STRATA PLAN OF LOT D, BLOCKS 52 AND 53, DISTRICT LOT 2022, GROUP 1, NEW WESTMINSTER DISTRICT PLAN LMP27300

STRATA PLAN LMS 3680

B.C.G.S. 92G.035
(City of North Vancouver)

#1145 EAST 29th STREET
NORTH VANCOUVER, B.C.

Strata Plan LMS 3680 deposited and registered in the Land Title office at New Westminster, B.C., this 30 day of SEPTEMBER 1998

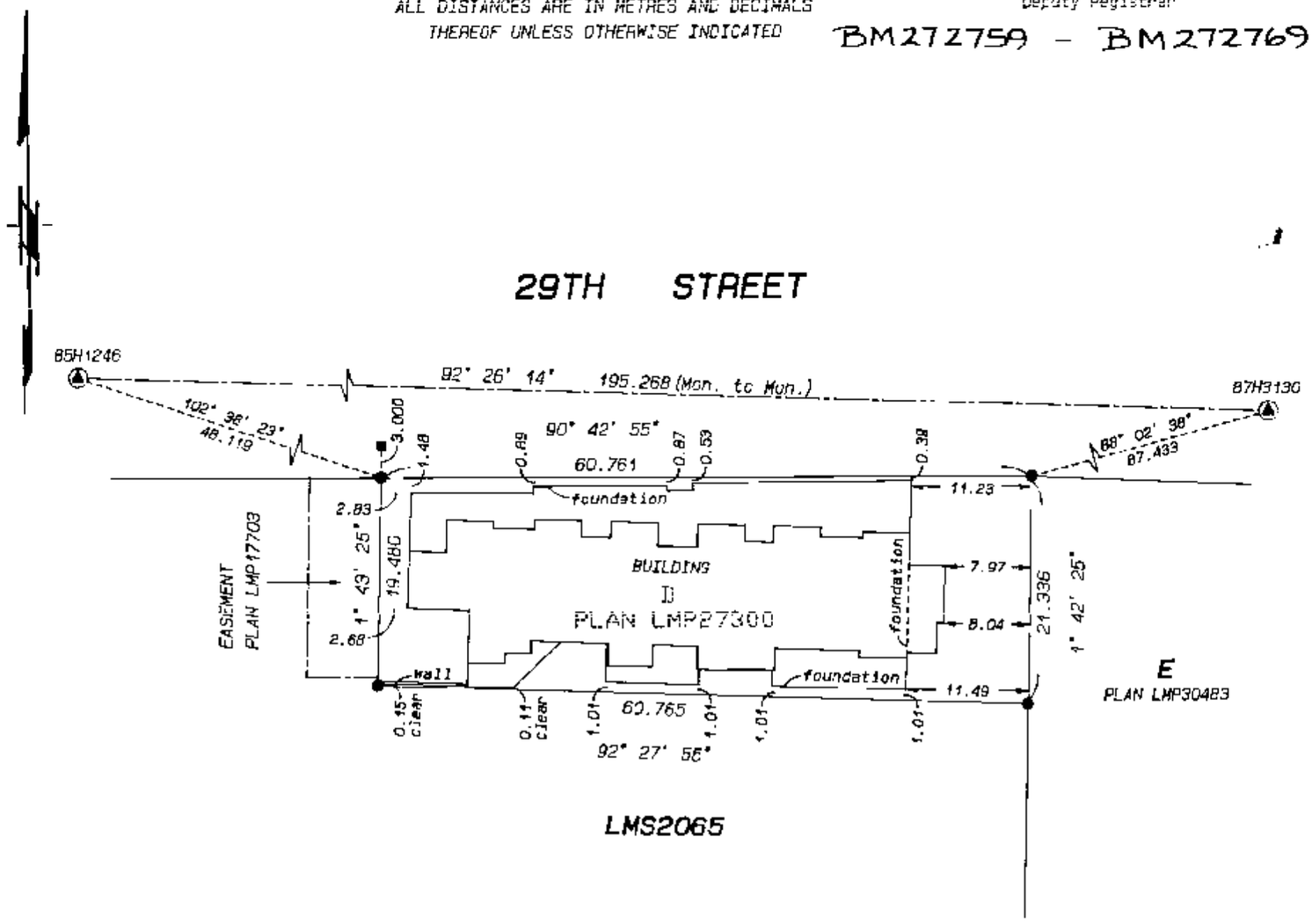
T. Dinnell /pn Dir.
Deputy Registrar

BM272759 - BM272769

SCALE: 1:500

0 5 10 20 30 40m

ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE INDICATED



LMS2065

LEGEND:
- Control Monument Found
- Standard Iron Post Found
- Lead Plug Found

The address for service of documents on the Strata Corporation is:
The Owners, Strata Plan LMS 3680
301-145 W. 15th Street
North Vancouver, B.C.
V7M 1A9

I, Edmund T. 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 8th day of September, 1998.

