# STRATA PLAN OF LOT 457 OF DISTRICT LOT 346 GROUP 1, PLAN 60955 NEW WESTMINSTER DISTRICT.

## MUNICIPALITY OF COQUITLAM

STRATA PLAN N.W. 1957

SCALE: 1 : 1000

0 5 10 20 30 40 50

DEPOSITED AND REGISTERED IN THE LAND TITLE OFFICE AT NEW WESTMINSTER, B.C. THIS 27th DAY OF October 1982

ASSISTANT DEPUTY REGISTRAR
REFERENCE No U90570E

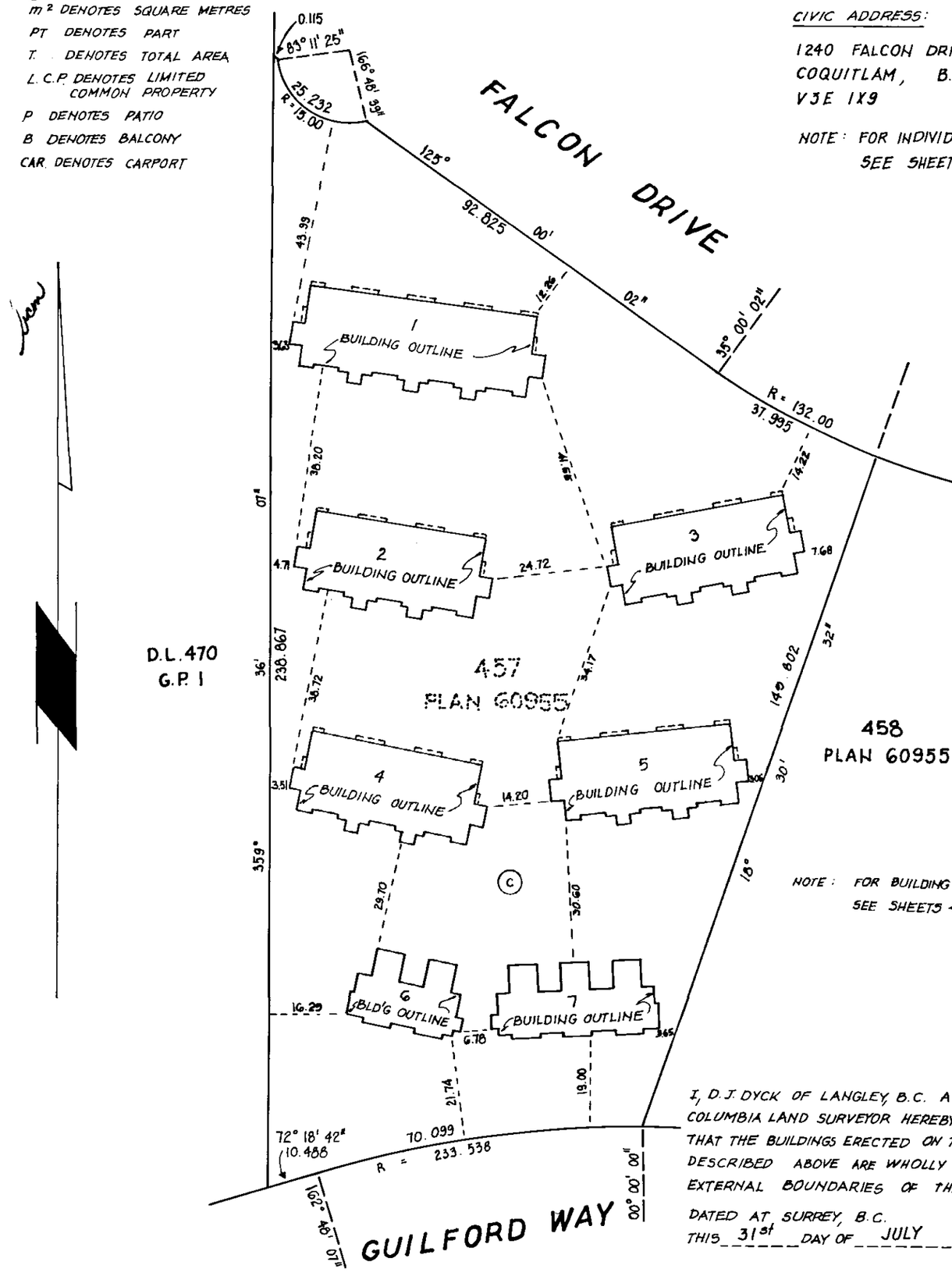
CIVIC ADDRESS:

1240 FALCON DRIVE,
COQUITLAM, B.C.
V3E 1X9

NOTE: FOR INDIVIDUAL UNIT NUMBERS SEE SHEETS NO. 2 AND 3

LEGEND

ALL DISTANCES ARE IN METRES.
S.L. DENOTES STRATA LOT.
(C) DENOTES COMMON PROPERTY
m² DENOTES SQUARE METRES
PT DENOTES PART
T. DENOTES TOTAL AREA
L.C.P. DENOTES LIMITED COMMON PROPERTY
P DENOTES PATIO
B DENOTES BALCONY
CAR DENOTES CARPORT




NOTE: FOR BUILDING DIMENSIONS SEE SHEETS 4 - 11

I, D.J. DYCK OF LANGLEY, B.C. A BRITISH COLUMBIA LAND SURVEYOR HEREBY CERTIFY THAT THE BUILDINGS ERECTED ON THE PARCEL DESCRIBED ABOVE ARE WHOLLY WITHIN THE EXTERNAL BOUNDARIES OF THAT PARCEL.

DATED AT SURREY, B.C.
THIS 31st DAY OF JULY 1982

D. Dyck
B.C.L.S.

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

THE OWNERS STRATA PLAN N. W. _____

INTRAWEST PROPERTIES LTD.
#707-100 SOUTH PARK ROYAL,
WEST VANCOUVER, B.C., V7T 1A2

THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT

DYCK AND ASSOCIATES,
110-6245, 136 STREET,
SURREY, B.C. V3W 5E3
594-7527

FILE : 81-345

FILED NWWS1957 Q33060 2005-05-10-15.22.02.700711

STRATA PLAN N.W. 1957

# CONDOMINIUM ACT.

| LOT No. | SHEET No. | FORM 1 SCHEDULE OF UNIT ENTITLEMENT: UNIT ENTITLEMENT | FORM 2 SCHEDULE OF INTEREST UPON DESTRUCTION: INTEREST UPON DESTRUCTION | FORM 3 SCHEDULE OF VOTING RIGHTS: No OF VOTES | CIVIC ADDRESS SUITE No |
|---|---|---|---|---|---|
| 1 | 4 | 109 | 13170 | 1 | 1 |
| 2 | 4 & 5 | 124 | 15000 | 1 | 2 |
| 3 | 4 & 5 | 122 | 14330 | 1 | 3 |
| 4 | 4 | 109 | 12812 | 1 | 4 |
| 5 | 4 | 97 | 11473 | 1 | 5 |
| 6 | 4 & 5 | 122 | 14330 | 1 | 6 |
| 7 | 4 & 5 | 122 | 14330 | 1 | 7 |
| 8 | 4 & 5 | 109 | 12812 | 1 | 8 |
| 9 | 4 | 97 | 11473 | 1 | 9 |
| 10 | 4 & 5 | 122 | 14330 | 1 | 10 |
| 11 | 4 & 5 | 122 | 14330 | 1 | 11 |
| 12 | 4 | 109 | 12812 | 1 | 12 |
| 13 | 4 & 5 | 97 | 11473 | 1 | 13 |
| 14 | 4 & 5 | 122 | 14330 | 1 | 14 |
| 15 | 4 & 5 | 124 | 14821 | 1 | 15 |
| 16 | 4 | 109 | 12991 | 1 | 16 |
| 17 | 6 | 109 | 12946 | 1 | 17 |
| 18 | 6 | 124 | 14777 | 1 | 18 |
| 19 | 6 | 122 | 14107 | 1 | 19 |
| 20 | 6 | 109 | 12589 | 1 | 20 |
| 21 | 6 | 97 | 11295 | 1 | 21 |
| 22 | 6 | 122 | 14107 | 1 | 22 |
| 23 | 6 | 122 | 14107 | 1 | 23 |
| 24 | 6 | 109 | 12589 | 1 | 24 |
| 25 | 6 | 97 | 11295 | 1 | 25 |
| 26 | 6 | 122 | 14107 | 1 | 26 |
| 27 | 6 | 124 | 14598 | 1 | 27 |
| 28 | 6 | 109 | 12768 | 1 | 28 |
| 29 | 7 | 109 | 12768 | 1 | 29 |
| 30 | 7 | 124 | 14598 | 1 | 30 |
| 31 | 7 | 122 | 14107 | 1 | 31 |
| 32 | 7 | 109 | 12589 | 1 | 32 |
| 33 | 7 | 97 | 11295 | 1 | 33 |
| 34 | 7 | 122 | 14107 | 1 | 34 |
| 35 | 7 | 122 | 14107 | 1 | 35 |
| 36 | 7 | 109 | 12589 | 1 | 36 |
| 37 | 7 | 97 | 11295 | 1 | 37 |
| 38 | 7 | 122 | 14107 | 1 | 38 |
| 39 | 7 | 124 | 14777 | 1 | 39 |
| 40 | 7 | 109 | 12946 | 1 | 40 |
| 41 | 8 | 109 | 12768 | 1 | 41 |
| 42 | 8 | 124 | 14598 | 1 | 42 |
| 43 | 8 | 122 | 13929 | 1 | 43 |
| 44 | 8 | 109 | 12411 | 1 | 44 |
| 45 | 8 | 97 | 11116 | 1 | 45 |
| 46 | 8 | 122 | 13929 | 1 | 46 |
| 47 | 8 | 122 | 13929 | 1 | 47 |
| 48 | 8 | 109 | 12411 | 1 | 48 |
| 49 | 8 | 97 | 11116 | 1 | 49 |
| 50 | 8 | 122 | 13929 | 1 | 50 |
| 51 | 8 | 124 | 14420 | 1 | 51 |
| 52 | 8 | 110 | 12589 | 1 | 52 |
| 53 | 9 | 110 | 12589 | 1 | 53 |
| 54 | 9 | 124 | 14420 | 1 | 54 |
| 55 | 9 | 122 | 13929 | 1 | 55 |
| 56 | 9 | 109 | 12411 | 1 | 56 |
| 57 | 9 | 97 | 11116 | 1 | 57 |
| 58 | 9 | 122 | 13929 | 1 | 58 |
| 59 | 9 | 122 | 13929 | 1 | 59 |
| 60 | 9 | 109 | 12411 | 1 | 60 |
| 61 | 9 | 97 | 11116 | 1 | 61 |
| 62 | 9 | 122 | 13929 | 1 | 62 |
| 63 | 9 | 124 | 14509 | 1 | 63 |
| 64 | 9 | 109 | 12679 | 1 | 64 |
| | | | | | |

