

BL53787 - BL53864

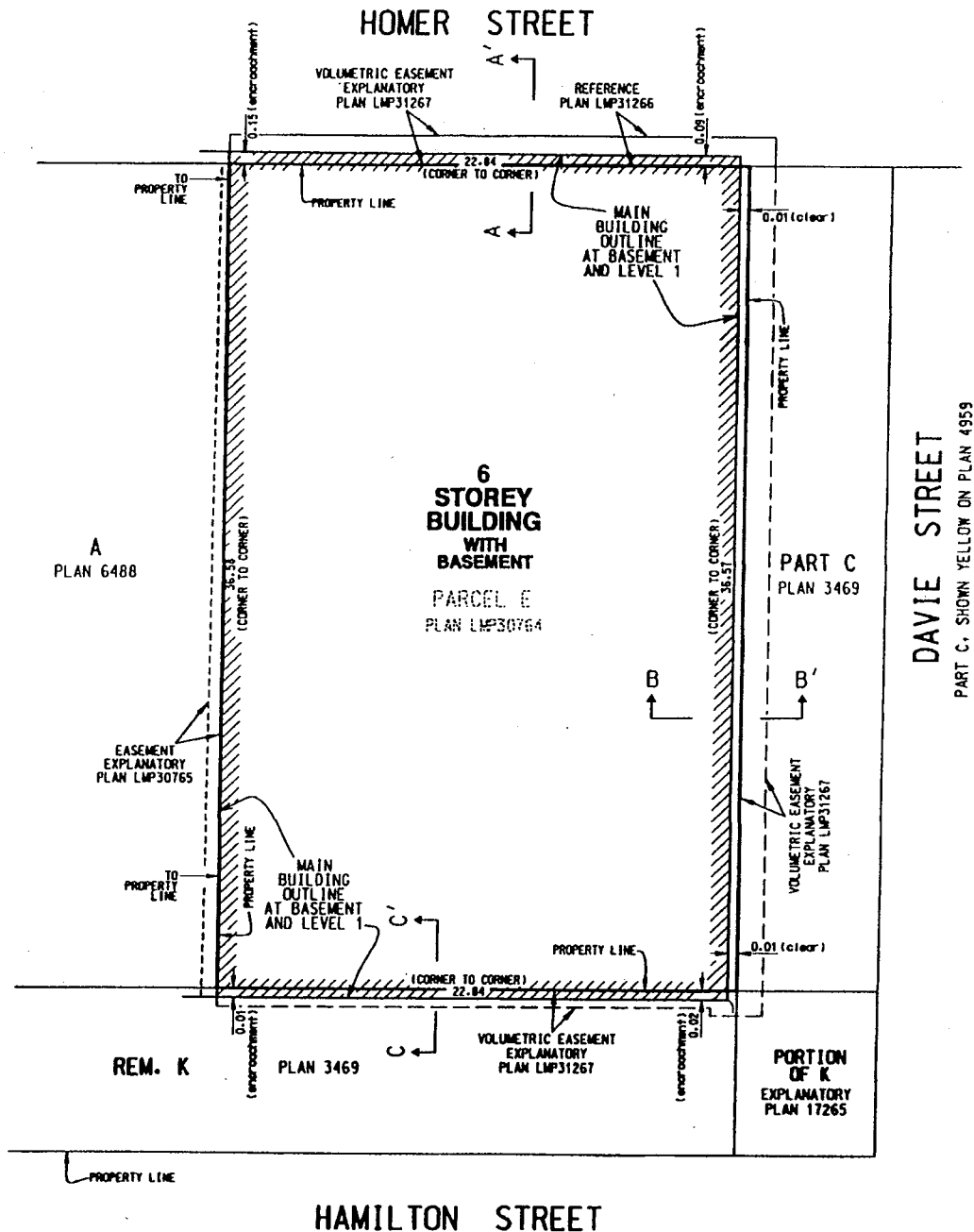
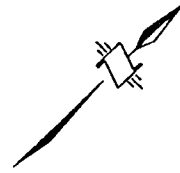
McELHANNAY ASSOCIATES
PROFESSIONAL LAND SURVEYORS
13160 88th AVENUE
SURREY, B.C. V3W 3K3
TEL. (604) 596 0391
FILE 2112 06066-3 (REV.11)

BUILDING LOCATION AND DIMENSIONS AT BASEMENT, LEVEL 1 AND ROOF

STRATA PLAN LMS 2686

SCALE 1:200

0 1 2 3 4 5 10m
(ALL DIMENSIONS ARE IN METRES)



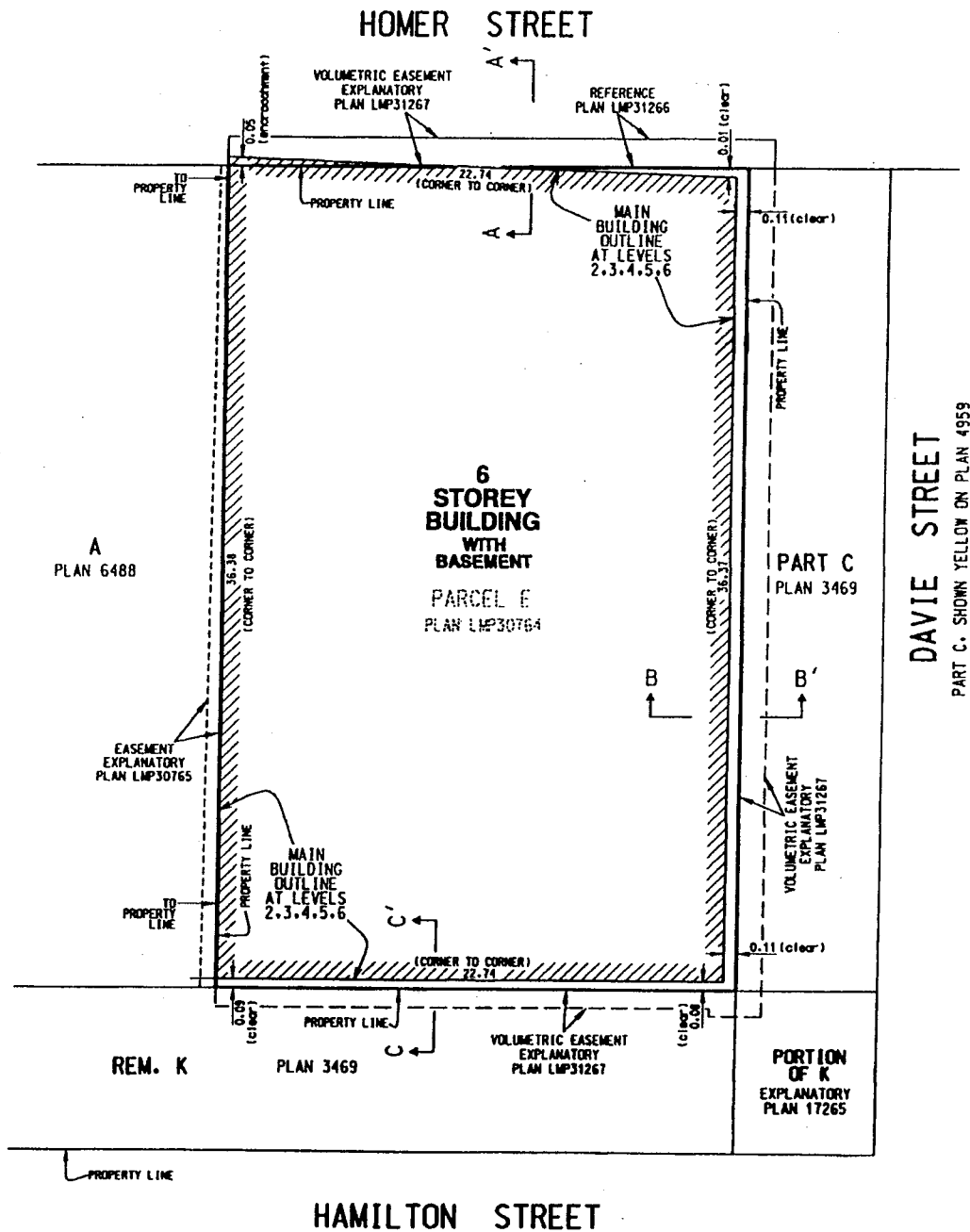
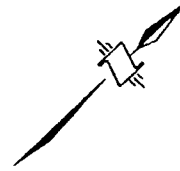
1001

BUILDING LOCATION AND DIMENSIONS AT LEVELS 2,3,4,5 & 6

STRATA PLAN LMS 2686

SCALE 1:200

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(ALL DIMENSIONS ARE IN METRES)

