PHASED STRATA PLAN OF A PART OF LOT 143, DISTRICT LOT 350, GROUP 1 N. W. D., PLAN LMP19028

B.C.G.S. 92G.026

CITY OF PORT MOODY

FIRST SHEET, SHEET 1 OF 11 SHEETS

STRATA PLAN LMS 4135

PHASE 1

DEPOSITED AND REGISTERED IN THE LAND TITLE OFFICE AT NEW WESTMINSTER, B.C.

THIS 28th DAY OF March, 2000

J. Small Jan Dr
Deputy REGISTRAR

REF. NO. BP69746 - BP69762

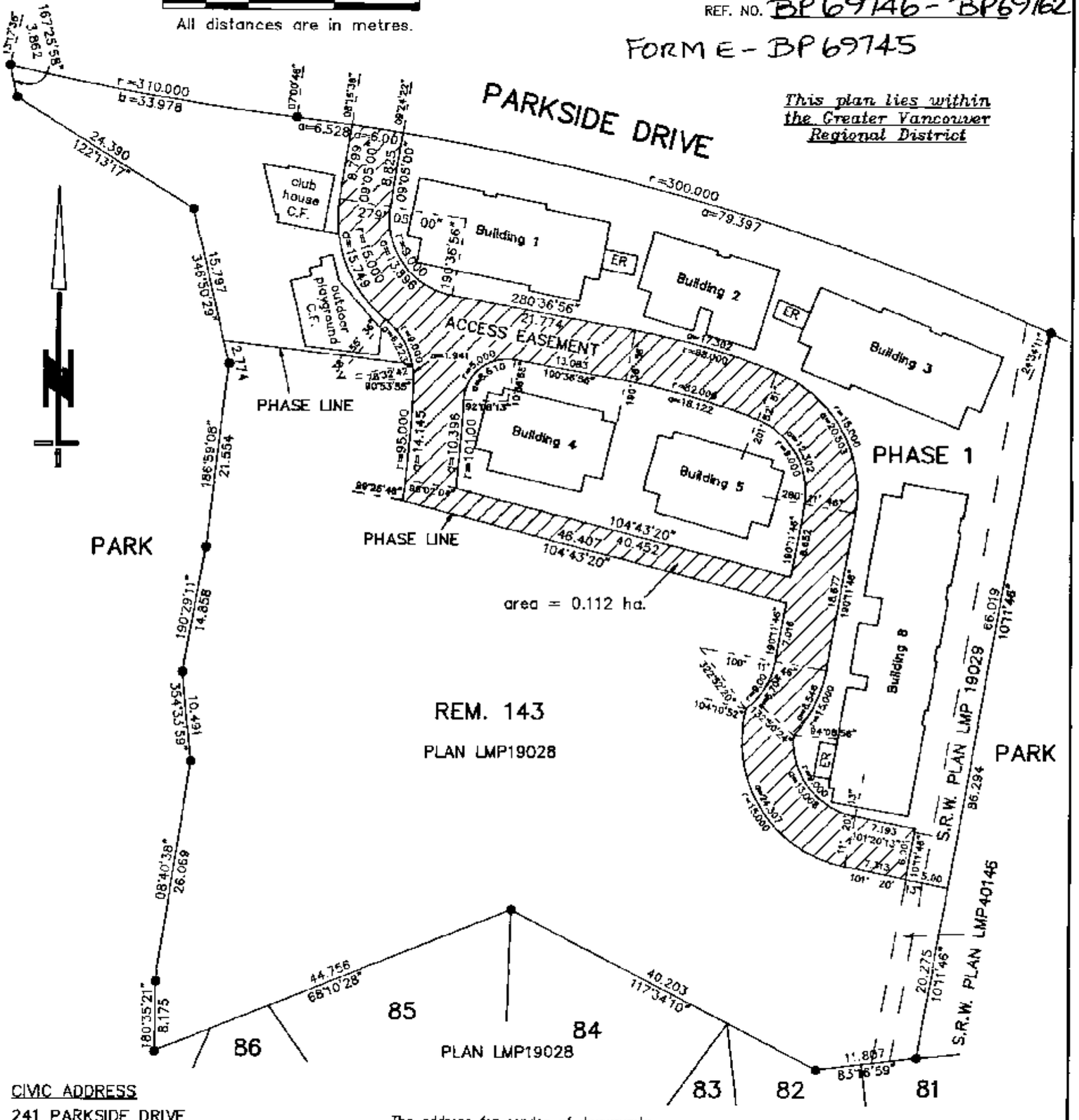
FORM E - BP69745

SCALE 1 : 500

10 5 0 10 20m

All distances are in metres.

This plan lies within the Greater Vancouver Regional District



CIVIC ADDRESS

241 PARKSIDE DRIVE
PORT MOODY, B.C.

LEGEND:

Grid bearings are derived from Plan LMP19028

● denotes standard iron post found.

All angles are 90° or 45° unless otherwise noted.

S.L.	denotes strata lot
②	denotes limited common property for S.L. 2, typical
C.P.	denotes common property
PT. S.L.	denotes part of strata lot
m2	denotes square metres
bal	denotes balcony
A	denotes area
TA	denotes total area
R	denotes radius
L	denotes arc length
P	denotes patio
ER	denotes electrical room, common property
C.F.	denotes common facility

The address for service of documents of the Strata Corporation is:

The owners of Strata Plan LMS 4135
#200–1451 W. Broadway
Vancouver, B.C. V6H 1H6

I, LOUIS S.Y. NGAN, 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 1st day of Mar., 2000.

LOUIS NGAN B.C.L.S.

LOUIS NGAN LAND SURVEYING
#270–11180 VOYAGEUR WAY
RICHMOND, B.C. V6X 3N8
(604) 273–2938

File: PPA–241TR1

FILED LMLMS4135 W95687 2007-03-02-14.28.57.420140

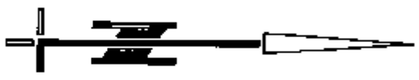
STRATA PLAN LMS 4135

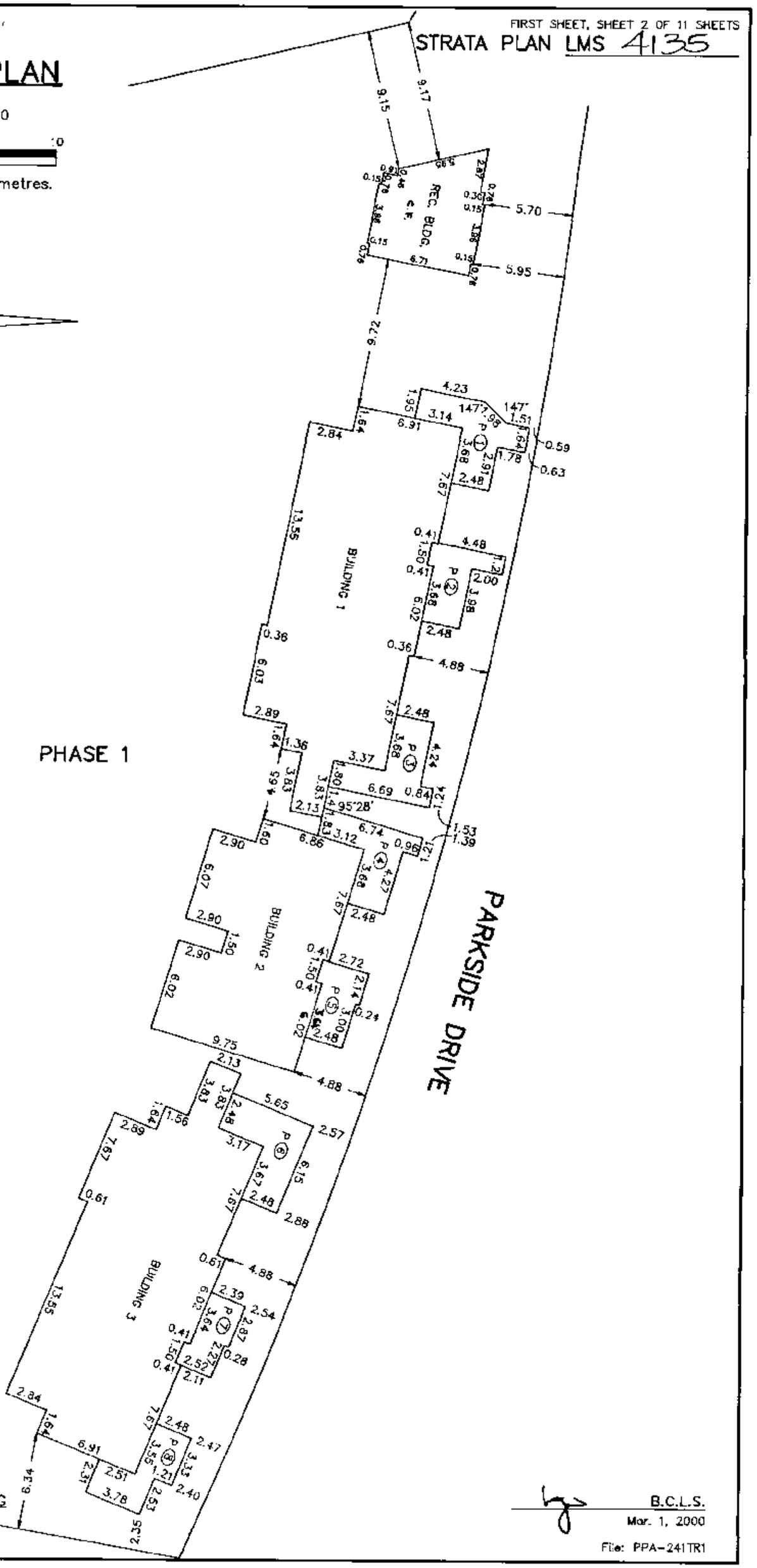
LOCATION PLAN

SCALE 1 : 250

5 2.5 0 5 10

All distances are in metres.





LOUIS NGAN LAND SURVEYING
#270 11180 Voyageur Way
Richmond, B.C., V6X 3N8
Tel: (604) 273-2938

B.C.L.S.

