STRATA PLAN OF PCL. 1 DISTRICT LOT 289, GROUP 1, N.W.D, REFERENCE PLAN 86482 CITY OF PORT COQUITLAM

STRATA PLAN N.W.S. 3399

SCALE : — 1 : 500

5 0 10 20 ALL DISTANCES ARE IN METRES

PT DENOTES PART.
T DENOTES TOTAL
S.L DENOTES STRATA LOT
© DENOTES COMMON PROPERTY
m² DENOTES SQUARE METRES
(P-1) typical DENOTES PATIO BEING LIMITED COMMON PROPERTY FOR THE EXCLUSIVE USE OF S.L. 1
(B-1) typical DENOTES BALCONY BEING LIMITED COMMON PROPERTY FOR THE EXCLUSIVE USE OF S.L. 1
(V-1) typical DENOTES VERANDA BEING LIMITED COMMON PROPERTY FOR THE EXCLUSIVE USE OF S.L. 1
(E) DENOTES ELECTRICAL ROOM BEING COMMON PROPERTY
(G-1) typical DENOTES GARAGE BEING LIMITED COMMON PROPERTY FOR THE EXCLUSIVE USE OF S.L. 1

DEPOSITED AND REGISTERED IN THE LAND TITLE OFFICE AT NEW WESTMINSTER B.C. THIS 6 DAY OF Dec. 1990

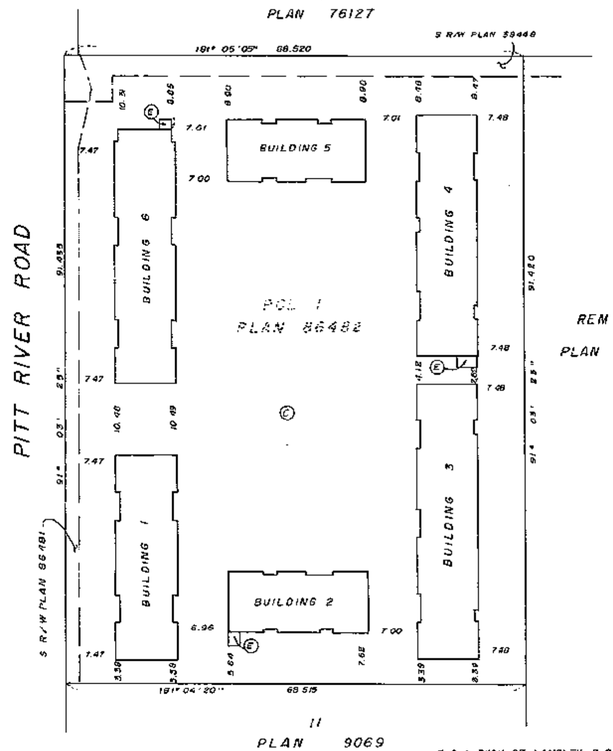
E. J. Raven per: Sharie
REGISTRAR

CIVIC ADDRESS :-

2420 PITT RIVER ROAD
PORT COQUITLAM, B.C.

AD276624- AD276649

12-224



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

DATED AT SURREY, B.C.
THIS 16th DAY OF NOVEMBER 1990

O. J. Dyck B.C.L.S
DYCK AND ASSOCIATES
206-6046, KING GEORGE HWY.
SURREY, B.C. V3W 4Z9
594 — 7527
FILE : 90-1354

THE ADDRESS FOR SERVICE OF DOCUMENTS ON THE STRATA CORPORATION IS:
THE OWNERS, STRATA PLAN N.W.S. 3399
C/O SUITE 302-566 LOUGHEED HWY.,
COQUITLAM B.C. V3K 3S3

THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT

STRATA PLAN N.W.S. 3399

CONDOMINIUM ACT

LOT No.	SHEET No.	FORM 1 SCHEDULE OF UNIT ENTITLEMENT — UNIT ENTITLEMENTS	FORM 2 SCHEDULE OF INTEREST UPON DESTRUCTION — INTEREST UPON DESTRUCTION	FORM 3 SCHEDULE OF VOTING RIGHTS — No OF VOTES	CIVIC ADDRESS SUITE No
1	4	168	142,900		
2	4	167	140,900		
3	4	167	140,900		
4	4	168	142,900		
5	5	168	142,900		
6	5	145	135,900		
7	5	168	142,900		
8	6	168	142,900		
9	6	145	135,900		
10	6	145	135,900		
11	6	145	135,900		
12	6	145	135,900		
13	6	168	142,900		
14	7	168	142,900		
15	7	145	135,900		
16	7	145	135,900		
17	7	167	140,900		
18	7	168	142,900		
19	8	168	142,900		
20	8	145	135,900		
21	8	169	142,900		
22	9	167	142,900		
23	9	167	140,900		
24	9	167	140,900		
25	9	167	140,900		
26	9	168	142,900		
AGGREGATE		4,177	3,647,400		

I THE UNDERSIGNED DO SOLEMNLY DECLARE THAT
1) I THE UNDERSIGNED AM THE DULY AUTHORIZED AGENT OF THE OWNER — DEVELOPER
2). THE STRATA PLAN IS ENTIRELY FOR RESIDENTIAL USE
I MAKE THIS SOLEMN DECLARATION CONSCIENTIOUSLY BELIEVING IT TO BE TRUE AND KNOWING THAT IT IS OF THE SAME FORCE AND EFFECT AS IF MADE UNDER OATH.

DECLARED BEFORE ME AT COQUITLAM, B.C.
THIS 27 DAY OF NOVEMBER 1990

A COMMISSIONER FOR TAKING AFFIDAVITS WITHIN THE PROVINCE OF BRITISH COLUMBIA

ACCEPTED AS TO FORMS 1, 2 AND 3
THIS 5 DAY OF DECEMBER 1990

SUPERINTENDENT OF REAL ESTATE

I, O.J. DYCK OF LANGLEY, B.C. A BRITISH COLUMBIA LAND SURVEYOR, HEREBY CERTIFY THAT THE BUILDINGS SHOWN IN THIS STRATA PLAN HAVE NOT AS OF THE 15th DAY OF NOVEMBER 1990 BEEN PREVIOUSLY OCCUPIED.
DATED AT SURREY
THIS 16th DAY OF NOVEMBER 1990

B.C.L.S

FILE : 90-1354

STRATA PLAN N.W.S. 3399

CONDOMINIUM ACT

OWNER
FAIRS F.R. HOLDINGS LTD.

AUTHORIZED SIGNATORY
FRANK RICHARDSON

AUTHORIZED SIGNATORY

WITNESS AS TO BOTH SIGNATURES
DAVID R. WAH
SOLICITOR

OCCUPATION OF WITNESS
302-566 Lougheed Highway
COQUITLAM B.C.
ADDRESS OF WITNESS
V3K 3S3

OWNER
RICHARDSON BROS. DEVELOPMENTS LTD.

AUTHORIZED SIGNATORY

AUTHORIZED SIGNATORY

WITNESS AS TO BOTH SIGNATURES
DAVID R. WAH
SOLICITOR

OCCUPATION OF WITNESS
302-566 Lougheed Highway
COQUITLAM B.C.
ADDRESS OF WITNESS
V3K 3S3

OWNER
GARY RICHARDSON HOLDINGS LTD.

AUTHORIZED SIGNATORY
FRANK RICHARDSON

AUTHORIZED SIGNATORY

WITNESS AS TO BOTH SIGNATURES
DAVID R. WAH
SOLICITOR

OCCUPATION OF WITNESS
302-566 Lougheed Highway
COQUITLAM B.C.
ADDRESS OF WITNESS
V3K 3S3

OWNER
T.R.B. HOLDING LTD

AUTHORIZED SIGNATORY
FRANK RICHARDSON

AUTHORIZED SIGNATORY

WITNESS AS TO BOTH SIGNATURES
DAVID R. WAH
SOLICITOR

OCCUPATION OF WITNESS
302-566 Lougheed Highway
COQUITLAM B.C.
ADDRESS OF WITNESS
V3K 3S3

