# STRATA PLAN OF LOT 1 OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 2, PLAN 73378, NEW WESTMINSTER DISTRICT.

14-326.M3

FIRST SHEET SHEET 1 OF 17 SHEETS

STRATA PLAN N.W. 2544
PHASE V
Ref AB104905 to AB104920
DEPOSITED AND REGISTERED IN THE LAND TITLE OFFICE AT NEW WESTMINSTER BRITISH COLUMBIA. DATED THIS 10 DAY OF June ,1988

E.J. Owen / C. Elliott
REGISTRAR

MUNICIPALITY OF SURREY

CIVIC ADDRESS :-
" ORCHARD LAKE "
12233 92 nd AVENUE
SURREY B.C.

SITE PLAN AND DIMENSIONS
SEE SHEETS 2,3 AND 4

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

THE OWNERS
C/O DOMINION HABITAT CONSULTANTS
STE. No. 560 - 2609 GRANVILLE STREET
VANCOUVER, B.C.
V6H 3H3

| | |
|---|---|
| SL | DENOTES STRATA LOT |
| PT | DENOTES PART |
| © | DENOTES COMMON PROPERTY |
| P | DENOTES PATIO AREA |
| G | DENOTES GARAGE AND CARPORTS |
| ST | DENOTES STORAGE AREA |
| B | DENOTES BALCONY AREA |
| SM | DENOTES SQUARE METRES |

ALL ANGLES ARE 45 OR 90 DEGREES UNLESS INDICATED OTHERWISE.
ALL DIMENSIONS ARE IN METRES.

AREAS INDICATED AS P,G,B AND ST ARE LIMITED COMMON PROPERTY APPURTENANT TO THE STRATA LOT INDICATED THUS :- P-40,G-40,B-45 AND ST-39.

AREAS SHOWN AS LIMITED COMMON PROPERTY ARE NOT INCLUDED IN THE STRATA LOT AREA OR IN THE UNIT ENTITLEMENT.

I, RAYMOND HAROLD JANZEN OF DELTA, BRITISH COLUMBIA LAND SURVEYOR, HEREBY CERTIFY THAT THE BUILDINGS ERECTED ON THE PARCEL DESCRIBED ABOVE ARE WHOLLY WITHIN THE EXTERNAL BOUNDARIES OF THAT PARCEL DATED AT SURREY, B. C., THIS 16TH DAY OF MAY ,198 .

B.C.L.S.

MURRAY & ASSOCIATES
8911 152 nd STREET
SURREY, B.C.
V3R 4E5

" THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT "
( MUNICIPALITY OF SURREY )

16TH MAY 1988. FILE 6343 ( 8 )

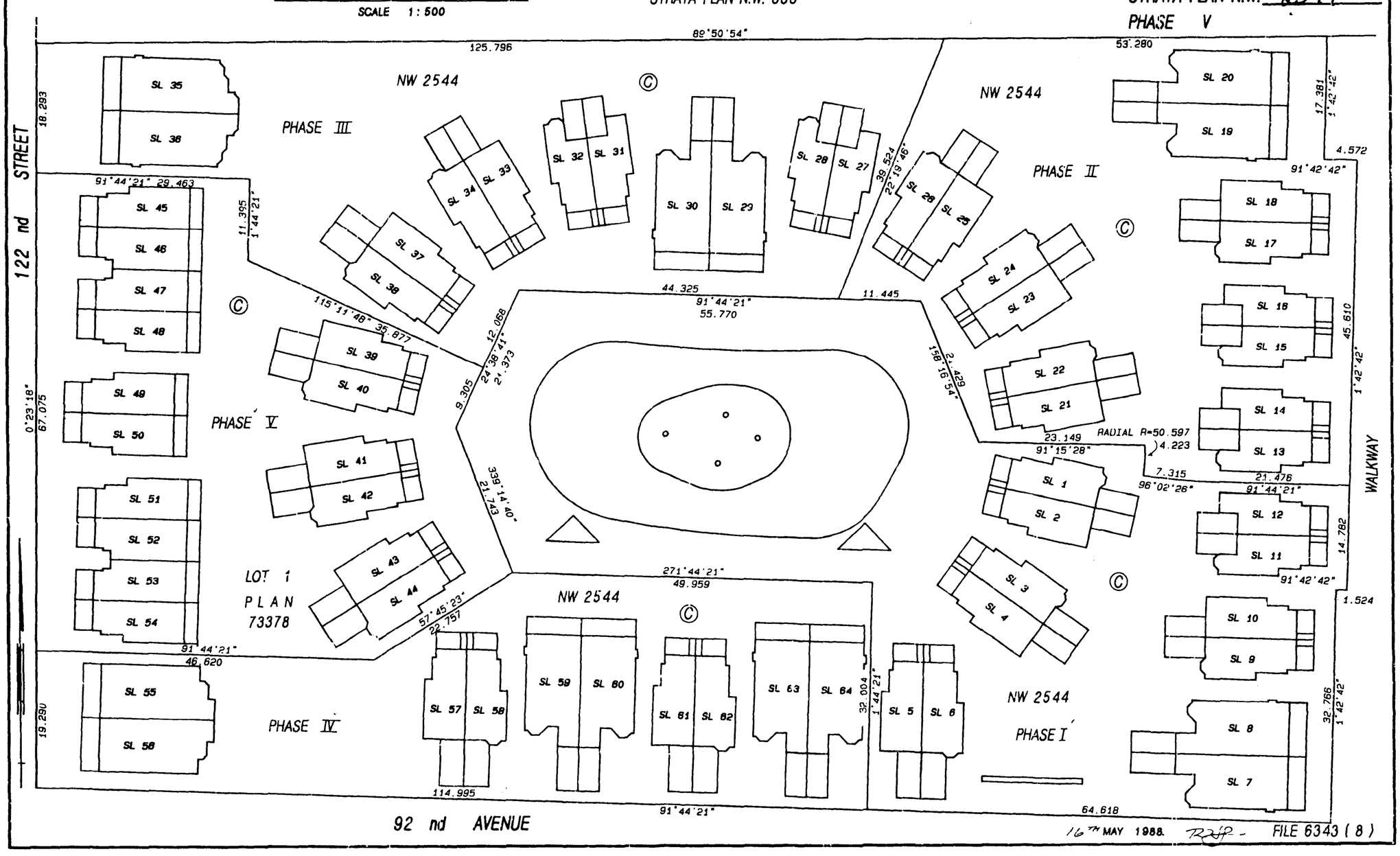
FIRST SHEET SHEET 2 OF 17 SHEETS

SITE PLAN AND DIMENSIONS

SCALE 1 : 500

STRATA PLAN N.W. 833

STRATA PLAN N.W. 2544
PHASE V




16TH MAY 1988. FILE 6343 ( 8 )

