STRATA PLAN OF LOT 1, DISTRICT LOT 69, GROUP 1, PLAN LMP 7656 NEW WESTMINSTER DISTRICT, CITY OF BURNABY

PHASE 1

STRATA PLAN LMS 1035

Deposited and registered in the Land Title Office at New Westminster, B.C. this 1 day of OCT , 1993

Deputy Registrar

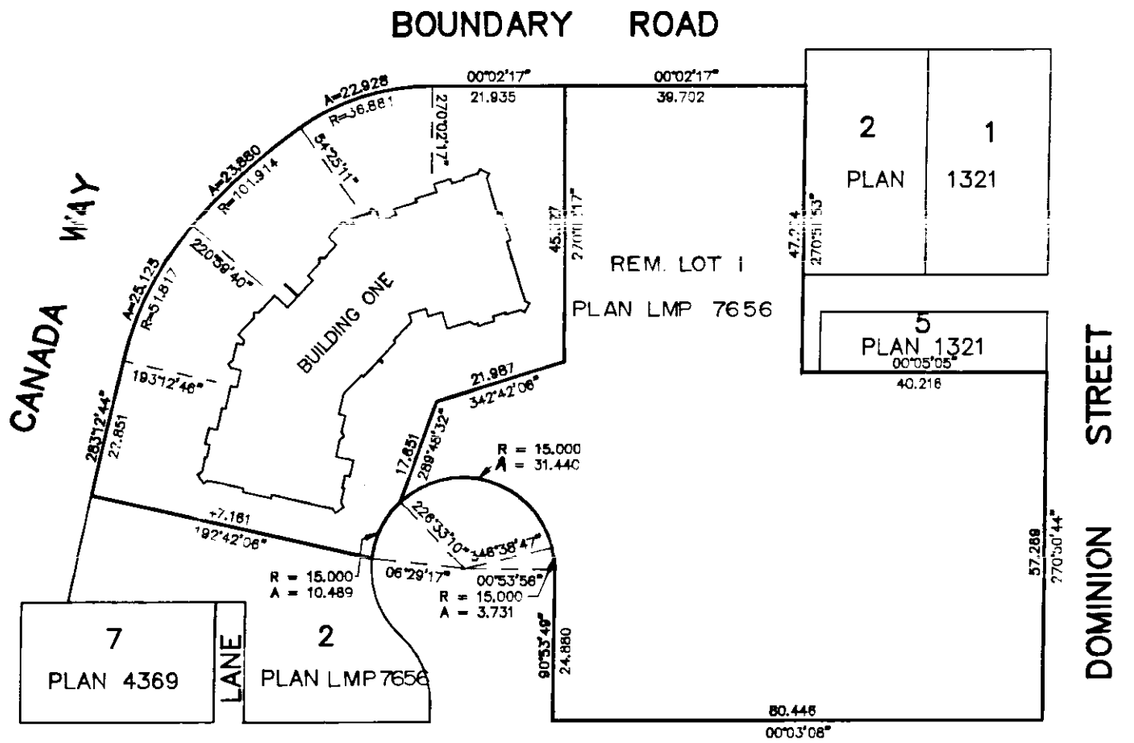
BG 358752

SCALE 1:1000

10m 0m 25m 50m

KEY PLAN

Form E - BG 358751



NOTES

ALL DISTANCES ARE IN METERS UNLESS OTHERWISE NOTED.
ALL ANGLES ARE 45° OR 90° UNLESS OTHERWISE NOTED.

THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT

LEGEND:

BEARINGS ARE GRID AND ARE DERIVED FROM PLAN LMP 7656

©	DENOTES COMMON PROPERTY
S.L.	DENOTES STRATA LOT
L.C.P.	DENOTES LIMITED COMMON PROPERTY
B	DENOTES BALCONY
P	DENOTES PATIO
A	DENOTES AREA
E	DENOTES ELEVATOR
m2	DENOTES SQUARE METERS
ST	DENOTES STORAGE
S	DENOTES STAIRS
C	DENOTES CORRIDOR
EC	DENOTES ELECTRICAL CLOSET
CH	DENOTES CHIMNEY
PA	DENOTES PARKING AREA
PB	DENOTES PARKING BAY
V	DENOTES DUCT
D	DENOTES DECK
VEST	DENOTES VESTIBULE
ELEC/TEL	DENOTES ELECTRICAL AND TELEPHONE ROOM
L	DENOTES LOBBY

MORGAN STEWART & COMPANY
Surveyors and Engineers
1055-Seymour St, Vancouver, B.C.

CIVIC ADDRESS:

3738 NORFOLK STREET

BURNABY, B.C.

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

THE OWNERS OF STRATA PLAN LMS 1035

c/o WINCHELSEA PROJECTS LTD.
700-1111 MELVILLE STREET
VANCOUVER, B.C.
V6E 3V6

NAME OF DEVELOPMENT:

WINCHELSEA

I, BRIAN W. COLLINS ,of Vancouver, a 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 Vancouver, B.C. this 9th day of AUGUST , 1993

Brian W. Collins B.C.L.S.

FILED LMLMS1035 N16412 2004-04-16-15.33.23.864459

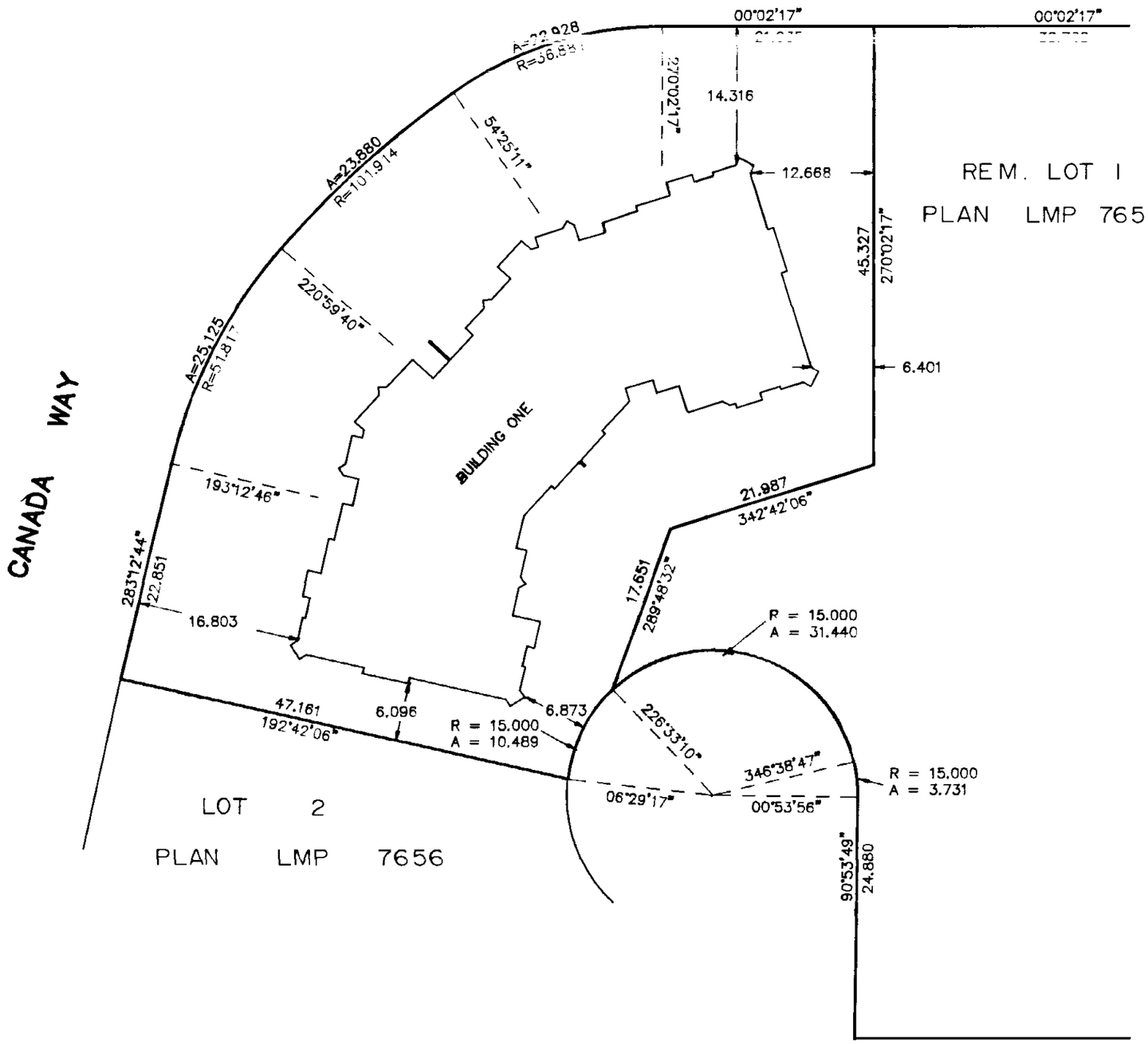
PHASE 1
STRATA PLAN LMS 1035

LOCATION PLAN

SCALE 1 : 500

10 0 5 10 40

BOUNDARY ROAD



MORGAN STEWART & COMPANY
Surveyors and Engineers
1055–Seymour St, Vancouver, B.C.

9th AUGUST 1993 BWC B.C.L.S.

ACAD: 5181LOC1

FILE: 5181-18-01

FILED LMLMS1035 N16412 2004-04-16-15.33.23.864459

PHASE 1
STRATA PLAN LMS 1035

CONDOMINIUM ACT

		FORM 1	FORM 2	FORM 3
Lot No.	Sheet No.	SCHEDULE OF UNIT ENTITLEMENT	SCHEDULE OF INTEREST UPON DESTRUCTION	SCHEDULE OF VOTING RIGHTS
		UNIT ENTITLEMENT	INTEREST	NUMBER OF VOTES
1	9	709	1294	
2	9	770	1437	
3	9	854	1572	
4	9	708	1314	
5	9	659	1222	
6	9	711	1313	
7	9	882	1631	
8	9	663	1231	
9	9	711	1327	
10	9	844	1581	
11	9	661	1226	
12	9	882	1627	
13	9	707	1313	
14	9	659	1220	
15	9	708	1316	
16	9	701	1296	
17	10	712	1294	
18	10	770	1437	
19	10	855	1572	
20	10	709	1314	
21	10	661	1222	
22	10	711	1313	
23	10	885	1631	
24	10	665	1231	
25	10	713	1327	
26	10	851	1581	
27	10	665	1226	
28	10	883	1627	
29	10	718	1313	
30	10	663	1220	
31	10	709	1314	
32	10	872	1605	
33	11	708	1294	
34	11	770	1437	
35	11	855	1572	
36	11	709	1314	
37	11	661	1222	
38	11	711	1313	
39	11	885	1631	
40	11	665	1231	
41	11	713	1327	
42	11	849	1581	
43	11	664	1226	
44	11	889	1627	
45	11	715	1313	
46	11	663	1220	

DATE 9th AUGUST 1993 BCLS

MORGAN STEWART AND COMPANY
Surveyors and Engineers
1055 Seymour St, Vancouver, B.C.

FILE : 5181-18-01

FILED LMLMS1035 N16412 2004-04-16-15.33.23.864459

PHASE 1

STRATA PLAN LMS 1035

CONDOMINIUM ACT

Lot No.	Sheet No.	FORM 1 SCHEDULE OF UNIT ENTITLEMENT — UNIT ENTITLEMENT	FORM 2 SCHEDULE OF INTEREST UPON DESTRUCTION — INTEREST	FORM 3 SCHEDULE OF VOTING RIGHTS — NUMBER OF VOTES
47	11	713	1314	
48	11	860	1605	
49	12	711	1309	
50	12	772	1440	
51	12	853	1587	
52	12	1175	2175	
53	12	884	1629	
54	12	665	1231	
55	12	713	1327	
56	12	849	1598	
57	12	664	1226	
58	12	884	1622	
59	12	1220	2270	
60	12	860	1600	
AGGREGATE		46,151	85388	

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 FOR RESIDENTIAL USE ONLY.
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.

ALAN WOLRICH

DECLARED BEFORE ME THIS 13 DAY OF AUGUST, 1993.

A Commissioner for taking affidavits for British Columbia
BROCK ROWLAND

ACCEPTED AS TO FORMS 1, 2 AND 3.
DATED THIS 23 DAY OF SEPTEMBER, 1993

Superintendent of Real Estate

APPROVED AS PHASE 1 OF A 3 PHASE STRATA PLAN UNDER THE CONDOMINIUM ACT.
DATED AT BURNABY, BRITISH COLUMBIA THIS 14TH DAY OF SEPTEMBER, 1993.

Approving Officer for the City of Burnaby

OWNER:
WINCHELSEA PROJECTS LTD.
(INC. No. 424991)
per:
ALAN WOLRICH
Authorized Signatory

WITNESS:
BROCK ROWLAND
2600-700 West Georgia Street, Vancouver, B.C.
Address of Witness
Lawyer
Occupation of Witness

MORTGAGEE:
MACKENZIE TRUST COMPANY
(REG. No. 34988A)
AS TO AN UNDIVIDED 9,107,180.60 / 16,450,000 ths INTEREST
Authorized Signatory ED MERCHAND
Authorized Signatory MARIA ACCOMANDO-DODDS

WITNESS AS TO BOTH SIGNATURES:
LORI A. LOWES
150 BLOOR ST. W. SUITE 520, TORONTO
Address of Witness
Funding/Documentation Officer
Occupation of Witness

MORTGAGEE:
THE TORONTO-DOMINION BANK
AS TO AN UNDIVIDED 7,342,819.40 / 16,450,000 ths INTEREST
Authorized Signatory
Bruce M. Shirreff - Vice President Mortgages
Authorized Signatory

WITNESS AS TO BOTH SIGNATURES:
R Lesault - 55 King St W Toronto
Address of Witness
Documentation Officer
Occupation of Witness

I hereby certify that the common facility meeting room, woodworking shop and bicycle storage room which according to Form E to the Condominium Act were to have been constructed in conjunction with this phase have been satisfactorily provided for

Approving Officer for the City of Burnaby

DATE 9TH AUGUST 1993 B.W.T. B.C.L.S.

MORGAN STEWART AND COMPANY
Surveyors and Engineers
1055 Seymour St, Vancouver, B.C.

D of C - 15354

FILE : 5181-18-01

FILED LMLMS1035 N16412 2004-04-16-15.33.23.864459

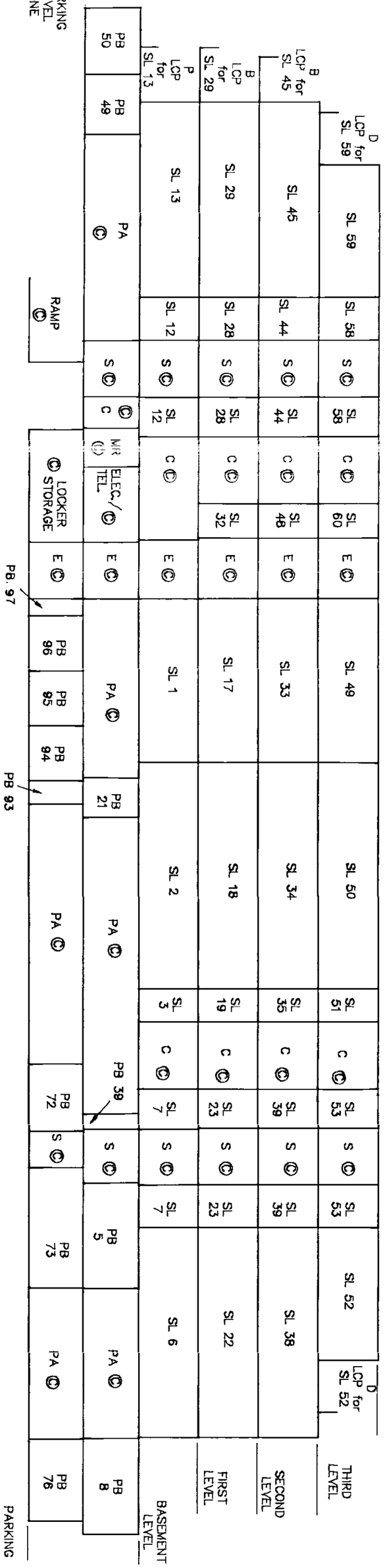
SECTION "A–A"

SCALE 1:200

2m 1 0m 5 10m

PHASE 1

STRATA PLAN LMS 1035



MORGAN STEWART & COMPANY
Surveyors and Engineers
1055–Seymour St, Vancouver, B.C.

