# STRATA PLAN OF LOT B, SECTION 3, TOWNSHIP 6 AND OF DISTRICT LOT 116, GROUP 2, N.W.D., PLAN 22993

# STRATA PLAN 3348

DEPOSITED AND REGISTERED IN THE LAND TITLE OFFICE AT NEW WESTMINSTER, B.C. THIS 11 DAY OF October ,1990.

L.J. Raven per: Shand
~~ASSISTANT DEPUTY~~ REGISTRAR

Ref: AD234015-AD234084

THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT

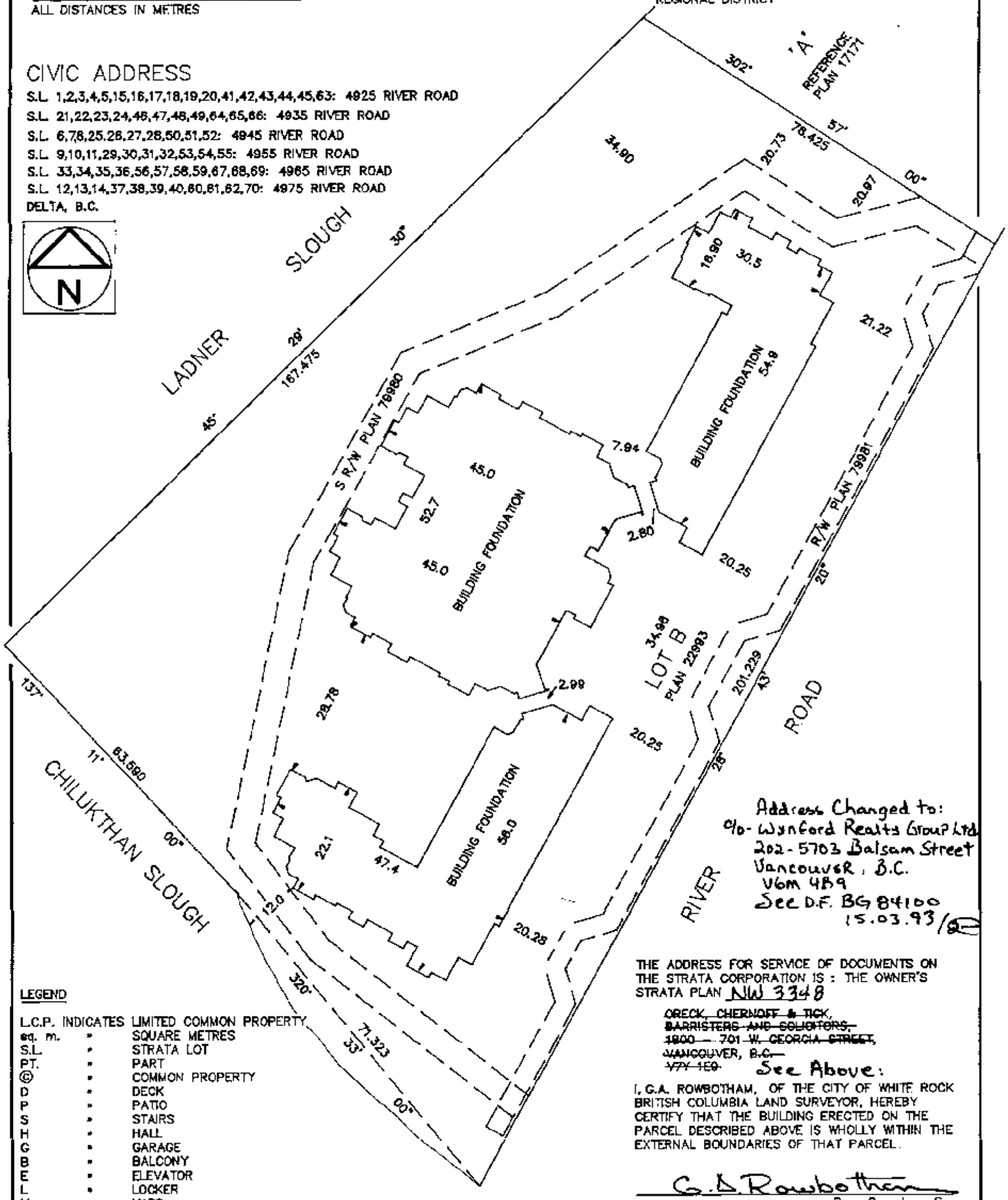
SCALE—1:750

0 5 10 20 30 40 50

ALL DISTANCES IN METRES

## CIVIC ADDRESS

S.L. 1,2,3,4,5,15,16,17,18,19,20,41,42,43,44,45,63: 4925 RIVER ROAD
S.L. 21,22,23,24,46,47,48,49,64,65,66: 4935 RIVER ROAD
S.L. 6,7,8,25,26,27,28,50,51,52: 4945 RIVER ROAD
S.L. 9,10,11,29,30,31,32,53,54,55: 4955 RIVER ROAD
S.L. 33,34,35,36,56,57,58,59,67,68,69: 4965 RIVER ROAD
S.L. 12,13,14,37,38,39,40,60,61,62,70: 4975 RIVER ROAD
DELTA, B.C.




Address Changed to:
c/o- Wynford Realty Group Ltd.
202-5703 Balsam Street
Vancouver, B.C.
V6M 4B9
See D.F. BG84100
15.03.93

LEGEND

L.C.P. INDICATES LIMITED COMMON PROPERTY

| | | |
|---|---|---|
| sq. m. | = | SQUARE METRES |
| S.L. | = | STRATA LOT |
| PT. | = | PART |
| © | = | COMMON PROPERTY |
| D | = | DECK |
| P | = | PATIO |
| S | = | STAIRS |
| H | = | HALL |
| G | = | GARAGE |
| B | = | BALCONY |
| E | = | ELEVATOR |
| L | = | LOCKER |
| Y | = | YARD |
| PK | = | PARKING |
| ELEC. | = | ELECTRICAL ROOM |
| V | = | VENT |
| CP | = | CARPORT |
| MECH | = | MECHANICAL ROOM |

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

THE ADDRESS FOR SERVICE OF DOCUMENTS ON THE STRATA CORPORATION IS : THE OWNER'S STRATA PLAN NW 3348

~~ORECK, CHERNOFF & TICK,~~
~~BARRISTERS AND SOLICITORS,~~
~~1800 — 701 W. GEORGIA STREET,~~
~~VANCOUVER, B.C.~~
~~V7Y 1E9~~ See Above.

I, G.A. ROWBOTHAM, OF THE CITY OF WHITE ROCK BRITISH COLUMBIA LAND SURVEYOR, HEREBY CERTIFY THAT THE BUILDING ERECTED ON THE PARCEL DESCRIBED ABOVE IS WHOLLY WITHIN THE EXTERNAL BOUNDARIES OF THAT PARCEL.

G.A. Rowbotham
B. C. L. S.

DATED AT WHITE ROCK, B.C.

THIS 13th DAY OF SEPTEMBER ,1990.

9577A | ALLAN OLSEN BRITISH COLUMBIA LAND SURVEYORS | 1148 JOHNSTON ROAD, WHITE ROCK, B.C. | PHONE: 531-4067

FILED NWNW53348 V24441 2006-09-18-14.36.30.888286

# STRATA PLAN 3348

NEW DEVELOPMENT CERTIFICATE

I, G.A. ROWBOTHAM , A BRITISH COLUMBIA LAND SURVEYOR, HEREBY CERTIFY THAT THE BUILDING SHOWN IN THIS STRATA PLAN HAS NOT, AS OF THE 22ND DAY OF AUGUST, 1990, BEEN PREVIOUSLY OCCUPIED. DATED AT WHITE ROCK, BRITISH COLUMBIA, THIS 13th DAY OF SEPTEMBER, 1990.

G. D. Rowbotham
B. C. L. S.

## SIGNATURES

STATUTORY DECLARATION

WE THE UNDERSIGNED DO SOLEMNLY DECLARE THAT
(1) WE THE UNDERSIGNED ARE THE OWNER DEVELOPER
(2) THE STRATA PLAN IS ENTIRELY FOR RESIDENTIAL USE
WE MAKE THIS SOLEMN DECLARATION CONSCIENTIOUSLY BELIEVING IT TO BE TO TRUE AND KNOWING THAT IT IS OF THE SAME FORCE AND EFFECT AS IF MADE UNDER OATH

Leon Bogner
GLENN WALSH

DECLARED BEFORE ME THIS 4 DAY OF Oct, 1990.

A COMMISSIONER FOR TAKING AFFIDAVITS WITHIN THE PROVINCE OF BRITISH COLUMBIA. STEPHEN TICK

ACCEPTED AS TO FORMS 1,2 AND 3

THIS 9 DAY OF OCTOBER, 1990.

SUPERINTENDENT OF REAL ESTATE

OWNER
SHOREWALK DEVELOPMENTS LTD.

AUTHORIZED SIGNATORY - GLENN WALSH

AUTHORIZED SIGNATORY - LEON BOGNER

WITNESS :

ADDRESS AND OCCUPATION OF WITNESS :

STEPHEN TICK
1800-701 West Georgia
VAN BC
Lawyer

MORTGAGEE
CITIBANK CANADA by its authorized signatory

~~AUTHORIZED SIGNATORY~~ Dennis Aitken

AUTHORIZED SIGNATORY

WITNESS :

ADDRESS AND OCCUPATION OF WITNESS :

H. Dobslaw, Sr. Associate
3260, 666 Burrard
Vancouver, B.C.

MORTGAGEE
CONEX SERVICES INC.

AUTHORIZED SIGNATORY - GLENN WALSH

AUTHORIZED SIGNATORY

WITNESS :

~~M.J. SMITH~~ MALCOLM J. SMITH

ADDRESS AND OCCUPATION OF WITNESS :

300-180 SEYMOUR STREET
KAMLOOPS B.C.
LAWYER

G.D.R.
B.C.L.S.

DATED THIS 13th DAY OF SEPTEMBER 1990.

