

DIAGRAMMATIC ELEVATION

SHEET 4 OF 15 SHEETS

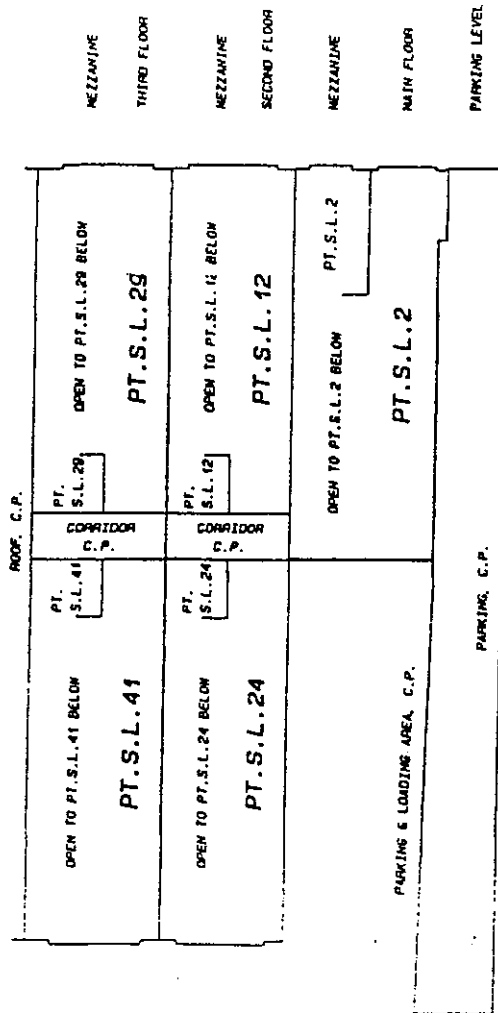
STRATA PLAN LMS 3800

SCALE: 1:200



ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE INDICATED

SECTION A-A



SYMBOLS
C.P. denotes common property
P.L.S.L. denotes part strata lot

SCHEDULE "A"

STRATA PLAN OF PARCEL D, BLOCK 13

FIRST SHEET, SHEET 1 OF 15 SHEETS

DISTRICT LOT 182, GROUP 1,

NEW WESTMINSTER DISTRICT

STRATA PLAN LMS 3800

PLAN LMP35982

B.C.G.S. 926.025
(City of Vancouver)

1202 E. PENDER STREET
1206 E. PENDER STREET
1208 E. PENDER STREET
1212 E. PENDER STREET
1216 E. PENDER STREET
1218 E. PENDER STREET
1220 E. PENDER STREET
510 VERNON DRIVE
520 VERNON DRIVE
530 VERNON DRIVE
VANCOUVER, B.C.

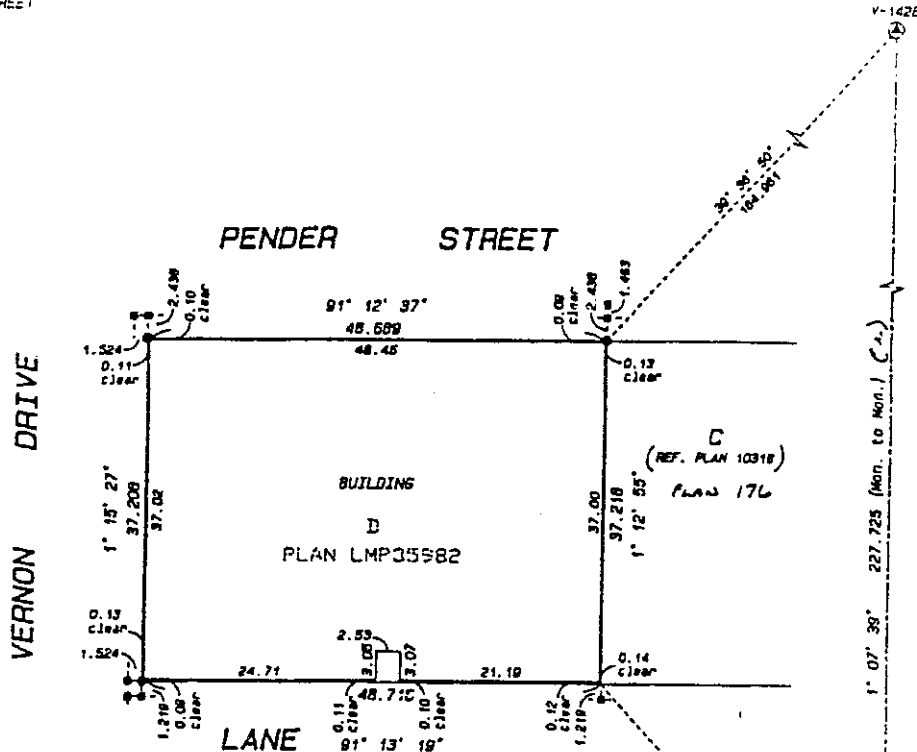
SCALE: 1:500



ALL DISTANCES ARE IN METRES AND DECIMALS
THEREOF UNLESS OTHERWISE INDICATED

Strata Plan LMS 3800 deposited and registered in the Land Title office at New Westminster, B.C., this 27 day of JAN, 1999.

A Small
Deputy Registrar
BN 19705



The address for service of documents on the Strata Corporation is:
The Owners, Strata Plan LMS 3800
Suite 360-45951 No.3 Road
Richmond, B.C.
V6X 2E3

Grid bearings are derived from observations between control monuments Y-1428 and Y-1429. Integrated Survey Area No. 31 (City of Vancouver) This plan shows ground level measured distances. Prior to computation of U.T.M. co-ordinates, multiply by combined factor of 0.9996020. Datum: NAD 83

I, Edmund I. Wong, of the City of Burnaby, 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 Burnaby, B.C. this 11th day of January, 1999

Edmund I. Wong
B.C.L.S.

LEGEND:

- ⊕ Control Monument Found
- Standard Iron Post Found
- Lead Plug Found

Ken K. Wong and Associates
Canada and B.C. Land Surveyors
5624 E. Hastings Street
Burnaby, B.C. V5B 1R4
Telephone: 294-8881
Fax: 294-0625
290008 FB316 P11-13 78884 P102
R-278 R-1075 R-6345 R-8348 R-6349
R-78808 R-0248 2X 579 DU 1102
Drawn by: CS

**PRELIMINARY STRATA PLAN OF LOT
BLOCK 13 DISTRICT LOT 182 GROUP 1
NEW WESTMINSTER DISTRICT**

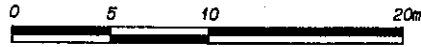
FIRST SHEET, SHEET 1 OF 10 SHEETS

PLAN LMP

**B.C.G.S. 926.025
(City of Vancouver)**

1216-1224 E. PENDER STREET
VANCOUVER, B.C.

