STRATA PLAN OF PARCEL A, BLOCK 15, DISTRICT LOT 2025, GROUP 1, NEW WESTMINSTER DISTRICT, PLAN LMP48021

STRATA PLAN LMS 4417

Ref. No. BR106512

DEPOSITED AND REGISTERED IN THE LAND TITLE OFFICE AT NEW WESTMINSTER, B.C., MAY 8, 2001

W. J. Smallpeice
Deputy REGISTRAR

SCALE-1:1000

0 10 20 40 60

ALL DISTANCES ARE IN METRES

CIVIC ADDRESS

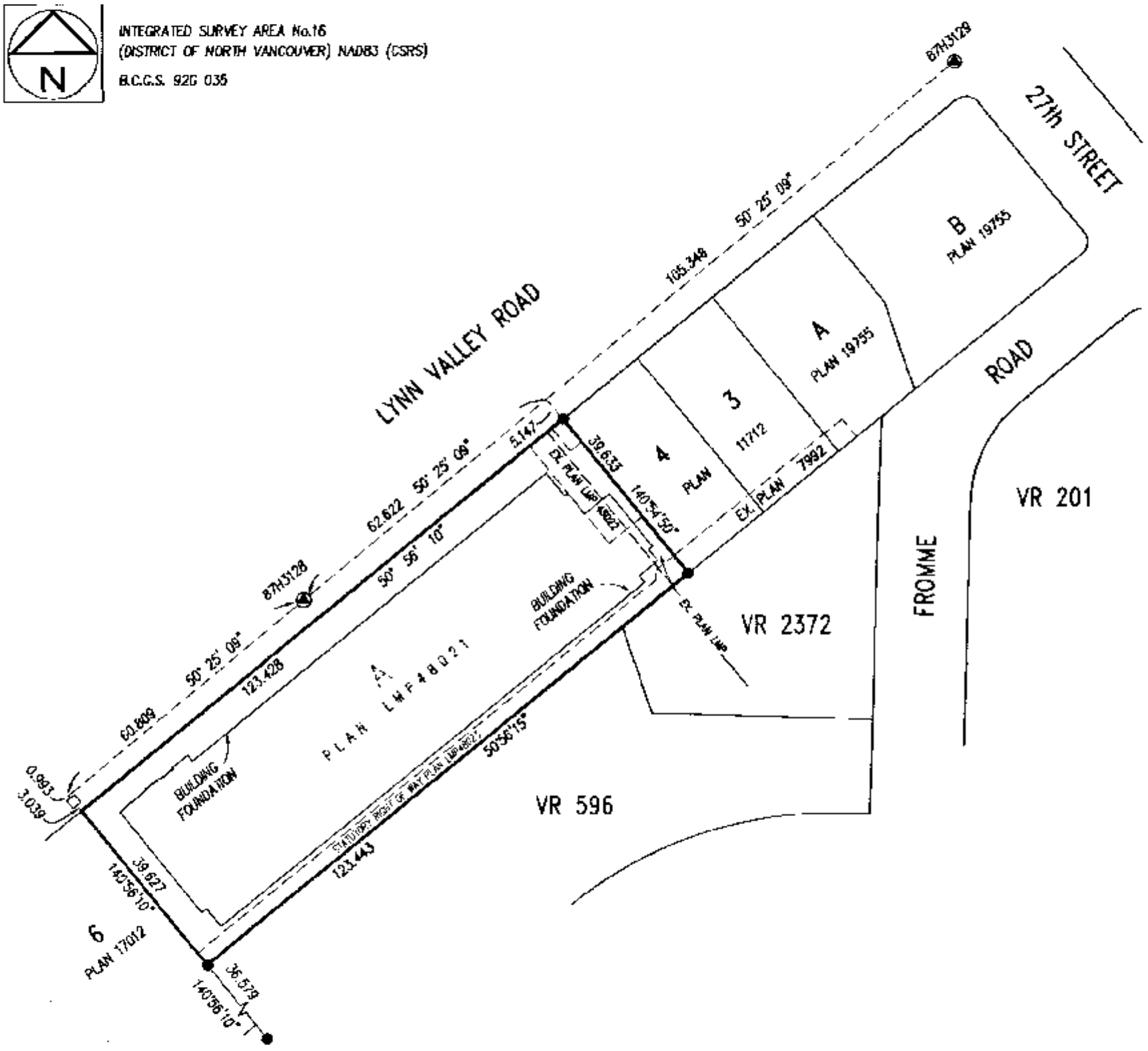
977 LYNN VALLEY ROAD
DISTRICT OF NORTH VANCOUVER, B.C.
V7J 1Z6

N

INTEGRATED SURVEY AREA No.16
(DISTRICT OF NORTH VANCOUVER) NAD83 (CSRS)

B.C.G.S. 92G 035

THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT



NOTE – SEE SHEET 2 FOR FOUNDATION DETAILS

STRATA LOT ANGLES ARE 45° OR 90° UNLESS OTHERWISE NOTED.

THIS PLAN SHOWS GROUND LEVEL MEASURED DISTANCES. PRIOR TO COMPUTATION OF UTM COORDINATES, MULTIPLY BY THE COMBINED FACTOR 0.9995805.

GRID BEARINGS ARE DERIVED FROM OLD CONTROL MONUMENTS 87H3128 AND 87H3129

LEGEND

LCP	INDICATES	LIMITED COMMON PROPERTY
sq.m.	-	SQUARE METRES
SL	-	STRATA LOT
PT	-	PART
ST	-	STAIRS
©	-	COMMON PROPERTY
●	-	OLD IRON POST FOUND
□	-	LEAD PLUG SET
◉	-	OLD CONTROL MONUMENT FOUND

I, RON ESSON, A BRITISH COLUMBIA LAND SURVEYOR, CERTIFY THAT THE BUILDINGS INCLUDED IN THE STRATA PLAN HAVE NOT, AS OF April 11/01 * BEEN PREVIOUSLY OCCUPIED

R.J. Esson B. C. L. S.

* SECTION 241 (2) PROVIDES THAT THE ENDORSEMENT MUST BE DATED NOT MORE THAN 180 DAYS BEFORE THE DATE THE STRATA PLAN IS TENDERED FOR DEPOSIT.

I, RON ESSON, A BRITISH COLUMBIA LAND SURVEYOR, CERTIFY THAT THE BUILDINGS SHOWN ON THIS STRATA PLAN ARE WITHIN THE EXTERNAL BOUNDARIES OF THE LAND THAT IS THE SUBJECT OF THE STRATA PLAN.

DATE: April 11, 2001

R.J. Esson B. C. L. S.

FILED LMLNS4417 N65850 2004-06-15-11.31.52.877329

BUILDING FOUNDATION DETAIL

SCALE-1:500

0 5 10 20 30

ALL DISTANCES ARE IN METRES

STRATA PLAN LMS 4417

THE DISTRICT OF NORTH VANCOUVER AS HOLDER OF COVENANTS BP277587 AND BP277590 HEREBY CONSENTS TO THE FILING OF THIS STRATA PLAN.

