STRATA PLAN OF PART OF LOT E, DISTRICT LOT 622, PLAN LMP12740

STRATA PLAN LMS 1836

PHASE ONE

DEPOSITED AND REGISTERED IN THE LAND TITLE OFFICE AT NEW WESTMINSTER, BC, THIS 15 DAY OF FEB ,1995.

ASSIS'T DEPUTY REGISTRAR

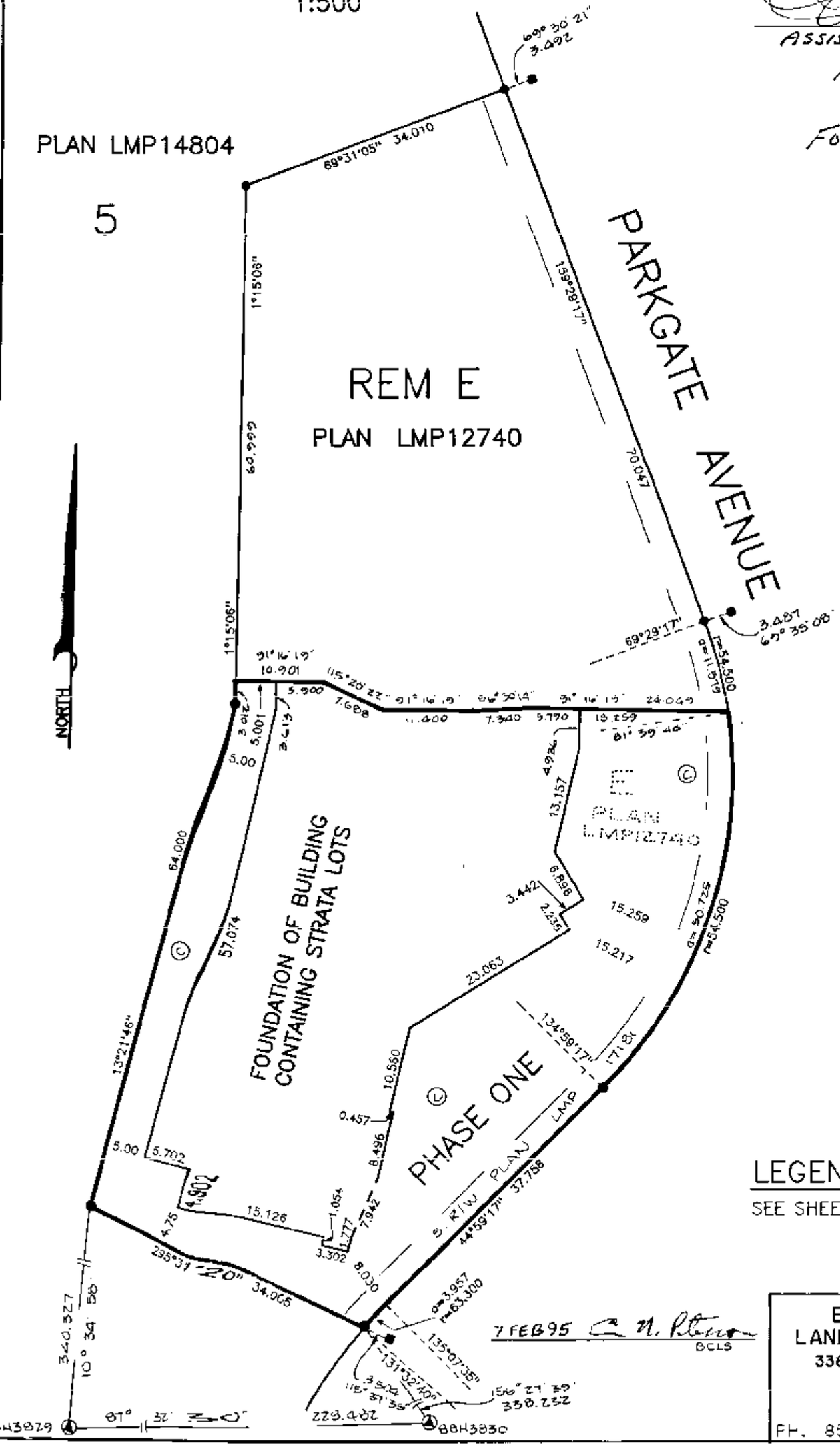
BJ 45734

FORM E - BJ 45733

PHASE ONE

10 0 10 20 30

GRAPHIC SCALE – METRES 1:500



LEGEND:

SEE SHEET 2

7 FEB 95 C. N. Peterson BCLS

ERIC PETERSON
LAND SURVEYING LTD.
33848 ESSENDENE AVENUE
ABBOTSFORD, B. C.
V2S 2H4
PH. 854-1077

AKS

S193-503-1

FILED LMLMS1836 U18298 2006-06-12-08.41.43.631596

FILED LMLMS1836 U18298 2005-06-12-08.41.43.631596

STRATA PLAN LMS 1836

PHASE ONE

ADDRESS FOR SERVICE OF DOCUMENTS:
THE OWNERS - STRATA PLAN LMS
827 WEST PENDER STREET
VANCOUVER, B.C. V6C 3G8

CIVIC ADDRESS IS:
1281 PARKGATE AVENUE
NORTH VANCOUVER, BC

DEVELOPMENT NAME IS:
"PARKGATE PLACE"

LEGEND:

- GRID BEARINGS ARE DERIVED FROM CONTROL MONUMENTS 88H3829 AND 88H3830
- (C) DENOTES COMMON PROPERTY
- (5) DENOTES LIMITED COMMON PROPERTY FOR STRATA LOT 5 (TYPICAL)
- D DENOTES DECK
- P DENOTES PATIO
- S.L. DENOTES STRATA LOT
- INTEGRATED SURVEY AREA NO 16, DISTRICT OF NORTH VANCOUVER
- THIS PLAN SHOWS GROUND-LEVEL MEASURED DISTANCES. PRIOR TO COMPUTATIONS OF U.T.M. CO-ORDINATES MULTIPLY BY COMBINED FACTOR 0.9995888
- EL DENOTES ELEVATOR
- ● DENOTES IRON POST FOUND
- Ⓐ DENOTES CONTROL MONUMENT FOUND
- ■ DENOTES LEAD PLUG FOUND
- P-120 DENOTES PARKING SPACE NUMBER 120 (TYPICAL) (PART OF COMMON PROPERTY)
- PK DENOTES PARKING

I, ERIC N. PETERSON, A BRITISH COLUMBIA LAND SURVEYOR OF ABBOTSFORD IN BRITISH COLUMBIA, CERTIFY THAT THE BUILDING SHOWN IN THIS STRATA PLAN HAS NOT AS OF THE 22ND DAY OF DECEMBER, 1994, BEEN PREVIOUSLY OCCUPIED. DATED THIS 7TH DAY OF FEBRUARY, 1995.

Eric N. Peterson
BCLS

THIS PLAN LIES WITHIN THE
DISTRICT OF NORTH VANCOUVER

APPROVED AS TO PHASE ONE OF A TWO PHASE STRATA PLAN UNDER THE CONDOMINIUM ACT THIS 25TH DAY OF JANUARY, 1995.

APPROVING OFFICER
DISTRICT OF NORTH VANCOUVER

I, ERIC N. PETERSON, A BRITISH COLUMBIA LAND SURVEYOR OF ABBOTSFORD IN BRITISH COLUMBIA, CERTIFY THAT THE BUILDING ERECTED ON THE PARCEL DESCRIBED ABOVE IS WHOLLY WITHIN THE EXTERNAL BOUNDARIES OF THAT PARCEL. DATED THIS 7TH DAY OF FEBRUARY, 1995.

Eric N. Peterson
B.C.L.S.

THIS PLAN LIES WITH THE
GREATER VANCOUVER REGIONAL DISTRICT

CONDOMINIUM ACT

STRATA PLAN LMS
PHASE ONE 1836

		FORM 1	FORM 2
STRATA LOT NUMBER	SHEET NUMBER	SCHEDULE OF UNIT ENTITLEMENT	SCHEDULE OF INTEREST UPON DESTRUCTION
		UNIT ENTITLEMENT	INTEREST UPON DESTRUCTION
1	6	110	206,000
2	6	137	293,000
3	6	133	253,000
4	6	112	210,000
5	6	145	275,000
6	6	133	253,000
7	6	115	215,000
8	6	139	263,000
9	6	114	203,000
10	7	110	212,000
11	7	145	284,000
12	7	153	260,000
13	7	112	216,000
14	7	145	283,000
15	7	133	260,000
16	7	115	221,000
17	7	139	270,000
18	7	114	209,000
19	8	109	219,000
20	8	145	292,000
21	8	133	268,000
22	8	112	222,000
23	8	145	291,000
24	8	133	267,000
25	8	115	228,000
26	8	139	278,000
27	9	204	424,000
28	9	133	281,000
29	9	168	345,000
30	9	133	286,000
31	9	163	321,000
AGGREGATE		4116	8,108,000

ACCEPTED AS TO FORMS 1 AND 2
DATED THIS 10 DAY OF February, 1995

for SUPERINTENDANT OF REAL ESTATE

7FEB95 C. M. Peterson
BCLS.

FILED LMLMS1836 U18298 2005-06-12-08.41.43.631596

STRATA PLAN
PHASE ONE LMS 1836

CONDOMINIUM ACT

WE/I, THE UNDERSIGNED DO SOLEMNLY DECLARE THAT

1.) WE/I, THE UNDERSIGNED ARE DULY AUTHORIZED AGENT(S) FOR THE OWNER - DEVELOPER.