D. Dyck
31ST JULY 1982

FILE : 81-345

FILED NWNWS1957 Q33060 2005-05-10-15.22.02.700711

STRATA PLAN N.W. 1957

# CONDOMINIUM ACT

| LOT No. | SHEET No. | FORM 1 SCHEDULE OF UNIT ENTITLEMENT: UNIT ENTITLEMENT | FORM 2 SCHEDULE OF INTEREST UPON DESTRUCTION: INTEREST UPON DESTRUCTION | FORM 3 SCHEDULE OF VOTING RIGHTS: No. OF VOTES | CIVIC ADDRESS SUITE No. |
|---|---|---|---|---|---|
| 65 | 10 | 127 | 15537 | 1 | 65 |
| 66 | 10 | 124 | 15089 | 1 | 66 |
| 67 | 10 | 124 | 15089 | 1 | 67 |
| 68 | 10 | 127 | 15446 | 1 | 68 |
| 69 | 11 | 127 | 15447 | 1 | 69 |
| 70 | 11 | 124 | 15089 | 1 | 70 |
| 71 | 11 | 124 | 15089 | 1 | 71 |
| 72 | 11 | 124 | 15089 | 1 | 72 |
| 73 | 11 | 124 | 15089 | 1 | 73 |
| 74 | 11 | 127 | 15537 | 1 | 74 |
| | | | | | |
| AGGREGATE | | 8534 | 1 000 000 | 74 | |

STATUTORY DECLARATION

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 ENTIRELY FOR 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.

M.A.

DECLARED BEFORE ME AT VANCOUVER
IN THE PROVINCE OF BRITISH COLUMBIA
THIS 7TH DAY OF OCTOBER 1982.

Peter Pagnan

A COMMISSIONER FOR TAKING AFFIDAVITS
IN THE PROVINCE OF BRITISH COLUMBIA.

ACCEPTED AS TO FORMS 1, 2 AND 3
THIS 19th DAY OF October 1982.

Jane Peck

for SUPERINTENDANT OF INSURANCE

GUILDFORD WAY HOLDINGS 1 LTD

M.A.

AUTHORIZED SIGNATORY

AUTHORIZED SIGNATORY

GUILDFORD WAY HOLDINGS 2 LTD

M.A.

AUTHORIZED SIGNATORY

AUTHORIZED SIGNATORY

GUILDFORD WAY HOLDINGS 3 LTD

M.A.

AUTHORIZED SIGNATORY

AUTHORIZED SIGNATORY

~~GUILDFORD WAY HOLDINGS 4 LTD~~
247025 BRITISH COLUMBIA LTD.

M.A.

AUTHORIZED SIGNATORY

AUTHORIZED SIGNATORY

I, D.J. DYCK OF LANGLEY, B.C. A BRITISH COLUMBIA LAND SURVEYOR, HEREBY CERTIFY THAT THE BUILDINGS SHOWN IN THIS STRATA PLAN HAVE NOT, AS OF THE 31st DAY OF JULY 1982, BEEN PREVIOUSLY OCCUPIED.
DATED AT SURREY, B.C.
THIS 31st DAY OF JULY 1982

