

STRATA PLAN OF A PORTION OF LOT 1,
SECTION 10, TOWNSHIP 2,
PLAN LMP 24916,
NEW WESTMINSTER DISTRICT.
B.C.G.S. 92G . 016

STRATA PLAN LMS 2770
 PHASE I

Form "E" : BL141945

FOR
 LOCATION AND DIMENSION PLAN
 (SEE FIRST SHEET SHEET 2 OF 11 SHEETS)

INTEGRATED SURVEY AREA No. 1 - SURREY

BEARINGS ARE GRID BEARINGS DERIVED FROM PLAN LMP 24916
 THIS PLAN SHOWS GROUND LEVEL MEASURED DISTANCES. PRIOR TO COMPUTATION
 OF U.T.M. CO-ORDINATES, MULTIPLY BY COMBINED FACTOR 0.99960050

DEPOSITED IN THE LAND TITLE OFFICE

AT NEW WESTMINSTER ,B.C.

THIS 24 DAY OF APRIL ,1997.

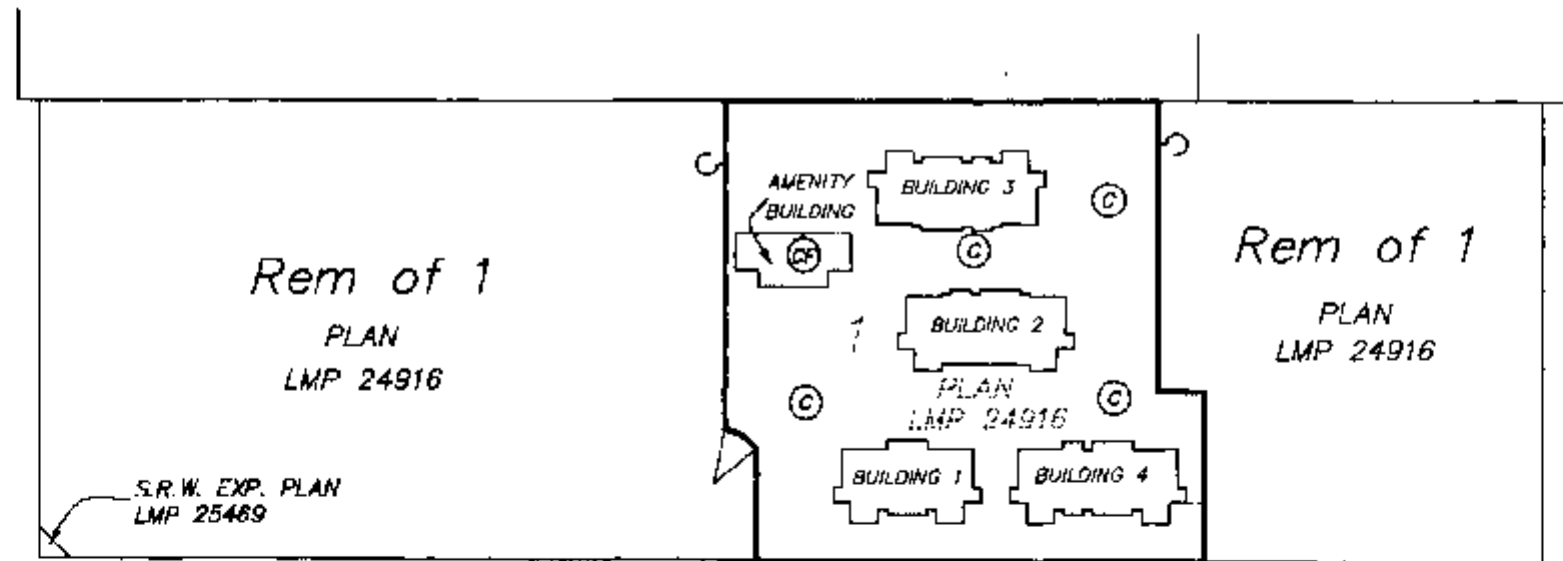
[Signature]
 DEPUTY REGISTRAR

REF: BL141947

MONUMENT TIES FROM PLAN LMP 24916.

CIVIC ADDRESS :-
 14877 - 58 th AVENUE,
 SURREY, B.C.

148 th STREET



S.R.W. EXP. PLAN
 LMP 25489

ROAD

SL DENOTES STRATA LOT
 C DENOTES COMMON PROPERTY
 CF DENOTES COMMON FACILITY
 A DENOTES PATIO AREA
 D DENOTES DECK AREA
 E DENOTES ENTRY AREA
 G DENOTES GARAGE AREA
 P DENOTES PORCH AREA

AREAS SHOWN AS A, D, E, G AND P
 ARE LIMITED COMMON PROPERTY APPURTENANT
 TO THE STRATA LOT INDICATED.

LIMITED COMMON PROPERTY IS NOT
 INCLUDED IN THE UNIT ENTITLEMENT.

CANTILEVERED WINDOWS ARE PART OF THE
 STRATA LOT BUT NOT INCLUDED
 IN THE UNIT ENTITLEMENT.

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

THE OWNERS
 C/O THE OWNERS STRATA PLAN LMS 2770 .

NIELSON & COMPANY,
 300 - 6411 BUSWELL STREET,
 RICHMOND, B.C.
 V6X 2G5.

FOR MAILING ADDRESS OF THE STRATA CORPORATION
 SEARCH THE STRATA PLAN GENERAL INDEX

30 20 10 0 20 50
 SCALE 1 : 1250

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, H. DAVID LIDDLE, OF ALDERGROVE,
 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
 14 th DAY OF MARCH , 1997.

[Signature] B. C. L. S.

LOCATION AND DIMENSION PLAN

STRATA PLAN LMS 2770

PHASE I

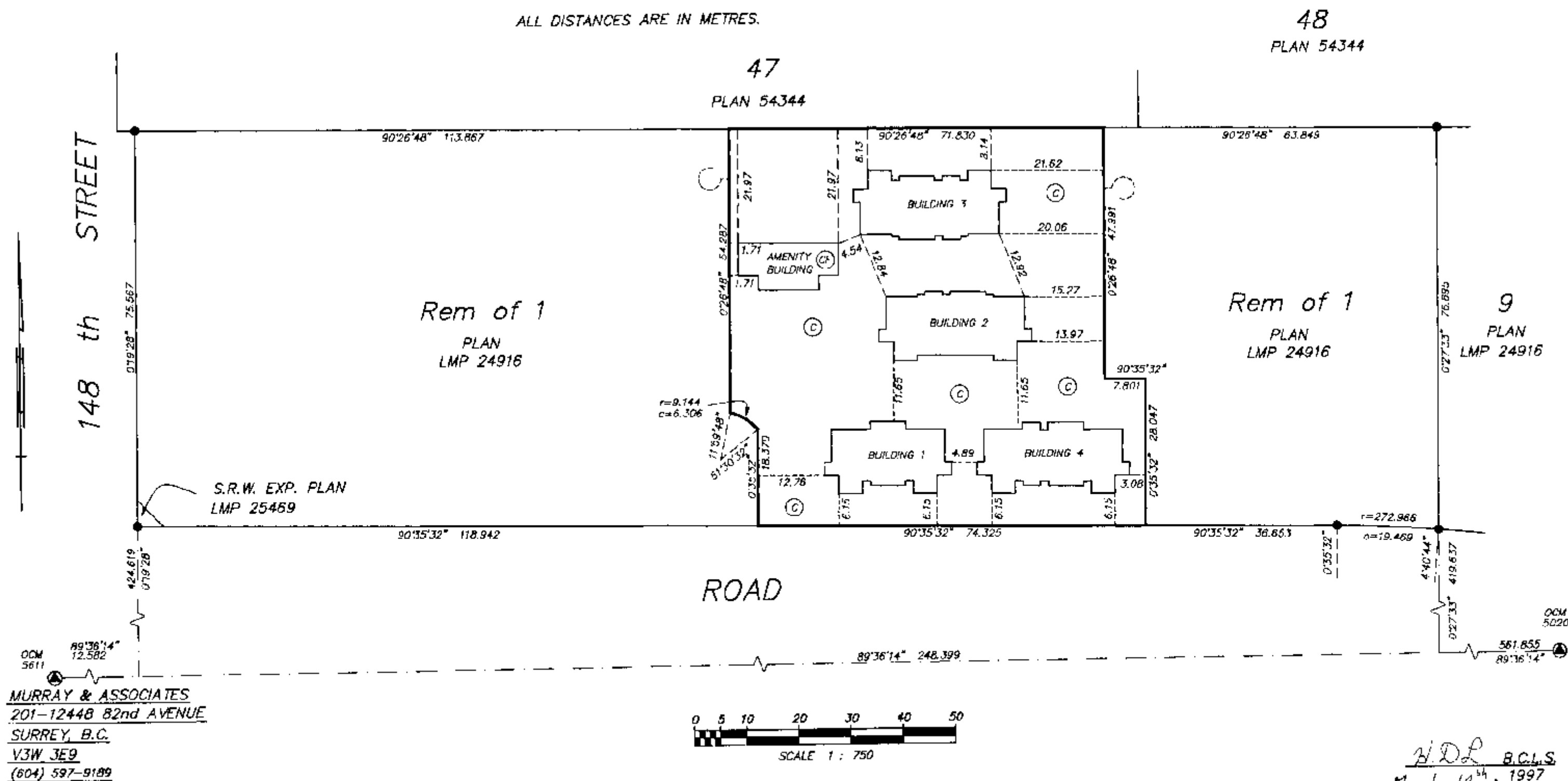
LEGEND :

- INDICATES CONTROL MONUMENT FOUND
- INDICATES STANDARD IRON POST FOUND

GRID BEARINGS ARE DERIVED FROM PLAN LMP 24916
USING CONTROL MONUMENTS 5611 AND 5020,
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 0.99960050

ALL DISTANCES ARE IN METRES.



CONDOMINIUM ACT

STRATA PLAN LMS 2770

PHASE I

STATUTORY 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 OATH

DECLARED BEFORE ME
AT RICHMOND
IN THE PROVINCE OF B.C.
THIS 24 DAY OF MARCH
1997.

DAWSON DEVELOPMENTS LTD.
BY ITS AUTHORIZED
SIGNATORY:

[Signature]
A NOTARY PUBLIC IN AND FOR THE PROVINCE OF BRITISH COLUMBIA
A COMMISSIONER FOR TAKING AFFIDAVITS WITHIN BRITISH COLUMBIA
OLE NIELSEN DANNY DAWSON

ACCEPTED AS TO FORMS 1, 2, AND 3.
DATED THIS 21 DAY OF April 1997.

[Signature]
SUPERINTENDENT OF REAL ESTATE

APPROVED AS PHASE I OF A VI PHASE
STRATA PLAN UNDER THE CONDOMINIUM ACT.
DATED THIS 4th DAY OF April 1997.

[Signature]
APPROVING OFFICER FOR THE
CITY OF SURREY
N. LAI

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

DAWSON DEVELOPMENTS LTD.

ROYAL BANK OF CANADA

[Signature]
AUTHORIZED SIGNATORY DANNY DAWSON
(PRINT NAME CLEARLY NEAR SIGNATURE)

[Signature]
AUTHORIZED SIGNATORY GRANT HOLCOMBE
(PRINT NAME CLEARLY NEAR SIGNATURE)

[Signature]
WITNESS AS TO BOTH SIGNATURES OLE NIELSEN
(PRINT NAME CLEARLY NEAR SIGNATURE)

#300-6411 BUSWELL ST.
RICHMOND, B.C. V6Y 2G5
SOLICITOR
OCCUPATION

[Signature] J. FRANK
AUTHORIZED SIGNATORY
(PRINT NAME CLEARLY NEAR SIGNATURE)

[Signature] J. KUSTER
AUTHORIZED SIGNATORY
(PRINT NAME CLEARLY NEAR SIGNATURE)

[Signature] K. SHURYN
WITNESS AS TO BOTH SIGNATURES
(PRINT NAME CLEARLY NEAR SIGNATURE)

26452 3rd Ave Aldergrove
ADDRESS
Kathy Shuryn
Account Manager
OCCUPATION

I HEREBY CERTIFY THAT THE COMMON FACILITIES, BEING
AMENITY BUILDING
WHICH, ACCORDING TO FORM E TO THE ACT, WERE TO
HAVE BEEN CONSTRUCTED IN CONJUNCTION WITH THIS
PHASE, HAVE BEEN SATISFACTORILY PROVIDED FOR
DATED THIS 4th DAY OF April 1997

[Signature]
CITY APPROVING OFFICER FOR
THE CITY OF SURREY
N. LAI

I, H. DAVID LIDDLE, OF ALDERGROVE,
BRITISH COLUMBIA LAND SURVEYOR, HEREBY
CERTIFY THAT THE BUILDINGS SHOWN ON
THIS STRATA PLAN HAVE NOT, AS OF THE
14th DAY OF MARCH, 1997,
BEEN PREVIOUSLY OCCUPIED.
DATED AT SURREY, B.C., THIS
14th DAY OF MARCH, 1997.

[Signature] H. David Liddle B.C.L.S.

CONDOMINIUM ACT

STRATA PLAN LMS 2770

PHASE I

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	5	1560	6 291	1
2	5	1174	5 464	1
3	5	1175	5 464	1
4	5	1560	6 291	1
5	6	1558	6 291	1
6	6	1352	5 629	1
7	6	1353	5 629	1
8	6	1352	5 629	1
9	6	1558	6 291	1
10	8	1555	6 291	1
11	8	1176	5 464	1
12	8	1178	5 464	1
13	8	1177	5 464	1
14	8	1557	6 291	1
15	7	1566	6 291	1
16	7	1404	5 464	1
17	7	1408	5 464	1
18	7	1173	5 464	1
19	7	1568	6 291	1
TOTAL		26 400	110 927	19

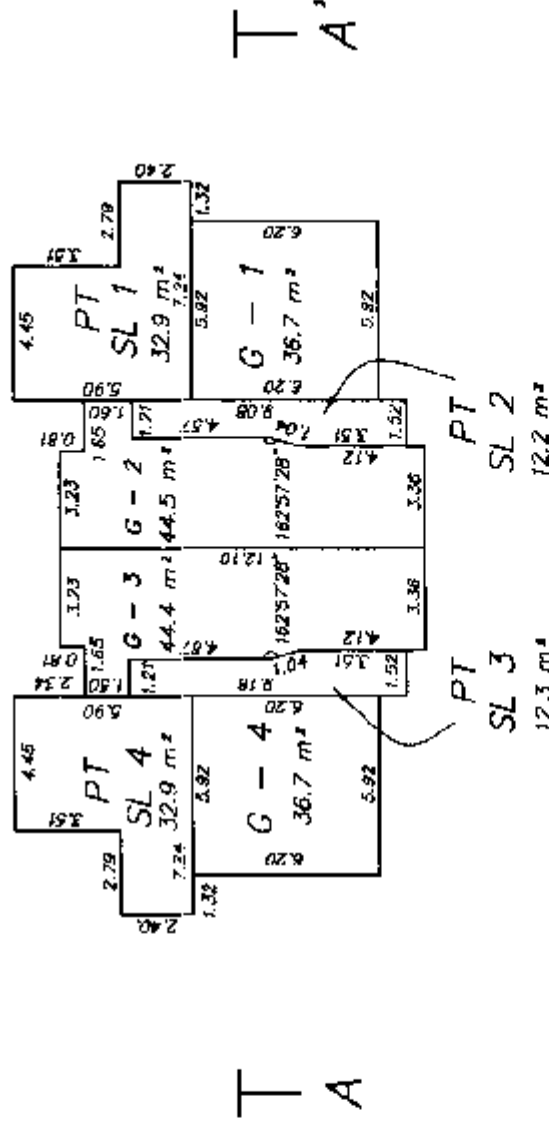
MURRAY & ASSOCIATES
201-12448 82nd AVENUE
SURREY, B.C.
V3W 3E9
(604) 597-9189

WDL B.C.L.S.
March 19th, 1997

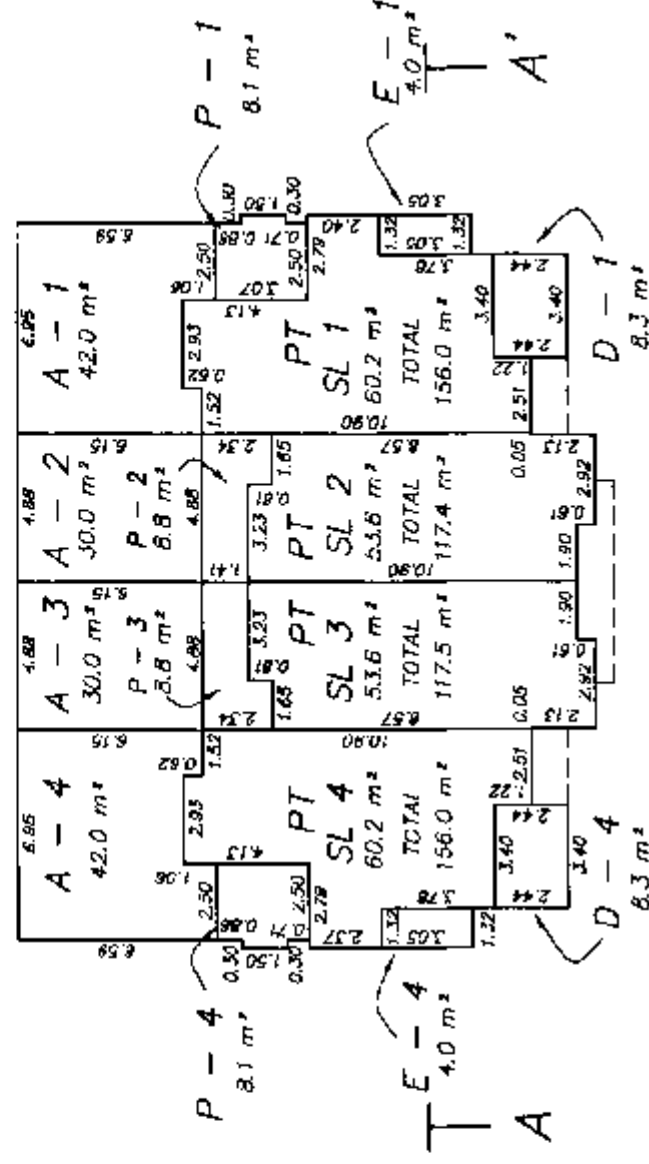
BUILDING No. 1

STRATA PLAN LMS 2770
PHASE I

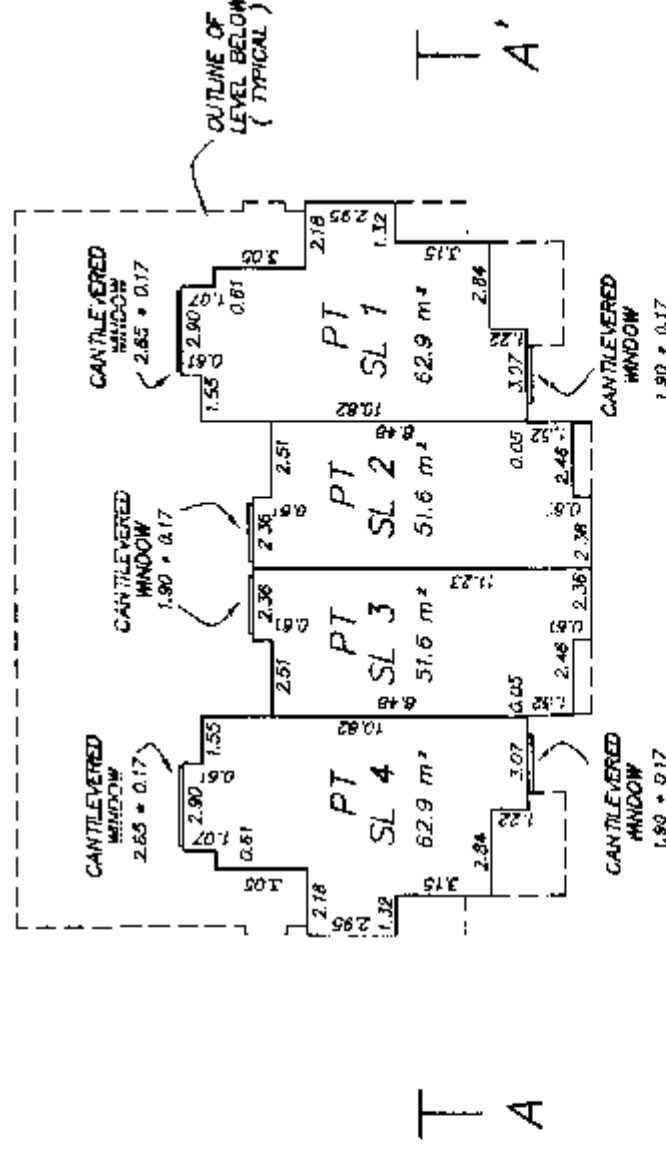
BASEMENT
LEVEL



MAIN
LEVEL



UPPER
LEVEL



UPPER LEVEL

MAIN LEVEL

BASEMENT
LEVEL



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

SECTION A - A'



