STRATA PLAN OF LOT D BLOCK 206 DISTRICT LOT 545 GROUP 1 N.W.D. PLAN LMP30273

CITY OF NORTH VANCOUVER B.C.G.S. 926.035

STRATA PLAN LMS 2816

DEPOSITED AND REGISTERED IN THE LAND TITLE OFFICE AT NEW WESTMINSTER, B.C.
THIS 4 DAY OF June 1997

Deputy REGISTRAR

BL118003

Scale 1 : 500

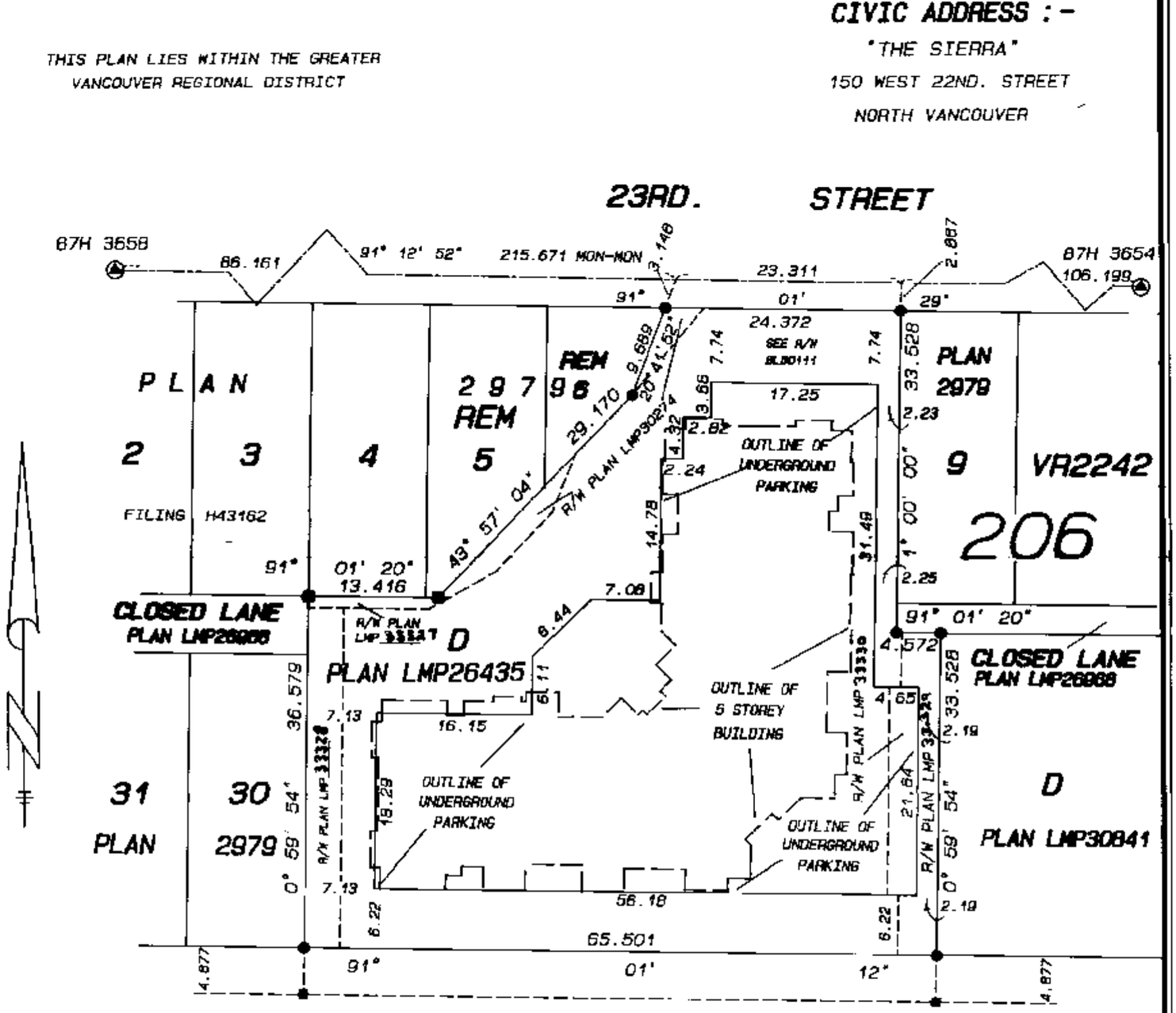
All distances are in metres

10 5 0 10 20 30

THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT

CIVIC ADDRESS :-

"THE SIERRA"
150 WEST 22ND. STREET
NORTH VANCOUVER



LEGEND

BEARINGS ARE GRID BEARINGS DERIVED FROM CONTROL MONUMENTS 87H 3654 AND 87H 3658

S.L. DENOTES STRATA LOT
L.C.P. DENOTES LIMITED COMMON PROPERTY
m^2 DENOTES SQUARE METRES
© DENOTES COMMON PROPERTY
▲ CONTROL MONUMENT FOUND
● STANDARD IRON POST FOUND
■ LEAD PLUG FOUND
Ⓥ DENOTES VENTILATION SHAFT
Ⓔ DENOTES ELEVATOR SHAFT

THIS PLAN CONTAINS LIMITED COMMON PROPERTY UNDER SECTION 53(2), CONDOMINIUM ACT

INTEGRATED SURVEY AREA # 44
CITY OF NORTH VANCOUVER

THIS PLAN CONTAINS GROUND LEVEL MEASURED DISTANCES. PRIOR TO COMPUTATION OF U.T.M. CO-ORDINATES, MULTIPLY BY COMBINED FACTOR 0.9995861

THE ADDRESS FOR SERVICE OF DOCUMENTS ON THE STRATA CORPORATION IS :
THE OWNERS, STRATA PLAN LMS 2816
~~400-1155 ROBSON STREET~~
~~VANCOUVER, B.C.~~
~~V6E 1B5~~
"For mailing address of the Strata Corporation search the Strata Plan General Index."

