STRATA PLAN OF LOT K
DISTRICT LOT 622
NEW WESTMINSTER DISTRICT, PLAN VAP23162
MUNICIPALITY OF NORTH VANCOUVER

SCALE 1:1000

10m 0m 25m 50m

(FORM E - SEE DF BF 990)

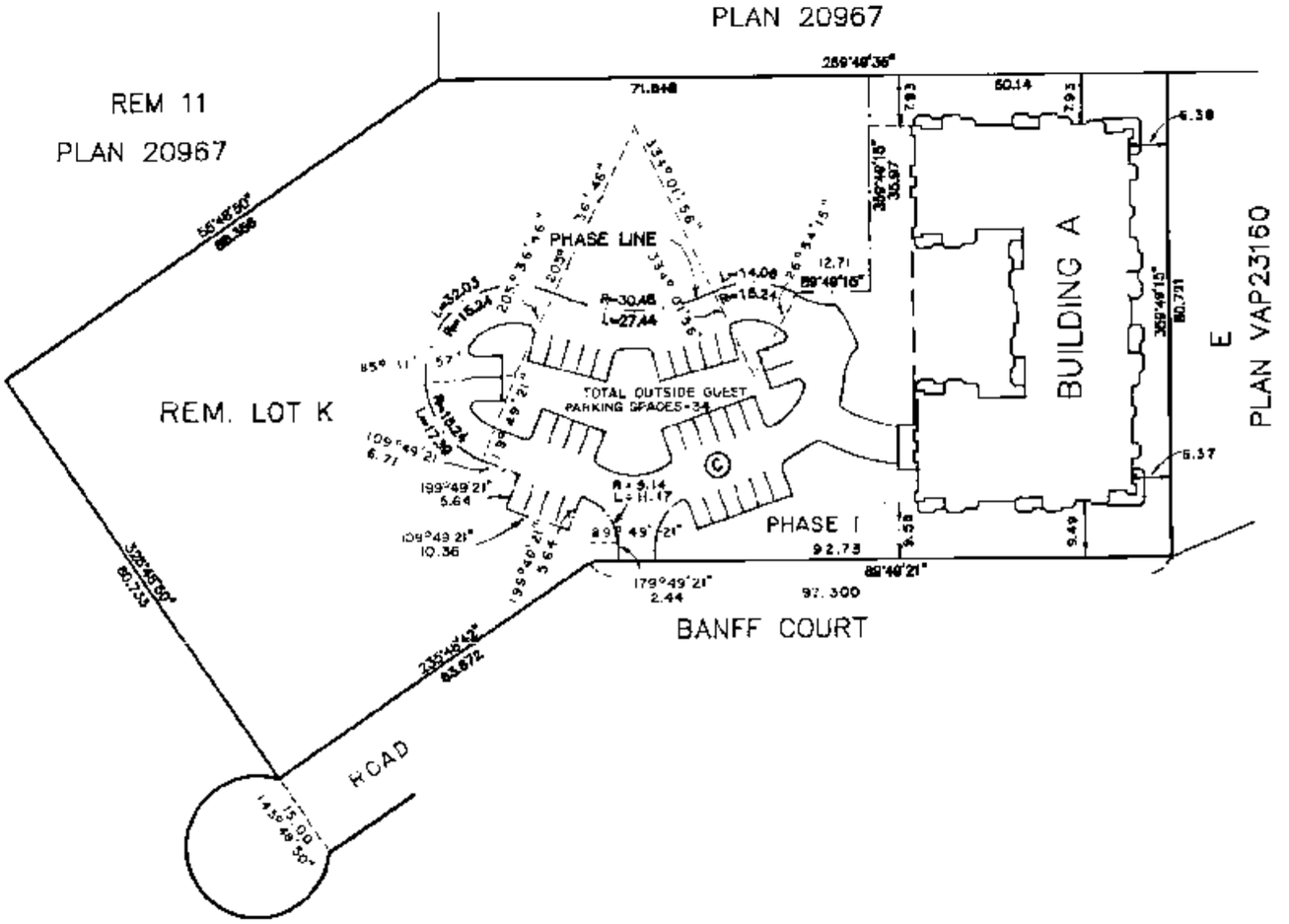
PHASE 1

STRATA PLAN LMS. 240

Deposited and registered in the Land Title Office at New Westminster, BC this 3 day of JAN, 1992

DEPUTY Registrar

BF 1801



NOTES

ALL DISTANCES ARE IN METERS UNLESS OTHERWISE NOTED.
ALL ANGLES ARE 45° OR 90° UNLESS OTHERWISE NOTED.

THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT

— Building offsets shown are to concrete face.

LEGEND:

BEARINGS ARE GRID AND ARE DERIVED FROM PLAN VAP23182

©	DENOTES COMMON PROPERTY
S.L.	DENOTES STRATA LOT
L.C.P.	DENOTES LIMITED COMMON PROPERTY
B	DENOTES BALCONY
P	DENOTES PATIO
A	DENOTES AREA
E	DENOTES ELEVATOR
m2	DENOTES SQUARE METERS
ST	DENOTES STORAGE
S	DENOTES STAIRS
C	DENOTES CORRIDOR
EC	DENOTES ELECTICAL CLOSET
CH	DENOTES CHIMNEY
PA	DENOTES PARKING AREA
PB	DENOTES PARKING BAY
VEST	DENOTES VESTIBULE
EMR	DENOTES ELEVATOR MACHINE ROOM
MR	DENOTES MECHANICAL ROOM
ER	DENOTES ELECTRICAL ROOM
V	DENOTES VENT

CIVIC ADDRESS:

3690 BANFF COURT

NORTH VANCOUVER

THE ADDRESS FOR SERVICE OF DOCUMENTS ON THE STRATA CORPORATION IS:

THE OWNERS STRATA PLAN LMS. 240.

C/O CROSBY PROPERTY MANAGEMENT LTD.
SUITE No. 550
555 W. 12TH AVENUE
VANCOUVER, B.C. V5Z 3X7

NAME OF DEVELOPMENT:

PARKGATE MANOR

I, BRIAN W. COLLINS, of Vancouver, 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 Vancouver, B.C. this 13th day of NOVEMBER, 1991

Brian W. Collins B.C.L.S.

MORGAN STEWART & COMPANY
Surveyors and Engineers
1055-Seymour St, Vancouver, B.C.

FILE: 5321/07/05

FILED LMLNS240 P72827 2005-03-03-16.23.06.055146

PHASE 1

STRATA PLAN LMS. 240

CONDOMINIUM ACT

Lot No.	Sheet No.	FORM 1 SCHEDULE OF UNIT ENTITLEMENT	FORM 2 SCHEDULE OF INTEREST UPON DESTRUCTION	FORM 3 SCHEDULE OF VOTING RIGHTS
		UNIT ENTITLEMENT	INTEREST	NUMBER OF VOTES
1	6	142	1949	
2	6	127	1824	
3	6	132	1849	
4	6	124	1799	
5	6	131	1949	
6	6	127	1824	
7	6	127	1824	
8	6	132	1949	
9	6	124	1849	
10	6	132	1899	
11	6	127	1824	
12	6	141	1949	
13	7	142	1974	
14	7	133	1849	
15	7	133	1874	
16	7	124	1824	
17	7	133	1974	
18	7	128	1849	
19	7	128	1849	
20	7	132	1974	
21	7	124	1874	
22	7	132	1924	
23	7	133	1849	
24	7	141	1974	
25	8	142	1999	
26	8	133	1874	
27	8	133	1899	
28	8	124	1849	
29	8	133	1999	
30	8	128	1874	
31	8	127	1874	
32	8	132	1999	
33	8	124	1899	
34	8	132	1949	
35	8	133	1874	
36	8	141	1999	
37	9	142	2049	
38	9	213	3499	
39	9	124	1899	
40	9	133	2049	

DATE 13th NOVEMBER 1991 B.C.L.S.

MORGAN STEWART AND COMPANY
Surveyors and Engineers
1055 Seymour St., Vancouver, B.C.

FILE 5321-07-05

FILED LMLMS240 P72827 2005-03-03-16.23.06.055146

PHASE 1

STRATA PLAN LMS. 240

CONDOMINIUM ACT

Lot No.	Sheet No.	FORM 1 SCHEDULE OF UNIT ENTITLEMENT	FORM 2 SCHEDULE OF INTEREST UPON DESTRUCTION	FORM 3 SCHEDULE OF VOTING RIGHTS
		UNIT ENTITLEMENT	INTEREST	NUMBER OF VOTES
41	9	127	1924	
42	9	127	1924	
43	9	132	2049	
44	9	123	1949	
45	9	213	3499	
46	9	141	2049	
AGGREGATE		6206	91254	

I / We the undersigned do solemnly declare that

1) I / We the undersigned am / are the owner-developer, or (in the alternative) the duly authorized agent of the owner - developer.

2) The strata plan is for residential use only. I / We 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.

Authorized Signatory

Declared before me this 20 day of November, 1991.

A commissioner for taking affidavits for British Columbia.

Accepted as to forms 1, 2 and 3.
Dated this 2 day of JANUARY, 1992

Superintendent of Real Estate.

Approved as a phase 1 of a 3 phase strata plan under the Condominium Act.
Dated at Vancouver, British Columbia this 19th day of DECEMBER, 1991.

Approving Officer for the Corporation of the District of North Vancouver.

OWNER:

UNITED PROPERTIES LIMITED
(INCORPORATION No. 136500)

Authorized Signatory VICTOR D. SETTON

WITNESS AS TO BOTH SIGNATURES.

(Print name)

Address of witness C. DAYAN

Occupation of witness

MORTGAGEE:

CENTRAL GUARANTY TRUST COMPANY

Authorized Signatory
(Print name)

Authorized Signatory (Print name) CARRY BIMLER

WITNESS AS TO BOTH SIGNATURES.

(Print name)

Address of witness

Occupation of witness

DATE 13th NOVEMBER 1991 B.C.L.S

MORGAN STEWART AND COMPANY
Surveyors and Engineers
1055 Seymour St, Vancouver, B.C.

FILE 5321-07-05

FILED LMLMS240 P72827 2005-03-03-16.23.06.055146

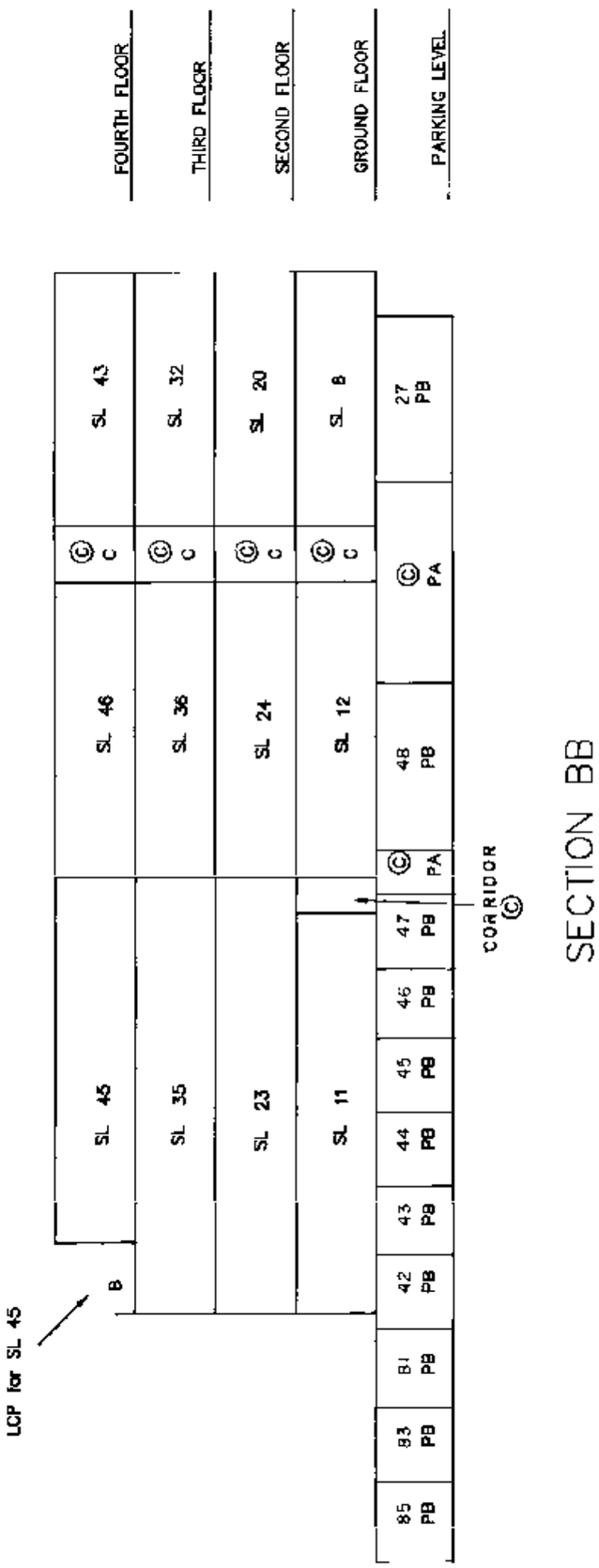
PHASE 1

STRATA PLAN LMS. 240

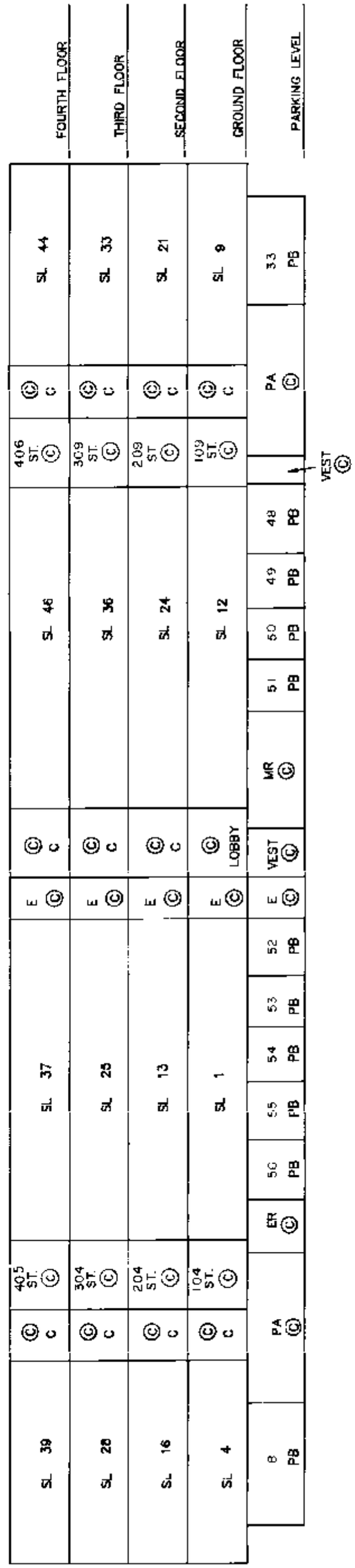
SECTIONS

SCALE 1:200

2m 1 0m 5 10m



SECTION BB



SECTION AA

MORGAN STEWART & COMPANY
Surveyors and Engineers
1055–Seymour St, Vancouver, B.C.