FILED NWNWS3348 V24441 2006-09-18-14.36.30.888286

# STRATA PLAN 3348

## CONDOMINIUM ACT

| LOT NUMBER | SHEET NUMBER | FORM 1 SCHEDULE OF UNIT ENTITLEMENT: UNIT ENTITLEMENT | FORM 2 SCHEDULE OF INTEREST UPON DESTRUCTION: INTEREST UPON DESTRUCTION | FORM 3 SCHEDULE OF VOTING RIGHTS: NUMBER OF VOTES |
|---|---|---|---|---|
| 1 | 4 | 167 | 167 | |
| 2 | 4 | 161 | 160 | |
| 3 | 4 | 118 | 118 | |
| 4 | 4 | 118 | 118 | |
| 5 | 4 | 165 | 166 | |
| 6 | 5 | 159 | 159 | |
| 7 | 5 | 200 | 202 | |
| 8 | 5 | 142 | 143 | |
| 9 | 6 | 142 | 143 | |
| 10 | 6 | 200 | 202 | |
| 11 | 6 | 159 | 159 | |
| 12 | 7 | 166 | 166 | |
| 13 | 7 | 118 | 118 | |
| 14 | 7 | 170 | 170 | |
| 15 | 8 | 167 | 167 | |
| 16 | 8 | 161 | 160 | |
| 17 | 8 | 118 | 118 | |
| 18 | 8 | 119 | 118 | |
| 19 | 8 | 166 | 166 | |
| 20 | 8 | 118 | 118 | |
| 21 | 8 | 118 | 118 | |
| 22 | 8 | 118 | 118 | |
| 23 | 9 | 144 | 146 | |
| 24 | 9 | 145 | 146 | |
| 25 | 9 | 146 | 145 | |
| 26 | 9 | 145 | 145 | |
| 27 | 9 | 162 | 160 | |
| 28 | 9 | 167 | 167 | |
| 29 | 10 | 167 | 167 | |
| 30 | 10 | 161 | 160 | |
| 31 | 10 | 146 | 145 | |
| 32 | 10 | 146 | 145 | |
| 33 | 10 | 146 | 146 | |
| 34 | 10 | 145 | 146 | |
| 35 | 11 | 118 | 118 | |
| 36 | 11 | 118 | 118 | |
| 37 | 11 | 118 | 118 | |
| 38 | 11 | 165 | 166 | |
| 39 | 11 | 118 | 118 | |
| 40 | 11 | 170 | 171 | |
| 41 | 12 | 180 | 180 | |
| 42 | 12 | 119 | 118 | |
| 43 | 12 | 119 | 118 | |
| 44 | 12 | 166 | 166 | |
| 45 | 12 | 118 | 118 | |
| 46 | 12 | 118 | 118 | |
| 47 | 12 | 119 | 118 | |
| 48 | 13 | 145 | 146 | |
| 49 | 13 | 145 | 146 | |
| 50 | 13 | 146 | 145 | |
| 51 | 13 | 146 | 145 | |
| 52 | 13 | 181 | 180 | |
| 53 | 14 | 180 | 180 | |
| 54 | 14 | 146 | 145 | |
| 55 | 14 | 146 | 145 | |
| 56 | 14 | 145 | 146 | |
| 57 | 14 | 146 | 146 | |
| 58 | 15 | 118 | 118 | |
| 59 | 15 | 118 | 118 | |
| 60 | 15 | 118 | 118 | |
| 61 | 15 | 165 | 167 | |
| 62 | 15 | 119 | 118 | |
| 63 | 16 | 118 | 118 | |
| 64 | 16 | 119 | 118 | |
| 65 | 16 | 119 | 118 | |
| 66 | 16 | 145 | 146 | |
| 67 | 17 | 145 | 146 | |
| 68 | 17 | 118 | 118 | |
| 69 | 17 | 118 | 118 | |
| 70 | 17 | 118 | 118 | |
| AGGREGATE | | 10,000 | 10,000 | |

G.B.R.

B.C.L.S

DATED THIS 13th DAY OF SEPTEMBER 1990

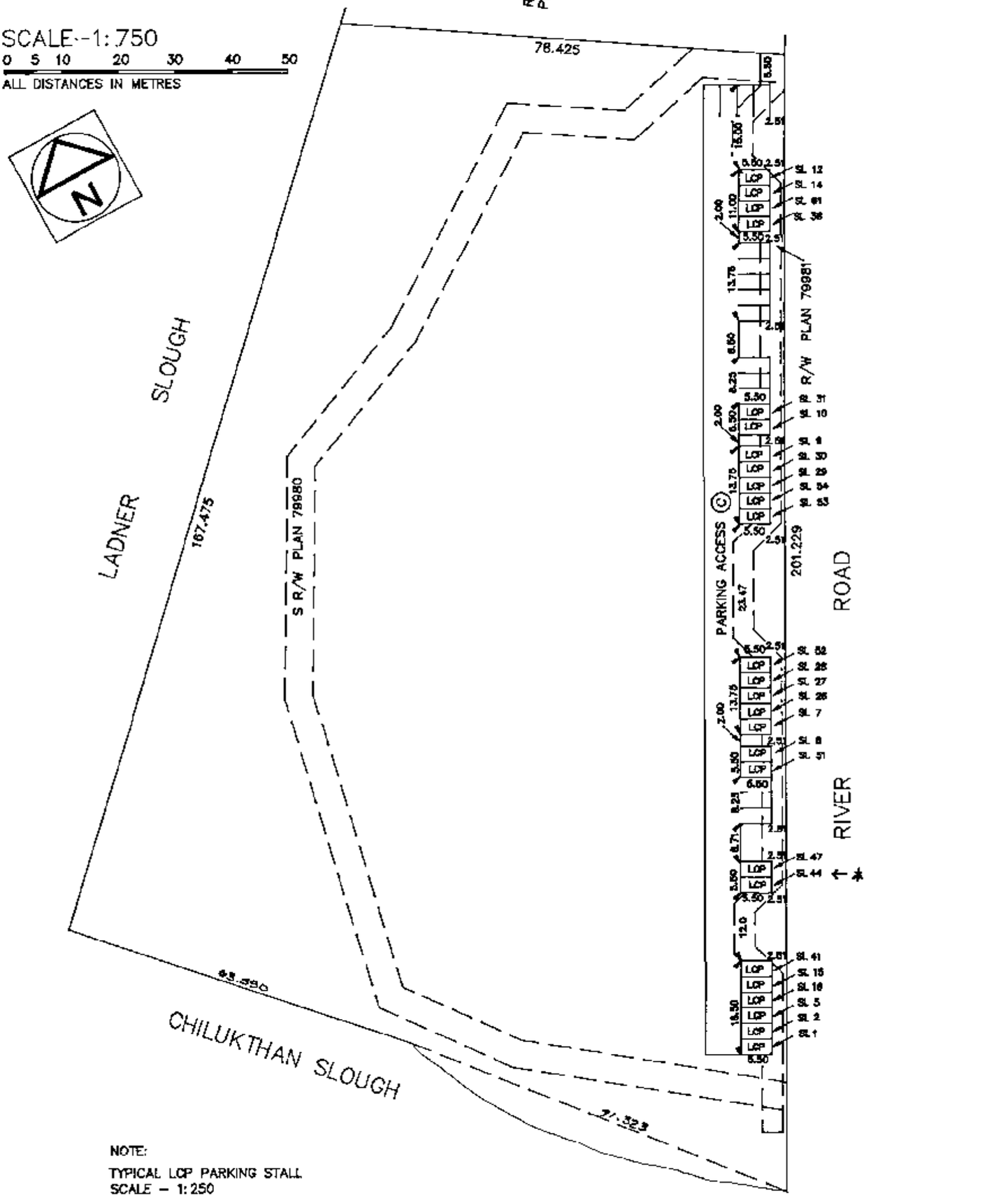
FILED NMNWS3348 V24441 2006-09-18-14.36.30.888286

# PLAN SHOWING LIMITED COMMON PROPERTY PARKING

# STRATA PLAN 3348

*Amended pursuant to Section 57(1)(c) See amended sheet 4 and Special Resolution BF 139053 Date: April 16/92

Deputy Registrar




G.A. Rambottom B.C.L.S.

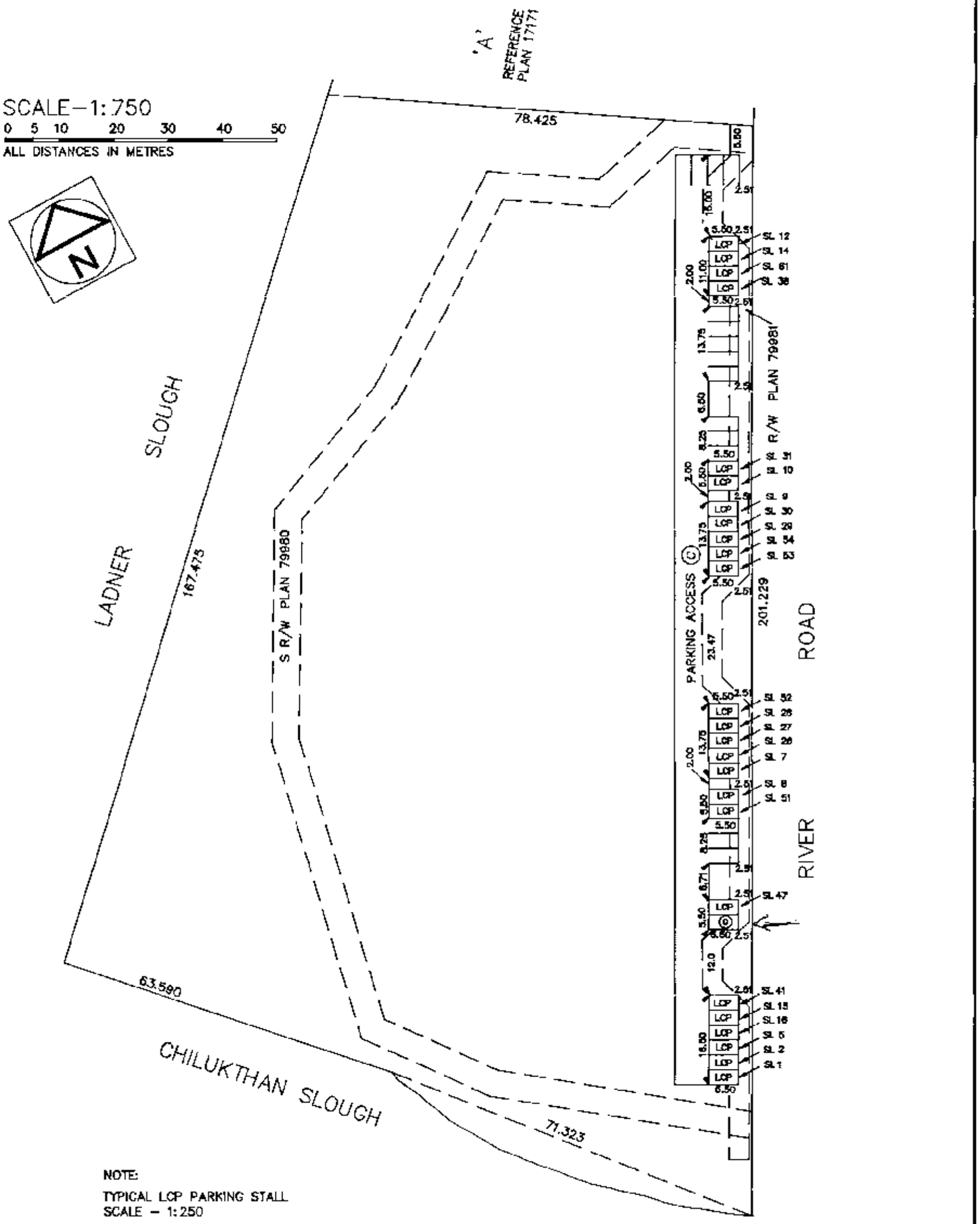
DATED THIS 13th DAY OF SEPTEMBER 1990

| 9577A | ALLAN OLSEN BRITISH COLUMBIA LAND SURVEYORS | 1148 JOHNSTON ROAD, WHITE ROCK, B.C. | PHONE: 531-4067 |
|---|---|---|---|

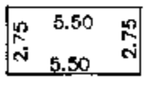
FILED NWW53348 V24441 2006-09-18-14.36.30.888286

# PLAN SHOWING LIMITED COMMON PROPERTY PARKING

## STRATA PLAN NW3348




NOTE:
TYPICAL LCP PARKING STALL
SCALE – 1:250




G.A. Rowbotham
B.C.L.S.

