



Warning:

These Strata Plans have been downloaded at different times & may not be up to date. While it is rare that strata plans change, it does happen.

If you are relying on these plans for any reason, we suggest that you obtain an up to date plan from your Realtor, Lawyer or BC Online (if you have an account).

We at Vancouver Floor Plans are not liable for any reason in the event a user of this strata plan uses this information without checking the up to date registered strata plan "The Vancouver Floor Plans & BC Condos.net Team".

STRATA PLAN OF PARCEL 116 OF
SECTION 17 BLOCK 4 NORTH RANGE
6 WEST REFERENCE PLAN 63386 N.W.D.

THE CORPORATION OF THE TOWNSHIP OF RICHMOND.

SCALE 1:1000

First Sheet 1 of 14 Sheets

STRATA PLAN NW2049

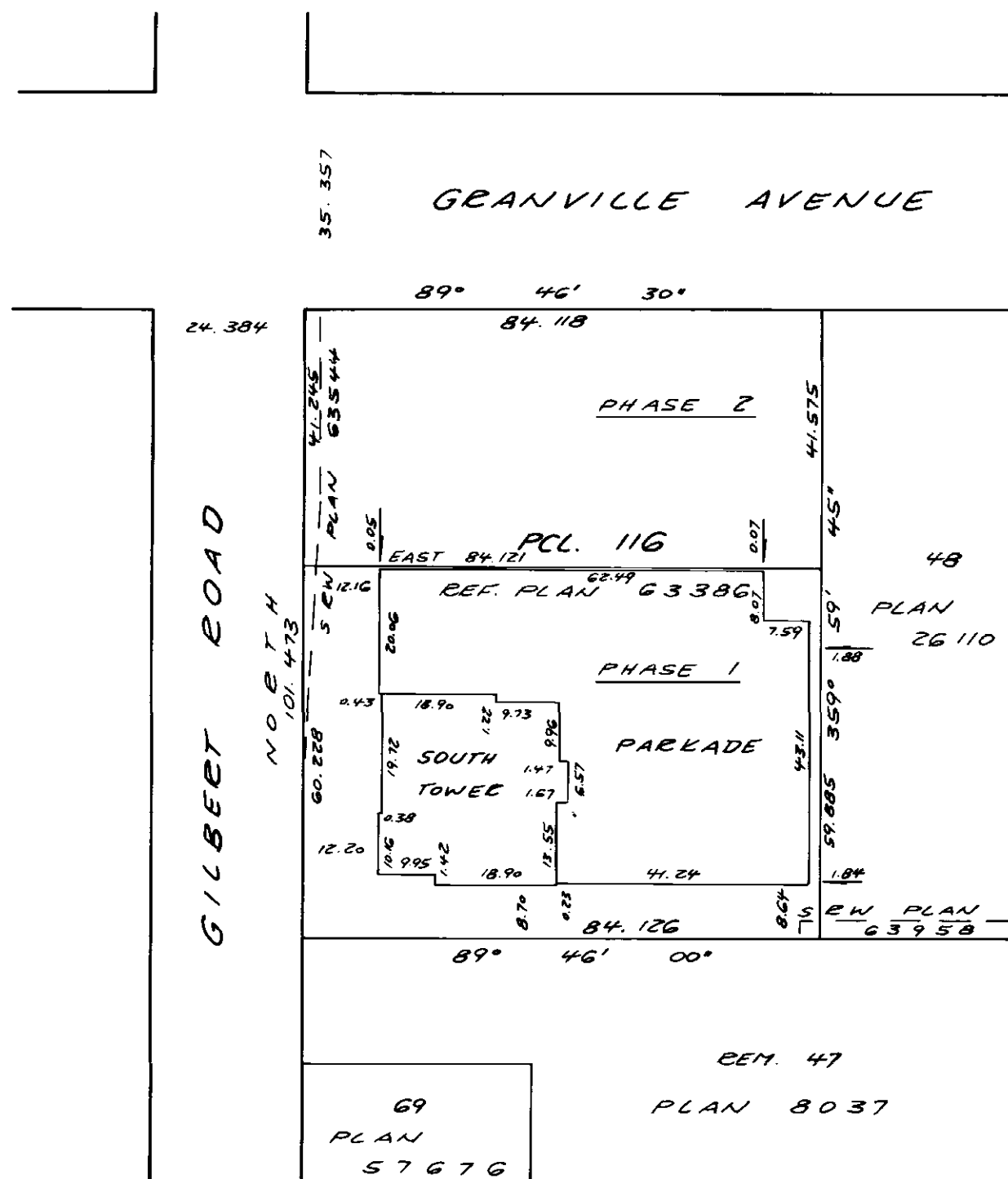
REF. NO. RD194002

PHASE 1

Deposited and registered in
the Land Title Office at
New Westminster, B.C.
this 19th day of August, 1983

Assistant Deputy Registrar

THIS PLAN LIES WITHIN THE GREATER
VANCOUVER REGIONAL DISTRICT.



For Form E see
RD 194001
AMENDED FORM E
SEE AB 219362

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

"The Owners"

Strata Plan NW 2049 Change of Address
See D.F. AD49928
c/o. 210-9801 King George Hwy. #202-7100 Gilbert Road
Surrey, B.C. Richmond, BC V7C 5C3
V3T 5H5

LEGEND:

ALL DIMENSIONS ARE METRIC.

- m² = SQUARE METRES
- S.L. = STRATA LOT
- C.P. = COMMON PROPERTY
- M = ELECTRICAL AND MECHANICAL SHAFT
- E = ELEVATORS
- G = GARBAGE ROOM
- B = BALCONY
- P = PATIO

NOTE: BALCONIES AND PATIOS ARE LIMITED
COMMON PROPERTY FOR USE OF
THE STRATA LOTS INDICATED.
(EXAMPLE: B-1, P-5)

CIVIC ADDRESS:

7100 GILBERT ROAD
RICHMOND, B.C.

NAME OF DEVELOPMENT:

MINORU PARK - TOWER 1

I, HANS J. TROELSEN of Richmond, B.C., 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 Richmond, B.C.

this 31st day of MARCH, 1983

Molson, Peck & Topliss
Surveyors & Engineers
Richmond, B.C. 270-9331

Job No. E-7431

Hans Troelsen

B.C.L.S.

CONDOMINIUM ACT.

LOT NO.	SHEET NO.	FORM 1	FORM 2	FORM 3
		SCHEDULE OF UNIT ENTITLEMENT	SCHEDULE OF INTEREST UPON DESTRUCTION	SCHEDULE OF VOTING RIGHTS
		UNIT ENTITLEMENT	INTEREST UPON DESTRUCTION	NUMBER OF VOTES
1	4	92	49	
2	5	92	52	
3	5	93	52	
4	5	89	48	
5	6	89	51	
6	6	92	56	
7	6	76	47	
8	6	93	56	
9	6	89	51	
10	6	94	56	
11	6	65	42	
12	6	92	56	
13	6	89	53	
14	6	92	58	
15	6	76	48	
16	6	93	58	
17	6	89	53	
18	6	94	58	
19	6	76	48	
20	6	92	58	
21	7	89	54	
22	7	92	59	
23	7	76	49	
24	7	93	59	
25	7	89	54	
26	7	94	59	
27	7	76	49	
28	7	92	59	
29	7	89	55	
30	7	92	60	
31	7	76	50	
32	7	93	60	
33	7	89	55	
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36	7	92	60	
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41	8	89	56	
42	8	94	61	
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48	8	93	62	
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55	9	76	53	
56	9	93	64	
57	9	89	59	
58	9	94	64	
59	9	76	53	
60	9	92	64	
61	9	92	60	
62	9	76	54	
63	9	93	65	
64	9	92	60	
65	9	76	54	
66	9	92	66	
67	10	92	61	
68	10	76	55	
69	10	93	66	
70	10	92	61	

Matson, Peck & Topliss
Surveyors & Engineers
Richmond, B.C. 270-9331

Job N^o R-7431

Date Mar/31/83  B.C.L.S.

CONDOMINIUM ACT.

		FORM 1	FORM 2	FORM 3
LOT NO.	SHEET NO.	SCHEDULE OF UNIT ENTITLEMENT	SCHEDULE OF INTEREST UPON DESTRUCTION	SCHEDULE OF VOTING RIGHTS
		UNIT ENTITLEMENT	INTEREST UPON DESTRUCTION	NUMBER OF VOTES
71	10	76	55	
72	10	92	66	
73	10	95	63	
74	10	94	68	
75	10	93	63	
76	10	97	68	
77	11	95	65	
78	11	94	70	
79	11	93	65	
80	11	97	70	
AGGREGATE		7 062	4 601	

STATUTORY DECLARATION

11/WE the undersigned do solemnly declare that
(1) ~~11/WE the undersigned am/are the owner-developer~~
or the duly authorized agent of the owner-developer.
(2) The strata plan is entirely for residential use.

1/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 11th day of May, 19 83

Antrodick 10/27/77
A commissioner for taking
affidavits within B. C.

Accepted as to forms 1, 2 and 3
this 10th day of August, 19 83

John Perch
for superintendent of Insurance

SIGNATURES

WITNESSES:

OWNERS :

MINORU PARK TOWER 1 LTD.:

Fullerton

CANADIAN IMPERIAL BANK OF
COMMERCE: ~~by its attorneys~~

ASSISTANT GENERAL INCHARGE

Inspector

CREDIT FONCIER

AUTHORIZED SIGNATORY

CERTIFICATE OF APPROVAL

SECTION 8 (2)

Approved as phase 1 of a 2 phase strata plan under the Condominium Act.

Dated at Richmond, B. C.

this 13 day of July, 1983

Ronald Mann
Director of Planning

Approving Officer for
The Corporation of the Township of Richmond.



Signed, Sealed and Delivered
in the Presence of:

Office Memorandum
Signature 1327 Parkway Dr. Co
Address Barber
Occupation _____
(As to both signatures)

(As to both signatures)

Matson, Peck & Topliss
Surveyors & Engineers
Richmond, B.C. 270-9331

Job N^o E-7431

Date Mar 31 83

B. C. L. S.

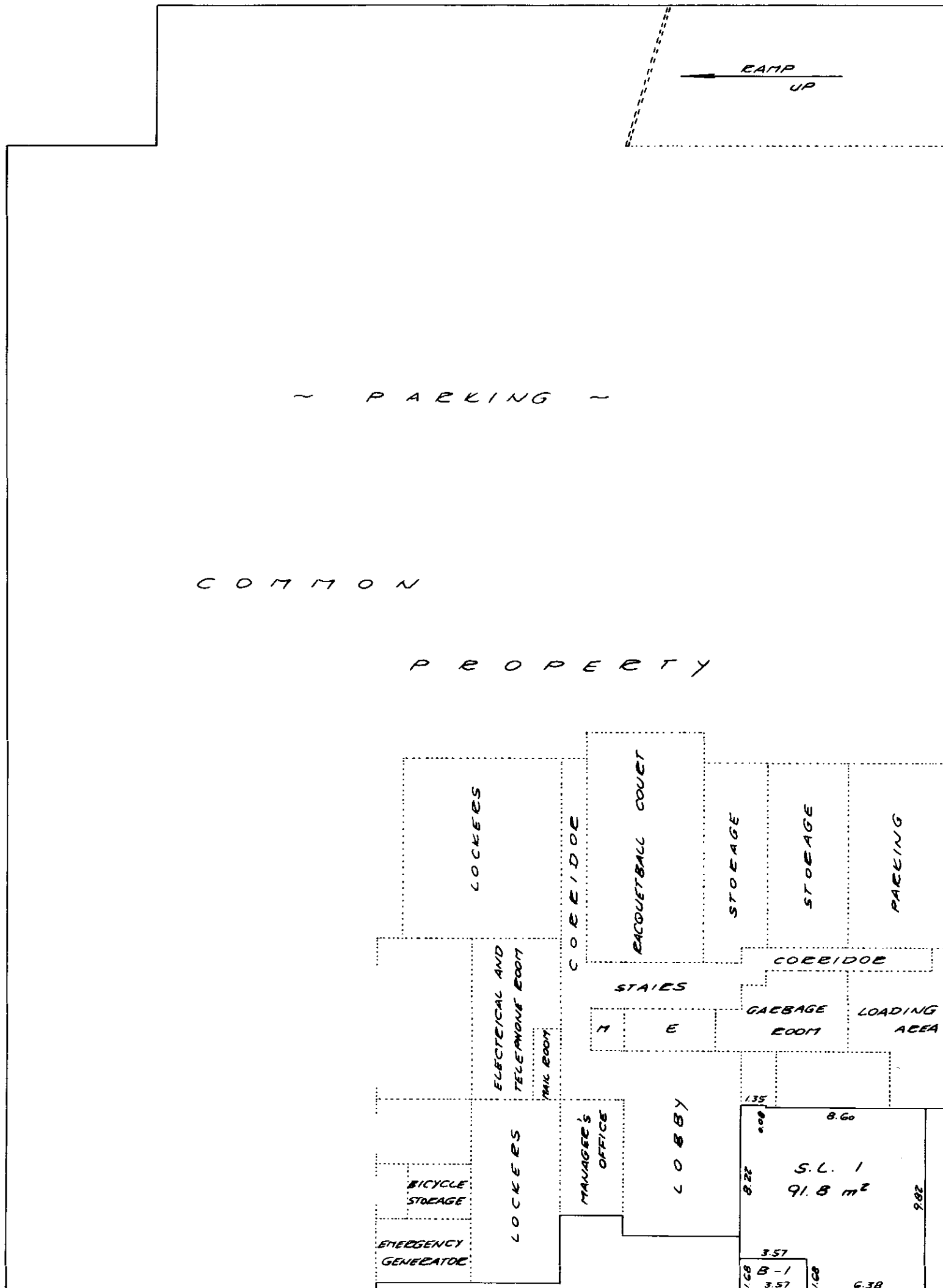
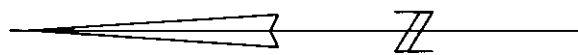
1ST FLOOR

