

BC OnLine



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LTSA - DOCUMENT RETRIEVAL REF # V27991 REQUESTED: 2012-02-06 12:43

CLIENT NAME: JEFF FITZPATRICK PER REAL ESTATE CORP
ADDRESS: 1428 WEST 7TH AVENUE
 VANCOUVER BC V6H 1C1

PICK-UP INSTRUCTIONS:

USER ID: PA26322 PLAN # VAS1705 VA Filed RCVD:1998-02-26
ACCOUNT: 795763
FOLIO K. GREEN

REMARKS:

Help Desk Victoria (250) 953-8200
 In B.C. 1-800-663-6102
Administration Office ... (250) 953-8250
Fax Number (250) 953-8222

Persons who need to rely on a plan for legal purposes must examine the official version at the Land Title Office in which the plan is deposited. However, plans with plan numbers beginning with the letters EPP or EPS are electronic plans which constitute the official version.

**STRATA PLAN OF LOT 1,
BLOCK 216, D.L. 526, GP. 1,
N.W.D., PLAN 20829.**

VR 1705

STRATA PLAN VR
DEPOSITED AND REGISTERED IN
THE LAND TITLE OFFICE
AT VANCOUVER, B.C.,
THIS 14TH DAY OF AUGUST 1986.

"CITY OF VANCOUVER"

