STRATA PLAN OF LOTS 3 AND 5 DISTRICT LOTS 191 AND 470, GROUP 1, N.W.D., PLAN LMP 36175

STRATA PLAN LMS 3067

B.C.G.S. 92G.026

" CITY OF PORT MOODY "

SCALE 1:1000

20 0 20 40

ALL DISTANCES ARE IN METRES.

DEPOSITED AND REGISTERED IN THE LAND TITLE OFFICE, AT NEW WESTMINSTER, B.C. THIS 30 DAY OF DEC, 1997

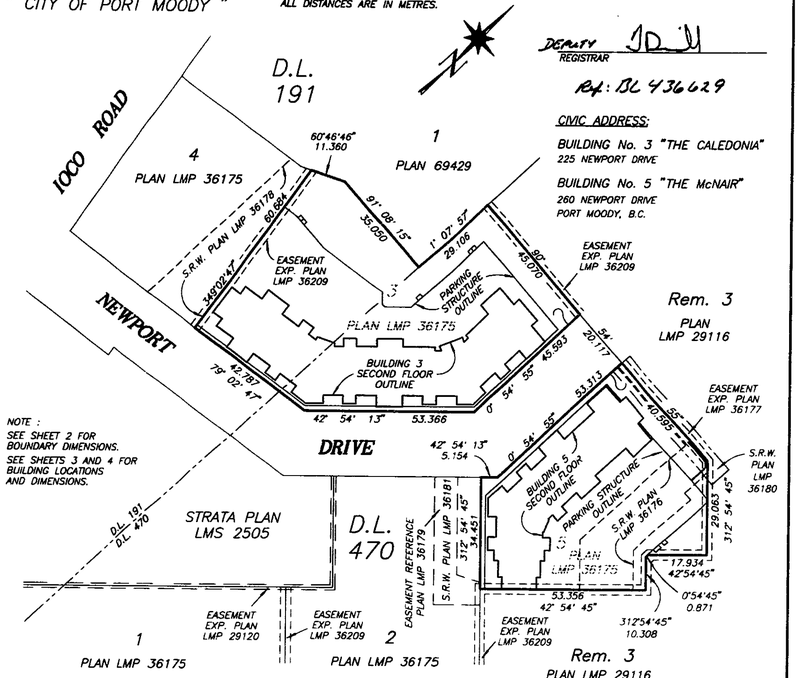
DEPUTY REGISTRAR

Ref: BL 436629

CIVIC ADDRESS:

BUILDING No. 3 "THE CALEDONIA"
225 NEWPORT DRIVE

BUILDING No. 5 "THE McNAIR"
260 NEWPORT DRIVE
PORT MOODY, B.C.



NOTE :
SEE SHEET 2 FOR BOUNDARY DIMENSIONS.
SEE SHEETS 3 AND 4 FOR BUILDING LOCATIONS AND DIMENSIONS.

INTEGRATED SURVEY AREA NO. 35

(PORT MOODY) NAD-83

THIS PLAN SHOWS GROUND-LEVEL MEASURED DISTANCES PRIOR TO COMPUTATION OF U.T.M. CO-ORDINATES MULTIPLY BY COMBINED SCALE FACTOR 0.99960185.

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

THE OWNERS: STRATA PLAN LMS 3067
1800 - 400 BURRARD STREET,
VANCOUVER, B.C. V6C 3A6

I, MIKE E. SHAW, OF LANGLEY, B.C., BRITISH COLUMBIA LAND SURVEYOR, HEREBY CERTIFY:
1. THAT THE BUILDINGS ERECTED ON THE PARCELS DESCRIBED ABOVE ARE WHOLLY WITHIN THE EXTERNAL BOUNDARIES OF THE PARCELS - 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 EASEMENT No. BL420597

DATED AT SURREY, B.C.,

THIS 1st DAY OF DECEMBER, 1997.

Mike E Shaw B.C.L.S.

BENNETT & ASSOCIATES
B.C. LAND SURVEYORS
#201-9547 152nd STREET,
SURREY, B.C.
PHONE : 582-0717

DRAWING # 30229-10
FILE # 30229-10
DATE : DECEMBER 1, 1997.

THIS STRATA PLAN CONTAINS LIMITED COMMON PROPERTY ACCORDING TO SEC. 53 (2) OF THE CONDOMINIUM ACT.

LEGEND

GRID BEARINGS ARE DERIVED FROM OBSERVATIONS BETWEEN CONTROL MONUMENTS 80H-2568 AND 80H-2569

- ▲ - DENOTES CONTROL MONUMENT FOUND
- ● - DENOTES STANDARD IRON POST FOUND
- ■ - DENOTES LEAD PLUG FOUND
- □ - DENOTES LEAD PLUG PLACED
- ○ - DENOTES STANDARD IRON POST PLACED
- SL. - DENOTES STRATA LOT
- PT. - DENOTES PART
- L.C.P. - DENOTES LIMITED COMMON PROPERTY
- ELEV. - DENOTES ELEVATOR
- (C) - DENOTES COMMON PROPERTY
- (E) - DENOTES ELECTRICAL ROOM BEING COMMON PROPERTY
- (V) - DENOTES VENT BEING COMMON PROPERTY
- (MS) - DENOTES MECHANICAL SHAFT BEING COMMON PROPERTY
- (B4) TYPICAL - DENOTES BALCONY BEING LIMITED COMMON PROPERTY FOR THE EXCLUSIVE USE OF SL. 4
- (P1) TYPICAL - DENOTES PATIO BEING LIMITED COMMON PROPERTY FOR THE EXCLUSIVE USE OF SL. 1
- (RD3) TYPICAL - DENOTES ROOF DECK BEING LIMITED COMMON PROPERTY FOR THE EXCLUSIVE USE OF SL. 3
- (RES) TYPICAL - DENOTES LIMITED COMMON PROPERTY FOR THE EXCLUSIVE USE OF SL. 1 TO 42 AND SL. 49 TO 111.
- 1.00 TYPICAL - DENOTES BOUNDARY DEFINED BY LEAD PLUGS PLACED (NO WALLS)

THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT

BOUNDARY DIMENSIONS

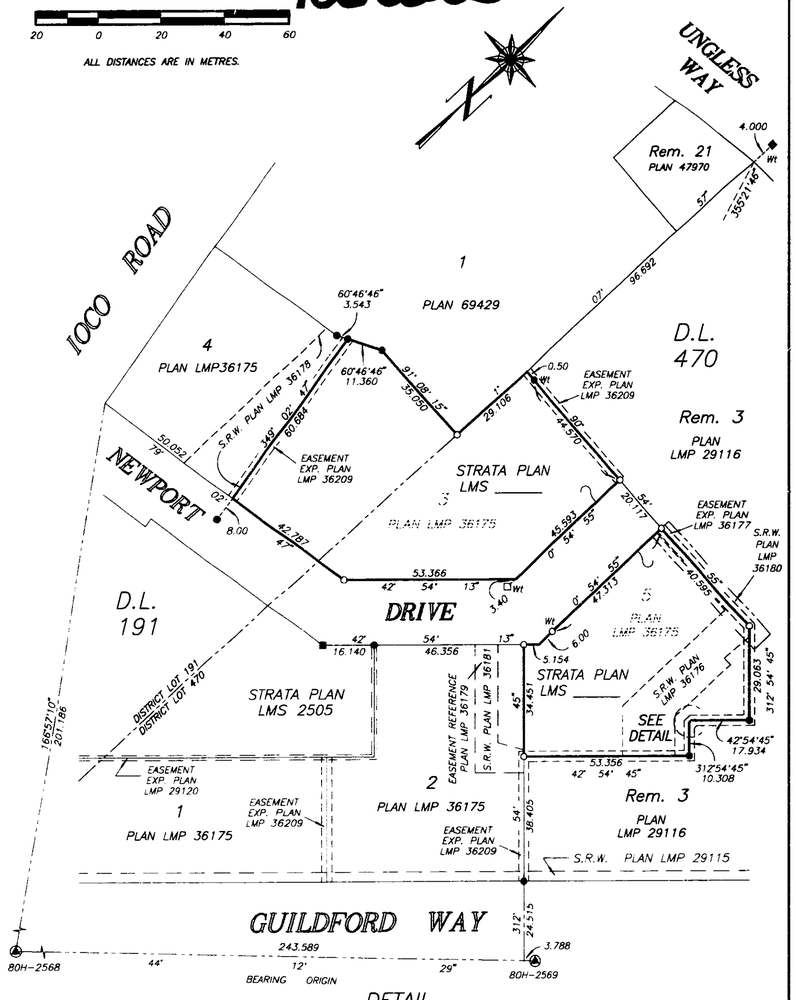
STRATA PLAN LMS 3067

12-225

SCALE 1:1000

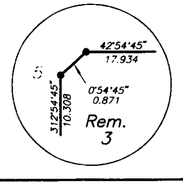
20 0 20 40 60

ALL DISTANCES ARE IN METRES.



DETAIL

NOT TO SCALE



DRAWING # 30229-10
FILE # 30229-FS

DATE : DECEMBER 1, 1997

M.E.S.

BUILDING LOCATION AND DIMENSIONS BUILDING No. 5

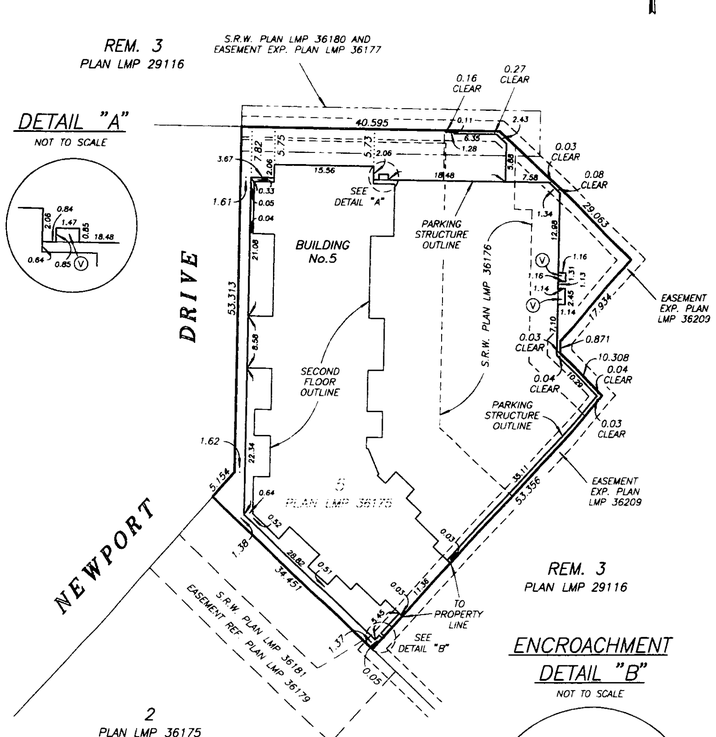
"THE McNAIR"

STRATA PLAN LMS 3067

SCALE 1:500

10 0 10 20 30

ALL DISTANCES ARE IN METRES.

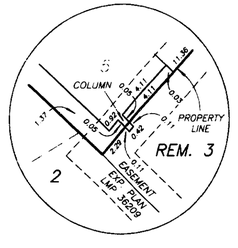


DETAIL "A"

NOT TO SCALE

ENCROACHMENT DETAIL "B"

NOT TO SCALE



DRAWING # 30229-10
FILE # 3229-CE5

DATE : DECEMBER 1, 1997

M.E.S.

