

STRATA PLAN OF PART OF LOT 1,
SEC. 1, TP. 5, N.W.D.
PLAN LMP 3083

MUNICIPALITY OF DELTA

B.C.G.S. 926.005

0 100 200

SCALE 1 : 2000 DISTANCES ARE METRIC

- LEGEND:
- SL DENOTES STRATA LOT
 - PT DENOTES PART
 - T DENOTES TOTAL
 - m² DENOTES SQUARE METRES
 - © DENOTES COMMON PROPERTY
 - ⊙ DENOTES GARAGE BEING PART OF STRATA LOT
 - LCP DENOTES LIMITED COMMON PROPERTY
 - DENOTES CLE IRON POST FOUND

PHASE 1
STRATA PLAN LMS 469

REF: DE 283450

DEPOSITED AND REGISTERED IN THE LAND
TITLE OFFICE AT NEW WESTMINSTER B.C.
THIS 28 DAY OF JULY 1992.

Annmarie
DEPUTY REGISTRAR

Form 6 DE 283449

CIVIC ADDRESS:

6505 3rd AVENUE
DELTA, B.C.
V4L 2N1

GRID BEARINGS ARE DERIVED FROM
PLAN LMP 3083

BOUNDARY BAY ROAD

REM LOT 1
PLAN LMP 3083

REM LOT 1
PLAN
LMP 3083

PT LOT 1
LMP PLAN 3083

LOT 2
PLAN
LMP 3083

LOT 3
PLAN
LMP 3083

W. 68 Acres
(261365F)

B6220632 Amended
B4237407 Form E

DECLARATION OF INTENTION TO CREATE
A STRATA PLAN BY PHASE DEVELOPMENT
(FORM 'E') FILED THIS 28
DAY OF JULY 1992
UNDER NUMBER DE 283449

I, DUDYCK OF LANGLEY, B.C. 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 SURREY, B.C.
THIS 20th DAY OF MAY 1992

Duduck

B.C.L.S.

THIS PLAN LIES WITHIN THE GREATER
VANCOUVER REGIONAL DISTRICT

67A ST. 175' 48" 10"

THE ADDRESS FOR SERVICE OF DOCUMENTS
OF THE STRATA CORPORATION IS:
THE OWNERS, STRATA PLAN LMS 469
C/O #224-1959 152nd STREET
SURREY B.C.

DYCK AND ASSOCIATES
208 - 6846 - KING GEORGE HIGHWAY
SURREY, B.C. V3W 4Z9
594-7527 FAX 594-7912
MAY 20, 1992
FILE: 89-1266

PHASE 1
STRATA PLAN LMS 469

CONDOMINIUM ACT

LOT No.	SHEET No.	FORM 1	FORM 2	FORM 3	CIVIC ADDRESS SUITE No.
		SCHEDULE OF UNIT ENTITLEMENT	SCHEDULE OF INTEREST UPON DESTRUCTION	SCHEDULE OF VOTING RIGHTS NO. OF VOTES	
1	4	203	389		
2	4	181	339		
3	5	259	399		
4	5	237	399		
5	6	158	299		
6	6	183	329		
7	7	259	389		
8	7	242	389		
9	8	242	409		
10	8	259	429		
11	9	183	339		
12	9	158	299		
13	10	203	409		
14	10	181	369		
15	11	259	429		
16	11	237	419		
17	12	259	429		
18	12	237	419		
19	13	242	419		
20	13	259	419		
21	14	259	449		
22	14	237	419		
23	15	237	419		
24	15	259	419		
25	16	181	349		
26	16	203	399		
27	17	158	319		
28	17	183	329		
29	18	181	339		
30	18	203	379		
31	18	157	329		
AGGREGATE		6599	11869		

I HEREBY CERTIFY THAT THE COMMON FACILITY, RECREATION BUILDING WHICH ACCORDING TO FORM E OF THE ACT WAS TO HAVE BEEN CONSTRUCTED IN CONJUNCTION WITH THIS PHASE, HAS BEEN SATISFACTORILY PROVIDED FOR.

DATED THIS 10 DAY OF July, 1992.

APPROVING OFFICER
MUNICIPALITY OF DELTA

APPROVED UNDER THE CONDOMINIUM ACT AS TO PHASE 1 OF A THREE PHASE STRATA PLAN

DATED THIS 10 DAY OF July, 1992

APPROVING OFFICER
MUNICIPALITY OF DELTA

PHASE 1
STRATA PLAN LMS 469

OWNER:
TESCON DEVELOPMENTS LTD.

Michael G. Maschek
AUTHORIZED SIGNATORY M.G. MASCHKE
MICHAEL G. MASCHKE

AUTHORIZED SIGNATORY
Rose Marie Hill
WITNESS Rose Marie Hill

LEGAL ASSISTANT
OCCUPATION OF WITNESS
FOR E.M.H. & C. MASCHKE
10711 FURBER ST. SUITE 101
VANCOUVER, B.C.
V6C 3H4

MORTGAGEE
BANK OF MONTREAL
[Signature]
AUTHORIZED SIGNATORY G.A. SEILL
G.A. SEILL
AUTHORIZED SIGNATORY
[Signature]
WITNESS

OCCUPATION OF WITNESS
173
ADDRESS OF WITNESS

I, DUDYCK OF LANGLEY, B.C. A BRITISH
COLUMBIA LAND SURVEYOR HEREBY CERTIFY
THAT THE BUILDING SHOWN IN THIS
STRATA PLAN HAS NOT AS OF
THE 20th DAY OF MAY 1992
BEEN PREVIOUSLY OCCUPIED

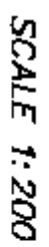
DATED AT SURREY, B.C.
THIS 20th DAY OF MAY 1992
[Signature]
B.C.L.S.

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

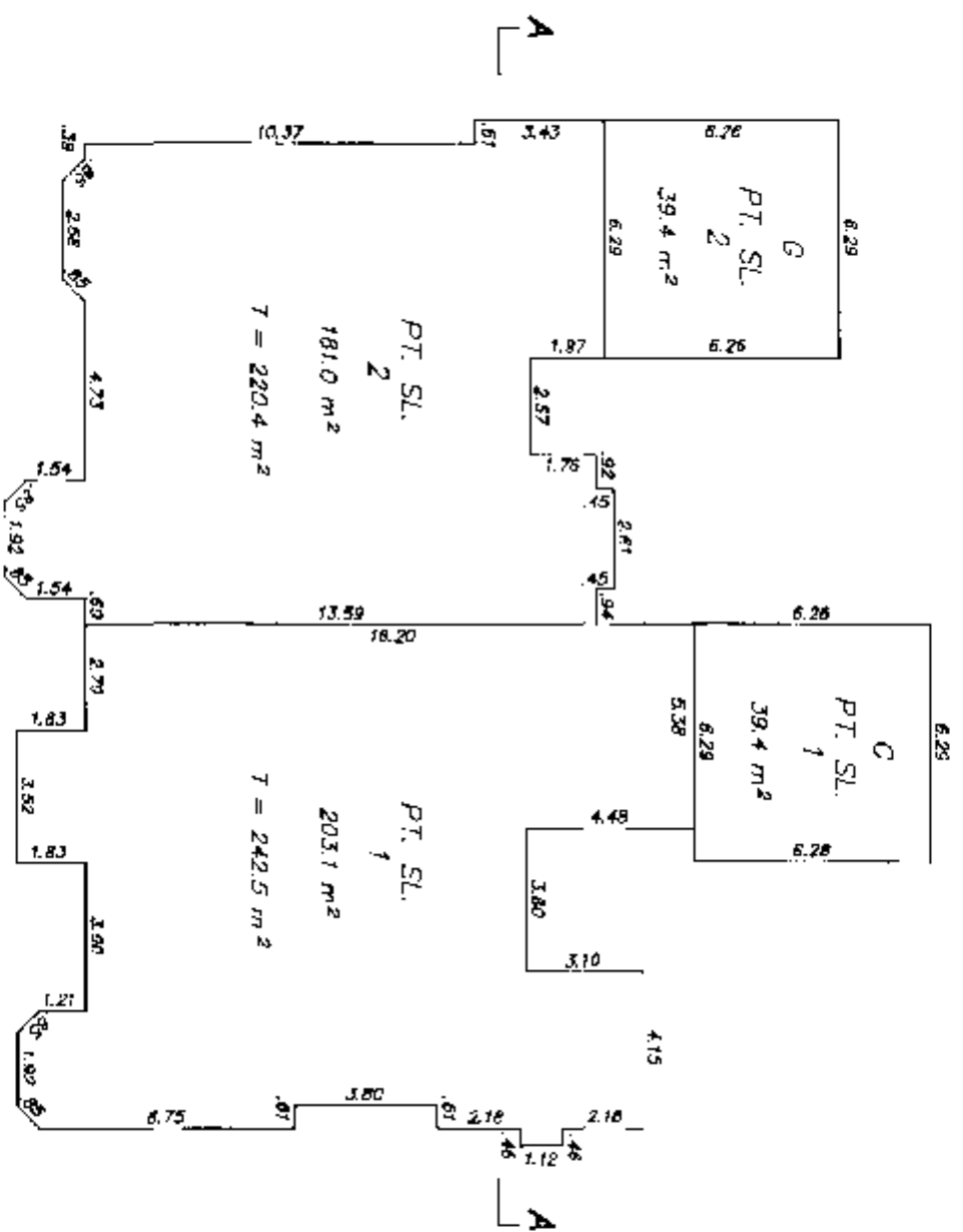
Michael G. Maschek
MICHAEL G. MASCHKE
DECLARED BEFORE ME AT VANCOUVER B.C.
THIS 20th DAY OF May 1992

Joseph L. Brown
A COMMISSIONER FOR TAKING AFFIDAVITS WITHIN
THE JURISDICTION OF BRITISH COLUMBIA
JOSEPH L. BROWN

ACCEPTED AS TO FORMS 1, 2 AND 3
THIS 20th DAY OF May 1992
SUPERINTENDENT OF REAL ESTATE
[Signature]



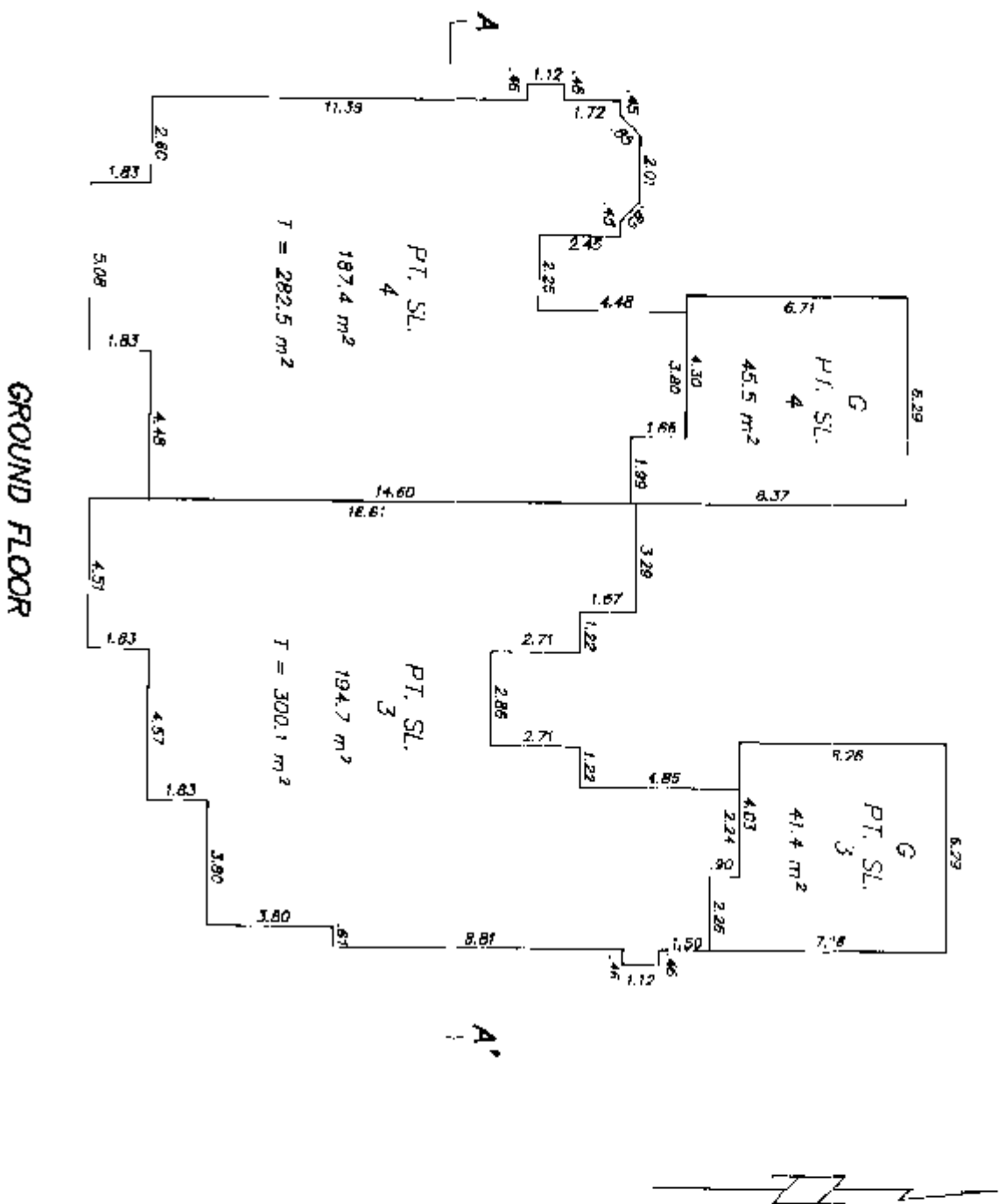
DISTANCES ARE METRIC



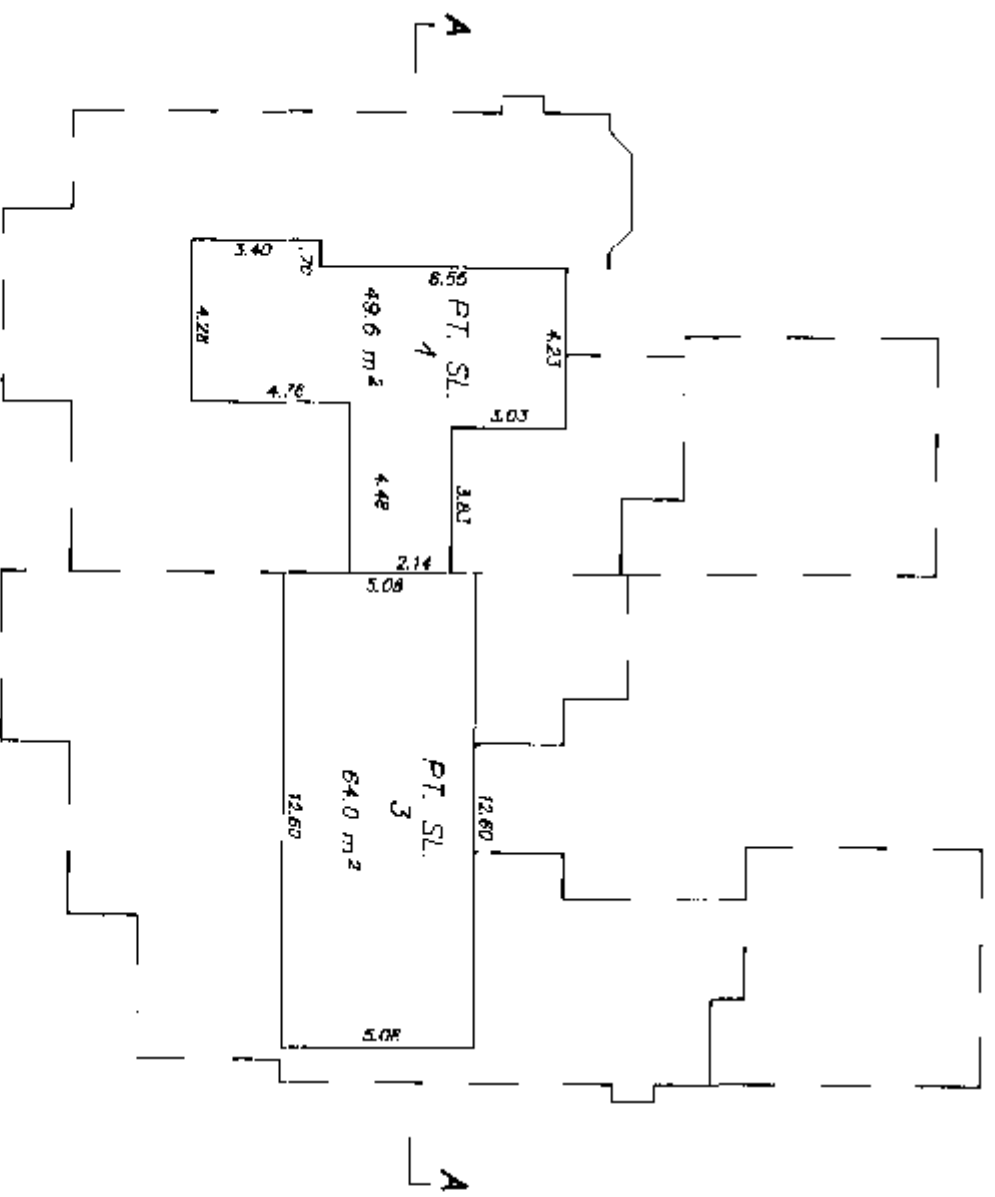
GROUND FLOOR

SL. 2	SL. 1
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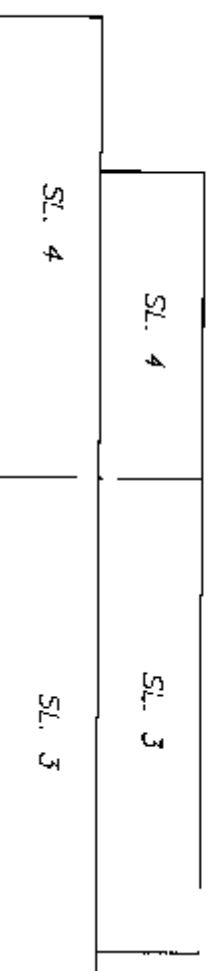
SECTION A - A'



GROUND FLOOR



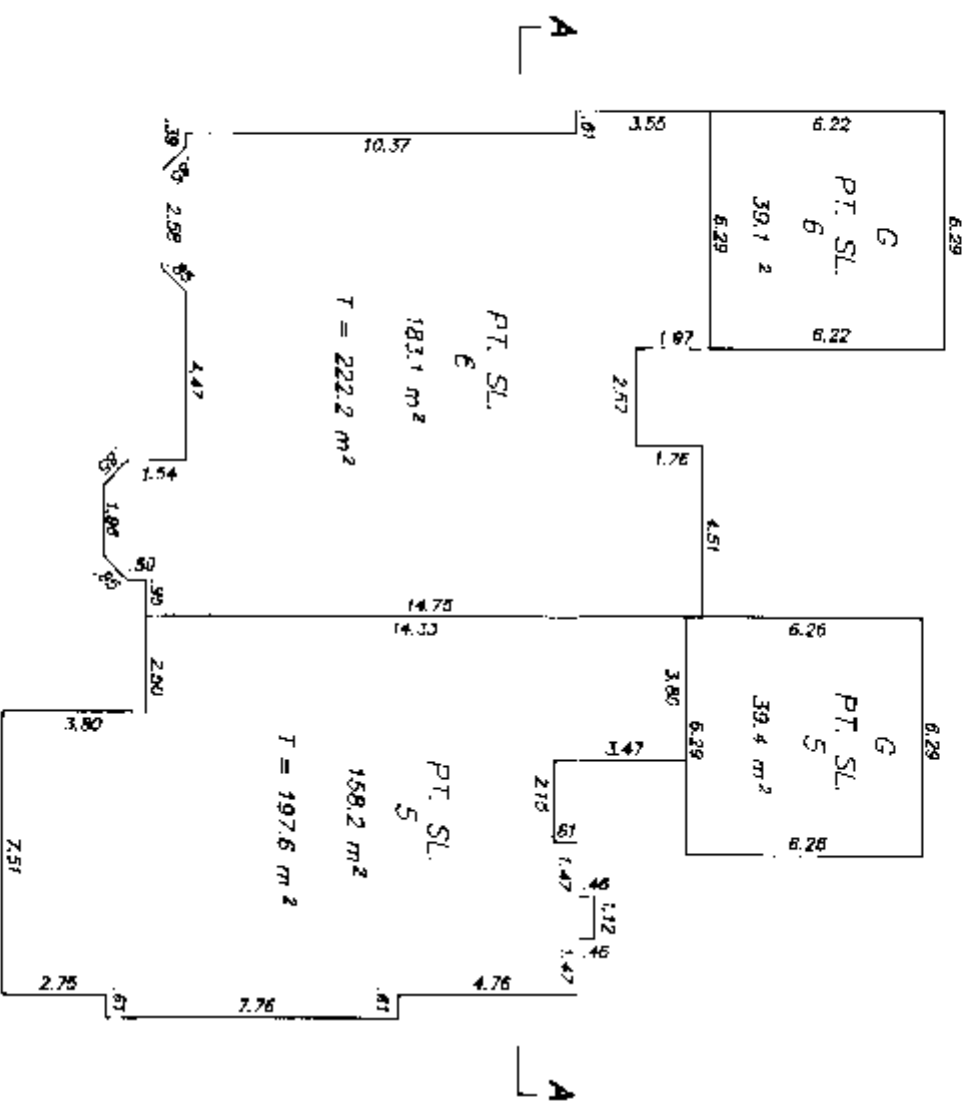
UPPER FLOOR



SECTION A - A'



SCALE 1:200 DISTANCES ARE METRIC



GROUND FLOOR

SL. 6	SL. 5
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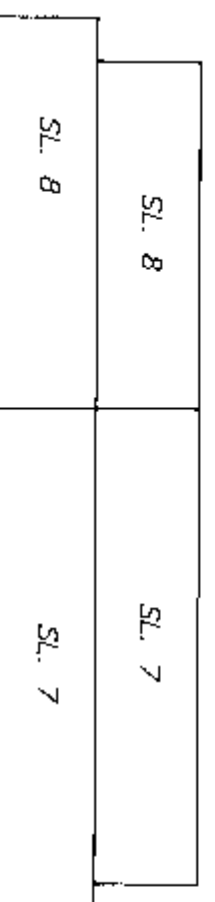
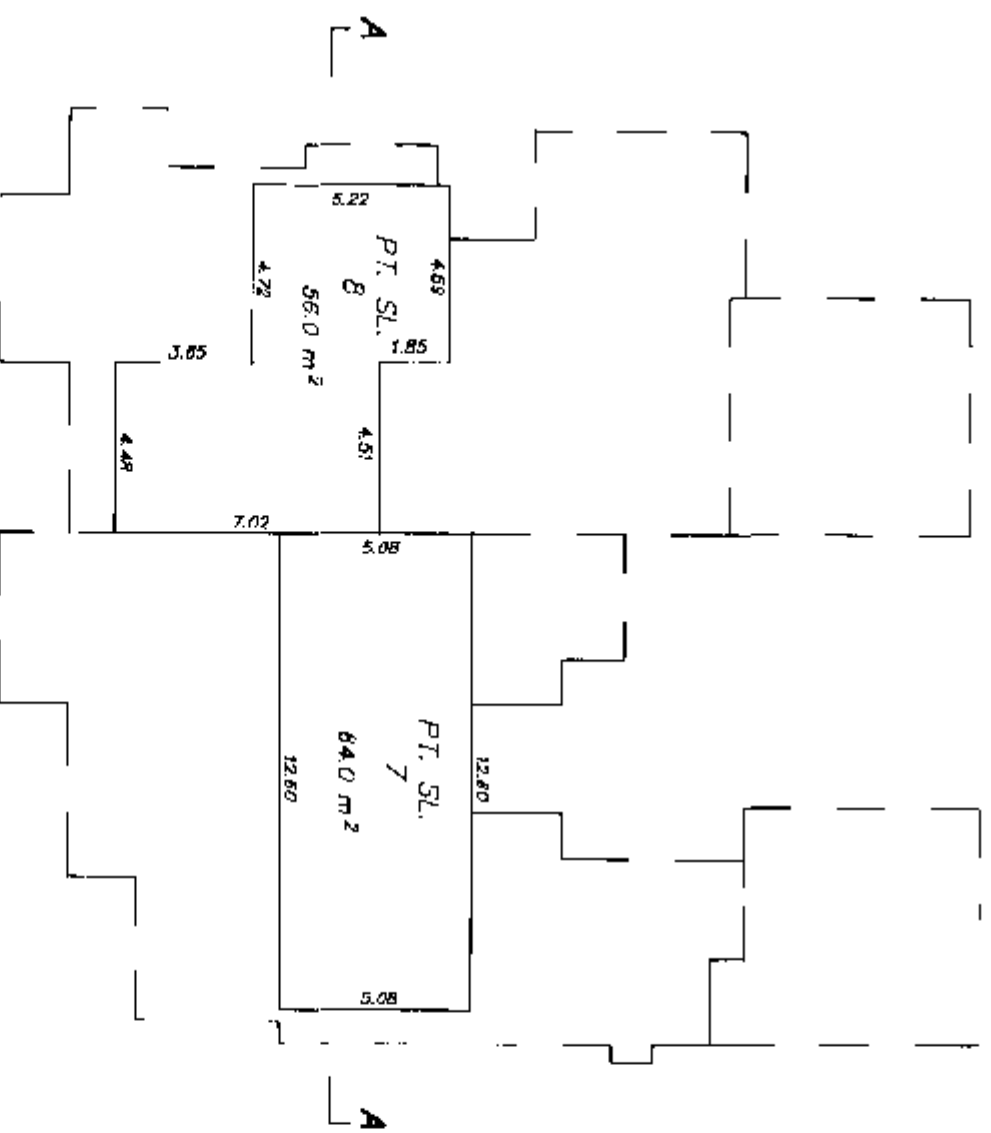
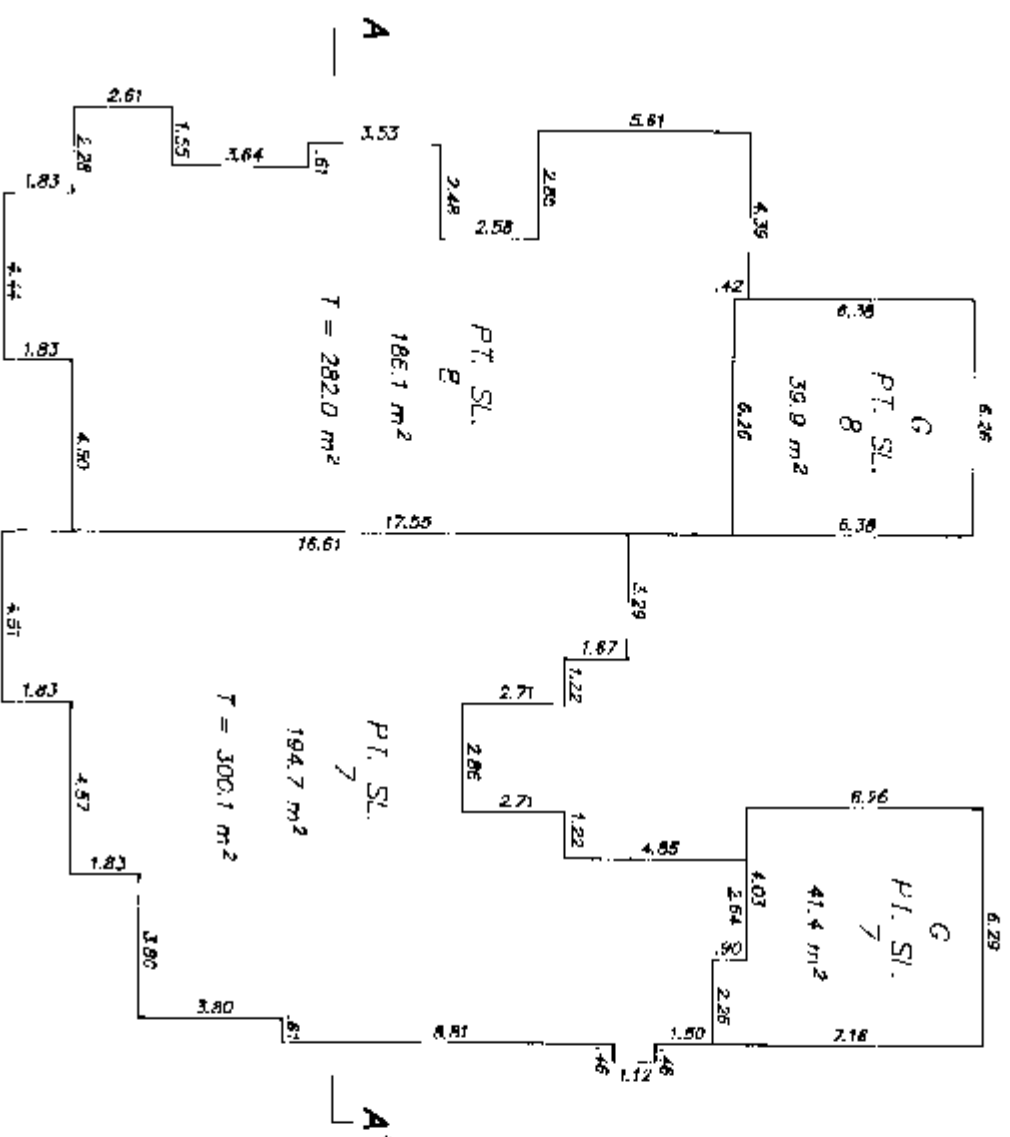
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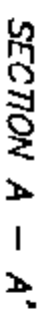
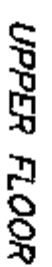
FLOOR PLANS AND SECTIONS

