STRATA PLAN OF LOT 'U' OF THE PUBLIC HARBOUR OF BURRARD INLET AND DISTRICT LOT 185, NEW WESTMINSTER DISTRICT, PLAN LMP36823

CITY OF VANCOUVER
BCGS 92G.025

STRATA PLAN LMS 4025

Deposited and registered in the Land Title Office at New Westminster, BC this 22 day of OCT. 1999.

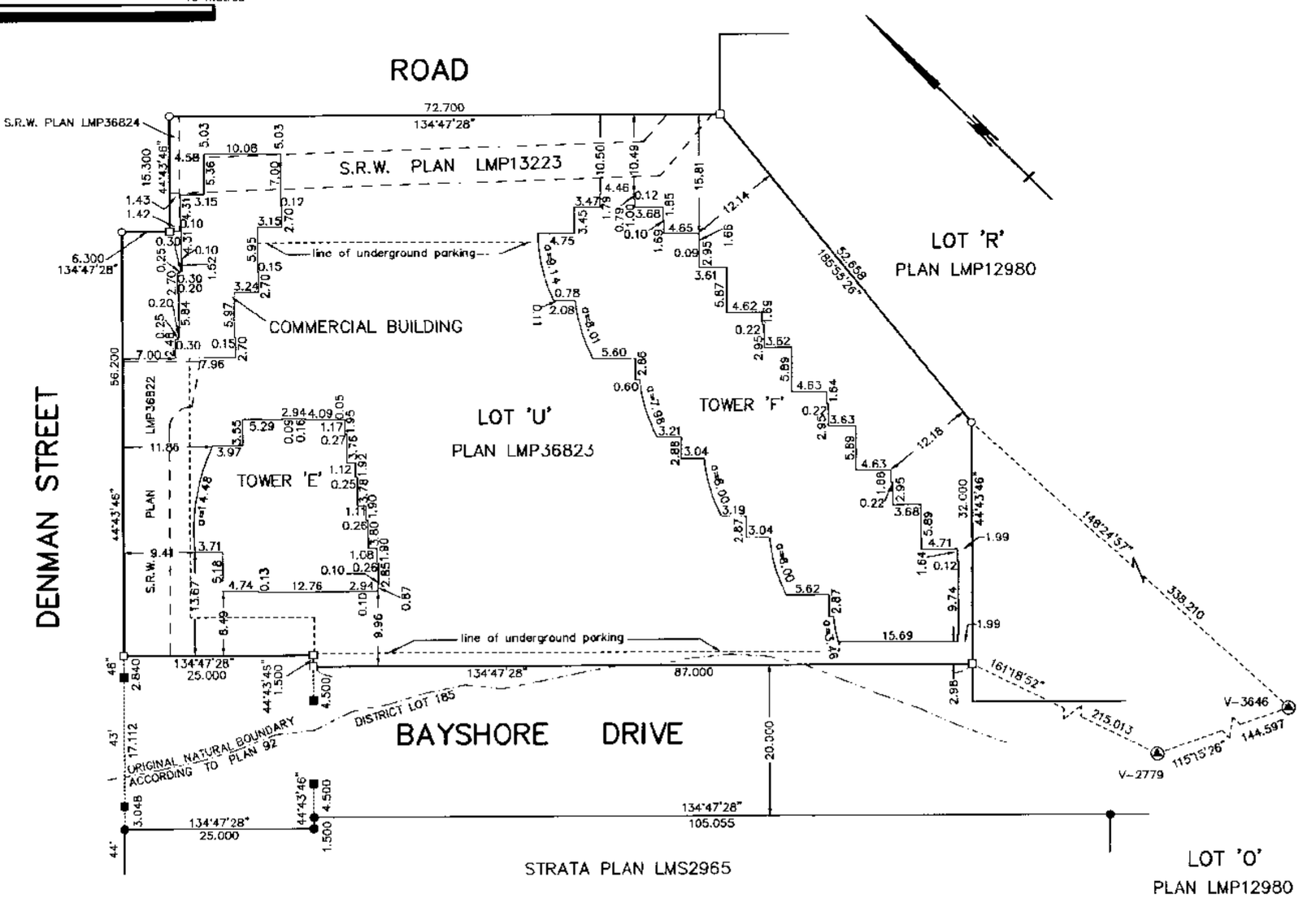
J. Small cf
DEPUTY Registrar

BN 284334 - BN 284433

KEY PLAN

SCALE 1 : 500

10 0 5 10 40 metres



STRATA PLAN LMS2965

LOT 'O'
PLAN LMP12980

NOTES:

All distances are in metres unless otherwise noted.
All angles are 45° or 90° unless otherwise noted.

LEGEND:

Bearings are grid and are derived from observations between control monuments V-2779 and V-3646, Integrated Survey Area No. 31, City of Vancouver, NAD 83 (CSRS).

This plan shows ground level measured distances. Prior to computation of U.T.M. coordinates multiply by a combined scale factor of 0.9996041.

- ⓐ denotes control monument
- ● denotes standard iron post found
- ○ denotes standard iron post placed
- □ denotes lead plug placed
- ■ denotes lead plug found
- © denotes common property

B	denotes balcony
P	denotes patio
A	denotes area
TA	denotes total area
ST	denotes storage
S	denotes stairs
C	denotes corridor
D	denotes duct
T	denotes terrace
V	denotes vent
SL	denotes strata lot
PL	denotes planter
PA	denotes parking area
MR	denotes mechanical room
TV	denotes television room
TEL	denotes telephone room
EQ	denotes equipment room
HC	denotes handicapped
SC	denotes small car
ER	denotes electrical room
G	denotes garbage room
PT	denotes part

(4)	denotes limited common property for strata lot 4 (typical)
(R)	denotes limited common property for strata lots 3-100 (residential)
(C)	denotes limited common property for strata lots 1 and 2 (commercial)
[4]	denotes storage locker no. 4 (typical)
m²	denotes square metres
E	denotes elevator
SP	denotes stanopipe
EB	denotes enclosed balcony
WR	denotes washroom
LR	denotes locker room
VPB	denotes visitor parking bay
CPB	denotes commercial parking bay
MPB	denotes marina parking bay
MVPB	denotes marina visitor parking bay
RPB	denotes residential parking bay
VEST	denotes vestibule

Strata lot boundaries are defined as follows:

1) Centreline of interior walls.
2) Centreline of concrete elevator/stairwell core.
3) Outside face of concrete less 1 millimetre of exterior walls.

Elevations are in metres and are referred to City of Vancouver Geodetic Datum (1958).
Benchmark: Monument V-2779, Elevation = 8.322 metres.

CIVIC ADDRESS:

TOWER E
1777 BAYSHORE DRIVE,
VANCOUVER, B.C.

TOWER F
1717 BAYSHORE DRIVE,
VANCOUVER, B.C.

COMMERCIAL BUILDING
550 DENMAN STREET,
VANCOUVER, B.C.

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

THE OWNERS OF STRATA PLAN LMS 4025

C/O DAVIS AND COMPANY
SUITE 2800, 666 BURRARD STREET
VANCOUVER, B.C.
V6C 2Z7

NAME OF DEVELOPMENT:

BAYSHORE GARDENS

I, Alan W. Comfort, 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 4th day of OCTOBER, 1999.

Alan W. Comfort B.C.L.S.

MORGAN STEWART AND COMPANY
Surveyors and Engineers
1055 Seymour St, Vancouver, B.C.
PHONE: 687-6866 FAX: 685-8071

FILED LMLMS4025 N33337 2004-05-06-16.16.53.642678

MORGAN STEWART AND COMPANY
Surveyors and Engineers
1055 Seymour St. Vancouver, B.C.
PHONE: 687-6866 FAX: 685-8071

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	9	2319	1381	1.2
2	9	1669	921	0.9
3	10	1773	1304	1
4	10	1609	944	1
5	10	1643	913	1
6	10	1719	1328	1
7	10	1613	975	1
8	10	1643	936	1
9	10	1719	1351	1
10	10	1613	990	1
11	11	1643	951	1
12	11	1719	1381	1
13	11	1613	1013	1
14	11	1643	967	1
15	11	1719	1412	1
16	11	1613	1036	1
17	11	1643	982	1
18	11	1719	1443	1
19	11	1613	1059	1
20	11	1643	998	1
21	11	1719	1481	1
22	11	1613	1082	1
23	12	1643	1021	1
24	12	1719	1519	1
25	12	1613	1105	1
26	12	1643	1036	1
27	12	1719	1558	1
28	12	1613	1136	1
29	12	1643	1051	1
30	12	1719	1596	1
31	12	1613	1166	1

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
32	12	1643	1067	1
33	12	1719	1642	1
34	12	1613	1197	1
35	13	1643	1082	1
36	13	1719	1688	1
37	13	1613	1228	1
38	13	2826	2993	1
39	13	2194	2072	1
40	13	2826	3223	1
41	13	2194	2179	1
42	13	4151	6446	1
43	14	1611	882	1
44	14	2152	1205	1
45	14	2329	1343	1
46	14	2282	1381	1
47	14	2213	1842	1
48	14	1611	844	1
49	14	1447	998	1
50	14	1703	1304	1
51	15	1492	859	1
52	15	1834	1036	1
53	15	1904	1151	1
54	15	1206	714	1
55	15	1451	1021	1
56	15	1699	1366	1
57	15	1161	675	1
58	15	1492	875	1
59	15	1837	1064	1
60	15	1896	1185	1
61	15	1214	729	1
62	15	2757	2686	1

DATE 04/10/99 D.C.L.S.

STRATA PLAN LMS 4025

SECOND SHEET 2 OF 21 SHEETS

ACAD: 5713ST2.DWG DATE PLOTTED: OCTOBER 3, 1999.

FILE: 5713ST2

FILED LMLMS4025 N33337 2004-05-06-16.16.53.642678

MORGAN STEWART AND COMPANY
Surveyors and Engineers
1055 Seymour St. Vancouver, B.C.
PHONE: 687-6868 FAX: 685-8071

CONDOMINIUM ACT

Lot No.	Sheet No.	FORM 1 SCHEDULE OF UNIT ENTITLEMENT UNIT ENTITLEMENT	FORM 2 SCHEDULE OF INTEREST UPON DESTRUCTION INTEREST	FORM 3 SCHEDULE OF VOTING RIGHTS NUMBER OF VOTES
63	15	1162	691	1
64	16	1492	890	1
65	16	1838	1091	1
66	16	1893	1219	1
67	16	1214	744	1
68	16	2470	2763	1
69	16	1163	706	1
70	16	1492	906	1
71	16	1831	1119	1
72	16	1905	1252	1
73	16	1211	767	1
74	16, 17	3394	3622	1
75	16	1165	721	1
76	17	1492	921	1
77	17	1825	1146	1
78	17	1899	1286	1
79	17	2027	1565	1
80	17	1492	944	1
81	17	1819	1174	1
82	17	2066	1320	1
83	17	2702	3070	1
84	18	1492	967	1
85	18	1840	1202	1
86	18	1901	1354	1
87	18	2167	2548	1
88	18	1492	990	1
89	18	2195	1727	1
90	18, 19	2693	1918	1
91	18, 19	3072	3070	1
92	19	1492	1013	1
93	19	2195	1780	1
94	19	1492	1036	1
95	19, 20	1842	1381	1
96	19	3166	3476	1
97	20	1490	1059	1
98	20	2512	2670	1
99	20	4239	4205	1
100	21	5565	7674	1
AGGREGATE:		189974	150,000	100.1

Accepted as to forms 1, 2 and 3.
Dated this 21 day of October 1999.

Superintendant of Real Estate

I, ALAN COMPART, of Vancouver, a British Columbia Land Surveyor, hereby certify that the building shown in this strata plan has not, as of the 4th day of OCTOBER, 1999, been previously occupied.

Dated at Vancouver, British Columbia,

this 4th day of October, 1999.

B.C.L.S.

OWNER:

BLUE TREE HOTELS INVESTMENT (CANADA), LTD.,
(INC. #564790)

NAME TAISUKE SASAKI
Authorized Signatory

NAME HIROAKI OKAMOTO
Authorized Signatory

WITNESS AS TO BOTH SIGNATURES:

NAME KENJI MATSUO
ADDRESS 1500 W. Georgia, Ste 1550
Vancouver B.C.
OCCUPATION Business Man

MORTGAGEE AND OWNER OF ASSIGNMENT OF RENTS

THE TORONTO DOMINION BANK

NAME Catherine Taylor
Authorized Signatory

NAME
Authorized Signatory

WITNESS AS TO BOTH SIGNATURES:

NAME Tisha Almeida
ADDRESS 55 King St. W, 22nd Flr.
Toronto, Ont.
M5K 1A2
OCCUPATION Mortgage Servicing Officer

STRATA PLAN LMS 4025

DATE 04/Oct/99

BCLS.

FILE: 5713S12

ACAD: 5713S12.DWG

DATE PLOTTED: OCTOBER 3, 1999.

