STRATA PLAN OF LOT "C" BLOCK 3 DISTRICT LOT 2023 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 20804

(Municipality of North Vancouver)

STRATA PLAN VR 1744

Strata Plan VR 1744 deposited and registered in The Land Title Office at Vancouver, B. C., This 17TH day of OCTOBER, 1986

David A. Ellis

Registrar

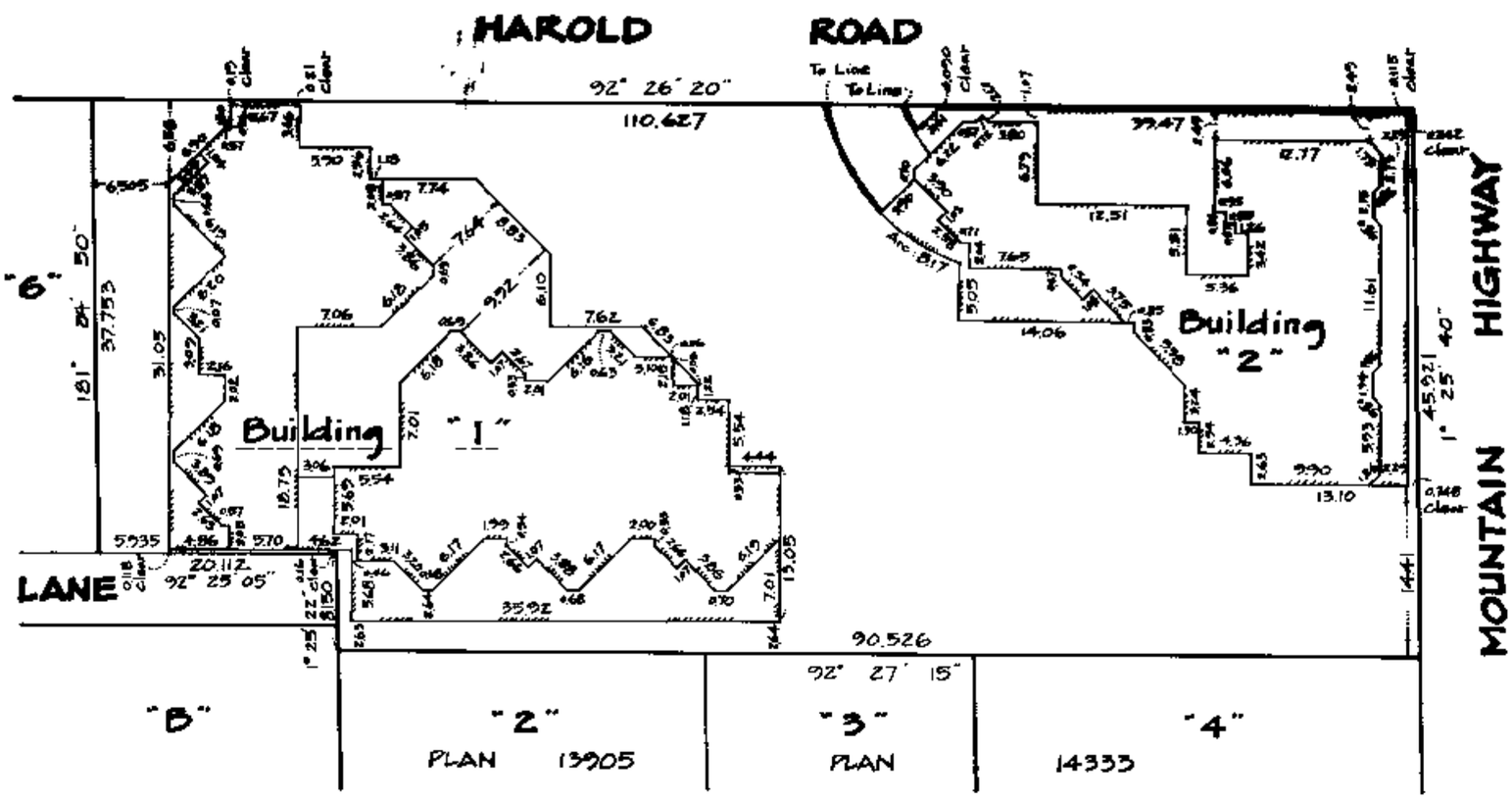
P 95004

Scale : 1 : 500

0m 10m 20m 40m

CIVIC ADDRESS:

3171 - 3191 Mountain Highway
N. Vancouver, B. C.



The address for service of documents on the Strata Corporation is;
~~The Owners, Strata Plan VR 1744~~

~~1600 - 1185 W. Georgia Street~~
~~Vancouver, B.C.~~
~~V6E 4G5~~
FOR STRATA CORP MAIL ADDRESS,
SEE STRATA PLAN GENERAL INDEX

I, Dick F. Mak, of The Municipality of Delta a British Columbia Land Surveyor, hereby certify that The building erected on The parcel described above is wholly within The external boundaries of that parcel. Dated at Burnaby, B.C., This 12th day of September, 1986.

Dick F. Mak
B. C. L. S.

Ken K. Wong & Associates
Canada & B.C. Land Surveyors
5624 E. Hastings Street
Burnaby, B.C., V5B 1R4

Distances are in meters unless otherwise stated.
This plan lies within the Greater Vancouver Regional District.

STR - 314

FB. 284 P. 46 - 57

FILED VAVAS1744 Y76800 2007-07-27-11.09.30.575959

STRATA PLAN VR 1744

CONDOMINIUM ACT

STRATA 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 NUMBER OF VOTES
1	7	932	94,900	1
2	7	928	94,900	1
3	7	944	93,900	1
4	7	928	93,900	1
5	7	944	91,900	1
6	7	932	90,900	1
7	7	938	89,900	1
8	7	946	94,900	1
9	7	932	94,900	1
10	8	932	93,900	1
11	8	928	93,900	1
12	8	944	92,900	1
13	8	928	92,900	1
14	8	944	90,900	1
15	8	932	89,900	1
16	8	938	87,900	1
17	8	946	93,900	1
18	8	932	93,900	1
19	9	932	95,900	1
20	9	928	95,900	1
21	9	944	94,900	1
22	9	928	94,900	1
23	9	944	92,900	1
24	9	932	91,900	1
25	9	938	89,900	1
26	9	946	95,900	1
27	9	932	95,900	1
28	11	937	95,900	1
29	11	946	94,900	1
30	11	2753	315,965	2.9 *
31	11	1405	159,035	1.5
32	12	937	93,900	1
33	12	947	93,900	1
34	12	945	93,900	1
35	12	1141	91,900	1
36	12	1032	84,900	1
37	12	986	89,900	1
38	13	937	95,900	1
39	13	947	95,900	1
40	13	945	95,900	1
41	13	1115	92,900	1
42	13	1017	85,900	1
43	13	949	79,900	1
AGGREGATE		43211	4,278,900	45.4

S.L.30

CORRECTED THIS 18TH SEPTEMBER, 1987.

K.D. Jaques
REGISTRAR

(SEE AMENDED SHEET 2A)

Accepted as to Forms 1, 2 and 3
This 16th day of October, 1986.