SCALE 1: 250

Sheet 4 of 14 Sheets

STRATA PLAN NW 2049

PHASE 1



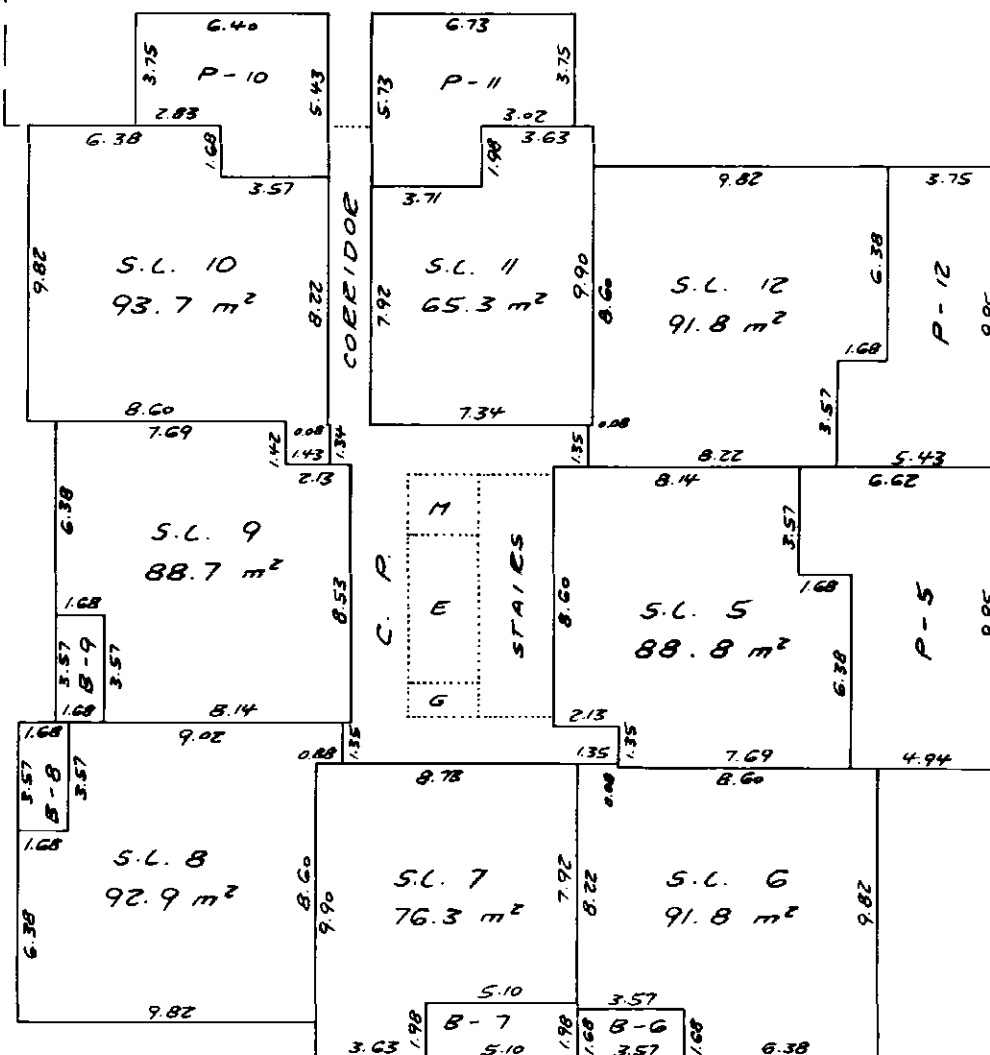
Molson, Peck & Topliss
Surveyors & Engineers
Richmond, B.C. 270-9331

Job No. E-7431

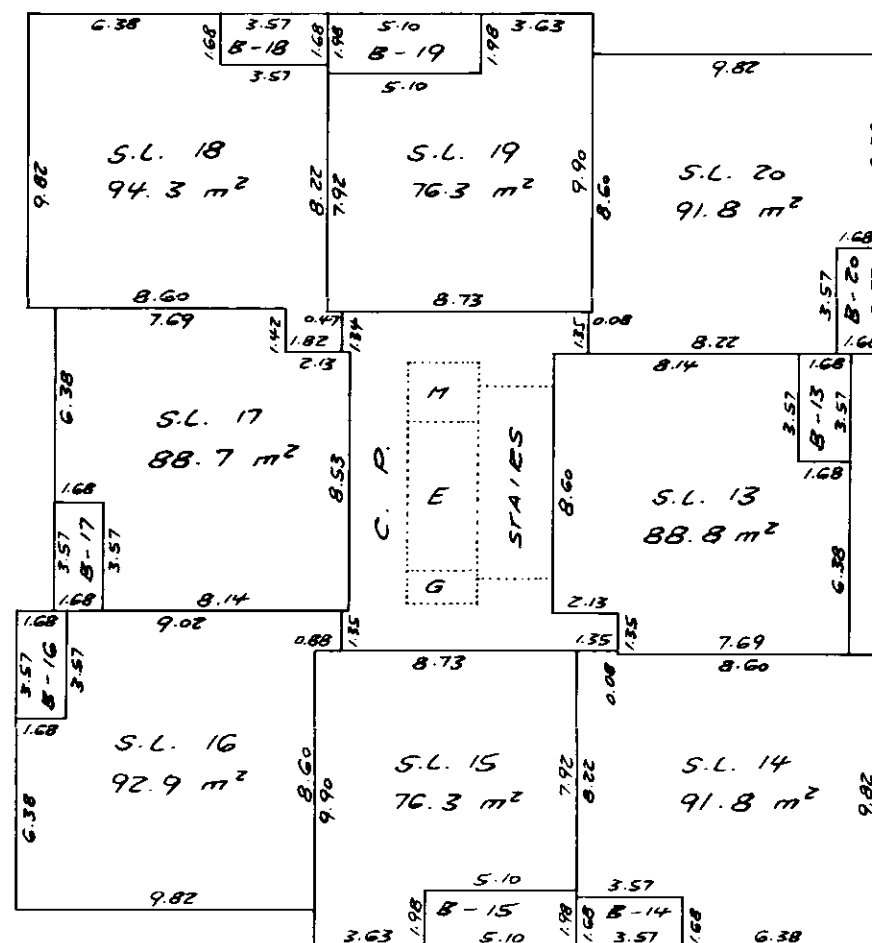
Date Mar/31/83

B.C.L.S.

3RD FLOOR



4TH FLOOR

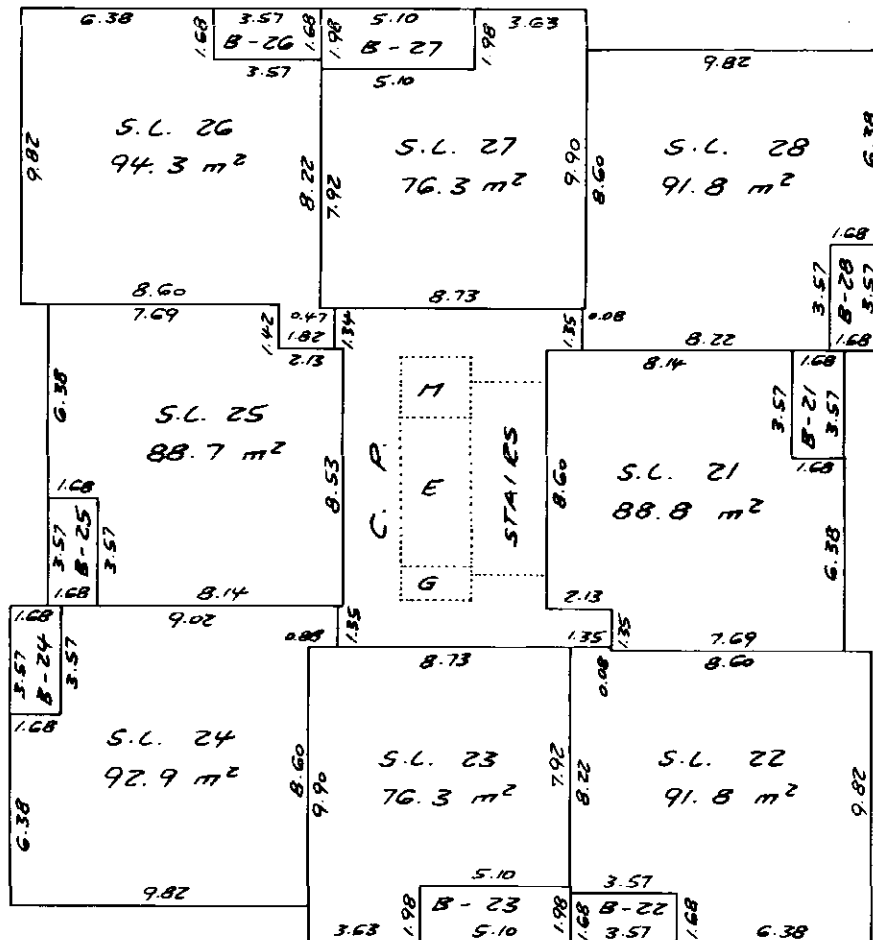


Matson, Peck & Topliss
Surveyors & Engineers
Richmond, B.C. 270-9331

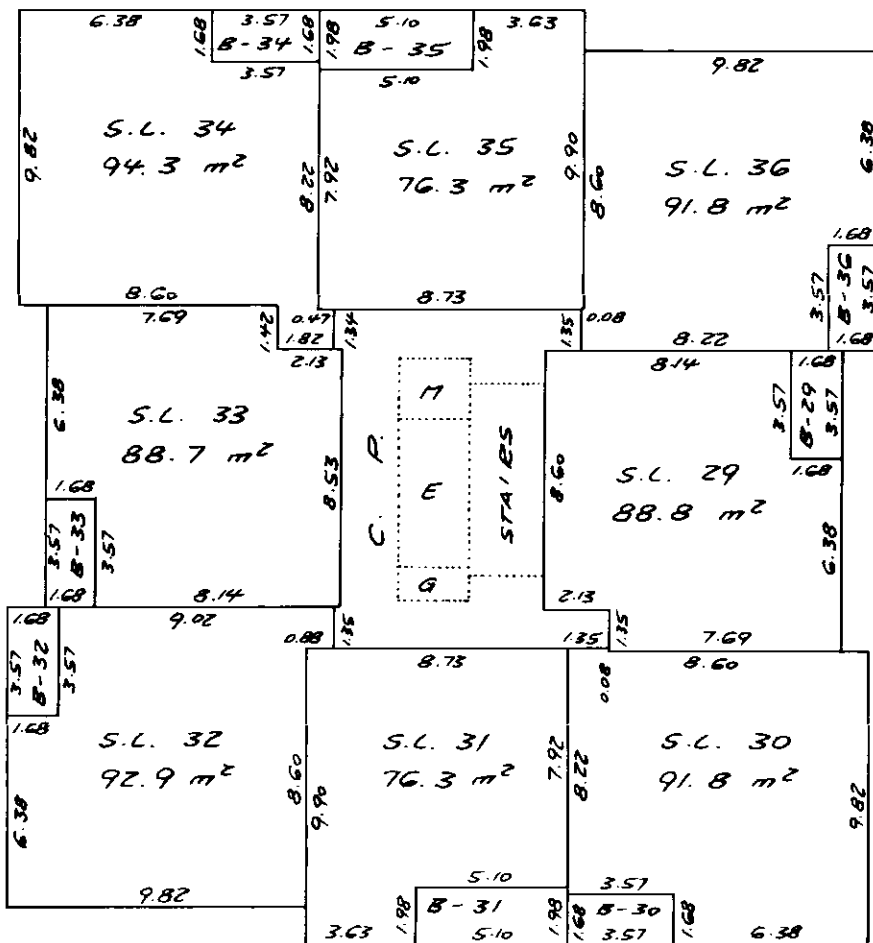
Job N^o E-7431

Date Mar 31/83 HH B.C.L.S.

