

# BC OnLine



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Land Title and Survey Authority

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LTSA - DOCUMENT RETRIEVAL    REF # R63635    REQUESTED: 2011-04-04 13:30

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CLIENT NAME:            JEFF FITZPATRICK PER REAL ESTATE CORP  
ADDRESS:                1428 WEST 7TH AVENUE  
                              VANCOUVER BC V6H 1C1

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PICK-UP INSTRUCTIONS:

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USER ID: PA26322                    PLAN # LMS2039            LM Filed            RCVD:1995-06-30  
ACCOUNT: 795763  
FOLIO R. ACHESON

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REMARKS:

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Help Desk    Victoria ..... (250) 953-8200  
              In B.C. .... 1-800-663-6102  
Administration Office ... (250) 953-8250  
Fax Number ..... (250) 953-8222

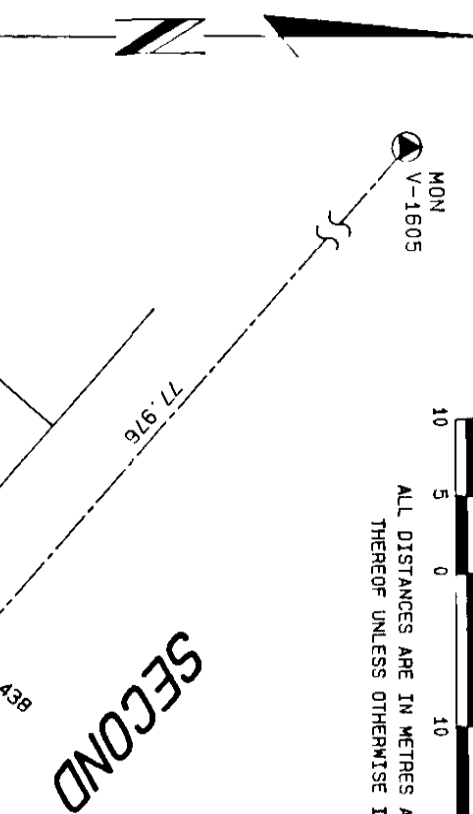
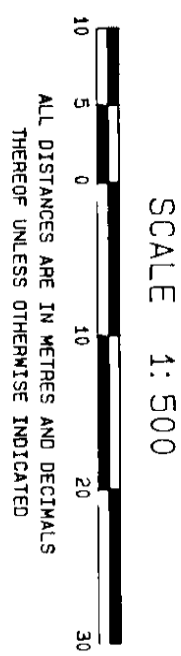
Persons who need to rely on a plan for legal purposes must examine the official version at the Land Title Office in which the plan is deposited. However, plans with plan numbers beginning with the letters EPP or EPS are electronic plans which constitute the official version.

**STRATA PLAN OF LOT "E", BLOCK 26, DISTRICT  
LOT 200A, GROUP 1, NEW WESTMINSTER  
DISTRICT, PLAN LMP 24104**

FIRST SHEET, SHEET 1 OF 14 SHEETS  
**STRATA PLAN LMS 2039**

INTEGRATED SURVEY AREA NO. 31  
CITY OF VANCOUVER  
B.C.G.S. 926.025

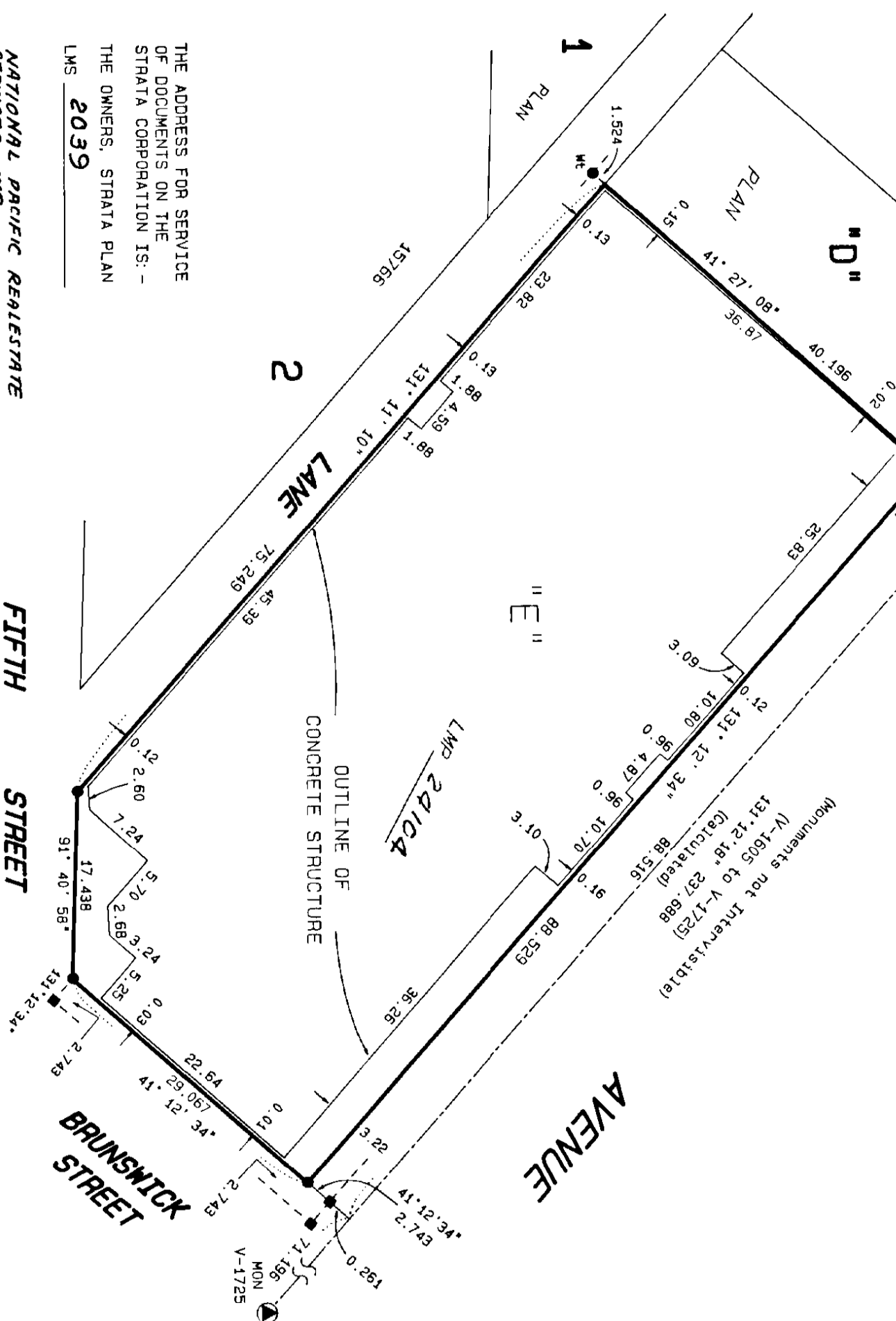
DEPOSITED AND REGISTERED IN THE LAND TITLE  
OFFICE AT NEW WESTMINSTER B.C.  
THIS 30<sup>th</sup> DAY OF JUNE, 1995.  
*[Signature]*  
Deputy Registrar  
Assistant  
BT 194448