SECOND SHEET 3 OF 21 SHEETS

FILED LMLMS4025 N33337 2004-05-06-16.16.53.642678

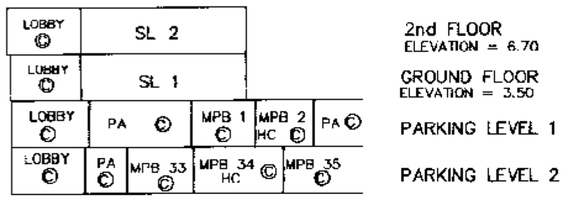
STRATA PLAN LMS 4025

CROSS SECTIONS

SCALE 1 : 200

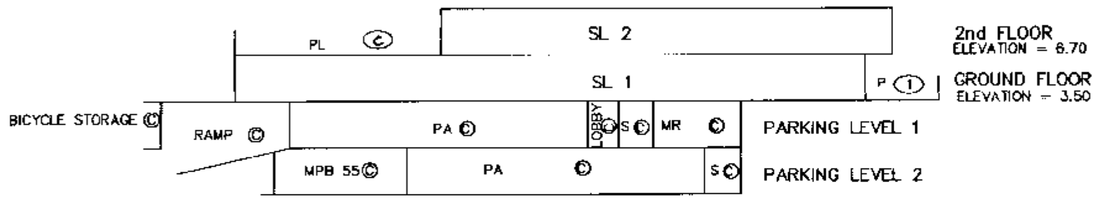
5 0 5 10 metres

COMMERCIAL BUILDING



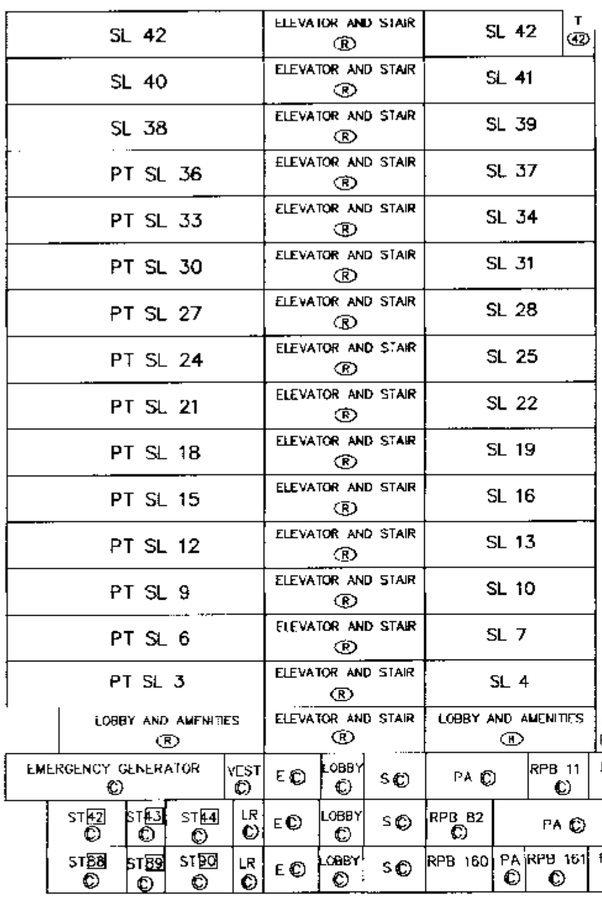
SECTION A – A

COMMERCIAL BUILDING



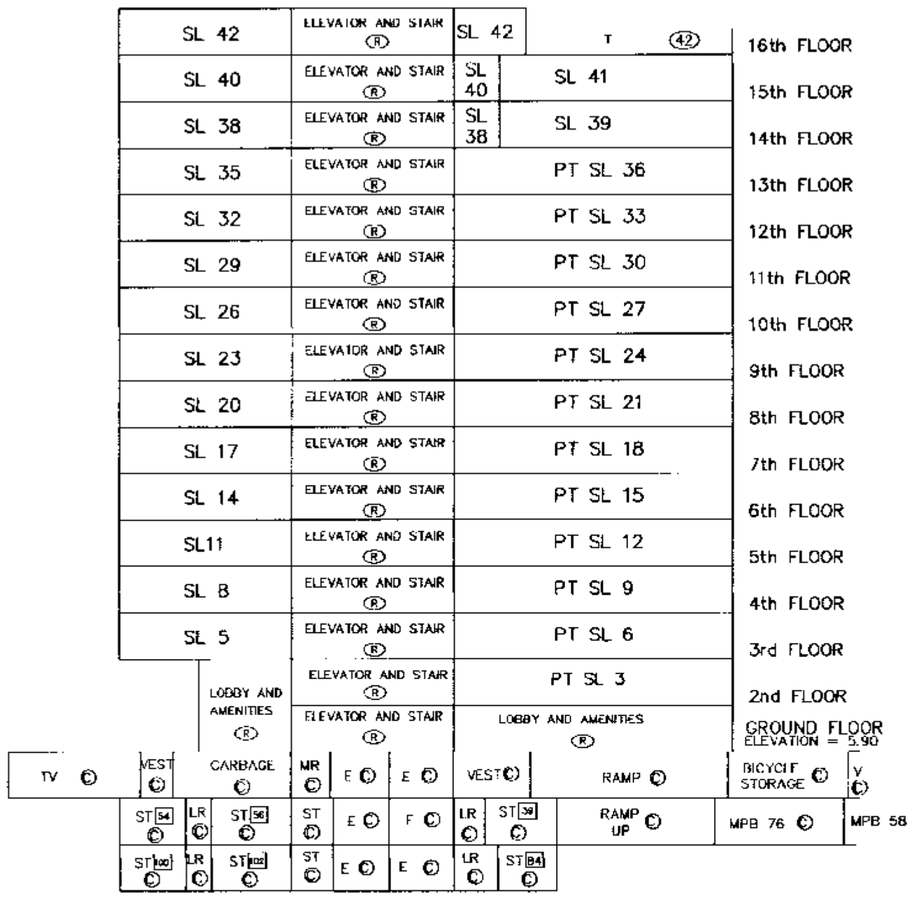
SECTION B – B

TOWER E



SECTION C – C

TOWER E



SECTION D – D

MORGAN STEWART AND COMPANY
Surveyors and Engineers
1055 Seymour St, Vancouver, B.C.
PHONE: 687-6866 FAX: 685-8071

DATE 04/10/99 B.C.L.S.

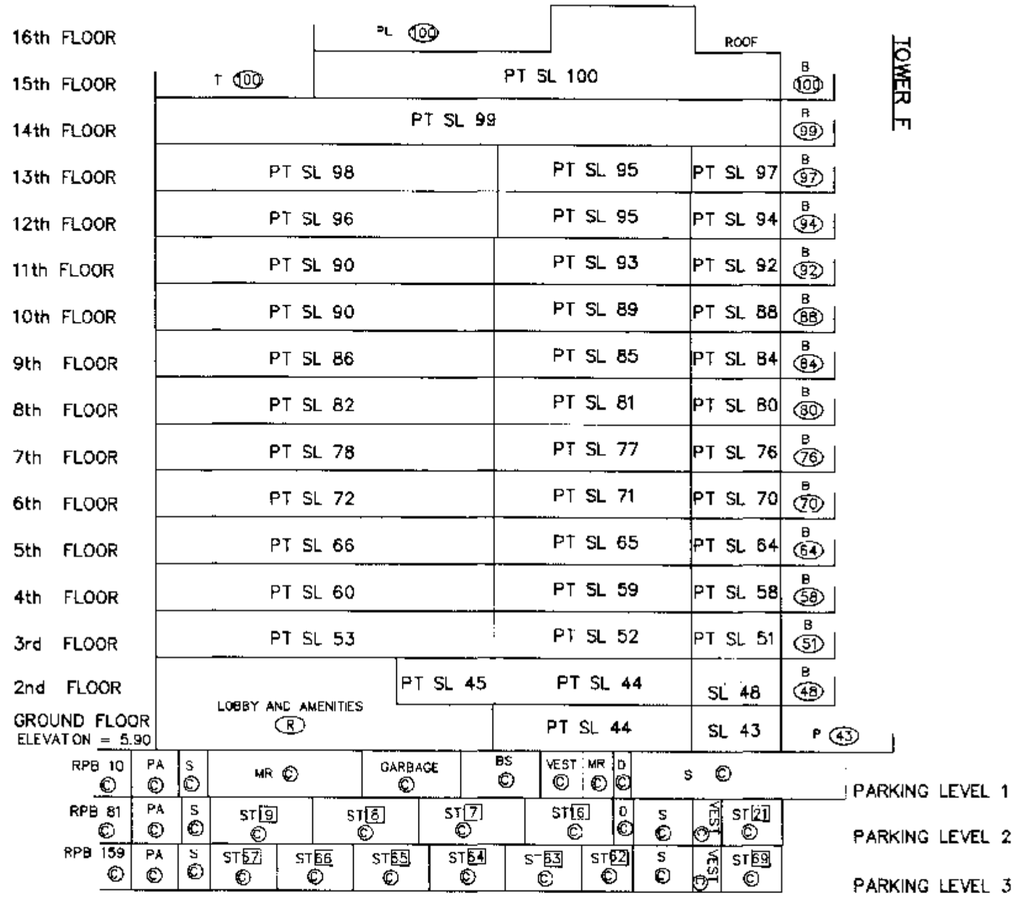
FILED LMLMS4025 N33337 2004-05-06-16.16.53.642678

CROSS SECTIONS

SCALE 1 : 200

5 0 5 10 metres

SECTION G — G



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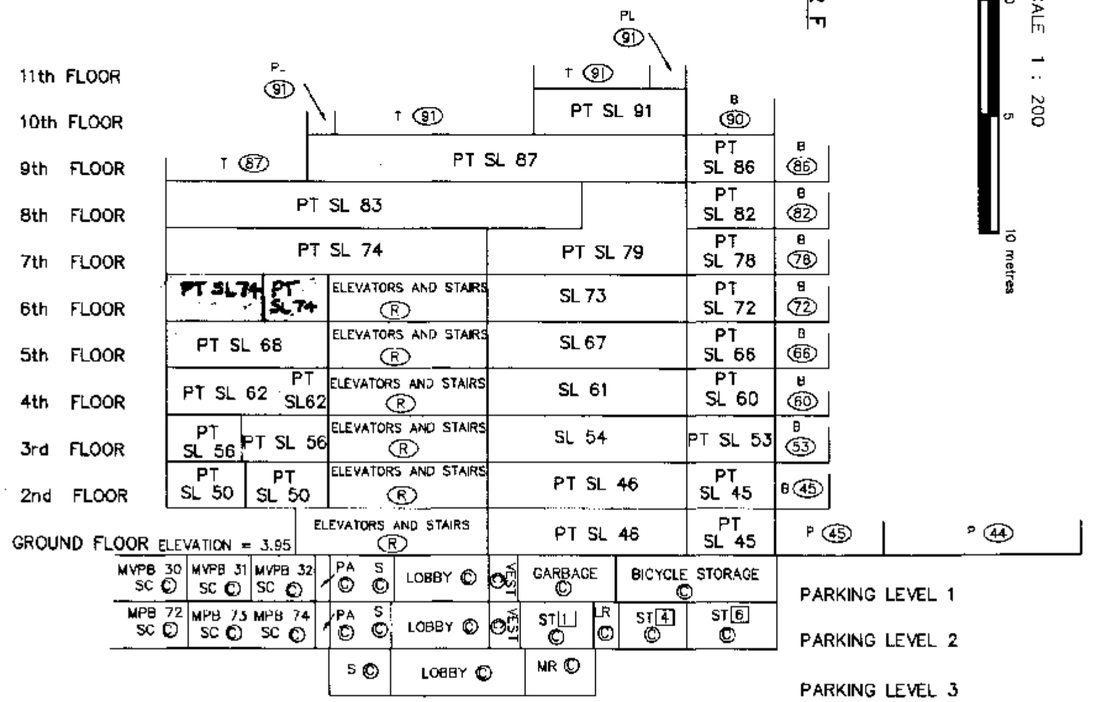
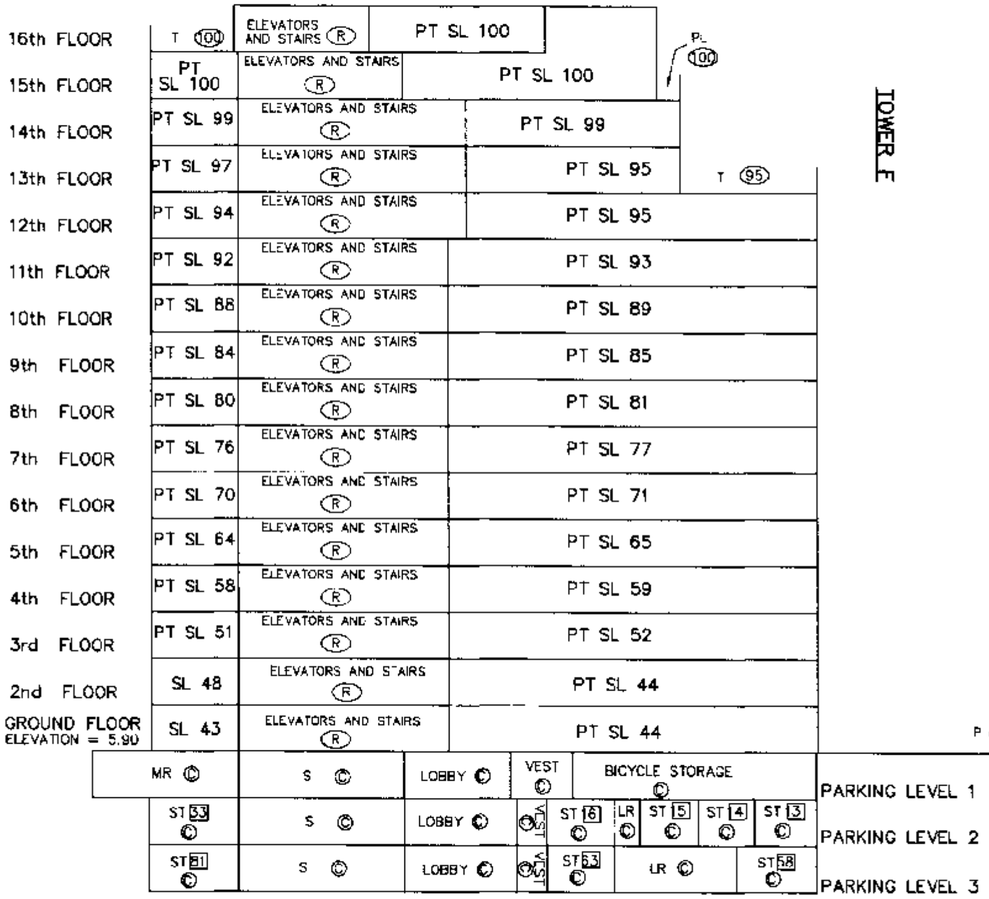
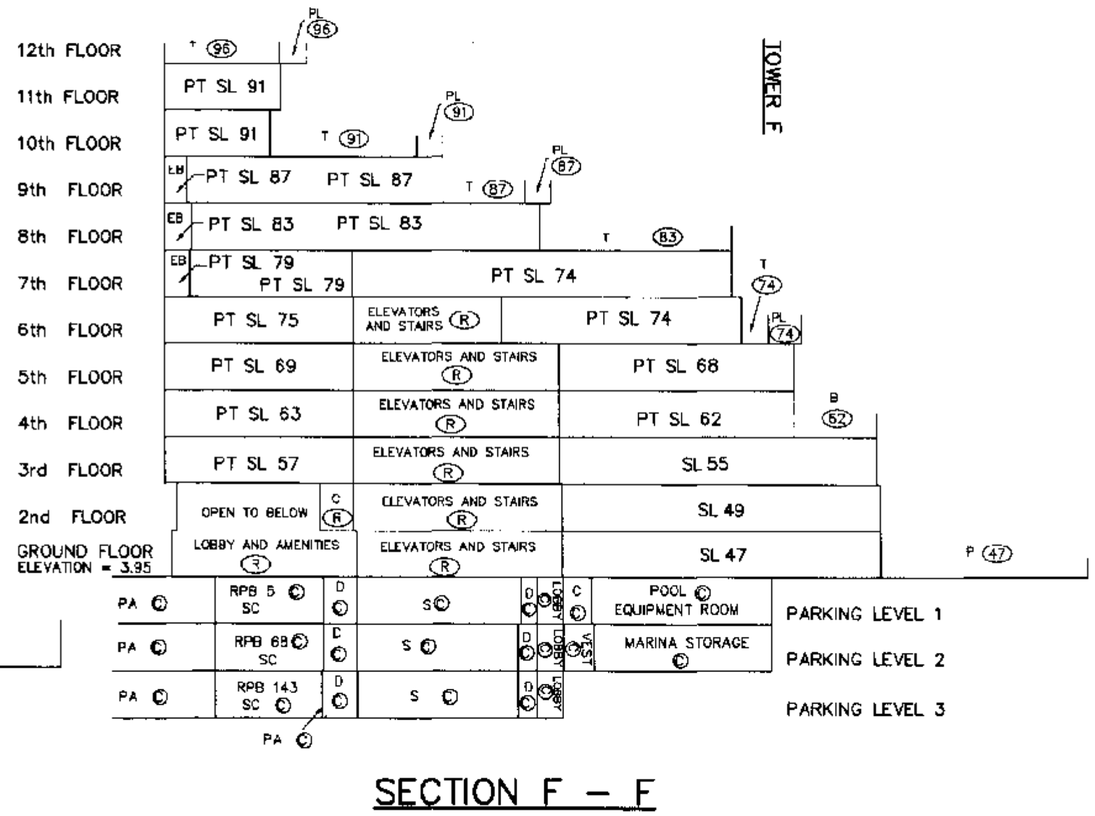


SECTION H — H



SECTION F — F



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1055 Seymour St, Vancouver, B.C.
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DATE 04/10/99 B.C.L.S.

