STRATA PLAN OF LOT 2, BLOCK 13, DISTRICT LOT 2025, GROUP ONE, NEW WESTMINSTER DISTRICT, PLAN LMP 47707

DISTRICT OF NORTH VANCOUVER

B. C. G. S. 92G. 035

CIVIC ADDRESS

No. 960 LYNN VALLEY ROAD,
NORTH VANCOUVER, B. C.

SCALE 1 : 500

0 1 2 3 4 5 10 20 30 40 50 m

ALL DISTANCES ARE IN METRES

THE NAME OF THE DEVELOPMENT IS:
"BALMORAL HOUSE"

STRATA PLAN LMS 4641

DEPOSITED AND REGISTERED IN THE LAND TITLE OFFICE AT NEW WESTMINSTER, B. C.
DATE: 28 March 2002

B. Digras Deputy REGISTRAR
- DG

BT103165

THE CORPORATION OF THE DISTRICT OF NORTH VANCOUVER COVENANTS BP 248968, BP 248969, BP 249002, BR 13570.

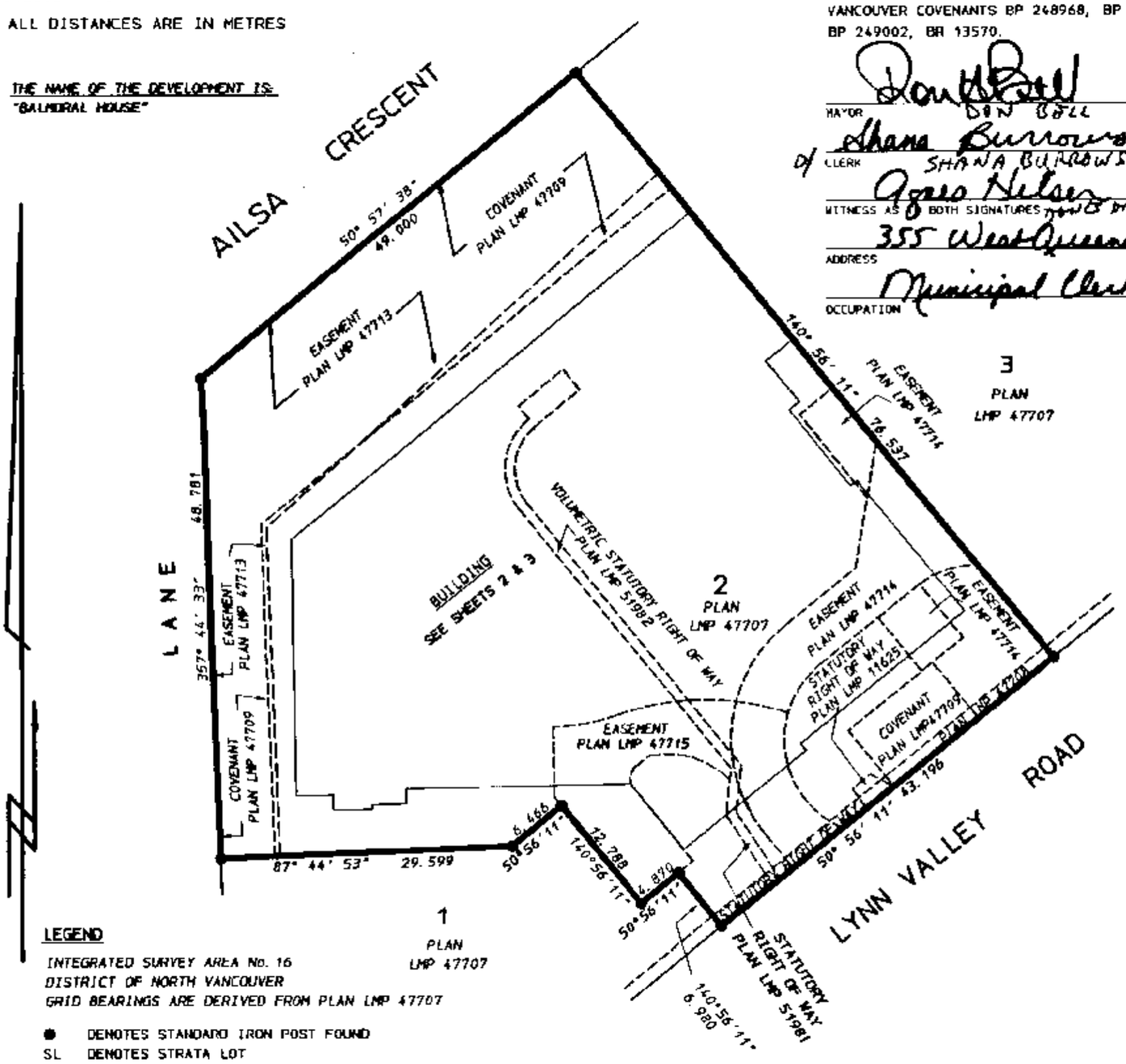
DON BELL
MAYOR

SHANA BURROWS
CLERK

WITNESS AS TO BOTH SIGNATURES

355 West Queens Rd, NV
ADDRESS

Municipal Clerk
OCCUPATION



LEGEND

INTEGRATED SURVEY AREA No. 16
DISTRICT OF NORTH VANCOUVER
GRID BEARINGS ARE DERIVED FROM PLAN LMP 47707

- ● DENOTES STANDARD IRON POST FOUND
- SL DENOTES STRATA LOT
- PT DENOTES PART
- m² DENOTES SQUARE METRES
- CP DENOTES COMMON PROPERTY
- LCP DENOTES LIMITED COMMON PROPERTY
- (B) DENOTES BALCONY
- (E) DENOTES ELEVATOR
- (P) DENOTES PARKING STALL
- (C) DENOTES COMMERCIAL FOR STRATA LOTS 1 AND 2
- (R) DENOTES RESIDENTIAL FOR STRATA LOTS 3 TO 66
- (EC) DENOTES ELECTRICAL CLOSET
- (V) DENOTES VISITORS PARKING STALL
- NNB DENOTES WALL NOT BUILT

I, A. K. WINTER, OF NORTH VANCOUVER, B. C., A BRITISH COLUMBIA LAND SURVEYOR, CERTIFY THAT THE BUILDING SHOWN ON THIS STRATA PLAN IS WITHIN THE EXTERNAL BOUNDARIES OF THE LAND THAT IS THE SUBJECT OF THE STRATA PLAN

DATE: FEBRUARY 26th, 2002.

B. C. L. S.

I, A. K. WINTER, A BRITISH COLUMBIA LAND SURVEYOR, CERTIFY THAT THE BUILDING INCLUDED IN THIS STRATA PLAN HAS NOT, AS OF FEBRUARY 26th, 2002, BEEN PREVIOUSLY OCCUPIED.

B. C. L. S.

THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT

S 434A

M2594-32 SD 38 FB. 1781 P. 83-89

HOBBS, WINTER & MacDONALD
B. C. LAND SURVEYORS
200-1160 EAST 3RD STREET,
NORTH VANCOUVER, B. C., V7J 1B8
TEL 604-986-1371 FAX 986-5204

FILED LMLMS4641 Q07617 2005-04-13-19.37.04.232898

LOCATION OF BUILDING - EAST

SCALE 1:200

0 1 2 3 4 5 10 20 m.

ALL DISTANCES ARE IN METRES

STRATA PLAN LMS 4641

MATCH LINE

LINE OF BASEMENT FLOOR

52.15

FOUNDATION
0.03 CLEAR

16.48

FOUNDATION
0.03 CLEAR

BUILDING

3.43
2.21
1.22
5.28
STAIRS
1.22
2.52

140° 56' 11"
76.537

EASEMENT
PLAN LMP 47714

9.91

0.61

3
PLAN
LMP 47707

PROPERTY LINE

VOLUMETRIC STATUTORY RIGHT OF WAY PLAN LMP 51982

EASEMENT
PLAN LMP 47715

EASEMENT
PLAN LMP 47714

17.16

EASEMENT
PLAN LMP47714

LINE OF BASEMENT FLOOR

0.86

21.34

3.96

15.94

8.61

2
PLAN
LMP47707

STATUTORY RIGHT OF WAY
PLAN LMP 11625

COVENANT
PLAN LMP 47709

9.35

140°56'11"
8.48
6.980

STATUTORY RIGHT OF WAY
PLAN LMP 51981

PROPERTY LINE

STATUTORY RIGHT OF WAY

PLAN LMP 47708

50° 56' 11" 43.196

MATCH LINE

LYNN VALLEY ROAD

PROPERTY LINE TIES ARE TO EXTERIOR OF MAIN FOUNDATION WALLS

S434A

B. C. L. S.

FEBRUARY 26th, 2002.