**LEGEND**  
GRID BEARINGS ARE DERIVED FROM OBSERVATIONS  
BETWEEN CONTROL MONUMENTS V-1605 AND V-1725  
INTEGRATED SURVEY AREA NUMBER 31

- DENOTES STANDARD IRON POST FOUND
- DENOTES LEAD PLUG FOUND
- ⊙ DENOTES CONTROL MONUMENT FOUND
- ⊙ DENOTES WITNESS

THIS PLAN SHOWS GROUND LEVEL MEASURED  
DISTANCES. PRIOR TO COMPUTATION OF U.T.M.  
COORDINATES, MULTIPLY BY COMBINED FACTOR  
0.9995899737



THE ADDRESS FOR SERVICE  
OF DOCUMENTS ON THE  
STRATA CORPORATION IS:-  
THE OWNERS, STRATA PLAN  
LMS **2039**  
**NATIONAL PACIFIC REAL ESTATE  
SERVICES INC.**  
290 - 1090 W. GEORGIA ST.,  
VANCOUVER, B.C.  
V6E 3V7

CIVIC ADDRESSES ARE AS FOLLOWS :  
UNIT NUMBERS 102 to 528  
ALL OF 350 EAST 2nd AVENUE  
VANCOUVER, B.C.

BENNETT & ASSOCIATES  
B.C. LAND SURVEYORS  
349 BEWICKE AVENUE,  
NORTH VANCOUVER, B.C.  
PH. 980-4868  
FAX 980-5856  
FILE \MB6\ST11279.01F

THIS PLAN LIES WITHIN  
THE GREATER VANCOUVER  
REGIONAL DISTRICT

I, J. NEIL BENNETT, OF NORTH VANCOUVER,  
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 THIS 16<sup>th</sup> DAY OF  
June, 1995

*[Signature]*  
B.C.L.S.

**CONDOMINIUM ACT**

LOT NUMBER	SHEET NUMBER	FORM 1	FORM 2
		SCHEDULE OF UNIT ENTITLEMENT	SCHEDULE OF INTEREST UPON DESTRUCTION
1	5, 6, 11	1002	1599
2	5, 6, 11	971	1599
3	5, 6, 11	971	1599
4	5, 6, 11	971	1599
5	5, 6, 11	972	1599
6	5, 6, 11	975	1418
7	5, 6, 11	973	1599
8	5, 6, 11	1241	1799
9	5, 6, 11	968	1579
10	5, 6, 11	968	1599
11	5, 6, 11	968	1599
12	5, 6, 11	968	1490
13	5, 6, 11	1004	1579
14	5, 6, 11	863	1499
15	5, 6, 11	886	1682
16	7, 11	710	1249
17	7, 11	696	1249
18	7, 11	696	1249
19	7, 11	696	1249
20	7, 11	696	1249
21	7, 11	870	1329
22	7, 11	1149	1749
23	7, 11	1042	1799
24	7, 11	869	1379
25	7, 11	696	1249
26	7, 11	696	1249
27	7, 11	696	1249
28	7, 11	696	1249
29	7, 11	696	1249
30	7, 11	696	1211
31	7, 11	772	1250
32	7, 12	784	1129
33	7, 12	727	1099
34	7, 12	775	1129
35	7, 12	758	1119
36	7, 12	727	1059
37	7, 12	724	1099
38	7, 12	777	1129
39	7, 12	775	1129
40	7, 12	775	1129
41	7, 12	775	1129
42	7, 12	727	1159
43	7, 12	724	1159
44	7, 12	758	1189
45	7, 12	775	1199
46	7, 12	724	1159
47	7, 12	658	1129
48	8, 11	710	1279
49	8, 11	696	1279
50	8, 11	696	1279
51	8, 11	696	1279
52	8, 11	696	1279
53	8, 11	870	1359
54	8, 11	869	1359
55	8, 11	1322	2350
56	8, 11	869	1399
57	8, 11	696	1279
58	8, 11	696	1279
59	8, 11	696	1279
60	8, 11	696	1279
61	8, 11	696	1279
62	8, 11	696	1279
63	8, 11	772	1240
64	8, 12	784	1169

DATED THIS 16<sup>th</sup> DAY OF June, 1995  
Paul B.  
 B.C.L.S.