D. Dyck
B.C.L.S.

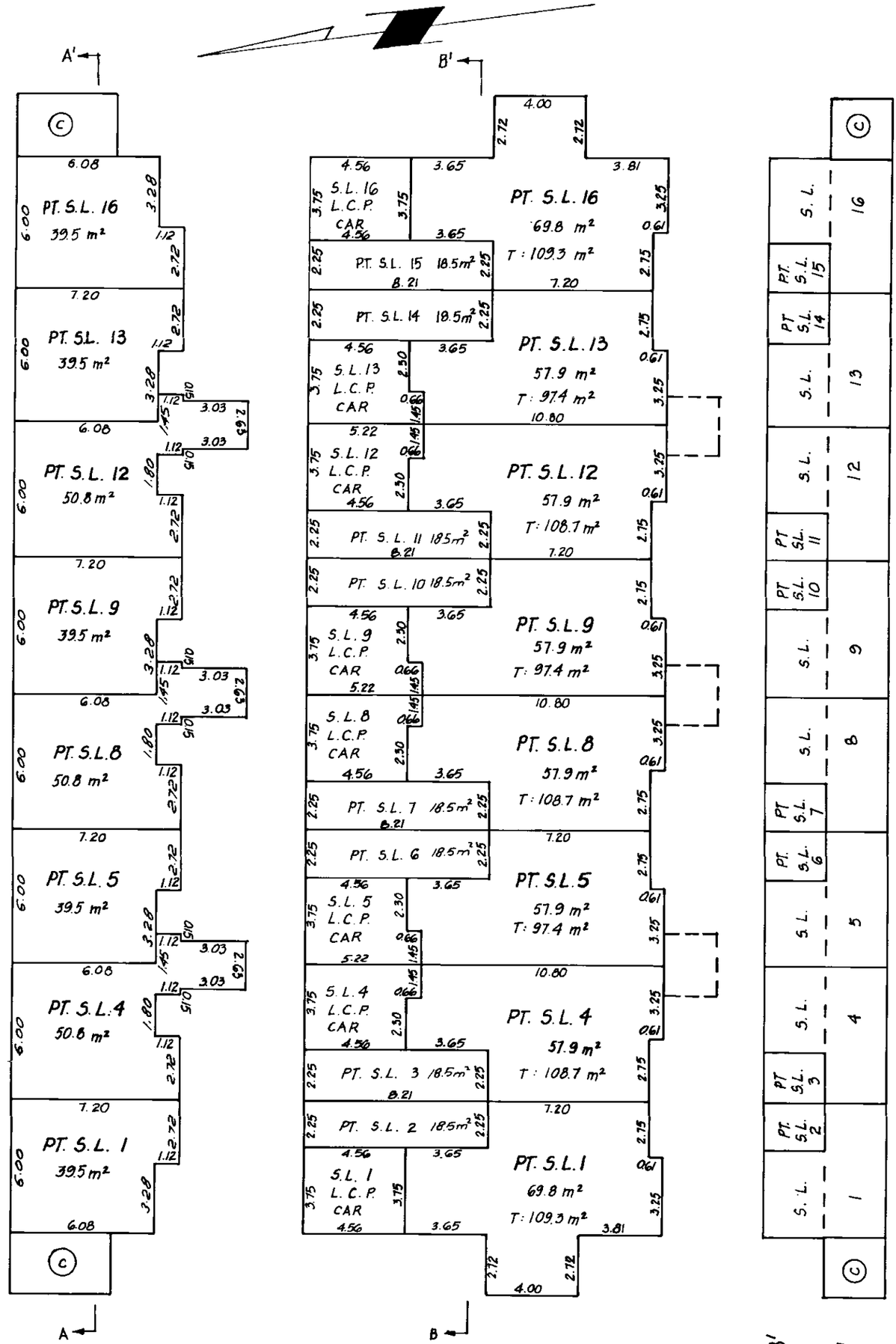
FILE: 81 - 345

FILED NWNWS1957 Q33060 2005-05-10-15.22.02.700711

STRATA PLAN N.W. 1957

# BUILDING 1
# FLOOR PLANS AND SECTIONS

SCALE :- 1 : 200




31ST JULY 1982

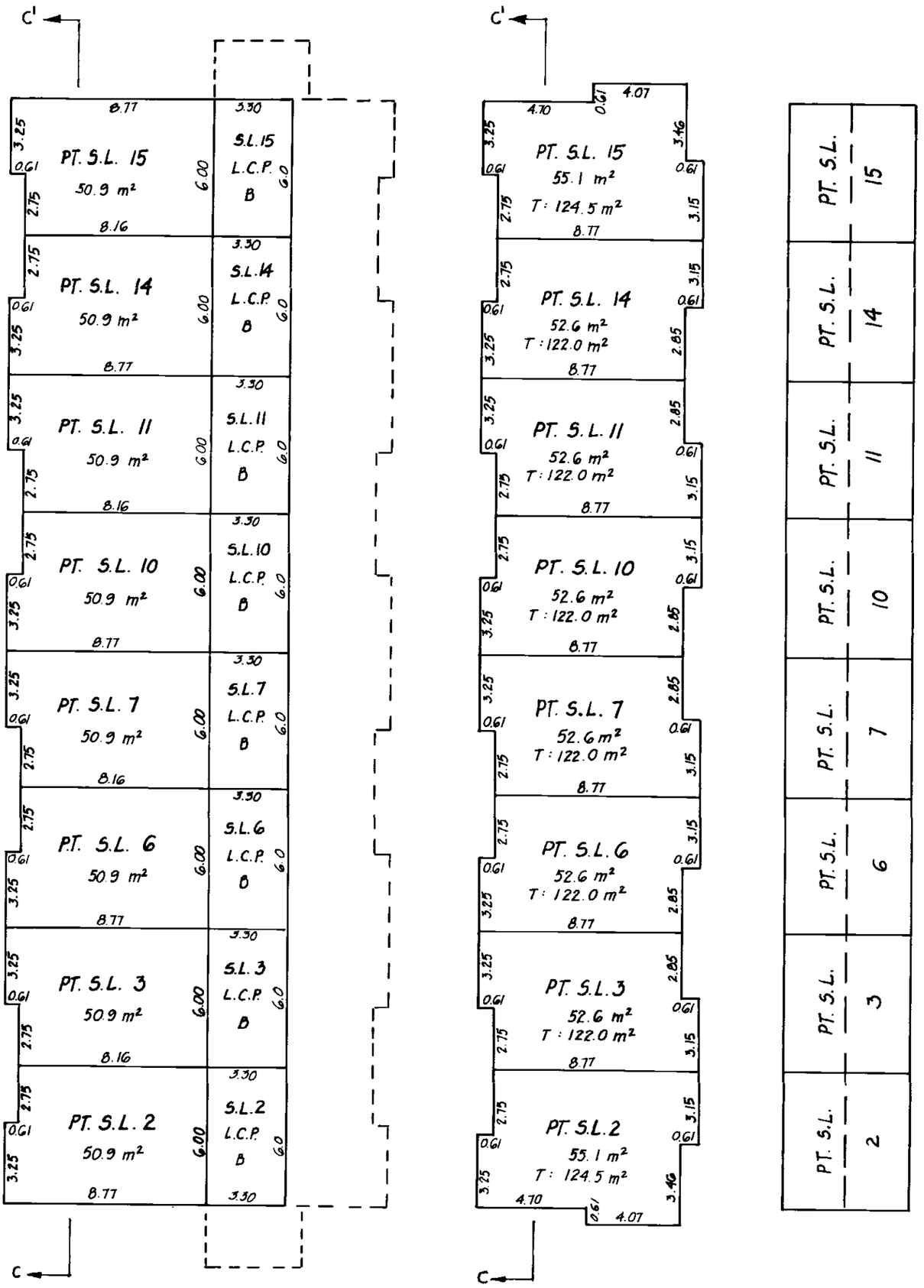
FILE : 81 - 345

FILED NWNWS1957 Q33060 2005-05-10-15.22.02.700711

STRATA PLAN N.W. 1957

# BUILDING 1
# FLOOR PLANS AND SECTION

SCALE :- 1 : 200




SECOND FLOOR

THIRD FLOOR

SECTION C-C'