DATE 13th NOVEMBER 1991 BNE B.C.L.S.

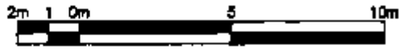
FILE: 5321 - 07 - 05

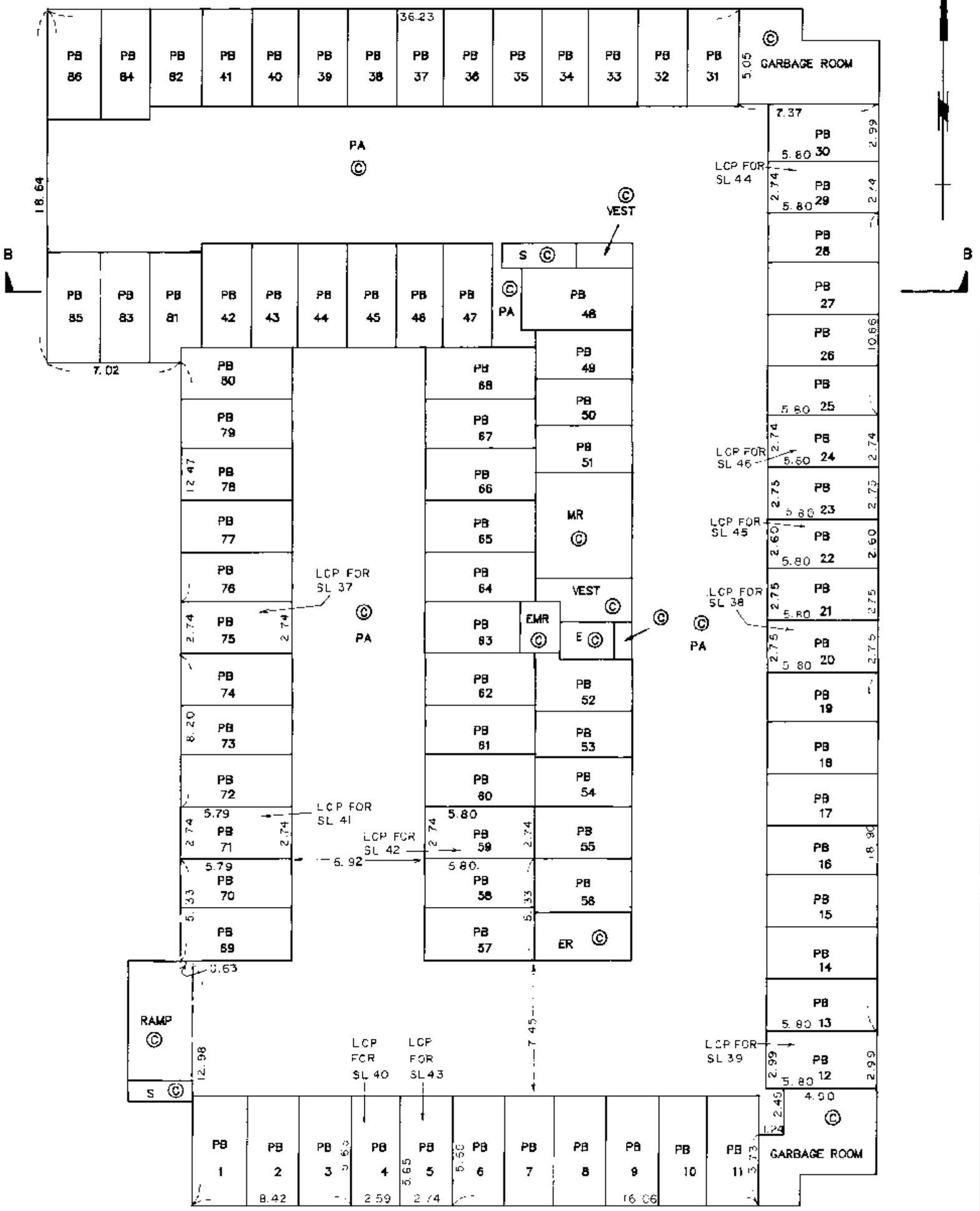
FILED LMLMS240 P72827 2005-03-03-16.23.06.055146

PHASE 1
STRATA PLAN LMS 240

PARKING LEVEL

SCALE 1:200





NOTE: ALL PARKING BAYS (PB) ARE COMMON UNLESS OTHERWISE NOTED

MORGAN STEWART & COMPANY
Surveyors and Engineers
1055-Seymour St, Vancouver, B.C.

DATE 13th NOVEMBER, 1991 B.C.L.S.

FILE: 5321/07/05

FILED LMLNS240 P72827 2005-03-03-16.23.06.055146

GROUND FLOOR

PHASE 1

STRATA PLAN LMS 240

SCALE 1:200

2m 1 0m 5 10m

SL 10
A=131.66 m2

SL 9
A=123.78 m2

SL 8
A=131.57 m2

SL 11
A=126.95 m2

SL 12
A=141.23 m2

SL 7
A=127.30 m2

SL 6
A=127.42 m2

SL 2
A=127.26 m2

SL 1
A=141.85 m2

SL 5
A=131.21 m2

SL 3
A=132.05 m2

SL 4
A=123.97 m2

CORRIDOR

LOBBY

MAIL AREA

EC

ST 101 ST 102 ST 103 ST 104 ST 105 ST 106 ST 107 ST 108 ST 109 ST 110 ST 111 ST 112

P LCP for SL 10

P LCP for SL 9

P LCP for SL 8

P LCP for SL 11

P LCP for SL 12

P LCP for SL 7

P LCP for SL 6

P LCP for SL 2

P LCP for SL 1

P LCP for SL 5

P LCP for SL 3

P LCP for SL 4

CH

MORGAN STEWART & COMPANY
Surveyors and Engineers
1055–Seymour St, Vancouver, B.C.

DATE 13th NOVEMBER 1991 B.C.L.S.

FILE: 5321/07/05

FILED LMLMS240 P72827 2005-03-03-16.23.06.055146

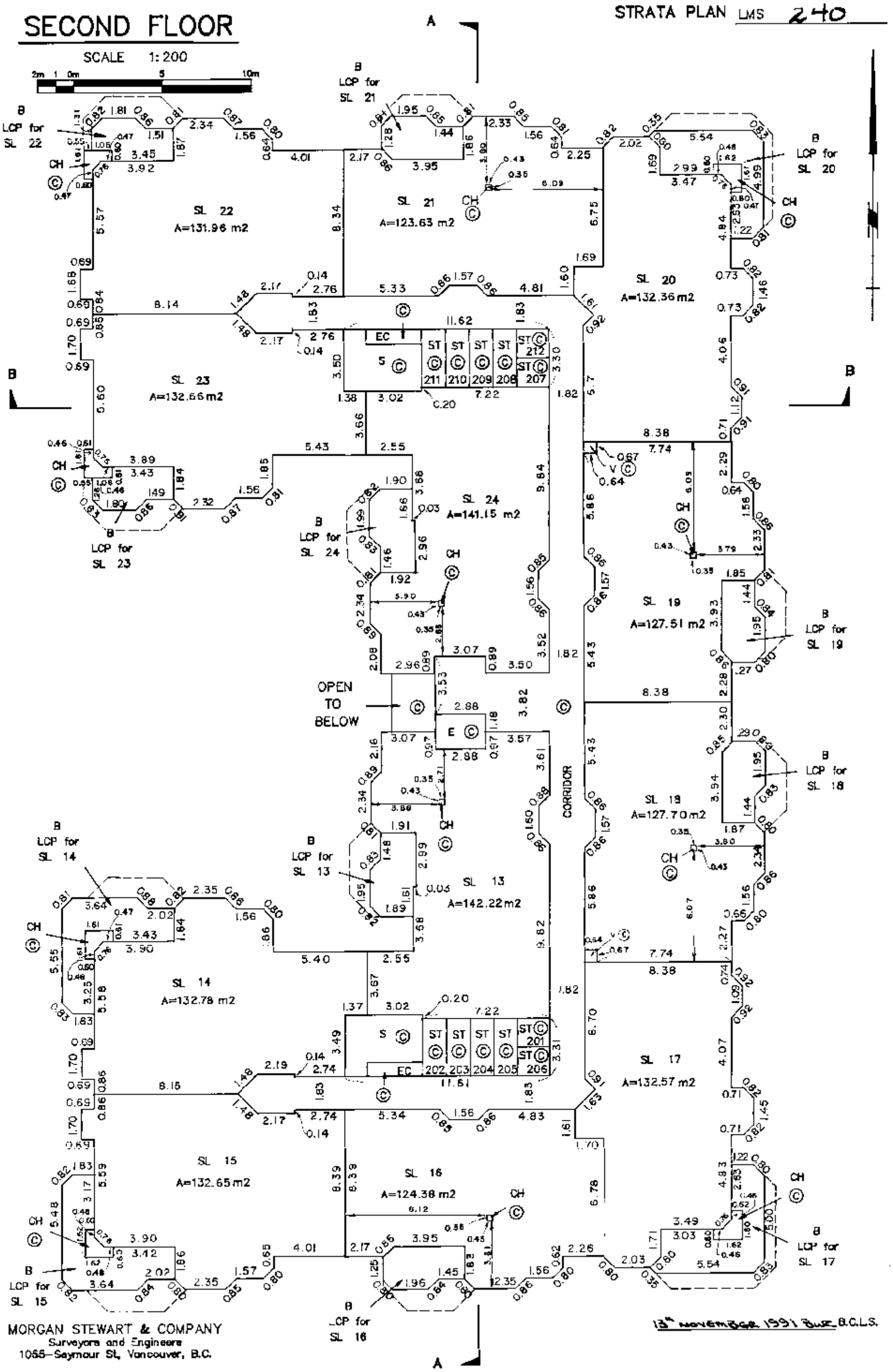
PHASE 1

STRATA PLAN LMS 240

SECOND FLOOR

SCALE 1:200

2m 1 0m 5 10m



MORGAN STEWART & COMPANY
Surveyors and Engineers
1055–Seymour St, Vancouver, B.C.

13th NOVEMBER 1991 B.W. B.C.L.S.

FILE: 5321/07/05

FILED LMLMS240 P72827 2005-03-03-16.23.06.055146

PHASE 1

STRATA PLAN LMS 240

THIRD FLOOR

SCALE 1:200

2m 1 0m 5 10m

SL 34
A=131.96 m2

SL 33
A=123.51 m2

SL 32
A=132.36 m2

SL 35
A=132.66m2

SL 36
A=141.03 m2

SL 31
A=127.39 m2

SL 25
A=142.16 m2

SL 30
A=127.54 m2

SL 26
A=132.78 m2

SL 29
A=132.57 m2

SL 27
A=132.65 m2

SL 28
A=124.26 m2

CORRIDOR

OPEN TO BELOW

EC

S

E

ST 301 302 303 304 305 306 307 308 309 310 311 312

B LCP for SL 34

B LCP for SL 33

B LCP for SL 32

B LCP for SL 35

B LCP for SL 36

B LCP for SL 31

B LCP for SL 30

B LCP for SL 25

B LCP for SL 26

B LCP for SL 29

B LCP for SL 27

B LCP for SL 28

CH

MORGAN STEWART & COMPANY
Surveyors and Engineers
1055—Seymour St, Vancouver, B.C.

DATE 13th November, 1991 B.C.L.S.

FILE: 5321/07/05

FILED LMLMS240 P72827 2005-03-03-16.23.06.055146

FILED LMLMS240 P72827 2005-03-03-16.23.06.055146

PHASE 1

STRATA PLAN LMS 240

FOURTH FLOOR

SCALE 1:200

2m 1 0m 5 10m

SL 45
A=213.09 m2

SL 44
A=123.36 m2

SL 43
A=132.36 m2

SL 46
A=140.88 m2

SL 42
A=127.24 m2

SL 37
A=142.01 m2

SL 41
A=127.39 m2

SL 38
A=212.91 m2

SL 40
A=132.57 m2

SL 39
A=124.11 m2

CORRIDOR

OPEN TO BELOW

B LCP for SL 45

B LCP for SL 44

B LCP for SL 43

B LCP for SL 48

B LCP for SL 42

B LCP for SL 37

B LCP for SL 41

B LCP for SL 38

B LCP for SL 40

B LCP for SL 39

MORGAN STEWART & COMPANY
Surveyors and Engineers
1055-Seymour St, Vancouver, B.C.

DATE 13th November 1991 B.C.L.S.

FILE: 5321/07/05

PHASE 1

STRATA PLAN LMS. 240

RECORDS OF BY-LAWS AND ORDERS, ETC.

REGISTRATION		DOCUMENTS	
NUMBER	DATE	DATE	NATURES & PARTICULARS
BF 1848	3/1/1992		NOTIFICATION OF CHANGE OF BYLAWS
BG363928	07/10/93	@ 13:06	Notification of change of Bylaws
BH285495	July 29/94		Change of Bylaw

Bylaw Sheet Closed

Search: ALTOS2 of BC OnLine for Current information. BC Reg. 76/95

DATE 13th NOVEMBER 1991 B.C.L.S.

MORGAN STEWART AND COMPANY
Surveyors and Engineers
1055 Seymour St, vancouver, B.C.

FILE : 5321-07-05

FILED LMLMS240 P72827 2005-03-03-16.23.06.055146

Common Property Sheet Closed 12/12/95

Search ALTOS2 or BC OnLine for Current Information, BC Reg. 76/95

LINDA J. O'SHEA, Registrar
Lower Mainland Land Title Districts

PHASE 1

STRATA PLAN LMS. 240

DEALINGS AFFECTING THE COMMON PROPERTY

FILING		DOCUMENTS	
NUMBER	DATE	DATE	NATURES & PARTICULARS
THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 29 OF THE MUNICIPAL ACT (SEE DF GE63038)			
BF206240	01.06.1992		Special Resolution designating Limited Common Property pursuant to Section 93, Condominium Act
BH358275	03.10.94 15:00		ACQUIRED ASSET Fee simple - Strata Lot 56 Strata Plan LMS240

MORGAN STEWART AND COMPANY
Surveyors and Engineers
1056 Seymour St, Vancouver, B.C.

