

DIAGRAMMATIC ELEVATION

SHEET 4 OF 15 SHEETS

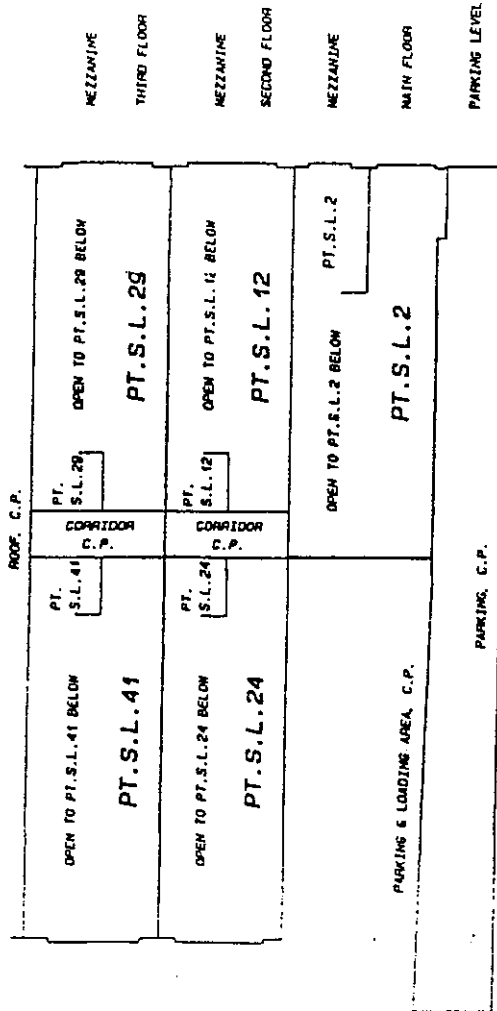
STRATA PLAN LMS 3800

SCALE: 1:200



ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE INDICATED

SECTION A-A



SYMBOLS  
 C.P. denotes common property  
 PT. S.L.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.

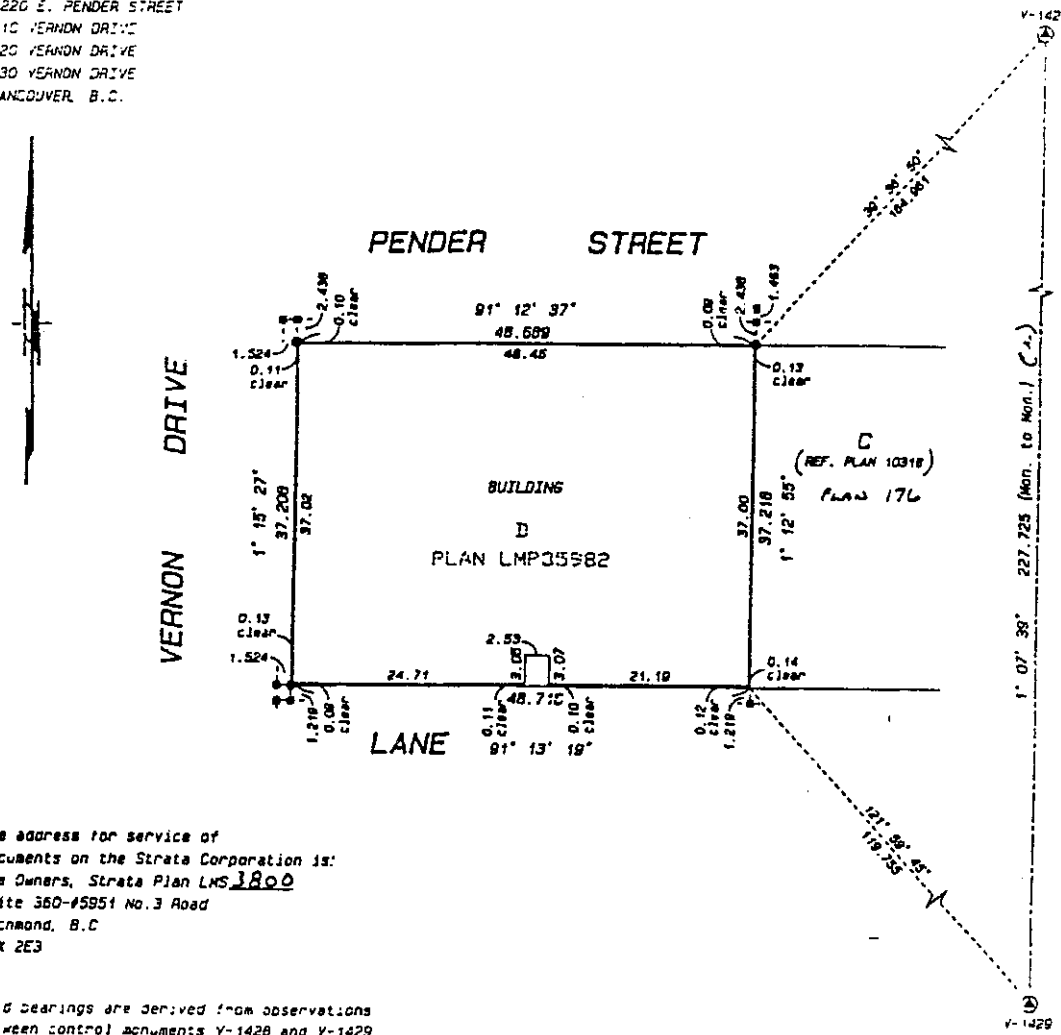
SCALE: 1:500

0 5 10 20 30 40m

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: 294-0881  
Fax: 294-0625  
290008 FB316 P11-13 78684 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**

