STRATA PLAN OF LOT "H" OF BLOCK 37, D.L.549, GP.1 PLAN 18737, N.W.D. CITY OF NORTH VANCOUVER

LOCATION PLAN

SCALE 1:500

4 2 0m 10 20m

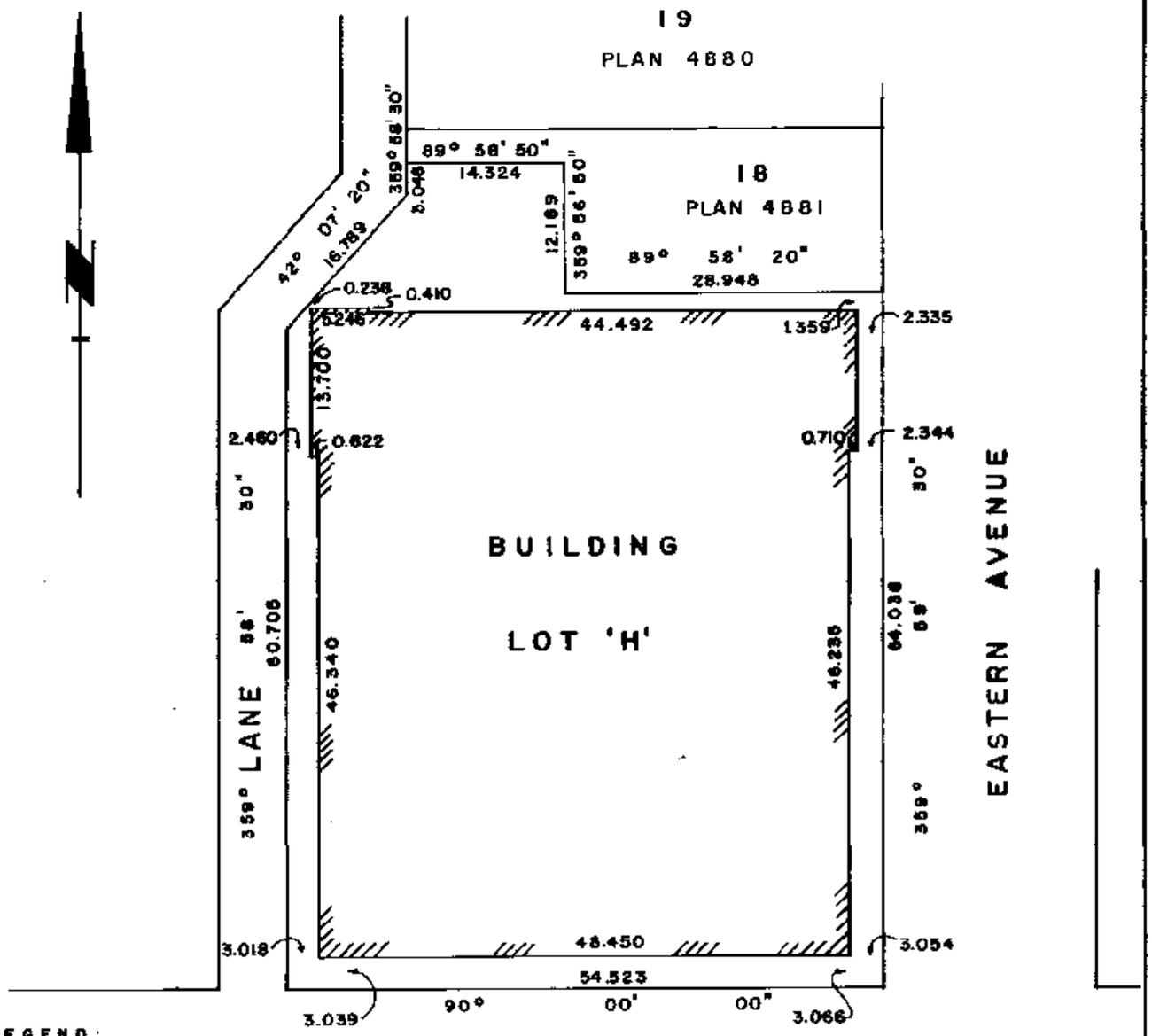
STRATA PLAN VR 1152

Deposited and registered in the Land Title Office at Vancouver, B.C.
This 19th day of July 1982

Registrar

K 44775-L

- All distances are in metres unless otherwise noted.



LEGEND:

BEARINGS ARE ASTRONOMIC AND ARE DERIVED FROM PLAN 18737.

LB	DENOTES LOADING BAY
NCP	DENOTES HANDICAPPED PARKING BAY
m^2	DENOTES SQUARE METRES
PB	DENOTES PARKING BAY
SL	DENOTES STRATA LOT
C	DENOTES COMMON PROPERTY
LCP	DENOTES LIMITED COMMON PROPERTY
S	DENOTES STAIRS
H	DENOTES HALLWAY
E	DENOTES ELEVATOR
L	DENOTES LOBBY
V	DENOTES AIR DUCT
B	DENOTES BALCONY
P	DENOTES PATIO
LA	DENOTES LAUNDRY ROOM
ER	DENOTES ELECTRICAL ROOM
ST	DENOTES STORAGE ROOM
T	DENOTES TELEPHONE ROOM
BR	DENOTES BOILER ROOM
PR	DENOTES PUMP ROOM
STL	DENOTES STORAGE LOCKER ROOM
G	DENOTES GARBAGE
EGR	DENOTES EMERGENCY GENERATOR ROOM
WR	DENOTES WASHROOM
MR	DENOTES MAIL ROOM
PT.SL.	DENOTES PART OF STRATA LOT.
● LP	DENOTES LEAD PLUG SET.
A	DENOTES AREA
TA.	DENOTES TOTAL AREA.

MORGAN STEWART AND COMPANY
Surveyors and Engineers
760 Denman St, Vancouver, B.C.

THE ADDRESS FOR SERVICE OF DOCUMENTS ON THE STRATA CORPORATION IS:
THE OWNERS STRATA PLAN VR 1152
C/6 ~~ADERA MANAGEMENT LTD.~~
~~701-900 WEST HASTINGS ST.~~
~~VANCOUVER, B.C.~~
~~V6C, 1E5~~
"For mailing address of the Strata Corporation search the Strata Plan General Index."

NAME OF DEVELOPMENT:

NORTH VANCOUVER CENTRE

CIVIC ADDRESS:

126 EAST 15 th STREET & 1515 EASTERN AVE.
NORTH VANCOUVER, B.C.

I, Donald S. Black, of the City of Vancouver a British Columbia Land Surveyor hereby certify that the building erected on the parcel described above is wholly within the external boundaries of the parcel.

Dated this 20th day of MAY 1982.

Donald S. Black B.C.L.S

FILE: 3341

FILED VAVAS1152 RCVD:1998-02-26 PRNT:2008-05-16-14.41.47.422726

STRATA PLAN VR1152

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	14	483	6496	6.41
2	14	442	5948	5.86
3	16	551	7419	7.31
4	16	434	5838	5.76
5	17	267	3588	3.54
6	17	490	6586	6.50
7	17	211	2834	2.80
8	17	342	4605	4.54
9	18	64	1140	1
10	18	59	1019	1
11	18	64	1140	1
12	18	58	1019	1
13	18	88	1464	1
14	18	88	1464	1
15	18	58	1019	1
16	18	64	1145	1
17	18	59	1024	1
18	18	64	1145	1
19	18	58	1024	1
20	18	88	1469	1
21	18	88	1469	1
22	18	58	1024	1
23	19	64	1150	1
24	19	59	1029	1
25	19	64	1150	1
26	19	58	1029	1
27	19	88	1474	1
28	19	88	1474	1
29	19	58	1029	1
30	19	64	1155	1
31	19	59	1034	1
32	19	64	1155	1
33	19	58	1034	1
34	19	88	1479	1
35	19	88	1479	1

MORGAN STEWART AND COMPANY
Surveyors and Engineers
760 Denman St, Vancouver, B.C.

DATE MAY 20TH, 1982 B.C.L.S.

FILE: 3341

FILED VAVAS1152 RCVD:1998-02-26 PRNT: 2008-05-16-14.41.47.422726

STRATA PLAN VR1152

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
36	19	58	1034	1
37	20	64	1160	1
38	20	59	1039	1
39	20	64	1160	1
40	20	58	1039	1
41	20	88	1484	1
42	20	88	1484	1
43	20	58	1039	1
44	20	64	1165	1
45	20	59	1044	1
46	20	64	1165	1
47	20	58	1044	1
48	20	88	1489	1
49	20	88	1489	1
50	20	58	1044	1
51	21	64	1170	1
52	21	59	1049	1
53	21	64	1170	1
54	21	58	1049	1
55	21	88	1494	1
56	21	88	1494	1
57	21	58	1049	1
58	21	69	1240	1
59	21	59	1054	1
60	21	69	1240	1
61	21	58	1054	1
62	21	93	1565	1
63	21	93	1565	1
64	21	58	1054	1
65	22	140	2399	1
66	22	134	2340	1
67	22	140	2499	1
68	22	131	2295	1
69	22	93	1699	1
70	22	93	1699	1

MORGAN STEWART AND COMPANY
Surveyors and Engineers
760 Denman St, Vancouver, B.C.

DATE MAY 30TH, 1982 B.C.L.S.

FILE : 3341

FILED VAVAS1152 RCVD:1998-02-26 PRNT: 2008-05-16-14.41.47.422726

STRATA PLAN VR 1152

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
71	22	131	2195	1
72	22	93	1749	1
73	22	93	1749	1
AGGREGATE		8120	129300	107.7

OWNER: _____

Witness

No 2 Gaolen's News, Vancouver
Address

Solicitor
Occupation

OWNER: _____

Witness

No 2 Gaolen's News, Vancouver
Address

Solicitor
Occupation

OWNER: _____

Witness

No2 Gaolen's News Vancouver
Address

Solicitor
Occupation

OWNER: _____

Witness

No 2 Gaolen's News Vancouver
Address

Solicitor
Occupation

I/We the undersigned do solemnly declare that

1) I/We the undersigned am/are the owner-developer or (~~in the alternative) the duly authorized agent of the owner developer~~).

2) The strata plan is for residential and commercial use. I/We 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.

SEVERALLY

DECLARED before me this 26 day of May 1982

_____

Accepted as to forms 1, 2 and 3
DATED this 15th day of July 1982.

for SUPERINTENDENT OF INSURANCE

SUSAN THOMAS
2200 RUSSET WAY
VANCOUVER, B.C.
V7V 3B4
NOTARY PUBLIC
AS TO THE SIGNATURE
OF ATTORNEYS

I, Donald S. Black, British Columbia Land Surveyor, hereby certify that the building shown in this strata plan has not, as of the 20th day of MAY 1982, been previously occupied.
Dated this 20th day of MAY 1982.

_____ B.C.L.S.

MORGAN STEWART AND COMPANY
Surveyors and Engineers
760 Denman St., Vancouver, B.C.

MORTGAGEE:

BANCORP FINANCIAL LIMITED

_____
Authorized Signatory

_____
Authorized Signatory

MORTGAGEE:

THE ROYAL BANK OF CANADA
BY ITS ATTORNEYS IN FACT
M 23606

_____
Authorized Signatory

_____
Authorized Signatory

MORTGAGEE:

ADERA FINANCIAL CORP LTD.

_____
Authorized Signatory

_____
Authorized Signatory

MORTGAGEE:

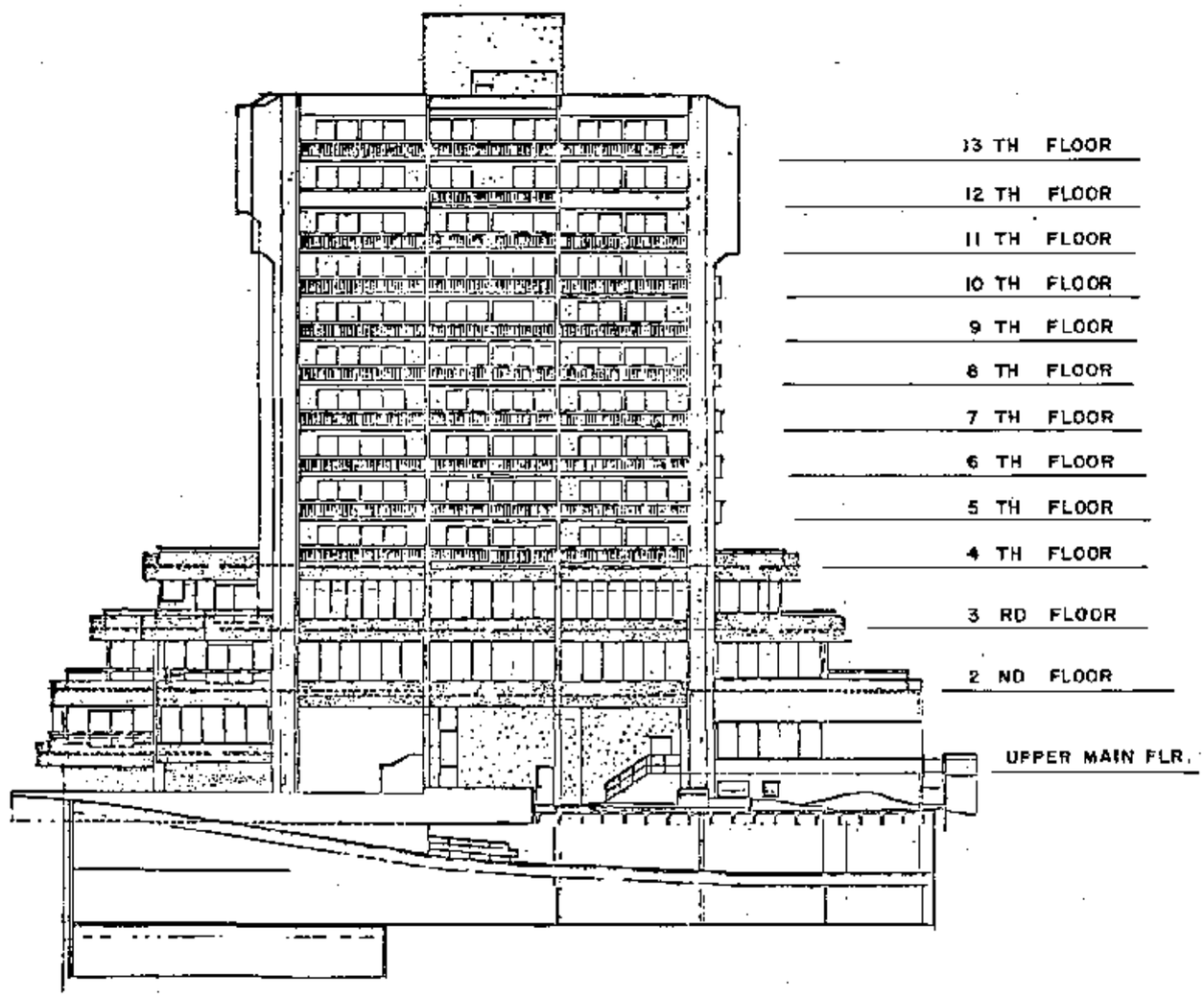
WARDLEY REALTY LTD

_____ Director
AUTHORIZED SIGNATORIES

FILED VAVAS1152 RCVD:1998-02-26 PRNT: 2008-05-16-14.41.47.422726

ELEVATION

STRATA PLAN VR1152



NORTH ELEVATION

DATE MAY 20TH 1988 B.C.L.S.

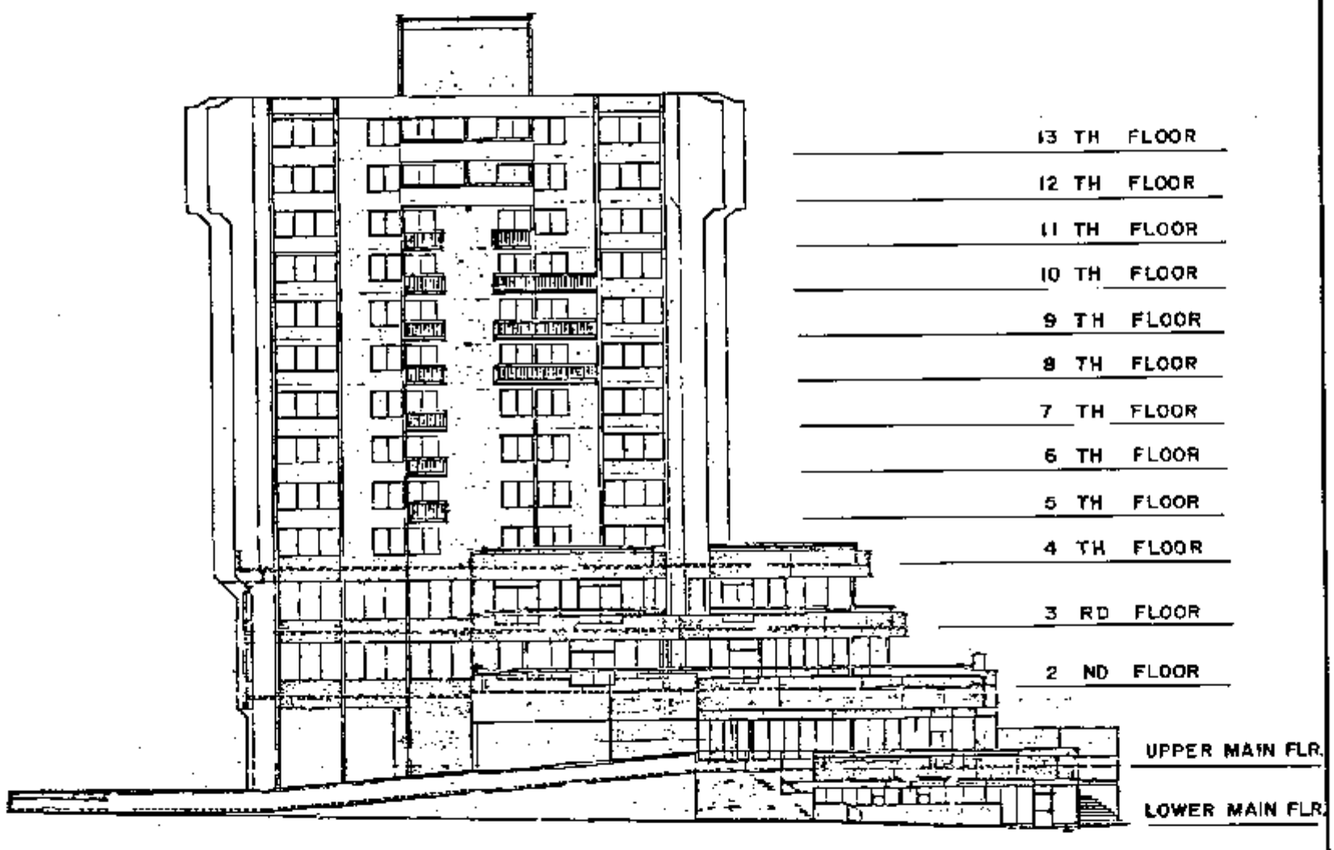
MORGAN STEWART AND COMPANY
Surveyors and Engineers
760 Denman St, Vancouver, B.C.

FILE : 3341

FILED VAVAS1152 RCVD:1998-02-26 PRNT: 2008-05-16-14.41.47.422726

ELEVATION

STRATA PLAN VR 1152



WEST ELEVATION

DATE May 30th, 1982 B.C.L.S.

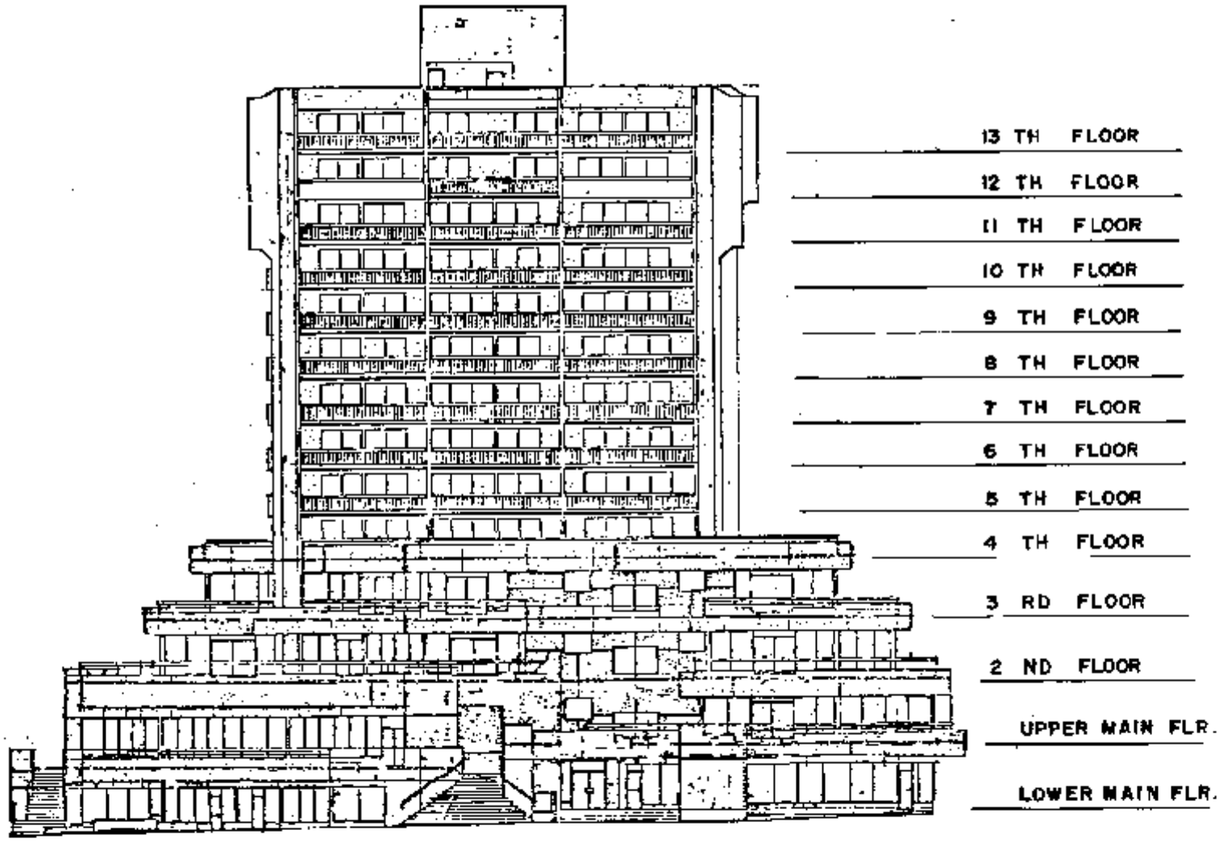
MORGAN STEWART AND COMPANY
Surveyors and Engineers
760 Denman St, Vancouver, B.C.

FILE 3341

FILED VAVAS1152 RCVD:1998-02-26 PRNT: 2008-05-16-14.41.47.422726

ELEVATION

STRATA PLAN VR 1152



SOUTH ELEVATION

DATE May 30th, 1982 B.C.L.S

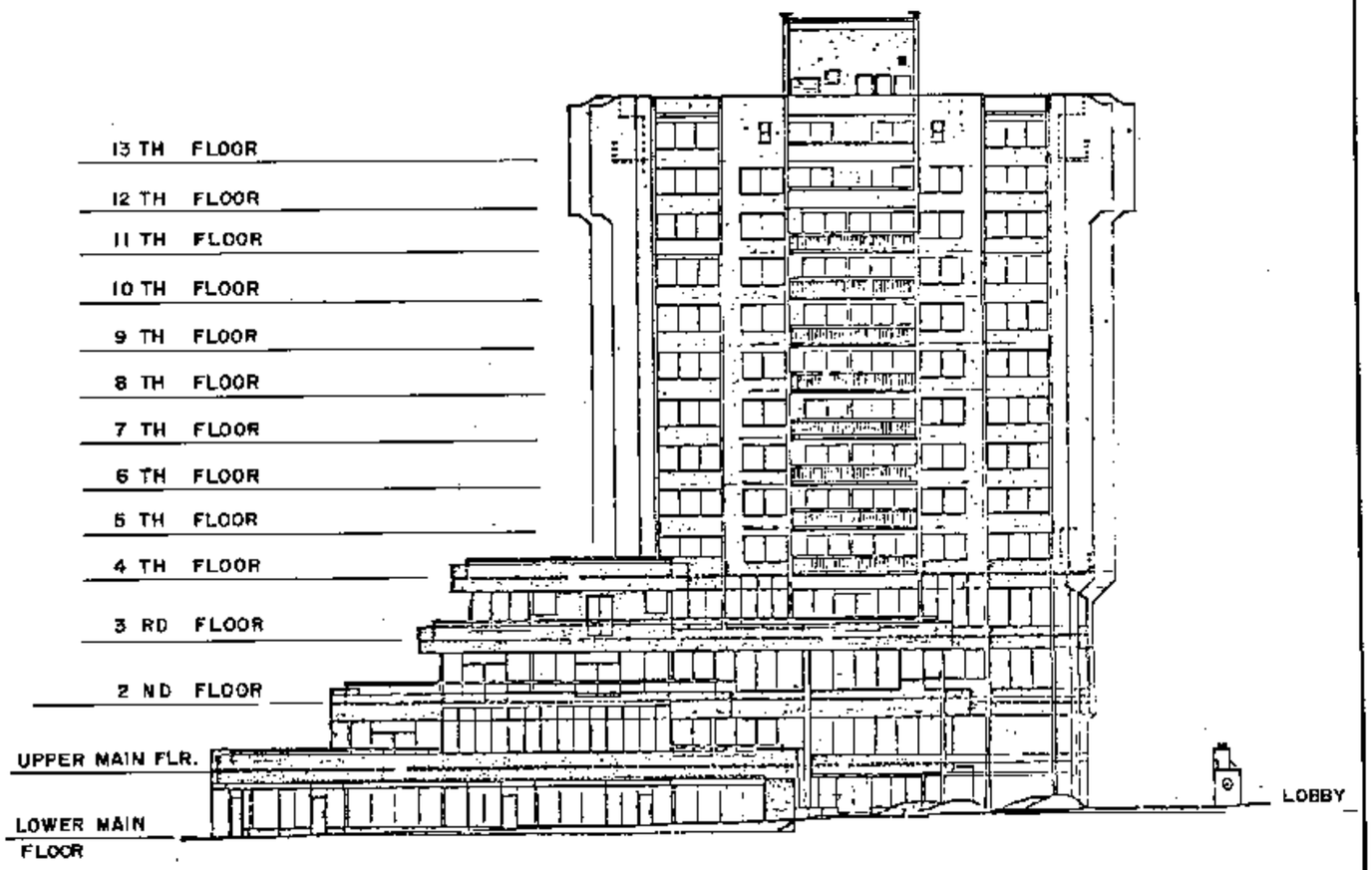
MORGAN STEWART AND COMPANY
Surveyors and Engineers
760 Denman St, Vancouver, B.C.