DATED THIS 4th DAY OF FEBRUARY, 1992.

| 9577A | ALLAN OLSEN BRITISH COLUMBIA LAND SURVEYORS | #204 15585 24TH AVE. SURREY V4A 2J4 | PHONE 531-4067 |
|---|---|---|---|

FILED NWNW53348 V24441 2006-09-18-14.36.30.888286

# FLOOR PLANS

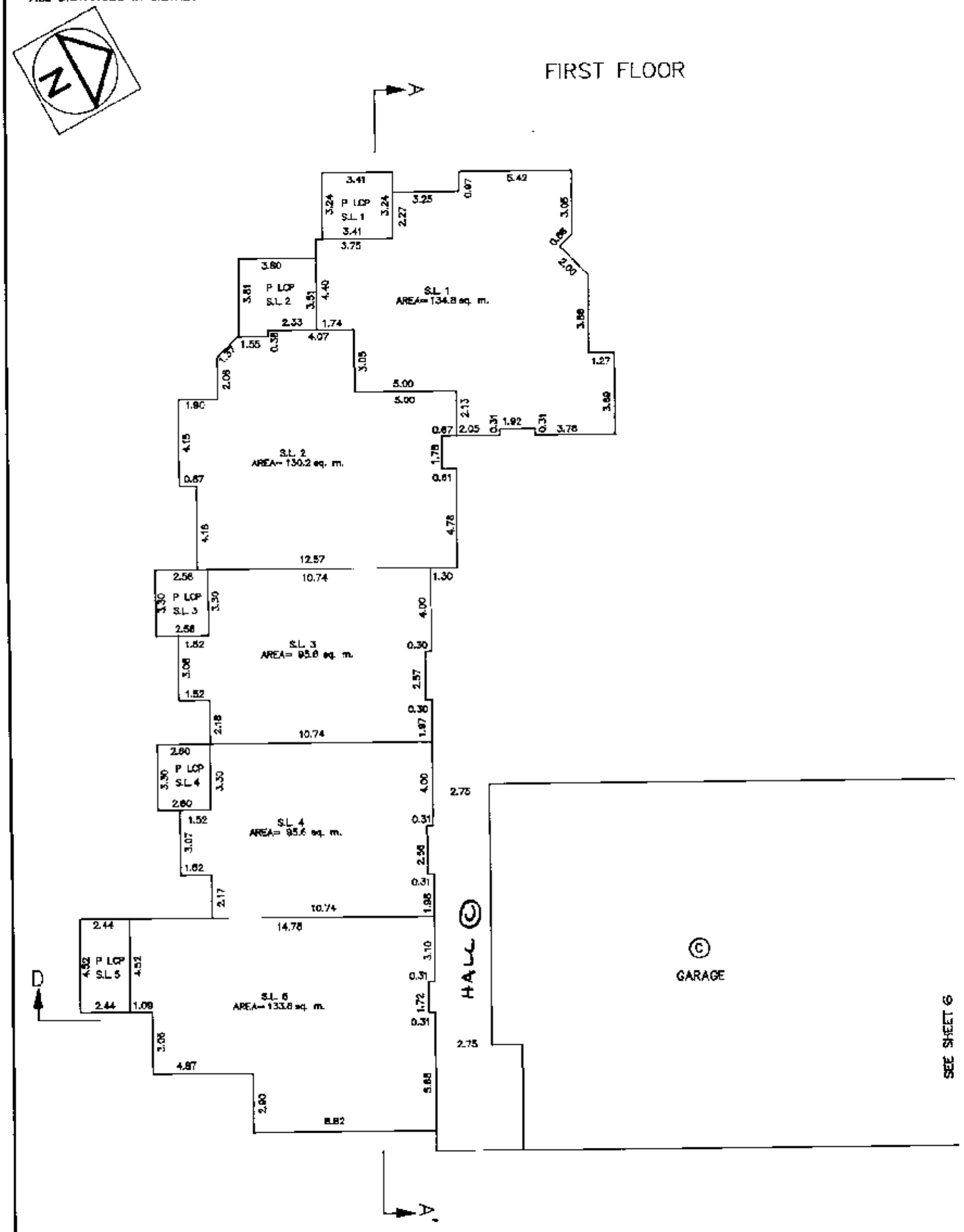
# STRATA PLAN 3348

SCALE 1: 200

0 5 10 20

ALL DISTANCES IN METRES

## FIRST FLOOR




G.D.R.

B.C.L.S.

DATED THIS 13th DAY OF SEPTEMBER, 1990

FILED NWW53348 V24441 2006-09-18-14.36.30.888286

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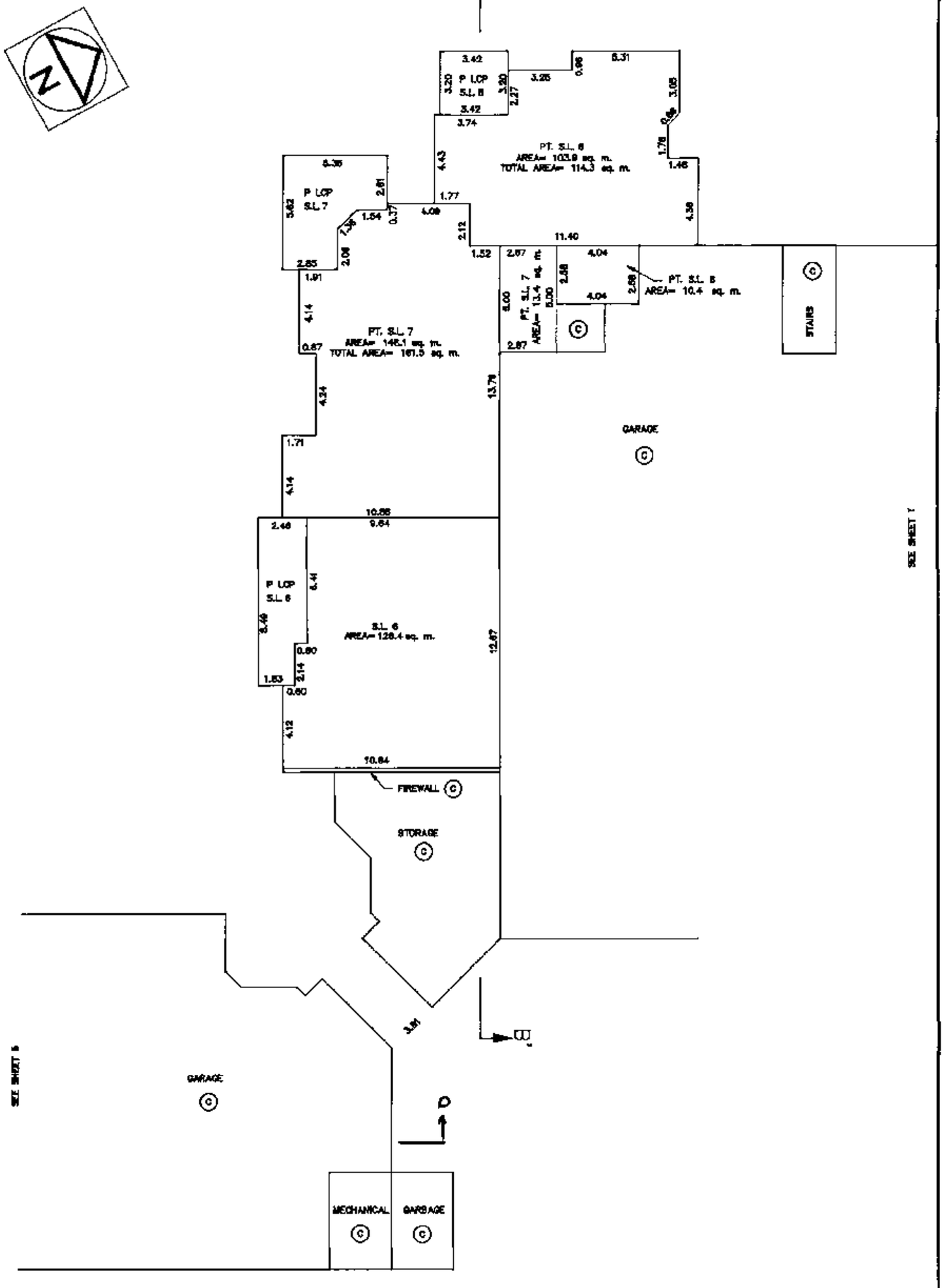
# STRATA PLAN 3348

SCALE 1:200

0 5 10 20

ALL DISTANCES IN METRES




G.D. Rowbotham

B.C.L.S

DATED THIS 13th DAY OF SEPTEMBER 1990.

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SCALE 1:200

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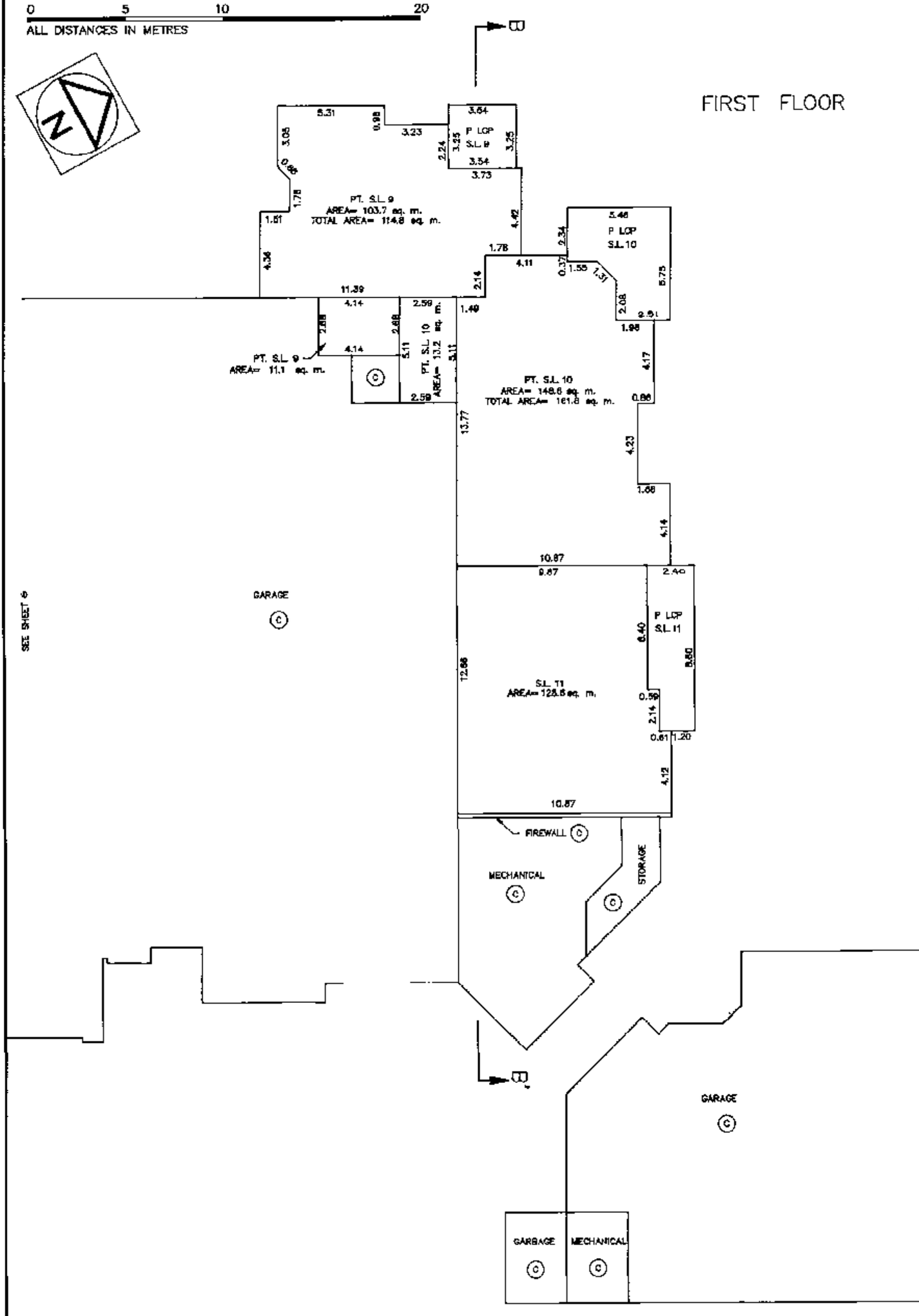
ALL DISTANCES IN METRES




