STRATA PLAN OF LOT 122, SECTION 17, BLOCK 4 N, RANGE 6 W, PLAN 63178, NEW WESTMINSTER DISTRICT

STRATA PLAN NW1942

DEPOSITED AND REGISTERED IN THE LAND TITLE OFFICE AT NEW WESTMINSTER, B.C.
THIS 5th DAY OF October ,1982.

ASSISTANT DEPUTY REGISTRAR

Ref. RD 168054-E

THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT.

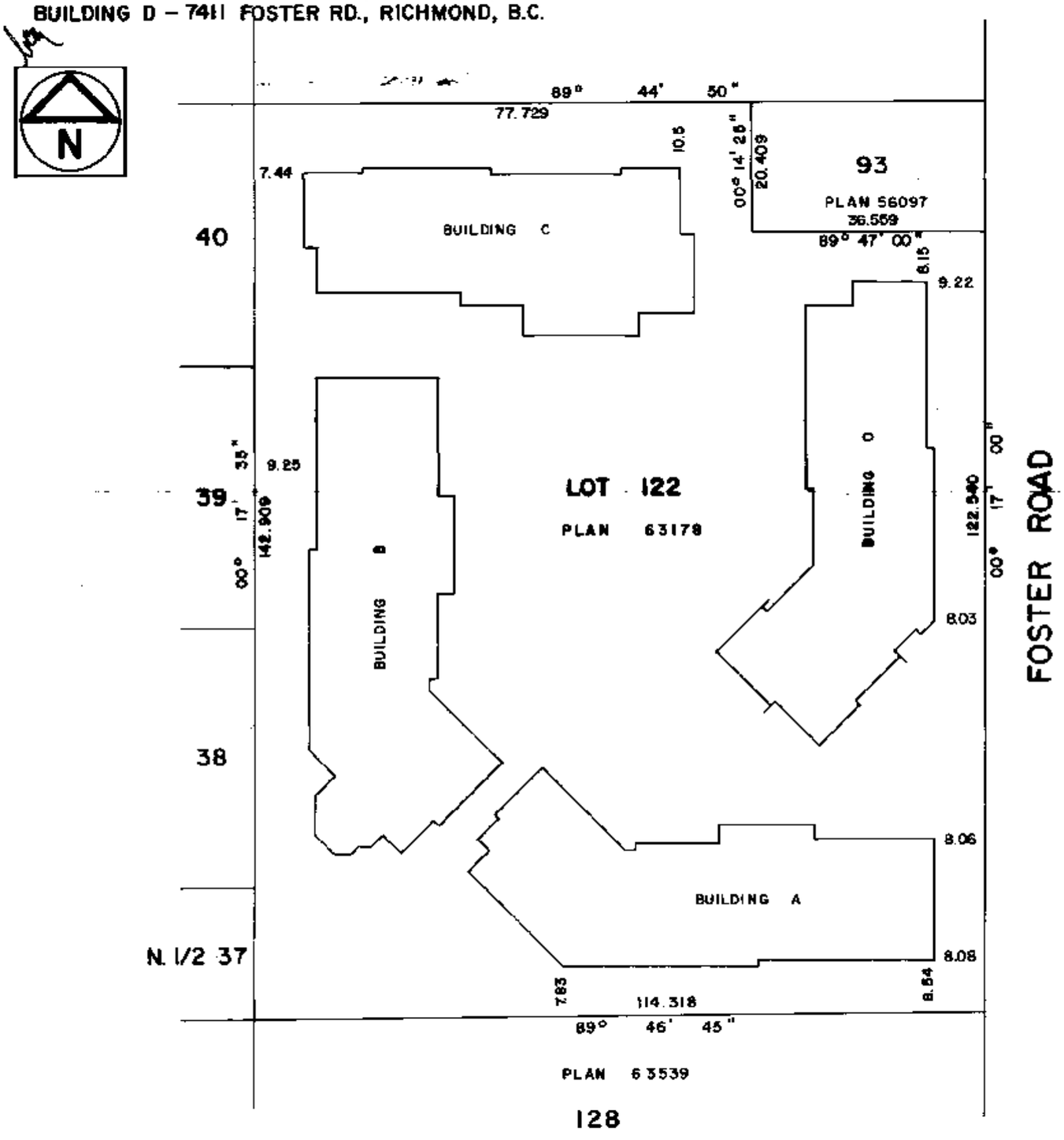
SCALE - 1:750

0 5 10 20 30 40

ALL DISTANCES IN METRES

CIVIC ADDRESS

BUILDING A - 7471 FOSTER RD., RICHMOND, B.C.
BUILDING B - 7451 FOSTER RD., RICHMOND, B.C.
BUILDING C - 7431 FOSTER RD., RICHMOND, B.C.
BUILDING D - 7411 FOSTER RD., RICHMOND, B.C.



LEGEND

L.C.P.	INDICATES	LIMITED COMMON PROPERTY
s.q.m.	"	SQUARE METER
S.L.	"	STRATA LOT
PT.	"	PART
©	"	COMMON PROPERTY
D	"	DECK
P	"	PATIO
S	"	STAIRS
H	"	HALL
E	"	ELEVATOR
V	"	VENT AND IS COMMON PROPERTY

INDICATES TYPICAL BAY WINDOW

FOR MAILING ADDRESS OF THE STRATA CORPORATION SEARCH THE STRATA PLAN GENERAL INDEX

THE ADDRESS FOR SERVICE OF DOCUMENTS ON THE STRATA CORPORATION IS: THE OWNER'S STRATA PLAN NW1942

~~STRAND DEVELOPMENT CORPORATION~~
~~2560 - 650 W. GEORGIA ST.~~
~~VANCOUVER, B.C.~~

I, ALLAN OLSEN, OF THE CITY OF WHITE ROCK, A BRITISH COLUMBIA LAND SURVEYOR, HEREBY CERTIFY THAT THE BUILDING ERECTED ON THE PARCEL DESCRIBED ABOVE IS WHOLLY WITHIN THE EXTERNAL BOUNDARIES OF THAT PARCEL.

Allan Olsen.
B. C. L. S.

DATED AT WHITE ROCK, B.C.
THIS 20 DAY OF AUGUST ,1982.

985-81 | ALLAN OLSEN BRITISH COLUMBIA LAND SURVEYORS | 208-1548 JOHNSTON ROAD, WHITE ROCK, B.C. | PHONE: 531-4067

FILED NWMS1942 T10168 2006-02-28-11.32.51.077472

STRATA PLAN NW1942

NEW DEVELOPMENT CERTIFICATE

I, ALLAN OLSEN, A BRITISH COLUMBIA LAND SURVEYOR, HEREBY CERTIFY THAT THE BUILDING SHOWN IN THIS STRATA PLAN HAS NOT, AS OF THE 30 DAY OF JULY, 1982, BEEN PREVIOUSLY OCCUPIED. DATED AT WHITE ROCK, BRITISH COLUMBIA, THIS 20 DAY OF AUGUST, 1982.

Allan Olsen.
B. C. L. S.

SIGNATURES

STATUTORY DECLARATION

WE THE UNDERSIGNED DO SOLEMNLY DECLARE THAT
(1) WE THE UNDERSIGNED ARE THE OWNER DEVELOPER
(2) THE STRATA PLAN IS ENTIRELY FOR RESIDENTIAL USE.
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.

STRAND DEVELOPMENT CORPORATION
Gordon L. Hornman
AUTHORIZED SIGNATORY

AUTHORIZED SIGNATORY

DECLARED BEFORE ME THIS 17th DAY OF September, 1982

L.D. Sanders
A COMMISSIONER FOR TAKING AFFIDAVITS WITHIN THE PROVINCE OF BRITISH COLUMBIA.

ACCEPTED AS TO FORMS 1, 2 AND 3
THIS 4th DAY OF October, 1982

for SUPERINTENDENT OF INSURANCE

OWNER - STRAND DEVELOPMENT CORPORATION
AUTHORIZED SIGNATORY R.D. LANTHIER
AUTHORIZED SIGNATORY

MORTGAGEE - BANCORP FINANCIAL LIMITED
AUTHORIZED SIGNATORY MOWATT
AUTHORIZED SIGNATORY PATON

MORTGAGEE - CENTRAL FINANCIAL CORPORATION LTD.
AUTHORIZED SIGNATORY
AUTHORIZED SIGNATORY

MORTGAGEE - WARDLEY REALTY LTD.
AUTHORIZED SIGNATORY
AUTHORIZED SIGNATORY

MORTGAGEE - MONTREAL TRUST COMPANY OF CANADA
AUTHORIZED SIGNATORY
AUTHORIZED SIGNATORY

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	7	75737	75737	
2	7	71809	71809	
3	7	71809	71809	
4	7	71809	71809	
5	8	58345	58345	
6	8	71809	71809	
7	8	75737	75737	
8	8	75737	75737	
9	8	58345	58345	
10	8	71809	71809	
11	8	71809	71809	
12	7	71809	71809	
13	7	58345	58345	
14	7	58345	58345	
15	7	75737	75737	
16	9	75737	75737	
17	9	71809	71809	
18	9	71809	71809	
19	9	71809	71809	
20	10	58345	58345	
21	10	71809	71809	
22	10	75737	75737	
23	10	75737	75737	
24	10	58345	58345	
25	10	71809	71809	
26	10	71809	71809	

A. O.
B. C. L. S.
DATED THIS 20 DAY OF AUGUST, 1982.

FILED NWW51942 T10168 2006-02-28-11.32.51.077472

STRATA PLAN NW1942

LOT NO.	SHEET NO.	FORM 1	FORM 2	FORM 3
27	9	71809	71809	
28	9	58345	58345	
29	9	58345	58345	
30	9	75737	75737	
31	11	77418	77418	
32	11	58345	58345	
33	11	58345	58345	
34	11	75737	75737	
35	12	75737	75737	
36	12	75737	75737	
37	12	77418	77418	
38	12	77418	77418	
39	16	75737	75737	
40	16	71809	71809	
41	16	71809	71809	
42	16	71809	71809	
43	17	58345	58345	
44	17	71809	71809	
45	17	75737	75737	
46	17	75737	75737	
47	17	58345	58345	
48	17	71809	71809	
49	16	71809	71809	
50	16	71809	71809	
51	16	58345	58345	
52	16	58345	58345	
53	16	75737	75737	
54	18	75737	75737	
55	18	71809	71809	
56	18	71809	71809	
57	18	71809	71809	
58	19	58345	58345	
59	19	71809	71809	
60	19	75737	75737	
61	19	75737	75737	
62	19	58345	58345	
63	19	71809	71809	
64	18	71809	71809	
65	18	71809	71809	
66	18	58345	58345	
67	18	58345	58345	
68	18	75737	75737	
69	20	77418	77418	
70	20	58345	58345	
71	20	58345	58345	
72	20	75737	75737	
73	20	75737	75737	
74	21	75737	75737	
75	21	77418	77418	
76	21	77418	77418	
77	25	75737	75737	
78	25	71809	71809	
79	26	71809	71809	
80	26	71809	71809	
81	26	58345	58345	
82	26	75737	75737	
83	26	75737	75737	
84	26	71809	71809	
85	26	71809	71809	
86	25	71809	71809	
87	25	71809	71809	
88	25	75737	75737	
89	27	75737	75737	
90	27	71809	71809	
91	28	71809	71809	
92	28	71809	71809	

A. O.

B. C. L. S.

DATED THIS 20 DAY OF AUGUST, 1982.

FILED NWNW51942 T10168 2006-02-28-11.32.51.077472

STRATA PLAN NW1942

LOT NO.	SHEET NO.	FORM 1	FORM 2	FORM 3
93	28	58345	58345	
94	28	75737	75737	
95	28	75737	75737	
96	28	71809	71809	
97	28	71809	71809	
98	27	71809	71809	
99	27	71809	71809	
100	27	75737	75737	
101	29	77418	77418	
102	29	58345	58345	
103	29	75737	75737	
104	29	75737	75737	
105	30	75737	75737	
106	30	77418	77418	
107	30	77418	77418	
108	34	75737	75737	
109	34	58345	58345	
110	34	58345	58345	
111	34	71809	71809	
112	35	71809	71809	
113	35	71809	71809	
114	35	71809	71809	
115	35	75737	75737	
116	35	75737	75737	
117	35	71809	71809	
118	35	71809	71809	
119	34	71809	71809	
120	34	71809	71809	
121	34	75737	75737	
122	36	75737	75737	
123	36	58345	58345	
124	36	58345	58345	
125	36	71809	71809	
126	37	71809	71809	
127	37	71809	71809	
128	37	71809	71809	
129	37	75737	75737	
130	37	75737	75737	
131	37	71809	71809	
132	37	71809	71809	
133	36	71809	71809	
134	36	71809	71809	
135	36	75737	75737	
136	38	77418	77418	
137	38	75737	75737	
138	38	75737	75737	
139	39	75737	75737	
140	39	75737	75737	
141	39	77418	77418	
AGGREGATE		$8,000,000	$8,000,000	

a. O.

B. C. L. S.

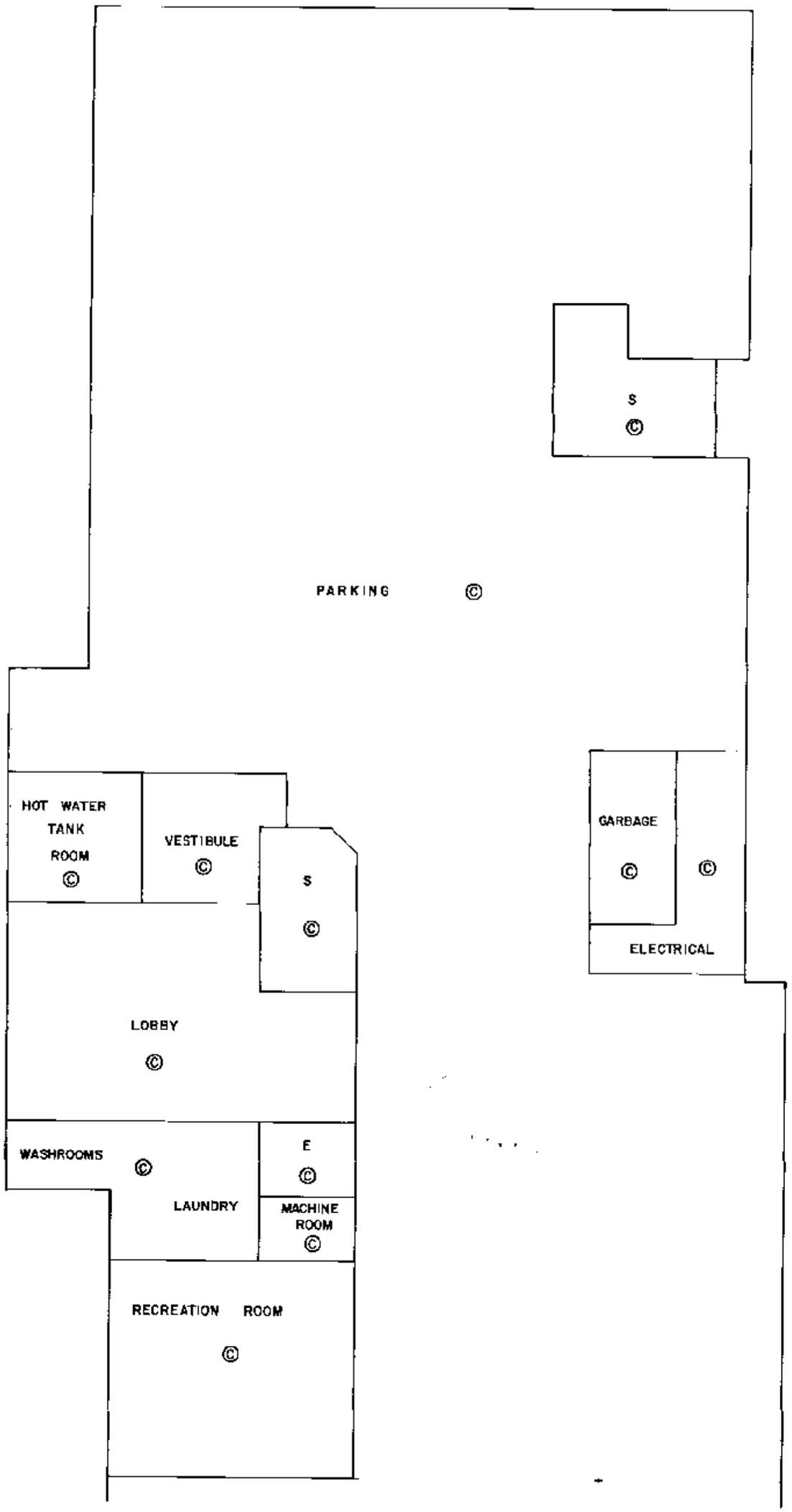
DATED THIS 20 DAY OF AUGUST, 1982.

FILED NWNWS1942 T10168 2006-02-28-11.32.51.077472

FLOOR PLANS

SCALE - 1"125

STRATA PLAN NW1942



SEE SHEET 6

PARKING FLOOR
BUILDING A

a. o.
B. C. L. S.

DATED THIS 20 DAY OF AUGUST, 1982.

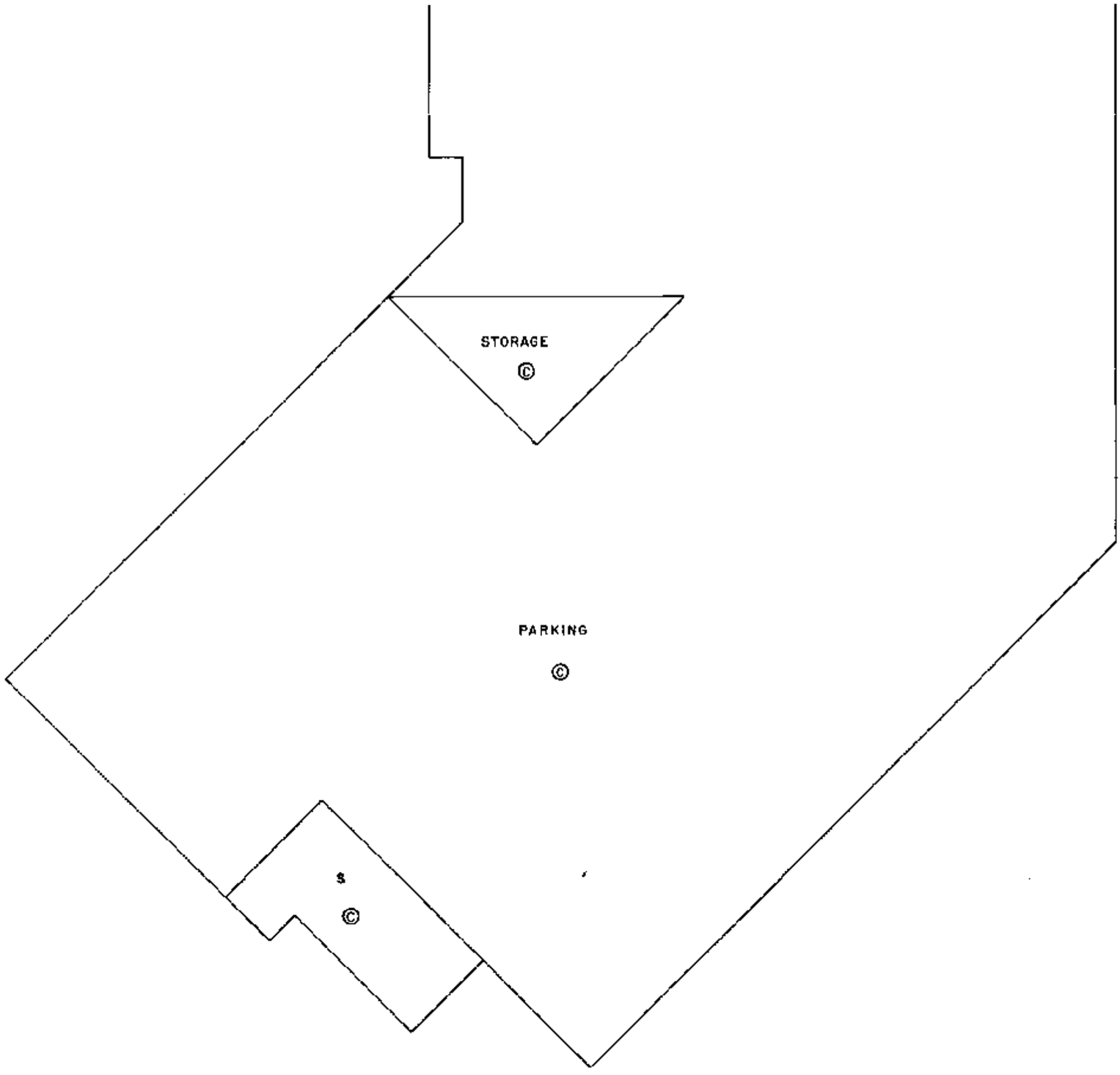
FILED NWNS1942 T10168 2006-02-28-11.32.51.077472

FLOOR PLANS

SCALE - 1:125

STRATA PLAN NW1942

SEE SHEET 5



PARKING FLOOR
BUILDING A

A.O.
B. C. L. S.