2.) THE STRATA PLAN IS ENTIRELY FOR RESIDENTIAL USE.

WE/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, IN THE PROVINCE OF BRITISH COLUMBIA, THIS 18th DAY OF January, 1995.

BRIAN ALEXANDER

A NOTARY PUBLIC IN AND FOR THE PROVINCE OF BRITISH COLUMBIA. G.A. Portcous

SIGNATURES AS REQUIRED

BRIAN ALEXANDER
REDEKOP PROPERTIES (NORTH VANCOUVER) INC. (AUTHORIZED SIGNATORY)

C. Anderson
WITNESS CAROLYN ANDERSON

827 W. PENDER ST.
ADDRESS OF WITNESS

EXEC. ASSIST.
OCCUPATION OF WITNESS

L-576 HOLDINGS LTD. ART FLEMMER
(AUTHORIZED SIGNATORY)

WITNESS CHUCK WESTGARD

13301 72nd AVENUE, SURREY, B.C.
ADDRESS OF WITNESS

REALTOR
OCCUPATION OF WITNESS

THE MUTUAL TRUST COMPANY
(AUTHORIZED SIGNATORY)
KEN TESKEY

Glenda Phillips
WITNESS GLENDA PHILLIPS

202-6832 Arcola Street, Burnaby, B.C.
ADDRESS OF WITNESS

Secretary
OCCUPATION OF WITNESS

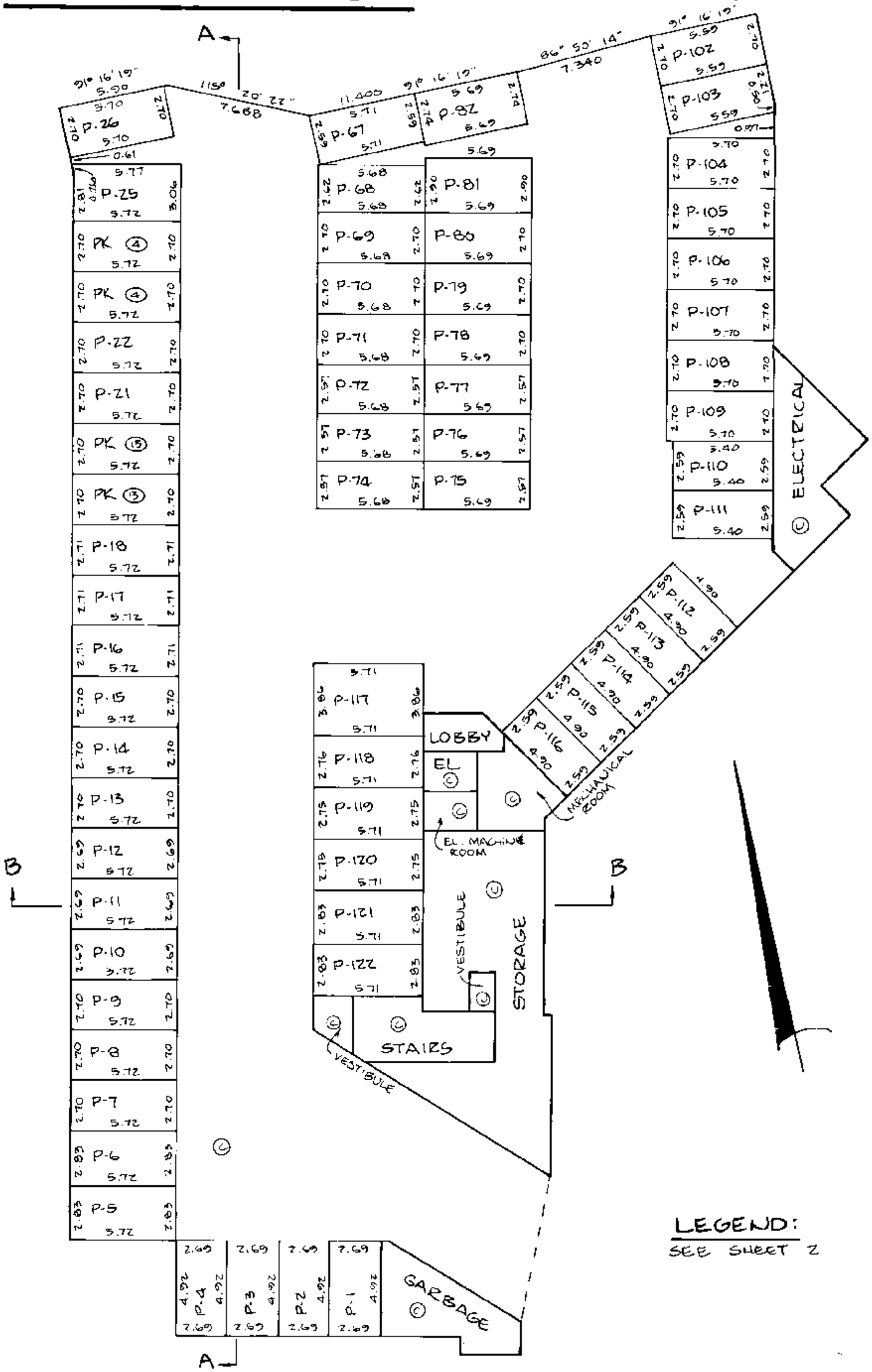
7 FEB 95 Eric N. Peterson
BCLS

S123-503-1

FILED LMLMS1836 U18298 2006-06-12-08.41.43.631596

PARKING FLOOR

STRATA PLAN LMS 1836
PHASE ONE



LEGEND:
SEE SHEET 2

SCALE - 1:200

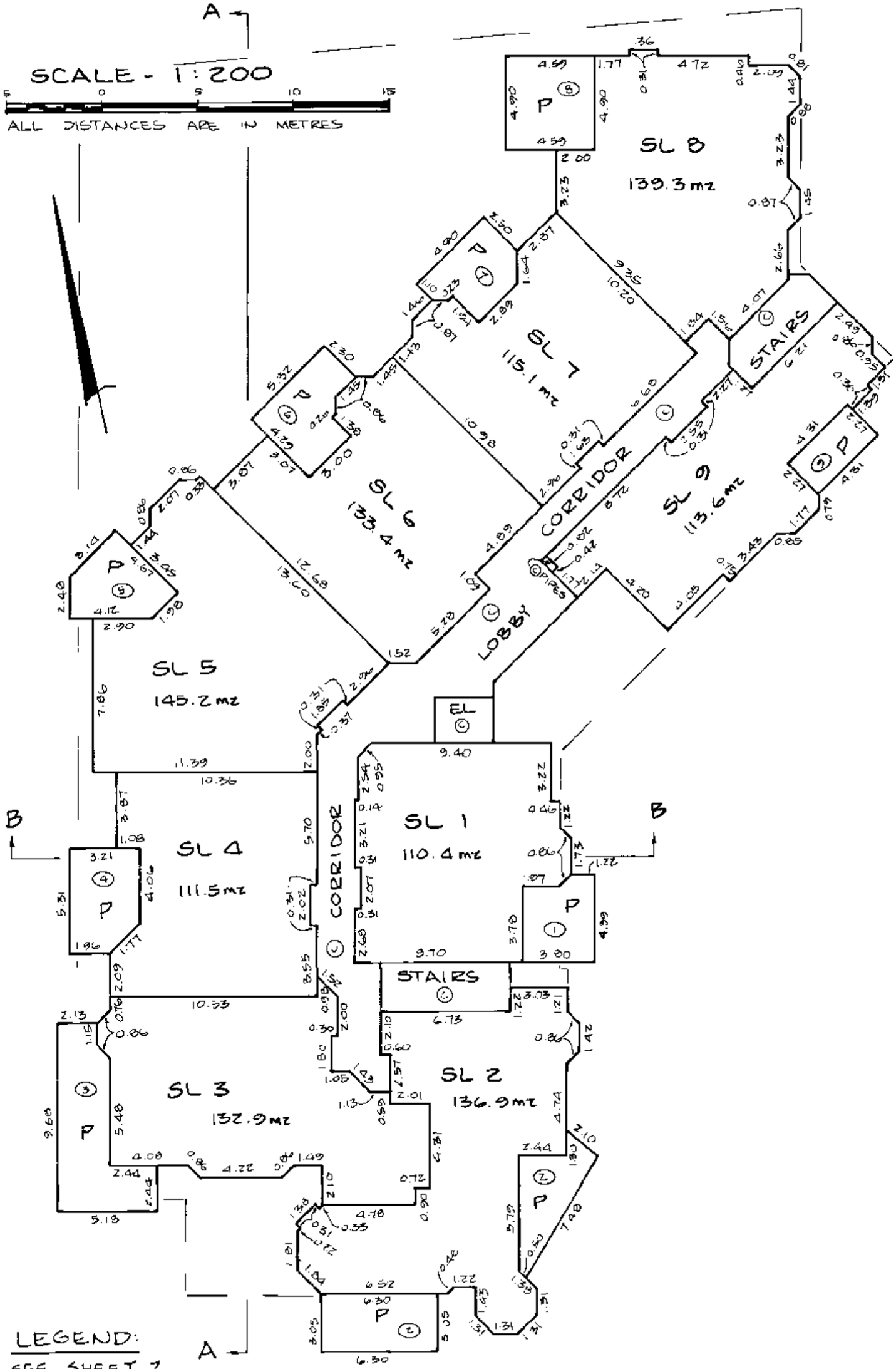
0 5 10 15
ALL DISTANCES ARE IN METRES

7FEB95 Erin N. Peterson