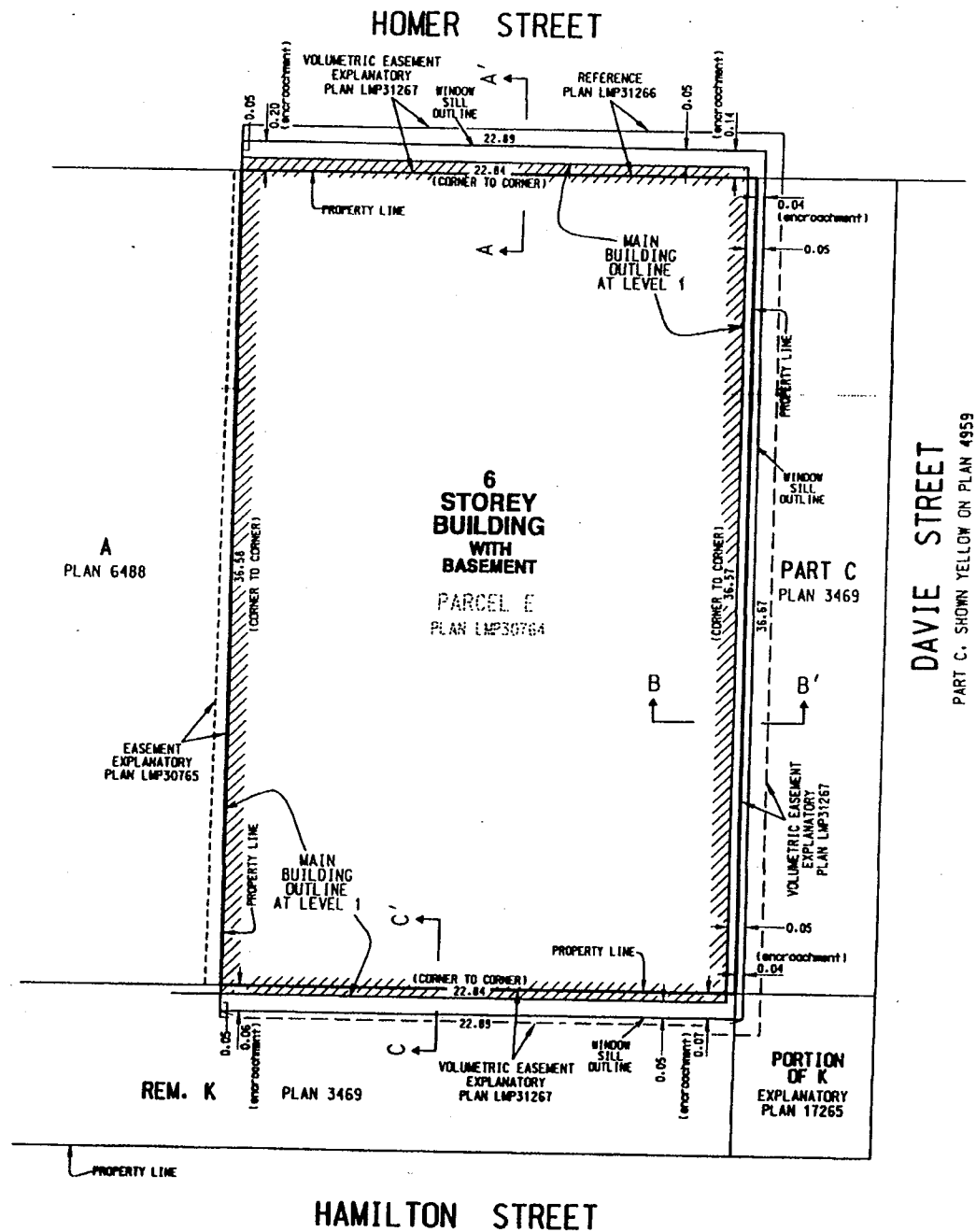


112

LOCATION AND DIMENSIONS OF WINDOW SILL ENCROACHMENTS AT LEVEL 1

STRATA PLAN LMS 2686

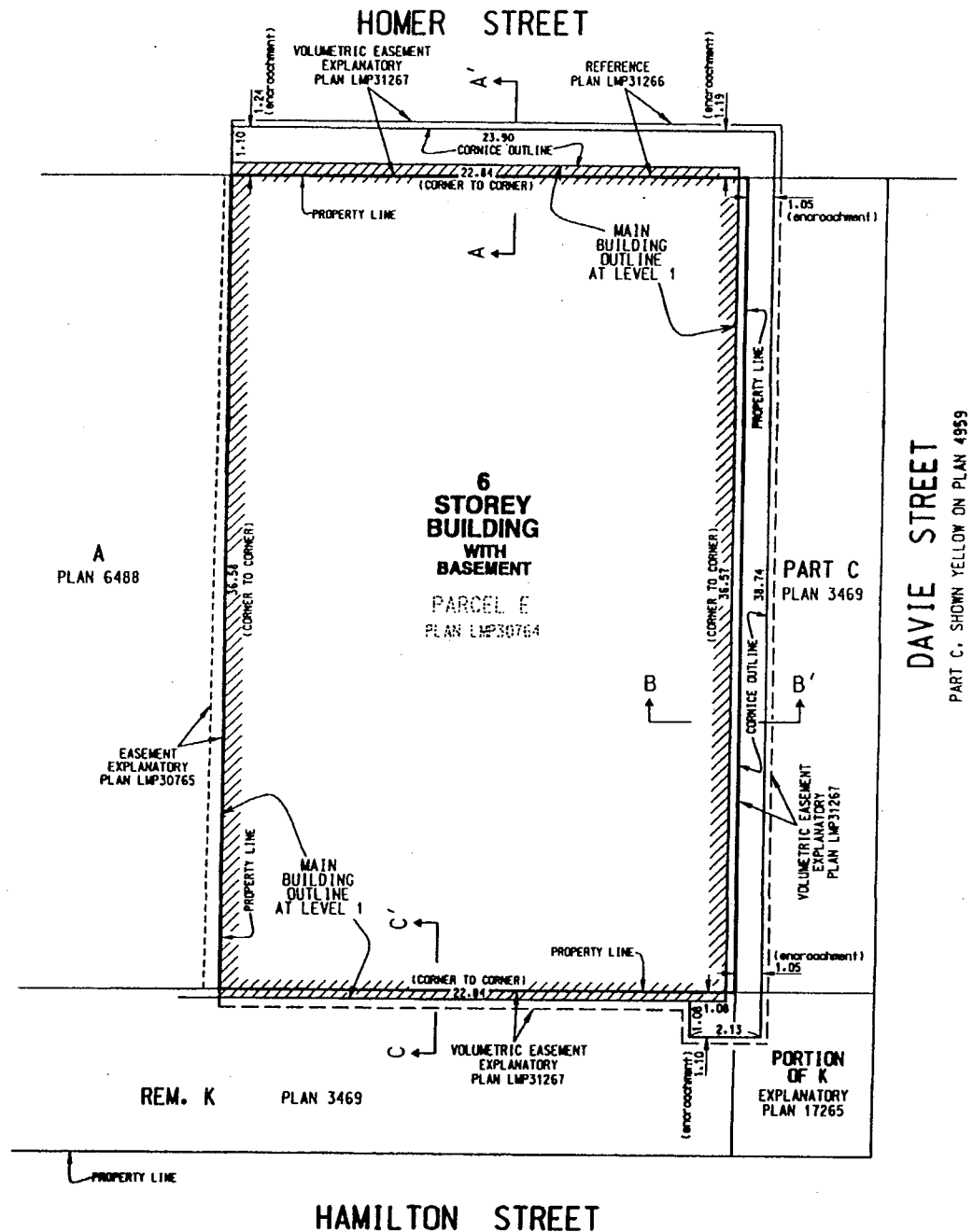
SCALE 1:200



LOCATION AND DIMENSIONS OF CORNICE ENCROACHMENTS AT ROOF LEVEL

STRATA PLAN LMS 2676

SCALE 1:200

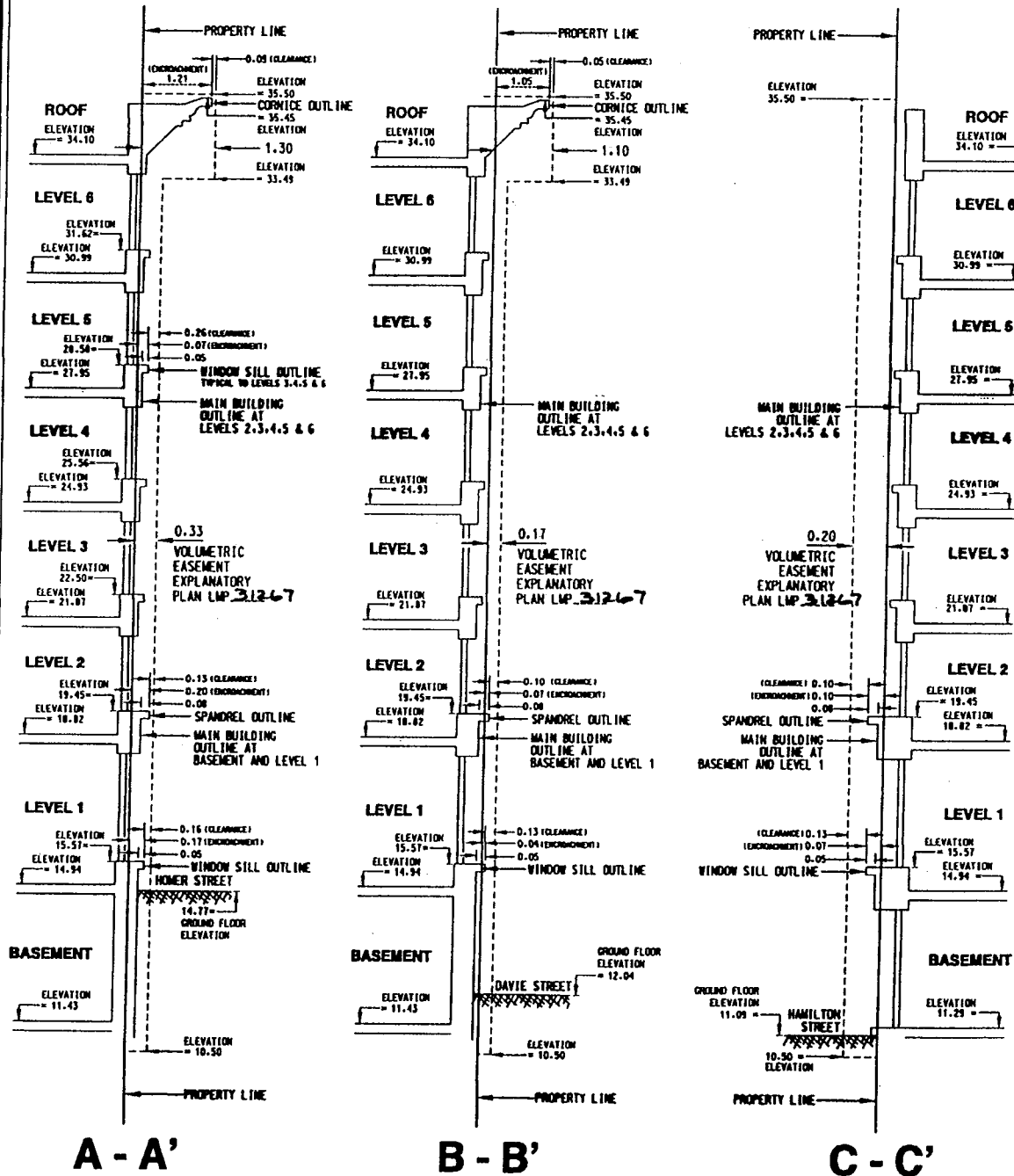


SECTIONS

A - A', B - B', C - C'

NOT TO SCALE

STRATA PLAN LMS 2686



STRATA PLAN LMS 2686

CONDOMINIUM ACT

LOT #	SHEET #	FORM 1	FORM 2	FORM 3
		SCHEDULE OF UNIT ENTITLEMENT	SCHEDULE OF INTEREST UPON DESTRUCTION	SCHEDULE OF VOTING RIGHTS
		UNIT ENTITLEMENT	INTEREST UPON DESTRUCTION	NUMBER OF VOTES
1	11.14	686	35 580	1
2	11.14	418	22 380	1
3	11.14	364	19 980	1
4	11.14	462	24 780	1
5	11.14	743	41 980	1
6	14	649	35 980	1
7	14	739	39 180	1
8	14	637	37 980	1
9	14	740	44 580	1
10	14	472	25 180	1
11	14	367	19 980	1
12	14	427	22 780	1
13	11.14	687	35 980	1
14	11.15	680	36 780	1
15	11.15	421	23 180	1
16	11.15	361	19 980	1
17	11.15	468	25 580	1
18	11.15	748	43 980	1
19	15	644	36 780	1
20	15	743	39 980	1
21	15	638	37 380	1
22	15	739	47 180	1
23	15	478	25 980	1
24	15	368	21 580	1
25	15	423	23 580	1
26	11.15	685	37 180	1
27	11.16	678	37 380	1
28	11.16	420	23 980	1
29	11.16	364	21 980	1
30	11.16	462	26 380	1
31	11.16	744	45 180	1
32	16	643	37 380	1
33	16	743	40 980	1
34	16	638	37 980	1
35	16	742	49 180	1
36	16	476	26 580	1
37	16	370	22 380	1
38	16	422	24 380	1
39	11.16	684	37 980	1
40	11.17	678	37 980	1
41	11.17	421	24 780	1
42	11.17	363	22 780	1
43	11.17	461	26 980	1
44	11.17	746	46 580	1
45	17	646	37 980	1
46	17	745	41 980	1
47	17	648	38 580	1
48	17	736	51 180	1
49	17	479	27 380	1
50	17	368	23 180	1

STRATA PLAN LMS 2686

CONDOMINIUM ACT

LOT #	SHEET #	FORM 1	FORM 2	FORM 3
		SCHEDULE OF UNIT ENTITLEMENT	SCHEDULE OF INTEREST UPON DESTRUCTION	SCHEDULE OF VOTING RIGHTS
		UNIT ENTITLEMENT	INTEREST UPON DESTRUCTION	NUMBER OF VOTES
51	17	425	25 180	1
52	11.17	683	38 580	1
53	11.18	878	51 180	1
54	11.18	1 013	59 980	1
55	11.18	1 280	77 180	1
56	18	1 113	63 980	1
57	18.19	1 508	79 980	1
58	18	1 029	59 980	1
59	11.18	882	51 180	1
SUB TOTAL		37 275	2 143 820	59
60	11.12	1 386	95 980	2.19
61	12	330	39 980	0.52
62	12	254	31 980	0.40
63	13	245	19 980	0.39
64	13	164	13 980	0.26
65	13	165	13 980	0.26
66	13	311	25 900	0.49
67	11.13	312	32 980	0.49
68	11.13	326	33 980	0.52
69	11.13	341	35 980	0.54
70	13	316	25 900	0.50
71	13	332	23 980	0.53
72	13	323	23 980	0.51
73	13	316	23 980	0.50
74	13	268	19 980	0.43
75	13	343	25 900	0.54
76	13	319	26 980	0.51
77	13	318	21 980	0.50
78	13	198	11 980	0.31
SUB TOTAL		6 567	549 380	10.39
AGGREGATE		43 842	2 693 200	69.39