DATE 9th AUGUST 1993 B.C.L.S.

FILED LMLMS1035 N16412 2004-04-16-15.33.23.864459

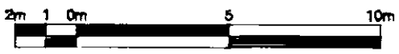
ACAD: 5181SEC1

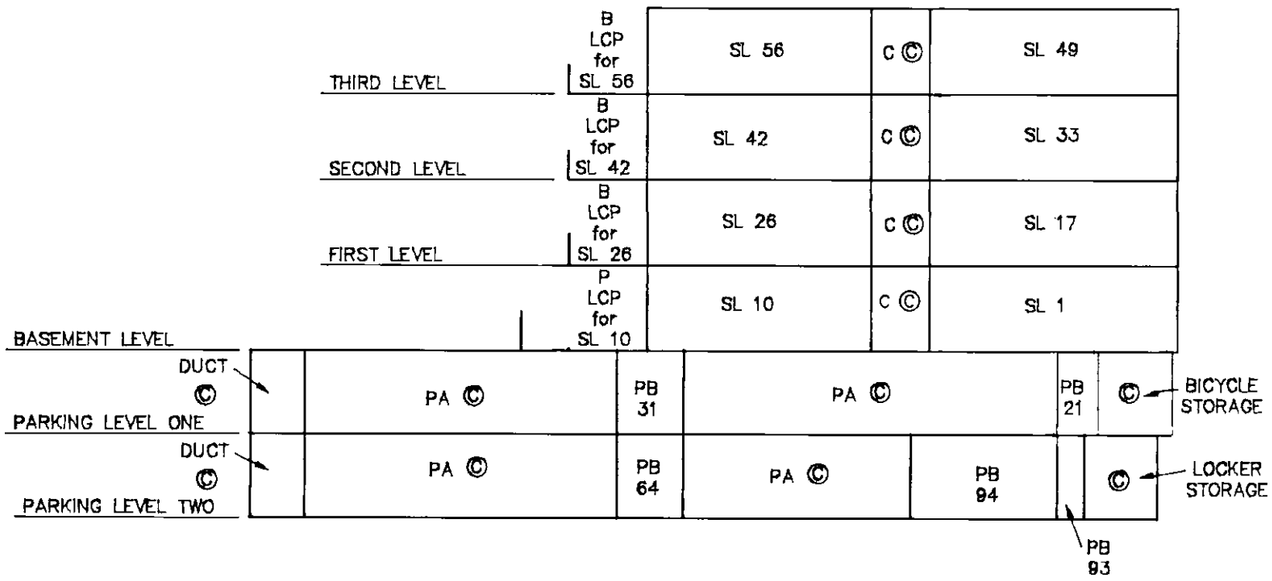
FILE: 5181-18-01

PHASE 1
STRATA PLAN LMS /035

SECTION "B–B"

SCALE 1:200





MORGAN STEWART & COMPANY
Surveyors and Engineers
1055–Seymour St, Vancouver, B.C.

DATE 9th AUGUST 1993 B.C.L.S.

ACAD: 5181SEC1

FILE: 5181–18–01

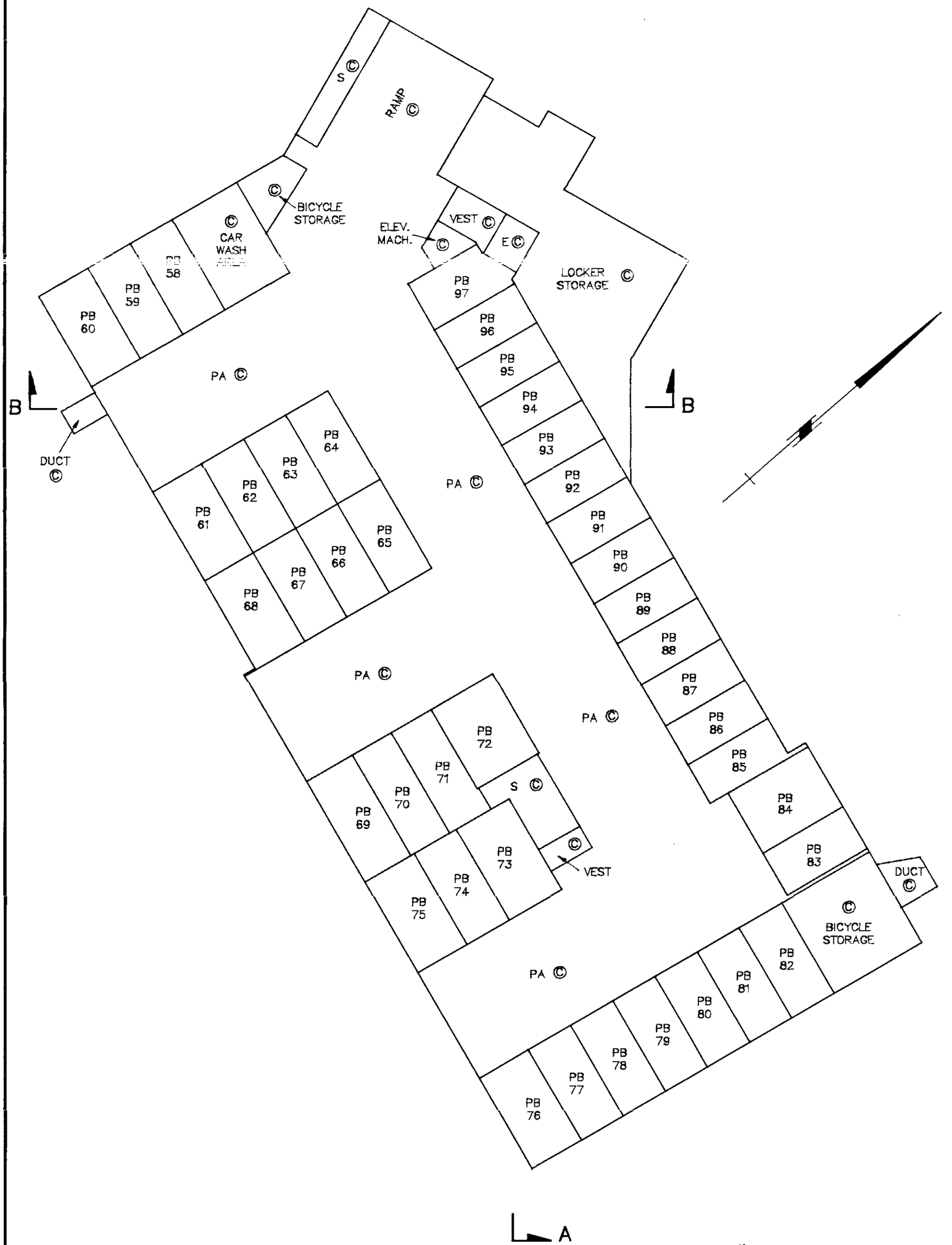
FILED LMLMS1035 N16412 2004-04-16-15.33.23.864459

PHASE 1
STRATA PLAN LMS 1035

PARKING LEVEL TWO

SCALE 1:200

2m 1 0m 5 10 m



MORGAN STEWART & COMPANY
Surveyors and Engineers
1055–Seymour St, Vancouver, B.C.

DATE 9th AUGUST 1993 B.C.L.S.

ACAD: 5181P2

FILE: 5181–18–01

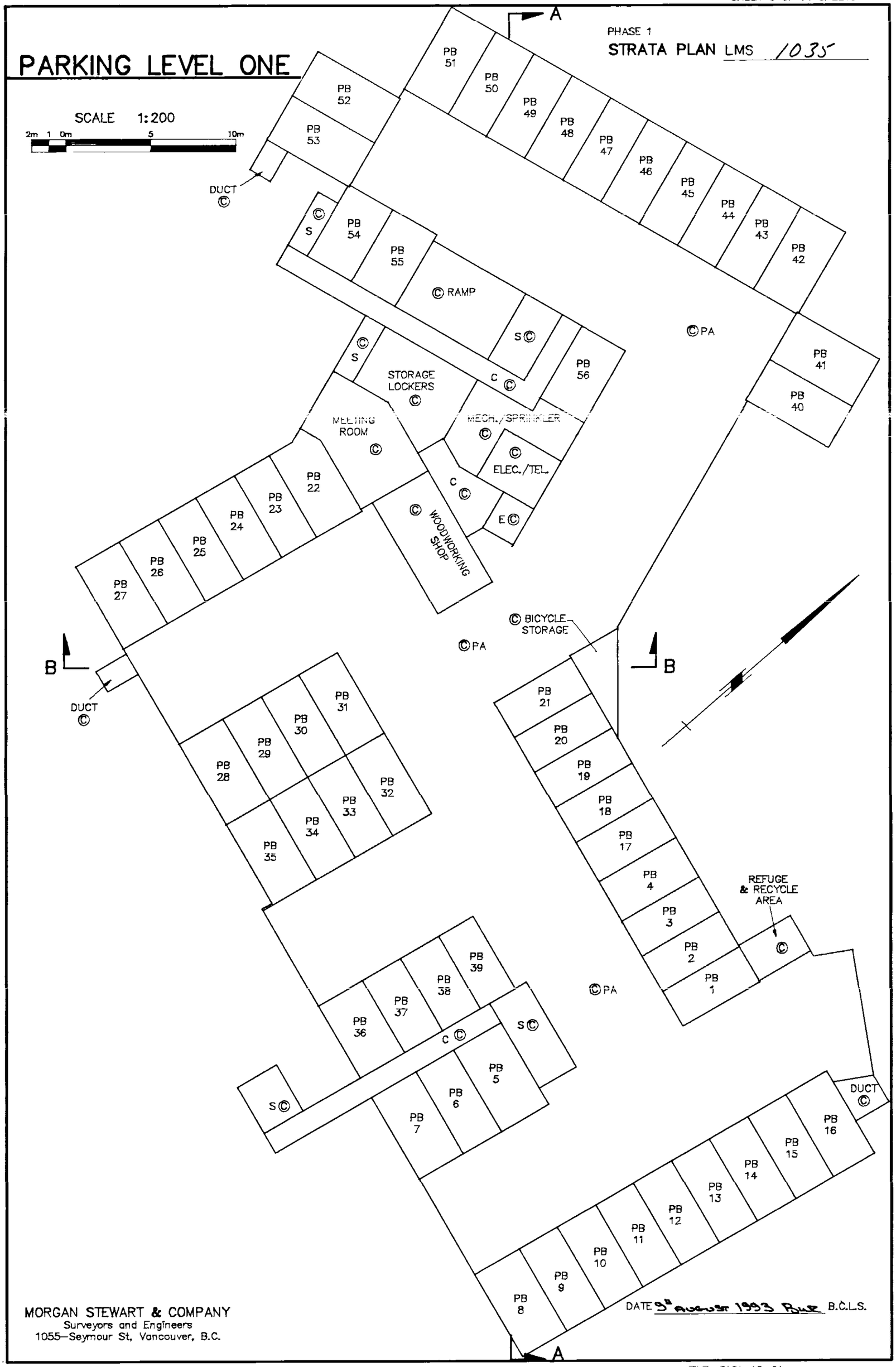
FILED LMLMS1035 N16412 2004-04-16-15.33.23.864459

PARKING LEVEL ONE

PHASE 1
STRATA PLAN LMS 1035

SCALE 1:200

2m 1 0m 5 10m



MORGAN STEWART & COMPANY
Surveyors and Engineers
1055–Seymour St, Vancouver, B.C.

DATE 9th August 1993 B.C.L.S.

ACAD: 5181P11

FILE: 5181–18–01

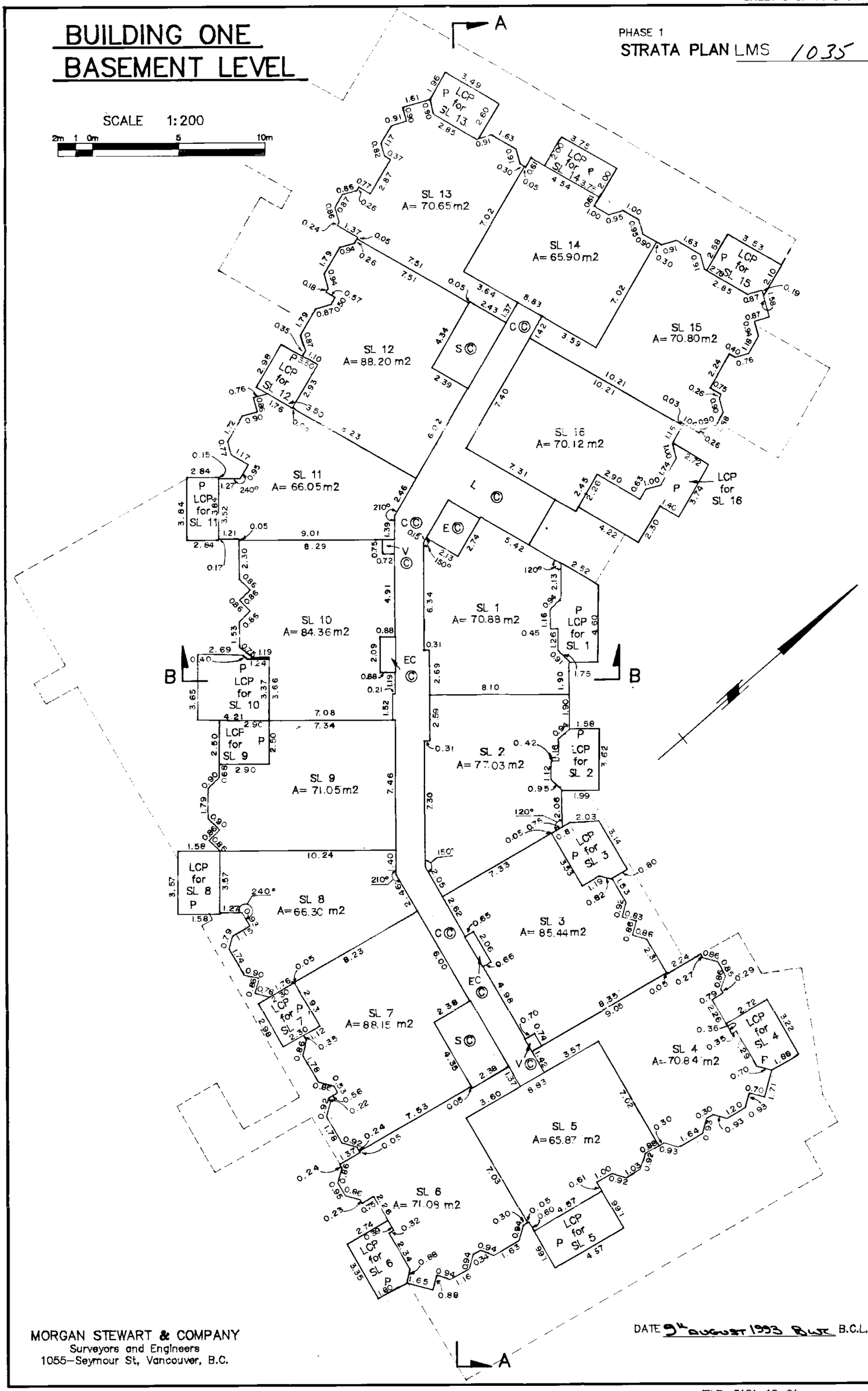
FILED LMLMS1035 N16412 2004-04-16-15.33.23.864459

BUILDING ONE
BASEMENT LEVEL

PHASE 1
STRATA PLAN LMS 1035

SCALE 1:200

2m 1 0m 5 10m



MORGAN STEWART & COMPANY
Surveyors and Engineers
1055–Seymour St, Vancouver, B.C.

DATE 9th AUGUST 1993 B.C.L.S.