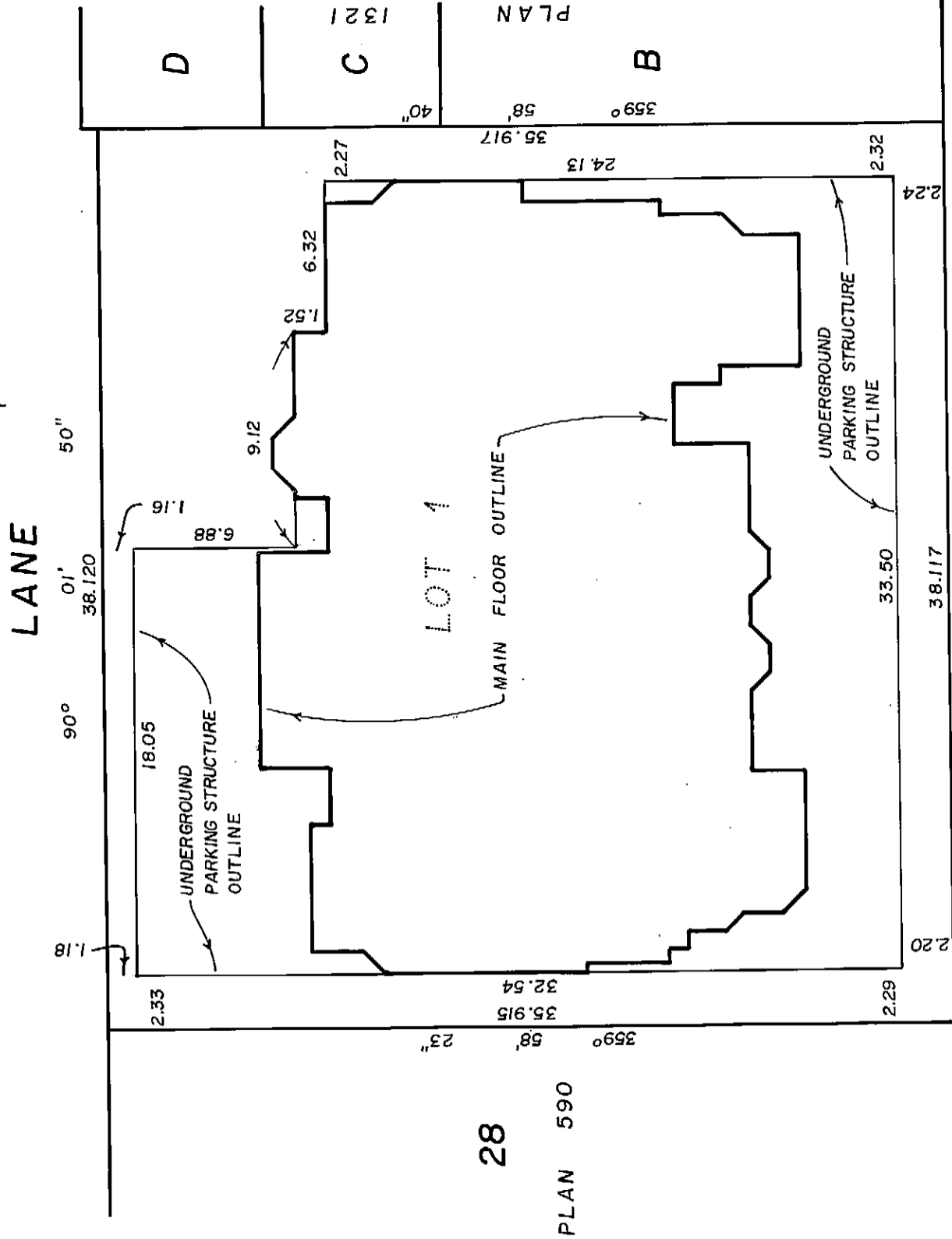


SCALE, 1 : 250 (ALL DIMENSIONS ARE IN METRES)

CIVIC ADDRESS:
"WINDGATE BEACHSIDE"
1925, WEST 2nd AVENUE
VANCOUVER, B.C.

David J. Gao
REGISTRAR

P 73821



28

PLAN 590

PLAN 1321
B
C
D

SECOND AVENUE WEST

LEGEND

- m² DENOTES SQUARE METRES
- S.L. DENOTES STRATA LOT
- (C) DENOTES COMMON PROPERTY
- (B) DENOTES BALCONY
- (P) DENOTES PATIO
- (20) DENOTES LIMITED COMMON PROPERTY FOR THE EXCLUSIVE USE OF STRATA LOT 20.
- (RD) DENOTES ROOF DECK
- (PL) DENOTES PLANTER

THE ADDRESS FOR SERVICE OF DOCUMENTS
ON THE STRATA CORPORATION IS:

THE OWNERS, STRATA PLAN VR 1705,
1678, WEST BROADWAY,
VANCOUVER, B.C.

THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT.

I, J. J. WARD OF LANGLEY, B.C.,
BRITISH COLUMBIA LAND SURVEYOR, HEREBY
CERTIFY THAT THE BUILDING ERRECTED
ON THE PARCEL DESCRIBED ABOVE IS
WHOLLY WITHIN THE EXTERNAL BOUNDARIES
OF THAT PARCEL.
DATED AT SURREY, B.C.
THIS 17TH DAY OF JUNE, 1986.


J. J. Ward
B.C.L.S.

McELHANNAY ASSOCIATES
PROFESSIONAL LAND SURVEYORS
13160 88TH AVENUE
SURREY, B.C. V3W 3K3
FILE 502 00101-5

STRATA PLAN VR1705
 CONDOMINIUM ACT

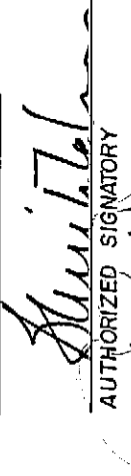

LOT NO.	SHEET NO.	FORM 1		FORM 2		FORM 3	
		SCHEDULE OF UNIT ENTITLEMENT	INTEREST UPON DESTRUCTION	SCHEDULE OF INTEREST UPON DESTRUCTION	SCHEDULE OF VOTING RIGHTS	UNIT ENTITLEMENT	INTEREST UPON DESTRUCTION
1	4	62	98				
2	4	63	94				
3	4	62	94				
4	4,	66	100				
5	4, 8	60	97				
6	4, 8	57	90				
7	4, 8	60	92				
8	4, 8	63	93				
9	4, 8	67	97				
10	5	83	125				
11	5	63	90				
12	5	62	90				
13	5	66	95				
14	5, 8	61	95				
15	5, 8	57	87				
16	5, 8	62	88				
17	5, 8	59	87				
18	5, 8	61	94				
19	6	63	96				
20	6,	95	176				
21	6, 8	78	126				
22	6, 8	62	98				
23	6, 8	66	103				
24	7	101	190				
25	7, 8	76	128				
26	7, 8	67	114				
AGGREGATE		1742	2737				

SIGNATURES

OWNER :-
FIRST PACIFIC DEVELOPMENT CORP.

 AUTHORIZED SIGNATORY

AUTHORIZED SIGNATORY

MORTGAGEES :-
COLUMBIA TRUST CO.


 AUTHORIZED SIGNATORY

 AUTHORIZED SIGNATORY

294768 B.C. LTD.


 AUTHORIZED SIGNATORY

AUTHORIZED SIGNATORY

I, J. J. WARD, BRITISH COLUMBIA LAND SURVEOR
 HEREBY CERTIFY THAT THE BUILDING SHOWN IN
 THIS STRATA PLAN HAS NOT AS OF THE 17th DAY
 OF JUNE 1986 BEEN PREVIOUSLY OCCUPIED.
 DATED AT SURREY, BC. THIS 17th DAY OF JUNE 1986


 B.C.L.S.