I, ROBERT G. FLYNN OF LADNER, B.C., BRITISH COLUMBIA LAND SURVEYOR HEREBY CERTIFY THAT THE BUILDING ERECTED ON THE PARCEL DESCRIBED ABOVE LIES WHOLLY WITHIN THE EXTERNAL BOUNDARIES OF THAT PARCEL.
DATED AT VANCOUVER, B.C. THIS 15TH. DAY OF MAY, 1997

B.C.L.S.

LYON, FLYNN & ASSOCIATES
British Columbia Land Surveyors
#102 - 1537 W. 8th Avenue
Vancouver, B.C., V6J 1T5
Tel: 737-8777 Fax: 737-8794

FILE NUMBER: 96 - 164.S1

FILED LMLMS2816 V655555 2006-10-25-12.05.29.942645

CONDOMINIUM ACT

STRATA PLAN LMS 2816

		FORM 1	FORM 2	FORM 3
		SCHEDULE OF UNIT ENTITLEMENT	SCHEDULE OF INTEREST UPON DESTRUCTION	SCHEDULE OF VOTING RIGHTS
LOT	SHEET	UNIT ENTITLEMENT	INTEREST UPON DESTRUCTION	NUMBER OF VOTES
1	6, 11	19	17	
2	6, 11	24	21	
3	6, 11	15	14	
4	6, 11	18	18	
5	6, 11	19	19	
6	6, 11	19	19	
7	7, 11	19	17	
8	7, 11, 12	15	15	
9	7, 11	18	18	
10	7, 11	18	17	
11	7, 11	18	18	
12	7, 11	19	19	
13	7, 11	19	20	
14	7, 12	19	17	
15	7, 11, 12	18	18	
16	7, 12	18	17	
17	7, 12	15	15	
18	7, 12	18	19	
19	7, 12	19	19	
20	7, 12	19	17	
21	8, 11	19	18	
22	8, 11, 12	19	20	
23	8, 11	18	19	
24	8, 11	18	16	
25	8, 11	18	19	
26	8, 11	19	20	
27	8, 11	19	20	
28	8, 11	15	15	
29	8, 12	19	18	
30	8, 11, 12	19	19	
31	8, 12	18	18	
32	8, 12	18	19	
33	8, 12	18	18	
34	8, 12	19	19	
35	8, 12	19	18	
36	9, 11	19	19	
37	9, 11, 12	19	20	

FILE NUMBER :- 96 - 164.S2

15 MAY 1996 B.C.L.S.

FILED LMLMS2816 V655S5 2006-10-25-12.05.29.942645

CONDOMINIUM ACT

STRATA PLAN LMS 2816

		FORM 1	FORM 2	FORM 3
		SCHEDULE OF UNIT ENTITLEMENT	SCHEDULE OF INTEREST UPON DESTRUCTION	SCHEDULE OF VOTING RIGHTS
LOT	SHEET	UNIT ENTITLEMENT	INTEREST UPON DESTRUCTION	NUMBER OF VOTES
38	9, 11	18	20	
39	9, 11	18	19	
40	9, 11	25	24	
41	9, 11, 12	15	15	
42	9, 12	19	19	
43	9, 11, 12	19	19	
44	9, 12	18	19	
45	9, 12	18	19	
46	9, 12	18	19	
47	9, 12	19	20	
48	9, 12	19	19	
49	10, 11, 12	15	16	
50	10, 12	19	19	
51	10, 11, 12	19	20	
52	10, 12	18	19	
53	10, 12	18	20	
54	10, 12	25	23	
AGGREGATE		1,000	1,000	

ACCEPTED AS TO FORMS 1, 2 AND 3

THIS 29 DAY OF May 1997. for SUPERINTENDENT OF REAL ESTATE
ADRIAN MURRAY

CERTIFICATE UNDER SECTION 8(1)

I, ROBERT G. FLYNN OF LADNER B.C., A BRITISH COLUMBIA LAND SURVEYOR, HEREBY CERTIFY THAT THE BUILDING SHOWN IN THIS STRATA PLAN HAS NOT, AS OF THE 15TH. DAY OF MAY 1997 BEEN PREVIOUSLY OCCUPIED.

DATED AT VANCOUVER, B.C. THIS 15TH. DAY OF MAY 1997.

Robert A. Flynn B.C.L.S.

FILE NUMBER :- 96 - 164.S3

Robert A. Flynn
15 MAY 1997 B.C.L.S.

FILED LMLMS2816 V655S5 2006-10-25-12.05.29.942645

CONDOMINIUM ACT

STRATA PLAN LMS 2816

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 RESIDENTIAL 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.

AGENT FOR OWNER – DEVELOPER
HOWARD ADDISON

DECLARED BEFORE ME AT VANCOUVER
IN THE PROVINCE OF BRITISH COLUMBIA,
THIS 21 DAY OF MAY 1997

A COMMISSIONER FOR THE TAKING OF AFFIDAVITS IN AND FOR THE PROVINCE OF BRITISH COLUMBIA

THOMAS E. BUHLLIE
BARRISTER & SOLICITOR
BOX 11161 ROYAL CENTRE
1900-1055 WEST GEORGIA ST
VANCOUVER, BC V6E 4N7
684-9996

OWNERS:

BURON HOUSING CORPORATION
(INC. NO. 304636)

AUTHORIZED SIGNATORY
JOHN NICHOLLS

AUTHORIZED SIGNATORY
HOWARD ADDISON

ROBERT TOMES
WITNESS AS TO BOTH SIGNATURES
400-1155 ROBSON ST.
VANCOUVER, B.C.
ADDRESS OF WITNESS

ARCHITECT
OCCUPATION OF WITNESS

CHARGEHOLDERS :-

M.B.S. TRUST COMPANY LTD.
(INC. NO. 34966A)