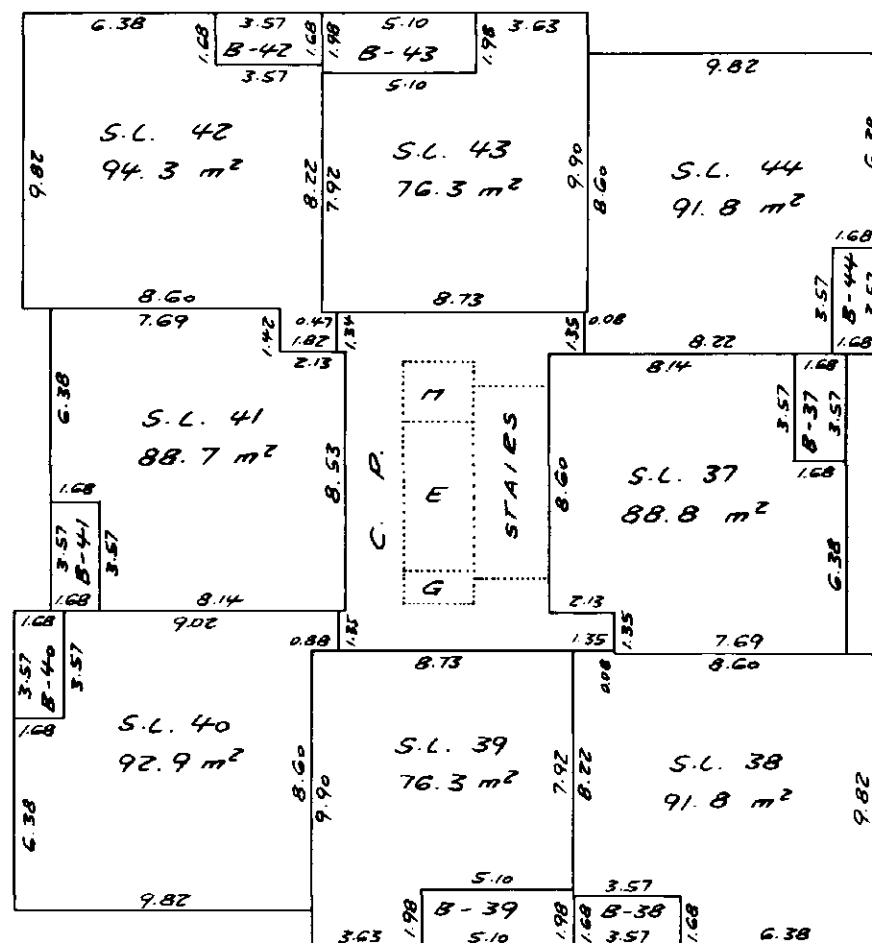
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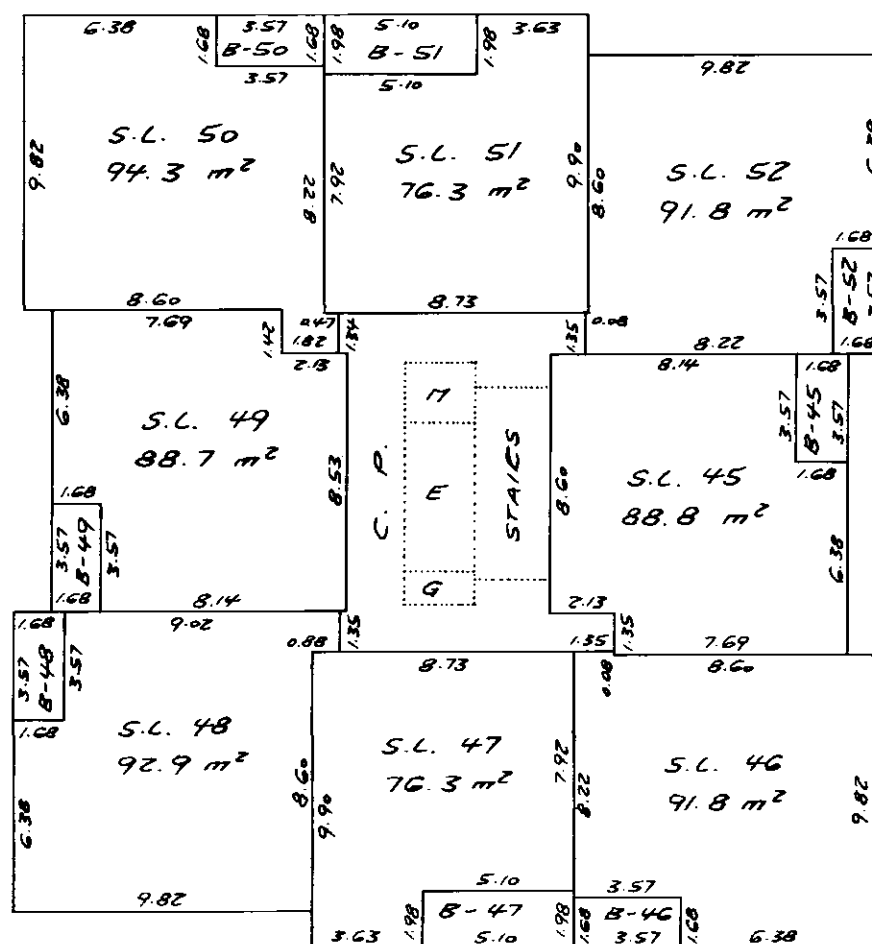
6TH FLOOR



7TH FLOOR



8TH FLOOR



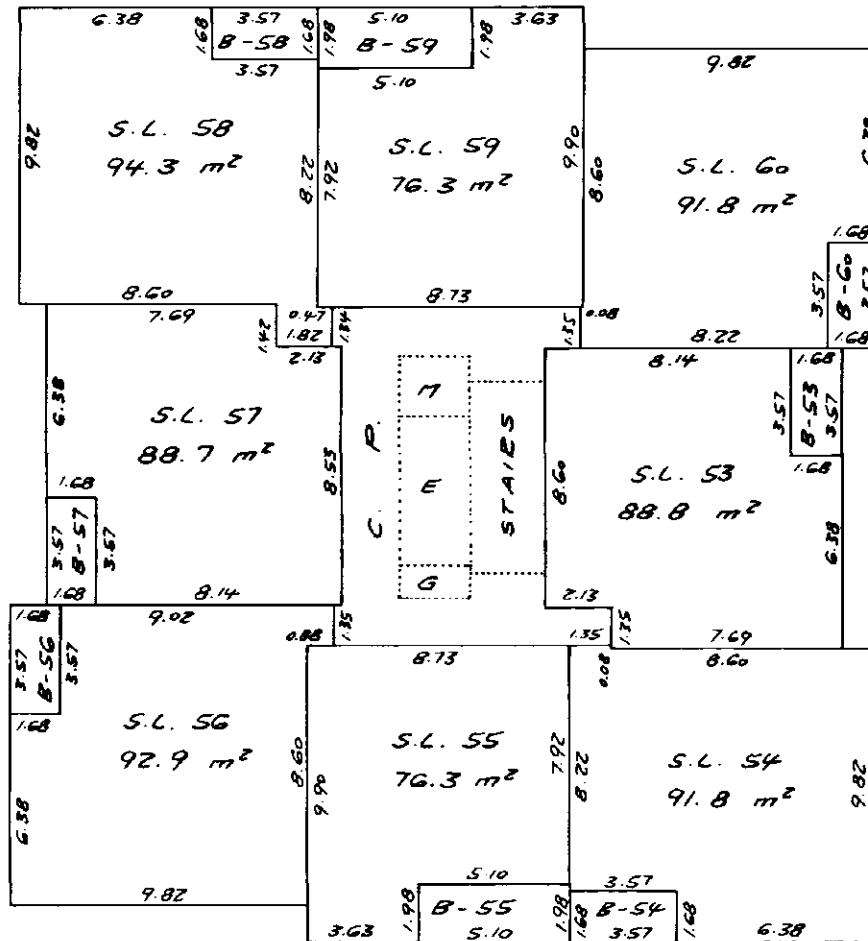
Matson, Peck & Topliss
Surveyors & Engineers
Richmond, B.C. 270-9331