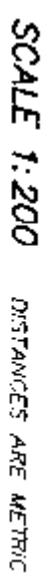
STRATA PLAN LMS 469

PHASE 1

SCALE 1:200 DISTANCES ARE METRIC







51. 12

SECTION A - A'

FILED

LNLM5469

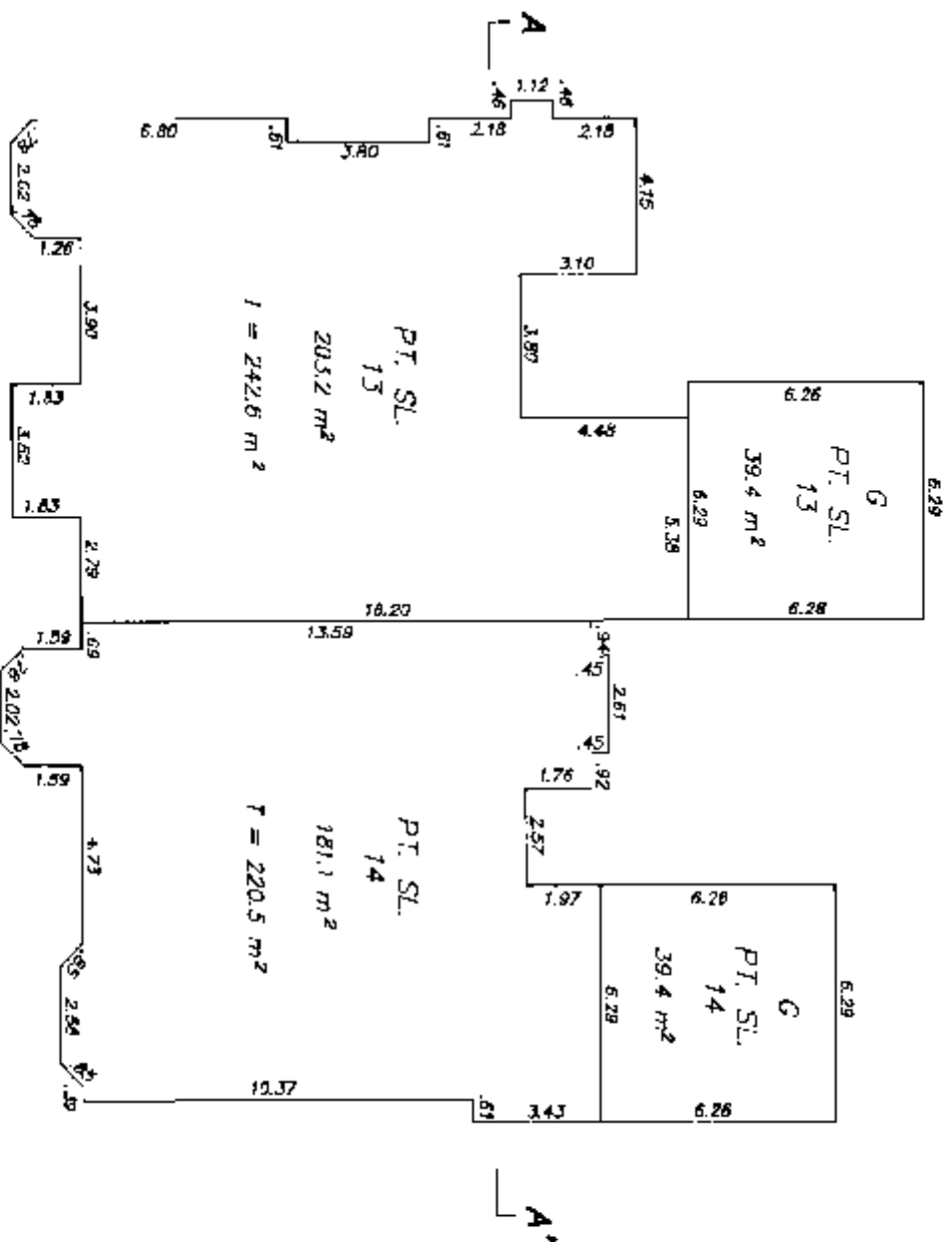
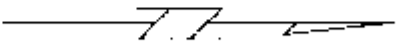
RCVD:1998-02-05 PRNT: 2007-12-16-16.57.57.667252

20
MAY 18, 1992
FILE: 89-1255



SCALE 1:200 DISTANCES ARE METRIC

STRATA PLAN LMS 469
PHASE 1



GROUND FLOOR

Sl. 13	Sl. 14
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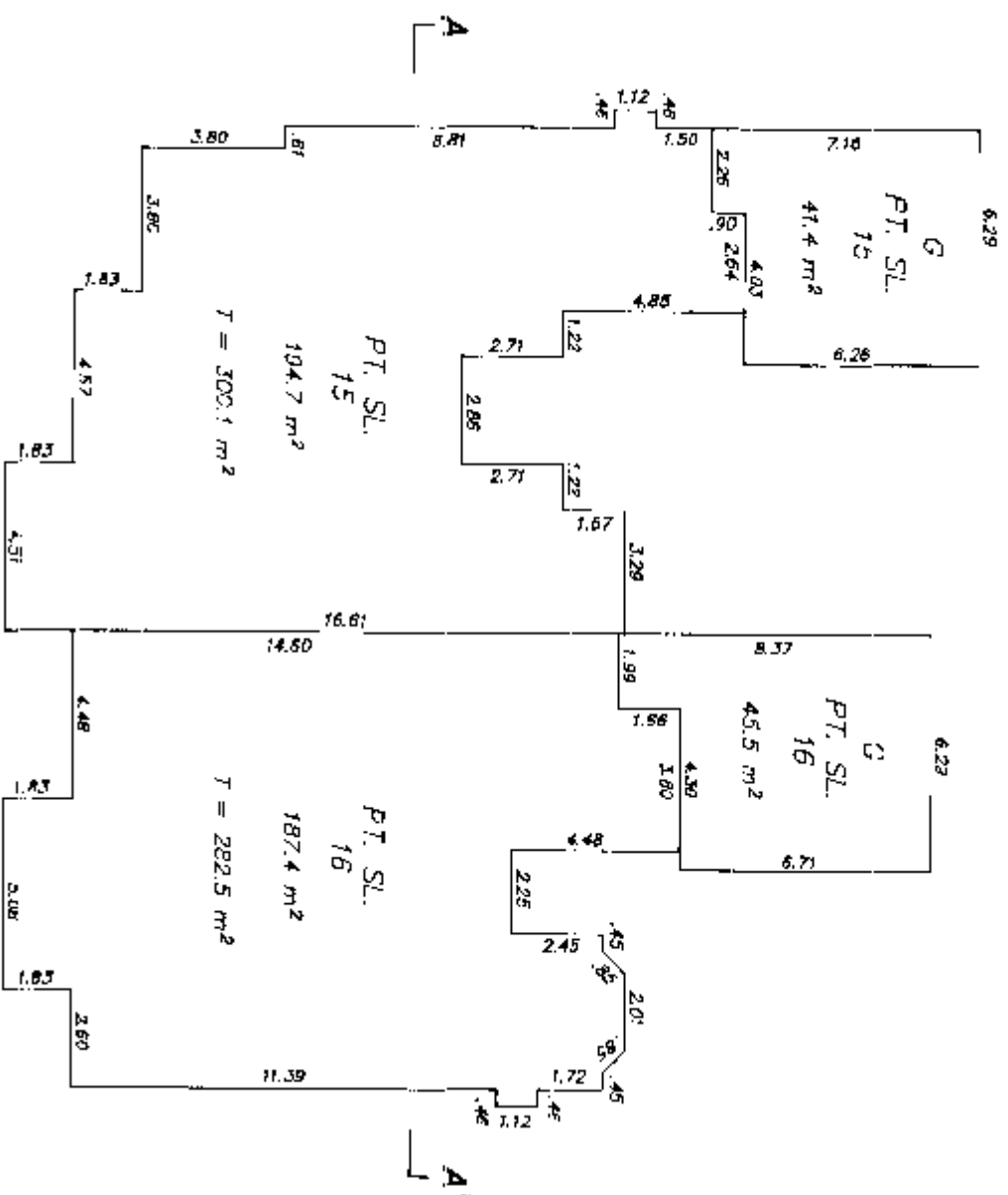
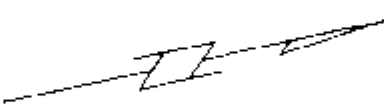
SECTION A - A'

FLOOR PLANS AND SECTIONS

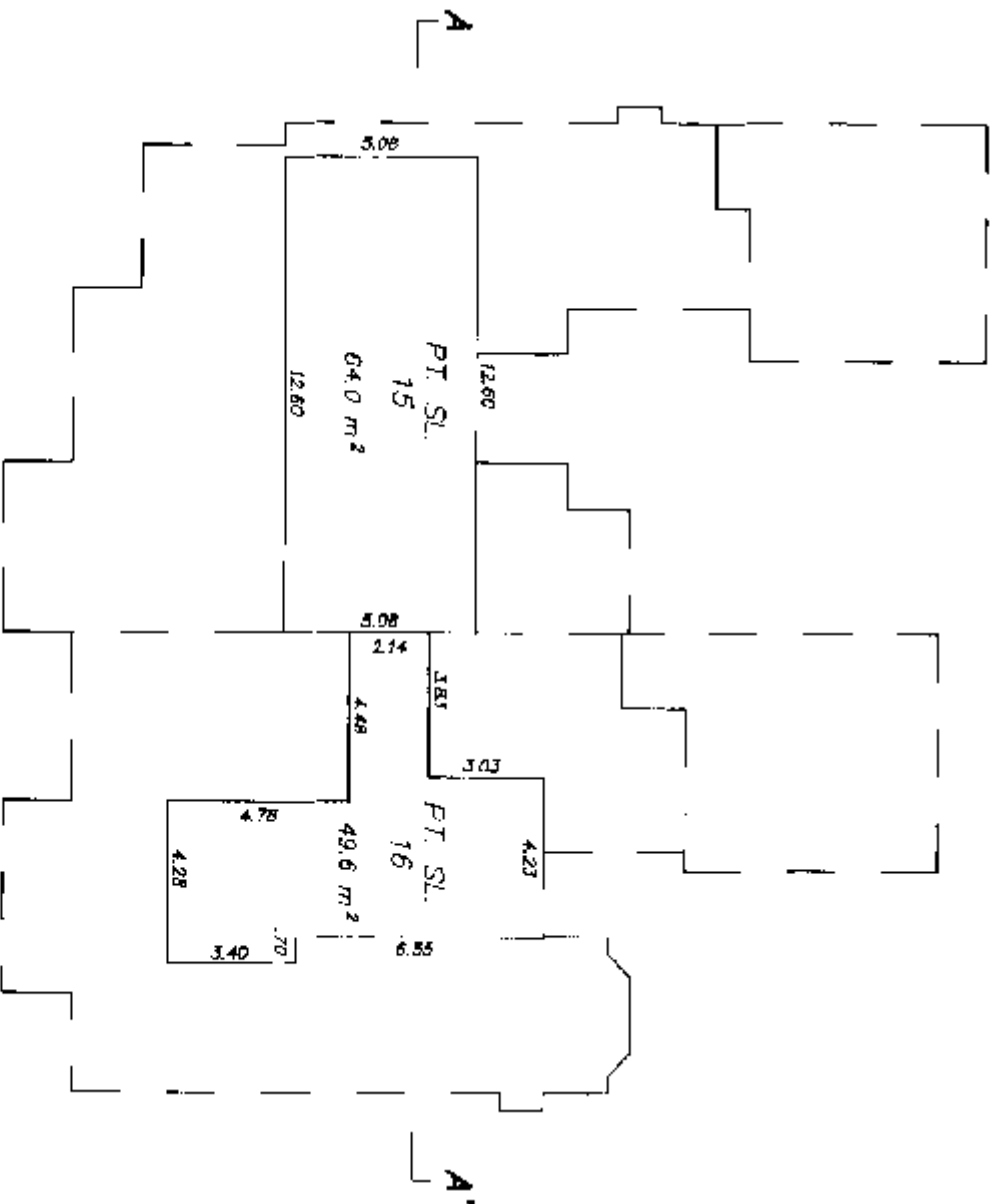
STRATA PLAN LMS 469

PHASE 1

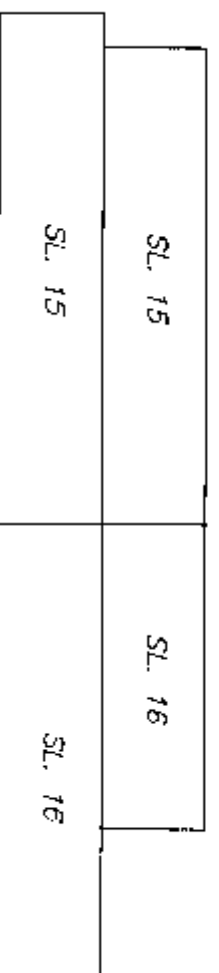
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SCALE 1:200 DISTANCES ARE METRIC



GROUND FLOOR

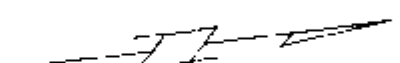


UPPER FLOOR



SECTION A - A'

0 5 10 15
SCALE 1:200 DISTANCES ARE METRIC



SL. 17	SL. 18
SL. 17	SL. 18

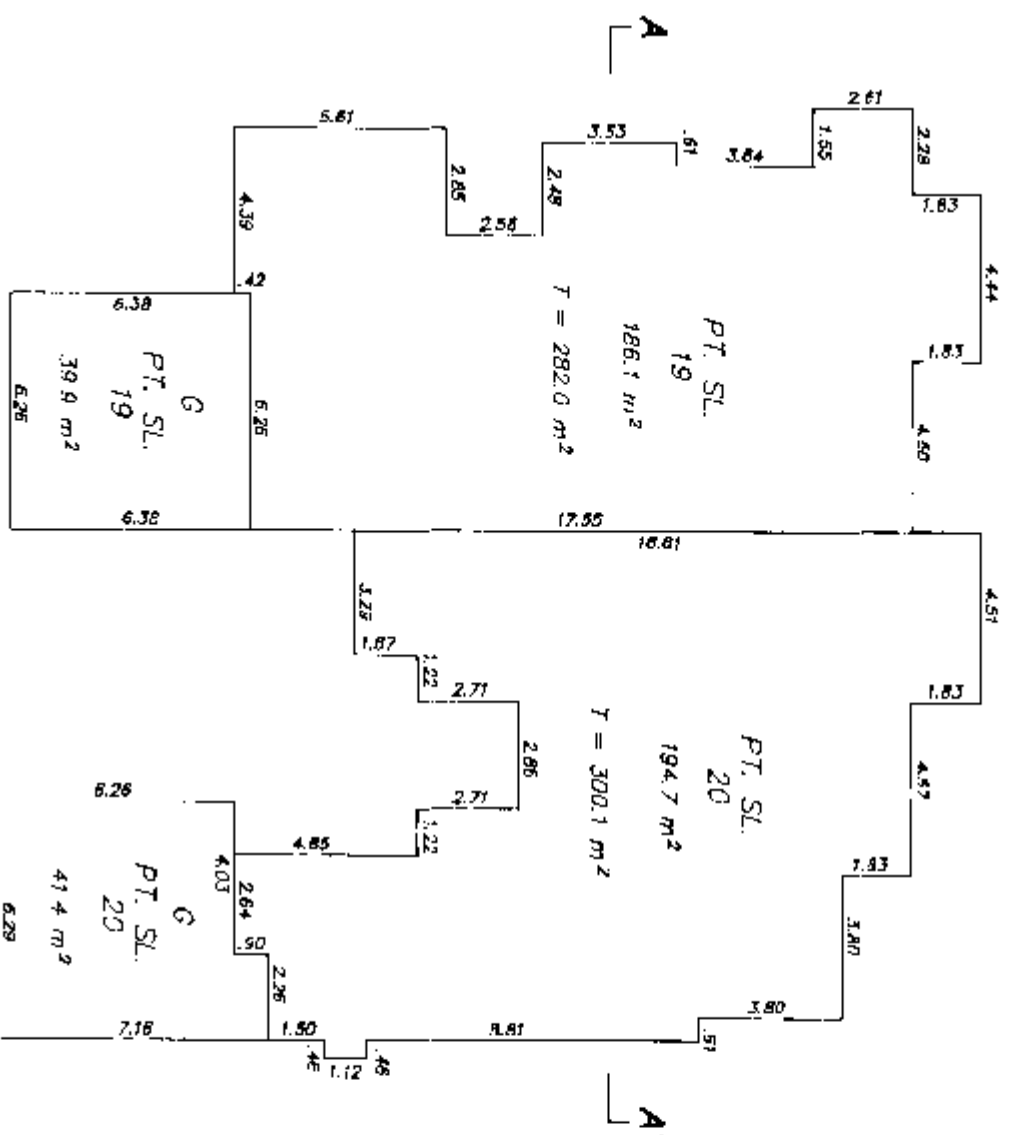
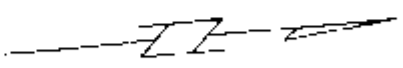
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MAY 18, 1992

FLOOR PLANS AND SECTIONS

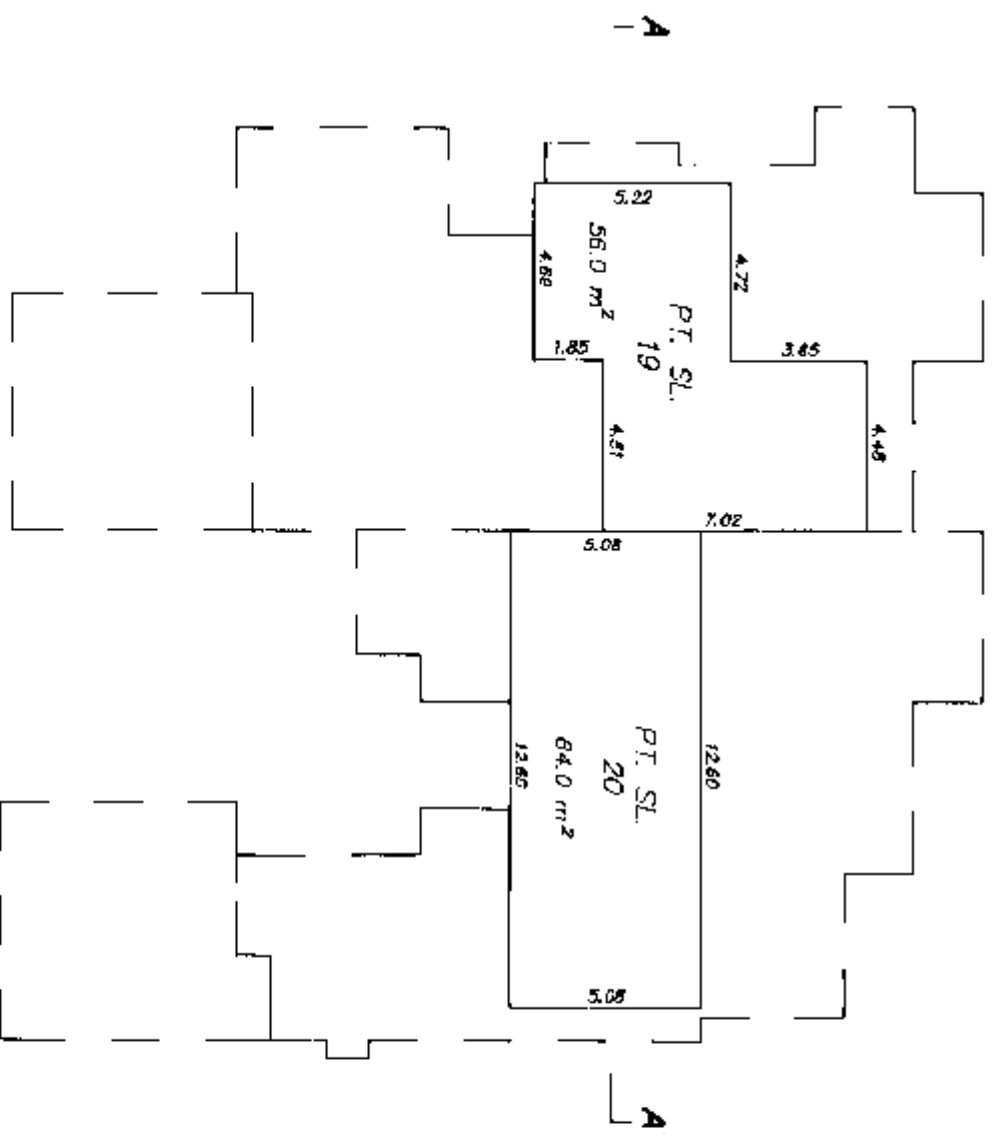
STRATA PLAN LMS 469

PHASE 1

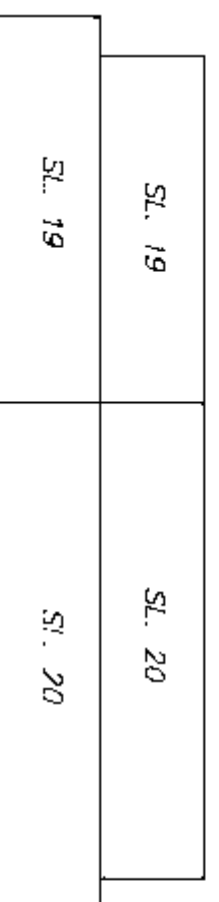
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SCALE 1:200 DISTANCES ARE METRIC



GROUND FLOOR

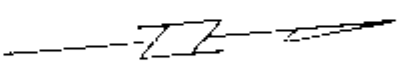


UPPER FLOOR



SECTION A - A'