Edmund T. Wong
B. C. L. S.

NOTE:
METHOD OF CALCULATION AND MEASUREMENT OF ALL AREAS OF STRATA LOTS ARE AS FOLLOWS:
-TO CENTRELINE OF ALL DEMISING WALLS BETWEEN STRATA LOTS
-TO 1 (ONE) CENTIMETRE INSIDE OF OUTSIDE FACE OF ALL DEMISING WALLS BETWEEN LIMITED COMMON PROPERTIES AND STRATA LOTS.
-TO 1 (ONE) CENTIMETRE INSIDE OF OUTSIDE FACE OF ALL STRATA LOT WALLS ADJOINING COMMON AREAS AND THE EXTERIOR OF THE BUILDING

Grid bearings are derived from observations between control monuments 85H1246 and 87H3130 Integrated Survey Area No. 16 (City of North Vancouver)
This plan shows ground level measured distances.
Prior to computation of U.T.M. co ordinates, multiply by combined factor of 0.9995907.

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
98005C FB604 P52-55 FB620 P45
FB670 P16 FB685 P156-157
FB688 P16-17 FB689 P30
FB694 P38-39, 57
M-8044B TA-6189 A11523
Drawn by: CS

This plan lies within the Greater Vancouver Regional District.

STR - 914

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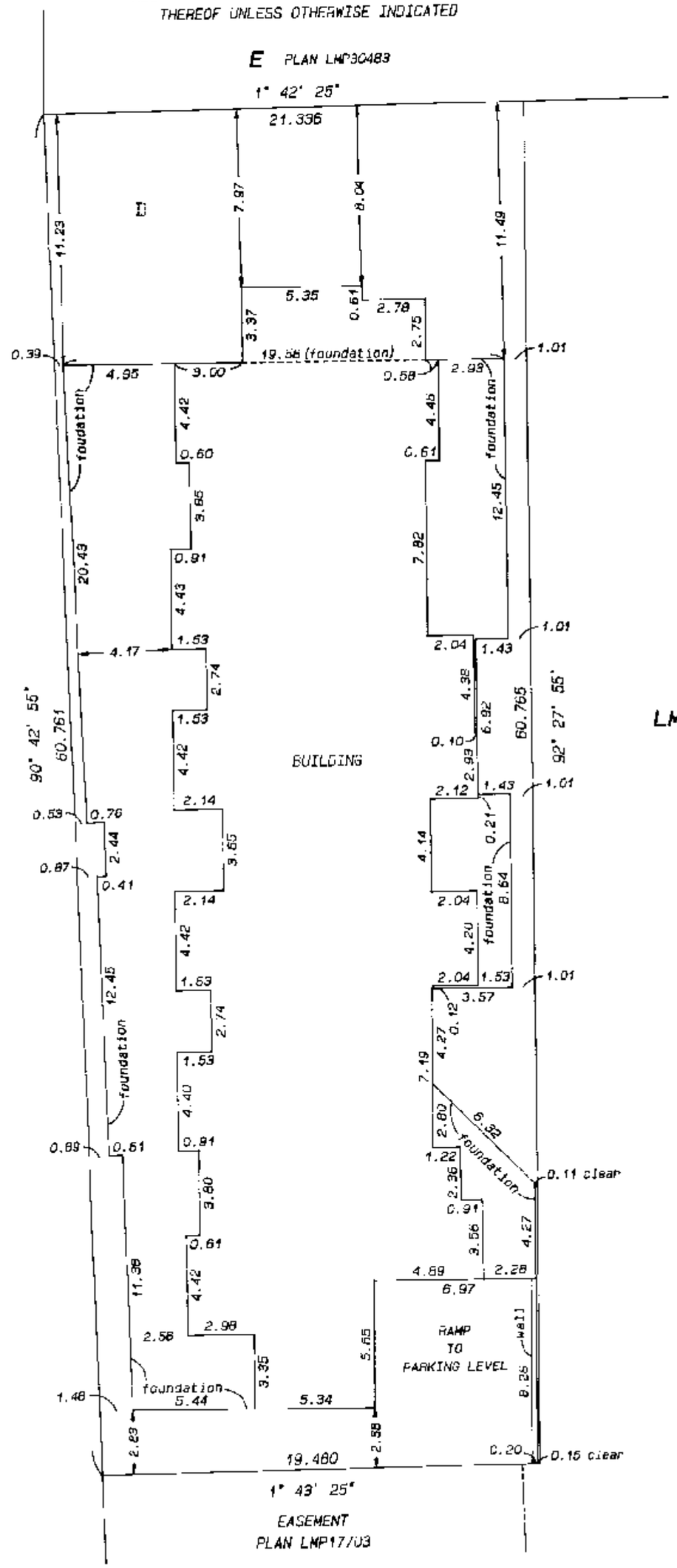
BUILDING DIMENSION