SCALE 1 : 250

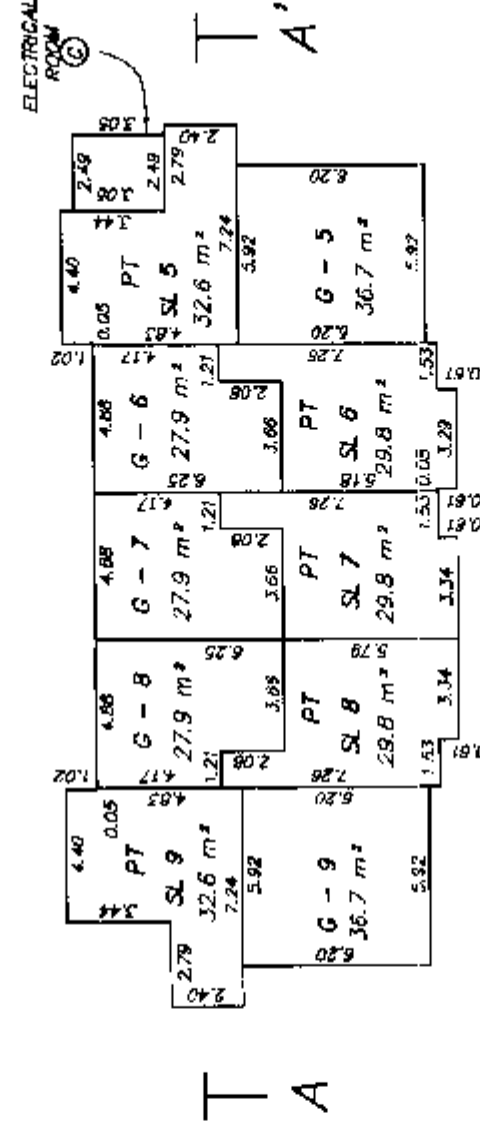
HDL B.C.L.S.
March 19th, 1997

BUILDING No. 2

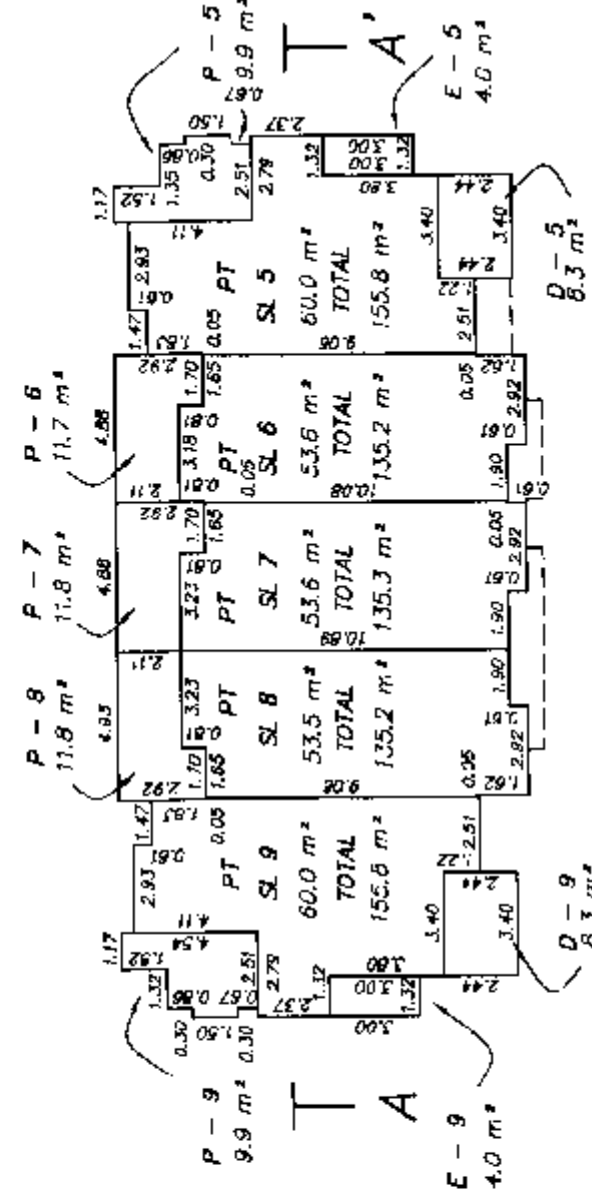
STRATA PLAN LMS 2770

PHASE I

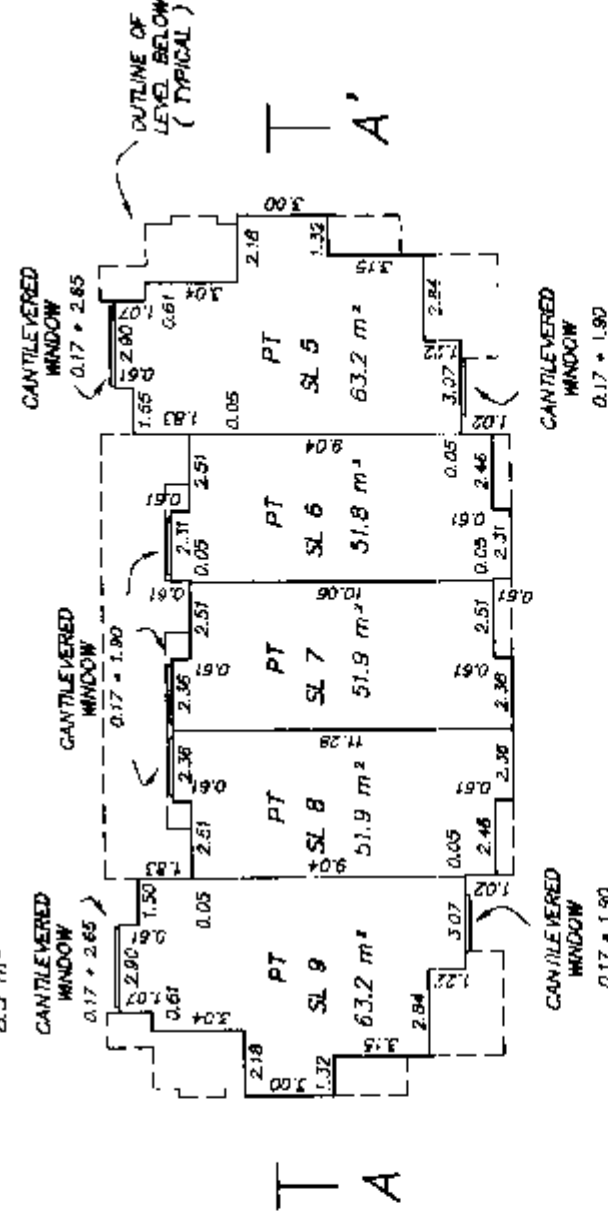
BASEMENT
LEVEL



MAIN
LEVEL



UPPER
LEVEL



UPPER LEVEL

MAIN LEVEL

BASEMENT
LEVEL

PT SL 9	PT SL 8	PT SL 7	PT SL 6	PT SL 5
PT SL 9	PT SL 8	PT SL 7	PT SL 6	PT SL 5
PT SL 9	PT SL 8	PT SL 7	PT SL 6	PT SL 5

SECTION A - A'

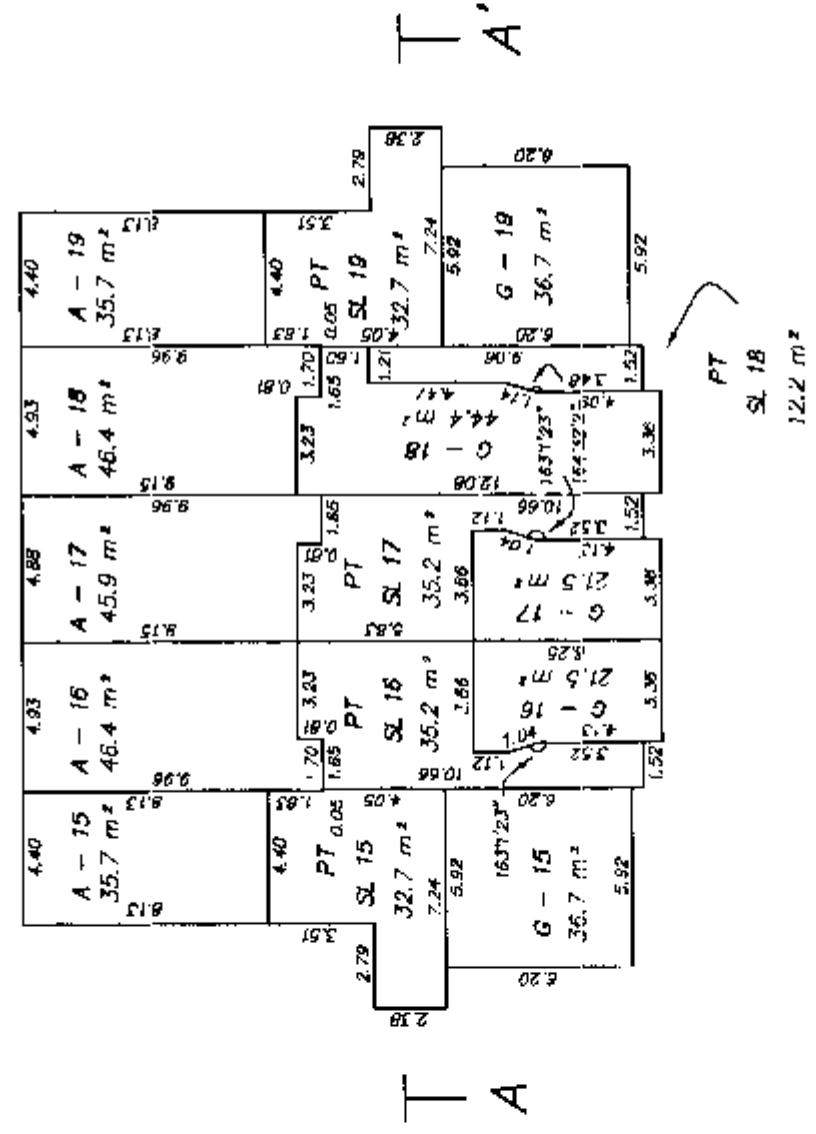


SCALE 1 : 250

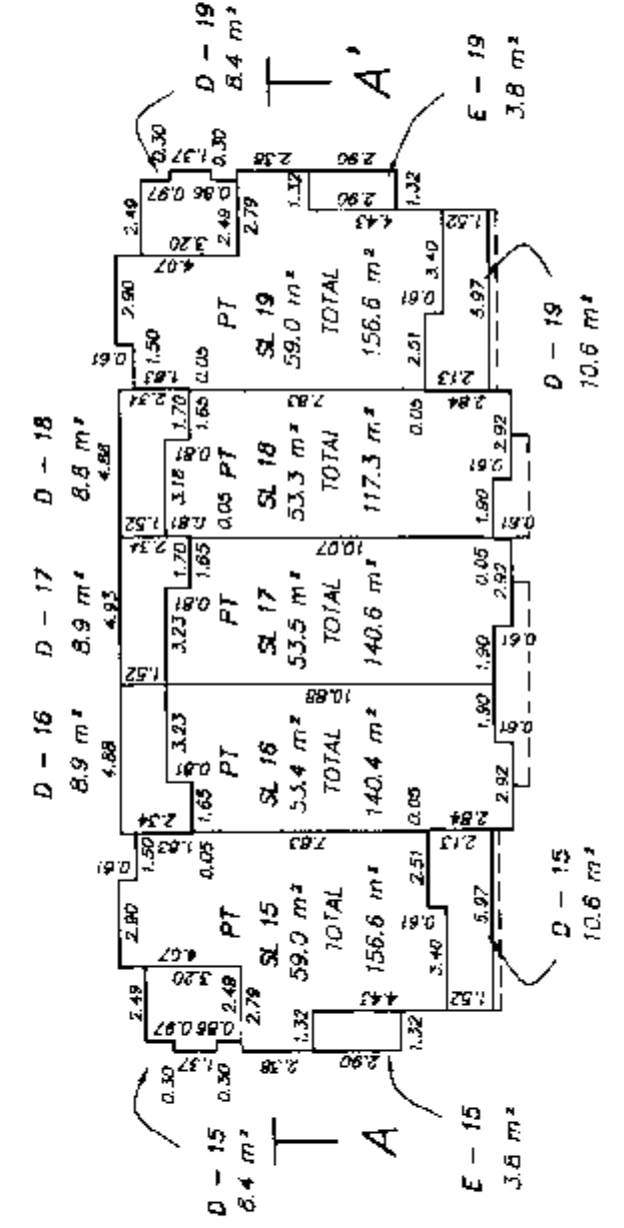
MURRAY & ASSOCIATES
201-12448 82nd AVENUE
SURREY, B.C.
V3W 3E9
(604) 597-9189

WDL B.C.L.S.
March 14, 1997

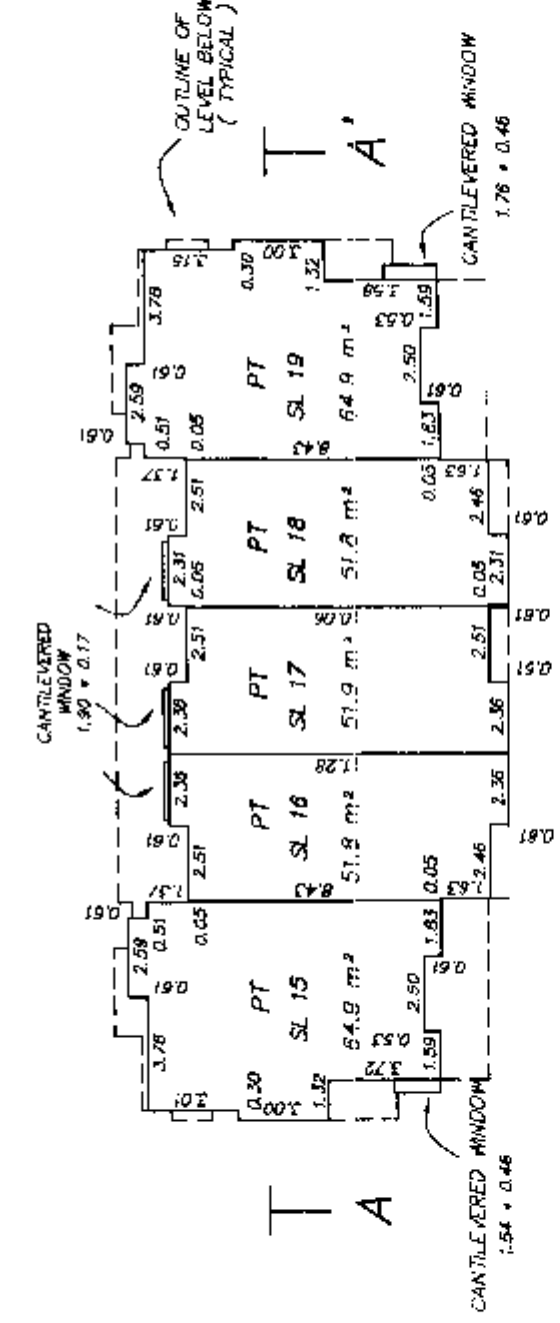
BASEMENT
LEVEL



MAIN
LEVEL



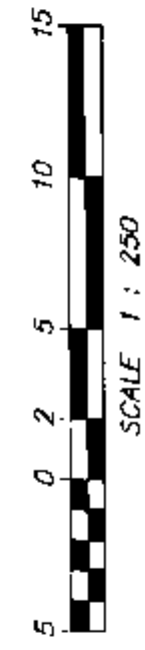
UPPER
LEVEL

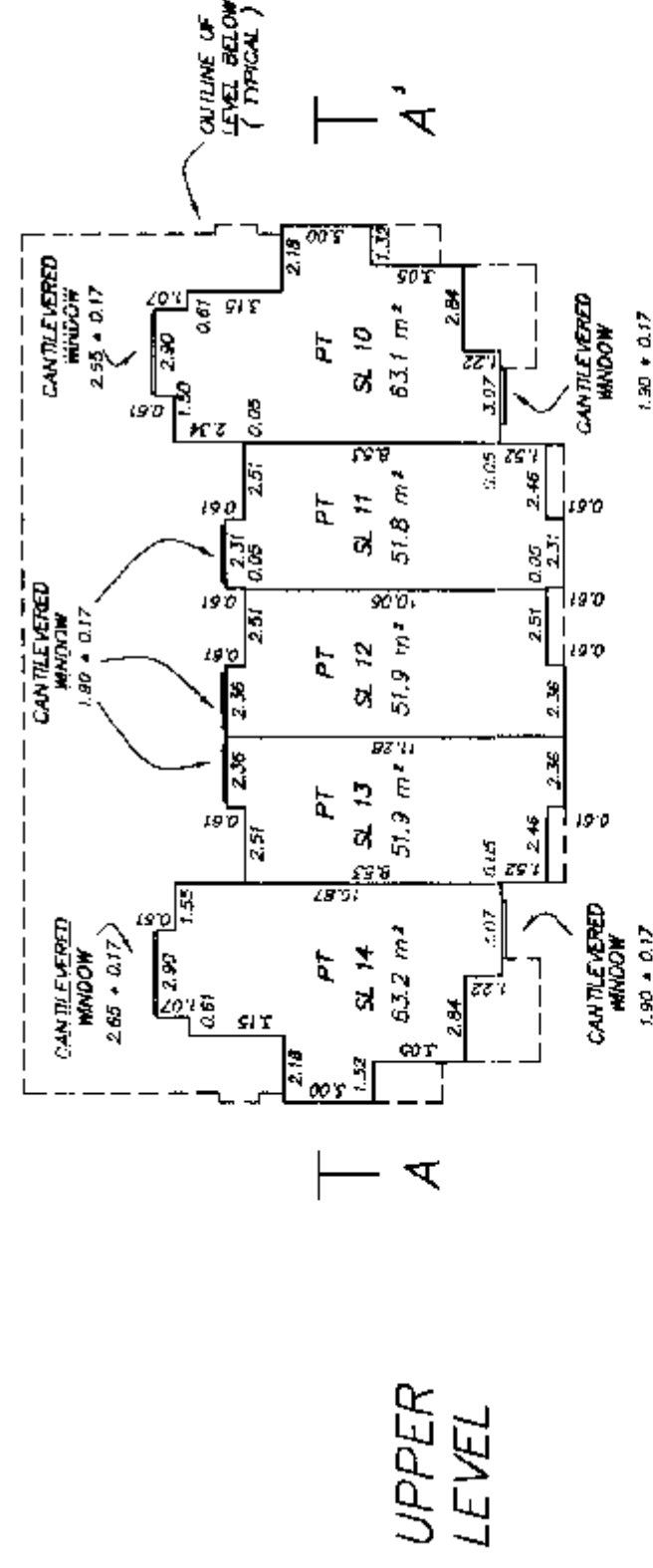
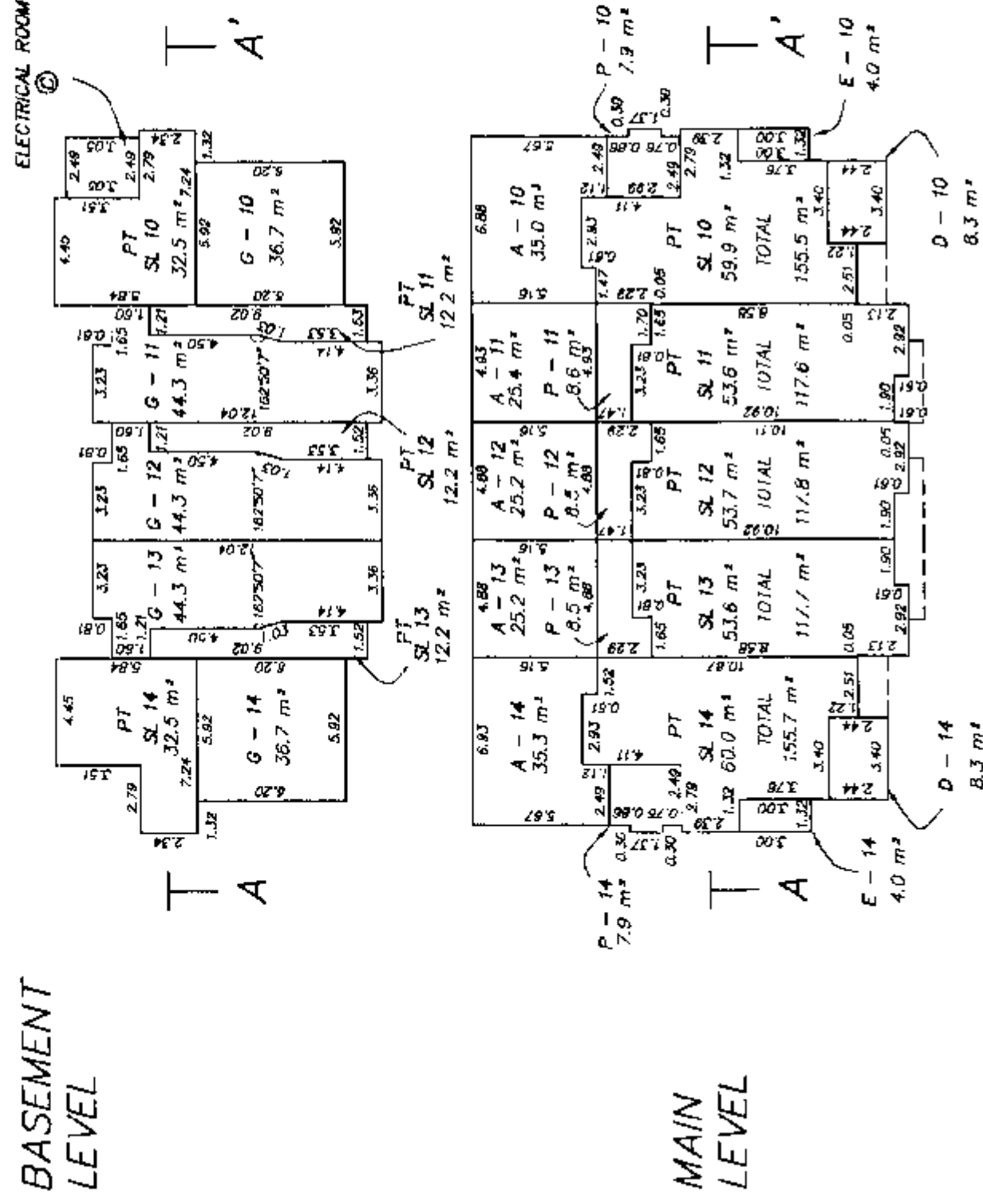


