FIRST SHEET, SHEET 1 OF 13 SHEETS

STRATA PLAN OF LOT "D" OF SUBDIVISION "B" BLOCK 7 D.L. 626 GP. 1 PLAN 18784 N.W.D.

MUNICIPALITY OF NORTH VANCOUVER
SCALE = 1:200

1273

STRATA PLAN VR. 1273
DEPOSITED AND REGISTERED IN THE LAND TITLE OFFICE AT VANCOUVER, B.C. THIS 25TH DAY OF MAY, 1983

David J. Ewis
REGISTRAR

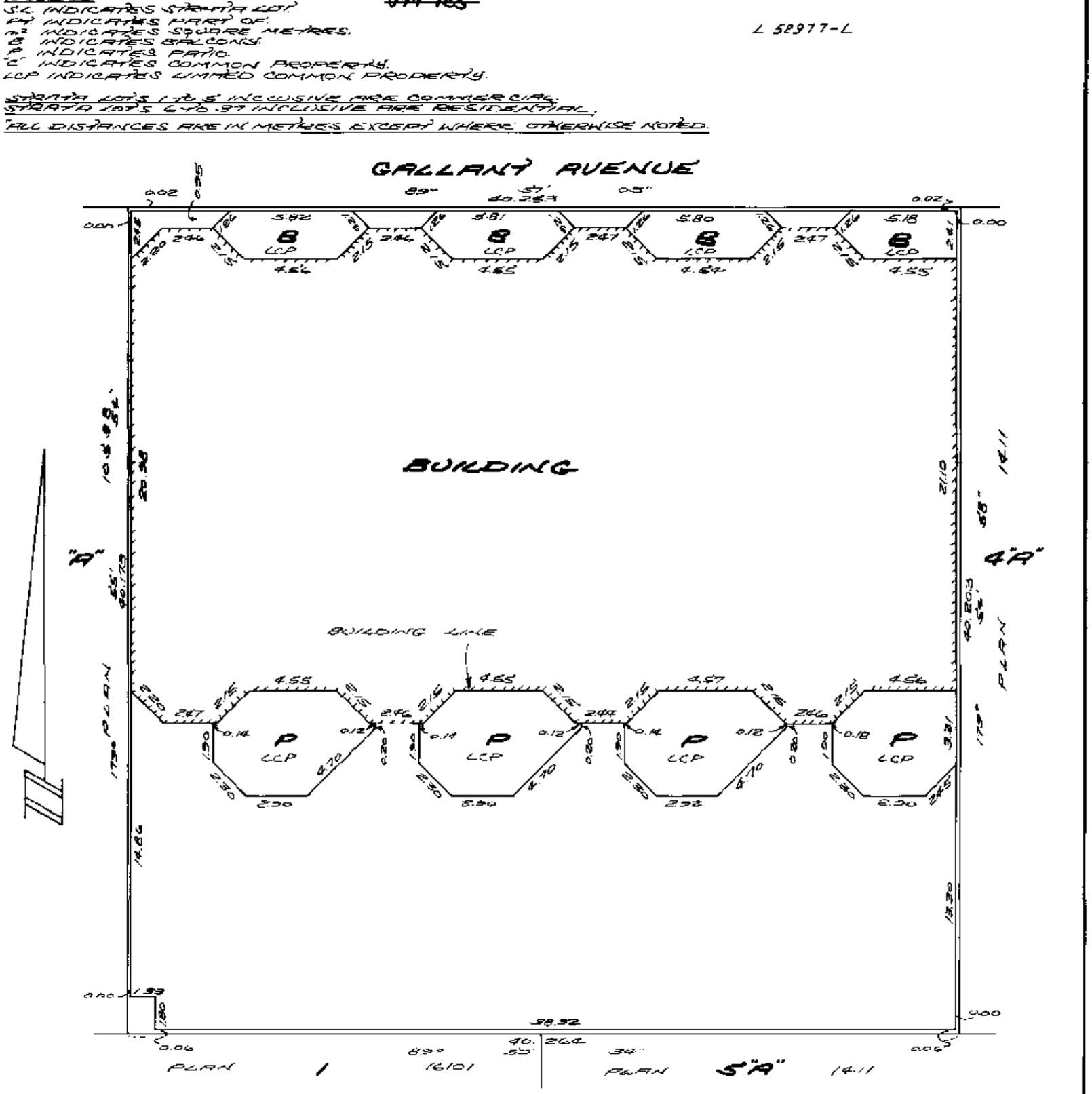
L 52977-L

4323 GALLANT AVE, NORTH VANCOUVER, B.C.
THE ADDRESS FOR SERVICE OF DOCUMENTS OF STRATA CORPORATION IS:
THE OWNERS STRATA PLAN VR. 1273
c/o ~~[illegible]~~ ~~CARRIAGE MANAGEMENT INC.~~ ~~#310-545 CLYDE AVENUE~~ ~~WEST VANCOUVER, B.C.~~ ~~V7T 1C5~~

For Mailing address of the Strata Corporation search the Strata Plan General Index

LEGEND:
S.L. INDICATES STRATA LOT.
PT. INDICATES PART OF.
m² INDICATES SQUARE METRES.
B INDICATES BALCONY.
P INDICATES PATIO.
"C" INDICATES COMMON PROPERTY.
LCP INDICATES LIMITED COMMON PROPERTY.

STRATA LOTS 1 TO 5 INCLUSIVE ARE COMMERCIAL.
STRATA LOTS 6 TO 37 INCLUSIVE ARE RESIDENTIAL.
"ALL DISTANCES ARE IN METRES EXCEPT WHERE OTHERWISE NOTED.



"THIS PLAN LIES WITHIN THE GREATER" VANCOUVER REGIONAL DISTRICT.

I, R.P. JUSTICE, OF SURREY, BRITISH COLUMBIA, 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.

R.P. JUSTICE & ASSOCIATES
B.C. LAND SURVEYORS
14649 - 108TH AVE.
SURREY, B.C.

DATED AT SURREY, B.C.
THIS 12TH DAY OF May, 1983

FILED VAVAS1273 T29515 2006-03-17-16.11.33.616956

SECOND SHEET, SHEET 2 OF 13 SHEETS
SURVEY PLAN NO.

1273

CONDOMINIUM ACT

* Corrected this 22nd day of January, 1985
DR Ellis
Registrar/RJ

See (N4403-L & DE N5163)
(See amended sheet 2)

	FORM 1	FORM 2	FORM 3
	SCHEDULE OF UNIT ENTITLEMENT	SCHEDULE OF INTEREST UPON DESTRUCTION	SCHEDULE OF VOTING RIGHTS
UNIT NUMBER	SHEET NUMBER	UNIT ENTITLEMENT	INTEREST UPON DESTRUCTION	NUMBER OF VOTES
* 1	7	210	328	2
* 2	7	95	149	1
3	7	95	149	1
4	7	95	149	1
5	7	72	115	1
6	8	91	145	1
7	8	103	160	1
8	8	103	160	1
9	8	99	156	1
10	8	102	174	1
11	8	103	174	1
12	8	102	174	1
13	8	98	169	1
14	9	91	145	1
15	9	102	141	1
16	9	102	141	1
17	9	99	156	1
18	9	101	141	1
19	9	102	141	1
20	9	102	147	1
21	9	98	136	1
22	10 & 11	80	133	1
23	10 & 11	78	106	1
24	10 & 11	102	160	1
25	10 & 11	78	106	1
26	10 & 11	102	138	1
27	10 & 11	78	106	1
28	10 & 11	95	130	1
29	10 & 11	75	103	1
30	10 & 11	78	123	1
31	10 & 11	98	140	1
32	10 & 11	78	106	1
33	10 & 11	102	153	1
34	10 & 11	78	106	1
35	10 & 11	101	146	1
36	10 & 11	78	116	1
37	10 & 11	94	134	1
AGGREGATE		3562	5348	38

ACCEPTED AS TO FORMS 1, 2 AND 3.
this 19th day of May, 1983.

Jane Porch
for SUPERINTENDENT OF INSURANCE.

May 12/83

FILED VAVAS1273 T29515 2006-03-17-16.11.33.616956

AMENDING SHEET 2 Amended Sheet 2

SECOND SHEET, SHEET 2 OF 3 SHEETS

STRATA PLAN VR. 1273

CONDOMINIUM ACT

RESUBDIVISION OF LOTS 1 AND 2,
STRATA PLAN V.R. 1273

LOT NUMBER	SHEET NUMBER	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
38	1	253	395	2.5
39	1	52	82	0.5
AGGREGATE		305	477	3.0

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 AND COMMERCIAL 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 [illegible], BRITISH COLUMBIA, THIS 1 DAY OF [illegible], 1987.