SCALE: 1:250

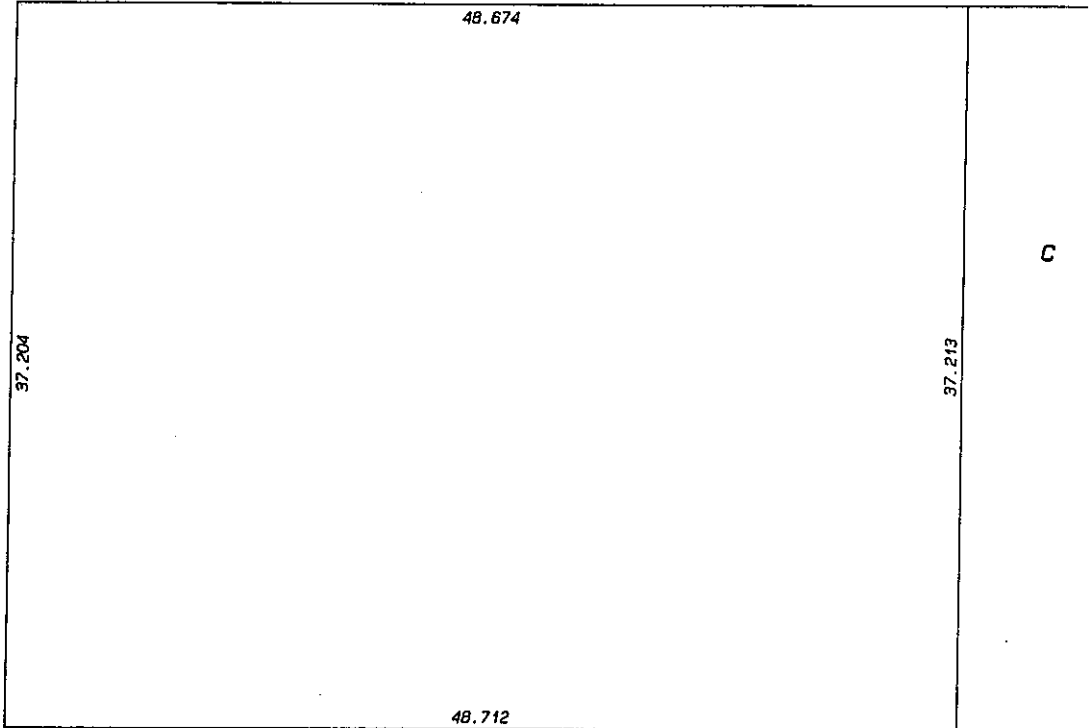


ALL DISTANCES ARE IN METRES AND DECIMALS
THEREOF UNLESS OTHERWISE INDICATED



PENDER STREET

VERNON DRIVE



LANE

NOTE:

This set of plans was drawn prior to construction according to architectural drawings. Areas and unit entitlements are subject to change upon field measurements.

Ken K. Wong and Associates
Canada and B.C. Land Surveyors
5024 E. Hastings Street
Burnaby, B.C. V5B 1R4
Telephone: 294-8881
Fax: 294-0825
970495
Drawn by: CS

CONDOMINIUM ACT

STRATA 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	4, 5	1469	1, 629	1469
2	4, 5	1579	1, 736	1579
3	4, 5	1816	1, 985	1816
4	4, 5	1816	1, 985	1816
5	4, 5	1331	1, 532	1331
6	4, 5	1313	1, 565	1313
7	4, 5	1349	1, 555	1349
8	4, 5	1317	1, 530	1317
9	4, 5	1304	1, 499	1304
10	6, 7	966	1, 389	966
11	6, 7	879	1, 299	879
12	6, 7	983	1, 379	983
13	6, 7	983	1, 389	983
14	6, 7	983	1, 399	983
15	6, 7	983	1, 409	983
16	6	1142	1, 799	1142
17	6, 7	939	1, 369	939
18	6, 7	1030	1, 329	1030
19	6, 7	1030	1, 329	1030
20	6, 7	1064	1, 349	1064
21	6, 7	1073	1, 359	1073
22	6, 7	1074	1, 359	1074
23	6, 7	1074	1, 359	1074
24	6, 7	1074	1, 359	1074
25	6, 7	1230	1, 509	1230
26	6, 7	1260	1, 529	1260
27	8, 9	1028	1, 489	1028
28	8, 9	879	1, 419	879
29	8, 9	983	1, 479	983
30	8, 9	983	1, 489	983
31	8, 9	983	1, 499	983
32	8, 9	983	1, 509	983
33	8	1142	1, 899	1142
34	8, 9	939	1, 469	939
35	8, 9	1030	1, 429	1030
36	8, 9	1030	1, 429	1030
37	8, 9	1128	1, 519	1128
38	8, 9	1073	1, 469	1073
39	8, 9	1074	1, 469	1074
40	8, 9	1074	1, 469	1074
41	8, 9	1074	1, 469	1074
42	8, 9	1230	1, 539	1230
43	8, 9	1260	1, 549	1260
AGGREGATE		48, 954	64, 722	48, 954

Accepted as to Forms 1, 2 and 3,
this ____ day of _____, 1997.

