

PLAN SHOWING LOCATION OF CONCRETE FOUNDATION
OF DWELLING AS CONSTRUCTED ON LOT 8 EXCEPT
SOUTH 4 FEET NOW LANE BLOCK 11 DISTRICT LOT 638 GROUP 1
NEW WESTMINSTER DISTRICT PLAN 1717

240 E. 37th Avenue
Vancouver, B.C.
Ref: L-1887-H.K.BANK

Scale: 1:200 All distances are in metres

E. 37th AVENUE

ZONING : RS-1
MINIMUM ZONING REQUIREMENTS

Front yard : 7.31m
W. side yard : 0.98m
E. side yard : 0.98m
Rear yard : 13.44m

FIELD MEASUREMENTS

Front yard : 7.90m ✓
W. side yard : 1.19m ✓
E. side yard : 1.20m ✓
Rear yard : 17.86m ✓

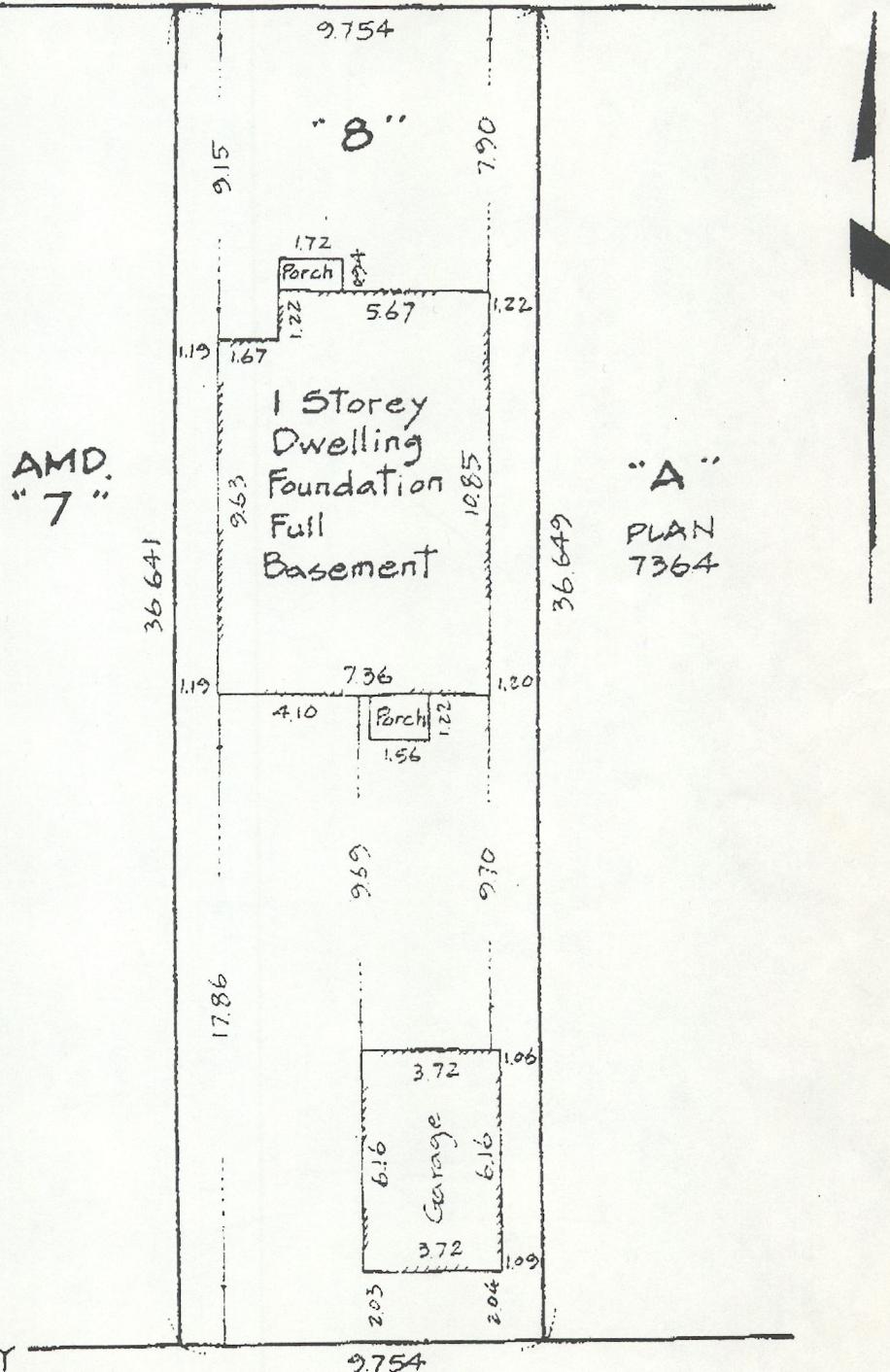
COMMENTS

Principal building
Conforms to Zoning
& Development Bylaw
* 3575 As to setback

Note: Roof eaves overhang
of said dwelling of Lot 8
lies wholly within the
boundaries of said lot.