G.D. Rowbotham
B.C.L.S

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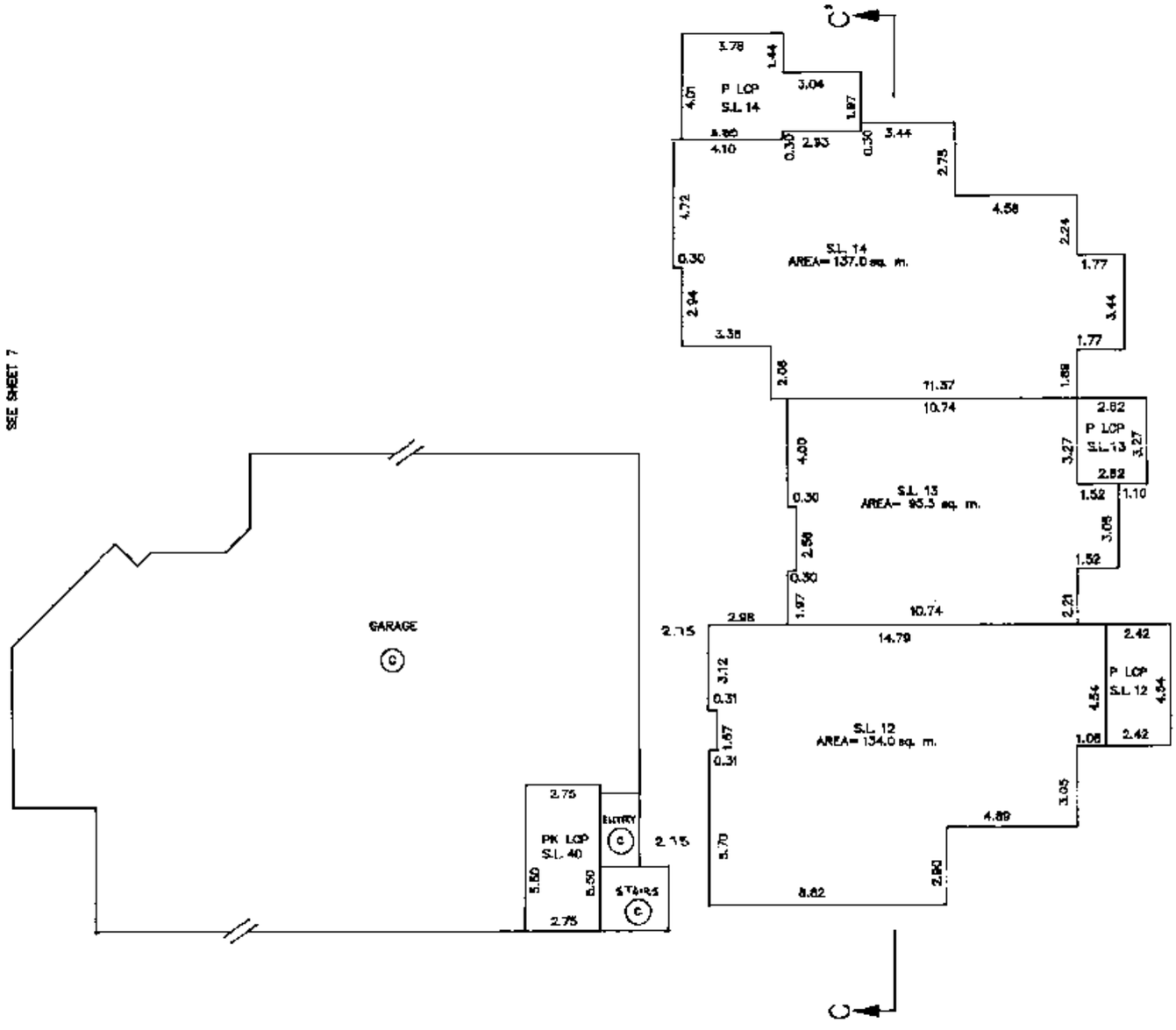



G.D. Rowbotham

B.C.L.S.

DATED THIS 13th DAY OF SEPTEMBER 1990.

FILED NMNWS3348 V24441 2006-09-18-14.36.30.888286

# FLOOR PLANS

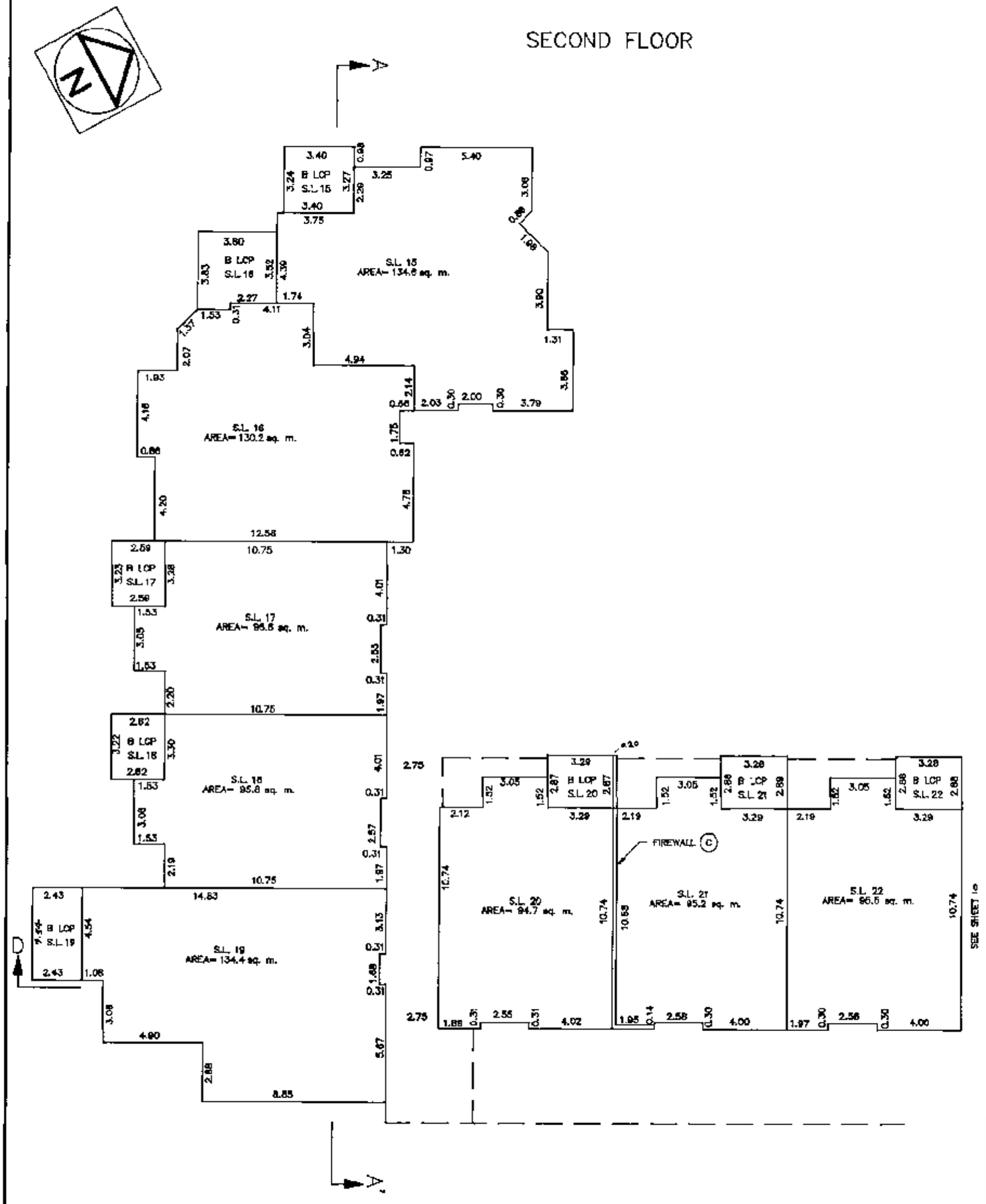
# STRATA PLAN 3348

SCALE 1:200

0 5 10 20

ALL DISTANCES IN METRES

## SECOND FLOOR




G.A. Rambotham
B.C.L.S

DATED THIS 13th DAY OF SEPTEMBER 1990.

