

# STRATA PLAN OF LOT B BK. 39, D.L. 541, N.W.D. PLAN LMP 19253

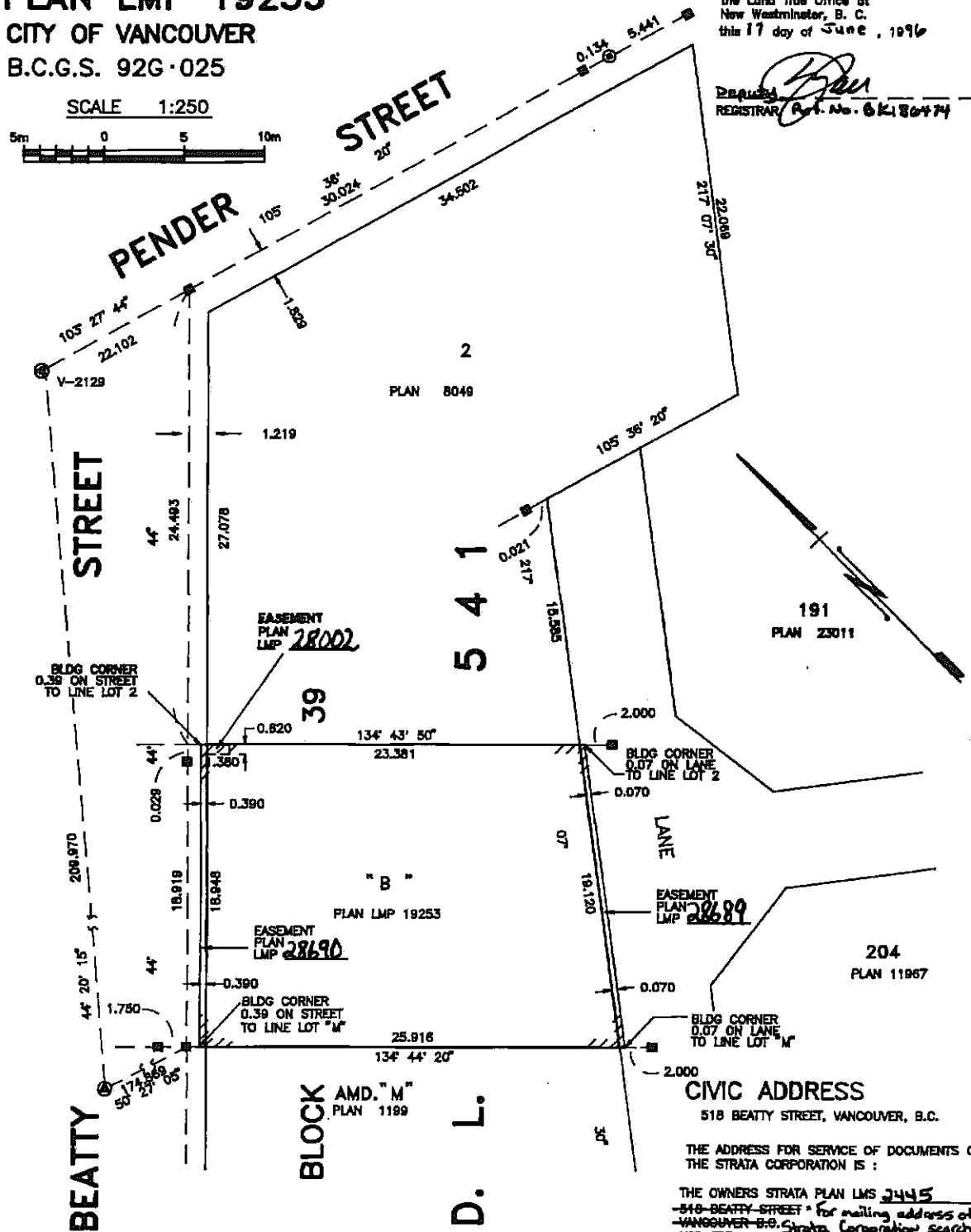
# "STRATA PLAN LMS 2445

CITY OF VANCOUVER  
B.C.G.S. 92G-025

Strata Plan LMS 2445  
deposited and registered in  
the Land Title Office of  
New Westminster, B. C.  
this 17 day of June, 1996

Deputy Registrar  
REGISTRAR *[Signature]*  
Act. No. 6K180474

SCALE 1:250



BLDG CORNER  
0.39 ON STREET  
TO LINE LOT 2

EASEMENT  
PLAN LMP 28002

BLDG CORNER  
0.39 ON STREET  
TO LINE LOT "M"

EASEMENT  
PLAN LMP 28690

BLDG CORNER  
0.07 ON LANE  
TO LINE LOT 2

EASEMENT  
PLAN LMP 28689

BLDG CORNER  
0.07 ON LANE  
TO LINE LOT "M"

**CIVIC ADDRESS**  
518 BEATTY STREET, VANCOUVER, B.C.

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

THE OWNERS STRATA PLAN LMS 2445  
518 BEATTY STREET \* for mailing address of the  
VANCOUVER B.C. Strata Corporation search the  
V88-213 Strata Plans General Index. "

**LEGEND :**

- ⊙ DENOTES CONTROL MONUMENT FOUND
- ⊠ DENOTES STANDARD LEAD PLUG FOUND
- DENOTES STANDARD IRON POST FOUND

BEARINGS ARE GRID AND ARE DERIVED FROM  
VANCOUVER INTEGRATED SURVEY AREA #31  
MONUMENTS V-3774 AND V-2129, NAD 83

THIS PLAN LIES WITHIN THE GREATER  
VANCOUVER REGIONAL DISTRICT.

ALL DISTANCES ARE IN METRES AND  
DECIMALS THEREOF.

I, L.J. ROYAN, OF THE CITY OF VANCOUVER,  
B.C., A BRITISH COLUMBIA LAND SURVEYOR, HEREBY  
CERTIFY:

1. THAT THE BUILDING ERECTED ON THE PARCEL  
DESCRIBED ABOVE IS WHOLLY WITHIN THE EXTERNAL  
BOUNDARIES OF THAT PARCEL SUBJECT TO CLAUSE  
2 OF THIS CERTIFICATE.
2. CERTAIN PARTS OF THE BUILDING PROJECT BEYOND  
SUCH EXTERNAL BOUNDARIES, BUT THEY ARE WITHIN  
THE LIMITS OF THE LANDS CHARGED BY REGISTERED  
EASEMENTS No. 8K 182168 AND  
No. 8K 182174.