FILE : 3341

FILED VAVAS1152 RCVD:1998-02-26 PRNT: 2008-05-16-14.41.47.422726

ELEVATION

STRATA PLAN VR1152



EAST ELEVATION

DATE May 30th 1988 PHB B.C.L.S

MORGAN STEWART AND COMPANY
Surveyors and Engineers
760 Denman St, Vancouver, B.C.

FILE : 3341

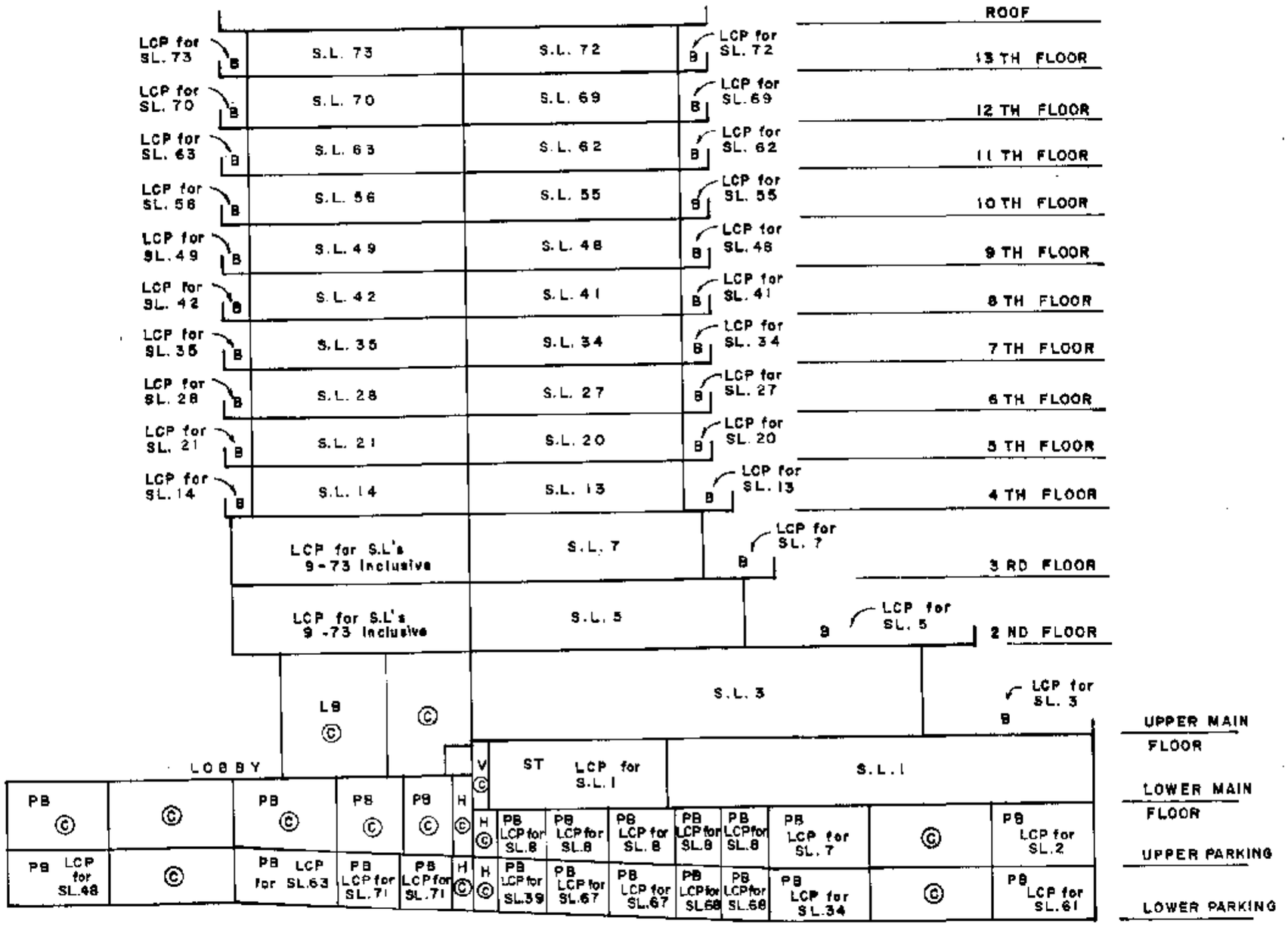
FILED VAVAS1152 RCVD:1998-02-26 PRNT: 2008-05-16-14.41.47.422726

FILED VAVAS1152 RCVD:1998-02-26 PRNT: 2008-05-16-14.41.47.422726

B.C.I.L. 6942 M.S.

SECTION A-A

SCALE 1:250



STRATA PLAN VR 1152

MORGAN STEWART AND COMPANY
Surveyors and Engineers
760 Denman St, Vancouver, B.C.

DATE May 24, 1982 B.C.L.S.

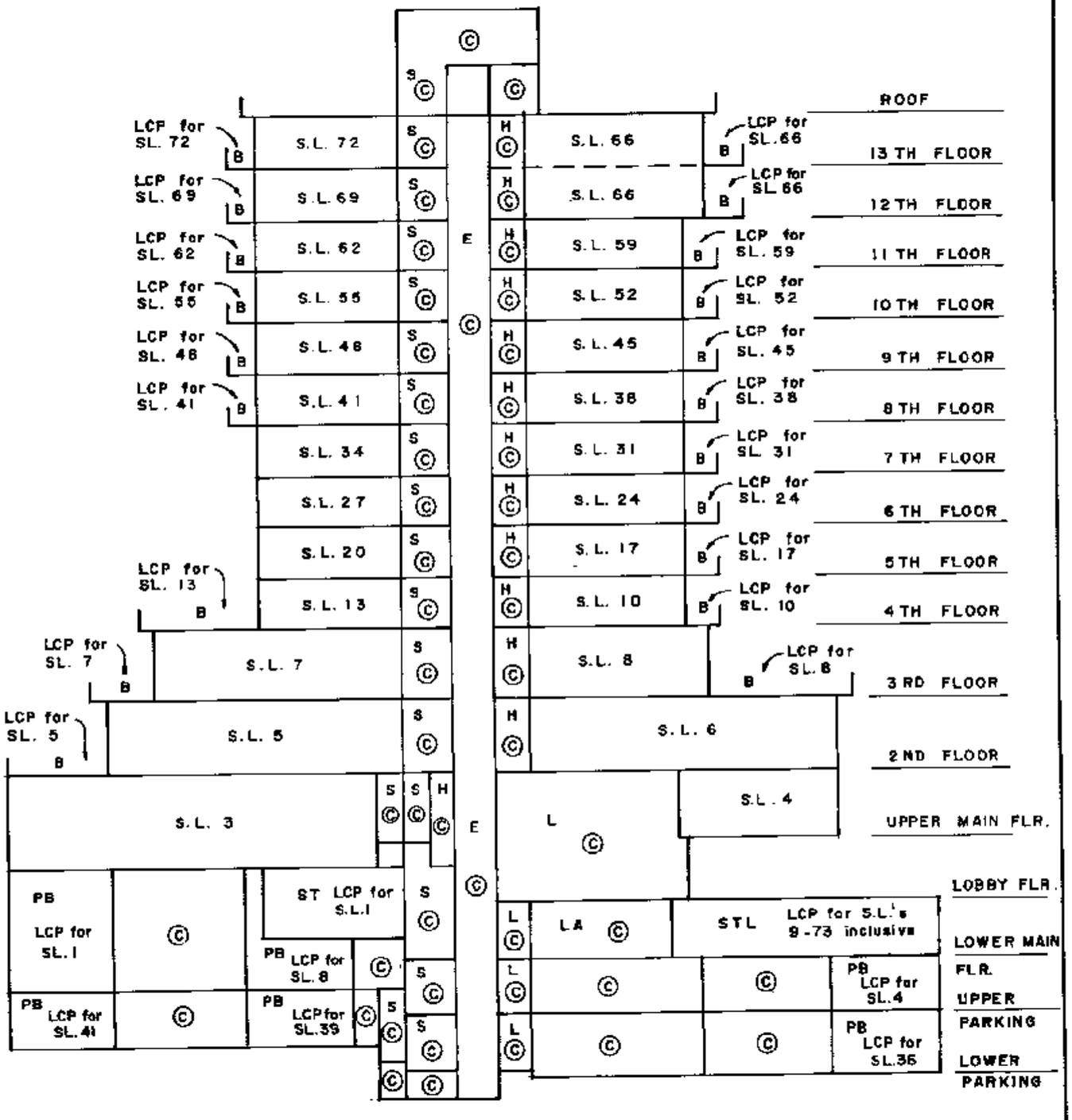
FILE 3341

SHEET 9 OF 24 SHEETS

STRATA PLAN VR 1152

SECTION B-B

SCALE 1:250



DATE MAY 20th, 1982 B.C.L.S.

MORGAN STEWART AND COMPANY
Surveyors and Engineers
760 Denman St, Vancouver, B.C.

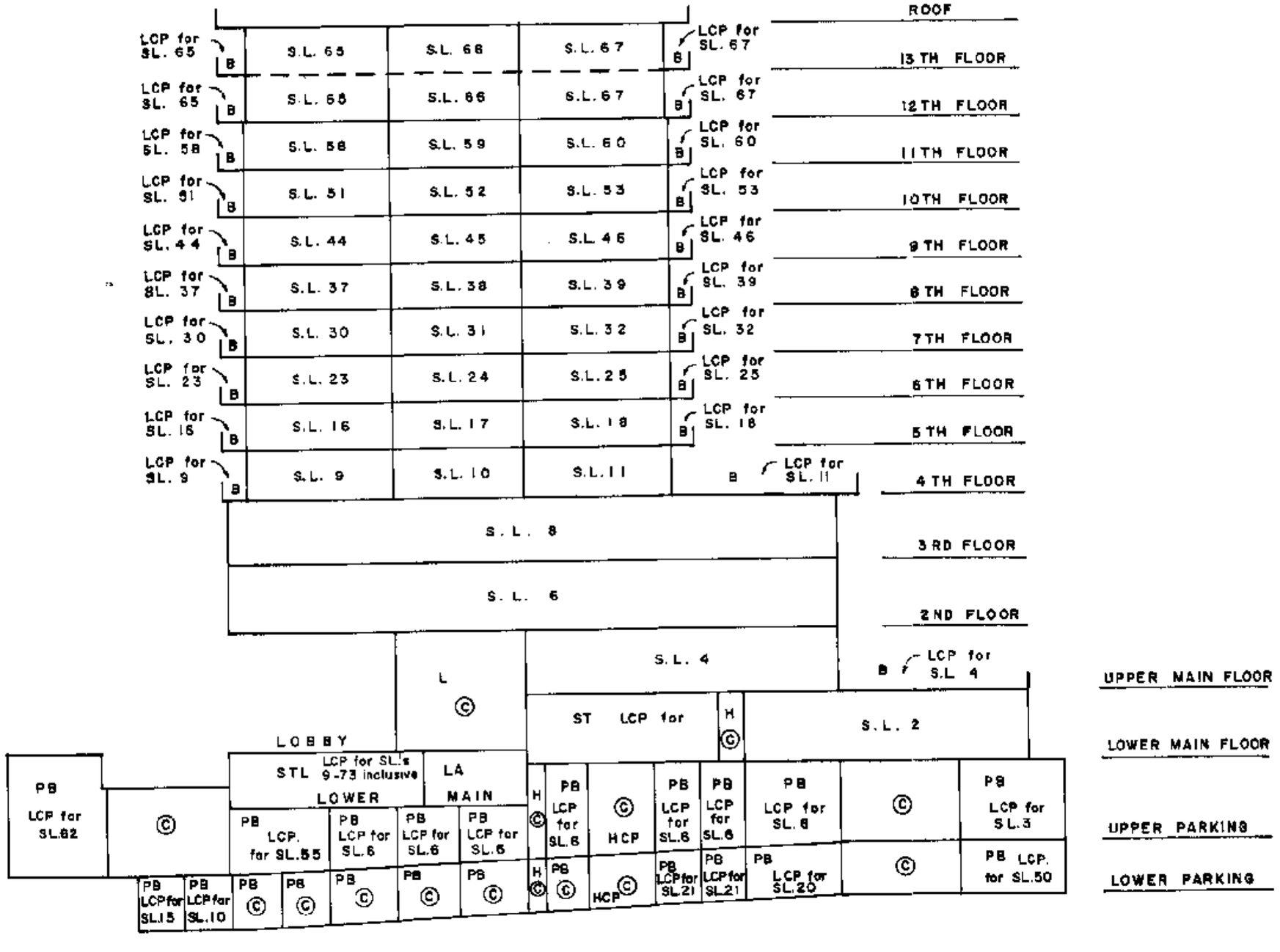
FILE 3341

FILED VAVAS1152 RCVD:1998-02-26 PRNT: 2008-05-16-14.41.47.422726

FILED VAVAS1152 RCVD:1998-02-26 PRNT: 2008-05-16-14.41.47.422726

SECTION C-C

SCALE 1:250



STRATA PLAN VR1152

MORGAN STEWART AND COMPANY
Surveyors and Engineers
760 Denman St, Vancouver, B.C.