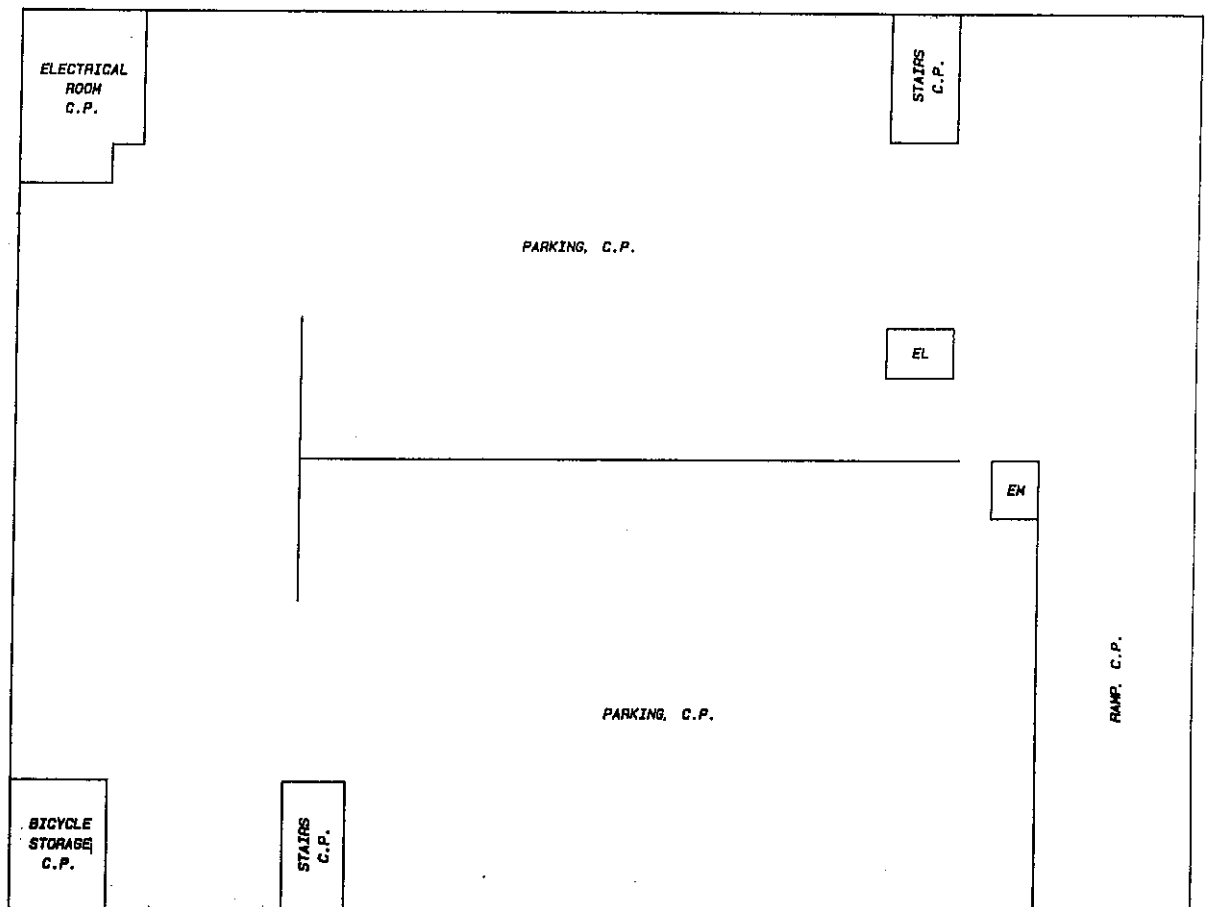
Superintendent of Real Estate

PARKING LEVEL

SCALE: 1:200



ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE INDICATED



LEGEND:

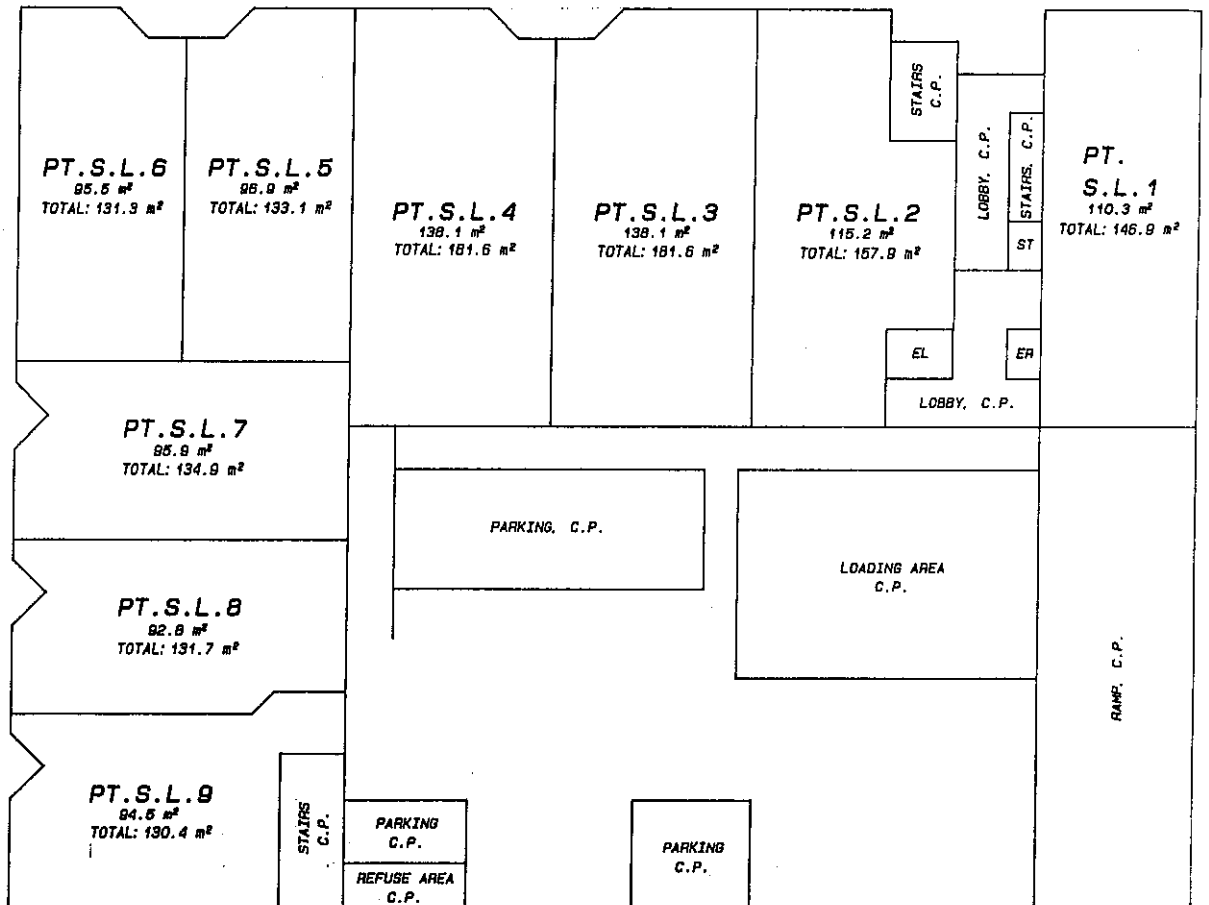
- C.P. denotes common property
- EL denotes elevator, common property
- EM denotes elevator machine room, common property