Don H Bell
AUTHORIZED SIGNATORY DON H. BELL - Mayor

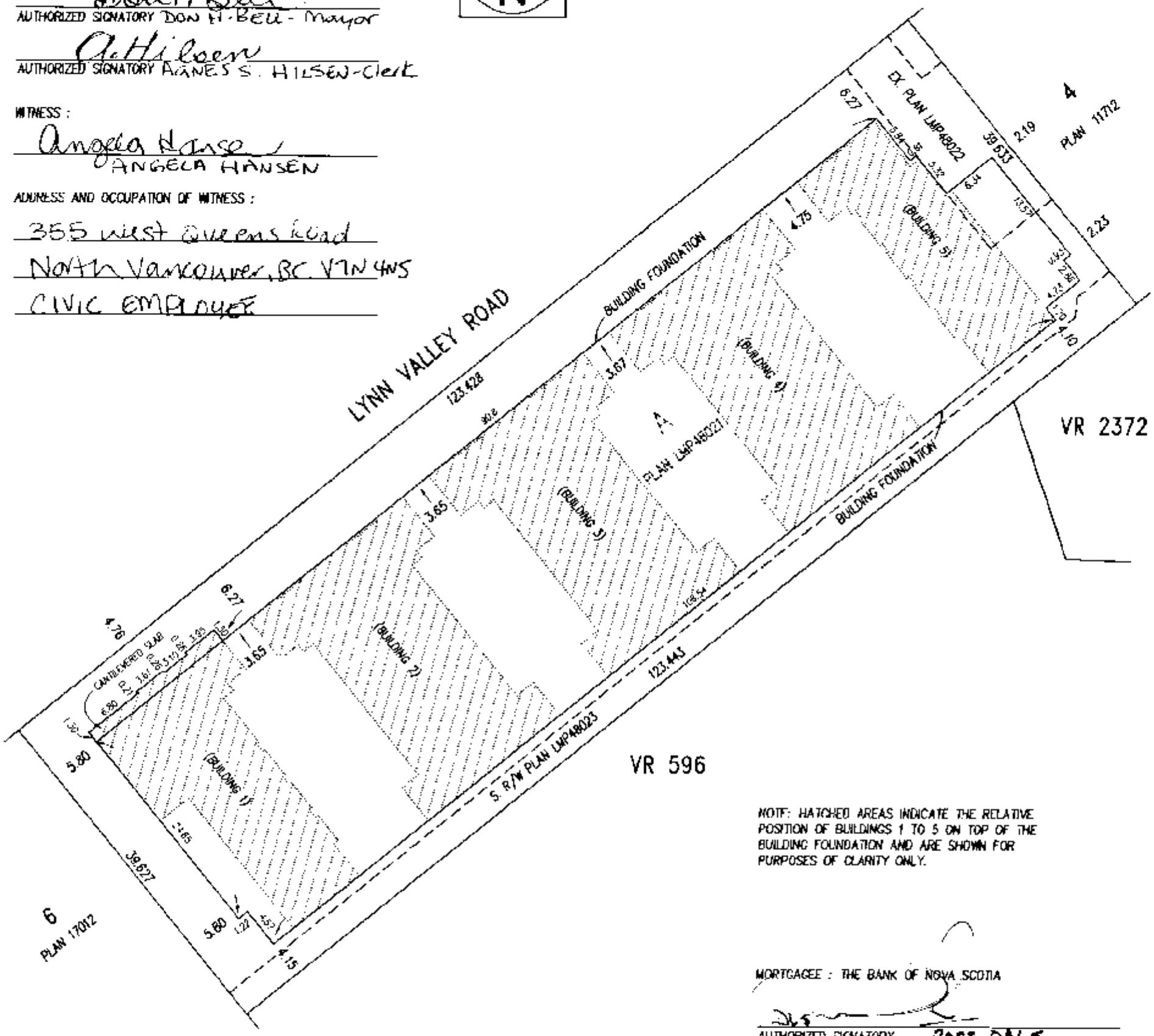
A. Hilsen
AUTHORIZED SIGNATORY AGNES S. HILSEN - Clerk

WITNESS :

Angela Hansen
ANGELA HANSEN

ADDRESS AND OCCUPATION OF WITNESS :

355 West Queens Road
North Vancouver, BC V7N 4N5
CIVIC EMPLOYEE



NOTE: HATCHED AREAS INDICATE THE RELATIVE POSITION OF BUILDINGS 1 TO 5 ON TOP OF THE BUILDING FOUNDATION AND ARE SHOWN FOR PURPOSES OF CLARITY ONLY.

MORTGAGEE : THE BANK OF NOVA SCOTIA

AUTHORIZED SIGNATORY ROSS DALE

AUTHORIZED SIGNATORY ALEXANDRA PAALVAST

OWNER : RIVERROOK RESIDENCES LTD. (INC. No. 596520)

AUTHORIZED SIGNATORY KEVIN MANION

AUTHORIZED SIGNATORY

WITNESS :

Audrey H. Harrington
AUDREY H. HARRINGTON

ADDRESS AND OCCUPATION OF WITNESS :

700-1111 Melville Street
Vancouver, BC V6E 3V6
Executive Assistant

WITNESS :

[illegible] B. RAO

ADDRESS AND OCCUPATION OF WITNESS :

1550 W. Georgia St.
VAN. B.C.
V6B 4P6
BANKER.

R.J.E. B.C.L.S.

DATED THIS 11th DAY OF April , 2001

FILED LMLNS4417 N65850 2004-06-15-11.31.52.877329

FLOOR PLANS

SCALE 1: 200

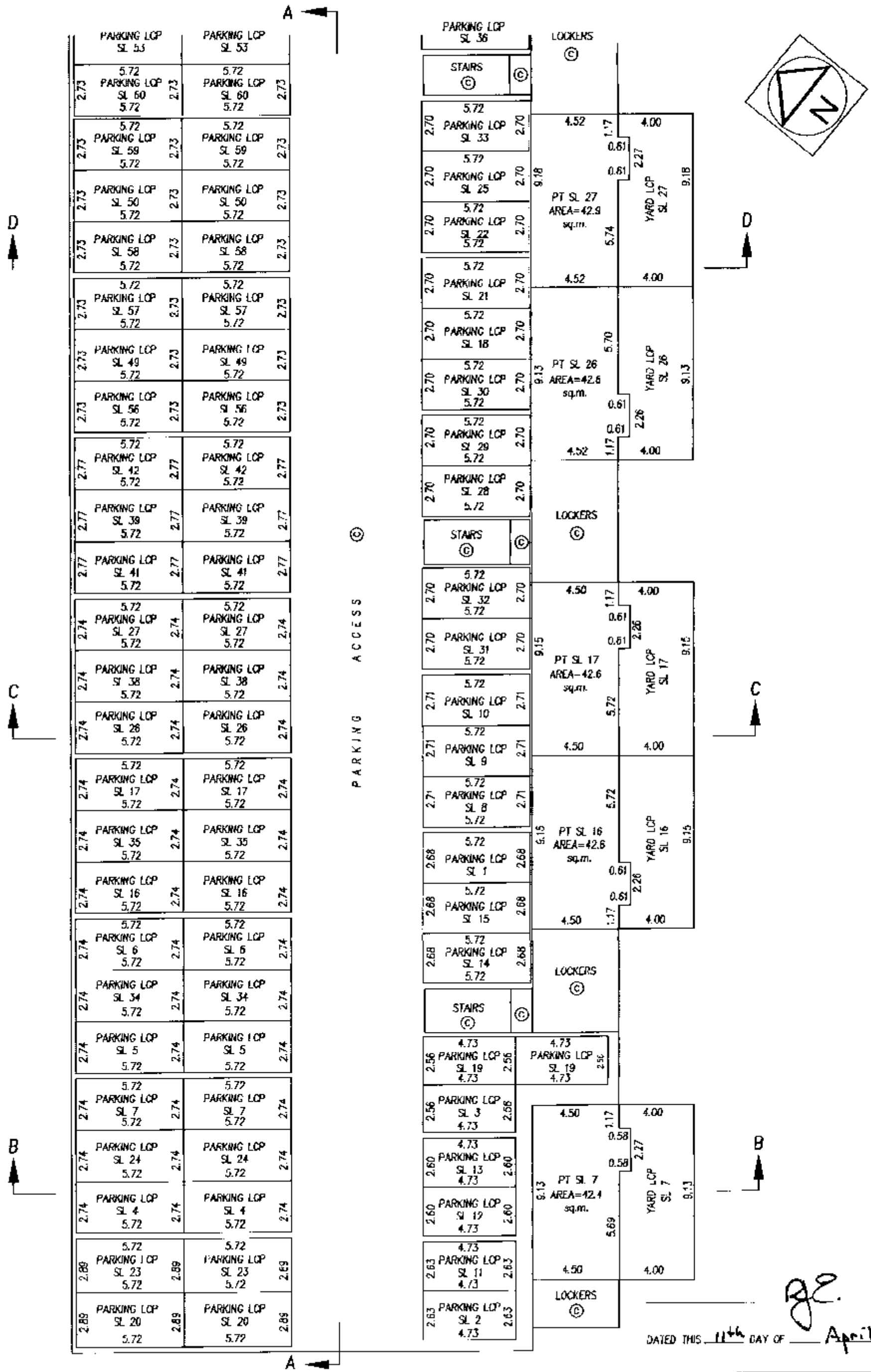
0 5 10

ALL DISTANCES IN METRES

(SEE SHEET 4)

STRATA PLAN LMS 4417

PARKING FLOOR SOUTH



B.C.L.S.

