



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 with out 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 G3386 N.W.D.

THE CORPORATION OF THE TOWNSHIP OF RICHMOND.

SCALE 1:1000

First Sheet 1 of 14 Sheets

STRATA PLAN NW2049

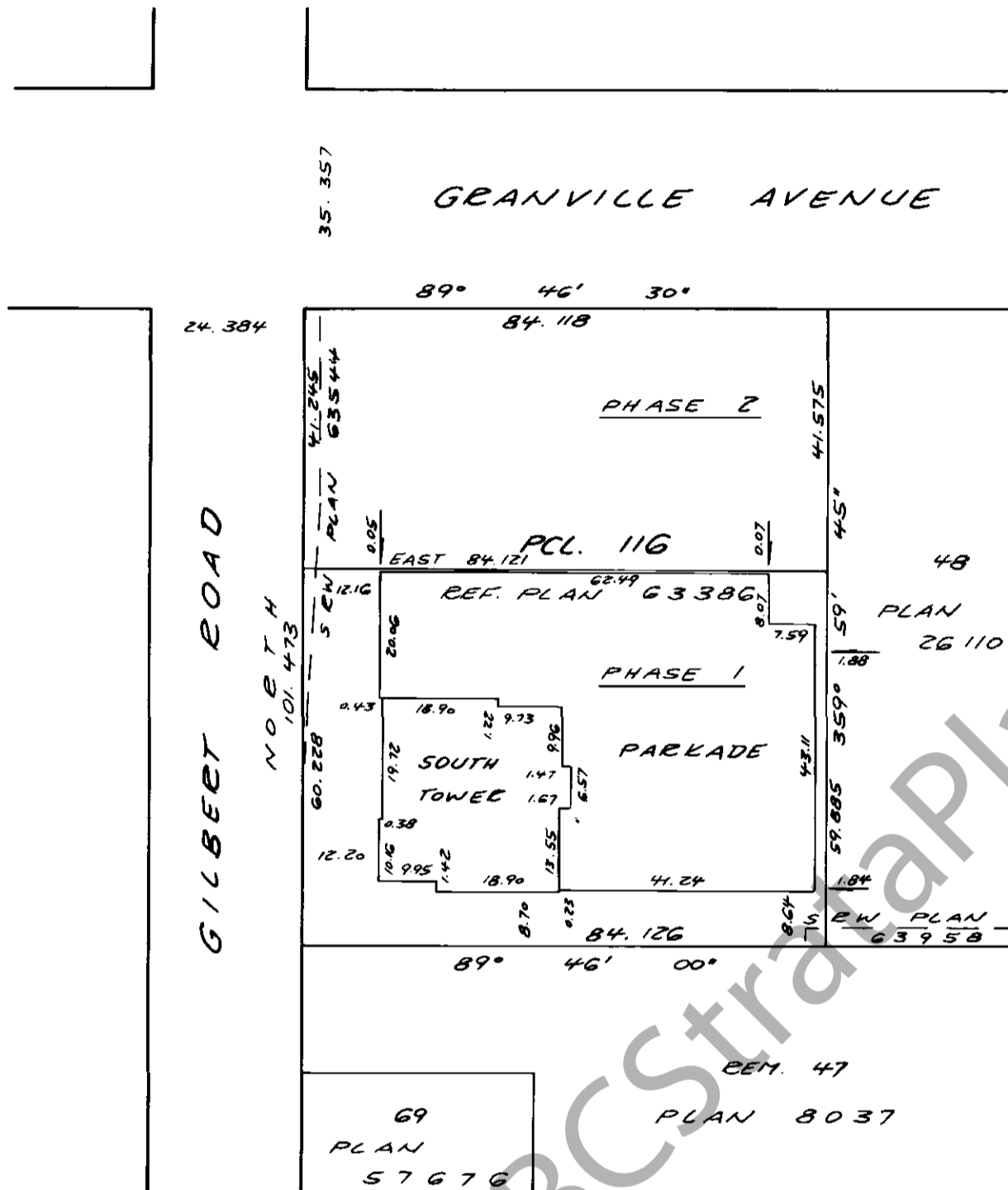
REF. NO. RD 194002

PHASE 1

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

[Signature]
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
c/o. 210-9801 King George Hwy.
Surrey, B.C.
V3T 5H5

Change of Address
See D.F. AD49928
#202-7100 Gilbert Road
Richmond, BC V7C 5C3

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

[Signature]
B.C.L.S.

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


Job No. E-7431

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	
34	7	94	60	
35	7	76	50	
36	7	92	60	
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39	8	76	51	
40	8	93	61	
41	8	89	56	
42	8	94	61	
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57	9	89	59	
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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 No R-7431

Date Mar/31/83  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
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

1/WE the undersigned do solemnly declare that
 (1) ~~1/WE the undersigned 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.

Accepted as to forms 1, 2 and 3
 this 12th day of August, 19 83.

Jane Perch
 Superintendent of Insurance

Declared before me at
Vancouver, B.C.
 this 11th day of May, 19 83
[Signature]
 A commissioner for taking affidavits within B.C.

SIGNATURES

WITNESSES:

OWNERS:

MINDRU PARK TOWER 1 LTD.:

[Signature]
[Signature]

CANADIAN IMPERIAL BANK OF COMMERCE BY ITS ATTORNEYS

Signed, Sealed and Delivered in the Presence of:
[Signature]
 Signature
1327 Bayview Dr. Co.
 Address
Barclay
 Occupation
 (As to both signatures)

[Signature]
 ASSISTANT GENERAL MANAGER
[Signature]
 Inspector
 CREDIT FONCIER
[Signature]
 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, 19 83

[Signature]
 Director of Planning
 Approving Officer for
 The Corporation of the Township of Richmond.

FILED NMWMS2049 R74953 2005-10-05-13:51:41.525796

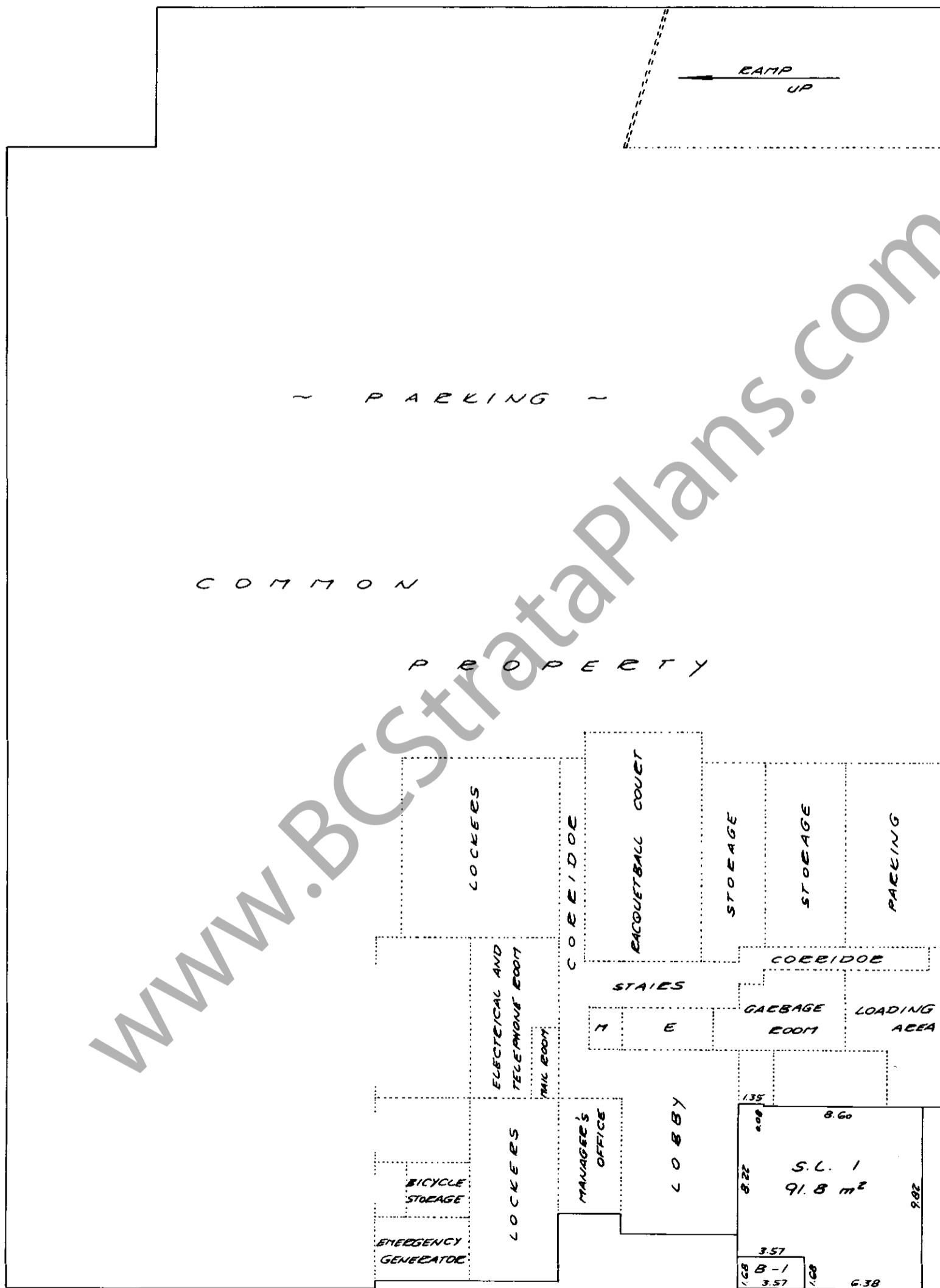
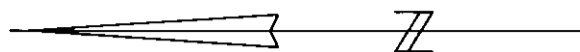
1ST FLOOR

SCALE 1: 250

Sheet 4 of 14 Sheets

STRATA PLAN NW 2049

PHASE 1



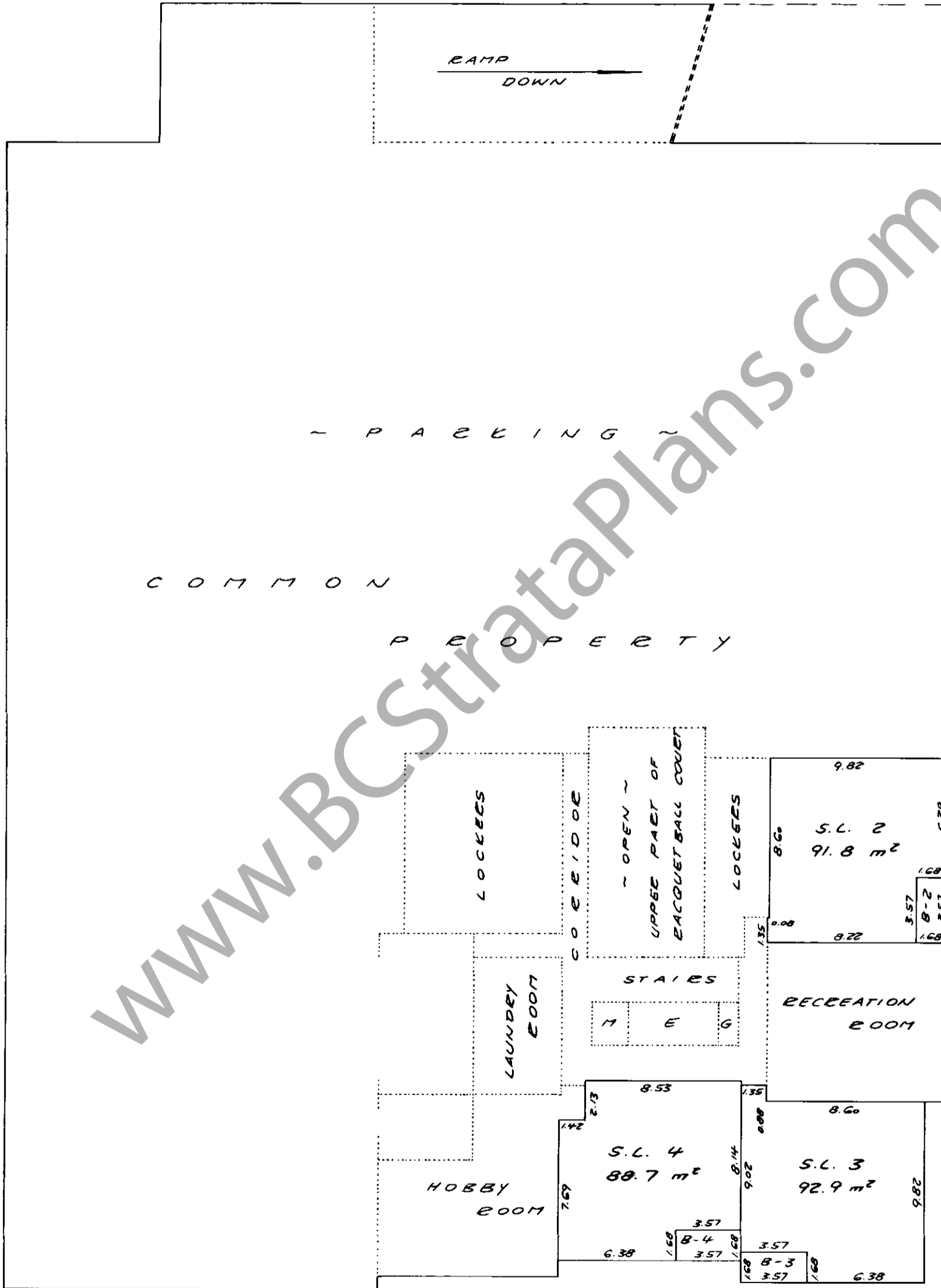
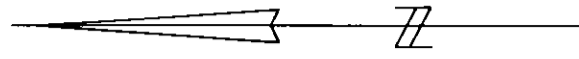
Matson, Peck & Topliss
Surveyors & Engineers
Richmond, B.C. 270-9331