Job N^o E-7431

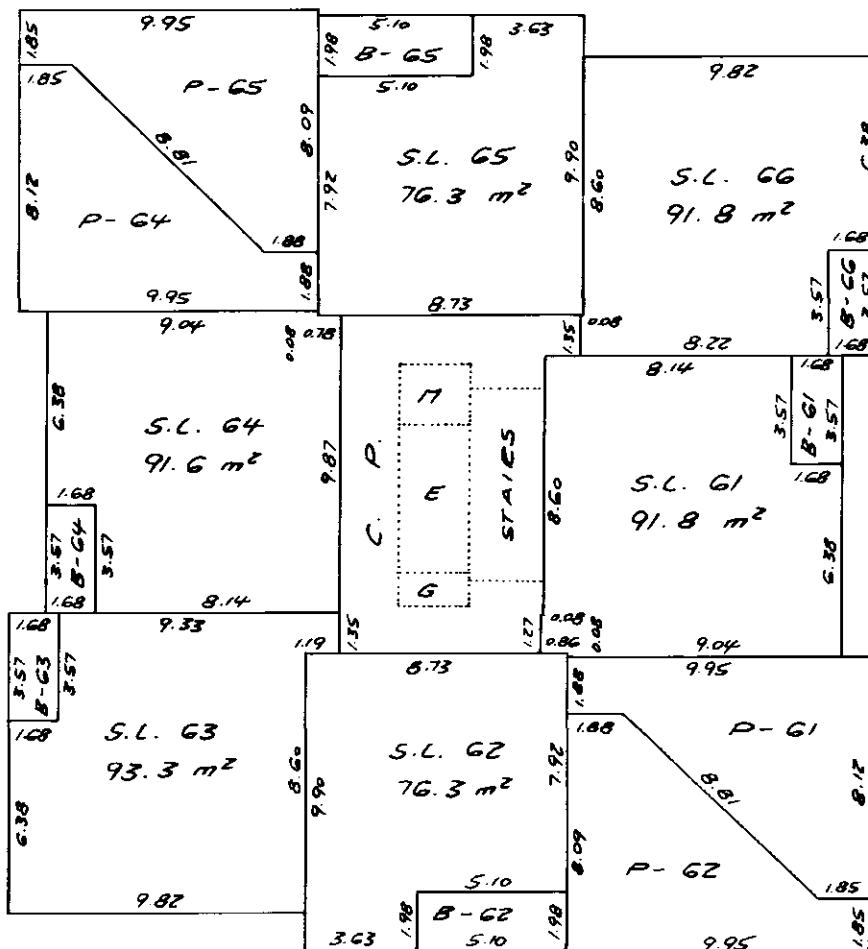
Date Mar/31/83

B. C. L. S.

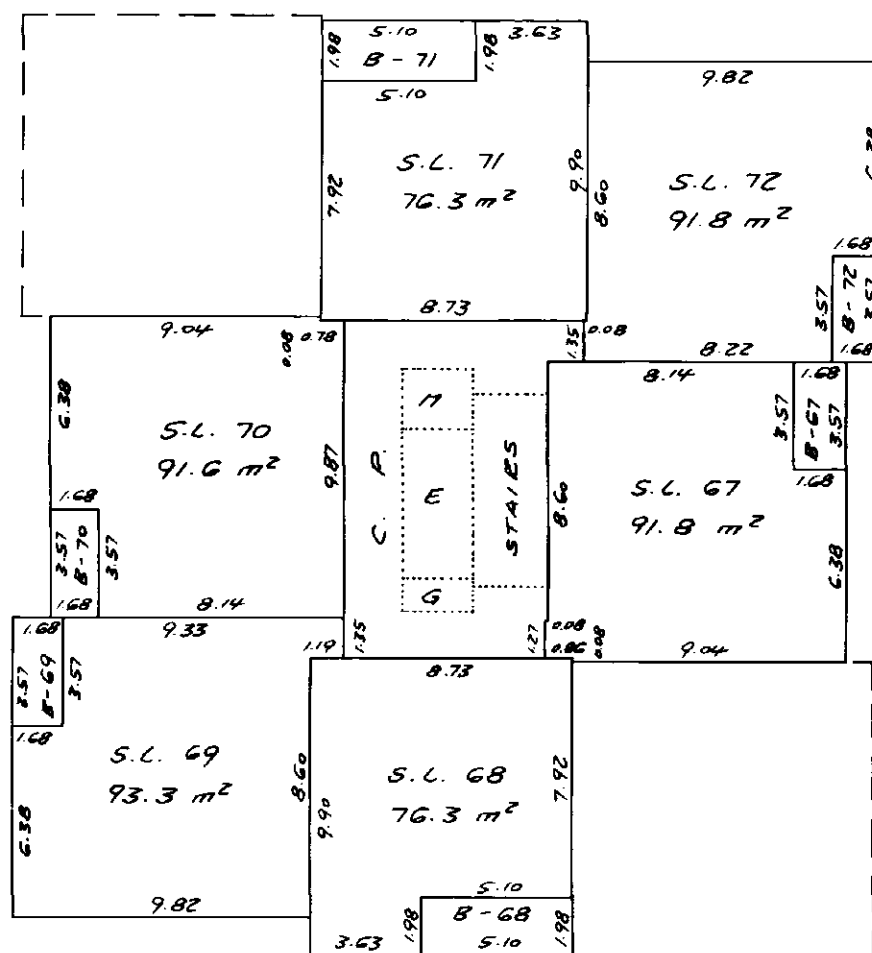
9TH FLOOR



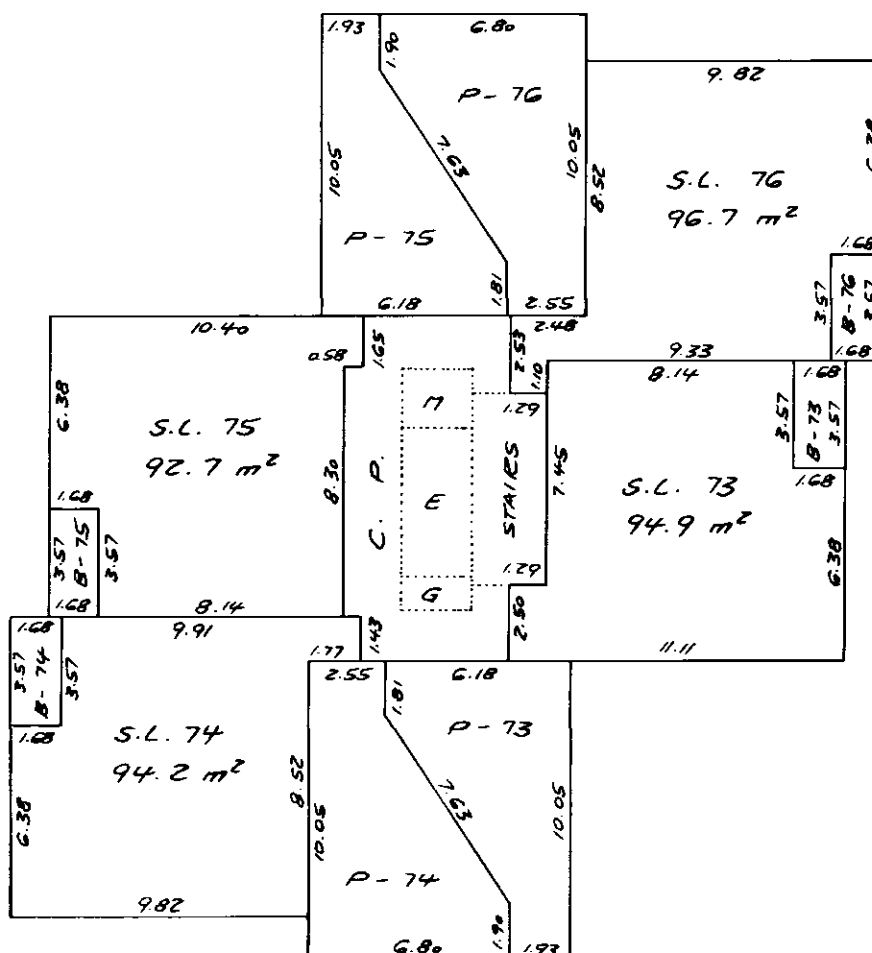
10TH FLOOR



11TH FLOOR



12TH FLOOR

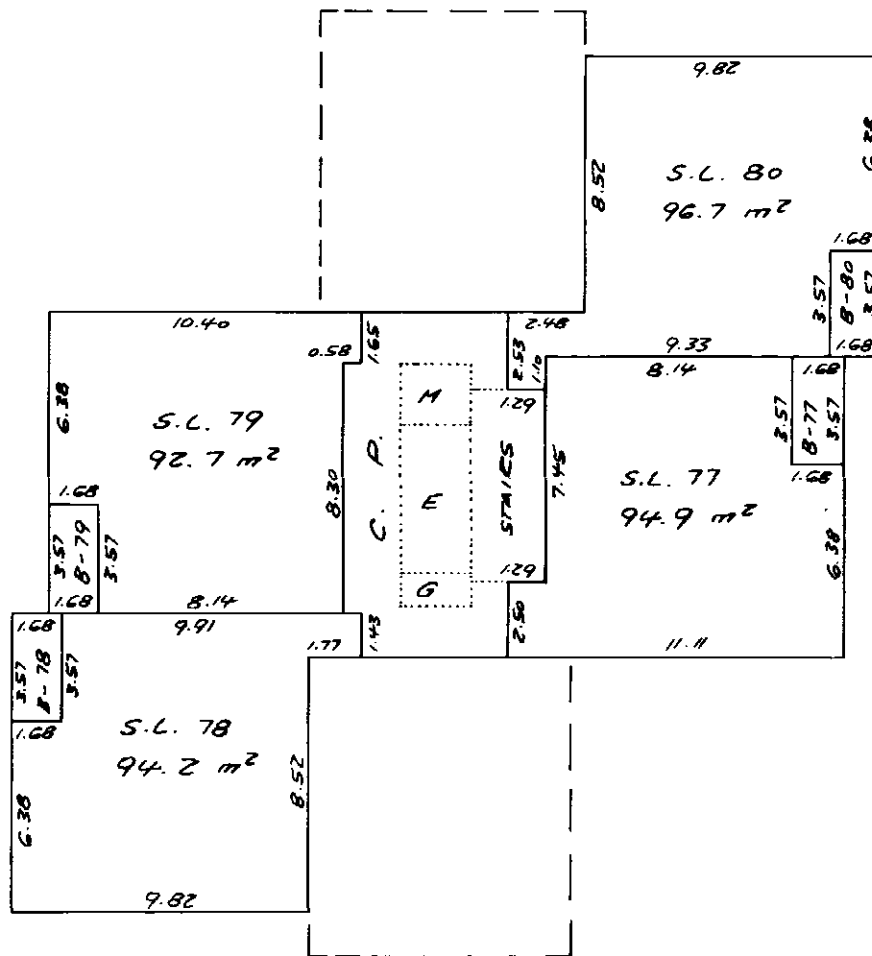


Matson, Peck & Topliss
Surveyors & Engineers
Richmond, B.C. 270-9331

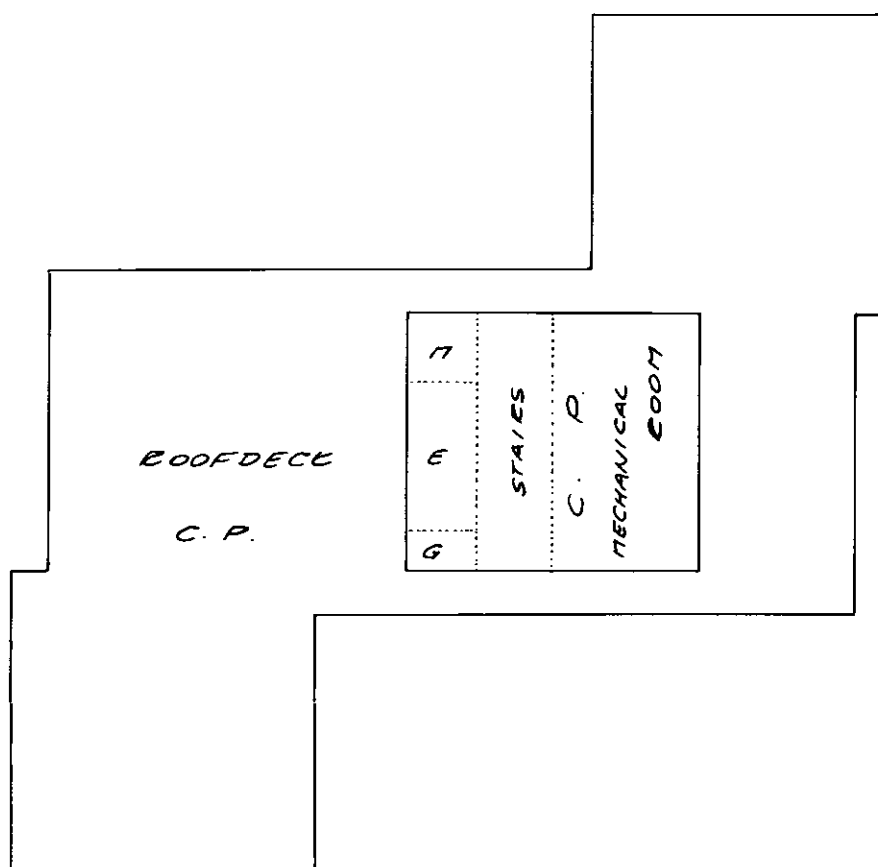
Job N^o E-7431

Date Mar/31/83 dfh B.C.L.S.

13TH FLOOR (PENTHOUSE LEVEL)



14TH FLOOR (ROOF)



FLOOR	S.L.	P-74	BUILDING BEYOND
14 TH FLOOR	78		
13 TH FLOOR	74		
12 TH FLOOR	69	S.L. 68	
11 TH FLOOR	63	S.L. 62	P-62
10 TH FLOOR	56	S.L. 55	S.L. 54
9 TH FLOOR	48	S.L. 47	S.L. 46
8 TH FLOOR	40	S.L. 39	S.L. 38
6 TH FLOOR	32	S.L. 31	S.L. 30
5 TH FLOOR	24	S.L. 23	S.L. 22
4 TH FLOOR	16	S.L. 15	S.L. 14
3 RD FLOOR	8	S.L. 7	S.L. 6
2 ND FLOOR	3	C.P. RECREATION ROOM	S.L. 2 PARKING C.P.
1 ST FLOOR	1	LOADING AREA C.P.	PARKING C.P.

SOUTH ELEVATION

[illegible]

WEST ELEVATION

Matson, Peck & Topliss
Surveyors & Engineers
Richmond, B.C. 270-9331

Job N^o E-7431

Date _____

Mar 31/53

B. C. L. S.

Date Mar 31, 83 [Signature] B.C.L.S.

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

WORK DEALING

DEALINGS AFFECTING THE COMMON PROPERTY.

LINDA J. O'SHEA, Registrar

Vancouver/New Westminster Land Title District

REGISTRATION		DOCUMENTS	
NUMBER	DATE	DATE	NATURES & PARTICULARS
SAW RD153473	14.12.81 11:08		THE CORPORATION OF THE TOWNSHIP OF RICHMOND PLAN 63554 ANCILLARY RIGHTS 63544 3-1-90 ~~EX~~
SAW RD156533	2.3.82 12:28		THE CORPORATION OF THE TOWNSHIP OF RICHMOND PLAN 63958 ANCILLARY RIGHTS
COVENANT RD161997	29.6.82 11:51	CANCELLED AB197854 29.09.1988	THE CORPORATION OF THE TOWNSHIP OF RICHMOND LAND TITLE ACT SECTION 215
M RD167172	24.9.82 9:05	CANCELLED RD197343 27.09.1983	CANADIAN IMPERIAL BANK OF COMMERCE
M RD181000	28.2.83 14:32	CANCELLED AB253297 30.11.1988	CREDIT FONCIER TRUST COMPANY
M RD181001	28.2.83 14:32	CANCELLED RD197342 27.09.1983	CREDIT FONCIER TRUST COMPANY
PA RD182821	22.3.83 11:34	CANCELLED RD197342 27.09.1983	GRANTING M RD181000 PRIORITY OVER M RD167172
M RD190758	6.7.83 15:00	CANCELLED AB209250 30.10.1987	CANADIAN IMPERIAL BANK OF COMMERCE
AC51243	6.3.89 13:06		SPECIAL RESOLUTION
ZONING REGULATION AND PLAN UNDER THE AERONAUTICS ACT (CANADA) FILED 10.2.81 UNDER T17084 PLAN 61216			
THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 29 MUNICIPAL ACT SEE D F AB197847 EXPIRES: N/A			
3H40975	07.02.1994		Special Resolution designating Limited Common Property pursuant to Section 53 Condominium Act
C.P. CLOSED SEE ABOVE			

STRATA PLAN OF PARCEL "116"
EXCEPT: PHASE 1 STRATA PLAN
NW 2049, SECTION 17 BLOCK
4 NORTH RANGE 6 WEST
N. W. D. PLAN 63386
B. C. G. S. 926.015

THE CORPORATION OF THE TOWNSHIP
OF RICHMOND.