STATUTORY DECLARATION

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.

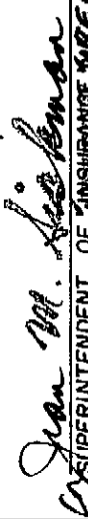
I, MAKE THIS SOLEMN DECLARATION CONSCIENTIOUSLY
 BELIEVING IT TO BE TRUE AND KNOWING THAT IT IS OF
 THE SAME FORCE AND EFFECT AS IF MADE UNDER OATH.



DECLARED BEFORE ME AT VANCOUVER
 IN THE PROVINCE OF BRITISH COLUMBIA
 THIS 19 DAY OF JUNE 1986

A COMMISSIONER FOR TAKING AFFIDAVITS
 WITHIN THE PROVINCE OF BRITISH COLUMBIA

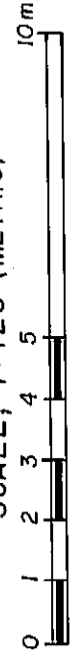
ACCEPTED AS TO FORMS 1, 2 AND 3


 SUPERINTENDENT OF INSURANCE REAL ESTATE.
 THIS 19 DAY OF AUGUST 1986.

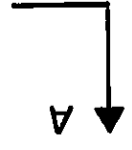
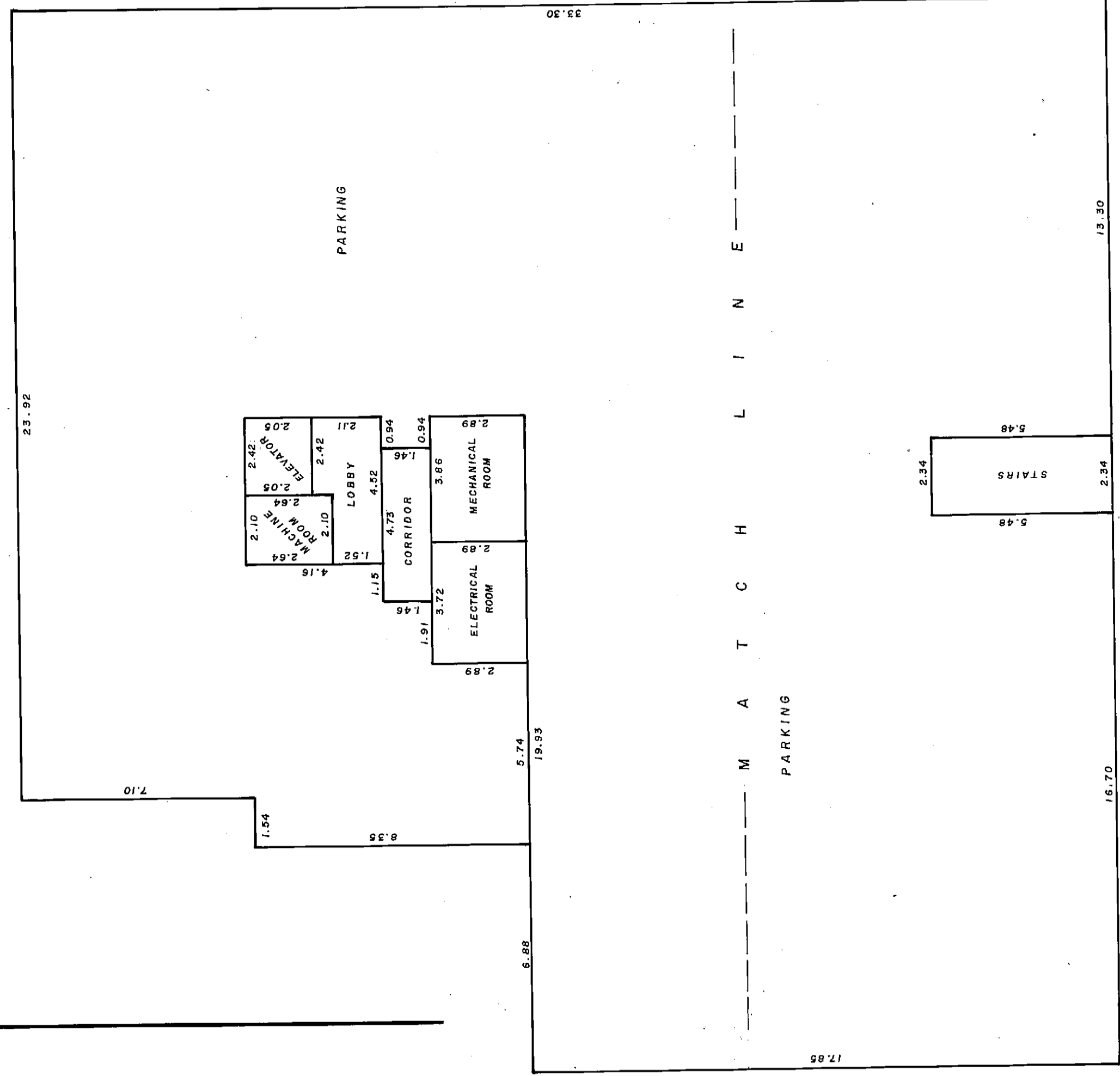
STRATA PLAN VR1705