CERTIFIED CORRECT FOR
MORTGAGE PURPOSES ONLY

E. J. Wong
B.C.L.S.
September 15, 1987.



LANE

Ken K. Wong & Associates
Canada & B.C. Land Surveyors
5624 E. Hastings Street
Burnaby, B.C. V5B 1R4

M-15048 FB 28200 P.35

Residential Tenancy Agreement

THIS AGREEMENT made the 8 PM day of MARCH, 84.

BETWEEN:

ANNE MYNAHAN

PAT MYNAHAN

(hereafter referred to as "the Tenant(s)")

AND

ANNE MACDONALD

(hereafter referred to as "the Landlord")

(Address)

1. The rental premises are a single family dwelling, unit in a duplex, triplex or fourplex, or an apartment in an apartment building, located at _____

(Apt./Suite no.)

240 EAST 37TH AVE, VANCOUVER

(Street address)

2. The term of this agreement shall be as follows:

This shall be a week-to-week, month-to-month tenancy which shall begin on APRIL 1ST
19 2004 (and in the case of a long-term tenancy end on
MARCH 30 105 (continue after that on a month to month basis))

3. The rent shall be \$ 1100.00 per week, per month, and shall be payable in advance on or before the 1ST day of each week month. The first week's month's rent shall be payable on APRIL 1/04.

4. The following person is authorized to act on behalf of the Landlord and is specifically authorized to accept notices of the Tenant's complaints and to accept any service of legal process or notice. (Complete if different from Landlord.)

MICHAEL MACDONALD

(Name)

(Address)

A an
Initialled MM

5. There will be 2 person(s) occupying the rental premises and their names are:

ANNE MYNAHAN

PAT MYNAHAN

6. Except for casual guests, no other persons shall occupy the premises without written consent of the Landlord.

7. (a) Utilities will be paid by the parties as indicated below:

	Landlord	Tenant		Landlord	Tenant
Electricity	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Garbage removal	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Gas	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Oil <u>N/A</u>	<input type="checkbox"/>	<input type="checkbox"/>
Water	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other(s) (specify):	<input type="checkbox"/>	<input type="checkbox"/>
Telephone	<input type="checkbox"/>	<input checked="" type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
Cable television	<input type="checkbox"/>	<input checked="" type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>

(b) Appliances will be supplied and maintained in working order as indicated below:

	Landlord	Tenant		Landlord	Tenant
Stove	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Furnace	<input type="checkbox"/>	<input type="checkbox"/>
Refrigerator	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Hotwater heater	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Washer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other(s) (specify):	<input type="checkbox"/>	<input type="checkbox"/>
Dryer	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
Dishwasher	<u>N/A</u>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>

8. The Landlord acknowledges receipt from the Tenant of the sum of \$ 550.00 as a security deposit to secure the Tenant's performance of the obligations imposed by this agreement. The following terms shall apply to the deposit:

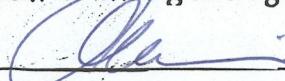
(a) The Landlord may claim only the amount reasonably necessary to repair damages to the premises caused by the misconduct of the Tenant, except deterioration caused by fair wear and tear, or to remedy any other default by the Tenant under the provisions of this agreement.

(b) If the Landlord claims any portion of the security deposit, he/she shall give to the Tenant a written accounting for the claim in the form prescribed by the applicable act dealing with Landlord and Tenant matters within 14 days of the Tenant's departure from the premises.

(c) The Landlord agrees to pay 3 % interest on the security deposit held by him/her.

ANNE MYNAHAN
Initialled Pat Mynahan

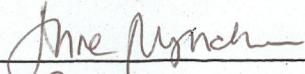
THIS DOCUMENT is intended to be a complete record of the rental agreement. Both parties are to have a complete copy of this agreement. All promises and agreements must be included herein in writing and agreed to by both parties or they are not enforceable



Landlord or Landlord's Agent

March 8/04

Date



Tenant(s)

March 8/04

Date