STRATA PLAN OF PART OF LOT H, BLOCKS 63 AND 64, D.L. 258, GP. 1, PLAN LMP12689

CITY OF VANCOUVER

0 10 50

SCALE 1 : 750 DISTANCES ARE METRIC

STRATA PLAN LMS 1685

PHASE 1

BH399611 - BH399662

DEPOSITED AND REGISTERED IN THE LAND TITLE OFFICE AT NEW WESTMINSTER B.C. THIS 4th DAY OF NOV 1994.

ASSISTANT DEPUTY REGISTRAR

LEGEND

SL. DENOTES STRATA LOT
A DENOTES AREA
T DENOTES TOTAL AREA
PT. DENOTES PART
m^2 DENOTES SQUARE METRES
(C) DENOTES COMMON PROPERTY
(D) DENOTES DECK BEING LIMITED COMMON PROPERTY FOR EXCLUSIVE USE OF ADJOINING STRATA LOT
(T) DENOTES TERRACE BEING LIMITED COMMON PROPERTY FOR EXCLUSIVE USE OF ADJOINING STRATA LOT
(B) DENOTES BALCONY BEING LIMITED COMMON PROPERTY FOR EXCLUSIVE USE OF ADJOINING STRATA LOT
(P) DENOTES PATIO BEING LIMITED COMMON PROPERTY FOR EXCLUSIVE USE OF ADJOINING STRATA LOT
(S-16) DENOTES STORAGE BEING LIMITED COMMON PROPERTY FOR EXCLUSIVE USE OF STRATA LOT 16 (TYPICAL)
▲ DENOTES CONTROL MONUMENT
● DENOTES OLD IRON POST FOUND

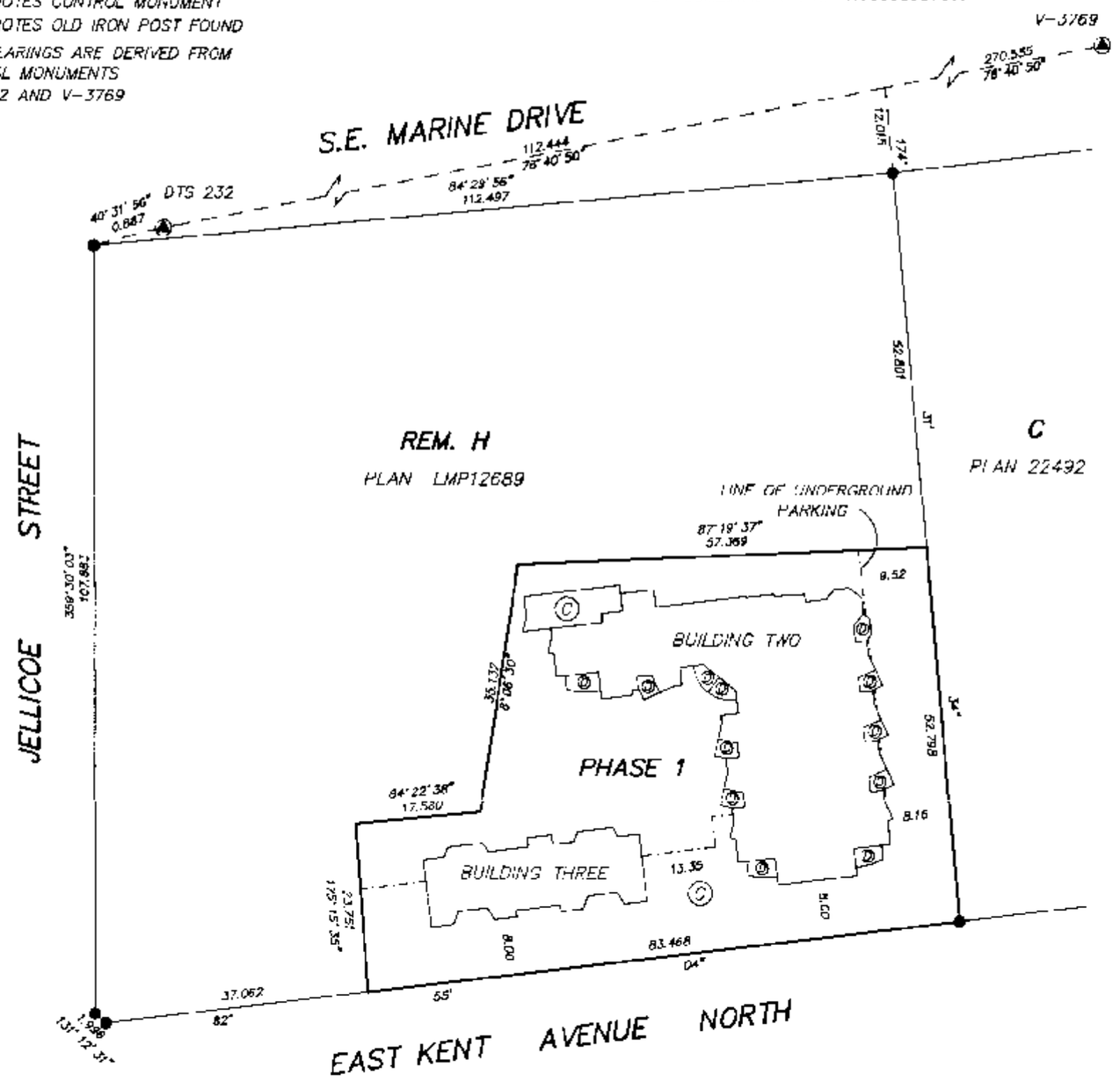
GRID BEARINGS ARE DERIVED FROM CONTROL MONUMENTS DTS 232 AND V-3769

CIVIC ADDRESS :
8450 JELLICOE ST. AND
3007, 3009, 3011, 3013, 3015 EAST KENT AVE. N.
VANCOUVER, B.C.

FOR BUILDING DIMENSIONS SEE SHEETS 6 TO 9

DECLARATION OF INTENTION TO CREATE A STRATA PLAN BY PHASED DEVELOPMENT (FORM 'E') FILED THIS 4th DAY OF NOVEMBER 1994 UNDER NUMBER BH399640

INTEGRATED SURVEY AREA No. 31 - CITY OF VANCOUVER
THIS PLAN SHOWS GROUND - LEVEL MEASURED DISTANCES PRIOR TO COMPUTATION OF UTM CO-ORDINATES MULTIPLY BY COMBINED FACTOR 0.9995899737.



I D.J.DYCK OF LANGLEY, B.C. 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 SURREY, B.C.
THIS 29th DAY OF SEPTEMBER 1994

D.J. Dyck
B.C.L.S.

THE ADDRESS FOR SERVICE OF DOCUMENTS OF THE STRATA CORPORATION IS :
THE OWNERS, STRATA PLAN LMS 1685
C/O 800 - 1177 - WEST HASTING STREET
VANCOUVER, B.C., V6E 2K3

DYCK & ASSOCIATES
208 - 6846 - KING GEORGE HIGHWAY
SURREY, B.C.
594-7527
FILE: 93 1849
DATE: SEPTEMBER 29, 1994

THIS PLAN LIES WITHIN THE CREATER VANCOUVER DISTRICT

FILED LMLMS1685 RCVD:1998-02-05 PRNT: 2007-12-14-13.11.55.181818

STRATA PLAN LMS 1685

PHASE 1

CONDOMINIUM ACT

UNIT No.	LOT No.	SHEET No.	FORM 1 SCHEDULE OF UNIT ENTITLEMENT — UNIT ENTITLEMENT	FORM 2 SCHEDULE OF INTEREST UPON DESTRUCTION — INTEREST UPON DESTRUCTION
	1	6	83	3538
	2	6	83	3538
	3	6	82	3398
	4	6	65	2598
	5	6	65	2678
	6	6	64	2738
	7	6	82	3538
	8	6	82	3538
	9	6	64	2738
	10	6	65	2738
	11	6	72	2938
	12	6	72	2938
	13	6	65	2738
	14	6	98	3678
	15	7	82	3458
	16	7	65	2798
	17	7	65	2798
	18	7	64	2798
	19	7	82	3598
	20	7	82	3598
	21	7	64	2798
	22	7	65	2798
	23	7	72	2998
	24	7	72	2998
	25	7	65	2798
	26	7	98	3738
	27	7	82	3518
	28	7	65	2858
	29	7	65	2858
	30	7	64	2858
	31	7	82	3668
	32	7	82	3658
	33	7	64	2858
	34	7	65	2858
	35	7	72	3078
	36	7	72	3078
	37	7	65	2858
	38	7	88	3798
	39	8	82	3578
	40	8	65	2958
	41	8	65	2958
	42	8	70	3238
	43	8	71	3278
	44	8	65	2958
	45	8	72	3178
	46	8	72	3178
	47	8	71	3278
	48	9	124	5198
	49	9	125	4938
	50	9	124	4938
	51	9	125	4938
	52	9	124	5198
AGGREGATE			4019	172256

SEPT. 29, 1994
FILE: 93-1849

FILED LMLMS1685 RCVD:1998-02-05 PRNT: 2007-12-14-13.21.55.181818

STRATA PLAN LMS 1685
PHASE 1

I HEREBY CERTIFY THAT THE RECREATION FACILITY (FITNESS ROOM AND A LOUNGE/GAMES ROOM) WHICH ACCORDING TO FORM E TO THE ACT WAS TO HAVE BEEN CONSTRUCTED IN CONJUNCTION WITH THIS PHASE HAS BEEN SATISFACTORILY PROVIDED FOR.

DATED THIS 21ST DAY OF OCTOBER 1994

APPROVING OFFICER
CITY OF VANCOUVER

APPROVED UNDER THE CONDOMINIUM ACT
AS TO PHASE 1 OF A FOUR PHASE
STRATA PLAN
DATED THIS 21ST DAY OF OCTOBER 1994

APPROVING OFFICER
CITY OF VANCOUVER

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 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

NORMAN E. CRESSEY

DECLARED BEFORE ME AT VANCOUVER B.C.
THIS 13 DAY OF OCT 1994.

A COMMISIONER FOR TAKING AFFIDAVITS WITHIN THE PROVINCE OF BRITISH COLUMBIA
PAMELA E. JOE
1710 - 1177 W. Hastings St.
Vancouver, B.C.
ACCEPTED AS TO FORMS 1 AND 2
THIS 27 DAY OF October 1994.

FOR: D.R. Wong
SUPERINTENDENT OF REAL ESTATE

OWNER:

AR NINE HOLDINGS LTD.
(INCORPORATION NO. 375483)

AUTHORIZED SIGNATORY NORMAN E. CRESSEY

AUTHORIZED SIGNATORY

WITNESS HEATHER MAINLAND

ASSISTANT
OCCUPATION OF WITNESS

#504 - 2350 W. 1st Ave.
ADDRESS OF WITNESS VANCOUVER, B.C.

MORTGAGEE

LAURENTIAN BANK OF CANADA

AUTHORIZED SIGNATORY ED FITZPATRICK

AUTHORIZED SIGNATORY GEOFF TRILLEFER

WITNESS ANTONIA LAM

ADMINISTRATOR
OCCUPATION OF WITNESS

800 W. PENDER ST., VANCOUVER, B.C.
ADDRESS OF WITNESS

I D.J. DYCK OF LANGLEY, B.C. A BRITISH COLUMBIA LAND SURVEYOR HEREBY CERTIFY THAT THE BUILDINGS SHOWN IN THIS STRATA PLAN HAVE NOT AS OF THE 29th DAY OF SEPTEMBER 1994 BEEN PREVIOUSLY OCCUPIED.

DATED AT SURREY, B.C.
THIS 29th DAY OF SEPTEMBER 1994

B.C.L.S.