STRATA PLAN LMS 2686ACCEPTED AS TO FORMS 1, 2, AND 3
THIS 8th DAY OF Feb 1997P. A. Jones
for: SUPERINTENDENT OF REAL ESTATE**OWNER:**MURCHIE'S LOFTS CORPORATION
INC. No. 509848

BY ITS AUTHORIZED SIGNATORY(S)

Robert Glass
Robert Glass**WITNESS:**

NAME

Bruce Preston

ADDRESS

10th Floor 938 Howe St Van. BC

OCCUPATION

lawyer**MORTGAGEE:**

ROYAL BANK OF CANADA

BY ITS AUTHORIZED SIGNATORY(S)

Richard Thomas Foster
Richard Thomas Foster
Senior Account Manager

SENIOR ACCOUNT MANAGER

Kathy McKnight

SHIRLEY MARIA ADAIR

NAME

215-295 SOMERSET ST. (CORNER)

ADDRESS

SECRETARY

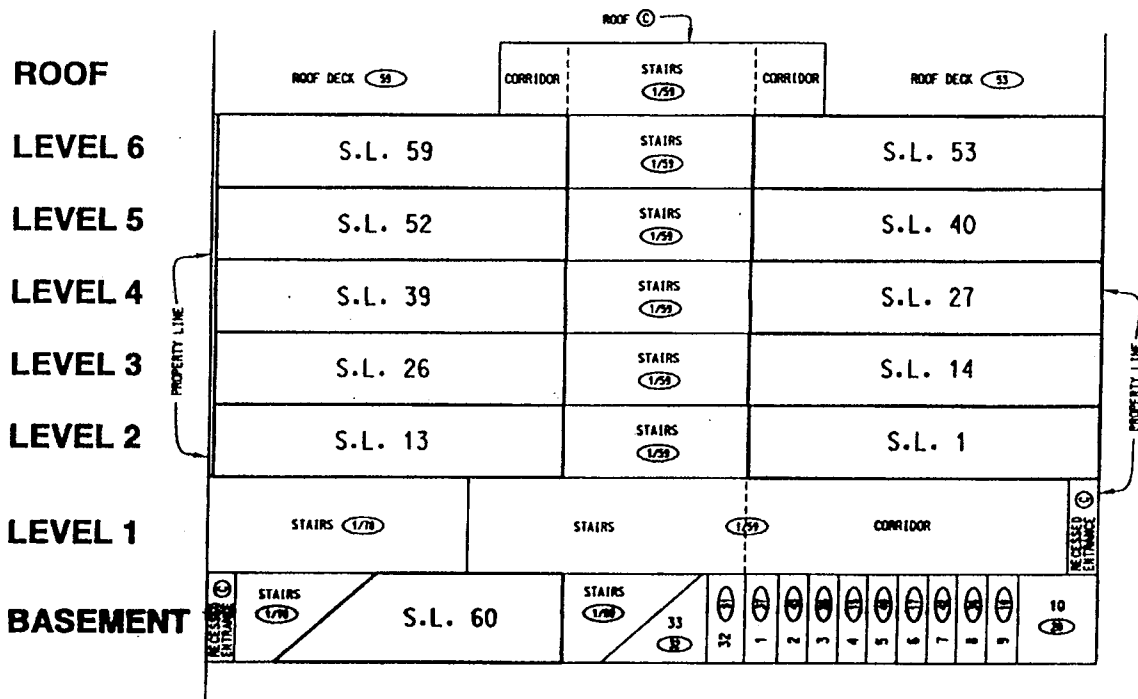
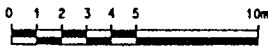
OCCUPATION

FORM 10: CERTIFICATE OF APPROVALI HEREBY CERTIFY THAT THE CONSTRUCTION
OF THE BUILDING SITUATED ON PARCEL E,
BLOCK 76, DISTRICT LOT 541, GROUP 1,
NEW WESTMINSTER DISTRICT, PLAN LMP30764,
HAS BEEN APPROVED FOR STRATA DEVELOPMENT.THIS 13th DAY OF FEBRUARY, 1997.Rick Smith
APPROVING OFFICER FOR THE
CITY OF VANCOUVER

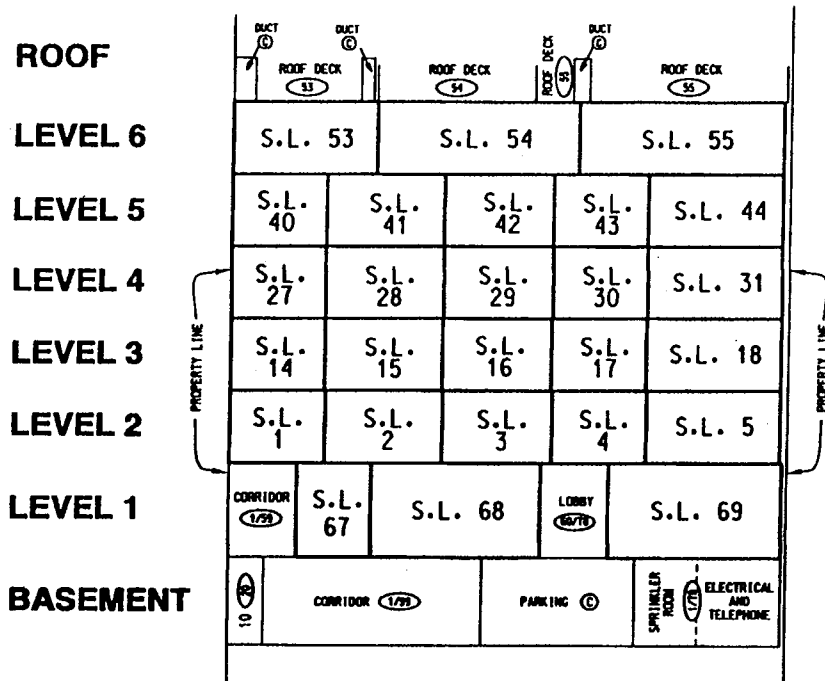
SECTIONS

STRATA PLAN LMS 2686

SCALE 1:200



D - D'



LEGEND

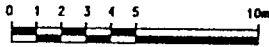
- S.L. DENOTES STRATA LOT
- (3) DENOTES COMMON PROPERTY
- (33) DENOTES LIMITED COMMON PROPERTY FOR THE EXCLUSIVE USE OF STRATA LOT 20
- (1/29) DENOTES LIMITED COMMON PROPERTY FOR THE EXCLUSIVE USE OF STRATA LOTS 1 THROUGH 20 INCLUSIVE
- 10 TYPICAL DENOTES STORAGE LOCKER NUMBER

E - E'

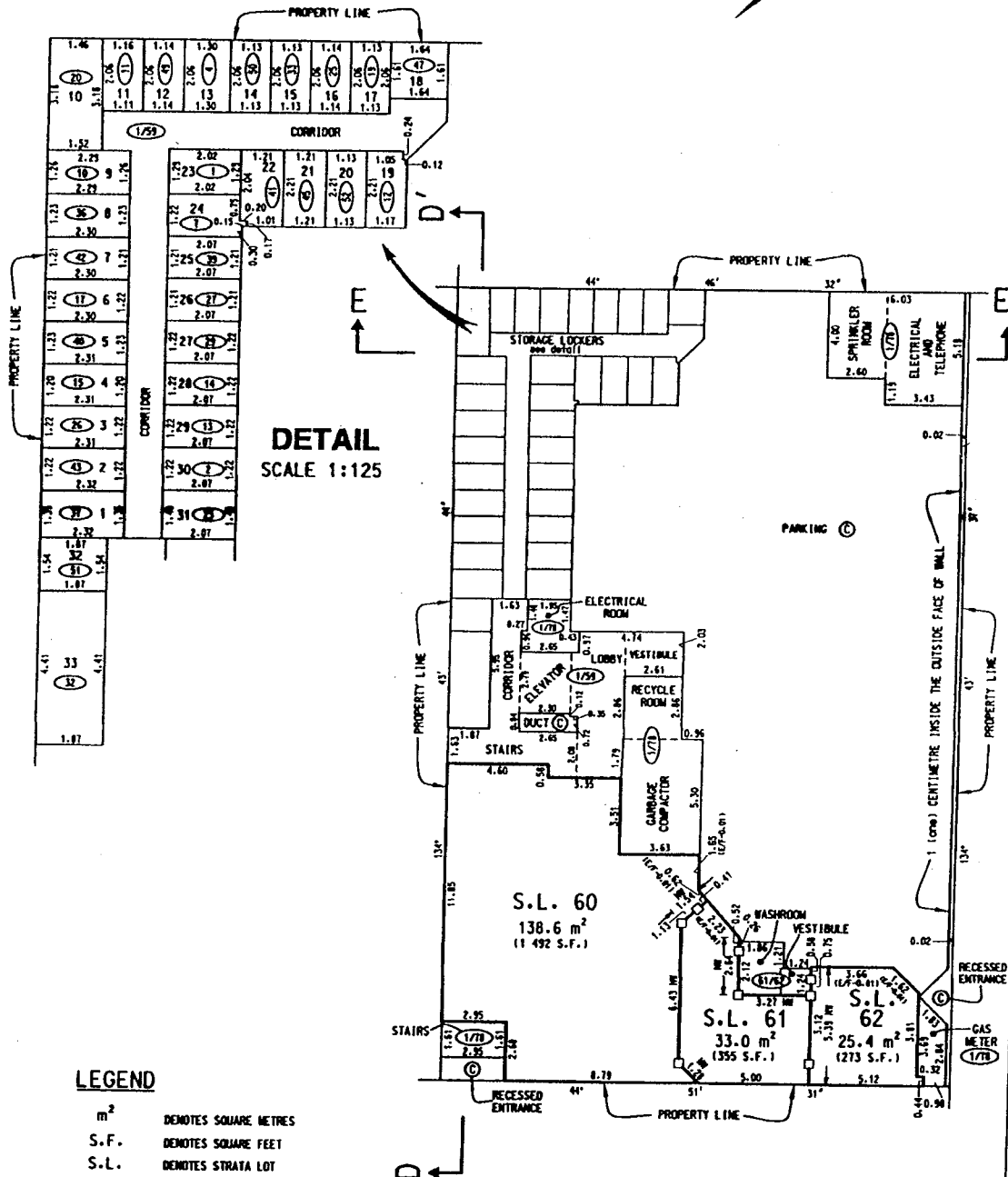
BASEMENT

STRATA PLAN LMS 2686

SCALE 1:200



(ALL DIMENSIONS ARE IN METRES)