BCLS

FILED LMLMS1836 U18298 2005-06-12-08.41.43.631596

FIRST FLOOR

STRATA PLAN LMS 1836
PHASE ONE



LEGEND:
SEE SHEET 2

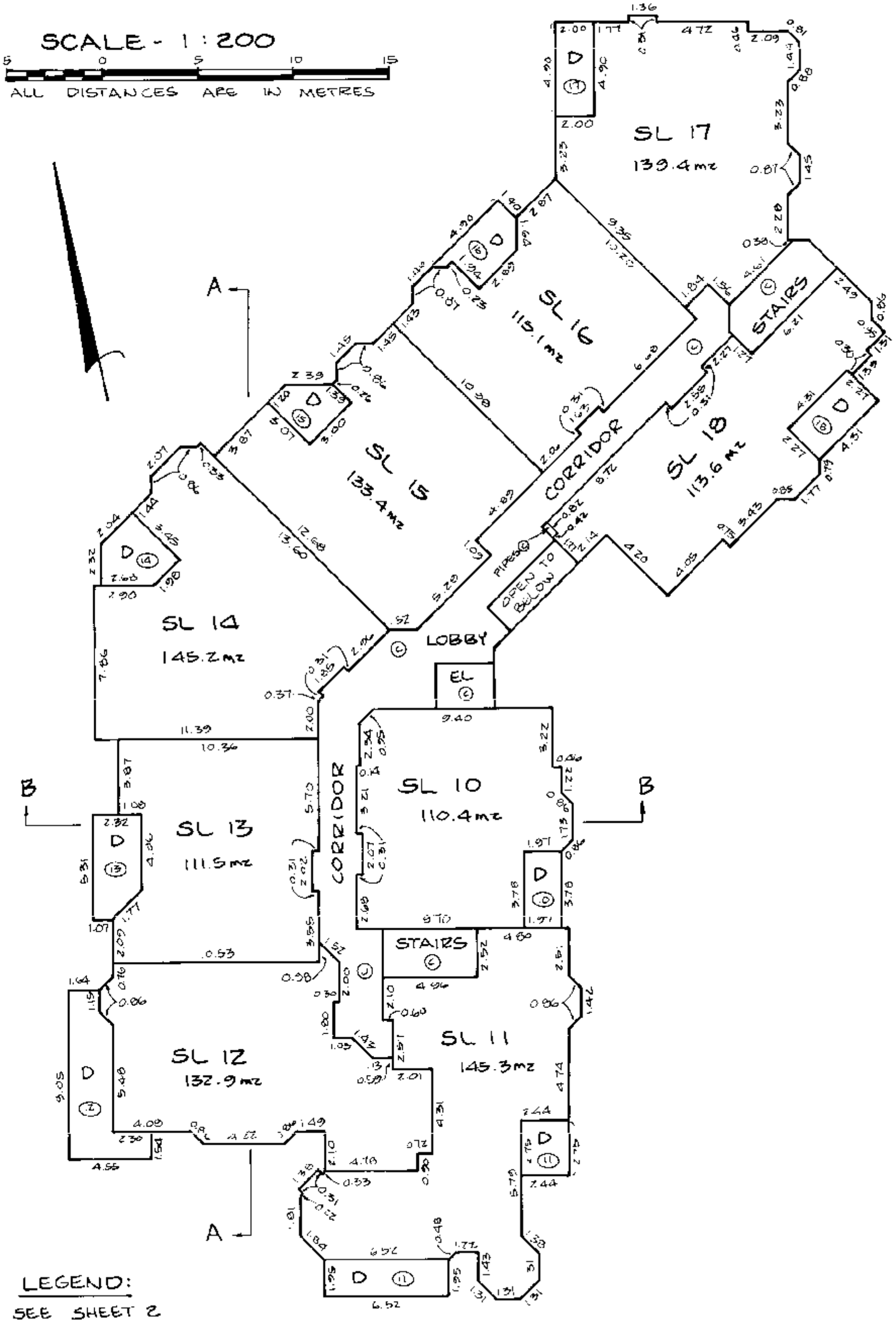
7FEB95 Eric N. Peterson
BCLS

S193-503-1

FILED LMLMS1836 U18298 2006-06-12-08.41.43.631596

SECOND FLOOR

STRATA PLAN LMS 1836
PHASE ONE



LEGEND:
SEE SHEET 2

7FEB95 Cindy A. Peters
BCLS

6193.503-1

FILED LMLMS1836 U18298 2005-06-12-08.41.43.631596

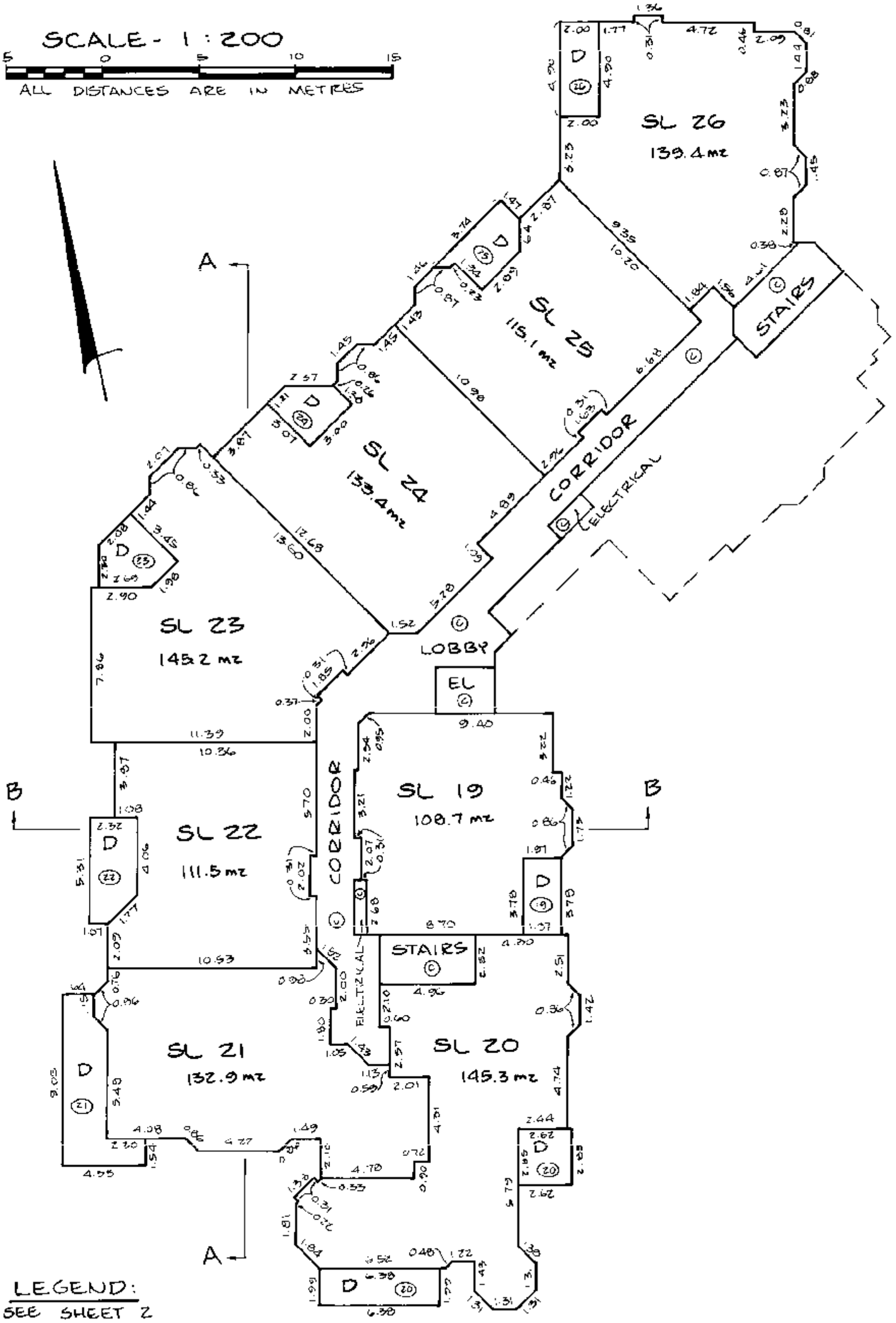
THIRD FLOOR

STRATA PLAN LMS
PHASE ONE 1836

SCALE - 1 : 200

5 0 5 10 15

ALL DISTANCES ARE IN METRES



LEGEND:
SEE SHEET 2

7FEB95 Eric N. Peterson
BCLS

5193-503-1

FILED LMLMS1836 U18298 2005-06-12-08.41.43.631596

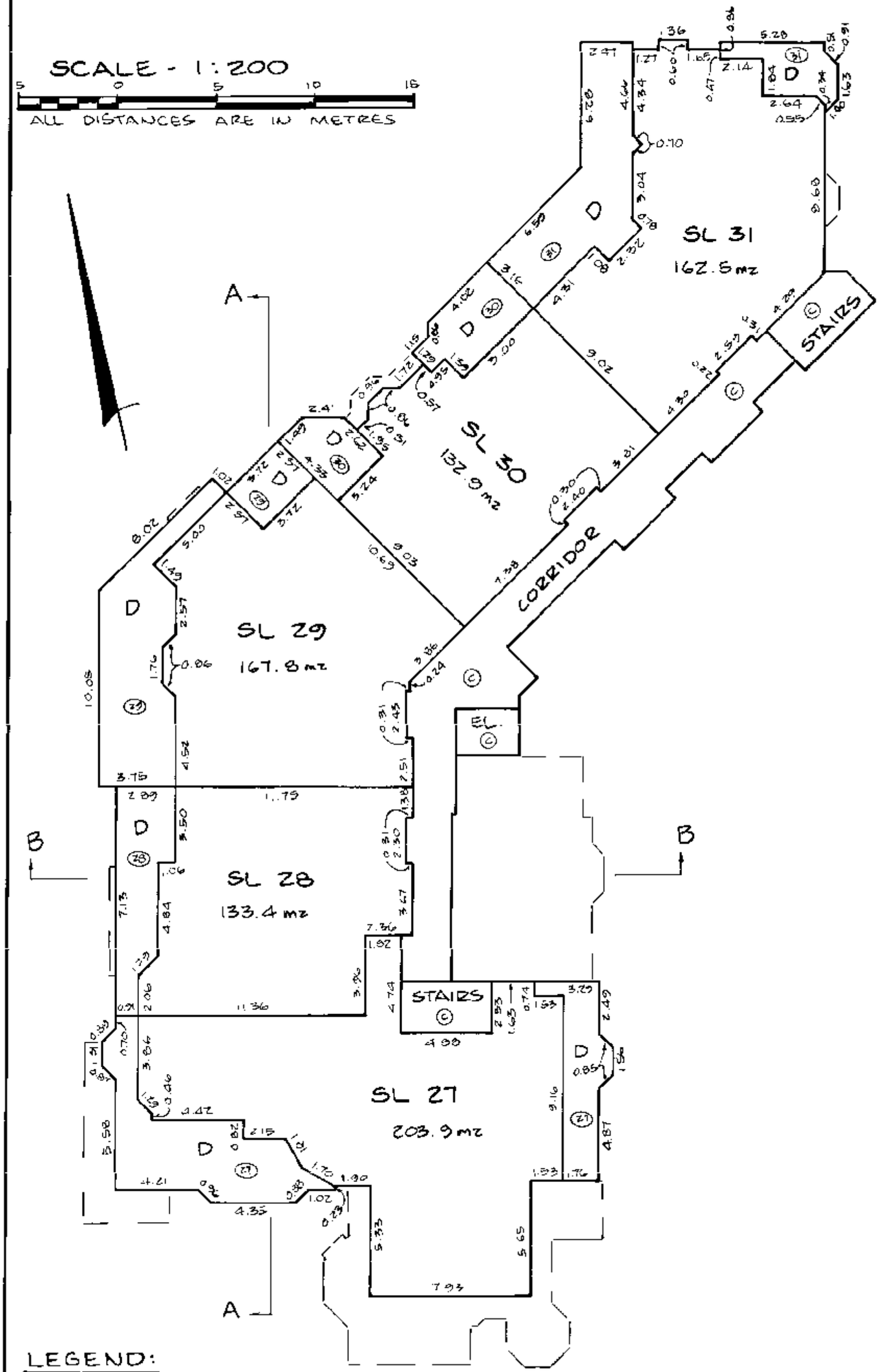
FOURTH FLOOR

STRATA PLAN LMS 1836
PHASE ONE

SCALE - 1:200

5 0 5 10 15

ALL DISTANCES ARE IN METRES



LEGEND:

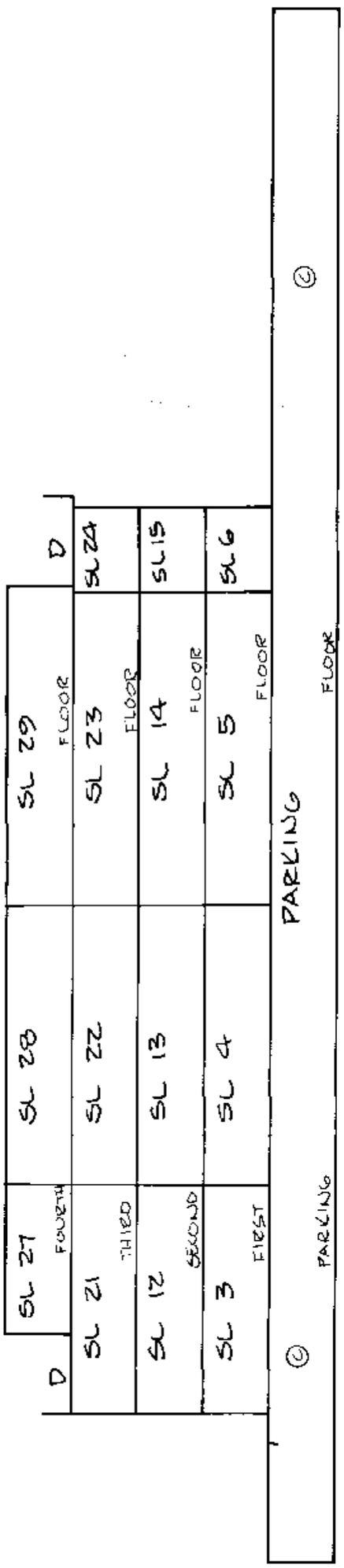
SEE SHEET 2

7FEB95 Cindi Peters
BCLS

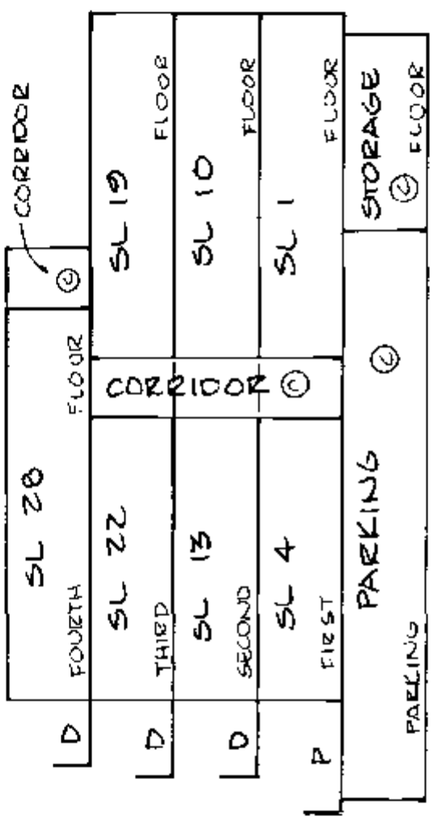
FILED LMLMS1836 U18298 2006-06-12-08.41.43.631596

STRATA PLAN LMS 1836
PHASE ONE

SECTION A



SECTION B



SCALE - 1:200

-5 0 5 10 15

ALL DISTANCES ARE IN METRES

LEGEND:
SEE SHEET 2

