

# STRATA PLAN OF LOT D SECTION 12 BLOCK 3 NORTH RANGE 7 WEST N. W. D. PLAN LMP 19785

B.C.G.S. 926.015

CITY OF RICHMOND

SCALE 1:1250



## LEGEND:

ALL DIMENSIONS ARE METRIC.

GRID BEARINGS ARE DERIVED FROM OBSERVATIONS BETWEEN CONTROL MONUMENTS 77H4508 AND 77H4814 (MAD 83) INTEGRATED SURVEY AREA NO. 12, RICHMOND.

THIS PLAN SHOWS GROUND LEVEL MEASURED DISTANCES. PRIOR TO COMPUTATION OF U.T.M. CO-ORDINATES MULTIPLY BY MEAN COMBINED FACTOR 0.9996045.

- = CONTROL MONUMENT FOUND
- = IRON POST FOUND
- m<sup>2</sup> = SQUARE METRES
- S.L. = STRATA LOT
- C.P. = COMMON PROPERTY
- EL = ELEVATOR
- E = ELECTRICAL SHAFT/CLOSET
- M = MECHANICAL/VENTILATION SHAFT
- JAN = JANITOR ROOM
- C = PARKING STALL
- P = PATIO
- D = DECK
- S = STORAGE ROOM

NOTE: PARKING STALLS, PATIOS AND DECKS ARE LIMITED COMMON PROPERTY FOR USE OF THE STRATA LOTS INDICATED. (EXAMPLE: C-1, P-1, D-29)

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

JOB NO. R - 11313

FIRST SHEET, SHEET 1 OF 18 SHEETS

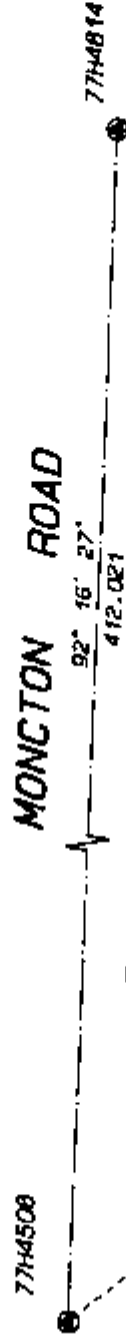
STRATA PLAN LMS 2757

REF. NO. BL130436 - BL130542

STRATA PLAN LMS 2757 deposited and registered in the Land Title Office at New Westminster, B.C. This 15th day of April, 1997.

Assistant Deputy Registrar

THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT.



ANDREWS ROAD

NO. 2 ROAD

D

PLAN LMP 19785

REM. 1

PLAN LMP 30154

STRATA PLAN LMS 2668

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

The Owners  
Strata Plan LMS 2757  
c/o FRASER & BEATTY  
35th Floor

400 WEST BROADWAY STREET

JUNCTION FOR STRATA CORP

MAIL ADDRESS

SEE STRATA PLAN

CIVIC ADDRESS

GENERAL INDEX

5800 ANDREWS ROAD

RICHMOND, B.C.

NAME OF DEVELOPMENT:

THE VILLAS AT SOUTHCOTE

I, J. STEPHEN CAMPBELL, of Port Coquitlam, 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 14th day of March, 1997

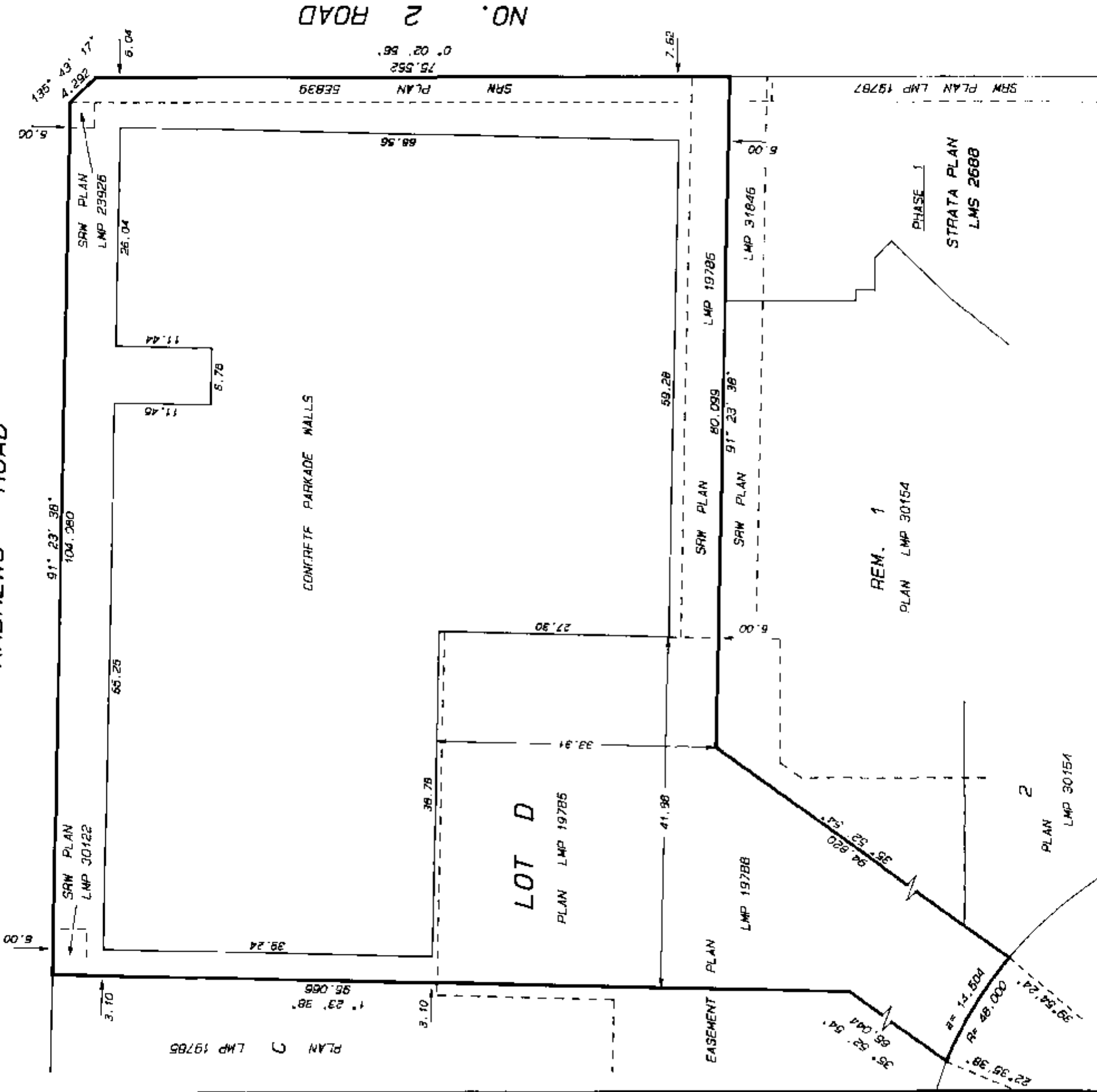
*Stephen Campbell* B.C.L.S.

SCALE 1: 500



STRATA PLAN LMS 2757

ANDREWS ROAD



**MATSON, PECK & TOPLISS**  
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JOB NO. A - 11313

B.C.L.S.