UPPER LEVEL
MAIN LEVEL
BASEMENT
LEVEL

PT SL 15	PT SL 16	PT SL 17	PT SL 18	PT SL 19
PT SL 15	PT SL 16	PT SL 17	PT SL 18	PT SL 19
PT SL 15	PT SL 16	PT SL 17	PT SL 18	PT SL 19

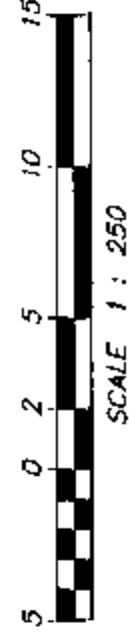
SECTION A - A'





UPPER LEVEL		MAIN LEVEL		BASEMENT LEVEL	
PT SL 14	PT SL 13	PT SL 12	PT SL 11	PT SL 10	PT SL 10
PT SL 14	PT SL 13	PT SL 12	PT SL 11	PT SL 10	PT SL 10
PT SL 14	PT SL 13	PT SL 12	PT SL 11	PT SL 10	PT SL 10

SECTION A - A'



MURRAY & ASSOCIATES
201-12448 82nd AVENUE
SURREY, B.C.
V3W 3C9
(604) 597-9189

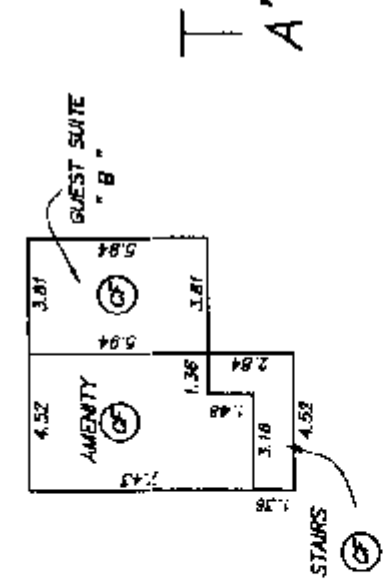
WDL
March 14th, 1997
B.C.L.S.

STRATA PLAN LMS 2779

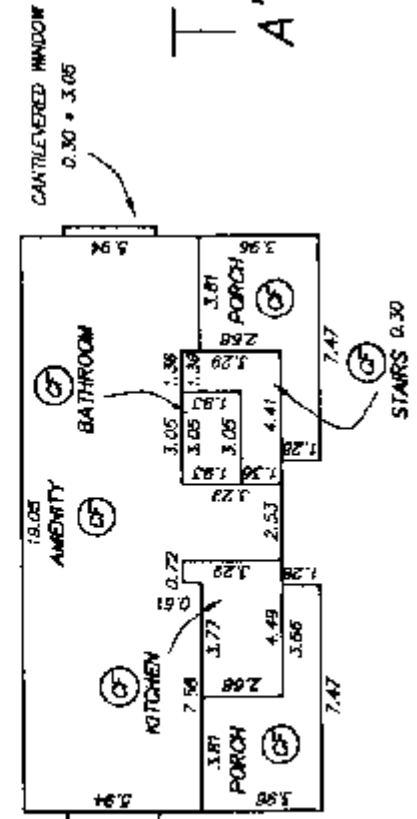
PHASE I

AMENITY BUILDING

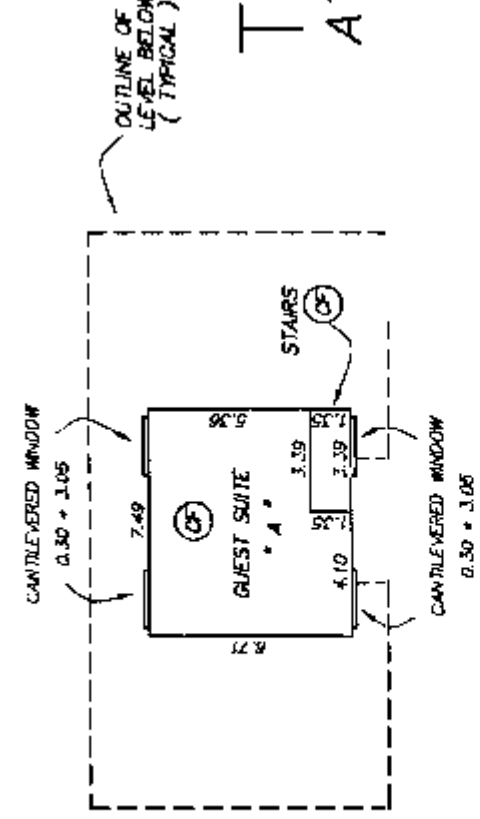
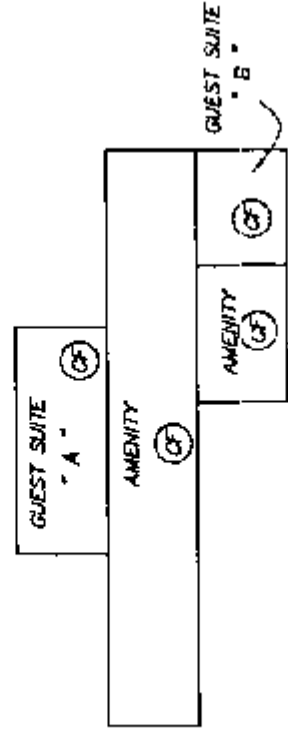
② DEVOTES COMMON FACILITY



BASEMENT
LEVEL



MAIN
LEVEL

UPPER
LEVEL

UPPER LEVEL
MAIN LEVEL
BASEMENT
LEVEL

SECTION A - A'



SCALE 1 : 250

MURRAY & ASSOCIATES
201-12448 B2nd AVENUE
SURREY, B.C.
V3W 3E9
(604) 597-9189

STRATA PLAN LMS 2770

RECORD OF BY-LAWS AND ORDERS, ETC.

[illegible]

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

N/D B.C.L.S.
March 14th 1997

STRATA PLAN LMS 2770

DEALINGS AFFECTING THE COMMON PROPERTY

[illegible]

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

7/22 B.C.L.S.
March 14th, 1997

**STRATA PLAN OF A PORTION OF LOT 1, PLAN LMP 24916,
EXCEPT FIRSTLY: PHASE ONE, STRATA PLAN LMS 2770,
SECTION 10, TOWNSHIP 2,
NEW WESTMINSTER DISTRICT.**

STRATA PLAN LMS 2770
PHASE II

B.C.G.S. 92G . 016

INTEGRATED SURVEY AREA No. 1 - SURREY

BEARINGS ARE GRID BEARINGS DERIVED FROM PLAN LMP 24916
THIS PLAN SHOWS GROUND LEVEL MEASURED DISTANCES. PRIOR TO COMPUTATION
OF U.T.M. CO-ORDINATES, MULTIPLY BY COMBINED FACTOR 0.99960050 (NAD 83)

MONUMENT TIES FROM PLAN LMP 24916.

CIVIC ADDRESS :-
14877 - 58th AVENUE,
SURREY, B.C.

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

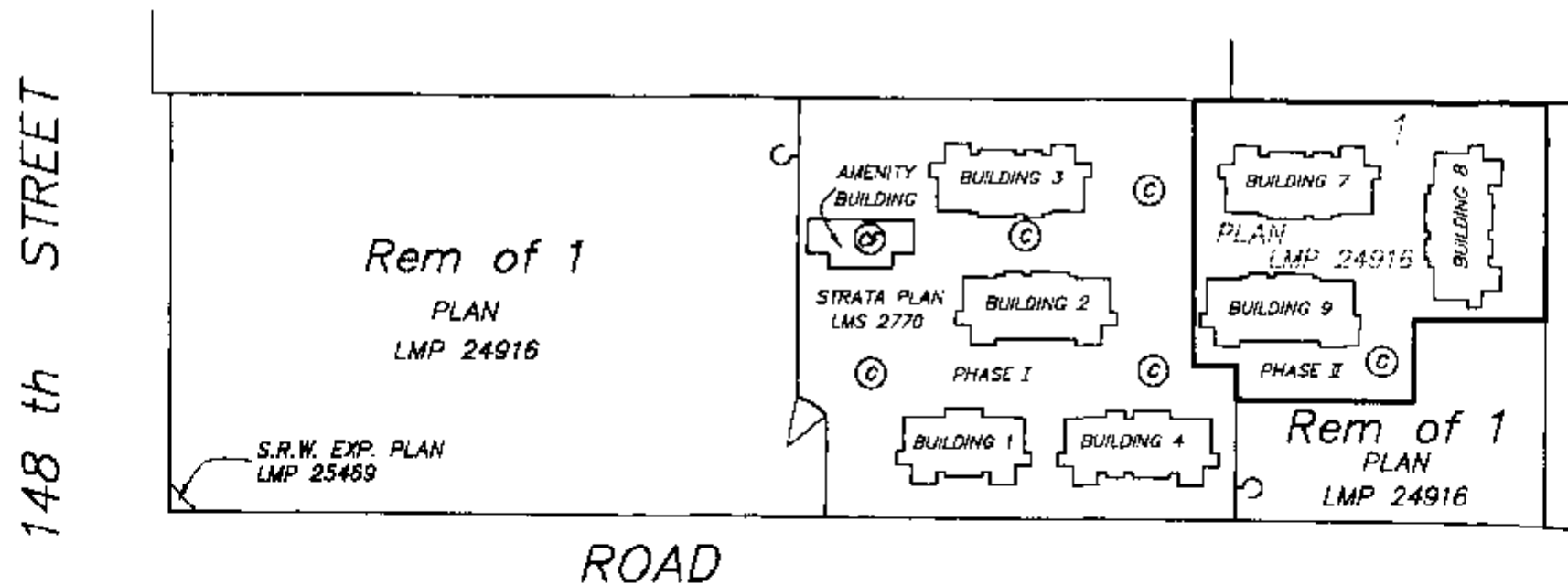
THE OWNERS
C/O THE OWNERS STRATA PLAN LMS 2770

NIELSON & COMPANY,
368 - 6411 BUSWELL STREET,
RICHMOND, B.C.
V6Y 2G5

FOR MAILING ADDRESS OF THE STRATA
CORPORATION SEARCH THE STRATA
PLAN GENERAL INDEX.

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

FOR
LOCATION AND DIMENSION PLAN
(SEE FIRST SHEET SHEET 2 OF 7 SHEETS)



DEPOSITED IN THE LAND TITLE OFFICE
AT NEW WESTMINSTER, B.C.
THIS 16th DAY OF SEPT. 1997

[Signature]
DEPUTY REGISTRAR

REF: BL319272 - BL319286

SL DENOTES STRATA LOT
C DENOTES COMMON PROPERTY
CF DENOTES COMMON FACILITY
A DENOTES PATIO AREA
D DENOTES DECK AREA
E DENOTES ENTRY AREA
G DENOTES GARAGE AREA
P DENOTES PORCH AREA

AREAS SHOWN AS A, D, E, G AND P
ARE LIMITED COMMON PROPERTY APPURTENANT
TO THE STRATA LOT INDICATED.

LIMITED COMMON PROPERTY IS NOT
INCLUDED IN THE UNIT ENTITLEMENT.

CANTILEVERED WINDOWS ARE PART OF THE
STRATA LOT BUT NOT INCLUDED
IN THE UNIT ENTITLEMENT.

I, H. DAVID LIDDLE, OF ALDERGROVE,
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
11th DAY OF AUGUST, 1997.

[Signature]
H. David Liddle B. C. L. S.

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

**STRATA PLAN OF A PORTION OF LOT 1, PLAN LMP 24916,
EXCEPT FIRSTLY: PHASE ONE, STRATA PLAN LMS 2770,
SECTION 10, TOWNSHIP 2,
NEW WESTMINSTER DISTRICT.**

STRATA PLAN LMS 2770
PHASE II

B.C.G.S. 92G . 016

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MONUMENT TIES FROM PLAN LMP 24916.

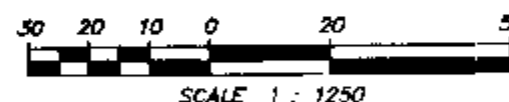
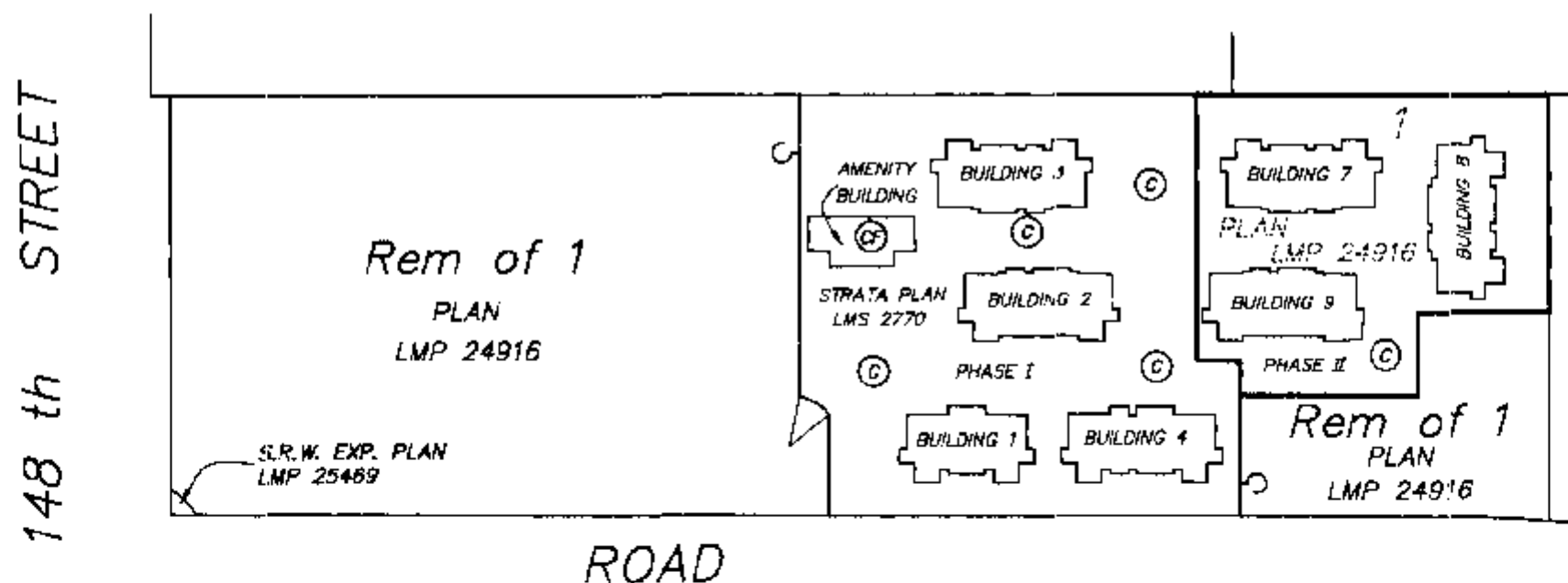
CIVIC ADDRESS :-
14877 - 58th AVENUE,
SURREY, B.C.

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

THE OWNERS
C/O THE OWNERS STRATA PLAN LMS 2770
NIELSON & COMPANY,
300 - 5411 BUSWELL STREET,
RICHMOND, B.C.
V6Y 2G5

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

FOR
LOCATION AND DIMENSION PLAN
(SEE FIRST SHEET SHEET 2 OF 7 SHEETS)



DEPOSITED IN THE LAND TITLE OFFICE

AT NEW WESTMINSTER, B.C.

THIS 16th DAY OF SEPT. 1997.

[Signature]
DEPUTY REGISTRAR

REF: BL 319272 - BL 319286

SL DENOTES STRATA LOT
C DENOTES COMMON PROPERTY
A DENOTES COMMON FACILITY
P DENOTES PATIO AREA
D DENOTES DECK AREA
E DENOTES ENTRY AREA
G DENOTES GARAGE AREA
P DENOTES PORCH AREA

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I, H. DAVID LIDDLE, OF ALDERGROVE,
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
11th DAY OF AUGUST, 1997.

[Signature]
B.C.L.S.

