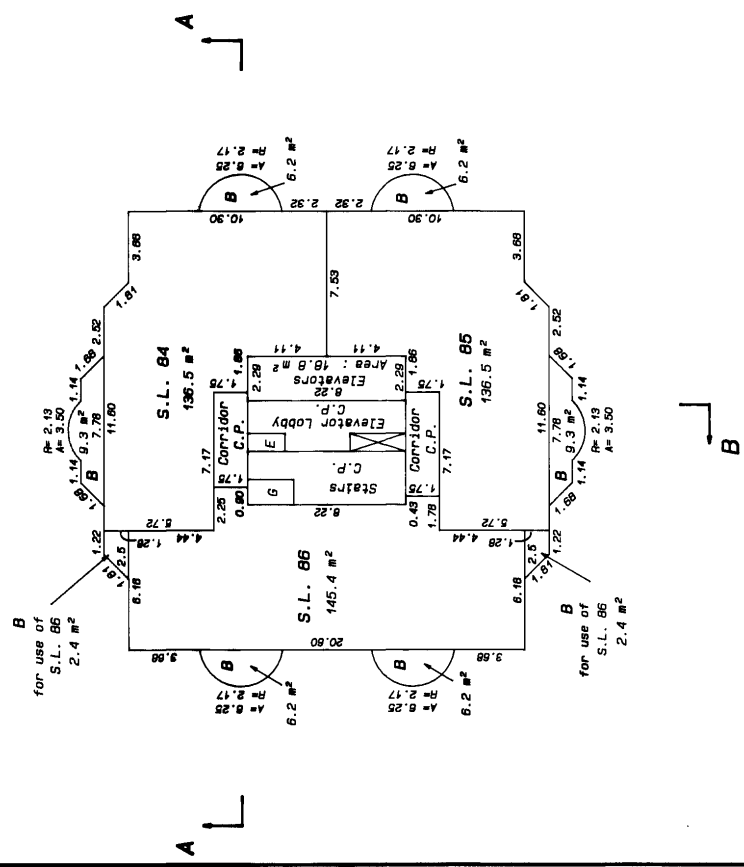
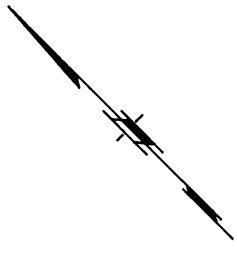
- Elevators are limited common property for use of strata lots 1, 6 TO 100
- G denotes garbage area, common property
- E denotes electrical closet, common property
- ▣ denotes duct space, common property

D. J. M.
April 17, 1990

STRATA PLAN VR 2674

TWENTY-FOURTH FLOOR
STRATA LOTS 84 TO 86

Scale: 1:200



LEGEND:
 S.L. denotes Strata Lot
 m² denotes square meters
 C.P. denotes common property
 B denotes Balcony, limited common property for use of adjacent strata lot unless otherwise indicated

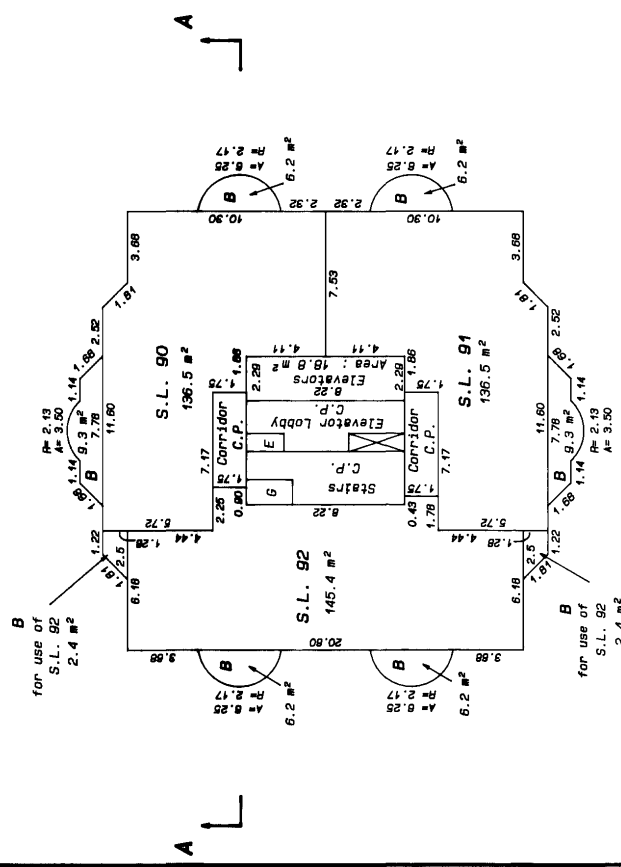
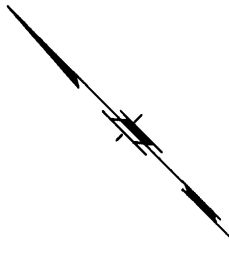
Elevators are limited common property for use of strata lots 1, 6 TO 100
 G denotes garbage area, common property
 E denotes electrical closet, common property
 B denotes duct space, common property

