STRATA PLAN OF LOT F BLOCK 289 DISTRICT LOT 526 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 22972

STRATA PLAN LMS 344

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

(CITY OF VANCOUVER)

CIVIC ADDRESS:
#1690 W. 6th AVENUE
VANCOUVER B.C.

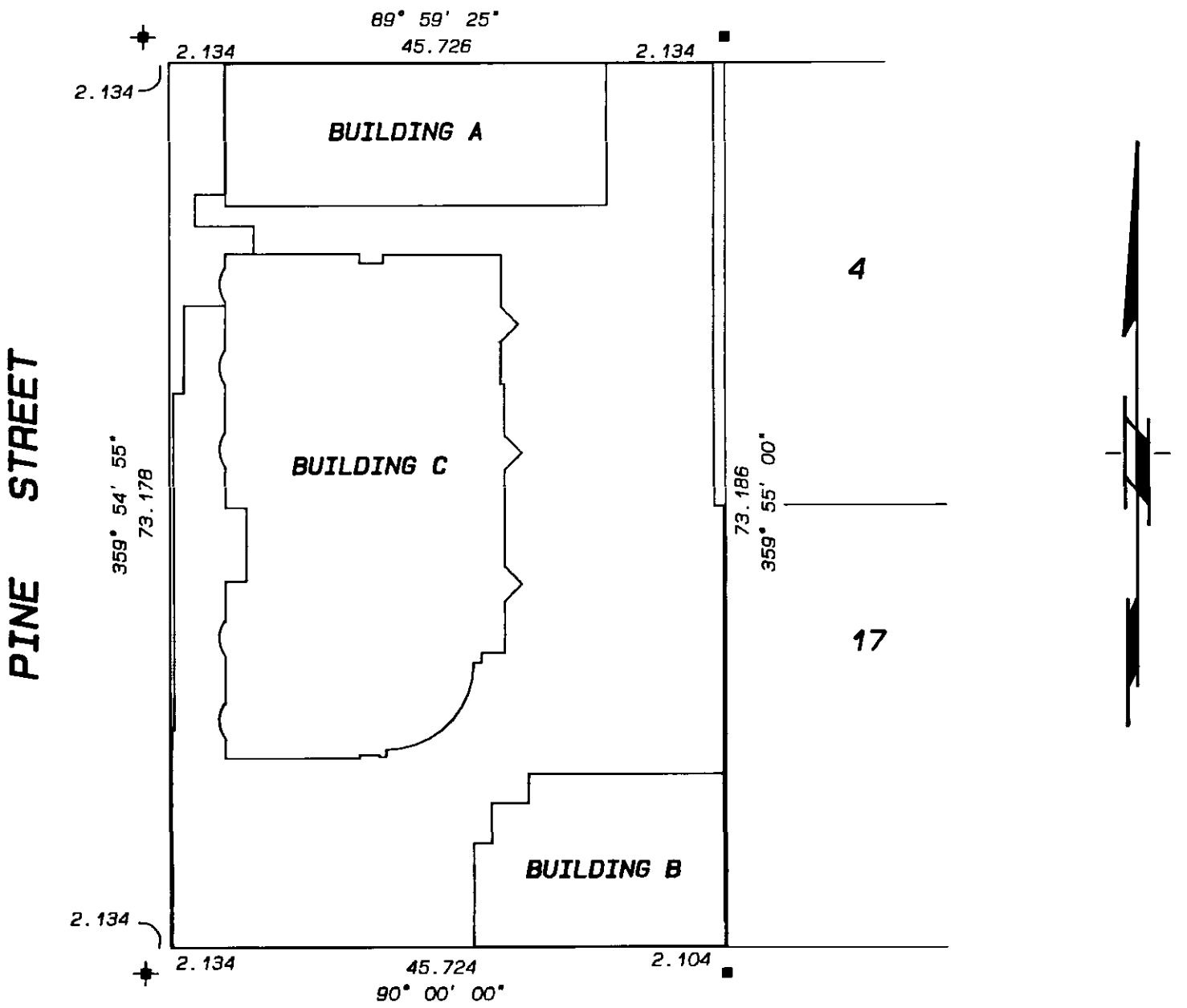
SCALE: 1: 500

0 5 10 20 30 40m

Strata Plan LMS 344 deposited and registered in the Land Title office at New Westminster, B.C., this 21st day of APRIL, 1992.

DEPUTY Registrar

BF 140708 - BF 140789



Lot bearings and dimensions are derived from Plan 22972.

See sheet two for building offsets to property lines and building dimensions.

LEGEND:
■ lead plug found

The address for service of documents on the Strata Corporation is:
The Owners, Strata Plan LMS 344.
~~#400-575 Seymour Street~~
~~Vancouver, B.C.~~
~~V6B 3K4~~

FOR STRATA CORP MAIL ADDRESS SEE STRATA PLAN GENERAL INDEX

I, Dick F. Mak, of the Municipality of Surrey, 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 Burnaby, B. C., this 31st day of March, 1992.

Dick F. Mak
B. C. L. S.

All distances are in metres and decimals thereof unless otherwise indicated.

This plan lies within the Greater Vancouver Regional District.

Ken K. Wong and Associates
Canada and B.C. Land Surveyors
5624 E. Hastings Street
Burnaby, B.C. V5B 1R4
Telephone: 294-8881
W325-92

BUILDING DIMENSIONS

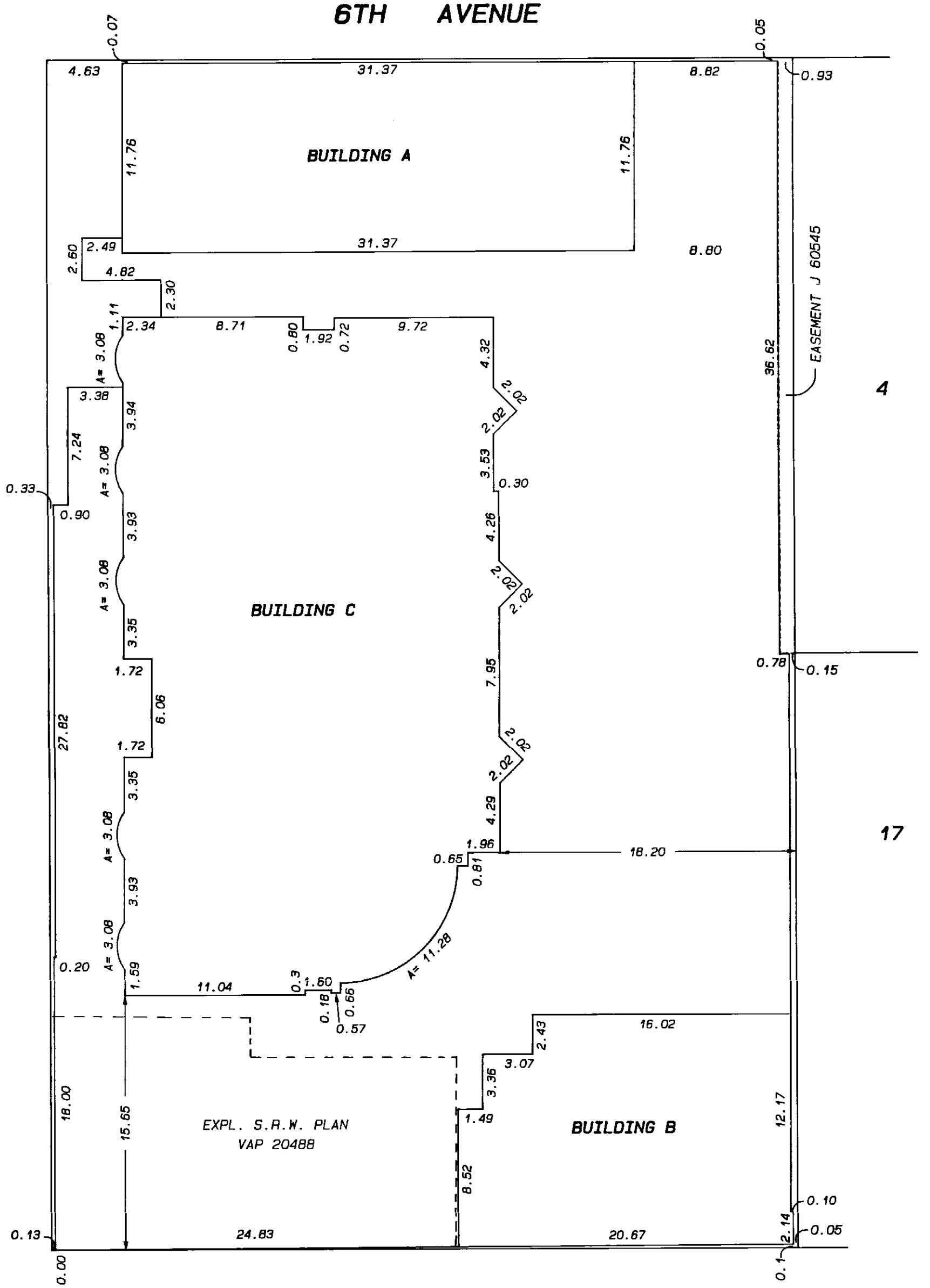
SCALE: 1: 250

0 5 10 20m

STRATA PLAN LMS 344

6TH AVENUE

PINE STREET



7TH AVENUE

D.F.M.

MARCH 31, 1992

FILED LMLMS344 U22412 2006-06-14-12.10.27.400166

STRATA PLAN LMS 344

CONDOMINIUM ACT

STRATA 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 UPON DESTRUCTION	NUMBER OF VOTES
1	11	1777	132, 954	1.61
2	11	814	62, 776	0.74
3	11	660	52, 533	0.60
4	11	627	48, 562	0.57
5	12, 13	1250	133, 915	1
6	12, 13	1250	135, 340	1
7	12, 13	1250	135, 340	1
8	12, 13	1250	135, 340	1
9	12, 13	1250	133, 915	1
10	14	785	59, 532	0.71
11	14	849	64, 465	0.77
12	14	867	65, 889	0.79
13	15, 16	1312	131, 778	1
14	15, 16	1271	131, 244	1
15	15, 16	1197	122, 162	1
16	14, 15	1121	120, 381	1
17	14, 15	1388	143, 532	1
18	14, 15	1458	151, 189	1
19	14	1071	96, 341	1
20	14	1038	91, 960	1
21	14, 15	1564	162, 408	1
22	14, 15	1125	121, 094	1
23	15	1255	106, 491	1
24	15	1036	87, 259	1
25	16	741	81, 204	1
26	16	1018	123, 587	1
27	16	1058	126, 436	1
28	16	1048	111, 299	1
29	16	1029	110, 373	1
30	16	1080	118, 957	1
31	16	733	78, 355	1
32	16	666	71, 232	1
33	17	741	82, 629	1
34	17	1018	125, 368	1
35	17	1058	128, 573	1
36	17	1048	114, 184	1
37	17	1029	112, 510	1
38	17	1080	121, 094	1
39	17	733	79, 779	1
40	17	666	73, 012	1
41	18	1087	124, 157	1
42	18	1018	127, 504	1
43	18	1058	130, 567	1
44	18	1048	120, 257	1
45	18	1029	115, 377	1
46	18	1080	123, 587	1
47	18	1087	120, 025	1

D. F. M.

MARCH 31, 1992

STRATA PLAN LMS 344

CONDOMINIUM ACT

STRATA 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 UPON DESTRUCTION	NUMBER OF VOTES
48	19	1087	126, 258	1
49	19	1018	129, 463	1
50	19	1058	132, 847	1
51	19	1048	122,394	1
52	19	1029	117,354	1
53	19	1080	125,724	1
54	19	1087	122,162	1
55	20	1087	128, 217	1
56	20	1018	131, 351	1
57	20	1058	134,984	1
58	20	1048	124, 370	1
59	20	1029	119, 306	1
60	20	1080	127, 683	1
61	20	1087	124,655	1
62	21	1087	129, 998	1
63	21	1018	133,559	1
64	21	1058	137,121	1
65	21	1048	126, 322	1
66	21	1029	121, 450	1
67	21	1080	129, 819	1
68	21	1087	126, 436	1
69	22	1087	131, 778	1
70	22	1018	135, 340	1
71	22	1058	138, 902	1
72	22	1048	128, 459	1
73	22	1029	123, 231	1
74	22	1080	131, 778	1
75	22	1087	128, 217	1
76	23	1362	195, 887	1
77	23	1265	181, 640	1
78	23	1296	160, 271	1
79	23	1209	149, 586	1
80	24	1534	192, 324	1
81	24	1646	203, 009	1
82	24	1431	181, 639	1
AGGREGATE		88, 989	10, 000, 000	80.79

Accepted as to Forms 1, 2 and 3,
this 16 day of APRIL, 1992.

