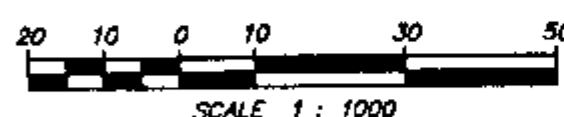


STRATA PLAN OVER :-

- 1) LOT 5, PLAN LMP 33686, AND
 - 2) PART OF LOT 1, PLAN LMP 33686,
- ALL OF SECTION 26, TOWNSHIP 1,
NEW WESTMINSTER DISTRICT.**

B.C.G.S. 92G . 007

**LEGEND :**

- ⊙ INDICATES CONTROL MONUMENT FOUND
- INDICATES STANDARD IRON POST FOUND

GRID BEARINGS ARE DERIVED FROM OBSERVATIONS BETWEEN
CONTROL MONUMENTS 5732 AND 5733 AND 8784.

INTEGRATED SURVEY AREA #1, CITY OF SURREY.

DISTANCES SHOWN ARE GROUND LEVEL MEASURED DISTANCES.
PRIOR TO COMPUTATION OF U.T.M. CO-ORDINATES MULTIPLY
BY THE MEAN COMBINED FACTOR 0.99980320. (NAD 83)

ALL DISTANCES ARE IN METRES.

MONUMENT TIES ACCORDING
TO PLAN LMP 33686.

CIVIC ADDRESS :-

3225 MORGAN CREEK WAY, FOR BLOCKS 13, 14 AND 15, AND
3355 MORGAN CREEK WAY, FOR BLOCKS 1 THROUGH 12 (INCLUSIVE),
SURREY, B.C.

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

THE OWNERS
C/O THE OWNERS
STRATA PLAN LMS
HUGH & MCKINNON REALTY LTD.,
14007 - 16 TH AVENUE,
SURREY, B.C.
V4A 1P9

Form E- Bm157940

STRATA PLAN LMS 3265 PHASE I

DEPOSITED AND REGISTERED IN THE
LAND TITLE OFFICE AT NEW WESTMINSTER
BRITISH COLUMBIA, DATED THIS 3
DAY OF JUNE 1998

T. Dinnell, R.P.
26/6/98 REGISTRAR
Ref: Bm157945 to Bm157996

- SL DENOTES STRATA LOT
- m2 DENOTES SQUARE METRES
- G DENOTES GARAGE AREA
- P DENOTES PATIO AREA (LOP)
- D DENOTES DECK AREA (LOP)
- PT DENOTES PART
- ⊙ DENOTES OPEN TO BELOW
- ⊙ DENOTES COMMON PROPERTY
- Y DENOTES YARD AREA (LOP)
- C DENOTES CRAWL SPACE
- B DENOTES UNFINISHED BASEMENT
- LOP DENOTES LIMITED COMMON PROPERTY
- E DENOTES ENTRY AREA (LOP)
- S DENOTES STORAGE AREA (LOP)
- L DENOTES LOFT AREA

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

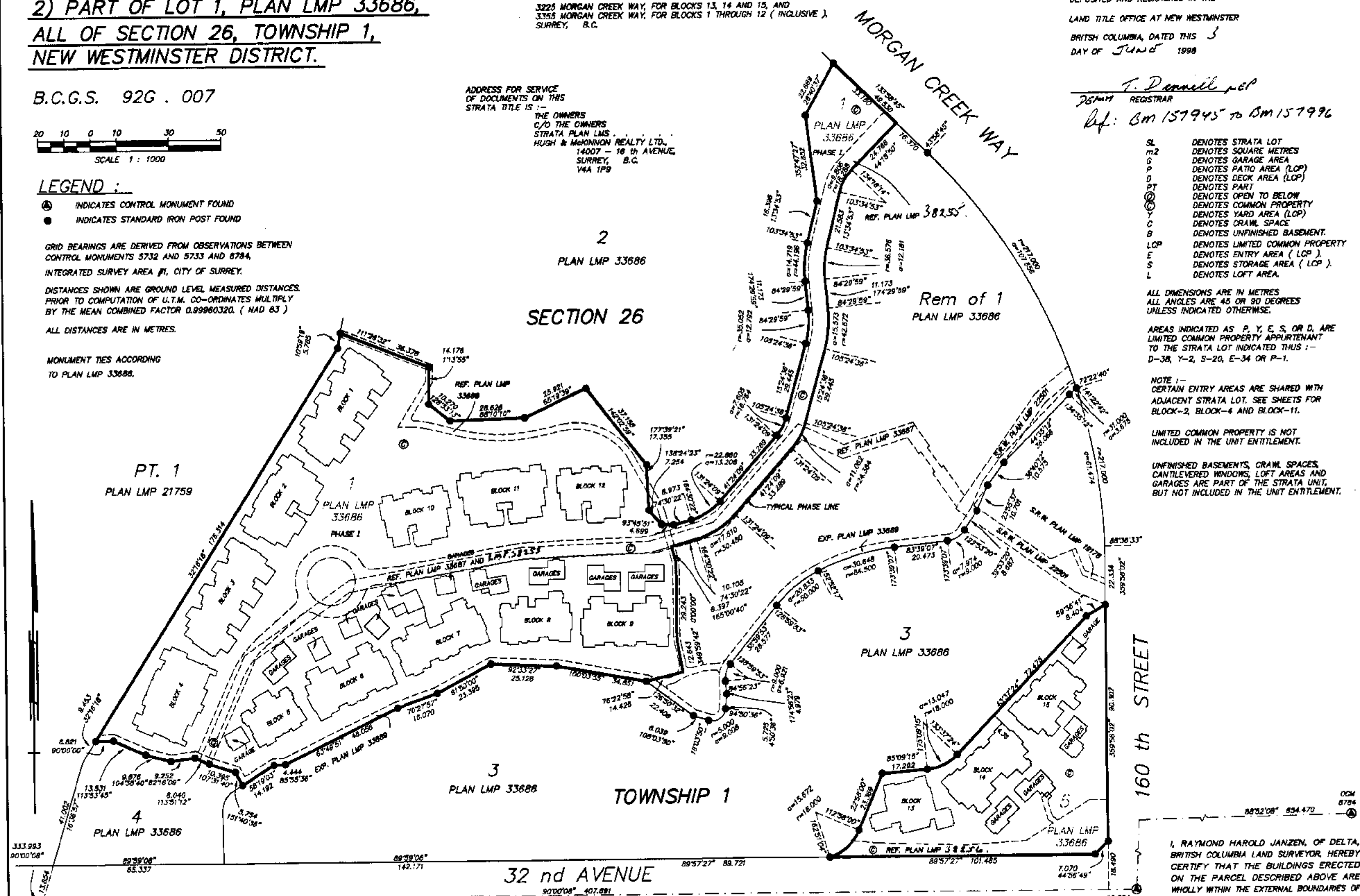
AREAS INDICATED AS P, Y, E, S, OR D, ARE
LIMITED COMMON PROPERTY APPURTENANT
TO THE STRATA LOT INDICATED THUS :-
D-38, Y-2, S-20, E-34 OR P-1.

NOTE :-
CERTAIN ENTRY AREAS ARE SHARED WITH
ADJACENT STRATA LOT. SEE SHEETS FOR
BLOCK-2, BLOCK-4 AND BLOCK-11.

LIMITED COMMON PROPERTY IS NOT
INCLUDED IN THE UNIT ENTITLEMENT.

UNFINISHED BASEMENTS, CRAWL SPACES,
CANTILEVERED WINDOWS, LOFT AREAS AND
GARAGES ARE PART OF THE STRATA UNIT,
BUT NOT INCLUDED IN THE UNIT ENTITLEMENT.

SECTION 26



32 nd AVENUE

TOWNSHIP 1

160 th STREET

THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT
CITY OF SURREY

MURRAY & ASSOCIATES
201-12448 82nd AVENUE
SURREY, B.C.
V3W 3E9
(604) 597-8189

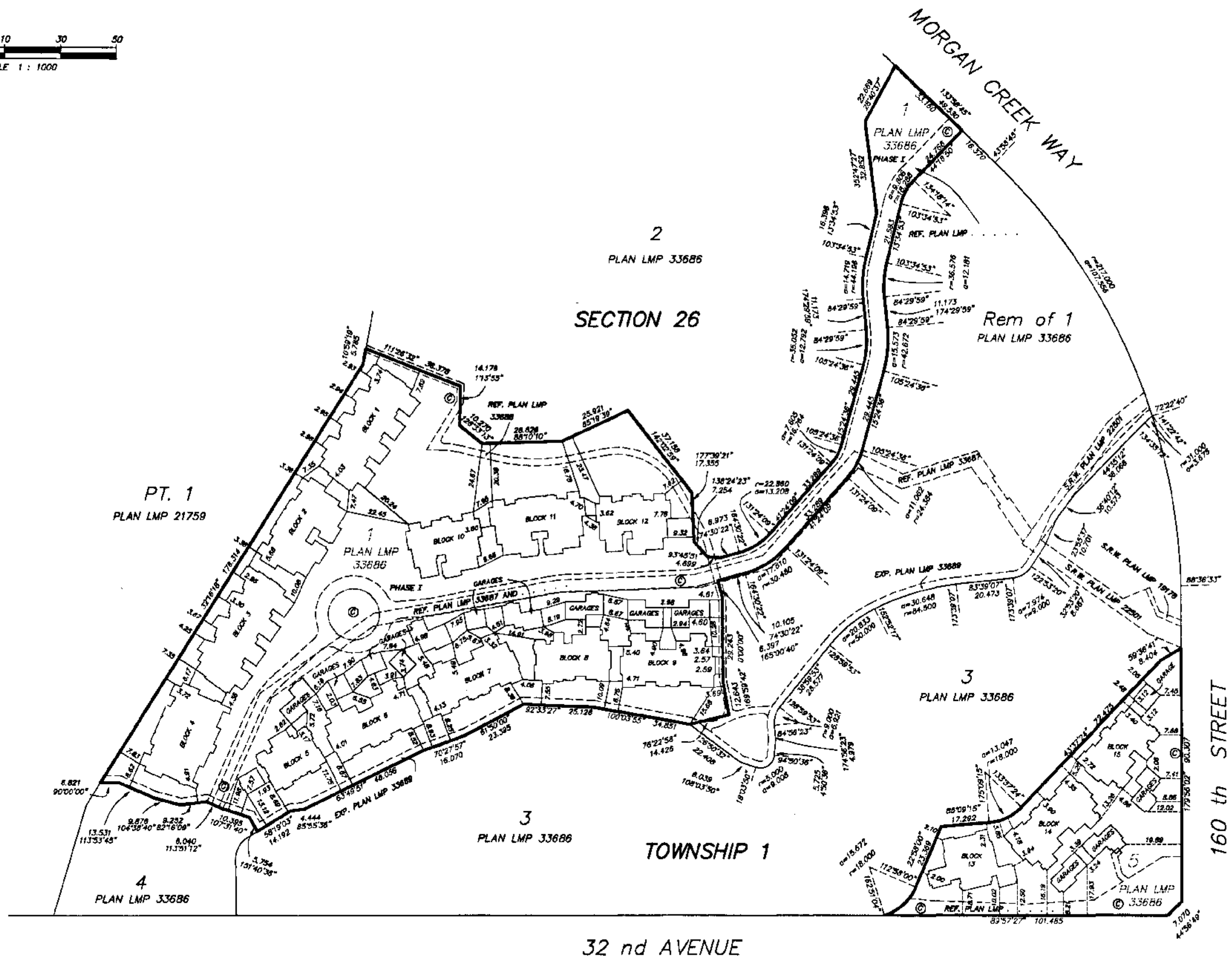
I, RAYMOND HAROLD JANZEN, OF DELTA,
BRITISH COLUMBIA LAND SURVEYOR, HEREBY
CERTIFY THAT THE BUILDINGS ERECTED
ON THE PARCEL DESCRIBED ABOVE ARE
WHOLLY WITHIN THE EXTERNAL BOUNDARIES OF
THAT PARCEL DATED AT SURREY, B.C. THIS
(NOW) 17 th DAY OF APRIL, 1998.
(DESTROYED)

B. C. L. S.

FILE 8545

FIRST SHEET SHEET 2 OF 20 SHEETS

FOR DIMENSIONS REFER TO BLOCK PLAN SHEETS



CONDOMINIUM ACTSTATUTORY DECLARATION

I/WE THE UNDERSIGNED DO SOLEMNLY DECLARE THAT:

1) I/WE THE UNDERSIGNED (AM/ARE) THE OWNER-DEVELOPER OR
(IN THE ALTERNATIVE) THE DULY AUTHORIZED AGENT OF THE
OWNER-DEVELOPER

2) THE STRATA PLAN IS ENTIRELY FOR RESIDENTIAL USE

I/WE MAKE THIS SOLEMN DECLARATION CONSCIENTIOUSLY
BELIEVING IT TO BE TRUE AND KNOWING THAT IT IS OF
THE SAME FORCE AND EFFECT AS IF MADE UNDER OATHDECLARED BEFORE ME
AT WHITE ROCK
IN THE PROVINCE OF B.C.
THIS 21 DAY OF April
1998RICHARD A. CLEVELANDA NOTARY PUBLIC IN AND FOR THE PROVINCE OF BRITISH COLUMBIA
A COMMISSIONER FOR TAKING AFFIDAVITS WITHIN BRITISH COLUMBIAEBLSTEPHEN BARKERAuthorized Signatory for
GENEX DEVELOPMENT (DEER RUN) CORP.ACCEPTED AS TO FORMS 1, 2, AND 3,
DATED THIS 14th DAY OF MAY 1998.Am B
FOR SUPERINTENDENT OF REAL ESTATEAPPROVED AS PHASE I OF A II PHASE
STRATA PLAN UNDER THE CONDOMINIUM ACT, PURSUANT TO SECTIONS 8 & 10 OF THE CONDOMINIUM ACT,
DATED THIS 5th DAY OF May 1998.D. Whithell
APPROVING OFFICER FOR THE
CITY OF SURREY

THE CITY OF SURREY, AS HOLDER OF COVENANTS

CHARGE BL221849, BL221868, BL221859, BL221844, BL221867 AND BL221854
AND BL221838 HEREBY CONSENTS TO THE FILING OF THIS STRATA PLAN.D. Whithell
MAYOR/AUTHORIZED SIGNATORY
DOUG McCALLUMDonna Kenny
CLERK/AUTHORIZED SIGNATORY
DONNA KENNYWITNESS AS TO SIGNATURES OF THE CITY CLERK
(PRINT NAME CLEARLY NEAR SIGNATURE) Irene Gould14245 56th Ave Surrey
ADDRESSManager Legislation
OCCUPATIONMURRAY & ASSOCIATES
201-12448 82nd AVENUE
SURREY, B.C.
V3W 3E9
(604) 597-9189

STRATA LOT NUMBER	SHEET NUMBER	FORM 1	FORM 2	FORM 3
		SCHEDULE OF UNIT ENTITLEMENT	SCHEDULE OF INTEREST UPON DESTRUCTION	SCHEDULE OF VOTING RIGHTS
1	18	1590	1052	1
2	18	2059	1115	1
3	18	1996	1142	1
4	17	1995	1142	1
5	17	2064	1115	1
6	17	2064	1115	1
7	17	1995	1142	1
8	16	2088	1142	1
9	16	2025	1142	1
10	12	2147	1310	1
11	12	2189	1230	1
12	12	2189	1230	1
13	12	2147	1262	1
14	11	2148	1310	1
15	11	2189	1230	1
16	11	1636	1227	1
17	10	2150	1262	1
18	10	2196	1230	1
19	10	2180	1230	1
20	10	1664	1253	1
21	9	2149	1262	1
22	9	2187	1230	1
23	9	2197	1230	1
24	9	2149	1262	1
25	8	1666	1227	1
26	8	1666	1227	1
27	7	2317	1376	1
28	7	2230	1364	1
29	7	2230	1364	1
30	7	2315	1376	1
31	6	2316	1583	1
32	6	2633	1550	1
33	6	2919	1583	1
34	6	3055	1613	1
35	5	2319	1376	1
36	5	2198	1364	1
37	5	2198	1364	1
38	5	2319	1376	1
39	4	2314	1583	1
40	4	2740	1550	1
41	4	2922	1583	1
42	4	3062	1613	1
43	13	2379	1257	1
44	13	2271	1227	1
45	13	2325	1257	1
46	14	2319	1257	1
47	14	2232	1227	1
48	14	2232	1227	1
49	14	2321	1257	1
50	15	2374	1257	1
51	15	2281	1227	1
52	15	2324	1257	1
AGGREGATE		115 890	87 387	52

SECOND SHEET SHEET 3 OF 20 SHEETS

STRATA PLAN LMS 3265
PHASE I

AS TO OWNER

GENEX DEVELOPMENT (DEER RUN) CORP.,
INC. NO. 541474EBLAUTHORIZED SIGNATORY
(PRINT NAME CLEARLY NEAR SIGNATURE)STEPHEN BARKERAUTHORIZED SIGNATORY
(PRINT NAME CLEARLY NEAR SIGNATURE)

WITNESS AS TO BOTH SIGNATURES

(PRINT NAME CLEARLY NEAR SIGNATURE)

RICHARD A. CLEVELAND15178 Green Vista Ave.
ADDRESSWhite Rock, B.C.
Barrister & Solicitor

OCCUPATION

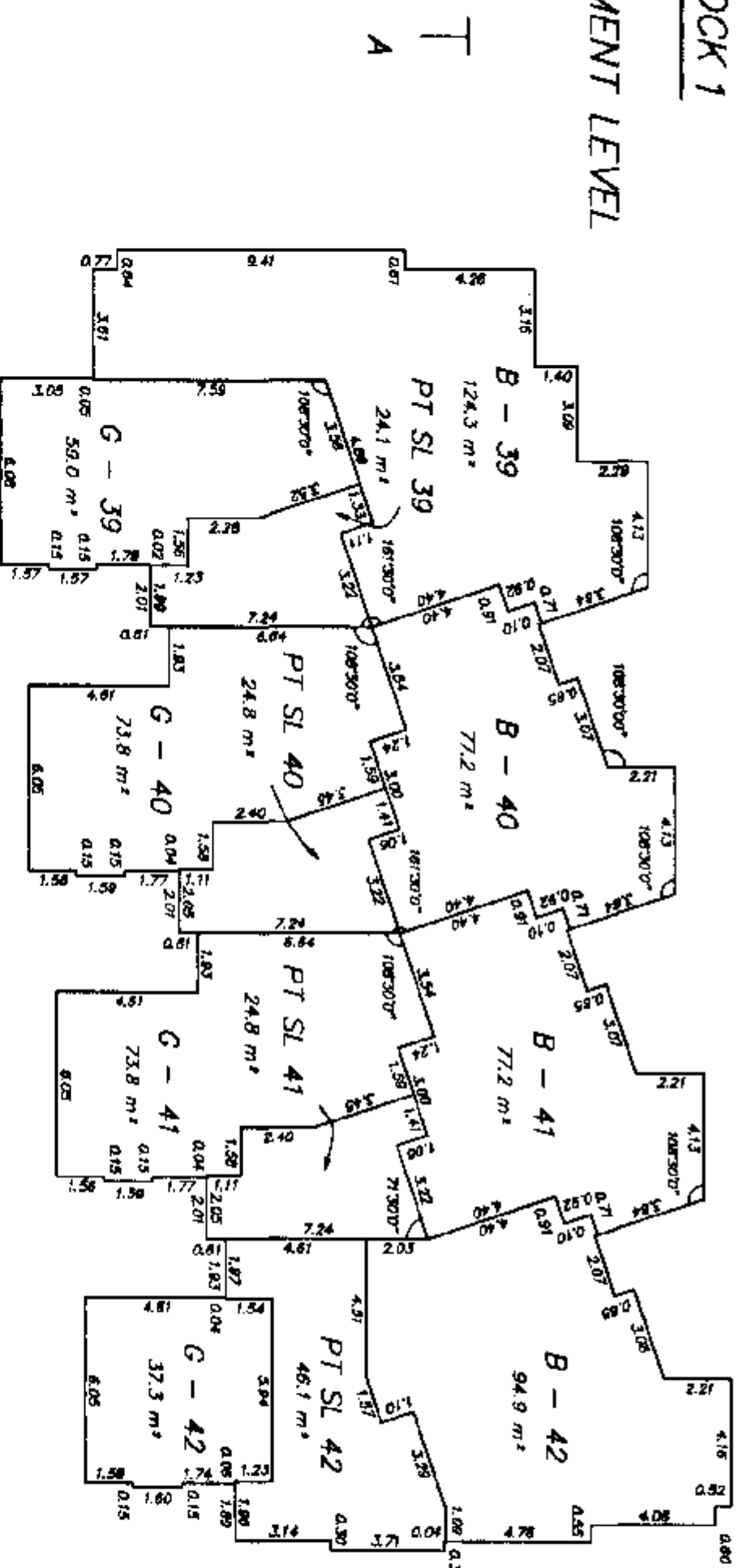
THE TORONTO-DOMINION BANK

M. Gary KarchAUTHORIZED SIGNATORY
(PRINT NAME CLEARLY NEAR SIGNATURE)Dennis AitkenAUTHORIZED SIGNATORY
(PRINT NAME CLEARLY NEAR SIGNATURE)L. F. Fennell, L. F. FennellWITNESS AS TO BOTH SIGNATURES
(PRINT NAME CLEARLY NEAR SIGNATURE)9076 - 14th Street, N. West B.C.
ADDRESSCommercial Building Services Inc.
OCCUPATIONI, RAYMOND HAROLD JANZEN, OF DELTA,
BRITISH COLUMBIA LAND SURVEYOR, HEREBY
CERTIFY THAT THE BUILDINGS SHOWN ON
THIS STRATA PLAN HAVE NOT, AS OF THE
17th DAY OF APRIL, 1998,
BEEN PREVIOUSLY OCCUPIED.
DATED AT SURREY, B.C., THIS
17th DAY OF APRIL, 1998.R. Janzen B.C.L.S.
FILE 8545

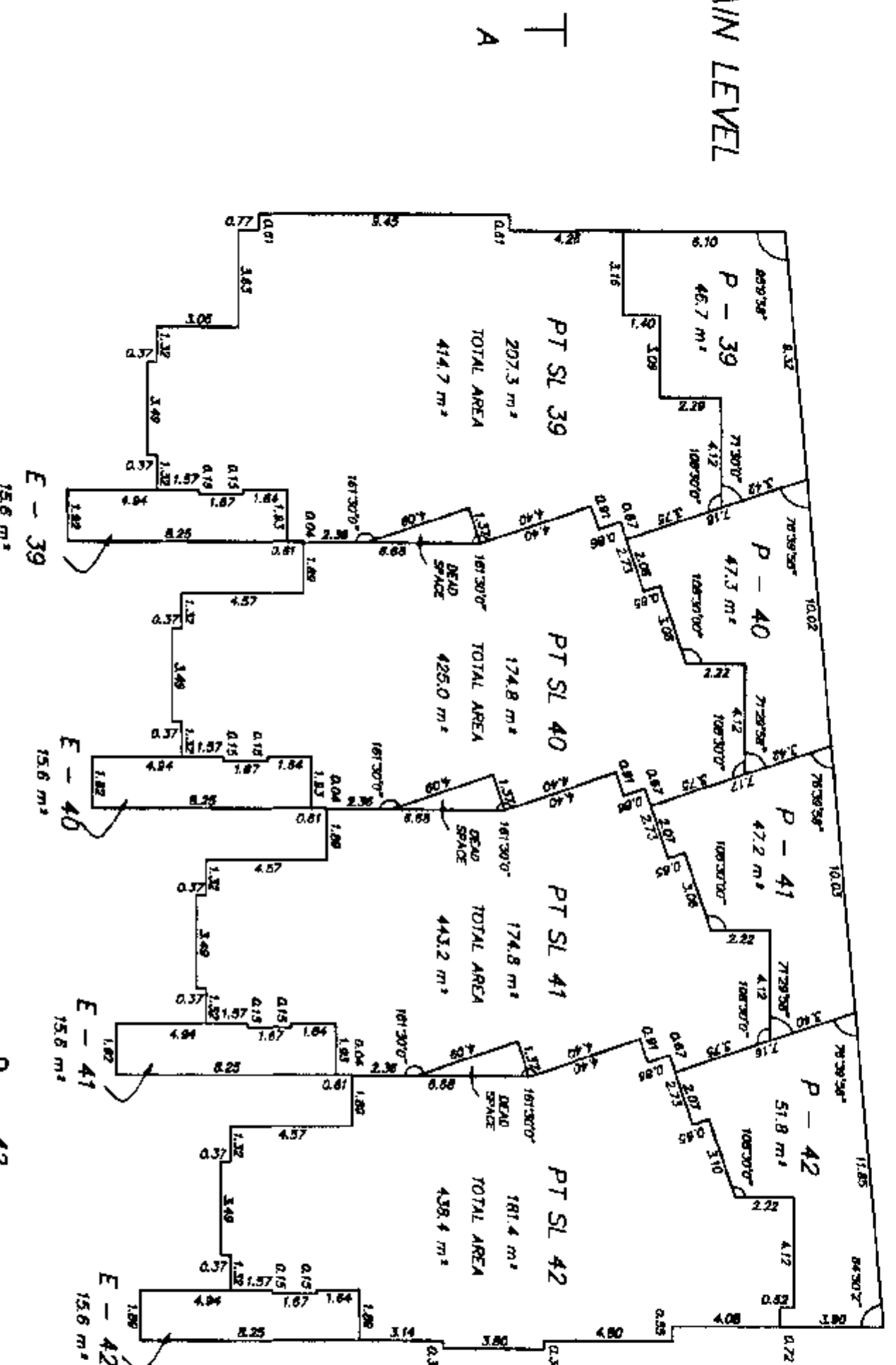
STRATA PLAN LMS 3265
PHASE I

BLOCK 1

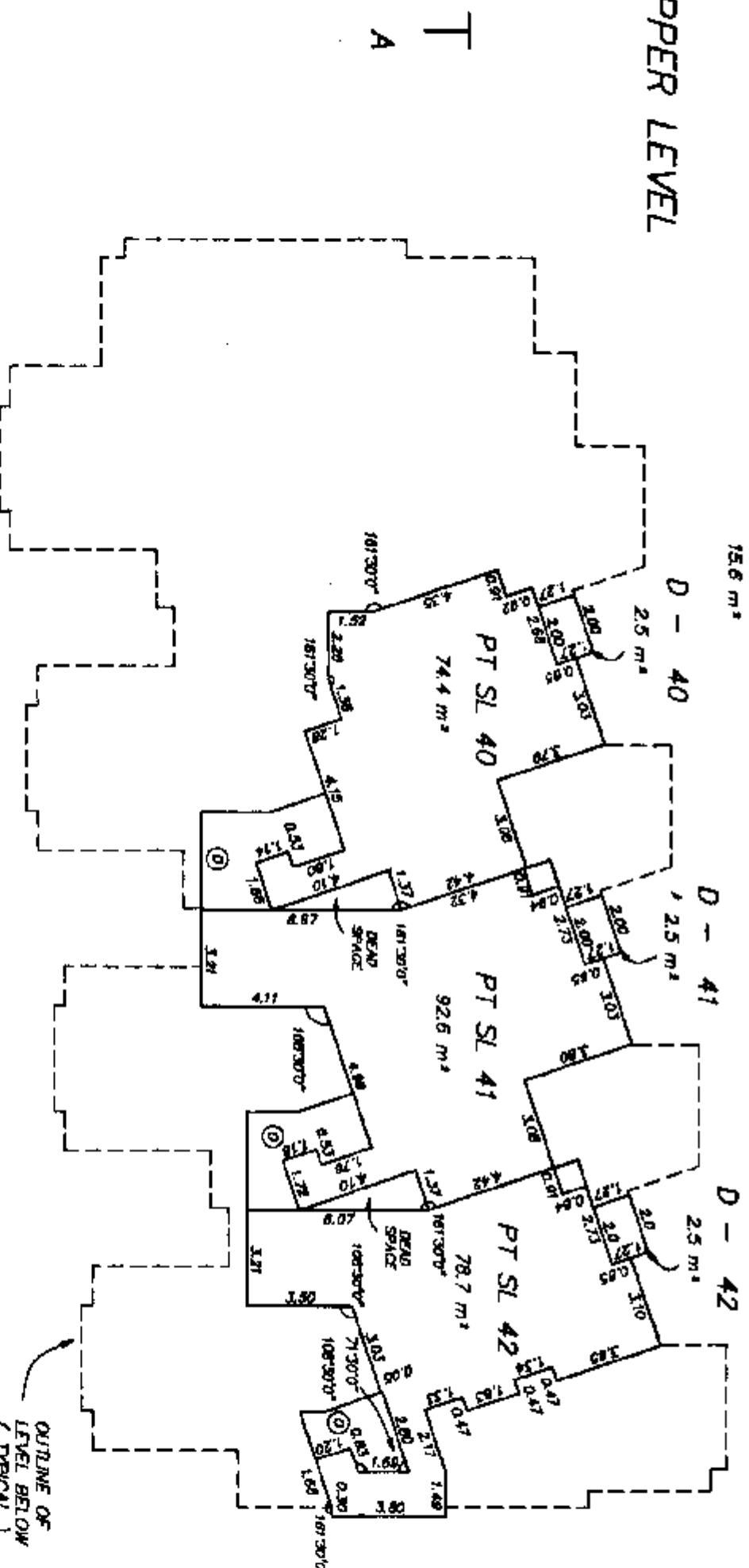
BASEMENT LEVEL



MAIN LEVEL

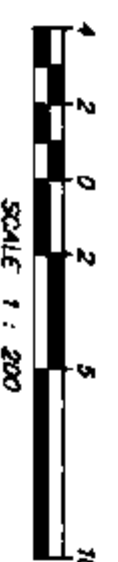


UPPER LEVEL



UPPER LEVEL
MAIN LEVEL
BASEMENT LEVEL

SECTION A - A'