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

LOCATION AND DIMENSION PLAN

STRATA PLAN LMS 2770
PHASE II

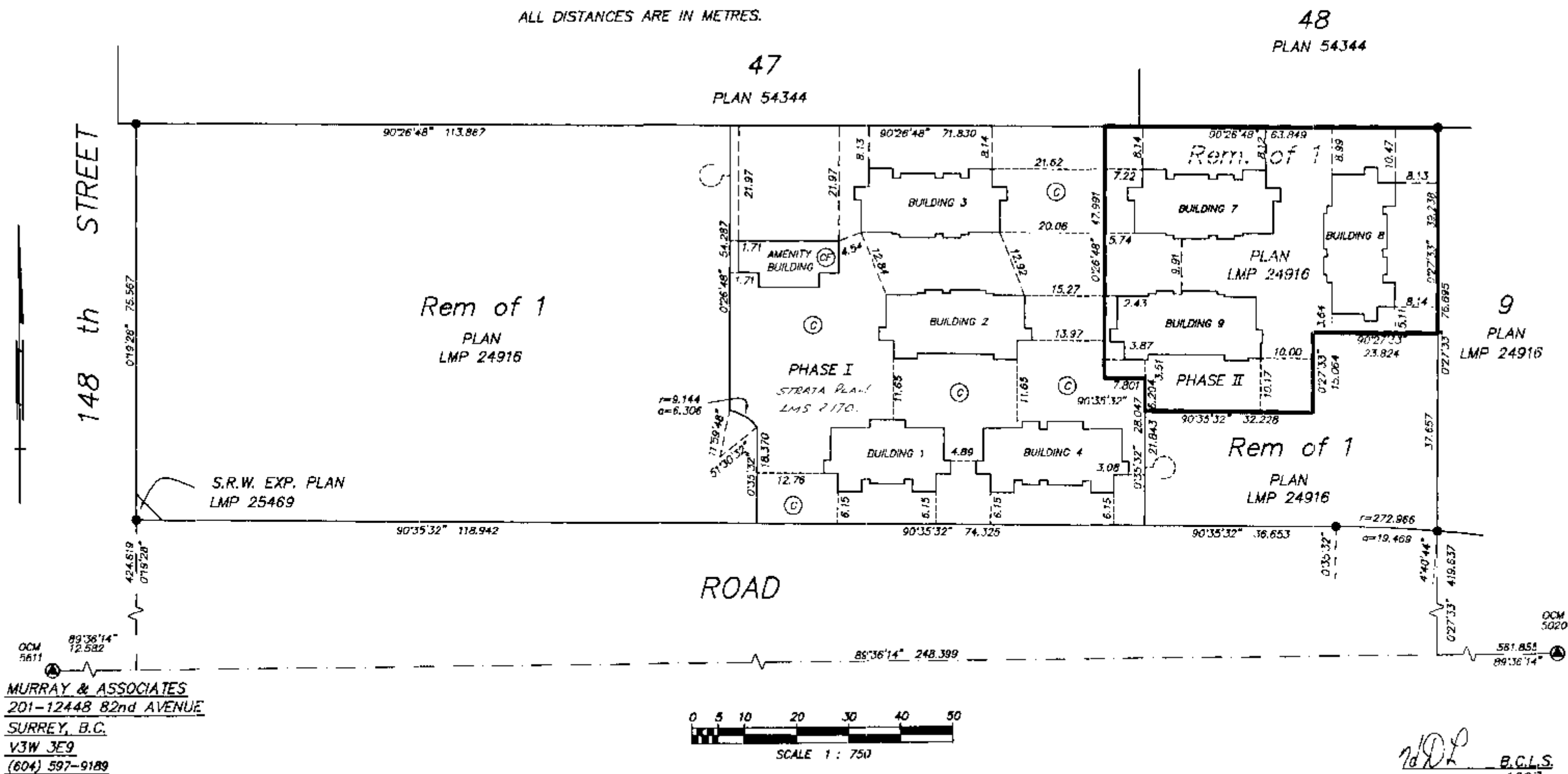
LEGEND :

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

GRID BEARINGS ARE DERIVED FROM PLAN LMP 24916
USING CONTROL MONUMENTS 5611 AND 5020, NAD - 83
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 0.99960050

ALL DISTANCES ARE IN METRES.



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

Aug 11, 1997

FILE 8126D

CONDOMINIUM ACT

STATUTORY 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 OATH

DECLARED BEFORE ME
AT RICHMOND
IN THE PROVINCE OF B.C.
THIS 5 DAY OF SEPTEMBER
1997.

A NOTARY PUBLIC IN AND FOR THE PROVINCE OF BRITISH COLUMBIA
A COMMISSIONER FOR TAKING AFFIDAVITS WITHIN BRITISH COLUMBIA
OLE A. NIELSEN GRANT HOLCOMBE

ACCEPTED AS TO FORMS 1, 2, AND 4
DATED THIS 12 DAY OF SEP 1997.

Don Murray
SUPERINTENDENT OF REAL ESTATE

APPROVED AS PHASE II OF A II PHASE
STRATA PLAN UNDER THE CONDOMINIUM ACT.
DATED THIS 3rd DAY OF DECEMBER 1997.

Michael
APPROVING OFFICER FOR THE
CITY OF SURREY

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

DAWSON DEVELOPMENTS 1 LTD.

Ian Dawson
I. Dawson

[Signature]
AUTHORIZED SIGNATORY
(PRINT NAME CLEARLY NEAR SIGNATURE)

GRANT HOLCOMBE
AUTHORIZED SIGNATORY
(PRINT NAME CLEARLY NEAR SIGNATURE)

D. Miller
WITNESS AS TO BOTH SIGNATURES DOUG MILLER
(PRINT NAME CLEARLY NEAR SIGNATURE)

4691 Lawson Cres, Delta
ADDRESS

CHARTERED ACCOUNTANT
OCCUPATION

ROYAL BANK OF CANADA

Joe Frank
J. Frank
AUTHORIZED SIGNATORY
(PRINT NAME CLEARLY NEAR SIGNATURE)

Joe Kuster
J. Kuster
AUTHORIZED SIGNATORY
(PRINT NAME CLEARLY NEAR SIGNATURE)

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

5695-206 A Street, Langley, B.C.
ADDRESS

Banker
OCCUPATION

THE CITY OF SURREY, AS HOLDER OF COVENANTS
CHARGES B/J254056, B/J254060, B/J330513,
HEREBY CONSENTS
TO THE FILING OF THIS STRATA PLAN

Douglas McCallum
MAYOR AUTHORIZED SIGNATORY DOUGLAS MCCALLUM
(PRINT NAME CLEARLY NEAR SIGNATURE)

Margaret Jones
DEPUTY CITY CLERK AUTHORIZED SIGNATORY MARGARET JONES
(PRINT NAME CLEARLY NEAR SIGNATURE)

Rene T. Gaul
WITNESS AS TO BOTH SIGNATURES RENE T. GAUL
(PRINT NAME CLEARLY NEAR SIGNATURE) OF THE CITY CLERK
DEPUTY

14245-56 Avenue, Surrey
ADDRESS

Manager, Legislation
OCCUPATION

I, H. DAVID LITTLE, OF ALDERGROVE,
BRITISH COLUMBIA LAND SURVEYOR, HEREBY
CERTIFY THAT THE BUILDINGS SHOWN ON
THIS STRATA PLAN HAVE NOT, AS OF THE
11th DAY OF AUGUST, 1997,
BEEN PREVIOUSLY OCCUPIED.
DATED AT SURREY, B. C., THIS
11th DAY OF AUGUST, 1997.

H. David Little
B. C. L. S.

CONDOMINIUM ACT

STRATA PLAN LMS 2770
PHASE II

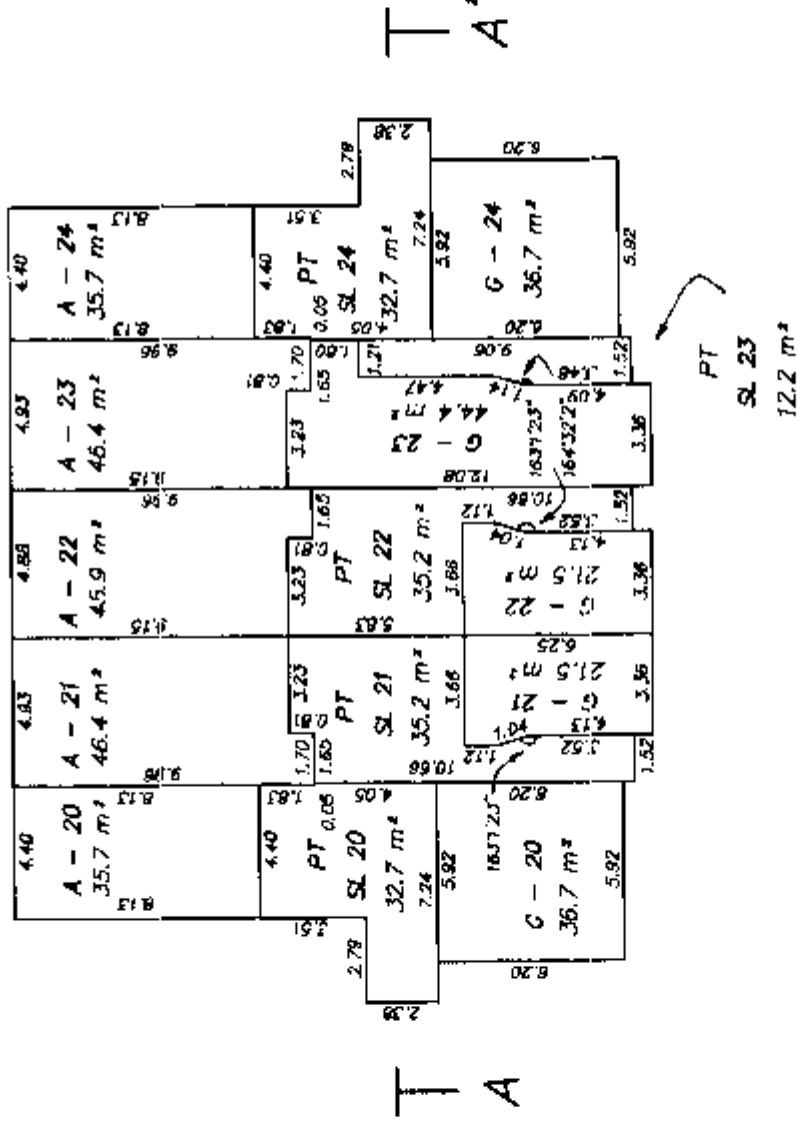
BLOCK NUMBER	STRATA LOT NUMBER	SHEET NUMBER	FORM 1	FORM 2	FORM 3
			SCHEDULE OF UNIT ENTITLEMENT	SCHEDULE OF INTEREST UPON DESTRUCTION	SCHEDULE OF VOTING RIGHTS
7	20	5	1 566	6 291	1
7	21	5	1 422	5 464	1
7	22	5	1 424	5 464	1
7	23	5	1 191	5 464	1
7	24	5	1 566	6 291	1
8	25	6	1 558	6 291	1
8	26	6	1 193	5 464	1
8	27	6	1 196	5 464	1
8	28	6	1 193	5 464	1
8	29	6	1 557	6 291	1
9	30	7	1 558	6 291	1
9	31	7	1 370	5 629	1
9	32	7	1 370	5 629	1
9	33	7	1 368	5 629	1
9	34	7	1 558	6 291	1
PREVIOUS PHASES			26 400	110 927	19
TOTAL			47 490	198 344	34

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

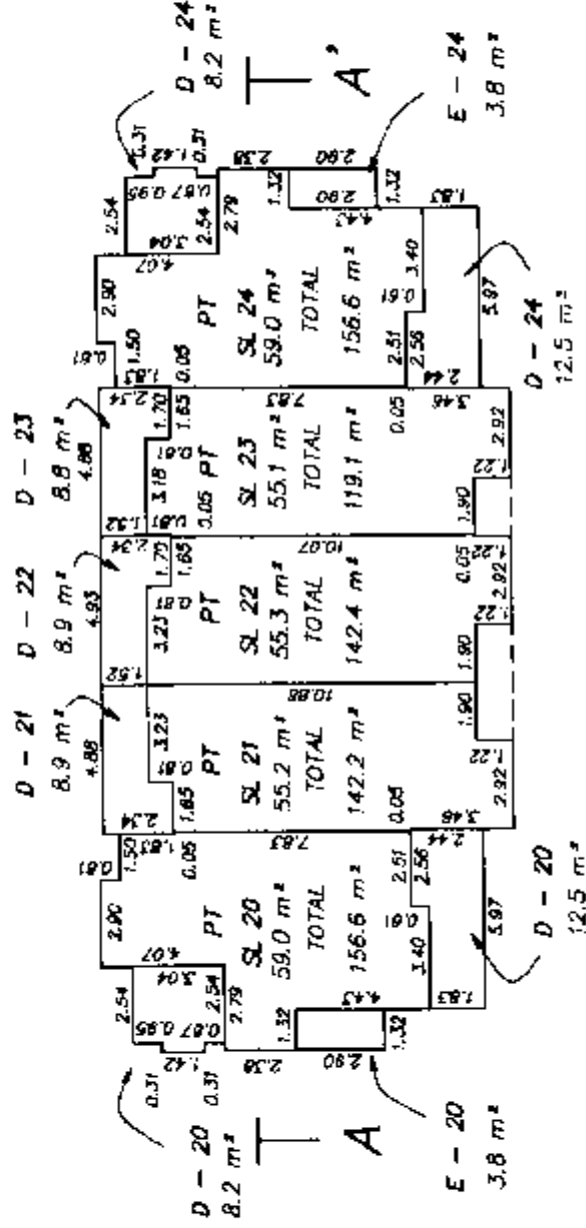
W/DL B.C.L.S.
Aug 11, 1997

FILE 8/26 D

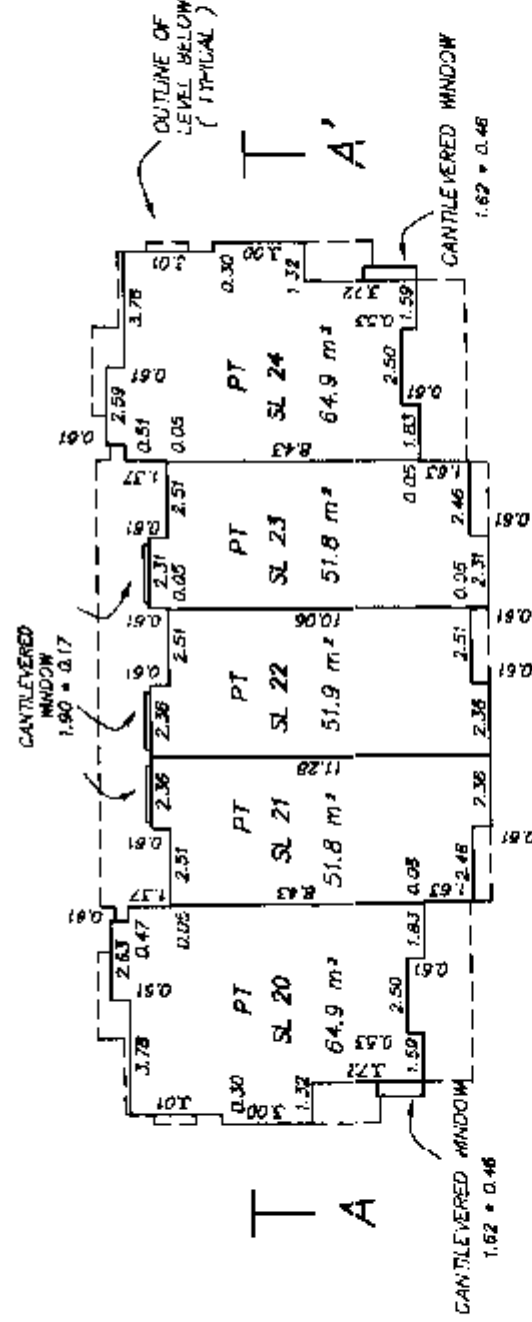
BASEMENT
LEVEL



MAIN
LEVEL



UPPER
LEVEL



UPPER LEVEL

MAIN LEVEL

BASEMENT
LEVEL

PT SL 20	PT SL 21	PT SL 22	PT SL 23	PT SL 24
PT SL 20	PT SL 21	PT SL 22	PT SL 23	PT SL 24
PT SL 20	PT SL 21	PT SL 22	PT SL 23	PT SL 24

SECTION A - A'

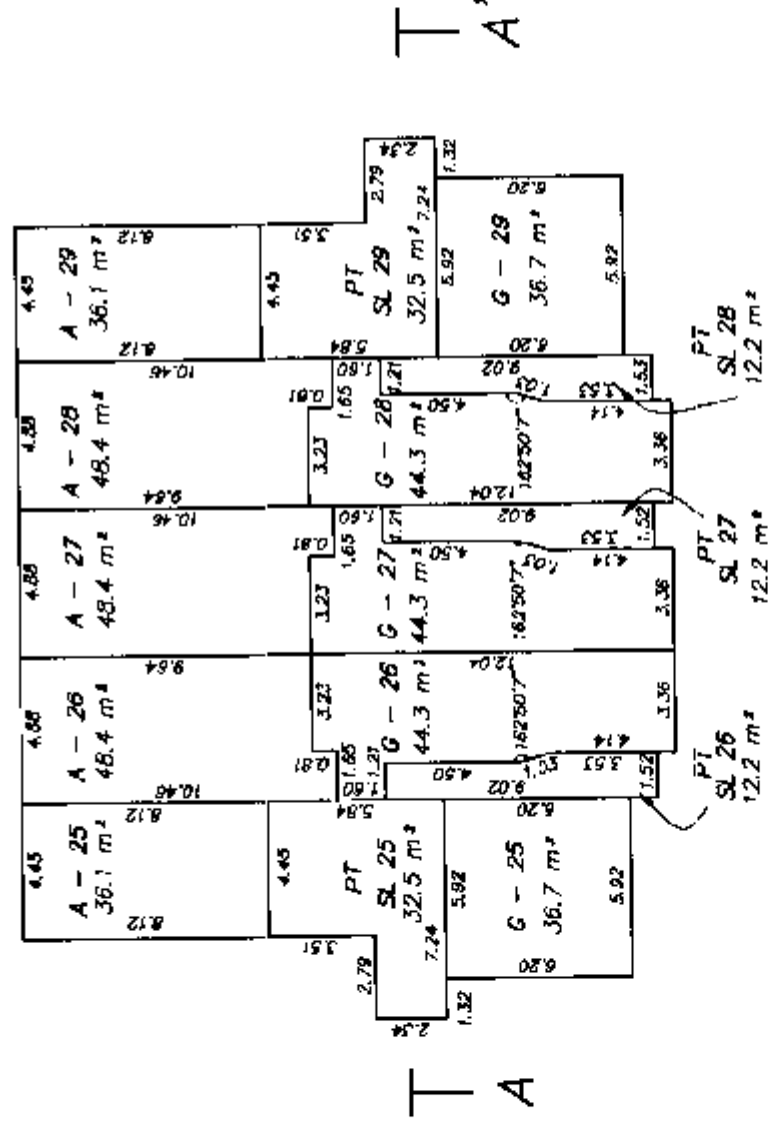


SCALE 1 : 250

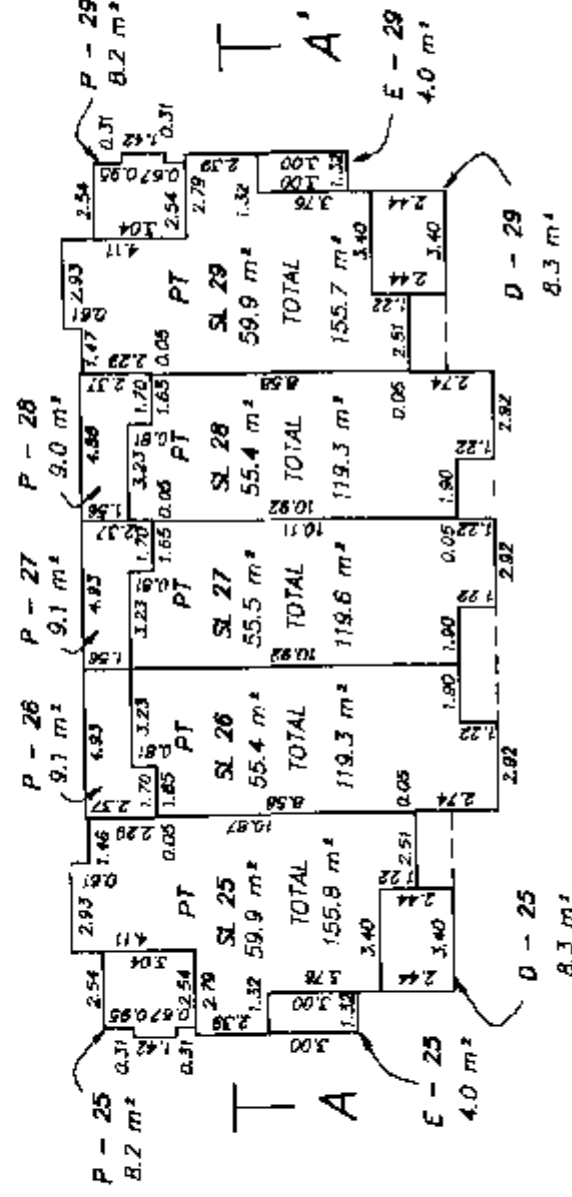
BUILDING No. 8

STRATA PLAN LMS 2770
PHASE II

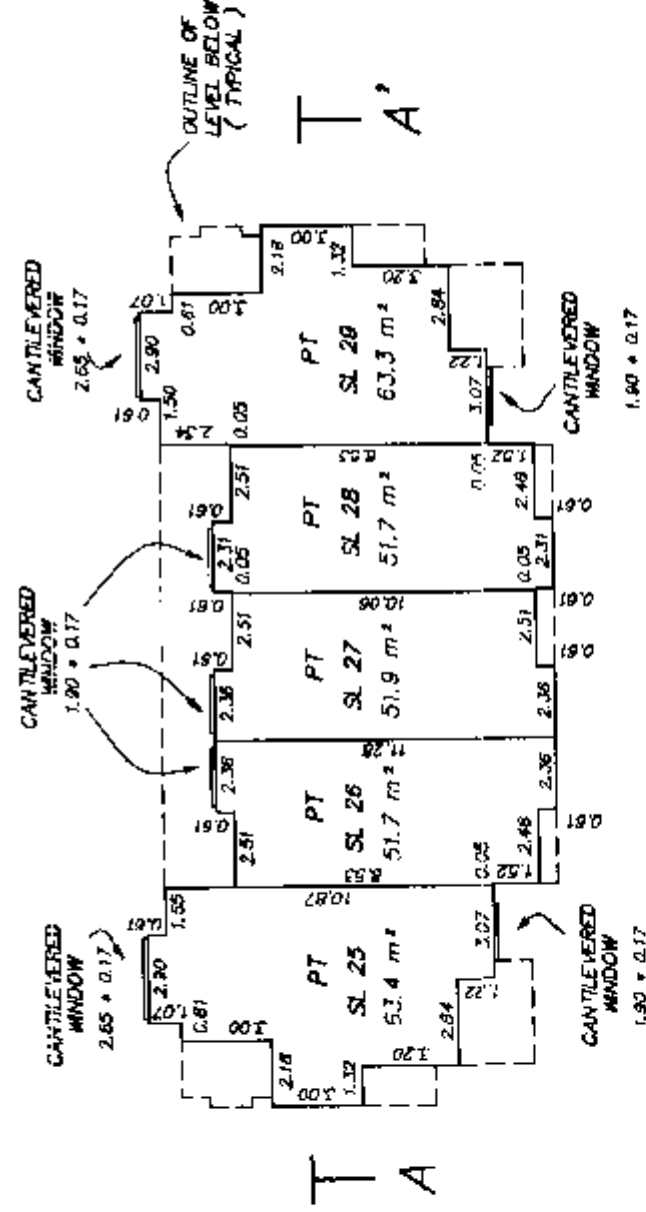
BASEMENT
LEVEL



MAIN
LEVEL



UPPER
LEVEL



UPPER LEVEL

MAIN LEVEL

BASEMENT
LEVEL

PT	SL 25	PT	SL 26	PT	SL 27	PT	SL 28	PT	SL 29
PT	SL 25	PT	SL 26	PT	SL 27	PT	SL 28	PT	SL 29
PT	SL 25	PT	SL 26	PT	SL 27	PT	SL 28	PT	SL 29