*[Signature]* B.C.L.S.  
APRIL 10, 1996

UNDERHILL & UNDERHILL  
ENGINEERS & SURVEYORS  
VANCOUVER, B.C.  
TEL: (604) 732-3384

FILED  
LMS2445  
RCD:1996-06-17 RST:2010-03-16-14:36:52.120

**"STRATA PLAN LMS 2445  
CONDOMINIUM ACT**

LOT No.	SHEET No.	FORM 1	FORM 2	FORM 3
		SCHEDULE OF UNIT ENTITLEMENT	SCHEDULE OF INTEREST UPON DESTRUCTION	SCHEDULE OF VOTING RIGHTS
1	7	66	140	1
2	7	66	180	1
3	7	70	150	1
4	7,8	125	240	1.8
5	7,8	179	400	2.8
6	8	66	143	1
7	8	68	160	1
8	8	70	163	1
9	9	55	136	1
10	9	67	145	1
11	9	73	175	1
12	9	68	163	1
13	9	81	144	1
14	8	83	140	1
15	10	55	142	1
16	10	67	149	1
17	10	73	179	1
18	10	68	169	1
19	10	81	149	1
20	10	83	148	1
21	11	55	146	1
22	11	67	153	1
23	11	73	183	1
24	11	68	173	1
25	11	81	153	1
26	11	83	160	1
27	12	55	150	1
28	12	67	167	1
29	12	73	187	1
30	12	68	177	1
31	12	81	167	1
32	12	83	165	1
33	13	55	155	1
34	13	67	160	1
35	13	73	190	1
36	13	68	180	1
37	13	81	160	1
38	13	83	160	1
39	14	55	160	1
40	14	67	167	1
41	14	73	195	1
42	14	68	185	1
43	14	81	165	1
44	14	83	165	1
45	15,14	82	300	1
46	15,14	92	345	1
47	15,14	104	370	1
48	15,14	106	362	1
49	15,14	95	313	1
50	15,14	100	313	1
AGGREGATE		3613	9369	52.4

UNDERHILL & UNDERHILL  
ENGINEERS & SURVEYORS  
VANCOUVER, B.C.

*SJR.*  
APRIL 10, 1996

B.C.L.S.

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LMS2445  
RCO:1996-06-17  
RST:2010-03-16-14:36:52.120

**STATUTORY DECLARATION**

I/WE THE UNDERSIGNED SOLEMNLY DECLARE THAT:

- (1) I/WE UNDERSIGNED (AM/ARE) THE OWNER DEVELOPER OR (IN THE ALTERNATIVE) THE DULY AUTHORIZED AGENT OF THE OWNER DEVELOPER.
- (2) THE STRATA PLAN IS ENTIRELY FOR COMMERCIAL AND RESIDENTIAL 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.

*J. Mercier*  
 DECLARED BEFORE ME AT VANCOUVER, BRITISH COLUMBIA THIS 27 DAY OF JUNE 1996  
JAMES L. MERCIER

A COMMISSIONER FOR TAKING AFFIDAVITS FOR BRITISH COLUMBIA T. NABATA

OWNER:  
FORJAY MANAGEMENT LTD.  
(INC. NO. 245959)

*J. Mercier*  
 AUTHORIZED SIGNATORY  
JAMES L. MERCIER  
 AUTHORIZED SIGNATORY

*Terry Nabata*  
 WITNESS TERRY NABATA  
Lawyer  
 OCCUPATION

570-999 in Broadway  
ADDRESS

**CERTIFICATE OF APPROVAL SECTION 8(2), SECTION 9(5)**

I HEREBY CERTIFY THAT THE BUILDING SITUATED ON LOT B, BLOCK 39, D.L. 541, PLAN LMP 19253, HAS BEEN APPROVED FOR STRATA PLAN DEVELOPMENT.

THIS 13<sup>TH</sup> DAY OF JUNE, 1996

*Rick Sobiech*  
 APPROVING OFFICER, DIRECTOR OF PLANNING  
 CITY OF VANCOUVER

APPROVED AS TO FORM 1, 2 AND 3 DATED THIS 27 DAY OF JUNE, 1996

*John Anderson*  
 SUPERINTENDENT OF REAL ESTATE

MORTGAGEE:  
THE MUTUAL TRUST COMPANY

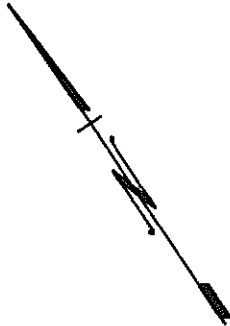
*Ken Teskey*  
 AUTHORIZED SIGNATORY  
KEN TESKEY  
 AUTHORIZED SIGNATORY

*Gloria Phillips*  
 WITNESS GLORIA PHILLIPS  
Secretary  
 OCCUPATION

209-6258 Arcola St., Abb., B.C.  
ADDRESS

SECTION A-A

SCALE 1:125



L.C.P. FOR S.L. 47			L.C.P. FOR S.L. 46			Pt. S.L. 45			ROOF
Pt. S.L. 47			Pt. S.L. 46			Pt. S.L. 45			9th FLOOR
S.L. 41			S.L. 40			S.L. 39			8th FLOOR
S.L. 35			S.L. 34			S.L. 33			7th FLOOR
S.L. 29			S.L. 28			S.L. 27			6th FLOOR
S.L. 23			S.L. 22			S.L. 21			5th FLOOR
S.L. 17			S.L. 16			S.L. 15			4th FLOOR
S.L. 11			S.L. 10			S.L. 9			3rd FLOOR
Pt. S.L. 5			C. CORRIDOR		Pt. S.L. 4			C. CORRIDOR	2nd FLOOR
Pt. S.L. 5			C. FUSE PANEL	C. CORRIDOR	C. MECH.	Pt. S.L. 4			1st FLOOR
L.C.P. FOR S.L. 49			C. DRIVEWAY			L.C.P. FOR S.L. 40			BASEMENT
									PARKING LEVEL

S.L. DENOTES STRATA LOT  
 C. " COMMON PROPERTY  
 L.C.P. " LIMITED COMMON PROPERTY  
 Pt. " PART  
 m<sup>2</sup> " SQUARE METRES

UNDERHILL & UNDERHILL  
 ENGINEERS & SURVEYORS  
 VANCOUVER, B.C.

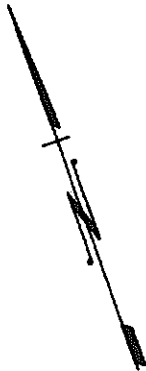
*JJA*  
 APRIL 10, 1996 B.C.L.S.

