FILED LMLMS1578 RCVD:1998-02-05 PRNT: 2008-01-18-14.10.19.772351

11-320-R17

FIRST SHEET, SHEET 1 OF 31 SHEETS

STRATA PLAN OF LOT 1 SECTION 16 BLOCK 4 NORTH RANGE 6 WEST N. W. D. PLAN LMP 5891

B.C.G.S. 92G.015

CITY OF RICHMOND

STRATA PLAN LMS 1578

REF. NO. BH321151

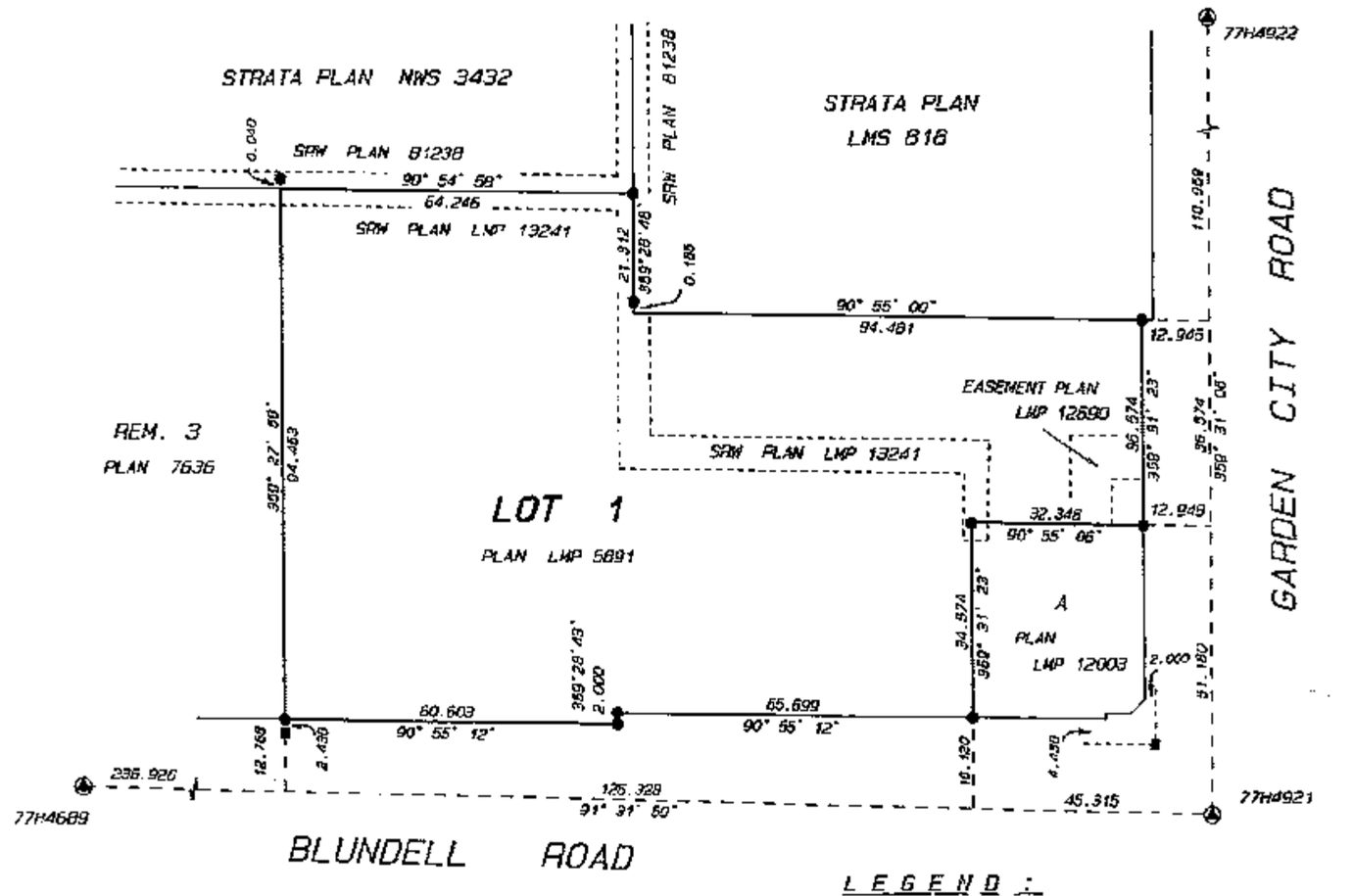
STRATA PLAN LMS 1578 deposited and registered in the Land Title Office at New Westminster, B.C. this 30 day of July, 1994

Assistant Deputy Registrar

THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT.

SCALE 1: 1000

0 20 40 60 80 100



LEGEND :

ALL DIMENSIONS ARE METRIC.

GRID BEARINGS ARE DERIVED FROM OBSERVATIONS BETWEEN CONTROL MONUMENTS 77H4689, 77H4921 AND 77H4922 (NAD27) INTEGRATED SURVEY AREA NO. 18, RICHMOND.

THIS PLAN SHOWS GROUND LEVEL MEASURED DISTANCES. PRIOR TO COMPUTATION OF U.T.M. CO-ORDINATES MULTIPLY BY COMBINED FACTOR 0.9995014.

- ⊕ = CONTROL MONUMENT FOUND
- ■ = LEAD PLUG FOUND
- ● = IRON POST FOUND

- m² = SQUARE METRES
- S.L. = STRATA LOT
- PT. = PART
- C.P. = COMMON PROPERTY
- E = ELECTRICAL ROOM
- P = PATIO
- C = PARKING STALL / GARAGE
- B = BALCONY
- D = DECK

The address for service of documents on the Strata Corporation is :

" The Owners "
Strata Plan LMS 1578
c/o 2633 - 666 Burrard Street
Vancouver, B.C.
V6C 2X8

CIVIC ADDRESS :

7631 GARDEN CITY ROAD
RICHMOND, B.C.
V6Y 2N8

NAME OF DEVELOPMENT :

ROYAL GARDEN

NOTE : PATIOS, PARKING STALLS, BALCONIES AND DECKS ARE LIMITED COMMON PROPERTY FOR USE OF THE STRATA LOTS INDICATED. (EXAMPLE: P - 1, C - 1, D - 1, D - 30)

I, J. Stephen Campbell, of Port Coquitlam, B.C., 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 Richmond, B.C. This 26th day of July, 1994

B.C.L.S.