16th NOV. 1990

FILE : 90-1354

FILED NWNWS3399 Q64648 2005-06-13-17.20.15.901129

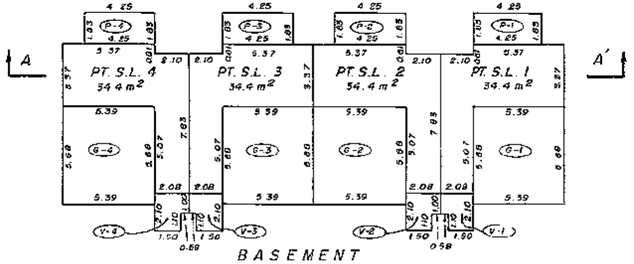
STRATA PLAN N.W.S. 3399

FLOOR PLANS AND SECTIONS

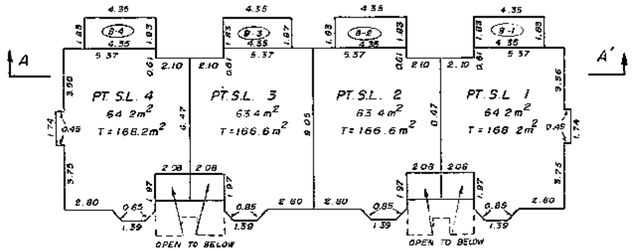
SCALE :- 1:200

2 1 0 5 10

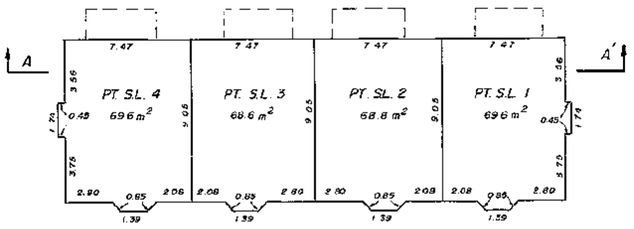
BUILDING 1



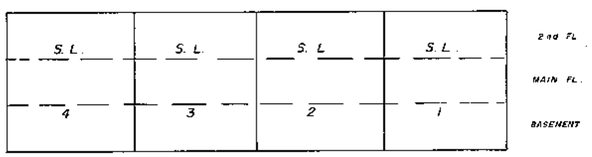
BASEMENT



MAIN FLOOR



SECOND FLOOR



SECTION A-A'