Mary McLinn
for Superintendent of Real Estate

D. F. M.
Sept. 12, 1986.

STR-314

FILED VAVAS1744 Y76800 2007-07-27-11.09.30.575959

STRATA PLAN VR 1744

CONDOMINIUM ACT

STRATA LOT NO	SHEET NO	FORM 1 SCHEDULE OF UNIT ENTITLEMENT	FORM 2 SCHEDULE OF INTEREST UPON DESTRUCTION	FORM 3 SCHEDULE OF VOTING RIGHTS
		UNIT ENTITLEMENT	INTEREST UPON DESTRUCTION	NUMBER OF VOTES
44	1	1668	193,476	1.8
45	1	1085	122,489	1.1
AGGREGATE		2753	315,965	2.9

Accepted as To Forms 1, 2 and 3
This 31st day of August, 1987.

Superintendent of Real Estate

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 for commercial and 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.

Declared before me at Vancouver, B.C., This 20th day of July, 1987.

A Commissioner for taking affidavits in and for The Province of British Columbia.

Agent of owner - developer.

Mortgagee:
Montreal Trust Company of Canada.

Authorized Signatory

Authorized Signatory

Owner - Developer:
J.J.R. Developments Ltd.

Authorized Signatory

Authorized Signatory

Approved under The Condominium Act.
This 16th day of September, 1987.

Approving Authority, Municipality of North Vancouver

Mayor

Clerk

July 13, 1987.

STR - 314

FILED VAVAS1744 Y76800 2007-07-27-11.09.30.575959

STRATA PLAN VR 1744

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 for commercial and 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.

Declared before me at Vancouver, B.C.,
This 29 day of September, 1986

A Commissioner for taking affidavits in and for The Province of British Columbia.

Agent of owner - developer.

Mortgagee:
Credit Foncier

Authorized Signatory

Authorized Signatory

Owner - Developer:
J.J.R. Developments Ltd.

Authorized Signatory

Authorized Signatory

SECTION 8 (1)

I, Dick F. Mak, a British Columbia Land Surveyor, hereby certify That The buildings shown in This Strata Plan have not, as of The 12th day of September, 1986, been previously occupied.
Dated at Burnaby, British Columbia, This 12th day of September, 1986.

B.C.L.S.

D. F. M.
Sept. 12, 1986

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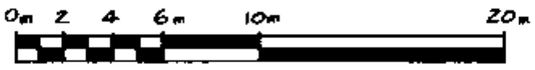
FILED VAVAS1744 Y76800 2007-07-27-11.09.30.575959

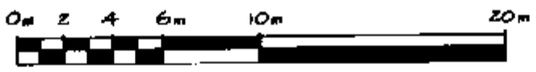
STRATA PLAN VR 1744

BUILDING "1"
SOUTH DIAGRAMMATIC ELEVATION
SECTION A - A
Scale : 1 : 250



Ⓑ	S.L. 22	S.L. 23	S.L. 24	S.L. 25	3rd Floor
Ⓑ	S.L. 13	S.L. 14	S.L. 15	S.L. 16	2nd Floor
Ⓟ	S.L. 4	S.L. 5	S.L. 6	S.L. 7	Ground Floor
Parking C.P.					Basement Floor

BUILDING "1"
WEST DIAGRAMMATIC ELEVATION
SECTION B - B
Scale : 1 : 250



S.L. 20	S.L. 21	S.L. 22	3rd Floor
S.L. 11	S.L. 12	S.L. 13	2nd Floor
S.L. 2	S.L. 3	S.L. 4	Ground Floor
Storage C.P.	Parking C.P.		Basement Floor

LEGEND

S.L. denotes strata lot.
C.P. denotes common property.
Ⓟ denotes Patio, limited common property for use of adjacent strata lot unless otherwise stated.
Ⓑ denotes Balcony, limited common property for use of adjacent strata lot unless otherwise stated.

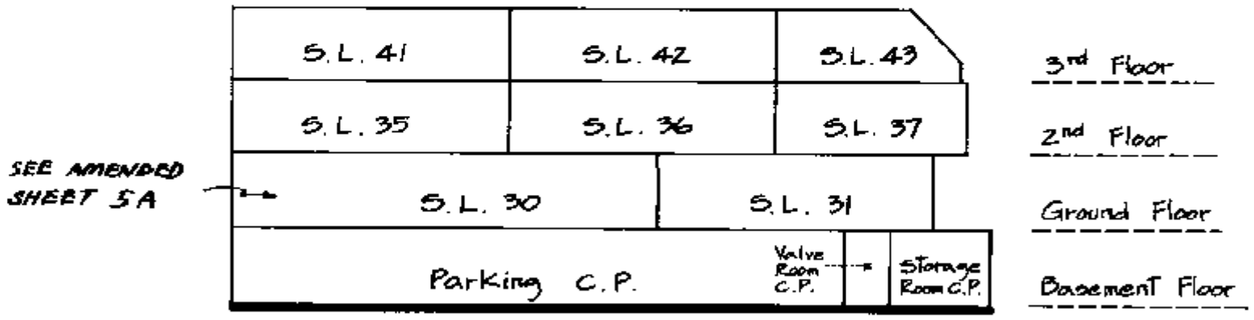
D. F. M.
Sept. 12, 1986.

STR - 314

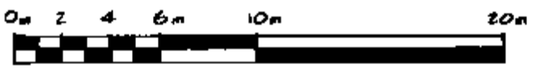
FILED VAVAS1744 Y76800 2007-07-27-11.09.30.575959

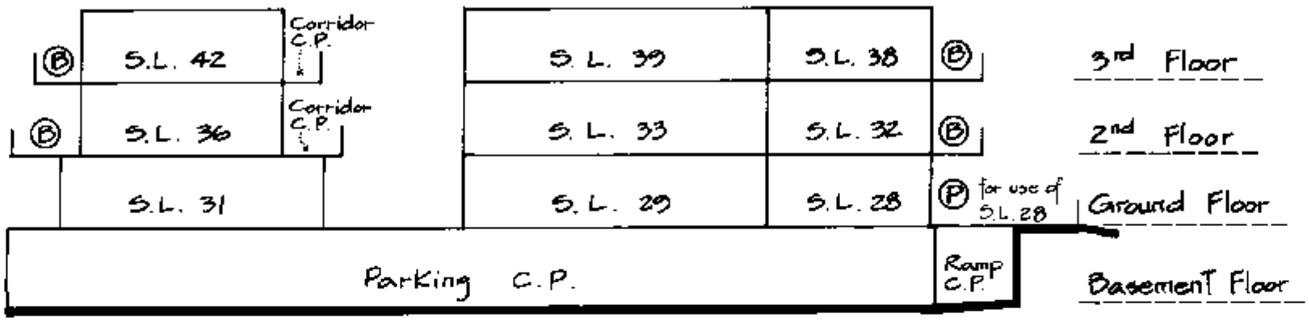
STRATA PLAN VR 1744

BUILDING "2"
EAST DIAGRAMMATIC ELEVATION
SECTION C - C
Scale : 1 : 250



BUILDING "2"
SOUTH DIAGRAMMATIC ELEVATION
SECTION D - D
Scale : 1 : 250





LEGEND

S.L. denotes strata lot.
C.P. denotes common property.
Ⓑ denotes Balcony, limited common property for use of adjacent strata lot unless otherwise stated.
Ⓟ denotes Patio, limited common property for use of adjacent strata lot unless otherwise stated.

O.F.M.
Sept. 12, 1986.