PHASE 1



5.08	21	5.08	22
2.14			



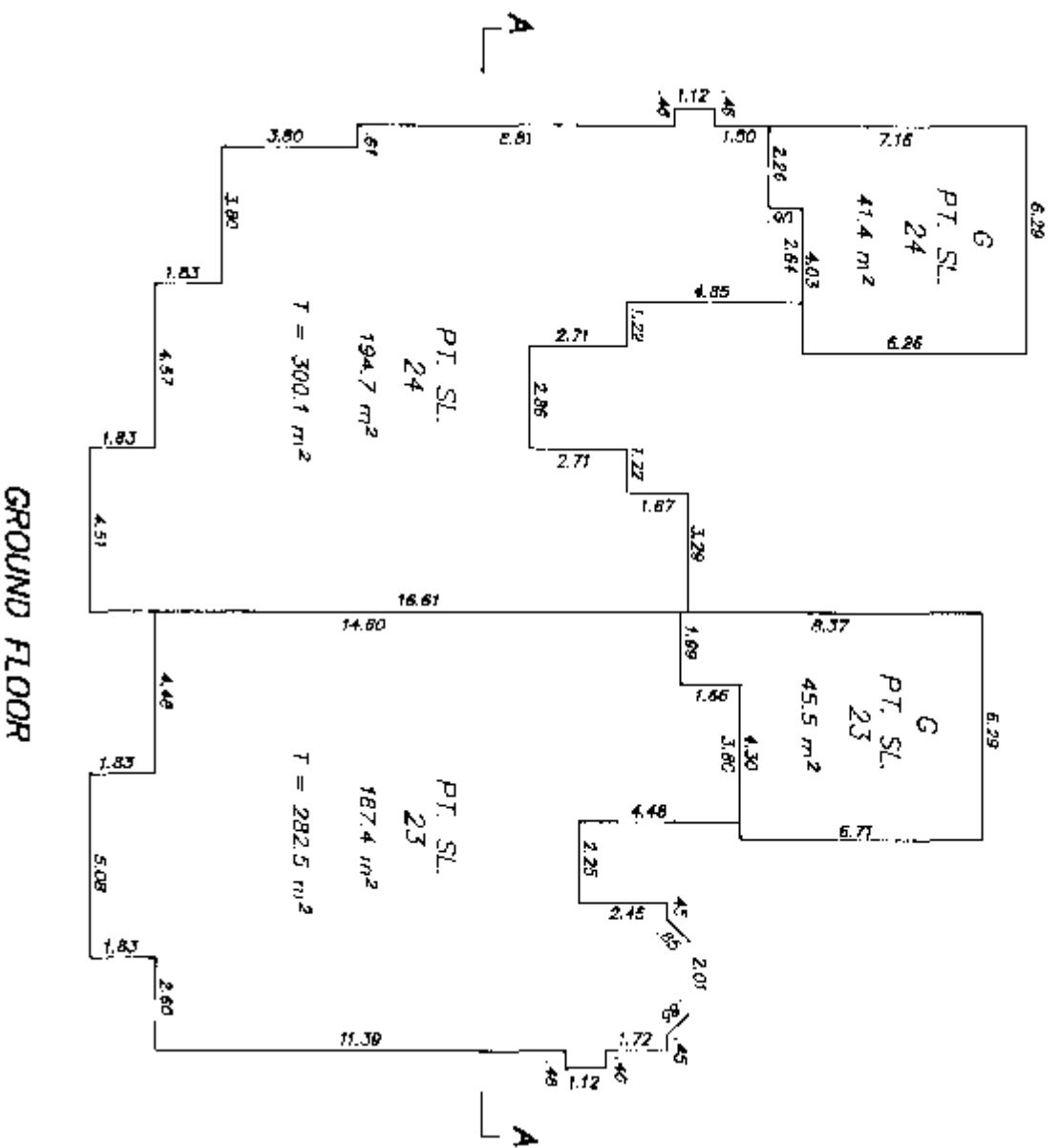
SL. 21	SL. 22
SL. 21	SL. 22

STRATA PLAN LMS 469
PHASE 1

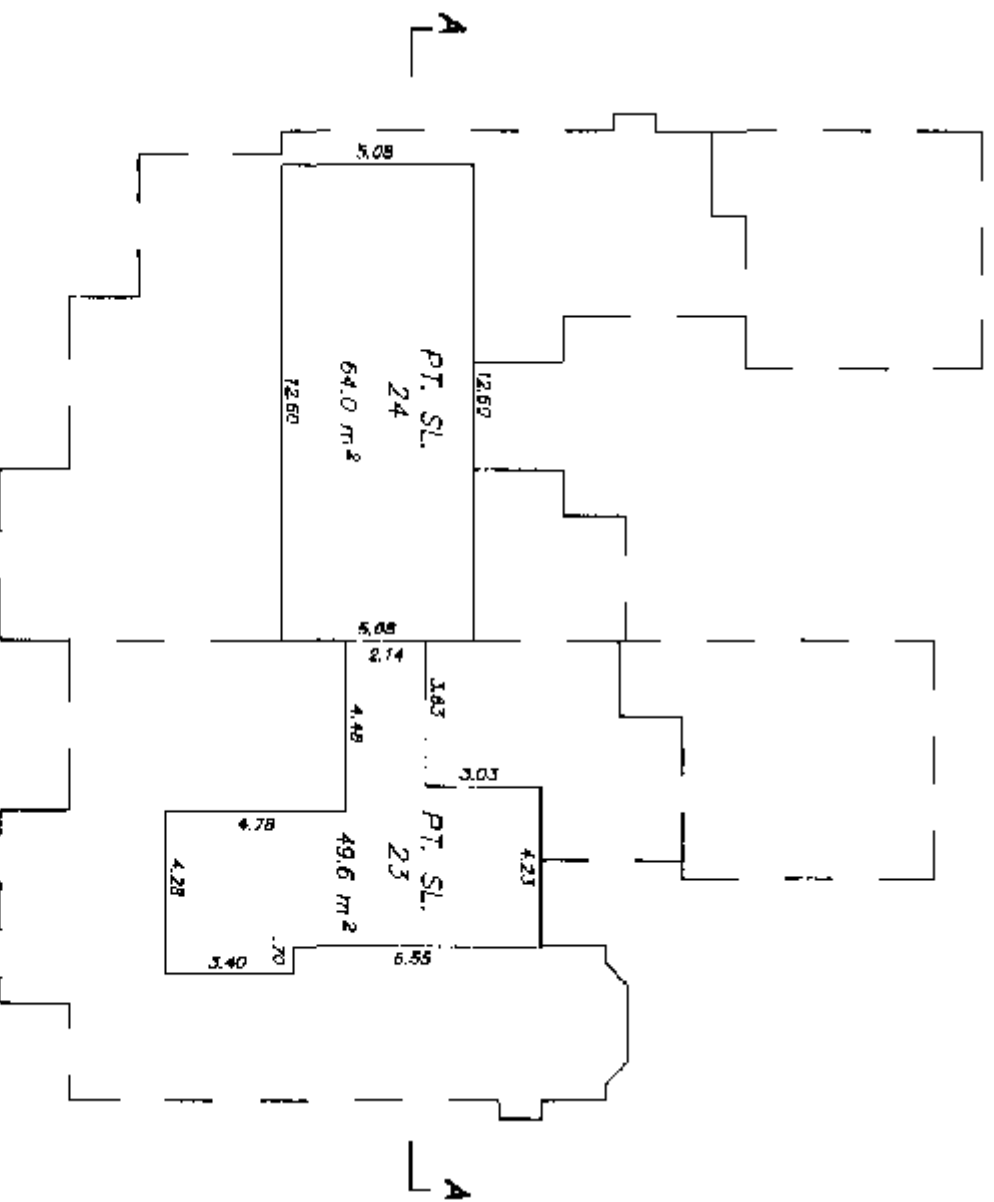
PHASE 1



DISTANCES ARE METRIC



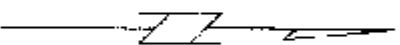
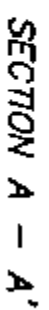
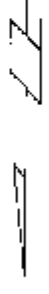
GROUND FLOOR



UPPER FLOOR

SL. 24	SL. 23
SL. 24	SL. 23

SECTION A - A'



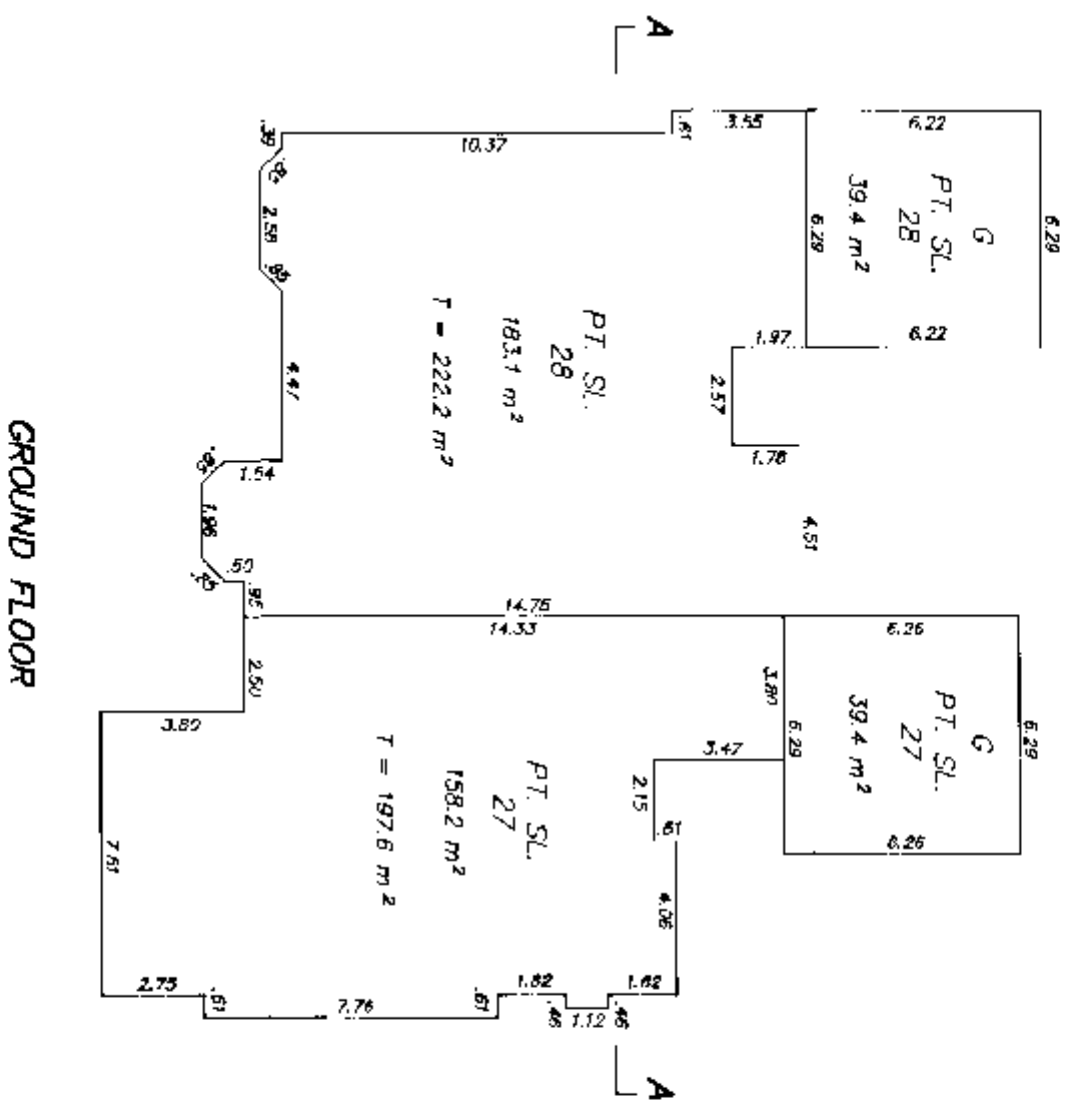
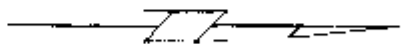
SECTION A - A'

FLOOR PLANS AND SECTIONS

STRATA PLAN LMS 469

PHASE 1

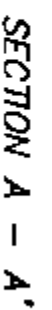
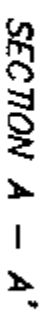
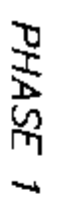
0 5 10 15
SCALE 1:200 DISTANCES ARE METRIC



GROUND FLOOR

SL. 28	SL. 27
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SECTION A — A'



Common Property Sheet Closed *12/11/95*
 Search ALTOS2 or BC Online for
 Current Information. BC Reg 76/95

STRATA PLAN LMS 469

12/11/95
 LINDA J. O'SHEA, Registrar
 Vancouver New Westminster Land Title District
 REGISTRATIONS AFFECTING THE COMMON PROPERTY

REGISTRATION

DOCUMENTS

NUMBER	DATE	DATE	NATURE AND PARTICULARS
THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 25 OF THE MUNICIPAL ACT. SEE BC300017 (EXPIRES 2/1/9)			
BC300018	5/11/1991	c 11:55	Covenant THE CORRELATION OF DECTA A.T.A. SECTION 215 INTER ALIA AS TO PART FORMERLY LOT 54 EXCEPT: AND LAND 63069, AND 62757
BC300020	4/11/1991	c 11:56	Covenant HIGH MAJESTY THE QUEEN IN RIGHT OF THE PROVINCE OF BRITISH COLUMBIA AND THE CORRELATION OF DECTA A.T.A. SEC. 215 INTER ALIA
BC300022	5/11/1991	c 11:56	Covenant THE CORRELATION OF DECTA A.T.A. SEC. 215 INTER ALIA
BC317130	21/11/1991	c 14:04	Covenant THE CORRELATION OF DECTA A.T.A. SEC. 215 INTER ALIA
BC317134	21/11/1991	c 14:05	Statutory Right of Way THE CORRELATION OF DECTA PLAN LMP 2354 - AS TO PART FORMERLY LOT 54 EXCEPT: INTER ALIA
BC317131	13/01/1992	c 11:52	Statutory Right of Way BRITISH COLUMBIA HYDRO AND POWER AUTHORITY - AS TO PART FORMERLY LOT 54 EXCEPT: PART OF LAND 63069, AND 62757 INTER ALIA
BC317133	21/11/1991	c 14:05	Statutory Right of Way THE CORRELATION OF DECTA PLAN LMP 2354 - AS TO PART FORMERLY LOT 48 AND 59424 INTER ALIA
BC84923	11/03/1992	c 14:31	Statutory Right of Way THE CORRELATION OF DECTA PLAN LMP 3721 INTER ALIA
BC84926	11/03/1992	c 14:31	PLAN LMP 3722 APPROXIMATE TO LOT 2 AND LMP 3085

CONT'D SHEET 19A

[illegible]

RCVD:1998-02-05 PRNT: 2007-12-16-16.57.57.667252

00
MAY 20, 1992
FBI: 89-1255

STRATA PLAN OF PART OF LOT 1,
SEC. 1, TP. 5, N.W.D.
PLAN LMP 3083

PHASE 2
STRATA PLAN LMS469

MUNICIPALITY OF DELTA
B.C.G.S. 926.005

DEPOSITED AND REGISTERED IN THE LAND
TITLE OFFICE AT NW WESTMINSTER B.C.
THIS 24 DAY OF June, 1993.

SCALE 1 : 2000 DISTANCES ARE METRIC



LEGEND :

- SL DENOTES STRATA LOT
- PT DENOTES PART
- T DENOTES TOTAL
- m² DENOTES SQUARE METERS
- ⊙ DENOTES COMMON PROPERTY
- G DENOTES GARAGE BEING PART OF STRATA LOT
- P DENOTES PARK BEING PART OF STRATA LOT
- CY DENOTES COURTYARD BEING PART OF STRATA LOT
- DW DENOTES DRIVEWAY BEING PART OF STRATA LOT
- LOP DENOTES LIMITED COMMON PROPERTY
- DENOTES OLD IRON POST FOUND
- ⊙ DENOTES OLD CONTROL MONUMENT FOUND

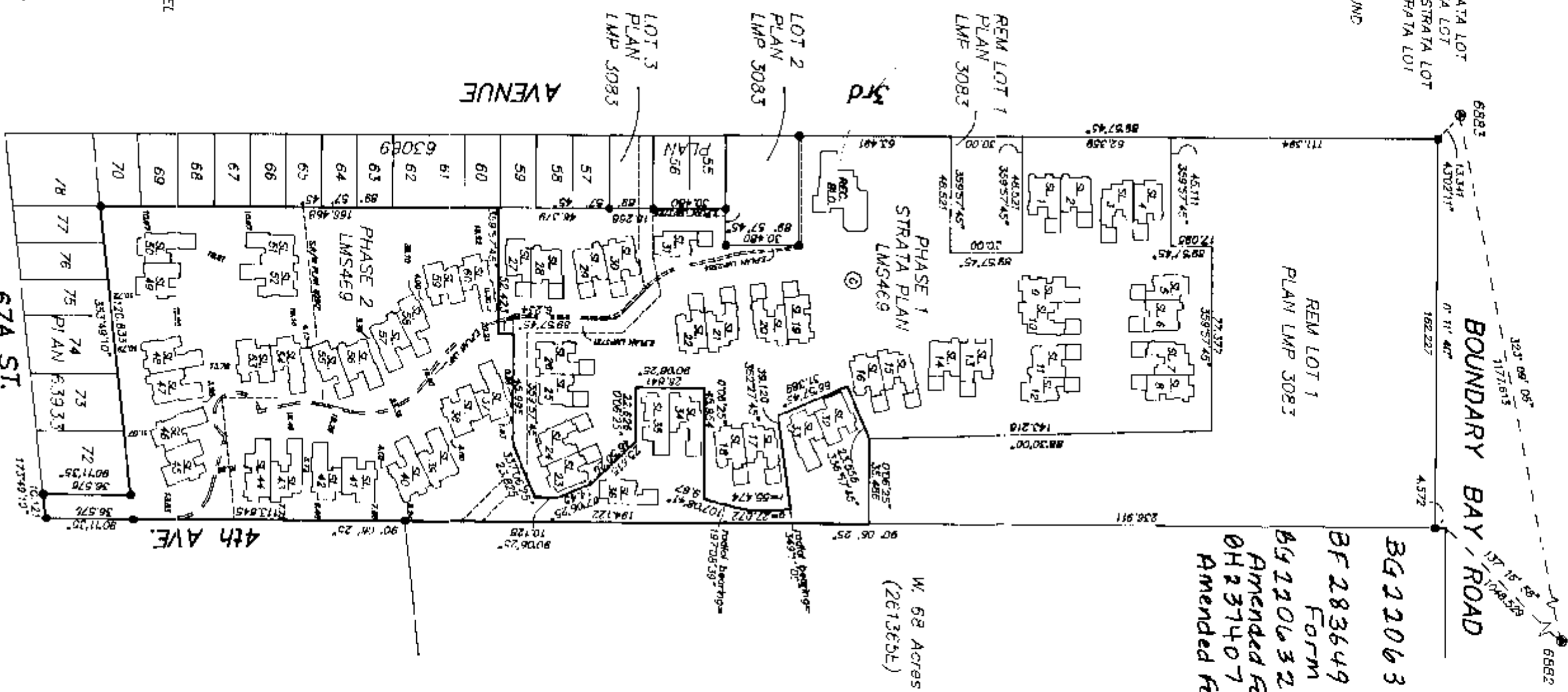
GRID BEARINGS ARE DERIVED FROM
CONTROL MONUMENTS 6882 AND 6883



CIVIC ADDRESS :

6505 3rd AVENUE
DELTA, B.C.
V4L 2N1

FOR BUILDING DIMENSIONS SEE
SHEETS 4 TO 18



THE ADDRESS FOR SERVICE OF DOCUMENTS
OF THE STRATA CORPORATION IS :
THE OWNERS, STRATA PLAN LMS 469
C/O #224-1959 152nd STREET
SURREY B.C.

I, DUDYCK OF LANGLEY, B.C. 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 SURREY, B.C.
THIS 9 DAY OF June 1993

Dudyck

B.C.L.S.

THIS PLAN LIES WITHIN THE GREATER
VANCOUVER REGIONAL DISTRICT

Deputy Registrar

BG 220633
BF 283649
Form E
BG 220632
Amended Form E
OH 237407
Amended Form E

W. 68 Acres
(261365L)

67A ST.

DYCK AND ASSOCIATES
208 - 884E - KING GEORGE HIGHWAY
SURREY, B.C. V3W 4Z9 KANE 09.1993
594-7527 FAX 594-7922 FILE: 89-1255

DELTA FILE: 37-93-06

PHASE 2
CONDOMINIUM ACT
STRATA PLAN LMS469

LOT No.	SHEET No.	FORM 1	FORM 2	FORM 3	CIVIC ADDRESS SUITE No.
		SCHEDULE OF UNIT ENTITLEMENT	SCHEDULE OF INTEREST UPON DESTRUCTION INTEREST UPON DESTRUCTION	SCHEDULE OF VOTING RIGHTS No OF VOTES	
32	4	237	419		
33	4	176	385		
34	5	259	469		
35	5	242	419		
36	6	157	339		
37	7	176	365		
38	7	237	399		
39	8	181	359		
40	8	203	379		
41	9	237	389		
42	9	176	355		
43	10	259	389		
44	10	242	399		
45	11	237	399		
46	11	176	349		
47	12	181	349		
48	12	203	399		
49	13	237	419		
50	13	176	369		
51	14	181	389		
52	14	203	429		
53	15	237	409		
54	15	176	379		
55	15	158	339		
56	15	183	379		
57	17	183	379		
58	17	158	339		
59	18	237	429		
60	18	176	375		
AGGREGATE		5884	11195		

I HEREBY CERTIFY THAT THE COMMON FACILITY,
 "RECREATION BUILDING" WHICH ACCORDING TO
 FORM E OF THE ACT WAS TO HAVE BEEN CONSTRUCTED
 IN CONJUNCTION WITH FIRST PHASE, HAS BEEN
 SATISFACTORILY PROVIDED FOR.
 DATED THIS 21 DAY OF June 1993.

 APPROVING OFFICER
 MUNICIPALITY OF DELTA

APPROVED UNDER THE CONDOMINIUM ACT
 AS TO PHASE 2 OF A THREE PHASE
 STRATA PLAN 43
 DATED THIS 24 DAY OF JUNE 1993

 APPROVING OFFICER
 MUNICIPALITY OF DELTA

PHASE 2
STRATA PLAN LMS469
CONDOMINIUM ACT

OWNER:

TESCON DEVELOPMENTS LTD.

AUTHORIZED SIGNATORY

Michael Macdonald
AUTHORIZED SIGNATORY Michael Macdonald

WITNESS Rob Vorn

10 Dufferin Street
OCCUPATION OF WITNESS

224-135 15th Avenue S.W.
ADDRESS OF WITNESS

MORTGAGEE

BANK OF MONTREAL

[Signature]
AUTHORIZED SIGNATORY, A Sec 11, Director

[Signature] 3 Wm. Toffoli Director

WITNESS Guia Cadiz

Customer Service Officer

OCCUPATION OF WITNESS
BANK OF MONTREAL

ADDRESS OF WITNESS 595 Burrard St
P.O. Box 1000 Vancouver B.C.
VX 1L5

I DUDYCK OF LANLEY B.C. A BRITISH
COLUMBIA LAND SURVEYOR HEREBY CERTIFY
THAT THE BUILDING SHOWN IN THIS
STRATA PLAN HAS NOT AS OF
THE 9th DAY OF JUNE 1993
BEEN PREVIOUSLY OCCUPIED

DATED AT SURREY B.C.
THIS 9th DAY OF JUNE 1993

[Signature]
B.C.L.S.

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
BELEIVING IT TO BE TRUE AND KNOWING THAT IT IS OF
THE SAME FORCE AND EFFECT AS IF MADE UNDER OATH

DECLARED BEFORE ME AT Surrey B.C.
THIS 12 DAY OF June 1993

A COMMISSIONER FOR TAKING AFFIDAVITS WITHIN
THE PROVINCE OF BRITISH COLUMBIA
[Signature] Commissioner

ACCEPTED AS TO FORMS 1, 2, AND 3
THIS 23 DAY OF June 1993

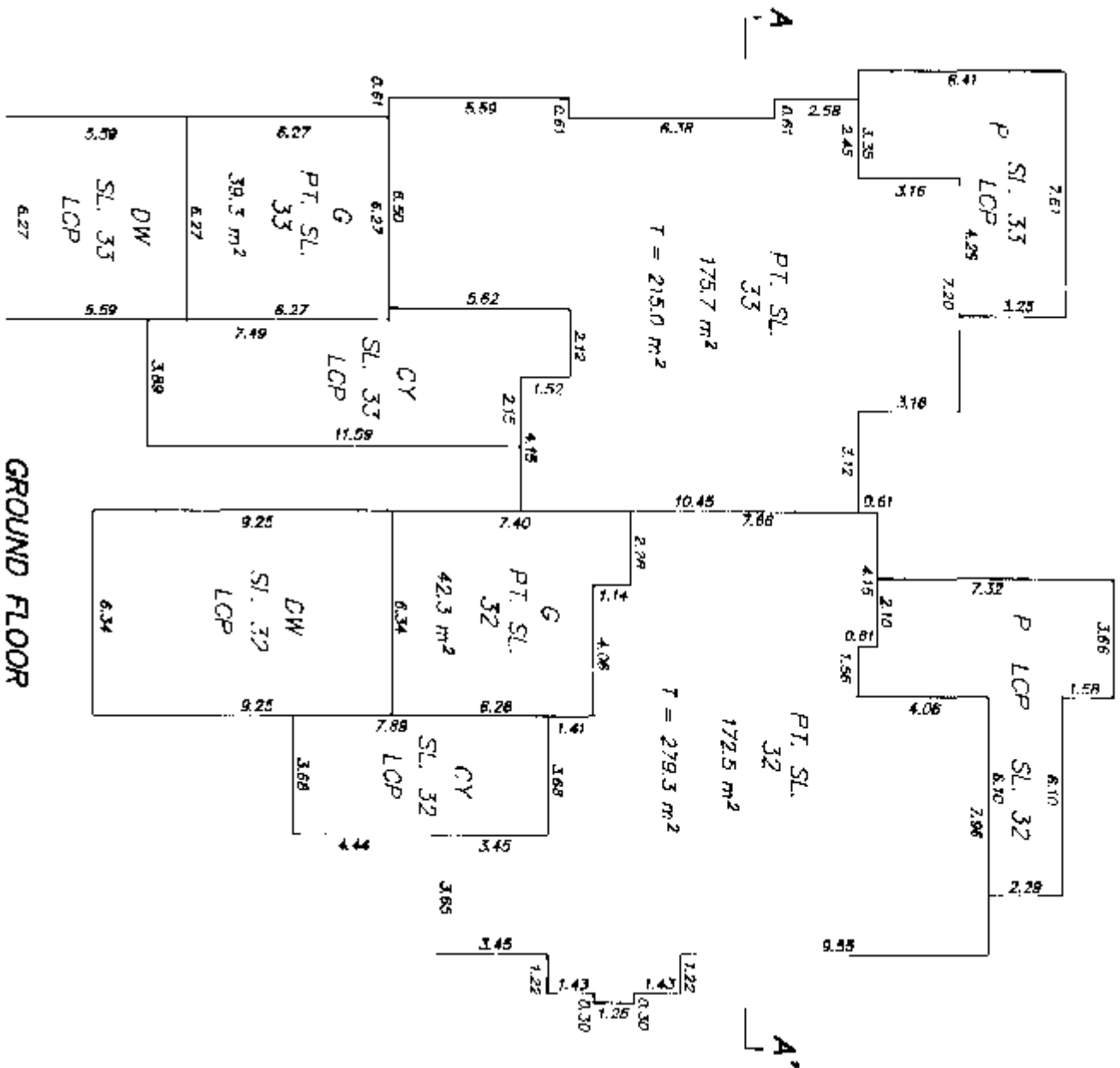
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SUPERINTENDENT OF REAL ESTATE