MATSON, PECK & TOPLISS
SURVEYORS AND ENGINEERS
210-8171 COOK ROAD
RICHMOND, B.C. V6Y 3T8
(ph) 270-9331
(fax) 270-4137

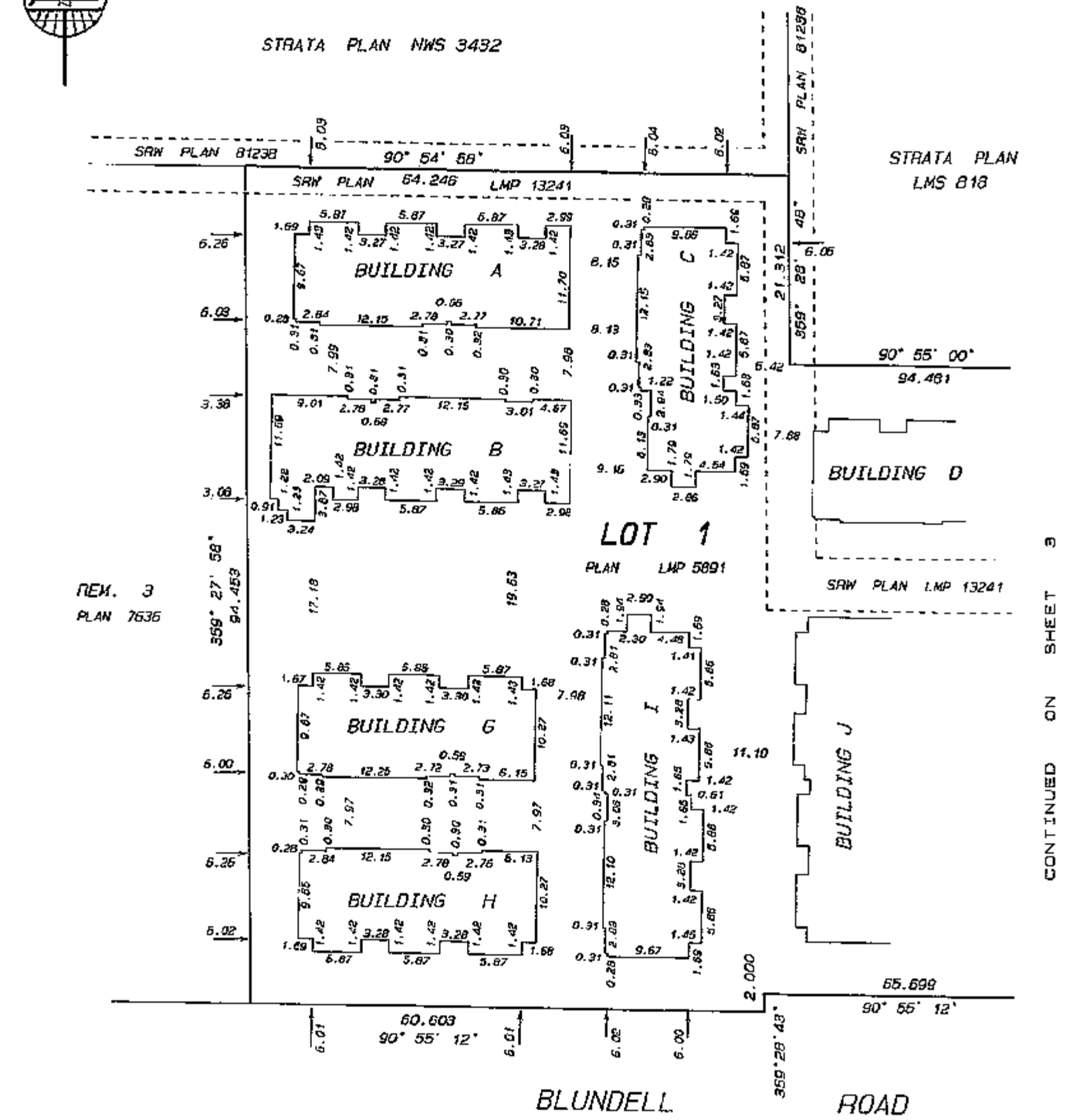
JOB NO. R - 10442 / S

FIRST SHEET, SHEET 2 OF 31 SHEETS

SCALE 1: 500

0 10 20 30 40 50

STRATA PLAN LMS 1578



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JOB NO. R - 10442 / S

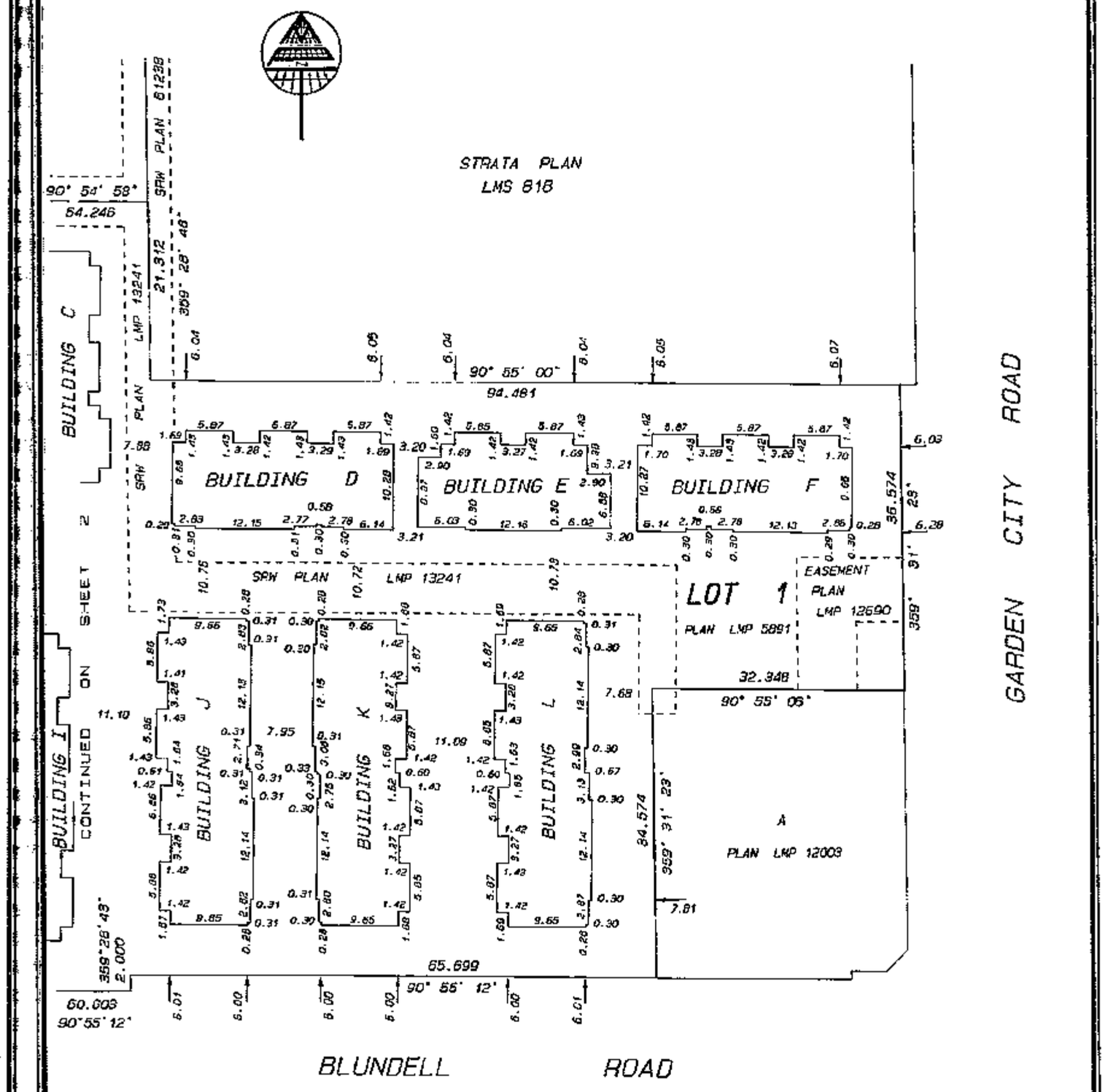
DATE 26/07/94 B.C.L.S.

FIRST SHEET, SHEET 3 OF 31 SHEETS

SCALE 1: 500

0 10 20 30 40 50

STRATA PLAN LMS 1578



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JOB NO. R - 10442 / S

DATE 26/07/94 B.C.L.S.

STRATA PLAN LMS 1578

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: NUMBER OF VOTES
1	16	117	114	
2	16	127	126	
3	16	127	126	
4	16	119	115	
5	16	119	115	
6	16	128	126	
7	14	134	132	
8	14	127	126	
9	14	127	128	
10	14	134	132	
11	12	126	130	
12	12	119	117	
13	12	119	117	
14	12	127	128	
15	12	127	126	
16	12	117	121	
17	10	126	126	
18	10	119	116	
19	10	119	116	
20	10	127	129	
21	10	127	129	
22	10	117	122	
23	8	122	126	
24	8	127	129	
25	8	119	118	
26	8	119	118	
27	8	127	129	
28	8	127	129	
29	8	117	122	
30	8	113	112	
31	8	119	118	
32	8	119	118	
33	8	127	129	
34	8	127	129	
35	8	119	118	
36	8	122	126	
37	18	125	131	
38	18	119	118	
39	18	119	118	
40	18	127	129	
41	18	127	129	
42	18	117	122	
43	20	117	120	
44	20	127	129	
45	20	127	129	
46	20	119	118	
47	20	119	118	
48	20	125	131	
49	22	117	126	
50	22	127	132	
51	22	127	132	
52	22	119	120	
53	22	119	120	
54	22	127	132	
55	22	127	132	
56	22	117	122	
57	24	117	122	
58	24	127	132	
59	24	127	132	
60	24	119	120	

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JOB NO. R - 10442 / S

DATE 26/07/94 B.C.L.S.

STRATA PLAN LMS 1578

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: NUMBER OF VOTES
61	24	119	120	
62	24	127	132	
63	24	127	132	
64	24	117	125	
65	26	117	125	
66	26	127	132	
67	26	127	132	
68	26	119	120	
69	26	119	120	
70	26	127	132	
71	26	127	132	
72	26	117	122	
73	28	117	122	
74	28	127	132	
75	28	127	132	
76	28	119	120	
77	28	119	120	
78	28	127	132	
79	28	127	132	
80	28	117	125	
AGGREGATE		9816	10000	

STATUTORY DECLARATION

I / WE the undersigned do solemnly declare that

(1) I / WE the undersigned are the owner-developer or the duly authorized agent of the owner-developer.
(2) The strata plan is entirely for residential use.

I / WE 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 4TH day of AUGUST, 19 94

403705 BRITISH COLUMBIA LTD.
PER: ARTHUR LIANG

A Commissioner for taking Affidavits within B.C.
CLIFFORD NG

Accepted as to forms 1, 2 and 3 this 11 day of AUG., 1994

for SUPERINTENDENT OF REAL ESTATE

SIGNATURES

WITNESS:

WITNESS
CLIFFORD NG
OCCUPATION
SOLICITOR
700-666 BURRARD ST.
ADDRESS
VANCOUVER, B.C.

OWNER:

403705 BRITISH COLUMBIA LTD.
(INC. NO. 403705)

ARTHUR LIANG
AUTHORIZED SIGNATORY

AUTHORIZED SIGNATORY

CERTIFICATE UNDER SECTION 8 (1) CONDOMINIUM ACT.

I, J. Stephen Campbell, of Port Coquitlam, B.C., British Columbia Land Surveyor, hereby certify that the buildings shown in this strata plan have not, as of the 26th day of July, 1994 been previously occupied.

Dated at Richmond, B.C.
This 26th day of July, 1994

Steve Campbell, B.C.L.S.

MORTGAGEE:

HONGKONG BANK OF CANADA
by its lawful attorneys:

WITNESS as to both [illegible]
OCCUPATION
1367 Lansdowne Dr
ADDRESS
Coquitlam BC

JONATHAN VICE
AUTHORIZED SIGNATORY

DAVID LAINER
AUTHORIZED SIGNATORY

MATSON, PECK & TOPLISS
SURVEYORS AND ENGINEERS
210-8171 COOK ROAD
RICHMOND, B.C. V6Y 3T8
(ph) 270-9331
(fax) 270-4137

JOB NO. R - 10442 / S

DATE _____ B.C.L.S.

