FILED LMLMS2622 RCVD:1996-11-25 PRNT: 2009-01-19-14.12.41.337093

09·200



# STRATA PLAN OF LOT 'I' BLOCK 219, D.L. 526, GP. 1, N.W.D., PLAN LMP24606 CITY OF VANCOUVER

## STRATA PLAN LMS 2622

0 25 50

SCALE 1 : 500 DISTANCES ARE METRIC

B.C.G.S. 92G.025

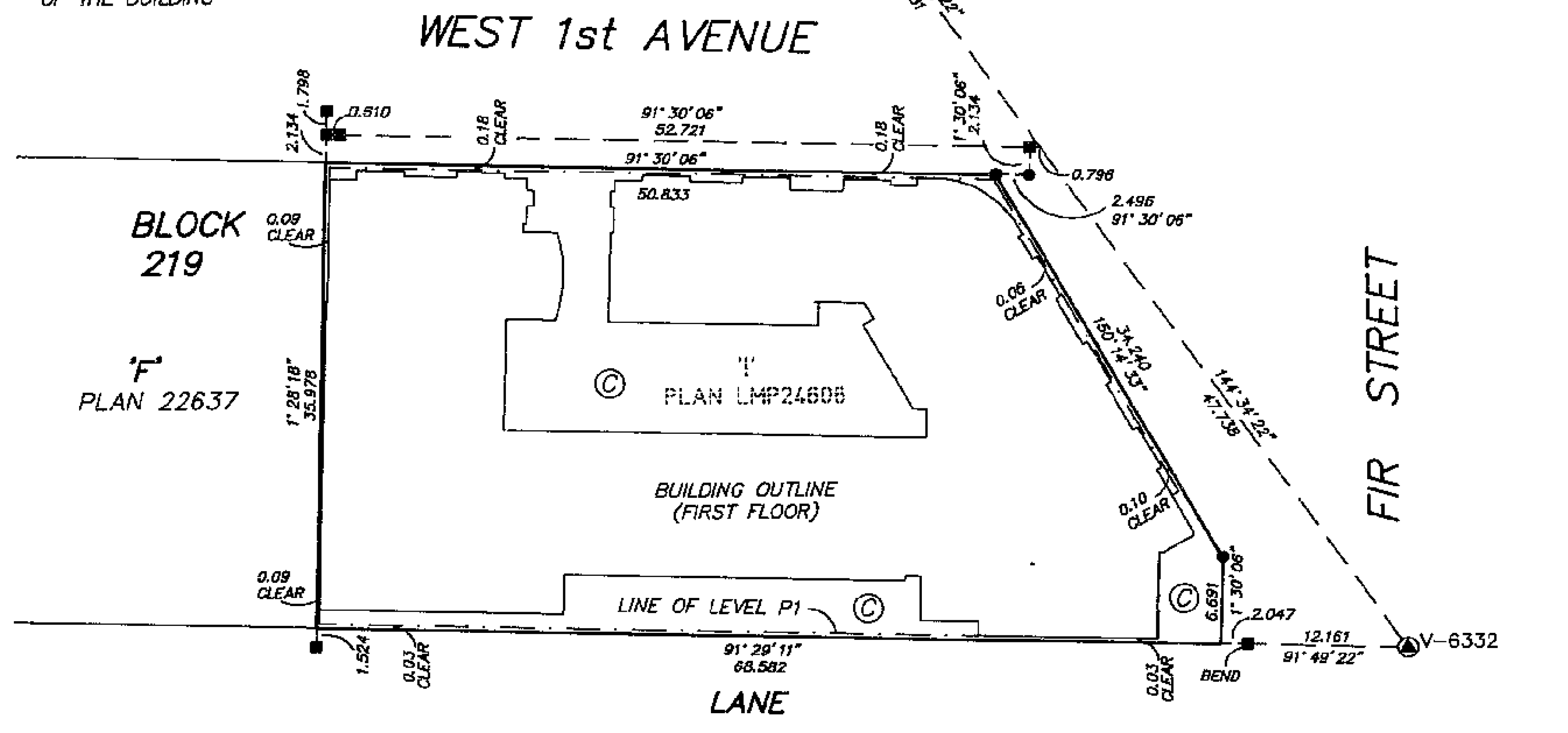
LEGEND :
PT. DENOTES PART
SL. DENOTES STRATA LOT
$m^2$ DENOTES SQUARE METRES
Ⓒ DENOTES COMMON PROPERTY
T DENOTES TOTAL
Ⓔ DENOTES ELECTRICAL ROOM BEING COMMON PROPERTY
(B-71) DENOTES BALCONY BEING LIMITED COMMON PROPERTY FOR EXCLUSIVE USE OF STRATA LOT 71 (TYPICAL)
(T-92) DENOTES TERRACE BEING LIMITED COMMON PROPERTY FOR EXCLUSIVE USE OF STRATA LOT 92 (TYPICAL)
(LCR) DENOTES LIMITED COMMON PROPERTY FOR EXCLUSIVE USE OF RESIDENTIAL STRATA LOTS 57 THRU 98 INCLUSIVE
(LCC) DENOTES LIMITED COMMON PROPERTY FOR EXCLUSIVE USE OF COMMERCIAL STRATA LOTS 1 THRU 56 INCLUSIVE
Ⓥ DENOTES VESTIBULE
NOTE: AREA OF VESTIBULE IS NOT INCLUDED IN UNIT ENTITLEMENT
CORR. DENOTES CORRIDOR
L.C.P. DENOTES LIMITED COMMON PROPERTY
—— DENOTES DIMENSIONS TAKEN TO OUTSIDE FACE OF WALL

THIS PLAN SHOWS GROUND - LEVEL MEASURED DISTANCES PRIOR TO COMPUTATION OF UTM CO-ORDINATES MULTIPLY BY COMBINED FACTOR 0.9996024
INTEGRATED SURVEY AREA NUMBER 31, CITY OF VANCOUVER

GRID BEARINGS ARE DERIVED FROM OBSERVATIONS BETWEEN CONTROL MONUMENTS V-3449 AND V-6332

NOTE:
FOR BUILDING DIMENSIONS SEE SHEETS 5 THRU 11

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 CENTRELINE OF ALL DEMISING WALLS BETWEEN LIMITED COMMON PROPERTIES AND STRATA LOTS.
–TO CENTRELINE OF ALL DEMISING WALLS BETWEEN LIMITED COMMON PROPERTIES AND COMMON PROPERTIES
–TO 1(ONE) CENTIMETRE INSIDE OF OUTSIDE FACE OF ALL STRATA LOT WALLS ADJOINING COMMON AREAS AND THE EXTERIOR OF THE BUILDING