DATE 14/03/97 

STRATA PLAN LMS 2757

CONDOMINIUM ACT.

| LOT NO. | SHEET NO. | FORM 1                          | FORM 2                                   | FORM 3                       |
|---------|-----------|---------------------------------|------------------------------------------|------------------------------|
|         |           | SCHEDULE OF<br>UNIT ENTITLEMENT | SCHEDULE OF<br>INTEREST UPON DESTRUCTION | SCHEDULE OF<br>VOTING RIGHTS |
| 1       | 8         | 100                             | 2084                                     | 1                            |
| 2       | 8         | 100                             | 2084                                     | 1                            |
| 3       | 8         | 98                              | 2094                                     | 1                            |
| 4       | 8         | 97                              | 2094                                     | 1                            |
| 5       | 8         | 98                              | 2114                                     | 1                            |
| 6       | 8         | 58                              | 1854                                     | 1                            |
| 7       | 8         | 101                             | 2244                                     | 1                            |
| 8       | 8         | 91                              | 1896                                     | 1                            |
| 9       | 8         | 70                              | 1346                                     | 1                            |
| 10      | 8         | 100                             | 1855                                     | 1                            |
| 11      | 8         | 98                              | 1876                                     | 1                            |
| 12      | 8         | 98                              | 1716                                     | 1                            |
| 13      | 8         | 100                             | 1716                                     | 1                            |
| 14      | 8         | 132                             | 2386                                     | 1                            |
| 15      | 9         | 68                              | 1306                                     | 1                            |
| 16      | 9         | 74                              | 1406                                     | 1                            |
| 17      | 9         | 129                             | 2529                                     | 1                            |
| 18      | 9         | 100                             | 1829                                     | 1                            |
| 19      | 9         | 98                              | 1829                                     | 1                            |
| 20      | 9         | 97                              | 1829                                     | 1                            |
| 21      | 9         | 100                             | 1829                                     | 1                            |
| 22      | 9         | 70                              | 1459                                     | 1                            |
| 23      | 9         | 82                              | 1889                                     | 1                            |
| 24      | 9         | 83                              | 2052                                     | 1                            |
| 25      | 9         | 70                              | 1832                                     | 1                            |
| 26      | 9         | 100                             | 2082                                     | 1                            |
| 27      | 9         | 98                              | 2072                                     | 1                            |
| 28      | 9         | 114                             | 2392                                     | 1                            |
| 29      | 10        | 100                             | 2034                                     | 1                            |
| 30      | 10        | 100                             | 2034                                     | 1                            |
| 31      | 10        | 98                              | 2044                                     | 1                            |
| 32      | 10        | 97                              | 2044                                     | 1                            |
| 33      | 10        | 98                              | 2064                                     | 1                            |
| 34      | 10        | 58                              | 1814                                     | 1                            |
| 35      | 10        | 103                             | 2184                                     | 1                            |
| 36      | 10        | 94                              | 1846                                     | 1                            |
| 37      | 10        | 70                              | 1296                                     | 1                            |
| 38      | 10        | 100                             | 1656                                     | 1                            |
| 39      | 10        | 98                              | 1666                                     | 1                            |
| 40      | 10        | 98                              | 1656                                     | 1                            |
| 41      | 10        | 100                             | 1656                                     | 1                            |
| 42      | 10        | 139                             | 2336                                     | 1                            |
| 43      | 11        | 76                              | 1336                                     | 1                            |
| 44      | 11        | 74                              | 1336                                     | 1                            |
| 45      | 11        | 129                             | 2479                                     | 1                            |
| 46      | 11        | 100                             | 1879                                     | 1                            |
| 47      | 11        | 98                              | 1879                                     | 1                            |
| 48      | 11        | 97                              | 1879                                     | 1                            |
| 49      | 11        | 100                             | 1879                                     | 1                            |
| 50      | 11        | 70                              | 1409                                     | 1                            |
| 51      | 11        | 94                              | 1949                                     | 1                            |
| 52      | 11        | 85                              | 1992                                     | 1                            |
| 53      | 11        | 70                              | 1482                                     | 1                            |
| 54      | 11        | 100                             | 2012                                     | 1                            |
| 55      | 11        | 98                              | 2012                                     | 1                            |
| 56      | 11        | 114                             | 2332                                     | 1                            |
| 57      | 12        | 100                             | 2104                                     | 1                            |
| 58      | 12        | 100                             | 2104                                     | 1                            |
| 59      | 12        | 98                              | 2114                                     | 1                            |
| 60      | 12        | 97                              | 2114                                     | 1                            |

MATSON, PECK & TOPLISS  
SURVEYORS AND ENGINEERS  
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(fax) 270-4137

JOB NO. R - 11313

DATE 14/03/97 *PL* B.C.L.S.

## STRATA PLAN LMS 2757

CONDOMINIUM ACT.

| LOT NO.   | SHEET NO. | FORM 1                          | FORM 2                                   | FORM 3                       |
|-----------|-----------|---------------------------------|------------------------------------------|------------------------------|
|           |           | SCHEDULE OF<br>UNIT ENTITLEMENT | SCHEDULE OF<br>INTEREST UPON DESTRUCTION | SCHEDULE OF<br>VOTING RIGHTS |
| 61        | 12        | 99                              | 2134                                     | 1                            |
| 62        | 12        | 88                              | 1584                                     | 1                            |
| 63        | 12        | 103                             | 2284                                     | 1                            |
| 64        | 12        | 94                              | 1906                                     | 1                            |
| 65        | 12        | 70                              | 1366                                     | 1                            |
| 66        | 12        | 100                             | 1736                                     | 1                            |
| 67        | 12        | 98                              | 1736                                     | 1                            |
| 68        | 12        | 98                              | 1736                                     | 1                            |
| 69        | 12        | 100                             | 1726                                     | 1                            |
| 70        | 12        | 138                             | 2396                                     | 1                            |
| 71        | 13        | 76                              | 1406                                     | 1                            |
| 72        | 13        | 74                              | 1426                                     | 1                            |
| 73        | 13        | 129                             | 2639                                     | 1                            |
| 74        | 13        | 100                             | 1949                                     | 1                            |
| 75        | 13        | 98                              | 1949                                     | 1                            |
| 76        | 13        | 97                              | 1949                                     | 1                            |
| 77        | 13        | 100                             | 1949                                     | 1                            |
| 78        | 13        | 70                              | 1469                                     | 1                            |
| 79        | 13        | 94                              | 2009                                     | 1                            |
| 80        | 13        | 85                              | 2062                                     | 1                            |
| 81        | 13        | 70                              | 1552                                     | 1                            |
| 82        | 13        | 100                             | 2062                                     | 1                            |
| 83        | 13        | 98                              | 2062                                     | 1                            |
| 84        | 13        | 114                             | 2402                                     | 1                            |
| 85        | 14        | 87                              | 2134                                     | 1                            |
| 86        | 14        | 91                              | 2184                                     | 1                            |
| 87        | 14        | 89                              | 2164                                     | 1                            |
| 88        | 14        | 88                              | 2164                                     | 1                            |
| 89        | 14        | 90                              | 2184                                     | 1                            |
| 90        | 14        | 124                             | 3064                                     | 1                            |
| 91        | 14        | 112                             | 2676                                     | 1                            |
| 92        | 14        | 91                              | 1786                                     | 1                            |
| 93        | 14        | 89                              | 1786                                     | 1                            |
| 94        | 14        | 89                              | 1786                                     | 1                            |
| 95        | 14        | 91                              | 1786                                     | 1                            |
| 96        | 14        | 97                              | 1876                                     | 1                            |
| 97        | 15        | 97                              | 1876                                     | 1                            |
| 98        | 15        | 108                             | 2389                                     | 1                            |
| 99        | 15        | 91                              | 1999                                     | 1                            |
| 100       | 15        | 69                              | 1999                                     | 1                            |
| 101       | 15        | 88                              | 1999                                     | 1                            |
| 102       | 15        | 91                              | 1999                                     | 1                            |
| 103       | 15        | 126                             | 2699                                     | 1                            |
| 104       | 15        | 121                             | 2862                                     | 1                            |
| 105       | 15        | 91                              | 2132                                     | 1                            |
| 106       | 15        | 88                              | 2132                                     | 1                            |
| 107       | 15        | 105                             | 2462                                     | 1                            |
| AGGREGATE |           | 10219                           | 208959                                   | 107                          |

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JOB NO. R - 11313

DATE 14/03/97



B.C.L.S.