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# FLOOR PLANS

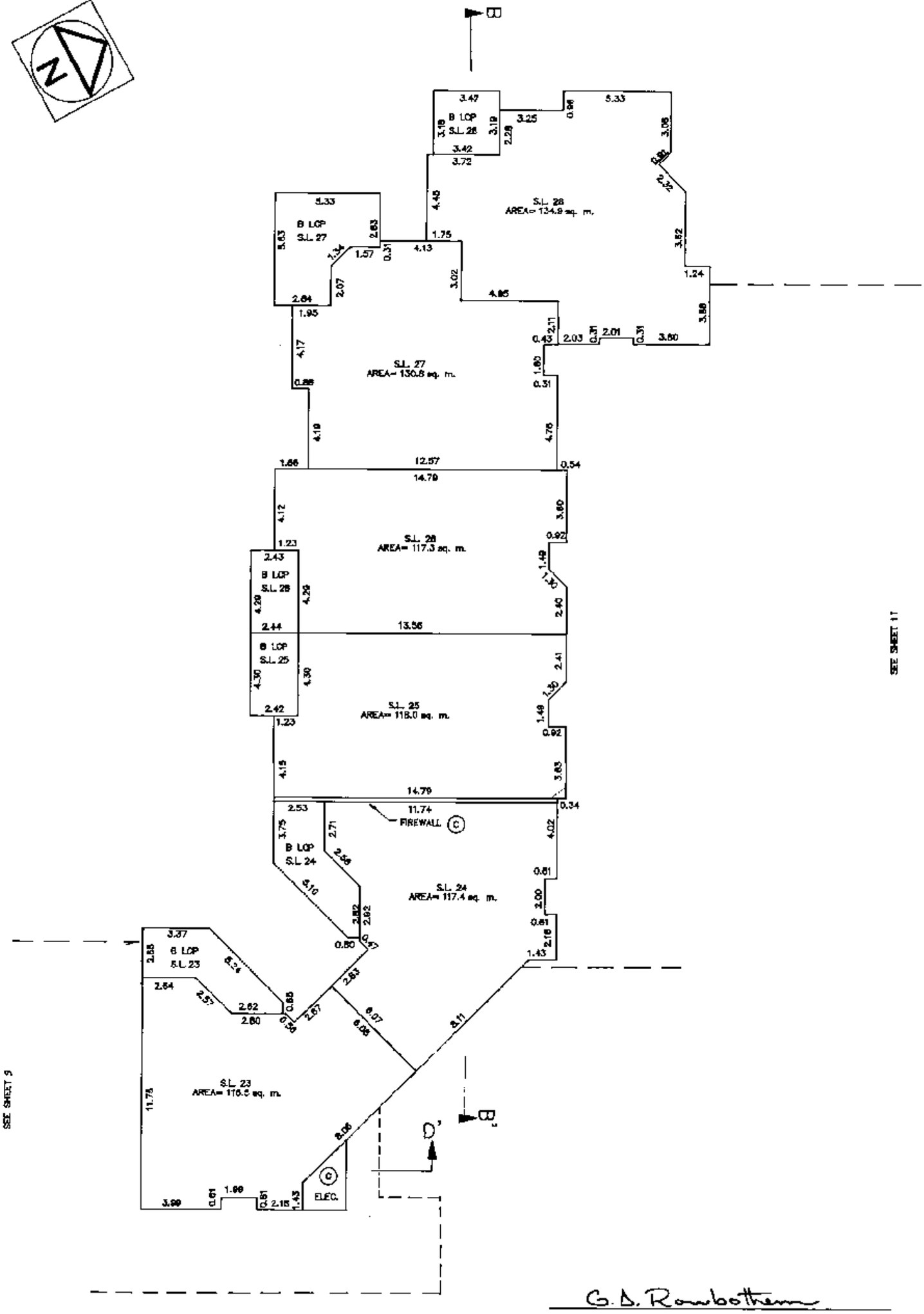
# STRATA PLAN 3348

SCALE 1:200

0 5 10 20

ALL DISTANCES IN METRES

## SECOND FLOOR




G. D. Rowbotham

B.C.L.S

DATED THIS 13th DAY OF SEPTEMBER 1990.

FILED NWNW53348 V24441 2006-09-18-14.36.30.888286

# FLOOR PLANS

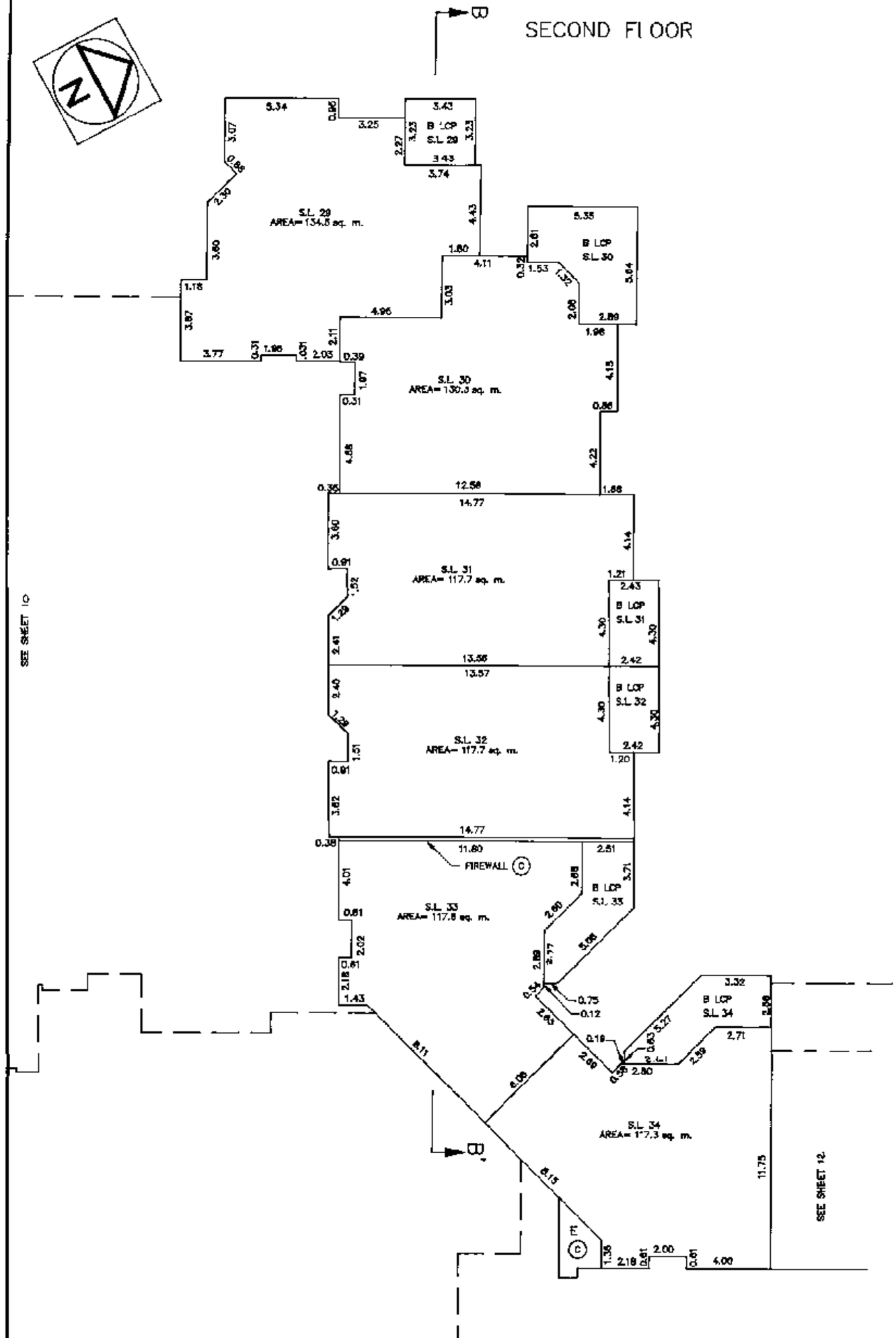
# STRATA PLAN 3348

SCALE 1:200

0 5 10 20

ALL DISTANCES IN METRES

## SECOND FLOOR




G. D. Rowbotham

B.C.L.S

DATED THIS 13th DAY OF SEPTEMBER 1990.

FILED NWNS3348 V24441 2006-09-18-14.36.30.888286

# FLOOR PLANS

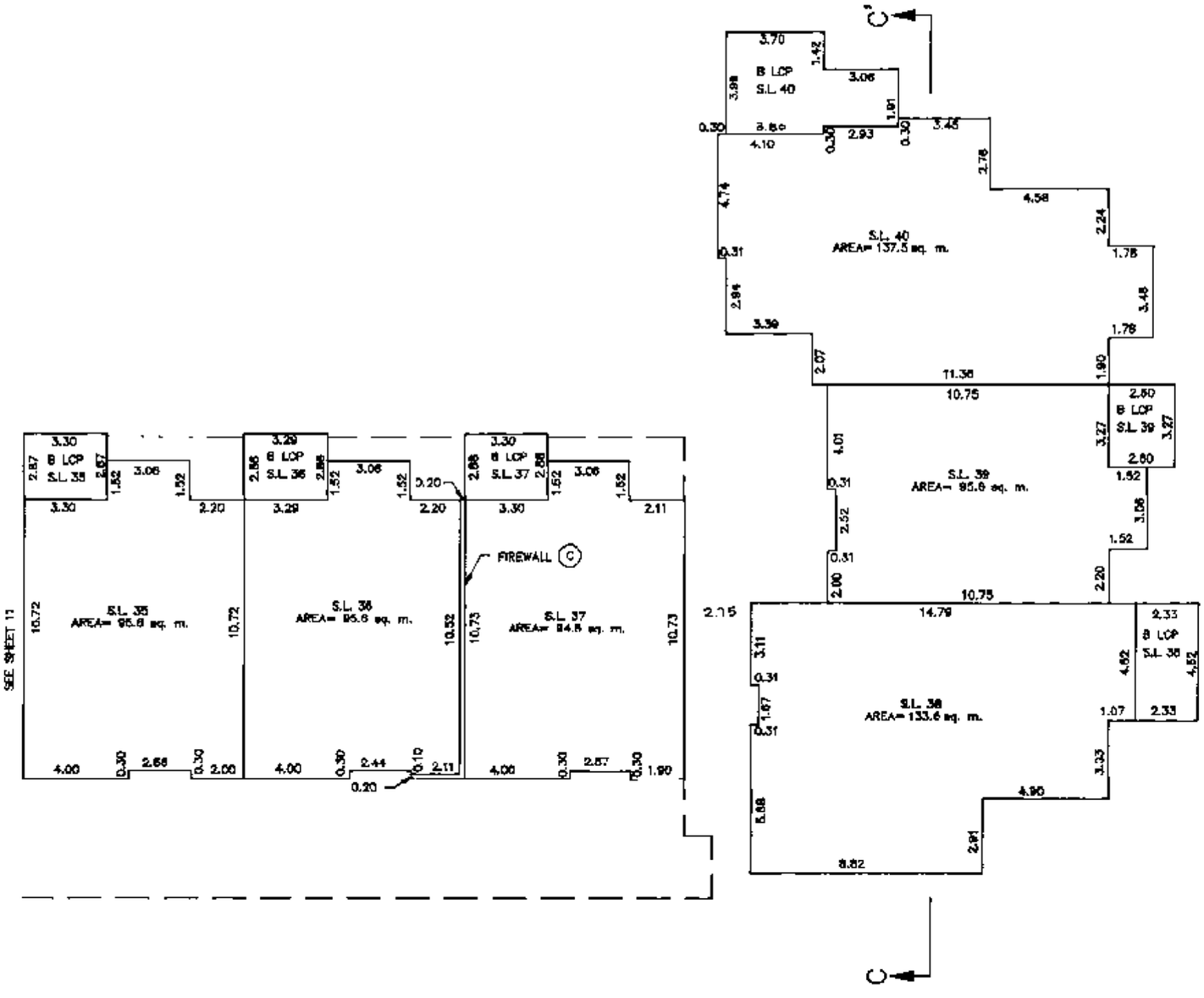
# STRATA PLAN 3348

SCALE 1:200

0 5 10 20

ALL DISTANCES IN METRES

## SECOND FLOOR




G.D. Rawbotham

B.C.L.S

DATED THIS 5th DAY OF SEPTEMBER 1990.