DATED THIS 11th DAY OF April 2001

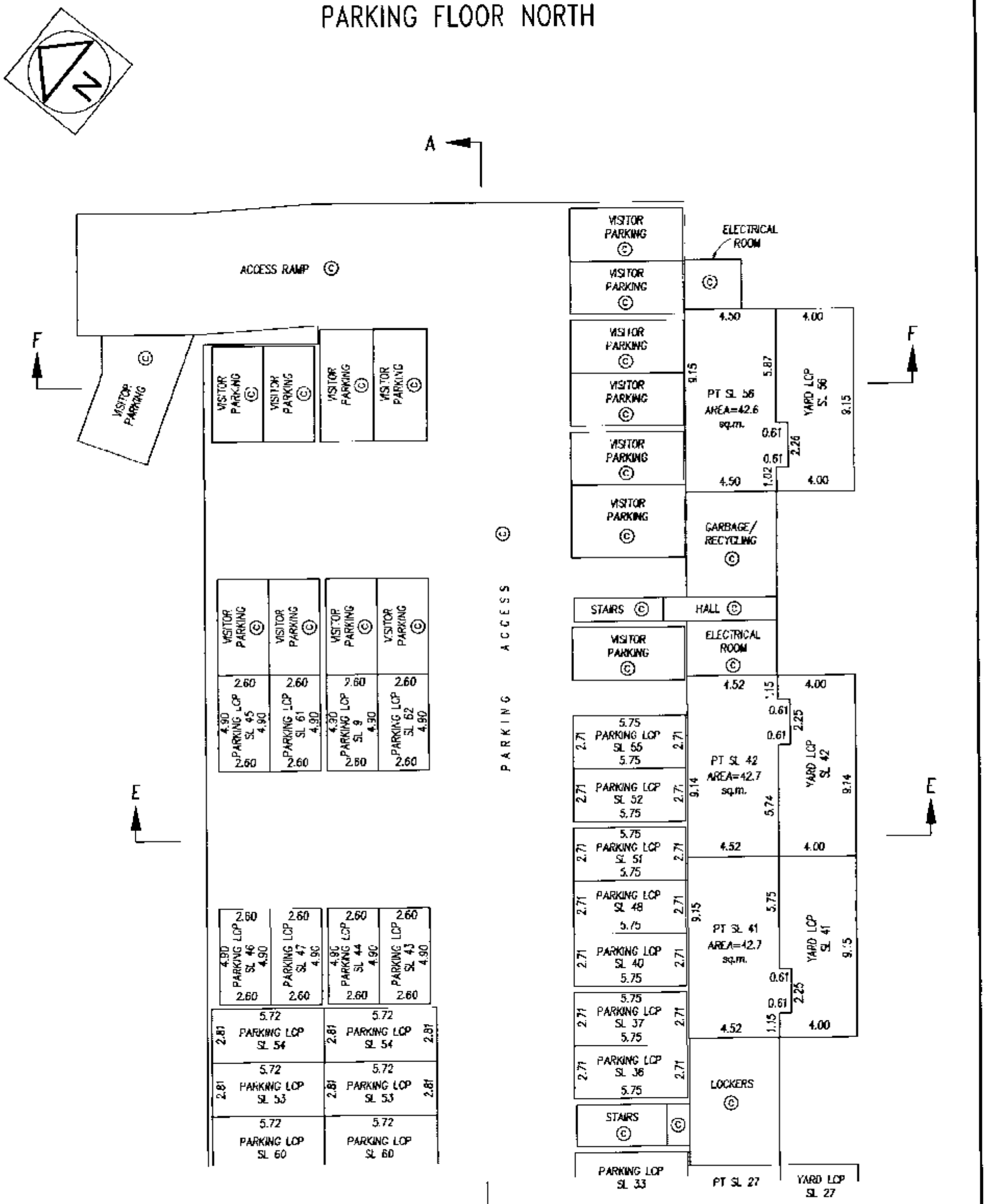
FILED LMLMS4417 N65850 2004-06-15-11.31.52.877329

FLOOR PLANS

SCALE 1:200
0 5 10
ALL DISTANCES IN METRES

STRATA PLAN LMS 4417

PARKING FLOOR NORTH



(SEE SHEET 3)

R.J.E.
B.C.L.S.

DATED THIS 11th DAY OF April 2001

FILED LMLNS4417 N65850 2004-06-15-11.31.52.877329

FLOOR PLANS

0 5 10

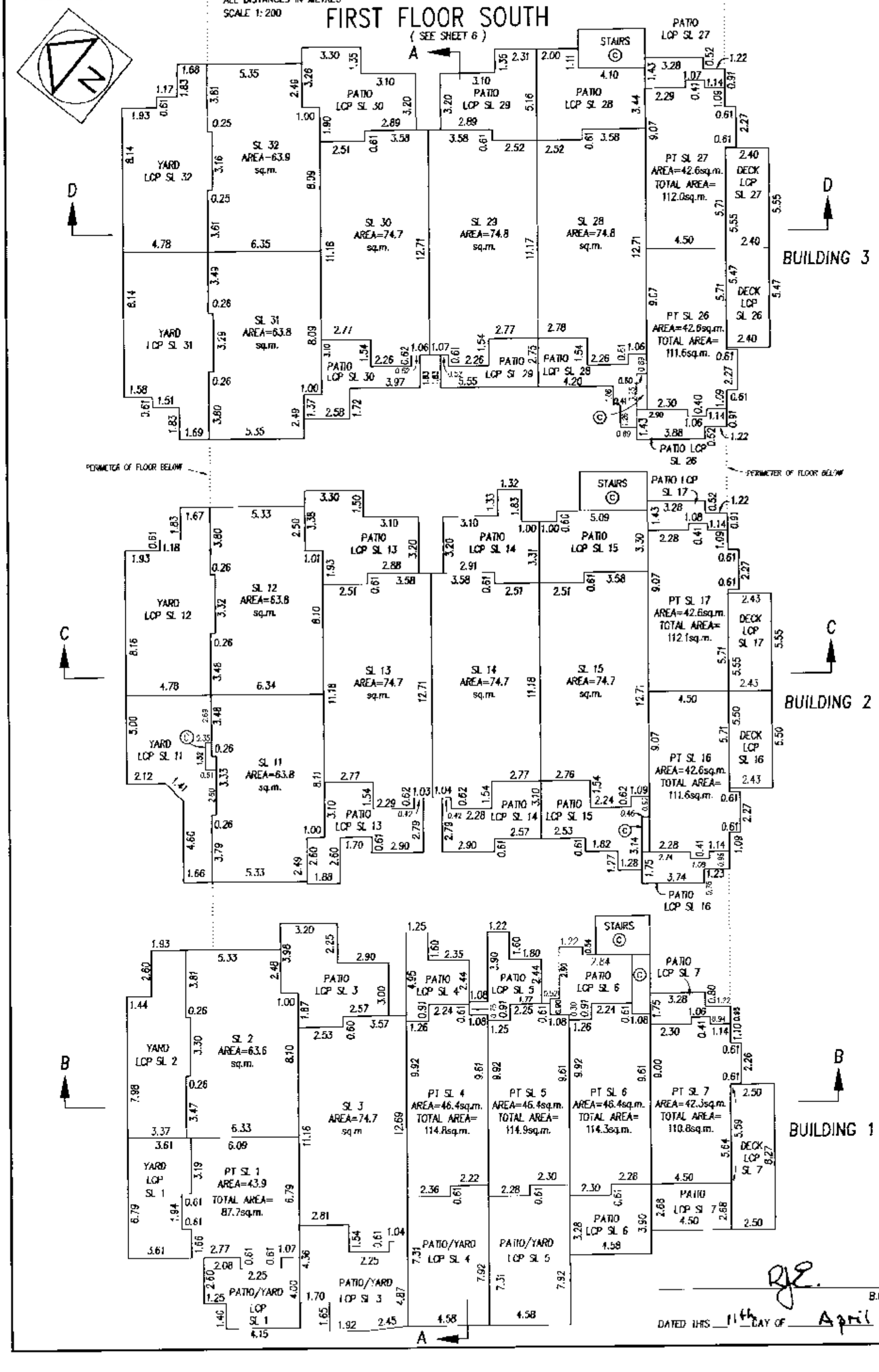
ALL DISTANCES IN METRES

SCALE 1:200

STRATA PLAN LMS 4417

FIRST FLOOR SOUTH

(SEE SHEET 6)



B.C.L.S.