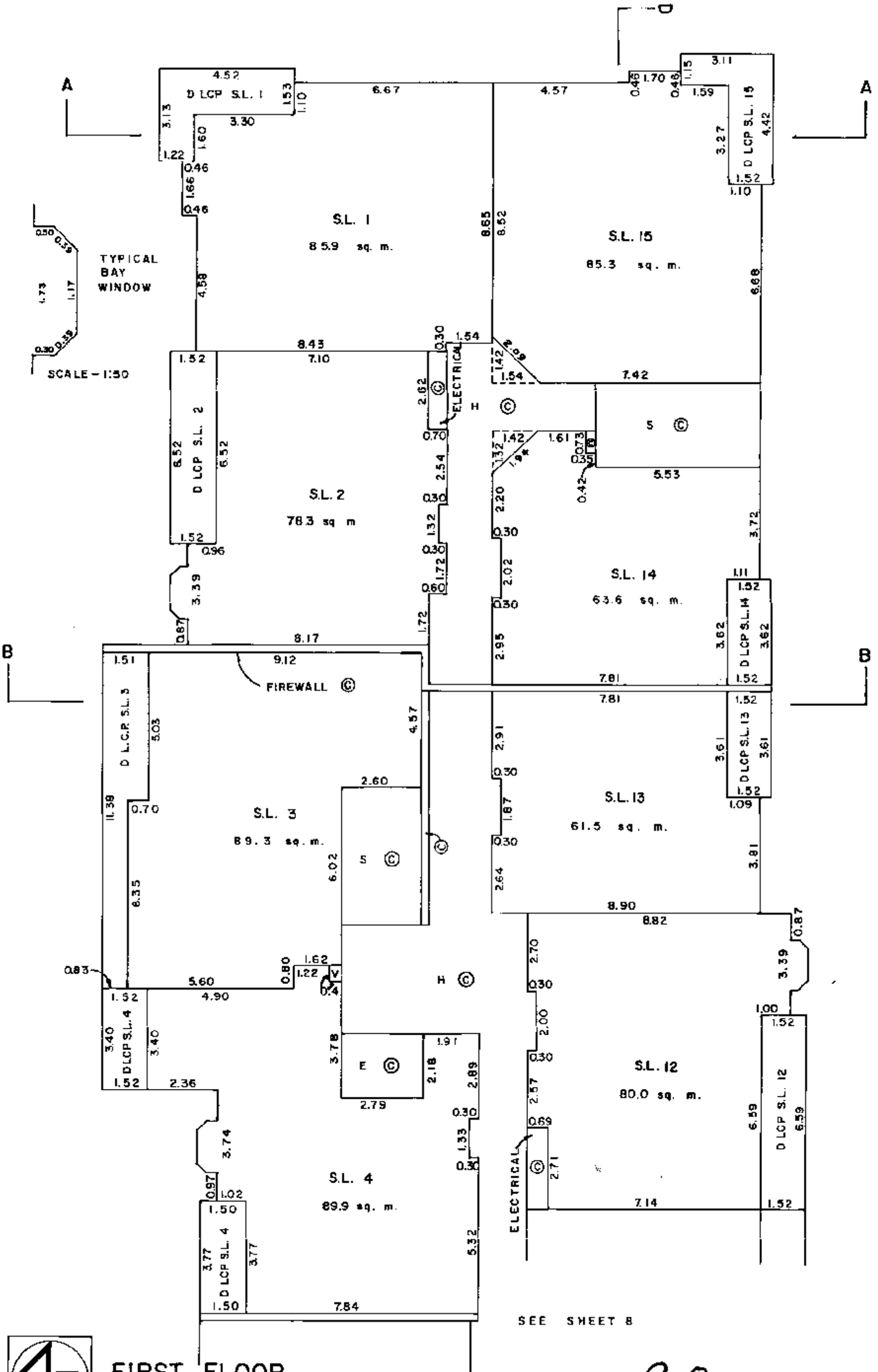
DATED THIS 20 DAY OF AUGUST, 1982.

FILED NWNS1942 T10168 2006-02-28-11.32.51.077472

FLOOR PLANS

SCALE - 1:125

STRATA PLAN NW1942



FIRST FLOOR

BUILDING A

Q.O.

B. C. L. S.

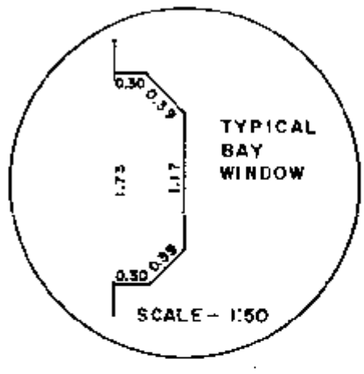
DATED THIS 20 DAY OF AUGUST, 1982.

FILED NWNWS1942 T10168 2006-02-28-11.32.51.077472

FLOOR PLANS

SCALE - 1:125

STRATA PLAN NW1942



SEE SHEET 7

S.L. 5
65.8 sq. m.

S.L. 6
85.3 sq. m.

S.L. 7
78.7 sq. m

S.L. 8
81.5 sq. m.

S.L. 9
62.1 sq. m.

S.L. 10
84.8 sq. m.

S.L. 11
78.7 sq. m.

D LCP S.L. 5

D LCP S.L. 6

D LCP S.L. 7

D LCP S.L. 8

D LCP S.L. 9

D LCP S.L. 10

D LCP S.L. 11

FIREWALL ©

HALL ©

ELECTRICAL ©

S ©

C

C

D

N

FIRST FLOOR
BUILDING A

A. O.
B. C. L. S.

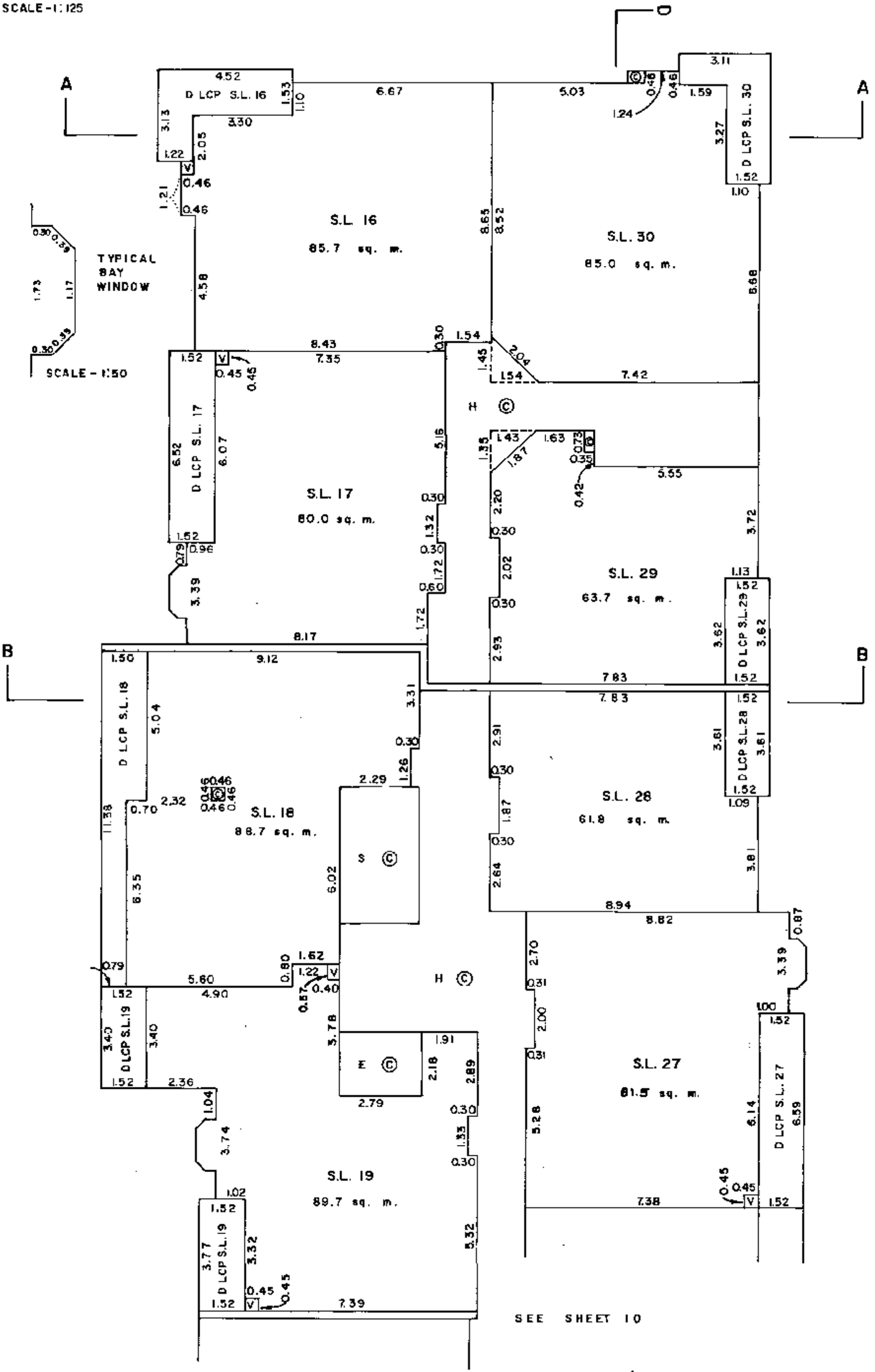
DATED THIS 20 DAY OF AUGUST, 1982

FILED NWNWS1942 T10168 2006-02-28-11.32.51.077472

FLOOR PLANS

SCALE - 1:125

STRATA PLAN NW1942



SECOND FLOOR BUILDING A

Q.O.

B. C. L. S.

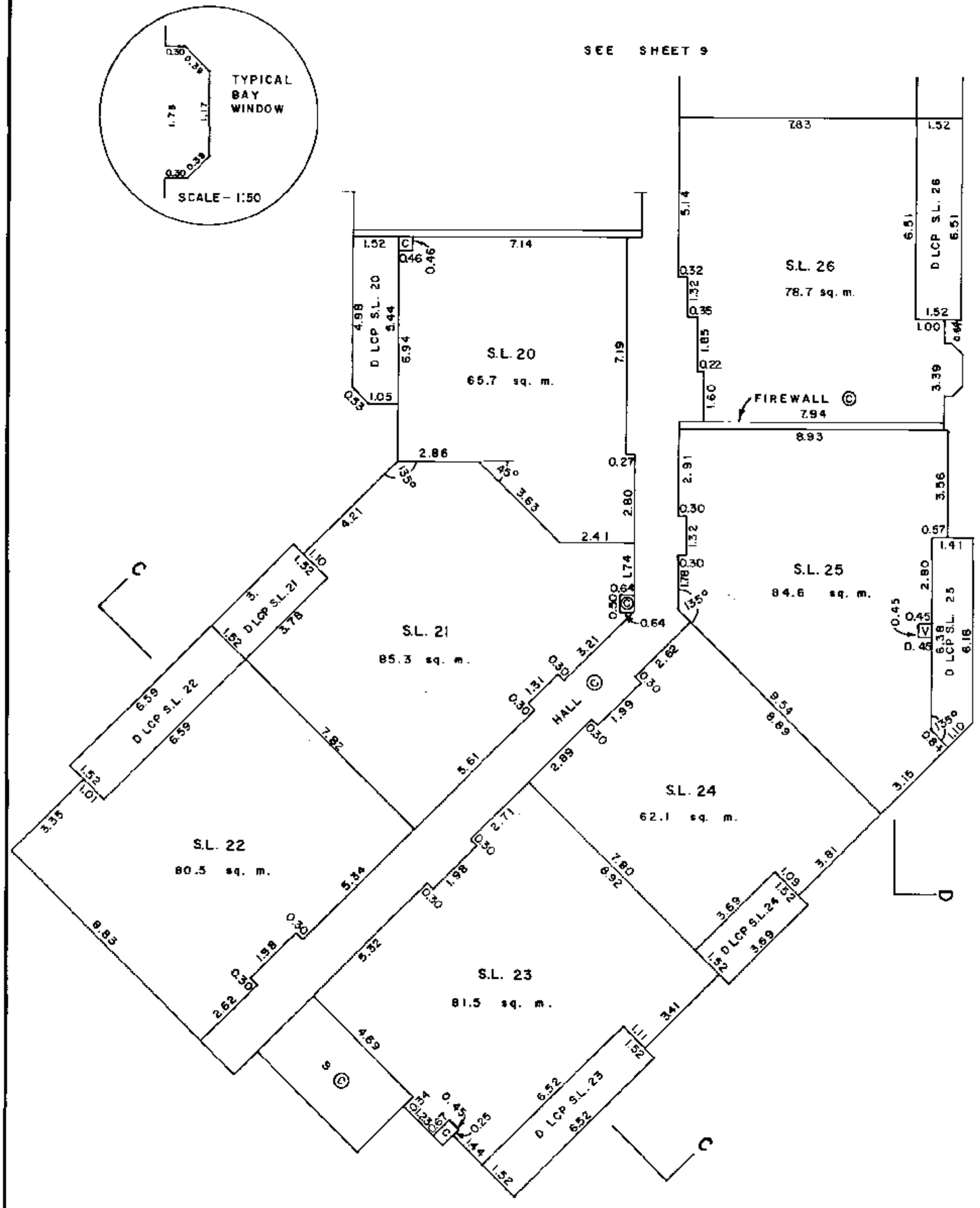
DATED THIS 20 DAY OF AUGUST, 1982.

FILED NWNWS1942 T10168 2006-02-28-11.32.51.077472

FLOOR PLANS

SCALE - 1:125

STRATA PLAN NW1942



SECOND FLOOR
BUILDING A

a.o.

B. C. L. S.

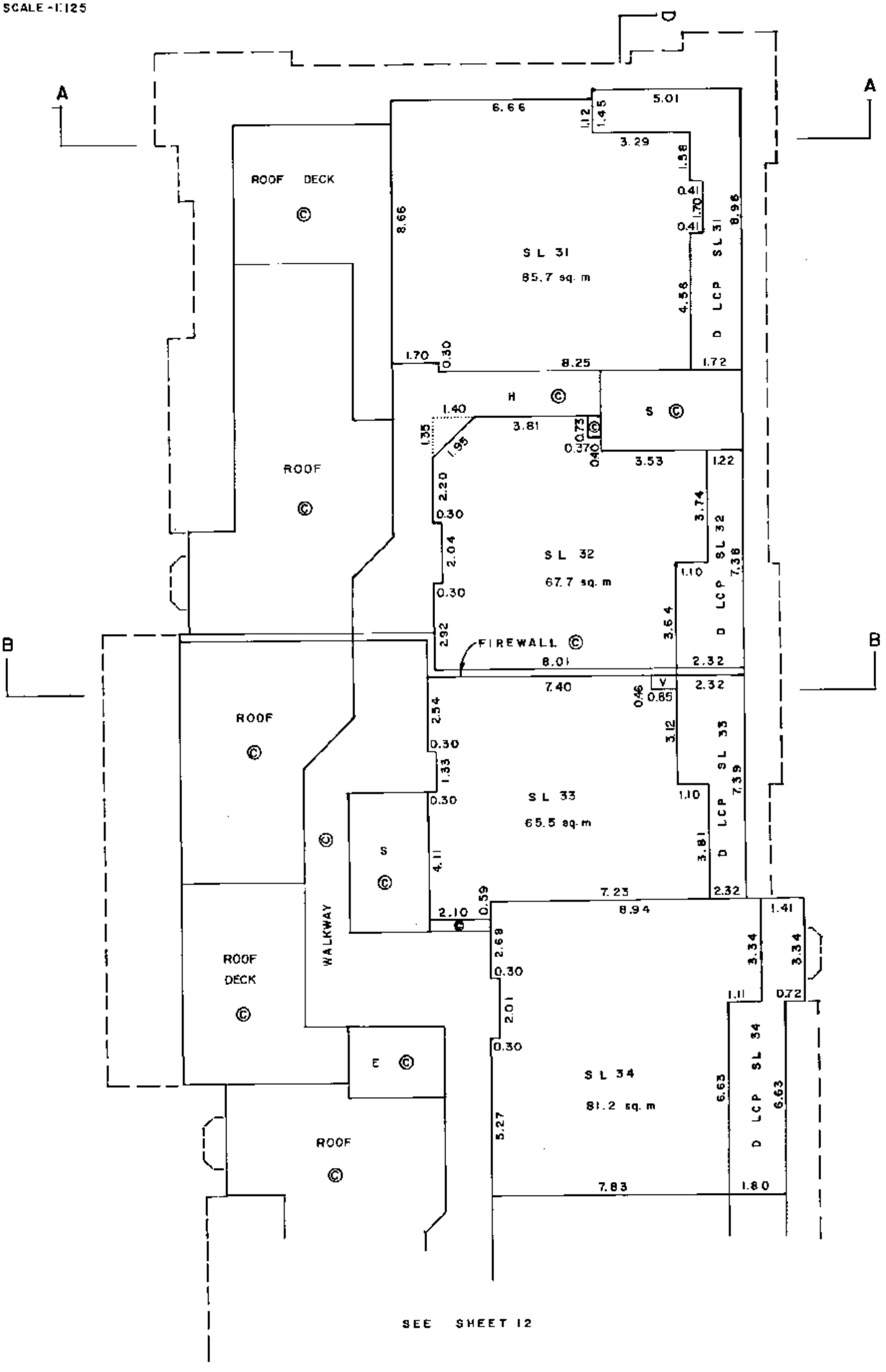
DATED THIS 20 DAY OF AUGUST, 1982.

FILED NWW51942 T10168 2006-02-28-11.32.51.077472

FLOOR PLANS

SCALE - 1:125

STRATA PLAN NW1942



PENTHOUSE
BUILDING A

A.O.
B. C. L. S.

DATED THIS 20 DAY OF AUGUST, 1982.