FILED LMLMS1685 RCVD:1998-02-05 PRNT: 2007-12-14-13.11.55.181818

LOWER FLOOR PLAN

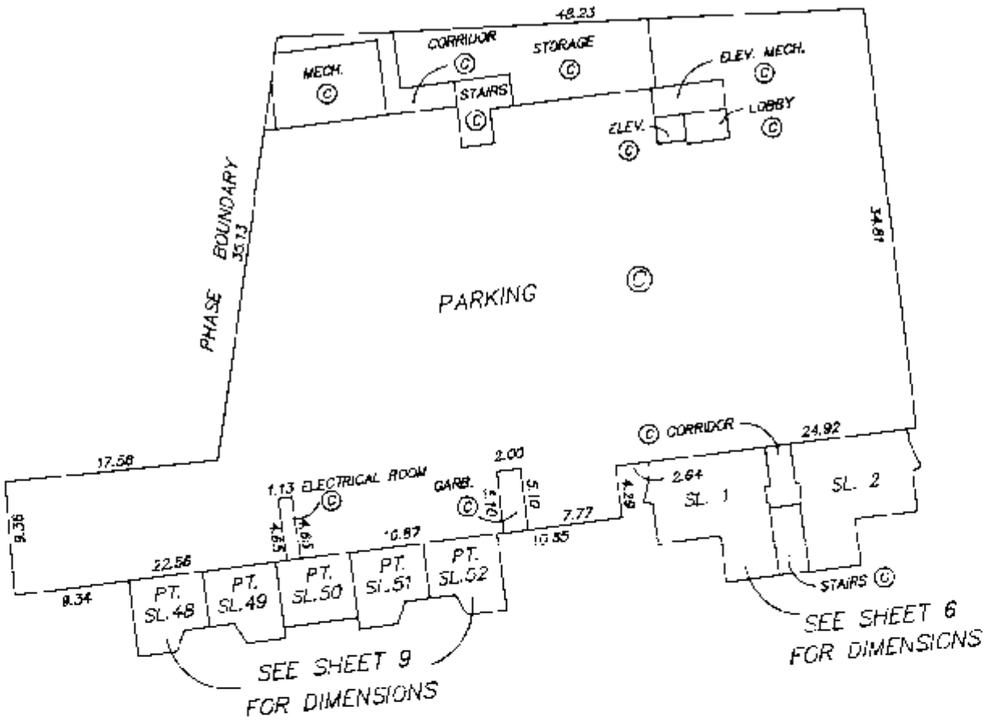
0 25 50

SCALE 1 : 500 DISTANCES ARE METRIC

STRATA PLAN LMS 1685

PHASE ONE

N



SEPT. 29, 1994
FILE: 93-1849

FILED LMLMS1685 RCVD:1998-02-05 PRNT: 2007-12-14-13.11.55.181818

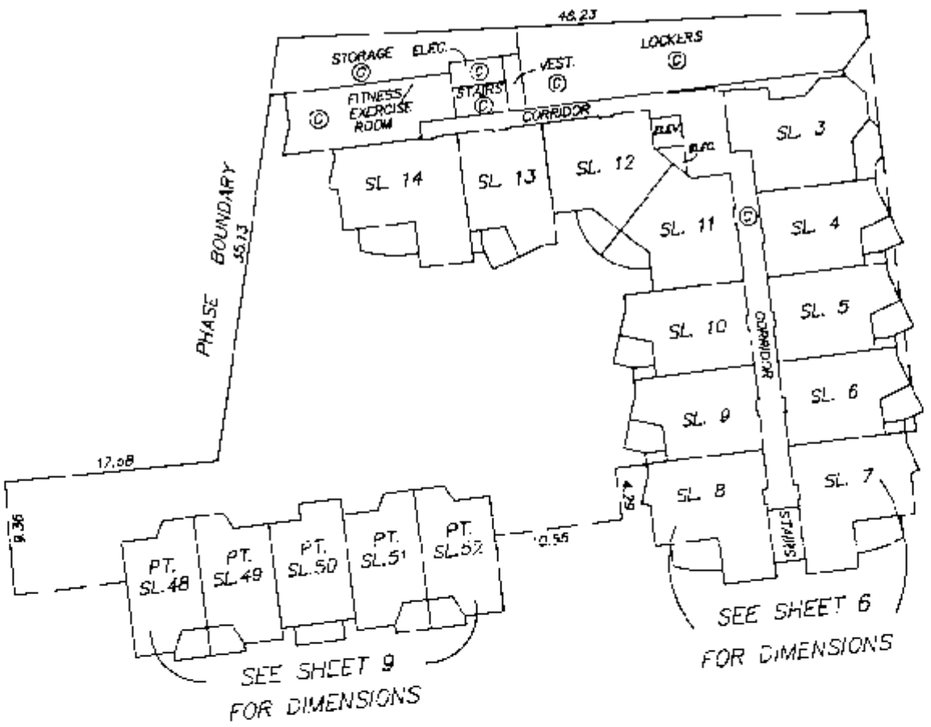
FIRST FLOOR PLAN

STRATA PLAN LMS 1685

PHASE ONE

0 25 50

SCALE 1 : 500 DISTANCES ARE METRIC



SEPT. 29, 1994
FILE: 93-1849

FILED LMLMS1685 RCVD:1998-02-05 PRNT: 2007-12-14-13.21.55.181818

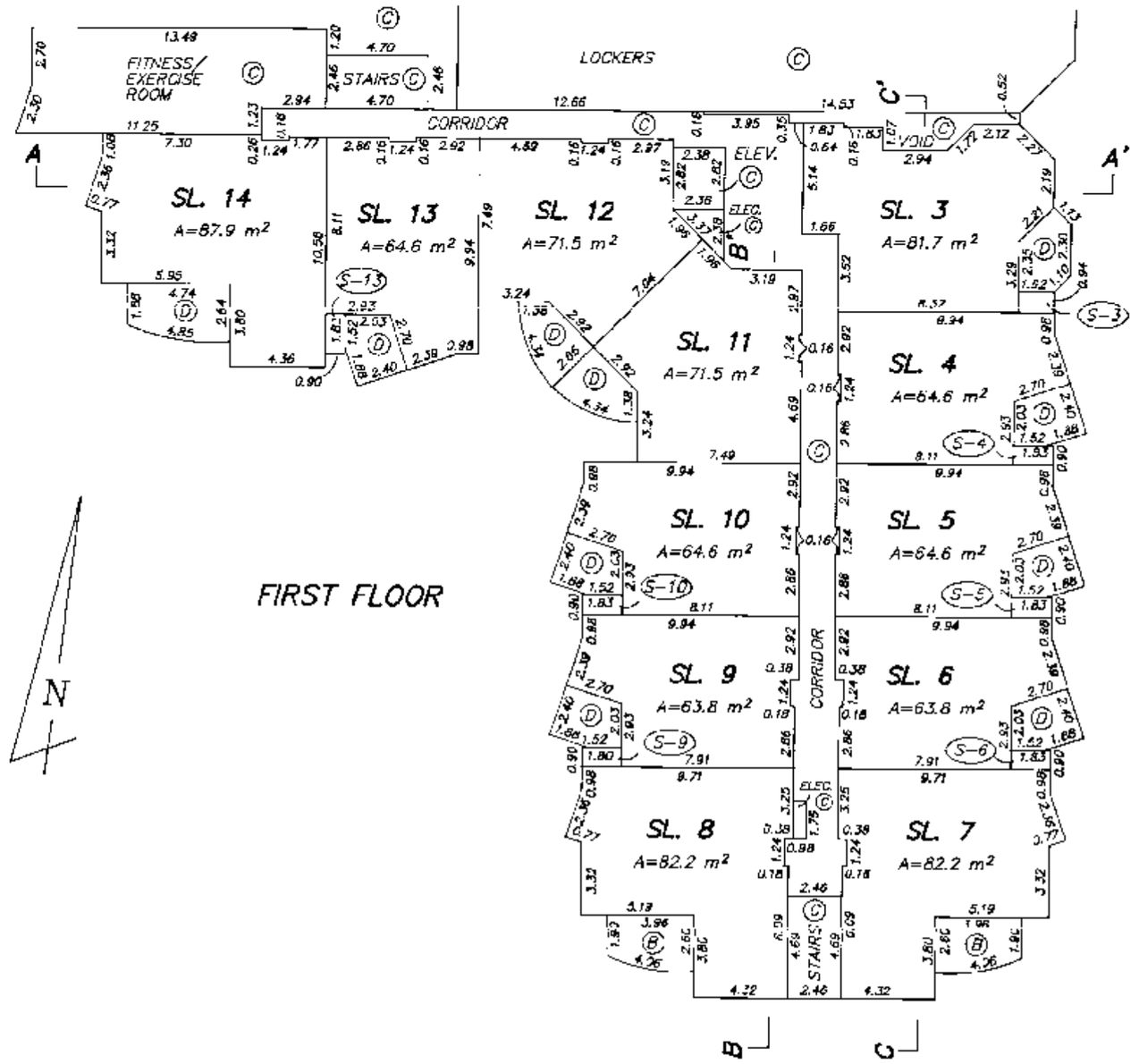
BUILDING TWO – FLOOR PLANS

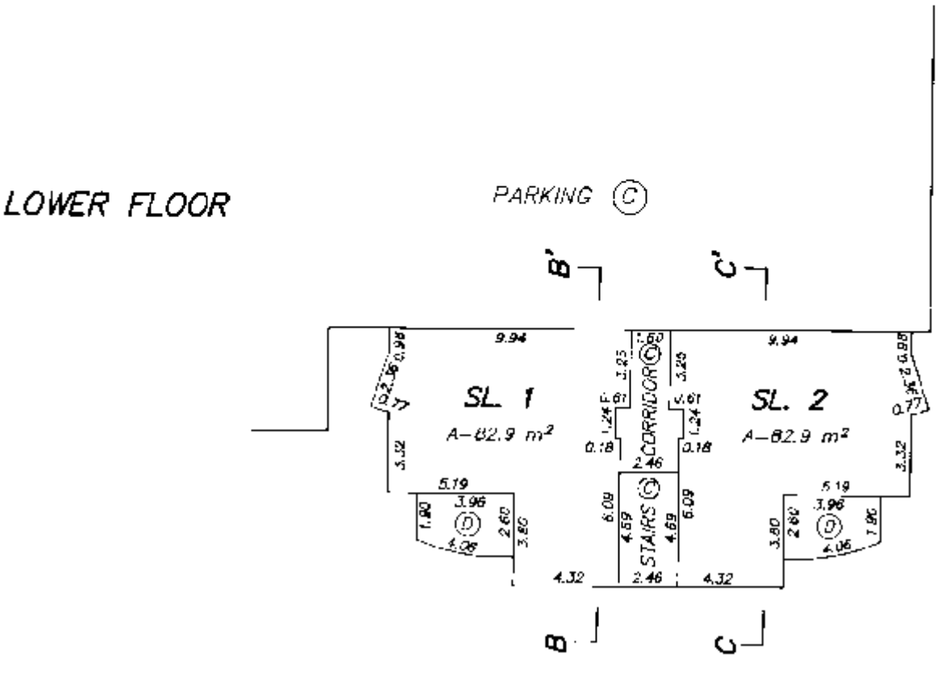
0 5 10 15 20

SCALE 1 : 250 DISTANCES ARE METRIC

STRATA PLAN LMS 1685

PHASE ONE





SEPT. 28, 1994
FILE: 93-1849

FILED LMLMS1685 RCVD:1998-02-05 PRNT: 2007-12-14-13.11.55.181818

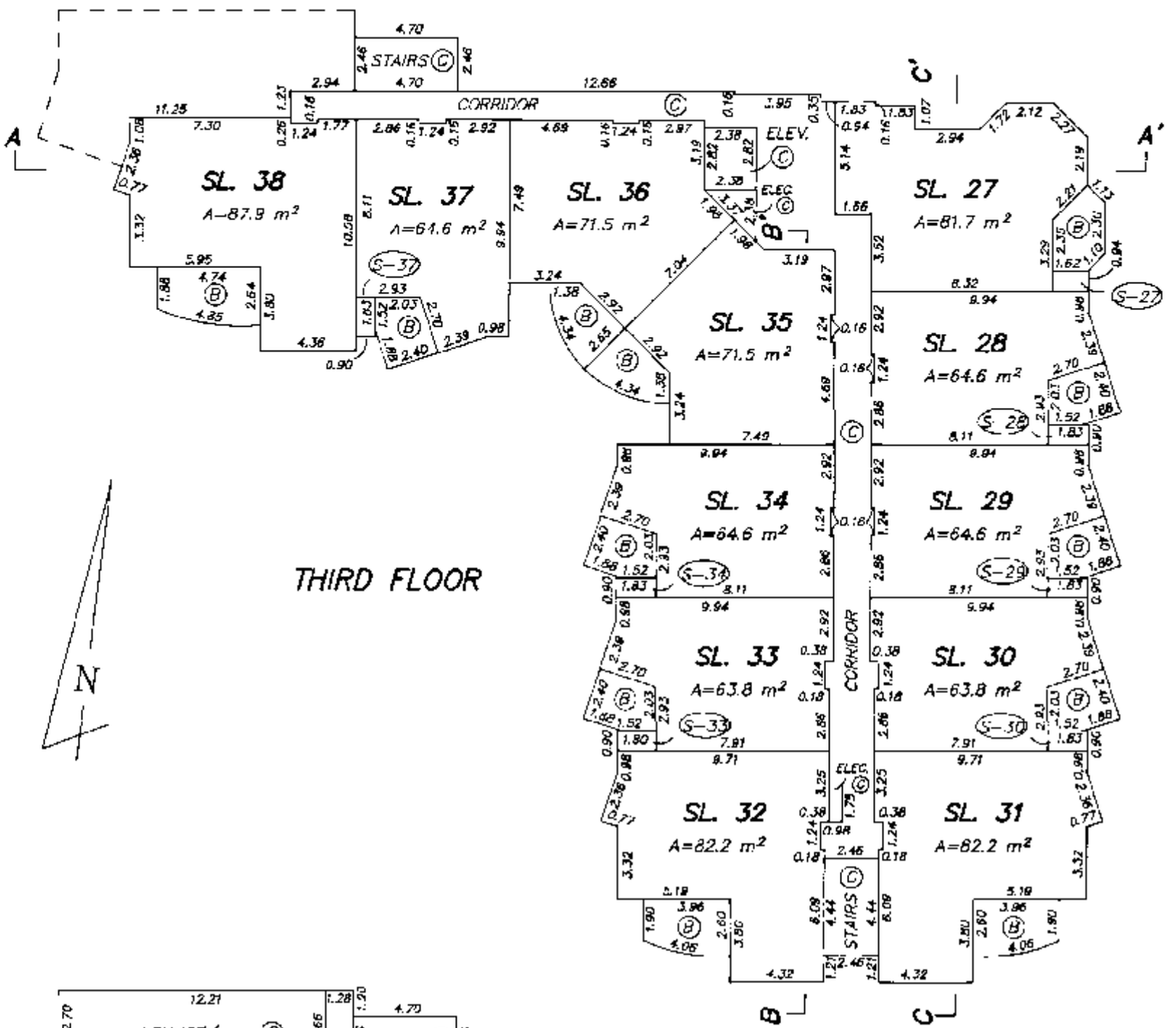
BUILDING TWO – FLOOR PLANS

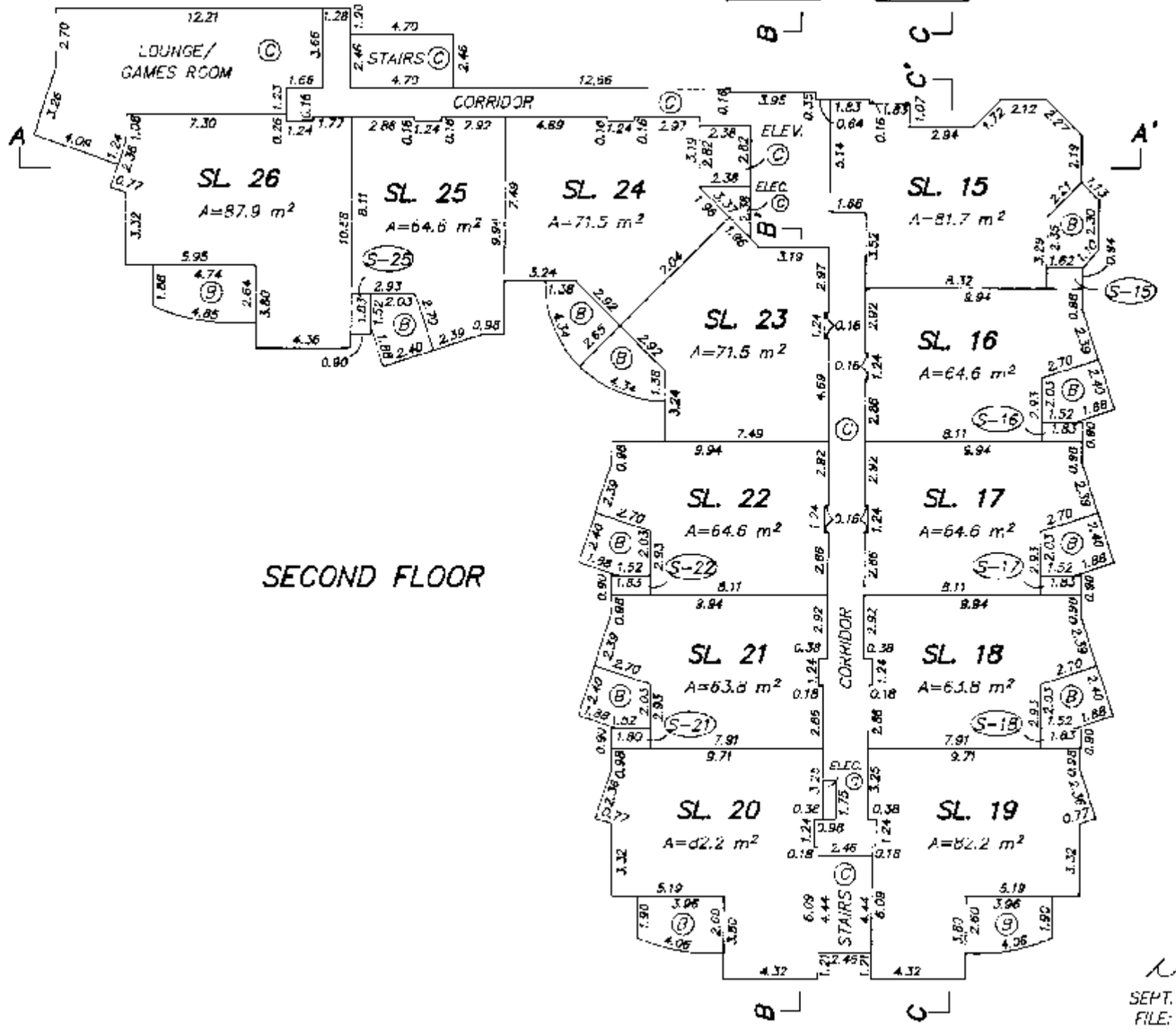
0 5 10 15 20

SCALE 1 : 250 DISTANCES ARE METRIC

STRATA PLAN LMS 1685

PHASE ONE





SEPT. 29, 1994
FILE: 93-1849

FILED LMLMS1685 RCVD:1998-02-05 PRNT: 2007-12-14-13.21.55.181818

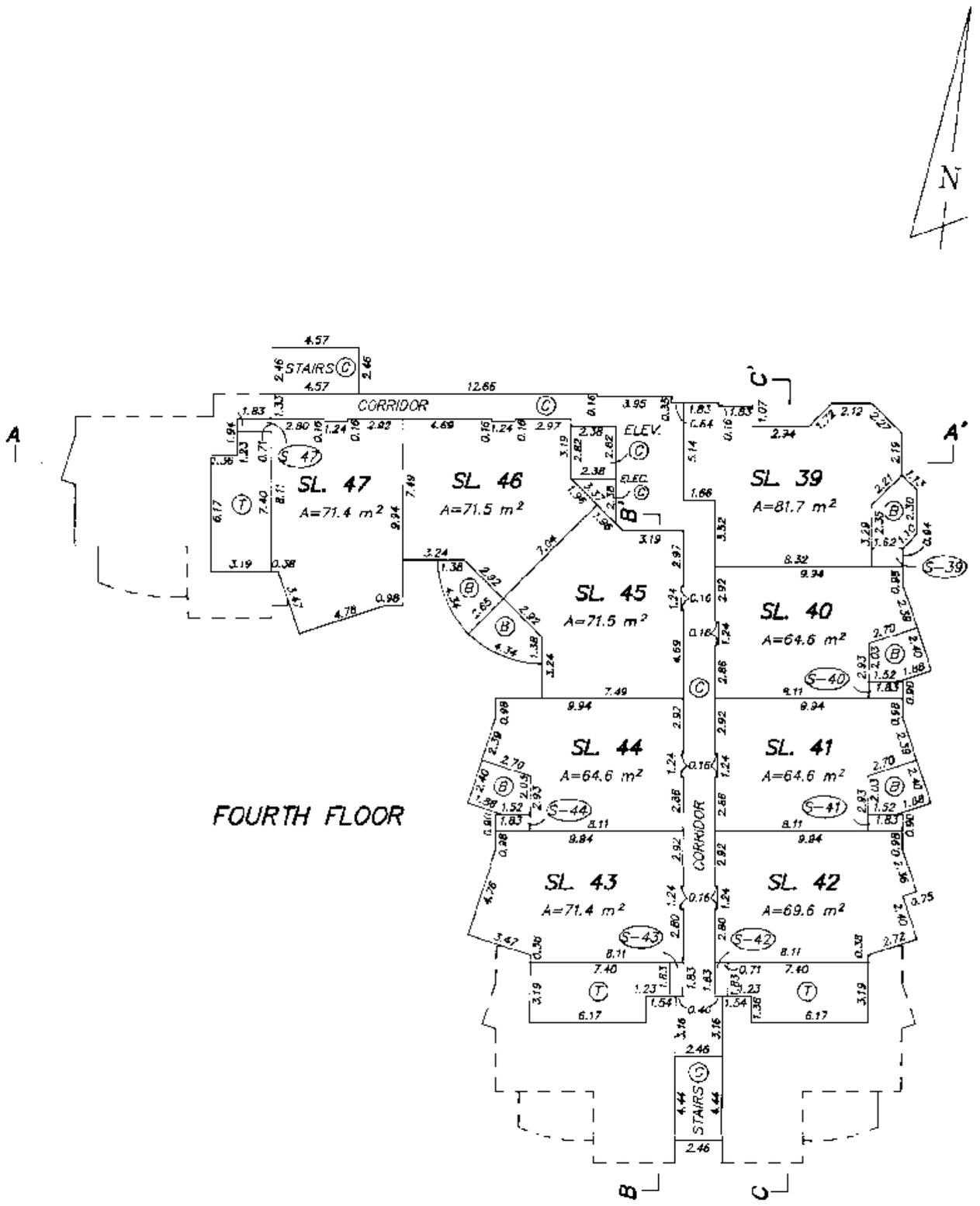
BUILDING TWO – FLOOR PLANS

0 5 10 15 20

SCALE 1 : 250 DISTANCES ARE METRIC

STRATA PLAN LMS 1685

PHASE ONE



SEPT. 29, 1994
FILE: 93-1849

FILED LMLMS1685 RCVD:1998-02-05 PRNT: 2007-12-14-13.11.55.181818

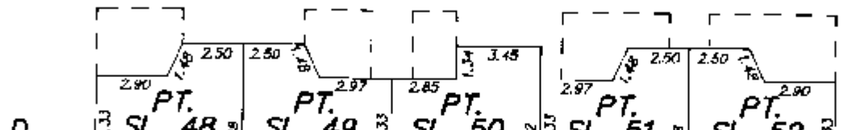
BUILDING THREE
FLOOR PLANS AND SECTIONS

STRATA PLAN LMS 1685

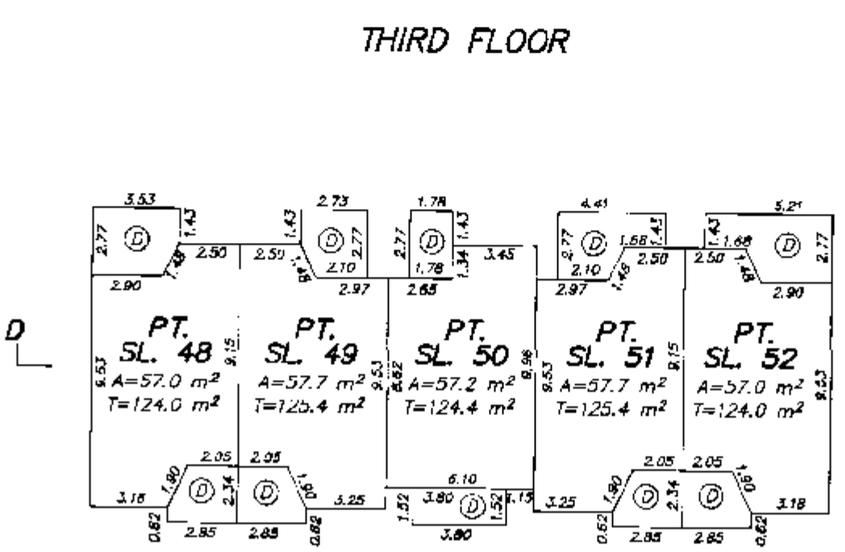
PHASE ONE

0 5 10 15 20

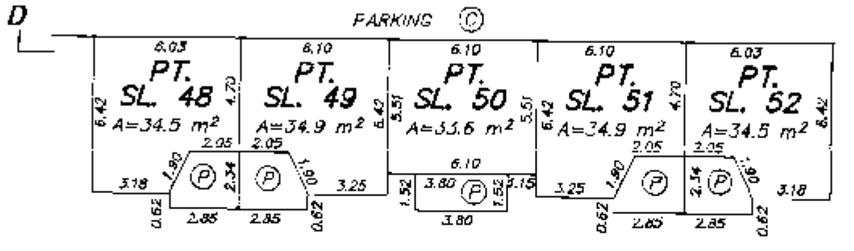
SCALE 1 : 250 DISTANCES ARE METRIC



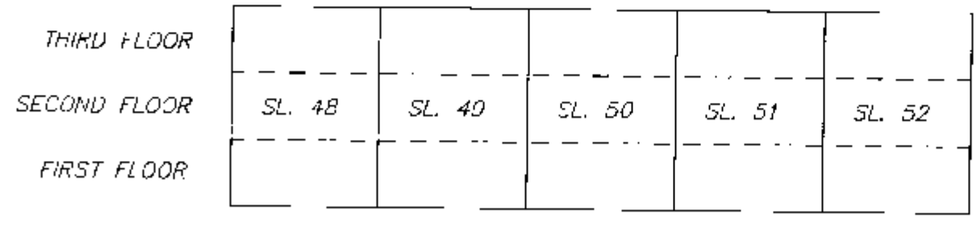
THIRD FLOOR



SECOND FLOOR



FIRST FLOOR



SECTION D – D'

