

**STRATA PLAN OF LOT A, SECTION 21,
BLOCK 5 NORTH, RANGE 1 WEST,
N.W.D., PLAN LMP27911**

FIRST SHEET: Sheet 1 of 14 Sheets
**STRATA PLAN LMS 2768
PHASE 1**

20 0 20 40 60
GRAPHIC SCALE - METRES 1:1000
All distances are in metres

FORM E - BL139064
AMENDED FORM E - BM177482
AMENDED FORM E - BN178395

Deposited and Registered in the Land
Title Office of New Westminster
B.C., this 23RD day of
APRIL 1997.

Integrated Survey Area No. 1, Surrey, B.C.
Grid bearings are derived from observations
between Control Monuments 5881 and 5914

This Plan shows ground level measured
distances. Prior to computation of U.T.M.
coordinates, multiply by combined factor
0.99958931

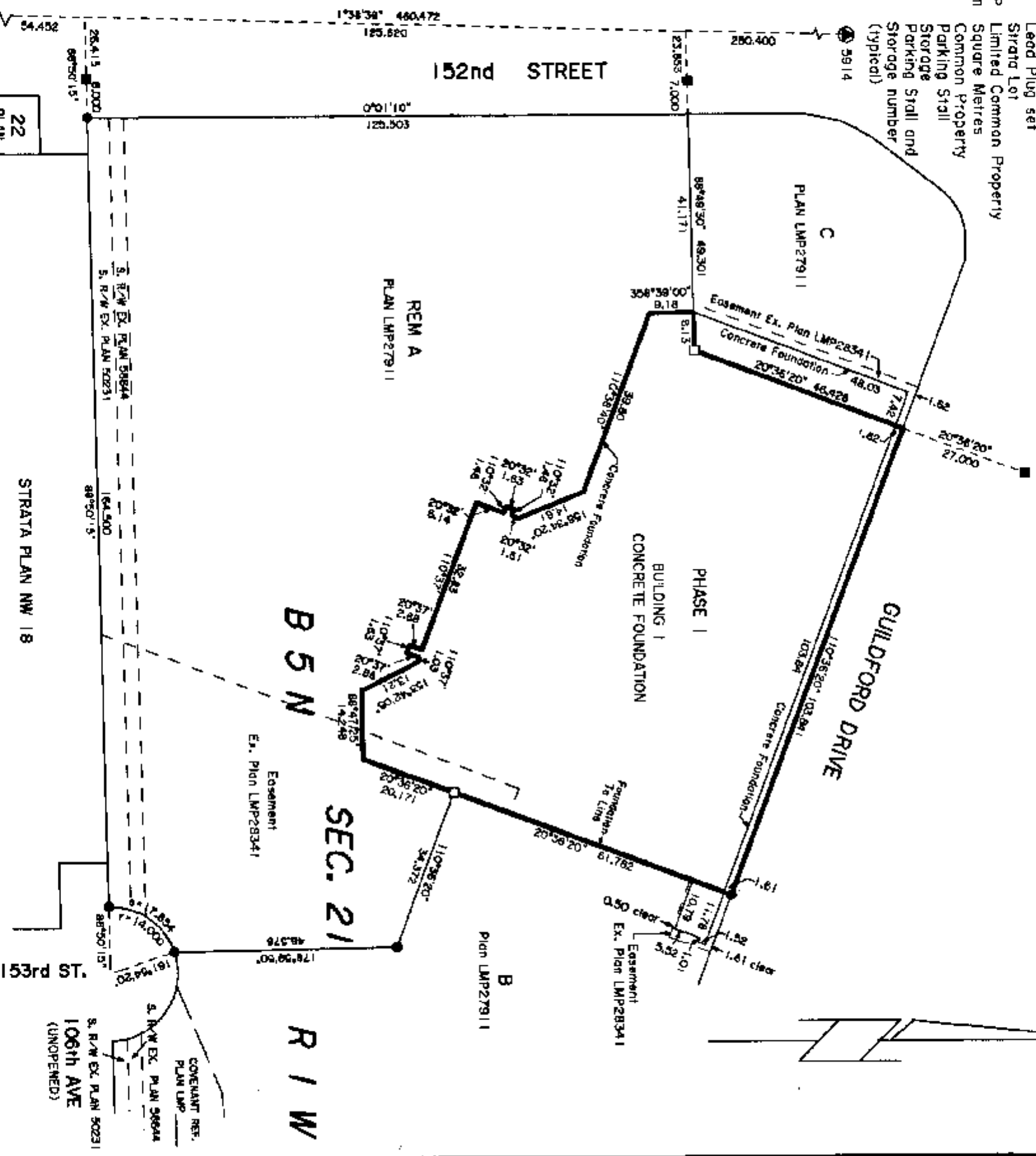
NOTE:
Strata lot dimensions are to the
outside of exterior walls and to the
centre line of interior walls.

Deputy Registrar
BL139706 - BL139785
FORM E - BL139064

CIVIC ADDRESS:
"THE BOULEVARD CLUB"
19210 Guildford Drive
Surrey, B.C. V3R 0X7

LEGEND

- Control Monument found
- Iron Post found
- Lead Plug found
- Lead Plug set
- SL Strata Lot
- LCP Limited Common Property
- sqm Square Metres
- Common Property
- P Parking Stall
- S Storage Stall and
Storage number
(typical)



The address for service of documents
on the Strata Corporation is:
The Owners, Strata Plan LMS **2768**

201 - 4695 E. Hastings Street
Burnaby, B.C.
V5C 2K6

Cameron Land Surveying Ltd.
B.C. Land Surveyors
Unit 103-8431-160th St.
Surrey, B.C. V3S 3T9
Phone: 597-3777
Fax: 597-3783

This plan lies within the Greater
Vancouver Regional District.

I, D.J. Mitchell of Surrey, B.C., British
Columbia Land Surveyor, hereby certify:
1. That the building erected on the parcel
described above is wholly within the
external boundaries of that parcel
subject to clause 2 of this certificate.

2. Certain parts of the building project
beyond such external boundaries but
they are within the limits of the lands
charged by registered easement
No. BK107725 and BK107726

Dated at Surrey, B.C. this 24TH day of
MARCH 1997.

D.J. Mitchell B.C.L.S.
FILE: 94-A-316951

CONDOMINIUM ACT

SECOND SHEET: Sheet 2 of 14 Sheets

STRATA PLAN LMS 2768 PHASE 1

STRATA LOT NO.	SHEET NO.	FORM 1		FORM 2	
		SCHEDULE OF UNIT ENTITLEMENT		SCHEDULE OF INTEREST UPON DESTRUCTION	
1	7	678		3474	
2	7	977		4494	
3	7	1113		4944	
4	7	1085		4854	
5	7	667		3414	
6	7	667		3414	
7	7	667		3414	
8	7	664		3414	
9	7	666		3414	
10	7	992		4584	
11	7	1030		4674	
12	7	1030		4674	
13	7	975		4464	
14	7	973		4464	
15	7	1112		4944	
16	7	1094		4854	
17	7	669		3474	
18	7	1001		4644	
19	7	967		4584	
20	7	998		4674	
21	8	810		3894	
22	8	977		4524	
23	8	1113		4974	
24	8	1098		4884	
25	8	667		3474	
26	8	667		3474	
27	8	667		3474	
28	8	664		3474	
29	8	666		3474	
30	8	992		4644	
31	8	1030		4734	
32	8	1030		4734	
33	8	975		4494	
34	8	973		4494	
35	8	1112		4974	
36	8	1084		4914	
37	8	668		3504	
38	8	1001		4704	
39	8	967		4644	
40	8	1126		4734	
41	9	820		3954	
42	9	977		4594	
43	9	1113		5004	
44	9	1088		4905	
45	9	667		3485	
46	9	667		3485	
47	9	667		3485	
48	9	664		3495	
49	9	666		3495	
50	9	992		4644	
51	9	1030		4764	
52	9	1030		4764	
53	9	975		4524	
54	9	973		4524	
55	9	1112		5004	
56	9	1084		4944	
57	9	888		3534	
58	9	1001		4734	
59	9	967		4644	
60	9	1137		4764	
61	10	820		4044	
62	10	977		4644	
63	10	1113		5094	
64	10	1088		5034	
65	10	667		3564	
66	10	667		3564	
67	10	667		3564	
68	10	664		3564	
69	10	666		3564	
70	10	992		4764	
71	10	1030		4854	
72	10	1030		4854	
73	10	975		4644	
74	10	973		4644	
75	10	1112		5094	
76	10	1084		5052	
77	10	668		3694	
78	10	1001		4794	
79	10	967		4764	
80	10	1137		4854	
AGGREGATE		72892		346374	

I, D.J. Mitchell, of Surrey, B.C., a British Columbia Land Surveyor, hereby certify that the building shown in this strata plan has not, as of the 24th day of March 1997, been

previously occupied.