DATE 8th NOVEMBER 1991 B.W.E. B.C.L.S.

FILE 5321-07-05

FILED LMLMS240 P72827 2005-03-03-16.23.06.055146

STRATA PLAN OF LOT K
DISTRICT LOT 622
EXCEPT PART IN PHASE 1
STRATA PLAN LMS. 240
NEW WESTMINSTER DISTRICT,PLAN VAP23162
MUNICIPALITY OF NORTH VANCOUVER

PHASE 2
STRATA PLAN LMS 240

Deposited and registered in the Land Title Office at New Westminster, BC this 27TH day of AUGUST, 1992.

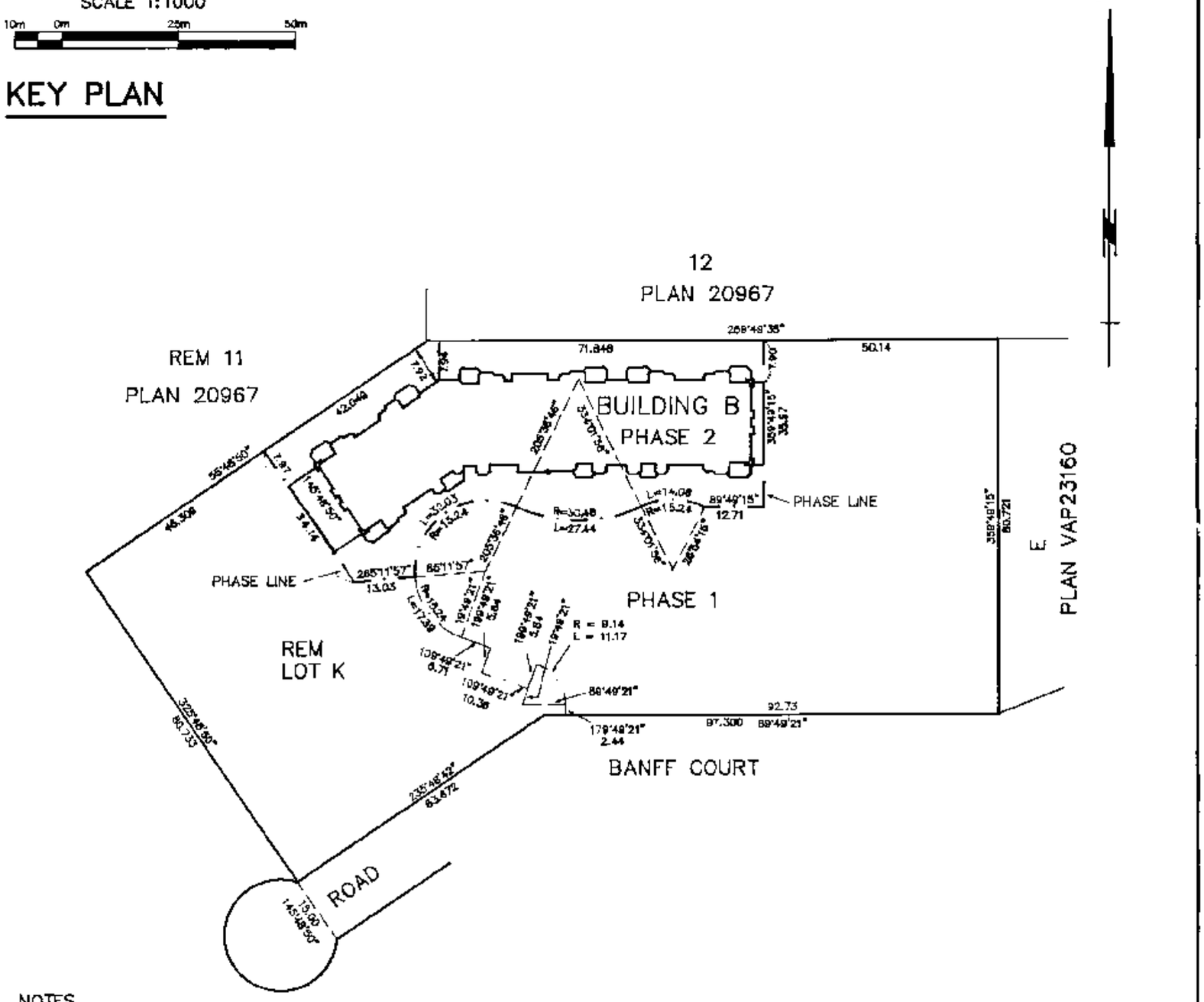
DEPUTY Registrar

BF323543 - BF323586

SCALE 1:1000

10m 0m 25m 50m

KEY PLAN



NOTES

ALL DISTANCES ARE IN METERS UNLESS OTHERWISE NOTED.
ALL ANGLES ARE 45° OR 90° UNLESS OTHERWISE NOTED.

THIS PLAN LIES WITHIN THE
GREATER VANCOUVER REGIONAL DISTRICT

LEGEND:

BEARINGS ARE GRID AND ARE DERIVED FROM PLAN VAP23162

©	DENOTES COMMON PROPERTY
S.__	DENOTES STRATA LOT
L.C.P.	DENOTES LIMITED COMMON PROPERTY
B	DENOTES BALCONY
P	DENOTES PATIO
A	DENOTES AREA
E	DENOTES ELEVATOR
m2	DENOTES SQUARE METERS
ST	DENOTES STORAGE
S	DENOTES STAIRS
C	DENOTES CORRIDOR
EC	DENOTES ELECTICAL CLOSET
CH	DENOTES CHIMNEY
PA	DENOTES PARKING AREA
PB	DENOTES PARKING BAY
VEST	DENOTES VESTIBULE
EMR	DENOTES ELEVATOR MACHINE ROOM
MR	DENOTES MECHANICAL ROOM
ER	DENOTES ELECTRICAL ROOM

MORGAN STEWART & COMPANY
Surveyors and Engineers
1055-Seymour St, Vancouver, B.C.

CIVIC ADDRESS:

3680 BANFF COURT

NORTH VANCOUVER

THE ADDRESS FOR SERVICE OF DOCUMENTS ON THE STRATA CORPORATION IS:

THE OWNERS OF STRATA PLAN LMS 240

C/O CROSBY PROPERTY MANAGEMENT LTD.
SUITE No. 550
555 W. 12th AVE.
VANCOUVER, B.C.
V5Z 3X7

NAME OF DEVELOPMENT:

PARKGATE MANOR

I, BRIAN W. COLLINS ,of Vancouver, 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 Vancouver, B.C. this 20th day of JULY, 1992.

Brian W. Collins B.C.L.S.

FILE: 5321-07-05-02

FILED LMLMS240 P72827 2005-03-03-16.23.06.055146

PHASE 2

STRATA PLAN LMS. 240

CONDOMINIUM ACT

Lot No.	Sheet No.	FORM 1 SCHEDULE OF UNIT ENTITLEMENT	FORM 2 SCHEDULE OF INTEREST UPON DESTRUCTION	FORM 3 SCHEDULE OF VOTING RIGHTS
		UNIT ENTITLEMENT	INTEREST	NUMBER OF VOTES
47	8	129	1799	
48	8	116	1749	
49	8	126	1840	
50	8	132	1849	
51	8	125	1799	
52	8	126	1799	
53	9	125	1799	
54	9	132	1849	
55	9	127	1840	
56	9	109	1699	
57	10	128	1824	
58	10	120	1779	
59	10	131	1870	
60	10	132	1874	
61	10	125	1824	
62	10	127	1824	
63	11	133	1924	
64	11	126	1824	
65	11	133	1874	
66	11	131	1870	
67	11	113	1729	
68	11	128	1824	
69	12	128	1849	
70	12	120	1804	
71	12	131	1895	
72	12	132	1899	
73	12	125	1849	
74	12	127	1849	
75	13	132	1949	
76	13	126	1849	
77	13	133	1899	
78	13	131	1895	
79	13	113	1754	
80	13	127	1849	
81	14	128	1899	
82	14	120	1854	
83	14	211	2899	
84	14	125	1899	
85	14	127	1899	
86	15	132	1999	

DATE 20th JULY 1992 B.C.L.S

MORGAN STEWART AND COMPANY
Surveyors and Engineers
1055 Seymour St, Vancouver, B.C.

FILED LMLMS240 P72827 2005-03-03-16.23.06.055146

PHASE 2

STRATA PLAN LMS 240

CONDOMINIUM ACT

Lot No.	Sheet No.	FORM 1 SCHEDULE OF UNIT ENTITLEMENT	FORM 2 SCHEDULE OF INTEREST UPON DESTRUCTION	FORM 3 SCHEDULE OF VOTING RIGHTS
		UNIT ENTITLEMENT	INTEREST	NUMBER OF VOTES
87	15	126	1949	
88	15	211	2899	
89	15	113	1804	
90	15	127	1899	
AGGREGATE		5719	83402	

I/We the undersigned do solemnly declare that

1) I / We the undersigned am/are the owner-developer, or (in the alternative) the duly authorized agent of the owner developer .

2) The strata plan is for residential use only. I/ We 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 .

Authorized Signatory

Declared before me this 4th day of August 1992.

A commissioner for taking affidavits for British Columbia .

Accepted as to forms 1, 2 and 3
Dated this 25 day of AUGUST, 1992 .

Superintendent of Real Estate

Approved as phase 2 of a 3 phase strata plan under the Condominium Act .
Dated at Vancouver, British Columbia this 20TH day of AUGUST , 1992.

Approving Officer for the Corporation of the District of North Vancouver .

OWNER :

UNITED PROPERTIES LIMITED
(INCORPORATION No. 136500)

Authorized Signatory VICTOR D. SETTON

WITNESS :

(Print name)
GARY C. DAYAN

Address of witness
1128 WEST PENDER
VANCOUVER B.C. V6E 1S5

Occupation of witness
tel 733-2411 fax 732-1322

MORTGAGEE :

CENTRAL GUARANTY TRUST COMPANY .

JAMES BERCOT
Authorized Signatory (Print name)

DENNIS RILEY
Authorized Signatory (Print name)

WITNESS AS TO BOTH SIGNATURES

ROBERTA L. VINNELL
(Print name)

7TH FLR. 800 W. PENDER, VANCOUVER
Address of witness

BUSINESS WOMAN
Occupation of witness

DATE 20th July 1992 B.C.L.S

MORGAN STEWART AND COMPANY
Surveyors and Engineers
1055 Seymour St., Vancouver, B.C.

FILE : 5321-07-05-02

FILED LMLMS240 P72827 2005-03-03-16.23.06.055146

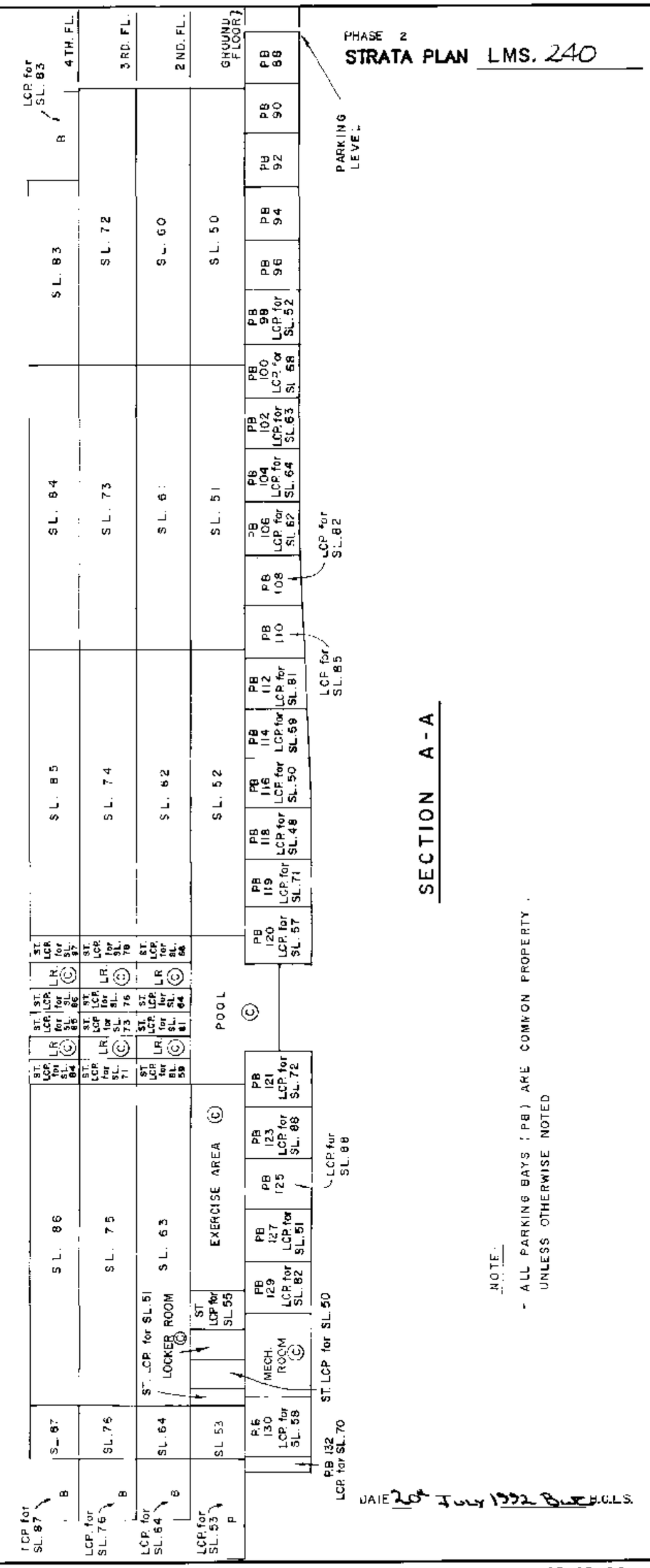
FILED LMLMS240 P72827 2005-02-03-16.23.06.055146

PHASE 2

STRATA PLAN LMS. 240

SECTION

SCALE 1:200



SECTION A-A

NOTE:

- ALL PARKING BAYS (PB) ARE COMMON PROPERTY. UNLESS OTHERWISE NOTED

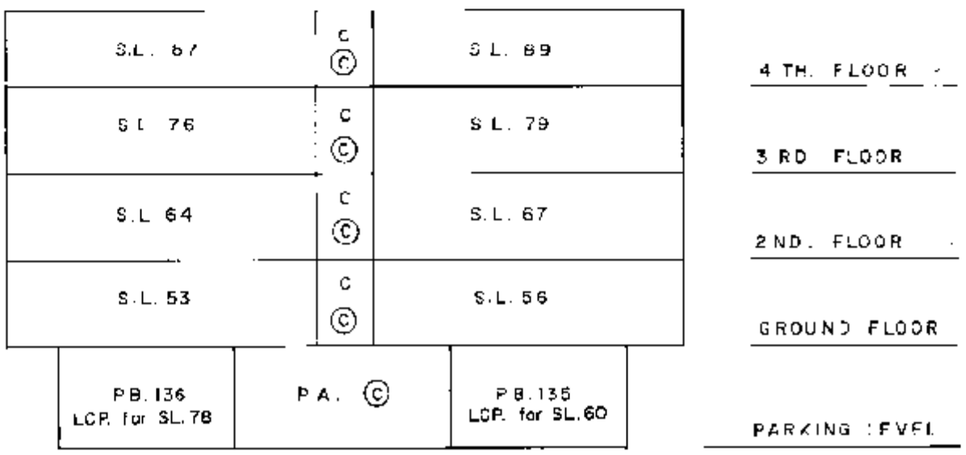
DATE 26th July 1992 B.C.L.S.