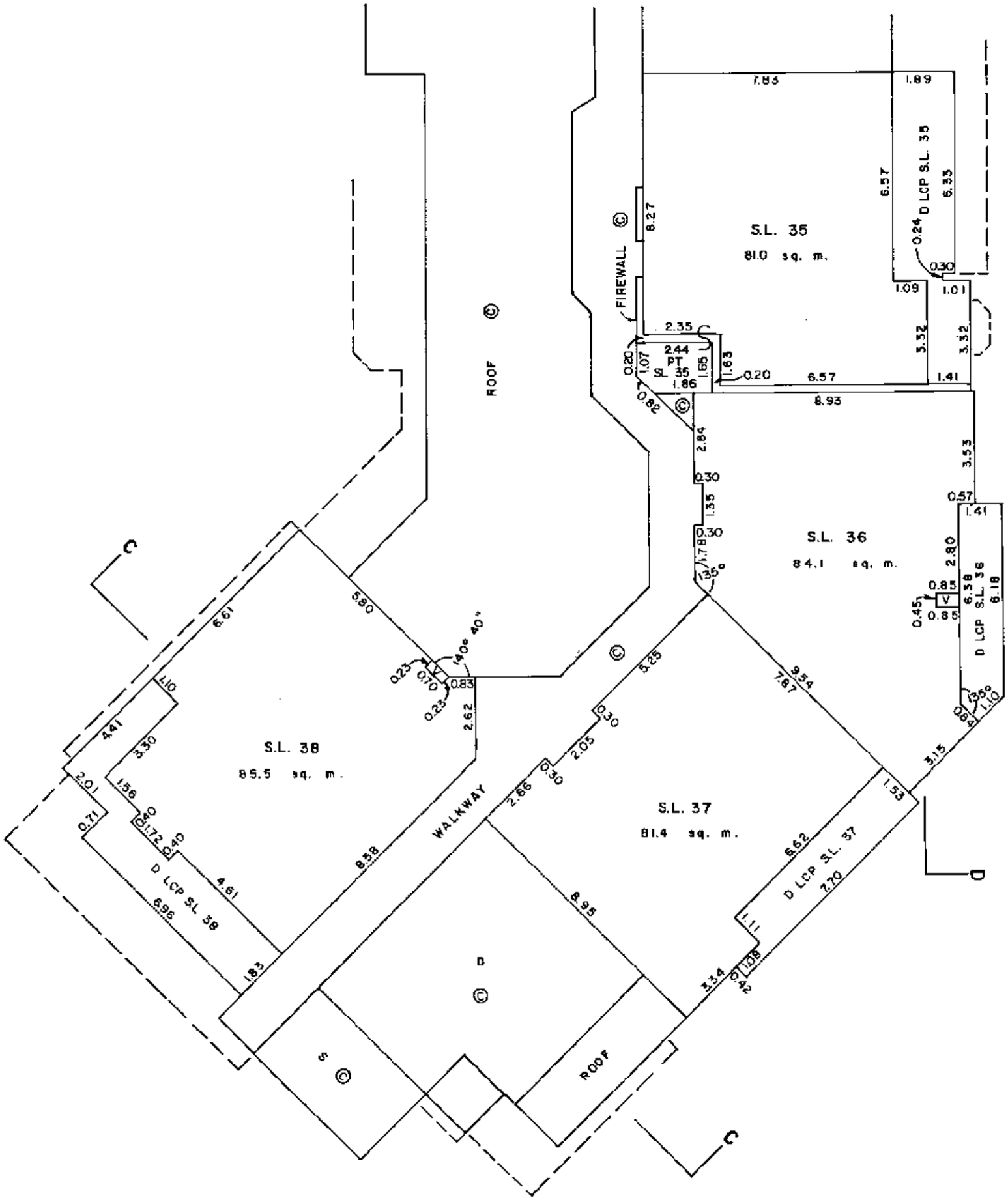
FILED NWNW51942 T10168 2006-02-28-11.32.51.077472

FLOOR PLANS

SCALE - 1:125

STRATA PLAN NW 1942

SEE SHEET 11



PENTHOUSE
BUILDING A

Q.O.
B. C. L. S.

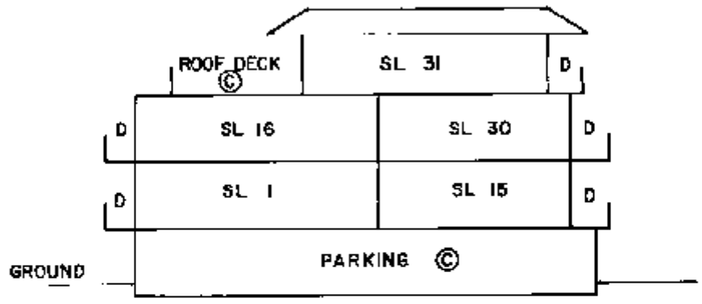
DATED THIS 20 DAY OF AUGUST, 1982.

FILED NWN51942 T10168 2006-02-28-11.32.51.077472

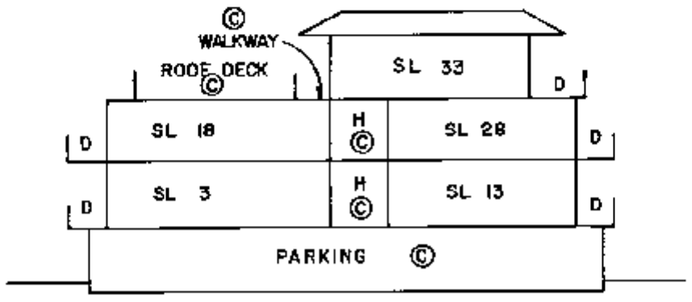
SECTIONS

SCALE – 1: 250

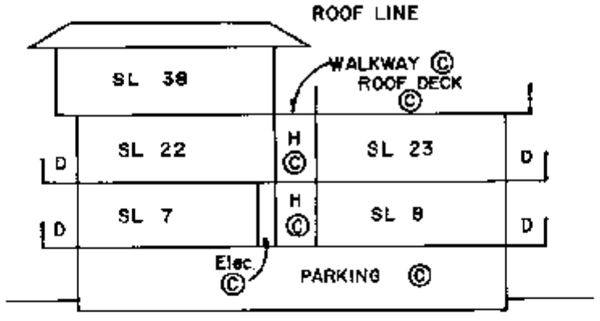
STRATA PLAN NW1942



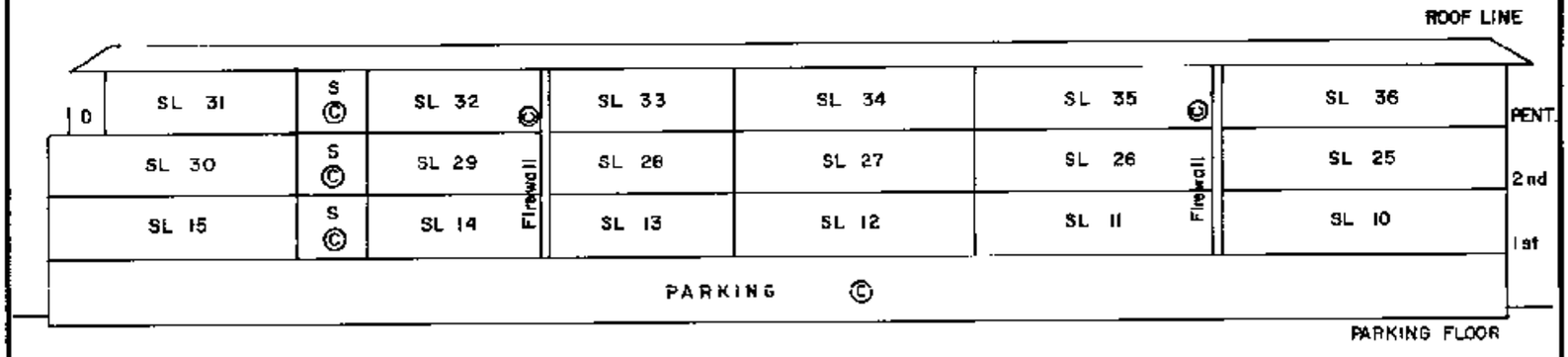
SECTION A-A



SECTION B-B



SECTION C-C



SECTION D-D

BUILDING A

A.O.

B. C. L. S.

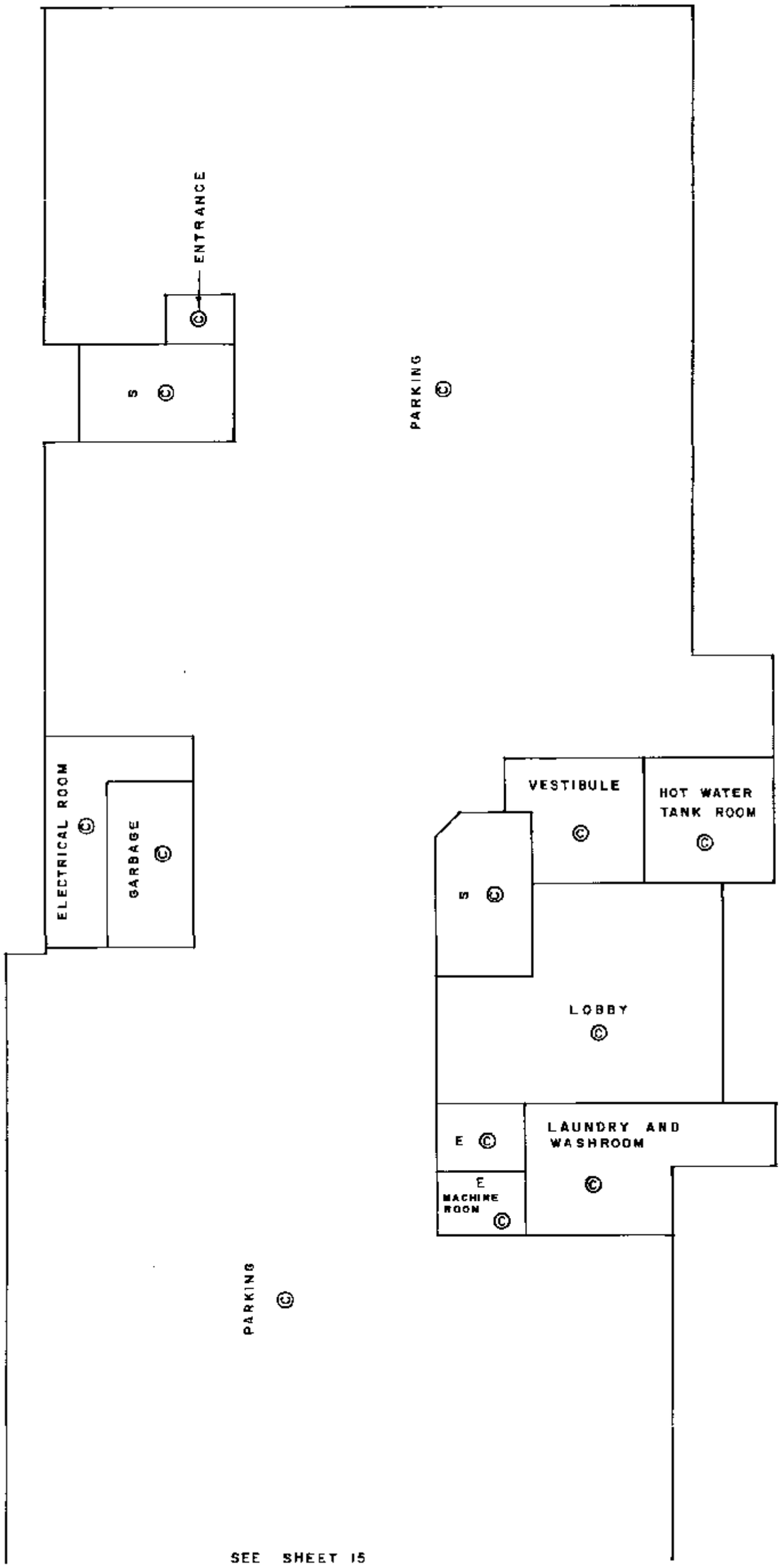
DATED THIS 20 DAY OF AUGUST, 1982.

FILED NWW51942 T10168 2006-02-28-11.32.51.077472

FLOOR PLANS

SCALE—1:125

STRATA PLAN NW1942



SEE SHEET 15

N

PARKING FLOOR
BUILDING B

A.O.

B. C. L. S.

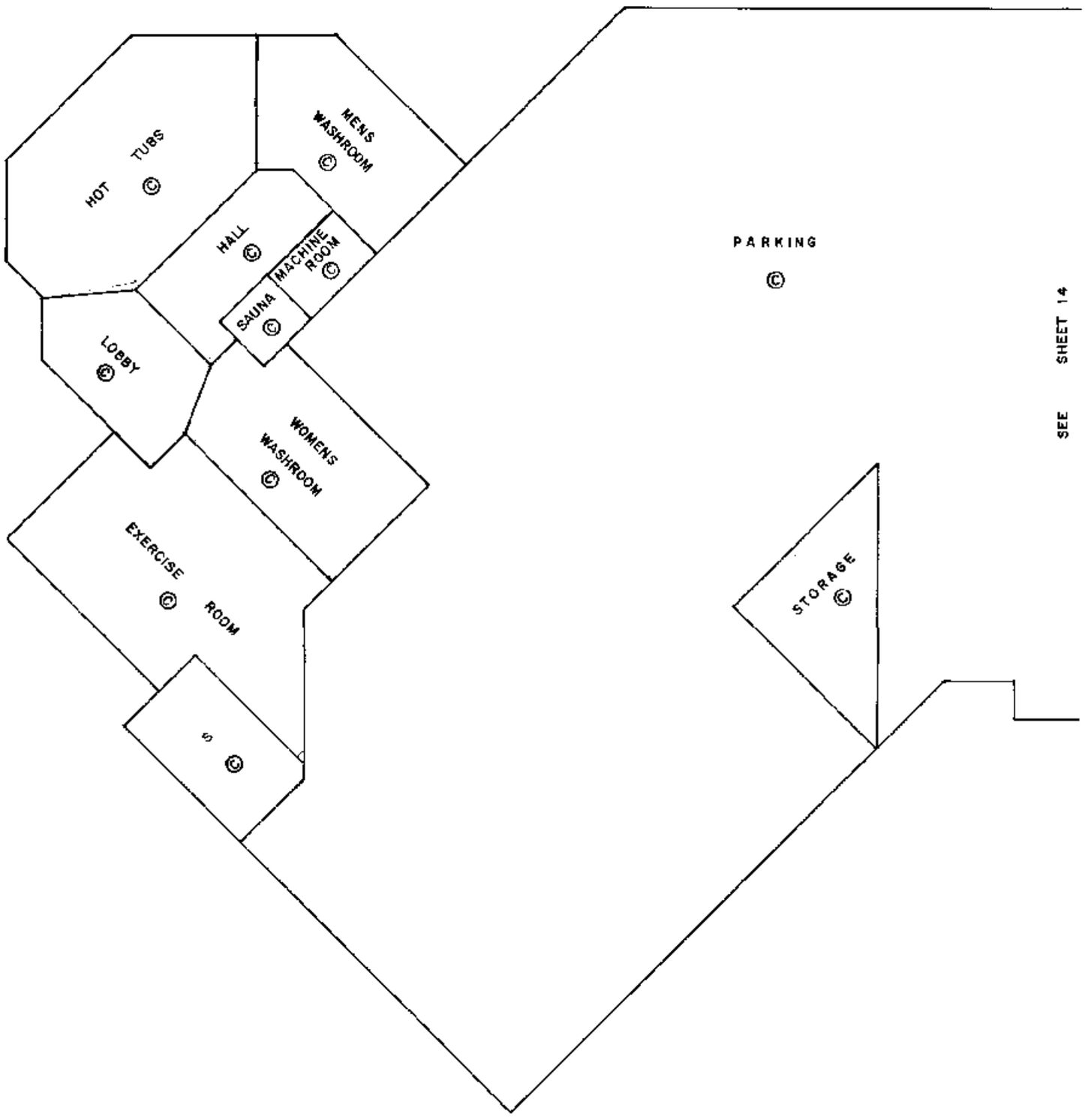
DATED THIS 20 DAY OF AUGUST, 1982

FILED NWWS1942 T10168 2006-02-28-11.32.51.077472

FLOOR PLANS

SCALE—1:125

STRATA PLAN NW1942



N

PARKING FLOOR

BUILDING B

A.O.

B. C. L. S.

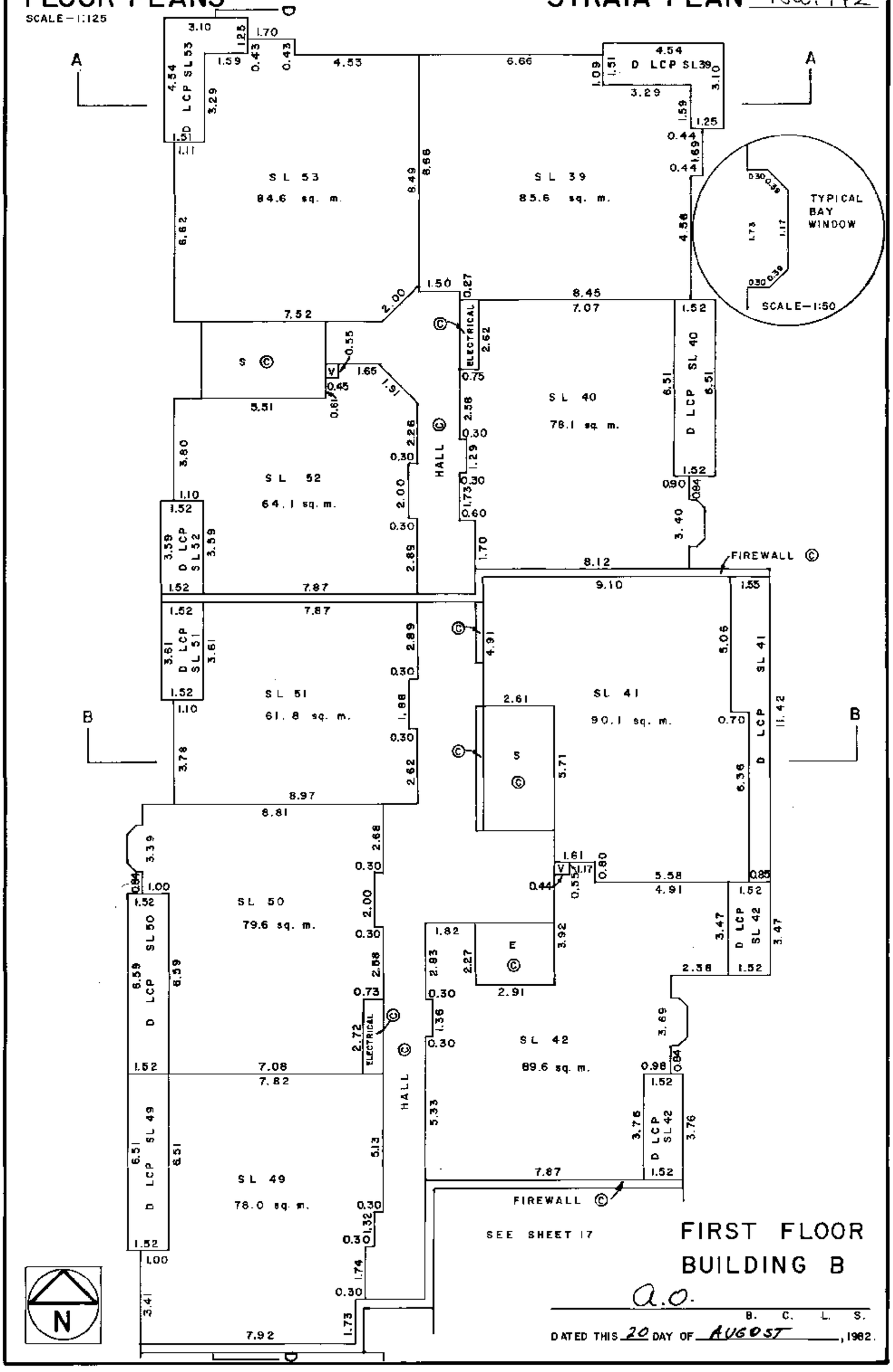
DATED THIS 20 DAY OF AUGUST, 1982.

FILED NWWS1942 T10168 2006-02-28-11.32.51.077472

FLOOR PLANS

SCALE – 1:125

STRATA PLAN NW1942



FIRST FLOOR BUILDING B

A.O.

