

STRATA PLAN L.M.S. 885

PHASE 1

17-209762

**STRATA PLAN OF A
PORTION OF PARCEL ONE OF
DISTRICT LOT 174 GROUP 1
NEW WESTMINSTER DISTRICT
PLAN LMP 10889**

DEPOSITED AND REGISTERED IN
THE LAND TITLE OFFICE AT
NEW WESTMINSTER, B.C.
THIS 16 DAY OF JUNE, 1993

[Signature]
Deputy Registrar

"CITY OF PORT COQUITLAM"
B.C.G.S. 92-C-027

SCALE: AS SHOWN

ALL DIMENSIONS IN METERS EXCEPT WHERE OTHERWISE SHOWN

FORM E DECLARATION June 16 1993 # 26209762

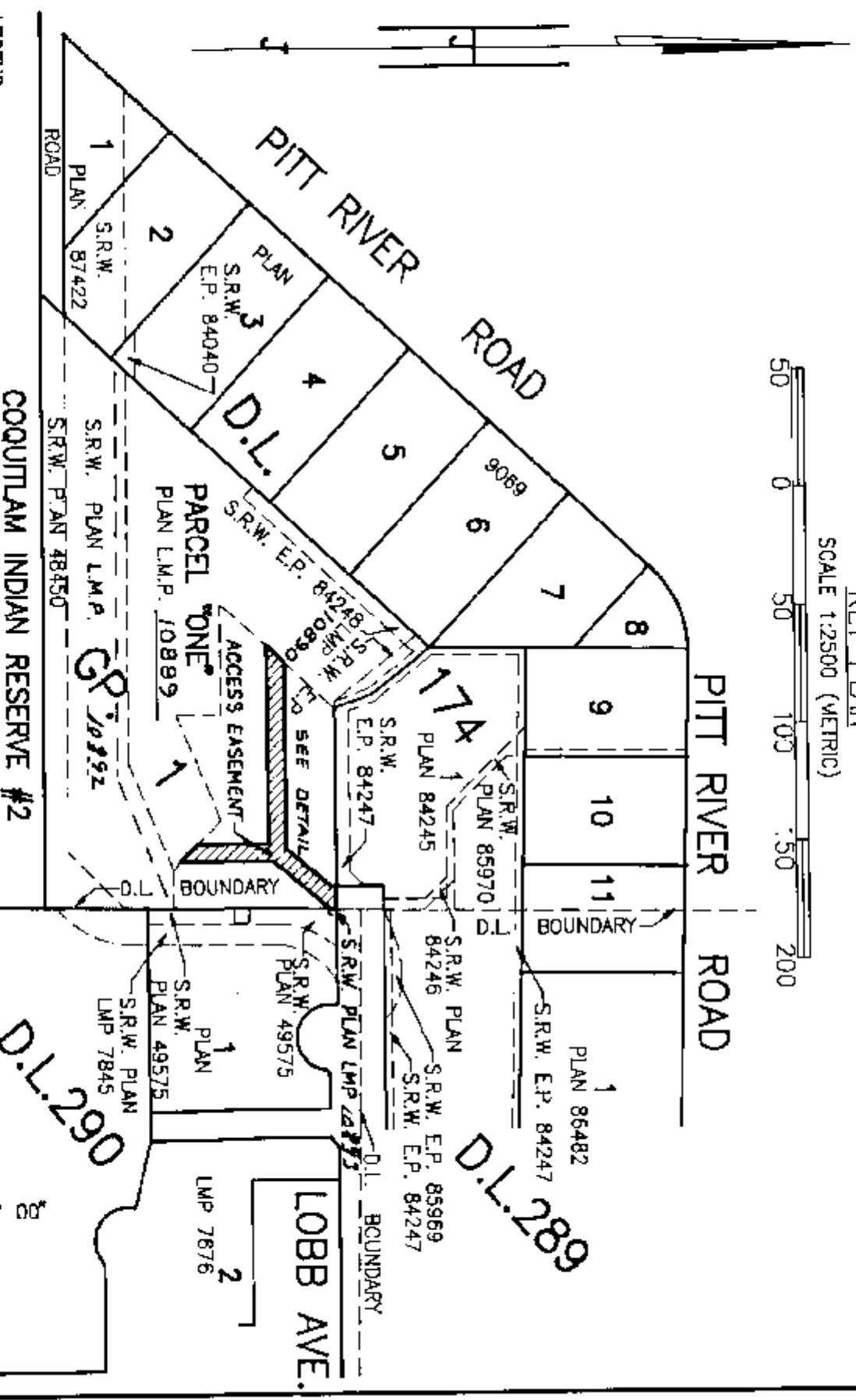
AMENDED 19 #

THE ADDRESS FOR SERVICE OF DOCUMENTS
ON THE STRATA CORPORATION IS:
THE OWNERS STRATA PLAN L.M.S. 885
c/o #8 THE FRONTENAC
1180 PINETREE WAY
COQUITLAM, B.C.

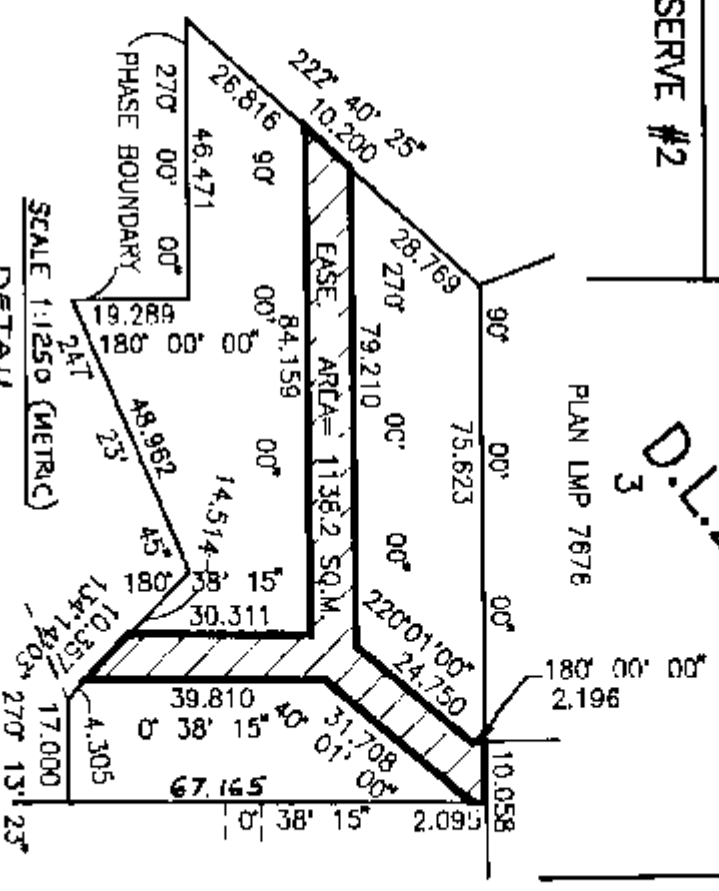
THE NAME OF THE PROJECT IS
"SOUTHSIDE"

KEY PLAN

SCALE 1:2500 (METRIC)



- LEGEND**
- S.L. DENOTES STRATA LOT
 - PT. PART
 - SQ.M. SQUARE METERS
 - COMMON PROPERTY
 - LIMITED COMMON PROPERTY
 - PROPERTY LINE
 - STANDARD IRON POST FOUND
 - STANDARD IRON POST SET
 - STANDARD PIPE POST FOUND
 - STATUTORY RIGHT OF WAY
 - S.R.W. EASEMENT
 - BALC BALCONY
 - STO STORAGE
 - ELEC ELECTRICAL
 - BLDG BUILDING



SCALE 1:1250 (METRIC)
DETAIL

BEARINGS ARE ASTRONOMIC DERIVED
FROM PLAN LMP 70825
THIS PLAN LIES WITHIN THE
GREATER VANCOUVER REGIONAL DISTRICT

I, HELGE JACOBSEN, OF PORT COQUITLAM, B.C., A BRITISH COLUMBIA
LAND SURVEYOR, HEREBY CERTIFY THAT THE BUILDING ERECTED ON
THE PARCEL DESCRIBED ABOVE IS WHOLLY WITHIN THE EXTERNAL
BOUNDARIES OF THAT PARCEL.

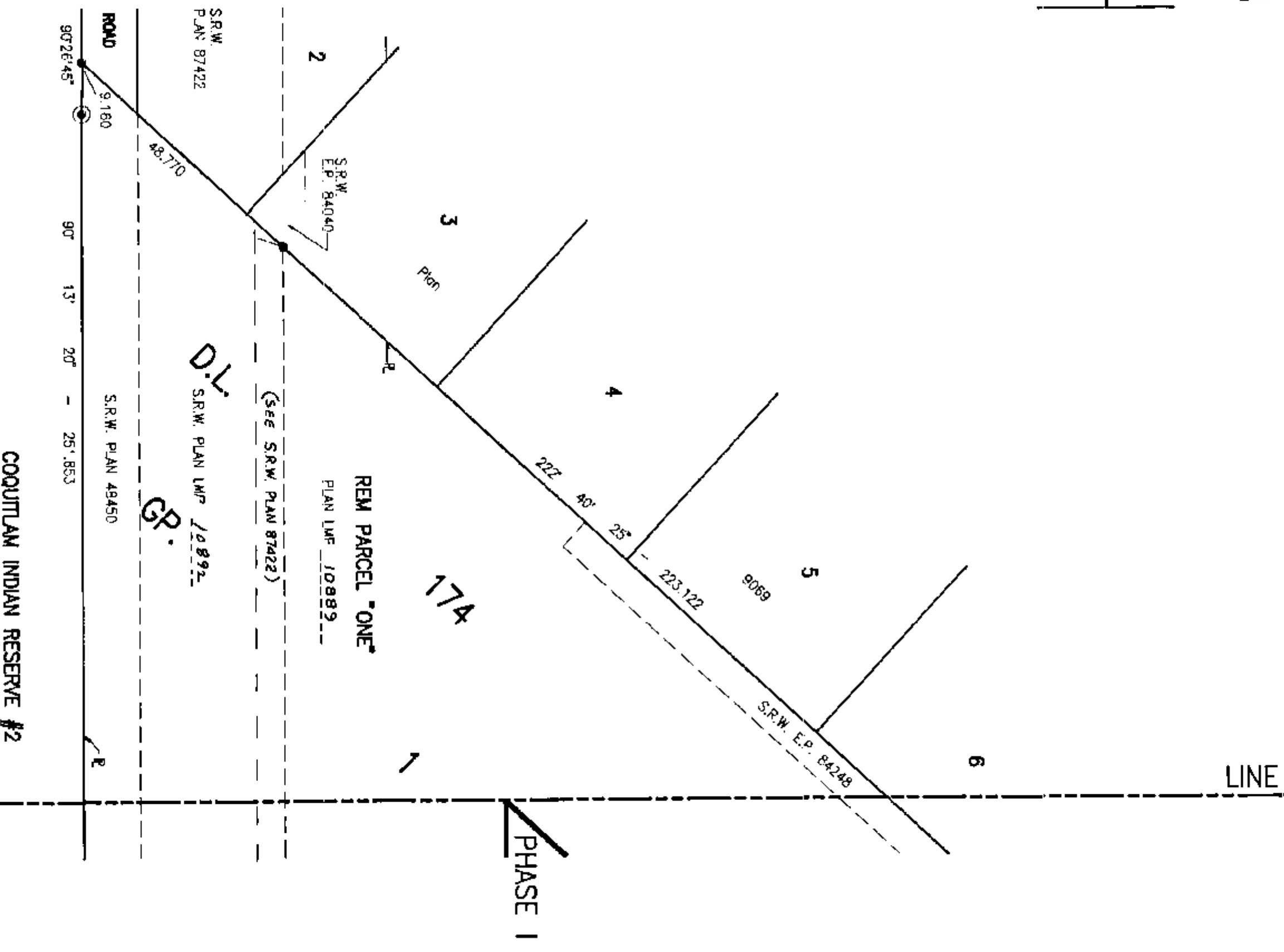
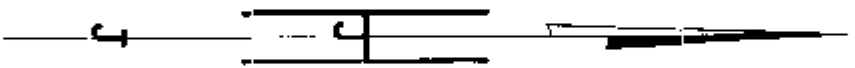
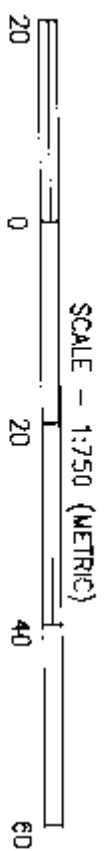
DATED AT PORT COQUITLAM, B.C.
THIS 30 DAY OF APRIL, 1993

HELGE JACOBSEN
B.C. LAND SURVEYOR
2116 SAUSBURY AVENUE
PORT COQUITLAM, B.C.
V3B 1Y1
TEL. 941-7727

[Signature] B.C.L.S.

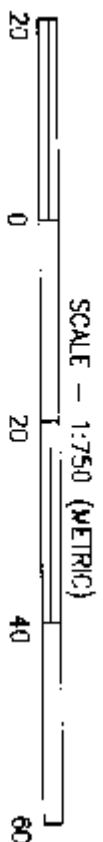
STRATA PLAN L.M.S. 885
PHASE 1

FOUNDATION PLANS (SHOWING PHASE 1 BOUNDARIES)

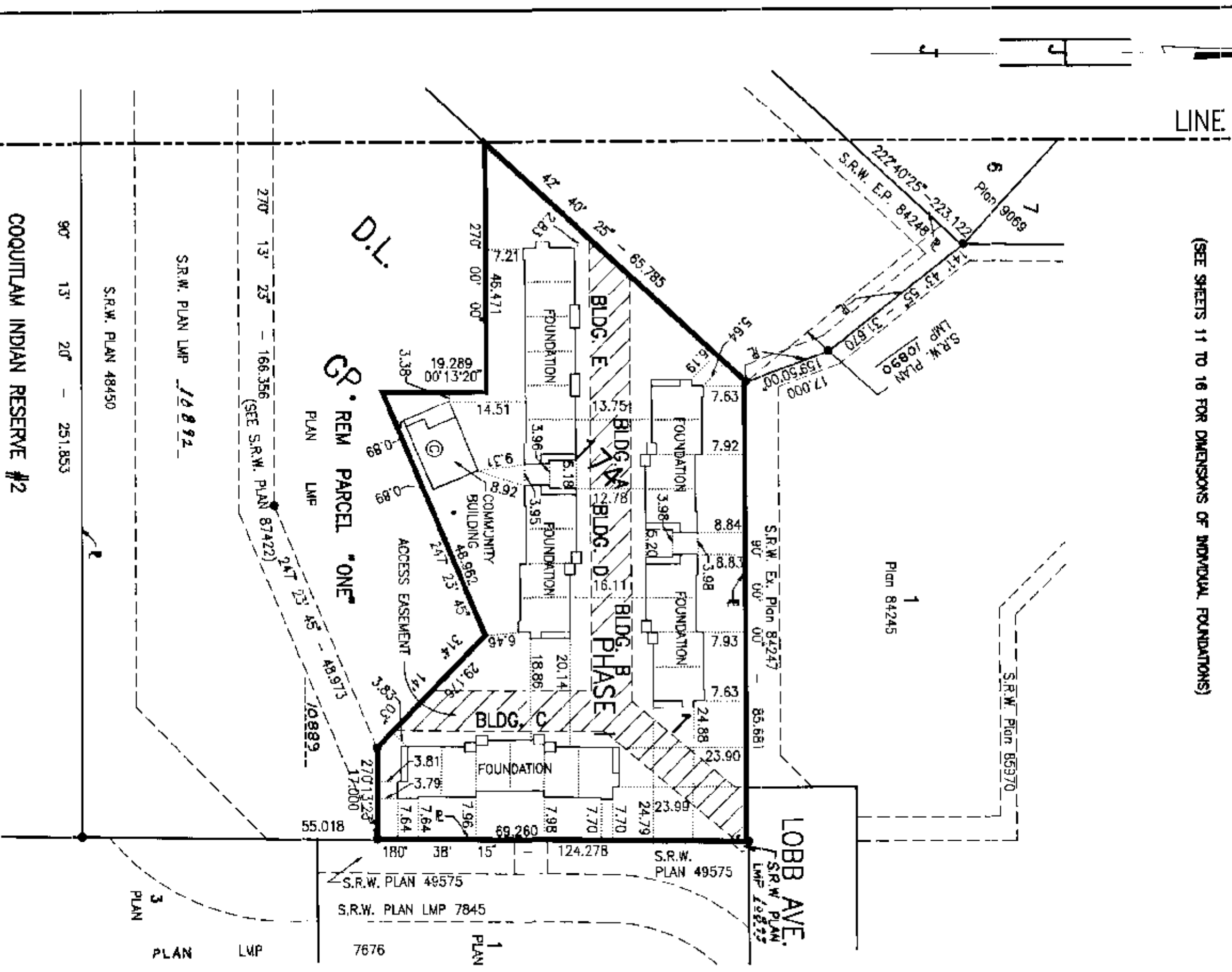


STRATA PLAN L.M.S. 885
PHASE 1

FOUNDATION PLANS (SHOWING PHASE 1 BOUNDARIES)



(SEE SHEETS 11 TO 16 FOR DIMENSIONS OF INDIVIDUAL FOUNDATIONS)

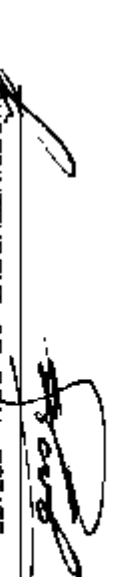


THIS 30 DAY OF APRIL, 1993
B.C.L.S.

STRATA PLAN L.M.S. 885
PHASE 1**CONDOMINIUM ACT**
PHASE 1

UNIT NUMBER	STRATA LOT NUMBER	SHEET NUMBER	FORM 1	FORM 2	FORM 3
			SCHEDULE OF UNIT ENTITLEMENT	SCHEDULE OF INTEREST UPON DESTRUCTION	SCHEDULE OF VOTING RIGHTS
12	1	6 & 11	125	170	
11	2	6 & 11	120	168	
10	3	6 & 11	120	168	
9	4	6 & 11	125	170	
4	5	7 & 12	125	170	
3	6	7 & 12	120	168	
2	7	7 & 12	120	168	
1	8	7 & 12	125	170	
82	9	8 & 13	125	170	
81	10	8 & 13	120	168	
80	11	8 & 13	120	168	
79	12	8 & 13	120	168	
78	13	8 & 13	120	168	
77	14	8 & 13	125	170	
5	15	9 & 14	125	170	
6	16	9 & 14	120	168	
7	17	9 & 14	120	168	
8	18	9 & 14	125	170	
13	19	10 & 15	125	170	
14	20	10 & 15	120	168	
15	21	10 & 15	120	168	
16	22	10 & 15	120	168	
17	23	10 & 15	120	168	
18	24	10 & 15	125	170	
AGGREGATE			2930	4052	

NOTE: ALL UNITS @ 2450 LOBB AVENUE, PORT COQUITLAM, B.C.

THE CIVIC ADDRESS OF THE BUILDINGS ARE :
2450 LOBB AVENUE
PORT COQUITLAM, B.C.NOTE: UNIT ENTITLEMENT IS BASED ON USEABLE AREA.
INTEREST UPON DESTRUCTION IS BASED ON
VALUE OF EACH UNIT.ACCEPTED AS TO FORMS 1, 2 AND 3
THIS 8 DAY OF June, 1993
SUPERINTENDENT OF REAL ESTATE**CERTIFICATE OF APPROVAL**APPROVED UNDER THE LAND TITLE ACT,
SEE B.C. REG. 334/79, S.9
"ACCESS BY EASEMENT ONLY"AND
APPROVED AS PHASE ONE OF A THREE PHASE
STRATA PLAN UNDER THE CONDOMINIUM ACT.THIS 28 DAY OF May, 1993
CITY APPROVING AUTHORITY
FOR THE CITY OF PORT COQUITLAMI HEREBY CERTIFY THAT THE COMMON FACILITY:
COMMUNITY BUILDING, WHICH ACCORDING TO FORM E
WAS TO HAVE BEEN CONSTRUCTED IN CONJUNCTION WITH
THIS PHASE HAS BEEN SATISFACTORILY PROVIDED FOR.THIS 28 DAY OF May, 1993
CITY APPROVING AUTHORITY
FOR THE CITY OF PORT COQUITLAM**SECTION 8(1)****NEW DEVELOPMENT CERTIFICATE**1. HEIGE JACOBSEN OF PORT COQUITLAM, B.C.,
A BRITISH COLUMBIA LAND SURVEYOR, HEREBY
CERTIFY THAT THE BUILDING SHOWN IN THIS STRATA
PLAN HAS NOT,
AS OF THE 30 DAY OF APRIL, 1993
BEEN PREVIOUSLY OCCUPIED.
DATED AT PORT COQUITLAM, B.C.
THIS 30 DAY OF APRIL, 1993
(SIGNATURE OF SURVEYOR) B.C.L.S.THIS 30 DAY OF APRIL, 1993
B.C.L.S.

CONDOMINIUM ACT

STRATA PLAN L.M.S. 885
PHASE 1

STATUTORY DECLARATION

- I/WE THE UNDERSIGNED DO SOLEMNLY DECLARE THAT
- 1) I/WE THE UNDERSIGNED (AM/ARE) THE OWNER-DEVELOPER OR THE DULY AUTHORIZED AGENT OF THE OWNER-DEVELOPER.
 - 2) THE STRATA PLAN IS ENTIRELY FOR RESIDENTIAL USE

I/WE MAKE THIS SOLEMN DECLARATION CONSCIENTIOUSLY BELIEVING IT TO BE TRUE, AND KNOWING THAT IT IS OF THE SAME FORCE AND EFFECT AS IF MADE UNDER OATH.

Joseph Hersak
Joseph Hersak

DECLARED BEFORE ME AT COQUITZAN
IN THE PROVINCE OF BRITISH COLUMBIA
THIS 10th DAY OF MAY, 1993

Hudson
A COMMISSIONER FOR TAKING AFFIDAVITS
WITHIN THE PROVINCE OF BRITISH COLUMBIA

MORTGAGEE
ROYAL BANK OF CANADA
J. James Smith
AUTHORIZED SIGNATORY
LONDON, ONTARIO
AUTHORIZED SIGNATORY
RESIDENT MANAGER

WITNESS
dy Adams
SIGNATURE OF WITNESS
KATHY ADAMS

NAME OF WITNESS
613 COLUMBIA ST.
ADDRESS OF WITNESS
NEW WESTMINSTER, B.C.
DANKEA

OCCUPATION OF WITNESS

MORTGAGEE
JHR ENTERPRISES LTD.
(INC. NO. 381559)

J. Redwood
AUTHORIZED SIGNATORY
Joseph Redwood
AUTHORIZED SIGNATORY

WITNESS
Hudson
SIGNATURE OF WITNESS
HELEN ANDERSON

NAME OF WITNESS
8-1180 PINETREE WAY COOP
ADDRESS OF WITNESS
LADYER
OCCUPATION OF WITNESS

OWNER
QUANTA ENTERPRISES LTD.
(INC. NO. 286834)
J. Hersak
AUTHORIZED SIGNATORY
Joseph Hersak
AUTHORIZED SIGNATORY

WITNESS
Hudson
SIGNATURE OF WITNESS
HELEN ANDERSON
8-1180 PINETREE WAY
NAME OF WITNESS

COOP. 038762
ADDRESS OF WITNESS

LADYER
OCCUPATION OF WITNESS
OWNER
KINSAR ENTERPRISES LTD.
(INC. NO. 403216)

Donna Hobbs
AUTHORIZED SIGNATORY
Donna Hobbs
AUTHORIZED SIGNATORY
WITNESS
Hudson
SIGNATURE OF WITNESS
Gregory Hastings

HELEN ANDERSON
NAME OF WITNESS
8-1180 PINETREE WAY COOP
ADDRESS OF WITNESS
LADYER
OCCUPATION OF WITNESS

OWNER
FOUR BROOKS ENTERPRISES LTD.
(INC. NO. 406295)
Marie Donibek
AUTHORIZED SIGNATORY
Marie Donibek
AUTHORIZED SIGNATORY
WITNESS
Hudson
SIGNATURE OF WITNESS
HELEN ANDERSON

NAME OF WITNESS
8-1180 PINETREE WAY COOP
ADDRESS OF WITNESS
LADYER
OCCUPATION OF WITNESS

OWNER
LEEMARK WOODCRAFTS LTD.
(INC. NO. 381936)
J. Donibek
AUTHORIZED SIGNATORY
Henry Donibek
AUTHORIZED SIGNATORY

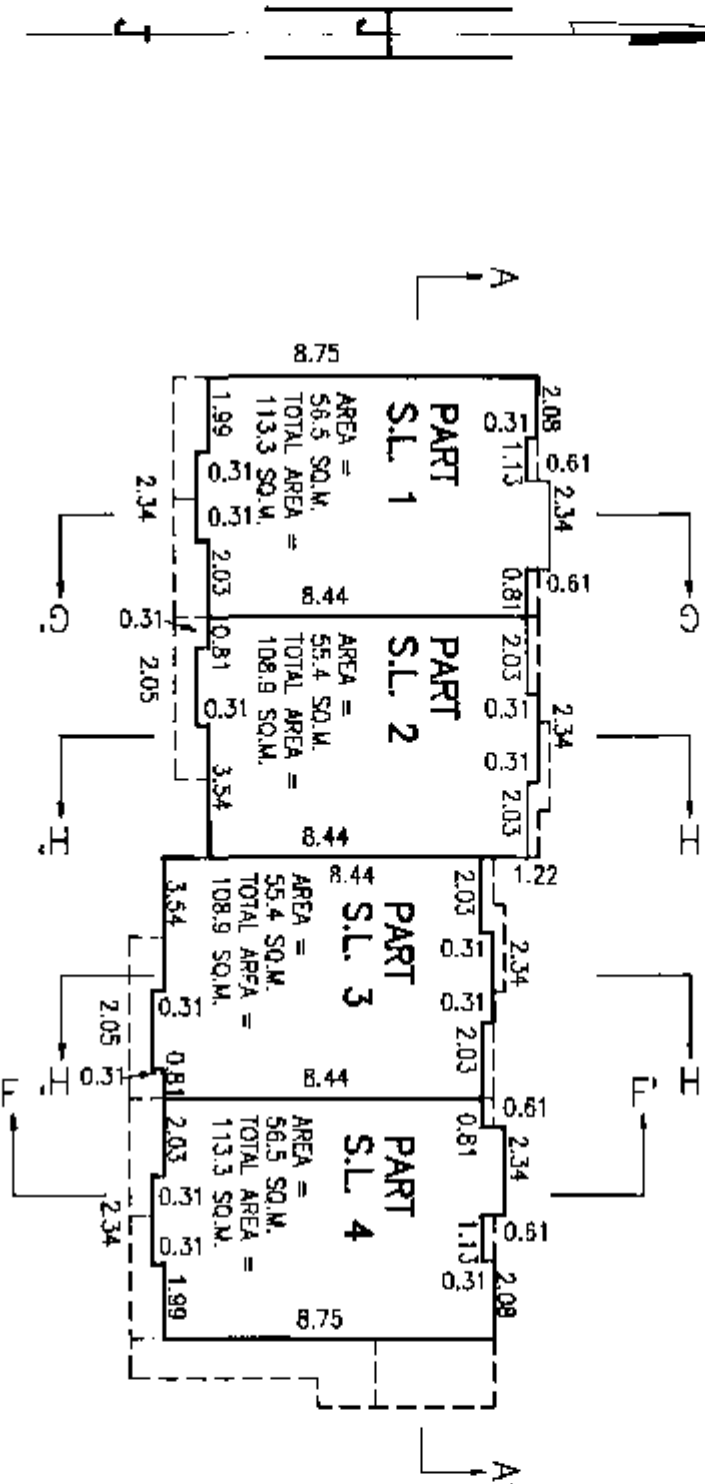
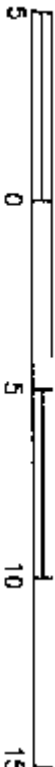
WITNESS
Hudson
SIGNATURE OF WITNESS
HELEN ANDERSON

NAME OF WITNESS
8-1180 PINETREE WAY COOP
ADDRESS OF WITNESS
LADYER
OCCUPATION OF WITNESS

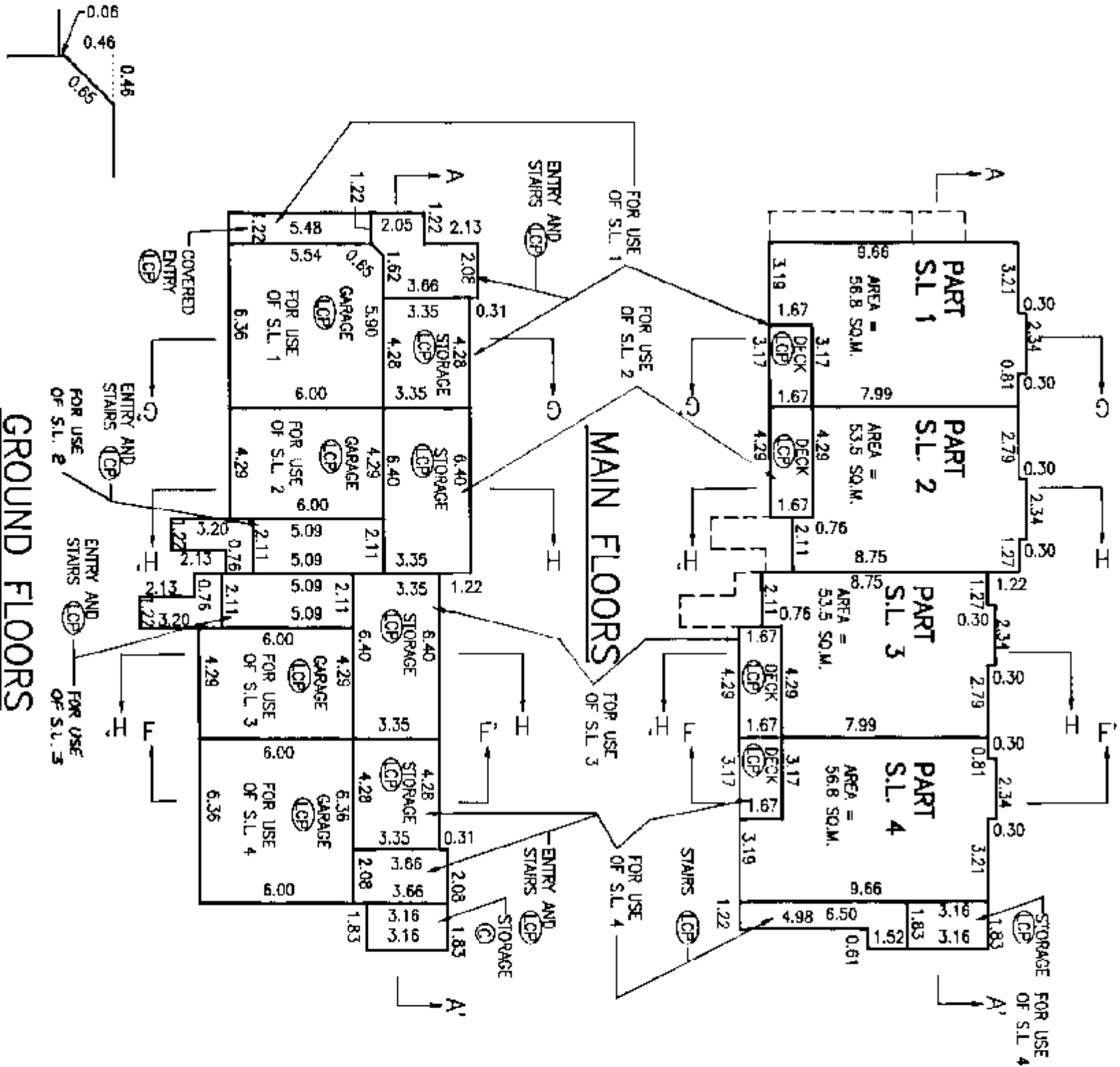
THIS 30 DAY OF APRIL, 1993
B.C.L.S.

STRATA PLAN L.M.S. 885
PHASE 1

SCALE - 1:200 (METRIC)



UPPER FLOORS



GROUND FLOORS

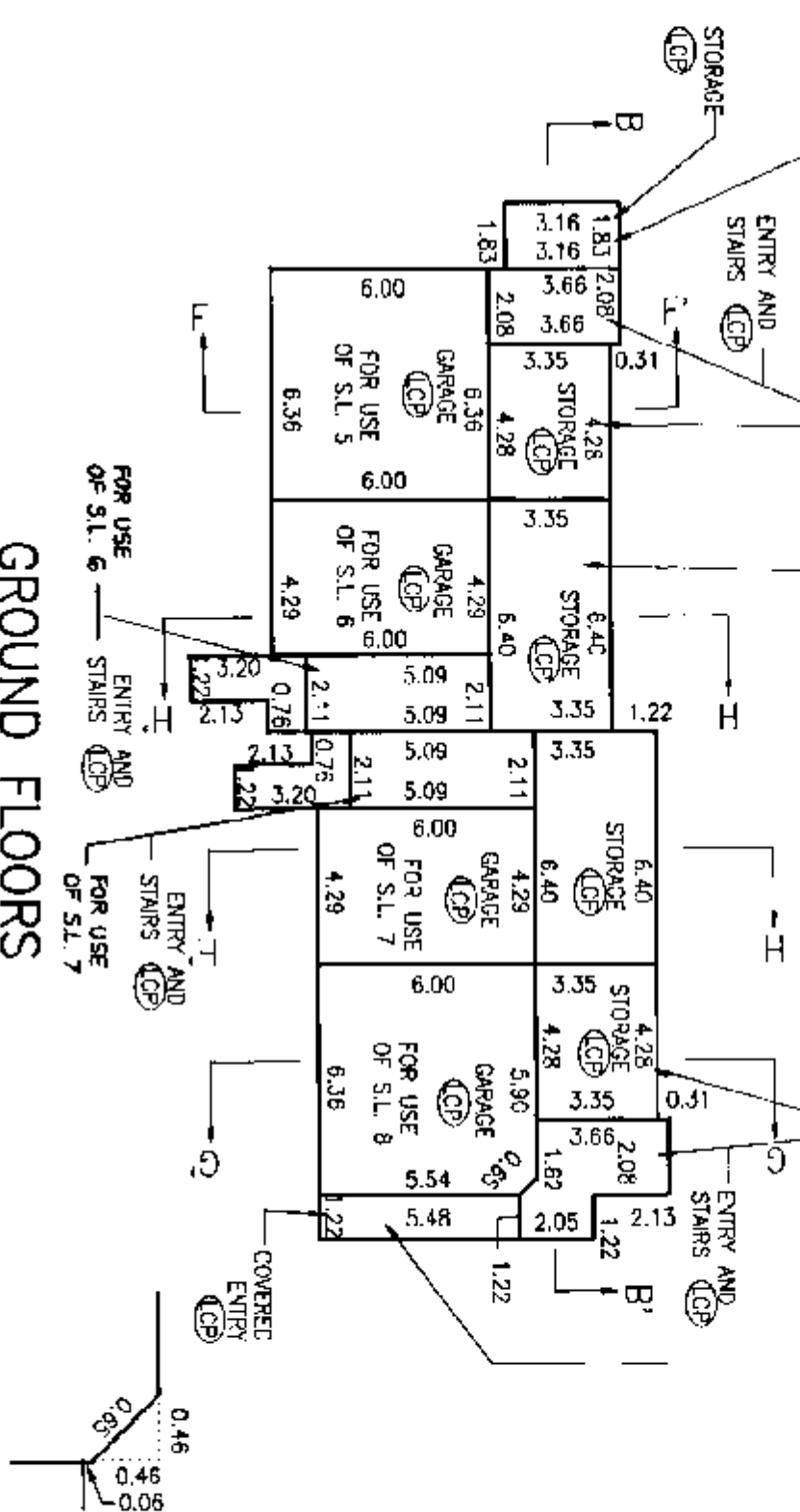
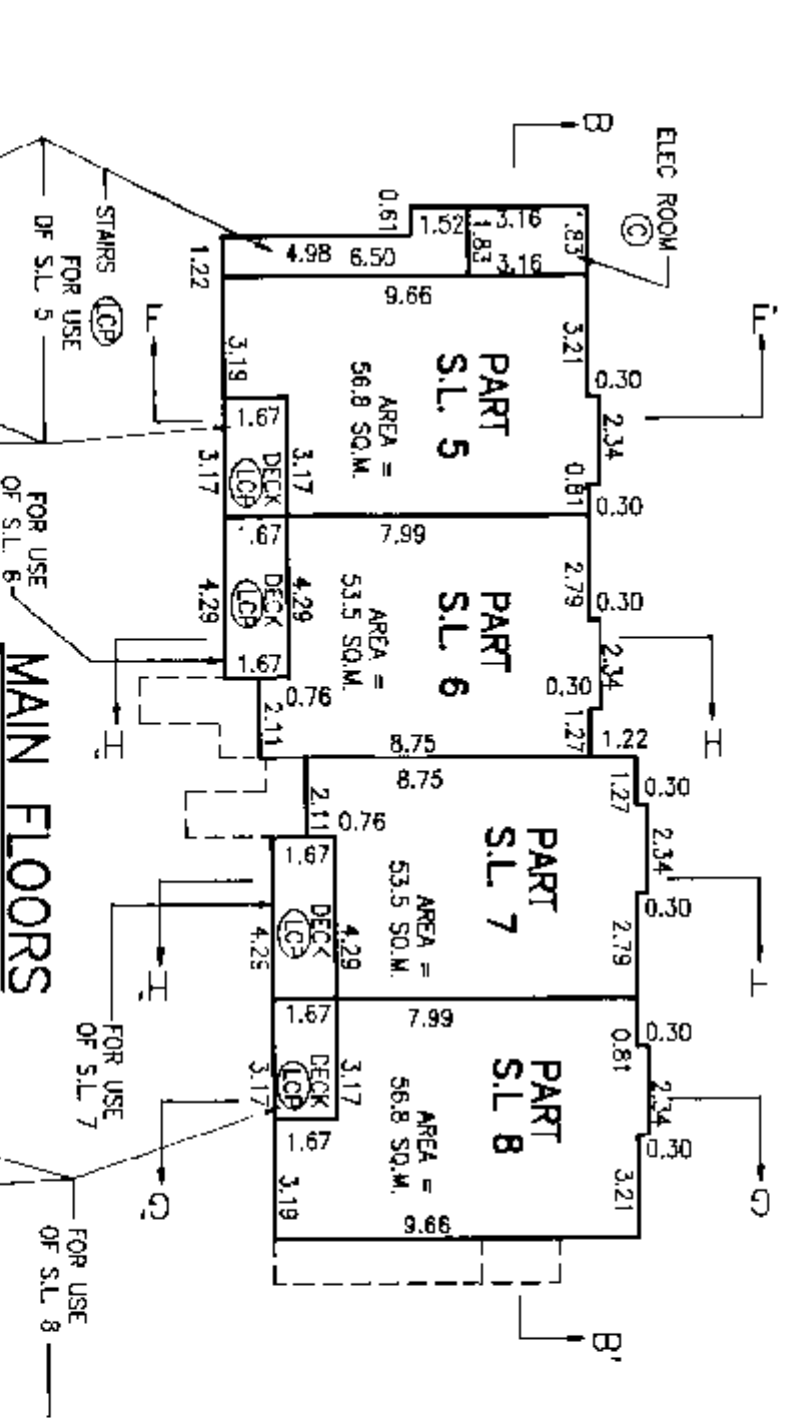
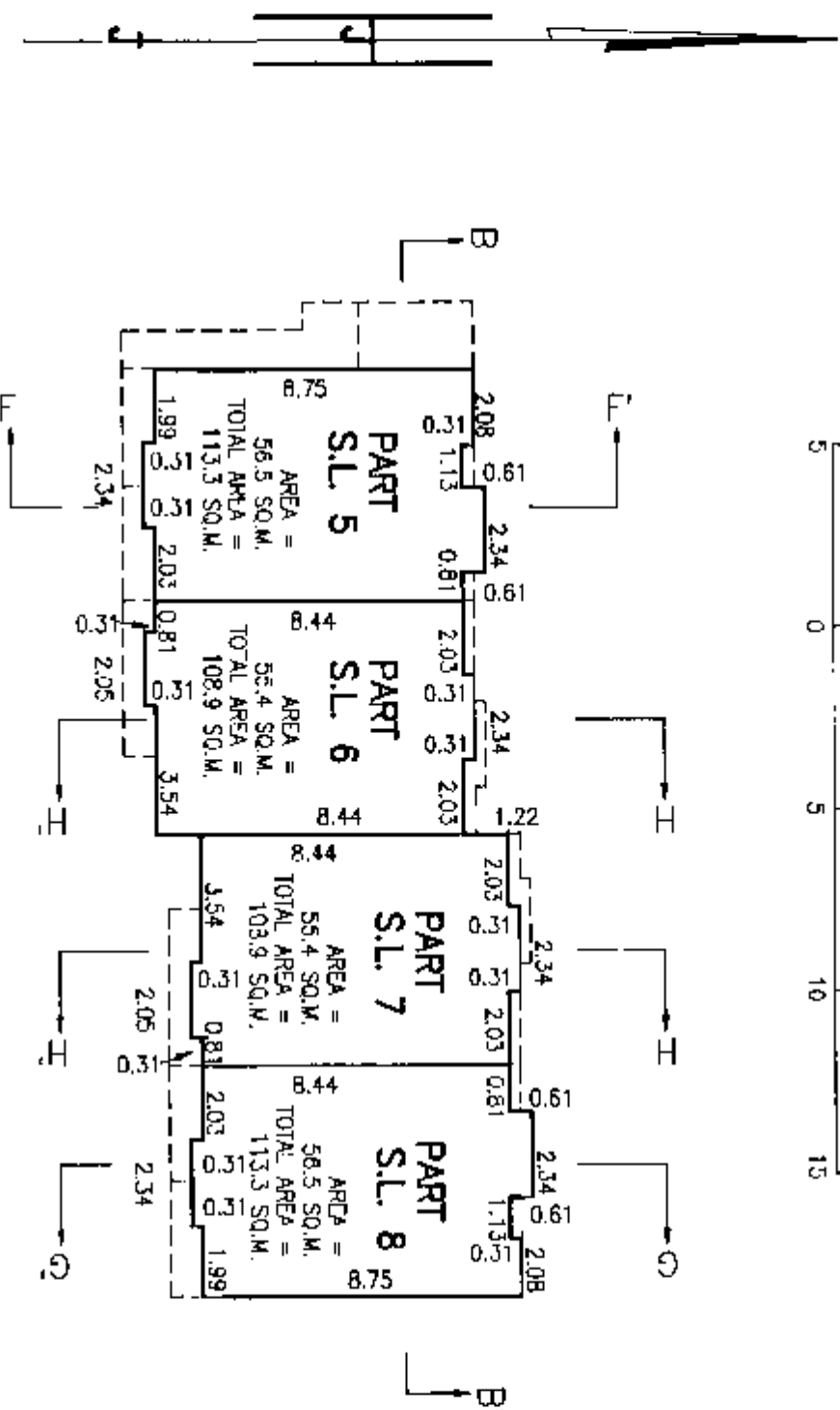
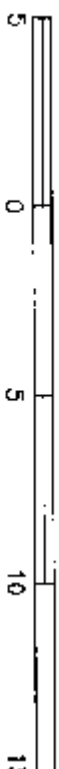
THIS 30 DAY OF APRIL, 1993

B.C.L.S.