DEPOSITED AND REGISTERED IN THE LAND TITLE OFFICE AT NEW WESTMINSTER B.C. THIS 25th DAY OF NOVEMBER 1996

DEPUTY REGISTRAR

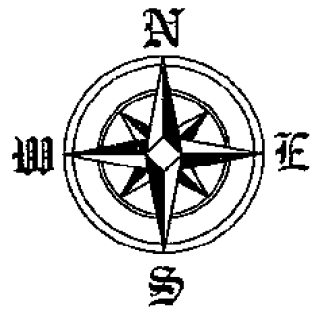
BK 375357 - BK 375454

CIVIC ADDRESS :
SEE SHEETS 2 AND 3

LEGEND
● DENOTES OLD CONTROL MONUMENT
● DENOTES OLD IRON POST FOUND
■ DENOTES LEAD PLUG FOUND
○ DENOTES IRON POST SET
WT DENOTES WITNESS
$m^2$ DENOTES SQUARE METRES

STRATA LOT BOUNDARIES BETWEEN LOTS 32 AND 33 ARE DEFINED BY LEAD PLUGS PLACED PURSUANT TO SECTION 6 CONDOMINIUM ACT.

(NW) DENOTES NO WALL




I D.J.DYCK OF LANGLEY, B.C. 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.

DATED AT SURREY, B.C. THIS 16th DAY OF OCTOBER, 1996

B.C.L.S.

THE ADDRESS FOR SERVICE OF DOCUMENTS OF THE STRATA CORPORATION IS :
THE OWNERS, STRATA PLAN LMS 2622
c/o 1360 - 805 ROBSON STREET
VANCOUVER, B.C., V6B 5J3

THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT

DYCK AND ASSOCIATES
208 - 6846 - KING GEORGE HIGHWAY
SURREY, B. C. V3W 4Z9
594-7527 FAX 594-7832

FILE: 96-2158



## STRATA PLAN LMS 2622

### CONDOMINIUM ACT

| 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 — No OF VOTES | CIVIC ADDRESS SUITE No. |
|---|---|---|---|---|---|
| 1 | 7 | 749 | 198 | 1.232 | 1737 |
| 2 | 7 | 517 | 128 | 0.851 | 1731 |
| 3 | 7 | 849 | 210 | 1.397 | 1727 |
| 4 | 7 | 544 | 135 | 0.895 | 1721 |
| 5 | 7 | 547 | 135 | 0.900 | 1717 |
| 6 | 7 | 568 | 141 | 0.934 | 1711 |
| 7 | 7 | 566 | 140 | 0.931 | 1707 |
| 8 | 7 | 682 | 179 | 1.122 | 1701 |
| 9 | 7 | 595 | 179 | 0.979 | 1602 |
| 10 | 7 | 453 | 140 | 0.745 | 1608 |
| 11 | 7 | 459 | 137 | 0.755 | 1612 |
| 12 | 7 | 459 | 137 | 0.755 | 1618 |
| 13 | 7 | 330 | 108 | 0.543 | 1622 |
| 14 | 7 | 169 | 47 | 0.278 | UNIT 114 |
| 15 | 7 | 367 | 118 | 0.604 | 1632 |
| 16 | 7 | 461 | 139 | 0.758 | 1636 |
| 17 | 7 | 461 | 139 | 0.758 | 1638 |
| 18 | 7 | 701 | 169 | 1.153 | 1642 |
| 19 | 7 | 393 | 78 | 0.647 | UNIT 119 |
| 20 | 7 | 836 | 174 | 1.375 | UNIT 120 |
| 21 | 7 | 227 | 54 | 0.373 | UNIT 121 |
| 22 | 7 | 227 | 54 | 0.373 | UNIT 122 |
| 23 | 7 | 227 | 54 | 0.373 | UNIT 123 |
| 24 | 7 | 227 | 54 | 0.373 | UNIT 124 |
| 25 | 7 | 184 | 46 | 0.303 | UNIT 125 |
| 26 | 7 | 145 | 41 | 0.239 | UNIT 126 |
| 27 | 7 | 227 | 55 | 0.373 | UNIT 127 |
| 28 | 7 | 227 | 54 | 0.373 | UNIT 128 |
| 29 | 7 | 227 | 54 | 0.373 | UNIT 129 |
| 30 | 7 | 227 | 54 | 0.373 | UNIT 130 |
| 31 | 8 | 2257 | 479 | 3.713 | UNIT 201 |
| 32 | 8 | 525 | 128 | 0.864 | UNIT 202 |
| 33 | 8 | 447 | 130 | 0.735 | UNIT 203 |
| 34 | 8 | 485 | 130 | 0.798 | UNIT 204 |
| 35 | 8 | 482 | 129 | 0.793 | UNIT 205 |
| 36 | 8 | 980 | 274 | 1.612 | UNIT 206 |
| 37 | 8 | 482 | 135 | 0.793 | UNIT 207 |
| 38 | 8 | 482 | 135 | 0.793 | UNIT 208 |
| 39 | 8 | 482 | 135 | 0.793 | UNIT 209 |
| 40 | 8 | 482 | 135 | 0.793 | UNIT 210 |
| 41 | 8 | 482 | 137 | 0.793 | UNIT 211 |
| 42 | 8 | 348 | 96 | 0.572 | UNIT 212 |
| 43 | 8 | 348 | 96 | 0.572 | UNIT 213 |
| 44 | 8 | 482 | 134 | 0.793 | UNIT 214 |
| 45 | 8 | 479 | 135 | 0.788 | UNIT 215 |
| 46 | 8 | 479 | 135 | 0.788 | UNIT 216 |
| 47 | 8 | 530 | 140 | 0.872 | UNIT 217 |
| 48 | 8 | 453 | 123 | 0.745 | UNIT 218 |
| 49 | 8 | 210 | 57 | 0.345 | UNIT 219 |
| 50 | 8 | 210 | 57 | 0.345 | UNIT 220 |
| 51 | 8 | 246 | 64 | 0.405 | UNIT 221 |
| 52 | 8 | 246 | 64 | 0.405 | UNIT 222 |
| 53 | 8 | 246 | 64 | 0.405 | UNIT 223 |
| 54 | 8 | 246 | 64 | 0.405 | UNIT 224 |
| 55 | 8 | 326 | 75 | 0.536 | UNIT 225 |

FIR STREET (lots 1–8); WEST 1st AVE. (lots 9–13); 1628 W. 1st AVE. (lot 14); WEST 1st AVE. (lots 15–18); 1628 W. 1st AVE. (lots 19–30); 1628 W. 1st AVE. (lots 31–55)