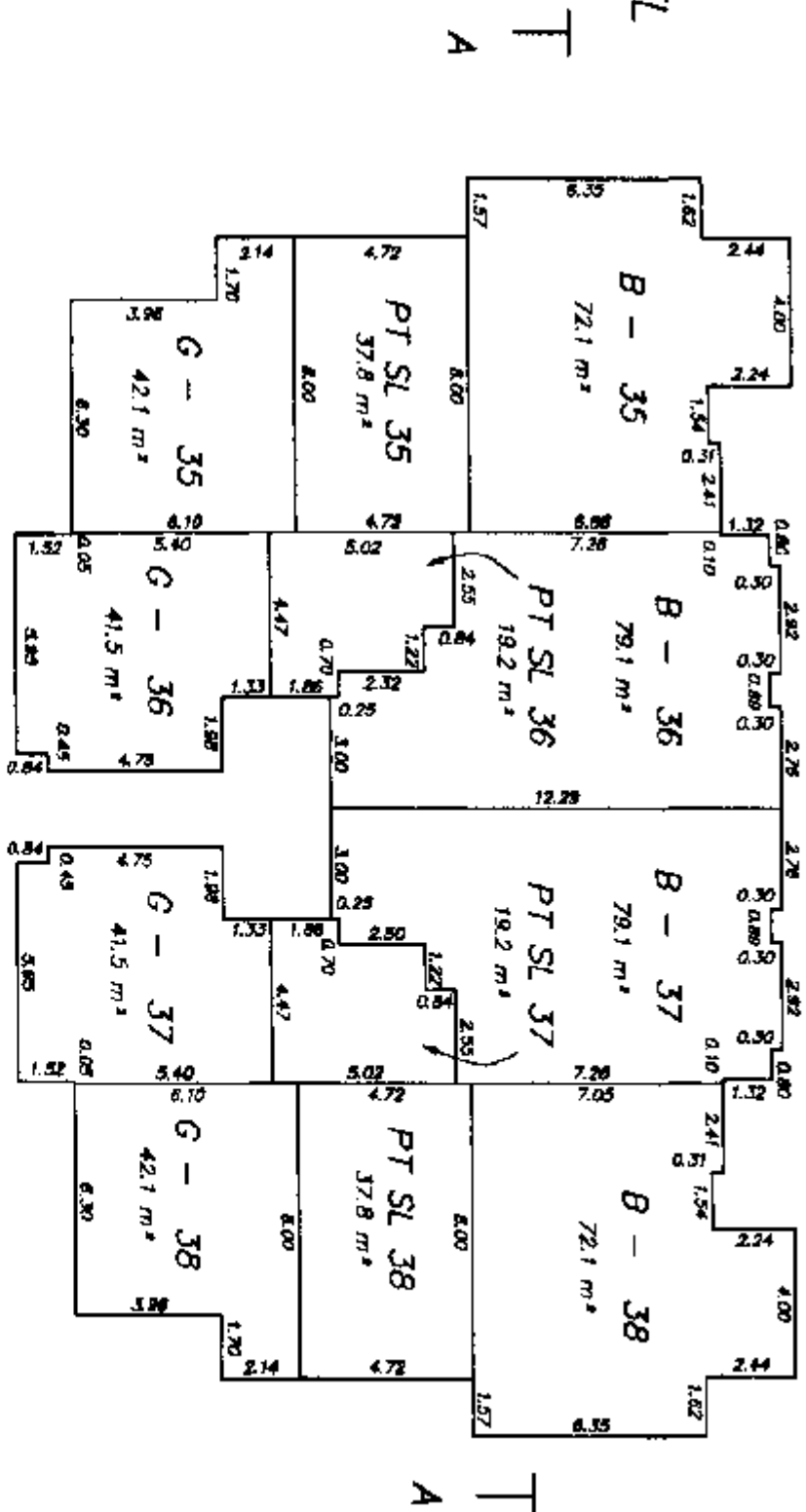


MURRAY & ASSOCIATES
201-12448 82nd AVENUE
SURREY, B.C.
V3W 3E9
(604) 597-9169

APR 17, 1998
FILE 8545

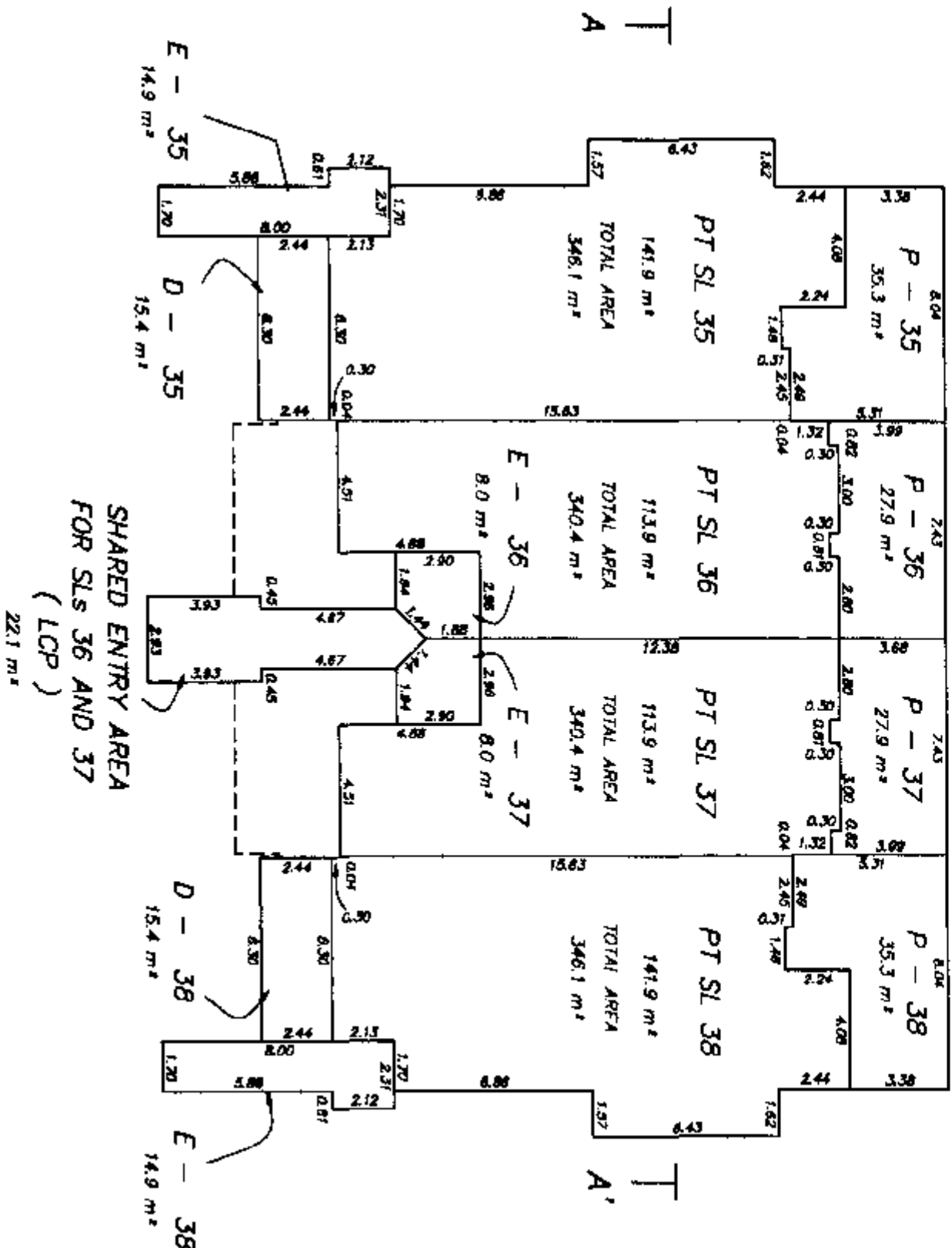
BLOCK 2

BASEMENT LEVEL

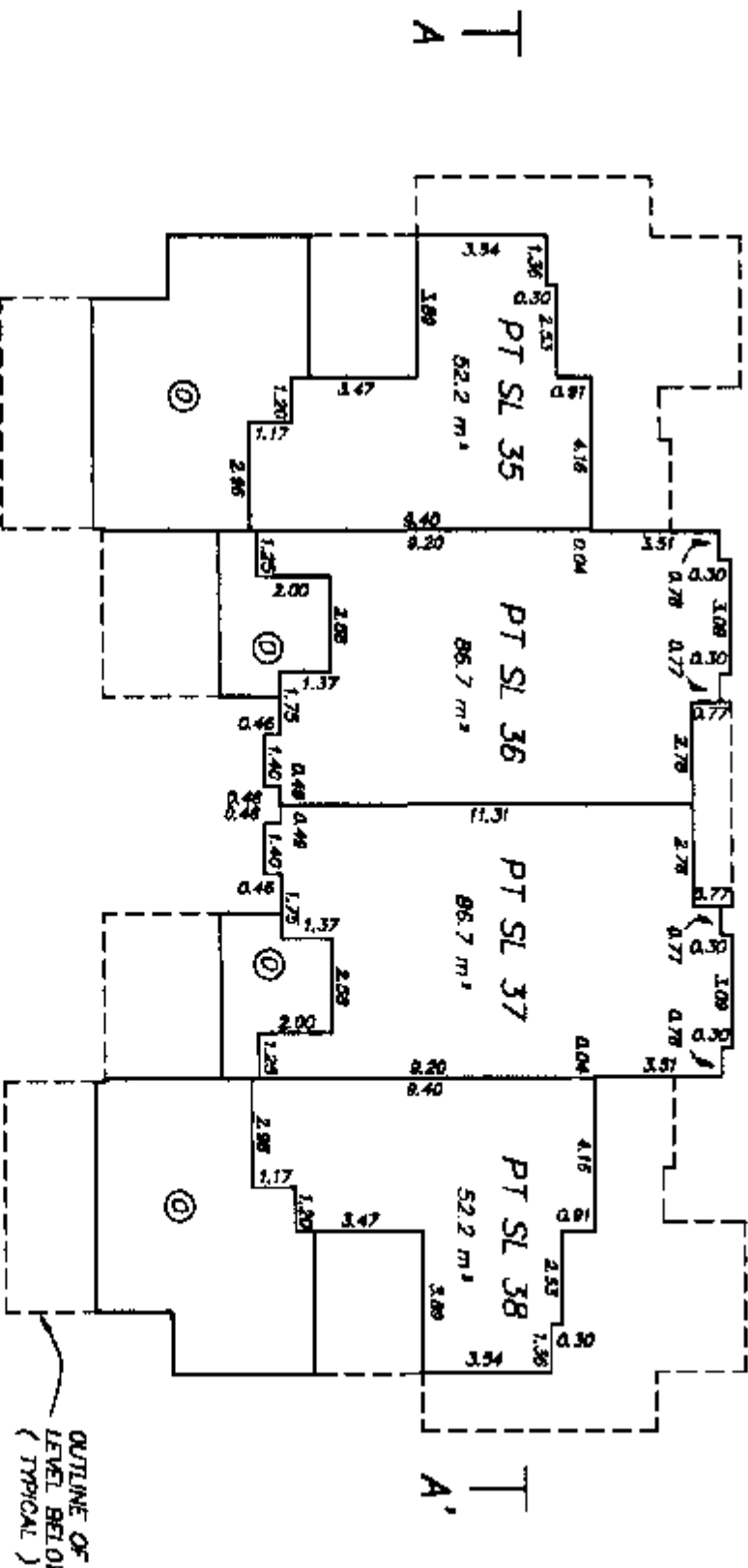


PHASE I : SHEET 5 OF 20 SHEETS
STRATA PLAN LMS 3265
PHASE I

MAIN LEVEL



UPPER LEVEL



UPPER LEVEL
MAIN LEVEL
BASEMENT LEVEL

PT SL 35	PT SL 36	PT SL 37	PT SL 38
PT SL 35	PT SL 36	PT SL 37	PT SL 38
PT SL 35	PT SL 36	PT SL 37	PT SL 38

SECTION A - A'

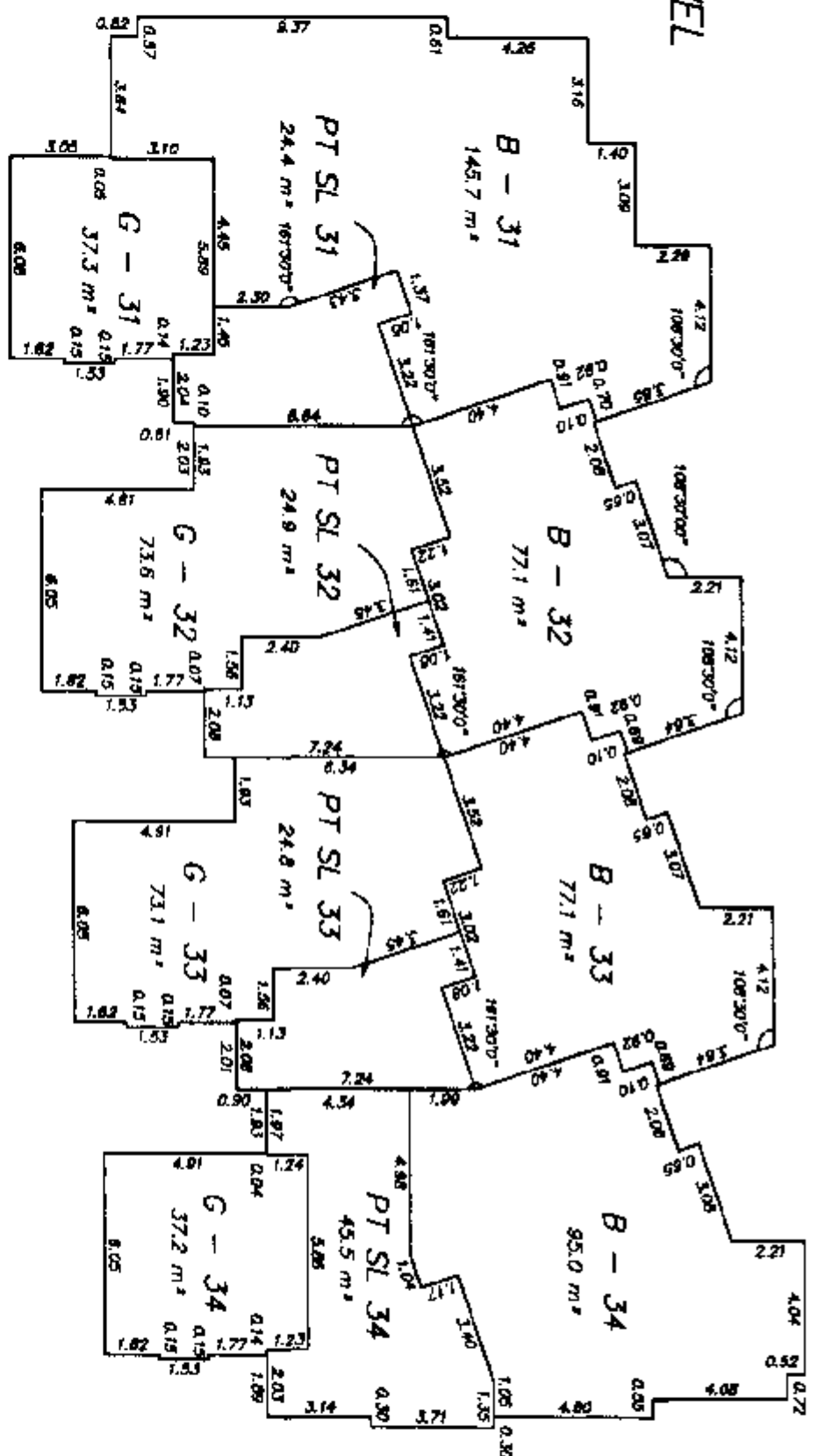


MURRAY & ASSOCIATES
201-12448 82nd AVENUE
SURREY, B.C.
V3W 3E9
(604) 587-9189

12.28. B.C.L.S.
APPROVED, 1998
FILE 8545

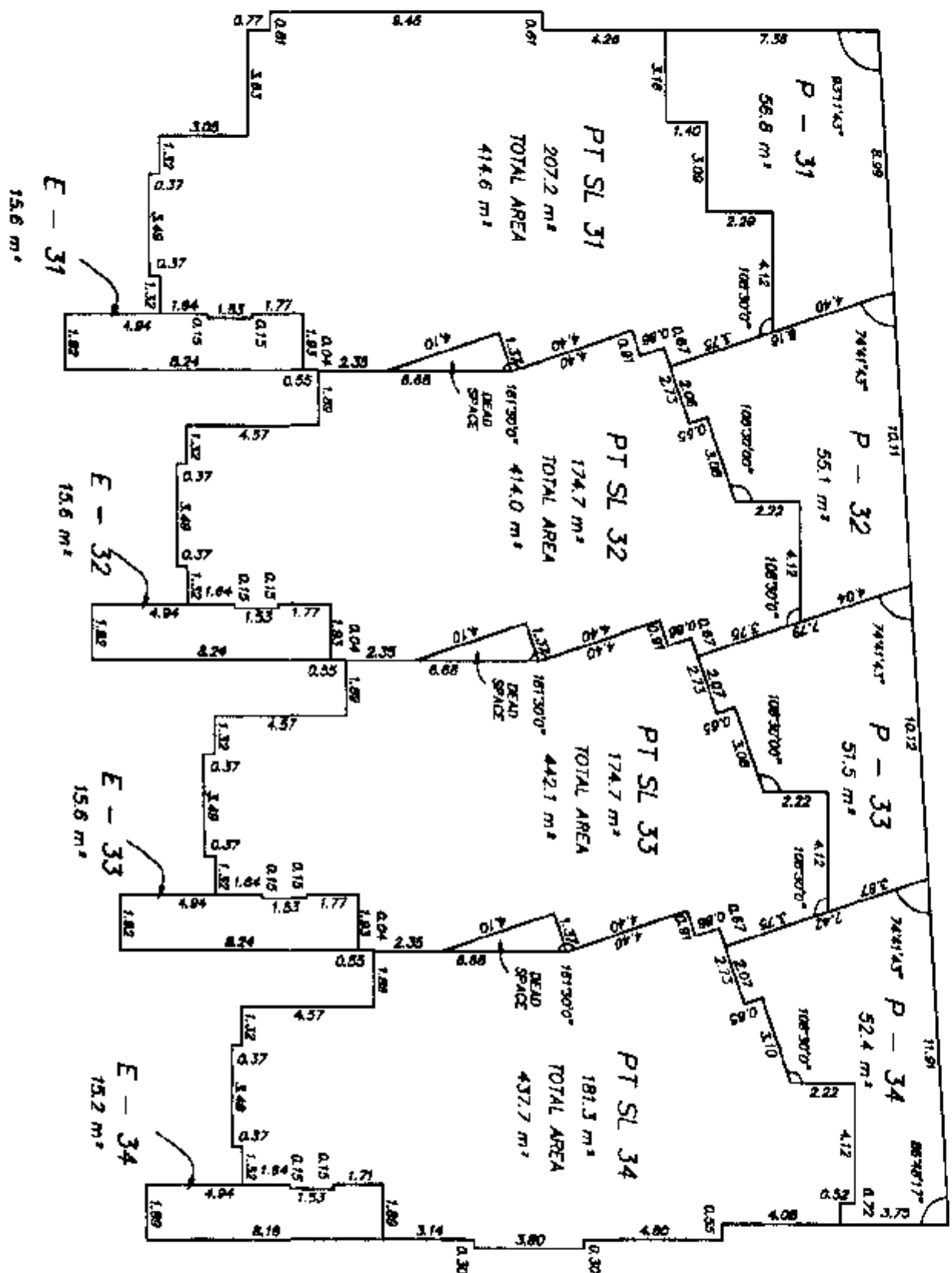
BLOCK 3

BASEMENT LEVEL

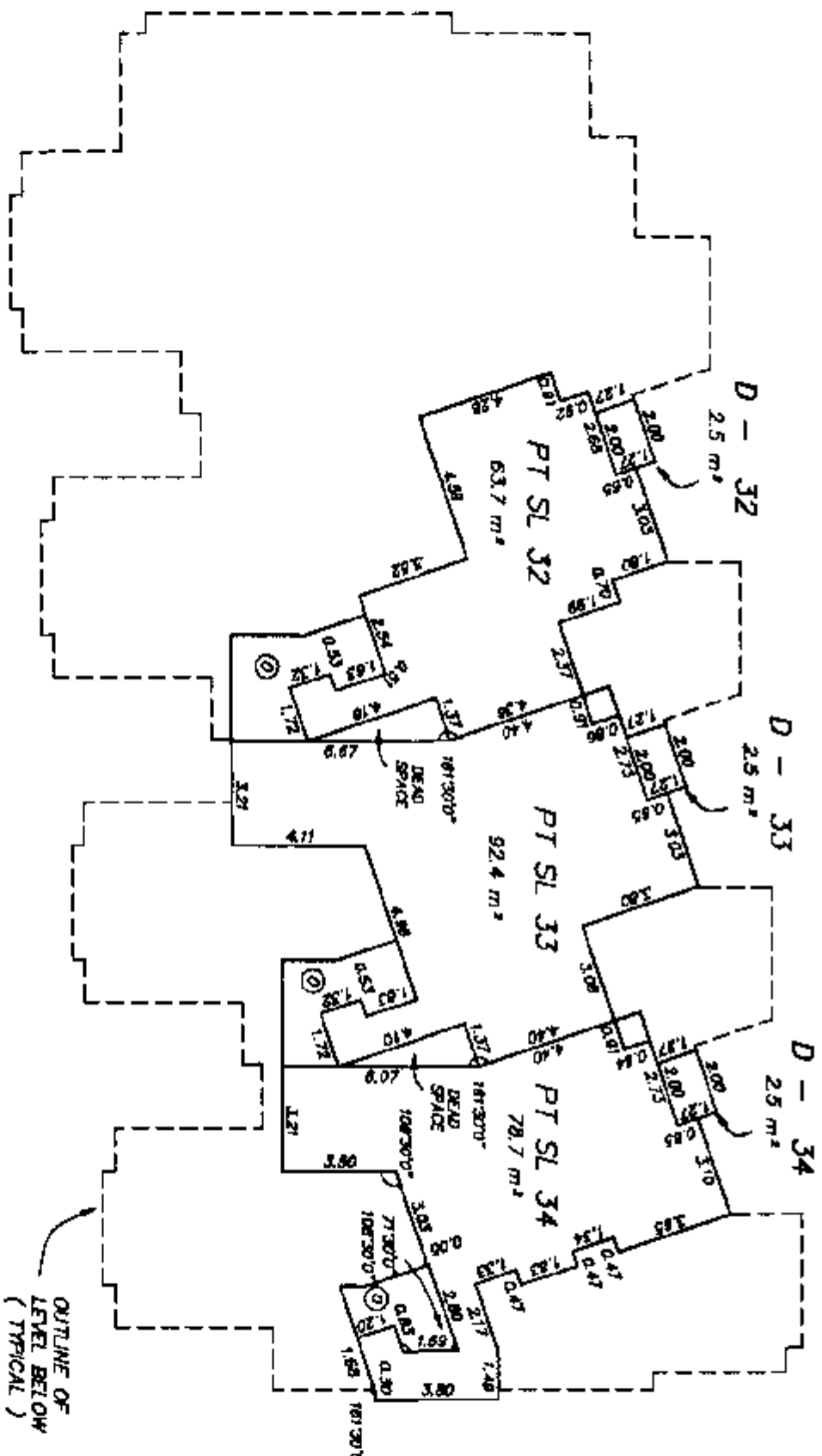


PHASE I : SHEET 6 OF 20 SHEETS
STRATA PLAN LMS 3265
PHASE I

MAIN LEVEL



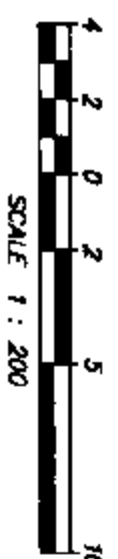
UPPER LEVEL



UPPER LEVEL
MAIN LEVEL
BASEMENT LEVEL

PT SL 32	PT SL 33	PT SL 34
PT SL 31	PT SL 32	PT SL 33
PT SL 31	PT SL 32	PT SL 34

SECTION A - A'

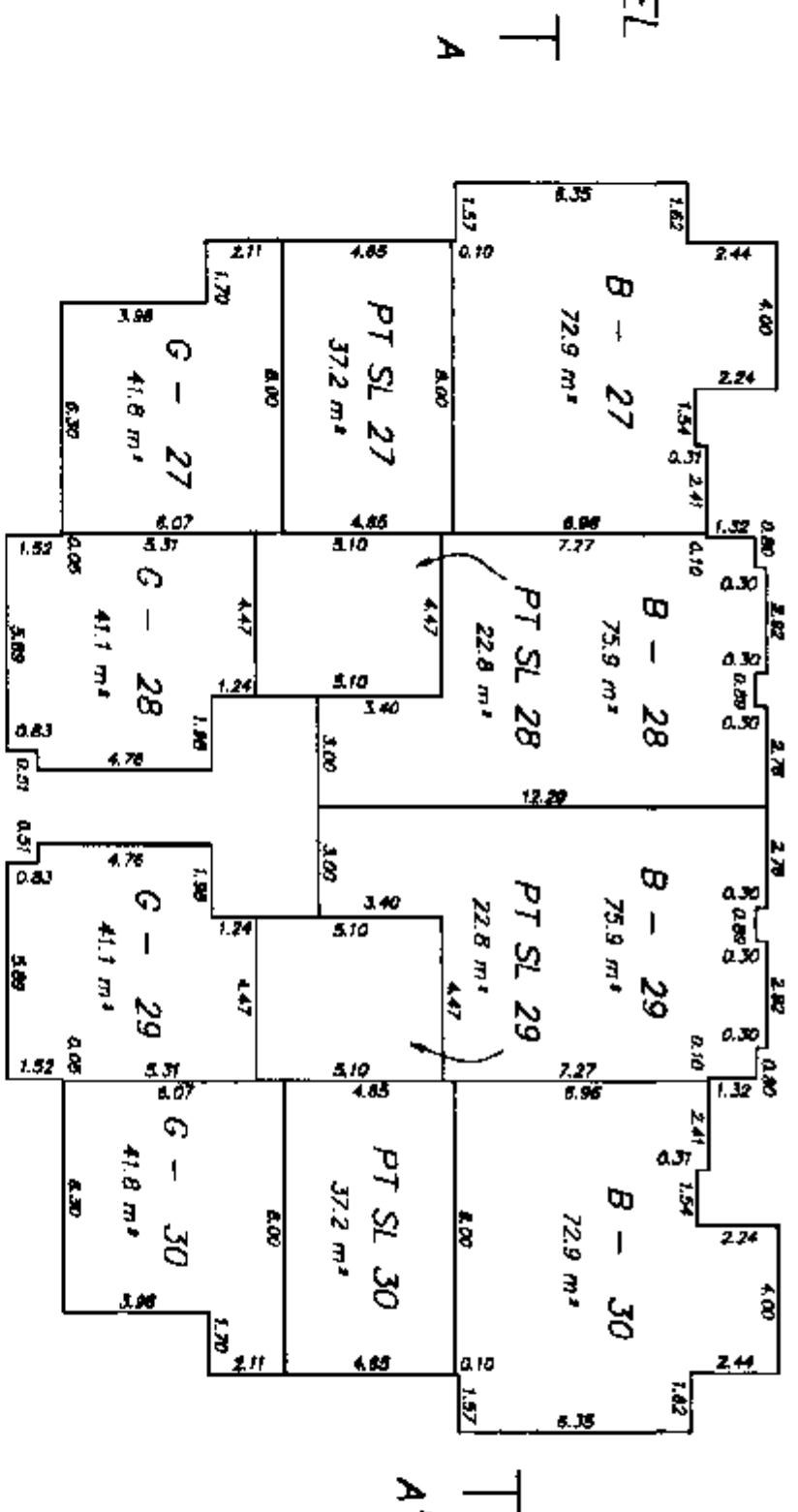


MURRAY & ASSOCIATES
201-12448 82nd AVENUE
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V3W 3E9
(604) 597-9189

FILE 8545

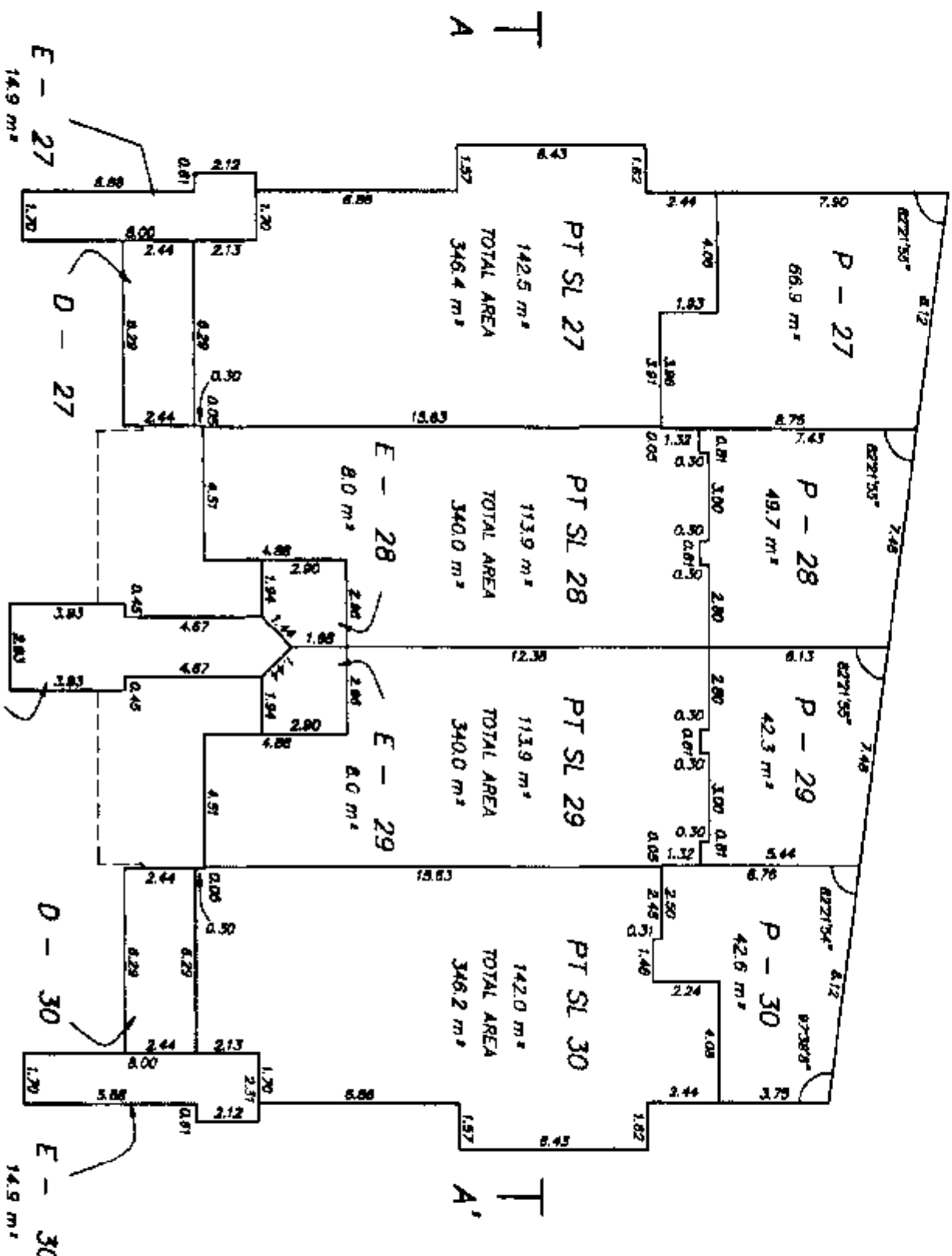
BLOCK 4

BASEMENT LEVEL

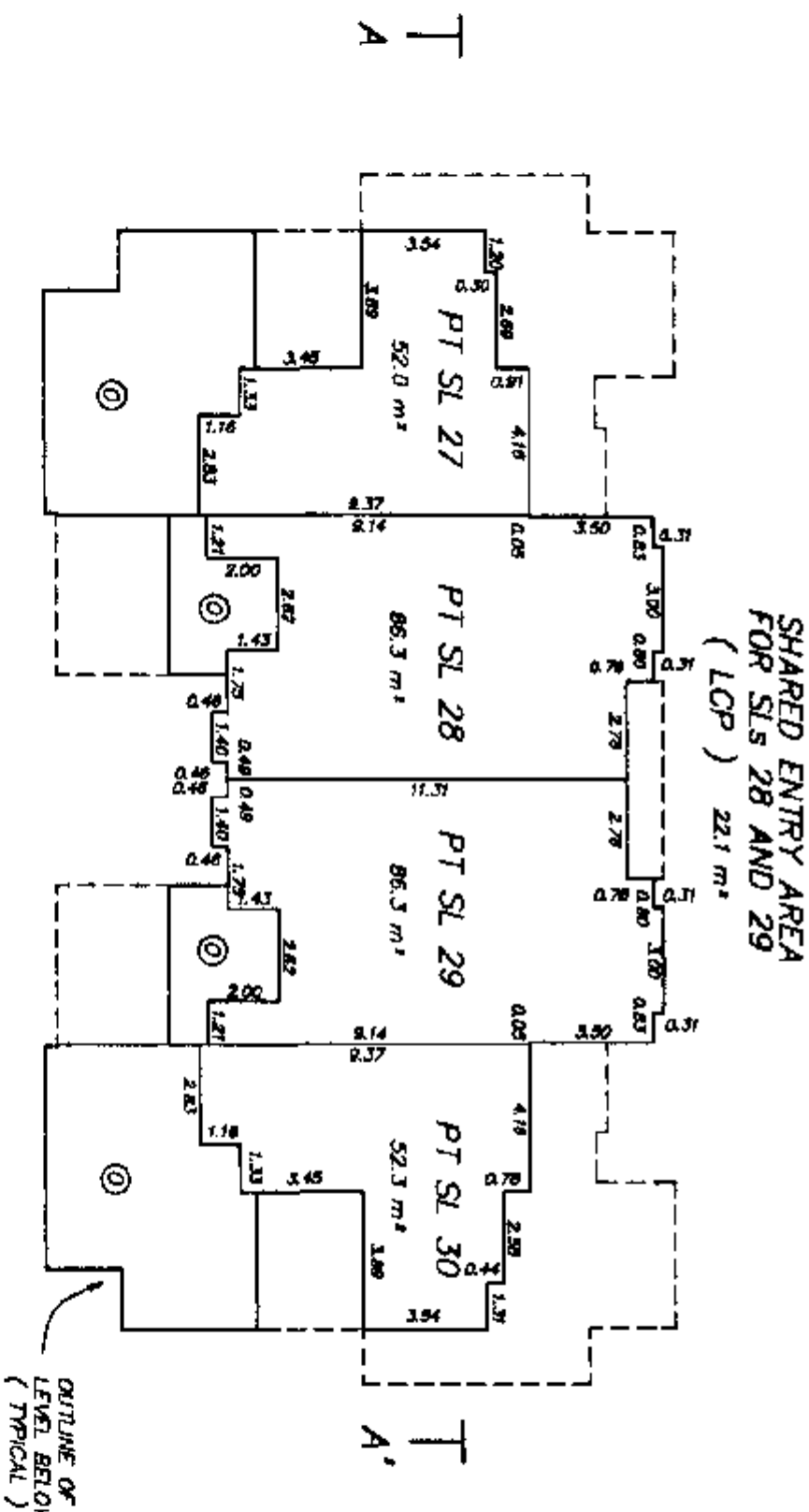


PHASE I : SHEET 7 OF 20 SHEETS
STRATA PLAN LMS 3265
PHASE I

MAIN LEVEL



UPPER LEVEL



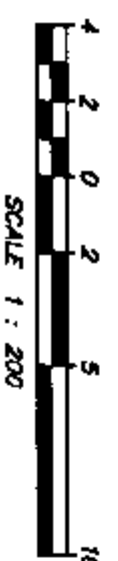
UPPER LEVEL

MAIN LEVEL

BASEMENT LEVEL

PT SL 27	PT SL 28	PT SL 29	PT SL 30
PT SL 27	PT SL 28	PT SL 29	PT SL 30
PT SL 27	PT SL 28	PT SL 29	PT SL 30

SECTION A - A'



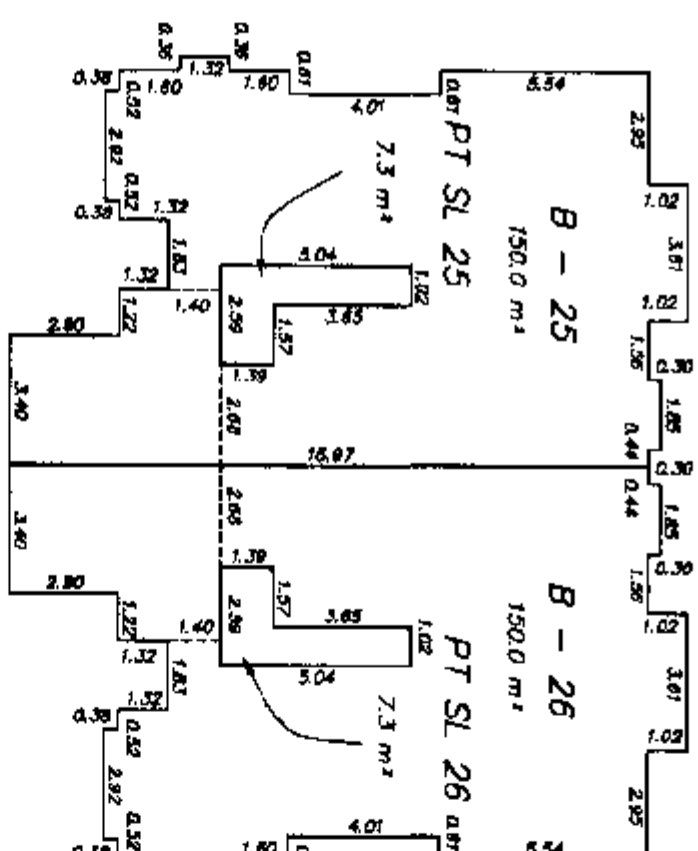
MURRAY & ASSOCIATES
201-12448 82ND AVENUE
SURREY, B.C.
V3W 3E9
(604) 587-8188

72 P B.C.L.S.
APRIL 17, 1998
FILE 8545

BLOCK 5

BASEMENT LEVEL

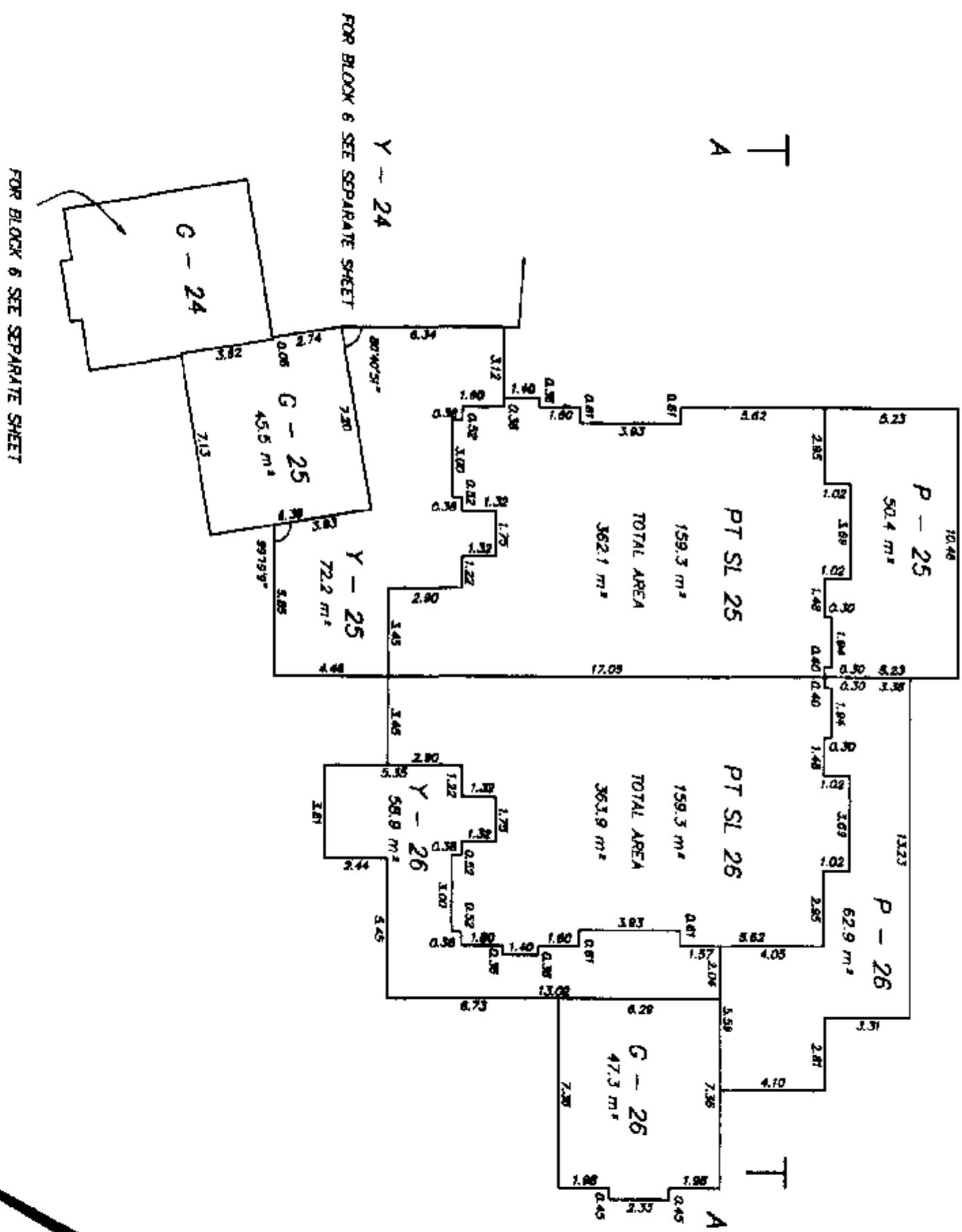
PHASE I : SHEET 8 OF 20 SHEETS
STRATA PLAN LMS 3265
PHASE I