DATED THIS 11th DAY OF April 2001

FILED LMLNS4417 N65850 2004-06-15-11.31.52.877329

FLOOR PLANS

SCALE 1:200

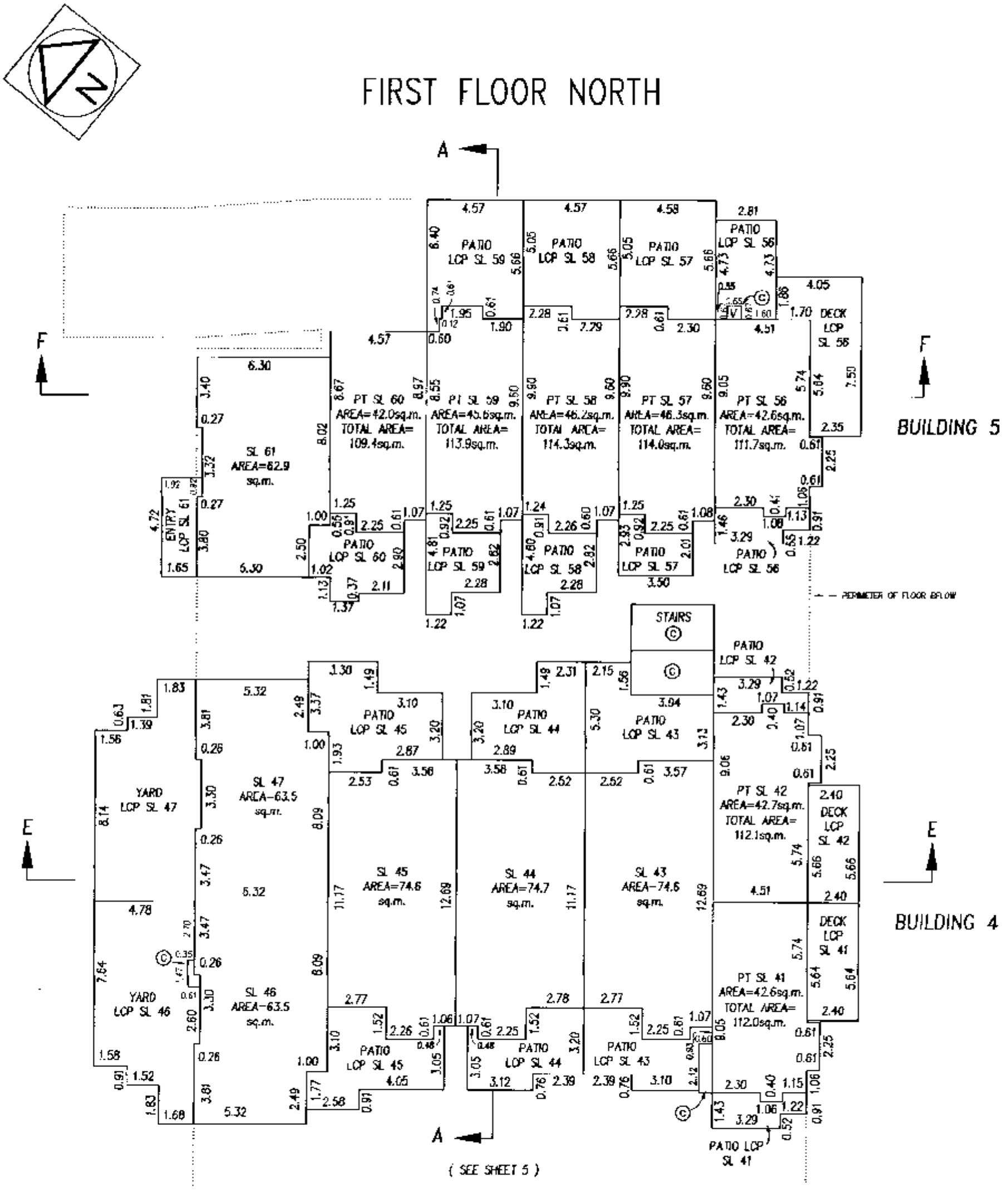
0 5 10

ALL DISTANCES IN METRES

STRATA PLAN LMS 4417

FILED LMLNS4417 N65850 2004-06-15-11.31.52.877329

FIRST FLOOR NORTH



(SEE SHEET 5)

R.J.E.

B.C.L.S.

DATED THIS 11th DAY OF April 2001

FLOOR PLANS

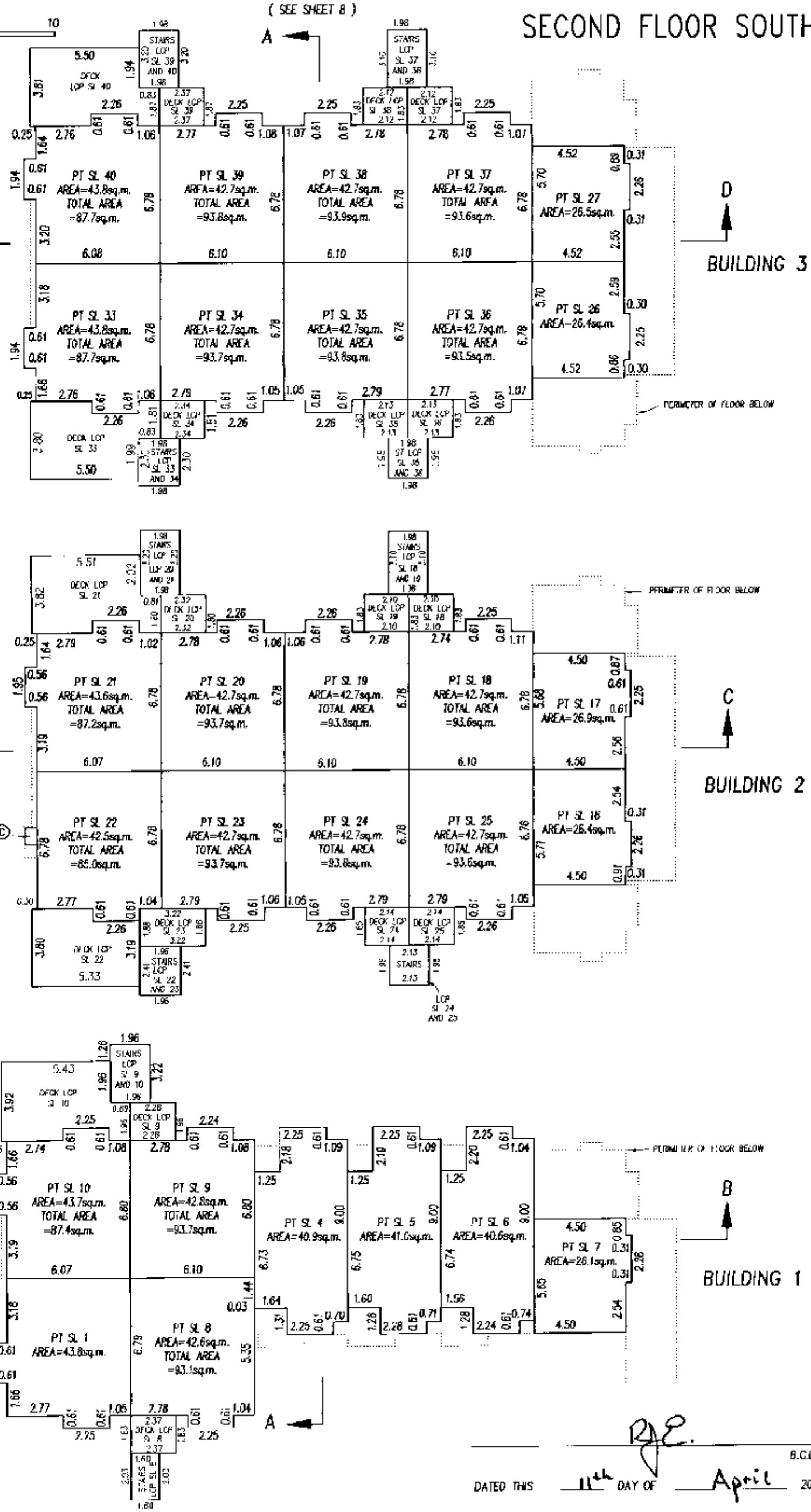
STRATA PLAN LMS 4417

SECOND FLOOR SOUTH

SCALE 1:200

0 5 10

ALL DISTANCES IN METRES



B.C.L.S.