MORGAN STEWART & COMPANY
Surveyors and Engineers
1055-Seymour St, Vancouver, B.C.

PHASE 2
STRATA PLAN LMS 240

SECTION

SCALE 1:200



SECTION B-B

NOTE:

- ALL PARKING BAYS (P.B.) ARE COMMON PROPERTY UNLESS OTHERWISE NOTED.

DATE 20th July 1992 B.C.L.S.

MORGAN STEWART & COMPANY
Surveyors and Engineers
1055-Seymour St, Vancouver, B.C.

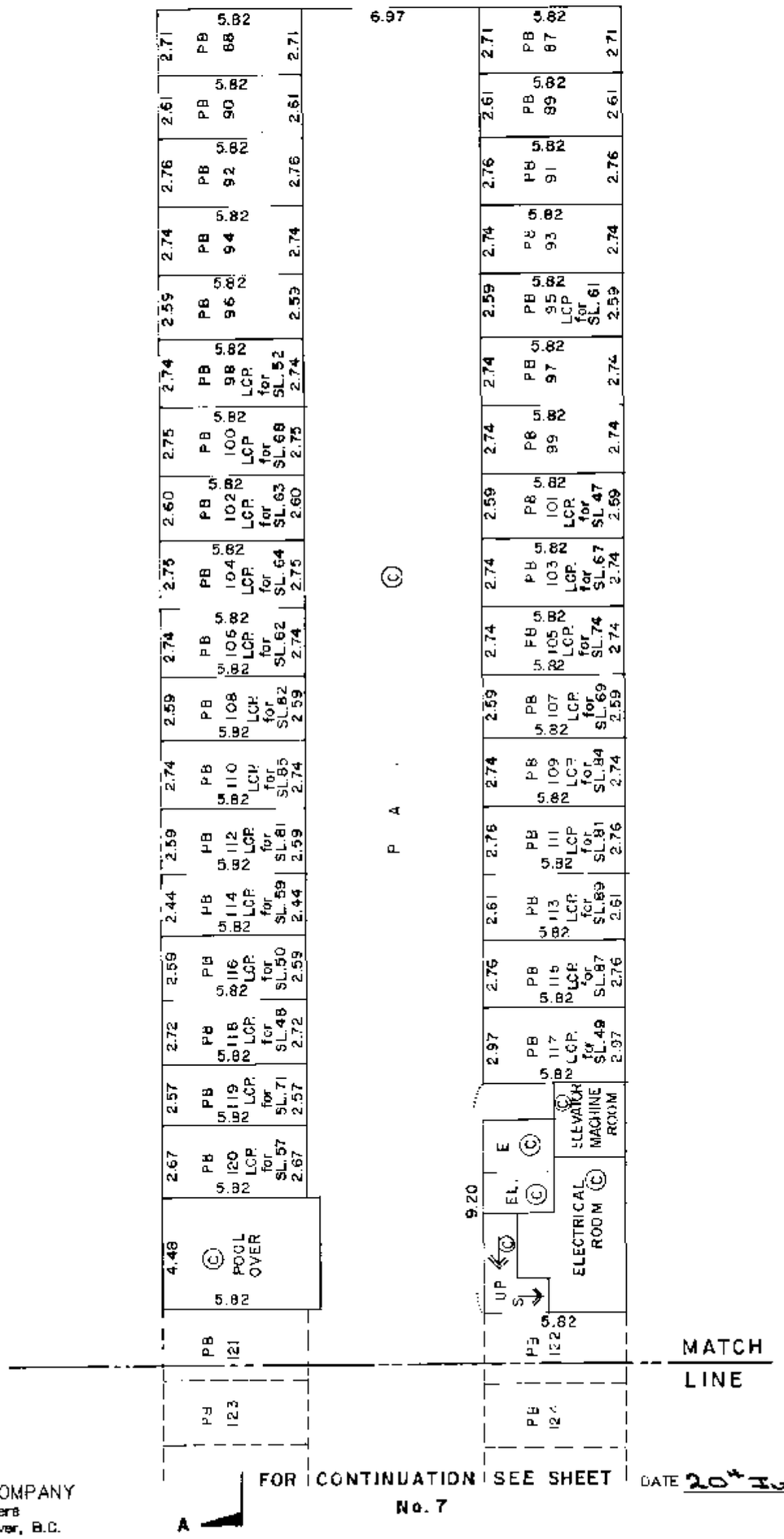
FILE: 5321-07-05-02

FILED LMLMS240 P72827 2005-03-03-16.23.06.055146

PHASE 2
STRATA PLAN LMS. 240

PARKING LEVEL (EAST SIDE)

SCALE 1:200



NOTE:
- ALL PARKING BAYS (PB) ARE COMMON PROPERTY UNLESS OTHERWISE NOTED.

FOR CONTINUATION SEE SHEET No. 7

DATE 20th July 1992 B.C.L.S.

MORGAN STEWART & COMPANY
Surveyors and Engineers
1055-Seymour St, Vancouver, B.C.

FILE: 5321-07-05-02

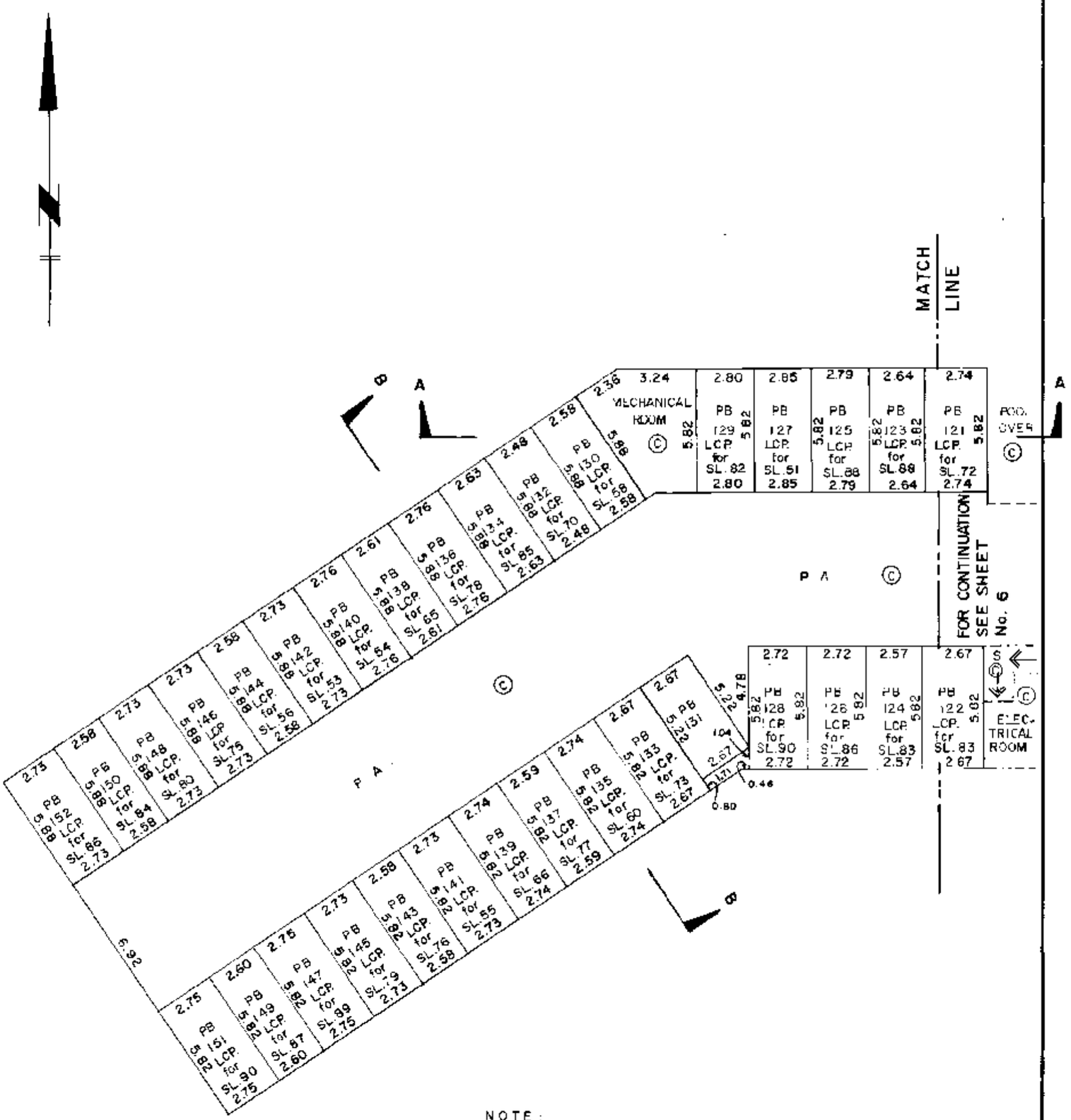
FILED LMLMS240 P72827 2005-03-03-16.23.06.055146

PHASE 2
STRATA PLAN LMS. 240

PARKING LEVEL (WEST SIDE)

SCALE 1:200

2m 1 0m 5 10m



NOTE:

- ALL PARKING BAYS (PB.) ARE COMMON PROPERTY. UNLESS OTHERWISE NOTED.

MORGAN STEWART & COMPANY
Surveyors and Engineers
1055–Seymour St, Vancouver, B.C.

DATE 20th July 1992 B.C.L.S.

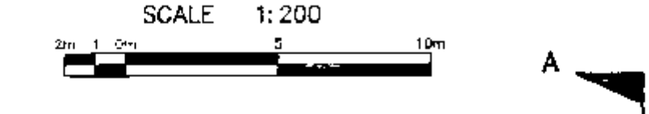
FILE: 5321-07-05-02

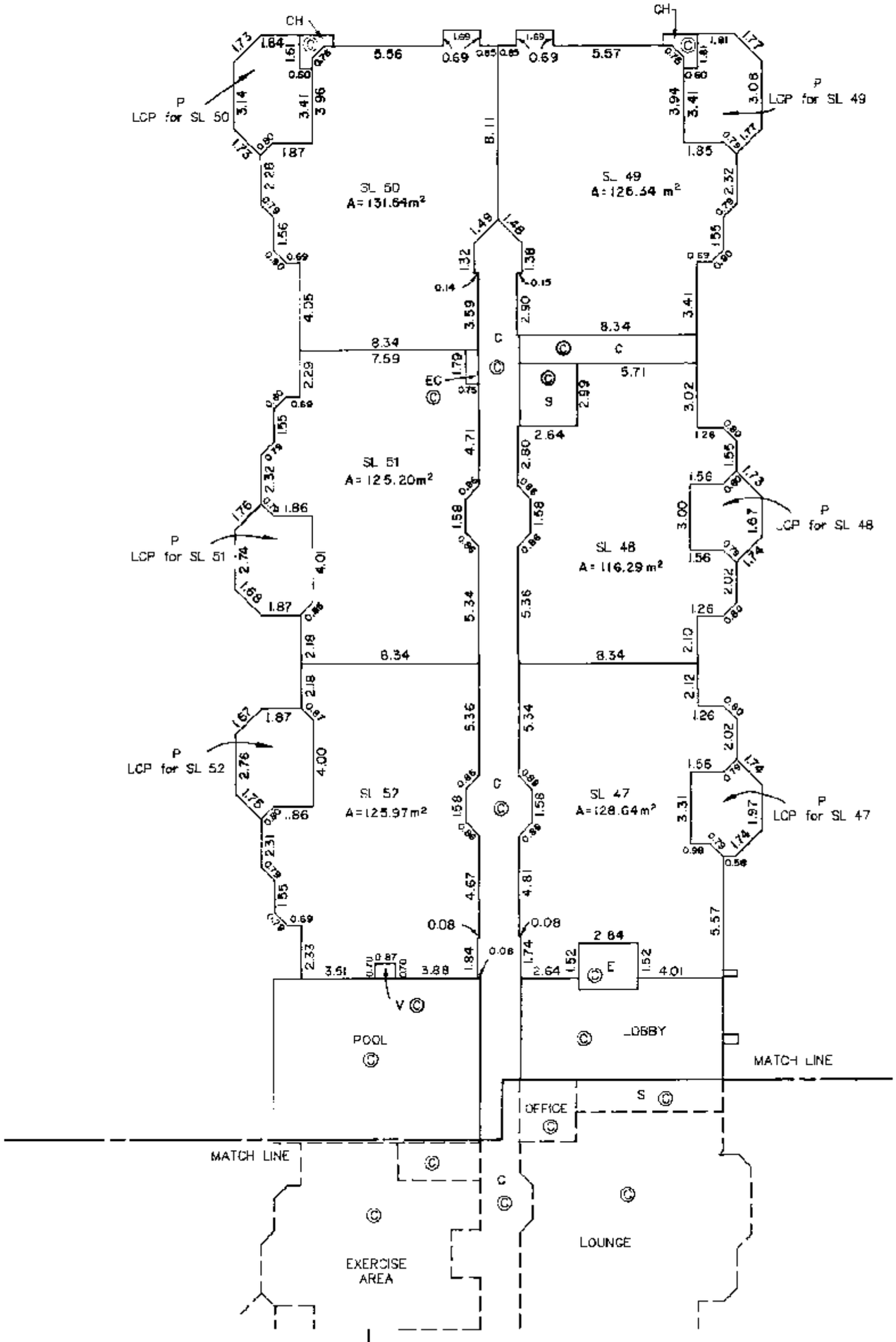
FILED LMLMS240 P72827 2005-03-03-16.23.06.055146

PHASE 2
STRATA PLAN LMS 240

GROUND LEVEL (EAST SIDE)

SCALE 1:200





MORGAN STEWART & COMPANY
Surveyors and Engineers
1055-Seymour St, Vancouver, B.C.