STRATA PLAN LMS 3680

SCALE: 1:200

0 5 10 15m

ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE INDICATED



E.J.H.
September 8th, 1998.

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CONDOMINIUM ACT

STRATA PLAN LMS 3680

STRATA LOT NO.	SHEET NO.	FORM 1 SCHEDULE OF UNIT ENTITLEMENT UNIT ENTITLEMENT	FORM 2 SCHEDULE OF INTEREST UPON DESTRUCTION INTEREST UPON DESTRUCTION	FORM 3 SCHEDULE OF VOTING RIGHTS NUMBER OF VOTES
1	6	1, 207	2, 748	1
2	6	1, 022	2, 498	1
3	6	1, 029	2, 548	1
4	6	1, 255	2, 948	1
5	7	1, 267	2, 898	1
6	7	1, 204	2, 948	1
7	7	1, 209	2, 998	1
8	7, 8	1, 439	3, 498	1
9	8	1, 241	2, 898	1
10	8	1, 101	2, 948	1
11	8	1, 204	3, 098	1
AGGREGATE		13, 178	32, 028	11

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.

Declared before me at N. Van., B.C., this 27 day of Sept, 1998.

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

Giorgio Verdicchio
301 - 145 W. 15th ST.
N. Van. BC.

Accepted as to Forms 1, 2 and 3, this 24th day of SEPT., 1998.

For Superintendent of Real Estate

Owner-developer:
N & M Projects Limited
(INC. No. 542430)

Authorized Signatory
NICOLAI DECHEV

MORTGAGEE:
BANK OF MONTREAL

Authorized Signatory
Lawrence Chipman

Authorized Signatory
Clive Hanbury

Witness
Carol-Ann Phillips
as to signature(s)

Address of Witness: 1460 Main St North Vancouver BC V7J 1C8

Occupation: BANKER

OWNER-DEVELOPER:
N & M PROJECTS LIMITED
(INC. No. 542430)

Authorized Signatory
NICOLAI DECHEV

Authorized Signatory

Witness
GIORGIO VERDICCHIO
as to signature(s)

Address of Witness: 301-145 W 15th ST North Vancouver BC

Occupation: LAWYER

SECTION 8 (1)

I, Edmund T. Wong, a British Columbia Land Surveyor, hereby certify that the buildings shown in this strata plan have not, as of the 8th day of September, 1998 been previously occupied.
Dated at Burnaby, British Columbia, this 8th day of September, 1998.

Edmund T. Wong
B. C. L. S.

E. T. W.
September 8th, 1998.

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DIAGRAMMATIC ELEVATIONS

STRATA PLAN LMS 3680

SCALE: 1: 200

0 5 10 15m

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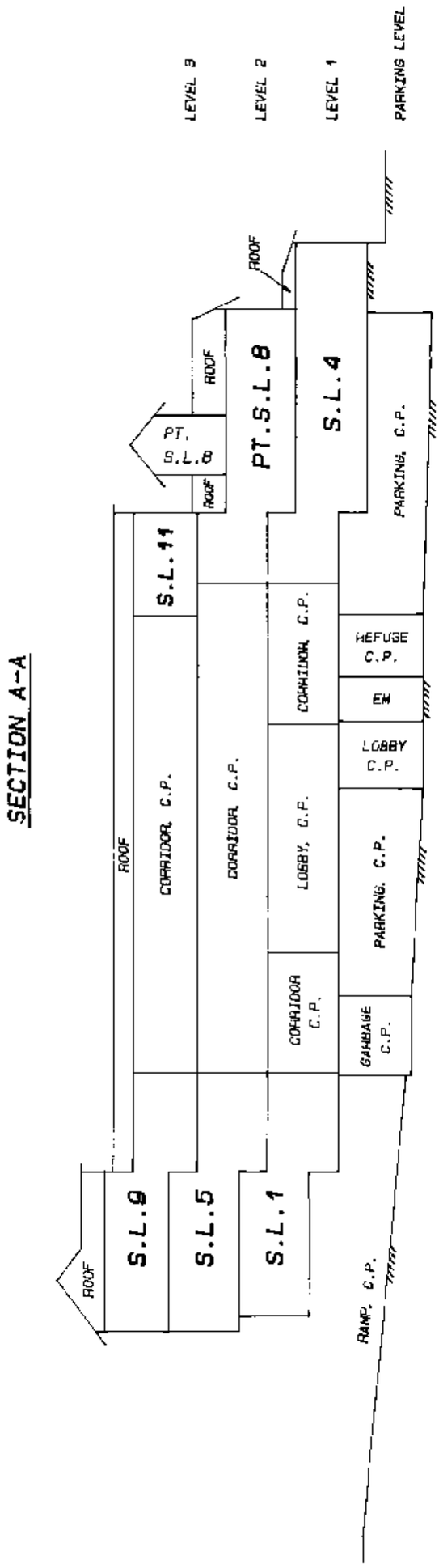