16th NOV. 1990

FILE : 90-1354

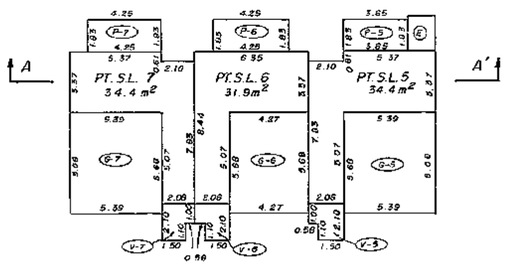
STRATA PLAN N.W.S. 3399

FLOOR PLANS AND SECTIONS

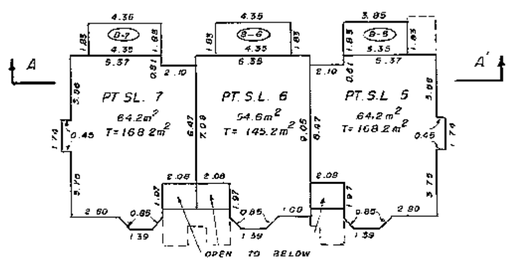
SCALE :- 1:200

2 1 0 5 10

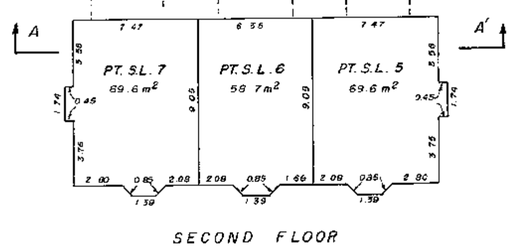
BUILDING 2



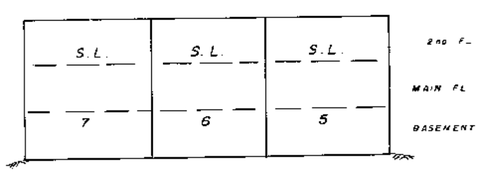
BASEMENT



MAIN FLOOR



SECOND FLOOR



SECTION A-A'

16th NOV. 1990

FILE : 90-1354

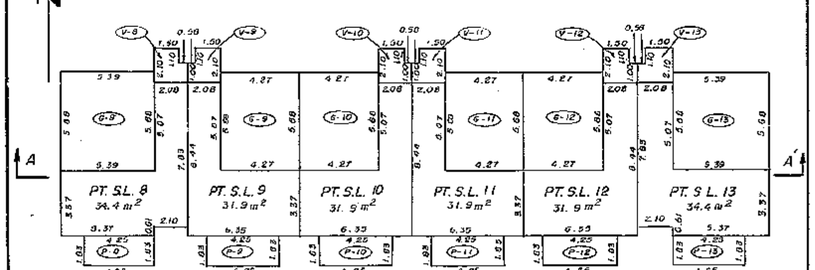
STRATA PLAN N.W.S. 3399

FLOOR PLANS AND SECTIONS

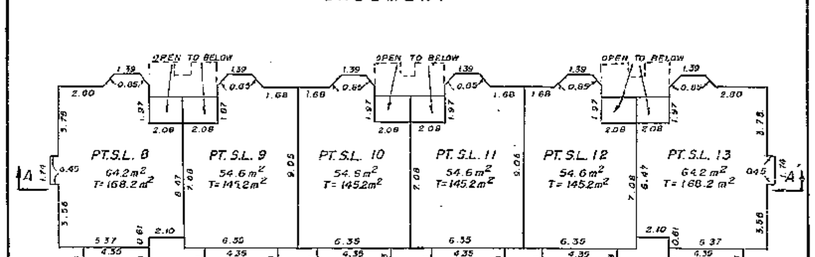
SCALE :- 1:200

2 1 0 5 10

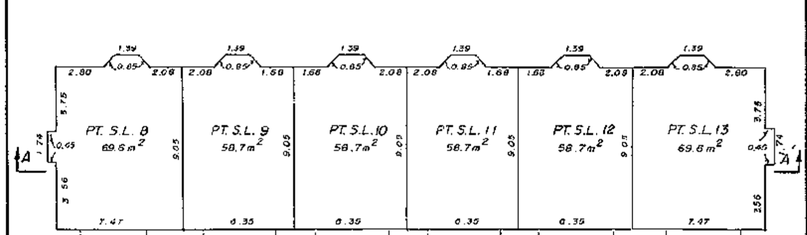
BUILDING 3



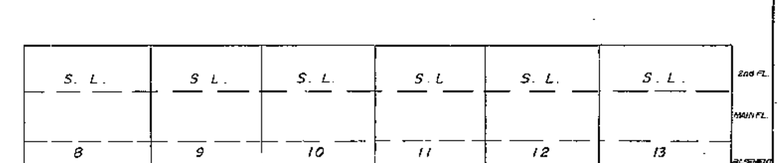
BASEMENT



MAIN FLOOR



SECOND FLOOR



SECTION A-A'

16th NOV. 1990

FILE : 90-1354

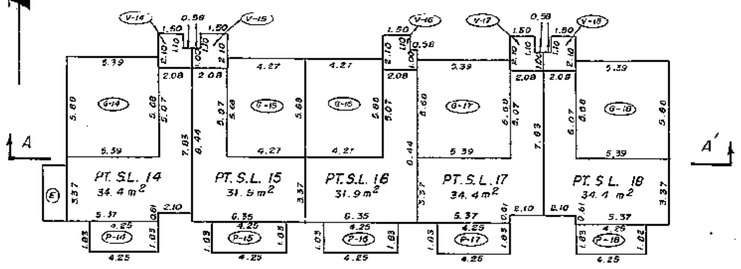
FILED NWNWS3399 Q64648 2005-06-13-17.20.15.901129