BASEMENT

SCALE, 1:125 (METRIC)



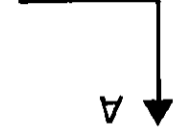
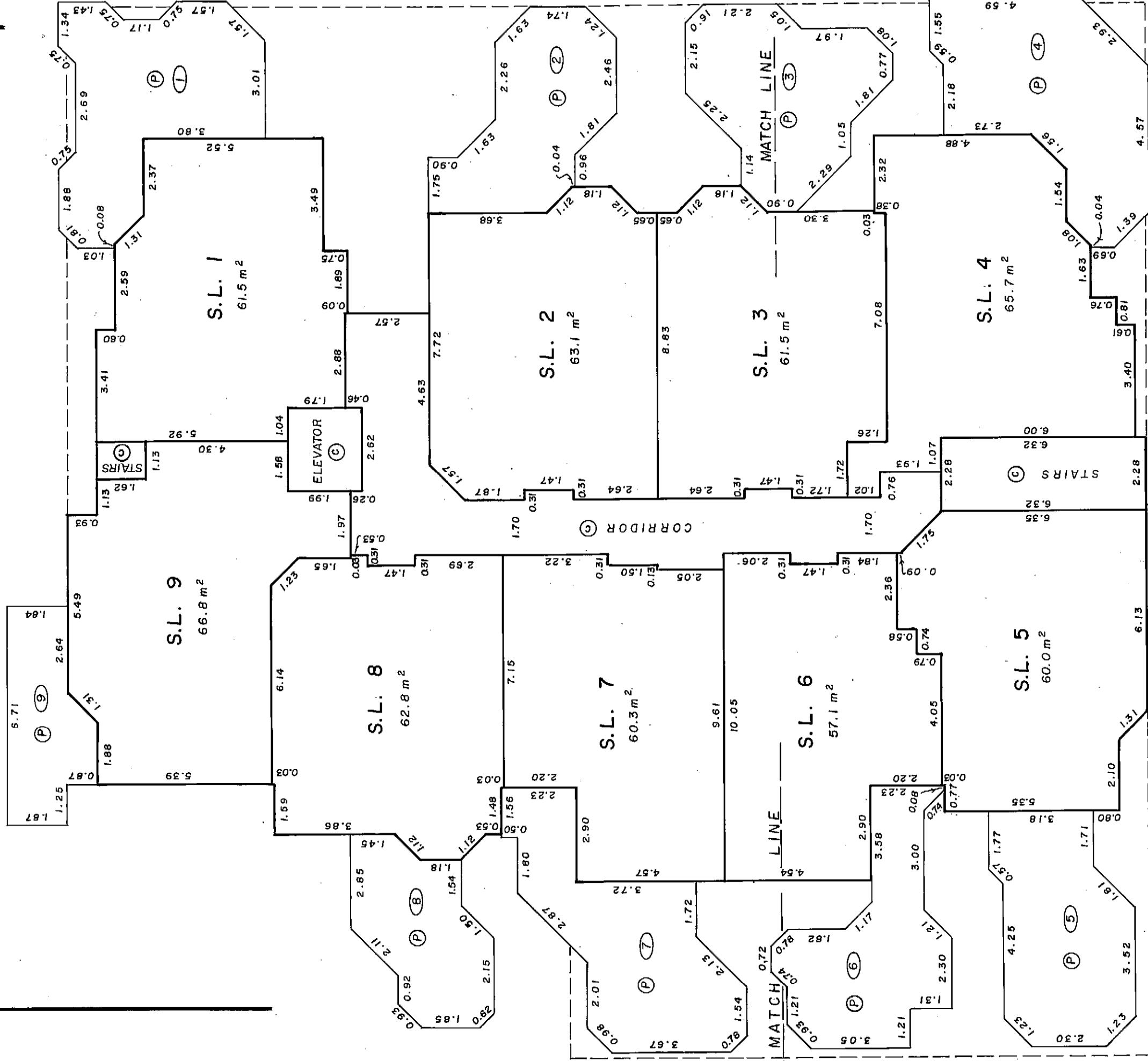
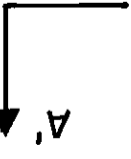
ALL COMMON PROPERTY