SCALE 1:1000

0 10 20 30 40 50 100

First Sheet, Sheet 1 of 12 Sheets

PHASE 2

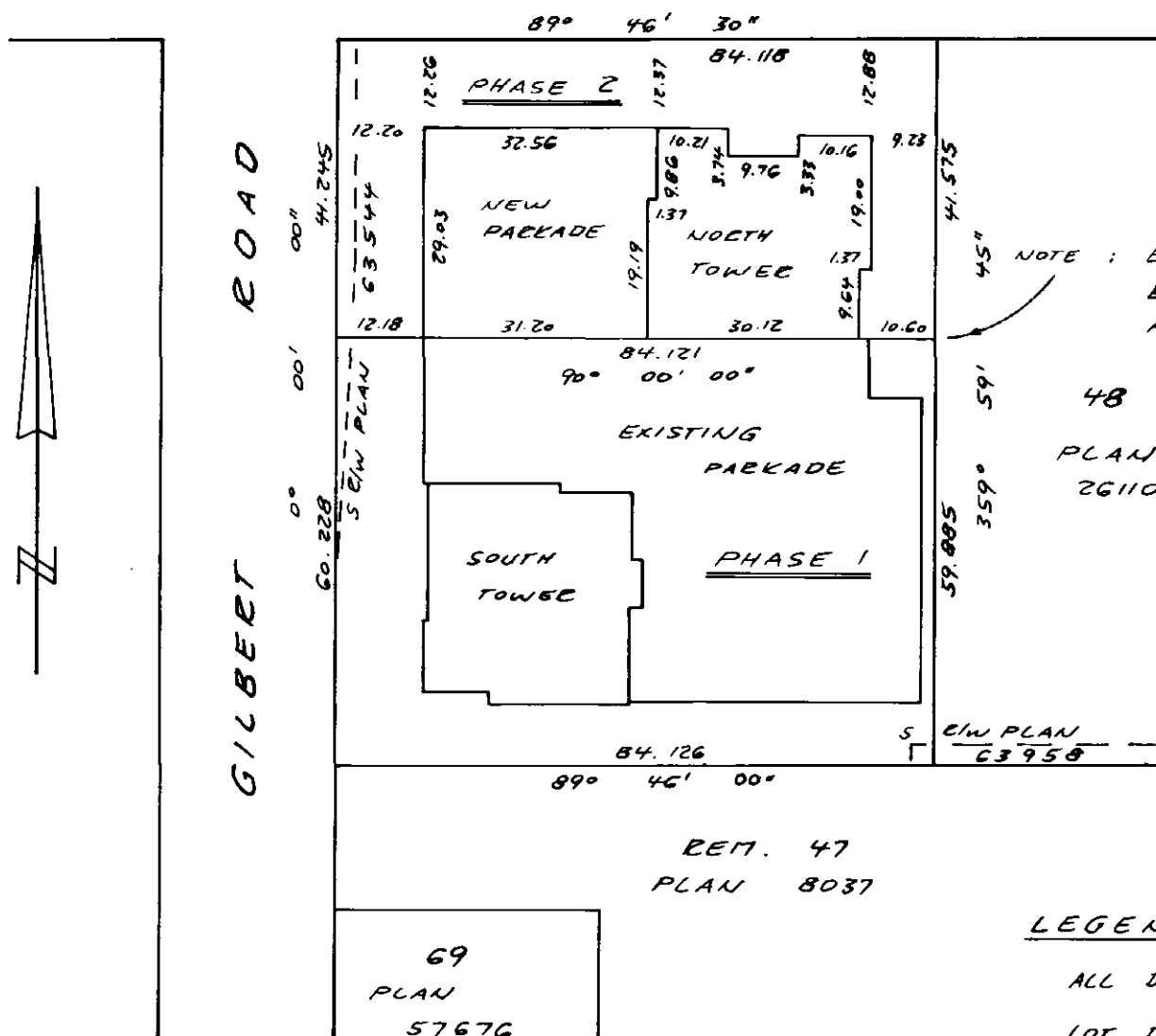
STRATA PLAN NW 2049

REF. NO. AL290543 TO AL290622

Deposited and registered in the Land
Title Office at New Westminster, B.C.
This 21 day of NOVEMBER, 1989

E. J. G. G. G.
Assistant Deputy Registrar

GRANVILLE AVENUE



NOTE: EXISTING (PHASE 1) AND NEW (PHASE 2)
BUILDINGS JOINED INDISTINGUISHABLY
AT PHASING BOUNDARY.

LEGEND:

- ALL DIMENSIONS ARE METRIC.
- LOT DIMENSIONS AND ASTRONOMIC BEARINGS
ARE DERIVED FROM REF. PLAN 63386.
- m² = SQUARE METRES
S.L. = STRATA LOT
C.P. = COMMON PROPERTY
E = ELEVATOR
M = MECHANICAL ROOM
H = ELECTRICAL ROOM
G = GARBAGE ROOM
B = BALCONY
P = PATIO
D = DECK

NOTE: PATIOS, BALCONIES AND DECKS ARE
LIMITED COMMON PROPERTY FOR USE
OF THE STRATA LOTS INDICATED.
(EXAMPLE: P-81, B-83, D-87)

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

"The Owners"

Strata Plan NW 2049

~~S/La. Baughman, Peterson, Yang, Anderson~~

~~1600-1100 Melville Street~~

~~Vancouver, B.C.~~

~~V6E 4B4~~

Change of Address
See D.F. AD 49928
202-7100 Gilbert Road
Richmond, BC V7C 5C3

CIVIC ADDRESS:

7040 GRANVILLE AVE.
RICHMOND, B.C.

NAME OF DEVELOPMENT:

PANDORA PLACE

THIS PLAN LIES WITHIN THE GREATER
VANCOUVER REGIONAL DISTRICT.

Matson, Peck & Topliss
Surveyors & Engineers
Richmond, B.C. 270-9331

Job No. R-9133

I, Ralph B. Turner, of Richmond, B.C., 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 Richmond, B.C.

this 3rd day of October, 1989

Ralph B. Turner B.C.L.S.

PHASE 2

STRATA PLAN NW 2049

CONDOMINIUM ACT.

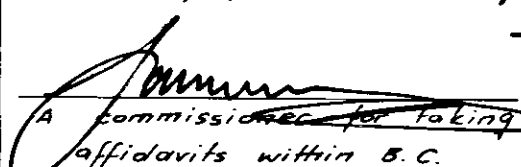
LOT NO.	SHEET NO.	FORM 1	FORM 2	FORM 3
		SCHEDULE OF UNIT ENTITLEMENT	SCHEDULE OF INTEREST UPON DESTRUCTION	SCHEDULE OF VOTING RIGHTS
		UNIT ENTITLEMENT	INTEREST UPON DESTRUCTION	NUMBER OF VOTES
81	4	95	49	
82	4	95	49	
83	5	78	43	
84	5	96	52	
85	5	90	48	
86	5	95	52	
87	6	92	56	
88	6	78	47	
89	6	96	56	
90	6	90	51	
91	6	94	56	
92	6	78	47	
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144	10	78	54	
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148	10	78	54	
149	10	93	65	
150	10	90	60	

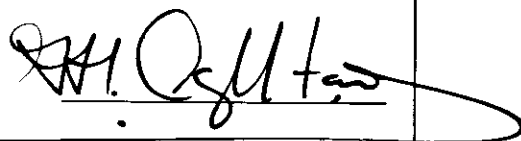
CONDOMINIUM ACT.

LOT NO.	SHEET NO.	FORM 1	FORM 2	FORM 3
		SCHEDULE OF UNIT ENTITLEMENT	SCHEDULE OF INTEREST UPON DESTRUCTION	SCHEDULE OF VOTING RIGHTS
		UNIT ENTITLEMENT	INTEREST UPON DESTRUCTION	NUMBER OF VOTES
151	10	78	55	
152	10	96	66	
153	10	90	61	
154	10	78	55	
155	10	93	66	
156	10	90	61	
157	11	77	57	
158	11	89	63	
159	11	77	57	
160	11	89	63	
AGGREGATE		7 094	4 535	

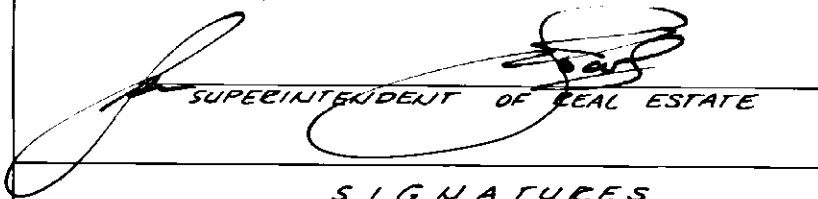
STATUTORY DECLARATION

I/WE the undersigned do solemnly declare that
(1) I/WE the undersigned am/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 7 day of NOVEMBER, 1989

A Commissioner for taking
affidavits within B.C.


M. O. U. T. A.

Accepted as to forms 1, 2 and 3
this 14 day of NOVEMBER, 1989


SUPERINTENDENT OF REAL ESTATE

SIGNATURES

FAMA HOLDINGS LTD.:
(INCORPORATION NO. 296747)


AUTHORIZED SIGNATORY

AUTHORIZED SIGNATORY

CERTIFICATE OF APPROVAL

SECTION 8 (2) CONDOMINIUM ACT.

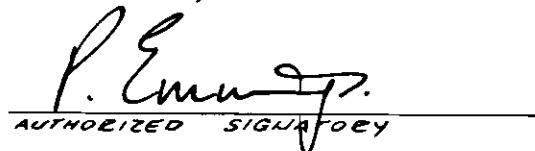
Approved as phase 2 of a 2 phase strata
plan under the Condominium Act.

Dated at Richmond, B.C.
this 7th day of NOVEMBER, 1989


Approving Officer for

The Corporation of the Township of Richmond.

WESTERN BUILDERS CAPITAL LIMITED:
(INCORP. NO. 106876)


AUTHORIZED SIGNATORY

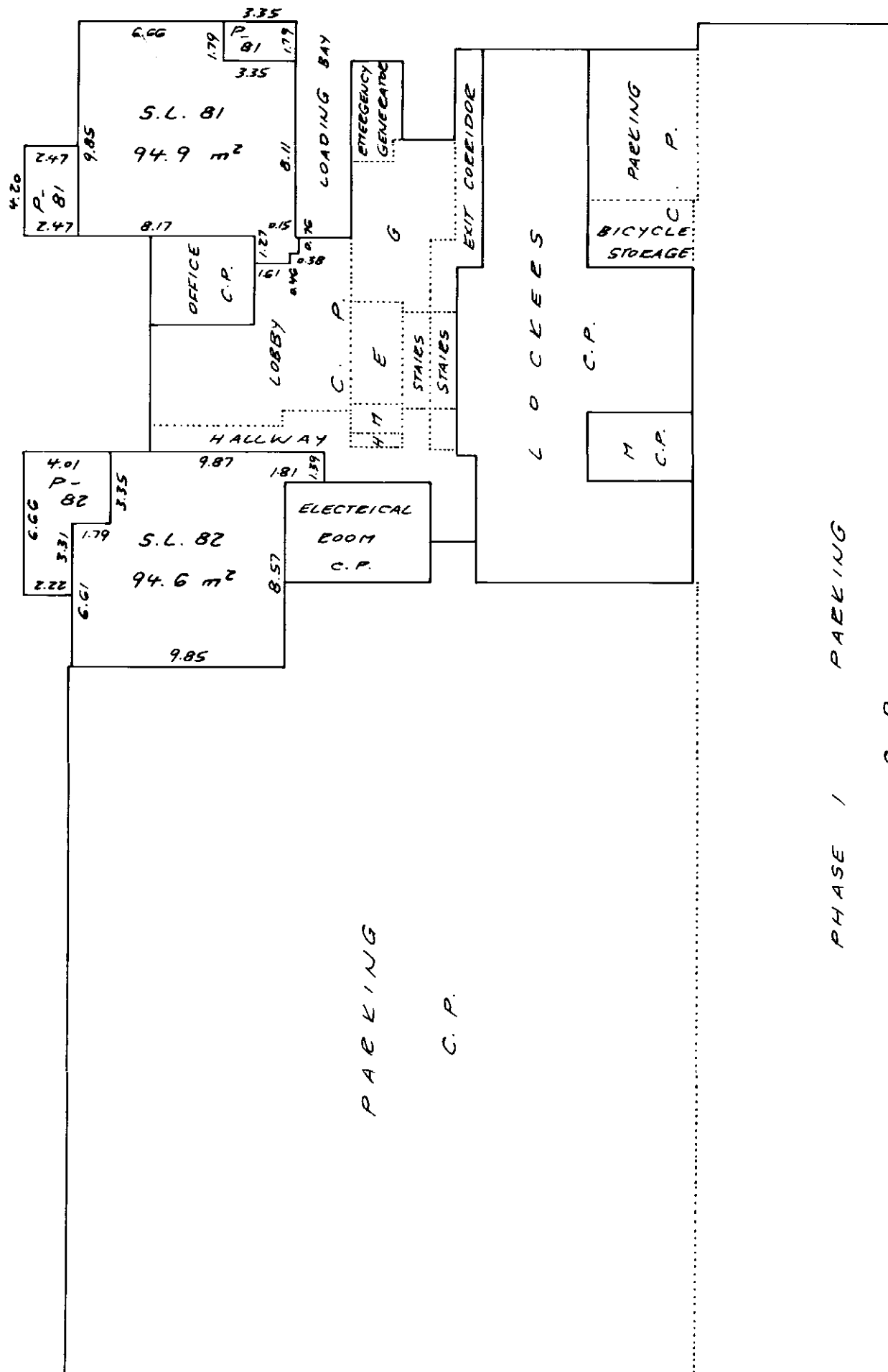
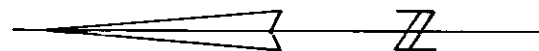
AUTHORIZED SIGNATORY