STRATA PLAN L.M.S. 885
PHASE 1

BUILDING "B" **FLOOR PLANS**

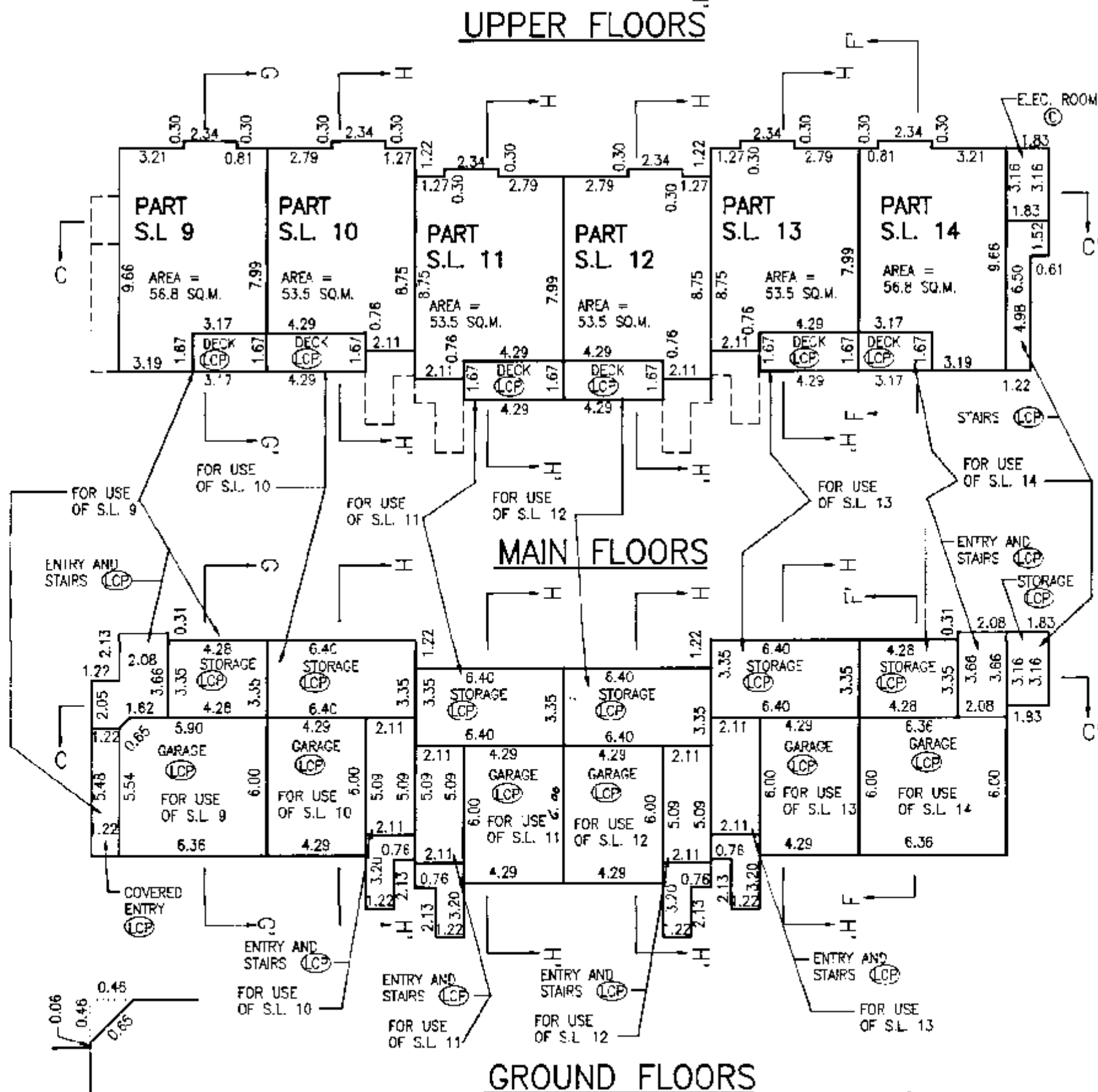
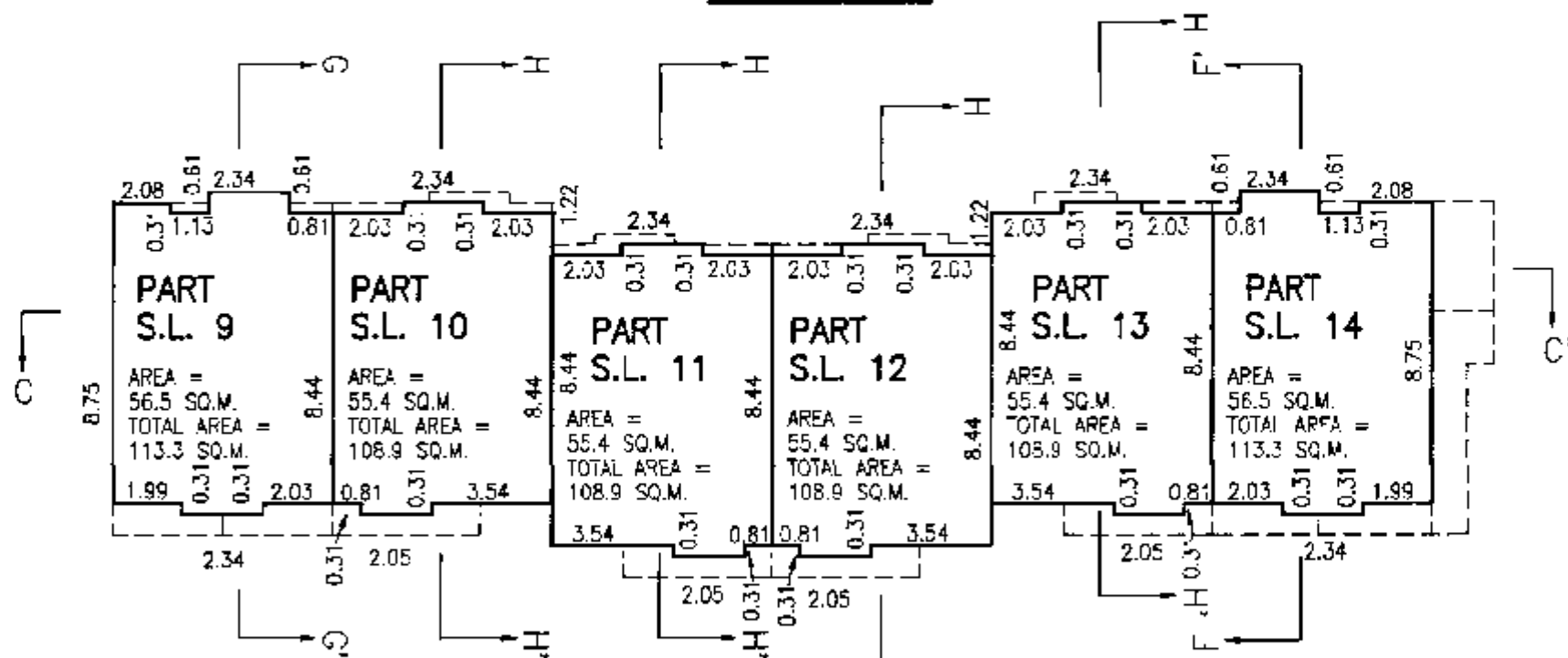
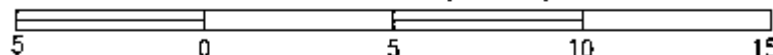
SCALE - 1:200 (METRIC)



STRATA PLAN L.M.S. 885
PHASE I

BUILDING "C" **FLOOR PLANS**

SCALE - 1:200 (METRIC)



[Signature]

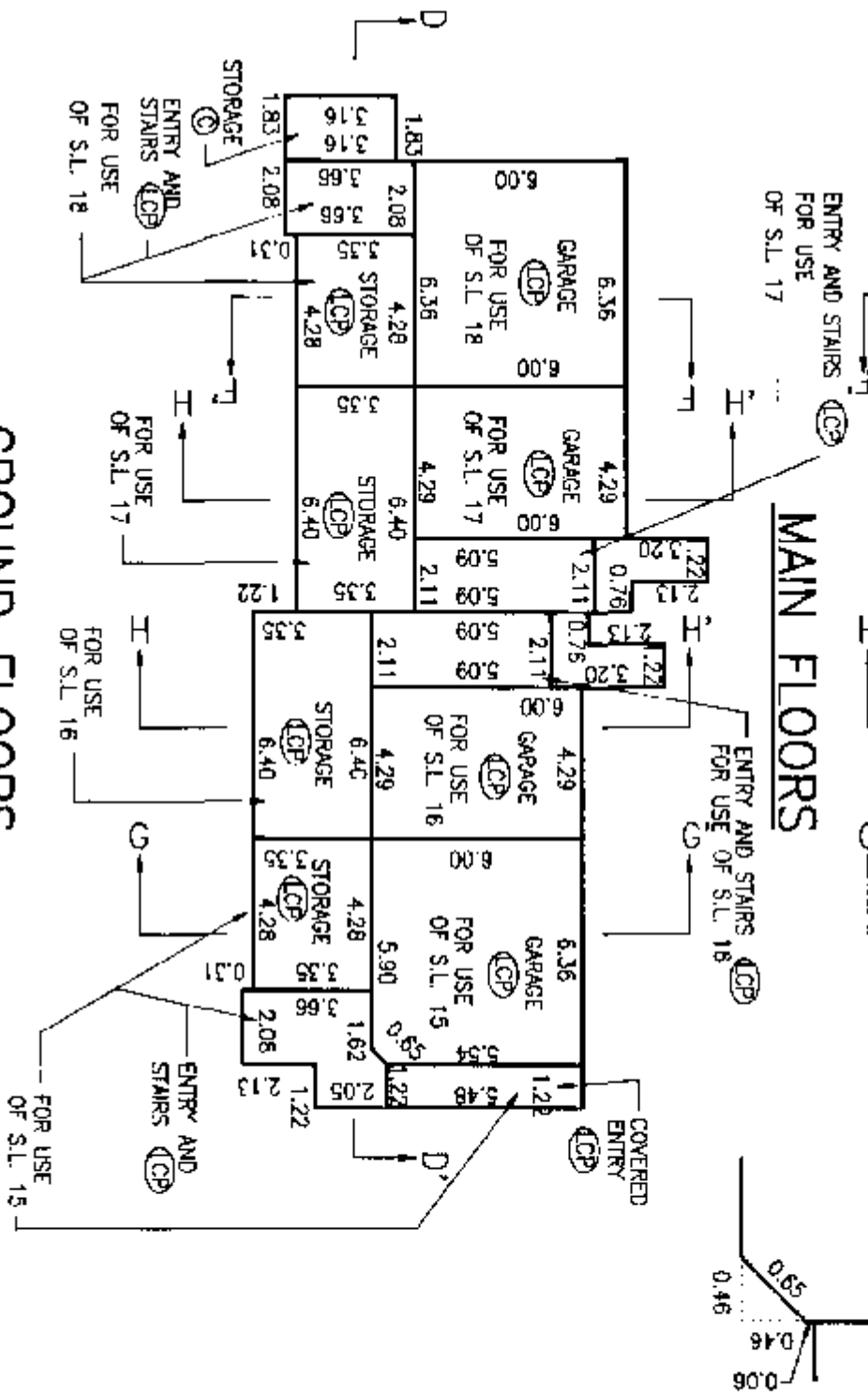
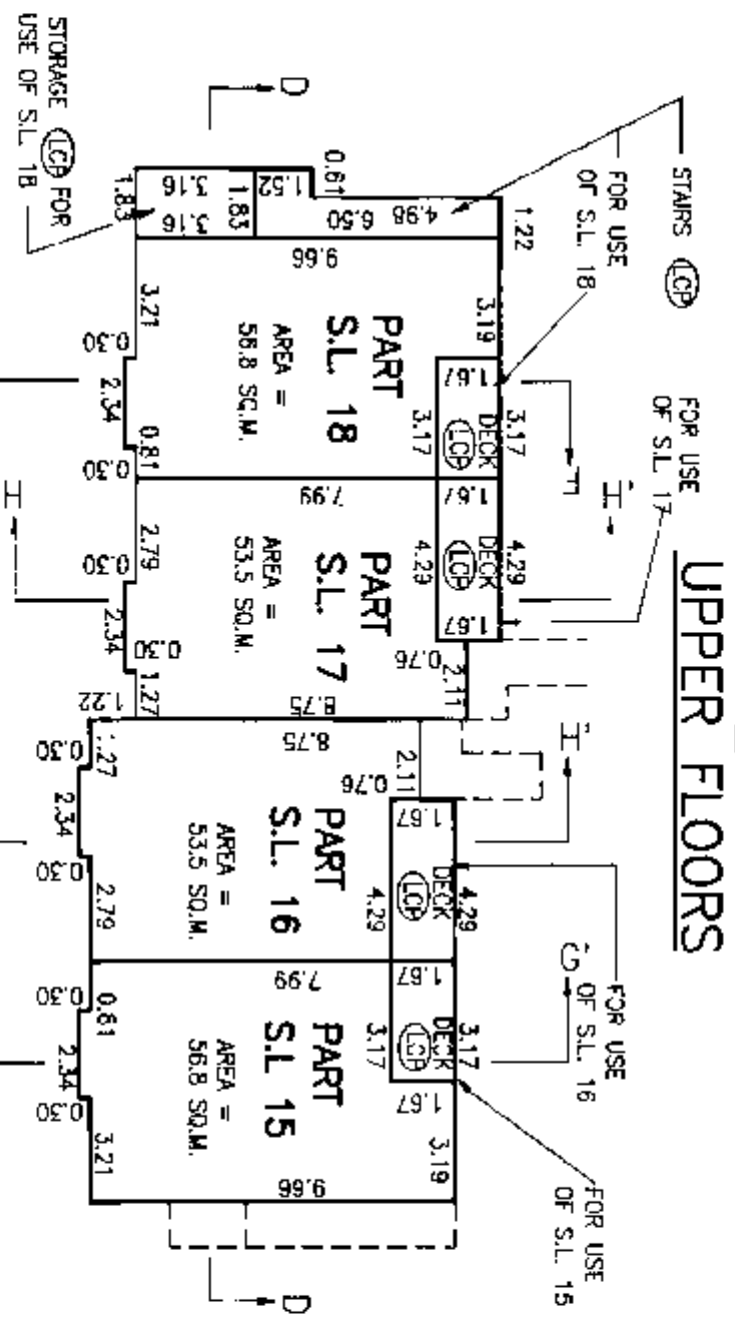
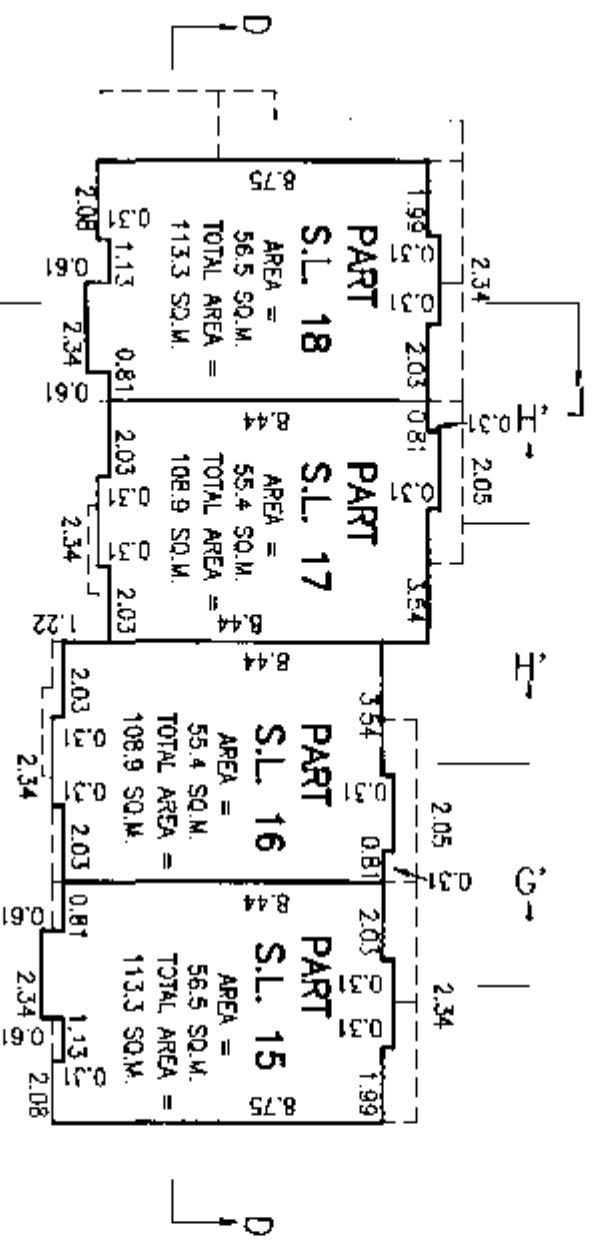
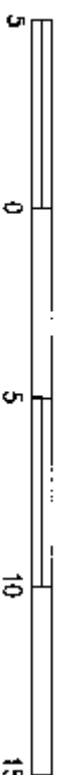
B.C.L.S.

THIS 30 DAY OF APRIL, 1993

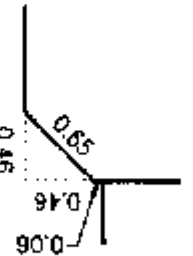
STRATA PLAN L.M.S. 885
PHASE 1

BUILDING "D" FLOOR PLANS

SCALE - 1:200 (METRIC)



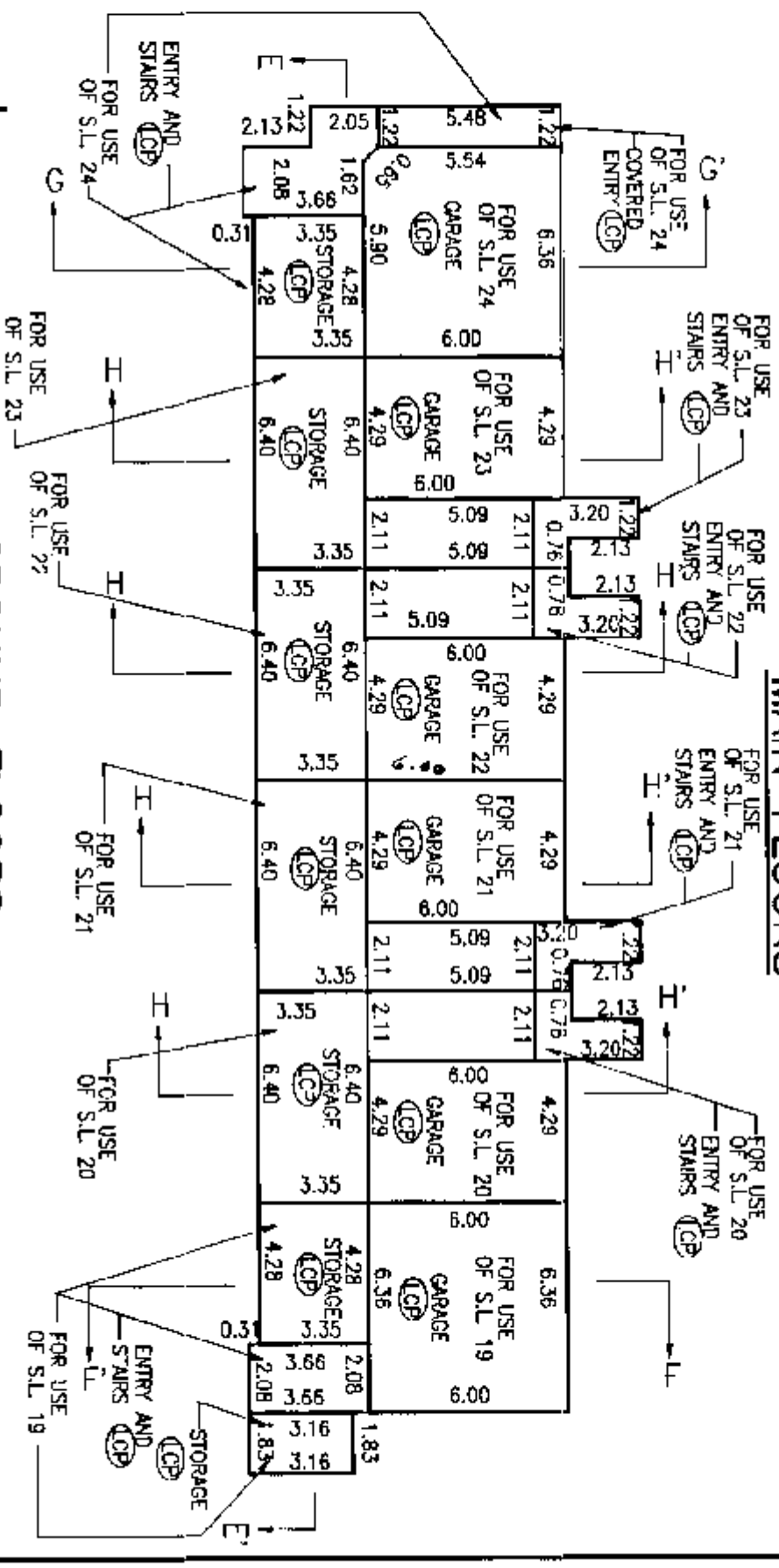
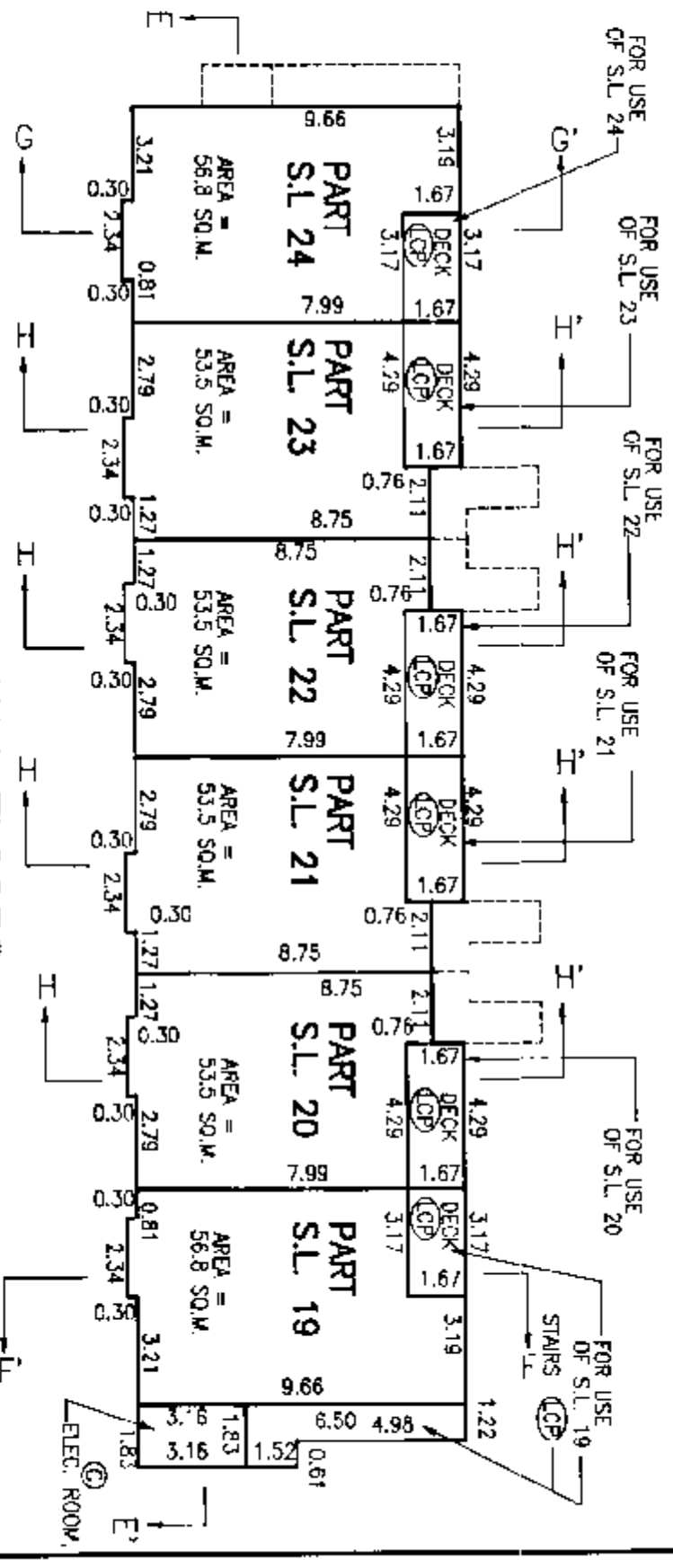
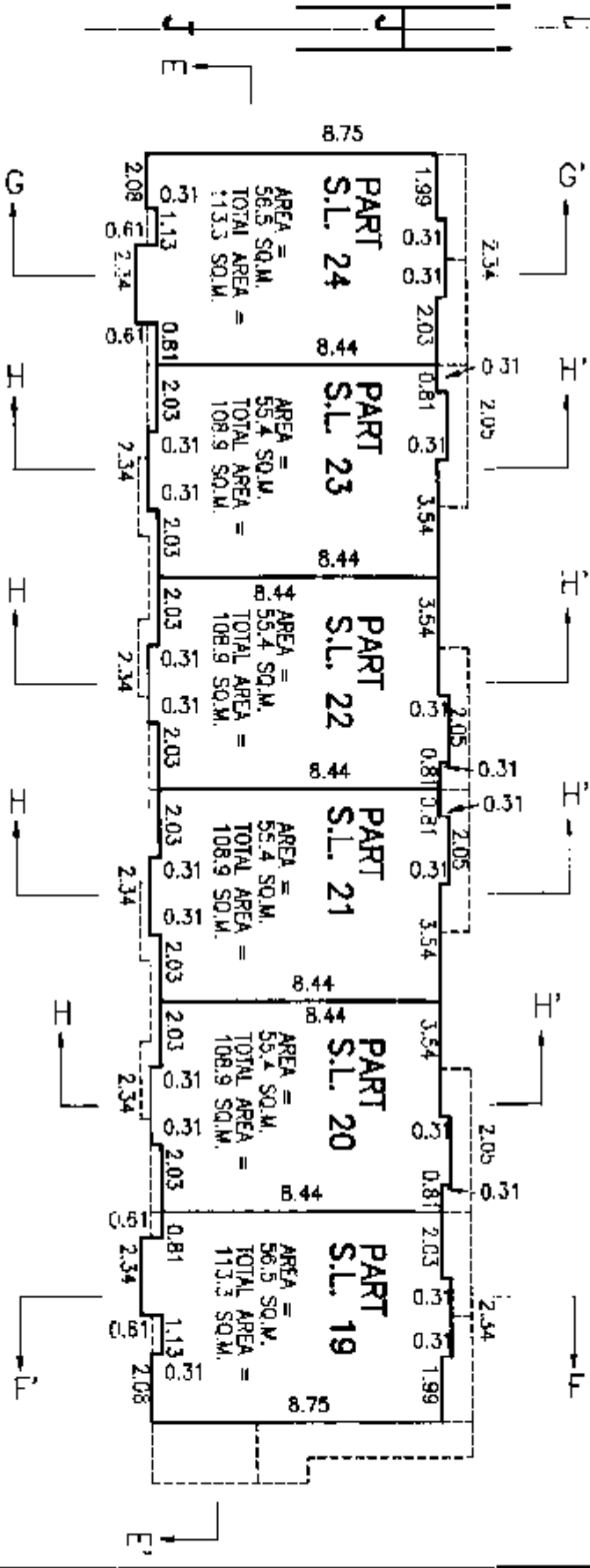
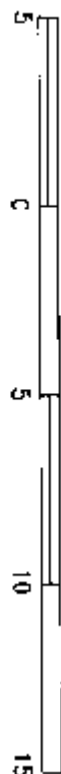
GROUND FLOORS



BUILDING "E" FLOOR PLANS

STRATA PLAN L.M.S. 885
PHASE I

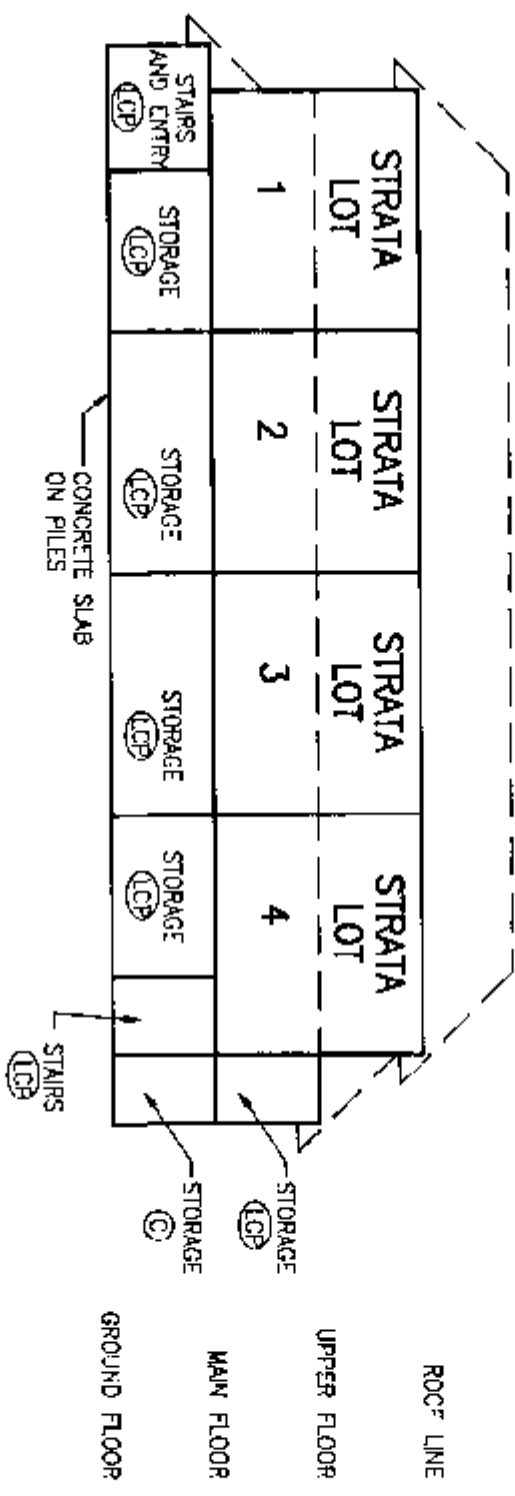
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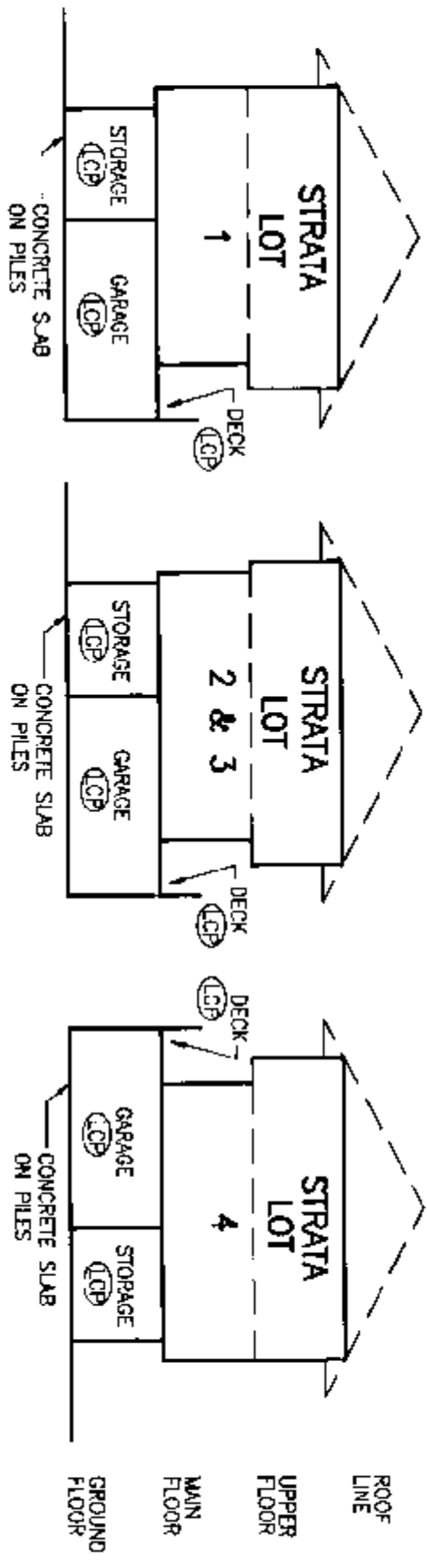
STRATA PLAN L.M.S. 885
PHASE 1

"BUILDING A"
ELEVATIONS

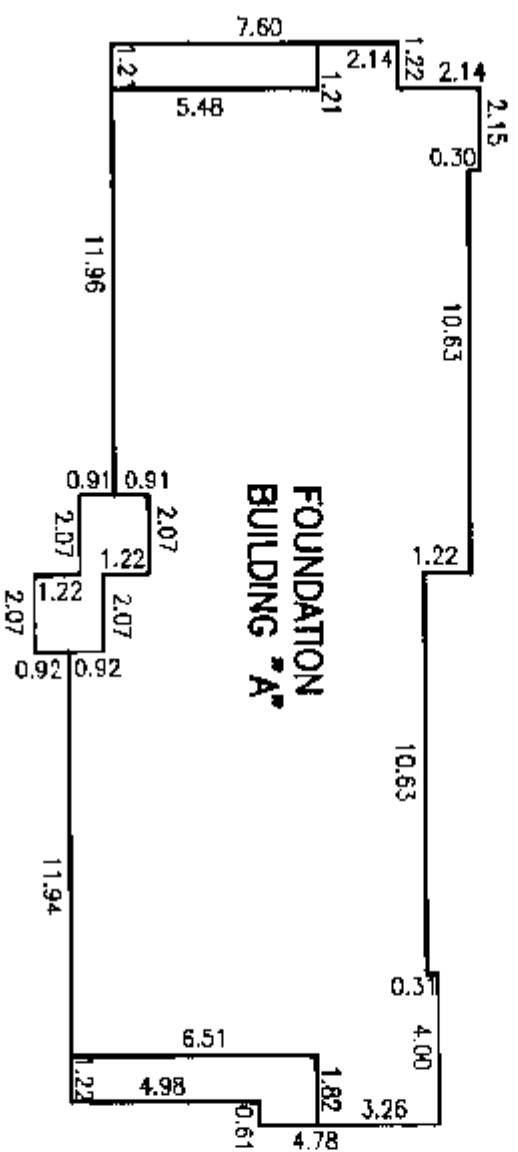
SCALE - 1:200 (METRIC)



SECTION A-A'
(LOOKING NORTH)

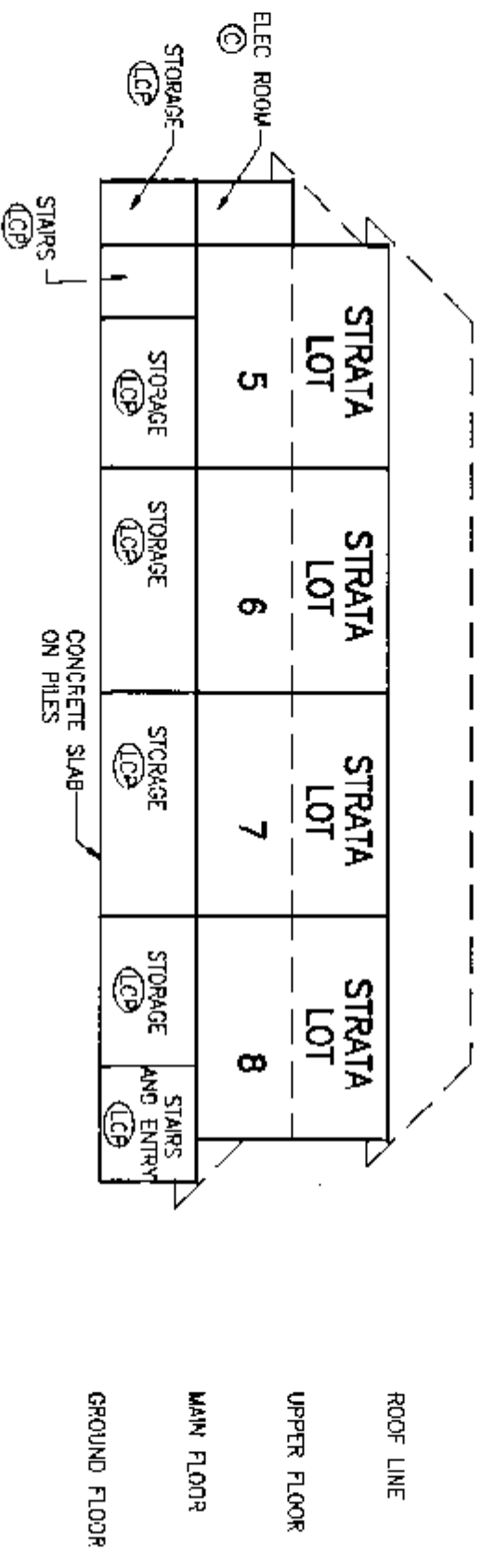
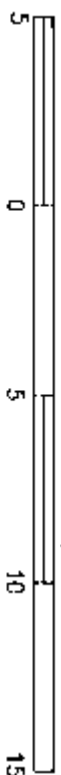


FOUNDATION



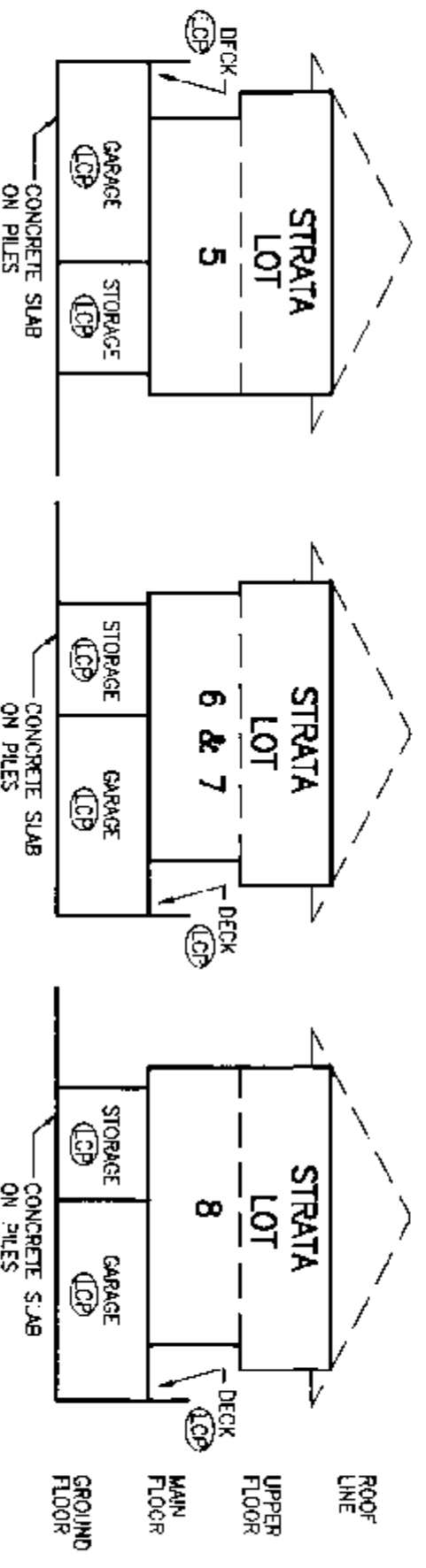
BUILDING "B"
ELEVATIONS

SCALE - 1:200 (METRIC)



SECTION B--B'
(LOOKING NORTH)

(LOOKING NORTH)



SECTION F-F'

(LOOKING WEST)

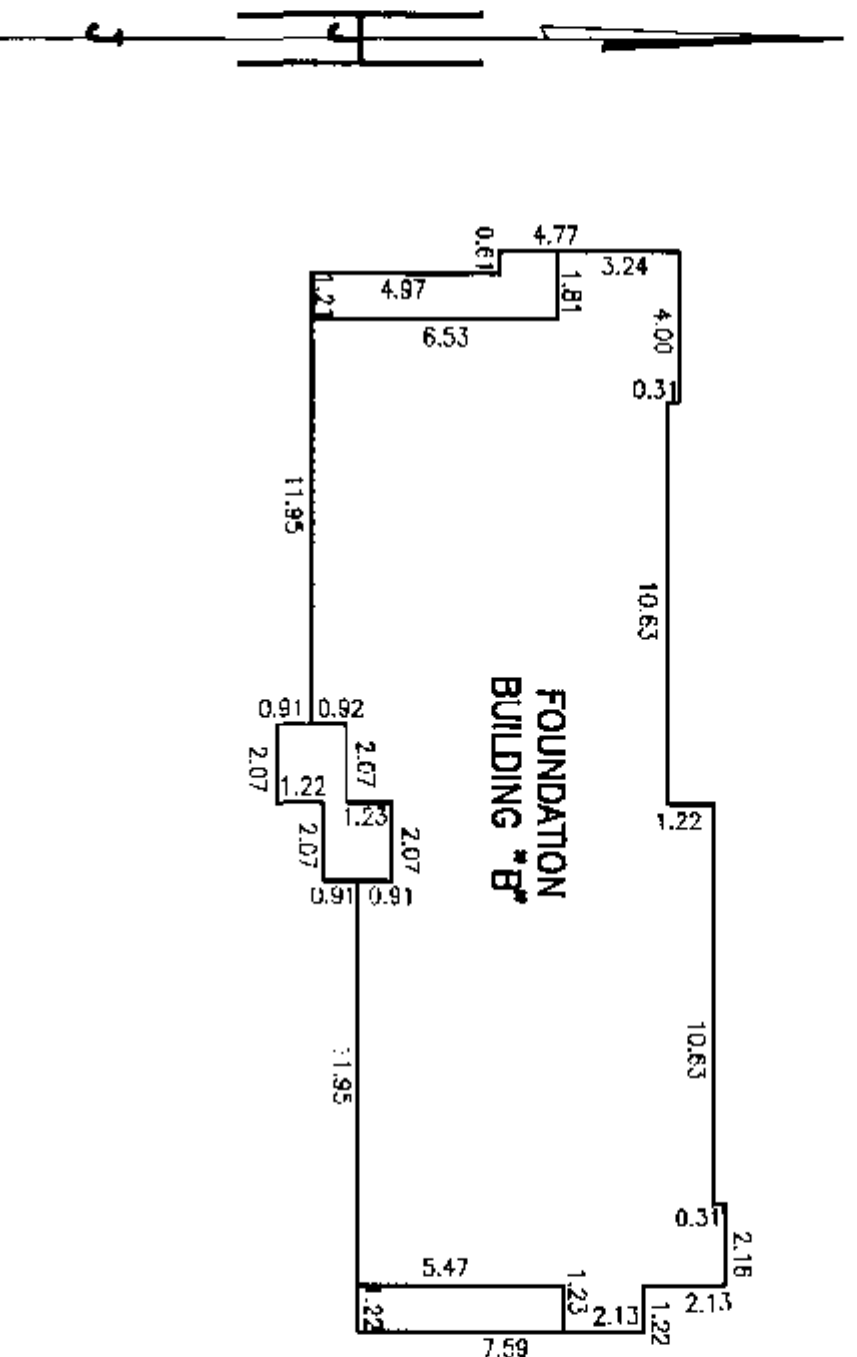
SECTION H-H'

(LOOKING EAST)

SECTION G-G'

(LOOKING EAST)

FOUNDATION

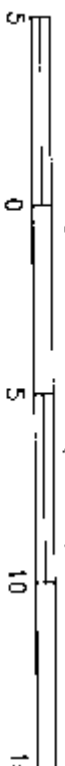


THIS 30 DAY OF APRIL, 1993

 B.C.L.S.