7FEB95 Cin A. Peterson
BCLS

FILED LMLMS1836 U18298 2005-06-12-08.41.43.631596

FILED LMLMS1836 U18298 2006-06-12-08.41.43.631596

STRATA PLAN LMS 1836

RECORD OF BY-LAWS & ORDERS, ETC.

FILING		DOCUMENT	
NUMBER	DATE	DATE	NATURE & PARTICULARS
BL138936	Apr. 22, 1997		Change of Bylaws.

7FEB95 [signature]

BCLS.

STRATA PLAN

LMS 1836

DEALINGS AFFECTING THE COMMON PROPERTY

REGISTRATION		DOCUMENT	
NUMBER	DATE	DATE	NATURE & PARTICULARS
THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 29			
OF THE MUNICIPAL ACT.			SEE BH 217670
BH217672	08-06-1994		STATUTORY RIGHT OF WAY
			THE CORPORATION OF THE DISTRICT
			OF NORTH VANCOUVER
			PLAN LMP 17181
			INTER ALIA

Common Property Sheet Closed Jan. 12, 1996.

Search ALTOS2 or BC OnLine for Current Information. BC Reg. 76/[illegible]

LINDA J. O'SHEA, Registrar
Vancouver/New Westminster Land Title Districts

7FEB95 [signature]
BCLS.

FILED LMLMS1836 U18298 2006-06-12-08.41.43.631596

STRATA PLAN OF LOT E, except PHASE ONE, STRATA PLAN LMS 1836, DISTRICT LOT 622, PLAN LMP12740

STRATA PLAN LMS 1836

PHASE TWO

DEPOSITED AND REGISTERED IN THE LAND TITLE OFFICE AT NEW WESTMINSTER, BC, THIS 13 DAY OF APRIL, 1995.