A NOTARY PUBLIC IN AND FOR THE PROVINCE OF ~~BRITISH COLUMBIA~~
A COMMISSIONER FOR TAKING AFFIDAVITS WITHIN BRITISH COLUMBIA.

ACCEPTED AS TO FORMS 1, 2 AND 3.
this 13 day of JANUARY, 1986.

Jan. M. Anderson
SUPERINTENDENT OF INSURANCE

APPROVED UNDER THE LAND TITLE ACT.
THIS 26TH DAY OF NOVEMBER, 1986.

M. Baker
W. W. Eggleston
APPROVING OFFICER
MUNICIPALITY OF NORTH VANCOUVER.

OWNERS

250, 251, 252 INDUSTRIES LTD.
(INCORPORATION NO. 222952)

AUTHORIZED SIGNATORY

MORGUARD BANK OF CANADA

AUTHORIZED SIGNATORY
BY ITS ATTORNEYS

Aug 17/86

FILED VAVAS1273 T29515 2006-03-17-16.11.33.616956

1273

CONDOMINIUM ACT.

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 AND COMMERCIAL 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 VANCOUVER, BRITISH COLUMBIA, THIS 5 DAY OF MAY, 1983.

A NOTARY PUBLIC IN AND FOR THE PROVINCE OF BRITISH COLUMBIA. A COMMISSIONER FOR TAKING AFFIDAVITS WITHIN BRITISH COLUMBIA.

FORM 13
NEW DEVELOPMENT CERTIFICATE
[SECTION 8(1)]

I R.P. JUSTICE BRITISH COLUMBIA LAND SURVEYOR, HEREBY CERTIFY THAT THE BUILDING SHOWN IN THIS STRATA PLAN HAS NOT AS OF THIS 12th DAY OF May, 1983 BEEN PREVIOUSLY OCCUPIED DATED AT SURREY, BRITISH COLUMBIA, THIS 12th DAY OF May, 1983.

R.P. JUSTICE. B.C.L.S.

OWNERS:

250, 251, 252 ENTERPRISES LTD.

AUTHORIZED SIGNATORY.

MORGUARD BANK OF CANADA.

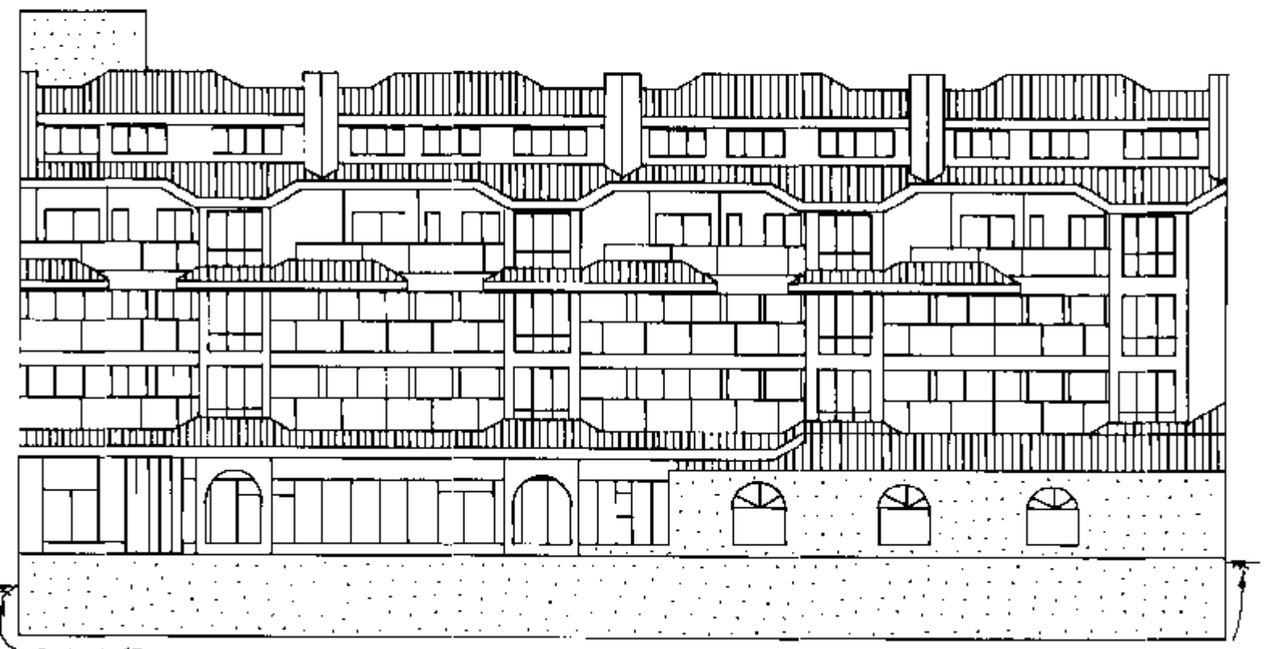
AUTHORIZED SIGNATORY.

FILED VAVAS1273 T29515 2006-03-17-16.11.33.616956

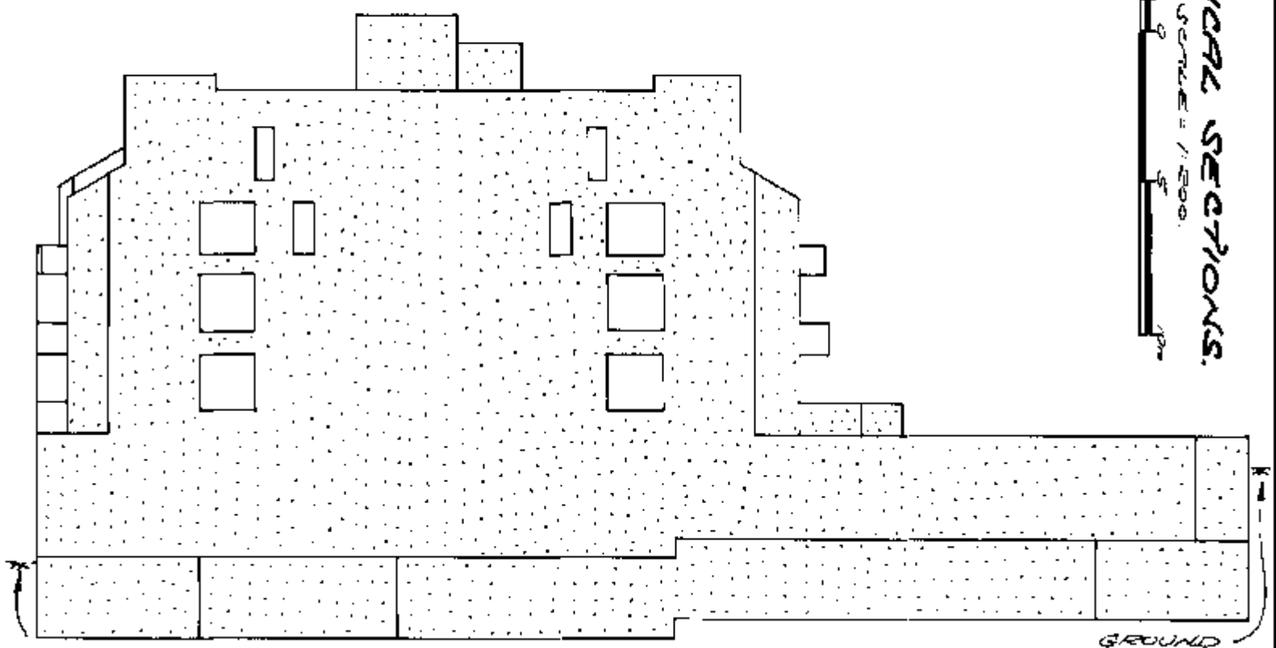
FILED VAVAS1273 T29515 2006-03-17-16.11.33.616956

TYPICAL SECTIONS.