BUILDING A

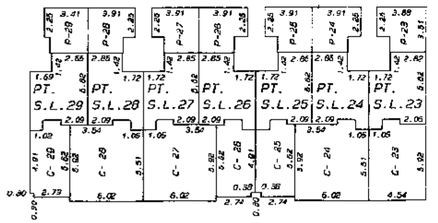
SCALE 1: 250

0 5 10 15 20

STRATA PLAN LMS 1578

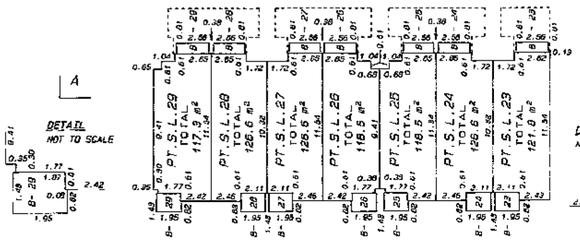
FIRST FLOOR

(FOR DETAIL OF FIRST FLOOR SEE SHEET 7)



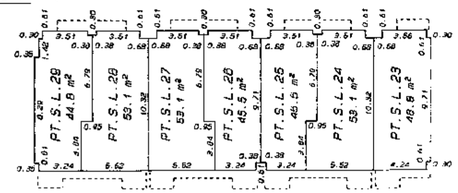
SECOND FLOOR

(ALL ANGLES ARE 90°)

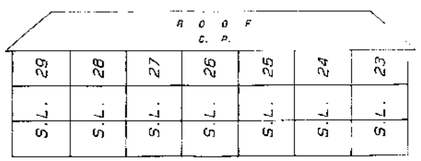


THIRD FLOOR

(ALL ANGLES ARE 90°)



SECTION A - A'



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JOB NO. R - 10442 / S

DATE 26/07/94 B.C.L.S.

FILED LMLMS1578 RCVD:1998-02-05 PRNT: 2008-01-18-14.10.19.772351

BUILDING A

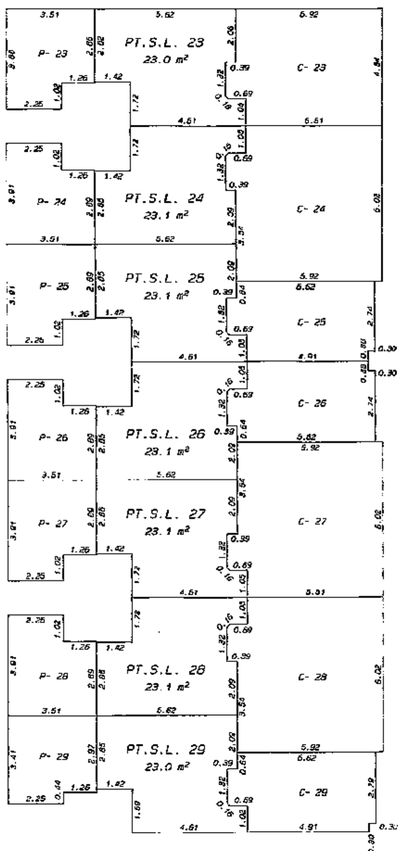
SHEET 7 OF 31 SHEETS

SCALE 1: 125

0 2.5 5.0 7.5 10.0 12.5

STRATA PLAN LMS 1578

FIRST FLOOR - DETAIL



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JOB NO. R - 10442 / S

DATE 26/07/94 B.C.L.S.

BUILDING B

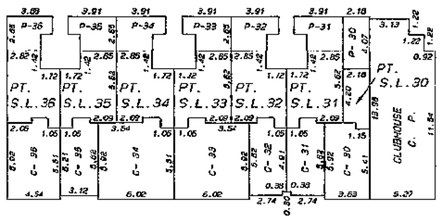
SHEET 8 OF 31 SHEETS

SCALE 1: 250

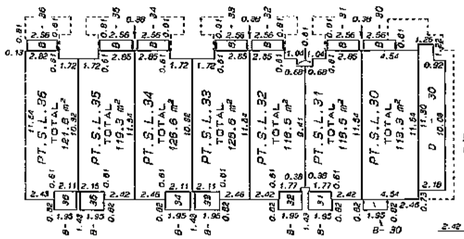
0 5 10 15 20

STRATA PLAN LMS 1578

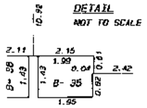
FIRST FLOOR (FOR DETAIL OF FIRST FLOOR SEE SHEET 9)



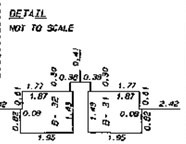
SECOND FLOOR (ALL ANGLES ARE 90°)



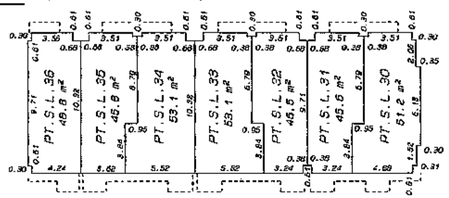
DETAIL NOT TO SCALE



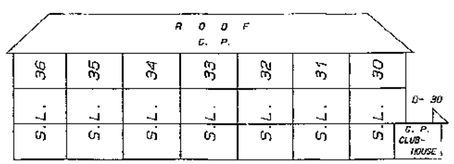
DETAIL NOT TO SCALE



THIRD FLOOR (ALL ANGLES ARE 90°)



SECTION A - A'



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JOB NO. R - 10442 / S

DATE 26/07/94 B.C.L.S.

BUILDING B

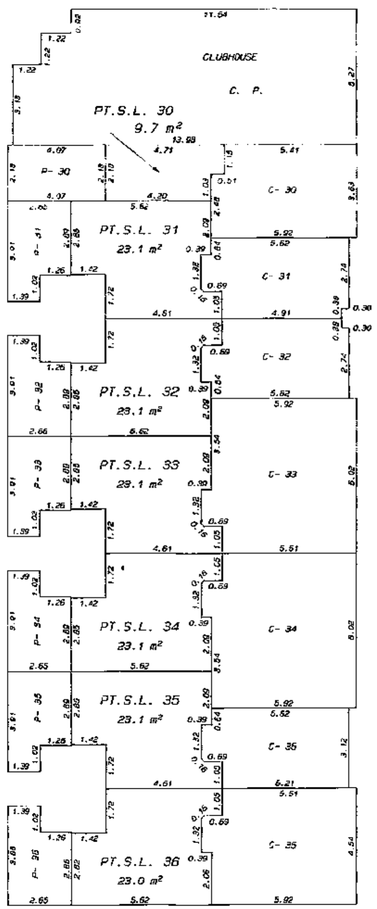
SHEET 9 OF 31 SHEETS

SCALE 1: 125

0 2.5 5.0 7.5 10.0 12.5

STRATA PLAN LMS 1578

FIRST FLOOR - DETAIL



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JOB NO. R - 10442 / S

DATE 26/07/94 B.C.L.S.

FILED LMLM51578 RCVD:1998-02-05 PRNT: 2008-01-18-14.10.19.772351

BUILDING C

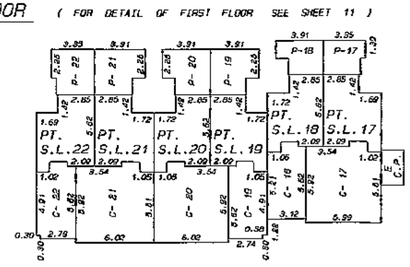
SCALE 1: 250

0 5 10 15 20

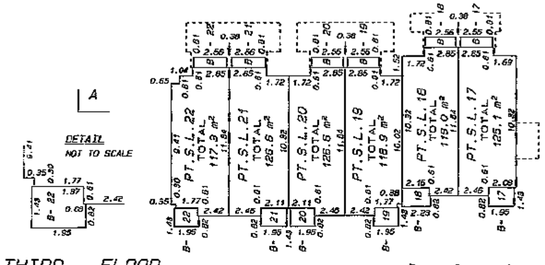
STRATA PLAN LMS 1578

FIRST FLOOR

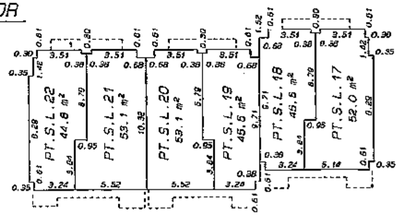
(FOR DETAIL OF FIRST FLOOR SEE SHEET 11)



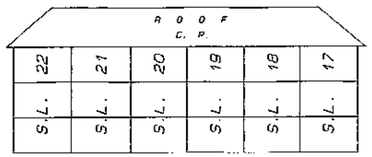
SECOND FLOOR



THIRD FLOOR



SECTION A - A'



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JOB NO. R - 10442 / S

DATE 26/07/94 SC. B.C.L.S.