FILED LMLMS4641 QD7617 2005-04-13-19.37.04.232898

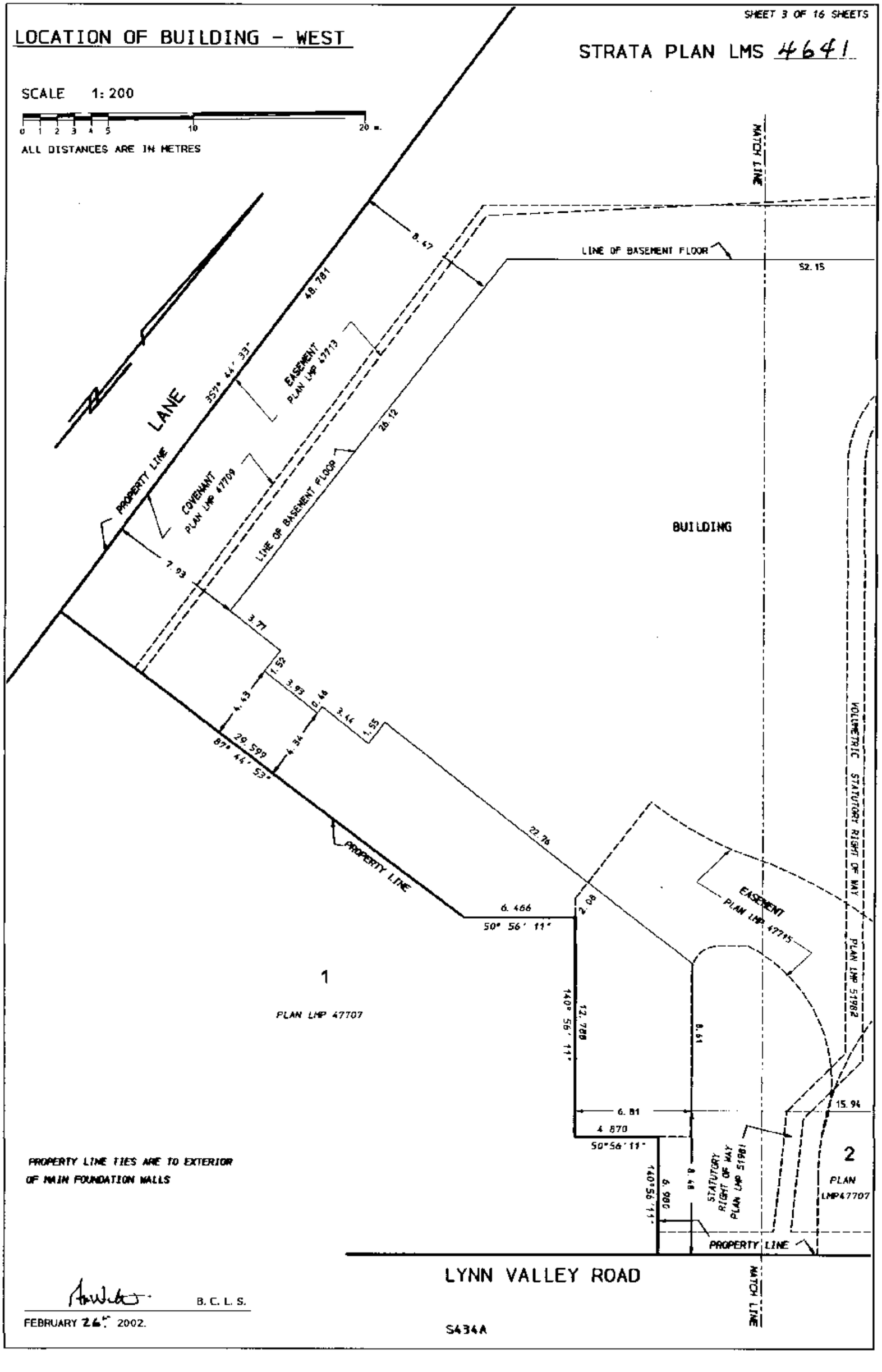
LOCATION OF BUILDING - WEST

STRATA PLAN LMS 4641

SCALE 1:200

0 1 2 3 4 5 10 20 m.

ALL DISTANCES ARE IN METRES



PROPERTY LINE TIES ARE TO EXTERIOR OF MAIN FOUNDATION WALLS

B. C. L. S.

FEBRUARY 26th 2002.

S434A

FILED LMLMS4641 Q07617 2005-04-13-19.37.04.232898

STRATA PLAN LMS 4641

OWNER
LYNN VALLEY HOMES (BALMORAL) LTD.

AUTHORIZED SIGNATORY W A/D MCALLISTER

AUTHORIZED SIGNATORY

WITNESS AS TO BOTH SIGNATURES JESSICA PETPE

21-8040 Blundell Rd. Richmond

ADDRESS

Receptionist

OCCUPATION

MORTGAGEE
M. R. S. TRUST COMPANY

AUTHORIZED SIGNATORY BRUCE SHEPHERD

AUTHORIZED SIGNATORY LEE GOLDMAN

WITNESS AS TO BOTH SIGNATURES JESSICA MARNARD

2900-777 Bay St., Toronto

ADDRESS

MORTGAGE OFFICER

OCCUPATION

MORTGAGEE
C.A. EQUITIES LTD.

AUTHORIZED SIGNATORY HELEN ANDERSON

AUTHORIZED SIGNATORY

WITNESS AS TO BOTH SIGNATURES WILLIAM C ADAMAN

205-2922 Glen Drive Coquitlam, BC

ADDRESS

Lawyer

OCCUPATION

B. C. L. S.

FEBRUARY 26th, 2002

S 434A

FILED LMLMS4641 Q07617 2005-04-13-19.37.04.232898

BASEMENT (PARKING) FLOOR - EAST

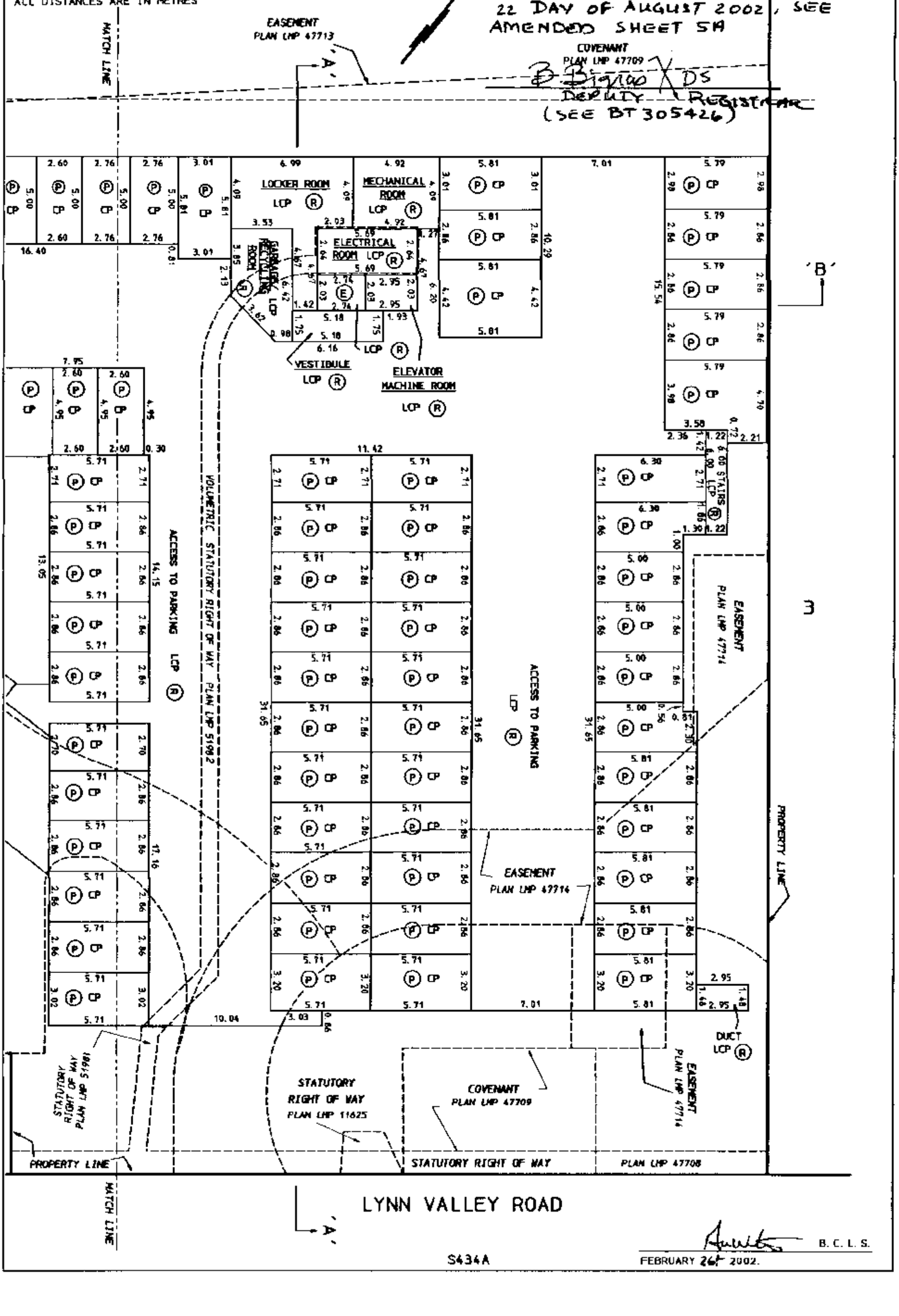
SCALE 1:200

0 1 2 3 4 5 10 20 m.

ALL DISTANCES ARE IN METRES

STRATA PLAN LMS 4641
AMENDED PURSUANT TO SECTION 258, STRATA PROPERTY ACT, THIS 22 DAY OF AUGUST 2002, SEE AMENDED SHEET 5A

B Bigtao DS
DEPUTY REGISTRAR
(SEE BT 305426)



S434A

B. C. L. S.

FEBRUARY 26th 2002.

FILED LMLMS4641 Q07617 2005-04-13-19.37.04.232898

AMENDED SHEET 5A

EXPLANATORY PLAN AMENDING STRATA PLAN LMS 4641 TO DESIGNATE PARKING STALLS AS LIMITED COMMON PROPERTY FOR THE EXCLUSIVE USE OF STRATA LOTS 3 TO 66 BASEMENT (PARKING) FLOOR-EAST

PURSUANT TO SECTION 258 OF THE STRATA PROPERTY ACT.

B. C. G. S. 92G. 035

CIVIC ADDRESS
No. 960 LYNN VALLEY ROAD,
NORTH VANCOUVER, B. C.

SCALE 1:200
0 1 2 3 4 5 10 m.
ALL DISTANCES ARE IN METRES

AMENDED SHEET 5
SHEET 5 OF 16 SHEETS

STRATA PLAN LMS 4641

DEPOSITED AND REGISTERED IN THE LAND TITLE OFFICE AT NEW WESTMINSTER, B. C.
DATE: August 22, 2002.