STRATA PLAN LMS 4025

SHEET 5 OF 21 SHEETS

ACAD: 5713ST2.DWG

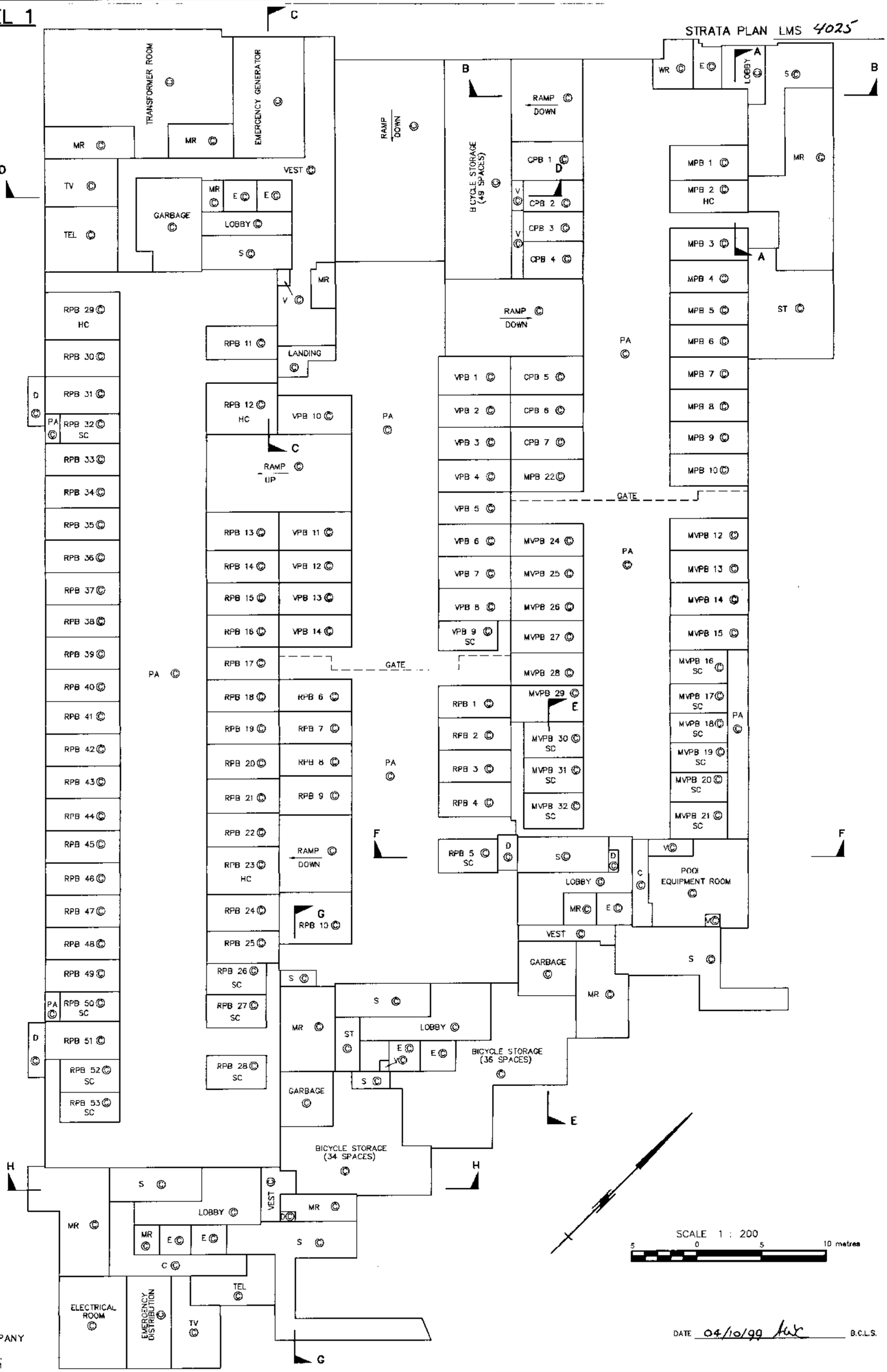
DATE PLOTTED: OCTOBER 3, 1999

FILE: 5713ST2

FILED LMLMS4025 N33337 2004-05-06-16.16.53.642678

PARKING LEVEL 1

STRATA PLAN LMS 4025



MORGAN STEWART AND COMPANY
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DATE 04/10/99 B.C.L.S.

FILED LMLMS4025 N33337 2004-05-06-16.16.53.642678

ACAD: 571512.DWG
DATE PLOTTED: OCTOBER 3, 1999.
FILE: 571512

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DATE 04/10/99 B.C.L.S.

SCALE 1 : 200
5 0 5 10 metres

PARKING LEVEL 2

STRATA PLAN LMS 4025

FILED LMLMS4025 N33337 2004-05-06-16.16.53.642678

PARKING LEVEL 3

STRATA PLAN LMS 4025

SCALE 1 : 200

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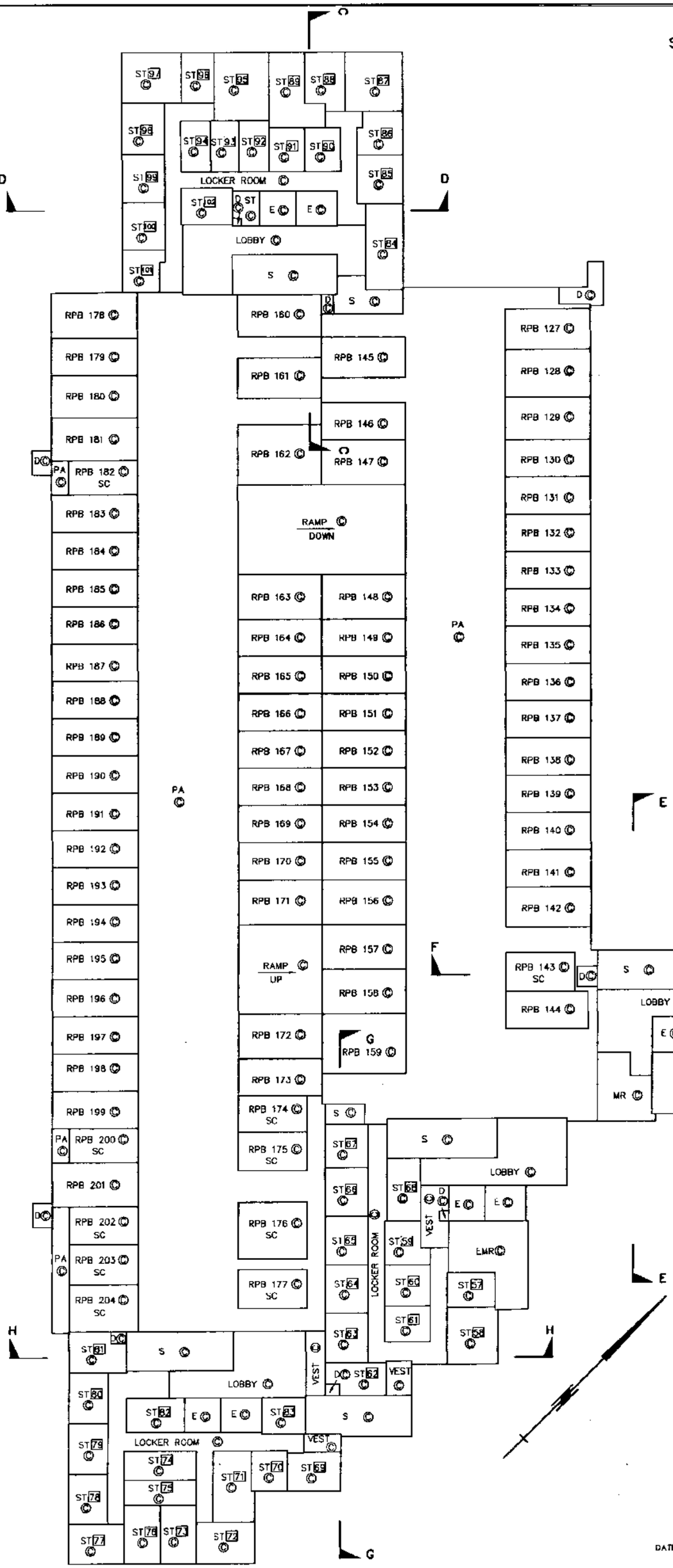


MORGAN STEWART AND COMPANY
Surveyors and Engineers
1055 Seymour St, Vancouver, B.C.
PHONE. 687-6866 FAX: 685-8071

DATE 04/10/99 B.C.L.S.

ACAD: 5713ST2.DWG DATE PLOTTED: OCTOBER 3, 1999. FILE: 5713ST2

FILED LMLMS4025 N33337 2004-05-06-16.16.53.642678

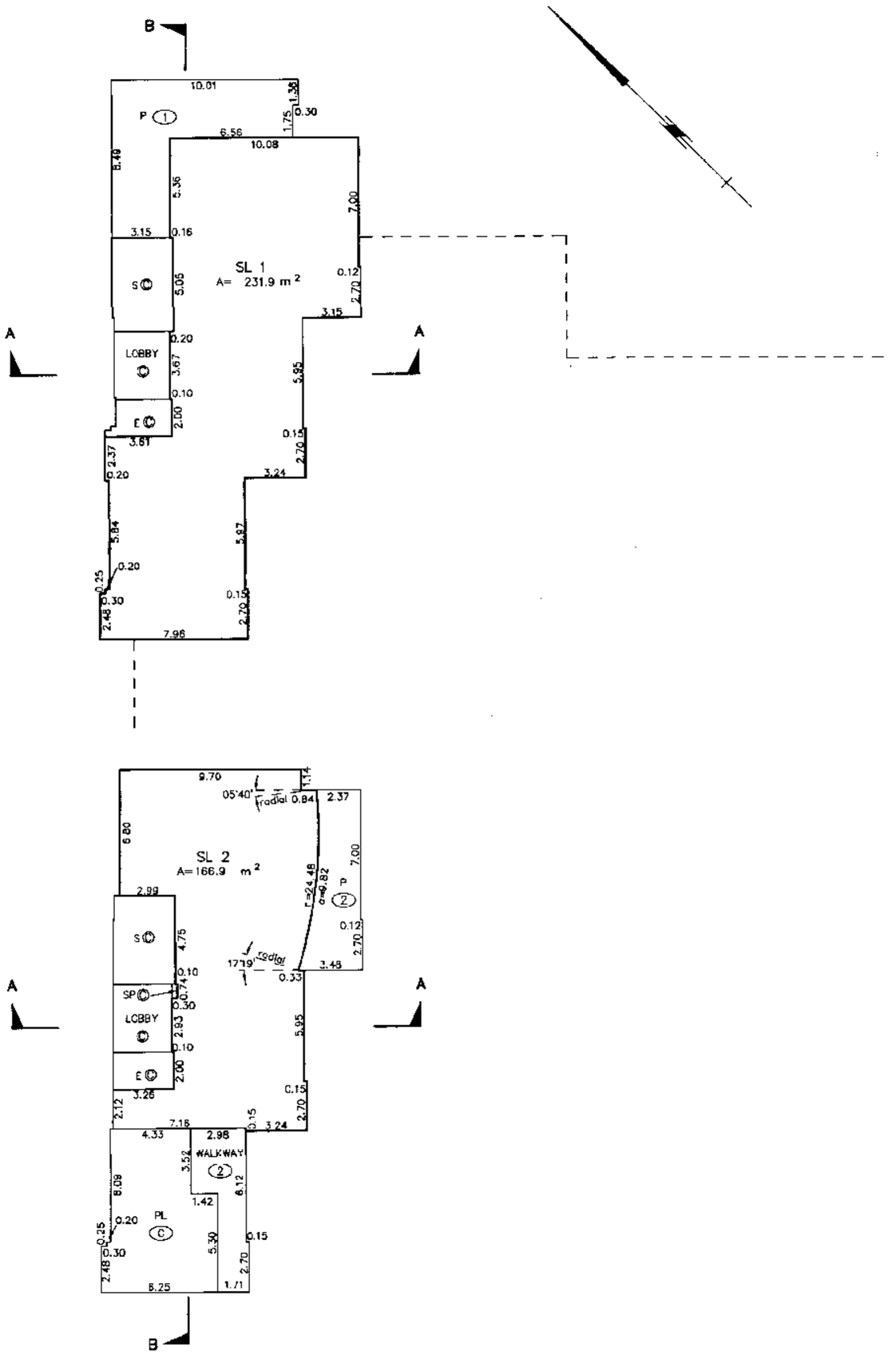
COMMERCIAL BUILDING

STRATA PLAN LMS 4025

SCALE 1 : 200

5 0 5 10 metres

GROUND FLOOR



SECOND FLOOR

MORGAN STEWART AND COMPANY
Surveyors and Engineers
1055 Seymour St, Vancouver, B.C.
PHONE:687-6886 FAX:685-8071

DATE 04/10/99 AWC B.C.L.S.