SECTION A - A'



SCALE 1 : 250

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

WDL B.C.L.S.
Aug 11, 1997

PHASE III: FIRST SHEET SHEET 1 OF 7 SHEETS

STRATA PLAN OF A PORTION OF LOT 1, PLAN LMP 24916,
EXCEPT FIRSTLY: PHASE ONE, STRATA PLAN LMS 2770,
EXCEPT SECONDLY: PHASE TWO, STRATA PLAN LMS 2770,
SECTION 10, TOWNSHIP 2,
NEW WESTMINSTER DISTRICT.

B.C.G.S. 92G . 016

INTEGRATED SURVEY AREA No. 1 - SURREY

BEARINGS ARE GRID BEARINGS DERIVED FROM PLAN LMP 24916
 THIS PLAN SHOWS GROUND LEVEL MEASURED DISTANCES. PRIOR TO COMPUTATION
 OF U.T.M. CO-ORDINATES, MULTIPLY BY COMBINED FACTOR 0.99980050 (NAD 83)

MONUMENT TIES FROM PLAN LMP 24916.

FOR
 LOCATION AND DIMENSION PLAN
 (SEE FIRST SHEET SHEET 2 OF 7 SHEETS)

STRATA PLAN LMS 2770

PHASE III

DEPOSITED IN THE LAND TITLE OFFICE

AT NEW WESTMINSTER, B.C.

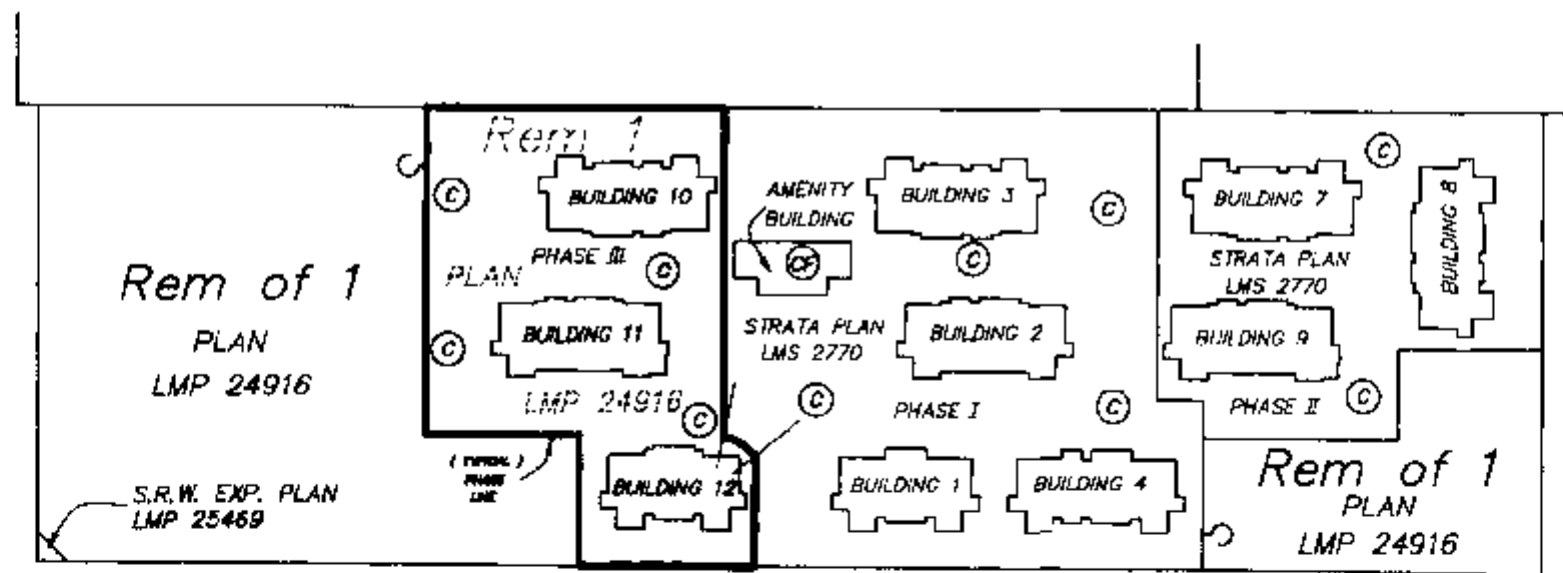
THIS 3RD DAY OF DEC. 1997.

[Signature]
 DEPUTY REGISTRAR

REF: BL409292 - BL409305.

CIVIC ADDRESS :-
 14877 - 58 th AVENUE,
 SURREY, B.C.

148 th STREET



SL DENOTES STRATA LOT
 C DENOTES COMMON PROPERTY
 CF DENOTES COMMON FACILITY
 A DENOTES PATIO AREA
 D DENOTES DECK AREA
 E DENOTES ENTRY AREA
 G DENOTES GARAGE AREA
 P DENOTES PORCH AREA

AREAS SHOWN AS A, D, E, G AND P
 ARE LIMITED COMMON PROPERTY APPURTENANT
 TO THE STRATA LOT INDICATED.

LIMITED COMMON PROPERTY IS NOT
 INCLUDED IN THE UNIT ENTITLEMENT.

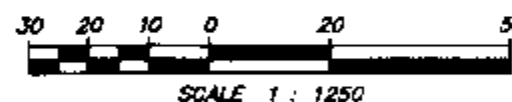
CANTILEVERED WINDOWS ARE PART OF THE
 STRATA LOT BUT NOT INCLUDED
 IN THE UNIT ENTITLEMENT.

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

THE OWNERS
 C/O THE OWNERS STRATA PLAN LMS 2770

NELSON & COMPANY,
 300 - 6411 BUSHWELL STREET,
 RICHMOND, B.C.
 V6X 2G5

FOR MAILING ADDRESS OF THE STRATA
 CORPORATION SEARCH THE STRATA
 PLAN GENERAL INDEX.



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, H. DAVID LIDDLE, OF ALDERGROVE,
 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
 27 th DAY OF OCTOBER, 1997.

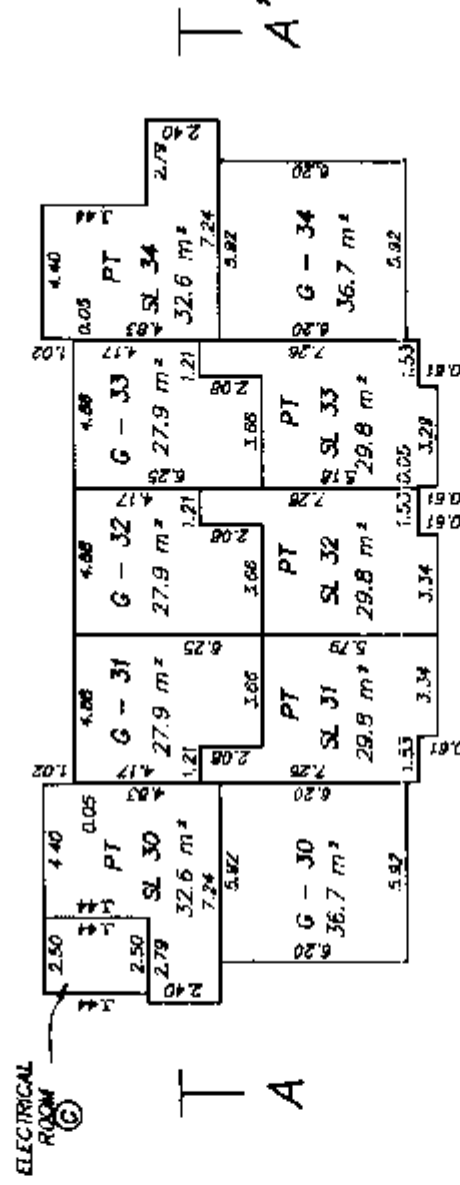
[Signature]
 B. C. L. S.

BUILDING No. 9

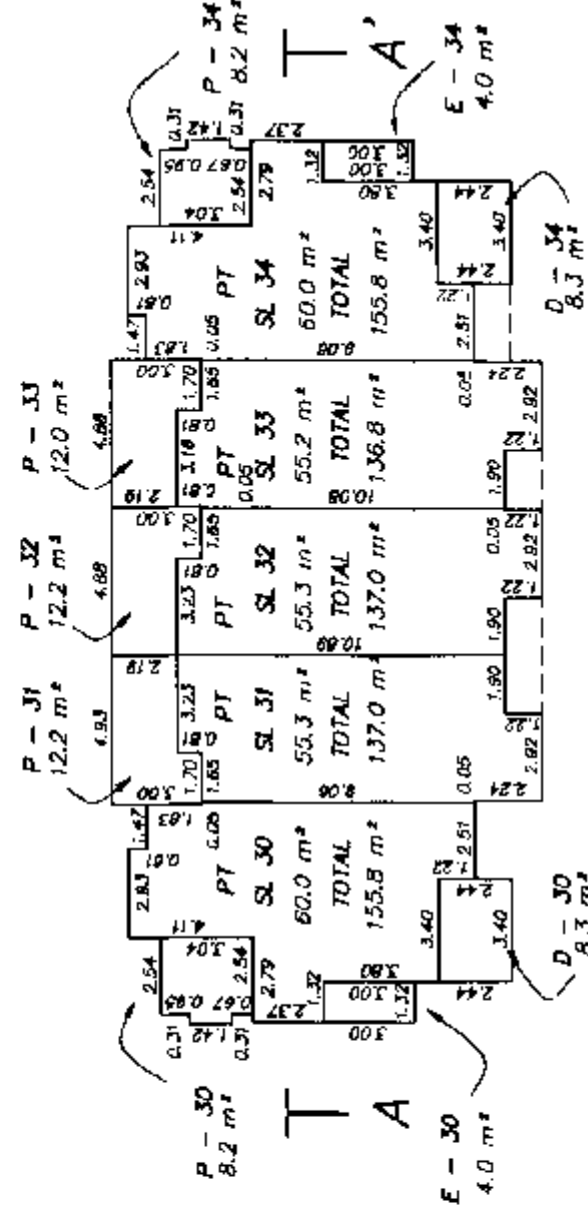
STRATA PLAN LMS 2770

PHASE II

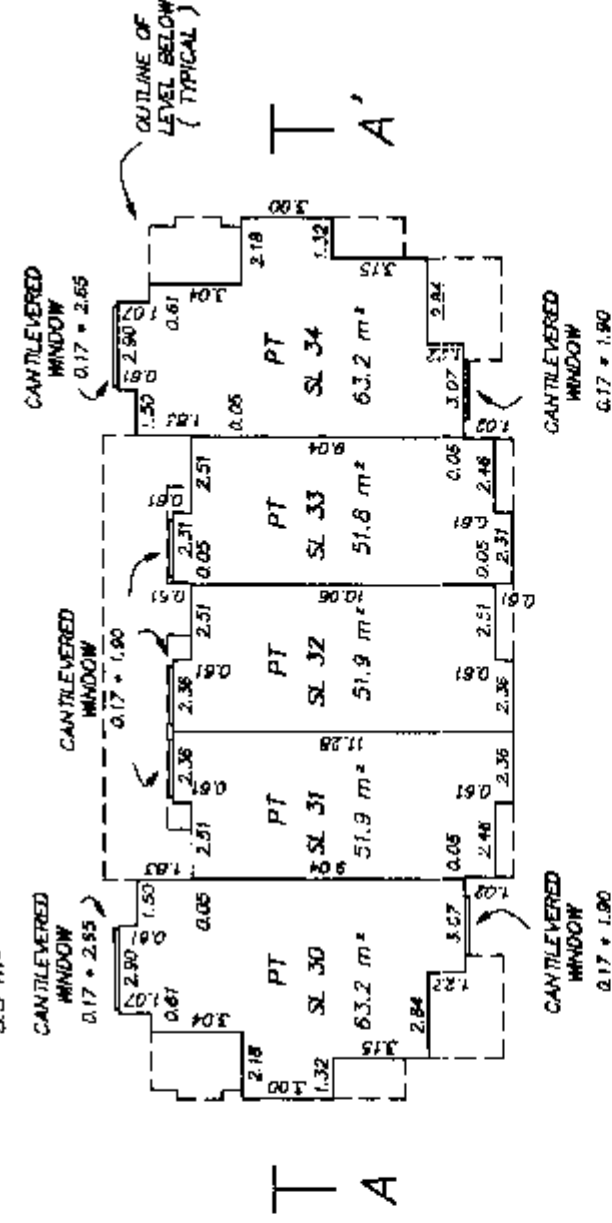
BASEMENT
LEVEL



MAIN
LEVEL



UPPER
LEVEL



UPPER LEVEL

MAIN LEVEL

BASEMENT
LEVEL

PT	SL 30	PT	SL 31	PT	SL 32	PT	SL 33	PT	SL 34
PT	SL 30	PT	SL 31	PT	SL 32	PT	SL 33	PT	SL 34
PT	SL 30	G	SL 31	G	SL 32	G	SL 33	PT	SL 34

SECTION A - A'



SCALE 1 : 250

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

2/2/2
Aug 11, 1997
B.C.L.S.

CONDOMINIUM ACT

STATUTORY 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 OATH

DECLARED BEFORE ME
AT DELTA
IN THE PROVINCE OF B.C.
THIS 31 DAY OF OCTOBER
1997.

A NOTARY PUBLIC IN AND FOR THE PROVINCE OF BRITISH COLUMBIA
A COMMISSIONER FOR TAKING AFFIDAVITS WITHIN BRITISH COLUMBIA
OLE A. NIELSEN DAN DAWSON

ACCEPTED AS TO FORMS 1, 2, AND 3.
DATED THIS 1st DAY OF DECEMBER 1997.

Chris B.
FOR SUPERINTENDENT OF REAL ESTATE

APPROVED AS PHASE III OF A II PHASE
STRATA PLAN UNDER THE CONDOMINIUM ACT.
DATED THIS 20th DAY OF NOVEMBER 1997.

[Signature]
APPROVING OFFICER FOR THE
CITY OF SURREY

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

DAWSON DEVELOPMENTS I LTD.

Trx # 500233

[Signature]
AUTHORIZED SIGNATORY DAN DAWSON
(PRINT NAME CLEARLY NEAR SIGNATURE)

[Signature]
AUTHORIZED SIGNATORY GRANT HOLCOMBE
(PRINT NAME CLEARLY NEAR SIGNATURE)

[Signature]
WITNESS AS TO BOTH SIGNATURES OLE A. NIELSEN
(PRINT NAME CLEARLY NEAR SIGNATURE)

7929-120 ST JYC 6P6
DELTA B.C.
ADDRESS

SOLICITOR
OCCUPATION

THE CITY OF SURREY, AS HOLDER OF COVENANTS
CHARGES BJ254056, BJ254060, BJ330513,

HEREBY CONSENTS
TO THE FILING OF THIS STRATA PLAN

[Signature]
AUTHORIZED SIGNATORY MARIE JOLLY MCALLUM
(PRINT NAME CLEARLY NEAR SIGNATURE)

[Signature]
AUTHORIZED SIGNATORY DEBILLY CLECK MARGARET JONES
(PRINT NAME CLEARLY NEAR SIGNATURE)

STRATA PLAN LMS 2770
PHASE III

ROYAL BANK OF CANADA

Jay Kuster JAY KUSTER
AUTHORIZED SIGNATORY
(PRINT NAME CLEARLY NEAR SIGNATURE)

Russ Nichol RUSS NICHOL
AUTHORIZED SIGNATORY
(PRINT NAME CLEARLY NEAR SIGNATURE)

Heather Powers HEATHER POWERS
WITNESS AS TO BOTH SIGNATURES
(PRINT NAME CLEARLY NEAR SIGNATURE)

19888 WILLOWBARK DRIVE
ADDRESS LANGLEY B.C.
CLIENT SERVICES OFFICER
OCCUPATION

I, H. DAVID LIDDLE, OF ALDERGROVE,
BRITISH COLUMBIA LAND SURVEYOR, HEREBY
CERTIFY THAT THE BUILDINGS SHOWN ON
THIS STRATA PLAN HAVE NOT, AS OF THE
27th DAY OF OCTOBER, 1997,
BEEN PREVIOUSLY OCCUPIED.
DATED AT SURREY, B.C., THIS
27th DAY OF OCTOBER, 1997.

[Signature] B.C.L.S.