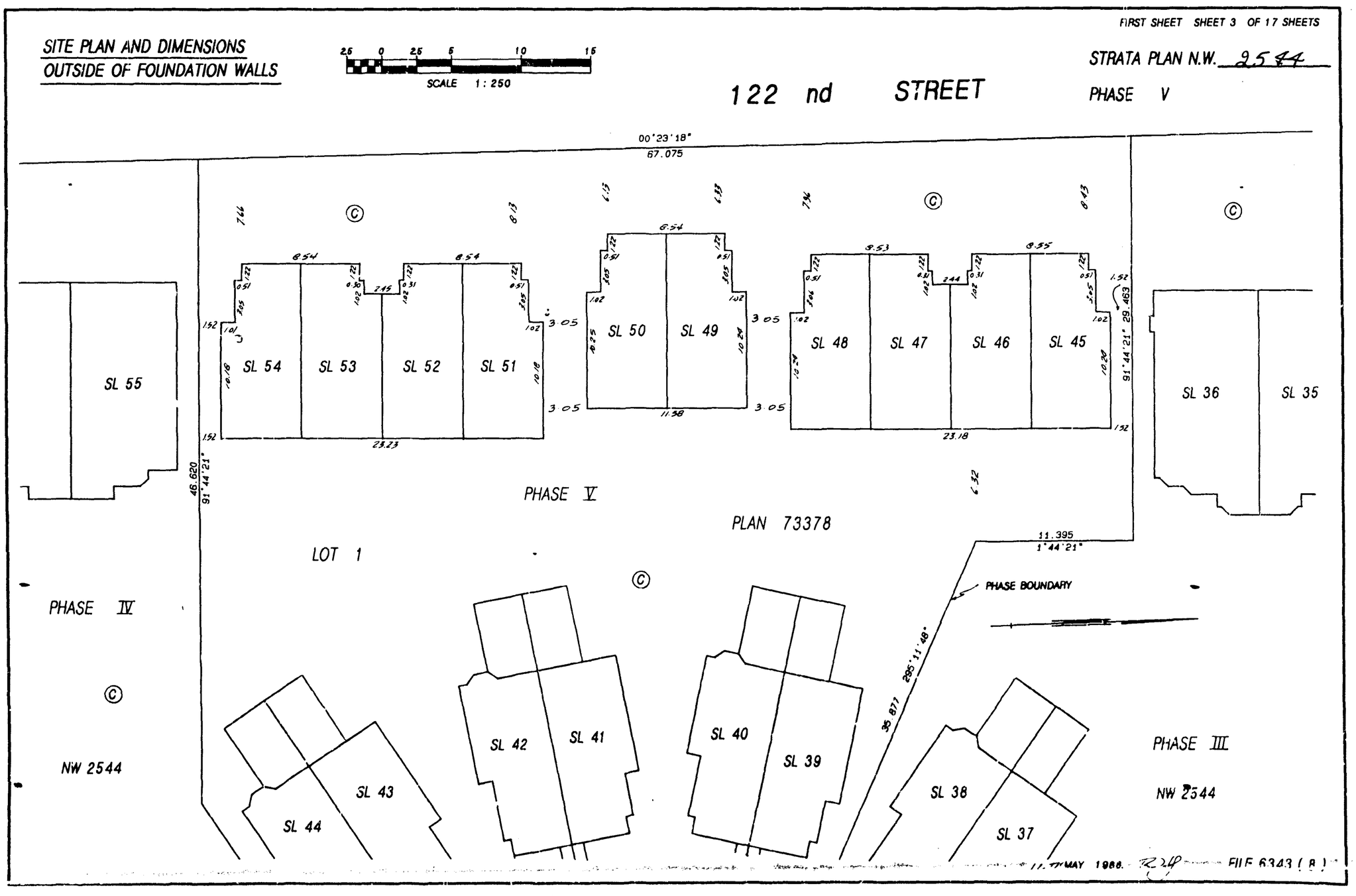
FIRST SHEET SHEET 3 OF 17 SHEETS

SITE PLAN AND DIMENSIONS
OUTSIDE OF FOUNDATION WALLS

SCALE 1 : 250

122 nd STREET

STRATA PLAN N.W. 2544
PHASE V

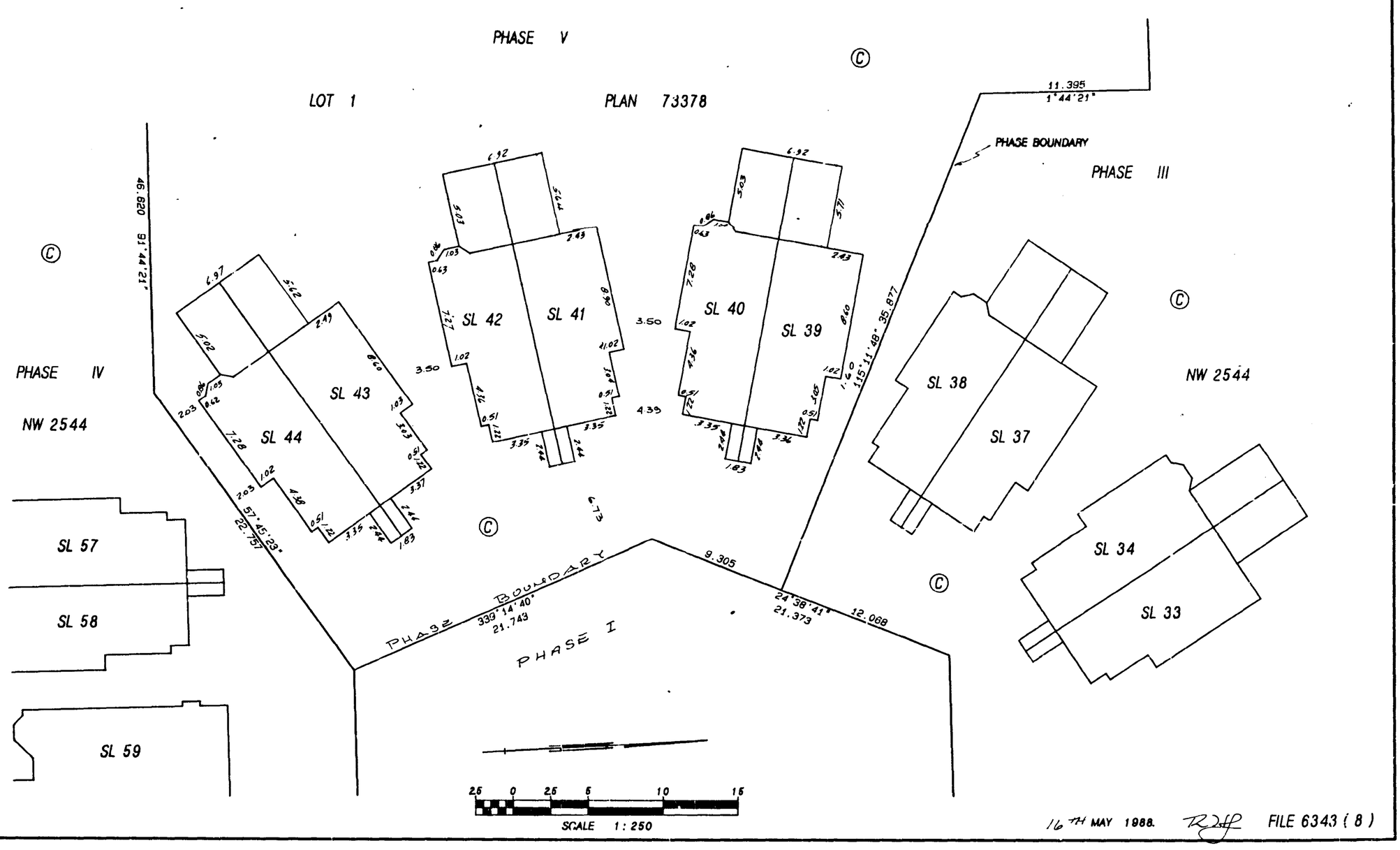



11TH MAY 1988. FILE 6343 ( 8 )

## SITE PLAN AND DIMENSIONS OUTSIDE OF FOUNDATION WALLS

STRATA PLAN N.W. 2544

PHASE V

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SECOND SHEET SHEET 5 OF 17 SHEETS

STRATA PLAN N.W. 2544

PHASE V

| STRATA LOT NUMBER | SHEET NUMBER | FORM 1 SCHEDULE OF UNIT ENTITLEMENT | FORM 2 SCHEDULE OF INTEREST UPON DESTRUCTION | FORM 3 SCHEDULE OF VOTING RIGHTS |
|---|---|---|---|---|
| 39 | 8 | 1358 | 165 | |
| 40 | 8 | 1341 | 166 | |
| 41 | 9 | 1358 | 165 | |
| 42 | 9 | 1341 | 166 | |
| 43 | 10 | 1358 | 165 | |
| 44 | 10 | 1341 | 166 | |
| 45 | 11,12,13 | 1789 | 158 | |
| 46 | 11,12,13 | 1814 | 152 | |
| 47 | 11,12,13 | 1814 | 152 | |
| 48 | 11,12,13 | 1789 | 158 | |
| 49 | 14 | 1789 | 158 | |
| 50 | 14 | 1789 | 158 | |
| 51 | 15,16,17 | 1789 | 158 | |
| 52 | 15,16,17 | 1814 | 152 | |
| 53 | 15,16,17 | 1814 | 152 | |
| 54 | 15,16,17 | 1789 | 158 | |
| AGGREGATE | | 26087 | 2549 | |
| PREVIOUS PHASES | | 64230 | 7522 | |
| AGGREGATE | | 90317 | 10071/10071 | |

### STATUTORY DECLARATION

I/~~WE~~ THE UNDERSIGNED DO SOLEMNLY DECLARE THAT

1) I/~~WE~~ THE UNDERSIGNED ( AM/~~ARE~~ ) ~~THE OWNER-DEVELOPER OR ( IN THE ALTERNATIVE )~~ 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
IN THE PROVINCE OF B.C.
THIS 17 DAY OF May
1988.

A NOTARY PUBLIC IN AND FOR THE PROVINCE OF BRITISH COLUMBIA
A COMMISSIONER FOR TAKING AFFIDAVITS WITHIN BRITISH COLUMBIA
Solicitor

ACCEPTED AS TO FORMS 1, 2 AND 3.
DATED THIS 8 DAY OF June ,1988.