Sheila Lefontaine sheila Lefontaine
AUTHORIZED SIGNATORY

Marilyn Bedman
AUTHORIZED SIGNATORY

Lori Bal Lori Bal
WITNESS AS TO BOTH SIGNATURES

#1620-777 Dunsmuir St, Van, B.C.
ADDRESS OF WITNESS

ADMINISTRATOR
OCCUPATION OF WITNESS

THE CORPORATION OF THE
CITY OF NORTH VANCOUVER
CONSENTS TO THIS STRATA PLAN
PURSUANT TO COVENANT BL197999

John E. Loucks
MAYOR: JOHN E. LOUCKS

Sandra E. Downey
CLERK (DEPUTY) SANDRA E. DOWNEY

FILE NUMBER :- 96 - 164.S4

15 MAY 1997 B.C.L.S.

FILED LMLMS2816 V655555 2006-10-25-12.05.29.942645

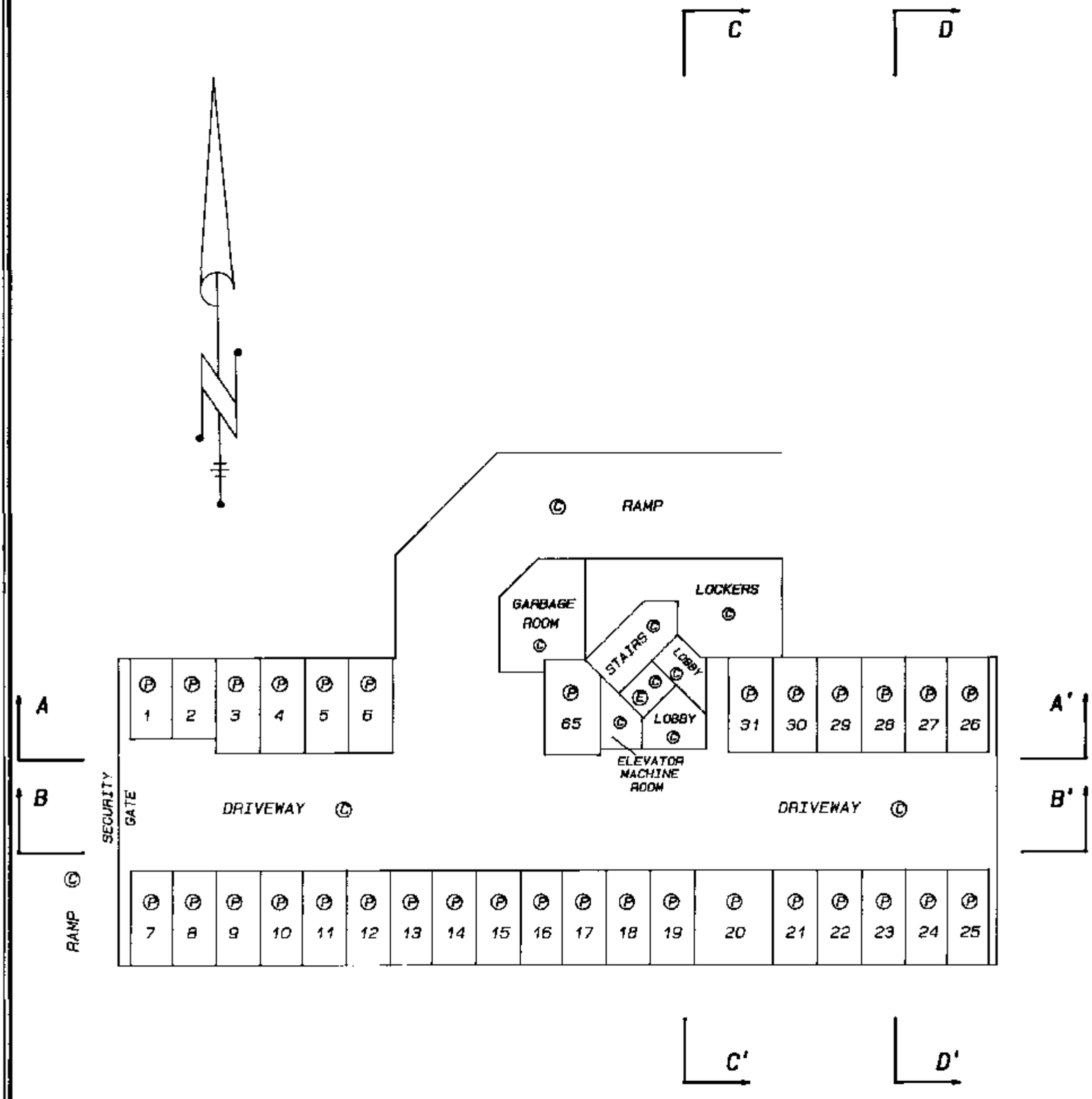
BASEMENT LEVEL FLOOR PLANS

STRATA PLAN LMS 2816

Scale 1 : 250

All distances are in metres

5 0 5 10 15



(P) 13 DENOTES NUMBERED PARKING STALL

ALL STALLS ARE COMMON PROPERTY

(C) DENOTES COMMON PROPERTY

FILE NUMBER :- 96 - 164.S5

15 MAY 1997 S.G.L.S.

FILED LMLMS2816 V655S5 2006-10-25-12.05.29.942645

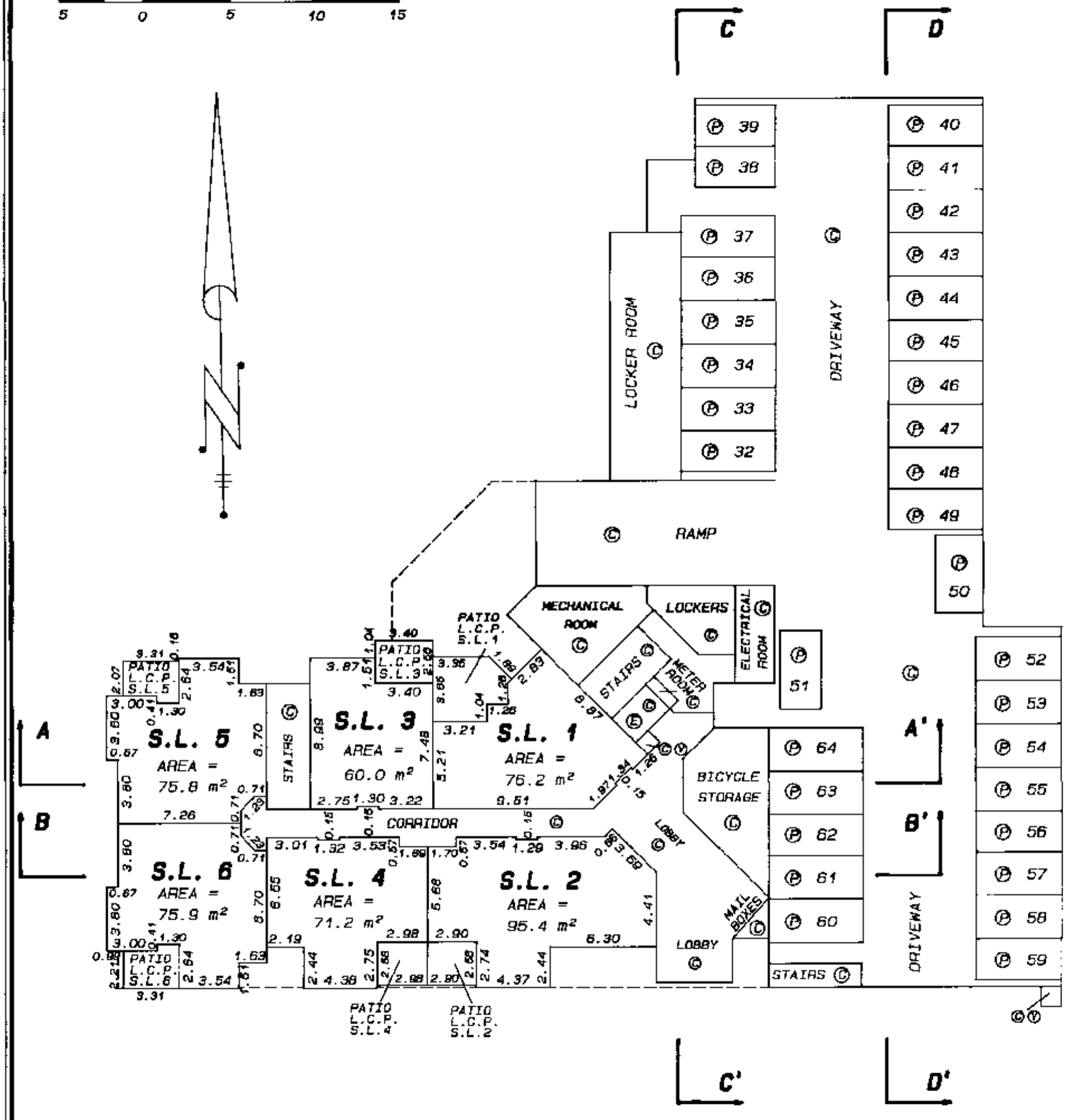
FIRST FLOOR
FLOOR PLANS

STRATA PLAN LMS 2816