LOT NUMBER	SHEET NUMBER	FORM 1	FORM 2
		SCHEDULE OF UNIT ENTITLEMENT	SCHEDULE OF INTEREST UPON DESTRUCTION
65	8, 12	727	1129
66	8, 12	775	1159
67	8, 12	758	1159
68	8, 12	727	1089
69	8, 12	724	1129
70	8, 12	777	1159
71	8, 12	775	1109
72	8, 12	775	1159
73	8, 12	775	1159
74	8, 12	727	1149
75	8, 12	724	1149
76	8, 12	758	1189
77	8, 12	775	1124
78	8, 12	724	1149
79	8, 12	658	1119
80	9, 11	710	1299
81	9, 11	696	1359
82	9, 11	696	1359
83	9, 11	696	1359
84	9, 11	696	1359
85	9, 11	699	1399
86	9, 11	892	1519
87	9, 11	787	1459
88	9, 11	697	1369
89	9, 11	696	1359
90	9, 11	696	1329
91	9, 11	696	1329
92	9, 11	696	1374
93	9, 11	696	1339
94	9, 11	696	1339
95	9, 11	772	1329
96	9, 12	784	1350
97	9, 12	727	1134
98	9, 12	775	1179
99	9, 12	758	1179
100	9, 12	727	1149
101	9, 12	724	1149
102	9, 12	777	1163
103	9, 12	775	1199
104	9, 12	775	1175
105	9, 12	775	1179
106	9, 12	727	1169
107	9, 12	724	1169
108	9, 12	758	1159
109	9, 12	775	1279
110	9, 12	724	1149
111	9, 12	658	1139
112	10, 12	1190	1999
113	10, 12	725	1699
114	10, 12	725	1699
115	10, 12	725	1699
116	10, 12	725	1699
117	10, 12	862	1677
118	10, 12	964	1829
119	10, 12	866	1999
120	10, 12	869	1999
121	10, 12	892	1999
122	10, 12	871	1994
123	10, 12	809	1899
124	10, 12	947	1959
AGGREGATE		98 021	168 187

SECTION 8 (1), CONDOMINIUM ACT  
 ACCEPTED AS TO FORMS 1 AND 2  
 THIS 29 DAY OF JUNE, 1995  
 For SUPERINTENDENT OF REAL ESTATE  
*Pat [Signature]*

DATED THIS 16th DAY OF JUNE, 1995  
*[Signature]*  
 B.C.L.S.

**CONDOMINIUM ACT**

MORTGAGEE  
SUSAN FINE AND VANCOUVER  
CITY SAVINGS CREDIT UNION

SUSAN FINE  
*Susan Fine*

AUTHORIZED SIGNATORY  
HAMISH WADDELL

*Hamish Waddell*

WITNESS AS TO BOTH SIGNATURES

WITNESS  
*James Allison*

ADDRESS OF WITNESS  
1160-1075 West Georgia St. Vancouver

OCCUPATION OF WITNESS  
Real Estate Developer

MORTGAGEE  
476416 B.C. LTD.

AUTHORIZED SIGNATORY  
*Paul Hayer*

AUTHORIZED SIGNATORY

WITNESS AS TO BOTH SIGNATURES

WITNESS  
*James Allison*

ADDRESS OF WITNESS  
1160-1075 West Georgia St. Vancouver

OCCUPATION OF WITNESS  
Real Estate Developer

MORTGAGEE

THE MUTUAL TRUST COMPANY

AUTHORIZED SIGNATORY  
*Ken Teskey*

AUTHORIZED SIGNATORY

WITNESS AS TO BOTH SIGNATURES

WITNESS  
*James Allison*

ADDRESS OF WITNESS  
1160-1075 West Georgia St. Vancouver

OCCUPATION OF WITNESS  
Real Estate Developer

MORTGAGEE

SUSAN FINE

WITNESS TO SIGNATURE  
*Susan Fine*

WITNESS TO SIGNATURE

WITNESS  
*James Allison*

ADDRESS OF WITNESS  
1160-1075 West Georgia St. Vancouver

OCCUPATION OF WITNESS  
Real Estate Developer

OWNER

MAIN SPACE DEVELOPMENT CORP.  
(INC NO 454164)

AUTHORIZED SIGNATORY  
*Bill Bavis*

AUTHORIZED SIGNATORY

WITNESS AS TO BOTH SIGNATURES

WITNESS  
*James Allison*

ADDRESS OF WITNESS  
1160-1075 West Georgia St. Vancouver

OCCUPATION OF WITNESS  
Real Estate Developer

**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 <sup>AND COMMERCIAL</sup> USE ONLY.

I MAKE THIS SOLEMN DECLARATION CONSCIENTIOUSLY BELIEVING IT TO BE TRUE AND KNOWING IT IS OF THE SAME FORCE AND EFFECT AS IF MADE UNDER OATH.

Affirmation  
*James Allison*

DECLARED BEFORE ME AT  
IN THE PROVINCE OF BRITISH COLUMBIA

THIS 22 DAY OF JUNE, 1995

**NEW DEVELOPMENT CERTIFICATE**

I, J. NEIL BENNETT, OF NORTH VANCOUVER, A  
BRITISH COLUMBIA LAND SURVEYOR, HEREBY CERTIFY  
THAT THE BUILDING SHOWN IN THIS STRATA PLAN HAS

NOT AS OF THE 16th DAY OF June 1995  
BEEN PREVIOUSLY OCCUPIED, DATED THIS

16th DAY OF June 1995

A COMMISSIONER FOR TAKING AFFIDAVITS WITHIN THE  
PROVINCE OF BRITISH COLUMBIA.

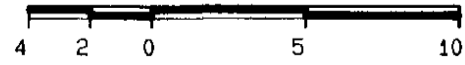
*Carol A. Kerfoot*

*J. Neil Bennett*  
B.C.L.S.