FLOOR PLANS AND SECTIONS

STRATA PLAN LMS469

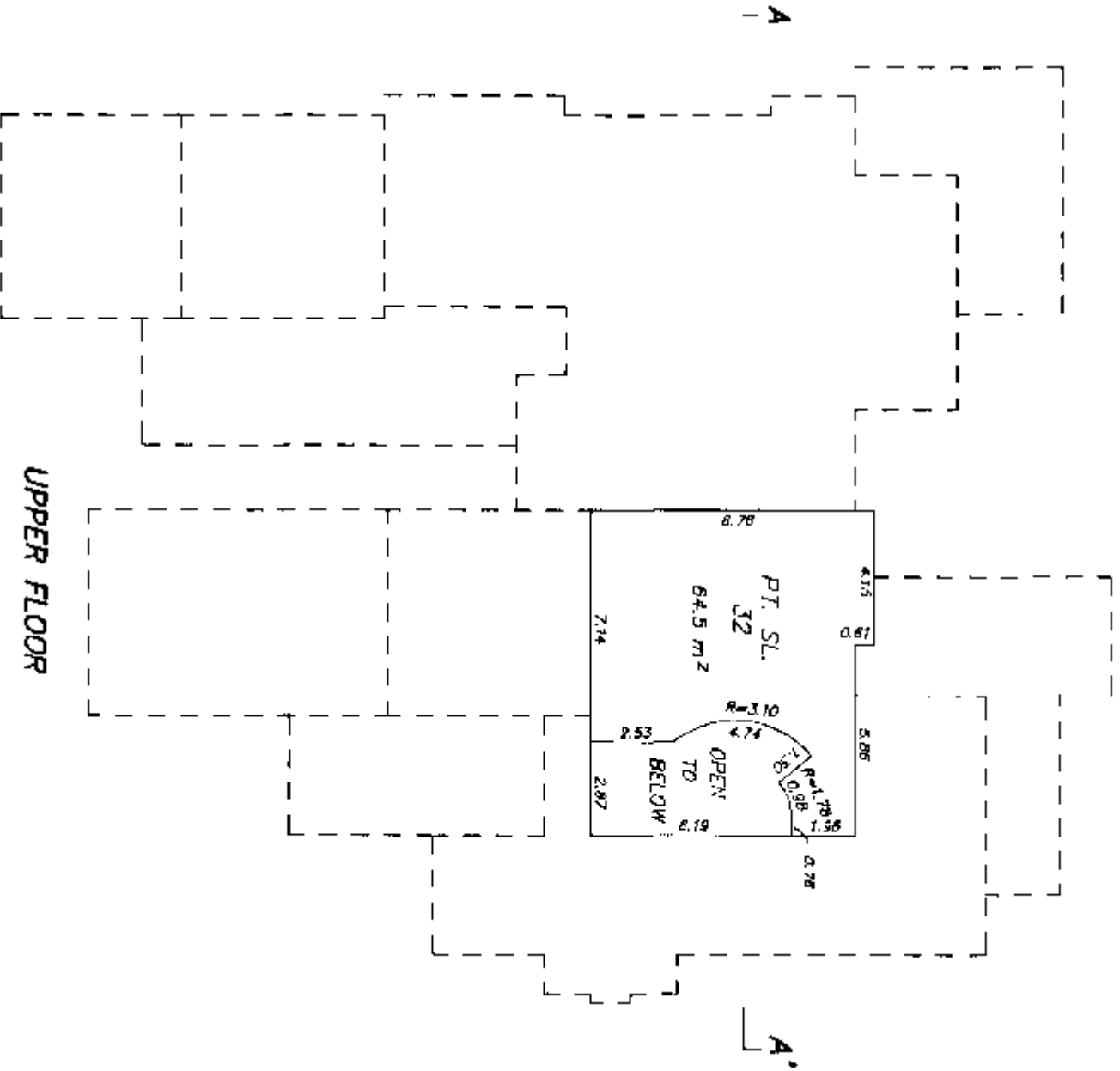
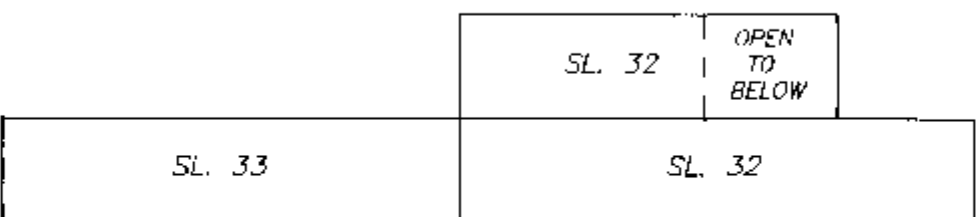
PHASE 2

SCALE 1:200 DISTANCES ARE METRIC



GROUND FLOOR

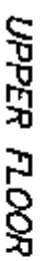
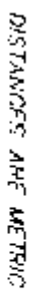
SECTION A - A'



UPPER FLOOR

STRATA PLAN LMS469

PHASE 2



WHS
JUNE 09, 1993
FILE: 89-1255

FLOOR PLANS AND SECTIONS

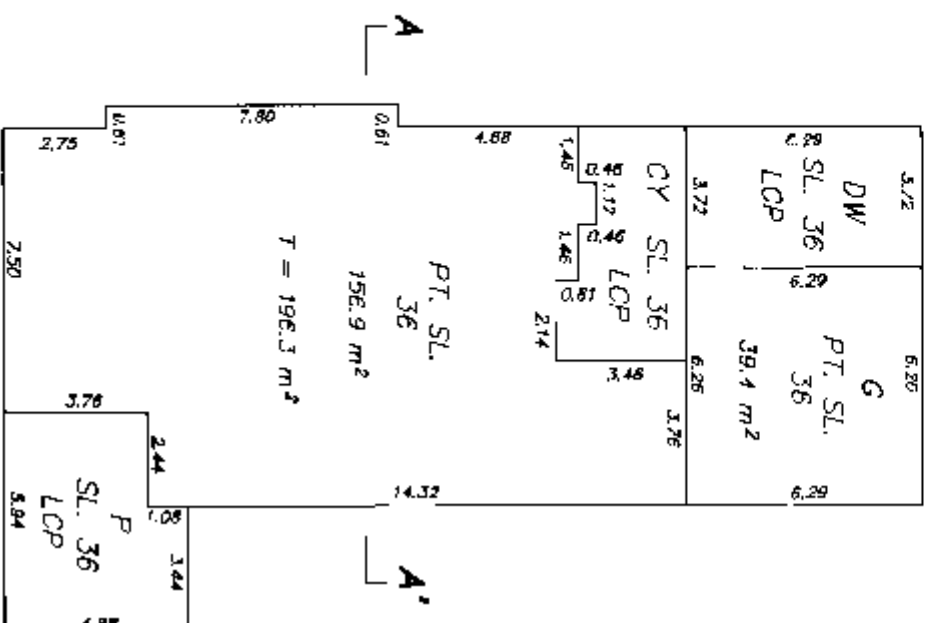
STRATA PLAN LMS469

PHASE 2



SCALE 1:200 DISTANCES ARE METRIC

— 17. —



GROUND FLOOR

SL. 36

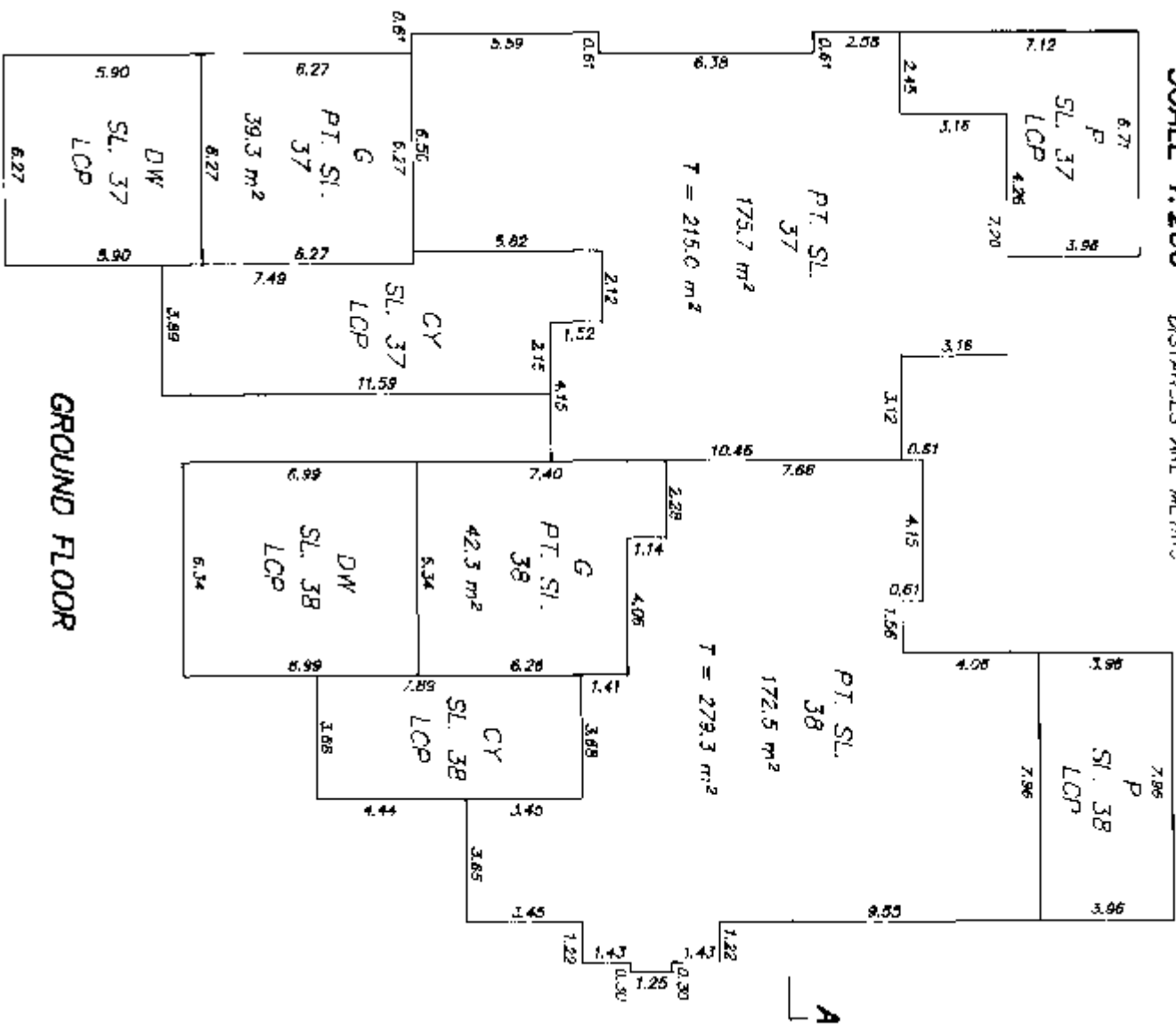
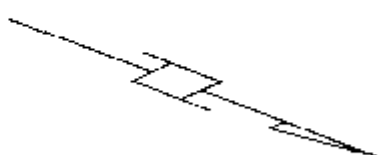
SECTION A — A'

FLOOR PLANS AND SECTIONS

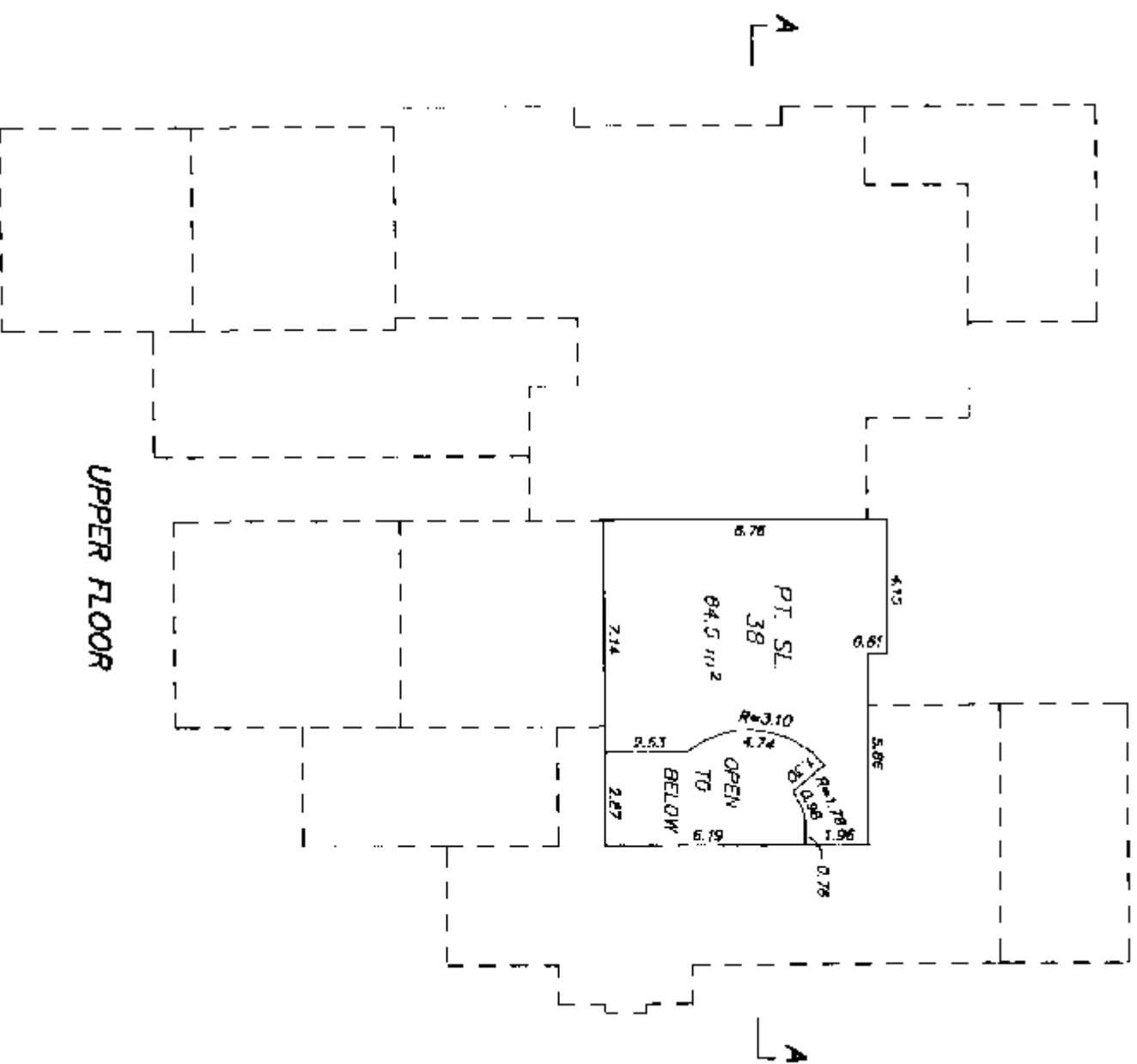
STRATA PLAN LMS469

PHASE 2

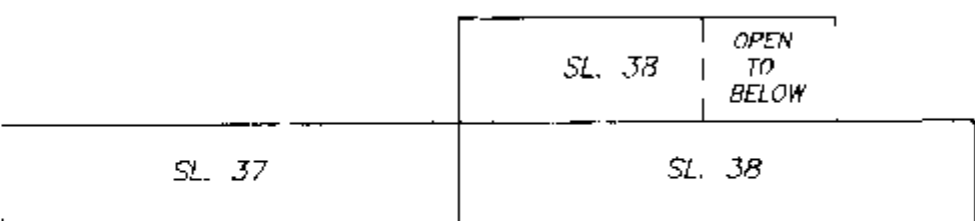
SCALE 1:200 DISTANCES ARE METRIC



GROUND FLOOR



UPPER FLOOR



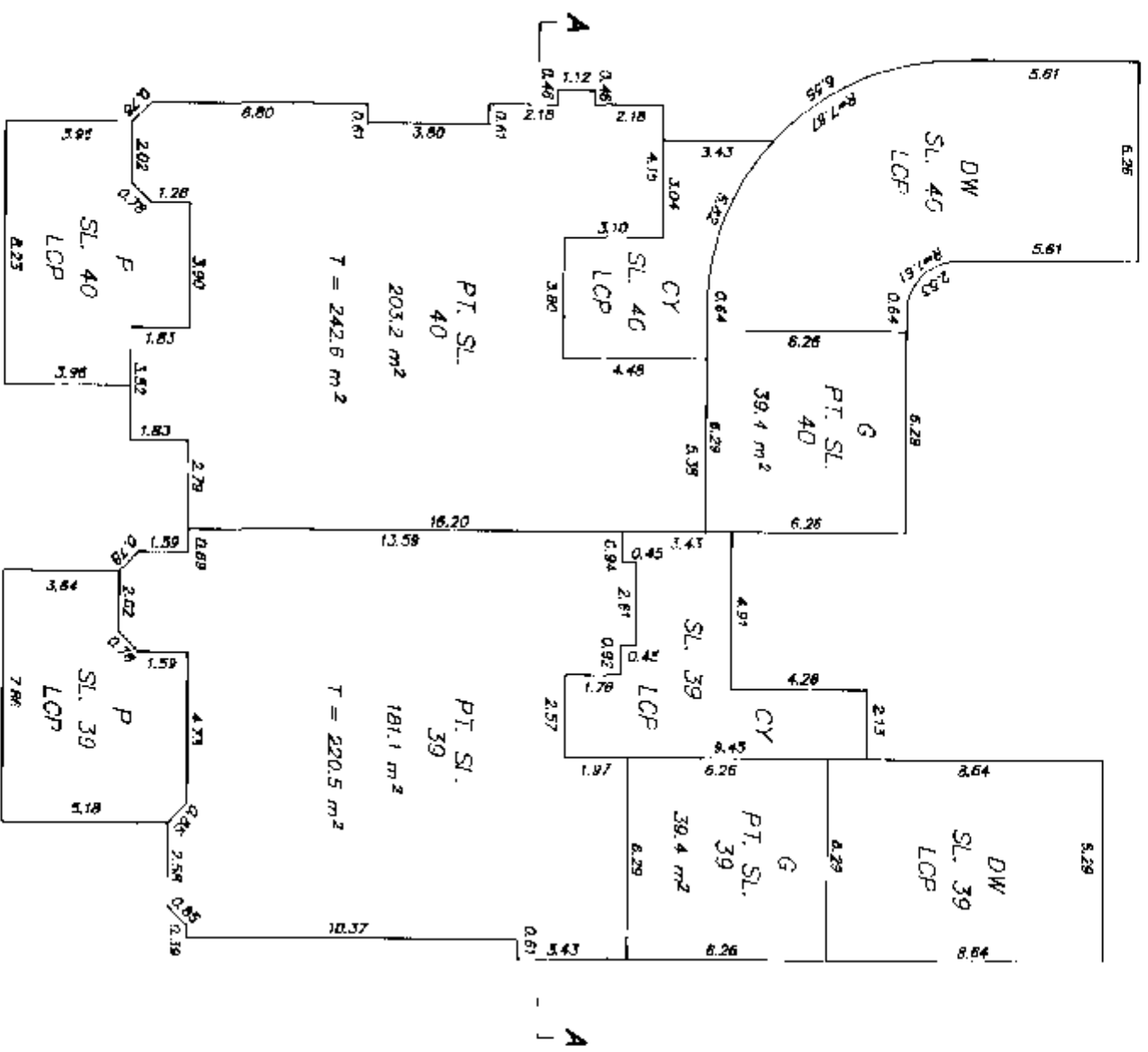
SECTION A - A'

FLOOR PLANS AND SECTIONS

STRATA PLAN LMS469

PHASE 2

0 5 10 15
SCALE 1:200 DISTANCES ARE METRIC



GROUND FLOOR

SL. 40	SL. 39
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SECTION A - A'

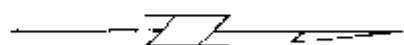
FLOOR PLANS AND SECTIONS

STRATA PLAN LMS469

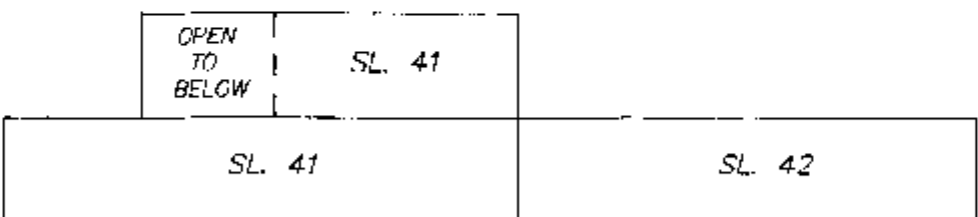
PHASE 2

SCALE 1:200

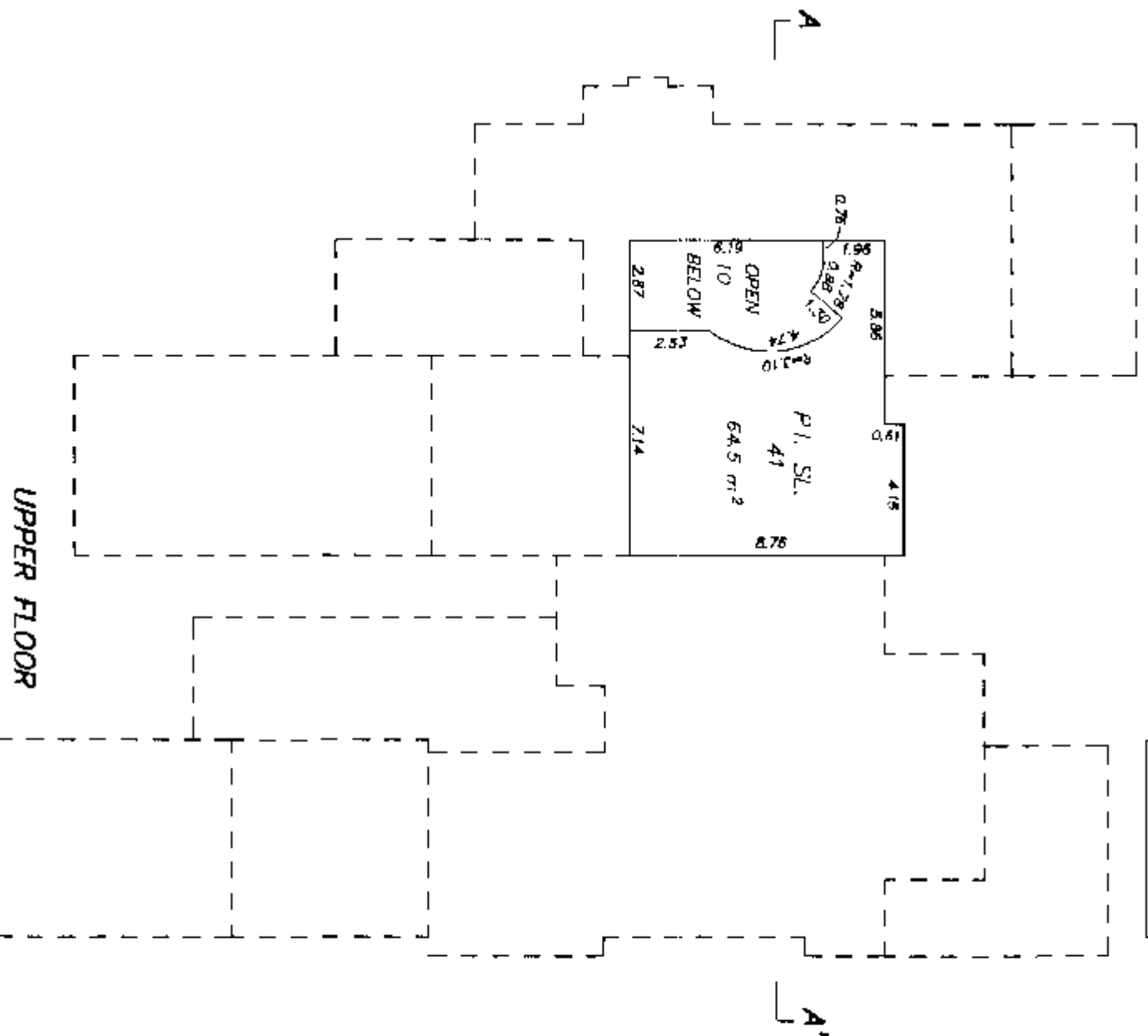
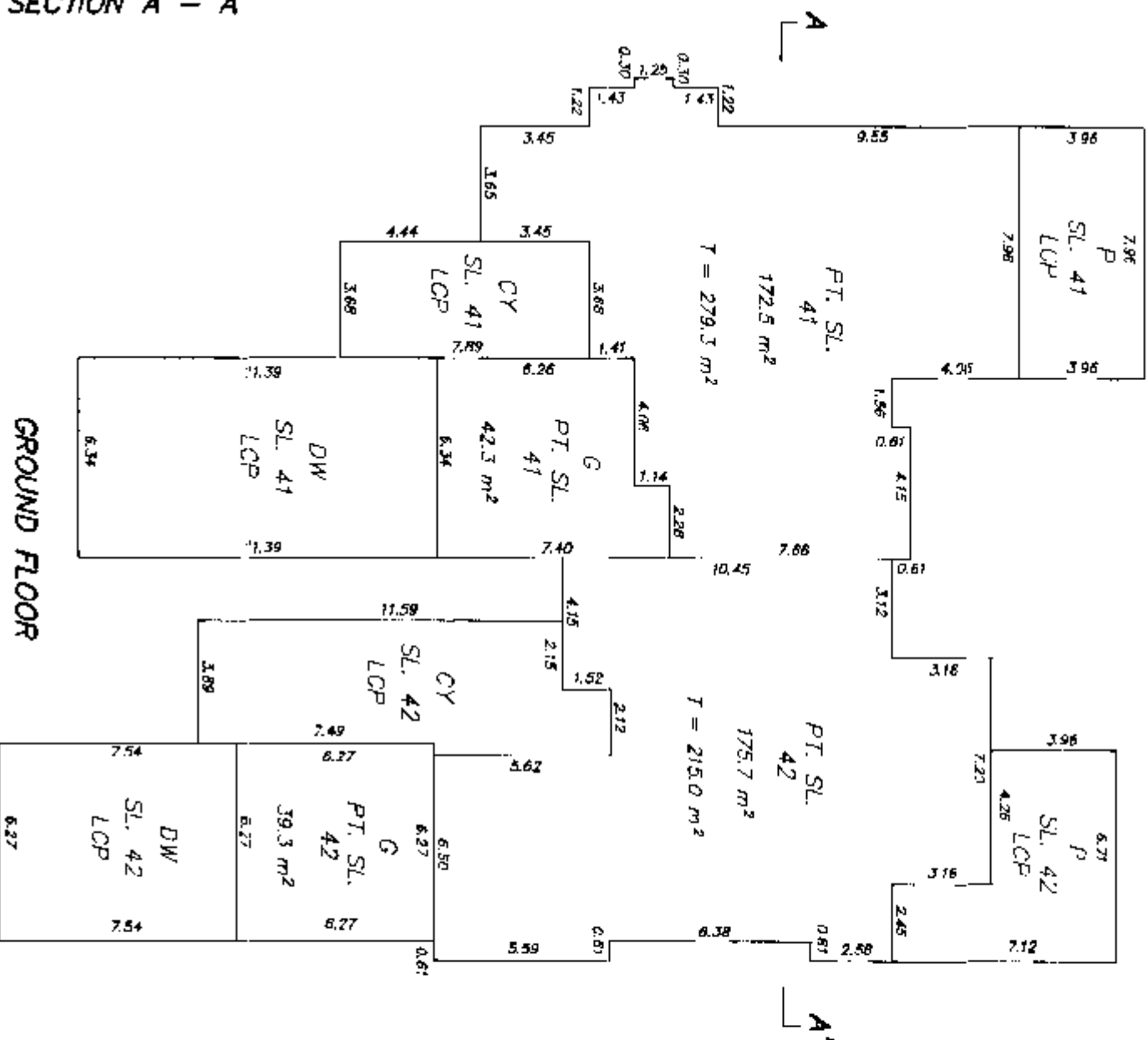
DISTANCES ARE METRIC