Dated at Surrey, B.C., this 24th day of March, 1997.

D.J. Mitchell
D.J. Mitchell, B.C.L.S.

CONDOMINIUM ACT

SECOND SHEET: Sheet 3 of 14 Sheets
STRATA PLAN LMS 2768
PHASE 1

Approved as Phase 1 of a 5 Phase
Strata Plan under the Condominium Act.
Dated this 21st day of April 1997.

[Signature]
Approving Officer for the
City of Surrey

Accepted as to Forms 1 and 2 this
15 day of April 1997.

[Signature]
Superintendent of Real Estate

STATUTORY DECLARATION

I PC We the undersigned do solemnly declare
that: ~~I am the duly authorized agent of the~~

- 1) ~~We the undersigned are the~~
Owner-Developer.
- 2) The strata plan is entirely for
residential use. PC

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.

[Signature]
Declared before me at Vancouver, B.C.
this 1 day of April 1997.

A Commissioner for taking affidavits within
the Province of British Columbia
P.C. Marshall

LINDA RUSSCHER
14245 - 56 Avenue
Surrey, B.C. V3X 3A2
A Commissioner for Oaths
within British Columbia

Mortgagee: ROYAL BANK OF CANADA

[Signature] (sign & print name clearly)
Authorized Signatory SENIOR ACCOUNT MANAGER

[Signature] (sign & print name clearly)
Authorized Signatory SENIOR ACCOUNT MANAGER

Witness 2677 Knight & print name clearly)
coquitlam.

Add GINA WHITE DUNBAR
ASSISTANT ACCOUNT MANAGER
Occupation of Witness

Owners: TOWNSITE PARK APARTMENTS LTD.
(Inc. No. 71646)

Authorized Signatory

[Signature] K. Taryn Bradie
Authorized Signatory

Witness [Signature] PHIL MARSHALL
2414 - 1055 Dunsmuir St., Vancouver B.C.
V7Y 1S1

Address of Witness

Lawyer

Occupation of Witness

The City of Surrey, registered owner of
covenants BK107714 and BK107716,
hereby consent to the deposit of this plan,

[Signature]
Mayor Doug McCallum

[Signature]
City Clerk Donna Kepty

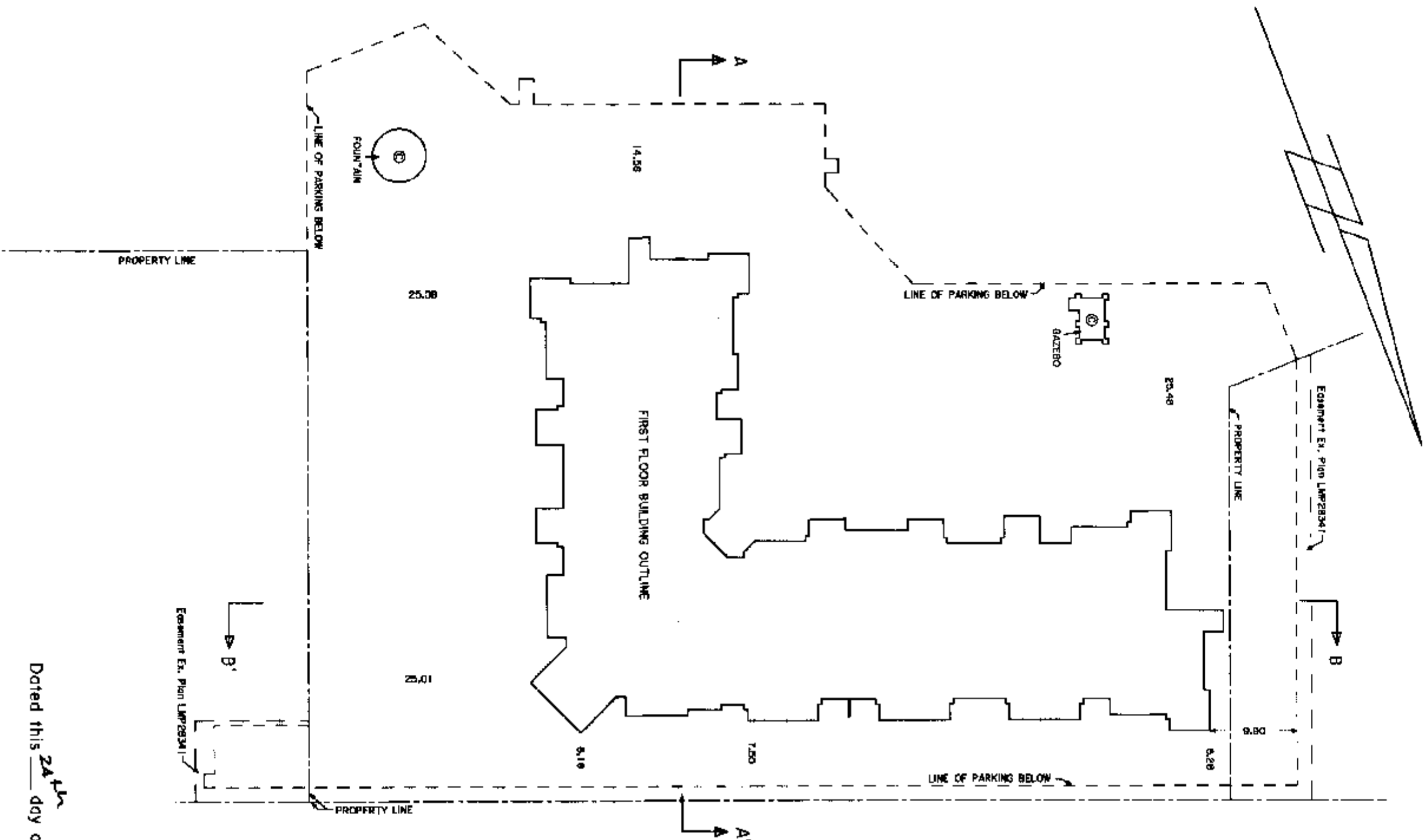
[Signature]
AS TO THE SIGNATURE
OF THE CITY CLERK

Dated this 24th day of March, 1997.

[Signature] B.C.L.S.

**BUILDING 1
FIRST FLOOR OVERLAY WITH PARKING**

Sheet 6 of 14 Sheets
**STRATA PLAN LMS 2768
PHASE 1**



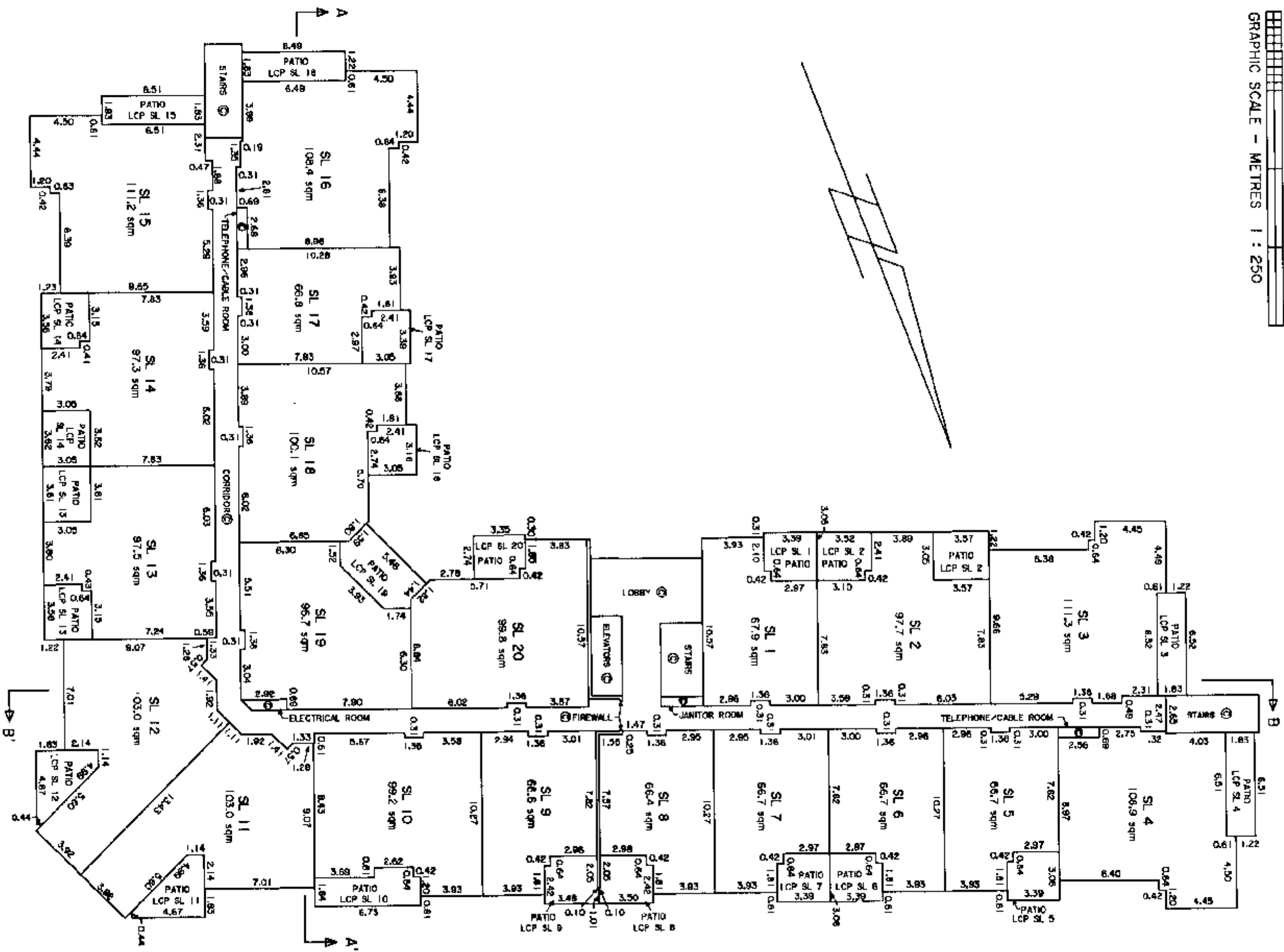
Dated this 24th day of MARCH, 1997.