PHASE 2

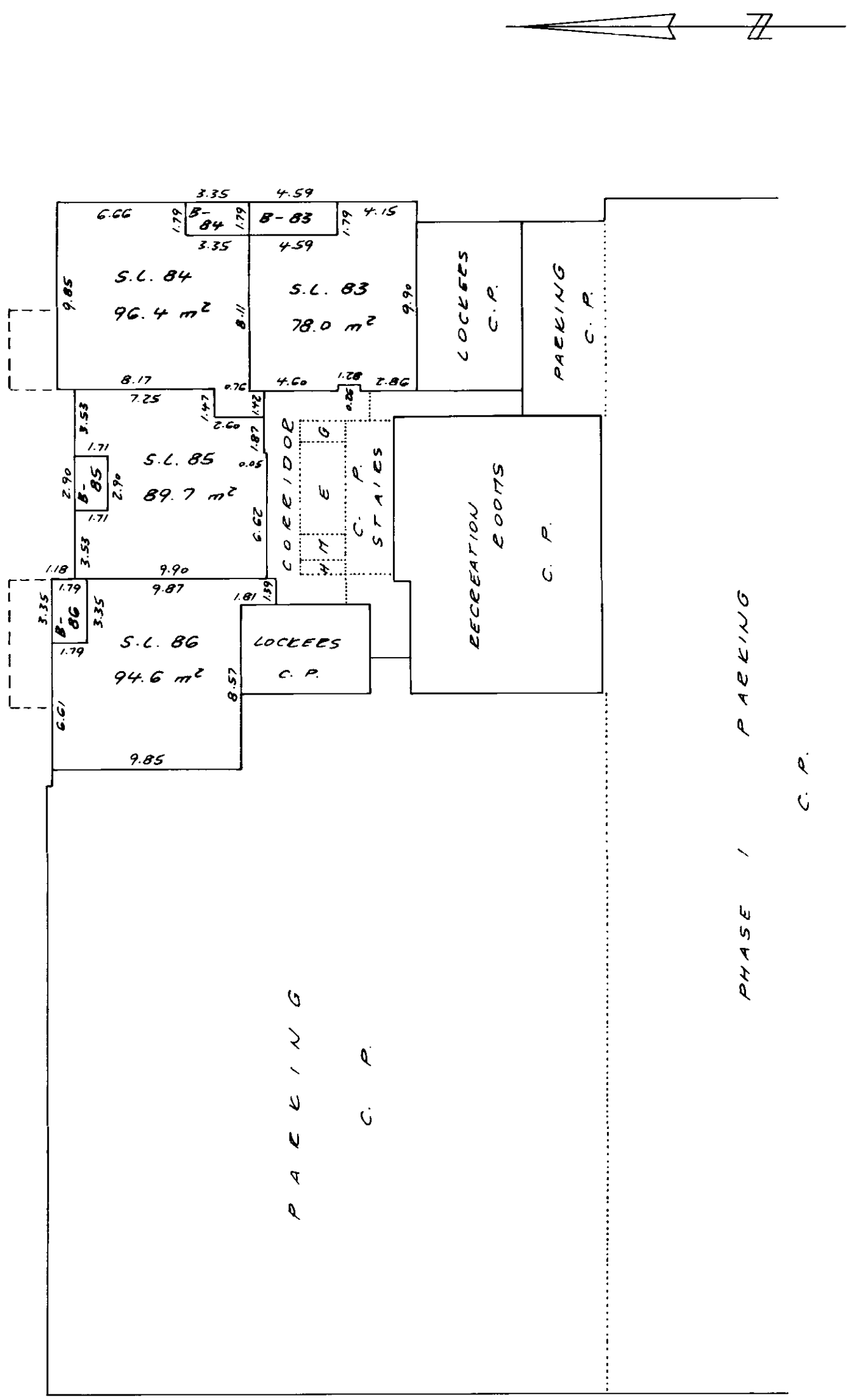
STRATA PLAN NW 2049

FIRST FLOOR

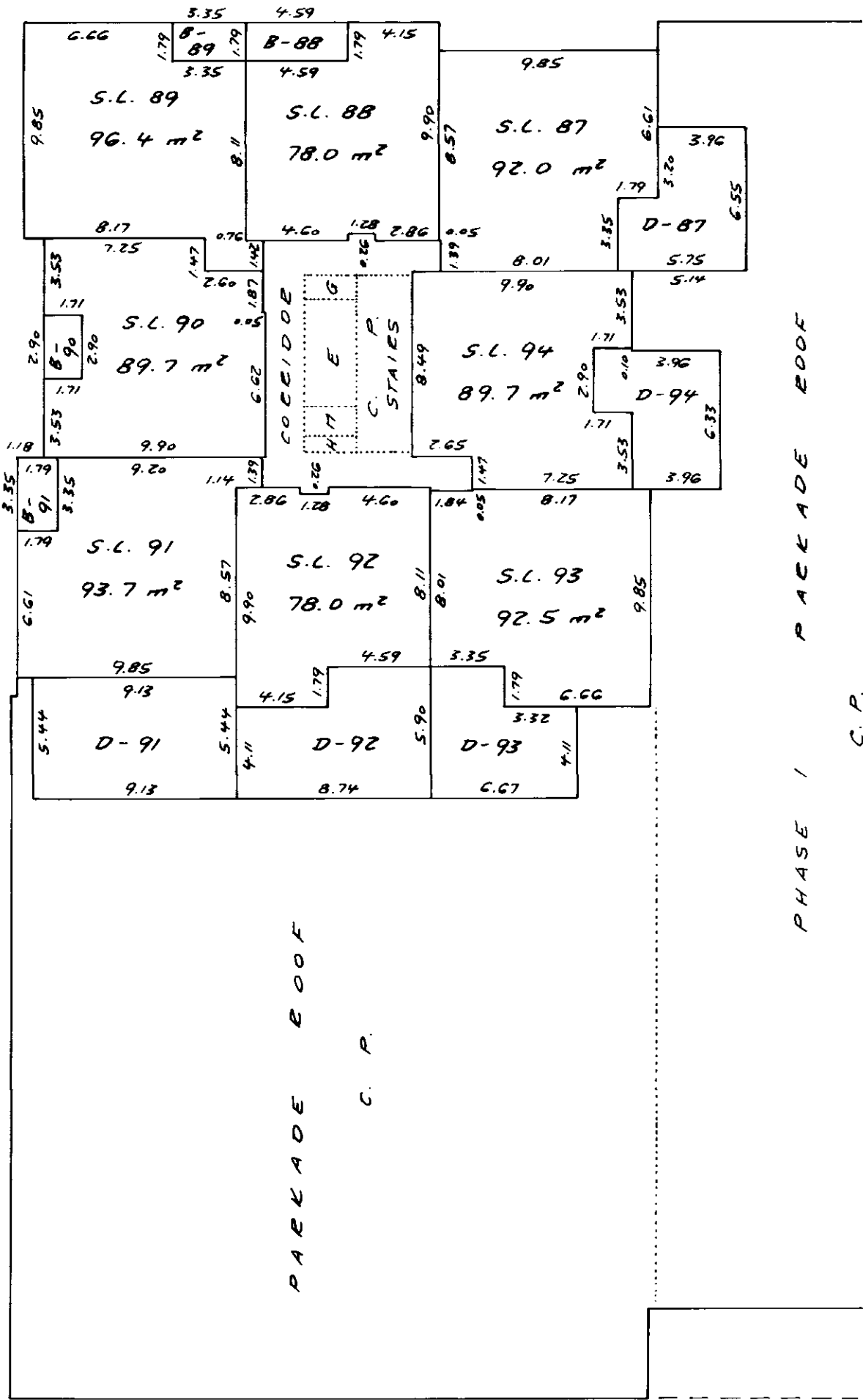
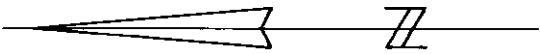
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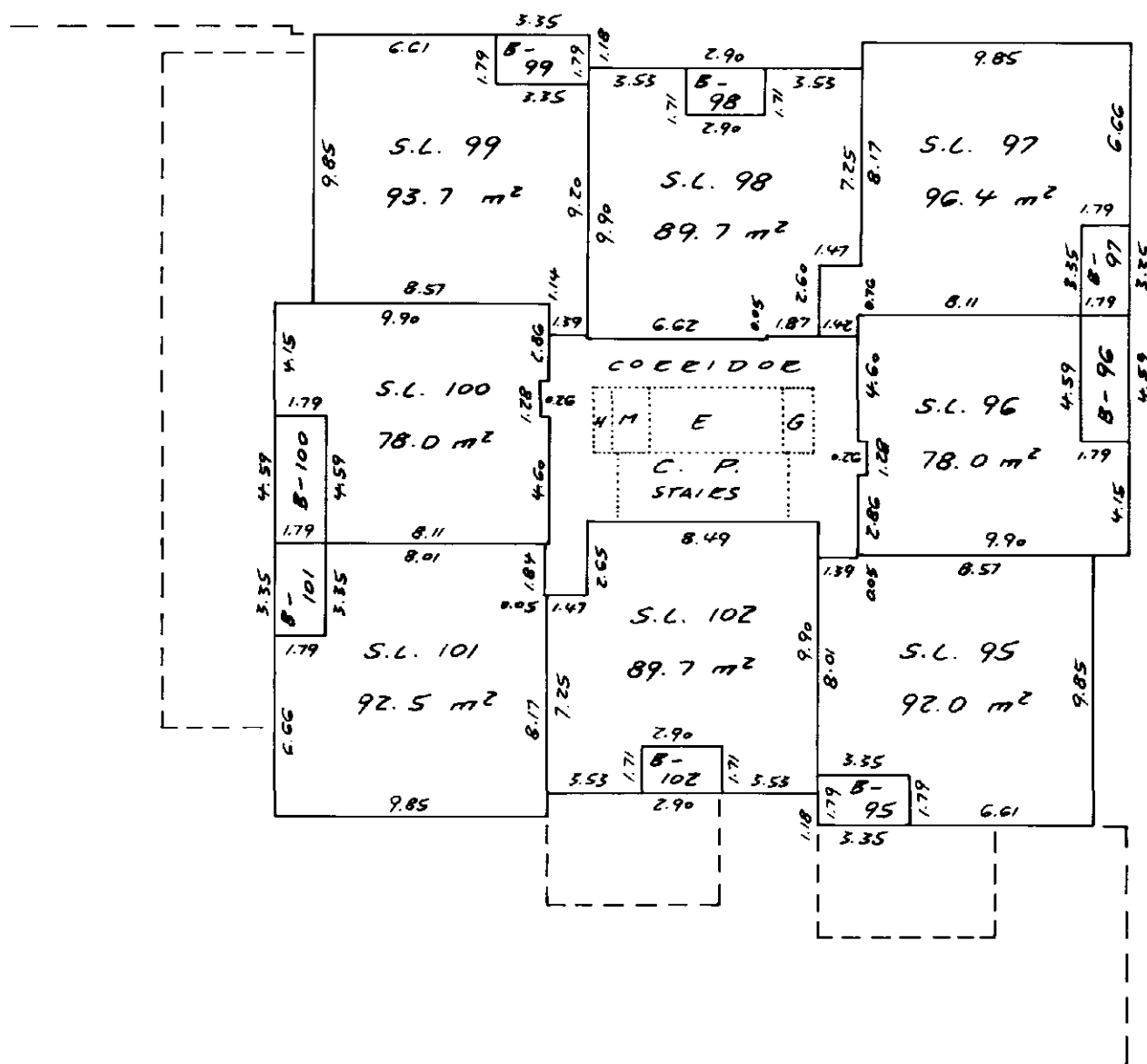
2ND FLOOR