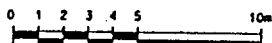


LEGEND

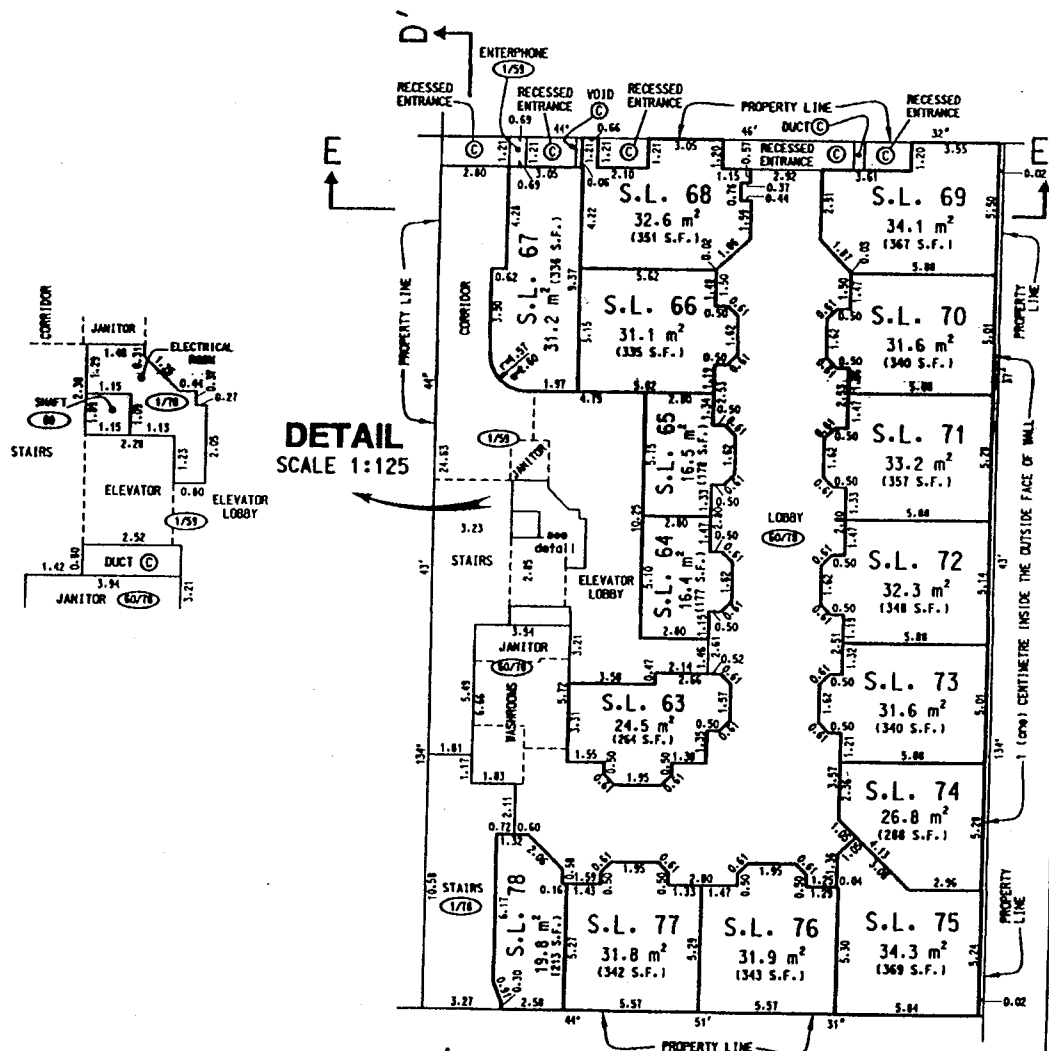
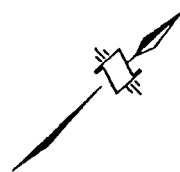
- m² DENOTES SQUARE METRES
- S.F. DENOTES SQUARE FEET
- S.L. DENOTES STRATA LOT
- NW DENOTES NO WALL
- DENOTES LEAD PLUG SET
- 3.66 (10'-0.01') TYPICAL DENOTES DIMENSION SHOWN TO 1 (100) CENTIMETRE (INSIDE THE OUTSIDE FACE OF WALL)
- ⊙ DENOTES COMMON PROPERTY
- ⊙ TYPICAL DENOTES LIMITED COMMON PROPERTY FOR THE EXCLUSIVE USE OF STRATA LOT 32
- ⊙ TYPICAL DENOTES LIMITED COMMON PROPERTY FOR THE EXCLUSIVE USE OF STRATA LOTS 1 THROUGH 70 INCLUSIVE
- 33 TYPICAL DENOTES STORAGE LOCKER NUMBER

LEVEL 1STRATA PLAN LMS 2686

SCALE 1:200



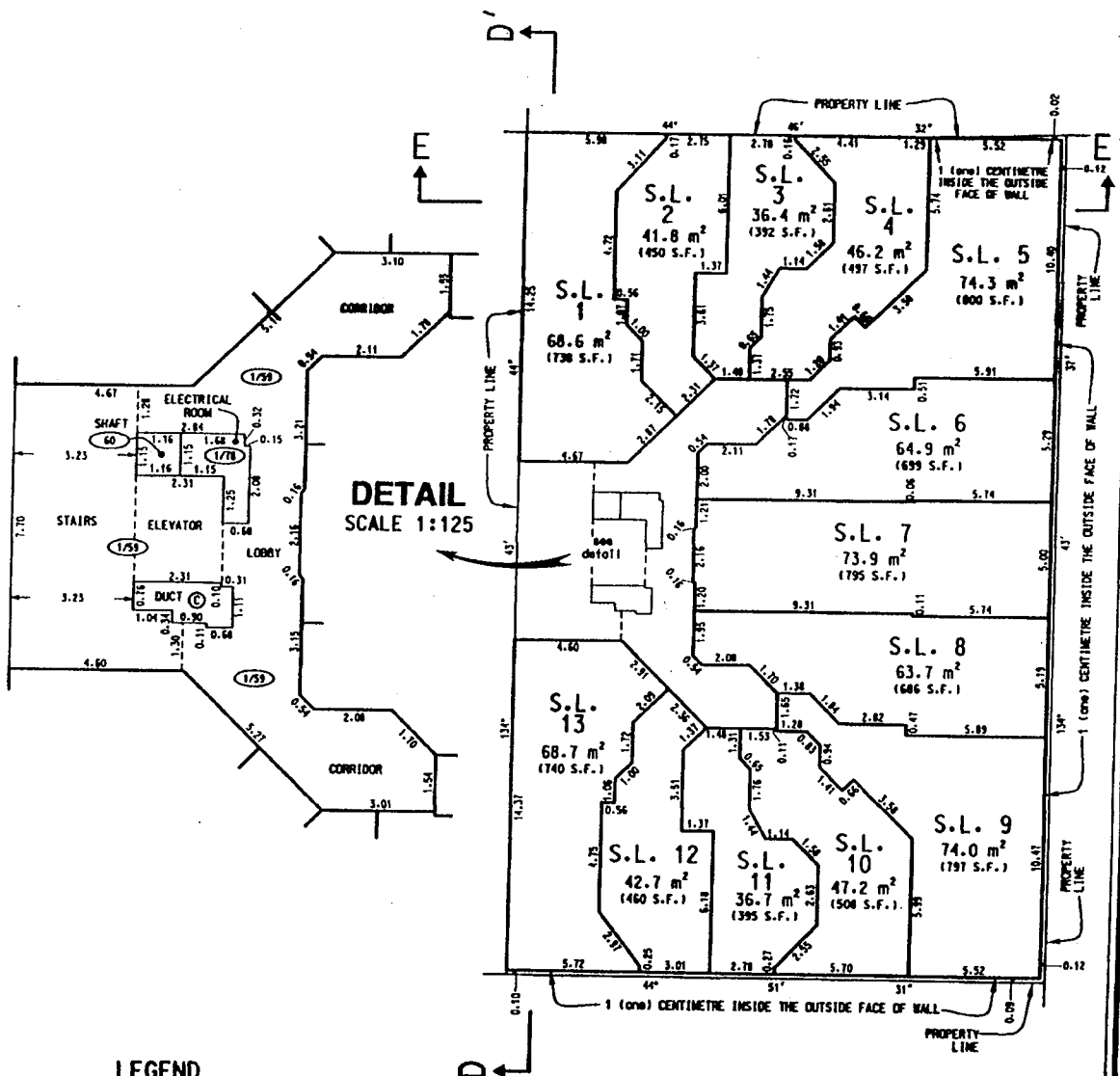
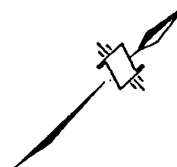
(ALL DIMENSIONS ARE IN METRES)

**LEGEND**

- m² DENOTES SQUARE METRES
- S.F. DENOTES SQUARE FEET
- S.L. DENOTES STRATA LOT
- © DENOTES COMMON PROPERTY
- (60/78) DENOTES LIMITED COMMON PROPERTY FOR THE EXCLUSIVE USE OF STRATA LOT 60
- (1/78) DENOTES LIMITED COMMON PROPERTY FOR THE EXCLUSIVE USE OF STRATA LOTS 1 THROUGH 78 INCLUSIVE

LEVEL 2STRATA PLAN LMS 2676**SCALE 1:200**

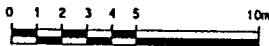
(ALL DIMENSIONS ARE IN METRES)

**LEGEND**

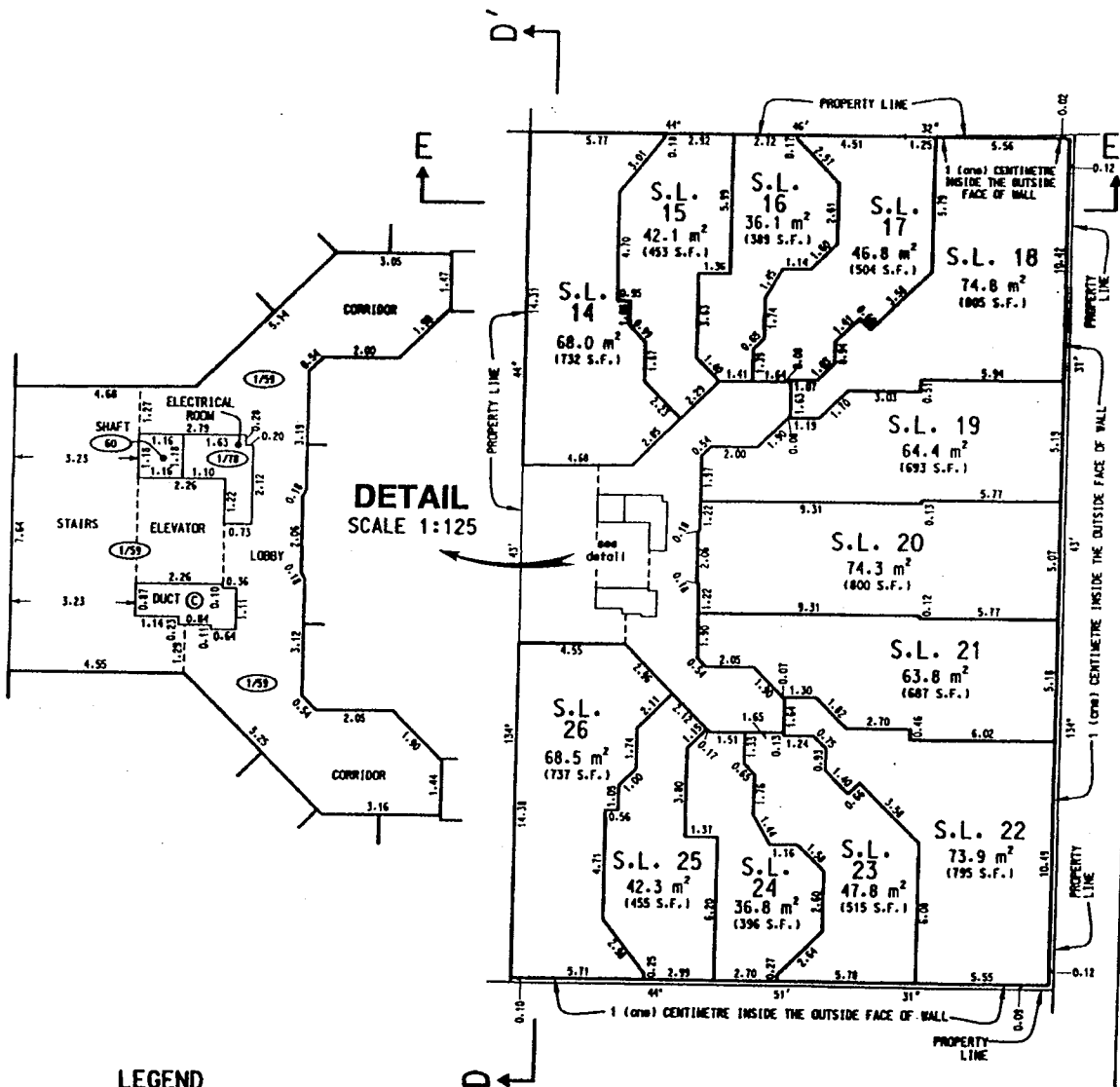
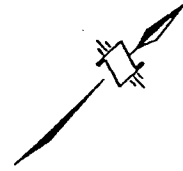
- m² DENOTES SQUARE METRES
- S.F. DENOTES SQUARE FEET
- S.L. DENOTES STRATA LOT
- © DENOTES COMMON PROPERTY
- 60 DENOTES LIMITED COMMON PROPERTY FOR THE EXCLUSIVE USE OF STRATA LOT 60
- 1/78 DENOTES LIMITED COMMON PROPERTY FOR THE EXCLUSIVE USE OF STRATA LOTS 1 THROUGH 78 INCLUSIVE