ACAD: 5181011

FILE: 5181-18-01

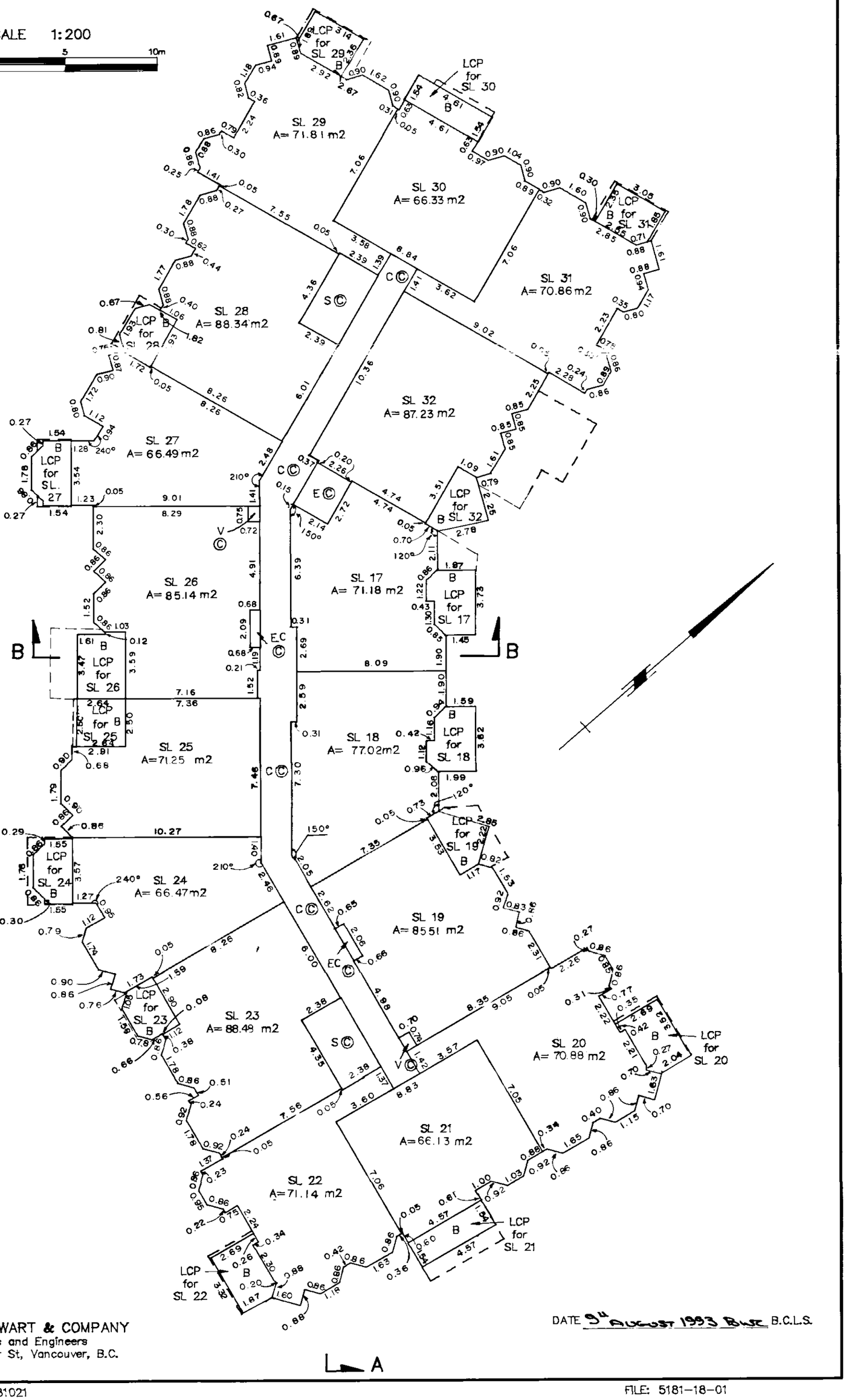
FILED LMLMS1035 N16412 2004-04-16-15.33.23.864459

BUILDING ONE
FIRST LEVEL

PHASE 1
STRATA PLAN LMS 1035

SCALE 1:200

2m 1 0m 5 10m



MORGAN STEWART & COMPANY
Surveyors and Engineers
1055–Seymour St, Vancouver, B.C.

DATE 9th AUGUST 1993 B.W.E. B.C.L.S.

ACAD: 5181021

FILE: 5181-18-01

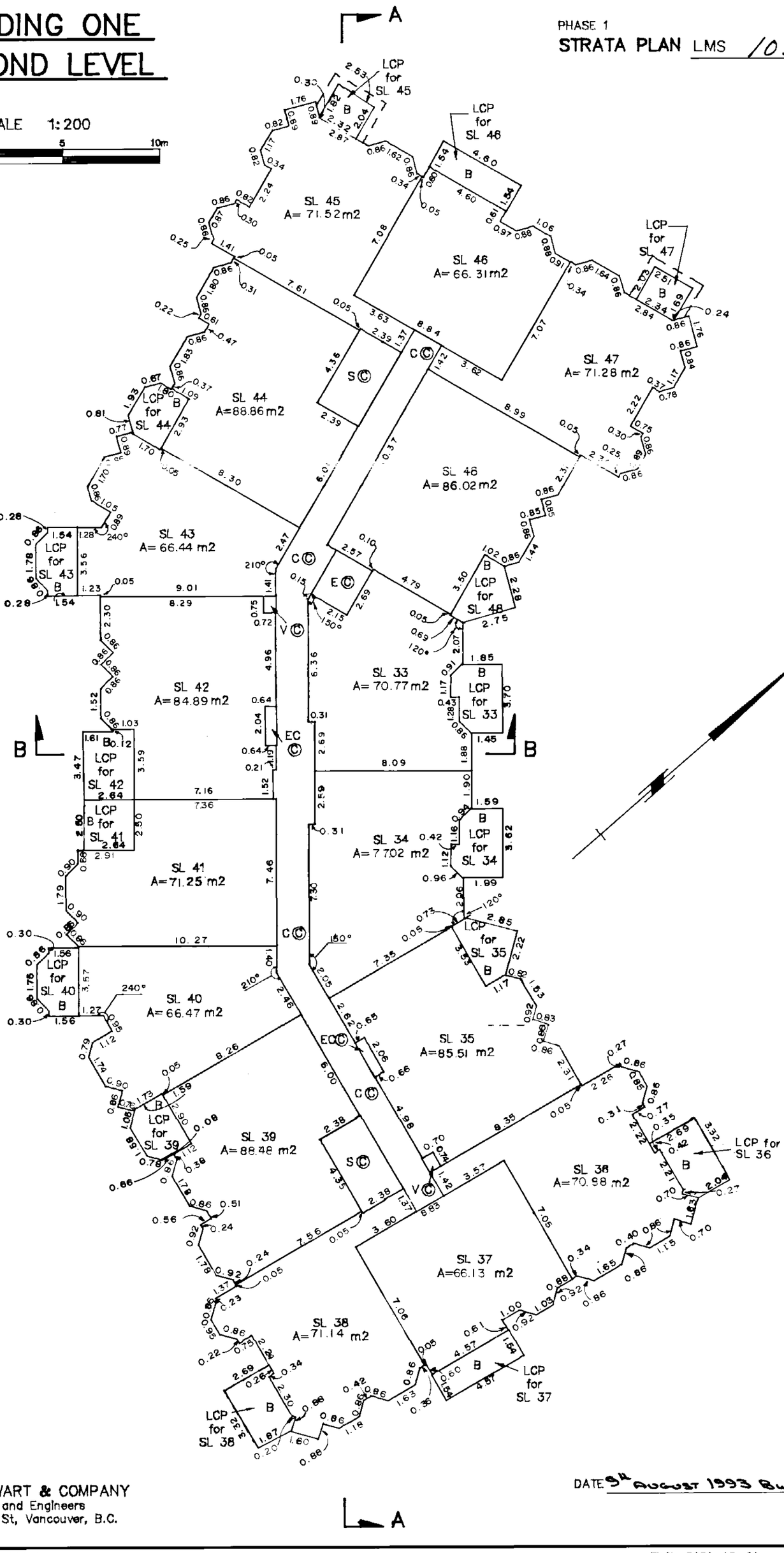
FILED LMLMS1035 N16412 2004-04-16-15.33.23.864459

BUILDING ONE
SECOND LEVEL

PHASE 1
STRATA PLAN LMS 1035

SCALE 1:200

2m 1 0m 5 10m



MORGAN STEWART & COMPANY
Surveyors and Engineers
1055–Seymour St, Vancouver, B.C.

DATE 9th AUGUST 1993 B.C.L.S.

ACAD: 5181031

FILE: 5181–18–01

FILED LMLMS1035 N16412 2004-04-16-15.33.23.864459

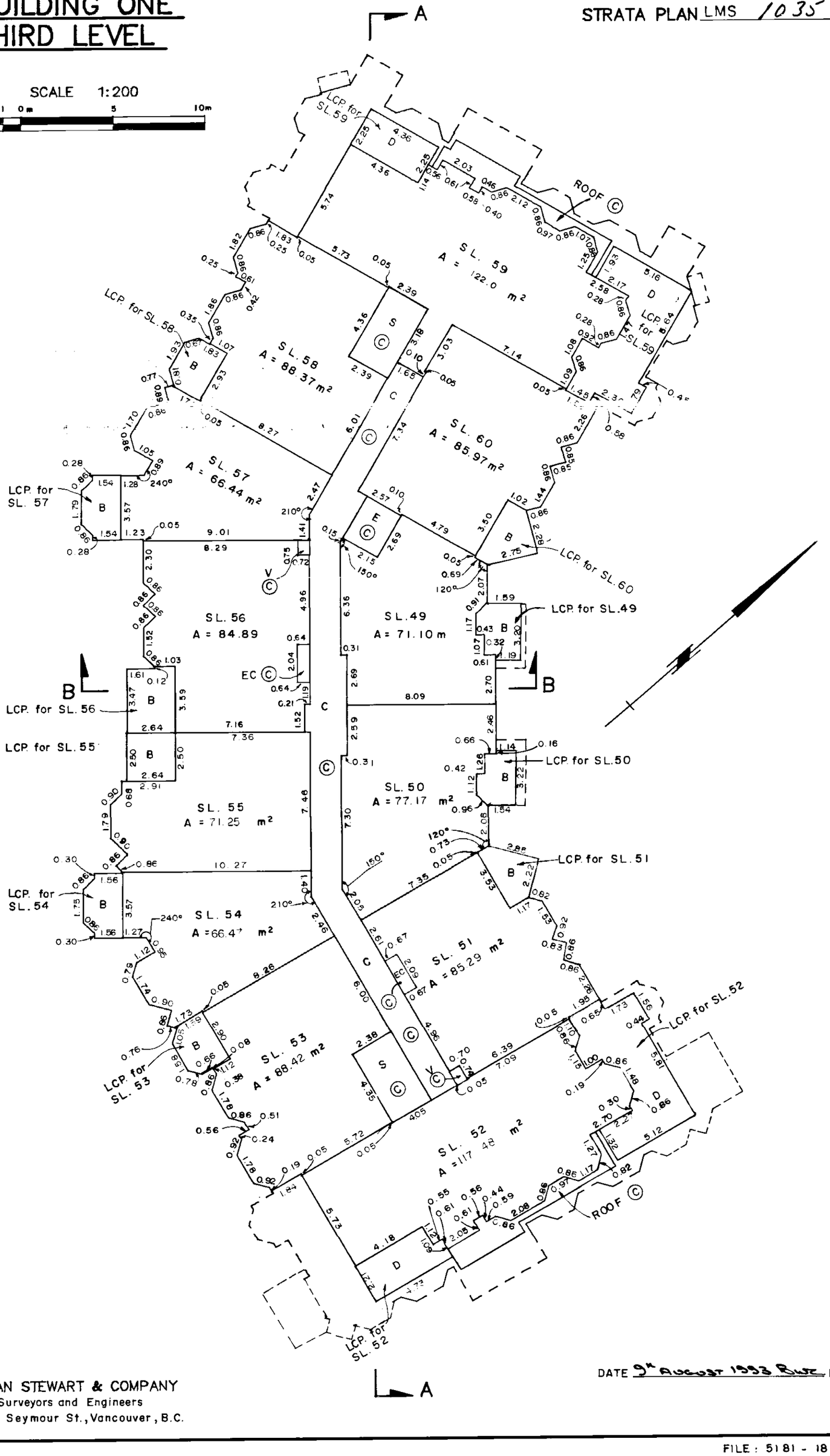
BUILDING ONE
THIRD LEVEL

PHASE 1

STRATA PLAN LMS 1035

SCALE 1:200

2m 1 0m 5 10m



MORGAN STEWART & COMPANY
Surveyors and Engineers
1055 Seymour St., Vancouver, B.C.

DATE 9th AUGUST 1993 BLUE B.C.L.S.

FILE : 5181 - 18 - 01

FILED LMLMS1035 N16412 2004-04-16-15.33.23.864459

STRATA PLAN LMS 1035

RECORDS OF BY-LAWS AND ORDERS, ETC.

REGISTRATION		DOCUMENTS	
NUMBER	DATE	DATE	NATURES & PARTICULARS
BG358812	01/10/1993		FORM 8 - NOTIFICATION OF CHANGE OF BYLAWS
BK65408	6 · 3 · 96		NOTIFICATION OF CHANGE OF BYLAWS
BM50966	17·02·98		Change of Bylaws

FILED LMLMS1035 N16412 2004-04-16-15.33.23.864459

MORGAN STEWART AND COMPANY
Surveyors and Engineers
1055 Seymour St, Vancouver, B.C.

DATE 9th AUGUST 1993 B.C.L.S

Common Property Sheet Closed 19/12/95

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

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

STRATA PLAN LMS 1035

DEALINGS AFFECTING THE COMMON PROPERTY

REGISTRATION		DOCUMENTS	
NUMBER	DATE	DATE	NATURES & PARTICULARS
SUBJECT TO PROVISOS, SEE		BF464698,	LAND ACT SECTION 47
SUBJECT TO PROVISOS, SEE		BF464699	LAND ACT SECTION 47
SUBJECT TO PROVISOS, SEE		BF464700	LAND ACT SECTION 47
BF464708	26/11/1992		COVENANT CITY OF BURNABY L.T.A SECTION 215
BG358815	01/10/1993		EASEMENT APPURTENANT TO LOT 1 EXC. PHASE 1 STRATA PLAN LMS 1035 PLAN LMP 7656
MERGED BY PHASE 3, STRATA PLAN LMS 1035			
HERETO IS ANNEXED EASEMENT BG358816 OVER LOT 1 EXCEPT PHASE 1 STRATA PLAN LMS 1035 PLAN LMP 7656.			
MERGED BY PHASE 3, STRATA PLAN LMS 1035.			
Statutory Right of Way BJ55427 BC Tel	23.2.95 9:28		

MORGAN STEWART AND COMPANY
Surveyors and Engineers
1055 Seymour St, Vancouver, B.C.