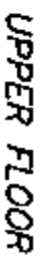
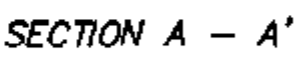
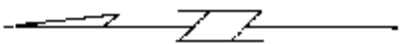
SECTION A - A'



GROUND FLOOR

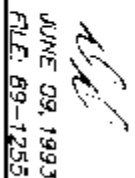


UPPER FLOOR



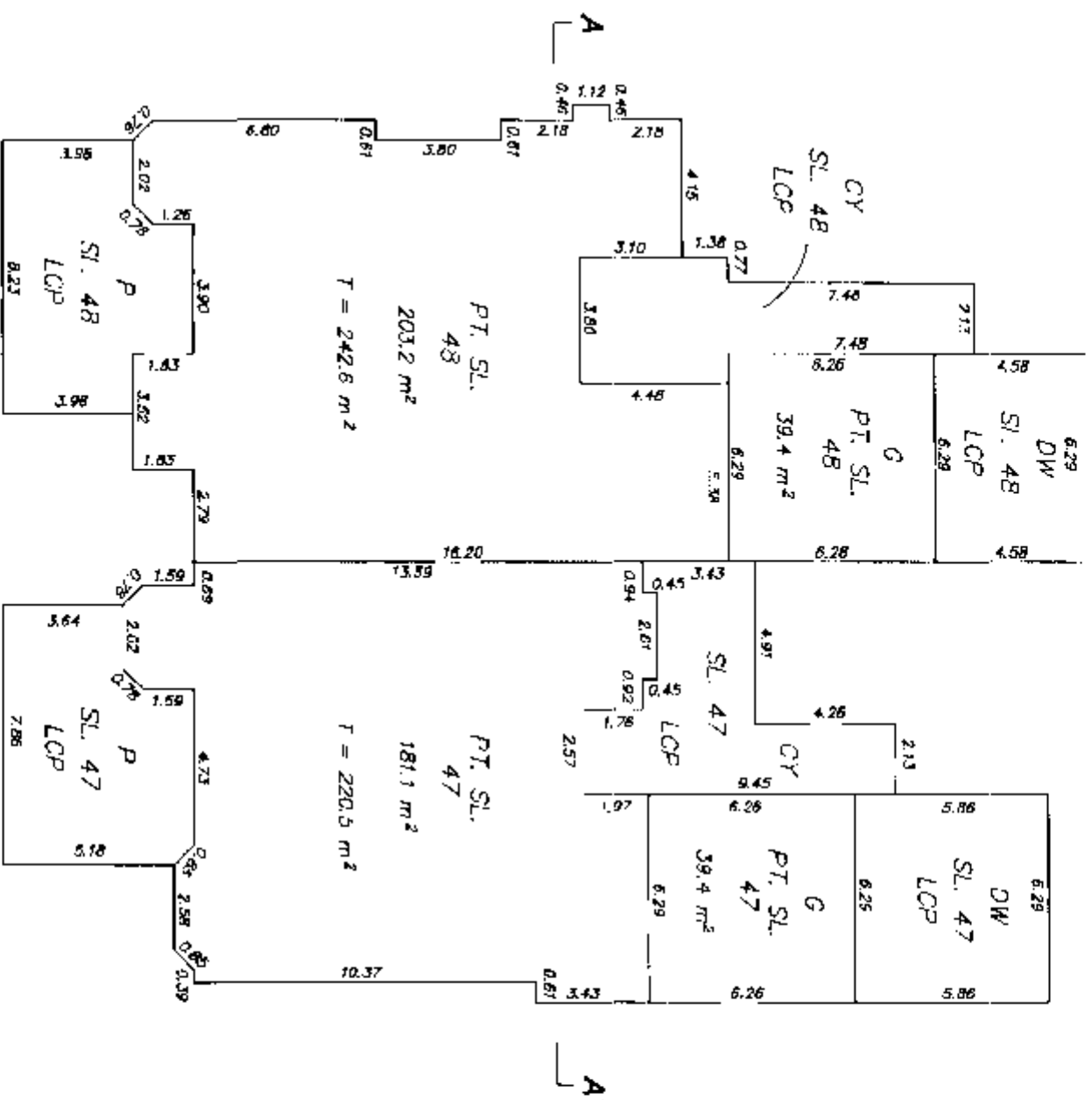
STRATA PLAN LMS469

PHASE 2



5	19
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DISTANCES ARE METRIC



GROUND FLOOR

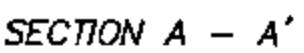
Sl. 45	Sl. 47
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SECTION A - A'

FILE: 69-1255



DISTANCES ARE METRIC



GROUND FLOOR

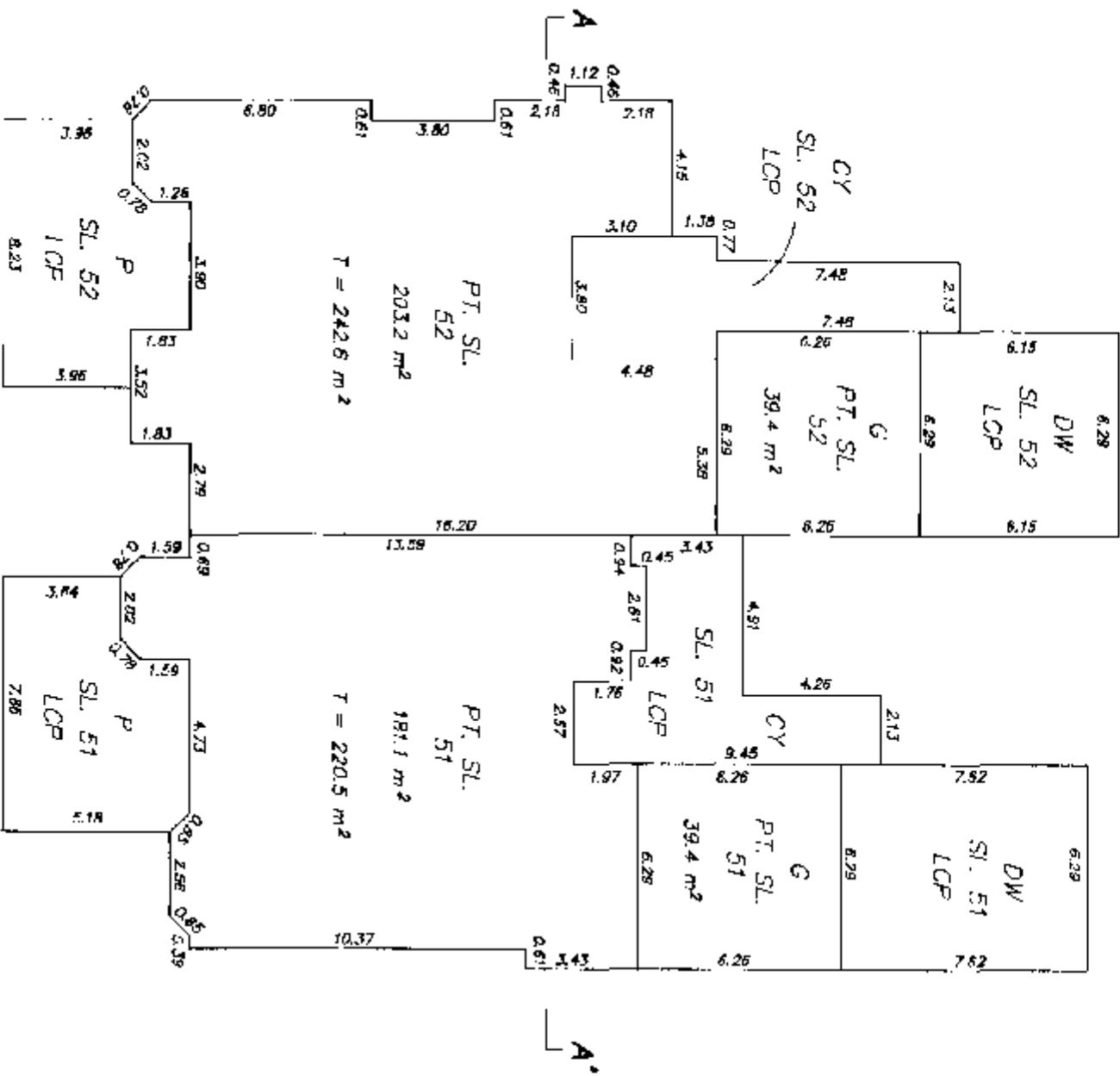
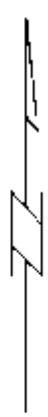
UPPER FLOOR

ALINE 09:1993
FILE: 89-1255

FLOOR PLANS AND SECTIONS

STRATA PLAN LMS469

PHASE 2



GROUND FLOOR

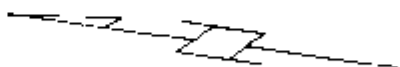
SL. 52	SL. 51
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SECTION A - A'

11

STRATA PLAN LMS469

SCALE 1:200 DISTANCES ARE METRIC



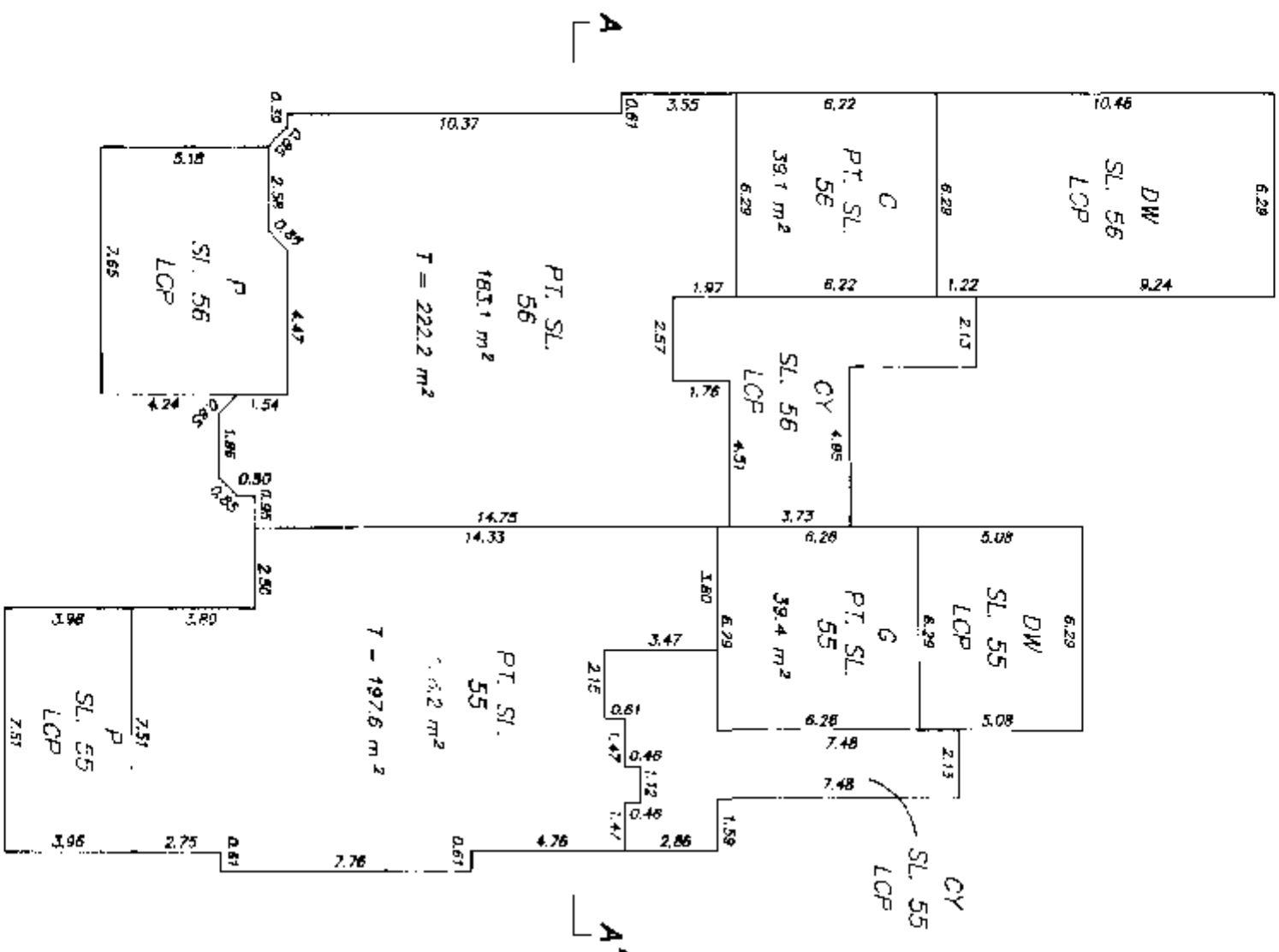
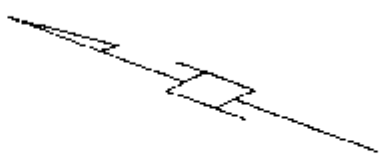
FILE: 83-1255

FLOOR PLANS AND SECTIONS

STRATA PLAN LMS469

PHASE 2

0 5 10 15
SCALE 1:200 DISTANCES ARE METRIC



GROUND FLOOR



SECTION A - A'

Handwritten signature/initials

STRATA PLAN LMS469

0 5 10 15
SCALE 1:200 DISTANCES ARE METRIC



SECTION A - A'

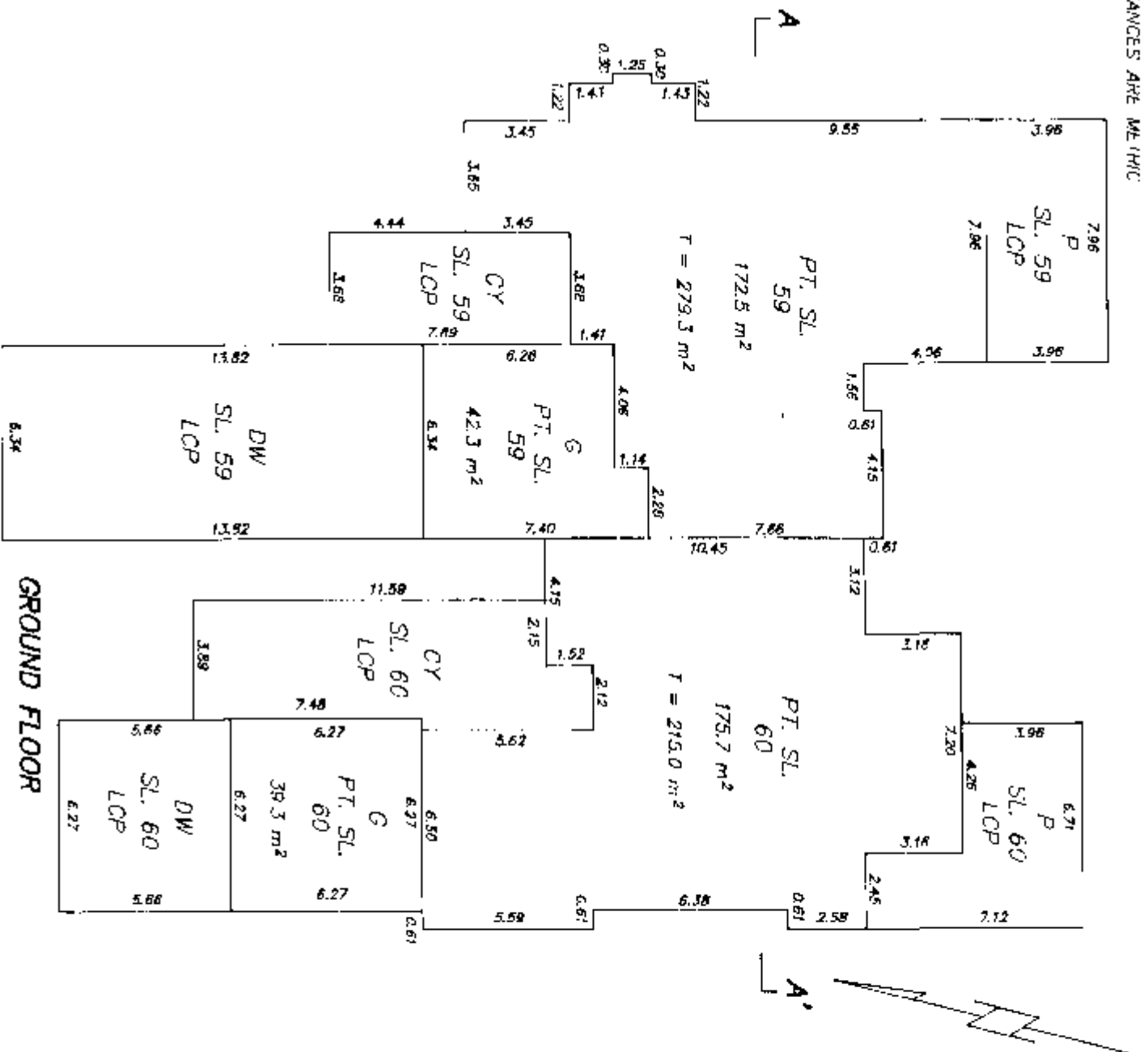
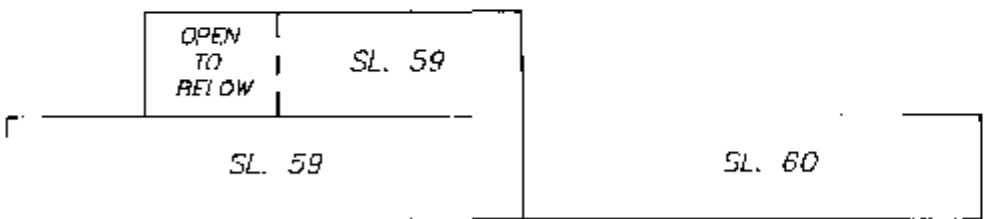
SL. 58	SL. 57
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FLOOR PLANS AND SECTIONS

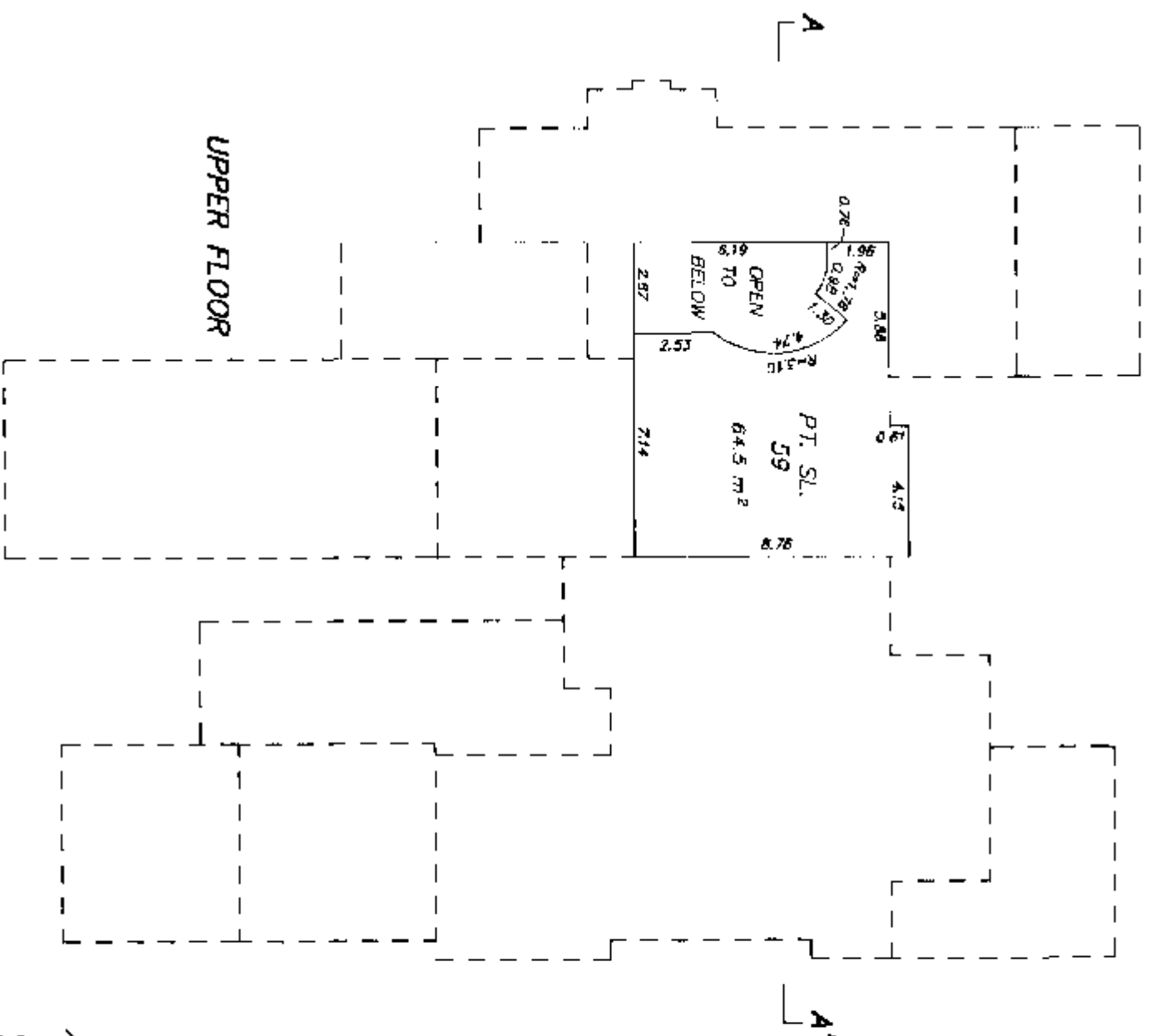
STRATA PLAN LMS469

PHASE 2

SCALE 1:200
DISTANCES ARE METRIC



UPPER FLOOR



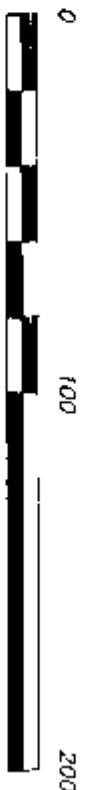
STRATA PLAN OF LOT 1, EXCEPT:
 FIRSTLY: PHASE ONE STRATA PLAN LMS469
 SECONDLY: PHASE TWO STRATA PLAN LMS469
 THIRDLY: PART DEDICATED ROAD ON PLAN LMP12616
 SEC. 1, TP. 5, N.W.D., PLAN LMP3083

STRATA PLAN LMS469
 PHASE 3 BH 237408

MUNICIPALITY OF DELTA
 B.C.G.S. 926.005

DEPOSITED AND REGISTERED IN THE LAND
 TITLE OFFICE AT NEW WESTMINSTER B.C.
 THIS 28th DAY OF JUNE 1994.

ASSISTANT REGISTRAR



SCALE 1 : 2000 DISTANCES ARE METRIC

- LEGEND:
- SL DENOTES STRATA LOT
 - PT DENOTES PART
 - T DENOTES TOTAL
 - m² DENOTES SQUARE METRES
 - ⊙ DENOTES COMMON PROPERTY
 - G DENOTES GARAGE BEING PART OF STRATA LOT
 - P DENOTES PATIO BEING LIMITED COMMON PROPERTY
 - CY DENOTES COURTYARD BEING LIMITED COMMON PROPERTY
 - DW DENOTES DRIVEWAY BEING LIMITED COMMON PROPERTY
 - LCF DENOTES LIMITED COMMON PROPERTY
 - DENOTES OLD IRON POST FOUND
 - ⊙ DENOTES OLD CONTROL MONUMENT FOUND

THIS PLAN SHOWS GROUND - LEVEL MEASURED
 DISTANCES PRIOR TO COMPUTATION OF UTM CO-ORDINATES
 MULTIPLY BY COMBINED FACTOR 0.9995966
 GRID BEARINGS ARE DERIVED FROM
 CONTROL MONUMENTS 6882 AND 6883
 INTEGRATED SURVEY AREA NUMBER 13, DELTA



CIMC ADDRESS:

6505 3rd AVENUE
 DELTA, B.C.
 V4L 2M1

FOR BUILDING DIMENSIONS SEE
 SHEETS 5 TO 19

THE ADDRESS FOR SERVICE OF DOCUMENTS
 OF THE STRATA CORPORATION IS:
 THE OWNERS, STRATA PLAN LMS 469
 C/O #224-1959 152nd STREET
 SURREY B.C.