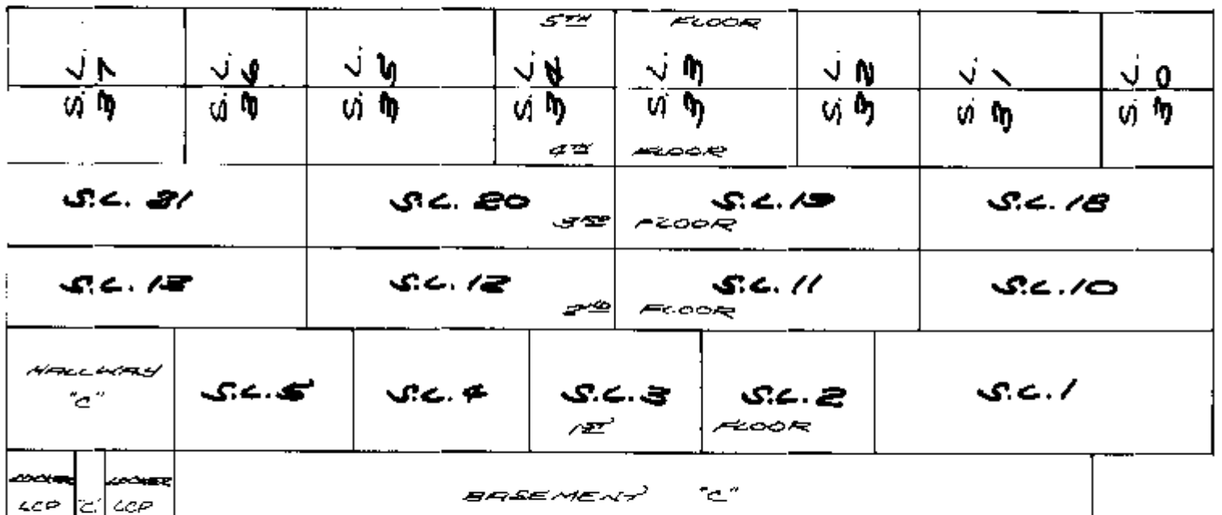
SCALE = 1/200



NORTH ELEVATION
GALLANT AVENUE



WEST ELEVATION



SECTION A-A.

SECTION C-C.

1273

See amended sheet 4

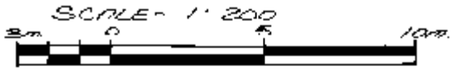
Amended sheet 4

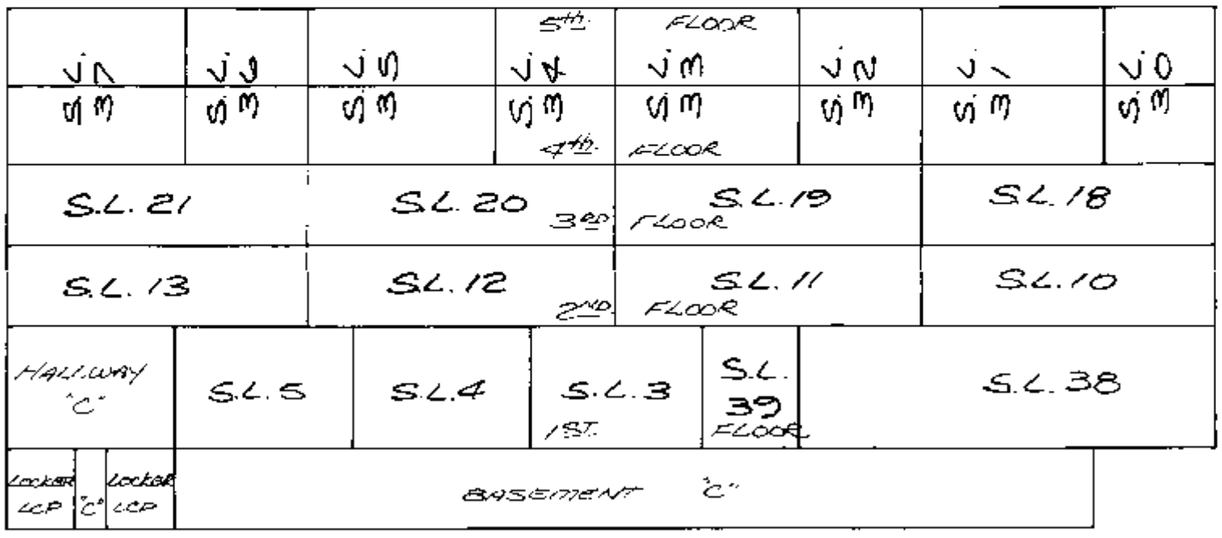
SHEET 3 OF 3 SHEETS

STRATA PLAN V.R. 1273

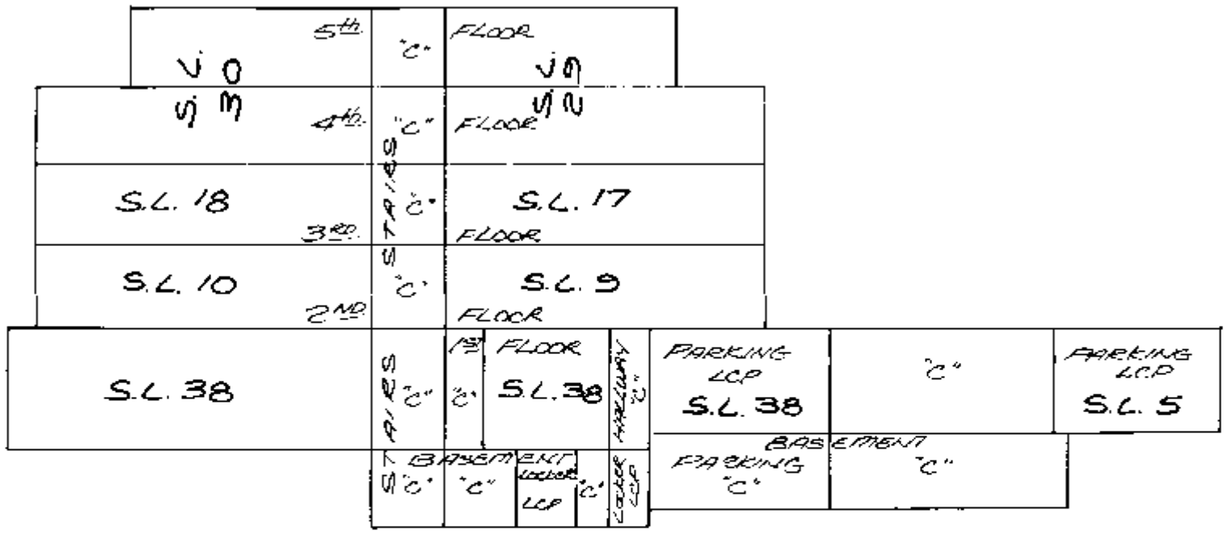
TYPICAL SECTIONS

SCALE - 1:200





SECTION A-A



SECTION C-C.