FILED NWNW53348 V24441 2006-09-18-14.36.30.888286

# FLOOR PLANS

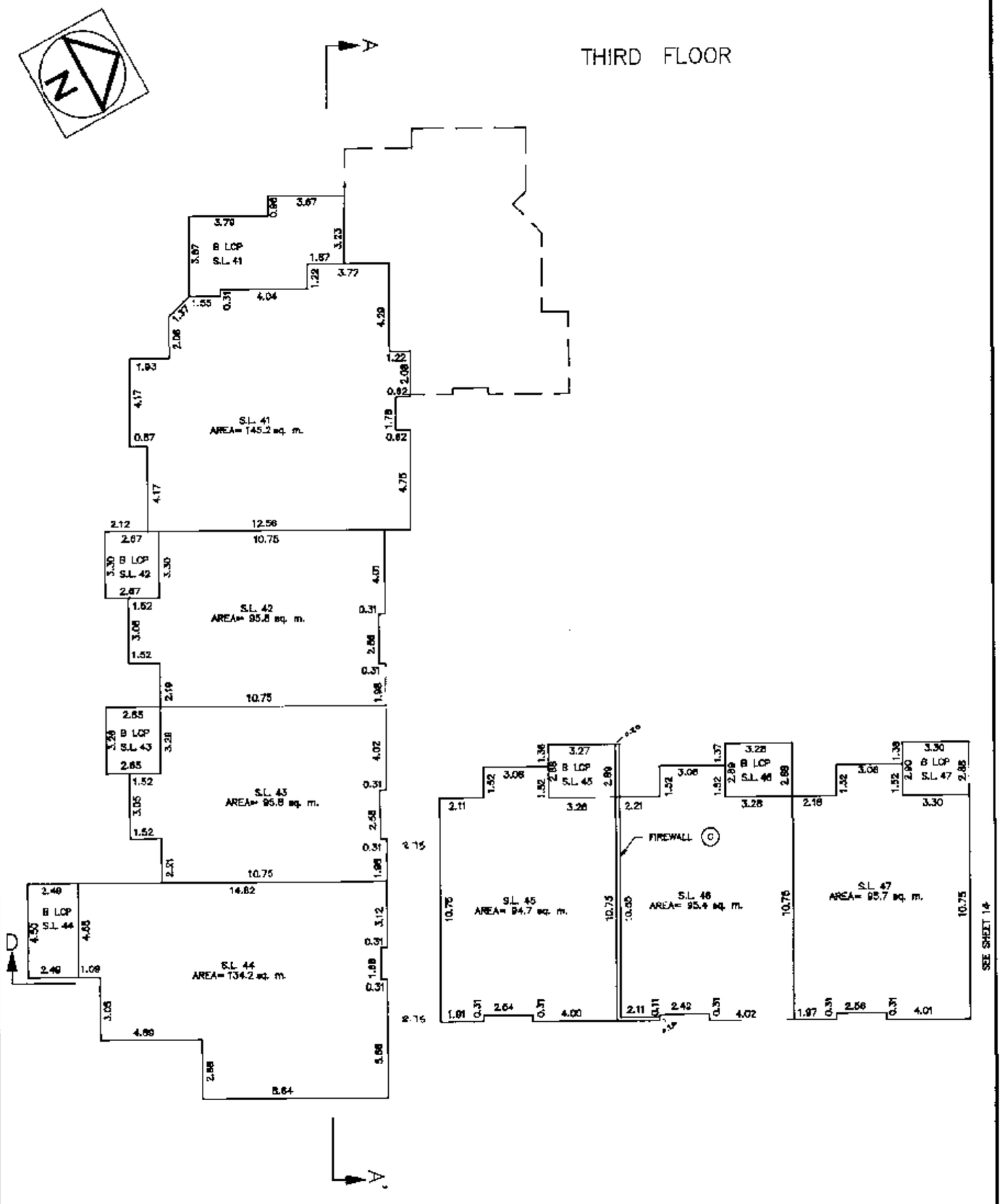
# STRATA PLAN 3348

SCALE 1:200

0 5 10 20

ALL DISTANCES IN METRES

## THIRD FLOOR




G.A. Rambottam

B.C.L.S.

DATED THIS 13th DAY OF SEPTEMBER 1990.

FILED NWNW53348 V24441 2006-09-18-14.36.30.888286

# FLOOR PLANS

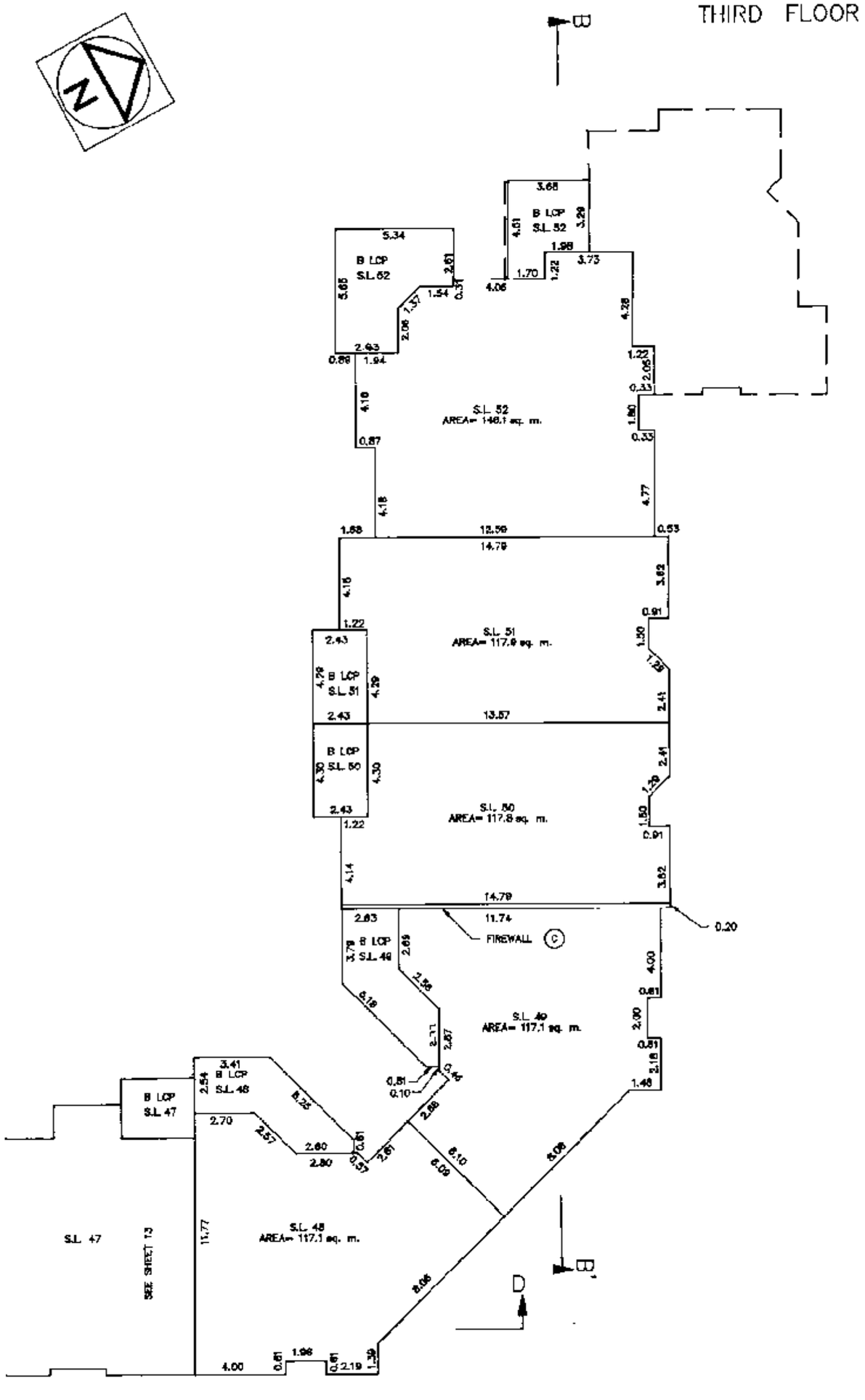
# STRATA PLAN 3348

SCALE 1:200

0 5 10 20

ALL DISTANCES IN METRES

## THIRD FLOOR




G.A. Rambotham

B.C.L.S.

DATED THIS 13th DAY OF SEPTEMBER 1990.

FILED NWNW53348 V24441 2006-09-18-14.36.30.888286

# FLOOR PLANS

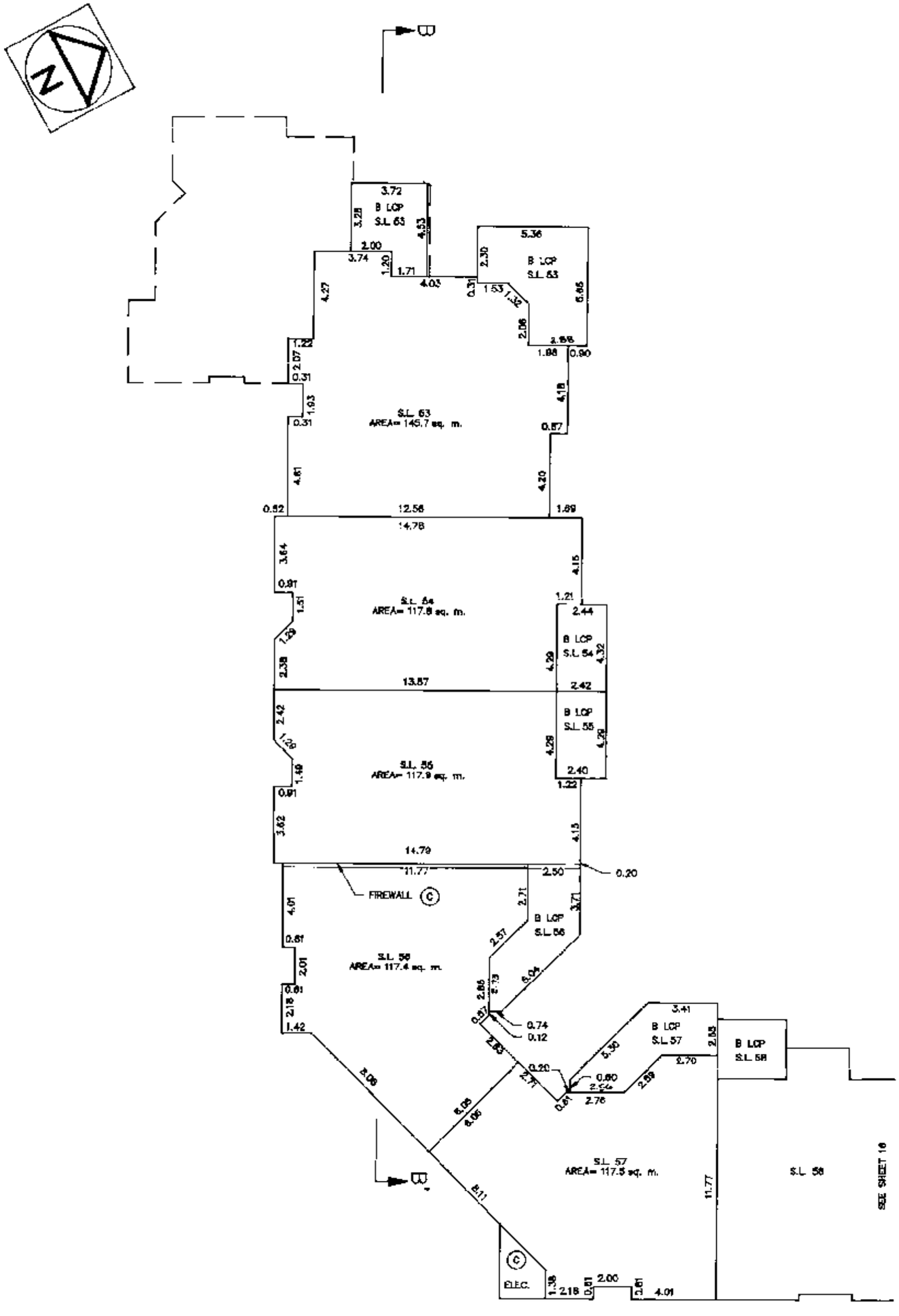
# STRATA PLAN 3348

SCALE 1:200

0 5 10 20

ALL DISTANCES IN METRES

## THIRD FLOOR




G.A. Rambotham

B.C.L.S.

