14-326+M-3

FIRST SHEET SHEET 1 OF 20 SHEETS

STRATA PLAN OF LOT " A ", SECTION 30, TOWNSHIP 2, PLAN 86368, NEW WESTMINSTER DISTRICT.

B.C.G.S. 92G . 016

STRATA PLAN LMS 122

DEPOSITED AND REGISTERED IN THE LAND TITLE OFFICE AT NEW WESTMINSTER, BRITISH COLUMBIA. DATED THIS 30 DAY OF AUGUST, 1991.

DEPUTY REGISTRAR

BE 215912

CIVIC ADDRESS :

" LAKEWOOD GROVE "
8257 - 121A STREET,
SURREY B.C.

SL	DENOTES STRATA LOT
SM	DENOTES SQUARE METRES
G	DENOTES GARAGE
P	DENOTES PATIO AREA
©	DENOTES COMMON PROPERTY
S	DENOTES STORAGE AREA

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

THE OWNERS
C/O THE OWNERS, STRATA PLAN LMS . 122 .
FRYKE, LAMBERT, LEATHLEY, RUSSELL,
SUITE 500 - NORTH TOWER,
5811 COONEY ROAD,
RICHMOND, B.C.,
V6X 3M1.

KEY PLAN - SEE SHEET 2

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

AREAS INDICATED AS P, G AND S ARE LIMITED COMMON PROPERTY APPURTENENT TO THE STRATA LOT INDICATED THUS :-
P - 1 AND G - 1 AND S - 1

LIMITED COMMON PROPERTY IS NOT INCLUDED 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 9TH DAY OF AUGUST, 1991.

B.C.L.S.

MURRAY & ASSOCIATES
201-12448 82 nd AVENUE
SURREY, B.C.
V3W 3E9

" THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT "

(MUNICIPALITY OF SURREY)

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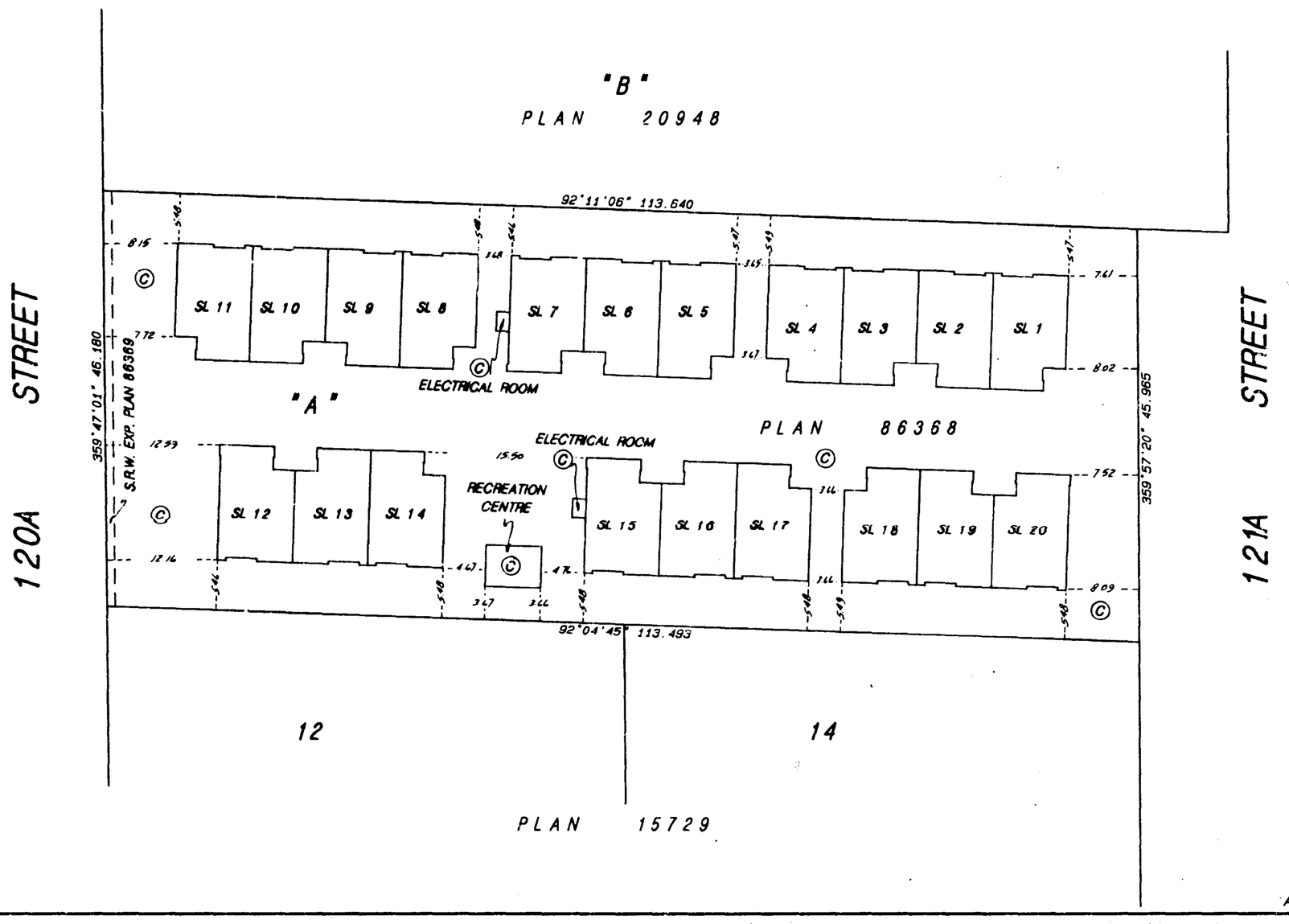
FIRST SHEET SHEET 2 OF 20 SHEETS

LOCATION PLAN AND DIMENSIONS

STRATA PLAN LMS 122



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SECOND SHEET SHEET 3 OF 20 SHEETS

STRATA PLAN LMS 122

CONDOMINIUM ACT

STRATA LOT NUMBER	SHEET NUMBER	FORM 1 SCHEDULE OF UNIT ENTITLEMENT	FORM 2 SCHEDULE OF INTEREST UPON DESTRUCTION	FORM 3 SCHEDULE OF VOTING RIGHTS
1	6 & 7	1398	5141	1
2	6 & 7	1408	4859	1
3	6 & 7	1408	4859	1
4	6 & 7	1396	5047	1
5	8 & 9	1398	5047	1
6	8 & 9	1408	4859	1
7	8 & 9	1401	5047	1
8	10 & 11	1398	5047	1
9	10 & 11	1408	4859	1
10	10 & 11	1408	4859	1

STRATA LOT NUMBER	SHEET NUMBER	FORM 1 SCHEDULE OF UNIT ENTITLEMENT	FORM 2 SCHEDULE OF INTEREST UPON DESTRUCTION	FORM 3 SCHEDULE OF VOTING RIGHTS
11	10 & 11	1398	5141	1
12	12 & 13	1401	5141	1
13	12 & 13	1408	4859	1
14	12 & 13	1398	5141	1
15	14 & 15	1401	5141	1
16	14 & 15	1408	4859	1
17	14 & 15	1398	5047	1
18	16 & 17	1398	5047	1
19	16 & 17	1408	4859	1
20	16 & 17	1401	5141	1
AGGREGATE		28 052	100000	20

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STRATA PLAN LMS 122

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 RICHMOND
IN THE PROVINCE OF
THIS 14th DAY OF AUGUST
1991.