ASSISTANT DEPUTY REGISTRAR

BJ109568

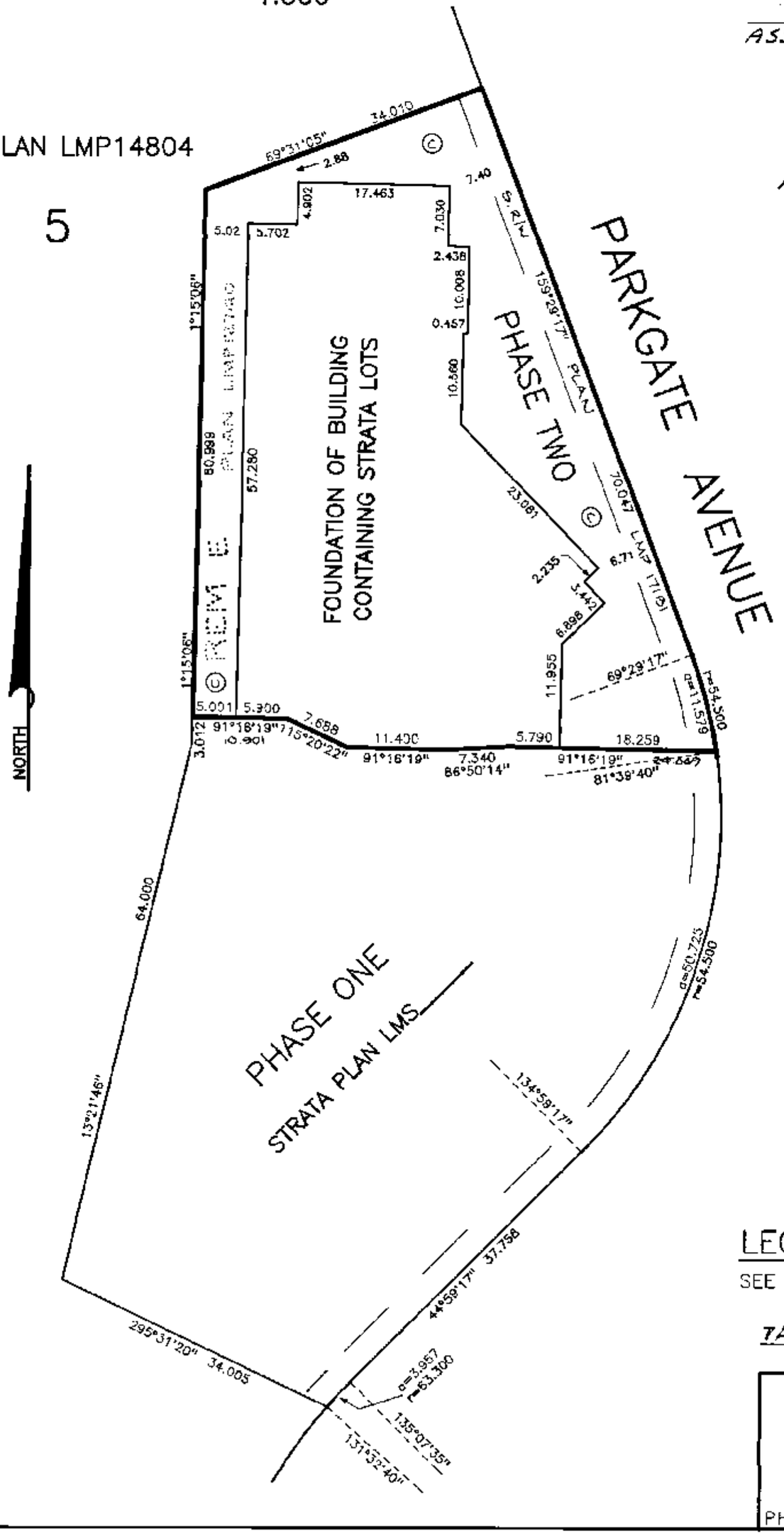
FORM C - BJ45733

PHASE TWO

10 0 10 20 30

GRAPHIC SCALE – METRES

1:500



LEGEND:

SEE SHEET 2

7APRIL95 Eric N. Peterson BCLS

ERIC PETERSON
LAND SURVEYING LTD.
33848 ESSENDENE AVENUE
ABBOTSFORD, B. C.
V2S 2H4
PH. 854-1077

AKS

FILED LMLMS1836 U18298 2006-06-12-08.41.43.631596

FILED LMLMS1836 U18298 2005-06-12-08.41.43.631596

STRATA PLAN LMS /836

PHASE TWO

ADDRESS FOR SERVICE OF DOCUMENTS:
THE OWNERS - STRATA PLAN LMS /836
827 WEST PENDER STREET
VANCOUVER, B.C. V6C 3G8

CIVIC ADDRESS IS:
1283 PARKGATE AVENUE
NORTH VANCOUVER, BC

DEVELOPMENT NAME IS:
"PARKGATE PLACE"

LEGEND:

- GRID BEARINGS ARE DERIVED FROM STRATA PLAN LMS_____
- EL DENOTES ELEVATOR
- (C) DENOTES COMMON PROPERTY
- (5) DENOTES LIMITED COMMON PROPERTY FOR STRATA LOT 5 (TYPICAL)
- D DENOTES DECK
- P DENOTES PATIO
- S.L. DENOTES STRATA LOT
- P-66 DENOTES PARKING SPACE, COMMON PROPERTY (TYPICAL)
- PK(38) DENOTES PARKING SPACE, LIMITED COMMON PROPERTY FOR STRATA LOT 38 (TYPICAL)

I, ERIC N. PETERSON, A BRITISH COLUMBIA LAND SURVEYOR OF ABBOTSFORD IN BRITISH COLUMBIA, CERTIFY THAT THE BUILDING SHOWN IN THIS STRATA PLAN HAS NOT AS OF THE 11TH DAY OF FEBRUARY, 1995, BEEN PREVIOUSLY OCCUPIED. DATED THIS 7TH DAY OF APRIL, 1995.

Eric N. Peterson

BCLS

THIS PLAN LIES WITHIN THE DISTRICT OF NORTH VANCOUVER

APPROVED AS TO PHASE TWO OF A TWO PHASE STRATA PLAN UNDER THE CONDOMINIUM ACT THIS 25TH DAY OF JANUARY, 1995.

APPROVING OFFICER
DISTRICT OF NORTH VANCOUVER

I, ERIC N. PETERSON, A BRITISH COLUMBIA LAND SURVEYOR OF ABBOTSFORD IN BRITISH COLUMBIA, CERTIFY THAT THE BUILDING ERECTED ON THE PARCEL DESCRIBED ABOVE IS WHOLLY WITHIN THE EXTERNAL BOUNDARIES OF THAT PARCEL. DATED THIS 7TH DAY OF APRIL, 1995.

Eric N. Peterson

B.C.L.S.

THIS PLAN LIES WITH THE GREATER VANCOUVER REGIONAL DISTRICT

STRATA PLAN LMS
PHASE TWO 1836

CONDOMINIUM ACT

		FORM 1	FORM 2
STRATA LOT NUMBER	SHEET NUMBER	SCHEDULE OF UNIT ENTITLEMENT	SCHEDULE OF INTEREST UPON DESTRUCTION
		UNIT ENTITLEMENT	INTEREST UPON DESTRUCTION
32	6	137	293,000
33	6	133	253,000
34	6	111	210,000
35	6	145	275,000
36	6	134	253,000
37	6	115	215,000
38	6	140	263,000
39	6	114	203,000
40	7	111	212,000
41	7	145	284,000
42	7	133	260,000
43	7	111	216,000
44	7	145	283,000
45	7	134	260,000
46	7	115	221,000
47	7	140	270,000
48	7	114	209,000
49	8	111	219,000
50	8	145	292,000
51	8	133	268,000
52	8	111	222,000
53	8	145	291,000
54	8	134	267,000
55	8	115	228,000
56	8	140	278,000
57	9	204	424,000
58	9	133	281,000
59	9	167	345,000
60	9	133	286,000
61	9	163	321,000
AGGREGATE		4011	7,902,000

ACCEPTED AS TO FORMS 1 AND 2
DATED THIS 11 DAY OF April, 1995

for: DWory
SUPERINTENDANT OF REAL ESTATE

7 APRIL 95 [signature]

FILED LMLMS1836 U18298 2006-06-12-08.41.43.631596

STRATA PLAN LMS
PHASE TWO 1836

CONDOMINIUM ACT

WE/I, THE UNDERSIGNED DO SOLEMNLY DECLARE THAT

1.) WE/I, THE UNDERSIGNED ARE DULY AUTHORIZED AGENT(S) FOR THE OWNER - DEVELOPER.

2.) THE STRATA PLAN IS ENTIRELY FOR RESIDENTIAL USE.

WE/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, IN THE PROVINCE OF BRITISH COLUMBIA, THIS 18th DAY OF January, 1995.

BRIAN ALEXANDER

A NOTARY PUBLIC IN AND FOR THE PROVINCE OF BRITISH COLUMBIA. G.A. Porteous

SIGNATURES AS REQUIRED

BRIAN ALEXANDER
REDEKOP PROPERTIES (NORTH VANCOUVER) INC. (AUTHORIZED SIGNATORY)

WITNESS CAROLYN ANDERSON

827 N. PENDER ST.
ADDRESS OF WITNESS

EXEC. ASSIST.
OCCUPATION OF WITNESS

L-576 HOLDINGS LTD. ART FLEMMER
(AUTHORIZED SIGNATORY)