Superintendent of Real Estate

D. F. M.

MARCH 31, 1992

STATUTORY DECLARATION

STRATA PLAN LMS 344

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 commercial and 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.

Declared before me at VANCOUVER B.C., this 1 day of APRIL, 1992.

A commissioner for taking affidavits in and for the Province of British Columbia.
LYNDA DARLING

Agent of owner-developer
FELIX TS'O

Strata Lots 1, 2, 3, 4, 10, 11 and 12 are commercial strata lots.

OWNER-DEVELOPER:
PCI PINE PROPERTIES CORP.

Authorized Signatory
FELIX TS'O

Authorized Signatory

Witness
as to signature(s)

Address of Witness: LYNDA DARLING 1055 WEST GEORGIA VANCOUVER, B.C. V6E 3R3

Occupation: BARRISTER AND SOLICITOR

MORTGAGEE: P/A # BE310944
BANK OF MONTREAL

Authorized Signatory MICHAEL J. O'MALLEY SENIOR ACCOUNT MANAGER

Authorized Signatory PETER LI ACCOUNT MANAGER

Witness
as to signature(s) BOX 49500

Address of Witness: 22ND FL-595 BURRARD ST. VANC. BC V7X 1L7

Occupation: ACCOUNT OFFICER

MORTGAGEE:
CONSORT ENTERPRISES LTD.

Authorized Signatory- STEPHEN SUN

Authorized Signatory

Witness OF STEPHEN SUN
as to signature(s)

Address of Witness: LYNDA DARLING 1055 WEST GEORGIA VANCOUVER, BC V6E 3R3

Occupation: BARRISTER AND SOLICITOR

SECTION 8 (1)

I, Dick F. Mak, a British Columbia Land Surveyor, hereby certify that the buildings shown in this strata plan have not, as of the 31st day of March, 1992 been previously occupied.
Dated at Burnaby, British Columbia, this 31st day of March, 1992.

Dick F. Mak
B. C. L. S.

D.F.M.
MARCH 31, 1992

FILED LMLMS344 U22412 2006-06-14-12.10.27.400166

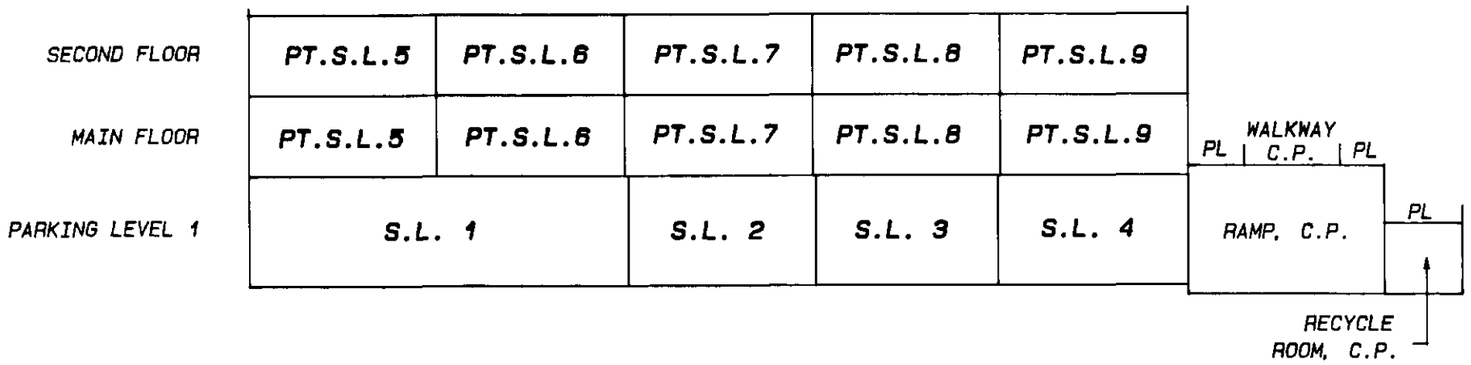
IAGRAMMATIC ELEVATION

SECTIONS A-A AND C-C

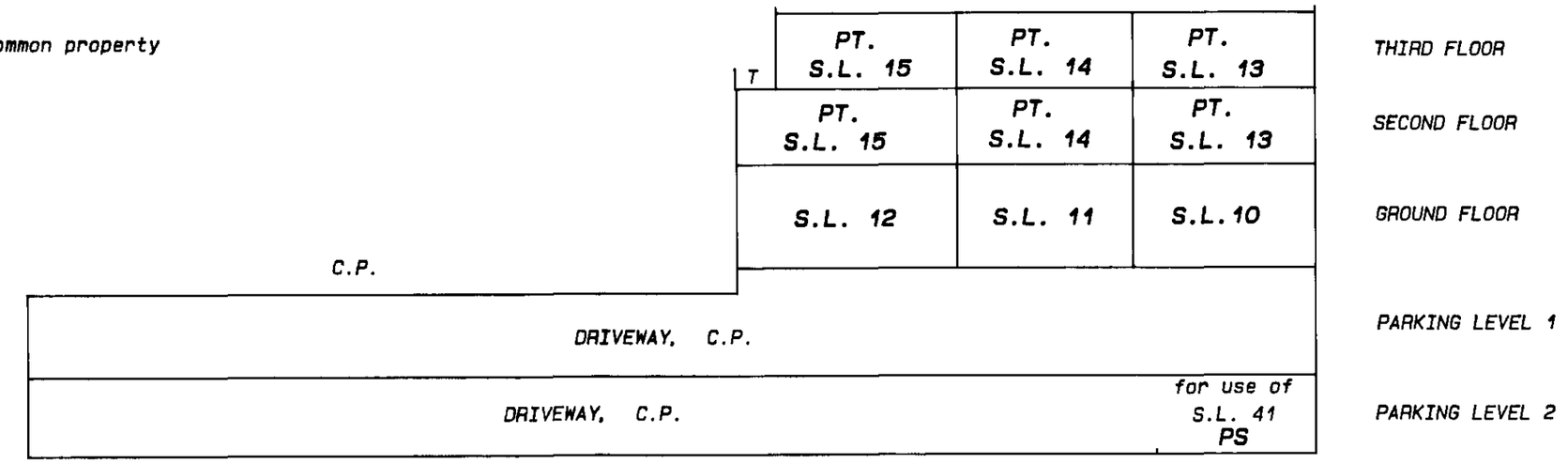
SCALE: 1: 200

0 5 10 15m

SECTION A-A



SECTION C-C



GEND:

. denotes Strata Lot
S.L. denotes Part Strata Lot
denotes terrace, limited common property for use of adjacent strata lot unless otherwise indicated
. denotes common property
denotes planter, common property
denotes parking space, limited common property for use of indicated strata lot

MARCH 31, 1992

STRATA PLAN LMS 344

SHEET 6 OF 27 SHEETS

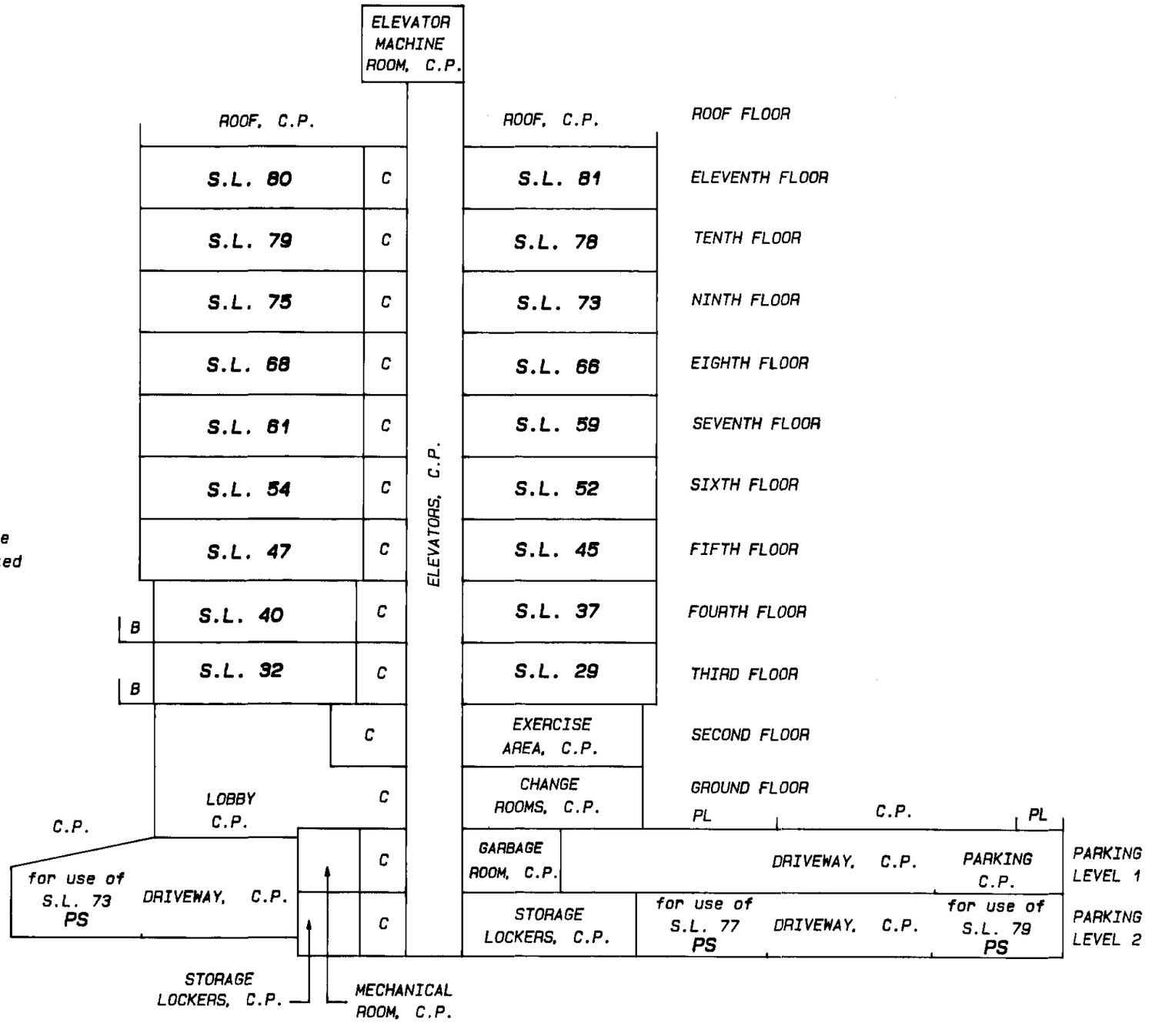
FILED LMLMS344 U22412 2006-06-14-12.10.27.400166

DIAGRAMMATIC ELEVATION

SECTION B-B

SCALE: 1: 200

0 5 10 15m



LEGEND:

S.L. denotes Strata Lot
C.P. denotes common property
B denotes balcony, limited common property for use of adjacent strata lot unless otherwise indicated
PL denotes planter, common property
C denotes corridor, common property
PS denotes parking space, limited common property for use of indicated strata lot

MARCH 31, 1992

STRATA PLAN LMS 344

FILED LMLMS344 U22412 2006-06-14-12.10.27.400166

DIAGRAMMATIC ELEVATION

SECTION D-D

ELEVATOR MACHINE ROOM, C.P.

SCALE: 1: 200

0 5 10 15m

ROOF FLOOR		ROOF, C.P.		
ELEVENTH FLOOR	S.L. 82	CORRIDOR, C.P.	S.L. 80	PR
TENTH FLOOR	S.L. 79	CORRIDOR, C.P.	S.L. 76	RT / PR
NINTH FLOOR	S.L. 74	CORRIDOR, C.P.	S.L. 70	
EIGHTH FLOOR	S.L. 67	CORRIDOR, C.P.	S.L. 63	
SEVENTH FLOOR	S.L. 60	CORRIDOR, C.P.	S.L. 56	
SIXTH FLOOR	S.L. 53	CORRIDOR, C.P.	S.L. 49	
FIFTH FLOOR	S.L. 46	CORRIDOR, C.P.	S.L. 42	
FOURTH FLOOR	S.L. 38	CORRIDOR, C.P.	S.L. 34	
THIRD FLOOR	S.L. 30	CORRIDOR, C.P.	S.L. 26	
SECOND FLOOR	MECHANICAL STORAGE ROOM, C.P.	CORRIDOR, C.P.	S.L. 23	
GROUND FLOOR	CORRIDOR, C.P.			