DATE May 20th, 1998 BCIS

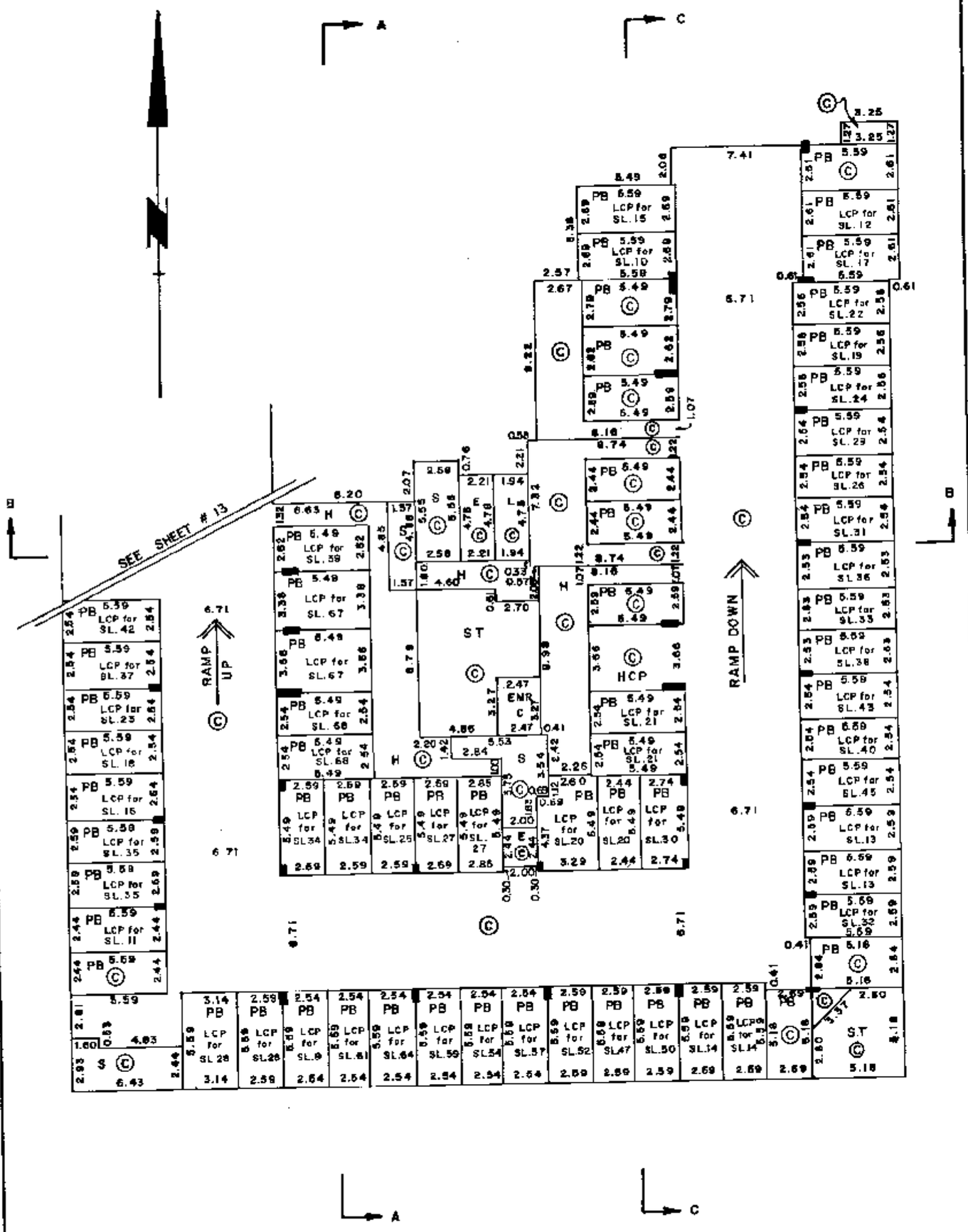
FILE: 3341

SHEET 11 OF 24 SHEETS

LOWER PARKING LEVEL

SCALE 1:250

STRATA PLAN VR 1152



NOTES:

■ denotes concrete column

All angles are 45° or 90° unless otherwise noted.

DATE May 26th, 1987 M/S B.C.L.S.

MORGAN STEWART AND COMPANY
Surveyors and Engineers
760 Denman St, Vancouver, B.C.

BCLS 4567 #5

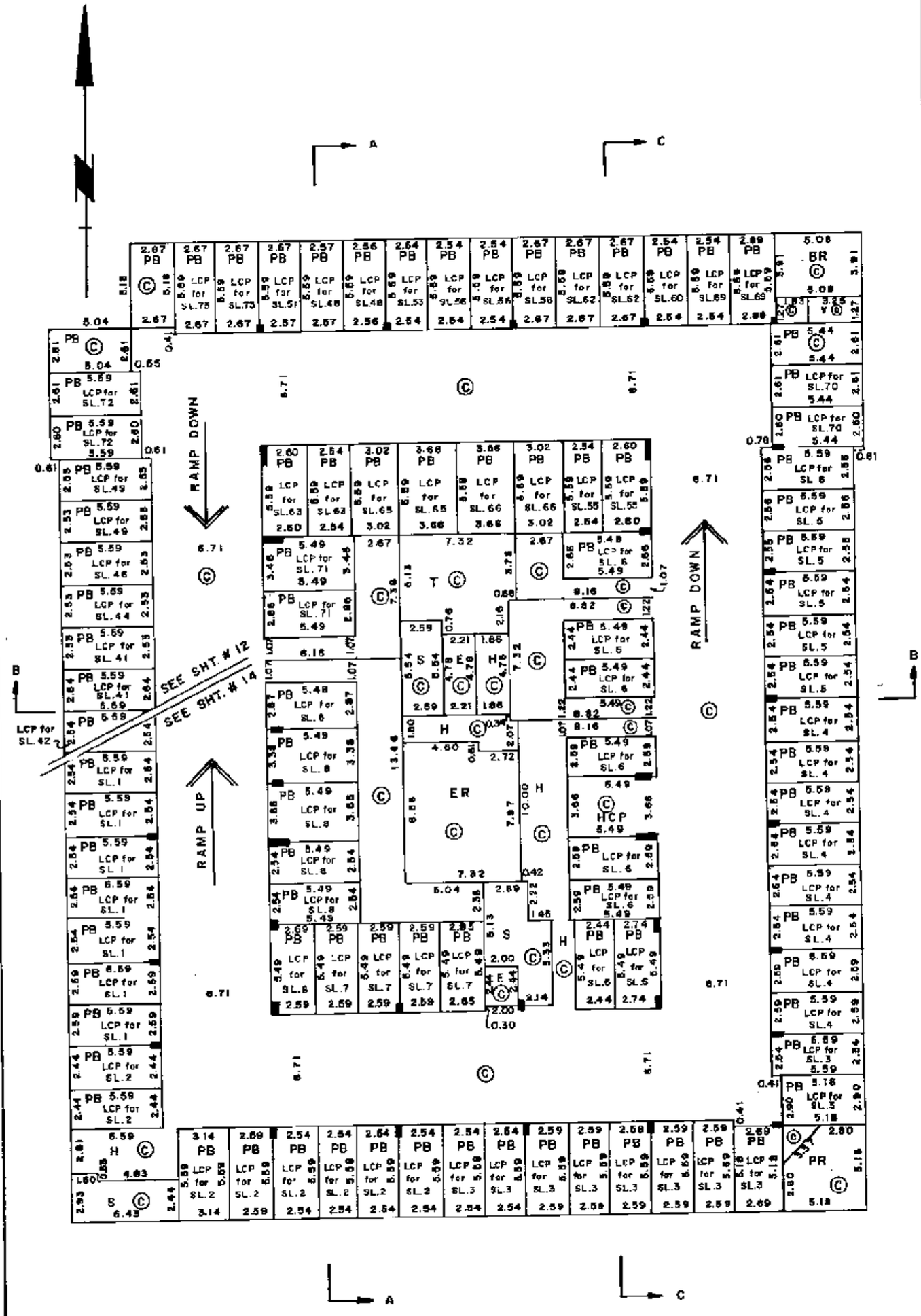
FILE : 3341

FILED VAVAS1152 RCVD:1998-02-26 PRNT: 2008-05-16-14.41.47.422726

UPPER PARKING LEVEL

SCALE 1:250

STRATA PLAN VR 1152



NOTES:

■ denotes concrete column

All angles are 45° or 90° unless otherwise noted.

DATE May 26th, 1982 B.C.L.S

MORGAN STEWART AND COMPANY
Surveyors and Engineers
760 Denman St, Vancouver, B.C.

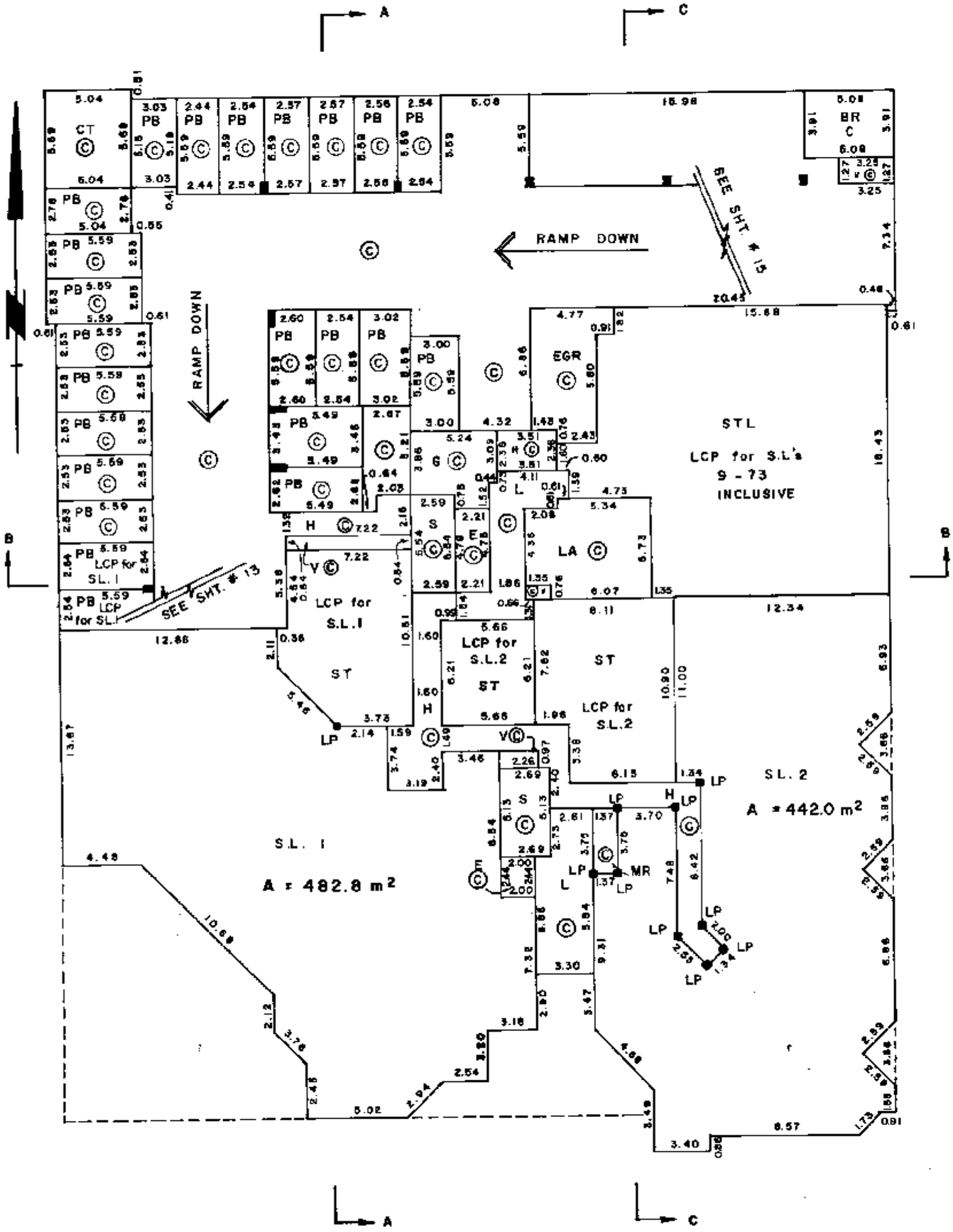
FILE : 3341

FILED VAVAS1152 RCVD:1998-02-26 PRNT: 2008-05-16-14.41.47.422726

LOWER MAIN FLOOR

SCALE 1:250

STRATA PLAN VR 1152



NOTE:

ALL ANGLES ARE 45° OR 90° UNLESS OTHERWISE NOTED.

THE CIVIC ADDRESS FOR STRATA LOTS 1-8 INCLUSIVE IS :

126 EAST 15th STREET
NORTH VANCOUVER, B.C.

DATE May 20th 1982 M.G. B.C.L.S.

MORGAN STEWART AND COMPANY
Surveyors and Engineers
760 Denman St, Vancouver, B.C.