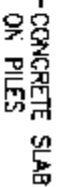
BUILDING "C"
ELEVATIONS

SCALE - 1:200 (M=1K1C)



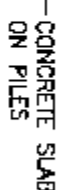
SECTION G-G'
(LOOKING SOUTH)

(LOOKING SOUTH)



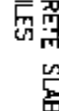
SECTION H-H'
(LOOKING SOUTH)

(LOOKING SOUTH)



SECTION F-F'
(LOOKING NORTH)

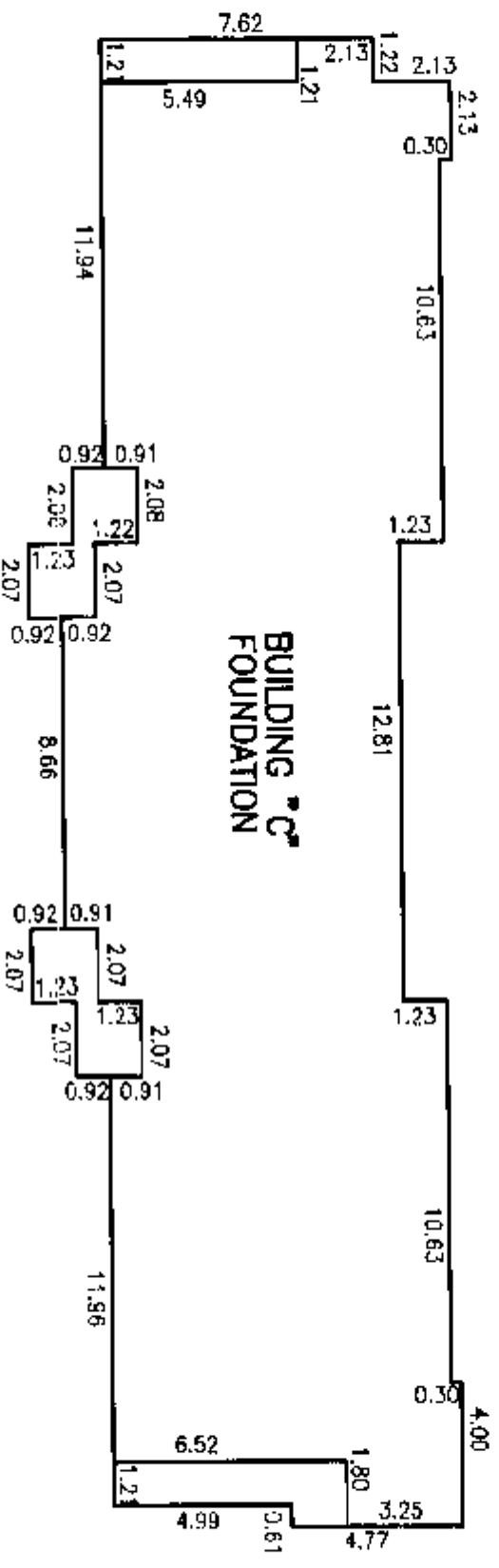
(LOOKING NORTH)



FOUNDATION



**BUILDING "C"
FOUNDATION**

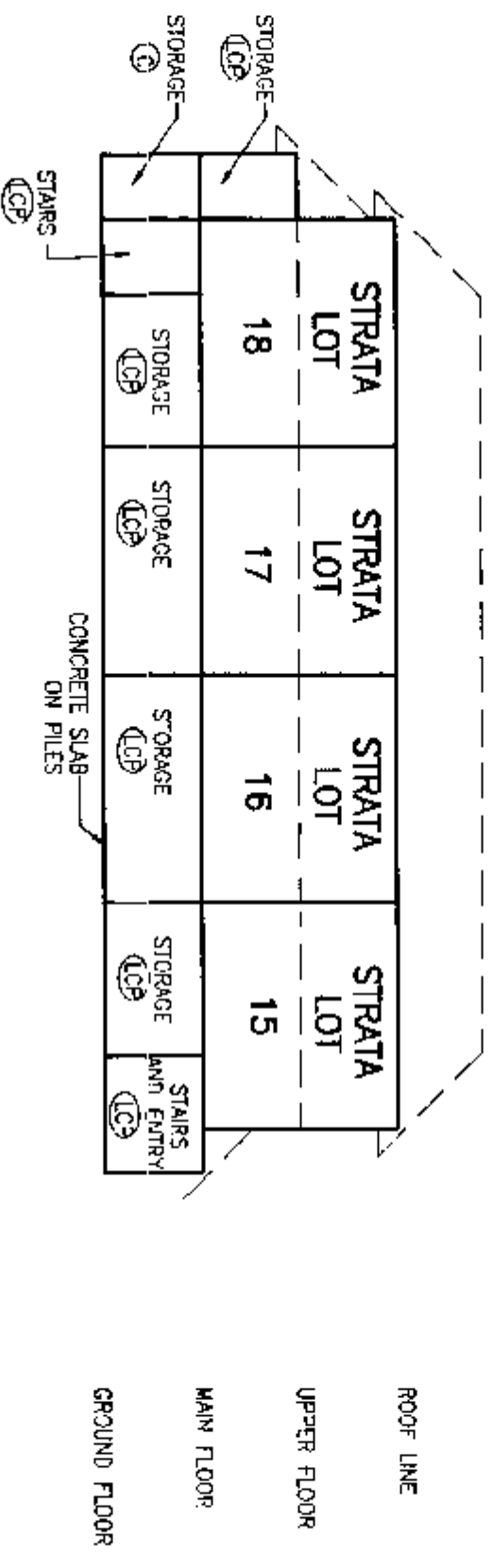
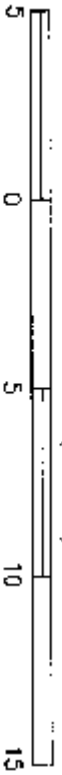


THIS 30 DAY OF APRIL, 1933

B.C.L.S.

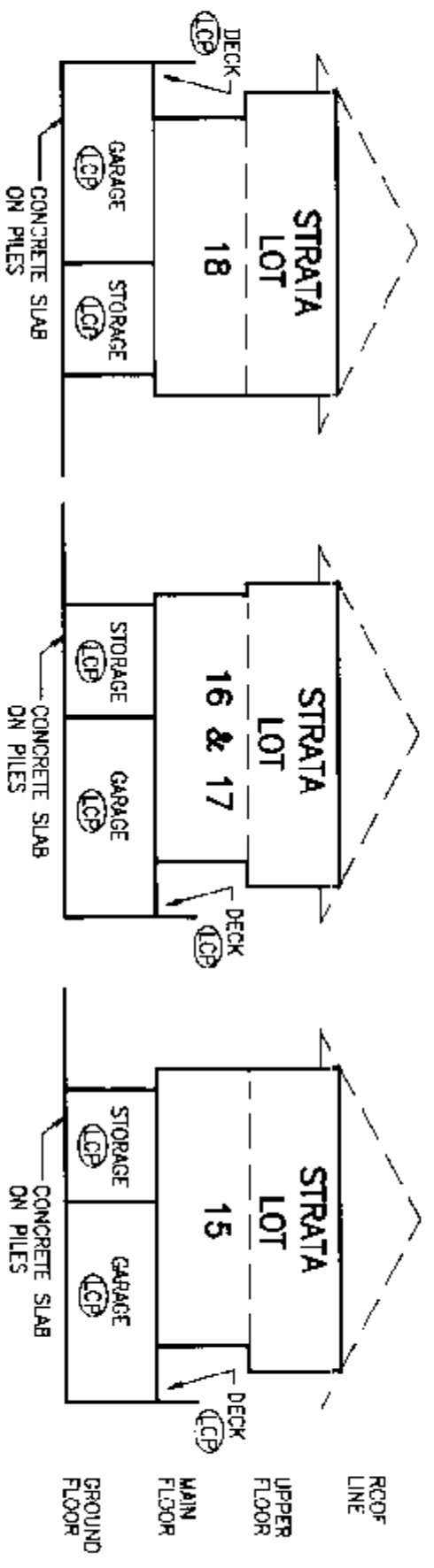
BUILDING "D"
ELEVATIONS

SCALE - 1:200 (METRIC)



SECTION D-D'
(LOOKING NORTH)

(LOOKING NORTH)



SECTION F--F'

(LOOKING WEST)

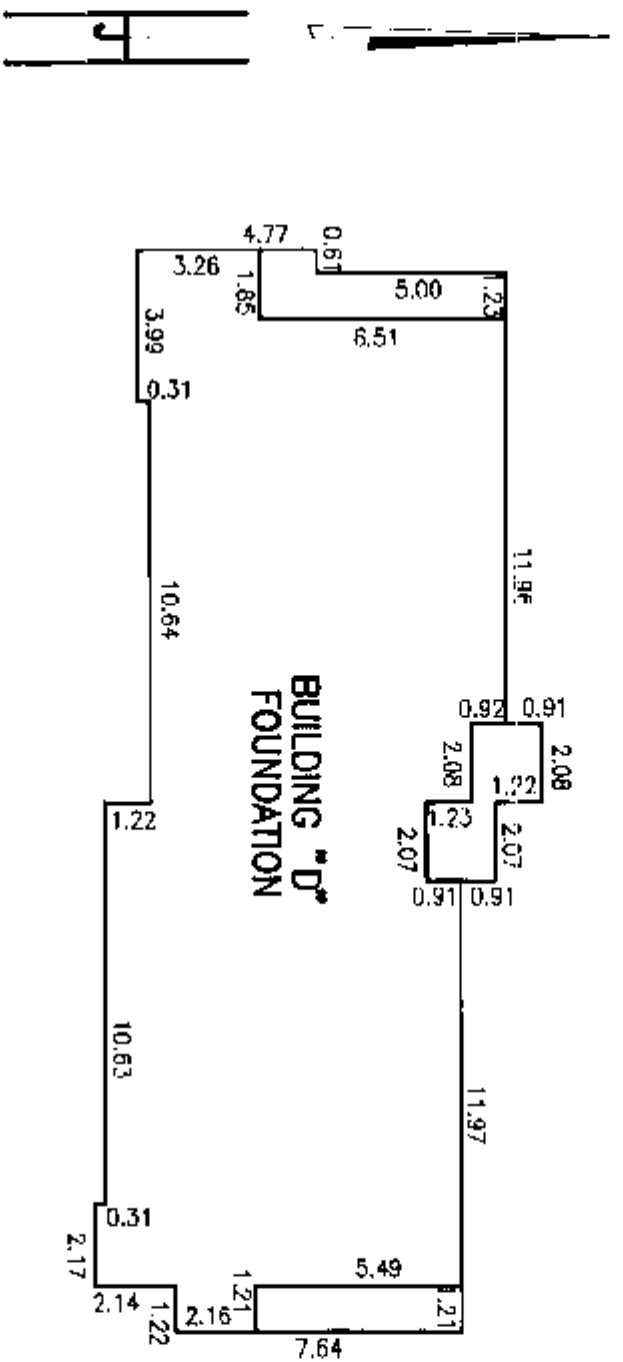
SECTION H-H'

(LOOKING EAST)

SECTION G-G'

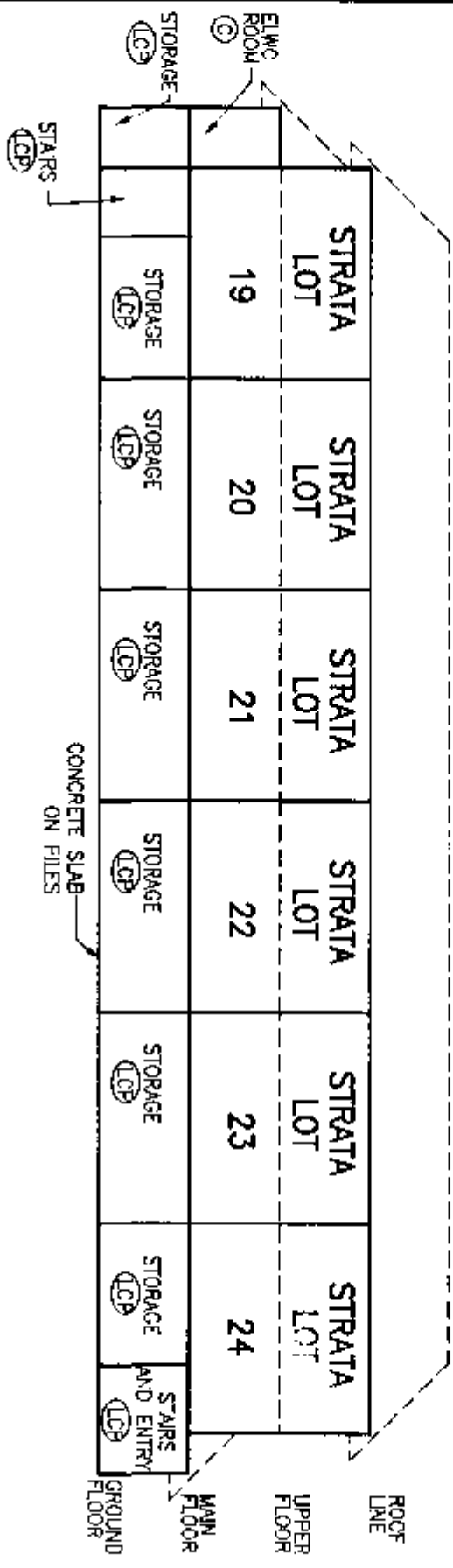
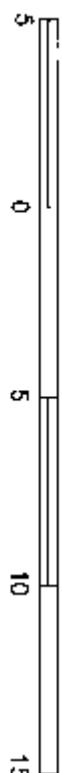
(LOOKING EAST)

FOUNDATION

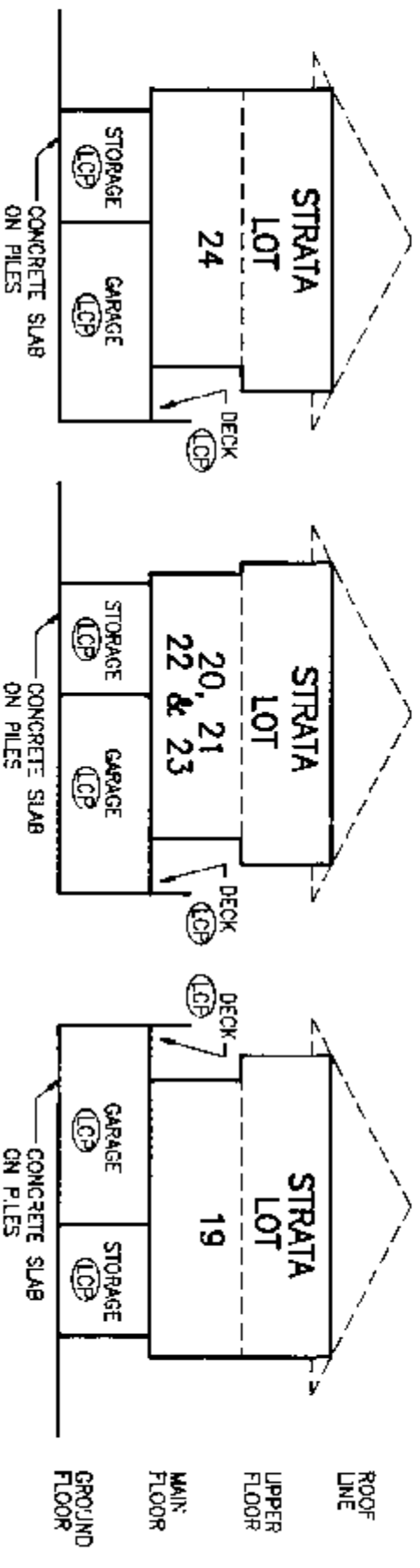


STRATA PLAN L.M.S. 885
PHASE I

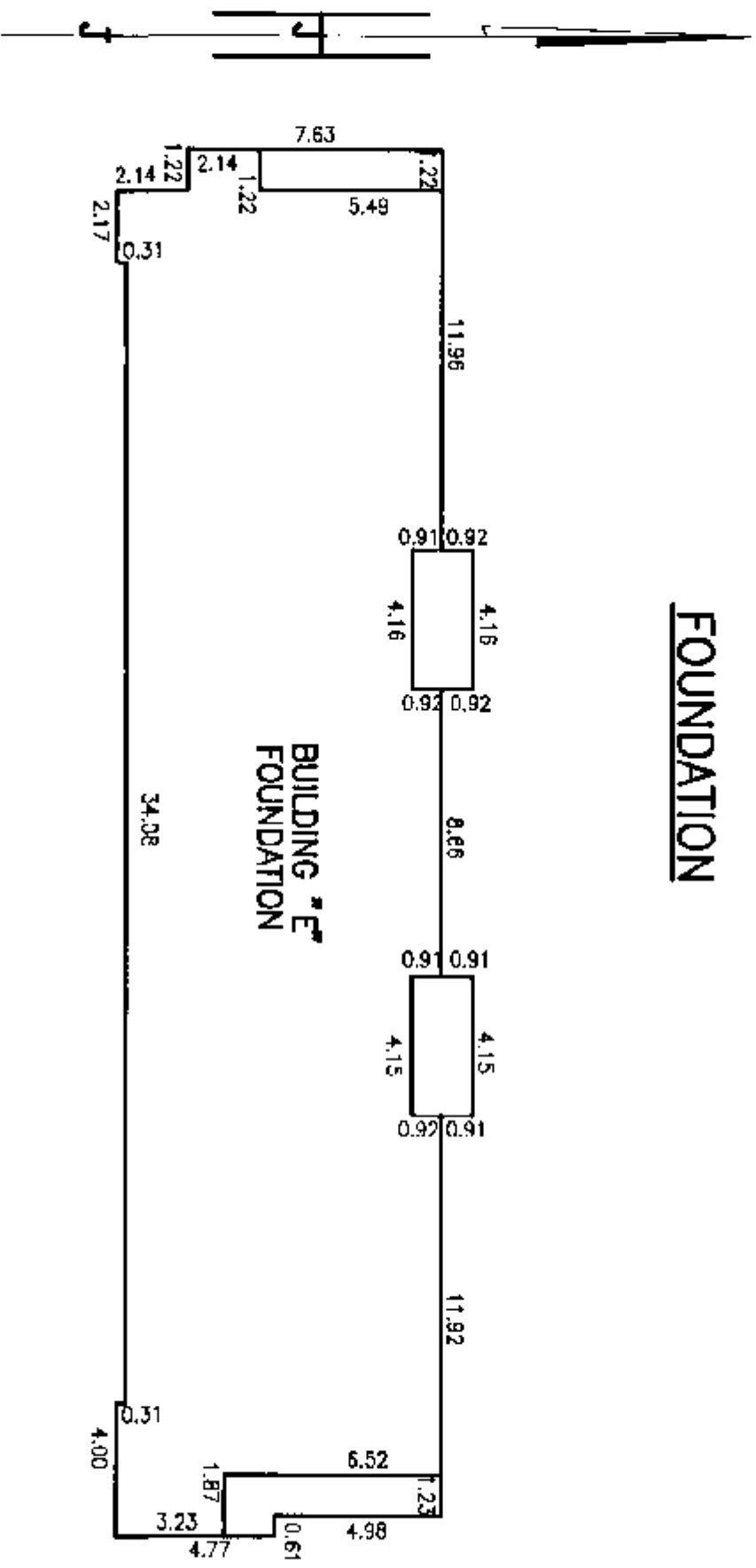
BUILDING "E"
ELEVATIONS
SCALE - 1:200 (METRIC)



SECTION E-E'
(LOOKING SOUTH)



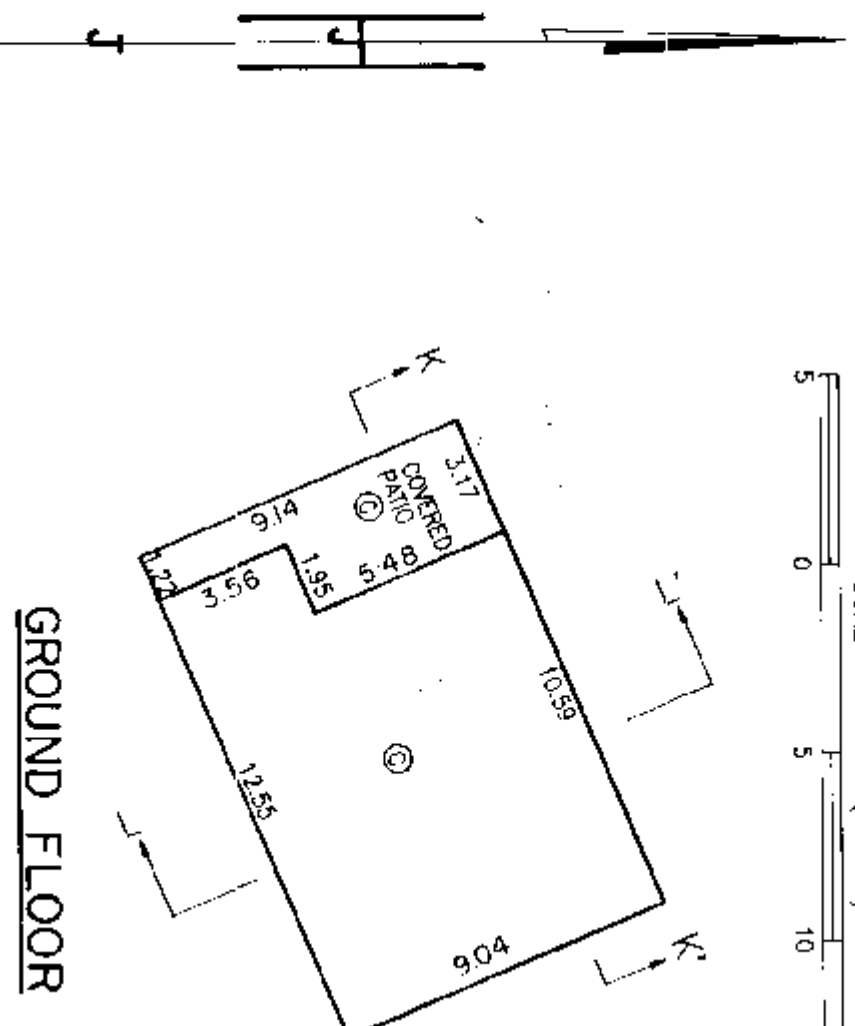
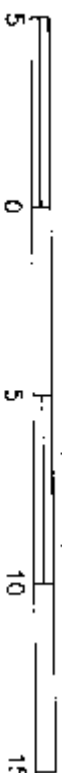
FOUNDATION



STRATA PLAN L.M.S. 885
PHASE 1

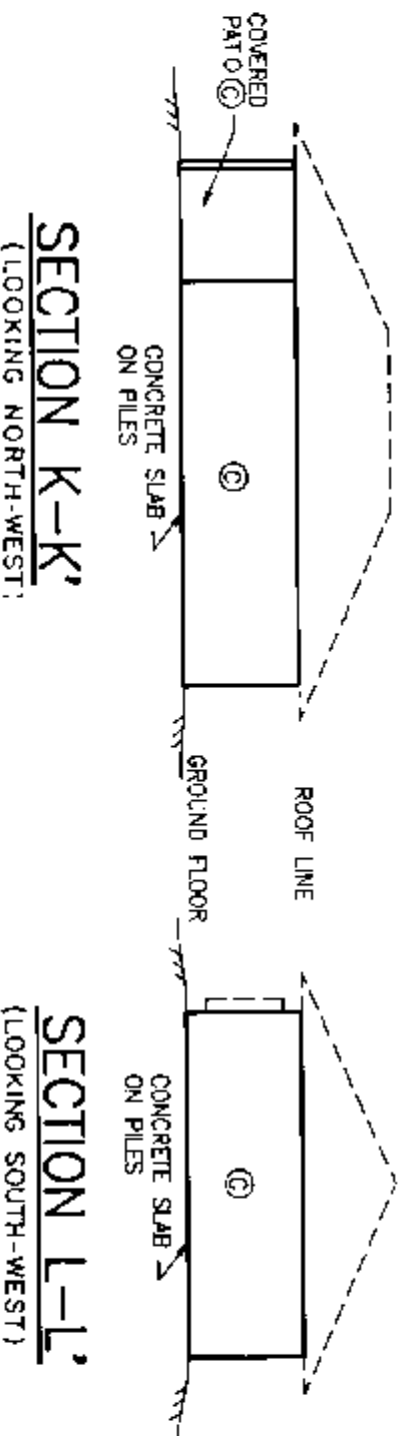
**COMMUNITY BUILDING
FLOOR PLAN**

SCALE - 1:200 (METRIC)

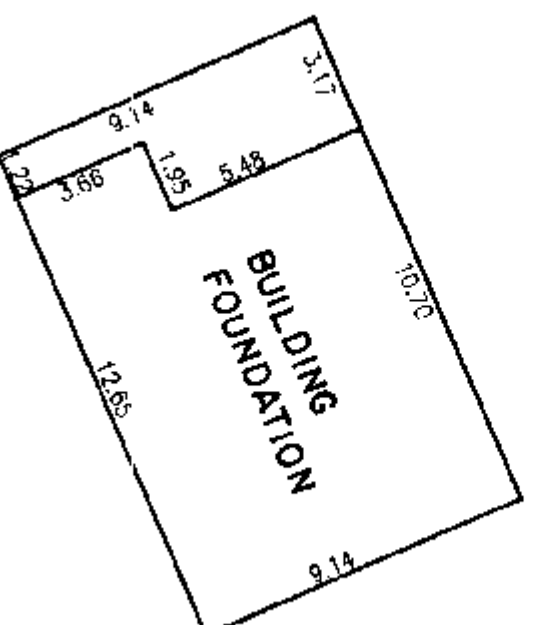


GROUND FLOOR

ELEVATIONS



FOUNDATION



THIS 30 DAY OF APRIL, 1993
B.C.L.S.

RECORD OF BYLAWS & ORDERS, ETC.

FILING		DOCUMENT	
NUMBER	DATE	DATE	NATURE AND PARTICULARS
DC 209786	16/06/1993		FORM 8 - NOTIFICATION OF CHANGE OF BYLAWS
B7124081	27.4.95		NOTIFICATION OF CHANGE OF BYLAWS
Search all T		102 ft	
u. Info		26.5	

THIS 30 DAY OF APRIL, 1933

B.C.L.S.

Common Property Sheet Closed 18/11/93

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

STRATA PLAN L.M.S. 885

MODEALINGS AFFECTING THE COMMON PROPERTY



 TOWN & COUNTRY REGISTER
 VICTORIA, BRITISH COLUMBIA

VICTORIA, BRITISH COLUMBIA

REGISTRATION		DOCUMENT	
NUMBER	DATE	DATE	NATURE AND PARTICULARS
THIS TITLE MAY BE AFFECTED BY A DEED UNDER PART 35 OF THE MUNICIPAL ACT. SEE A535220.			
A021387	23/01/1990		STATUTORY RIGHT OF WAY CITY OF PORT COQUITLAM PLAN 84248
			MODIFIED BY A6209750 (PLAN 10892) 10722 ACIA
A0262082	19/11/1990		STATUTORY RIGHT OF WAY GRAND LANCHESTER SEWERAGE AND DRAINAGE DISTRICT ASSIGNMENT OF L5206 Raid 07/02/1995 @ 15:59 PLAN 48450 inter alia
B5392642	14/10/92		COVENANT Her Majesty The Queen the Right of the Province of B.C. The City of Port Coquitlam L.T.R. Section 215 inter alia
			STATUTORY RIGHT OF WAY Modification of A021387 PLAN 10892 inter alia
B6209750	16/6/93		STATUTORY RIGHT OF WAY The City of Port Coquitlam PLAN 10892 inter alia
B6209753	16/6/93		STATUTORY RIGHT OF WAY The City of Port Coquitlam PLAN 10892 inter alia
B6209756	16/6/93		STATUTORY RIGHT OF WAY The City of Port Coquitlam PLAN 10892 inter alia
B6209759	16/6/93		STATUTORY RIGHT OF WAY The City of Port Coquitlam PLAN 10892 inter alia
B6209787	16/6/93		EASEMENT Part shown hatched on strata Plan kms 885 Appurtenant to Parcel I Reference Plan 10892 EXCEPT PHASE I STRATA PLAN kms 885 Pursuant to B.C. Regulation 334/79
B6232579	30.06.1993		SPECIAL Resolution Designating limited common property pursuant to sections 3, condominium Act

Continued on Sheet 18a



B.C.L.S.

THIS 30 DAY OF APRIL, 1993

Common Property Sheet Closed 18/10/95
Search ALTOS2 or BC Online for
Additional Information. BC Reg. 76/95

18/10/95
Municipal Office - 2000
Vancouver, B.C. - 604-681-1111

BG382494 25.10.1993

Special Resolution
designating limited
Common Property
pursuant to Section
53, Condominium
Act

BH131028 18.04.1994

Special Resolution
designating limited
Common Property
pursuant to Section 53,
Condominium Act

18th 18
885

STRATA PLAN OF A PORTION OF PARCEL ONE OF DISTRICT LOT 174 GROUP 1 NEW WESTMINSTER DISTRICT PLAN LMP 10889

STRATA PLAN L.M.S. 0885

PHASE II

CITY OF PORT COQUITLAM

B.C.G.S. 92-G-027

SCALE : AS SHOWN

ALL DIMENSIONS IN METERS EXCEPT WHERE OTHERWISE SHOWN

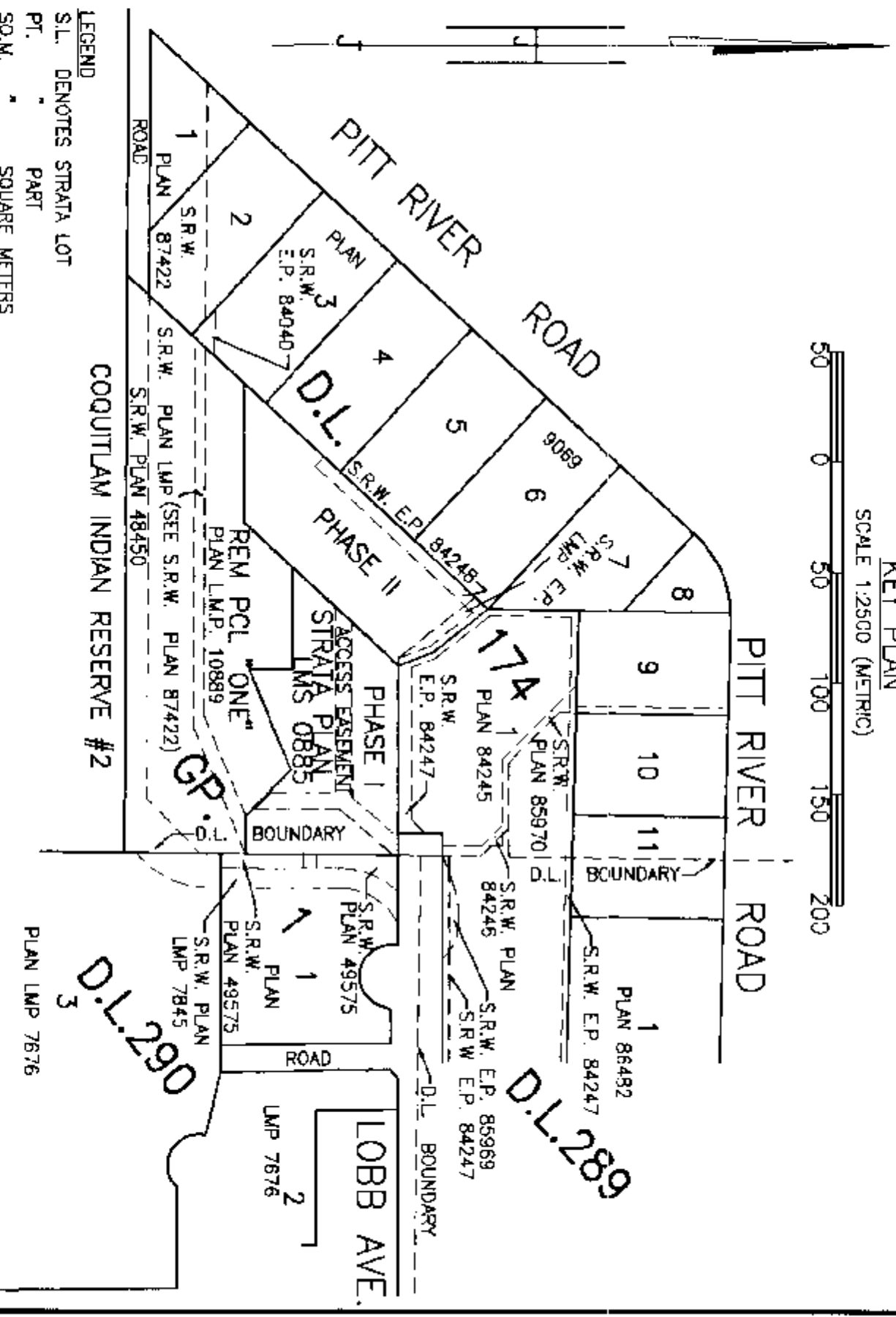
DC 348166

THE ADDRESS FOR SERVICE OF DOCUMENTS
ON THE STRATA CORPORATION IS:
THE OWNERS STRATA PLAN L.M.S. 885
c/o #8 THE FRONTENAC
1780 PINETREE WAY
COQUITLAM, B.C.

Form E - 06-209761

THE NAME OF THE PROJECT IS
"SOUTHSIDE"

KEY PLAN
SCALE 1:2500 (METRIC)



- LEGEND**
- S.L. DENOTES STRATA LOT
 - PT. PART
 - SQ.M. SQUARE METERS
 - COMMON PROPERTY
 - L.C.P. LIMITED COMMON PROPERTY
 - E. PROPERTY LINE
 - STANDARD IRON POST FOUND
 - STANDARD PIPE POST FOUND
 - S.R.W. STATUTORY RIGHT OF WAY
 - EASE EASEMENT
 - BALC. BALCONY
 - STO. STORAGE
 - ELEC. ELECTRICAL
 - BLDG. BUILDING

BEARINGS ARE ASTRONOMIC DERIVED
FROM PLAN LMP 10889

THIS PLAN LIES WITHIN THE
GREATER VANCOUVER REGIONAL DISTRICT

HELGE JACOBSEN
B.C. LAND SURVEYOR
2116 SAUSSEBURY AVENUE
PORT COQUITLAM, B.C.
V3B 1Y1
TEL. 941-7727

I, HELGE JACOBSEN, OF PORT COQUITLAM, B.C., A BRITISH COLUMBIA
LAND SURVEYOR, HEREBY CERTIFY THAT THE BUILDING ERECTED ON
THE PARCEL DESCRIBED ABOVE IS WHOLLY WITHIN THE EXTERNAL
BOUNDARIES OF THAT PARCEL.

DATED AT PORT COQUITLAM, B.C.
THIS 30 DAY OF AUGUST, 1993

Helge Jacobsen B.C.L.S.

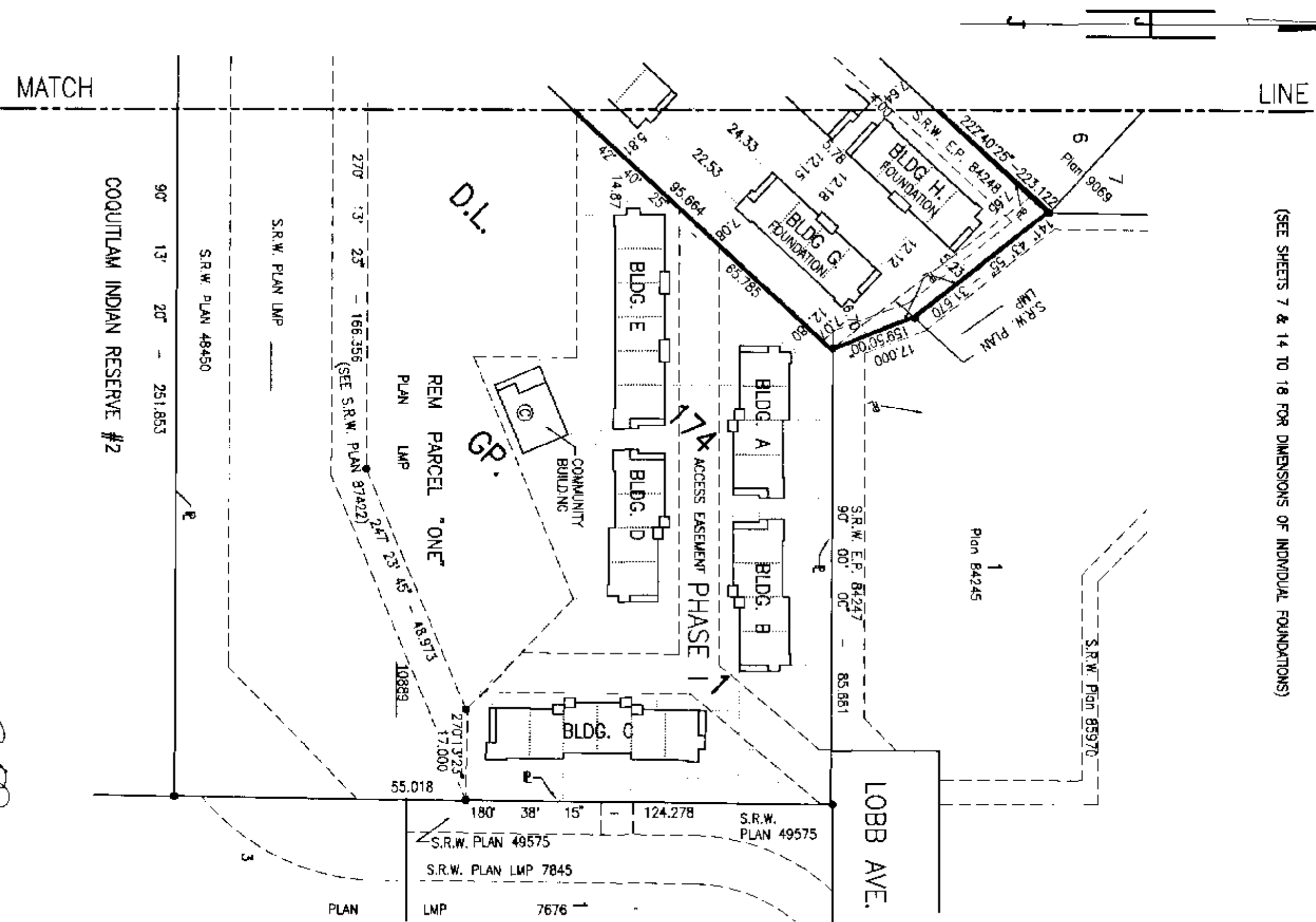
B.C.L.S.