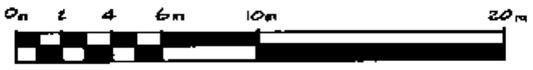
STR-314

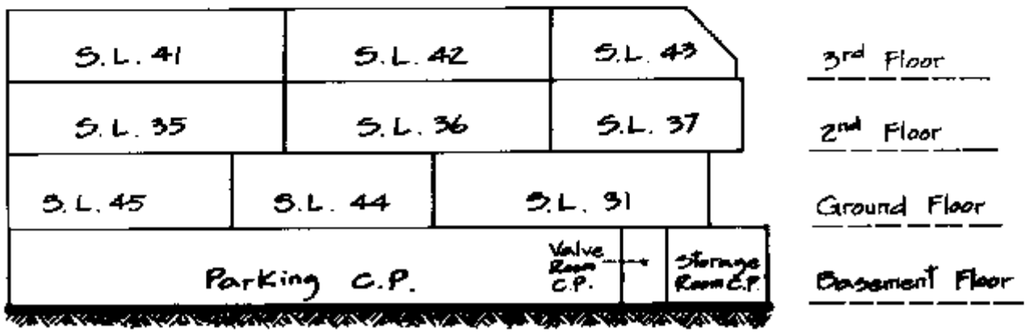
FILED VAVAS1744 Y76800 2007-07-27-11.09.30.575959

STRATA PLAN VR 1744

BUILDING "2"
EAST DIAGRAMMATIC ELEVATION
SECTION C - C

Scale : 1 : 250





LEGEND

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

Mayor

Clerk

E. J. H.
July 13, 1987

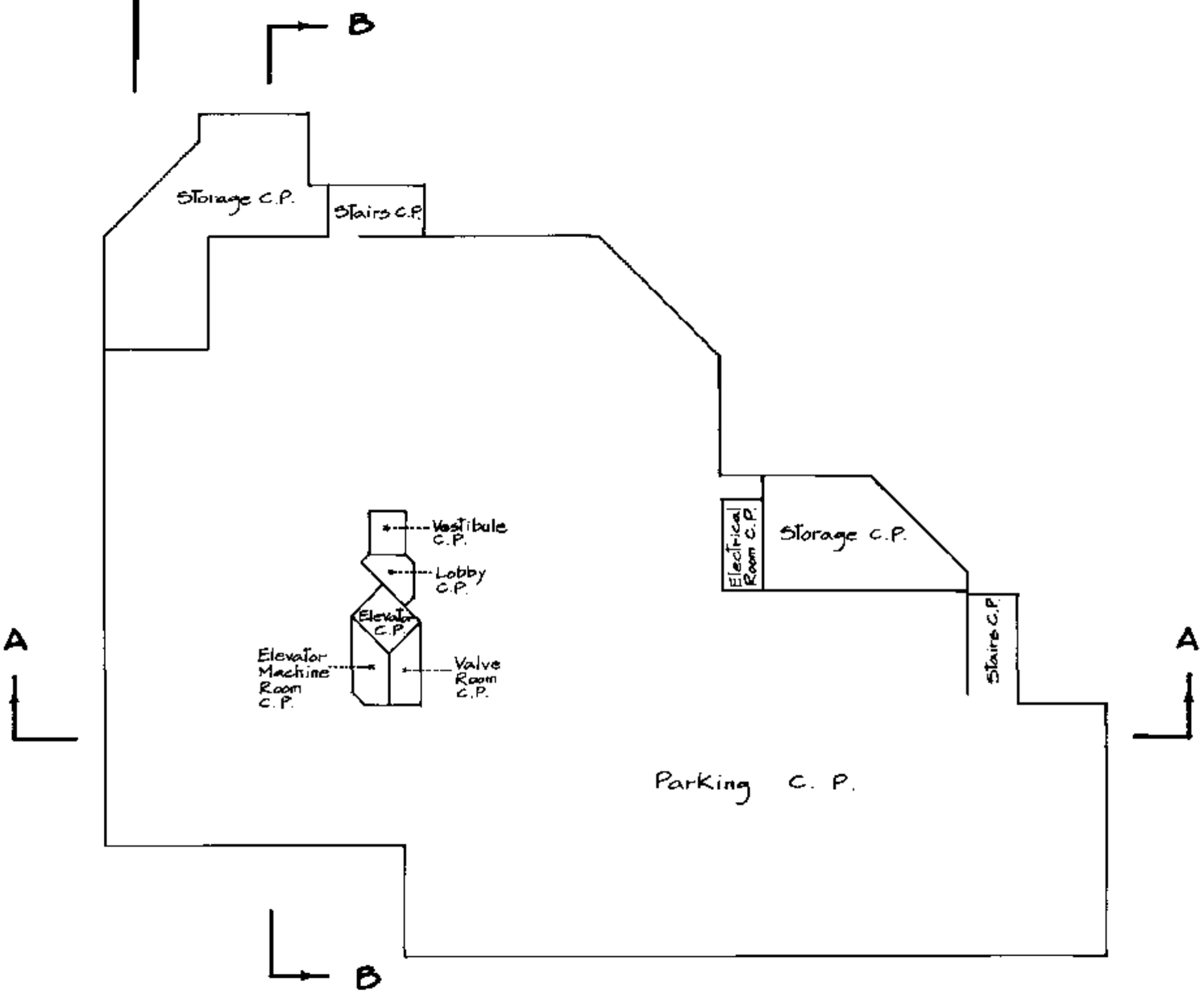
STR - 314

FILED VAVAS1744 Y76800 2007-07-27-11.09.30.575959

STRATA PLAN VR 1744

BUILDING "1"
BASEMENT FLOOR
Scale : 1 : 250

0m 2 4 6m 10m 20m



LEGEND

C.P. denotes common property.