NOV. 15, 1996
FILE: 96-2158



## STRATA PLAN LMS 2622

### CONDOMINIUM ACT

| 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 — No OF VOTES | CIVIC ADDRESS SUITE No. |
|---|---|---|---|---|---|
| 56 | 8 | 228 | 64 | 0.375 | UNIT 226 |
| 57 | 8 | 217 | 54 | 0.357 | UNIT 227 |
| 58 | 8 | 217 | 54 | 0.357 | UNIT 228 |
| 59 | 8 | 217 | 54 | 0.357 | UNIT 229 |
| 60 | 8 | 217 | 54 | 0.357 | UNIT 230 |
| 61 | 8 | 217 | 54 | 0.357 | UNIT 231 |
| 62 | 8 | 185 | 54 | 0.304 | UNIT 232 |
| 63 | 8 | 185 | 54 | 0.304 | UNIT 233 |
| 64 | 8 | 217 | 54 | 0.357 | UNIT 234 |
| 65 | 8 | 217 | 54 | 0.357 | UNIT 235 |
| 66 | 8 | 217 | 54 | 0.357 | UNIT 236 |
| 67 | 8 | 567 | 120 | 0.933 | UNIT 237 |
| 68 | 9 | 723 | 210 | 1 | UNIT 301 |
| 69 | 9 | 671 | 188 | 1 | UNIT 302 |
| 70 | 9 | 564 | 164 | 1 | UNIT 303 |
| 71 | 9 | 827 | 234 | 1 | UNIT 304 |
| 72 | 9 | 536 | 155 | 1 | UNIT 305 |
| 73 | 9 | 665 | 186 | 1 | UNIT 306 |
| 74 | 9 | 841 | 236 | 1 | UNIT 307 |
| 75 | 9 | 843 | 236 | 1 | UNIT 308 |
| 76 | 9 | 682 | 206 | 1 | UNIT 309 |
| 77 | 9 | 498 | 157 | 1 | UNIT 310 |
| 78 | 9 | 445 | 140 | 1 | UNIT 311 |
| 79 | 9 | 505 | 155 | 1 | UNIT 312 |
| 80 | 9 | 502 | 155 | 1 | UNIT 313 |
| 81 | 9 | 443 | 140 | 1 | UNIT 314 |
| 82 | 9 | 482 | 150 | 1 | UNIT 315 |
| 83 | 9 | 682 | 192 | 1 | UNIT 316 |
| 84 | 10 | 709 | 218 | 1 | UNIT 401 |
| 85 | 10 | 650 | 202 | 1 | UNIT 402 |
| 86 | 10 | 851 | 247 | 1 | UNIT 403 |
| 87 | 10 | 837 | 247 | 1 | UNIT 404 |
| 88 | 10 | 644 | 202 | 1 | UNIT 405 |
| 89 | 10 | 689 | 218 | 1 | UNIT 406 |
| 90 | 10 | 691 | 218 | 1 | UNIT 407 |
| 91 | 10 | 661 | 206 | 1 | UNIT 408 |
| 92 | 10 | 459 | 160 | 1 | UNIT 409 |
| 93 | 10 | 347 | 116 | 1 | UNIT 410 |
| 94 | 10 | 473 | 160 | 1 | UNIT 411 |
| 95 | 10 | 469 | 160 | 1 | UNIT 412 |
| 96 | 10 | 351 | 116 | 1 | UNIT 413 |
| 97 | 10 | 443 | 158 | 1 | UNIT 414 |
| 98 | 10 | 661 | 201 | 1 | UNIT 415 |
| AGGREGATE | | 47,031 | 13,059 | 77.366 | |

1628 W. 1st AVE. (lots 56–67); 1630 W. 1st AVE. (lots 68–98)

NOV. 15, 1996
FILE: 96-2158

FILED LMS52622 RCVD:1996-11-25 PRNT: 2009-01-19-14.12.41.337093



STRATA PLAN LMS 2622

# CONDOMINIUM ACT

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

LENNY MOY

DECLARED BEFORE ME AT VANCOUVER B.C.
THIS 25th DAY OF OCTOBER 1996

A COMMISSIONER FOR TAKING AFFIDAVITS WITHIN THE PROVINCE OF BRITISH COLUMBIA

ROBERT D. DEITH LAW CORPORATION
(604) 984-2111
800 Calverhall St.
N. Van. BC
V7L 1X9

OWNER:
ARAGON (FIRST AND FIR) DEVELOPMENT CORPORATION (Inc. No. 468167)

AUTHORIZED SIGNATORY LENNY MOY

AUTHORIZED SIGNATORY

WITNESS Robert D Deith

LAWYER
OCCUPATION OF WITNESS

800 CALVERHALL STREET
ADDRESS OF WITNESS
NORTH VANCOUVER, B.C.

ACCEPTED AS TO FORMS 1, 2, AND 3
THIS 29 DAY NOV 1996

SUPERINTENDENT OF REAL ESTATE

MORTGAGEE:
THE BANK OF NOVA SCOTIA

AUTHORIZED SIGNATORY DONALD R GERMAN

AUTHORIZED SIGNATORY

WITNESS ANGELA SHUM

SECRETARY
OCCUPATION OF WITNESS

3400-650 W. Georgia St.
ADDRESS OF WITNESS

I, D.J.DYCK OF LANGLEY, B.C. A BRITISH COLUMBIA LAND SURVEYOR HEREBY CERTIFY THAT THE BUILDING SHOWN IN THIS STRATA PLAN HAS NOT AS OF THE 16th DAY OF OCTOBER, 1996 BEEN PREVIOUSLY OCCUPIED

DATED AT SURREY, B.C.
THIS 16th DAY OF OCTOBER, 1996

B.C.L.S.