D.A.M.
 April 17, 1990

STRATA PLAN VR 2674

TWENTY-SIXTH FLOOR
STRATA LOTS 90 TO 92

Scale: 1:200



LEGEND:
S.L. denotes Strata Lot
m² denotes square meters
C.P. denotes common property
B denotes Balcony, limited common property for use of adjacent strata lot unless otherwise indicated

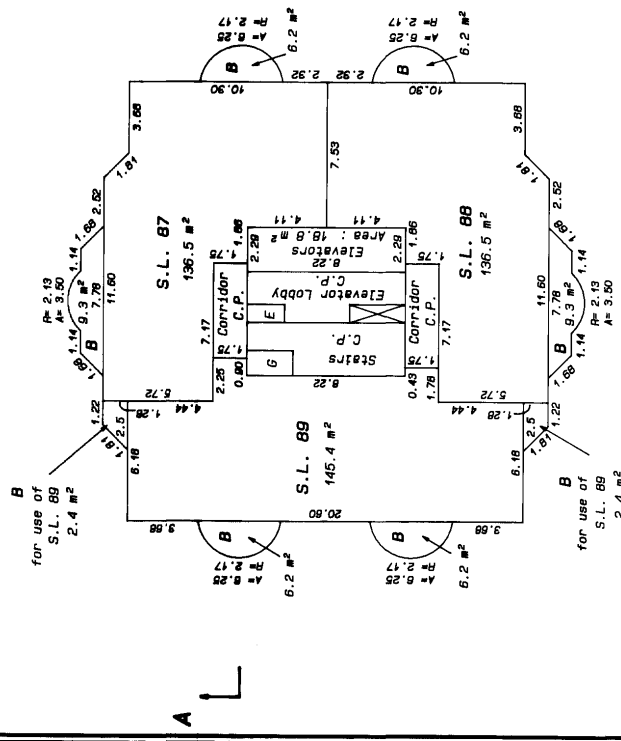
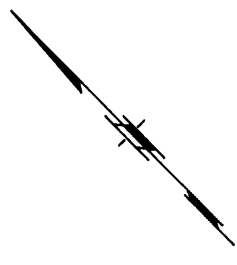
Elevators are limited common property for use of strata lots 1, 6 TO 100
G denotes garbage area, common property
E denotes electrical closet, common property
B denotes duct space, common property

D. E. M.
April 17, 1990

STRATA PLAN VR 2674

TWENTY-FIFTH FLOOR
STRATA LOTS 87 TO 89

Scale: 1:200



LEGEND:
 S.L. denotes Strata Lot
 m² denotes square meters
 C.P. denotes common property
 B denotes Balcony, limited common property for use of adjacent strata lot unless otherwise indicated