DATED THIS 13th DAY OF SEPTEMBER 1990.

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# FLOOR PLANS

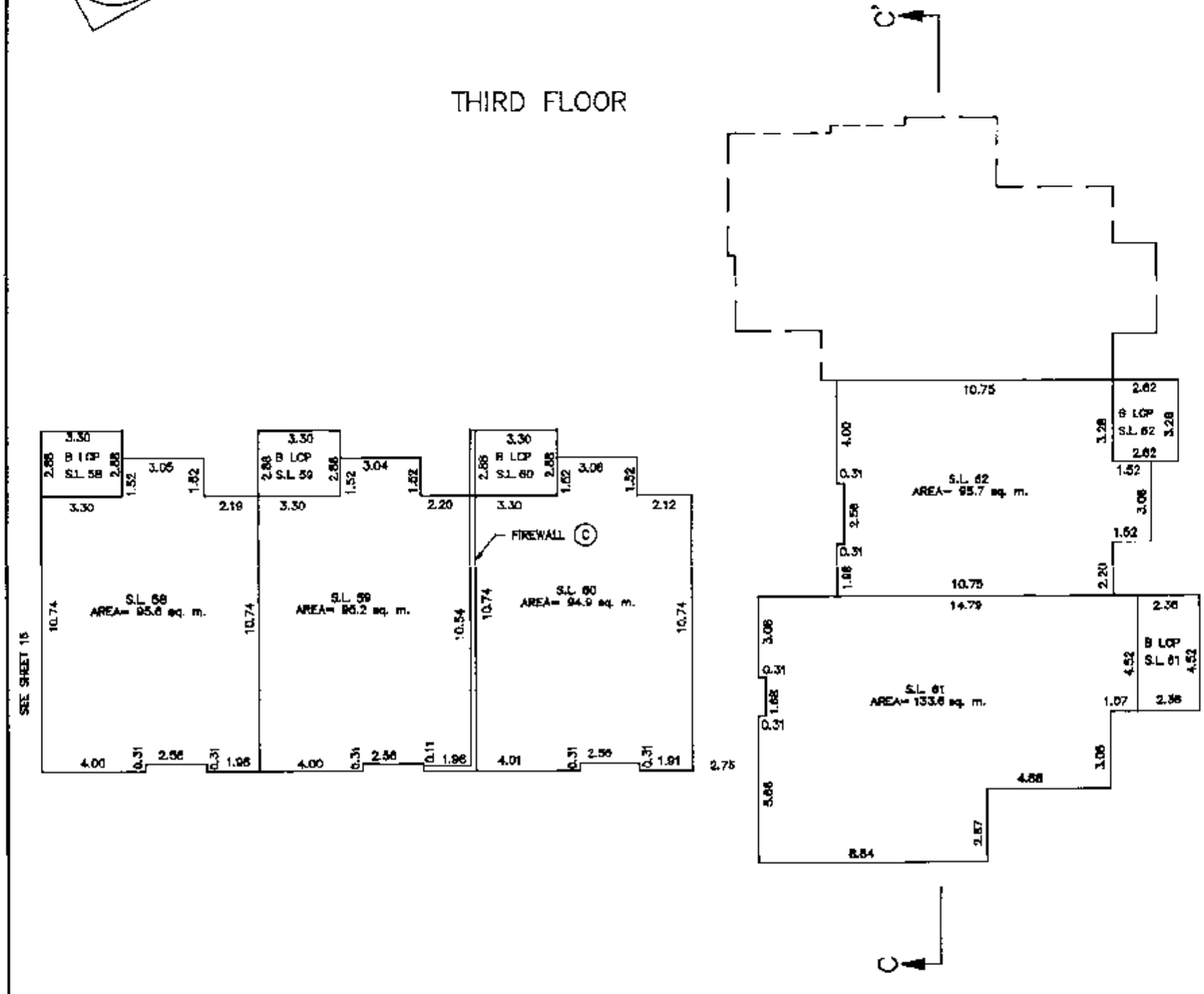
# STRATA PLAN 3348

SCALE 1:200

0 5 10 20

ALL DISTANCES IN METRES

## THIRD FLOOR




G. D. Rawbotham

B.C.L.S.

DATED THIS 13th DAY OF SEPTEMBER 1990.

FILED NWW53348 V24441 2006-09-18-14.36.30.888286

# FLOOR PLANS

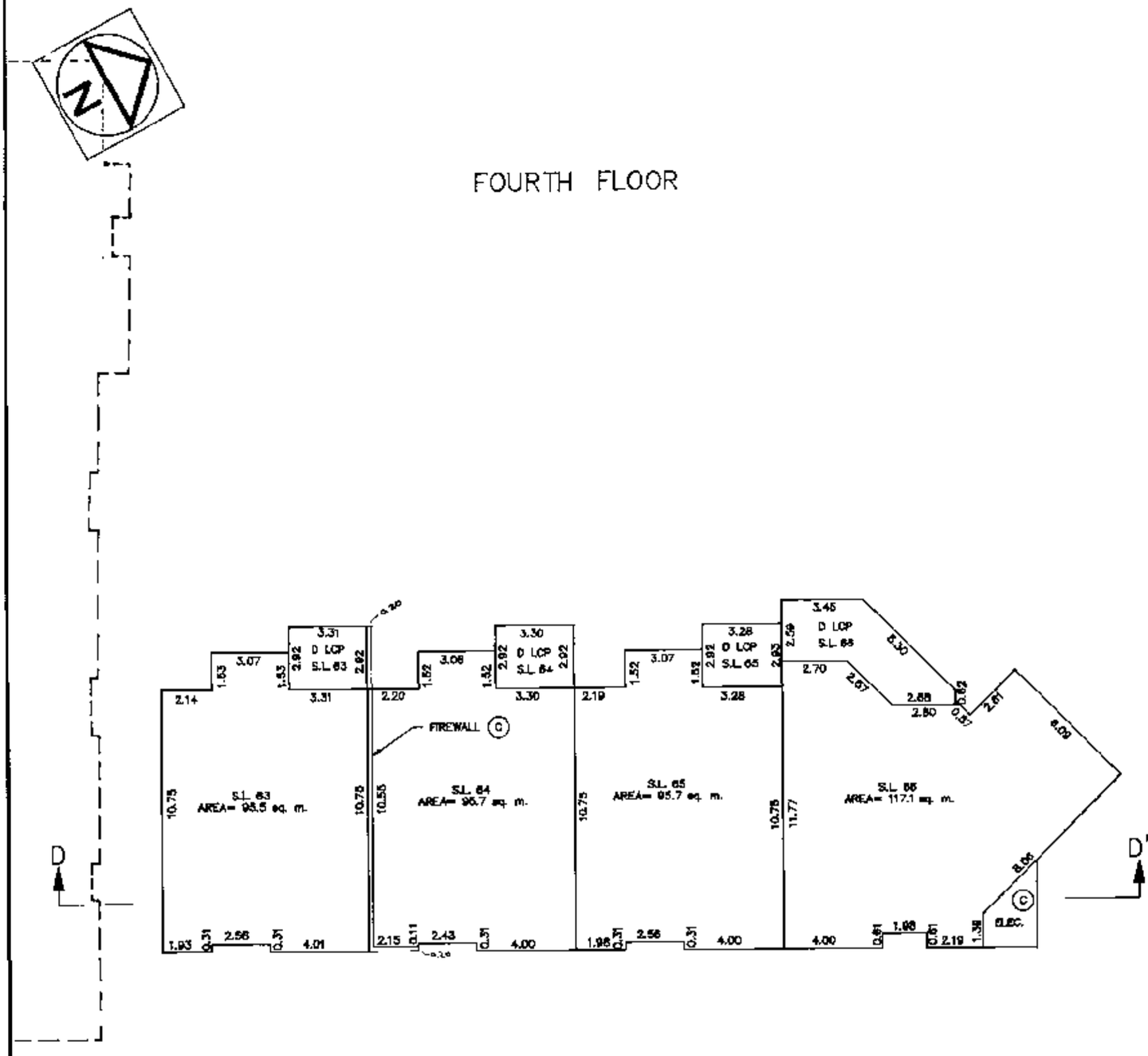
# STRATA PLAN 3348

SCALE 1:200

0 5 10 20

ALL DISTANCES IN METRES

## FOURTH FLOOR




G.D. Rowbotham

B.C.L.S.

DATED THIS 13th DAY OF SEPTEMBER 1990.