SEPT. 29, 1994
FILE: 93-1849

FILED LMLS1685 RCVD:1998-02-05 PRNT: 2007-12-14-13.21.55.181818

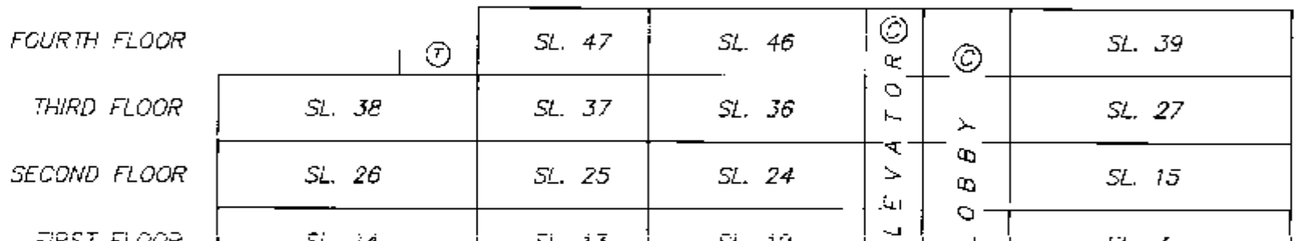
SECTIONS

0 5 10 15 20

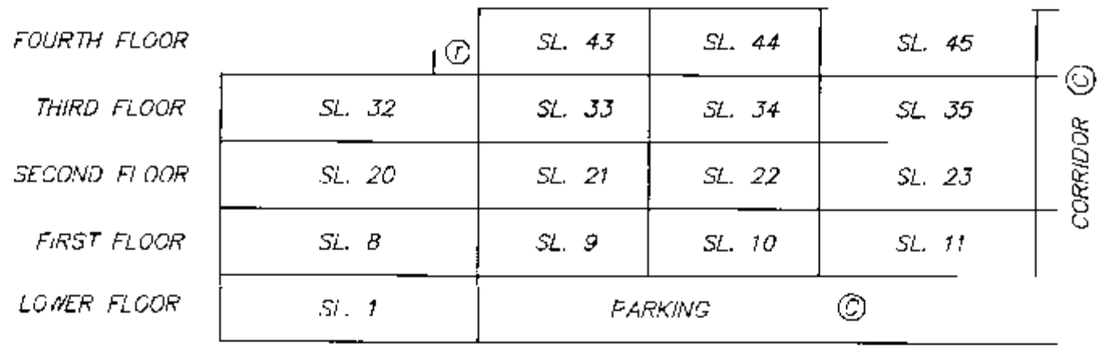
SCALE 1 : 250 DISTANCES ARE METRIC

STRATA PLAN LMS 1685

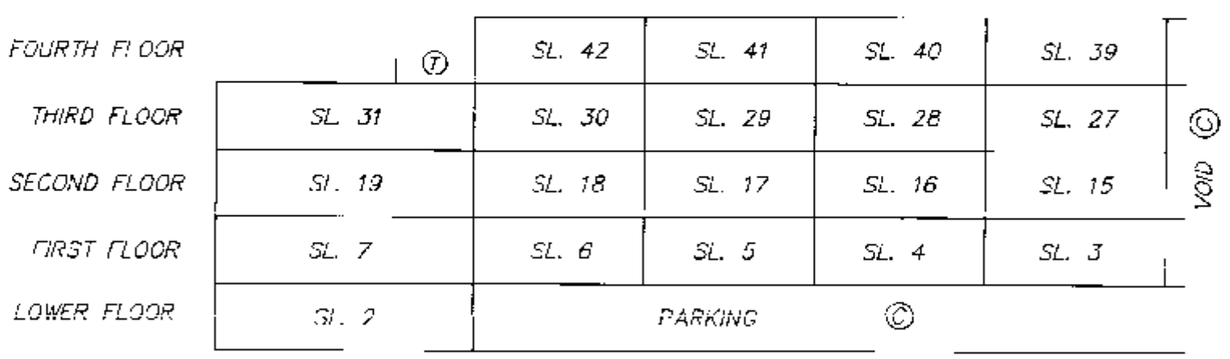
PHASE ONE



SECTION A – A'



SECTION B – B'



SECTION C – C'

SEPT. 29, 1994
FILE: 93-1849

FILED LMLMS1685 RCVD:1998-02-05 PRNT: 2007-12-14-13.21.55.181818

Common Property Sheet Closed 11/94 M

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

LINDA J. O'SHEA, Registrar
Vancouver/New Westminster Land Title District

STRATA PLAN LMS 1685

DEALINGS AFFECTING THE COMMON PROPERTY

REGISTRATION		DOCUMENTS	
NUMBER	DATE	DATE	NATURE AND PARTICULARS
395238M	26/11/1964		INDEMNITY AGREEMENT CITY OF VANCOUVER; PART DERIVED FROM FORMER PARCEL A (REFERENCE PLAN 8/12) EXTENDED BY C47600, 30/07/1975; INTER ALIA.
477187M	11/10/1968		EASEMENT & INDEMNITY AGREEMENT; CITY OF VANCOUVER; ALL, EXCEPT PART DERIVED FROM FORMER BLOCK 63, PLAN 670A, EXTENDED BY C48846, 08/08/1975 INTER ALIA.
C47600	30/07/1975		INDEMNITY AGREEMENT CITY OF VANCOUVER; PART DERIVED FROM FORMER BLOCK 63, PLAN 670A EXTENSION OF INDEMNITY AGREEMENT 395238M; INTER ALIA.
C48846	08/08/1975		EASEMENT & INDEMNITY AGREEMENT; CITY OF VANCOUVER, PART DERIVED FROM FORMER BLOCK 63, PLAN 670A EXTENSION OF EASEMENT & INDEMNITY AGREEMENT 477187M; INTER ALIA
BG349292	28/09/1993		COVENANT; CITY OF VANCOUVER; SEC 215; L.T.A; INTER ALIA.
BG349295	28/09/1993		EASEMENT AND INDEMNITY AGREEMENT; CITY OF VANCOUVER; INTER ALIA.
BG349296	28/09/1993		EQUITABLE CHARGE; CITY OF VANCOUVER; SEE BG 349294, PARA 6 INTER ALIA.

SEPT. 29, 1994
FILE: 93 1849

FILED LMLMS1685 RCVD:1998-02-05 PRNT: 2007-12-14-13.21.55.181818

Common Property Sheet Closed 4/1/96

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

LINDA J. O'SHEA, Registrar
Vancouver/New Westminster Land Title District

11A

REGISTRATION | DOCUMENTS

BH317070 29/08/1994 | STATUTORY RIGHT OF WAY; B.C. TEL (REG. NO. A1801)

FILED LMLMS1685 RCVD:1998-02-05 PRNT: 2007-12-14-13.21.55.181818

STRATA PLAN LMS 1685

RECORDS OF BY-LAWS AND ORDERS

FILING		DOCUMENTS	
NUMBER	DATE	DATE	NATURE AND PARTICULARS
BJ388460	19.12.95		NOTIFICATION OF CHANGE OF BYLAWS
BK197854	26.6.96		NOTIFICATION OF CHANGE OF BYLAWS
BL164708	May 12, 1997		Change of Bylaws
BL164709	May 12, 1997		Change of Bylaws

SEPT. 29, 1994
FILE: 93-1849

FILED LMLMS1685 RCVD:1998-02-05 PRNT: 2007-12-14-13.21.55.181818

FILED LMLMS1685 RCVD:1998-02-05 PRNT: 2007-12-14-13.21.55.181818

STRATA PLAN OF PART OF LOT H, BLOCKS 63 AND 64, D.L. 258, GP. 1, PLAN LMP12689

CITY OF VANCOUVER

0 10 50

SCALE 1 : 750 DISTANCES ARE METRIC

STRATA PLAN LMS 1685

PHASE TWO

DEPOSITED AND REGISTERED IN THE LAND TITLE OFFICE AT NEW WESTMINSTER B.C. THIS 22 DAY OF NOV 1994.

REGISTRAR

CIVIC ADDRESS :
8430 JELLICOE ST.
VANCOUVER, B.C.

BH 416908

LEGEND

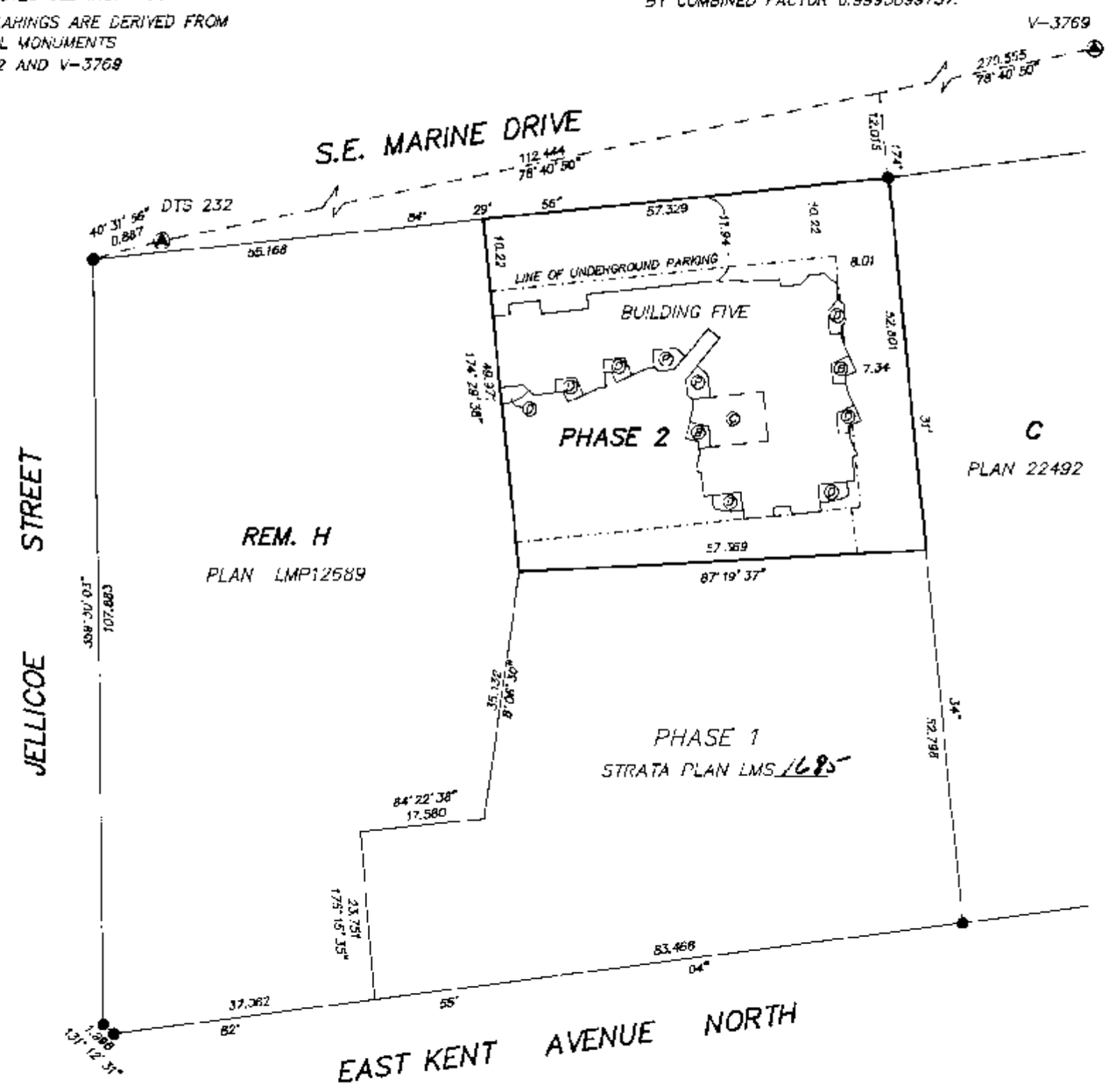
SL. DENOTES STRATA LOT
A DENOTES AREA
m² DENOTES SQUARE METRES
(C) DENOTES COMMON PROPERTY
(D) DENOTES DECK BEING LIMITED COMMON PROPERTY FOR EXCLUSIVE USE OF ADJOINING STRATA LOT
(T) DENOTES TERRACE BEING LIMITED COMMON PROPERTY FOR EXCLUSIVE USE OF ADJOINING STRATA LOT
(B) DENOTES BALCONY BEING LIMITED COMMON PROPERTY FOR EXCLUSIVE USE OF ADJOINING STRATA LOT
(P) DENOTES PATIO BEING LIMITED COMMON PROPERTY FOR EXCLUSIVE USE OF ADJOINING STRATA LOT
(S 16) DENOTES STORAGE BEING LIMITED COMMON PROPERTY FOR EXCLUSIVE USE OF STRATA LOT 16 (TYPICAL)
DENOTES CONTROL MONUMENT
DENOTES OLD IRON POST FOUND

GRID BEARINGS ARE DERIVED FROM CONTROL MONUMENTS DTS 232 AND V-3769

FOR BUILDING DIMENSIONS SEE SHEETS 6 TO 9

DECLARATION OF INTENTION TO CREATE A STRATA PLAN BY PHASED DEVELOPMENT (FORM 'E') FILED THIS 4TH DAY OF NOV 1994 UNDER NUMBER BH399610

INTEGRATED SURVEY AREA No. 31 – CITY OF VANCOUVER
THIS PLAN SHOWS GROUND LEVEL MEASURED DISTANCES PRIOR TO COMPUTATION OF UTM CO-ORDINATES MULTIPLY BY COMBINED FACTOR 0.9995699737.



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 27th DAY OF OCTOBER 1994

B.C.L.S.

THE ADDRESS FOR SERVICE OF DOCUMENTS OF THE STRATA CORPORATION IS :
THE OWNERS, STRATA PLAN LMS 1685
C/O 800 – 1177 – WEST HASTING STREET
VANCOUVER, B.C., V6E 2K3

DYCK & ASSOCIATES
208 – 6845 – KING GEORGE HIGHWAY
SURREY, B.C.
594-7527
FILE: 93 1849
DATE: OCTOBER 27, 1994

THIS PLAN LIES WITHIN THE GREATER VANCOUVER DISTRICT

STRATA PLAN LMS 1685
PHASE TWO

CONDOMINIUM ACT

UNIT No.	LOT No.	SHEET No.	FORM 1 SCHEDULE OF UNIT ENTITLEMENT — UNIT ENTITLEMENT	FORM 2 SCHEDULE OF INTEREST UPON DESTRUCTION — INTEREST UPON DESTRUCTION
	53	5	65	2598
	54	5	83	3398
	55	5	83	3398
	56	5	81	3318
	57	5	64	2658
	58	5	64	2658
	59	5	83	3458
	60	5	83	3458
	61	5	64	2658
	62	5	64	2598
	63	5	64	2598
	64	5	65	2658
	65	5	65	2658
	66	5	73	3198
	67	6	81	3378
	68	6	64	2718
	69	6	64	2718
	70	6	83	3518
	71	6	83	3518
	72	6	64	2718
	73	6	71	2918
	74	6	71	2918
	75	6	65	2718
	76	6	65	2718
	77	6	73	3278
	78	6	81	3458
	79	6	64	2798
	80	6	64	2798
	81	6	83	3598
	82	6	83	3598
	83	6	64	2798
	84	6	71	2998
	85	6	71	2998
	86	6	65	2798
	87	6	65	2798
	88	6	73	3338
	89	7	81	3518
	90	7	70	3078
	91	7	72	3078
	92	7	71	3078
	93	7	65	2878
	94	7	65	2878
	95	7	73	3398
AGGREGATE			3,066	130,134

OCT. 27, 1994
FILE: 93-1849

FILED LMLMS1685 RCVD:1998-02-05 PRNT: 2007-12-14-13.21.55.181818

STRATA PLAN LMS 1685
PHASE TWO

I HEREBY CERTIFY THAT THE COMMON FACILITY
(GUEST SUITE)
WHICH ACCORDING TO FORM E TO THE ACT
WAS TO HAVE BEEN CONSTRUCTED IN CONJUNCTION
WITH THIS PHASE HAS BEEN SATISFACTORILY PROVIDED FOR.

DATED THIS 16TH DAY OF November 1994

APPROVING OFFICER
CITY OF VANCOUVER

APPROVED UNDER THE CONDOMINIUM ACT
AS TO PHASE 2 OF A FOUR PHASE
STRATA PLAN
DATED THIS 16TH DAY OF November 1994

APPROVING OFFICER
CITY OF VANCOUVER

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 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

Norman Cressey

DECLARED BEFORE ME AT VANCOUVER B.C.
THIS 8TH DAY OF NOV 1994.

A COMMISSIONER FOR TAKING AFFIDAVITS WITHIN
THE PROVINCE OF BRITISH COLUMBIA

GILHAM & KCCNAR
[illegible] HASTINGS ST
VANCOUVER BC V6E 2L3

ACCEPTED AS TO FORMS 1 AND 2
THIS 15 DAY OF November 1994.

per:
SUPERINTENDENT OF REAL ESTATE

OWNER:

AR NINE HOLDINGS LTD.
(INCORPORATION NO. 375483)

AUTHORIZED SIGNATORY Norman Cressey

AUTHORIZED SIGNATORY

WITNESS Shelley Green

SECRETARY
OCCUPATION OF WITNESS

04-2350 W. 1st AVE, VANC.
ADDRESS OF WITNESS

MORTGAGEE

LAURENTIAN BANK OF CANADA

AUTHORIZED SIGNATORY ED FITZPATRICK

AUTHORIZED SIGNATORY ASSU (J.J.) NIJDAM

WITNESS ANTONIA LAM

ADMINISTRATOR
OCCUPATION OF WITNESS

800 W. PENDER ST, VANCOUVER, B.C.
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 27th DAY OF OCTOBER 1994
BEEN PREVIOUSLY OCCUPIED

DATED AT SURREY, B.C.
THIS 27th DAY OF OCTOBER 1994

B.C.L.S.