ACAD: 5713ST2.DWG DATE PLOTTED: OCTOBER 3, 1999. FILE: 5713ST2

FILED LMLMS4025 N33337 2004-05-06-16.16.53.642678

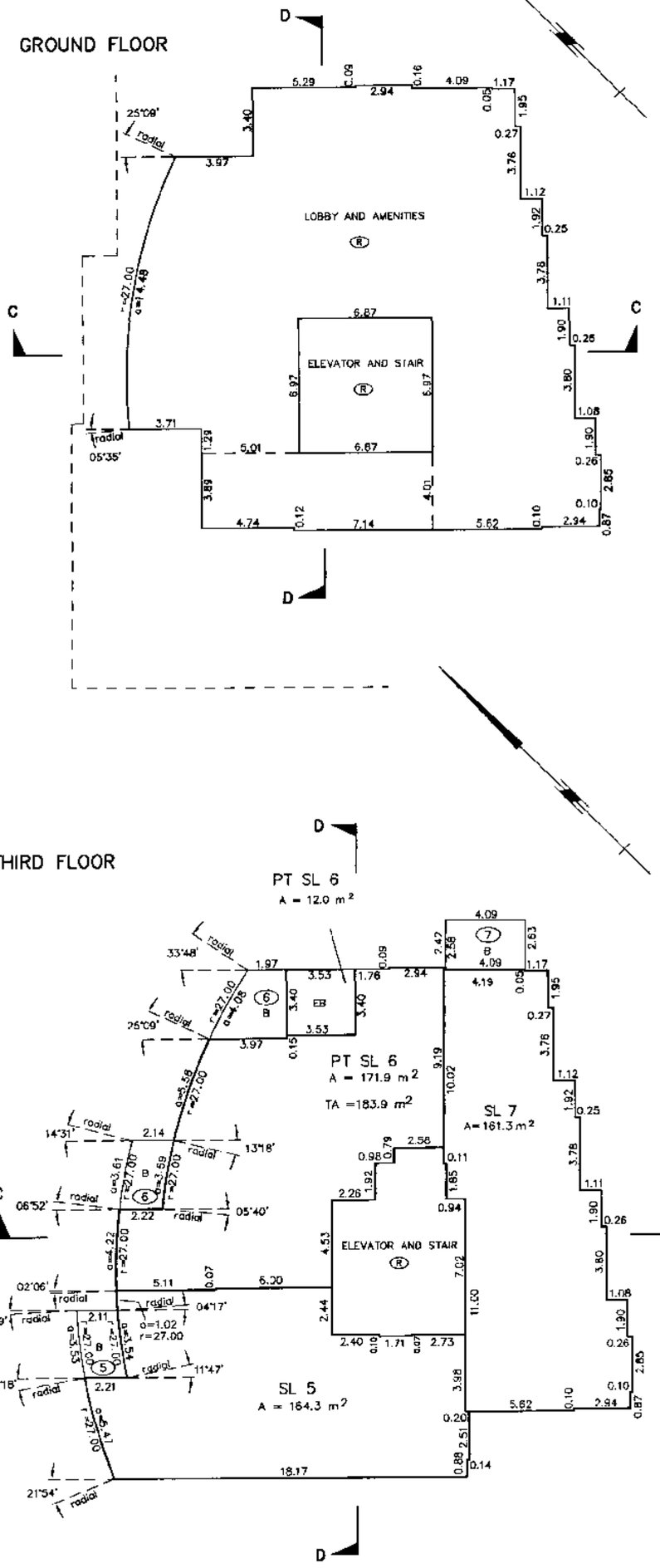
STRATA PLAN LMS 4025

TOWER E

SCALE 1 : 200

5 0 5 10 metres

GROUND FLOOR



SECOND FLOOR

THIRD FLOOR

FOURTH FLOOR

MORGAN STEWART AND COMPANY
Surveyors and Engineers
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FILED LMLMS4025 N33337 2004-05-06-16.16.53.642678

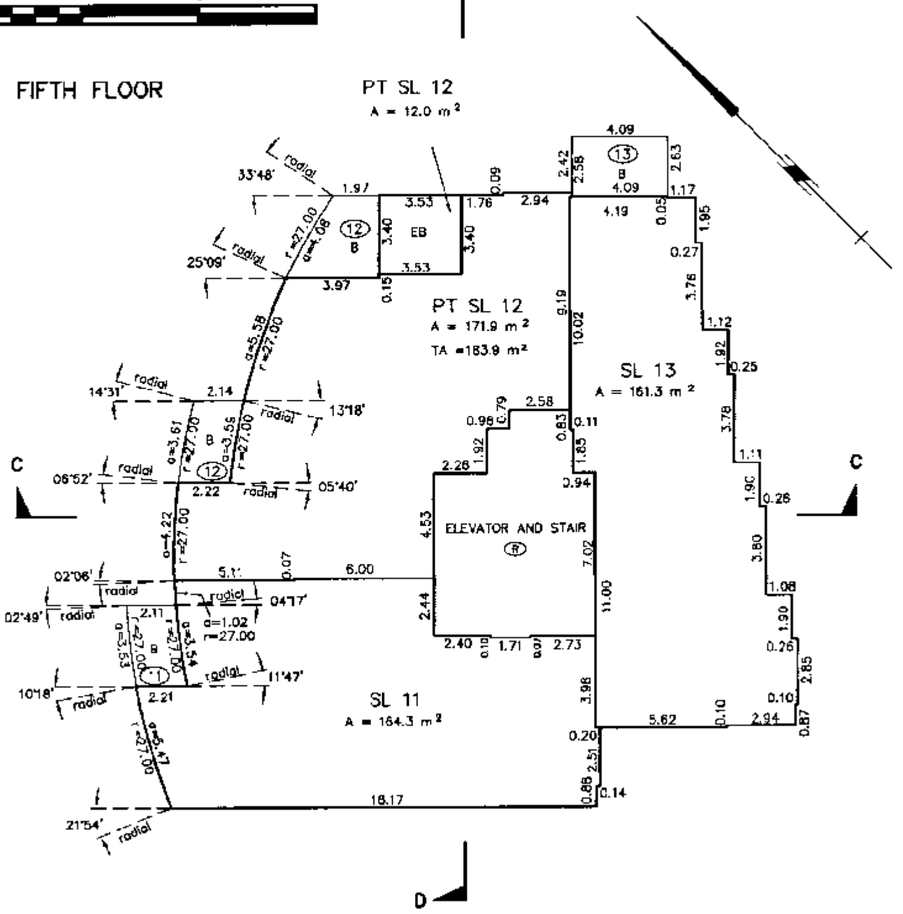
TOWER E

STRATA PLAN LMS 4025

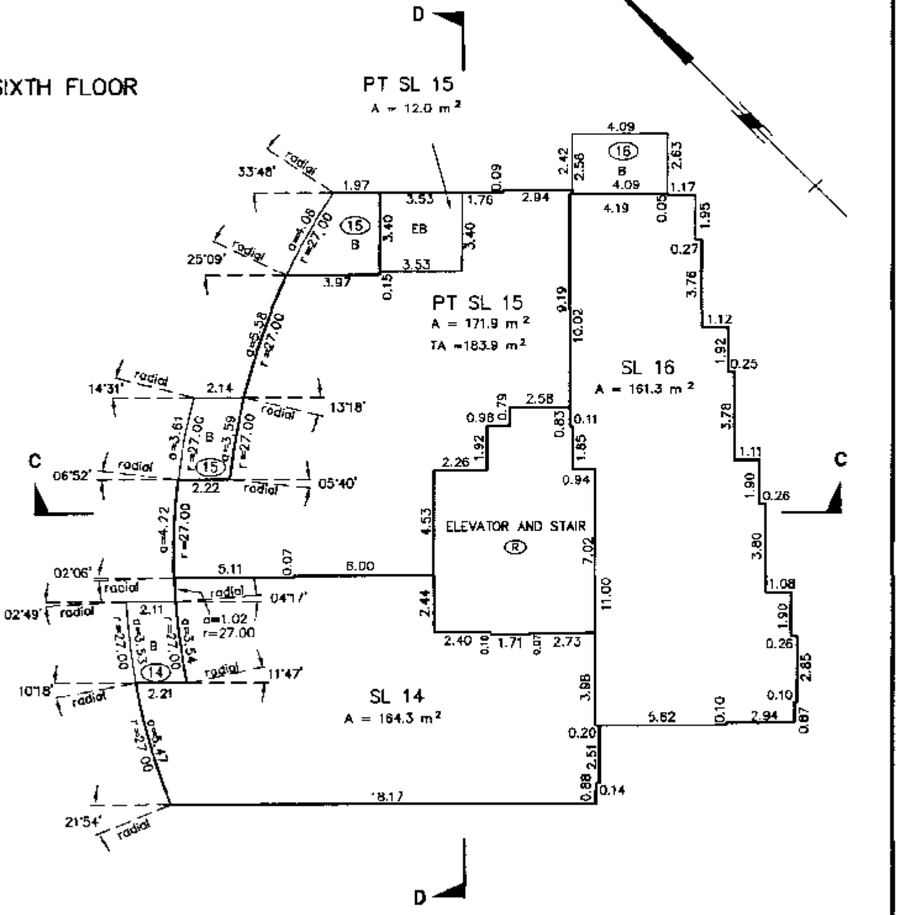
SCALE 1 : 200

5 0 5 10 metres

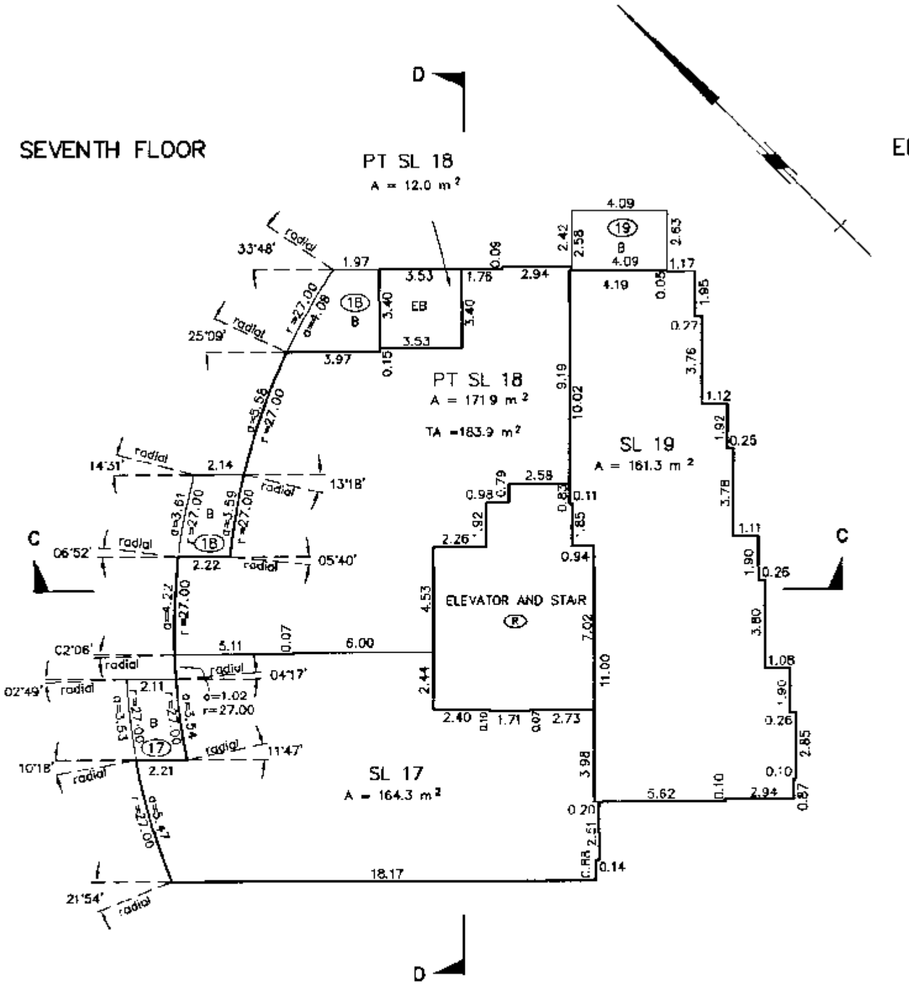
FIFTH FLOOR



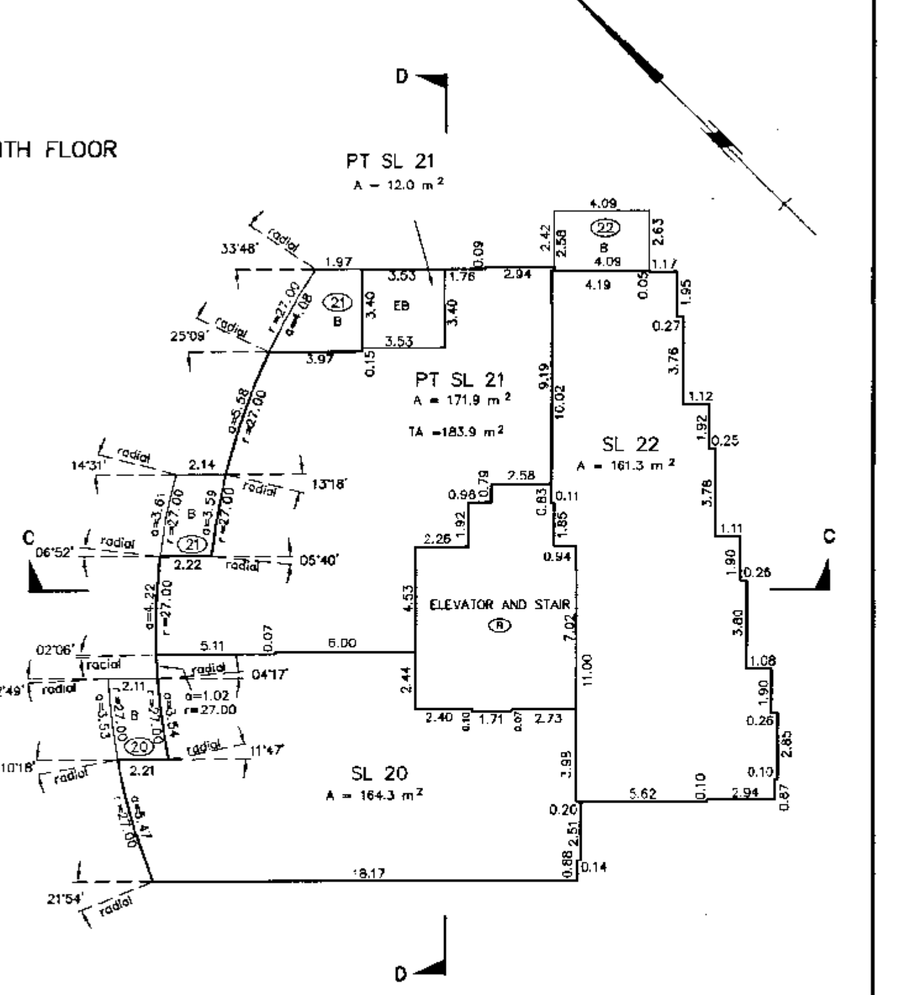
SIXTH FLOOR



SEVENTH FLOOR



EIGHTH FLOOR



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ACAD: 5713ST2.DWG DATE PLOTTED: OCTOBER 3, 1999. FILE: 5713ST2