D. Dyck
31ST JULY 1982

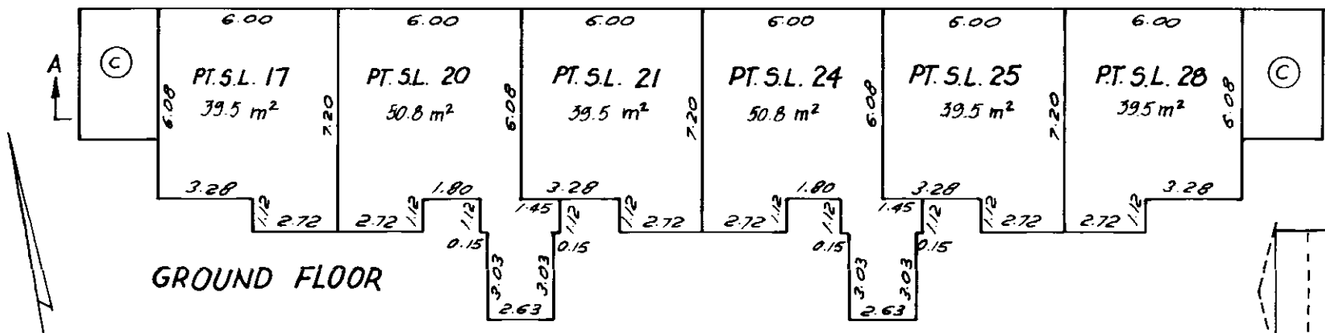
FILE : 81 - 345

FILED NWNWS1957 Q33060 2005-05-10-15.22.02.700711

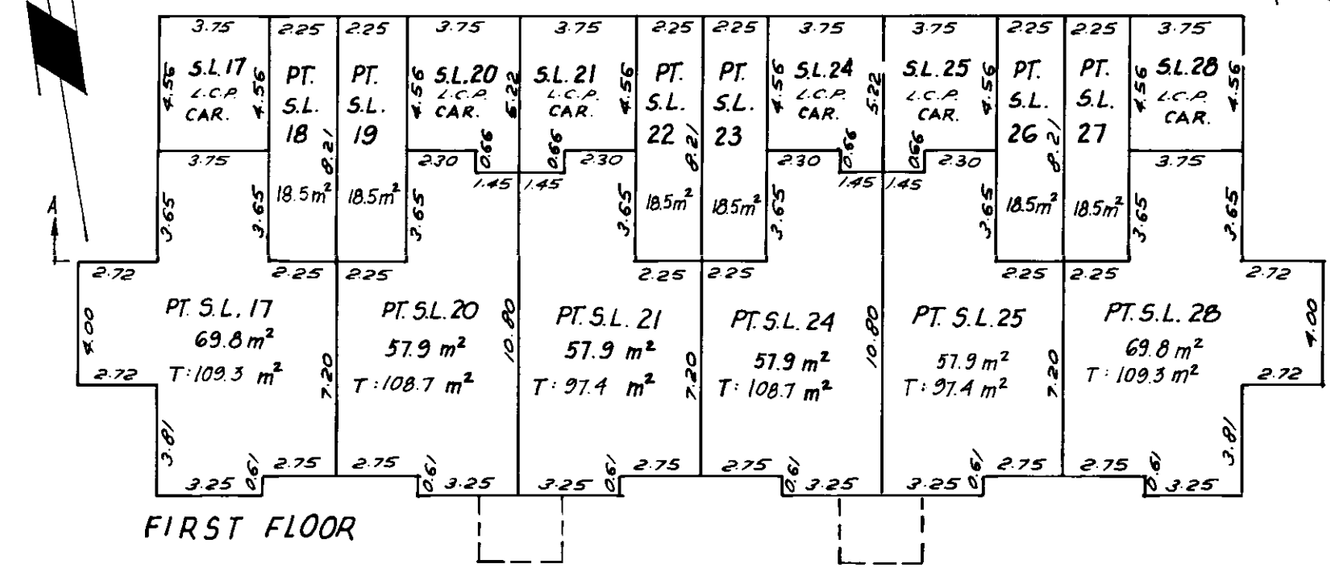
# BUILDING 2
# FLOOR PLANS AND SECTIONS

STRATA PLAN N.W. 1957

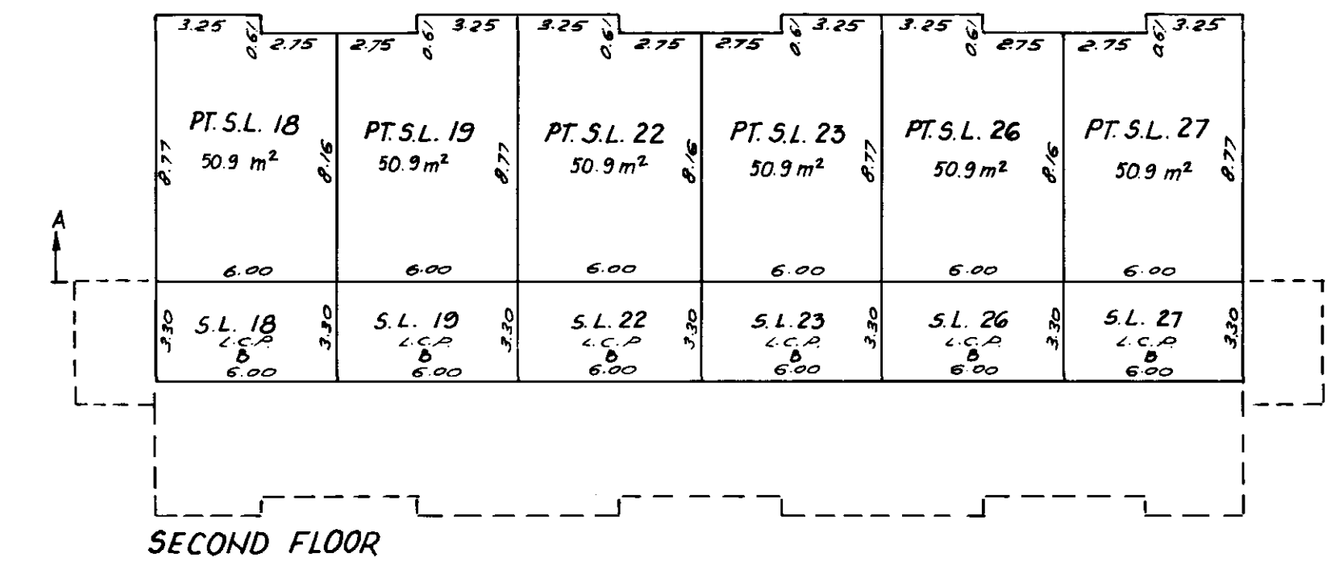
SCALE : 1 : 200



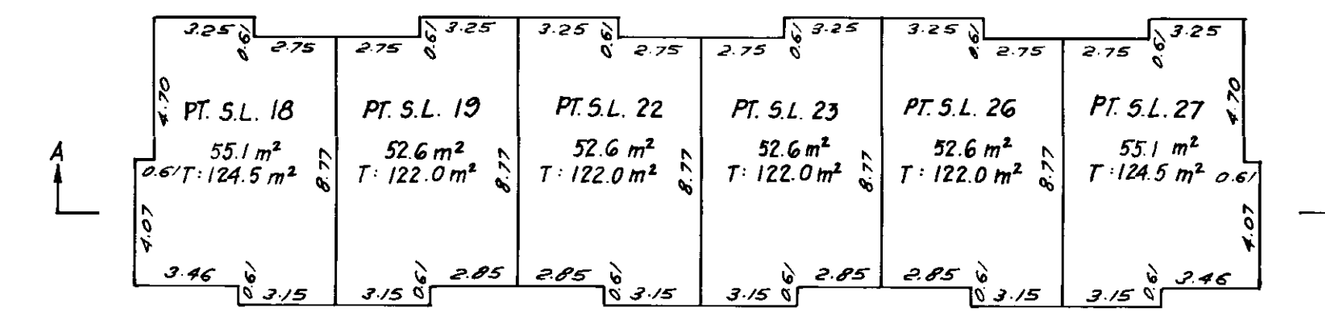

GROUND FLOOR



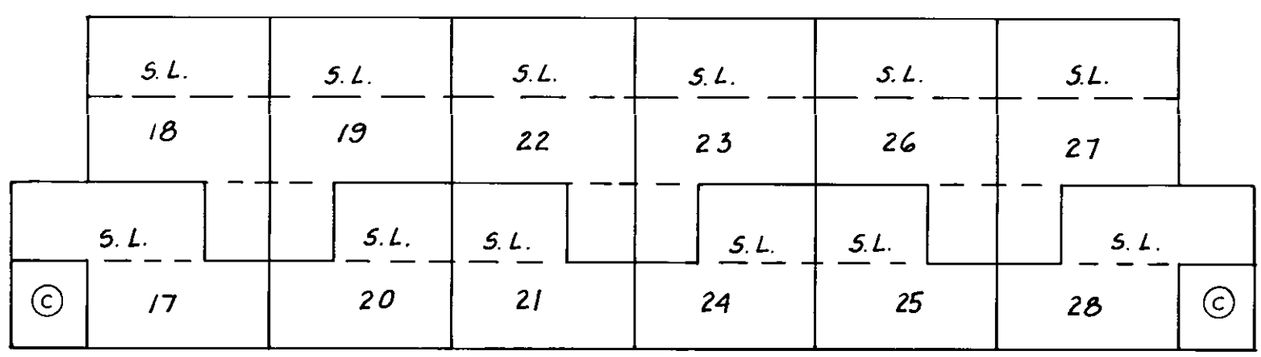

FIRST FLOOR




SECOND FLOOR




THIRD FLOOR




SECTION A - A'