MAIN FLOOR
PART STRATA LOTS 1 TO 9

SCALE: 1:200



ALL DISTANCES ARE IN METRES AND DECIMALS
 THEREOF UNLESS OTHERWISE INDICATED



LEGEND:

- C.P. denotes common property
- PT.S.L. denotes part strata lot
- EL denotes elevator, common property
- ER denotes electrical room, common property
- ST denotes storage, common property

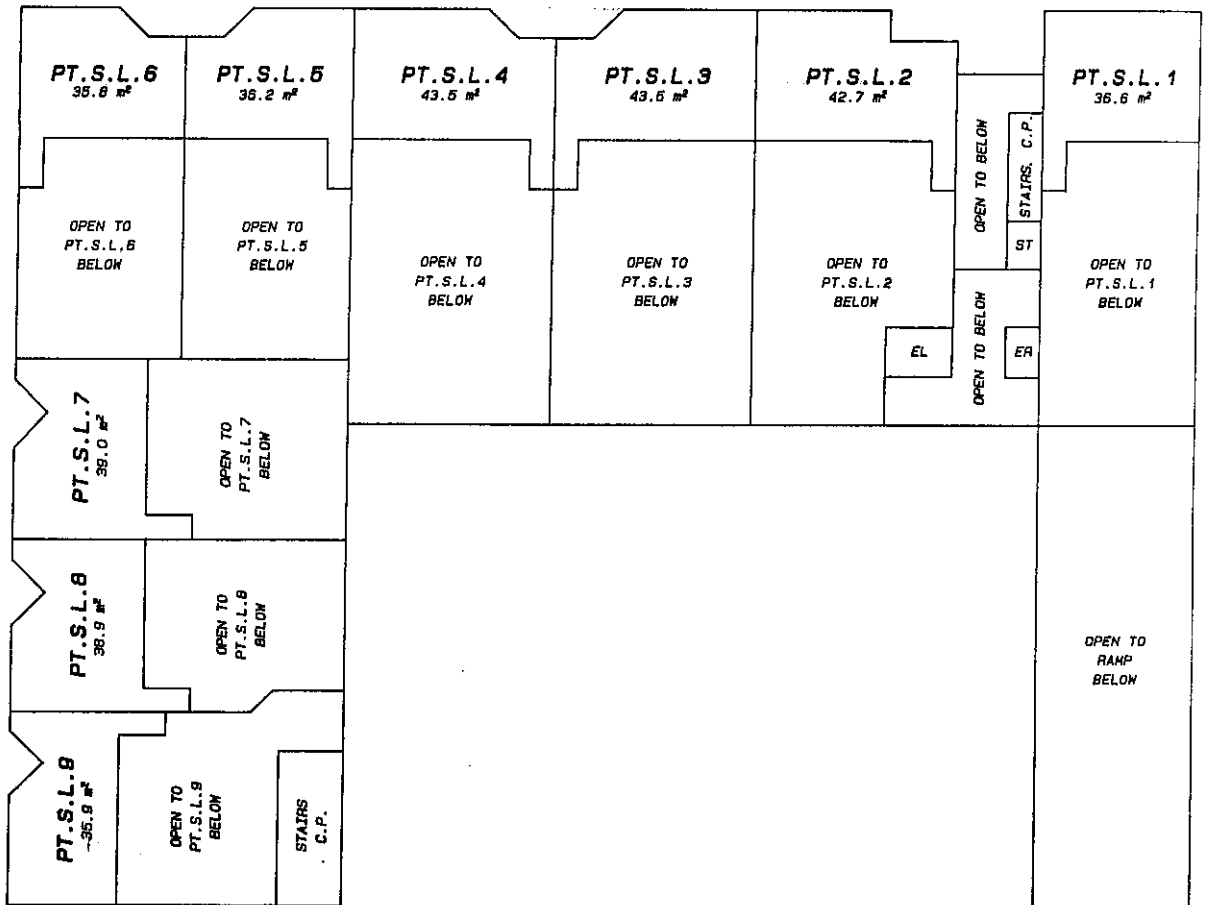
MEZZANINE

PART STRATA LOTS 1 TO 9

SCALE: 1:200



ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE INDICATED



LEGEND:

- C.P. denotes common property
- PT.S.L. denotes part strata lot
- EL denotes elevator, common property
- ER denotes electrical room, common property
- ST denotes stairs, common property