O. F. M.
Sept. 12. 1986

STR - 314

FILED VAVAS1744 Y76800 2007-07-27-11.09.30.575959

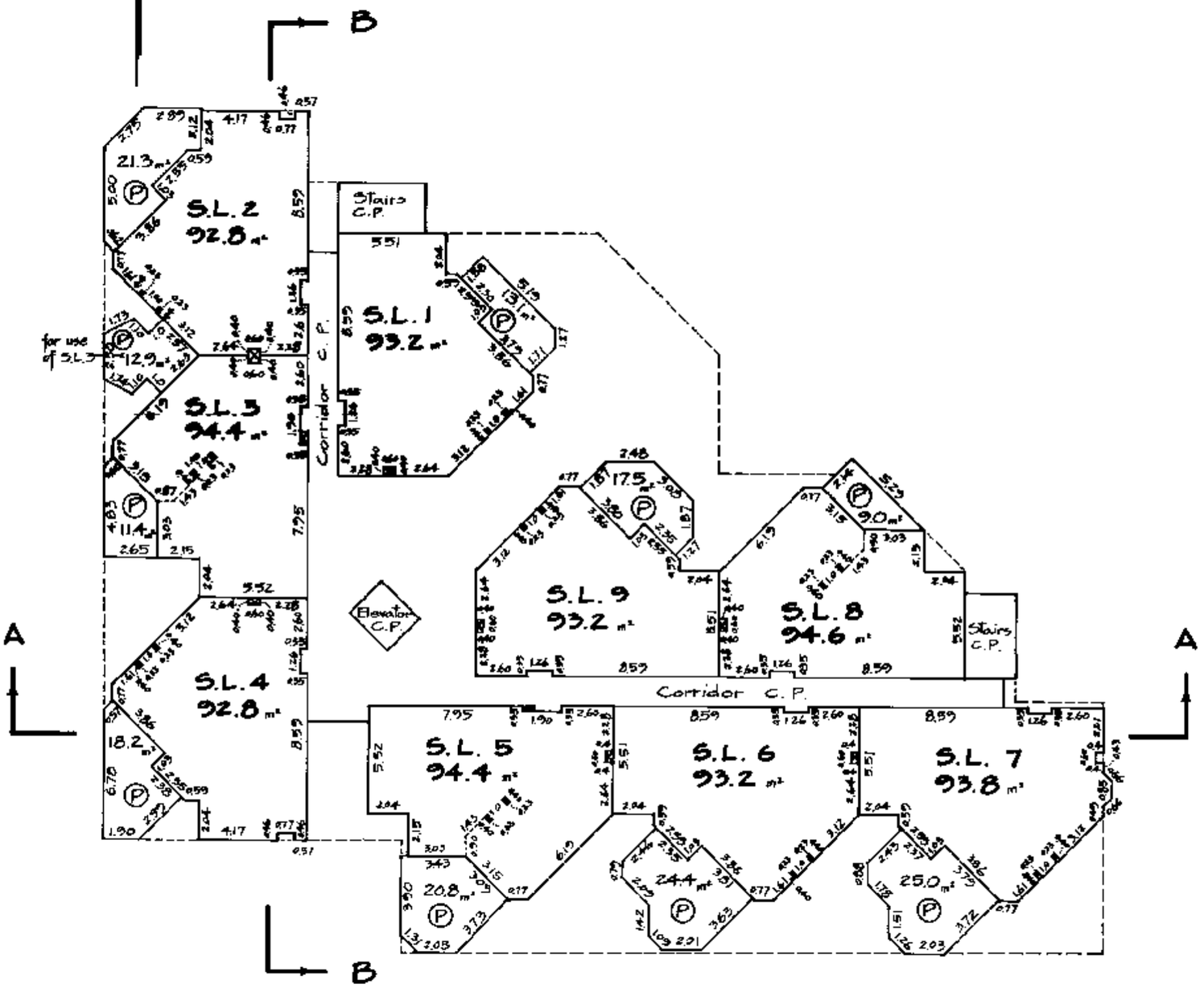
STRATA PLAN VR 1744

FILED VAVAS1744 Y76800 2007-07-27-11.09.30.575959

BUILDING "1"
GROUND FLOOR
Strata Lots 1 to 9 Inclusive

Scale : 1 : 250

0m 2 4 6m 10m 20m



LEGEND

S.L.	denotes strata lot.
C.P.	denotes common property.
m²	denotes square metres.
Ⓟ	denotes Patio, limited common property for use of adjacent strata lot unless otherwise stated.
⊠	denotes duct space, common property.

D. Fm.
Sept. 12. 1986.

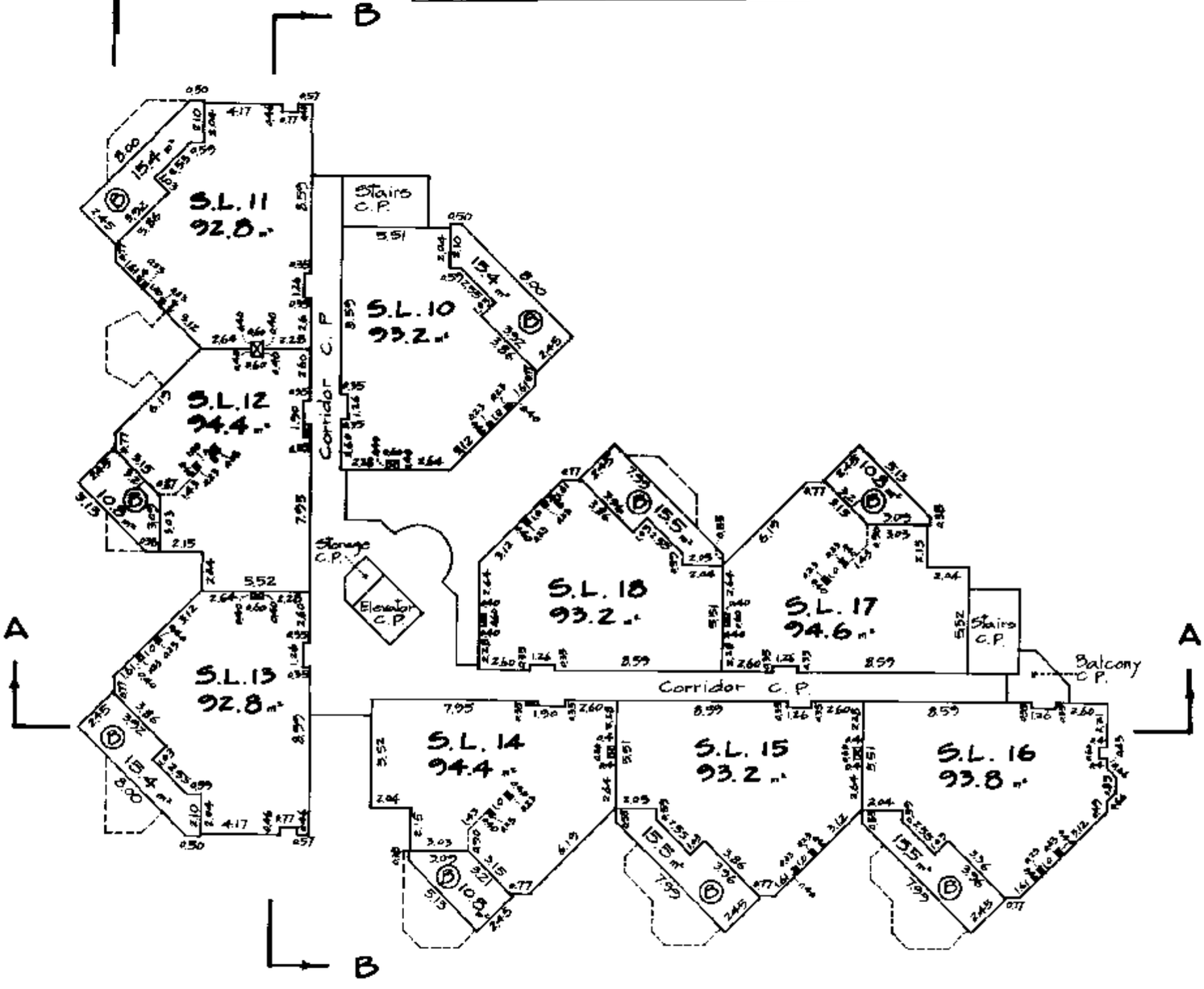
STR-314

STRATA PLAN VR 1744

BUILDING "1"
SECOND FLOOR
Strata Lots 10 to 18 Inclusive

Scale : 1 : 250

0m 2 4 6m 10m 20m



LEGEND

S.L.	denotes strata lot.
C.P.	denotes common property.
m²	denotes square metres.
Ⓑ	denotes Balcony, limited common property for use of adjacent strata lot unless otherwise stated.
⊠	denotes duct space, common property.