T
A

T
A'

MAIN LEVEL



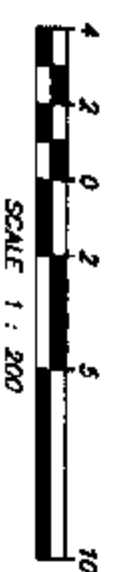
T
A

T
A'

MAIN LEVEL
BASEMENT LEVEL

PT SL 25	PT SL 26	P - 26
PT SL 25	PT SL 26	

SECTION A - A'



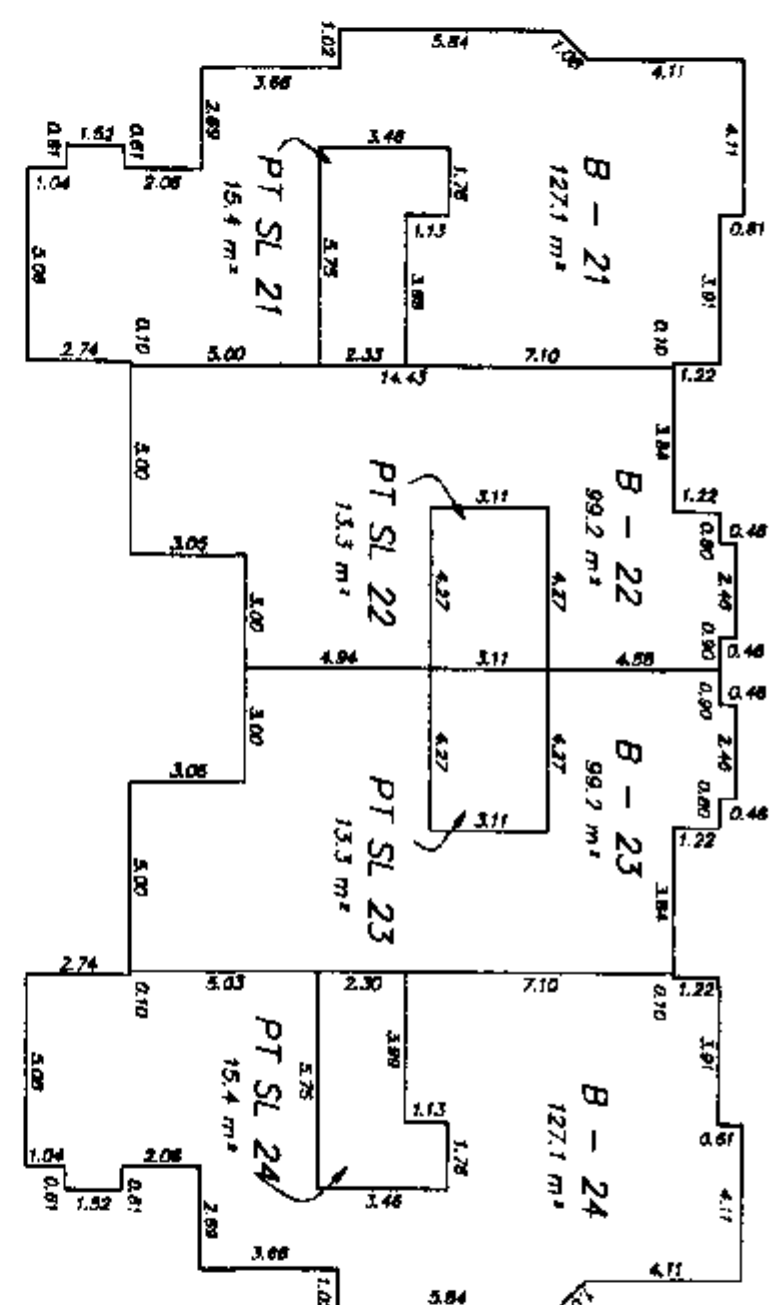
MURRAY & ASSOCIATES
201-12448 82nd AVENUE
SURREY, B.C.
V3W 3E9
(604) 397-9109

RP B.C.L.S.
Approved 17, 1998
FILE 8545

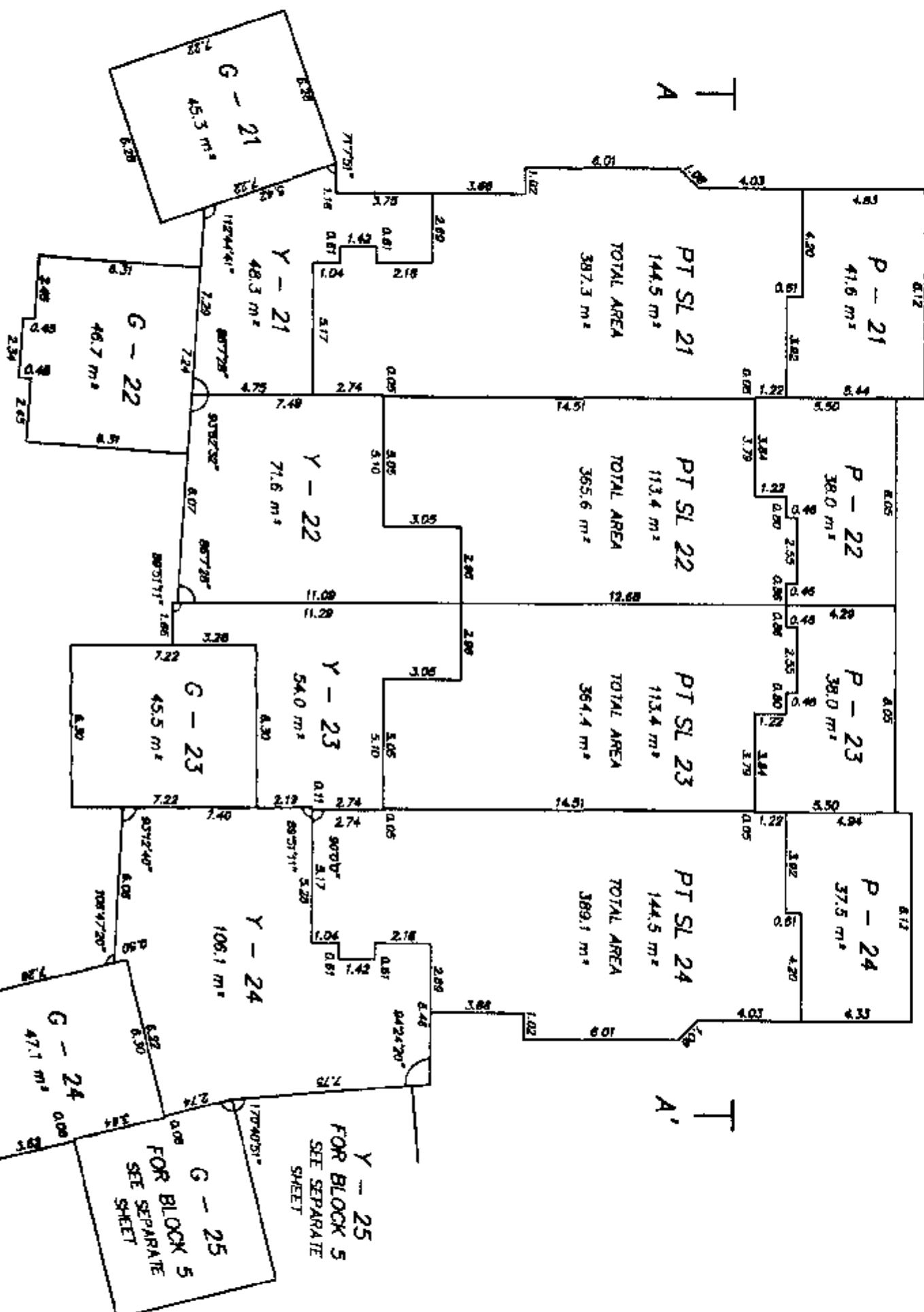
BLOCK 6

PHASE I : SHEET 9 OF 20 SHEETS
STRATA PLAN LMS 3265
PHASE I

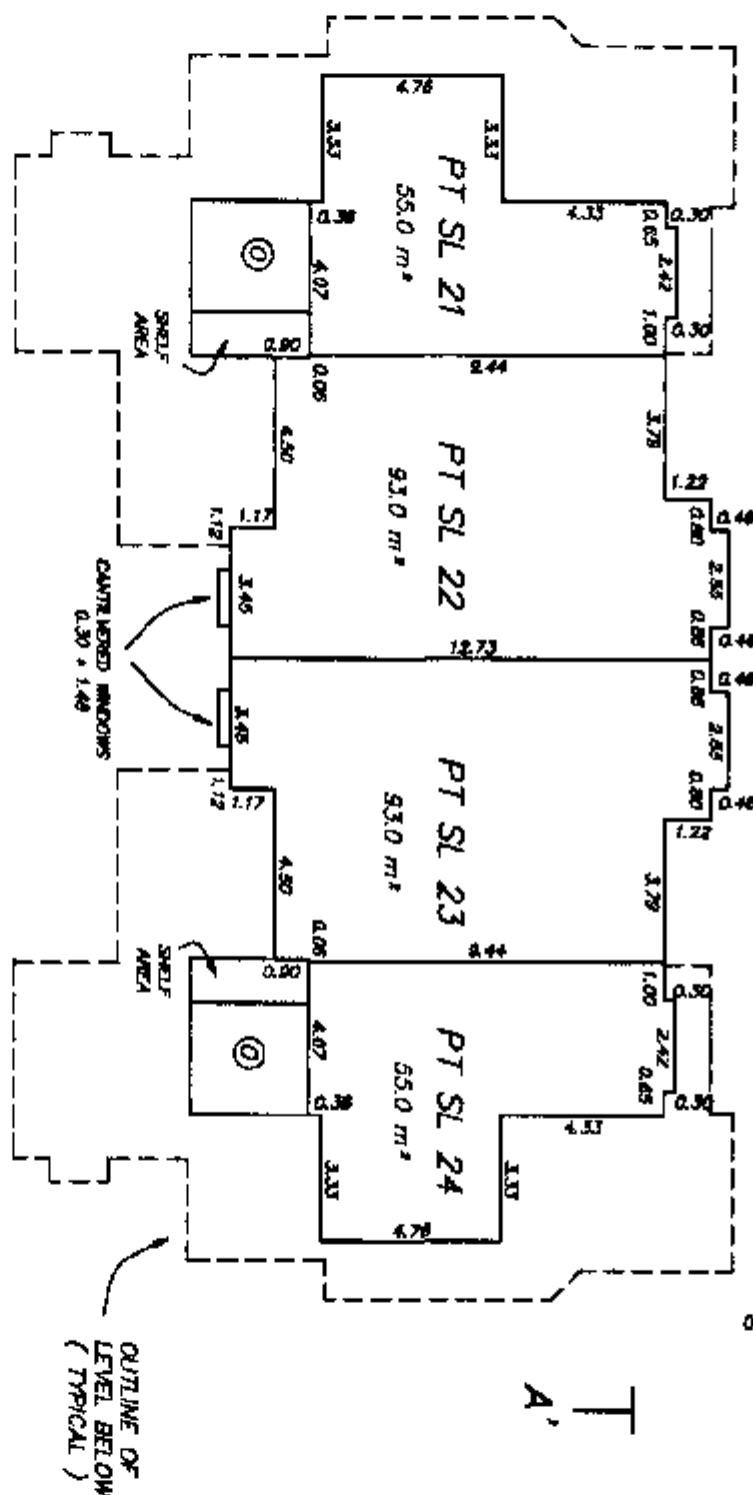
BASEMENT LEVEL



MAIN LEVEL



UPPER LEVEL



UPPER LEVEL
MAIN LEVEL
BASEMENT LEVEL

PT SL 21	PT SL 22	PT SL 23	PT SL 24
PT SL 21	PT SL 22	PT SL 23	PT SL 24
B - 21	B - 22	B - 23	B - 24

SECTION A - A'



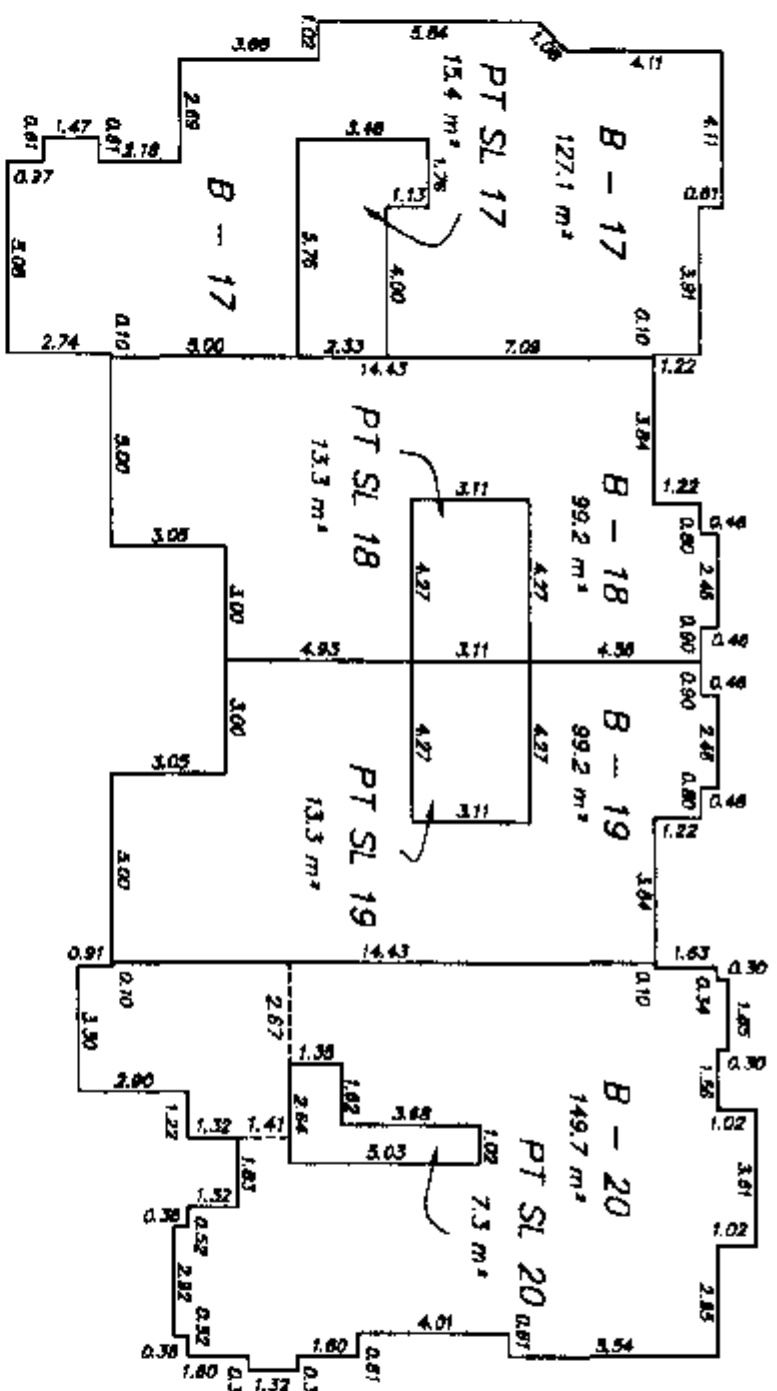
MURRAY & ASSOCIATES
201-12448 82nd AVENUE
SURREY, B.C.
V3W 3E9
(604) 597-9189

APPROVED 17, 1998
FILE 8545

BLOCK 7

T
A

BASEMENT LEVEL

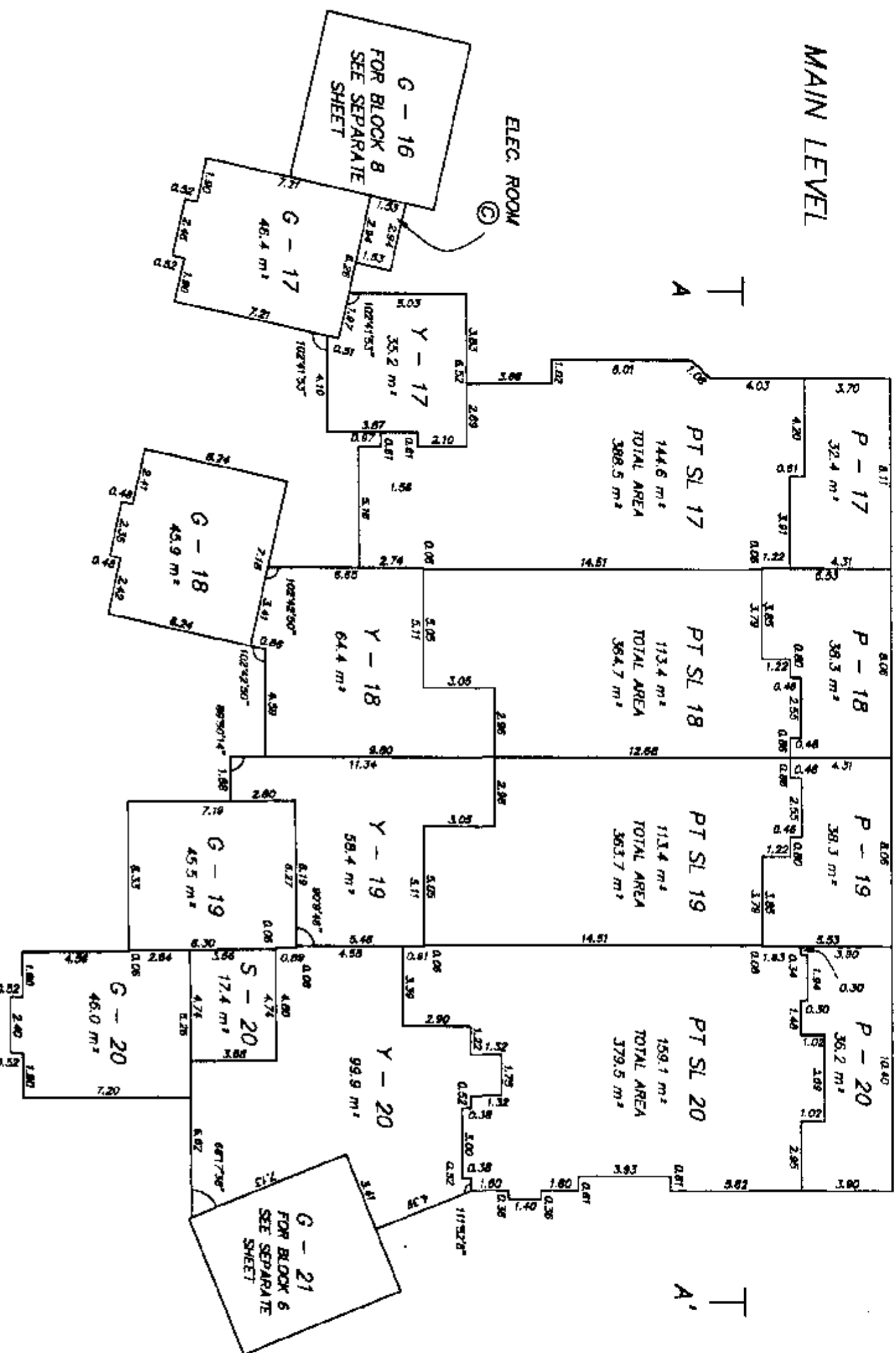


T
A

PHASE I : SHEET 10 OF 20 SHEETS
STRATA PLAN LMS 3265

MAIN LEVEL

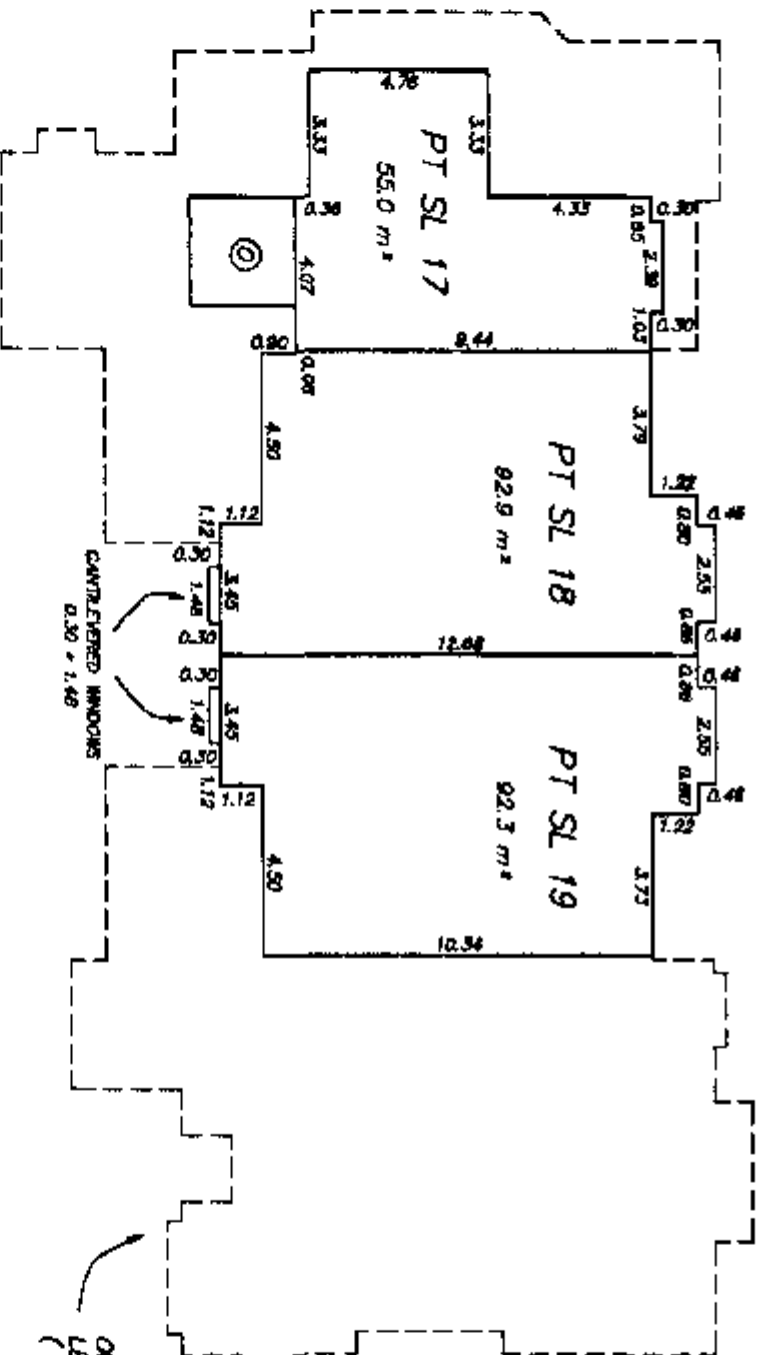
T
A



T
A

UPPER LEVEL

T
A



T
A

UPPER LEVEL
MAIN LEVEL
BASEMENT LEVEL

PT SL 17	PT SL 18	PT SL 19	PT SL 20
PT SL 17	PT SL 18	PT SL 19	PT SL 20
PT SL 17	PT SL 18	PT SL 19	PT SL 20

SECTION A - A'

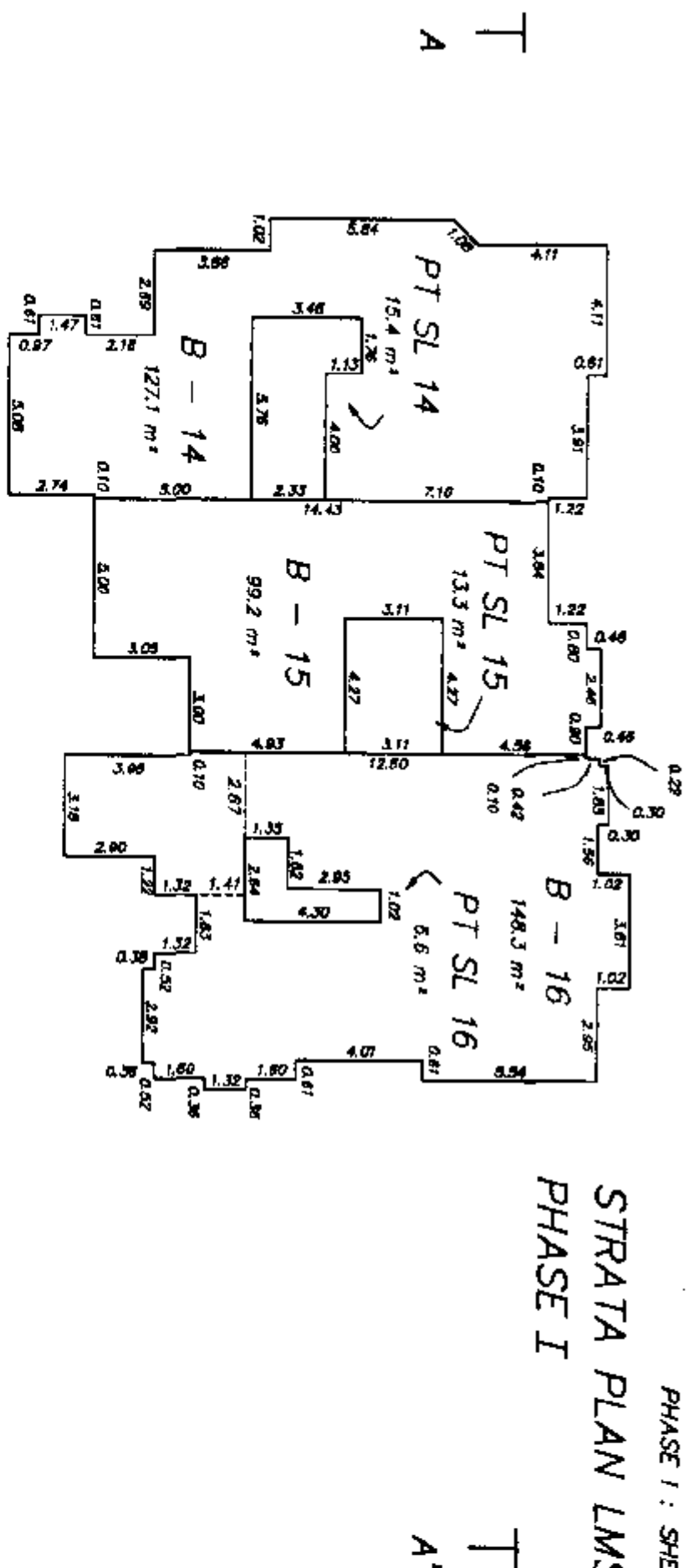


MURRAY & ASSOCIATES
201-12448 82nd AVENUE
SURREY, B.C.
V0W 3E9
(604) 597-9109

220 B.C.L.S.
APRIL 17, 1998
FILE 8545

BLOCK 8

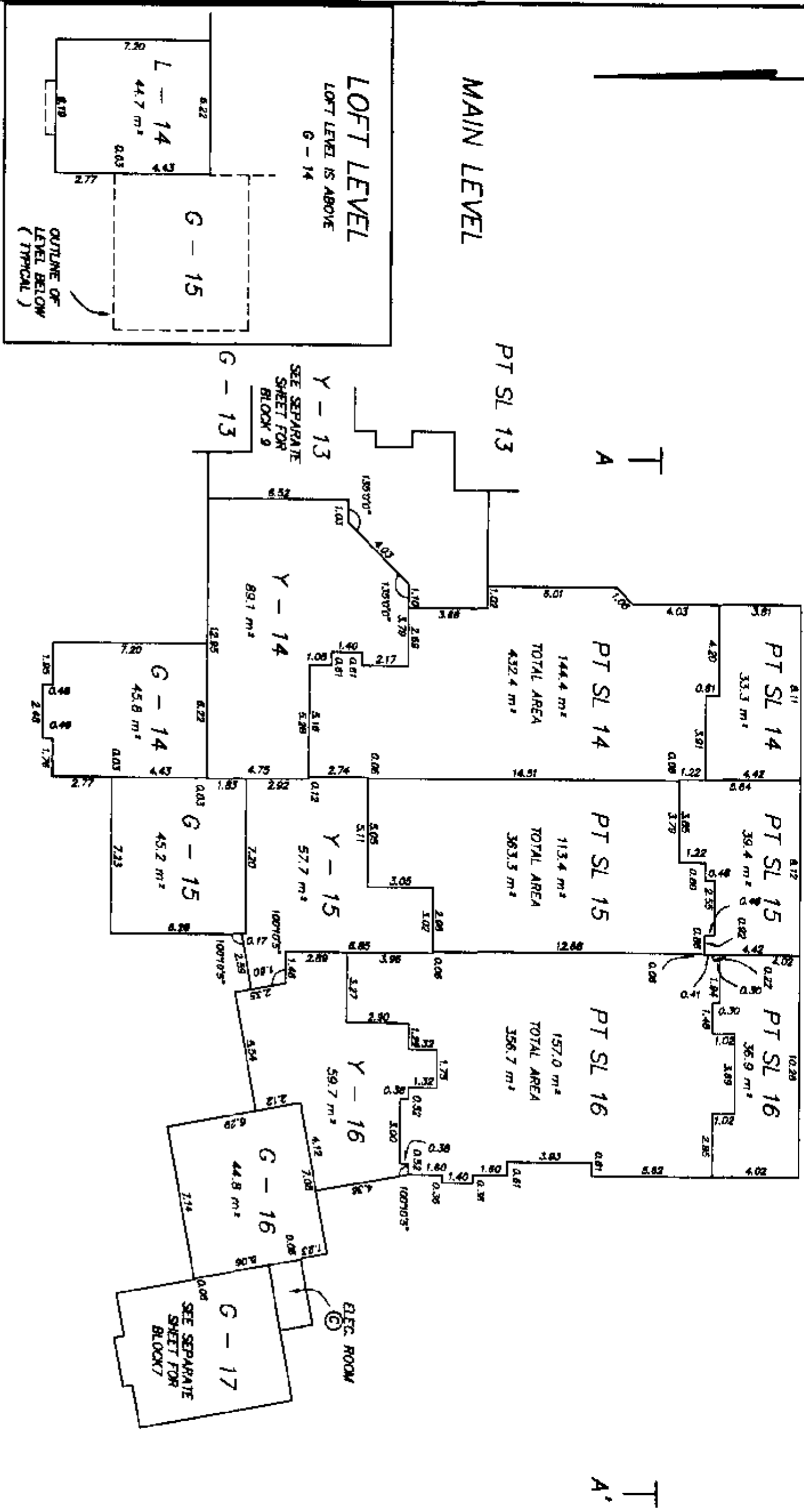
BASEMENT LEVEL



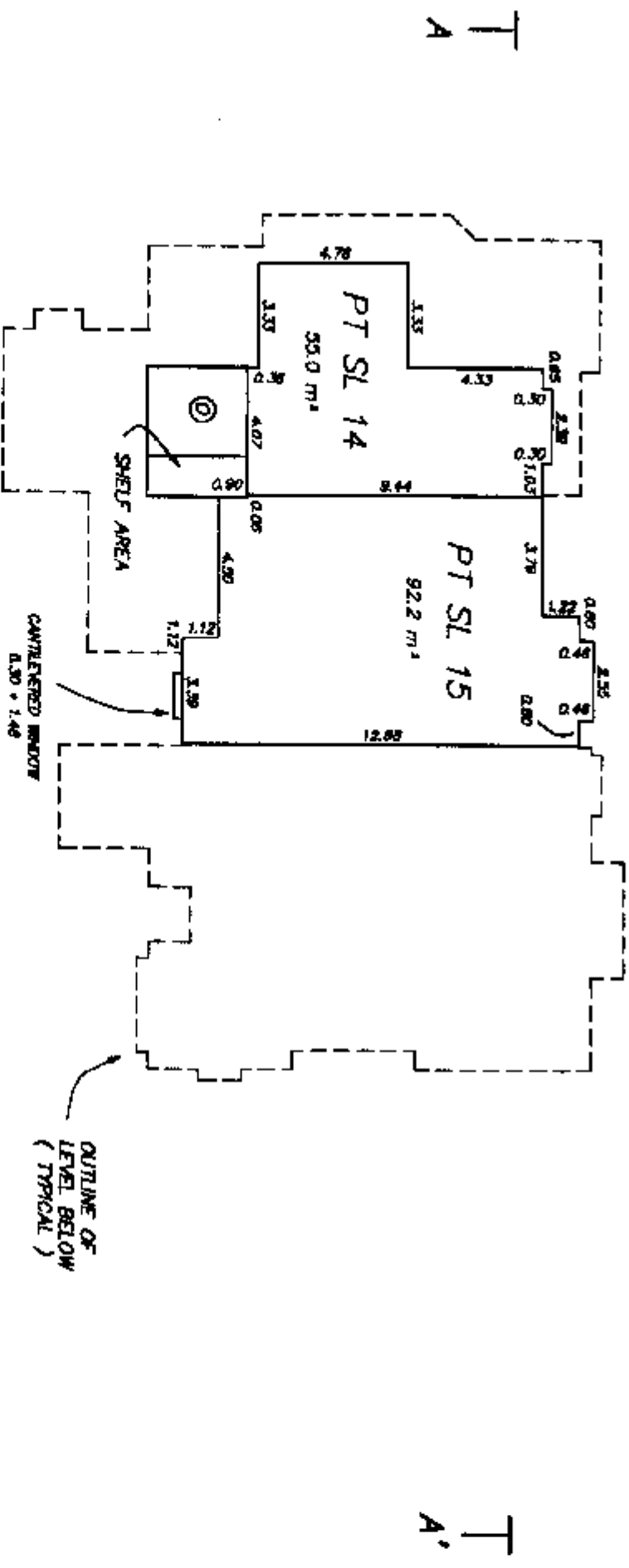
PHASE I : SHEET 11 OF 20 SHEETS

STRATA PLAN LMS 3245
PHASE I

MAIN LEVEL



UPPER LEVEL



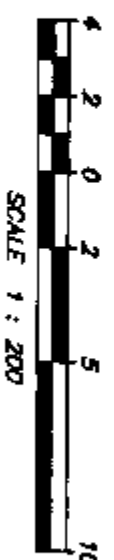
UPPER LEVEL

MAIN LEVEL

BASEMENT LEVEL

PT SL 14	PT SL 15	PT SL 16
PT SL 14	PT SL 15	PT SL 16
B - 14	B - 15	B - 16

SECTION A - A'