0005

FOUNDATION PLANS

(SHOWING PHASE II BOUNDARIES)

(SEE SHEETS 7 & 14 TO 18 FOR DIMENSIONS OF INDIVIDUAL FOUNDATIONS)



THIS 30 DAY OF AUGUST, 1993

B.C.L.S.

STRAITA PLAN L.M.S. 0885
PHASE II

CONDOMINIUM ACT PHASE II

UNIT NUMBER	STRAITA LOT NUMBER	SHEET NUMBER	FORM 1	FORM 2	FORM 3
			SCHEDULE OF UNIT ENTITLEMENT	SCHEDULE OF INTEREST UPON DESTRUCTION	SCHEDULE OF VOTING RIGHTS
40	25	7 & 13	125	170	
39	26	7 & 13	120	168	
37	27	7 & 13	120	168	
35	28	7 & 13	120	168	
33	29	7 & 13	120	168	
31	30	7 & 13	125	170	
19	31	8 & 14	125	170	
20	32	8 & 14	120	168	
21	33	8 & 14	120	168	
22	34	8 & 14	125	170	
23	35	9 & 15	125	170	
24	36	9 & 15	120	168	
25	37	9 & 15	120	168	
26	38	9 & 15	125	170	
27	39	10 & 16	125	170	
28	40	10 & 16	120	168	
29	41	10 & 16	120	168	
30	42	10 & 16	125	170	
32	43	11 & 17	125	170	
34	44	11 & 17	120	168	
36	45	11 & 17	120	168	
38	46	11 & 17	125	170	
41	47	12 & 18	125	170	
42	48	12 & 18	120	168	
43	49	12 & 18	120	168	
44	50	12 & 18	125	170	
AGGREGATE			3180	4392	

NOTE : ALL UNITS @ 2450 LOBB AVENUE, PORT COQUITLAM, B.C.

ACCEPTED AS TO FORMS 1, 2 AND 3

THE CIVIC ADDRESS OF THE BUILDINGS ARE :

THIS 23 DAY OF September 1993

2450 LOBB AVENUE

[Signature]

NOTE: UNIT ENTITLEMENT IS BASED ON USEABLE AREA.
INTEREST UPON DESTRUCTION IS BASED ON
VALUE OF EACH UNIT.

SUPERINTENDENT OF REAL ESTATE

CERTIFICATE OF APPROVAL

APPROVED UNDER THE LAND TITLE ACT,
SEE B.C. REG. 334/79,S.9
ACCESS BY EASEMENT ONLY

SECTION 8(1) NEW DEVELOPMENT CERTIFICATE

AND
APPROVED AS PHASE TWO OF A THREE PHASE
STRAITA PLAN UNDER THE CONDOMINIUM ACT.

THIS 17 DAY OF September, 1993

1, HELGE JACOBSEN OF PORT COQUITLAM, B.C.,
A BRITISH COLUMBIA LAND SURVEYOR, HEREBY
CERTIFY THAT THE BUILDINGS SHOWN IN THIS STRATA
PLAN HAVE NOT,
AS OF THE 30 DAY OF AUGUST, 1993
BEEN PREVIOUSLY OCCUPIED.
DATED AT PORT COQUITLAM, B.C.
THIS 30 DAY OF AUGUST, 1993

[Signature]
CITY APPROVING AUTHORITY
FOR THE CITY OF PORT COQUITLAM

[Signature] B.C.L.S.
(SIGNATURE OF SURVEYOR)

THIS 30 DAY OF AUGUST, 1993

B.C.L.S.

CONDOMINIUM ACT

STRATA PLAN L.M.S. 0885

PHASE II

STATUTORY DECLARATION

- I/WE THE UNDERSIGNED DO SOLEMNLY DECLARE THAT
- 1) I/WE THE UNDERSIGNED (AM/ARE) THE OWNER-DEVELOPER OR THE DUTY AUTHORIZED AGENT OF THE OWNER-DEVELOPER.
 - 2) THE STRATA PLAN IS ENTIRELY FOR RESIDENTIAL USE

I/WE MAKE THIS SOLEMN DECLARATION CONSCIENTIOUSLY BELIEVING IT TO BE TRUE, AND KNOWING THAT IT IS OF THE SAME FORCE AND EFFECT AS IF MADE UNDER OATH.

Joe Hersaik
JOE HERSAIK

DECLARED BEFORE ME AT Cootnam
IN THE PROVINCE OF BRITISH COLUMBIA
THIS 10th DAY OF SEPTEMBER, 1993

Hersaik

A COMMISSIONER FOR TAKING AFFIDAVITS
WITHIN THE PROVINCE OF BRITISH COLUMBIA

MORTGAGEE
ROYAL BANK OF CANADA

JAMES J. HERSAIAK
JAMES J. HERSAIAK

AUTHORIZED SIGNATORY
CAPT HERSAIAK ACCOUNT MANAGER

WITNESS
John Hersaik

SIGNATURE OF WITNESS
KATHY ADAMS

NAME OF WITNESS
613 COLUMBIA ST.

ADDRESS OF WITNESS
NEW WESTMINSTER, B.C.

OCCUPATION OF WITNESS
BANKER

MORTGAGEE
JHR ENTERPRISES LTD.
(INC. NO. 381559)

AUTHORIZED SIGNATORY

AUTHORIZED SIGNATORY

WITNESS
SIGNATURE OF WITNESS

NAME OF WITNESS

ADDRESS OF WITNESS

OCCUPATION OF WITNESS

OWNER

QUANTA ENTERPRISES LTD.
(INC. NO. 286830)

AUTHORIZED SIGNATORY
Joe Hersaik

AUTHORIZED SIGNATORY
Joe Hersaik

WITNESS
Joe Hersaik

SIGNATURE OF WITNESS
JOHN ADERSON

NAME OF WITNESS
8-1180 PINETREE LANE, COQUITAMA

ADDRESS OF WITNESS
LAWYER

OCCUPATION OF WITNESS
OWNER
KINSAK ENTERPRISES LTD.
(INC. NO. 403216)

AUTHORIZED SIGNATORY
John Hersaik

AUTHORIZED SIGNATORY
John Hersaik

WITNESS
John Hersaik

SIGNATURE OF WITNESS
HELEN ANDERSON

NAME OF WITNESS
8-1180 PINETREE LANE, COQUITAMA

ADDRESS OF WITNESS
LAWYER

OCCUPATION OF WITNESS
OWNER
FOUR BROOKS ENTERPRISES LTD.
(INC. NO. 406295)

AUTHORIZED SIGNATORY
John Hersaik

AUTHORIZED SIGNATORY
John Hersaik

WITNESS
John Hersaik

SIGNATURE OF WITNESS
HELEN ANDERSON

NAME OF WITNESS
8-1180 PINETREE LANE, COQUITAMA

ADDRESS OF WITNESS
LAWYER

OCCUPATION OF WITNESS
OWNER
LEEMARK WOODCRAFTS LTD.
(INC. NO. 326936)

AUTHORIZED SIGNATORY
John Hersaik

AUTHORIZED SIGNATORY
John Hersaik

WITNESS
John Hersaik

SIGNATURE OF WITNESS
HELEN ANDERSON

NAME OF WITNESS
8-1180 PINETREE LANE, COQUITAMA

ADDRESS OF WITNESS
LAWYER

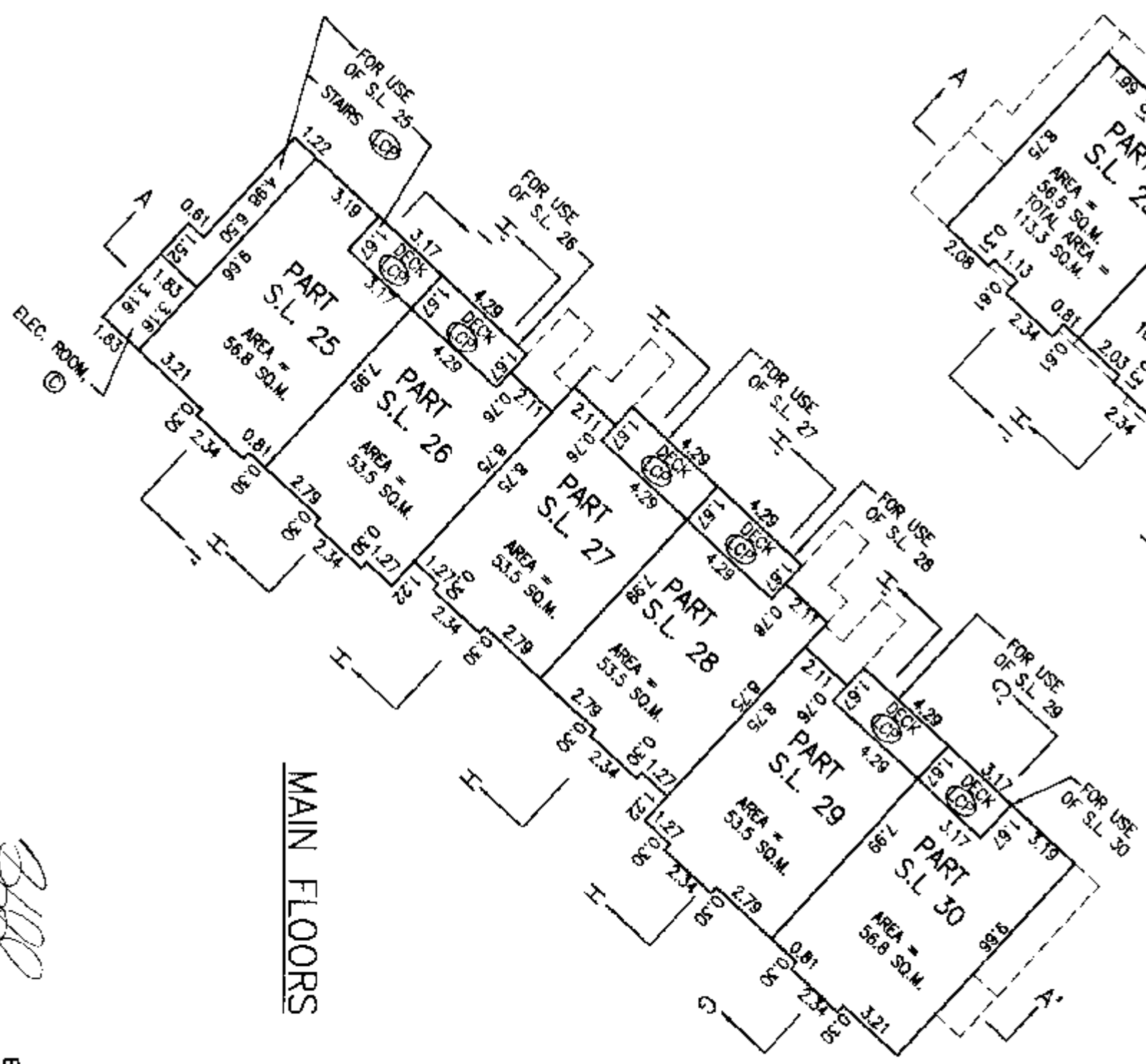
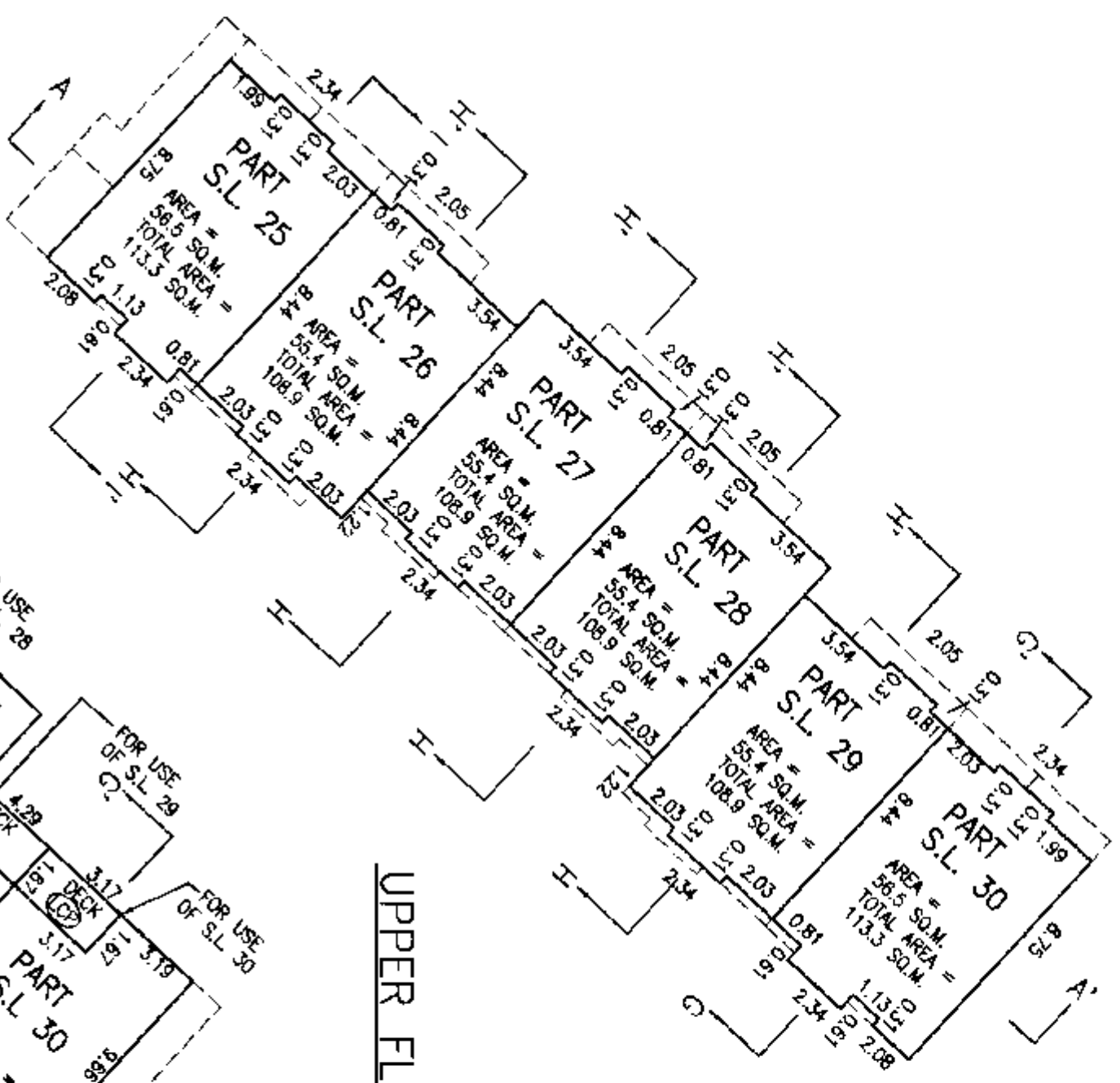
OCCUPATION OF WITNESS
THIS 30 DAY OF AUGUST, 1993

B.C.L.S.

BUILDING "F"
FLOOR PLANS

STRATA PLAN L.M.S. 0885
PHASE II

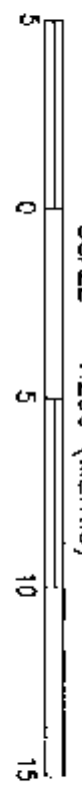
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THIS 30 DAY OF AUGUST, 1993
B.C.L.S.

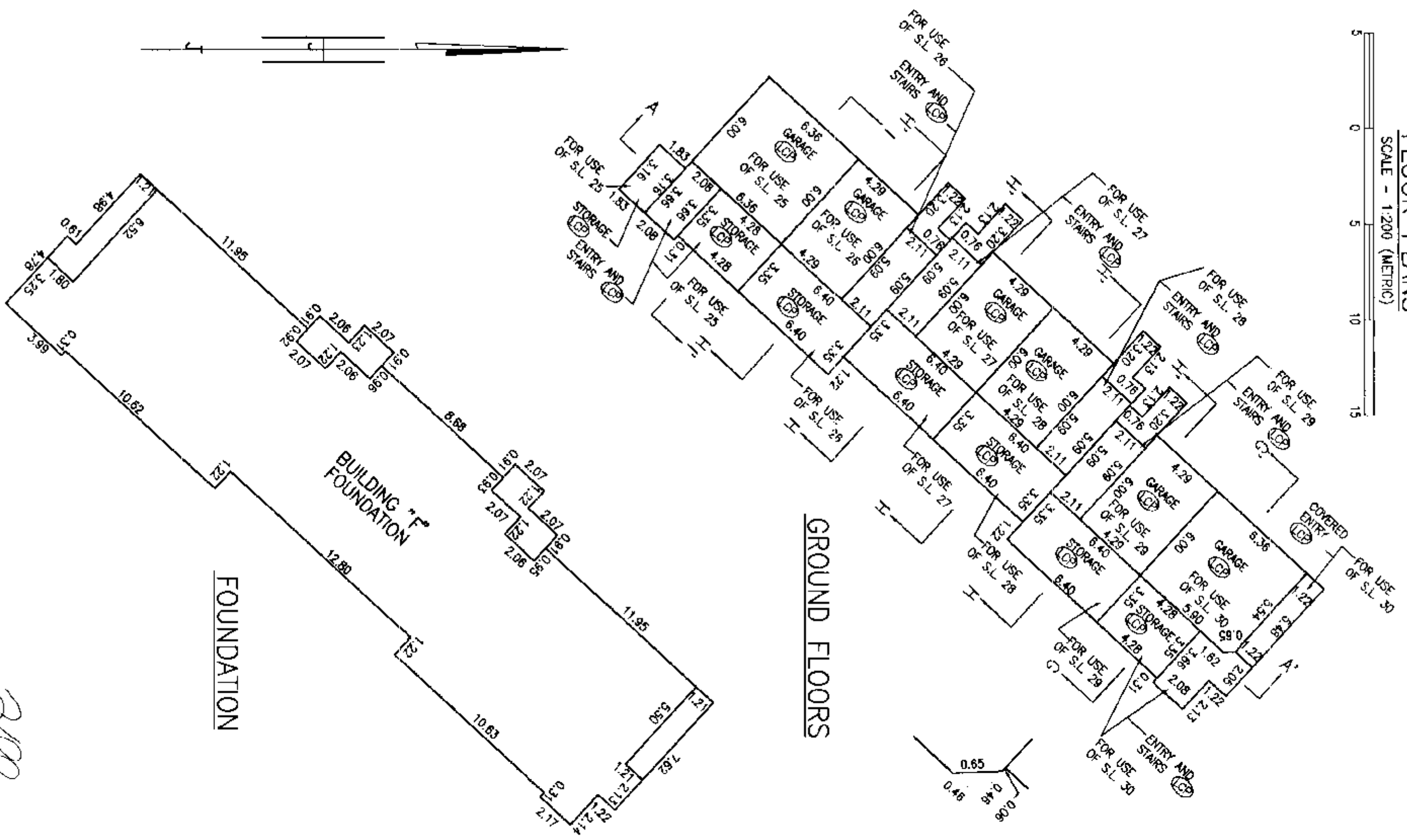
BUILDING "F"
FLOOR PLANS

SCALE - 1:200 (METRIC)



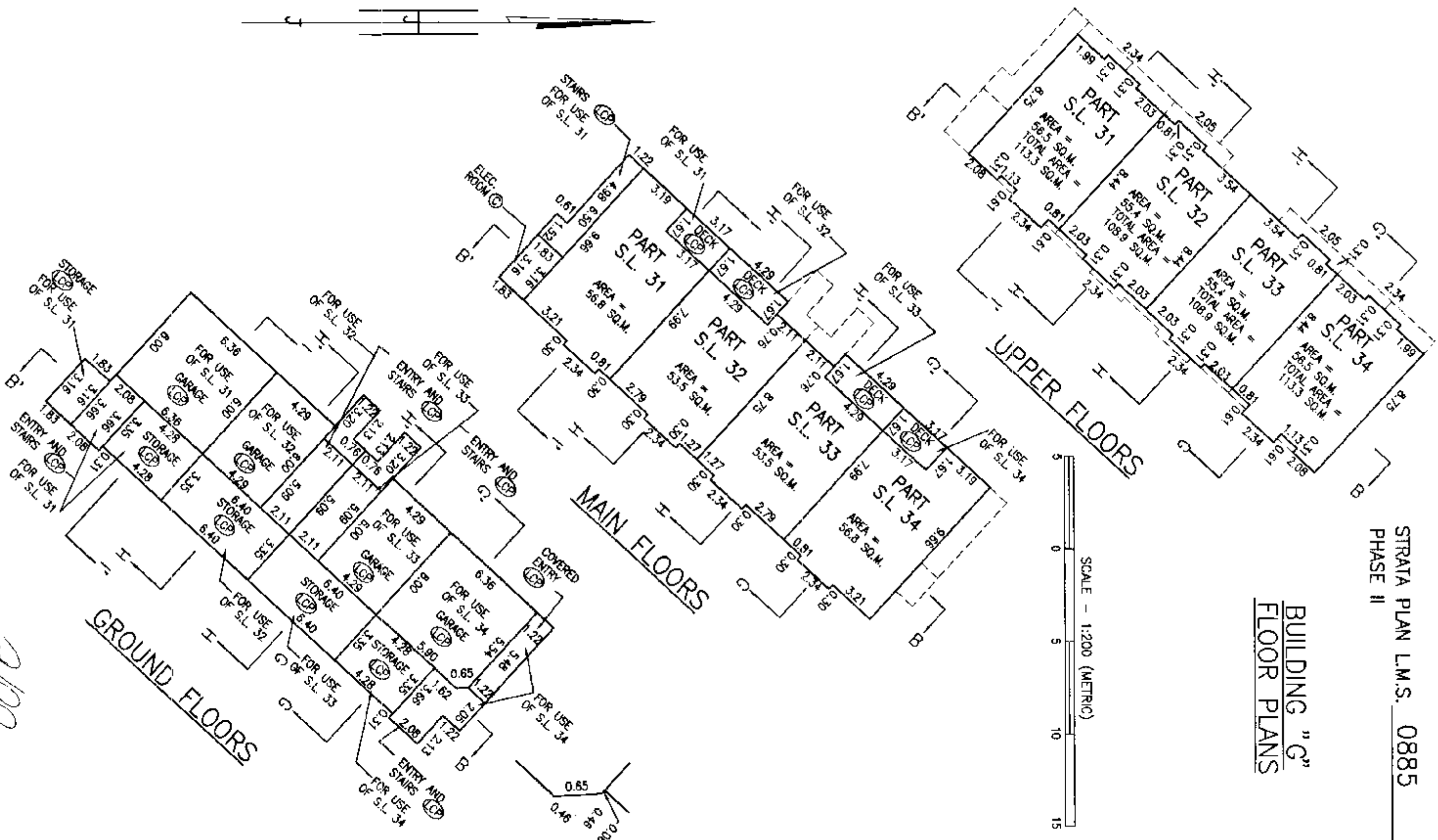
STRATA PLAN L.M.S. 0885
PHASE II

GROUND FLOORS



FOUNDATION

FILED ST-91-70510-1



STRAITA PLAN L.M.S. 0885
PHASE II

BUILDING "C"
FLOOR PLANS

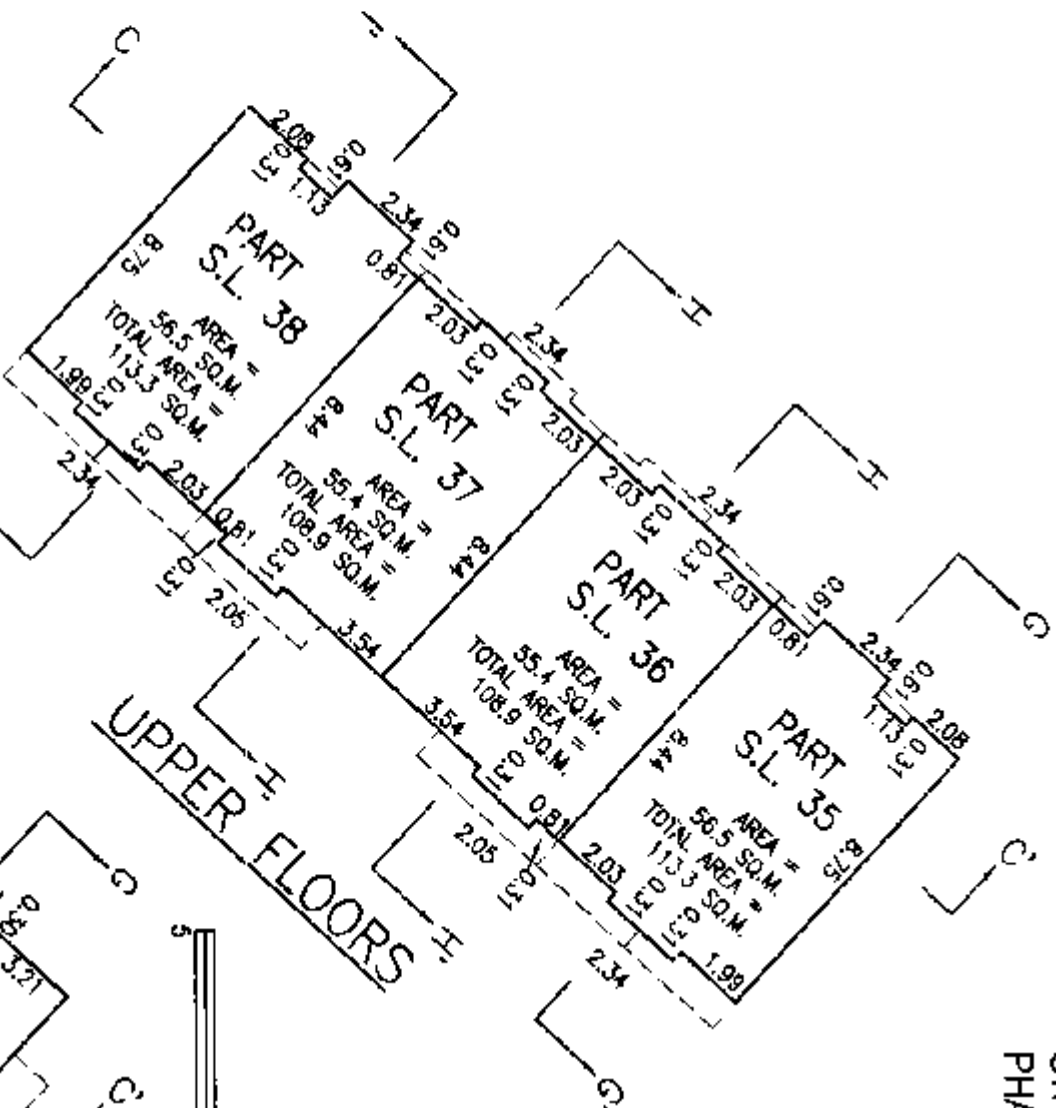
STRATA PLAN L.M.S. 0885
PHASE II

BUILDING "H"
FLOOR PLANS

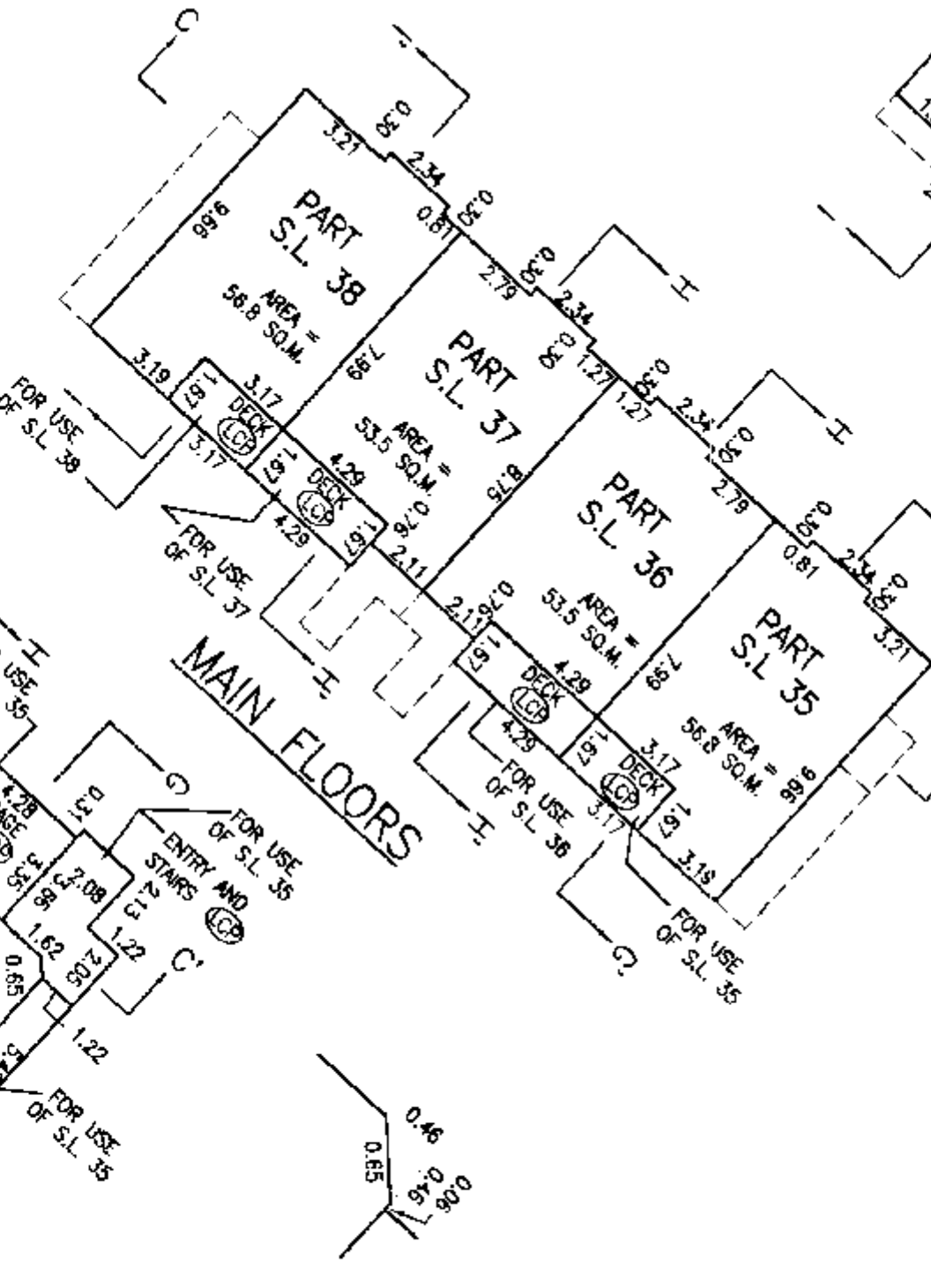
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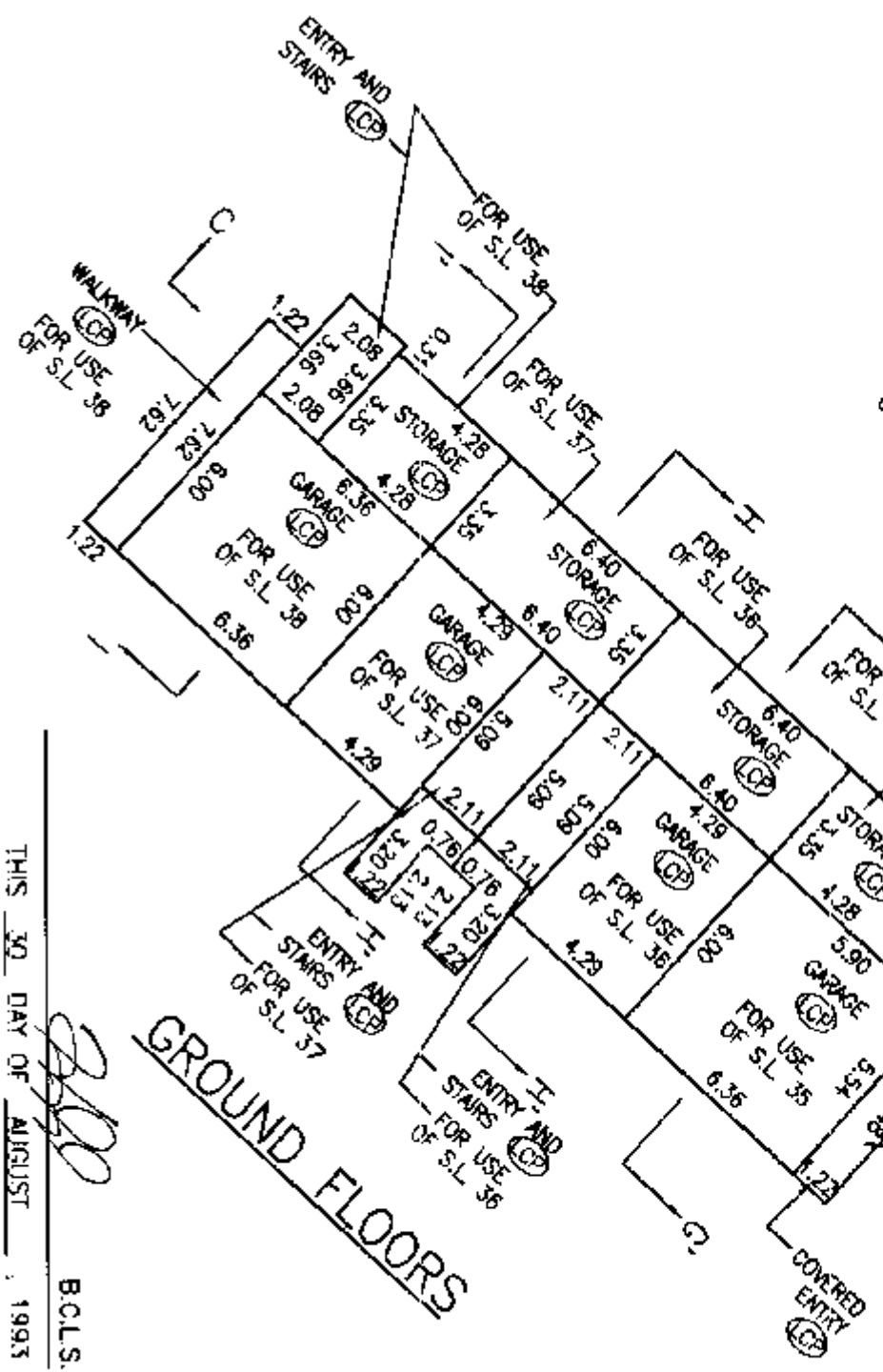
UPPER FLOORS



MAIN FLOORS



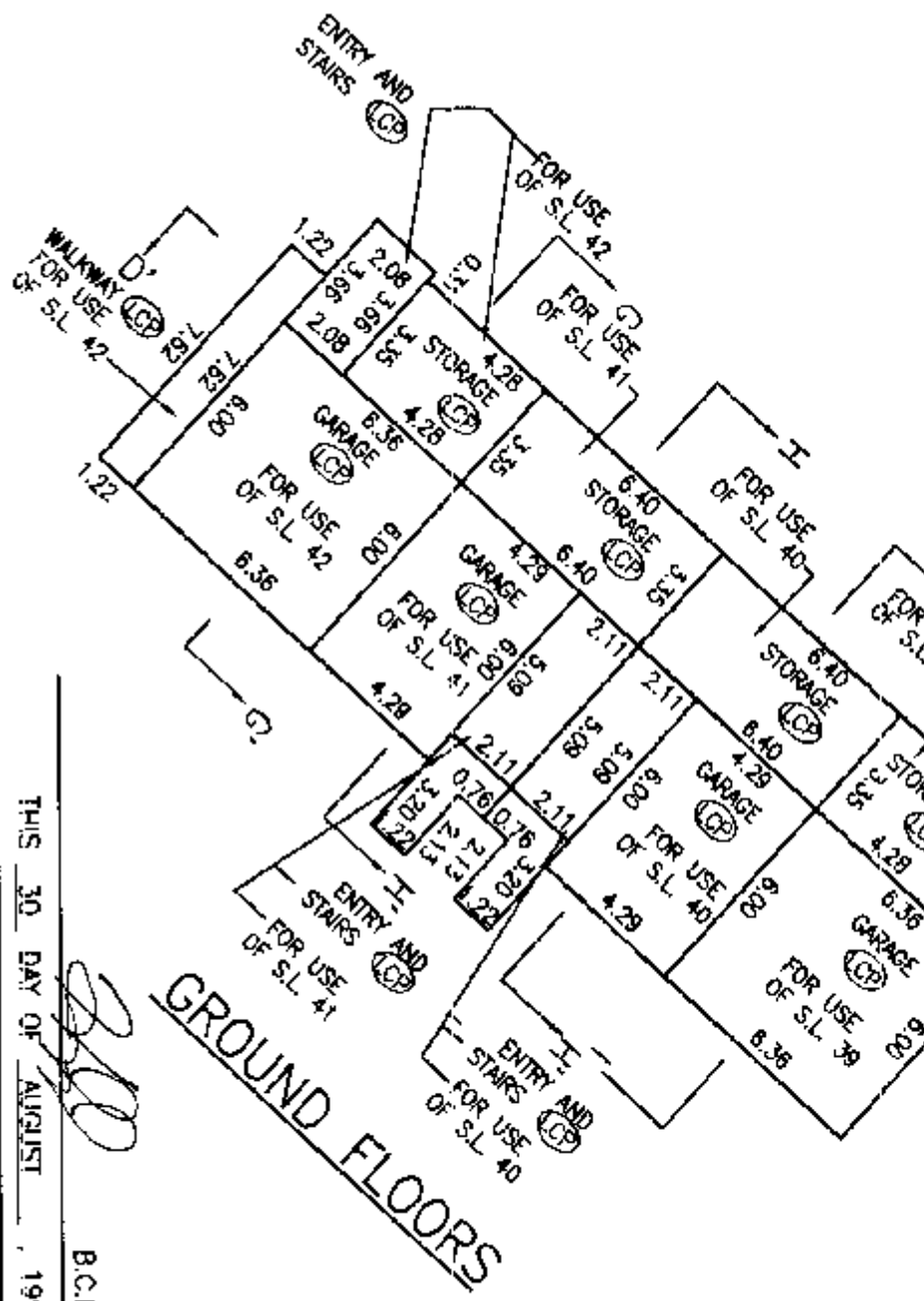
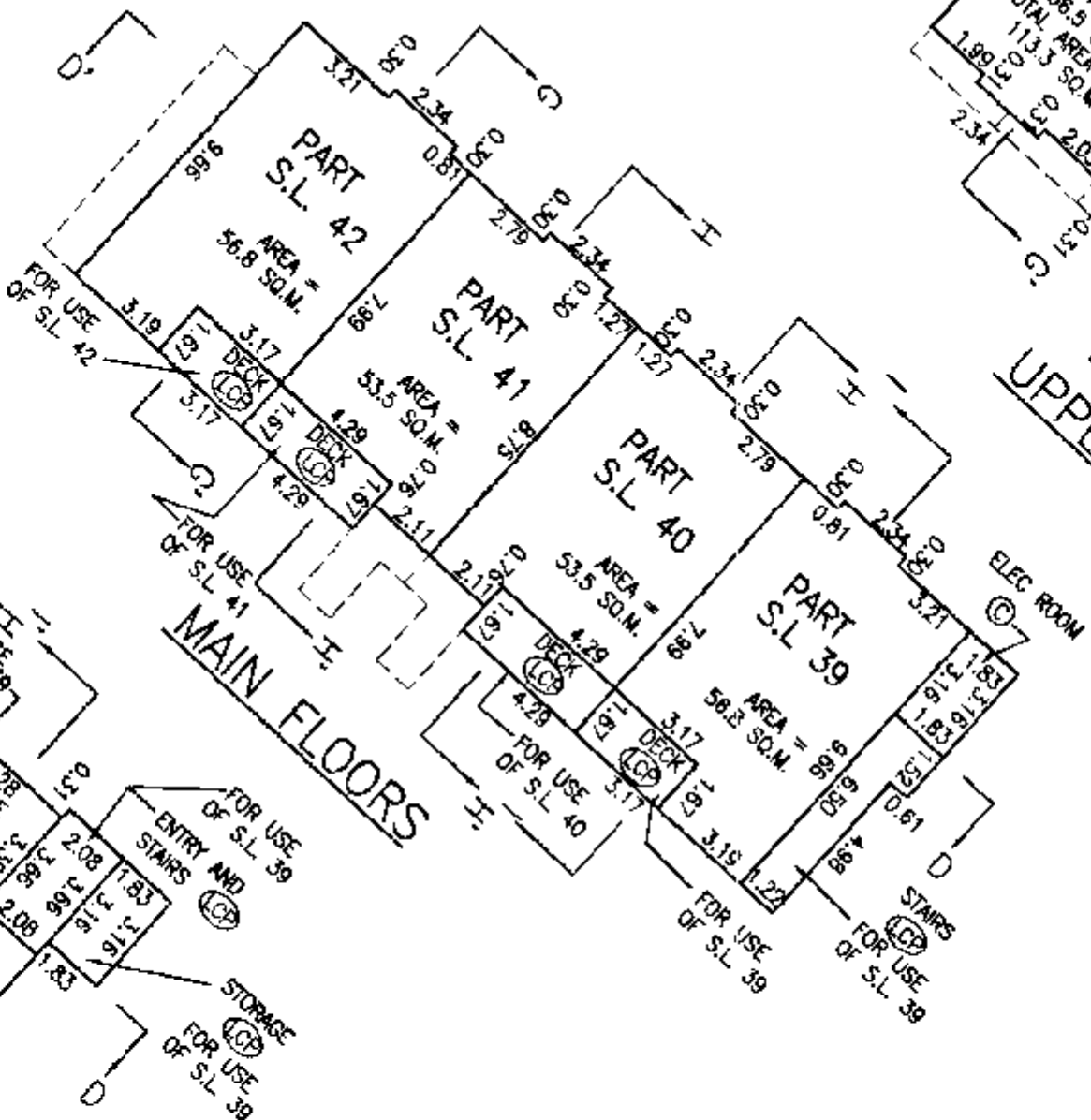
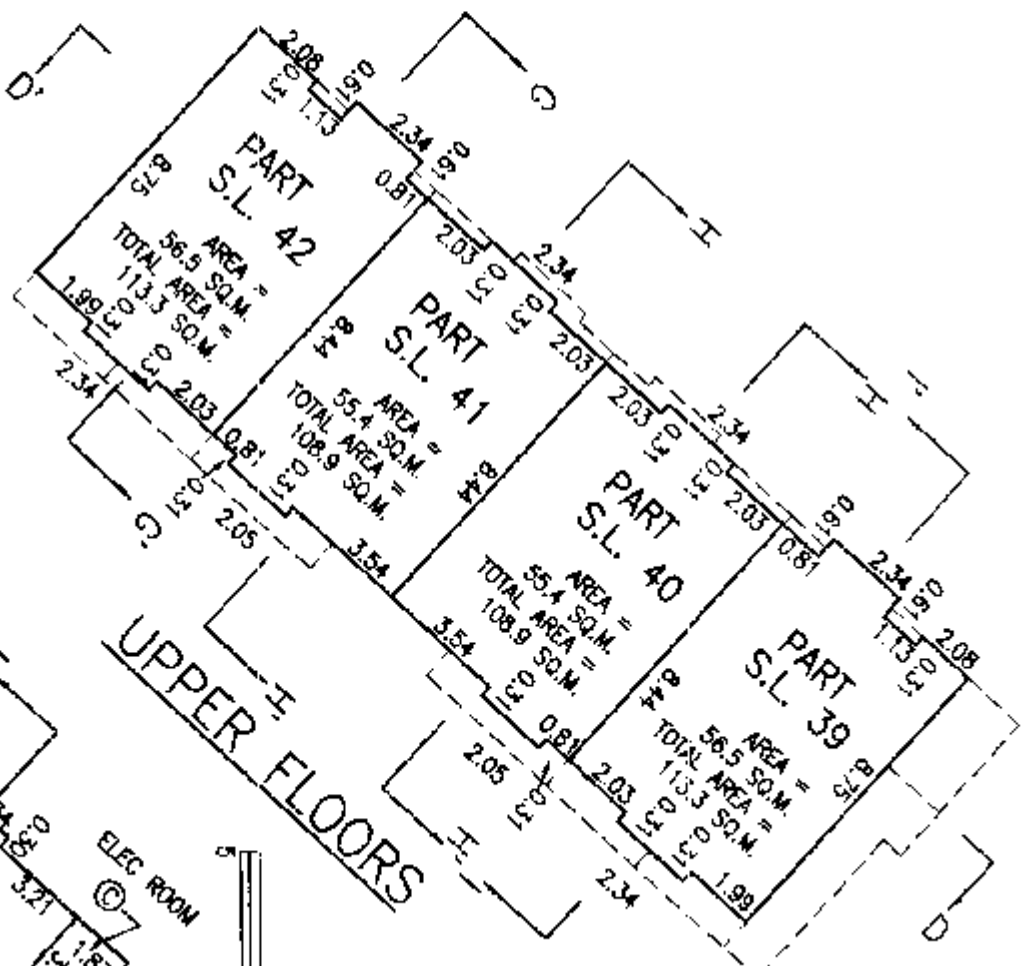
GROUND FLOORS



STRATA PLAN L.M.S. 0885
PHASE II

BUILDING "I"
FLOOR PLANS

SCALE - 1:200 (METRIC)



STRATA PLAN L.M.S. 0885
PHASE II

BUILDING "J"
FLOOR PLANS



The floor plan shows the upper floors of a building, divided into four parts (S.L. 47, 48, 49, 50). Each part is a rectangular area with dimensions and area calculations. The plan includes a north arrow and a scale bar.