STRATA PLAN VR1705

1st FLOOR

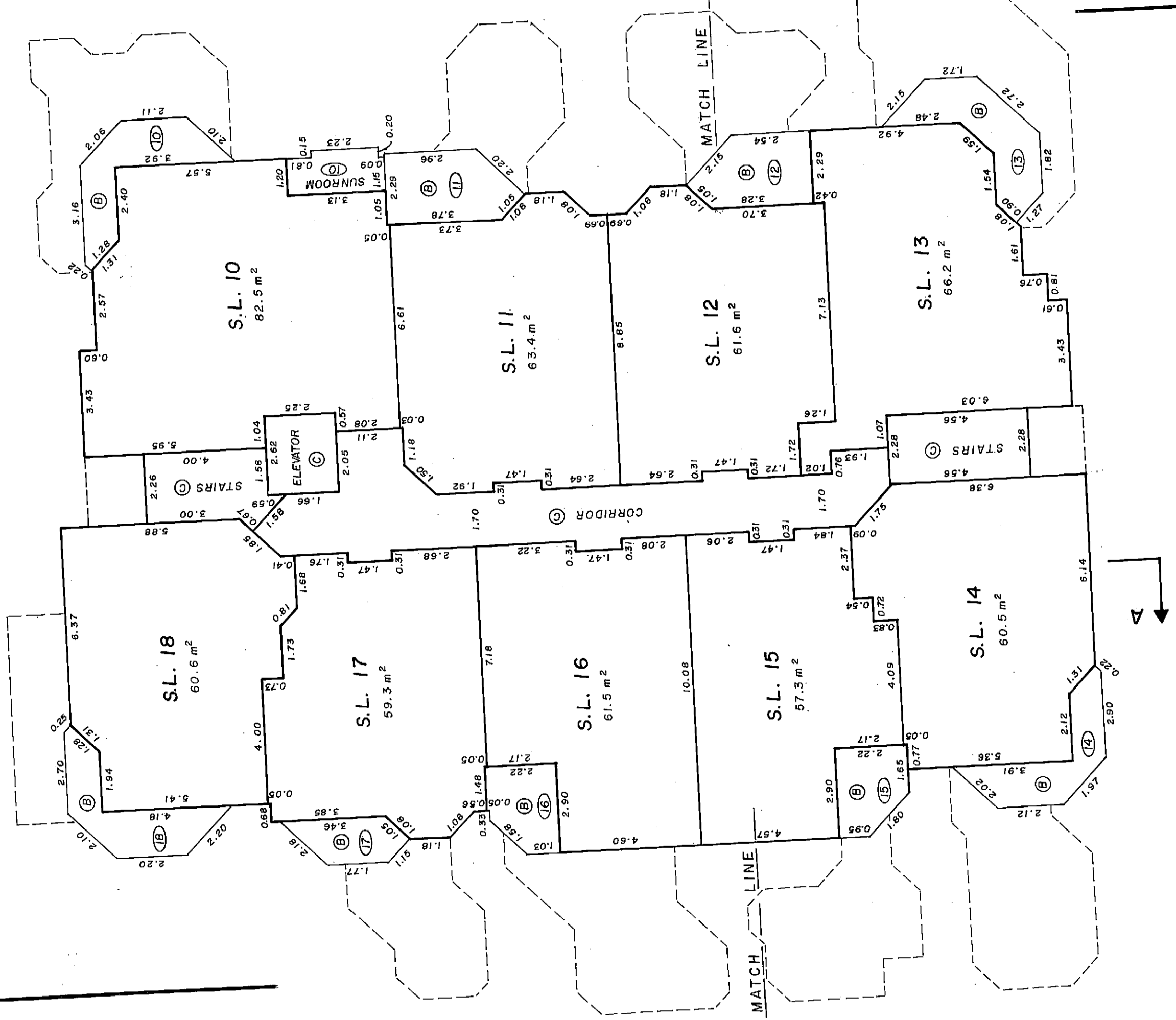
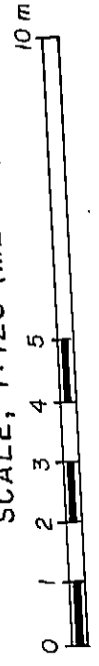
SCALE, 1:125 (METRIC)