DATE 20th JULY 1992 B.C.L.S.

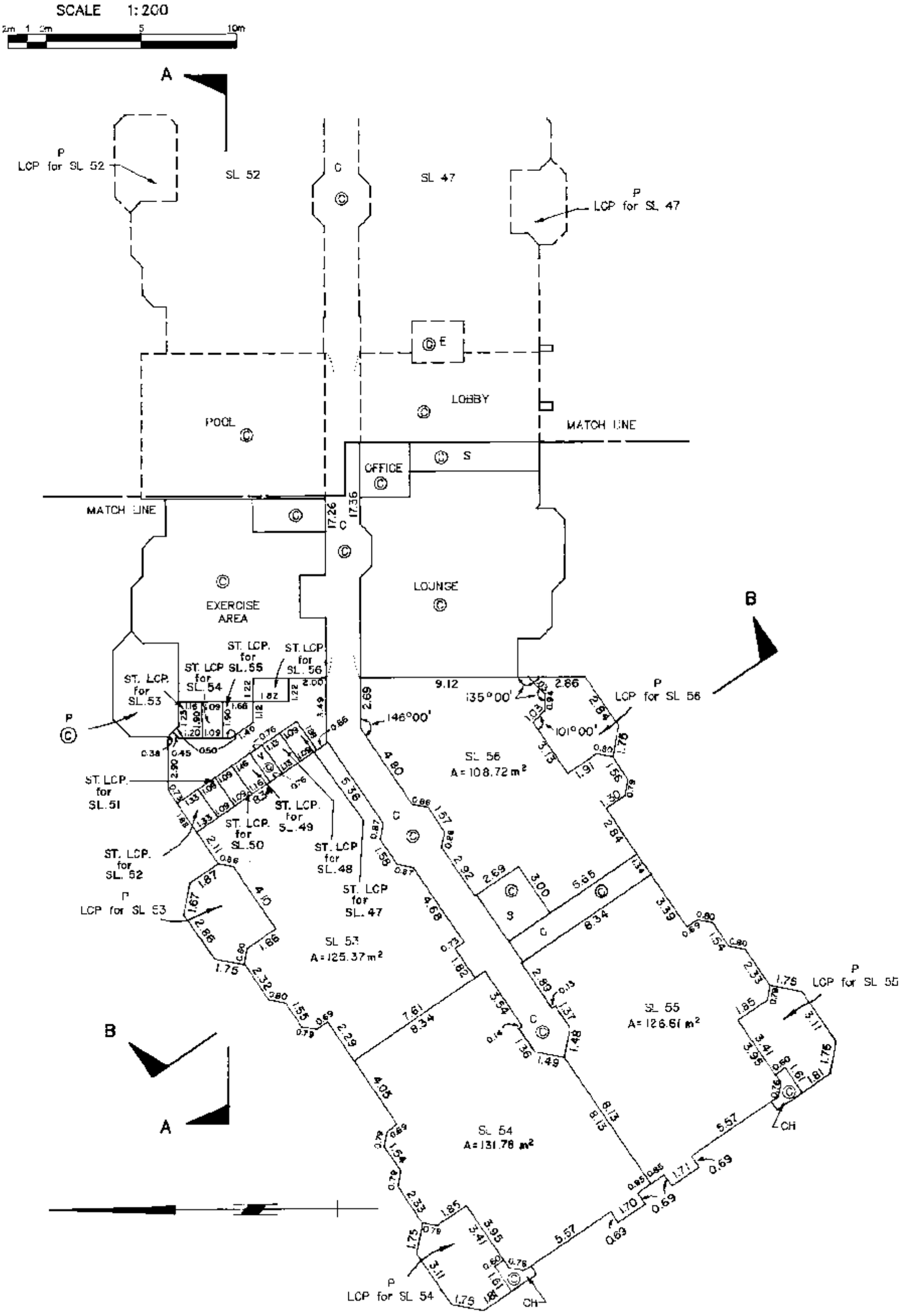
FILE: 5321-07-05-02

FILED LMLMS240 P72827 2005-03-03-16.23.06.055146

PHASE 2
STRATA PLAN LMS 240

GROUND LEVEL (WEST SIDE)

SCALE 1:200



MORGAN STEWART & COMPANY
Surveyors and Engineers
1055–Seymour St, Vancouver, B.C.

DATE 20th July 1992 B.C.L.S.

FILE: 5321-07-05-02

FILED LMLMS240 P72827 2005-03-03-16.23.06.055146

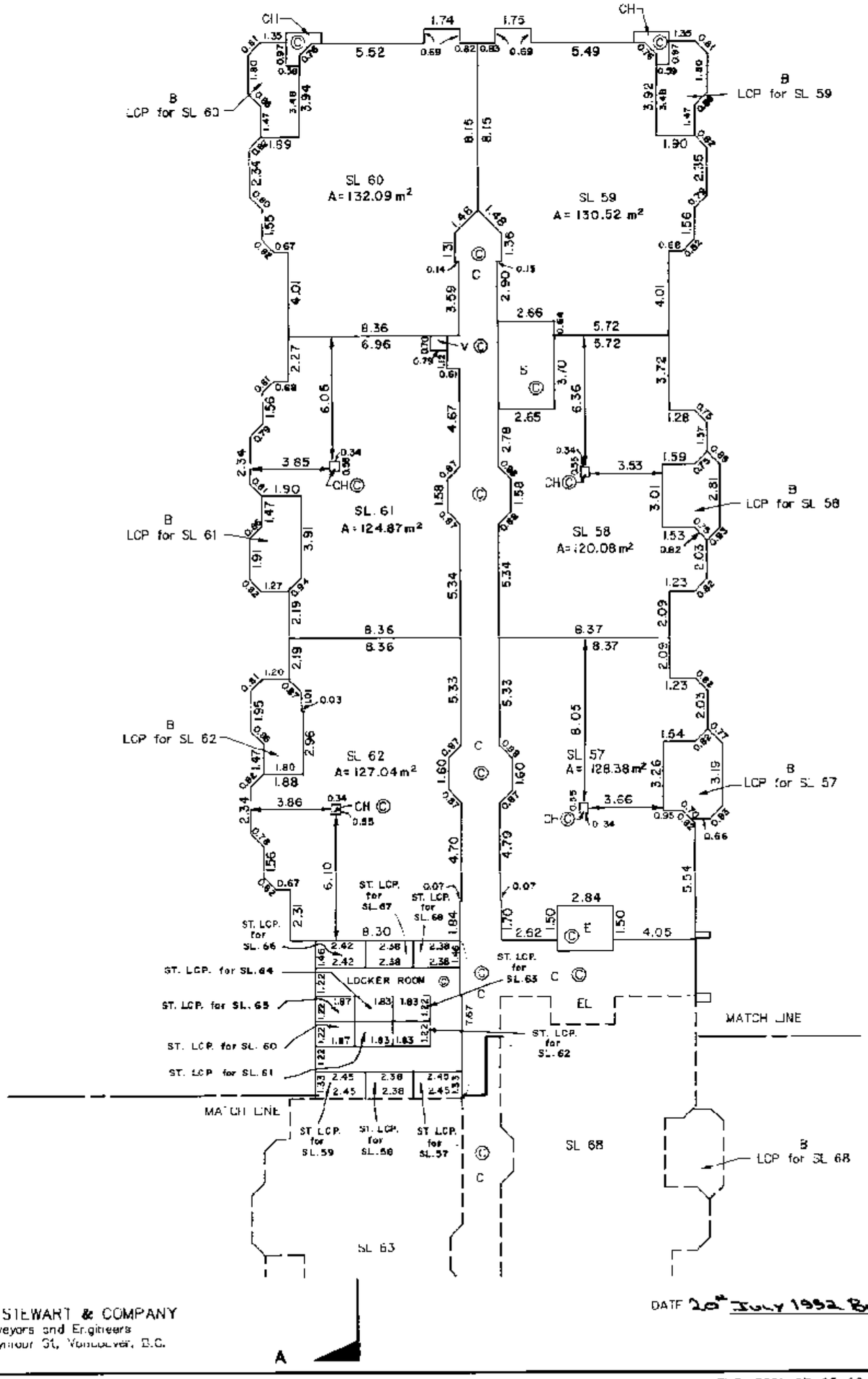
PHASE 2

STRATA PLAN LMS 240

SECOND LEVEL (EAST SIDE)

SCALE 1:200

2m 1 0m 5 10m



MORGAN STEWART & COMPANY
Surveyors and Engineers
1656-Seymour St, Vancouver, B.C.

DATE 20th July 1992 B.C.L.S.

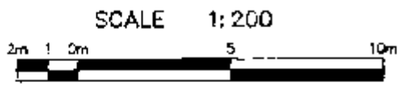
FILE: 5321-07-05-02

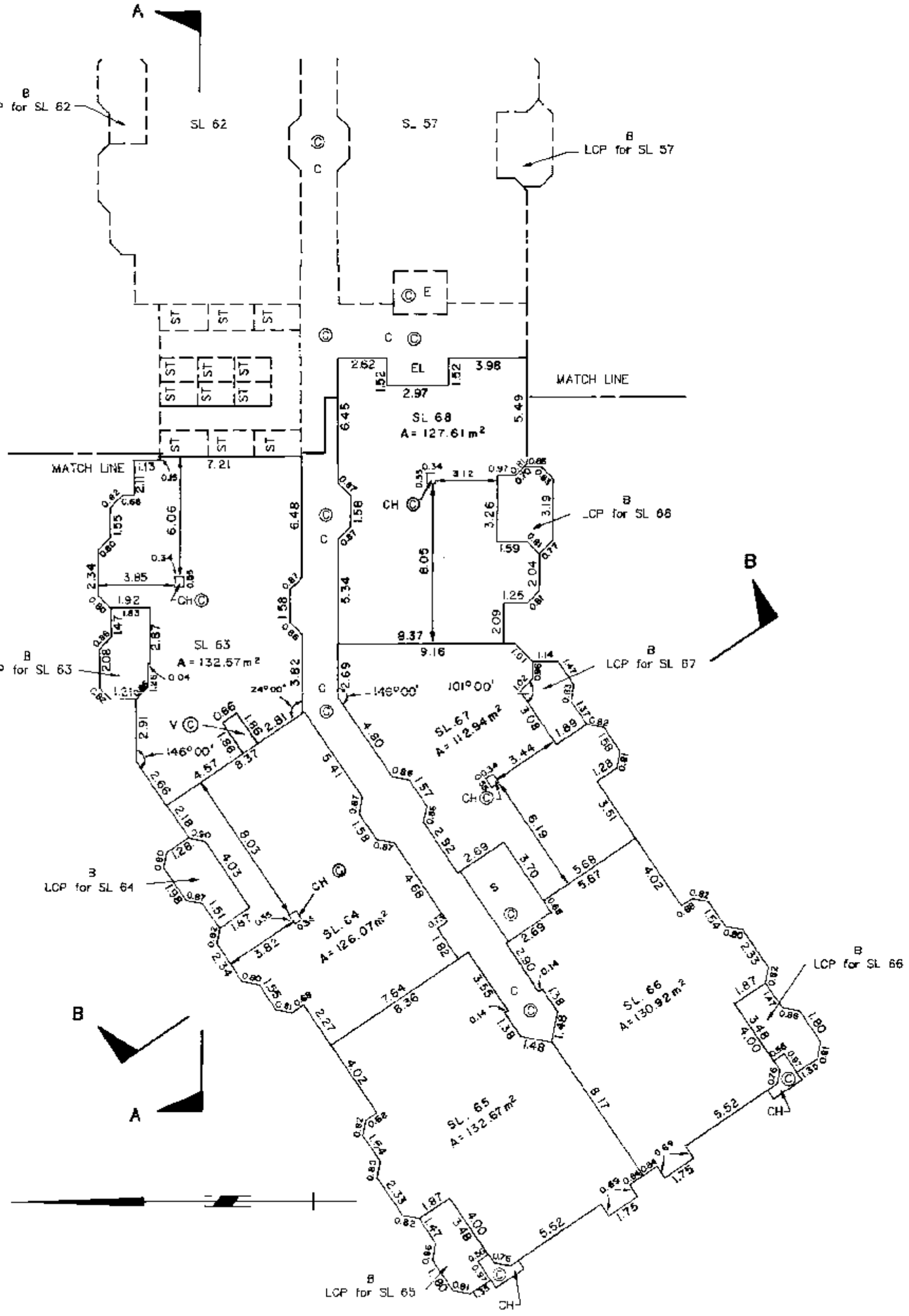
FILED LMLMS240 P72827 2005-03-03-16.23.06.055146

PHASE 2
STRATA PLAN LMS 240

SECOND LEVEL (WEST SIDE)

SCALE 1:200





MORGAN STEWART & COMPANY
Surveyors and Engineers
1055-Seymour St, Vancouver, B.C.

DATE 20th June 1992 B.C.L.S.