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

HERON ENTERPRISES LTD. (INCP. No 375785)

AUTHORIZED SIGNATORY
KEITH LUKING

AUTHORIZED SIGNATORY
HANS LUKING

WITNESS (AS TO 2 SIGNATURES)
MAURICE E.J. LAMBERT
BARRISTER & SOLICITOR
SUITE 500 NORTH TOWER
OCEAN GATE WITHERS
3079 GLADE ROAD
RICHMOND, B.C. V6X 3R1
PHONE (604) 276-2765

ADDRESS OF WITNESS

ACCEPTED AS TO FORMS 1, 2 AND 3.
DATED THIS 22 DAY OF AUGUST, 1991.

SUPERINTENDENT OF REAL ESTATE

I, RAYMOND HAROLD JANZEN OF DELTA, BRITISH COLUMBIA LAND SURVEYOR, HEREBY CERTIFY THAT THE BUILDING (S) SHOWN ON THIS STRATA PLAN HAS (HAVE) NOT, AS OF THE 5TH DAY OF AUGUST, 1991, BEEN PREVIOUSLY OCCUPIED.
DATED AT SURREY, B. C. THIS 5TH DAY OF AUGUST, 1991.

B.C.L.S.

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BUILDING SECTIONS

STRATA PLAN LMS 122

PT SL 4	PT SL 3	PT SL 2	PT SL 1	UPPER LEVEL
PT SL 4	PT SL 3	PT SL 2	PT SL 1	LOWER LEVEL

SECTION A - A'

TYPICAL OF SLs 1,2,3,4 AND 8,9,10,11

PT SL 7	PT SL 6	PT SL 5	UPPER LEVEL
PT SL 7	PT SL 6	PT SL 5	LOWER LEVEL

SECTION B - B'

TYPICAL OF SLs 5,6,7, AND 15,16,17 AND 18,19,20 AND 12,13,14.

PT SL 7		UPPER LEVEL	
PT SL 7	P - 7	LOWER LEVEL	RECREATION CENTRE

SECTION C - C'

TYPICAL OF ALL STRATA UNITS

SECTION D - D'

HORIZONTAL SCALE 1 : 100

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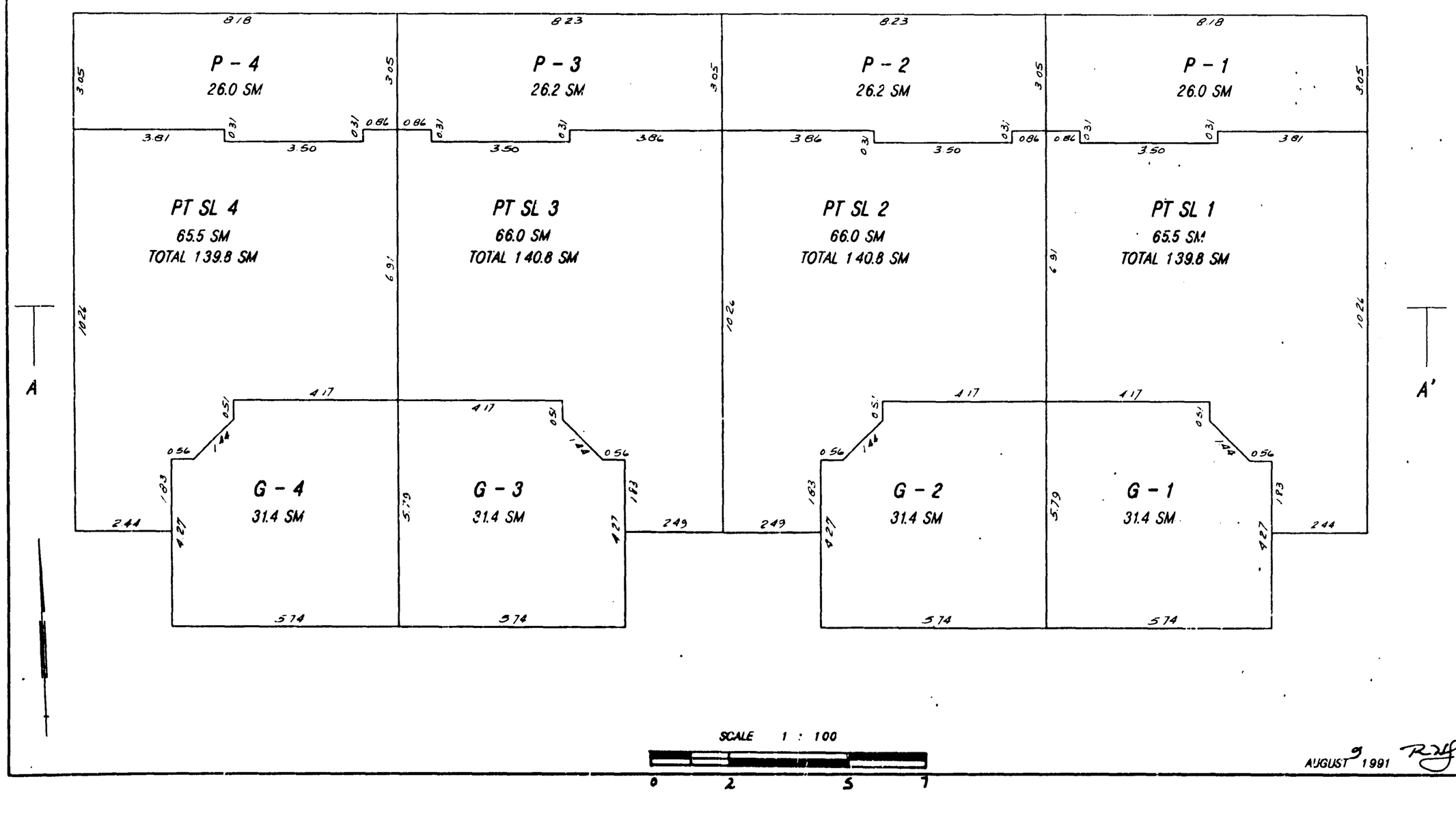
LOWER LEVEL