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STRATA PLAN LMS 2445

SECTION B-B

SCALE 1:125



Pt. S.L. 48	Pt. S.L. 49	Pt. S.L. 50	ROOF
Pt. S.L. 48	Pt. S.L. 49	Pt. S.L. 50	9th FLOOR
Pt. S.L. 48	Pt. S.L. 49	Pt. S.L. 50	8th FLOOR
S.L. 42	S.L. 43	S.L. 44	7th FLOOR
S.L. 38	S.L. 37	S.L. 38	6th FLOOR
S.L. 30	S.L. 31	S.L. 32	5th FLOOR
S.L. 24	S.L. 25	S.L. 26	4th FLOOR
S.L. 18	S.L. 19	S.L. 20	3rd FLOOR
S.L. 12	S.L. 13	S.L. 14	2nd FLOOR
S.L. 8	S.L. 7	S.L. 6	1st FLOOR
S.L. 3	S.L. 2	S.L. 1	BASEMENT
L.C.P. FOR S.L. 45	C. DRIVEWAY	L.C.P. FOR S.L. 24	PARKING LEVEL

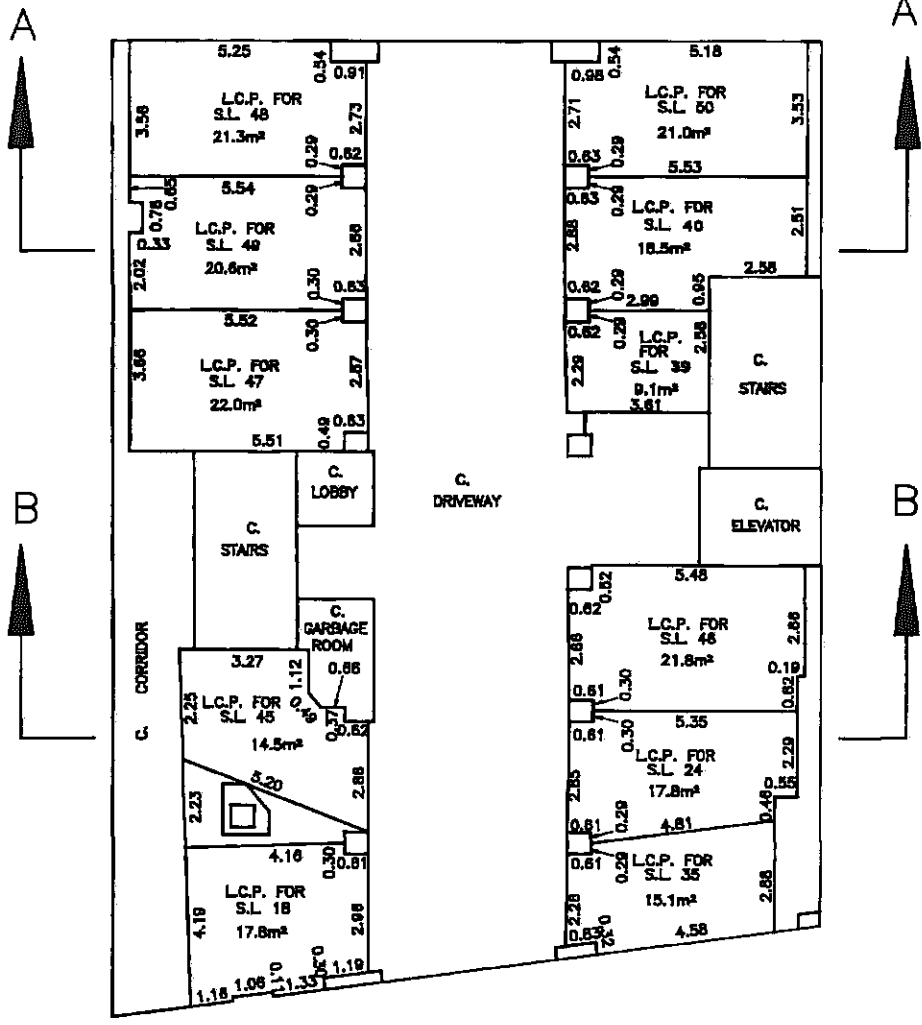
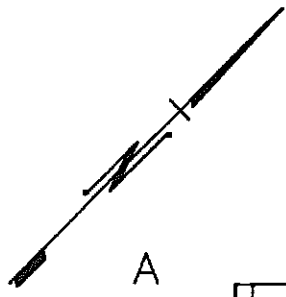
S.L. DENOTES STRATA LOT  
 C. " COMMON PROPERTY  
 L.C.P. " LIMITED COMMON PROPERTY  
 Pt. " PART  
 m<sup>2</sup> " SQUARE METRES

UNDERHILL & UNDERHILL  
 ENGINEERS & SURVEYORS  
 VANCOUVER, B.C.

*SJA*  
 APRIL 10, 1996 B.C.L.S.

PARKING

SCALE 1:125



S.L. DENOTES STRATA LOT  
 C. " COMMON PROPERTY  
 L.C.P. " LIMITED COMMON PROPERTY  
 PL " PART  
 m<sup>2</sup> " SQUARE METRES