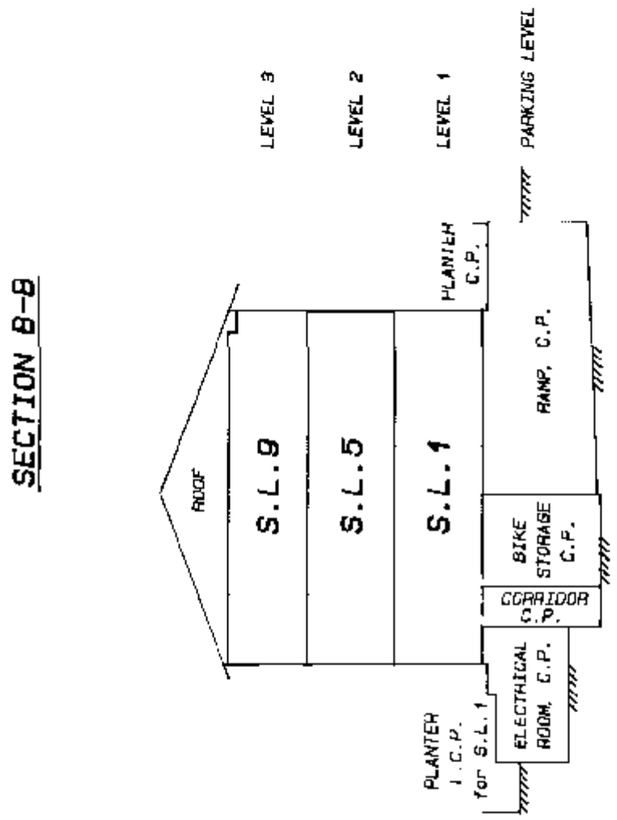

LEGEND:

L.C.P.	denotes limited common property
C.P.	denotes common property
PT.S.L.	denotes part strata lot
S.L.	denotes strata lot
EM	denotes elevator machine room, common property

E.J.W.

September 8th, 1998.

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PARKING LEVEL

STRATA PLAN LMS 3680

SCALE: 1: 200

0 5 10 15m

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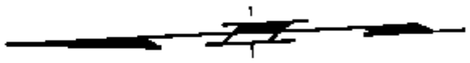