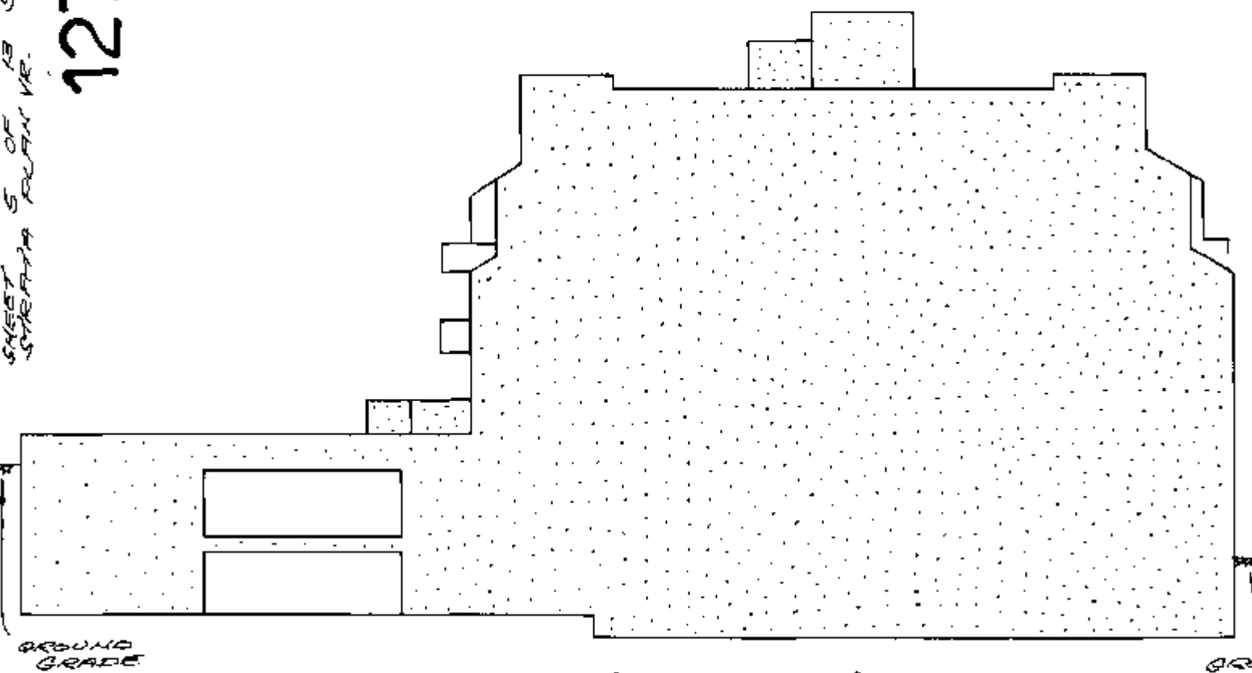
Aug 17/84

83025

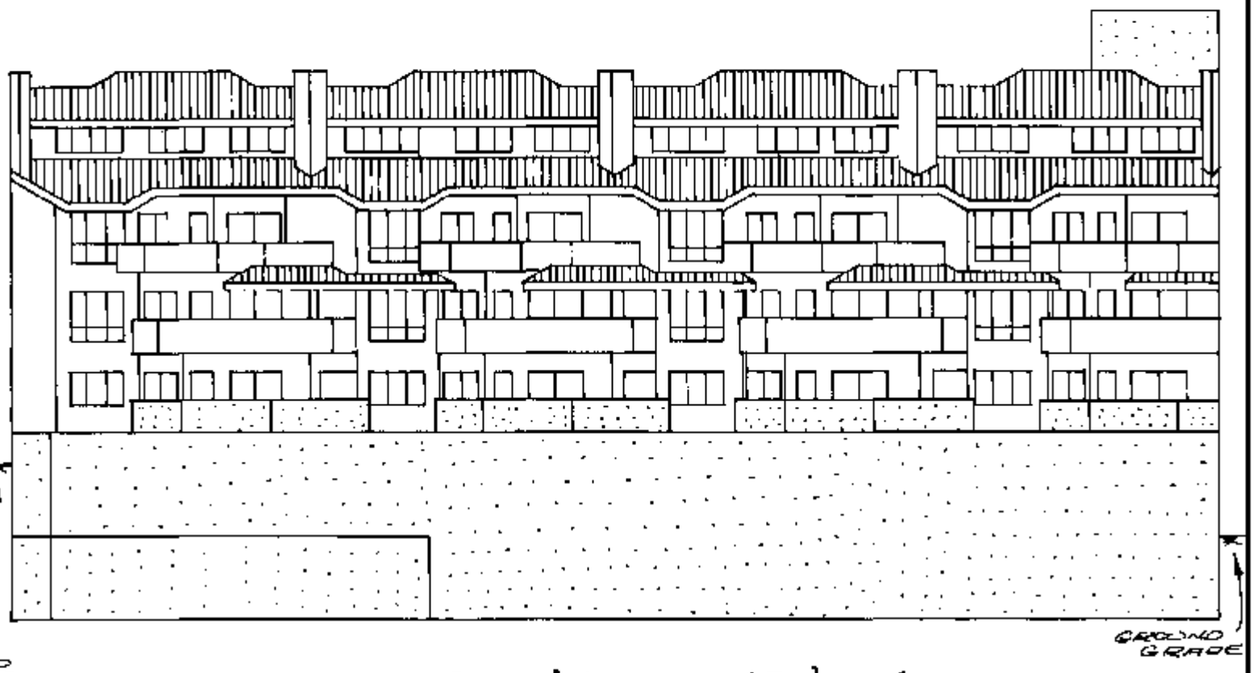
FILED VAVAS1273 T29515 2006-03-17-16.11.33.616956

1273

SHEET 5 OF 13 SHEETS
SHEET 5 PLAN NR.



EAST ELEVATION

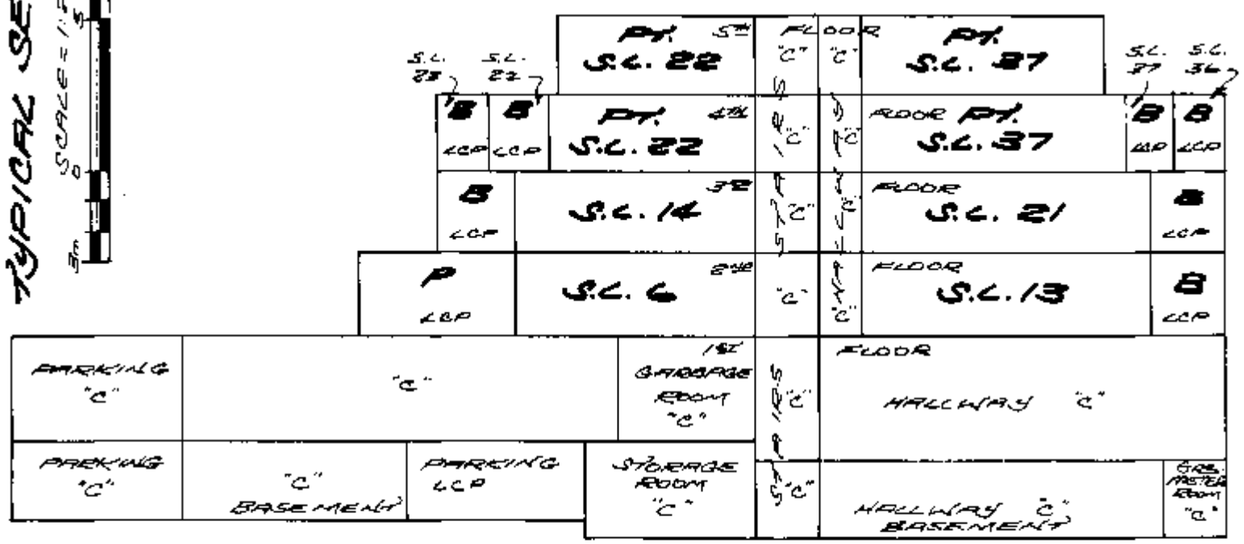


SOUTH ELEVATION

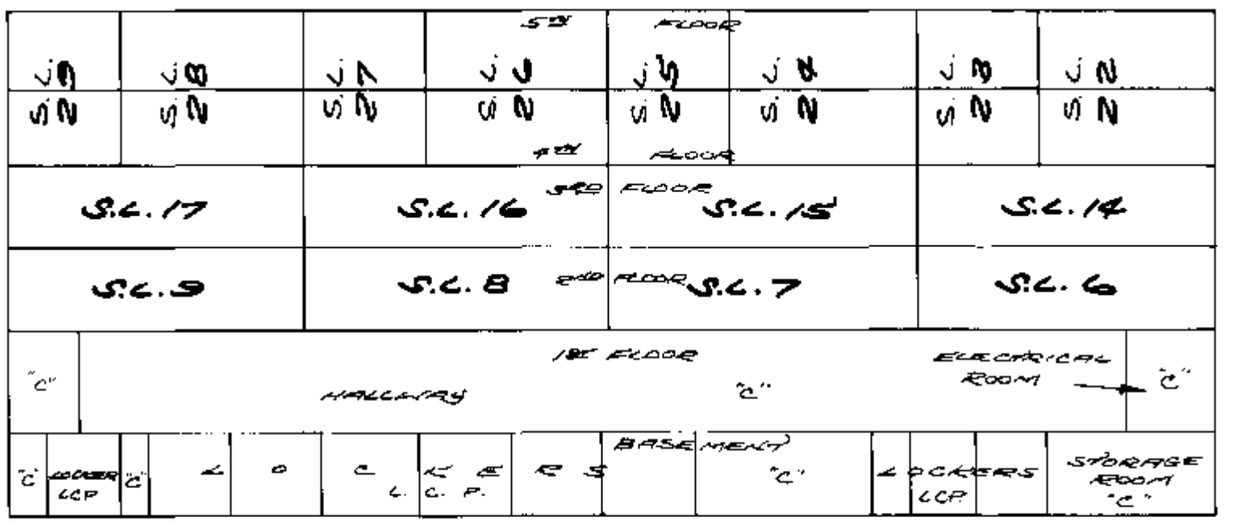
GROUND GRADES

TYPICAL SECTIONS

SCALE = 1:100



SECTION D-D.



SECTION B-B.