Job No. R-7431

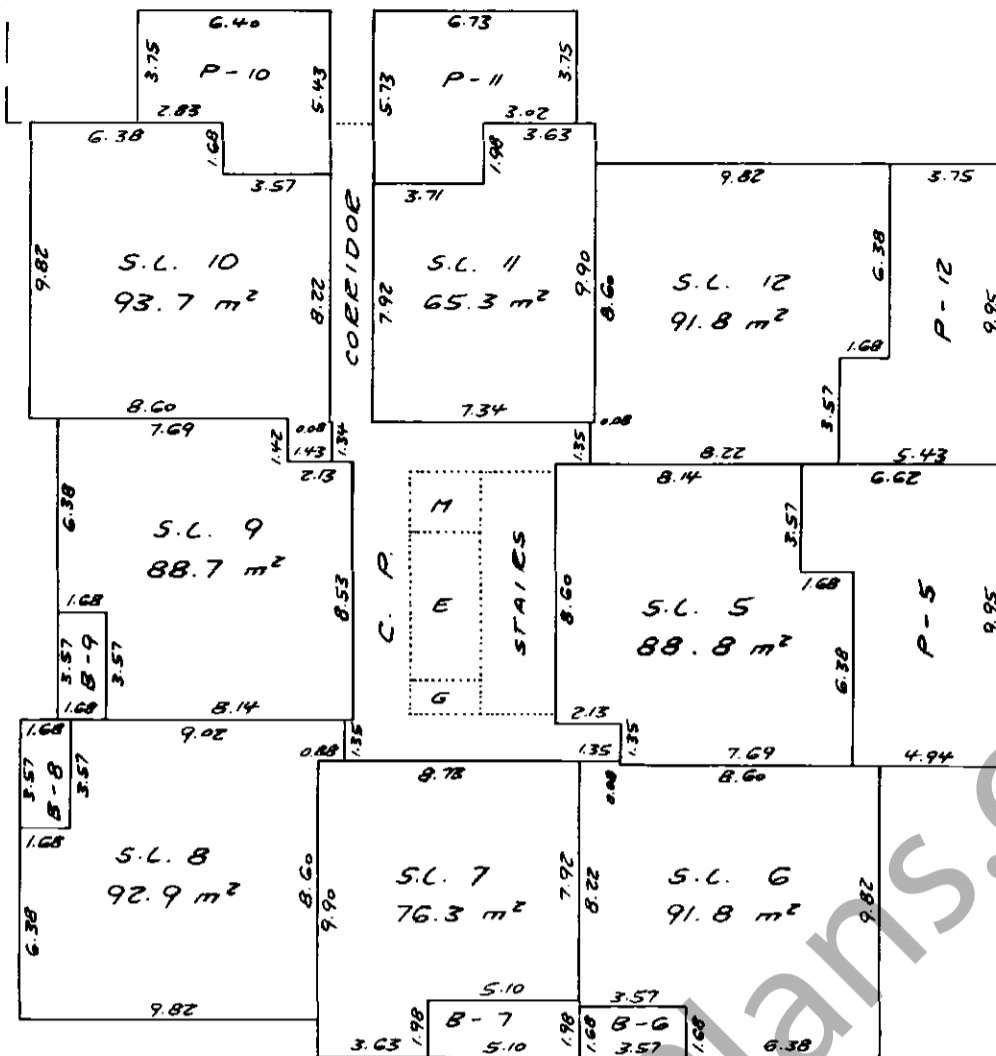
Date Mar/31/83

B.C.L.S.