D. Mitchell, B.C.L.S.
File: 94-A-318955

BUILDING I FIRST FLOOR



Sheet 7 of 14 Sheets
STRATA PLAN LMS 2768
PHASE I



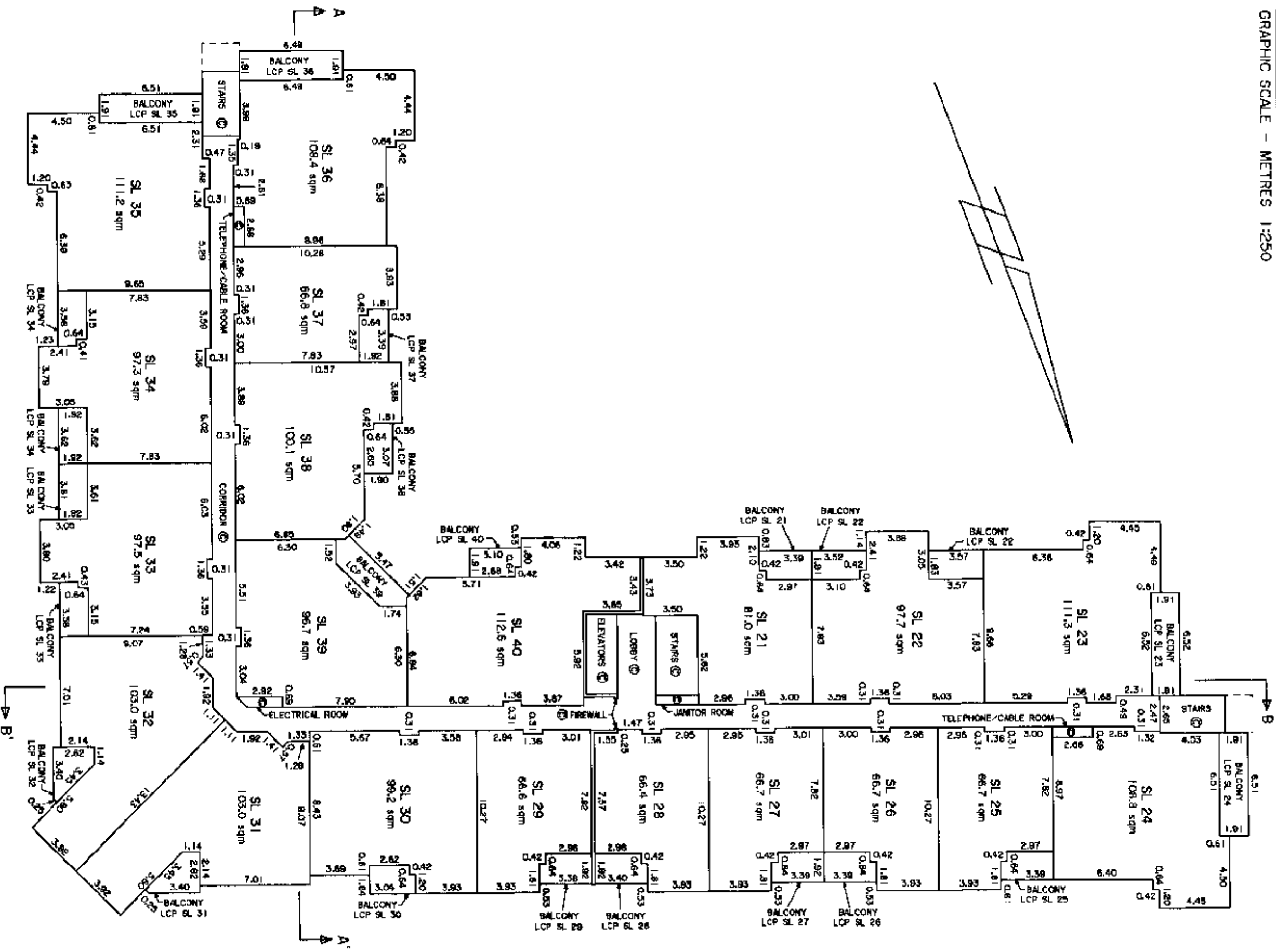
Dated this 24th day of MARCH, 1997.

W. J. Mitchell
File: 94-A-316937, B.C.L.S.

BUILDING I SECOND FLOOR



Sheet 8 of 14 Sheets
STRATA PLAN LMS 2768
PHASE I

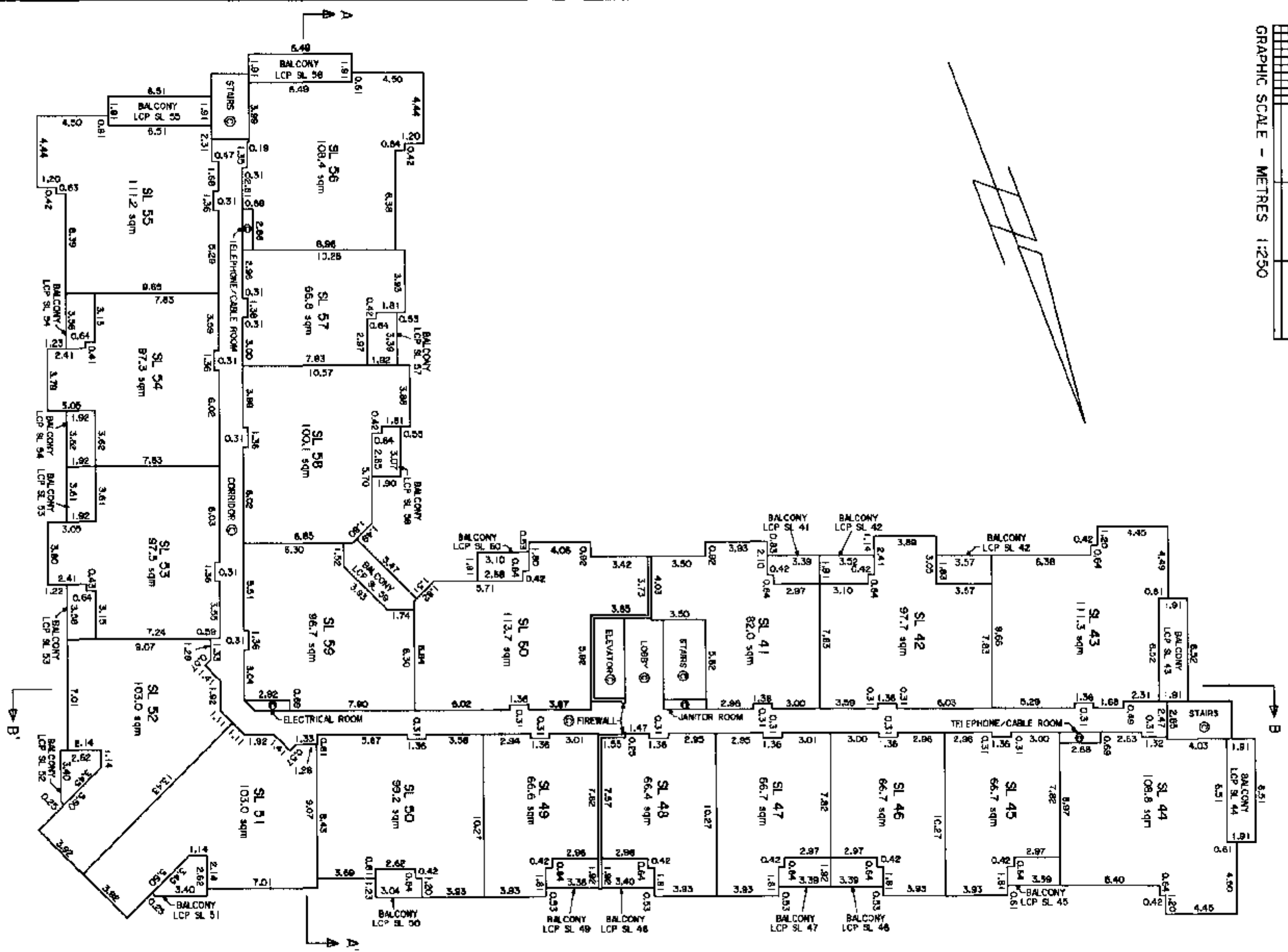
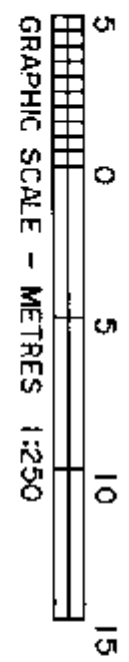