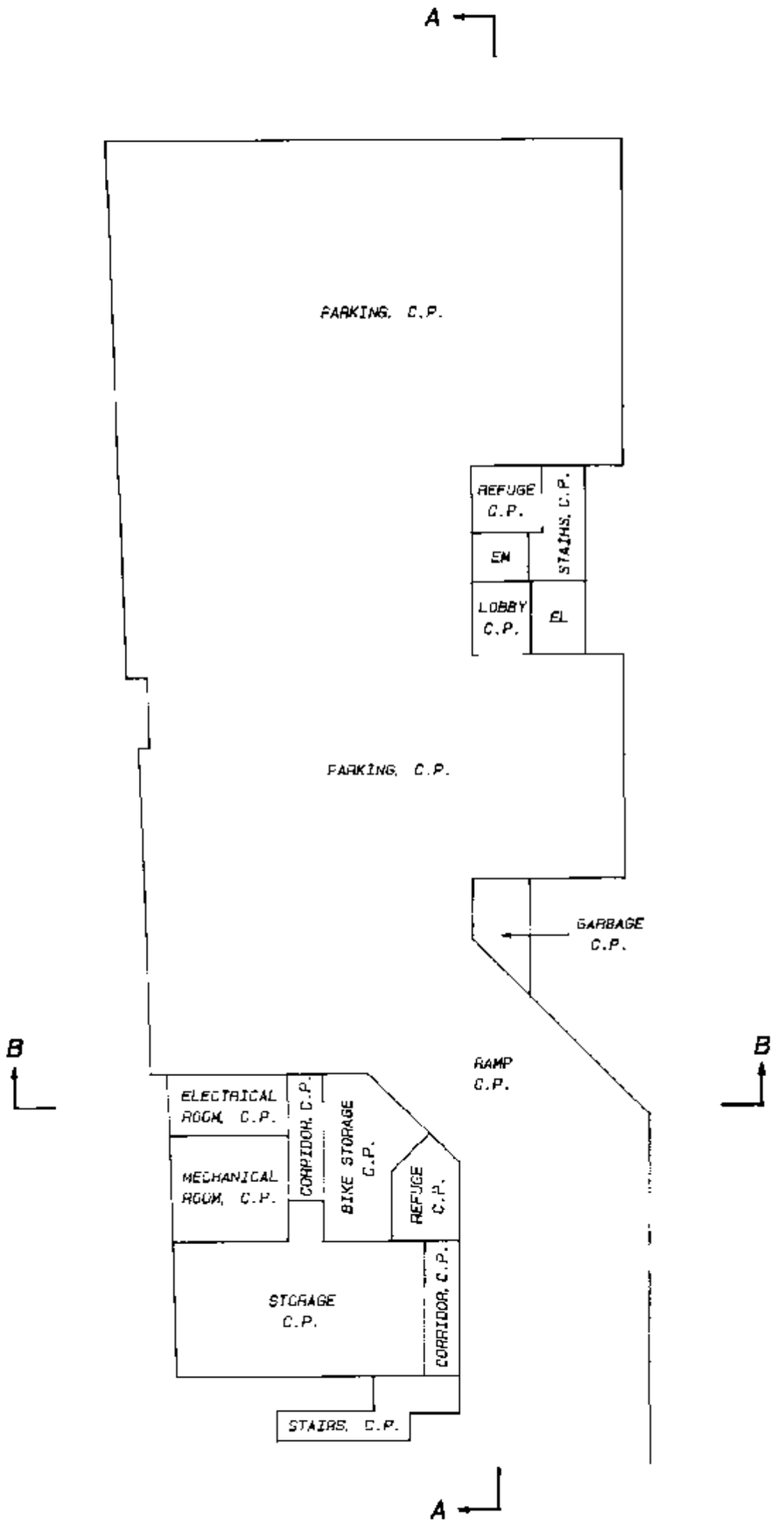

LEGEND:

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

E. J. H.

September 9th, 1998.

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LEVEL 1

STRATA LOTS 1 TO 4

STRATA PLAN LMS 3680

SCALE: 1:200

0 5 10 15m

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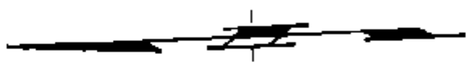