WITNESS CHUCK WESTGARD

13301 72nd AVENUE, SURREY, B.C.
ADDRESS OF WITNESS

REALTOR
OCCUPATION OF WITNESS

THE MUTUAL TRUST COMPANY
(AUTHORIZED SIGNATORY)
KEN TESKEY

WITNESS Glenda Phillips GLENDA PHILLIPS

202-6832 Arcola Street, Burnaby, B.C.
ADDRESS OF WITNESS

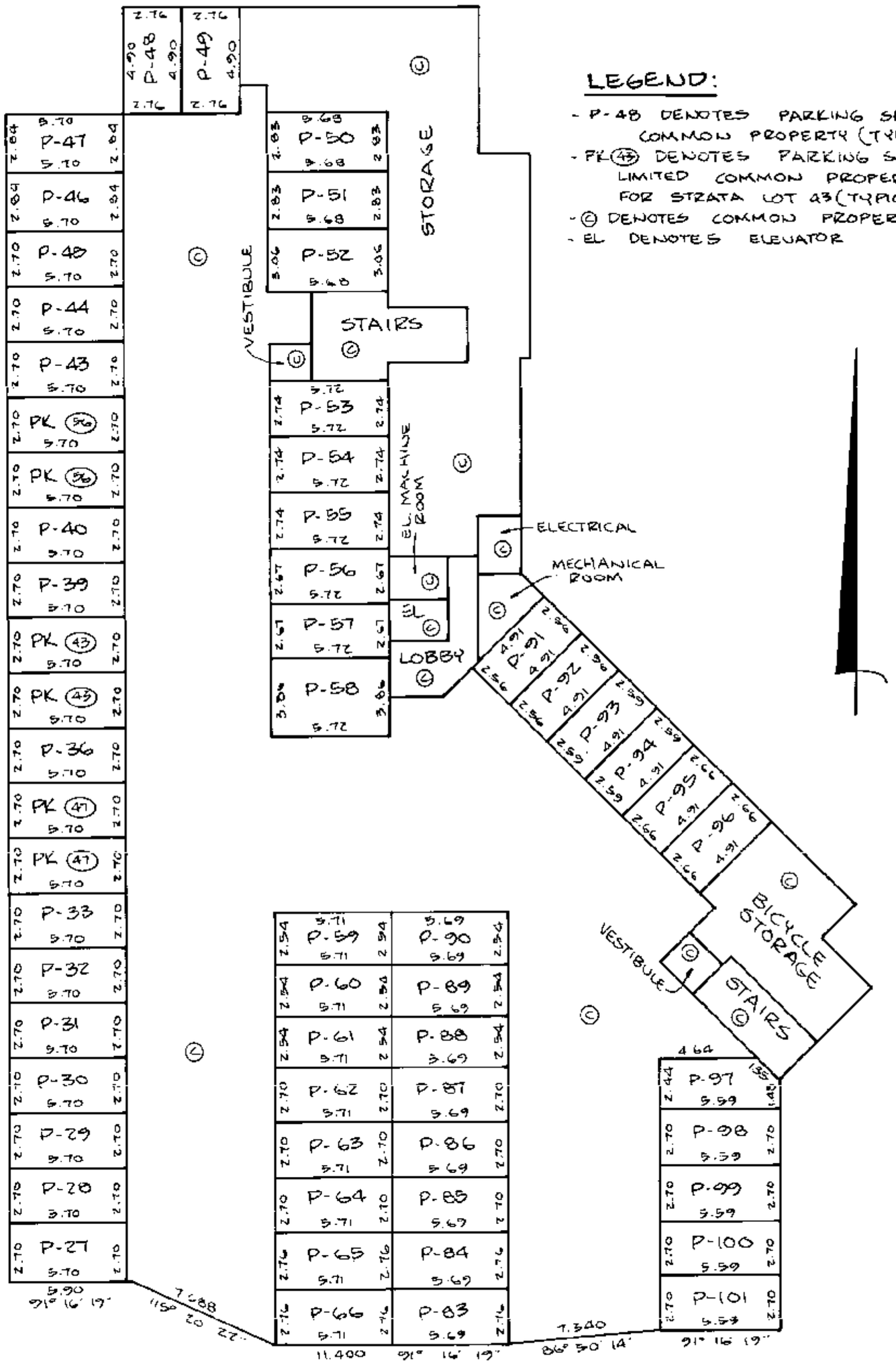
Secretary
OCCUPATION OF WITNESS

7APRIL95 BCLS

FILED LMLMS1836 U18298 2005-06-12-08.41.43.631596

AMENDED PARKING FLOOR

STRATA PLAN LMS1836
PHASE TWO



SCALE - 1:200

5 0 5 10 15

ALL DISTANCES ARE IN METRES

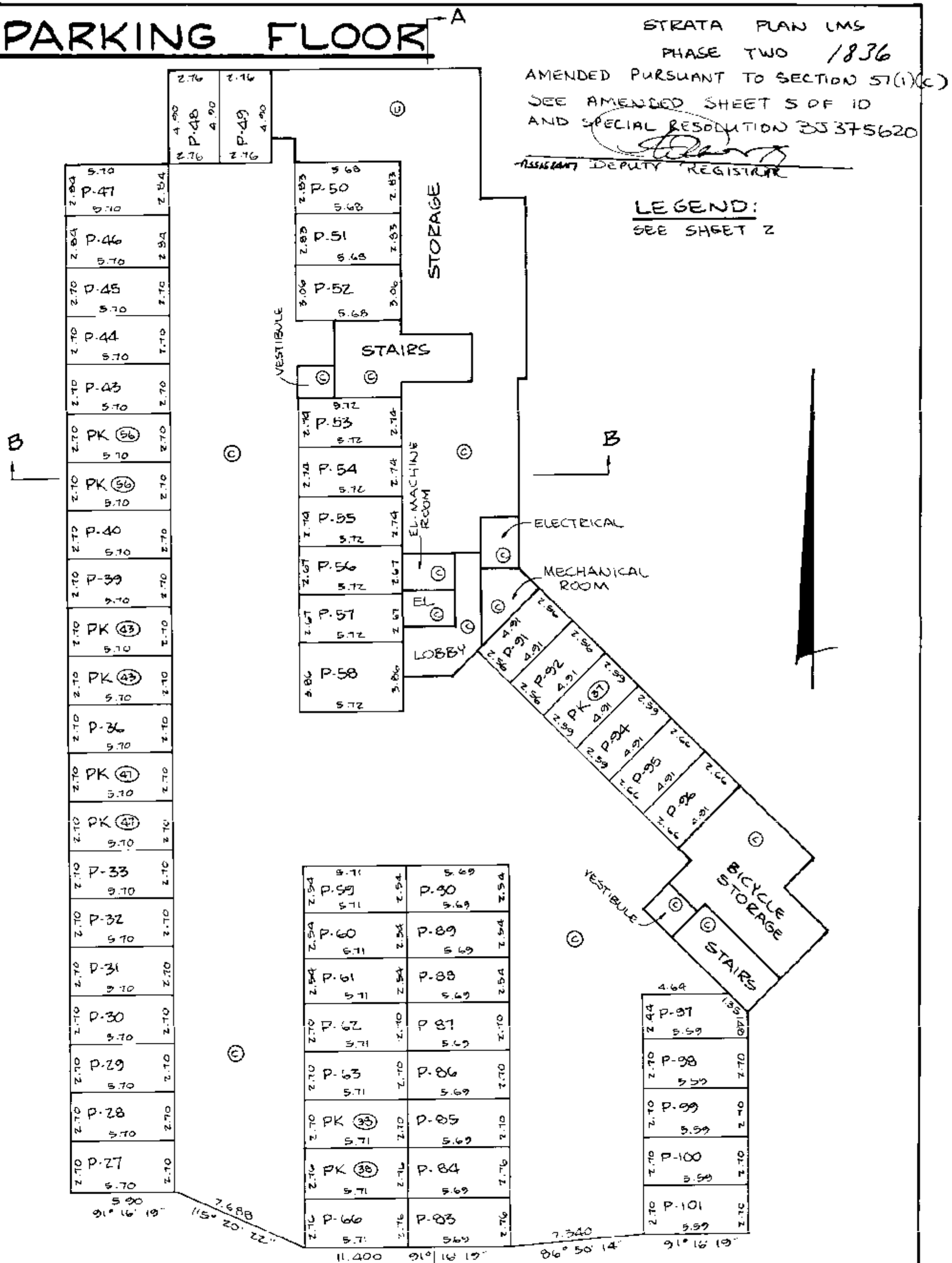
FILED LMLMS1836 U18298 2005-06-12-08.41.43.631596

PARKING FLOOR

STRATA PLAN LMS
PHASE TWO 1836
AMENDED PURSUANT TO SECTION 57(1)(c)
SEE AMENDED SHEET 5 OF 10
AND SPECIAL RESOLUTION BB375620