FILED LMLMS4025 N33337 2004-05-06-16.16.53.642678

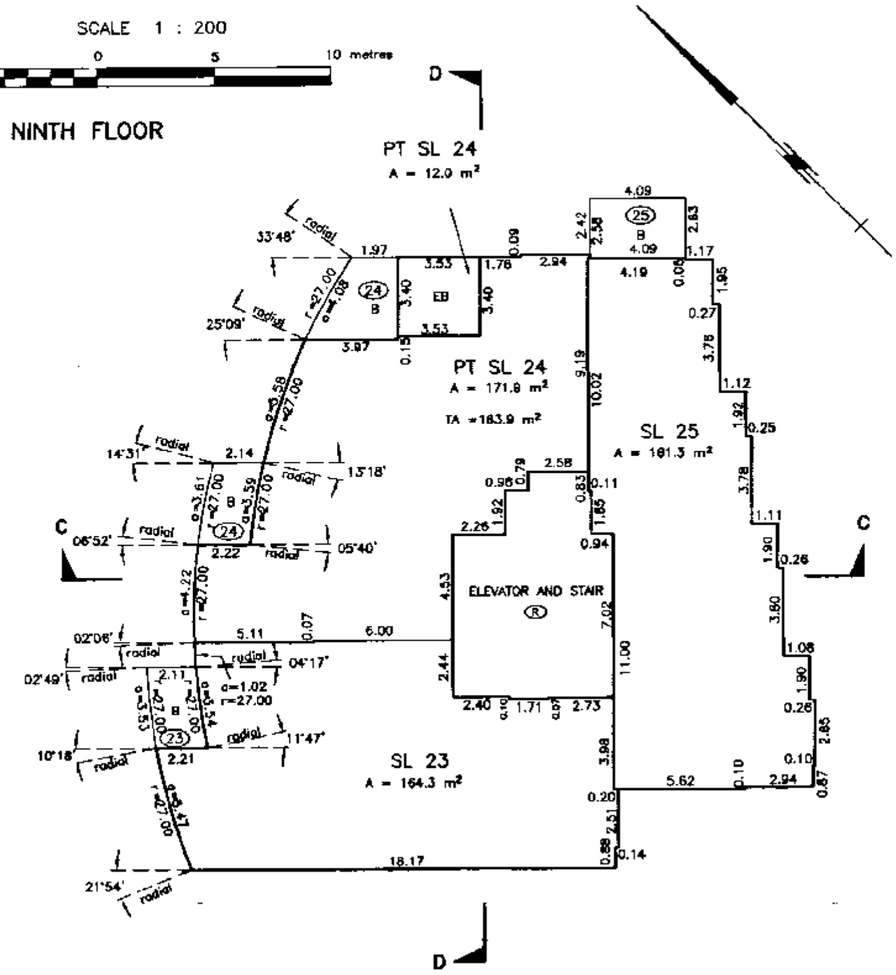
STRATA PLAN LMS 4025

TOWER E

SCALE 1 : 200

5 0 5 10 metres

NINTH FLOOR



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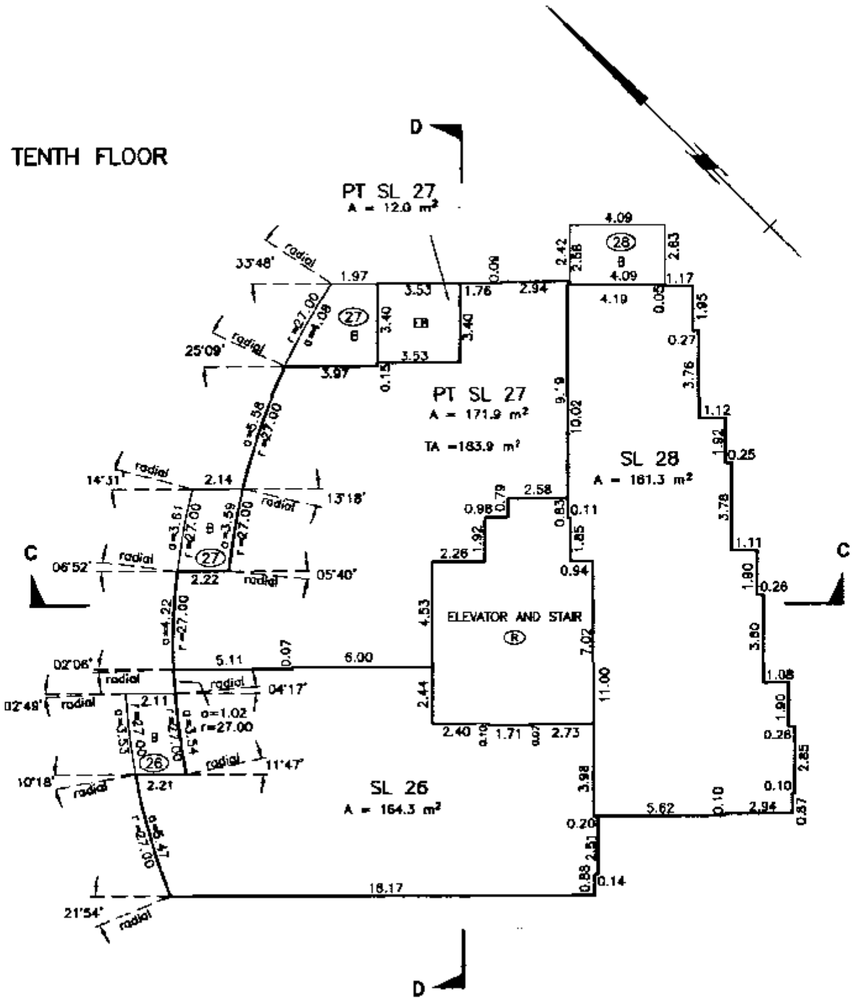
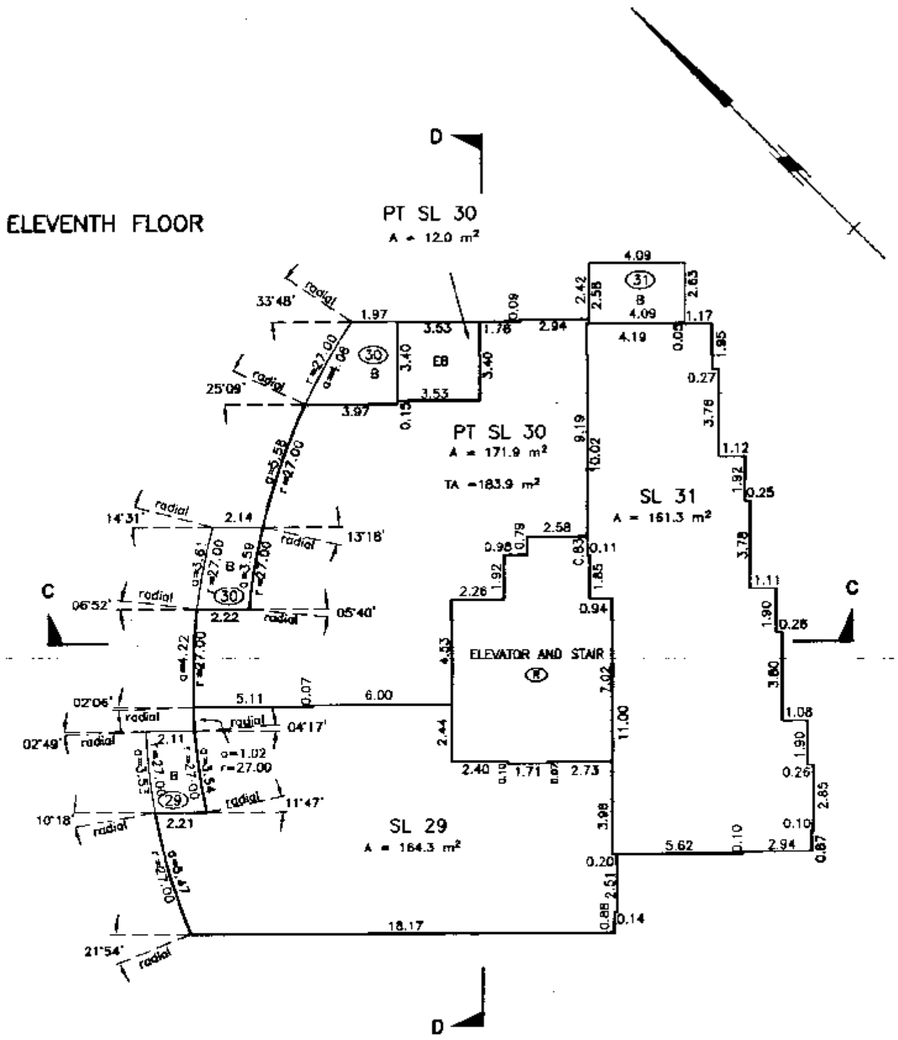
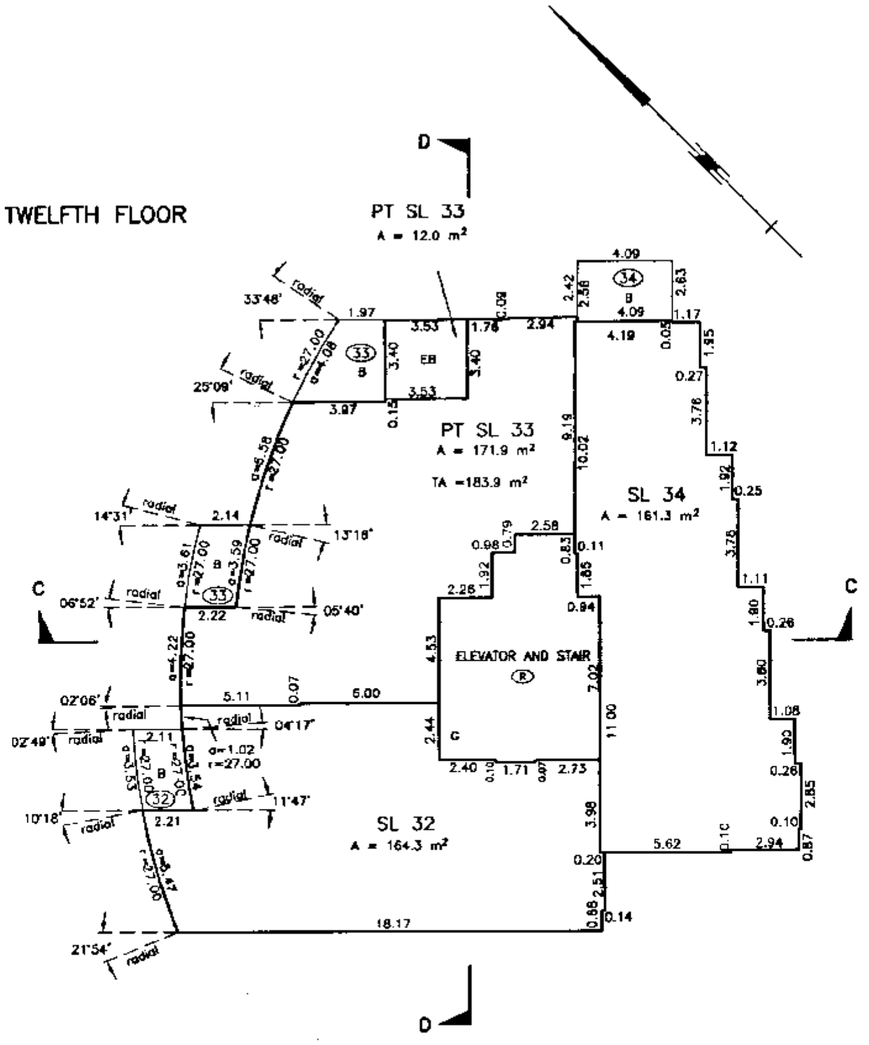


ELEVENTH FLOOR



TWELFTH FLOOR



MORGAN STEWART AND COMPANY
Surveyors and Engineers
1055 Seymour St, Vancouver, B.C.
PHONE:687-6666 FAX:685-8071

DATE 04/10/99 B.C.L.S.