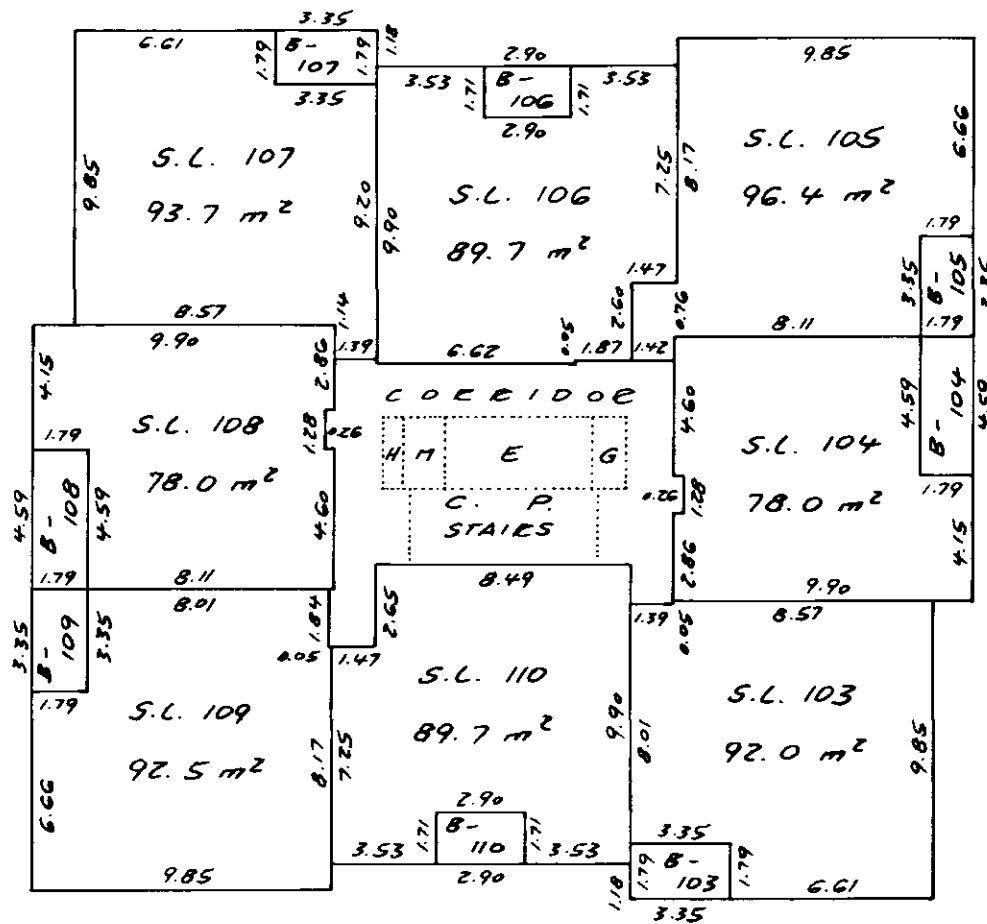
3RD FLOOR



4TH FLOOR



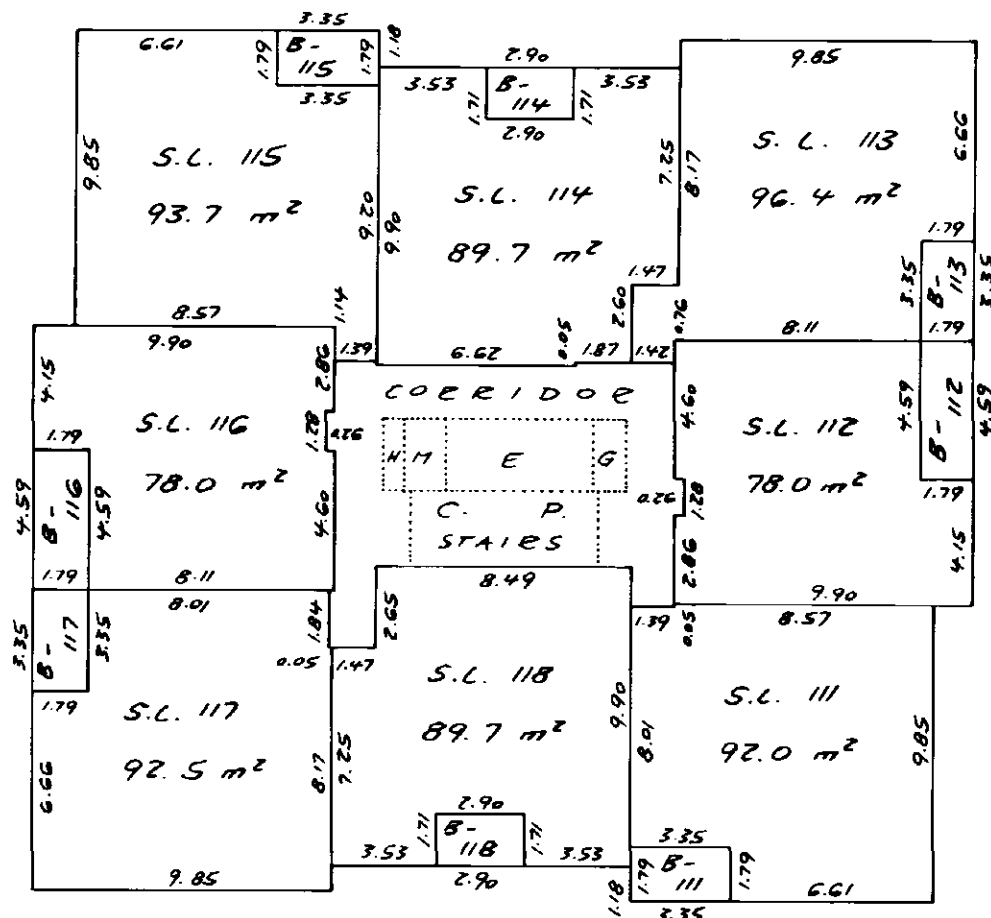
5TH FLOOR



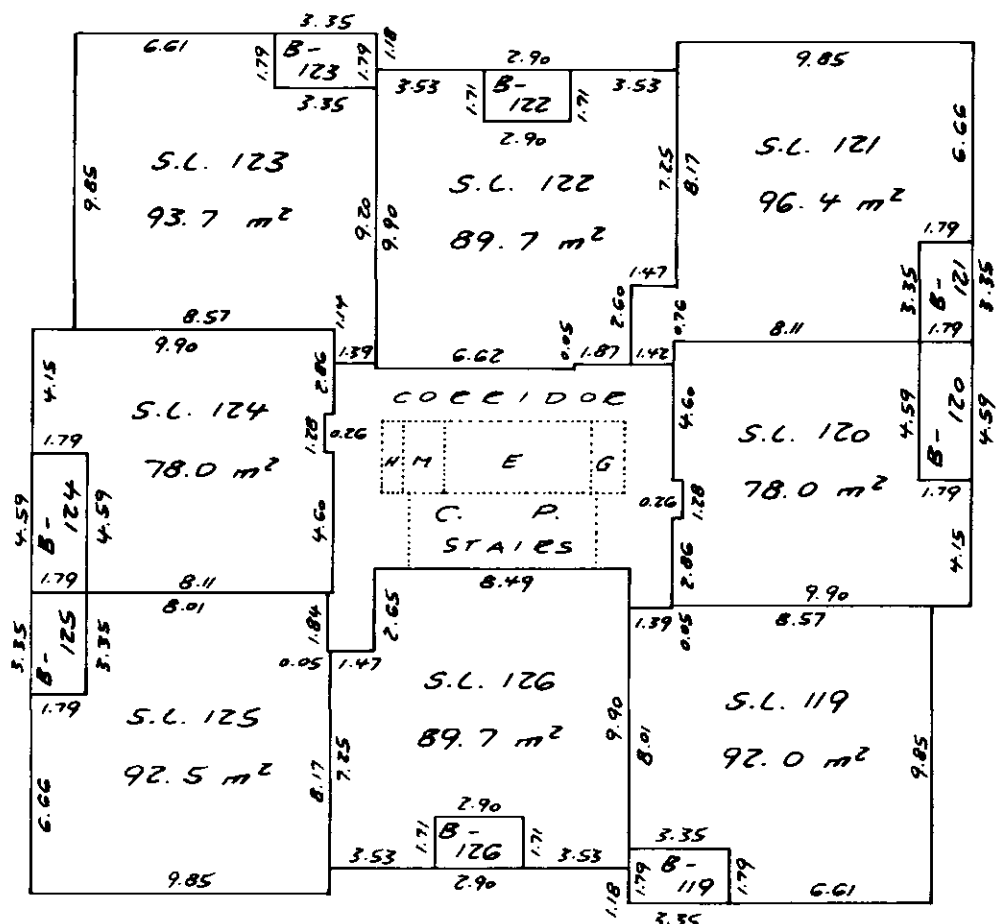
PHASE 2

STRATA PLAN NW 2049

6TH FLOOR



7TH FLOOR



Matson, Peck & Topliss
Surveyors & Engineers
Richmond, B.C. 270-9331

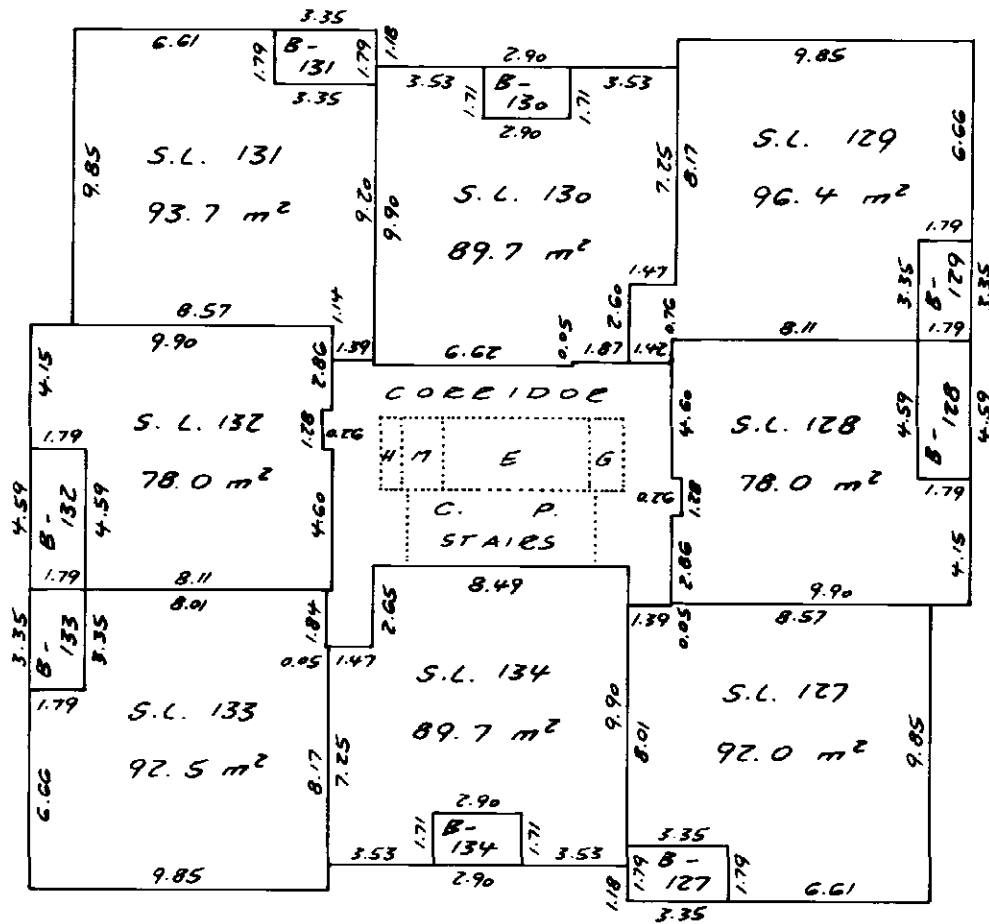
Job N^o R-9133

Date Oct 3/89 RPA. B.C.L.S.