Dated this 24th day of March, 1997.

[Signature]
B.C.L.S.
File: 94-A-316998

BUILDING I
THIRD FLOOR

Sheet 9 of 14 Sheets
STRATA PLAN LMS 2768
PHASE I



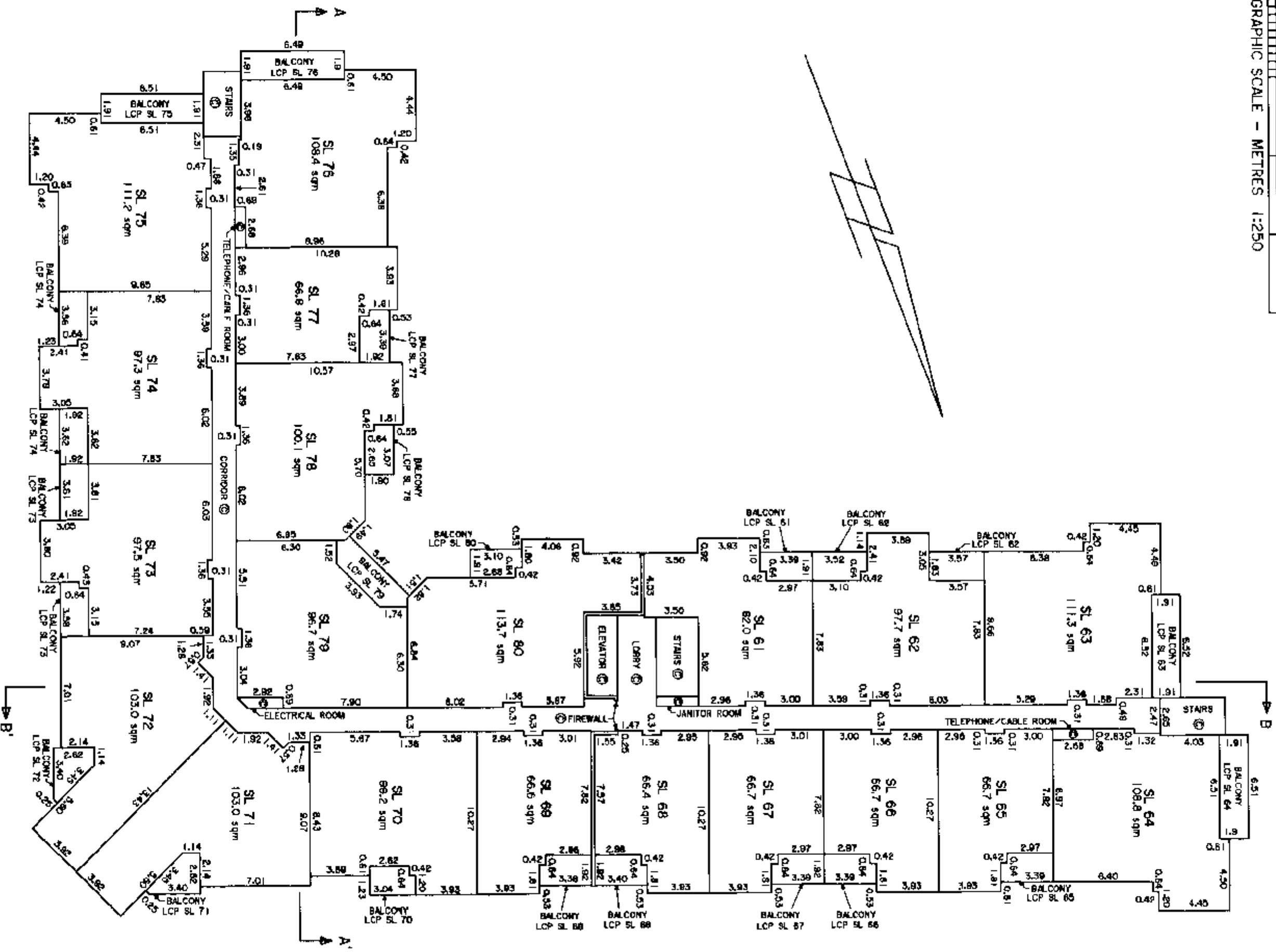
Dated this 24th day of March, 1997.

[Signature]
B.C.L.S.

File: 94-A-316889

Sheet 10 of 14 Sheets
STRATA PLAN LMS
PHASE 1 2768

2768

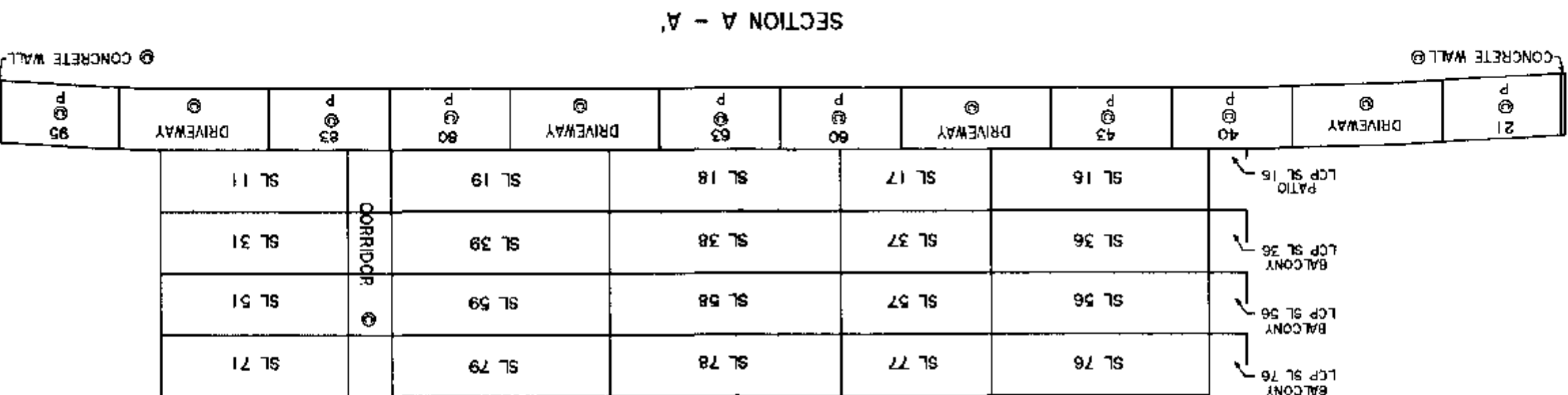


Dated this 24th day of MARCH, 1997.