BUILDING LOCATION AND DIMENSIONS BUILDING No. 3

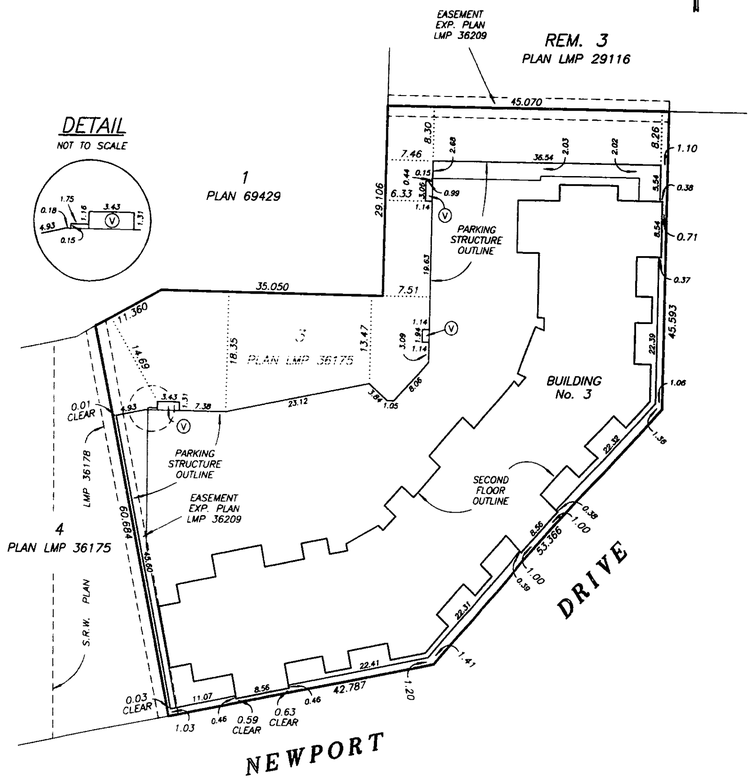
"THE CALEDONIA"

STRATA PLAN LMS 3067

SCALE 1:500

10 0 10 20 30

ALL DISTANCES ARE IN METRES.



DRAWING # 30229-10
FILE # 3229-CE3

DATE : DECEMBER 1, 1997

M.E.S.

STRATA PLAN LMS 3067

CONDOMINIUM ACT

LOT NUMBER	SHEET NUMBER	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
1	9,15	632	766	1
2	9,15	731	953	1
3	10,15	731	953	1
4	10,15	795	1011	1
5	10,15	662	921	1
6	10,15	793	1019	1
7	10,15	826	1020	1
8	10,15	826	1020	1
9	10,15	826	1020	1
10	9,10,15	951	1173	1
11	9,15	836	1014	1
12	9,15	789	1005	1
13	9,15	789	1013	1
14	9,15	775	981	1
15	9,16	629	773	1
16	9,16	730	930	1
17	10,16	727	930	1
18	10,16	792	997	1
19	10,16	662	906	1
20	10,16	789	997	1
21	10,16	821	1005	1
22	10,16	822	1005	1
23	10,16	822	1005	1
24	9,10,16	987	1179	1
25	9,16	832	999	1
26	9,16	785	990	1
27	9,16	785	990	1
28	9,16	771	966	1
29	9,17	629	790	1
30	9,17	730	955	1
31	10,17	727	955	1
32	10,17	792	1022	1
33	10,17	662	931	1
34	10,17	790	1022	1
35	10,17	821	1031	1
36	10,17	822	1031	1
37	10,17	822	1031	1
38	9,10,17	953	1199	1
39	9,17	821	1025	1
40	9,17	785	1015	1
41	9,17	785	1015	1
42	9,17	771	991	1
43	9,10,14	2343	3363	2.9
44	9,10,14	1573	2257	2.0
45	9,10,14	1480	2124	1.9
46	9,10,14	1704	2445	2.1
47	10,14	1425	2045	1.8
48	10,14	608	3000	1.0
49	11,24	799	999	1
50	11,24	829	1007	1

DRAWING # 30229-10
FILE # CONACT1

DATE : DECEMBER 1, 1997

M.E.S.

STRATA PLAN LMS 3067

CONDOMINIUM ACT

LOT NUMBER	SHEET NUMBER	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
51	11,24	982	1193	1
52	11,24	897	1059	1
53	11,24	827	999	1
54	11,24	836	999	1
55	11,24	802	990	1
56	11,12,24	784	990	1
57	11,12,25	790	990	1
58	12,25	702	923	1
59	12,25	707	923	1
60	12,25	836	999	1
61	12,25	972	1163	1
62	12,25	827	1007	1
63	12,25	794	1013	1
64	12,25	705	934	1
65	12,25	795	1019	1
66	11,12,25	828	1020	1
67	11,12,24	822	1020	1
68	11,24	794	1019	1
69	11,24	700	934	1
70	11,26	794	985	1
71	11,26	824	993	1
72	11,26	978	1179	1
73	11,26	893	1066	1
74	11,26	822	1005	1
75	11,26	831	1005	1
76	11,26	797	997	1
77	11,12,26	780	997	1
78	11,12,27	785	997	1
79	12,27	697	930	1
80	12,27	703	930	1
81	12,27	831	1005	1
82	12,27	964	1170	1
83	12,27	823	993	1
84	12,27	790	990	1
85	12,27	700	919	1
86	12,27	791	997	1
87	11,12,27	823	1005	1
88	11,12,26	818	1005	1
89	11,26	789	997	1
90	11,26	696	919	1
91	11,28	794	1011	1
92	11,28	824	1018	1
93	11,28	978	1204	1
94	11,28	893	1091	1
95	11,28	822	1031	1
96	11,28	831	1031	1
97	11,28	797	1022	1
98	11,12,28	780	1022	1
99	11,12,29	785	1022	1
100	12,29	697	955	1

DRAWING # 30229-10
FILE # CONACT2

DATE : DECEMBER 1, 1997

M.E.S.

FILED LMLMS3067 RCVD:1997-12-30 PRNT: 2008-07-28-12.57.40.633052

STRATA PLAN LMS 3067

CONDOMINIUM ACT

LOT NUMBER	SHEET NUMBER	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
101	12,29	703	955	1
102	12,29	822	1031	1
103	12,29	954	1195	1
104	12,29	823	1018	1
105	12,29	790	1015	1
106	12,29	700	945	1
107	12,29	791	1022	1
108	11,12,29	823	1031	1
109	11,12,28	818	1031	1
110	11,28	789	1022	1
111	11,28	696	945	1
112	11,22	4748	6815	6.0
113	11,22	1578	2265	2.0
114	11,22	928	1332	1.2
115	11,12,22	1864	2675	2.3
116	11,12,28	1047	1503	1.3
117	12,22	1006	1444	1.3
118	12,23	2195	3151	2.8
119	12,23	2408	3456	3.0
120	12,23	2741	3933	3.4
121	12,23	876	1257	1.1
122	11,12,19, 20,21,22,23	2552	10800	1.0
AGGREGATE		114,749	159,320	142.1

ACCEPTED AS TO FORMS 1, 2 AND 3
THIS 29th DAY OF DECEMBER, 1997

FOR SUPERINTENDENT OF REAL ESTATE

DATE : DECEMBER 1, 1997

M.E.S.

DRAWING # 30229-10
FILE # CONACT3

STRATA PLAN LMS 3067

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 RESIDENTIAL AND COMMERCIAL USE.

I MAKE THIS SOLEMN DECLARATION CONSCIENTIOUSLY BELIEVING IT TO BE TRUE AND KNOWING IT IS OF THE SAME FORCE AND EFFECT AS IF MADE UNDER OATH.

ERIC MARTIN

DECLARED BEFORE ME AT VANCOUVER
IN THE PROVINCE OF BRITISH COLUMBIA
THIS 17 DAY OF DECEMBER, 1997

A COMMISSIONER FOR TAKING AFFIDAVITS WITHIN THE PROVINCE OF BRITISH COLUMBIA JUDY WILLIAMS
1800-400 Burrard St.
Van., B.C. V6C 3A6

I, MIKE E. SHAW, BRITISH COLUMBIA LAND SURVEYOR, HEREBY CERTIFY THAT THE BUILDING, SHOWN IN THIS STRATA PLAN HAS NOT, AS OF THE 12th DAY OF DECEMBER, 1997. BEEN PREVIOUSLY OCCUPIED.

DATED AT SURREY, B.C. THIS 15th DAY OF DECEMBER, 1997.

Mike E. Shaw B.C.L.S.

THE CITY OF PORT MOODY, REGISTERED OWNER OF COVENANTS BG430325, BH270206, BL418243, AND BL418246, HEREBY CONSENTS TO THE DEPOSIT OF THIS PLAN.

AUTHORIZED SIGNATORY RICK M. MARUSIK, MAYOR

AUTHORIZED SIGNATORY COLLEEN G. ROHDE, CITY CLERK

OWNER :

BOSA DEVELOPMENT CORPORATION
(INCORPORATION No. 337862)

AUTHORIZED SIGNATORY ERIC MARTIN

AUTHORIZED SIGNATORY NATALE BOSA

WITNESS AS TO BOTH SIGNATURES BETTY WALE
Secretary
OCCUPATION OF WITNESS
16-736 Cherryhill Place
Surrey, B.C. V4N 4M9
ADDRESS OF WITNESS

MORTGAGEE :

THE BANK OF NOVA SCOTIA by it's authorized signatories

A.G. Ronald R11148

WITNESS AS TO BOTH SIGNATURES PEGGY CHIU
ACCOUNT OFFICER
OCCUPATION OF WITNESS
101-068 KEEFER ST. VAN. B.C. V6A 1X5
ADDRESS OF WITNESS

DATE : DECEMBER 1, 1997

M.E.S.

DRAWING # 30229-10
FILE # STATSHT

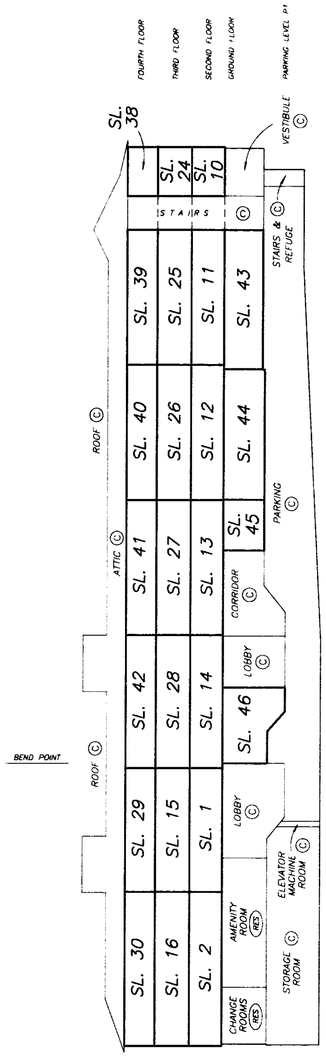
STRATA PLAN LMS 3067

SECTIONS BUILDING 5

SCALE 1:250

5 0 5 10

ALL DISTANCES ARE IN METRES.



SECTION A – A'

DATE : DECEMBER 1, 1997

M.E.S.

DRAWING # 30229-10
FILE # 3229-SA

FILED LMLMS3067 RCVD:1997-12-30 PRNT: 2008-07-28-12.57.40.633052

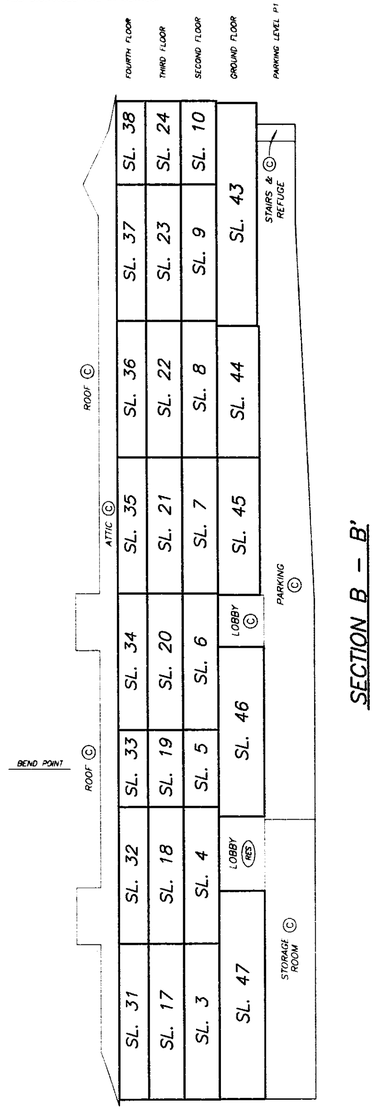
SECTIONS BUILDING 5

STRATA PLAN LMS 3067

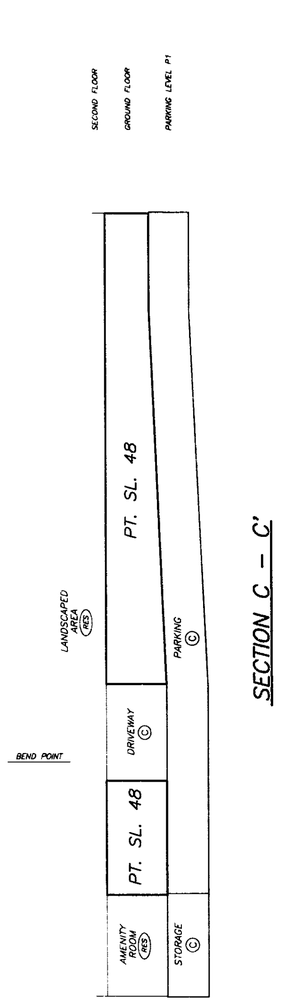
SCALE 1:250

5 0 5 10

ALL DISTANCES ARE IN METRES.