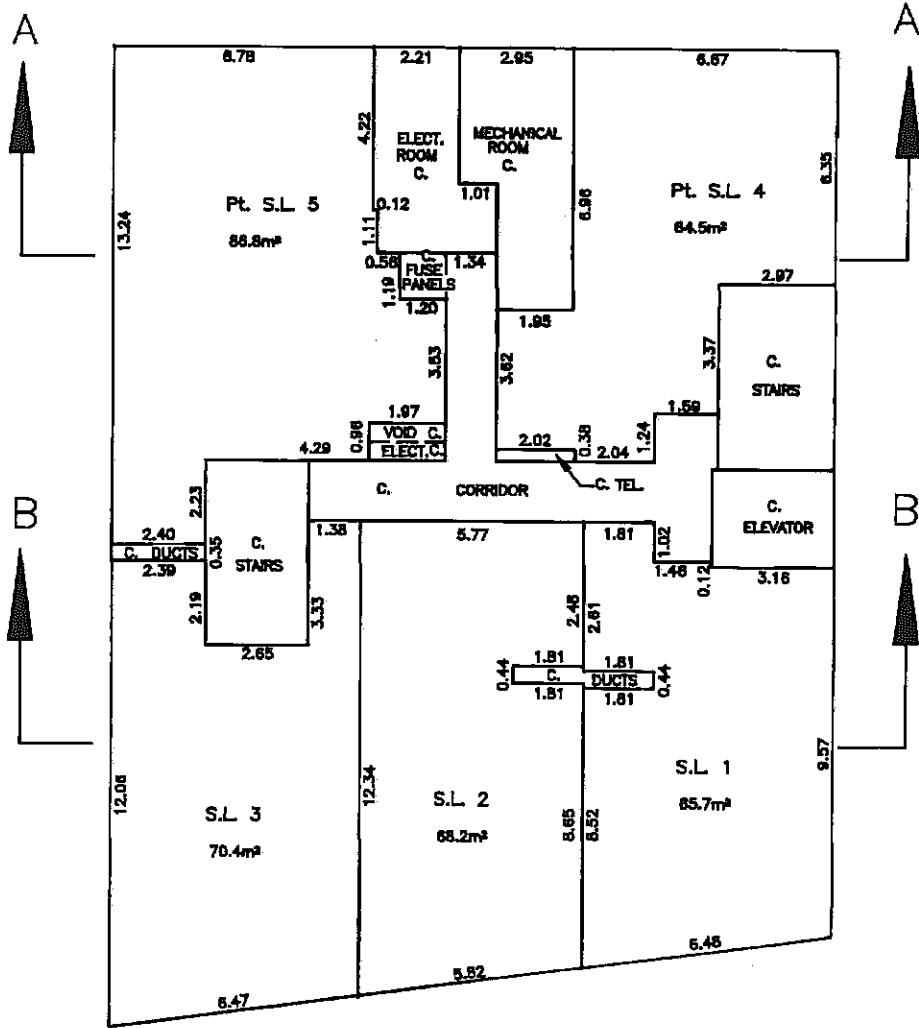
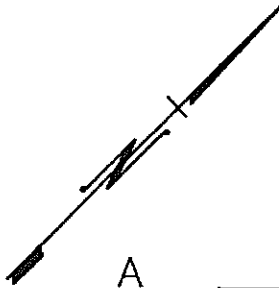
UNDERHILL & UNDERHILL  
 ENGINEERS & SURVEYORS  
 VANCOUVER, B.C.

*Sgr*  
 APRIL 10, 1986 B.C.L.S.

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 LMS2445  
 RCD:1996-06-17  
 RST:2010-03-16-14:36:52.120

BASEMENT

SCALE 1:125



S.L. DENOTES STRATA LOT  
 C. ' COMMON PROPERTY  
 L.C.P. ' LIMITED COMMON PROPERTY  
 Pt. ' PART  
 m<sup>2</sup> ' SQUARE METRES

UNDERHILL & UNDERHILL  
 ENGINEERS & SURVEYORS  
 VANCOUVER, B.C.

SA  
 APRIL 10, 1996

B.C.L.S.

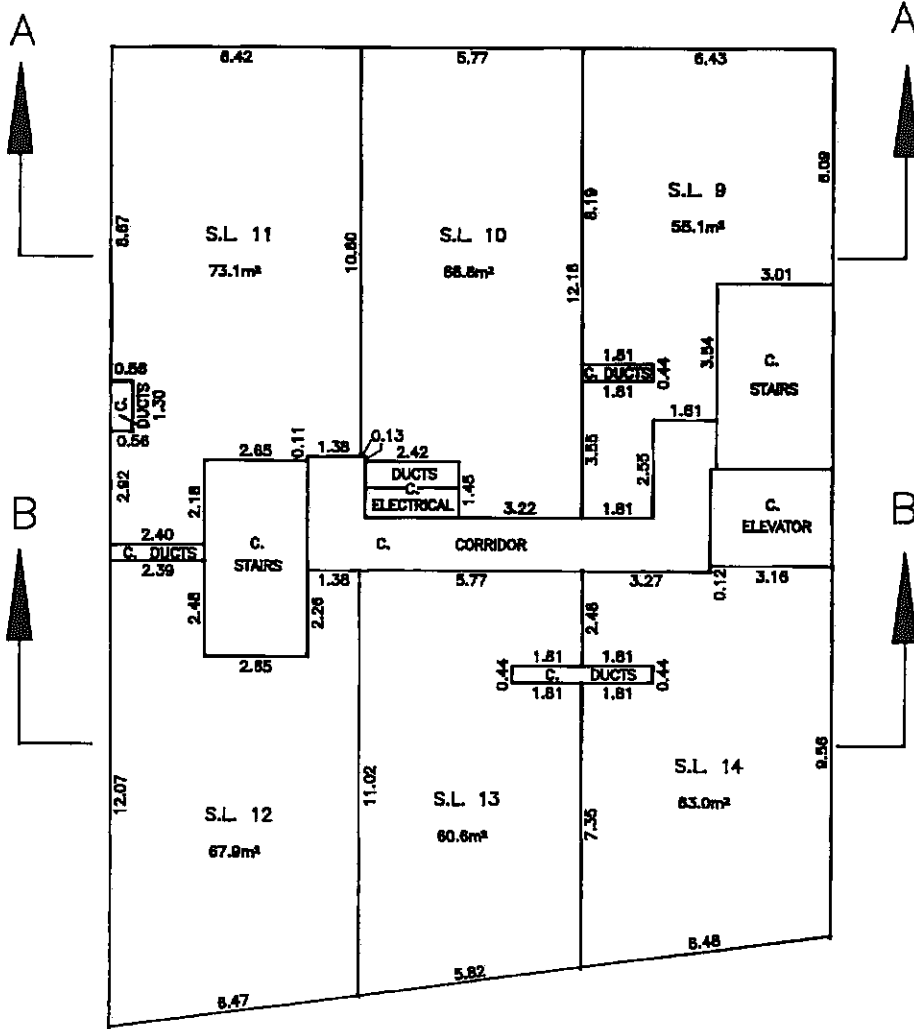
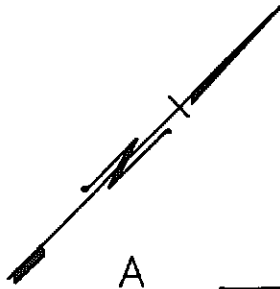