FILED VAVAS1273 T29SIS 2006-03-17-16.11.33.6169S6

SHEET 6 OF 13 SHEETS
STRATA PLAN VIP

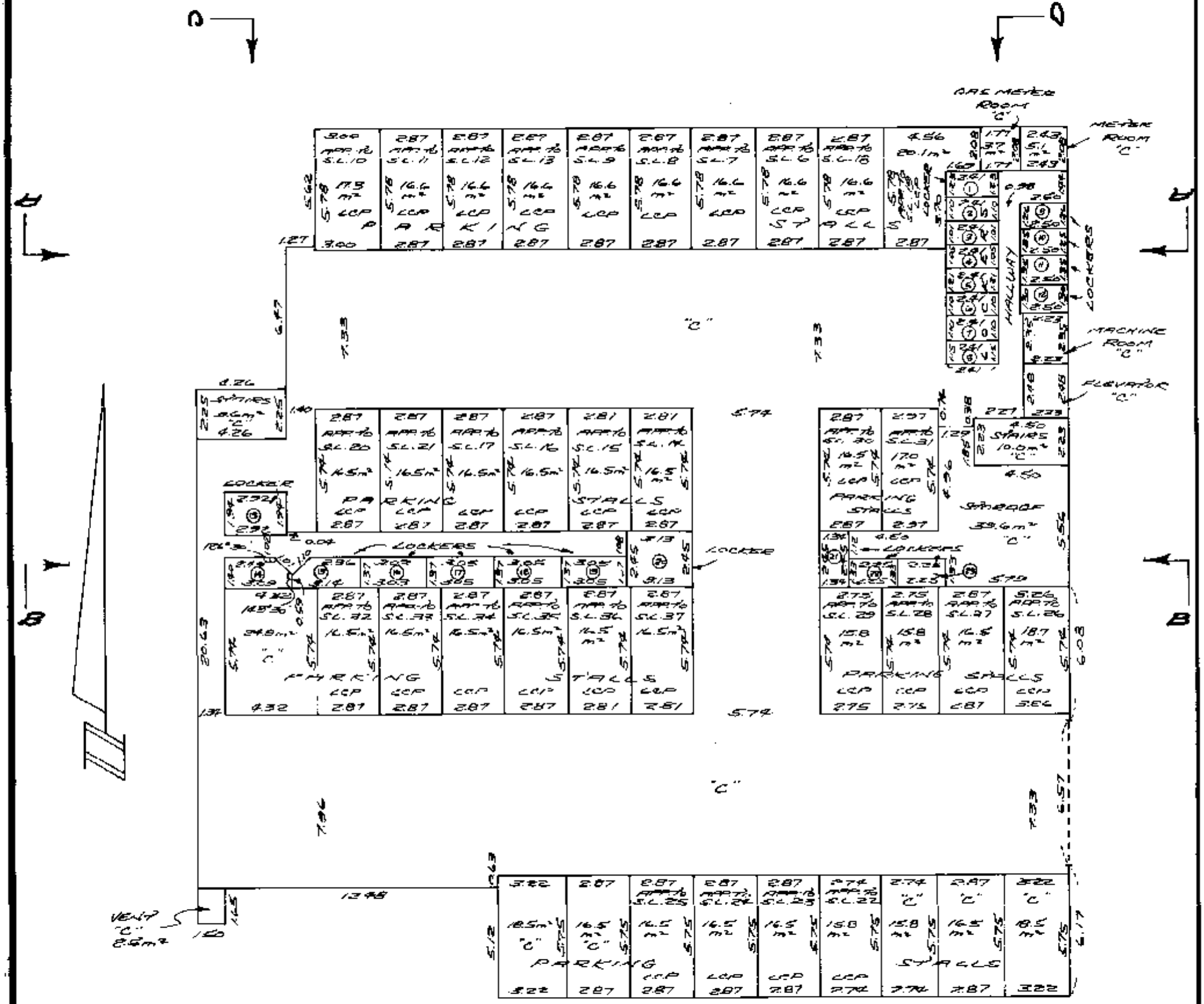
1273

BASEMENT
COMMON PROPERTY.

SCALE = 1:200.

3m 0 5 10m

LOCKERS ARE LIMITED COMMON PROPERTY.
"ALL ANGLES ARE 90° OR 45°"
EXCEPT WHERE OTHERWISE NOTED.
MPP INDICATES MANDATORY.
LCP INDICATES LIMITED COMMON PROPERTY.



LOCKER BOOK OF REFERENCE

LOCKER No.	APP. % OF S.C.	AREA
1	9	3.0m²
2	16	2.7m²
3	15	2.4m²
4	34	2.6m²
5	21	2.9m²
6	19	2.7m²
7	18	2.7m²
8	20	4.8m²
9	27	3.2m²
10	23	3.1m²
11	29	3.9m²
12	17	3.3m²
13	12	5.7m²
14	10	4.1m²
15	13	4.0m²
16	8	4.2m²
17	7	4.2m²
18	6	4.2m²
19	14	4.8m²
20	11	3.7m²
21	36	3.8m²
22	35	3.0m²
23	37	3.0m²

FILED VAVAS1273 T29515 2006-03-17-16.11.33.616956

63025

SHEET 7 OF 13 SHEETS
STRATA PLAN VR.

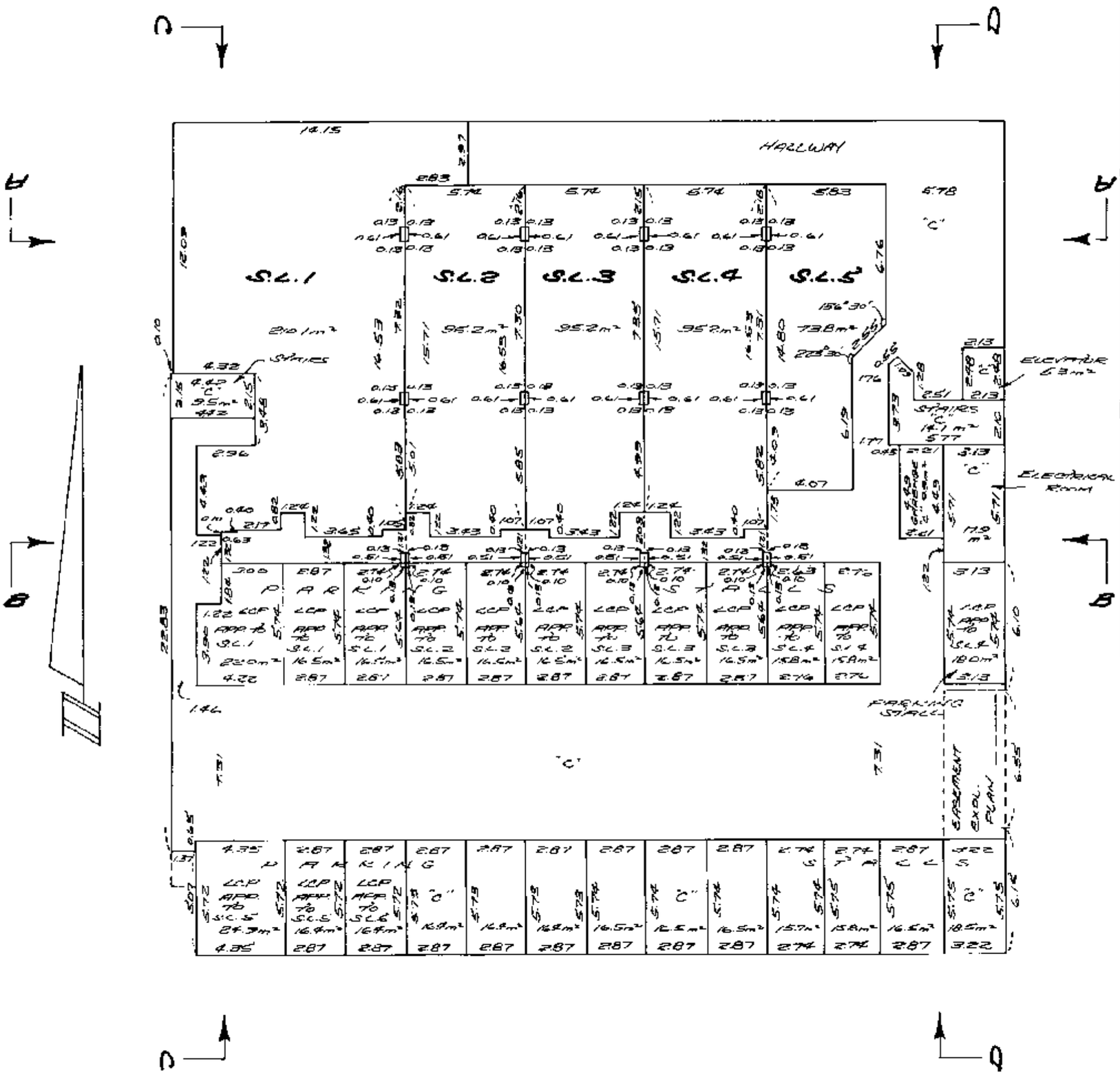
1273

FIRST FLOOR.
STRATA LOTS 1 TO 5 INCLUSIVE. (COMMERCIAL)

SCALE = 1:200

LEGEND:
□ INDICATES CONCRETE COLUMN.
APP INDICATES APPURTENANT
"ALL ANGLES ARE 90° OR 45°"
UNLESS OTHERWISE NOTED.