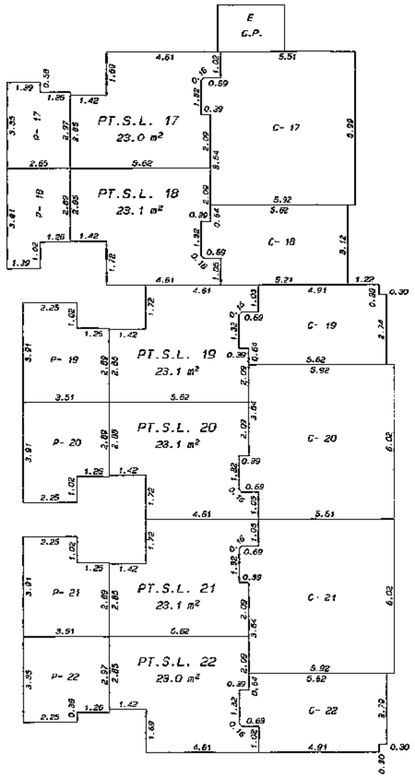
BUILDING C

SCALE 1: 125

0 2.5 5.0 7.5 10.0 12.5

STRATA PLAN LMS 1578

FIRST FLOOR - DETAIL



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JOB NO. R - 10442 / S

DATE 26/07/94 SC. B.C.L.S.

BUILDING D

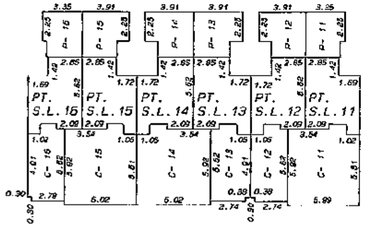
SCALE 1: 250

0 5 10 15 20

STRATA PLAN LMS 1578

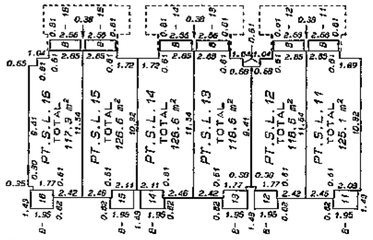
FIRST FLOOR

(FOR DETAIL OF FIRST FLOOR SEE SHEET 13)



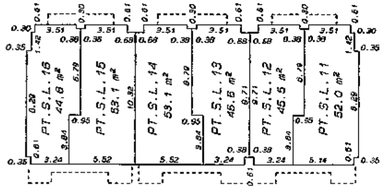
SECOND FLOOR

(ALL ANGLES ARE 90°)

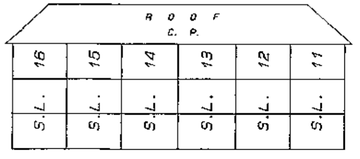


THIRD FLOOR

(ALL ANGLES ARE 90°)



SECTION A - A'



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JOB NO. R - 10442 / S

DATE 26/07/94 SC. B.C.L.S.

FILED LMLMS1578 RCVD:1998-02-05 PRNT: 2008-01-18-14.10.19.772351

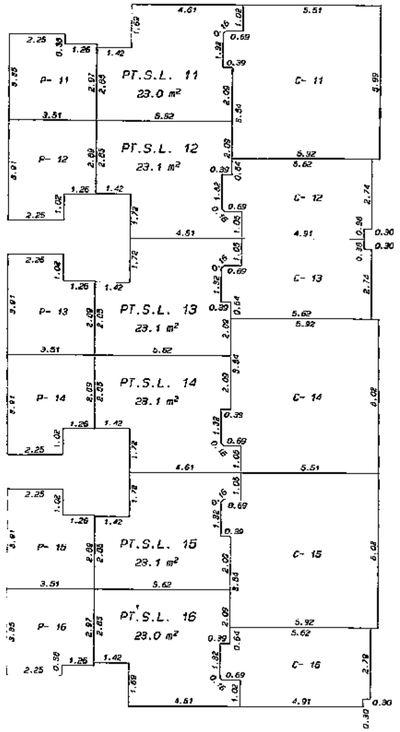
BUILDING D

SCALE 1: 125

0 2.5 5.0 7.5 10.0 12.5

STRATA PLAN LMS 1578

FIRST FLOOR - DETAIL



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JOB NO. R - 10442 / S

DATE 26/07/94 B.C.L.S.

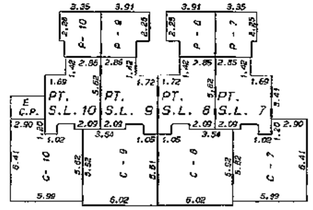
BUILDING E

SCALE 1: 250

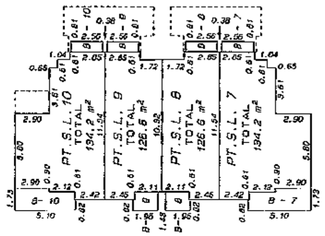
0 5 10 15 20

STRATA PLAN LMS 1578

FIRST FLOOR (FOR DETAIL OF FIRST FLOOR SEE SHEET 15)

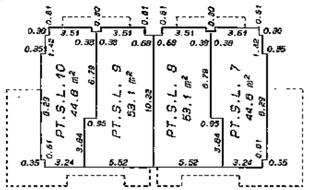


SECOND FLOOR (ALL ANGLES ARE 90°)

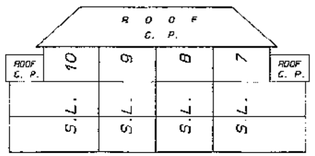


DETAIL
NOT TO SCALE

THIRD FLOOR (ALL ANGLES ARE 90°)



SECTION A - A'



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RICHMOND, B.C. V6Y 3T8
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(fax) 270-4137

JOB NO. R - 10442 / S

DATE 26/07/94 B.C.L.S.

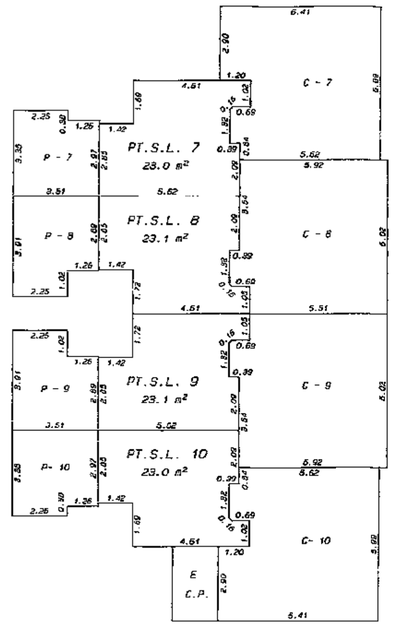
BUILDING E

SCALE 1: 125

0 2.5 5.0 7.5 10.0 12.5

STRATA PLAN LMS 1578

FIRST FLOOR - DETAIL



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FILED LMLMS1578 RCVD:1998-02-05 PRNT: 2008-01-18-14.10.19.772351

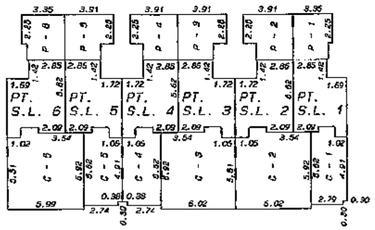
BUILDING F

SCALE 1: 250

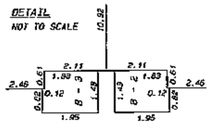
0 5 10 15 20

STRATA PLAN LMS 1578

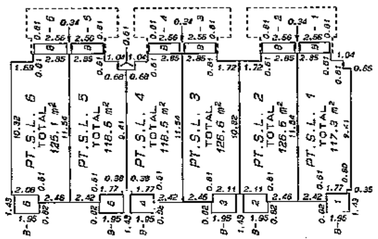
FIRST FLOOR (FOR DETAIL OF FIRST FLOOR SEE SHEET 17)



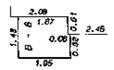
DETAIL NOT TO SCALE



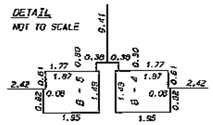
SECOND FLOOR (ALL ANGLES ARE 90°)



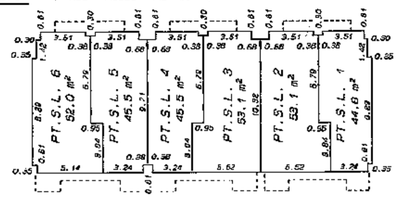
DETAIL NOT TO SCALE



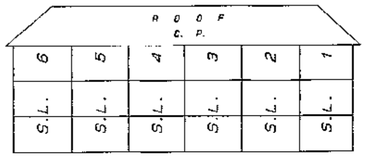
DETAIL NOT TO SCALE



THIRD FLOOR (ALL ANGLES ARE 90°)



SECTION A - A'



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SURVEYORS AND ENGINEERS
210-8171 COOK ROAD
RICHMOND, B.C. V6Y 3T8
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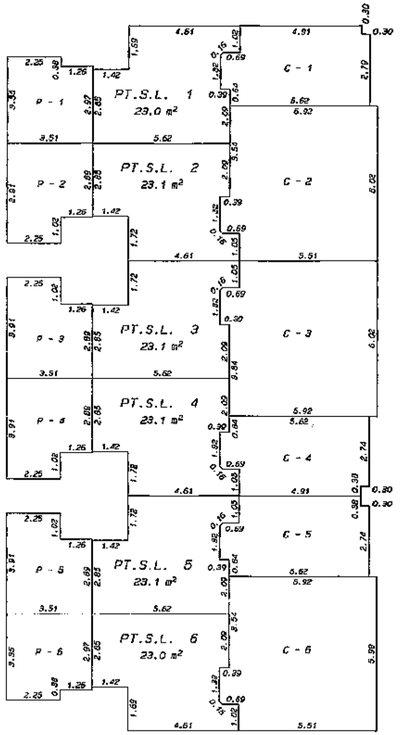
BUILDING F