C.P. for use of S.L. 74 PS	DRIVEWAY, C.P.	PARKING LEVEL 1	CORRIDOR, C.P.	DRIVEWAY, C.P.	for use of S.L. 8 PS
C.P. for use of S.L. 57 PS	DRIVEWAY, C.P.	PARKING LEVEL 2	CORRIDOR, C.P.	DRIVEWAY, C.P.	for use of S.L. 23 PS

C.P. | PL

SECOND FLOOR	PT.S.L.6
MAIN FLOOR	PT.S.L.6
	S.L. 1

T

EA

LEGEND:

- S.L. denotes Strata Lot
- PT.S.L. denotes Part Strata Lot
- C.P. denotes common property
- PL denotes planter, common property
- EA denotes entry area, limited common property for use of adjacent strata lot unless otherwise indicated
- PS denotes parking space, limited common property for use of indicated strata lot
- T denotes terrace, limited common property for use of adjacent strata lot unless otherwise indicated
- PR denotes planter, limited common property for use of adjacent strata lot unless otherwise indicated
- RT denotes roof terrace, limited common property for use of adjacent strata lot unless otherwise indicated

MARCH 31, 1992

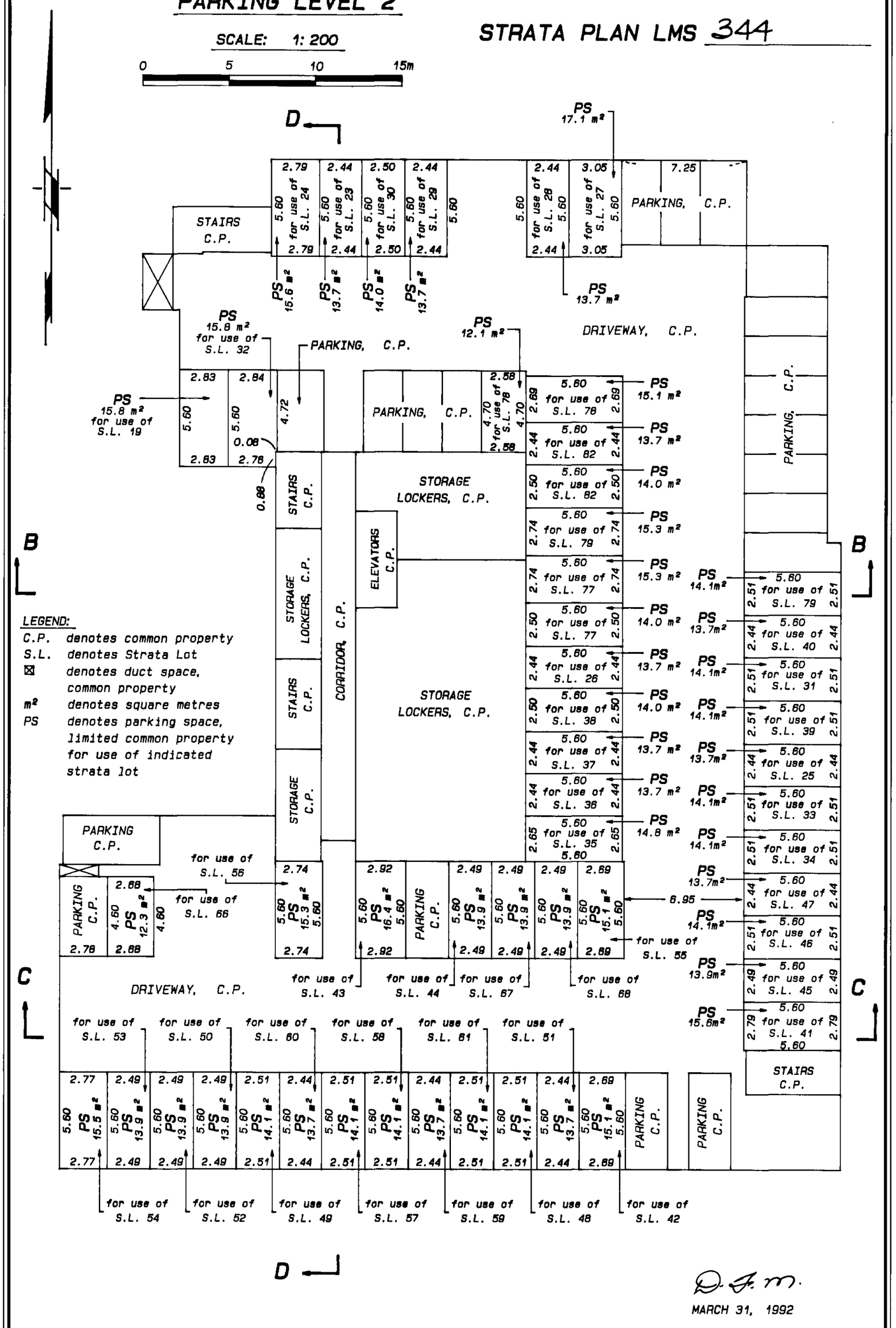
STRATA PLAN LMS 344

PARKING LEVEL 2

SCALE: 1: 200

0 5 10 15m

STRATA PLAN LMS 344



LEGEND:

C.P. denotes common property
S.L. denotes Strata Lot
⊠ denotes duct space, common property
m² denotes square metres
PS denotes parking space, limited common property for use of indicated strata lot

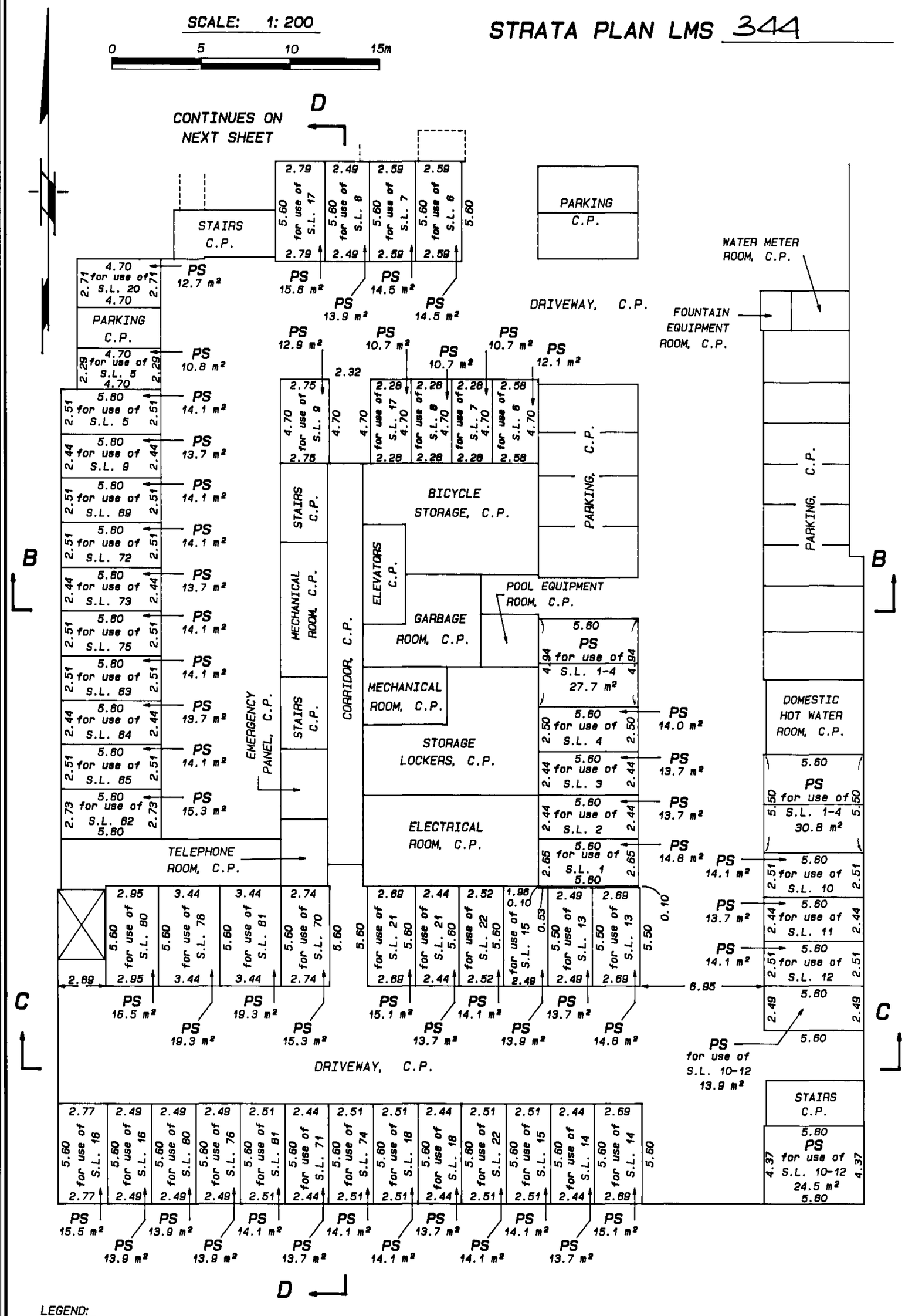
MARCH 31, 1992

PARKING LEVEL 1

SCALE: 1: 200

0 5 10 15m

STRATA PLAN LMS 344



LEGEND:

C.P. denotes common property
S.L. denotes Strata Lot
⊠ denotes duct space, common property
m² denotes square metres
PS denotes parking space, limited common property for use of indicated strata lot

MARCH 31, 1992

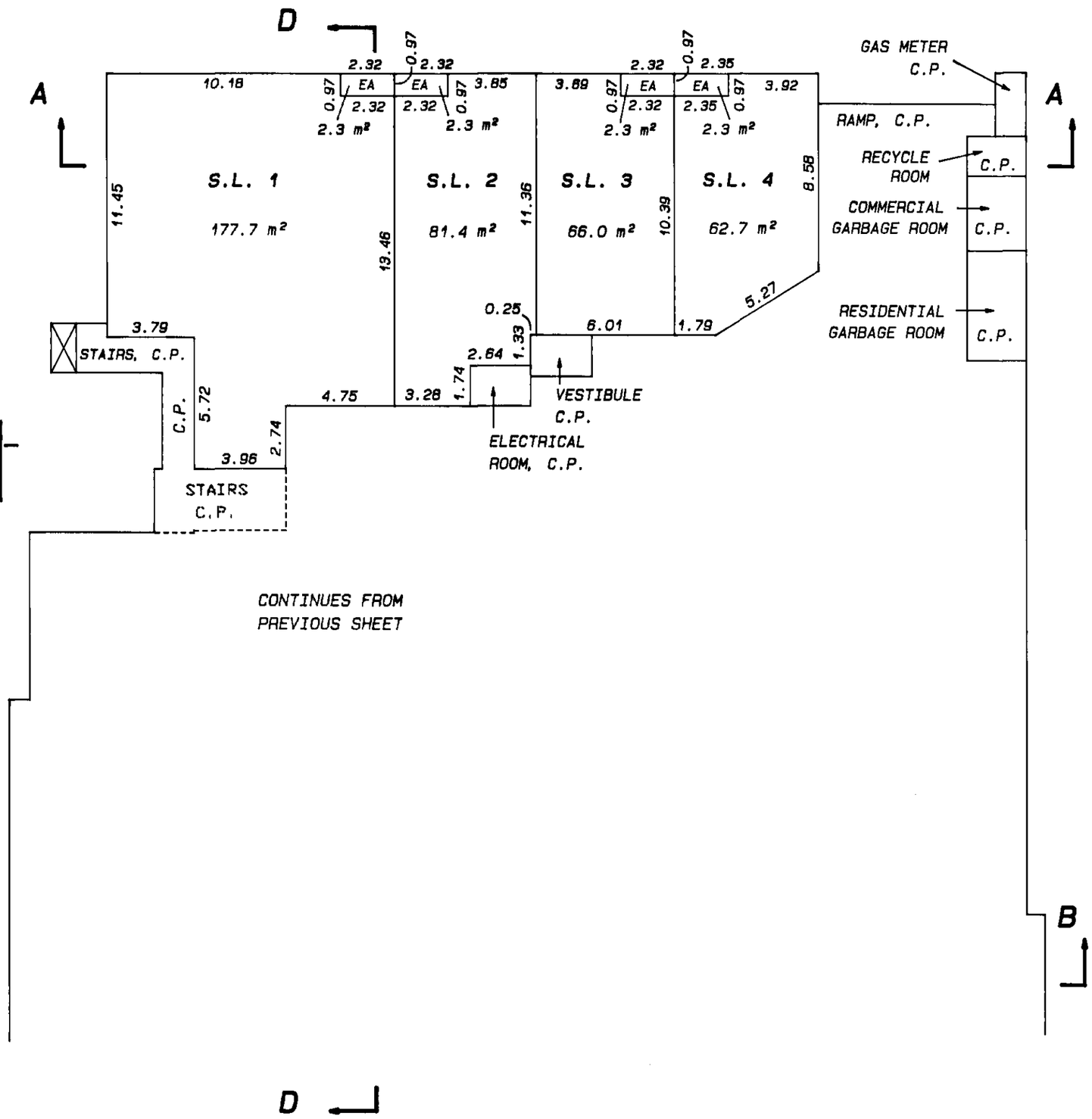
PARKING LEVEL 1
STRATA LOTS 1 TO 4

SCALE: 1: 200

0 5 10 15m

STRATA PLAN LMS 344

BUILDING A



LEGEND:

S.L. denotes Strata Lot
C.P. denotes common property
⊠ denotes duct space, common property
EA denotes entry area, limited common property for use of adjacent strata lot unless otherwise indicated

D.F.M.