STRATA PLAN LMS 122



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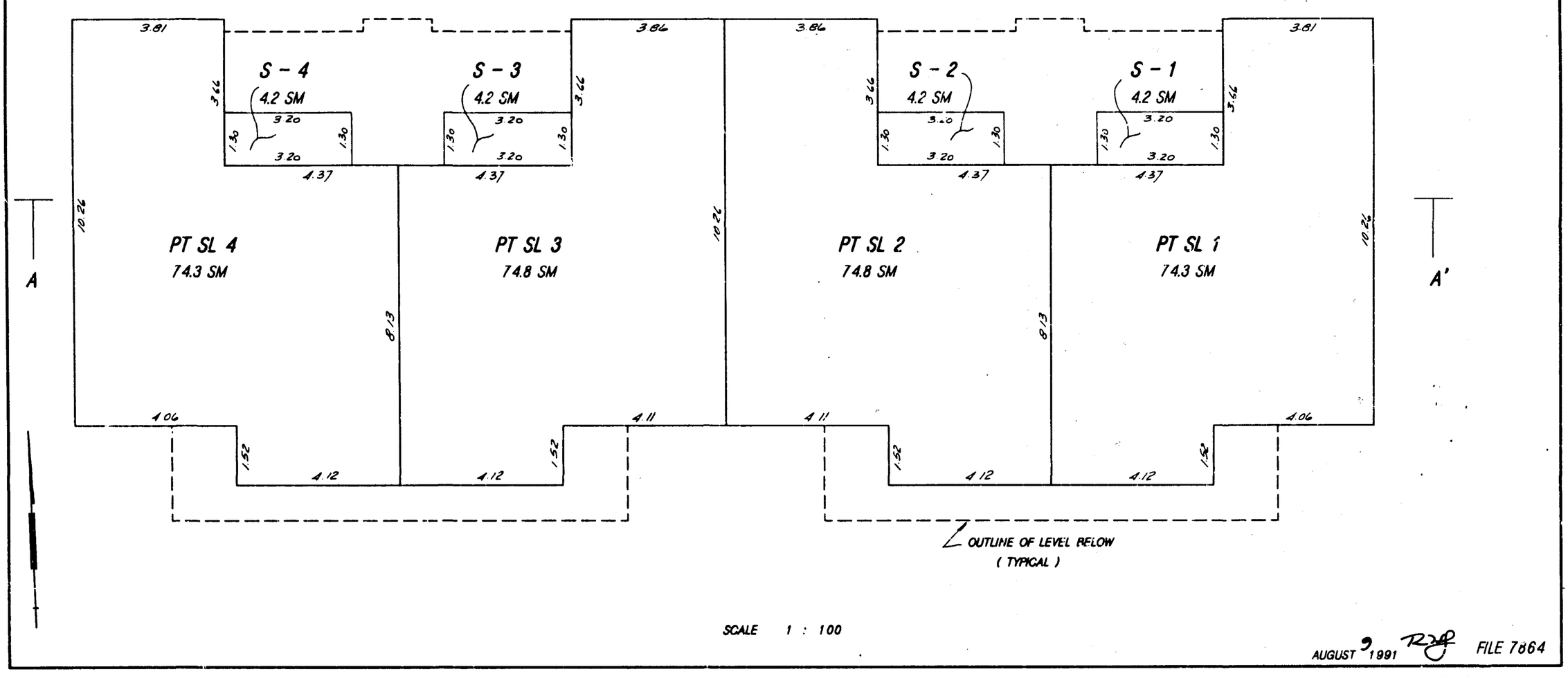
UPPER LEVEL

STRATA PLAN LMS 122



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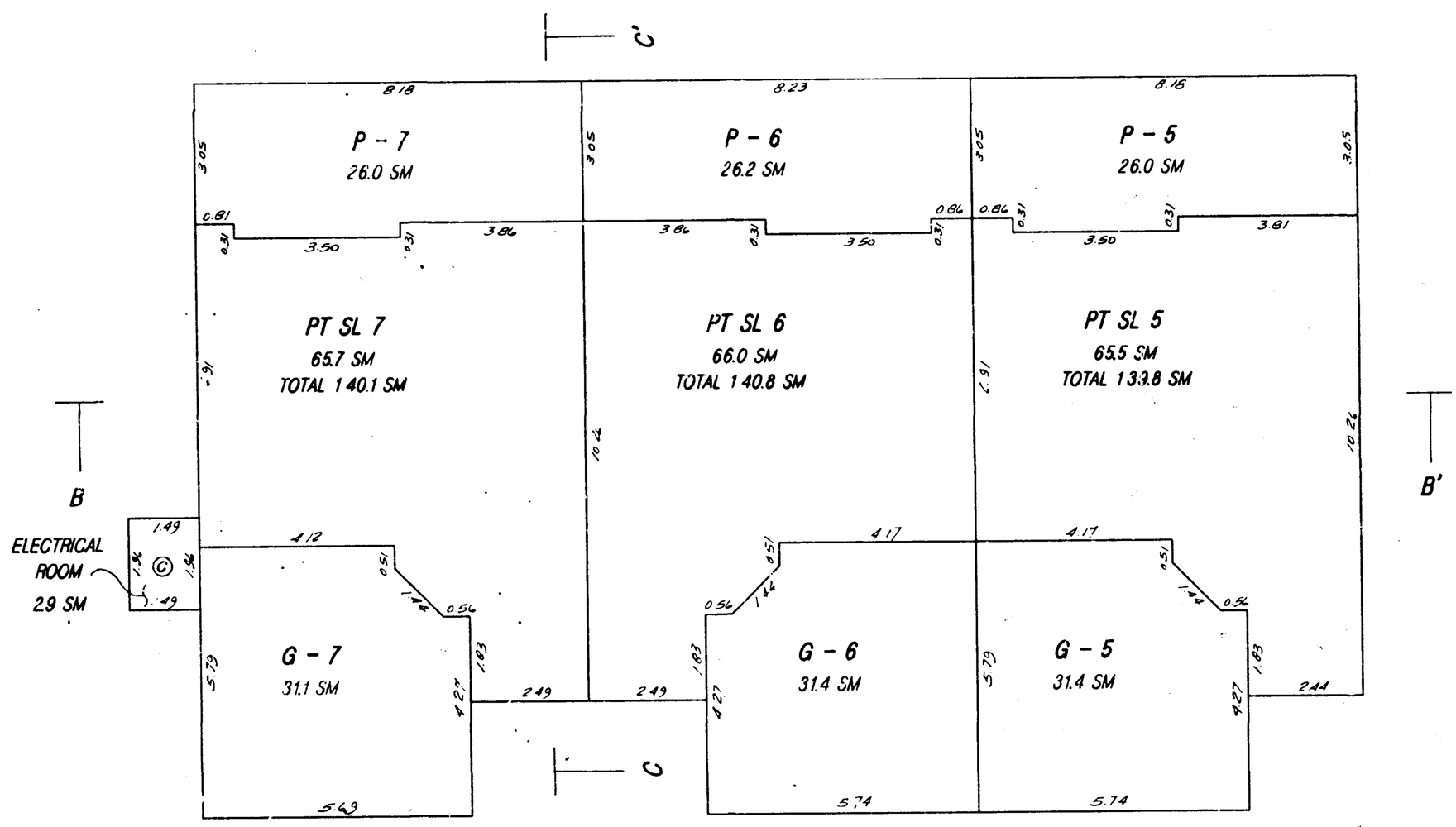
AUGUST 9 1991 FILE 7864