ACAD: 5713ST2.DWG DATE PLOTTED: OCTOBER 3, 1999. FILE: 5713ST2

FILED LMLMS4025 N33337 2004-05-06-16.16.53.642678

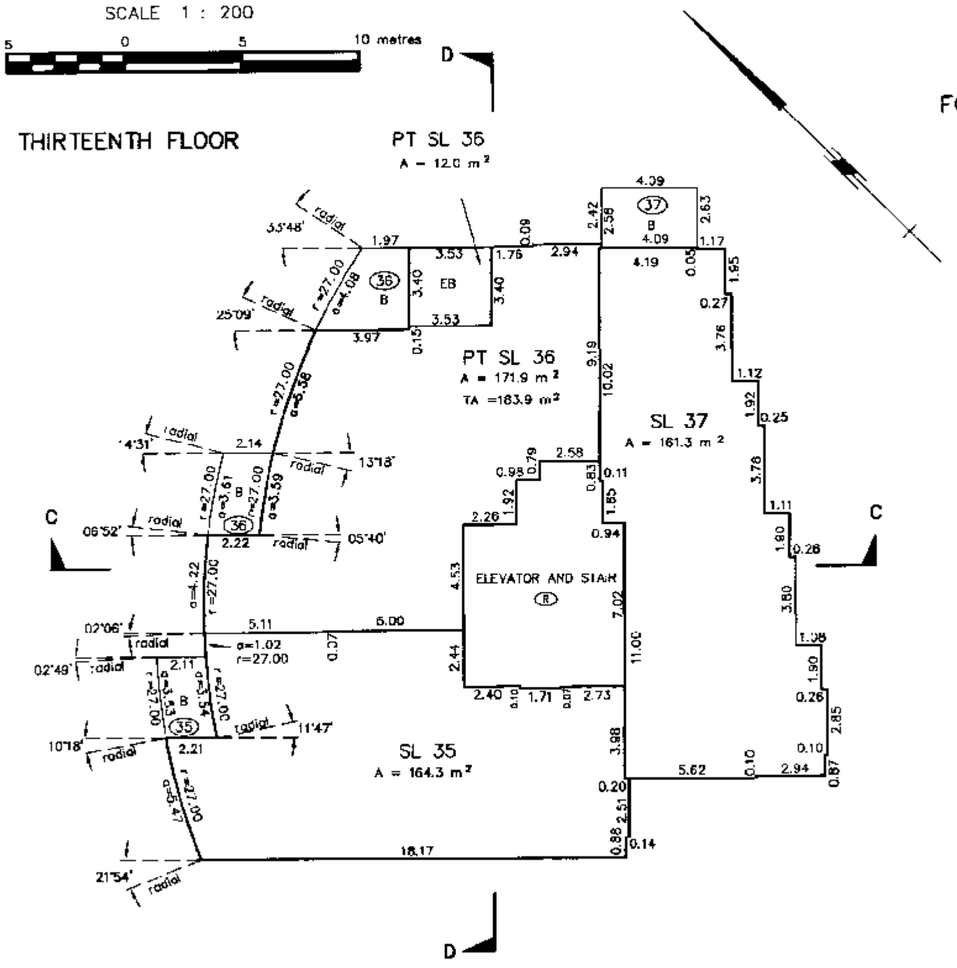
STRATA PLAN LMS 4025

TOWER E

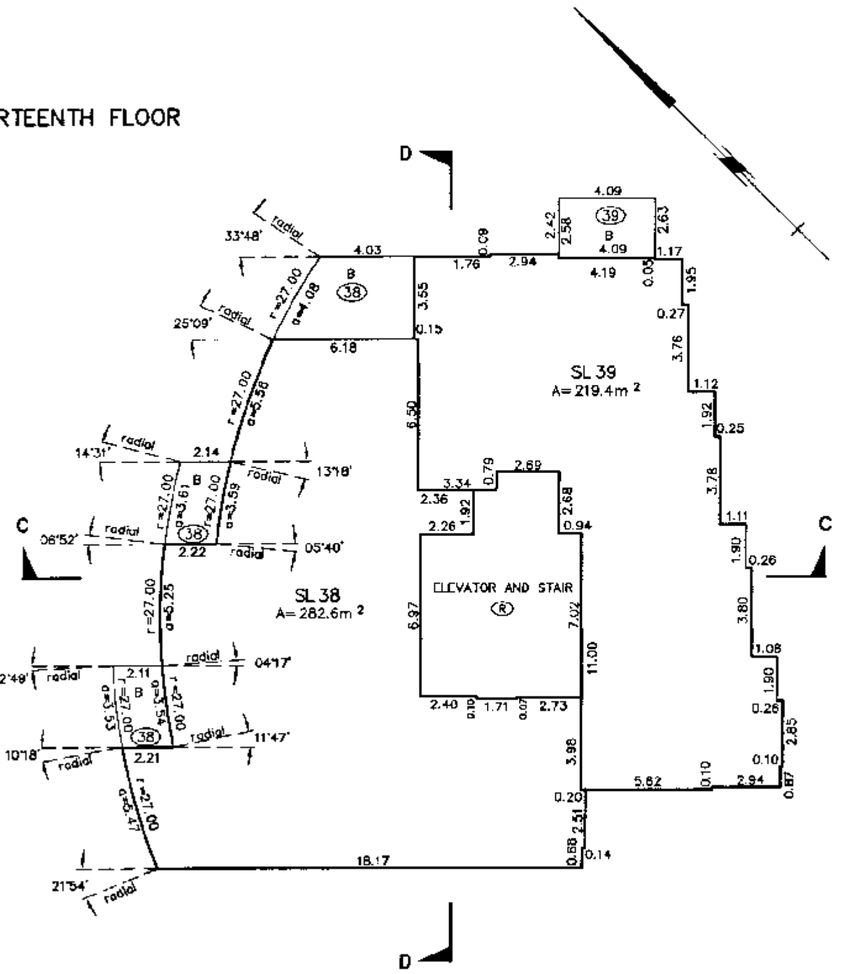
SCALE 1 : 200

5 0 5 10 metres

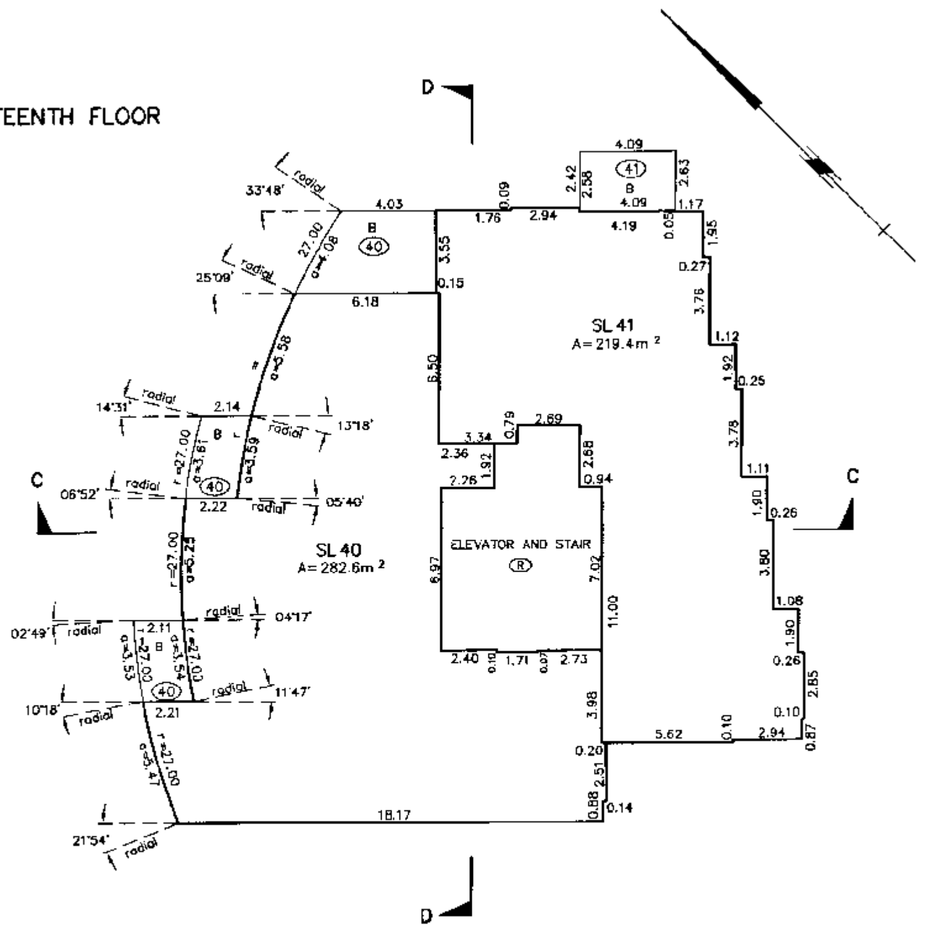
THIRTEENTH FLOOR



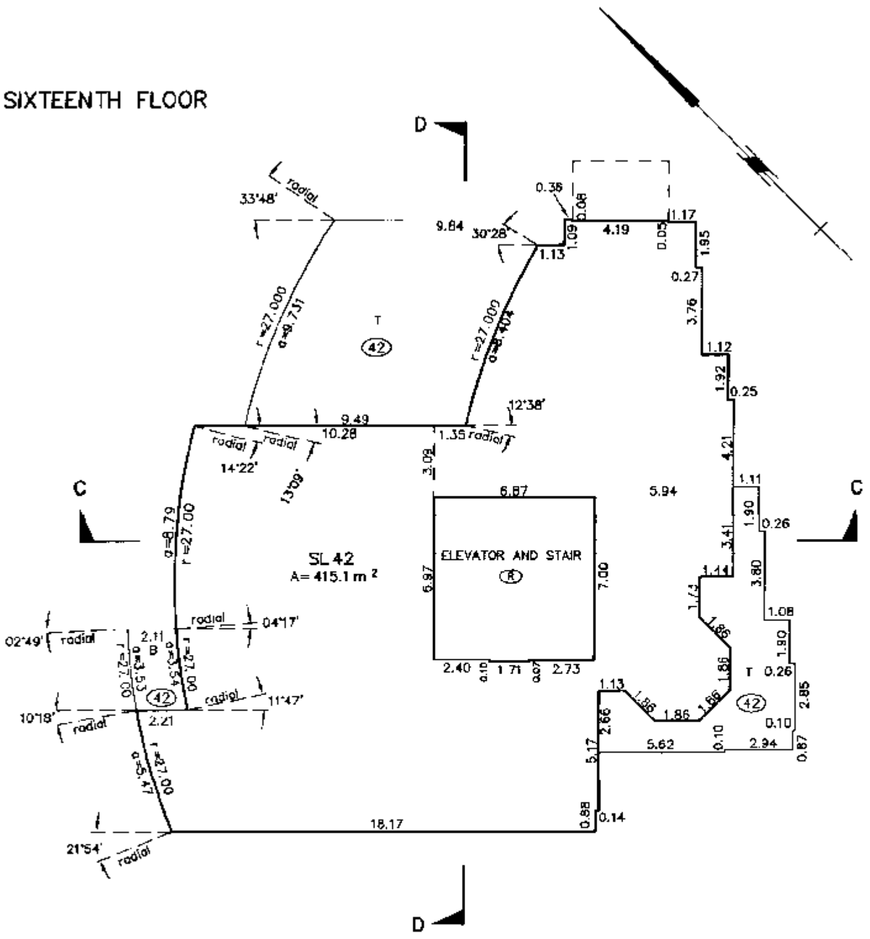
FOURTEENTH FLOOR



FIFTEENTH FLOOR



SIXTEENTH FLOOR



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STRATA PLAN LMS 4025

TOWER F

SCALE 1 : 200

5 0 5 10 metres

GROUND FLOOR

SL 47
A= 221.3 m²

PT SL 46
A= 117.8 m²
TA = 228.2 m²

PT SL 45
A= 100.9 m²

PT SL 44
A= 108.2 m²
TA = 215.2 m²

SL 43
A= 161.1 m²

SECOND FLOOR

PT SL 50
A=170.3 m²
TA = 178.0 m²

PT SL 50
A= 7.7 m²

SL 49
A=144.7 m²

PT SL 46
A = 110.4 m²

PT SL 45
A = 132.0 m²
TA = 232.9 m²

PT SL 44
A = 107.0 m²

SL 48
A = 161.1 m²

ELEVATORS AND STAIRS
AMENITY
LOBBY AND AMENITIES
STORAGE
MULTI-PURPOSE ROOM
OPEN TO BELOW
PL

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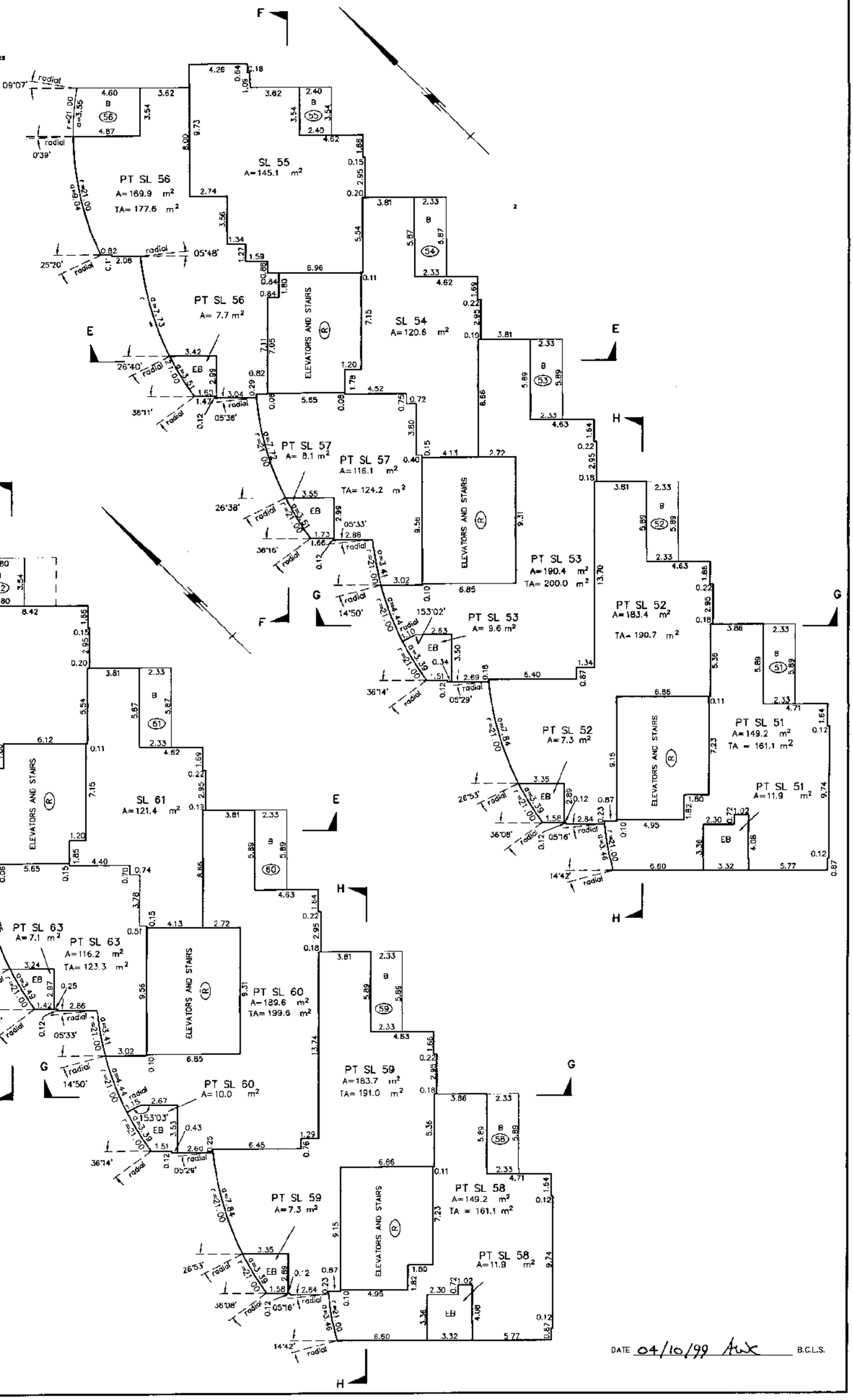
STRATA PLAN LMS 4025

TOWER F

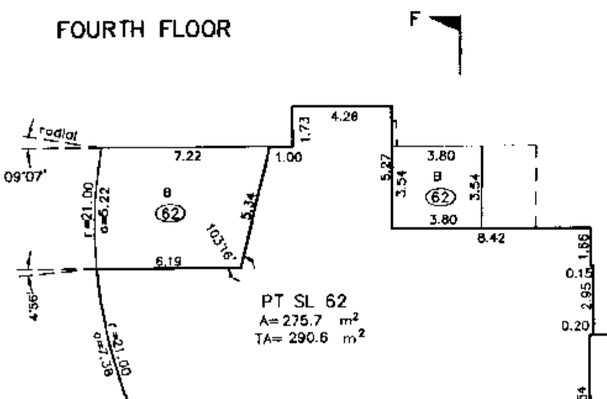
SCALE 1 : 200

5 0 5 10 metres

THIRD FLOOR



FOURTH FLOOR



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TOWER F

STRATA PLAN LMS 4025

SCALE 1 : 200

5 0 5 10 metres

FIFTH FLOOR

PT SL 68 A= 22.7 m²

PT SL 68 A= 247.0 m² TA= 269.7 m²

SL 67 A=121.4 m²

PT SL 69 A= 7.1 m² PT SL 69 A= 116.3 m² TA= 123.4 m²

PT SL 66 A=189.3 m² TA=199.7 m²

PT SL 66 A=10.4 m²

PT SL 65 A=183.8 m² TA=191.0 m²

PT SL 65 A=7.2 m²

PT SL 64 A=149.2 m² TA = 161.1 m²

PT SL 64 A=11.9 m²

SIXTH FLOOR

PT SL 74 A=180.6 m² TA=349.5 m²

PT SL 74 A=10.1 m²

SL 73 A=121.1 m²

PT SL 75 A=7.1 m² PT SL 75 A=116.5 m² TA=123.6 m²

PT SL 72 A=190.5 m² TA= 200.2 m²

PT SL 72 A=9.7 m²

PT SL 71 A=183.1 m² TA=200.2 m²

PT SL 71 A=7.3 m²

PT SL 70 A=149.2 m² TA = 161.1 m²

PT SL 70 A=11.9 m²

ELEVATORS AND STAIRS

DATE 04/10/99 B.C.L.S.