TYPICAL CROSS SECTION AT BUILDINGS 1, 2, 3, 4 AND 5

SCALE 1:500

D. Dyck
31ST JULY 1982

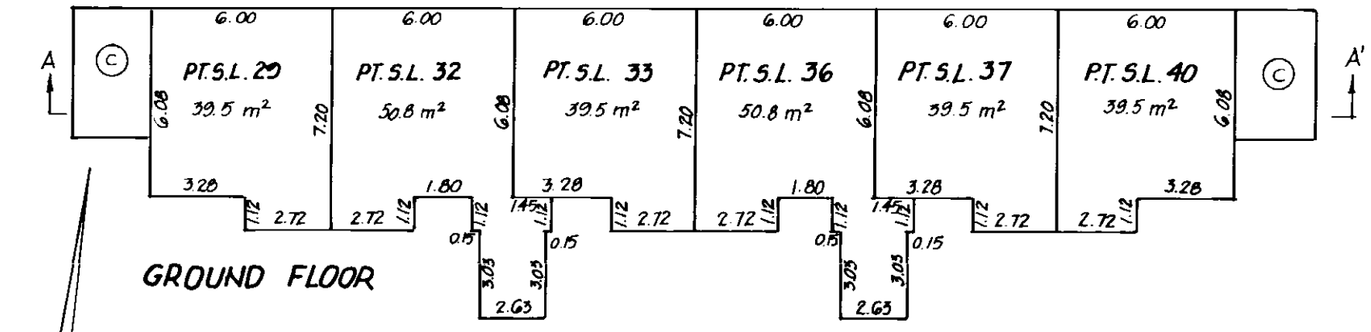
FILE 81-345

FILED NWWS1957 Q33060 2005-05-10-15.22.02.700711

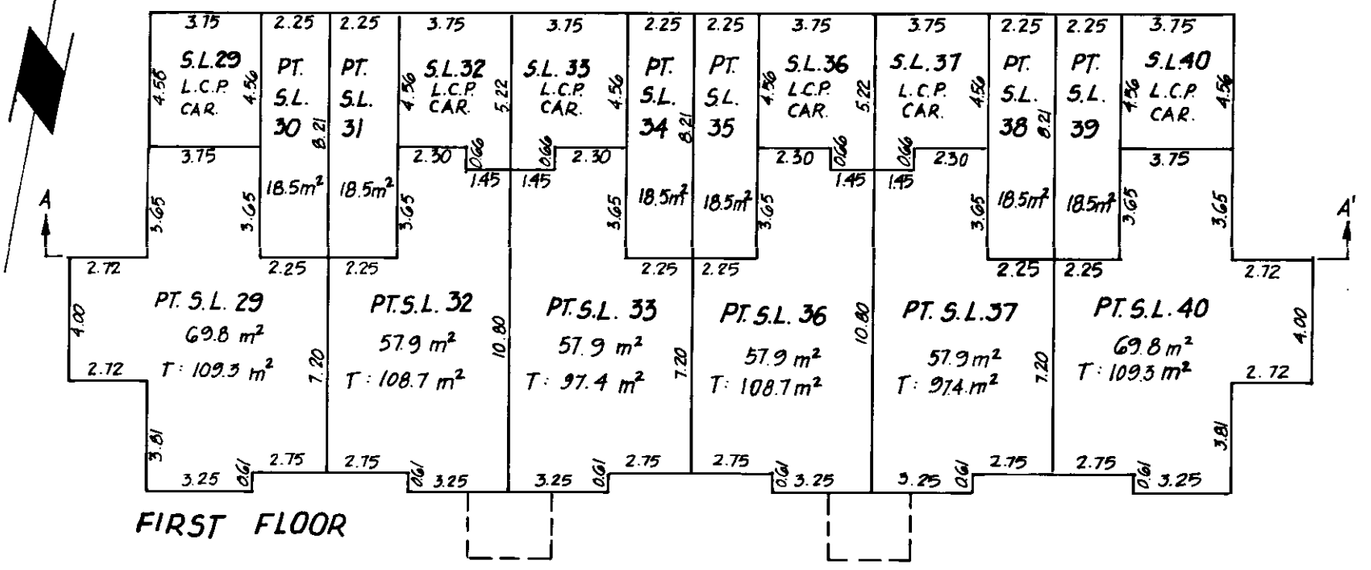
# BUILDING 3
# FLOOR PLANS AND SECTION

STRATA PLAN N.W. 1957

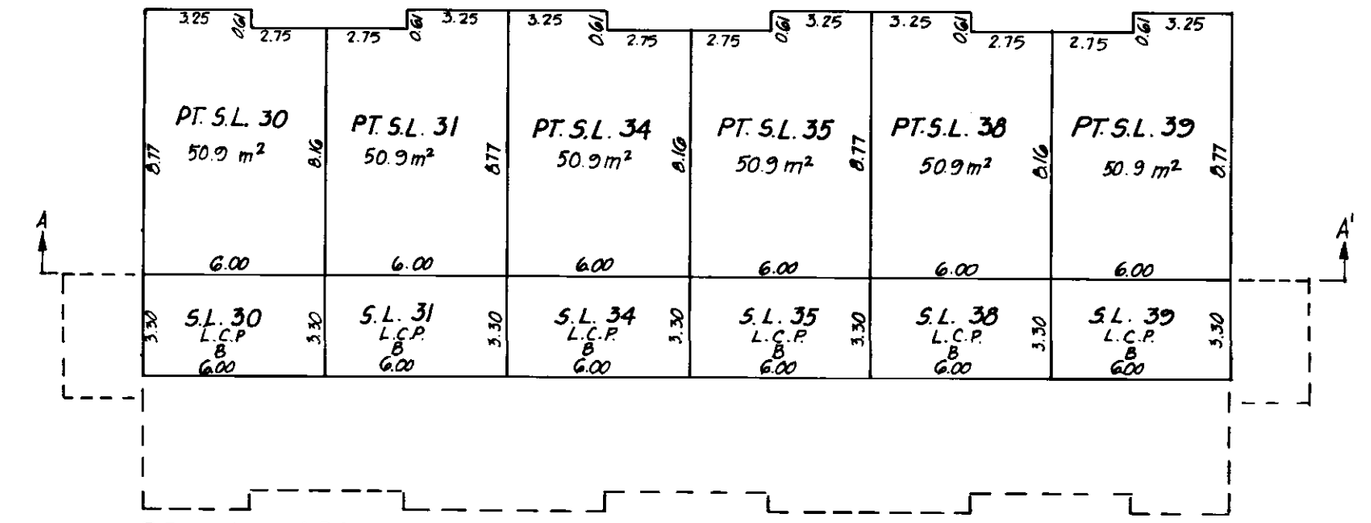
SCALE : 1 : 200



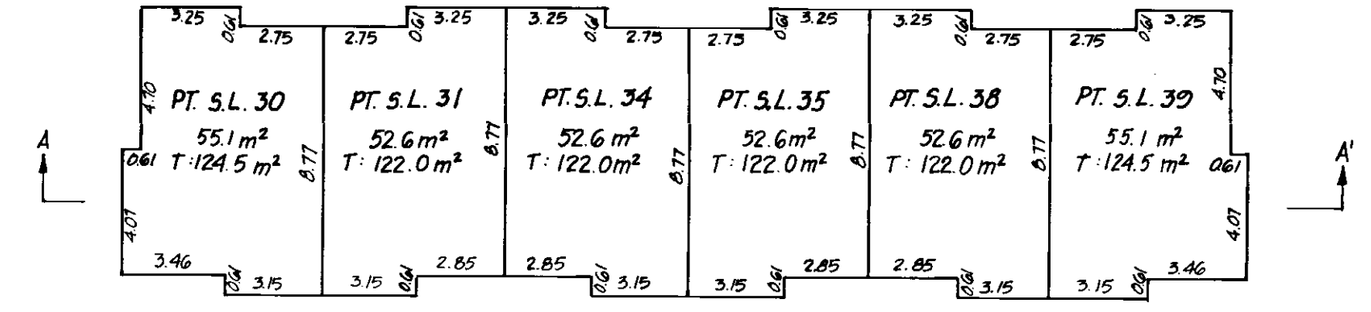

GROUND FLOOR



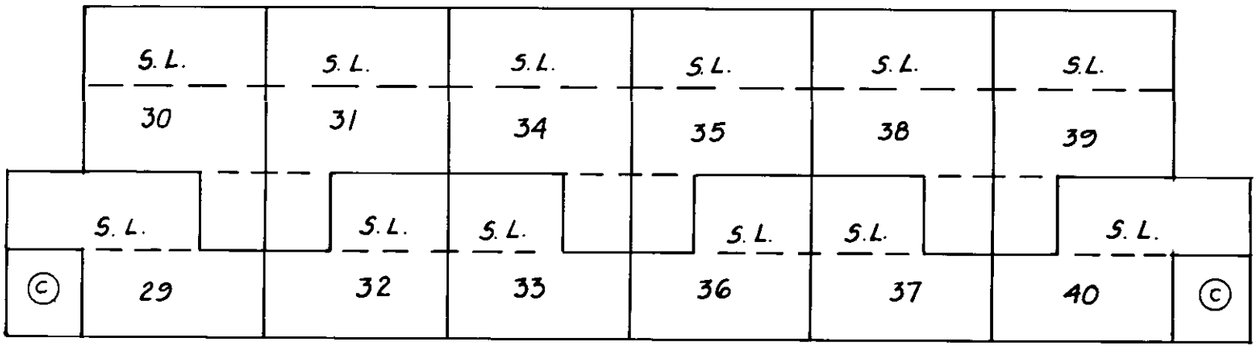

FIRST FLOOR




SECOND FLOOR




THIRD FLOOR




SECTION A - A'