STRATA PLAN VR1705

2nd FLOOR

SCALE, 1:125 (METRIC)

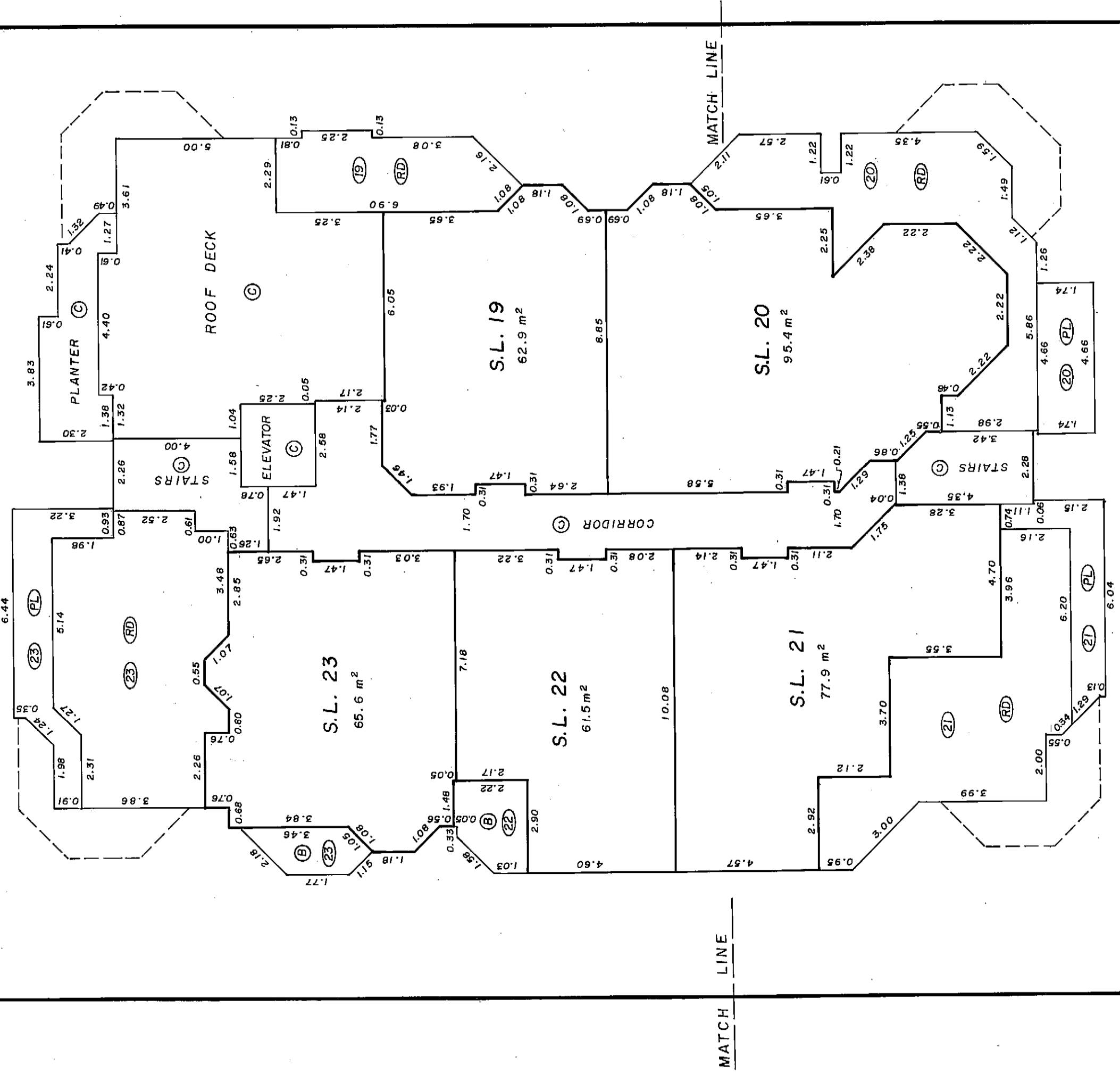
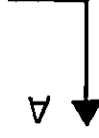
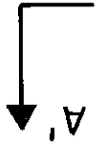
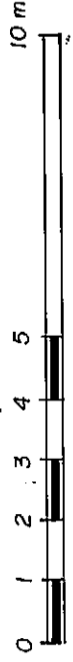