Scale 1 : 250

All distances are in metres

5 0 5 10 15



Ⓟ 13 DENOTES NUMBERED PARKING STALL

ALL STALLS ARE COMMON PROPERTY

Ⓒ DENOTES COMMON PROPERTY

FILE NUMBER :- 96 - 164.S6

15 MAY 1997 D.I.L.S.

FILED LMLMS2816 V655555 2006-10-25-12.05.29.942645

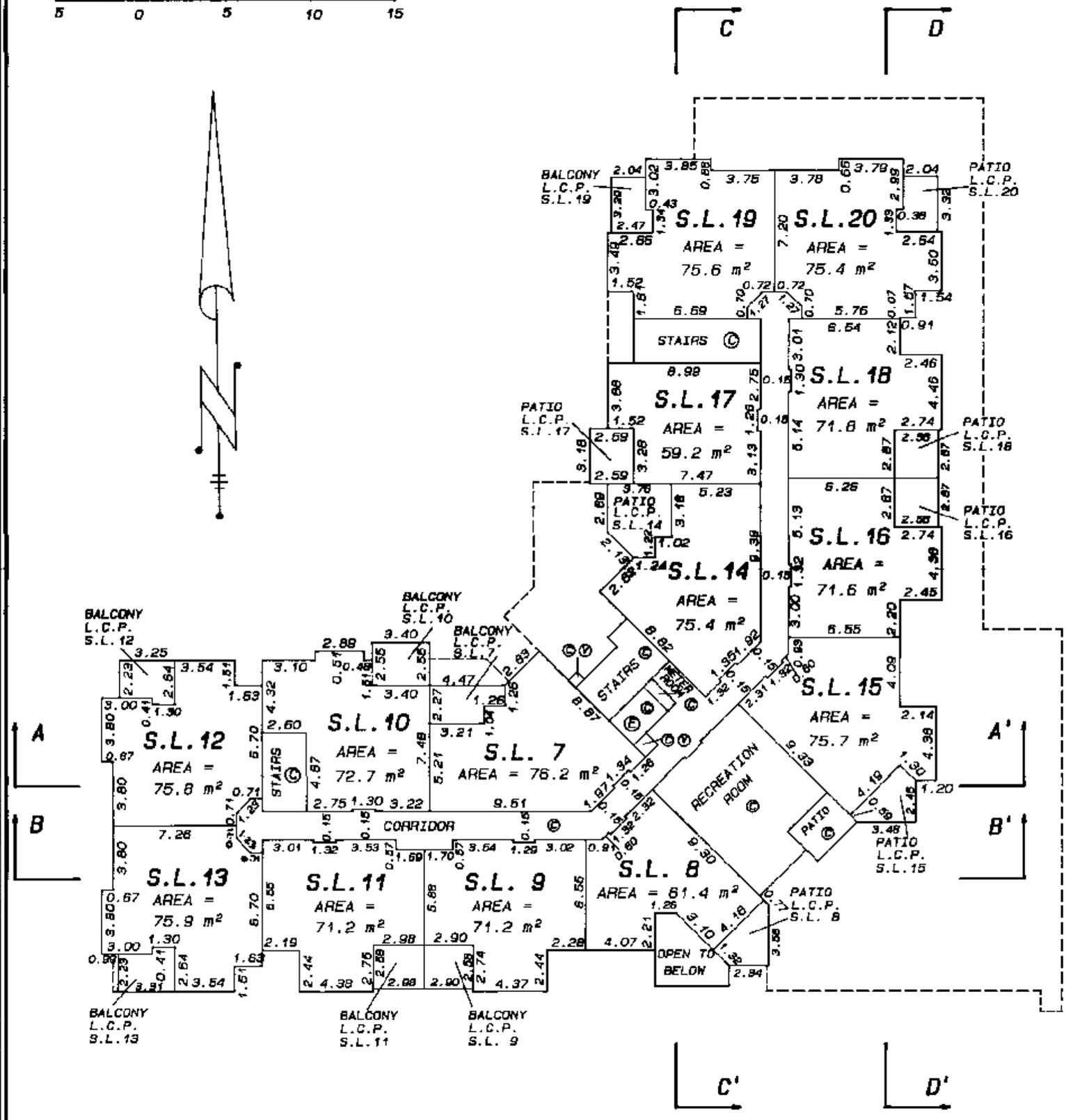
SECOND FLOOR
FLOOR PLANS

STRATA PLAN LMS 2816

Scale 1 : 250

All distances are in metres

5 0 5 10 15



FILE NUMBER :- 96 - 164.S7

13 MAY 1997 B.C.L.S.