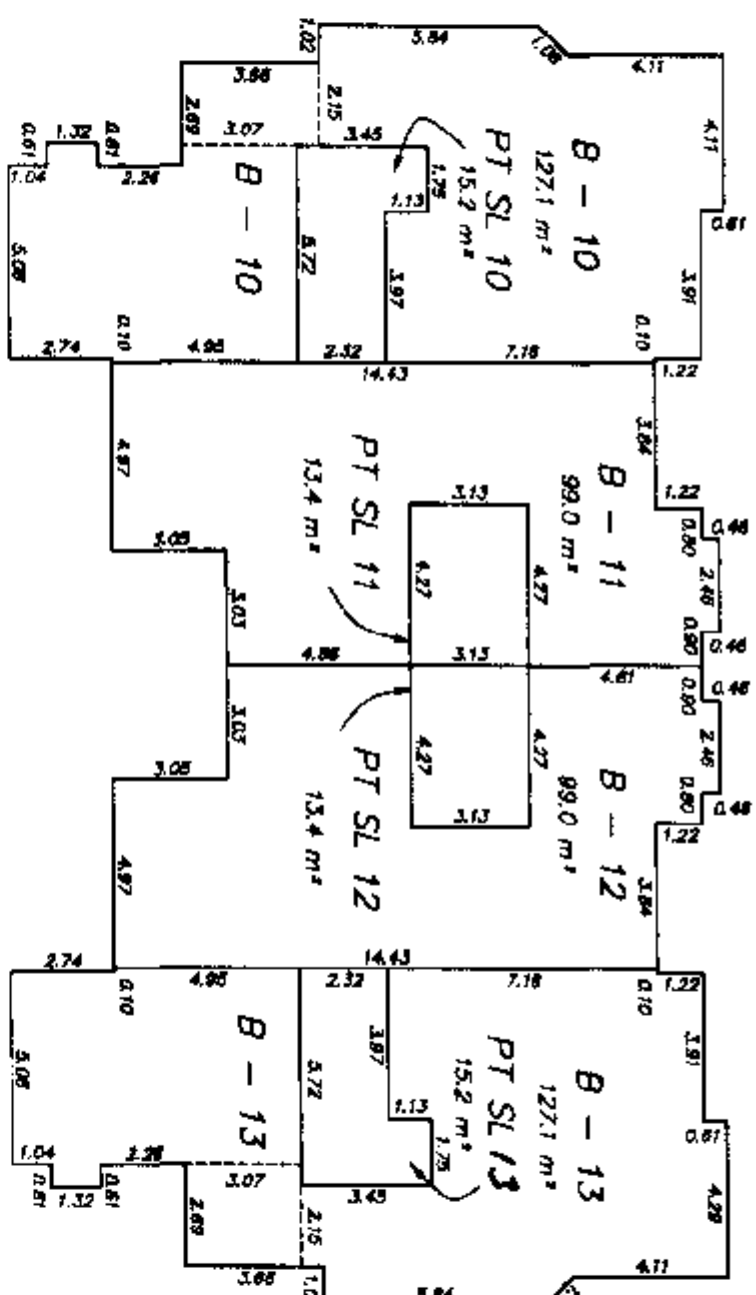


MURRAY & ASSOCIATES
201-12448 82nd AVENUE
SURREY, B.C.
V3W 3E9
(604) 597-9189

APPROVED BY
FILE 8545

BLOCK 9

BASEMENT LEVEL

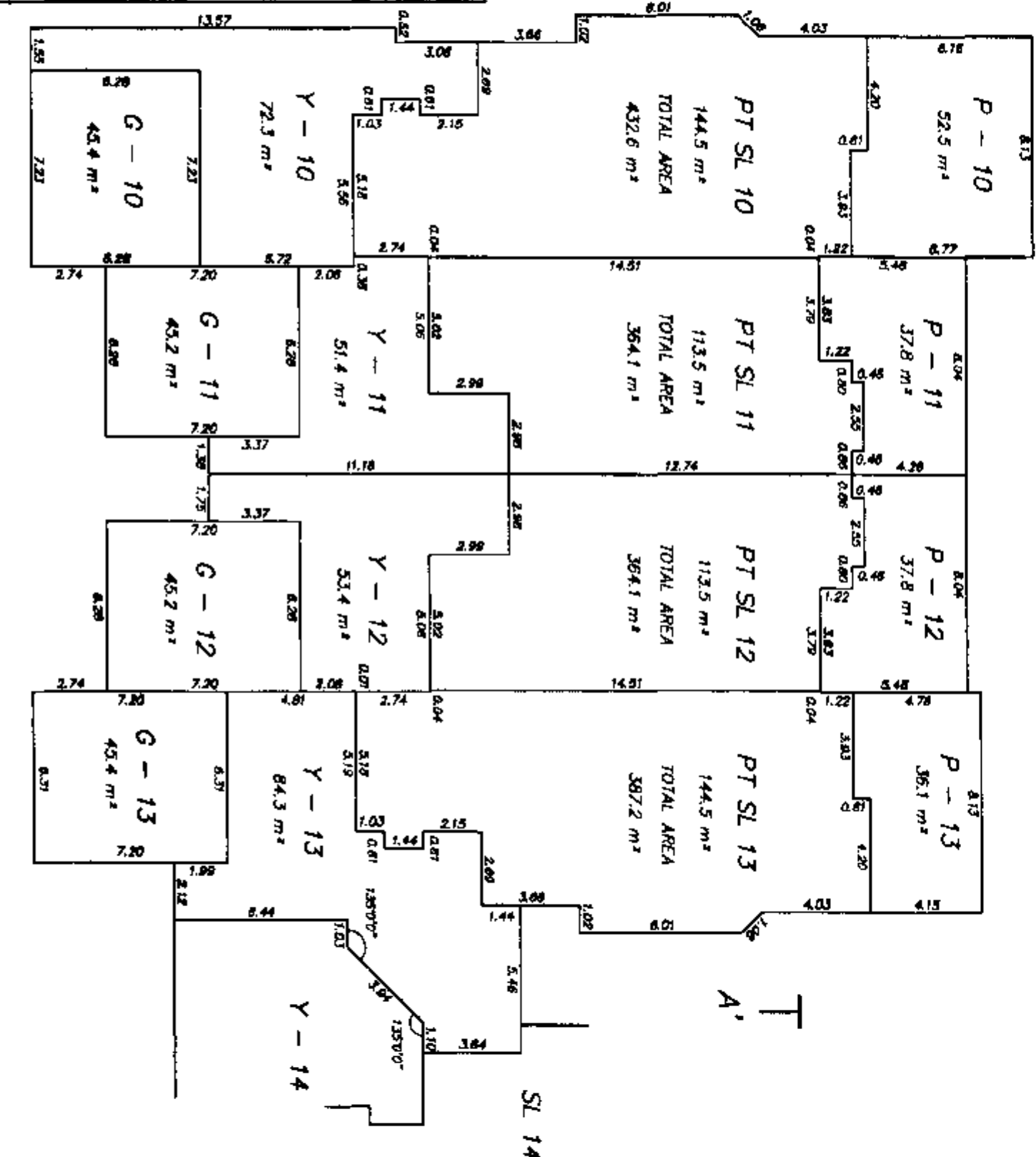


PHASE I : SHEET 12 OF 20 SHEETS

STRATA PLAN LMS 3265

PHASE I

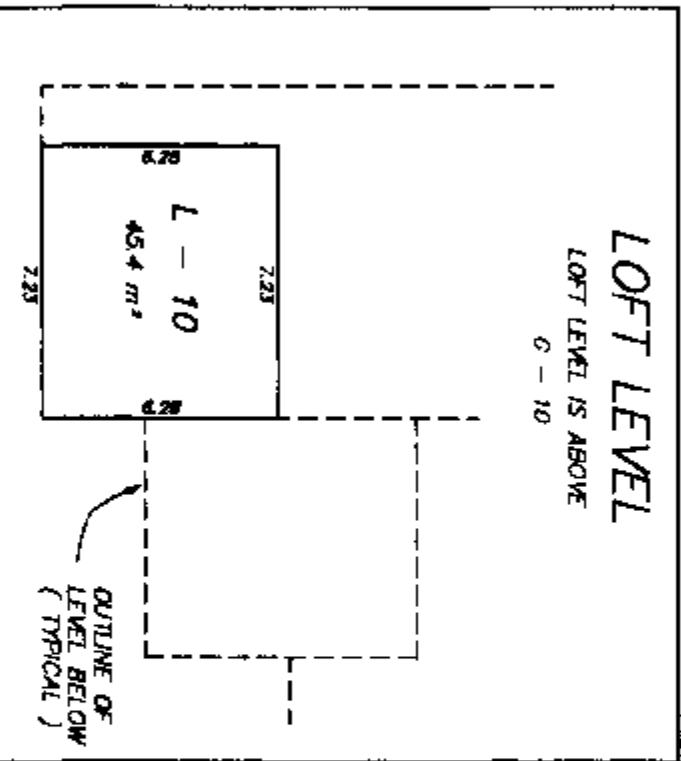
MAIN LEVEL



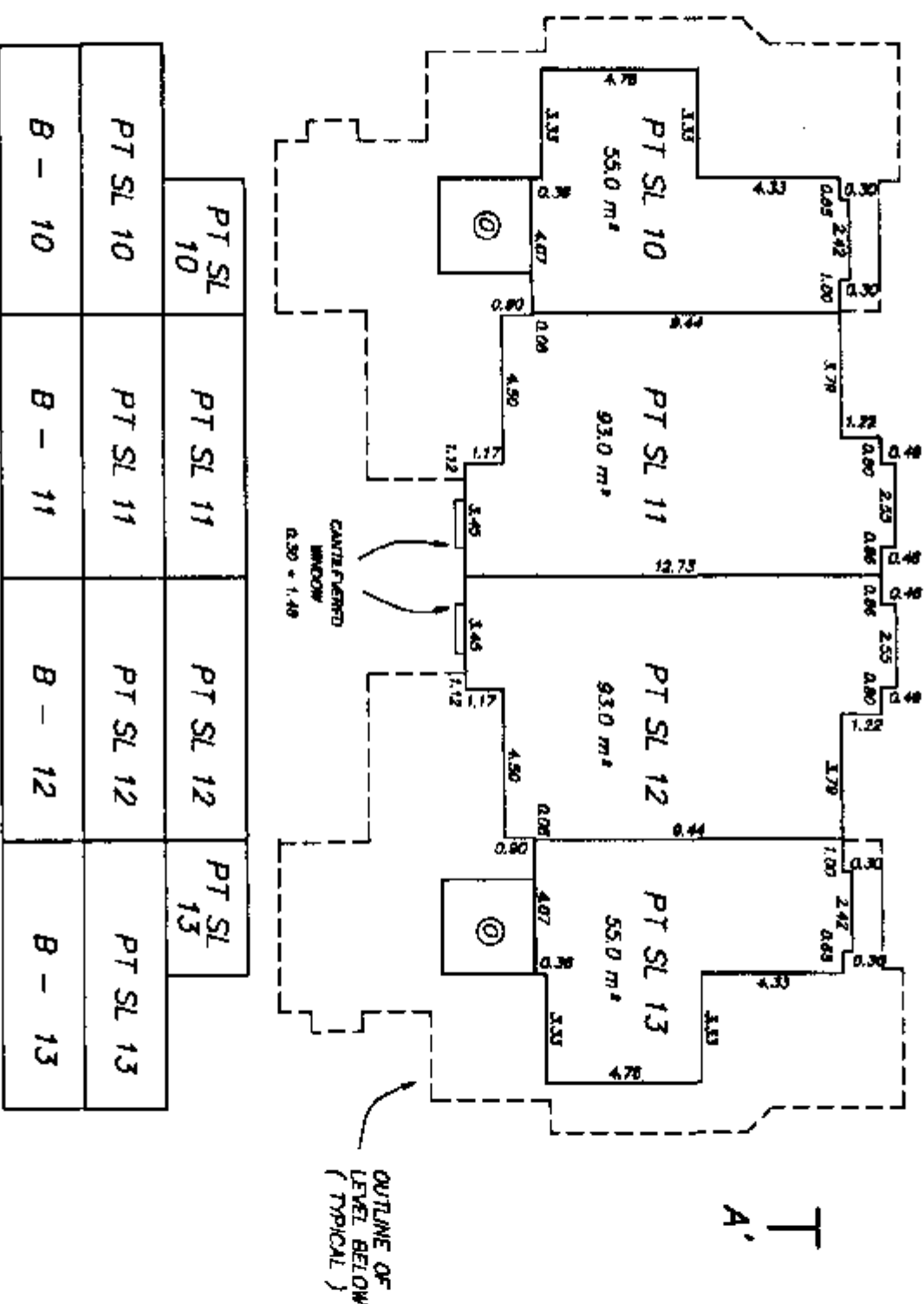
LOFT LEVEL

LOFT LEVEL IS ABOVE

G-10



UPPER LEVEL



UPPER LEVEL

MAIN LEVEL

BASEMENT LEVEL

PT SL 10	PT SL 11	PT SL 12	PT SL 13
PT SL 10	PT SL 11	PT SL 12	PT SL 13
B-10	B-11	B-12	B-13

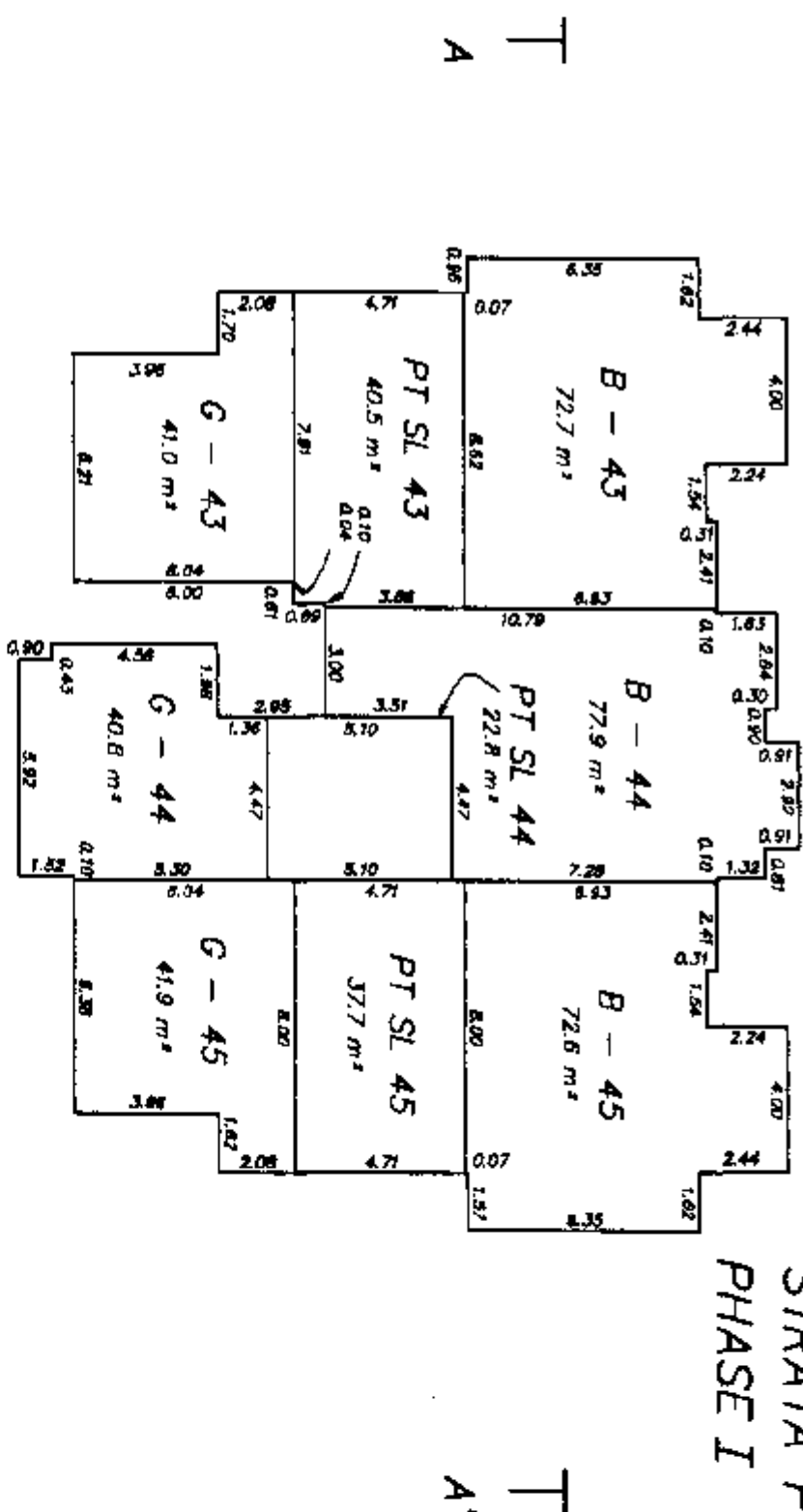
SECTION A - A'



MURRAY & ASSOCIATES
201-12448 82ND AVENUE
SURREY, B.C.
V3W 3E9
(604) 597-9189

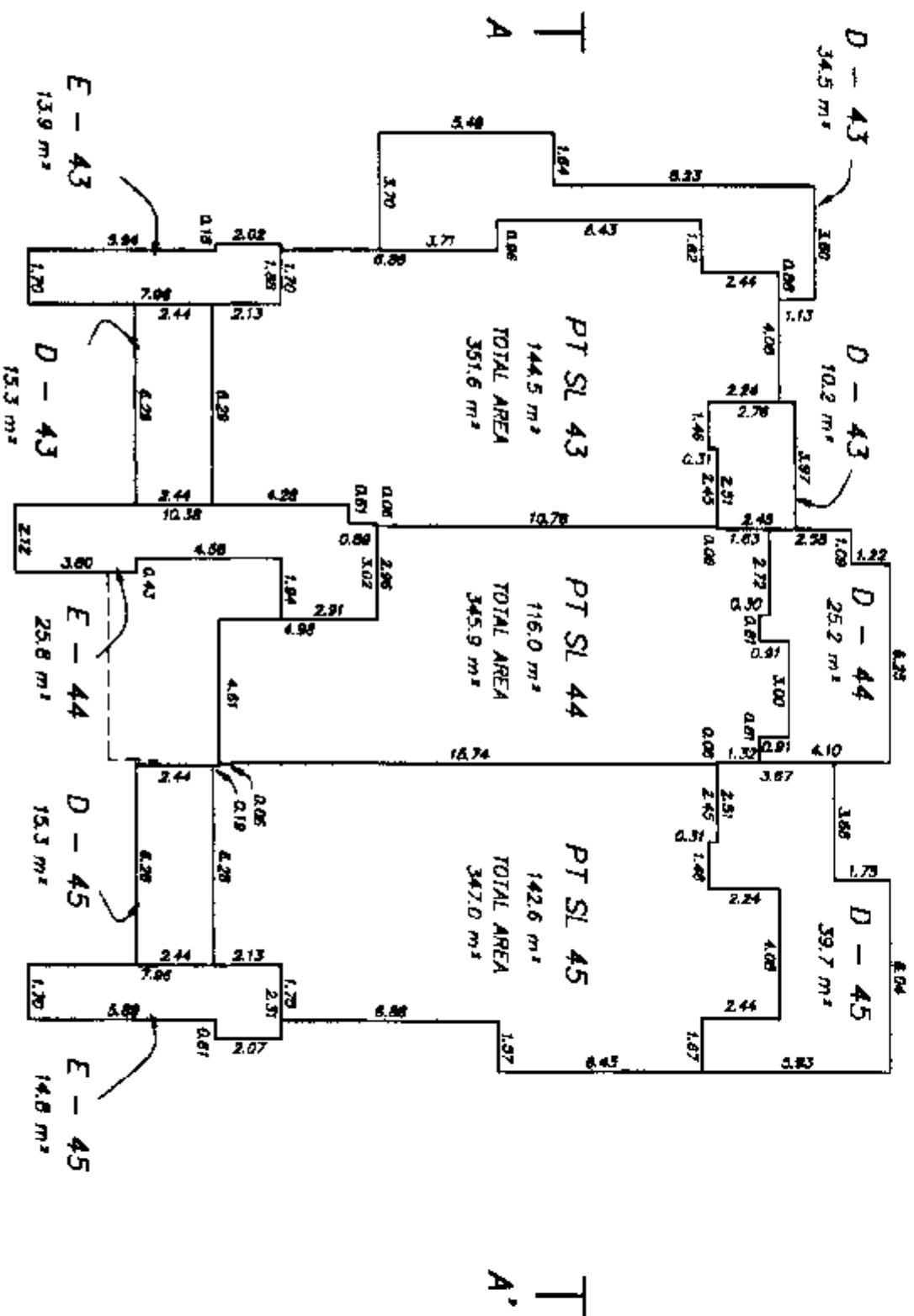
FILE 8545

BLOCK 10
BASEMENT LEVEL

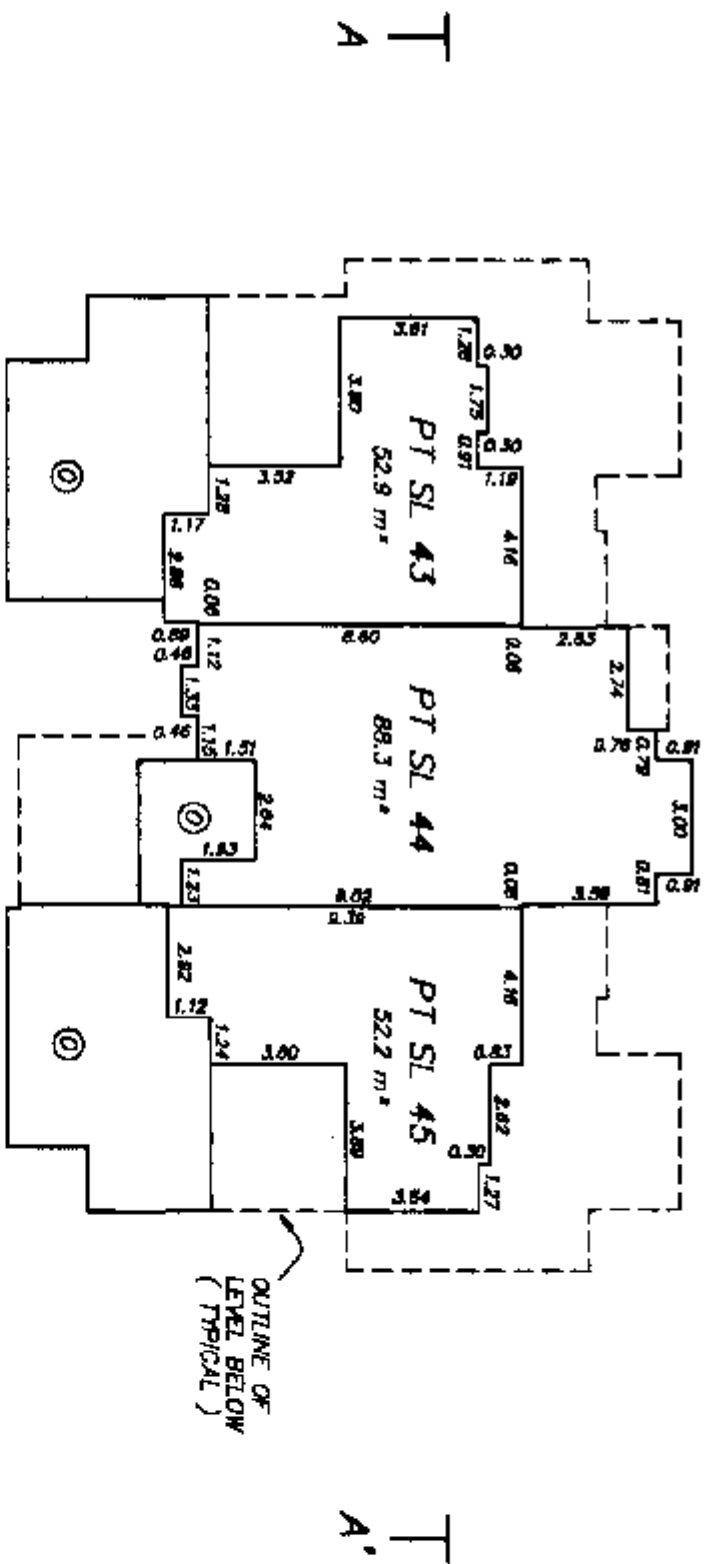


PHASE I : SHEET 13 OF 20 SHEETS
STRATA PLAN LMS 3265
PHASE I

MAIN LEVEL



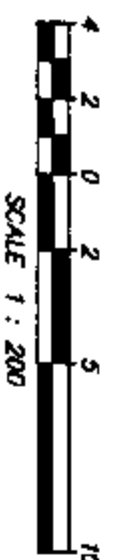
UPPER LEVEL



UPPER LEVEL
MAIN LEVEL
BASEMENT LEVEL

PT SL 43	PT SL 44	PT SL 45
PT SL 43	PT SL 44	PT SL 45
PT SL 43	PT SL 44	PT SL 45

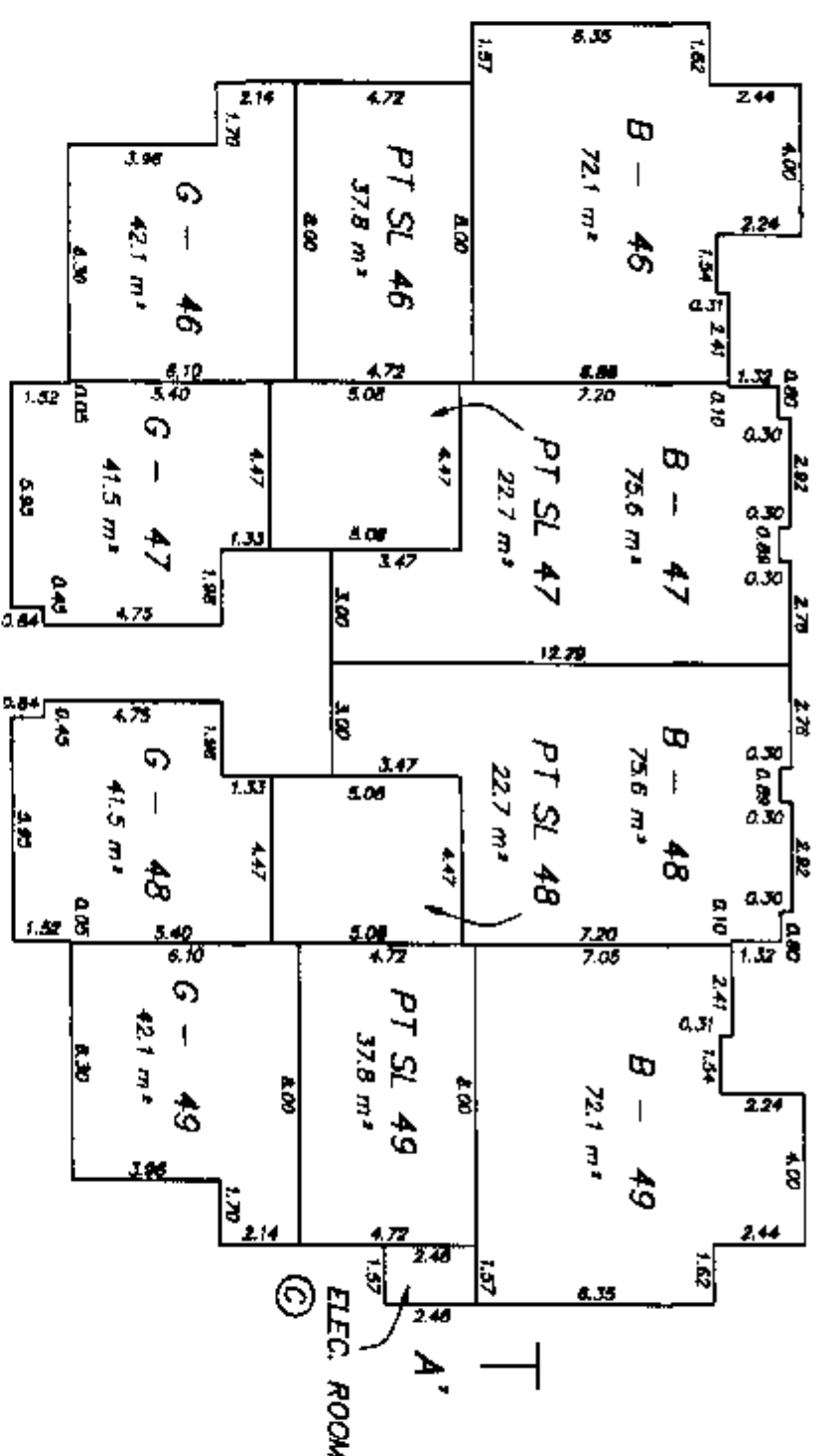
SECTION A - A'



MURRAY & ASSOCIATES
201-12448 82ND AVENUE
SURREY, B.C.
V3W 3E9
(604) 597-9189

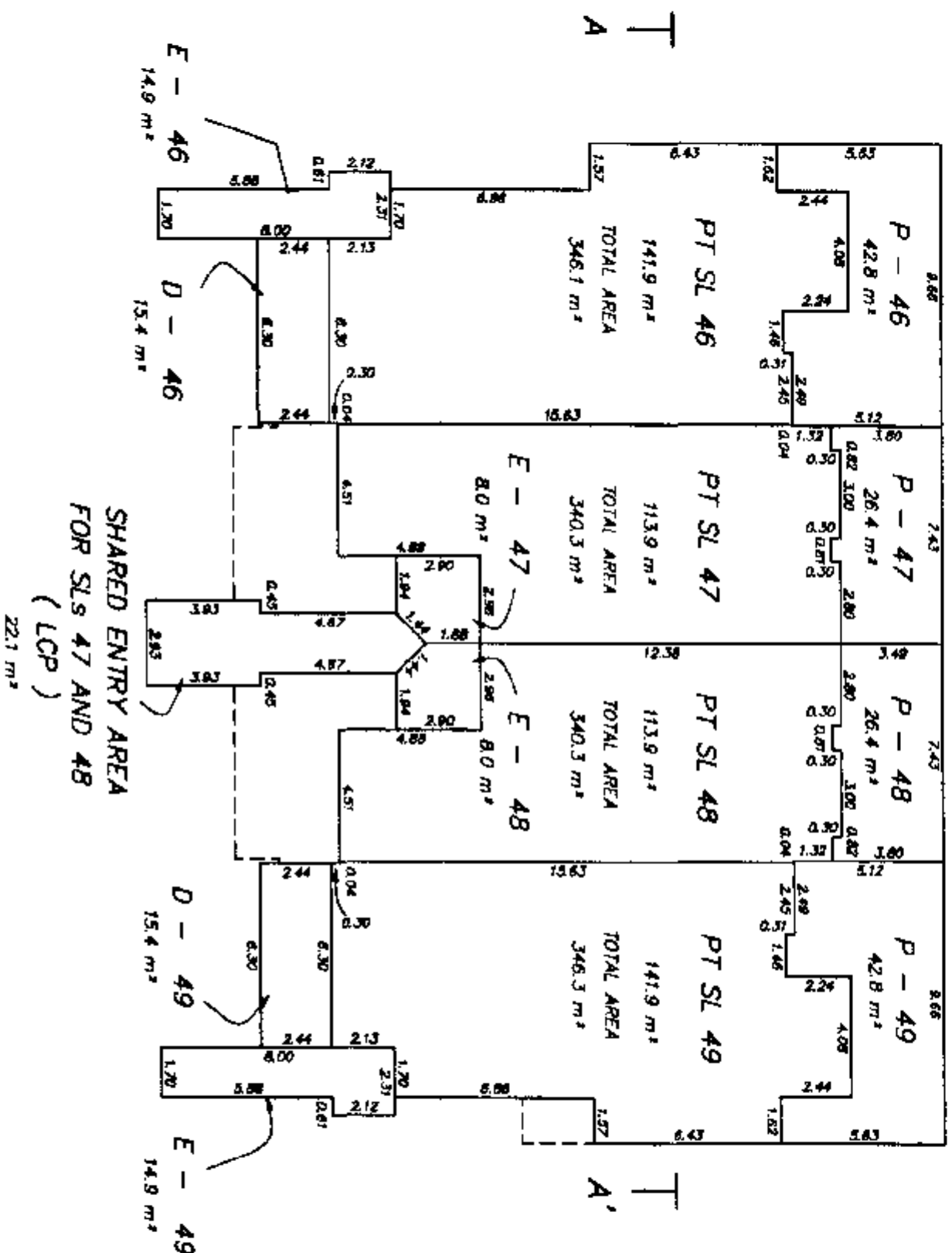
FILE 8545

BLOCK 11
BASEMENT LEVEL

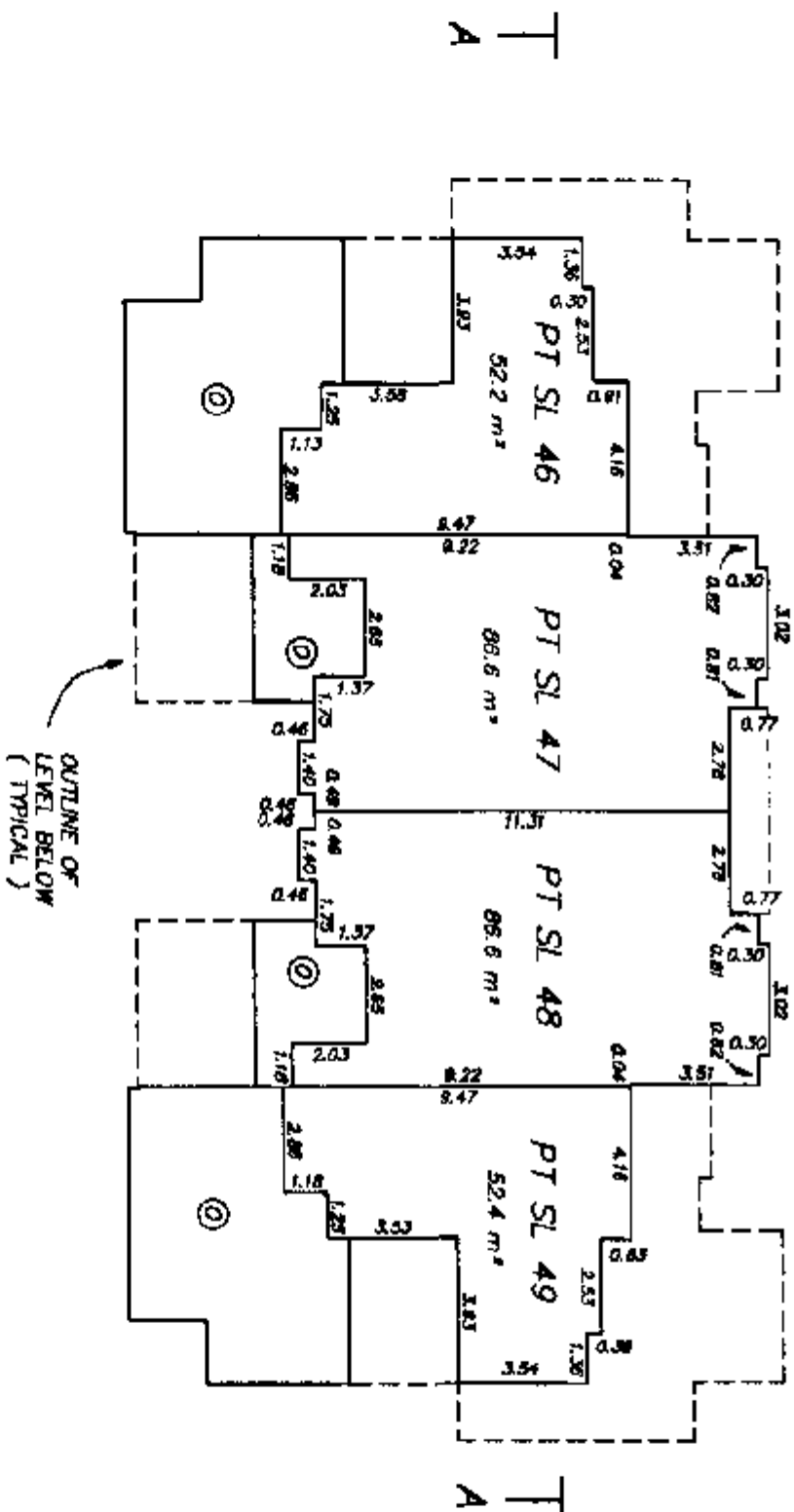


PHASE I : SHEET 14 OF 20 SHEETS
STRATA PLAN LMS 3265
PHASE I

MAIN LEVEL



UPPER LEVEL



UPPER LEVEL
MAIN LEVEL
BASEMENT LEVEL

SECTION A - A'