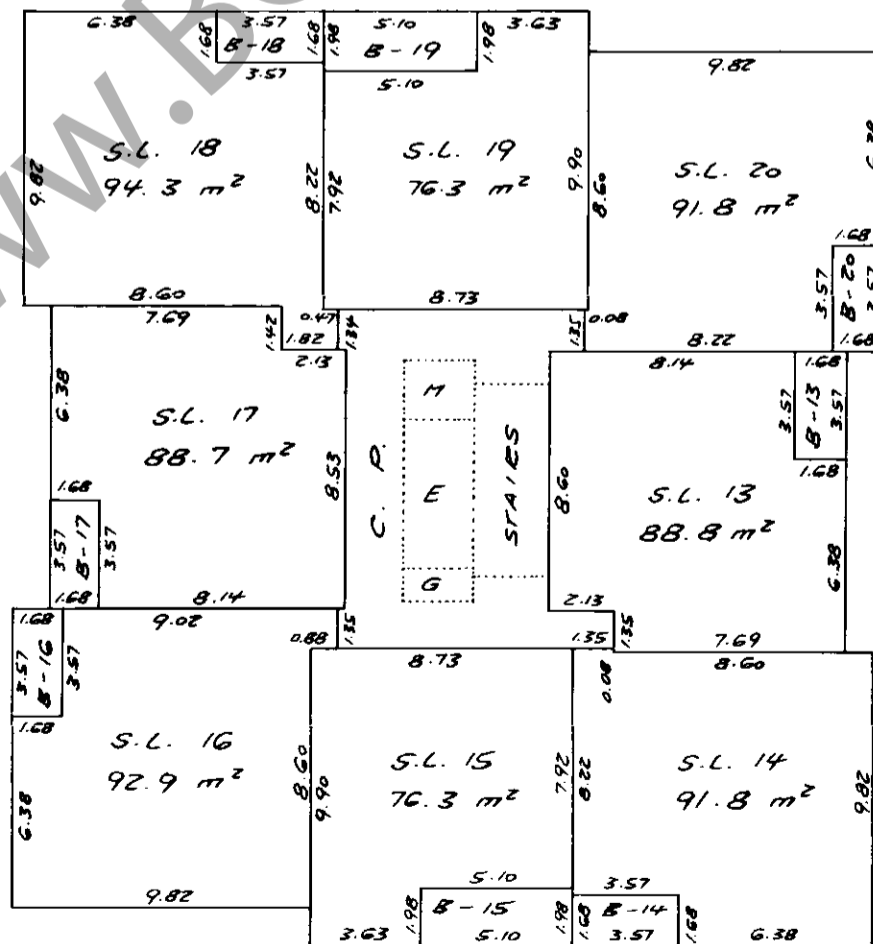
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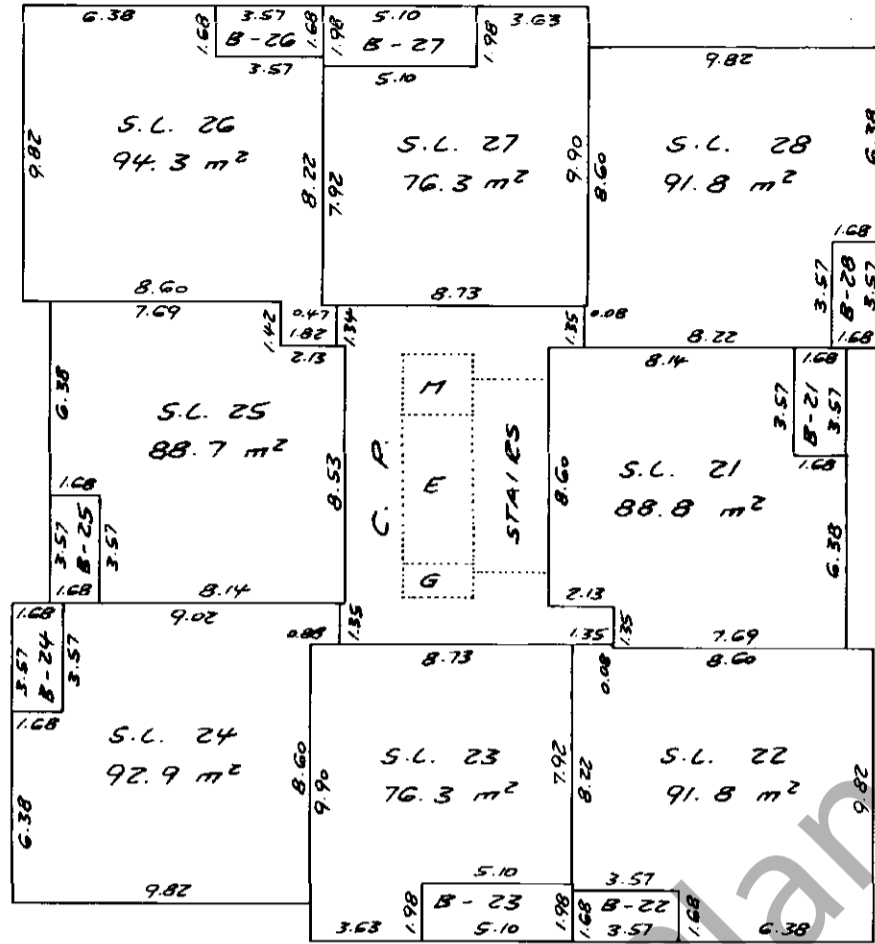
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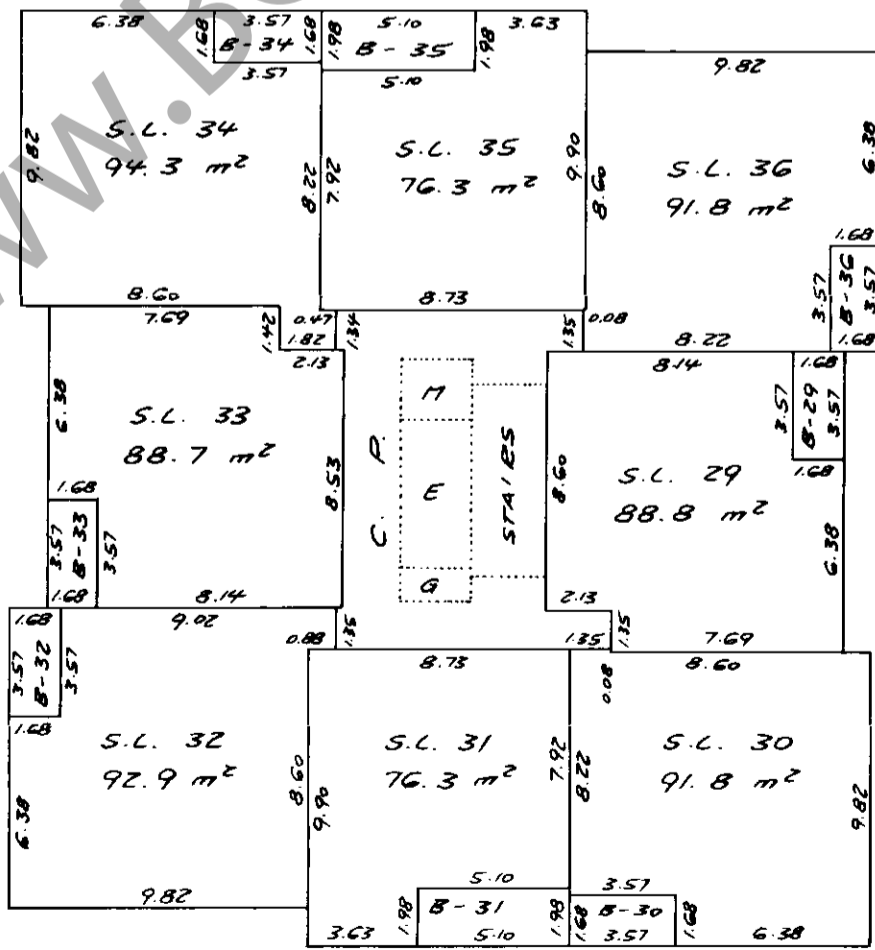
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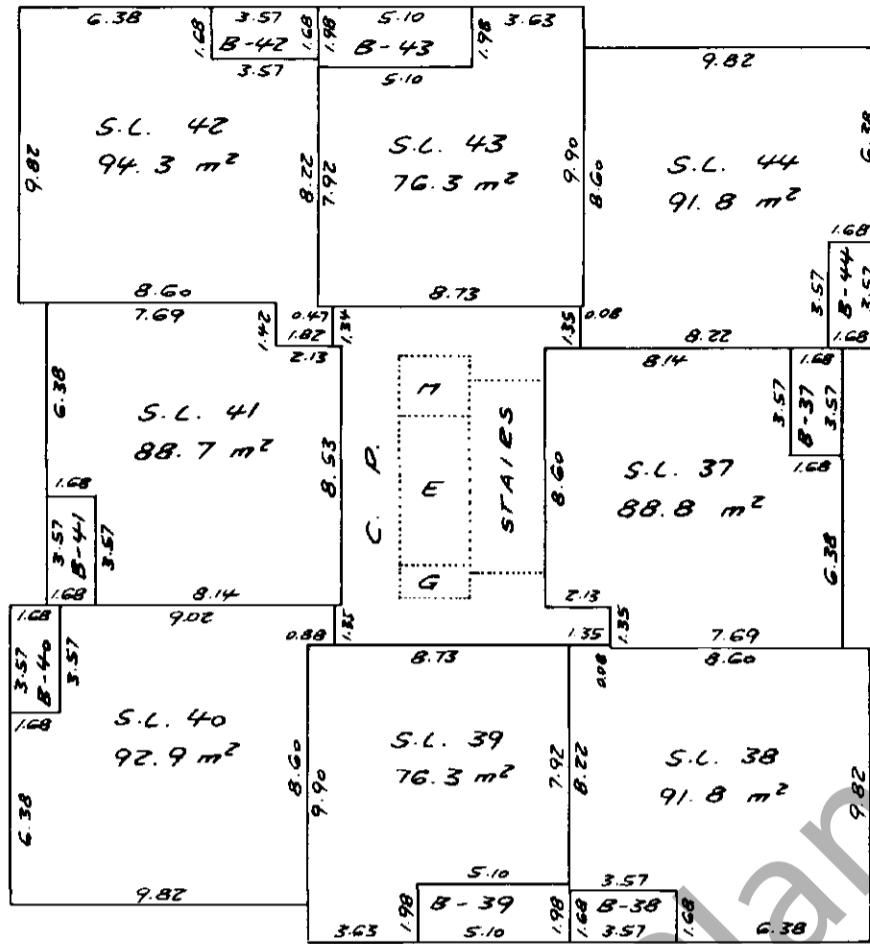
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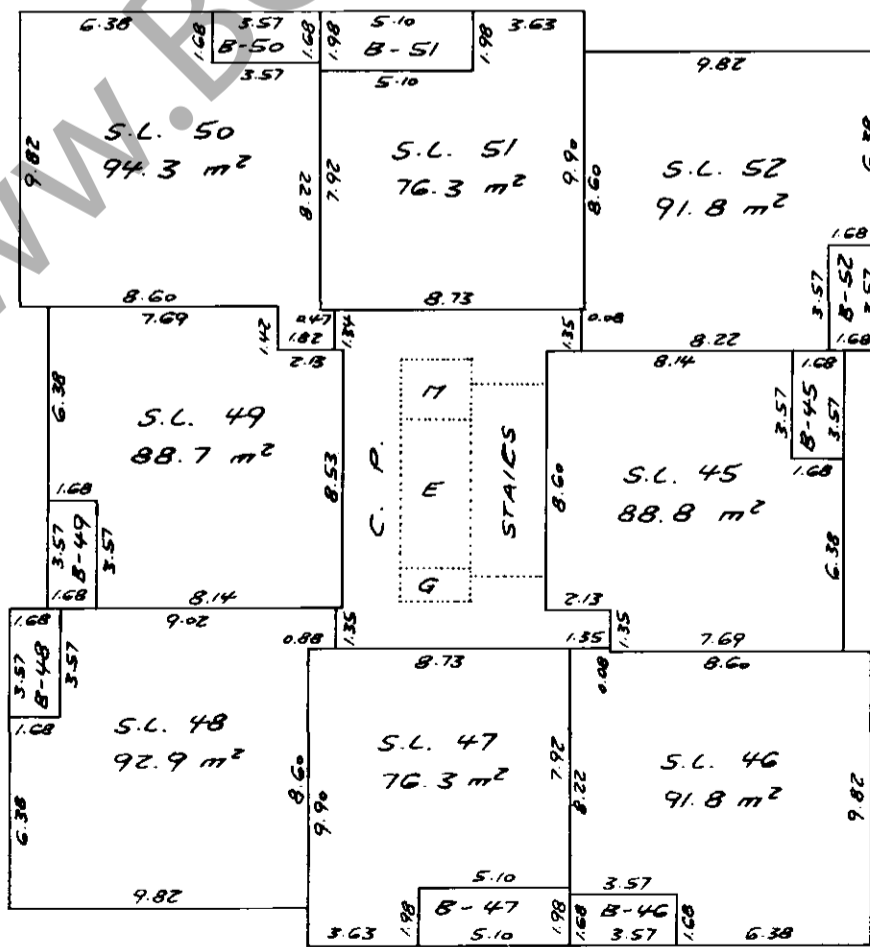
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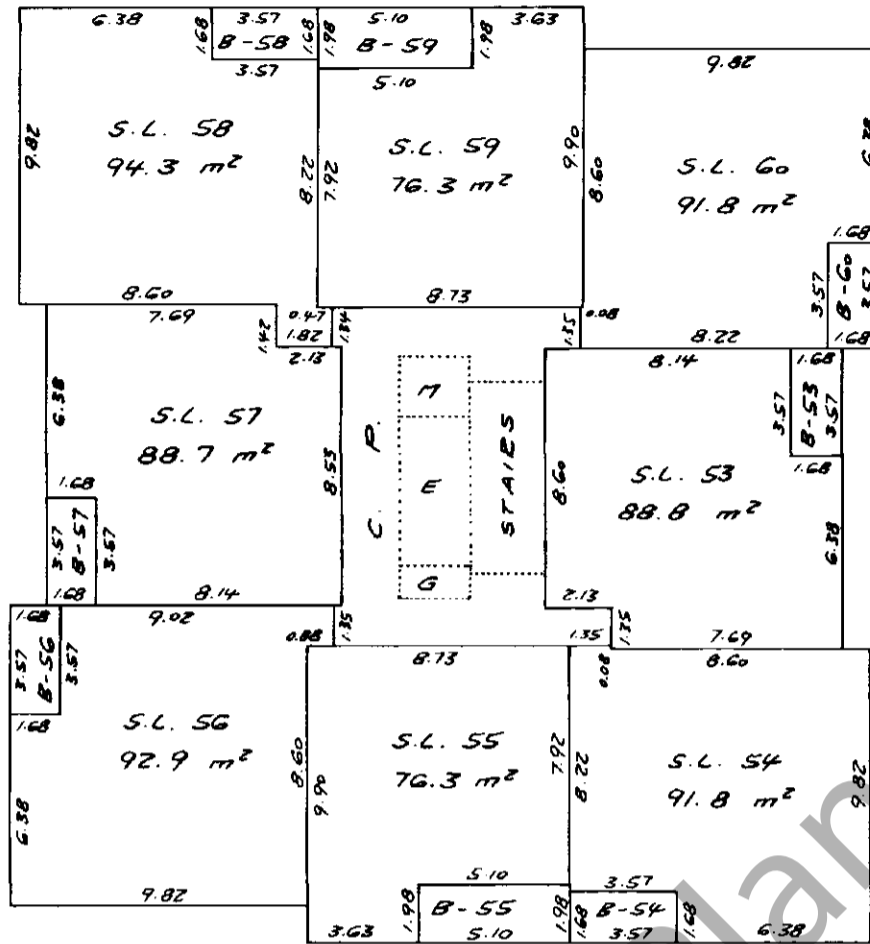
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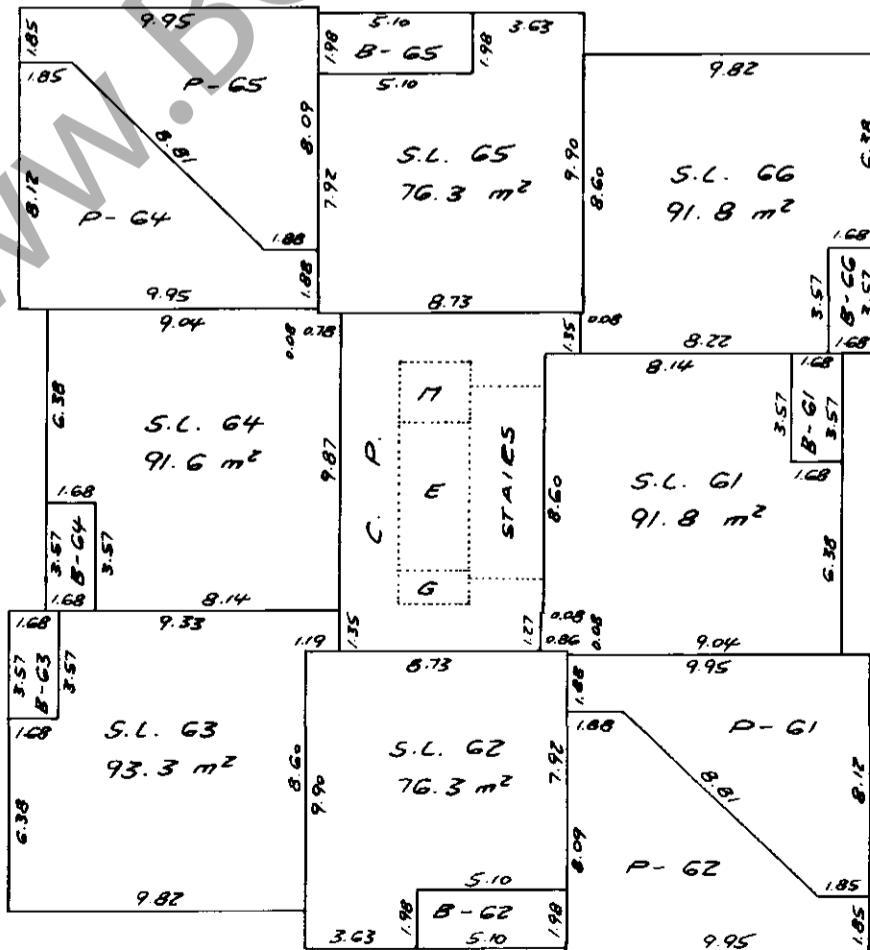
8TH FLOOR