CONDOMINIUM ACT

STRATA PLAN LMS 2770

PHASE III

STRATA LOT NUMBER	SHEET NUMBER	FORM 1	FORM 2	FORM 3
		SCHEDULE OF UNIT ENTITLEMENT	SCHEDULE OF INTEREST UPON DESTRUCTION	SCHEDULE OF VOTING RIGHTS
35	5	1 566	6 291	1
36	5	1 422	5 464	1
37	5	1 424	5 464	1
38	5	1 191	5 464	1
39	5	1 566	6 291	1
40	6	1 560	6 291	1
41	6	1 369	5 629	1
42	6	1 371	5 629	1
43	6	1 369	5 629	1
44	6	1 560	6 291	1
45	7	1 559	6 291	1
46	7	1 191	5 464	1
47	7	1 192	5 464	1
48	7	1 559	6 291	1
PREVIOUS PHASES		47 490	198 344	34
TOTAL		67 389	280 297	48

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

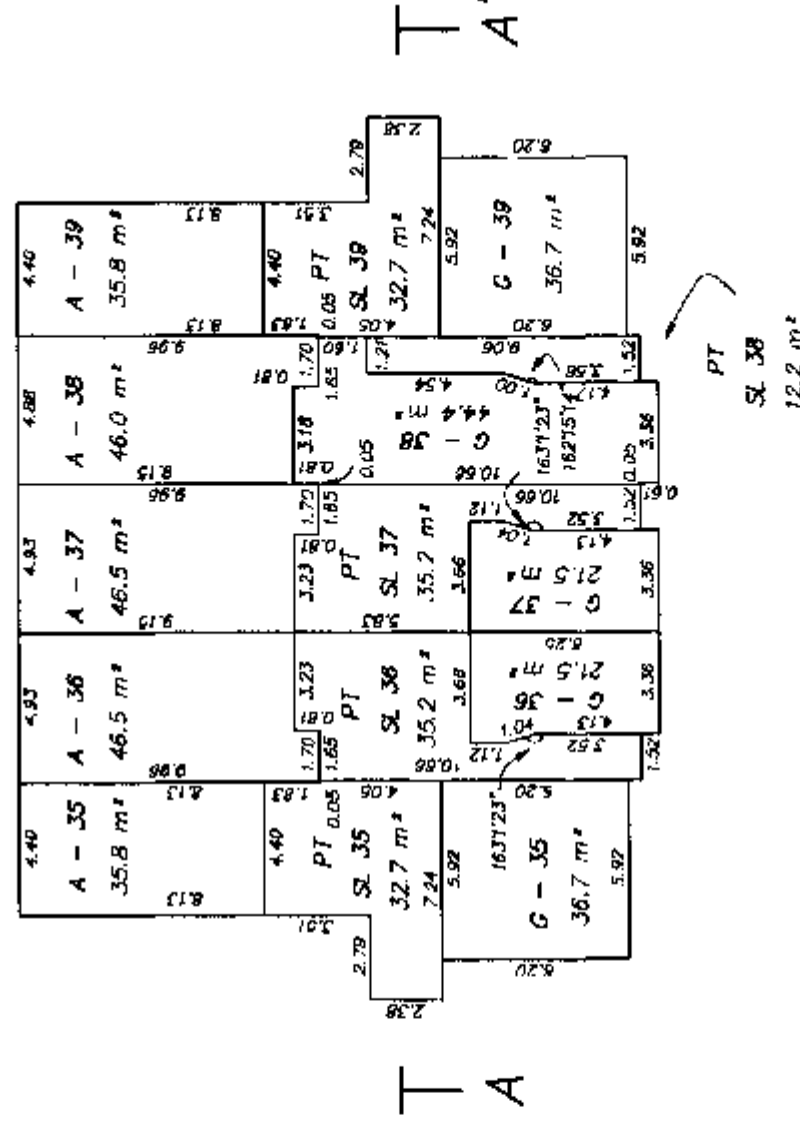
[Signature]
B.C.L.S.
Oct 27, 1997

BUILDING No. 10

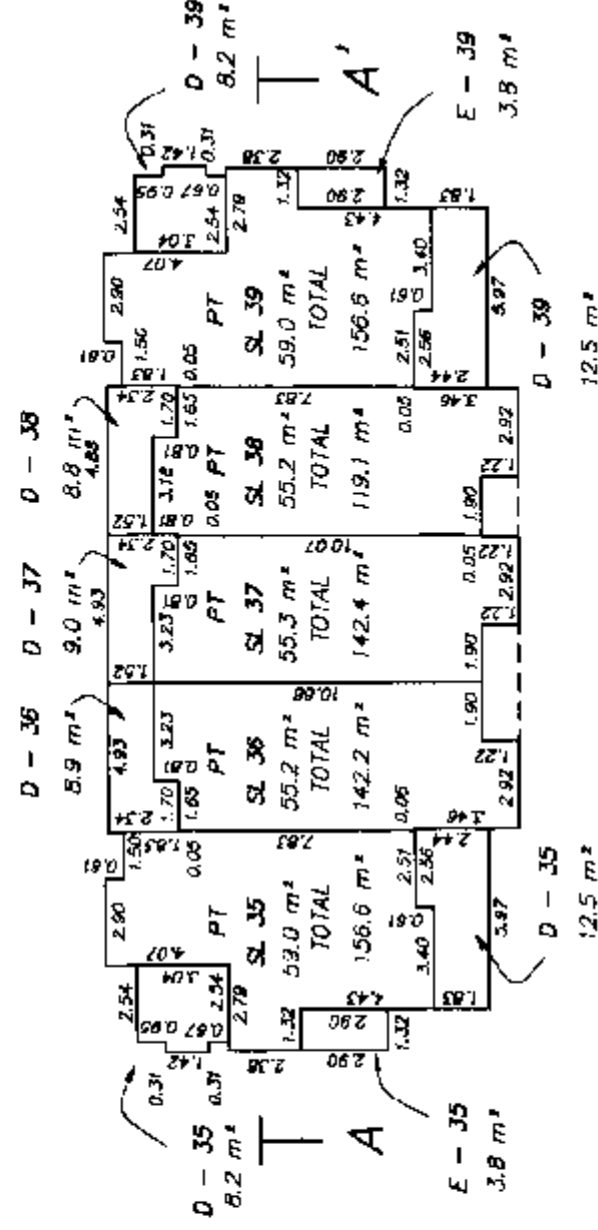
STRATA PLAN LMS 2770

PHASE III

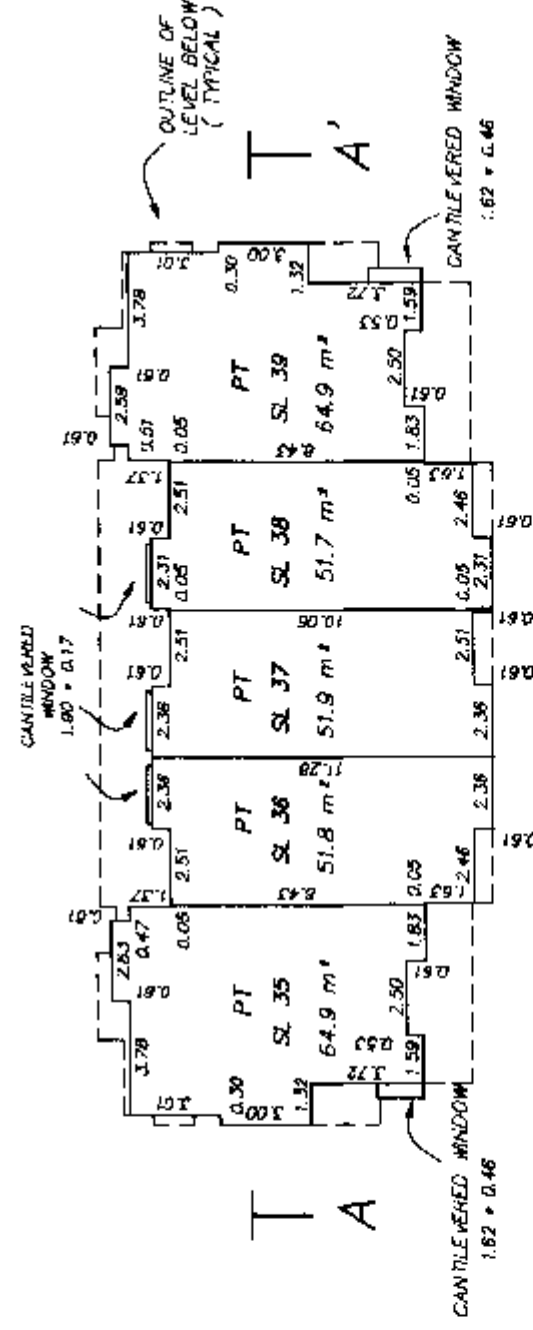
BASEMENT
LEVEL



MAIN
LEVEL



UPPER
LEVEL



UPPER LEVEL

MAIN LEVEL

BASEMENT
LEVEL

PT SL 35	PT SL 36	PT SL 37	PT SL 38	PT SL 39
PT SL 35	PT SL 36	PT SL 37	PT SL 38	PT SL 39
PT SL 35	PT SL 36	PT SL 37	PT SL 38	PT SL 39

SECTION A - A'

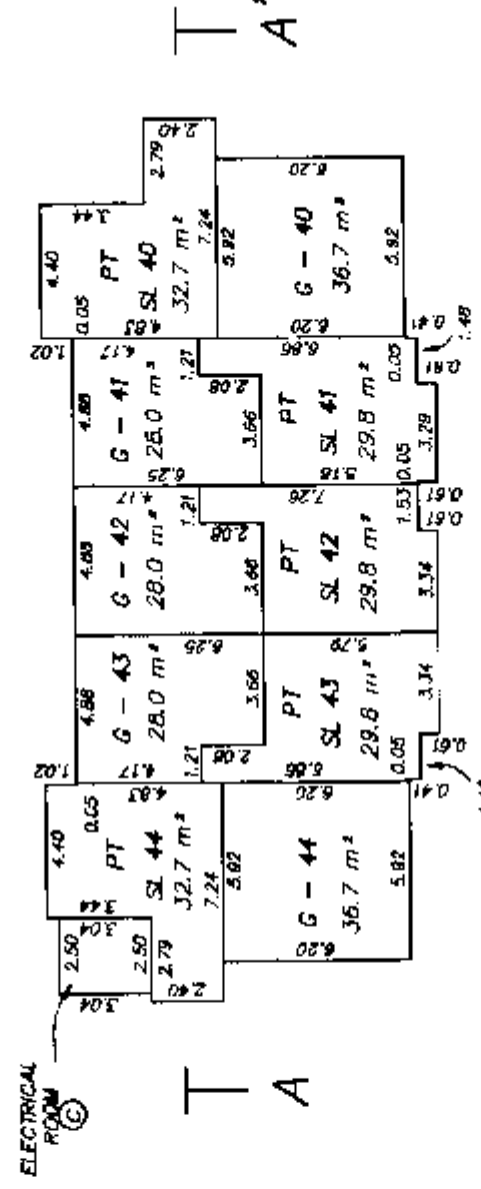


MURRAY & ASSOCIATES
201-12448 B2nd AVENUE
SURREY, B.C.
V3W 3E9
(604) 597-9189

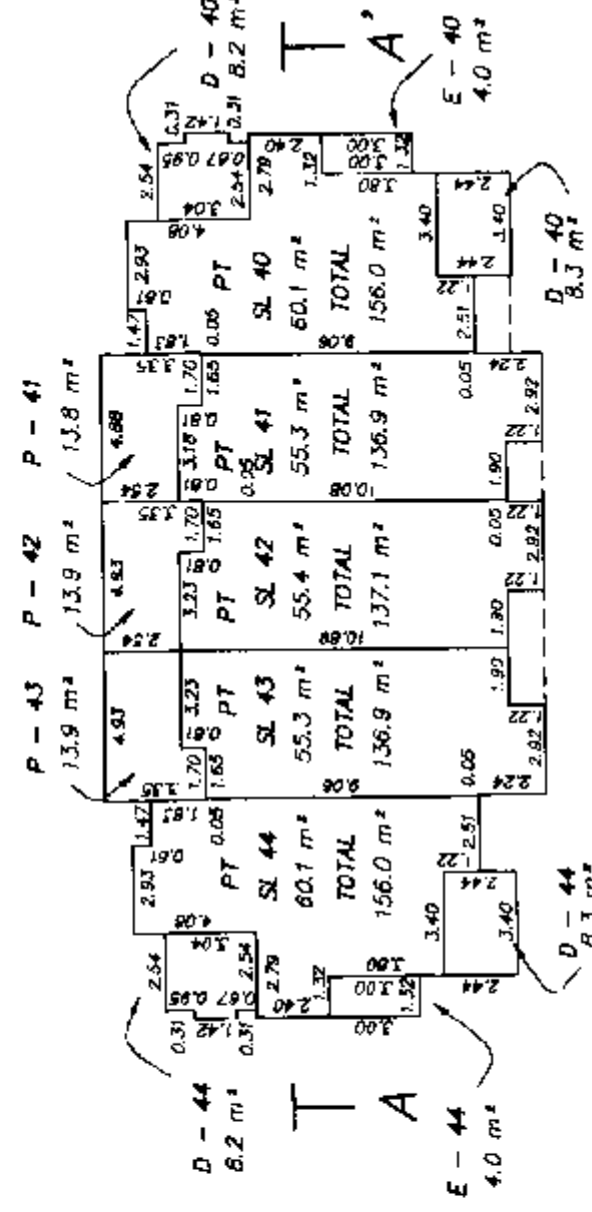
n/dp B.C.L.S.
Oct 27, 1997

BUILDING No. 11
STRATA PLAN LMS 2770
PHASE III

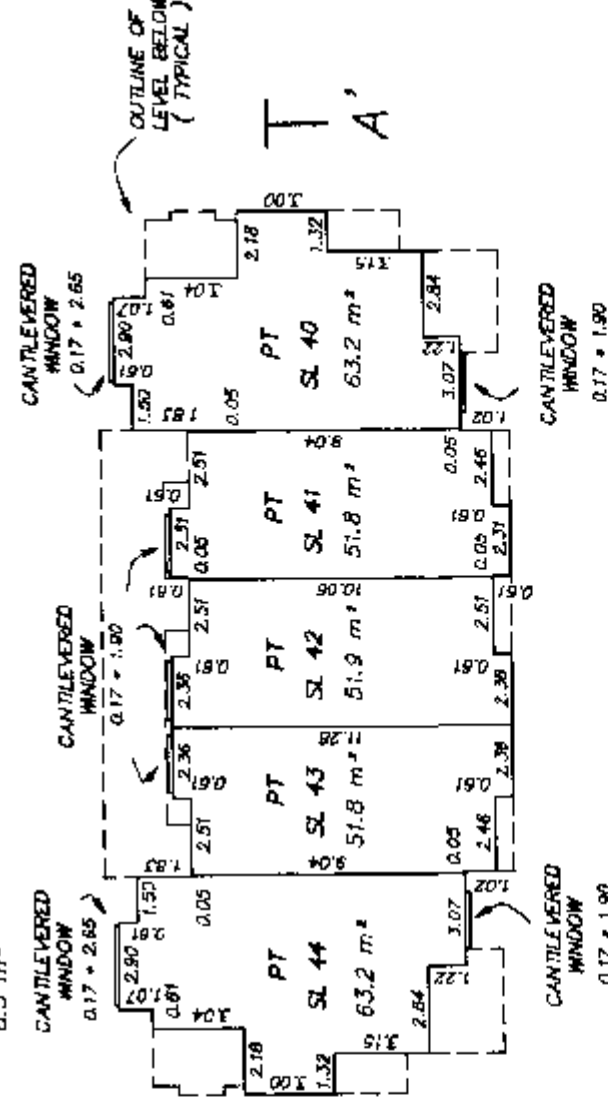
BASEMENT
LEVEL



MAIN
LEVEL



UPPER
LEVEL



UPPER LEVEL

MAIN LEVEL

BASEMENT
LEVEL

PT	SL 44	PT	SL 43	PT	SL 42	PT	SL 41	PT	SL 40
PT	SL 44	PT	SL 43	PT	SL 42	PT	SL 41	PT	SL 40
PT	SL 44	PT	SL 43	PT	SL 42	PT	SL 41	PT	SL 40

SECTION A - A'



SCALE 1 : 250

STRATA PLAN OF A PORTION OF LOT 1, PLAN LMP 24916,
EXCEPT FIRSTLY: PHASE ONE, STRATA PLAN LMS 2770,
EXCEPT SECONDLY: PHASE TWO, STRATA PLAN LMS 2770,
EXCEPT THIRDLY: PHASE THREE, STRATA PLAN LMS 2770,
SECTION 10, TOWNSHIP 2,
NEW WESTMINSTER DISTRICT.

STRATA PLAN LMS 2770
 PHASE IV

B.C.G.S. 92G . 016

INTEGRATED SURVEY AREA No. 1 - SURREY

BEARINGS ARE GRID BEARINGS DERIVED FROM PLAN LMP 24916
 THIS PLAN SHOWS GROUND LEVEL MEASURED DISTANCES. PRIOR TO COMPUTATION
 OF U.T.M. CO-ORDINATES, MULTIPLY BY COMBINED FACTOR 0.99980050 (NAD 83)

FOR
 LOCATION AND DIMENSION PLAN
 (SEE FIRST SHEET SHEET 2 OF 7 SHEETS)

DEPOSITED IN THE LAND TITLE OFFICE
 AT NEW WESTMINSTER, B.C.
 THIS 3RD DAY OF APRIL, 1998

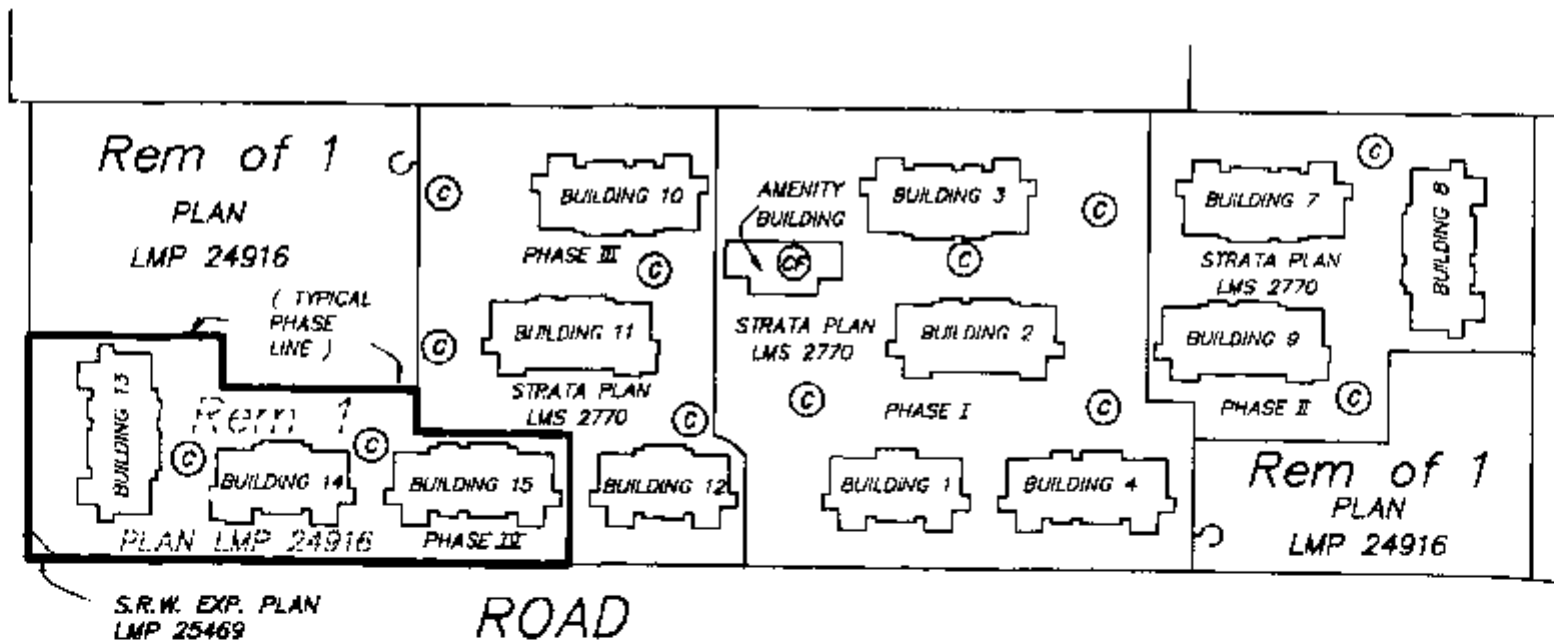
[Signature]
 DEPUTY REGISTRAR

REF: BM 99481 - BM 99494

MONUMENT TIES FROM PLAN LMP 24916.

CIVIC ADDRESS :-
 14877 - 58th AVENUE,
 SURREY, B.C.

148th STREET



SL DENOTES STRATA LOT
 CP DENOTES COMMON PROPERTY
 A DENOTES COMMON FACILITY
 D DENOTES PATIO AREA
 E DENOTES DECK AREA
 G DENOTES ENTRY AREA
 P DENOTES GARAGE AREA
 R DENOTES PORCH AREA

AREAS SHOWN AS A, D, E, G AND P
 ARE LIMITED COMMON PROPERTY APPURTENANT
 TO THE STRATA LOT INDICATED.

LIMITED COMMON PROPERTY IS NOT
 INCLUDED IN THE UNIT ENTITLEMENT.

CANTILEVERED WINDOWS ARE PART OF THE
 STRATA LOT BUT NOT INCLUDED
 IN THE UNIT ENTITLEMENT.

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

THE OWNERS
 C/O THE OWNERS STRATA PLAN LMS 2770
 NELSON & COMPANY,
 300 - 5411 BUSHMILL STREET,
 RICHMOND, B.C.
 V6V 2G5

FOR MAILING ADDRESS OF THE STRATA
 CORPORATION SEARCH THE STRATA
 PLAN GENERAL INDEX.