S. J. Mitchell, B.C.L.S.

BUILDING I SECTION A - A'

Sheet 11 of 14 Sheets
STRATA PLAN LMS 2768
PHASE I

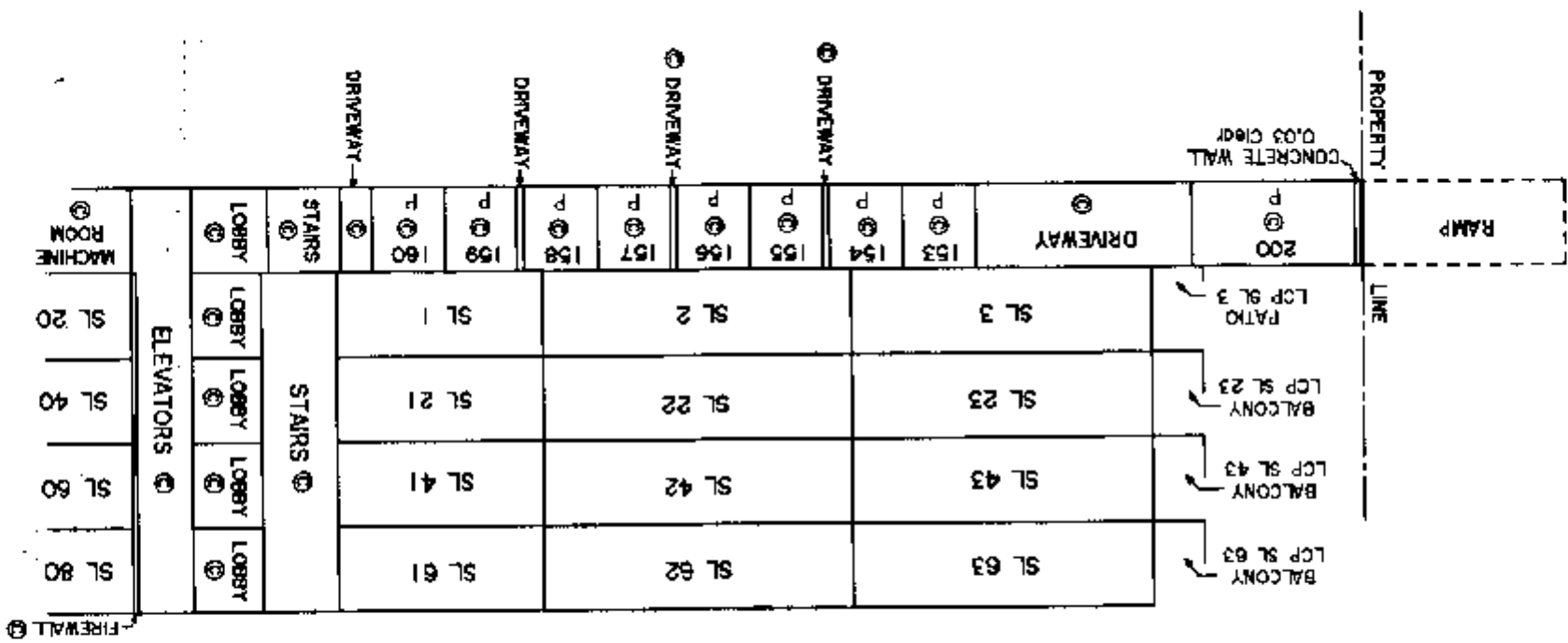
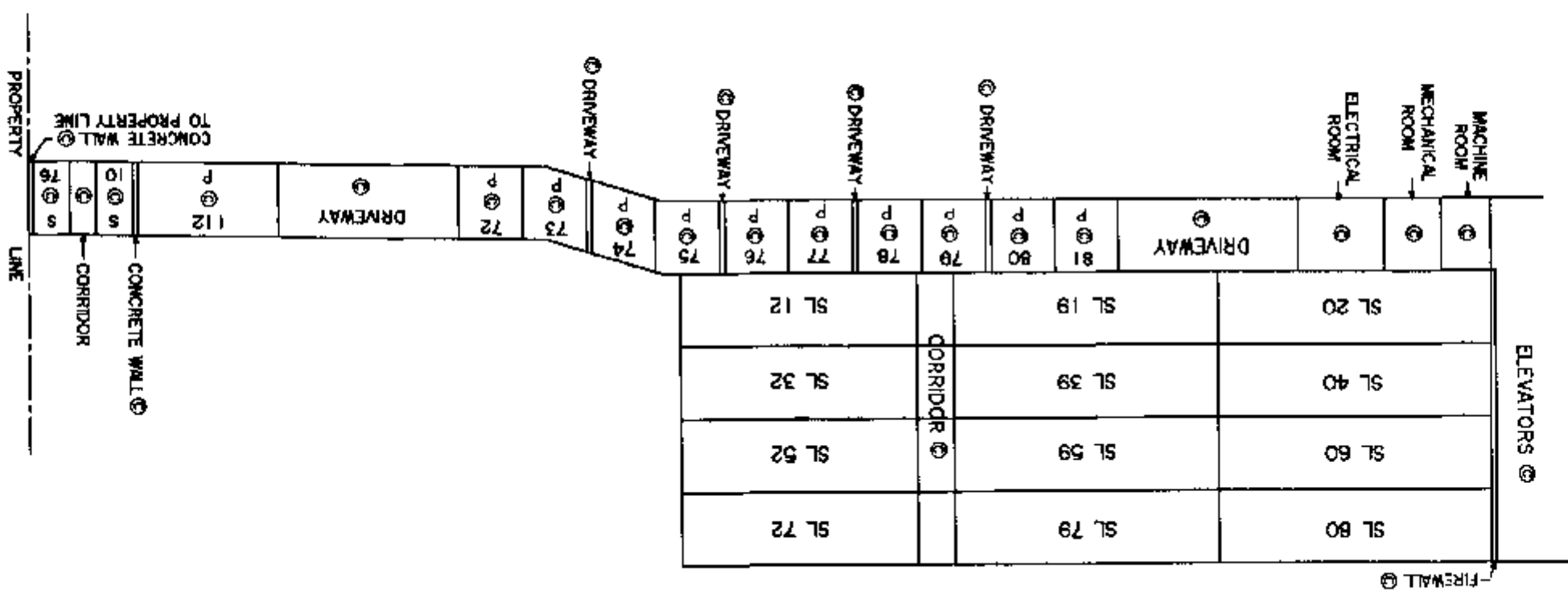


Dated this 24th day of MARCH, 1997.

G.A. Mitchell
 _____, B.C.L.S.
 File: 94-A-3109311

BUILDING 1 SECTION B - B'

Sheet 12 of 14 Sheets
STRATA PLAN LMS 2768
PHASE 1



SECTION B - B'

Dated this 24th day of March, 1997.

G.J. Mitchell, B.C.L.S.
File: 94-A-3169S12

RECORD OF BY-LAWS AND ORDERS, ETC.

[illegible]

G. J. Mead B.C.L.S.

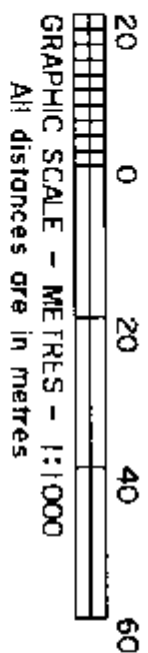
DEALINGS AFFECTING THE COMMON PROPERTY

[illegible]

C. J. Mitchell BCL.S.

STRATA PLAN OF PART OF LOT A,
SECTION 21, BLOCK 5 NORTH,
RANGE 1 WEST, N.W.D., PLAN LMP 27911.

CITY OF SURREY BCGS 92G.017



Grid bearings are derived from
Plan LMP27911.

LEGEND

- SL Strata Lot
- LCP Limited Common Property
- sqm Square Metres
- Common Property
- P Parking Stall
- S Storage
- P Parking Stall and Storage number (typical)

NOTE:
Strata lot dimensions are to the
outside of exterior walls and to the
centre line of interior walls.