LOWER LEVEL

STRATA PLAN LMS 122



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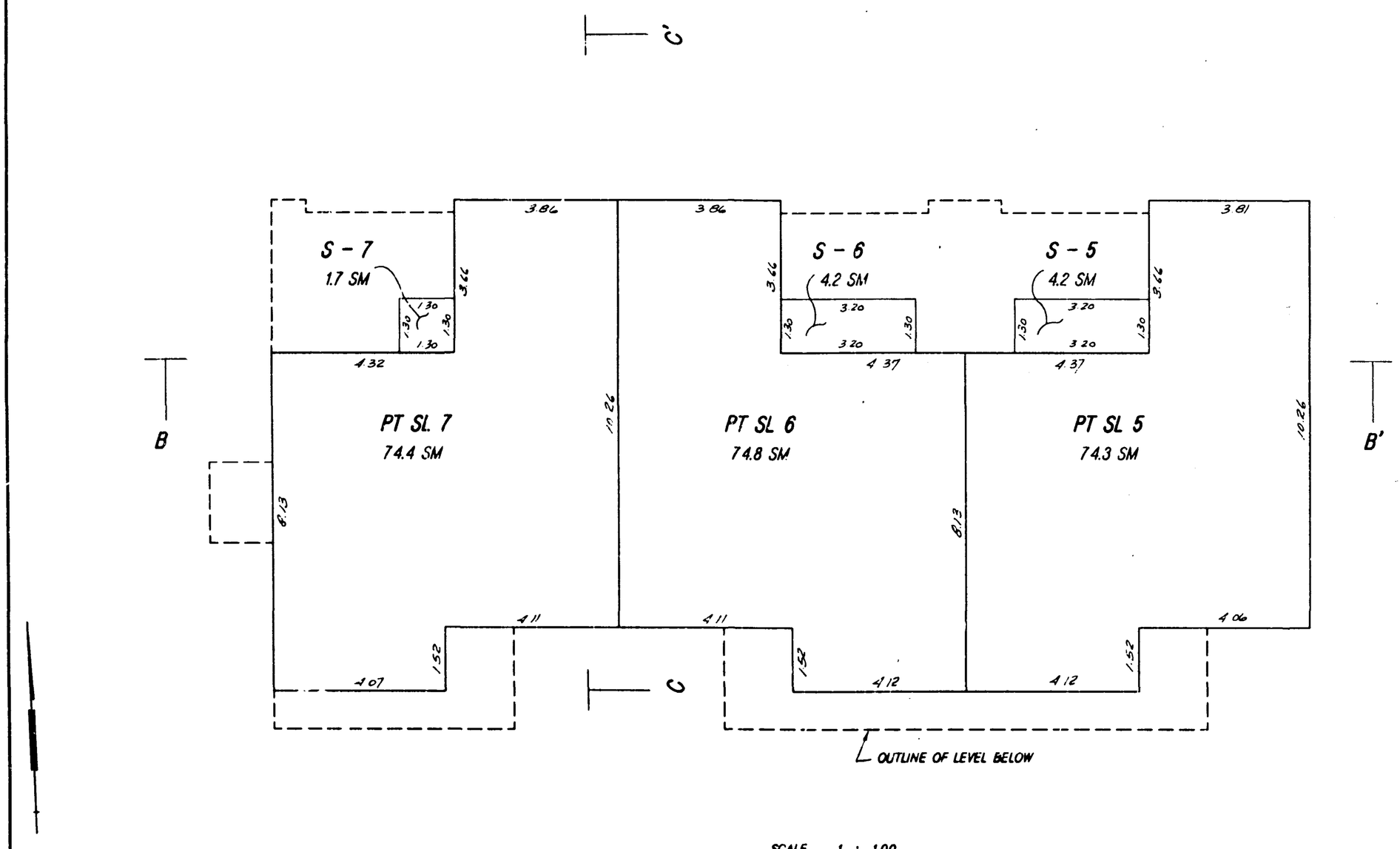
AUGUST 9 1991 FILE 7864

UPPER LEVEL

STRATA PLAN LMS 122



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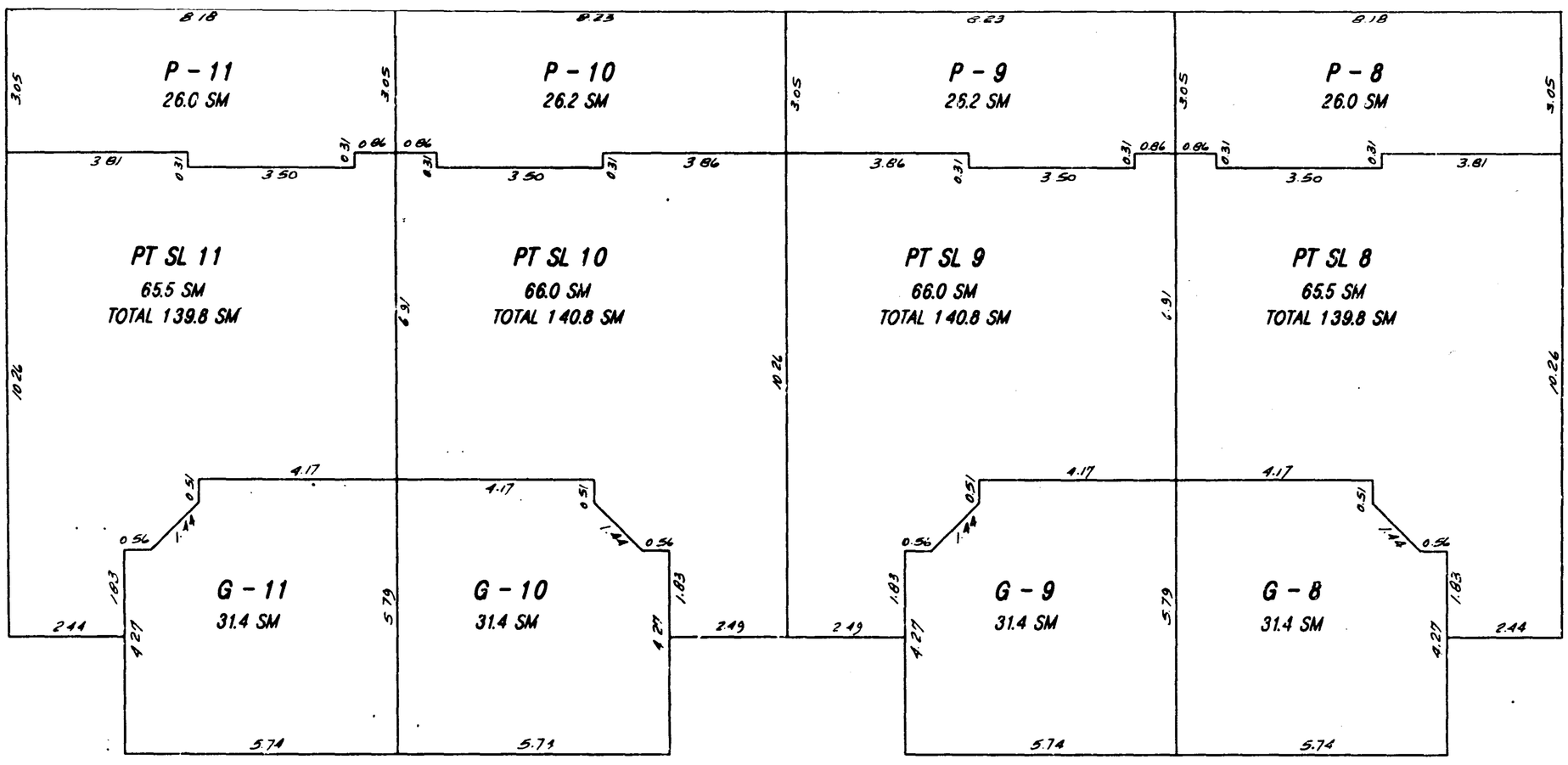
AUGUST 9 1991 FILE 7864