Amended pursuant to sec. 59 (2) Condominium Act, this 22nd day of January, 1985
D.N. Ellis
Registrar
see
(N4403-L & DF N5163)
(see amended sheet 7)



FILED VAVAS1273 T29515 2006-03-17-16.11.33.616956

AMENDING SHEET 7

FIRST SHEET, SHEET 1 OF 3 SHEETS
Amended sheet 7

STRATA PLAN OF RESUBDIVISION OF STRATA LOTS 1 AND 2, D.L. 626, STRATA PLAN V.R. 1273.

MUNICIPALITY OF NORTH VANCOUVER

4323 GALLANT AVE.
NORTH VANCOUVER, B.C.

STRATA PLAN V.R. 1273
DEPOSITED AND REGISTERED IN THE LAND TITLE OFFICE AT VANCOUVER, B.C.
THIS 22nd DAY OF January, 1985

David N. Eglin
REGISTRAR

N4403-L

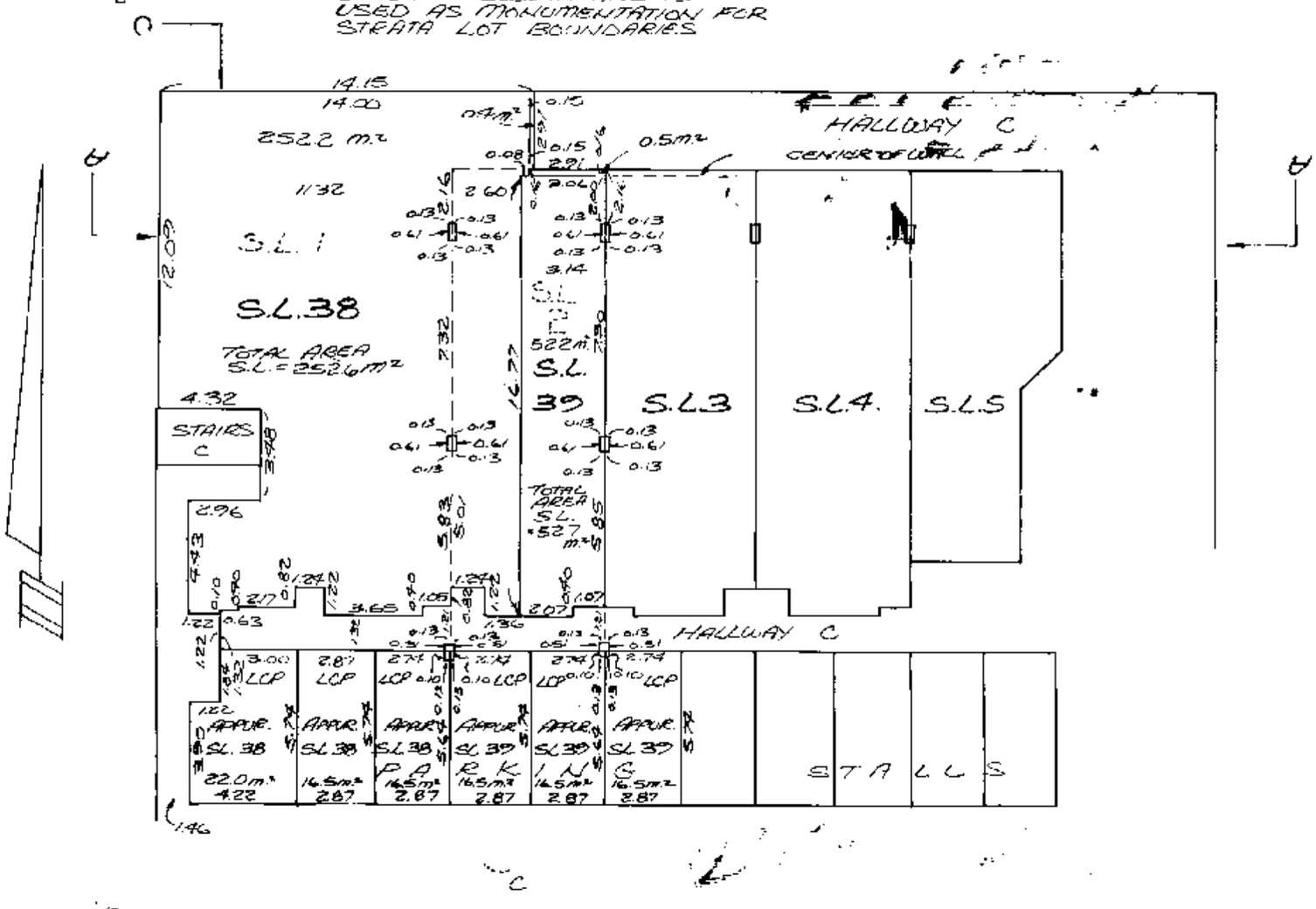
FIRST FLOOR

SCALE = 1:200

3m 0m 5 10m.

LEGEND:

S.L. INDICATES STRATA LOT
APPUR. " APPURTENANT TO
LCP " LIMITED COMMON PROPERTY
C " COMMON PROPERTY
M² " SQUARE METRES
□ " CONCRETE COLUMN AND IS USED AS MONUMENTATION FOR STRATA LOT BOUNDARIES



STRATA LOTS 38 AND 39 ARE FOR COMMERCIAL USE.

"THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT."

JUSTICE, LAMMERTS & ASSOC.
B.C. LAND SURVEYORS
14674 108th AVE.
SURREY, B.C.

I, R.P. JUSTICE, A BRITISH COLUMBIA LAND SURVEYOR OF SURREY, BRITISH COLUMBIA, CERTIFY THAT I WAS PRESENT AT AND DID PERSONALLY SUPERINTEND THE SURVEY REPRESENTED BY THIS PLAN AND THAT THE SURVEY AND PLAN ARE CORRECT. THE SURVEY WAS COMPLETED ON THE 17th DAY OF August, 1984

R.P. Justice
SURVEYOR

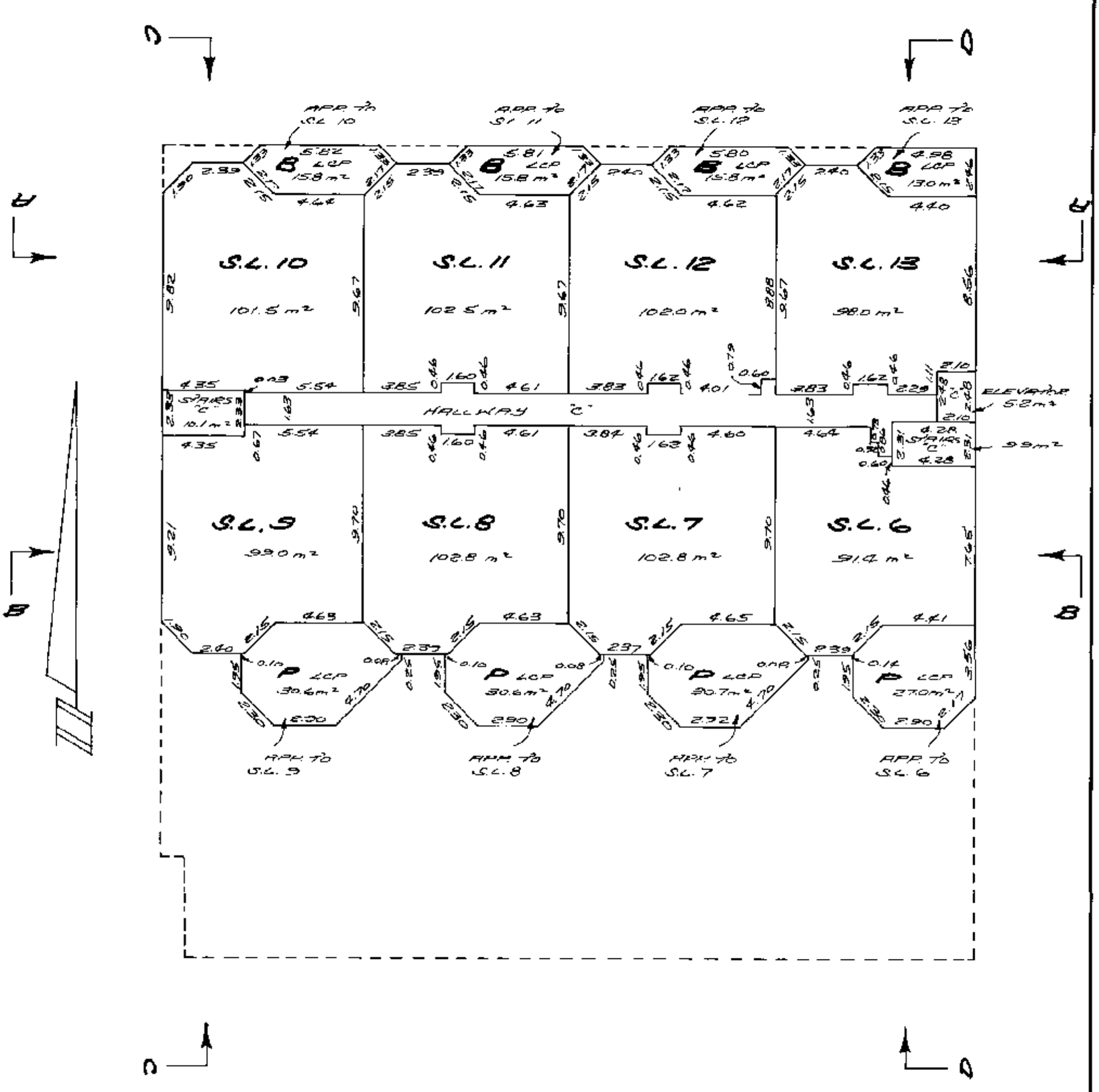
FILED VAVAS1273 T29515 2006-03-17-16.11.33.616956

SHEET 6 OF 13 SHEETS
STRATA PLAN VIC 1273

SECOND FLOOR.
STRATA LOTS 6 TO 13 INCLUSIVE.