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FLOOR PLANS

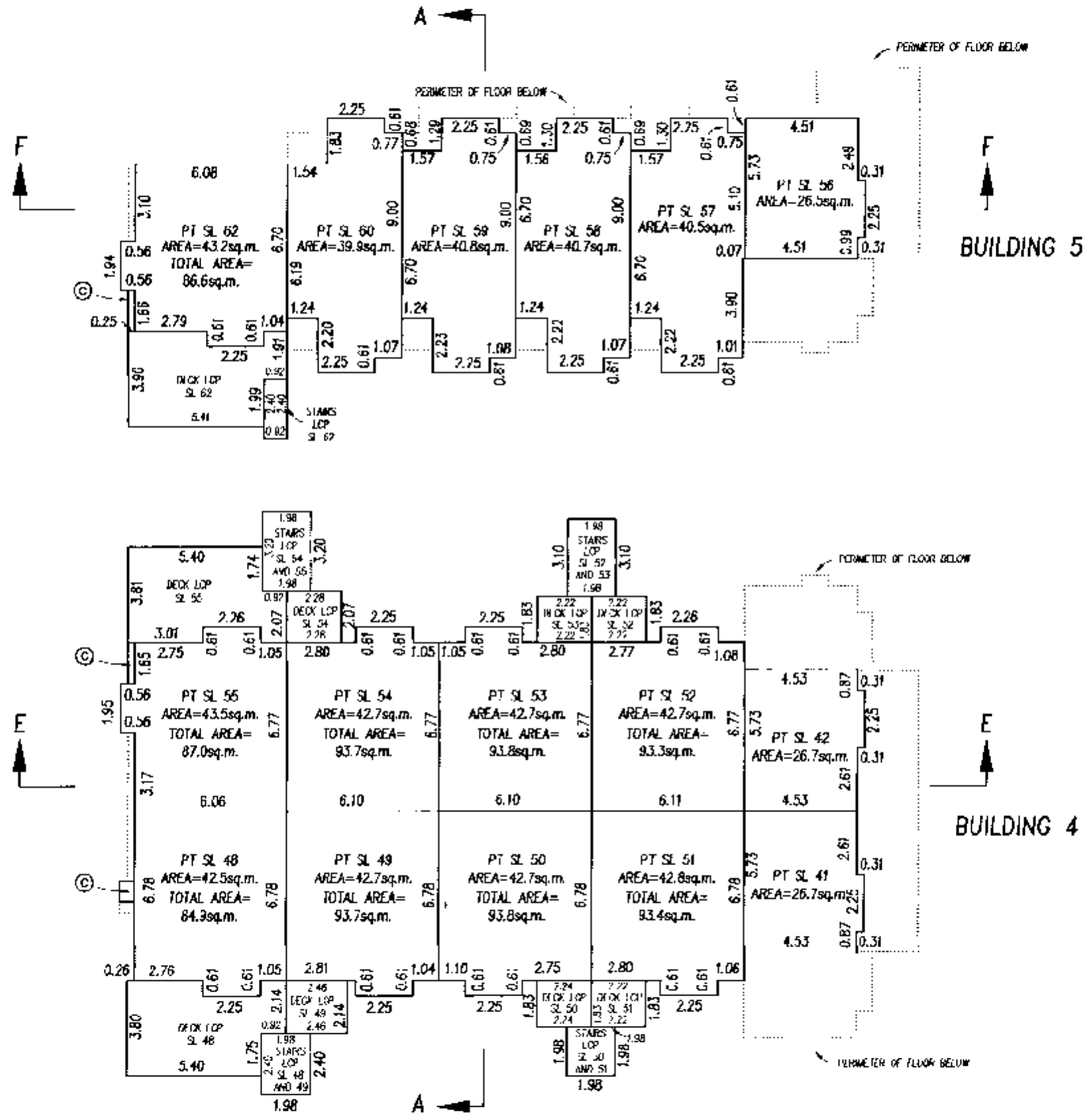
SCALE 1: 200

0 5 10

ALL DISTANCES IN METRES

STRATA PLAN LMS 4417

SECOND FLOOR NORTH



(SEE SHEET 7)

R.J.E.

B.C.L.S.

DATED THIS 11th DAY OF April 2001

FILED LMLMS4417 N65850 2004-06-15-11.31.52.877329

FLOOR PLANS

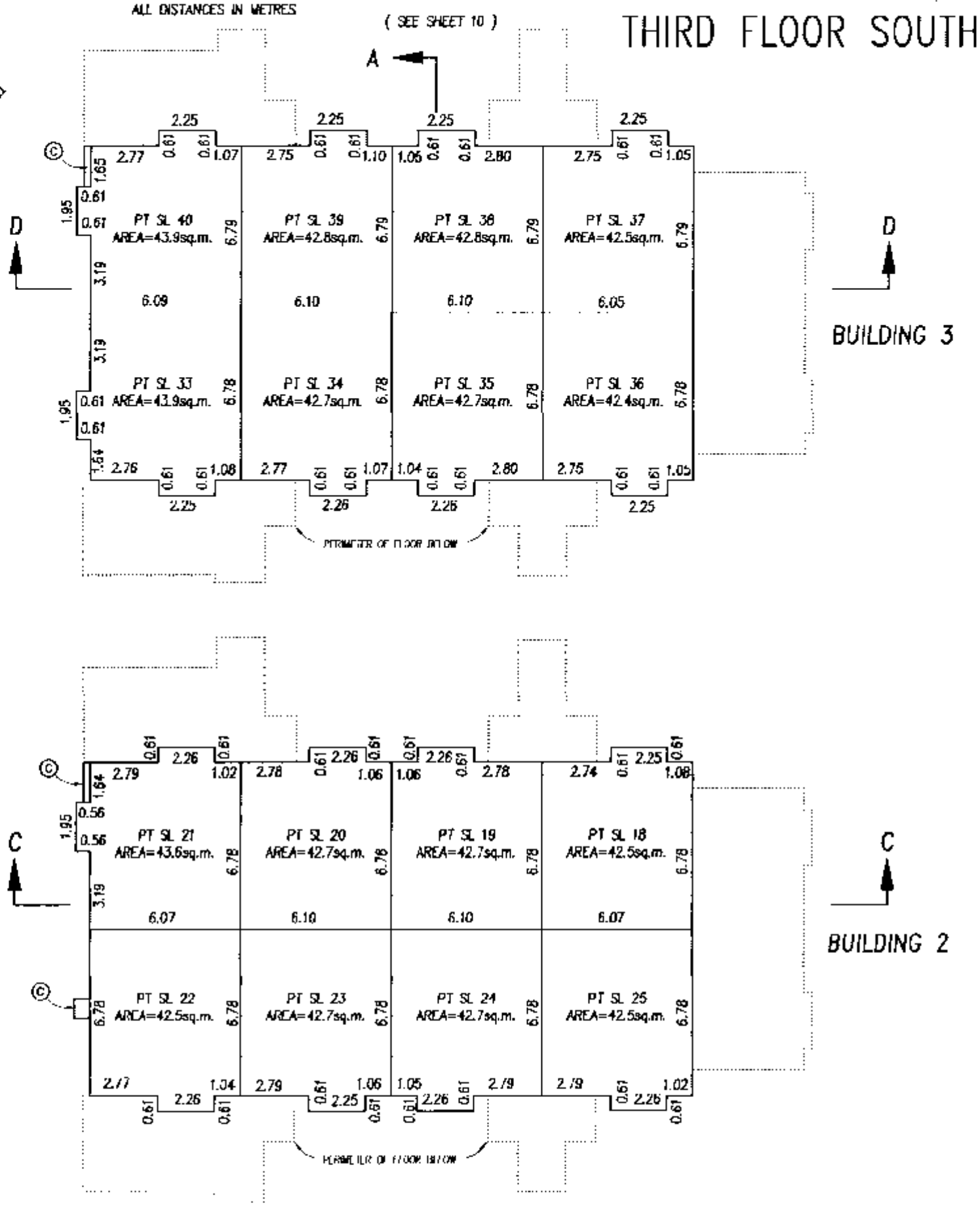
SCALE 1: 200

0 5 10

ALL DISTANCES IN METRES

STRATA PLAN LMS 4417

THIRD FLOOR SOUTH



RJE.

B.C.L.S.

DATED THIS 11th DAY OF April 2001

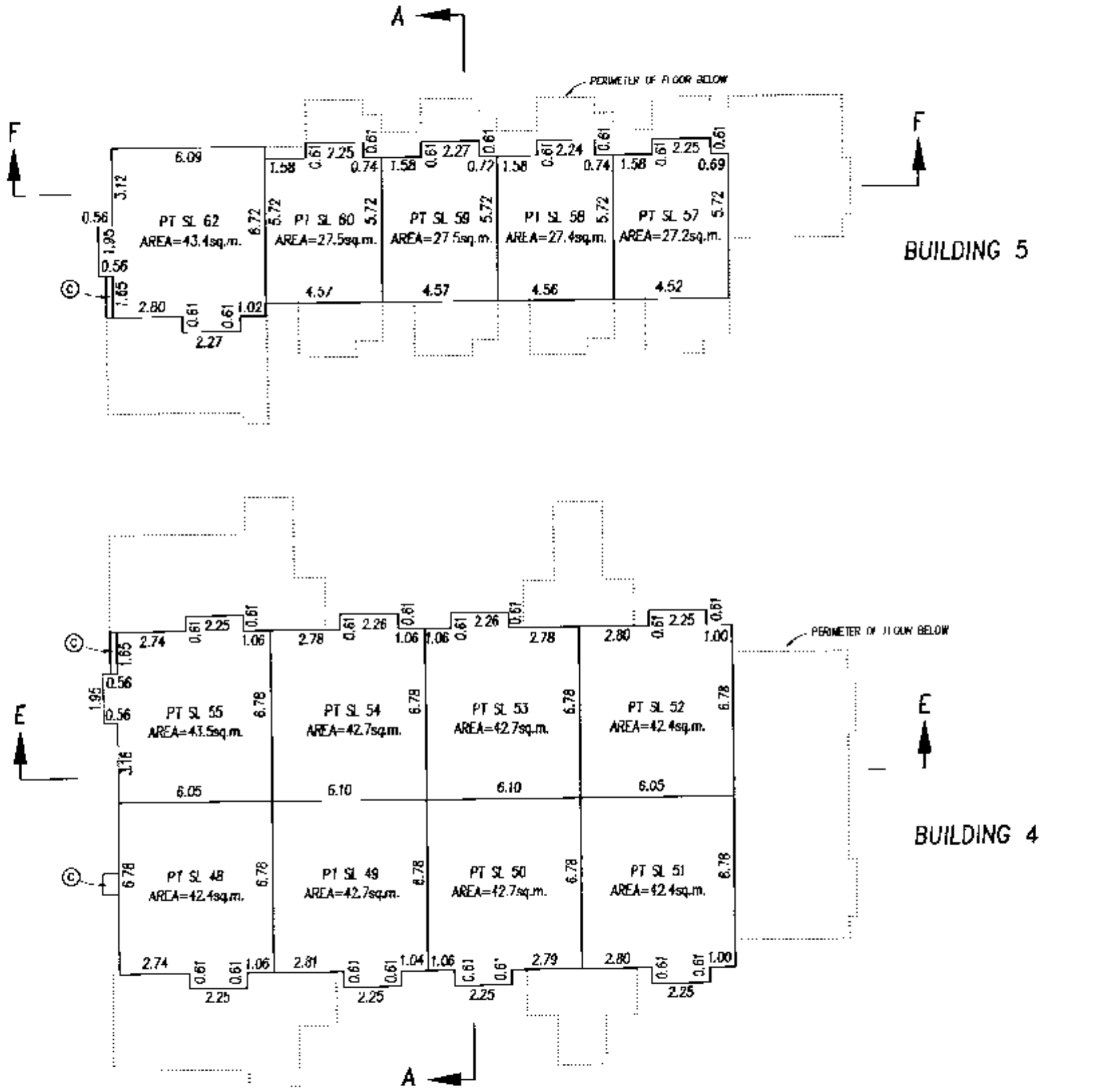
FILED LMLNS4417 N65850 2004-06-15-11.31.52.877329