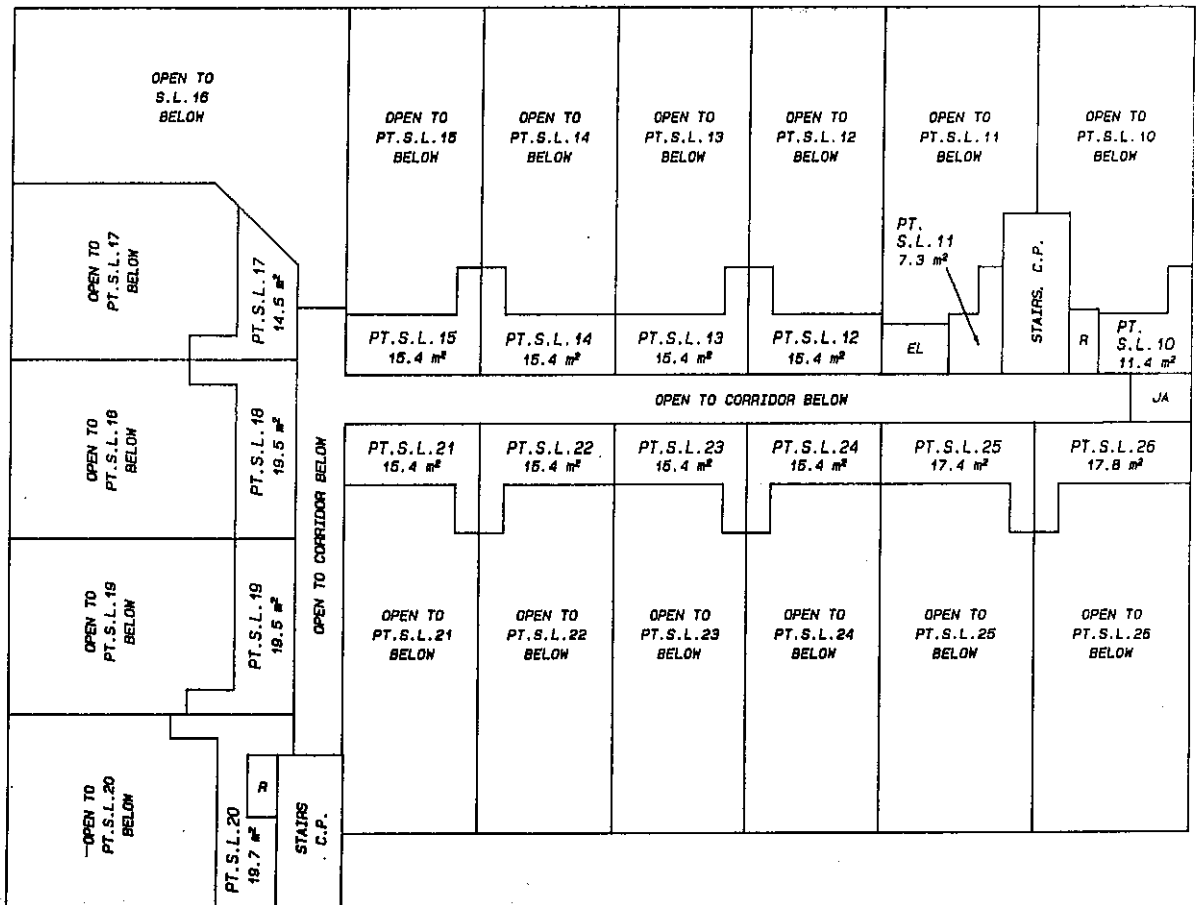
MEZZANINE

PART STRATA LOTS 10 TO 15 AND PART STRATA LOTS 17 TO 26

SCALE: 1:200



ALL DISTANCES ARE IN METRES AND DECIMALS
THEREOF UNLESS OTHERWISE INDICATED



LEGEND:

- C.P. denotes common property
- S.L. denotes strata lot
- PT.S.L. denotes part strata lot
- EL denotes elevator, common property
- R denotes refuse area, common property
- JA denotes janitor room, common property

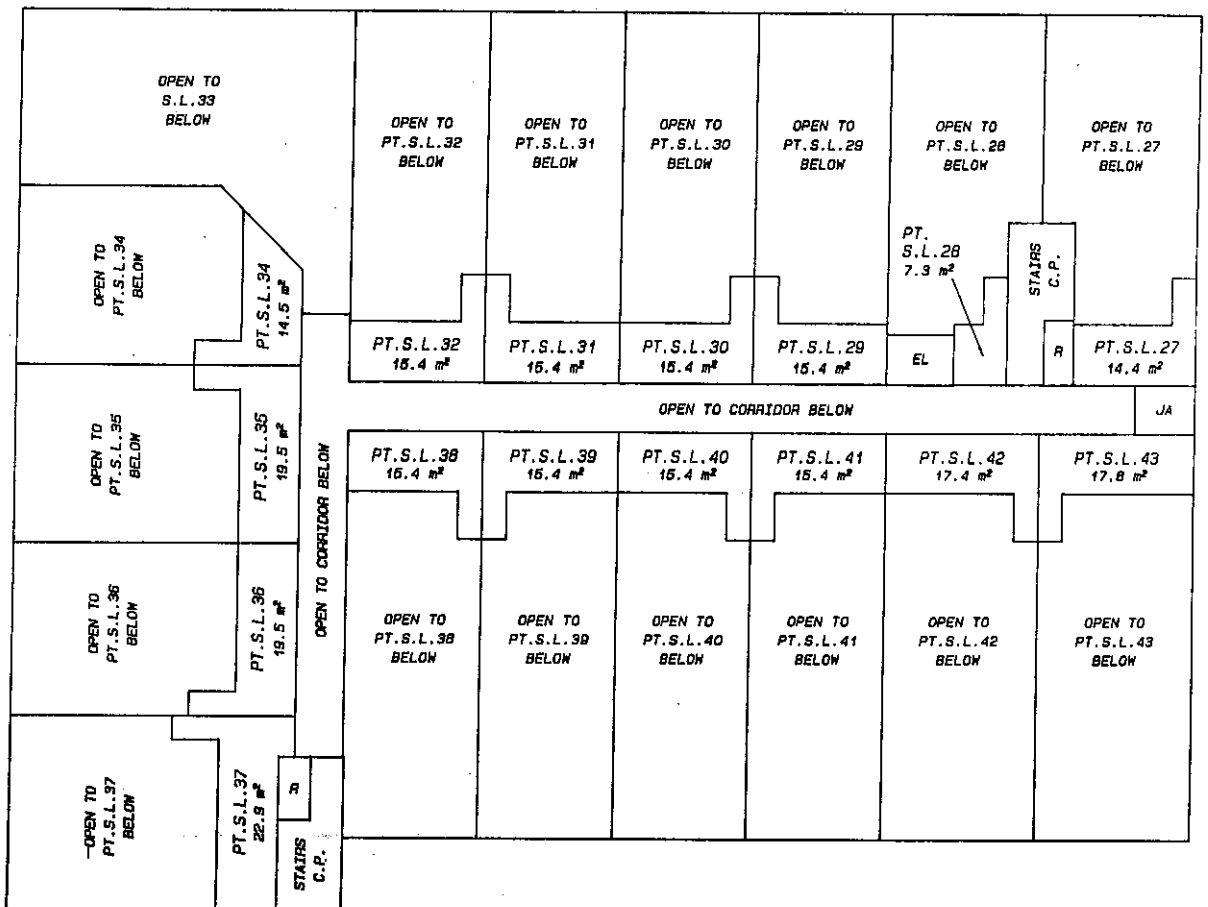
MEZZANINE

**PART STRATA LOTS 27 TO 32
AND PART STRATA LOTS 34 TO 43**

SCALE: 1:200



ALL DISTANCES ARE IN METRES AND DECIMALS
THEREOF UNLESS OTHERWISE INDICATED



LEGEND:

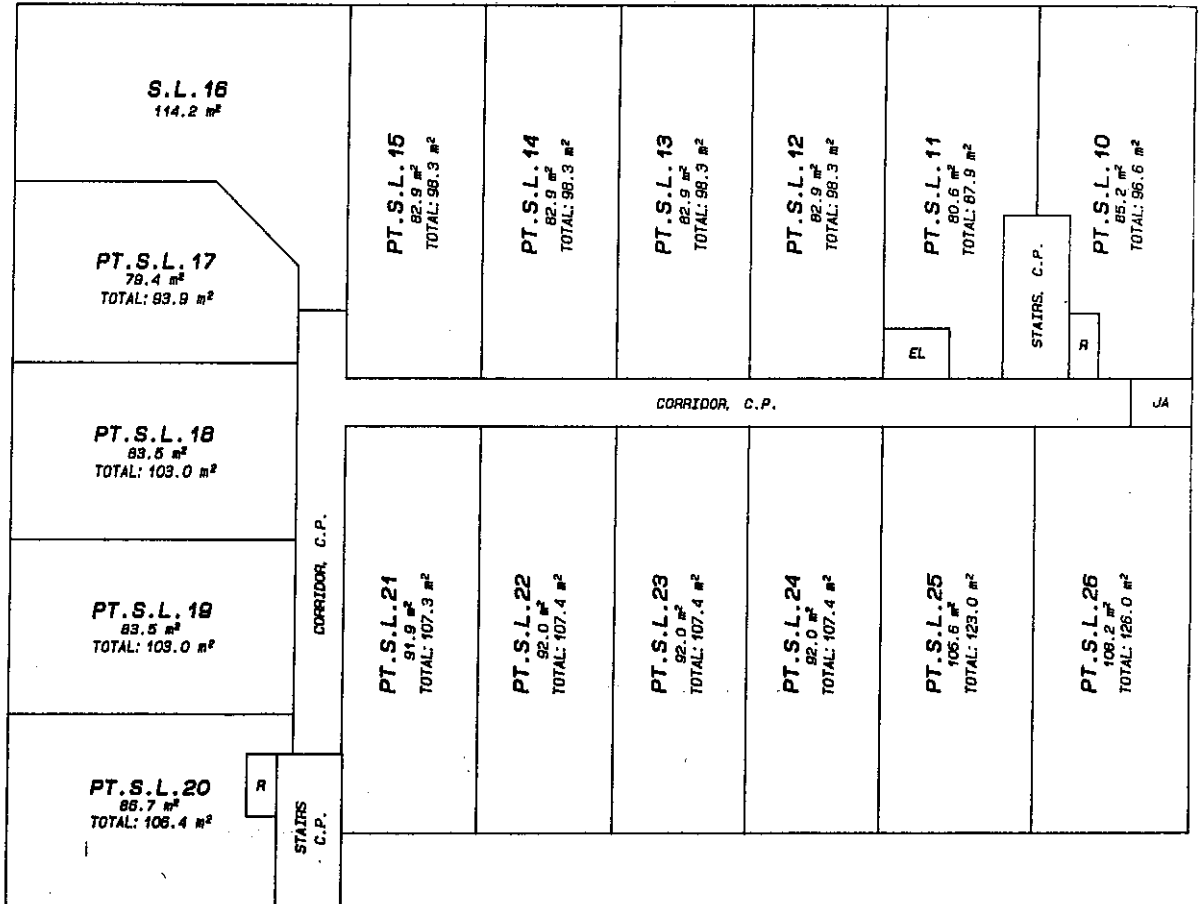
- C.P. denotes common property
- S.L. denotes strata lot
- PT.S.L. denotes part strata lot
- EL denotes elevator, common property
- R denotes refuse area, common property
- JA denotes janitor room, common property

SECOND FLOOR
STRATA LOT 16 AND
PART STRATA LOTS 10 TO 15, 17 TO 26

SCALE: 1:200



ALL DISTANCES ARE IN METRES AND DECIMALS
 THEREOF UNLESS OTHERWISE INDICATED



LEGEND:
 C.P. denotes common property
 S.L. denotes strata lot
 PT.S.L. denotes part strata lot
 EL denotes elevator, common property
 R denotes refuse area, common property
 JA denotes janitor room, common property