B Bigras.
REGISTRAR

BT305426

FILED LMLMS4641 Q07617 2005-04-13-19.37.04.232898

EASEMENT PLAN LMP 47713
COVENANT PLAN LMP 47709
MATCH LINE
'A'
'B'
LOCKER ROOM LCP (R)
MECHANICAL ROOM LCP (R)
ELECTRICAL ROOM LCP (R)
GARBAGE & RECYCLING ROOM LCP (R)
VESTIBULE LCP (R)
ELEVATOR MACHINE ROOM LCP (R)
VOLUMETRIC STATUTORY RIGHT OF WAY PLAN LMP 51982
ACCESS TO PARKING LCP (R)
EASEMENT PLAN LMP 47714
PROPERTY LINE
STATUTORY RIGHT OF WAY PLAN LMP 11625
STATUTORY RIGHT OF WAY PLAN LMP 47708
DUCT LCP (R)
3

LEGEND

SL	DENOTES STRATA LOT
CP	DENOTES COMMON PROPERTY
LCP	DENOTES LIMITED COMMON PROPERTY
(E)	DENOTES ELEVATOR
(P)	DENOTES PARKING STALL
(R)	DENOTES RESIDENTIAL FOR STRATA LOTS 3 TO 66
(V)	DENOTES VISITORS PARKING STALL

CERTIFIED CORRECT IN ACCORDANCE WITH LAND TITLE OFFICE RECORDS THIS 1ST DAY OF AUGUST, 2002.

B. C. L. S.

LYNN VALLEY ROAD

THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT

M2637-25. 1 S 434-5B SD 40

HOBBS, WINTER & MacDONALD
B. C. LAND SURVEYORS
200-1160 EAST 3RD STREET,
NORTH VANCOUVER, B. C., V7J 1B8
TEL 604-986-1371 FAX 986-5204

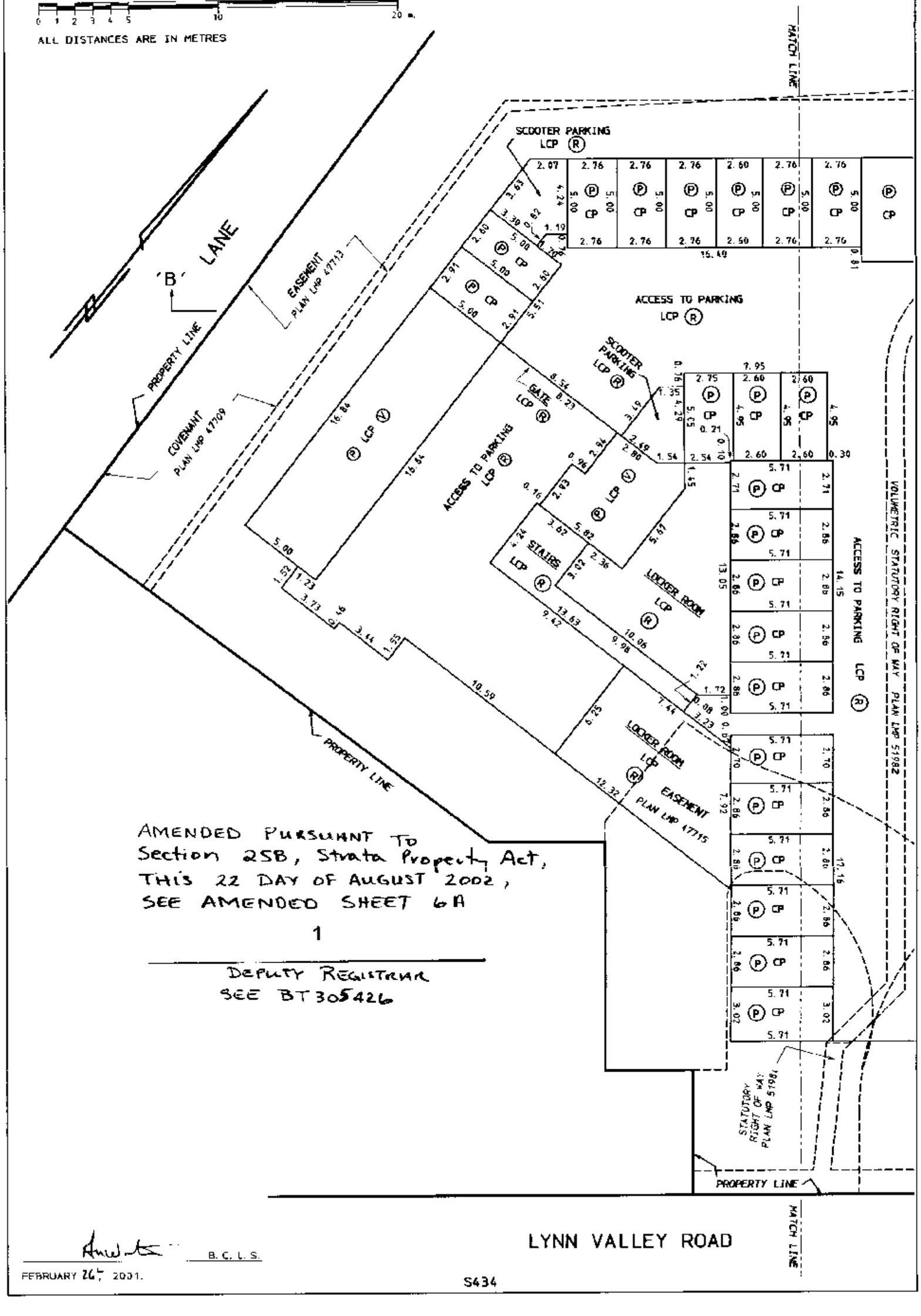
BASEMENT (PARKING) FLOOR - WEST

STRATA PLAN LMS 4641

SCALE 1:200

0 1 2 3 4 5 10 20 m.

ALL DISTANCES ARE IN METRES



AMENDED PURSUANT TO
Section 258, Strata Property Act,
THIS 22 DAY OF AUGUST 2002,
SEE AMENDED SHEET 6A

1

DEPUTY REGISTRAR
SEE BT305426

B. C. L. S.

FEBRUARY 26, 2001.

S434

FILED LMLMS4641 QQ7617 2005-04-13-19.37.04.232898

AMENDED SHEET 6A

AMENDED SHEET 6
SHEET 6 OF 16 SHEETS

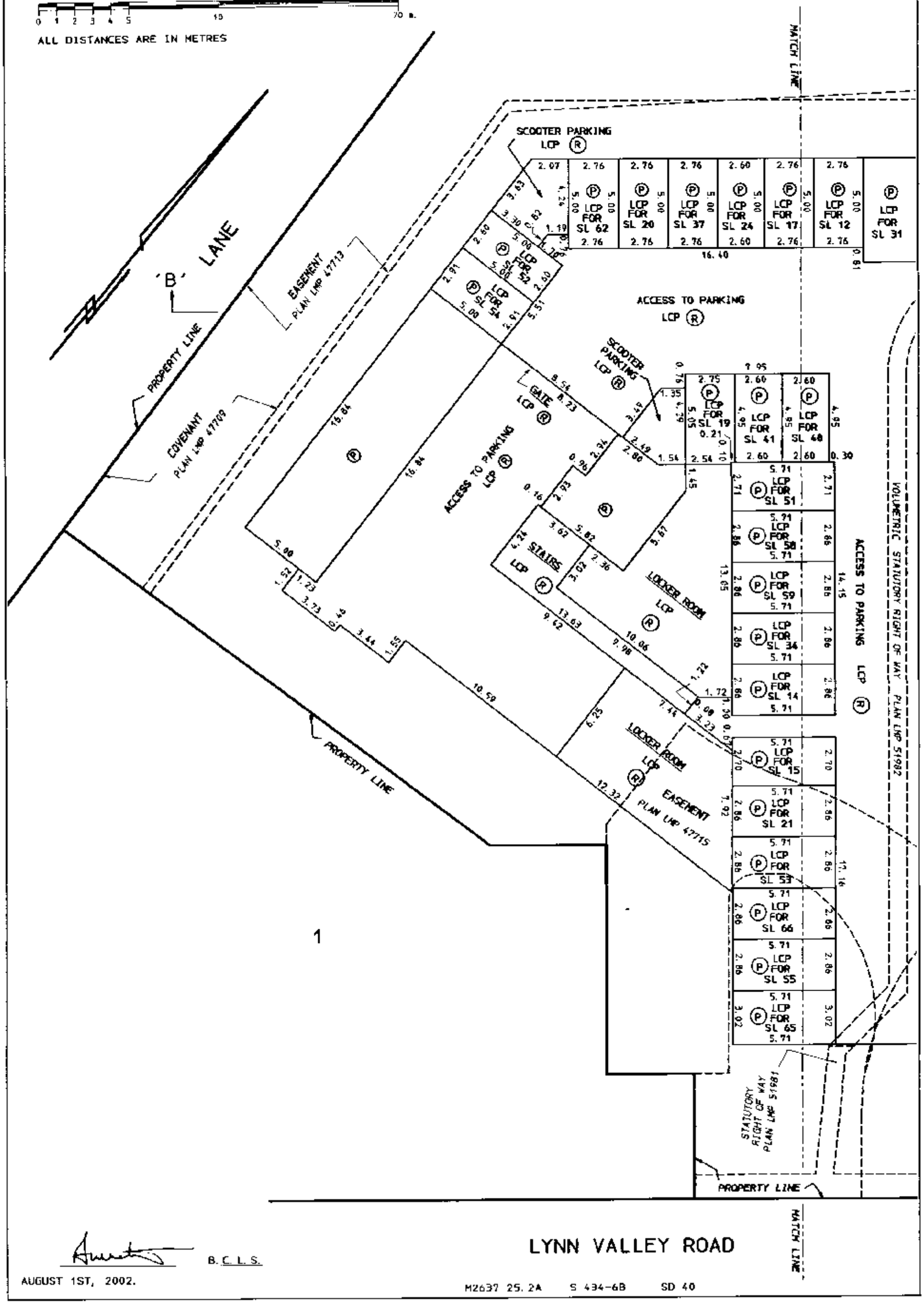
BASEMENT (PARKING) FLOOR - WEST

STRATA PLAN LMS 4641

SCALE 1: 200

0 1 2 3 4 5 10 70 m.