PT SL 46	PT SL 47	PT SL 48	PT SL 49
PT SL 46	PT SL 47	PT SL 48	PT SL 49
PT SL 46	PT SL 47	PT SL 48	PT SL 49



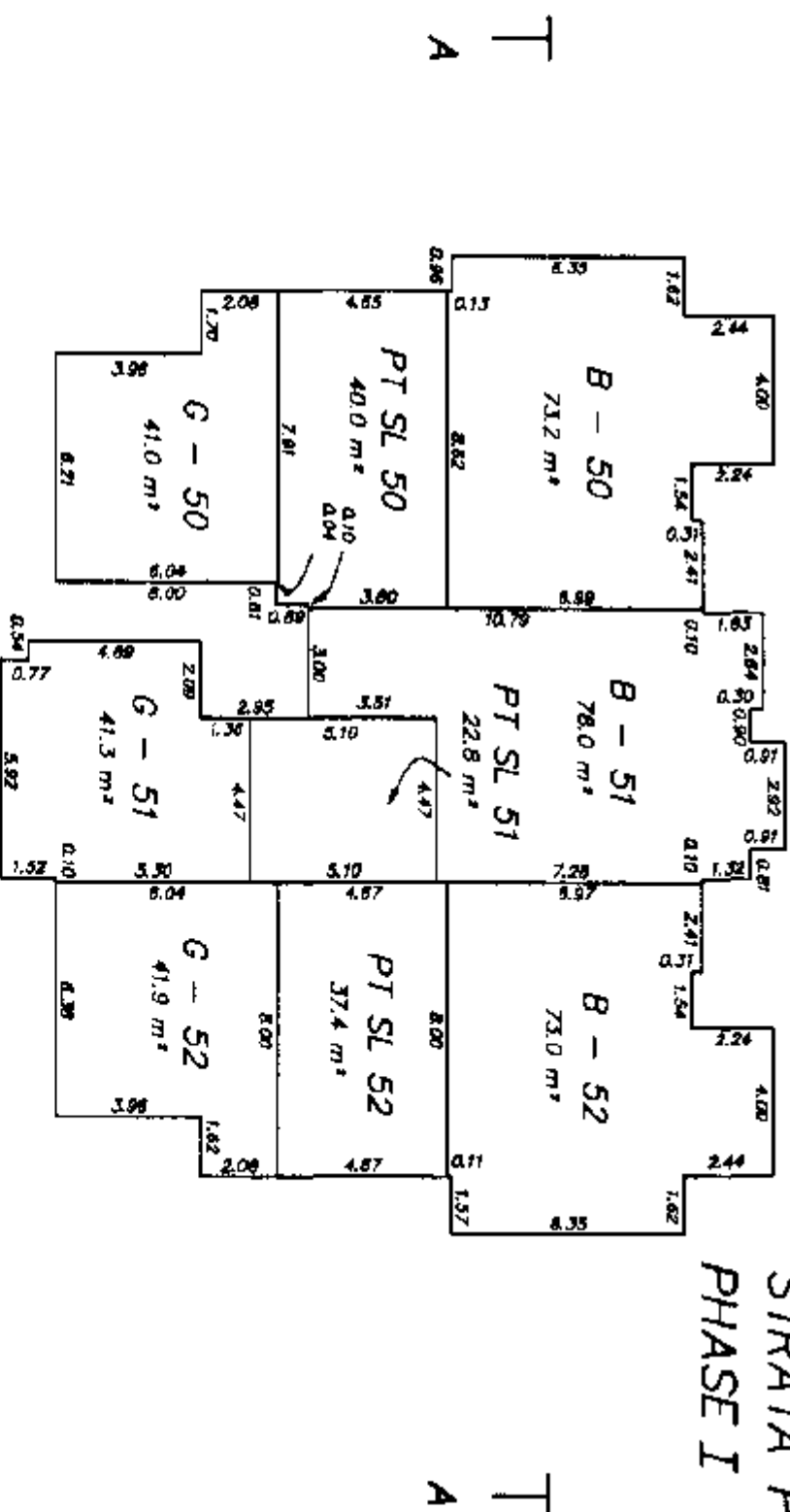
SCALE 1 : 200

MURRAY & ASSOCIATES
201-12448 82ND AVENUE
SURREY, B.C.
V3W 3E9
(604) 597-9189

APPROVED
17, 1998
FILE 8545

BLOCK 12

BASEMENT LEVEL

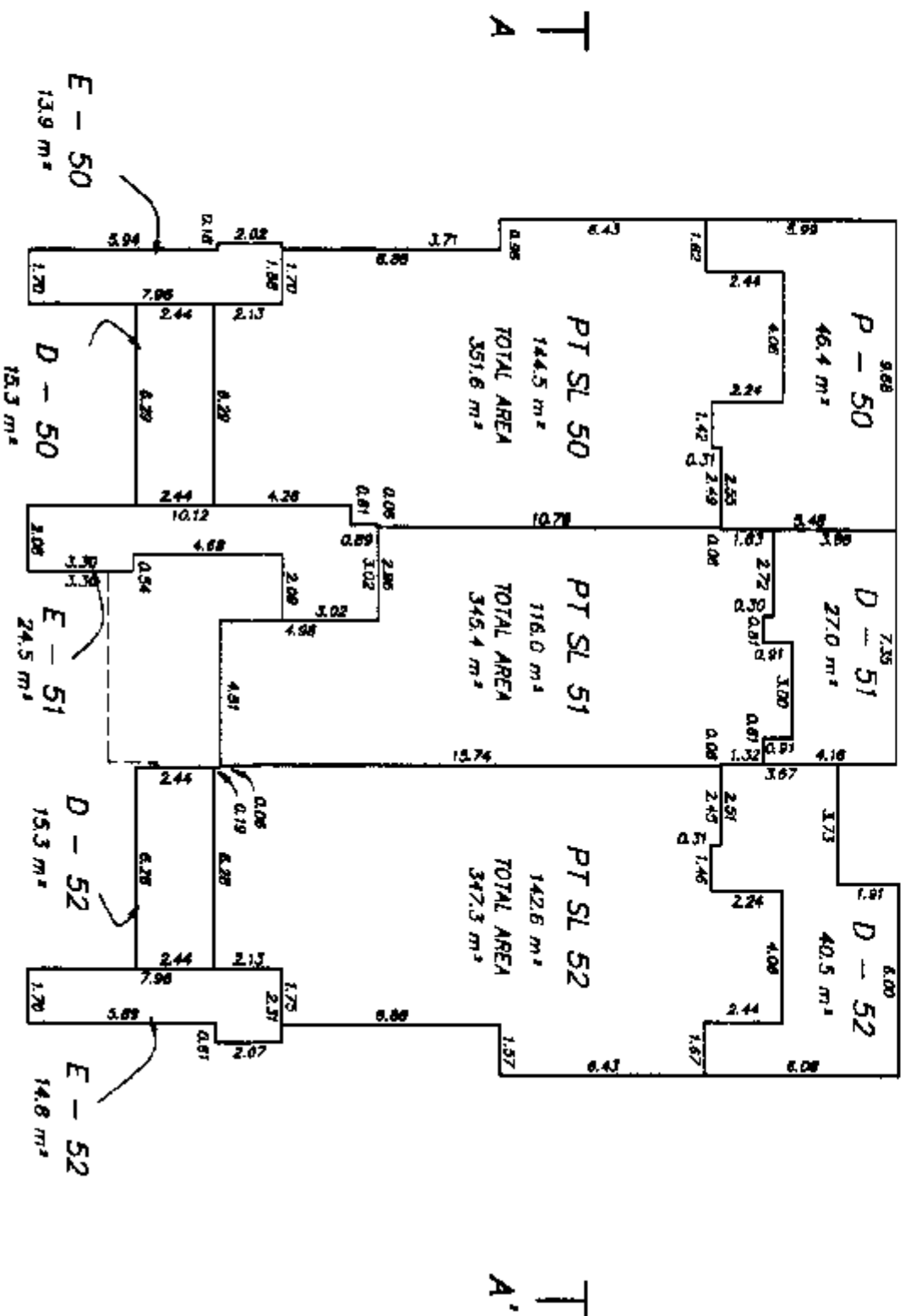


PHASE I : SHEET 15 OF 20 SHEETS

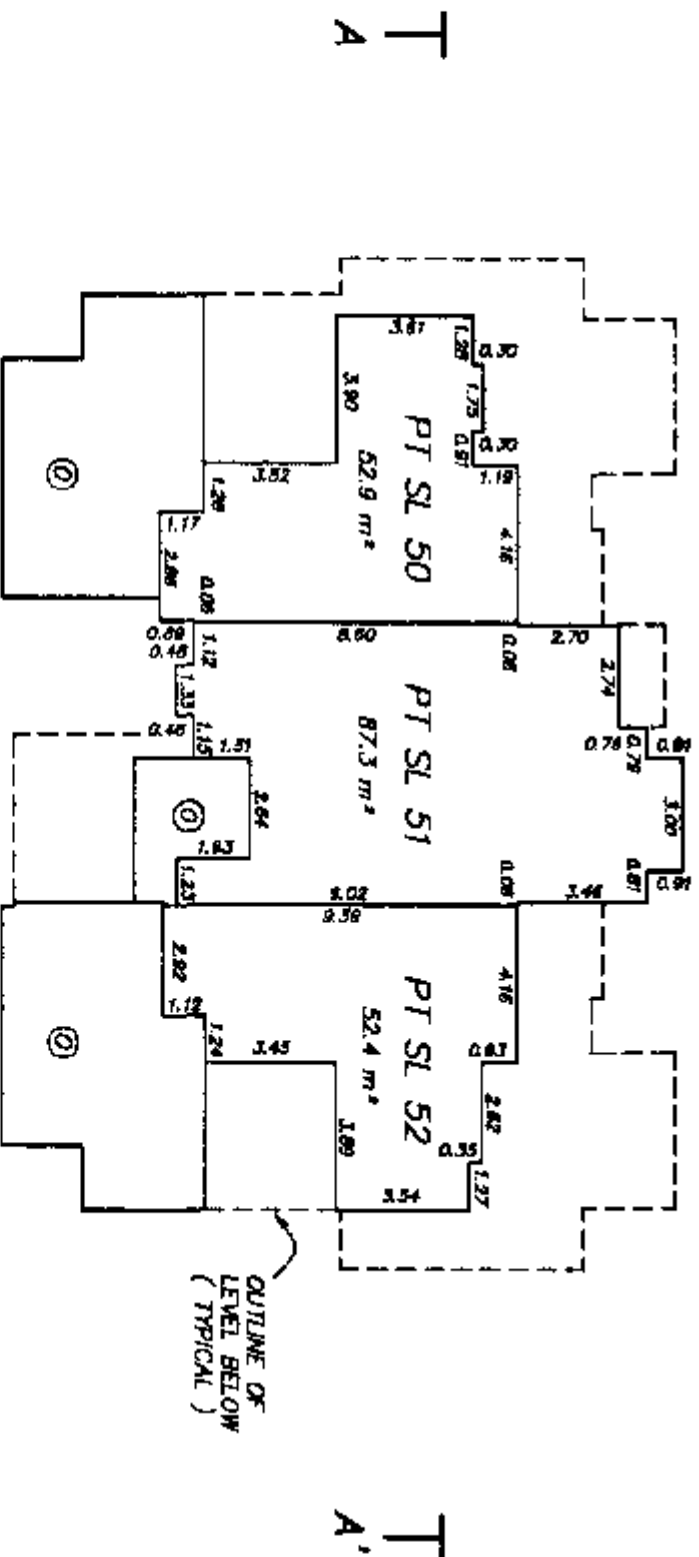
STRATA PLAN LMS 3265

PHASE I

MAIN LEVEL



UPPER LEVEL



UPPER LEVEL
MAIN LEVEL
BASEMENT LEVEL

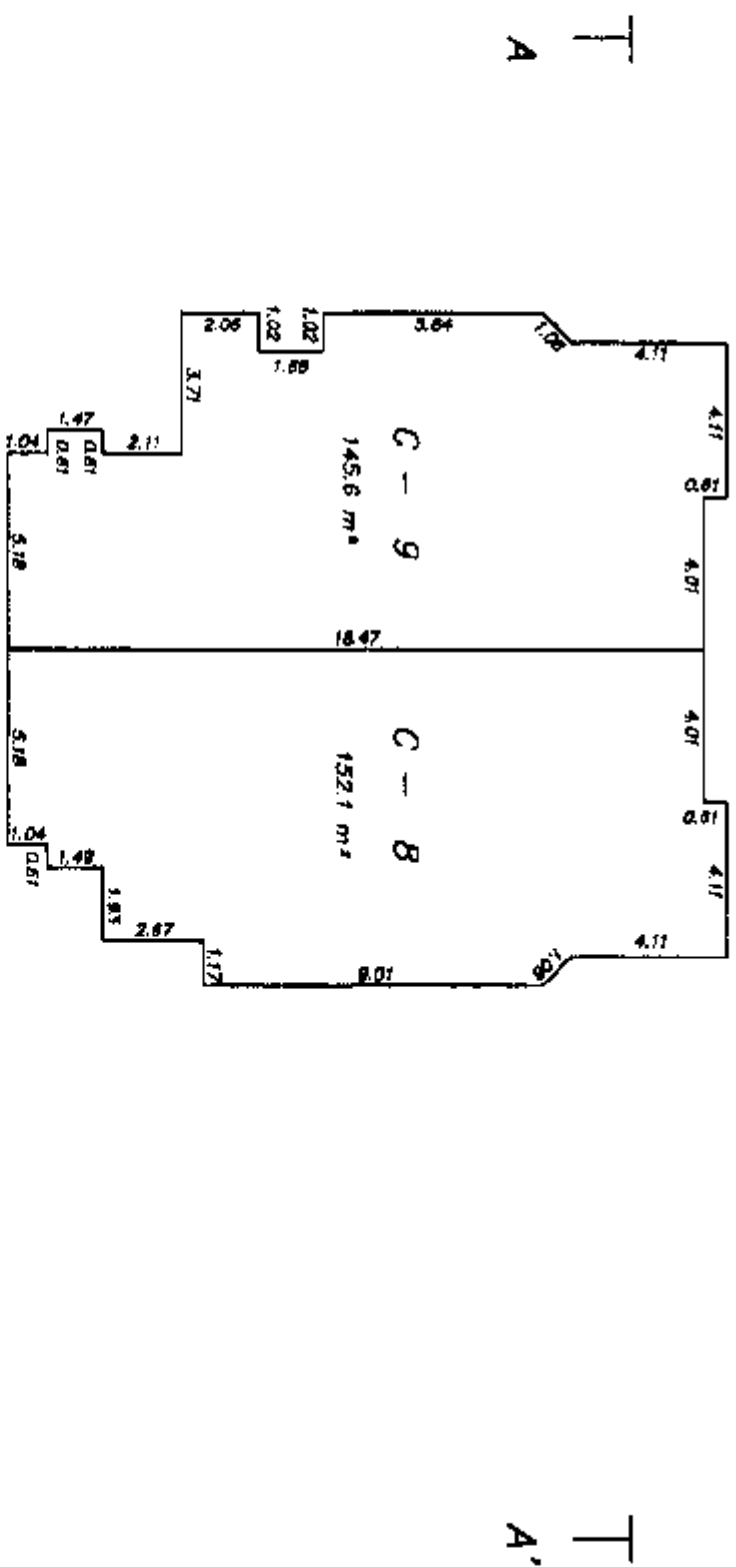
PT SL 50	PT SL 51	PT SL 52
PT SL 50	PT SL 51	PT SL 52
PT SL 50	PT SL 51	PT SL 52

SECTION A - A'

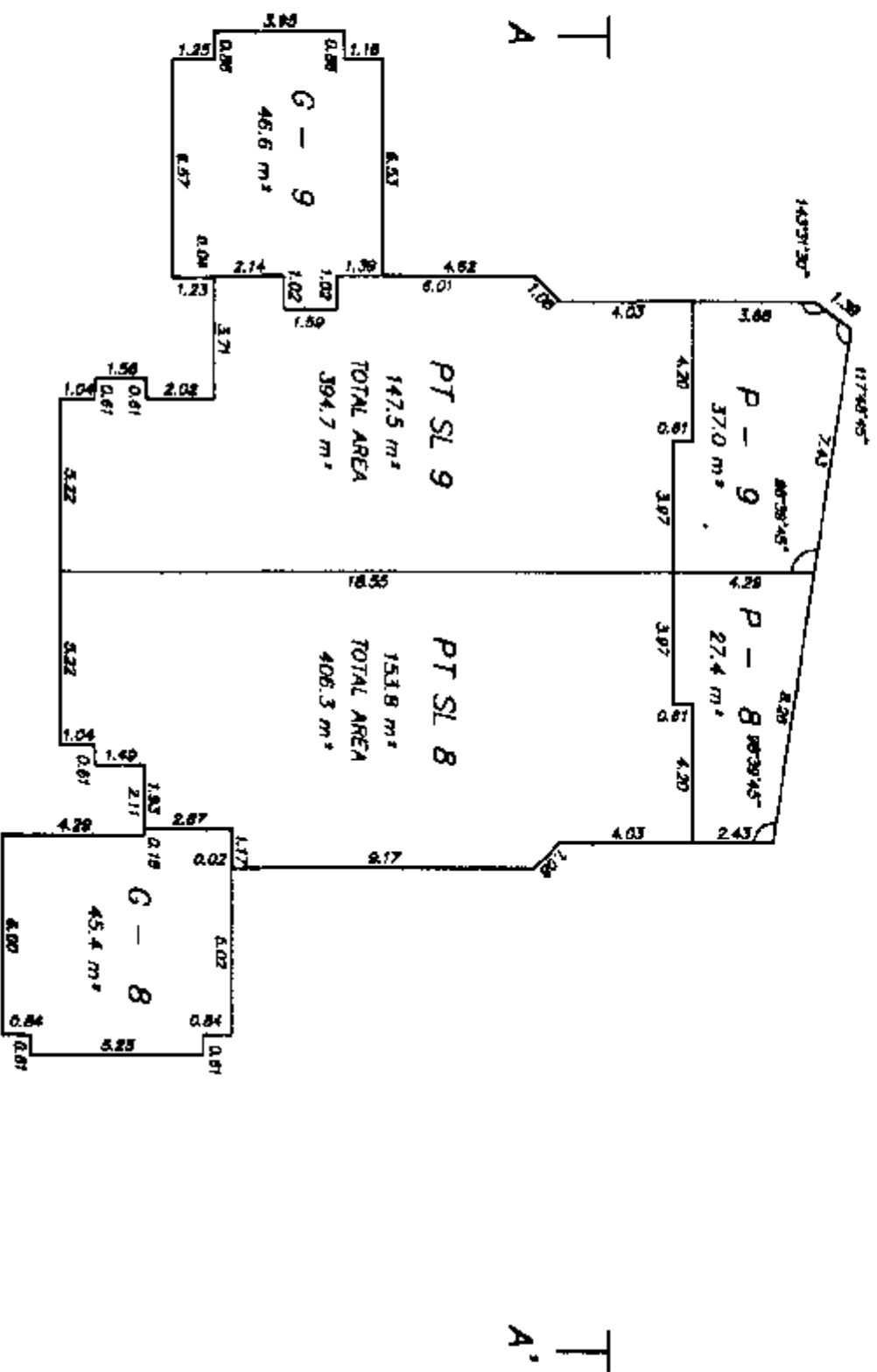


BLOCK 13

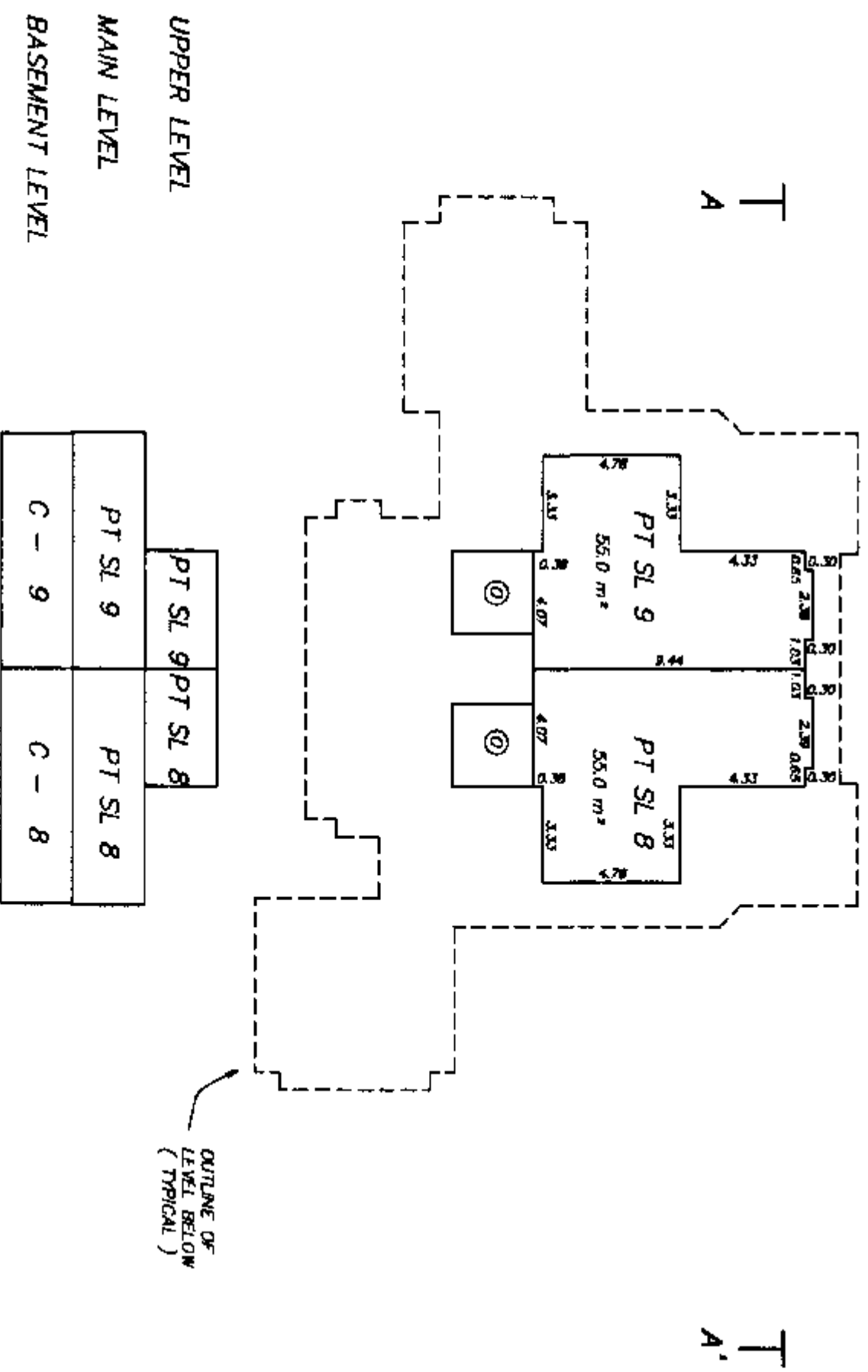
BASEMENT LEVEL



MAIN LEVEL



UPPER LEVEL



UPPER LEVEL
MAIN LEVEL
BASEMENT LEVEL

SECTION A - A'



MURRAY & ASSOCIATES
201-12448 82ND AVENUE
SURREY, B.C.
V3W 3E9
(604) 507-9189

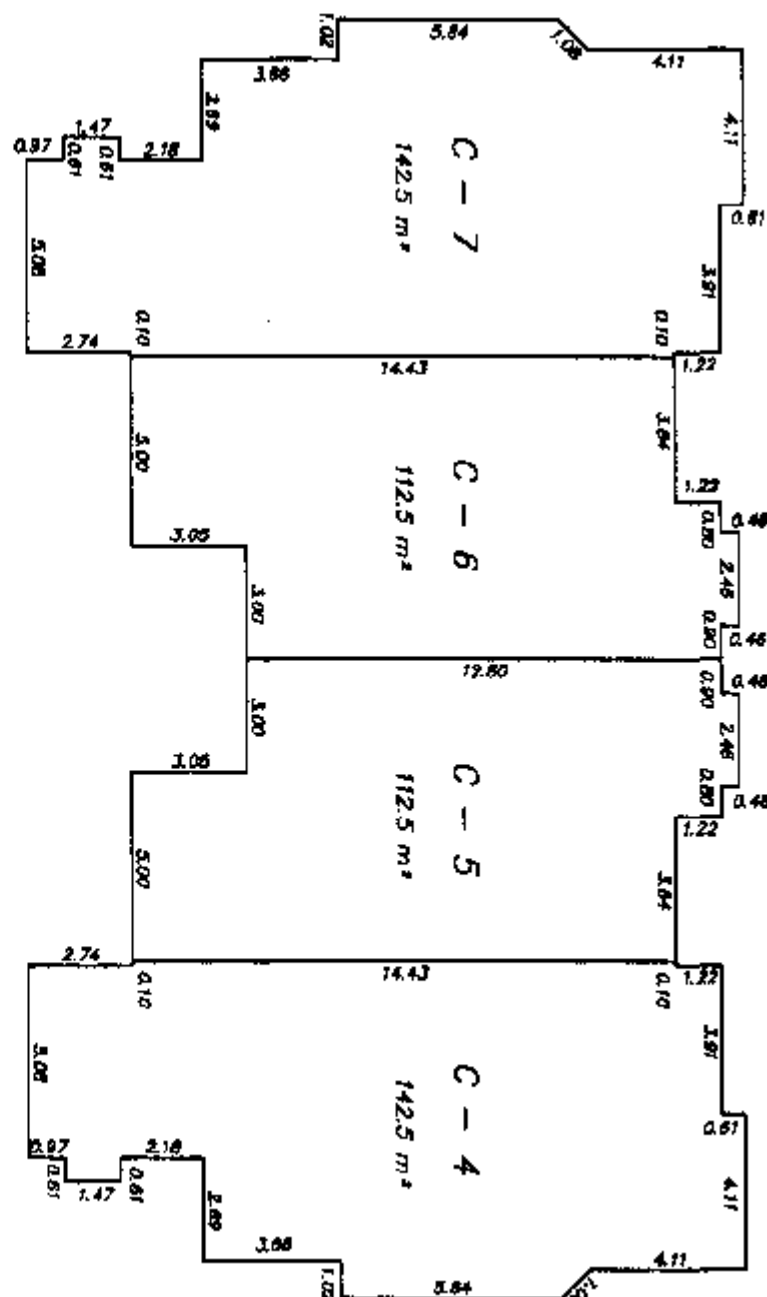
APR 17, 1998
FILE 8545

BLOCK 14

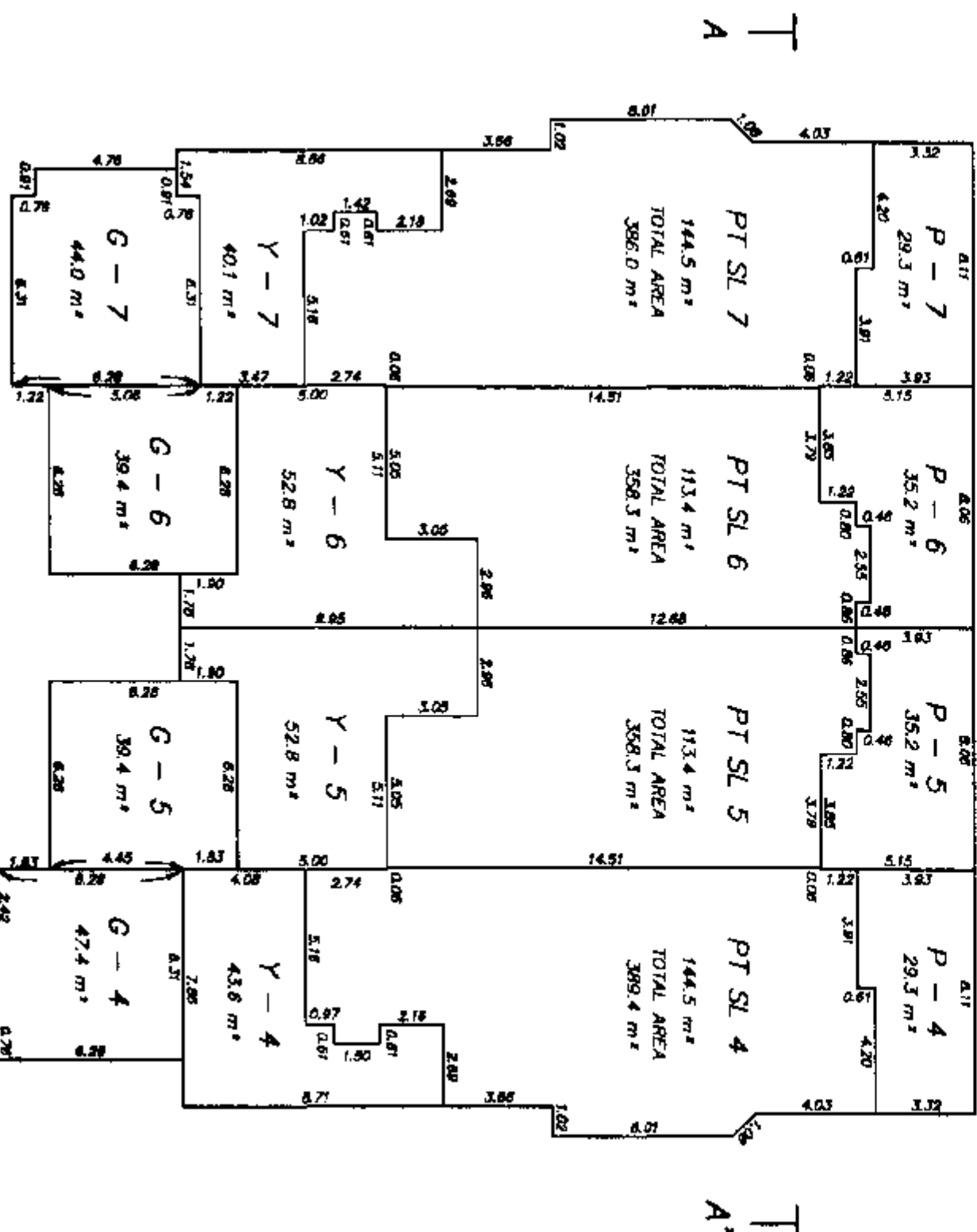
PHASE I : SHEET 17 OF 20 SHEETS

STRATA PLAN LMS 3265
PHASE I

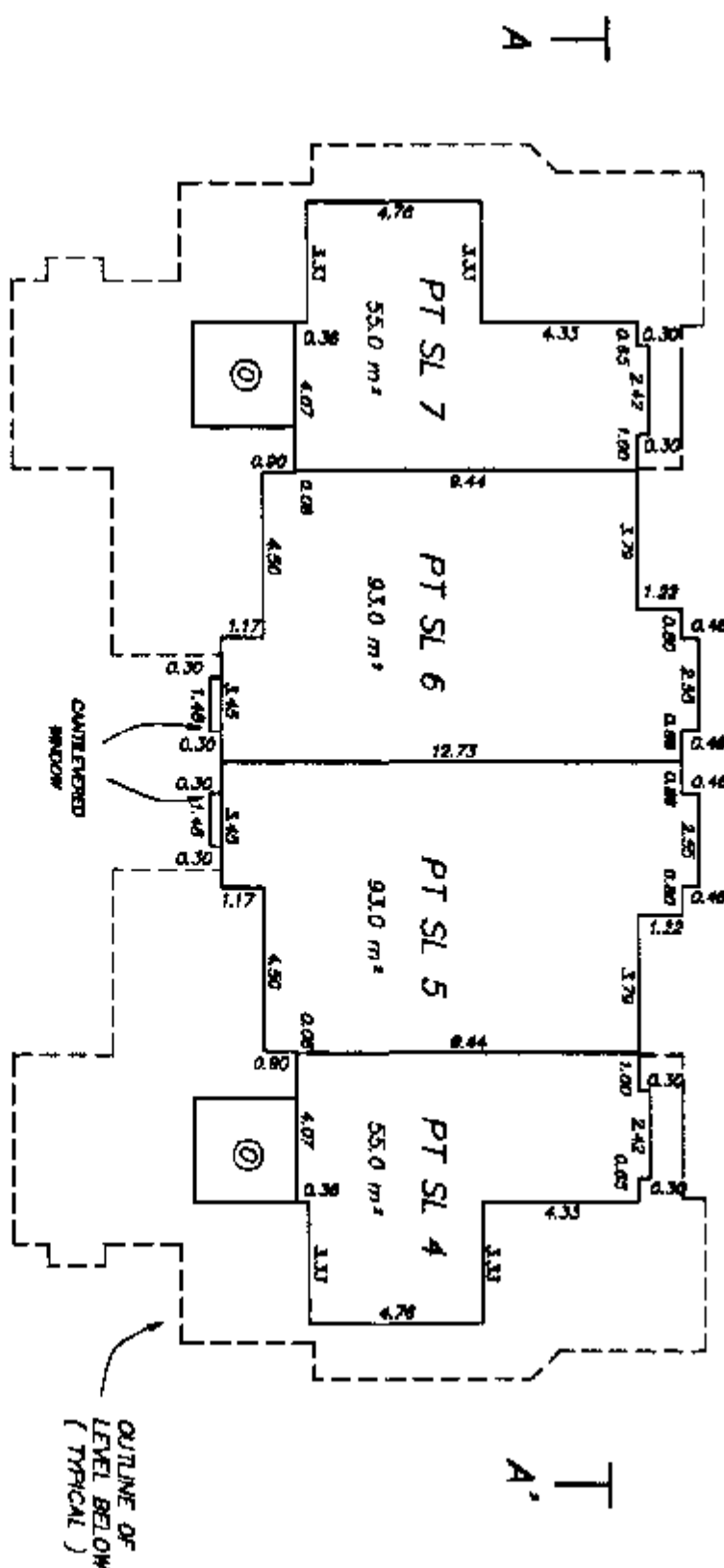
BASEMENT LEVEL



MAIN LEVEL



UPPER LEVEL



UPPER LEVEL
MAIN LEVEL
BASEMENT LEVEL

PT SL 7	PT SL 6	PT SL 5	PT SL 4
PT SL 7	PT SL 6	PT SL 5	PT SL 4
C - 7	C - 6	C - 5	C - 4

SECTION A - A'