DATE 9th AUGUST 1993 B.C.L.S

FILE : 5181-18-01

FILED LMLMS1035 N16412 2004-04-16-15.33.23.864459

PHASED STRATA PLAN OF A PORTION OF LOT 1. DISTRICT LOT 69, GROUP 1, NEW WESTMINSTER DISTRICT, PLAN LMP7656

STRATA PLAN LMS1035

PHASE 2

DEPOSITED AND REGISTERED IN THE LAND TITLE OFFICE AT NEW WESTMINSTER, B.C.
THIS 13 DAY OF May ,1994

ASSISTANT DEPUTY REGISTRAR

THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT

BH177920
Form E-BG358751

SCALE – 1:1000

0 10 20 40 60
ALL DISTANCES IN METRES

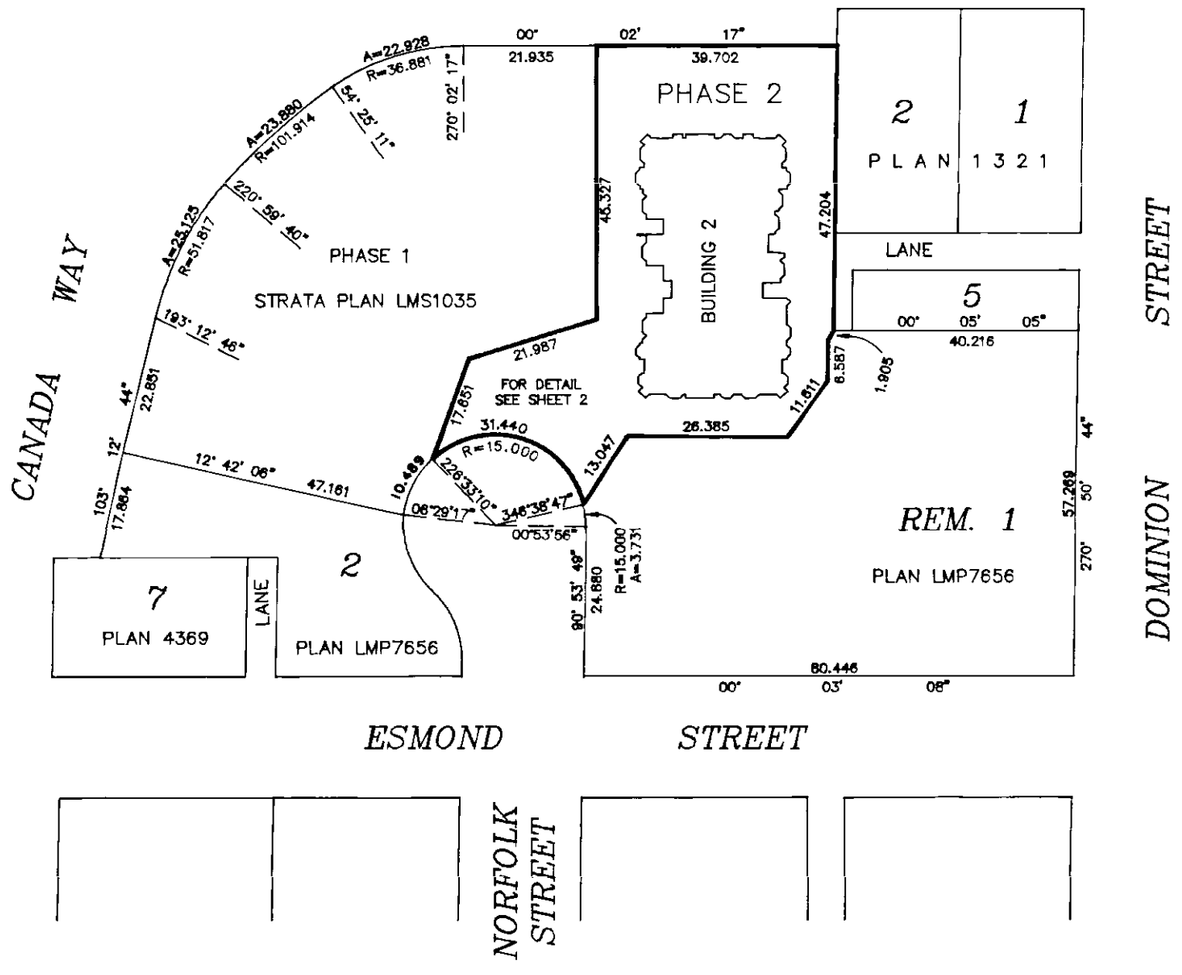
INTEGRATED SURVEY AREA
No.25, BURNABY

B.C.G.S. 92G 026

CITY OF BURNABY

CIVIC ADDRESS

3733 NORFOLK STREET,
BURNABY, B.C.



LEGEND

L.C.P. INDICATES LIMITED COMMON PROPERTY

sq.m.	=	SQUARE METRE
S.L.	=	STRATA LOT
PT.	=	PART
©	=	COMMON PROPERTY
B	=	BALCONY
P	=	PATIO
S	=	STAIRS
H	=	HALL
V	=	VENT

NOTE

ALL STRATA LOT ANGLES ARE 45° OR 90° 45° OR 90° UNLESS OTHERWISE NOTED

GRID BEARINGS ARE DERIVED FROM STRATA PLAN LMS1035 (PHASE 1)

THE ADDRESS FOR SERVICE OF DOCUMENTS ON THE STRATA CORPORATION IS: THE OWNER'S STRATA PLAN LMS1035

C/O WINCHELSEA PROJECTS LTD.
700–1111 MELVILLE STREET
VANCOUVER, B.C. V6E 3V6

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

R.J. Esson
B. C. L. S.

DATED AT WHITE ROCK, B.C.
THIS 5th DAY OF April ,1994

12817B	OLSEN LAND SURVEYING LTD. B.C. LAND SURVEYORS	204–15585 24th AVENUE, SURREY, B.C. V4A 2JA	PHONE : 531–4067

FILED LMLMS1035 N16412 2004-04-16-15.33.23.864459

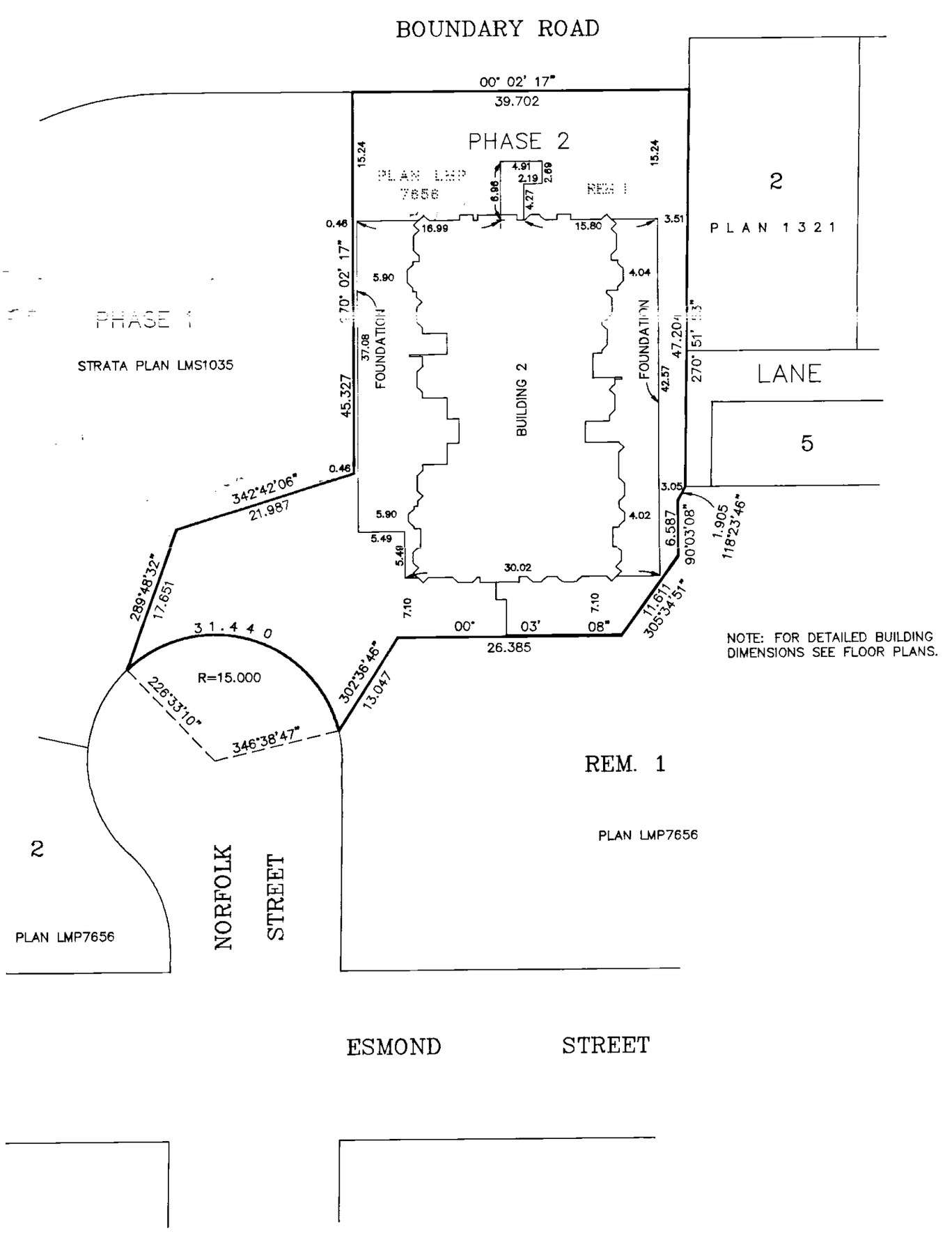
STRATA PLAN LMS1035

PHASE 2

SCALE–1:500

0 5 10 20 30

ALL DISTANCES ARE IN METRES



NOTE: FOR DETAILED BUILDING DIMENSIONS SEE FLOOR PLANS.

R J Esson
B. C. L. S.

DATED THIS 5th DAY OF April ,1994.

FILED LMLMS1035 N16412 2004-04-16-15.33.23.864459

STRATA PLAN LMS 1035

PHASE 2

NEW DEVELOPMENT CERTIFICATE

I, R. J. ESSON , A BRITISH COLUMBIA LAND SURVEYOR, HEREBY CERTIFY THAT THE BUILDING SHOWN IN THIS STRATA PLAN HAS NOT, AS OF THE 4th DAY OF April, 1994, BEEN PREVIOUSLY OCCUPIED. DATED AT WHITE ROCK, BRITISH COLUMBIA, THIS 5th DAY OF April, 1994.

R J Esson
B. C. L. S.

SIGNATURES

STATUTORY DECLARATION

I ~~WE~~ THE UNDERSIGNED DO SOLEMNLY DECLARE THAT am the authorized signatory of
(1) ~~I~~ ~~ARE~~ THE UNDERSIGNED ~~ARE~~ THE OWNER DEVELOPER
(2) THE STRATA PLAN IS ENTIRELY FOR RESIDENTIAL USE.
AND ~~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.

Kevin MAHon

DECLARED BEFORE ME THIS 14th DAY OF April, 1994.

A COMMISSIONER FOR TAKING AFFIDAVITS WITHIN THE PROVINCE OF BRITISH COLUMBIA.
BROCK ROWLAND

APPROVED AS TO PHASE 2 OF A 3 PHASE STRATA PLAN UNDER THE CONDOMINIUM ACT.

DATED THIS 29 DAY OF APRIL, 1994

APPROVING OFFICER FOR THE CITY OF BURNABY

ACCEPTED AS TO FORMS 1,2 ~~AND 3~~

THIS 10 DAY OF May, 1994.

for SUPERINTENDENT OF REAL ESTATE

* Common Facility Blurb see Form 4

OWNER : WINCHELSEA PROJECTS LTD.

AUTHORIZED SIGNATORY KEVIN MAHON

AUTHORIZED SIGNATORY

WITNESS :

ASLEY CHANDELAND

ADDRESS AND OCCUPATION OF WITNESS :

700-1111 Melville Street
Vancouver, BC
Receptionist

M.R.S. am fw

MORTGAGEE : ~~MACKENZIE~~ TRUST COMPANY

S. E. Merchand
AUTHORIZED SIGNATORY

ALAN WARREN
AUTHORIZED SIGNATORY

WITNESS :

Kris Corlett
KRIS CORLETT

ADDRESS AND OCCUPATION OF WITNESS :

492 Britannia Ave
Bradford, Ont.
L3Z 1A7

MORTGAGEE : TORONTO DOMINION BANK

AUTHORIZED SIGNATORY J. MICHAEL BRAID

AUTHORIZED SIGNATORY

WITNESS :

Gulanar DAMJI

ADDRESS AND OCCUPATION OF WITNESS :

55 King St. 22nd Floor
T.D. Bank Tower
Toronto, Ontario, M5K 1A2
Mortgage Officer

RJE.

DATED THIS 5th DAY OF April, 1994. B.C.L.S.

FILED LMLMS1035 N16412 2004-04-16-15.33.23.864459

STRATA PLAN LMS1035

PHASE 2

CONDOMINIUM ACT

LOT NUMBER	SHEET NUMBER	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
61	7	688	1345	
62	7	688	1345	
63	7	719	1399	
64	7	642	1242	
65	7	720	1397	
66	7	876	1695	
67	7	689	1345	
68	7	700	1354	
69	7	714	1378	
70	7	662	1281	
71	7	712	1378	
72	7	710	1376	
73	8	860	1527	
74	8	694	1225	
75	8	720	1282	
76	8	638	1138	
77	8	721	1281	
78	8	876	1554	
79	8	686	1233	
80	8	699	1241	
81	8	716	1263	
82	8	660	1174	
83	8	712	1263	
84	8	713	1263	
85	9	862	1527	
86	9	708	1249	
87	9	723	1282	
88	9	644	1142	
89	9	722	1281	
90	9	875	1554	
91	9	688	1233	
92	9	700	1241	
93	9	1029	1828	
94	9	1034	1828	
95	9	711	1263	
96	10	865	1668	
97	10	706	1358	
98	10	1178	2280	
99	10	877	1695	
100	10	702	1372	
101	10	700	1352	
102	10	1193	2313	
103	10	711	1374	
PHASE 2 AGGREGATE		32,843	60811	
PHASE 1 AGGREGATE		46,151	85388	
TOTAL AGGREGATE		78,994	146199	

R.J.E.

DATED THIS 5th DAY OF April, 1994. B.C.L.S.

FILED LMLMS1035 N16412 2004-04-16-15.33.23.864459

FLOOR PLANS

STRATA PLAN LMS1035

PHASE 2

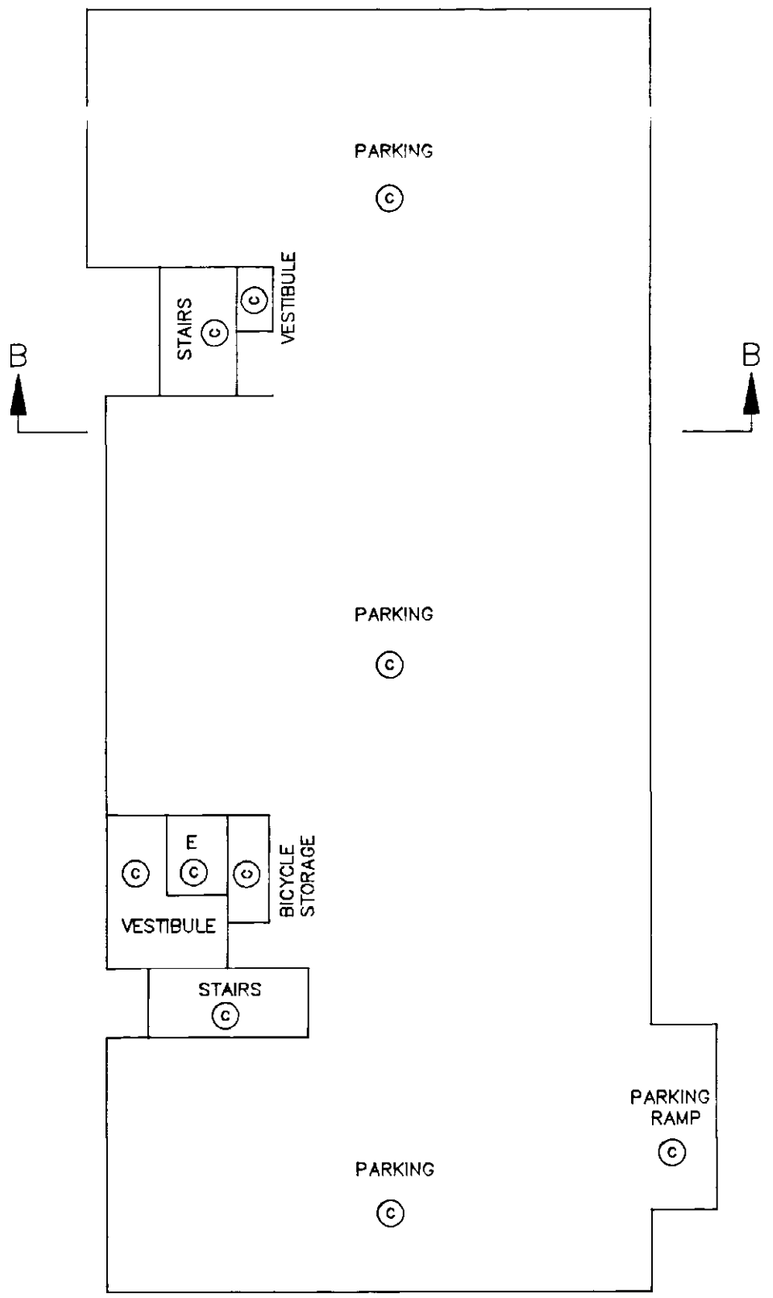
SCALE 1:200

0 5 10 20

ALL DISTANCES IN METRES

N

LOWER LEVEL PARKING



RJE

B.C.L.S.

DATED THIS 5th DAY OF April 1994.