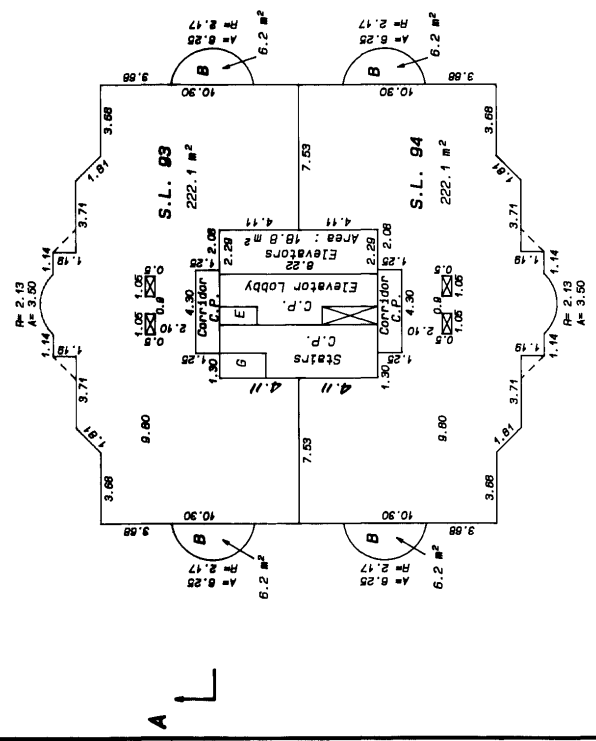
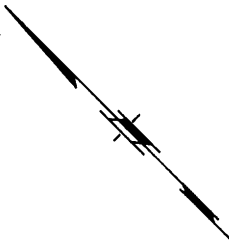
Elevators are limited common property for use of strata lots 1, 6 TO 100
 G denotes garbage area, common property
 E denotes electrical closet, common property
 □ denotes duct space, common property

D.A.M.
 April 17, 1990

STRATA PLAN VR 2674

TWENTY-SEVENTH FLOOR
STRATA LOTS 93 AND 94

Scale: 1:200



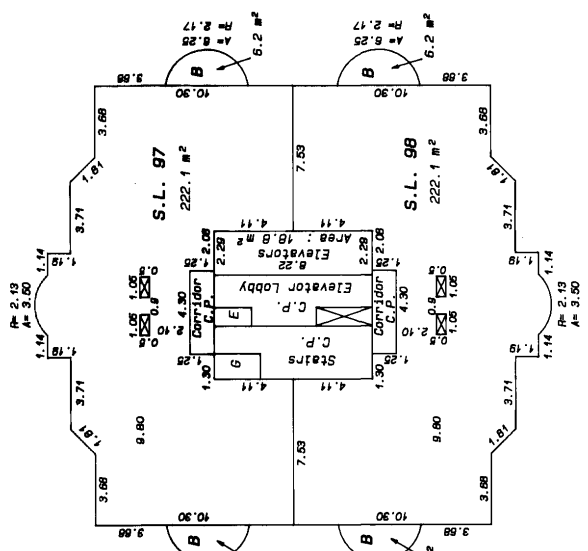
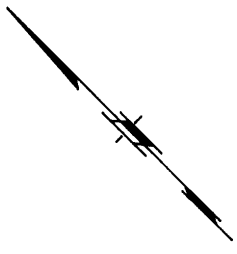
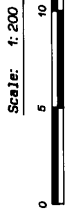
LEGEND:
S.L. denotes Strata Lot
m² denotes square meters
C.P. denotes common property
B denotes Balcony, limited common property for use of adjacent strata lot unless otherwise indicated

Elevators are limited common property for use of strata lots 1, 6 TO 100
G denotes garbage area, common property
E denotes electrical closet, common property
■ denotes duct space, common property

April 17, 1990

STRATA PLAN VR 2674

TWENTY-NINTH FLOOR
STRATA LOTS 97 AND 98



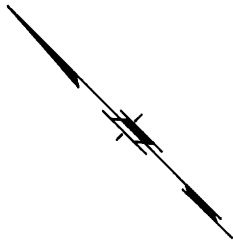
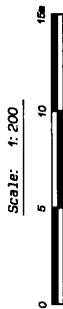
- LEGEND:**
- S.L. denotes Strata Lot
 - m² denotes square meters
 - C.P. denotes common property
 - B denotes Balcony, limited common property for use of adjacent strata lot unless otherwise indicated

- Elevators are limited common property for use of strata lots 1, 6 TO 100
- G denotes garbage area, common property
- E denotes electrical closet, common property
- ■ denotes duct space, common property