SCALE 1 : 200

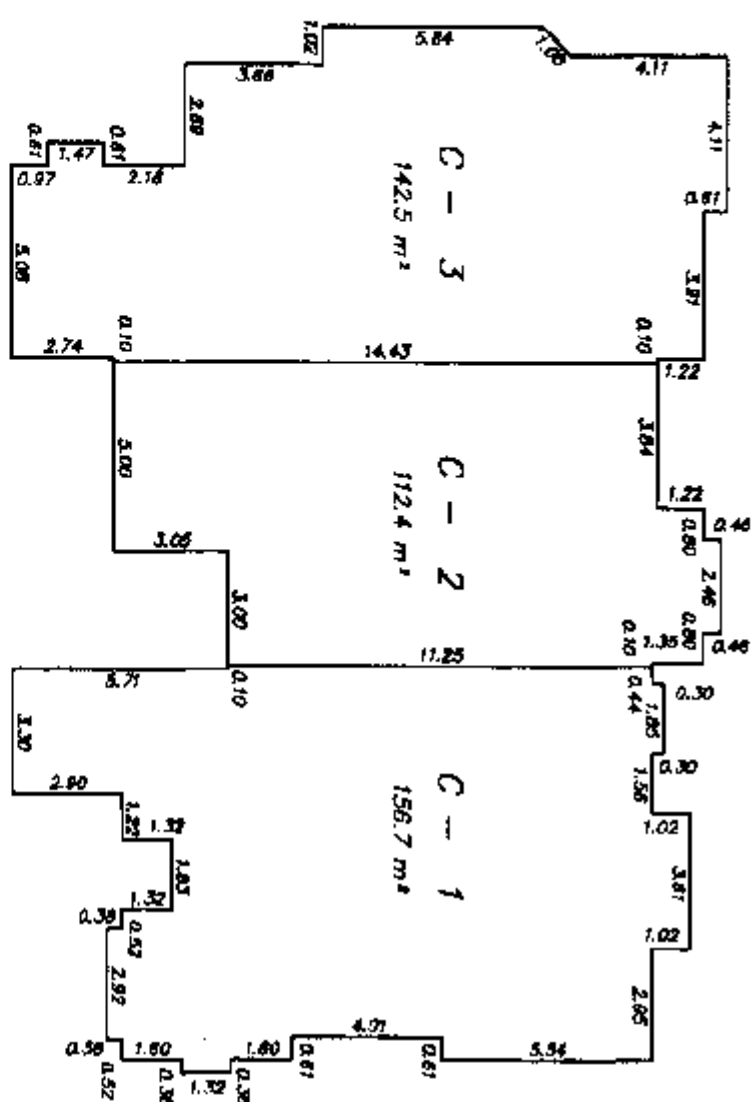
MURRAY & ASSOCIATES
201-12448 82nd AVENUE
SURREY, B.C.
V3W 3E9
(604) 597-9189

FILE 8545

BLOCK 15

BASEMENT LEVEL

T
A



PHASE 1 : SHEET 18 OF 20 SHEETS

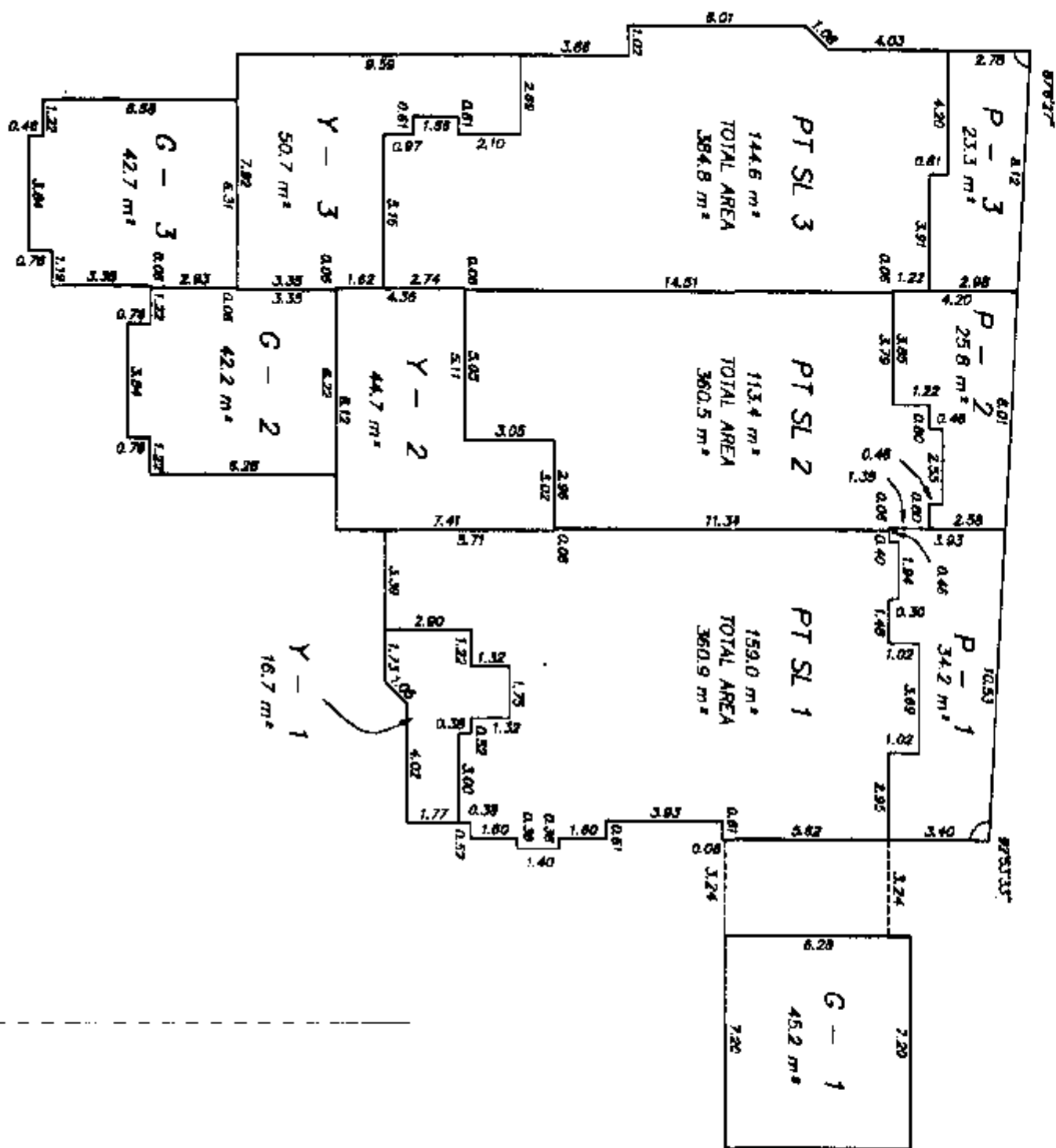
STRATA PLAN LMS 3265

PHASE I

T
A

MAIN LEVEL

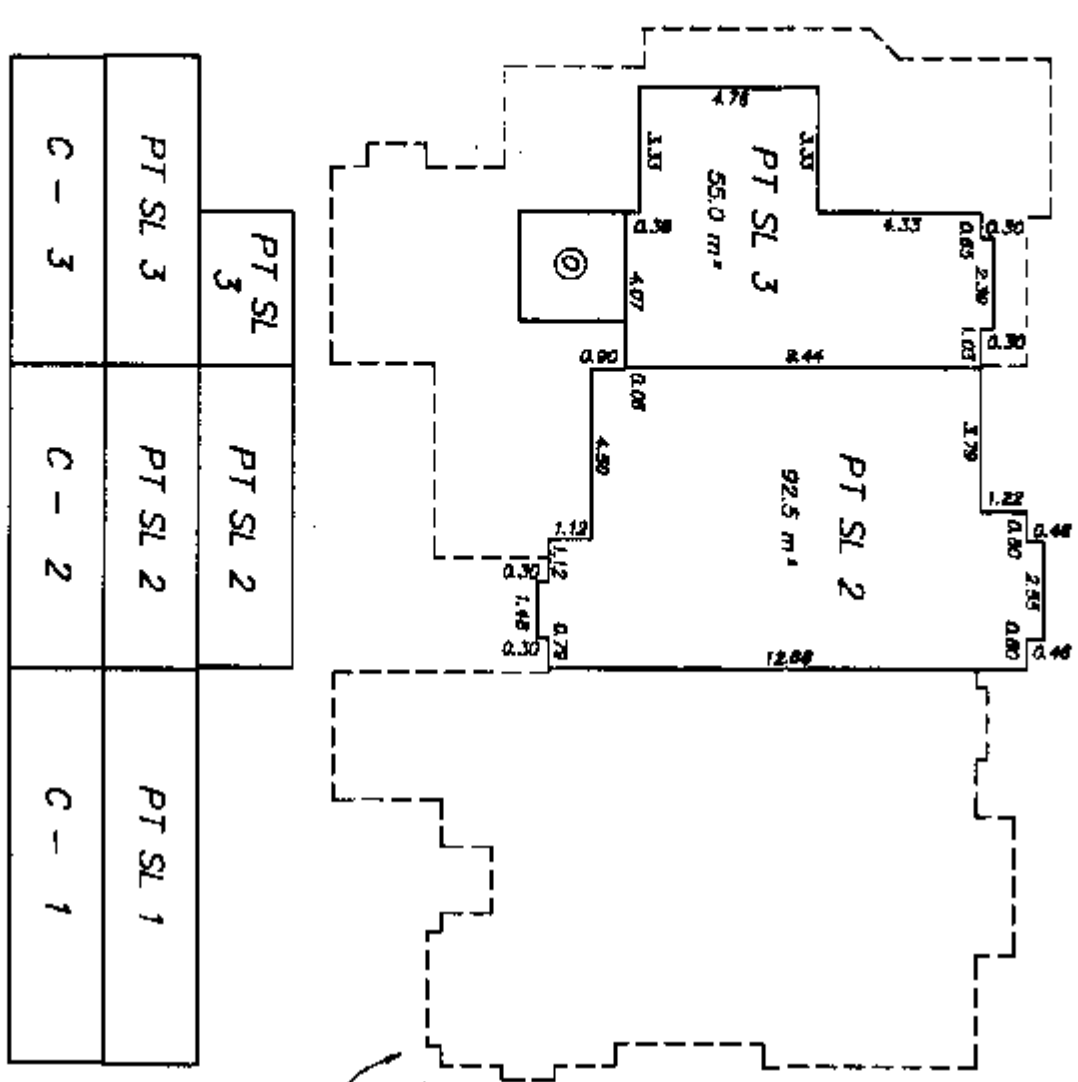
T
A



T
A

UPPER LEVEL

T
A



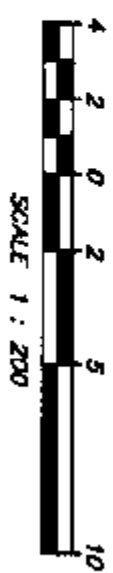
T
A

OUTLINE OF
LEVEL BELOW
(TYPICAL)

UPPER LEVEL
MAIN LEVEL
BASEMENT LEVEL

PT SL 3	PT SL 2	PT SL 1
PT SL 3	PT SL 2	PT SL 1
C - 3	C - 2	C - 1

SECTION A - A'



MURRAY & ASSOCIATES
201-12448 82nd AVENUE
SURREY, B.C.
V3W 3E8
(604) 597-9189

RP B.C.L.S.
April 17, 1998

FILE 8545

RECORD OF BY-LAWS AND ORDERS, ETC.

MURRAY & ASSOCIATES
201-12448 82nd AVENUE
SURREY, B.C.
V3W 3E9
(604) 597-9189

228 B.G.L.S.
April 17, 1998

DEALINGS

AFFECTING

THE

COMMON

PROPERTY

FILING	
--------	--

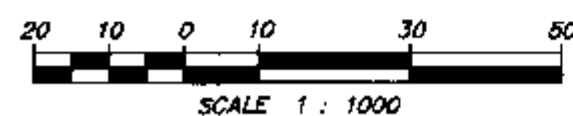
Common Property Sheet Closed	June 3, 1999
Search AIT052 or BC Online for	
Current Information BC Reg 76/95	

RJ
B.C.L.S.
April 17, 1998

STRATA PLAN OVER :-

**1) LOT 1, PLAN LMP 33686 EXCEPT :
PHASE 1 STRATA PLAN LMS3265,
SECTION 26, TOWNSHIP 1,
NEW WESTMINSTER DISTRICT.**

B.C.G.S. 92G . 007

**LEGEND :**

- INDICATES CONTROL MONUMENT FOUND
 - INDICATES STANDARD IRON POST FOUND
 - INDICATES LEAD PLUG PLACED
- GRID BEARINGS ARE DERIVED FROM OBSERVATIONS BETWEEN CONTROL MONUMENTS 5732 AND 5733 AND 8784.
INTEGRATED SURVEY AREA #1, CITY OF SURREY.
- DISTANCES SHOWN ARE GROUND LEVEL MEASURED DISTANCES. PRIOR TO COMPUTATION OF U.T.M. CO-ORDINATES MULTIPLY BY THE MEAN COMBINED FACTOR 0.99960320. (NAD 83)
- ALL DISTANCES ARE IN METRES.

MONUMENT TIES ACCORDING
TO PLAN LMP 33686.

CIVIC ADDRESS :-

3355 MORGAN CREEK WAY,
SURREY, B.C.

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

THE OWNERS
C/O THE OWNERS
STRATA PLAN LMS3265
HUGH & MCKINNON REALTY LTD.,
14007 - 16th AVENUE,
SURREY, B.C.
V4A 1P9

Form E- Bm157940

**STRATA PLAN LMS 3265
PHASE II**

DEPOSITED AND REGISTERED IN THE
LAND TITLE OFFICE AT NEW WESTMINSTER
BRITISH COLUMBIA, DATED THIS 10 TH
DAY OF NOV 2000

J. Snell EP
REGISTRAR
BP 269804 - BP 269831

SL DENOTES STRATA LOT
m2 DENOTES SQUARE METRES
G DENOTES GARAGE AREA
P DENOTES PATIO AREA (LCP)
D DENOTES DECK AREA (LCP)
PT DENOTES PART
⊙ DENOTES OPEN TO BELOW
C DENOTES COMMON PROPERTY
Y DENOTES YARD AREA (LCP)
C DENOTES CRAWL SPACE
B DENOTES UNFINISHED BASEMENT.
LCP DENOTES LIMITED COMMON PROPERTY
E DENOTES ENTRY AREA (LCP)
WW DENOTES WINDOW WELL (LCP).

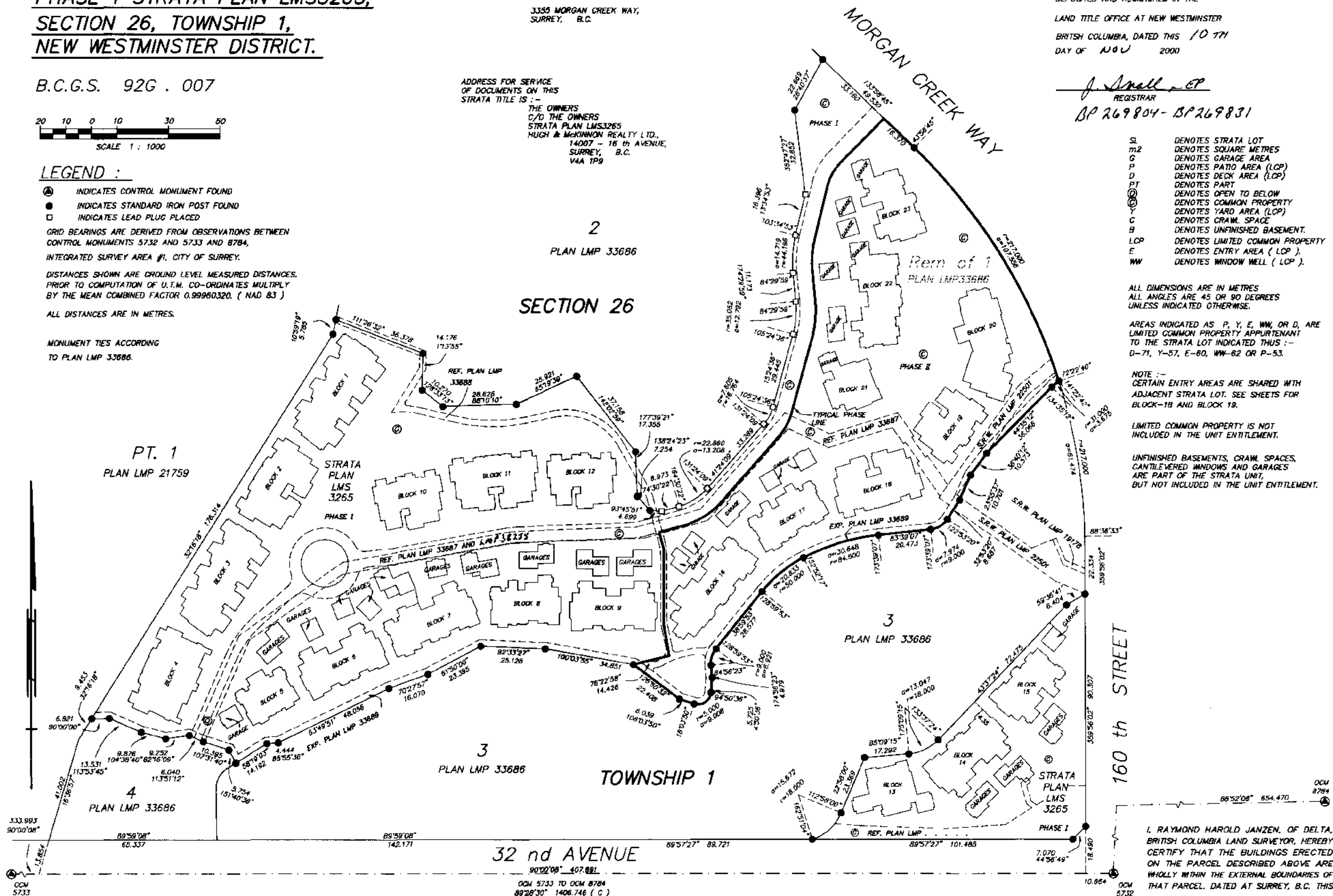
ALL DIMENSIONS ARE IN METRES
ALL ANGLES ARE 45 OR 90 DEGREES
UNLESS INDICATED OTHERWISE.

AREAS INDICATED AS P, Y, E, WW, OR D, ARE
LIMITED COMMON PROPERTY APPURTENANT
TO THE STRATA LOT INDICATED THUS :-
D-71, Y-57, E-60, WW-62 OR P-53.

NOTE :-
CERTAIN ENTRY AREAS ARE SHARED WITH
ADJACENT STRATA LOT. SEE SHEETS FOR
BLOCK-18 AND BLOCK 19.

LIMITED COMMON PROPERTY IS NOT
INCLUDED IN THE UNIT ENTITLEMENT.

UNFINISHED BASEMENTS, CRAWL SPACES,
CANTILEVERED WINDOWS AND GARAGES
ARE PART OF THE STRATA UNIT,
BUT NOT INCLUDED IN THE UNIT ENTITLEMENT.

SECTION 26

MURRAY & ASSOCIATES
201-12448 82nd AVENUE
SURREY, B.C.
V3W 3E9
(604) 597-9189

THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT

CITY OF SURREY

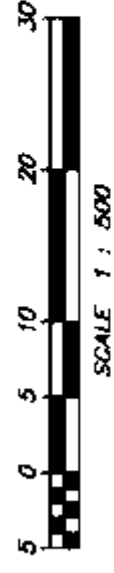
I, RAYMOND HAROLD JANZEN, OF DELTA,
BRITISH COLUMBIA LAND SURVEYOR, HEREBY
CERTIFY THAT THE BUILDINGS ERECTED
ON THE PARCEL DESCRIBED ABOVE ARE
WHOLLY WITHIN THE EXTERNAL BOUNDARIES OF
THAT PARCEL, DATED AT SURREY, B.C. THIS
(NOW) 21st DAY OF August, 2000.
(DESTROYED)

RJ
B. C. L. S.
FILE B545

STRATA PLAN LMS 3265
PHASE II

LOCATION AND DIMENSION PLAN

FOR DIMENSIONS REFER TO BLOCK PLAN SHEETS



MURRAY & ASSOCIATES
201-12448 82nd AVENUE
SURREY, B.C.
V3W 3E9
(604) 597-9189

B.C.L.S.
21st August 2000
FILE 8545

CONDOMINIUM ACTSTATUTORY DECLARATION

I/WE THE UNDERSIGNED DO SOLEMNLY DECLARE THAT:

1) I/WE THE UNDERSIGNED (AM/ARE) THE OWNER-DEVELOPER OR
(IN THE ALTERNATIVE) THE DULY AUTHORIZED AGENT OF THE
OWNER-DEVELOPER

2) THE STRATA PLAN IS ENTIRELY FOR RESIDENTIAL USE

I/WE MAKE THIS SOLEMN DECLARATION CONSCIENTIOUSLY
BELIEVING IT TO BE TRUE AND KNOWING THAT IT IS OF
THE SAME FORCE AND EFFECT AS IF MADE UNDER OATHDECLARED BEFORE ME
AT WHITE ROCK
IN THE PROVINCE OF B.C.
THIS 20 DAY OF September
2000.A NOTARY PUBLIC IN AND FOR THE PROVINCE OF BRITISH COLUMBIA
A COMMISSIONER FOR TAKING AFFIDAVITS WITHIN BRITISH COLUMBIADALE R. DOAN 15178 Duena Vista Ave.
White Rock, BC V4B 1Y3ACCEPTED AS TO FORMS 1, 2, AND 3.
DATED THIS 3 DAY OF November 2000.

SUPERINTENDENT OF REAL ESTATE

APPROVED AS PHASE II OF A II PHASE
STRATA PLAN UNDER THE CONDOMINIUM ACT,
PURSUANT TO SECTION 8 & 10 OF THE CONDOMINIUM ACT
DATED THIS 27 DAY OF Sept. 2000.APPROVING OFFICER FOR THE
CITY OF SURREY

NICHOLAS LAI

THE CITY OF SURREY, AS HOLDER OF COVENANTS

CHARGE BL221849, BL221859, BL221854, BL221844, BL221867, BL221854 AND
HEREBY CONSENTS TO THE FILING OF THIS STRATA PLAN.

DOUG MCCALLUM MAYOR/AUTHORIZED SIGNATORY

DUNNA KENNY CLERK/AUTHORIZED SIGNATORY

WITNESS AS TO BOTH SIGNATURES
(PRINT NAME CLEARLY NEAR SIGNATURE)

ADDRESS

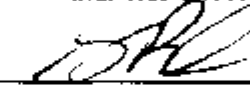
OCCUPATION

STRATA LOT NUMBER	SHEET NUMBER	FORM 1 SCHEDULE OF UNIT ENTITLEMENT	FORM 2 SCHEDULE OF INTEREST UPON DESTRUCTION	FORM 3 SCHEDULE OF VOTING RIGHTS
53	4	1659	1150	1
54	4	2194	1214	1
55	4	2194	1214	1
56	4	1661	1113	1
57	5	1660	1113	1
58	5	2191	1214	1
59	5	1661	1107	1
60	6	2217	1230	1
61	6	2193	1227	1
62	6	2193	1227	1
63	6	2215	1230	1
64	7	2213	1230	1
65	7	2223	1220	1
66	7	2244	1217	1
67	8	1798	1156	1
68	8	2019	1142	1
69	8	2357	1175	1
70	8	1814	1142	1
71	8	2263	1175	1
72	9	2003	1204	1
73	9	2172	1204	1
74	10	1594	1075	1
75	10	2050	1123	1
76	10	2056	1123	1
77	10	2055	1113	1
78	11	1999	1113	1
79	11	2048	1117	1
80	11	1595	1045	1
AGGREGATE		56 541	32 613	20
PREVIOUS PHASE		115 890	67 387	52
TOTAL		172 431	100 000	80

SECOND SHEET SHEET 3 OF 11 SHEETS

STRATA PLAN LMS 3265
PHASE II

AS TO OWNER

GENEX DEVELOPMENT (DEER RUN) CORP.,
INC. NO. 541474AUTHORIZED SIGNATORY -
(PRINT NAME CLEARLY NEAR SIGNATURE)

STEPHEN BARKER

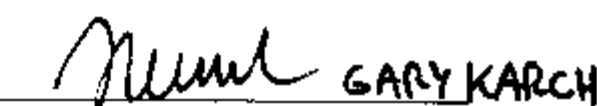
AUTHORIZED SIGNATORY

(PRINT NAME CLEARLY NEAR SIGNATURE)

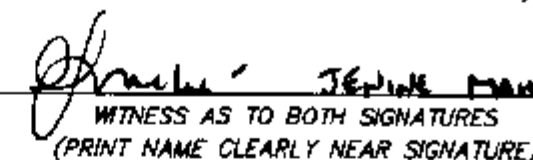
ALLAN O. HILLMICH

WITNESS AS TO BOTH SIGNATURES
(PRINT NAME CLEARLY NEAR SIGNATURE)5214-222 STREET, LAMMAY BC,
ADDRESSPROJECT MANAGER
OCCUPATION

THE TORONTO-DOMINION BANK

 GARY KARCHAUTHORIZED SIGNATORY
(PRINT NAME CLEARLY NEAR SIGNATURE)

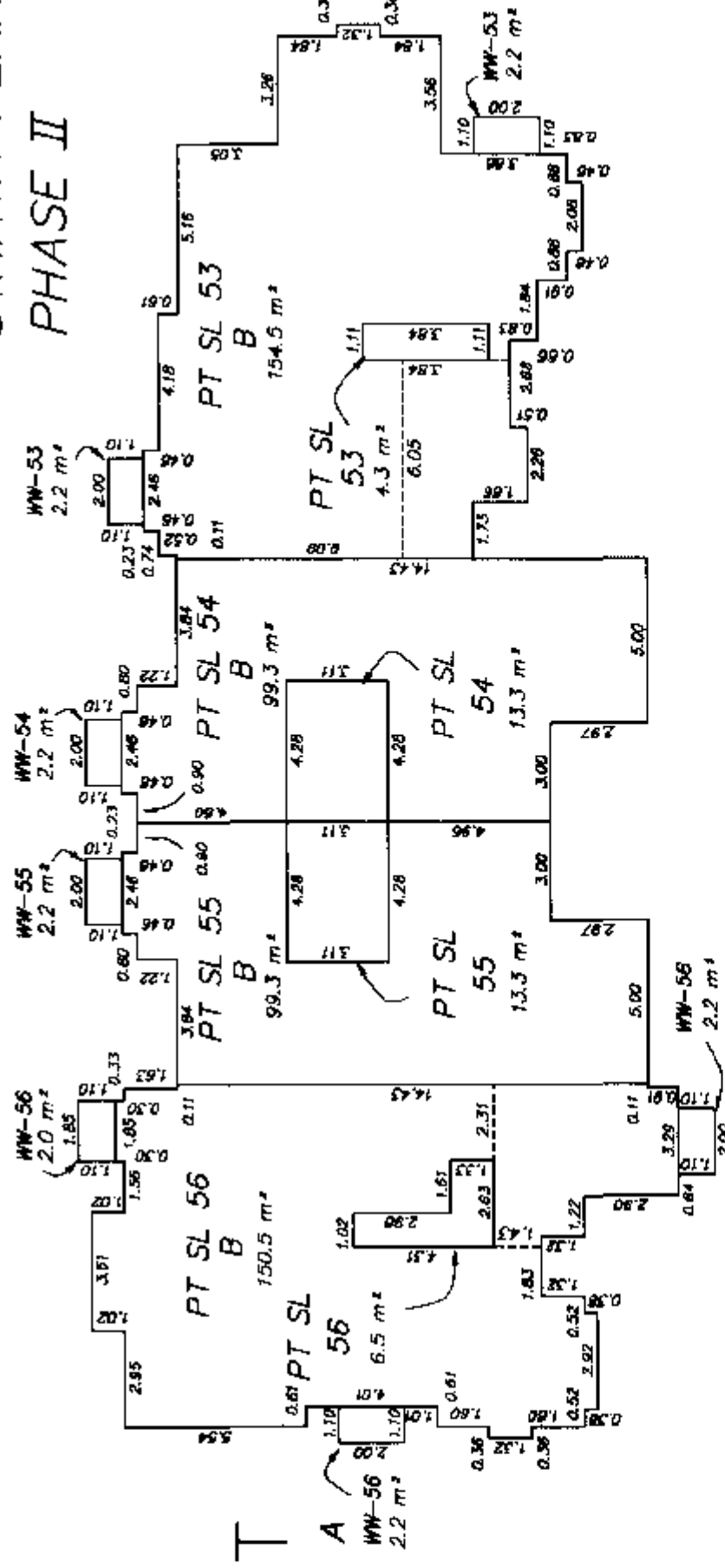
PETER PETERSON FIREWALL

AUTHORIZED SIGNATORY
(PRINT NAME CLEARLY NEAR SIGNATURE) TERENCE MANN
WITNESS AS TO BOTH SIGNATURES
(PRINT NAME CLEARLY NEAR SIGNATURE)100 W. GEORGE ST. VANC.
ADDRESSCredit Officer
OCCUPATION

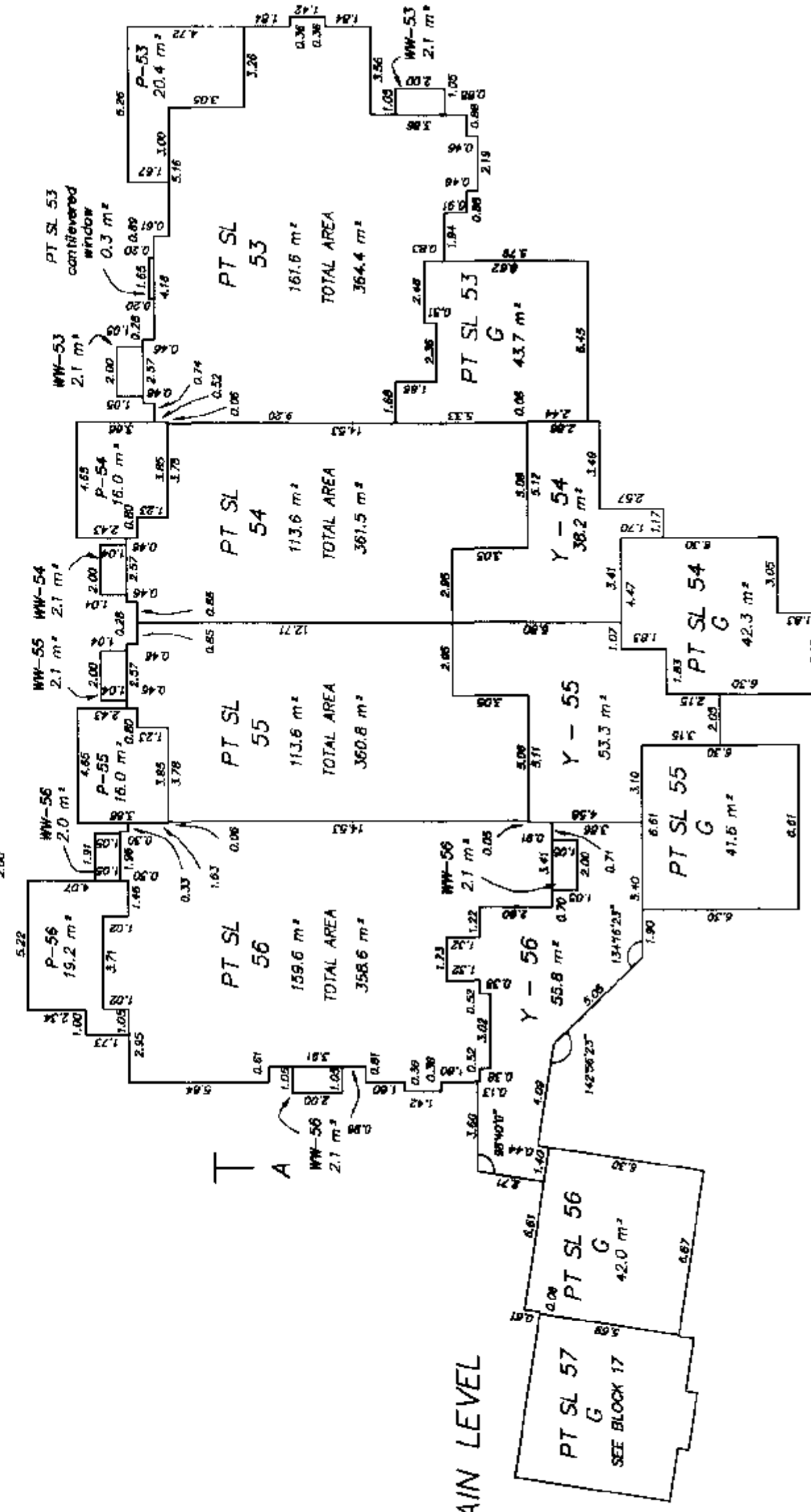
STRATA PLAN LMS 3265
PHASE II

BLOCK 16

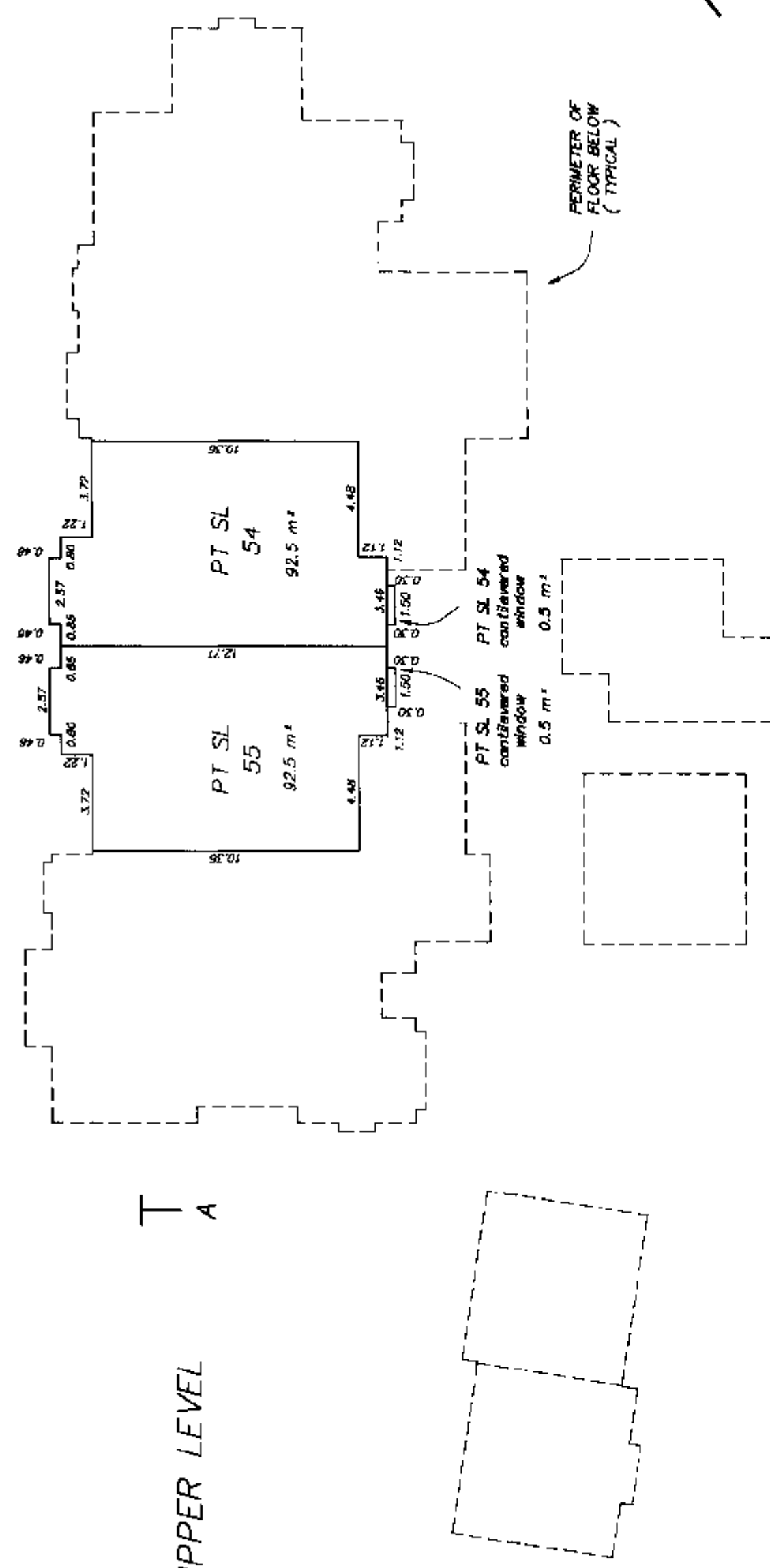
BASEMENT LEVEL



MAIN LEVEL



UPPER LEVEL



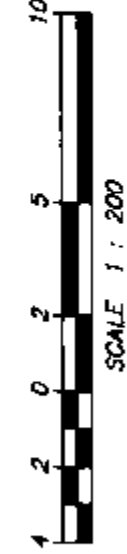
UPPER LEVEL

MAIN LEVEL

BASEMENT LEVEL

PT SL 55	PT SL 54	PT SL 53
PT SL 55	PT SL 54	PT SL 53
PT SL 56	PT SL 55	PT SL 54
PT SL 56	PT SL 55	PT SL 54

SECTION A - A'