FILED LMLMS1035 N16412 2004-04-16-15.33.23.864459

FLOOR PLANS

STRATA PLAN LMS1035

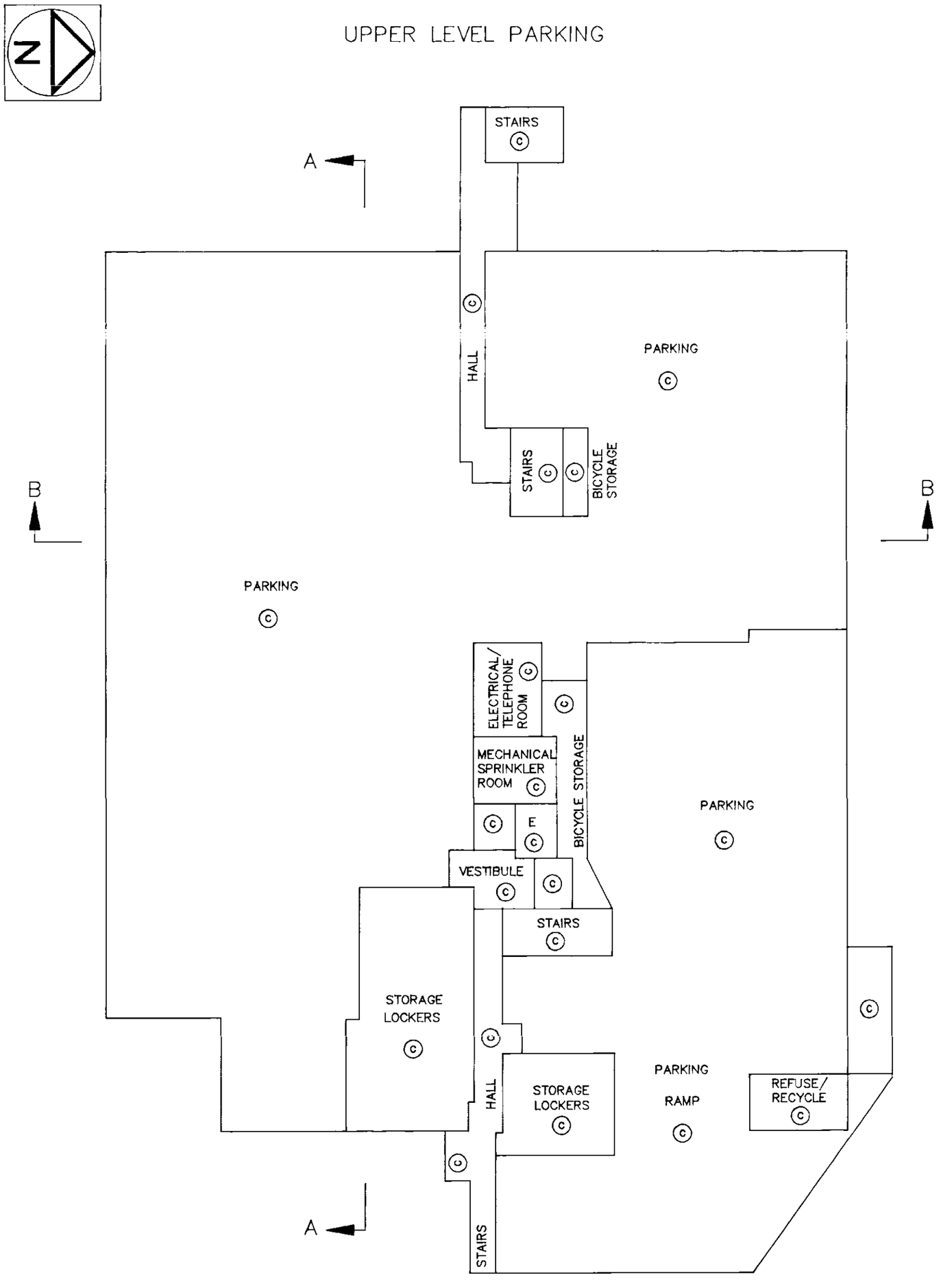
SCALE 1:200

0 5 10 20

ALL DISTANCES IN METRES

PHASE 2

UPPER LEVEL PARKING



B.C.L.S.

DATED THIS 5th DAY OF April 1994.

FILED LMLMS1035 N16412 2004-04-16-15.33.23.864459

FLOOR PLANS

STRATA PLAN LMS1035

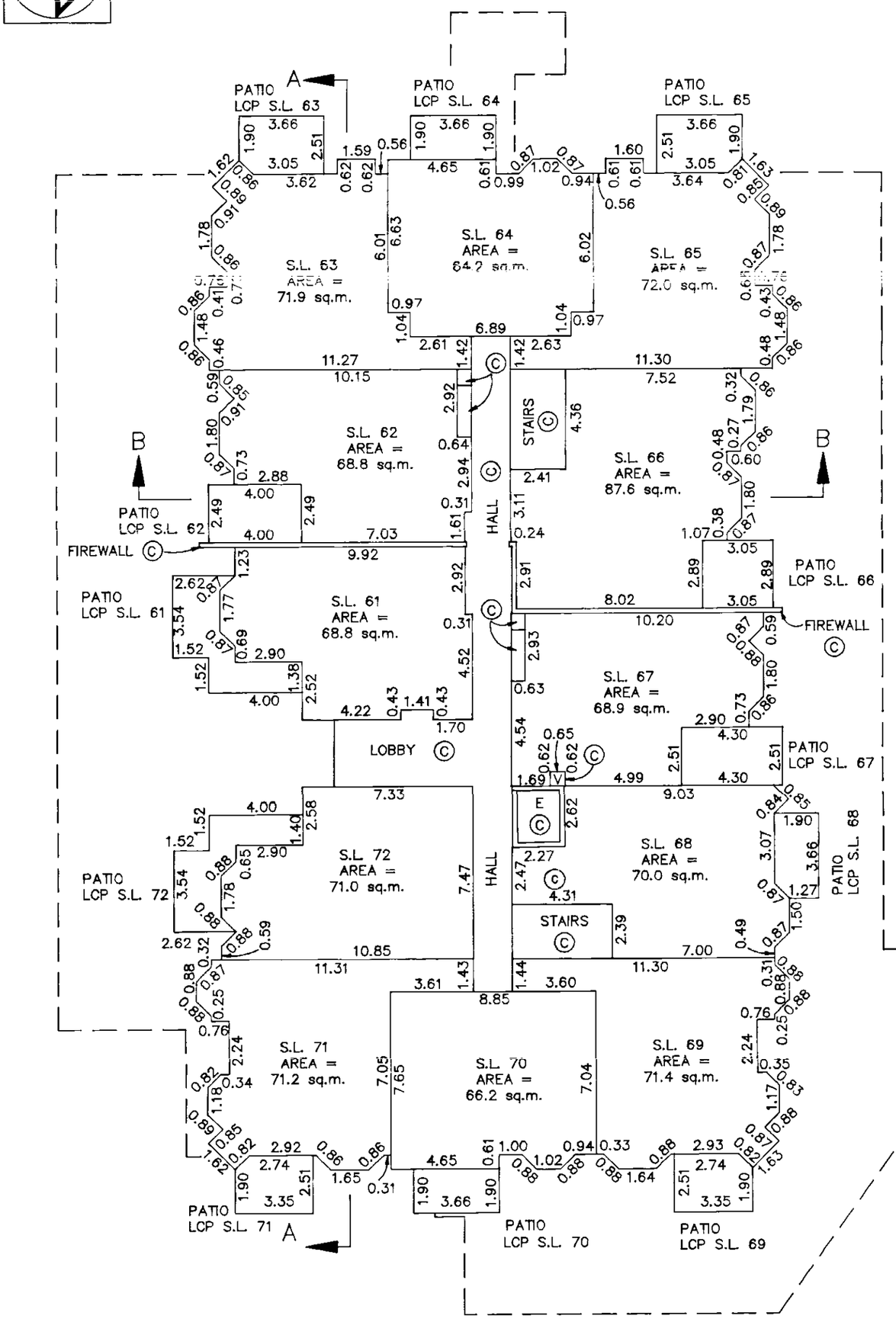
SCALE 1:200

0 5 10 20

ALL DISTANCES IN METRES

PHASE 2

BASEMENT FLOOR



R.J.E.

B.C.L.S.

DATED THIS 5th DAY OF April 1994.

FILED LMLMS1035 N16412 2004-04-16-15.33.23.864459

FLOOR PLANS

STRATA PLAN LMS1035

SCALE 1:200

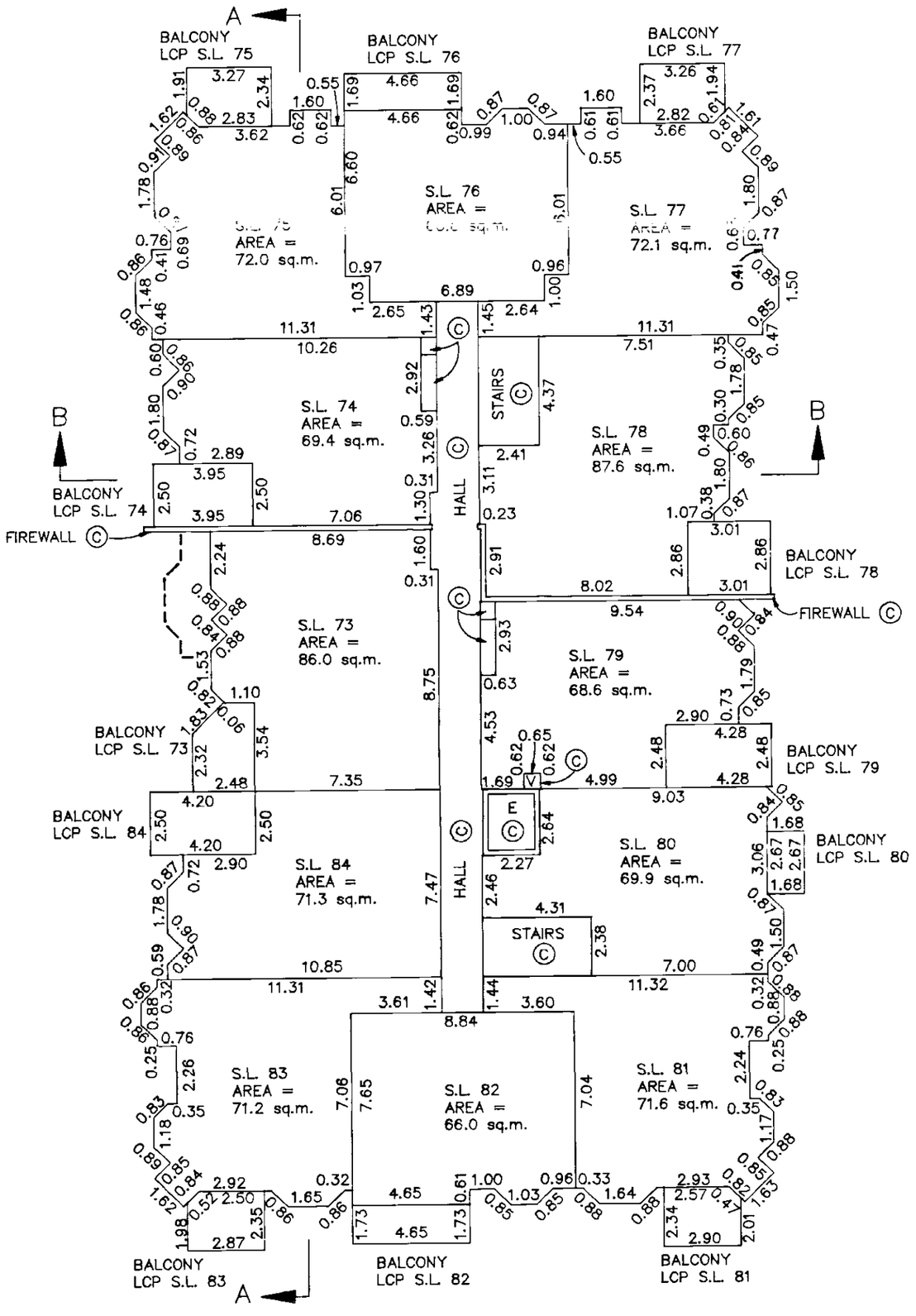
0 5 10 20

ALL DISTANCES IN METRES

PHASE 2

N

FIRST FLOOR



R.J.E.

B.C.L.S.

DATED THIS 5th DAY OF April 1994.

FILED LMLMS1035 N16412 2004-04-16-15.33.23.864459

FLOOR PLANS

STRATA PLAN LMS1035

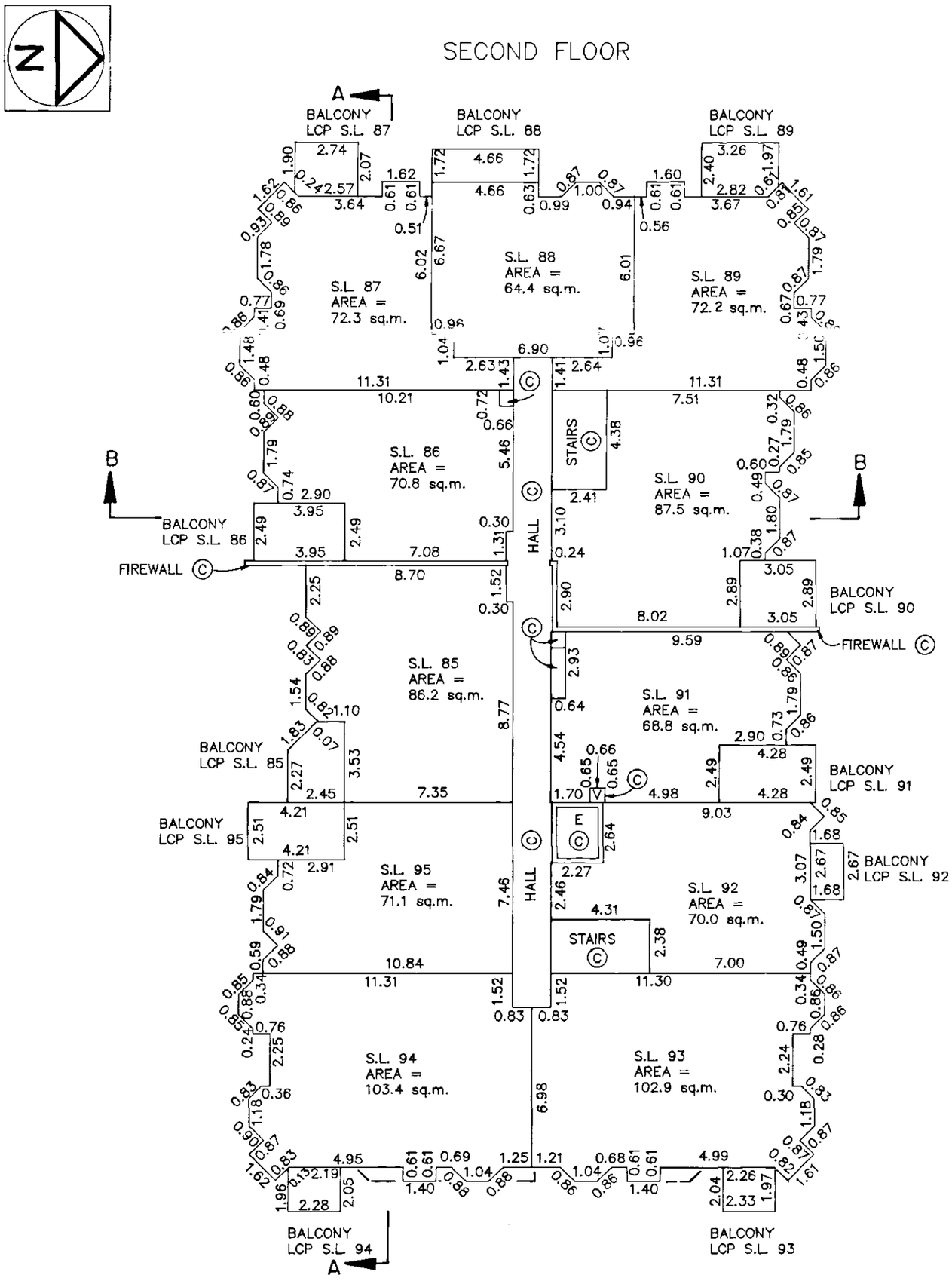
PHASE 2

SCALE 1:200

0 5 10 20

ALL DISTANCES IN METRES

SECOND FLOOR



R.J.E.