## STRATA PLAN LMS 2757

CONDOMINIUM ACT.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 27 day of March, 19 97

[Signature]  
A Commissioner for  
taking affidavits within B.C.

[Signature]  
WARRER WARR

CERTIFICATE UNDER SECTION 8 (1)  
CONDOMINIUM ACT.

I, J. Stephen Campbell, of Port Coquitlam, B.C., British Columbia Land Surveyor, hereby certify that the building shown in this strata plan has not, as of the 14th day of March, 1997 been previously occupied.

Dated at Richmond, B.C.  
this 14th day of March, 19 97

[Signature] J. Stephen Campbell, B.C.L.S.

The CITY OF RICHMOND, the holder of covenants BH379503, BH379527, BH379546 and BK268624 hereby consent to the deposit of this plan.

Dated this 7th day of APRIL, 19 97 A.D.  
Execution Date.

Officer Signature:

[Signature]  
PAUL KENDRICK  
City Solicitor  
5911 No. 3 Road  
Richmond, B.C. V6Y 2C1

The CITY OF RICHMOND  
by its authorized signatories:

[Signature]  
GREGORY C. HALSEY-BRANDT  
Mayor  
Authorized Signatory

[Signature]  
RICHARD MCKENNA  
City Clerk  
Authorized Signatory

MATSON, PECK & TOPLISS  
SURVEYORS AND ENGINEERS  
210-8171 COOK ROAD  
RICHMOND, B.C. V6Y 3T6  
(ph) 270-9391  
(fax) 270-4137

The MINISTRY OF ENVIRONMENT, LANDS AND PARKS,  
the holder of covenant BH379503 hereby consent  
to the deposit of this plan.

Dated this 7 day of MAY, 1997 A.D.

[Signature]  
Minister of Environment, Lands and Parks  
or his duly authorized designate.

JOB NO. R - 11313

DATE 14/03/97 [Signature] B.C.L.S.

Accepted as to forms 1, 2 and 3  
this 10 day of April, 19 97

[Signature]  
SUPERINTENDENT OF REAL ESTATE

## SIGNATURES

WITNESSES:

[Signature]  
WITNESS to which  
LORETTA S. N. KELSK  
Occupation: Lawyer & Solicitor  
ADDRESS: 1500-1040 West Georgia St.  
Vancouver B.C. V6E 4T6  
Telephone: (604) 681-4163

OWNER:  
SOUTHCOTE DEVELOPMENT LTD.  
(INCORPORATION NO. 481060)  
[Signature]  
CONFRED WARR  
AUTHORIZED SIGNATORY

MORTGAGEE:

THE TORONTO-DOMINION BANK  
by its authorized signatory:

[Signature]  
BRUCE H. SHIRKOFF  
SR. VICE-PRESIDENT, MORTGAGES  
AUTHORIZED SIGNATORY

[Signature]  
WITNESS to which  
MORTGAGE SERVICING OFFICER  
OCCUPATION:  
55 KING ST. W. 22ND FLOOR  
ADDRESS:  
TORONTO, ONT.

The registered owners designated hereon  
hereby declare that they have entered into  
a covenant in favour of Her Majesty the Queen  
in right of the Province of British Columbia,  
as represented by the Minister of Environment,  
Lands and Parks under Section 215 of the  
Land Title Act.

Approved under section 82  
of the Land Title Act

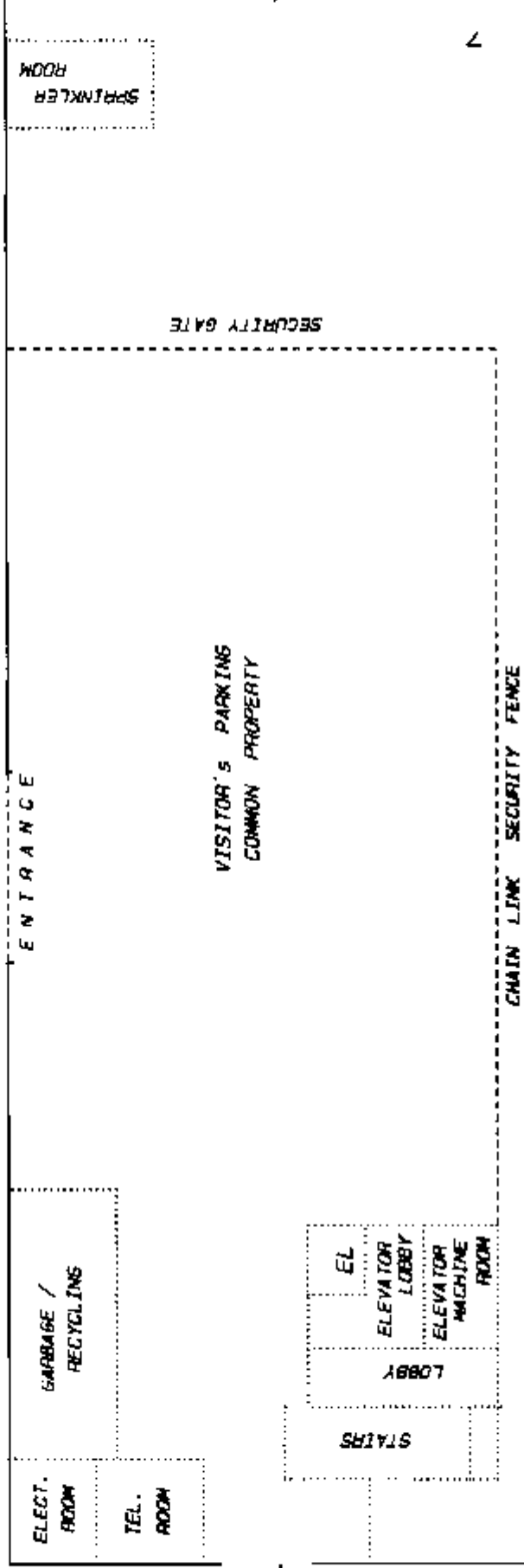
Dated this 29 day of April, 19 97

[Signature]  
Minister of Environment, Lands and Parks  
or his duly authorized designate