SCALE 1: 125

0 2.5 5.0 7.5 10.0 12.5

STRATA PLAN LMS 1578

FIRST FLOOR - DETAIL



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210-8171 COOK ROAD
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(fax) 270-4137

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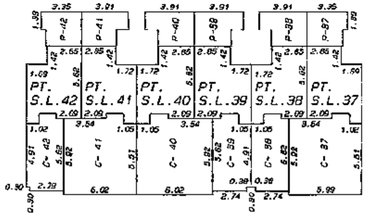
BUILDING G

SCALE 1: 250

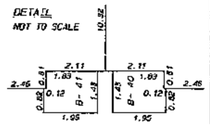
0 5 10 15 20

STRATA PLAN LMS 1578

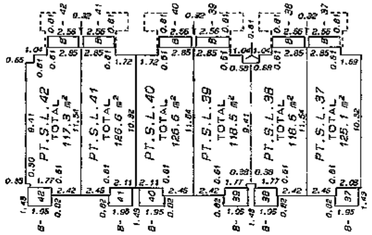
FIRST FLOOR (FOR DETAIL OF FIRST FLOOR SEE SHEET 19)



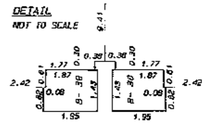
DETAIL NOT TO SCALE



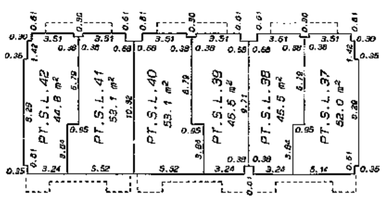
SECOND FLOOR (ALL ANGLES ARE 90°)



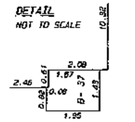
DETAIL NOT TO SCALE



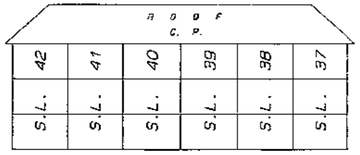
THIRD FLOOR (ALL ANGLES ARE 90°)



DETAIL NOT TO SCALE



SECTION A - A'



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SURVEYORS AND ENGINEERS
210-8171 COOK ROAD
RICHMOND, B.C. V6Y 3T8
(ph) 270-9331
(fax) 270-4137

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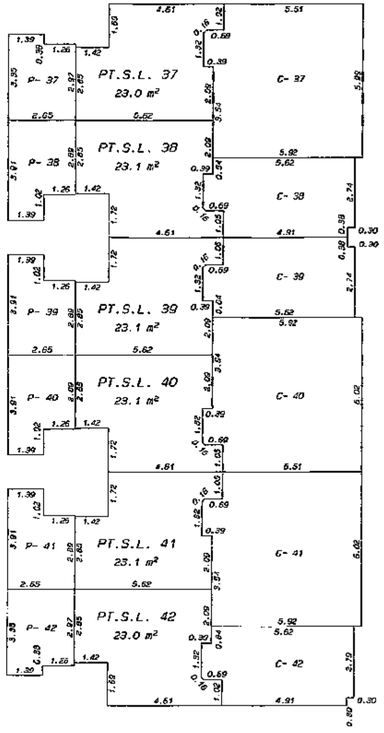
BUILDING G

SCALE 1: 125

0 2.5 5.0 7.5 10.0 12.5

STRATA PLAN LMS 1578

FIRST FLOOR - DETAIL



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JOB NO. R - 10442 / S

DATE 26/01/94 B.C.L.S.

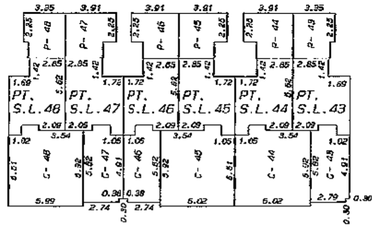
BUILDING H

SCALE 1: 250

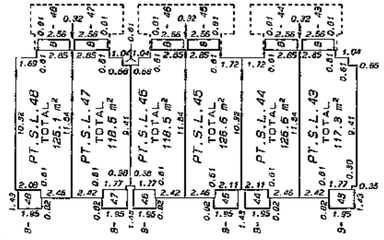
0 5 10 15 20

STRATA PLAN LMS 1578

FIRST FLOOR (FOR DETAIL OF FIRST FLOOR SEE SHEET 21)

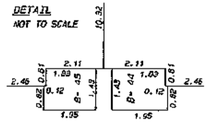


SECOND FLOOR (ALL ANGLES ARE 90°)

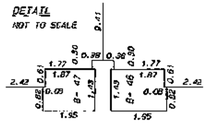


DETAIL NOT TO SCALE

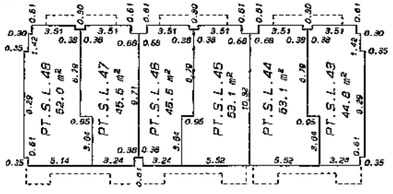
DETAIL NOT TO SCALE



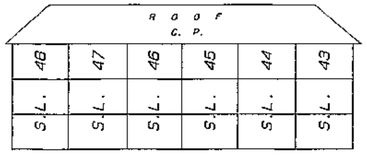
DETAIL NOT TO SCALE



THIRD FLOOR (ALL ANGLES ARE 90°)



SECTION A - A'



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SURVEYORS AND ENGINEERS
210-8171 COOK ROAD
RICHMOND, B.C. V6Y 3T8
(ph) 270-9331
(fax) 270-4137

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DATE 26/01/94 B.C.L.S.

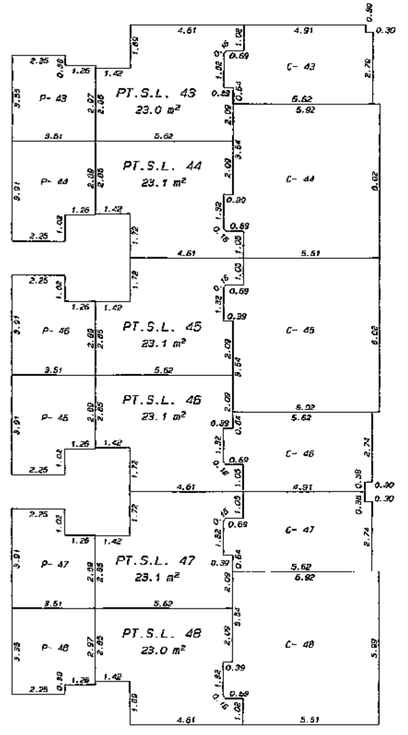
BUILDING H

SCALE 1: 125

0 2.5 5.0 7.5 10.0 12.5

STRATA PLAN LMS 1578

FIRST FLOOR - DETAIL



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210-8171 COOK ROAD
RICHMOND, B.C. V6Y 3T8
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JOB NO. R - 10442 / S

DATE 26/01/94 B.C.L.S.

BUILDING I

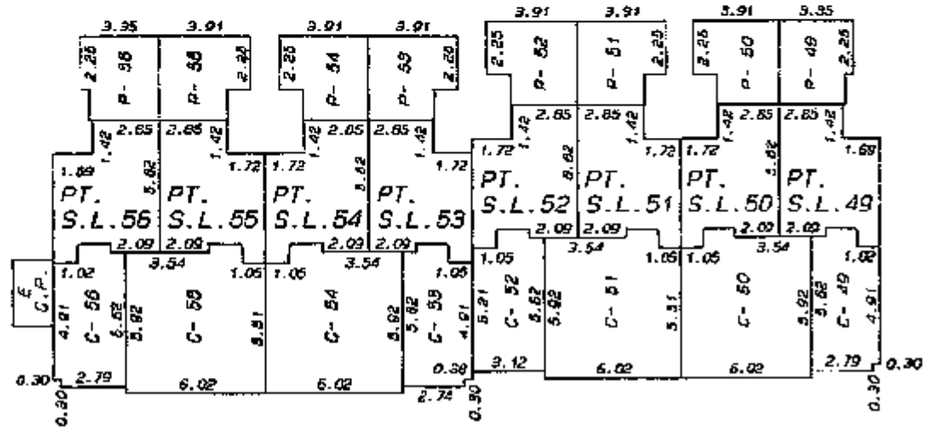
SHEET 22 OF 31 SHEETS

SCALE 1: 250

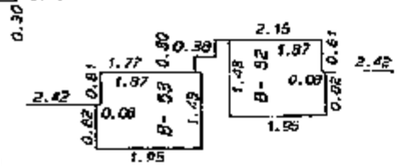
0 5 10 15 20

STRATA PLAN LMS 1578

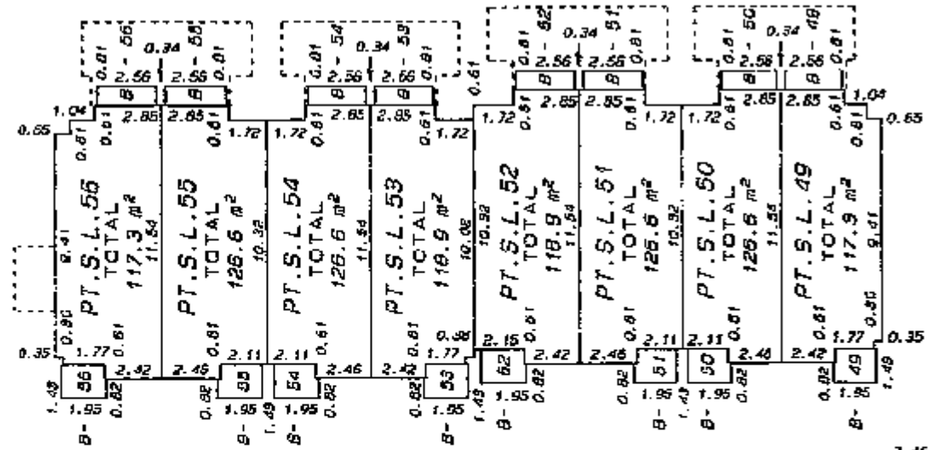
FIRST FLOOR (FOR DETAIL OF FIRST FLOOR SEE SHEET 23)