D. Dyck

31ST. JULY 1982

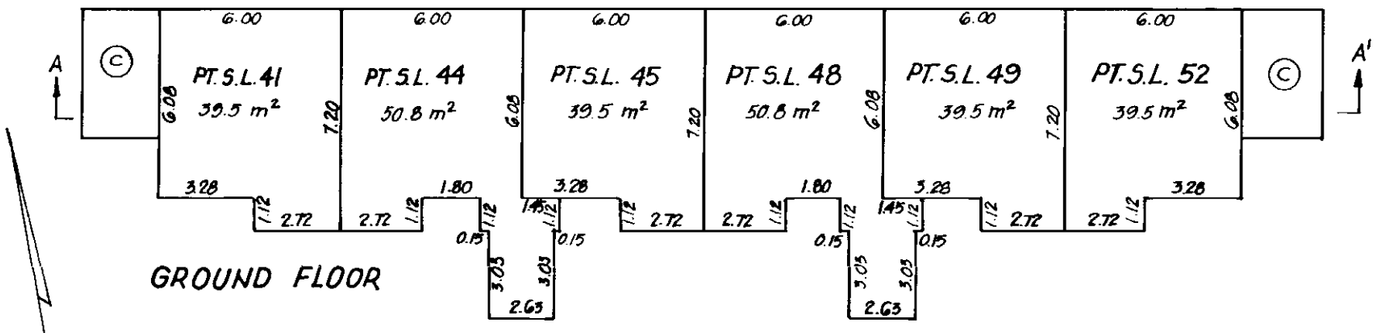
FILE : 81 - 345

FILED NWNWS1957 Q33060 2005-05-10-15.22.02.700711

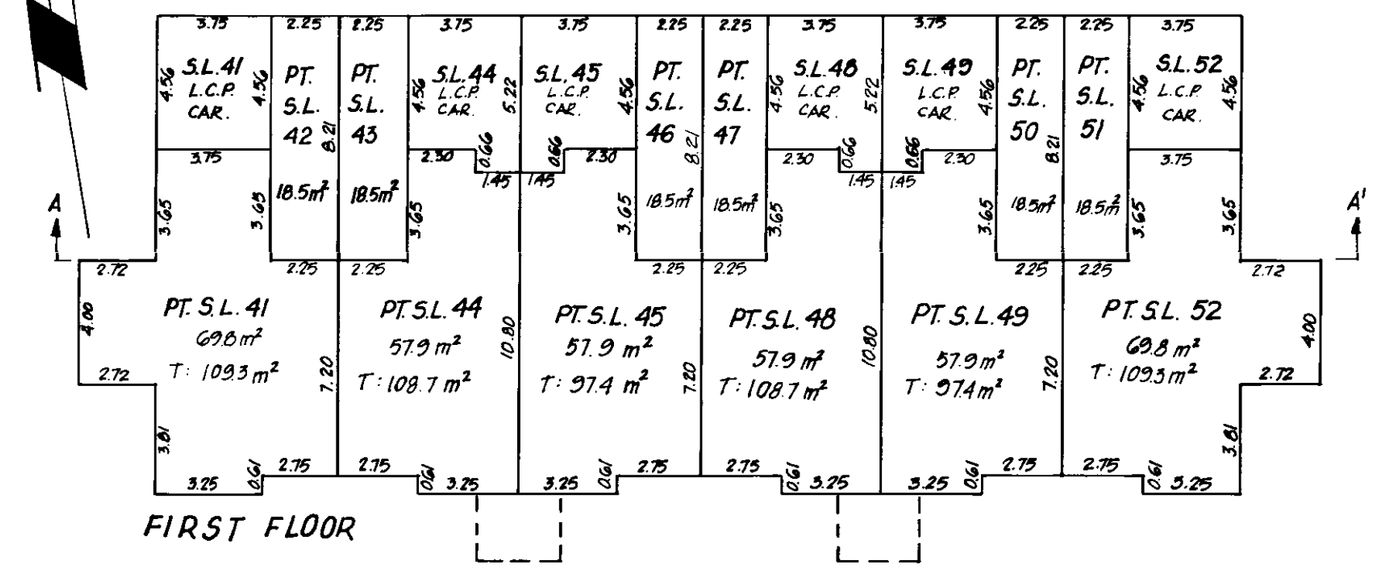
# BUILDING 4
# FLOOR PLANS AND SECTION

STRATA PLAN N.W. 1957

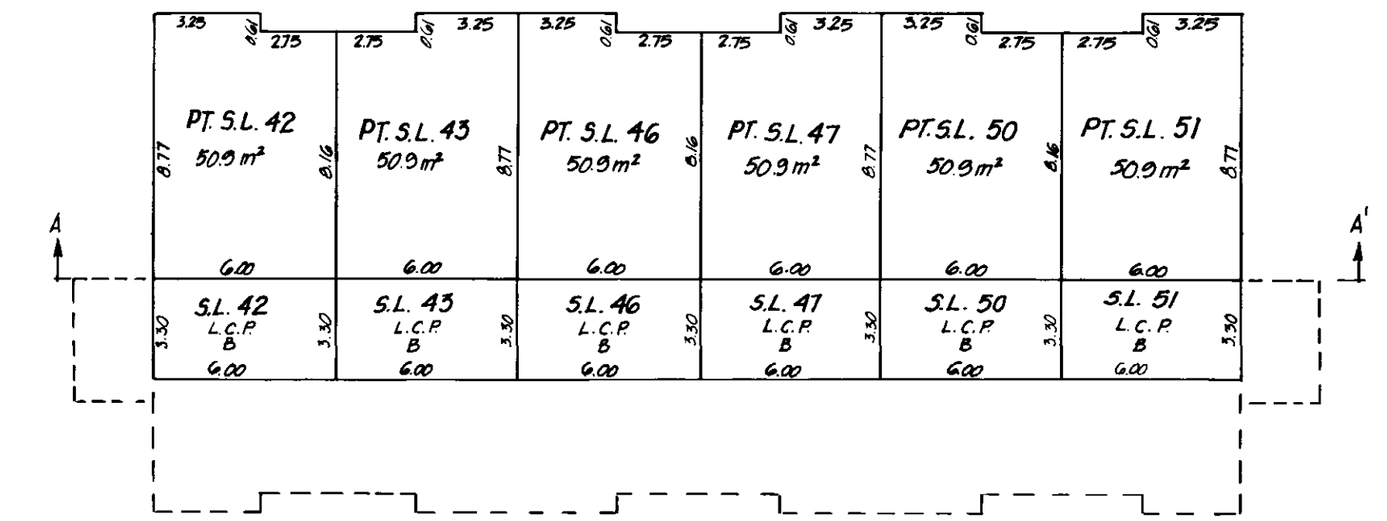
SCALE : 1 : 200



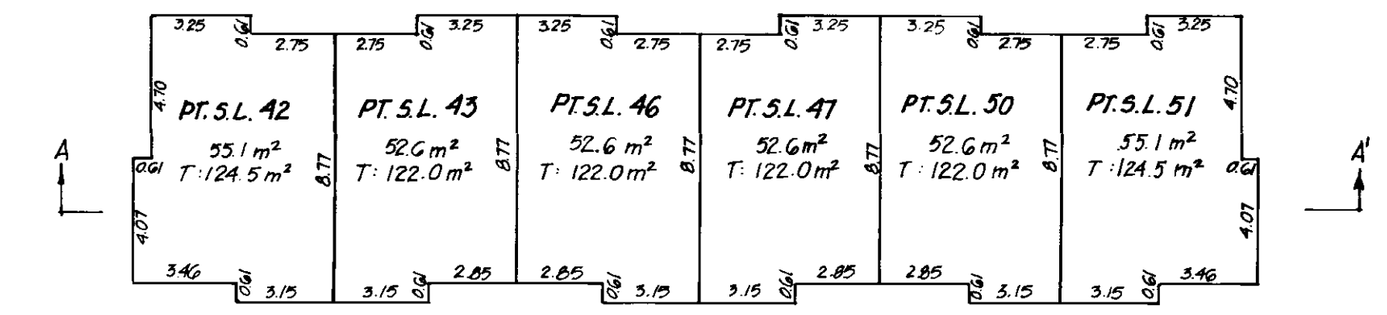

GROUND FLOOR



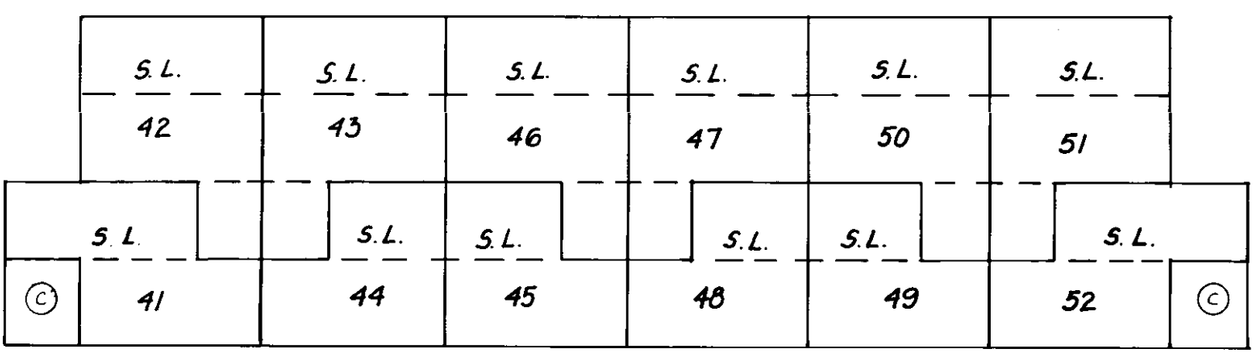

FIRST FLOOR




SECOND FLOOR




THIRD FLOOR




SECTION A - A'