SCALE 1:250



STRATA PLAN LMS 2757



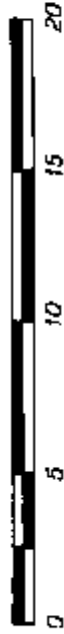
FOR CONTINUATION - SEE SHEET 7

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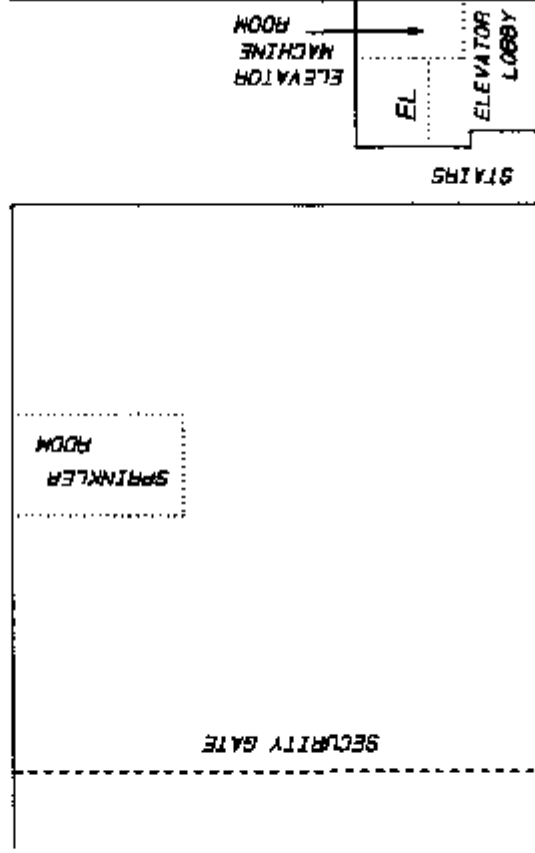
JOB NO. R - 11313

DATE 14/03/97 *SP* B.C.L.S.

SCALE 1:250



STRATA PLAN LMS 2757



FOR CONTINUATION SEE SHEET 6

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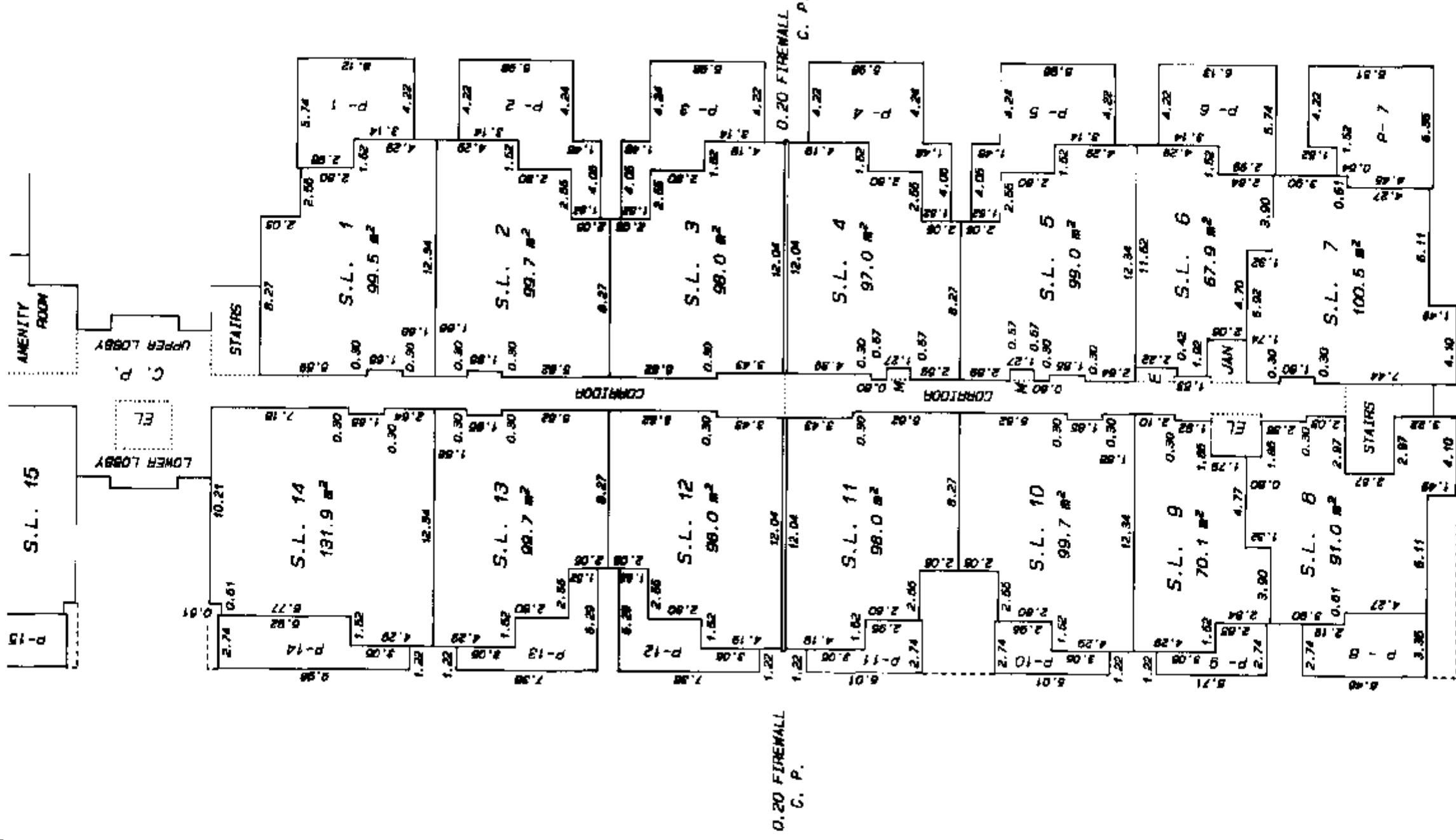
DATE 14/03/97 *EL* B.C.L.S.