ALL DISTANCES ARE IN METRES



B.C.L.S.

AUGUST 1ST, 2002.

M2637 25.2A S 434-6B SD 40

FILED LMLMS4641 Q07617 2005-04-13-19.37.04.232898

FILED LMLNS4641 Q07617 2005-04-13-19.37.04.232898

FIRST FLOOR - EAST

SCALE 1:200

0 1 2 3 4 5 10 20 m.

ALL DISTANCES ARE IN METRES

STRATA PLAN LMS 4641

MATCH LINE

EASEMENT PLAN LMP 47713

COVENANT PLAN LMP 47709

'A'

'B'

PATIO LCP for SL 7

PATIO LCP for SL 6

PATIO LCP for SL 5

PATIO LCP for SL 4

PATIO LCP for SL 3

SL 8

SL 7 AREA=60.0 m²

SL 6 AREA=79.2 m²

SL 5 AREA=60.0 m²

SL 4 AREA=60.0 m²

SL 3 AREA=65.8 m²

SL 2 AREA=75.7 m²

SL 1 AREA=74.6 m²

SL 13

SL 14 AREA=61.5 m²

SL 15 AREA=66.3 m²

VENT LCP

STAIRS LCP

HALLWAY LCP

BISTRO LLP

LOBBY LCP

LOUNGE LCP

LOADING BAY LCP FOR SL 2

PATIO LCP for SL 13

PATIO LCP for SL 14

PATIO LCP for SL 15

PATIO LCP for SL 1

PATIO LCP for SL 2

PATIO LCP

EASEMENT PLAN LMP 47714

EASEMENT PLAN LMP 47715

PERIMETER OF FLOOR BELOW

PROPERTY LINE

STATUTORY RIGHT OF WAY PLAN LMP 51961

STATUTORY RIGHT OF WAY PLAN LMP 11625

COVENANT PLAN LMP 47709

STATUTORY RIGHT OF WAY PLAN LMP 47708

MATCH LINE

LYNN VALLEY ROAD

S434A

B. C. L. S.

FEBRUARY 26th 2002.

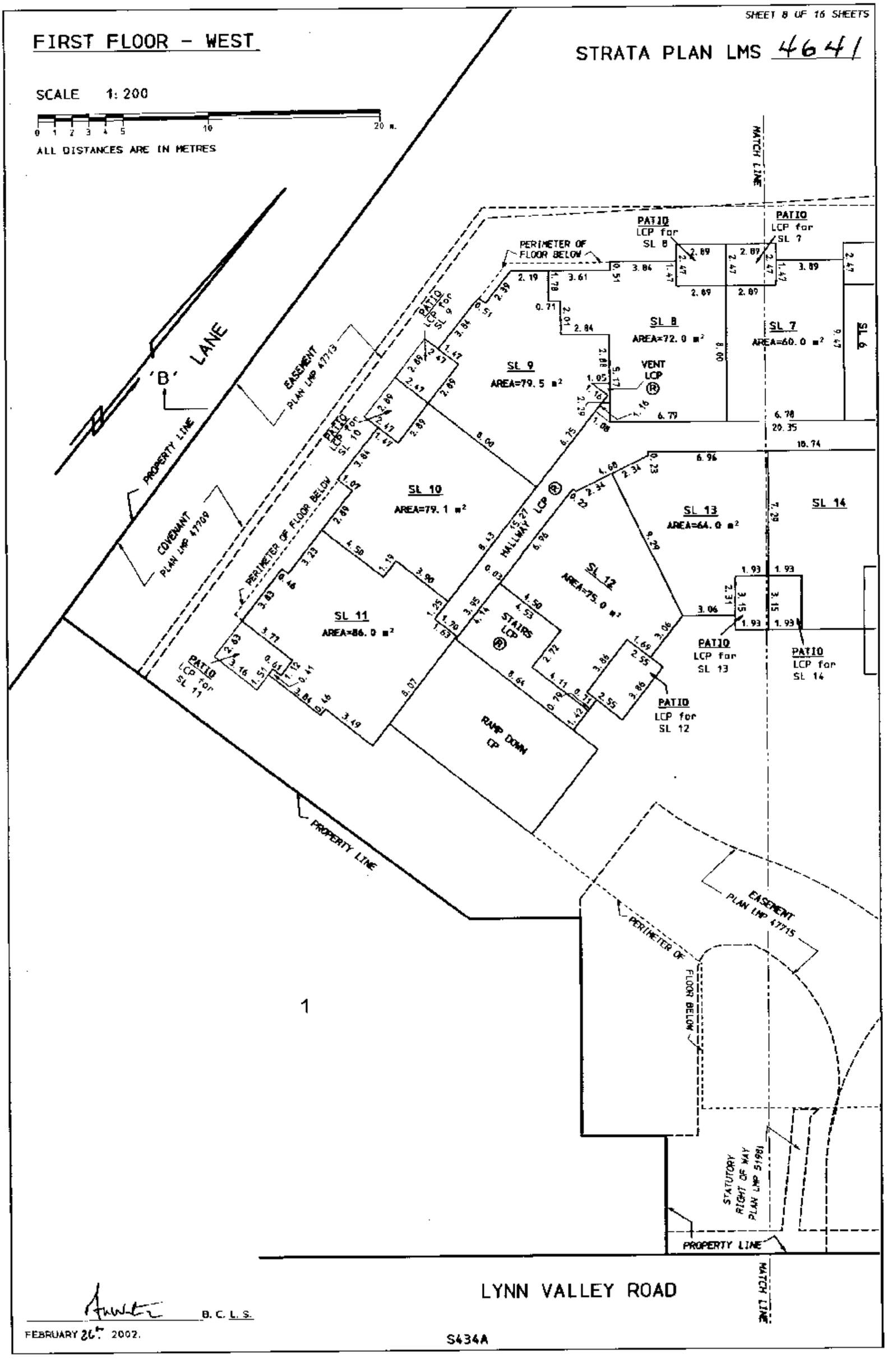
FIRST FLOOR - WEST

STRATA PLAN LMS 4641

SCALE 1:200

0 1 2 3 4 5 10 20 m.

ALL DISTANCES ARE IN METRES



B. C. L. S.

FEBRUARY 26th 2002.

S434A

FILED LMLMS4641 QD7617 2005-04-13-19.37.04.232898

SECOND FLOOR - EAST

SCALE 1:200

0 1 2 3 4 5 10 20 m.

ALL DISTANCES ARE IN METRES

STRATA PLAN LMS 4641

MATCH LINE

EASEMENT PLAN LMP 47713

COVENANT PLAN LMP 47709

PERIMETER OF FLOOR BELOW

BALCONY LCP FOR SL 23

BALCONY LCP FOR SL 22

BALCONY LCP FOR SL 21

BALCONY LCP FOR SL 20

BALCONY LCP FOR SL 19

SL 24

SL 23 AREA=58.5 m²

SL 22 AREA=80.4 m²

SL 21 AREA=60.0 m²

SL 20 AREA=69.4 m²

SL 19 AREA=61.3 m²

VENT LCP

STAIRS LCP

HALLWAY LCP

SL 30

SL 31 AREA=73.7 m²

SL 32 AREA=60.3 m²

SL 16 AREA=60.2 m²

SL 17 AREA=73.8 m²

SL 18 AREA=70.0 m²

BALCONY LCP FOR SL 30

BALCONY LCP FOR SL 31

BALCONY LCP FOR SL 32

BALCONY LCP FOR SL 16

BALCONY LCP FOR SL 17

BALCONY LCP FOR SL 18

EASEMENT PLAN LMP 47715

EASEMENT PLAN LMP 47714

EASEMENT PLAN LMP 47714

STATUTORY RIGHT OF WAY PLAN LMP 51981

STATUTORY RIGHT OF WAY PLAN LMP 11625

COVENANT PLAN LMP 47709

PROPERTY LINE

STATUTORY RIGHT OF WAY

PLAN LMP 47708

LYNN VALLEY ROAD

S434A

B. C. L. S.

FEBRUARY 26th 2002.