LOWER LEVEL

STRATA PLAN LMS 122



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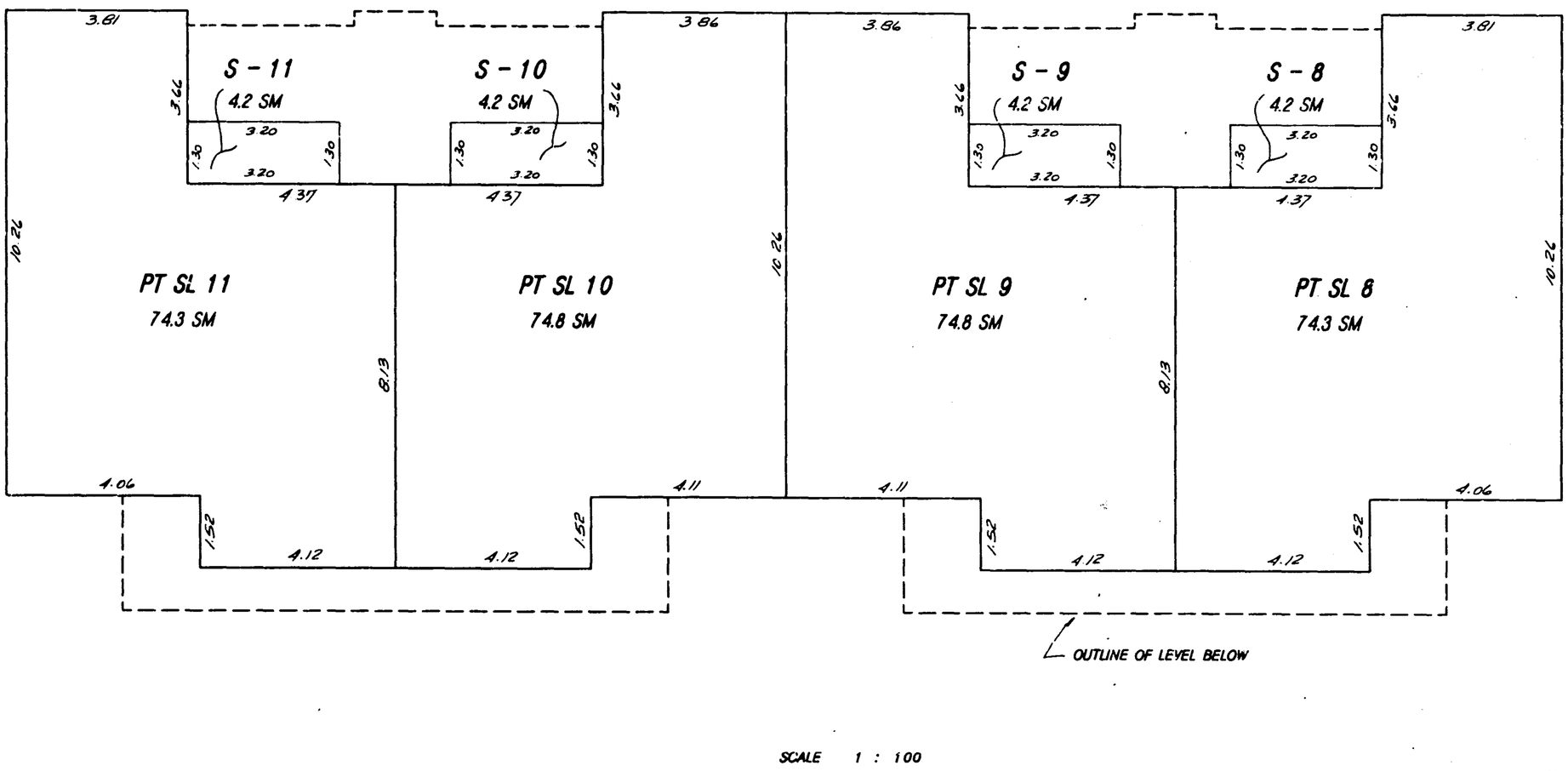
UPPER LEVEL

STRATA PLAN LMS 122



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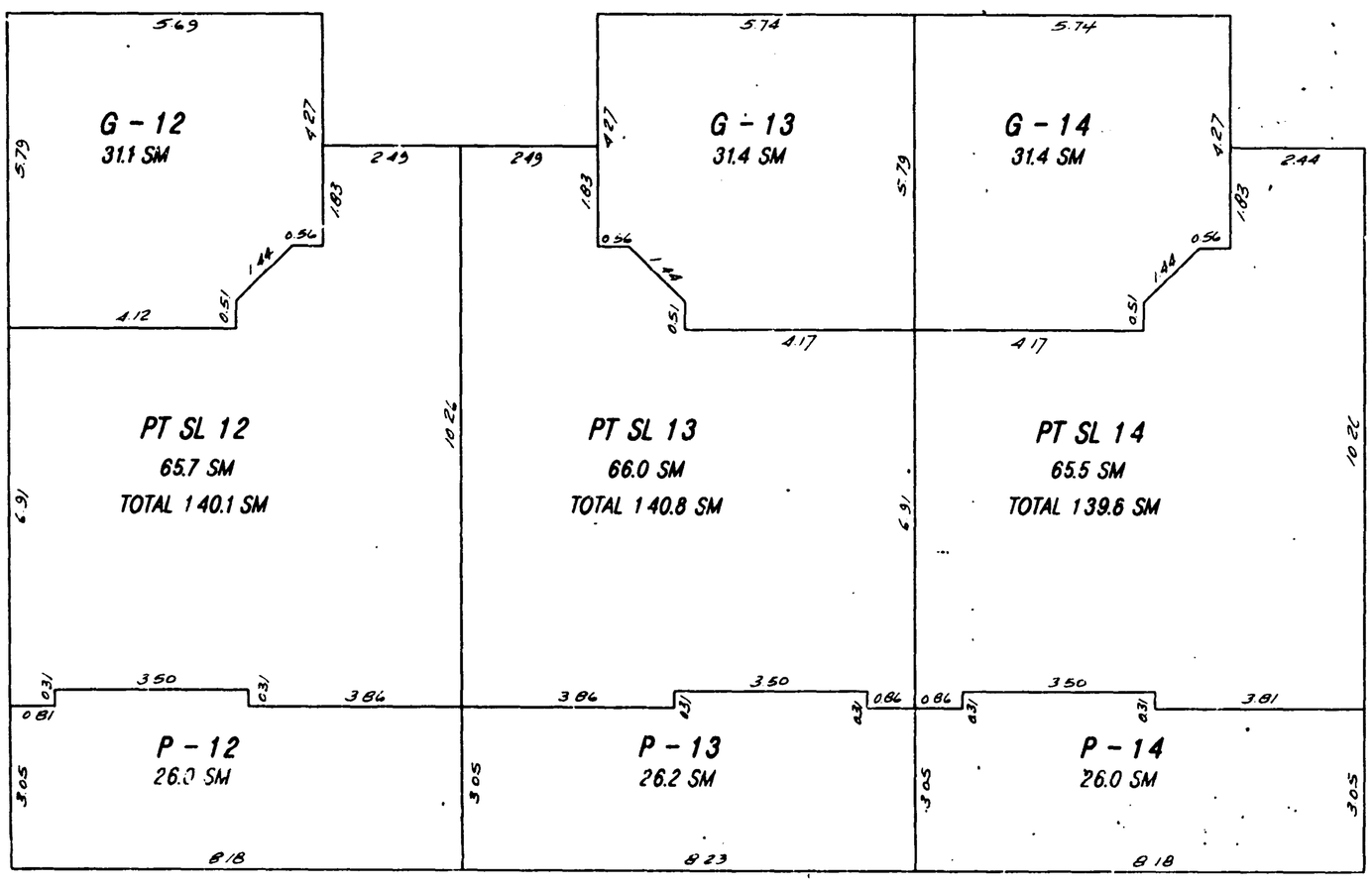
LOWER LEVEL