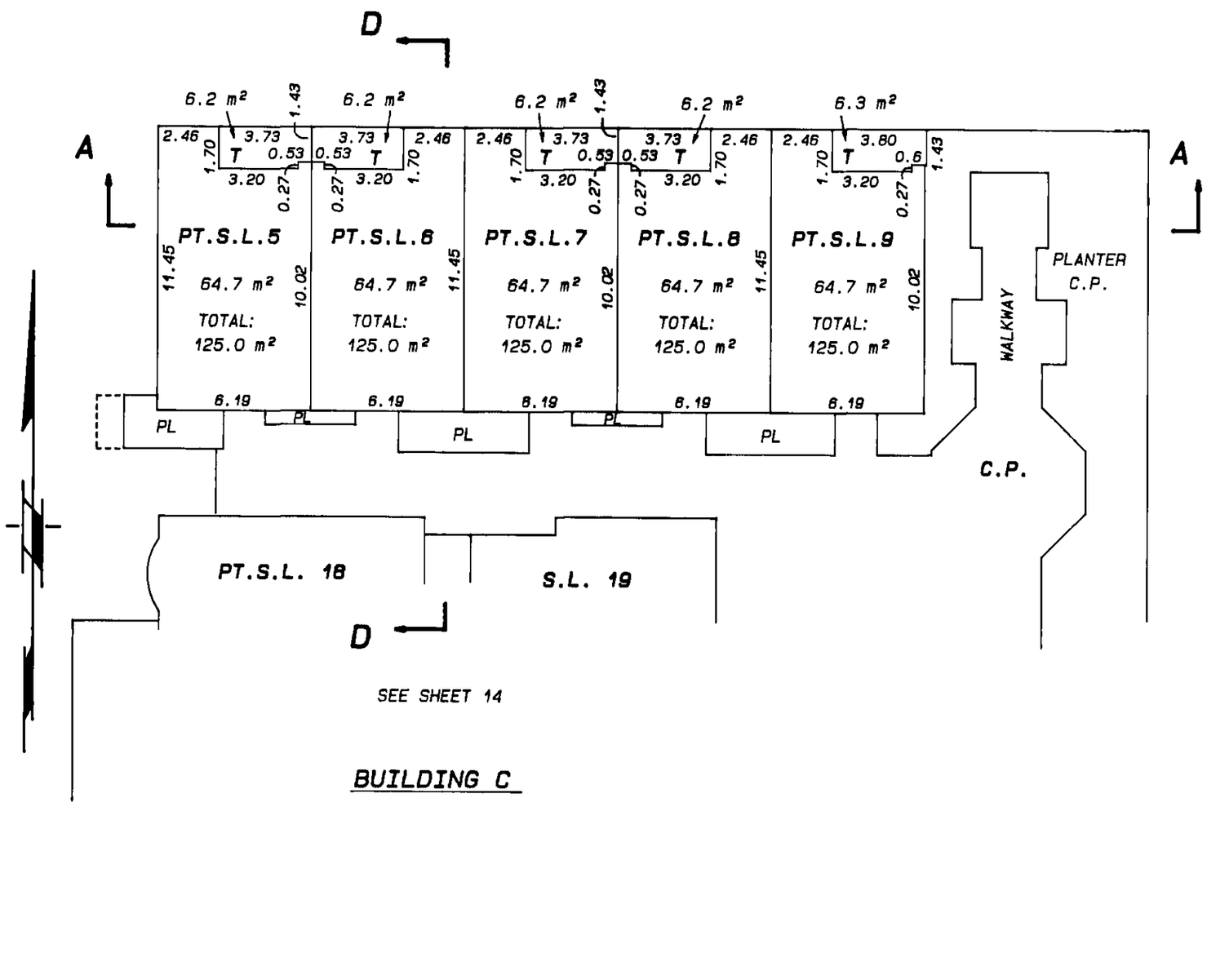
MARCH 31, 1992

BUILDING A
MAIN FLOOR
STRATA LOTS 5 TO 9

STRATA PLAN LMS 344

SCALE: 1: 200

0 5 10 15m



SEE SHEET 14

BUILDING C

B B

LEGEND:

S.L. denotes Strata Lot
PT.S.L. denotes Part Strata Lot
T denotes Terrace, limited common property for use of adjacent strata Lot unless otherwise indicated
PL denotes planter, common property

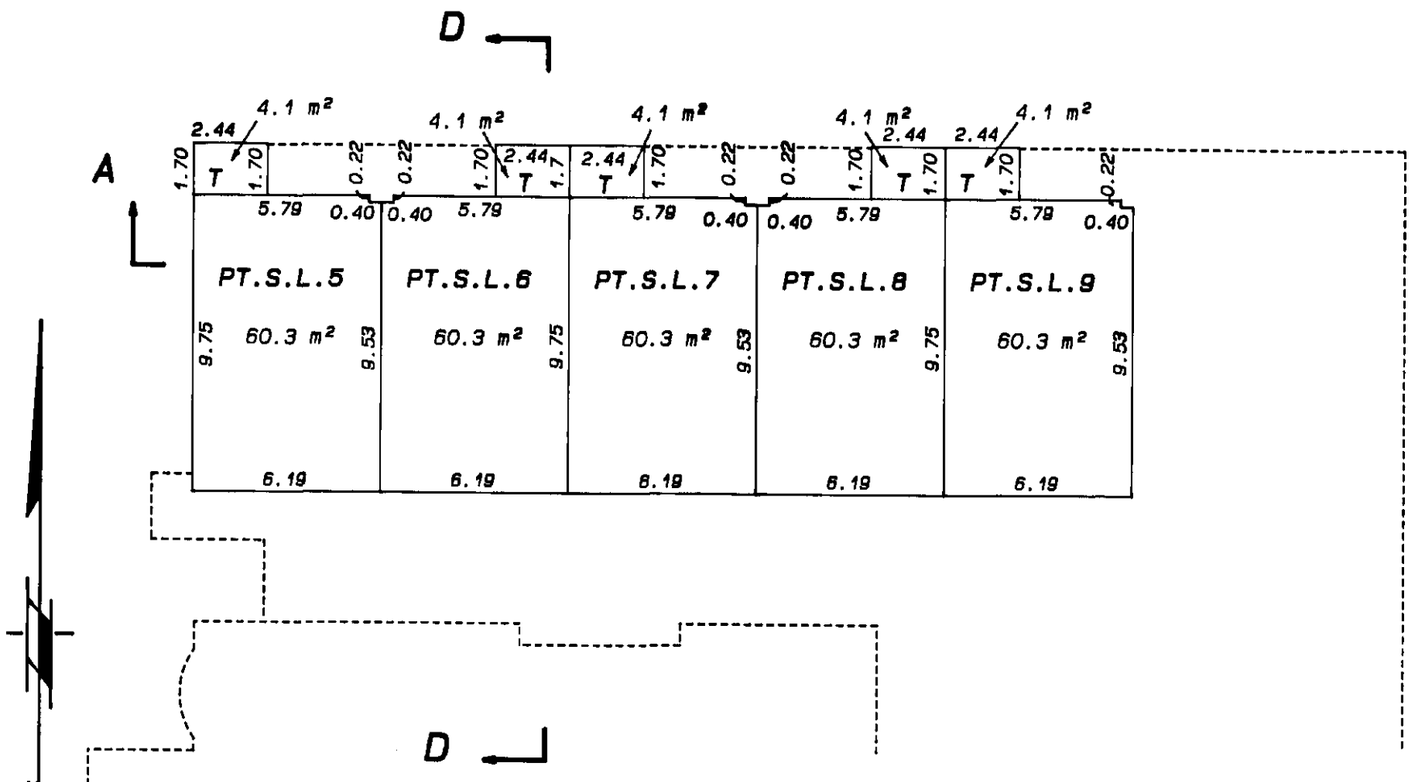
D. Fm.
MARCH 31, 1992

BUILDING A
SECOND FLOOR
STRATA LOTS 5 TO 9

STRATA PLAN LMS 344

SCALE: 1: 200

0 5 10 15m



LEGEND:

S.L. denotes Strata Lot
PT.S.L. denotes Part Strata Lot
T denotes Terrace, limited common property for use of adjacent strata Lot unless otherwise indicated

D. F. M.

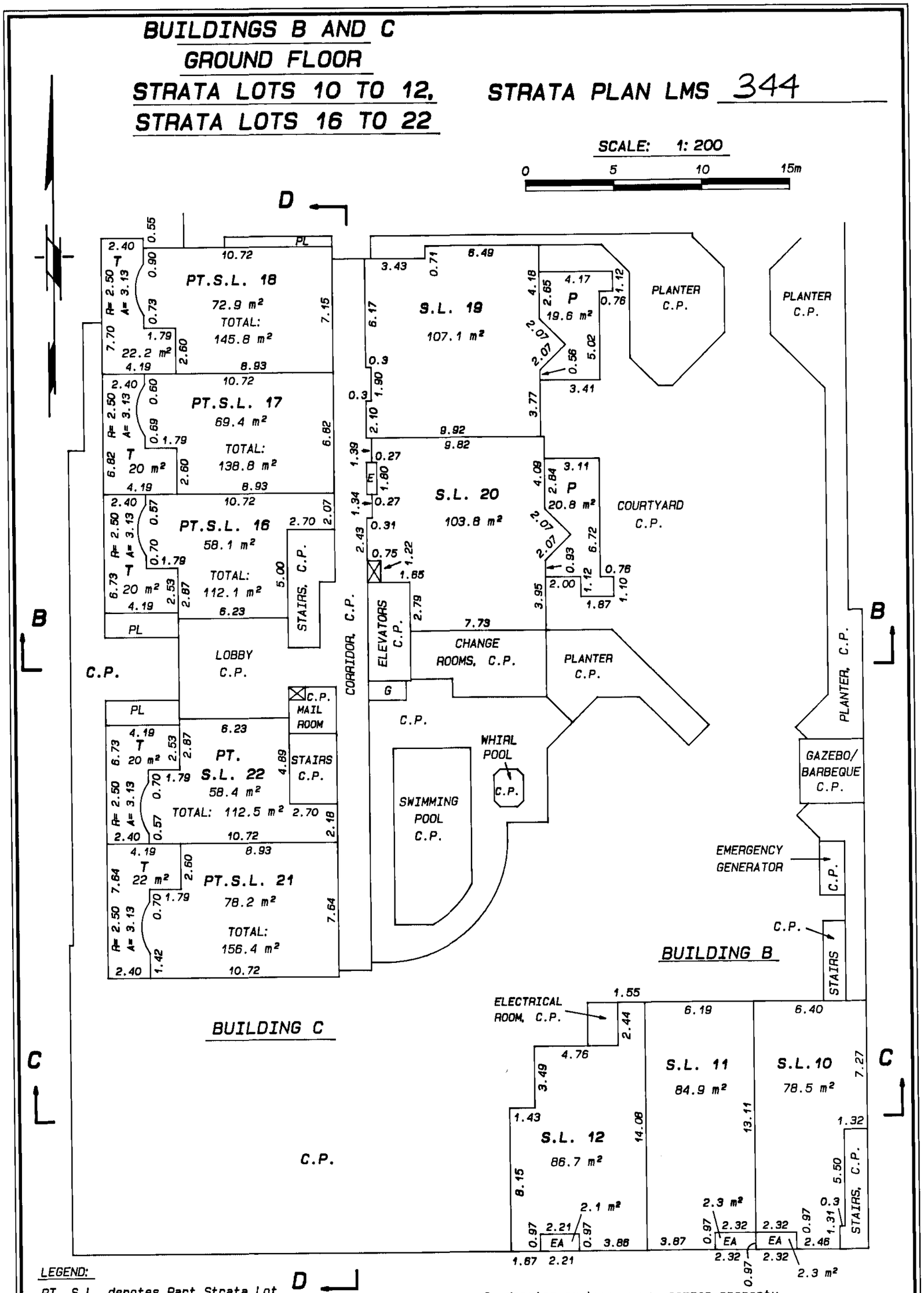
MARCH 31, 1992

BUILDINGS B AND C
GROUND FLOOR
STRATA LOTS 10 TO 12, STRATA LOTS 16 TO 22

STRATA PLAN LMS 344

SCALE: 1: 200

0 5 10 15m



LEGEND:

PT. S.L. denotes Part Strata Lot
S.L. denotes Strata Lot
C.P. denotes common property
T denotes terrace, limited common property for use of adjacent strata lot unless otherwise indicated
P denotes patio, limited common property for use of adjacent strata lot unless otherwise indicated
EA denotes entry area, limited common property for use of adjacent strata lot unless otherwise indicated

G denotes garbage area, common property
E denotes electrical closet, common property
⊠ denotes duct space, common property
PL denotes planter, common property

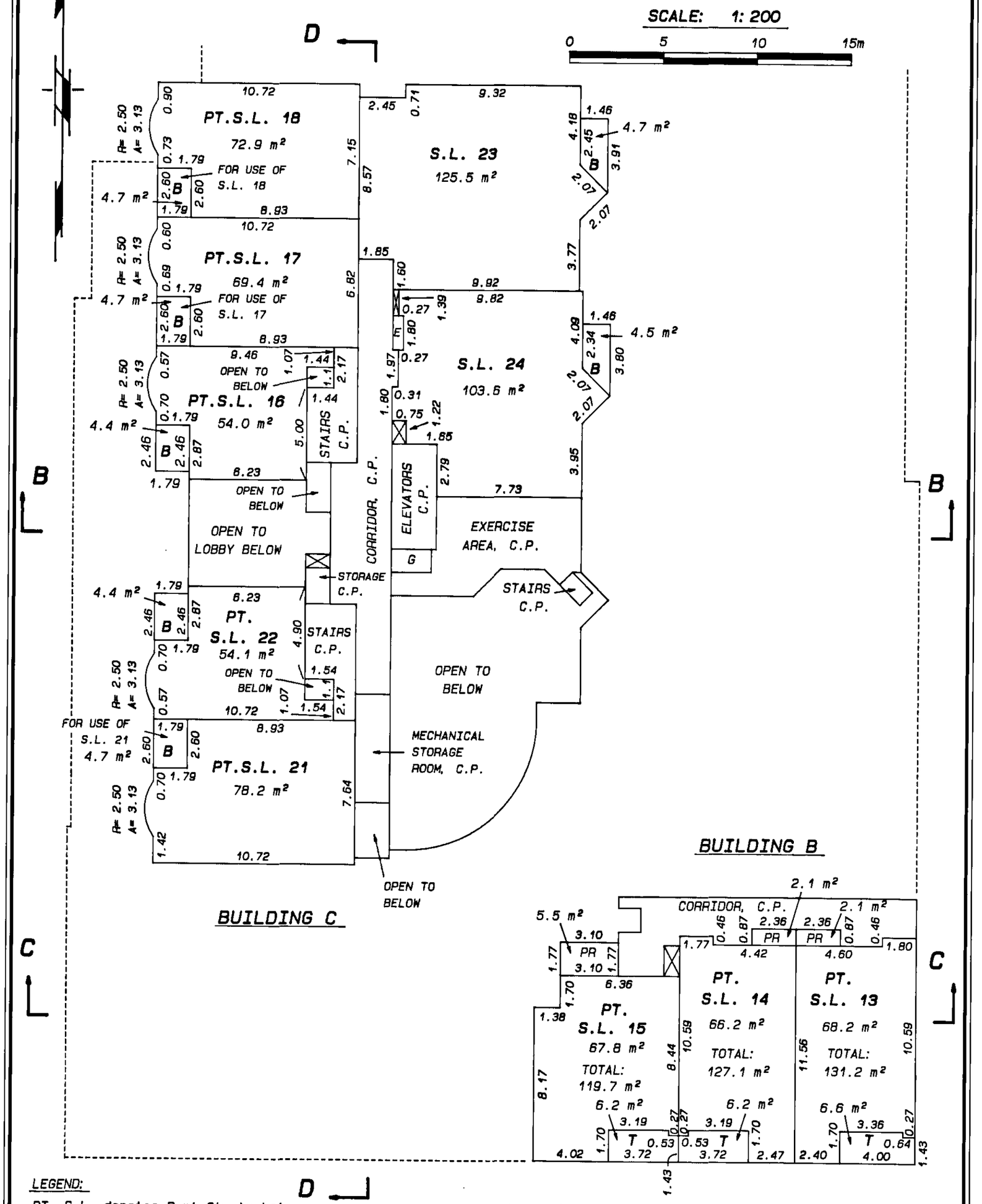
MARCH 31, 1992

BUILDINGS B AND C
SECOND FLOOR
STRATA LOTS 16 TO 18, STRATA LOTS 21 TO 24

STRATA PLAN LMS 344

SCALE: 1: 200

0 5 10 15m



LEGEND:

PT. S.L. denotes Part Strata Lot
S.L. denotes Strata Lot
C.P. denotes common property
T denotes terrace, limited common property for use of adjacent strata lot unless otherwise indicated
PR denotes planter, limited common property for use of adjacent strata lot unless otherwise indicated
B denotes balcony, limited common property for use of adjacent strata lot unless otherwise indicated
G denotes garbage area, common property
E denotes electrical closet, common property
⊠ denotes duct space, common property

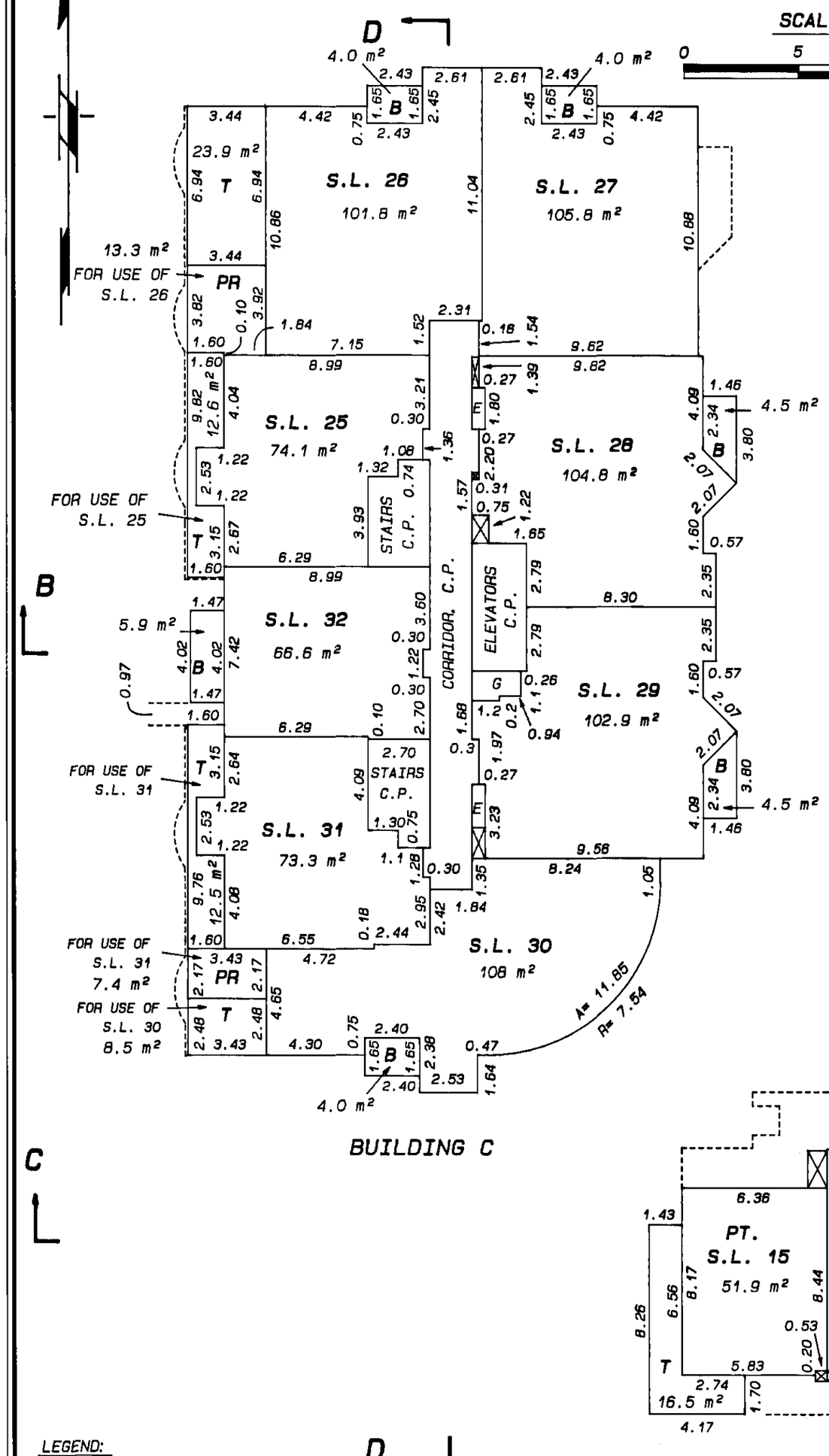
D. F. M.
MARCH 31, 1992

BUILDINGS B AND C
THIRD FLOOR
STRATA LOTS 13 TO 15, STRATA LOTS 25 TO 32

STRATA PLAN LMS 344

SCALE: 1: 200

0 5 10 15m



LEGEND:

PT. S.L. denotes Part Strata Lot
S.L. denotes Strata Lot
C.P. denotes common property
T denotes terrace, limited common property for use of adjacent strata lot unless otherwise indicated
PR denotes planter, limited common property for use of adjacent strata lot unless otherwise indicated
B denotes balcony, limited common property for use of adjacent strata lot unless otherwise indicated
G denotes garbage area, common property
E denotes electrical closet, common property
⊠ denotes duct space, common property

D.F.M.

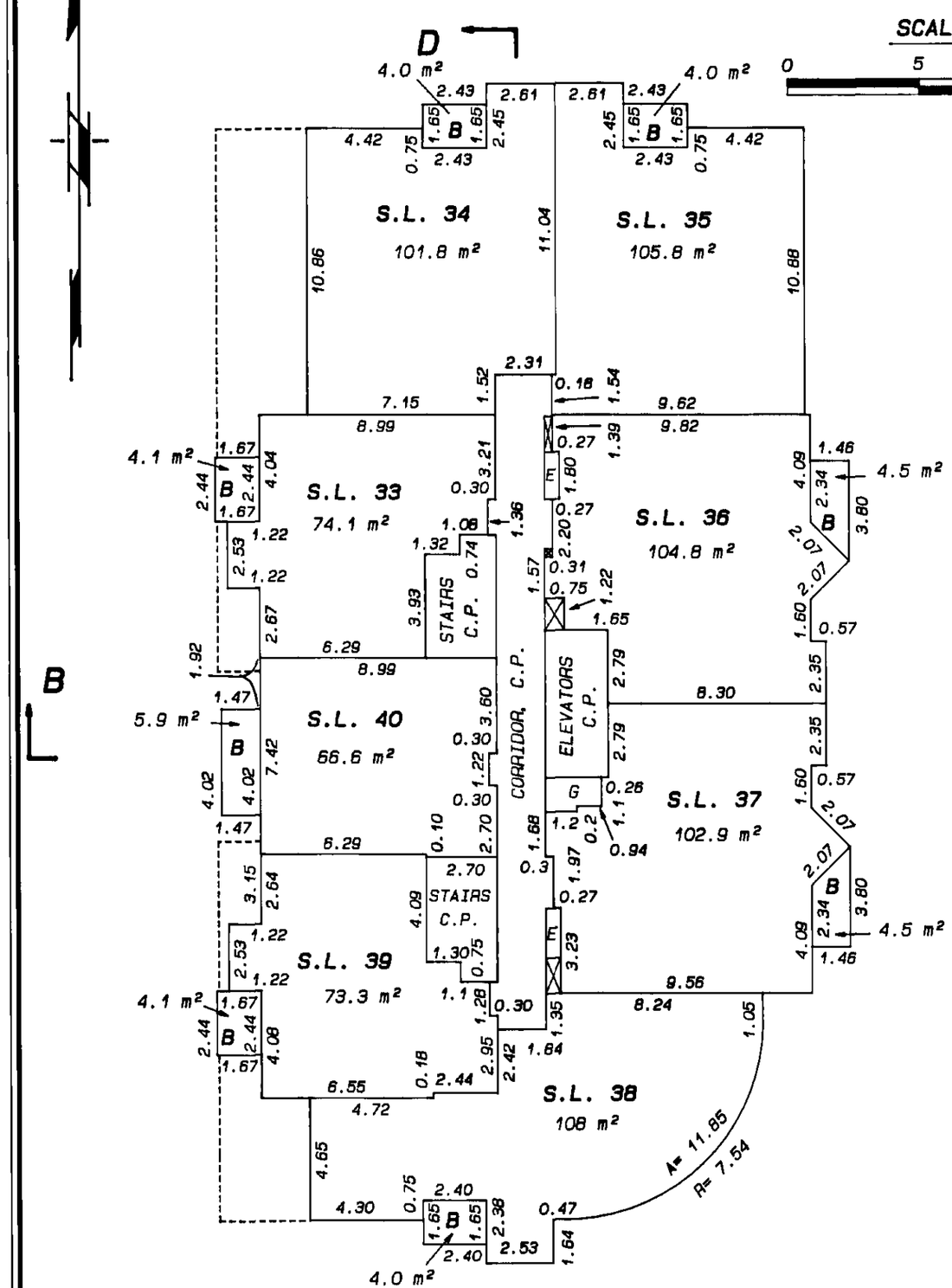
MARCH 31, 1992

BUILDING C
FOURTH FLOOR
STRATA LOTS 33 TO 40

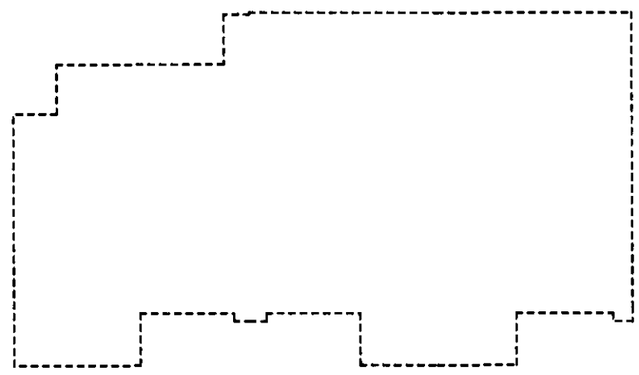
STRATA PLAN LMS 344

SCALE: 1: 200

0 5 10 15m



BUILDING C



BUILDING B

LEGEND:

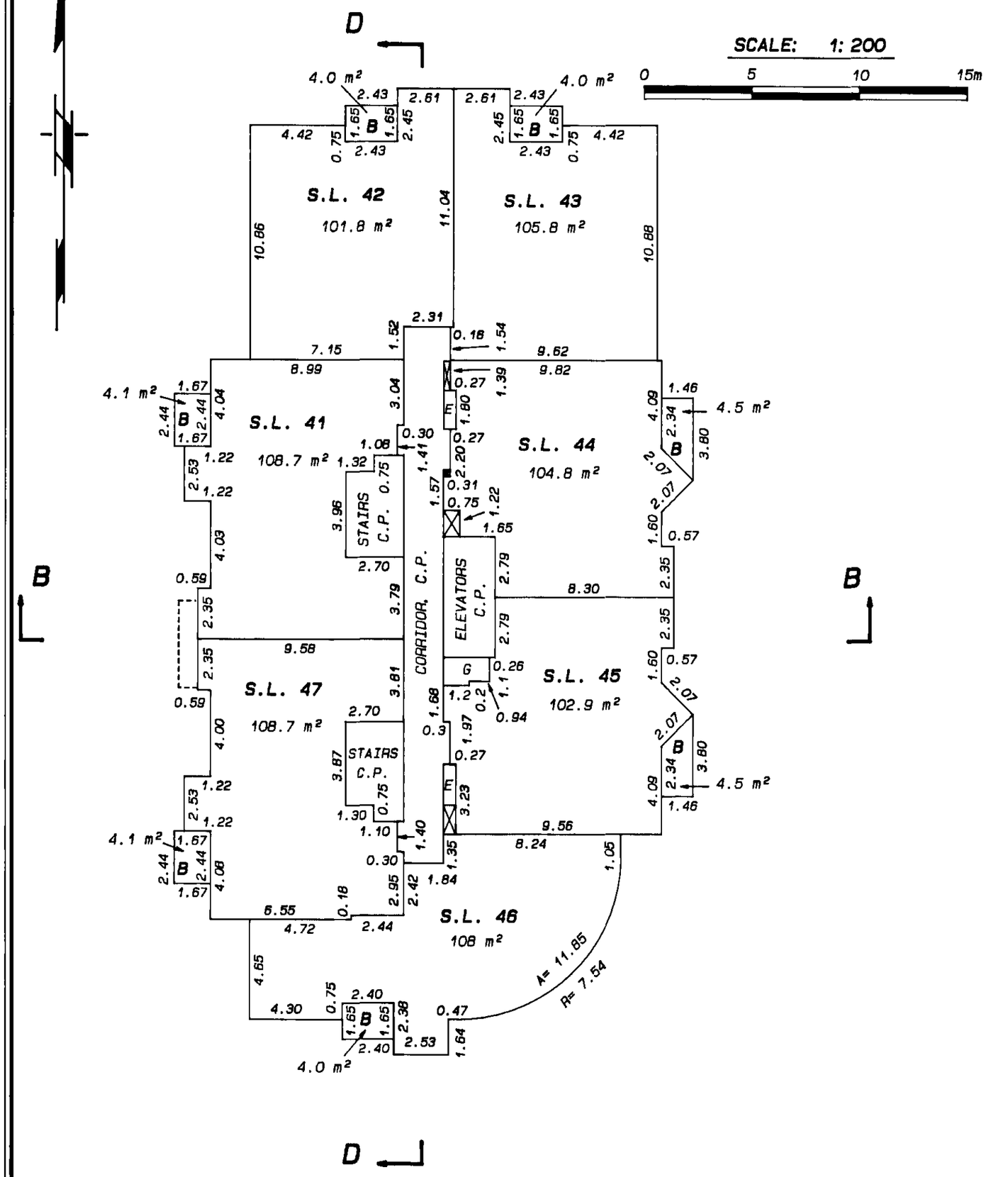
S.L.	denotes Strata Lot
C.P.	denotes common property
B	denotes balcony, limited common property for use of adjacent strata lot unless otherwise indicated
G	denotes garbage area, common property
E	denotes electrical closet, common property
⊠	denotes duct space, common property

D.F.M.

MARCH 31, 1992

BUILDING C
FIFTH FLOOR
STRATA LOTS 41 TO 47

STRATA PLAN LMS 344



LEGEND:

S.L.	denotes Strata Lot
C.P.	denotes common property
B	denotes balcony, limited common property for use of adjacent strata lot unless otherwise indicated
G	denotes garbage area, common property
E	denotes electrical closet, common property
⊠	denotes duct space, common property

O. F. M.

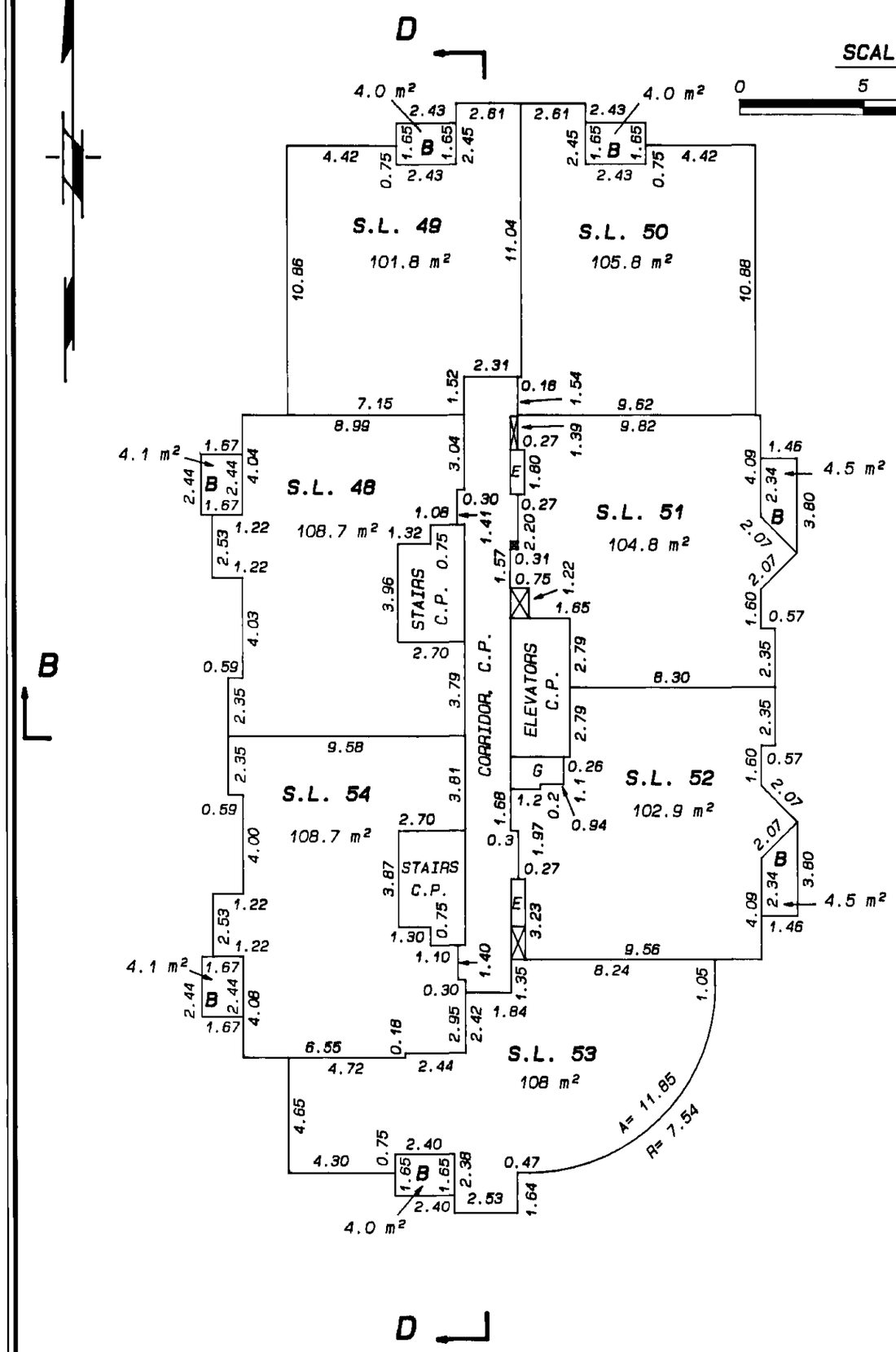
MARCH 31, 1992

BUILDING C
SIXTH FLOOR
STRATA LOTS 48 TO 54

STRATA PLAN LMS 344

SCALE: 1: 200

0 5 10 15m



LEGEND:

S.L.	denotes Strata Lot
C.P.	denotes common property
B	denotes balcony, limited common property for use of adjacent strata lot unless otherwise indicated
G	denotes garbage area, common property
E	denotes electrical closet, common property
⊠	denotes duct space, common property

D. F. M.

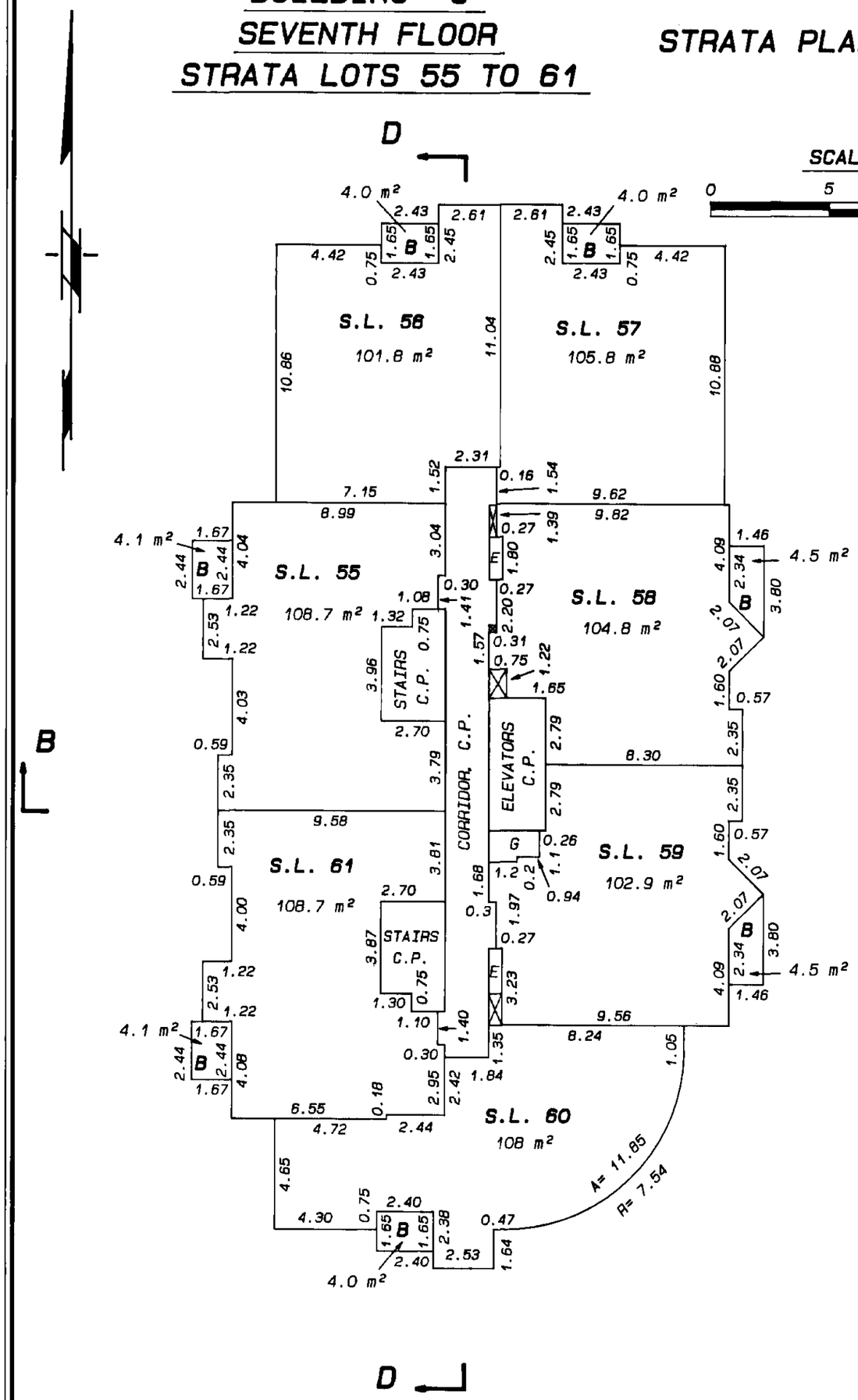
MARCH 31, 1992

BUILDING C
SEVENTH FLOOR
STRATA LOTS 55 TO 61

STRATA PLAN LMS 344

SCALE: 1: 200

0 5 10 15m



LEGEND:

S.L.	denotes Strata Lot
C.P.	denotes common property
B	denotes balcony, limited common property for use of adjacent strata lot unless otherwise indicated
G	denotes garbage area, common property
E	denotes electrical closet, common property
⊠	denotes duct space, common property

D.F.M.