# STRATA PLAN LMS 2445

## SECOND FLOOR

SCALE 1:125



S.L. DENOTES STRATA LOT  
 C. " COMMON PROPERTY  
 L.C.P. " LIMITED COMMON PROPERTY  
 Pt. " PART  
 m² " SQUARE METRES

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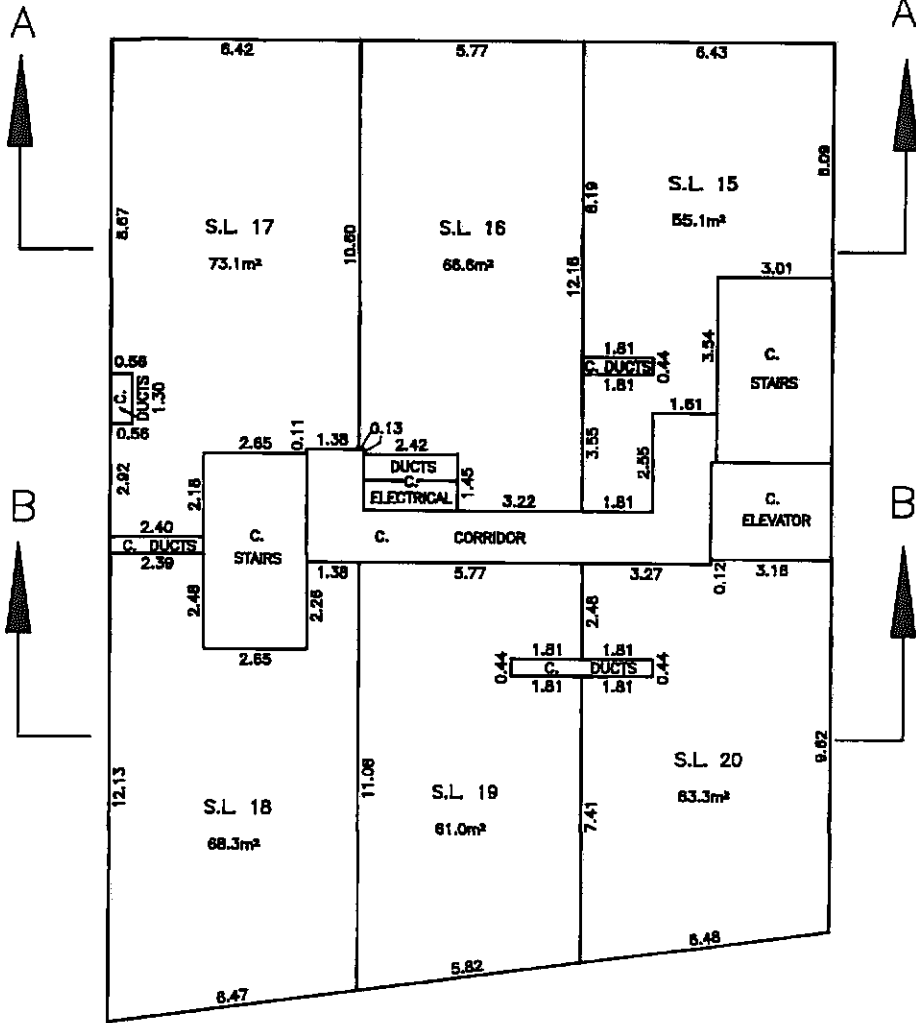
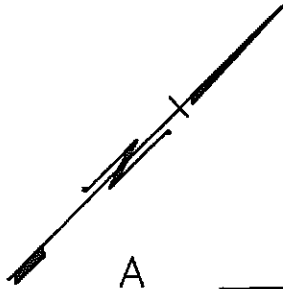
*[Signature]*  
 APRIL 10, 1996 B.C.L.S.

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# STRATA PLAN LMS 2445

## THIRD FLOOR

SCALE 1:125



S.L. DENOTES STRATA LOT  
 C. " COMMON PROPERTY  
 L.C.P. " LIMITED COMMON PROPERTY  
 Pt. " PART  
 m<sup>2</sup> " SQUARE METRES

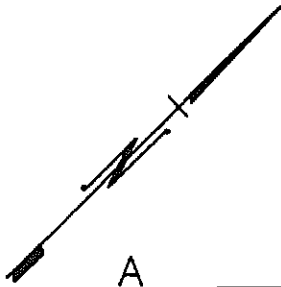
UNDERHILL & UNDERHILL  
 ENGINEERS & SURVEYORS  
 VANCOUVER, B.C.

*[Signature]*  
 APRIL 10, 1996 B.C.L.S.

STRATA PLAN LMS 2445

FOURTH FLOOR

SCALE 1:125

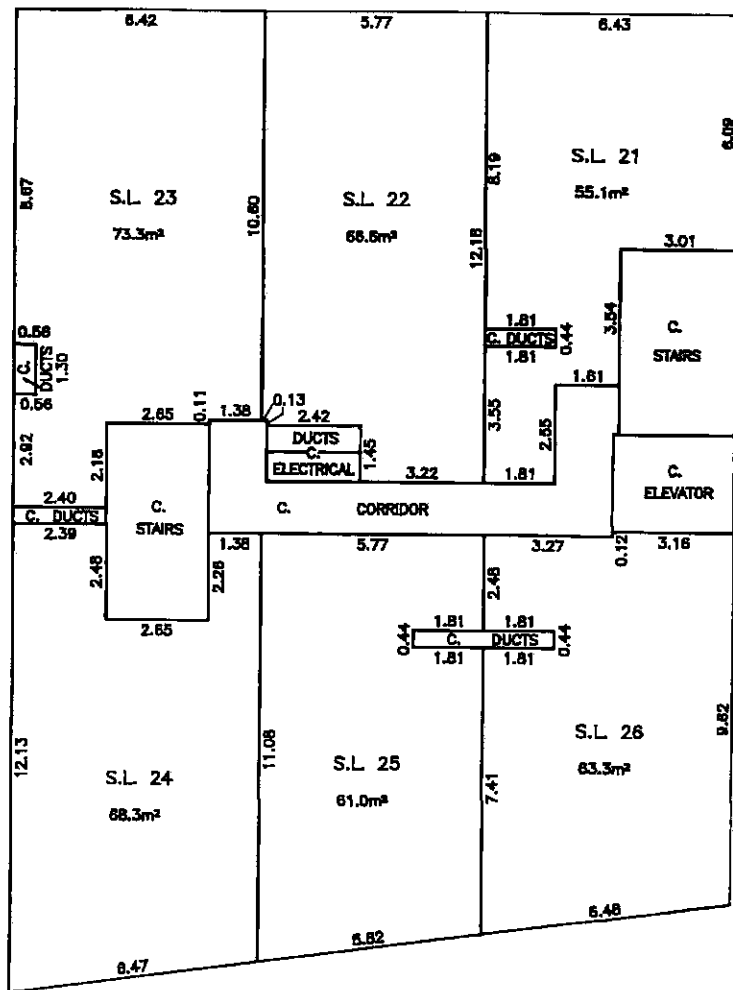


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S.L. DENOTES STRATA LOT  
 C. / COMMON PROPERTY  
 L.C.P. / LIMITED COMMON PROPERTY  
 PL / PART  
 m<sup>2</sup> / SQUARE METRES

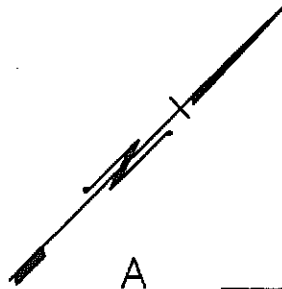
UNDERHILL & UNDERHILL  
 ENGINEERS & SURVEYORS  
 VANCOUVER, B.C.