STRATA PLAN LMS 122



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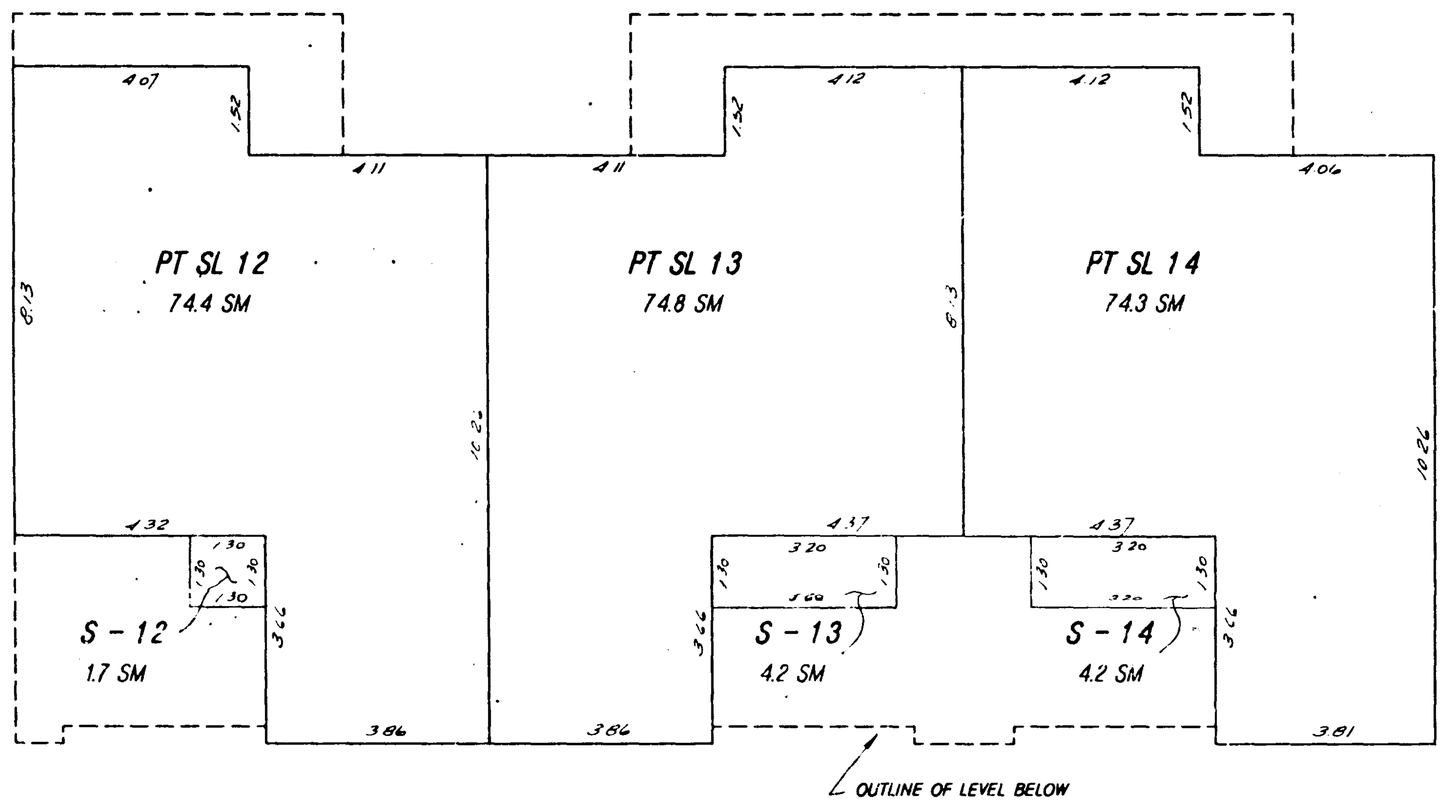
AUGUST 9 1991 RJ FILE 7864

UPPER LEVEL

STRATA PLAN LMS 122



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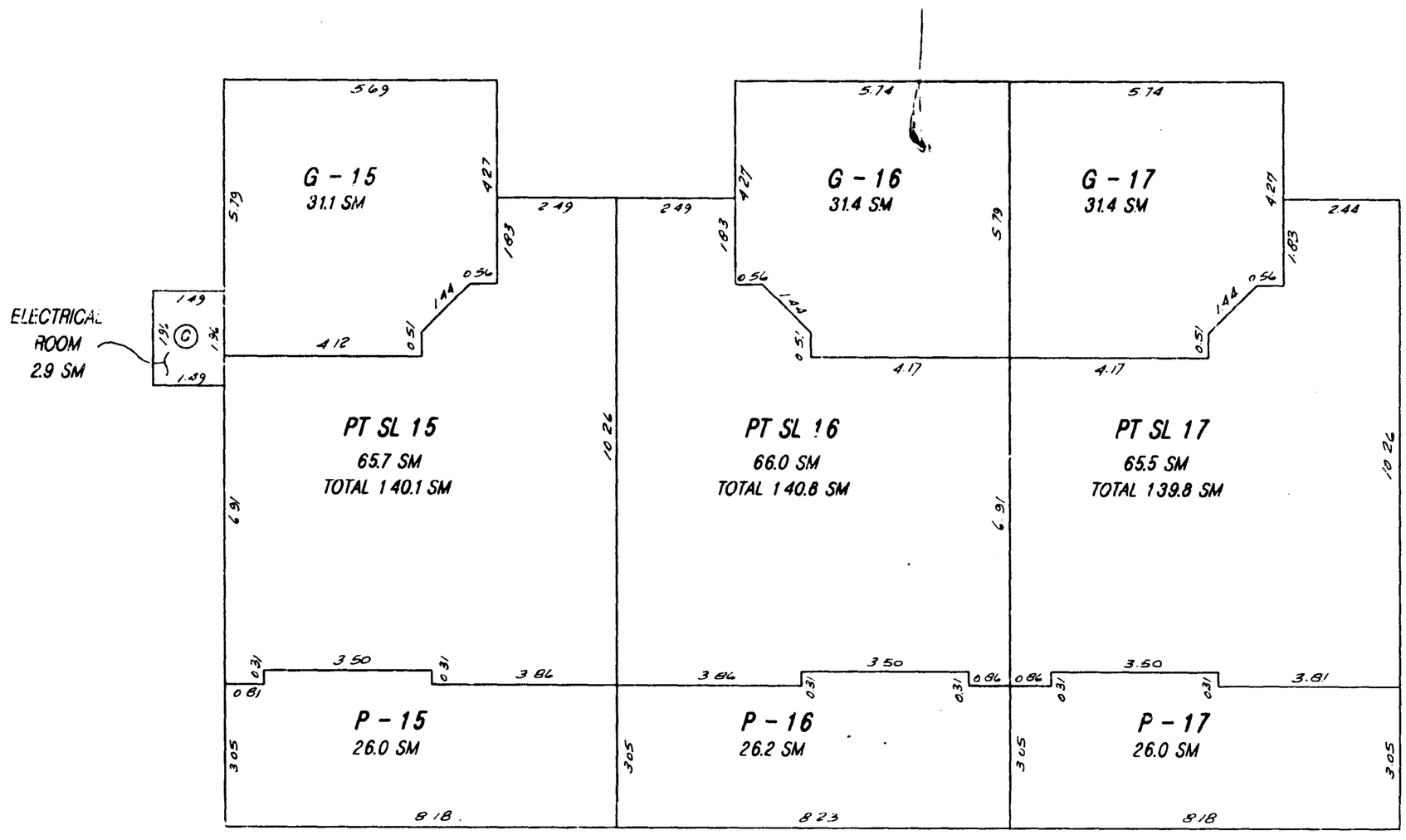
LOWER LEVEL