30 20 10 0 20 50
 SCALE 1 : 1250

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)

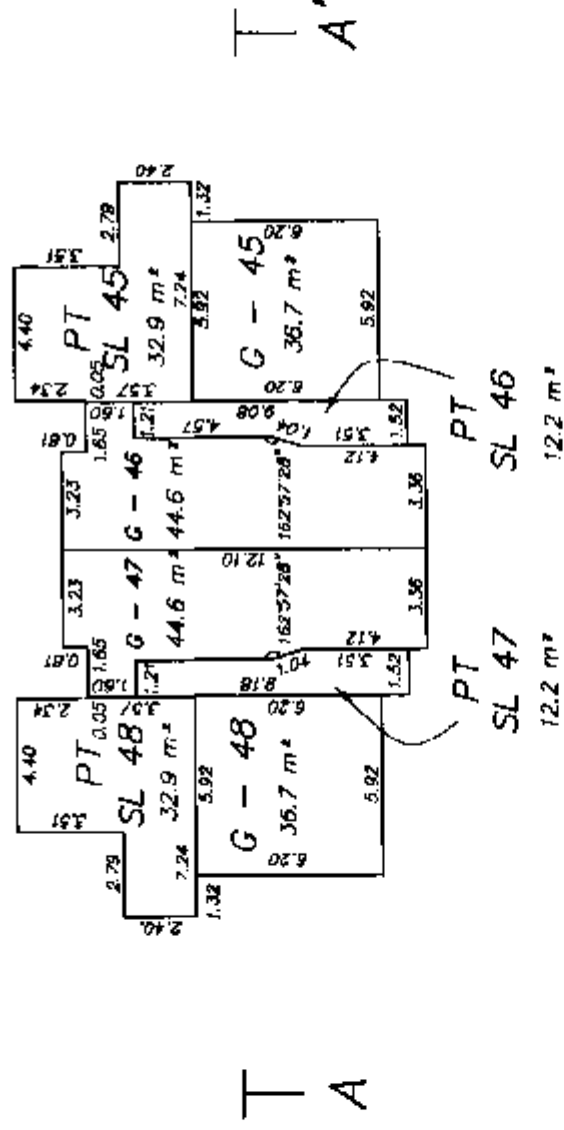
I, H. DAVID LIDDLE, OF ALDERGROVE,
 BRITISH COLUMBIA LAND SURVEYOR, HEREBY
 CERTIFY THAT THE BUILDINGS ERECTED
 ON THE PARCEL DESCRIBED ABOVE ARE
 WHOLLY WITHIN THE EXTERNAL BOUNDARIES OF
 THAT PARCEL DATED AT SURREY, B.C. THIS
 27th DAY OF FEBRUARY, 1998.

[Signature]
 B. C. L. S.

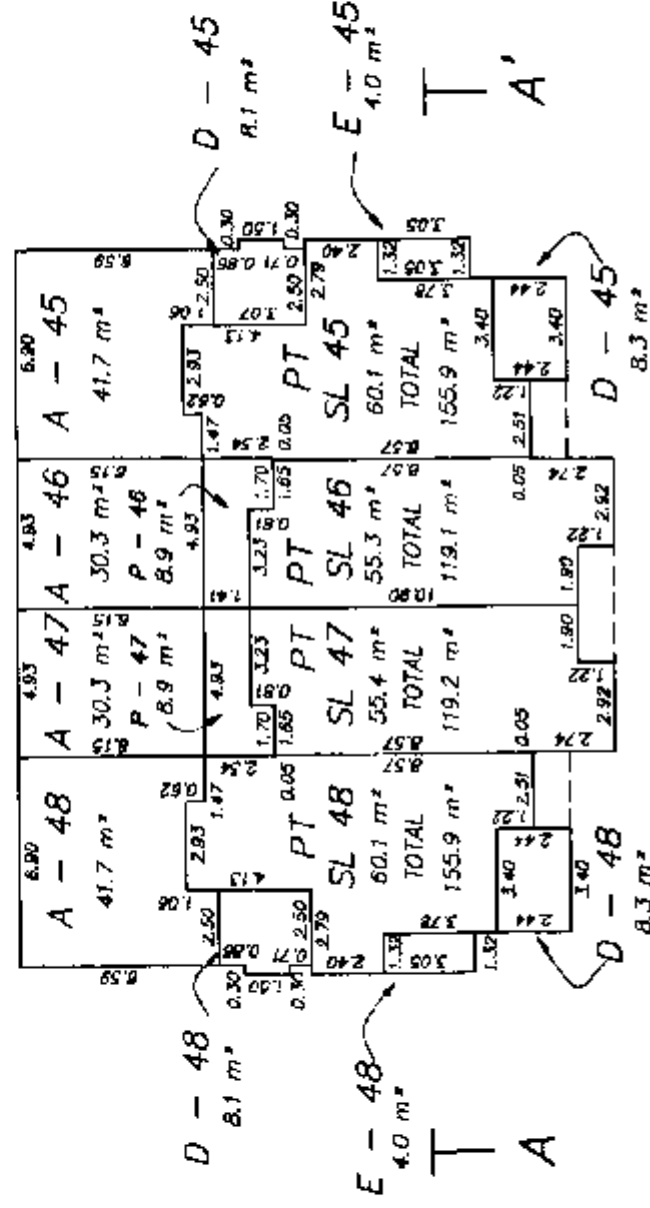
BUILDING No. 12

STRATA PLAN LMS 2770
PHASE III

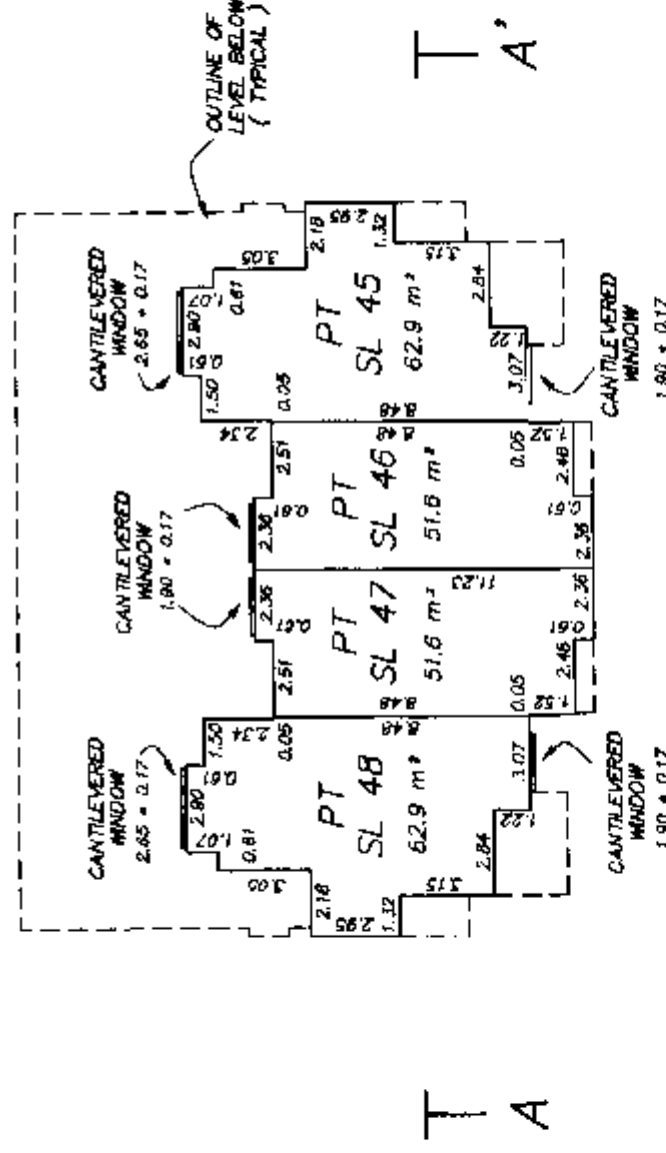
BASEMENT
LEVEL



MAIN
LEVEL



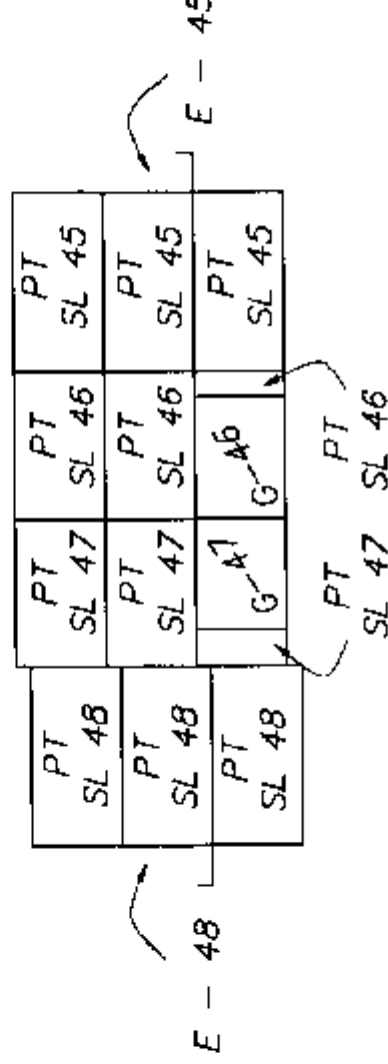
UPPER
LEVEL



UPPER LEVEL

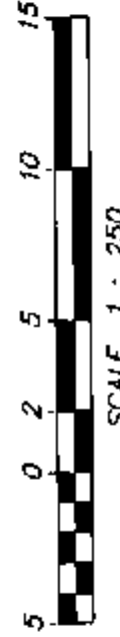
MAIN LEVEL

BASEMENT
LEVEL



SECTION A - A'

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



MDL B.C.L.S.
Oct 27, 1997

LOCATION AND DIMENSION PLAN

STRATA PLAN LMS 2770

PHASE IV

LEGEND :

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

GRID BEARINGS ARE DERIVED FROM PLAN LMP 24916
USING CONTROL MONUMENTS 5611 AND 5020, NAD - 83
INTEGRATED SURVEY AREA #1, CITY OF SURREY.

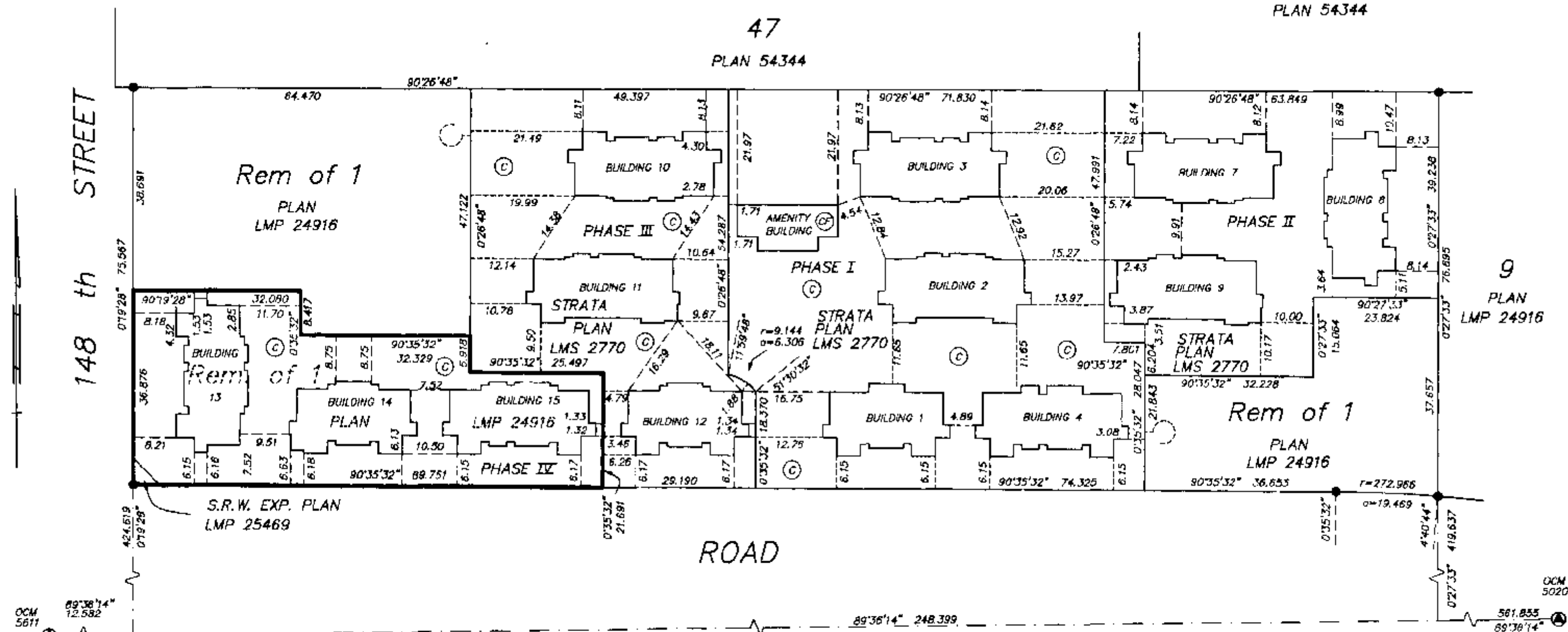
DISTANCES SHOWN ARE GROUND LEVEL MEASURED DISTANCES.
PRIOR TO COMPUTATION OF U.T.M. CO-ORDINATES MULTIPLY
BY THE MEAN COMBINED FACTOR 0.99960050

ALL DISTANCES ARE IN METRES.

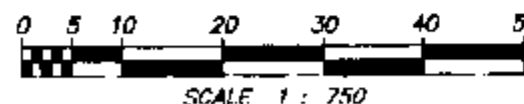
48
PLAN 54344

47
PLAN 54344

9
PLAN LMP 24916



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



WDL B.C.L.S.
Feb 27th 1998

CONDOMINIUM ACT

STRATA PLAN LMS 2770

PHASE IV

STATUTORY 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 OATH

DECLARED BEFORE ME
AT DELTA
IN THE PROVINCE OF B.C.
THIS 4 DAY OF MARCH
1998.

A NOTARY PUBLIC IN AND FOR THE PROVINCE OF BRITISH COLUMBIA
A COMMISSIONER FOR TAKING AFFIDAVITS WITHIN BRITISH COLUMBIA
OLE A. NIELSEN

7929-120th St.
Delta, B.C. V4C 6P6

ACCEPTED AS TO FORMS 1, 2, AND 3
DATED THIS 1 DAY OF April 1998.

Way
FOR SUPERINTENDENT OF REAL ESTATE

APPROVED AS PHASE IV OF A II PHASE
STRATA PLAN UNDER THE CONDOMINIUM ACT.
DATED THIS 7th DAY OF March 1998.

W. H. David Little
APPROVING OFFICER FOR THE
CITY OF SURREY

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

DAWSON DEVELOPMENTS 1 LTD.

ROYAL BANK OF CANADA

DAN DAWSON
AUTHORIZED SIGNATORY
(PRINT NAME CLEARLY NEAR SIGNATURE)

GRANT HOLCOMBE
AUTHORIZED SIGNATORY
(PRINT NAME CLEARLY NEAR SIGNATURE)

OLE A. NIELSEN
WITNESS AS TO BOTH SIGNATURES
(PRINT NAME CLEARLY NEAR SIGNATURE)
7929-120 ST
DELTA ADDRESS V4C 6P6
SOLICITOR.
OCCUPATION

J. Frank J. Frank
AUTHORIZED SIGNATORY
(PRINT NAME CLEARLY NEAR SIGNATURE)

Jay Kuster Jay KUSTER
AUTHORIZED SIGNATORY
(PRINT NAME CLEARLY NEAR SIGNATURE)

Janis Rogers Janis ROGERS
WITNESS AS TO BOTH SIGNATURES
(PRINT NAME CLEARLY NEAR SIGNATURE)
19888 WILLOWBROOK DR LANGLEY
ADDRESS V2Y 1K9
BANK CLERK
OCCUPATION

THE CITY OF SURREY, AS HOLDER OF COVENANTS
CHARGES BJ254056, BJ254060, BJ330513,

HEREBY CONSENTS
TO THE FILING OF THIS STRATA PLAN

J. E. Higginbotham
AUTHORIZED SIGNATORY MAYOR, ACTING
(PRINT NAME CLEARLY NEAR SIGNATURE)

MARGARET JOHNS
AUTHORIZED SIGNATORY CLERK, DEPUTY
(PRINT NAME CLEARLY NEAR SIGNATURE)

I, H. DAVID LITTLE, OF ALDERGROVE,
BRITISH COLUMBIA LAND SURVEYOR, HEREBY
CERTIFY THAT THE BUILDINGS SHOWN ON
THIS STRATA PLAN HAVE NOT, AS OF THE
27th DAY OF FEBRUARY, 1998,
BEEN PREVIOUSLY OCCUPIED.
DATED AT SURREY, B.C., THIS
27th DAY OF FEBRUARY, 1998.

H. David Little B.C.L.S.

CONDOMINIUM ACT

STRATA PLAN LMS 2770
PHASE IV

STRATA LOT NUMBER	SHEET NUMBER	FORM 1	FORM 2	FORM 3
		SCHEDULE OF UNIT ENTITLEMENT	SCHEDULE OF INTEREST UPON DESTRUCTION	SCHEDULE OF VOTING RIGHTS
49	7	1 558	6 291	1
50	7	1 192	5 464	1
51	7	1 195	5 464	1
52	7	1 192	5 464	1
53	7	1 558	6 291	1
54	6	1 560	6 291	1
55	6	1 190	5 464	1
56	6	1 190	5 464	1
57	6	1 560	6 291	1
58	5	1 574	6 126	1
59	5	1 421	5 298	1
60	5	1 422	5 298	1
61	5	1 418	5 298	1
62	5	1 574	6 126	1
PREVIOUS PHASES		67 389	280 297	48
TOTAL		86 993	360 927	62

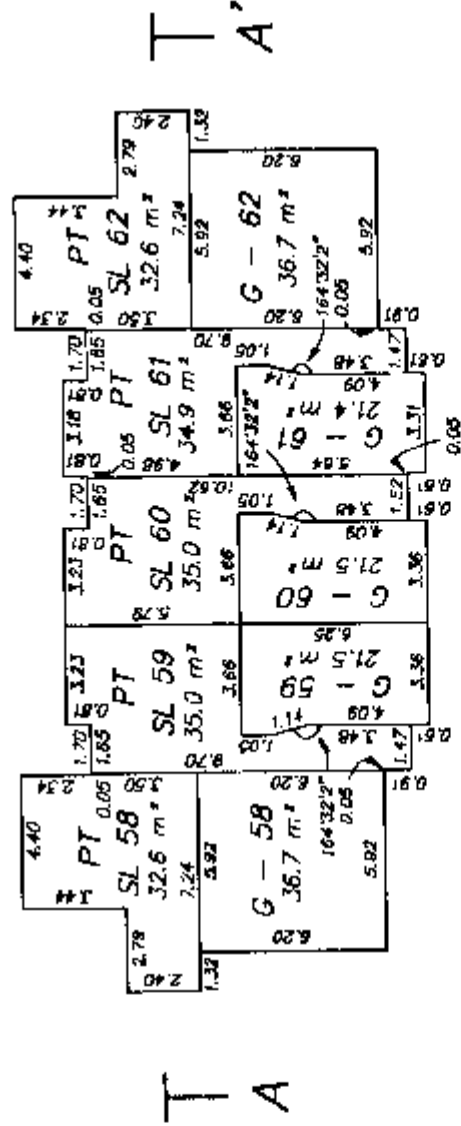
MURRAY & ASSOCIATES
201-12448 82nd AVENUE
SURREY, B.C.
V3W 3E9
(604) 597-9189