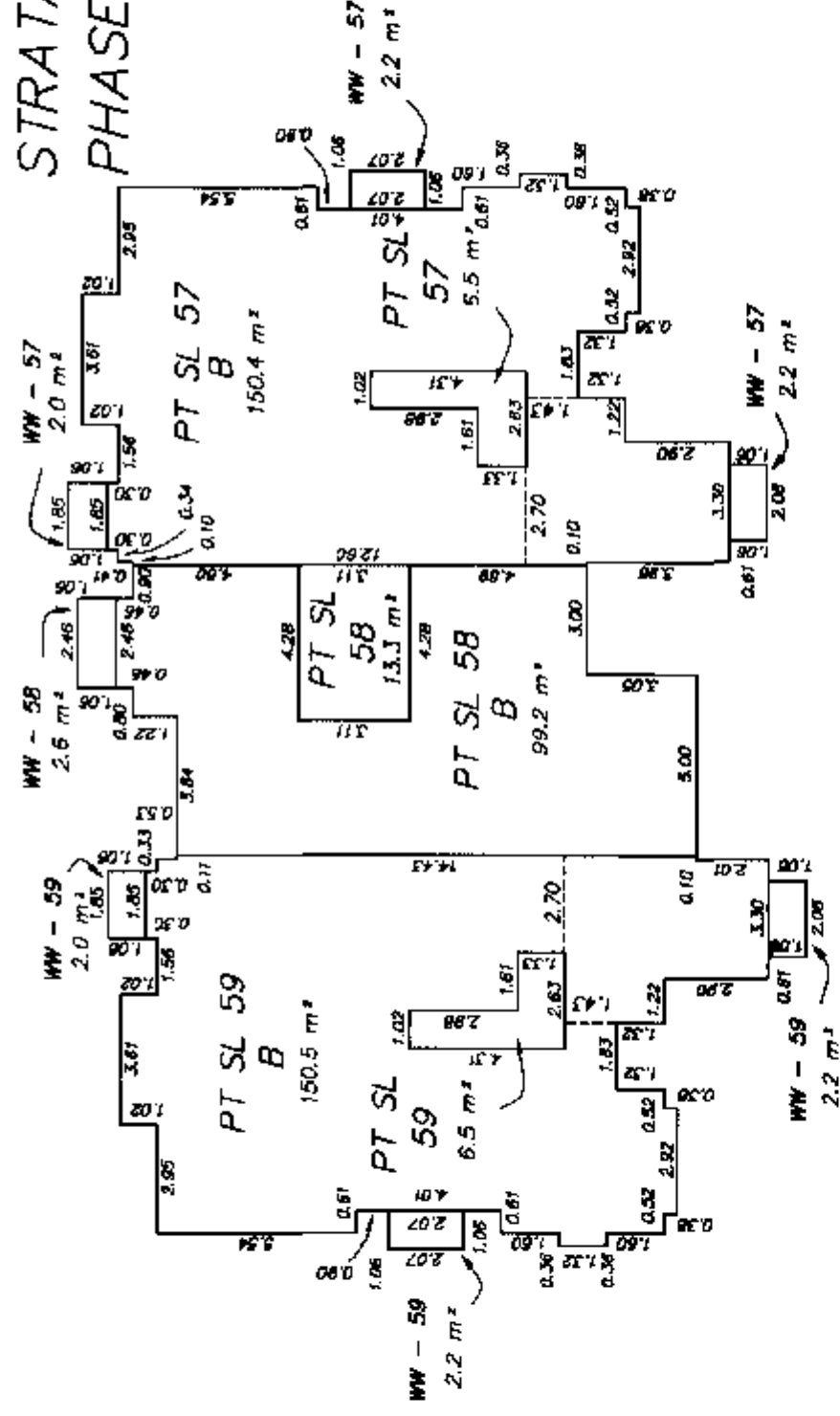


STRATA PLAN LMS 3265 PHASE II

BLOCK 17

BASEMENT LEVEL

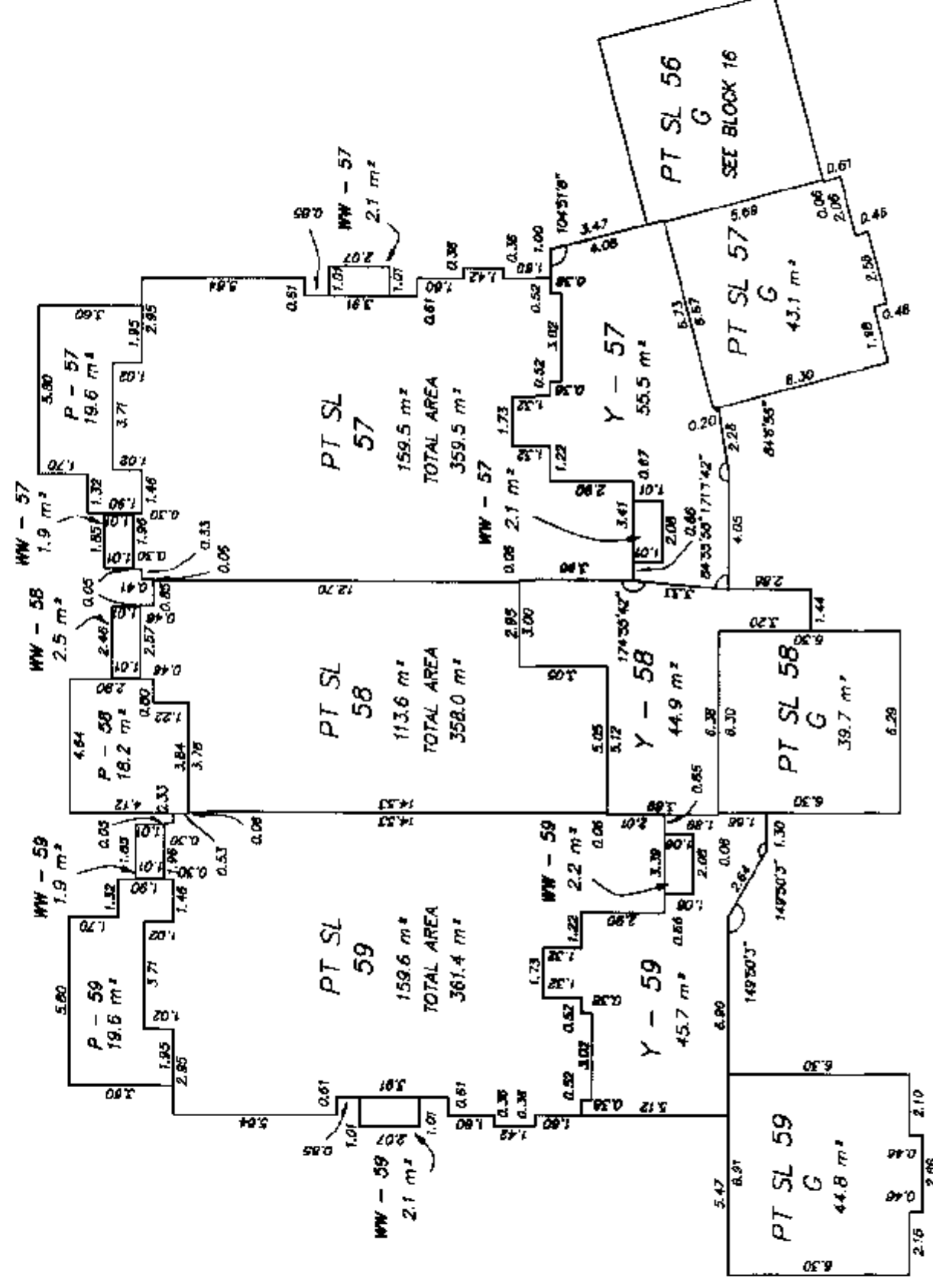
T A'



T A'

MAIN LEVEL

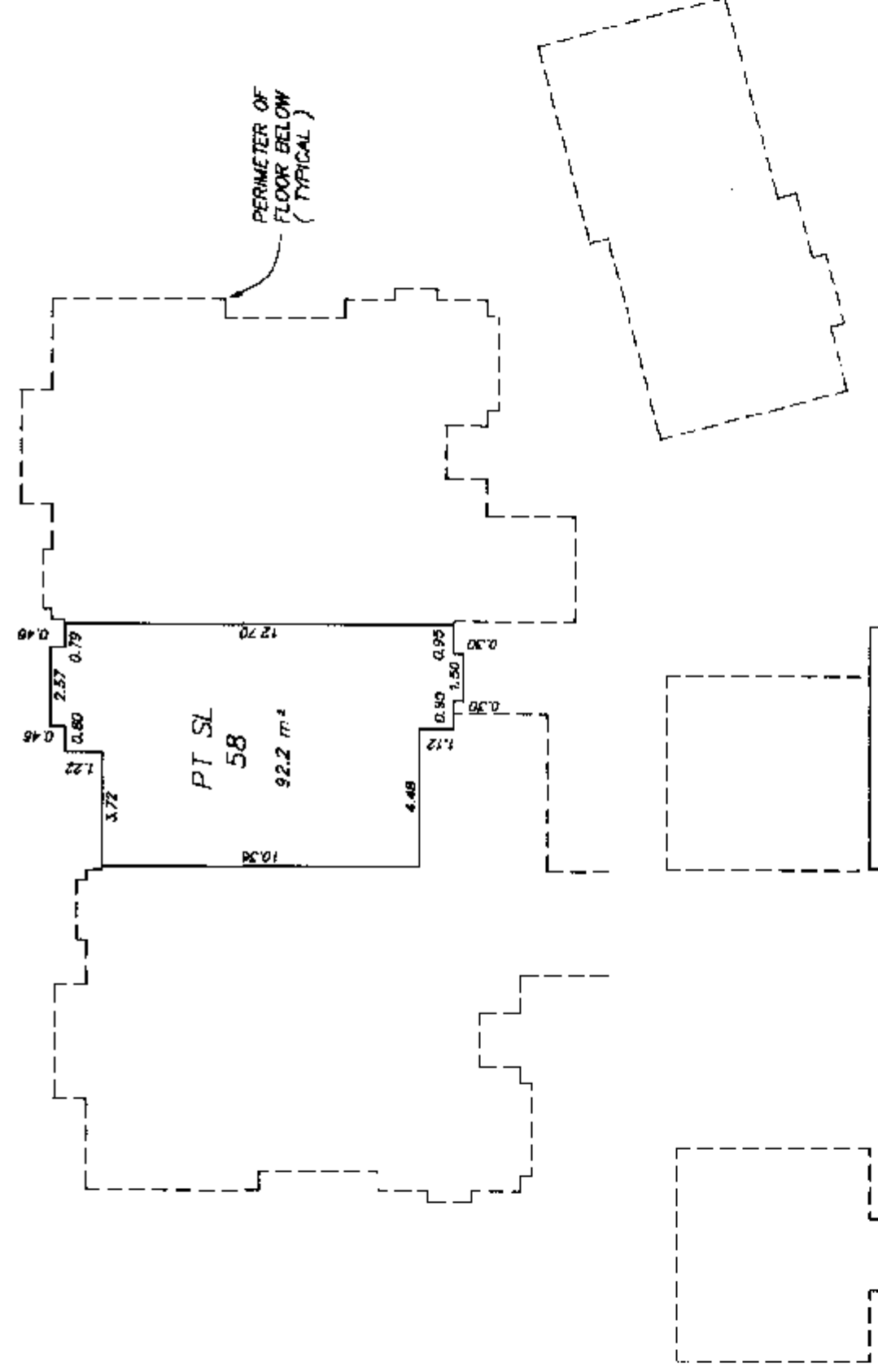
T A



T A'

UPPER LEVEL

T A



UPPER LEVEL PT SL 2
MAIN LEVEL PT SL 2
BASEMENT LEVEL C - 2

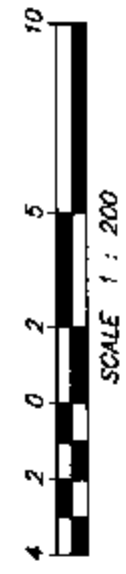
SECTION A - A'

MURRAY & ASSOCIATES
201-12448 B2ND AVENUE
SURREY, B.C.
V3W 3E9
(604) 597-9189



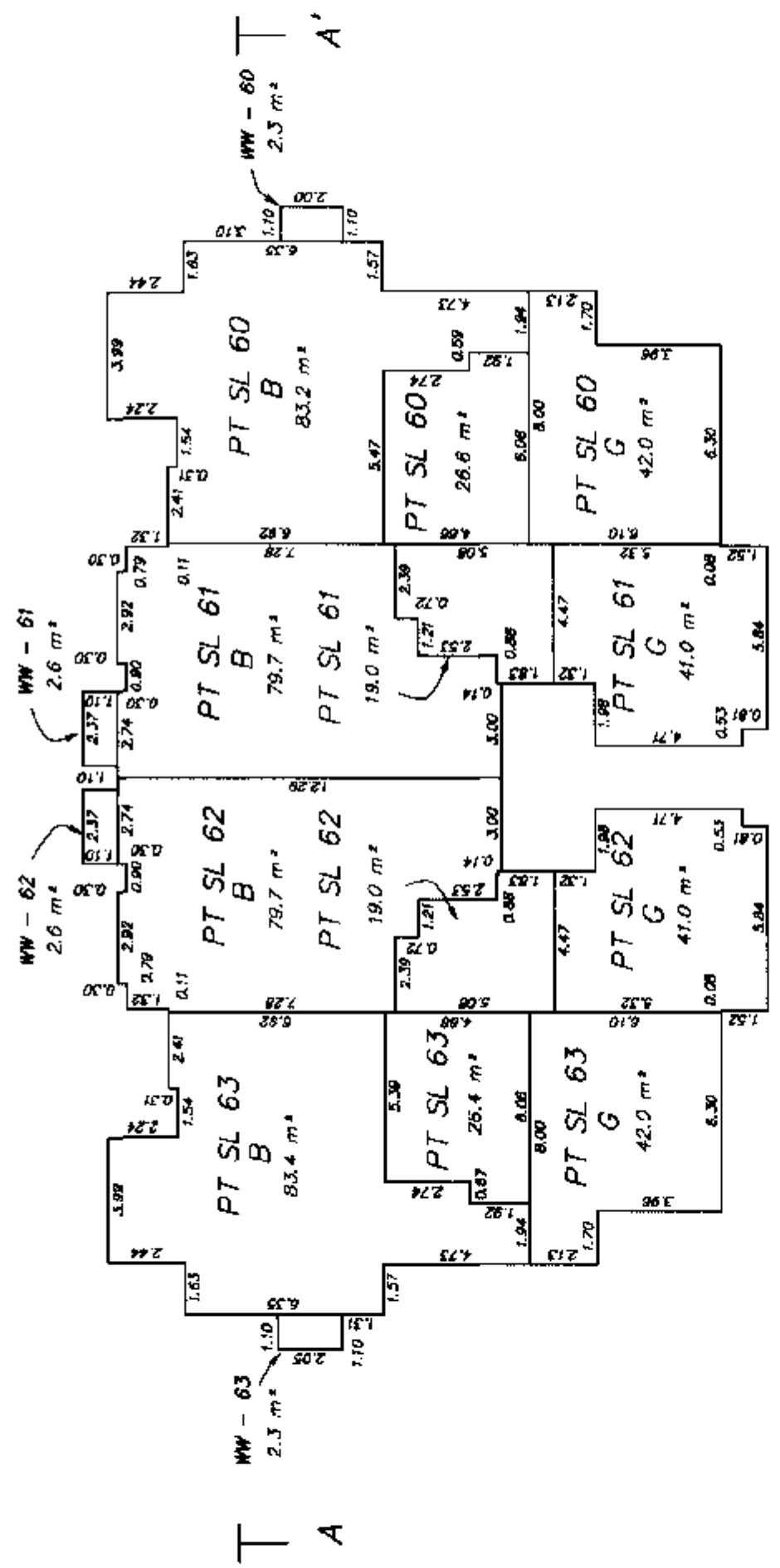
27 August 2000
FILE 8545

STRATA PLAN LMS 3265
PHASE II

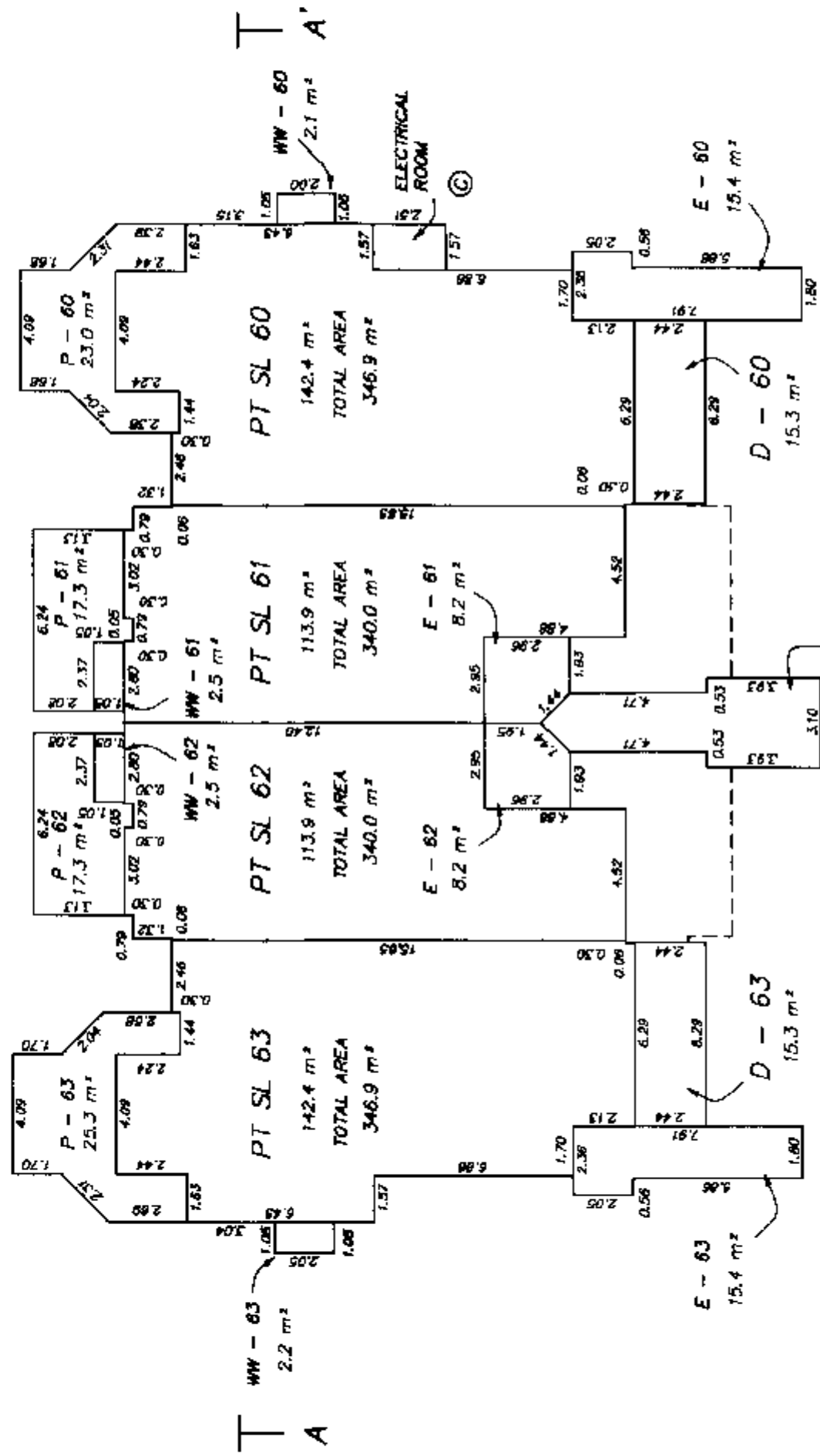


BLOCK 18

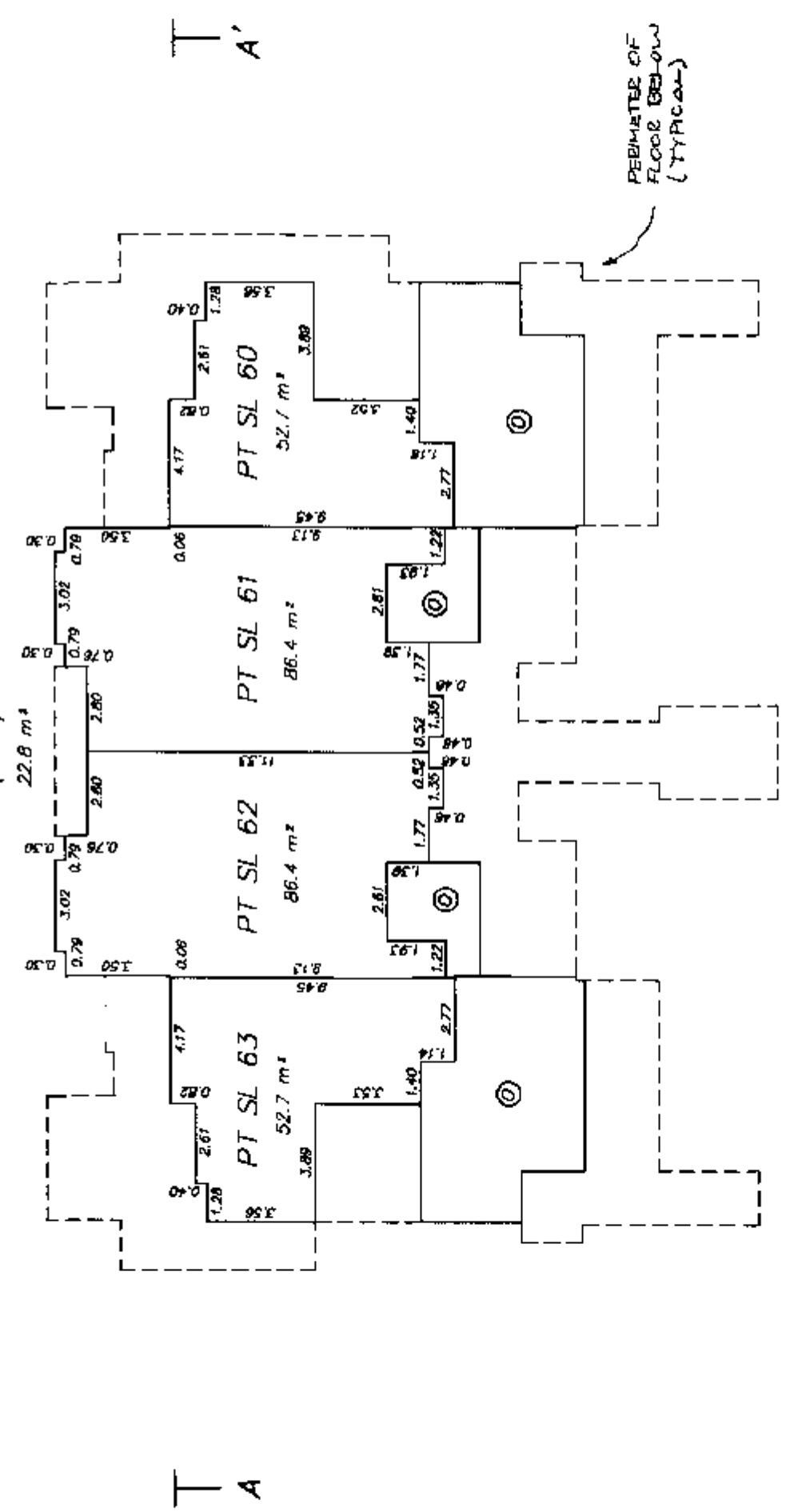
BASEMENT LEVEL



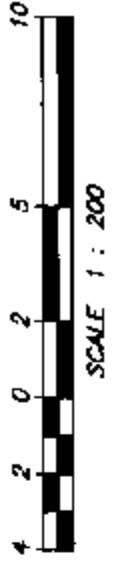
MAIN LEVEL



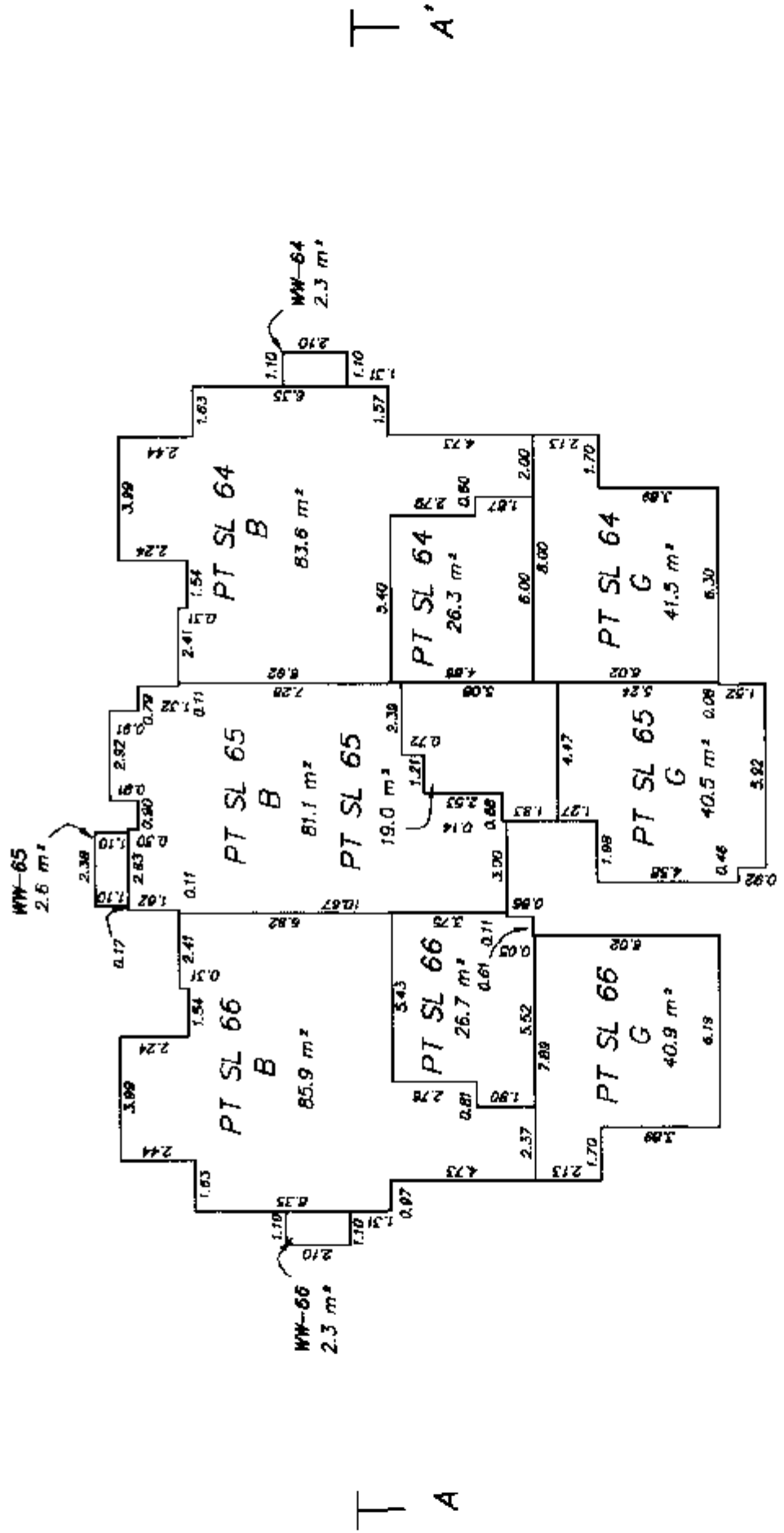
UPPER LEVEL



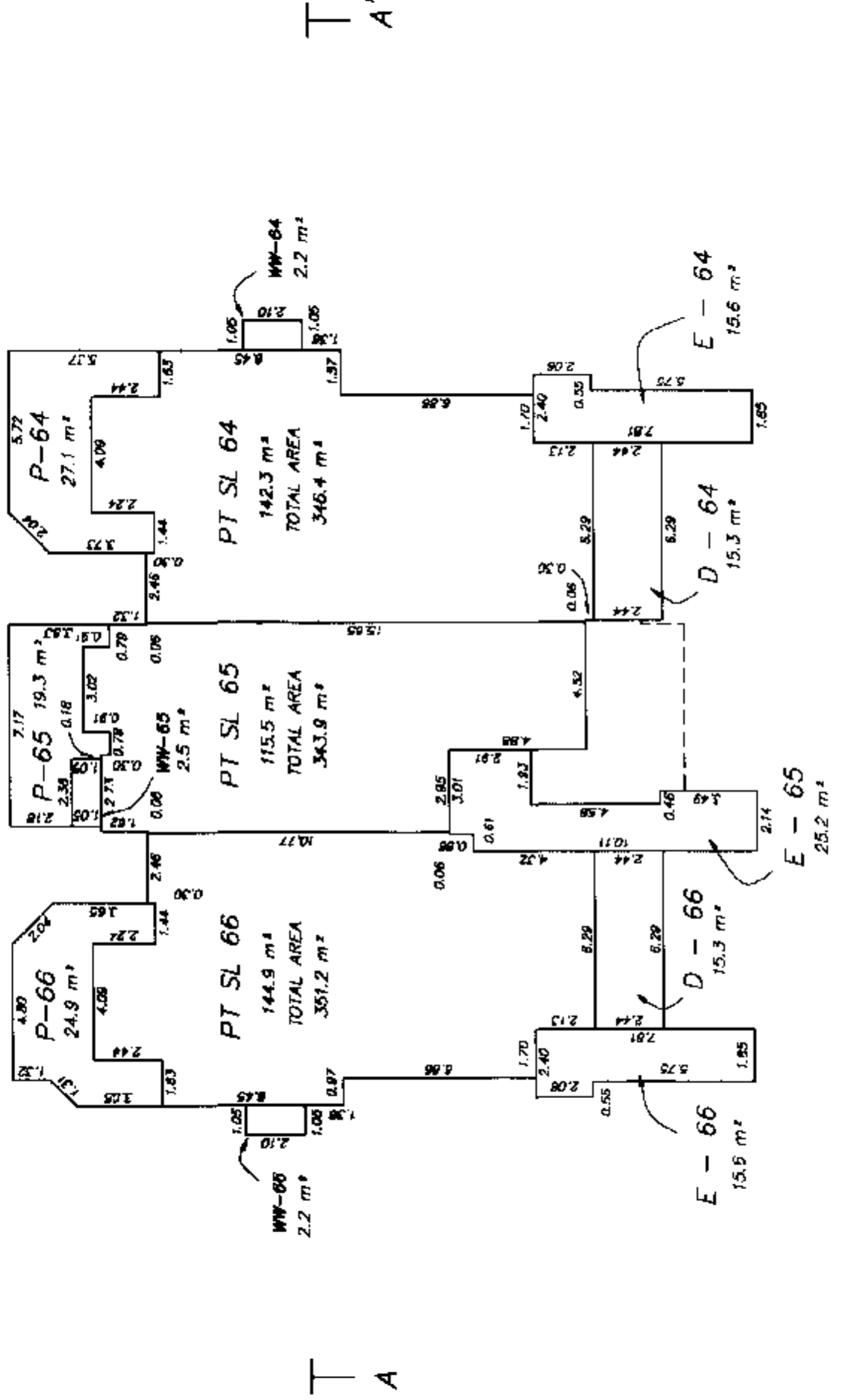
SECTION A - A'		
PT SL 63	PT SL 61	PT SL 60
PT SL 63	PT SL 61	PT SL 60
PT SL 63	PT SL 61	PT SL 60