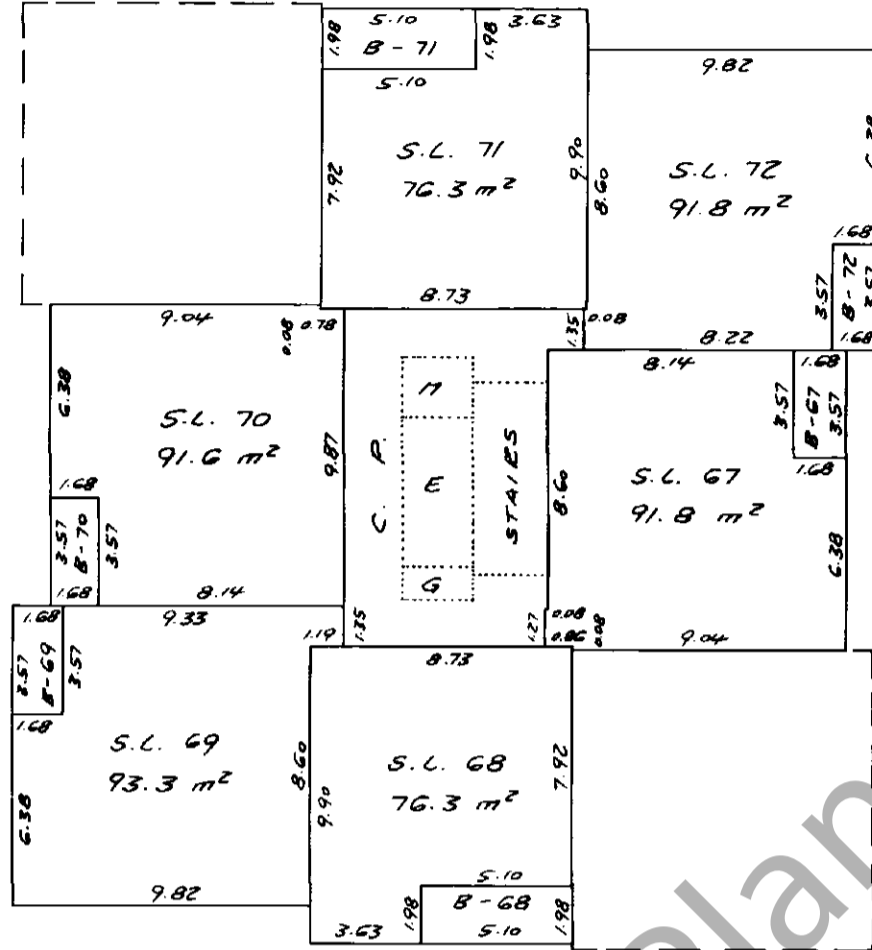
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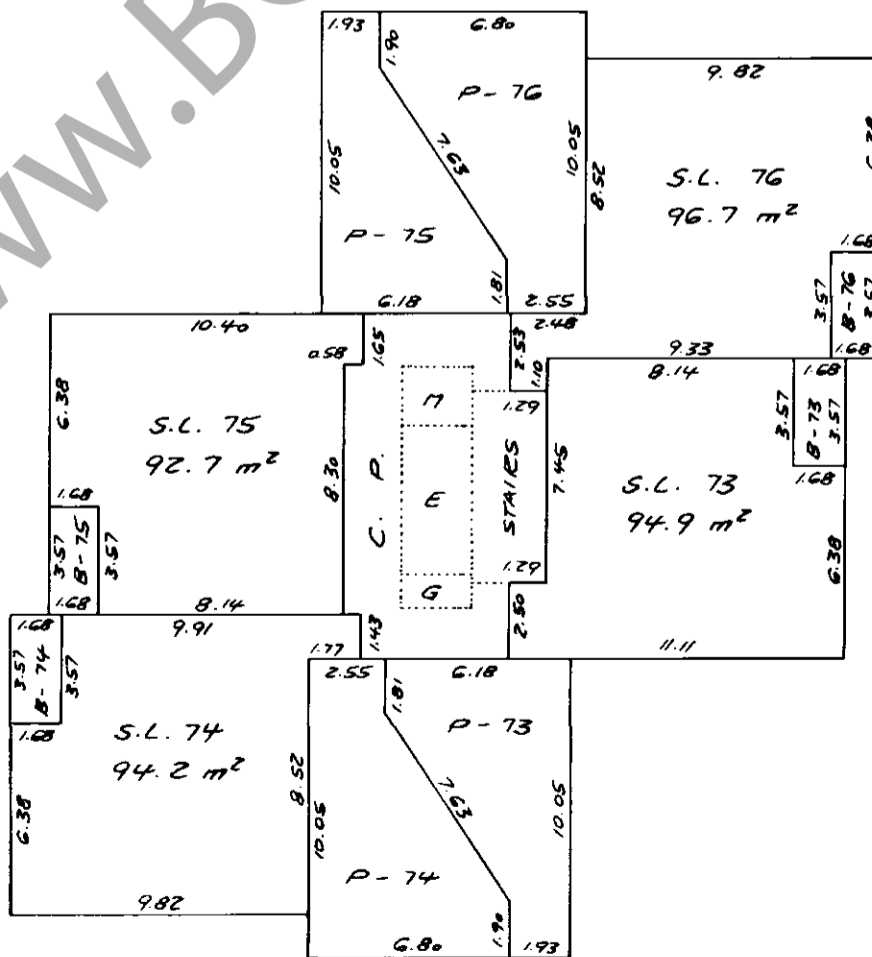
10TH FLOOR



11TH FLOOR



12TH FLOOR



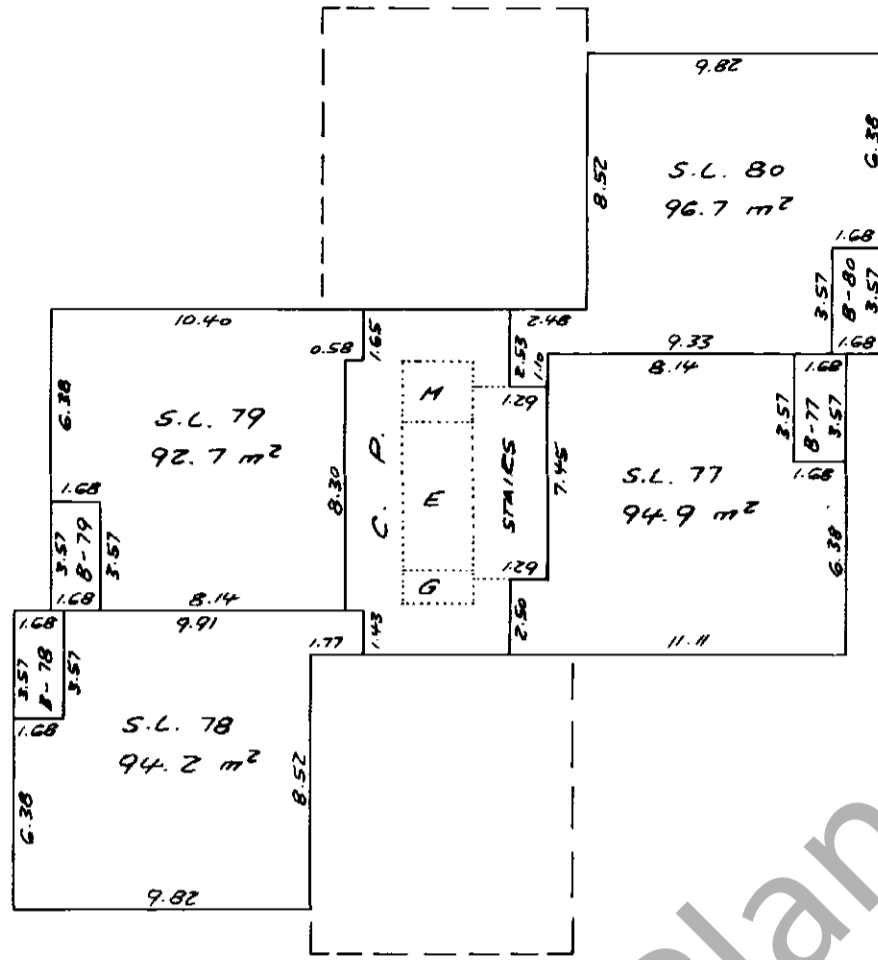
Matson, Peck & Topliss
Surveyors & Engineers
Richmond, B.C. 270-9331

Job No E-7431

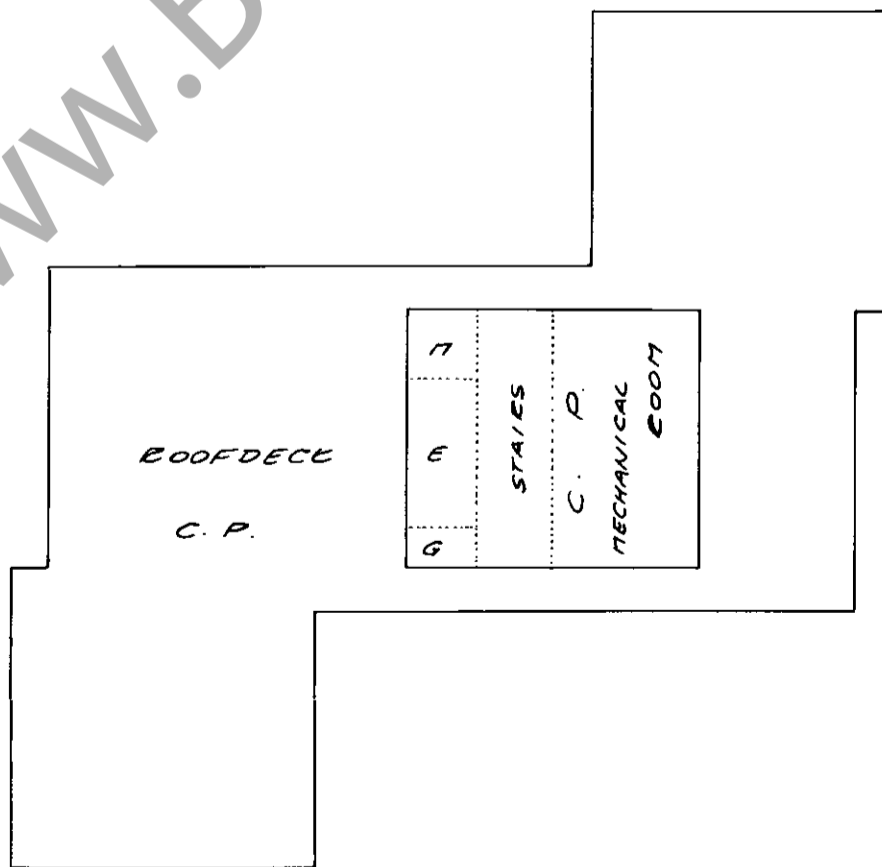
Date May/31/83

B.C.L.S.

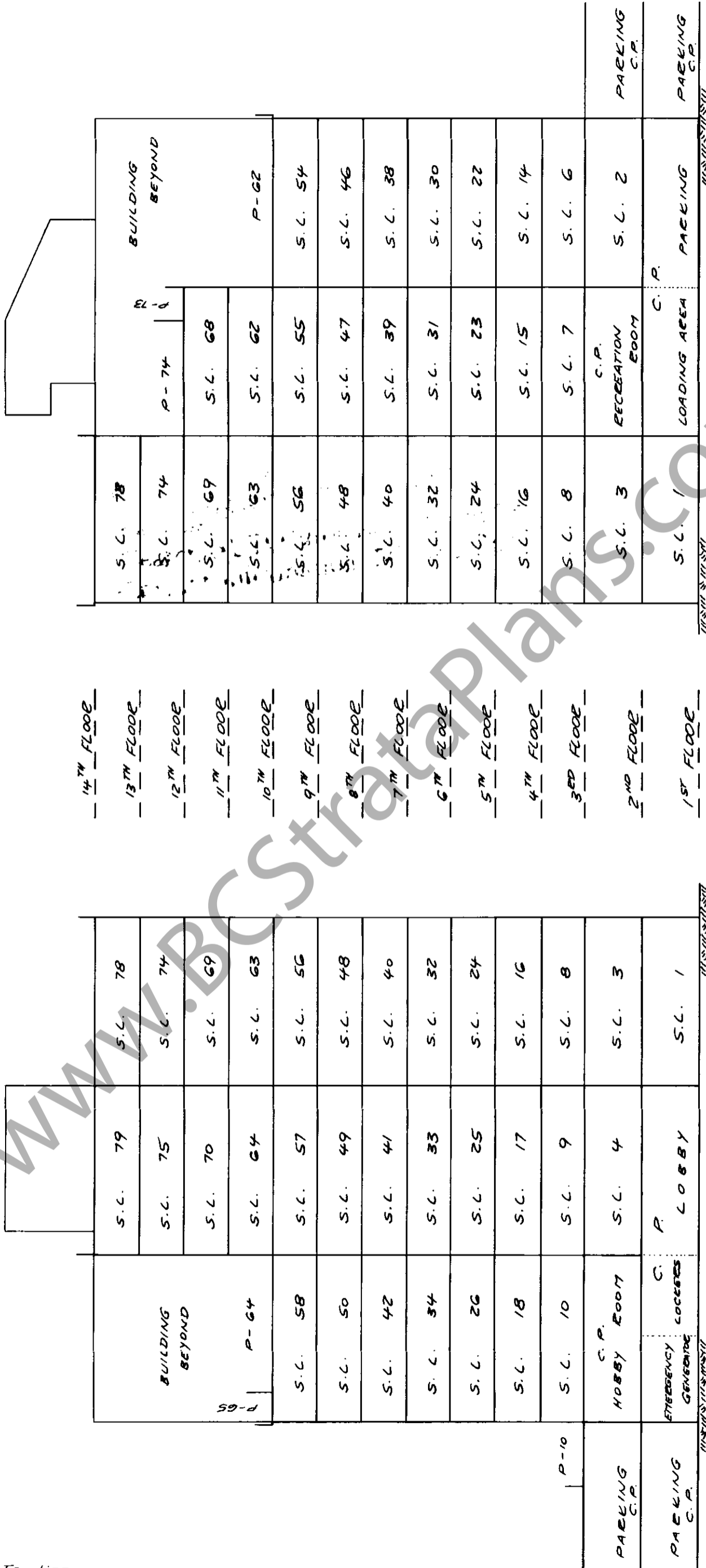
13TH FLOOR (PENTHOUSE LEVEL)



14TH FLOOR (ROOF)




WWW.BCStrataPlans.com



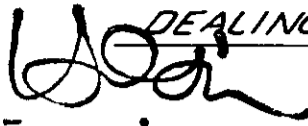
Matson, Peck & Topliss
 Surveyors & Engineers
 Richmond, B.C. 270-9331

Job No E-7431

Date Mar 31 / 03  B.C.L.S.