B. C. L. S.

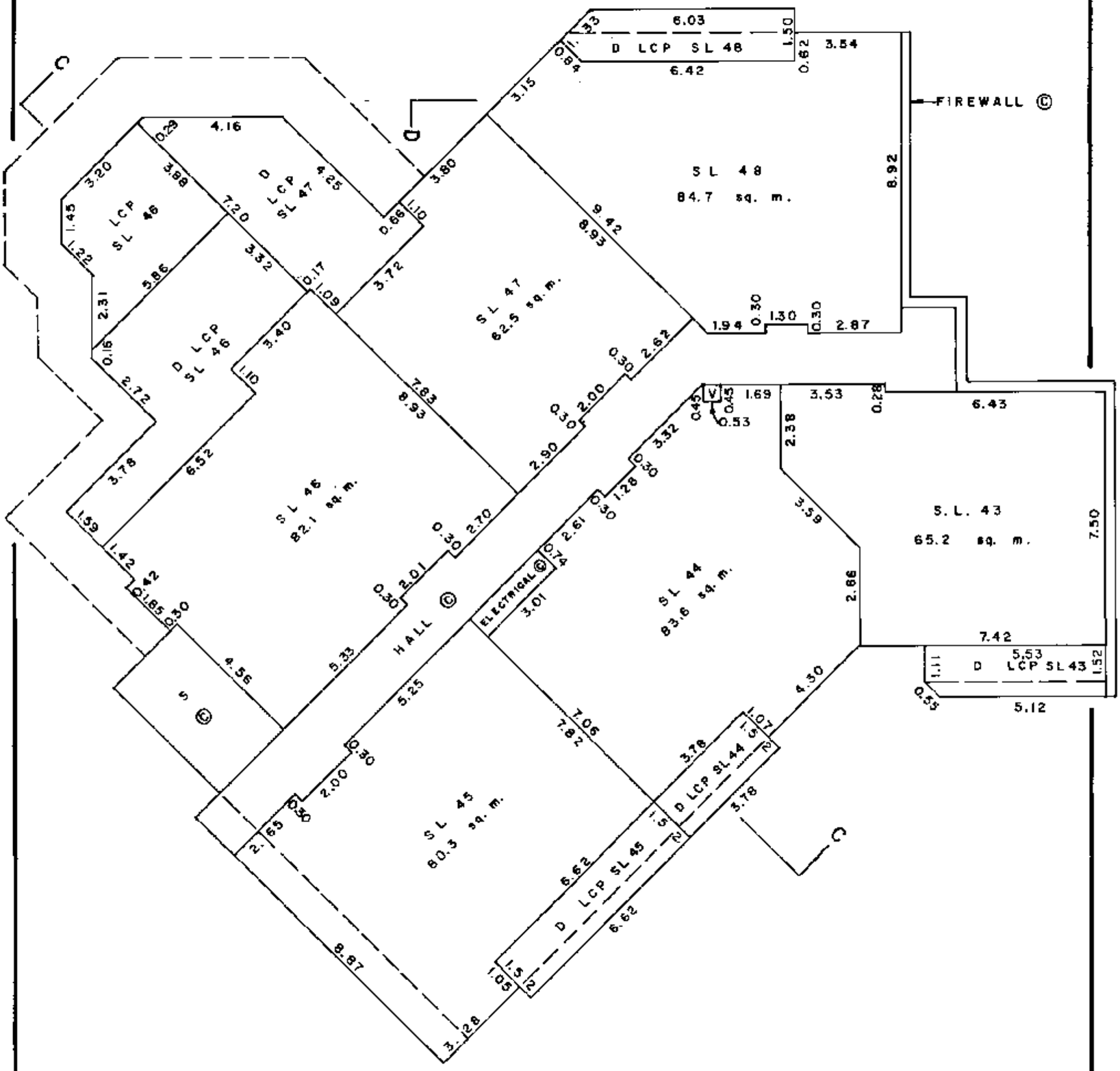
DATED THIS 20 DAY OF AUGUST, 1982.

FILED NWNW51942 T10168 2006-02-28-11.32.51.077472

FLOOR PLANS

SCALE - 1: 125

STRATA PLAN NW 1942



FIRST FLOOR

BUILDING B

A.O.

B. C. L. S.

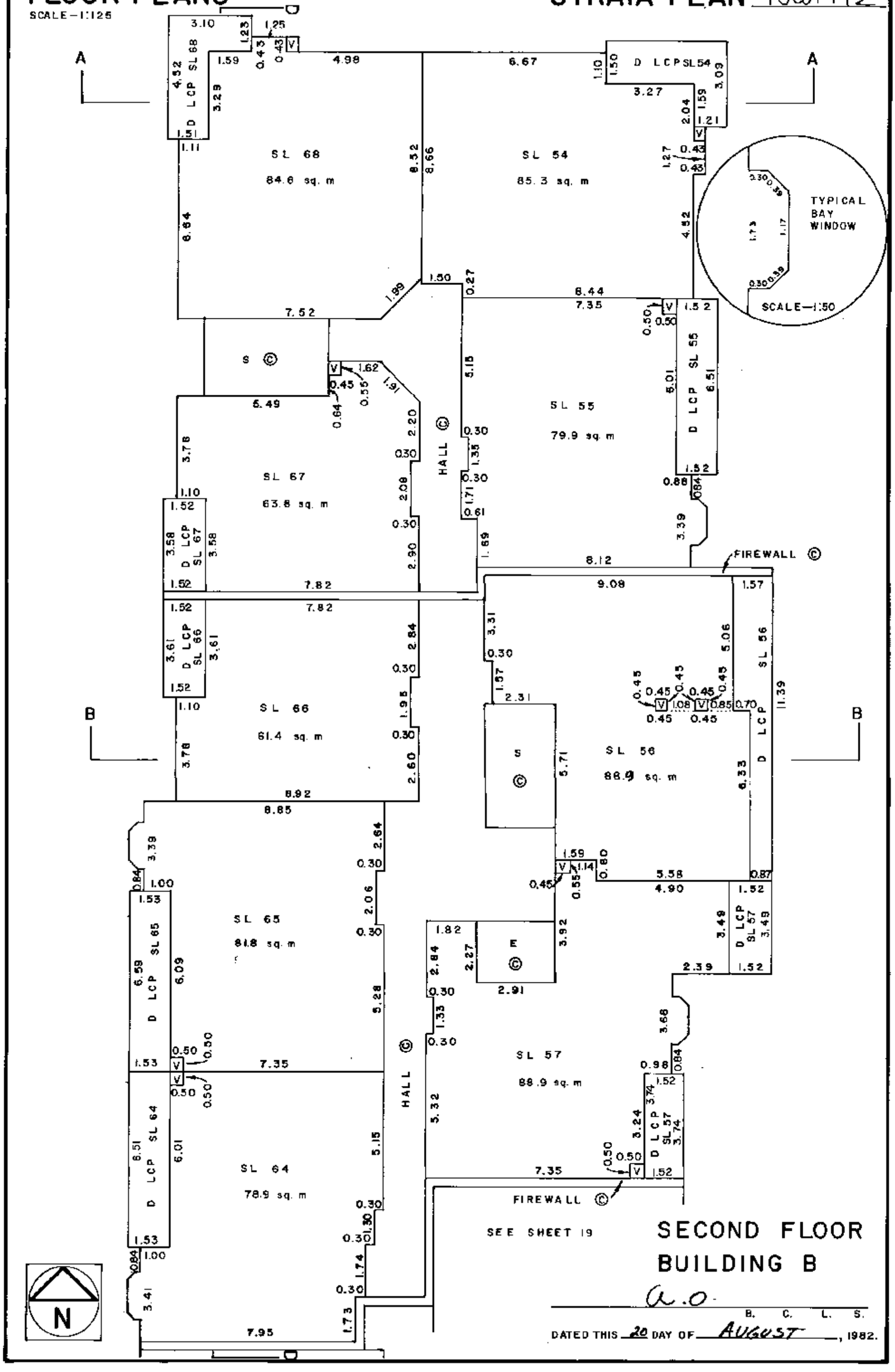
DATED THIS 20 DAY OF AUGUST, 1982.

FILED NWNW51942 T10168 2006-02-28-11.32.51.077472

FLOOR PLANS

SCALE—1:125

STRATA PLAN NW1942



SECOND FLOOR BUILDING B

A.O.

B. C. L. S.

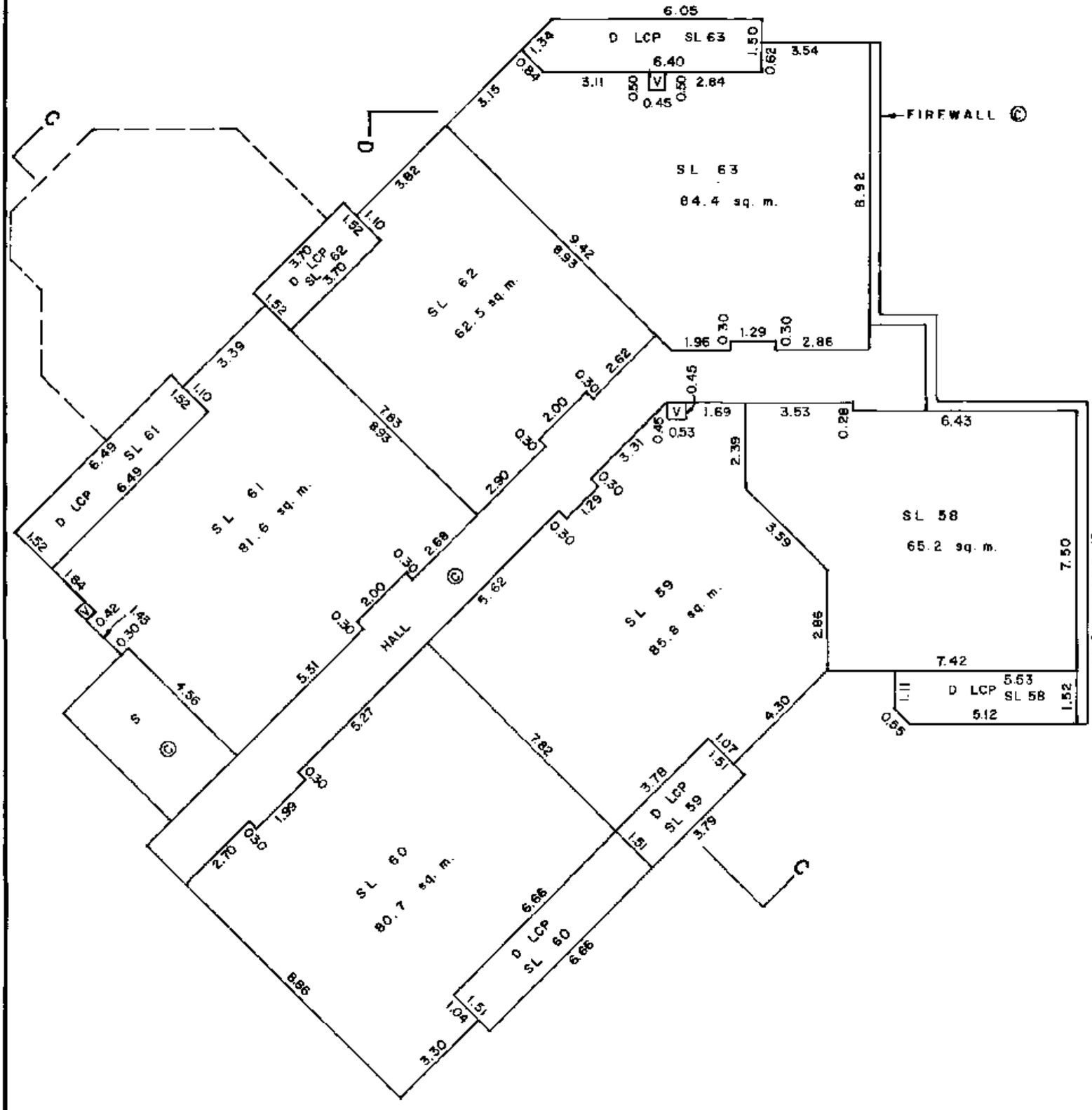
DATED THIS 20 DAY OF AUGUST, 1982.

FILED NWNW51942 T10168 2006-02-28-11.32.51.077472

FLOOR PLANS

SCALE - 1 : 125

STRATA PLAN NW1942



SECOND FLOOR

BUILDING B

a.o

B. C. L. S.

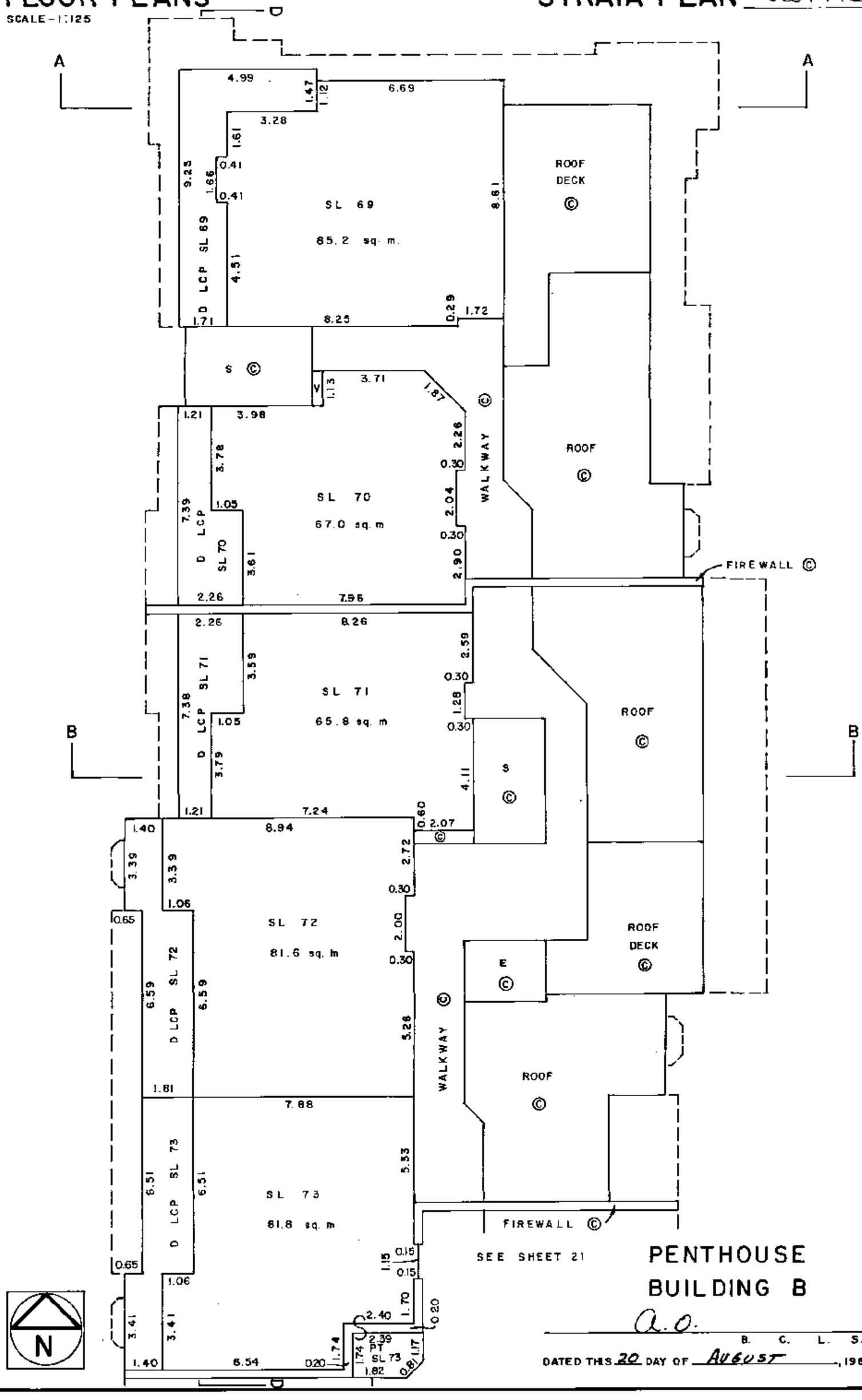
DATED THIS 20 DAY OF AUGUST, 1982.

FILED NWNW51942 T10168 2006-02-28-11.32.51.077472

FLOOR PLANS

SCALE - 1:125

STRATA PLAN NW1942



PENTHOUSE BUILDING B

A. O.

B. C. L. S.

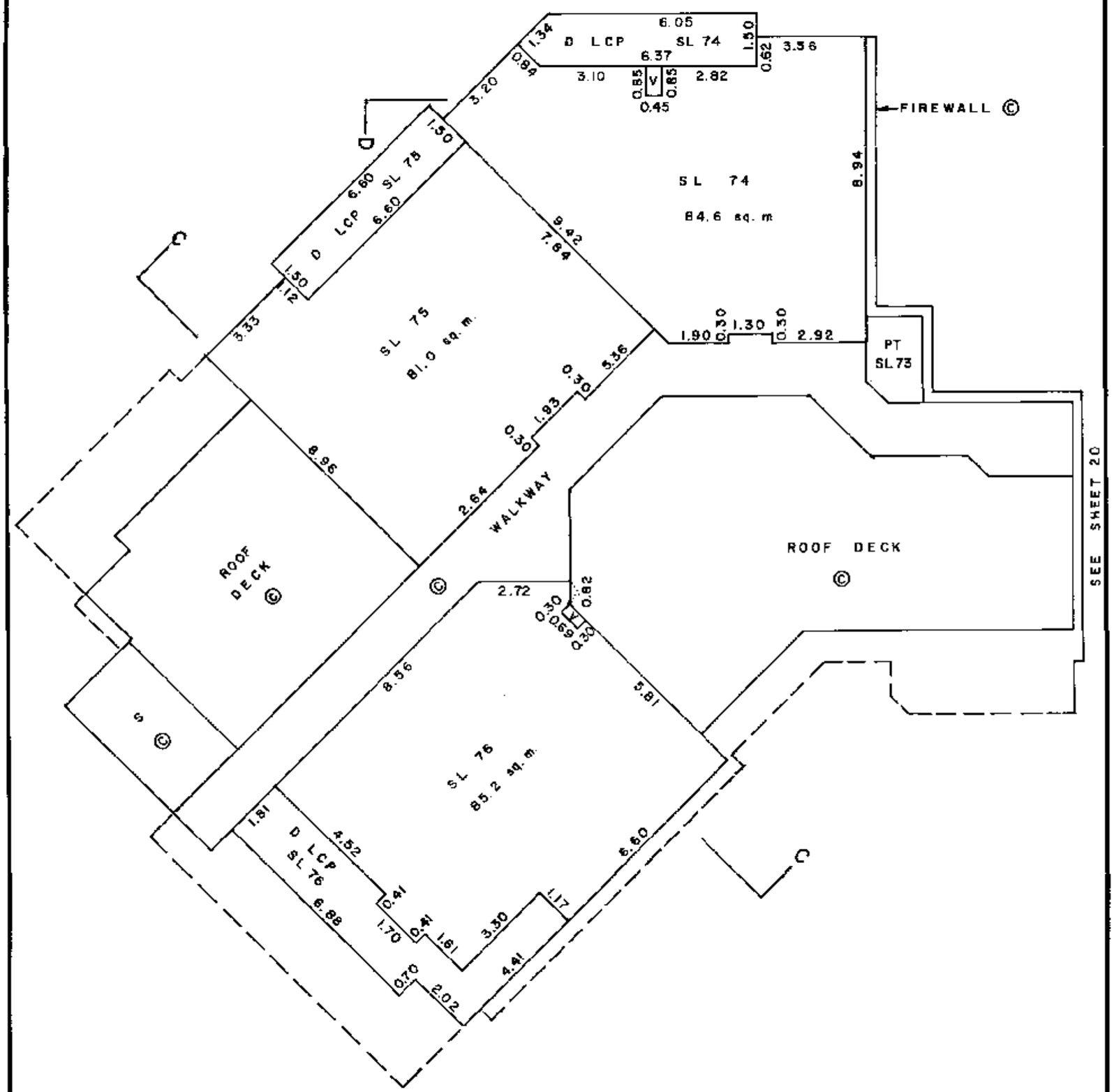
DATED THIS 20 DAY OF AUGUST, 1982.

FILED NWNW51942 T10168 2006-02-28-11.32.51.077472

FLOOR PLANS

SCALE – 1:125

STRATA PLAN NW 1942



PENTHOUSE
BUILDING B

a.o.
B. C. L. S.

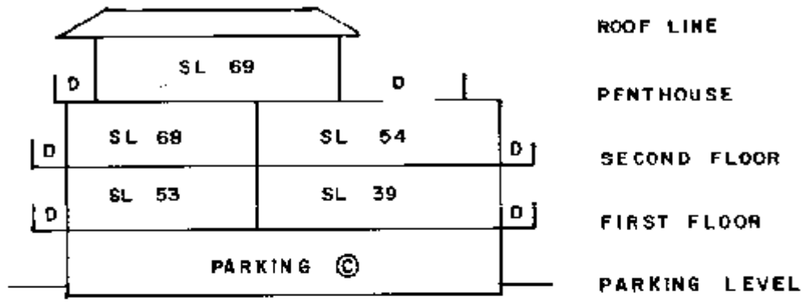
DATED THIS 20 DAY OF AUGUST, 1982.