SUPERINTENDENT OF REAL ESTATE

APPROVED AS PHASE V OF A V PHASE
STRATA PLAN UNDER THE CONDOMINIUM ACT.
DATED THIS 2nd DAY OF June ,1988.

MUNICIPAL APPROVING OFFICER FOR THE
MUNICIPALITY OF SURREY

AS TO OWNER
ROBERT LEE LTD.
( INC. No 70406 )

AUTHORIZED SIGNATORY

AUTHORIZED SIGNATORY

AS TO OWNER
PENNYFARTHING DEVELOPMENT CORP.
( INC. No 203933 )

AUTHORIZED SIGNATORY

AUTHORIZED SIGNATORY

AS TO MORTGAGE
WESTERN BUILDERS CAPITAL LIMITED
( INCORPORATION No 106876 )

AUTHORIZED SIGNATORY

AUTHORIZED SIGNATORY

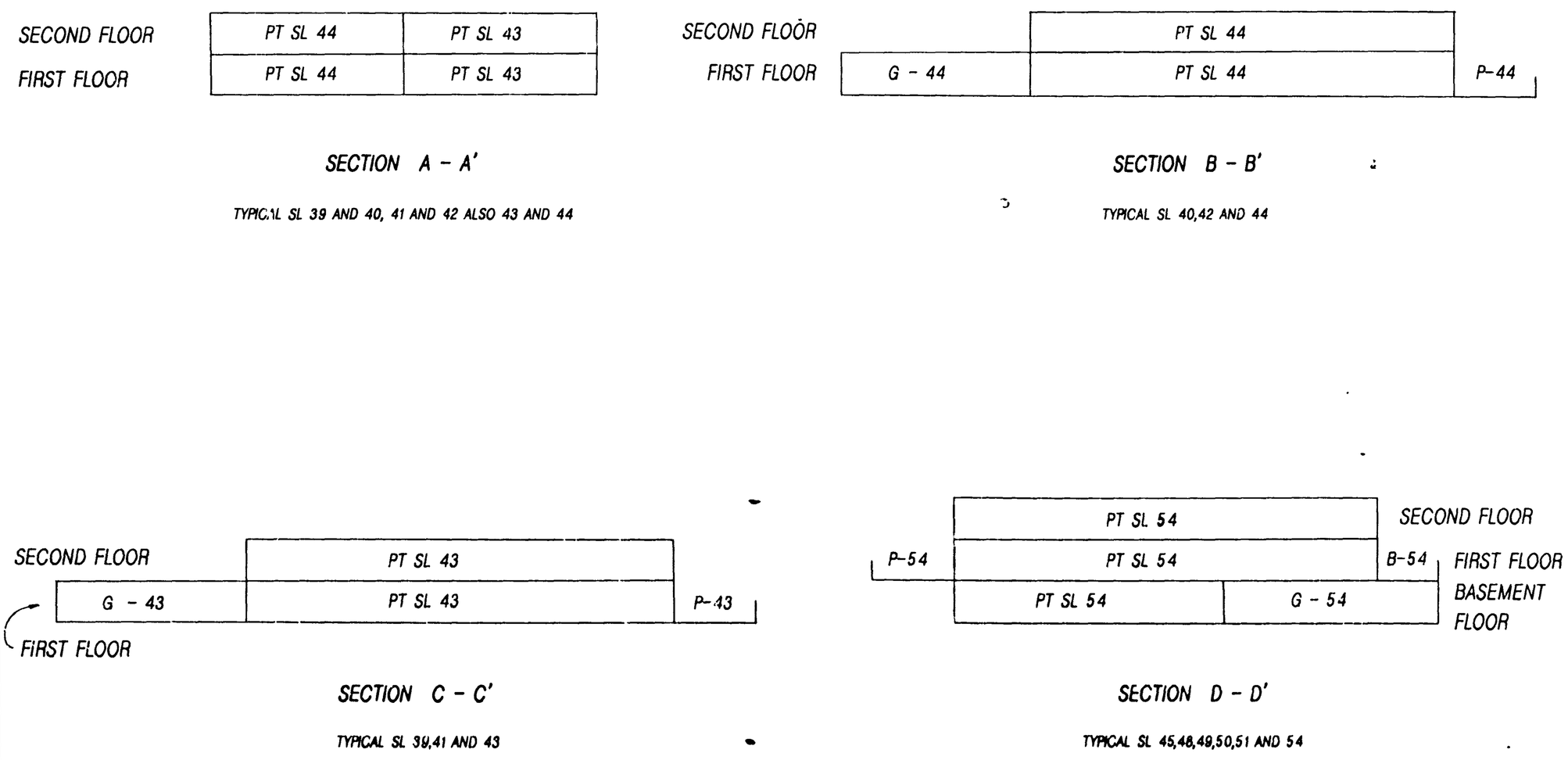
16TH MAY 1988. FILE 6343 ( 8 )

SHEET 6 OF 17 SHEETS

## BUILDING SECTIONS

STRATA PLAN N.W. 2544

PHASE V

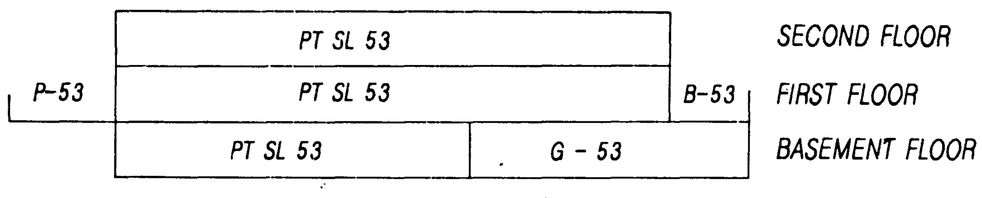



16TH MAY 1988. FILE 6343 ( 8 )

## BUILDING SECTIONS

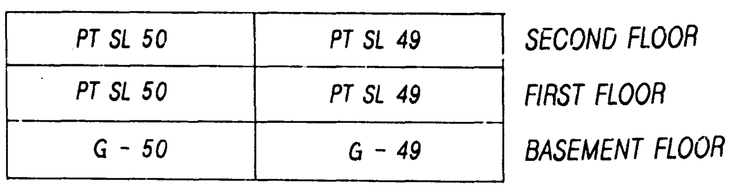
STRATA PLAN N.W. 2544

PHASE V

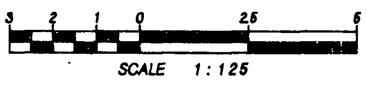


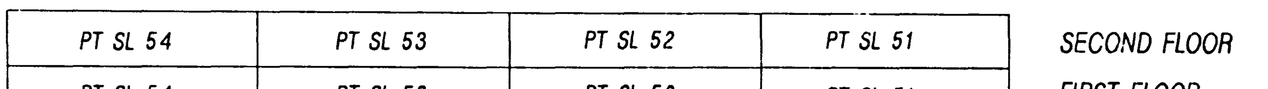

SECTION E - E'

TYPICAL SL 46,47 AND 52,53




SECTION F - F'




SECTION G - G'

TYPICAL SL 45,46,47,48 AND 51,52,53,54

16TH MAY 1988.

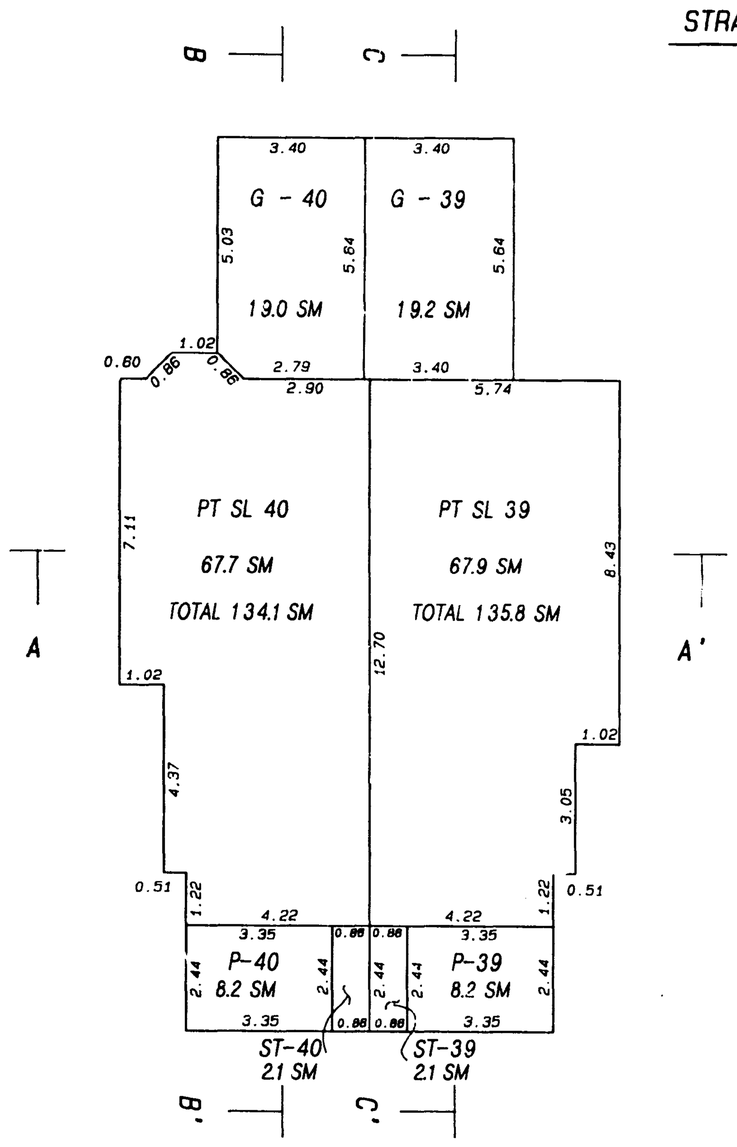
FILE 6343 ( 8 )