FILED LMLMS4641 Q07617 2005-04-13-19.37.04.232898

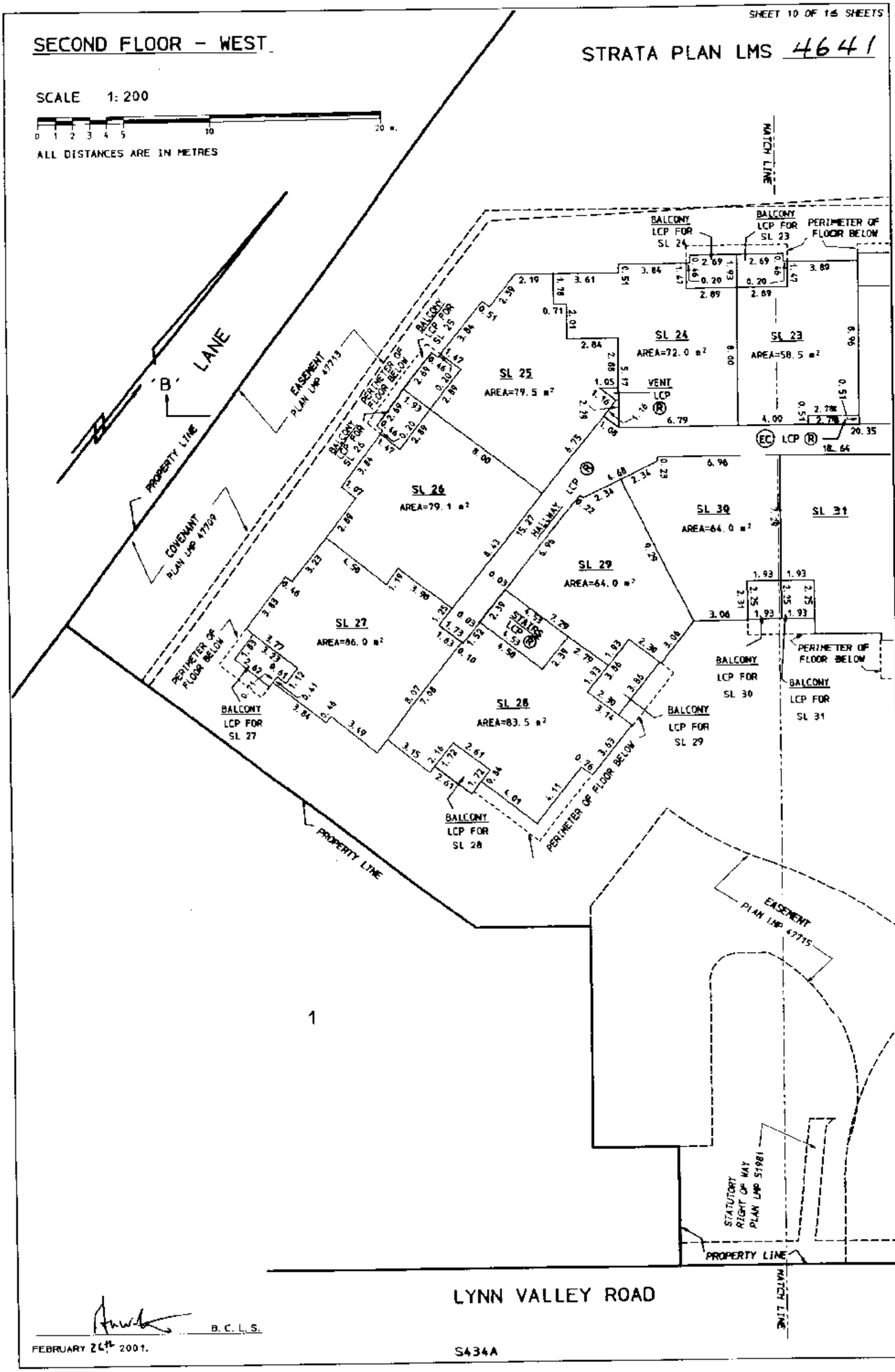
SECOND FLOOR - WEST

STRATA PLAN LMS 4641

SCALE 1:200

0 1 2 3 4 5 10 20 m.

ALL DISTANCES ARE IN METRES



1

B. C. L. S.

FEBRUARY 26th 2001.

S434A

FILED LMLMS4641 QD7617 2005-04-13-19.37.04.232898

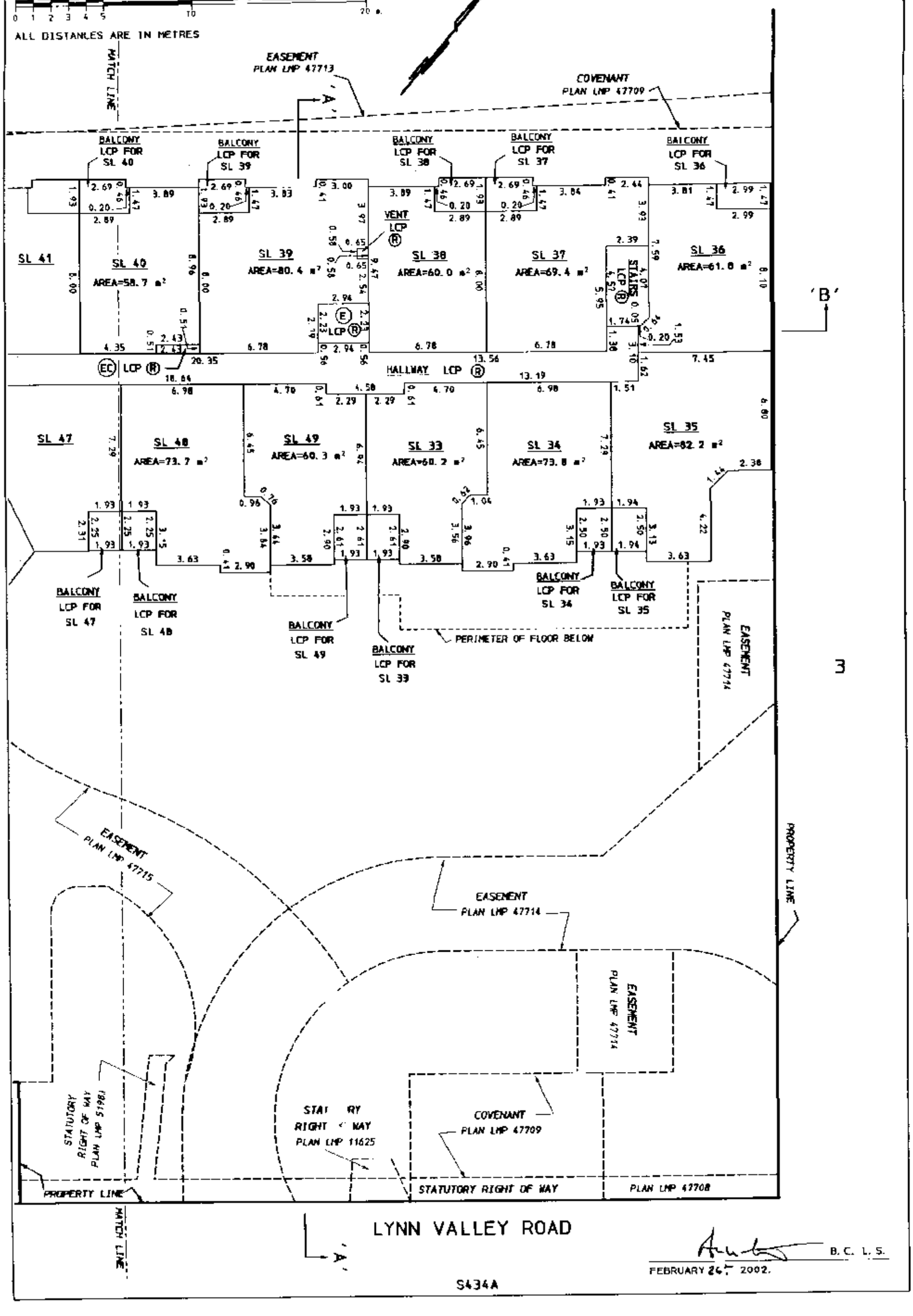
THIRD FLOOR - EAST

SCALE 1:200

0 1 2 3 4 5 10 20 m.

ALL DISTANCES ARE IN METRES

STRATA PLAN LMS 4641



LYNN VALLEY ROAD

B. C. L. S.

FEBRUARY 26, 2002.

S434A

FILED LMLMS4641 QD7617 2005-04-13-19.37.04.232898

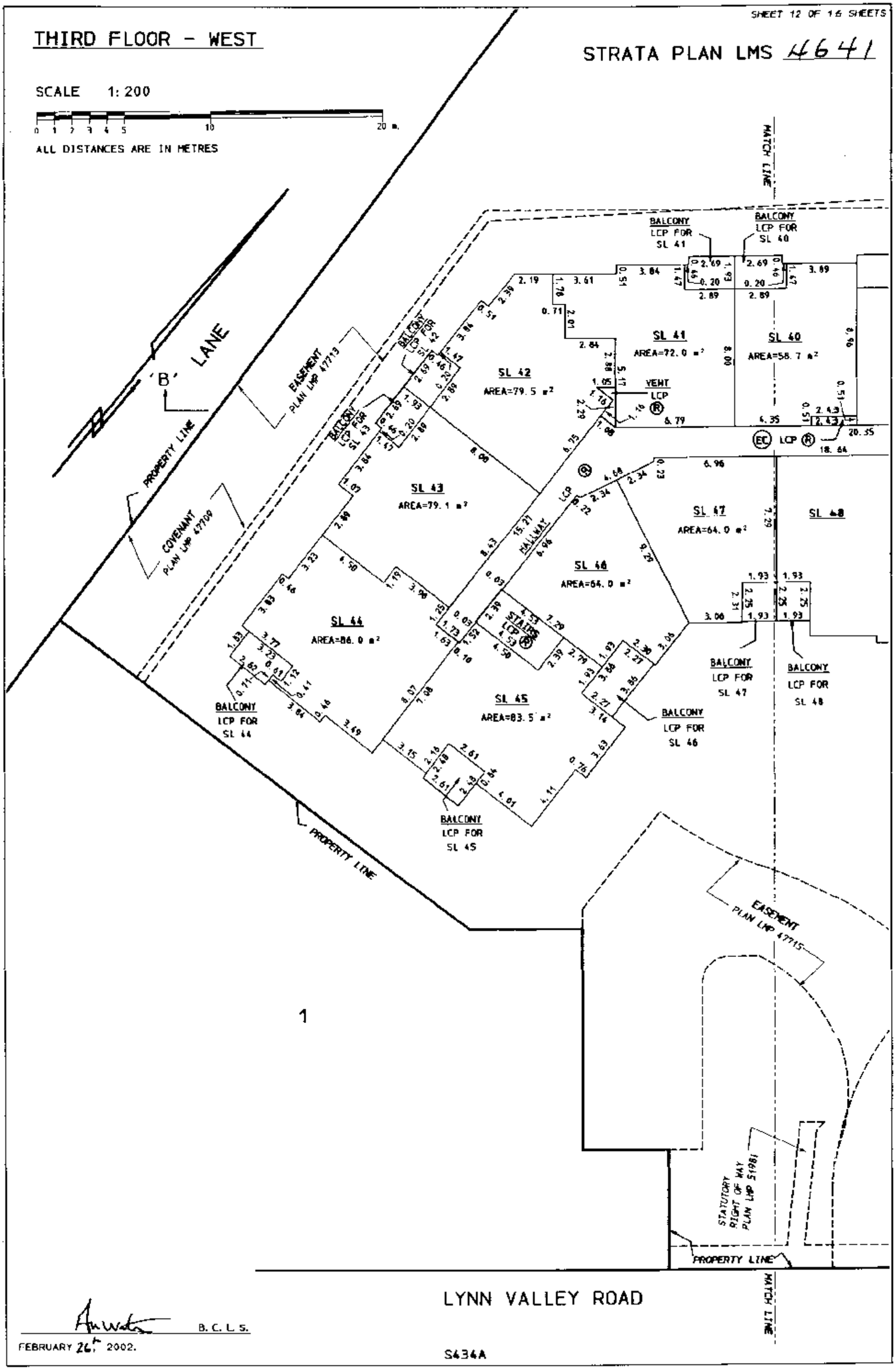
THIRD FLOOR - WEST

STRATA PLAN LMS 4641

SCALE 1:200

0 1 2 3 4 5 10 20 m.