FOR CONTINUATION

13315

## STRATA PLAN LMS 2757



**MATSON, PECK & TOPLISS**  
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JOB NO. R - 11313

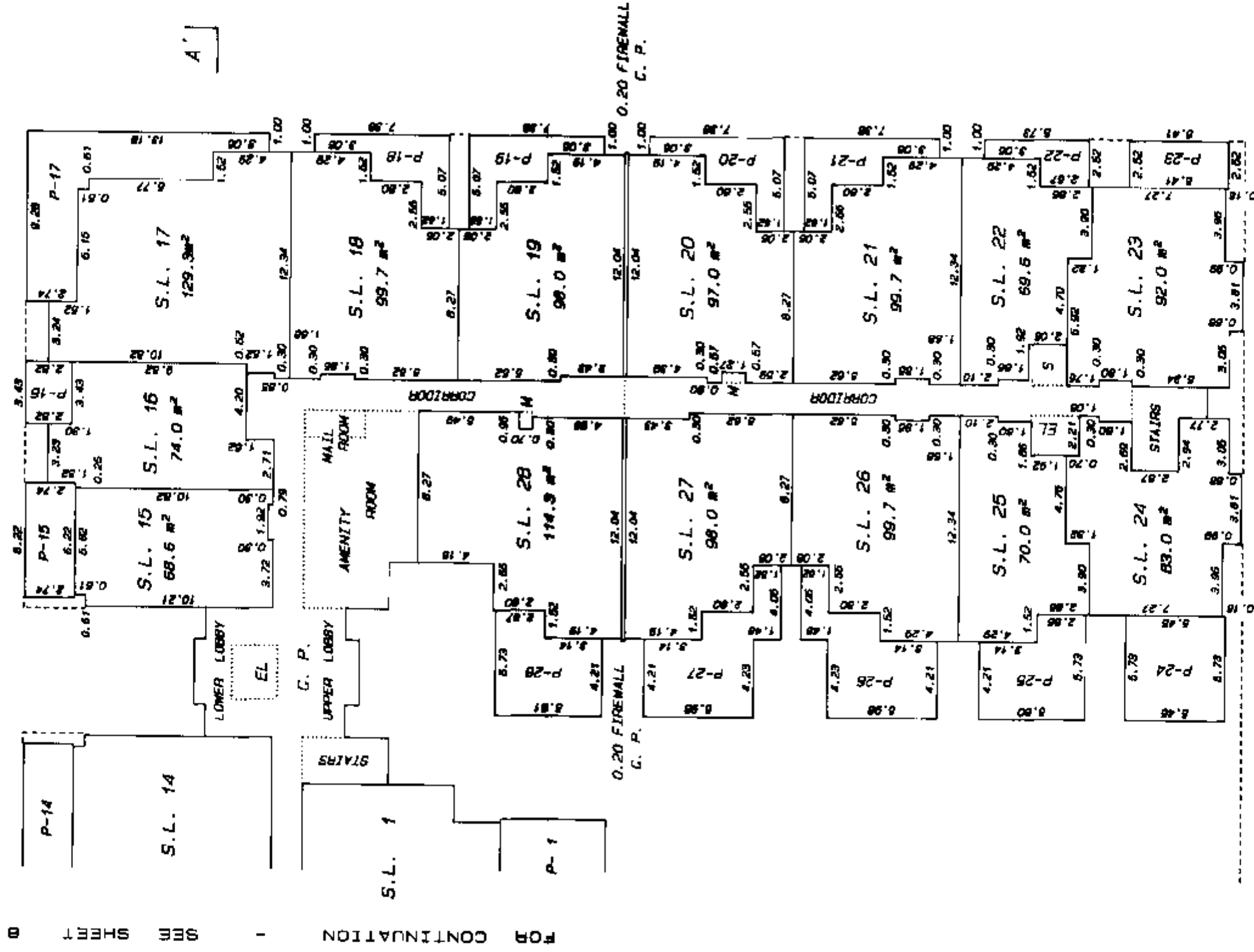
DATE 14/03/97

5.7.3.8

SCALE 1:250



STRATA PLAN LMS 2757



MATSON, PECK & TOPLISS  
SURVEYORS AND ENGINEERS  
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JOB NO. R - 11313

DATE 14/03/97

*SL*  
B.C.L.S.