Mar. 1, 2000

File: PPA-241TR1

FILED LMLMS4135 W95687 2007-03-02-14.28.57.420140

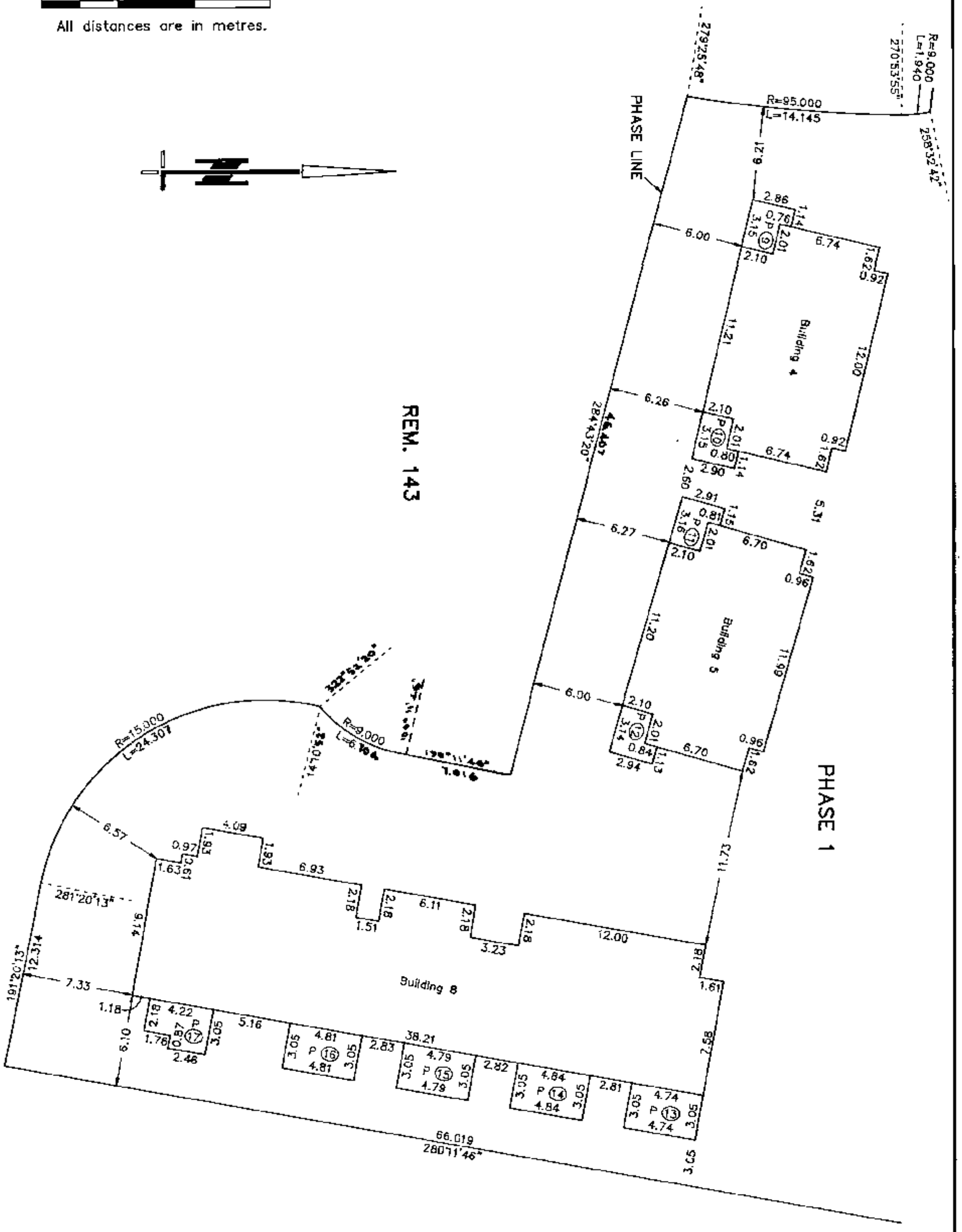
STRATA PLAN LMS 4135

LOCATION PLAN

SCALE 1 : 250

5 2.5 0 5 10

All distances are in metres.



LOUIS NGAN LAND SURVEYING
#270–11180 Voyageur Way
Richmond, B.C., V6X 3N8
Tel: (604) 273–2938

B.C.L.S.

Mar. 1, 2000

File: PPA–241TR

FILED LMLMS4135 W95687 2007-03-02-14.28.57.420140

STRATA PLAN LMS 4135

PHASE 1

CONDOMINIUM ACT

Lot No.	Sheet No.	FORM 1 SCHEDULE OF UNIT ENTITLEMENT UNIT ENTITLEMENT	FORM 2 SCHEDULE OF INTEREST UPON DESTRUCTION INTEREST
1	6	1816	240
2	6	1777	246
3	6	1818	250
4	7	1806	250
5	7	1788	250
6	8	1813	246
7	8	1775	246
8	8	1810	250
9	9	1713	256
10	9	1712	256
11	10	1720	256
12	10	1721	256
13	11	1824	260
14	11	1813	250
15	11	1810	250
16	11	1810	250
17	11	1754	260
AGGREGATE		30280	4272

Accepted as to forms 1 and 2.

Dated this 27 day of MARCH 2000

Superintendant of Real Estate

I hereby certify that the common facility (club house and outdoor playground) which according to Form E to the Act was to have been constructed in conjunction with this phase has been satisfactorily provided for.

This 31st day of March, 2000

Approving Officer of the City of Port Moody

Approved under the Land Title Act,
See B.C. Reg. 334/79, Sec. 9
Access by Easement Only.

This 31st day of March, 2000

Approving Officer of the City of Port Moody

LOUIS NGAN LAND SURVEYING
#270–11180 Voyageur Way
Richmond, B.C., V6X 3N8
Tel: (604) 273–2938

B.C.L.S.

Mar. 1, 2000

File: PPA–241R1

FILED LMLMS4135 W95687 2007-03-02-14.28.57.420140

STRATA PLAN LMS 4135

PHASE 1

CONDOMINIUM ACT

Statutory Declaration

I the undersigned do solemnly declare that

1) I the undersigned am 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.

Authorized Signatory

Declared before me this 17th day of March, 2000

A commissioner for taking affidavits for British Columbia

Name Angela Mang
Address 3000-1055 West Georgia Street, Vancouver, B.C. V6E 3R3

City Approval

Approved as to Phase 1 of a 2–phase Strata Plan

Dated this 17th day of March, 2000

Approving Officer for the City of Port Moody

Certificate of New Development

I, LOUIS S.Y. NGAN, of Vancouver, a British Columbia land surveyor hereby certify that the building shown in this strata plan has not as of the 29th day of Feb., 2000 been previously occupied.

Dated this 1st day of Mar., 2000.

B.C.L.S.

OWNER:
AIMRITE INVESTMENTS LTD. (INC NO 483153)

Name Dominic Li
Authorized Signatory

Name
Authorized Signatory

Witness

Name ANGELA F. MONG
Address 3000-1055 West Georgia Street
Occupation Vancouver B.C. V6E 3R3

MORTGAGEE:
CTC BANK OF CANADA

Name
Authorized Signatory C. R. SCHINDLER

Name Joseph To
Authorized Signatory

Witness

Name J. Lu
Address CTC BANK OF CANADA
MAIN BRANCH
1818 WEST BROADWAY 20010-016
VANCOUVER, BC V6J 1W8
Occupation

LOUIS NGAN LAND SURVEYING
#270–11180 Voyageur Way
Richmond, B.C., V6X 3N8
Tel: (604) 273–2938

B.C.L.S.
Mar. 1, 2000

File: PPA–241TR1

FILED LMLMS4135 W95687 2007-03-02-14.28.57.420140

STRATA PLAN LMS 4135

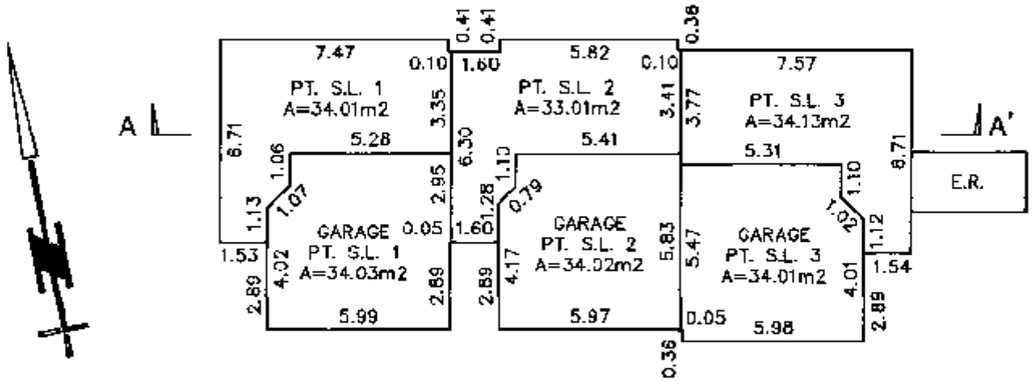
PHASE 1

BUILDING 1

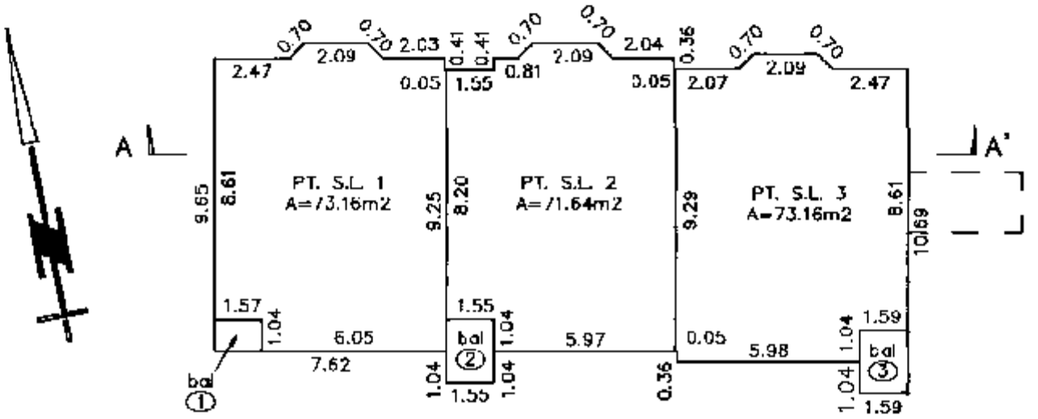
SCALE 1 : 200

4 2 0 4 8

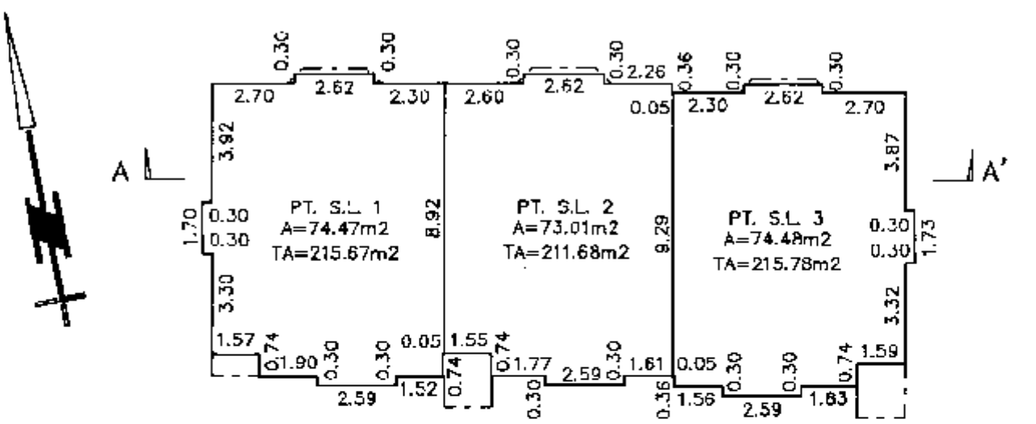
All distances are in metres.



BASEMENT



MAIN FLOOR



SECOND FLOOR

PT. S.L. 1	PT. S.L. 2	PT. S.L. 3	SECOND FLOOR
PT. S.L. 1	PT. S.L. 2	PT. S.L. 3	MAIN FLOOR
PT. S.L. 1	PT. S.L. 2	PT. S.L. 3	BASEMENT

SECTION A–A'

LOUIS NGAN LAND SURVEYING
#270–11180 Voyageur Way
Richmond, B.C., V6X 3N8
Tel: (604) 273–2938

B.C.L.S.