B.C.L.S.

DATED THIS 5th DAY OF April 1994.

FILED LMLMS1035 N16412 2004-04-16-15.33.23.864459

FLOOR PLANS

STRATA PLAN LMS1035

PHASE 2

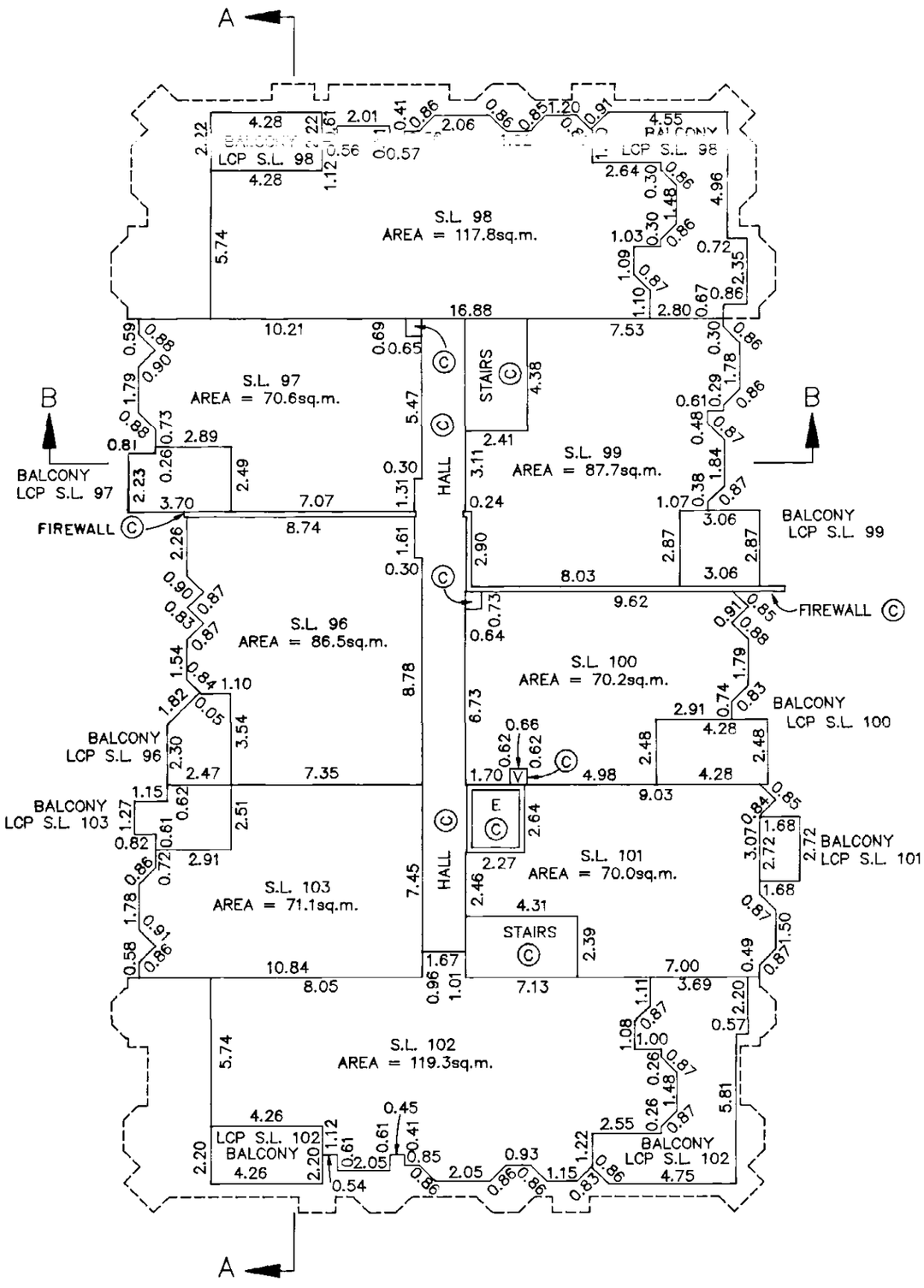
SCALE 1:200

0 5 10 20

ALL DISTANCES IN METRES

N

THIRD FLOOR



B.C.L.S.

DATED THIS 5th DAY OF April 1994.

FILED LMLMS1035 N16412 2004-04-16-15.33.23.864459

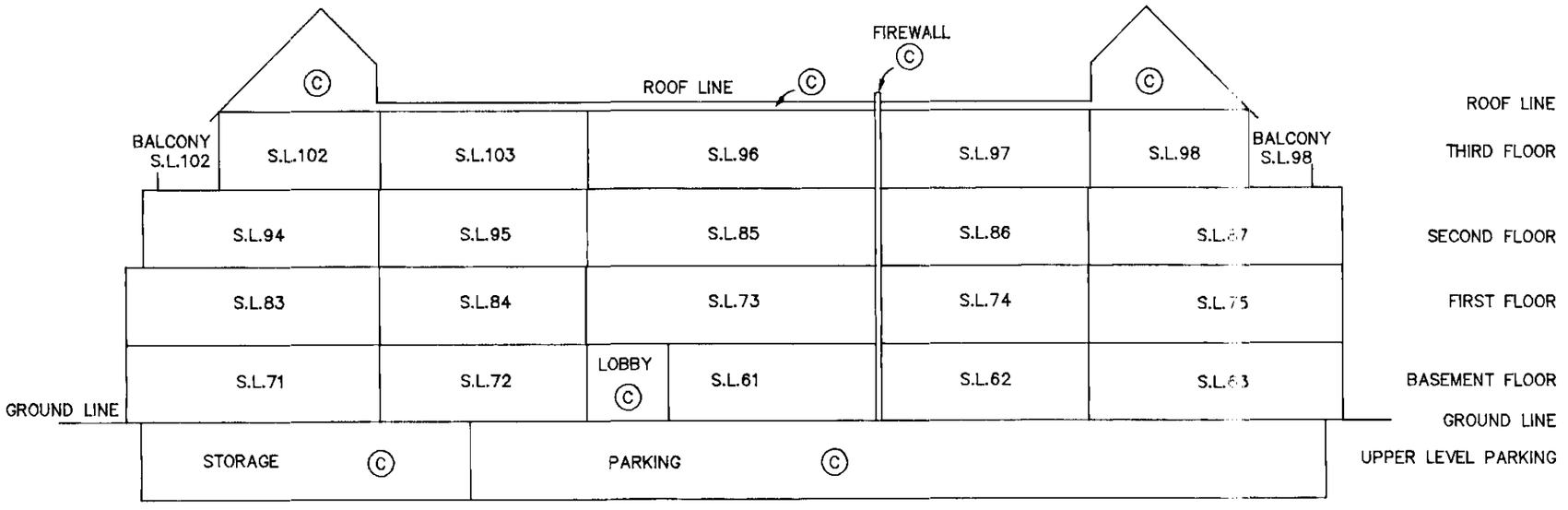
FILED LMLMS1035 N16412 2004-04-16-15.33.23.864459

SECTIONS

SCALE 1: 200
0 5 10 20
ALL DISTANCES IN METRES

12817B11

SECTION A – A



DATED THIS 5th DAY OF April 1994.

R.J.E.

B.C.L.S.

STRATA PLAN LMS1035

PHASE 2

SECTIONS

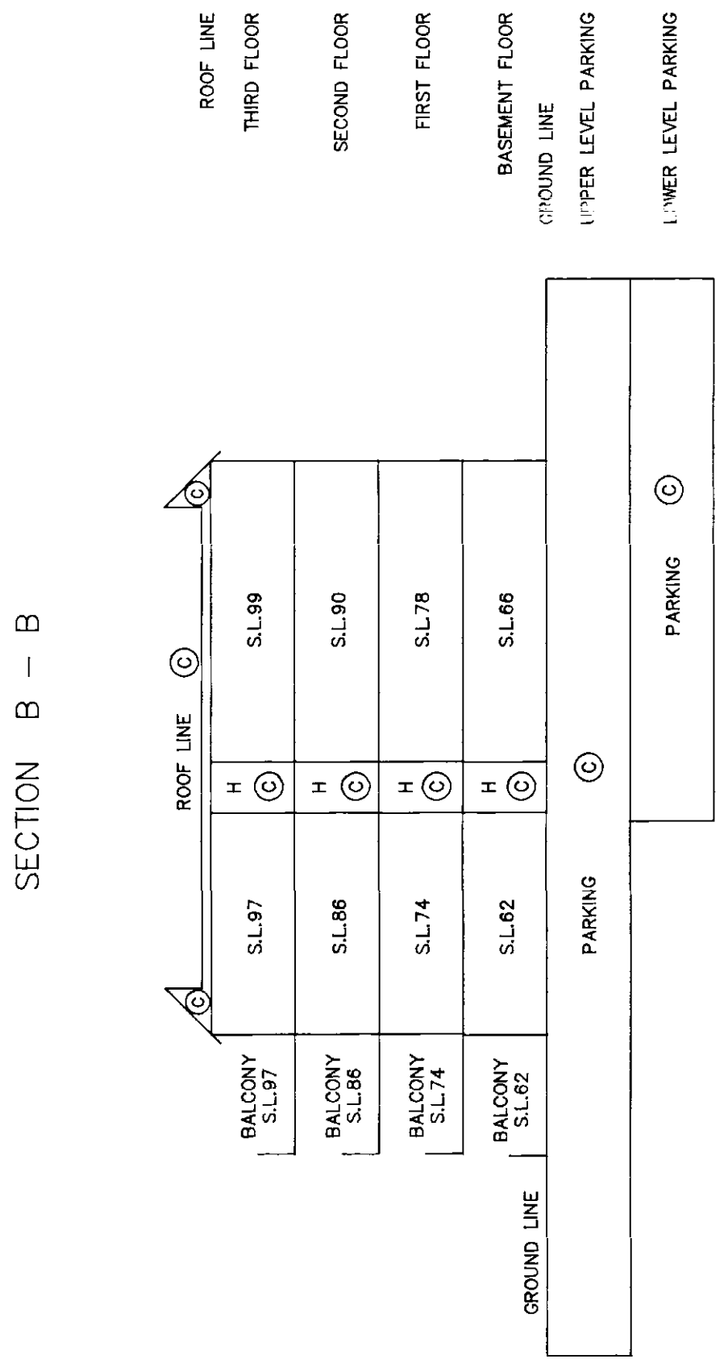
SCALE 1: 200

0 5 10 20

ALL DISTANCES IN METRES

STRATA PLAN LMS1035

PHASE 2



RJE

B.C.L.S.

DATED THIS 5th DAY OF April 1994.

FILED LMLMS1035 N16412 2004-04-16-15.33.23.864459

PHASED STRATA PLAN OF LOT 1, EXCEPT PHASES 1 AND 2 STRATA PLAN LMS 1035, DISTRICT LOT 69, GROUP 1, NEW WESTMINSTER DISTRICT, PLAN LMP7656

STRATA PLAN LMS1035
PHASE 3

DEPOSITED AND REGISTERED IN THE LAND TITLE OFFICE AT NEW WESTMINSTER, B.C.
THIS 2ND DAY OF AUGUST ,1994

ASSISTANT DEPUTY REGISTRAR
BH287325 - BH287381

THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT

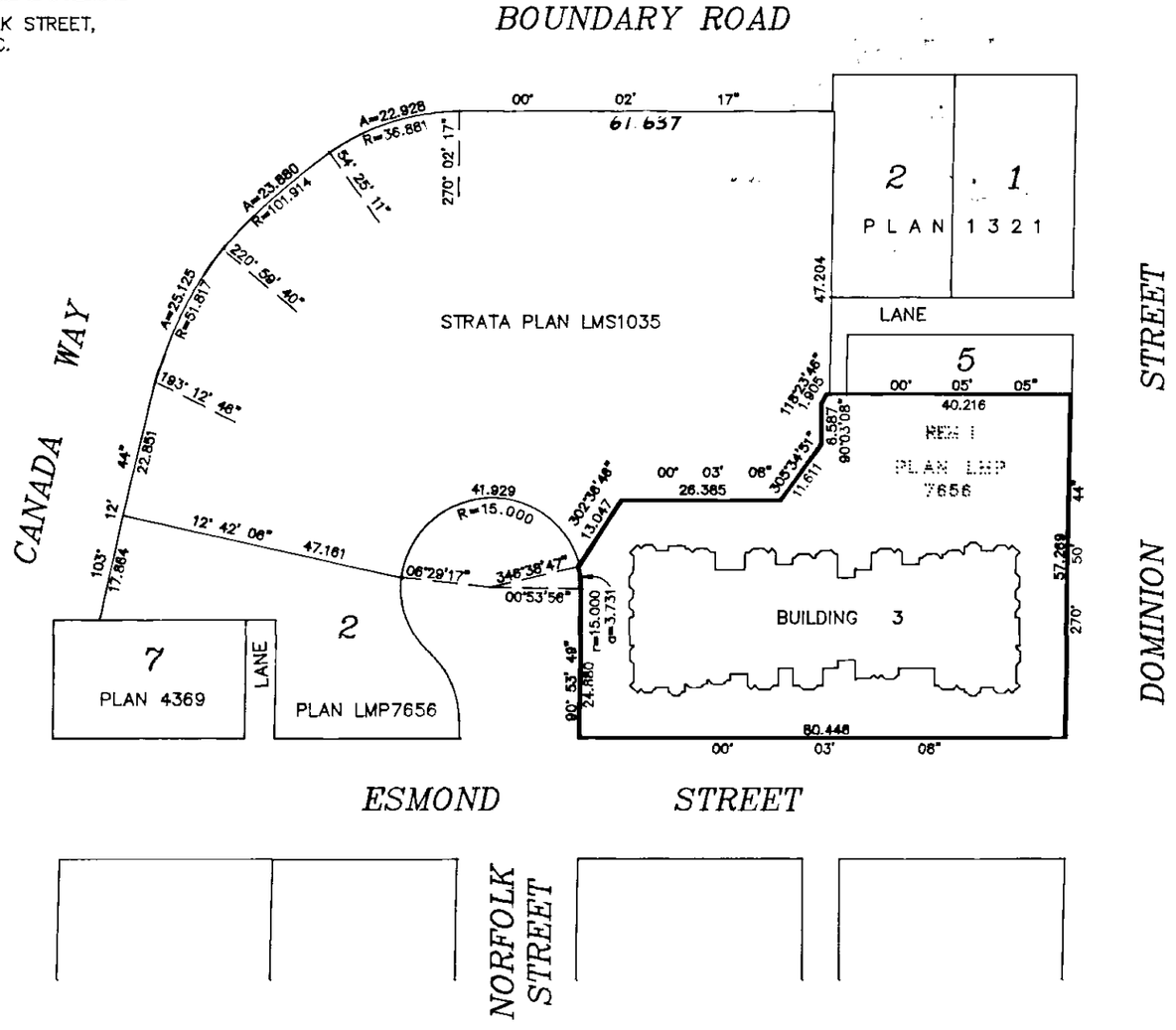
SCALE – 1:1000
0 10 20 40 60
ALL DISTANCES IN METRES

INTEGRATED SURVEY AREA
No.25, BURNABY

B.C.G.S. 92G 026

CITY OF BURNABY

CIVIC ADDRESS
3733 NORFOLK STREET,
BURNABY, B.C.



LEGEND

L.C.P.	INDICATES	LIMITED COMMON PROPERTY
sq.m.	=	SQUARE METRE
S.L.	=	STRATA LOT
PT.	=	PART
©	=	COMMON PROPERTY
B	=	BALCONY
P	=	PATIO
S	=	STAIRS
H	=	HALL
V	=	VENT
E	=	ELEVATOR

NOTE

ALL STRATA LOT ANGLES ARE 45° OR 90° UNLESS OTHERWISE NOTED

GRID BEARINGS ARE DERIVED FROM STRATA PLAN LMS1035 (PHASE 1 and 2)

THE ADDRESS FOR SERVICE OF DOCUMENTS ON THE STRATA CORPORATION IS: THE OWNER'S STRATA PLAN LMS1035

C/O WINCHELSEA PROJECTS LTD.
700–1111 MELVILLE STREET
VANCOUVER, B.C. V6E 3V6

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

R.J. Esson
B. C. L. S.