Part	S.L.	Area (SQ.M.)	Total Area (SQ.M.)
47	S.L. 47	56.5	113.3
48	S.L. 48	55.4	108.9
49	S.L. 49	55.4	108.9
50	S.L. 50	56.5	113.3

UPPER FLOORS

The diagram shows a rectangular domain with a central horizontal strip. The domain is divided into three horizontal regions. The top and bottom regions are labeled '5' and the middle region is labeled '0'. The central strip is labeled '5' and '10' at its ends. The total width of the domain is labeled '15'.

MAIN FLOORS

UPPER FLOORS

GROUND FLOORS

[illegible]

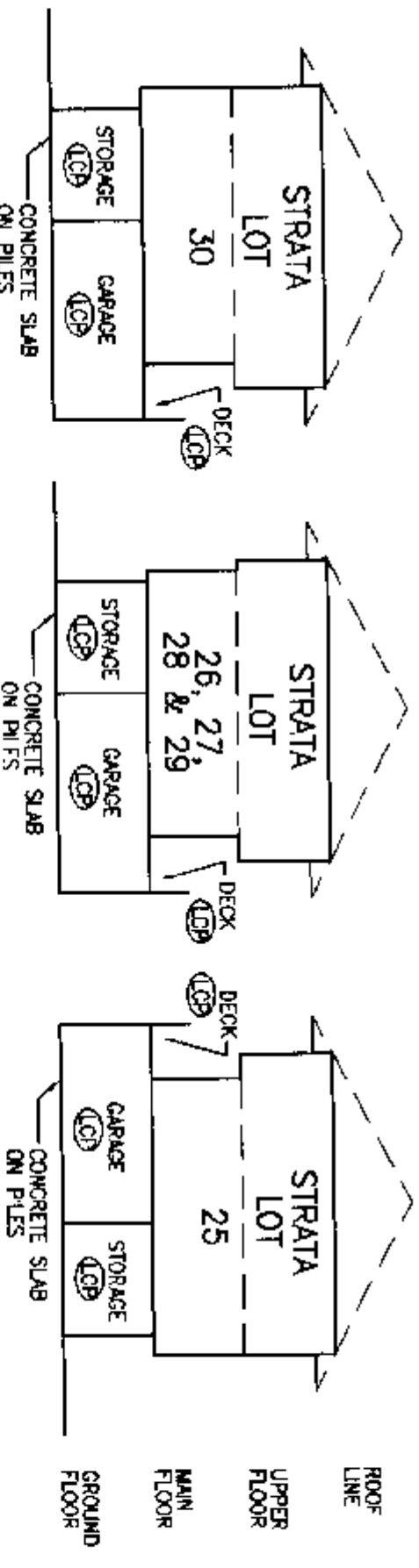
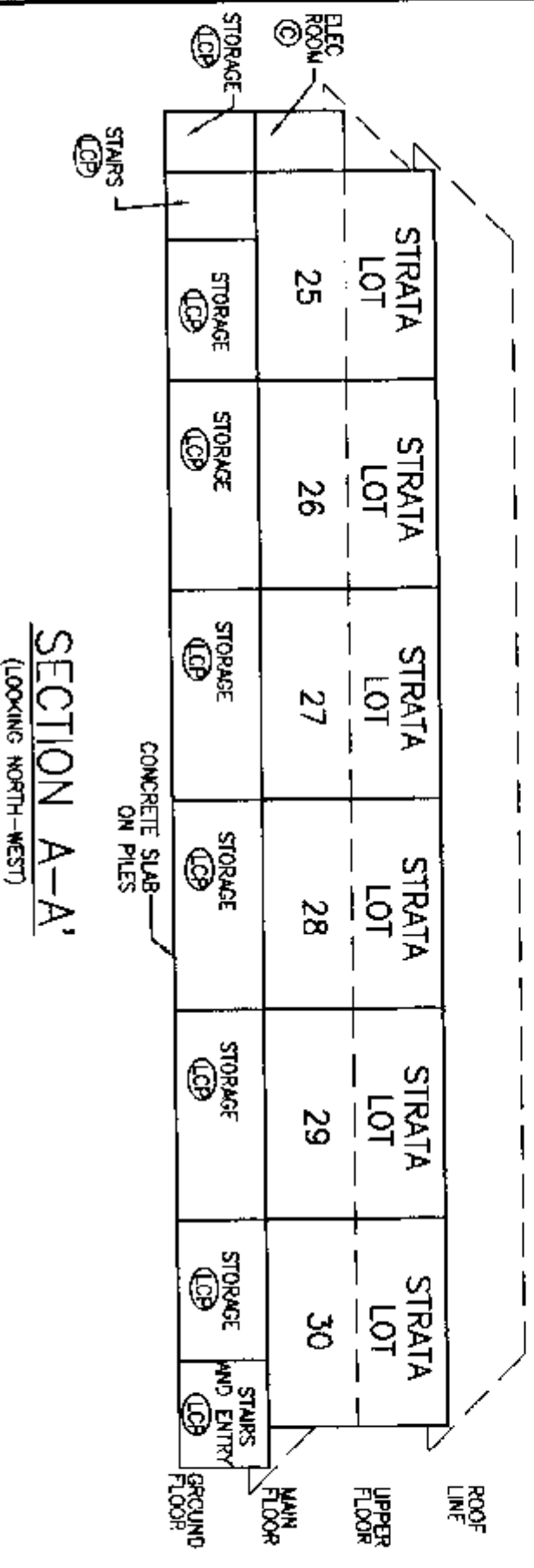
THIS 30 DAY OF AUGUST, 1993

B.C.L.S.

STRATA PLAN L.M.S. 0885
PHASE II

BUILDING "F"
ELEVATIONS

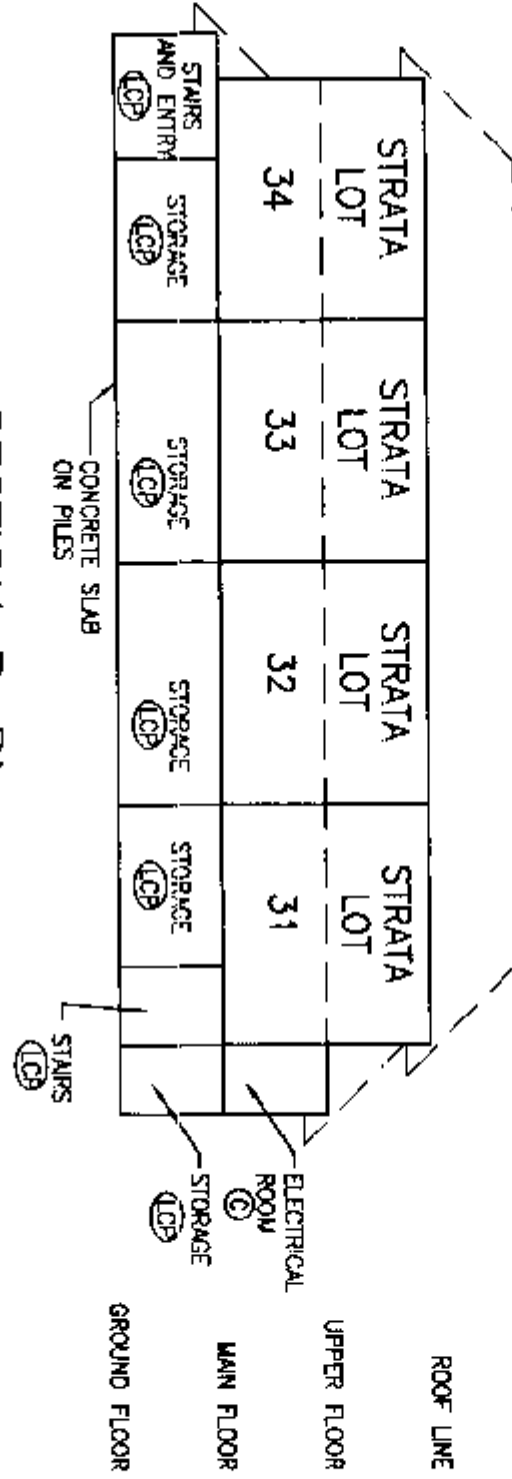
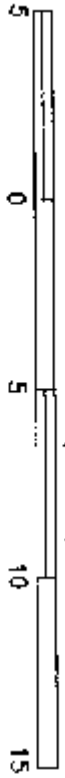
SCALE - 1:200 (METRIC)



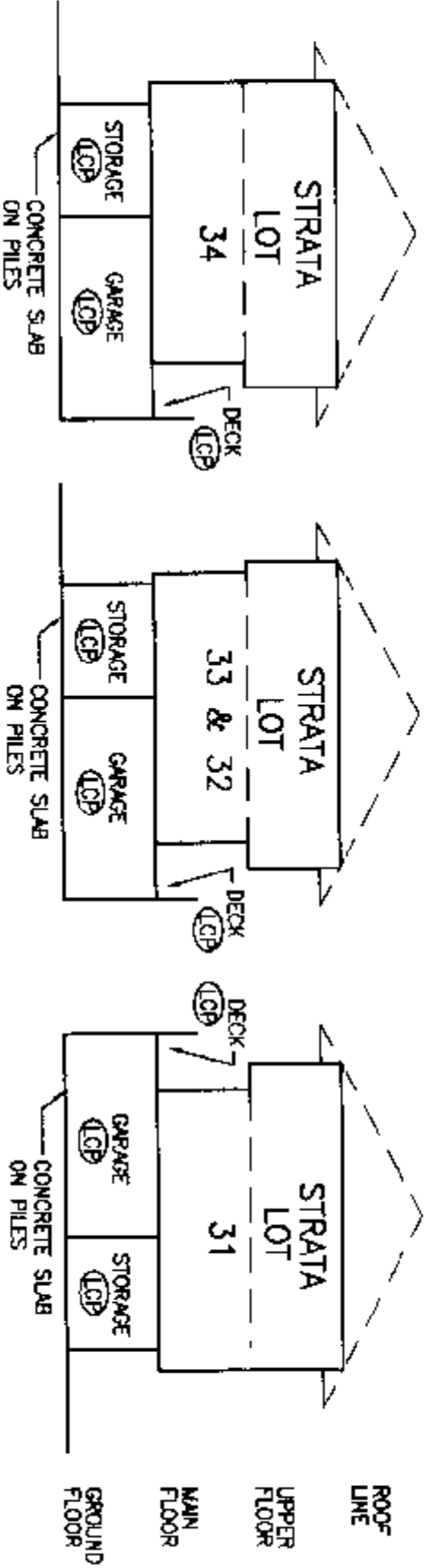
"BUILDING G"
ELEVATIONS

STRATA PLAN L.M.S. 0885
PHASE II

SCALE - 1:200 (METRIC)



SECTION B-B'
(LOOKING SOUTH-EAST)

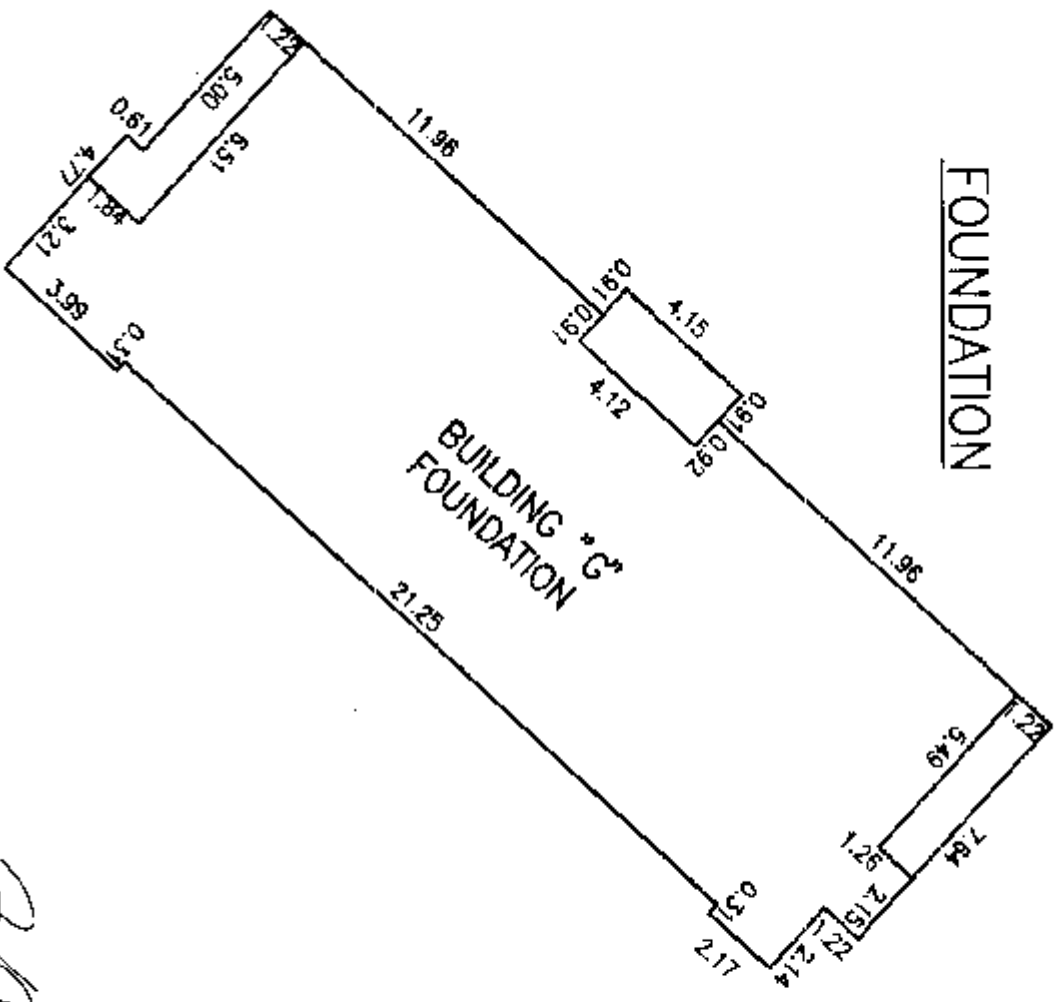


SECTION G-G'
(LOOKING SOUTH-WEST)

SECTION H-H'
(LOOKING SOUTH-WEST)

SECTION I-I'
(LOOKING NORTH-EAST)

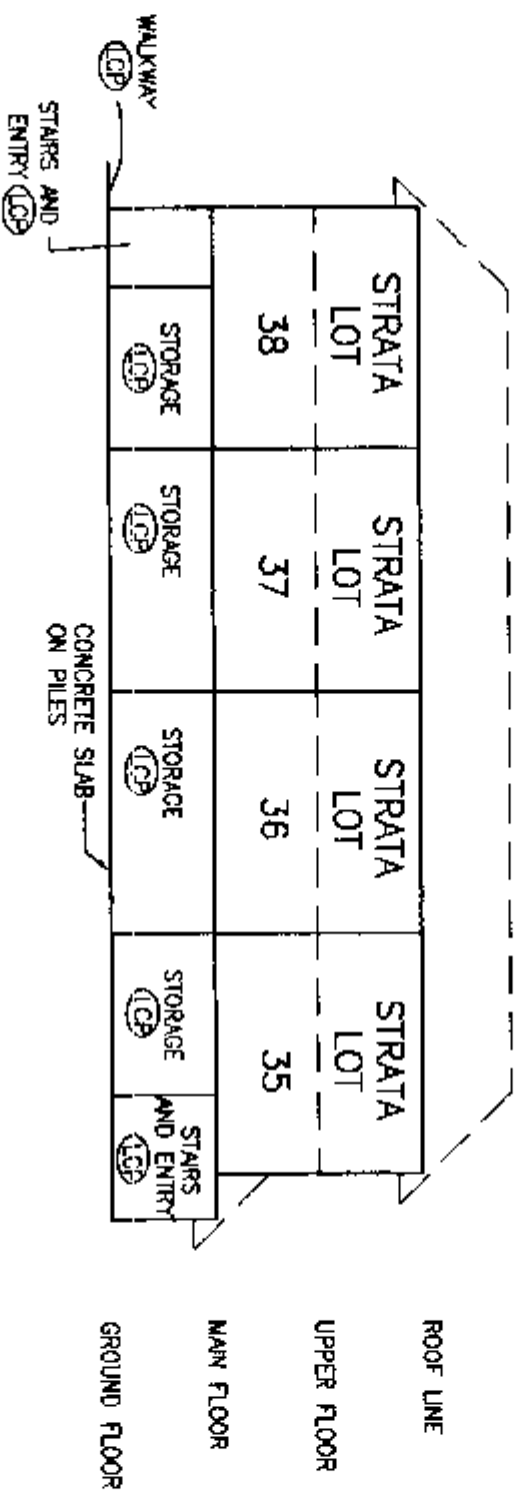
FOUNDATION



BUILDING "H"
ELEVATIONS

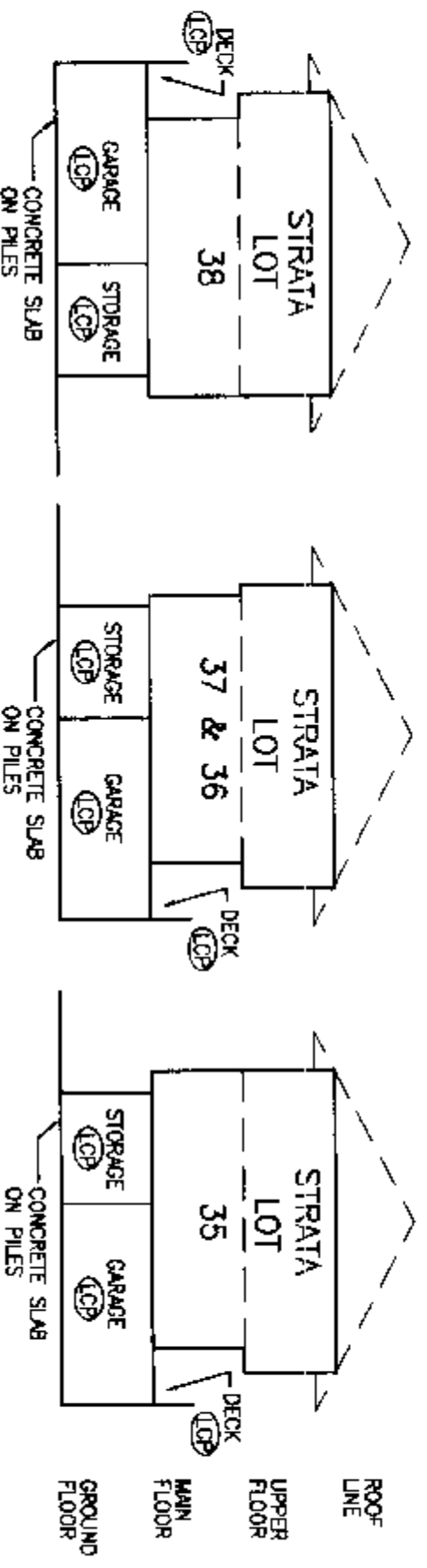
STRATA PLAN L.M.S. 0885
PHASE II

SCALE - 1:200 (METRIC)



SECTION C-C'
(LOOKING NORTH-WEST)

(LOOKING NORTH-WEST)



SECTION 1-1

(LOOKING SOUTH-WEST)

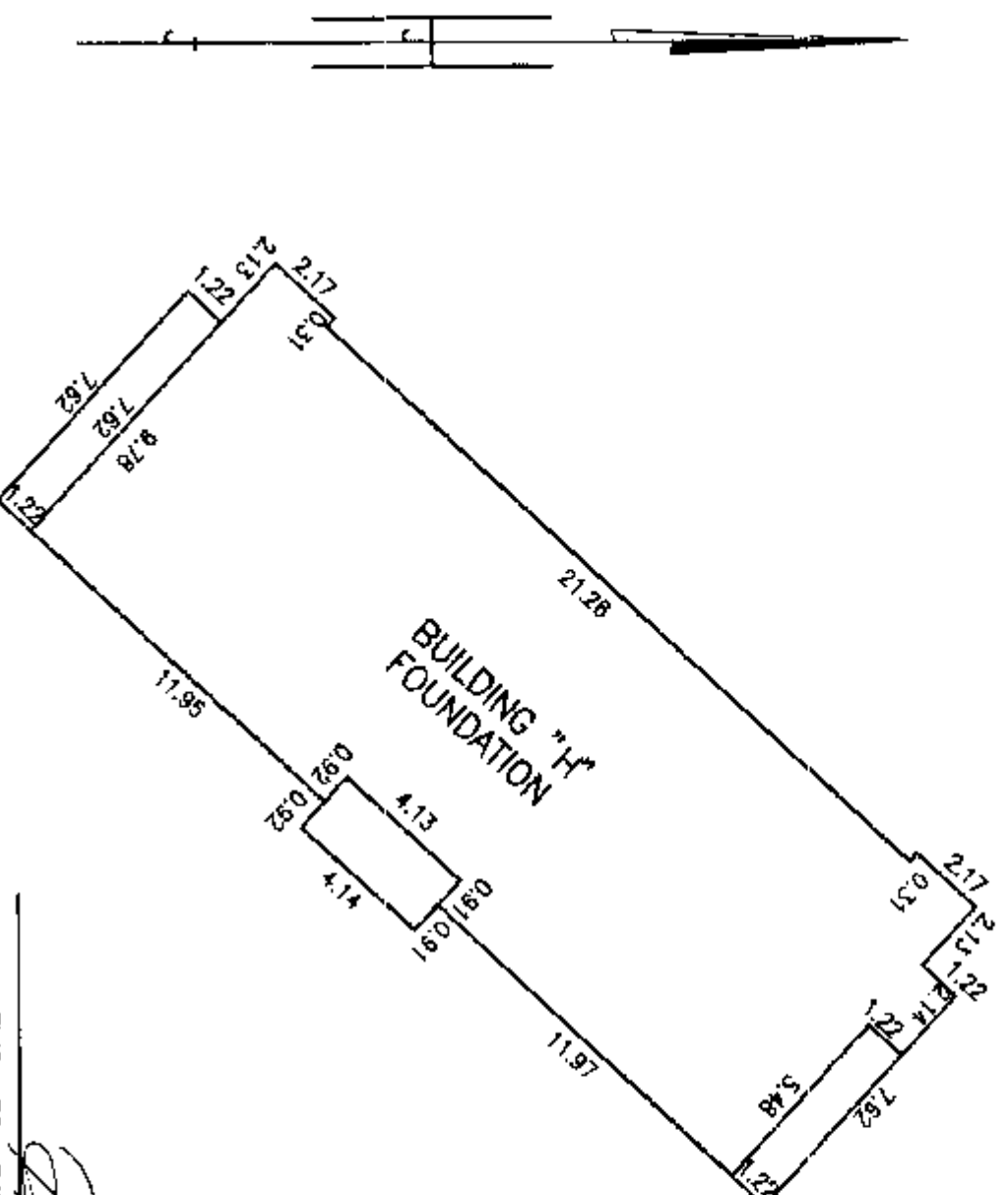
SECTION H-H

(LOOKING NORTH-EAST)

SECTION G-G

(LOOKING NORTH-EAST)

FOUNDATION

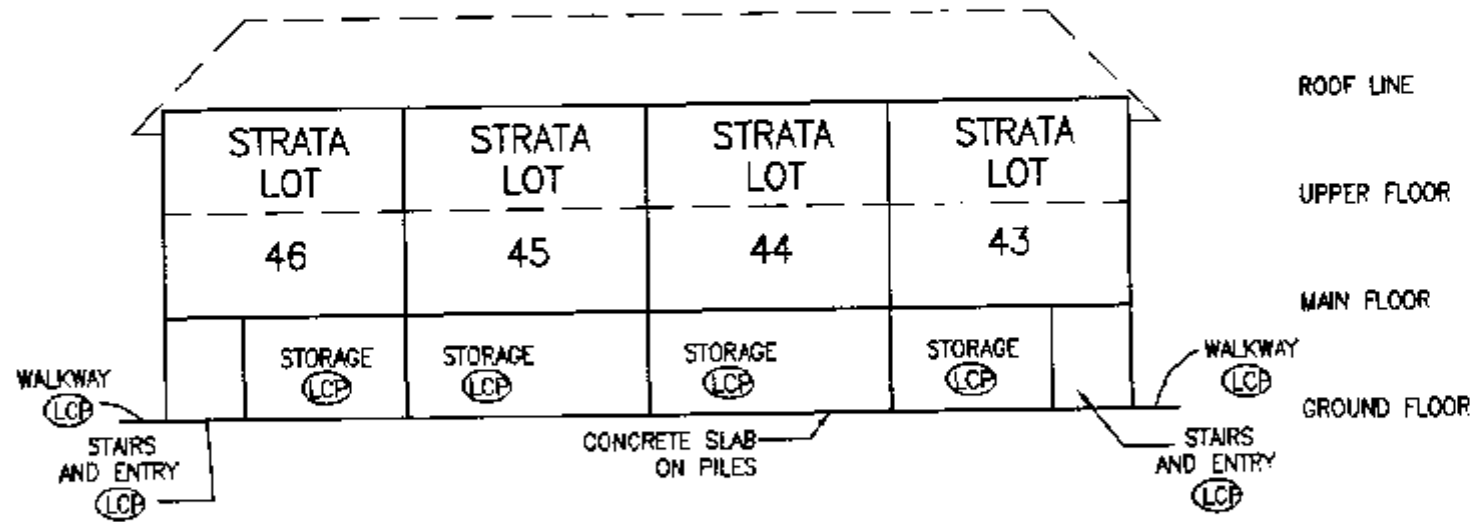
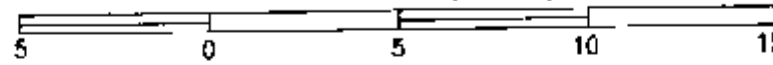


THIS 30 DAY OF AUGUST, 1993

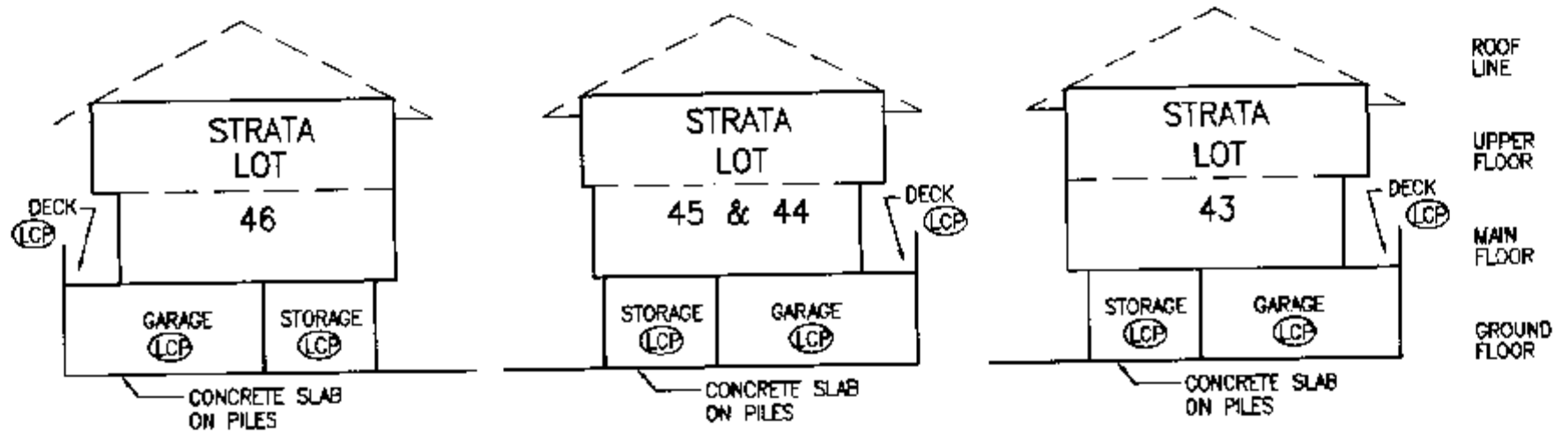
STRATA PLAN L.M.S. 0885
PHASE II

BUILDING "J" ELEVATIONS

SCALE - 1:200 (METRIC)



SECTION E-E'
(LOOKING NORTH-WEST)

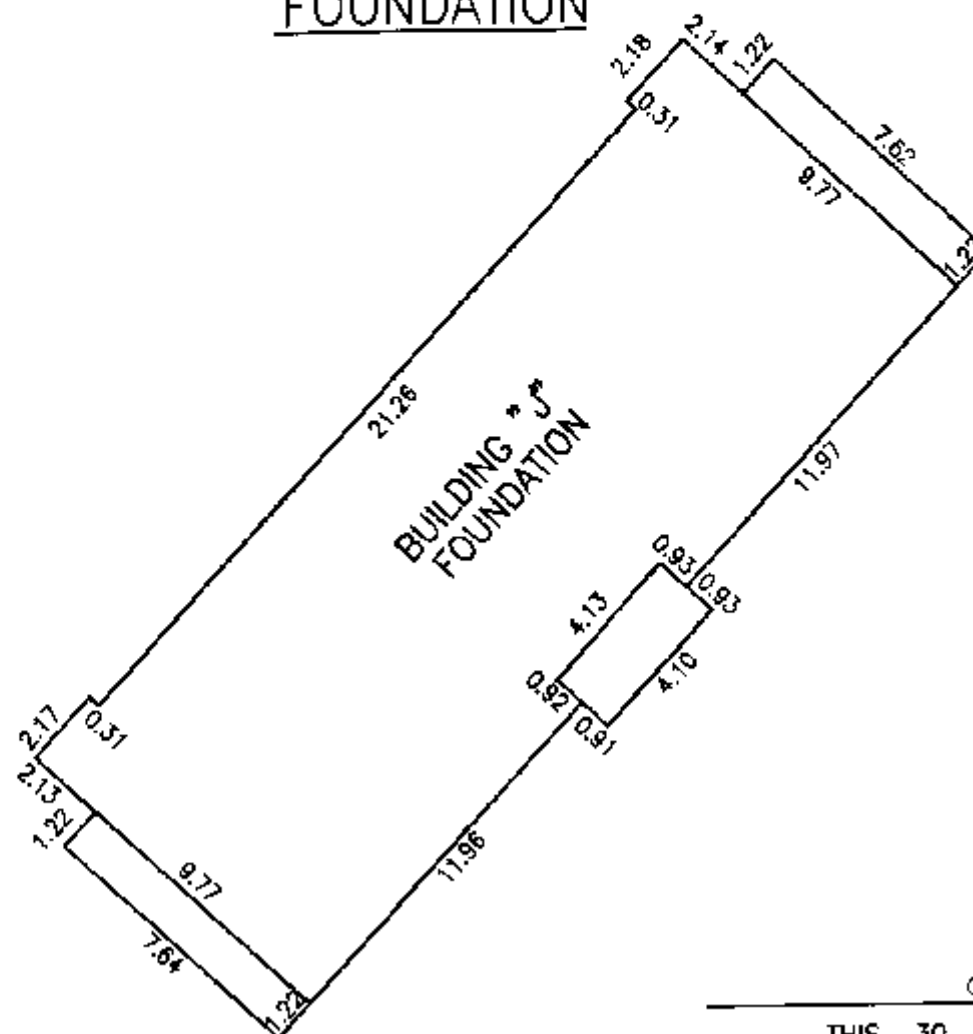


SECTION I-I'
(LOOKING SOUTH-WEST)

SECTION H-H'
(LOOKING NORTH-EAST)

SECTION G-G'
(LOOKING NORTH-EAST)

FOUNDATION



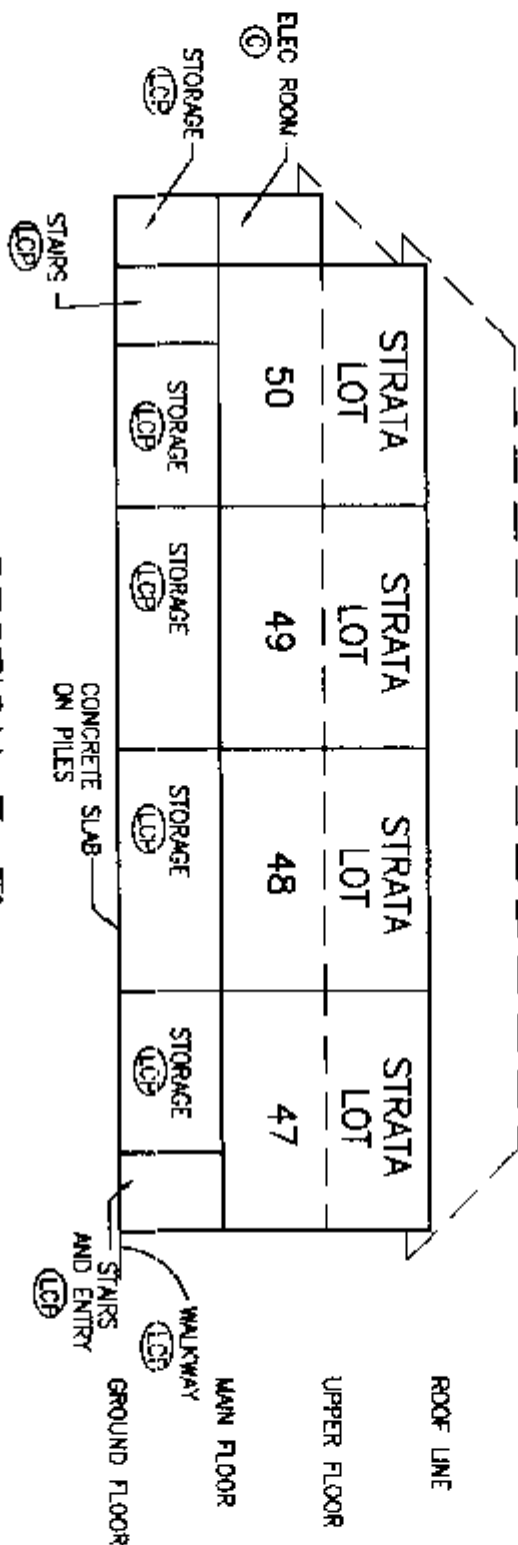
[Signature]

B.C.L.S.