March 1, 2000

File: PPA-241TR1

FILED LMLMS4135 M95687 2007-03-02-14.28.57.420140

STRATA PLAN LMS 4135

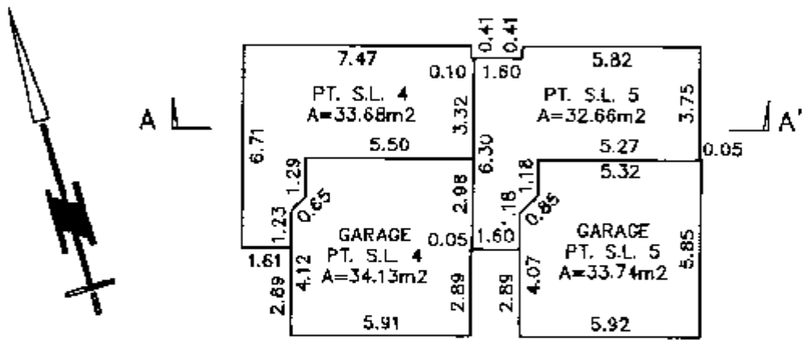
PHASE 1

BUILDING 2

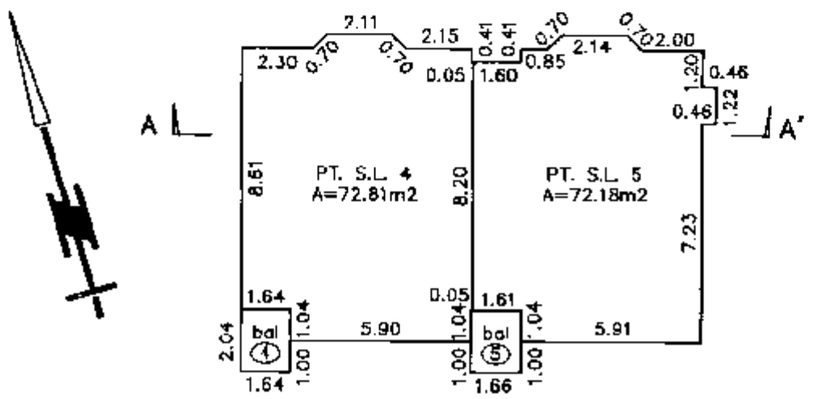
SCALE 1 : 200

4 2 0 4 8

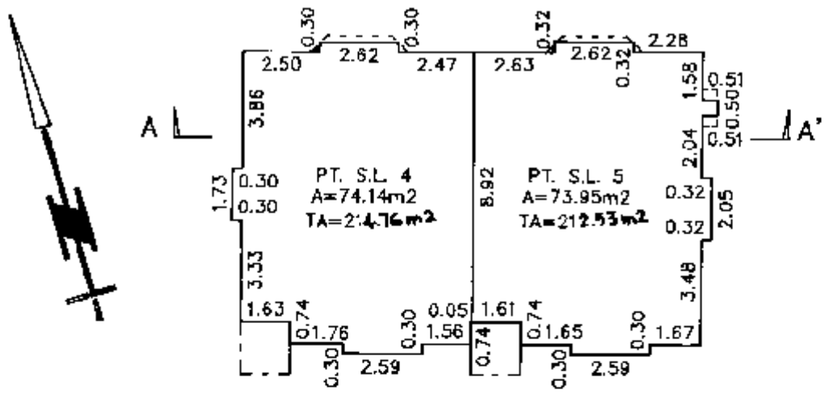
All distances are in metres.



BASEMENT



MAIN FLOOR



SECOND FLOOR

PT. S.L. 4	PT. S.L. 5
PT. S.L. 4	PT. S.L. 5
PT. S.L. 4	PT. S.L. 5

SECOND FLOOR

MAIN FLOOR

BASEMENT

SECTION A–A'

LOUIS NGAN LAND SURVEYING
#270–11180 Voyageur Way
Richmond, B.C., V6X 3N8
Tel: (604) 273–2938

B.C.L.S.

March 1, 2000

File: PPA–241TR1

FILED LMLMS4135 W95687 2007-03-02-14.28.57.420140

STRATA PLAN LMS 4135

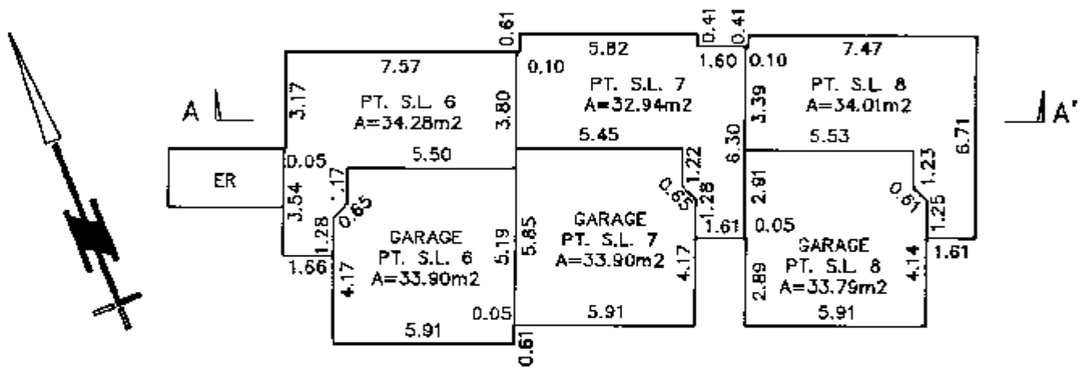
PHASE 1

BUILDING 3

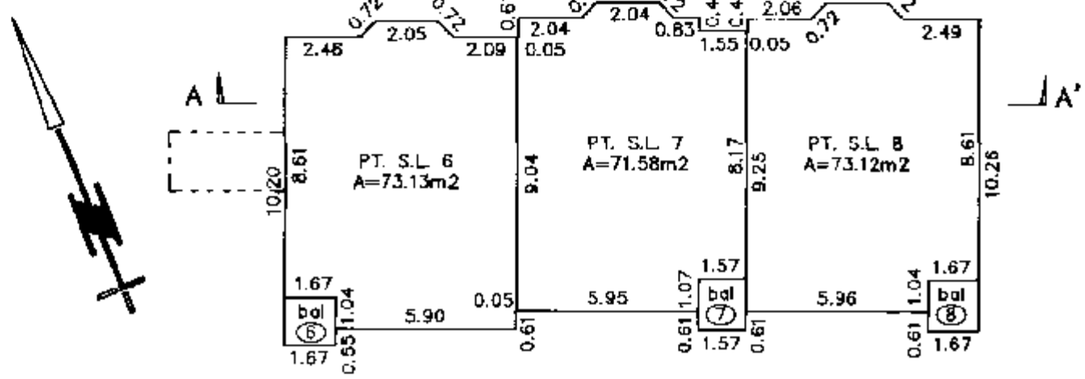
SCALE 1 : 200

1 2 0 4 8

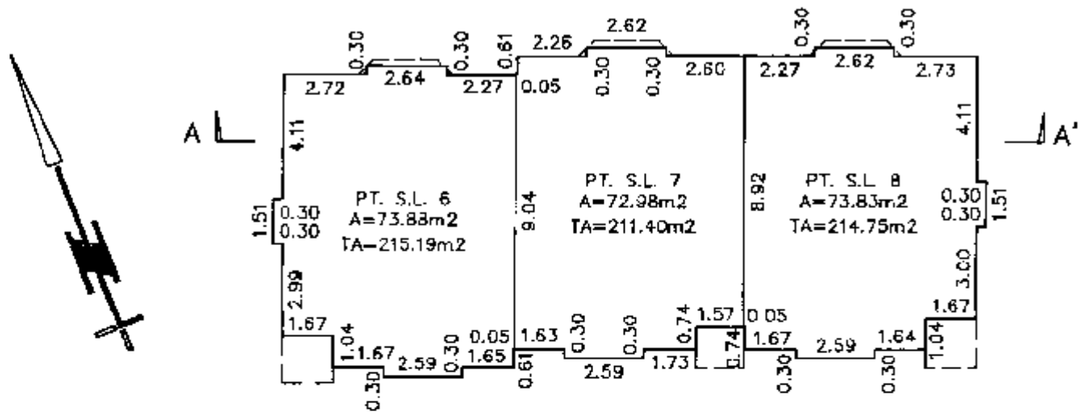
All distances are in metres.



BASEMENT



MAIN FLOOR



SECOND FLOOR

PT. S.L. 6	PT. S.L. 7	PT. S.L. 8
PT. S.L. 6	PT. S.L. 7	PT. S.L. 8
PT. S.L. 6	PT. S.L. 7	PT. S.L. 8

SECOND FLOOR

MAIN FLOOR

BASEMENT

SECTION A–A'

LOUIS NGAN LAND SURVEYING
#270–11180 Voyageur Way
Richmond, B.C., V6X 3N8
Tel: (604) 273–2938

B.C.L.S.

March 1, 2000

File: PPA–241TR1

FILED LMLMS4135 W95687 2007-03-02-14.28.57.420140

STRATA PLAN LMS 4135

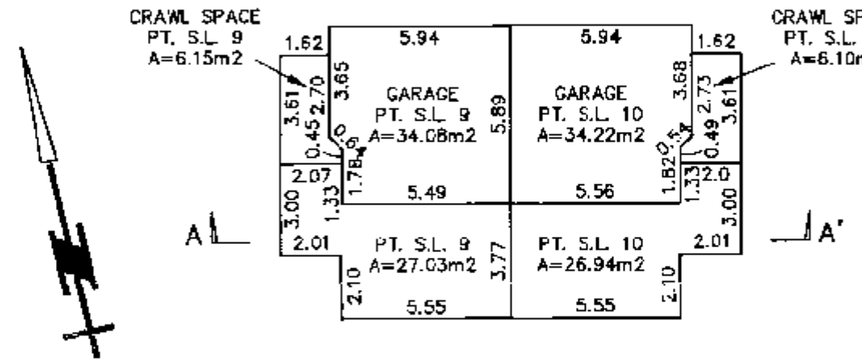
PHASE 1

BUILDING 4

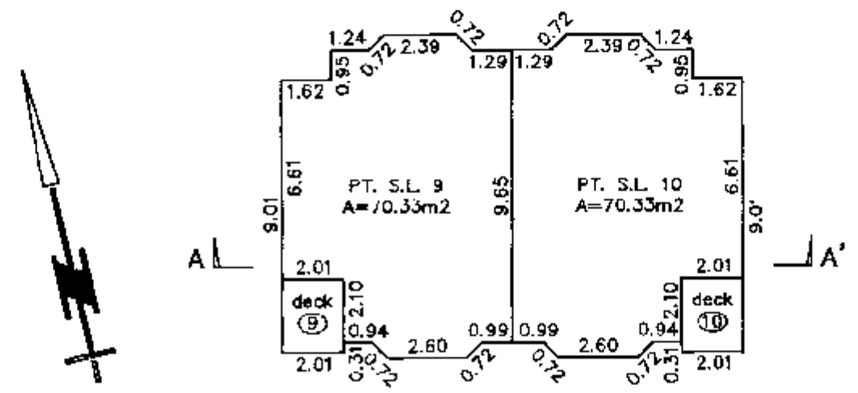
SCALE 1 : 200

4 2 0 4 8

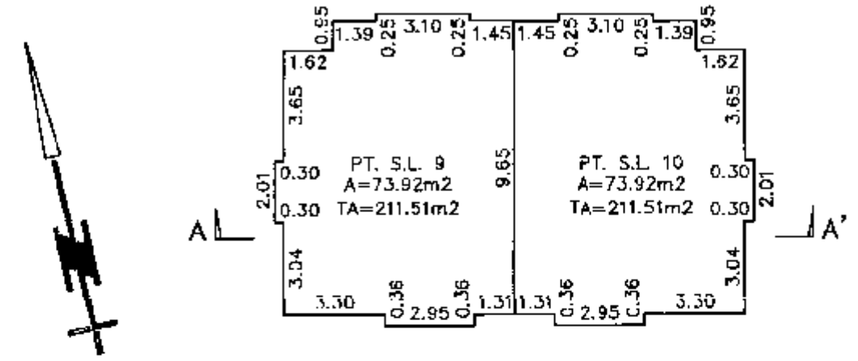
All distances are in metres.



BASEMENT



MAIN FLOOR



SECOND FLOOR

PT. S.L. 9	PT. S.L. 10
PT. S.L. 9	PT. S.L. 10
PT. S.L. 9	PT. S.L. 10

SECOND FLOOR

MAIN FLOOR

BASEMENT

SECTION A–A'

LOUIS NGAN LAND SURVEYING
#270–11180 Voyageur Way
Richmond, B.C., V6X 3N8
Tel: (604) 273–2938

B.C.L.S.