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

PHASE 1



DEALINGS AFFECTING THE COMMON PROPERTY.

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

REGISTRATION		DOCUMENTS	
NUMBER	DATE	DATE	NATURES & PARTICULARS
SRW RD 153 473	14.12.81 11:08		THE CORPORATION OF THE TOWNSHIP OF RICHMOND PLAN 63554 ANCILLARY RIGHTS 63544 3-1-90
SRW RD 156 533	2.3.82 12:28		THE CORPORATION OF THE TOWNSHIP OF RICHMOND PLAN 63958 ANCILLARY RIGHTS
COVENANT RD 161 997	29.6.82 11:51	CANCELLED AB 197854 29.09.1988	THE CORPORATION OF THE TOWNSHIP OF RICHMOND LAND TITLE ACT SECTION 215
M RD 167 172	24.9.82 9:05	CANCELLED C/197343 27.09.1983	CANADIAN IMPERIAL BANK OF COMMERCE
M RD 181 000	28.2.83 14:32	CANCELLED AB 253297 30.11.1988	CREDIT FONCIER TRUST COMPANY
M RD 181 001	28.2.83 14:32	CANCELLED C/197342 27.09.1983	CREDIT FONCIER TRUST COMPANY
PA RD 182 821	22.3.83 11:34	CANCELLED C/197342 27.09.1983	GRANTING M RD 181000 PRIORITY OVER M RD 167172
M RD 190 758	6.7.83 15:00	CANCELLED AA 209250 30.10.1987	CANADIAN IMPERIAL BANK OF COMMERCE
AC 51243	6.3.89 13:06		SPECIAL RESOLUTION
ZONING REGULATIONS 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 AB 197847 EXPIRES: N/A			
BH 40975	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

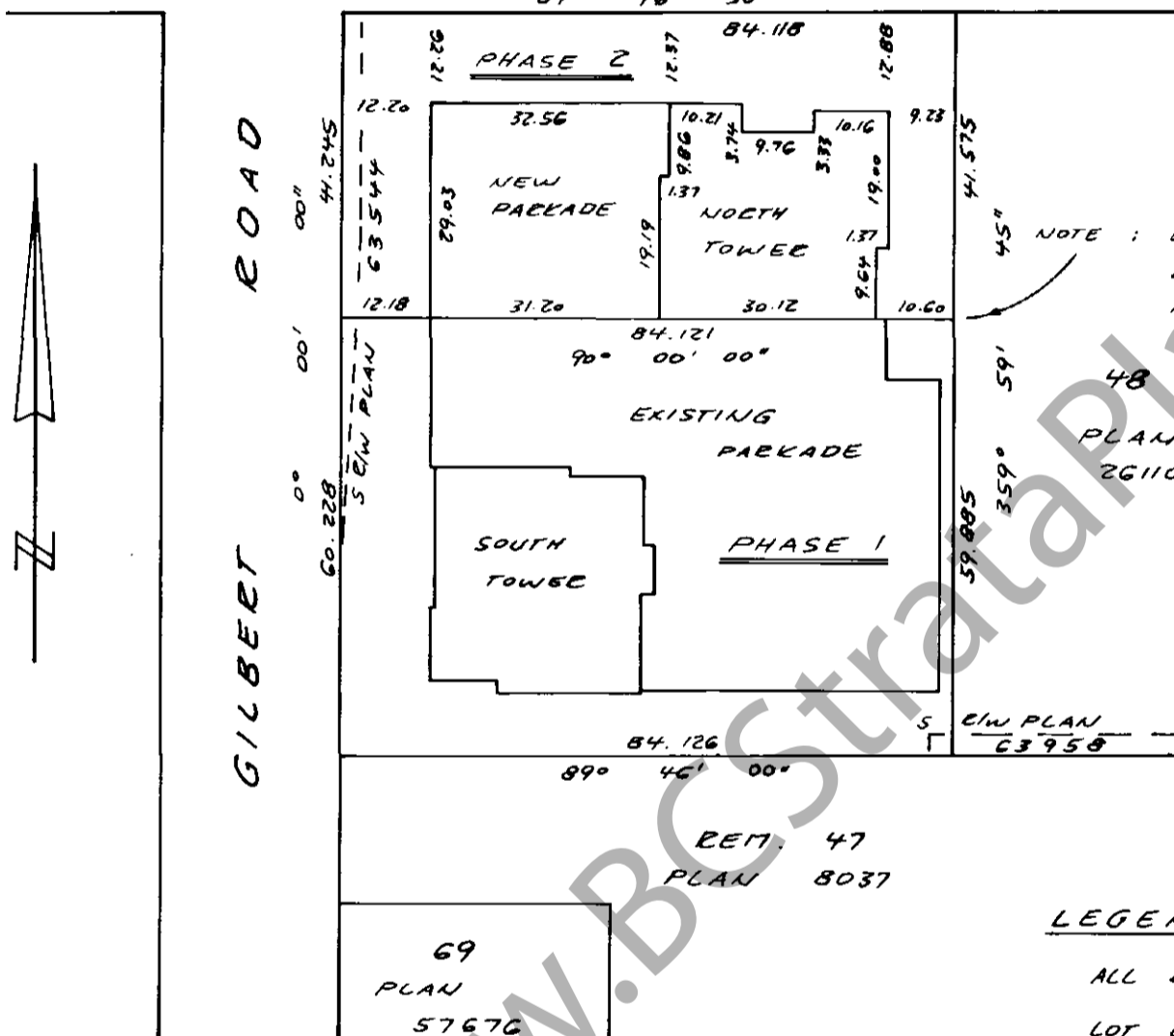
STRATA PLAN NW 2049

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 ASTROLOGIC 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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114	8	90	55	
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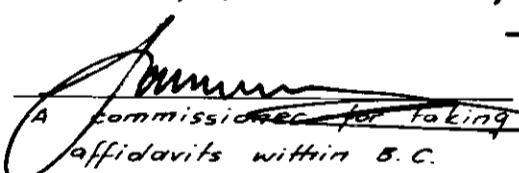
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 R74953
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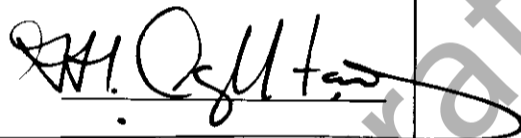
CONDOMINIUM ACT.

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	

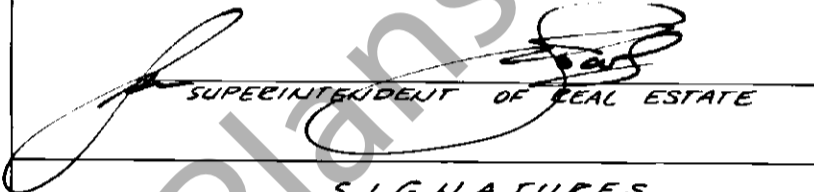
STATUTORY DECLARATION

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.



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.

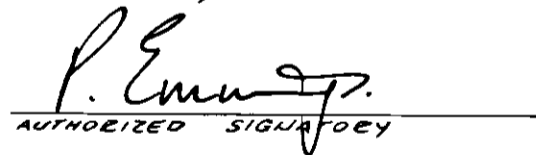
Approved as phase 2 of a 2 phase strata plan under the Condominium Act.

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

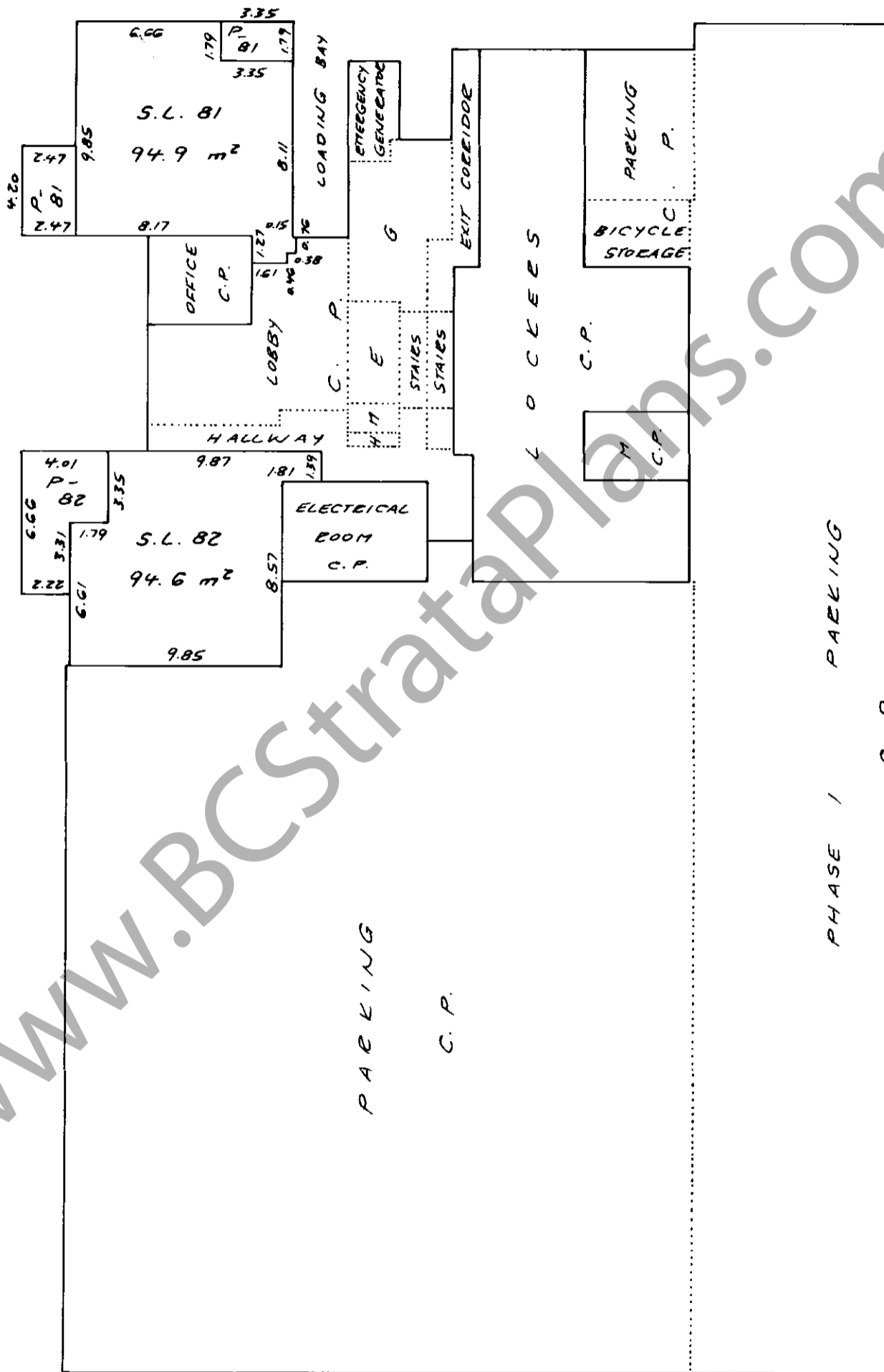
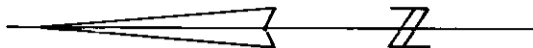
AUTHORIZED SIGNATORY