ALL DISTANCES ARE IN METRES



1

B. C. L. S.

FEBRUARY 26th 2002.

S434A

FILED LMLMS4641 QD7617 2005-04-13-19.37.04.232898

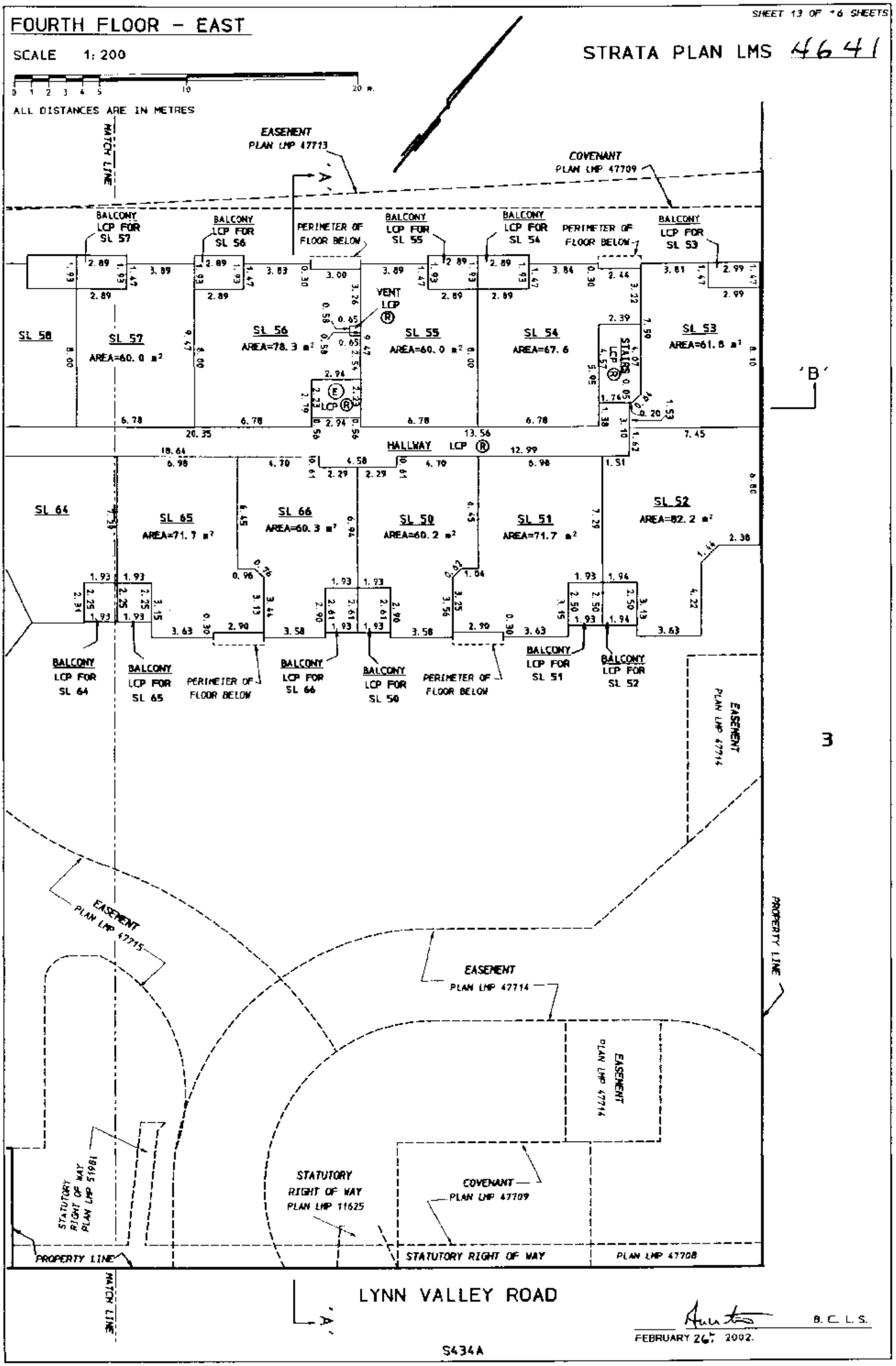
FOURTH FLOOR - EAST

SCALE 1:200

0 1 2 3 4 5 10 20 m.

ALL DISTANCES ARE IN METRES

STRATA PLAN LMS 4641



B. C. L. S.

FEBRUARY 26, 2002.

S434A

FILED LMLMS4641 Q07617 2005-04-13-19.37.04.232898

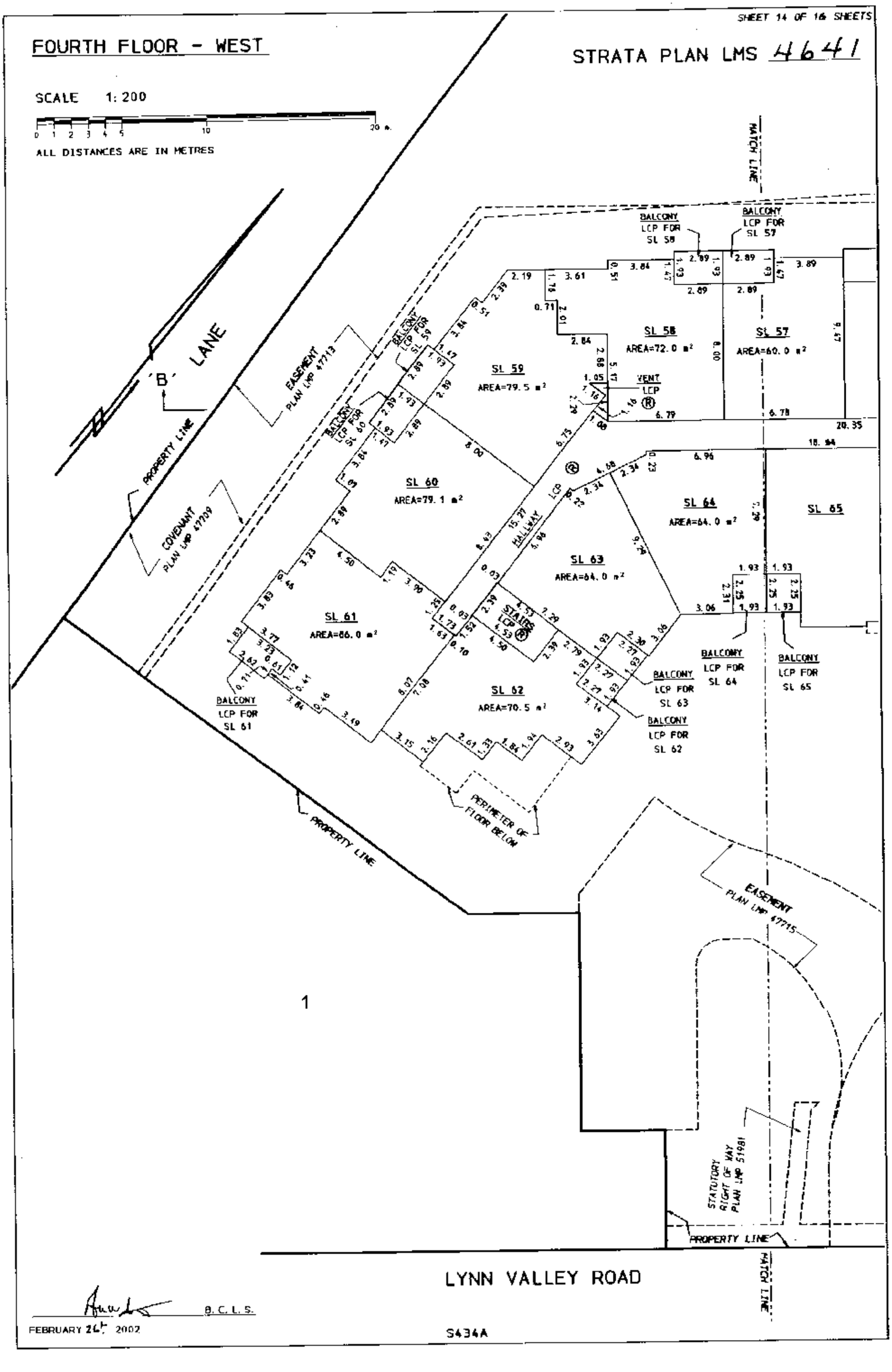
FOURTH FLOOR - WEST

STRATA PLAN LMS 4641

SCALE 1:200

0 1 2 3 4 5 10 20 m.

ALL DISTANCES ARE IN METRES



1

B.C.L.S.