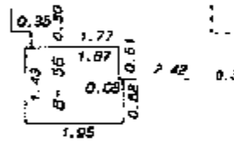
DETAIL NOT TO SCALE



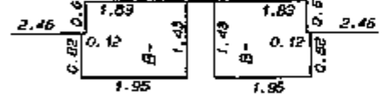
SECOND FLOOR (ALL ANGLES ARE 90°)



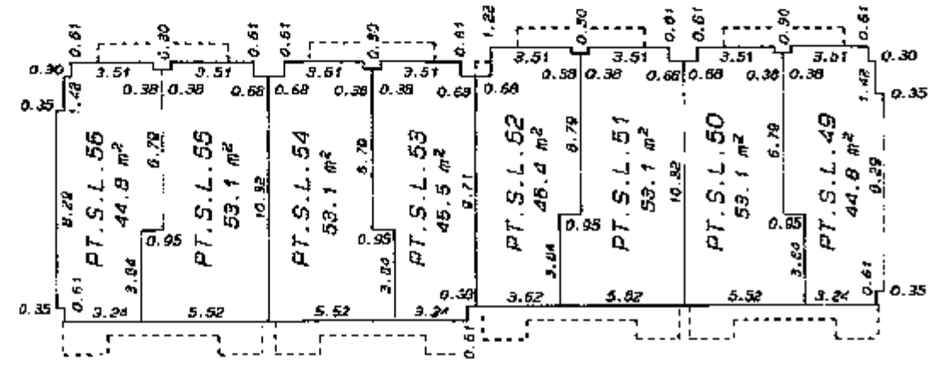
DETAIL NOT TO SCALE



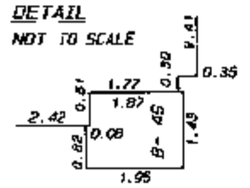
TYPICAL DETAIL NOT TO SCALE



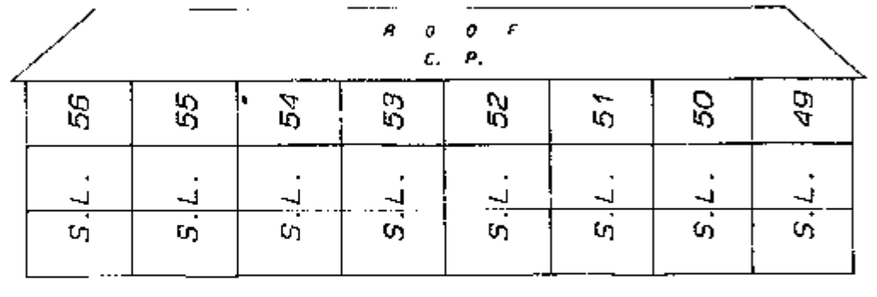
THIRD FLOOR (ALL ANGLES ARE 90°)



DETAIL NOT TO SCALE



SECTION A - A'



MATSON, PECK & TOPLISS
SURVEYORS AND ENGINEERS
210-8171 COOK ROAD
RICHMOND, B.C. V6Y 3T8
(ph) 270-9331
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DATE 26/07/94 B.C.L.S.

BUILDING I

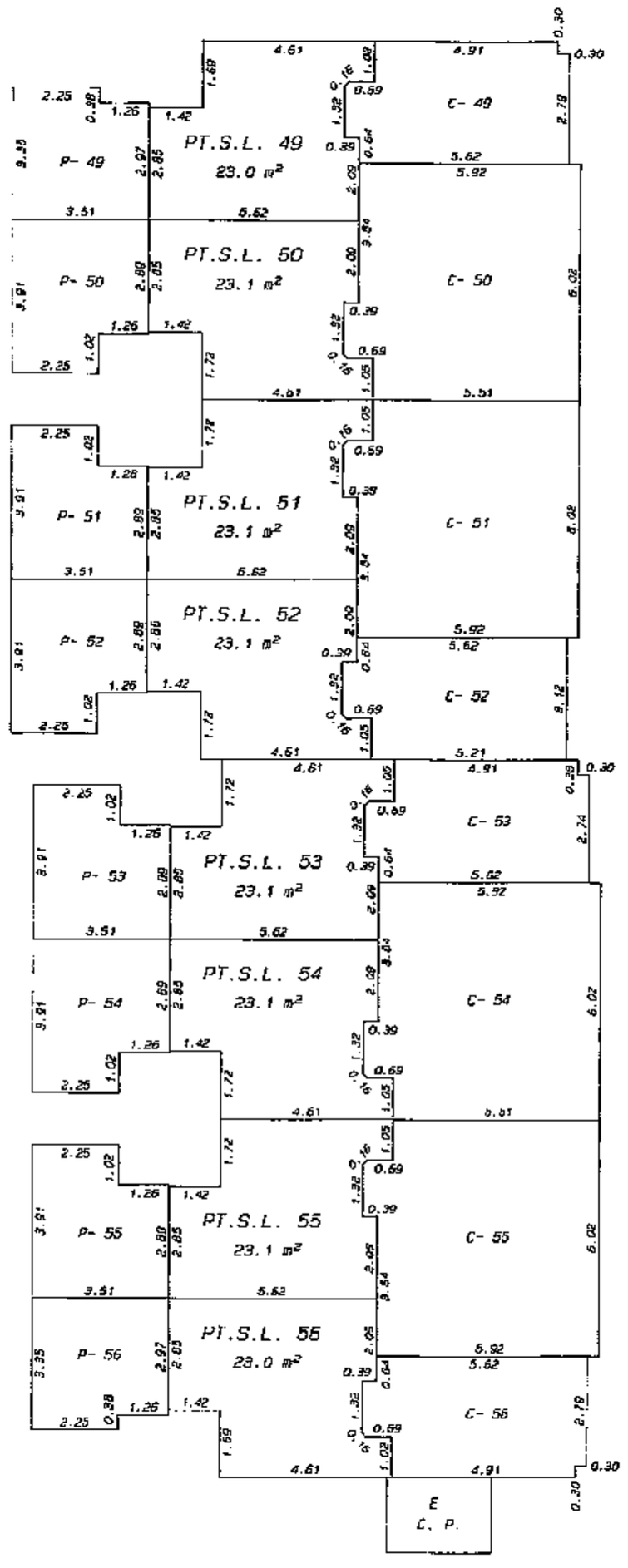
SHEET 23 OF 31 SHEETS

SCALE 1: 125

0 2.5 5.0 7.5 10.0 12.5

STRATA PLAN LMS 1578

FIRST FLOOR - DETAIL



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SURVEYORS AND ENGINEERS
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DATE 26/07/94 B.C.L.S.