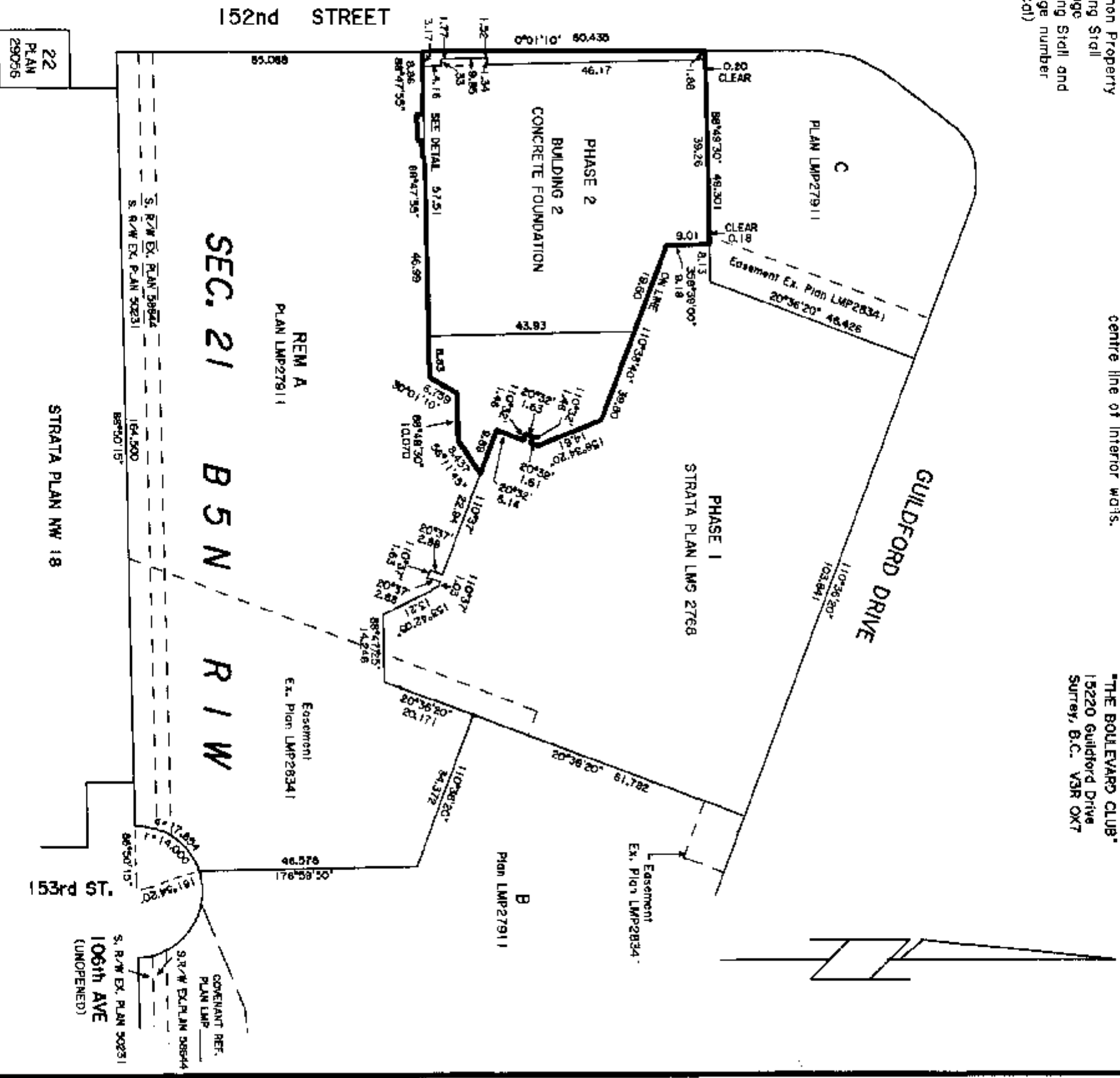
FIRST SHEET: Sheet 1 of 8 Sheets
STRATA PLAN LMS 2768
PHASE 2

Deposited and Registered in the Land
Title Office of New Westminster
B.C., this 4th day of
MAY 1998.

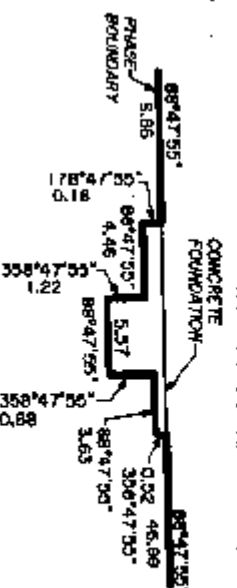
Terry D. Mitchell
Deputy Registrar

BM127412 - BM127468

CIVIC ADDRESS:
"THE BOULEVARD CLUB"
15220 Guildford Drive
Surrey, B.C. V3R 0K7



DETAIL
NOT TO SCALE



The address for service of documents
on the Strata Corporation is:
The Owners, Strata Plan LMS 2768
201 - 4695 E. Hastings Street
Burnaby, B.C.
V5C 2K6
Cameron Land Surveying Ltd.
B.C. Land Surveyors
Unit 203-6333-148th St.
Surrey, B.C. V3S 3C3
Phone: 597-3777
Fax: 597-3783

This plan lies within the Greater
Vancouver Regional District.

I, Darryl J. Mitchell, of Surrey, B.C., a
British Columbia Land Surveyor, hereby
certify that the buildings erected on the
parcel described above lie wholly within
the external boundaries of that parcel.
Dated at Surrey, B.C. this 27th day
MARCH, 1998.

D.J. Mitchell B.C.L.S.

FILE: 94-A-3169-201

CONDOMINIUM ACT

SECOND SHEET: Sheet 2 of 8 Sheets

STRATA PLAN LMS 2768 PHASE 2

STRATA LOT NO.	SHEET NO.	FORM 1	FORM 2
		SCHEDULE OF UNIT ENTITLEMENT	SCHEDULE OF INTEREST UPON DESTRUCTION
81	4	1322	5370
82	4	1164	5045
83	4	981	4590
84	4	1030	4740
85	4	1123	4890
86	4	1310	5400
87	4	867	3480
88	4	817	3900
89	4	797	4080
90	4	1096	4890
91	4	1118	4800
92	4	757	3870
93	4	758	3870
94	4	1117	4800
95	4	1111	4890
96	5	989	4900
97	5	1033	4710
98	5	1005	4710
99	5	961	4650
100	5	1141	5070
101	5	1123	4950
102	5	1310	5460
103	5	667	3510
104	5	817	3960
105	5	797	4140
106	5	1096	4950
107	5	1118	4860
108	5	757	3930
109	5	758	3930
110	5	1117	4860
111	5	1111	4900
112	6	999	4860
113	6	1033	4770
114	6	1005	4770
115	6	961	4710
116	6	1126	5250
117	6	1208	5520
118	6	817	4020
119	6	797	4200
120	6	1096	5010
121	6	1118	4920
122	6	757	3930
123	6	758	3980
124	6	1117	4920
125	6	1111	5010
126	7	999	4900
127	7	1033	4660
128	7	1005	4860
129	7	1258	5400
130	7	1307	5520
131	7	802	4290
132	7	1096	5100
133	7	1118	5010
134	7	757	4080
135	7	758	4080
136	7	1117	5010
137	7	111	5100
AGGREGATE PHASE 2		57223	266250
AGGREGATE PHASE 1		72892	346374
TOTAL AGGREGATE		130115	612624

Approved as Phase 2 of a 5 Phase Strata Plan under the Condominium Act.

Dated this 17th day of April, 1998.

Approving Officer for the City of Surrey

Accepted as to Forms 1 and 2 this 24 day of April, 1998.

Superintendent of Real Estate

Mortgagee: ROYAL BANK OF CANADA

Richard Thomas Foster
RICHARD THOMAS FOSTER
ACCOUNT MANAGER

Michael Francis Fitzpatrick
MICHAEL FRANCIS FITZPATRICK
NOTARIAL CLERK (sign & print name clearly)

James Dugan
JAMES DUGAN
WITNESS (sign & print name clearly)
2677 Kogalene
Coquitlam BC

Assistant Account Manager
Assistant Account Manager
Address of Witness
Occupation of Witness

Owners: TOWNSITE PARK APARTMENTS LTD.
(INC. NO. 71646)

Karyn Brodie
KARYN BRODIE
Authorized Signatory (sign & print name clearly)

Flavia Funzo
FLAVIA FUNZO
Authorized Signatory (sign & print name clearly)
Witness (sign & print name clearly)

#201-4095 E. HASTINGS ST.
Address of Witness BURNABY, BC, V5C 2K4

Consultant
Consultant
Occupation of Witness

STATUTORY DECLARATION

I, the undersigned, do solemnly declare that:

- 1) I, the undersigned, am the duly authorized agent of the Owner—Developer;
- 2) The strata plan is entirely for residential use.

I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath.

Robert Burns
Declared before me at BURNABY, B.C., this 6th day of APRIL, 1998.

Laurence Colwell
A Commissioner for taking affidavits within the Province of British Columbia
4259 E. HASTINGS ST. VAN. B.C.
The City of Surrey, registered owner of copyrights: BK107714, BK107716, BK107727 and BK107723; LAURENCE COLWELL
hereby consents to the deposit of this plan.