FILED LMLMS2816 V655555 2006-10-25-12.05.29.942645

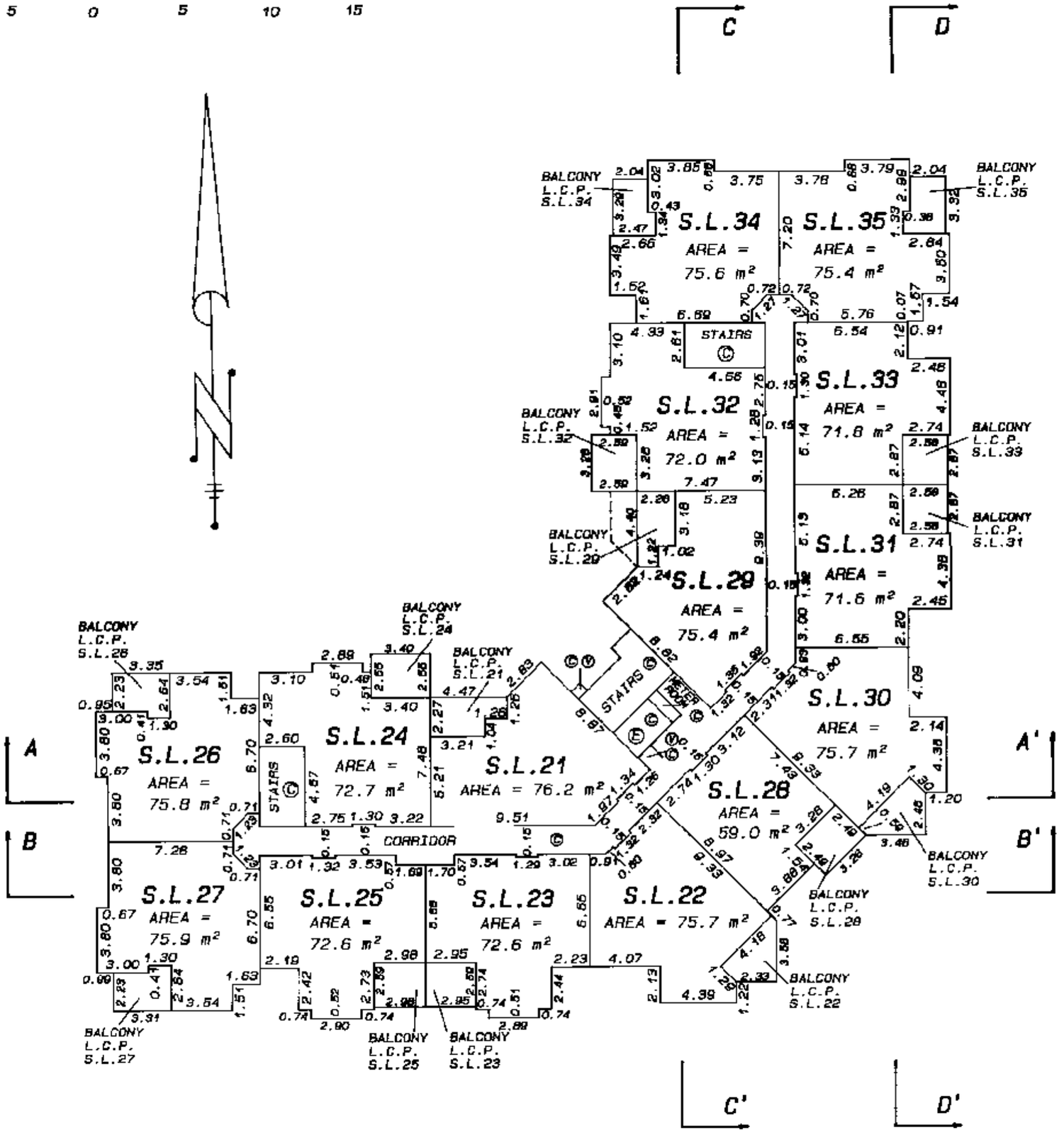
THIRD FLOOR FLOOR PLANS

STRATA PLAN LMS 2816

Scale 1 : 250

All distances are in metres

5 0 5 10 15



FILE NUMBER :- 96 - 164.SB

15 MAY 1997 B.C.L.S.

FILED LMLMS2816 V655555 2006-10-25-12.05.29.942645

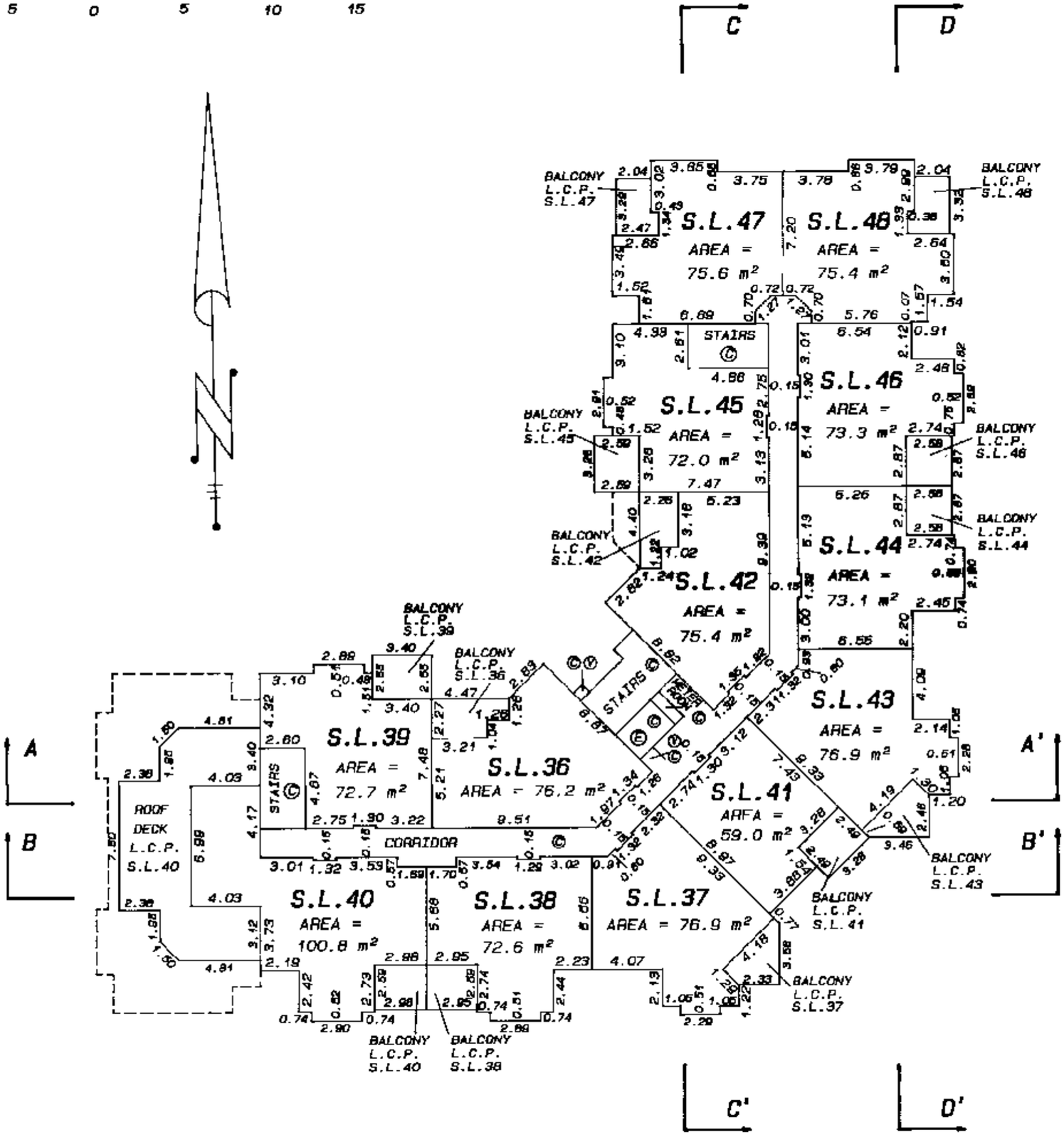
FOURTH FLOOR
FLOOR PLANS

STRATA PLAN LMS 2816

Scale 1 : 250

All distances are in metres

5 0 5 10 15



FILE NUMBER :- 96 - 164.S9

15 MAY 1997 B.C.L.S.