FILED NWNWS1942 T10168 2006-02-28-11.32.51.077472

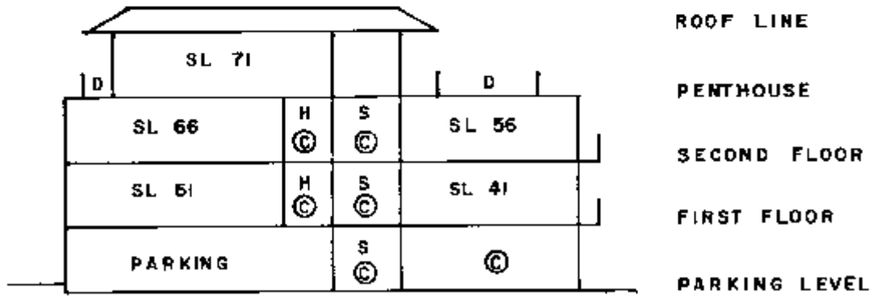
SECTIONS

SCALE – 1:250

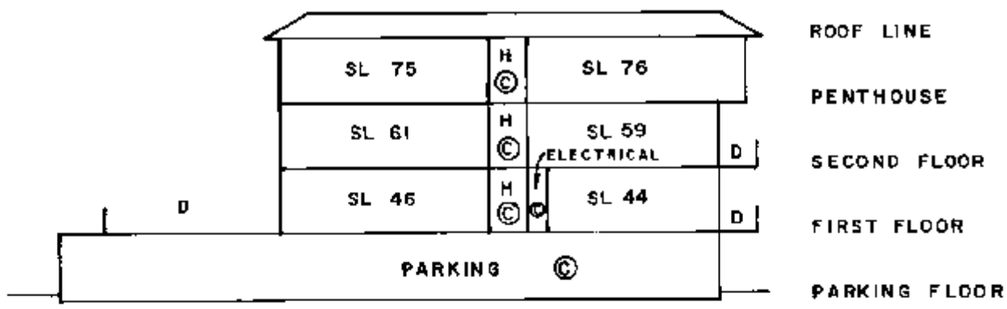
STRATA PLAN NW1942



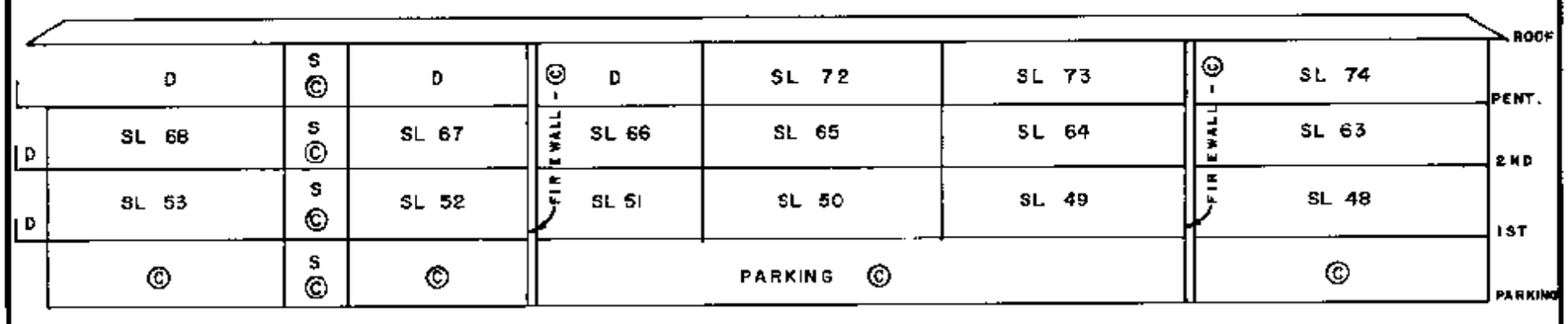
SECTION A–A



SECTION B-B



SECTION C-C



SECTION D-D

A.O

B. C. L. S.

DATED THIS 20 DAY OF AUGUST, 1982.

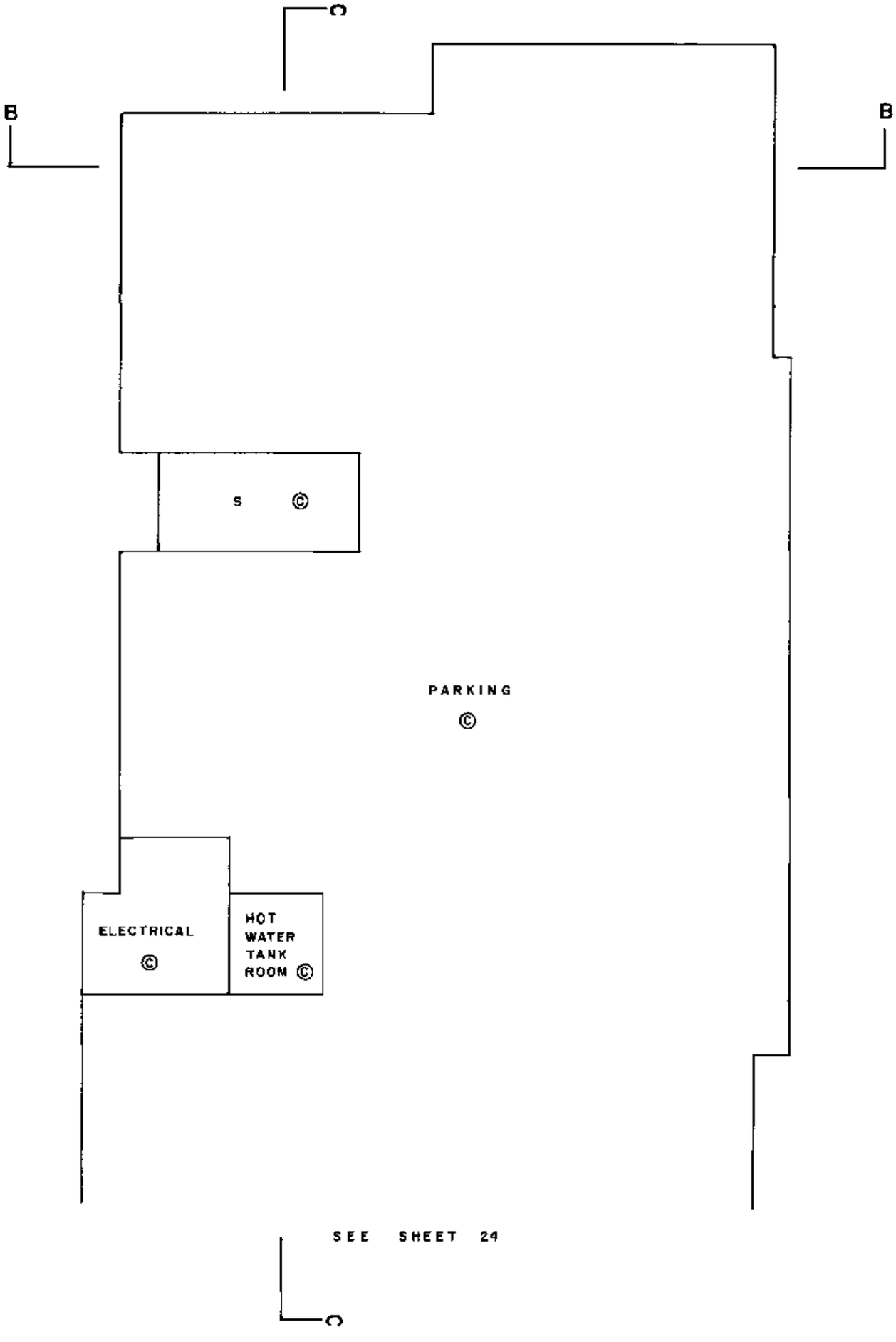
BUILDING B

FILED NWNW51942 T10168 2006-02-28-11.32.51.077472

FLOOR PLANS

SCALE – 1:125

STRATA PLAN NW1942



N

PARKING FLOOR
BUILDING C

R. O.
B. C. L. S.

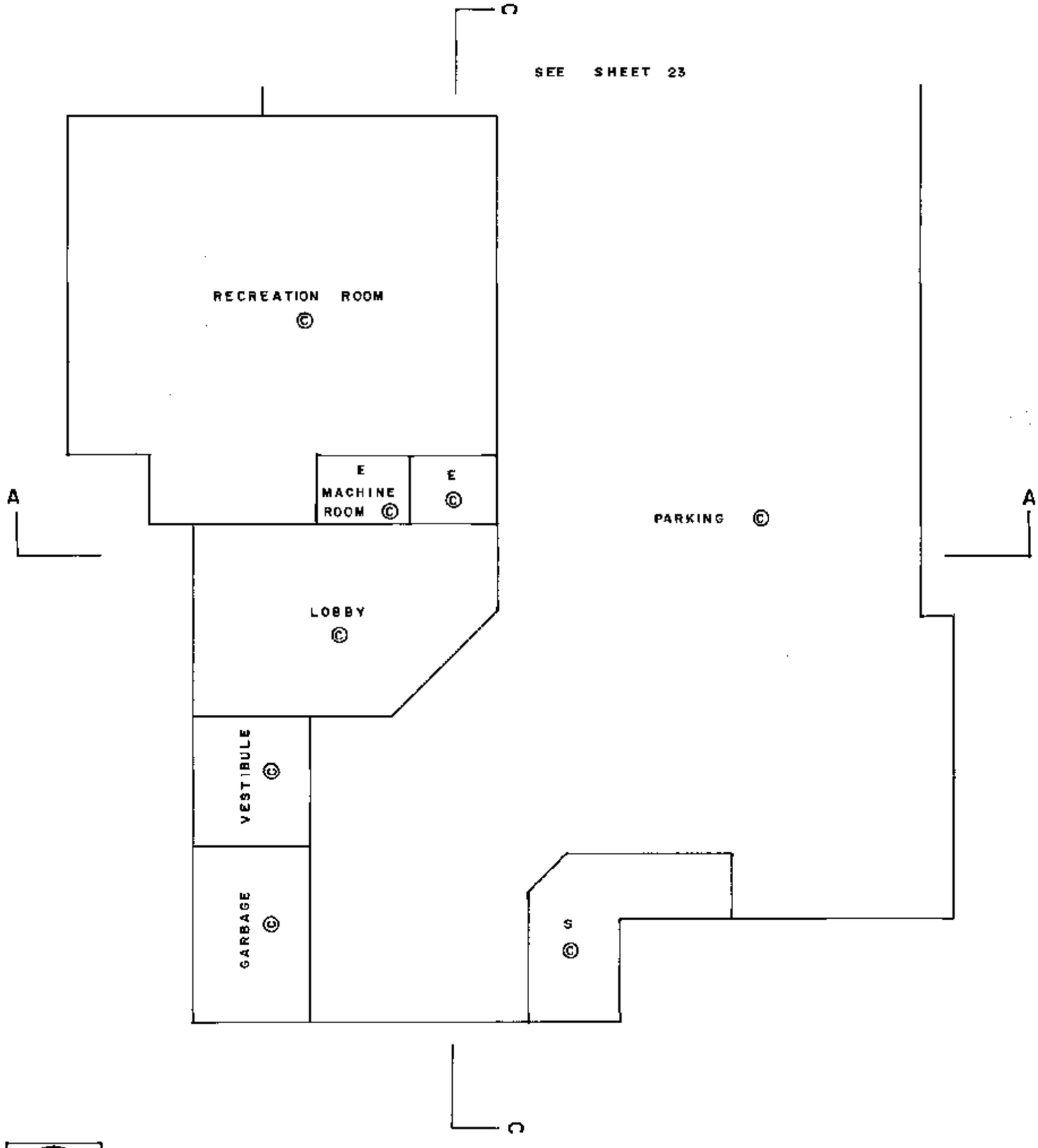
DATED THIS 20 DAY OF AUGUST, 1982.

FILED NWW51942 T10168 2006-02-28-11.32.51.077472

FLOOR PLANS

SCALE – 1:125

STRATA PLAN NW1942



N

PARKING FLOOR
BUILDING C

a. o.
B. C. L. S.

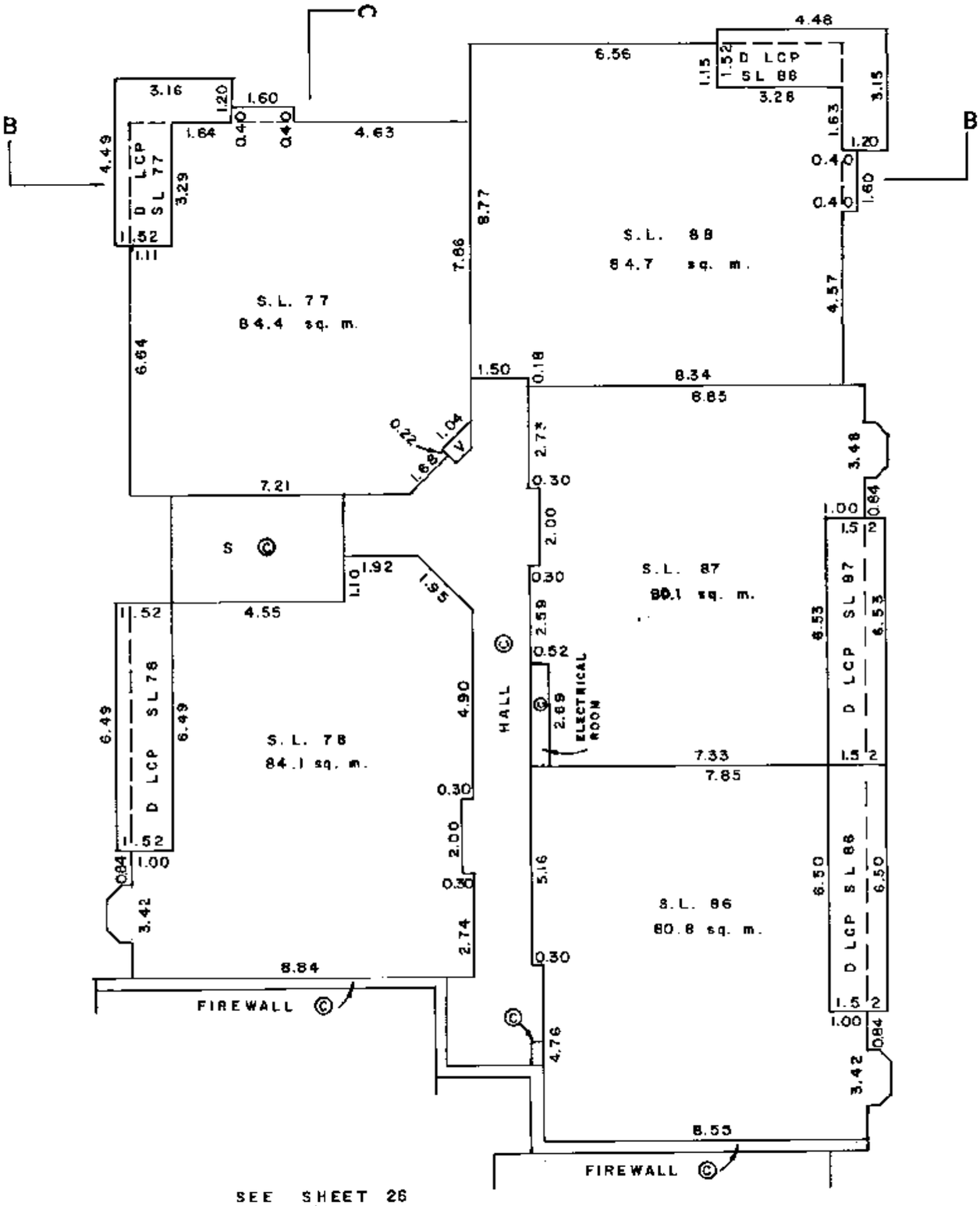
DATED THIS 20 DAY OF AUGUST, 1982.

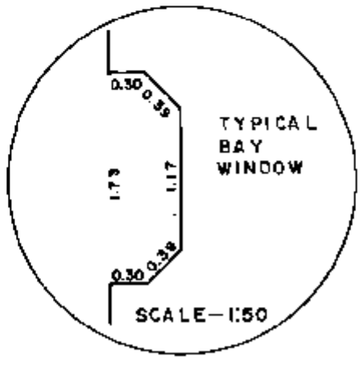
FILED NWNW51942 T10168 2006-02-28-11.32.51.077472

FLOOR PLANS

SCALE – 1:125

STRATA PLAN NW 1942





FIRST FLOOR
BUILDING C

Q.O
B. C. L. S.

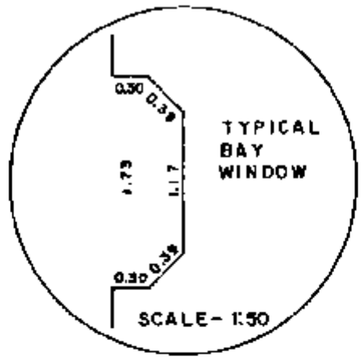
DATED THIS 20 DAY OF AUGUST, 1982.

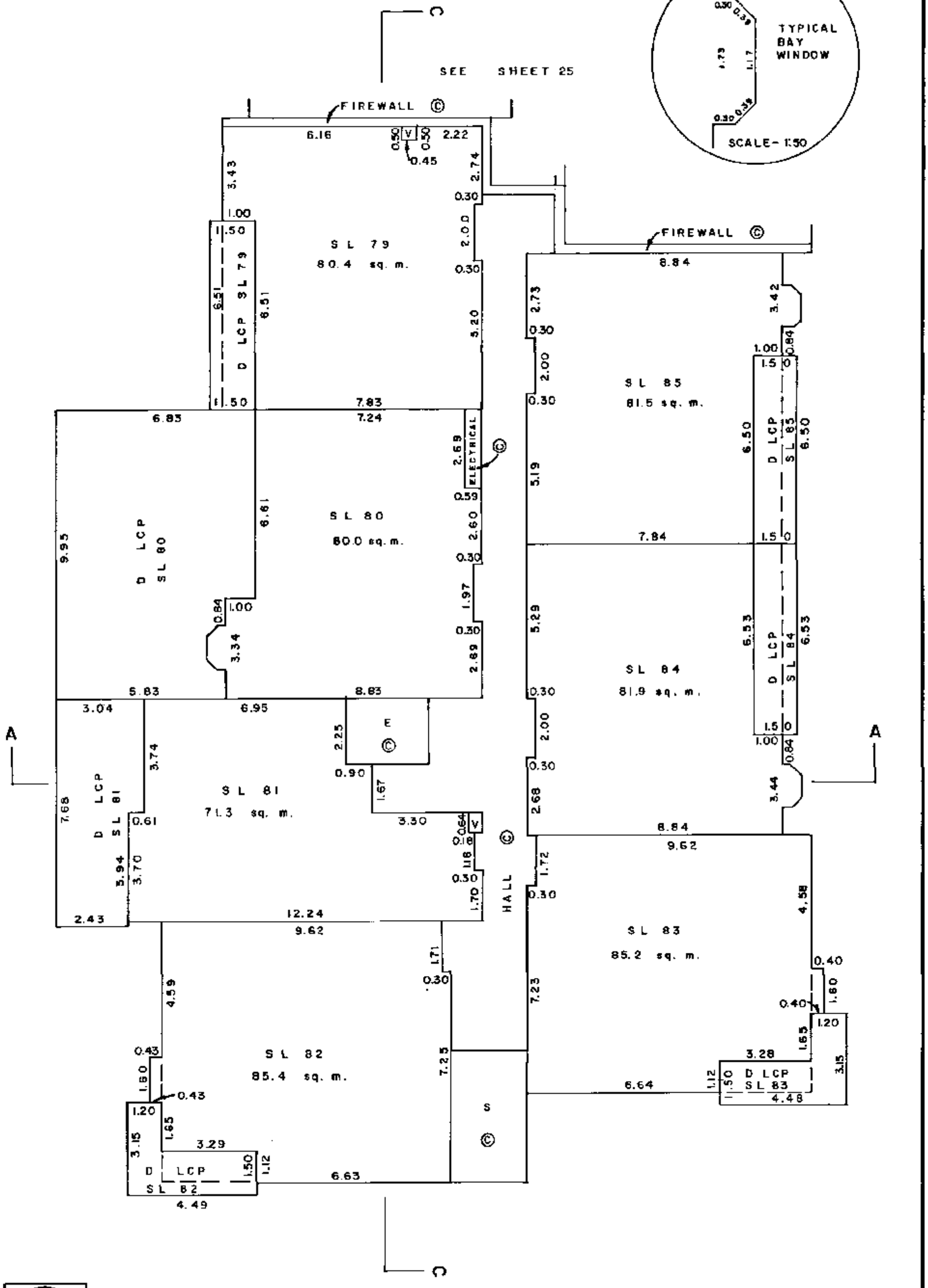
FILED NWW51942 T10168 2006-02-28-11.32.51.077472

FLOOR PLANS

SCALE - 1:125

STRATA PLAN NW1942





FIRST FLOOR
BUILDING C

a.o.
S. C. L. S.