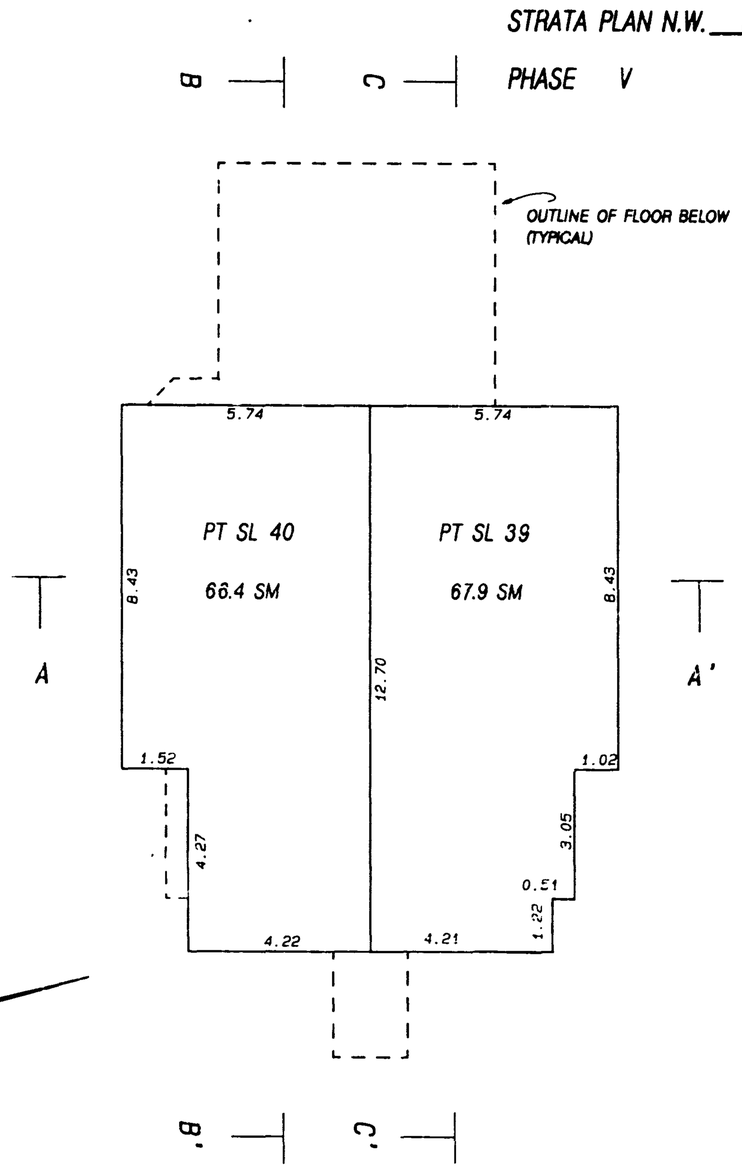
STRATA PLAN N.W. 2544

PHASE V

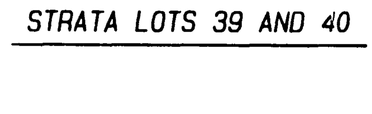
## STRATA LOTS 39 AND 40




FIRST FLOOR




SECOND FLOOR




16TH MAY 1988.

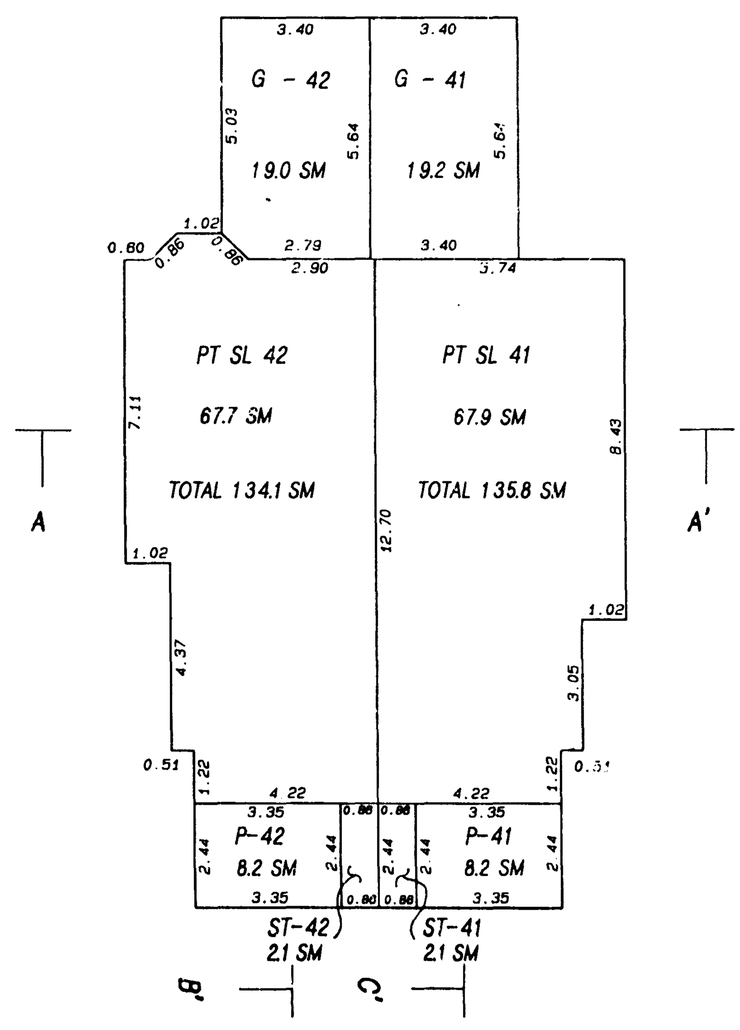
FILE 6343 ( 8 )