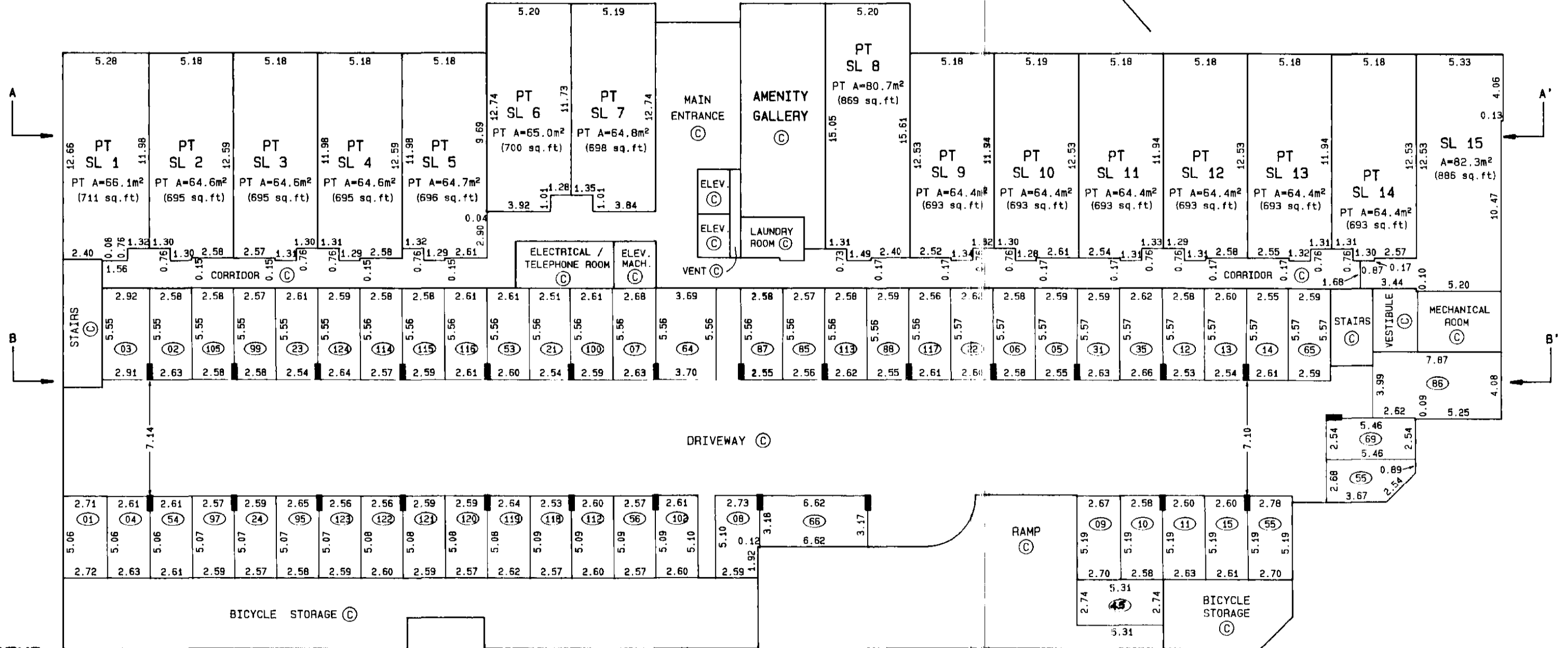
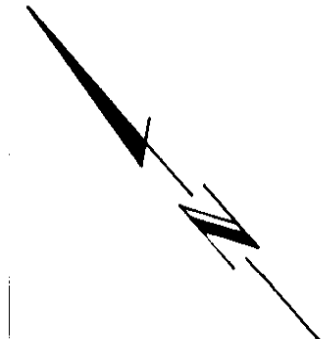
**GROUND LEVEL**

**STRATA PLAN LMS 2039**

Scale 1:250



All distances are in Metres.



**LEGEND**

- PT DENOTES PART
- SL DENOTES STRATA LOT
- LCP DENOTES LIMITED COMMON PROPERTY
- Ⓢ DENOTES COMMON PROPERTY
- A DENOTES AREA
- m<sup>2</sup> DENOTES SQUARE METRES
- Ⓢ DENOTES PARKING STALL, LCP FOR SL 57, TYPICAL
- █ DENOTES COLUMN

DATED THIS 16<sup>th</sup> DAY OF  
June, 1995  
*[Signature]*  
 B.C.L.S.