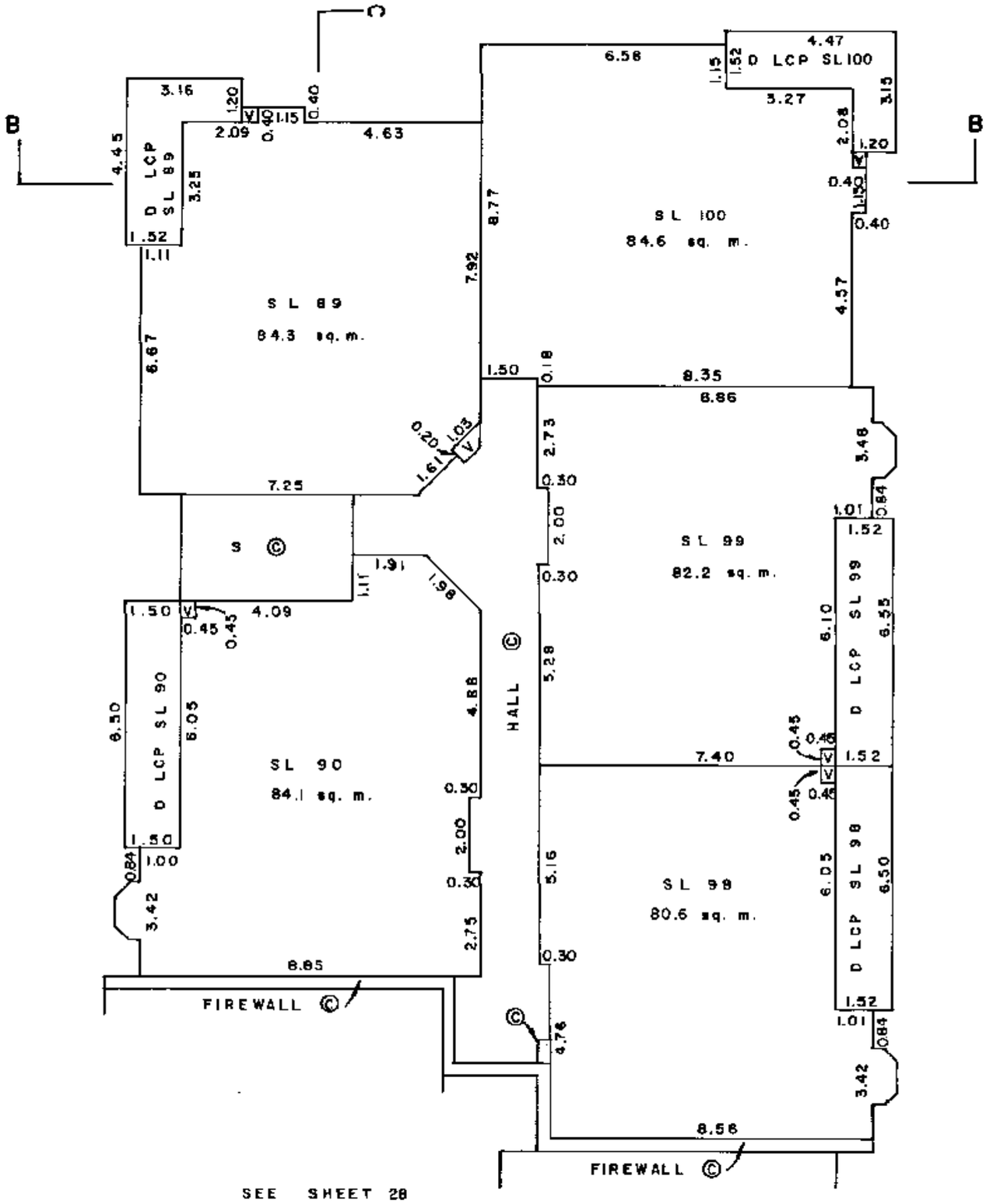
DATED THIS 20 DAY OF AUGUST, 1982.

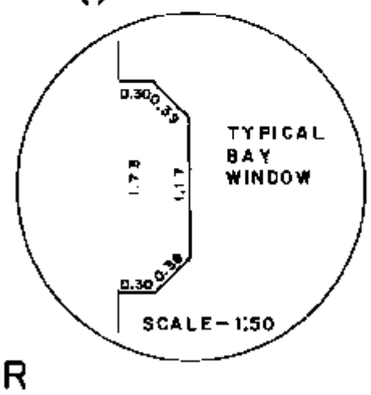
FILED NWNW51942 T10168 2006-02-28-11.32.51.077472

FLOOR PLANS

SCALE – 1 : 125

STRATA PLAN NW1942





N

SECOND FLOOR
BUILDING C

A.O.

B. C. L. S.

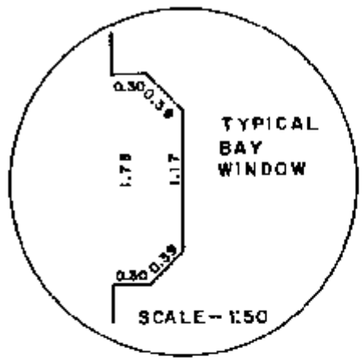
DATED THIS 20 DAY OF AUGUST, 1982.

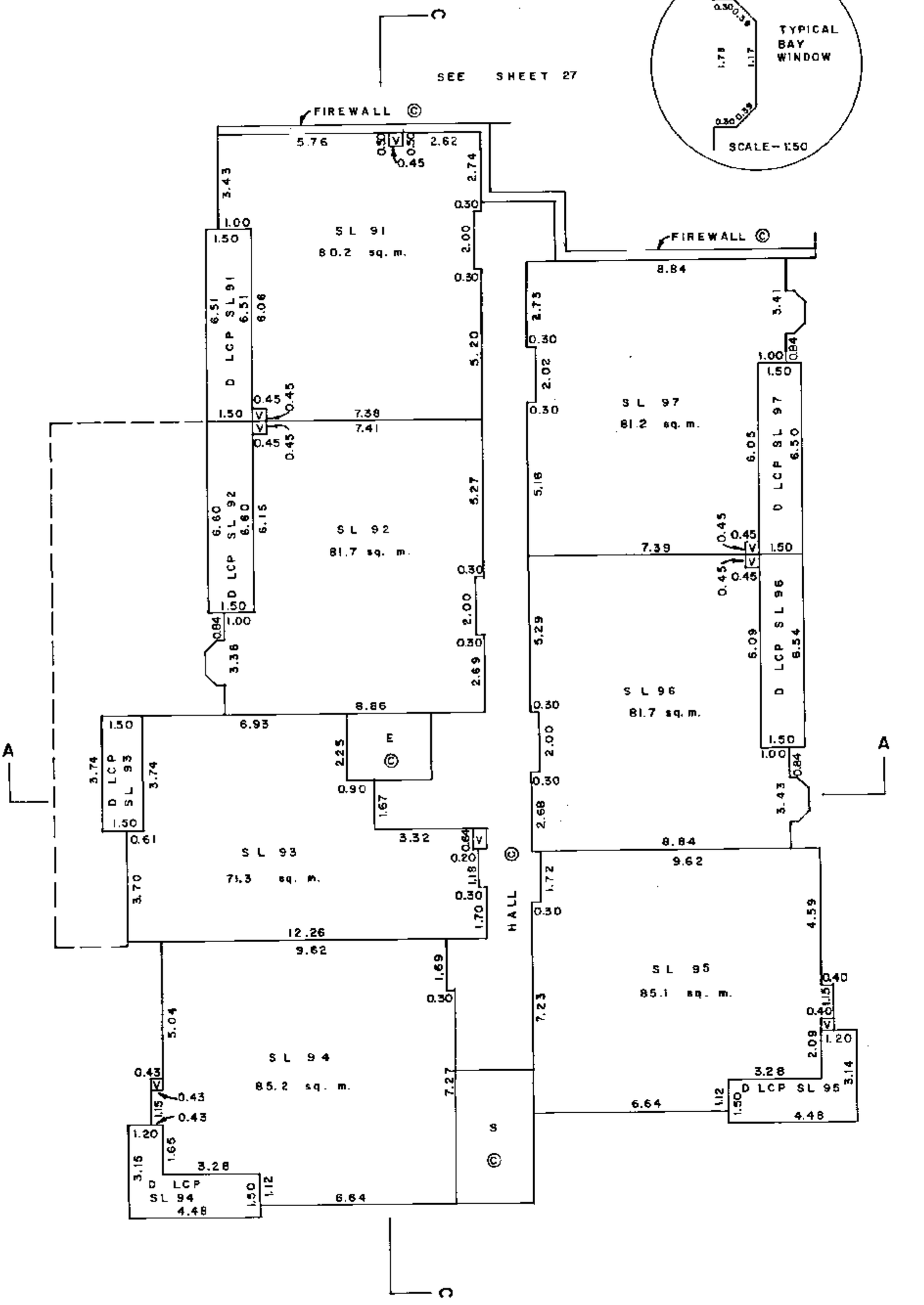
FILED NWNW51942 T10168 2006-02-28-11.32.51.077472

FLOOR PLANS

SCALE – 1:125

STRATA PLAN NW1942





N

SECOND FLOOR
BUILDING C

a.o.
B. C. L. S.

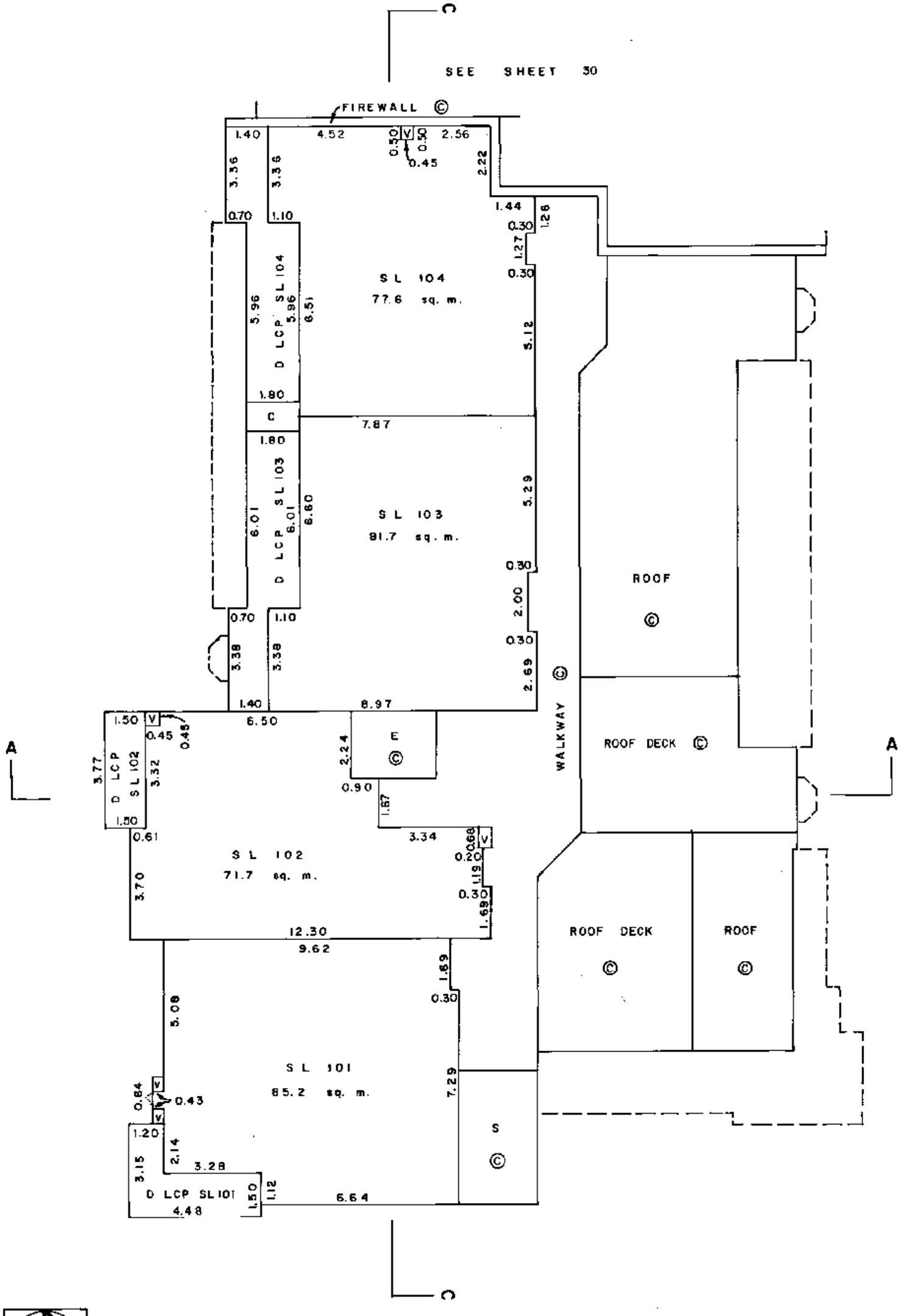
DATED THIS 20 DAY OF AUGUST, 1982.

FILED NWW51942 T10168 2006-02-28-11.32.51.077472

FLOOR PLANS

SCALE – 1:125

STRATA PLAN NW1942



N

PENTHOUSE
BUILDING C

a.o
B. C. L. S.

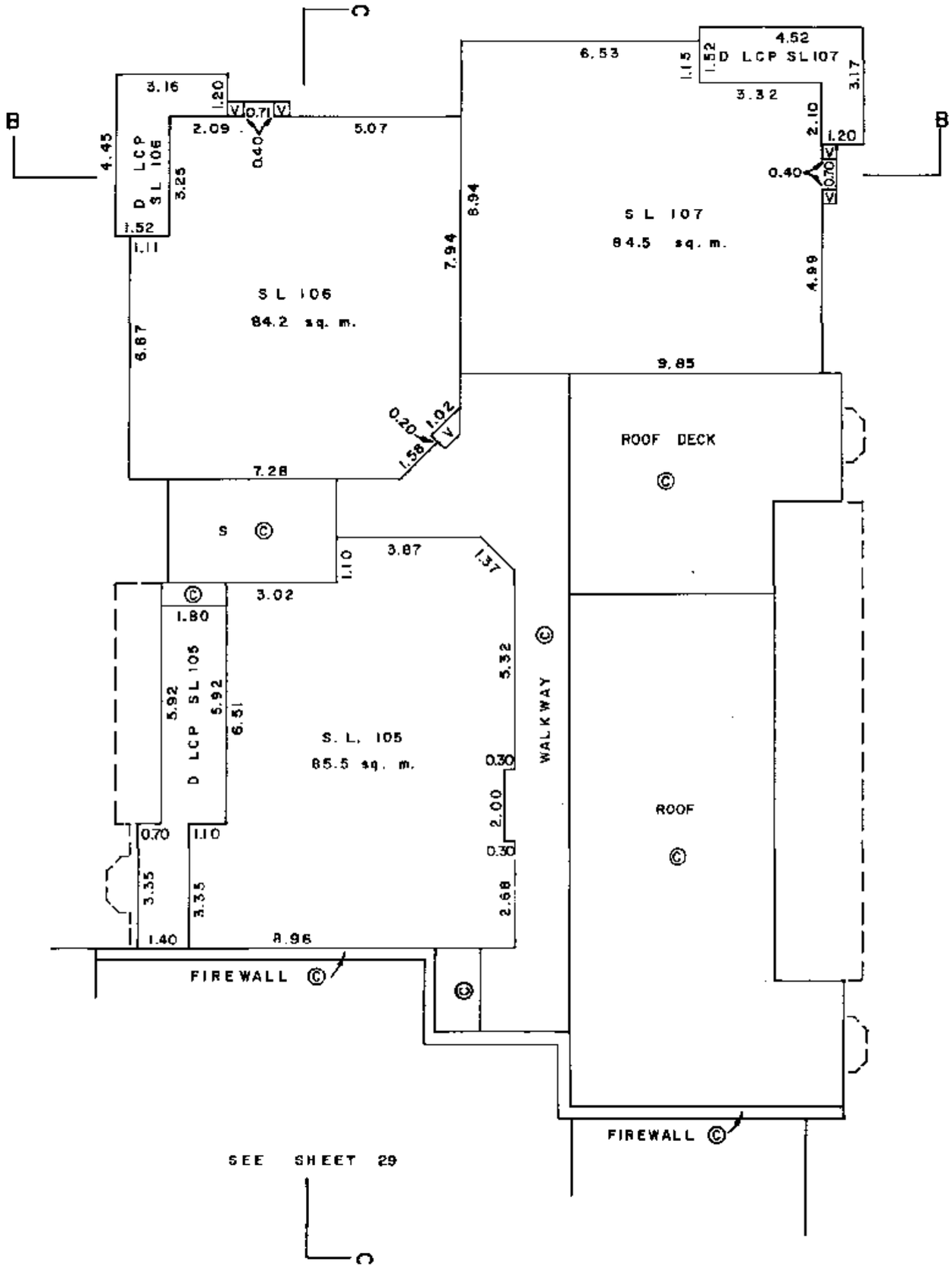
DATED THIS 20 DAY OF AUGUST, 1982.

FILED NWNW51942 T10168 2006-02-28-11.32.51.077472

FLOOR PLANS

SCALE - 1:125

STRATA PLAN NW1942



N

PENTHOUSE

BUILDING C

A.O

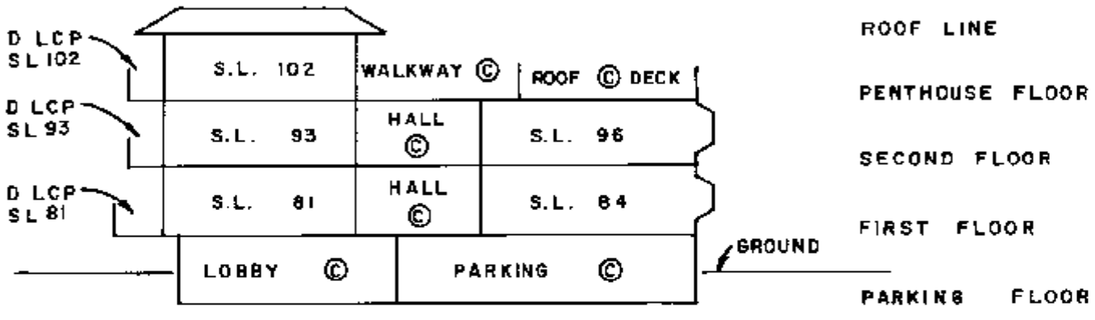
B. C. L. S.

DATED THIS 20 DAY OF AUGUST, 1982.