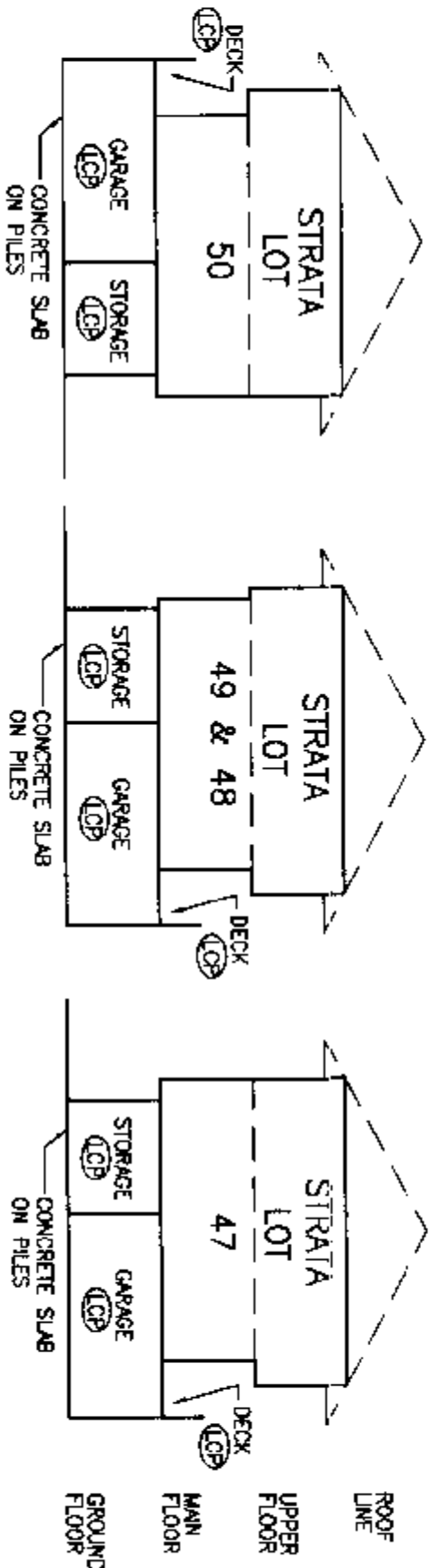
THIS 30 DAY OF AUGUST, 1993

BUILDING "K"
ELEVATIONS
SCALE - 1:200 (METRIC)

STRATA PLAN L.M.S. **0885**
PHASE II



SECTION F-F'
(LOOKING NORTH-WEST)

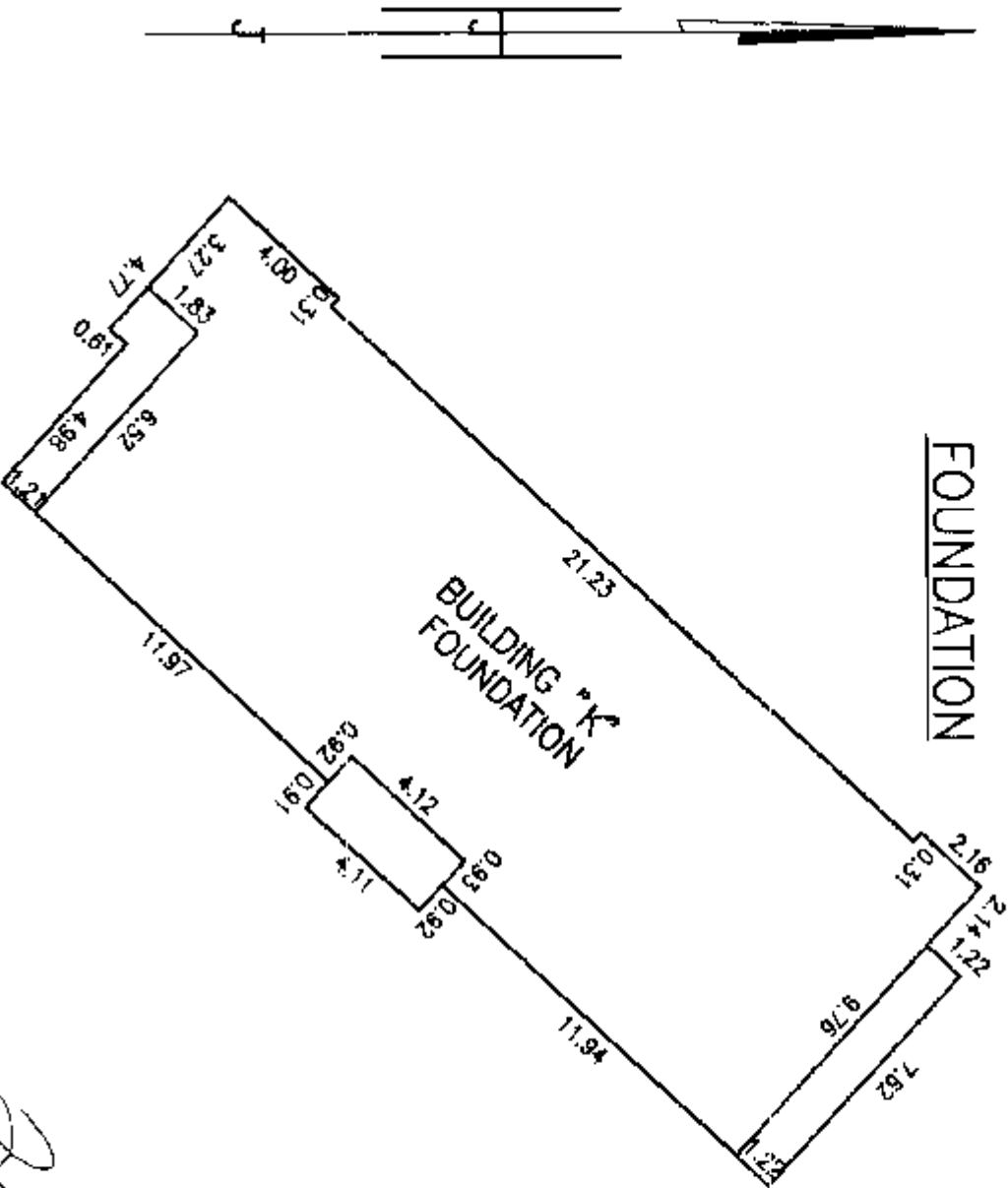


SECTION I-I'
(LOOKING SOUTH-WEST)

SECTION H-H'
(LOOKING NORTH-EAST)

SECTION G-G'
(LOOKING NORTH-EAST)

FOUNDATION



**STRATA PLAN OF PARCEL 1
EXCEPT FIRSTLY: PHASE I
STRATA PLAN LMS 0885
SECONDLY: PHASE II
STRATA PLAN LMS 0885
DISTRICT LOT 174 GROUP 1
NEW WESTMINSTER DISTRICT
PLAN LMP 10889**

STRATA PLAN L.M.S. 0885

PHASE III

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

Deborah A. Jacobson
Deputy Registrar

DH 73035-

"CITY OF PORT COQUITLAM"
B.C.G.S. 92-G-027

Form E- 116209761

SCALE : AS SHOWN

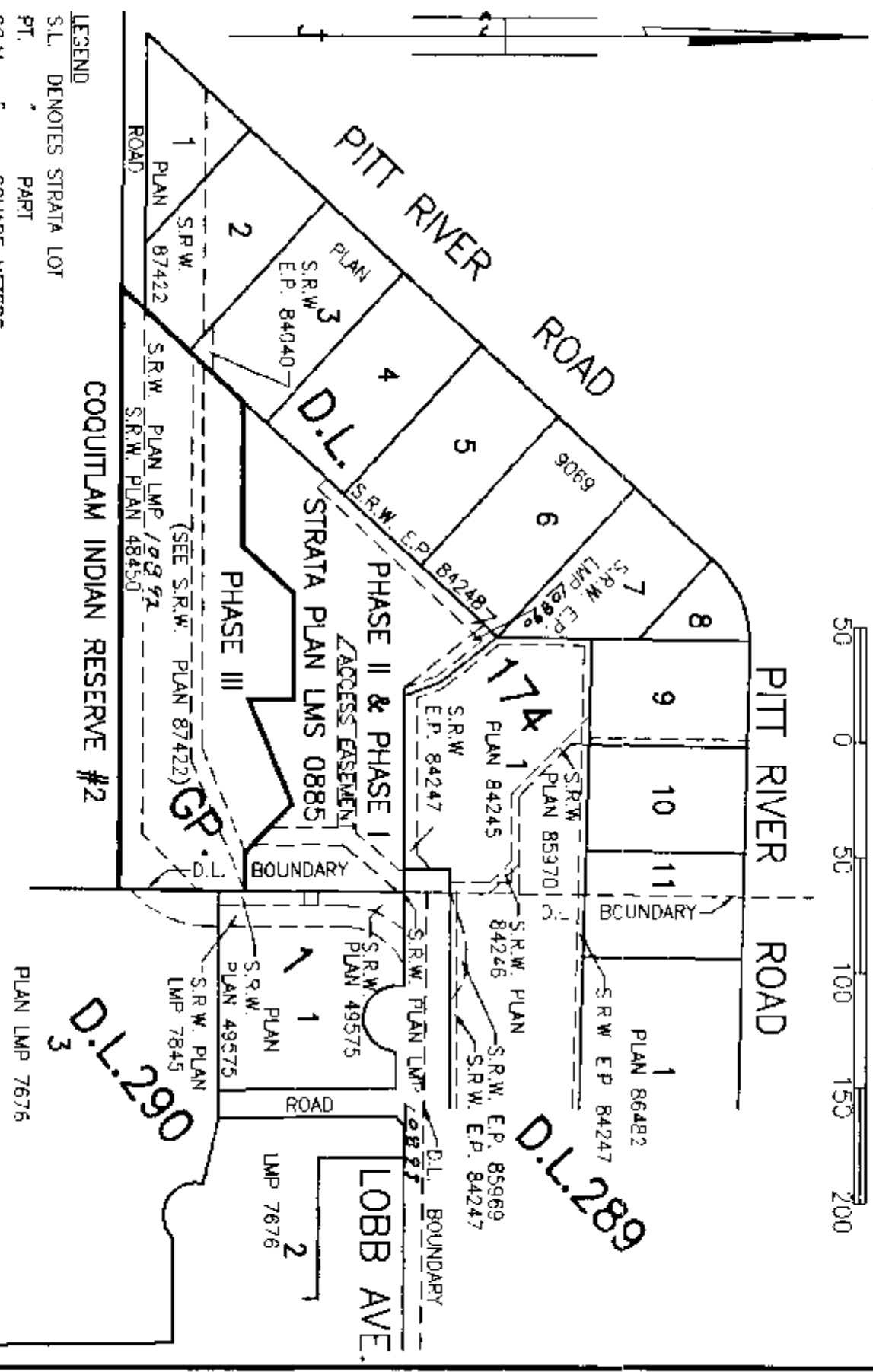
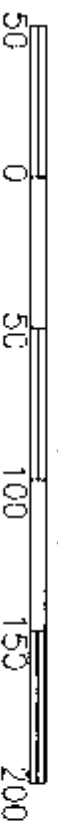
ALL DIMENSIONS IN METERS EXCEPT WHERE OTHERWISE SHOWN

THE NAME OF THE PROJECT IS
"SOUTHSIDE"

THE ADDRESS FOR SERVICE OF DOCUMENTS
ON THE STRATA CORPORATION IS:
THE OWNERS STRATA PLAN L.M.S. 0885
c/o #8 THE FRONTENAC
180 PINETREE WAY
COQUITLAM, B.C.

KEY PLAN

SCALE 1:2500 (METRIC)



- LEGEND**
- S.L. DENOTES STRATA LOT
 - PT. PART
 - SQ.M. SQUARE METERS
 - COMMON PROPERTY
 - LIMITED COMMON PROPERTY
 - PROPERTY LINE
 - STANDARD IRON POST FOUND
 - STANDARD PIPE POST FOUND
 - STATUTORY RIGHT OF WAY
 - S.R.W. EASEMENT
 - EASE
 - BALC BALCONY
 - STO STORAGE
 - ELEC ELECTRICAL
 - BLDG BUILDING

BEARINGS ARE ASTRONOMIC DERIVED
FROM PLAN LMP 10889

THIS PLAN LIES WITHIN THE
GREATER VANCOUVER REGIONAL DISTRICT

HELGE JACOBSEN
B.C. LAND SURVEYOR
2116 SAUSBURY AVENUE
PORT COQUITLAM, B.C.
V3B 1Y1
TEL. 941-7727

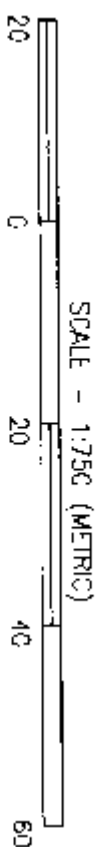
I, HELGE JACOBSEN, OF PORT COQUITLAM, B.C., A BRITISH COLUMBIA
LAND SURVEYOR, HEREBY CERTIFY THAT THE BUILDING ERECTED ON
THE PARCEL DESCRIBED ABOVE IS WHOLLY WITHIN THE EXTERNAL
BOUNDARIES OF THAT PARCEL.

DATED AT PORT COQUITLAM, B.C.
THIS 28 DAY OF DECEMBER, 1993

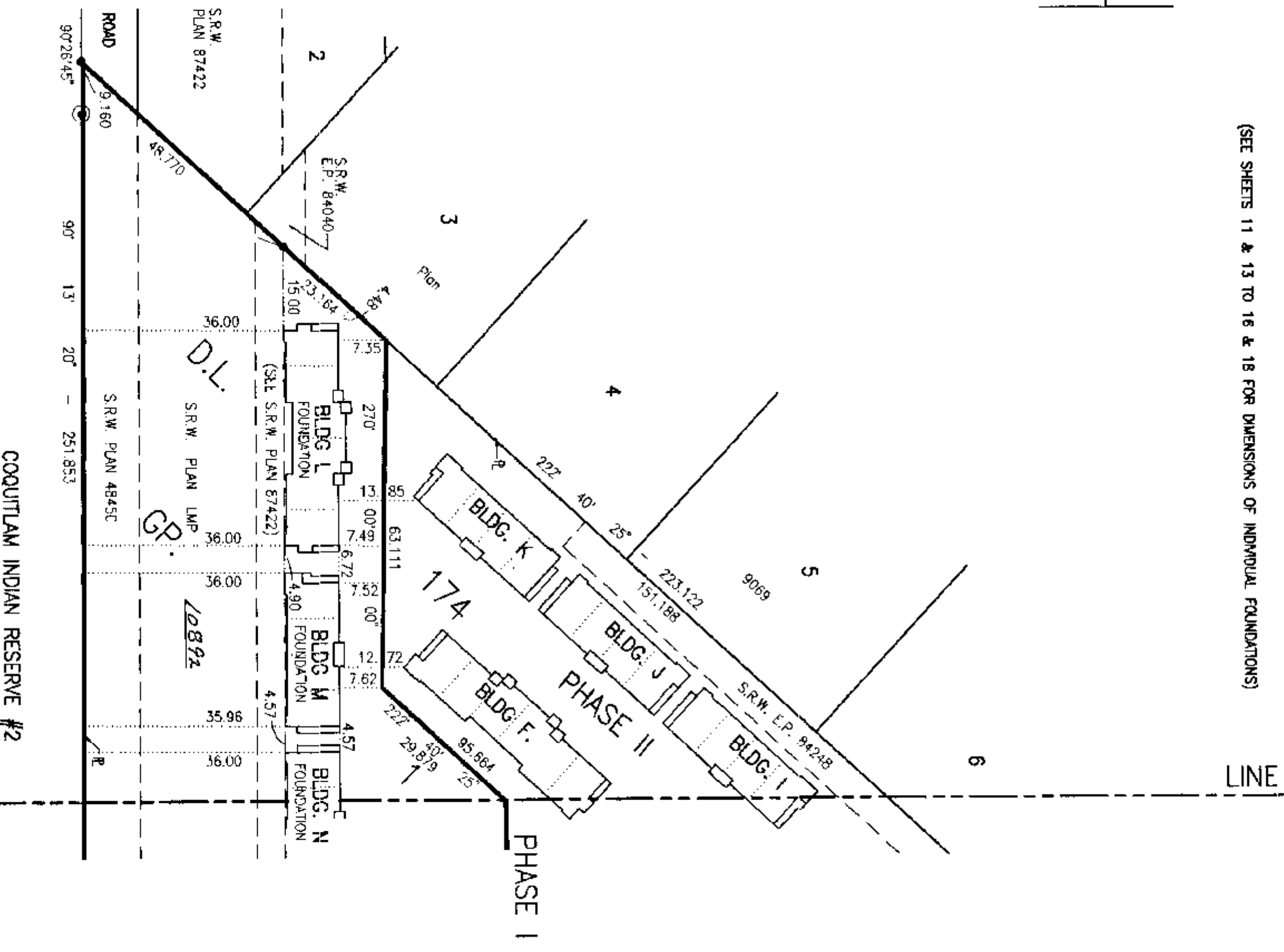
Helge Jacobsen B.C.L.S.

STRATA PLAN L.M.S. **0885**
PHASE III

FOUNDATION PLANS (SHOWING PHASE III BOUNDARIES)

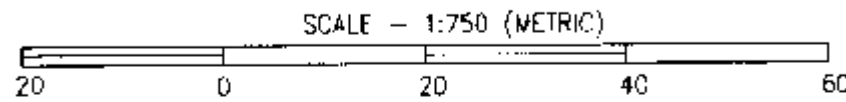


(SEE SHEETS 11 & 13 TO 16 & 18 FOR DIMENSIONS OF INDIVIDUAL FOUNDATIONS)

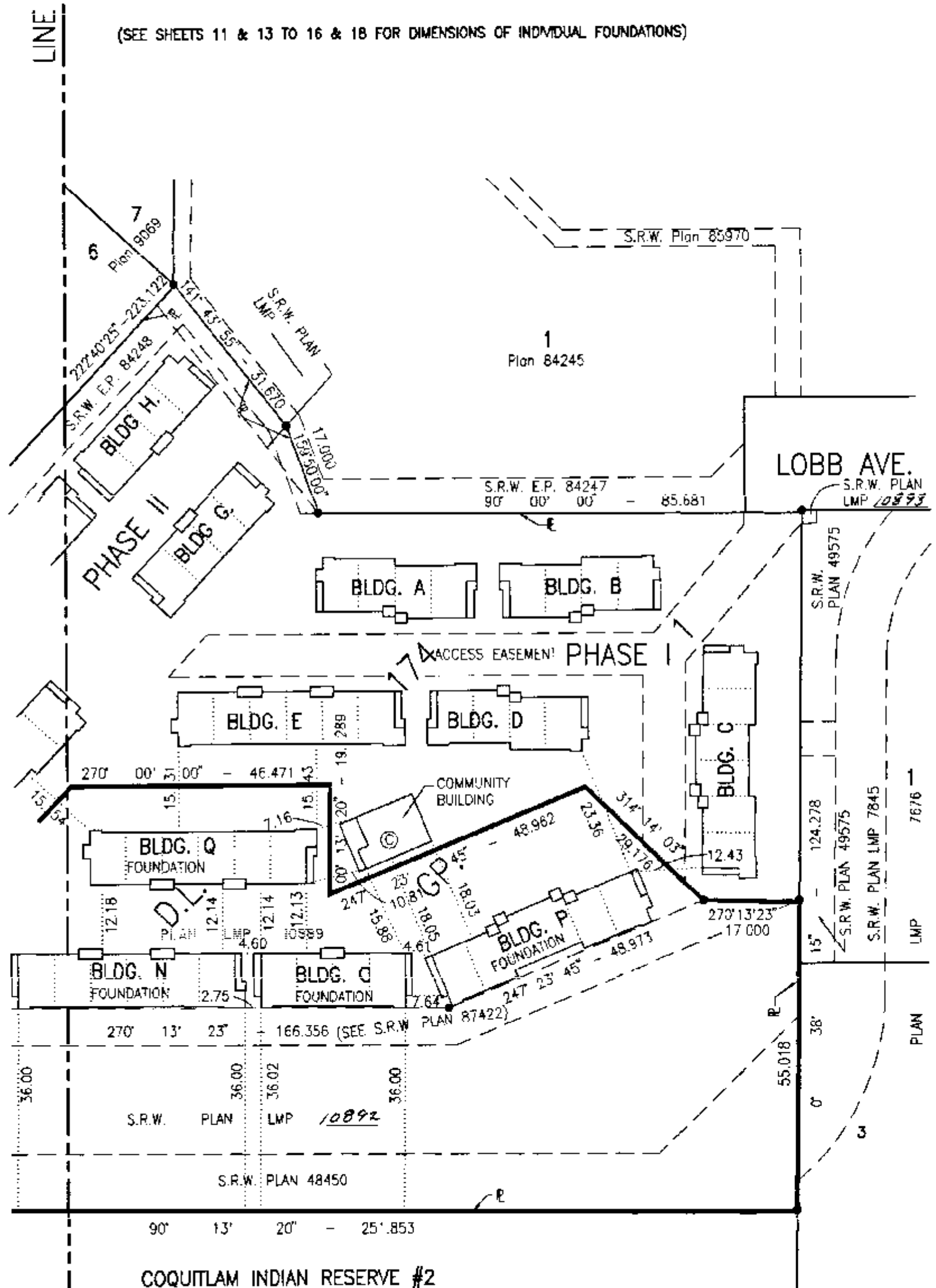


STRATA PLAN L.M.S. **0885**
PHASE III

FOUNDATION PLANS (SHOWING PHASE III BOUNDARIES)



(SEE SHEETS 11 & 13 TO 16 & 18 FOR DIMENSIONS OF INDIVIDUAL FOUNDATIONS)



COQUITLAM INDIAN RESERVE #2

THIS 28 DAY OF DECEMBER, 1993

B.C.L.S.

STRATA PLAN L.M.S. 0885
PHASE IIICONDOMINIUM ACT
PHASE III

SUITE NUMBER	STRATA LOT NUMBER	SHEET NUMBER	FORM 1	FORM 2	FORM 3
			SCHEDULE OF UNIT ENTITLEMENT	SCHEDULE OF INTEREST UPON DESTRUCTION	SCHEDULE OF VOTING RIGHTS
			UNIT ENTITLEMENT	INTEREST UPON DESTRUCTION	
45	51	6 & 13	125	170	
46	52	6 & 13	120	168	
47	53	6 & 13	120	168	
48	54	6 & 13	120	168	
49	55	6 & 13	120	168	
50	56	6 & 13	125	170	
51	57	7 & 14	125	170	
52	58	7 & 14	120	168	
53	59	7 & 14	120	168	
54	60	7 & 14	125	170	
55	61	8 & 15	125	170	
56	62	8 & 15	120	168	
57	63	8 & 15	120	168	
59	64	8 & 15	120	168	
61	65	8 & 15	120	168	
63	66	8 & 15	125	170	
67	67	9 & 16	125	170	
68	68	9 & 16	120	168	
69	69	9 & 16	120	168	
70	70	9 & 16	125	170	
71	71	10,11 & 17	125	170	
72	72	10,11 & 17	120	168	
73	73	10,11 & 17	120	168	
74	74	10,11 & 17	120	168	
75	75	10,11 & 17	120	168	
76	76	10,11 & 17	125	170	
58	77	12 & 18	125	170	
60	78	12 & 18	120	168	
62	79	12 & 18	120	168	
64	80	12 & 18	120	168	
65	81	12 & 18	120	168	
66	82	12 & 18	125	170	
AGGREGATE			3900	5400	
TOTAL PHASES I, II AND III			10010	13844	

NOTE : ALL UNITS @ 2450 LOBB AVENUE, PORT COQUITLAM, B.C.

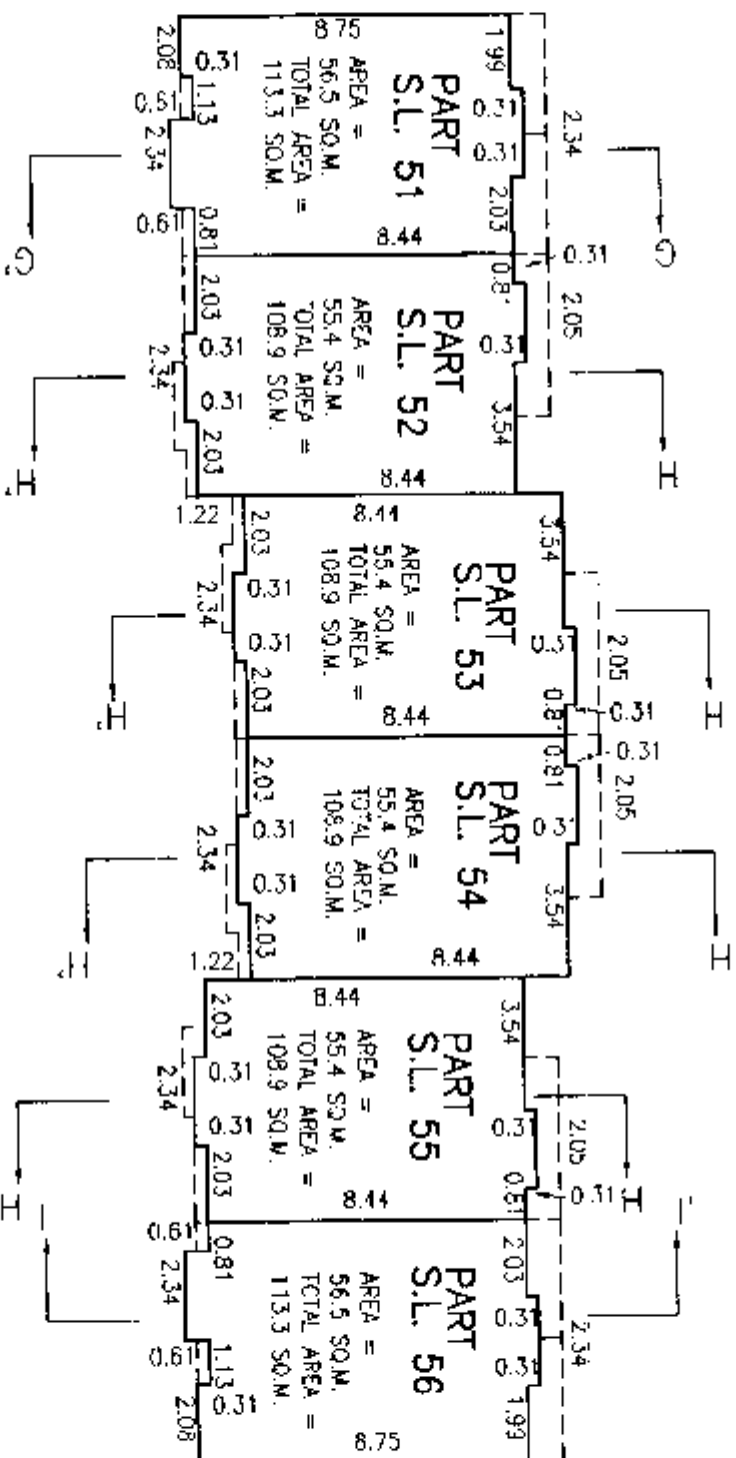
ACCEPTED AS TO FORMS 1, 2 AND 3

THE CIVIC ADDRESS OF THE BUILDINGS ARE :
2450 LOBB AVENUE
PORT COQUITLAM, B.C.THIS 1 DAY OF March 1994NOTE: UNIT ENTITLEMENT IS BASED ON USEABLE AREA.
INTEREST UPON DESTRUCTION IS BASED ON
VALUE OF EACH UNIT.W. J. Jacobsen
SUPERINTENDENT OF REAL ESTATECERTIFICATE OF APPROVALAPPROVED AS PHASE THREE OF A THREE PHASE
STRATA PLAN UNDER THE CONDOMINIUM ACT.THIS 23rd DAY OF February, 1994A. J. Jacobsen
CITY APPROVING AUTHORITY
FOR THE CITY OF PORT COQUITLAMSECTION 8(1)
NEW DEVELOPMENT CERTIFICATEI, HENRI JACOBSEN, OF PORT COQUITLAM, B.C.,
A BRITISH COLUMBIA LAND SURVEYOR, HEREBY
CERTIFY THAT THE BUILDINGS SHOWN IN THIS STRATA
PLAN HAVE NOT,
AS OF THE 28 DAY OF DECEMBER, 1993
BEEN PREVIOUSLY OCCUPIED.
DATED AT PORT COQUITLAM, B.C.
THIS 28 DAY OF DECEMBER, 1993W. J. Jacobsen B.C.L.S.
(SIGNATURE OF SURVEYOR)W. J. Jacobsen B.C.L.S.THIS 28 DAY OF DECEMBER, 1993

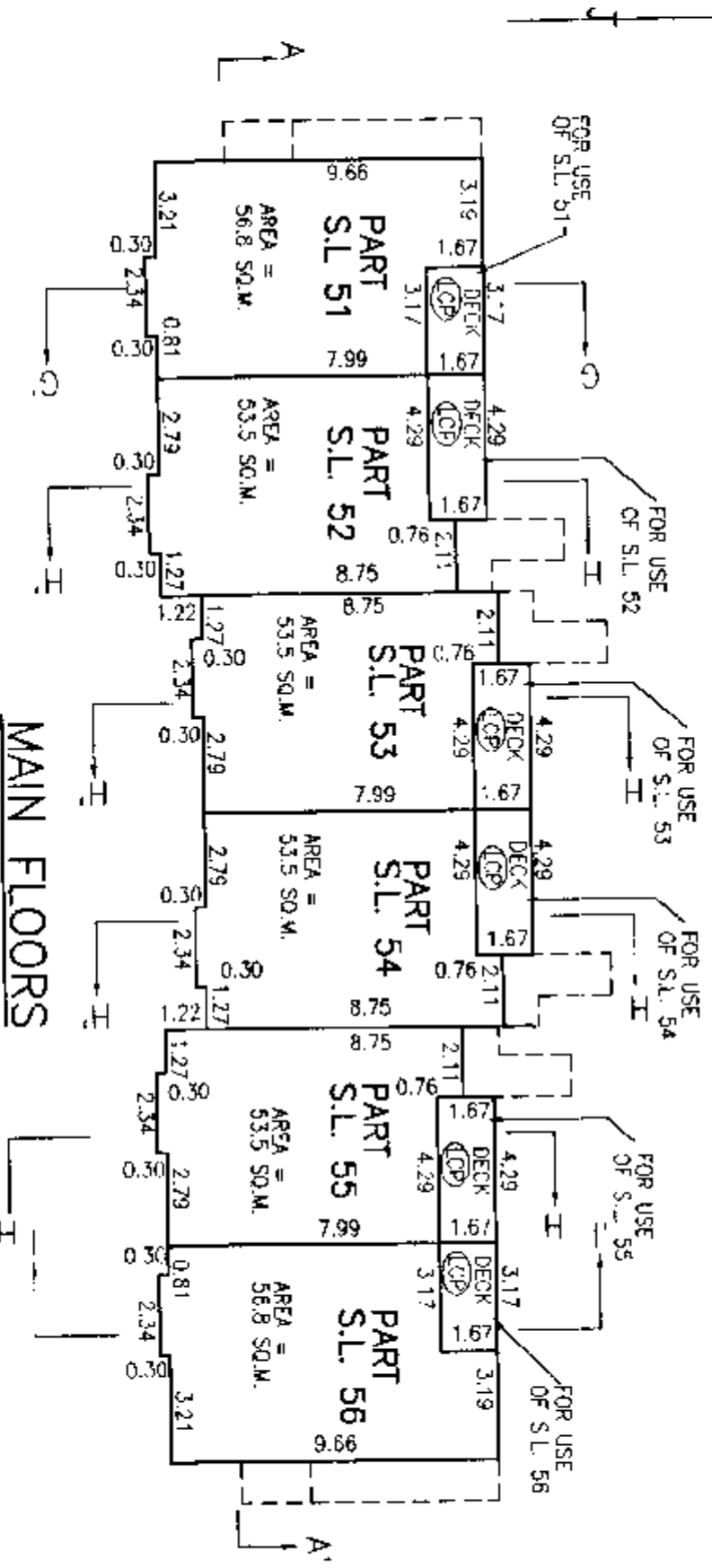
BUILDING "L" FLOOR PLANS

STRATA PLAN L.M.S. 0885
PHASE III

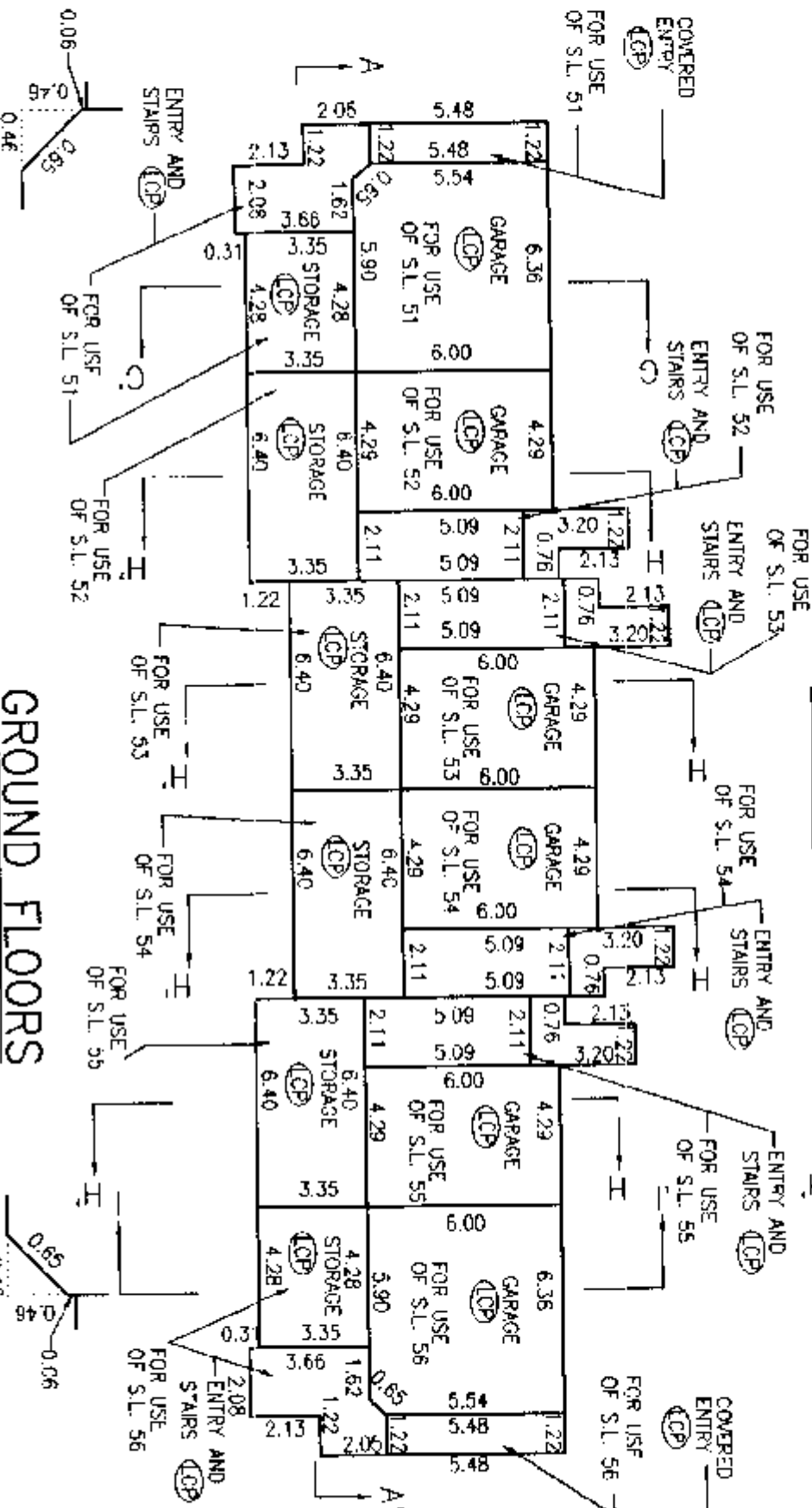
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UPPER FLOORS



MAIN FLOORS



GROUND FLOORS

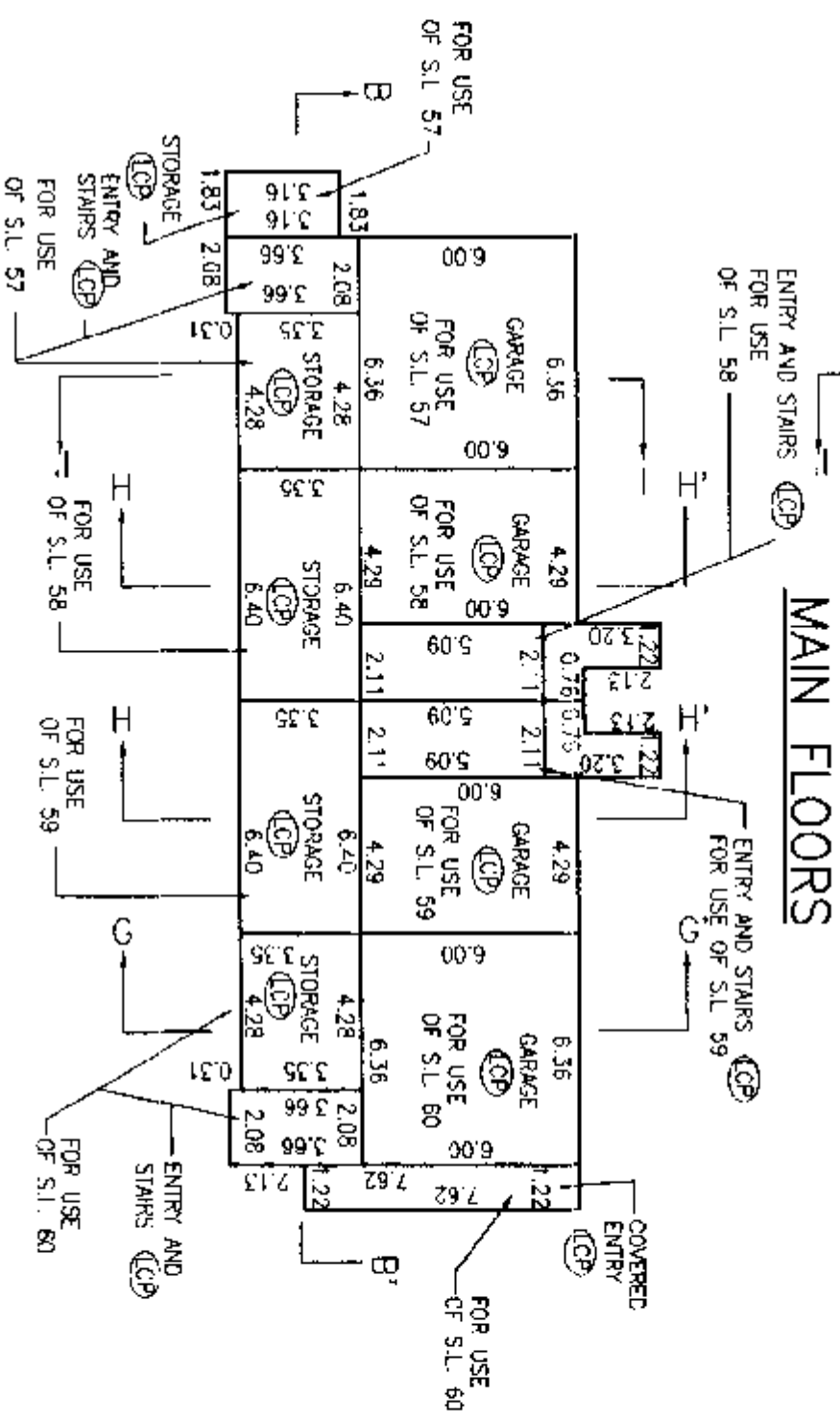
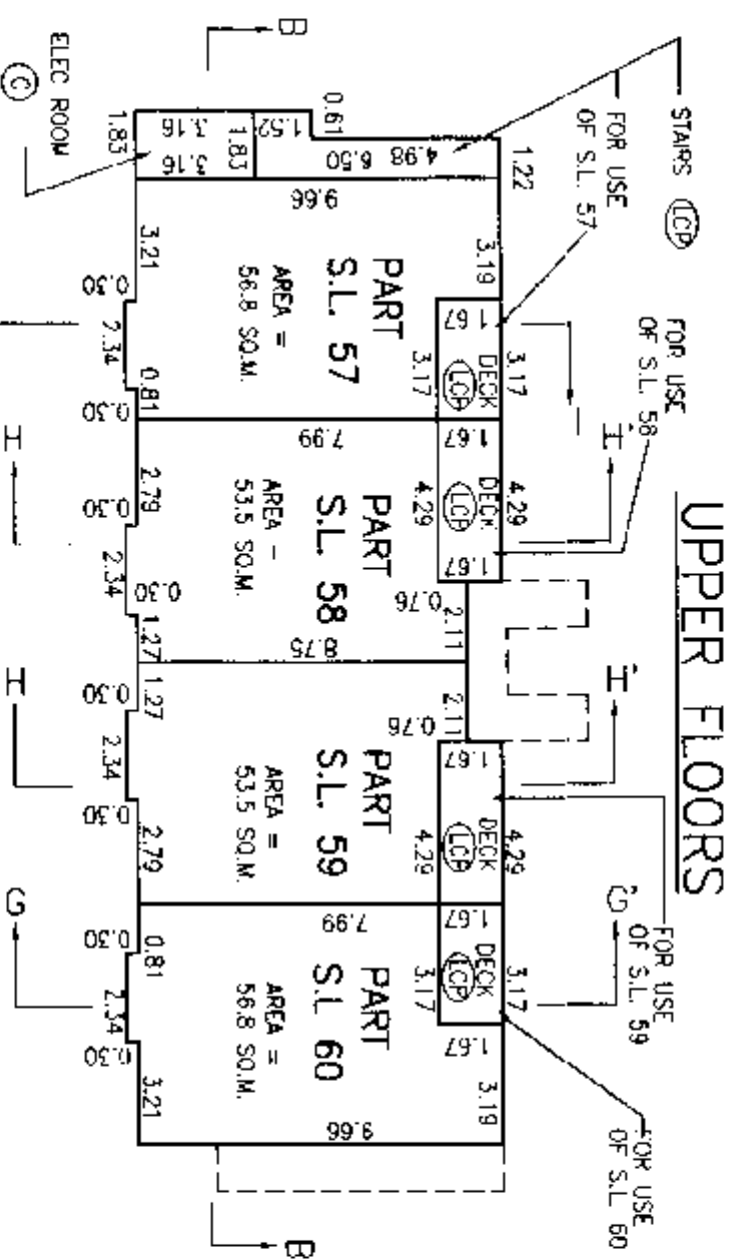
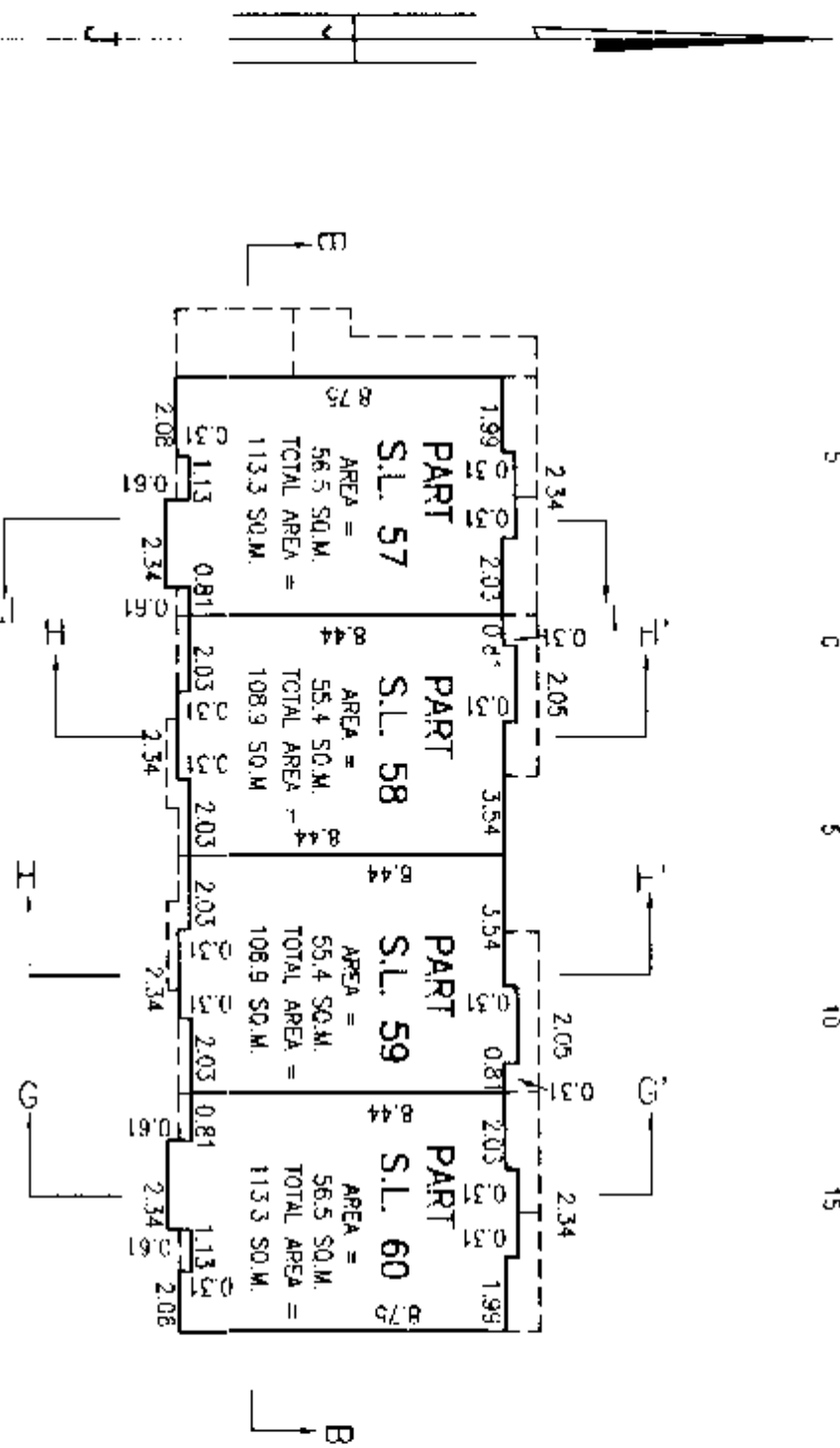
THIS 28 DAY OF DECEMBER, 1993

B.C.L.S.