Mar. 1, 2000

File: PPA–24TR1

FILED LMLMS4135 W95687 2007-03-02-14.28.57.420140

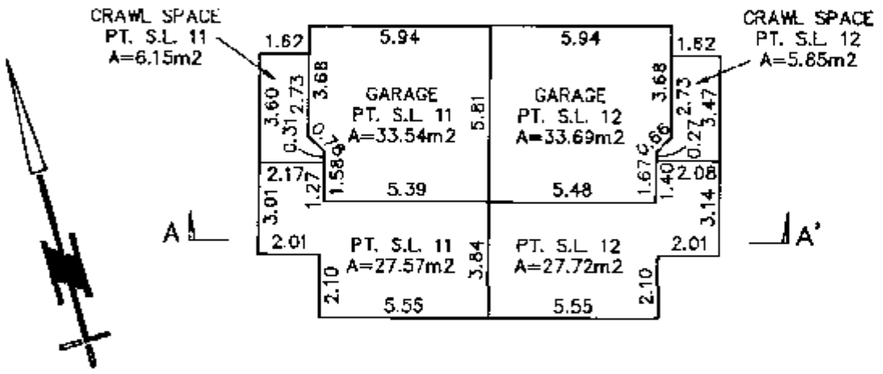
STRATA PLAN LMS 4135
PHASE 1

BUILDING 5

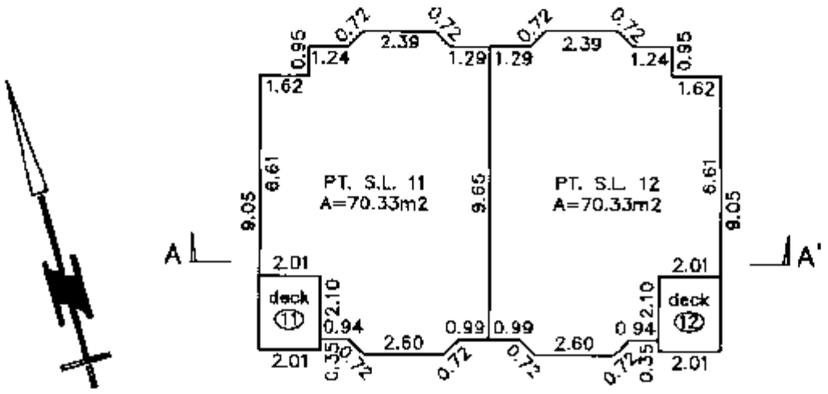
SCALE 1 : 200

4 2 0 4 6

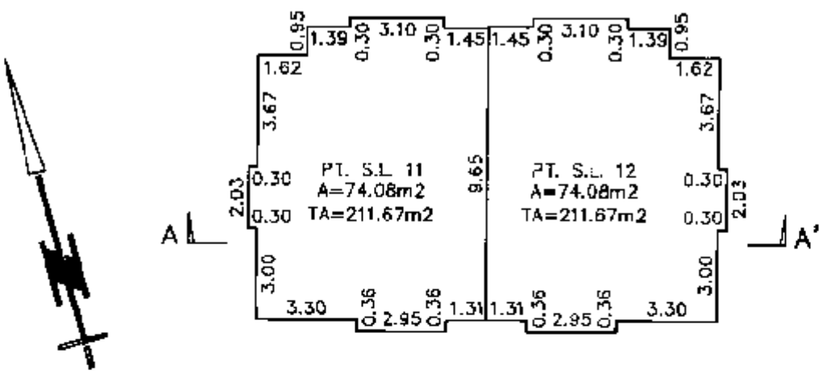
All distances are in metres.



BASEMENT



MAIN FLOOR



SECOND FLOOR

PT. S.L. 11	PT. S.L. 12
PT. S.L. 11	PT. S.L. 12
PT. S.L. 11	PT. S.L. 12

SECOND FLOOR
MAIN FLOOR
BASEMENT

SECTION A–A'

LOUIS NGAN LAND SURVEYING
#270–11180 Voyageur Way
Richmond, B.C., V6X 3N8
Tel: (604) 273–2938

B.C.L.S.
Mar. 1, 2000
File: PPA–241TR1

FILED LMLMS4135 M95687 2007-03-02-14.28.57.420140

STRATA PLAN LMS 4135

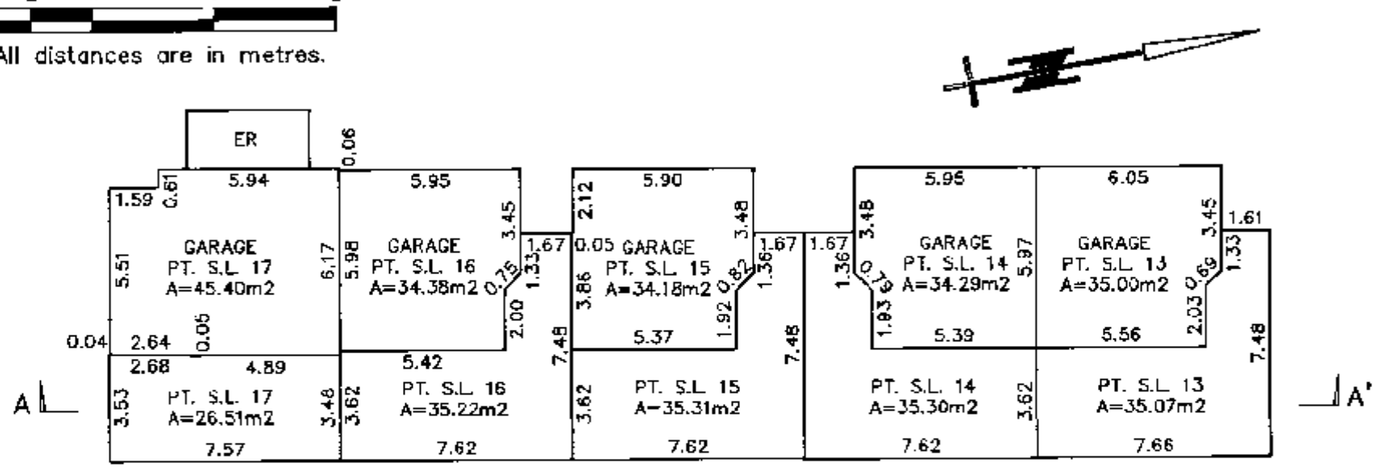
PHASE 1

BUILDING 8

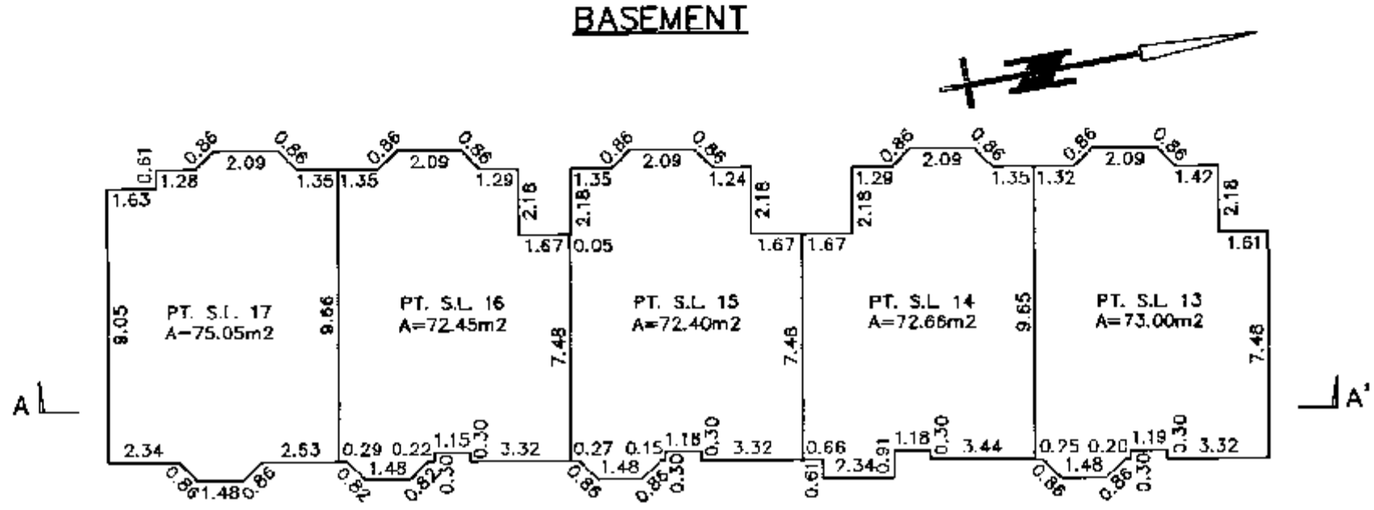
SCALE 1 : 200

4 2 0 4 8

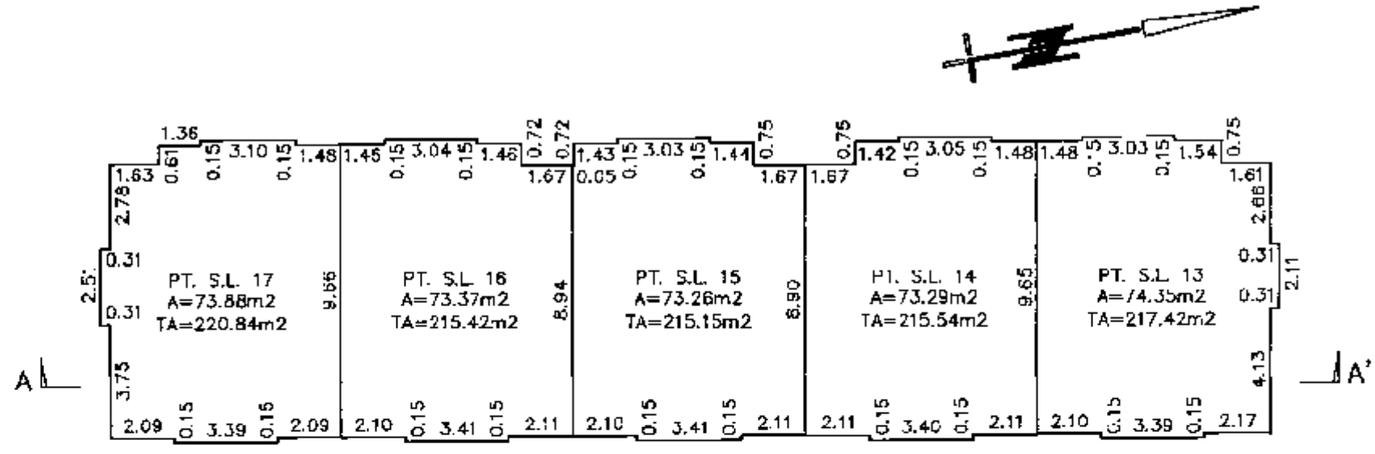
All distances are in metres.



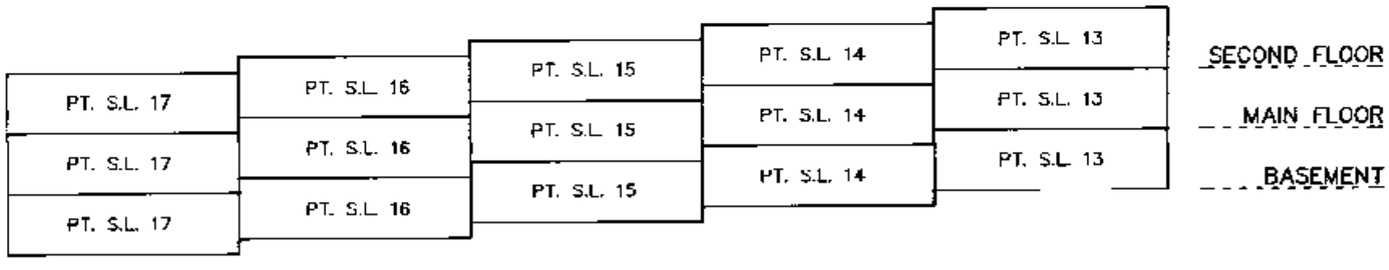
BASEMENT



MAIN FLOOR



SECOND FLOOR



SECTION A–A'

LOUIS NGAN LAND SURVEYING
#270–11180 Voyageur Way
Richmond, B.C., V6X 3N8
Tel: (604) 273–2938

B.C.L.S.

Mar. 1, 2000

File: PPA–241TR1

FILED LMLMS4135 W95687 2007-03-02-14.28.57.420140

PHASED STRATA PLAN OF LOT 143 EXCEPT: FIRSTLY: PHASE ONE STRATA PLAN LMS4135 D.L. 350, GROUP 1, N.W.D., PLAN LMP19028

B.C.G.S. 92G.026

CITY OF PORT MOODY

STRATA PLAN LMS 4135

PHASE 2

DEPOSITED AND REGISTERED IN THE LAND TITLE OFFICE AT NEW WESTMINSTER, B.C.