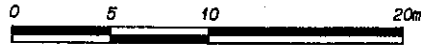
FIRST SHEET, SHEET 1 OF 10 SHEETS

**PLAN LMP**

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

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

SCALE: 1: 250

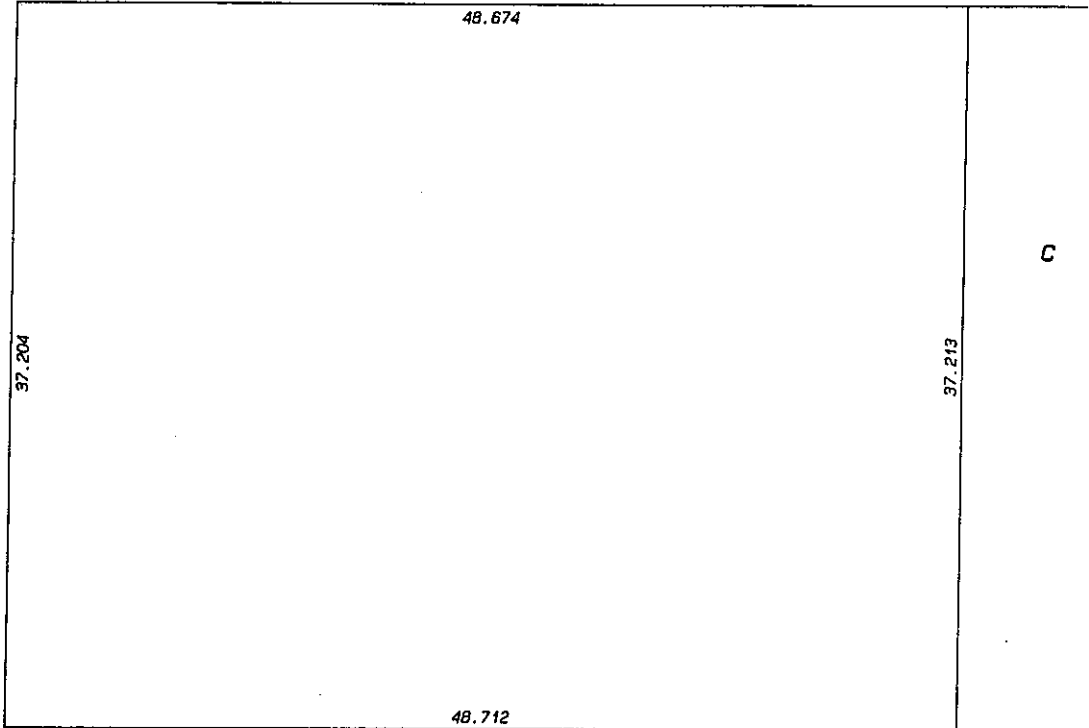


ALL DISTANCES ARE IN METRES AND DECIMALS  
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PENDER STREET

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.

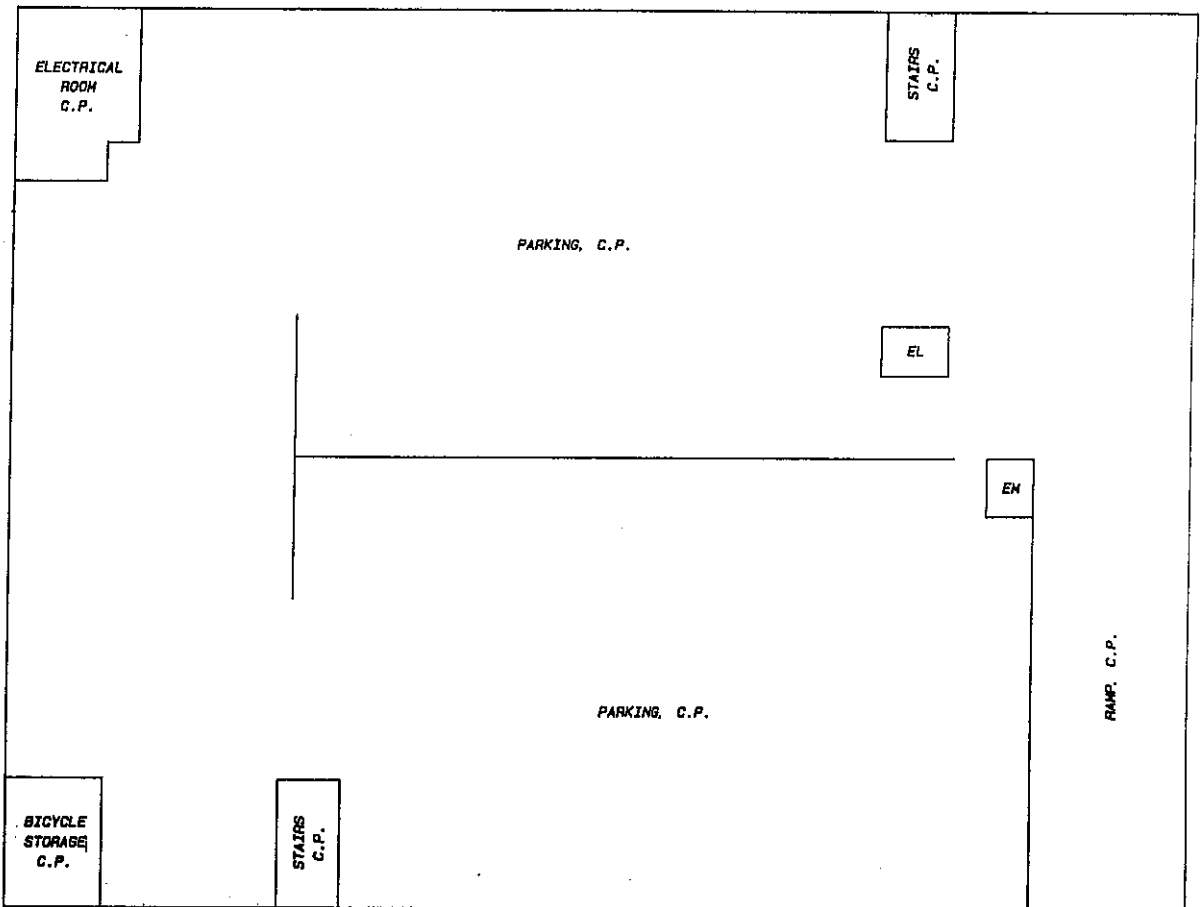
\_\_\_\_\_  
Superintendent of Real Estate