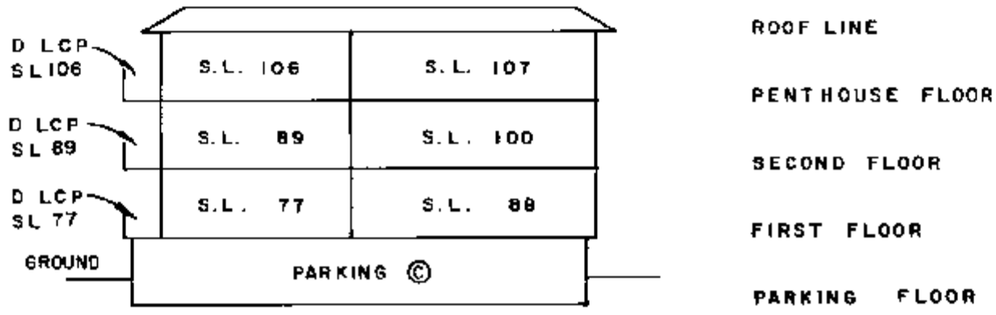
FILED NWW51942 T10168 2006-02-28-11.32.51.077472

SECTIONS
SCALE - 1:250

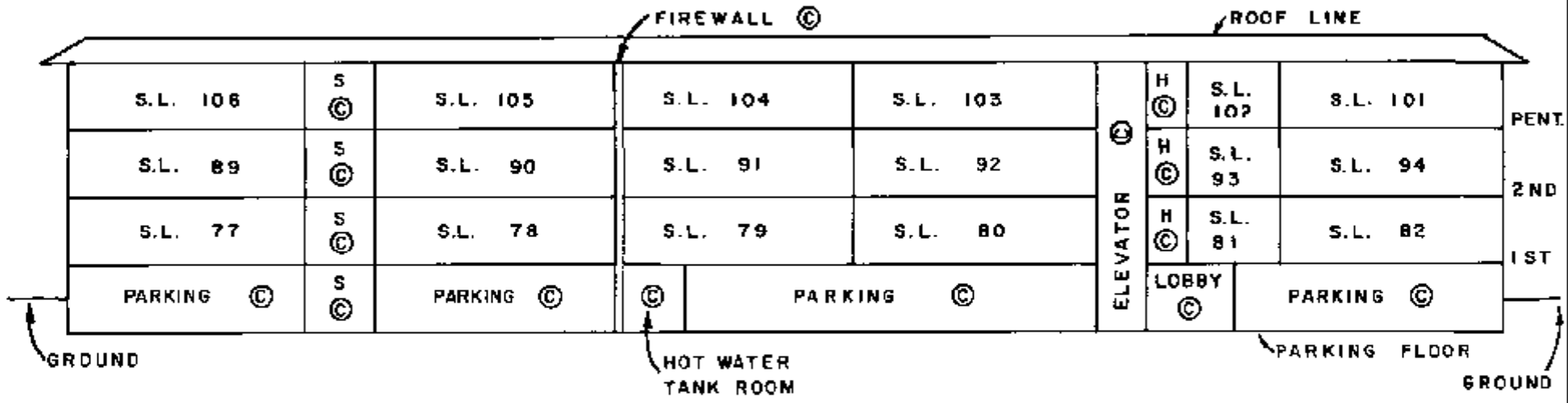
STRATA PLAN NW 1942



SECTION A-A



SECTION B-B



SECTION C-C

BUILDING C

Ao.
B. C. L. S.

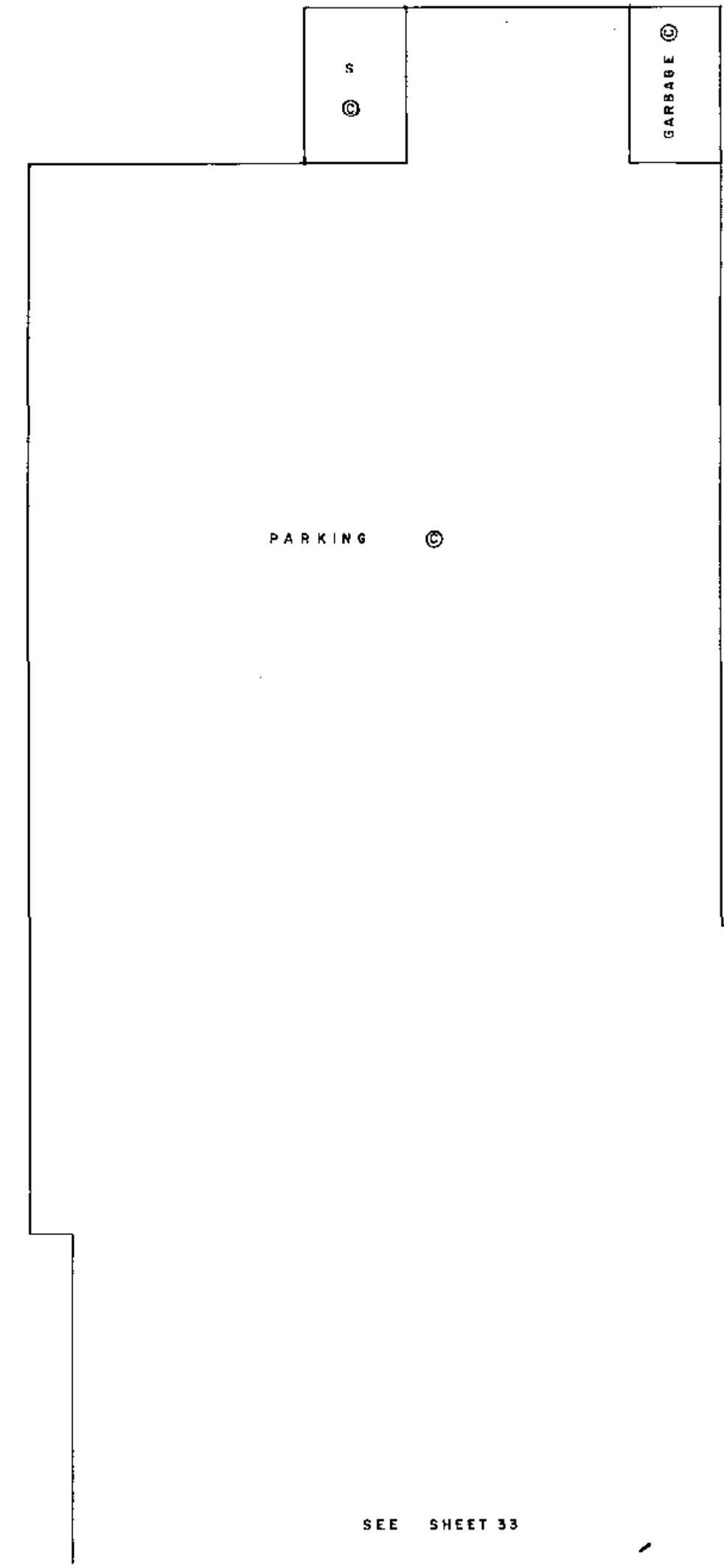
DATED THIS 20 DAY OF AUGUST, 1982.

FILED NWW51942 T10168 2006-02-28-11.32.51.077472

FLOOR PLANS

SCALE - 1:125

STRATA PLAN NW1942



SEE SHEET 33

N

PARKING FLOOR
BUILDING D

A.O.

B. C. L. S.

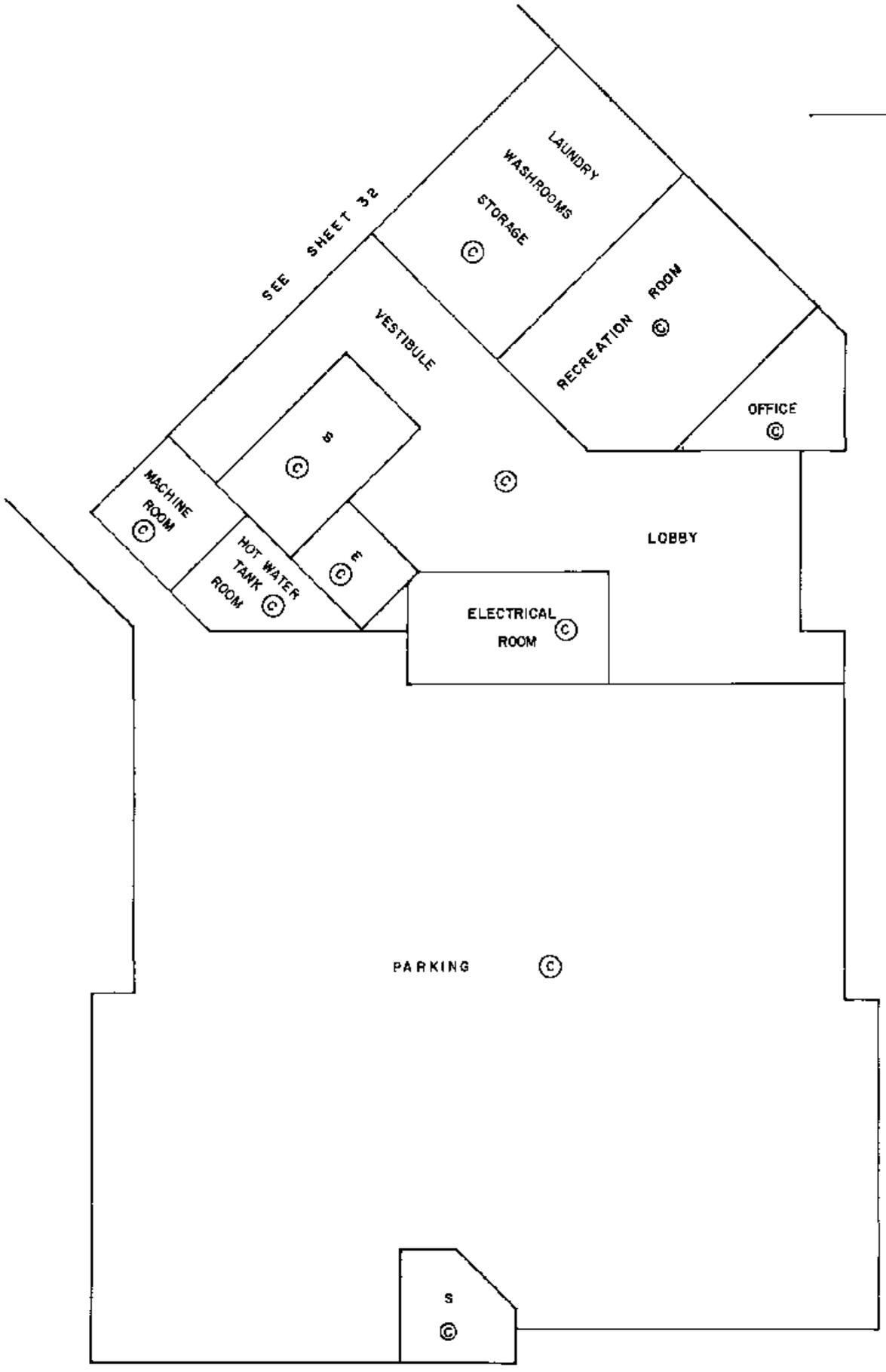
DATED THIS 20 DAY OF AUGUST, 1982.

FILED NWNS1942 T10168 2006-02-28-11.32.51.077472

FLOOR PLANS

SCALE - 1:125

STRATA PLAN NW1942



PARKING FLOOR
BUILDING D

A.O.

B. C. L. S.

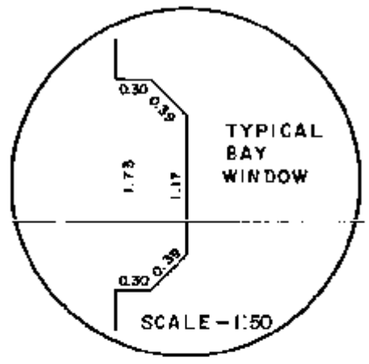
DATED THIS 20 DAY OF AUGUST, 1982.

FILED NWNW51942 T10168 2006-02-28-11.32.51.077472

FLOOR PLANS

SCALE-1:125

STRATA PLAN NW1942



SL 121
85.5 sq.m

SL 108
84.5 sq.m

SL 109
62.4 sq.m

SL 120
77.5 sq.m

SL 110
61.8 sq.m

SL 119
80.0 sq.m

SL 111
81.4 sq.m

HALL

ELECTRICAL

D LCP S.L. 121

D LCP S.L. 108

D LCP S.L. 109

D LCP S.L. 120

D LCP S.L. 110

D LCP S.L. 119

D LCP S.L. 111

SEE SHEET 35

FIRST FLOOR
BUILDING D

A.O.

B. C. L. S.

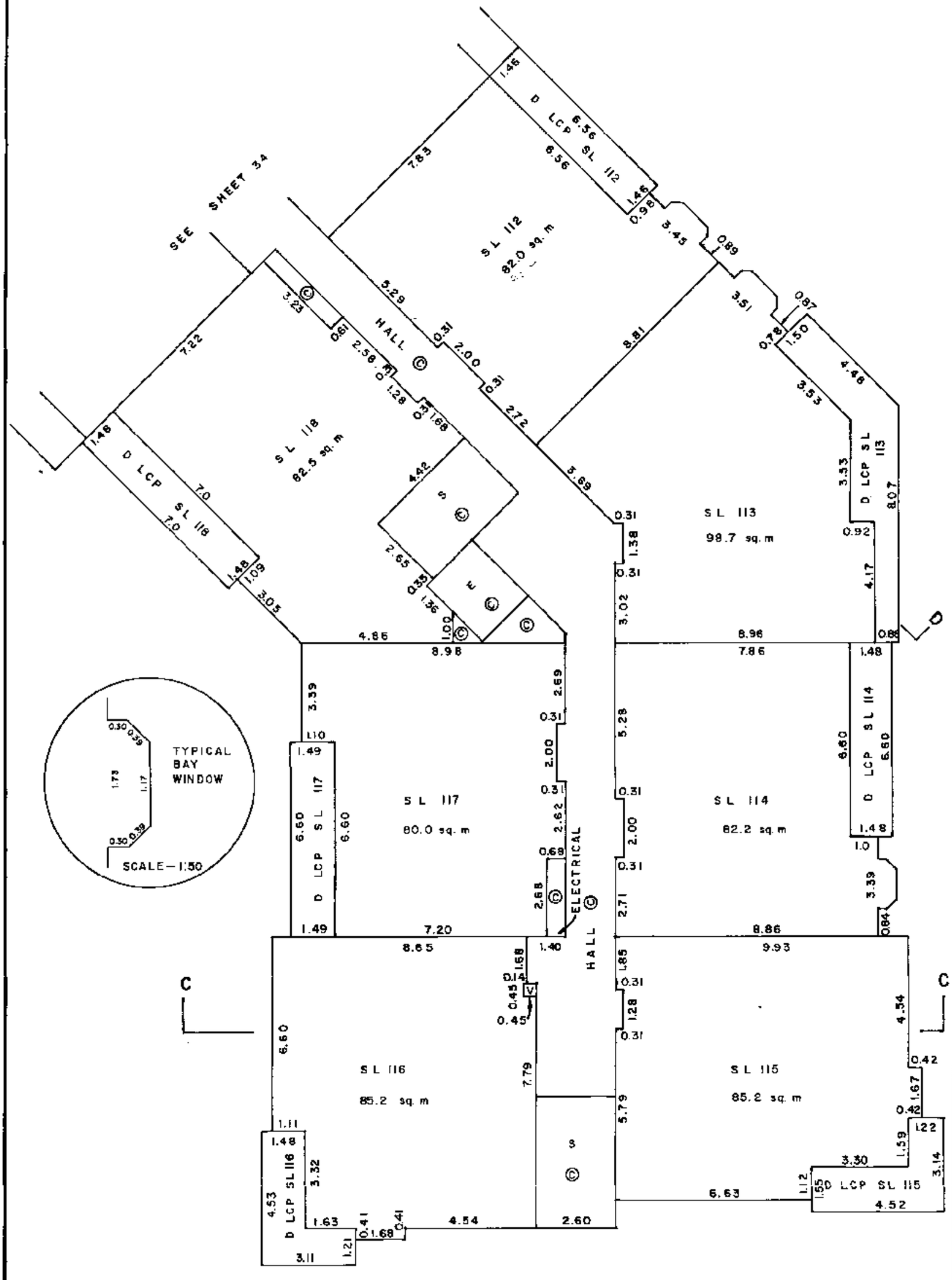
DATED THIS 20 DAY OF AUGUST, 1982.

FILED NWNW51942 T10168 2006-02-28-11.32.51.077472

FLOOR PLANS

SCALE–1:125

STRATA PLAN NW1942



FIRST FLOOR BUILDING D

A. O.

B. C. L. S.

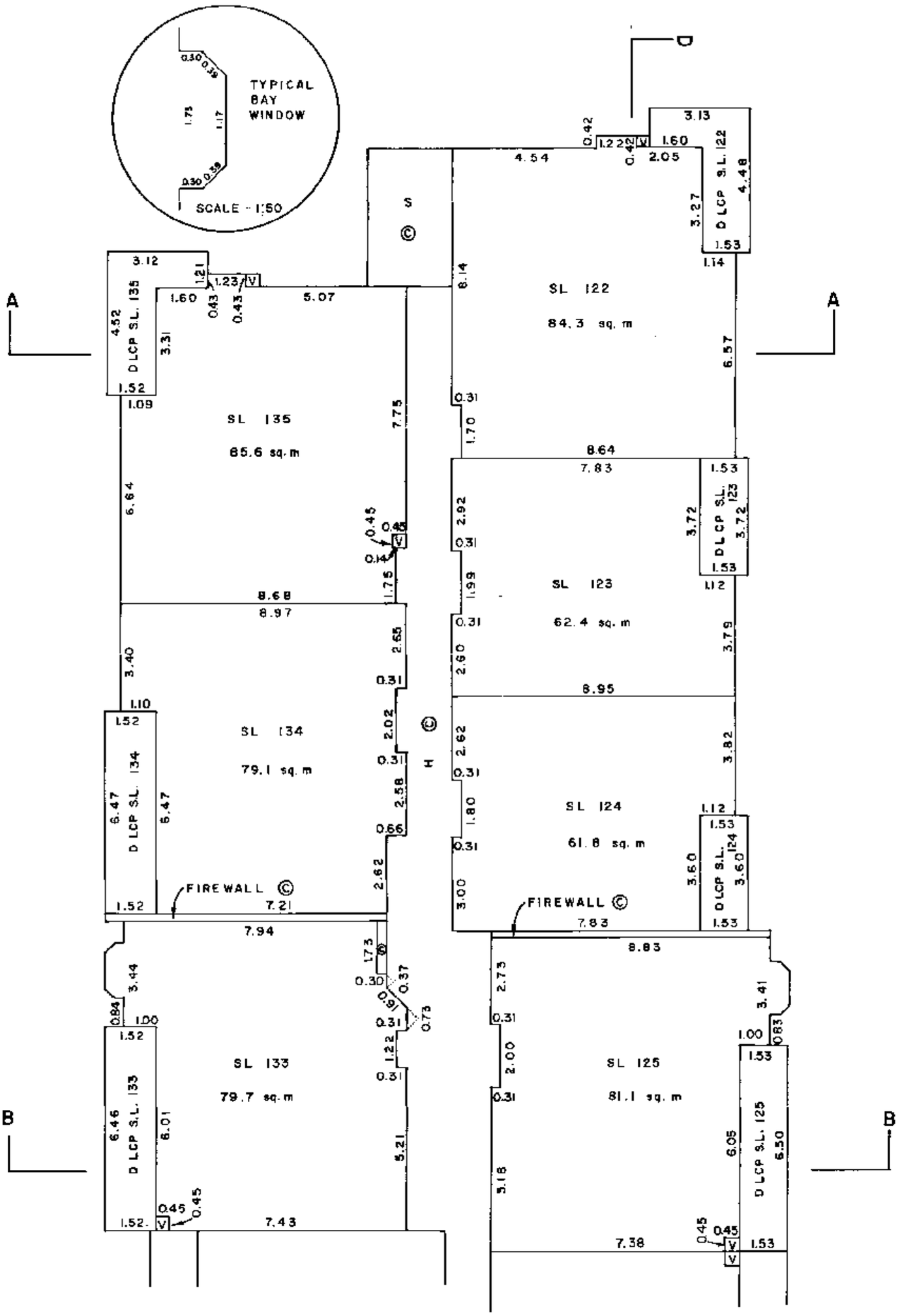
DATED THIS 20 DAY OF AUGUST, 1982.