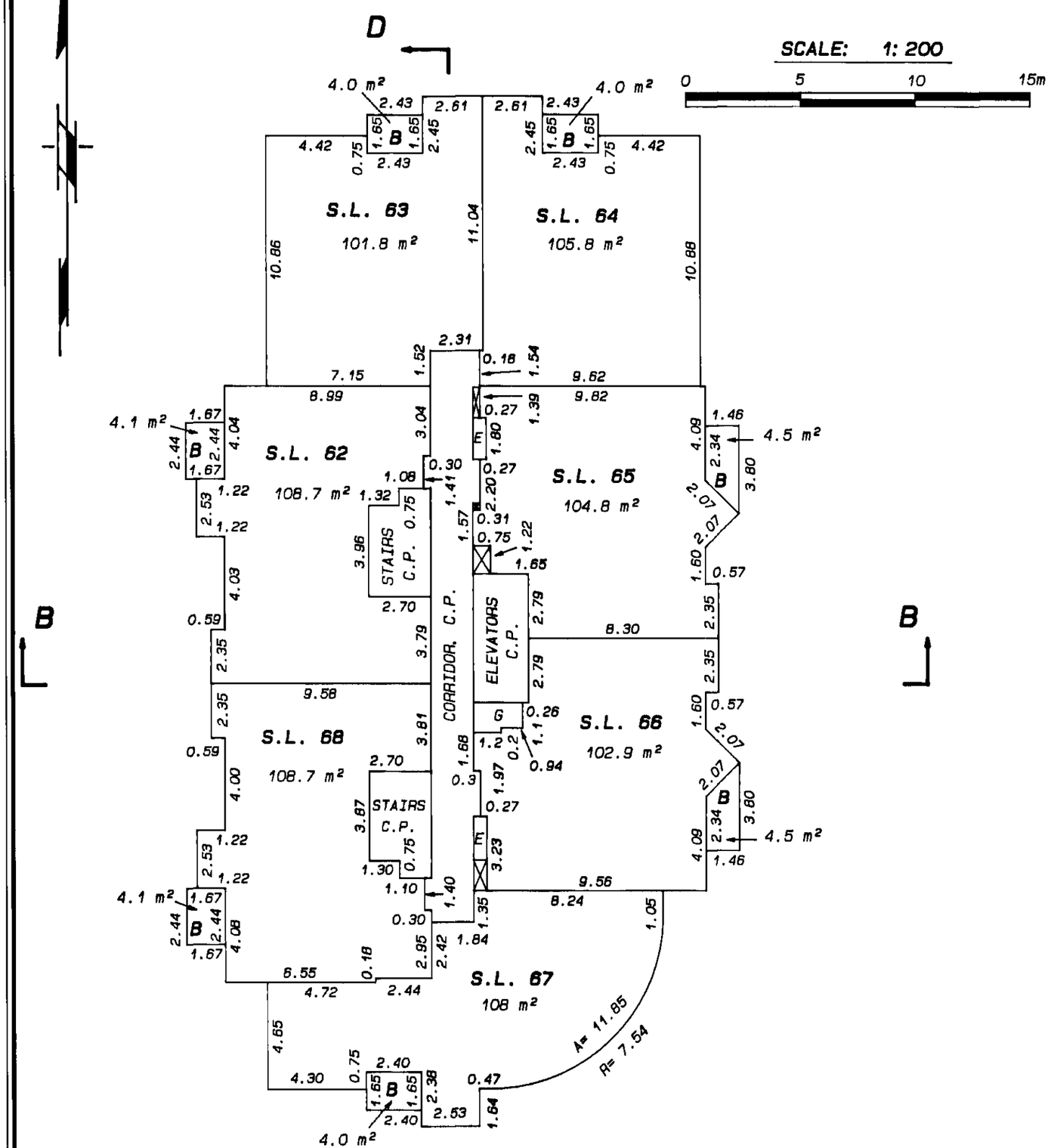
MARCH 31, 1992

BUILDING C
EIGHTH FLOOR
STRATA LOTS 62 TO 68

STRATA PLAN LMS 344

SCALE: 1: 200

0 5 10 15m



LEGEND:

S.L.	denotes Strata Lot
C.P.	denotes common property
B	denotes balcony, limited common property for use of adjacent strata lot unless otherwise indicated
G	denotes garbage area, common property
E	denotes electrical closet, common property
⊠	denotes duct space, common property

D. A. M.

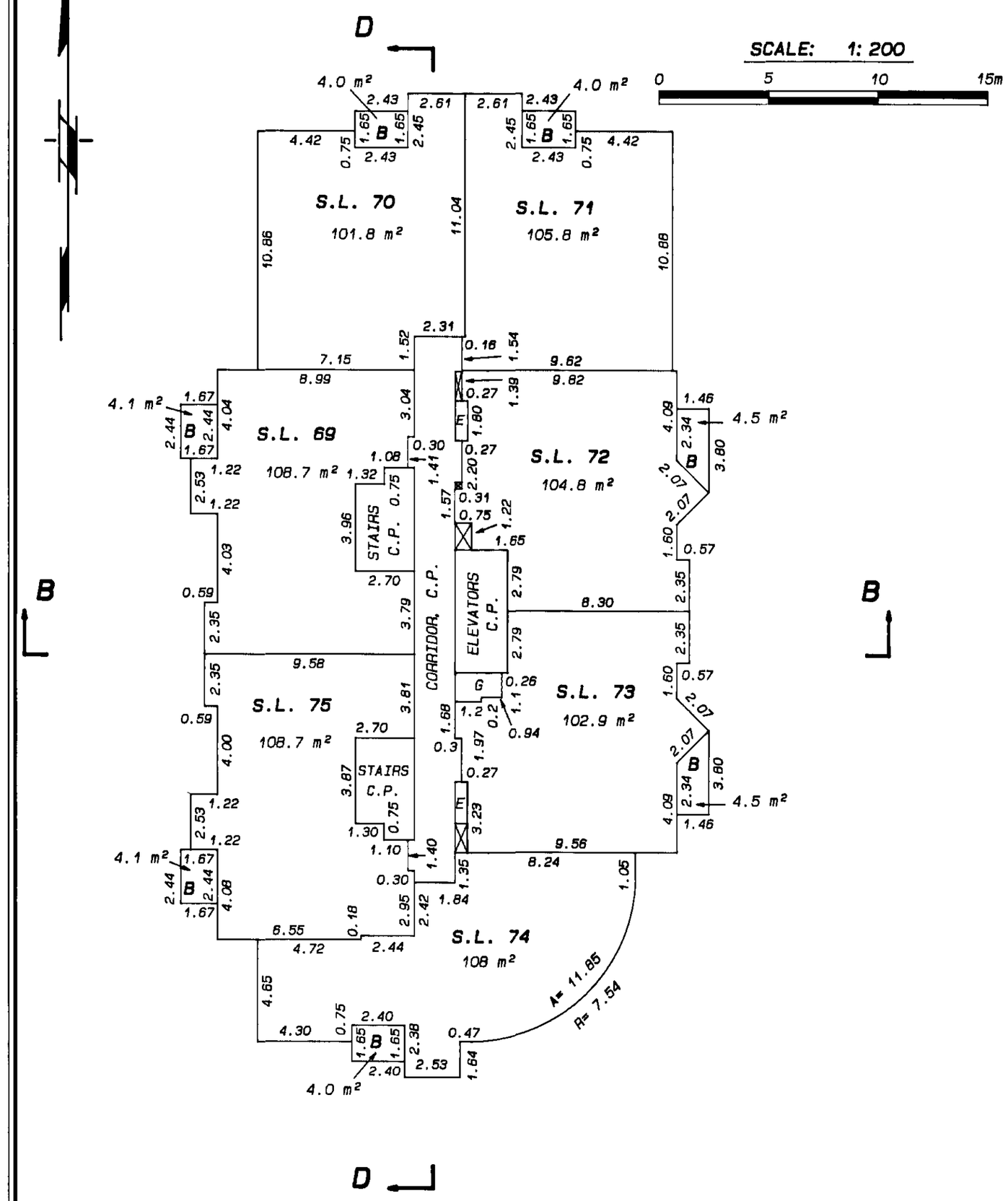
MARCH 31, 1992

BUILDING C
NINTH FLOOR
STRATA LOTS 69 TO 75

STRATA PLAN LMS 344

SCALE: 1: 200

0 5 10 15m



LEGEND:

S.L.	denotes Strata Lot
C.P.	denotes common property
B	denotes balcony, limited common property for use of adjacent strata lot unless otherwise indicated
G	denotes garbage area, common property
E	denotes electrical closet, common property
⊠	denotes duct space, common property

D. A. M.

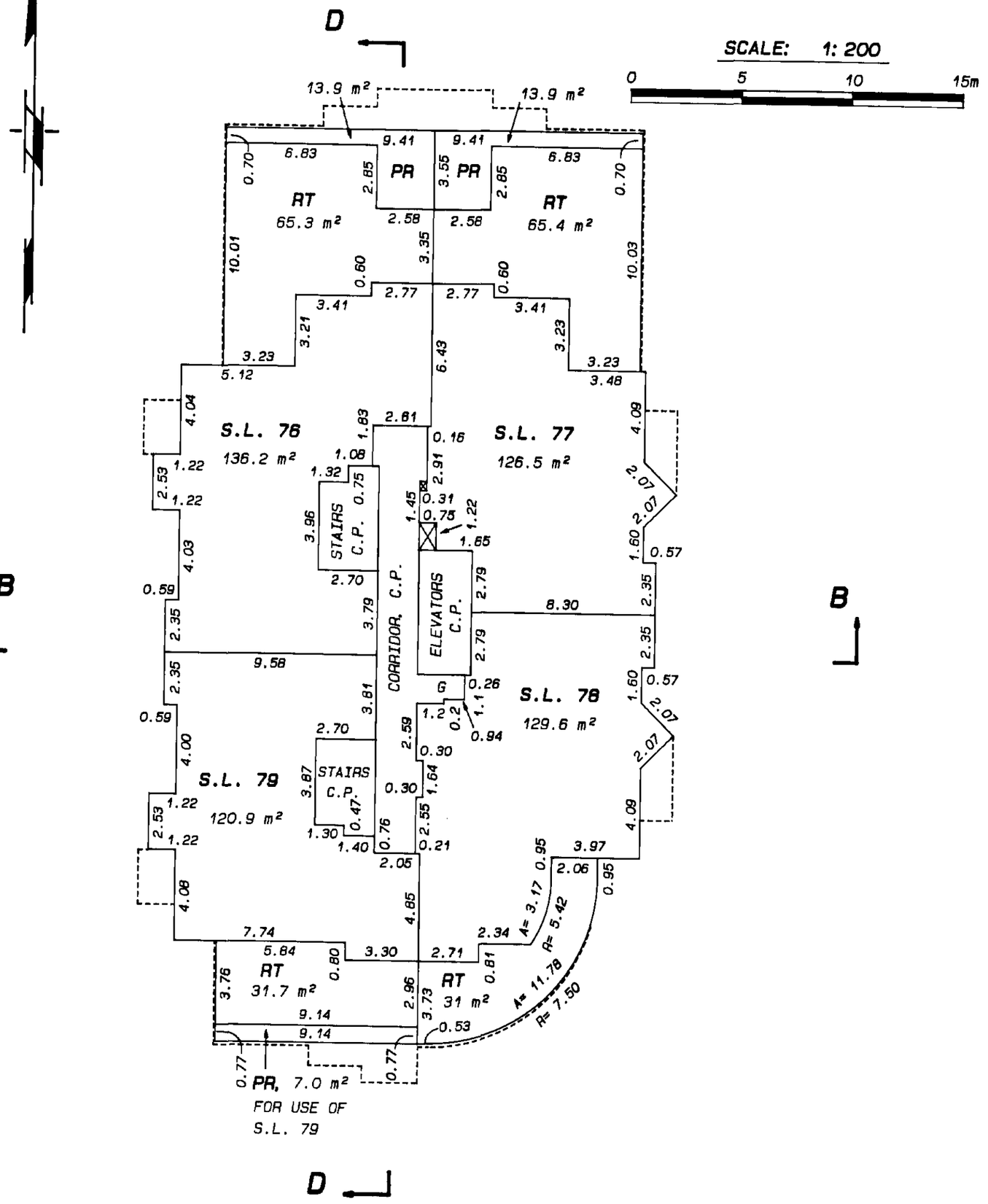
MARCH 31, 1992

BUILDING C
TENTH FLOOR
STRATA LOTS 76 TO 79

STRATA PLAN LMS 344

SCALE: 1: 200

0 5 10 15m



LEGEND:

S.L.	denotes Strata Lot
C.P.	denotes common property
RT	denotes roof terrace, limited common property for use of adjacent strata lot unless otherwise indicated
PR	denotes planter, limited common property for use of adjaent strata lot unless otherwise indicated
G	denotes garbage area, common property
⊠	denotes duct space, common property

D. F. M.

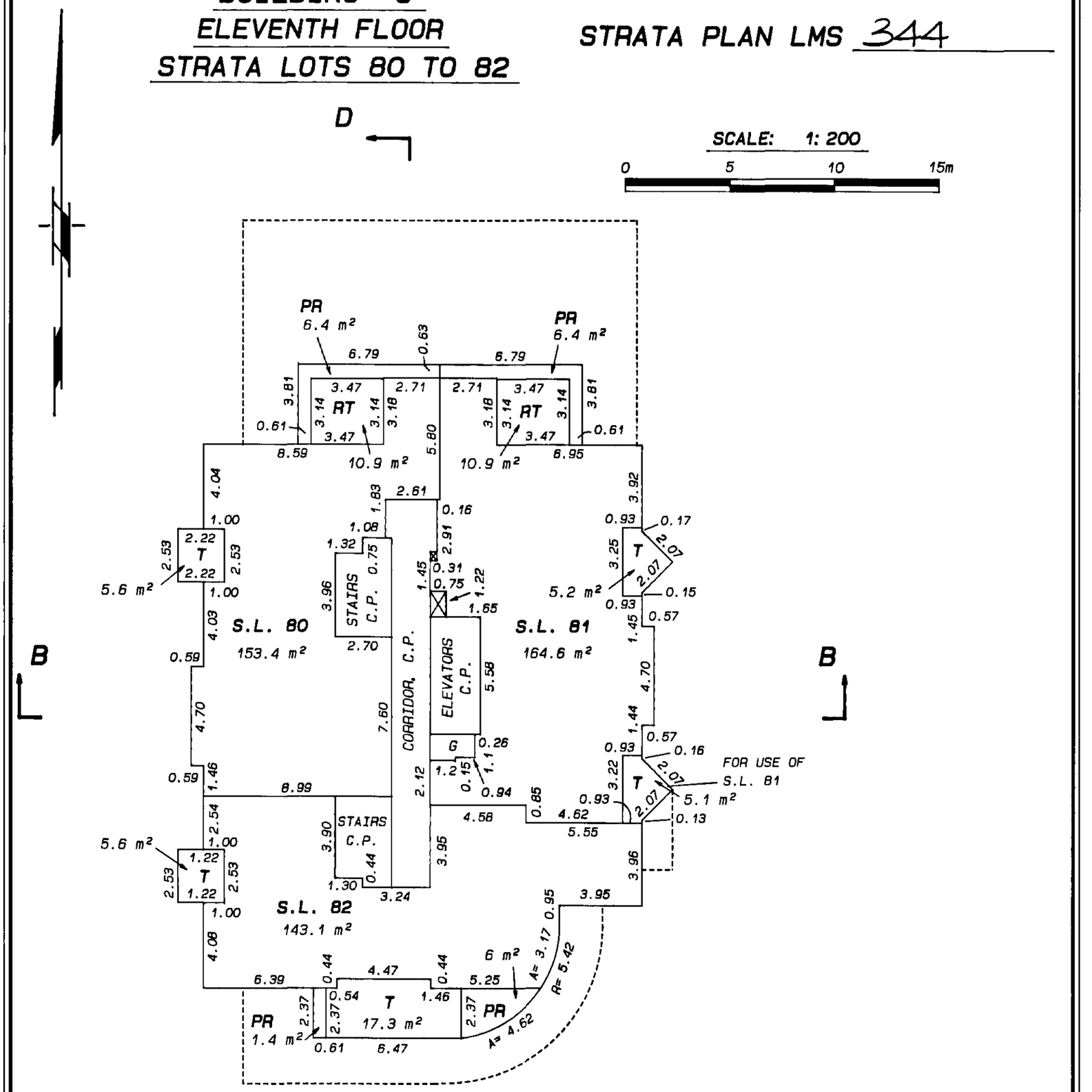
MARCH 31, 1992

BUILDING C
ELEVENTH FLOOR
STRATA LOTS 80 TO 82

STRATA PLAN LMS 344

SCALE: 1: 200

0 5 10 15m



LEGEND:

S.L.	denotes Strata Lot
C.P.	denotes common property
T	denotes terrace, limited common property for use of adjacent strata lot unless otherwise indicated
PR	denotes planter, limited common property for use of adjaent strata lot unless otherwise indicated
G	denotes garbage area, common property
⊠	denotes duct space, common property

D. A. M.

MARCH 31, 1992

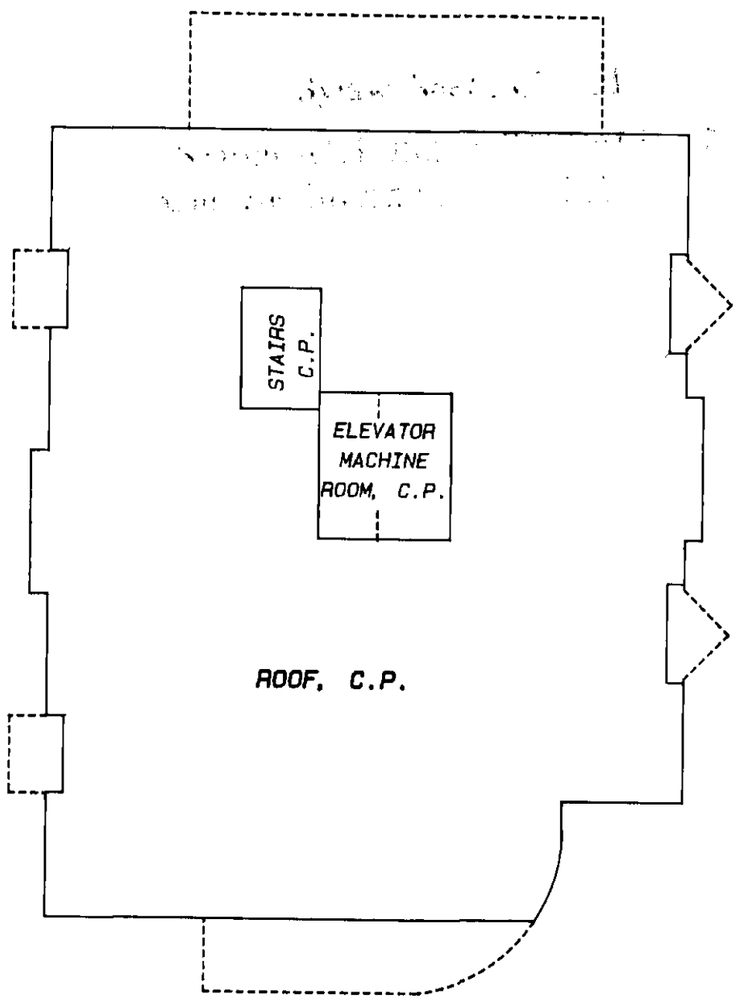
BUILDING C
ROOF FLOOR

STRATA PLAN LMS 344

D

SCALE: 1: 200

0 5 10 15m



B

B

D

LEGEND:

C.P. denotes common property

D.F.M.

MARCH 31, 1992

FILED LMLMS344 U22412 2006-06-14-12.10.27.400166

STRATA PLAN LMS 344

RECORD OF BY-LAWS AND ORDERS , ETC.

FILING		DOCUMENT	
NUMBER	DATE	DATE	NATURE OF PARTICULAR
BG166219	17·5·93		Change of Bylaws
BG280620	Aug.5 193		Change of Bylaws
BJ151901	24·05·95		NOTIFICATION OF CHANGE OF BYLAWS.
BL155521	May 2 197		Change of Bylaws
		Bylaw Sheet Closed	
Search ALT[illegible]			Line for
Current Informat[illegible]			g. 76/95

D.F.M.

MARCH 31, 1992

Common Property Sheet Closed 13/12/95

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

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

STRATA PLAN LMS 344

DEALINGS AFFECTING THE COMMON PROPERTY

REGISTRATION		DOCUMENT	
NUMBER	DATE	DATE	NATURE OF PARTICULAR
HERETO IS AND THE DISTRICT	ANNEXED WEST 1/2 LOT 526	EASEMENT OF LOT 5 BLOCK 289, PLAN 590	GE3811 OVER LOT 4
427362M	13/06/66		EASEMENT AND INDEMNITY AGREEMENT IN FAVOUR OF CITY OF VANCOUVER, EXTENDED BY GD98051
GD 98052	06/09/90 (cancelled)	Bq163352 06.05.1993 11:40	EASEMENT AND INDEMNITY AGREEMENT IN FAVOUR OF CITY OF VANCOUVER; EXTENSION OF 448830M
448830M	13/06/67 (cancelled)	Bq163352 6.5.93 11:40	EASEMENT AND INDEMNITY AGREEMENT; IN FAVOUR OF CITY OF VANCOUVER; EXTENDED BY GD98052
GD98051	06/09/90		EASEMENT AND INDEMNITY AGREEMENT IN FAVOUR OF CITY OF VANCOUVER; EXTENSION OF 427362M
J60545	30/07/81		EASEMENT; EAST 3 FEET OF FORMER LOT 3 APPURTENANT TO LOT 4 MODIFIED BY GC125989, 29/09/1989
GC125989	29/09/89		EASEMENT; MODIFICATION OF EASEMENT J60545
GD129872	14/12/90		STATUTORY RIGHT OF WAY IN FAVOUR OF CITY OF VANCOUVER; PART IN EXPLANATORY PLAN 20488
GD129873	14/12/90		COVENANT IN FAVOUR OF CITY OF VANCOUVER; PART IN EXPLANATORY PLAN 20488 INCLUDES INDEMNITY UNDER SECTION 215(2)(A), L.T.A.
GD129874	14/12/90		STATUTORY RIGHT OF WAY IN FAVOUR OF CITY OF VANCOUVER; PART IN EXPLANATORY PLAN 20488
GD129875	14/12/90		PRIORITY AGREEMENT; GRANTING STATUTORY RIGHT OF WAY GD129872 priority over MORTGAGE GC125991

D. F. M.

MARCH 31, 1992

Common Property Sheet Closed 13/12/1995

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

LINDA J O'SHEA, Registrar
Vancouver Land Title District

SHEET 27A OF 27 SHEETS.

STRATA PLAN

LMS.344

DEALINGS AFFECTING THE COMMON PROPERTY

REGISTRATION			DOCUMENT
NUMBER	DATE	TIME	NATURE AND PARTICULARS
GD129876	14/12/90		PRIORITY AGREEMENT; GRANTING COVENANT GD129873 PRIORITY OVER MORTGAGE GC125991
GD129877	14/12/90		PRIORITY AGREEMENT; GRANTING STATUTORY RIGHT OF WAY GD129874 PRIORITY OVER MORTGAGE GC125991
BE182910	08/08/91		EASEMENT; APPURTENANT TO LOT 17, BLOCK 289, Plan 590
BH408425	15.11.94	@11:25	STATUTORY RIGHT OF WAY BC GAS UTILITY LTD. (INC. NO. 368681)