SECTION B – B'



SECTION C – C'

DATE : DECEMBER 1, 1997

M.E.S.

DRAWING # 30229-10
FILE # 3229-SBC

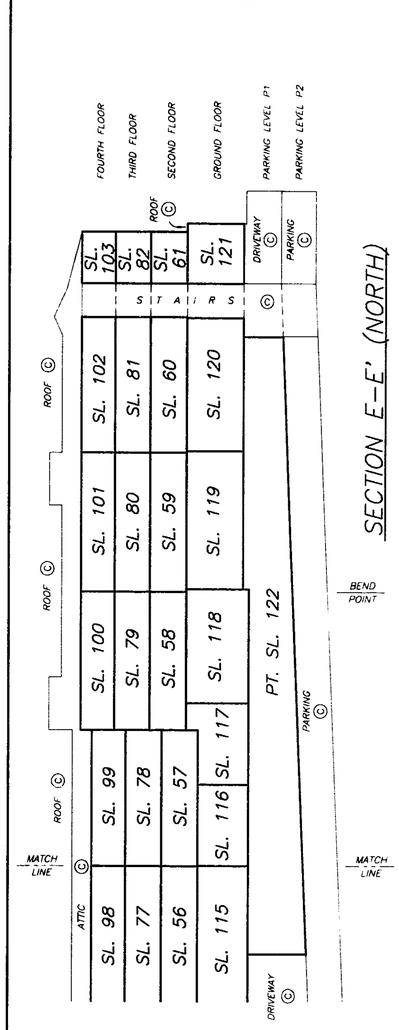
SECTIONS BUILDING 3

STRATA PLAN LMS 3067

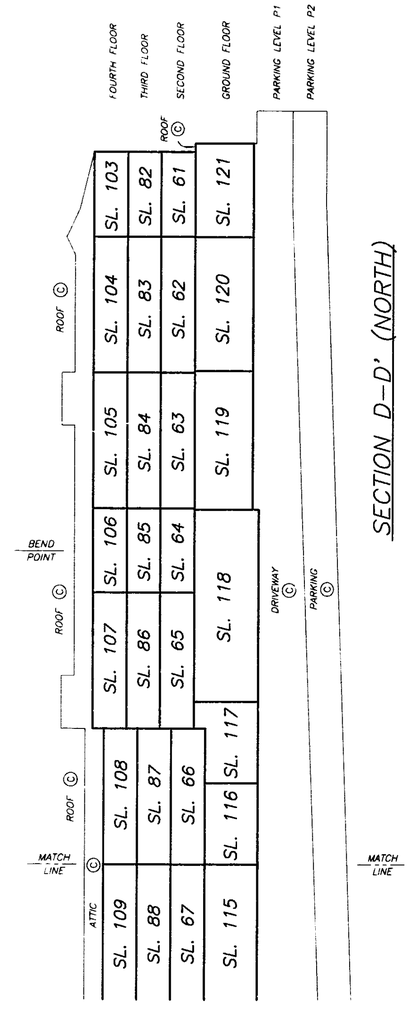
SCALE 1:250

5 0 5 10

ALL DISTANCES ARE IN METRES.



SECTION E–E' (NORTH)



SECTION D–D' (NORTH)

SEE SHEET 11

DATE : DECEMBER 1, 1997

M.E.S.

DRAWING # 30229-10
FILE # 3229-SDN

FILED LMLMS3067 RCVD:1997-12-30 PRNT: 2008-07-28-12.57.40.633052

SECTIONS BUILDING 3

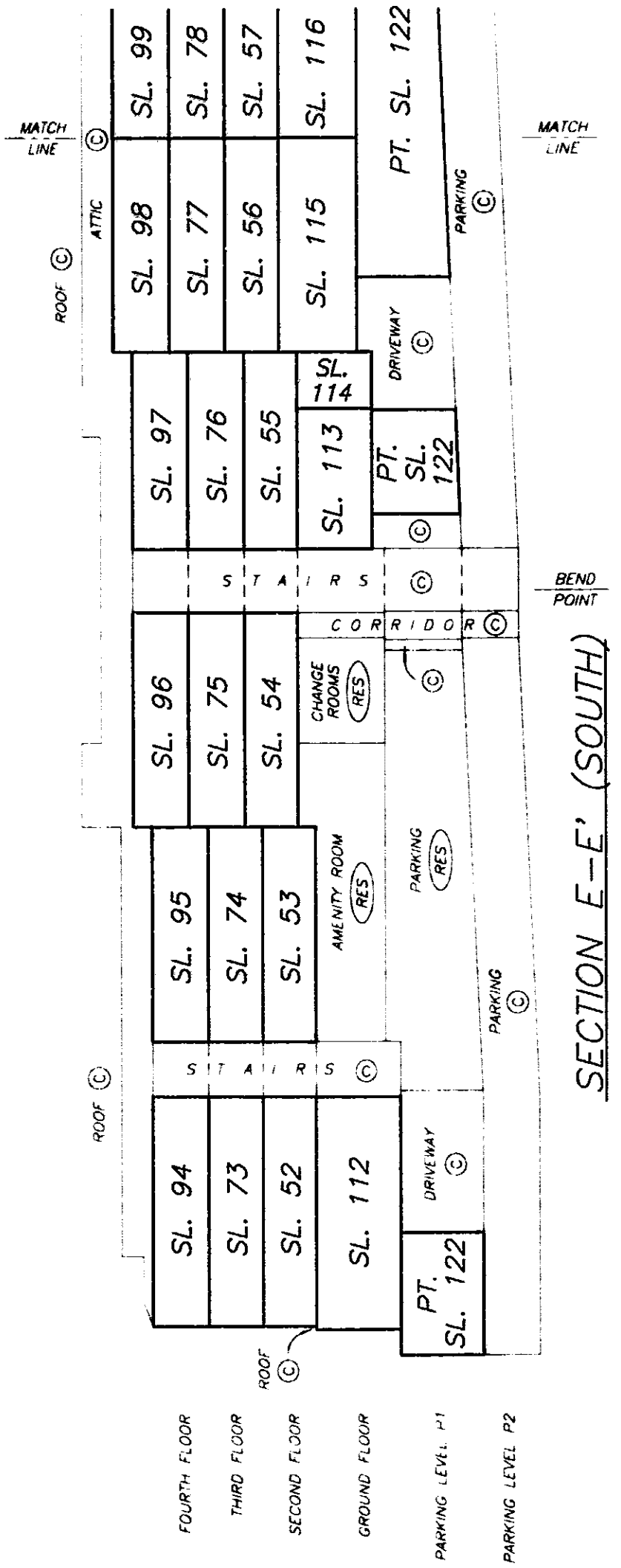
STRATA PLAN LMS 3067

SCALE 1:250

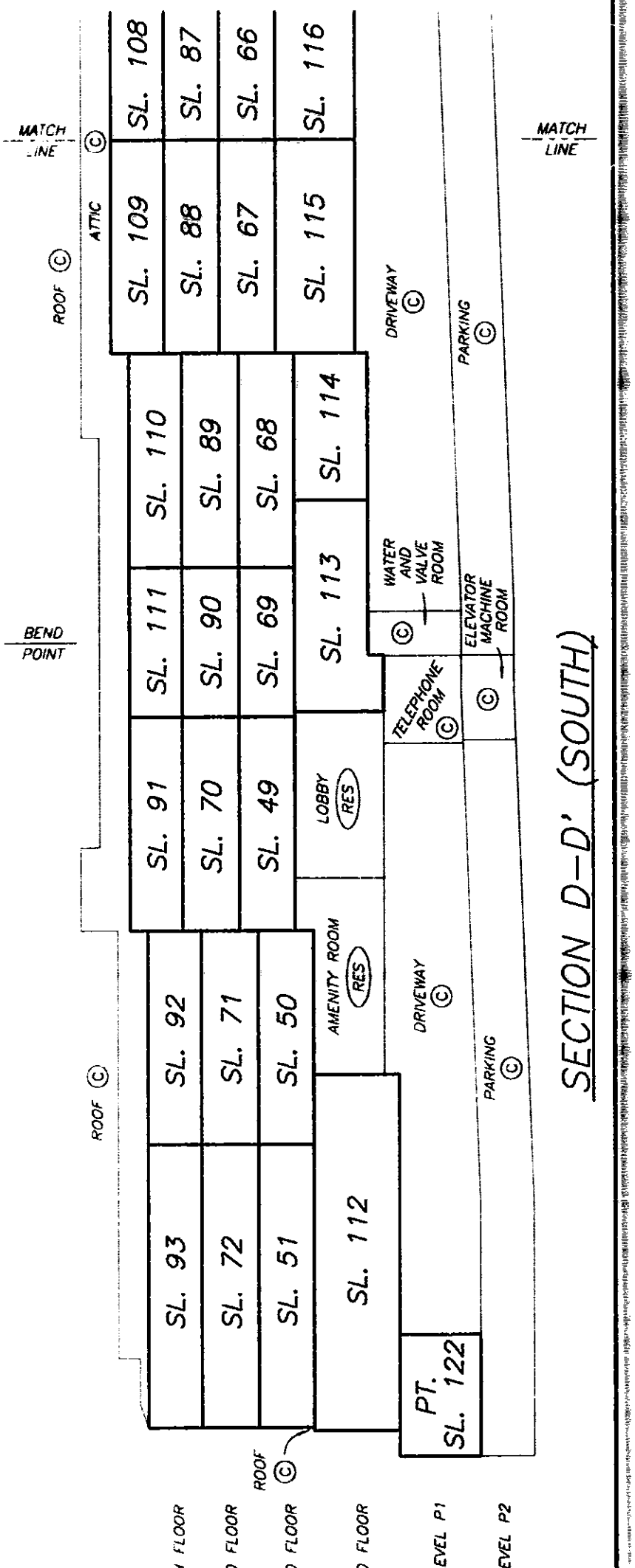
5 0 5 10

ALL DISTANCES ARE IN METRES.

SEE SHEET 12



SECTION E-E' (SOUTH)



SECTION D-D' (SOUTH)

DATE : DECEMBER 1, 1997

M.E.S.