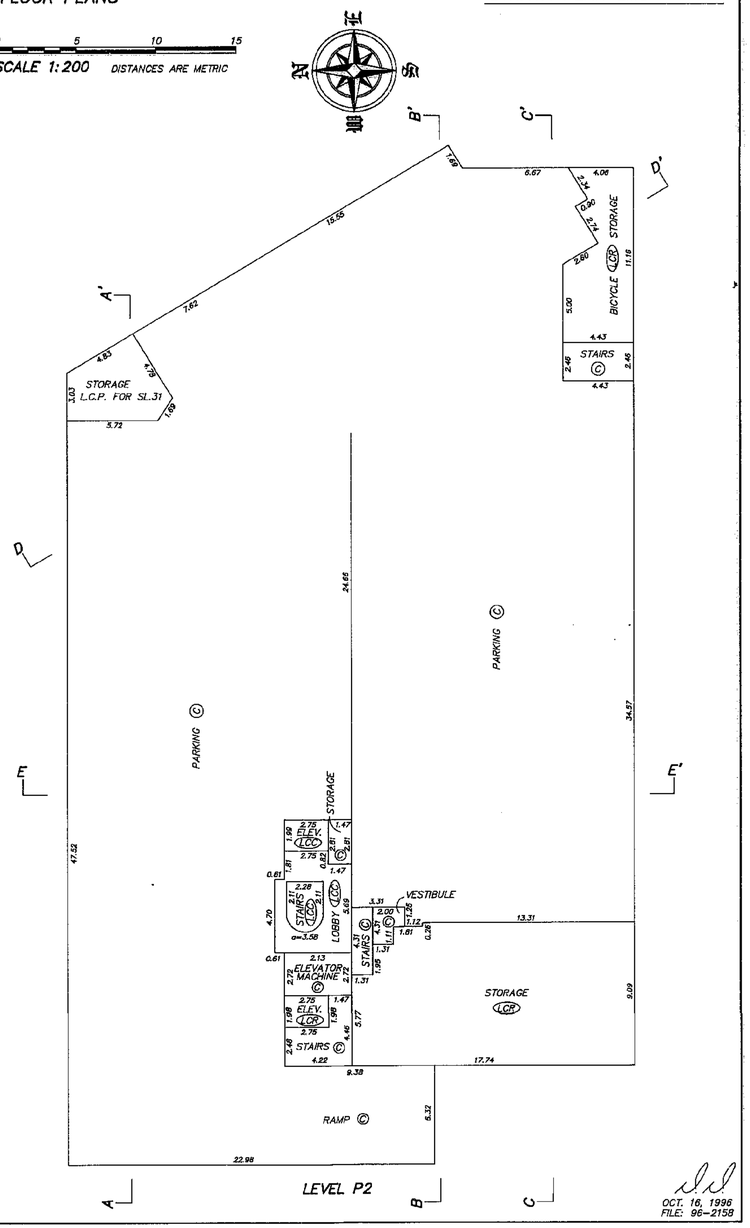
FILE: 96-2158



STRATA PLAN LMS

## FLOOR PLANS

0 5 10 15
SCALE 1:200 DISTANCES ARE METRIC



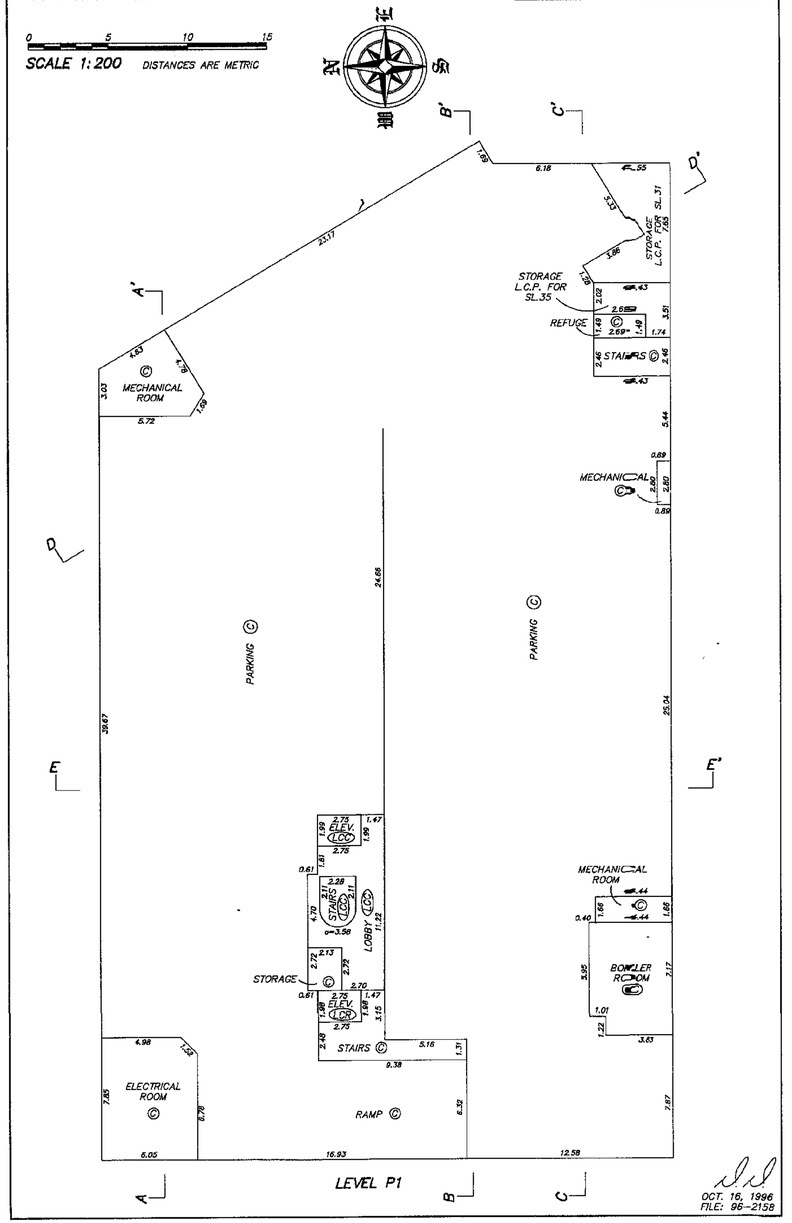

OCT. 16, 1996
FILE: 96-2158



STRATA PLAN LMS 2622

## FLOOR PLANS

0 5 10 15
SCALE 1:200 DISTANCES ARE METRIC




OCT. 16, 1996
FILE: 96-2158

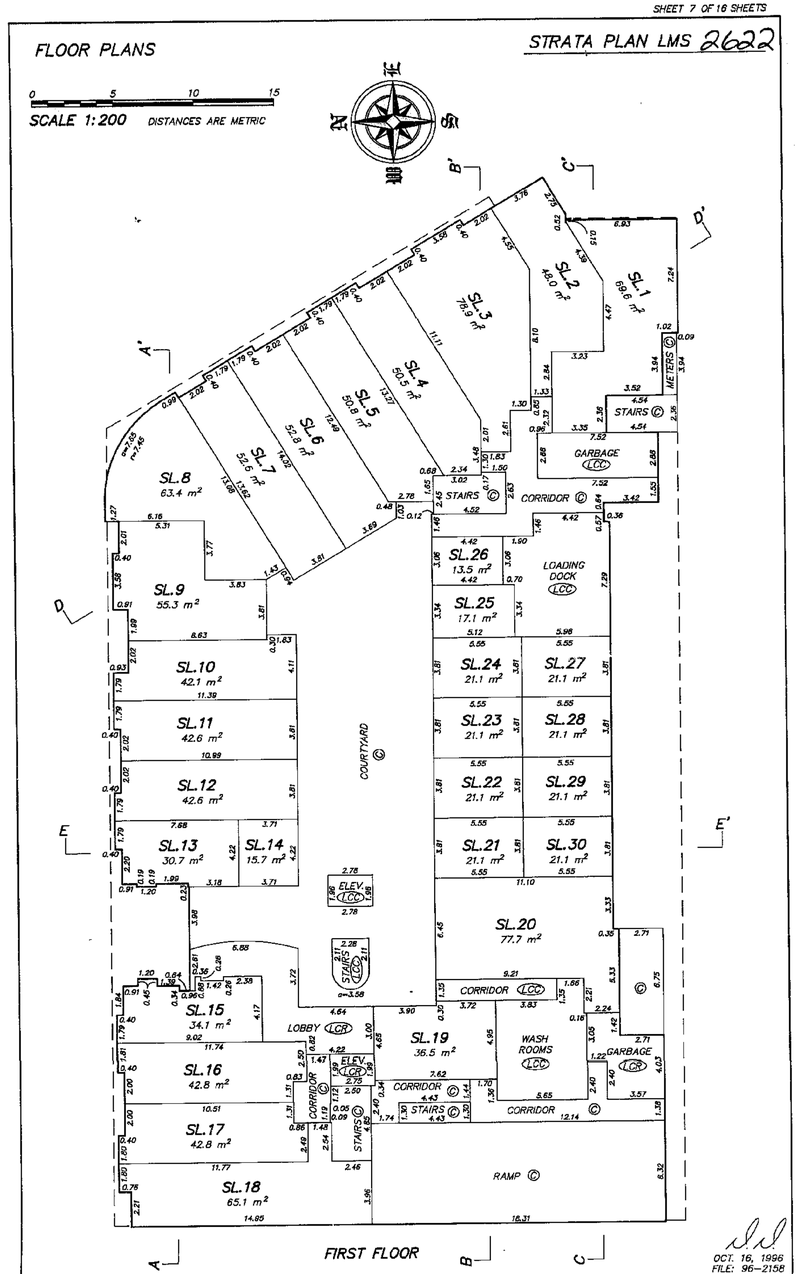
FILED LMLMS2622 RCVD:1996-11-25 PRNT: 2009-01-19-14.12.41.337093