FEBRUARY 26th 2002

S434A

FILED LMLMS4641 Q07617 2005-04-13-19.37.04.232898

SECTIONS

STRATA PLAN LMS 4641

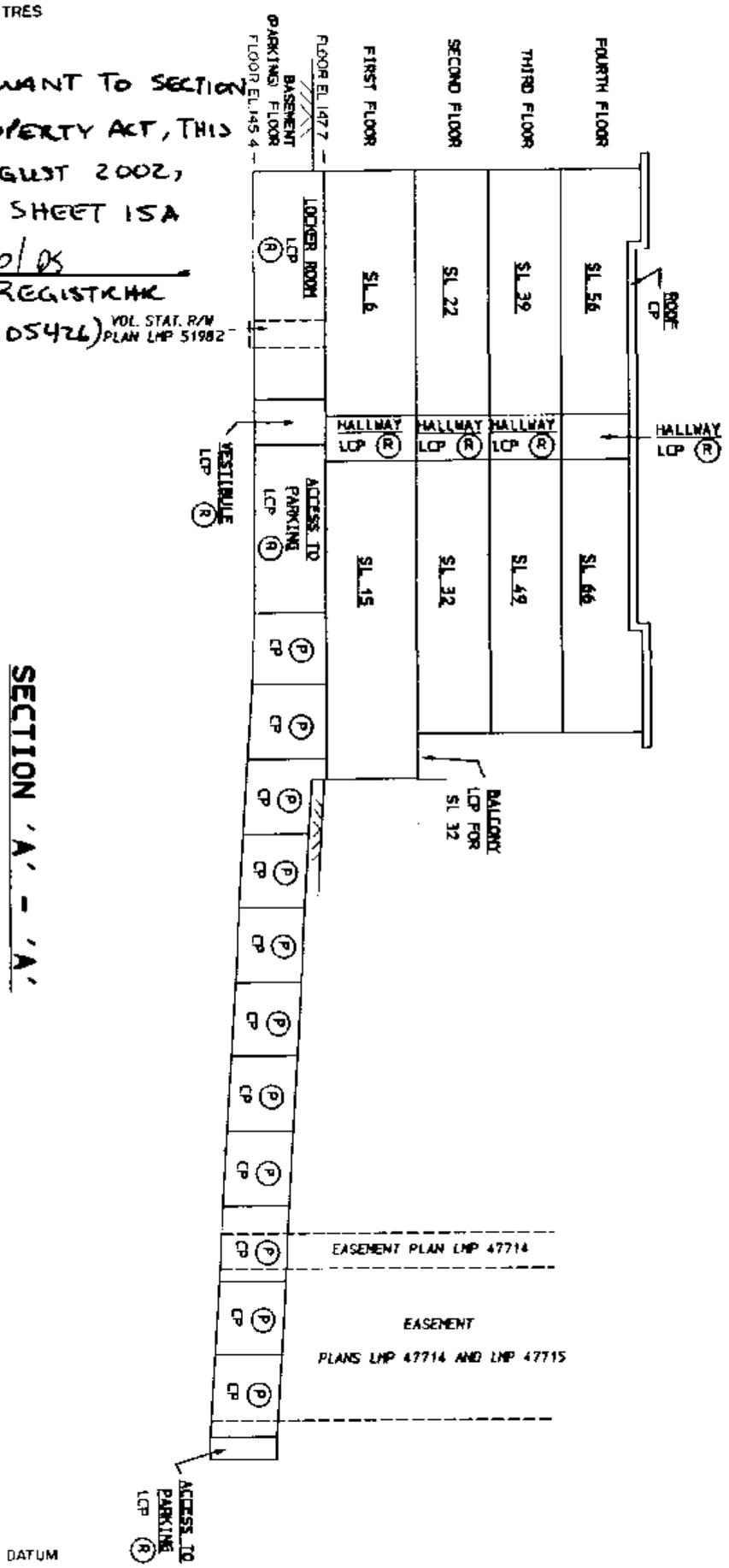
SCALE 1:200

0 1 2 3 4 5 10 20 m.

ALL DISTANCES ARE IN METRES

AMENDED PURSUANT TO SECTION 258, STRATA PROPERTY ACT, THIS 22 DAY OF AUGUST 2002, SEE AMENDED SHEET 15A

B. Bignall
DEPUTY REGISTRAR
(SEE BT 305426)



SECTION 'A' - 'A'

ELEVATIONS ARE TO GEODETIC DATUM

STATUTORY RIGHT OF WAY PLAN LMP 47708

PROPERTY LINE

LYNN VALLEY ROAD

B. C. L. S.

FEBRUARY 26th 2002.

FILED LMLMS4641 Q07617 2005-04-13-19.37.04.232898

AMENDED SHEET 15A

AMENDED SHEET 15
SHEET 15 OF 16 SHEETS

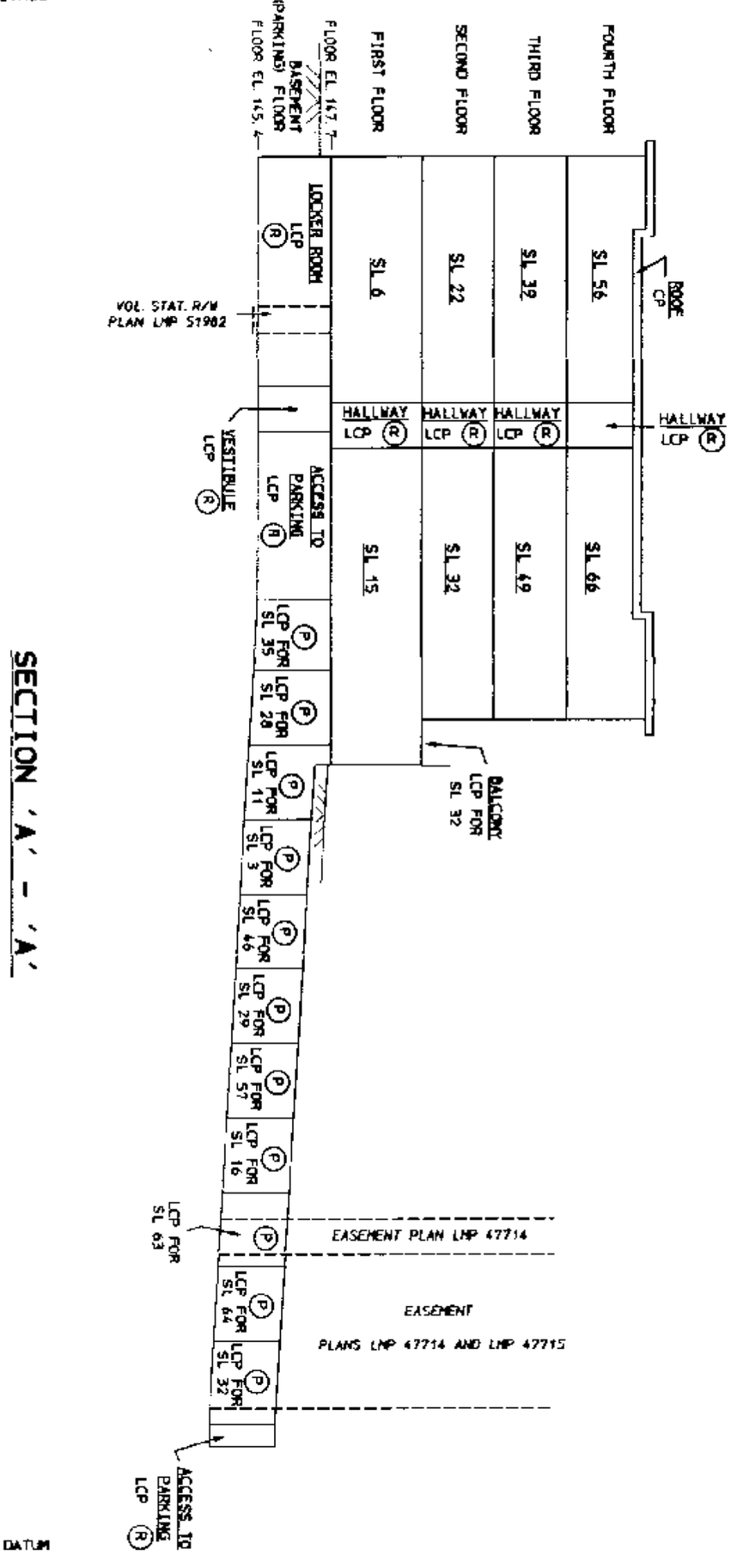
SECTIONS

STRATA PLAN LMS 4641

SCALE 1: 200

0 1 2 3 4 5 10 20 m.

ALL DISTANCES ARE IN METRES



SECTION 'A' - 'A'

ELEVATIONS ARE TO GEODETIC DATUM

STATUTORY RIGHT OF WAY PLAN LMP 47708

PROPERTY LINE

LYNN VALLEY ROAD

B. C. L. S.

AUGUST 1ST, 2002.