LEVEL 3STRATA PLAN LMS 2686

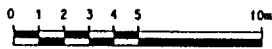
SCALE 1:200



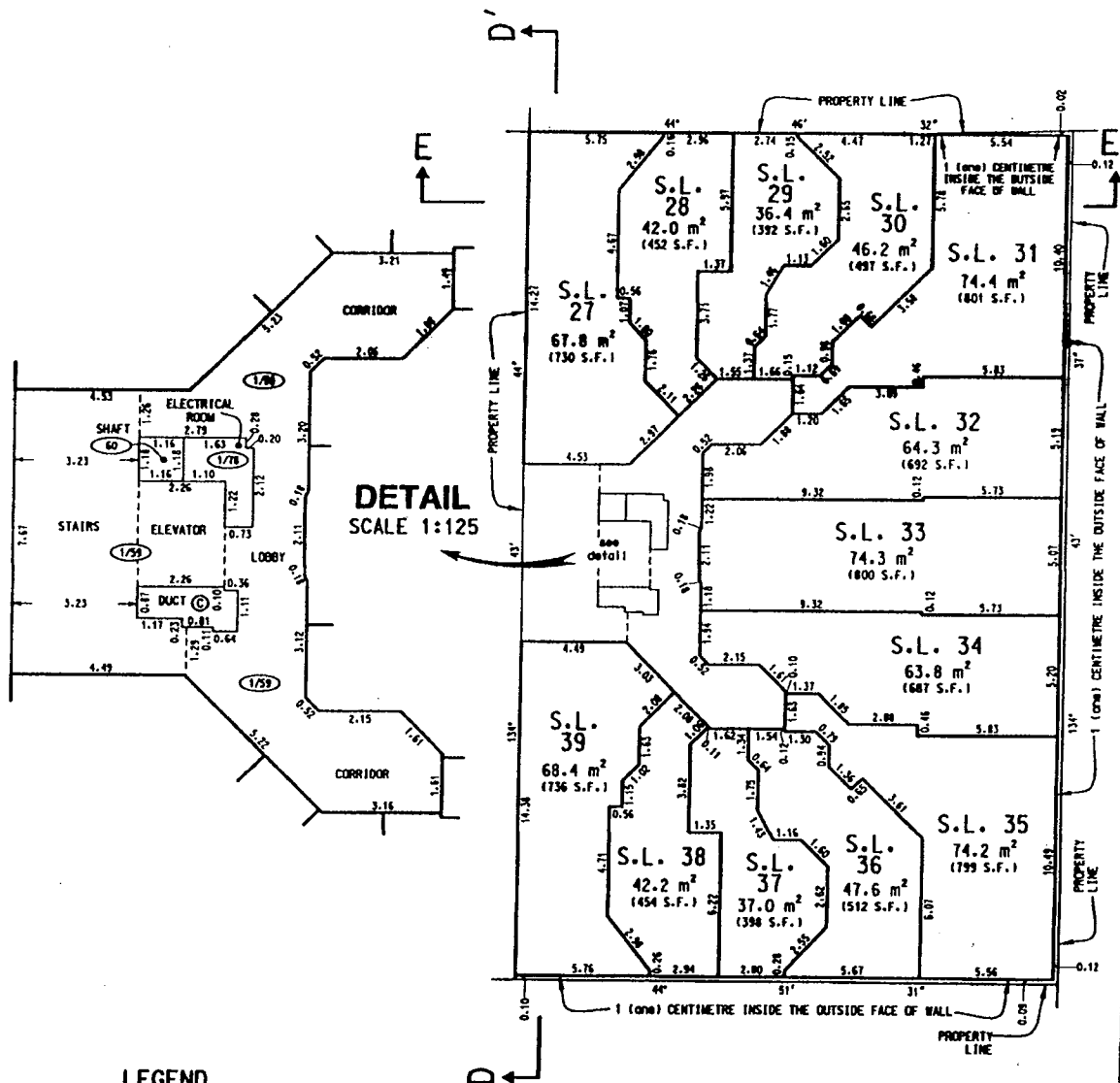
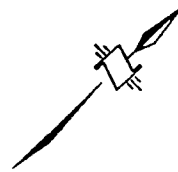
(ALL DIMENSIONS ARE IN METRES)

**LEGEND**

- m² DENOTES SQUARE METRES
- S.F. DENOTES SQUARE FEET
- S.L. DENOTES STRATA LOT
- ⊙ DENOTES COMMON PROPERTY
- ⊙ DENOTES LIMITED COMMON PROPERTY FOR THE EXCLUSIVE USE OF STRATA LOT 60
- ⊙ DENOTES LIMITED COMMON PROPERTY FOR THE EXCLUSIVE USE OF STRATA LOTS 1 THROUGH 26 INCLUSIVE

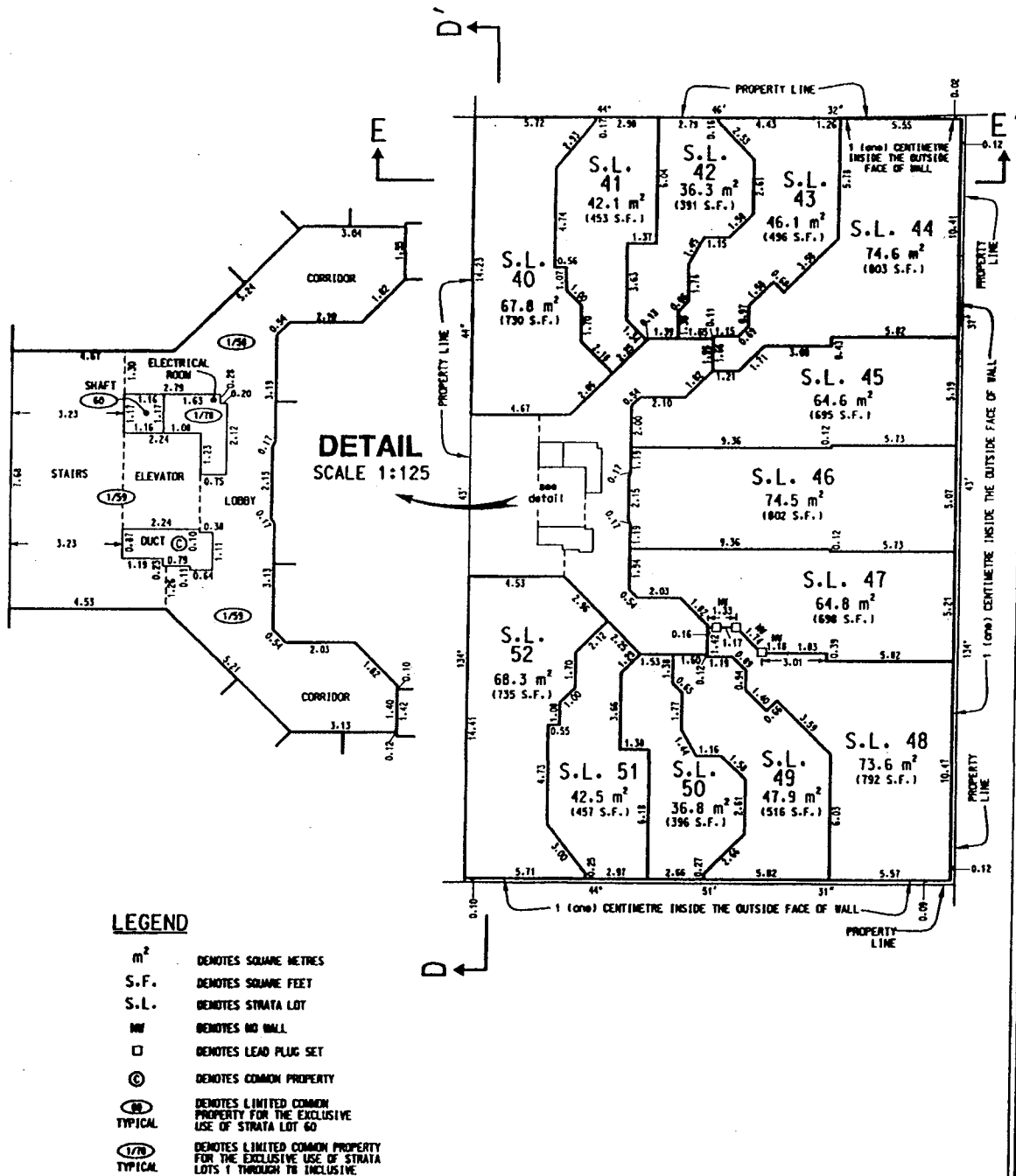
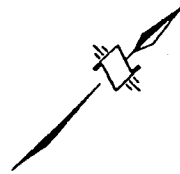
LEVEL 4STRATA PLAN LMS 2686**SCALE 1:200**

(ALL DIMENSIONS ARE IN METRES)