# PARKING LEVEL

SCALE: 1:200



ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE INDICATED



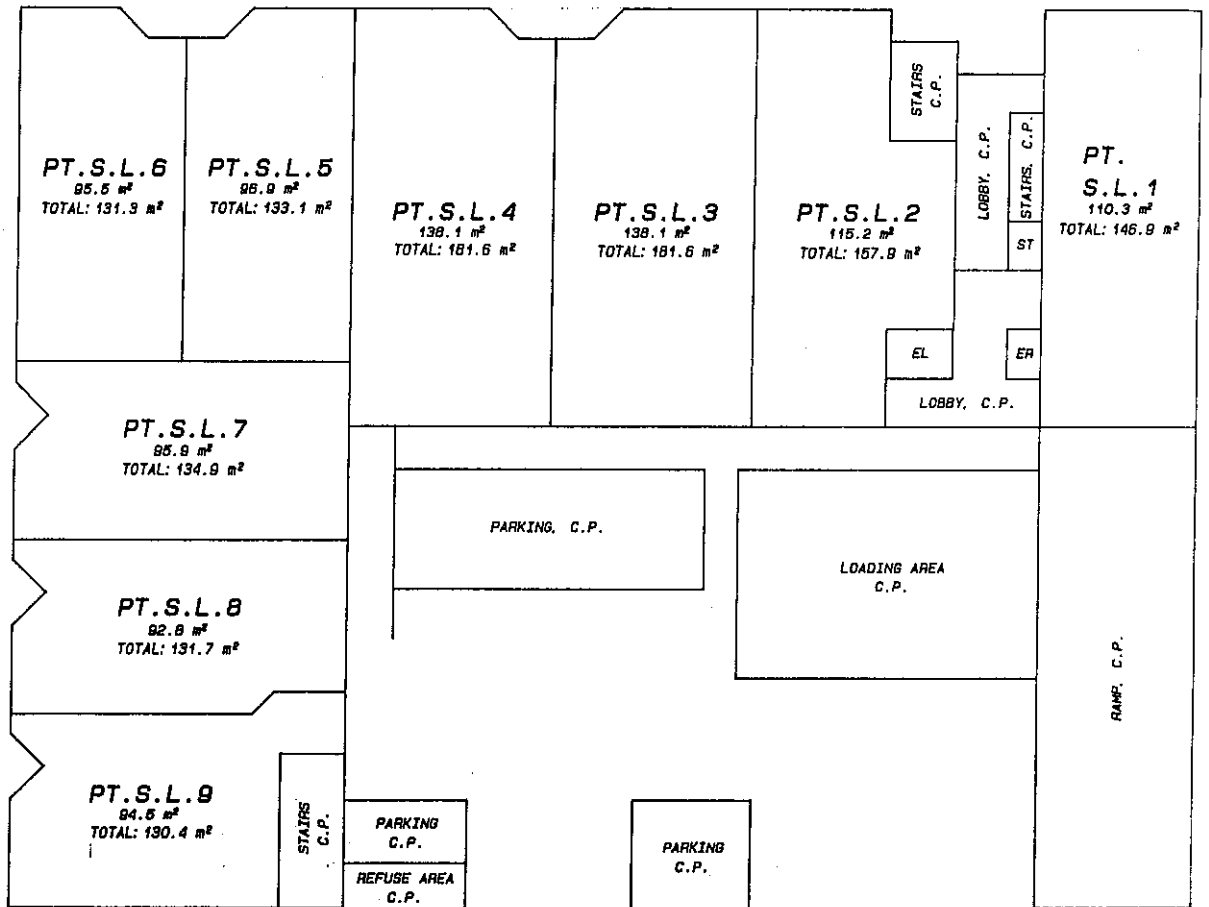
**LEGEND:**  
C.P. denotes common property  
EL denotes elevator, common property  
EM denotes elevator machine room, common property