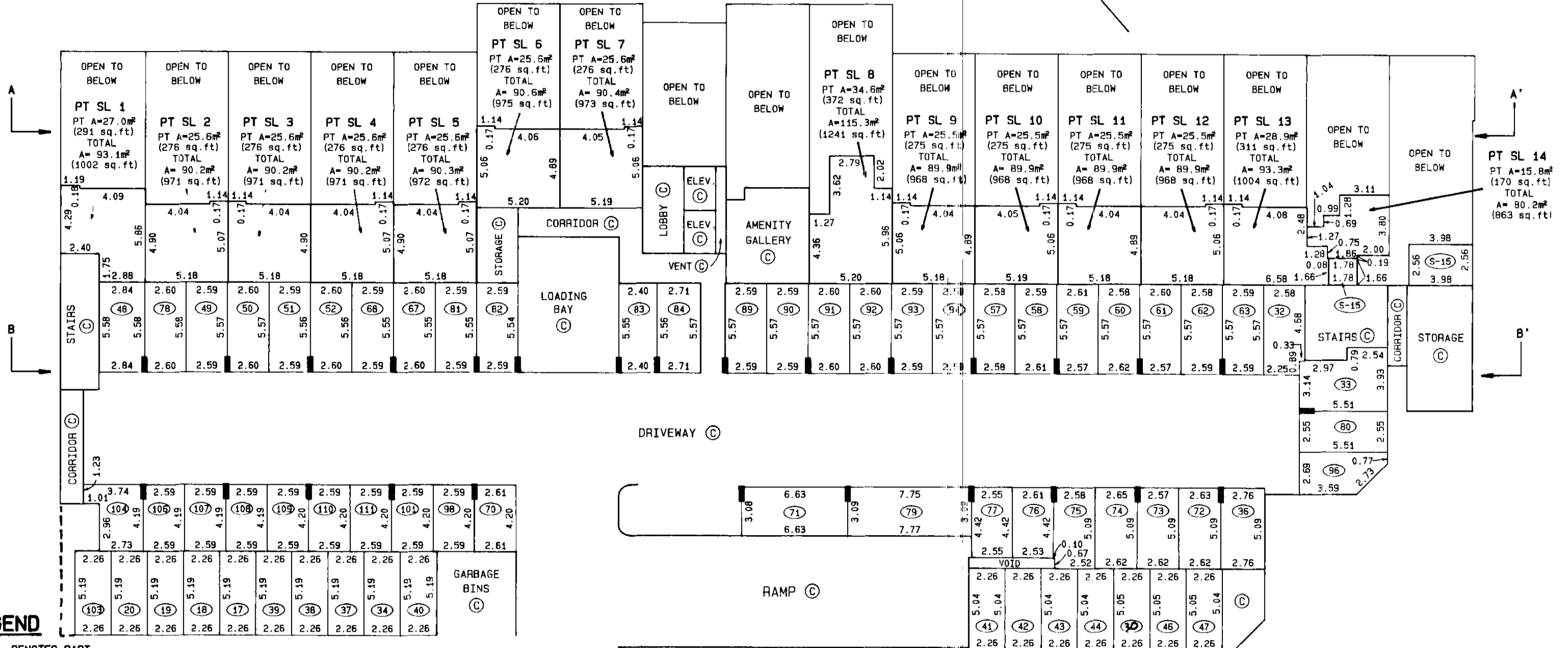
# MEZZANINE LEVEL

# STRATA PLAN LMS 2039

Scale 1:250



All distances are in Metres.



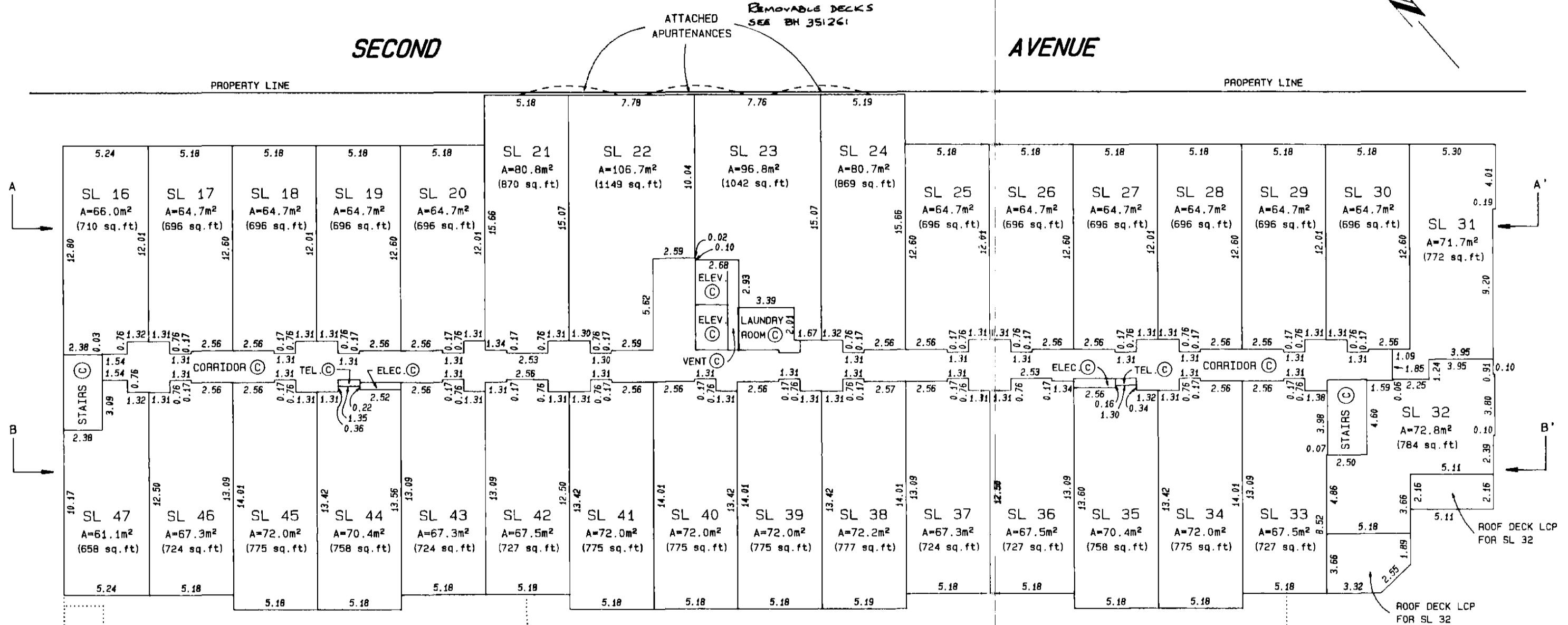
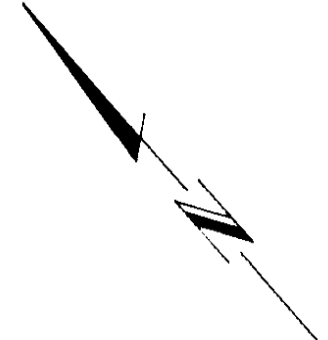
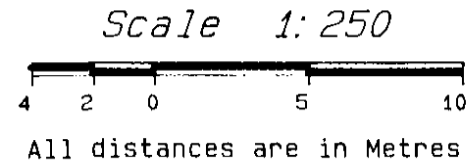
## LEGEND

- PT DENOTES PART
- SL DENOTES STRATA LOT
- LCP DENOTES LIMITED COMMON PROPERTY
- © DENOTES COMMON PROPERTY
- A DENOTES AREA
- m² DENOTES SQUARE METRES
- (57) DENOTES PARKING STALL, LCP FOR SL 57, TYPICAL
- (S-15) DENOTES STORAGE, PART OF SL 15 BUT NOT INCLUDED IN AREA CALCULATIONS.
- █ DENOTES COLUMN

DATED THIS 16<sup>th</sup> DAY OF  
June, 1995  
  
 B.C.L.S.