FLOOR PLANS

SCALE 1: 200
0 5 10
ALL DISTANCES IN METRES

STRATA PLAN LMS 4417

THIRD FLOOR NORTH



(SEE SHEET 9)

B.C.L.S.

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FLOOR PLANS

SCALE 1: 200

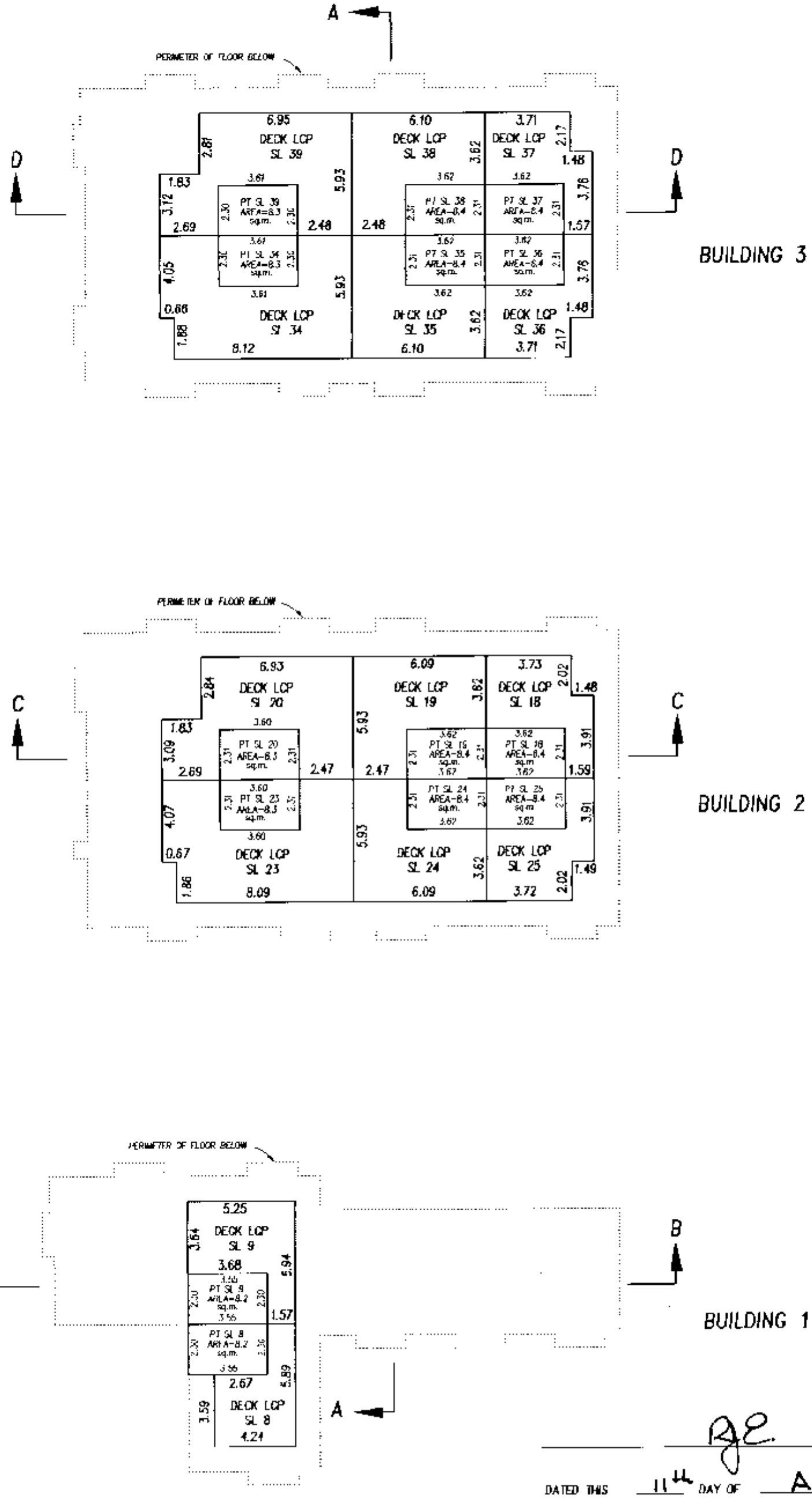
0 5 10

ALL DISTANCES IN METRES

STRATA PLAN LMS 4417

ROOF FLOOR SOUTH

(SEE SHEET 12)



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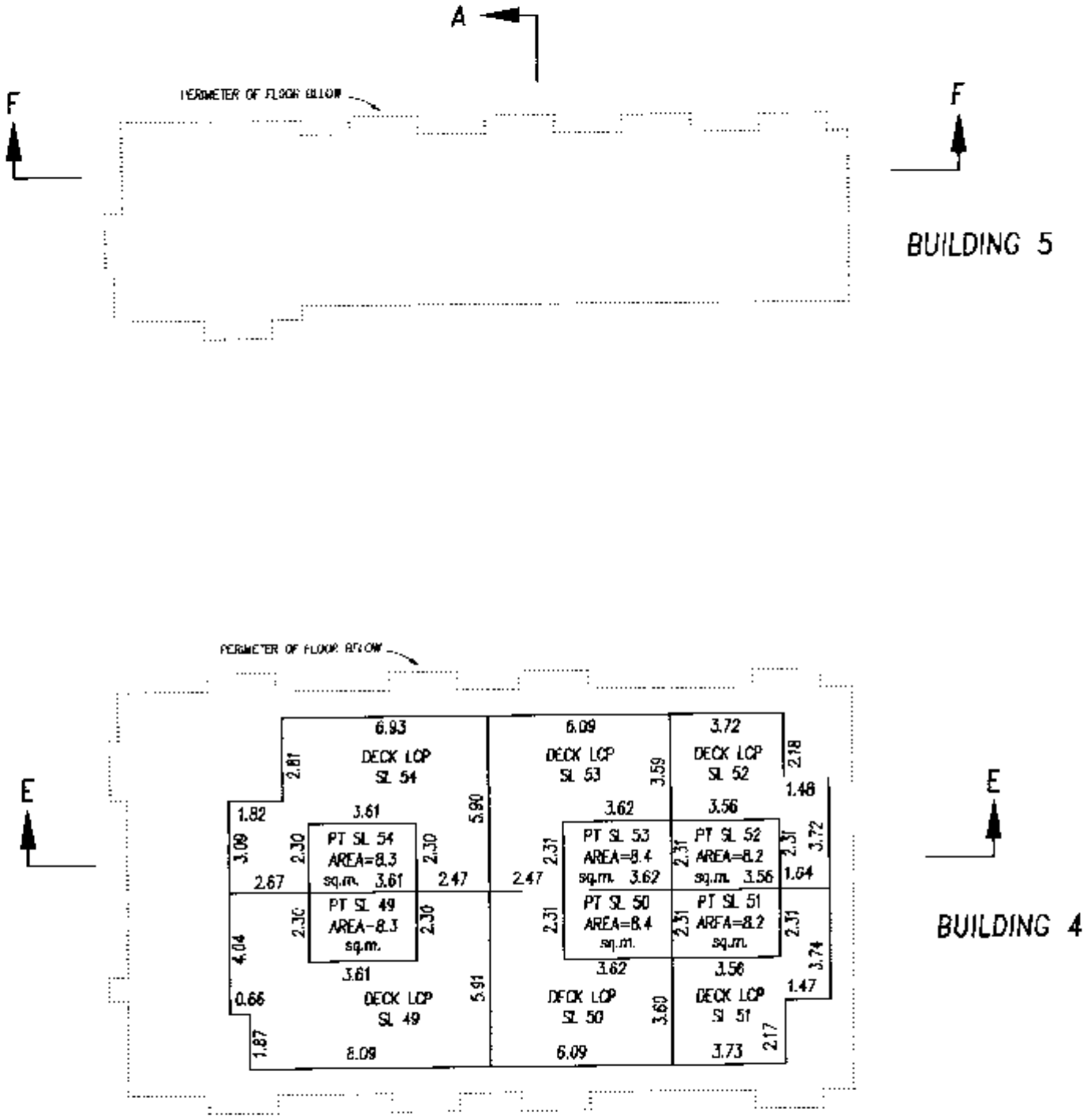
FLOOR PLANS

SCALE 1: 200
0 5 10
ALL DISTANCES IN METRES

STRATA PLAN LMS 4417

ROOF FLOOR NORTH



(SEE SHEET 11)

B.C.L.S.