D. F. M.
Sept. 12, 1986.

STR-314

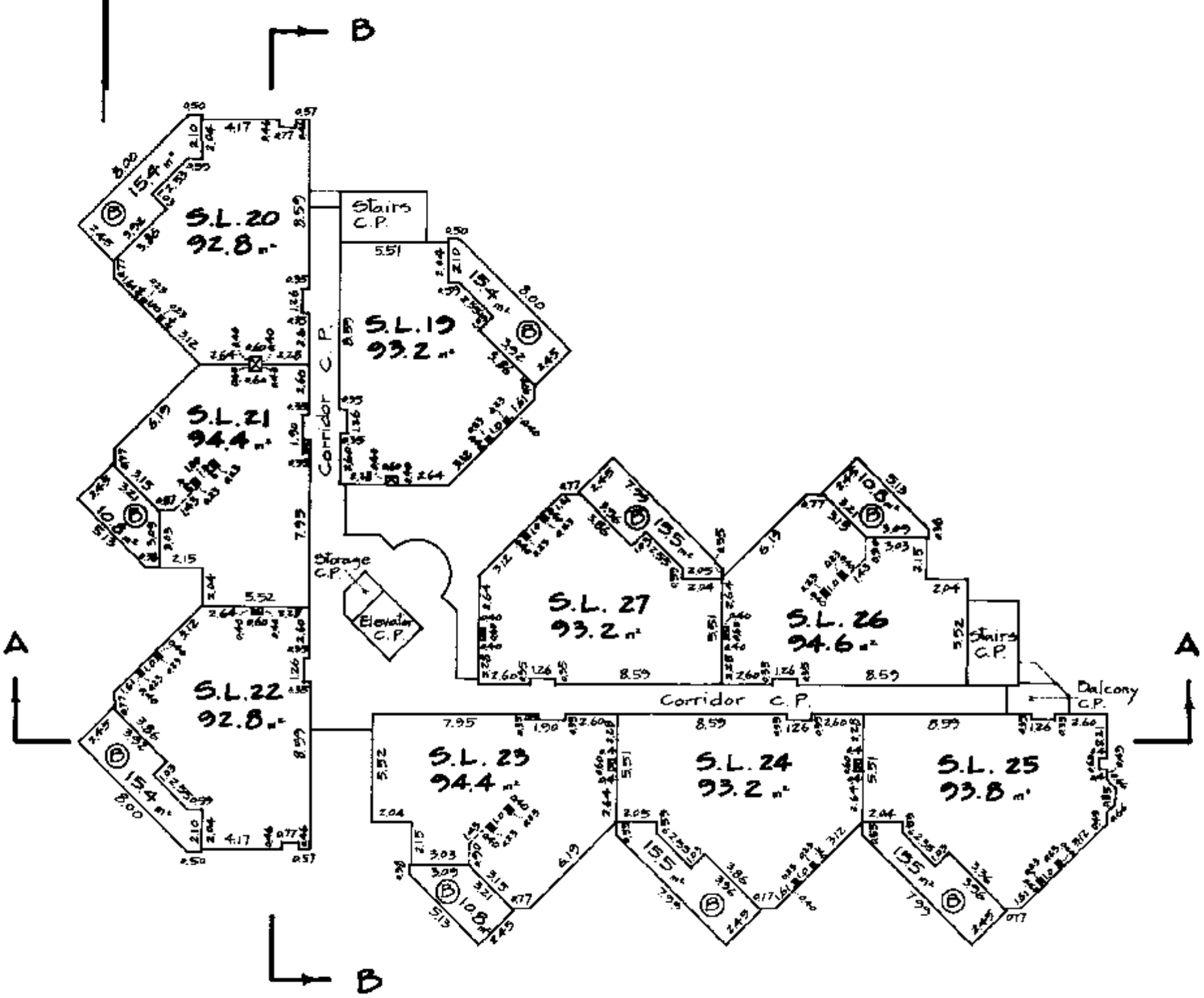
FILED VAVAS1744 Y76800 2007-07-27-11.09.30.575959

STRATA PLAN VR 1744

BUILDING "1"
THIRD FLOOR
Strata Lots 19 to 27 Inclusive

Scale : 1 : 250

0m 2 4 6m 10m 20m



LEGEND

S.L. denotes strata lot.
C.P. denotes common property.
m² denotes square metres.
Ⓑ denotes Balcony, limited common property for use of adjacent strata lot unless otherwise stated.
⊠ denotes duct space, common property.

D. F. M.
Sept. 12, 1986.

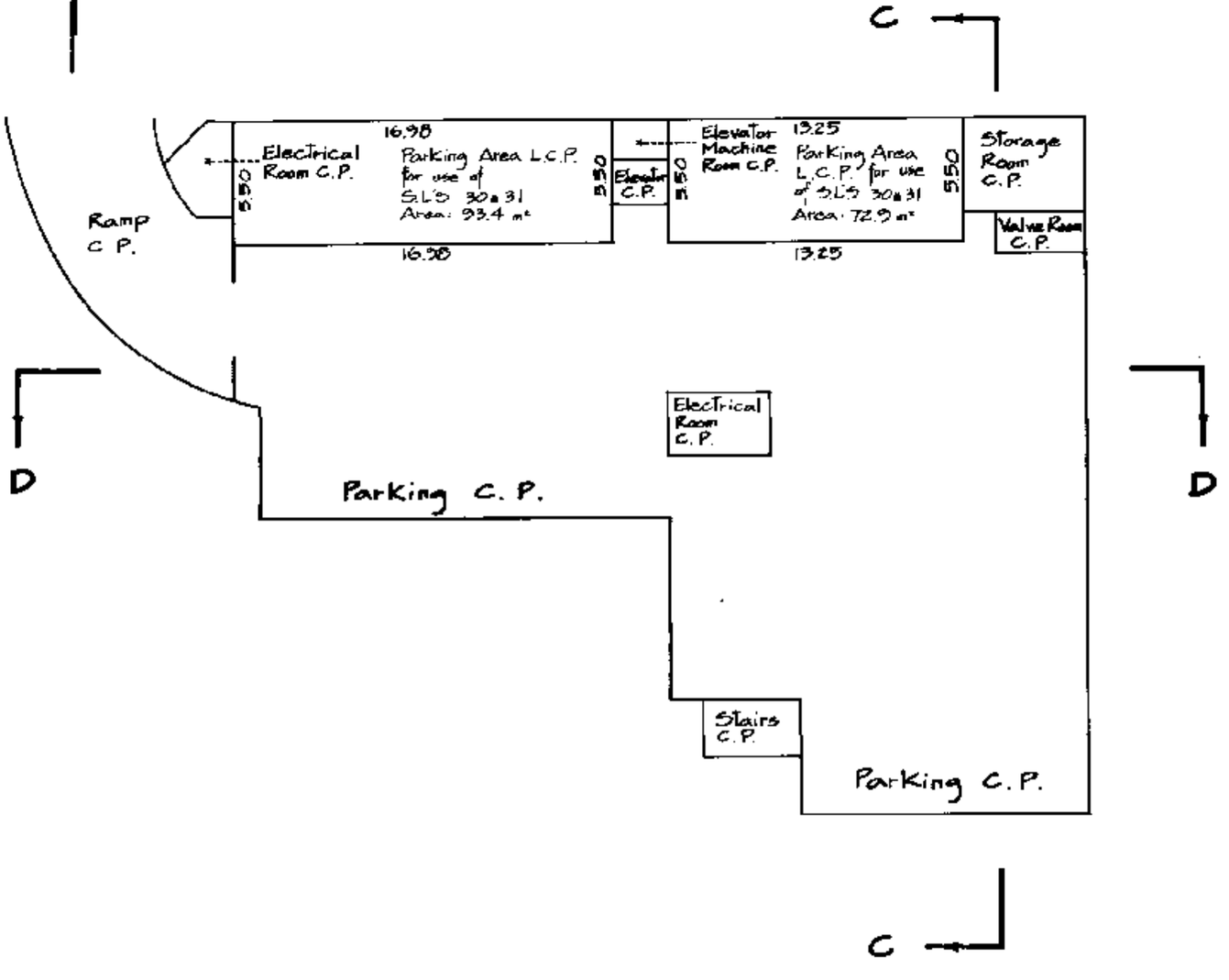
STR-314

FILED VAVAS1744 Y76800 2007-07-27-11.09.30.575959

STRATA PLAN VR 1744

BUILDING "2"
BASEMENT FLOOR
Scale : 1 : 250

0m 2 4 6m 10m 20m



LEGEND

S.L. denotes Strata lot.
C.P. denotes common property.
m² denotes square metres.
L.C.P. denotes limited common property.