SCALE = 1:200.

LEGEND:
APP INDICATES APPURTENANT
"ALL ANGLES ARE 90° OR 45°"



FILED VAVAS1273 T29515 2006-03-17-16.11.33.616956

SHEET 1 OF 13 SHEETS
STRATA PLAN VID.

1273

THIRD FLOOR.
STRATA LOTS 14 TO 21 INCLUSIVE.

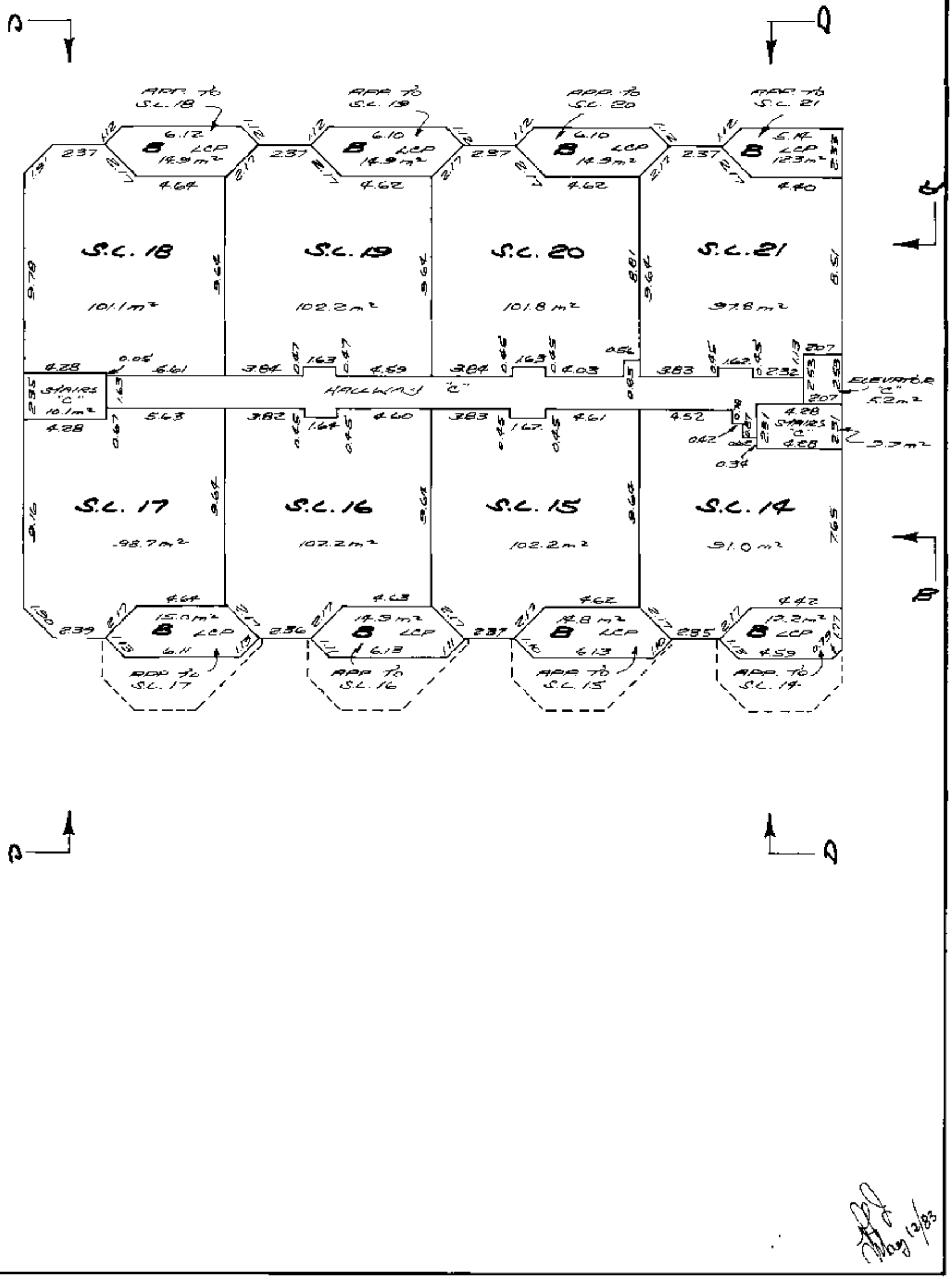
SCALE - 1:200.

3m 0 5 10m

LEGEND.

APP. INDICATES APPURTENANT

"ALL BEARINGS ARE 90° OR 45°"



May 12/83

FILED VAVAS1273 T29515 2006-03-17-16.11.33.616956

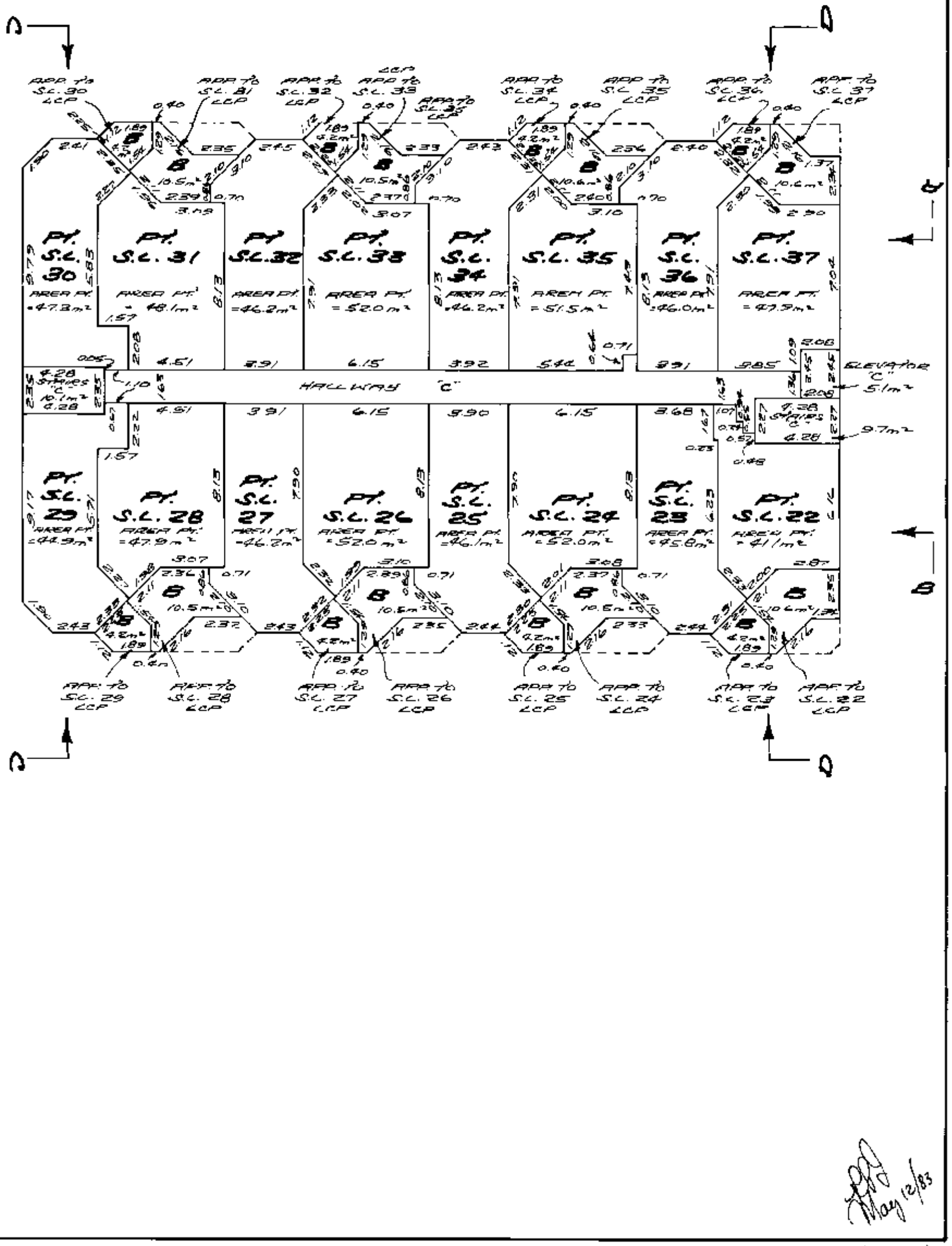
1273

FOURTH FLOOR.
PART OF STRATA LOTS 22 TO 37 INCLUSIVE.