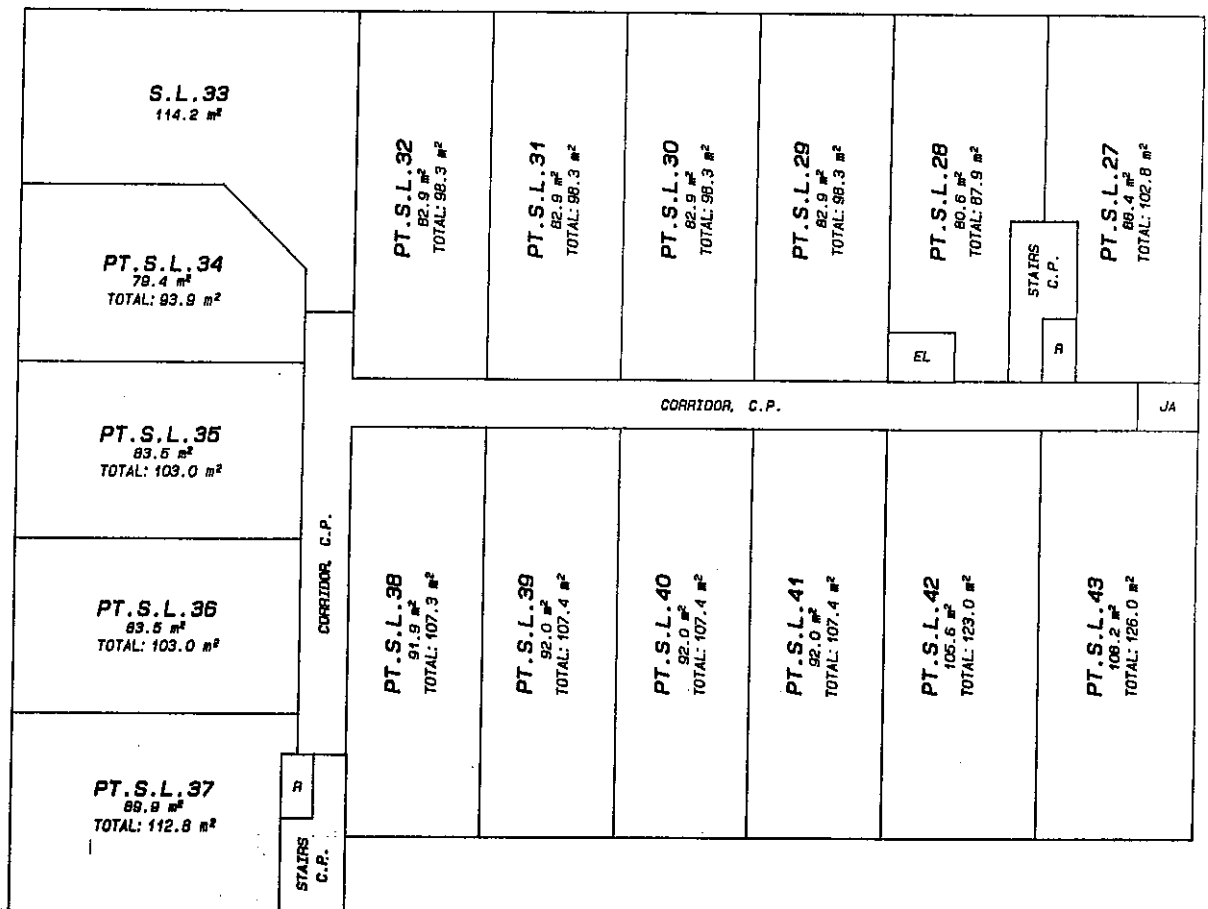
THIRD FLOOR

**STRATA LOT 33 AND
PART STRATA LOTS 27 TO 32, 34 TO 43**

SCALE: 1:200



ALL DISTANCES ARE IN METRES AND DECIMALS
THEREOF UNLESS OTHERWISE INDICATED



LEGEND:

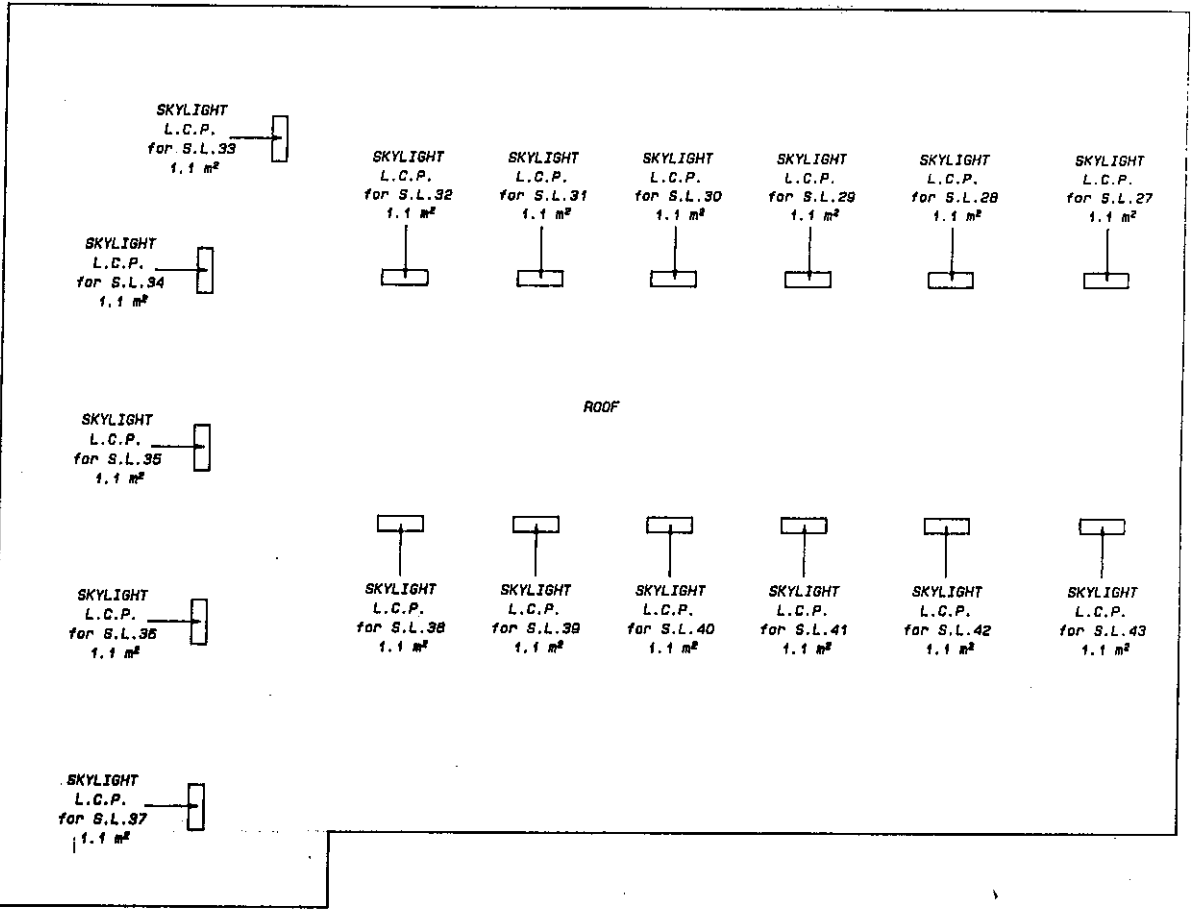
- C.P. denotes common property
- S.L. denotes strata lot
- PT.S.L. denotes part strata lot
- EL denotes elevator, common property
- R denotes refuse area, common property
- JA denotes janitor room, common property