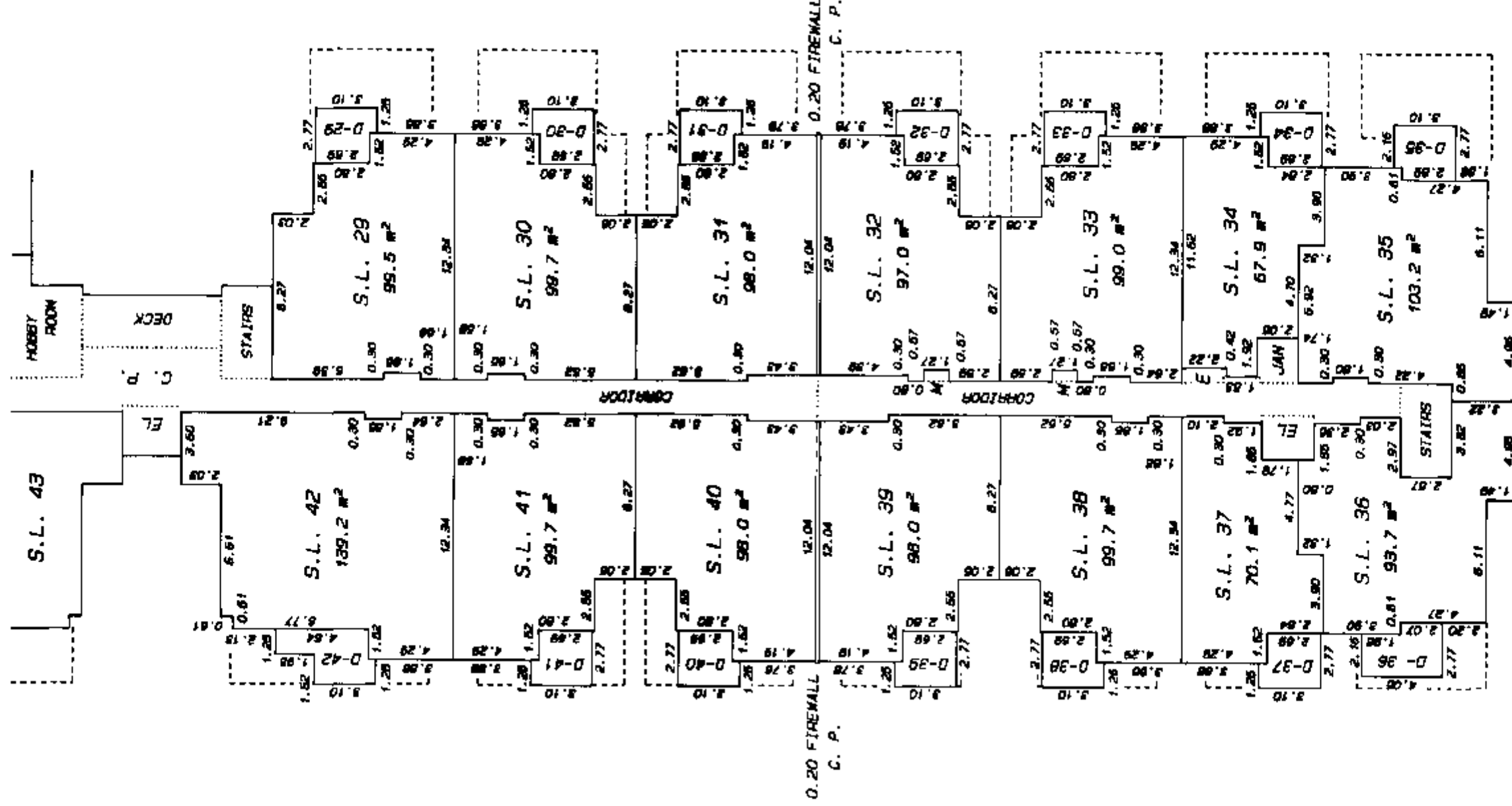
SCALE 1:250



STRATA PLAN LMS 2757

FOR CONTINUATION

SEE SHEET 11



MATSON, PECK & TOPLISS  
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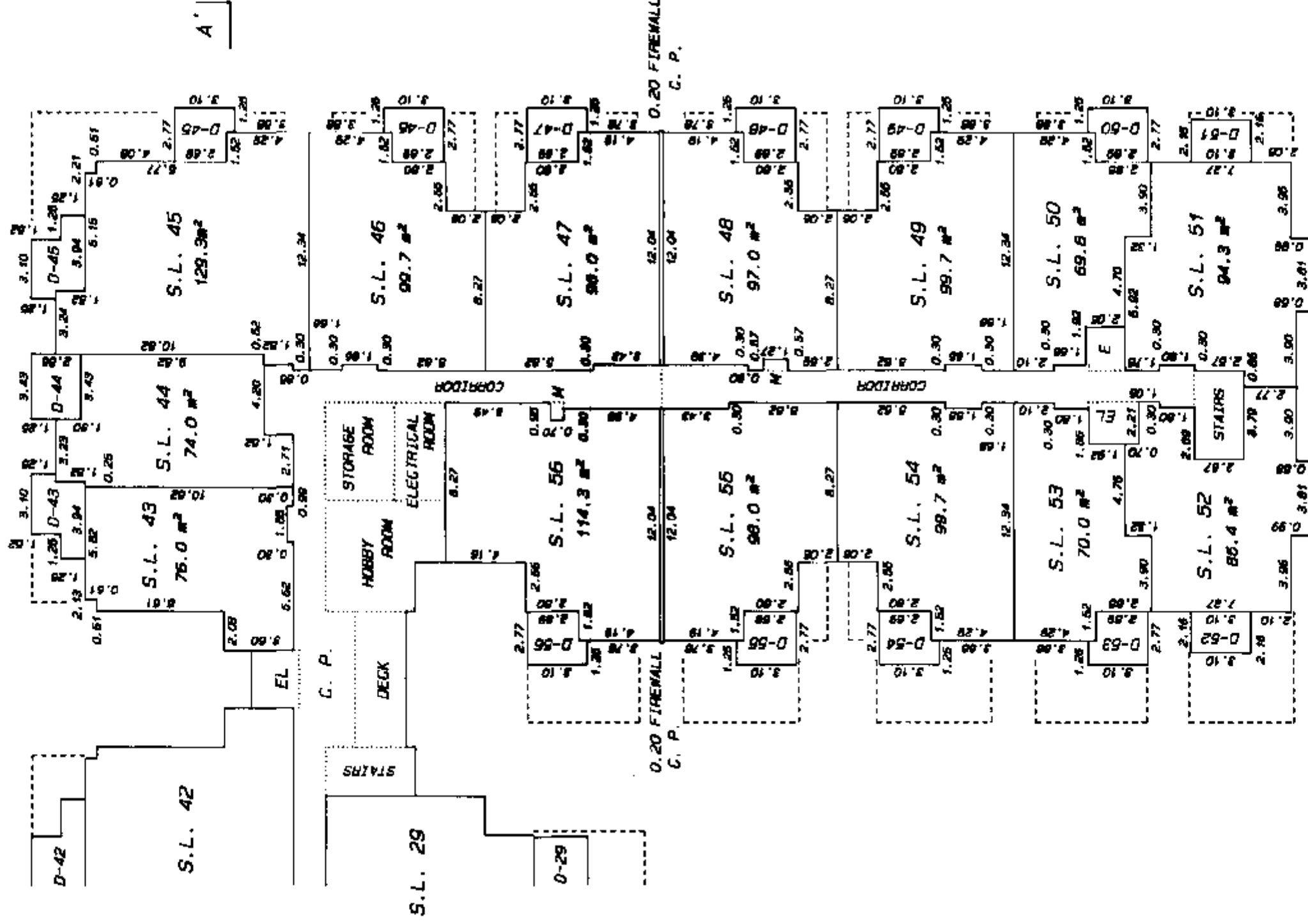
JOB NO. R - 11313

DATE 14/03/97

B.C.L.S.



FOR CONTINUATION  
SEE SHEET 10



MATSON, PECK & TOPLISS  
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(dn) 270-8881  
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JOB NO. R - 11313

DATE 14/03/97 *SL* B.C.L.S.

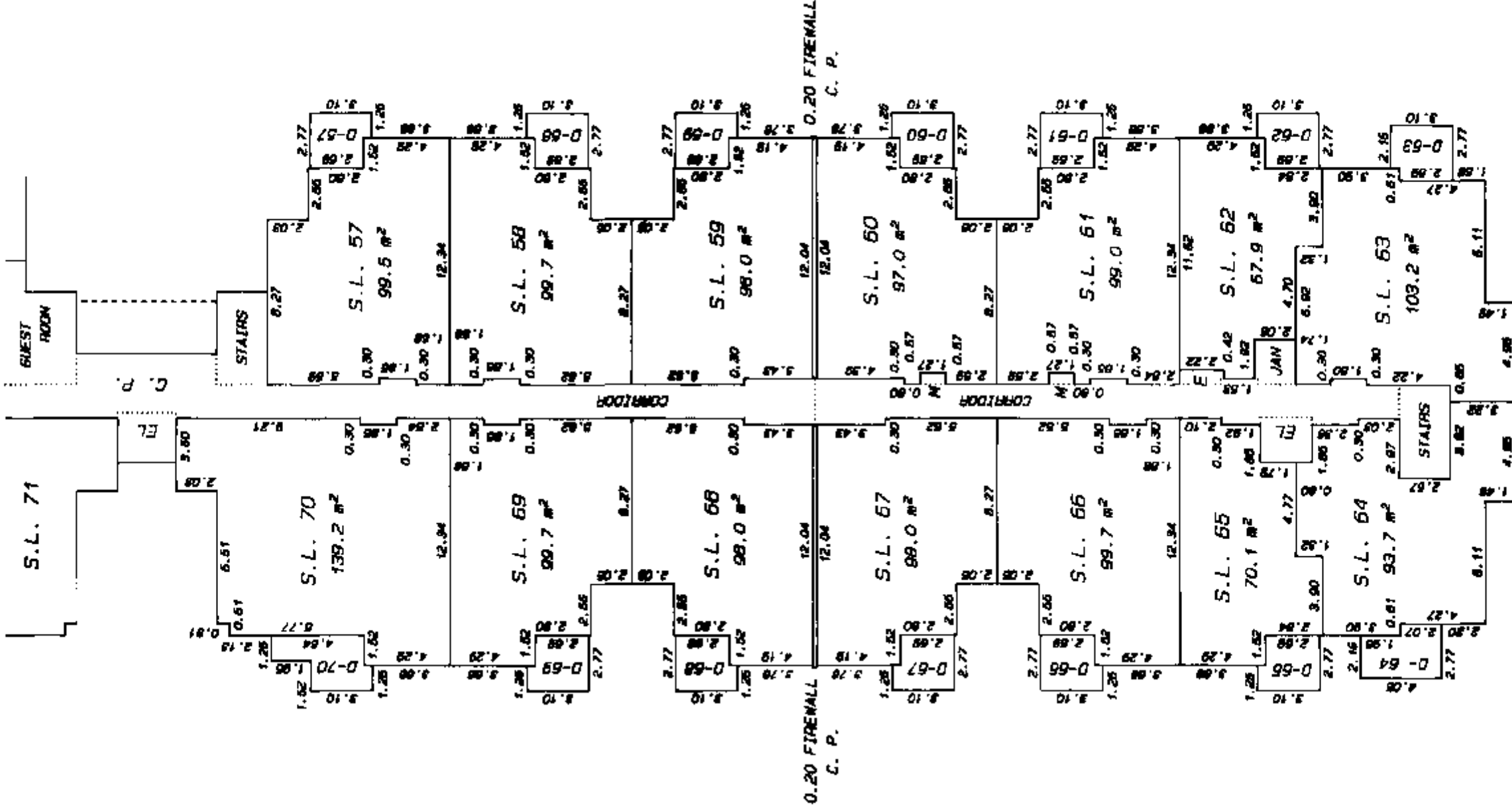
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STRATA PLAN LMS 2757