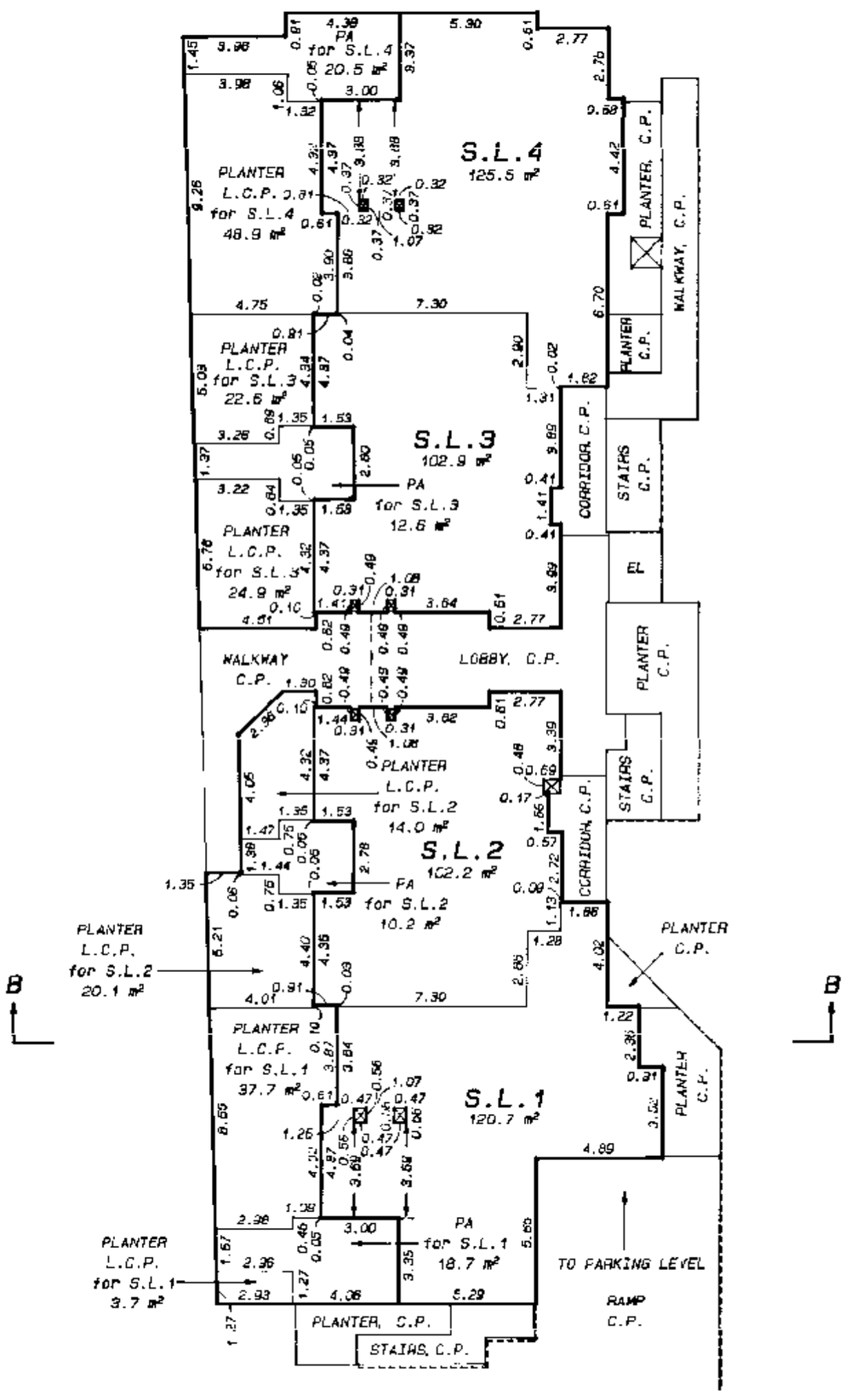

LEGEND:

L.C.P.	denotes limited common property
C.P.	denotes common property
S.L.	denotes strata lot
PA	denotes patio, limited common property for use of indicated strata lot
EL	denotes elevator, common property
⊠	denotes duct space, common property
——	denotes dimensions measured to 1(one) centimetre inside of outside face of walls

E. J. H.

September 8th, 1998.

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LEVEL 2

STRATA LOTS 5, 6 AND 7
PART STRATA LOT 8

STRATA PLAN LMS 3680

SCALE: 1:200

0 5 10 15m

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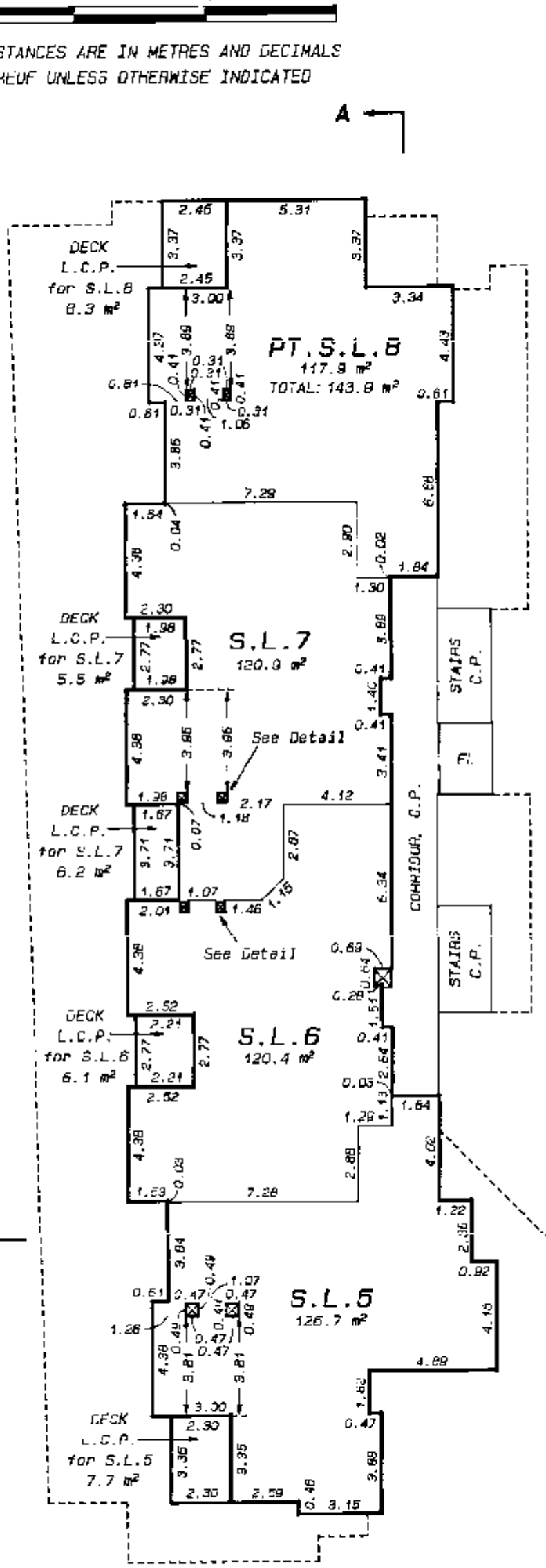