OCT. 27, 1994
FILE: 93-1849

FILED LMLMS1685 RCVD:1998-02-05 PRNT: 2007-12-14-13.21.55.181818

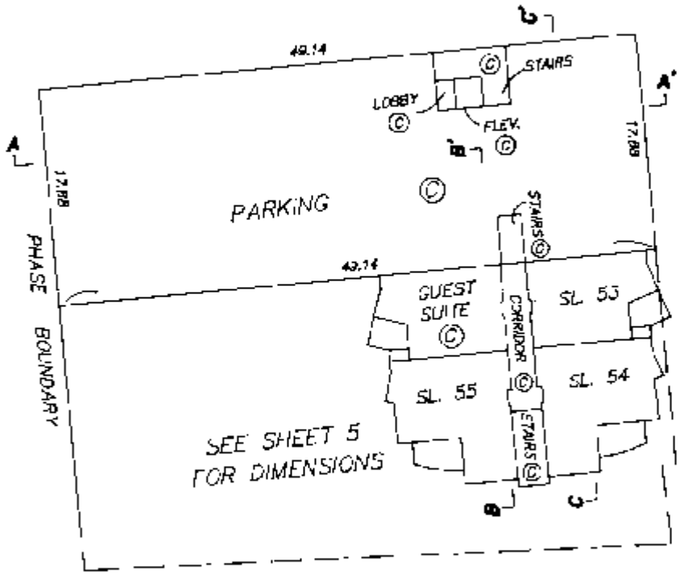
BUILDING FIVE – FLOOR PLANS

0 25 50

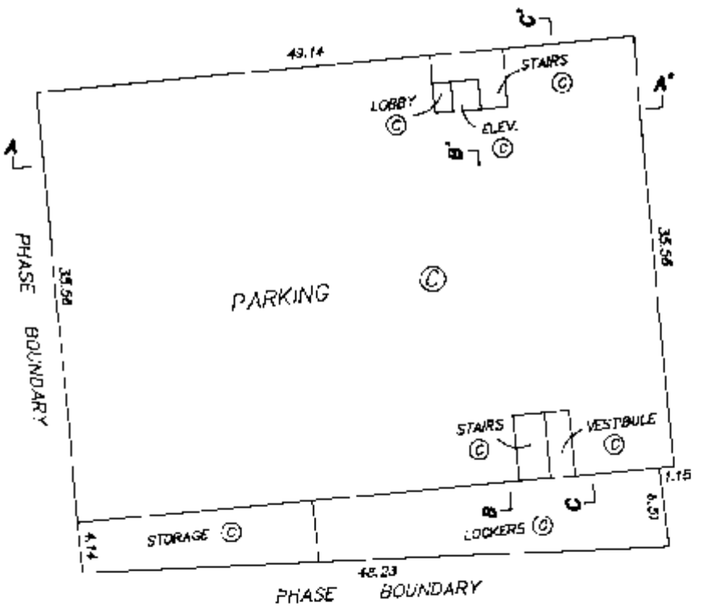
SCALE 1 : 500 DISTANCES ARE METRIC

STRATA PLAN LMS 1685

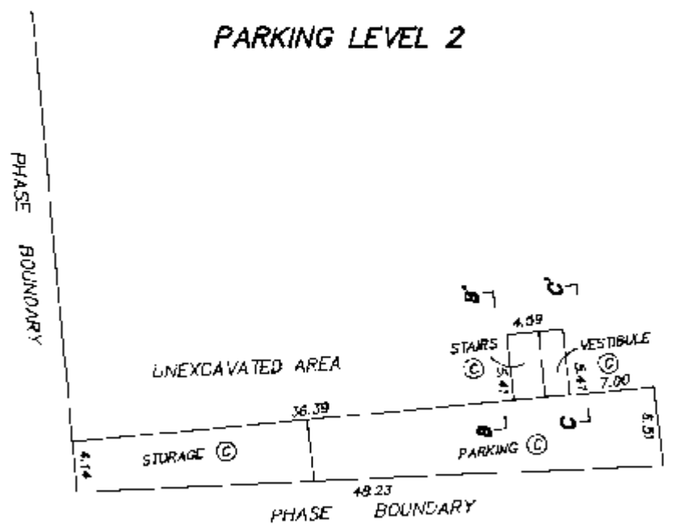
PHASE TWO



PARKING LEVEL 1



PARKING LEVEL 2



PARKING LEVEL 3

OCT. 27, 1994
FILE: 93-1349

FILED LMLMS1685 RCVD:1998-02-05 PRNT: 2007-12-14-13.21.55.181818

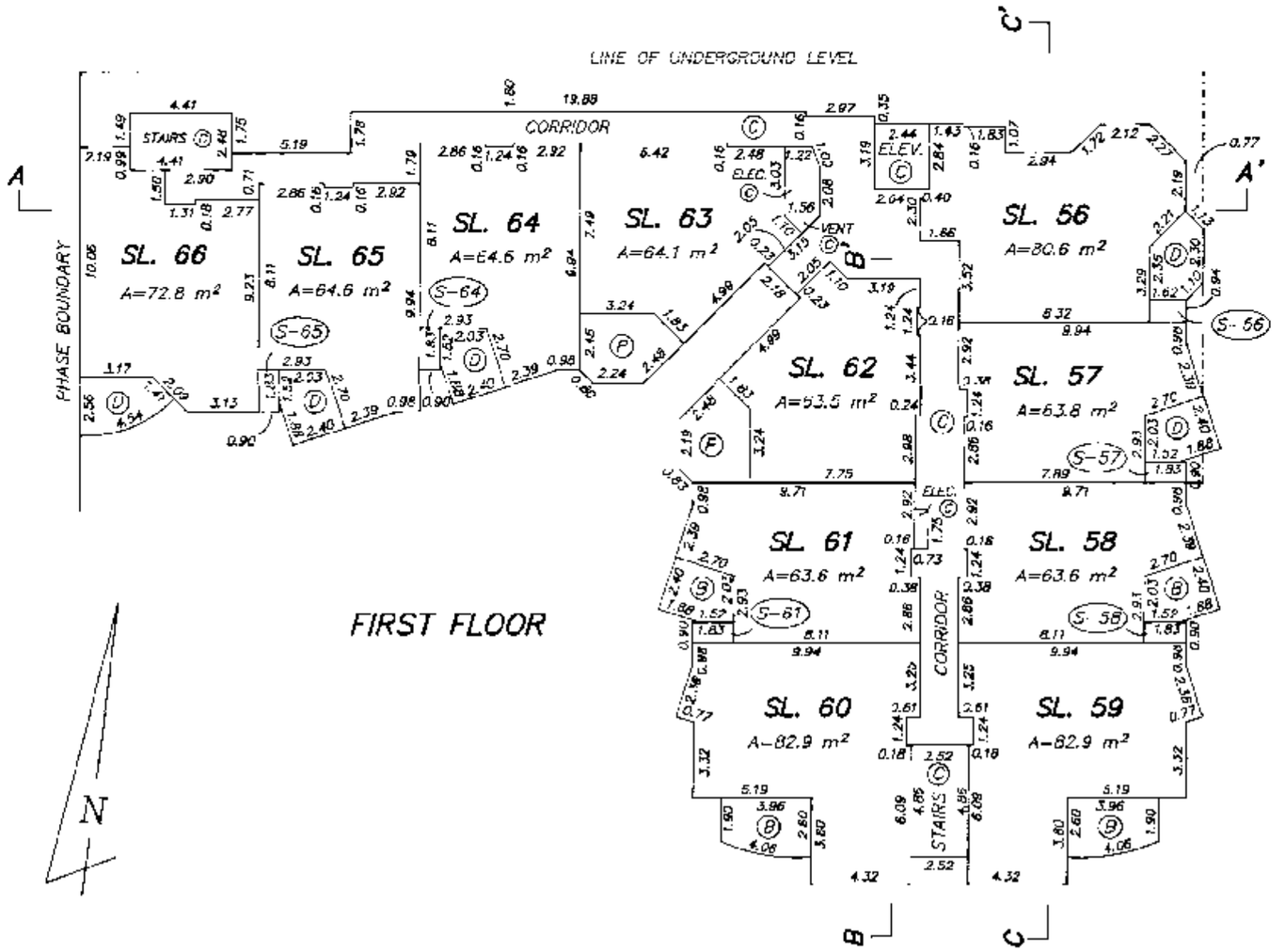
BUILDING FIVE — FLOOR PLANS

0 5 10 15 20

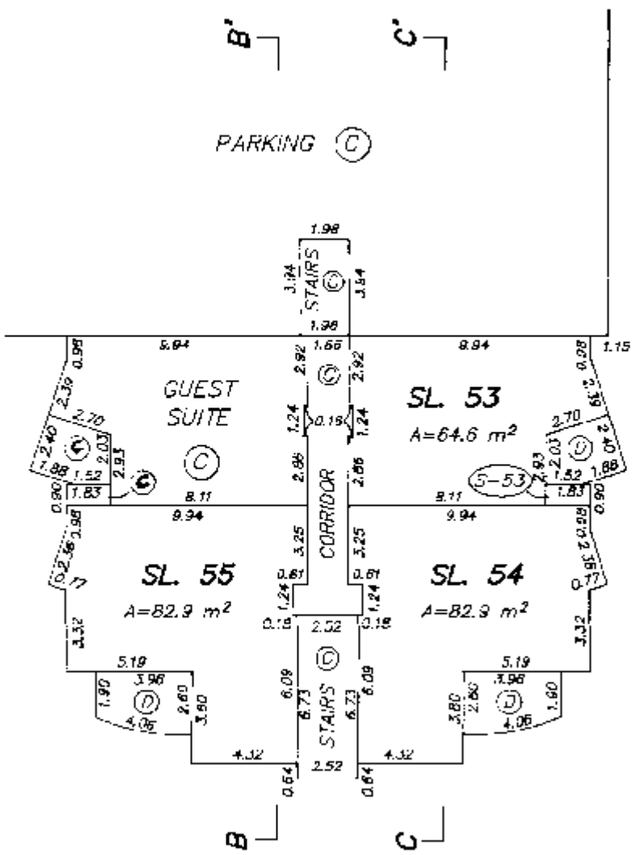
SCALE 1 : 250 DISTANCES ARE METRIC

STRATA PLAN LMS 1685

PHASE TWO



FIRST FLOOR



LOWER FLOOR

OCT. 27, 1994
FILE: 93-1549

FILED LMLMS1685 RCVD:1998-02-05 PRNT: 2007-12-14-13.21.55.181818

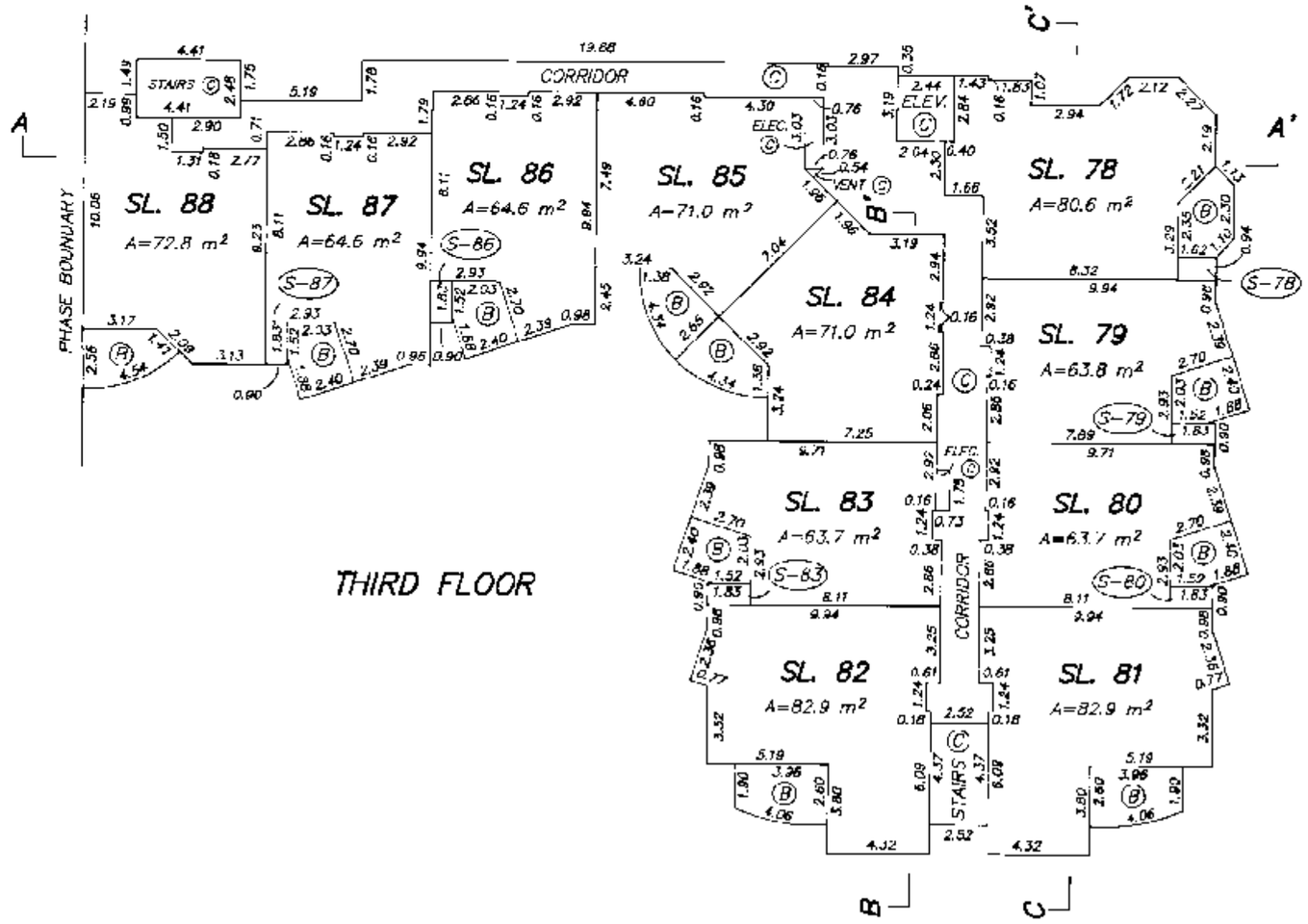
BUILDING FIVE — FLOOR PLANS

0 5 10 15 20

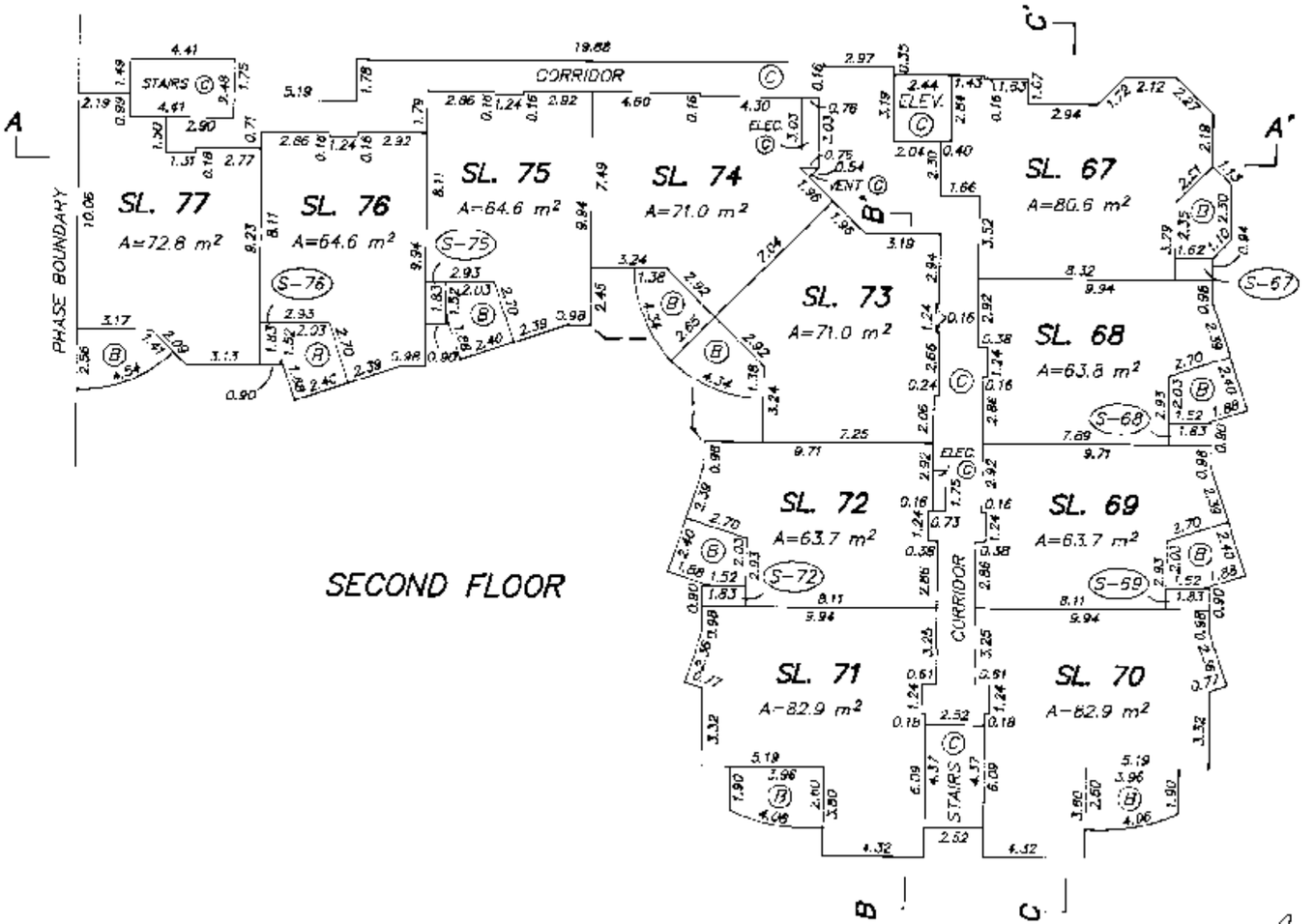
SCALE 1 : 250 DISTANCES ARE METRIC

STRATA PLAN LMS 1685

PHASE TWO



THIRD FLOOR



SECOND FLOOR

OCT. 27, 1994
FILE: 93-1849

FILED LMLMS1685 RCVD:1998-02-05 PRNT: 2007-12-14-13.21.55.181818

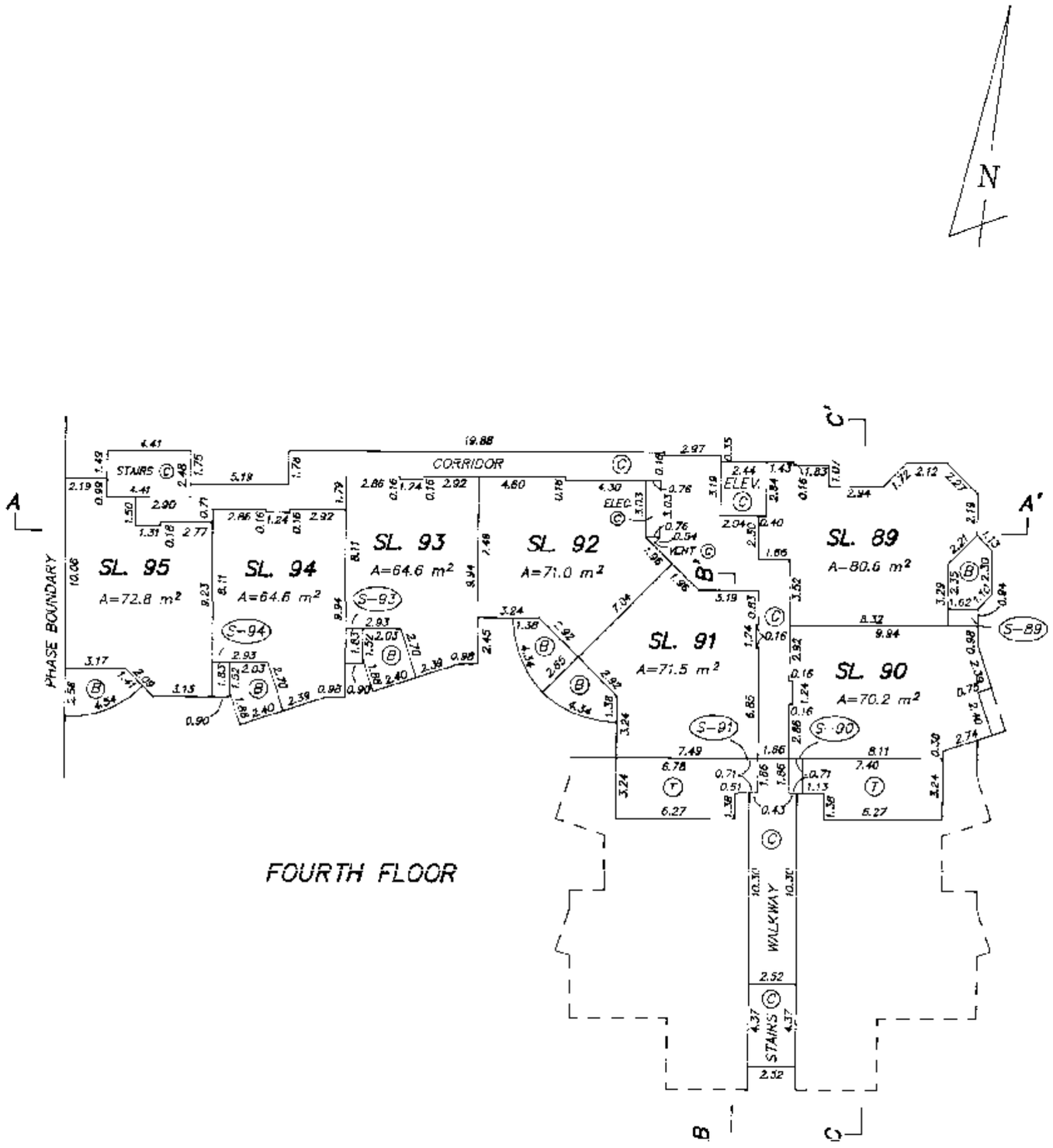
BUILDING FIVE – FLOOR PLANS

0 5 10 15 20

SCALE 1 : 250 DISTANCES ARE METRIC

STRATA PLAN LMS 1685

PHASE TWO



OCT. 27, 1994
FILE: 93-1543

FILED LMLMS1685 RCVD:1998-02-05 PRNT: 2007-12-14-13.11.55.181818

BUILDING FIVE – SECTIONS

0 5 10 15 20

SCALE 1 : 250 DISTANCES ARE METRIC

STRATA PLAN LMS 1685

PHASE TWO

FOURTH FLOOR	SL. 95	SL. 94	SL. 93	SL. 92		SL. 89
THIRD FLOOR	SL. 88	SL. 87	SL. 86	SL. 85	ELEC. CORRIDOR	SL. 78
SECOND FLOOR	SL. 77	SL. 76	SL. 75	SL. 74	©	SL. 67
FIRST FLOOR	SL. 66	SL. 65	SL. 64	SL. 63	©	SL. 56
PARKING LEVEL 1	PARKING ©					
PARKING LEVEL 2	PARKING ©					

SECTION A – A'

FOURTH FLOOR			T	SL. 91	
THIRD FLOOR	SL. 82	SL. 83		SL. 84	© CORRIDOR
SECOND FLOOR	SL. 71	SL. 72		SL. 73	
FIRST FLOOR	SL. 60	SL. 61		SL. 62	
LOWER FLOOR PARKING LEVEL 1	SL. 55	GUEST SUITE ©		PARKING ©	
PARKING LEVEL 2	LOCKERS ©	PARKING ©			
PARKING LEVEL 3	PARKING ©				

SECTION B – B'

FOURTH FLOOR		T	SL. 90	SL. 89
THIRD FLOOR	SL. 81	SL. 80	SL. 79	SL. 78
SECOND FLOOR	SL. 70	SL. 69	SL. 68	SL. 67
FIRST FLOOR	SL. 59	SL. 58	SL. 57	SL. 56
LOWER FLOOR PARKING LEVEL 1	SL. 54	SL. 53	PARKING ©	
PARKING LEVEL 2	LOCKERS ©	PARKING ©		
PARKING LEVEL 3	PARKING ©			

SECTION C – C'

OCT. 27, 1994
FILE: 93-1849

FILED LMLMS1685 RCVD:1998-02-05 PRNT: 2007-12-14-13.21.55.181818

FILED LMLMS1685 RCVD:1998-02-05 PRNT: 2007-12-14-13.21.55.181818

STRATA PLAN OF PART OF LOT H, BLOCKS 63 AND 64, D.L. 258, GP. 1, PLAN LMP12689

CITY OF VANCOUVER

0 10 50

SCALE 1 : 750 DISTANCES ARE METRIC

STRATA PLAN LMS 1685

PHASE THREE

DEPOSITED AND REGISTERED IN THE LAND TITLE OFFICE AT NEW WESTMINSTER B.C. THIS 22 DAY OF Nov 1994.

REGISTRAR

CIVIC ADDRESS :
8420 JELLICOE ST.
VANCOUVER, B.C.

BH 416 951

LEGEND

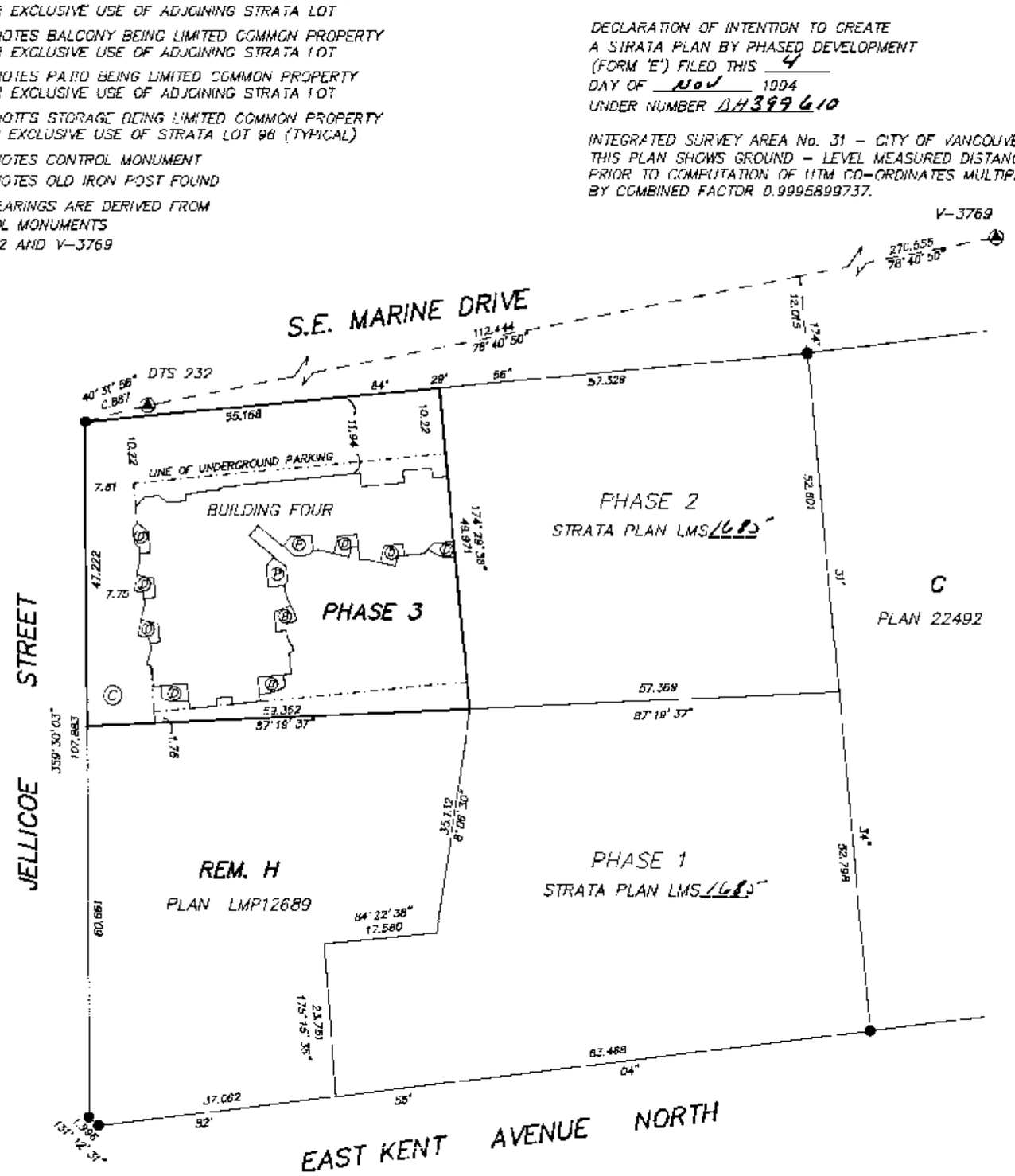
SL. DENOTES STRATA LOT
A DENOTES AREA
m^2 DENOTES SQUARE METRES
(C) DENOTES COMMON PROPERTY
(D) DENOTES DECK BEING LIMITED COMMON PROPERTY FOR EXCLUSIVE USE OF ADJOINING STRATA LOT
(T) DENOTES TERRACE BEING LIMITED COMMON PROPERTY FOR EXCLUSIVE USE OF ADJOINING STRATA LOT
(B) DENOTES BALCONY BEING LIMITED COMMON PROPERTY FOR EXCLUSIVE USE OF ADJOINING STRATA LOT