FILED NWNW53348 V24441 2006-09-18-14.36.30.888286

# FLOOR PLANS

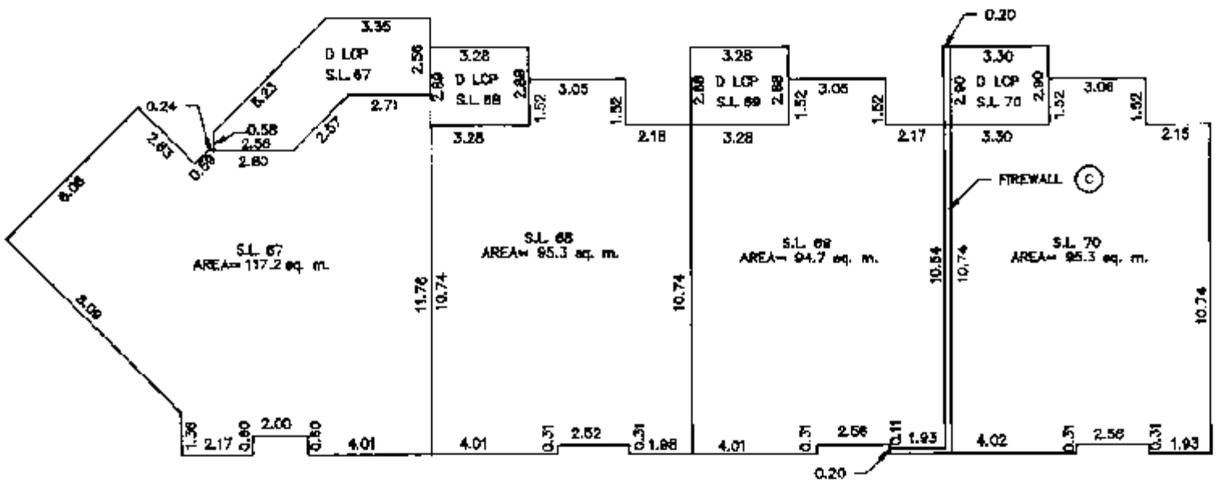
# STRATA PLAN 3348

SCALE 1:200

0 5 10 20

ALL DISTANCES IN METRES

## FOURTH FLOOR



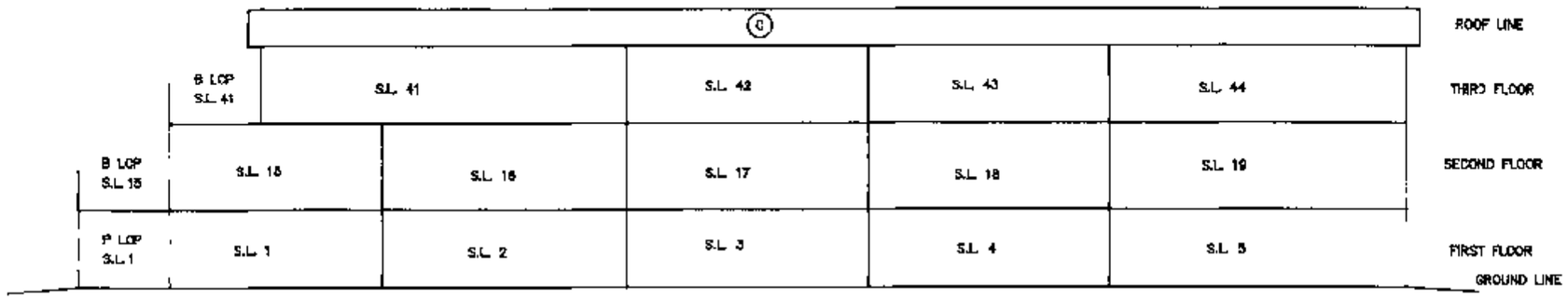

G.A. Rowbotham

B.C.L.S

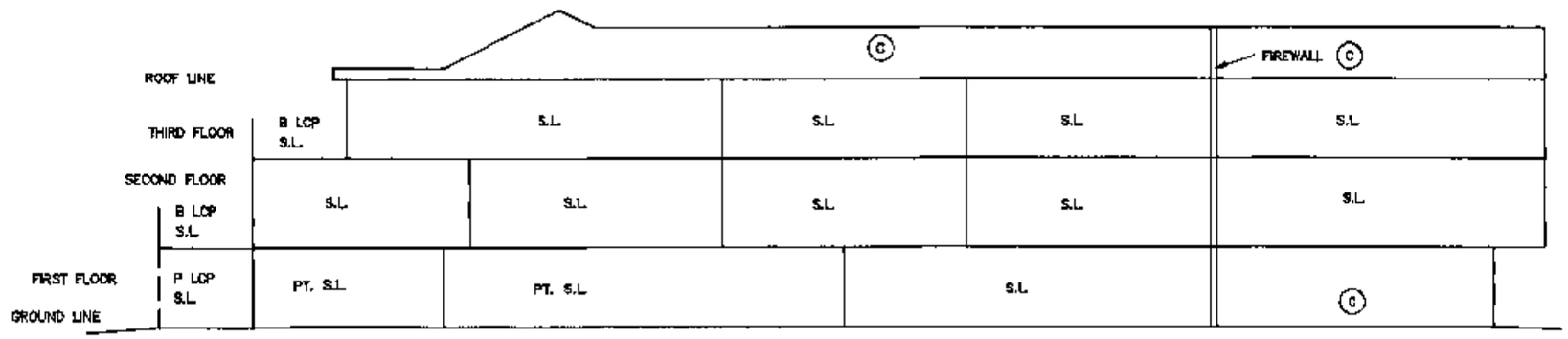
DATED THIS 13th DAY OF SEPTEMBER 1990.

FILED NWNW53348 V24441 2006-09-18-14.36.30.888286

FILED NWNWS3348 V24441 2006-09-18-14.36.30.888286




SECTION A–A'




SECTION B–B'

THIS SECTION TYPICAL OF STRATA LOTS 6,7,8,9,10,11,24,25, 26,27,28,29,30,31,32,33,49,50,51,52,53,54,55, AND 56.

G.D.R. ambetham
B.C.L.S.

DATED THIS 13th DAY OF SEPTEMBER, 1990.

# SECTIONS

SCALE 1: 200

0 5 10 20

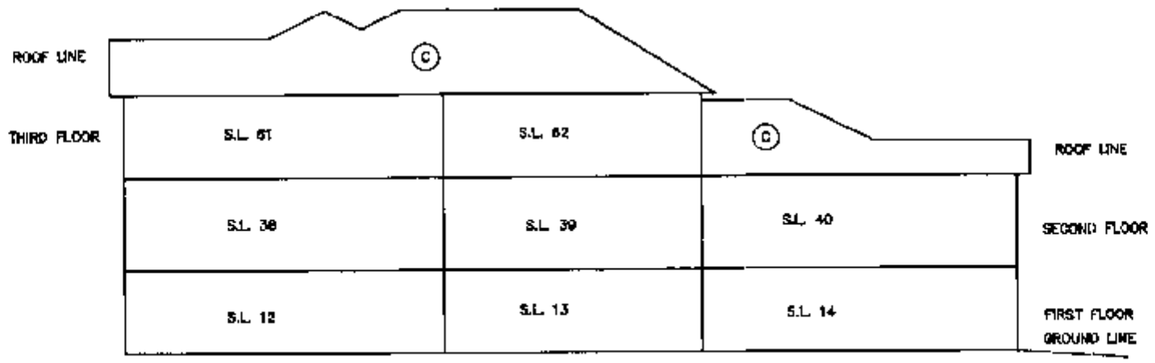
ALL DISTANCES IN METRES

# STRATA PLAN 3348

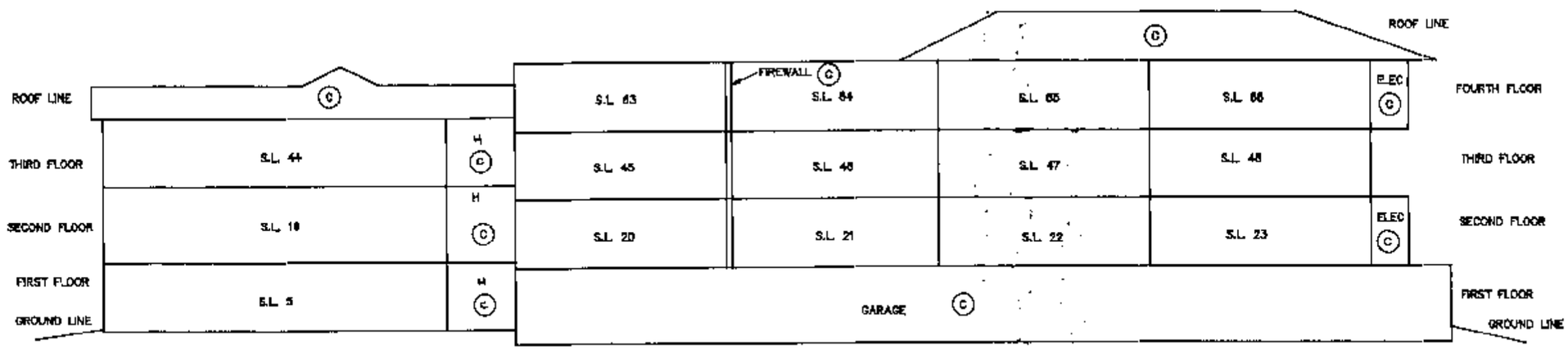
COMPUTER 9577A17

SHEET 19 OF 22 SHEETS

FILED NWNWS3348 V24441 2006-09-18-14.36.30.888286




SECTION C–C'




SECTION D–D'

# SECTIONS

SCALE 1: 200
0 5 10 20
ALL DISTANCES IN METRES

COMPUTER 9577A18

# STRATA PLAN 3348

G.D. Rumbolthen
B.C.L.S.

DATED THIS 13th DAY OF SEPTEMBER, 1990.

SHEET 20 OF 22 SHEETS

# STRATA PLAN 3348

## RECORD OF BY LAWS AND ORDERS ETC.

| REGISTRATION | | DOCUMENT | |
|---|---|---|---|
| NUMBER | DATE | DATE | NATURE OF PARTICULARS |
| DF BE289447 | 30/10/91 | | NOTIFICATION OF CHANGE OF BY-LAWS |
| BE284034 | 09/08/1993 | | CHANGE OF BYLAWS. |
| BJ173964 | 14·6·95 | | NOTIFICATION OF CHANGE OF BYLAWS |
| BK215489 | 9·7·96 | | NOTIFICATION OF CHANGE OF BYLAWS |
| BL 252852 | JULY 21-97 | | CHANGE OF BYLAWS |

Bylaws filed Closed

Search: ALTOS2 on BC OnLine for Current Information, BC Reg. 76/95

G. D. Rawbotham
B.C.L.S.

DATED THIS 13th DAY OF SEPTEMBER 1990.

FILED NWNWS3348 V24441 2006-09-18-14.36.30.888286

Common Property Sheet Closed 7/12/95

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

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



# STRATA PLAN 3348

## DEALINGS AFFECTING THE COMMON PROPERTY

| REGISTRATION | | DOCUMENT | |
|---|---|---|---|
| NUMBER | DATE | DATE | NATURE OF PARTICULARS |
| Zoning Regulation and (Canada) Filed: 10.02.1981 | | Plan under the aeronautics Act Under NO. I-7084 Plan NO. 61216 | |
| This title may be affected by a Permit under Part 29 of the Municipal Act, See DF AC273550. Expires: N/A | | | |
| BF139053 | 16.04.1992 | | Special Resolution designating Limited Common Property pursuant to Sections 57 & 53, Condominium Act |
| AC273551 | 02.11.1989 | 11:43 | Statutory Right of Way The Corporation of Delta Plan 79980 Inter Alia |
| AC273552 | 02.11.1989 | 11:43 | Covenant - The Corporation of Delta - L.T.A. Section 215 (see AC273551) Inter Alia |
| AC273553 | 02.11.1989 | 11:43 | Statutory Right of Way The Corporation of Delta Plan 79981 Inter Alia |
| AC273554 | 02.11.1989 | 11:43 | Covenant - The Corporation of Delta - L.T.A. Section 215 Inter Alia |
| AC273555 | 02.11.1989 | 11:43 | Covenant - The Corporation of Delta - L.T.A. Section 215 - Inter Alia |
| AD67682 | 06.03.1990 | 13:32 | Statutory Right of Way British Columbia Hydro and Power Authority Inter Alia |

corrected: Feb.22/95

G. D. Rowbotham
B.C.L.S.

DATED THIS 13th DAY OF SEPTEMBER, 1990.

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