STRATA PLAN LMS 2686

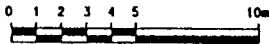
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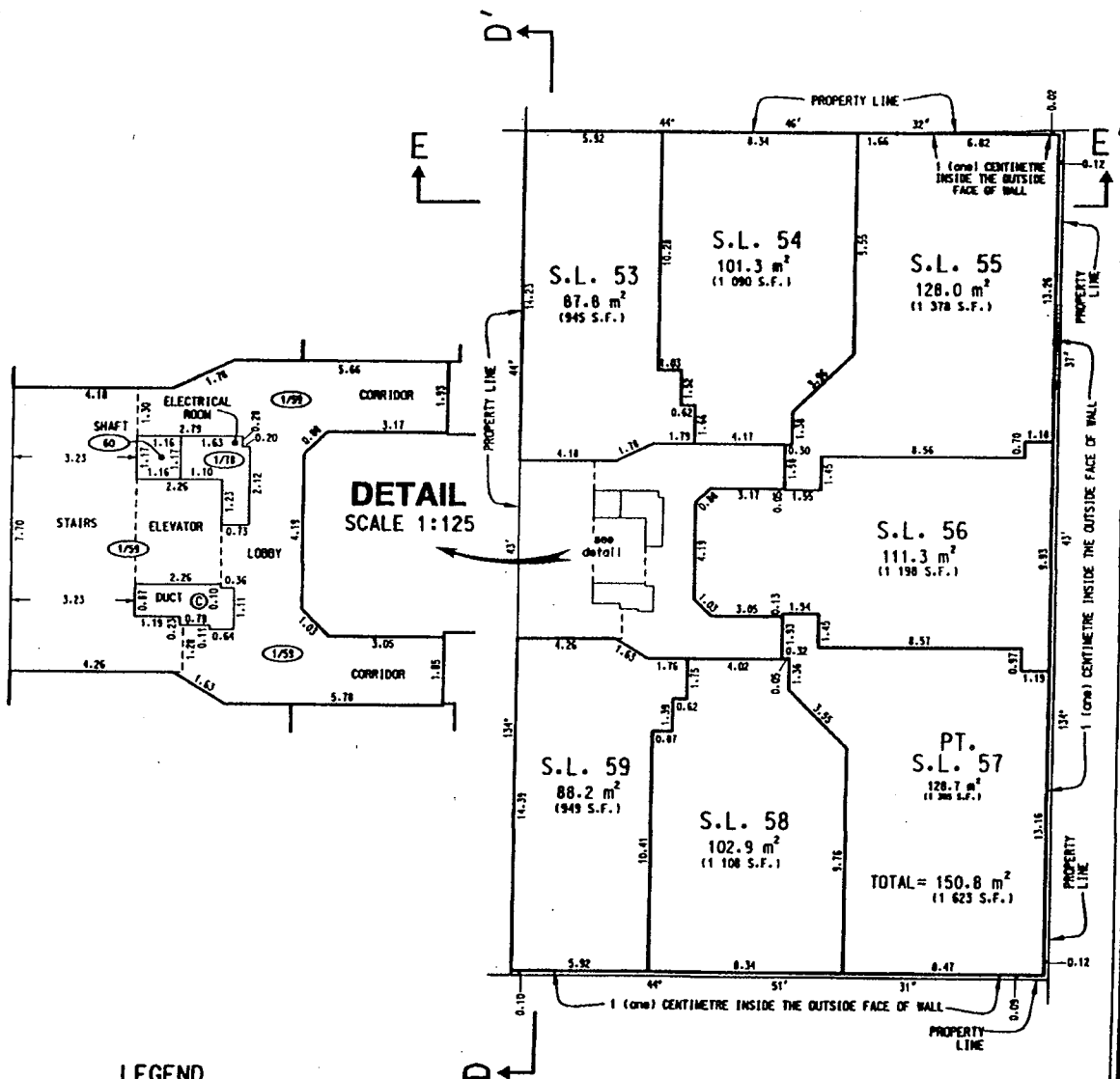
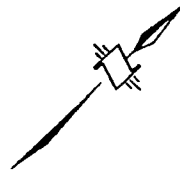
97 - 01 - 27
FILE 2112 06066-3

LEVEL 6STRATA PLAN LMS 2686

SCALE 1:200



(ALL DIMENSIONS ARE IN METRES)

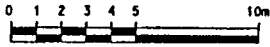
**LEGEND**

- m² DENOTES SQUARE METRES
- S.F. DENOTES SQUARE FEET
- S.L. DENOTES STRATA LOT
- PT. S.L. DENOTES PART OF STRATA LOT
- ⊙ DENOTES COMMON PROPERTY
- ⊙ DENOTES LIMITED COMMON PROPERTY FOR THE EXCLUSIVE USE OF STRATA LOT 60
- ⊙ DENOTES LIMITED COMMON PROPERTY FOR THE EXCLUSIVE USE OF STRATA LOTS 1 THROUGH 70 INCLUSIVE

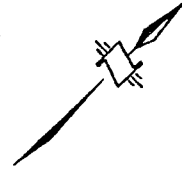
ROOF

STRATA PLAN LMS 2686

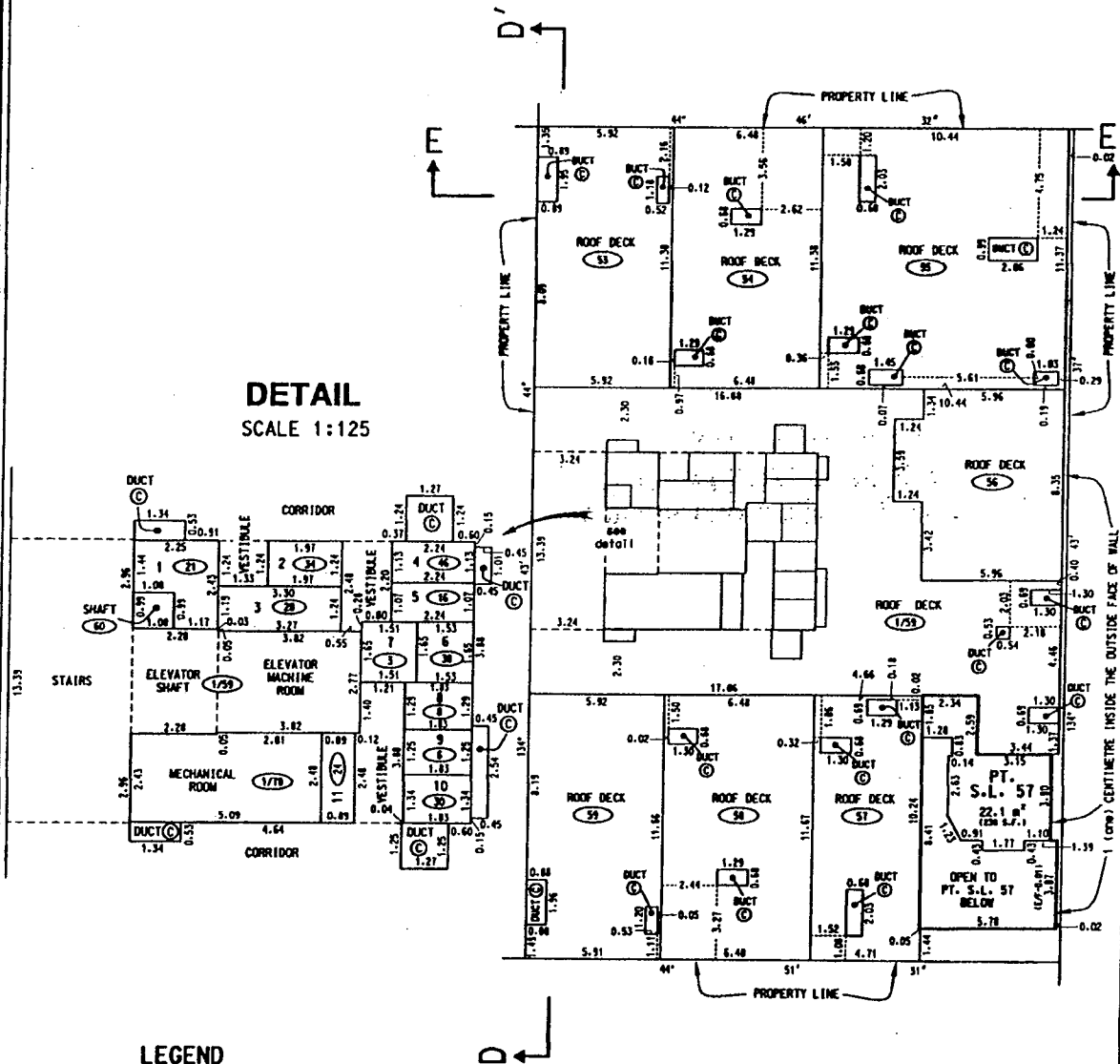
SCALE 1:200



(ALL DIMENSIONS ARE IN METRES)



DETAIL
SCALE 1:125



LEGEND

- m^2 DENOTES SQUARE METRES
- S.F. DENOTES SQUARE FEET
- S.L. DENOTES STRATA LOT
- PT. S.L. DENOTES PART OF STRATA LOT
- ⊙ DENOTES COMMON PROPERTY
- ⊙ 24 DENOTES LIMITED COMMON PROPERTY FOR THE EXCLUSIVE USE OF STRATA LOT 24
- ⊙ 1/79 DENOTES LIMITED COMMON PROPERTY FOR THE EXCLUSIVE USE OF STRATA LOTS 1 THROUGH 79 INCLUSIVE
- 11 TYPICAL DENOTES STORAGE LOCKER NUMBER

RECORD OF BY-LAWS AND ORDERS, ETC.

97 - 01 - 27
FILE 2112 06066-3

REGISTRATION		DOCUMENT	
NUMBER	DATE	DATE	NATURE AND PARTICULARS
			COMMON PROPERTY SHEET CLOSED: 1997/02/14
			SEARCH A TDS2 OR BC ONLINE FOR CURRENT INFORMATION BC REG. 76/95.
			Linda J. O'Shea, VANCOUVER / NEW WESTMINSTER LAND TITLE DISTRICT.

FILED
LMMS2686
K72727 2003-05-23-15.13.05.728902

PRELIMINARY STRATA PLAN OF LOT 11,
BLOCK 76, DISTRICT LOT 541, GROUP 1,
NEW WESTMINSTER DISTRICT PLAN 3469

FIRST SHEET, SHEET 1 OF 11 SHEETS

(City of Vancouver)

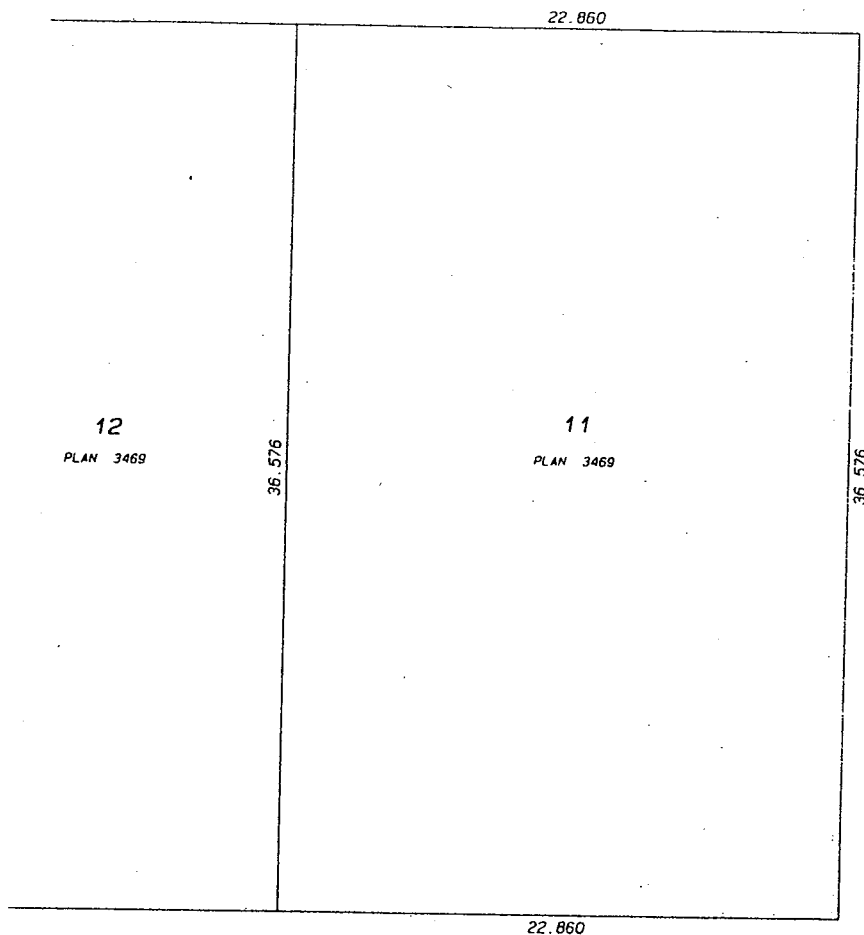
1201 HAMILTON STREET
VANCOUVER, B.C.