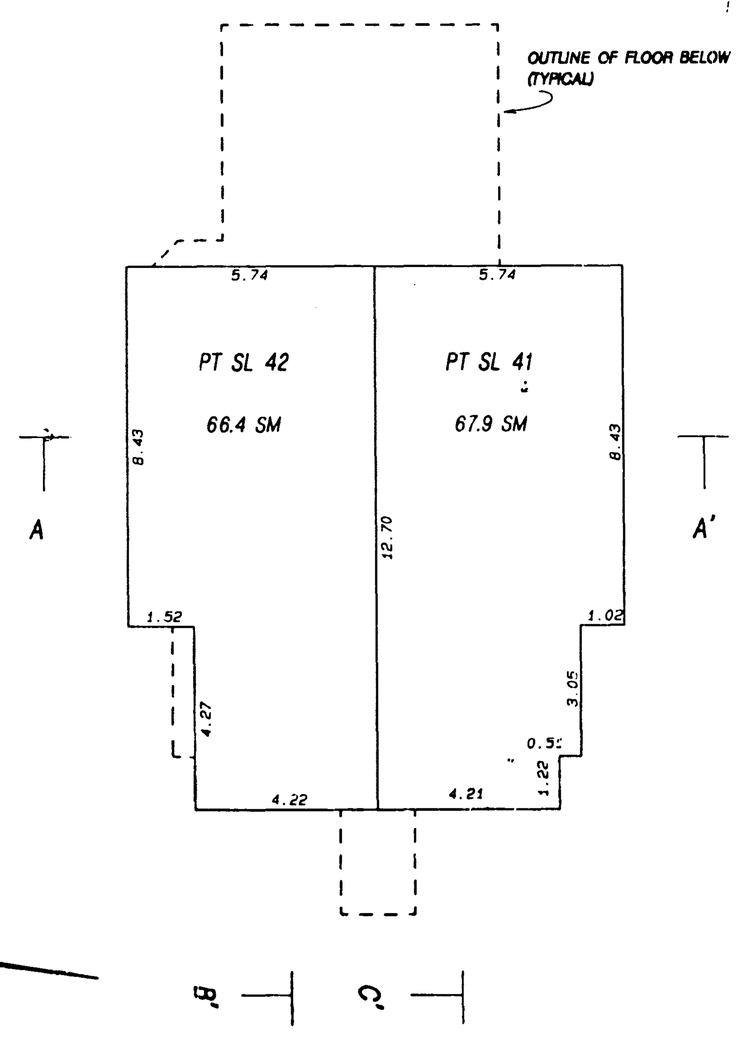
STRATA PLAN N.W. 2544

PHASE V

## STRATA LOTS 41 AND 42




FIRST FLOOR




SECOND FLOOR

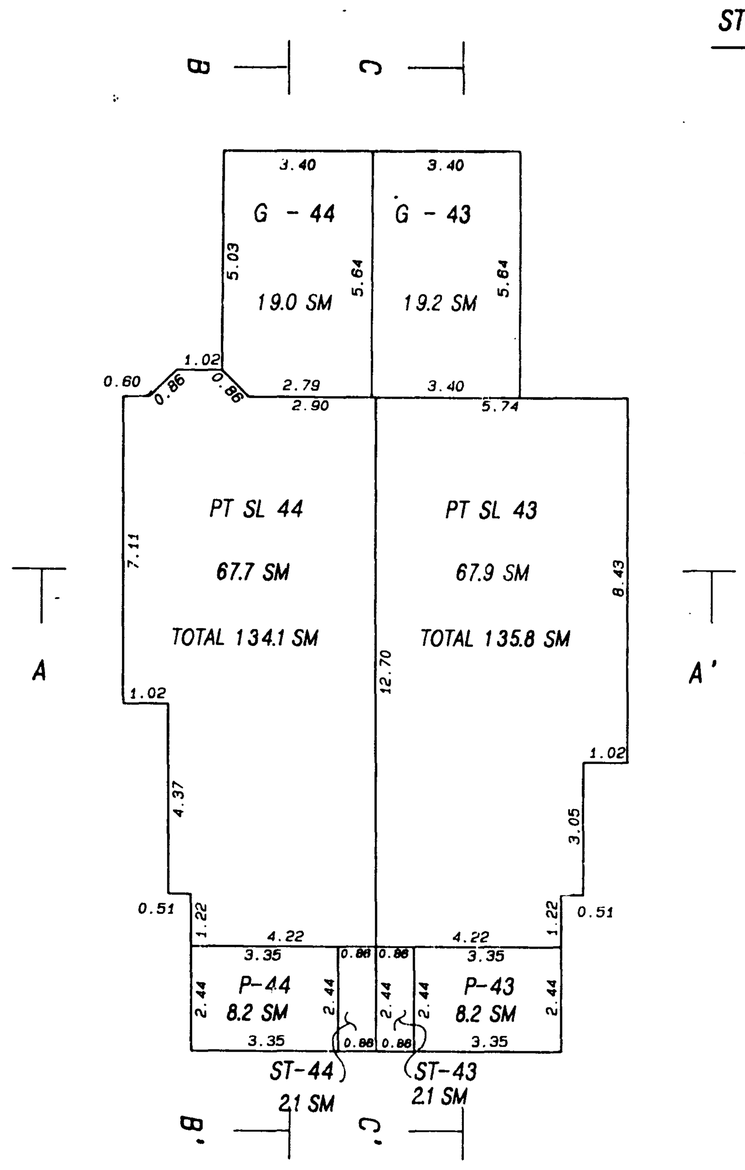
16TH MAY 1988.

FILE 6343 ( 8 )

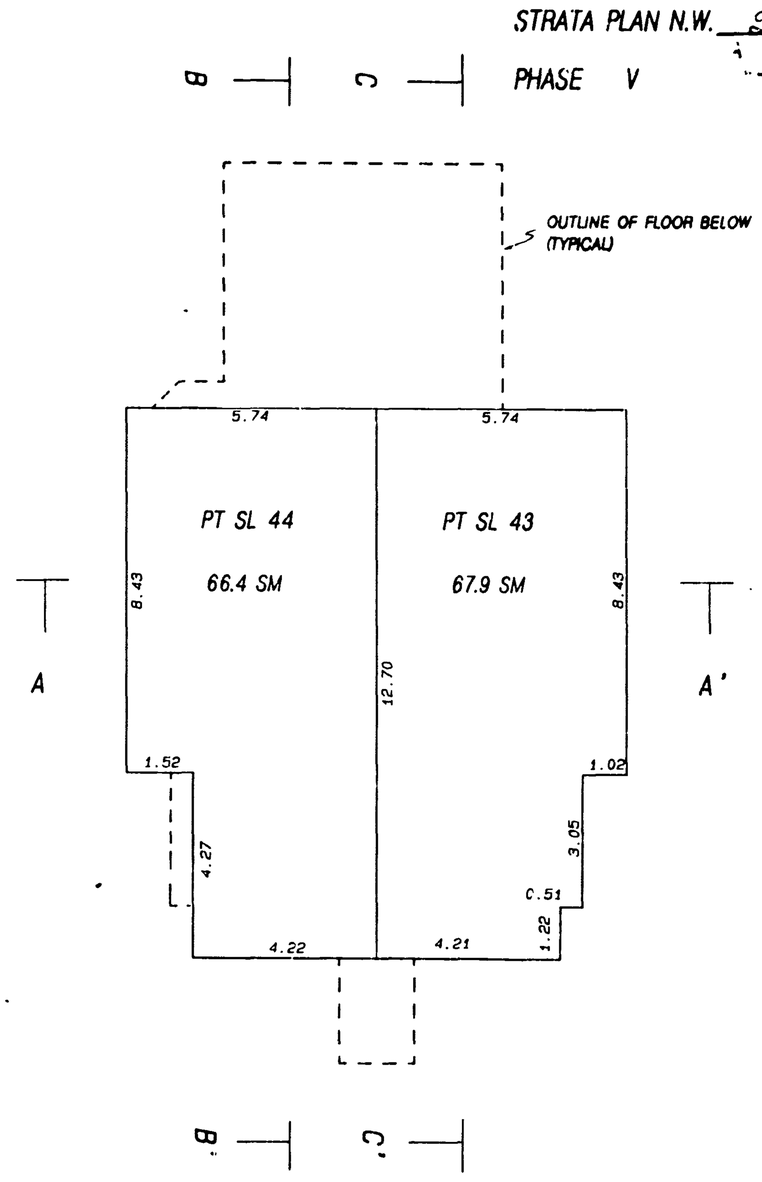
STRATA PLAN N.W. 2544

PHASE V

## STRATA LOTS 43 AND 44




FIRST FLOOR




SECOND FLOOR

16TH MAY 1988.