DRAWING # 30229-10
FILE # 3229-SDS

FILED LMLMS3067 RCVD:1997-12-30 PRNT: 2008-07-28-12.57.40.633052

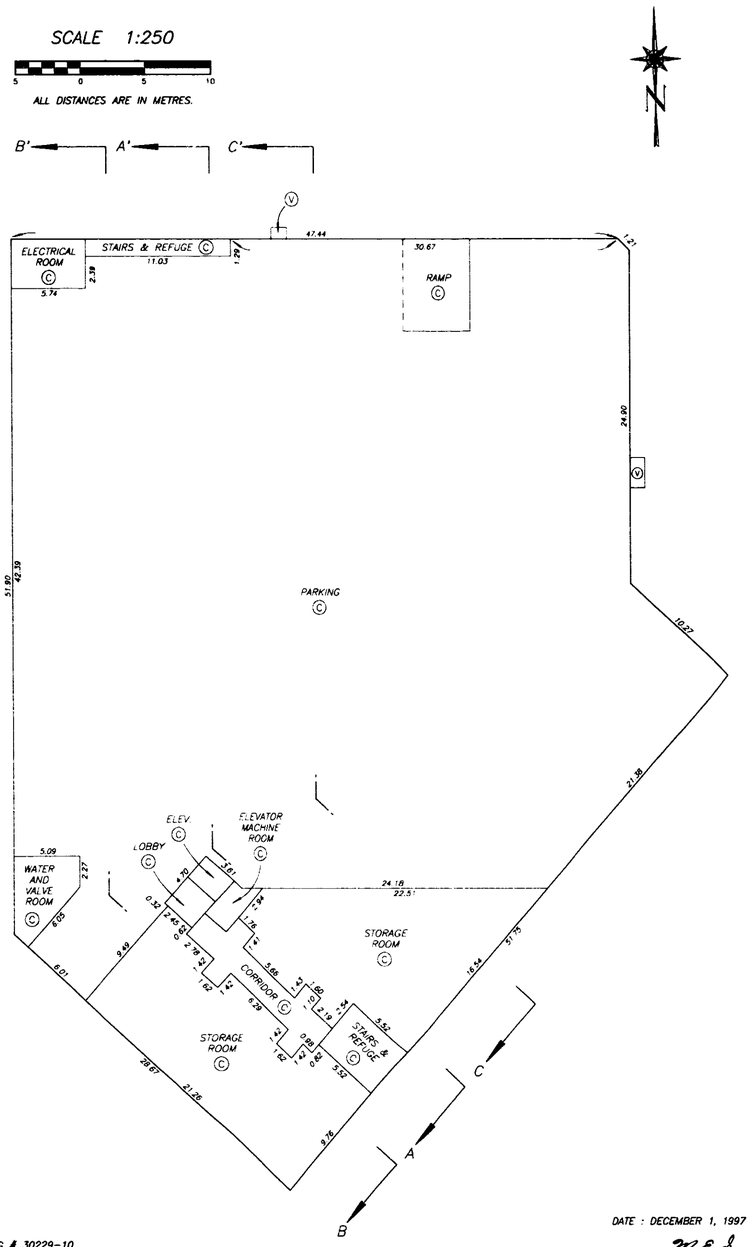
PARKING LEVEL P1 BUILDING 5

STRATA PLAN LMS 3067

SCALE 1:250

5 0 5 10

ALL DISTANCES ARE IN METRES.



DATE : DECEMBER 1, 1997

M.E.S.

DRAWING # 30229-10
FILE # 3229-5P1

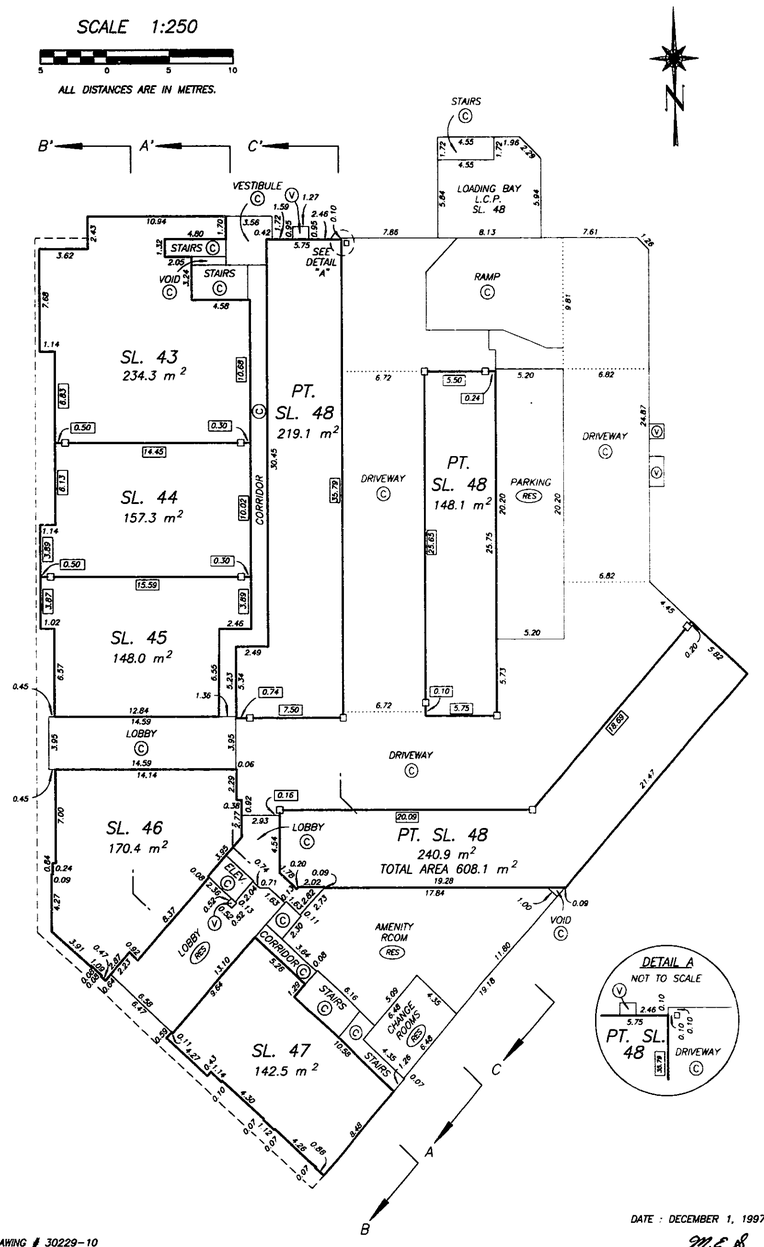
GROUND FLOOR PLAN BUILDING 5

STRATA PLAN LMS 3067

SCALE 1:250

5 0 5 10

ALL DISTANCES ARE IN METRES.



DETAIL A
NOT TO SCALE

DATE : DECEMBER 1, 1997

M.E.S.

DRAWING # 30229-10
FILE # 3229-5G1

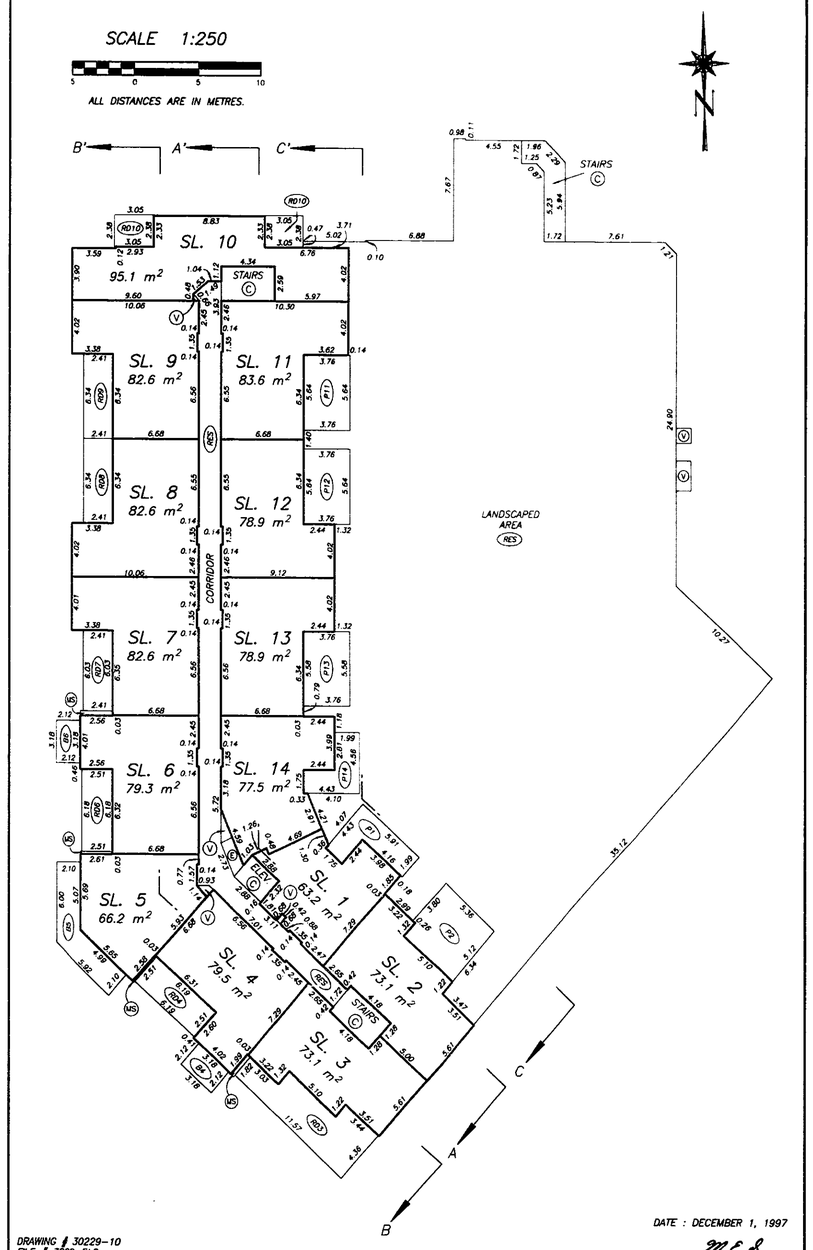
SECOND FLOOR PLAN BUILDING 5

STRATA PLAN LMS 3067

SCALE 1:250

5 0 5 10

ALL DISTANCES ARE IN METRES.



DATE : DECEMBER 1, 1997

M.E.S.

DRAWING # 30229-10
FILE # 3229-5L2

FILED LMLMS3067 RCVD:1997-12-30 PRNT: 2008-07-28-12.57.40.633052

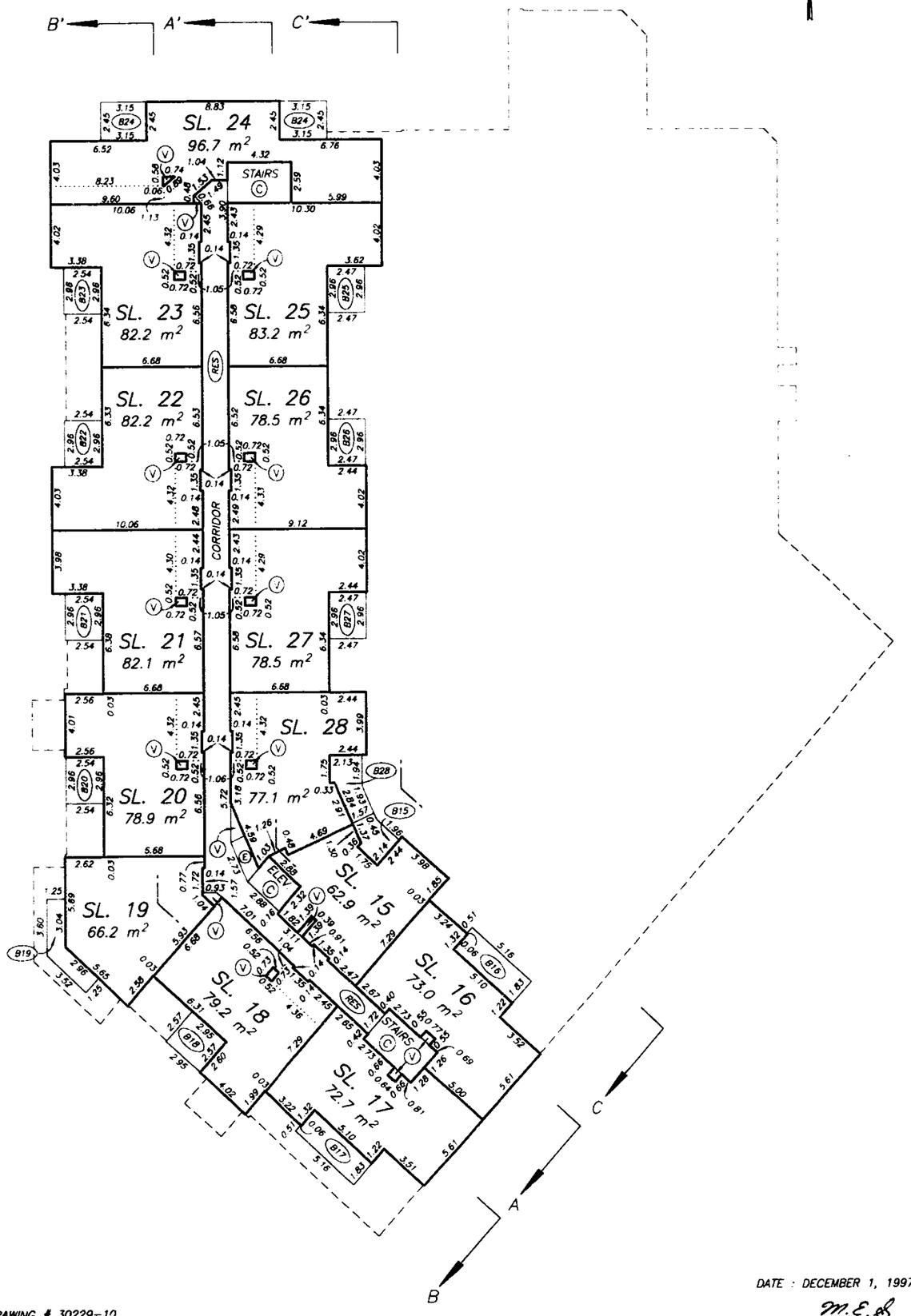
THIRD FLOOR PLAN
BUILDING 5

STRATA PLAN LMS 3067

SCALE 1:250

5 0 5 10

ALL DISTANCES ARE IN METRES.