FILED LMLMS2816 V655SS 2006-10-25-12.05.29.942645

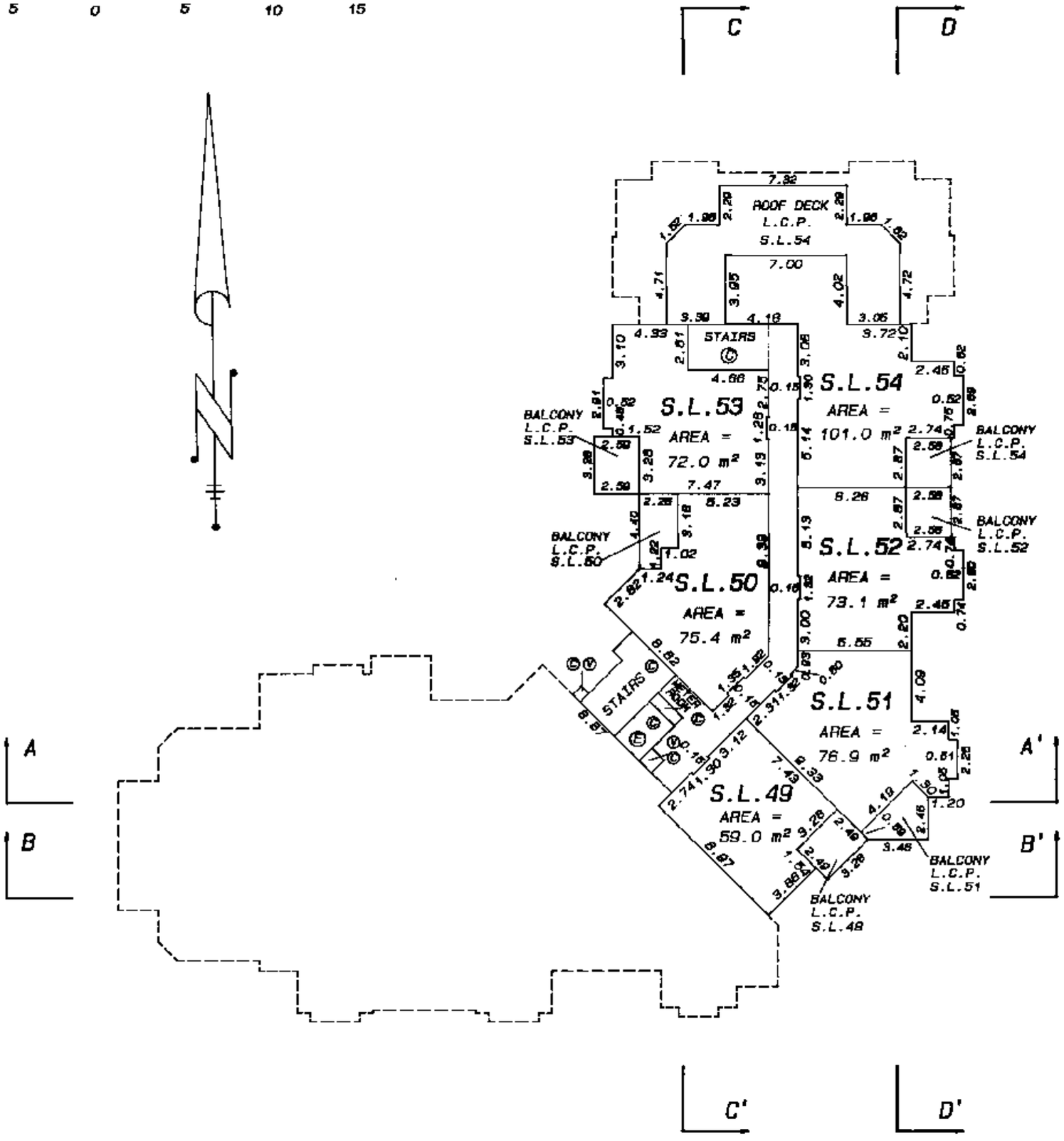
FIFTH FLOOR
FLOOR PLANS

STRATA PLAN LMS 2816

Scale 1 : 250

All distances are in metres

5 0 5 10 15



FILE NUMBER :- 96 - 164.S10

15 MAY 19 B.C.L.S.

FILED LMLMS2816 V655555 2006-10-25-12.05.29.942645

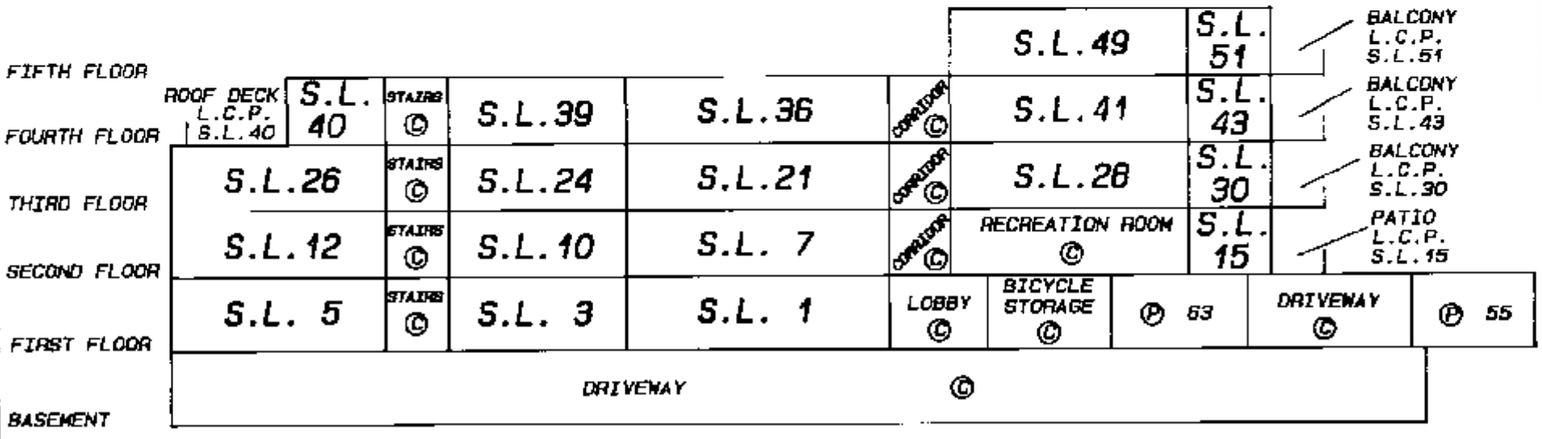
SECTIONS

Scale 1 : 250

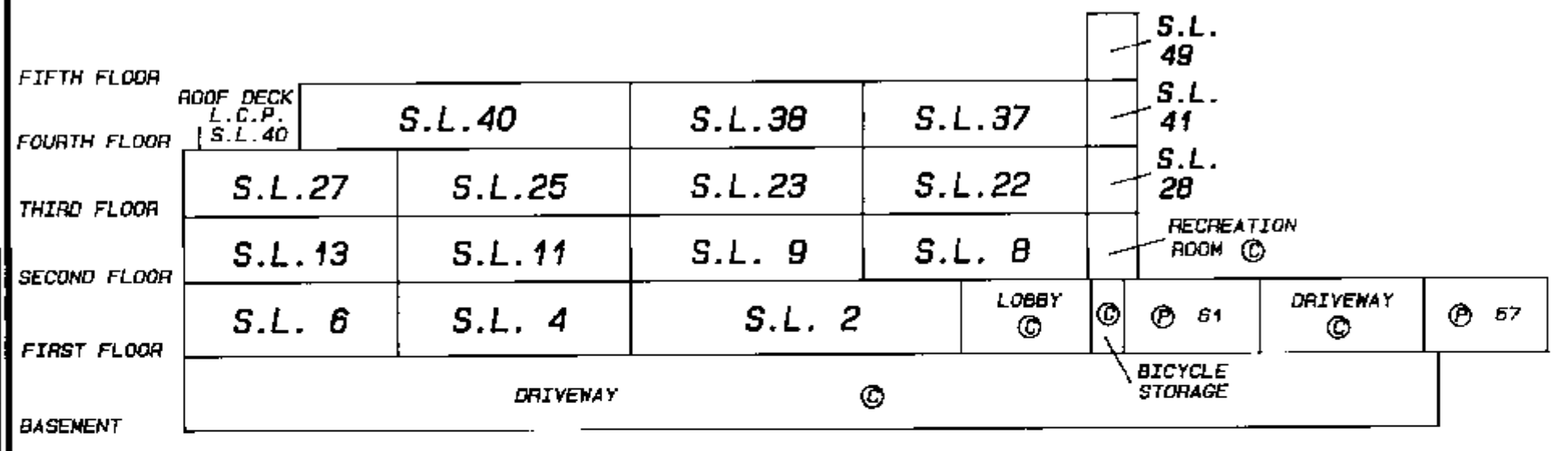
All distances are in metres

5 0 5 10 15

STRATA PLAN LMS 2816



SECTION A - A'