86-06-17
502 00101-5

STRATA PLAN VR1705

3rd FLOOR

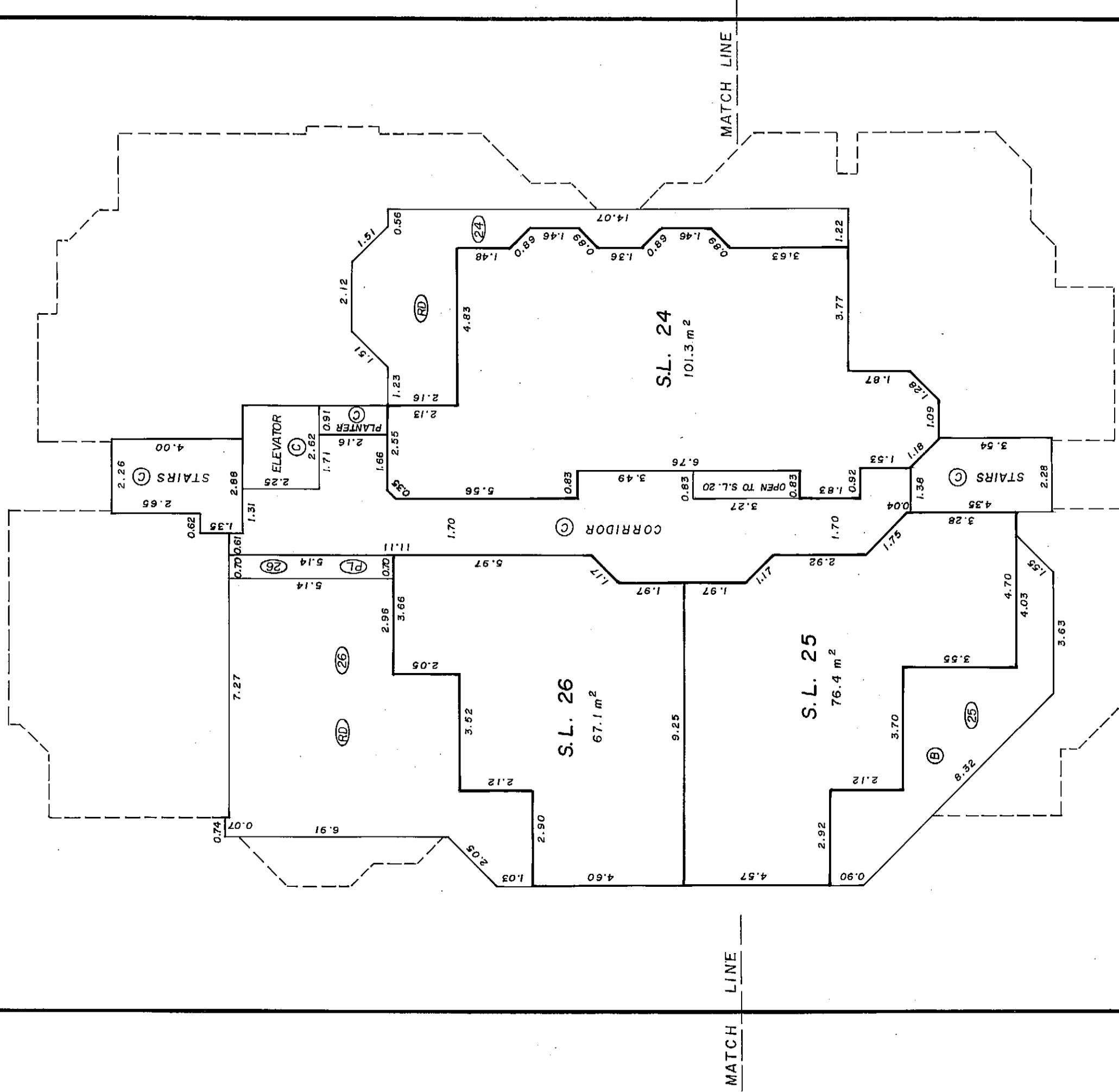
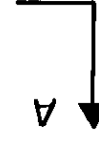
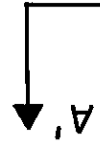
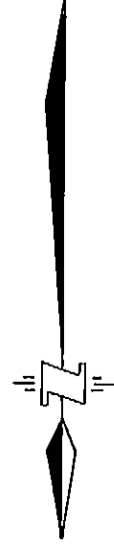
SCALE, 1:125 (METRIC)