Douglas McCallum
MAYOR Doug McCallum

Pamela Kenny
CITY CLERK Pamela Kenny

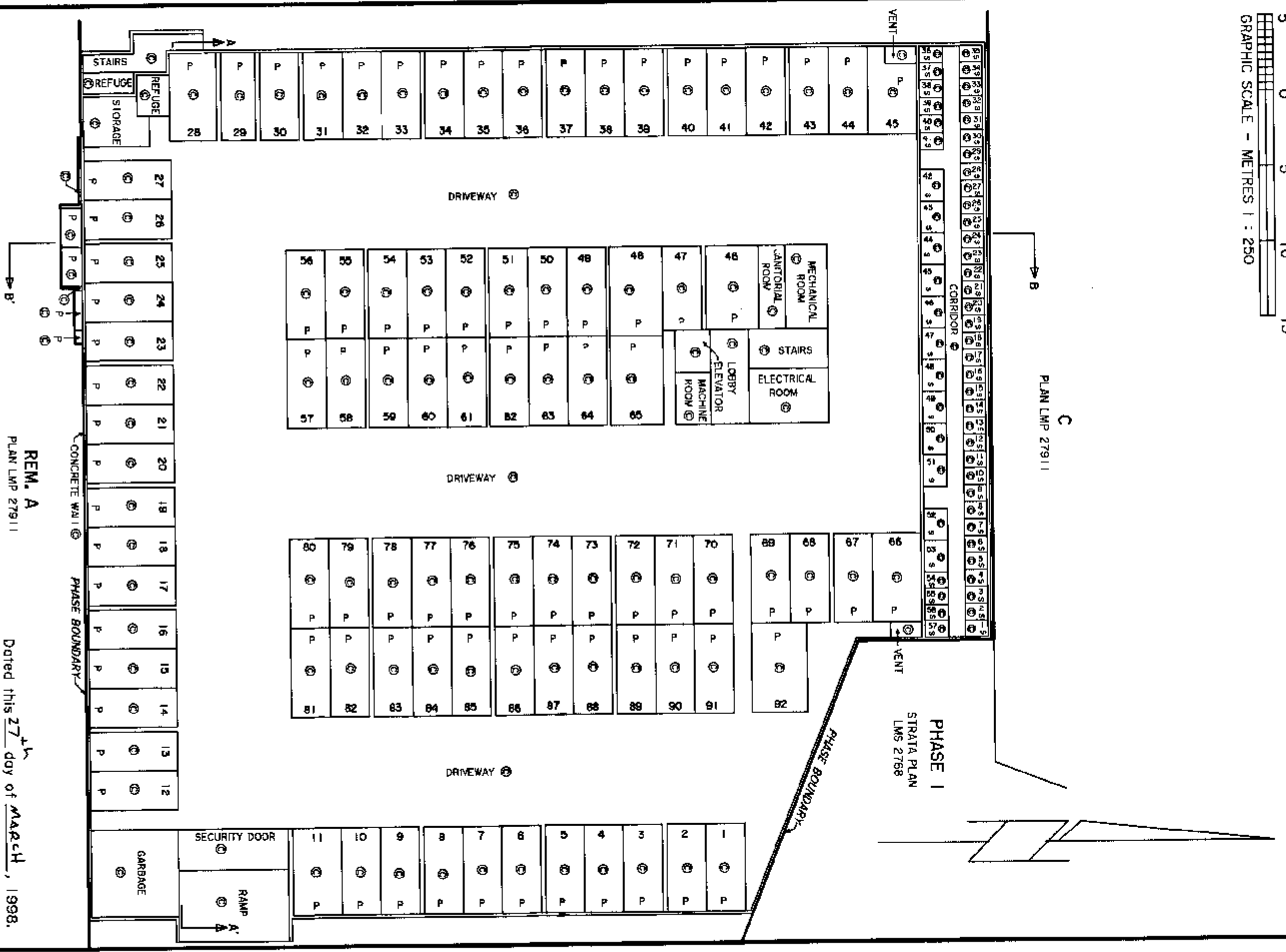
I, D.J. Mitchell, of Surrey, B.C., a British Columbia Land Surveyor, hereby certify that the building shown in this strata plan has not, as of the 27th day of March, 1998, been previously occupied.

Dated at Surrey, B.C., this 27th day of March, 1998.

D.J. Mitchell
D.J. Mitchell, B.C.L.S.

**BUILDING 2
PARKING**

Sheet 3 of 8 Sheets
STRATA PLAN LMS 2768
PHASE 2



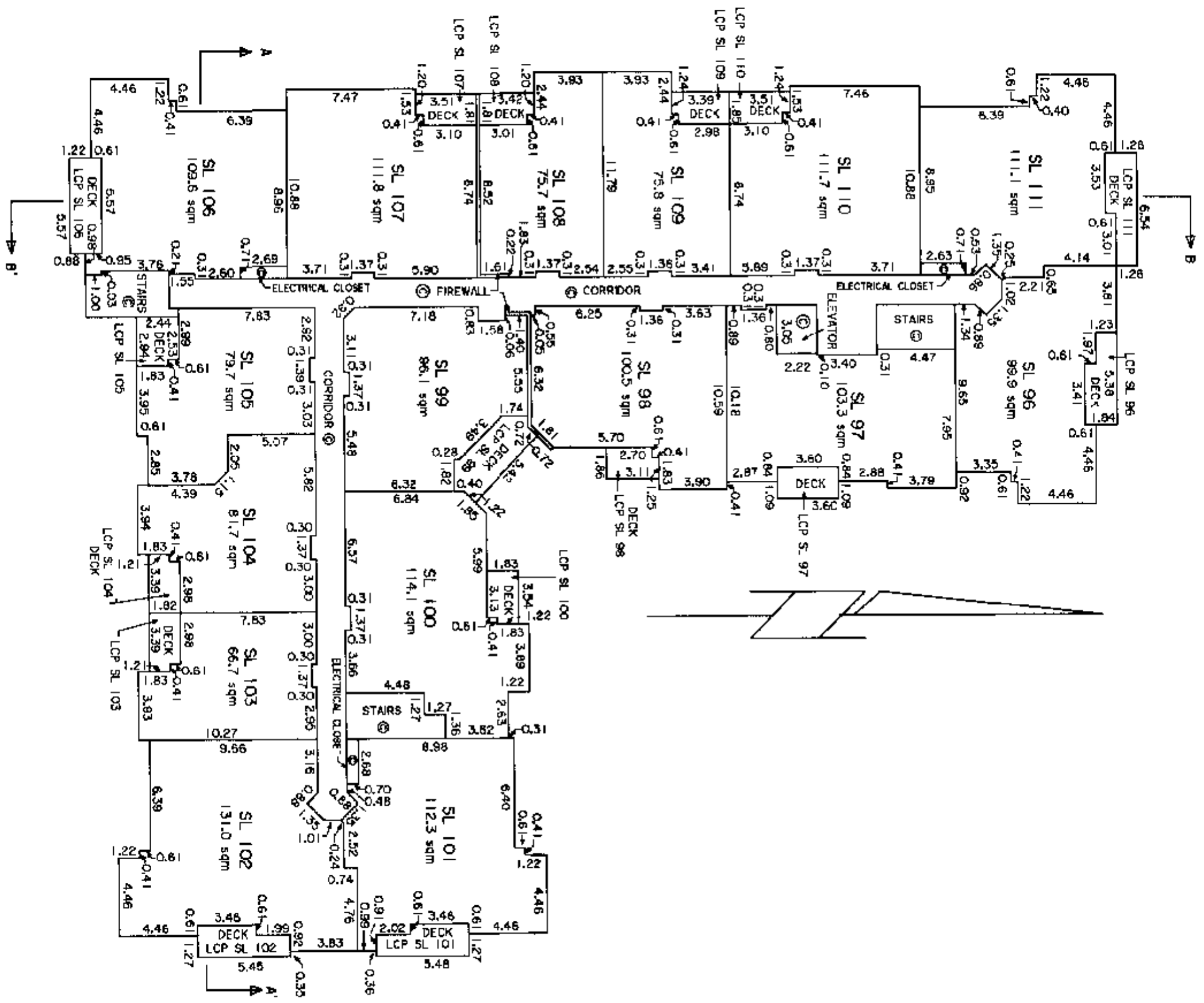
REM. A
PLAN LMP 27911

Dated this 27th day of MARCH, 1998.

File: 94-A-3189-203
[Signature], B.C.L.S.