SCALE = 1:200.

3m 0 5 10m

LEGEND:
APP INDICATES APPURTENANT.
"ALL ANGLES ARE 90° OR 45°"



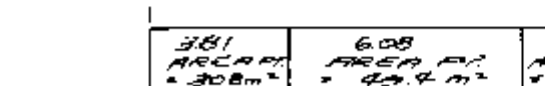
May 12/83

FILED VAVAS1273 T29515 2006-03-17-16.11.33.616956

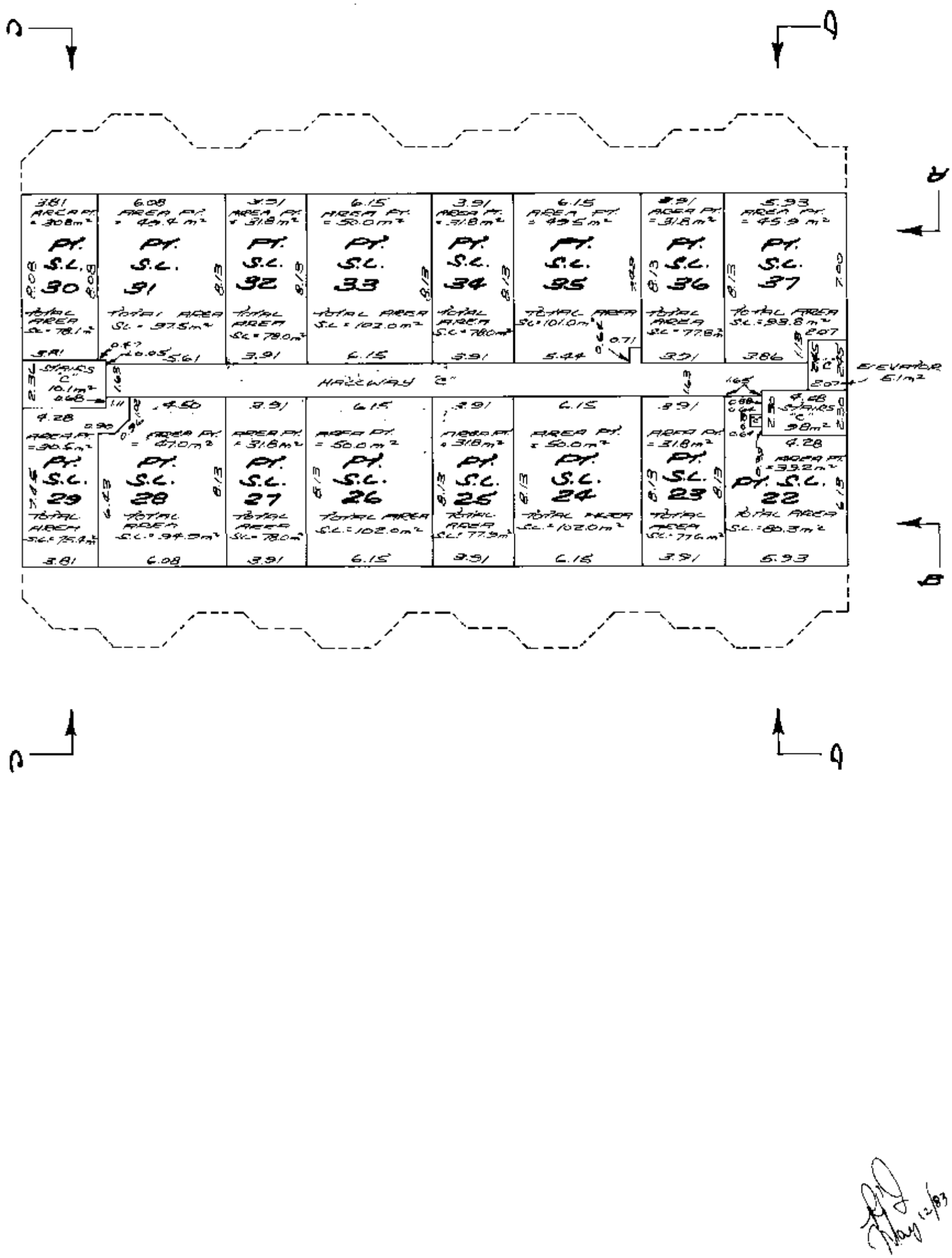
1273

FIFTH FLOOR.
PART OF STRATA LOTS 22 TO 37 INCLUSIVE.

SCALE = 1:200.



LEGEND:
"ALL ANGLES ARE 30° OR 45°"



FILED VAVAS1273 T29515 2006-03-17-16.11.33.616956

RECORD OF BY-LAWS AND ORDERS, ETC.

FILING		DOCUMENT	
NUMBER	DATE	DATE	NATURE AND PARTICULARS
DF M25217	28/3/84	22/6/83	Notification of Change of By-Laws B)
DF M86578	8/11/84	6/11/84	Notification of Change of By-laws E)
DF GC126127	14/11/88	14/11/88	NOTIFICATION OF CHANGE OF BY-LAWS/ND
DF GC129963	11/10/89	20/09/89	NOTIFICATION OF CHANGE OF BY-LAWS/CR
DF ED112628	25/10/90	03/10/90	NOTIFICATION OF CHANGE OF BY-LAWS/KH
BF 15112	15.1.92		NOTIFICATION OF CHANGE OF BY-LAWS/KH
BF 163870	May 1/92		Change of By-Laws

Street Closed
Search ALTOS
Information

FILED VAVAS1273 T29515 2006-03-17-16.11.33.616956

Common Property Sheet Closed 18/10/95

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

DEALINGS AFFECTING

LINDA J. O'SHEA, Registrar
Vancouver/New Westminster Land Title ~~Office~~ COMMON PROPERTY.

REGISTRATION		DOCUMENT	
NUMBER	DATE	DATE	NATURE AND PARTICULARS
L 48853	10/5/83	12/5/83	EASEMENT OVER PART SHOWN IN HEAVY BLACK OUTLINE IN EXPLANATORY PLAN 16601 APPURTENANT TO LOT 4A OF SUBDIVISION B, BLOCK 7, D.L. 626, PLAN 1411 A.R. Ridgeway ASSISTANT DEPUTY REGISTRAR
L 48853 CANCELLED M 85872 NOV. 7, 1984 DNEllis LR Hereto is annexed Easement L 73272 over part of Lot A of Parcel A of Lots 4 and 7, District Lot 626, Plan 10538 in Explanatory Plan 16733 D.N. Ellis/I.O. Registrar			
M 80155	18/6/84	22/6/84	COVENANT UNDER SEC. 215 LAND TITLE ACT IN FAVOUR OF THE CORPORATION OF THE DISTRICT OF NORTH VANCOUVER D.N. ELLIS /REGISTRAR/CB
M 85873	8/1/85		EASEMENT OVER PORTIONS SHOWN HATCHED AND CROSS-HATCHED ON EXPLANATORY PLAN 19480 APPURTENANT TO THE COMMON PROPERTY STRATA PLAN VR. 1404 DNEllis LR REGISTRAR
DF N 5163	24/1/85		CONSOLIDATION AND RESUBDIVISION OF STRATA LOTS 1 AND 2 PURSUANT TO S. 57 (1) (d) + (e) - CONDOMINIUM ACT D.N. Ellis/REGISTRAR/MMC
DF N 7862	1/2/86		SPECIAL RESOLUTION DESIGNATING LIMITED COMMON PROPERTY PURSUANT TO S. 53 (1) - CONDOMINIUM ACT D.N. Ellis/REGISTRAR/MMC

FILED VAVAS1273 T29515 2006-03-17-16.11.33.616956

Mary 12/95