SCALE: 1:200

0 5 10 15m

ALL DISTANCES ARE IN METRES AND DECIMALS
THEREOF UNLESS OTHERWISE INDICATED

HOMER STREET



HAMILTON STREET

NOTE:

This set of plans was drawn prior to construction
according to architectural drawings.
Areas and unit entitlements are subject to change
upon field measurements.

NOTE:

METHOD OF CALCULATION AND MEASUREMENT OF ALL AREAS OF
STRATA LOTS ARE AS FOLLOWS:
-TO CENTRELINE OF ALL DEMISING WALLS BETWEEN STRATA LOTS
-TO CENTRELINE OF ALL DEMISING WALLS BETWEEN LIMITED
COMMON PROPERTIES AND STRATA LOTS.
-TO 1(ONE) CENTIMETRE INSIDE OF OUTSIDE FACE OF ALL
STRATA LOT WALLS ADJOINING COMMON AREAS AND THE EXTERIOR
OF THE BUILDING OR PROPERTY LINE.

Ken K. Wong and Associates
Canada and B.C. Land Surveyors
5624 E. Hastings Street
Burnaby, B.C. V5B 1R4
Telephone: 294-8881
Fax: 294-0625
951153
960328

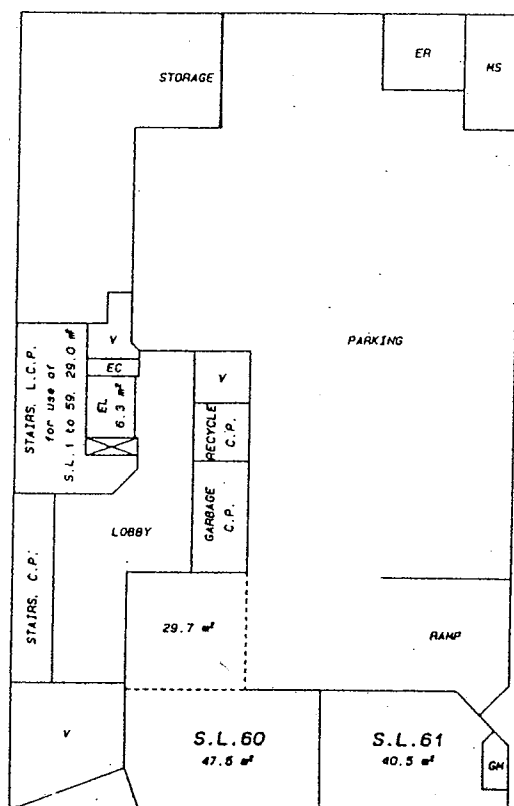
BASEMENT LEVEL
STRATA LOTS 60 AND 61

SHEET 4 OF 11 SHEETS

SCALE: 1:200

0 5 10 15m

ALL DISTANCES ARE IN METRES AND DECIMALS
 THEREOF UNLESS OTHERWISE INDICATED



LEGEND:

- C.P. denotes common property
- S.L. denotes strata lot
- EL denotes elevator, limited common property for use of S.L. 1 to 59
- ER denotes electrical room, common property
- MS denotes mechanic and sprinkler room, common property
- V denotes vestibule, common property
- EC denotes electrical closet, common property
- ⊠ denotes duct space, common property
- GN denotes gas meter, common property

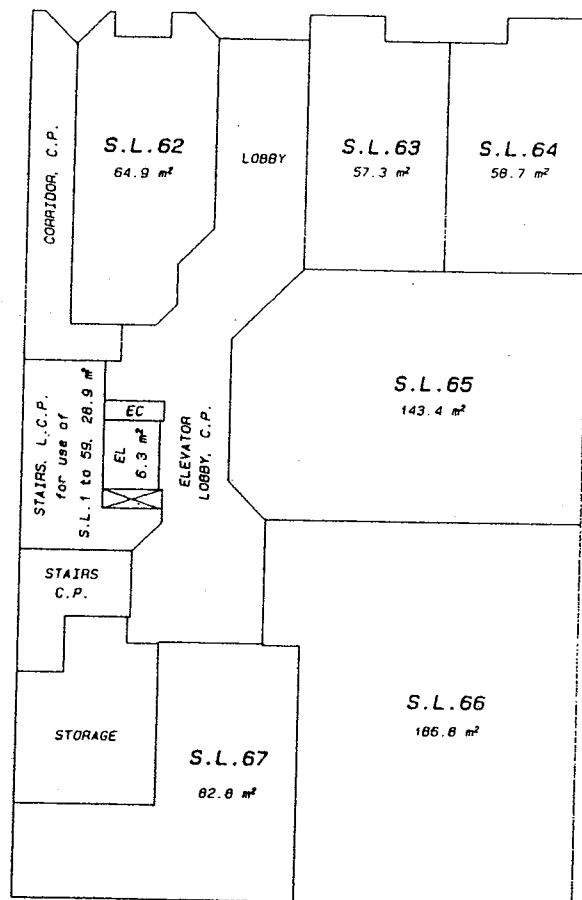
NOTE:

METHOD OF CALCULATION AND MEASUREMENT OF ALL AREAS OF STRATA LOTS ARE AS FOLLOWS:
 -TO CENTRELINE OF ALL DEMISING WALLS BETWEEN STRATA LOTS
 -TO CENTRELINE OF ALL DEMISING WALLS BETWEEN LIMITED COMMON PROPERTIES AND STRATA LOTS.
 -TO 1 (ONE) CENTIMETRE INSIDE OF OUTSIDE FACE OF ALL STRATA LOT WALLS ADJOINING COMMON AREAS AND THE EXTERIOR OF THE BUILDING OR PROPERTY LINE.

LEVEL 1STRATA LOTS 62 TO 67

SCALE: 1: 200

0 5 10 15m

ALL DISTANCES ARE IN METRES AND DECIMALS
THEREOF UNLESS OTHERWISE INDICATEDLEGEND:

- L.C.P. denotes limited common property
 C.P. denotes common property
 S.L. denotes strata lot
 EL denotes elevator, limited common property
 for use of S.L. 1 to 59
 EC denotes electrical closet, common property
 denotes duct space, common property

NOTE:

METHOD OF CALCULATION AND MEASUREMENT OF ALL AREAS OF STRATA LOTS ARE AS FOLLOWS:
 -TO CENTRELINE OF ALL DEMISING WALLS BETWEEN STRATA LOTS
 -TO CENTRELINE OF ALL DEMISING WALLS BETWEEN LIMITED COMMON PROPERTIES AND STRATA LOTS.
 -TO 1 (ONE) CENTIMETRE INSIDE OF OUTSIDE FACE OF ALL STRATA LOT WALLS, ADJOINING COMMON AREAS AND THE EXTERIOR OF THE BUILDING OR PROPERTY LINE.

LEVEL 2

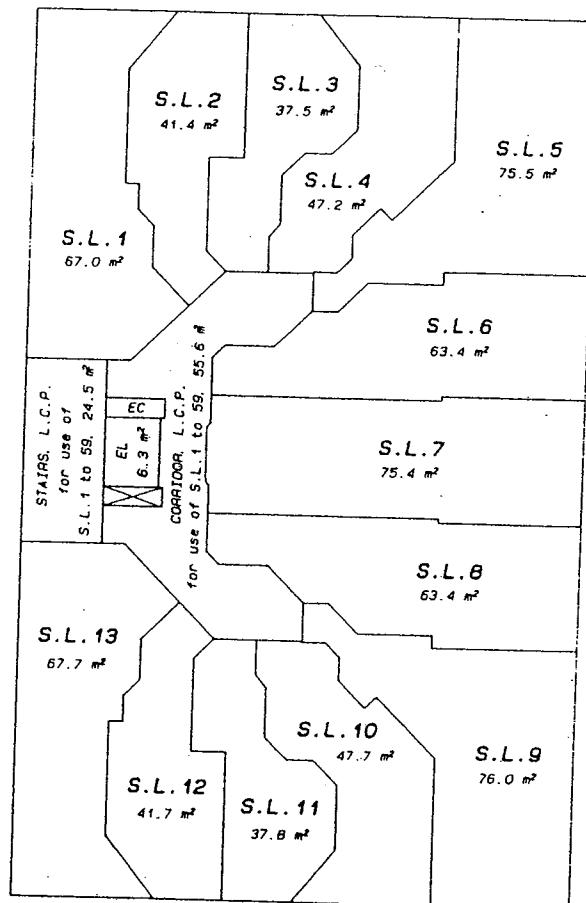
SHEET 6 OF 11 SHEETS

STRATA LOTS 1 TO 13

SCALE: 1:200

0 5 10 15m

ALL DISTANCES ARE IN METRES AND DECIMALS
THEREOF UNLESS OTHERWISE INDICATED



LEGEND:

- L.C.P. denotes limited common property
- C.P. denotes common property
- S.L. denotes strata lot
- EL denotes elevator, limited common property for use of S.L. 1 to 59
- EC denotes electrical closet, common property
- ⊠ denotes duct space, common property

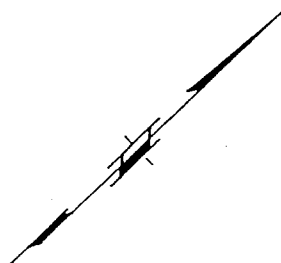
NOTE:

METHOD OF CALCULATION AND MEASUREMENT OF ALL AREAS OF STRATA LOTS ARE AS FOLLOWS:

- TO CENTRELINE OF ALL DEMISING WALLS BETWEEN STRATA LOTS
- TO CENTRELINE OF ALL DEMISING WALLS BETWEEN LIMITED COMMON PROPERTIES AND STRATA LOTS.
- TO 1 (ONE) CENTIMETRE INSIDE OF OUTSIDE FACE OF ALL STRATA LOT WALLS ADJOINING COMMON AREAS AND THE EXTERIOR OF THE BUILDING OR PROPERTY LINE.

LEVEL 3
STRATA LOTS 14 TO 26

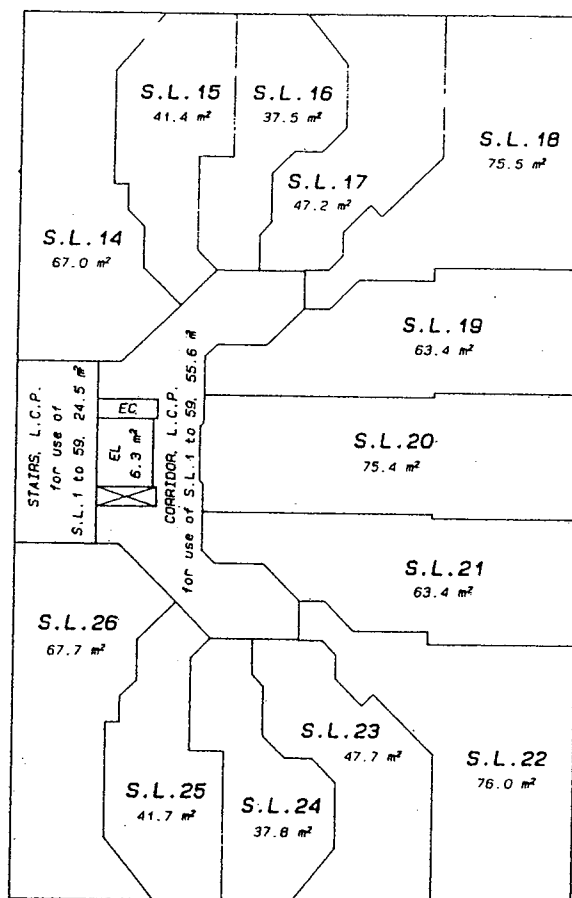
SHEET 7 OF 11 SHEETS



SCALE: 1:200



ALL DISTANCES ARE IN METRES AND DECIMALS
THEREOF UNLESS OTHERWISE INDICATED



LEGEND:

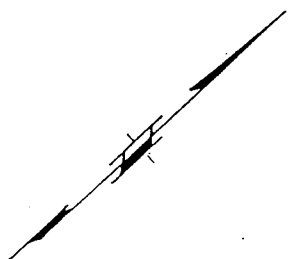
- L.C.P. denotes limited common property
C.P. denotes common property
S.L. denotes strata lot
EL denotes elevator, limited common property for use of S.L. 1 to 59
EC denotes electrical closet, common property
X denotes duct space, common property

NOTE:

METHOD OF CALCULATION AND MEASUREMENT OF ALL AREAS OF STRATA LOTS ARE AS FOLLOWS:
-TO CENTRELINE OF ALL DEMISING WALLS BETWEEN STRATA LOTS
-TO CENTRELINE OF ALL DEMISING WALLS BETWEEN LIMITED COMMON PROPERTIES AND STRATA LOTS.
-TO 1(ONE) CENTIMETRE INSIDE OF OUTSIDE FACE OF ALL STRATA LOT WALLS ADJOINING COMMON AREAS AND THE EXTERIOR OF THE BUILDING OR PROPERTY LINE.