PHASE 2

STRATA PLAN NW 2049

FIRST FLOOR

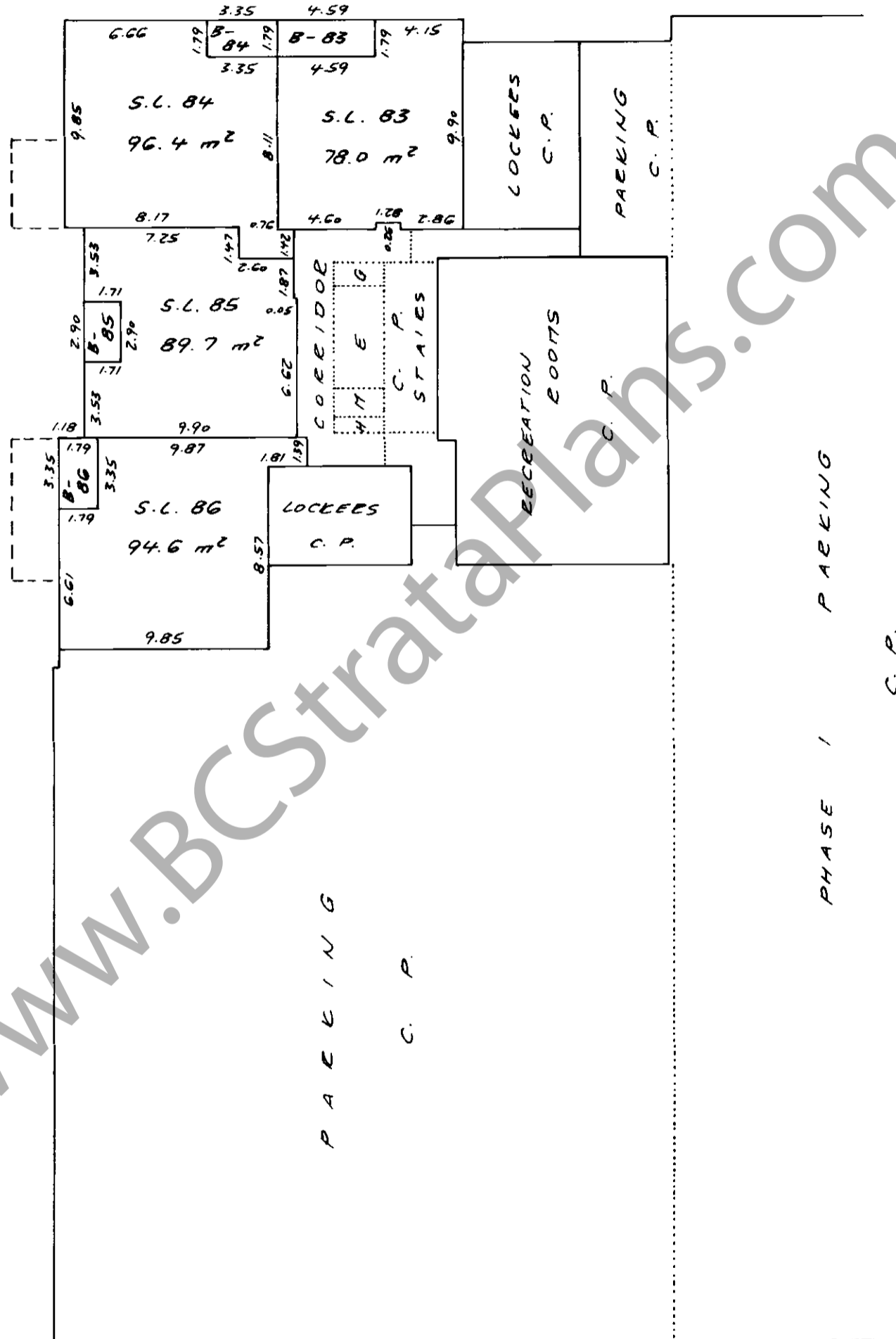
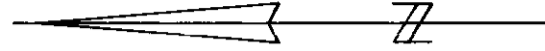
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PHASE 2

STRATA PLAN NW 2049

2ND FLOOR

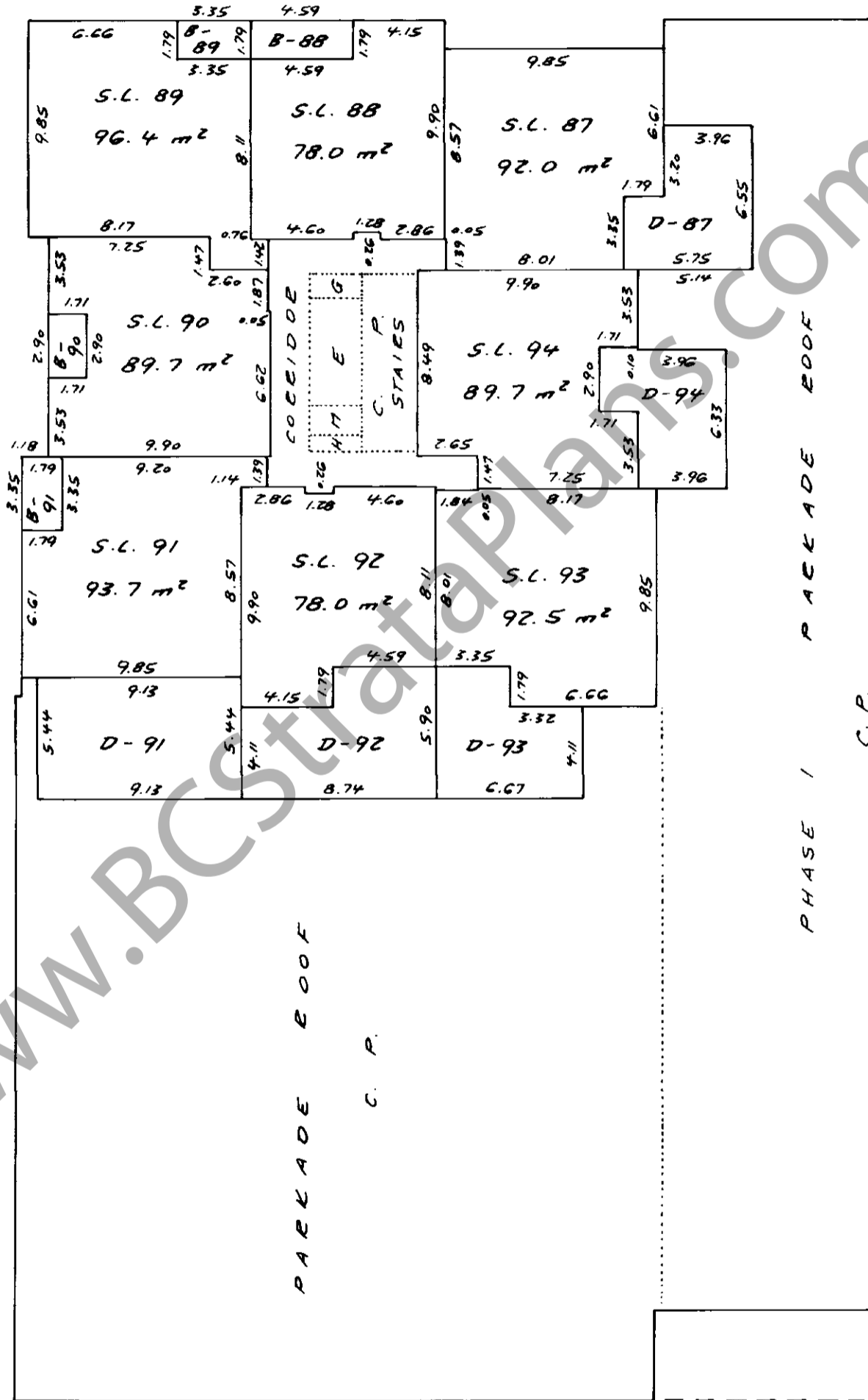
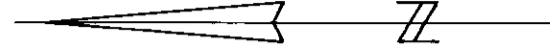