(P) DENOTES PATIO BEING LIMITED COMMON PROPERTY FOR EXCLUSIVE USE OF ADJOINING STRATA LOT
(S-96) DENOTES STORAGE BEING LIMITED COMMON PROPERTY FOR EXCLUSIVE USE OF STRATA LOT 96 (TYPICAL)
▲ DENOTES CONTROL MONUMENT
● DENOTES OLD IRON POST FOUND

GRID BEARINGS ARE DERIVED FROM CONTROL MONUMENTS DTS 232 AND V-3769

FOR BUILDING DIMENSIONS SEE SHEETS 5 TO 7

DECLARATION OF INTENTION TO CREATE A STRATA PLAN BY PHASED DEVELOPMENT (FORM 'E') FILED THIS 4 DAY OF Nov 1994 UNDER NUMBER BH399610

INTEGRATED SURVEY AREA No. 31 - CITY OF VANCOUVER
THIS PLAN SHOWS GROUND - LEVEL MEASURED DISTANCES
PRIOR TO COMPUTATION OF UTM CO-ORDINATES MULTIPLY
BY COMBINED FACTOR 0.9995899737.



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 31st DAY OF OCTOBER 1994

B.C.L.S.

THE ADDRESS FOR SERVICE OF DOCUMENTS OF THE STRATA CORPORATION IS :
THE OWNERS, STRATA PLAN LMS 1685
C/O 800 - 1177 - WEST HASTING STREET
VANCOUVER, B.C., V6E 2K3

DYCK & ASSOCIATES
208 - 6846 - KING GEORGE HIGHWAY
SURREY, B.C.
594-7527
FILE: 93-1849
DATE: OCTOBER 31, 1994

THIS PLAN LIES WITHIN THE GREATER VANCOUVER DISTRICT

STRATA PLAN LMS 1685
PHASE THREE

CONDOMINIUM ACT

UNIT No.	LOT No.	SHEET No.	FORM 1 SCHEDULE OF UNIT ENTITLEMENT: UNIT ENTITLEMENT	FORM 2 SCHEDULE OF INTEREST UPON DESTRUCTION: INTEREST UPON DESTRUCTION
	96	5	65	2598
	97	5	83	3398
	98	5	81	3318
	99	5	64	2658
	100	5	64	2658
	101	5	83	3458
	102	5	83	3458
	103	5	64	2658
	104	5	64	2598
	105	5	64	2598
	106	5	65	2658
	107	5	65	2658
	108	5	74	3198
	109	6	81	3378
	110	6	64	2718
	111	6	64	2718
	112	6	83	3518
	113	6	83	3518
	114	6	64	2718
	115	6	71	2918
	116	6	71	2918
	117	6	65	2718
	118	6	65	2718
	119	6	73	3278
	120	6	81	3458
	121	6	64	2798
	122	6	64	2798
	123	6	83	3598
	124	6	83	3598
	125	6	64	2798
	126	6	71	2998
	127	6	71	2998
	128	6	65	2798
	129	6	65	2798
	130	6	73	3338
	131	7	81	3518
	132	7	70	3078
	133	7	72	3078
	134	7	71	3078
	135	7	65	2878
	136	7	65	2878
	137	7	73	3398
AGGREGATE			2984	126916

OCT. 31, 1994
FILE: 93-1849

FILED LMLMS1685 RCVD:1998-02-05 PRNT: 2007-12-14-13.21.55.181818

STRATA PLAN LMS 1685
PHASE THREE

OWNER:

AR NINE HOLDINGS LTD.
(INCORPORATION NO. 375483)

AUTHORIZED SIGNATORY Norman Cressey

AUTHORIZED SIGNATORY

WITNESS Heather Maitland

ASSISTANT
OCCUPATION OF WITNESS

#204-2330 W. 1st Ave
ADDRESS OF WITNESS

APPROVED UNDER THE CONDOMINIUM ACT
AS TO PHASE 3 OF A FOUR PHASE
STRATA PLAN
DATED THIS 16TH DAY OF November 1994

APPROVING OFFICER
CITY OF VANCOUVER

MORTGAGEE

LAURENTIAN BANK OF CANADA

AUTHORIZED SIGNATORY ED FITZPATRICK

ASSU(J.J.)NYDAM
AUTHORIZED SIGNATORY

WITNESS ANTONIA LAM

ADMINISTRATOR
OCCUPATION OF WITNESS

800 W. PENDER ST, VANCOUVER B.C
ADDRESS OF WITNESS

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 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

Norman Cressey

DECLARED BEFORE ME AT VANCOUVER B.C.
THIS 8th DAY OF NOV 1994.

A COMMISSIONER FOR TAKING AFFIDAVITS WITHIN THE PROVINCE OF BRITISH COLUMBIA

BILHAR S KOONAR
1710 - 1177 WEST HASTINGS ST.
VANCOUVER, BC V6E 2L3

ACCEPTED AS TO FORMS 1 AND 2
THIS 18 DAY OF November 1994.

for: D Wong
SUPERINTENDENT OF REAL ESTATE

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 31st DAY OF OCTOBER 1994 BEEN PREVIOUSLY OCCUPIED

DATED AT SURREY, B.C.
THIS 31st DAY OF OCTOBER 1994

B.C.L.S.