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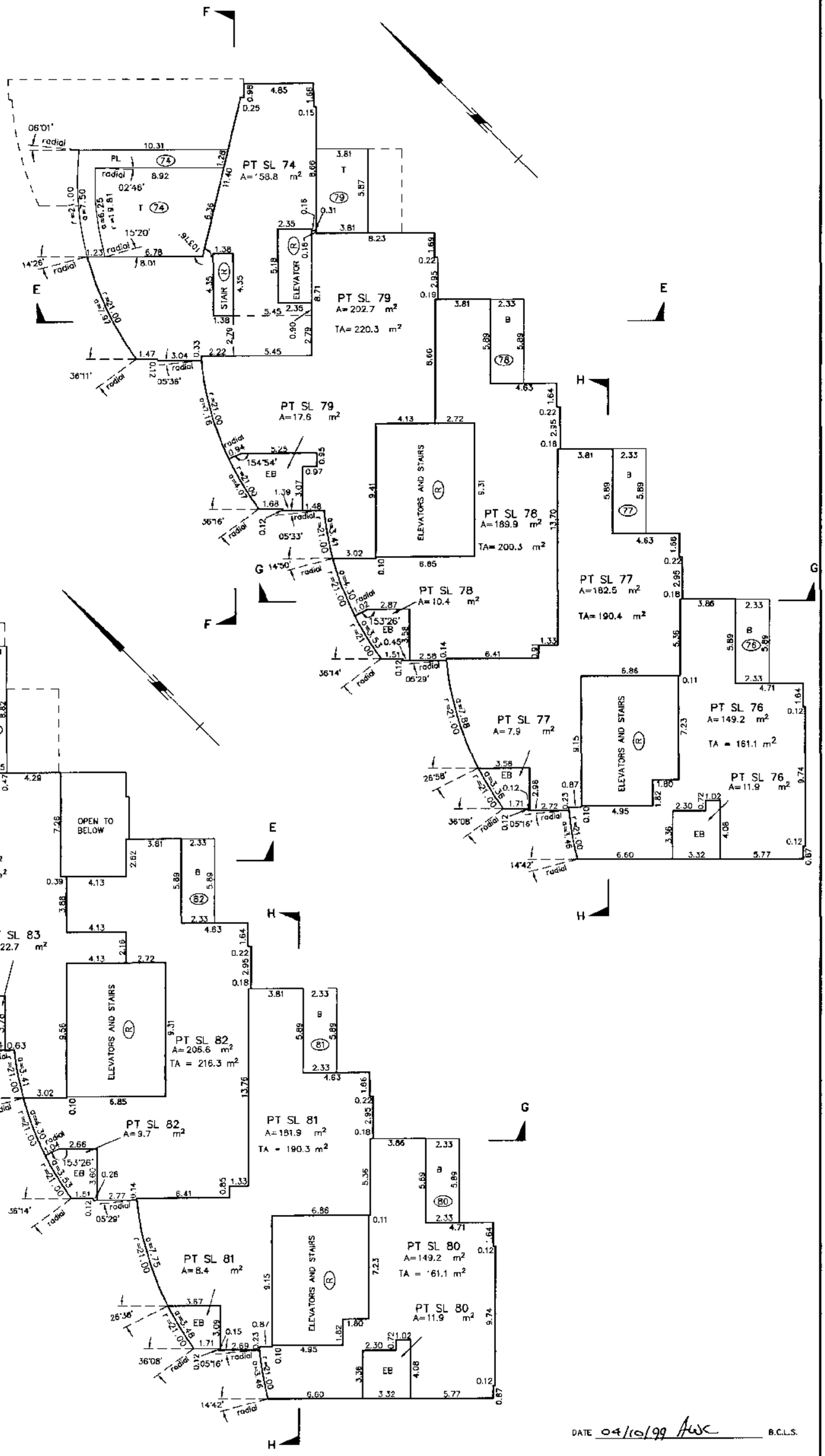
STRATA PLAN LMS 4025

TOWER F

SCALE 1 : 200

5 0 5 10 metres

SEVENTH FLOOR



EIGHTH FLOOR

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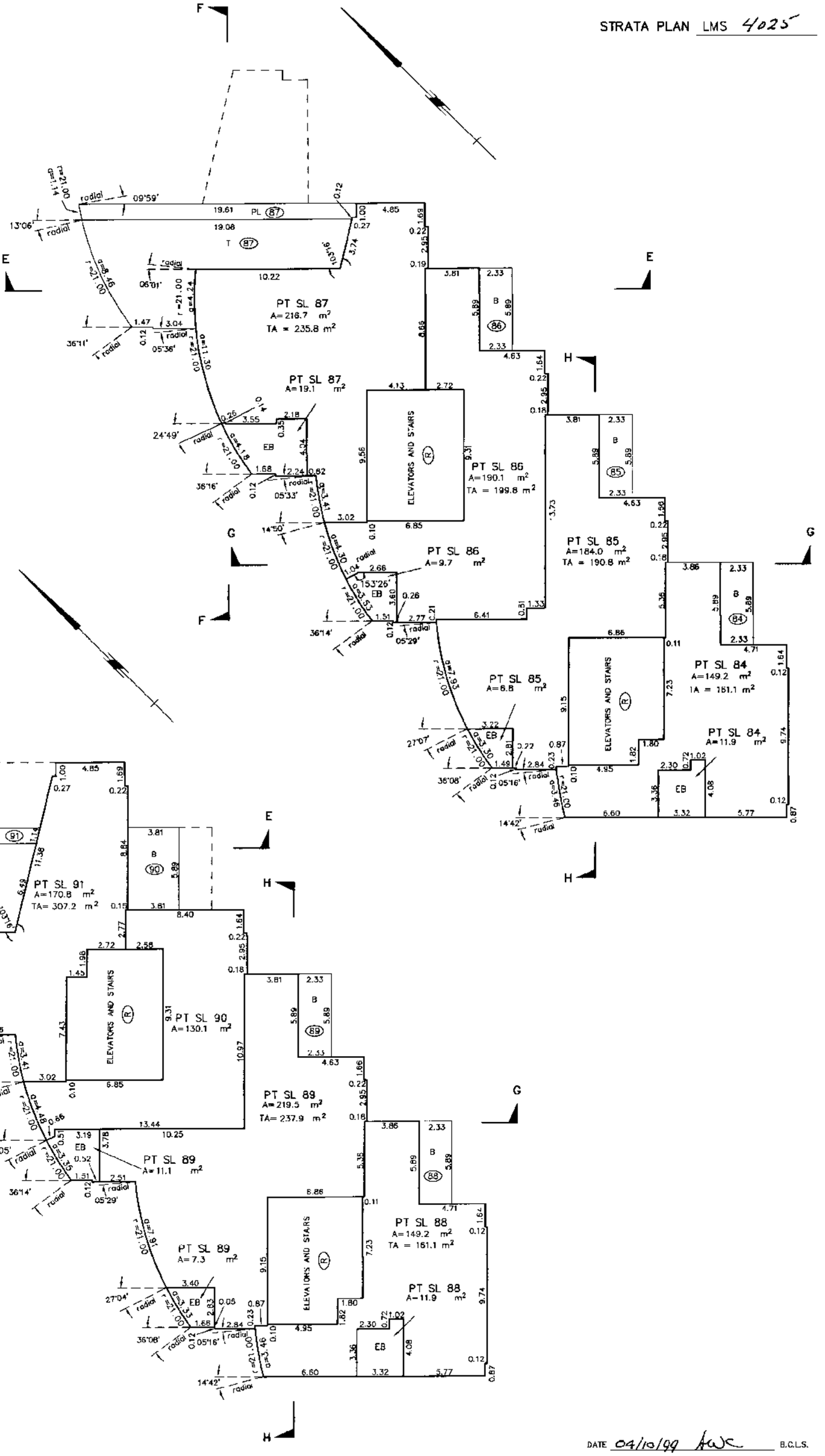
STRATA PLAN LMS 4025

TOWER F

SCALE 1 : 200

5 0 5 10 metres

NINTH FLOOR



TENTH FLOOR

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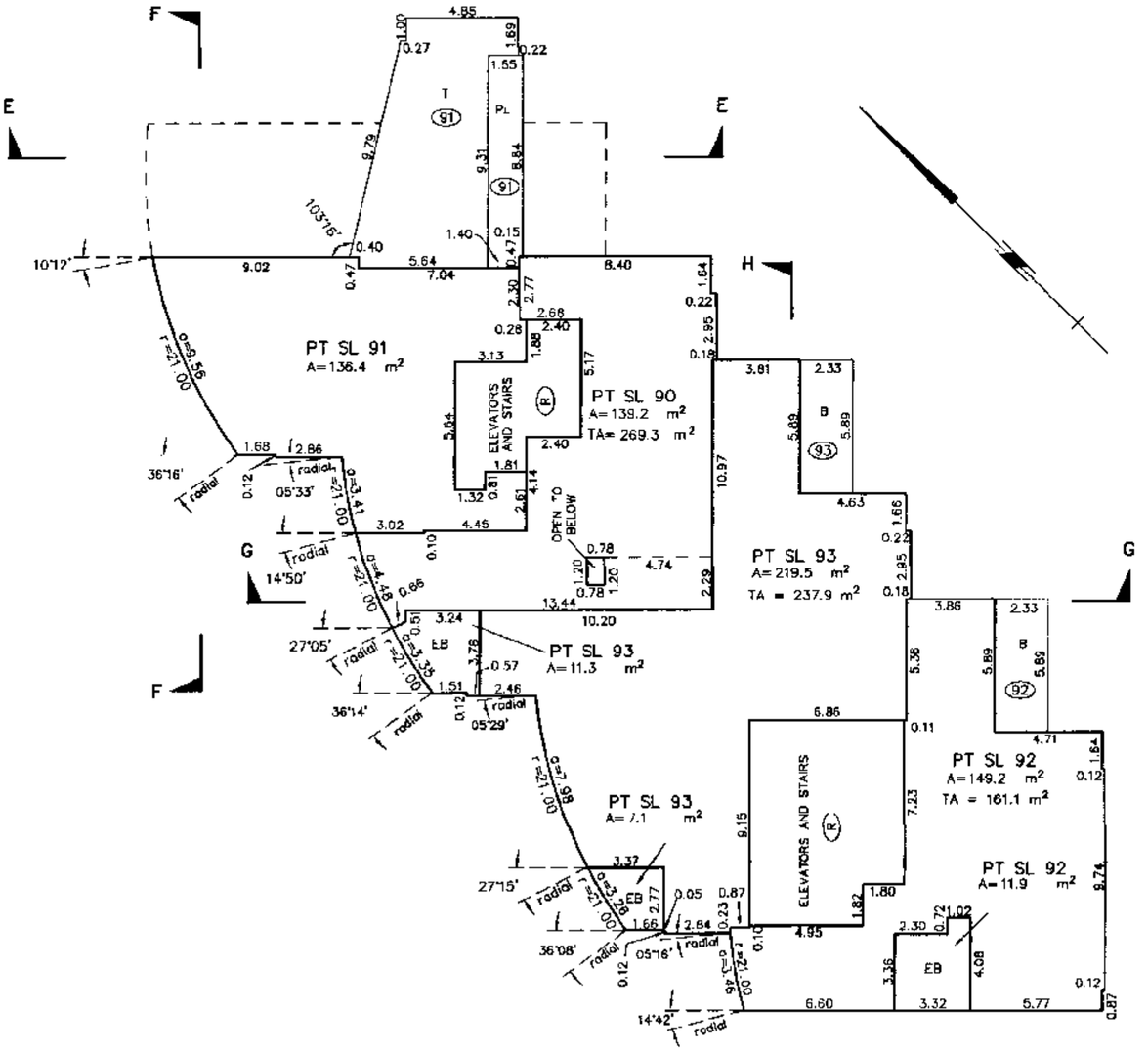
TOWER F