**LEVEL 2**

**STRATA PLAN LMS 2039**



- LEGEND**
- SL DENOTES STRATA LOT
  - LCP DENOTES LIMITED COMMON PROPERTY
  - © DENOTES COMMON PROPERTY
  - A DENOTES AREA
  - m<sup>2</sup> DENOTES SQUARE METRES

OUTLINE OF FLOOR BELOW

DATED THIS 16<sup>th</sup> DAY OF June, 1995

*JMB*

B.C.L.S.



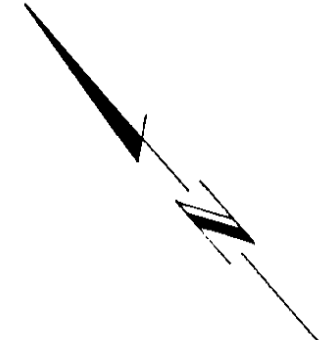
**LEVEL 3**

**STRATA PLAN LMS 2039**

Scale 1:250

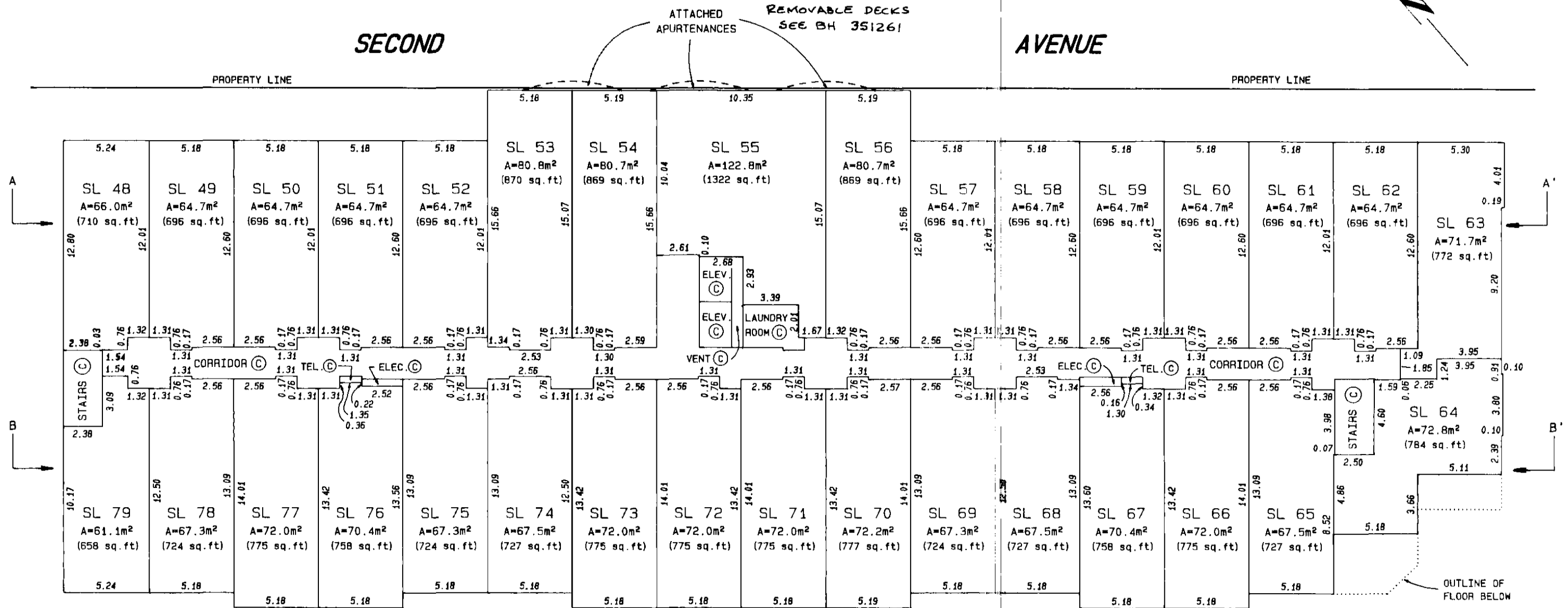


All distances are in Metres.



**SECOND**

**AVENUE**



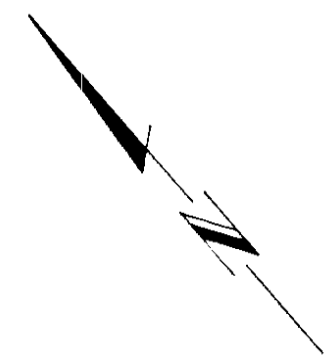
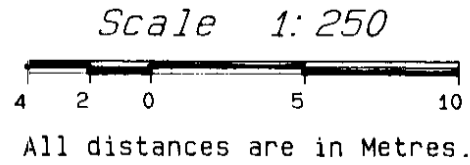
**LEGEND**

- SL DENOTES STRATA LOT
- LCP DENOTES LIMITED COMMON PROPERTY
- © DENOTES COMMON PROPERTY
- A DENOTES AREA
- m<sup>2</sup> DENOTES SQUARE METRES

DATED THIS 16<sup>th</sup> DAY OF  
June, 1995  
*JWB*  
B.C.L.S.