**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

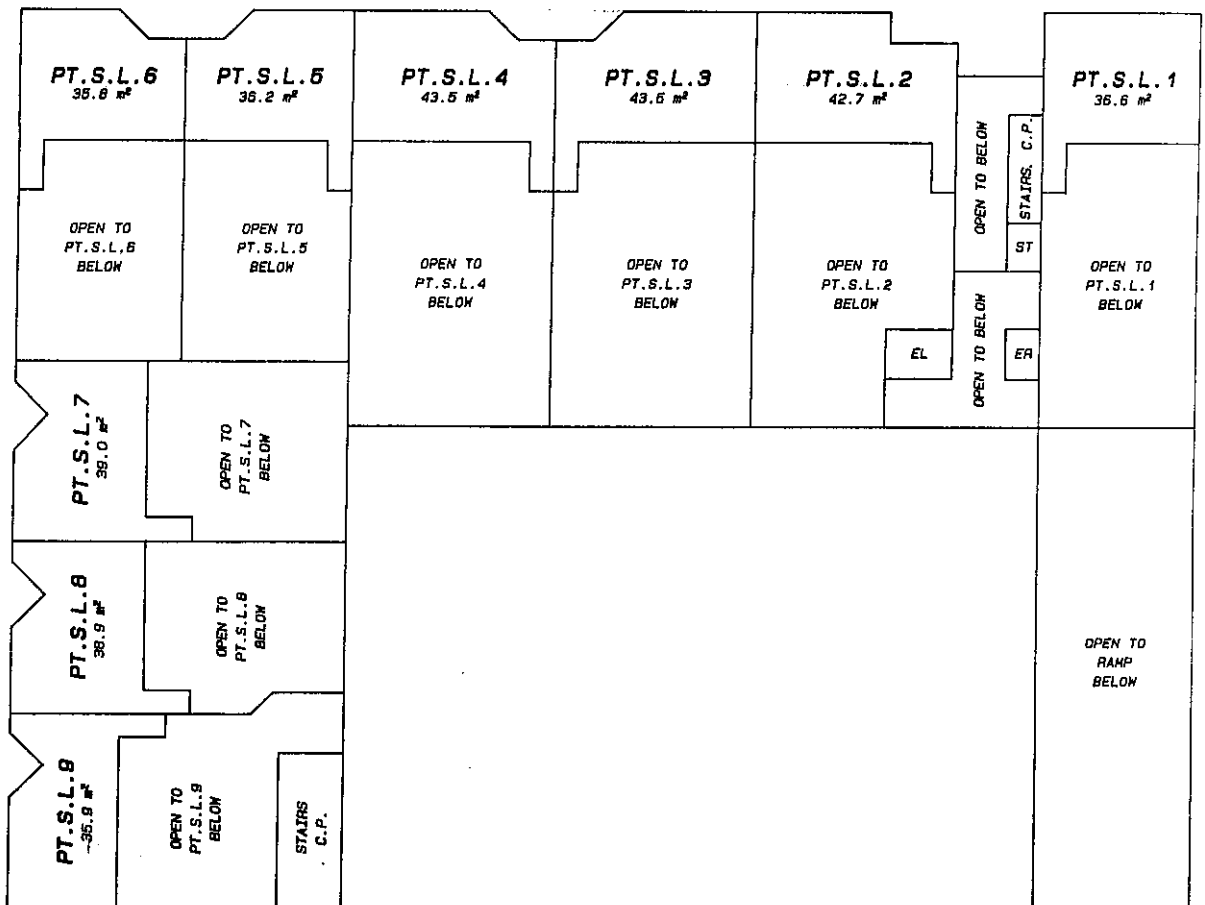
**MEZZANINE**

**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 storage, common property



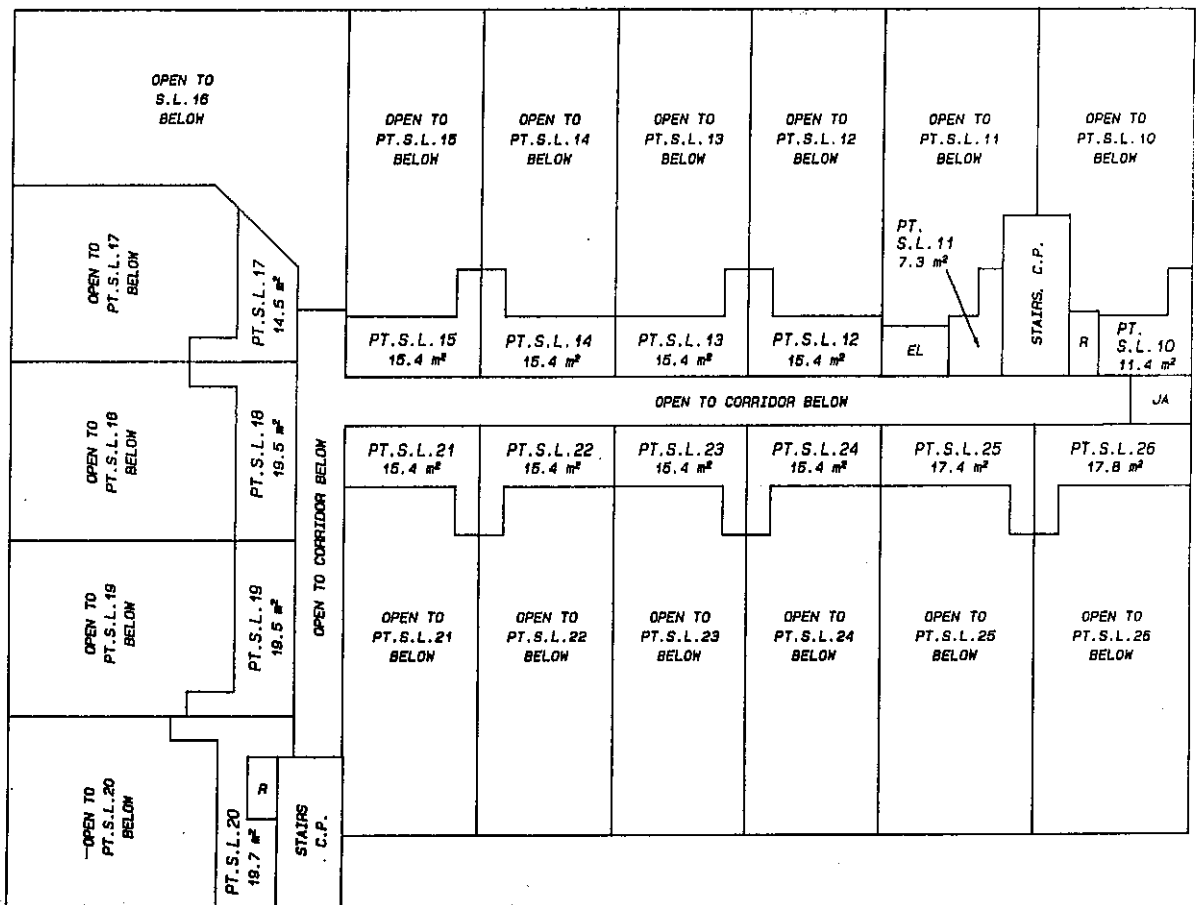