OCT. 31, 1994
FILE: 93 1649

FILED LMLMS1685 RCVD:1998-02-05 PRNT: 2007-12-14-13.21.55.181818

BUILDING FOUR — FLOOR PLANS

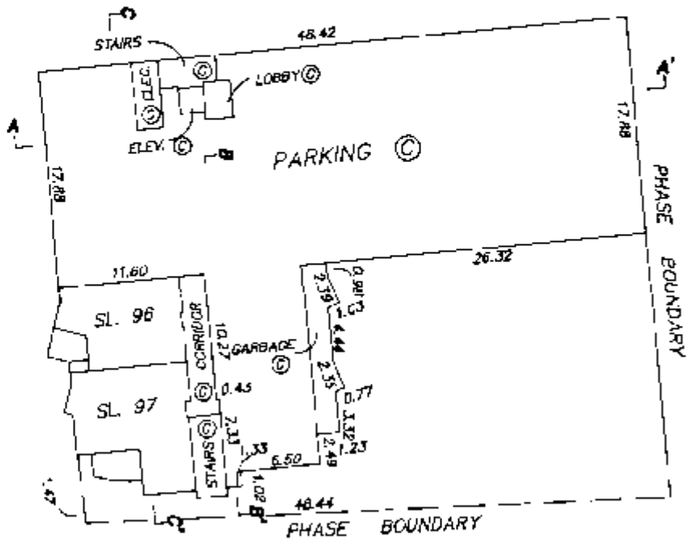
0 25 50

SCALE 1 : 500 DISTANCES ARE METRIC

STRATA PLAN LMS 1685

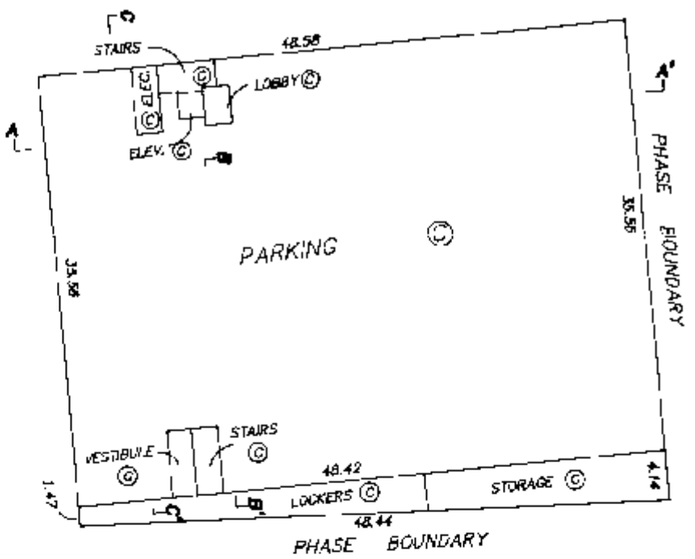
PHASE THREE

N

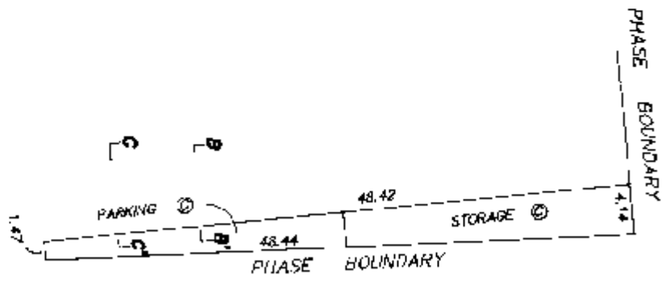


SEE SHEET 5 FOR DIMENSIONS

PARKING LEVEL 1



PARKING LEVEL 2



PARKING LEVEL 3

OCT. 31, 1994
FILE: 93-1649

FILED LMLMS1685 RCVD:1998-02-05 PRNT: 2007-12-14-13.21.55.181818

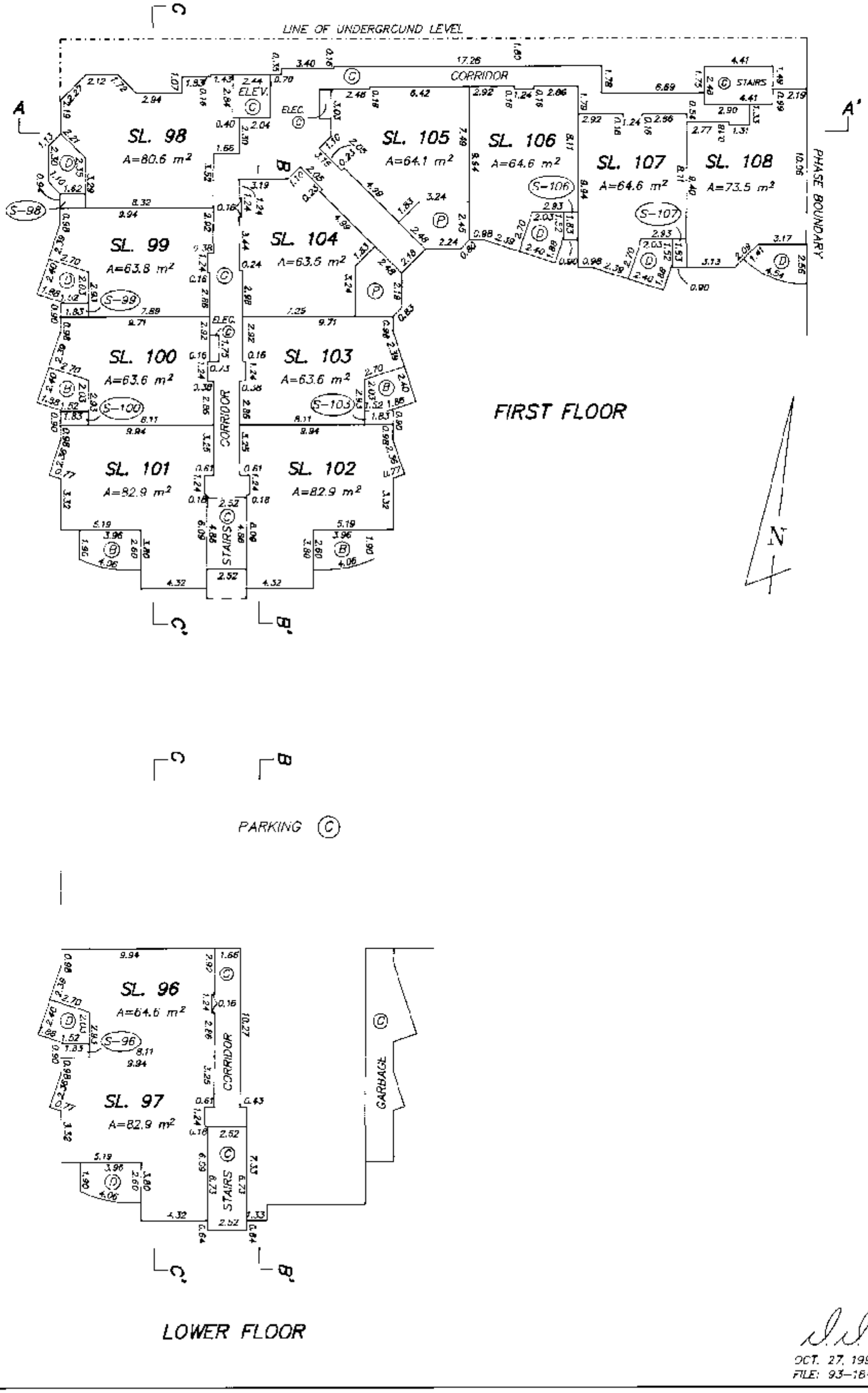
BUILDING FOUR – FLOOR PLANS

0 5 10 15 20

SCALE 1 : 250 DISTANCES ARE METRIC

STRATA PLAN LMS 1685

PHASE THREE



OCT. 27, 1994
FILE: 93-1819

FILED LMLMS1685 RCVD:1998-02-05 PRNT: 2007-12-14-13.21.55.181818

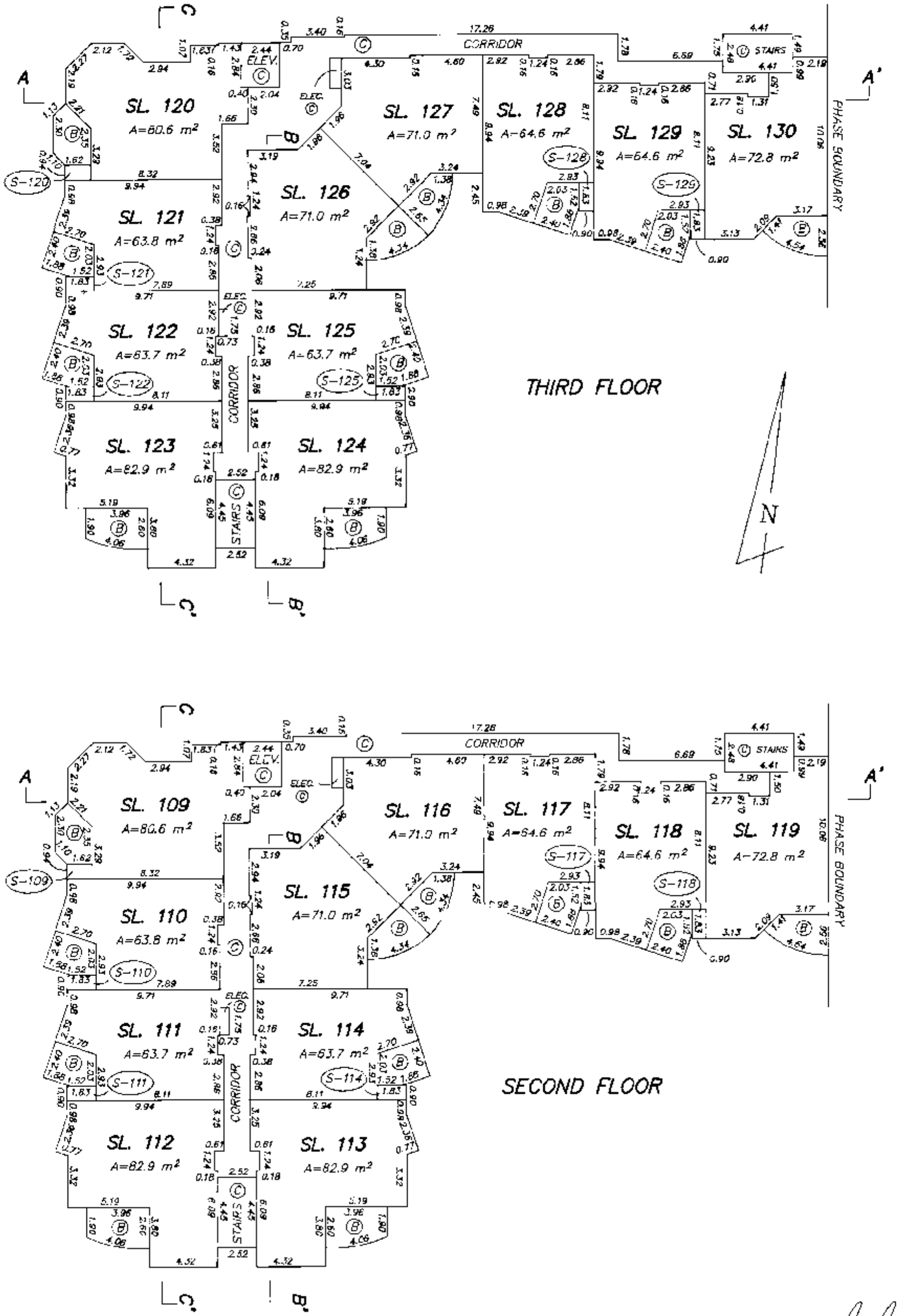
BUILDING FOUR – FLOOR PLANS

0 5 10 15 20

SCALE 1 : 250 DISTANCES ARE METRIC

STRATA PLAN LMS 1685

PHASE THREE



OCT. 27, 1994
FILE: 93-1849

FILED LMLMS1685 RCVD:1998-02-05 PRNT: 2007-12-14-13.21.55.181818

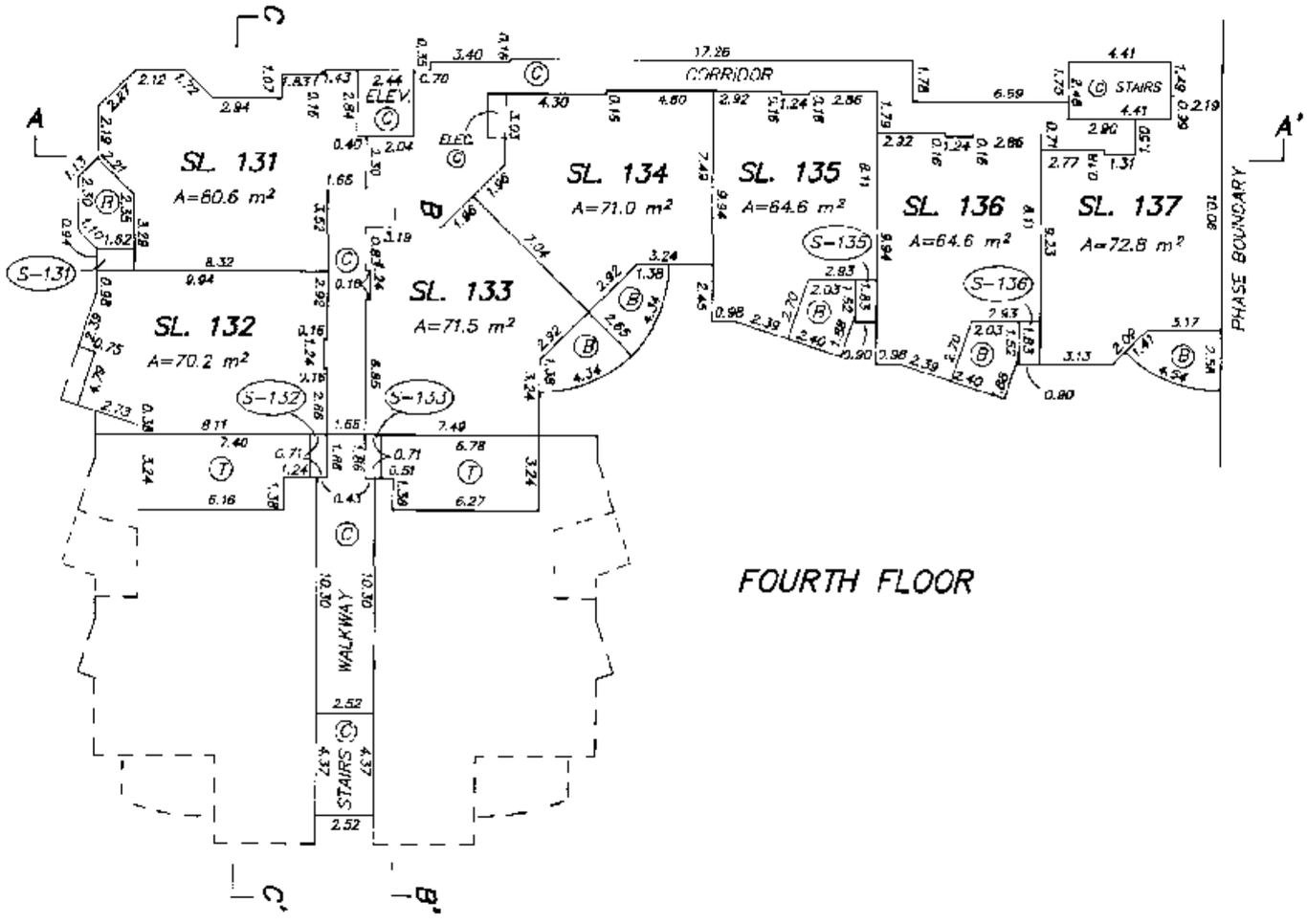
BUILDING FOUR – FLOOR PLANS

0 5 10 15 20

SCALE 1 : 250 DISTANCES ARE METRIC

STRATA PLAN LMS 1685

PHASE THREE



FOURTH FLOOR

OCT. 31, 1994
FILE: 93-1849

FILED LMLMS1685 RCVD:1998-02-05 PRNT: 2007-12-14-13.21.55.181818

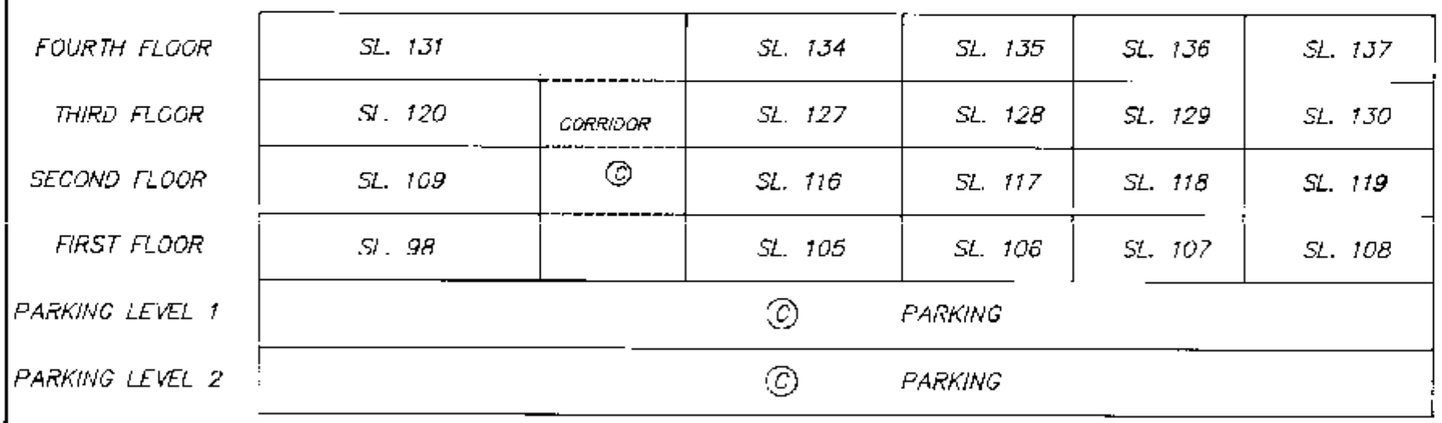
SECTIONS

0 5 10 15 20

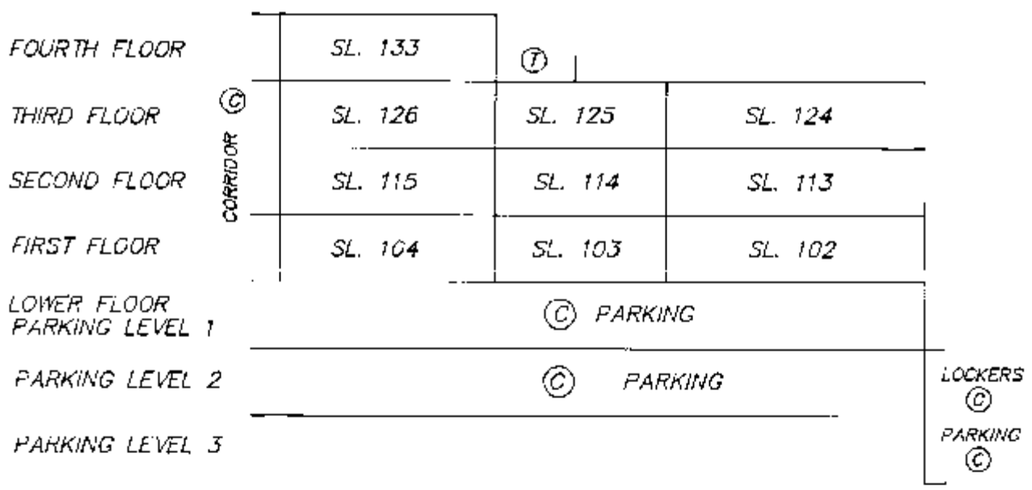
SCALE 1 : 250 DISTANCES ARE METRIC

STRATA PLAN LMS 1685

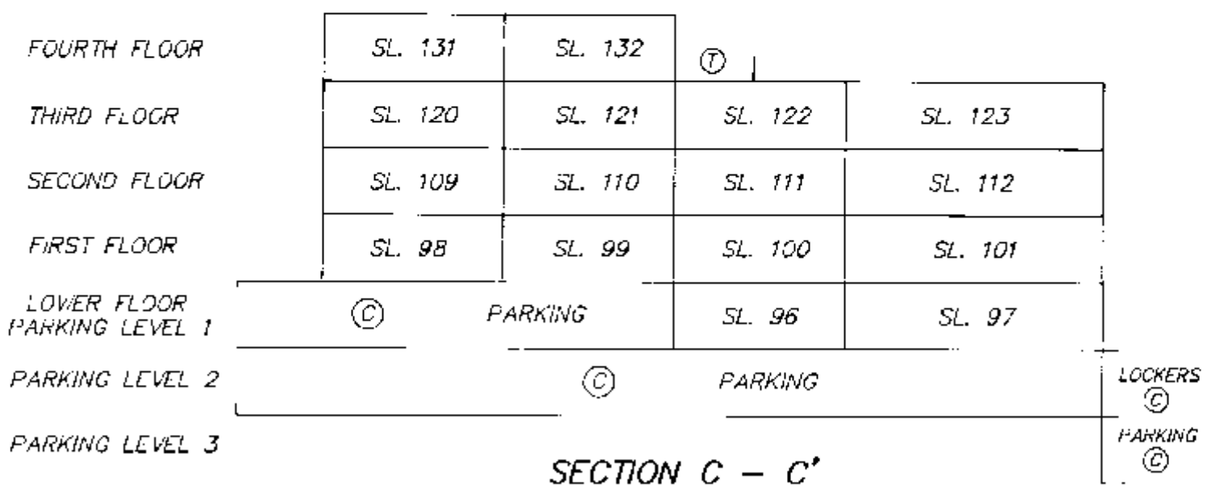
PHASE THREE



SECTION A – A'



SECTION B – B'



SECTION C – C'

OCT. 31, 1994
FILE: 93-1849

FILED LMLMS1685 RCVD:1998-02-05 PRNT: 2007-12-14-13.21.55.181818

FILED LMLMS1685 RCVD:1998-02-05 PRNT: 2007-12-14-13.21.55.181818

STRATA PLAN OF PART OF LOT H, EXCEPT: PHASES 1, 2 AND 3, STRATA PLAN LMS 1685, BLOCKS 63 AND 64, D.L. 258, GP. 1, PLAN LMP12689

STRATA PLAN LMS 1685
PHASE FOUR

CITY OF VANCOUVER

0 10 50

SCALE 1 : 750 DISTANCES ARE METRIC

DEPOSITED AND REGISTERED IN THE LAND TITLE OFFICE AT NEW WESTMINSTER B.C. THIS 22 DAY OF NOV 1994.