LEVEL 4
STRATA LOTS 27 TO 39

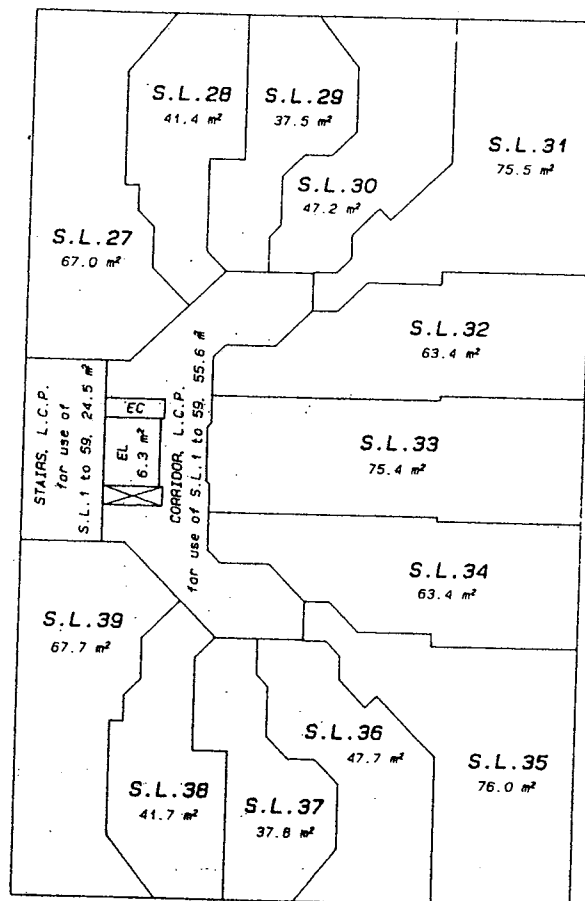
SHEET 8 OF 11 SHEETS



SCALE: 1:200



ALL DISTANCES ARE IN METRES AND DECIMALS
 THEREOF UNLESS OTHERWISE INDICATED



LEGEND:

- L.C.P. denotes limited common property
- C.P. denotes common property
- S.L. denotes strata lot
- EL denotes elevator, limited common property for use of S.L. 1 to 59
- EC denotes electrical closet, common property
- ☒ denotes duct space, common property

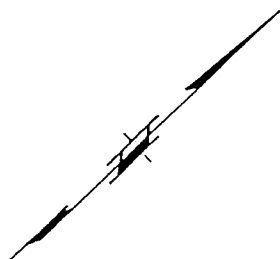
NOTE:

METHOD OF CALCULATION AND MEASUREMENT OF ALL AREAS OF STRATA LOTS ARE AS FOLLOWS:

- TO CENTRELINE OF ALL DEMISING WALLS BETWEEN STRATA LOTS
- TO CENTRELINE OF ALL DEMISING WALLS BETWEEN LIMITED COMMON PROPERTIES AND STRATA LOTS.
- TO 1(ONE) CENTIMETRE INSIDE OF OUTSIDE FACE OF ALL STRATA LOT WALLS ADJOINING COMMON AREAS AND THE EXTERIOR OF THE BUILDING OR PROPERTY LINE.

LEVEL 5
STRATA LOTS 40 TO 52

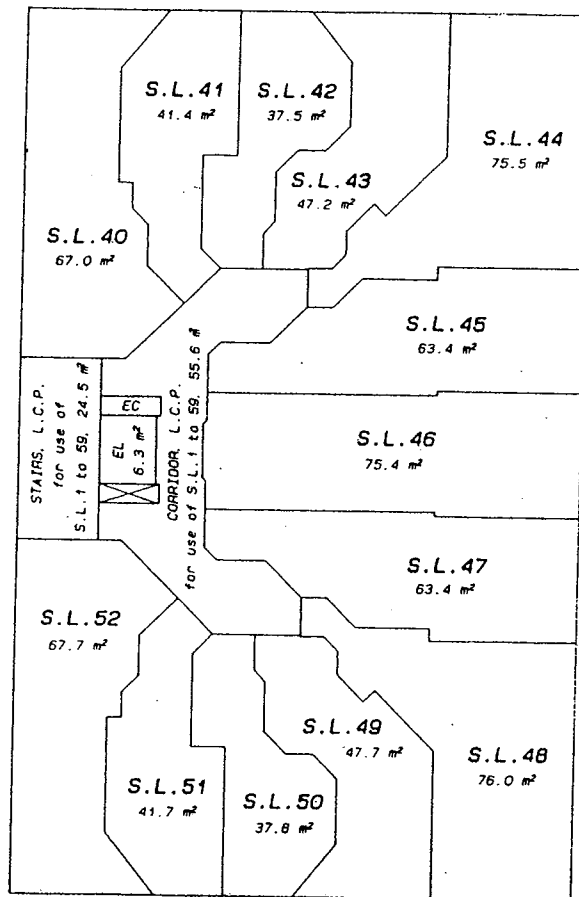
SHEET 9 OF 11 SHEETS



SCALE: 1:200



ALL DISTANCES ARE IN METRES AND DECIMALS
 THEREOF UNLESS OTHERWISE INDICATED



LEGEND:

- L.C.P. denotes limited common property
- C.P. denotes common property
- S.L. denotes strata lot
- EL denotes elevator, limited common property for use of S.L. 1 to 59
- EC denotes electrical closet, common property
- ☒ denotes duct space, common property

NOTE:

METHOD OF CALCULATION AND MEASUREMENT OF ALL AREAS OF STRATA LOTS ARE AS FOLLOWS:

- TO CENTRELINE OF ALL DEMISING WALLS BETWEEN STRATA LOTS
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LEVEL 6

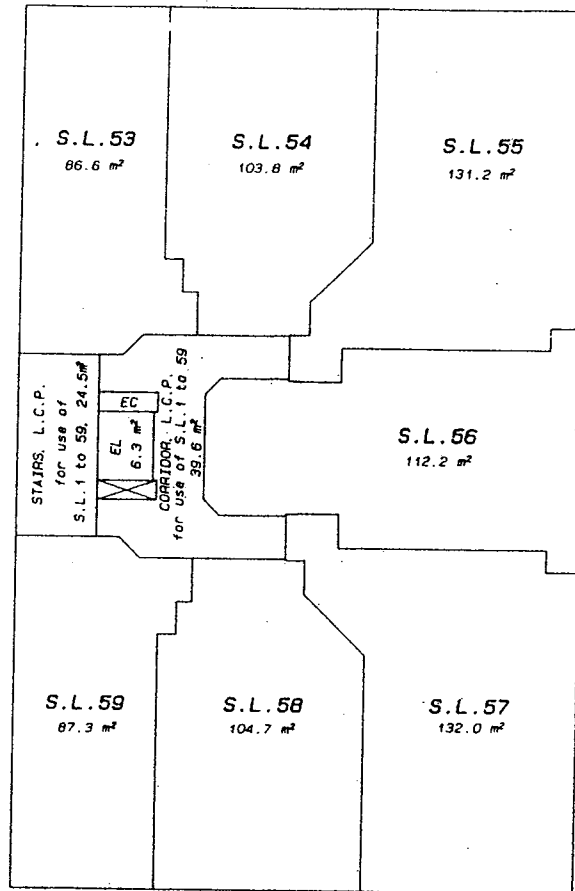
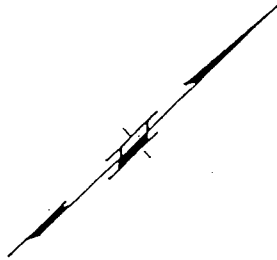
SHEET 10 OF 11 SHEETS

STRATA LOTS 53 TO 59

SCALE: 1:200



ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE INDICATED



LEGEND:

- L.C.P. denotes limited common property
- C.P. denotes common property
- S.L. denotes strata lot
- EL denotes elevator, limited common property for use of S.L. 1 to 59
- EC denotes electrical closet, common property
- ⊗ denotes duct space, common property

NOTE:

METHOD OF CALCULATION AND MEASUREMENT OF ALL AREAS OF STRATA LOTS ARE AS FOLLOWS:

- TO CENTRELINE OF ALL DEMISING WALLS BETWEEN STRATA LOTS
- TO CENTRELINE OF ALL DEMISING WALLS BETWEEN LIMITED COMMON PROPERTIES AND STRATA LOTS.
- TO 1(ONE) CENTIMETRE INSIDE OF OUTSIDE FACE OF ALL STRATA LOT WALLS ADJOINING COMMON AREAS AND THE EXTERIOR OF THE BUILDING OR PROPERTY LINE.

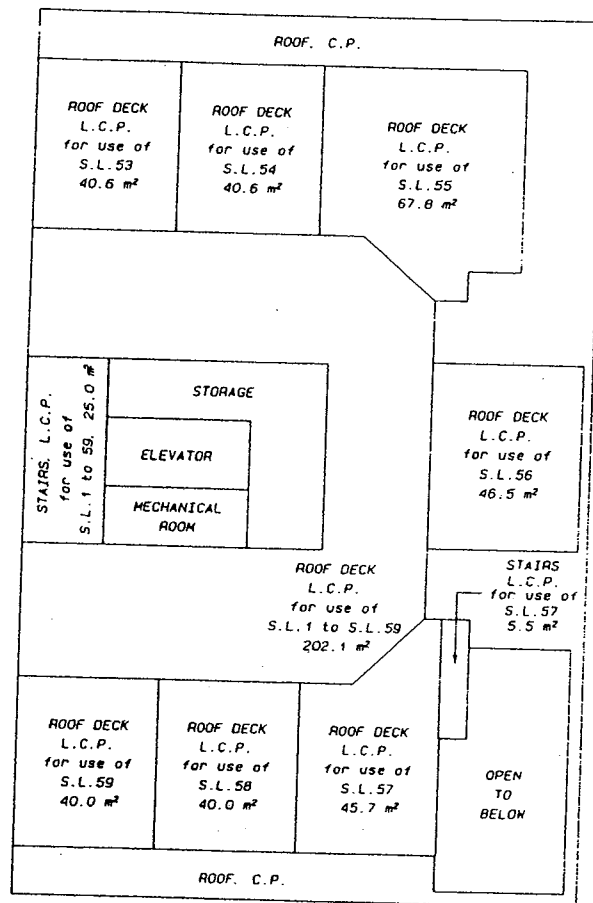
ROOF LEVEL

SHEET 11 OF 11 SHEETS

SCALE: 1: 200



ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE INDICATED



LEGEND:

L.C.P. denotes limited common property
C.P. denotes common property
S.L. denotes strata lot

NOTE:

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