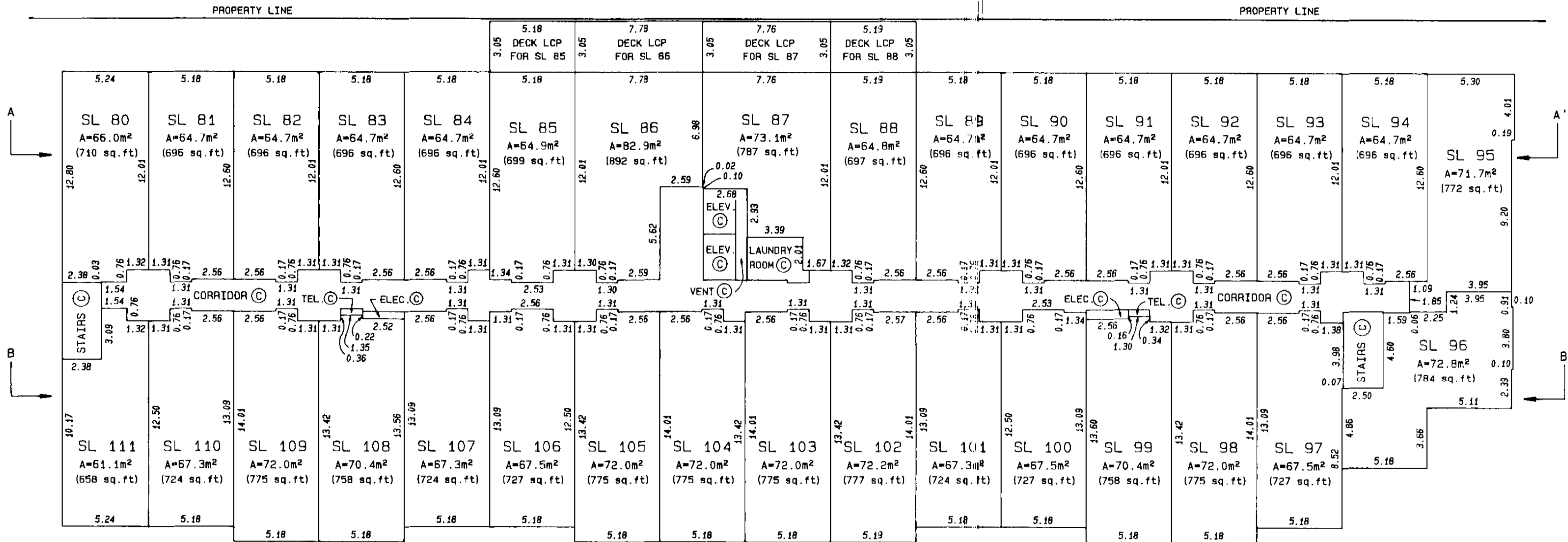
**LEVEL 4**

**STRATA PLAN LMS 2039**



**SECOND**

**AVENUE**



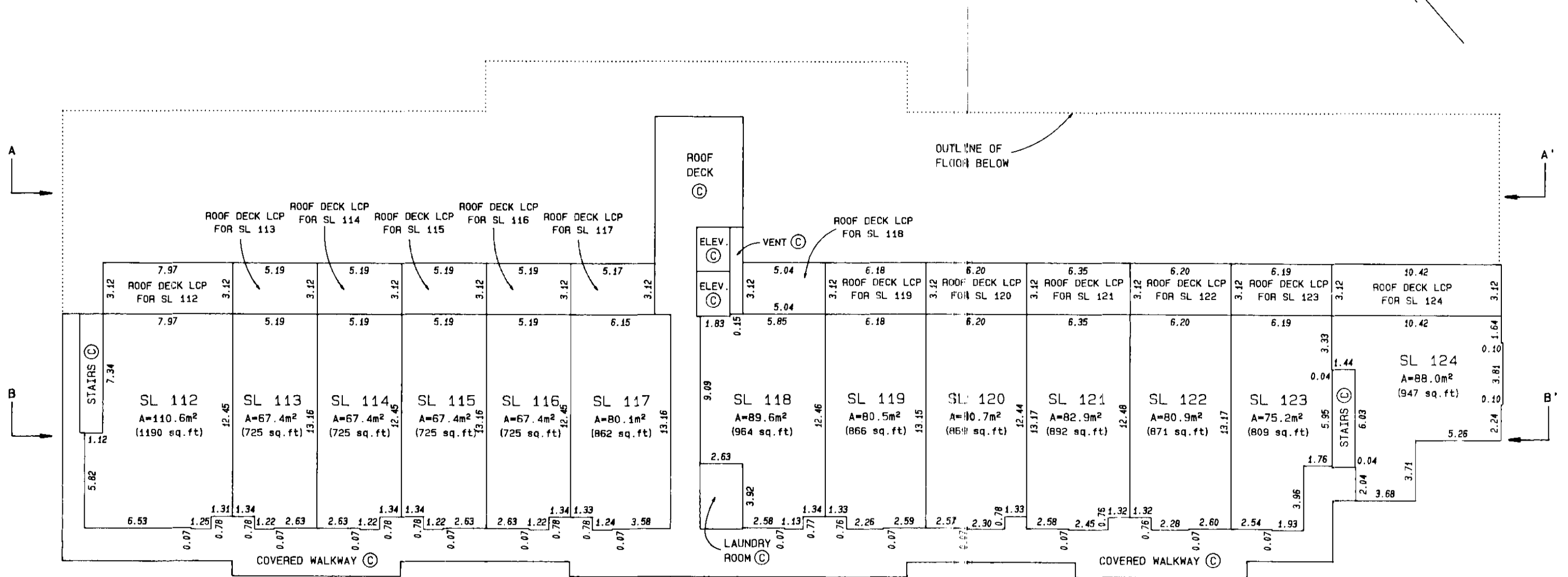
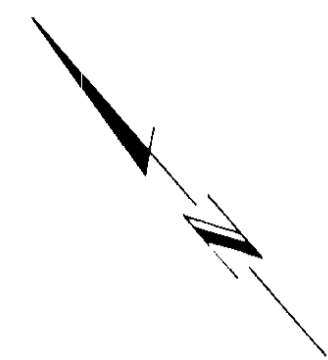
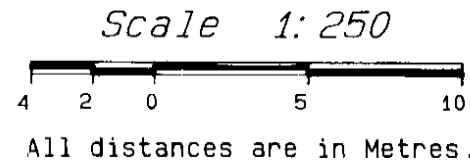
**LEGEND**

- SL DENOTES STRATA LOT
- LCP DENOTES LIMITED COMMON PROPERTY
- © DENOTES COMMON PROPERTY
- A DENOTES AREA
- m<sup>2</sup> DENOTES SQUARE METRES

DATED THIS 16<sup>th</sup> DAY OF  
June, 1995  
*JWB.*  
 B.C.L.S.