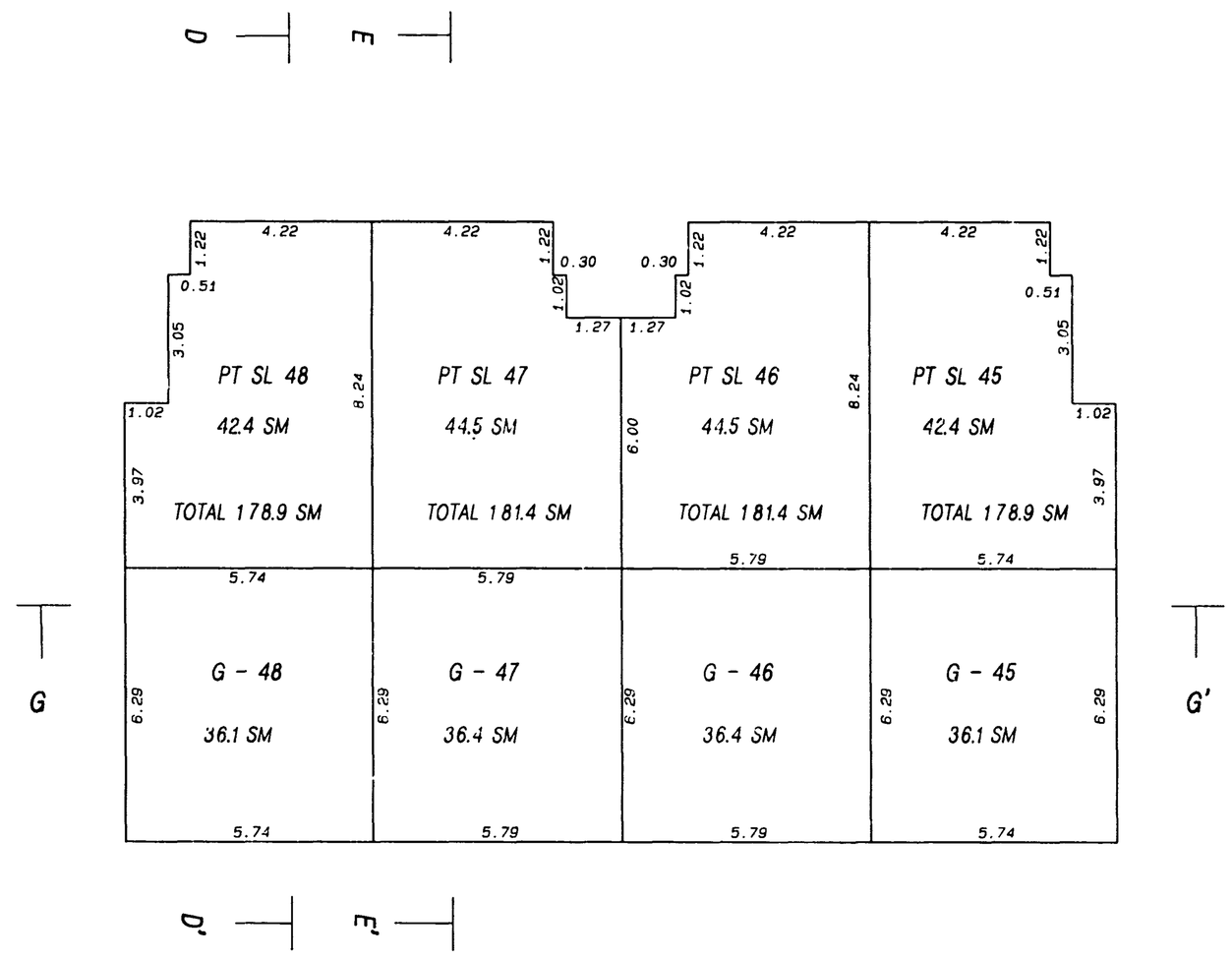
FILE 6343 ( 8 )



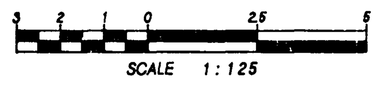
STRATA PLAN N.W. 2544

PHASE V

## STRATA LOTS 45,46,47 AND 48




BASEMENT FLOOR




16TH MAY 1988.

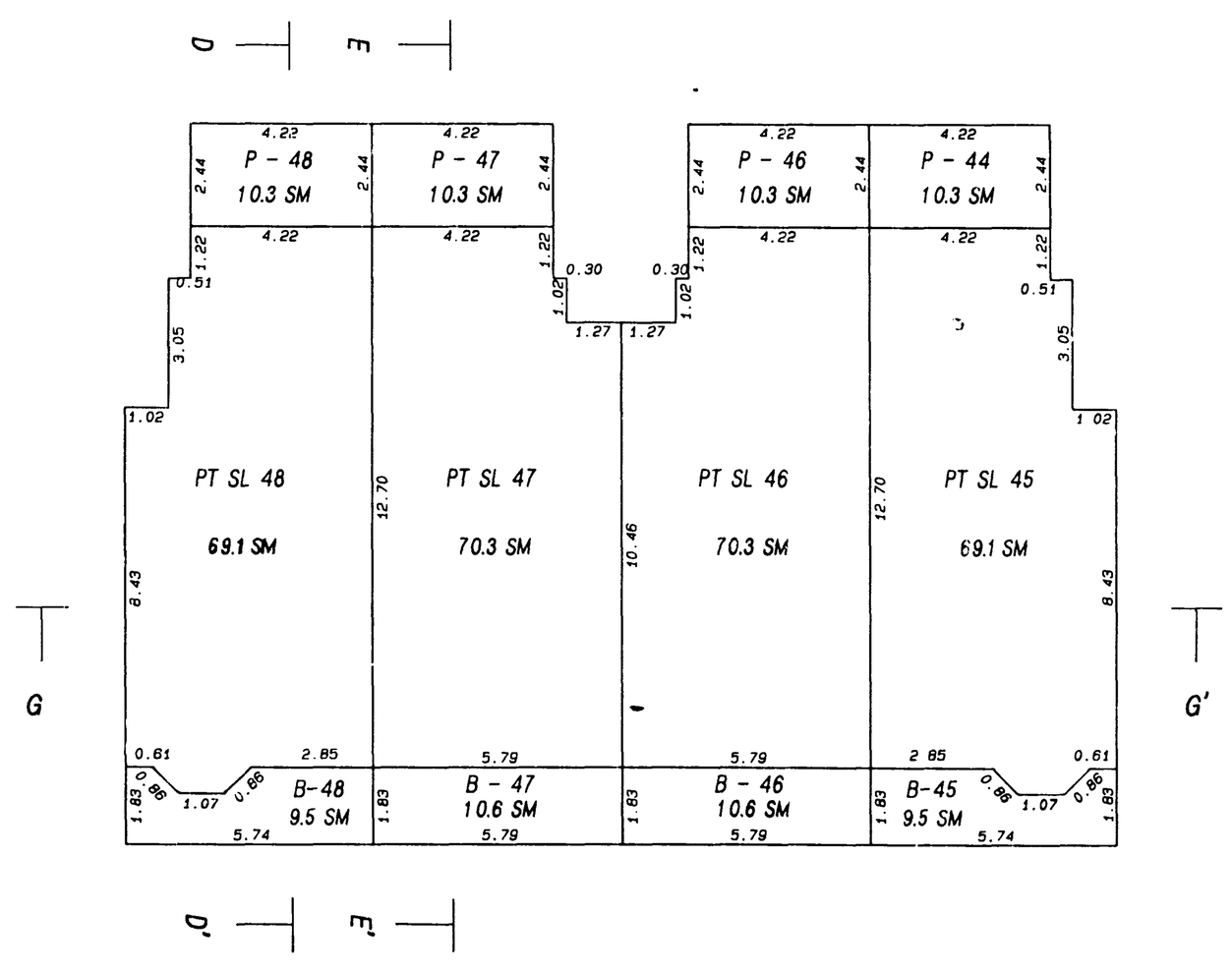
FILE 6343 ( 8 )