THIS 1 DAY OF DEC, 2000

A. Small, DP
REGISTRAR

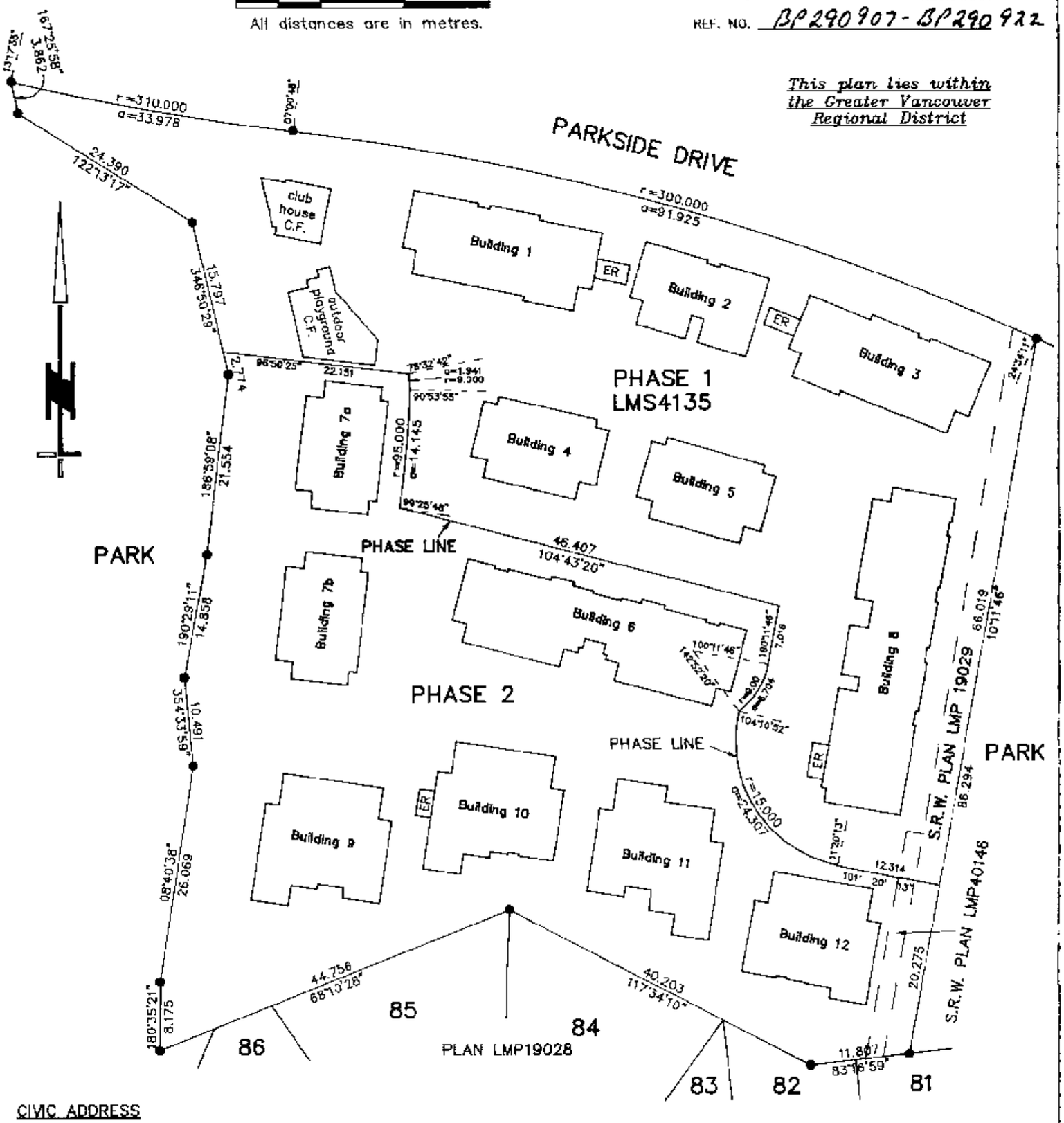
REF. NO. BP290907 - BP290922

SCALE 1 : 500

10 5 0 10 20m

All distances are in metres.

This plan lies within the Greater Vancouver Regional District



CIVIC ADDRESS

241 PARKSIDE DRIVE
PORT MOODY, B.C.

LEGEND:

Grid bearings are derived from Plan LMP19028.

● denotes standard iron post found.

All angles are 90° or 45° unless otherwise noted.

S.L.	denotes strata lot
②	denotes limited common property for S.L. 2, typical
C.P.	denotes common property
PT. S.L.	denotes part of strata lot
m2	denotes square metres
A	denotes area
TA	denotes total area
r	denotes radius
a	denotes arc length
ER	denotes electrical room, common property
C.F.	denotes common facility

The address for service of documents of the Strata Corporation is: _____

The owners of Strata Plan LMS _____
#200–1451 W. Broadway
Vancouver, B.C.
V6H 1H6

I, LOUIS S.Y. NGAN, 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 10th day of Nov., 2000.

LOUIS NGAN B.C.L.S.

LOUIS NGAN LAND SURVEYING
#270–11180 VOYAGEUR WAY
RICHMOND, B.C. V6X 3N8
(604) 273–2938

File: PPA–241TR2

FILED LMLMS4135 W95687 2007-03-02-14.28.57.420140

LOCATION PLAN

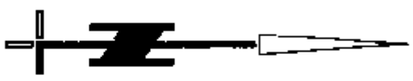
STRATA PLAN LMS 4135

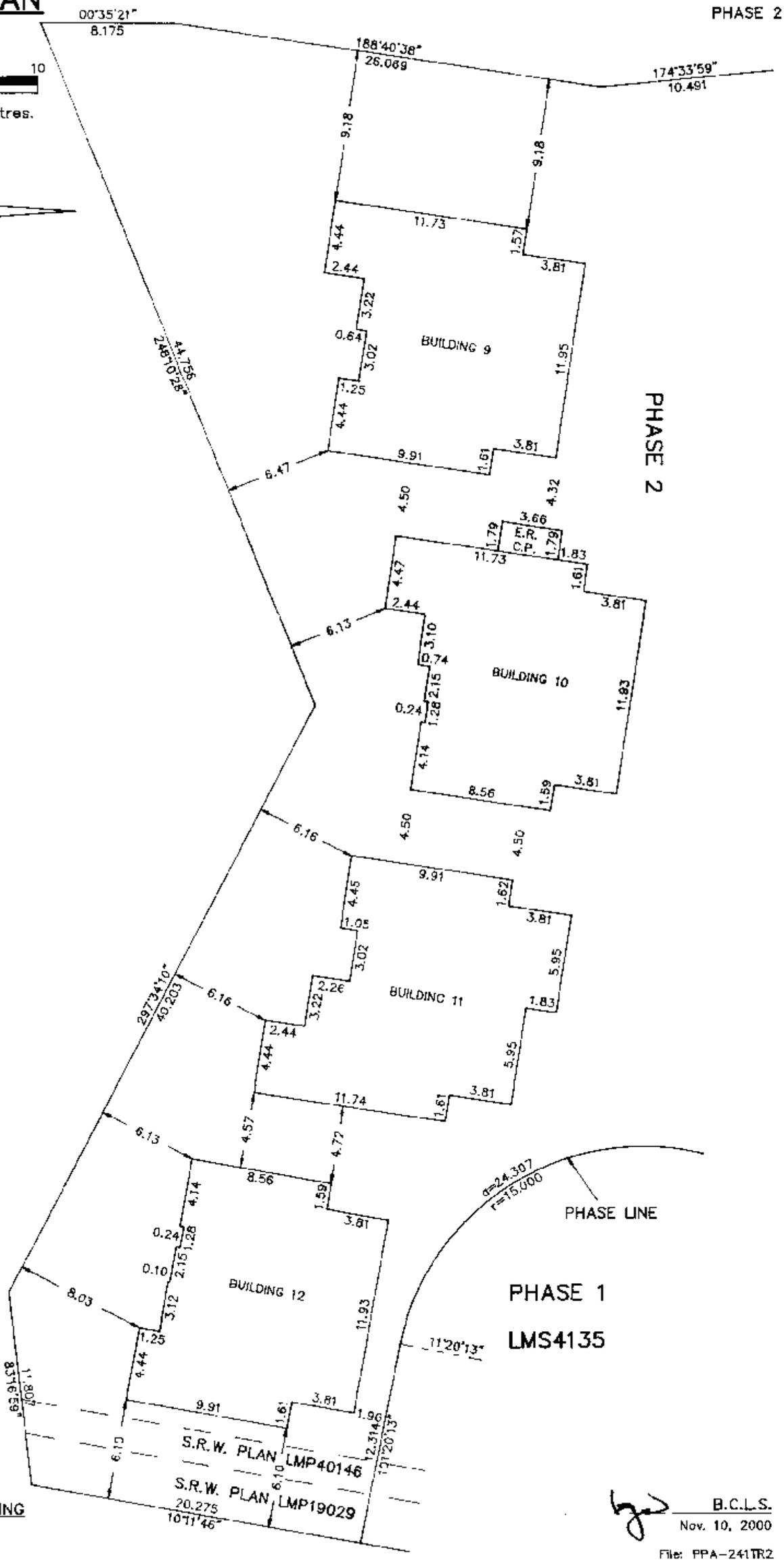
PHASE 2

SCALE 1 : 250

5 2.5 0 5 10

All distances are in metres.





LOUIS NGAN LAND SURVEYING
#270–11180 Voyageur Way
Richmond, B.C., V6X 3N8
Tel: (604) 273–2938

B.C.L.S.
Nov. 10, 2000
File: PPA–241TR2

FILED LMLMS4135 M95687 2007-03-02-14.28.57.420140

STRATA PLAN LMS 4135

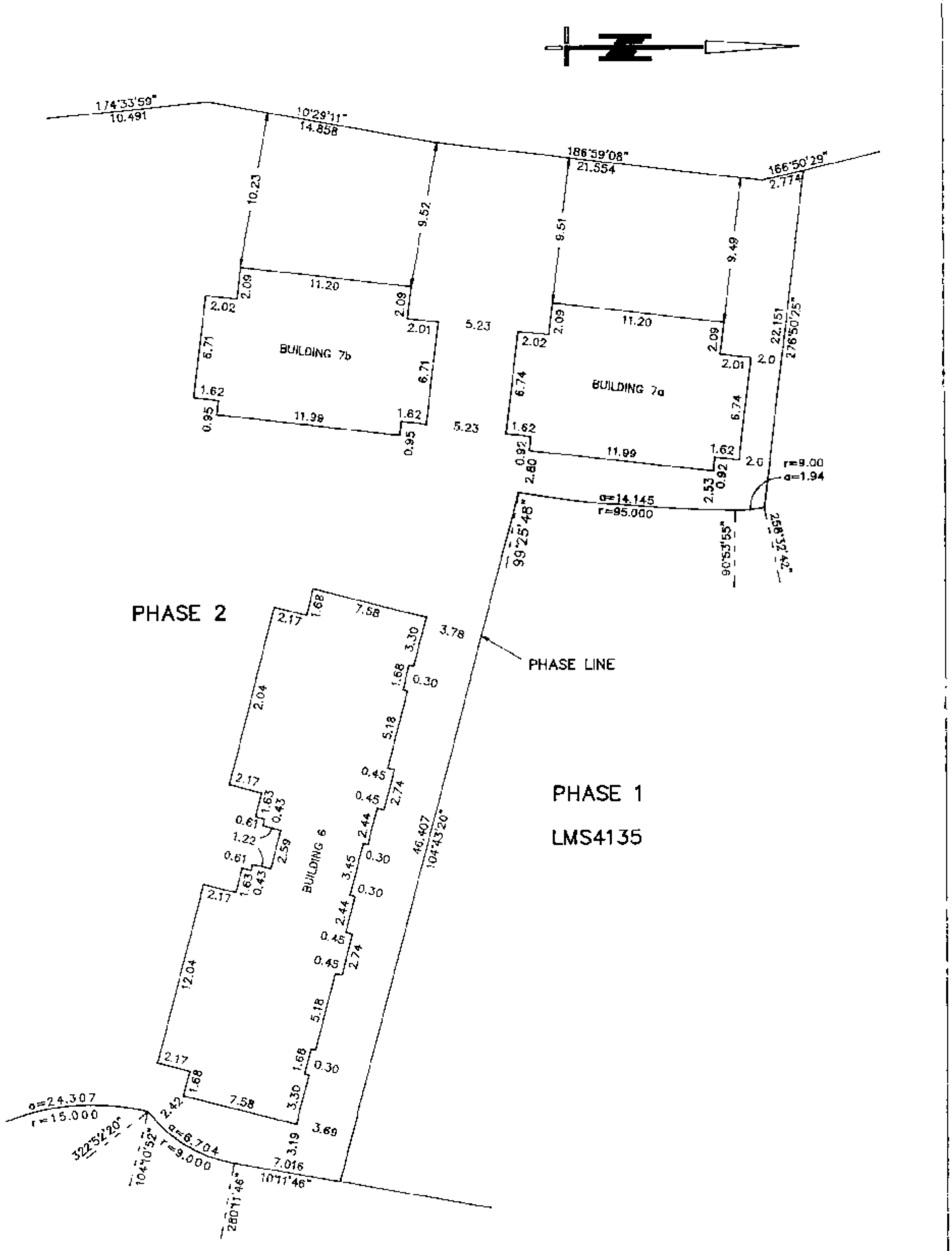
PHASE 2

LOCATION PLAN

SCALE 1 : 250

5 2.5 0 5 10

All distances are in metres.