DATE : DECEMBER 1, 1997

M. E. S.

DRAWING # 30229-10
FILE # 3229-5L3

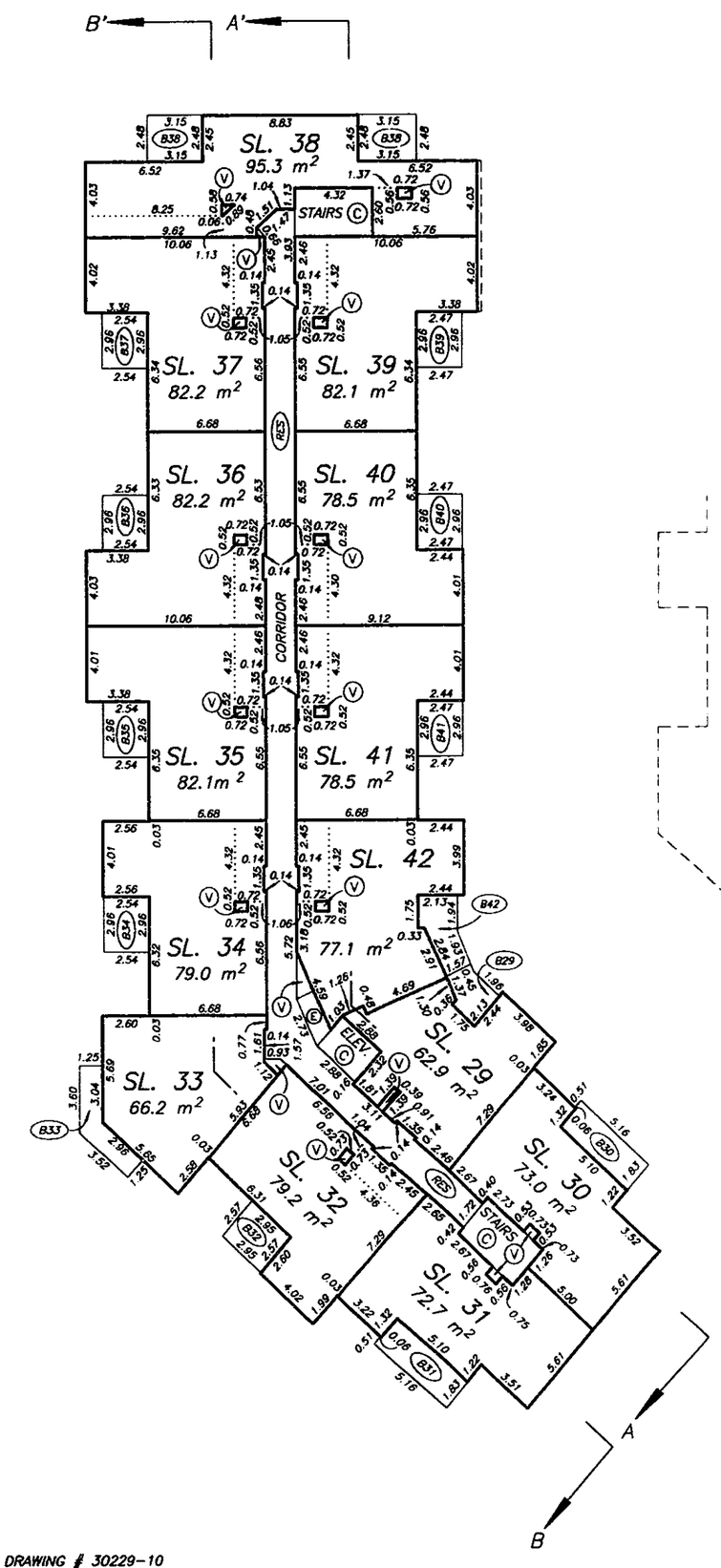
FOURTH FLOOR PLAN
BUILDING 5

STRATA PLAN LMS 3067

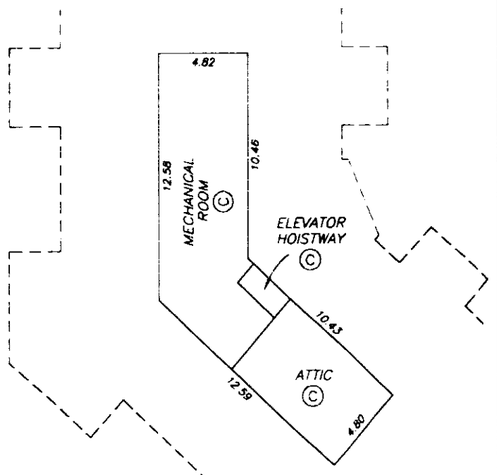
SCALE 1:250

5 0 5 10

ALL DISTANCES ARE IN METRES.



ATTIC PLAN



DATE : DECEMBER 1, 1997

M. E. S.

DRAWING # 30229-10
FILE # 3229-5L4

FILED LMLMS3067 RCVD:1997-12-30 PRNT: 2008-07-28-12.57.40.633052

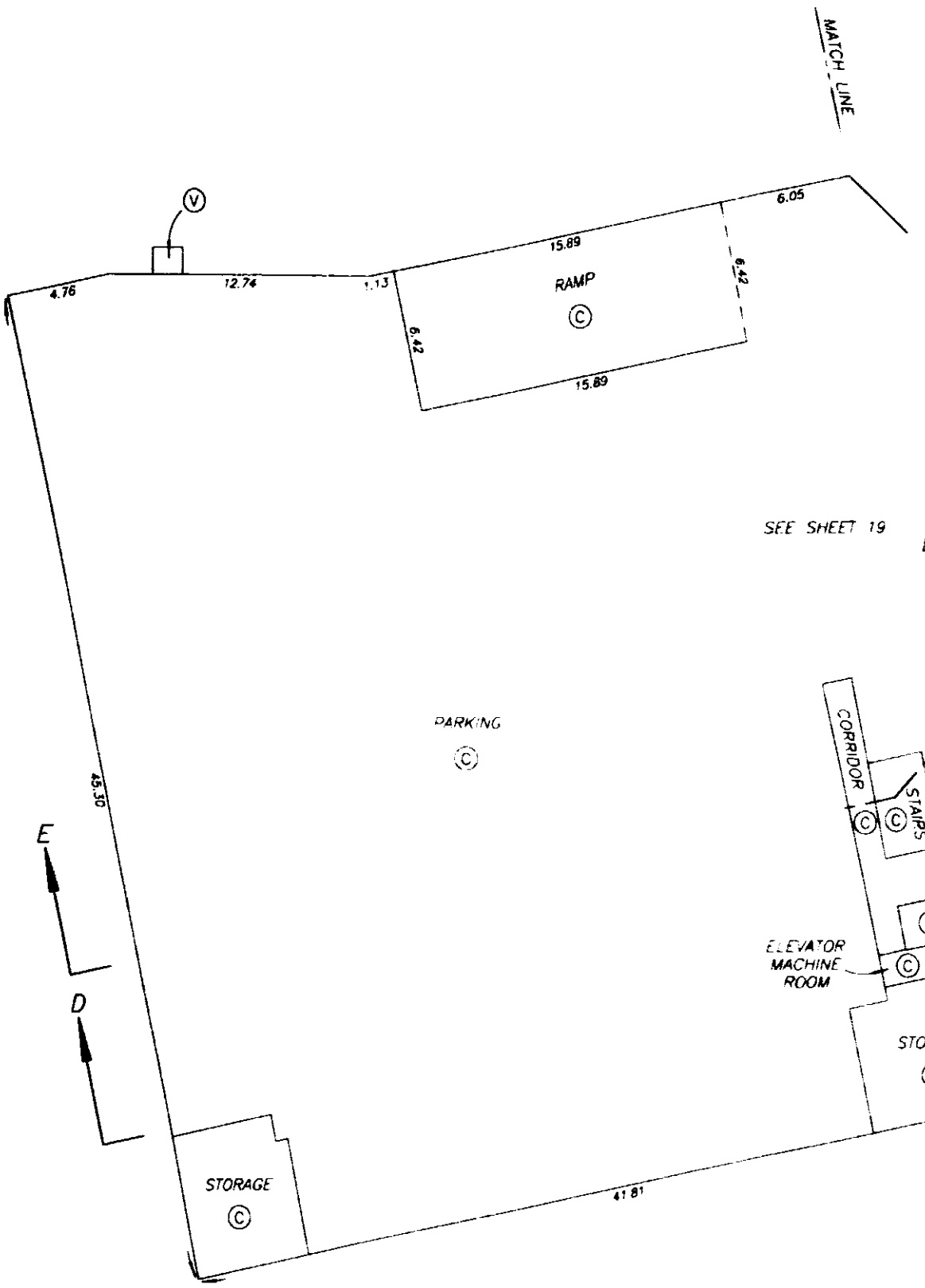
PARKING LEVEL P2 SOUTH BUILDING 3

STRATA PLAN LMS 3067

SCALE 1:250

5 0 5 10

ALL DISTANCES ARE IN METRES.