DATED AT WHITE ROCK, B.C.
THIS 20th DAY OF June ,1994

12817B	OLSEN LAND SURVEYING LTD. B.C. LAND SURVEYORS	204–15585 24th AVENUE, SURREY, B.C. V4A 2JA	PHONE : 531–4067

FILED LMLMS1035 N16412 2004-04-16-15.33.23.864459

STRATA PLAN LMS1035
PHASE 3

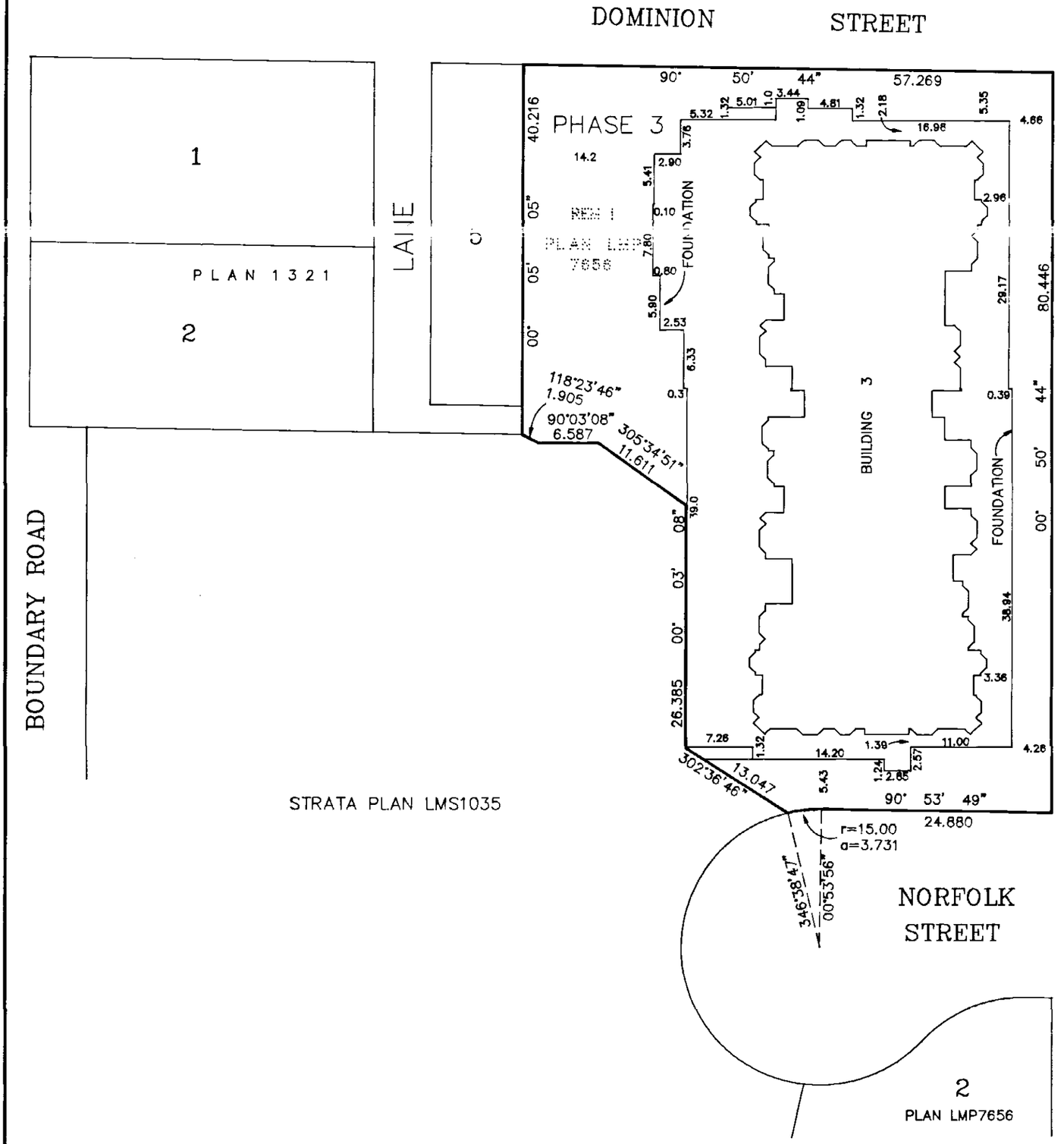
SCALE–1:500

0 5 10 20 30

ALL DISTANCES ARE IN METRES

N

NOTE: FOR DETAILED BUILDING DIMENSIONS SEE FLOOR PLANS.



STRATA PLAN LMS1035

R.J.E.
B. C. L. S.

DATED THIS 20th DAY OF June ,1994.

FILED LMLMS1035 N16412 2004-04-16-15.33.23.864459

STRATA PLAN LMS 1035

PHASE 3

NEW DEVELOPMENT CERTIFICATE

I, R. J. ESSON , A BRITISH COLUMBIA LAND SURVEYOR, HEREBY CERTIFY THAT THE BUILDING SHOWN IN THIS STRATA PLAN HAS NOT, AS OF THE 20th DAY OF June , 1994, BEEN PREVIOUSLY OCCUPIED. DATED AT WHITE ROCK, BRITISH COLUMBIA, THIS 20th DAY OF June , 1994.

R J Esson
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.

KEVIN MAHON

DECLARED BEFORE ME THIS 24 DAY OF JUNE , 1994.

A COMMISSIONER FOR TAKING AFFIDAVITS WITHIN THE PROVINCE OF BRITISH COLUMBIA. J.M. MUNSIE

APPROVED AS TO PHASE 3 OF A 3 PHASE STRATA PLAN UNDER THE CONDOMINIUM ACT.

DATED THIS 5 DAY OF JULY , 1994

APPROVING OFFICER FOR THE CITY OF BURNABY

I HEREBY CERTIFY THAT THE COMMON FACILITIES (OUTDOOR PLAYGROUND AND BICYCLE STORAGE) WHICH ACCORDING TO FORM E TO THE CONDOMINIUM ACT WERE TO HAVE BEEN CONSTRUCTED IN CONJUNCTION WITH PHASE 3 HAVE BEEN SATISFACTORILY PROVIDED FOR.

DATED THIS 5 DAY OF JULY 1994.

APPROVING OFFICER FOR THE CITY OF BURNABY

ACCEPTED AS TO FORMS 1,2 ~~AND 3~~

THIS 19 DAY OF July , 1994.

for SUPERINTENDENT OF REAL ESTATE

OWNER : WINCHELSEA PROJECTS LTD.

AUTHORIZED SIGNATORY KEVIN MAHON

AUTHORIZED SIGNATORY

WITNESS :

ANDREA BRAUNER

ADDRESS AND OCCUPATION OF WITNESS :

ADMIN. ASSIS.
700-1111 Melville St.
Van, BC V6E 3V6

MORTGAGEE : ~~MACKENZIE~~ TRUST COMPANY

M.R.S.

AUTHORIZED SIGNATORY E. Merchand

AUTHORIZED SIGNATORY ALLAN WARREN

WITNESS :

Kris Corlett

ADDRESS AND OCCUPATION OF WITNESS :

#305 150 Bloor St.
Bradford Ont.
Toronto, Ontario
M5S 2X9
Secretary

MORTGAGEE : THE TORONTO-DOMINION BANK

AUTHORIZED SIGNATORY BRUCE M. SHIRREFF

AUTHORIZED SIGNATORY

WITNESS :

Anar Damji

ADDRESS AND OCCUPATION OF WITNESS :

Head office, Mtge-Dept
Toronto-Dominion Centre
22nd floor Toronto, Ont
M5K 1A2

R.J.E.
B.C.L.S.

DATED THIS 20th DAY OF June , 1994.

FILED LMLMS1035 N16412 2004-04-16-15.33.23.864459

STRATA PLAN LMS1035

PHASE 3

CONDOMINIUM ACT

LOT NUMBER	SHEET NUMBER	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
104	6	691	1354	
105	6	881	1738	
106	6	710	1401	
107	6	663	1307	
108	6	709	1402	
109	6	713	1402	
110	6	873	1705	
111	7	692	1324	
112	7	882	1700	
113	7	710	1370	
114	7	663	1273	
115	7	712	1371	
116	7	713	1371	
117	7	871	1667	
118	7	696	1373	
119	7	689	1363	
120	7	886	1737	
121	7	709	1402	
122	7	661	1301	
123	7	712	1401	
124	7	714	1402	
125	7	712	1397	
126	7	962	1907	
127	8	692	1349	
128	8	884	1700	
129	8	693	1342	
130	8	693	1342	
131	8	713	1367	
132	8	872	1667	
133	8	861	1668	
134	8	691	1333	
135	8	886	1699	
136	8	710	1371	
137	8	661	1273	
138	8	712	1370	
139	8	714	1371	
140	8	712	1367	
141	8	961	1866	
142	9	692	1381	
143	9	883	1738	
144	9	1175	2319	
145	9	713	1397	
146	9	873	1704	
147	9	861	1668	
148	9	692	1359	
149	9	883	1699	
150	9	1226	2364	
151	9	714	1367	
152	9	712	1367	
153	9	960	1866	
154	10	861	1705	
155	10	706	1389	
156	10	883	1737	
157	10	1224	2417	
158	10	714	1398	
159	10	713	1398	
160	10	960	1907	
PHASE 3 AGGREGATE		45124	87933	
PHASE 2 AGGREGATE		32843	60811	
PHASE 1 AGGREGATE		46151	85388	
TOTAL AGGREGATE		124,118	234,132	

RJE

B.C.L.S.

DATED THIS 20th DAY OF June, 1994

FILED LMLMS1035 N16412 2004-04-16-15.33.23.864459

FLOOR PLANS

STRATA PLAN LMS1035

PHASE 3

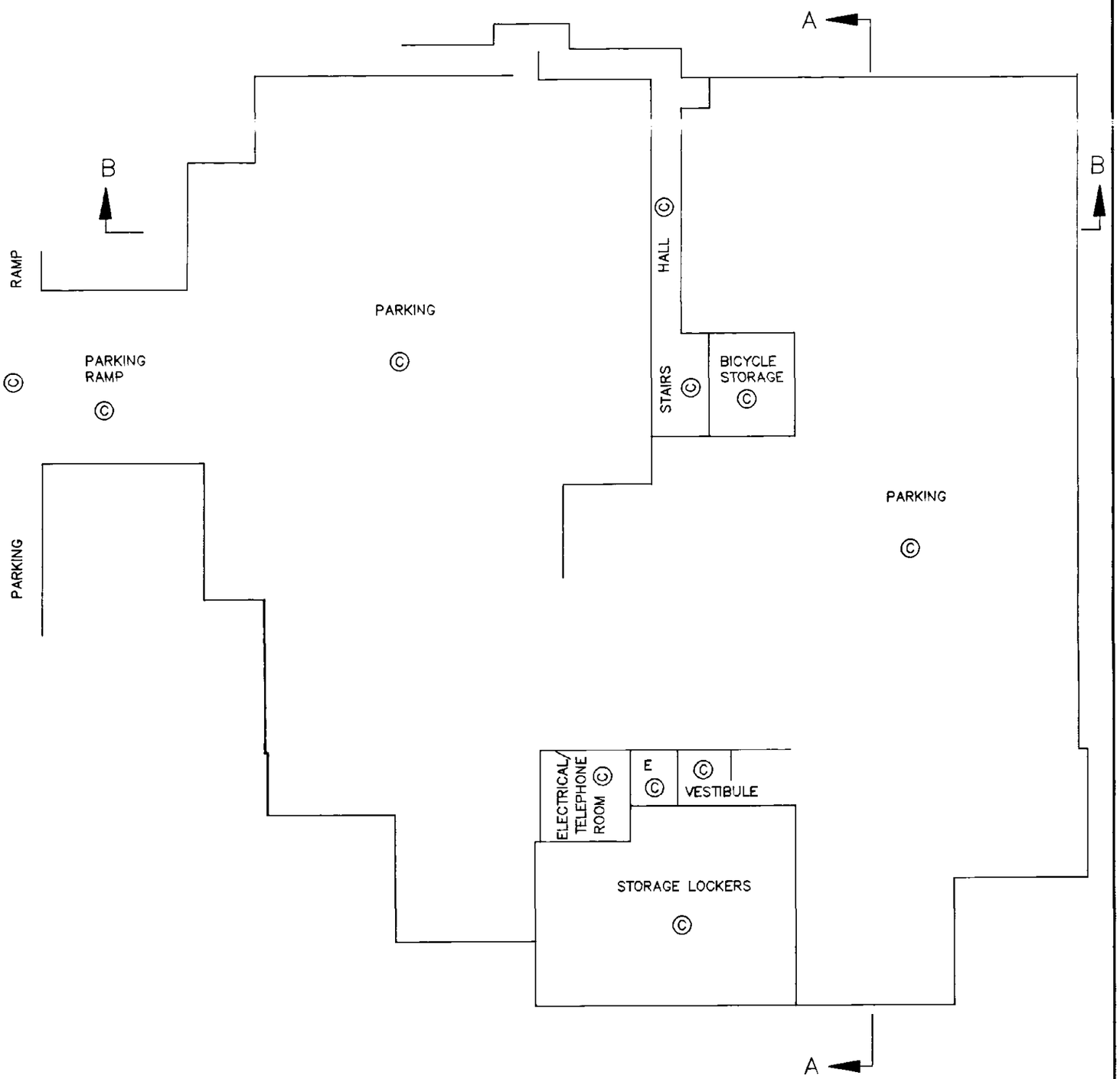
SCALE 1:200

0 5 10 20

ALL DISTANCES IN METRES

N

LOWER LEVEL UNDERGROUND
PARKING FLOOR



RJE

B.C.L.S

DATED THIS 20th DAY OF June 1994.

FILED LMLMS1035 N16412 2004-04-16-15.33.23.864459

COMPUTER 1281706

FLOOR PLANS

STRATA PLAN LMS1035

PHASE 3

SCALE 1:200
0 5 10 20
ALL DISTANCES IN METRES

UPPER LEVEL UNDERGROUND PARKING / BASEMENT FLOOR PLAN

SHEET 6 OF 11 SHEETS

N

PARKING RAMP ©
PARKING ©
HALL ©
BICYCLE STORAGE ©
STAIRS ©
HALL ©
FIREWALL ©
MECHANICAL SPRINKLER ROOM ©
ELEVATOR MACHINE ROOM ©
E ©
VESTIBULE ©
FIREWALL ©
STORAGE LOCKERS ©
PARKING ©
HALL ©
STAIRS ©
PATIO LCP S.L. 104
PATIO LCP S.L. 105
PATIO LCP S.L. 106
PATIO LCP S.L. 107
PATIO LCP S.L. 108
PATIO LCP S.L. 110
PATIO LCP S.L. 109
S.L. 104 AREA = 69.1 sq.m.
S.L. 105 AREA = 88.1 sq.m.
S.L. 106 AREA = 71.0 sq.m.
S.L. 107 AREA = 66.3 sq.m.
S.L. 108 AREA = 70.9 sq.m.
S.L. 109 AREA = 71.3 sq.m.
S.L. 110 AREA = 87.3 sq.m.
STAIRS ©
HALL ©
A
B

DATED THIS 20th DAY OF June 1994.

B.C.L.S.

FILED LMLMS1035 N16412 2004-04-16-15.33.23.864459

COMPUTER 1281767

FLOOR PLANS

STRATA PLAN LMS1035

BASEMENT / FIRST FLOOR PLAN PHASE 3

SCALE 1:200

0 5 10 20

ALL DISTANCES IN METRES

SHEET 7 OF 11 SHEETS

DATED THIS 20th DAY OF June 1994.