BUILDING J

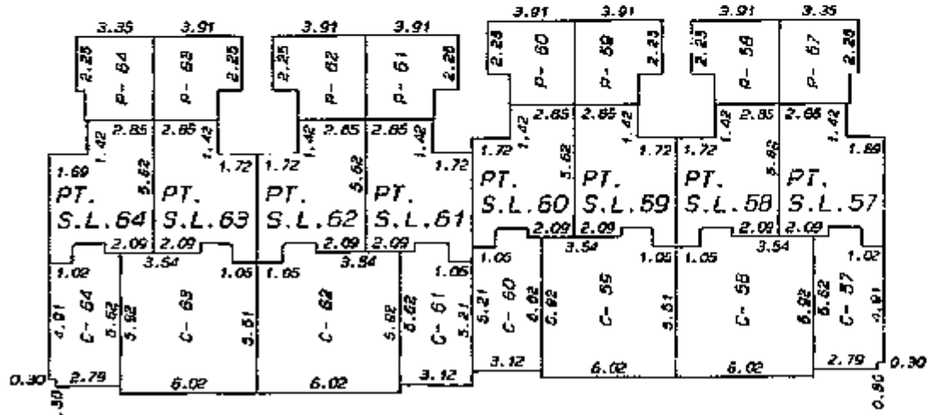
SHEET 24 OF 31 SHEETS

SCALE 1: 250

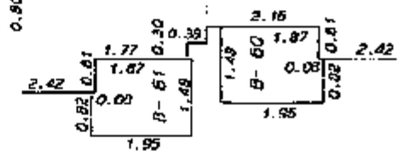
0 5 10 15 20

STRATA PLAN LMS 1578

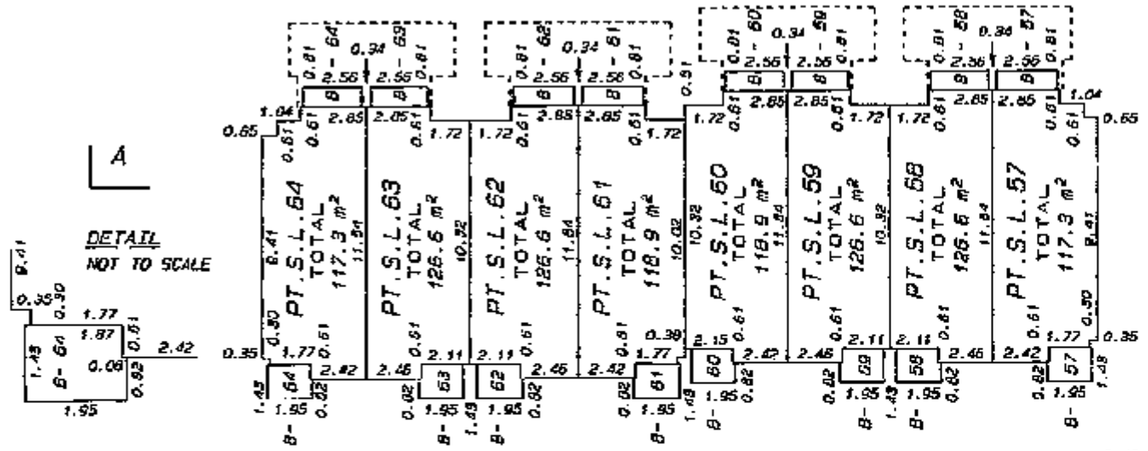
FIRST FLOOR (FOR DETAIL OF FIRST FLOOR SEE SHEET 25)



DETAIL NOT TO SCALE

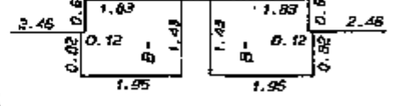


SECOND FLOOR (ALL ANGLES ARE 90°)

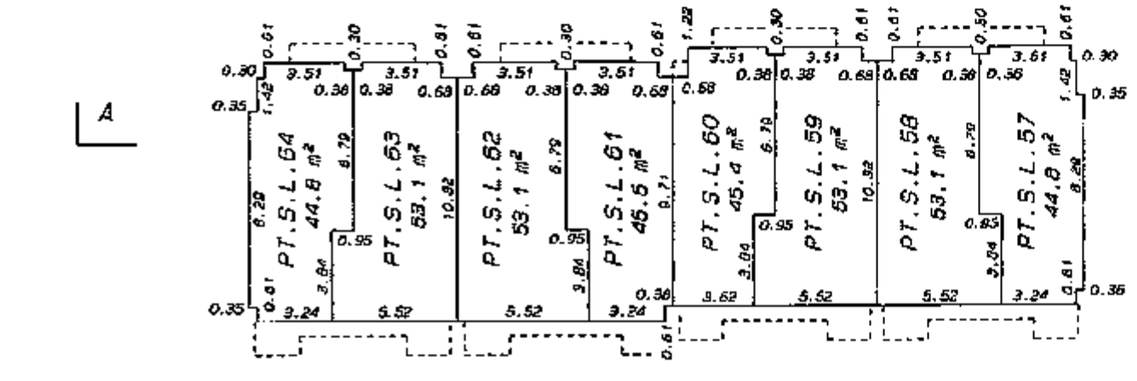


DETAIL NOT TO SCALE

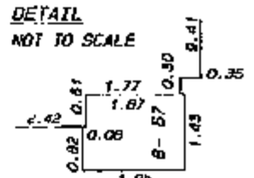
TYPICAL DETAIL NOT TO SCALE



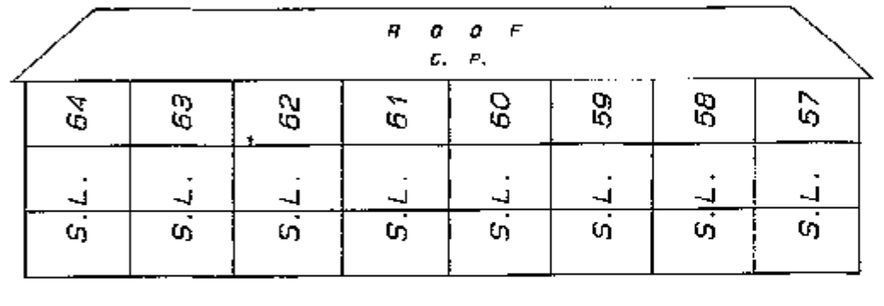
THIRD FLOOR (ALL ANGLES ARE 90°)



DETAIL NOT TO SCALE



SECTION A - A'



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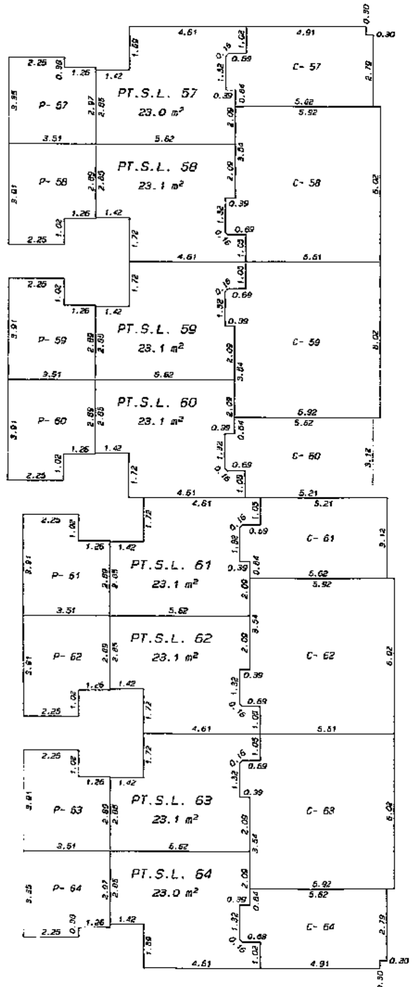
BUILDING J

SCALE 1: 125

0 2.5 5.0 7.5 10.0 12.5

STRATA PLAN LMS 1578

FIRST FLOOR - DETAIL



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SURVEYORS AND ENGINEERS
210-8171 COOK ROAD
RICHMOND, B.C. V6Y 3T6
(ph) 270-9331
(fax) 270-4137

JOB NO. R - 10442 / S

DATE 26/07/94 B.C.L.S.

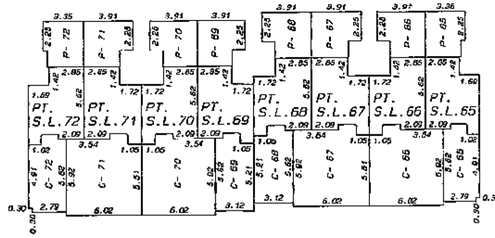
BUILDING K

SCALE 1: 250

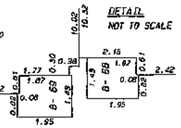
0 5 10 15 20

STRATA PLAN LMS 1578

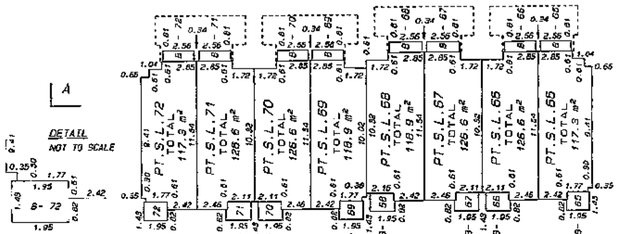
FIRST FLOOR (FOR DETAIL OF FIRST FLOOR SEE SHEET 27)



DETAIL NOT TO SCALE

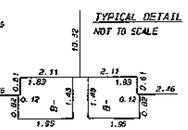


SECOND FLOOR (ALL ANGLES ARE 90°)

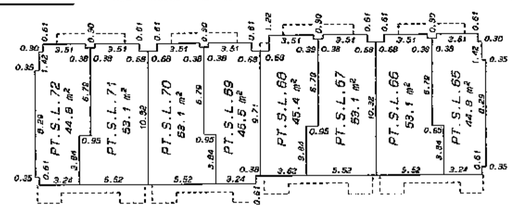


DETAIL NOT TO SCALE

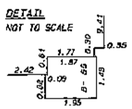
TYPICAL DETAIL NOT TO SCALE



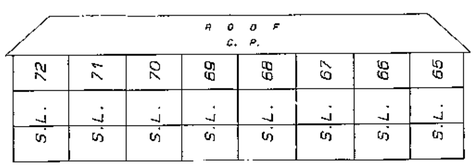
THIRD FLOOR (ALL ANGLES ARE 90°)



DETAIL NOT TO SCALE



SECTION A - A'



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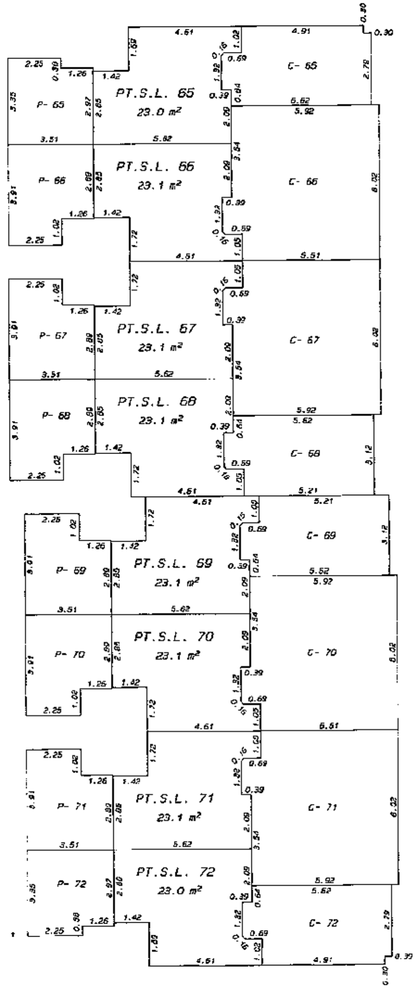
BUILDING K