LOUIS NGAN LAND SURVEYING
#270–11180 Voyageur Way
Richmond, B.C., V6X 3N8
Tel: (604) 273–2938

B.C.L.S.

Nov. 10, 2000

File: PPA–241TR2

FILED LMLMS4135 M95687 2007-03-02-14.28.57.420140

STRATA PLAN LMS 4135

CONDOMINIUM ACT

PHASE 2

Lot No.	Sheet No.	FORM 1 SCHEDULE OF UNIT ENTITLEMENT	FORM 2 SCHEDULE OF INTEREST UPON DESTRUCTION
		UNIT ENTITLEMENT	INTEREST
18	7	1811	260
19	7	1996	260
20	7	1990	260
21	7	1826	260
22	8	2026	250
23	8	1884	250
24	9	2295	250
25	9	2043	260
26	10	1881	260
27	10	2283	253
28	11	2027	256
29	11	2300	243
30	13	1721	250
31	13	1721	256
32	12	1721	253
33	12	1721	253
AGGREGATE(PHASE 2)		31246	4074
AGGREGATE(PHASE 1)		30280	4272
AGGREGATE(TOTAL)		61526	8346

Accepted as to forms 1 and 2.

Dated this 27 day of November 2000

Superintendant of Real Estate

LOUIS NCAN LAND SURVEYING
#270–11180 Voyageur Way
Richmond, B.C., V6X 3N8
Tel: (604) 273–2938

B.C.L.S.

Nov. 10, 2000

File: PPA–241TR2

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STRATA PLAN LMS 4135

PHASE 2

CONDOMINIUM ACT

Statutory Declaration

I the undersigned do solemnly declare that

1) I the undersigned am 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.

Authorized Signatory

Declared before me this 16th day of November, 2000.

A commissioner for taking affidavits for British Columbia

Name ANGELA MONG
Address BARRISTER & SOLICITOR
ROBSON COURT
1000 - 840 HOWE STREET
VANCOUVER, B.C. V6Z 2M1
(604) 687-2242

City Approval

Approved as to Phase 2 of a 2–phase Strata Plan

Dated this 20th day of November 2000

Approving Officer for the City of Port Moody

Certificate of New Development

I, LOUIS S.Y. NGAN, of Vancouver, a British Columbia land surveyor hereby certify that the building shown in this strata plan has not as of the 10th day of Nov., 2000 been previously occupied.

B.C.L.S.

OWNER:
AIMRITE INVESTMENTS LTD., INC. NO. 483153

Name Dominic Li
Authorized Signatory

Name
Authorized Signatory

Witness

Name ANGELA MONG
Address BARRISTER & SOLICITOR
ROBSON COURT
1000 - 840 HOWE STREET
VANCOUVER, B.C. V6Z 2M1
Occupation (604) 687-2242

MORTGAGEE:
CTC BANK OF CANADA

Name Joseph Choi
Authorized Signatory

Name Joseph To
Authorized Signatory

Witness

Name J. Ly
Address 1518 W. Broadway
Vanc. B.C.
Occupation Banker

LOUIS NGAN LAND SURVEYING
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B.C.L.S.
Nov. 10, 2000

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STRATA PLAN LMS 4135

PHASE 2

SECTIONS

SCALE 1 : 200

4 2 0 4 8

All distances are in metres.

PT. S.L. 21	PT. S.L. 20	PT. S.L. 19	PT. S.L. 18	Second Floor
PT. S.L. 21	PT. S.L. 20	PT. S.L. 19	PT. S.L. 18	Main Floor
PT. S.L. 21	PT. S.L. 20	PT. S.L. 19	PT. S.L. 18	Basement

SECTION 6A–6A'

PT. S.L. 23	PT. S.L. 22	Second Floor
PT. S.L. 23	PT. S.L. 22	Main Floor
PT. S.L. 23	PT. S.L. 22	Basement

SECTION 12A–12A'

PT. S.L. 25	PT. S.L. 24	Second Floor
PT. S.L. 25	PT. S.L. 24	Main Floor
PT. S.L. 25	PT. S.L. 24	Basement

SECTION 11A–11A'

	PT. S.L. 27	PT. S.L. 26	Second Floor
ER	PT. S.L. 27	PT. S.L. 26	Main Floor
	PT. S.L. 27	PT. S.L. 26	Basement

SECTION 10A–10A'

PT. S.L. 29	PT. S.L. 28	Second Floor
PT. S.L. 29	PT. S.L. 28	Main Floor
PT. S.L. 29	PT. S.L. 28	Basement

SECTION 9A–9A'

PT. S.L. 33	PT. S.L. 32	Second Floor
PT. S.L. 33	PT. S.L. 32	Main Floor
PT. S.L. 33	PT. S.L. 32	Basement

SECTION 7aA–7aA'

PT. S.L. 31	PT. S.L. 30	Second Floor
PT. S.L. 31	PT. S.L. 30	Main Floor
PT. S.L. 31	PT. S.L. 30	Basement

SECTION 7bA–7bA'

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BUILDING 6

STRATA PLAN LMS 4135

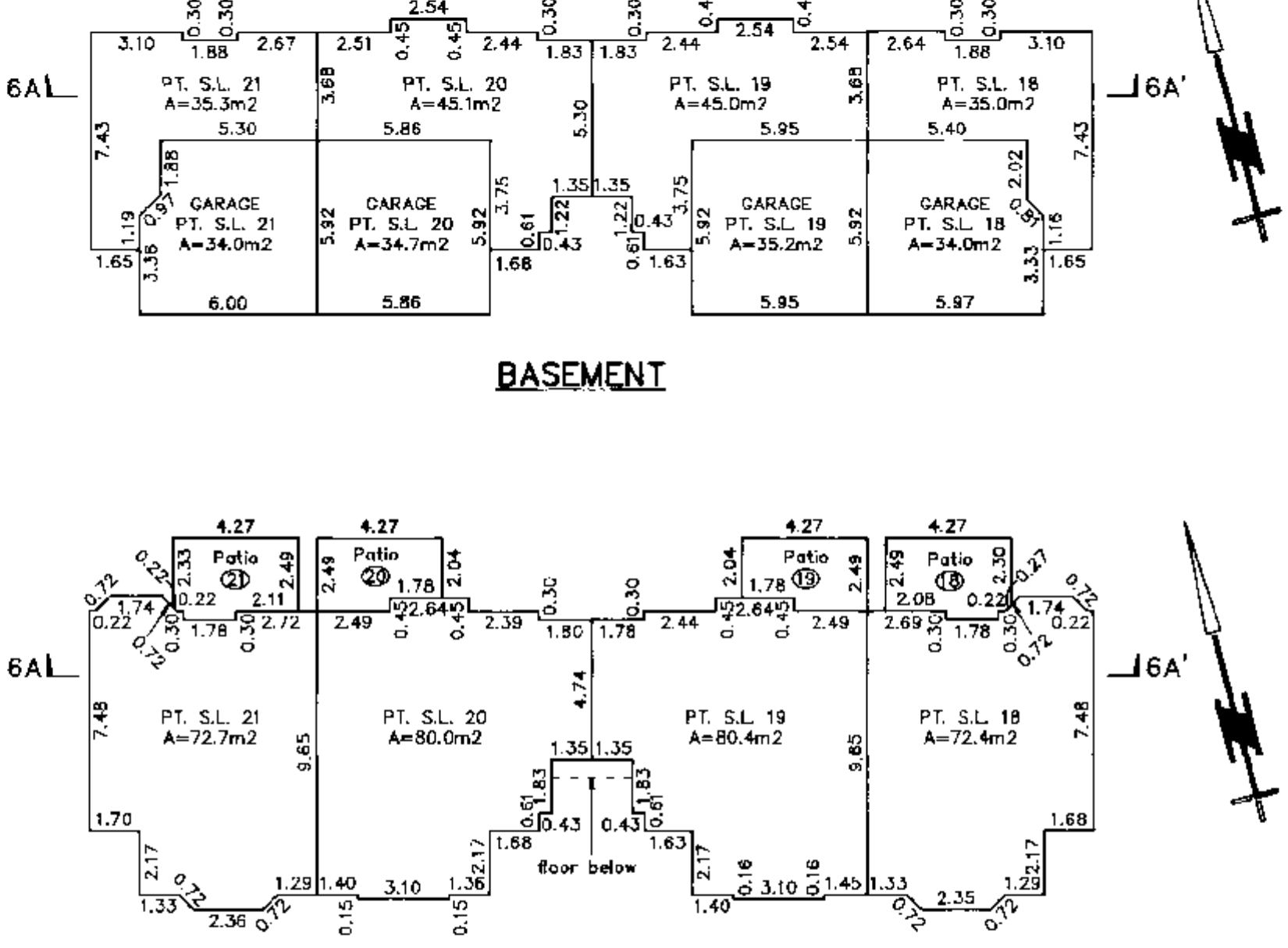
PHASE 2

SCALE 1 : 200

4 2 0 4 8

All distances are in metres.

BASEMENT



MAIN FLOOR

SECOND FLOOR

LOUIS NGAN LAND SURVEYING
#270–11180 Voyageur Way
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STRATA PLAN LMS 4135