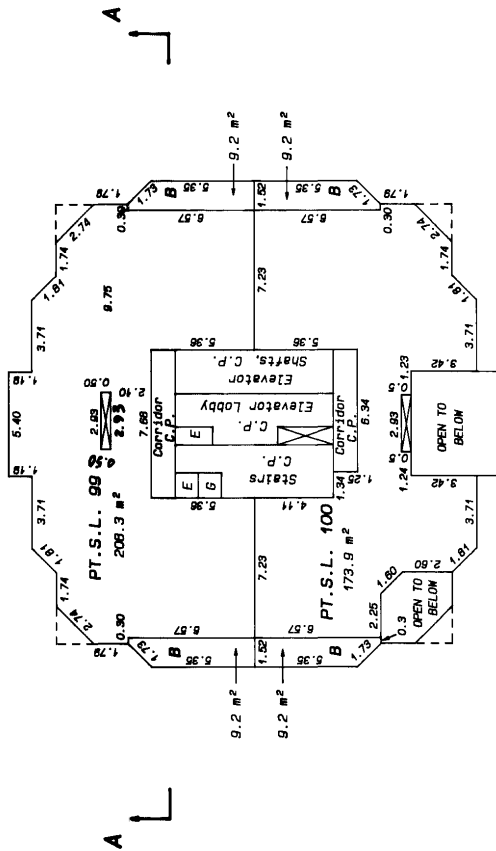
D.A.M.
April 17, 1990

STRATA PLAN VR 2674

THIRTY-FIRST FLOOR
STRATA LOTS 99 AND 100



A



B

- LEGEND:**
- S.L. denotes Strata Lot
 - m² denotes square meters
 - C.P. denotes common property
 - B denotes Balcony, limited common property for use of adjacent strata lot unless otherwise indicated
 - G denotes garbage area, common property
 - E denotes electrical closet, common property
 - denotes duct space, common property

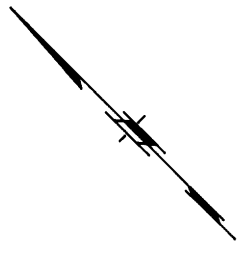
D. F. M.
April 17, 1990

STRATA PLAN VR 2674

4/16/90 Strata Plan
2674 VR 2674
10/10/90 Strata Plan
2674 VR 2674

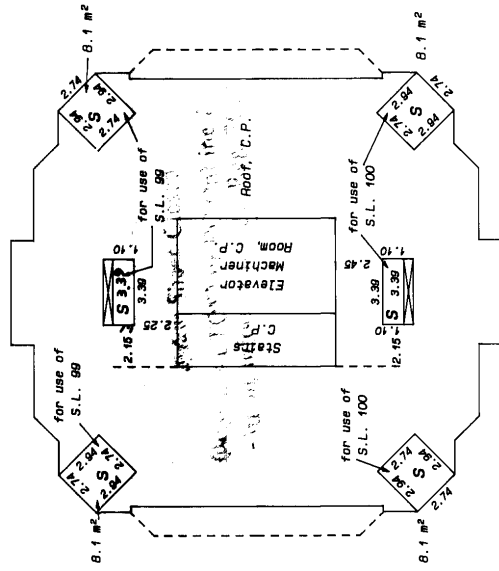
ROOF FLOOR

Scale: 1:200



A

B



A

- LEGEND:**
- S.L. denotes Strata Lot
 - m² denotes square meters
 - C.P. denotes common property
 - S denotes skylight, limited common property
 - for use of indicated strata lot
 - denotes duct space, common property

D. F. M.
April 17, 1990

Common Property Sheet Closed 20/10/06
Search ALFOS2 or BC OnLine for
Current Information. BC Reg. 1498

STRATA PLAN VR 2674

DEALINGS AFFECTING THE COMMON PROPERTY

Wai

BRUCE I. OMBRA, Registrar
Vancouver & New Westminster Land REGISTRATION

NUMBER	DATE	DATE	DOCUMENT	NATURE OF PARTICULAR
K20197	01/04/82			STATUTORY RIGHT OF WAY IN FAVOUR OF CITY OF VANCOUVER, INTER ALIA
K20198	01/04/82			COVENANT IN FAVOUR OF CITY OF VANCOUVER. 4. T. A. S. 215, SEE K20197 INTER ALIA
6D87304	2/8/90			COVENANT IN FAVOUR OF CITY OF VANCOUVER, LAND TITLE ACT
BF 356075	18/9/92			CONFIRMANCE IN FEE OF STRATA LOT 1, EMERALD PARK MEADOWS LTD. TO THE OWNERS, STRATA PLAN VR2674 PURSUANT TO SEC. 23 CONDOMINIUM ACT.

D. V. M.
April 17, 1990