SECTION B - B'

FILE NUMBER :- 96 - 164.S11

15 MAY 1997 B.C.L.S.

FILED LMLMS2816 V655555 2006-10-25-12.05.29.942645

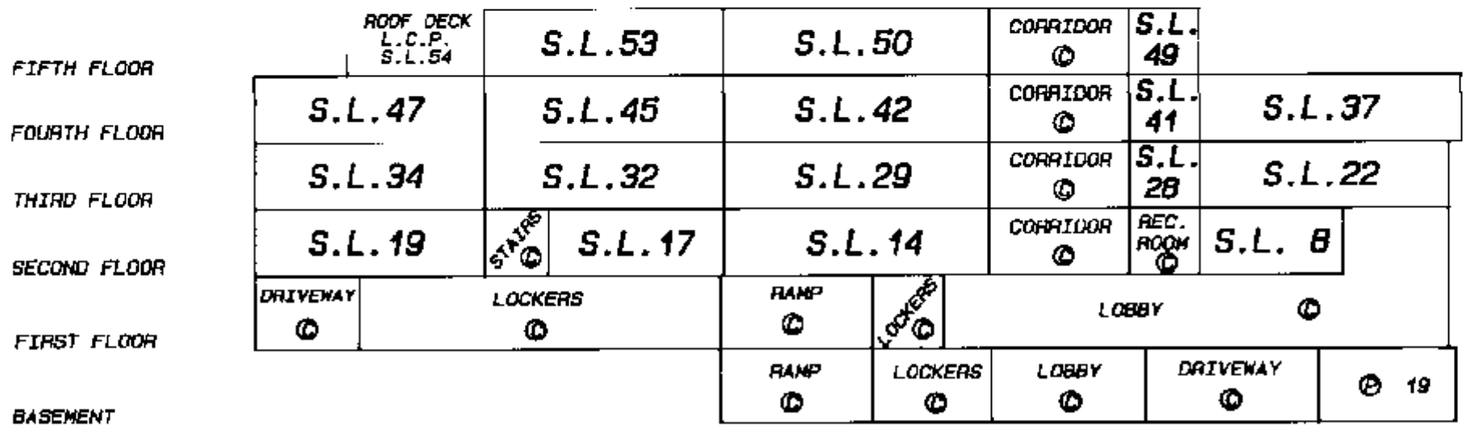
SECTIONS

Scale 1 : 250

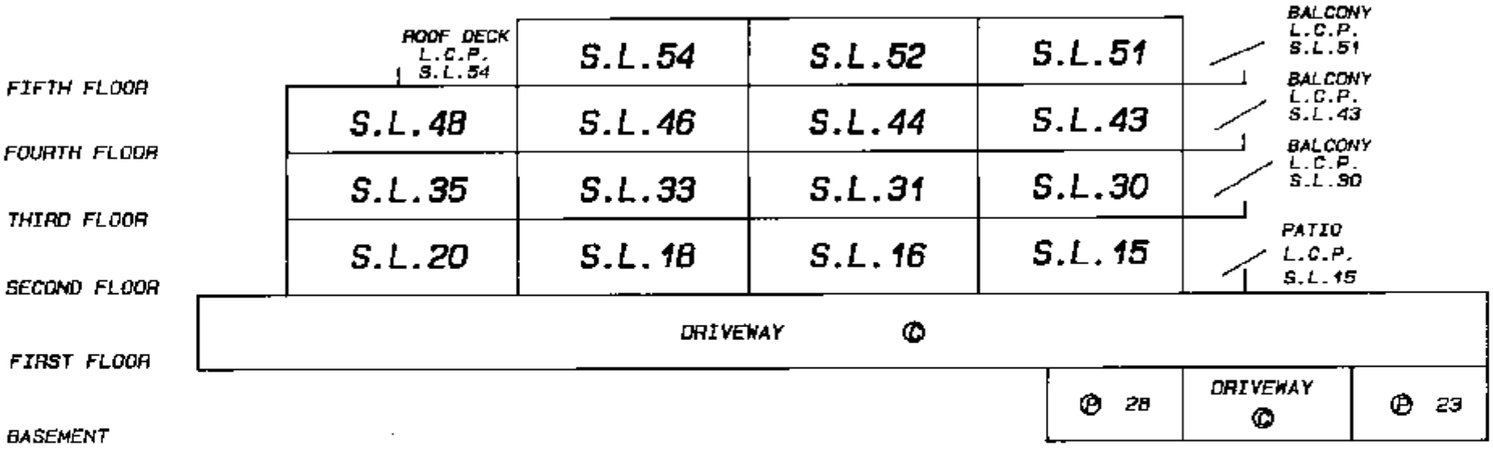
All distances are in metres

5 0 5 10 15

STRATA PLAN LMS 2816



SECTION C - C'



SECTION D - D'

FILE NUMBER :- 96 - 164.S12

16 MAY 1997 B.C.L.S.

FILED LMLMS2816 V65555 2006-10-25-12.05.29.942645

FILED LMLMS2816 V65555 2006-10-25-12.05.29.942645

STRATA PLAN LMS 2816

RECORD OF BY-LAWS AND ORDERS ETC.

FILING		DOCUMENTS	

By-law Sheet Closed
Search [illegible] for
Current Information. BC Reg. 75/95

FILE NUMBER :- 96 - 164.S13

15 MAY 1997 B.C.L.S.

FILED LMLMS2816 V65555 2006-10-25-12.05.29.942645

STRATA PLAN LMS 2816

DEALINGS AFFECTING THE COMMON PROPERTY

REGISTRATION		DOCUMENTS	
NUMBER	DATE	DATE	NATURE AND PARTICULARS

FILE NUMBER :- 96 - 164.S14

15 MAY 1997 B.C.L.S.