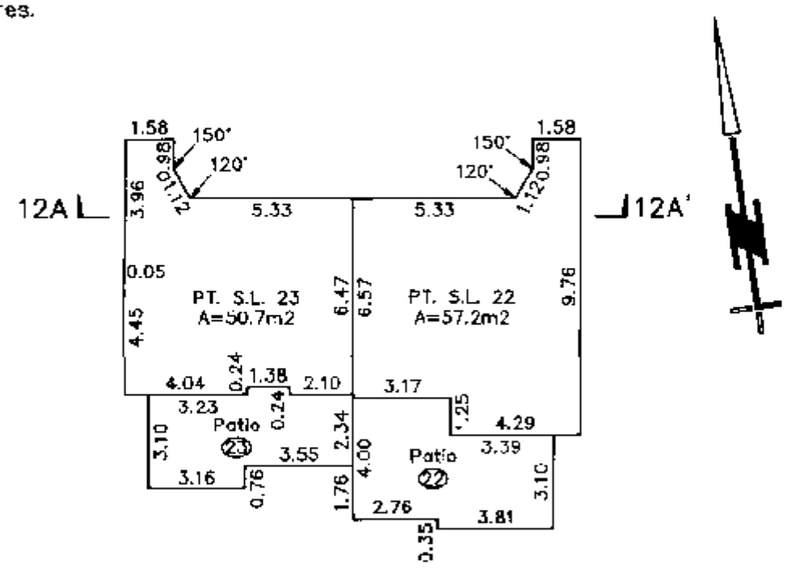
PHASE 2

BUILDING 12

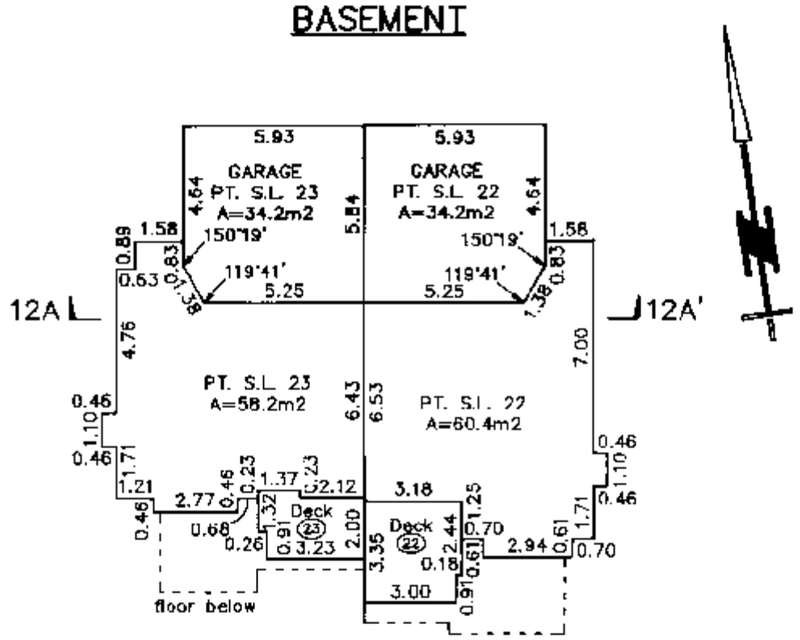
SCALE 1 : 200

4 2 0 4 8

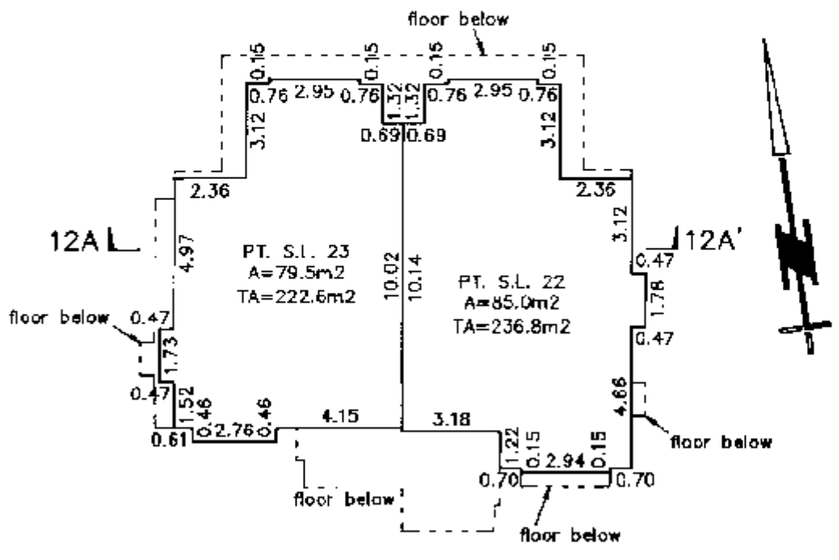
All distances are in metres.



BASEMENT



MAIN FLOOR



SECOND FLOOR

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BUILDING 11

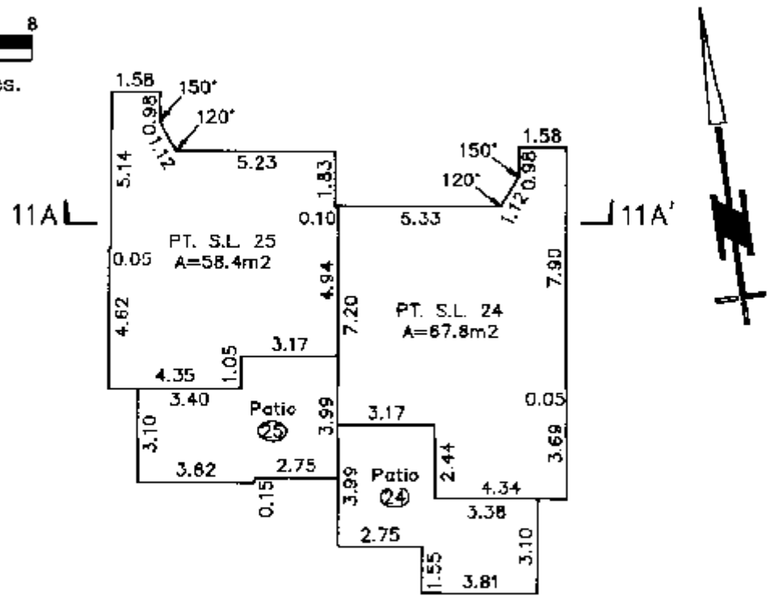
STRATA PLAN LMS 4135

PHASE 2

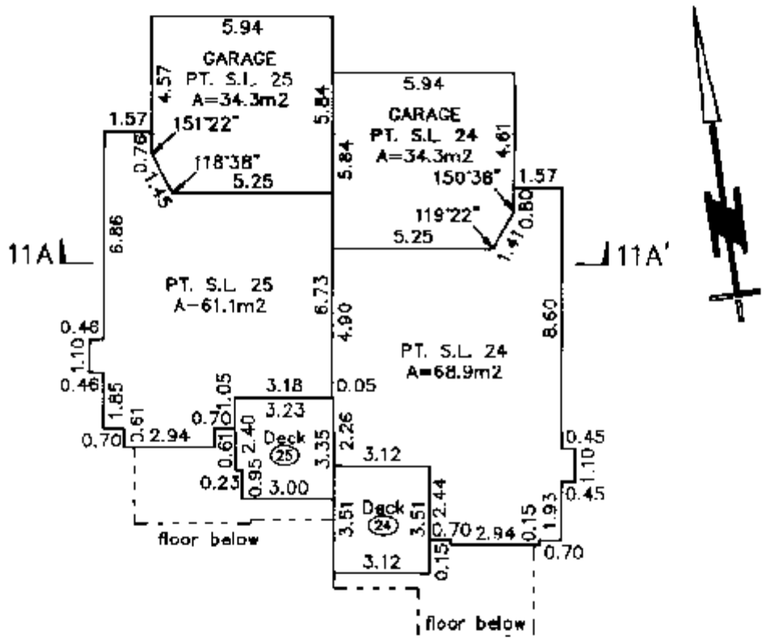
SCALE 1 : 200

4 2 0 4 8

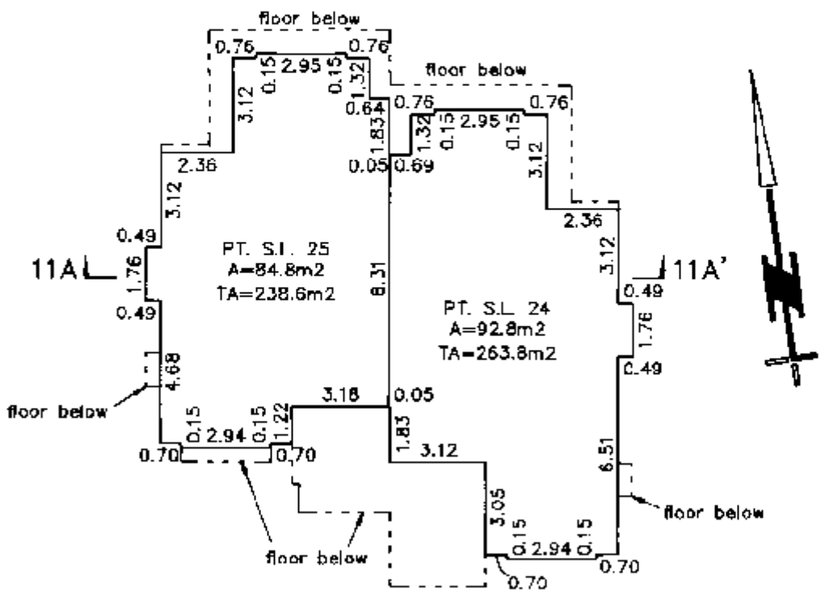
All distances are in metres.



BASEMENT



MAIN FLOOR



SECOND FLOOR

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STRATA PLAN LMS 4135

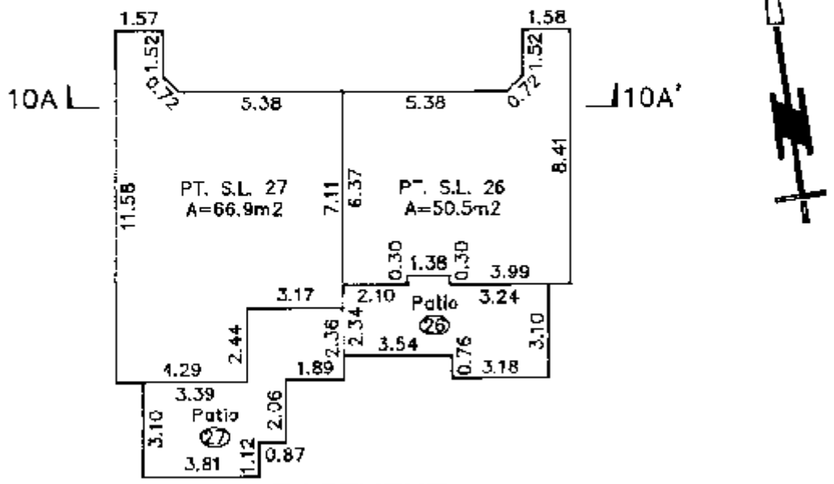
PHASE 2

BUILDING 10

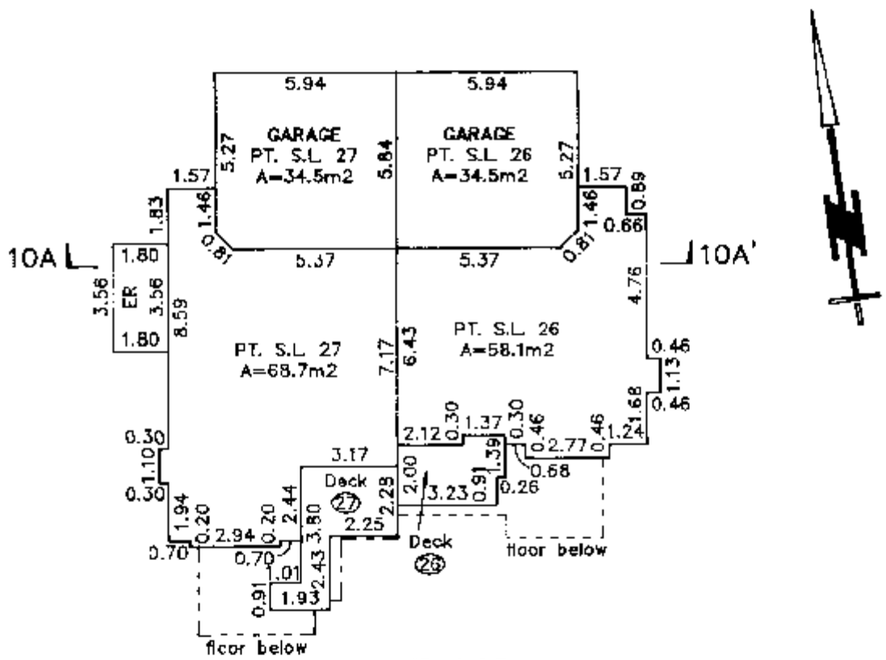
SCALE 1 : 200

4 2 0 4 8

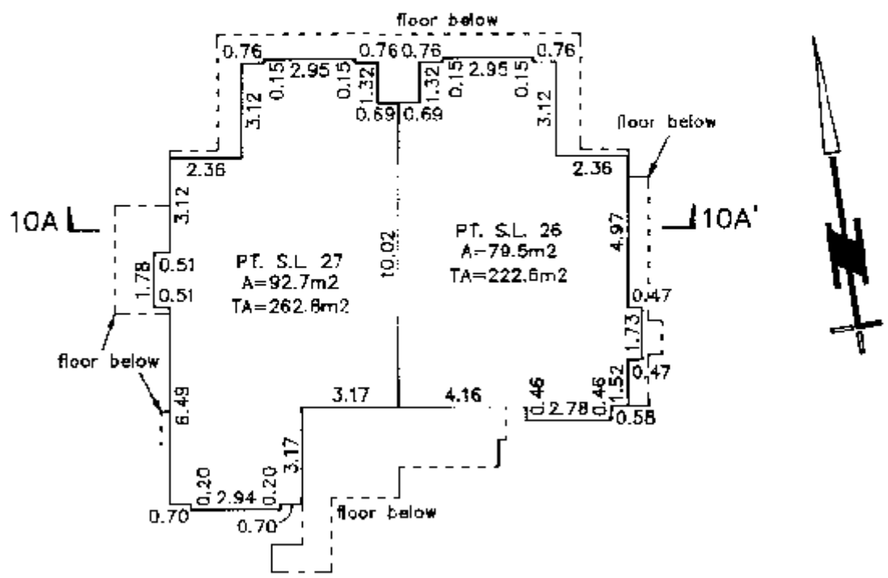
All distances are in metres.