M2637-25.3 S 434-158 SD 40

FILED LMLMS4641 QD7617 2005-04-13-19.37.04.232898

SECTIONS

STRATA PLAN LMS 4641

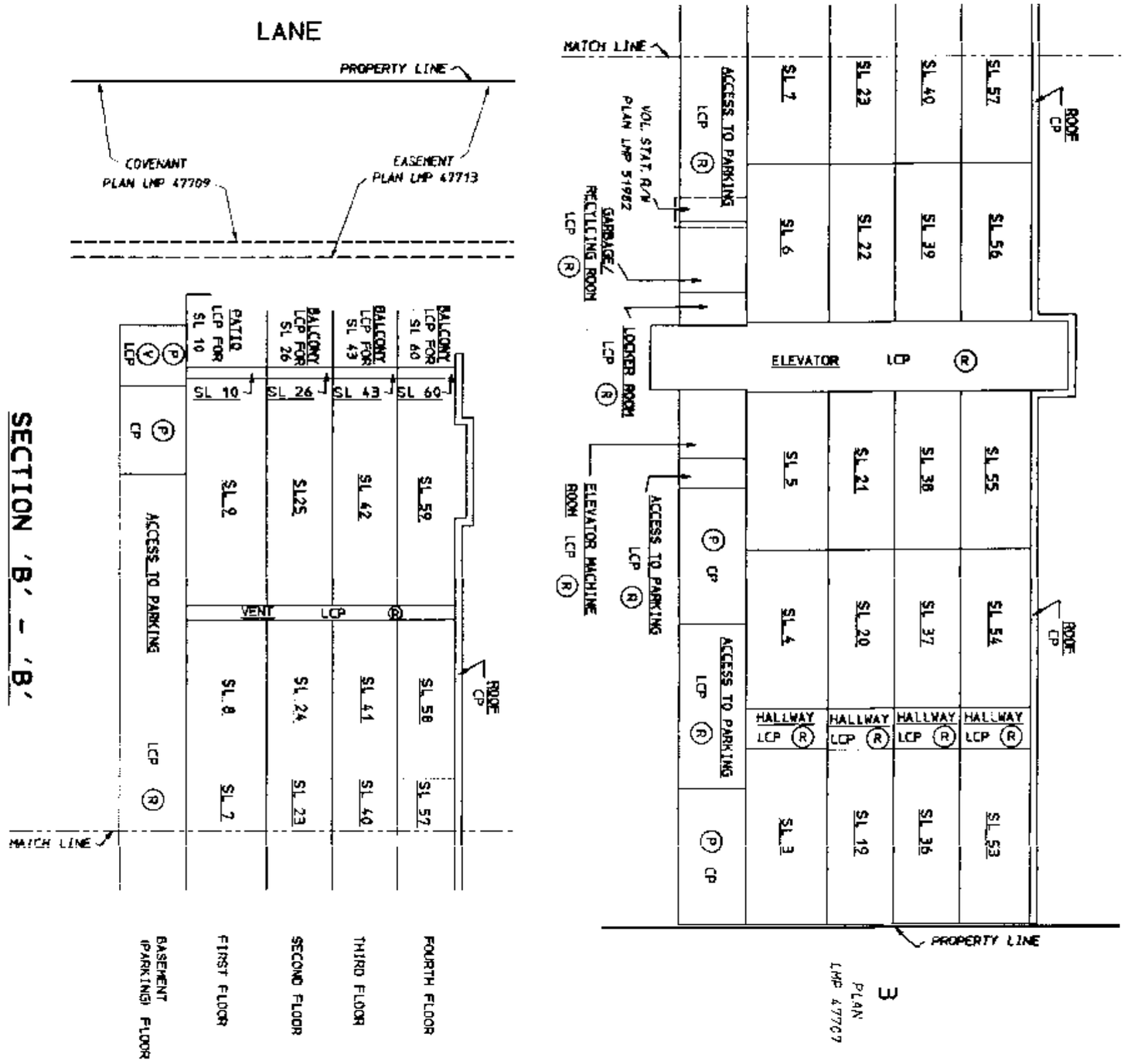
SCALE 1: 200

0 1 2 3 4 5 10 20 m.

ALL DISTANCES ARE IN METRES

AMENDED PURSUANT TO SECTION 258, STRATA PROPERTY ACT, THIS 22 DAY, OF AUGUST 2002, SEE AMENDED SHEET 16A

B. Bignell
DEPUTY REGISTRAR
(SEE BT305426)



ELEVATIONS ARE TO GEODETIC DATUM.

B. C. L. S.

FEBRUARY 26th 2002.

S434A

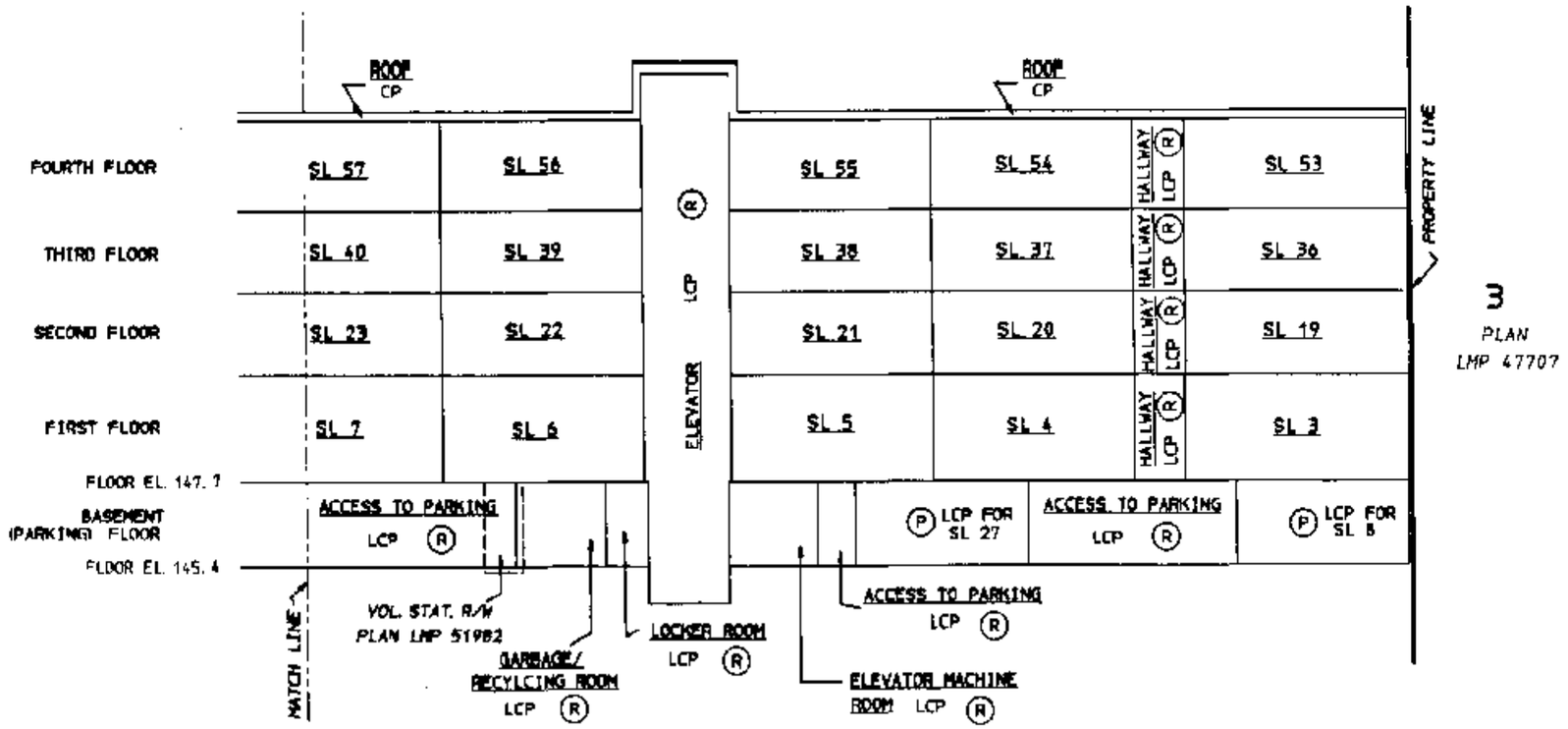
FILED LMLMS4641 QD7617 2005-04-13-19.37.04.232898

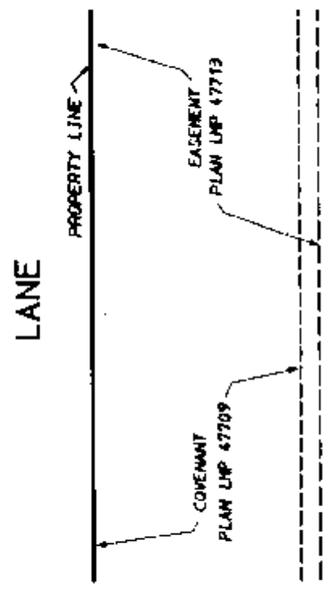
FILED LMLMS4641 Q07617 2005-04-13-19.37.04.232898

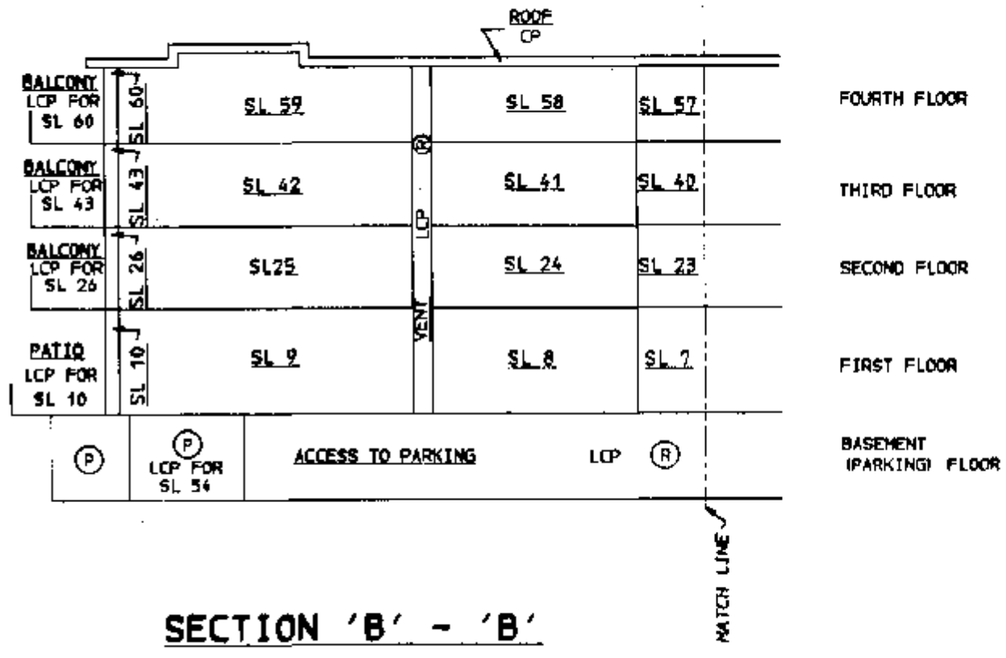
AMENDED SHEET 16A

AMENDED SHEET 16
SHEET 16 OF 16 SHEETS

STRATA PLAN LMS 4641







SECTION 'B' - 'B'

SECTIONS

SCALE 1:200

0 1 2 3 4 5 10 20 m.

ALL DISTANCES ARE IN METRES

S 434 168 SD 40

M2637-25.4A

B.C.L.S.

AUGUST 1ST, 2002.