REGISTRAR

CIVIC ADDRESS :
8460 JELLICOE ST.
VANCOUVER, B.C.

JH 416 993

LEGEND

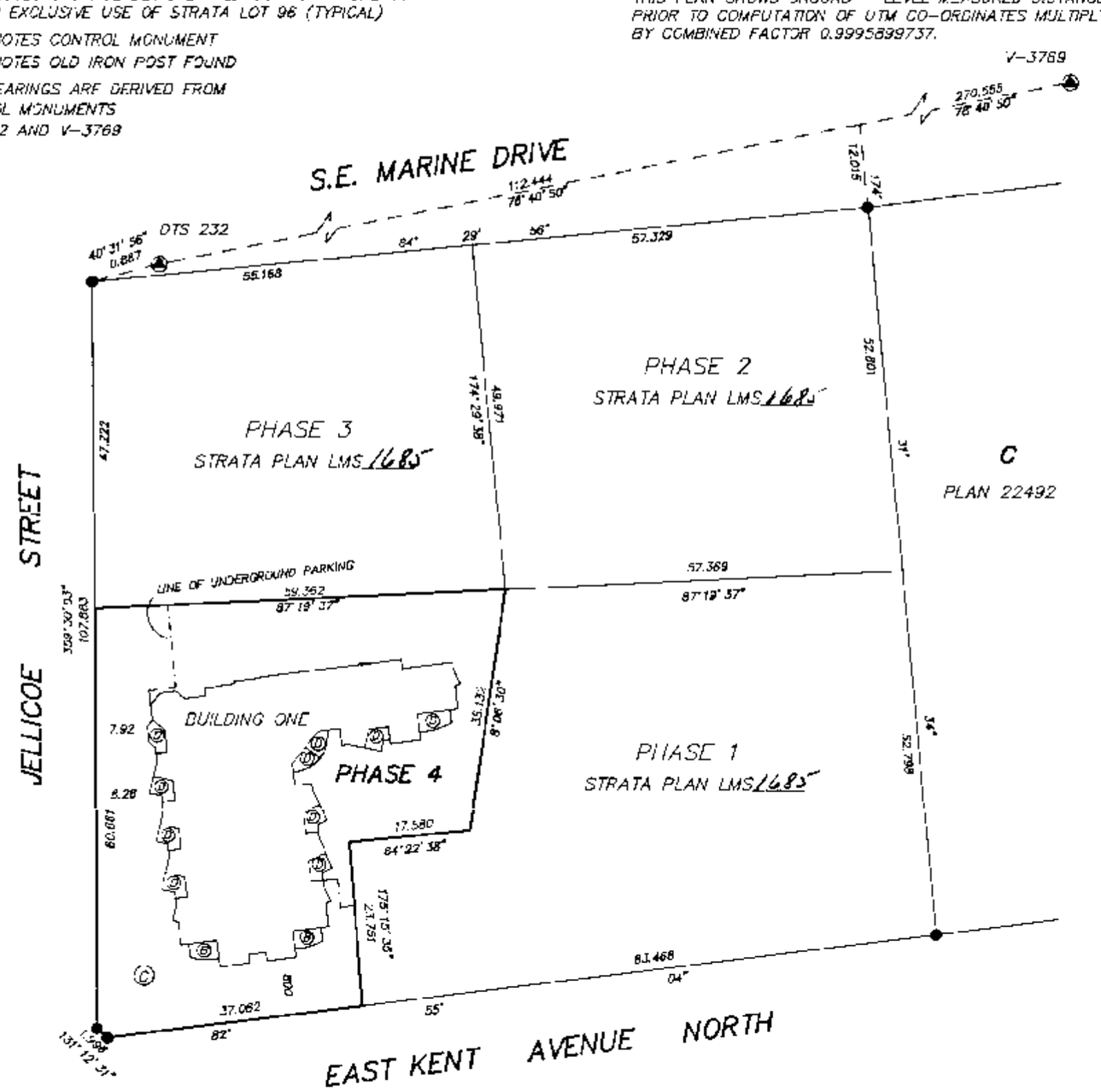
SL. DENOTES STRATA LOT
A DENOTES AREA
m^2 DENOTES SQUARE METRES
(C) DENOTES COMMON PROPERTY
(D) DENOTES DECK BEING LIMITED COMMON PROPERTY FOR EXCLUSIVE USE OF ADJOINING STRATA LOT
(T) DENOTES TERRACE BEING LIMITED COMMON PROPERTY FOR EXCLUSIVE USE OF ADJOINING STRATA LOT
(B) DENOTES BALCONY BEING LIMITED COMMON PROPERTY FOR EXCLUSIVE USE OF ADJOINING STRATA LOT
(P) DENOTES PATIO BEING LIMITED COMMON PROPERTY FOR EXCLUSIVE USE OF ADJOINING STRATA LOT
(S 141) DENOTES STORAGE BEING LIMITED COMMON PROPERTY FOR EXCLUSIVE USE OF STRATA LOT 96 (TYPICAL)
▲ DENOTES CONTROL MONUMENT
● DENOTES OLD IRON POST FOUND

GRID BEARINGS ARE DERIVED FROM CONTROL MONUMENTS DTS 232 AND V-3769

FOR BUILDING DIMENSIONS SEE SHEETS 5 TO 7

DECLARATION OF INTENTION TO CREATE A STRATA PLAN BY PHASED DEVELOPMENT (FORM 'E') FILED THIS 4 DAY OF NOV 1994 UNDER NUMBER JH 399610

INTEGRATED SURVEY AREA No. 31 – CITY OF VANCOUVER
THIS PLAN SHOWS GROUND – LEVEL MEASURED DISTANCES PRIOR TO COMPUTATION OF UTM CO-ORDINATES MULTIPLY BY COMBINED FACTOR 0.9995899737.



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 31st DAY OF OCTOBER 1994

D. J. Dyck
B.C.L.S.

THE ADDRESS FOR SERVICE OF DOCUMENTS OF THE STRATA CORPORATION IS :
THE OWNERS, STRATA PLAN LMS 1685
C/O 600 – 1177 – WEST HASTING STREET
VANCOUVER, B.C. V6E 2K3

DYCK & ASSOCIATES
208 6846 · KING GEORGE HIGHWAY
SURREY, B.C.
594–7527
FILE: 93–1849
DATE: OCTOBER 31, 1994

THIS PLAN LIES WITHIN THE GREATER VANCOUVER DISTRICT

STRATA PLAN LMS 1685

PHASE FOUR

CONDOMINIUM ACT

UNIT No.	LOT No.	SHEET No.	FORM 1 SCHEDULE OF UNIT ENTITLEMENT UNIT ENTITLEMENT	FORM 2 SCHEDULE OF INTEREST UPON DESTRUCTION INTEREST UPON DESTRUCTION
	138	6	83	3538
	139	6	83	3538
	140	6	82	3398
	141	6	65	2738
	142	6	65	2738
	143	6	64	2738
	144	6	82	3538
	145	6	82	3538
	146	6	64	2738
	147	6	65	2738
	148	6	72	2938
	149	6	72	2938
	150	6	65	2738
	151	6	88	3678
	152	7	82	3458
	153	7	65	2798
	154	7	65	2798
	155	7	64	2798
	156	7	82	3598
	157	7	82	3598
	158	7	64	2798
	159	7	65	2798
	160	7	72	2998
	161	7	72	2938
	162	7	65	2738
	163	7	88	3738
	164	7	82	3518
	165	7	65	2858
	166	7	65	2858
	167	7	64	2858
	168	7	82	3658
	169	7	82	3658
	170	7	64	2858
	171	7	65	2858
	172	7	72	3078
	173	7	72	3078
	174	7	65	2858
	175	7	88	3798
	176	8	82	3578
	177	8	65	2958
	178	8	65	2958
	179	8	71	3278
	180	8	71	3278
	181	8	65	2958
	182	8	72	3178
	183	8	72	3178
	184	8	71	3278
AGGREGATE			3396	147286

OCT. 31, 1994
FILE: 93-1849

FILED LMLMS1685 RCVD:1998-02-05 PRNT: 2007-12-14-13.21.55.181818

STRATA PLAN LMS 1685
PHASE FOUR

OWNER:

AR NINE HOLDINGS LTD.
(INCORPORATION NO. 375483)

AUTHORIZED SIGNATORY Norman Cressey

AUTHORIZED SIGNATORY

WITNESS Heather Maitland

ASSISTANT
OCCUPATION OF WITNESS

#304-2330 W. 1ST AVE
ADDRESS OF WITNESS

APPROVED UNDER THE CONDOMINIUM ACT
AS TO PHASE 4 OF A FOUR PHASE
STRATA PLAN
DATED THIS 16TH DAY OF November 1994

APPROVING OFFICER
CITY OF VANCOUVER

MORTGAGEE

LAURENTIAN BANK OF CANADA

AUTHORIZED SIGNATORY ED FITZPATRICK

AUTHORIZED SIGNATORY (J.J.) MURRAY

WITNESS ANTONIA LAM

ADMINISTRATOR
OCCUPATION OF WITNESS

800 W PENDER ST, VANCOUVER B.C.
ADDRESS OF WITNESS

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 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

Norma Cressey

DECLARED BEFORE ME AT VANCOUVER B.C.
THIS 8TH DAY OF NOV 1994.

A COMMISSIONER FOR TAKING AFFIDAVITS WITHIN
THE PROVINCE OF BRITISH COLUMBIA

SUKHAS KOONAR
1110-1177 WEST HASTINGS ST
VANCOUVER, BC V6E2L3

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 31st DAY OF OCTOBER 1994 BEEN PREVIOUSLY OCCUPIED

DATED AT SURREY, B.C.
THIS 31st DAY OF OCTOBER 1994

B.C.L.S.

ACCEPTED AS TO FORMS 1 AND 2
THIS 11 DAY OF November 1994.