FLOOR PLANS AND SECTIONS — STRATA PLAN N.W.S. 3399

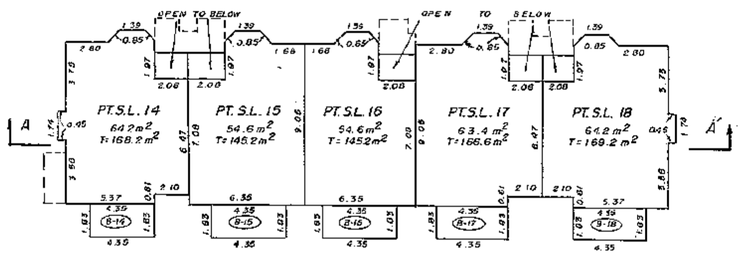
SCALE :- 1 : 200

2 1 0 5 10

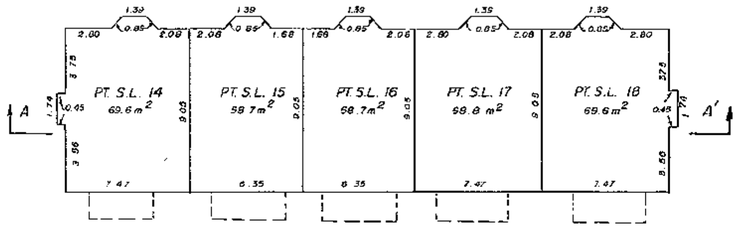
BUILDING 4



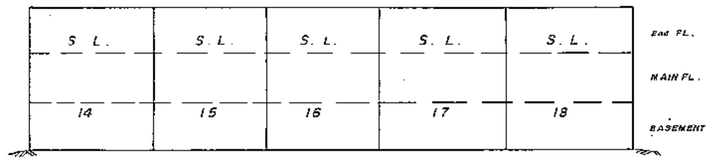
BASEMENT



MAIN FLOOR



SECOND FLOOR



SECTION A-A'