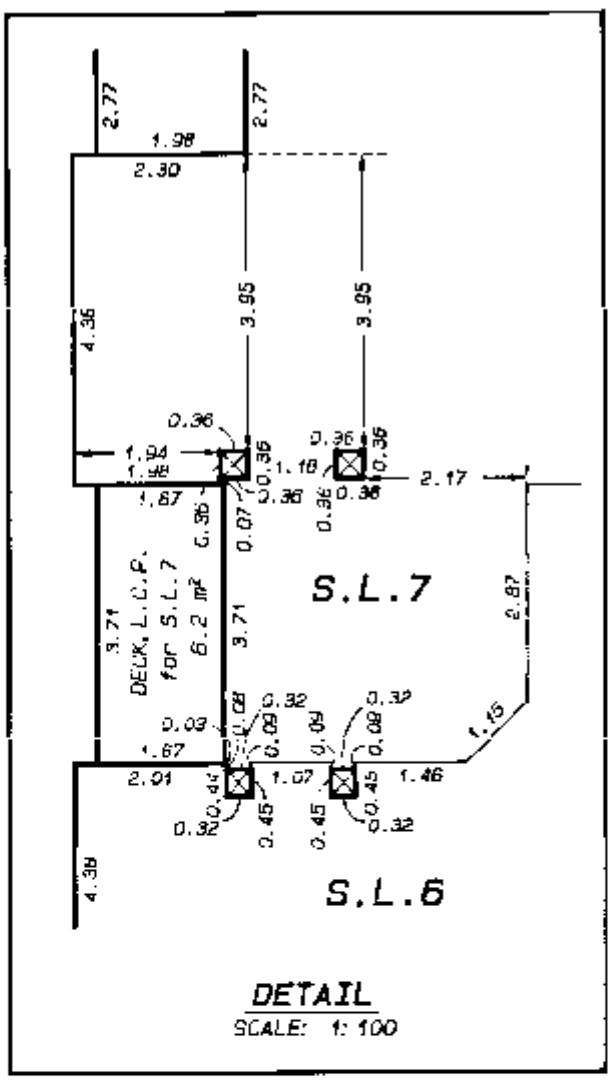

DETAIL

SCALE: 1:100

LEGEND:

L.C.P.	denotes limited common property
C.P.	denotes common property
PT.S.L.	denotes part strata lot
S.L.	denotes strata lot
EL	denotes elevator, common property
⊠	denotes duct space, common property
——	denotes dimensions measured to 1(one) centimetre inside of outside face of walls

E. I. M.

September 8th, 1998.