BUILDING "M" FLOOR PLANS

STRATA PLAN L.M.S. 0885
PHASE III

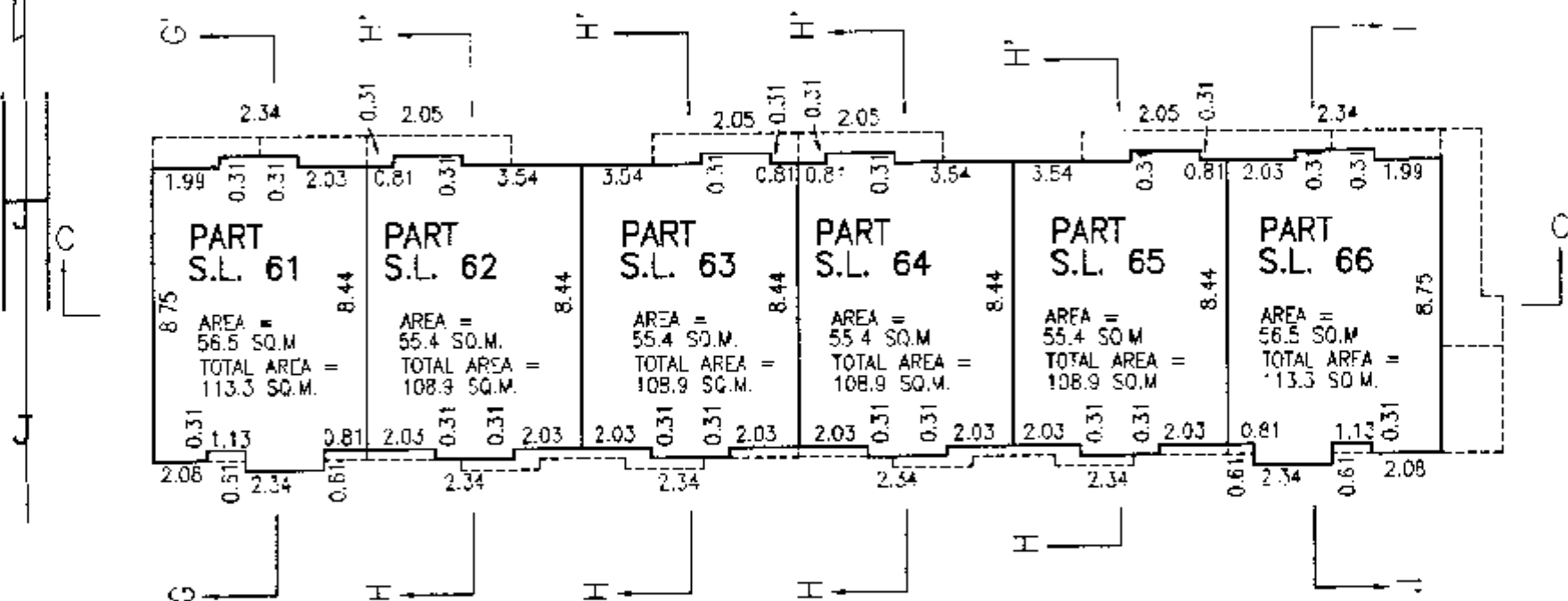
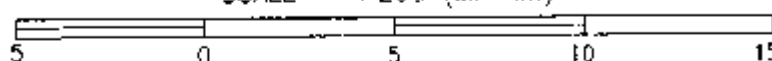
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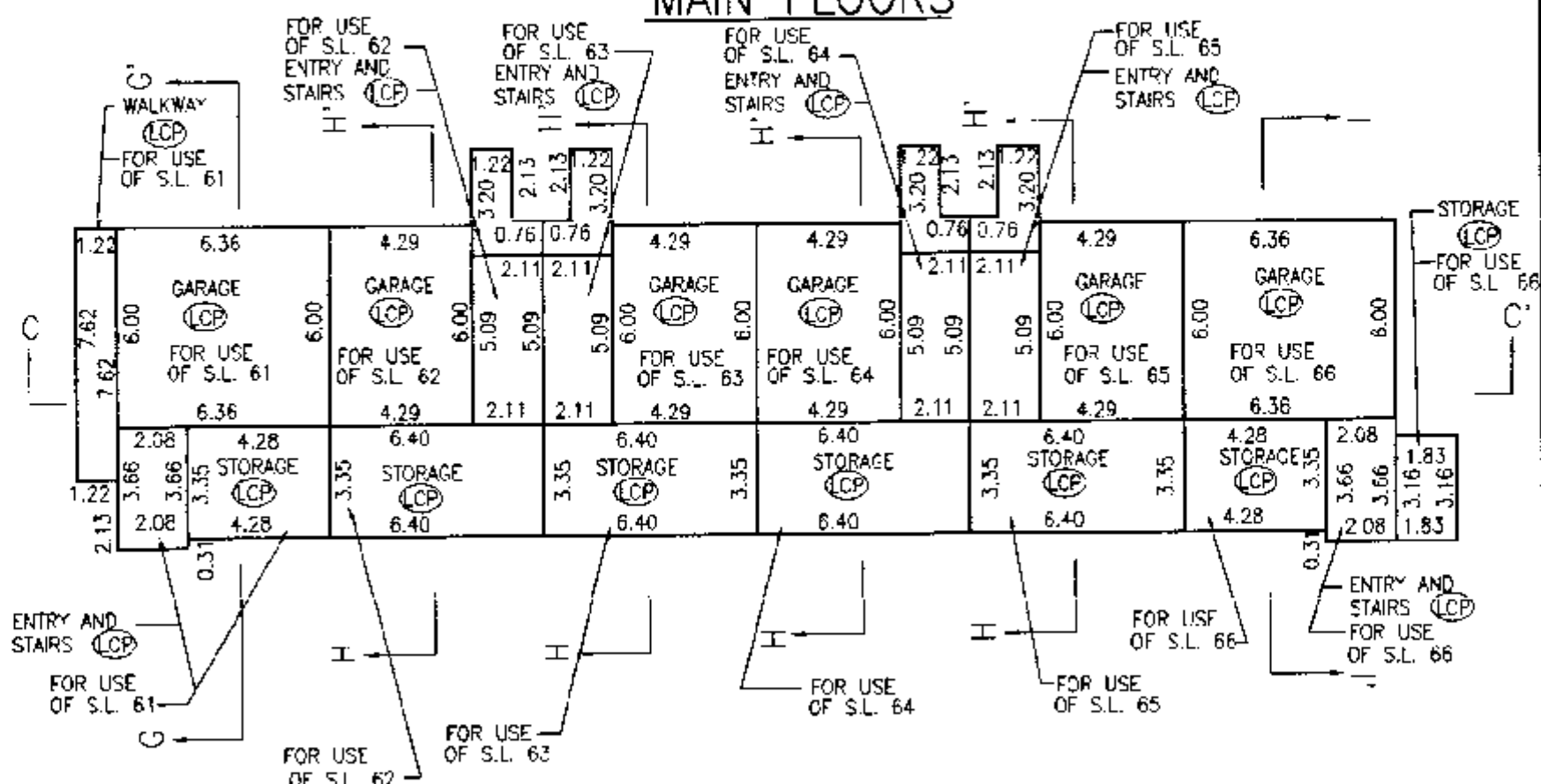
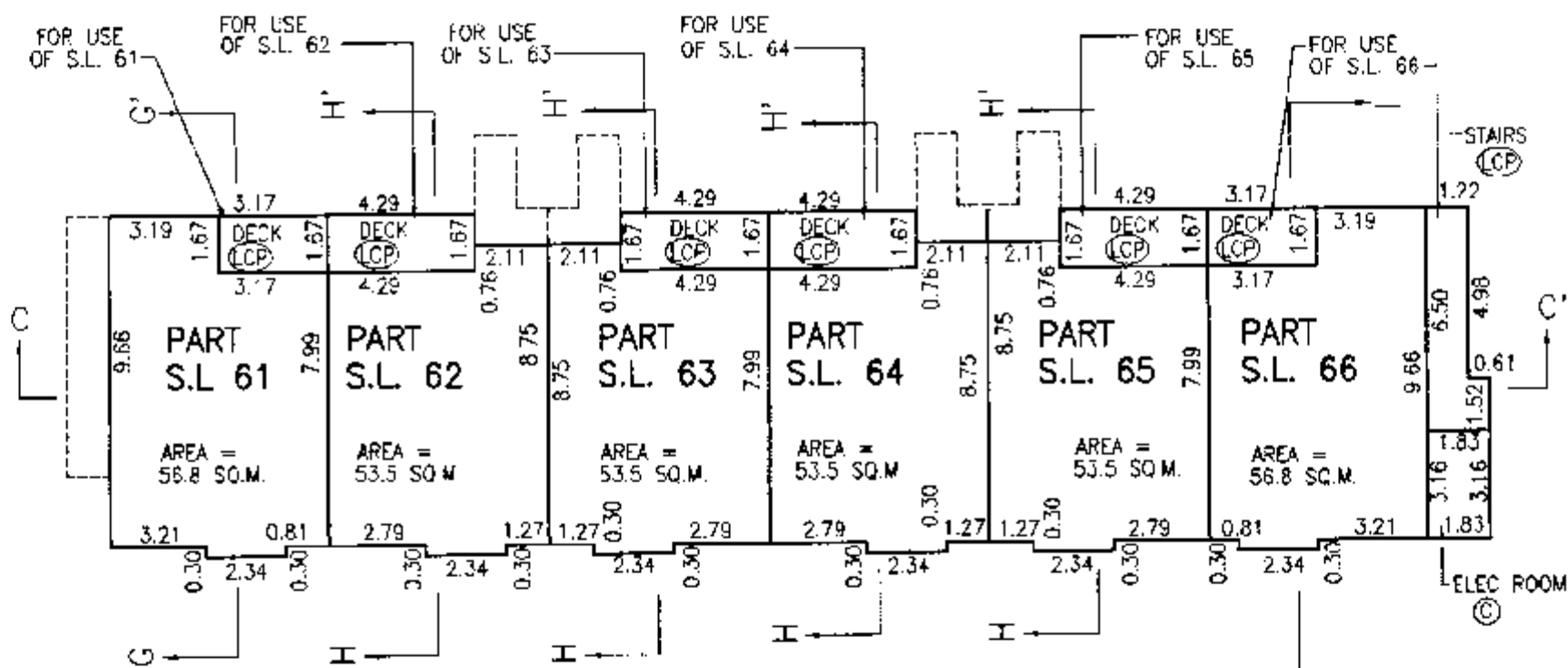
STRATA PLAN L.M.S. 0885
PHASE III

BUILDING "N" FLOOR PLANS

SCALE - 1:200 (METRIC)



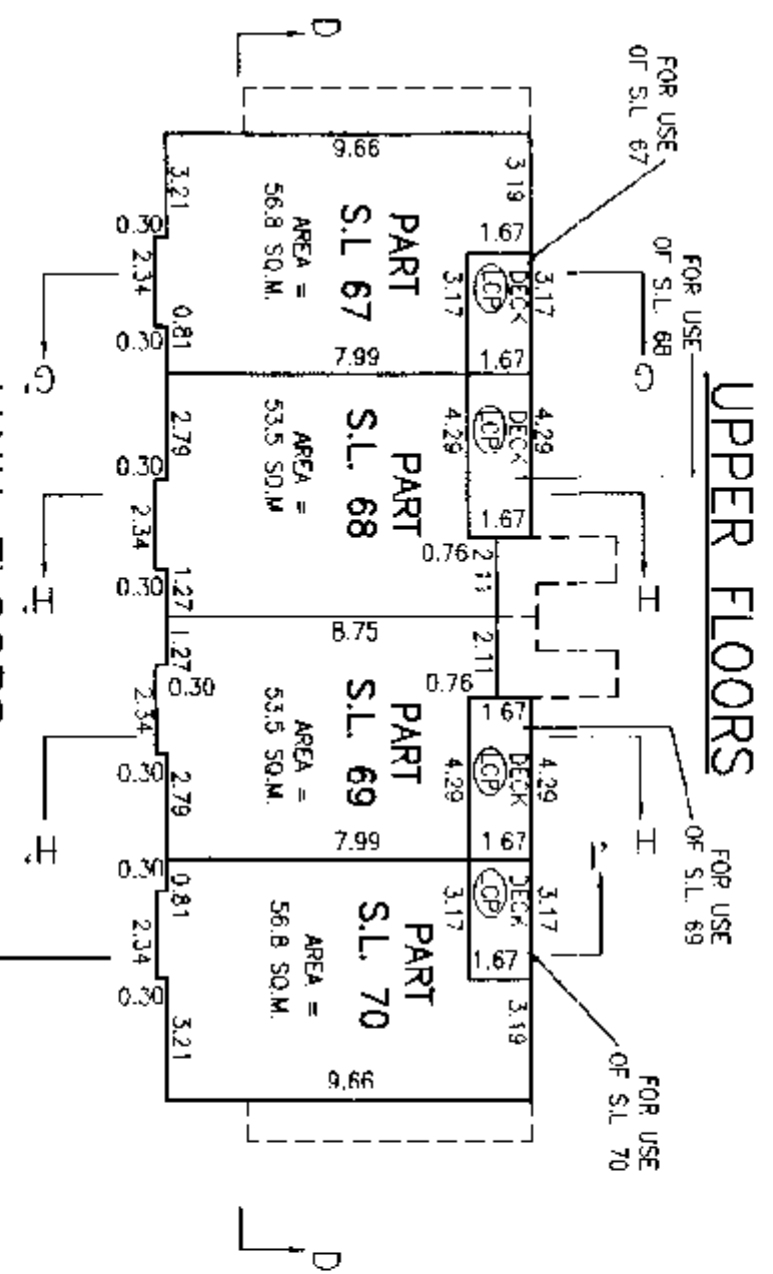
UPPER FLOORS



GROUND FLOORS

STRATA PLAN L.M.S. 0885
PHASE III

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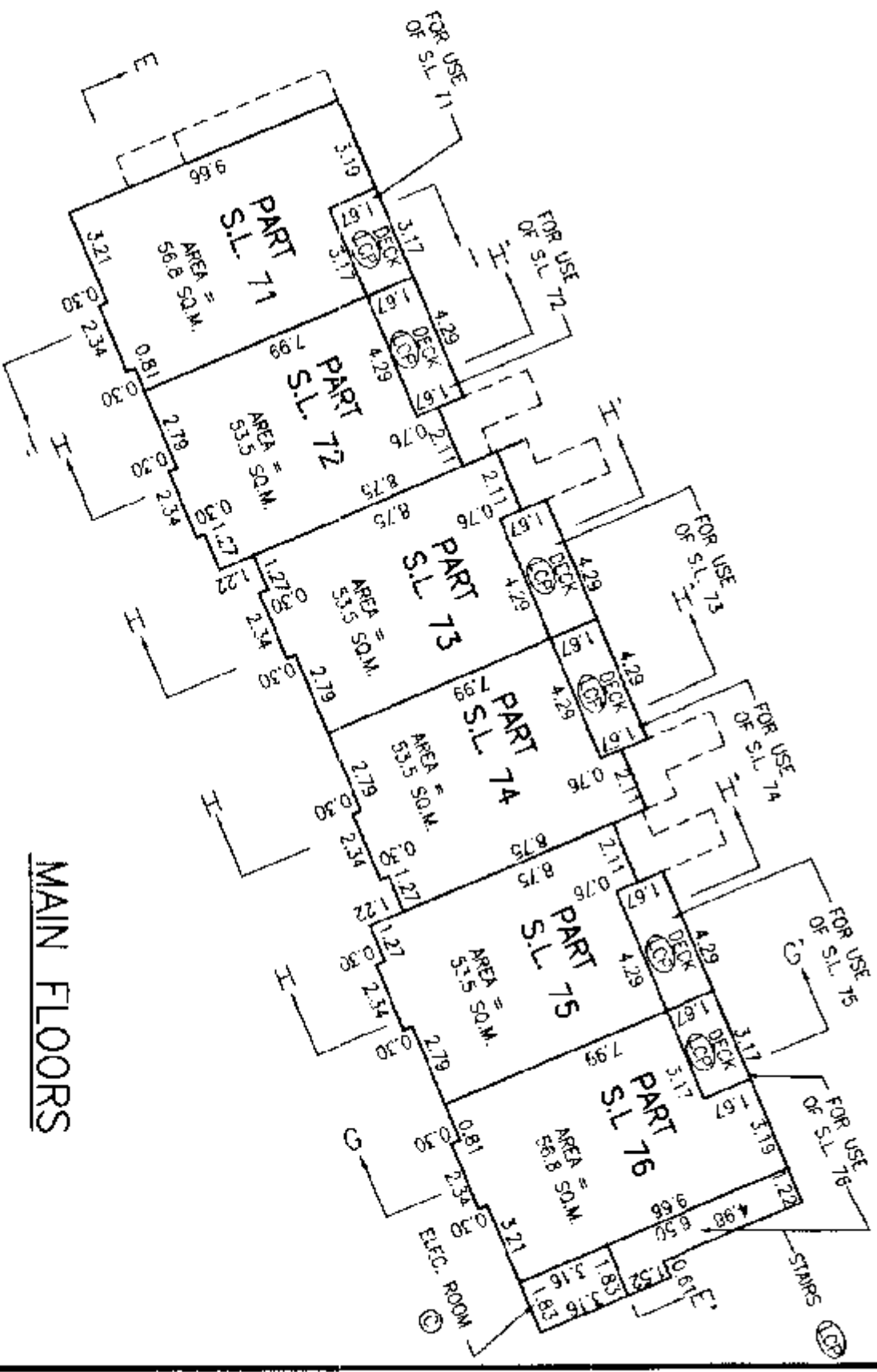
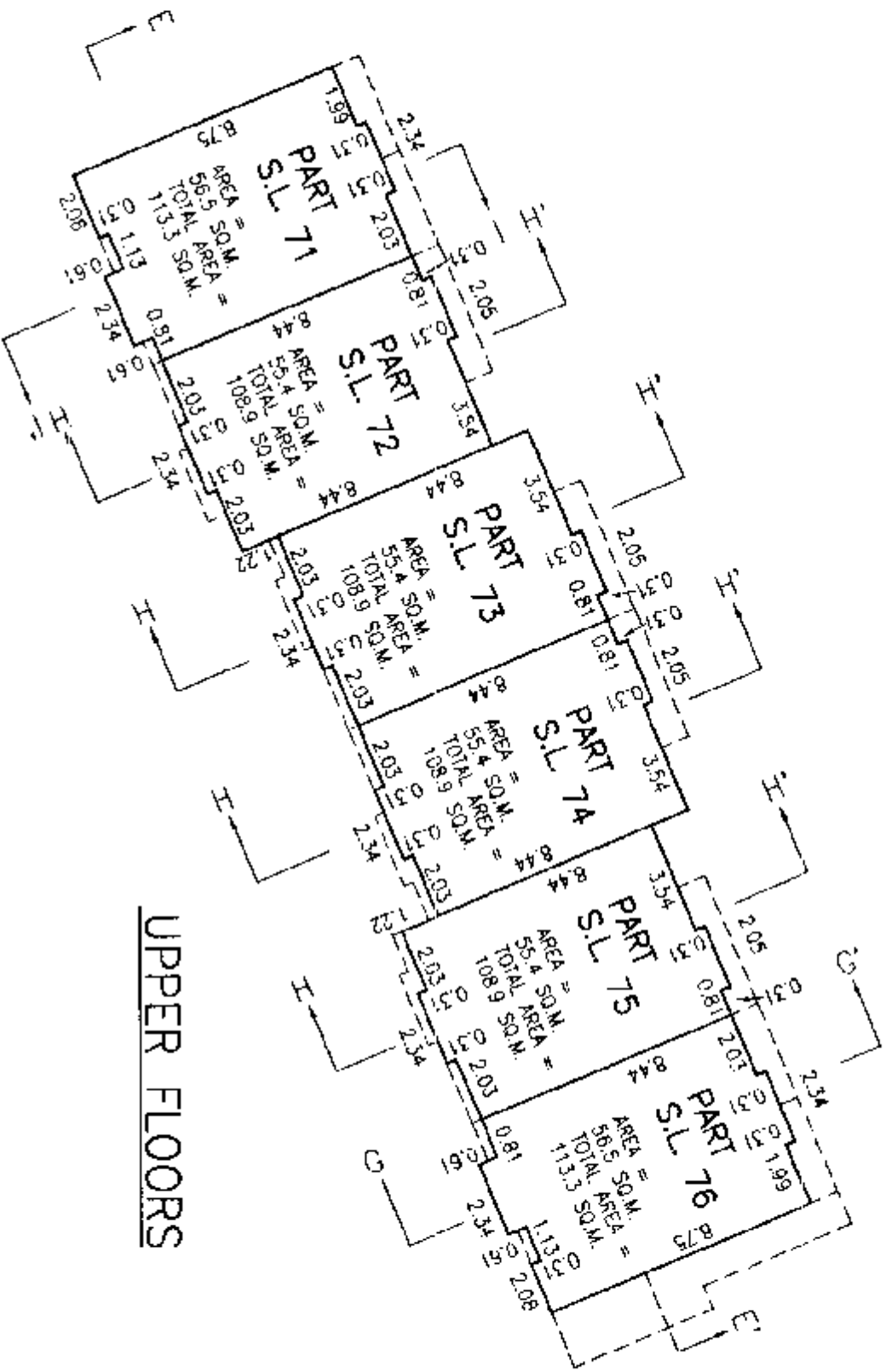


GROUND FLOORS

BUILDING "P" **FLOOR PLANS**

STRATA PLAN L.M.S. 0885
PHASE III

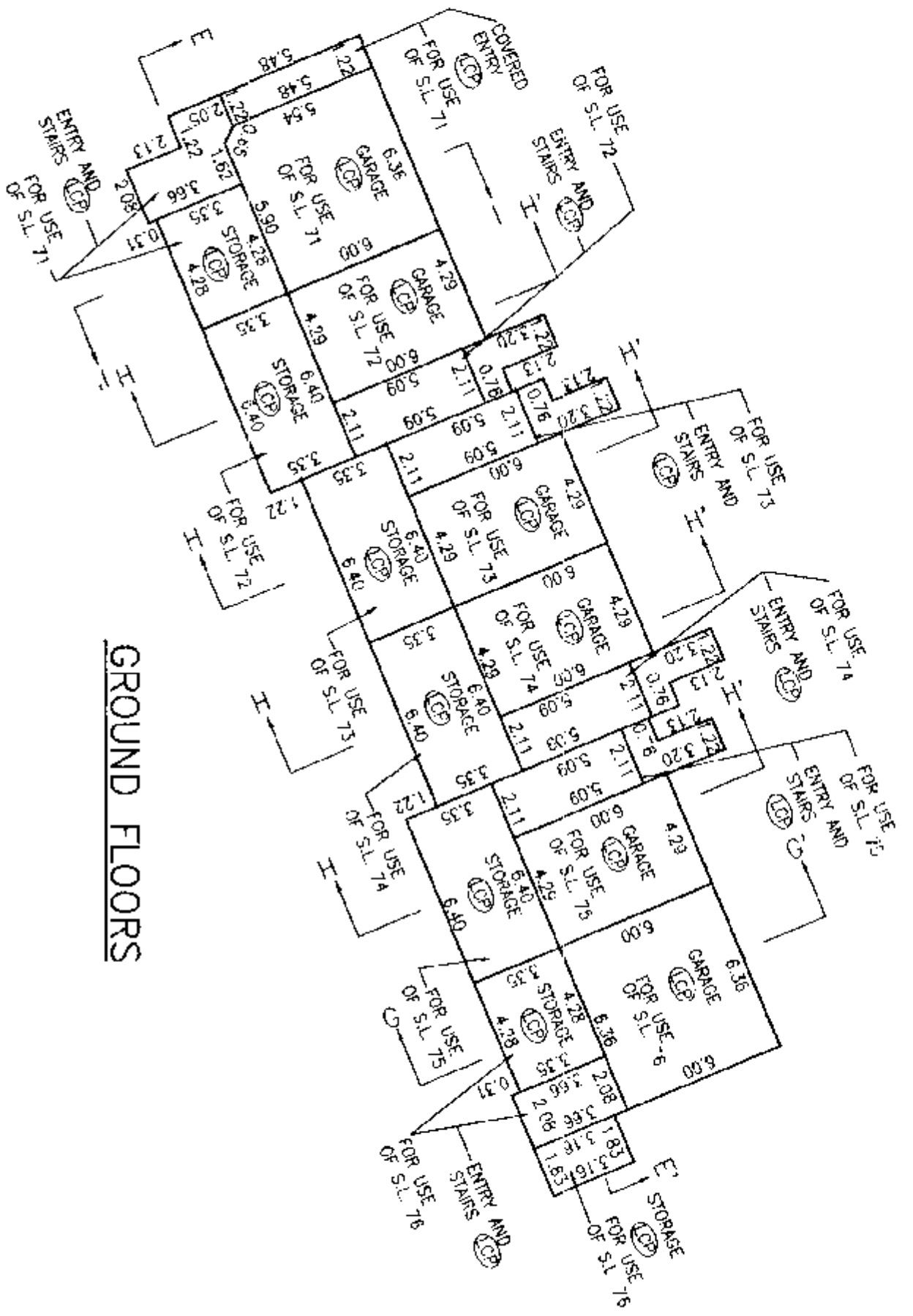
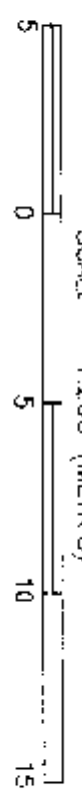
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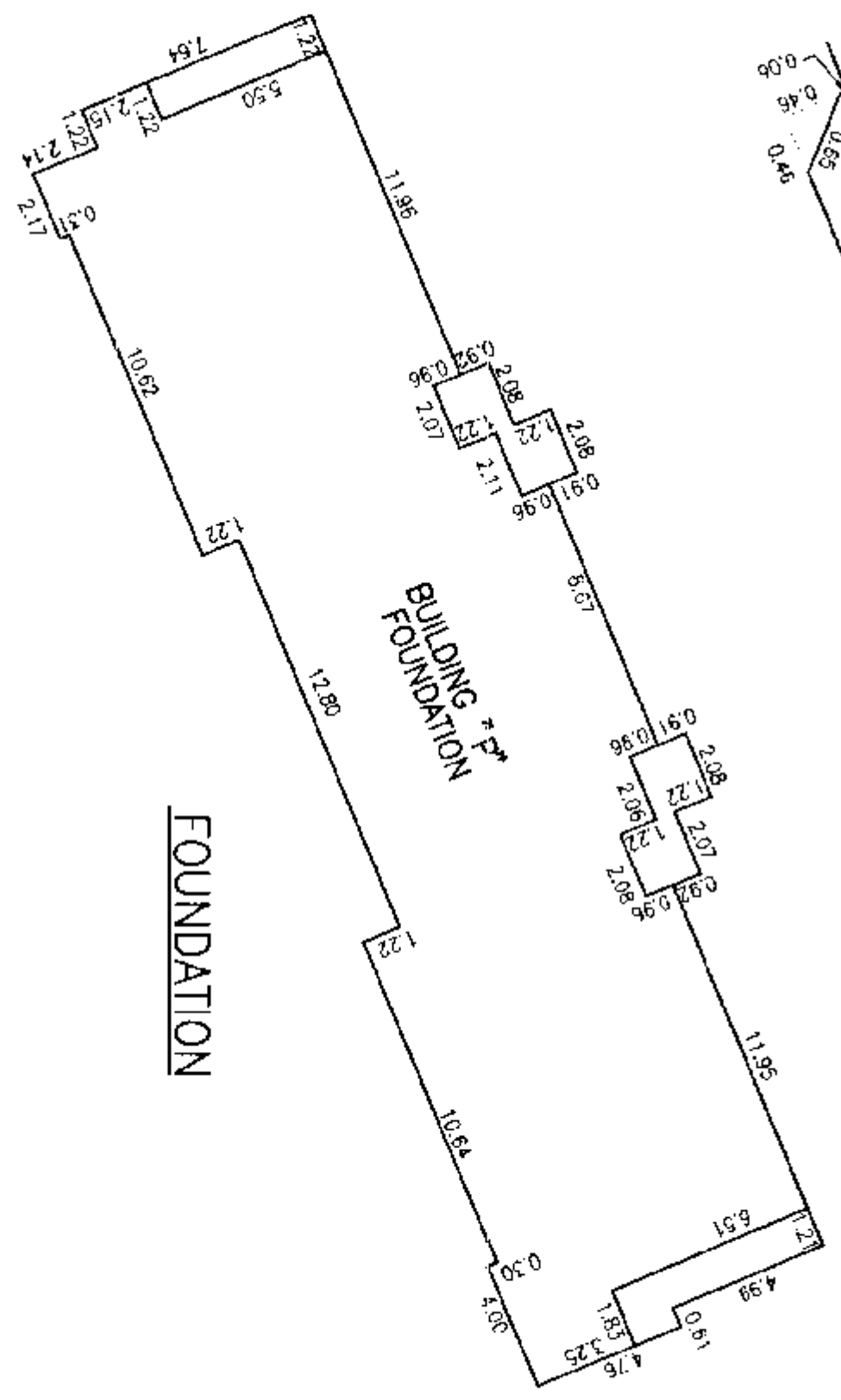
BUILDING "P"
FLOOR PLANS

SCALE 1:200 (METRIC)

STRATA PLAN L.M.S. 0885
PHASE III



GROUND FLOORS

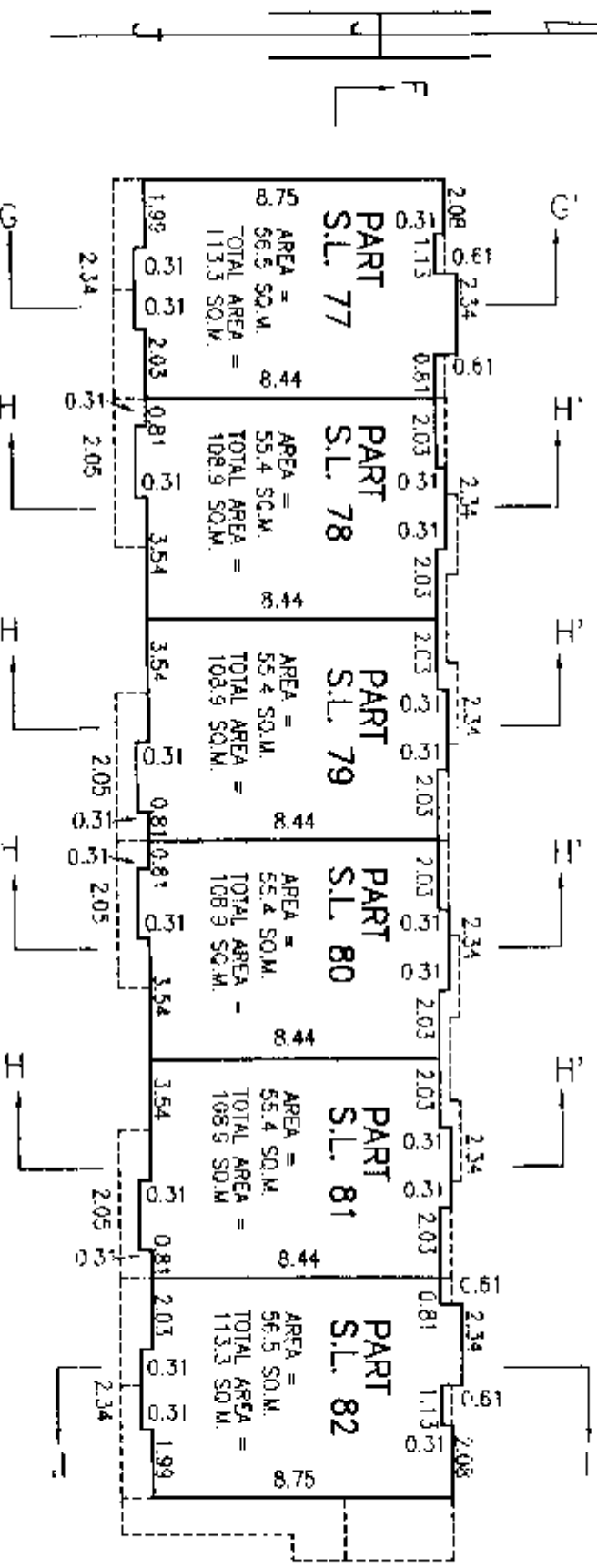


THIS 28 DAY OF DECEMBER 1993
B.C.L.S.

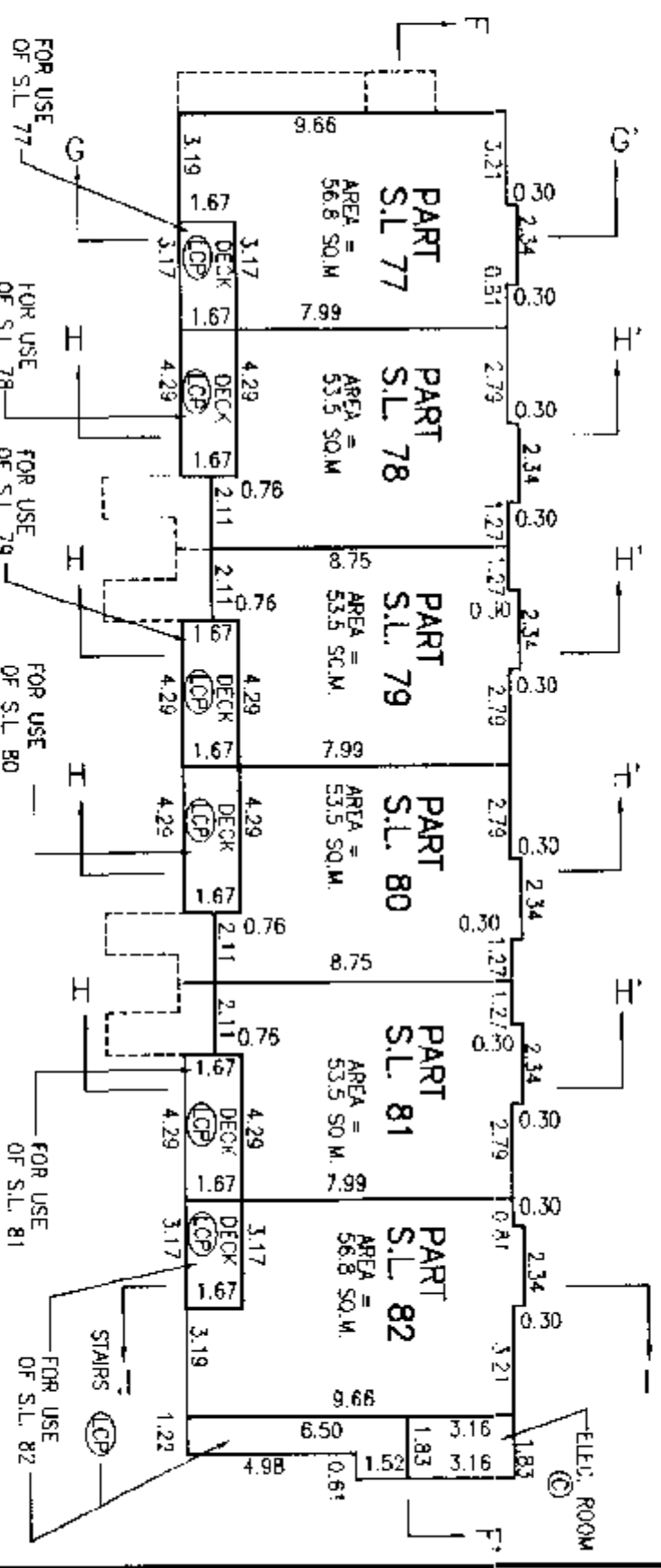
BUILDING "Q" FLOOR PLANS

STRATA PLAN L.M.S. 0885
PHASE III

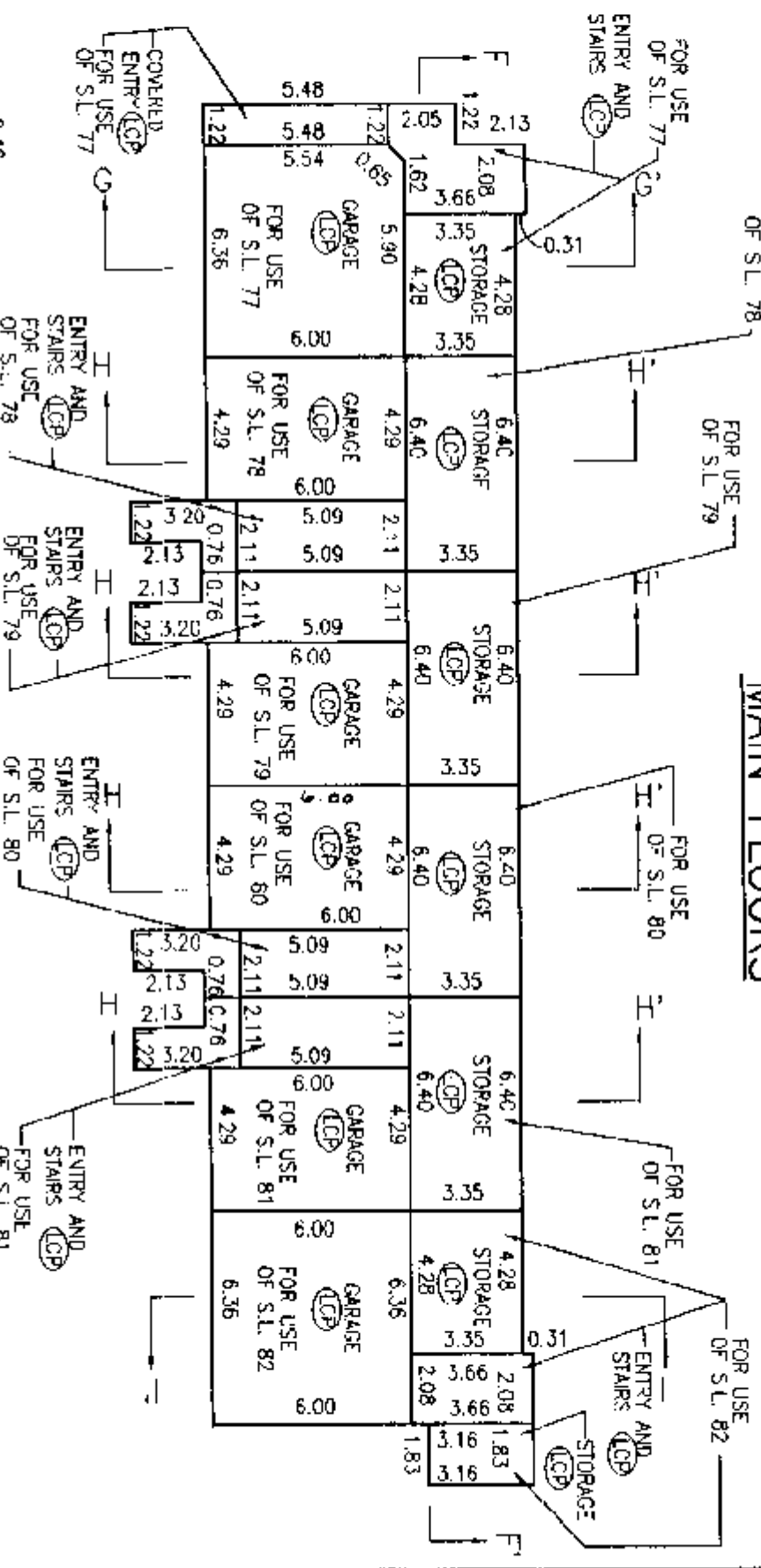
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UPPER FLOORS