B.C.L.S

FLOOR PLANS

SCALE 1:200

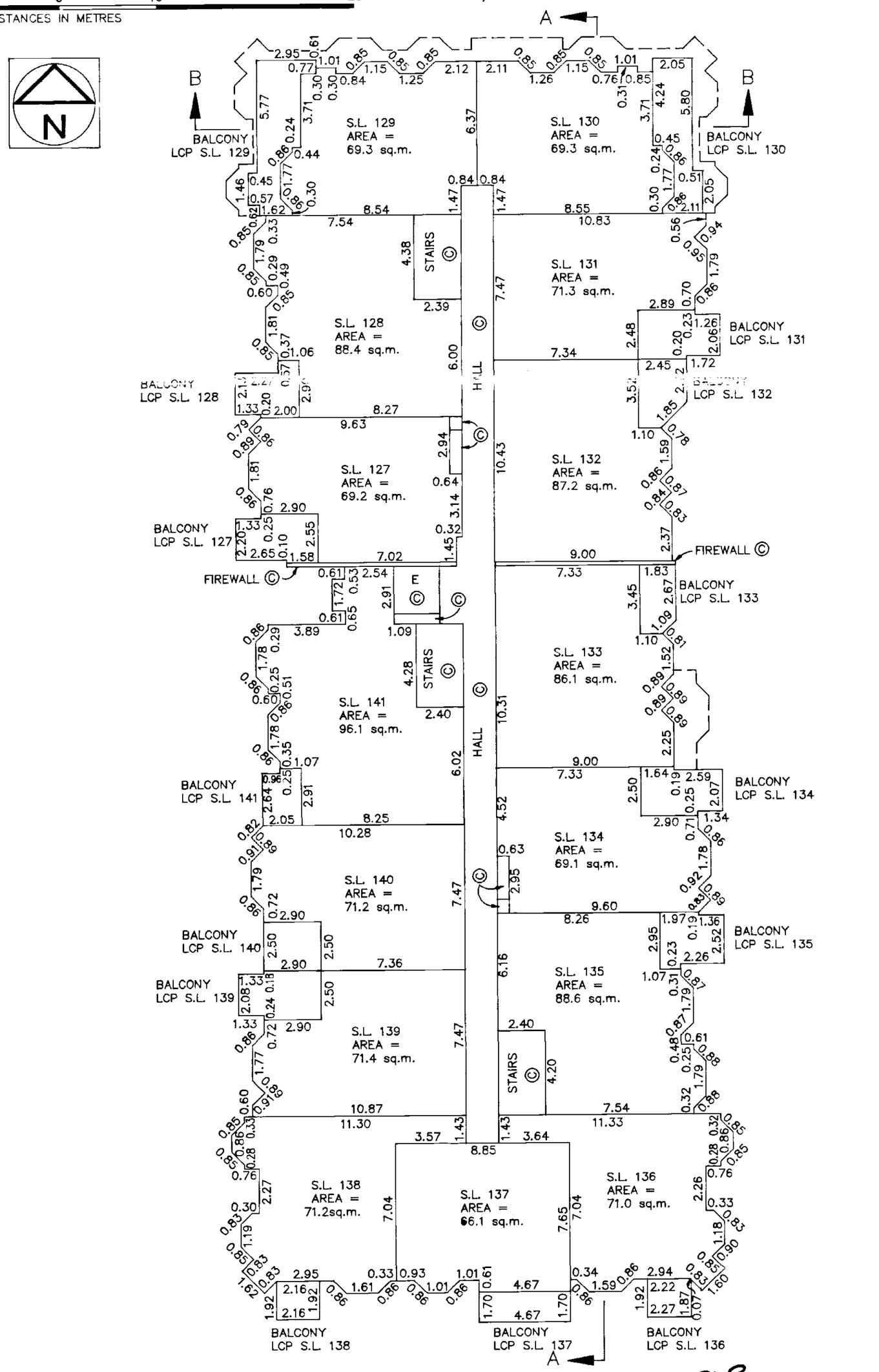
0 5 10 20

ALL DISTANCES IN METRES

STRATA PLAN LMS1035

PHASE 3

FIRST / SECOND FLOOR



B.C.L.S

DATED THIS 20th DAY OF June 1994.

FILED LMLMS1035 N16412 2004-04-16-15.33.23.864459

FLOOR PLANS

STRATA PLAN LMS1035

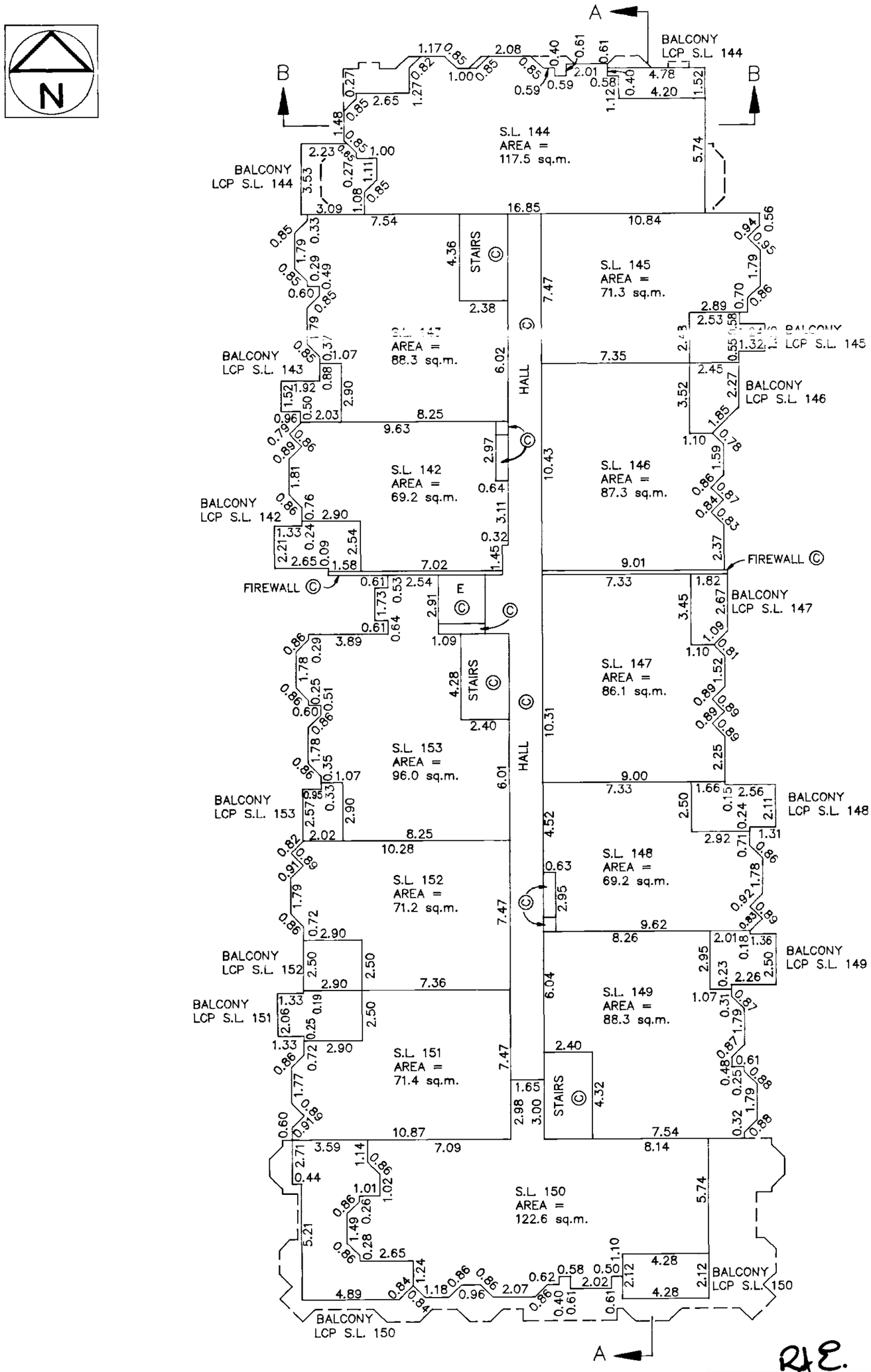
PHASE 3

SCALE 1:200

0 5 10 20

ALL DISTANCES IN METRES

SECOND / THIRD FLOOR PLAN



B.C.L.S.

DATED THIS 20th DAY OF June 1994.

FILED LMLMS1035 N16412 2004-04-16-15.33.23.864459

FLOOR PLANS

STRATA PLAN LMS1035

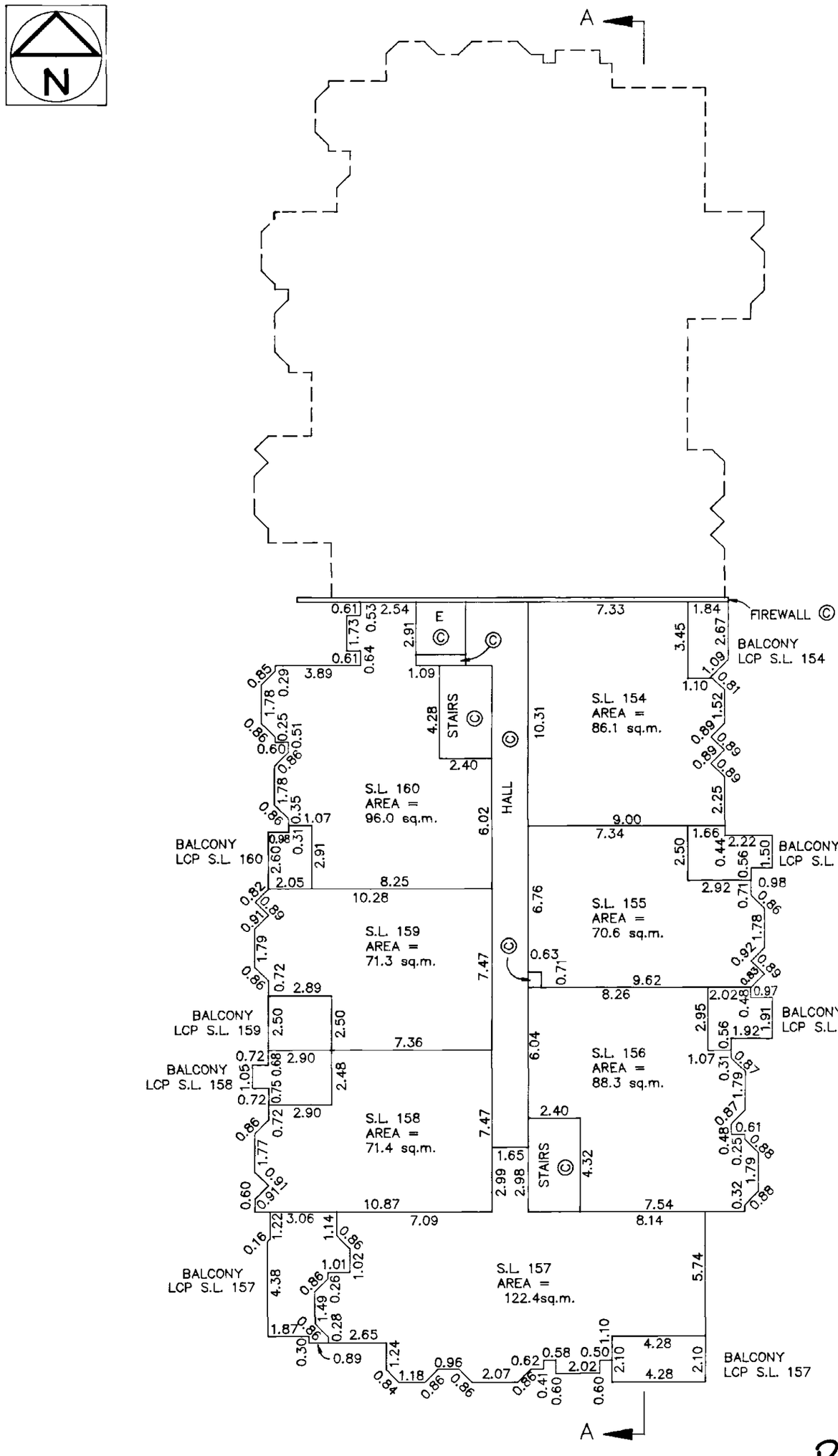
PHASE 3

SCALE 1:200

0 5 10 20

ALL DISTANCES IN METRES

THIRD FLOOR PLAN



B.C.L.S

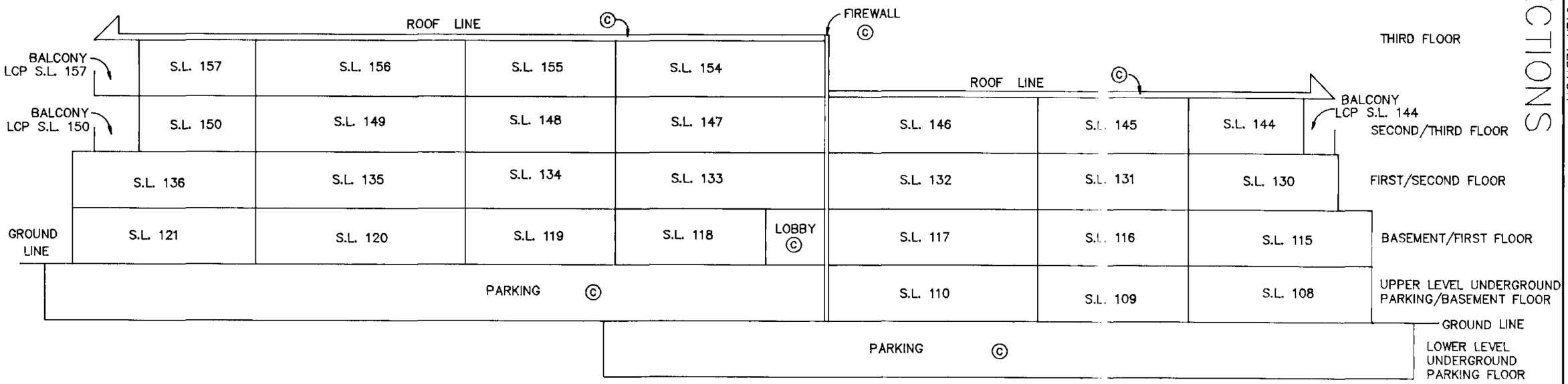
DATED THIS 20th DAY OF June 1994.

FILED LMLMS1035 N16412 2004-04-16-15.33.23.864459

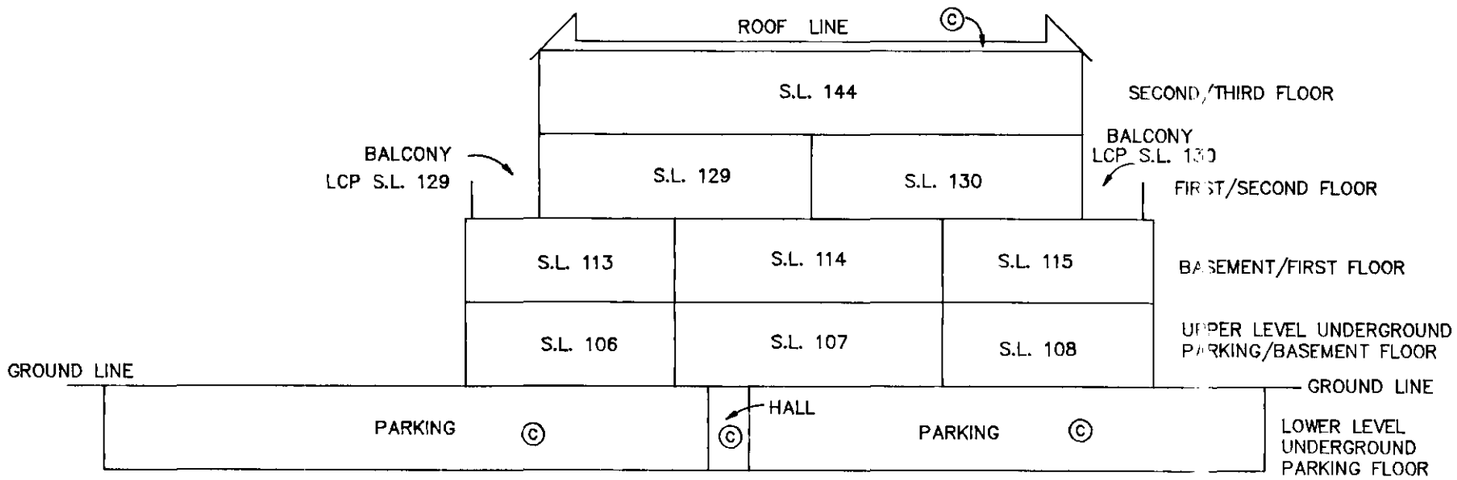
FILED LMLMS1035 N16412 2004-04-16-15.33.23.864459

SECTIONS

COMPUTER 12817C11



SECTION A – A



SECTION B – B

STRATA PLAN LMS1035

PHASE 3

SCALE 1:200

ALL DISTANCES IN METRES

0 5 10 20

DATED THIS 20th DAY OF June 1994.

B.C.L.S.