www.BCStrataPlans.com

PHASE 2

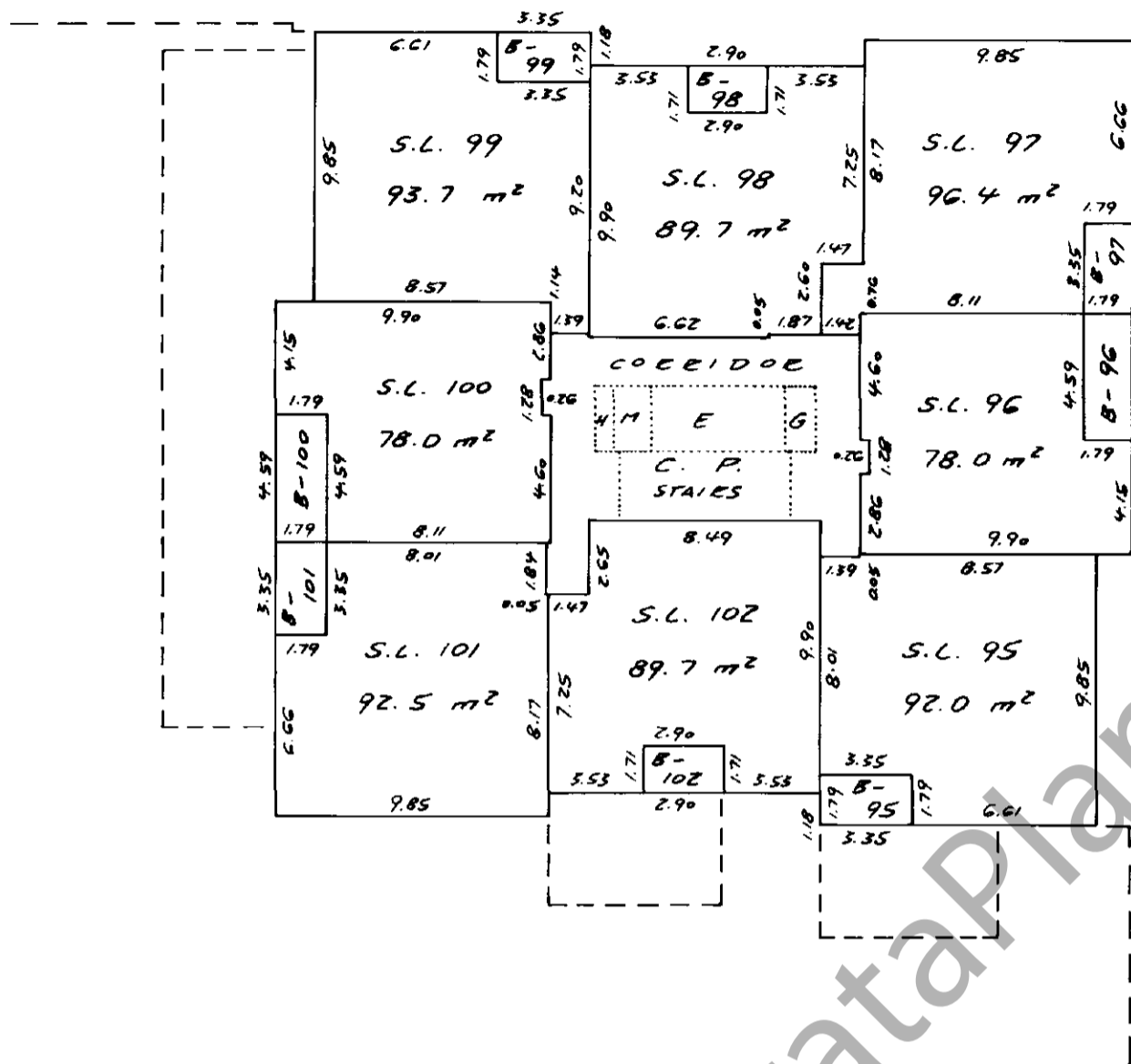
STRATA PLAN NW 2049

3RD FLOOR

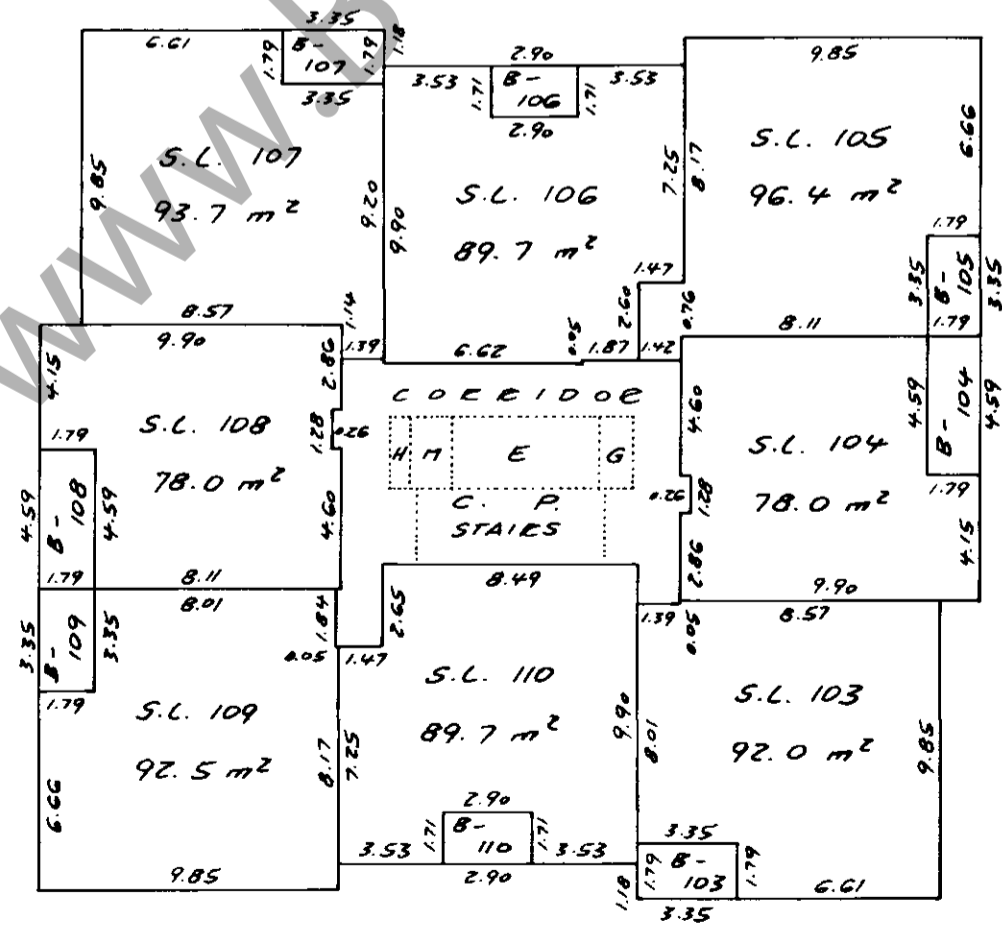


PHASE 1 C.P.