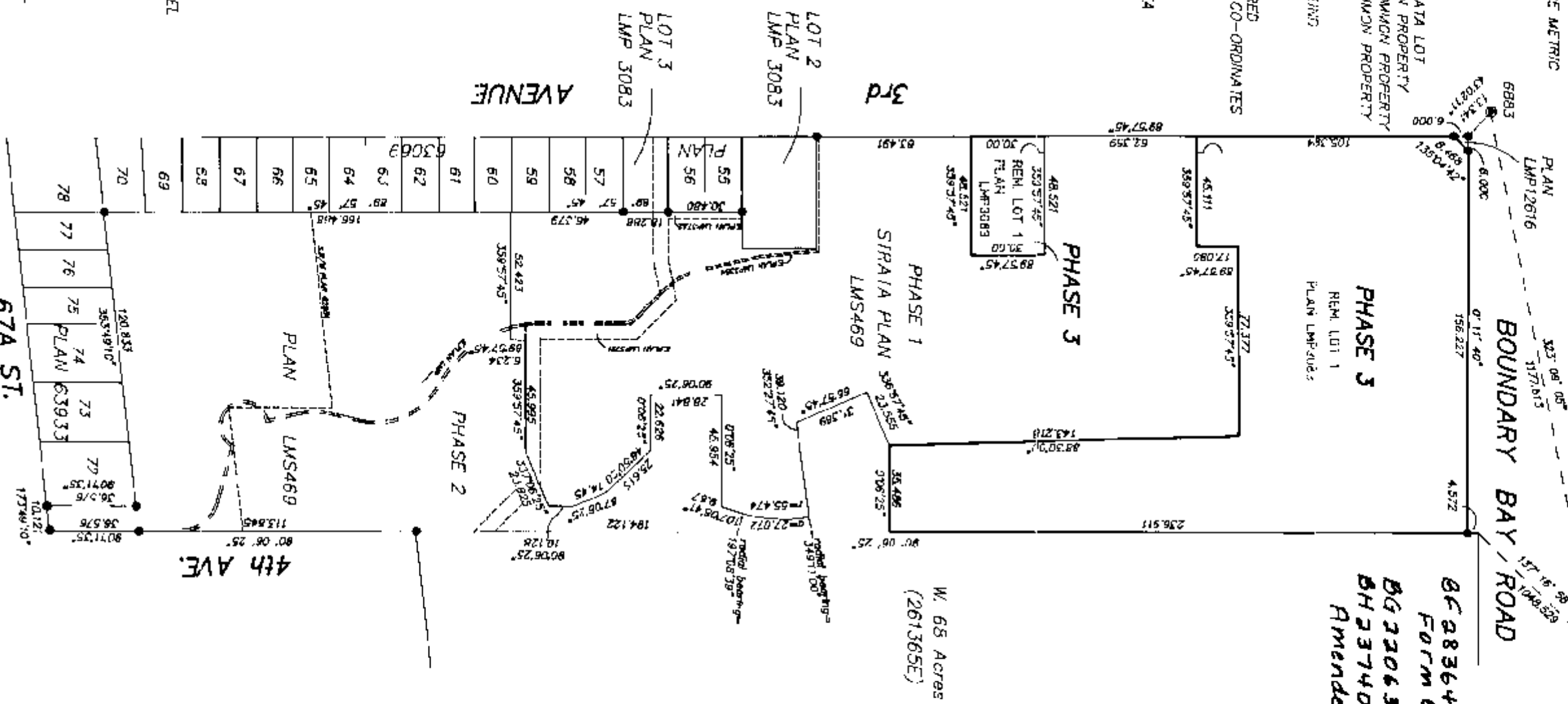
I, D. DYCK OF LANGLEY B.C. A BRITISH
 COLUMBIA LAND SURVEYOR HEREBY CERTIFY
 THAT THE BUILDINGS ERECTED ON THE PARCEL
 DESCRIBED ABOVE ARE WHOLLY WITHIN THE
 EXTERNAL BOUNDARIES OF THAT PARCEL.

DATED AT SURREY, B.C. MAY, 1994
 THIS 27th DAY OF

D. Dyck

B.C.L.S.

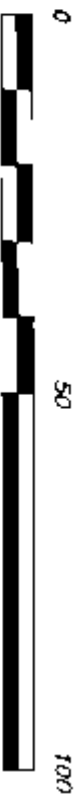
THIS PLAN LIES WITHIN THE GREATER
 VANCOUVER REGIONAL DISTRICT



SITE PLAN

STRATA PLAN LMS469

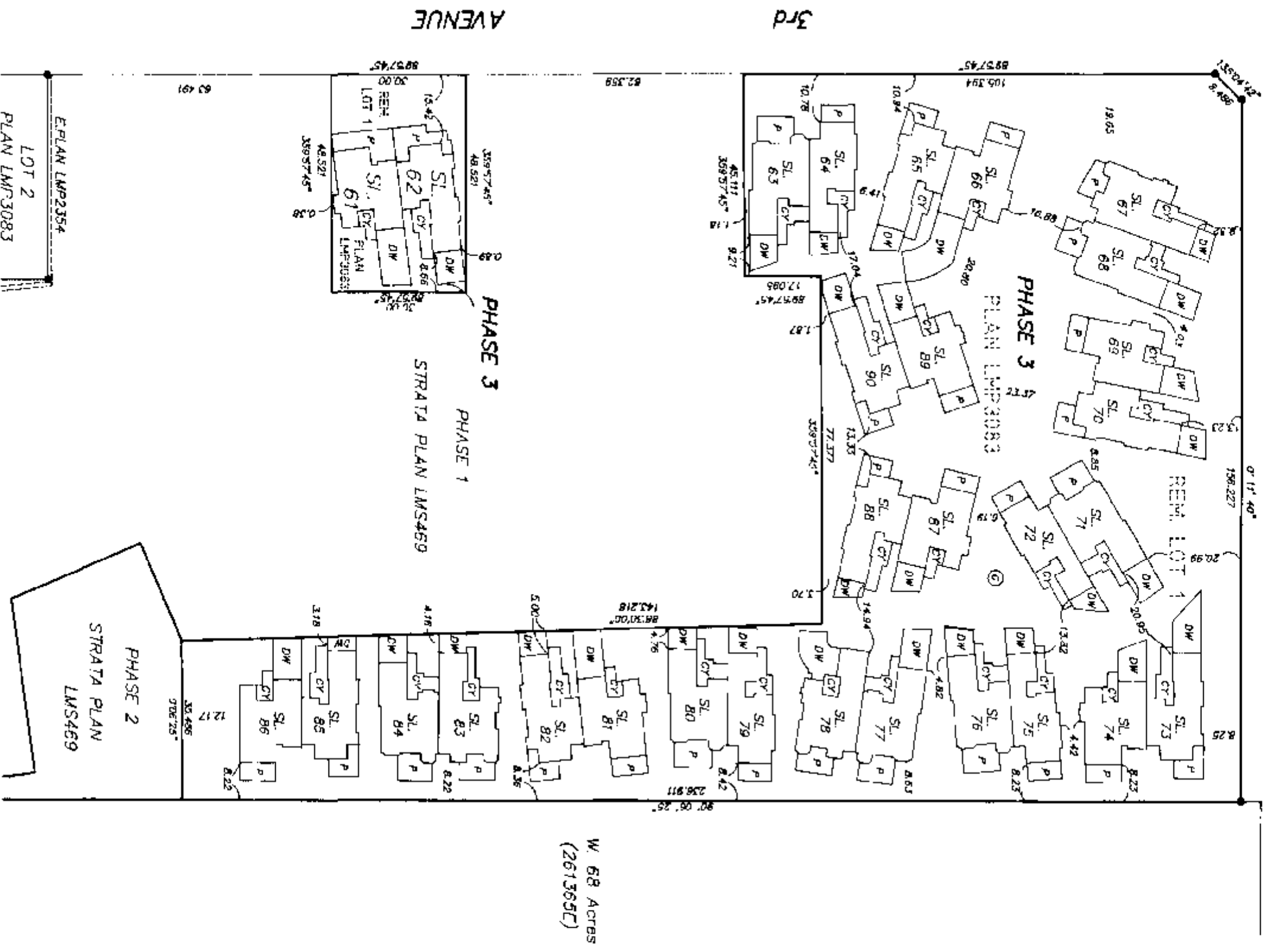
PHASE 3



SCALE 1 : 1000 DISTANCES ARE METRIC

72-1-1

BOUNDARY BAY ROAD



STRATA PLAN LMS469

PHASE 3

CONDOMINIUM ACT

LOT No.	SHEET No.	FORM 1	FORM 2	FORM 3	C/O NO. ADDRESS SUITE No.
		SCHEDULE OF UNIT ENTITLEMENT	SCHEDULE OF INTEREST UPON DESTRUCTION INTEREST UPON DESTRUCTION	SCHEDULE OF VOTING RIGHTS No OF VOTES	
61	5	237	399		
62	5	1/9	355		
63	6	183	364		
64	6	158	329		
65	7	179	355		
66	7	237	429		
67	8	199	419		
68	8	181	384		
69	9	237	419		
70	9	179	365		
71	10	183	399		
72	10	158	339		
73	11	179	349		
74	11	237	359		
75	12	158	329		
76	12	183	369		
77	13	181	369		
78	13	199	384		
79	14	158	329		
80	14	183	369		
81	15	237	404		
82	15	179	354		
83	16	199	384		
84	16	181	369		
85	17	179	354		
86	17	237	404		
87	18	237	445		
88	18	179	405		
89	19	237	439		
90	19	179	399		
AGGREGATE		5832	11410		

I HEREBY CERTIFY THAT THE COMMON FACILITY,
"RECREATION BUILDING" WHICH ACCORDING TO
FORM E OF THE ACT HAS TO HAVE BEEN CONSTRUCTED
IN CONJUNCTION WITH THE FIRST PHASE, HAS BEEN
SATISFACTORILY PROVIDED FOR.
DATED THIS 16 DAY OF June 1994.

APPROVING OFFICER
MUNICIPALITY OF DELTA

APPROVED UNDER THE CONDOMINIUM ACT
AS TO PHASE 3 OF A THREE PHASE
STRATA PLAN
DATED THIS 16 DAY OF June 1994

APPROVING OFFICER
MUNICIPALITY OF DELTA

STRATA PLAN LMS469

PHASE 3

OWNER:

TESCON DEVELOPMENTS LTD.

Michael
AUTHORIZED SIGNATORY
M. G. MASCHER

AUTHORIZED SIGNATORY

WITNESS

And J Vorn
OCCUPATION OF WITNESS
1091 15th STREET SUITE 204
SURREY, B.C. V4M 9E3

ADDRESS OF WITNESS

MORTGAGE

BANK OF MONTREAL

SAETH A. STOLL
AUTHORIZED SIGNATORY ACCOUNT MANAGER

AUTHORIZED SIGNATORY

And J. Laidy
WITNESS GINA CADBY

CUSTOMER SERVICE OFFICER

OCCUPATION OF WITNESS
Commercial Real Estate Unit Western
6800 14th Avenue
V6P 1A8 VANCOUVER, B.C.

ADDRESS OF WITNESS

I, JUDYCK OF LANGLEY, B.C. A BRITISH
COLUMBIA LAND SURVEYOR HEREBY CERTIFY
THAT THE BUILDINGS SHOWN IN THIS
STRATA PLAN HAVE NOT AS OF
THE 27th DAY OF MAY 1994
BEEN PREVIOUSLY OCCUPIED

DATED AT SURREY, B.C.
THIS 27th DAY OF MAY 1994

And J. Laidy

B.C.L.S.

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

Michael
M. G. MASCHER

DECLARED BEFORE ME AT Surrey B.C.
THIS 24th DAY OF JUNE 1994.

A COMMISSIONER FOR TAKING AFFIDAVITS WITHIN
THE PROVINCE OF BRITISH COLUMBIA

And J Vorn
MASTERS & SOLICITORS
1091 15th STREET SUITE 204
SURREY, B.C. V4M 9E3

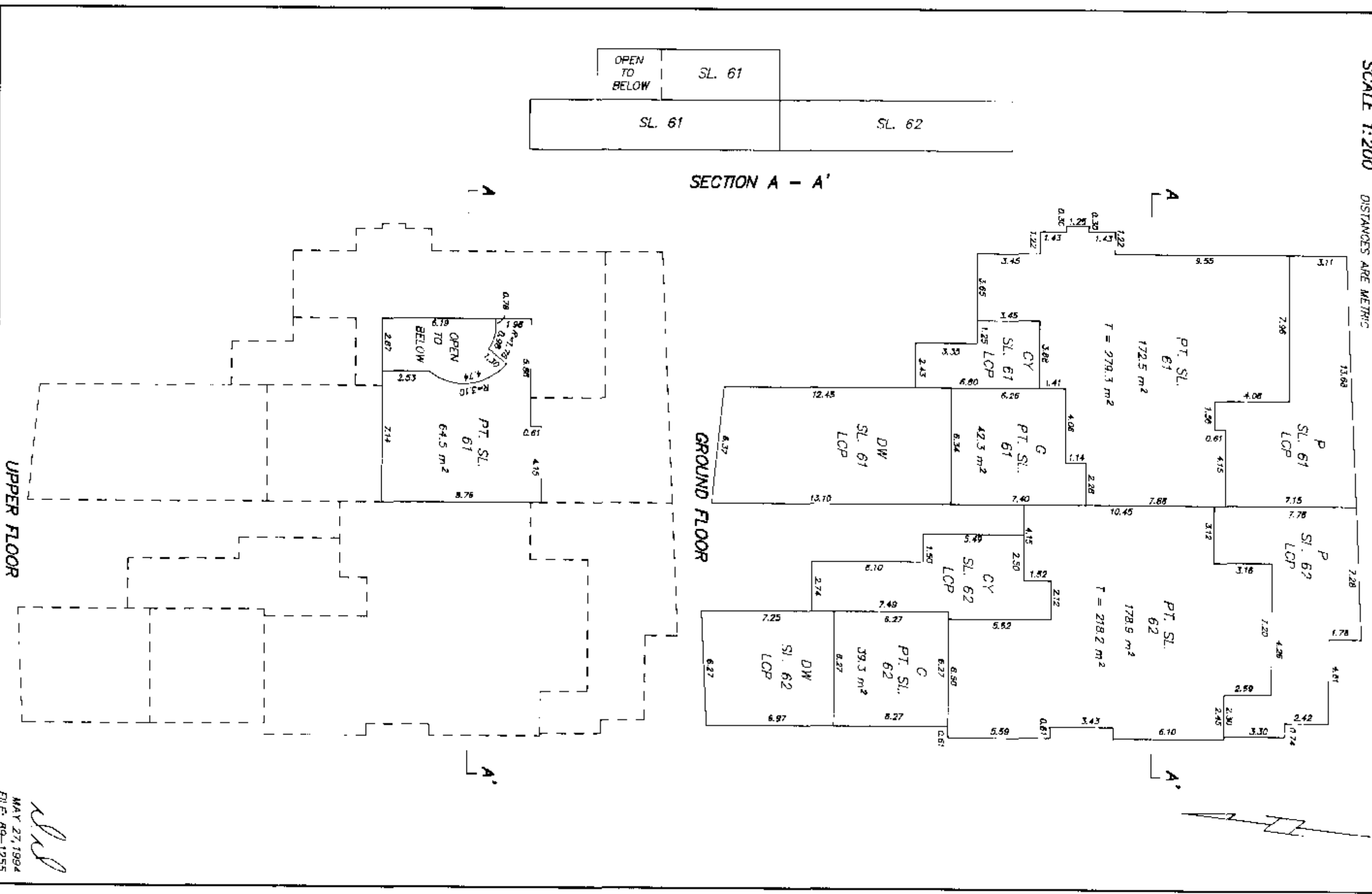
ACCEPTED AS TO FORMS 1, 2, AND 3
THIS 21st DAY OF June 1994.

Michael
SUPERINTENDENT OF REAL ESTATE



SCALE 1:200

DISTANCES ARE METRIC



222
MAY 27, 1994
FILE: 89-1255

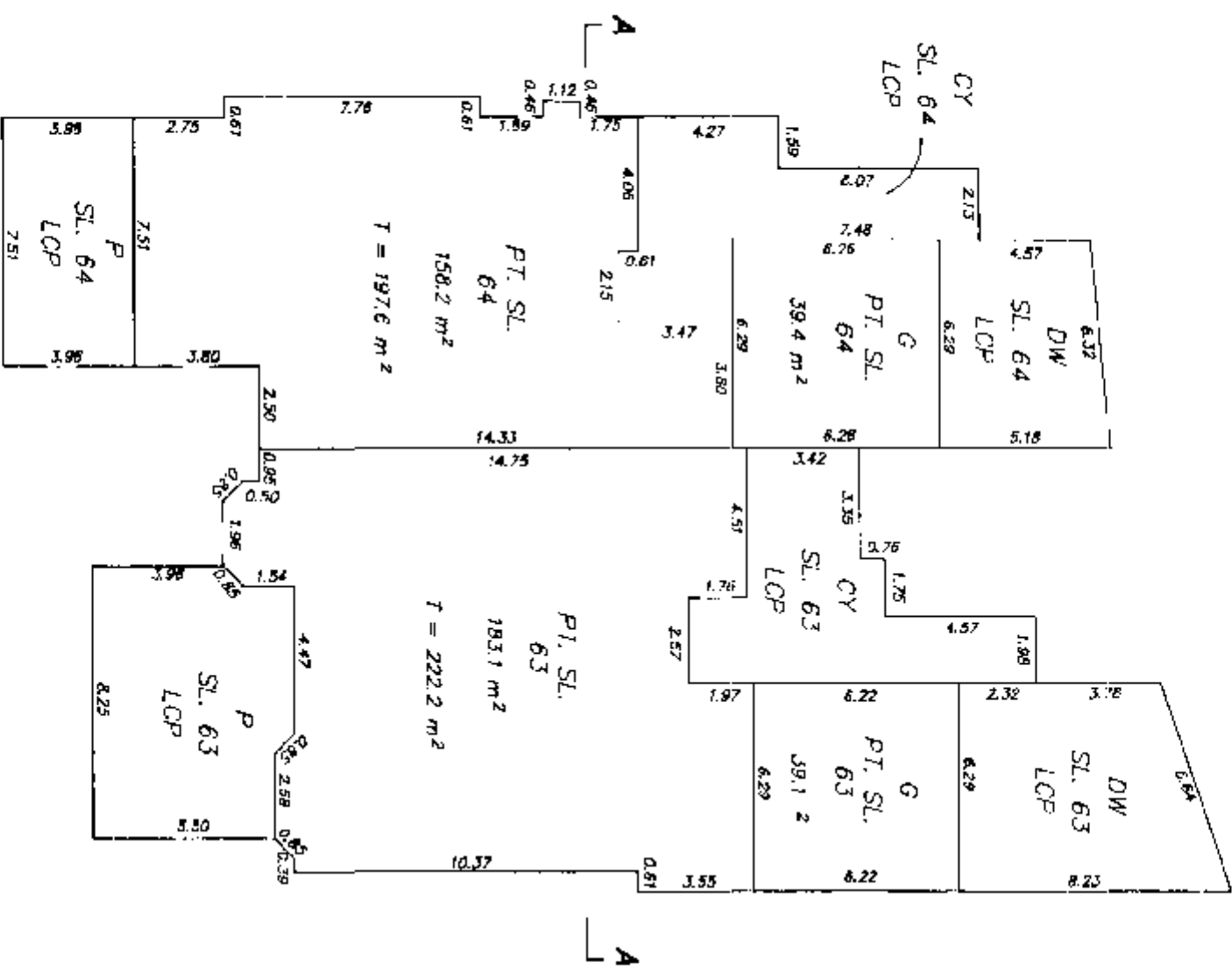
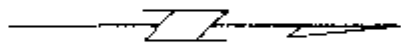
FLOOR PLANS AND SECTIONS

STRATA PLAN LMS469

PHASE 3



SCALE 1:200 DISTANCES ARE METRIC



GROUND FLOOR

SL. 64	SL. 63
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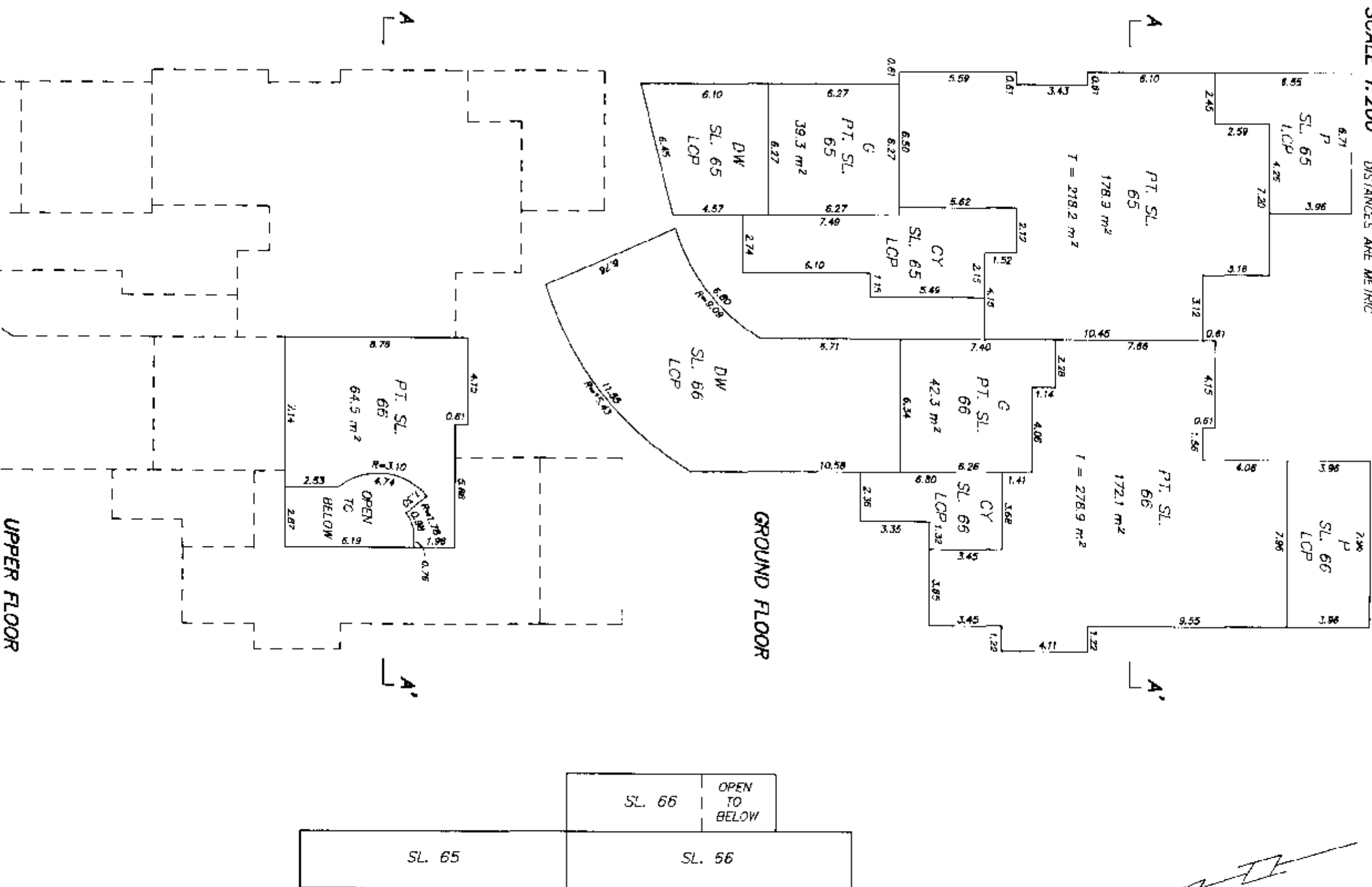
SECTION A - A'

FLOOR PLANS AND SECTIONS

STRATA PLAN LMS469

PHASE 3

SCALE 1:200 DISTANCES ARE METRIC

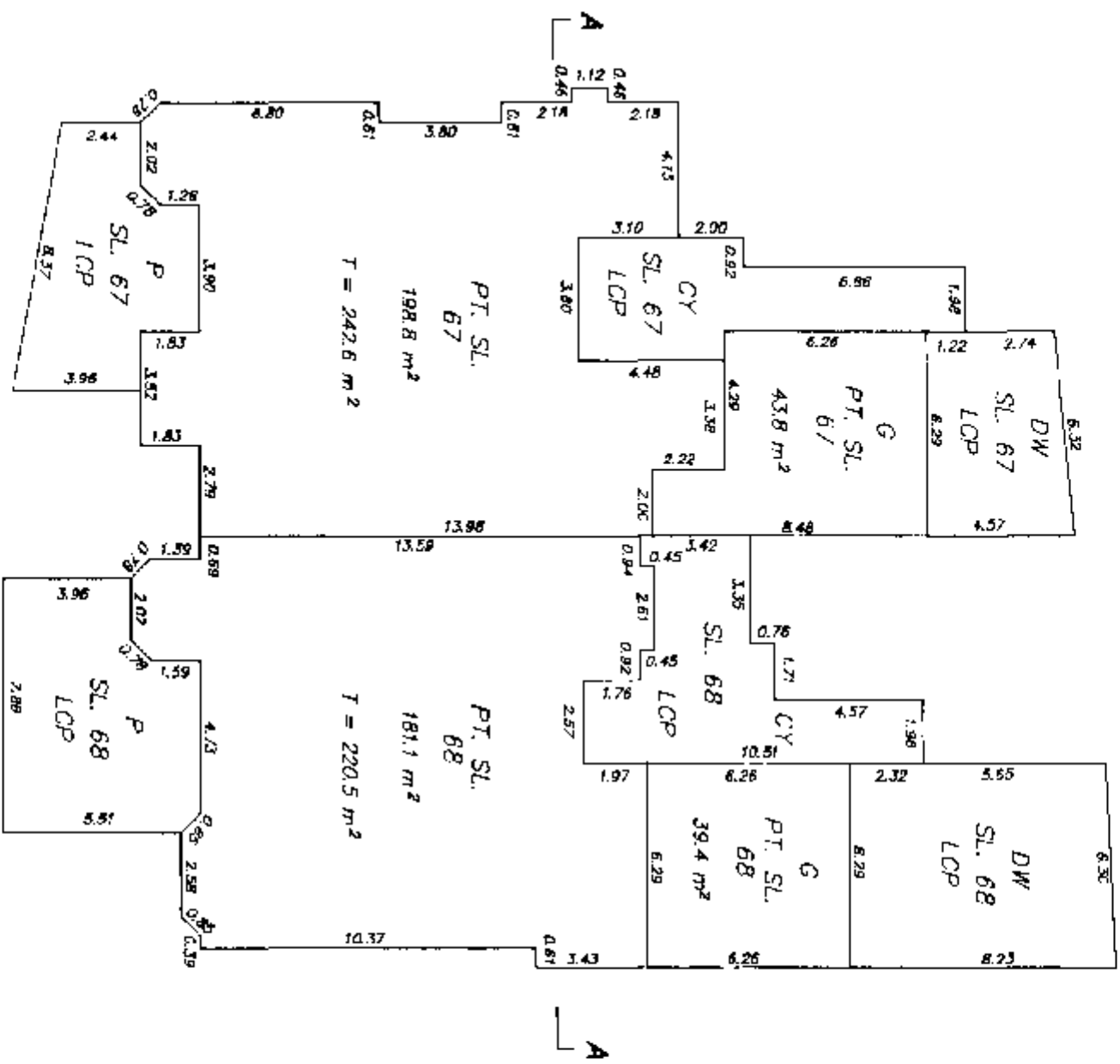


FLOOR PLANS AND SECTIONS

STRATA PLAN LMS469

PHASE 3

0 5 10 15
SCALE 1:200 DISTANCES ARE METRIC

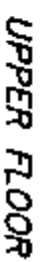
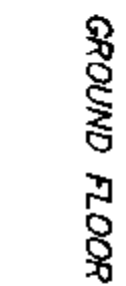


GROUND FLOOR

SL. 67	SL. 68
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SECTION A - A'