**LEVEL 5**

**STRATA PLAN LMS 2039**



**LEGEND**

- SL DENOTES STRATA LOT
- LCP DENOTES LIMITED COMMON PROPERTY
- Ⓢ DENOTES COMMON PROPERTY
- A DENOTES AREA
- m<sup>2</sup> DENOTES SQUARE METRES

DATED THIS 16<sup>th</sup> DAY OF  
June, 1995  
*JWB.*  
 B.C.L.S.

**SECTION A-A'**

Scale 1:250



All distances are in Metres.

ROOF DECK ©																
SL 80	SL 81	SL 82	SL 83	SL 84	SL 85	SL 86	SL 87	SL 88	SL 89	SL 90	SL 91	SL 92	SL 93	SL 94	SL 95	
SL 48	SL 49	SL 50	SL 51	SL 52	SL 53	SL 54	SL 55	SL 56	SL 57	SL 58	SL 59	SL 60	SL 61	SL 62	SL 63	
SL 16	SL 17	SL 18	SL 19	SL 20	SL 21	SL 22	SL 23	SL 24	SL 25	SL 26	SL 27	SL 28	SL 29	SL 30	SL 31	
SL 1	SL 2	SL 3	SL 4	SL 5	PT SL 6	PT SL 7	MAIN ENTRANCE ©	AMENITY GALLERY ©	SL 8	SL 9	SL 10	SL 11	SL 12	SL 13	SL 14	SL 15
					PT SL 6	PT SL 7										

LEVEL 5  
LEVEL 4  
LEVEL 3  
LEVEL 2  
MEZZANINE LEVEL  
GROUND LEVEL

**LEGEND**

- SL DENOTES STRATA LOT
- LCP DENOTES LIMITED COMMON PROPERTY
- © DENOTES COMMON PROPERTY

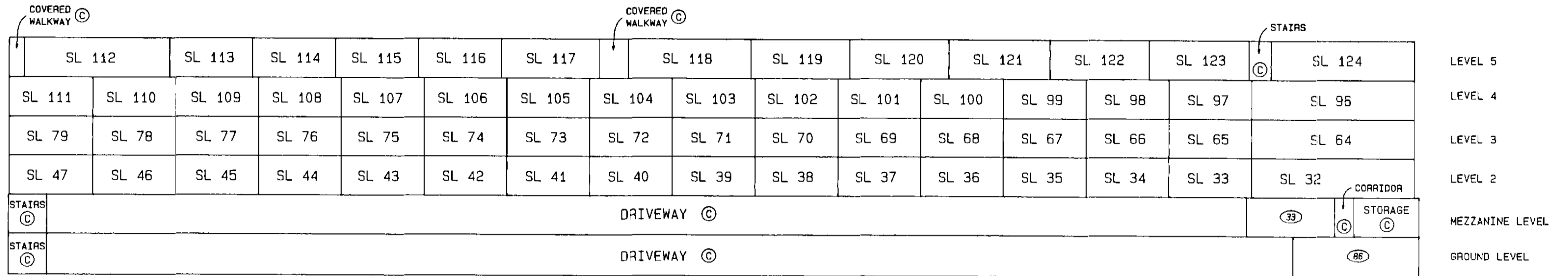
DATED THIS 16<sup>th</sup> DAY OF  
June, 1995  
John B.  
B.C.L.S.

**SECTION B-B'**

Scale 1:250



All distances are in Metres.



**LEGEND**

- SL DENOTES STRATA LOT
- LCP DENOTES LIMITED COMMON PROPERTY
- © DENOTES COMMON PROPERTY
- 57 DENOTES PARKING STALL, LCP FOR SL 57, TYPICAL

DATED THIS 16<sup>th</sup> DAY OF June, 1995  
*gwb*  
 B.C.L.S.

FILING NUMBER	DATE	DOCUMENT	
		DATE	NATURE and PARTICULARS
BK 404185	16.12.96		NOTIFICATION OF CHANGE OF BYLAWS

DATED THIS 16th DAY OF June, 1995  
gudS.

DEALINGS AFFECTING THE COMMON PROPERTY

8/1/95  
 Search **ALTOSS** of BC Online for Current Information BC Reg. 76/95

STRATA PLAN LMS 2039

SHEET 14 OF 14 SHEETS

REGISTRATION NUMBER	REGISTRATION DATE	DOCUMENT TYPE	DESCRIPTION
BH351261	28/9/94	EASEMENT AND INDEMNITY	EASEMENT AND INDEMNITY
BH351262	28/9/94	COVENANT IN FAVOUR OF CITY OF VANCOUVER, SECTION 215, L.T.A. INTER ALIA	COVENANT IN FAVOUR OF CITY OF VANCOUVER, SECTION 215, L.T.A. INTER ALIA
BT194442	30/6/95	COVENANT IN FAVOUR OF THE CROWN IN RIGHT OF COLUMBIA; INTER ALIA	COVENANT IN FAVOUR OF THE CROWN IN RIGHT OF COLUMBIA; INTER ALIA
BT194447	30/6/95	EASEMENT AND INDEMNITY AGREEMENT; MODIFICATION OF BH 351261 INTER ALIA	EASEMENT AND INDEMNITY AGREEMENT; MODIFICATION OF BH 351261 INTER ALIA

DATED THIS 16<sup>th</sup> DAY OF

June, 1995  
 B.C.L.S.