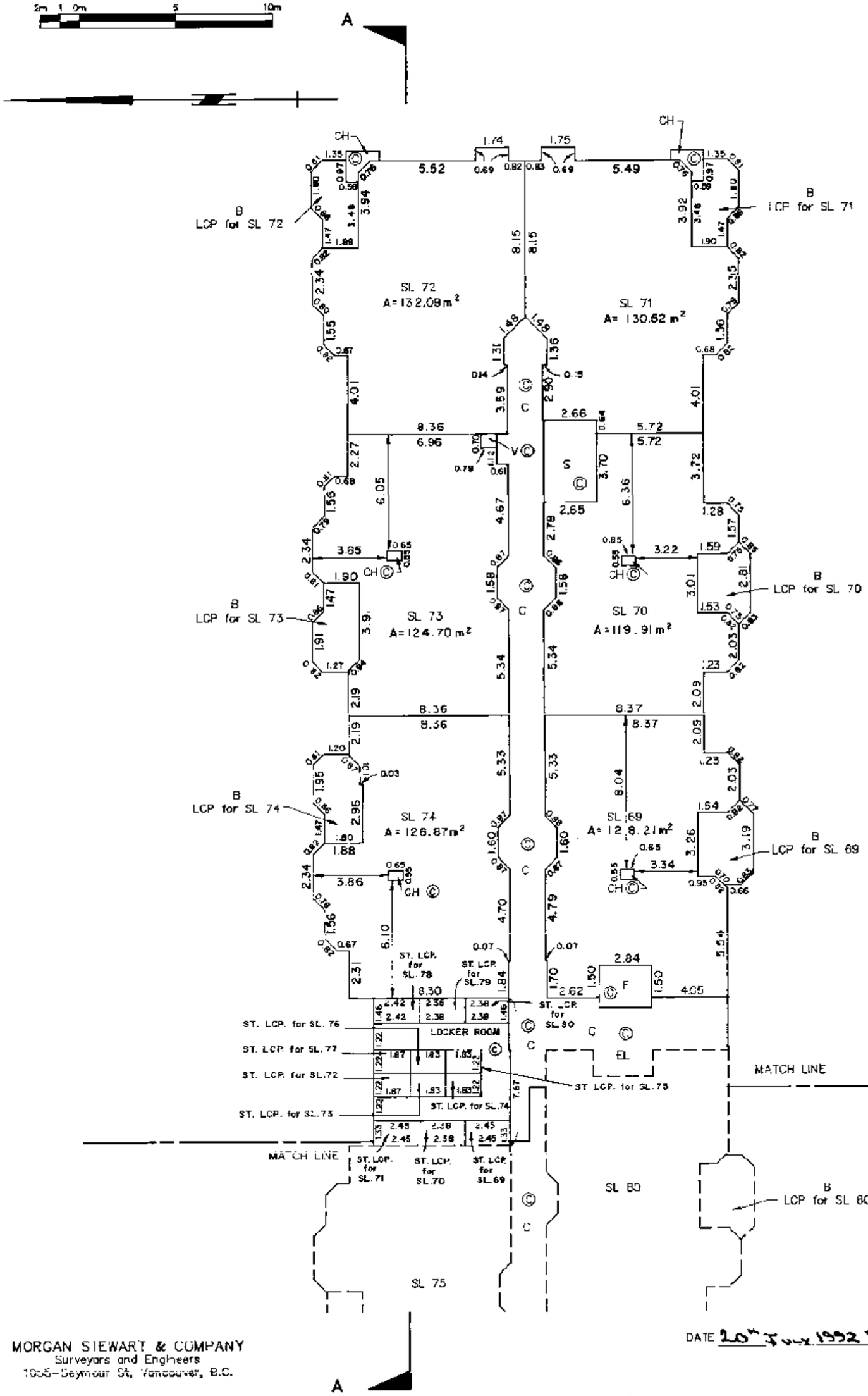
FILE: 5321-07-05-02

FILED LMLMS240 P72827 2005-03-03-16.23.06.055146

PHASE 2
STRATA PLAN LMS 240

THIRD LEVEL (EAST SIDE)

SCALE 1:200



MORGAN STEWART & COMPANY
Surveyors and Engineers
1055-Seymour St, Vancouver, B.C.

DATE 20th June 1992 B.J.C. B.C.L.S.

FILE: 5321-07-05-02

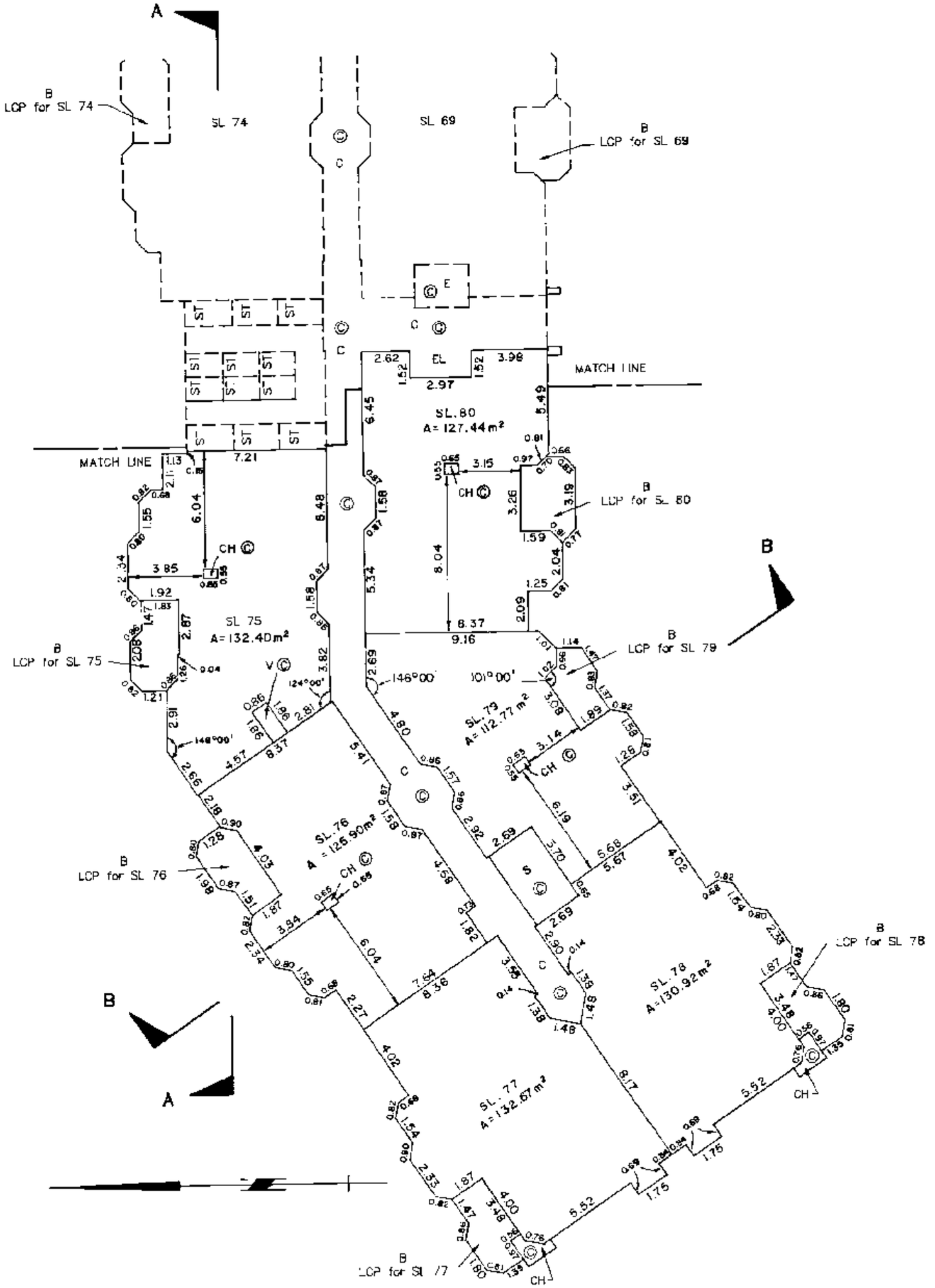
FILED LMLMS240 P72827 2005-03-03-16.23.06.055146

PHASE 2
STRATA PLAN LMS 240

THIRD LEVEL (WEST SIDE)

SCALE 1:200

2m 1 0m 5 10m



MORGAN STEWART & COMPANY
Surveyors and Engineers
1055—Seymour St, Vancouver, B.C.

DATE 20th July 1992 B.C.L.S.

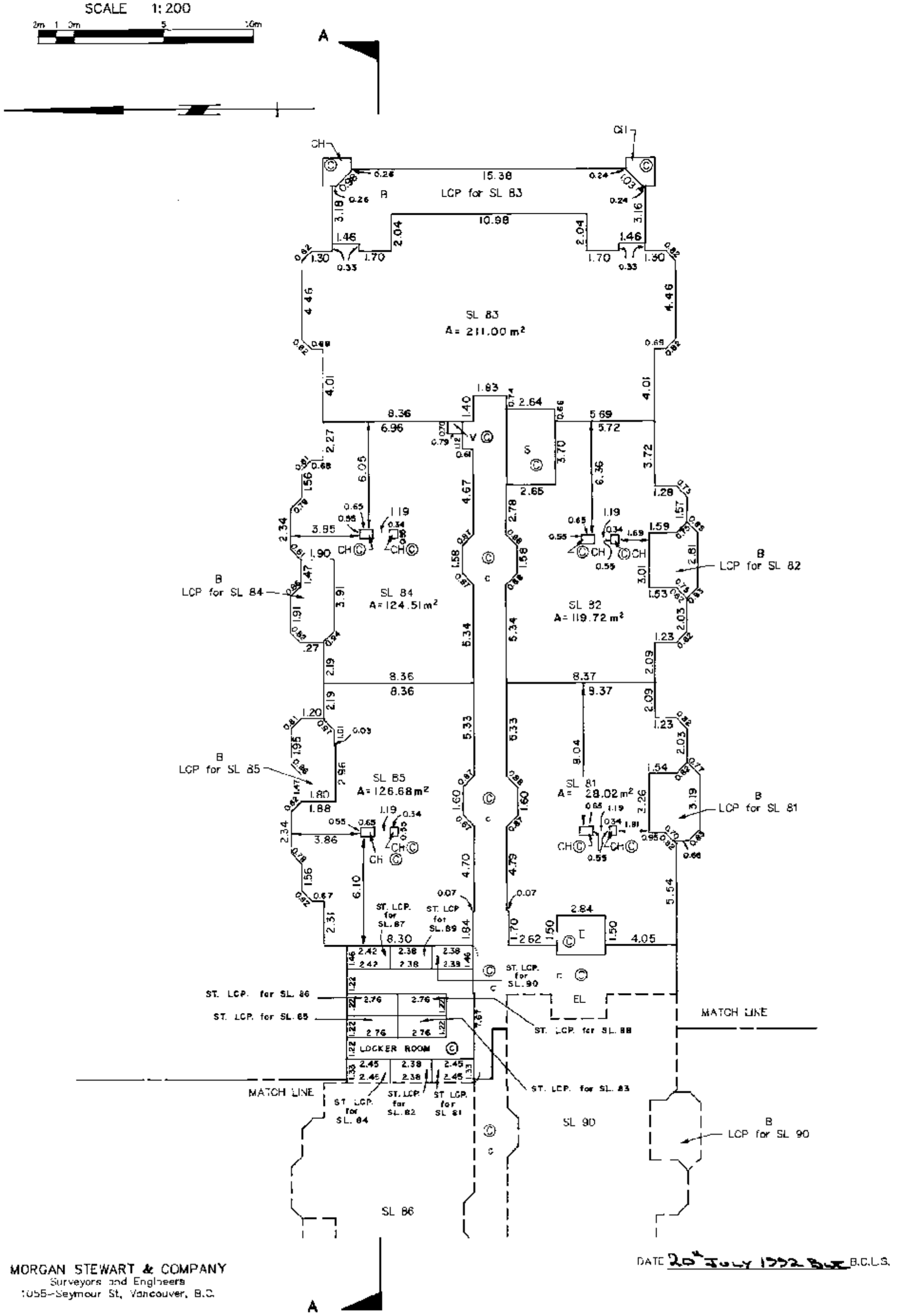
FILE: 5321-07-05-02

FILED LMLMS240 P72827 2005-03-03-16.23.06.055146

PHASE 2
STRATA PLAN LMS 240

FOURTH LEVEL (EAST SIDE)

SCALE 1:200



MORGAN STEWART & COMPANY
Surveyors and Engineers
1055-Seymour St, Vancouver, B.C.

DATE 20th July 1992 B.C.L.S.

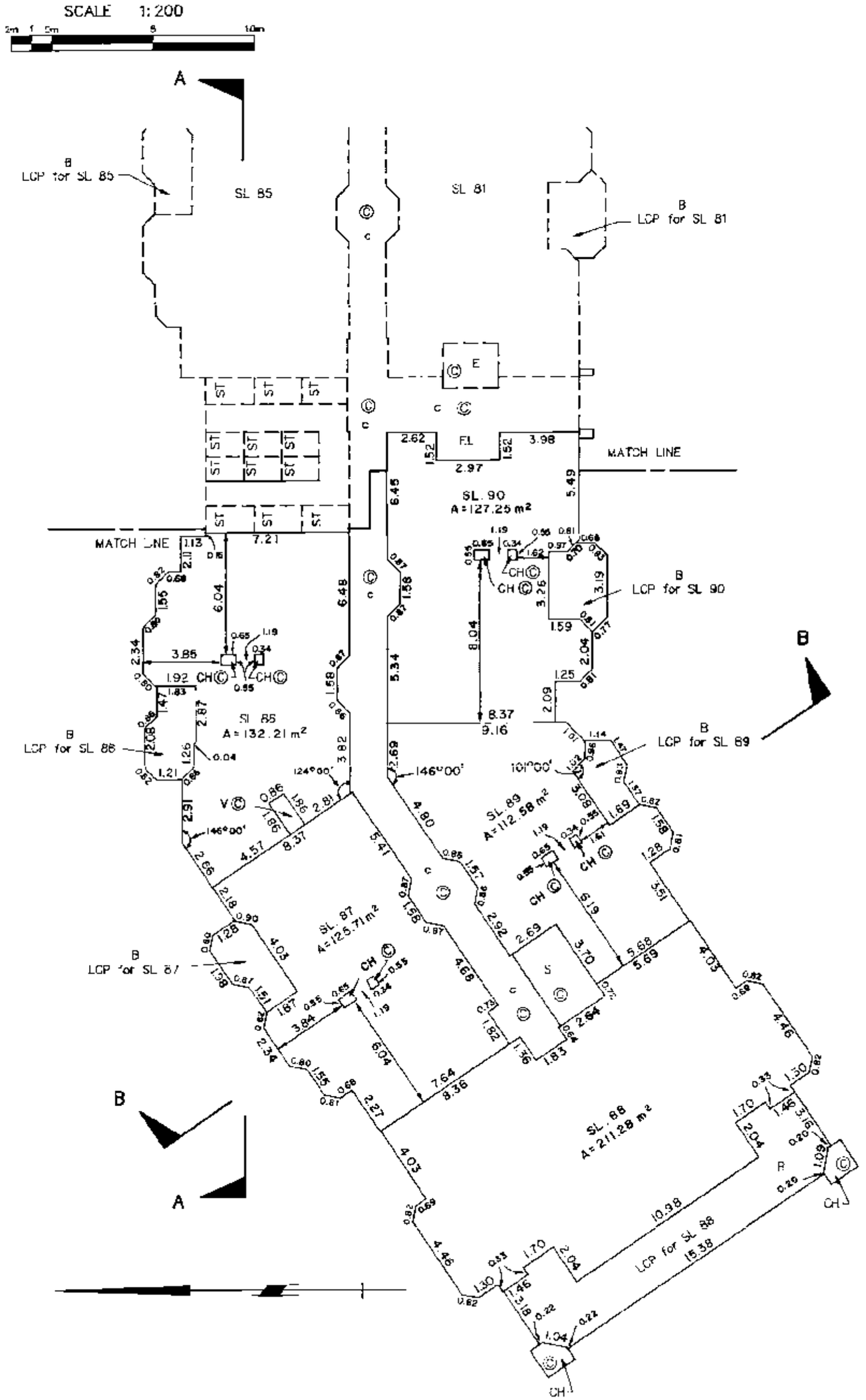
FILE: 5321-07-05-02

FILED LMLMS240 P72827 2005-03-03-16.23.06.055146

PHASE 2
STRATA PLAN LMS 240

FOURTH LEVEL (WEST SIDE)

SCALE 1:200



MORGAN STEWART & COMPANY
Surveyors and Engineers
1055-Seymour St, Vancouver, B.C.