D.F.M.
Sept. 12, 1986.

STR-314

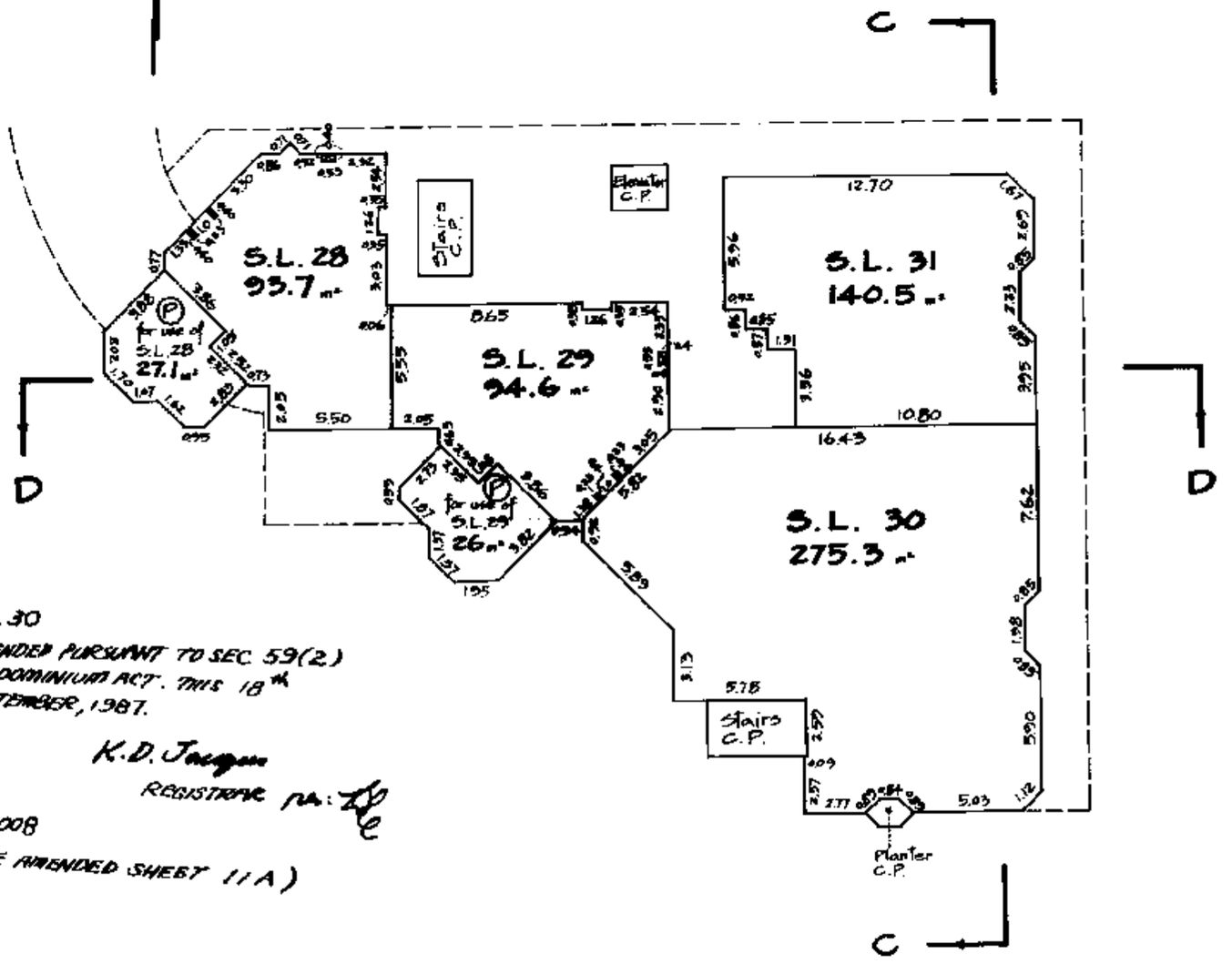
FILED VAVAS1744 Y76800 2007-07-27-11.09.30.575959

STRATA PLAN VR 1744

BUILDING "2"
GROUND FLOOR
Strata Lots 28 to 31 Inclusive

Scale : 1 : 250

0m 2 4 6m 10m 20m



S.L. 30
AMENDED PURSUANT TO SEC. 59(2) CONDOMINIUM ACT. THIS 18th SEPTEMBER, 1987.

K.D. Jacques
REGISTRAR pro:

R97008
(SEE AMENDED SHEET 11A)

LEGEND

S.L.	denotes strata lot.
C.P.	denotes common property.
m²	denotes square metres.
⊠	denotes duct space, common property.
Ⓟ	denotes Patio, limited common property for use of adjacent strata lot unless otherwise stated.

D. Fm.
Sept. 12, 1986.

STR-314

FILED VAVAS1744 Y76800 2007-07-27-11.09.30.575959

PLAN OF RESUBDIVISION OF STRATA LOT 30 DISTRICT LOT 2023 STRATA PLAN VR 1744

STRATA PLAN VR 1744

Strata Plan VR 1744 deposited and registered in the Land Title Office at Vancouver, B.C., This 18TH day of SEPTEMBER, 1987.