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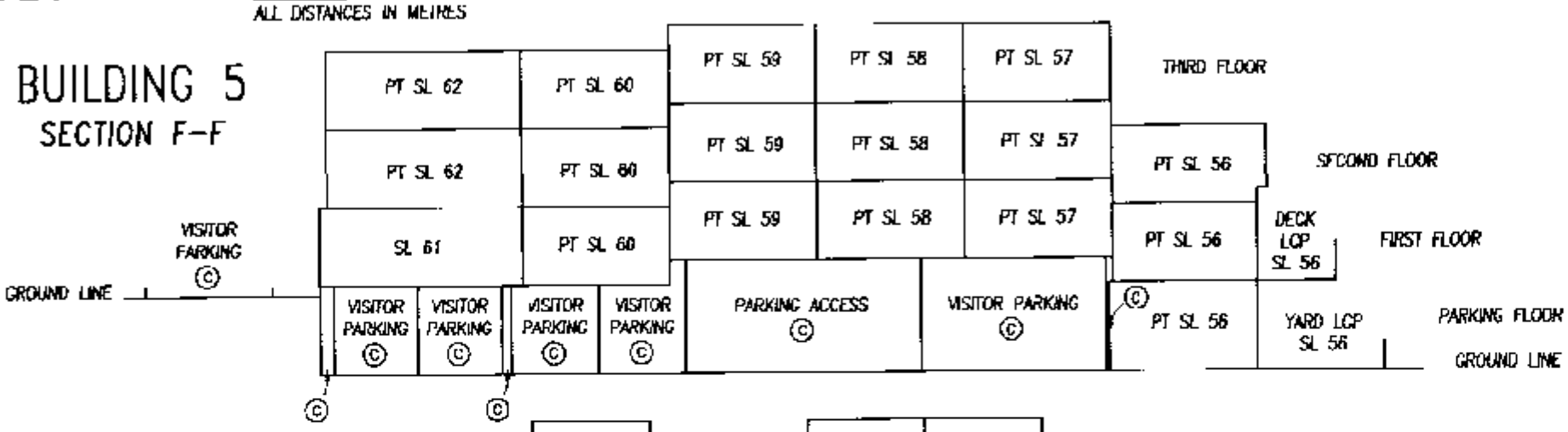
FILED LMLMS4417 N65850 2004-06-15-11.31.52.877329

SECTIONS

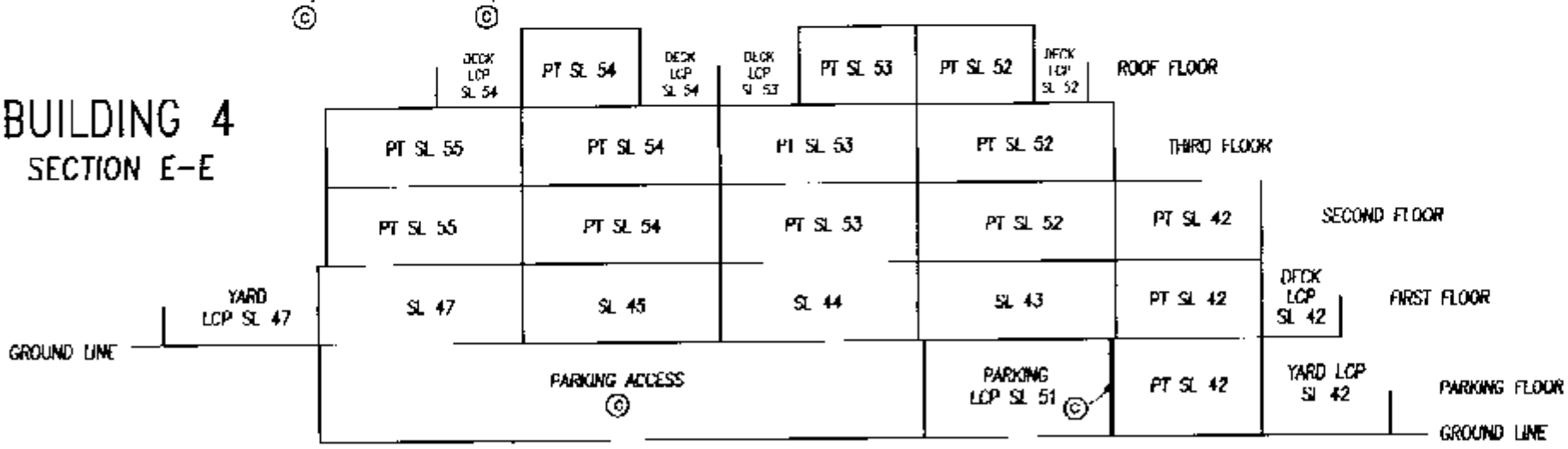
SCALE 1:200
0 5 10 15
ALL DISTANCES IN METRES