28.8
MAY 27, 1994
FILE: 89-1255

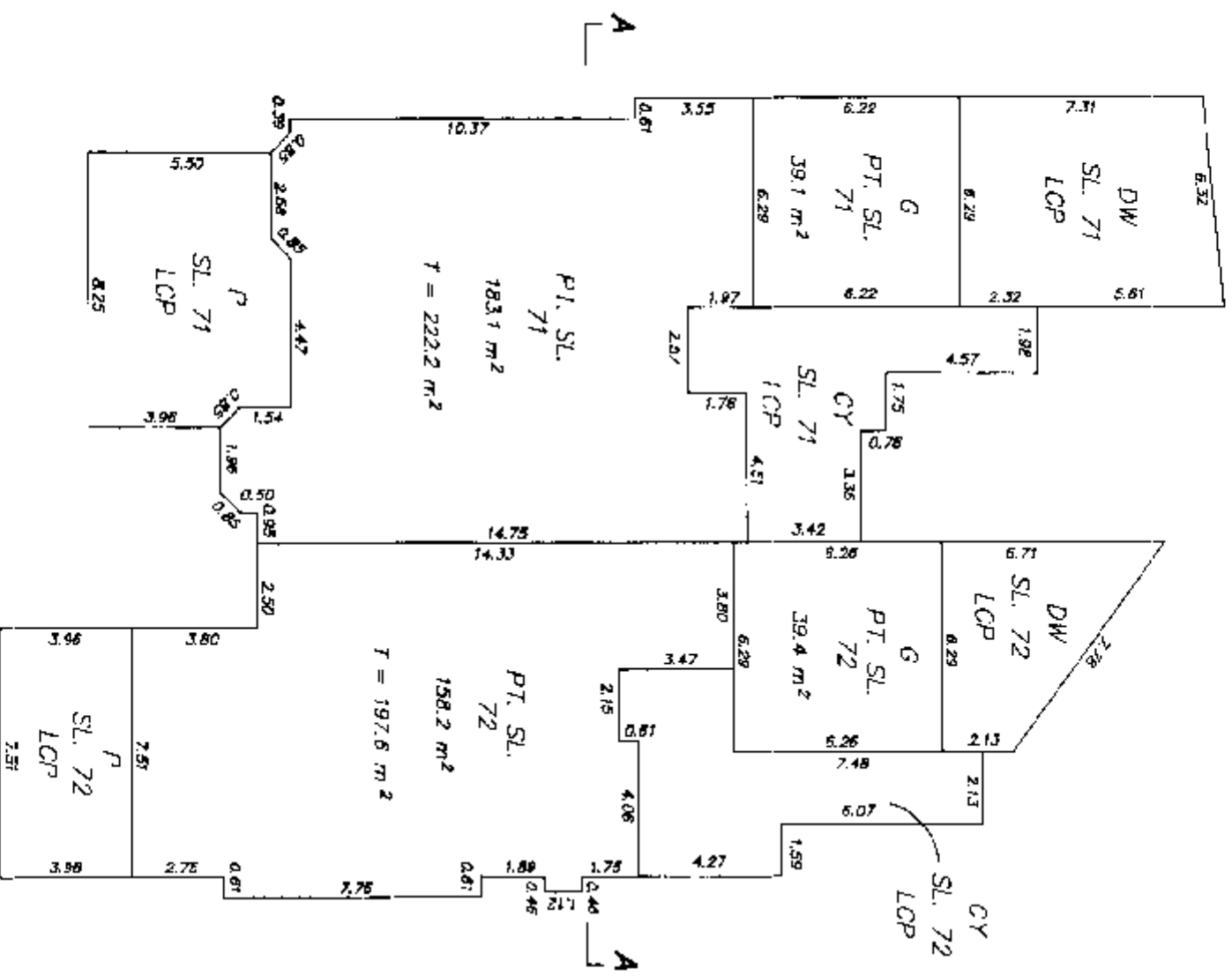


FLOOR PLANS AND SECTIONS

STRATA PLAN LMS469

PHASE 3

SCALE 1:200 DISTANCES ARE METRIC



SL. 71	SL. 72
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SECTION A - A'

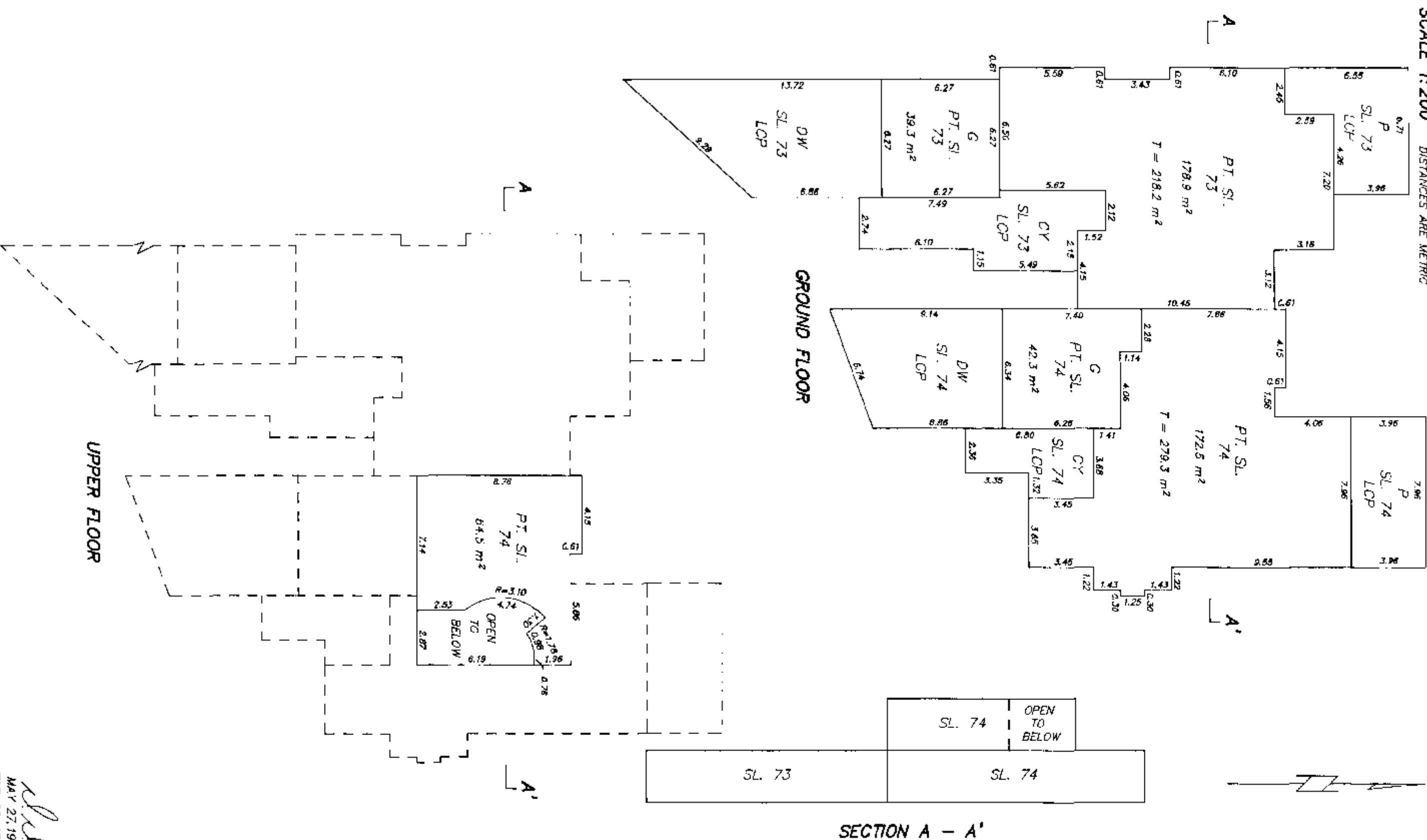
GROUND FLOOR

FLOOR PLANS AND SECTIONS

STRATA PLAN LMS469

SCALE 1:200 DISTANCES ARE METRIC

PHASE 3

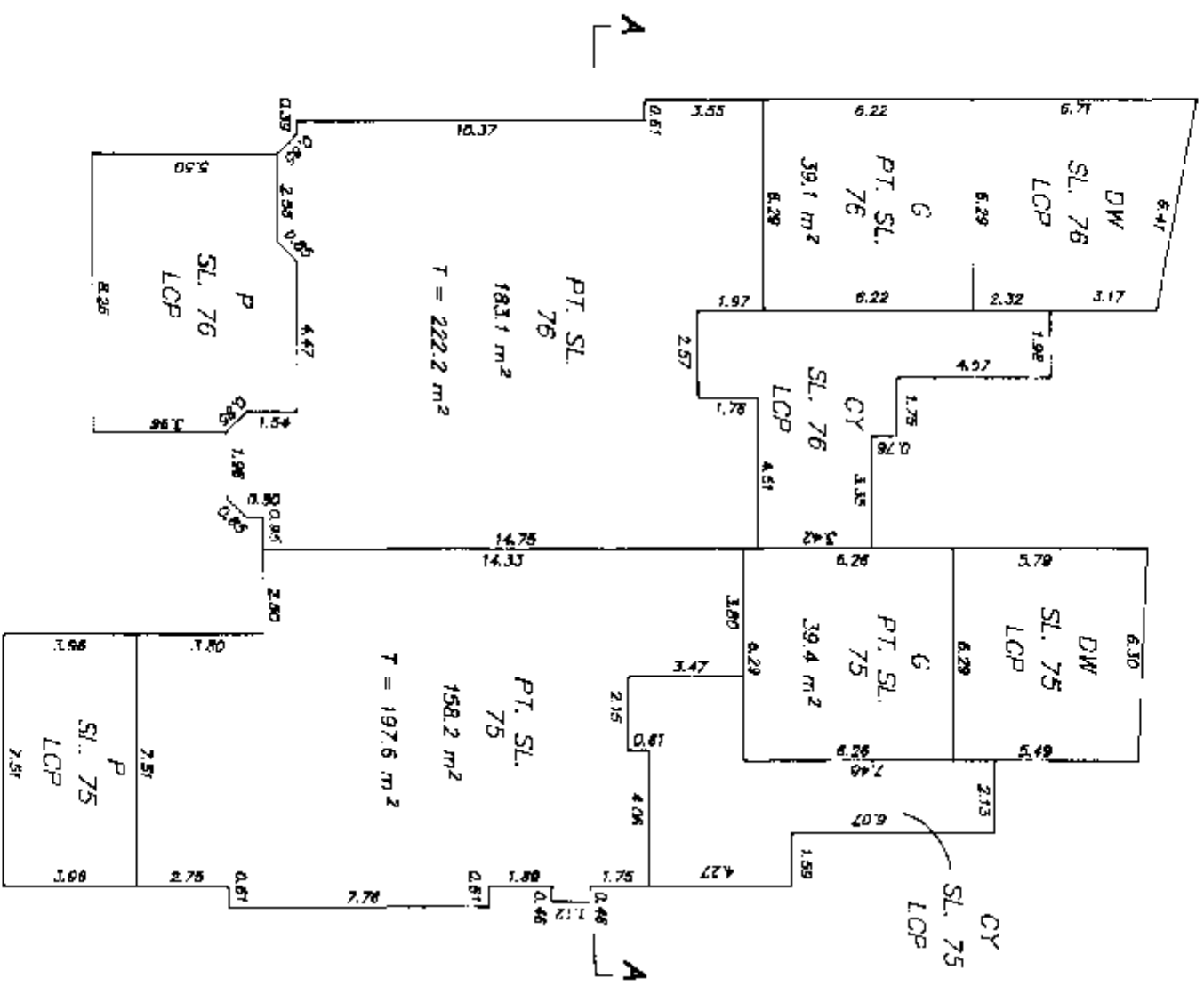
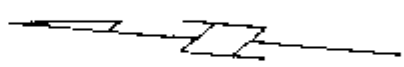


FLOOR PLANS AND SECTIONS

STRATA PLAN LMS469

PHASE 3

0 5 10 15
SCALE 1:200 DISTANCES ARE METRIC



GROUND FLOOR

SL. 76	SL. 75
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SECTION A - A'

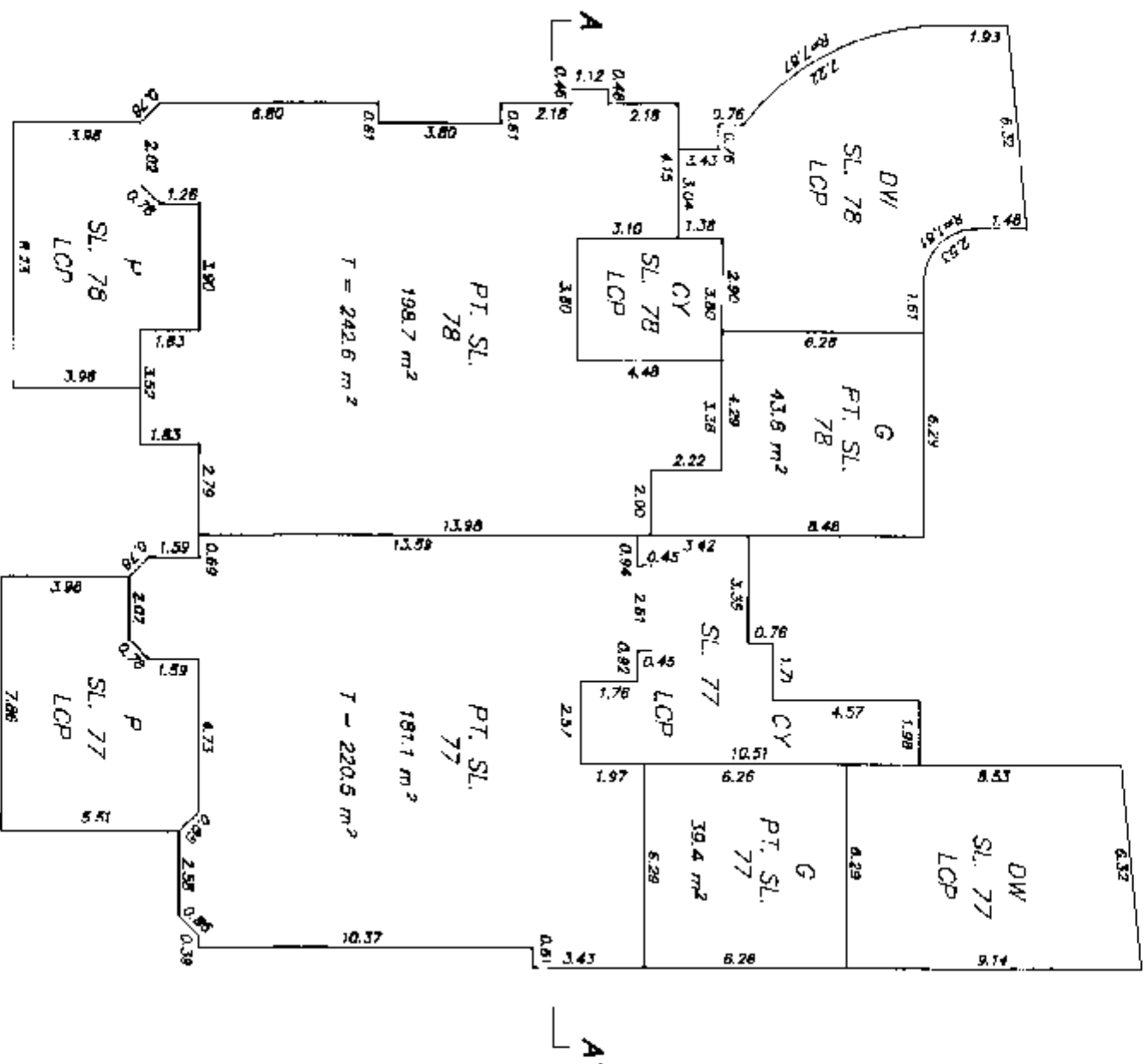
FLOOR PLANS AND SECTIONS

STRATA PLAN LMS469

PHASE 3



SCALE 1:200 DISTANCES ARE METRIC



GROUND FLOOR

SL. 78	SL. 77
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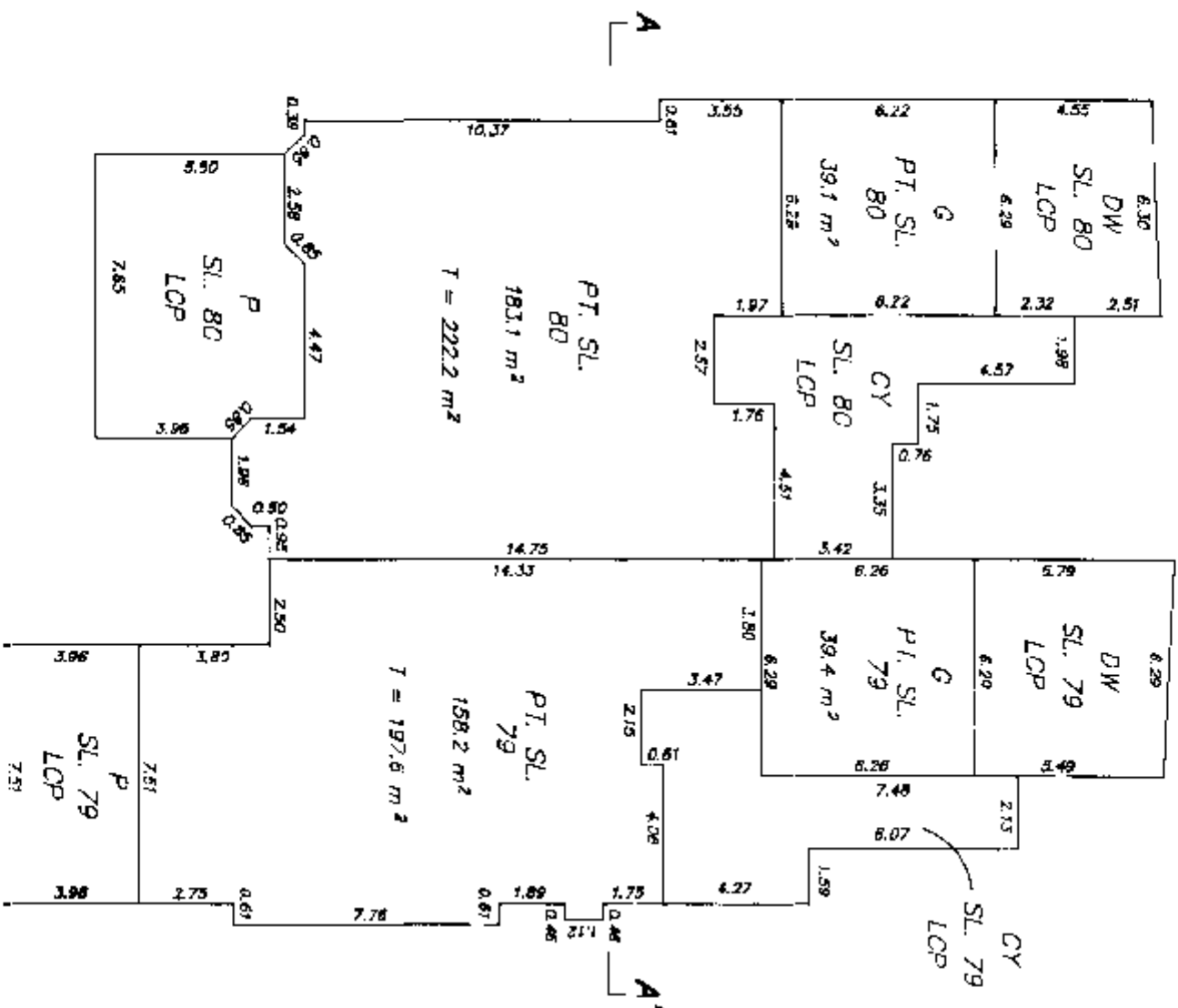
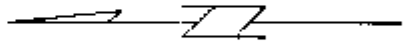
SECTION A - A'

FLOOR PLANS AND SECTIONS

STRATA PLAN LMS469

PHASE 3

SCALE 1:200 DISTANCES ARE METRIC



GROUND FLOOR

SL. 80	SL. 79
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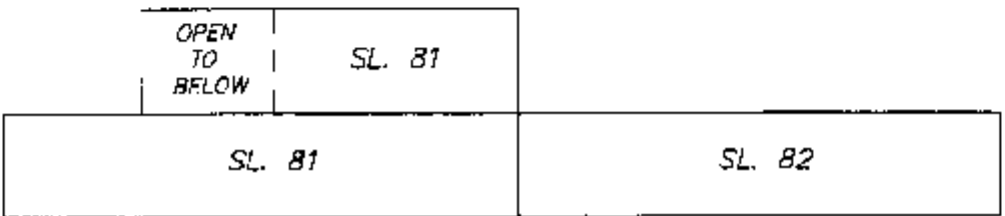
SECTION A - A'

FLOOR PLANS AND SECTIONS

SCALE 1:200 DISTANCES ARE METRIC

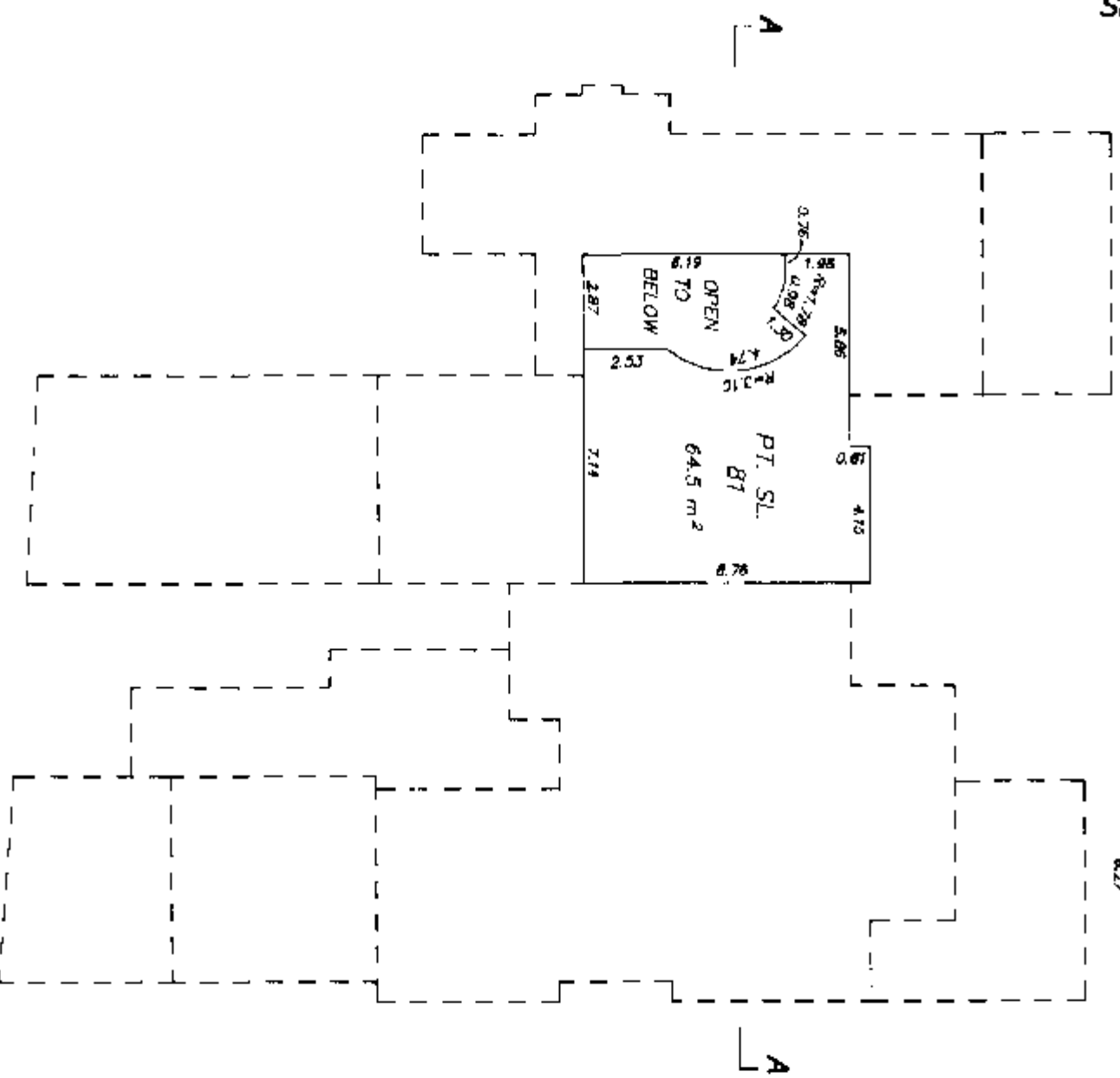
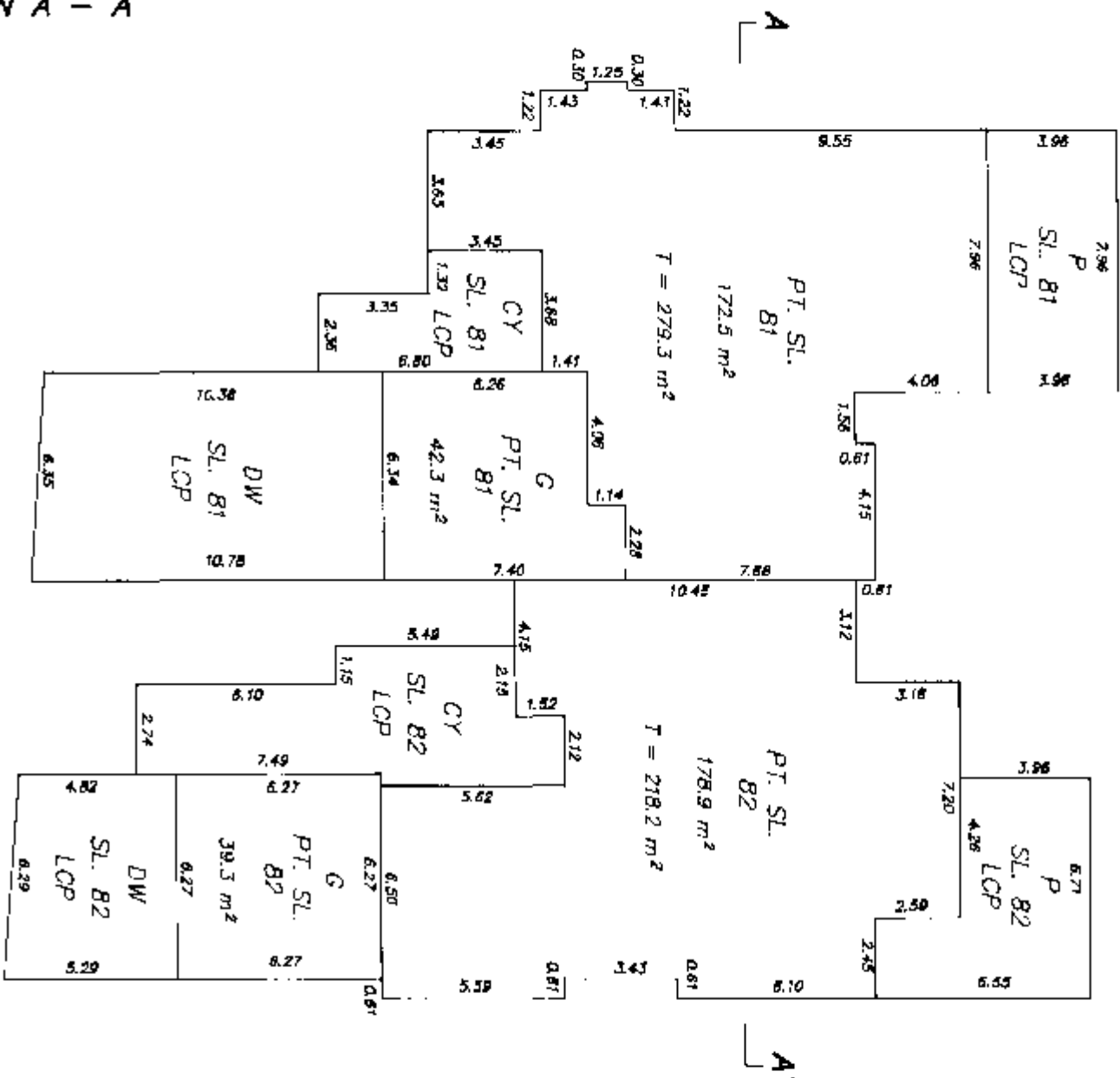
STRATA PLAN LMS469 PHASE 3