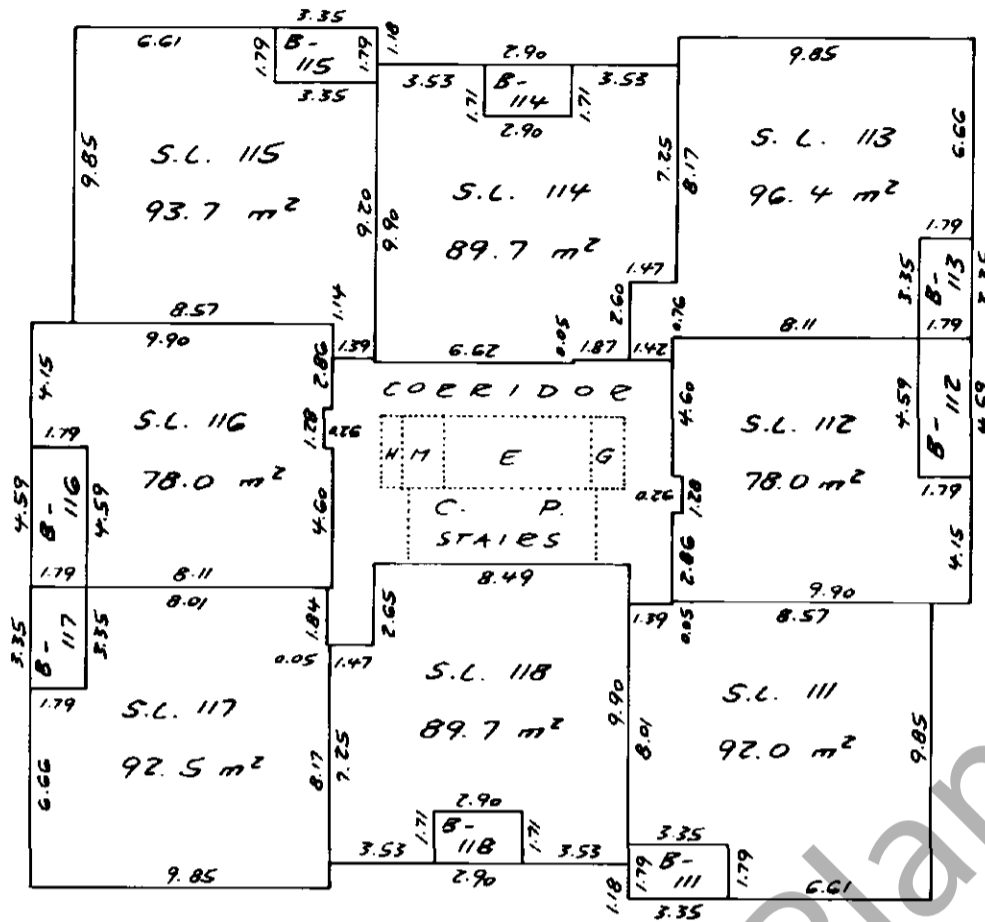
4TH FLOOR



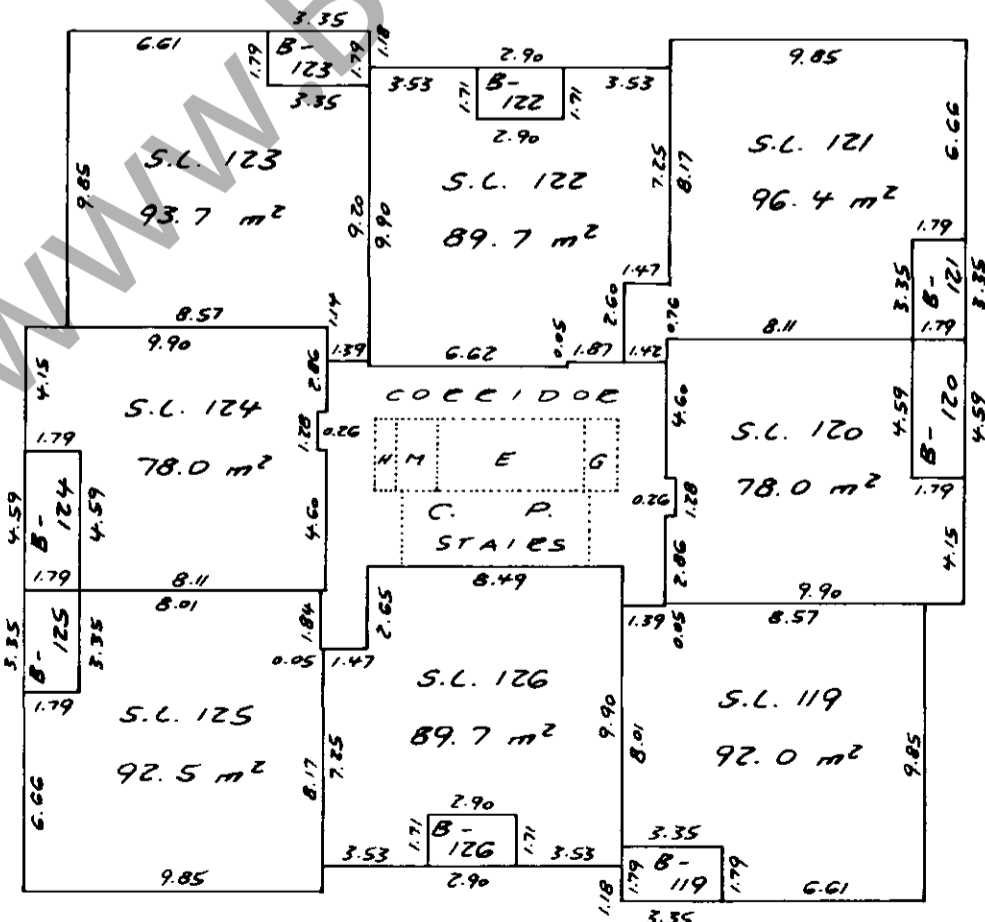
5TH FLOOR



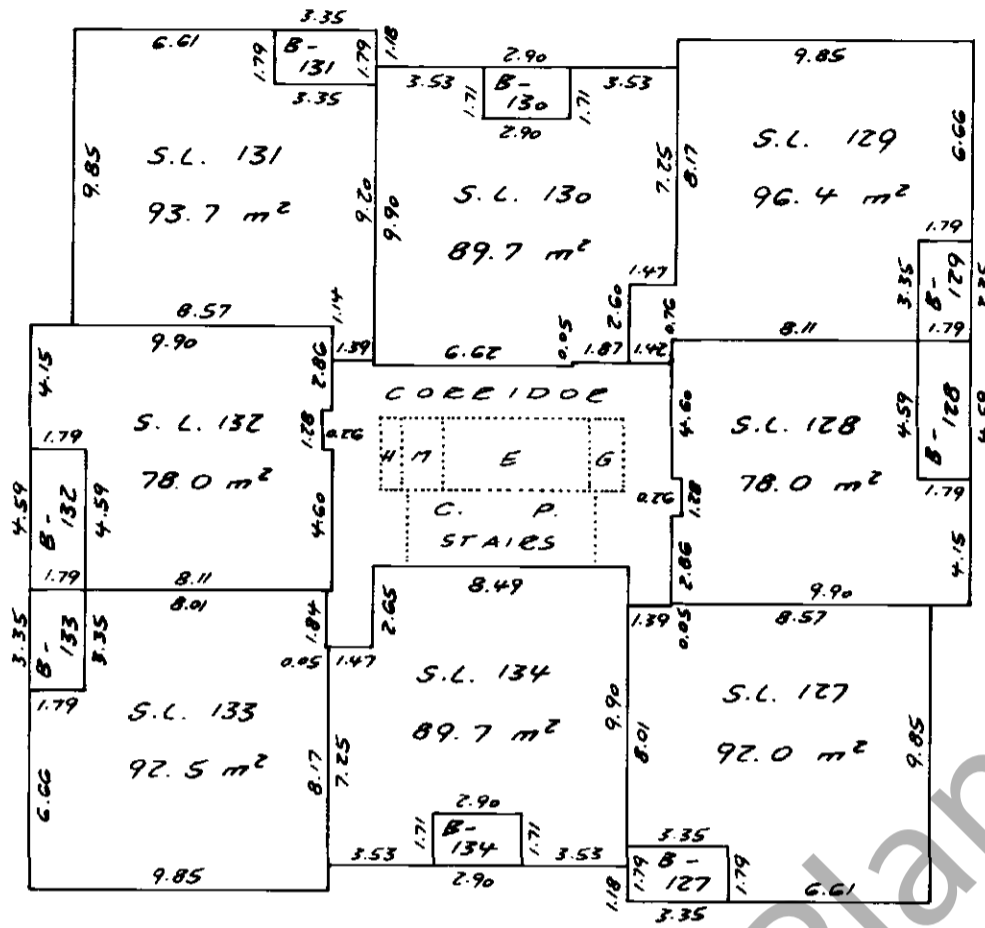
6TH FLOOR



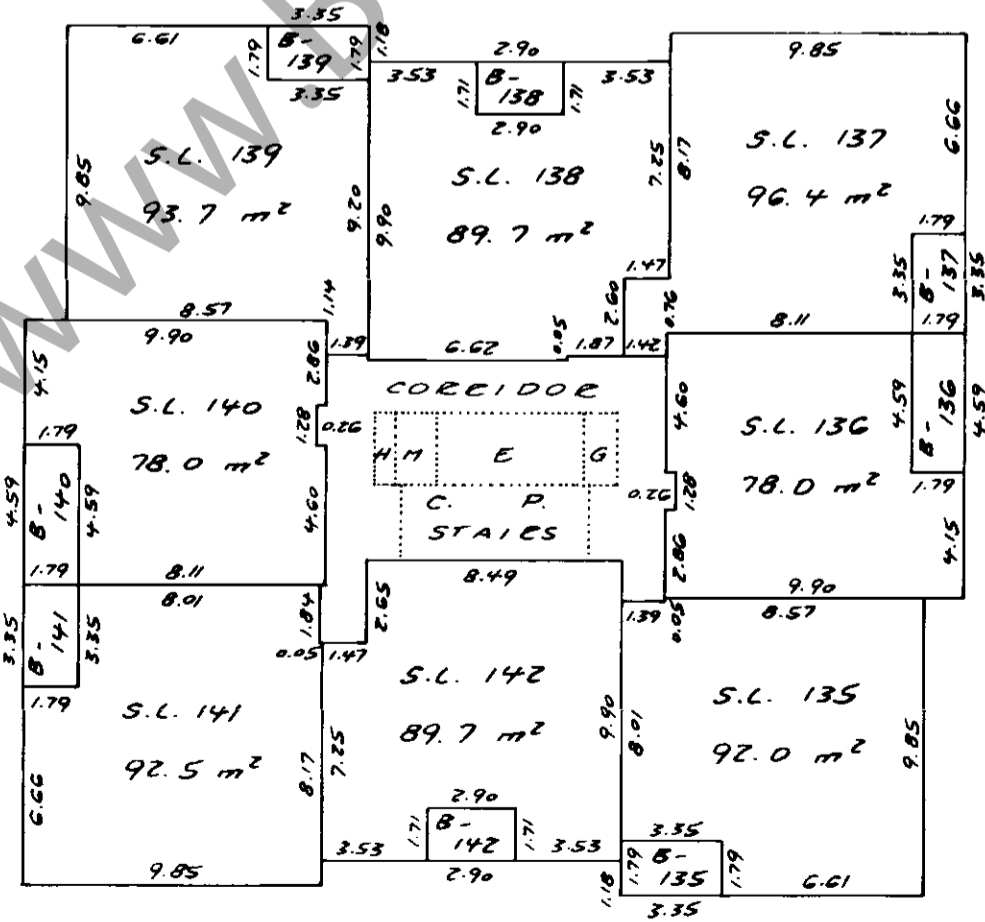
7TH FLOOR



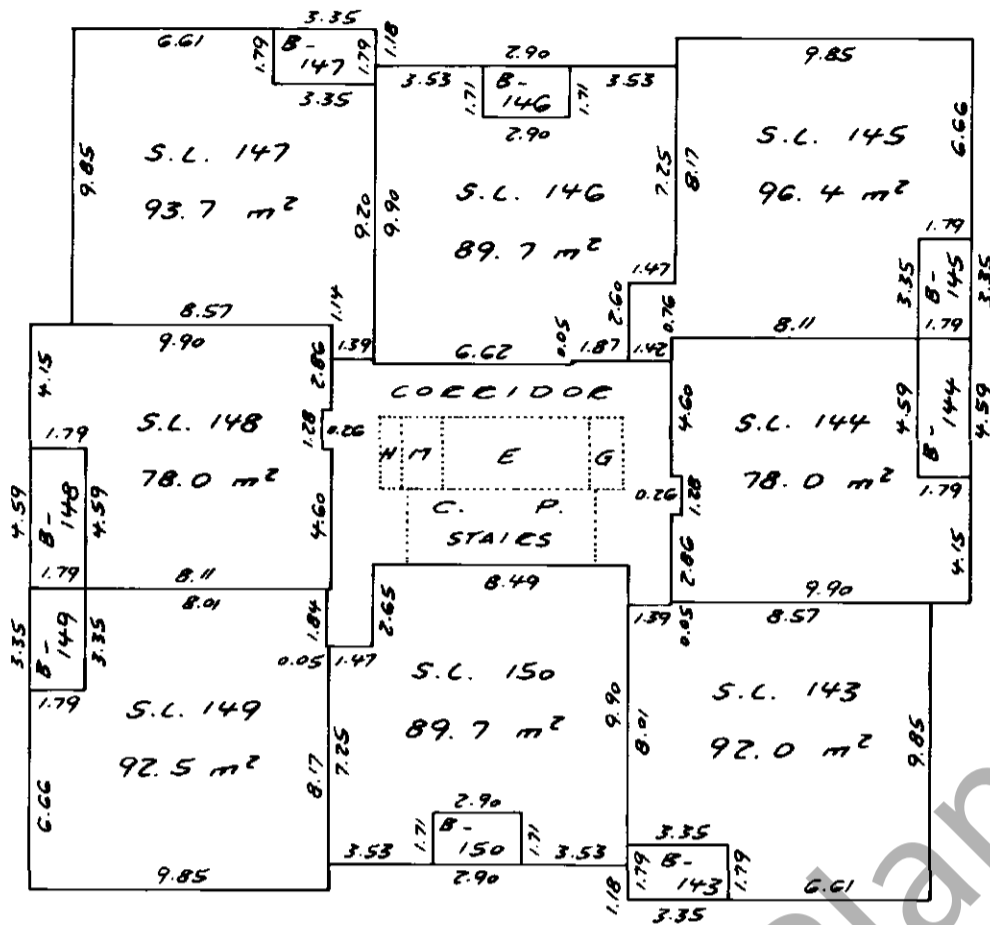
8TH FLOOR



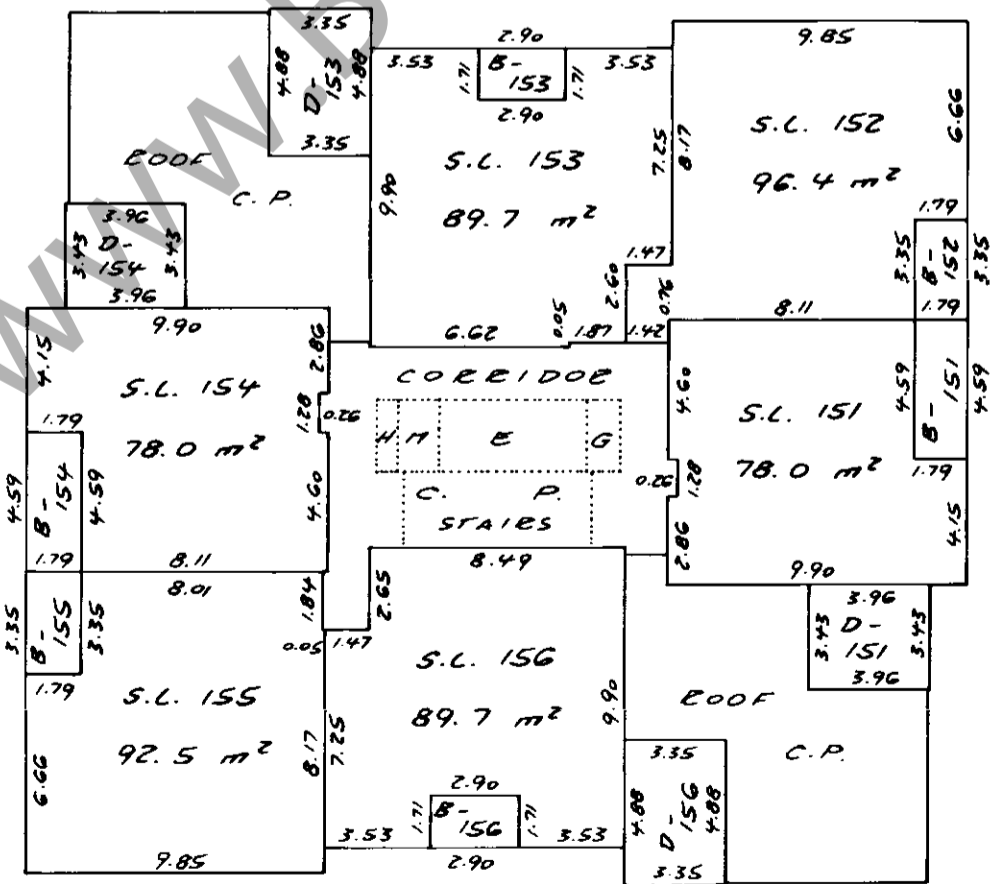
9TH FLOOR



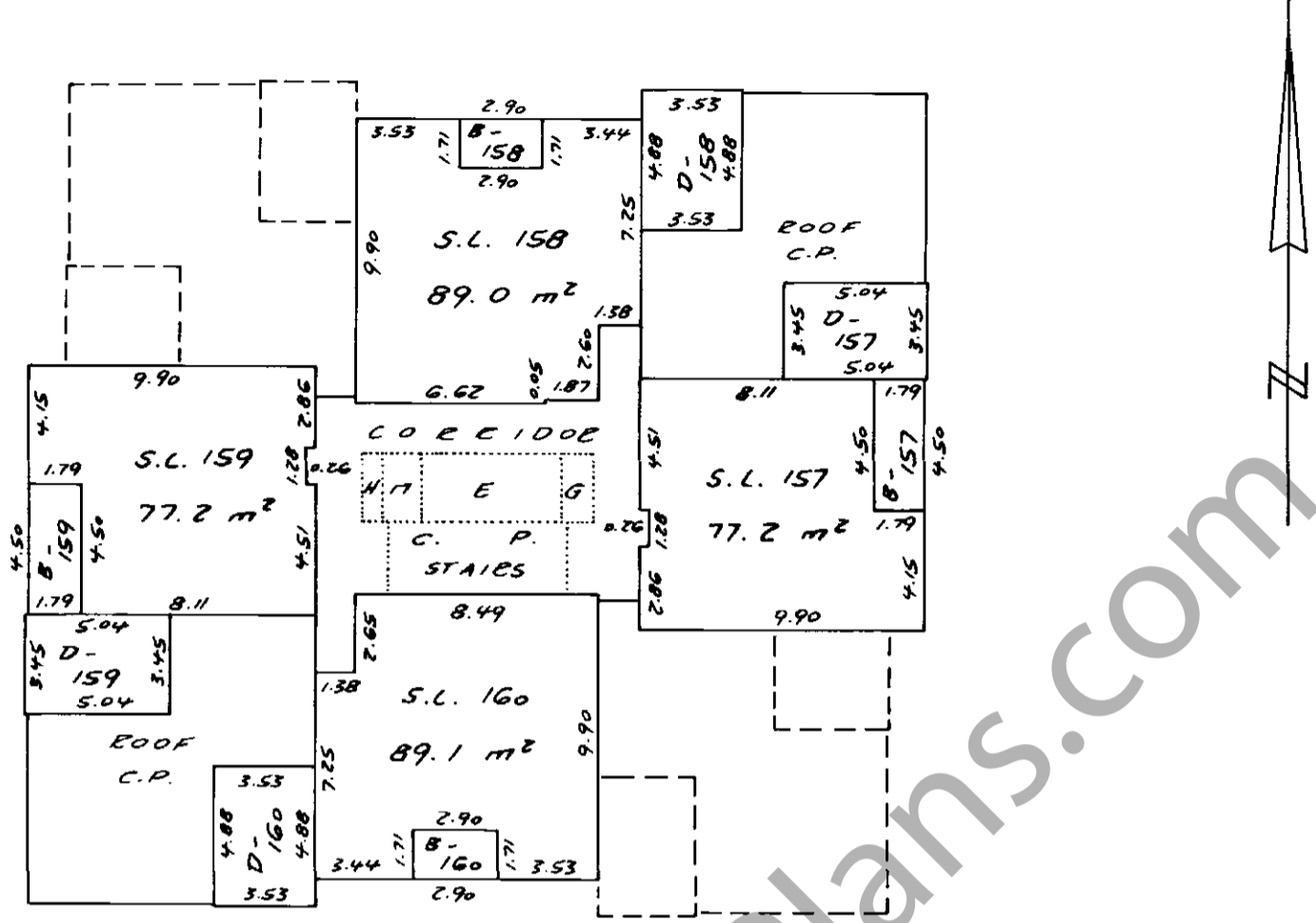
10TH FLOOR



11TH FLOOR



12TH FLOOR



ROOF LEVEL