FOR CONTINUATION

SEE SHEET 13

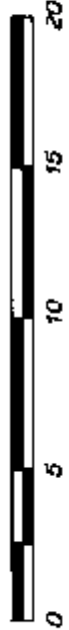


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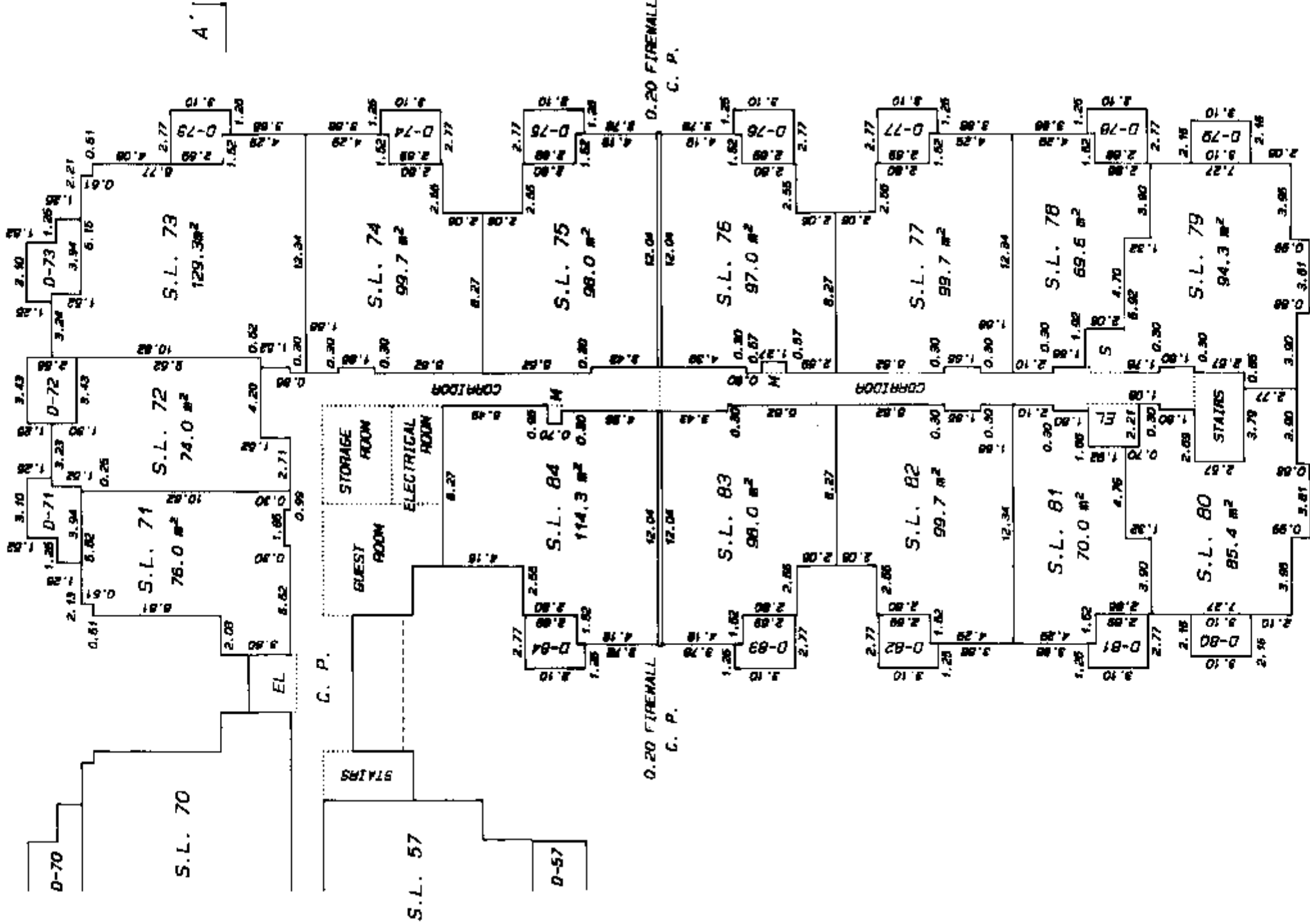
DATE 14/03/97 *SL* B.C.L.S.

SCALE 1:250



SEE SHEET 12

A



FOR CONTINUATION

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SC. B.C.L.S.