J. Dyck

31ST JULY 1982

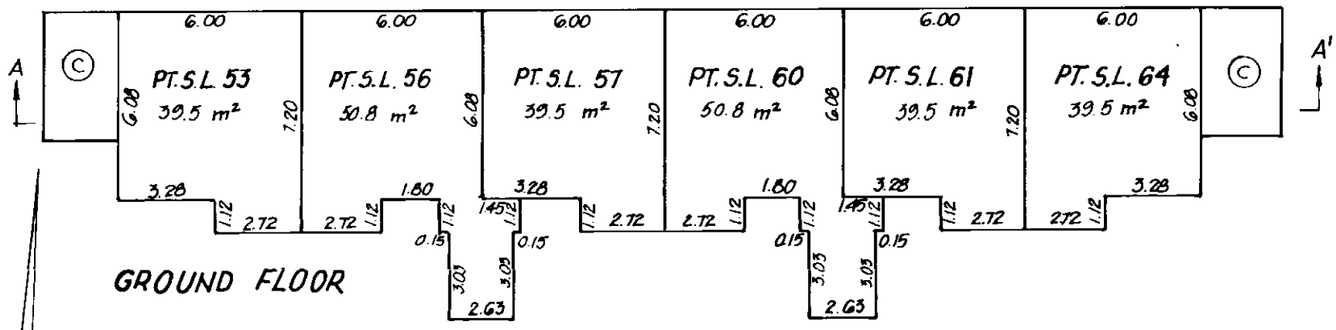
FILE : 81 - 345

FILED NWNWS1957 Q33060 2005-05-10-15.22.02.700711

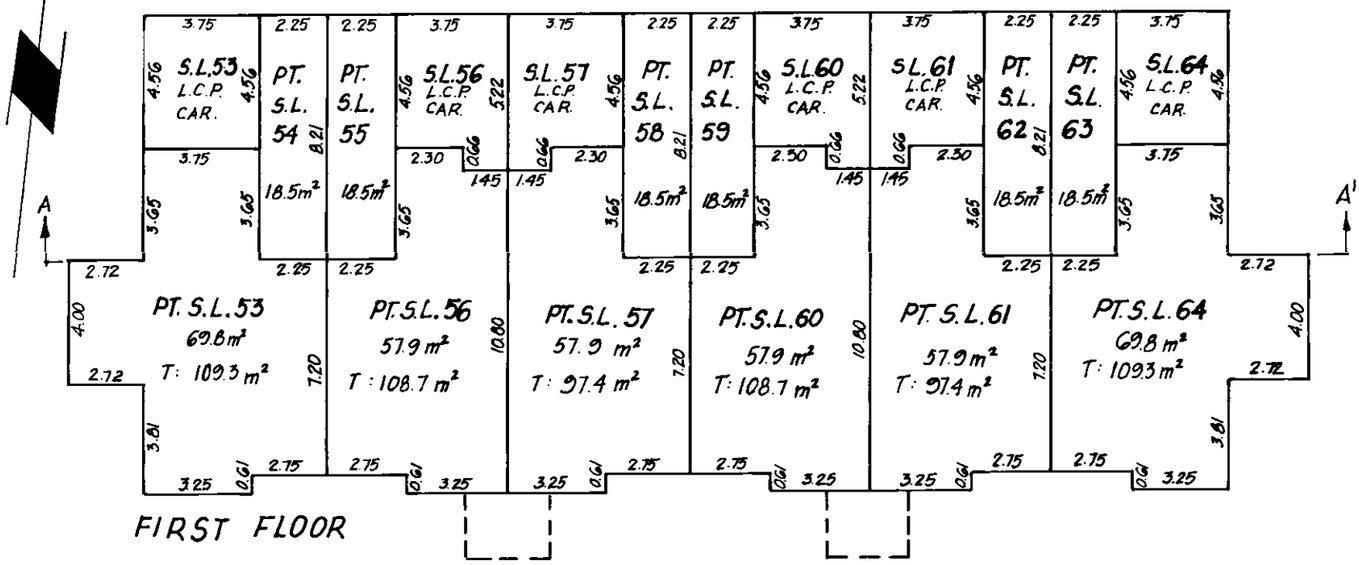
# BUILDING 5
# FLOOR PLANS AND SECTION

STRATA PLAN N.W. 1957

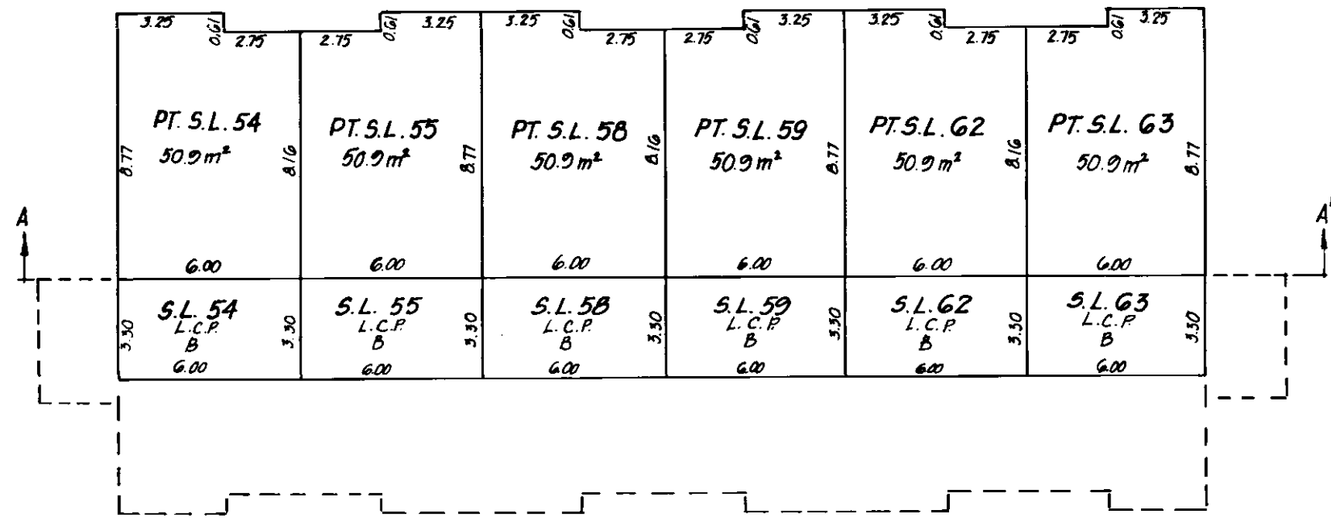
SCALE : 1 : 200



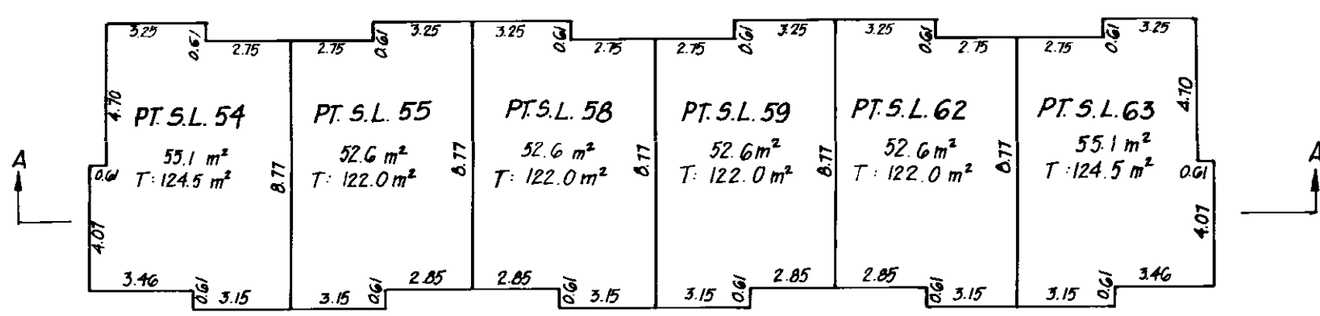

GROUND FLOOR



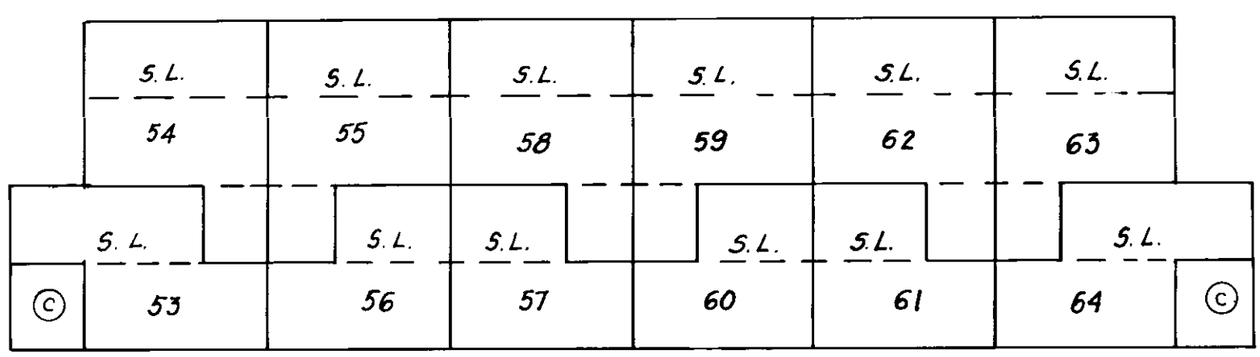

FIRST FLOOR




SECOND FLOOR




THIRD FLOOR




SECTION A - A'