STRATA PLAN LMS 4417

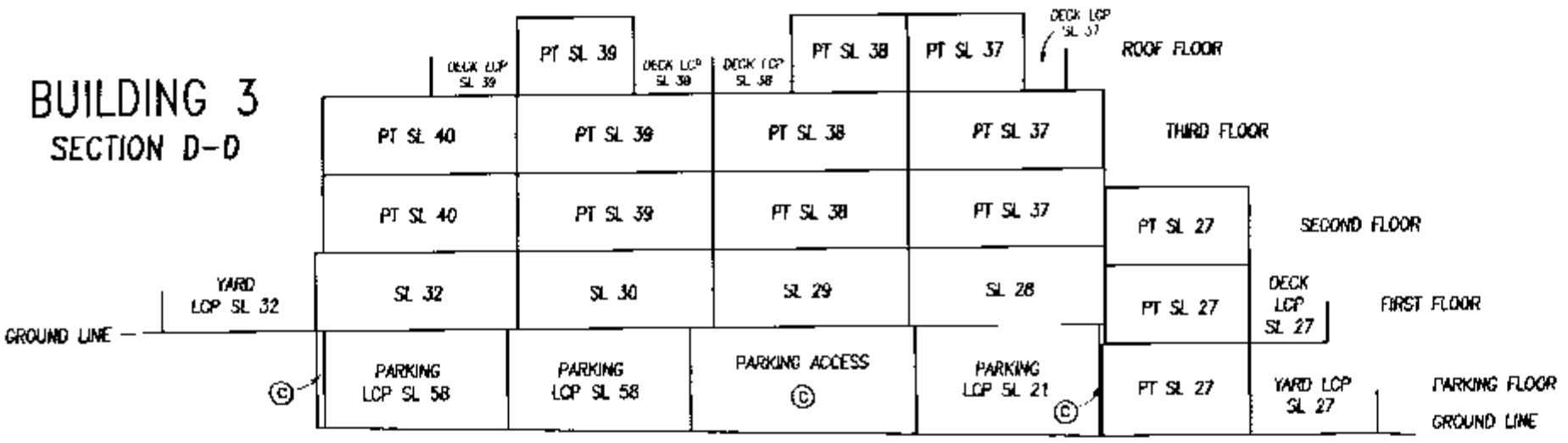
BUILDING 5
SECTION F-F



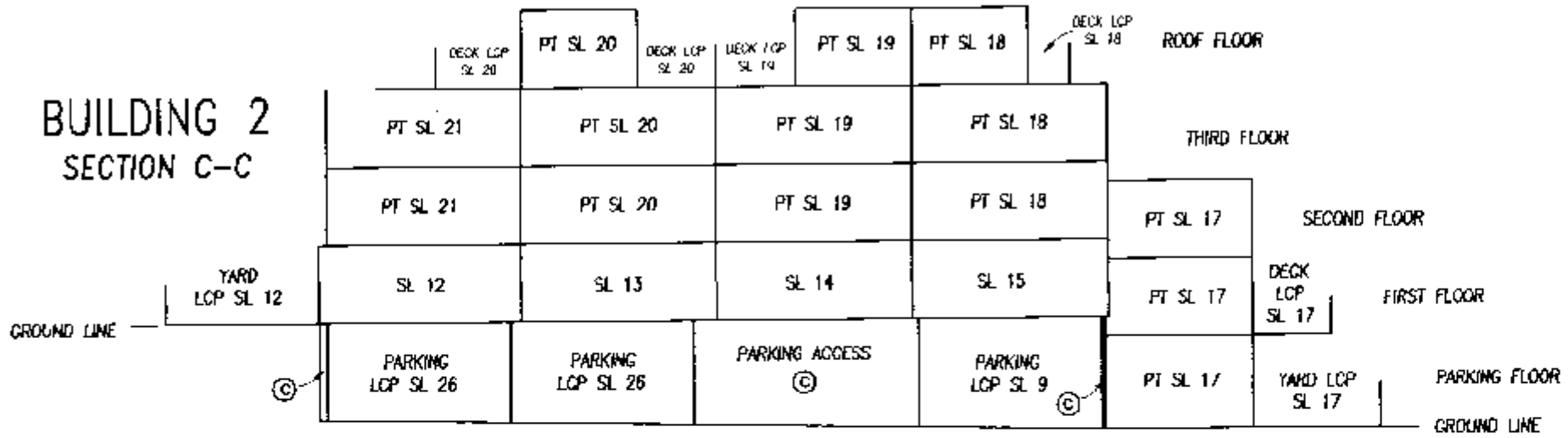
BUILDING 4
SECTION E-E



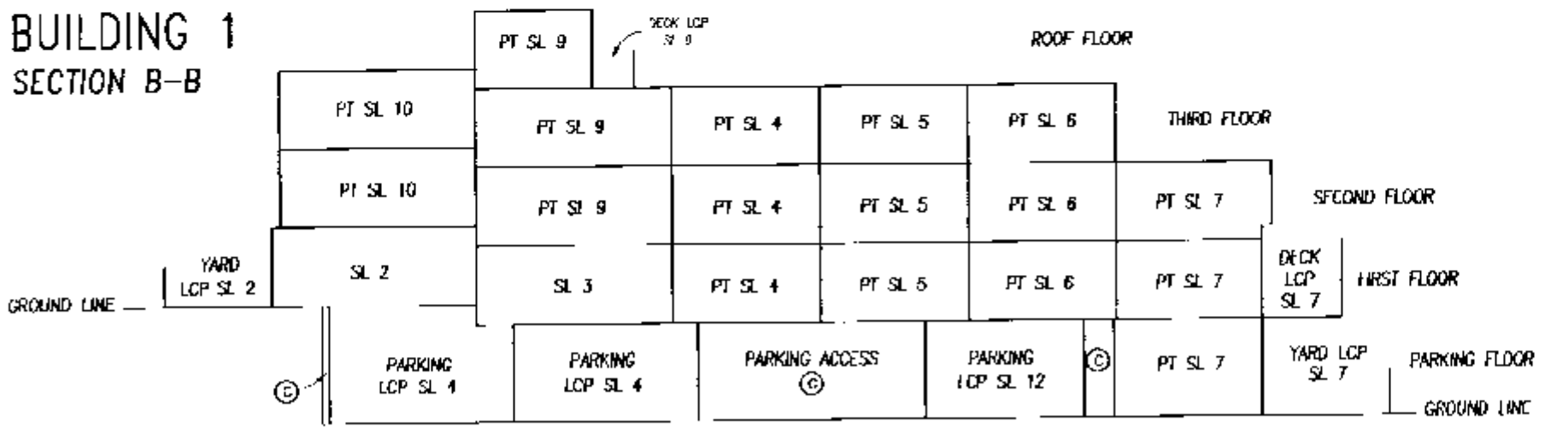
BUILDING 3
SECTION D-D



BUILDING 2
SECTION C-C



BUILDING 1
SECTION B-B



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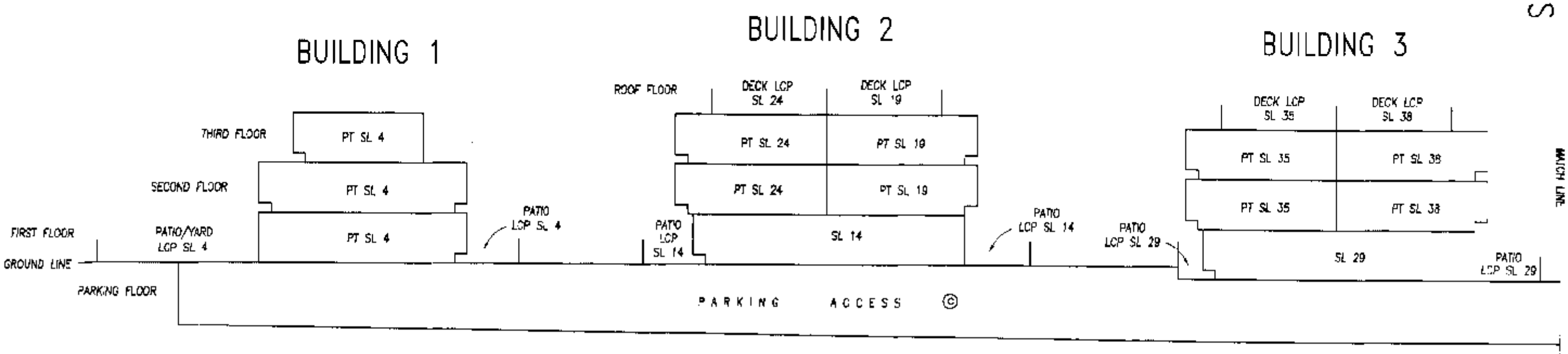
FILED LMLMS4417 N65850 2004-06-15-11.31.52.877329

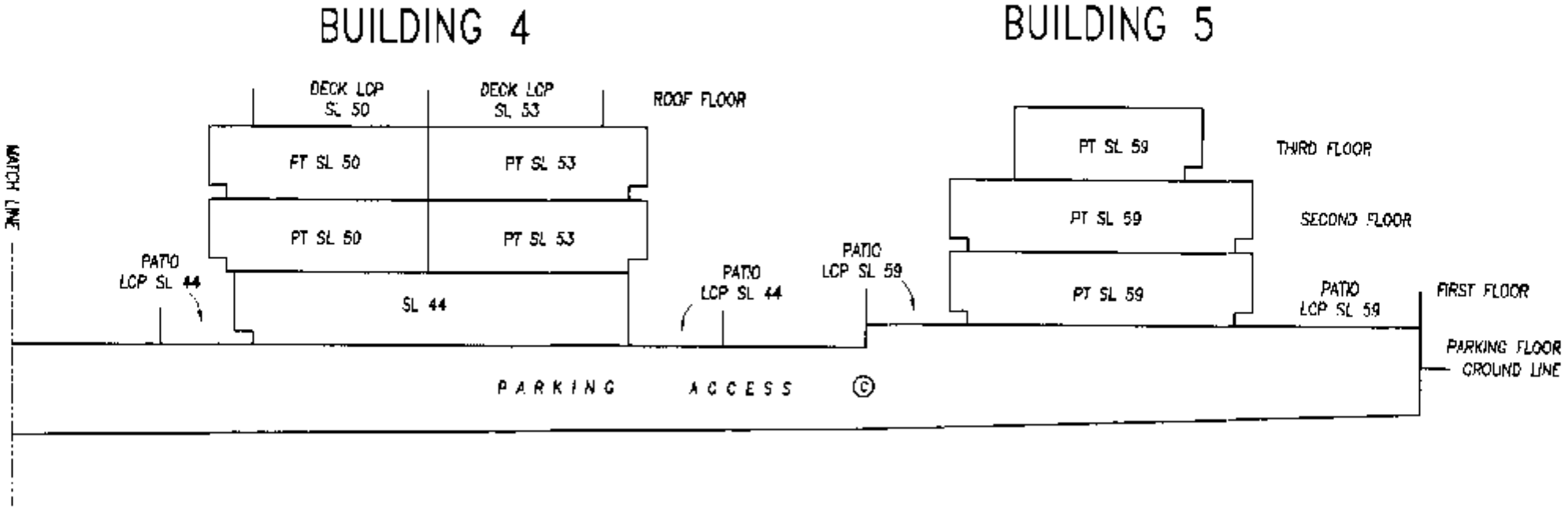
SECTIONS

14772B14

SECTION A – A SOUTH



SECTION A – A NORTH



SCALE 1: 200
0 5 10 15
ALL DISTANCES IN METRES

STRATA PLAN LMS 4417

SHEET 14 OF 14 SHEETS

DATED THIS 11th DAY OF April 2001

B.C.L.S.