ROOF FLOOR

SCALE: 1:200



ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE INDICATED



LEGEND:
L.C.P. denotes limited common property
S.L. denotes strata lot

CONDOMINIUM ACT

STRATA PLAN LMS 3800

STRATA 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, 8	1, 501	1, 740	2, 99
2	7, 8	1, 607	1, 860	3, 20
3	7, 8	1, 889	2, 130	3, 76
4	7, 8	1, 897	2, 130	3, 78
5	7, 8	1, 403	1, 640	2, 79
6	7, 8	1, 344	1, 675	2, 68
7	7, 8	1, 384	1, 665	2, 76
8	7, 8	1, 381	1, 640	2, 75
9	7, 8	1, 331	1, 610	2, 65
10	9, 10	1, 042	1, 389	2, 08
11	9, 10	856	1, 329	1, 70
12	9, 10	1, 005	1, 379	2, 00
13	9, 10	997	1, 389	1, 99
14	9, 10	996	1, 399	1, 98
15	9, 10	1, 005	1, 409	2, 00
16	9	1, 126	1, 789	2, 24
17	9, 10	1, 022	1, 439	2, 04
18	9, 10	1, 041	1, 469	2, 07
19	9, 10	1, 027	1, 469	2, 06
20	9, 10	1, 069	1, 539	2, 13
21	9, 10	1, 081	1, 359	2, 15
22	9, 10	1, 089	1, 359	2, 17
23	9, 10	1, 090	1, 359	2, 17
24	9, 10	1, 096	1, 359	2, 18
25	9, 10	1, 251	1, 509	2, 49
26	9, 10	1, 278	1, 529	2, 54
27	11, 12	1, 139	1, 489	2, 27
28	11, 12	977	1, 419	1, 95
29	11, 12	1, 005	1, 479	2, 00
30	11, 12	1, 006	1, 489	2, 00
31	11, 12	1, 005	1, 499	2, 00
32	11, 12	1, 005	1, 529	2, 00
33	11	1, 126	1, 899	2, 24
34	11, 12	1, 024	1, 519	2, 04
35	11, 12	1, 042	1, 549	2, 08
36	11, 12	1, 022	1, 549	2, 04
37	11, 12	1, 137	1, 559	2, 26
38	11, 12	1, 399	1, 469	2, 19
39	11, 12	1, 368	1, 469	2, 19
40	11, 12	1, 386	1, 469	2, 18
41	11, 12	1, 386	1, 469	2, 18
42	11, 12	1, 253	1, 639	2, 30
43	11, 12	1, 278	1, 649	2, 34
AGGREGATE		50, 216	56, 310	100, 00

Accepted as to Form 1, 2, 3
this 22 day of JANUARY 1984

[Signature]
Deputy Registrar of the Land

[Signature]
January 1984

STRATA PLAN LMS 3800

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 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 11th day of January, 1999.

[Signature]
 A commissioner for taking affidavits in and for the Province of British Columbia.

Owner-developer:

[Signature]
 JENNIE MARIE KLOKSTAD

MORTGAGEE:
BANK OF MONTREAL

[Signature]
 Authorized Signatory R. B. W. O., A.M.

[Signature]
 Authorized Signatory R. W. M. W. P. O., S.M.

[Signature]
 Witness Guid Capiz
 as to signature(s)

Address of: 2nd Floor, 392 Burrard St.
 Witness: Vancouver, B.C. V7X 1L5
 Occupation: Customs Service Officer

OWNER-DEVELOPER:

[Signature]
 JENNIE MARIE KLOKSTAD

[Signature]
 Witness James K. Fitzsimmons
 as to signature(s)

Address of: 380-5951 No. 3 Road
 Witness: Richmond, B.C. V6X 2E3
 Occupation: Solicitor

SECTION B (1)

I, Edmund T. Hong, a British Columbia Land Surveyor, hereby certify that the buildings shown in this strata plan have not, as of the 11th day of January, 1999 been previously occupied.
 Dated at Burnaby, British Columbia, this 11th day of January, 1999.

[Signature]
 E. T. H
 B. C. L. S.

PARKING LEVEL

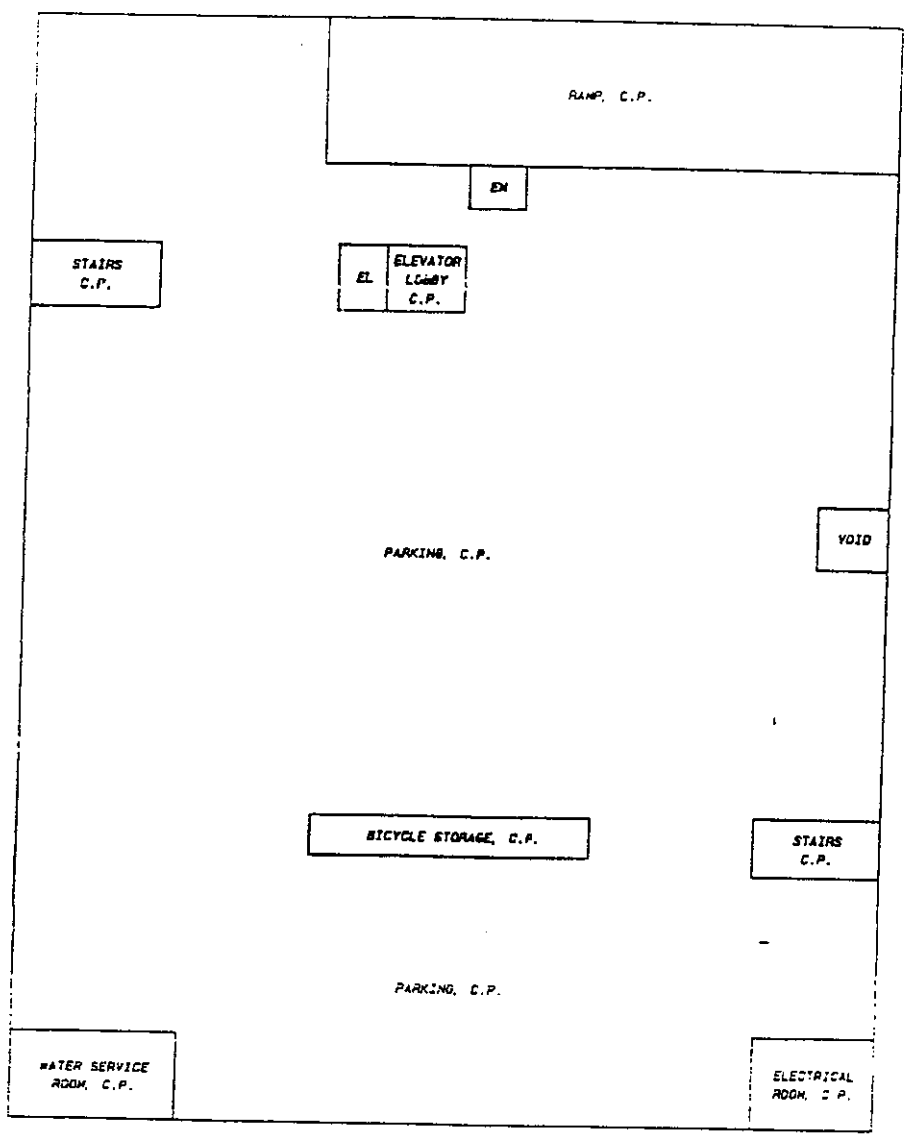
STRATA PLAN LMS 3800

SCALE: 1:200



ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE INDICATED

B ↙



LEGEND

- C P Denotes common property
- EL Denotes elevator, common property
- EM Denotes elevator machine room, common property