# MEZZANINE

## 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

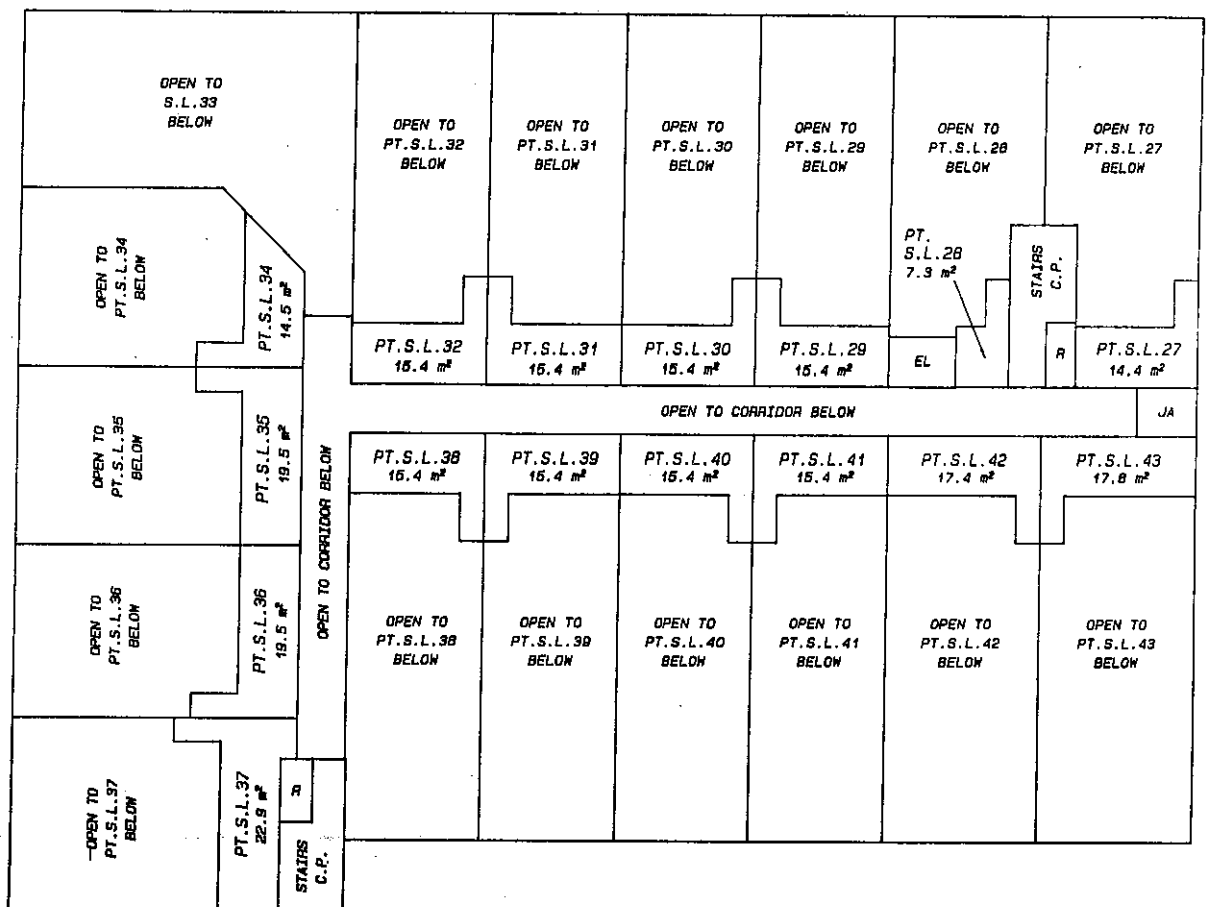
# MEZZANINE

**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:**

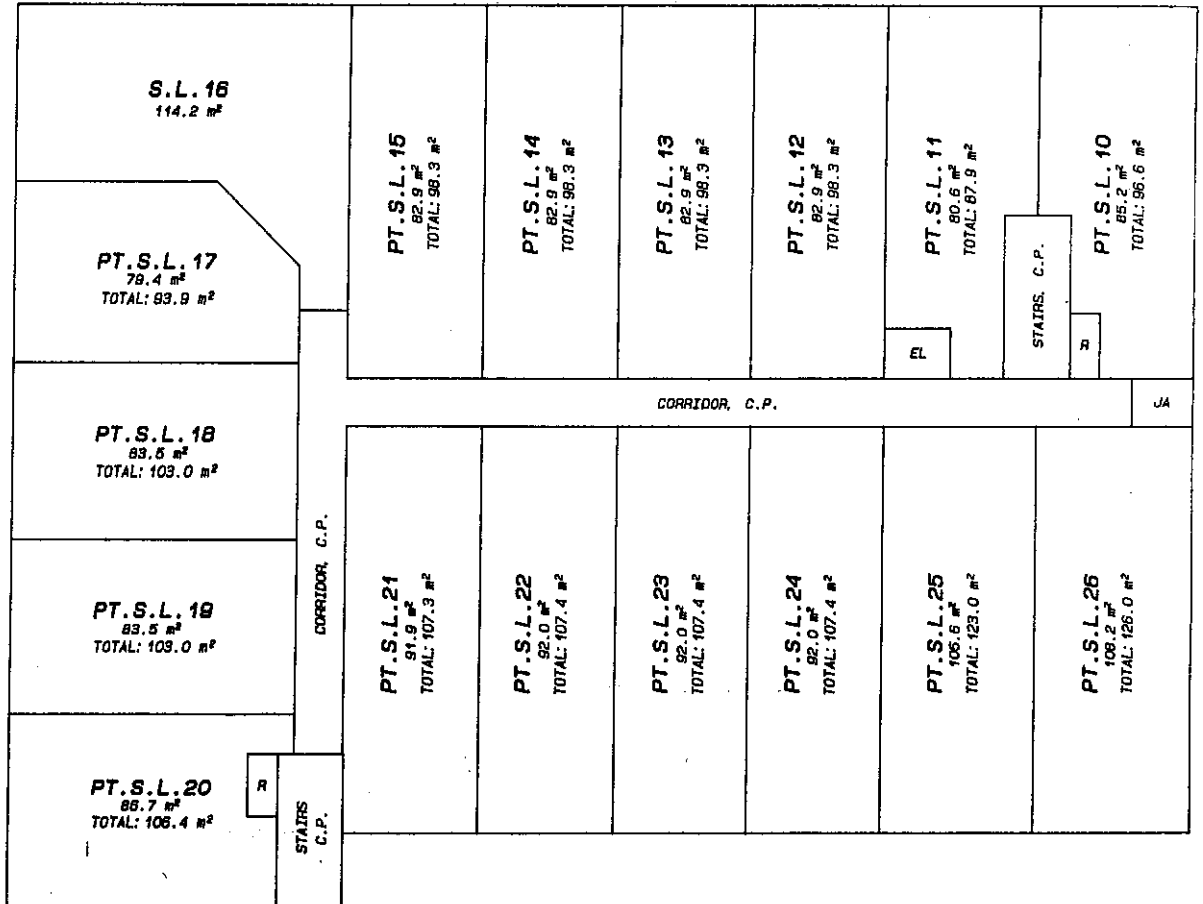
- C.P. denotes common property
- S.L. denotes strata lot
- PT.S.L. denotes part strata lot
- EL denotes elevator, common property
- R denotes refuse area, common property
- JA denotes janitor room, common property