**BUILDING 2
SECOND FLOOR**

Sheet 5 of 8 Sheets
STRATA PLAN LMS 2768
PHASE 2

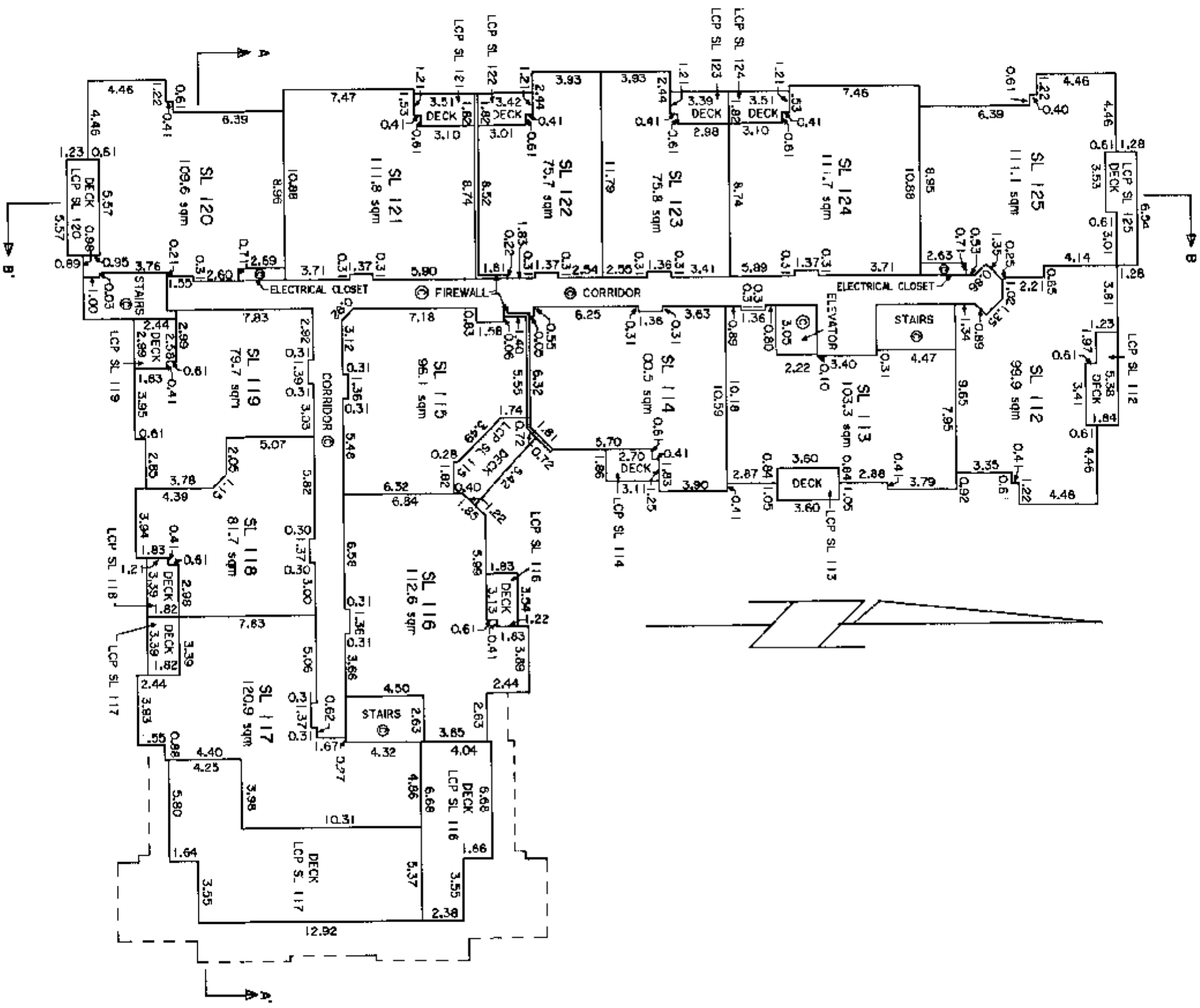


Dated this 27th day of MARCH, 1998.

D. J. Mitchell, B.C.L.S.
File: 94-A-3169-205

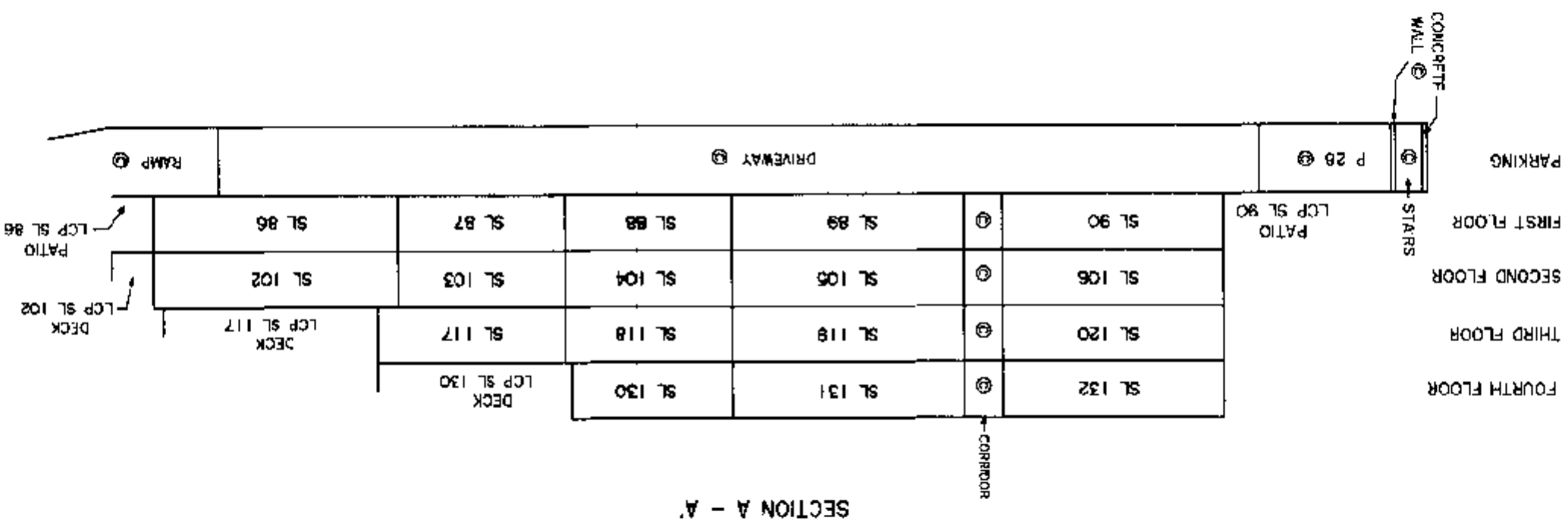
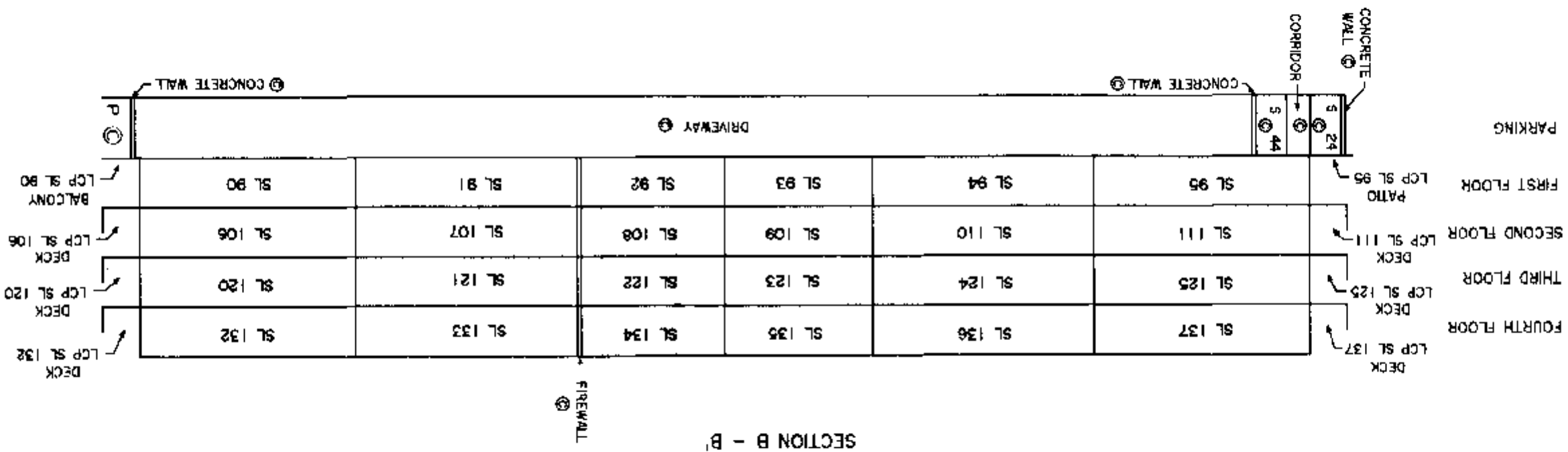
BUILDING 2
THIRD FLOOR

Sheet 6 of 8 Sheets
STRATA PLAN LMS 2768
PHASE 2



Dated this 27th day of MARCH, 1998.

G.J. Mitchell, B.C.L.S.



Dated this 27th day of March, 1998.

Ed Mitchell, B.C.L.S.