# FLOOR PLANS

## STRATA PLAN LMS 2622

SCALE 1:200 DISTANCES ARE METRIC




FIRST FLOOR

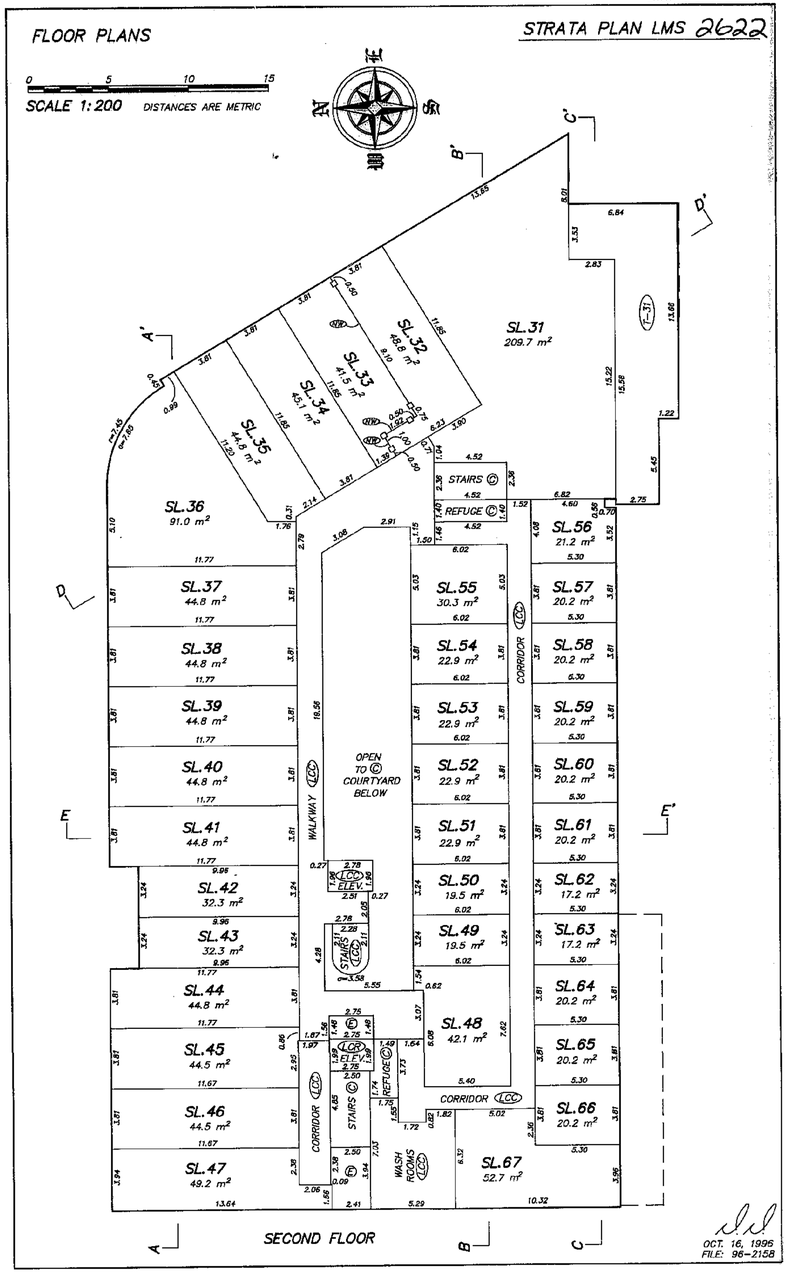
OCT. 16, 1996
FILE: 96-2158



# FLOOR PLANS

## STRATA PLAN LMS 2622

SCALE 1:200 DISTANCES ARE METRIC




SECOND FLOOR

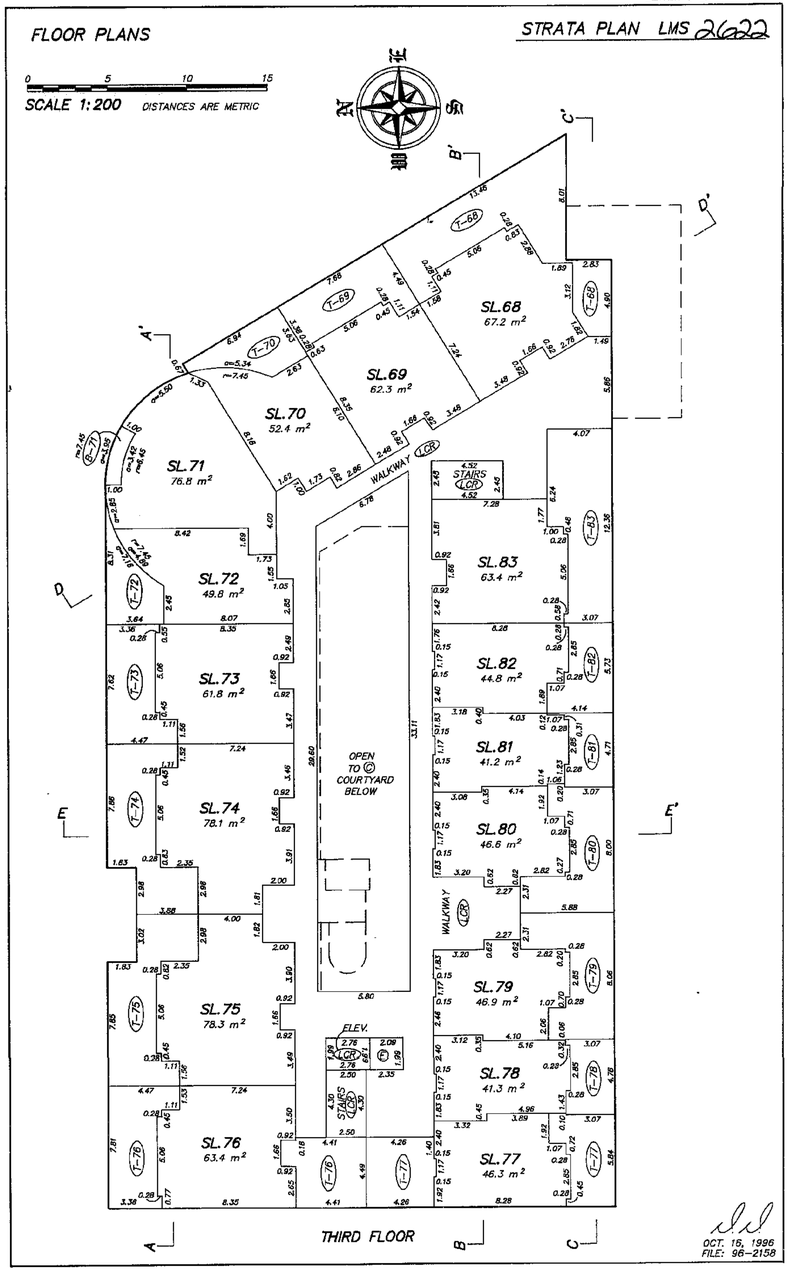