DATE : DECEMBER 1, 1997

M. E. B.

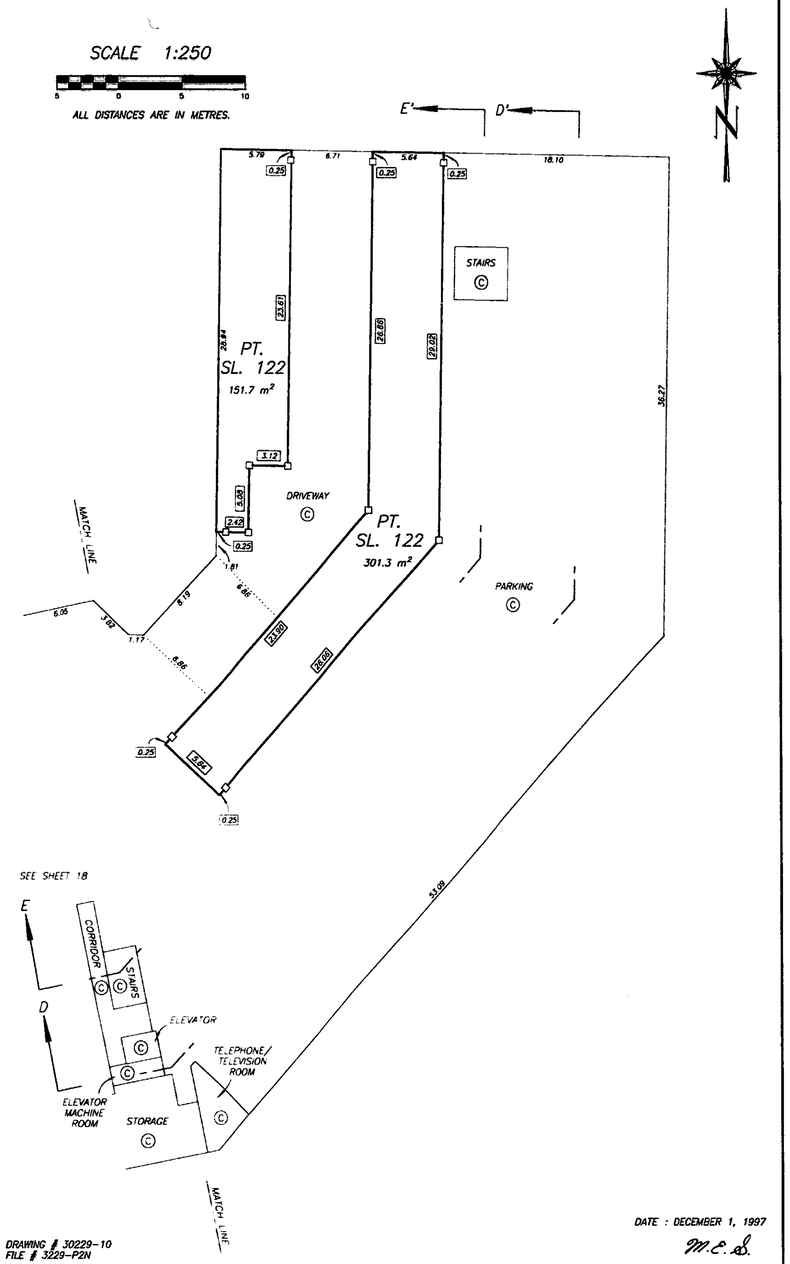
DRAWING # 30229-10
FILE # 3229-P2S

PARKING LEVEL P2 NORTH BUILDING 3

STRATA PLAN LMS 3067

SCALE 1:250

ALL DISTANCES ARE IN METRES.



DRAWING # 30229-10
FILE # 3229-P2N

DATE : DECEMBER 1, 1997

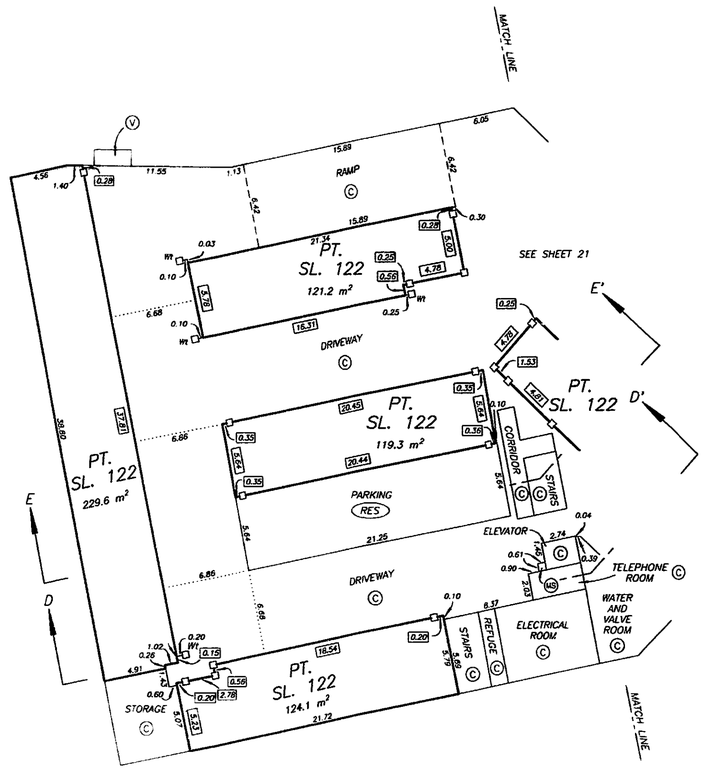
M.E.S.

PARKING LEVEL P1 SOUTH BUILDING 3

STRATA PLAN LMS 3067

SCALE 1:250

ALL DISTANCES ARE IN METRES.



DRAWING # 30229-10
FILE # 3229-P1S

DATE : DECEMBER 1, 1997

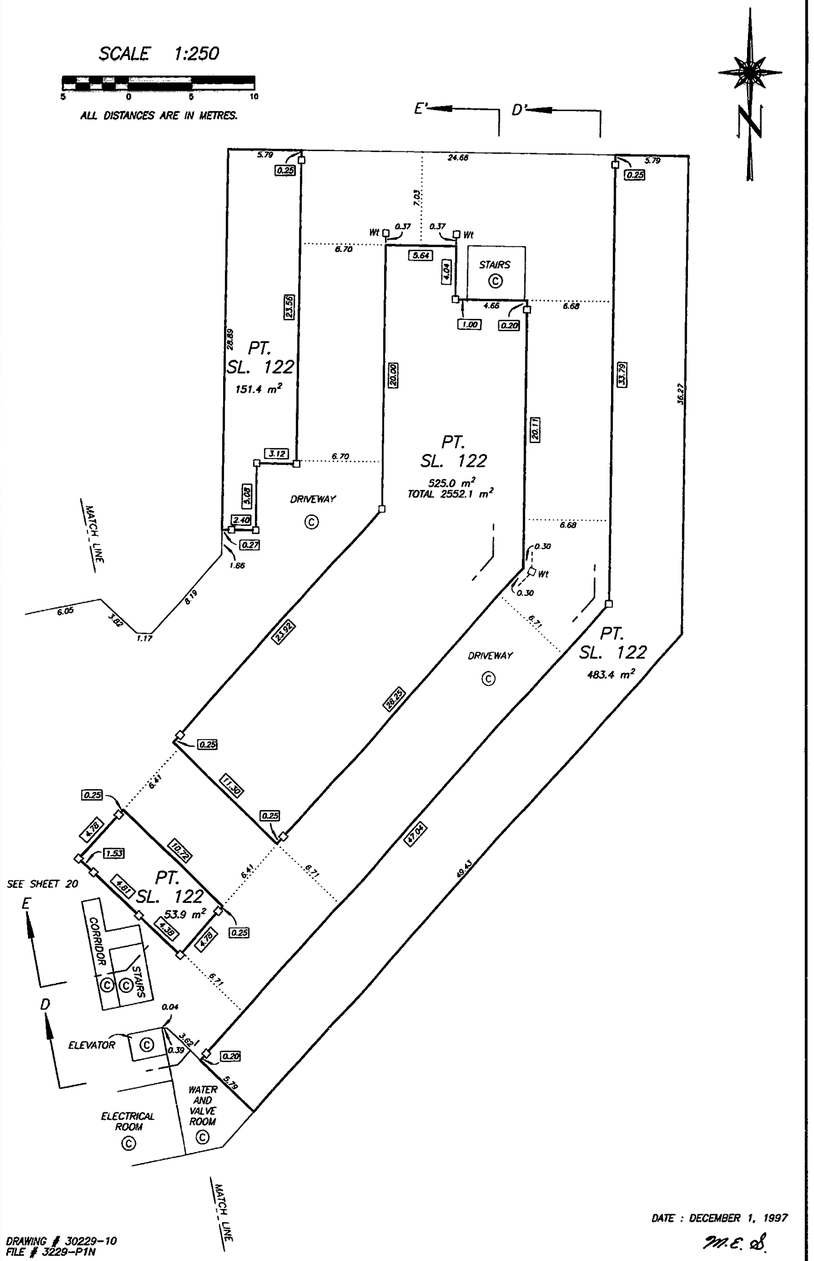
M.E.S.

PARKING LEVEL P1 NORTH BUILDING 3

STRATA PLAN LMS 3067

SCALE 1:250

ALL DISTANCES ARE IN METRES.



DRAWING # 30229-10
FILE # 3229-P1N

DATE : DECEMBER 1, 1997

M.E.S.

FILED LMLMS3067 RCVD:1997-12-30 PRNT: 2008-07-28-12.57.40.633052

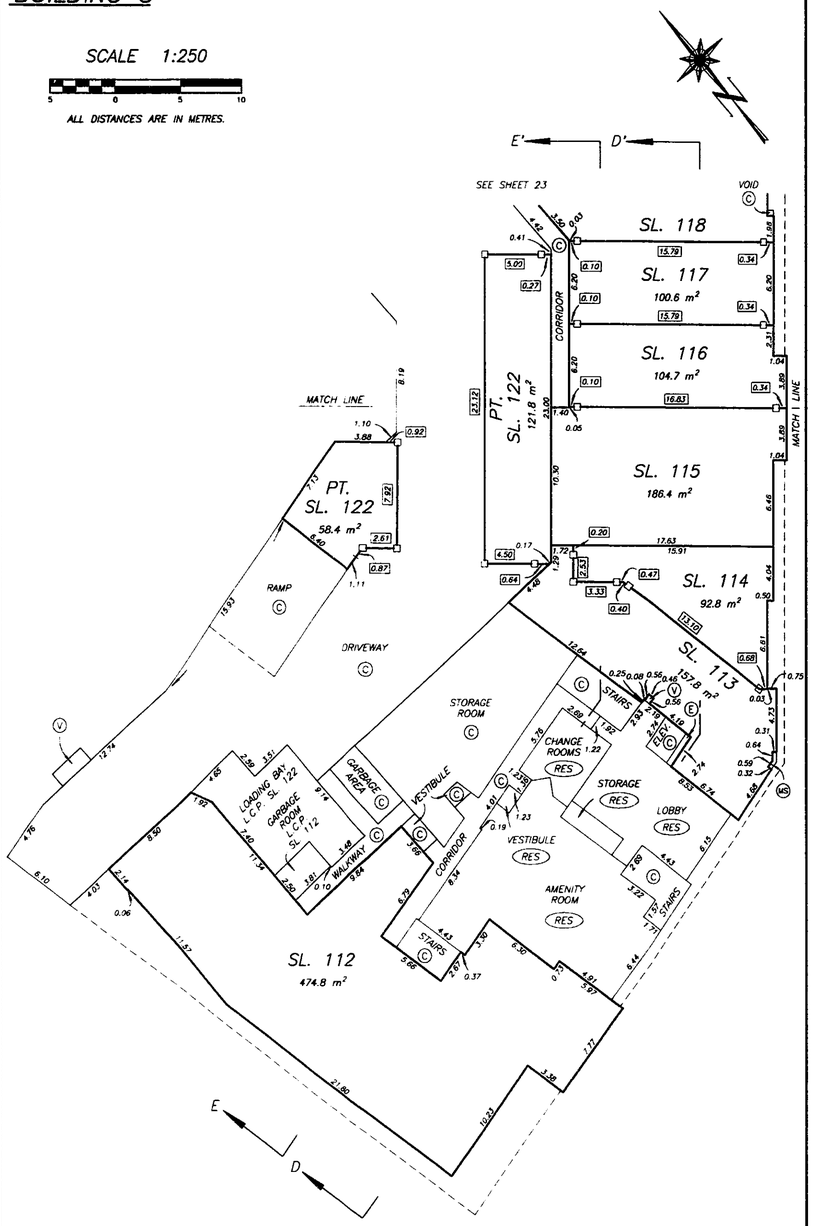
GROUND FLOOR PLAN SOUTH BUILDING 3

STRATA PLAN LMS 3067

SCALE 1:250

5 0 5 10

ALL DISTANCES ARE IN METRES.



DATE : DECEMBER 1, 1997

M.E.S.