16th NOV. 1990

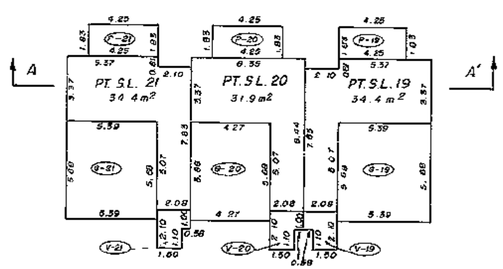
FILE : 90-1354

FLOOR PLANS AND SECTIONS — STRATA PLAN N.W.S. 3399

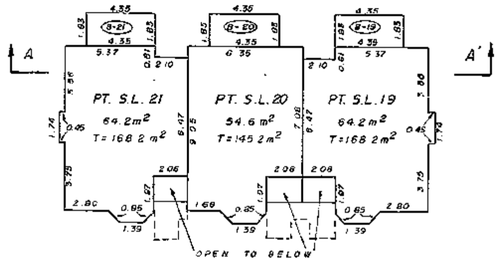
SCALE :- 1 : 200

2 1 0 5 10

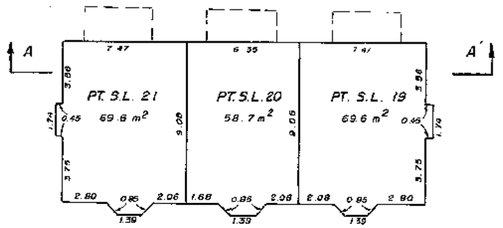
BUILDING 5



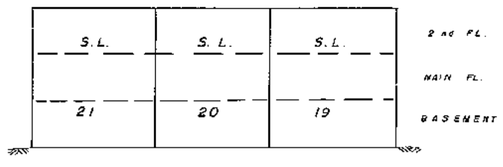
BASEMENT



MAIN FLOOR



SECOND FLOOR



SECOND FLOOR

16th NOV. 1990

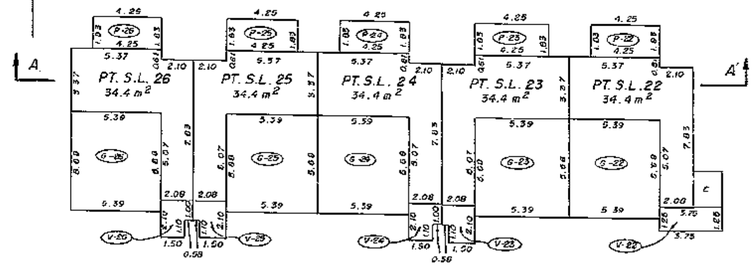
FILE : 90-1354

FLOOR PLANS AND SECTIONS — STRATA PLAN N.W.S. 3399

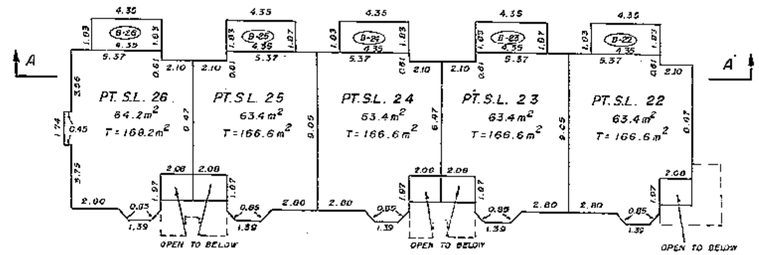
SCALE :- 1 : 200

2 1 0 5 10

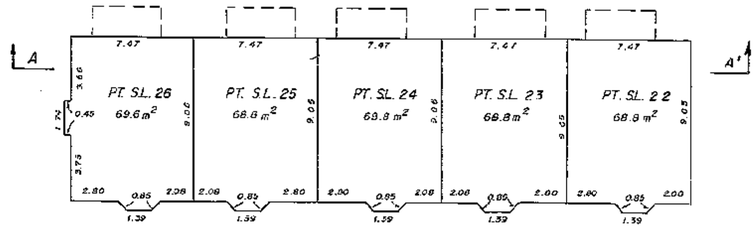
BUILDING 6



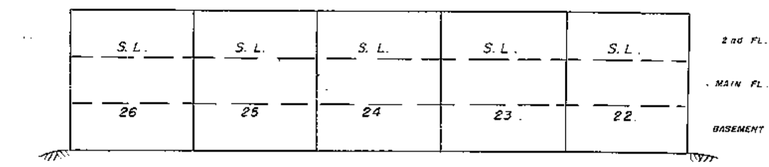
BASEMENT



MAIN FLOOR



SECOND FLOOR



SECTION A-A'

16th NOV. 1990

FILE : 90-1354

STRATA PLAN N.W.S. 3399

RECORDS OF BY-LAWS AND ORDERS

FILING		DOCUMENTS	
NUMBER	DATE	DATE	NATURE AND PARTICULARS

STRATA PLAN N.W.S. 3399

DEALINGS AFFECTING THE COMMON PROPERTY

REGISTRATION		DOCUMENTS	
NUMBER	DATE	DATE	NATURE AND PARTICULARS
G 8319	09.02.1971 11:47		Statutory Right of Way City of Port Coquitlam Plan 38448 Inter Alia
AD195191	17.08.1990 11:19		Statutory Right of Way City of Port Coquitlam Plan 86481 Inter Alia
AD195192	17.08.1990 11:19		Covenant Her Majesty the Queen in Right of the Province of British Columbia L.T.A. Section 215 Inter Alia

16th NOV. 1990
FILE: 90-1354