OCT. 16, 1996
FILE: 96-2158



# FLOOR PLANS

## STRATA PLAN LMS 2622

SCALE 1:200 DISTANCES ARE METRIC




THIRD FLOOR

OCT. 15, 1996
FILE: 96-2158

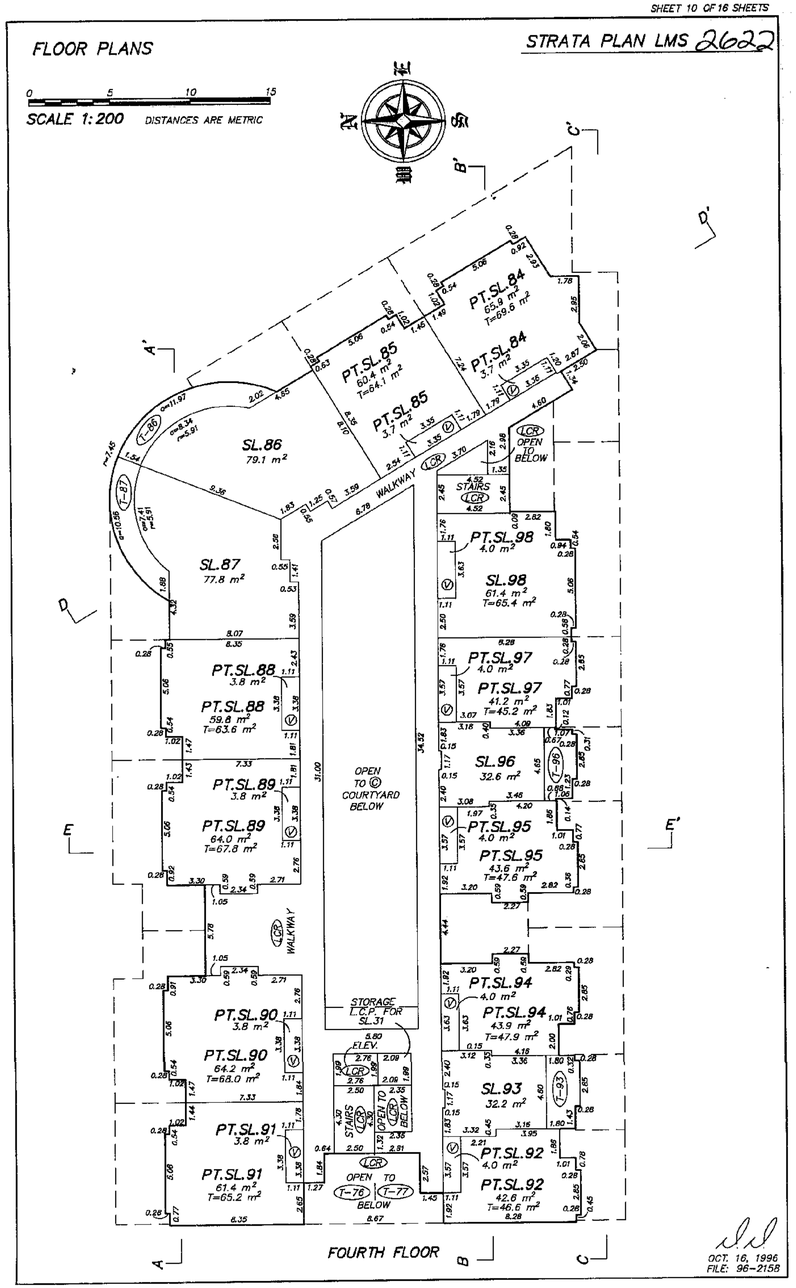
FILED LMS2622 RCVD:1996-11-25 PRNT: 2009-01-19-14.12.41.337093