MAIN FLOORS

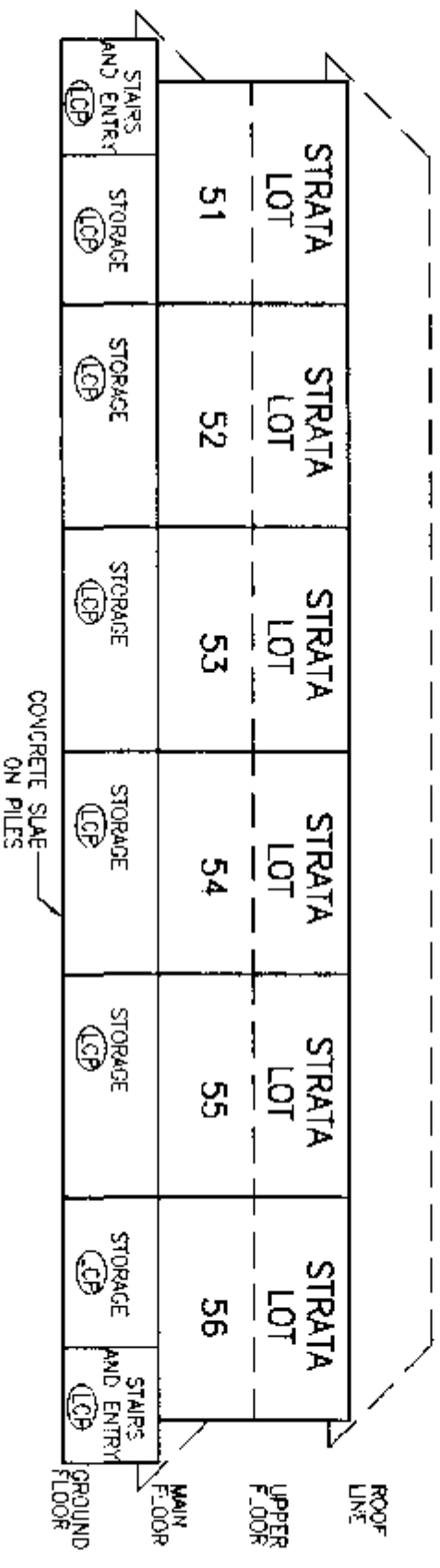
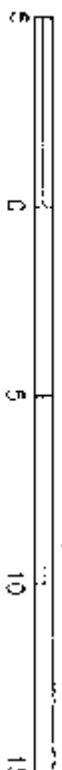


GROUND FLOORS

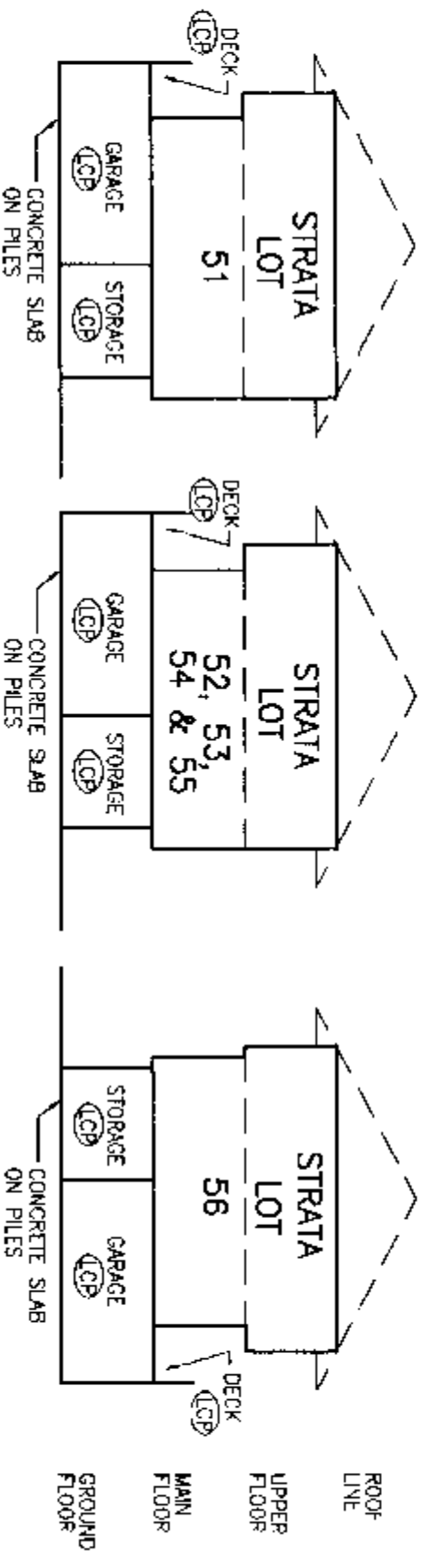
BUILDING "L"
ELEVATIONS

STRATA PLAN L.M.S. 0885
PHASE III

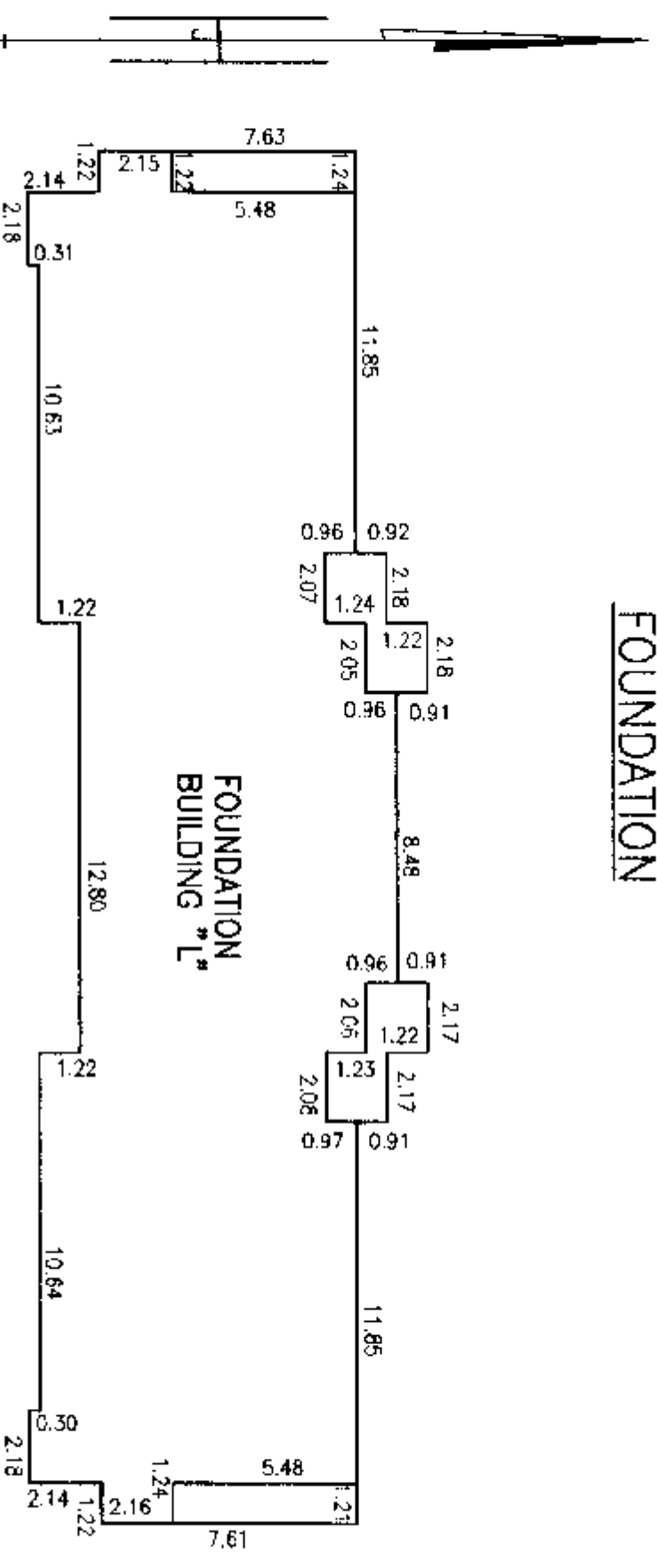
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SECTION A-A'
(LOOKING NORTH)

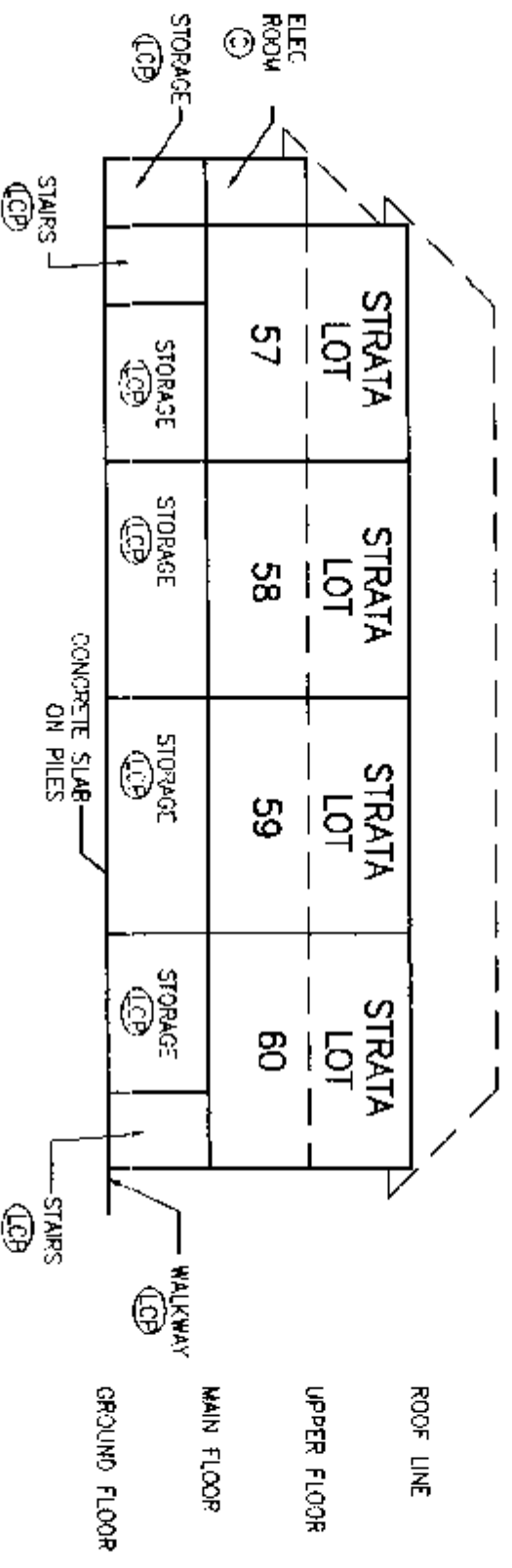
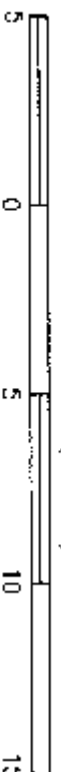


FOUNDATION



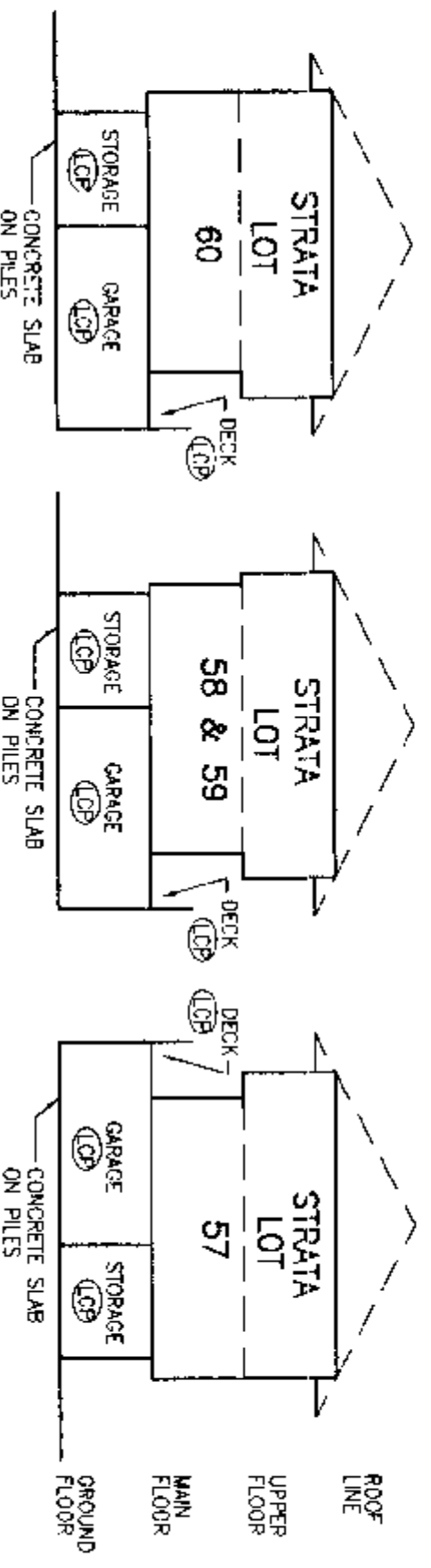
BUILDING "M"
ELEVATIONS

SCALE - 1:200 (METRIC)



SECTION B-B'

(LOOKING NORTH)



SECTION G-G'

(LOCKING WEST)

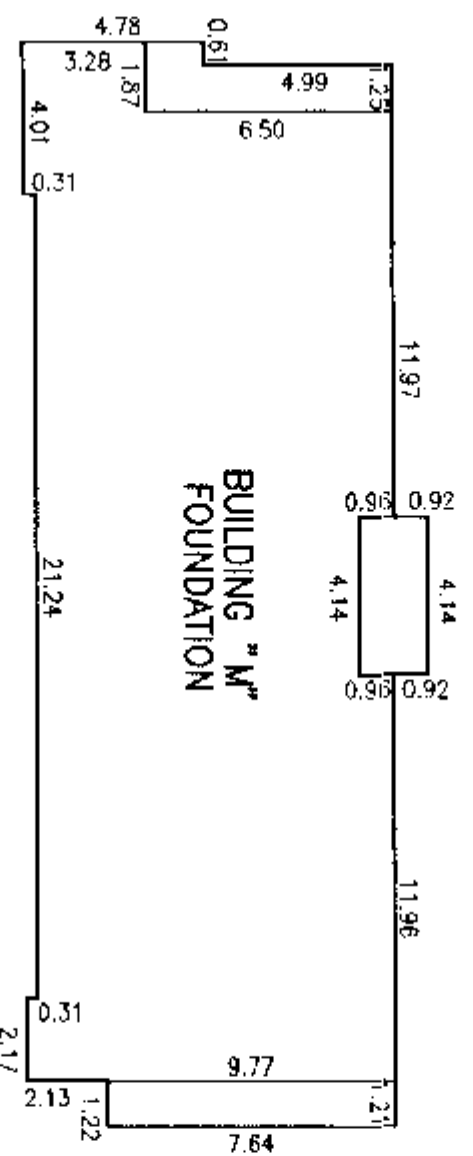
SECTION H-H'

(LOOKING WEST)

SECTION 1-1'

(LOCKING EAST)

FOUNDATION



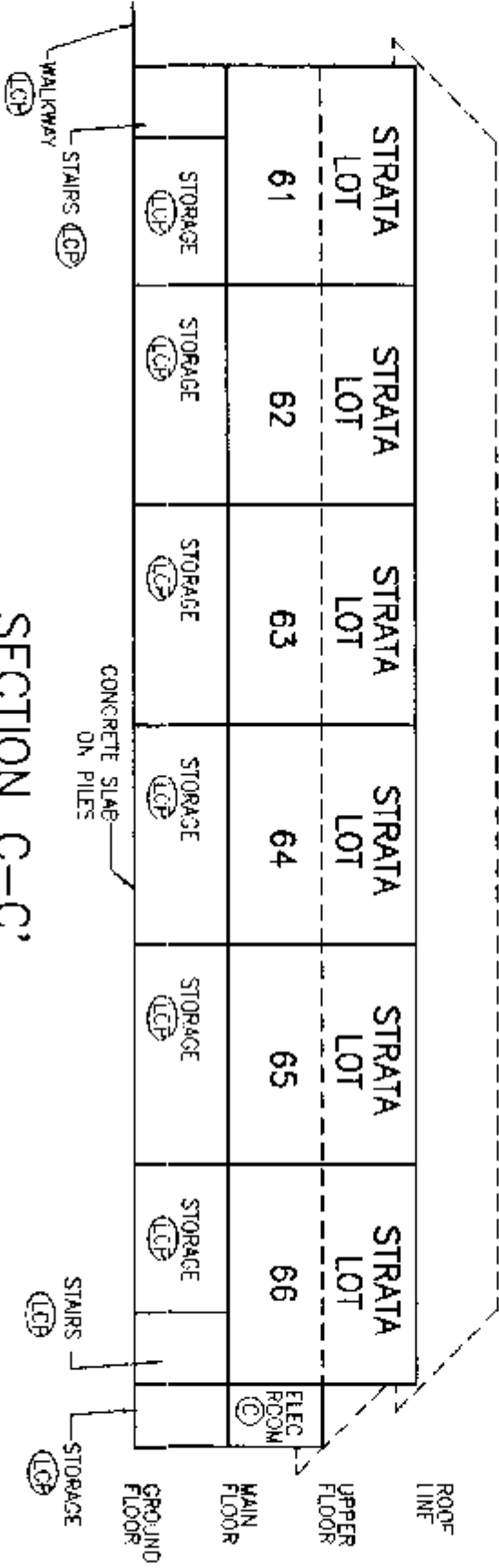
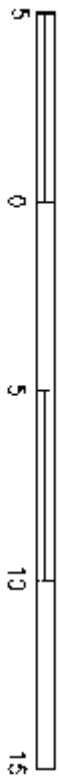
**BUILDING "M"
FOUNDATION**

THIS 28 DAY OF DECEMBER, 1993

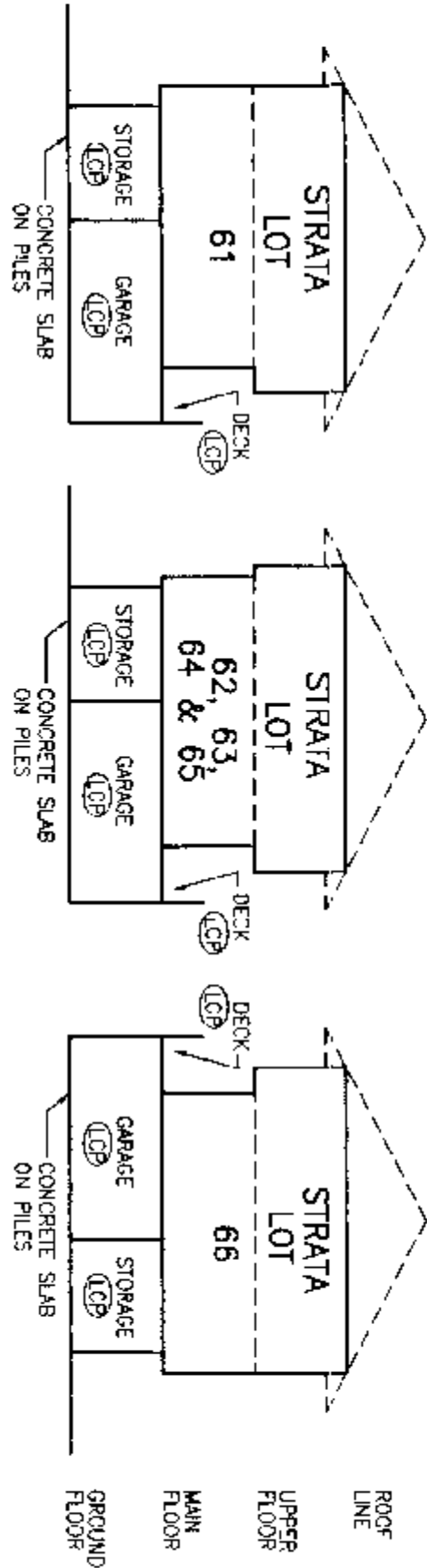
B.C.L.S.

STRATA PLAN L.M.S. 0885
PHASE III

BUILDING "N"
ELEVATIONS
SCALE - 1:200 (METRIC)



SECTION C-C'
(LOOKING NORTH)

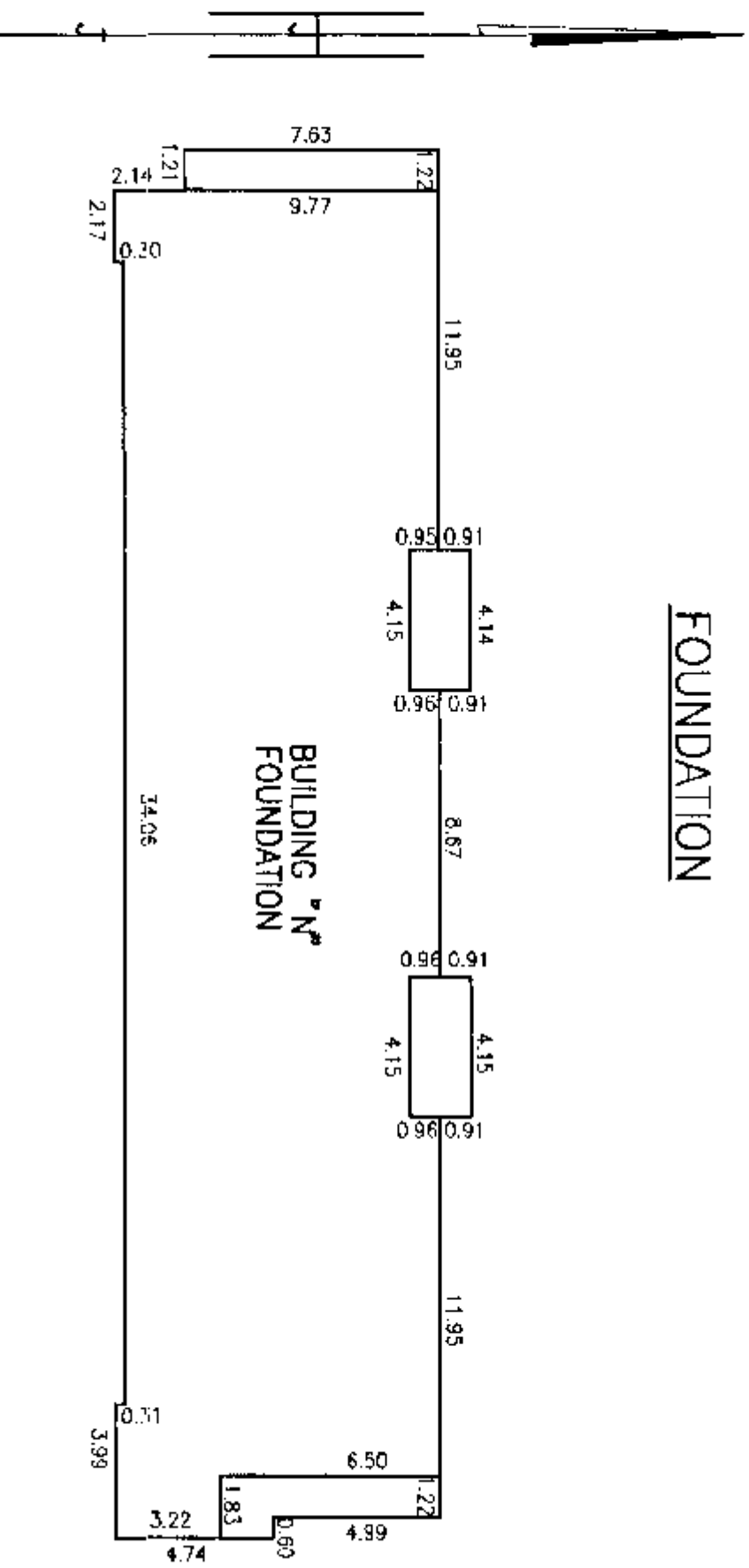


SECTION G-G'
(LOOKING WEST)

SECTION H-H'
(LOOKING WEST)

SECTION I-I'
(LOOKING EAST)

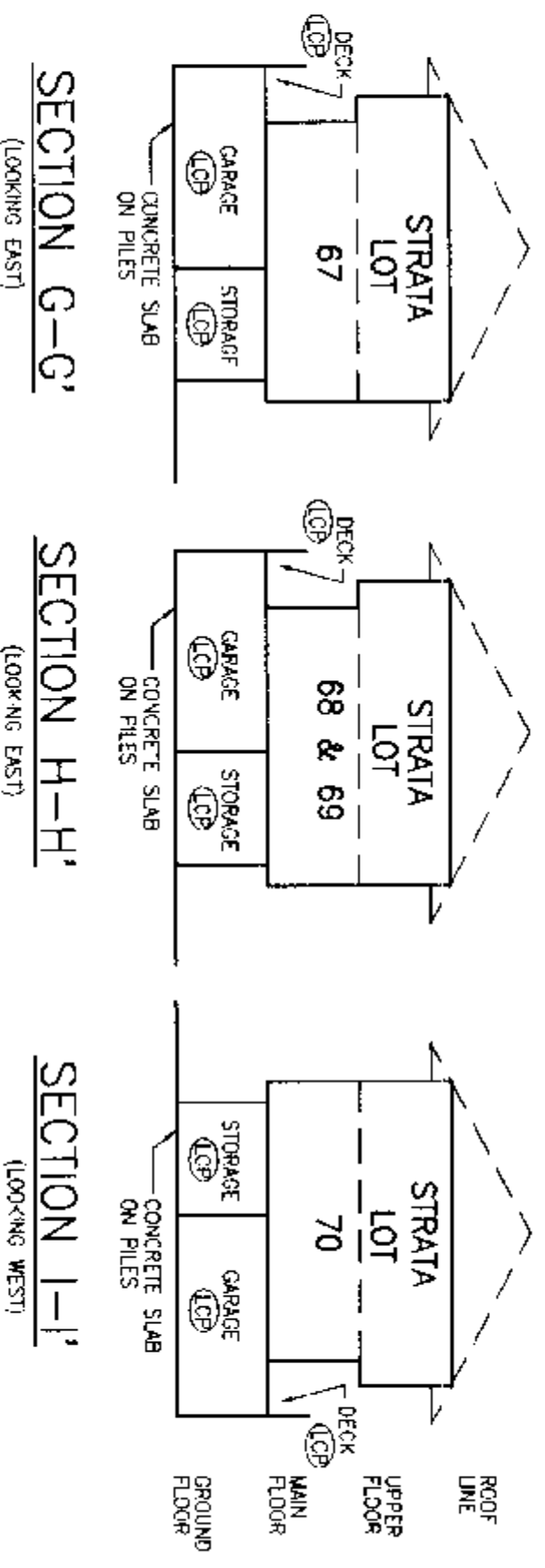
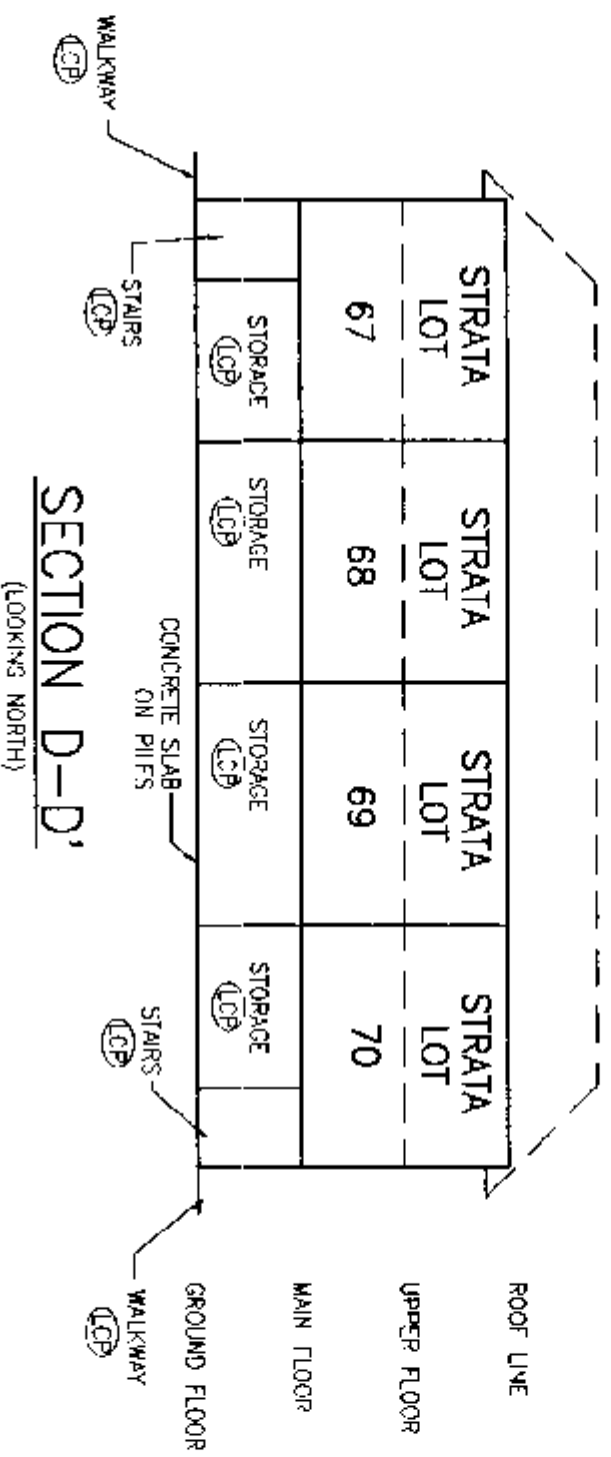
FOUNDATION



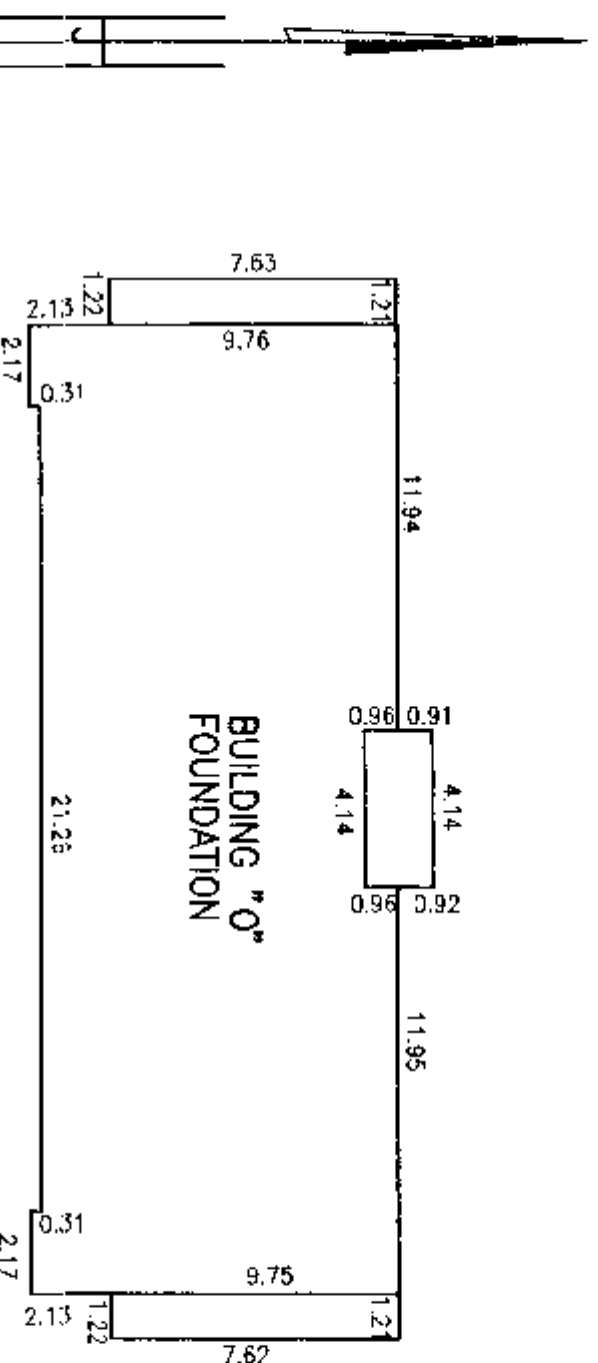
BUILDING "O" ELEVATIONS

STRATA PLAN L.M.S. 0885
PHASE III

SCALE - 1:200 (METRIC)



FOUNDATION



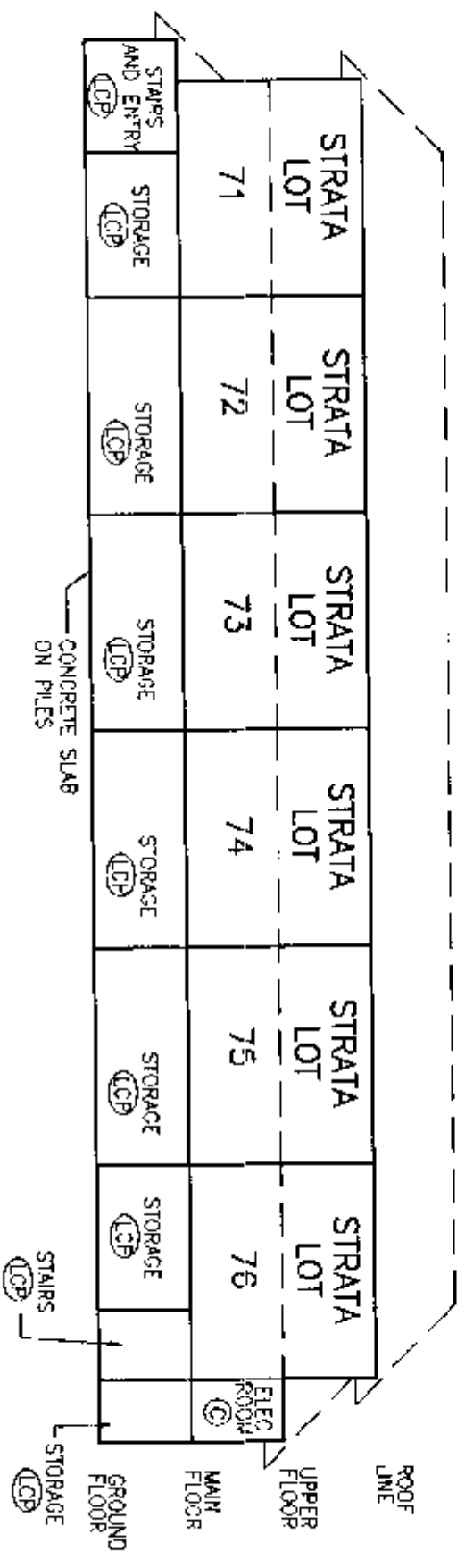
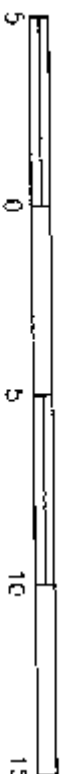
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B.C.L.S.

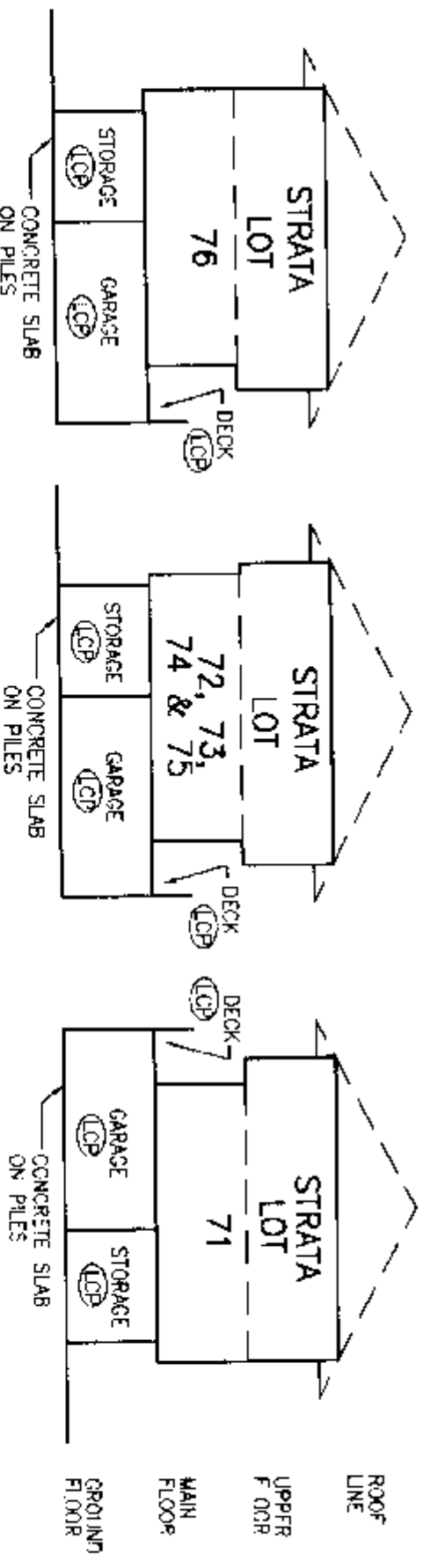
STRATA PLAN L.M.S. 0885
PHASE III

BUILDING "P"
ELEVATIONS

SCALE - 1:200 (METRIC)



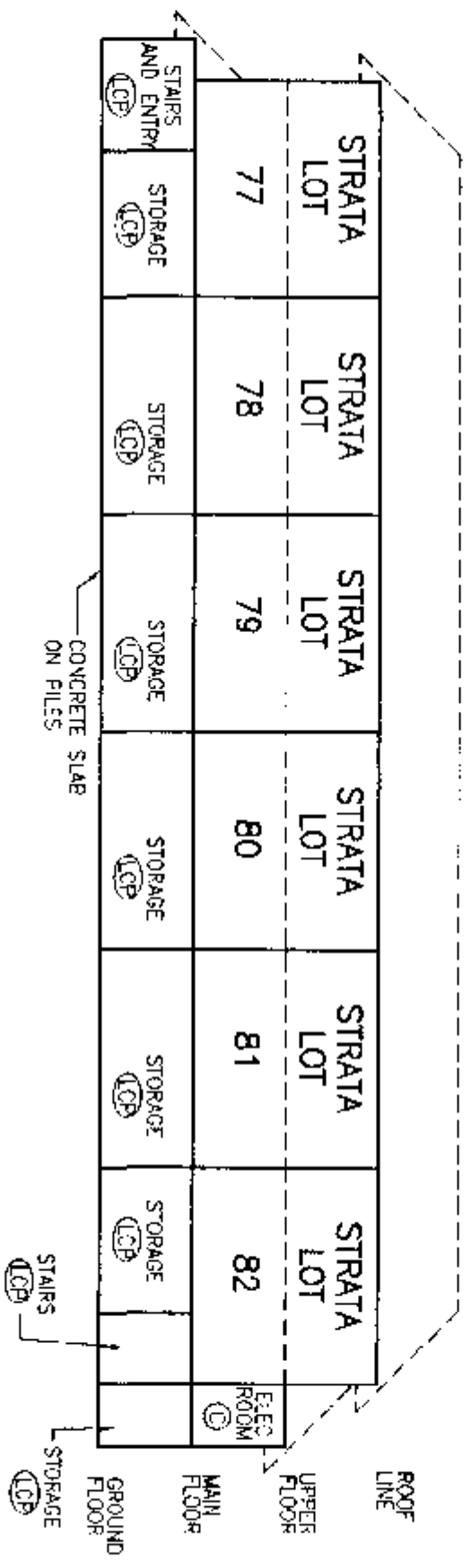
SECTION E-E'
(LOOKING NORTH-WEST)



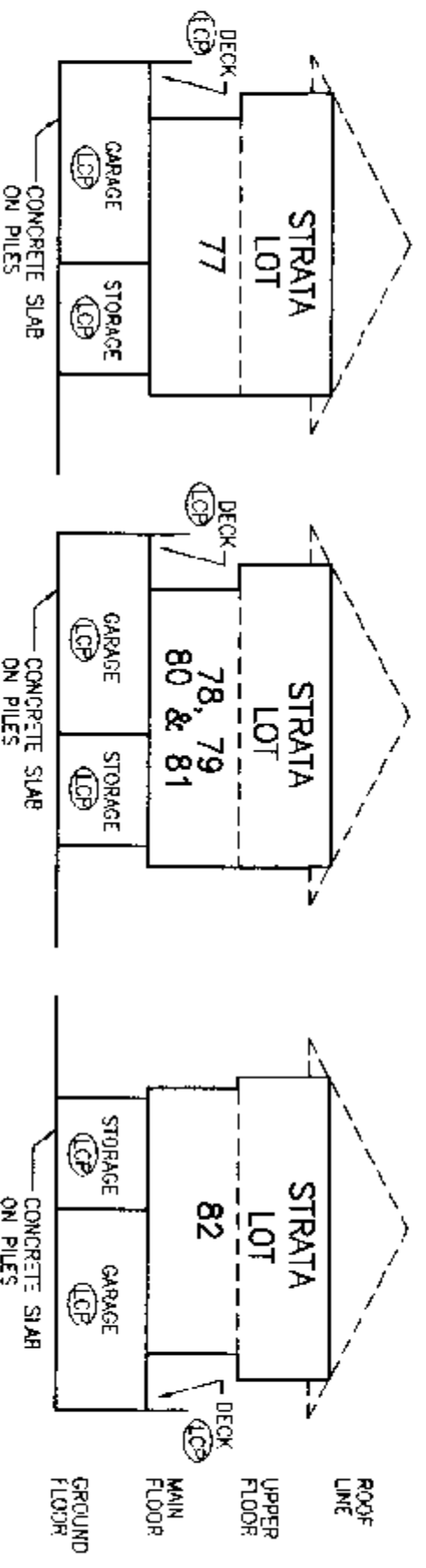
BUILDING "Q"
ELEVATIONS

STRATA PLAN L.M.S. **0885**
PHASE III

SCALE - 1:200 (METRIC)



SECTION F-F'
(LOOKING NORTH)



SECTION G-G'
(LOOKING WEST)

SECTION H-H'
(LOOKING WEST)

SECTION I-I'
(LOOKING EAST)

FOUNDATION