STRATA PLAN LMS 122



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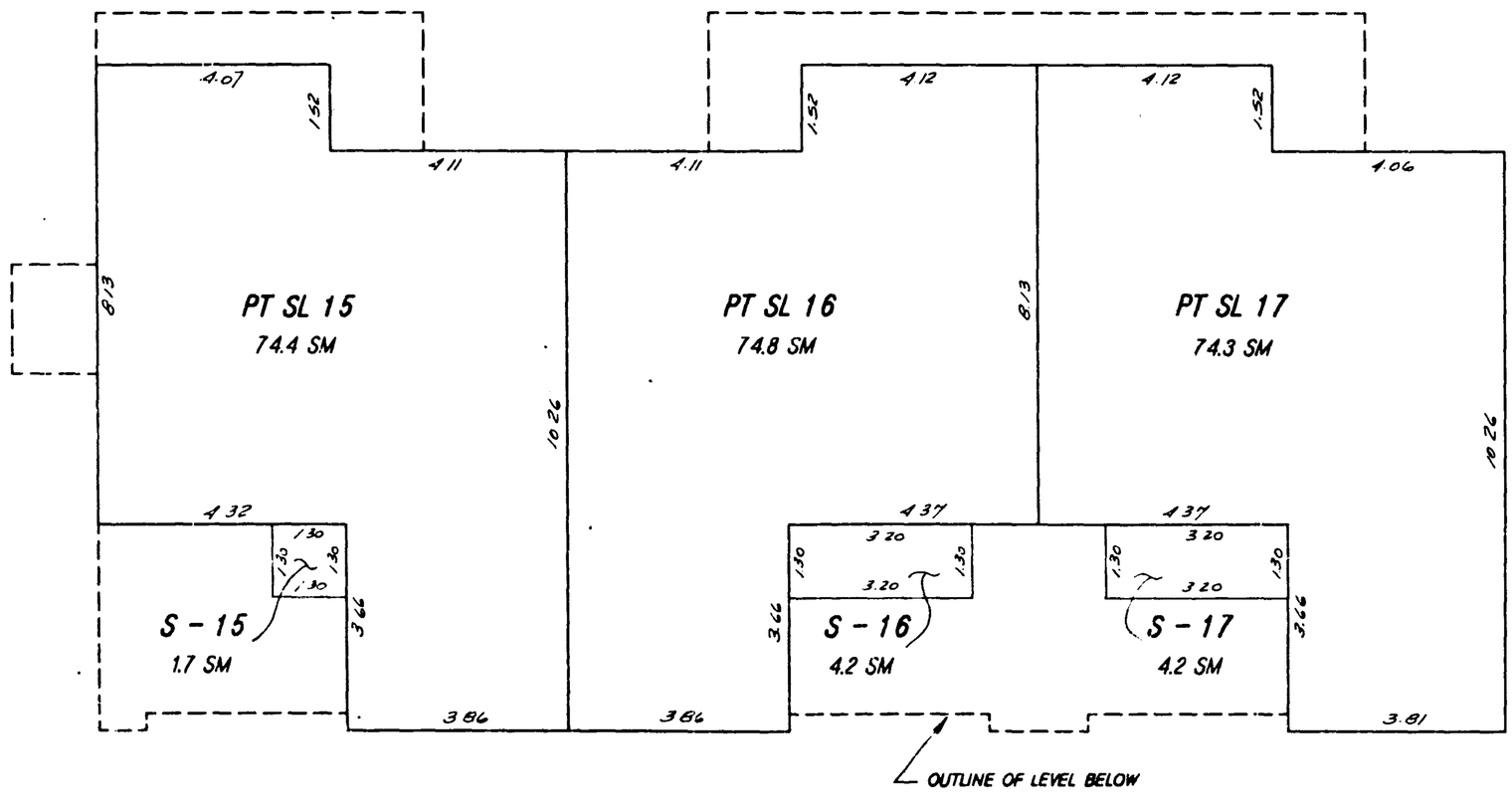
UPPER LEVEL

STRATA PLAN LMS 122



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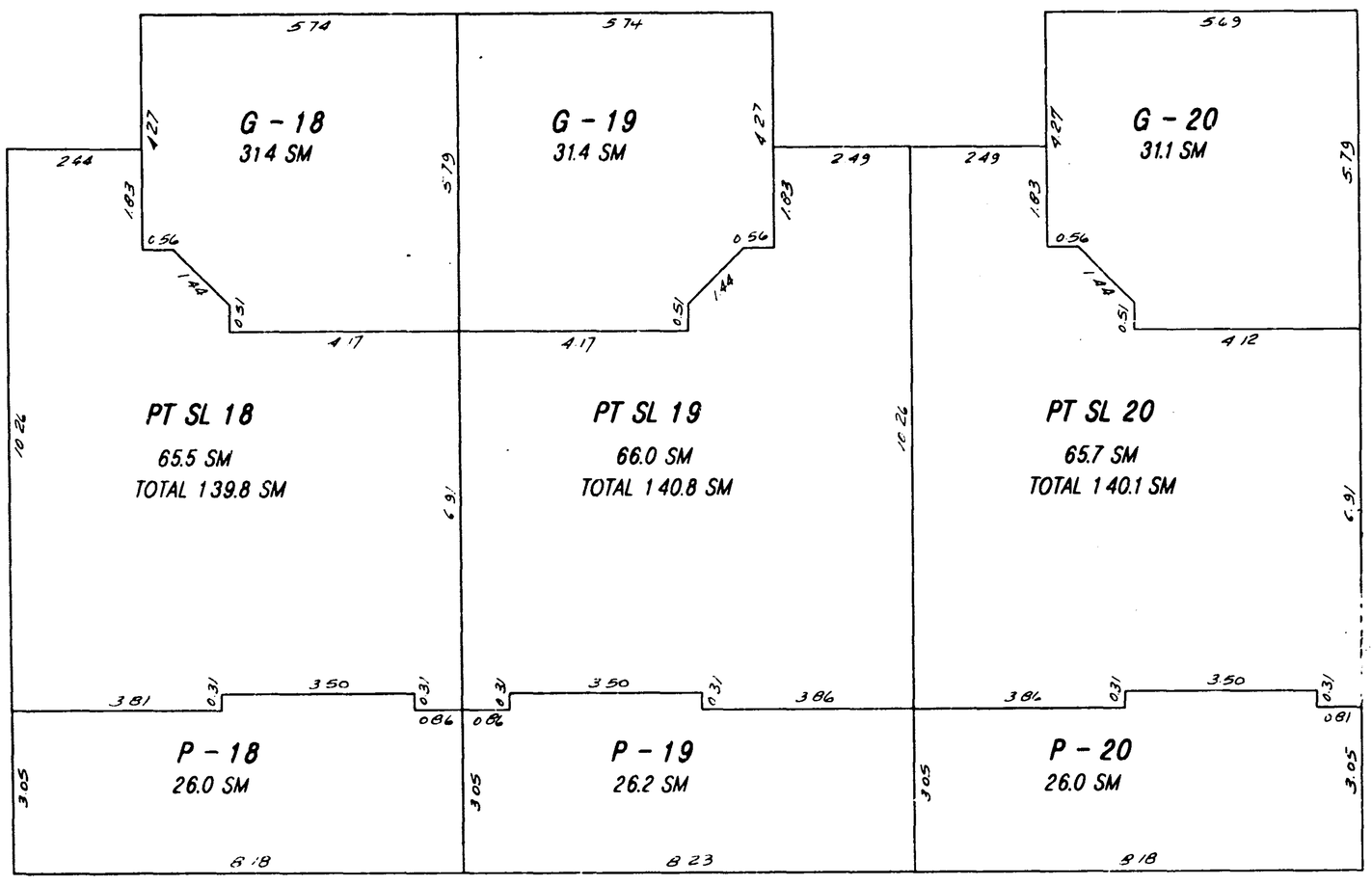
AUGUST 1991 FILE 7864