DATE 20th JULY 1992 B.C.L.S.

FILE: 5321-07-05-02

FILED LMLMS240 P72827 2005-03-03-16.23.06.055146

STRATA PLAN OF LOT K, EXCEPT PHASES 1 & 2, STRATA PLAN LMS. 240 , DISTRICT LOT 622 NEW WESTMINSTER DISTRICT,PLAN VAP23162 MUNICIPALITY OF NORTH VANCOUVER

PHASE 3
STRATA PLAN LMS 240

Deposited and registered in the Land Title Office at New Westminster, BC this 17th day of MARCH 1993.

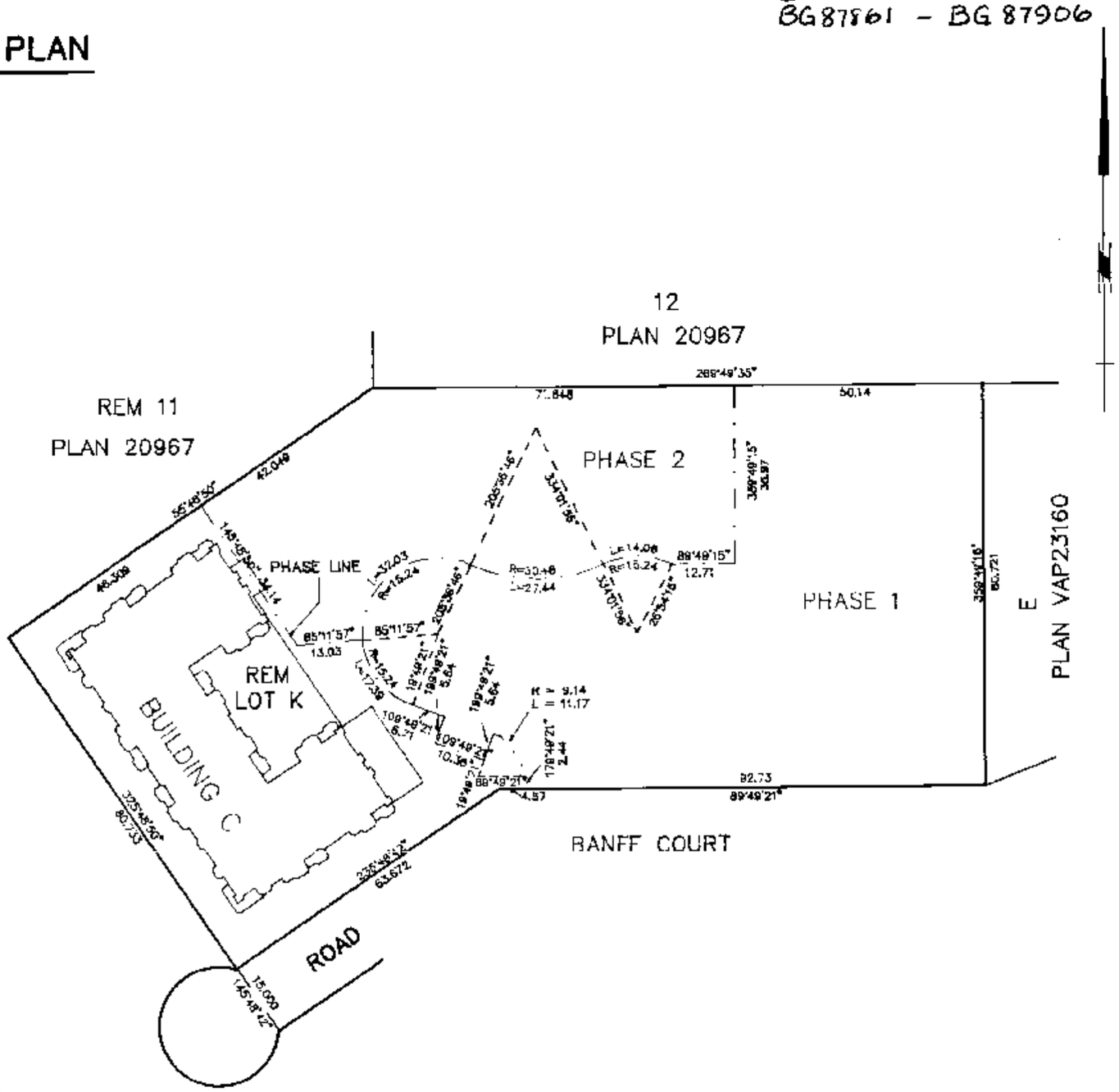
DEPUTY Registrar

BG87861 - BG87906

SCALE 1:1000

10m 0m 25m 50m

KEY PLAN



NOTES

ALL DISTANCES ARE IN METERS UNLESS OTHERWISE NOTED.
ALL ANGLES ARE 45° OR 90° UNLESS OTHERWISE NOTED.

THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT

LEGEND:

BEARINGS ARE GRID AND ARE DERIVED FROM PLAN VAP23162

©	DENOTES COMMON PROPERTY
S.L.	DENOTES STRATA LOT
L.C.P.	DENOTES LIMITED COMMON PROPERTY
B	DENOTES BALCONY
P	DENOTES PATIO
A	DENOTES AREA
E	DENOTES ELEVATOR
m2	DENOTES SQUARE METERS
ST	DENOTES STORAGE
S	DENOTES STAIRS
C	DENOTES CORRIDOR
EC	DENOTES ELECTICAL CLOSET
CH	DENOTES CHIMNEY
PA	DENOTES PARKING AREA
PB	DENOTES PARKING BAY
VEST	DENOTES VESTIBULE
EMR	DENOTES ELEVATOR MACHINE ROOM
MR	DENOTES MECHANICAL ROOM
ER	DENOTES ELECTRICAL ROOM
V	DENOTES VENT

MORGAN STEWART & COMPANY
Surveyors and Engineers
1085-Seymour St, Vancouver, B.C.

CIVIC ADDRESS:

3670 BANFF COURT

NORTH VANCOUVER

THE ADDRESS FOR SERVICE OF DOCUMENTS ON THE STRATA CORPORATION IS:

THE OWNERS : STRATA PLAN LMS 240
C/O CROSBY PROPERTY MANAGEMENT LTD.
SUITE No. 550
555 WEST 12th. AVENUE
VANCOUVER, B.C. V5Z 3X7.

NAME OF DEVELOPMENT:

PARKGATE MANOR

I, BRIAN W. COLLINS ,of Vancouver, 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 Vancouver, B.C. this 18th day of JANUARY 1993

Brian W. Collins B.C.L.S.

FILE : 5321/07/05/03

FILED LMLMS240 P72827 2005-03-03-16.23.06.055146

FILED LMLMS240 P72827 2005-03-03-16.23.06.055146

PHASE 3
STRATA PLAN LMS 240

CONDOMINIUM ACT

Lot No.	Sheet No.	FORM 1 SCHEDULE OF UNIT ENTITLEMENT	FORM 2 SCHEDULE OF INTEREST UPON DESTRUCTION	FORM 3 SCHEDULE OF VOTING RIGHTS
		UNIT ENTITLEMENT	INTEREST	NUMBER OF VOTES
91	6	141	1949	
92	6	127	1824	
93	6	132	1849	
94	6	124	1799	
95	6	130	1949	
96	6	127	1824	
97	6	127	1824	
98	6	131	1949	
99	6	124	1849	
100	6	131	1899	
101	6	126	1824	
102	6	142	1949	
103	7	141	1974	
104	7	133	1849	
105	7	132	1874	
106	7	124	1824	
107	7	131	1974	
108	7	127	1849	
109	7	127	1849	
110	7	132	1974	
111	7	124	1874	
112	7	132	1924	
113	7	132	1849	
114	7	142	1974	
115	8	141	1999	
116	8	133	1874	
117	8	132	1899	
118	8	124	1849	
119	8	131	1999	
120	8	127	1874	
121	8	127	1874	
122	8	139	1999	
123	8	124	1899	
124	8	132	1949	
125	8	132	1874	
126	8	142	1999	
127	9	141	2049	
128	9	213	3499	
129	9	124	1899	
130	9	131	2049	

MORGAN STEWART COMPANY
Surveyors and Engineers
1055 Seymour Street, Vancouver, B.C.

18th JANUARY 1993 B.C.L.S.

FILE: 5321-07-05-03

PHASE 3
STRATA PLAN LMS 240

CONDOMINIUM ACT

Lot No.	Sheet No.	FORM 1 SCHEDULE OF UNIT ENTITLEMENT	FORM 2 SCHEDULE OF INTEREST UPON DESTRUCTION	FORM 3 SCHEDULE OF VOTING RIGHTS
		UNIT ENTITLEMENT	INTEREST	NUMBER OF VOTES
131	9	127	1924	
132	9	127	1924	
133	9	132	2049	
134	9	124	1949	
135	9	214	3499	
136	9	142	2049	
AGGREGATE		619	91254	

I/We the undersigned do solemnly declare that

1) I/We the undersigned am/are the owner–developer or (in the alternative) the duly authorized agent of the owner–developer.

2) The strata plan is for residential use only. I/We 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.

Authorized Signatory

Declared before me this 25 day of January 1993.

A commissioner for taking affidavits for British Columbia.

Accepted as to forms 1, 2 and 3
Dated this 16 day of MARCH 1993

Superintendent of Real Estate.

Approved as phase 3 of 3 phase strata plan under the Condominium Act.
Dated at NORTH VANCOUVER, British Columbia this 22ND day of FEBRUARY, 1993.

Approving officer for the Corporation of North Vancouver.

MORGAN STEWART COMPANY
Surveyors and Engineers
1055 Seymour Street, Vancouver, B.C.

OWNER:
UNITED PROPERTIES LTD.
(INCORPORATION NO. 136500)

Authorized signatory — VICTOR D. SETTON

Witness:

GARY DAYAN
1628 WEST 7th AVENUE
Address of witness
VANCOUVER B.C. V6J 1S5
LAWYER.
Occupation of witness

MORTGAGEE:
MACKENZIE TRUST COMPANY

TARA ROLSTON, V.P. ADMIN.

T.J. CALLWAY, PRESIDENT

WITNESS AS TO BOTH SIGNATURES

150 BLOOR ST. W., SUITE 536, TORONTO, ONT. M5S 2X9
Address of witness
MANAGER, FUNDING + DOCUMENTATION
Occupation of witness

MORTGAGEE:
THE TORONTO-DOMINION BANK

J.M. SHIBBREFF, VICE-PRESIDENT
PERSONAL CREDIT

WITNESS AS TO BOTH SIGNATURES

R034 PALMA
55 King St. W., T.D. Tower 22nd Fl. Tor., Ont.
Address of witness
ASSISTANT MGR, CLIENT SERVICES
Occupation of witness

DATE 18TH JANUARY 1993 B.C.L.S.