# FLOOR PLANS

## STRATA PLAN LMS 2622

SCALE 1:200 DISTANCES ARE METRIC




FOURTH FLOOR

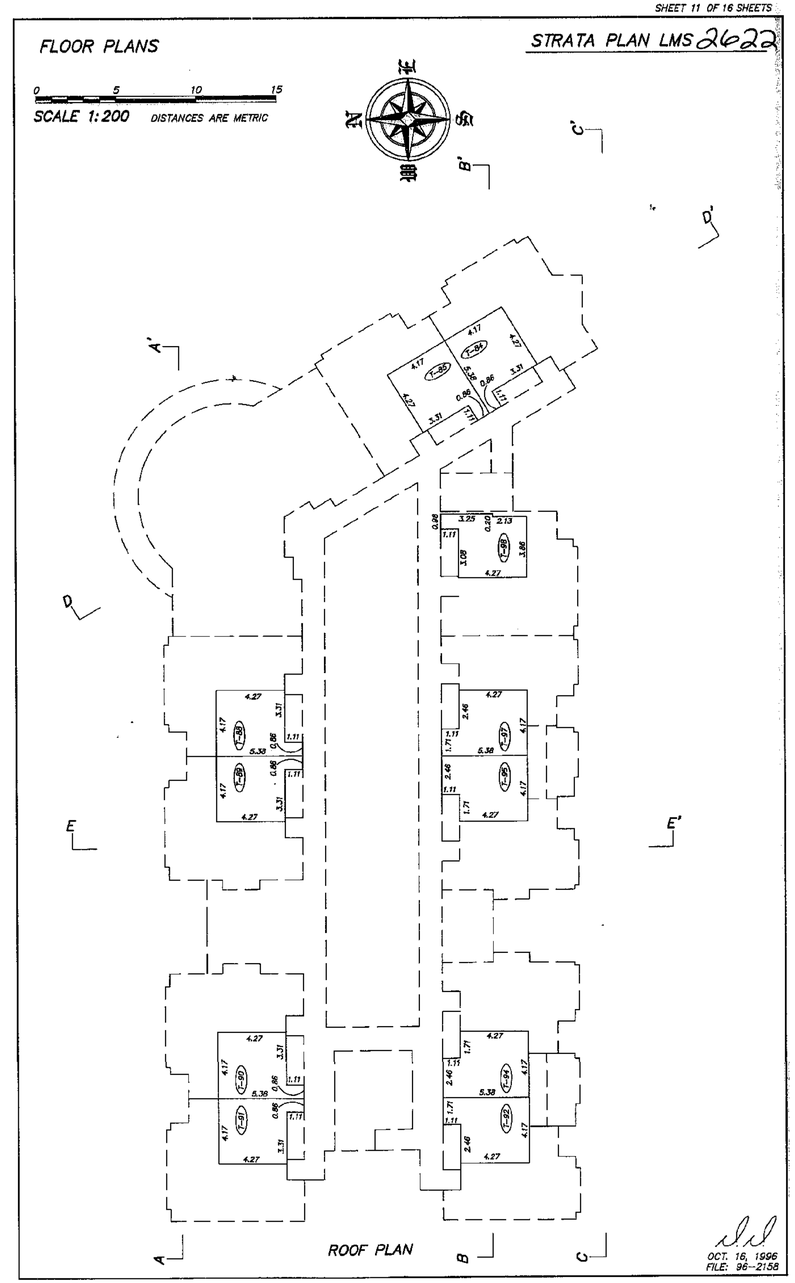
OCT. 16, 1996
FILE: 96-2158



# FLOOR PLANS

## STRATA PLAN LMS 2622

SCALE 1:200 DISTANCES ARE METRIC




ROOF PLAN

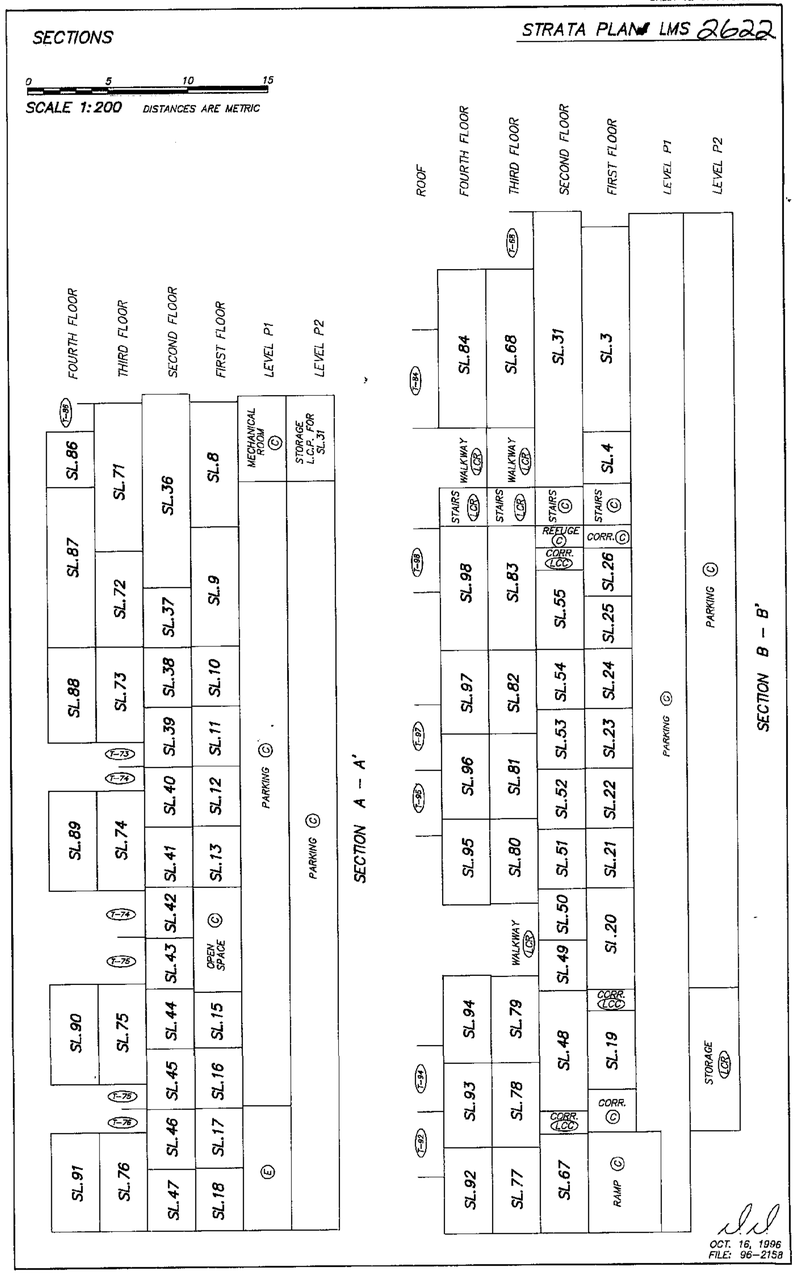
OCT. 16, 1996
FILE: 96-2158



# SECTIONS

## STRATA PLAN LMS 2622

SCALE 1:200 DISTANCES ARE METRIC




OCT. 16, 1996
FILE: 96-2158

FILED LMLMS2622 RCVD:1996-11-25 PRNT: 2009-01-10-14.12.41.337093

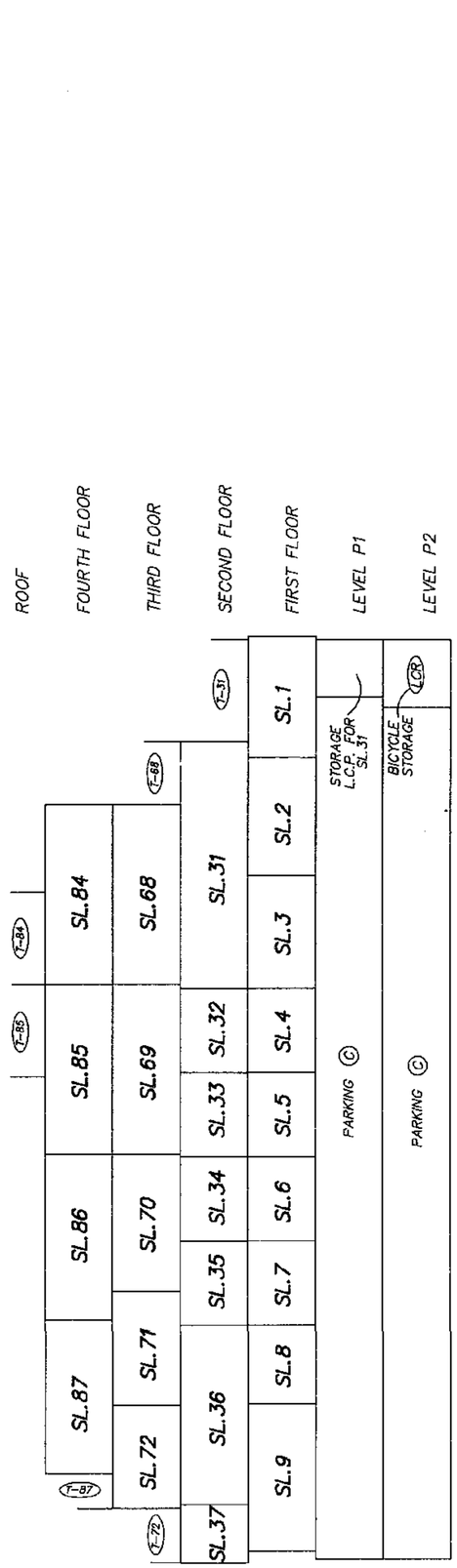


# SECTIONS

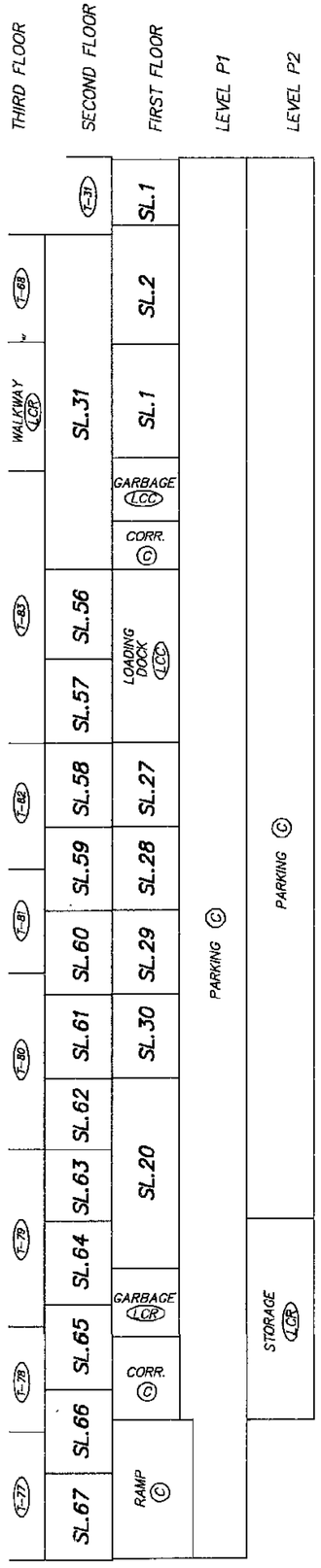
# STRATA PLAN LMS 2622

0 5 10 15

SCALE 1:200 DISTANCES ARE METRIC




SECTION D – D'




SECTION C – C'

OCT. 16, 1996
FILE: 96-2158

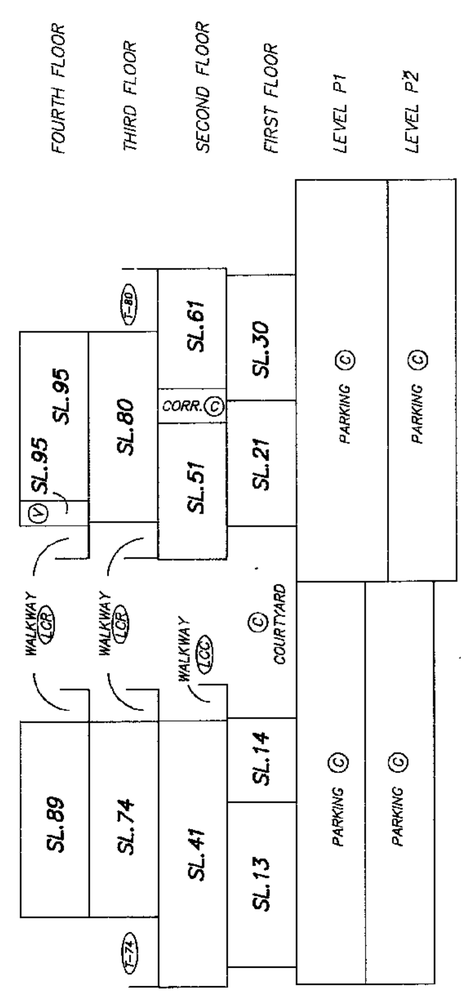


# SECTIONS

# STRATA PLAN LMS 2622

0 5 10 15