LOWER LEVEL

STRATA PLAN LMS 122



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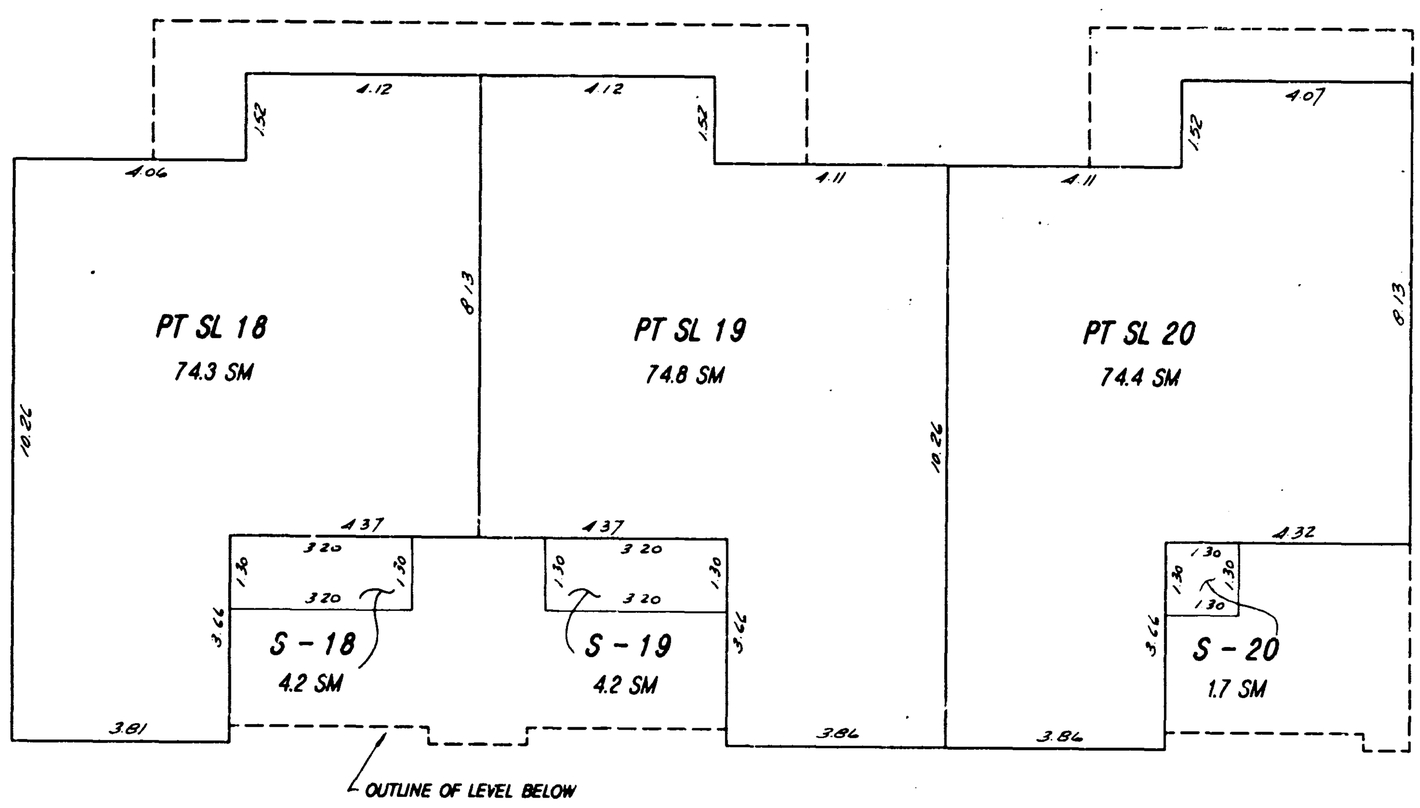
AUGUST 9, 1991 FILE 7864

UPPER LEVEL

STRATA PLAN LMS 122



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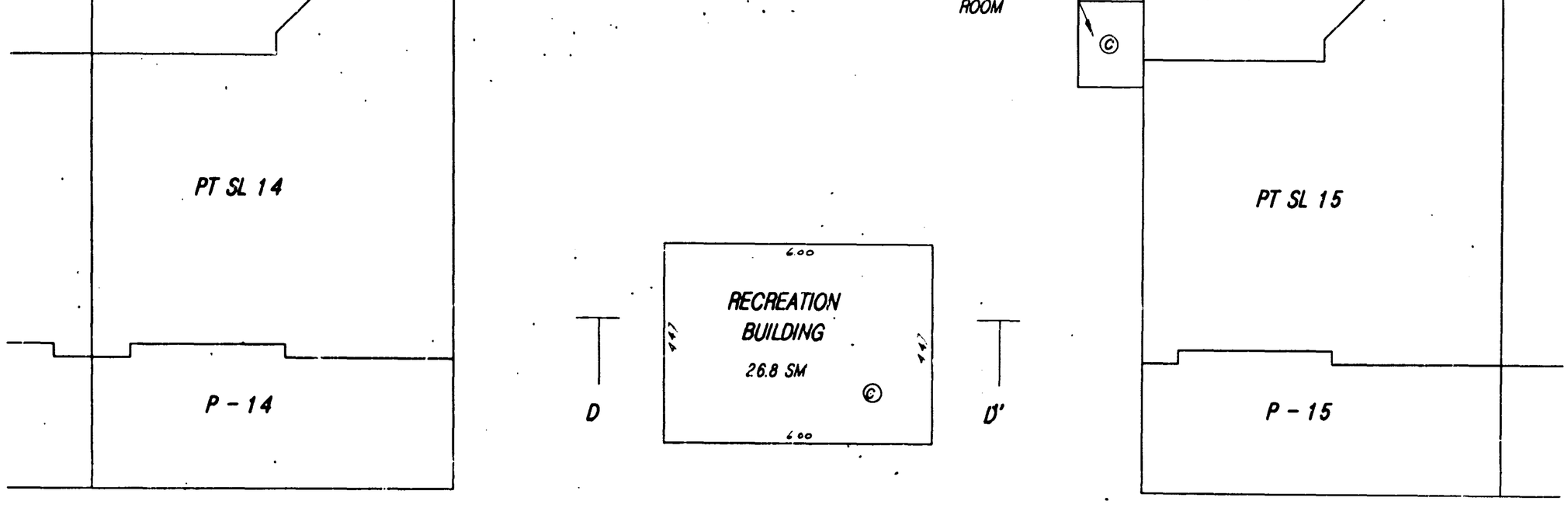
RECREATION BUILDING

STRATA PLAN LMS 122



SCALE 1 : 100

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STRATA PLAN LMS 122

RECORD OF BY-LAWS AND ORDERS, ETC.

FILING		DOCUMENT		FILING		DOCUMENT	
NUMBER	DATE	DATE	NATURE OF PARTICULARS	NUMBER	DATE	DATE	NATURE OF PARTICULARS

STRATA PLAN LMS 122

DEALINGS AFFECTING THE COMMON PROPERTY

REGISTRATION		DOCUMENT		REGISTRATION		DOCUMENT	
NUMBER	DATE	DATE	NATURE OF PARTICULARS	NUMBER	DATE	DATE	NATURE OF PARTICULARS
THIS TITLE	MAY BE	AFFECTED	BY A PERMIT UNDER				
PART 29	OF THE	MUNICIPAL	ACT SEE DF AD 190357				
EXPIRES:	22/07/1992						
SUBJECT	TO PROVISOS	SEE AD	190279 LAND ACT				
SECTION	47 AS TO	PART FORMERLY	PARCEL B				
(BYLAW	PLAN 86367)	PLAN	58463				
U53732	28/6/82		COVENANT IN FAVOUR				
			OF DISTRICT OF SURREY				
			LAND TITLE ACT				
			SECTION 215, AS TO				
			PART FORMERLY LOT 3				
			PLAN 58463				
AD 190377	9/8/1990		COVENANT IN FAVOUR				
			OF DISTRICT OF SURREY				
			LAND TITLE ACT				
			SECTION 215, AS TO				
			PART FORMERLY LOT 3				
			PLAN 58463				
AD 190382	9/8/1990		STATUTORY RIGHT OF				
			WAY IN FAVOUR OF				
			DISTRICT OF SURREY				
			PLAN 86369				

C.S. 6063