APRIL 10, 1996

B.C.L.S.

FIFTH FLOOR

SCALE 1:125

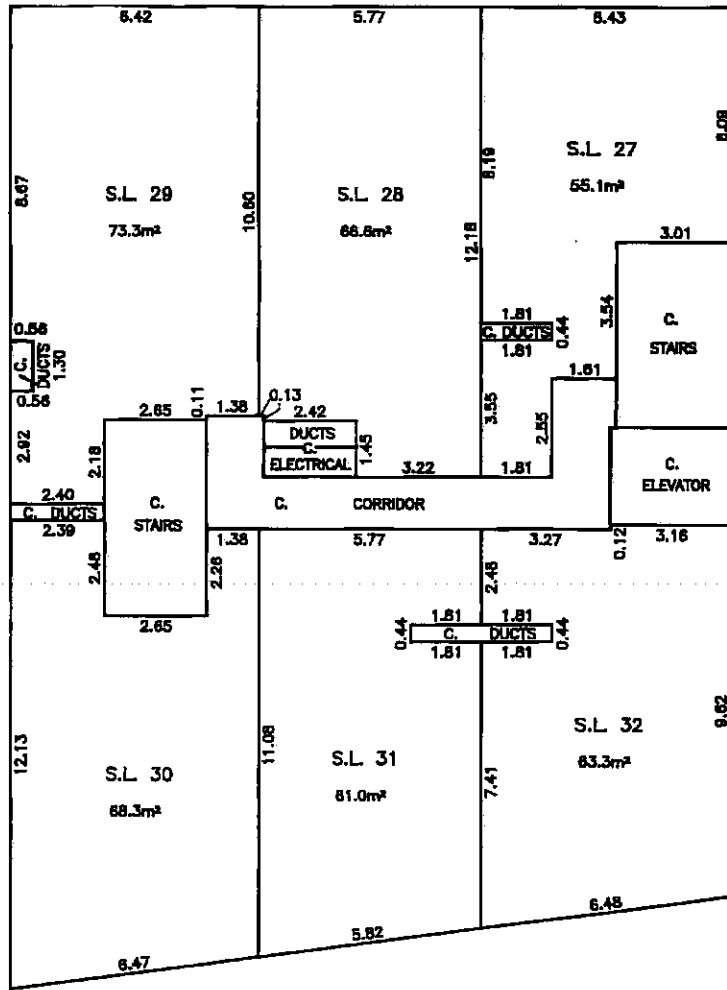


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S.L. DENOTES STRATA LOT  
 C. / COMMON PROPERTY  
 L.C.P. / LIMITED COMMON PROPERTY  
 Pt. / PART  
 m² / SQUARE METRES

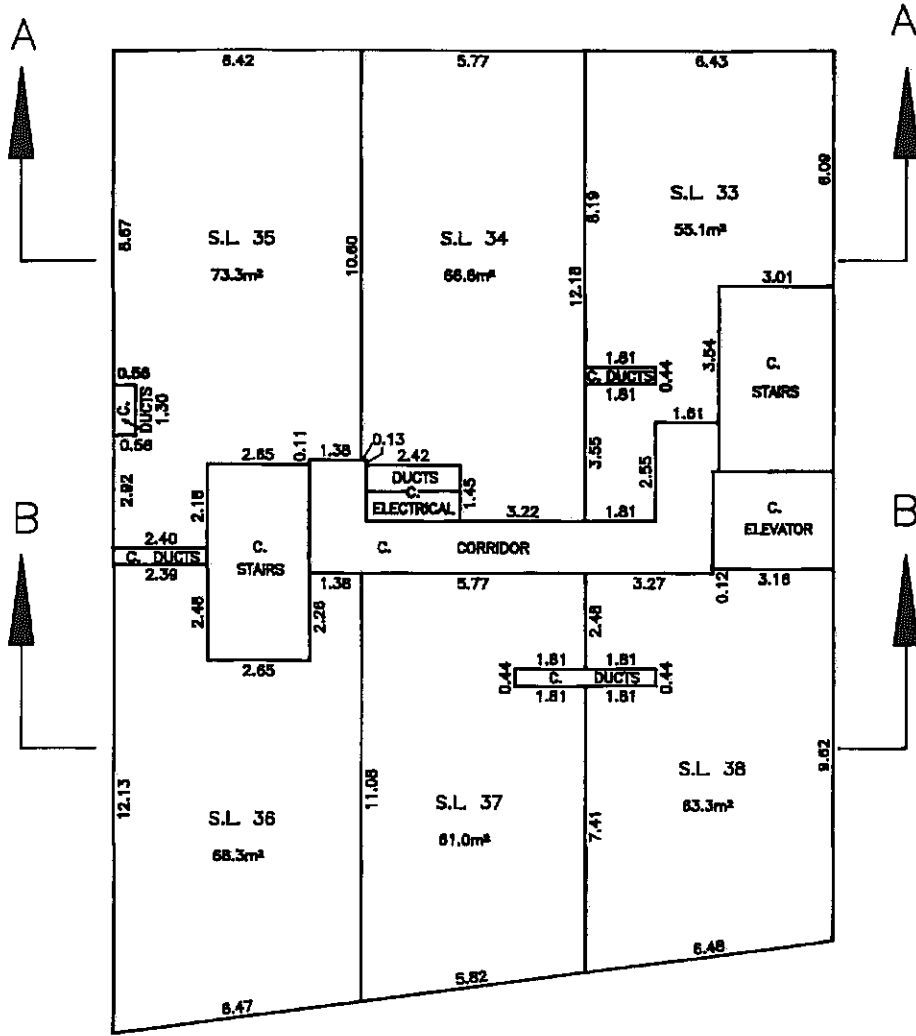
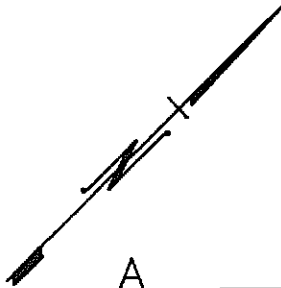
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 VANCOUVER, B.C.