SHEET 15 OF 19 SHEETS



SECTION A - A'

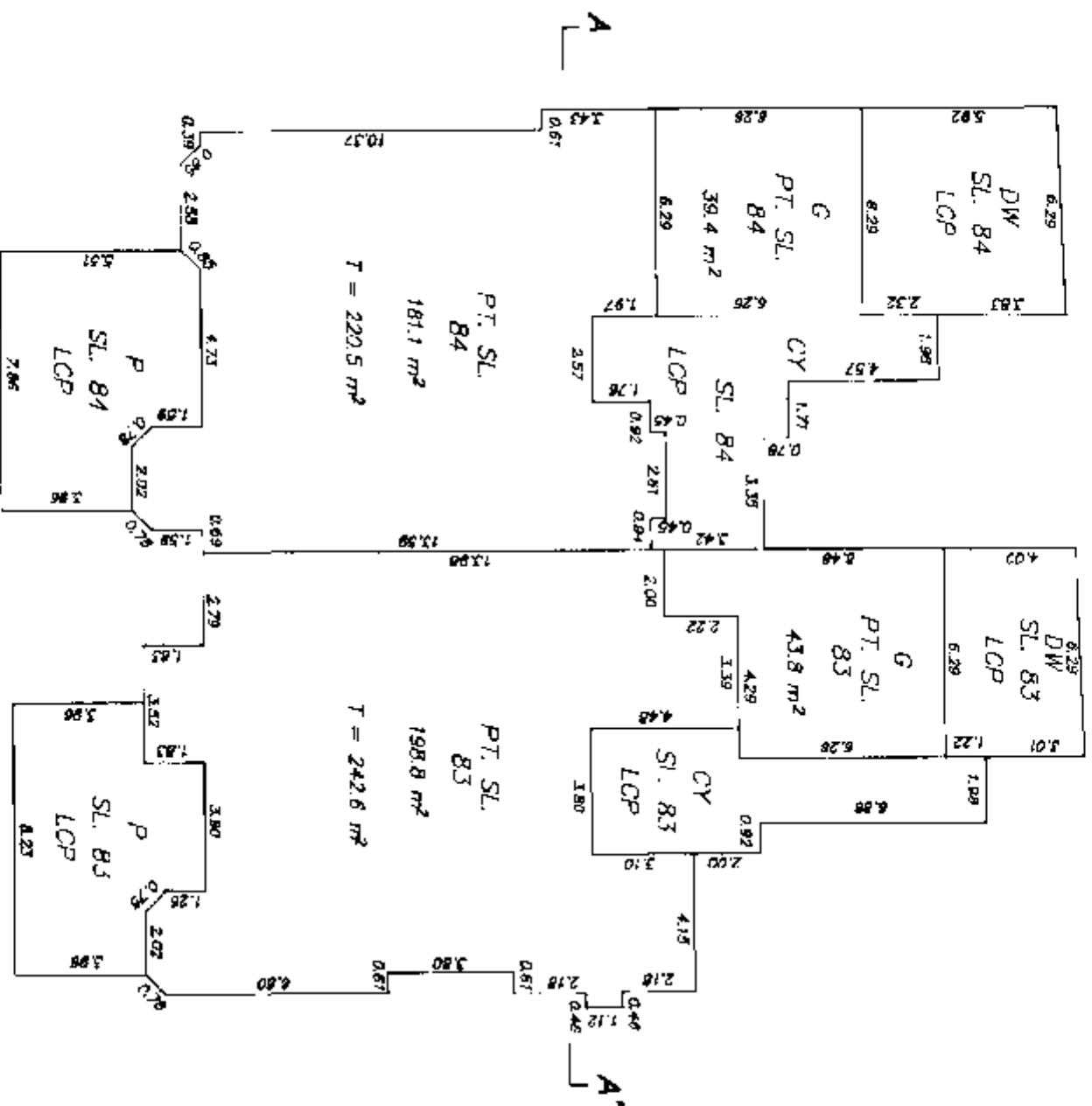
GROUND FLOOR



UPPER FLOOR

MAY 27 1994
FILED 89-1255

DISTANCES ARE METRIC



GROUND FLOOR

51. 83

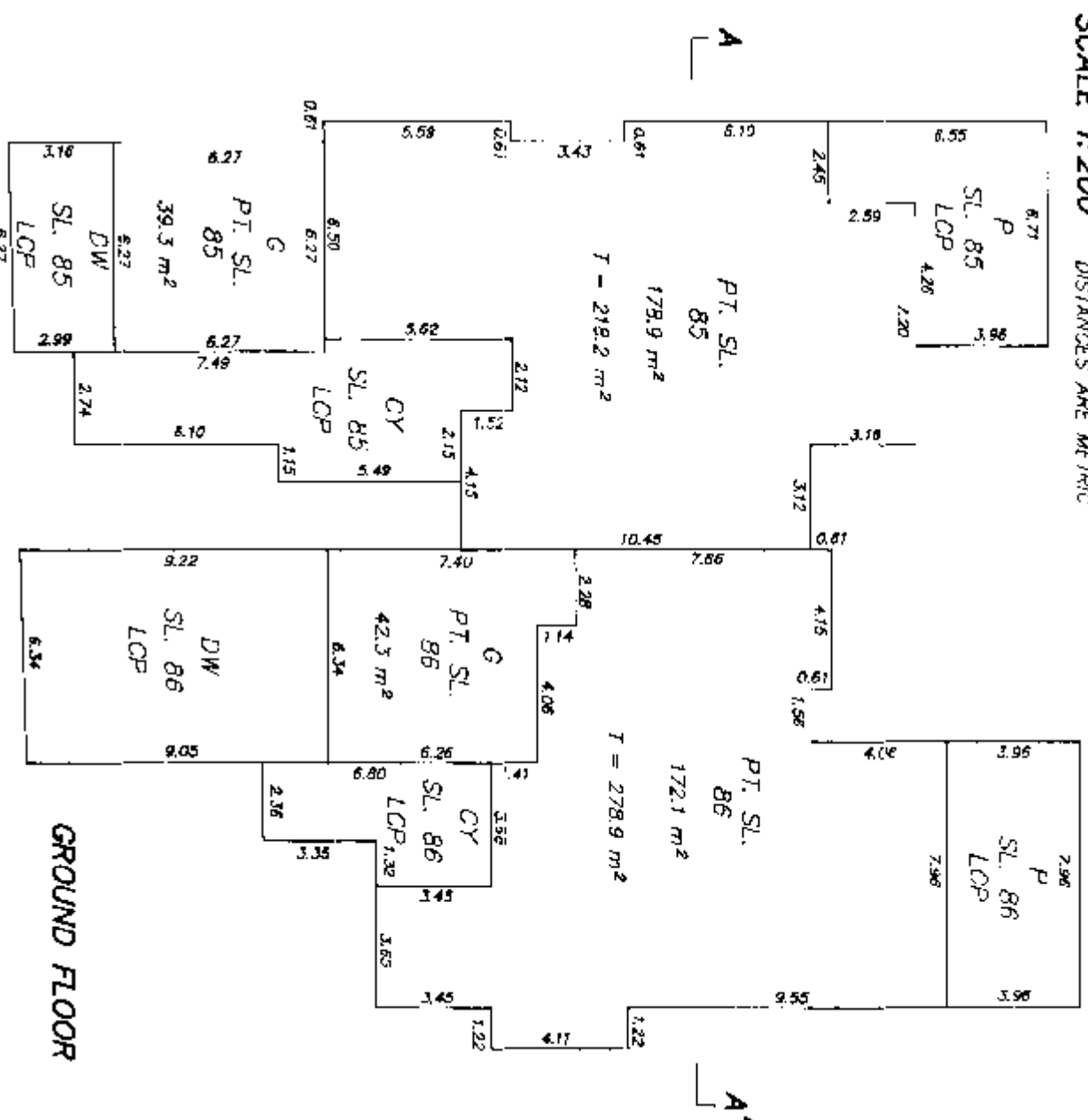
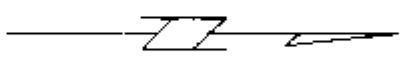
SECTION A - A'

FLOOR PLANS AND SECTIONS

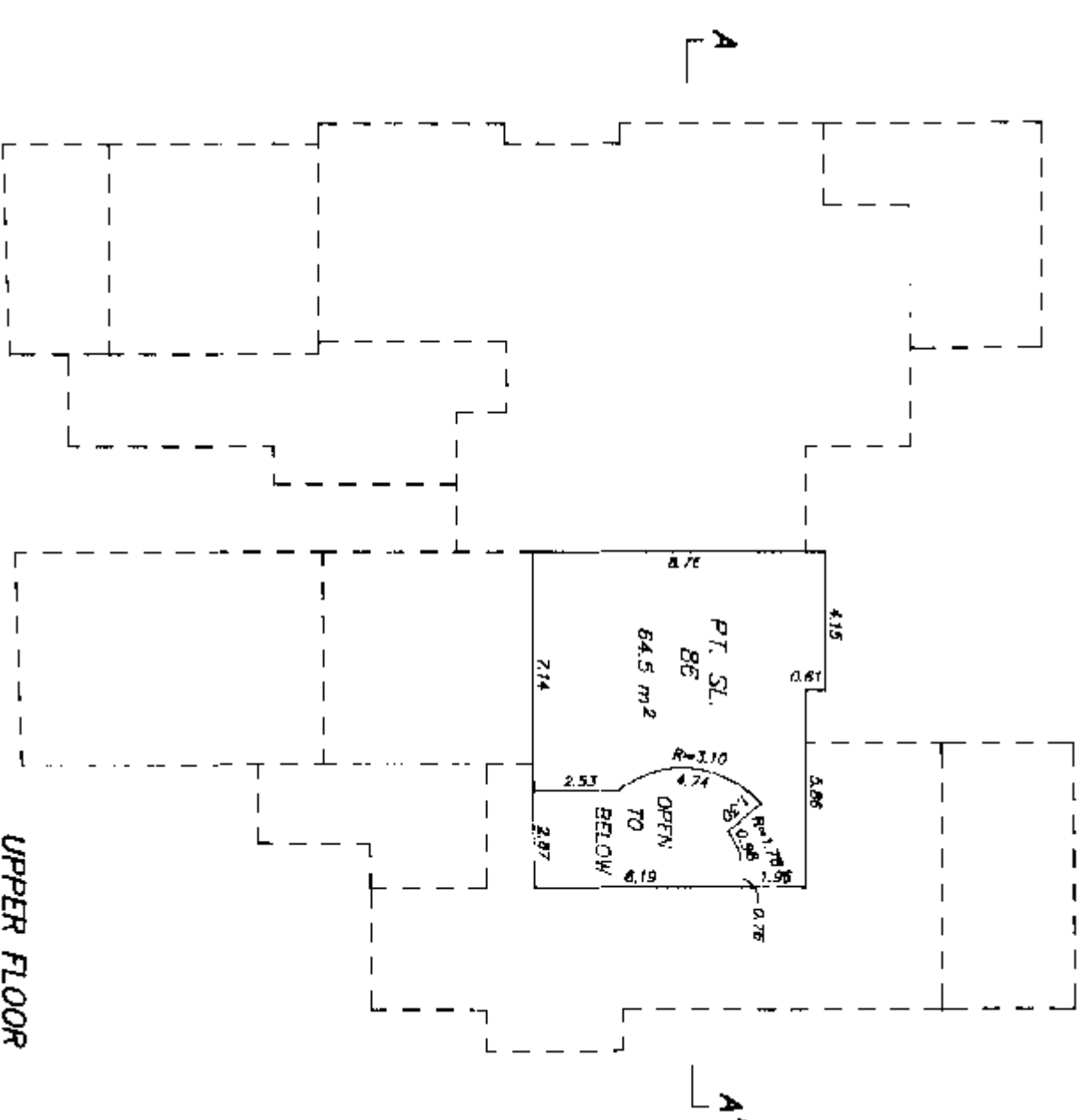
STRATA PLAN LMS469

PHASE 3

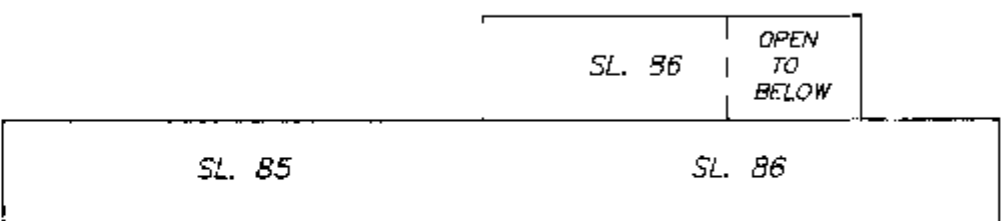
SCALE 1:200 DISTANCES ARE METRIC



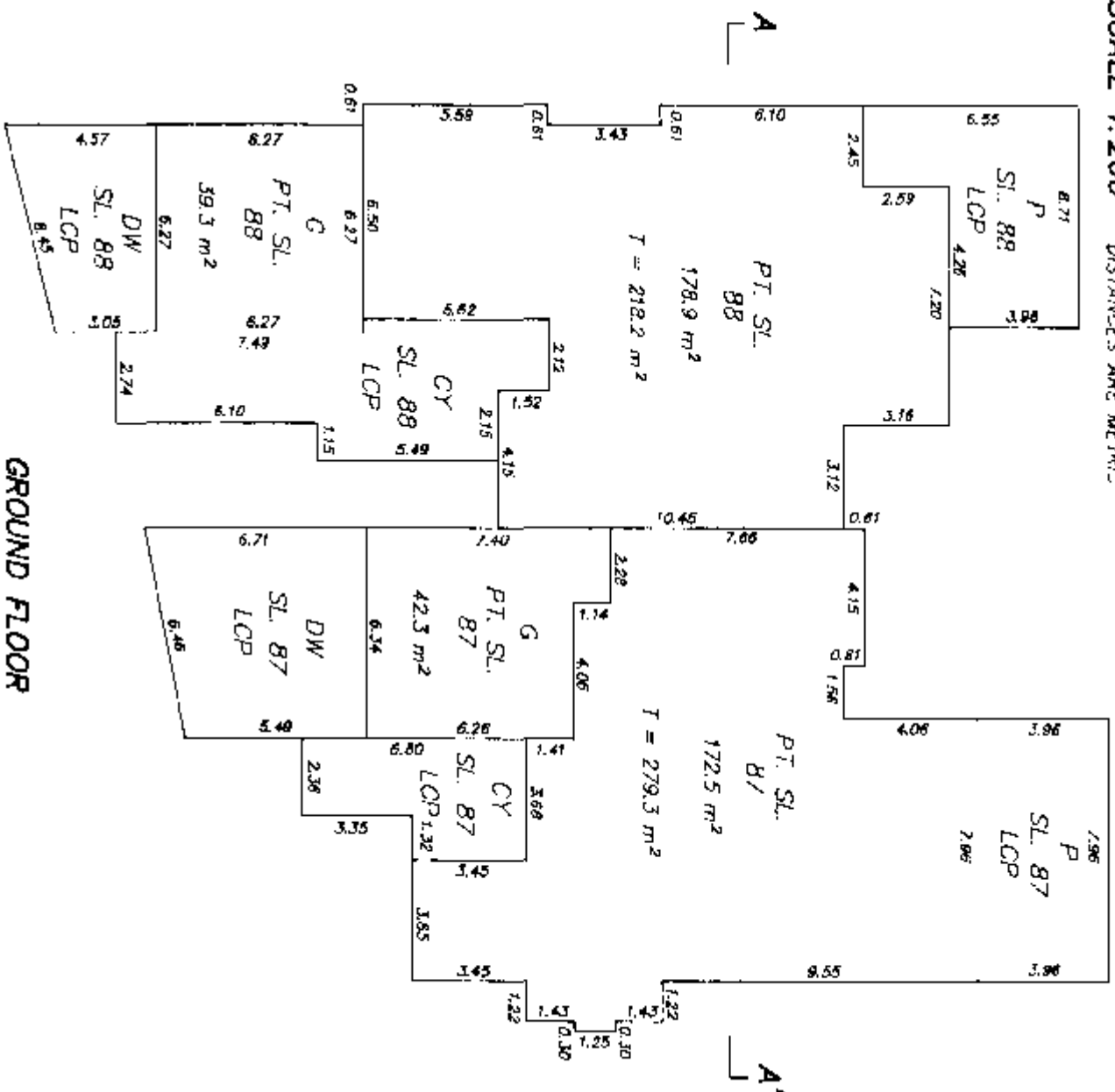
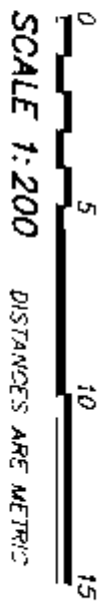
GROUND FLOOR



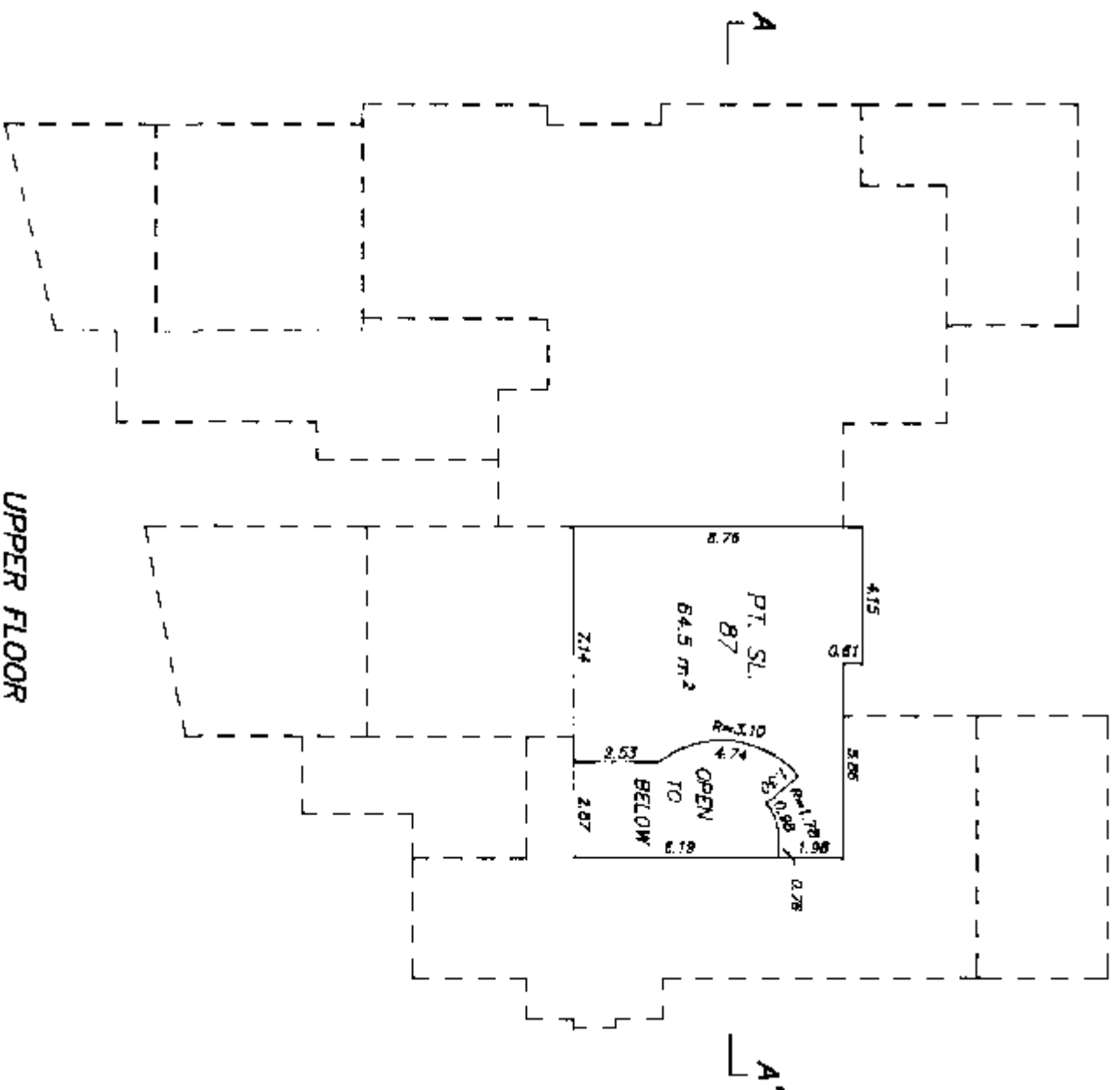
UPPER FLOOR



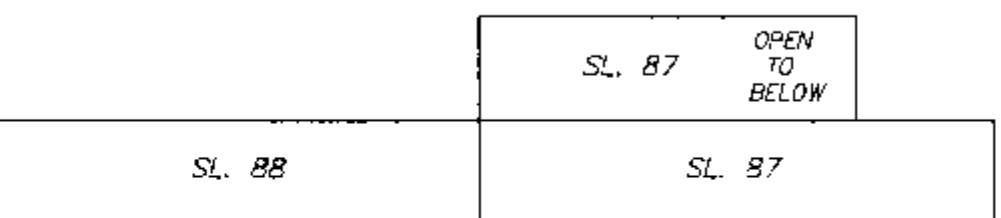
SECTION A - A'



GROUND FLOOR



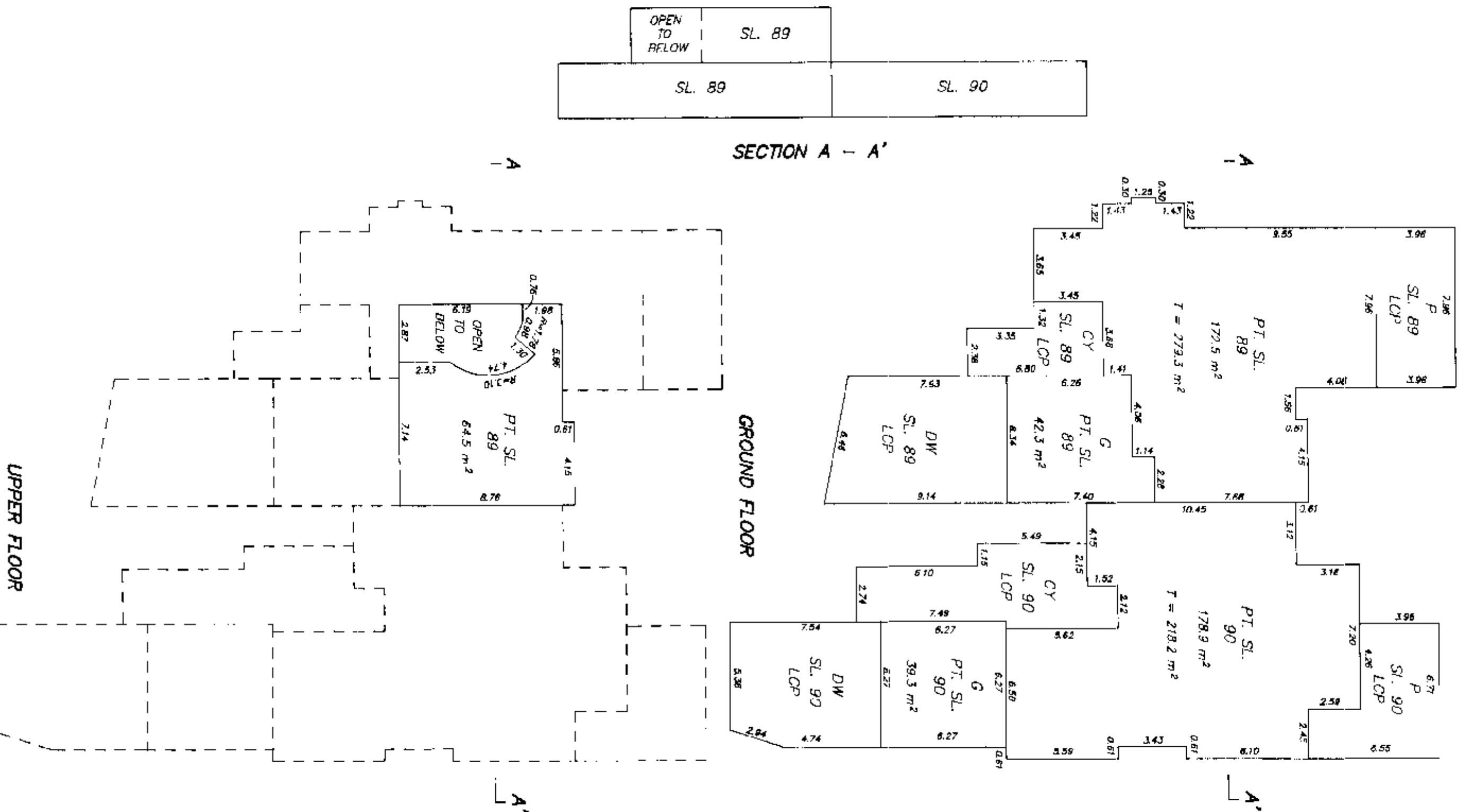
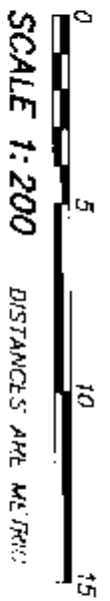
UPPER FLOOR



SECTION A - A'

FLOOR PLANS AND SECTIONS

STRATA PLAN LMS469



222
MAY 27, 1994
FILE: B9-1255