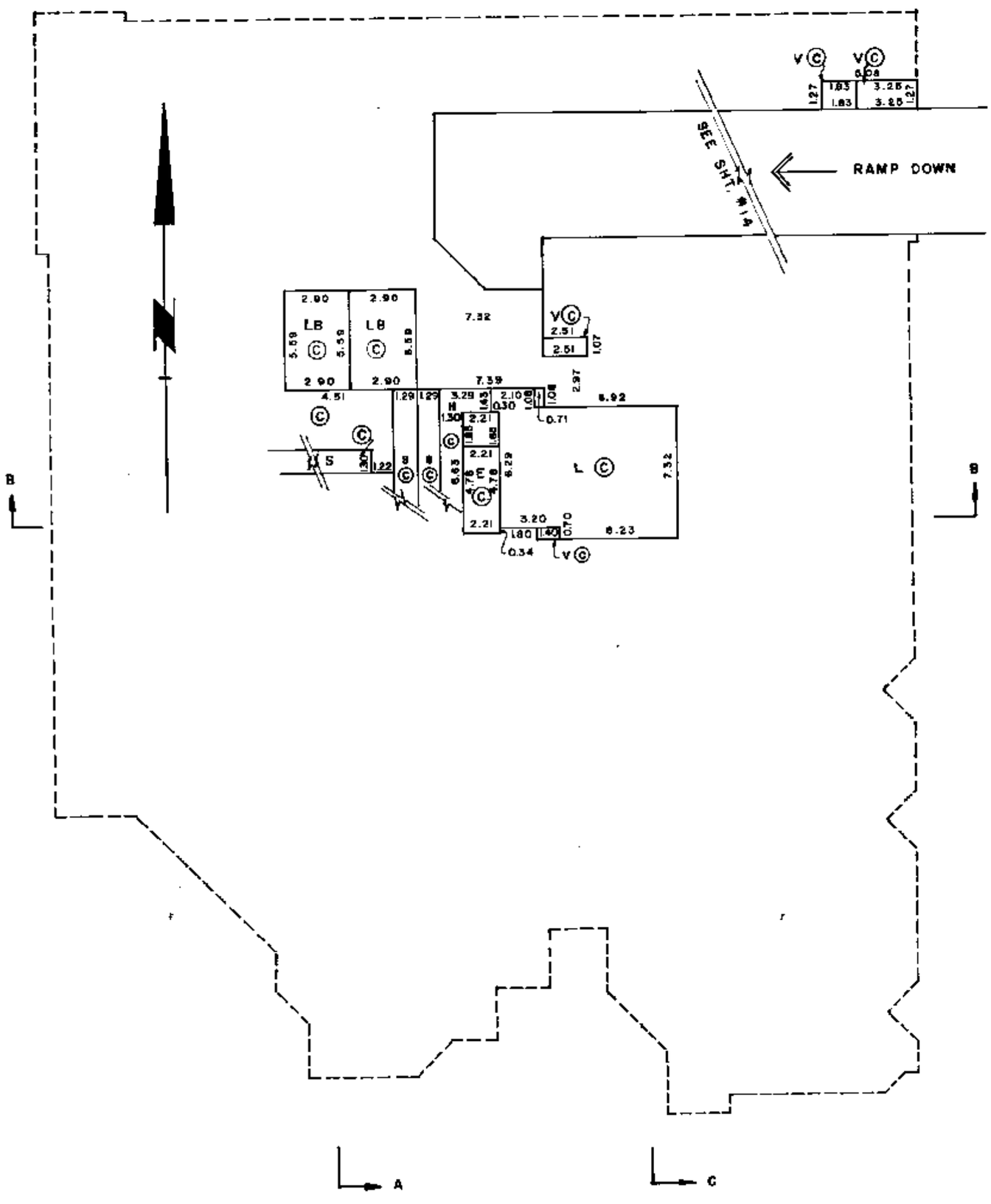
FILE : 3341

FILED VAVAS1152 RCVD:1998-02-26 PRNT: 2008-05-16-14.41.47.422726

LOBBY FLOOR

SCALE 1:250

STRATA PLAN VR 1152



MORGAN STEWART AND COMPANY
Surveyors and Engineers
760 Denman St, Vancouver, B.C.

DATE MAY 30TH 1992 B.C.L.S.

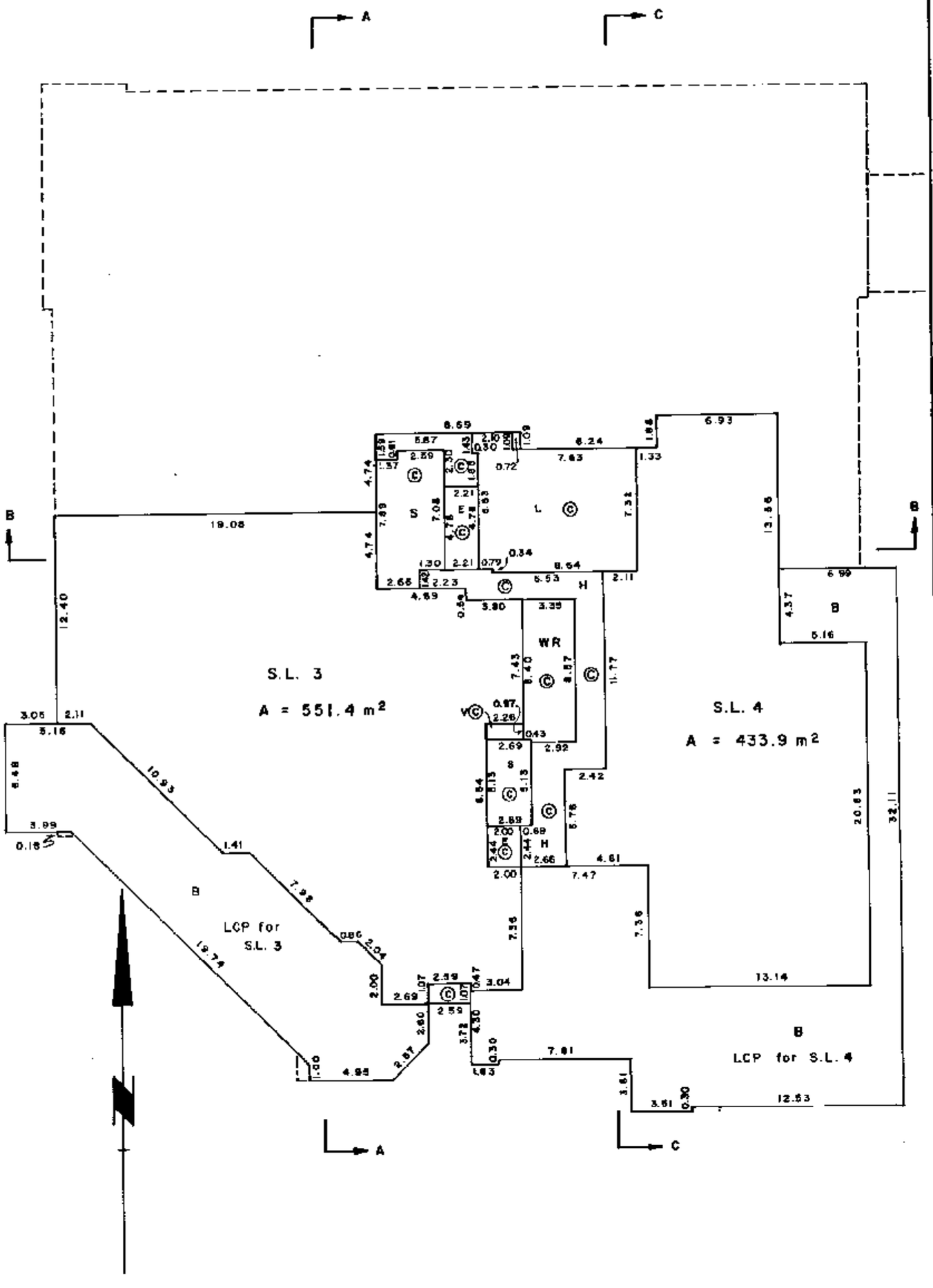
FILE : 3341

FILED VAVAS1152 RCVD:1998-02-26 PRNT: 2008-05-16-14.41.47.422726

UPPER MAIN FLOOR

SCALE 1:250

STRATA PLAN VR 1152



DATE MAY 30th, 1998 B.C.L.S.

MORGAN STEWART AND COMPANY
Surveyors and Engineers
760 Denman St, Vancouver, B.C.

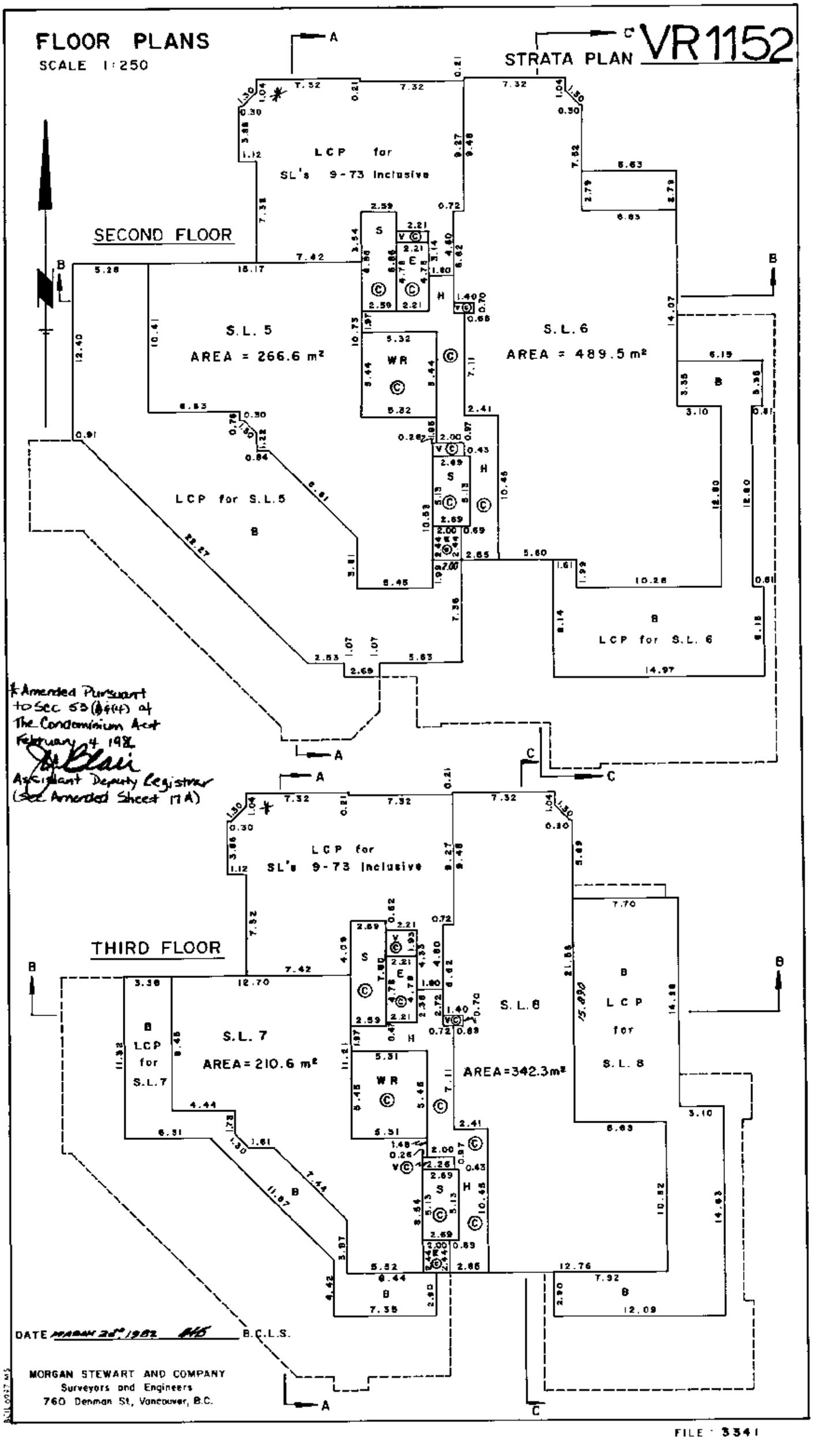
FILE : 3341

FILED VAVAS1152 RCVD:1998-02-26 PRNT: 2008-05-16-14.41.47.422726

FLOOR PLANS

SCALE 1:250

STRATA PLAN VR1152



*Amended Pursuant to Sec 53(6)(4) of The Condominium Act February 4 1982

Assistant Deputy Registrar

(See Amended Sheet 17A)

DATE MARCH 25th 1982 B.C.L.S.

MORGAN STEWART AND COMPANY
Surveyors and Engineers
760 Denman St, Vancouver, B.C.