STRATA PLAN VR1705

4th FLOOR

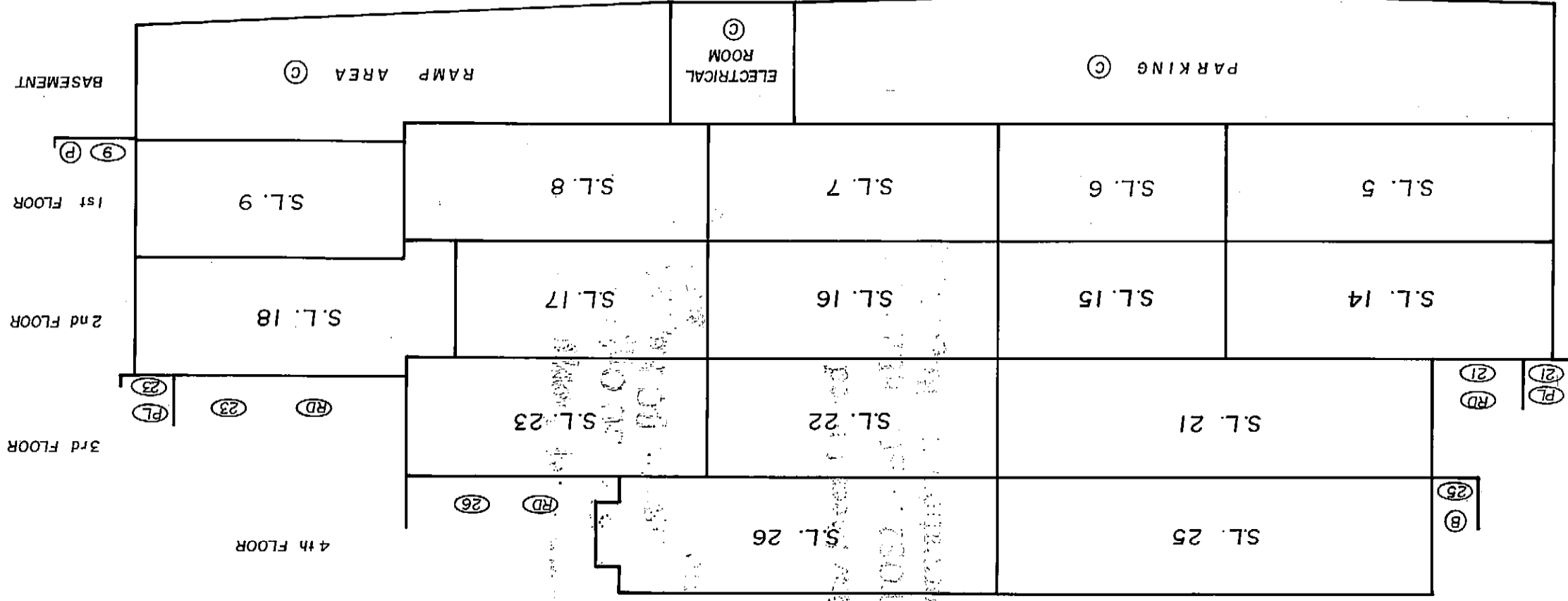
SCALE, 1:125 (METRIC)



STRATA PLAN VR1705

SECTION A-A'

SCALE, 1:125 (METRIC)



STRATA PLAN VR1705

RECORD OF BY-LAWS AND ORDERS, ETC.

FILING		DOCUMENT	
NUMBER	DATE	DATE	NATURE AND PARTICULARS
GB 33241	6/4/88		NOTIFICATION OF CHANGE OF BYLAWS
DE GD 31514	06/03/90		NOTIFICATION OF CHANGE OF BY-LAWS/L.
BG 47023	10.02.93 @ 14:02		Notification of Change of By-laws / 82
BH 69299	26/2/94		NOTIFICATION OF CHANGE OF BYLAWS
BH 69300	28/2/94		NOTIFICATION OF CHANGE OF BYLAWS
BH 263583	JULY 14, 94		NOTIFICATION OF CHANGE OF BYLAWS.
BS 80585	17/3/95		NOTIFICATION OF CHANGE OF BYLAWS
BT 376576	7.12.95		NOTIFICATION OF CHANGE OF BYLAWS.
BK 96388	2.4.96		NOTIFICATION OF CHANGE OF BYLAWS
BL 63024	21.02.97		Notification of Change of Bylaws.
			Bylaw Sheet Closed
			Manual ALTERS of BC Online for Current Information. BC Reg. 76/92