SCALE 1:200 DISTANCES ARE METRIC




SECTION E – E'

OCT. 16, 1996
FILE: 96-2158

FILED LMLMS2622 RCVD:1996-11-25 PRNT: 2009-01-19-14.12.41.337093



STRATA PLAN LMS 2622

## RECORDS OF BY-LAWS AND ORDERS

| FILING | | DOCUMENTS | |
|---|---|---|---|
| NUMBER | DATE | DATE | NATURE AND PARTICULARS |
| | | | |

OCT. 16, 1996
FILE: 96-2158



STRATA PLAN LMS 2622

## DEALINGS AFFECTING THE COMMON PROPERTY

| REGISTRATION | | DOCUMENTS | |
|---|---|---|---|
| NUMBER | DATE | DATE | NATURE AND PARTICULARS |
| | | | |
| | | COMMON | PROPERTY SHEET |
| | | CLOSED: | 1996/11/25 |
| | | SEARCH ALTOS2 OR BC | |
| | | ONLINE FOR CURRENT | |
| | | INFORMATION. BC REG. 76/95 | |
| | | LINDA J. O'SHEA, REGISTRAR | |
| | | VANCOUVER/NEW WESTMINSTER | |
| | | LAND TITLE DISTRICT. | |

OCT. 16, 1996
FILE: 96-2158