D. Dyck
31ST JULY 1982

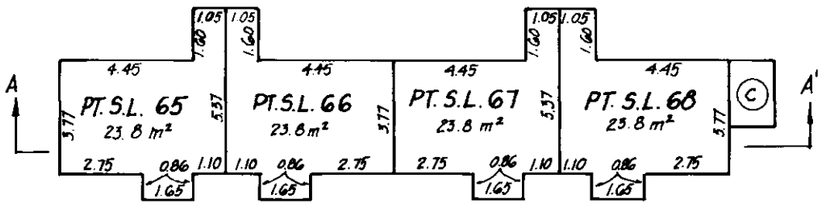
FILE : 81 - 345

FILED NWWS1957 Q33060 2005-05-10-15.22.02.700711

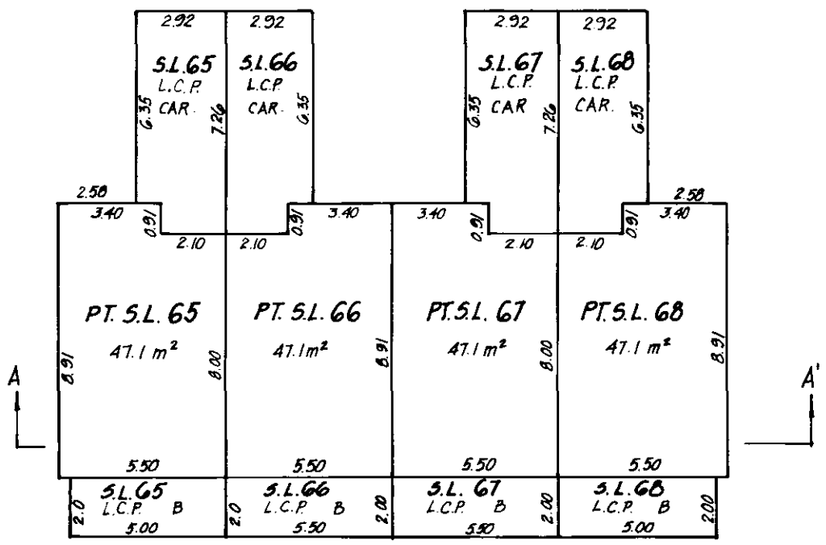
# BUILDING 6
# FLOOR PLANS AND SECTION

SCALE : 1 : 200

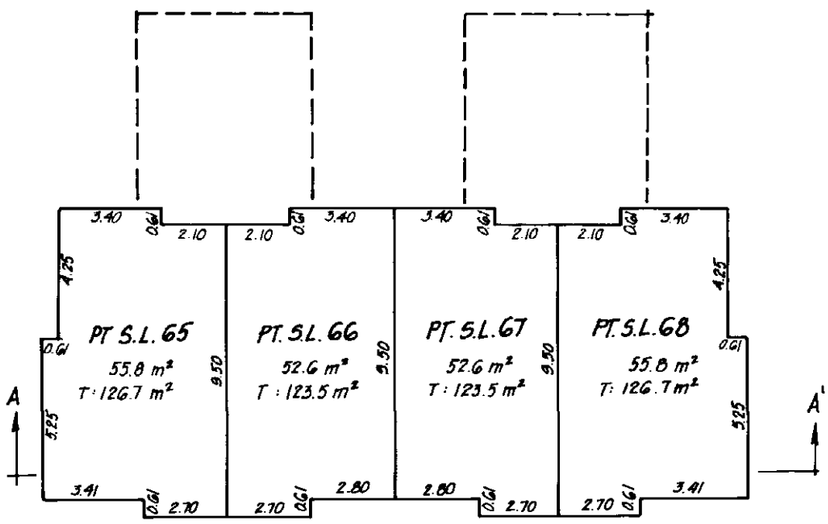
STRATA PLAN N.W. 1957



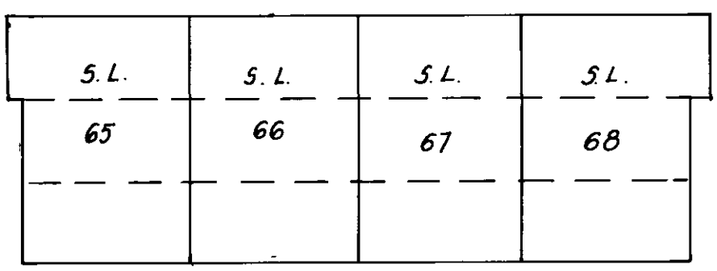

GROUND FLOOR




FIRST FLOOR




SECOND FLOOR




SECTION A - A'

D. Lyck

31ST JULY 1982

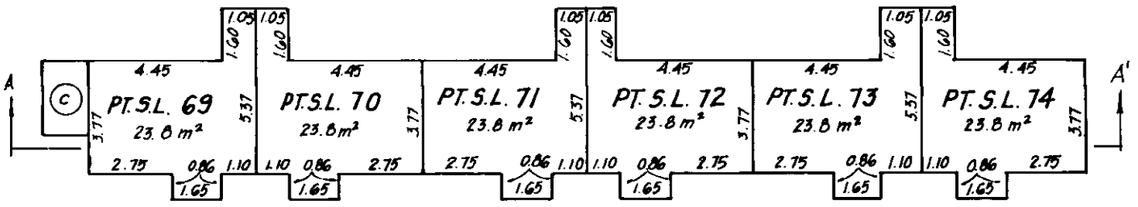
FILE : 81 - 345

FILED NWNWS1957 Q33060 2005-05-10-15.22.02.700711

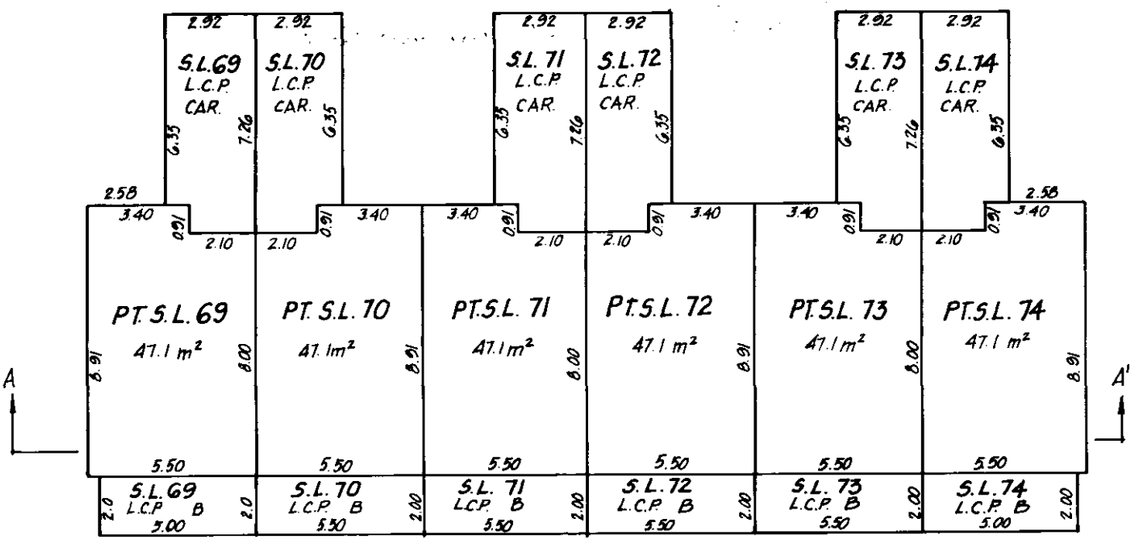
STRATA PLAN N.W. 1957

# BUILDING 7
# FLOOR PLANS AND SECTION

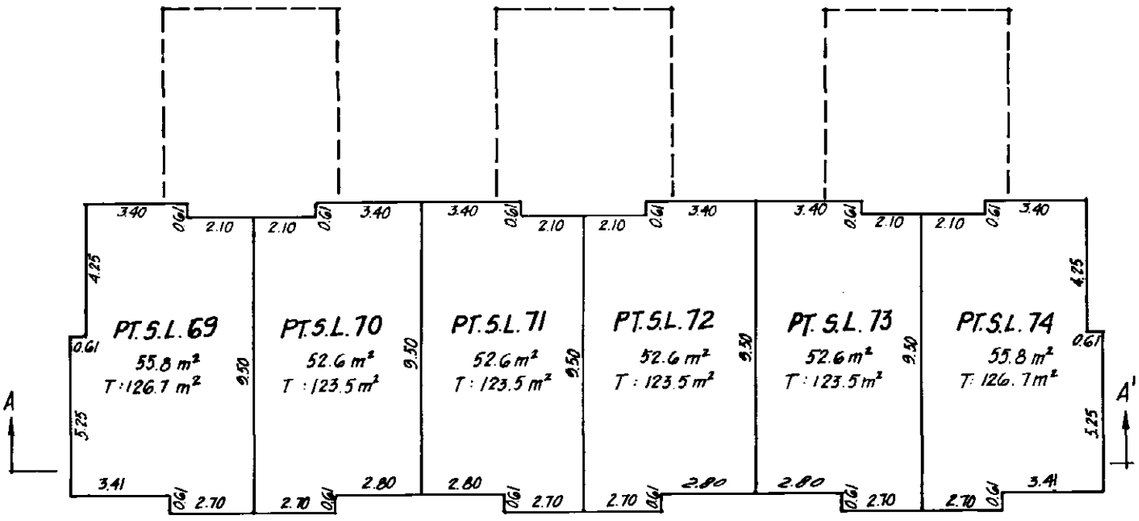
SCALE : 1 : 200




GROUND FLOOR




FIRST FLOOR




SECOND FLOOR

| S.L. | S.L. | S.L. | S.L. | S.L. | S.L. |
|---|---|---|---|---|---|
| 69 | 70 | 71 | 72 | 73 | 74 |
| | | | | | |

SECTION A - A'

D. Dyck
31ST JULY 1982

FILE : 81 - 345

FILED NWNWS1957 Q33060 2005-05-10-15.22.02.700711

STRATA PLAN N.W. 1957

## RECORDS OF BY-LAWS AND ORDERS.

| FILING | | DOCUMENTS | |
|---|---|---|---|
| NUMBER | DATE | DATE | NATURE AND PARTICULARS |
| BG 53427 | 16.02.93 @ 14:40 | | Notification of Change of By-laws /Sr |
| BK 21471 | 24·1·96 | | NOTIFICATION OF CHANGE OF BYLAWS |

Bylaw Sheet Closed

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

D. Dyck
31ST JULY 1902

FILE : 81-345

FILED NWNWS1957 Q33060 2005-05-10-15.22.02.700711

Common Property Sheet Closed 16/11/95

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

STRATA PLAN N.W. 1957

# DEALINGS AFFECTING THE COMMON PROPERTY.

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

| REGISTRATION | | DOCUMENTS | |
|---|---|---|---|
| NUMBER | DATE | DATE | NATURE AND PARTICULARS |
| U64761 | 38.82 @ 13:04 | | Statutory Right-of-way in favour of British Columbia Hydro and Power Authority Inter Alia Cancelled BE 387211 8.10.92. L.J. O'Shea Per Sh. |
| W51948 | 11.4.83 14:48 | | STATUTORY RIGHT OF WAY IN FAVOUR OF DISTRICT OF COQUITLAM PLAN 65419 ANCILLARY RIGHTS |
| AD108546 | 19.4.90 | 14:35 | SPECIAL RESOLUTION CREATING LIMITED COMMON PROPERTY |
| 28 pages T2077 | 06.01.81 12:46 | | Covenant Dist. of Coq. Plan L.T.A. Sec. 215 I.A |
| BJ45910 | 15.02.95 12:04 | | S.R.W. |

1st JULY 1982

FILE : 81-345

FILED NWWS1957 Q33060 2005-05-10-15.22.02.700711