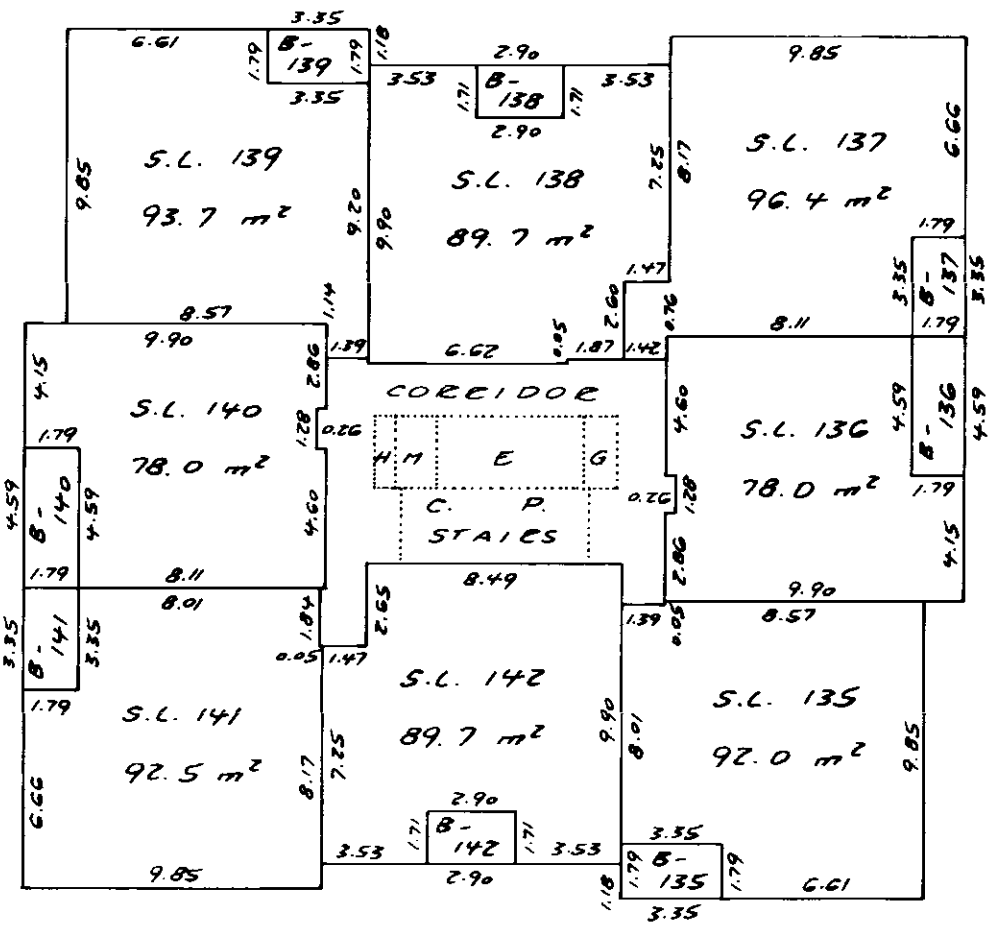
PHASE 2

STRATA PLAN NW 2049

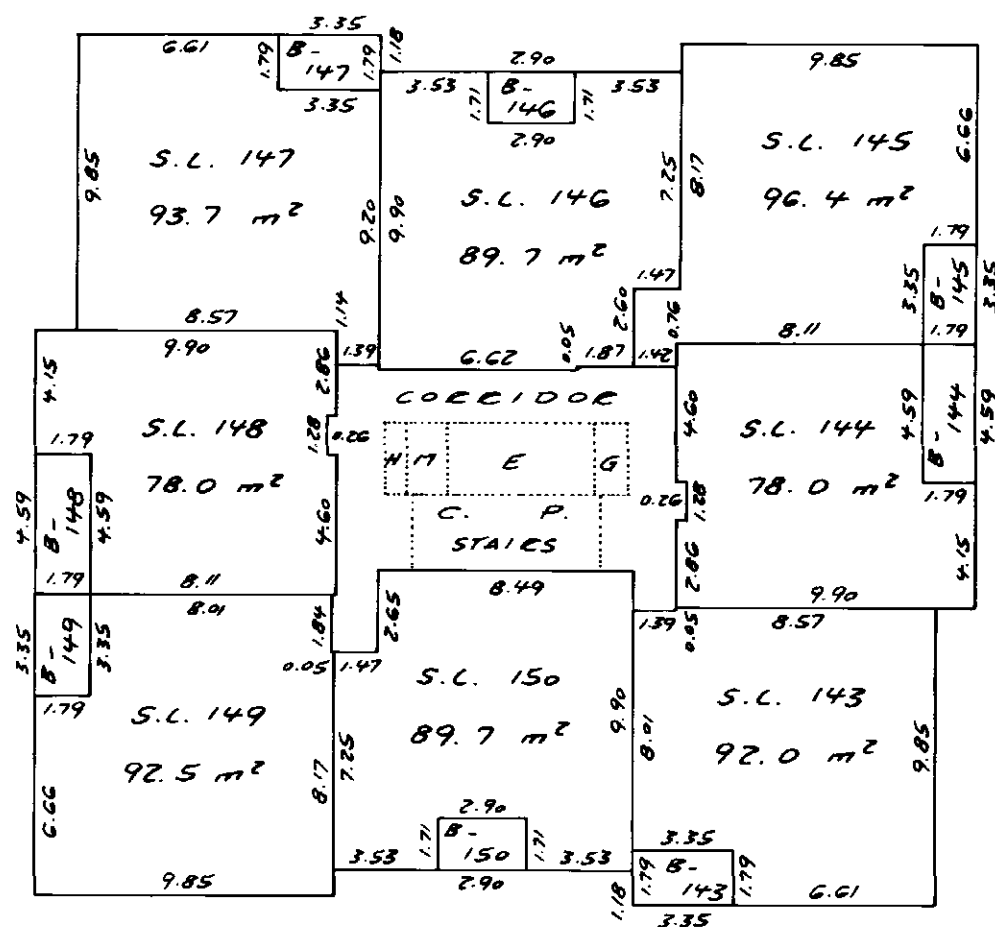
8TH FLOOR



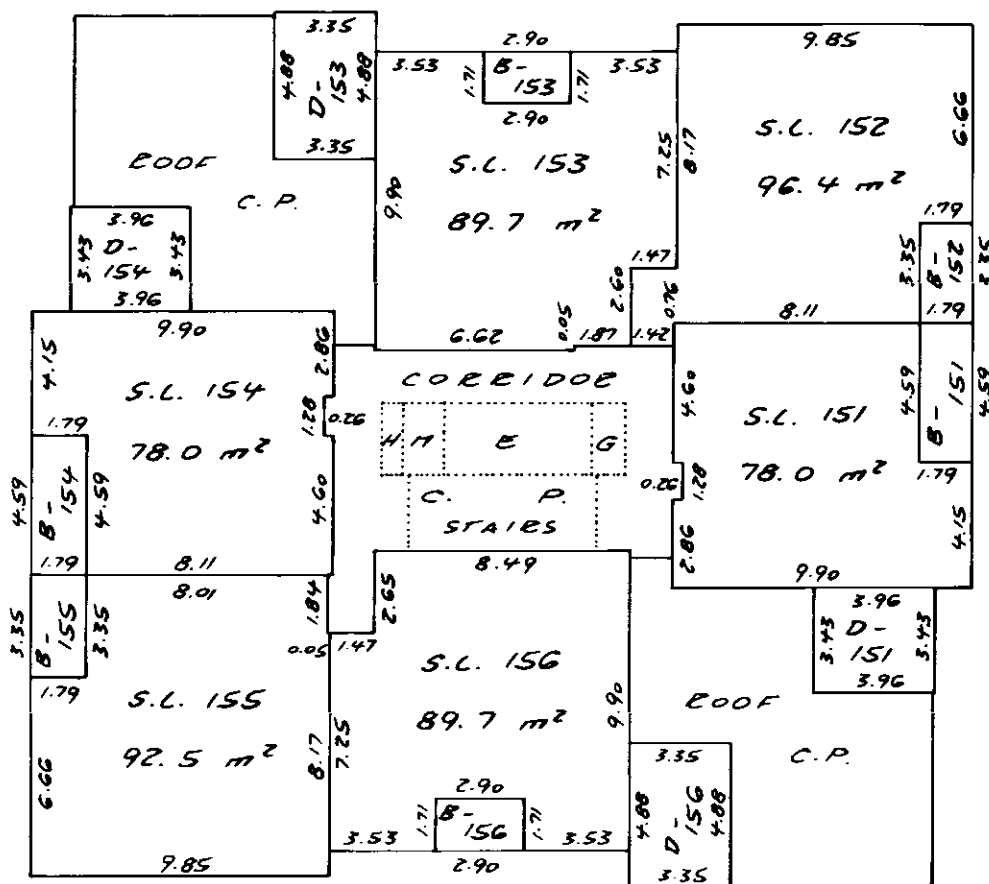
9TH FLOOR



10TH FLOOR



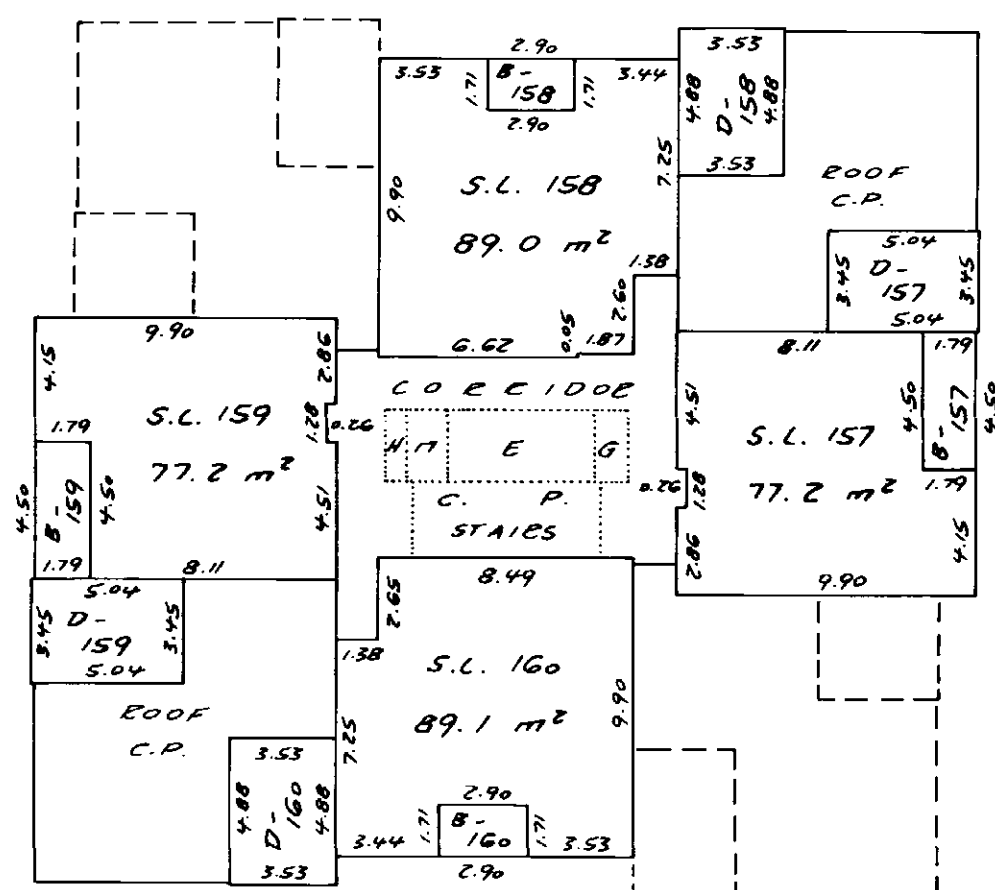
11TH FLOOR



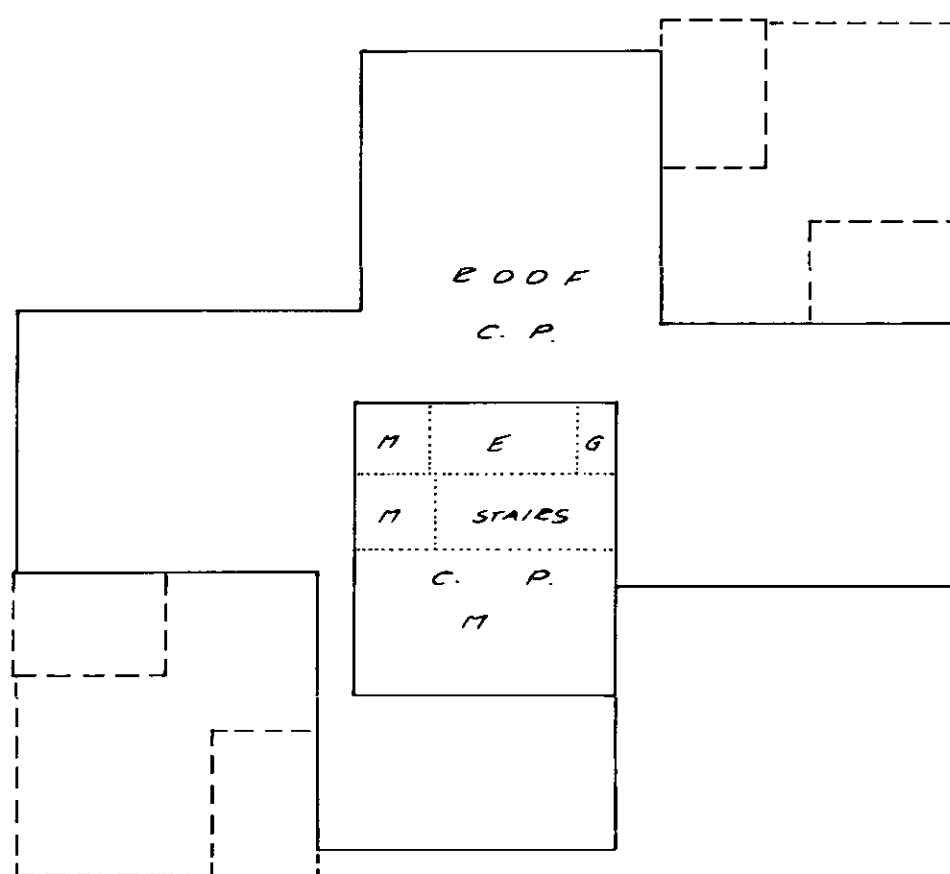
PHASE 2

STRATA PLAN NW 2049

12TH FLOOR



ROOF LEVEL



PHASE 2

STRATA PLAN NW 2049

ELEVATOR MACHINE ROOM C. P.							
G		E		H			
C. P.		C. P.		C. P.			
S. L. 157 D-157		S. L. 158		S. L. 159		ROOF	
S. L. 152		S. L. 153		S. L. 154 D-153 D-154		12TH FLOOR	
S. L. 145		S. L. 146		S. L. 147		11TH FLOOR	
S. L. 137		S. L. 138		S. L. 139		10TH FLOOR	
S. L. 129		S. L. 130		S. L. 131		9TH FLOOR	
S. L. 121		S. L. 122		S. L. 123		8TH FLOOR	
S. L. 113		S. L. 114		S. L. 115		7TH FLOOR	
S. L. 105		S. L. 106		S. L. 107		6TH FLOOR	
S. L. 97		S. L. 98		S. L. 99		5TH FLOOR	
S. L. 89		S. L. 90		S. L. 91		4TH FLOOR	
S. L. 84		S. L. 85		S. L. 86		D-91 PARKADE 3RD FLOOR	
S. L. 81		OFFICE C. P.		LOBBY C. P.		PARKING 2ND FLOOR	
S. L. 82						PARKING 1ST FLOOR	