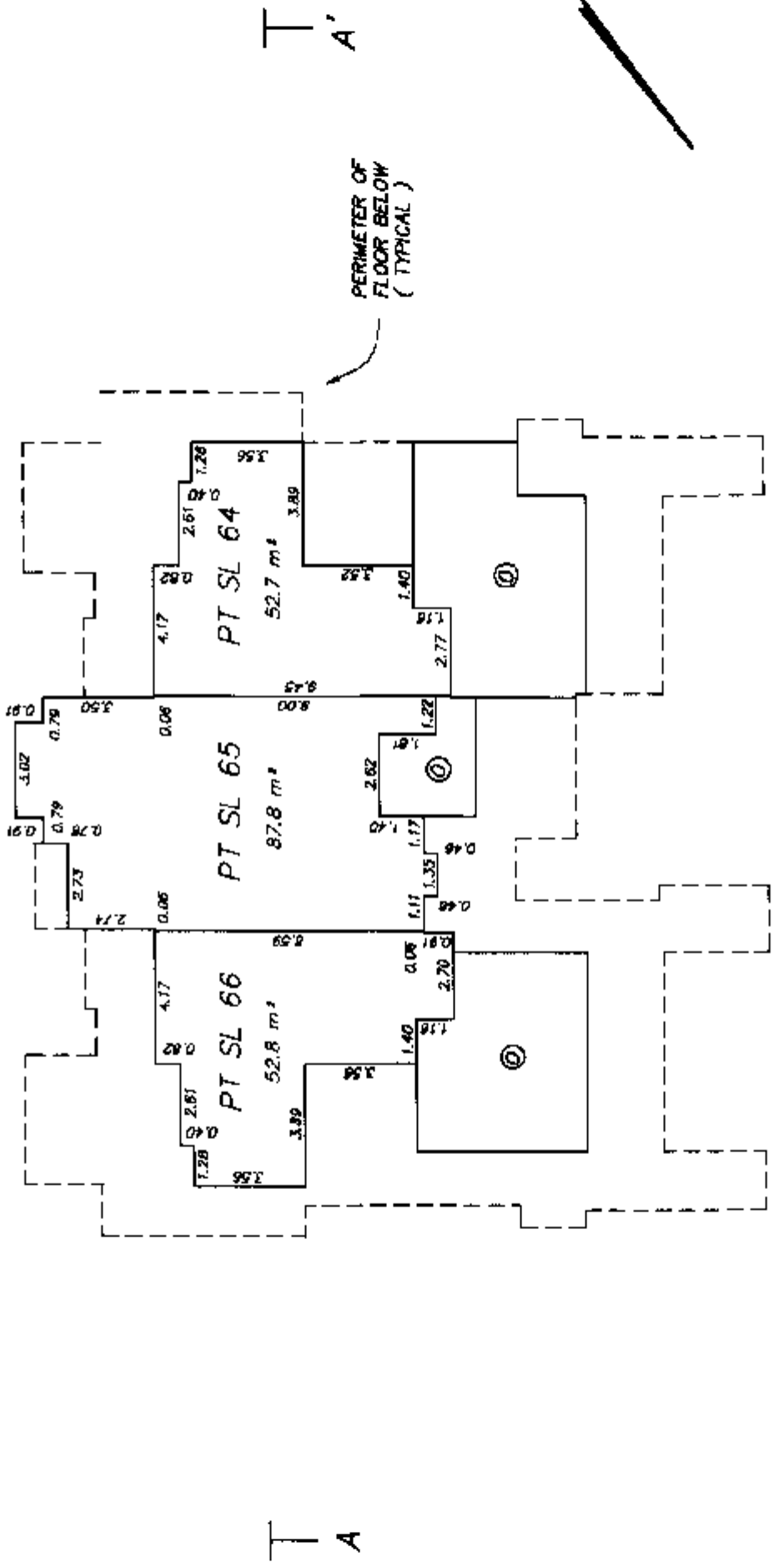
BASEMENT LEVEL



MAIN LEVEL



UPPER LEVEL



UPPER LEVEL
MAIN LEVEL
BASEMENT LEVEL

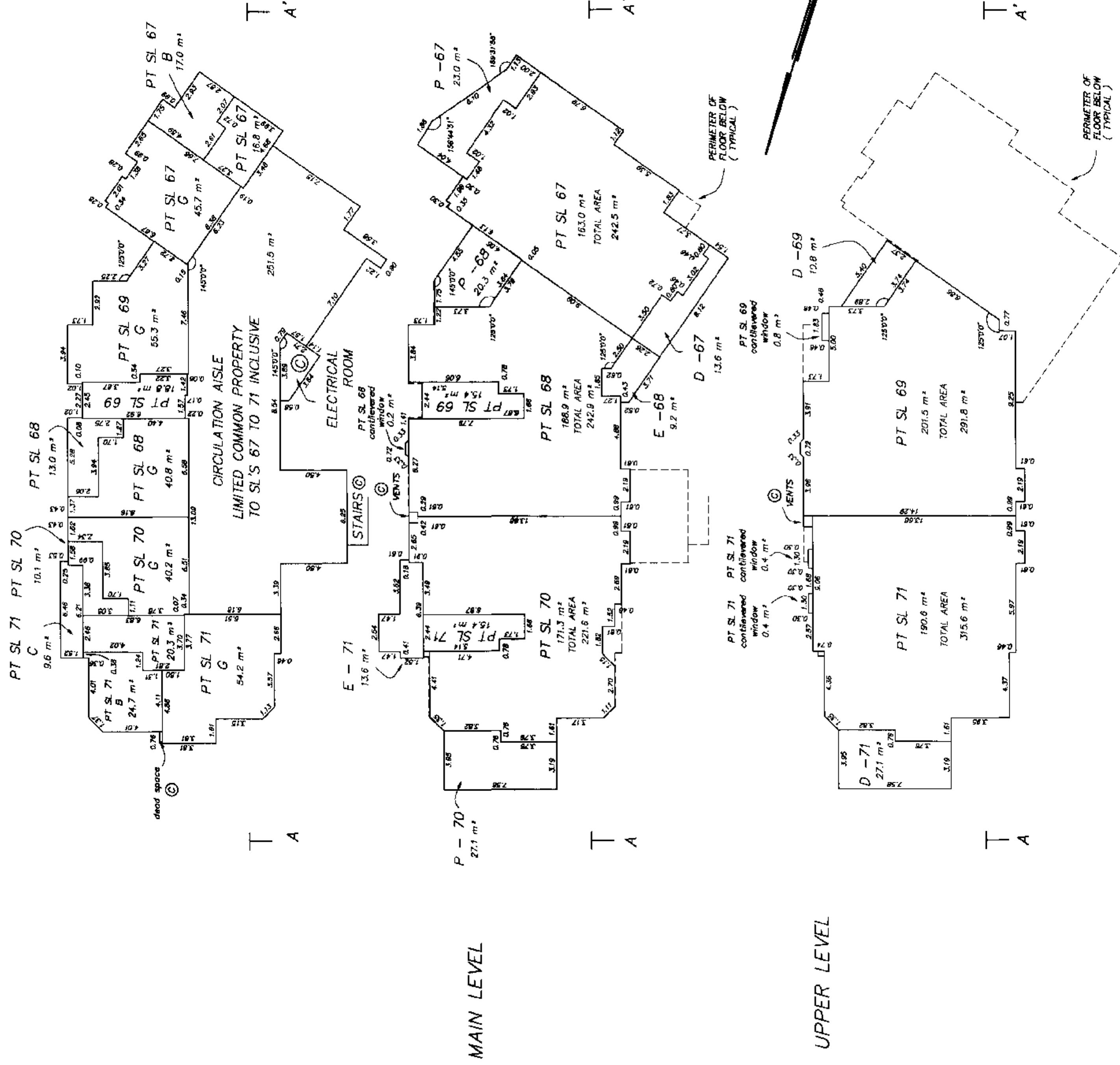
PT SL 66	PT SL 65	PT SL 64
PT SL 66	PT SL 65	PT SL 64
PT SL 66	PT SL 65	PT SL 64

SECTION A - A'

STRATA PLAN LMS 3265
PHASE II

BLOCK 20

BASEMENT LEVEL



UPPER LEVEL

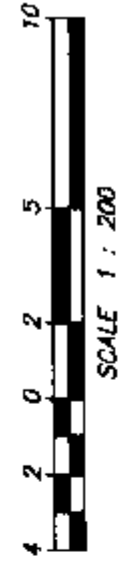
MAIN LEVEL

BASEMENT LEVEL

PT SL 71	PT SL 69	PT SL 67
PT SL 70	PT SL 68	PT SL 67
PT SL 71 G	LIMITED COMMON PROPERTY TO SL'S 67 TO 71 INCLUSIVE	CIRCULATION AISLE
PT SL 67	PT SL 67	PT SL 67

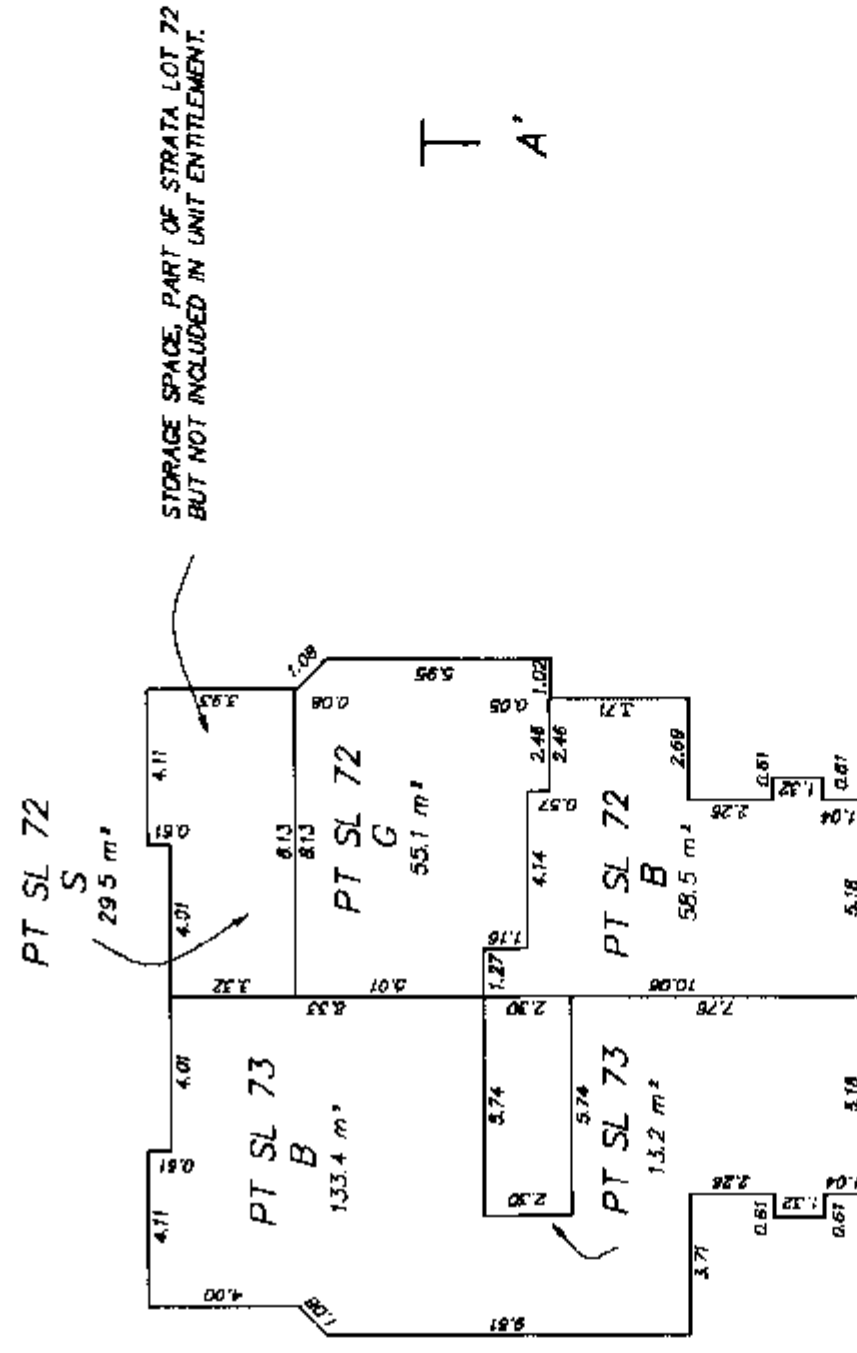
SECTION A - A'

STRATA PLAN LMS 3265
PHASE II



BLOCK 21

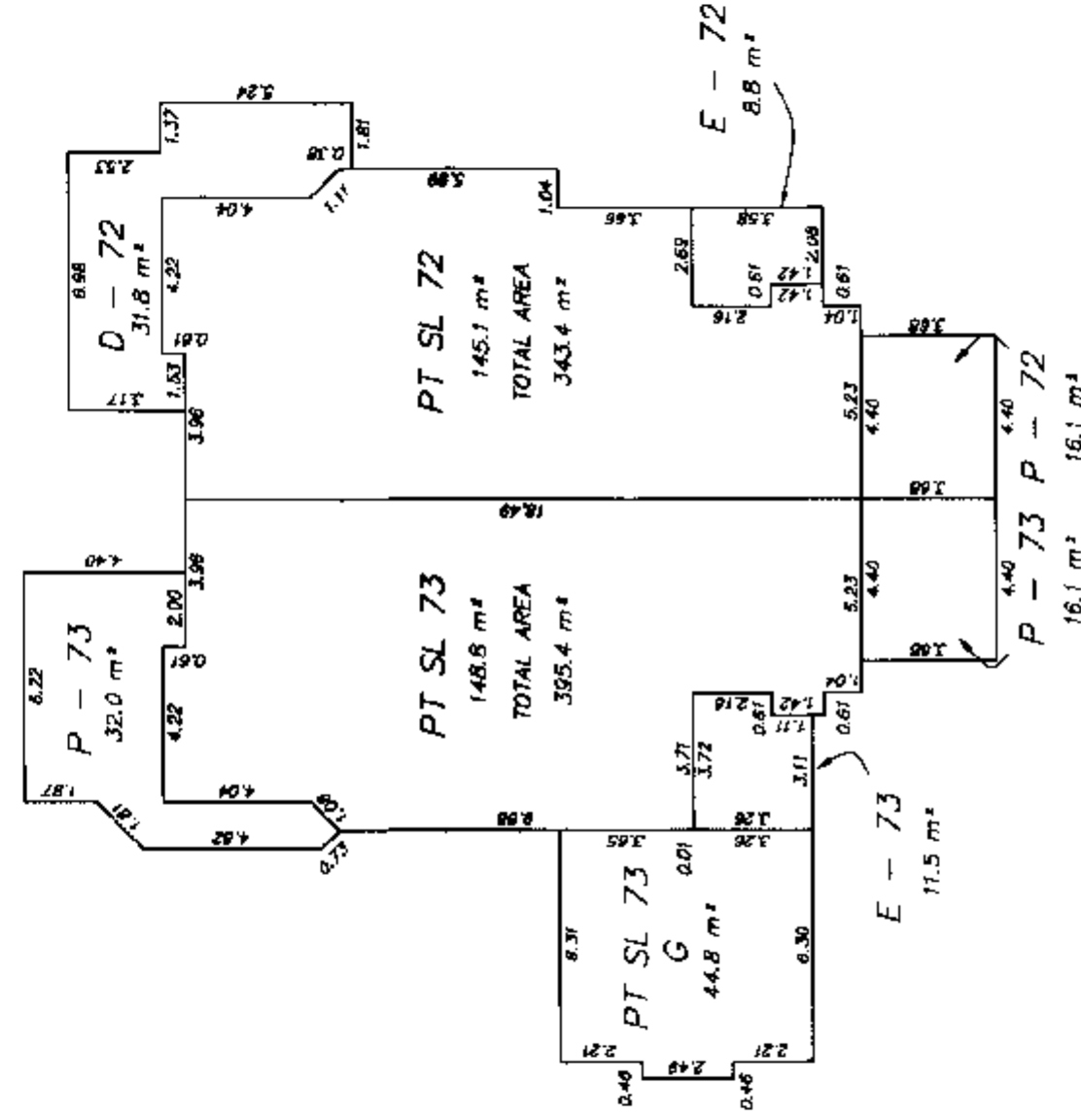
BASEMENT LEVEL



T
A

T
A'

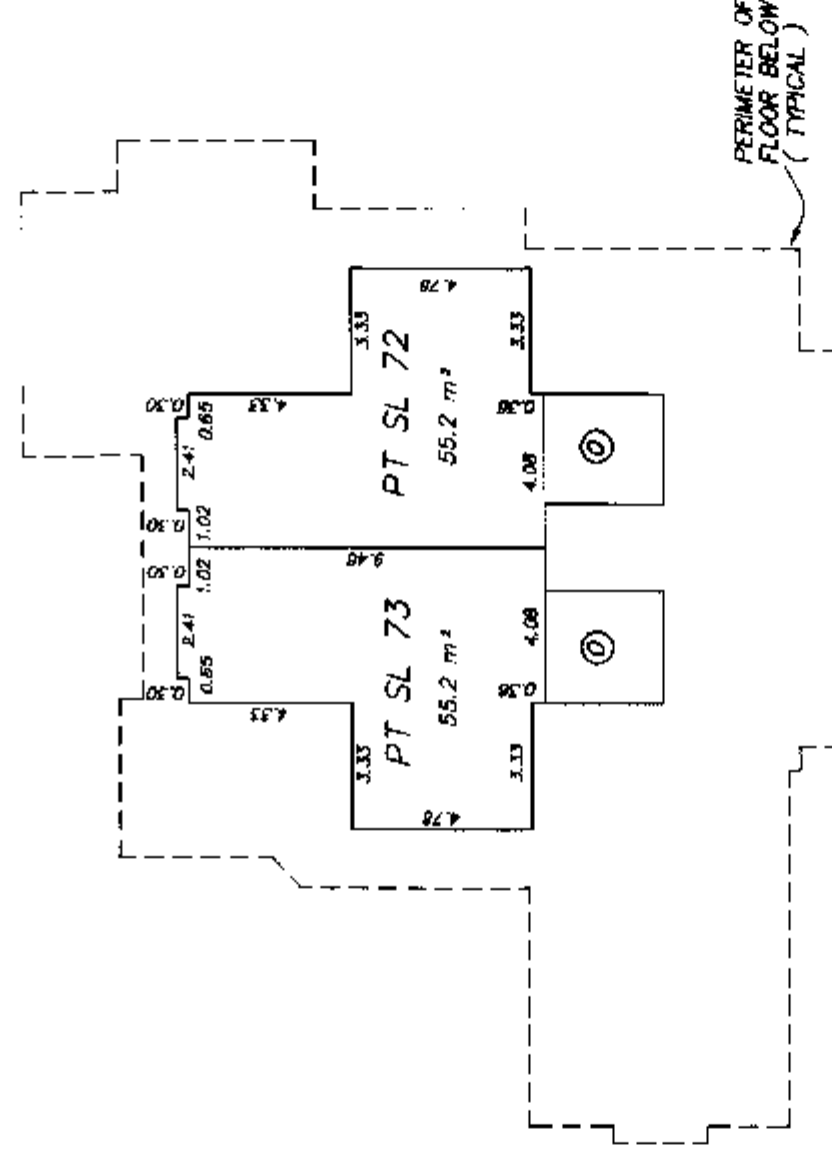
MAIN LEVEL



T
A

T
A'

UPPER LEVEL



T
A

T
A'

UPPER LEVEL

MAIN LEVEL

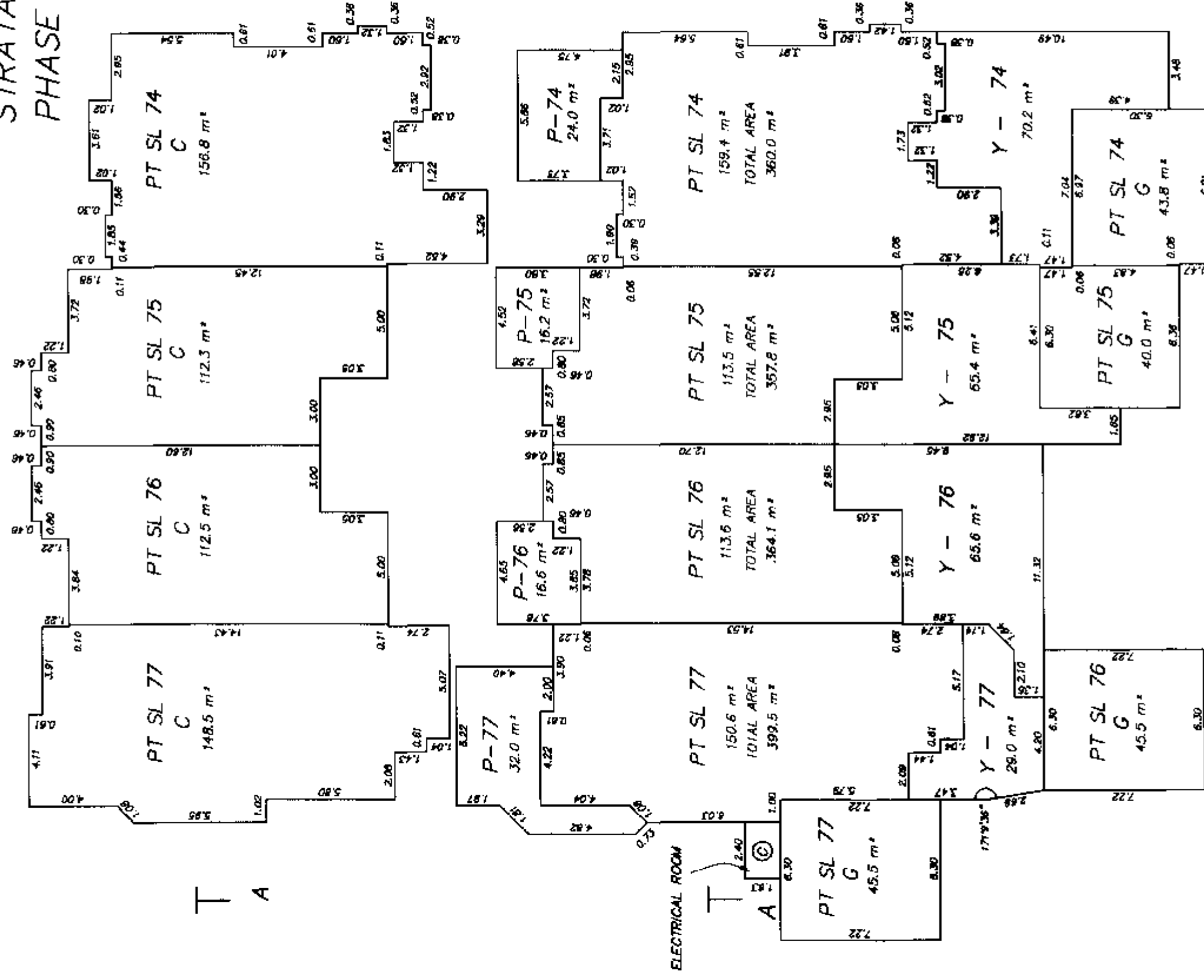
BASEMENT LEVEL

PT SL 73	PT SL 72
PT SL 73	PT SL 72
PT SL 73 B	PT SL 72 G

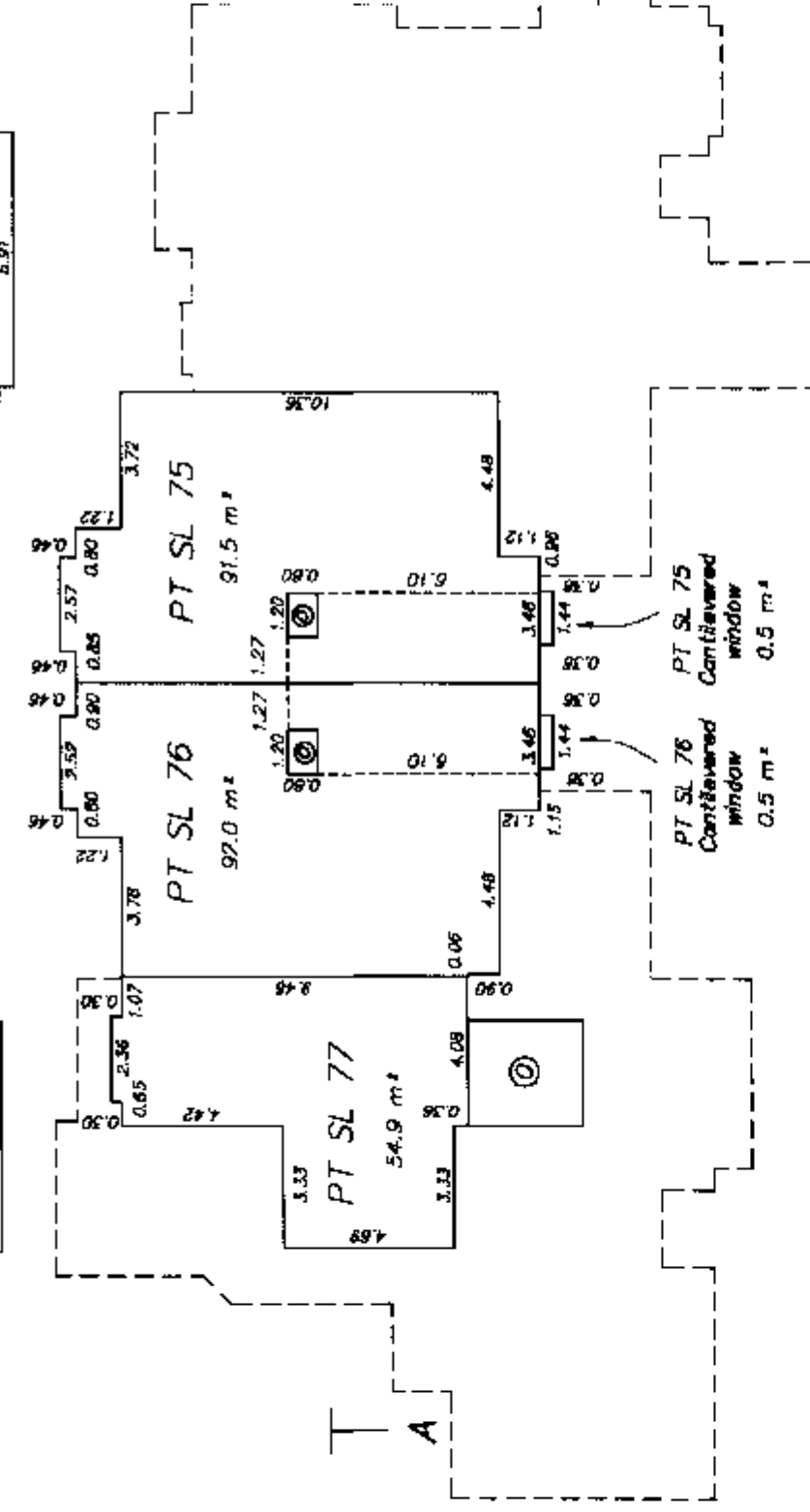
SECTION A - A'

STRATA PLAN LMS 3265
PHASE II

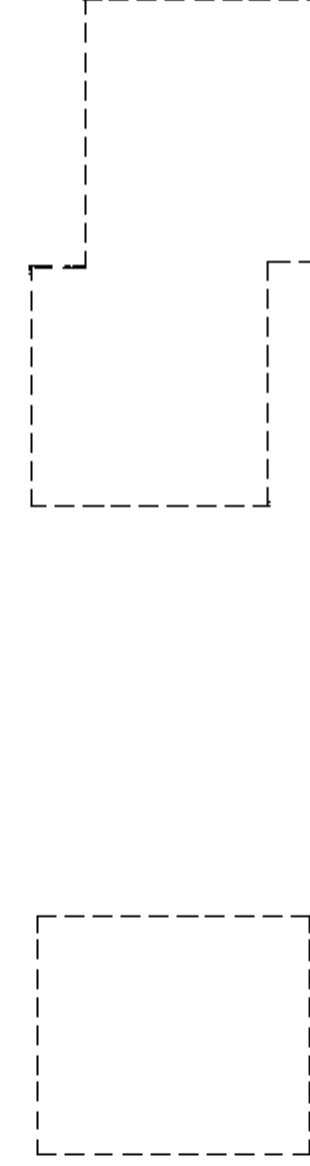
BLOCK 22
BASEMENT LEVEL



MAIN LEVEL



UPPER LEVEL



UPPER LEVEL	PT SL 77	PT SL 76	PT SL 75
MAIN LEVEL	PT SL 77	PT SL 76	PT SL 75
BASEMENT LEVEL	PT SL 77	PT SL 76	PT SL 75

SECTION A - A'

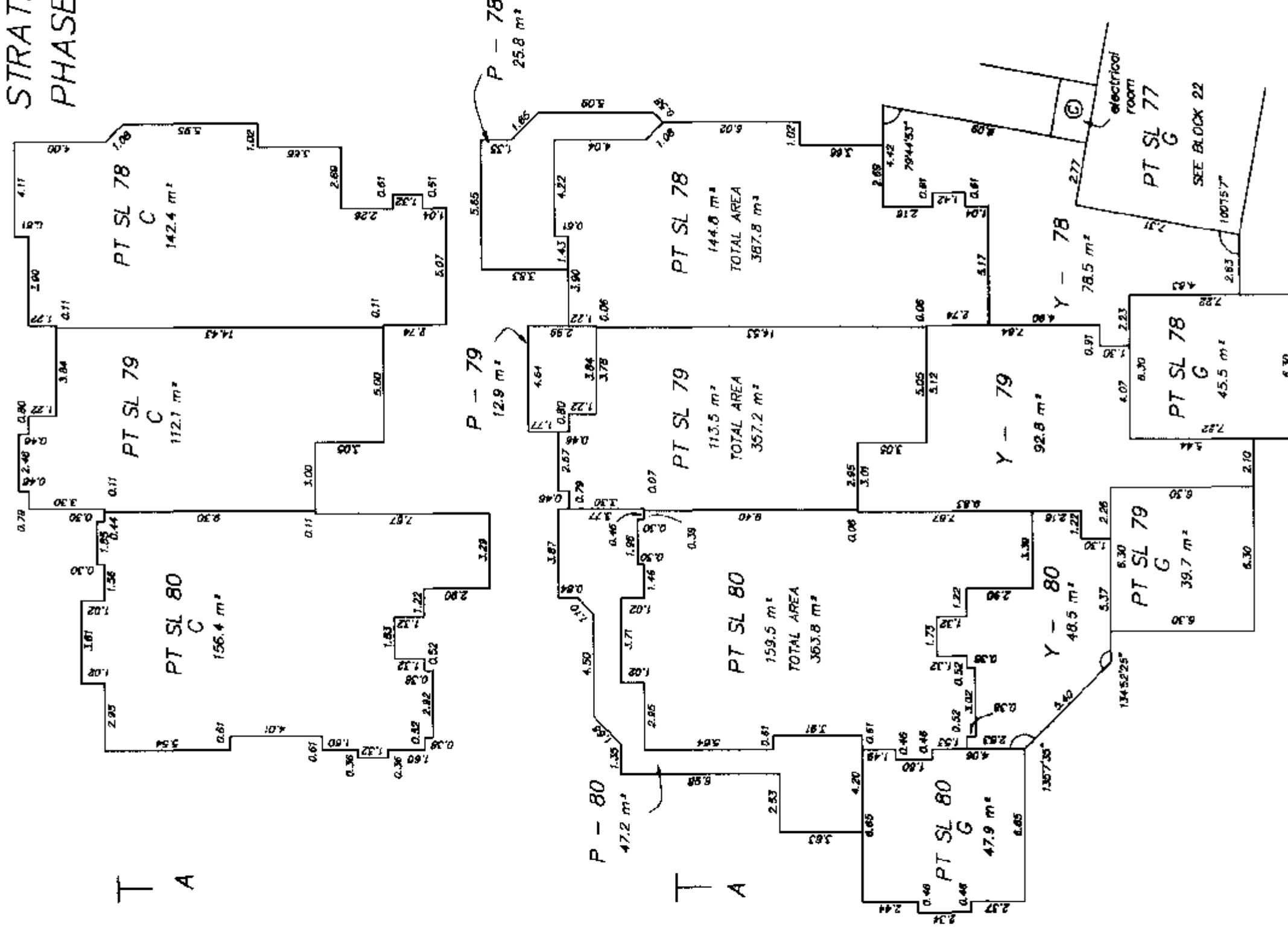


STRATA PLAN LMS 3265
PHASE II

BLOCK 23

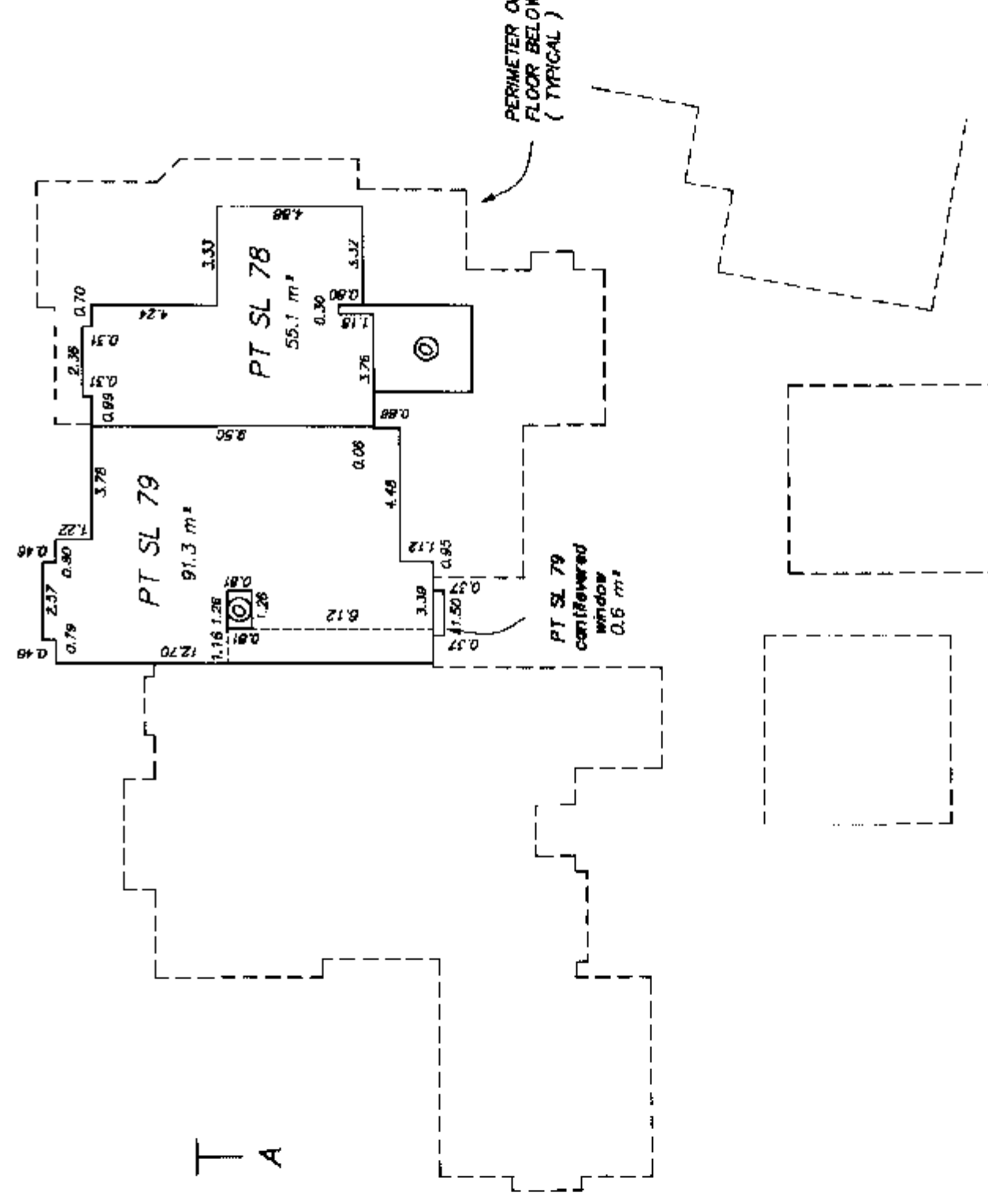
BASEMENT LEVEL

T
A



MAIN LEVEL

UPPER LEVEL



UPPER LEVEL	PT SL 79	PT SL 78
MAIN LEVEL	PT SL 80	PT SL 79
BASEMENT LEVEL	PT SL 78	PT SL 80

SECTION A - A'