DRAWING # 30229-10
FILE # 3229-3S1

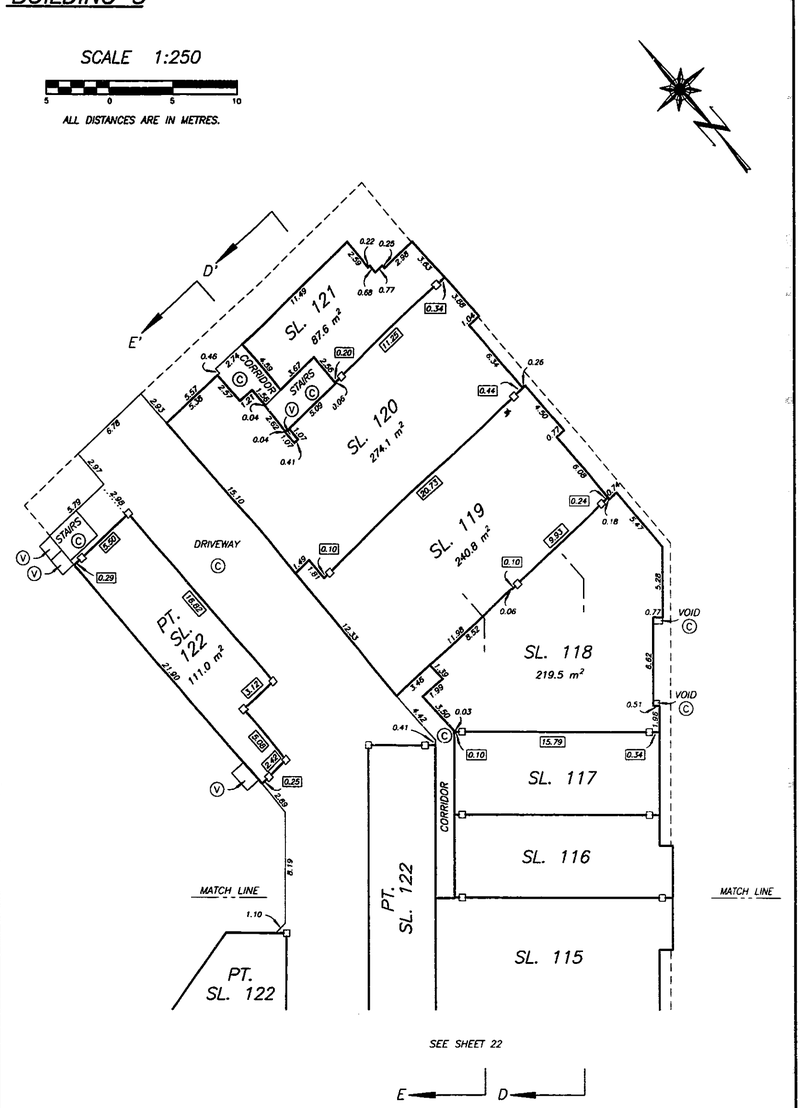
GROUND FLOOR PLAN NORTH BUILDING 3

STRATA PLAN LMS 3067

SCALE 1:250

5 0 5 10

ALL DISTANCES ARE IN METRES.



DATE : DECEMBER 1, 1997

M.E.S.

DRAWING # 30229-10
FILE # 3229-3N1

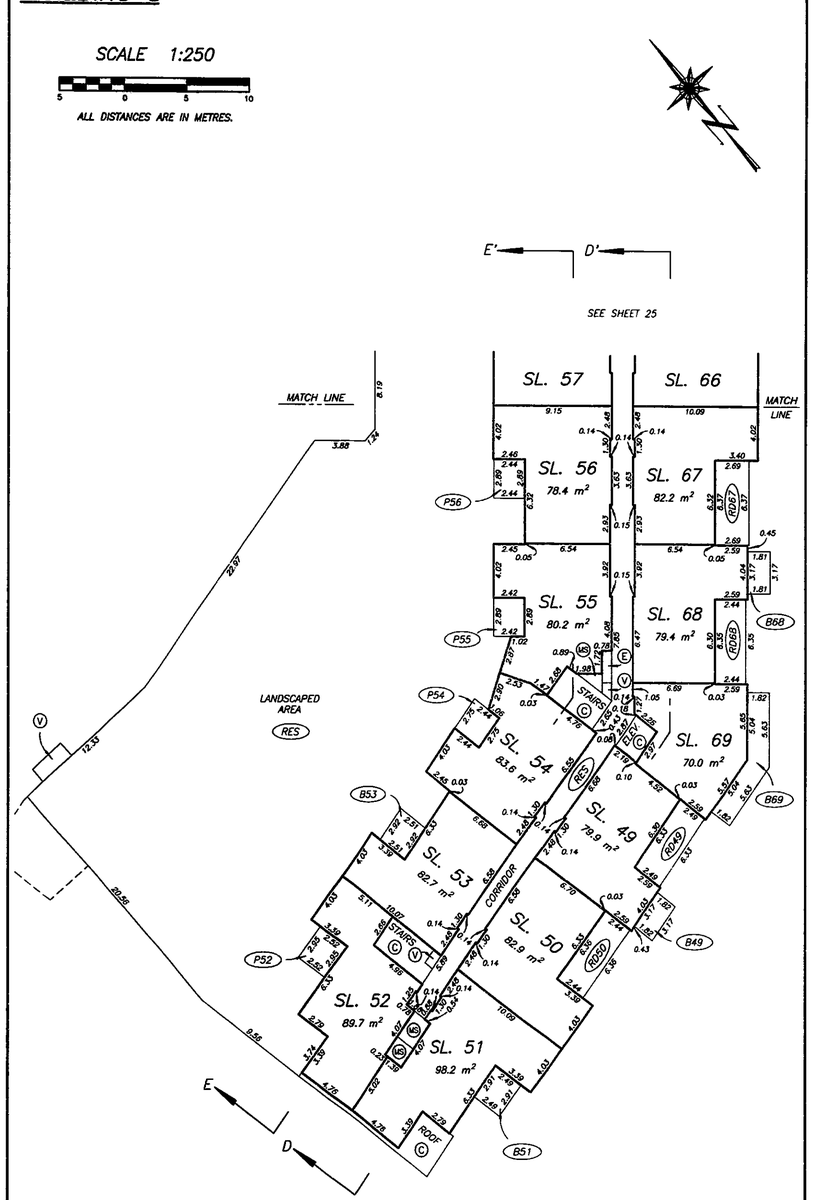
SECOND FLOOR PLAN SOUTH BUILDING 3

STRATA PLAN LMS 3067

SCALE 1:250

5 0 5 10

ALL DISTANCES ARE IN METRES.



DATE : DECEMBER 1, 1997

M.E.S.

DRAWING # 30229-10
FILE # 3229-3S2

FILED LMLMS3067 RCVD:1997-12-30 PRNT: 2008-07-28-12.57.40.633052

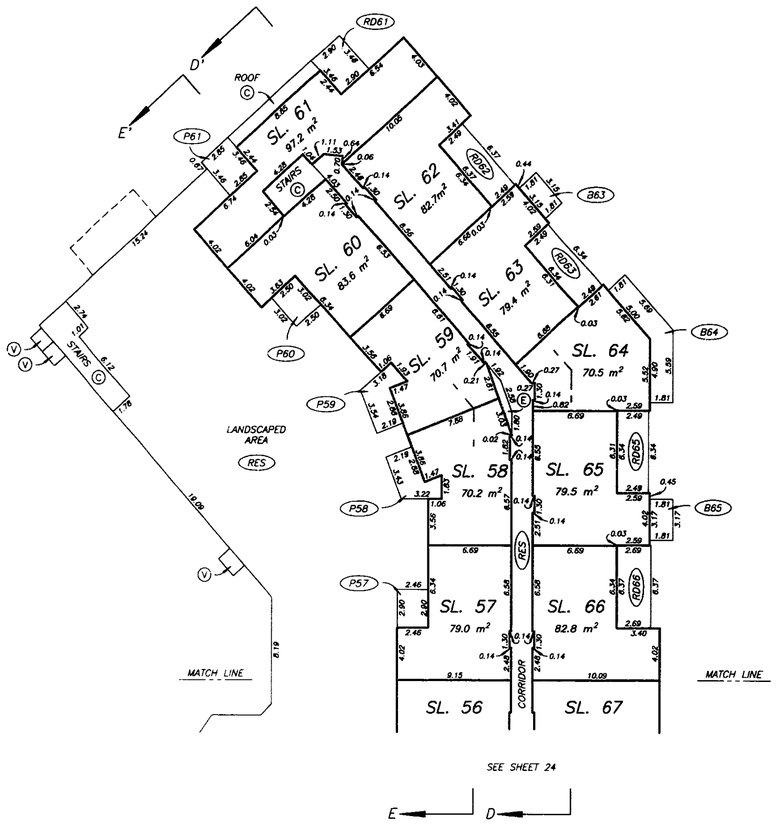
SECOND FLOOR PLAN NORTH BUILDING 3

STRATA PLAN LMS 3067

SCALE 1:250

5 0 5 10

ALL DISTANCES ARE IN METRES.



DRAWING # 30229-10
FILE # 3229-3N2

DATE : DECEMBER 1, 1997

M.E.S.

THIRD FLOOR PLAN SOUTH BUILDING 3

STRATA PLAN LMS 3067

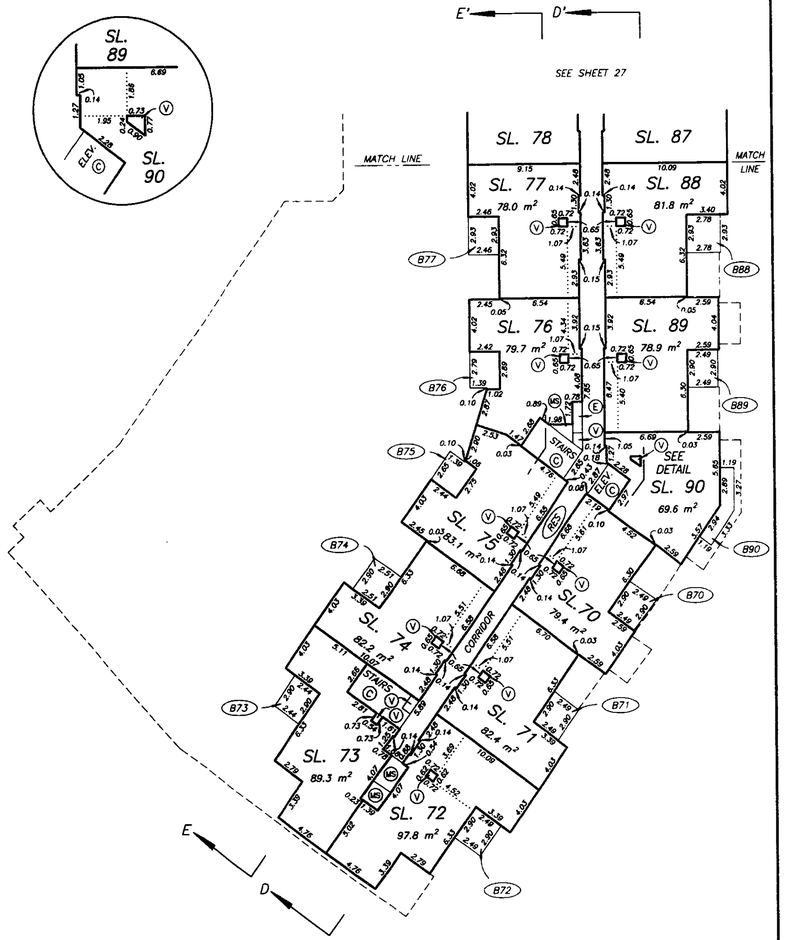
SCALE 1:250

5 0 5 10

ALL DISTANCES ARE IN METRES.

DETAIL

NOT TO SCALE



DRAWING # 30229-10
FILE # 3229-3S3

DATE : DECEMBER 1, 1997

M.E.S.