FILED NWW51942 T10168 2006-02-28-11.32.51.077472

FLOOR PLANS

SCALE – 1:125

STRATA PLAN NW1942



SEE SHEET 37

N

SECOND FLOOR
BUILDING D

a.o.

B. C. L. S.

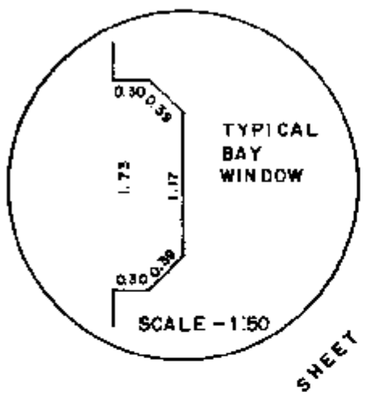
DATED THIS 20 DAY OF AUGUST, 1982.

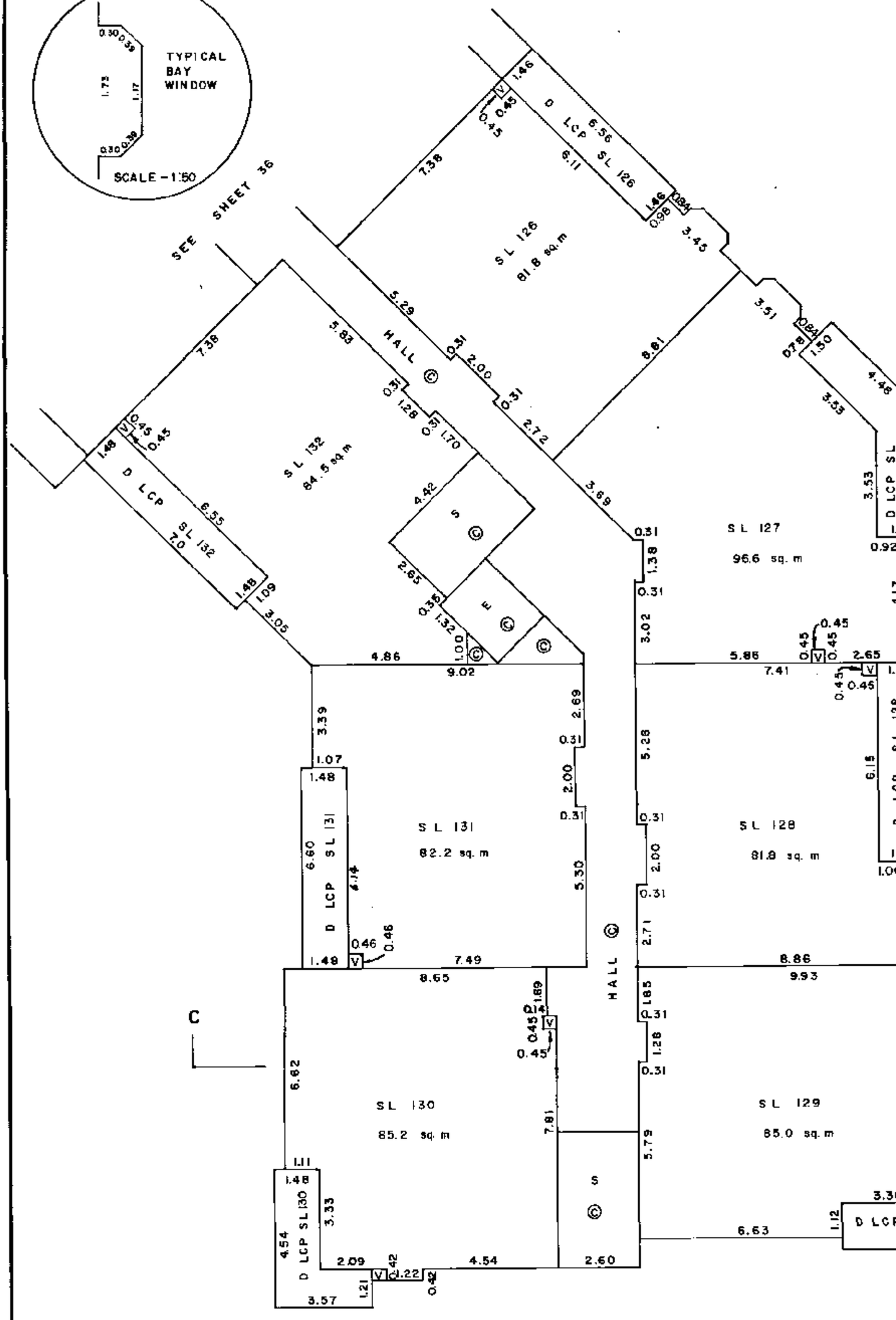
FILED NWNWS1942 T10168 2006-02-28-11.32.51.077472

FLOOR PLANS

SCALE-1:125

STRATA PLAN NW





SECOND FLOOR
BUILDING D

a.o

B. C.

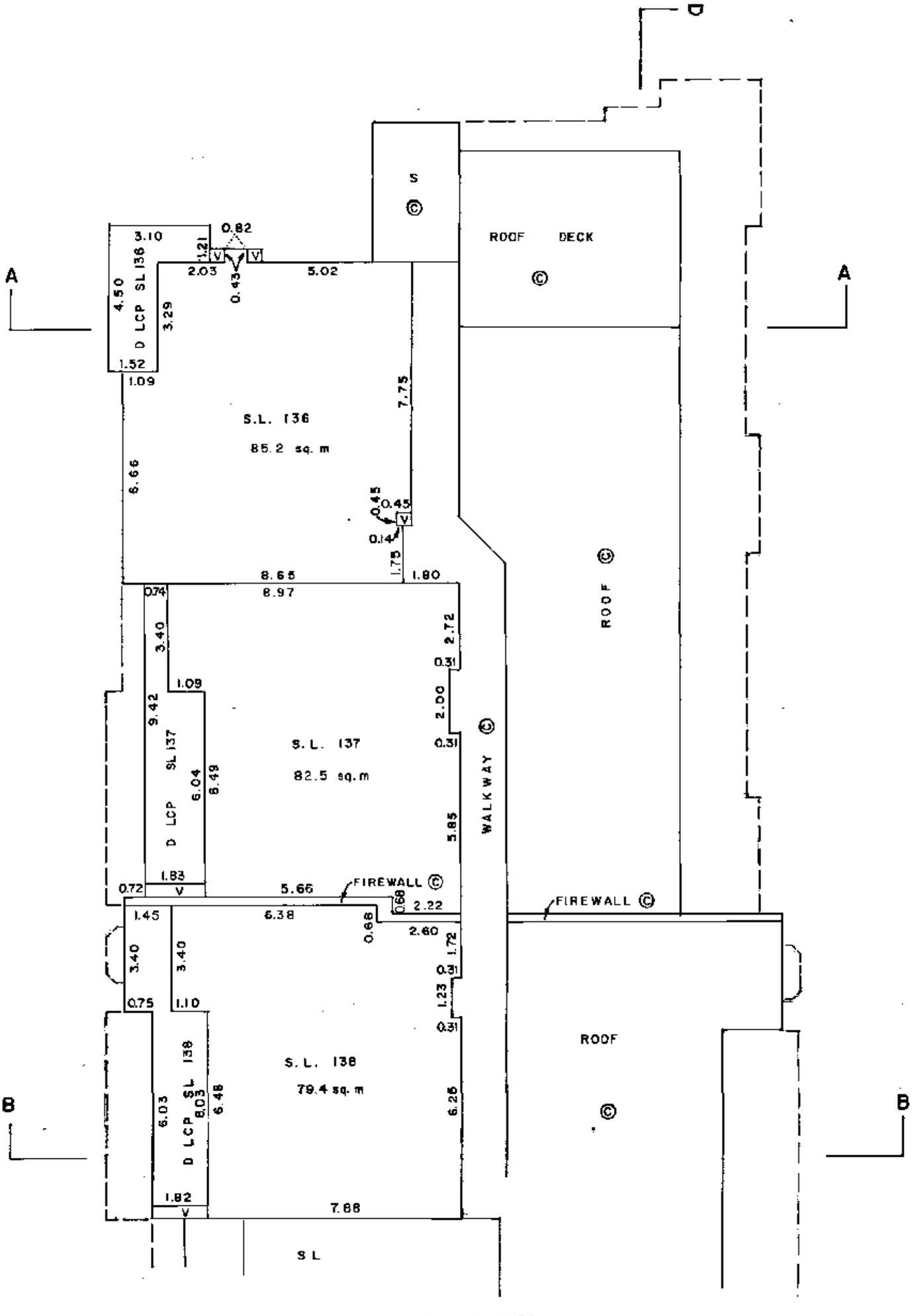
DATED THIS 20 DAY OF AUGUST

FILED NWWS1942 T10168 2006-02-28-11.32.51.077472

FLOOR PLANS

SCALE - 1:125

STRATA PLAN NW1942



SEE SHEET 39

N

PENTHOUSE
BUILDING D

A. O.
B. C. L. S.

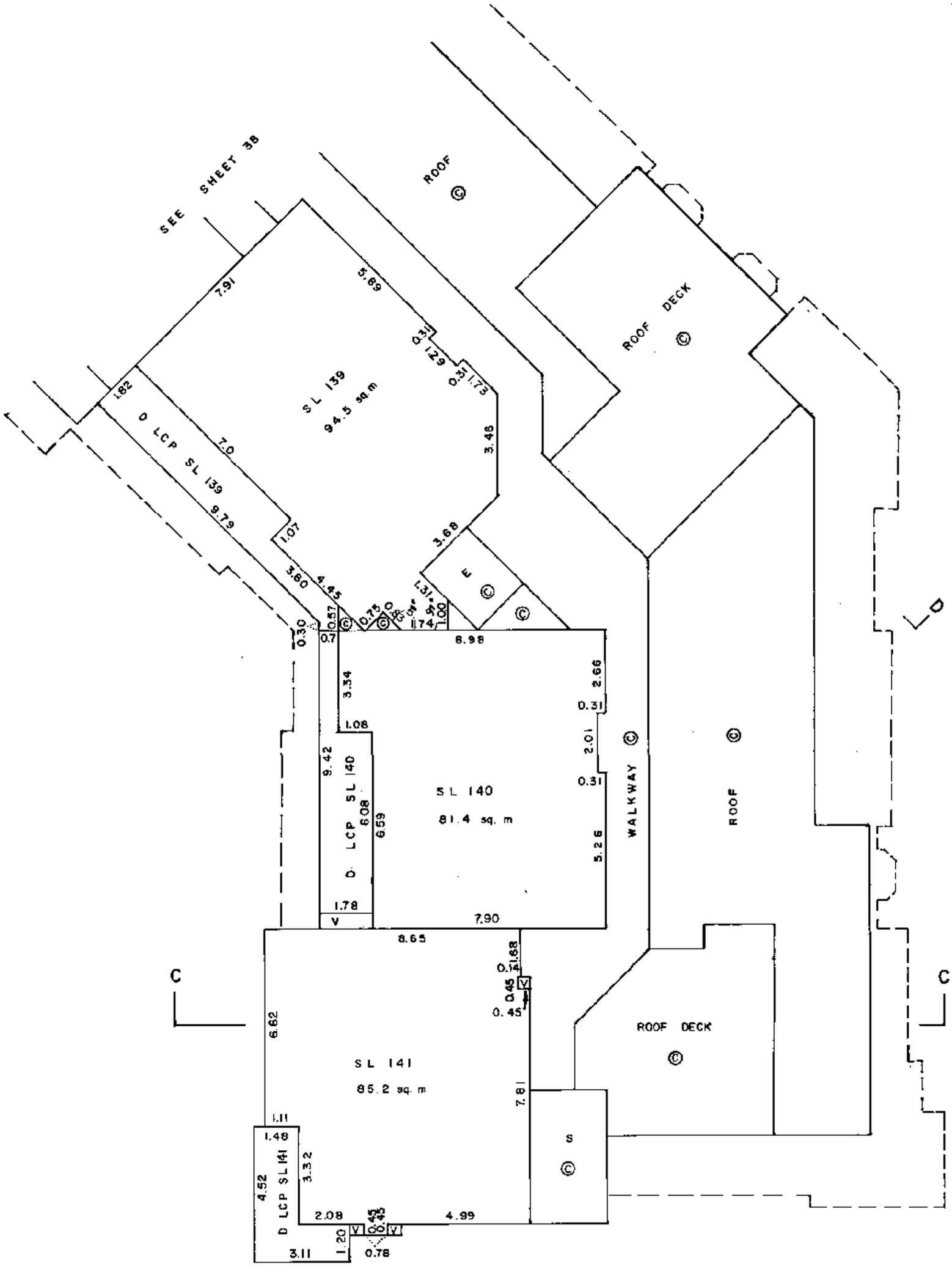
DATED THIS 20 DAY OF AUGUST, 1982.

FILED NWNS1942 T10168 2006-02-28-11.32.51.077472

FLOOR PLANS

SCALE-1:125

STRATA PLAN NW 1942



PENTHOUSE

BUILDING D

A. O.

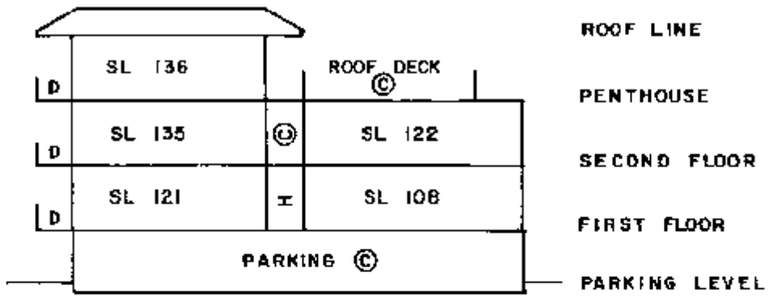
B. C. L. S.

DATED THIS 20 DAY OF AUGUST, 1982.

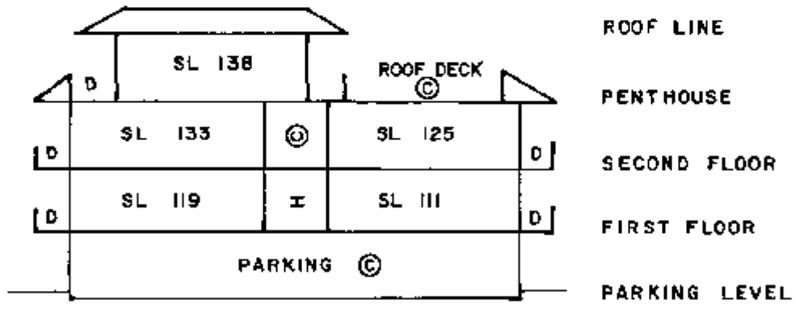
FILED NWWS1942 T10168 2006-02-28-11.32.51.077472

SECTIONS
SCALE – 1:250

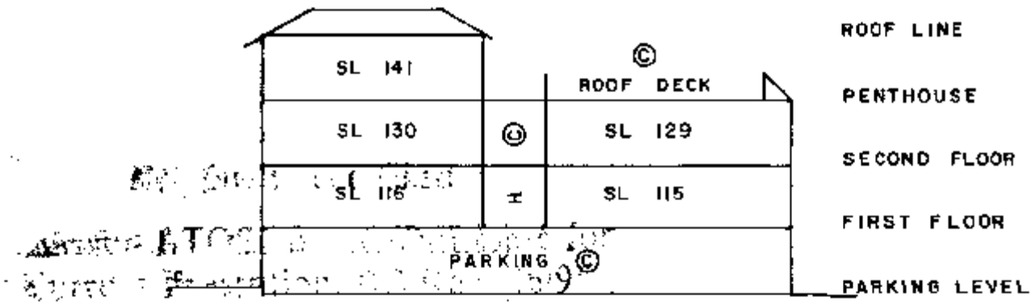
STRATA PLAN NW1942



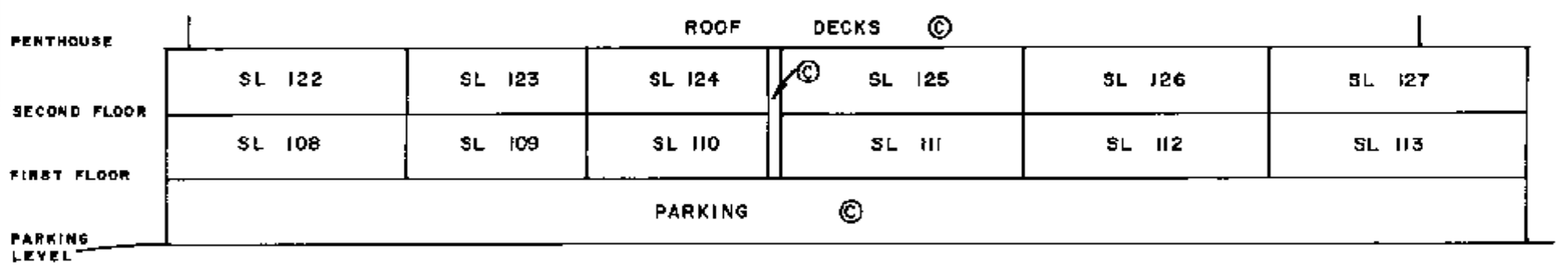
SECTION A-A



SECTION B-B



SECTION C-C



SECTION D-D

BUILDING D

A. O.
B. C. L. S.

DATED THIS 20 DAY OF AUGUST, 1982.

FILED NWNW51942 T10168 2006-02-28-11.32.51.077472

STRATA PLAN NW 1942

RECORD OF BY LAWS AND ORDERS ETC.

REGISTRATION		DOCUMENT	
NUMBER	DATE	DATE	NATURE OF PARTICULARS
RD 199434	28·10·83		CHANGE OF BYLAWS
AB 104467	9·6·88		Change of Bylaws
AJ 225240	27.09.1990 14:40		CHANGE of By laws
BF 14817	15.01.92	14:57	Change of By Laws
BF 14818	15.01.92	14:57	Change of Bylaws
BF 14819	15.01.92	14:57	Change of Bylaws
BG 89849	18.03.93 @ 14:06		Notification of Change of By-laws
BG 89850	18.03.93 @ 14:07		Notification of Change of By-laws
BG 208620	15·6·93	16·6·93	Change of Bylaws
BJ 12935	18/1/95		Change of Bylaws
BJ 12936	18/1/95		Change of Bylaws
BJ 220198	27/7/95		Change of Bylaws
BR 25169	26·1·96		NOTIFICATION OF CHANGE OF BYLAWS

A.O.

B. C. L. S.

DATED THIS 20 DAY OF AUGUST, 198

FILED NWNWS1942 T10168 2006-02-28-11.32.51.077472

Common Property Sheet Closed 16/11/96

Search ALTOS2 or BC OnLine for Current Information. BC Reg. 76/98

LINDA J. O'SHEA, Registrar
Vancouver/New Westminster Land Title District

STRATA PLAN NW1942

DEALINGS AFFECTING THE COMMON PROPERTY

REGISTRATION		DOCUMENT	
NUMBER	DATE	DATE	NATURE OF PARTICULARS
RD 173671	10·12·82	14:23	RESOLUTION GRANTING LIMITED COMMON PROPERTY
E. Y60981	17.04.1985 @	13:56	Plan 69418 appurtenant to Common Property of Strata Plan NW 1868
E. Y66767	17.4.1985 @	13:56	Plan 69418 appurtenant to Common Property of Strata Plan NW2050 (See Y60981)
E. Y66768	17.4.1985@	13:56	Plan 69418 appurtenant to Common Property of Strata Plan NW 2050 (See Y60981)
Hereto is annexed Easement Y66770 (See Y60981) over Part Plan 69417 to Common Property NW 2050			
BH248494	30·06·1994 12:21		Fee-Simple - Condominium Act Section 27(3) The Owners, Strata Plan No. 1868 The Owners, Strata Plan No. 1942 The Owners, Strata Plan No. 2050
-28.24- a RD152277	12.11.81 11:20		Covenant Township of Richmond L.T.A. Sec. 215 I.A.

a.o.

B. C. L. S.

DATED THIS 20 DAY OF AUGUST ,198

FILED NWWS1942 T10168 2006-02-28-11.32.51.077472