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LEVEL 3

PART STRATA LOT 8
STRATA LOTS 9, 10 AND 11

STRATA PLAN LMS 3680

SCALE: 1:200

0 5 10 15m

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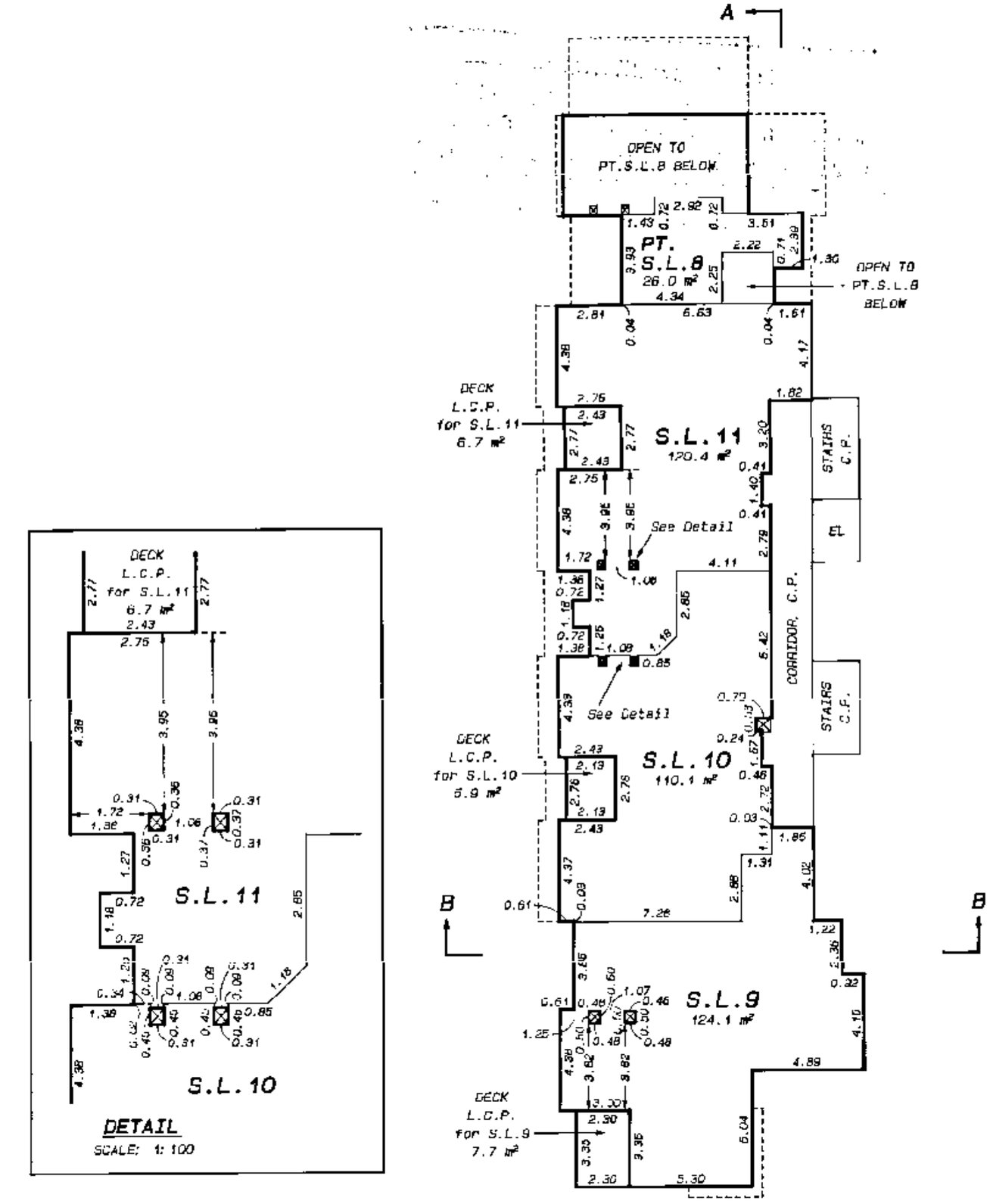

DETAIL
SCALE: 1:100

LEGEND:

L.C.P.	denotes limited common property
C.P.	denotes common property
PT.S.L.	denotes part strata lot
S.L.	denotes strata lot
EL	denotes elevator, common property
⋈	denotes duct space, common property
——	denotes dimensions measured to 1(one) centimetre inside of outside face of walls

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September 8th, 1998.

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STRATA PLAN LMS 3680

RECORD OF BY-LAWS AND ORDERS , ETC.

FILING		DOCUMENT	
NUMBER	DATE	DATE	NATURE OF PARTICULAR

By-law Sheet Closed
Search ALTOSE at BC Online for
Current Information, BC Reg. 76/95

E. J. H.
September 8th, 1998.

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Common Property Sheet Closed 1998/09/30

Search AT [illegible] or GC OnLine for Current Information. BC Reg. 76/95

STRATA PLAN LMS 3680

DEALINGS AFFECTING THE COMMON PROPERTY

REGISTRATION		DOCUMENT	
NUMBER	DATE	DATE	NATURE OF PARTICULAR

E. J. H.

September 8th, 1998.

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