**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

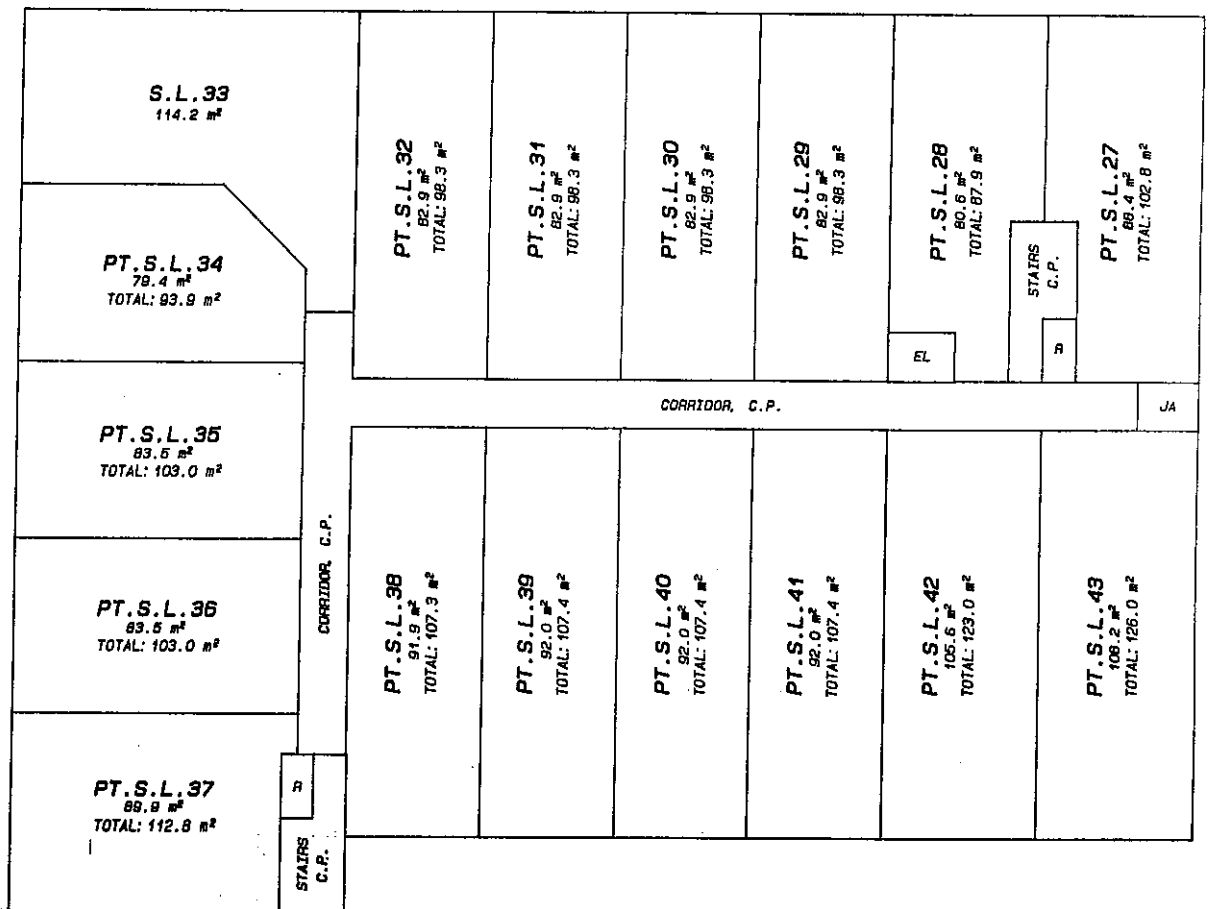
**THIRD FLOOR**

**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



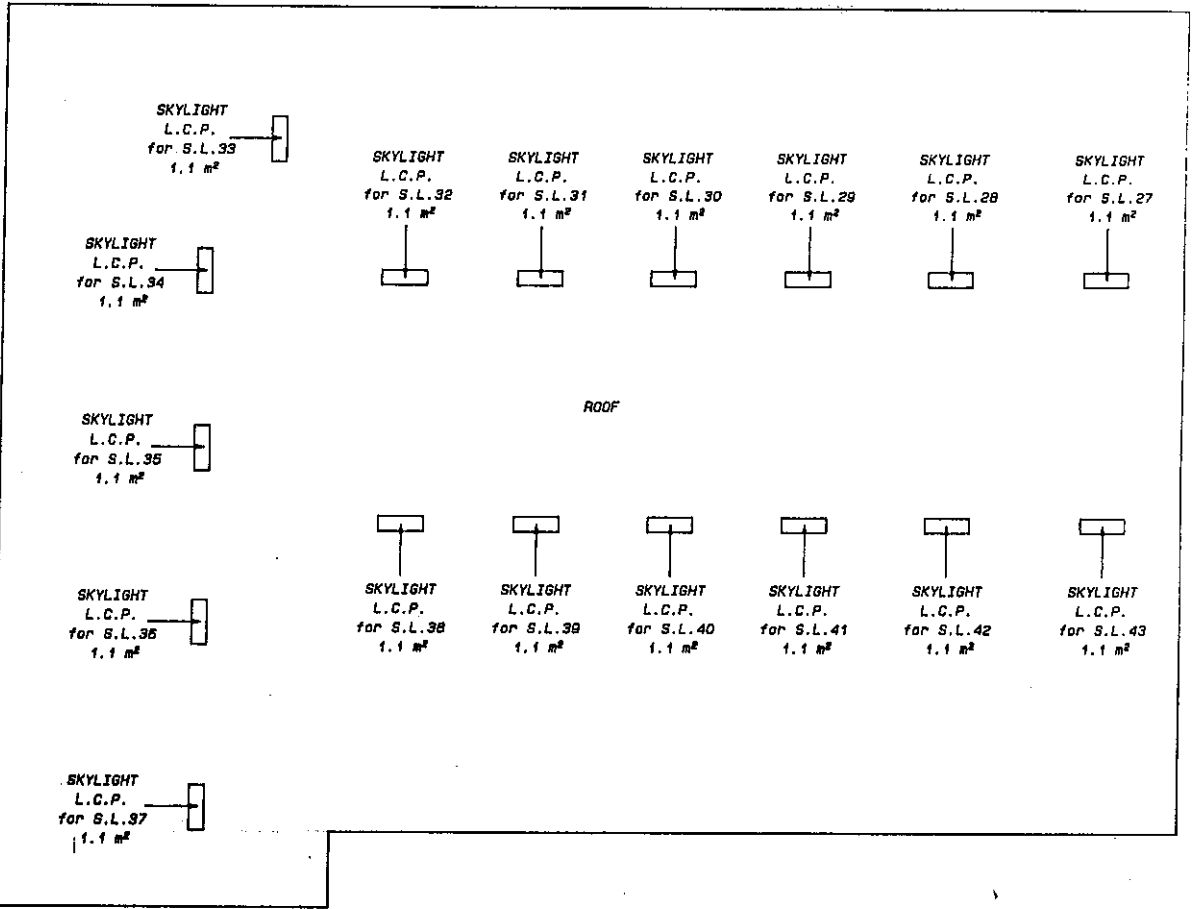
- LEGEND:**
- C.P. denotes common property
  - S.L. denotes strata lot
  - PT.S.L. denotes part strata lot
  - EL denotes elevator, common property
  - R denotes refuse area, common property
  - JA denotes janitor room, common property