ASSISTANT DEPUTY REGISTRAR

LEGEND:
SEE SHEET 2



SCALE - 1:200

5 0 5 10 15

ALL DISTANCES ARE IN METRES

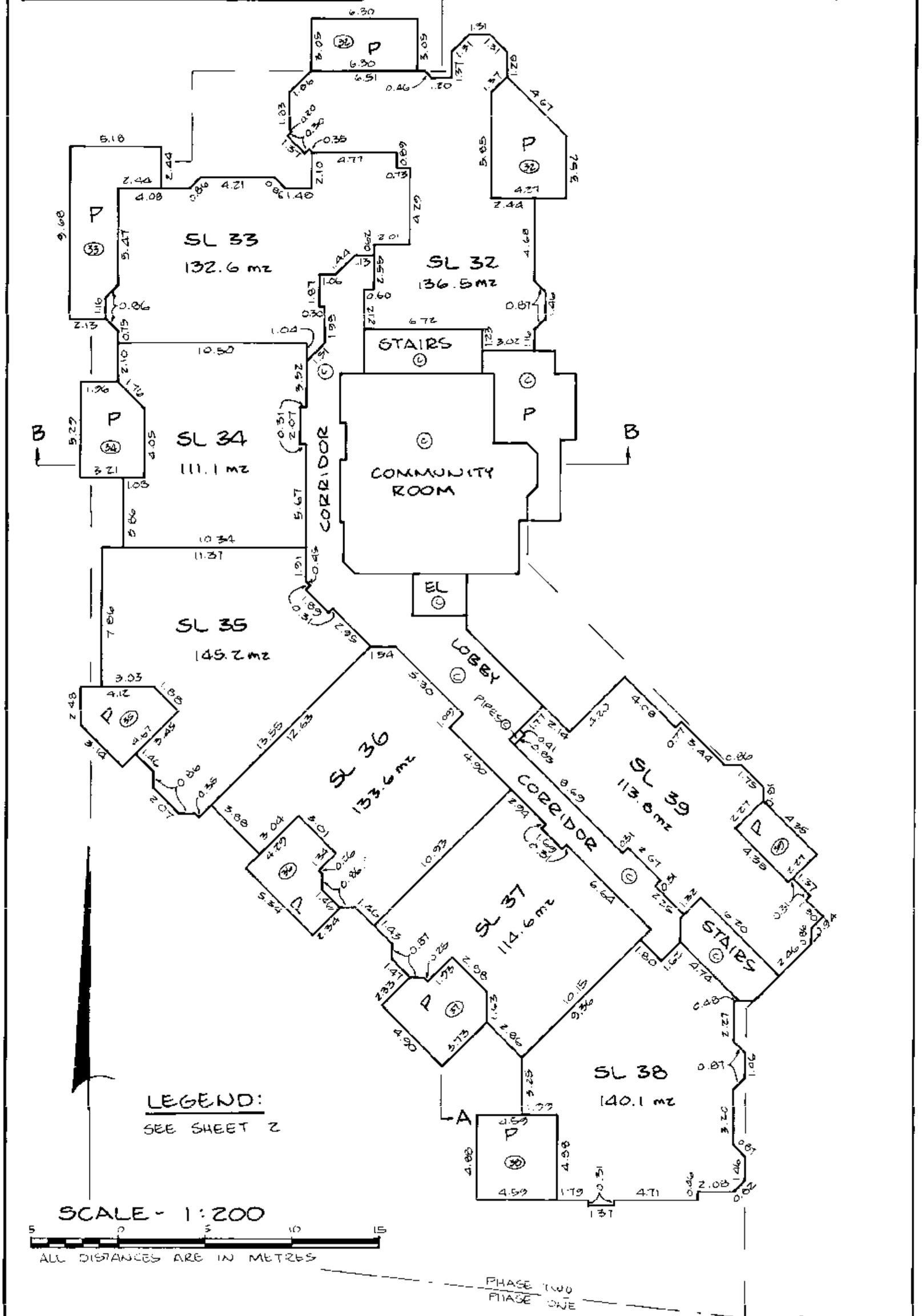
7APRIL95 D. M. Peterson
BCLS

5193-503r2

FILED LMLMS1836 U18298 2005-06-12-08.41.43.631596

FIRST FLOOR

STRATA PLAN LMS
PHASE TWO 1836

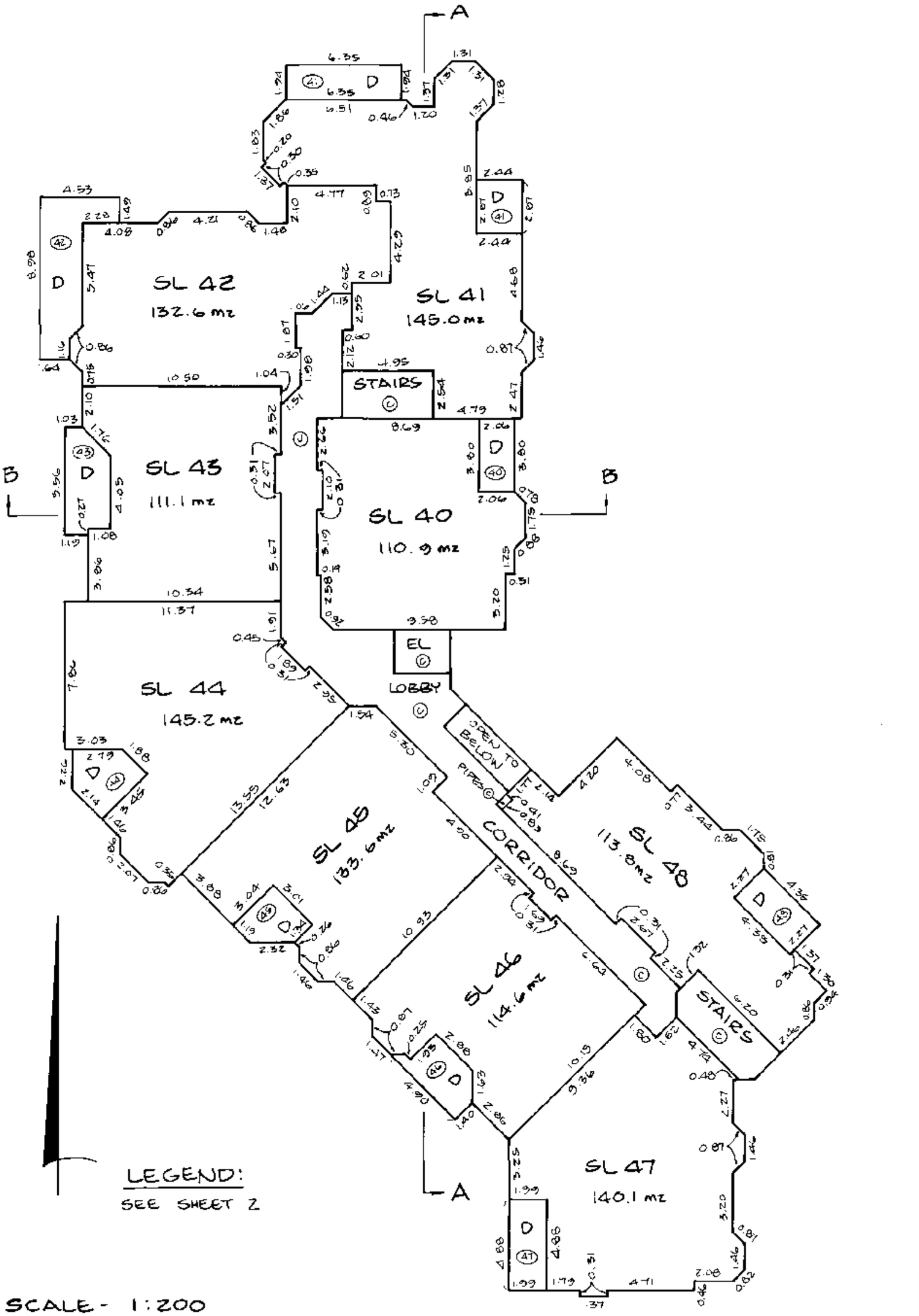


7APRIL95 [signature]
BCLS

FILED LMLMS1836 U18298 2006-06-12-08.41.43.631596

SECOND FLOOR

STRATA PLAN LMS
PHASE TWO 1836



LEGEND:
SEE SHEET 2

SCALE - 1:200

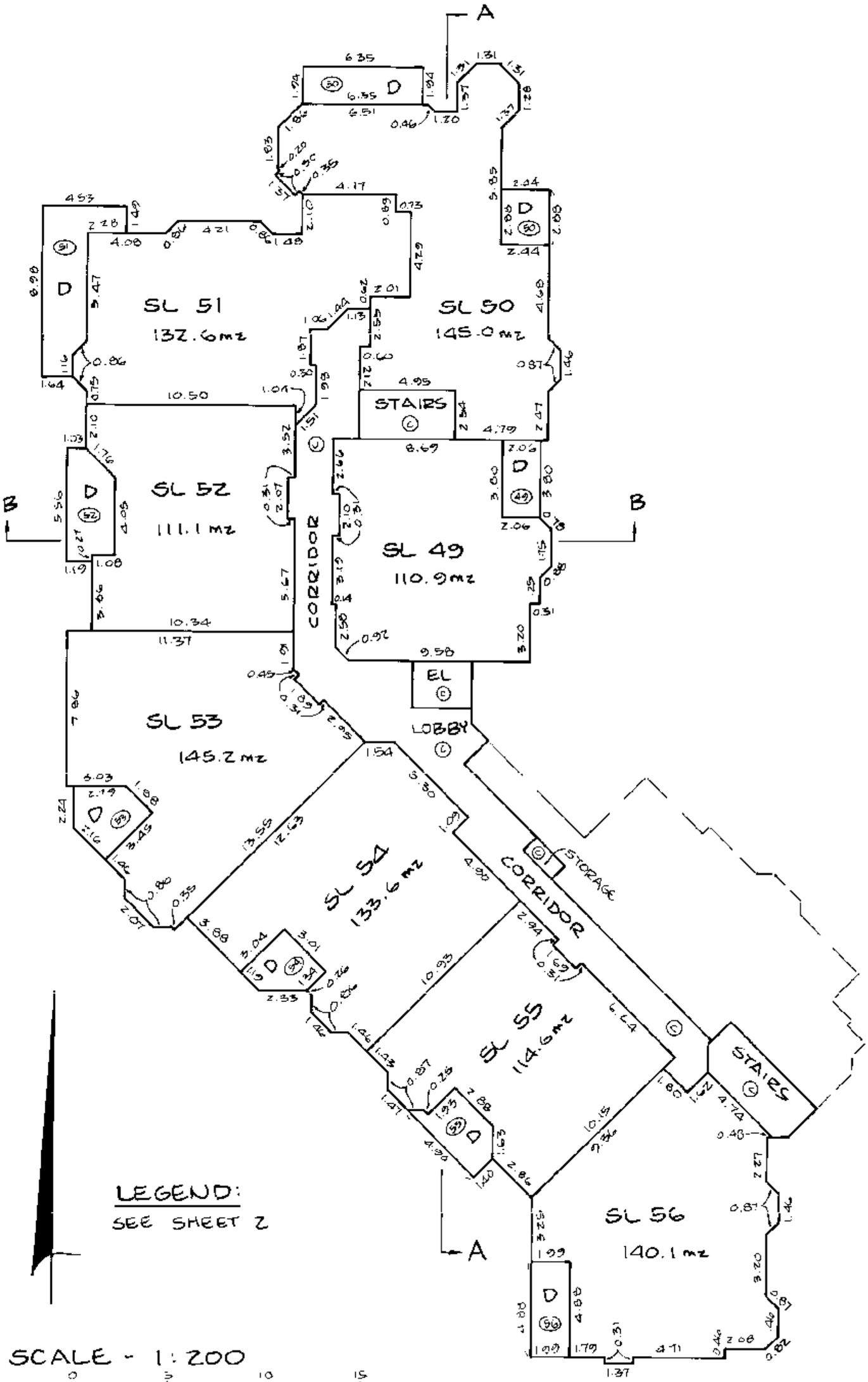
0 0 5 .0 15
ALL DISTANCES ARE IN METRES

7 APRIL 95 Cindi M. Peterson
BCLS

FILED LMLMS1836 U18298 2006-06-12-08.41.43.631596

THIRD FLOOR

STRATA PLAN LMS
PHASE TWO 1836