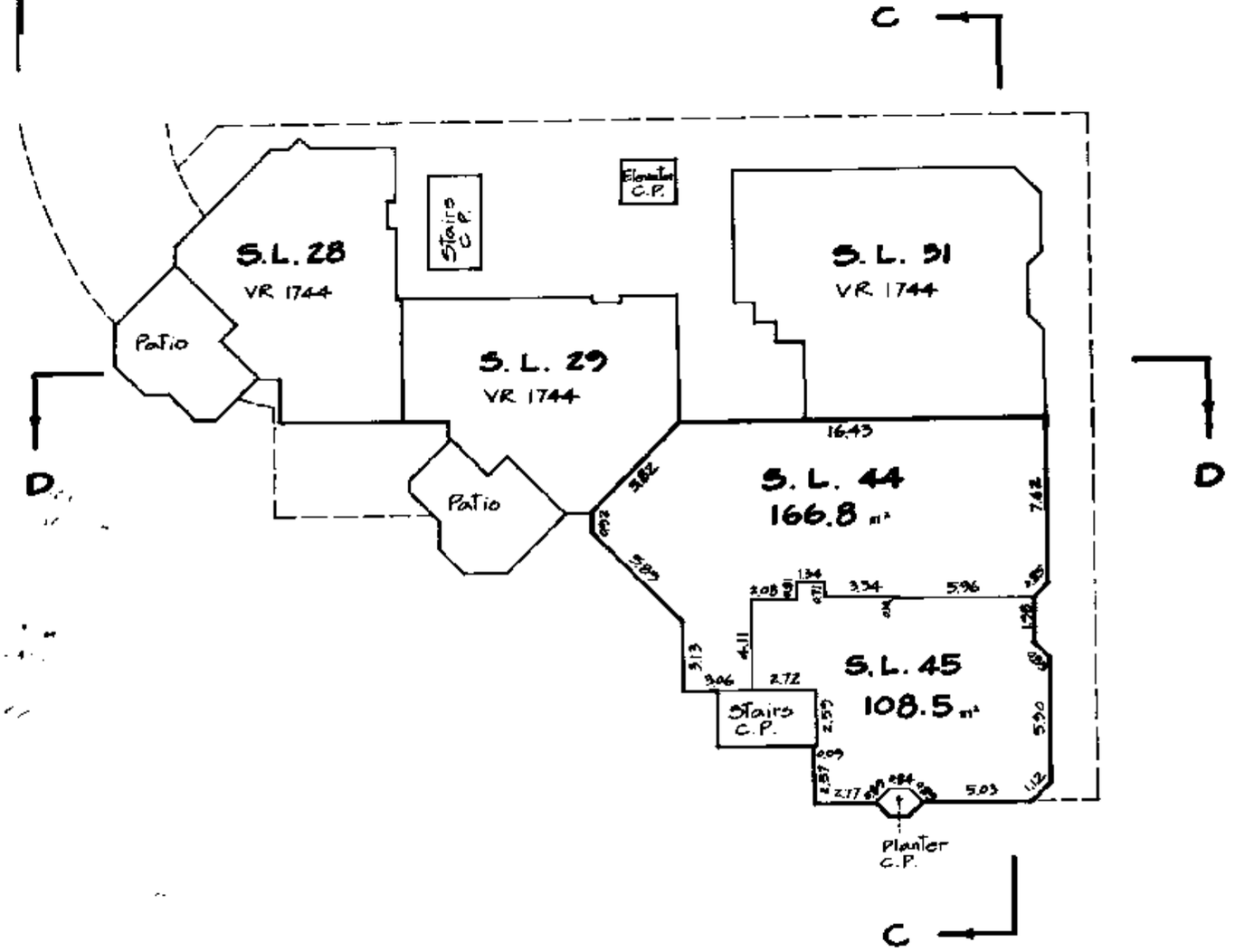
DEPUTY Registrar

R 97008

BUILDING "2" GROUND FLOOR Strata Lots 44 and 45

Scale : 1 : 250

0m 2 4 6m 10m 20m



LEGEND

S.L. denotes strata lot.
C.P. denotes common property.
m² denotes square metres.
L.C.P. denotes limited common property.

Mayor

Clerk

I, Edmund T. Wong, a British Columbia Land Surveyor, of The Municipality of Burnaby, in British Columbia, certify that I was present at and personally superintended the survey represented by this plan and that the survey and plan are correct. The survey was completed on the 13TH day of July, 1987.

Edmund T. Wong
B. C. L.S.

STR-314

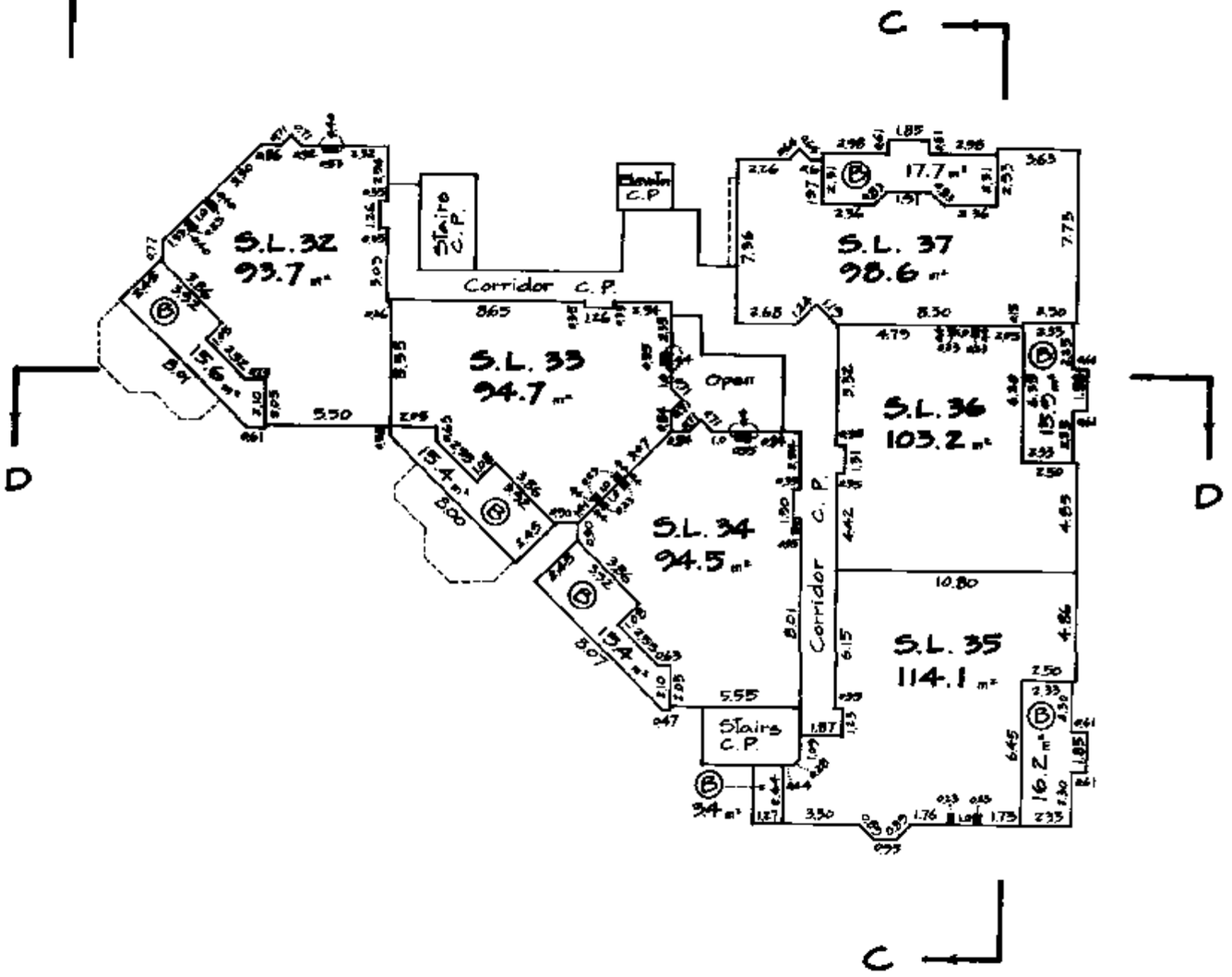
FILED VAVA51744 Y76800 2007-07-27-11.09.30.575959

STRATA PLAN VR 1744

BUILDING "2"
SECOND FLOOR
Strata Lots 32 to 37 Inclusive

Scale : 1 : 250

0m 2 4 6m 10m 20m



LEGEND

S.L. denotes strata lot.
C.P. denotes common property.
m² denotes square metres.
(P) denotes Balcony, limited common property for use of adjacent strata lot unless otherwise stated.
⊠ denotes duct space, common property.

Sept. 12, 1986.