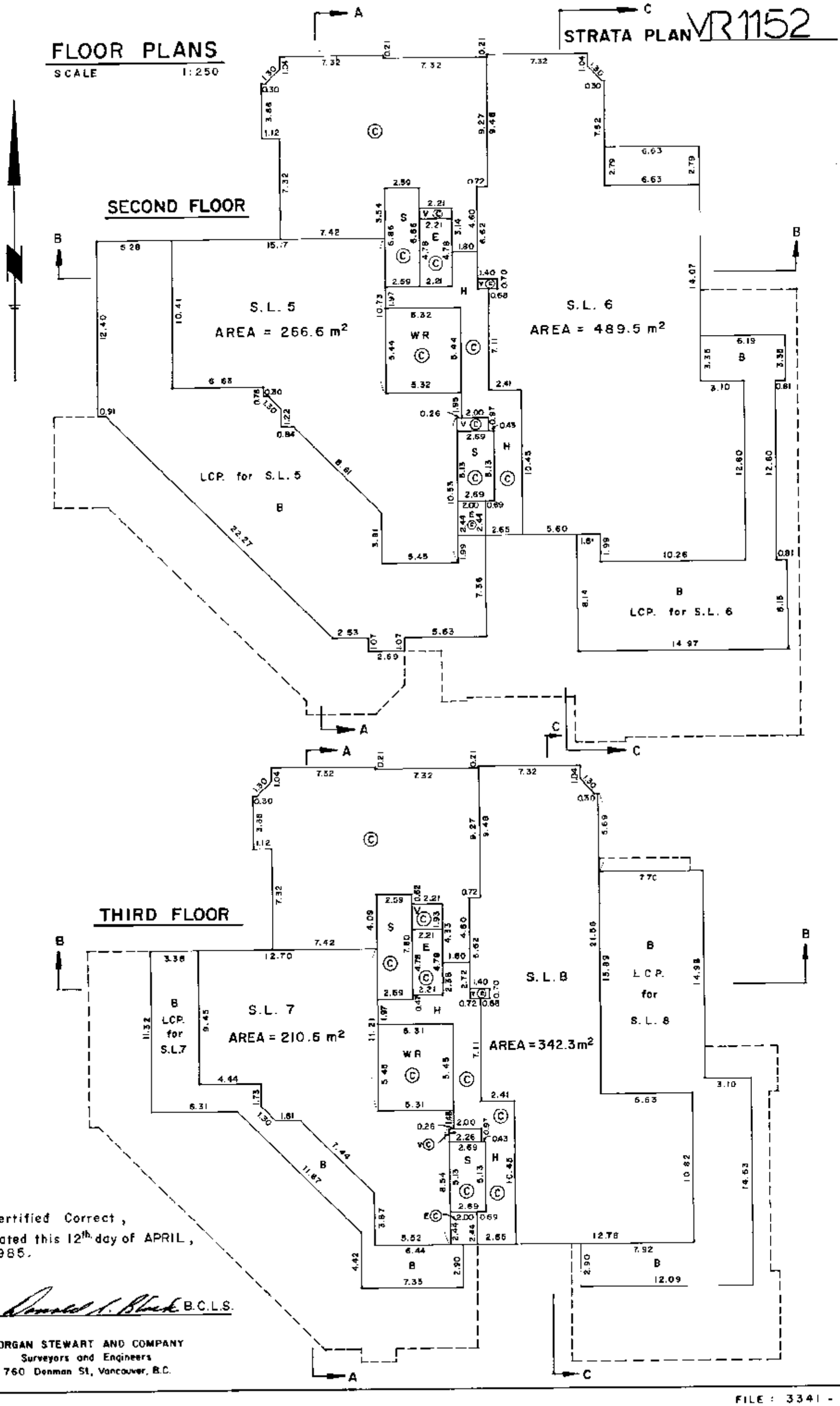
FILE 3341

FILED VAVAS1152 RCVD:1998-02-26 PRNT: 2008-05-16-14.41.47.422726

STRATA PLAN VR 1152

FLOOR PLANS

SCALE 1:250



Certified Correct,
Dated this 12th day of APRIL, 1985.

Donald A. Black B.C.L.S.

MORGAN STEWART AND COMPANY
Surveyors and Engineers
760 Denman St, Vancouver, B.C.

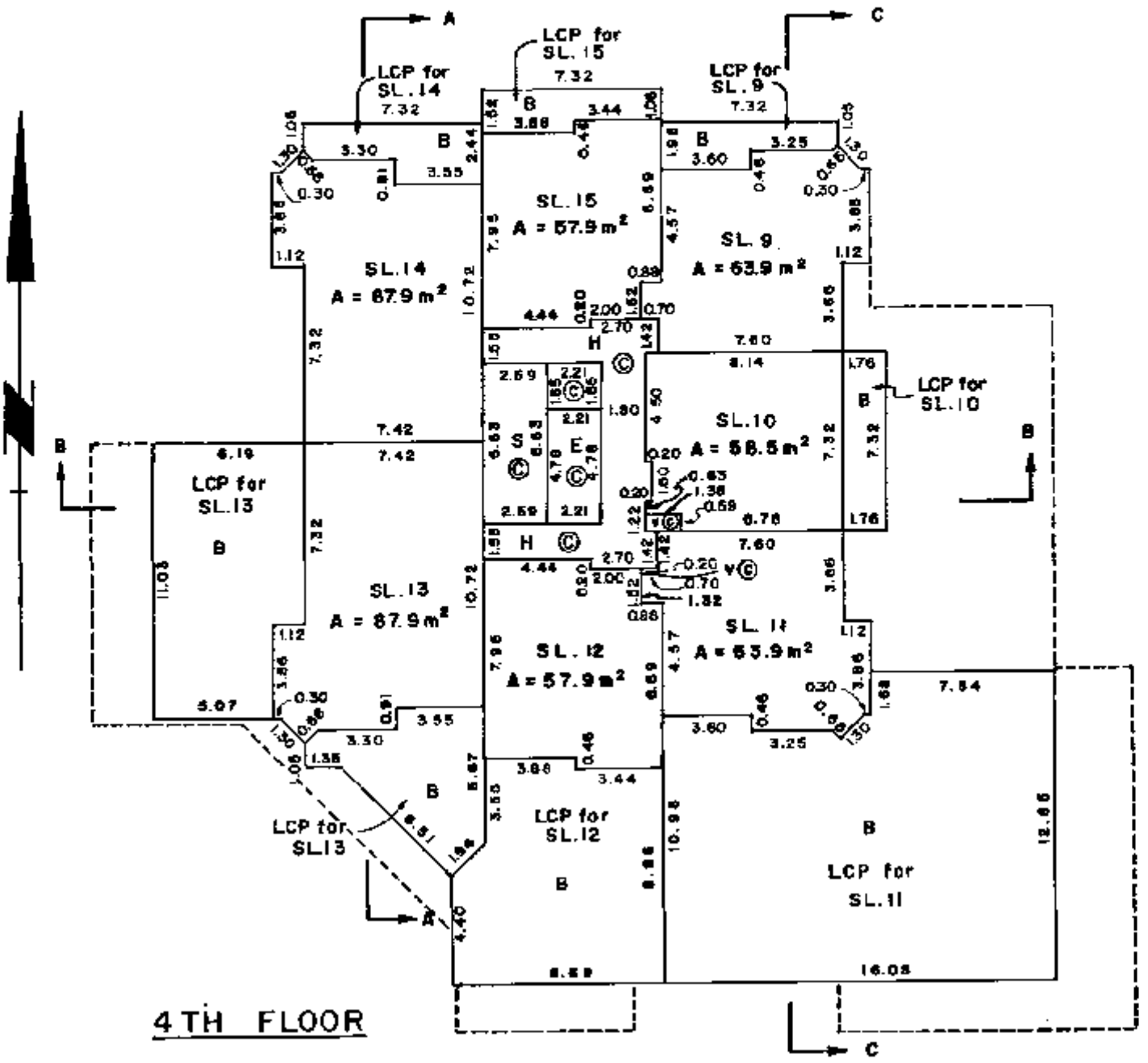
DMC-15354

FILED VAVAS1152 RCVD:1998-02-26 PRNT: 2008-05-16-14.41.47.422726

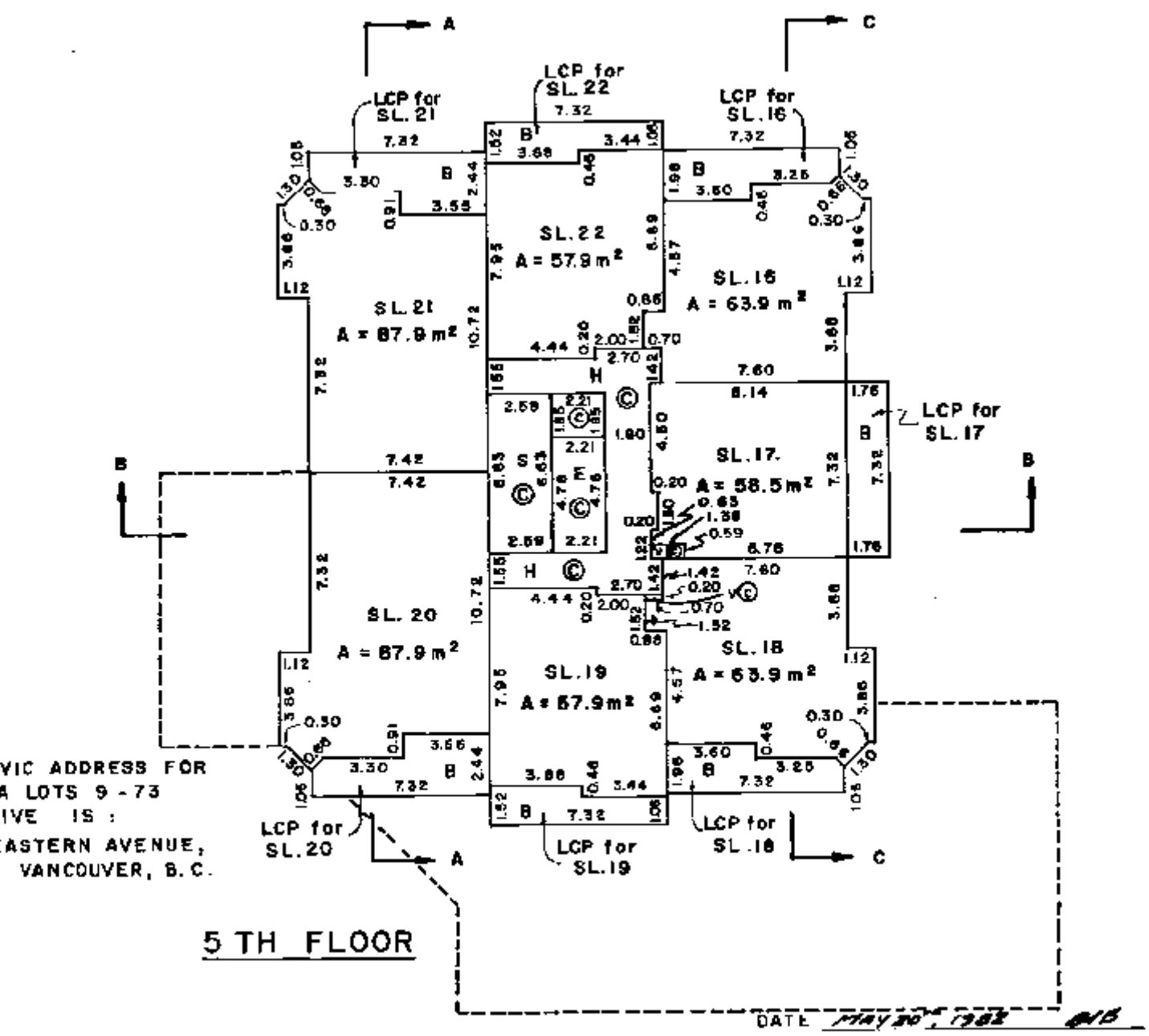
STRATA PLAN VR1152

FLOOR PLANS

SCALE 1:250



4TH FLOOR



THE CIVIC ADDRESS FOR STRATA LOTS 9 - 73 INCLUSIVE IS :
1515 EASTERN AVENUE, NORTH VANCOUVER, B.C.

5TH FLOOR

DATE May 30th, 1988 B.C.L.S

MORGAN STEWART AND COMPANY
Surveyors and Engineers
760 Denman St, Vancouver, B.C.