LEGEND:
SEE SHEET 2

SCALE - 1:200

5 0 5 10 15

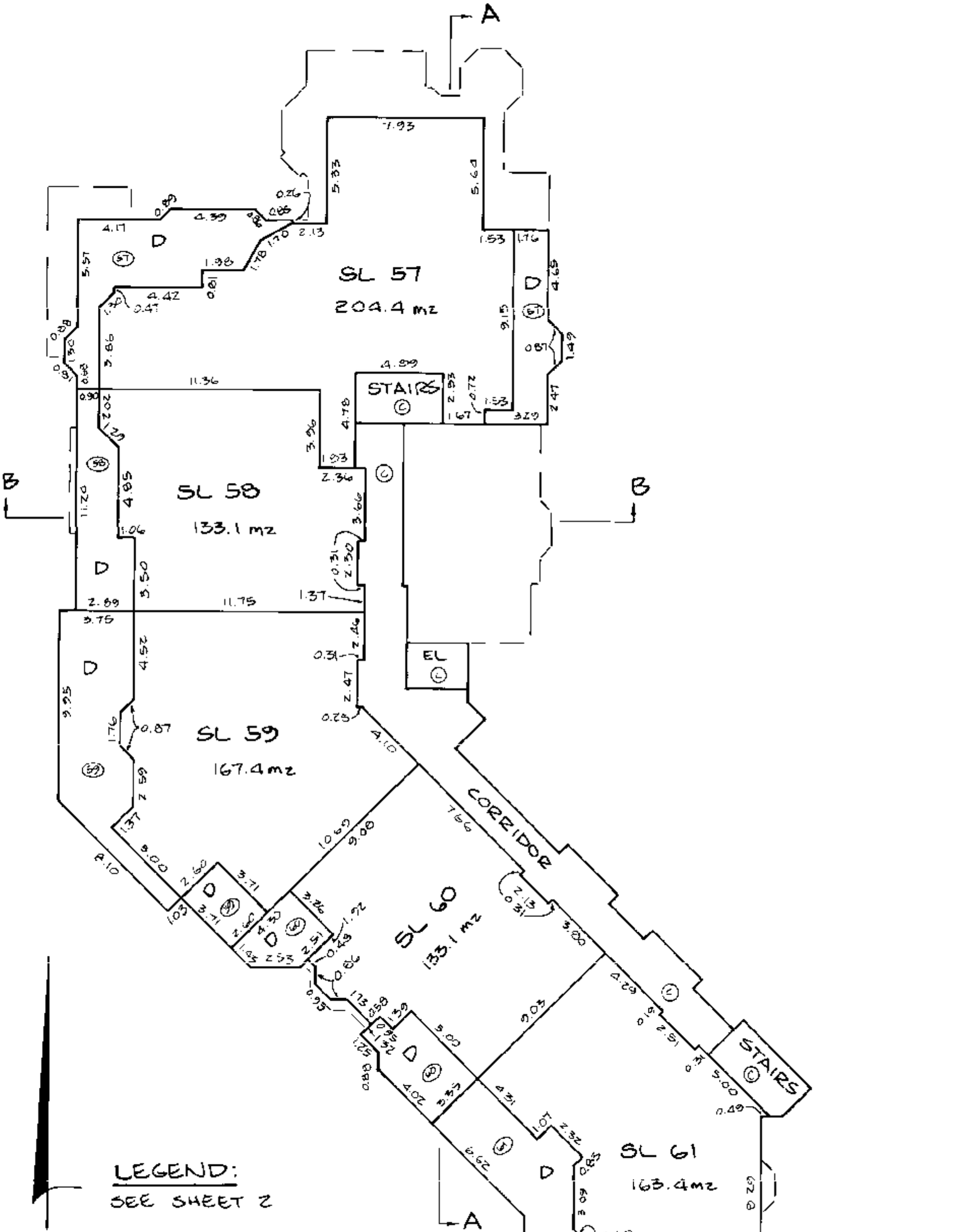
ALL DISTANCES ARE IN METRES

7 APRIL 95 BCLS

FILED LMLMS1836 U18298 2006-06-12-08.41.43.631596

FOURTH FLOOR

STRATA PLAN LMS
PHASE TWO 1836



SCALE - 1:200

0 5 10 15

ALL DISTANCES ARE IN METRES

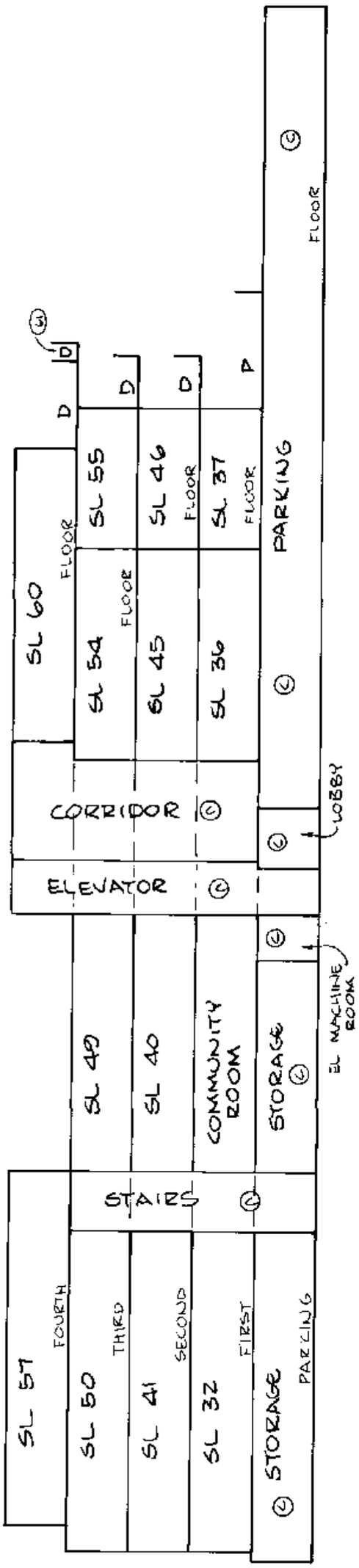
7 APRIL 95 Eric H. Peterson
BCLS

FILED LMLMS1836 U18298 2006-06-12-08.41.43.631596

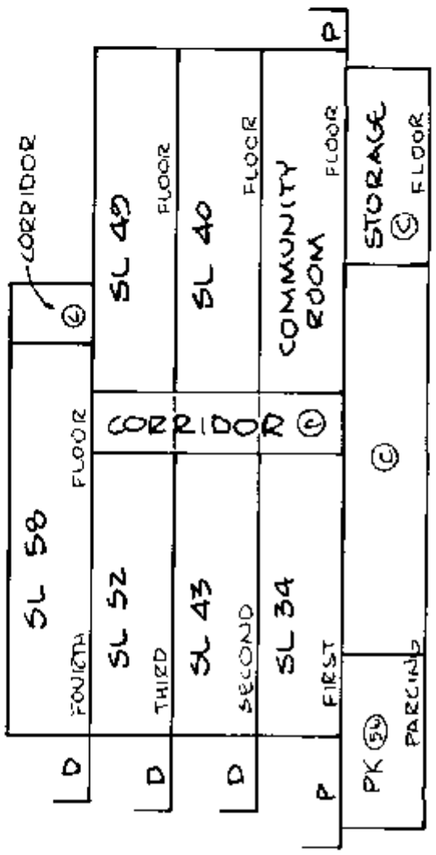
STRATA PLAN LMS
PHASE TWO 1836

FILED LMLMS1836 U18298 2005-06-12-08.41.43.631596

SECTION A

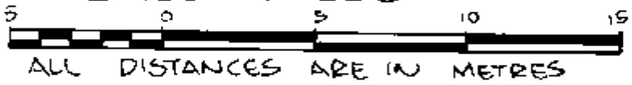


SECTION B



LEGEND:
SEE SHEET 2

SCALE- 1:200



ALL DISTANCES ARE IN METRES

7APRIL95 C. A. Peterson
BCLS

5193-503-2