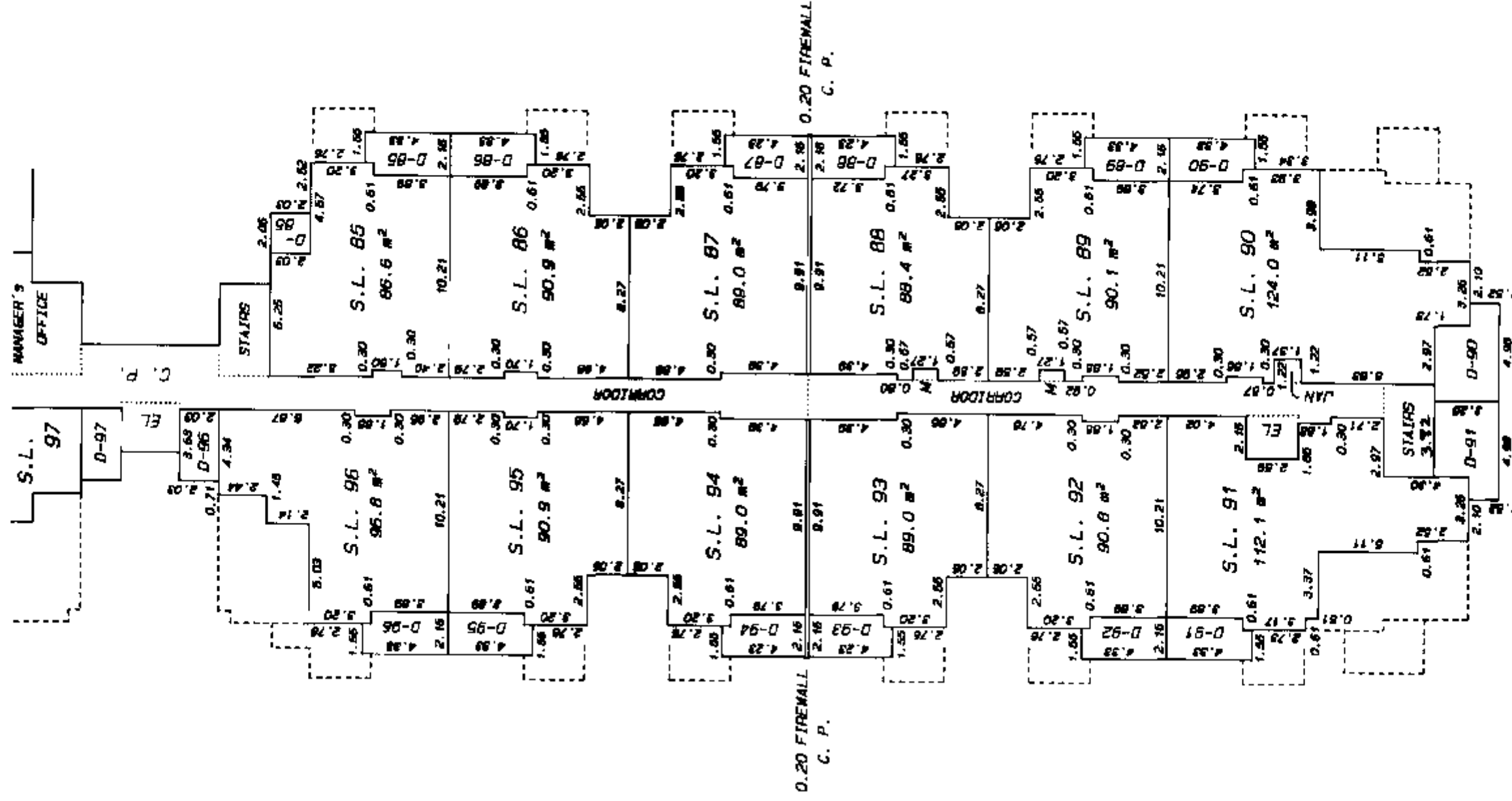
SCALE 1: 250



FOR CONTINUATION

SEE SHEET 15

STRATA PLAN LMS 2757

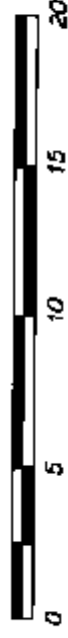


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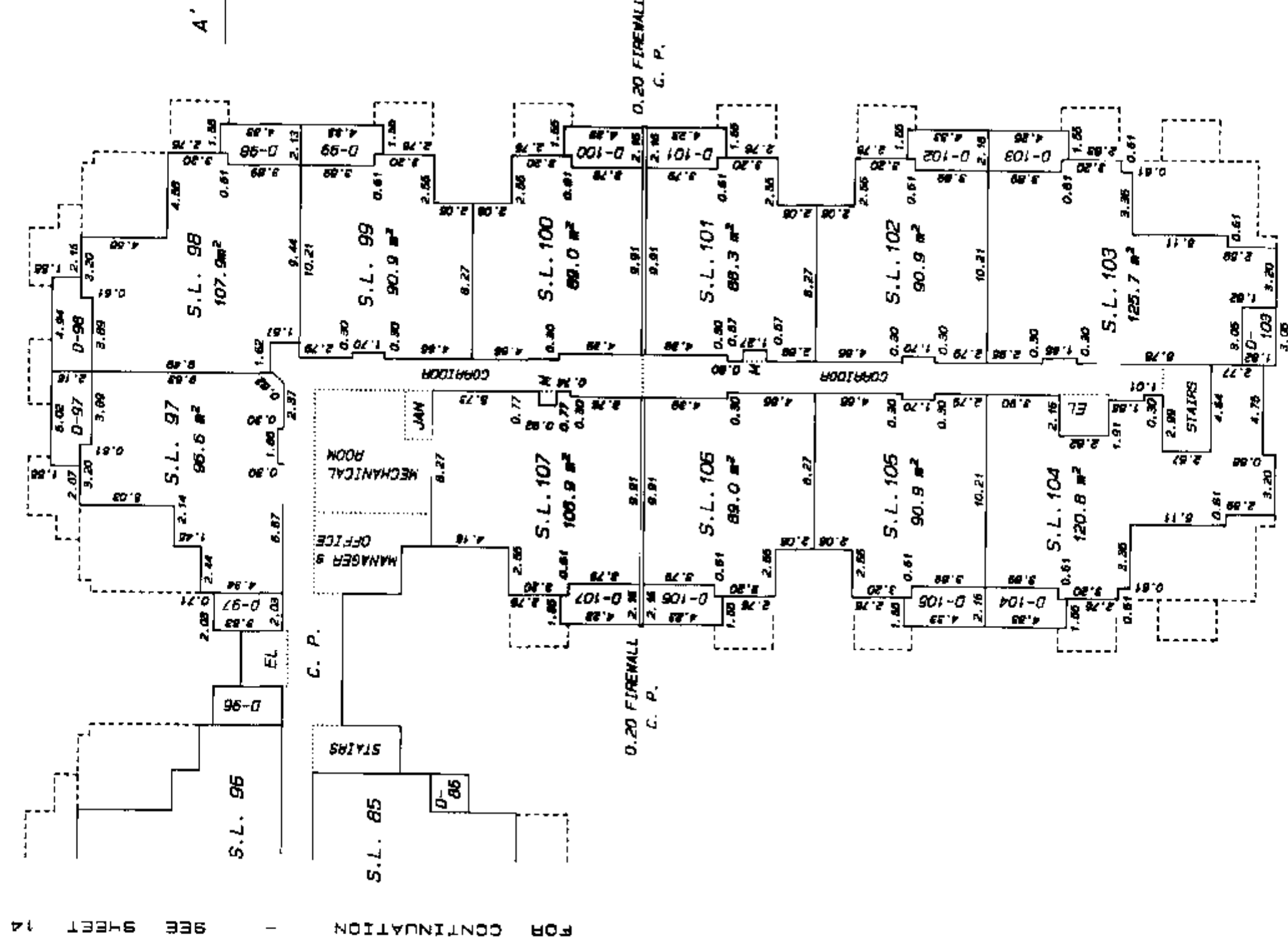
JOB NO. A - 11313

DATE 14/03/97 SL B.C.L.S.

SCALE 1:250



STRATA PLAN LMS 2757



MATSON, PECK & TOPLISS  
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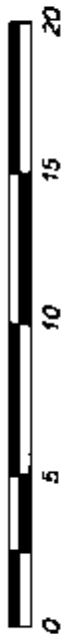
DATE 14/03/97 SC B.C.L.S.

SHEET 16 OF 18 SHEETS

STRATA PLAN LMS 2757

SECTIONS

SCALE 1:250



PARKING LEVEL  
LEVEL 1  
LEVEL 2  
LEVEL 3  
LEVEL 4

PARKING LEVEL  
LEVEL 1  
LEVEL 2  
LEVEL 3  
LEVEL 4

|                            |          |          |          |         |         |         |
|----------------------------|----------|----------|----------|---------|---------|---------|
| COMMON PROPERTY<br>PARKING |          |          |          |         |         |         |
| S.L. 23                    | S.L. 22  | S.L. 21  | S.L. 20  | S.L. 19 | S.L. 18 | S.L. 17 |
| S.L. 51                    | S.L. 50  | S.L. 49  | S.L. 48  | S.L. 47 | S.L. 46 | S.L. 45 |
| S.L. 79                    | S.L. 78  | S.L. 77  | S.L. 76  | S.L. 75 | S.L. 74 | S.L. 73 |
| S.L. 103                   | S.L. 102 | S.L. 101 | S.L. 100 | S.L. 99 | S.L. 98 |         |

|                  |         |                  |         |                  |  |
|------------------|---------|------------------|---------|------------------|--|
| PARKING<br>C. P. |         | PARKING<br>C. P. |         | PARKING<br>C. P. |  |
| S.L. 13          | S.L. 14 | S.L. 15          | S.L. 16 | S.L. 17          |  |
| S.L. 41          | S.L. 42 | S.L. 43          | S.L. 44 | S.L. 45          |  |
| S.L. 69          | S.L. 70 | S.L. 71          | S.L. 72 | S.L. 73          |  |
| S.L. 95          | S.L. 96 | S.L. 97          | S.L. 98 |                  |  |

|                            |         |         |         |         |         |         |
|----------------------------|---------|---------|---------|---------|---------|---------|
| COMMON PROPERTY<br>PARKING |         |         |         |         |         |         |
| S.L. 8                     | S.L. 9  | S.L. 10 | S.L. 11 | S.L. 12 | S.L. 13 | S.L. 14 |
| S.L. 36                    | S.L. 37 | S.L. 38 | S.L. 39 | S.L. 40 | S.L. 41 | S.L. 42 |
| S.L. 64                    | S.L. 65 | S.L. 66 | S.L. 67 | S.L. 68 | S.L. 69 | S.L. 70 |
| S.L. 91                    | S.L. 92 | S.L. 93 | S.L. 94 | S.L. 95 | S.L. 96 |         |

SECTION B - B'

SECTION A - A'

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

JOB NO. A - 11313

DATE 14/03/97  
B.C.L.S.

RECORD OF BY-LAWS AND ORDERS, ETC. ETC.

**MATSON, PECK & IOPLISS**  
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DATE 14/03/97

AL. B.C.L.S.

**DEALINGS AFFECTING THE COMMON PROPERTY.**

**MATSON, PECK & TOPLISS**  
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JOB NO. R - 11313

DATE 14/03/97 B.C.L.S.