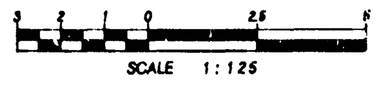
STRATA PLAN N.W. 2544

PHASE V

## STRATA LOTS 45,46,47 AND 48




FIRST FLOOR



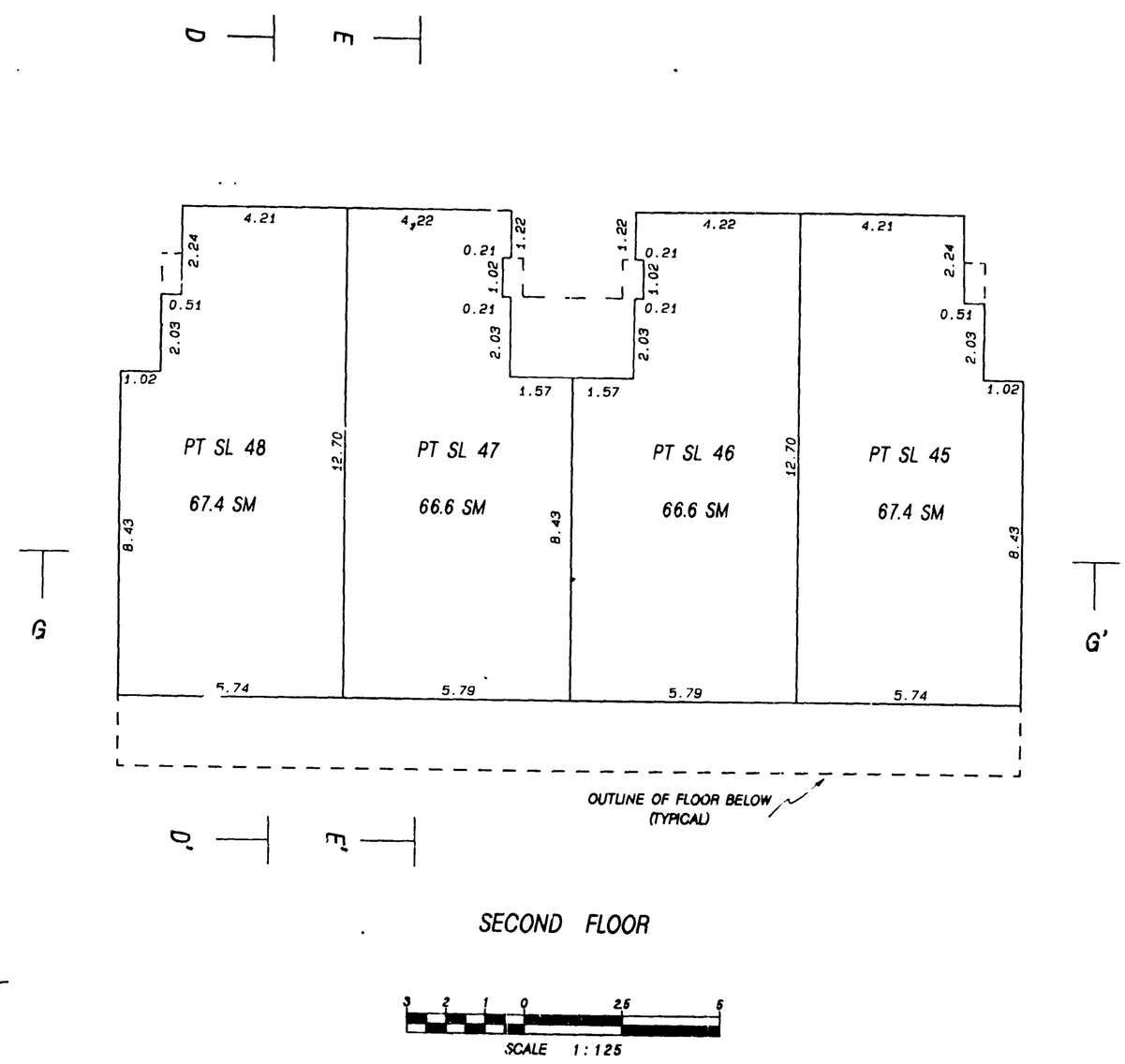

16TH MAY 1988.

FILE 6343 ( 8 )

STRATA PLAN N.W. 2544

PHASE V

## STRATA LOTS 45,46,47 AND 48




SECOND FLOOR

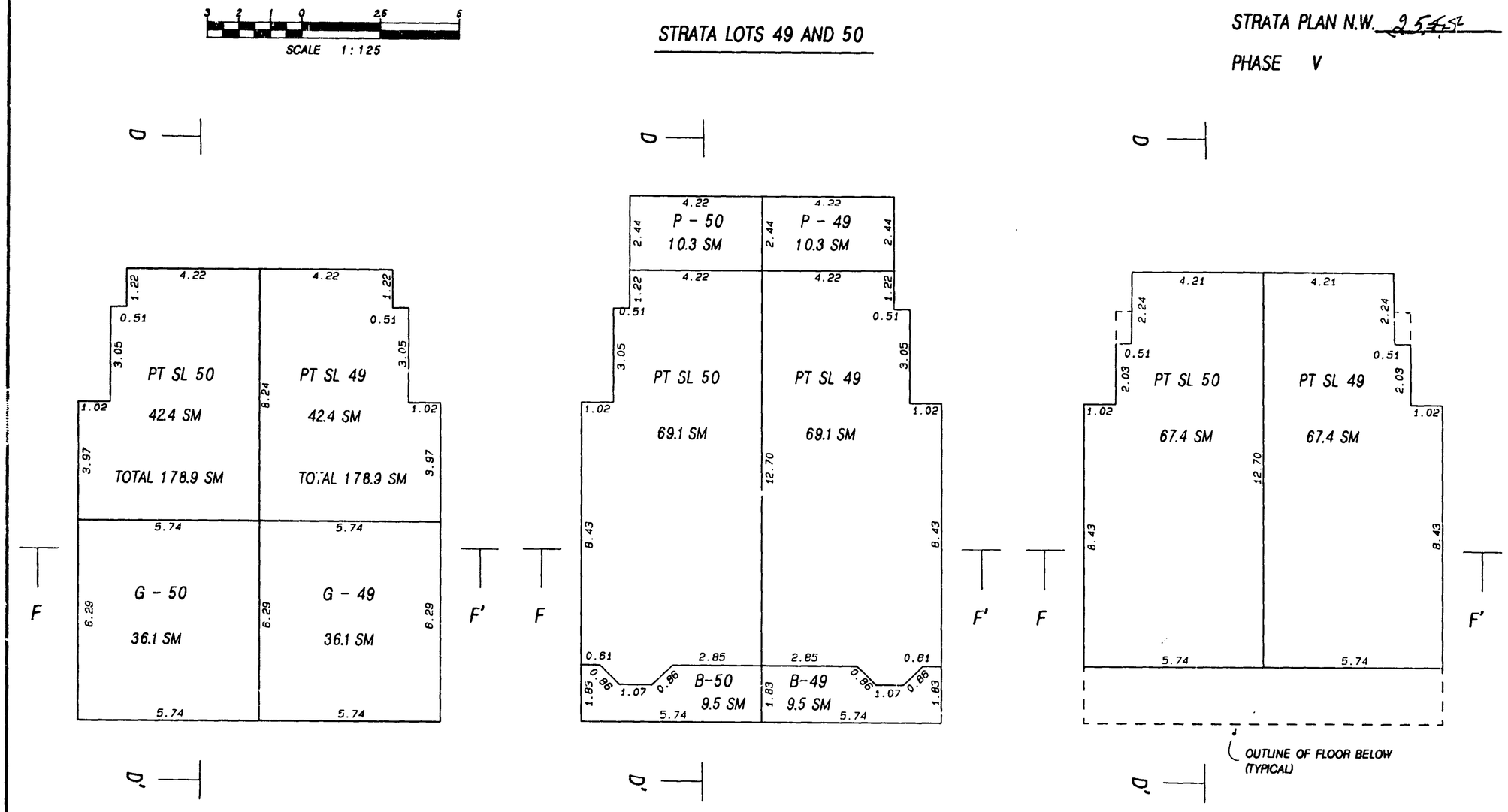
16TH MAY 1988. FILE 6343 ( 8 )



STRATA PLAN N.W. 2544

PHASE V

## STRATA LOTS 49 AND 50




BASEMENT FLOOR FIRST FLOOR SECOND FLOOR

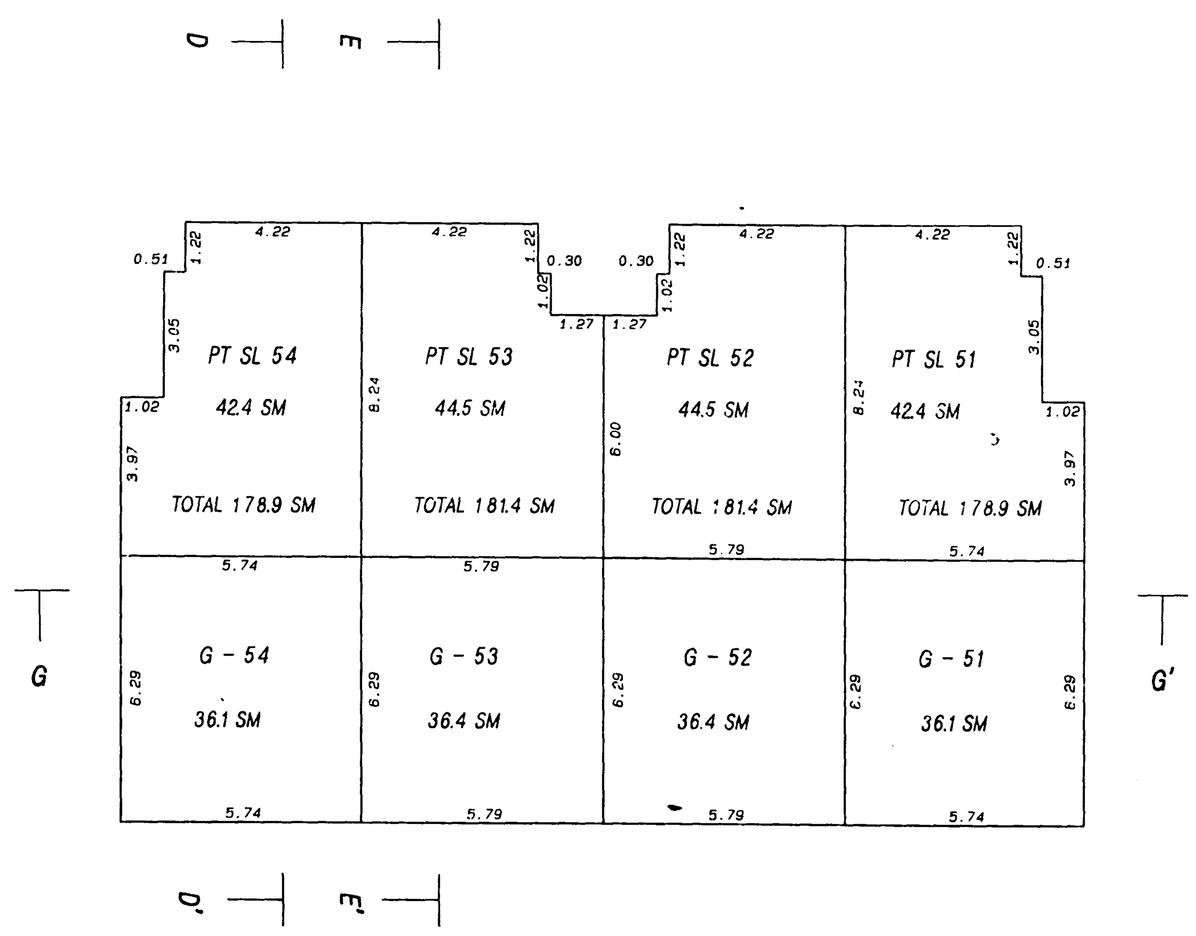
16TH MAY 1988. FILE 6343 ( 8 )