STRATA PLAN LMS 4025

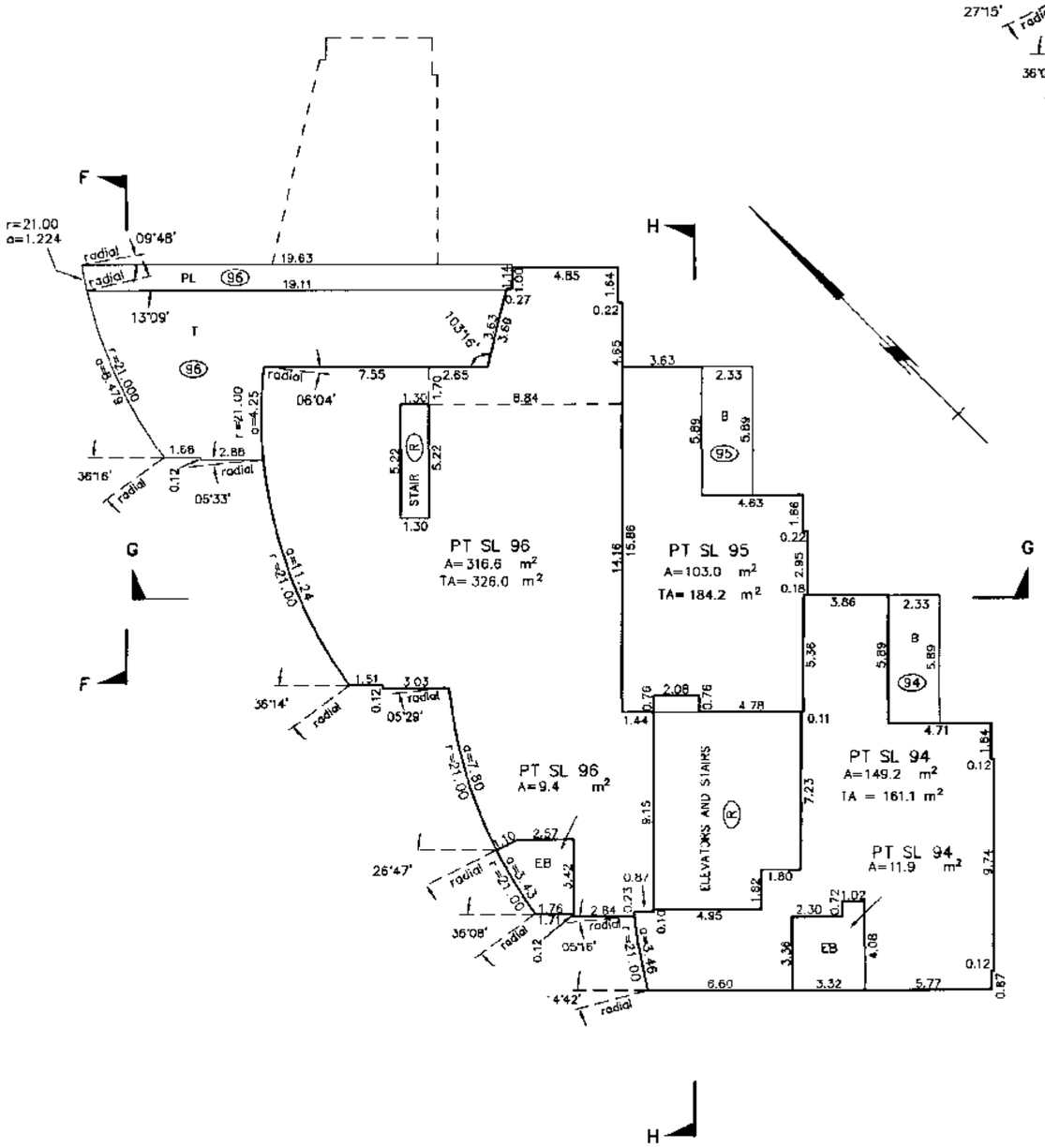
SCALE 1 : 200

5 0 5 10 metres

ELEVENTH FLOOR



TWELFTH FLOOR



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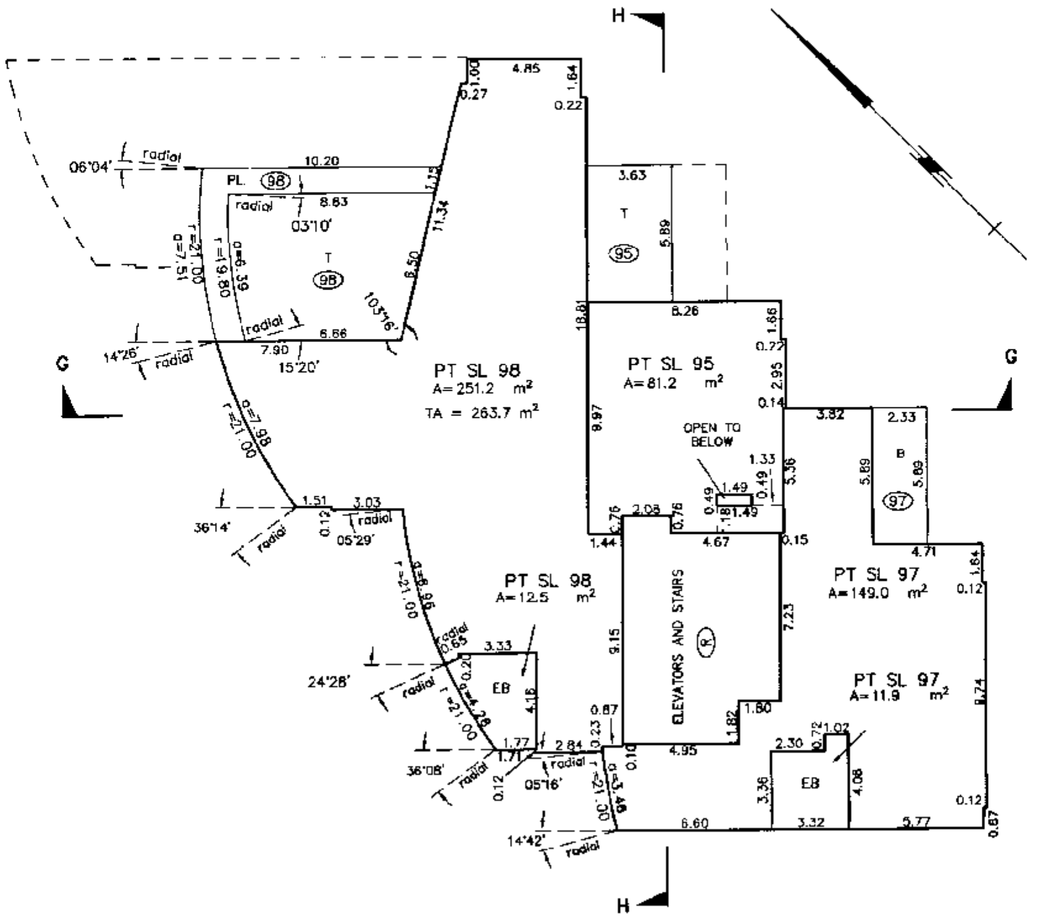
STRATA PLAN LMS 4025

TOWER F

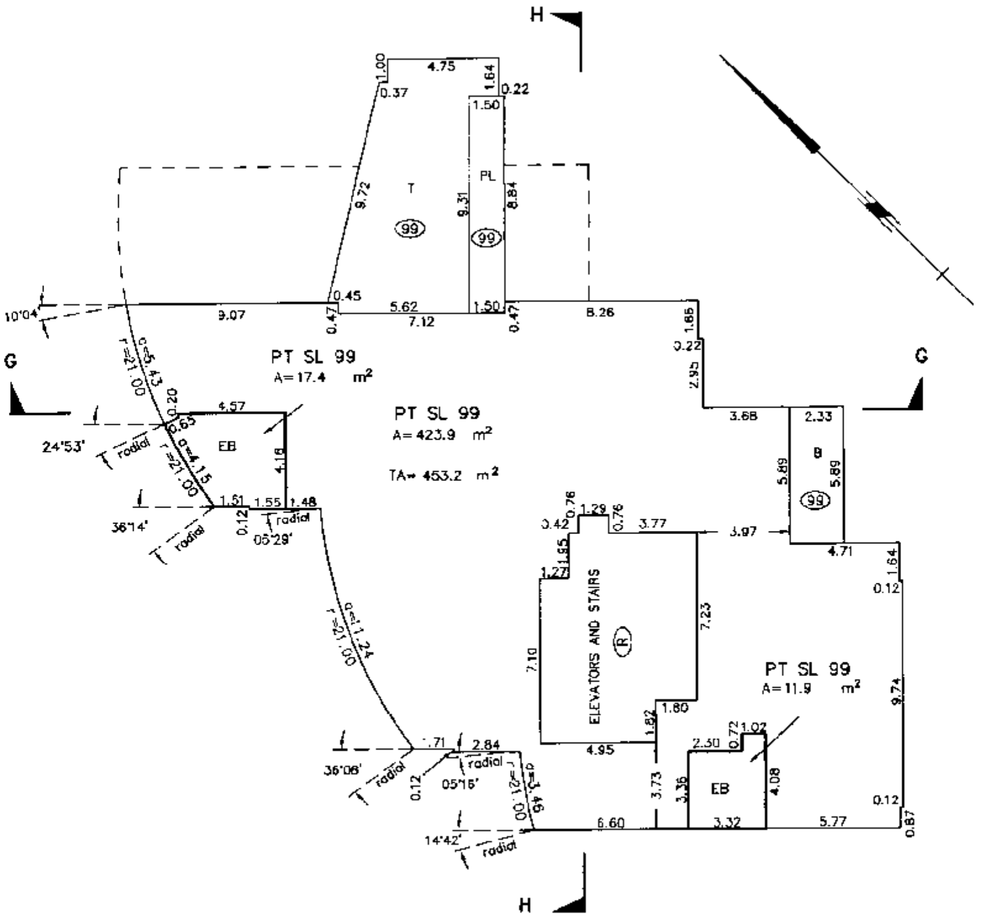
SCALE 1 : 200

5 0 5 10 metres

THIRTEENTH FLOOR



FOURTEENTH FLOOR



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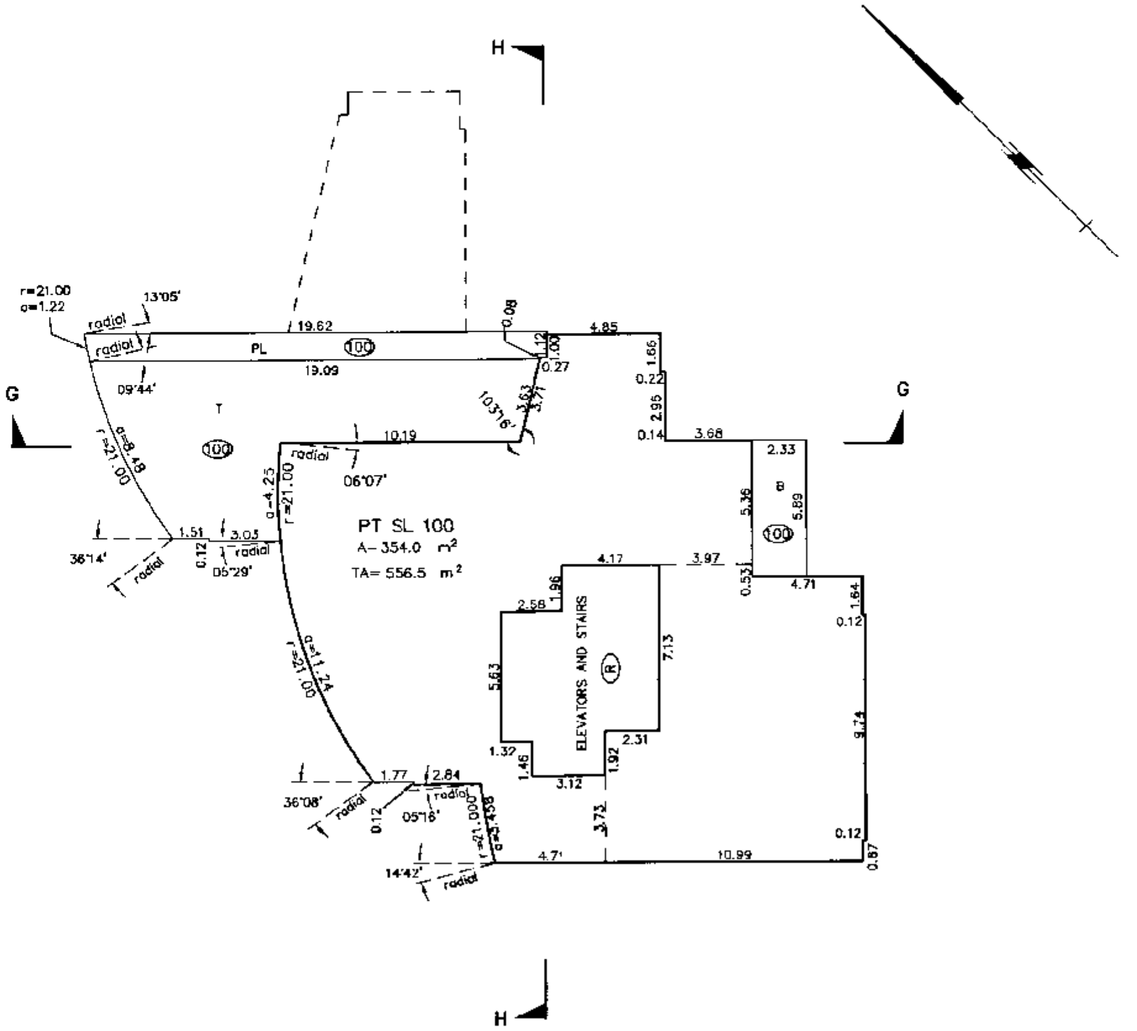
STRATA PLAN LMS 4025

TOWER F

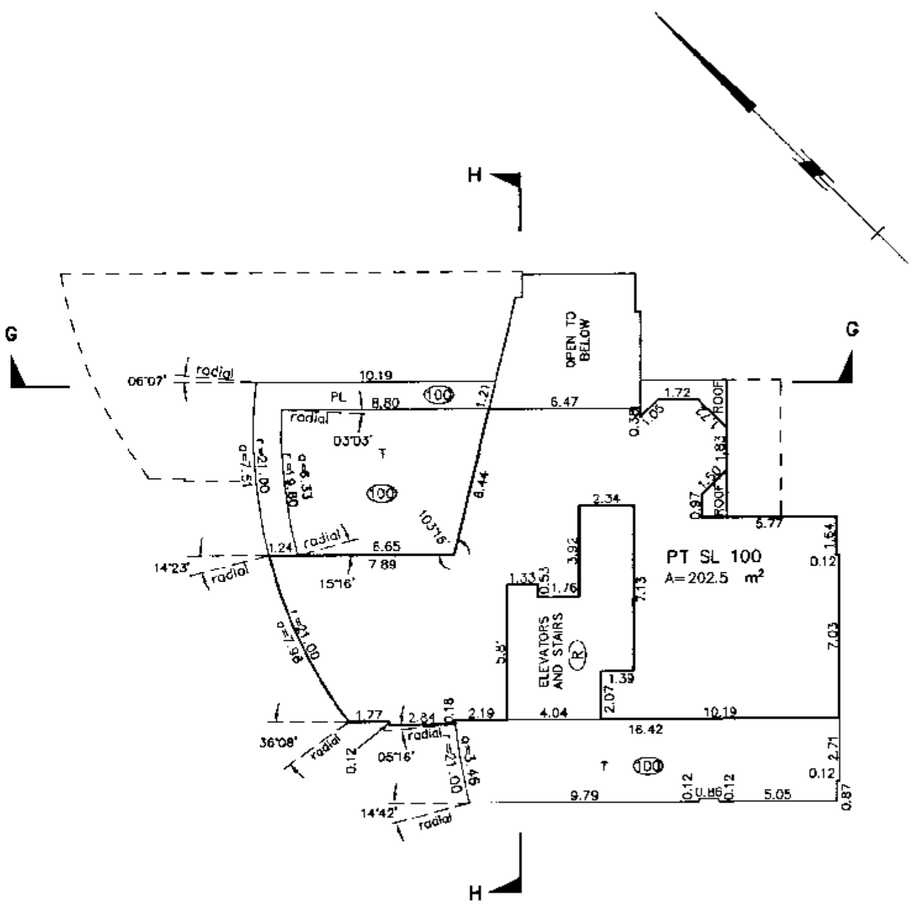
SCALE 1 : 200

5 0 5 10 metres

FIFTEENTH FLOOR



SIXTEENTH FLOOR



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