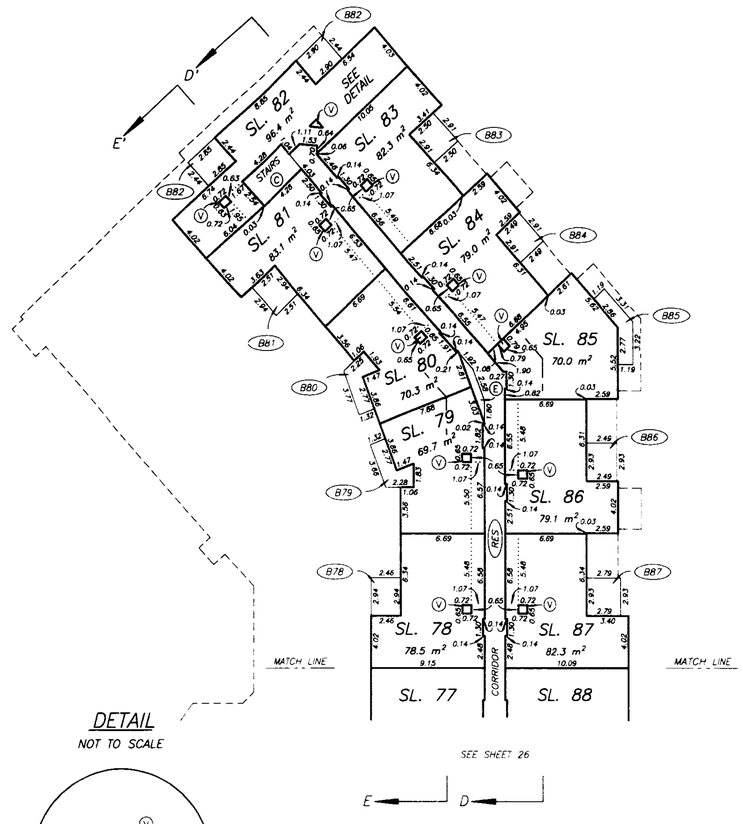
THIRD FLOOR PLAN NORTH BUILDING 3

STRATA PLAN LMS 3067

SCALE 1:250

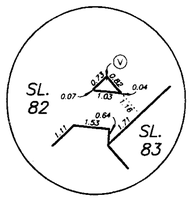
5 0 5 10

ALL DISTANCES ARE IN METRES.



DETAIL

NOT TO SCALE



DRAWING # 30229-10
FILE # 3229-3N3

DATE : DECEMBER 1, 1997

M.E.S.

FILED LMLMS3067 RCVD:1997-12-30 PRNT: 2008-07-28-12.57.40.633052

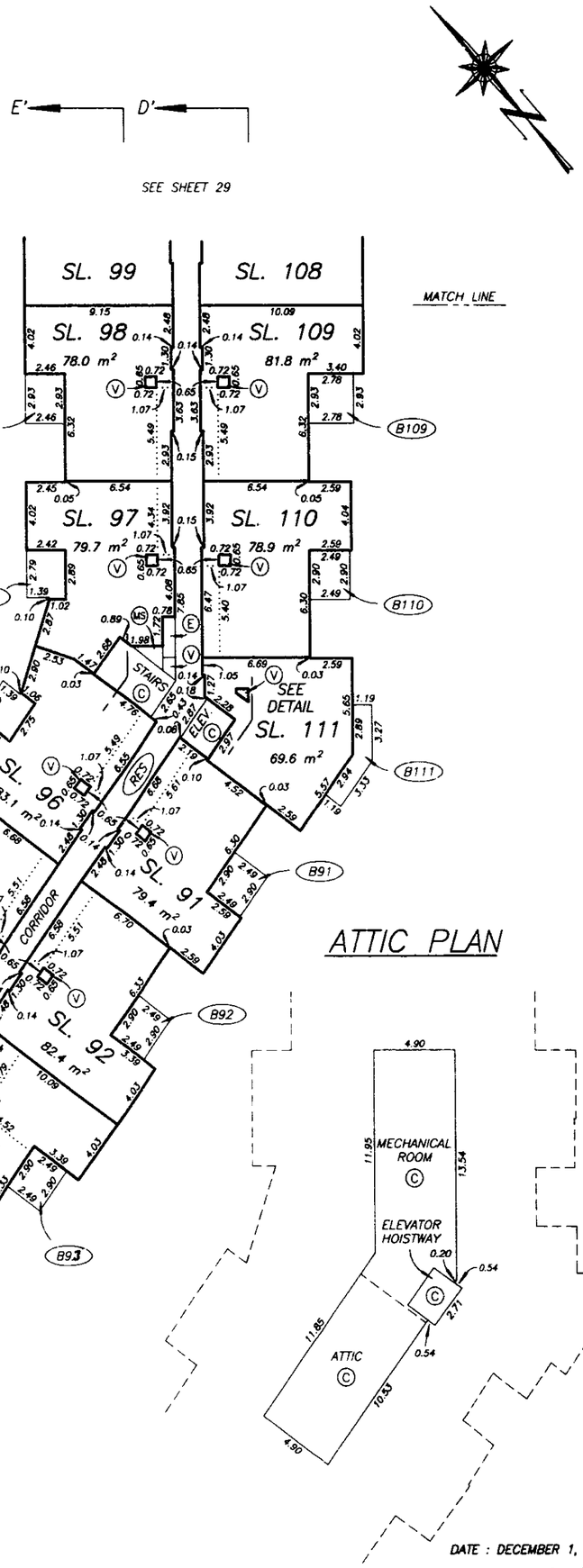
FOURTH FLOOR PLAN SOUTH BUILDING 3

STRATA PLAN LMS 3067

SCALE 1:250

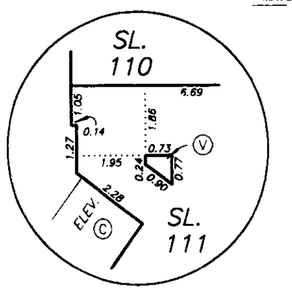
5 0 5 10

ALL DISTANCES ARE IN METRES.



DETAIL

NOT TO SCALE



ATTIC PLAN

DRAWING # 30229-10
FILE # 3229-3S4

DATE : DECEMBER 1, 1997

M.E.S.

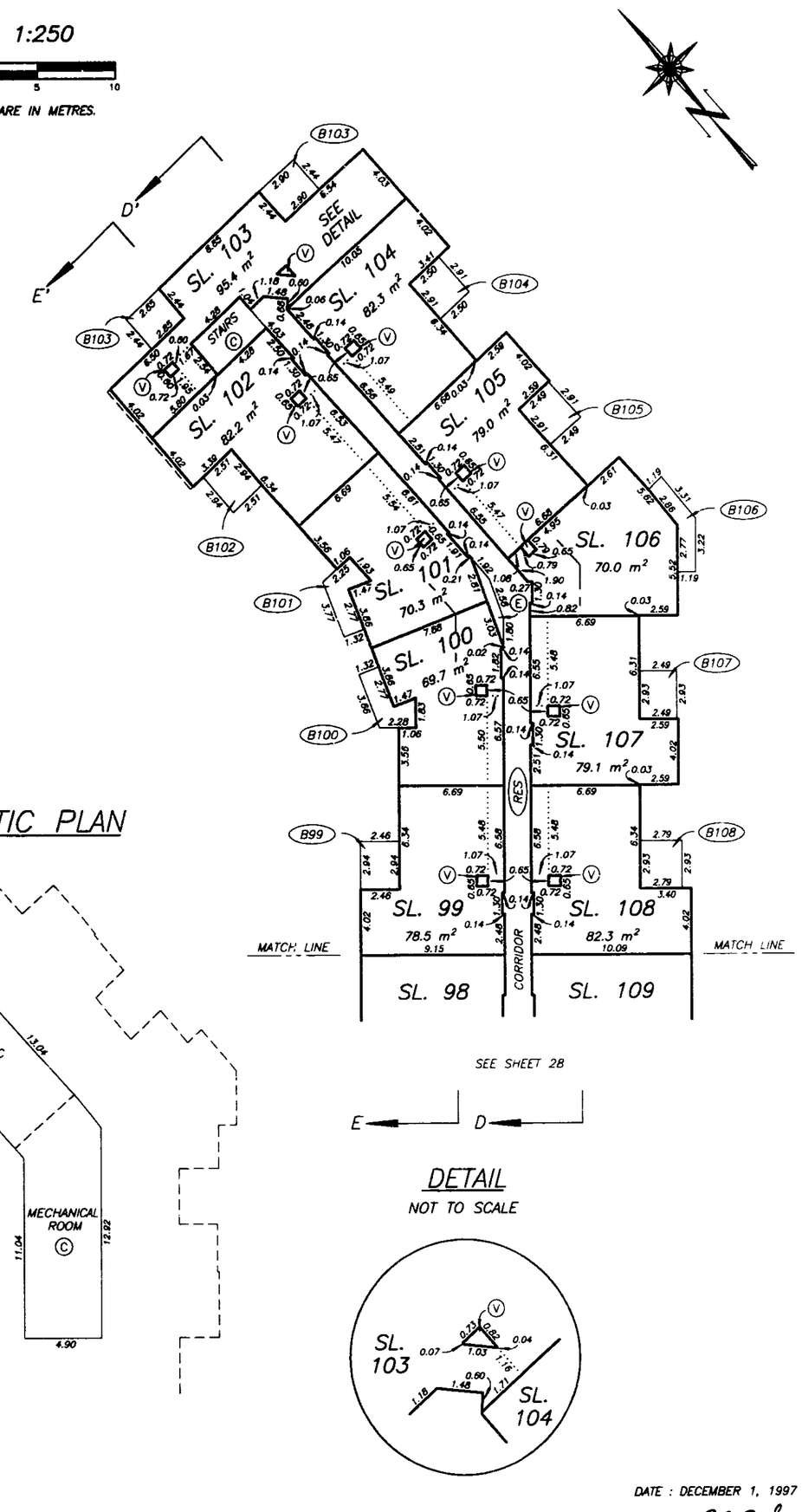
FOURTH FLOOR PLAN NORTH BUILDING 3

STRATA PLAN LMS 3067

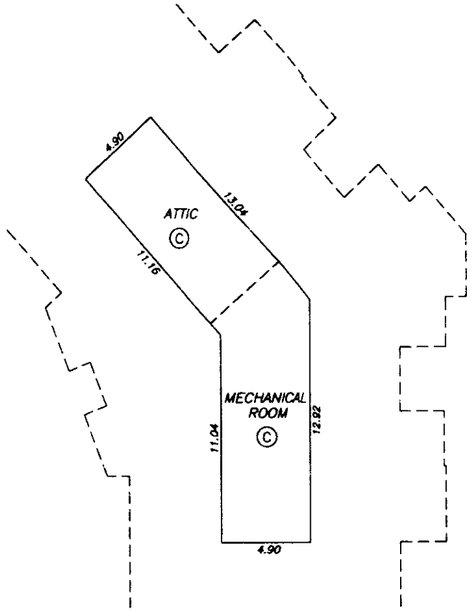
SCALE 1:250

5 0 5 10

ALL DISTANCES ARE IN METRES.



ATTIC PLAN



SEE SHEET 28

E D

DETAIL

NOT TO SCALE

DRAWING # 30229-10
FILE # 3229-3N4

DATE : DECEMBER 1, 1997

M.E.S.

RECORD OF BY-LAWS AND ORDERS ETC.

STRATA PLAN LMS 3067

FILING		DOCUMENT	
NUMBER	DATE	DATE	NATURE AND PARTICULARS
BL436751	1997.12.30		FORM 8 - NOTIFICATION OF CHANGE OF BYLAWS

DATE : DECEMBER 1, 1997

M.E.S.

DRAWING # 30229-10
FILE # RECORDS

DEALINGS AFFECTING THE COMMON PROPERTY

STRATA PLAN LMS 3067

REGISTRATION		DOCUMENT	
NUMBER	DATE	DATE	NATURE AND PARTICULARS
	COMMON PROPERTY SHEET CLOSED 1997.12.30		
	SEARCH ALTOS 2 OR BC ONLINE FOR CURRENT INFORMATION BC REG 76/95		
	Ken Jacques & Co.		
	KENNETH D. JACQUES		
	VANCOUVER NEW WESTMINSTER		
	LAND TITLE DISTRICT		

DATE : DECEMBER 1, 1997

M.E.S.

DRAWING # 30229-10
FILE # DEALINGS