STRATA PLAN N.W. 2544

PHASE V

## STRATA LOTS 51,52,53 AND 54




BASEMENT FLOOR

SCALE 1:125

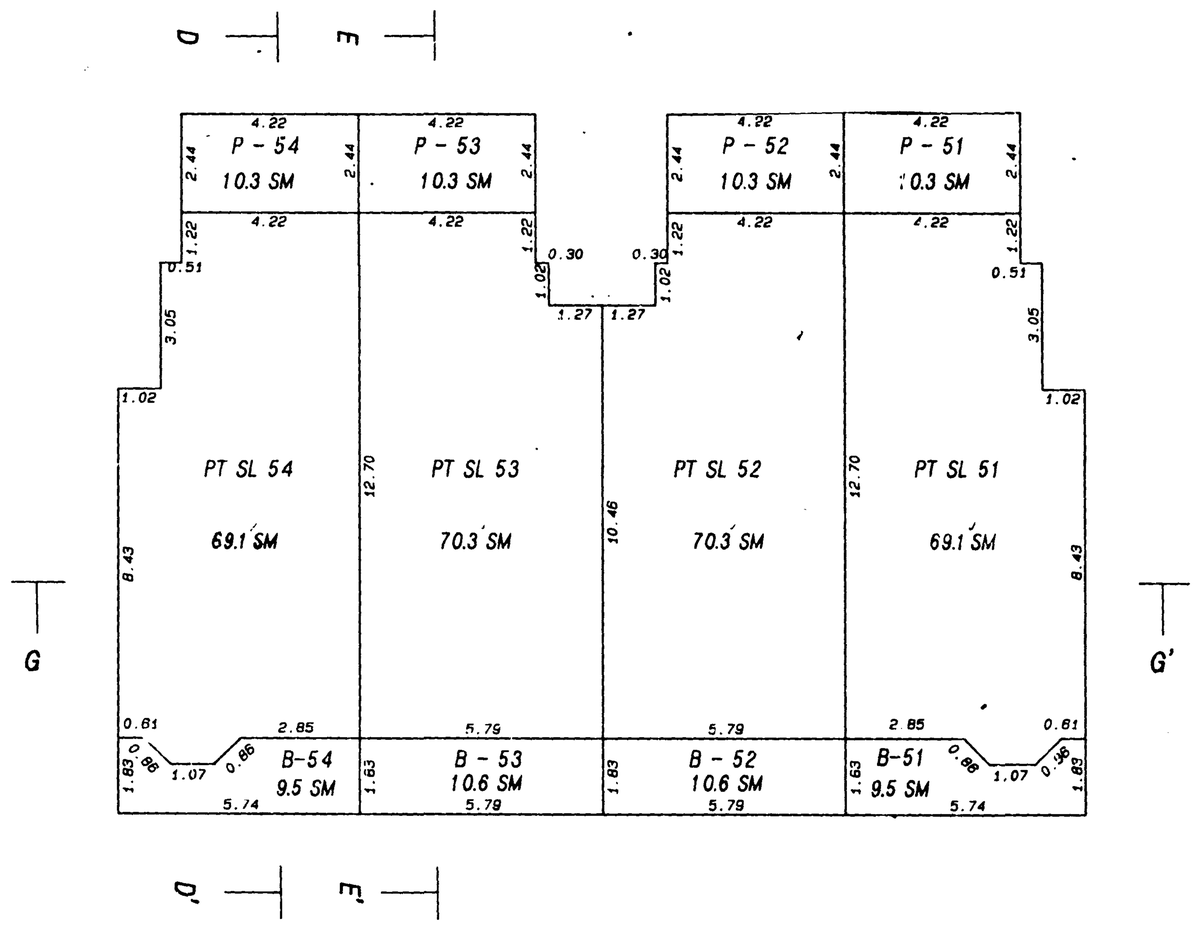
16TH MAY 1988. FILE 6343 ( 8 )

SHEET 16 OF 17 SHEETS

STRATA PLAN N.W. 2544

PHASE V

## STRATA LOTS 51,52,53 AND 54




FIRST FLOOR

SCALE 1:125

16TH MAY 1988.

FILE 6343 ( 8 )

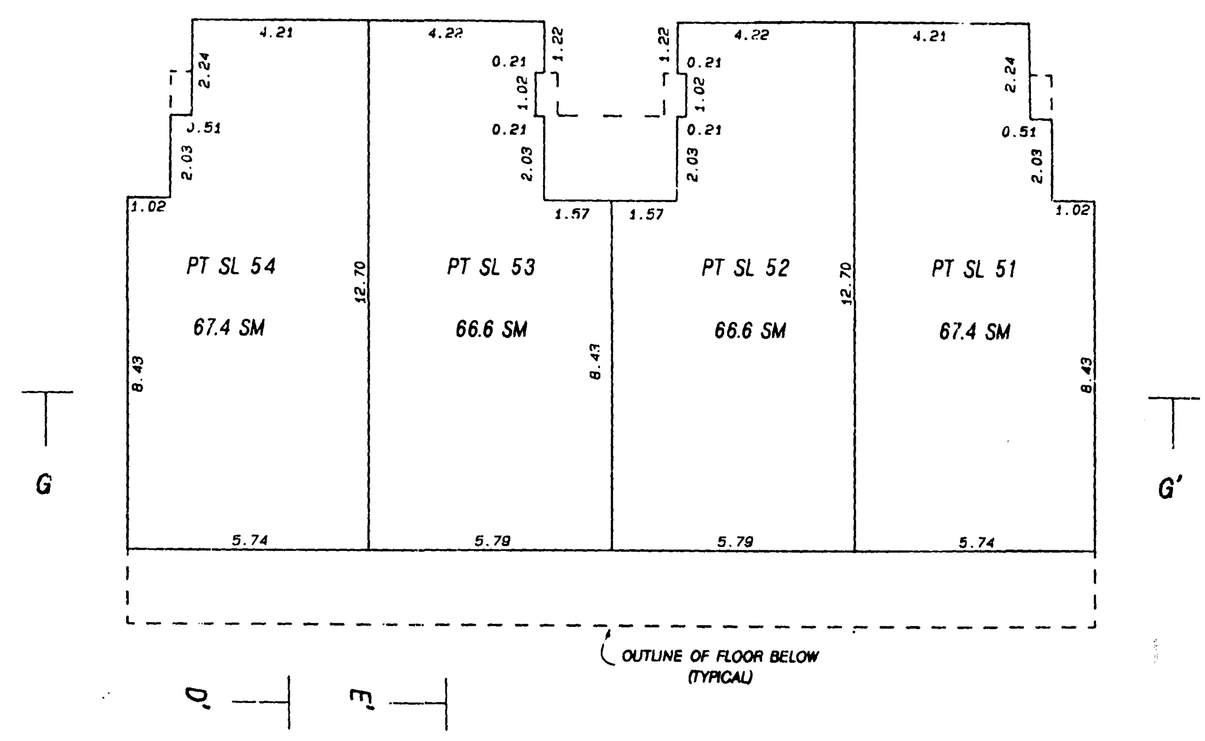
PH.5

SHEET 17 OF 17 SHEETS

STRATA PLAN N.W. 2544

PHASE V

## STRATA LOTS 51,52,53 AND 54




SECOND FLOOR

SCALE 1:125

16TH MAY 1988.

FILE 6343 ( 8 )