BASEMENT



MAIN FLOOR



SECOND FLOOR

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BUILDING 9

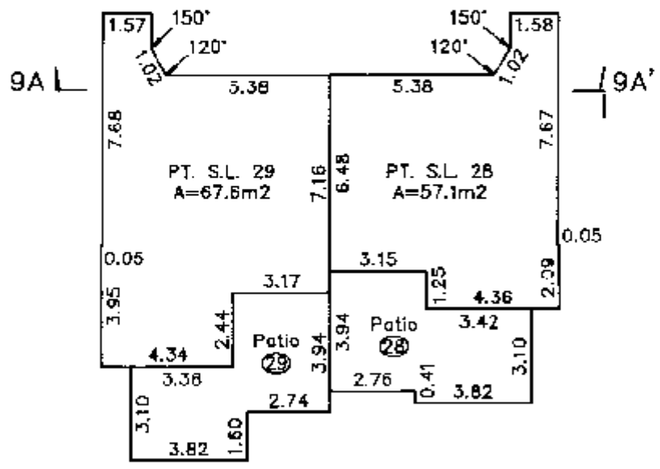
STRATA PLAN LMS 4135

PHASE 2

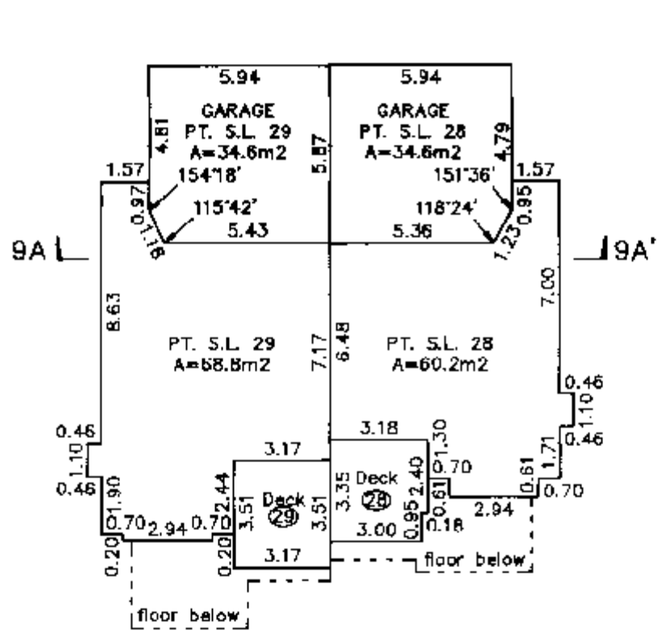
SCALE 1 : 200

4 2 0 4 8

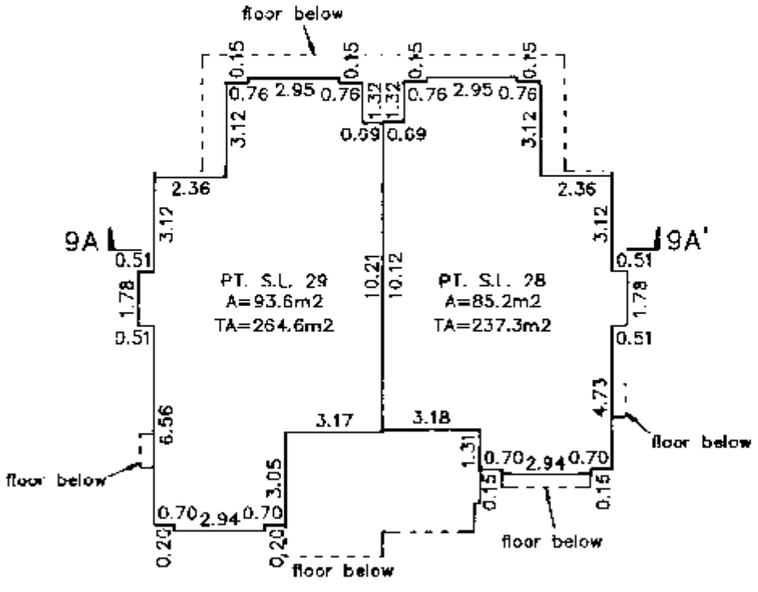
All distances are in metres.



BASEMENT



MAIN FLOOR



SECOND FLOOR

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STRATA PLAN LMS 4135

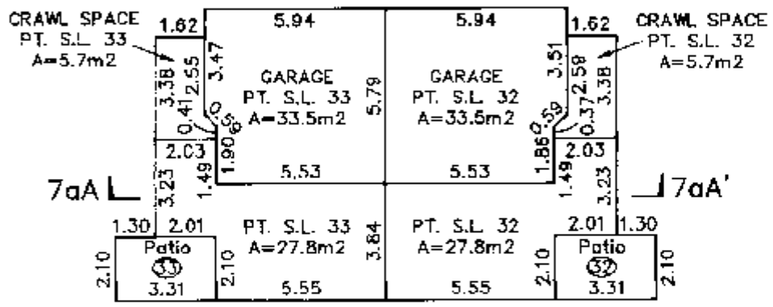
PHASE 2

BUILDING 7a

SCALE 1 : 200

4 2 0 4 8

All distances are in metres.



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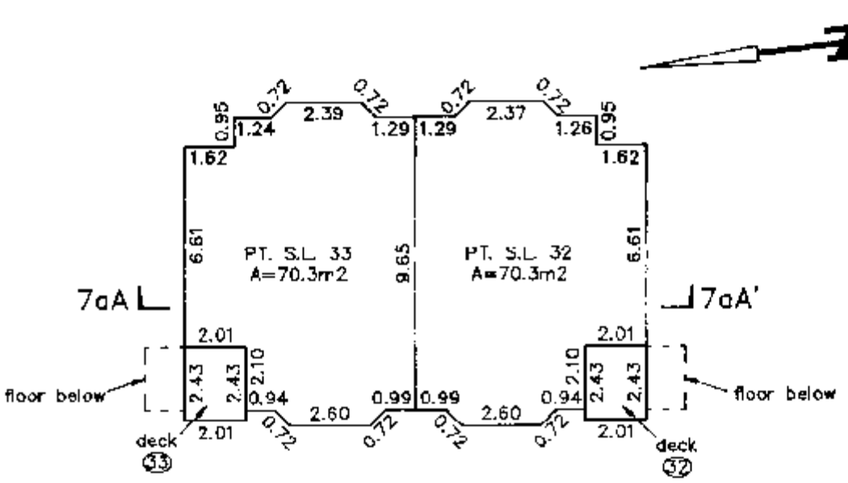
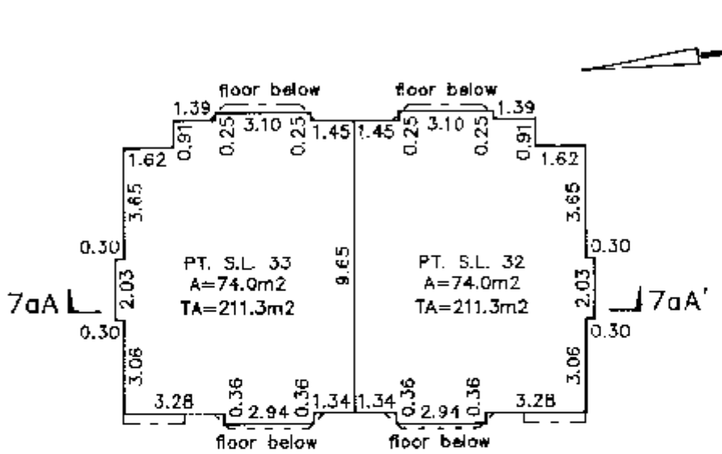


MAIN FLOOR



SECOND FLOOR

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BUILDING 7b

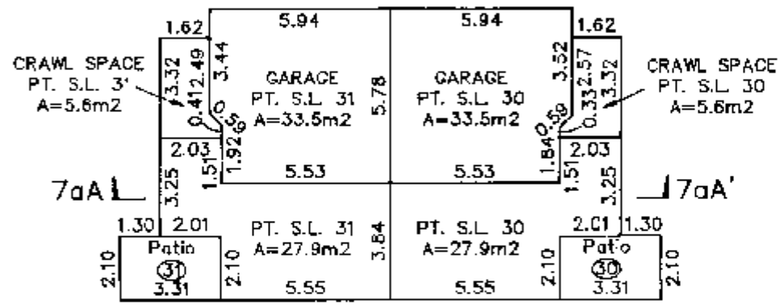
STRATA PLAN LMS 4135

PHASE 2

SCALE 1 : 200

4 2 0 4 8

All distances are in metres.



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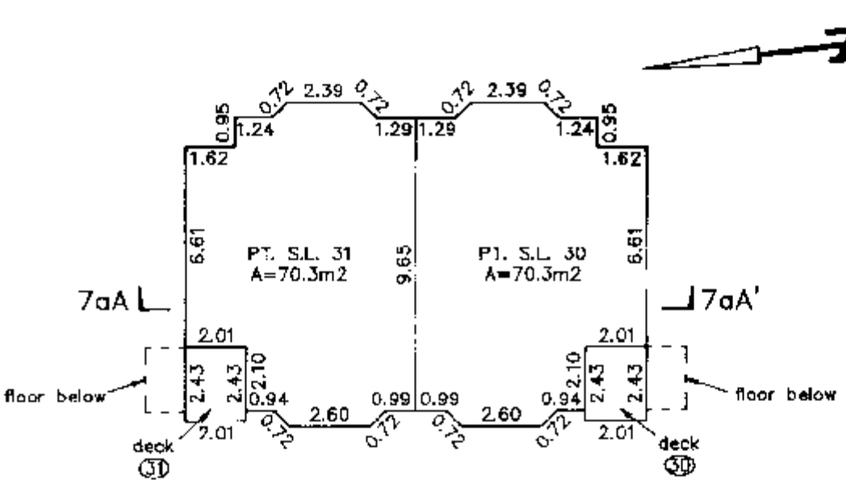
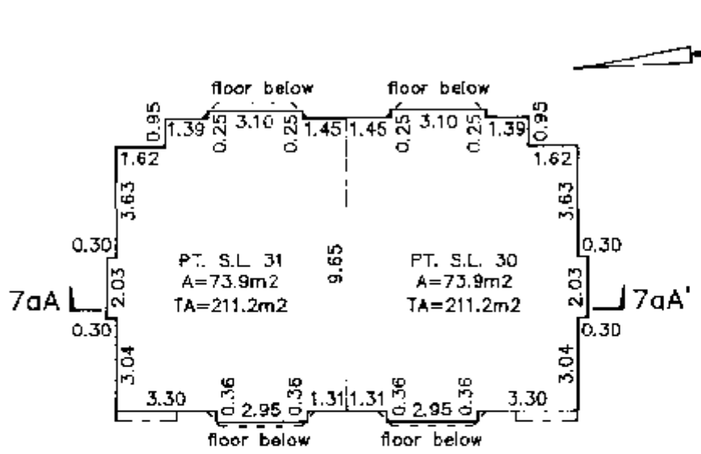


MAIN FLOOR



SECOND FLOOR

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