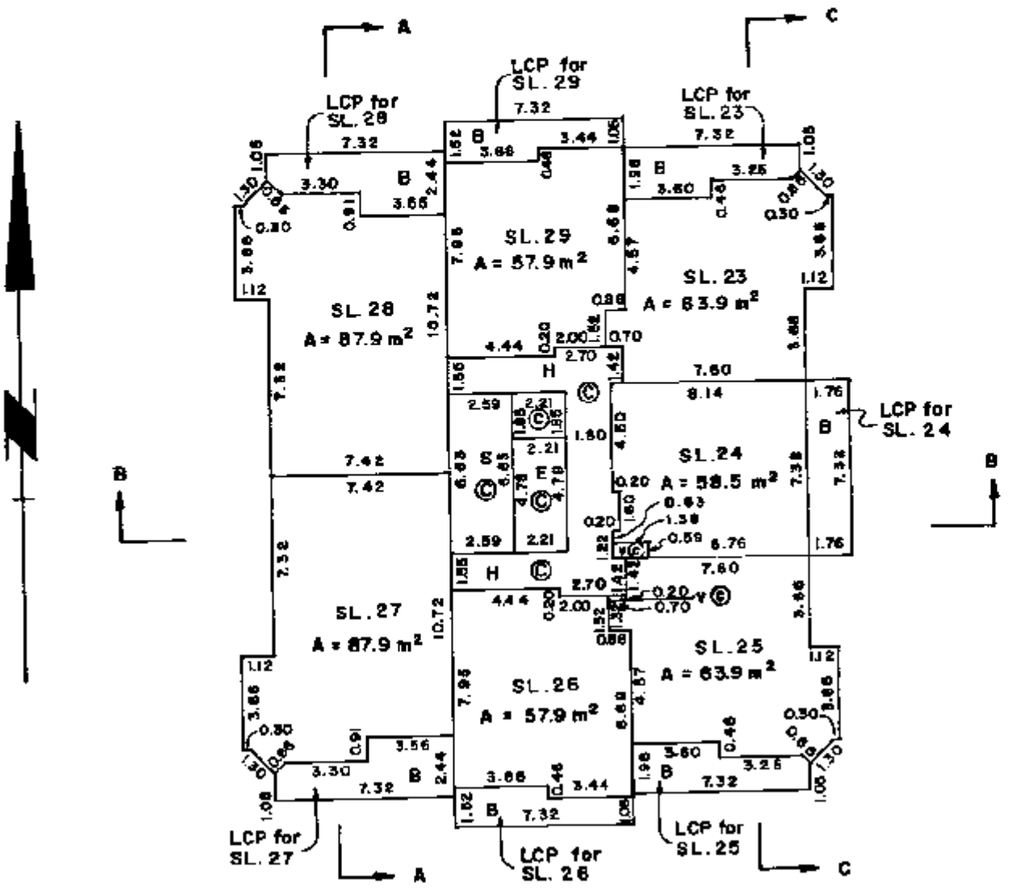
FILE : 3341

FILED VAVAS1152 RCVD:1998-02-26 PRNT: 2008-05-16-14.41.47.422726

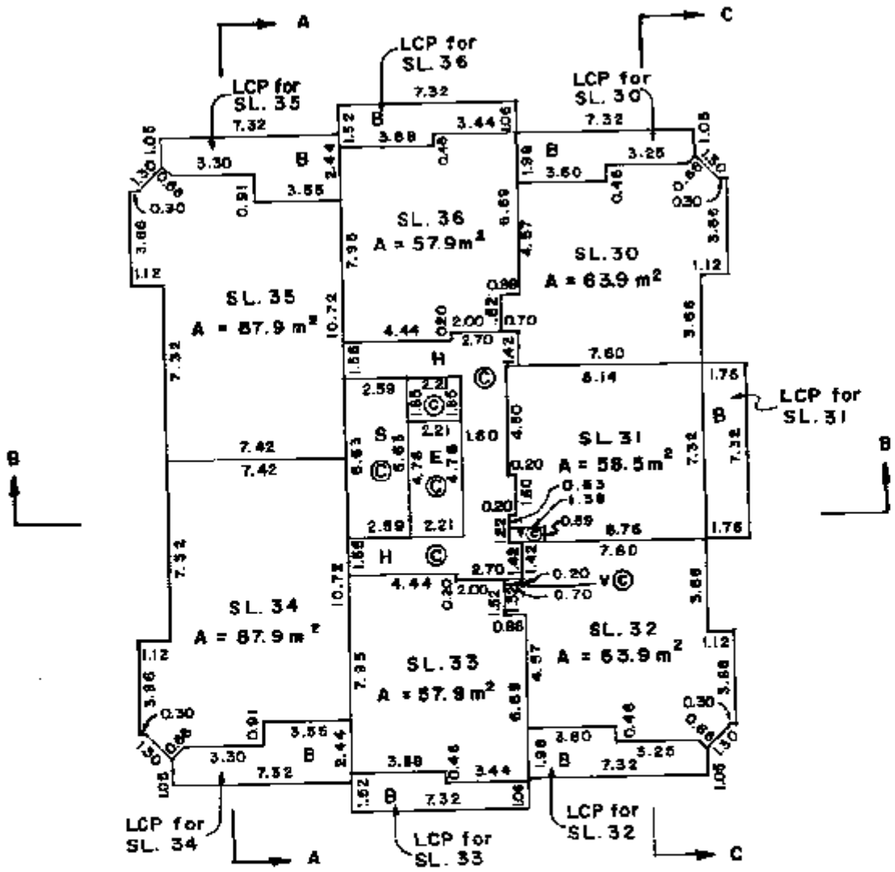
STRATA PLAN VR 1152

FLOOR PLANS

SCALE 1:250



6TH FLOOR



7TH FLOOR

DATE MAY 30th, 1988 B.C.L.S.

MORGAN STEWART AND COMPANY
Surveyors and Engineers
760 Denman St, Vancouver, B.C.

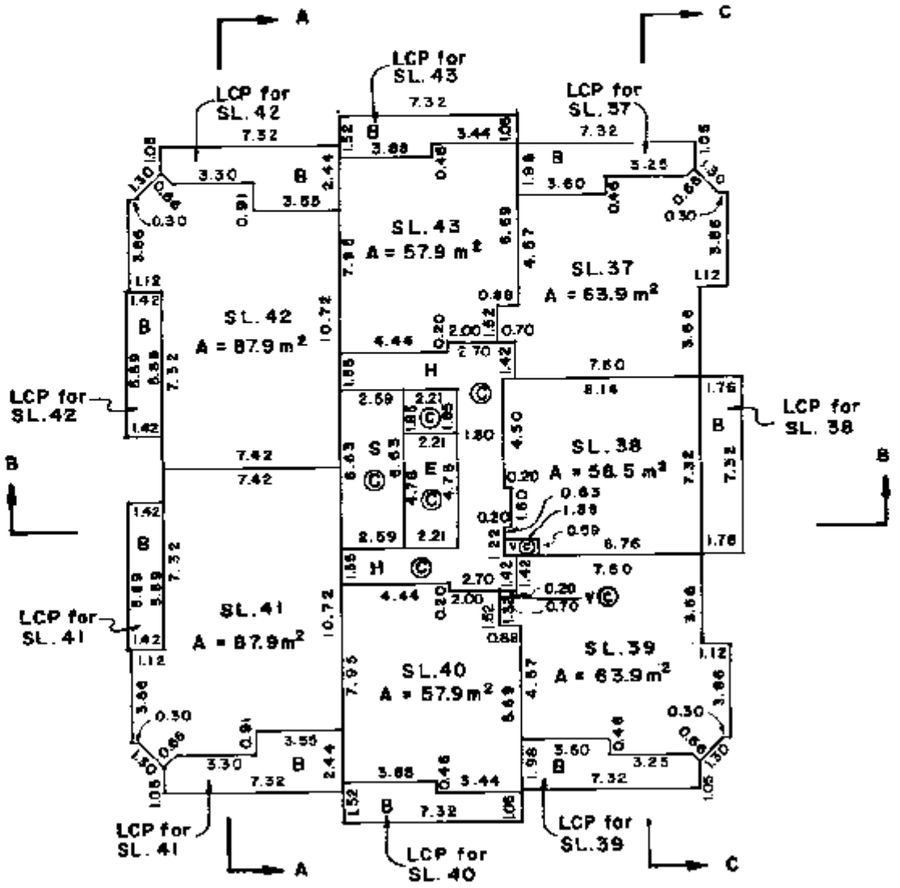
FILE : 3341

FILED VAVAS1152 RCVD:1998-02-26 PRNT: 2008-05-16-14.41.47.422726

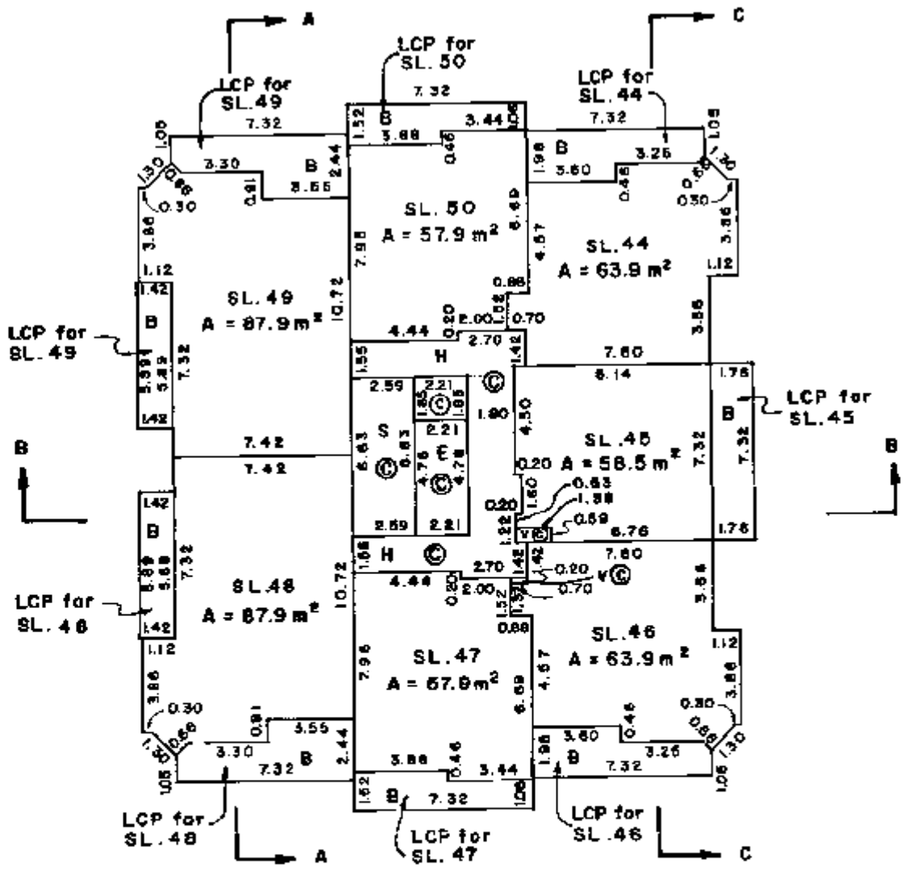
STRATA PLAN VR 1152

FLOOR PLANS

SCALE 1:250



8 TH FLOOR



9 TH FLOOR

DATE MAY 20TH, 1993 B.C.L.S

MORGAN STEWART AND COMPANY
Surveyors and Engineers
760 Denman St, Vancouver, B.C.