SUPERINTENDENT OF REAL ESTATE

OCT. 31, 1994
FILE: 93-1845

FILED LMLMS1685 RCVD:1998-02-05 PRNT: 2007-12-14-13.21.55.181818

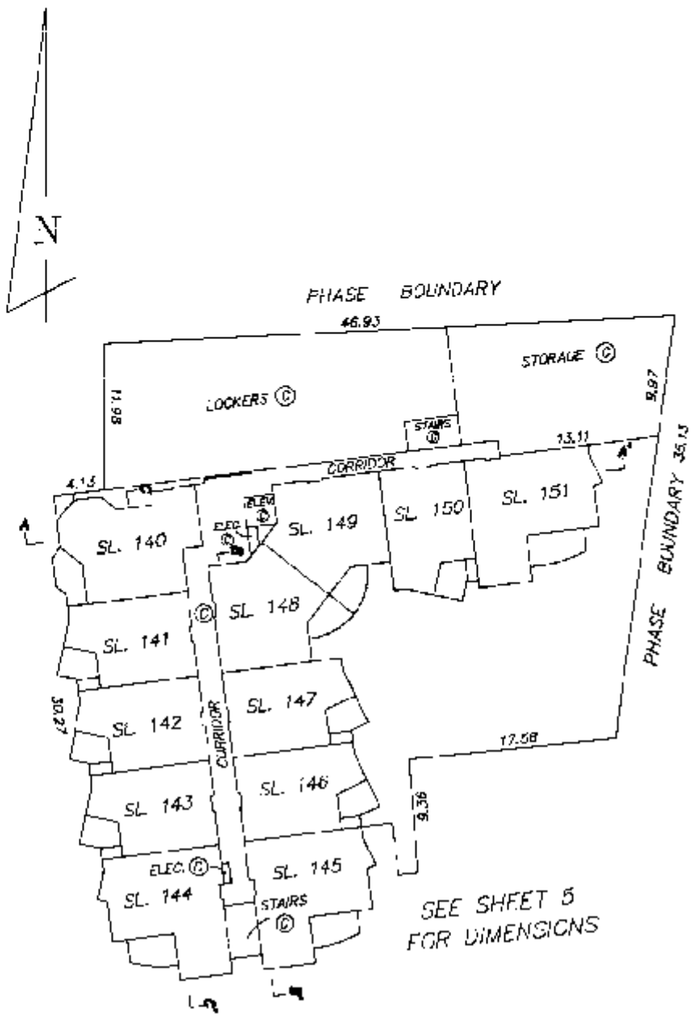
BUILDING ONE – FLOOR PLANS

STRATA PLAN LMS 1685

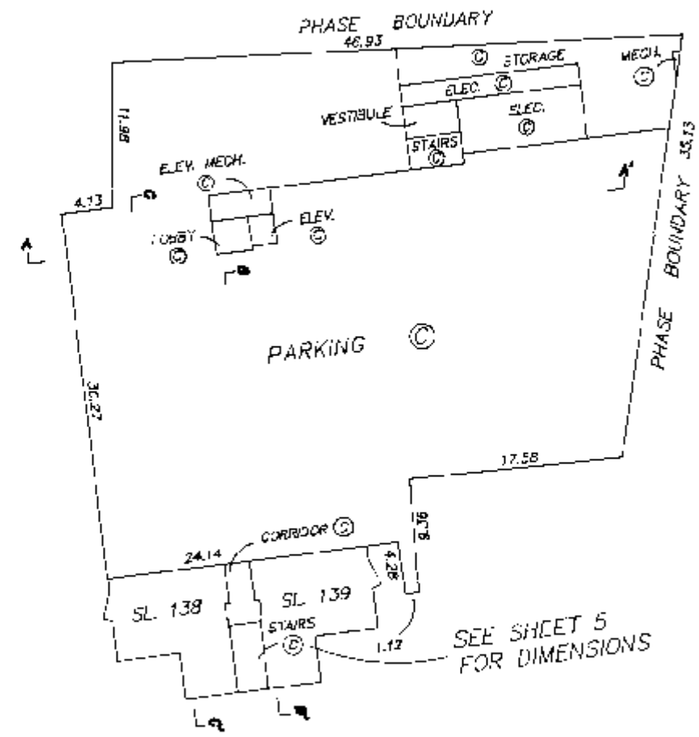
PHASE FOUR

0 25 50

SCALE 1 : 500 DISTANCES ARE METRIC



FIRST FLOOR



LOWER FLOOR

OCT. 31, 1994
FILE: 93-1849

FILED LMLMS1685 RCVD:1998-02-05 PRNT: 2007-12-14-13.21.55.181818

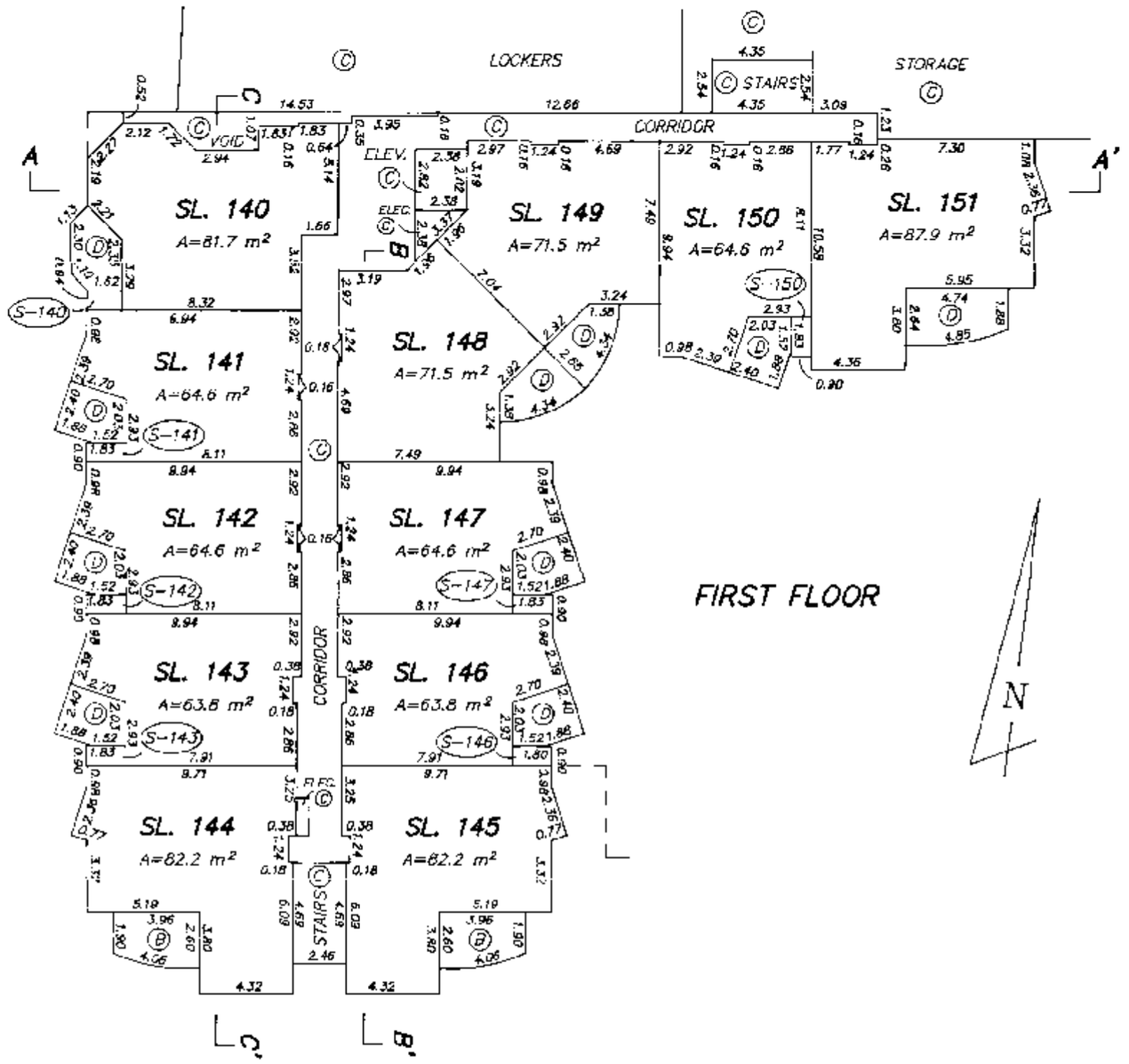
BUILDING ONE – FLOOR PLANS

0 5 10 15 20

SCALE 1 : 250 DISTANCES ARE METRIC

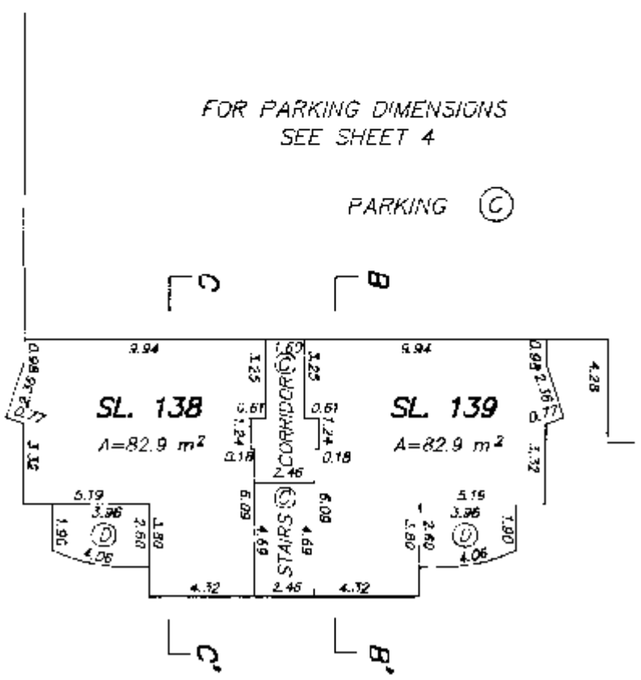
STRATA PLAN LMS 1685

PHASE FOUR



FIRST FLOOR

FOR PARKING DIMENSIONS
SEE SHEET 4



LOWER FLOOR

OCT. 31, 1994
FILE: 93-1649

FILED LMLMS1685 RCVD:1998-02-05 PRNT: 2007-12-14-13.21.55.181818

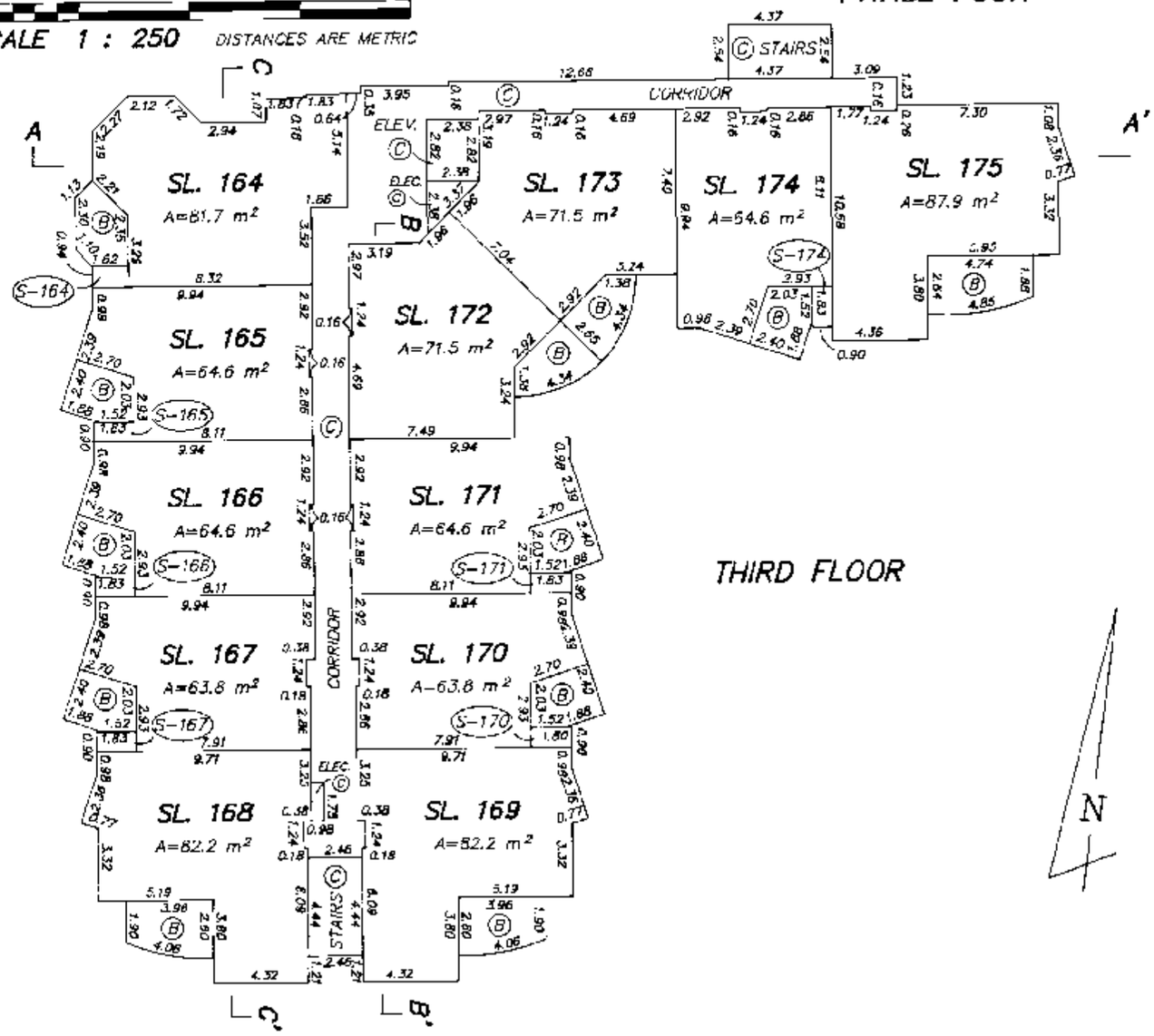
BUILDING ONE – FLOOR PLANS

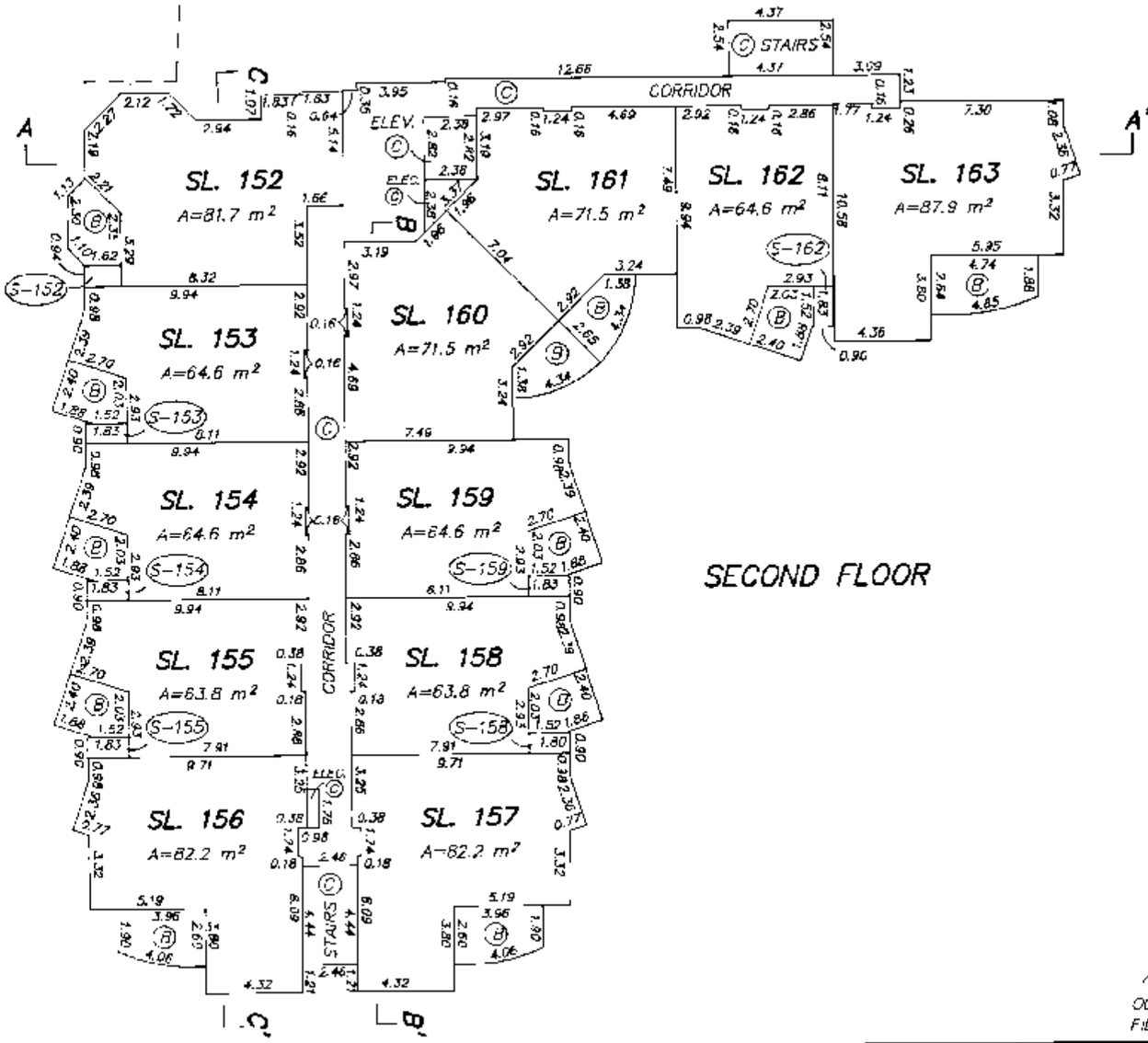
0 5 10 15 20

SCALE 1 : 250 DISTANCES ARE METRIC

STRATA PLAN LMS 1685

PHASE FOUR





OCT. 31, 1994
FILE: 93-1849

FILED LMLMS1685 RCVD:1998-02-05 PRNT: 2007-12-14-13.21.55.181818

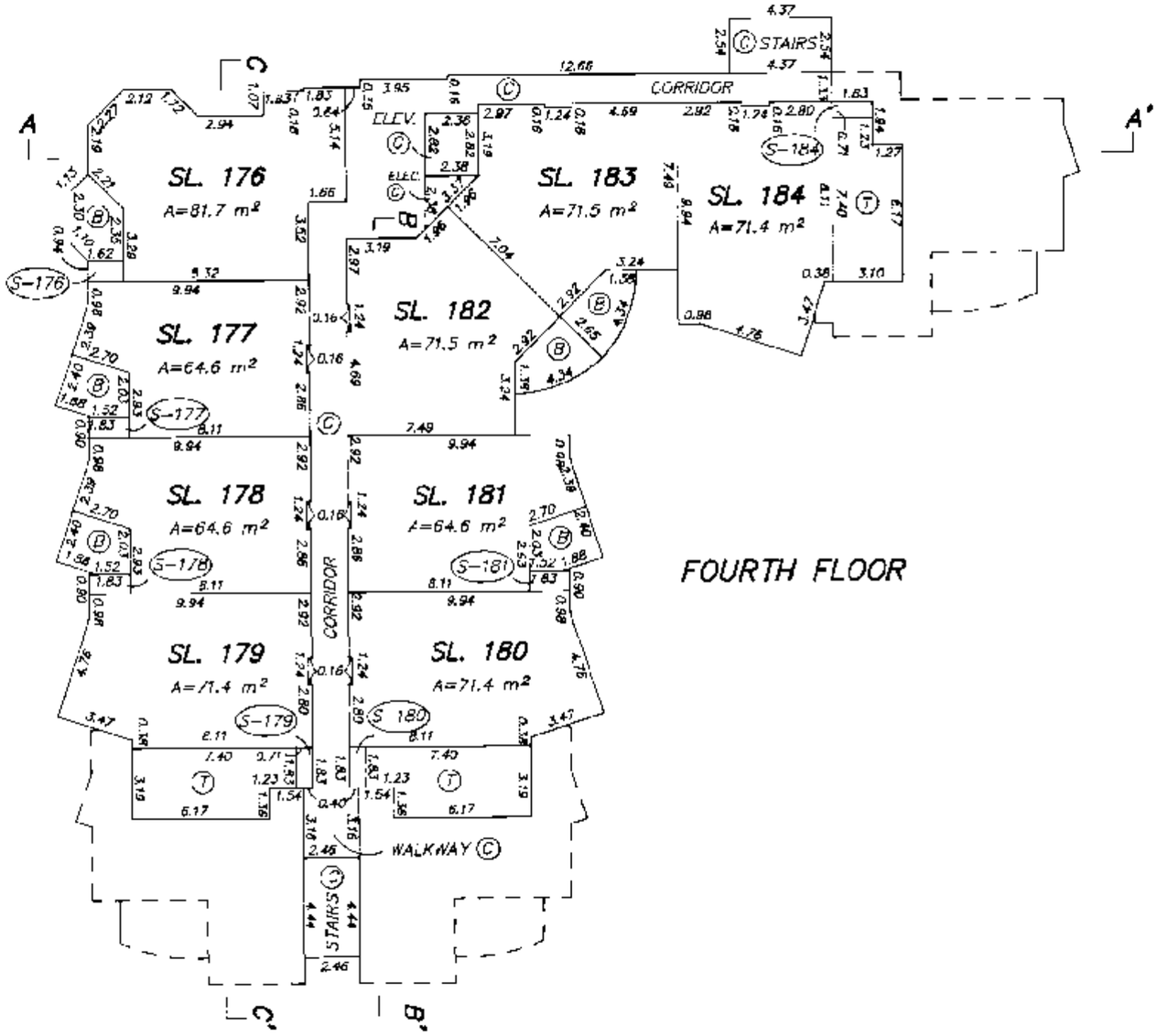
BUILDING ONE – FLOOR PLANS

0 5 10 15 20

SCALE 1 : 250 DISTANCES ARE METRIC

STRATA PLAN LMS 1685

PHASE FOUR



FOURTH FLOOR

OCT. 31, 1994
FILE: 93-1849

FILED LMLMS1685 RCVD:1998-02-05 PRNT: 2007-12-14-13.21.55.181818

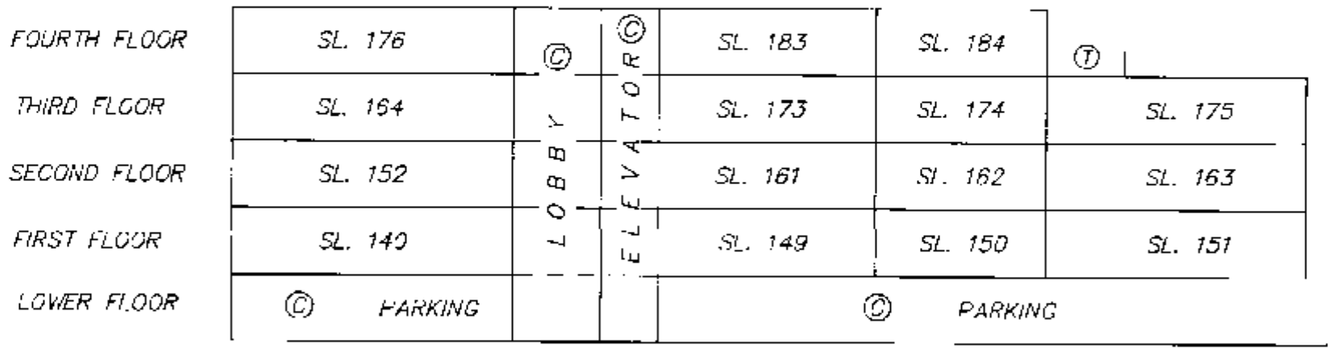
SECTIONS

0 5 10 15 20

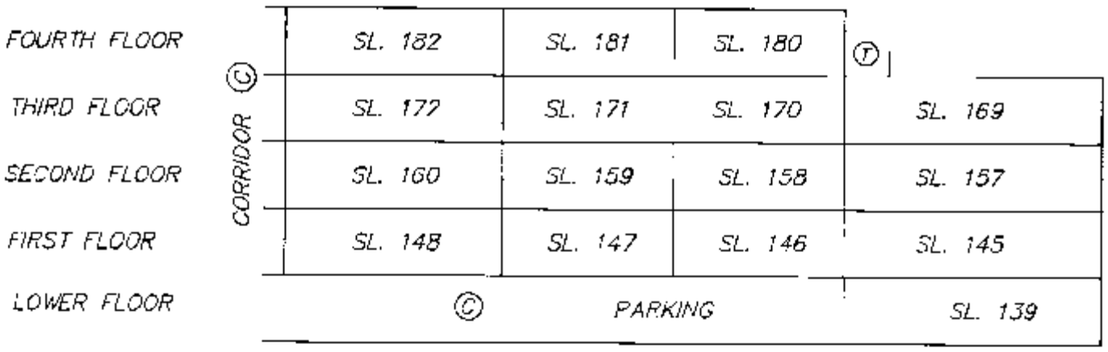
SCALE 1 : 250 DISTANCES ARE METRIC

STRATA PLAN LMS 1685

PHASE FOUR



SECTION A – A'



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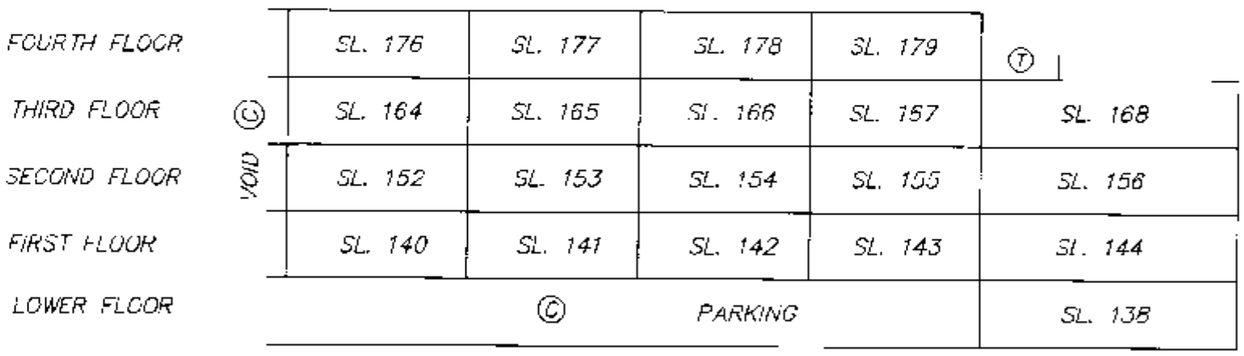

SECTION C – C'

OCT. 31, 1994
FILE: 93-1549

FILED LMLMS1685 RCVD:1998-02-05 PRNT: 2007-12-14-13.11.55.181818