STR - 314

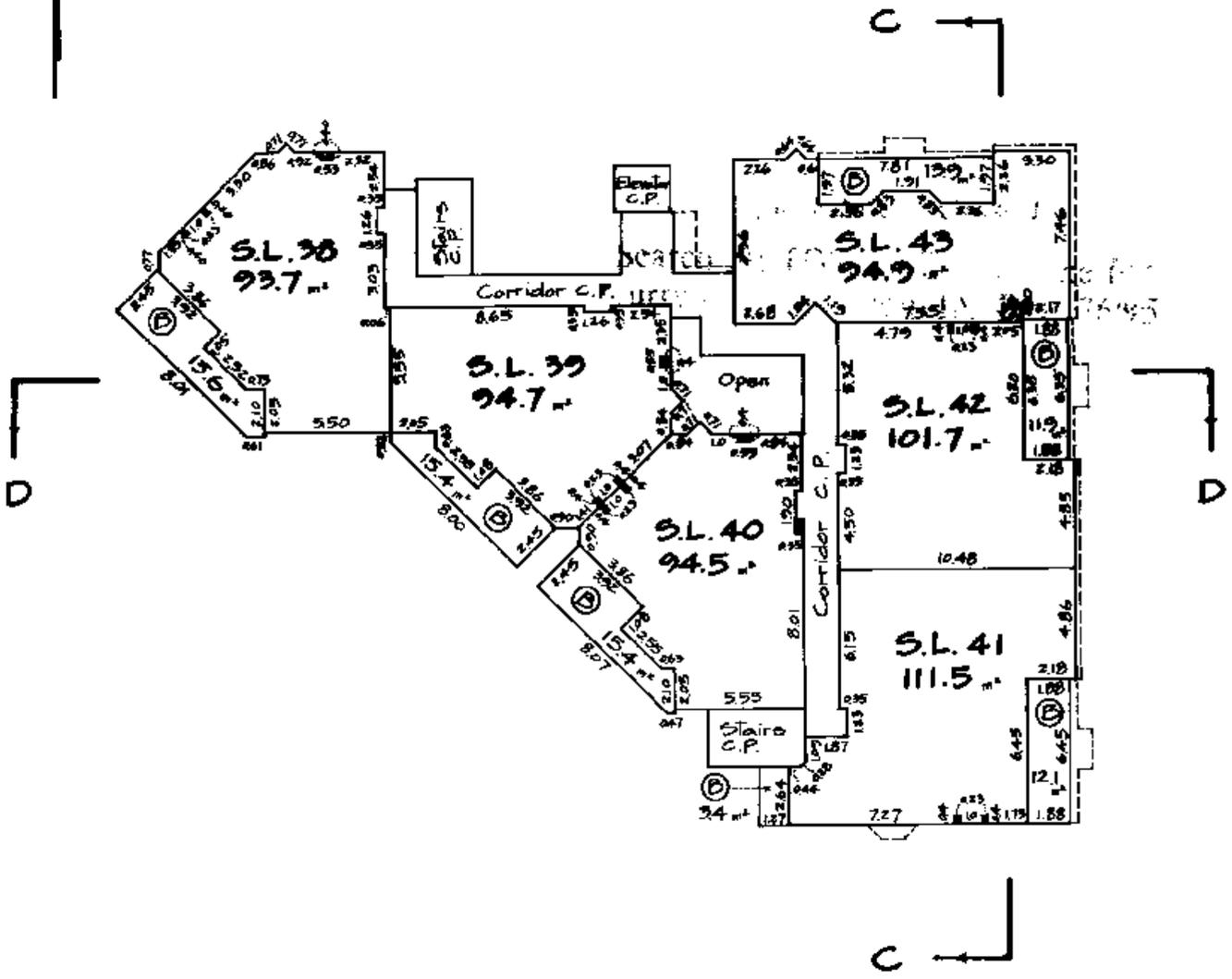
FILED VAVAS1744 Y76800 2007-07-27-11.09.30.575959

STRATA PLAN VR 1744

BUILDING "2"
THIRD FLOOR
Strata Lots 38 to 43 Inclusive

Scale : 1 : 250

0m 2 4 6m 10m 20m



LEGEND

S.L.	denotes strata lot.
C.P.	denotes common property.
m²	denotes square metres.
Ⓑ	denotes Balcony, limited common property for use of adjacent strata lot unless otherwise stated.
⊠	denotes duct space, common property.

D. F. M.
Sept. 12, 1986

STR-314

FILED VAVAS1744 Y76800 2007-07-27-11.09.30.575959

STRATA PLAN VR 1744

RECORD OF BY-LAWS AND ORDERS, ETC.

FILING		DOCUMENT	
NUMBER	DATE	DATE	NATURE OF PARTICULAR
P95047	17/10/86		NOTIFICATION OF CHANGE OF BY-LAWS.
DF GD124931	29/11/90		NOTIFICATION OF CHANGE OF BY-LAWS (NI)
BF443358	16.11.92		Notification of Change of By-laws.
BH259409	11.7.94		CHANGE OF BYLAWS
BM59503	25.02.98		Change of Bylaws
			Bylaw Sheet Closed
			Search ALTOS2 or LTO OnLine for Current Information. BC Reg. 76/95

D. F. M.
Sept. 12, 1986.

STR - 314

FILED VAVAS1744 Y76800 2007-07-27-11.09.30.575959

Common Property Sheet Closed 23/10/95

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

STRATA PLAN VR 1744

DEALINGS AFFECTING THE COMMON PROPERTY

LINDA I. O'SHEA, Registrar
Vancouver/New Westminster Land Title District

REGISTRATION		DOCUMENT	
NUMBER	DATE	DATE	NATURE OF PARTICULAR
NOTICE UNDER SALE OF GOODS ON CONDITION ACT, SEE DF P66550 18/7/86			
P66550 CANCELLED P196338 19/11/86 D.N. ELLIS/WE			
556961M	6/6/72		EASEMENT, EAST 5 FEET OF THAT PART DERIVED FROM FORMER LOT B, PLAN 3511, APPURTENANT TO LOT B, PLAN 14874 INTER ALIA
P46471	29/5/86		MORTGAGE IN FAVOUR OF CREDIT FONCIER TRUST COMPANY INTER ALIA
P46471 CANCELLED R13867 K.D. JACQUES/CT			
P46472	29/5/86		ASSIGNMENT OF RENTS IN FAVOUR OF CREDIT FONCIER TRUST COMPANY, INTER ALIA
P46472 CANCELLED R13868 K.D. JACQUES/CT			
P90711	2/10/86		CLAIM BUILDERS LIEN IN FAVOUR OF DAVID LLOYD CAMARON AND EVERET LAWRENCE HASKELICH, INTER ALIA.
P90711 CANCELLED P95777 OCT 21/86 ON ELLIS per ER			
P109211	28/11/86		STATUTORY RIGHT OF WAY IN FAVOUR OF THE CORPORATION OF THE DISTRICT OF NORTH VANCOUVER
R109914	27/10/87		RESOLUTION GRANTING EXCLUSIVE USE PURSUANT TO SEC. 57 CONDOMINIUM ACT.
GC 82307	23/6/89	11/7/89	SPECIAL RESOLUTION PURSUANT TO S. 53 CONDOMINIUM ACT.

D. F. M.
Sept. 12, 1986.

STR - 314

FILED VAVAS1744 Y76800 2007-07-27-11.09.30.575959