# 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 11<sup>th</sup> 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: 2<sup>nd</sup> 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



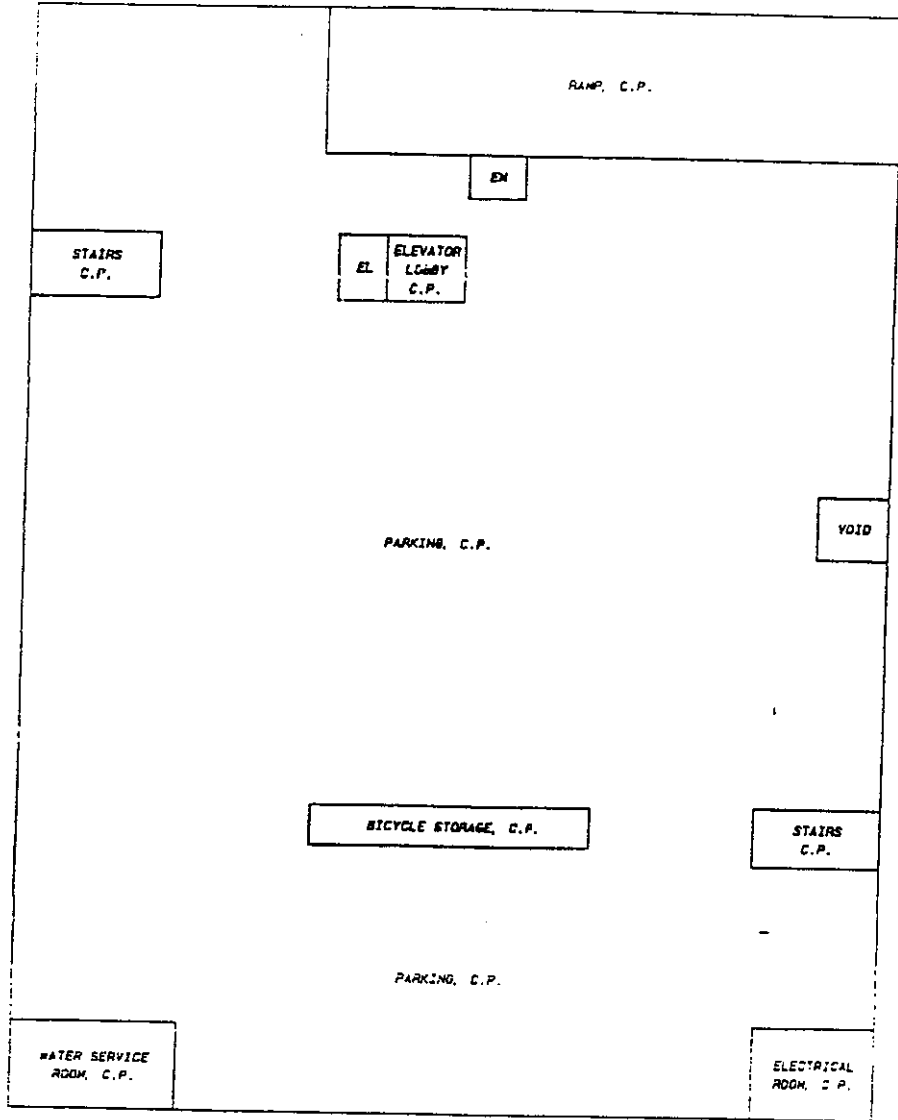
ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE INDICATED

B ↙

↙ A

↙ A

B ↙



LEGEND

C.P. denotes common property

EL denotes elevator, common property

EM denotes elevator machine room, common property