APRIL 10, 1986

B.C.L.S.

SIXTH FLOOR

SCALE 1:125



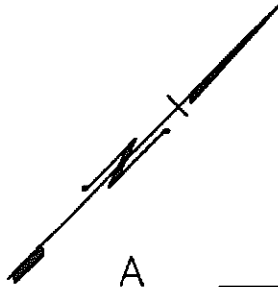
S.L. DENOTES STRATA LOT  
 C. COMMON PROPERTY  
 L.C.P. LIMITED COMMON PROPERTY  
 Pt. PART  
 m<sup>2</sup> SQUARE METRES

UNDERHILL & UNDERHILL  
 ENGINEERS & SURVEYORS  
 VANCOUVER, B.C.

*SJA*  
 APRIL 10, 1996 B.C.L.S.

SEVENTH FLOOR

SCALE 1:125

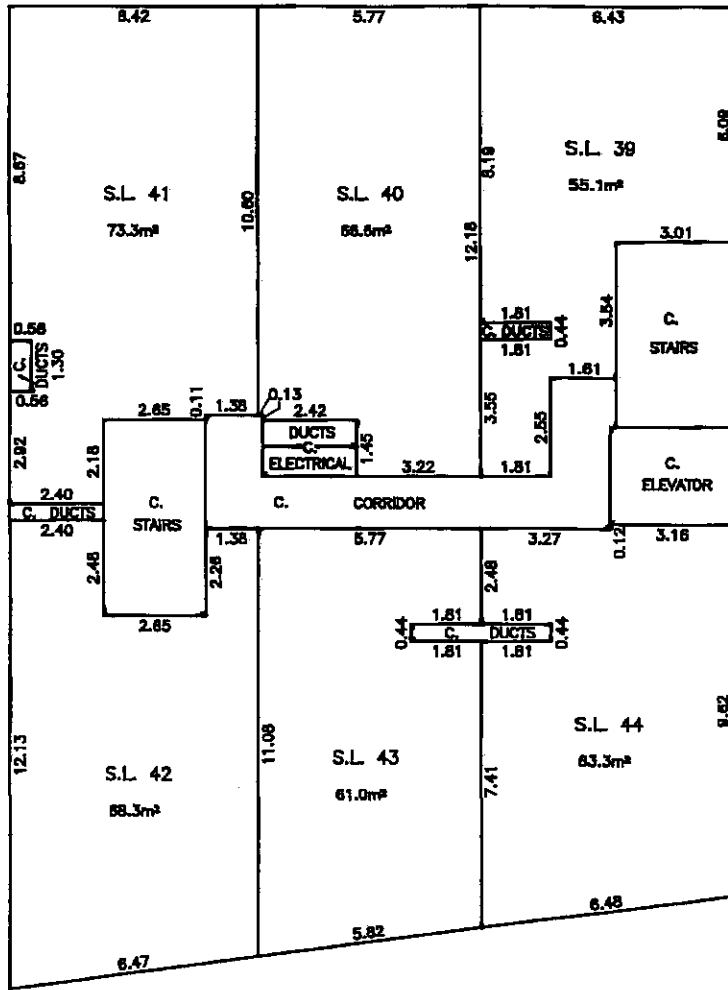


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S.L. DENOTES STRATA LOT  
 C. COMMON PROPERTY  
 L.C.P. LIMITED COMMON PROPERTY  
 Pt. PART  
 m² SQUARE METRES

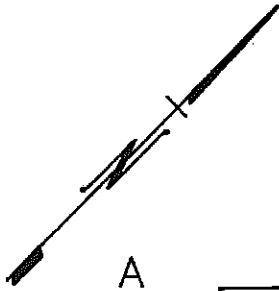
UNDERHILL & UNDERHILL  
 ENGINEERS & SURVEYORS  
 VANCOUVER, B.C.

*SP*  
 APRIL 10, 1986

B.C.L.S.

EIGHTH FLOOR

SCALE 1:125

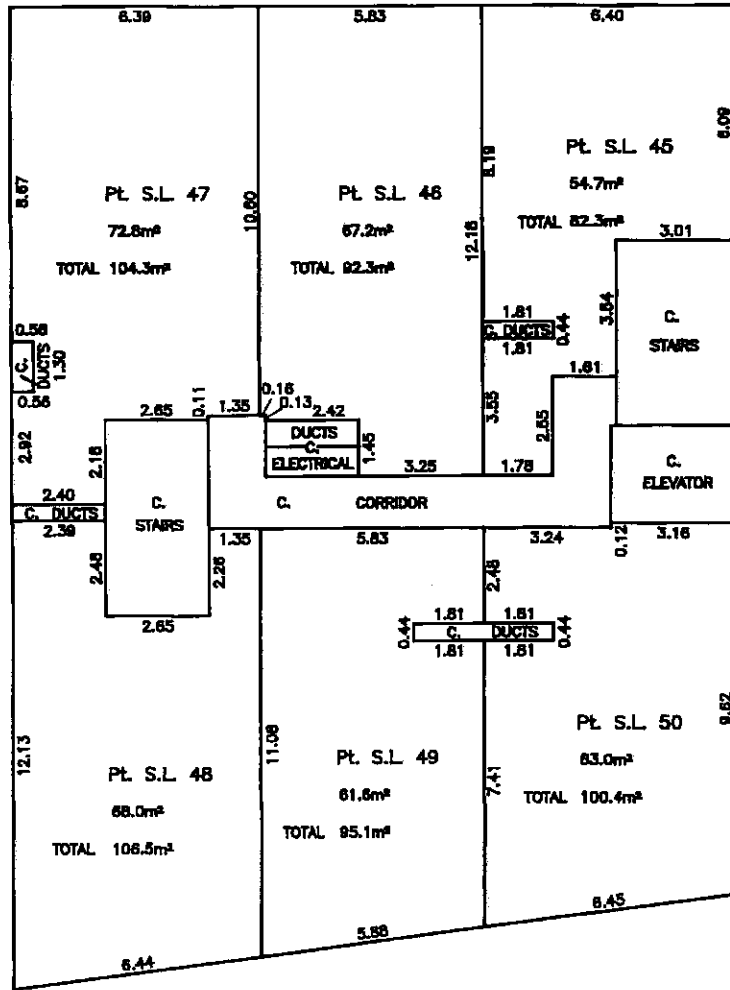


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S.L. DENOTES STRATA LOT  
 C. " COMMON PROPERTY  
 L.C.P. " LIMITED COMMON PROPERTY  
 Pt. " PART  
 m² " SQUARE METRES