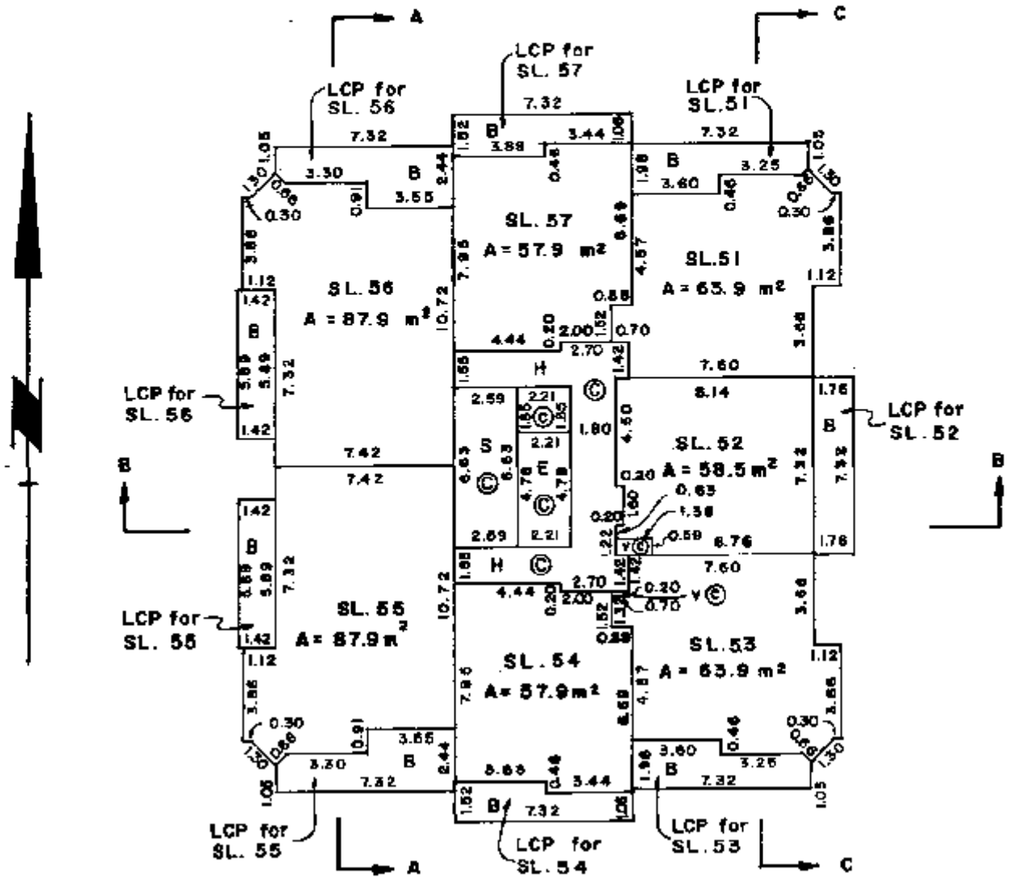
FILE : 3341

FILED VAVAS1152 RCVD:1998-02-26 PRNT: 2008-05-16-14.41.47.422726

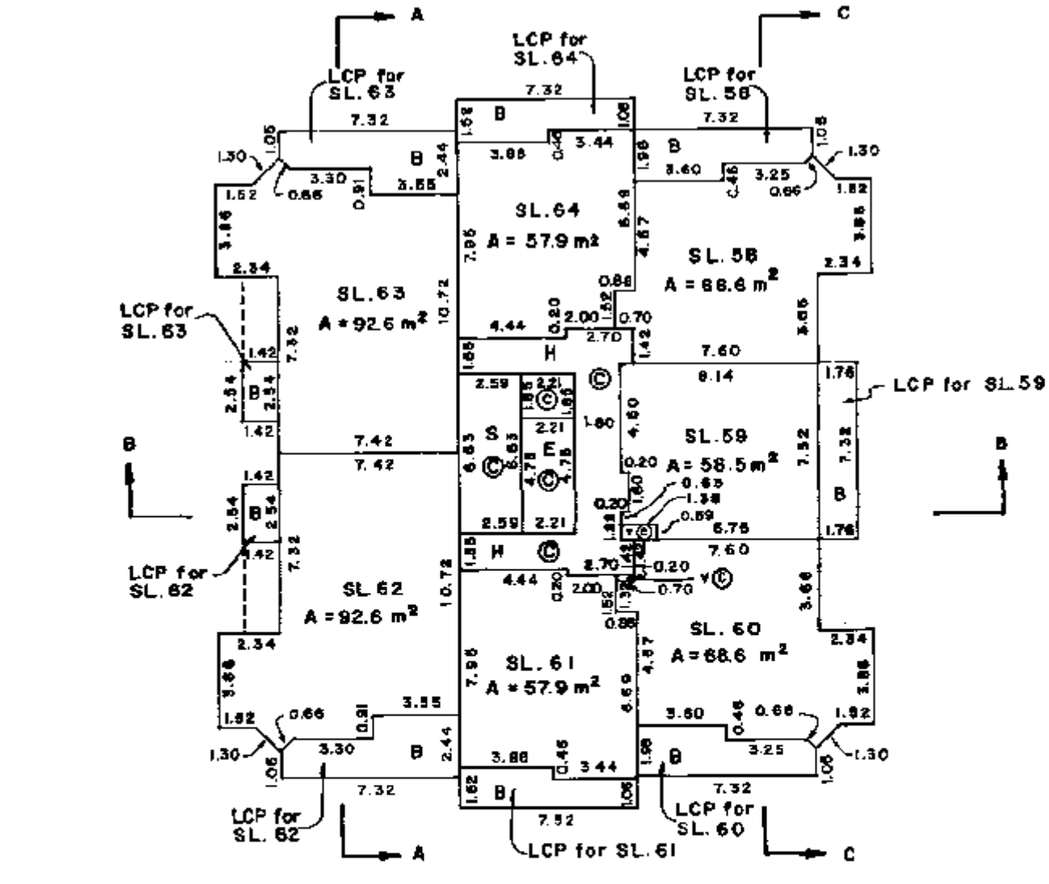
STRATA PLAN VR1152

FLOOR PLANS

SCALE 1:250



10TH FLOOR



11TH FLOOR

DATE May 20th, 1998 BMB B.C.L.S.

MORGAN STEWART AND COMPANY
Surveyors and Engineers
760 Denman St, Vancouver, B.C.

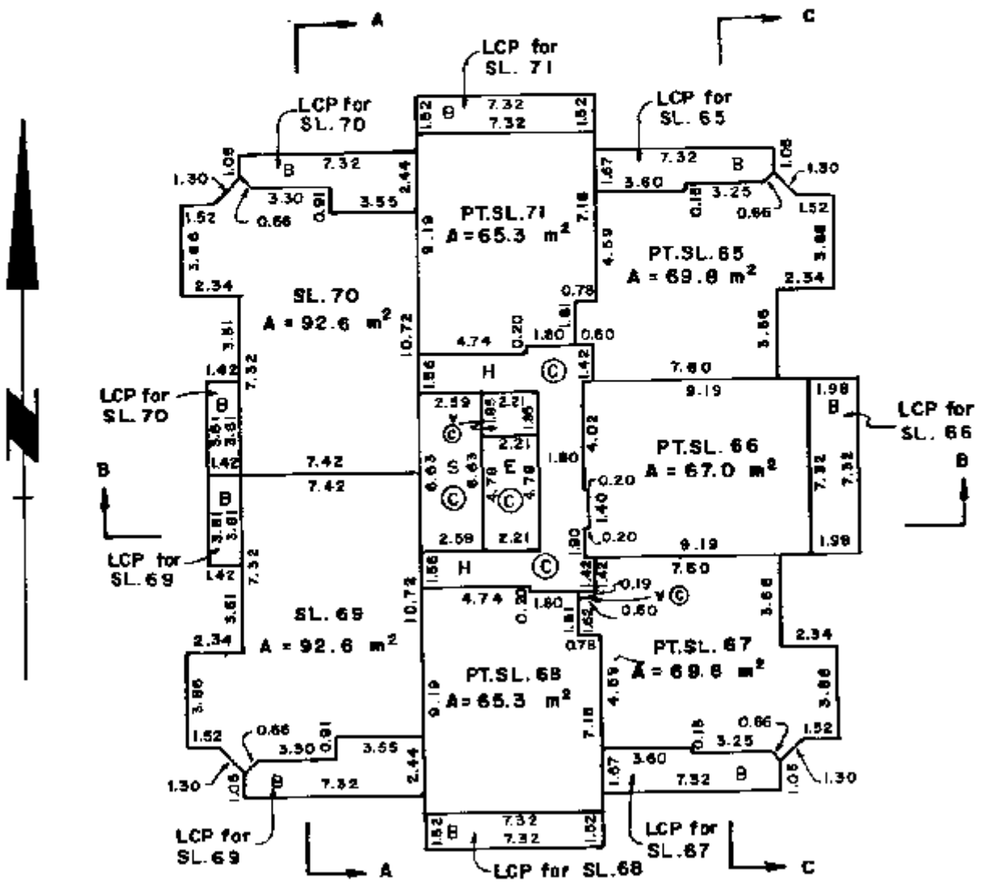
FILE : 3341

FILED VAVAS1152 RCVD:1998-02-26 PRNT: 2008-05-16-14.41.47.422726

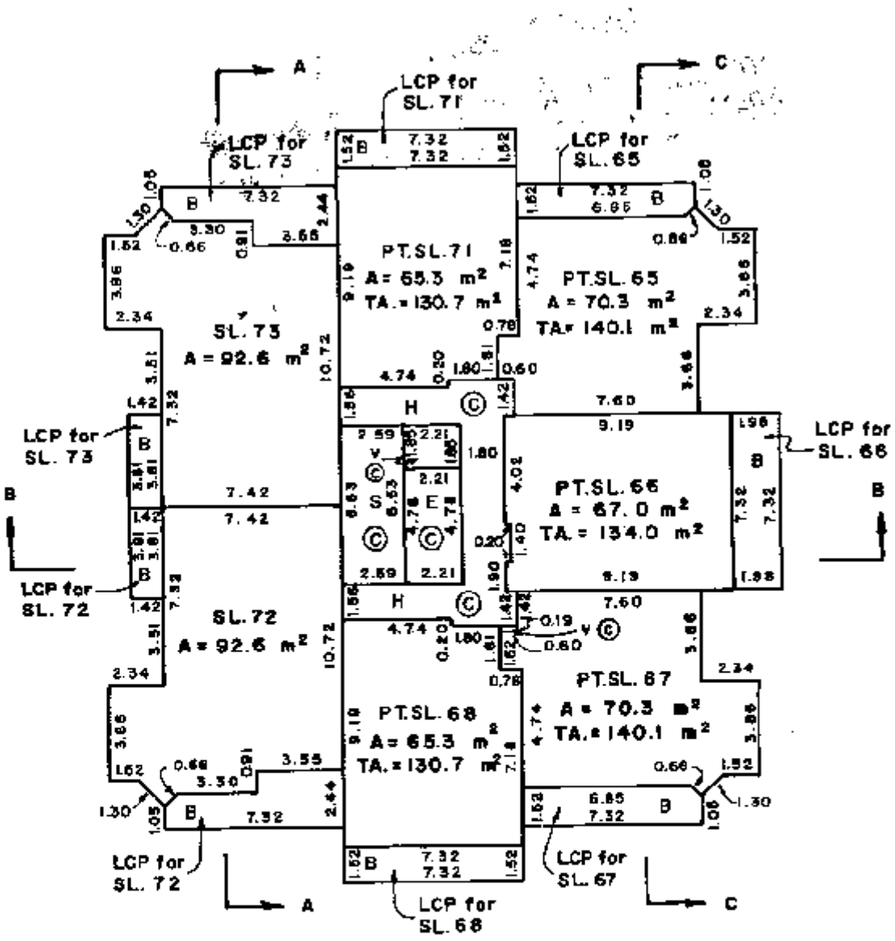
FLOOR PLANS

SCALE 1 : 250

STRATA PLAN VR 1152



12TH FLOOR



13TH FLOOR

DATE MAY 30TH, 1997 BCLS.

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STRATA PLAN VR1152

RECORD OF BY-LAWS AND ORDERS, ETC.

FILING		DOCUMENTS	
NUMBER	DATE	DATE	NATURES & PARTICULARS
GB 35181	13/4/88		NOTIFICATION OF CHANGE OF BYLAWS
GD 105420	02/10/90		NOTIFICATION OF CHANGE OF BYLAWS
GD122806	23/11/90		NOTIFICATION OF CHANGE OF BY-LAWS / NB
BF 433799	06.11.92		Notification of Change of By-laws.
BH 34332	31/1/94		CHANGE OF BYLAWS
BK 32879	5 · 2 · 96		NOTIFICATION OF CHANGE OF BYLAWS
BK 407948	17 · 12 · 96		NOTIFICATION OF CHANGE OF BYLAWS
BL406367	Dec. 2/97		Change of Bylaws

Bylaw Sheet Closed
ALTOS2 or BC OnLine for
Current Information. BC Reg. 76/95

DATE MAY 20th 1998 B.C.L.S.

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760 Denman St, Vancouver, B.C.

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Cumbox Property Sheet Closed 19/10/95
Search ALTOS2 or BC OnLine for Current Information. BC Reg 7/6/95

STRATA PLAN VR 1152

DEALINGS AFFECTING THE COMMON PROPERTY

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

FILING		DOCUMENTS	
NUMBER	DATE	DATE	NATURES & PARTICULARS
K32540	27/5/82	20/5/82	COVENANT IN FAVOUR OF THE CORPORATION OF THE CITY OF NORTH VANCOUVER OVER PART IN EXPLANATORY PLAN 16212. S. 215 L.T.A. W.R. Ridgeway ASSISTANT (DEPUTY REGISTRAR
K32540 CANCELLED GB	20957 1/3/88		K.D. JACQUES/SW
K34064	1/6/82	26/5/82	PRIORITY AGREEMENT GRANTING COVENANT K32540 PRIORITY OVER M J49110 SEE J49111 and m J86978 W.R. Ridgeway ASSISTANT DEPUTY REGISTRAR
K34064 merged by M35056L to M35771L, 13/1/84 DNELLIS/SW			
K34065	1/6/82	26/5/82	PRIORITY AGREEMENT GRANTING COVENANT K32540 PRIORITY OVER M J49108 W.R. Ridgeway ASSISTANT DEPUTY REGISTRAR
CORRECTED 19/12/86 DNELLIS/SW			
K34065 merged by M35056L to M35771L, 13/1/84 DNELLIS/SW			
K34066	1/6/82	26/5/82	PRIORITY AGREEMENT GRANTING COVENANT K32540 PRIORITY OVER M J49109 W.R. Ridgeway ASSISTANT DEPUTY REGISTRAR
K34066 merged by M35056L to M35771L, 13/1/84 DNELLIS/SW			
P 5293 IN FAVOUR OF 139759 CANADA LTD., IN TRUST -	15/01/1986 OF BANCORP FINANCIAL LIMITED; AS TO AN UNDIVIDED 93/143 INTEREST, SEE DF M94055; AND AS TO AN UNDIVIDED 50/143 INTEREST ASSIGNED TO BE192463 11/7/91		LEASE, PART SHOWN ON SKETCH PLAN ANNEXED D.M. Ellis for LJ REGISTRAR
P 7122	23/01/1986		SUB-LEASE of LEASE P5293, PART THEREIN DESCRIBED; SEE P7121 D.M. Ellis for LJ REGISTRAR
CANCELLED BY	BE231087	13/9/91	IN FAVOUR OF HER MAJESTY THE QUEEN IN RIGHT OF CANADA LINDA J. O'SHEA
N95828	14/11/85		Special Resolution designating Limited Common Property S.53(1) Condominium Act (J)
N94686	12/11/85		Special Resolution designating Limited Common Property S.53(1) Condominium Act

DATE May 30th 1988 AHS B.C.I.S.

MORGAN STEWART AND COMPANY
Surveyors and Engineers
760 Denman St, Vancouver, B.C.

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Common Property Sheet Closed 18/10/95

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STRATA PLAN VR 1152

DEALINGS AFFECTING THE COMMON PROPERTY

LINDA L. OSTICA, Registrar
Land Title District
Vancouver/New Westminster

REGISTRATION NUMBER	REGISTRATION DATE	DOCUMENTS DATE	DOCUMENTS NATURE AND PARTICULARS
GB 20956	1/3/88		COVENANT IN FAVOUR OF THE CORPORATION OF THE CITY OF NORTH VANCOUVER OVER PART IN EXPLANATORY PLAN 18893 S:215 L.T.A. / K.D. JACQUES REGISTRAR
GB20958	1/3/88		PRIORITY AGREEMENT GRANTING COVENANT GB 20956 PRIORITY OVER LEASE P5293
GB 20959	1/3/88		PRIORITY AGREEMENT GRANTING COVENANT GB 20956 PRIORITY OVER SUB-LEASE P 7122
BE142453	11/07/1991		LEASE IN FAVOUR OF SODICAN (B.C.) Inc. PART SHOWN ON SKETCH PLAN ANNEXED TO P5293 ASSIGNMENT OF LEASE P5293
BE337118	5/12/91		LEASE IN FAVOUR OF HER MAJESTY THE QUEEN IN RIGHT OF CANADA ; SEE BE 231088 - LEASE OF LEASE P5293 SEE BE 142453 PORTIONS SHOWN ON SKETCH ANNEXED WITH LEASE P5293

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