SCALE 1: 125

0 2.5 5.0 7.5 10.0 12.5

STRATA PLAN LMS 1578

FIRST FLOOR - DETAIL



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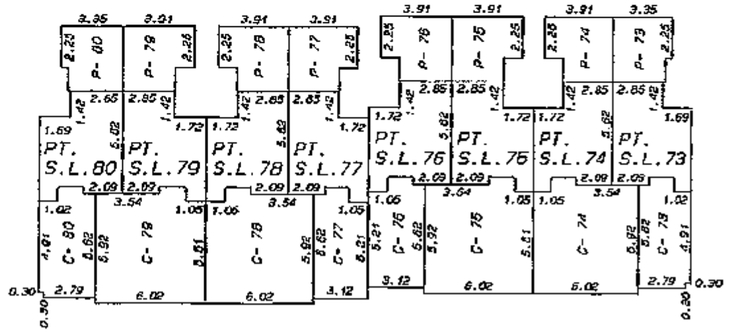
BUILDING L

SCALE 1: 250

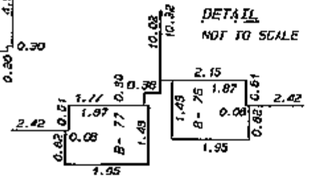
0 5 10 15 20

STRATA PLAN LMS 1578

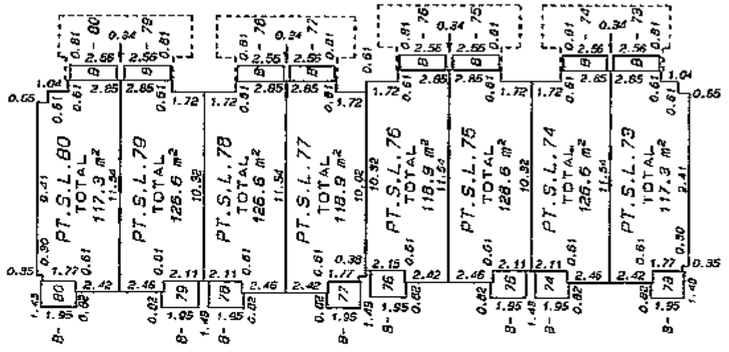
FIRST FLOOR (FOR DETAIL OF FIRST FLOOR SEE SHEET 20)



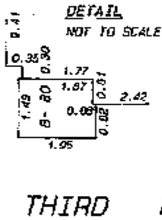
DETAIL
NOT TO SCALE



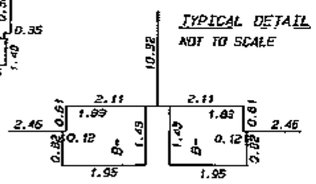
SECOND FLOOR (ALL ANGLES ARE 90°)



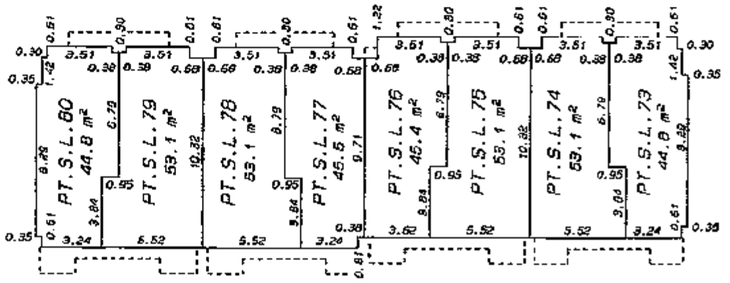
DETAIL
NOT TO SCALE



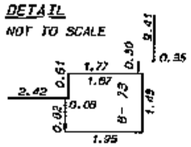
TYPICAL DETAIL
NOT TO SCALE



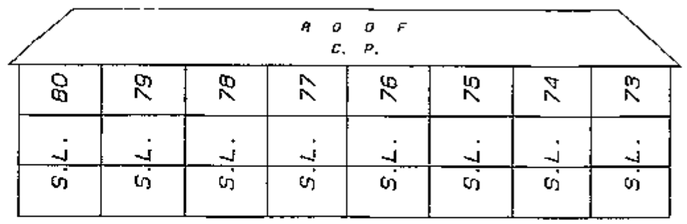
THIRD FLOOR (ALL ANGLES ARE 90°)



DETAIL
NOT TO SCALE



SECTION A - A'



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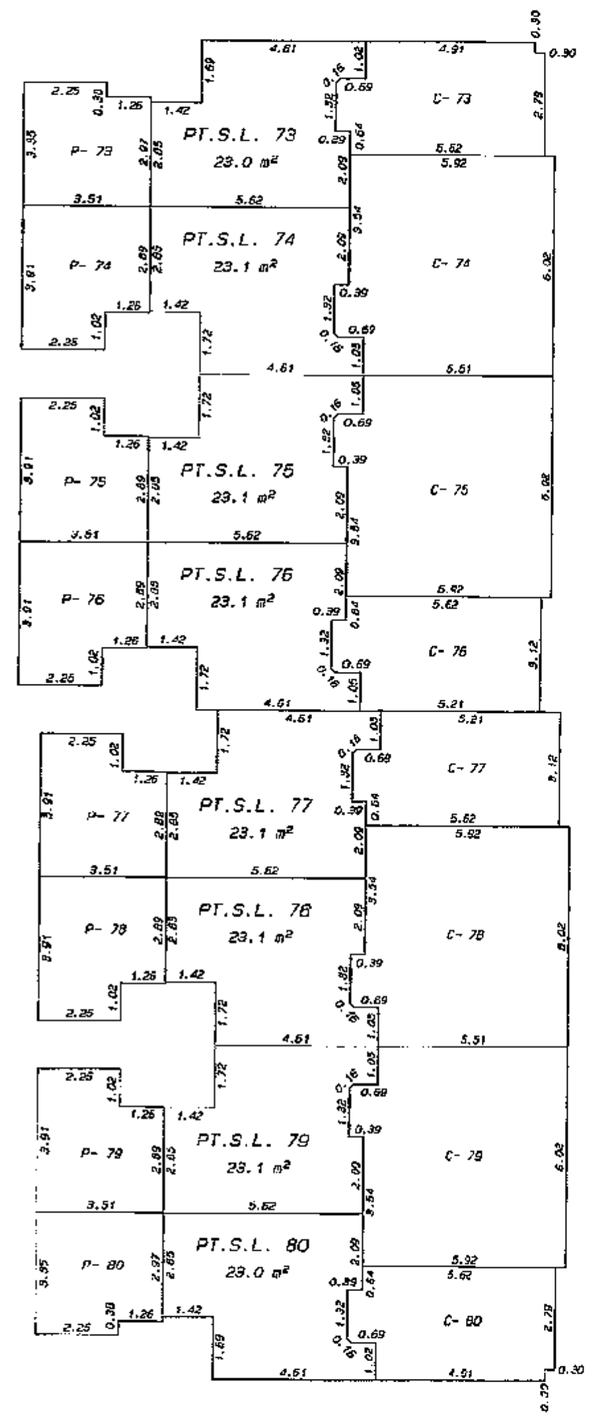
BUILDING L

SCALE 1: 125

0 2.5 5.0 7.5 10.0 12.5

STRATA PLAN LMS 1578

FIRST FLOOR - DETAIL



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FILED LMLMS1578 RCVD:1998-02-05 PRNT: 2008-01-18-14.10.19.772351

STRATA PLAN LMS 1578

RECORD OF BY-LAWS AND ORDERS, ETC.

FILING		DOCUMENTS	
NUMBER	DATE	DATE	NATURES & PARTICULARS
BH321231	30-08-1994		FORM 8 NOTIFICATION OF CHANGE OF BYLAWS

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STRATA PLAN LMS 1578

DEALINGS AFFECTING THE COMMON PROPERTY.

REGISTRATION		DOCUMENTS	
NUMBER	DATE	DATE	NATURES & PARTICULARS
ZONING REGULATION ACT (CANADA) FILED		AND PLAN UNDER THE AERONAUTICS	10-02-1981 UNDER T17084 PLAN NO. 61216
THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 29 OF THE MUNICIPAL ACT. SEE BG 304085.			
BG349300	28-09-1993		EASEMENT PLAN LMP 12690 APPURTENANT TO EAST 100 FEET LOT 1 PLAN 4354 INTER ALIA
BG398740	03-11-1993		STATUTORY RIGHT OF WAY CITY OF RICHMOND PLAN LMP 13241 MODIFIED BY BH313615 INTER ALIA
BH313615	25-08-1994		STATUTORY RIGHT OF WAY MODIFICATION OF BG398740 INTER ALIA
BH319080	30-08-1994		STATUTORY RIGHT OF WAY BC TEL (#180) A) INTER ALIA

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