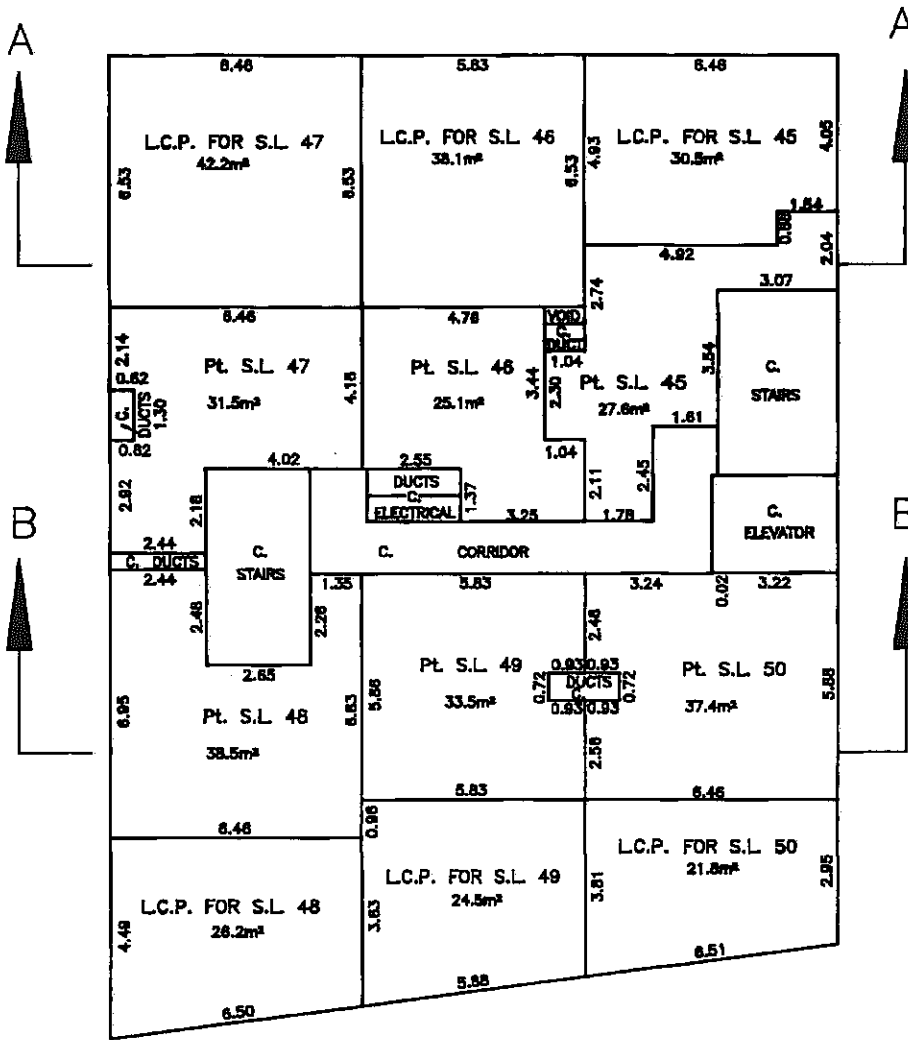
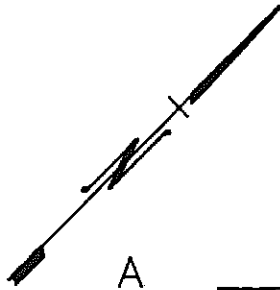
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 ENGINEERS & SURVEYORS  
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*sgn*  
 APRIL 10, 1996 B.C.L.S.

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NINTH FLOOR

SCALE 1:125



S.L. DENOTES STRATA LOT  
 C. COMMON PROPERTY  
 L.C.P. LIMITED COMMON PROPERTY  
 Pt. PART  
 m² SQUARE METRES

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 ENGINEERS & SURVEYORS  
 VANCOUVER, B.C.

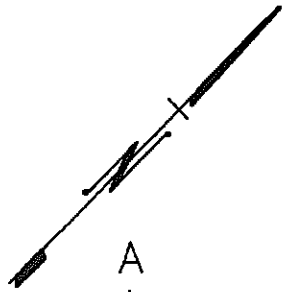
APRIL 10, 1996 B.C.L.S.



STRATA PLAN LMS 2445

ROOF

SCALE 1:125



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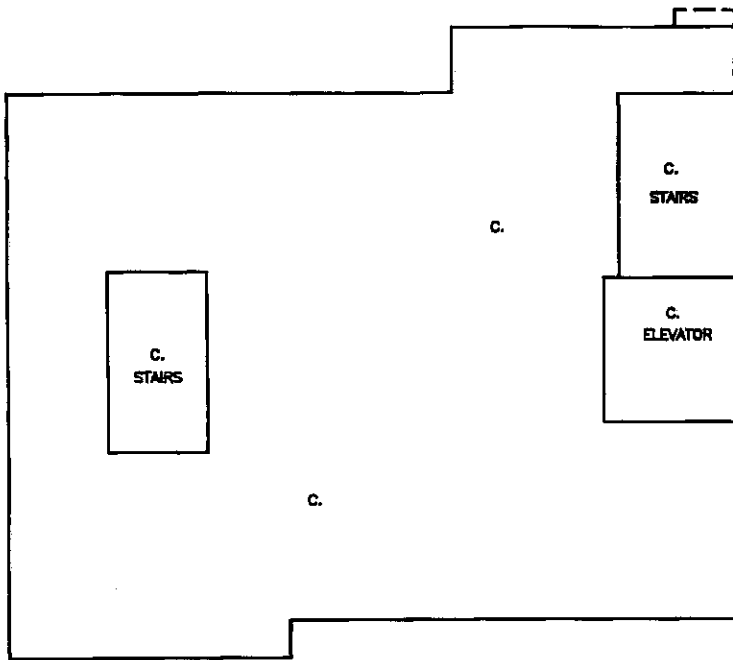
A



B



B



S.L.	DENOTES	STRATA LOT
C.	"	COMMON PROPERTY
L.C.P.	"	LIMITED COMMON PROPERTY
PL	"	PART
m <sup>2</sup>	"	SQUARE METRES

UNDERHILL & UNDERHILL  
ENGINEERS & SURVEYORS  
VANCOUVER, B.C.

*SJA*  
APRIL 10, 1996

B.C.L.S.