FILE: 5321-07-05-03

FILED LMLMS240 P72827 2005-03-03-16.23.06.055146

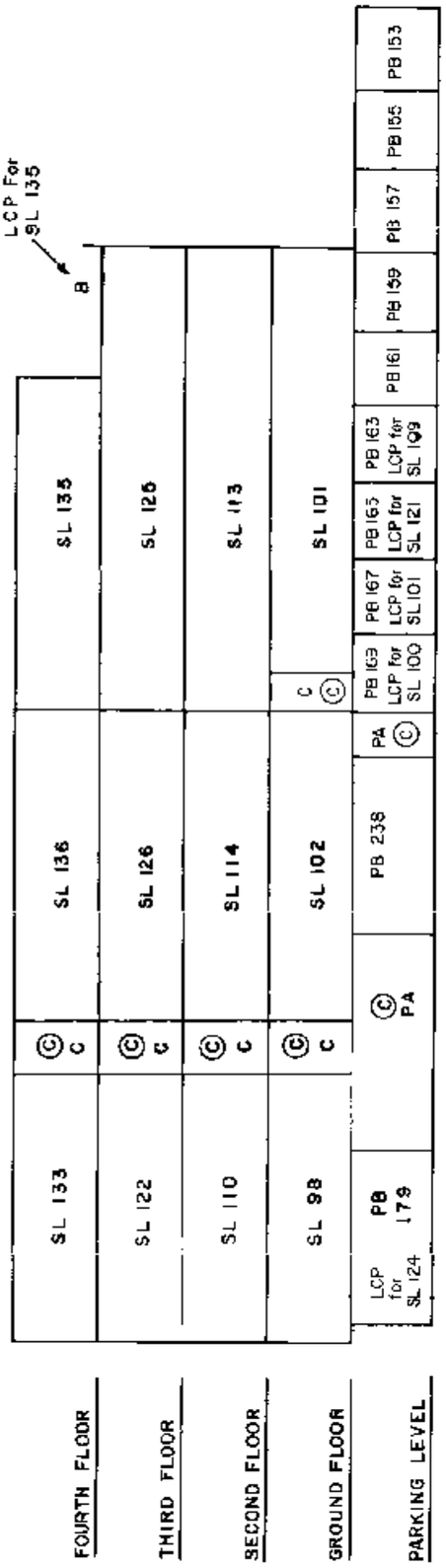
PHASE 3

STRATA PLAN LMS 240

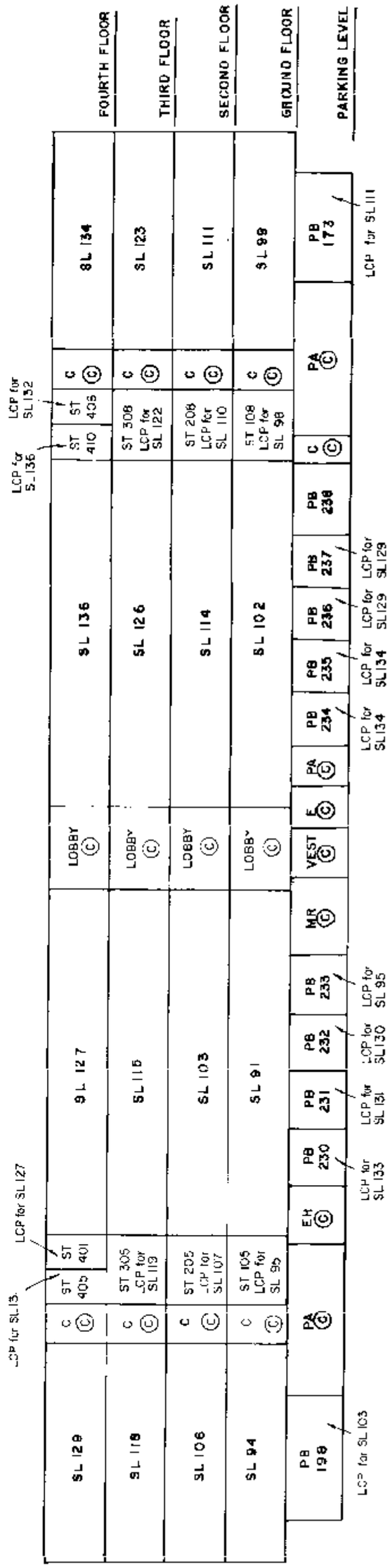
SECTIONS

SCALE 1:200

2m 1 0m 5 10m



SECTION BB



SECTION AA

MORGAN STEWART & COMPANY
Surveyors and Engineers
1055 Seymour St. Vancouver, B.C

DATE 18th JANUARY 1993 B.C.L.S.

FILED LMLMS240 P72827 2005-03-03-16.23.06.055146

PARKING LEVEL

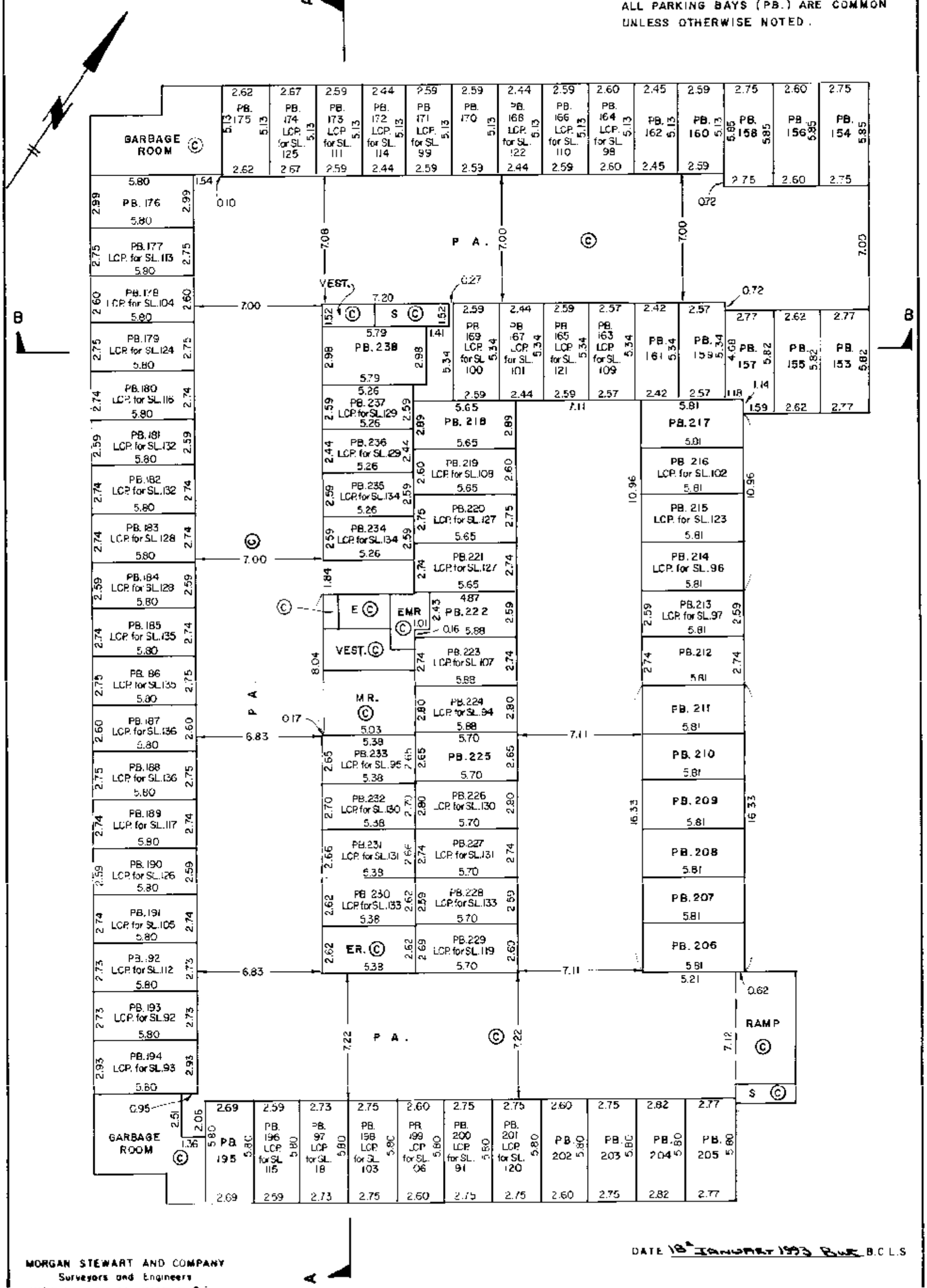
SCALE 1:200

PHASE 3

STRATA PLAN LMS. 240

NOTE :

ALL PARKING BAYS (PB.) ARE COMMON UNLESS OTHERWISE NOTED.



MORGAN STEWART AND COMPANY
Surveyors and Engineers
1055 Seymour St, Vancouver, B.C.

DATE 18th JANUARY 1993 B.C.L.S.

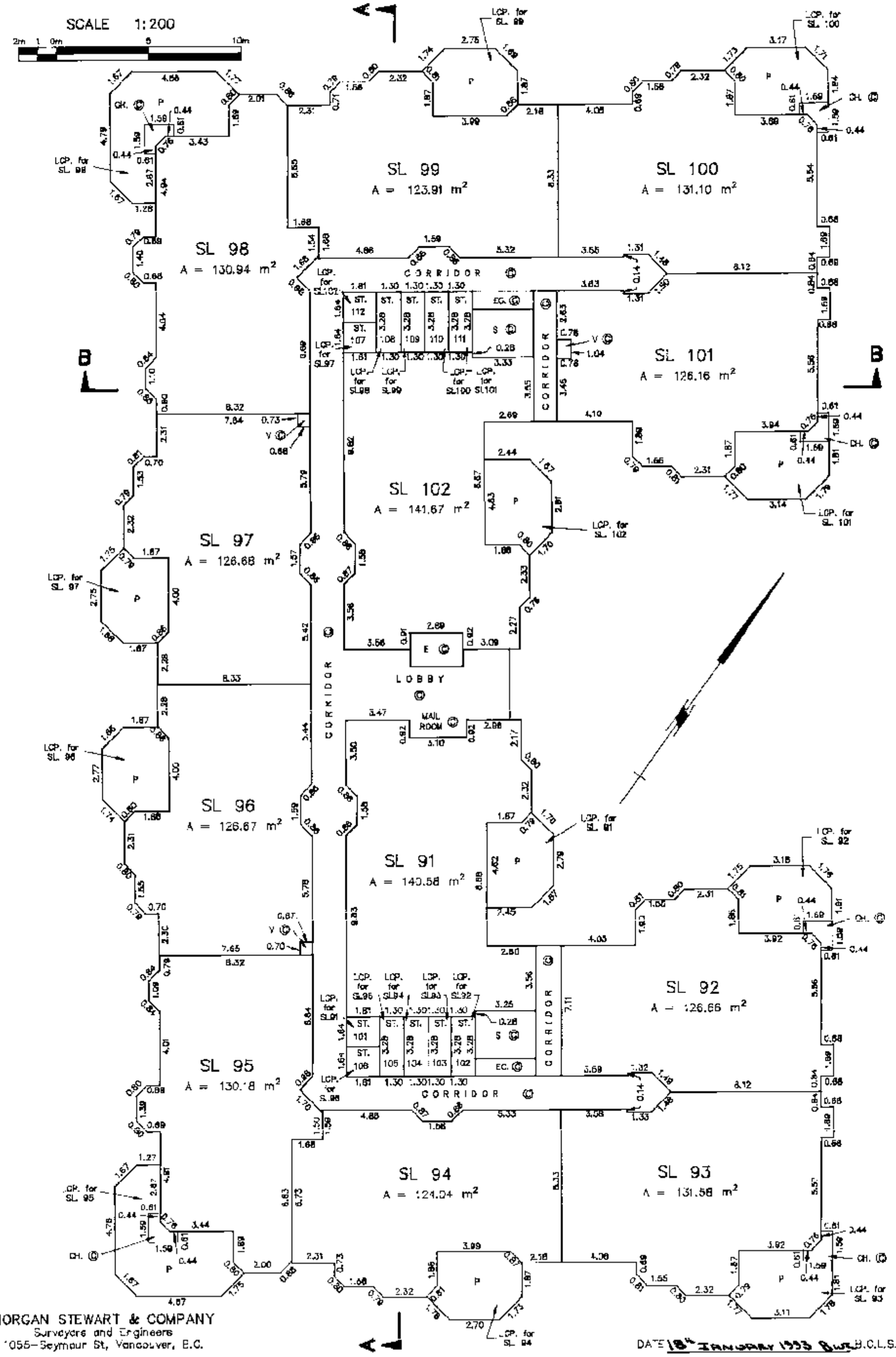
FILE 5321-07-05-03

FILED LMLMS240 P22827 2005-03-03-16.23.06.055146

PHASE 3
STRATA PLAN LMS. 240

GROUND FLOOR

SCALE 1:200



MORGAN STEWART & COMPANY
Surveyors and Engineers
1055-Seymour St, Vancouver, B.C.

DATE 18th JANUARY 1993 B.W.R. B.C.L.S.

TITLE: 5321-07-05-03

FILED LMLMS240 P72827 2005-03-03-16.23.06.055146

PHASE 3

STRATA PLAN LMS. 240

SECOND FLOOR

SCALE 1:200

2m 1 0m 5 10m

SL 110
A = 131.83 m²

SL 111
A = 124.34 m²

SL 112
A = 132.00 m²

SL 113
A = 132.24 m²

SL 114
A = 142.02 m²

SL 109
A = 127.12 m²

SL 108
A = 127.11 m²

SL 103
A = 141.21 m²

SL 104
A = 132.61 m²

SL 107
A = 131.07 m²

SL 106
A = 124.48 m²

SL 105
A = 132.49 m²

CORRIDOR

LOBBY

OPEN TO BELOW

MORGAN STEWART & COMPANY
Surveyors and Engineers
1055–Seymour St, Vancouver, B.C.

DATE 18th JANUARY 1995 B.C.L.S.

FILE: 5321-07-05-03

FILED LMLMS240 P72827 2005-03-03-16.23.06.055146

PHASE 3

STRATA PLAN LMS. 240

THIRD FLOOR

SCALE 1:200

2m 1 0m 5 10m

SL 122
A = 131.83 m²

SL 123
A = 124.22 m²

SL 124
A = 162.00 m²

SL 125
A = 132.24 m²

SL 126
A = 141.90 m²

SL 121
A = 127.00 m²

SL 120
A = 126.98 m²

SL 115
A = 141.09 m²

SL 116
A = 132.61 m²

SL 119
A = 131.07 m²

SL 118
A = 124.36 m²

SL 117
A = 132.48 m²

CORRIDOR

LOBBY

OPEN TO BELOW

MORGAN STEWART & COMPANY
Surveyors and Engineers
1055-Seymour St, Vancouver, B.C.

DATE 18th JANUARY 1995 B.C.L.S.

FILE: 5321-07-05-03

FILED LMLMS240 P22827 2005-03-03-16.23.06.055146

PHASE 3

STRATA PLAN LMS. 240

FOURTH FLOOR

SCALE 1:200

2m 1 0m 5 10m

SL 133
A = 131.83 m²

SL 134
A = 124.08 m²

SL 135
A = 213.93 m²

SL 136
A = 141.88 m²

SL 132
A = 126.85 m²

SL 131
A = 126.84 m²

SL 127
A = 141.09 m²

SL 130
A = 131.07 m²

SL 129
A = 124.23 m²

SL 128
A = 213.35 m²

CORRIDOR

LOBBY

OPEN TO BELOW

ST. 408 ST. 409 ST. 410 ST. 407 ST. 406 ST. 405 ST. 404 ST. 403 ST. 402 ST. 401

LCP. for SL. 133 LCP. for SL. 134 LCP. for SL. 135 LCP. for SL. 136 LCP. for SL. 132 LCP. for SL. 131 LCP. for SL. 127 LCP. for SL. 130 LCP. for SL. 129 LCP. for SL. 128

CH.

MORGAN STEWART & COMPANY
Surveyors and Engineers
1055 Seymour St, Vancouver, B.C.

DATE 18th JANUARY 1993 B.W. B.C.L.S.

FILE: 5321-07-05-03

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