7/02 B.C.L.S.
Feb 27th, 1998

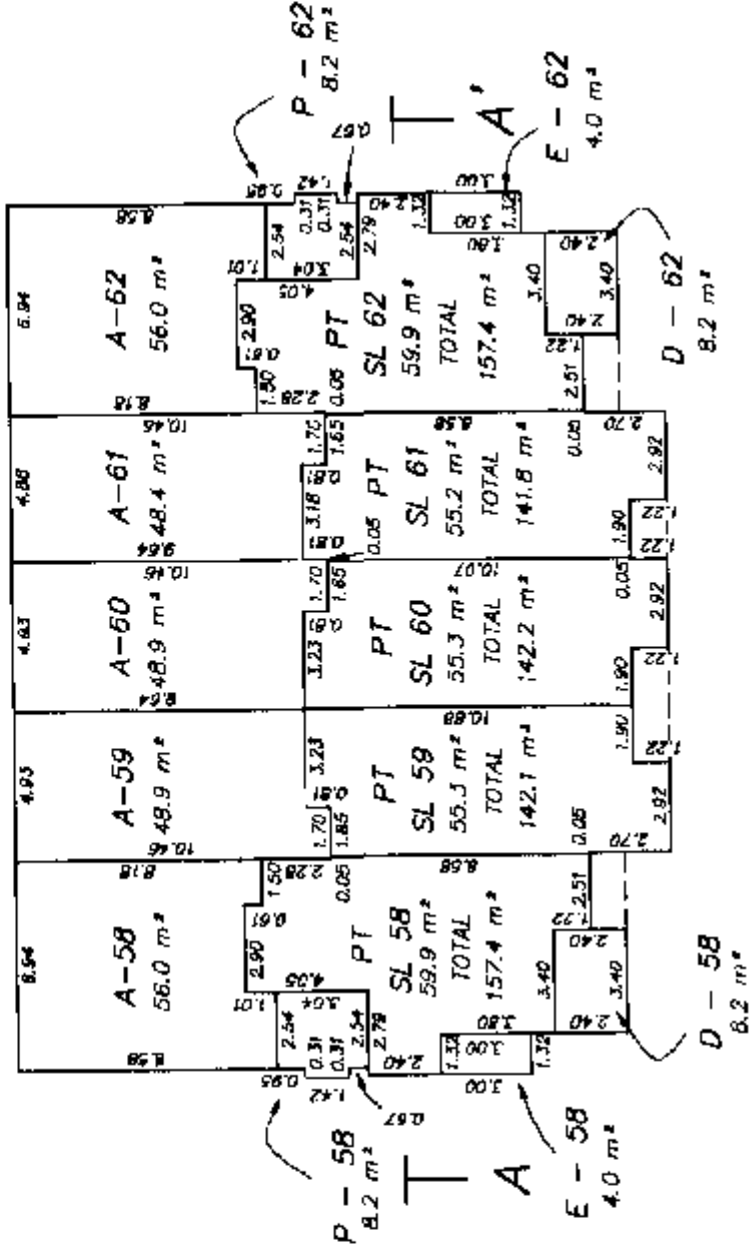
BUILDING No. 13

STRATA PLAN LMS 2770
PHASE IV

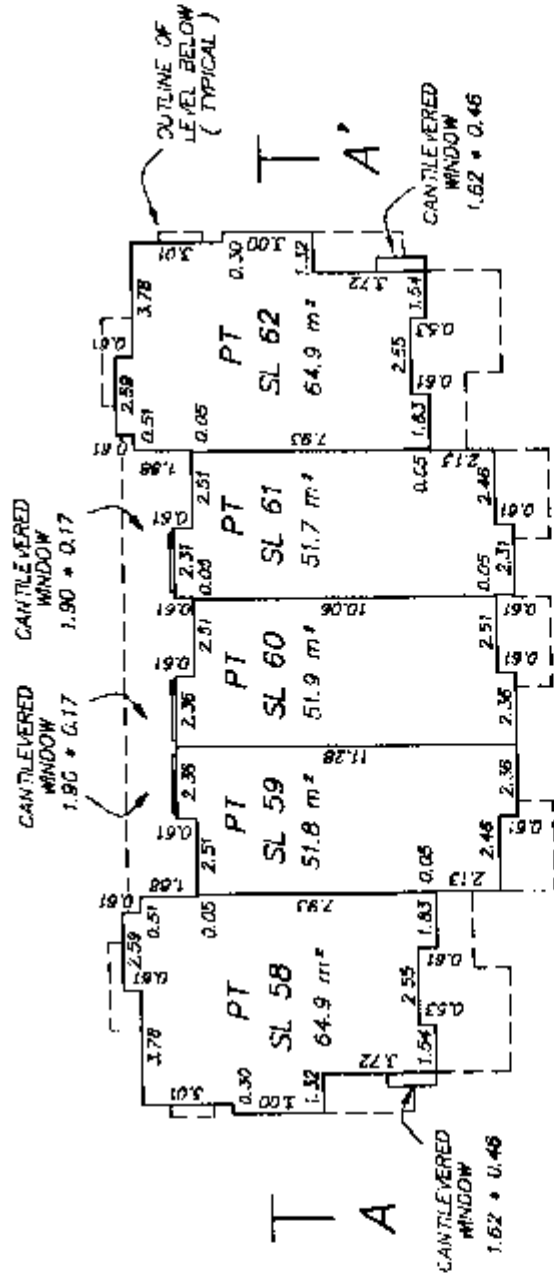
BASEMENT
LEVEL



MAIN
LEVEL



UPPER
LEVEL

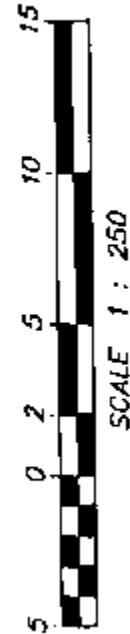


UPPER LEVEL
MAIN LEVEL
BASEMENT
LEVEL

PT SL 58	PT SL 59	PT SL 60	PT SL 61	PT SL 62
PT SL 58	PT SL 59	PT SL 60	PT SL 61	PT SL 62
PT SL 58	PT SL 59	PT SL 60	PT SL 61	PT SL 62

SECTION A - A'

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

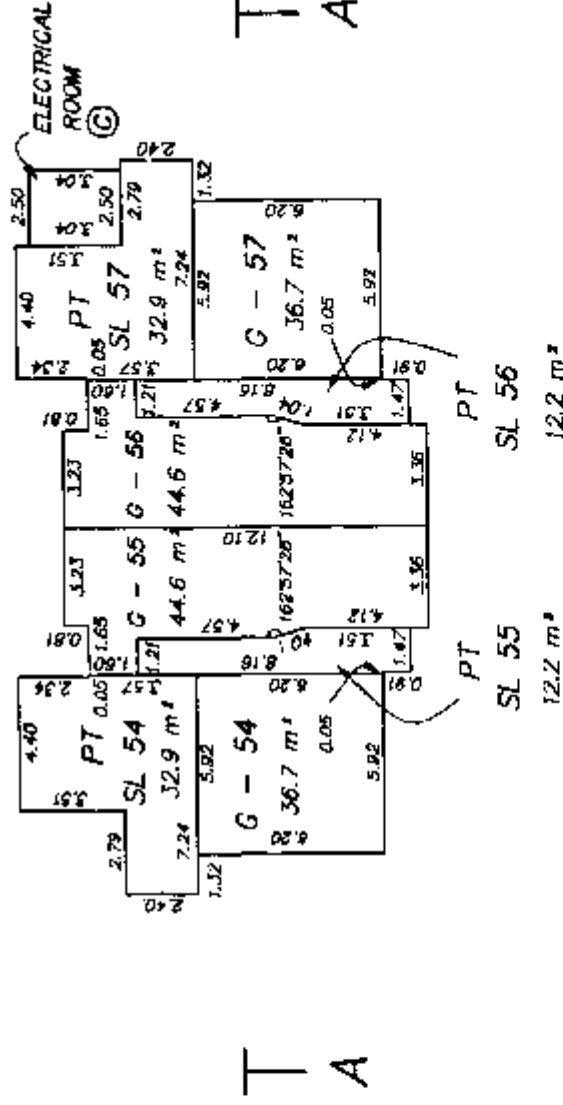


SCALE 1 : 250

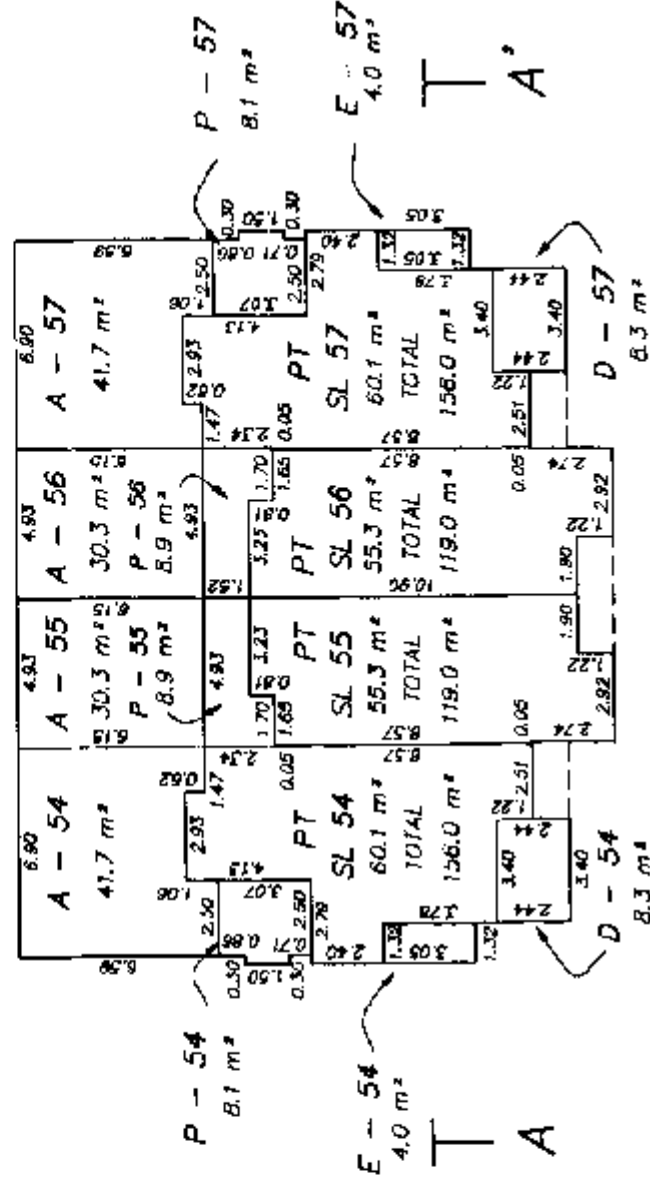
28/02/98
Feb 27, 1998
B.C.L.S.

PHASE IV

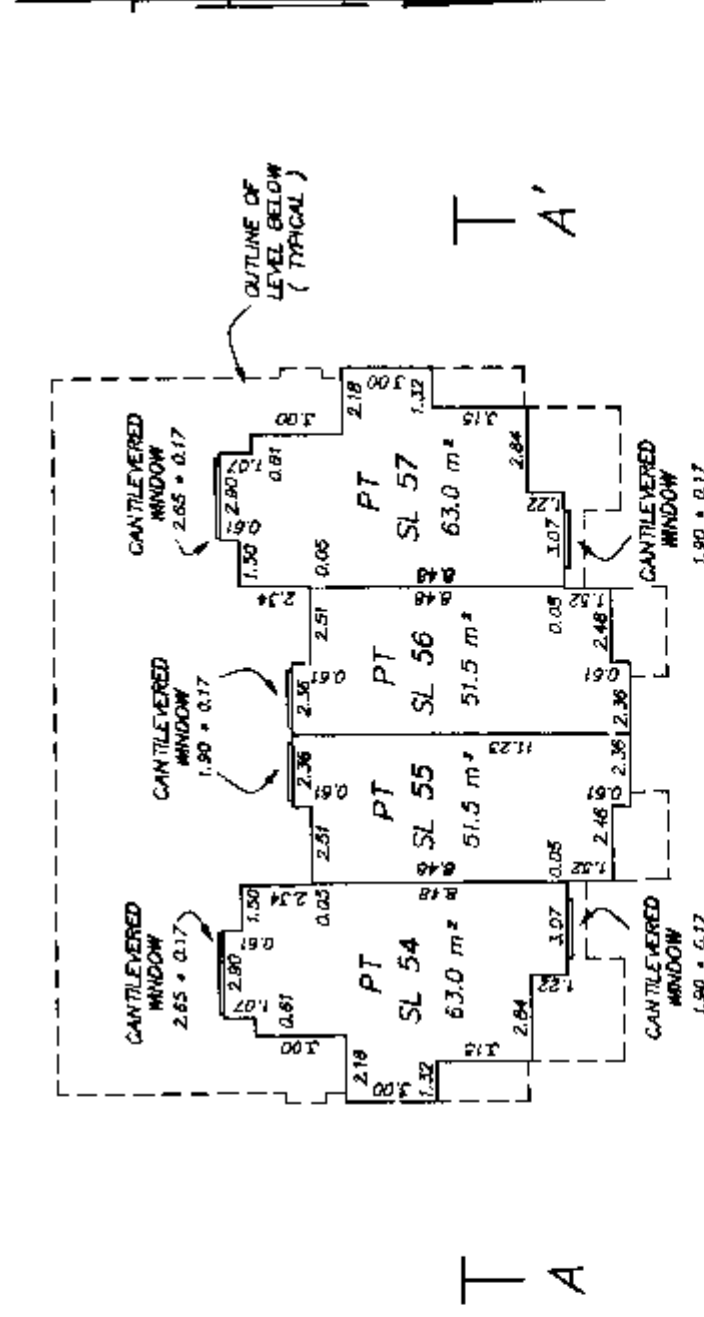
BASEMENT
LEVEL



MAIN
LEVEL



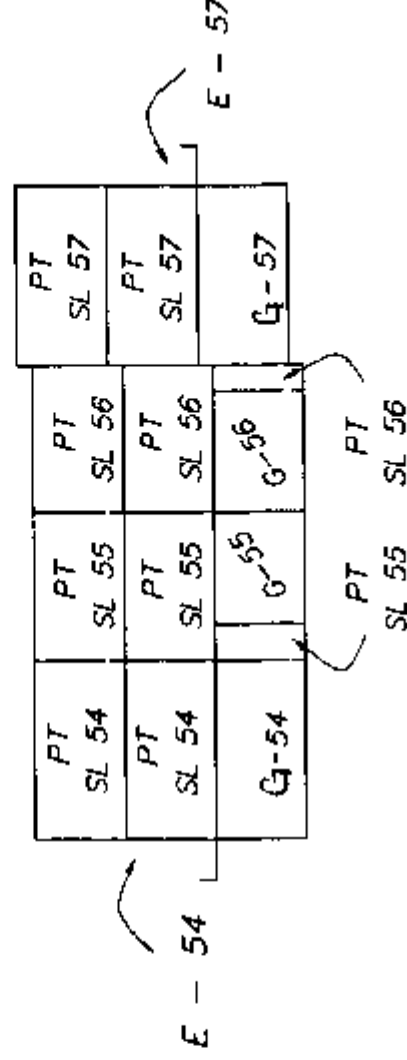
UPPER
LEVEL



UPPER LEVEL

MAIN LEVEL

BASEMENT
LEVEL



SECTION A - A'



PHASE II: FIRST SHEET SHEET 1 OF 7 SHEETS

STRATA PLAN OF A PORTION OF LOT 1, PLAN LMP 24916,
EXCEPT FIRSTLY: PHASE ONE, STRATA PLAN LMS 2770,
EXCEPT SECONDLY: PHASE TWO, STRATA PLAN LMS 2770,
EXCEPT THIRDLY: PHASE THREE, STRATA PLAN LMS 2770,
EXCEPT FOURTHLY: PHASE FOUR, STRATA PLAN LMS 2770,
SECTION 10, TOWNSHIP 2,
NEW WESTMINSTER DISTRICT.

STRATA PLAN LMS 2770
 PHASE II

DEPOSITED IN THE LAND TITLE OFFICE
 AT NEW WESTMINSTER, B.C.
 THIS 8 DAY OF SEPT, 1998.

T. D. Dinnell per
 DEPUTY REGISTRAR

REF: Bm 250997

Form E- BL 141945

B.C.G.S. 92G . 016

INTEGRATED SURVEY AREA No. 1 - SURREY

BEARINGS ARE GRID BEARINGS DERIVED FROM PLAN LMP 24916
 THIS PLAN SHOWS GROUND LEVEL MEASURED DISTANCES. PRIOR TO COMPUTATION
 OF U.T.M. CO-ORDINATES, MULTIPLY BY COMBINED FACTOR 0.99960050 (NAD 83)

MONUMENT TIES FROM PLAN LMP 24916.

FOR
 LOCATION AND DIMENSION PLAN
 (SEE FIRST SHEET SHEET 2 OF 7 SHEETS)

SL DENOTES STRATA LOT
 C DENOTES COMMON PROPERTY
 A DENOTES COMMON FACILITY
 D DENOTES PATIO AREA
 E DENOTES DECK AREA
 G DENOTES ENTRY AREA
 P DENOTES GARAGE AREA
 P DENOTES PORCH AREA

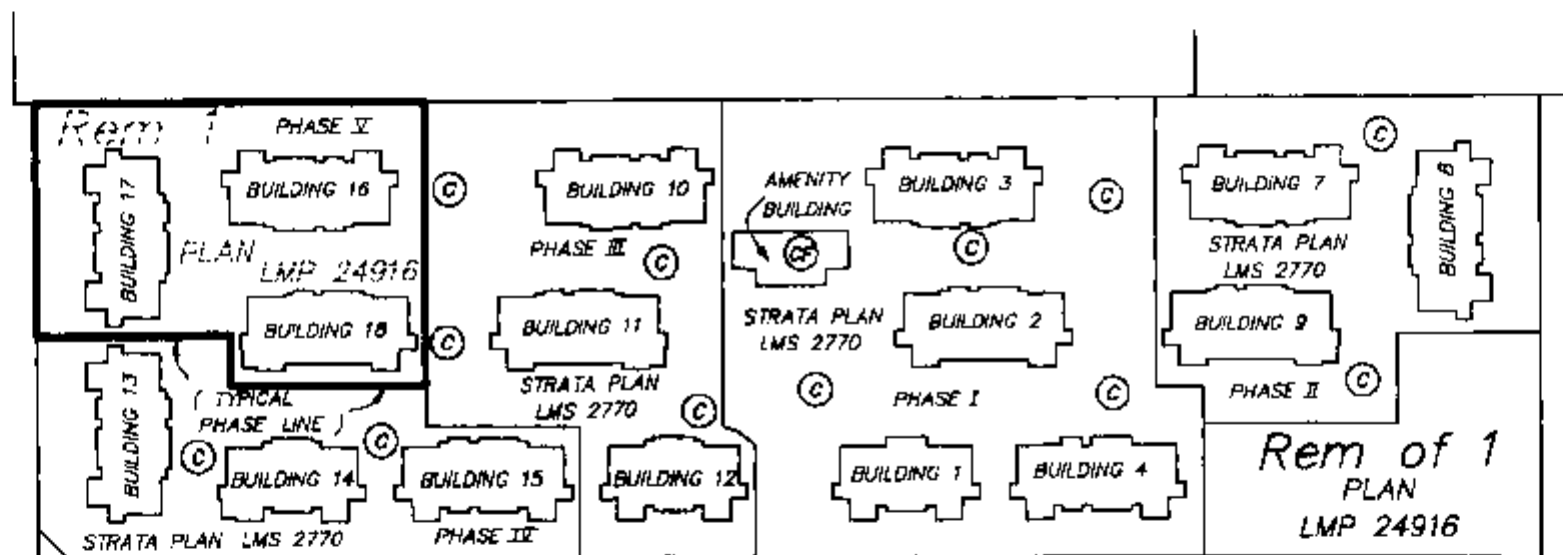
CIVIC ADDRESS :-
 14877 - 58th AVENUE,
 SURREY, B.C.

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

THE OWNERS
 C/O THE OWNERS STRATA PLAN LMS 2770
 HARRIS, STUART AND FOWLEY
 7929 - 120th STREET,
 DELTA, B.C.
 V4C 8P8

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

148th STREET



S.R.W. EXP. PLAN
 LMP 25469

ROAD

30 20 10 0 20 50
 SCALE 1:1250

FOR MAILING ADDRESS OF THE STRATA
 CORPORATION SEARCH THE STRATA
 PLAN GENERAL INDEX.

AREAS SHOWN AS A, D, E, G AND P
 ARE LIMITED COMMON PROPERTY APPURTENANT
 TO THE STRATA LOT INDICATED.

LIMITED COMMON PROPERTY IS NOT
 INCLUDED IN THE UNIT ENTITLEMENT.

CANTILEVERED WINDOWS ARE PART OF THE
 STRATA LOT BUT NOT INCLUDED
 IN THE UNIT ENTITLEMENT.

I, H. DAVID LIDDLE, OF ALDERGROVE,
 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
 3/8 DAY OF JULY, 1998.

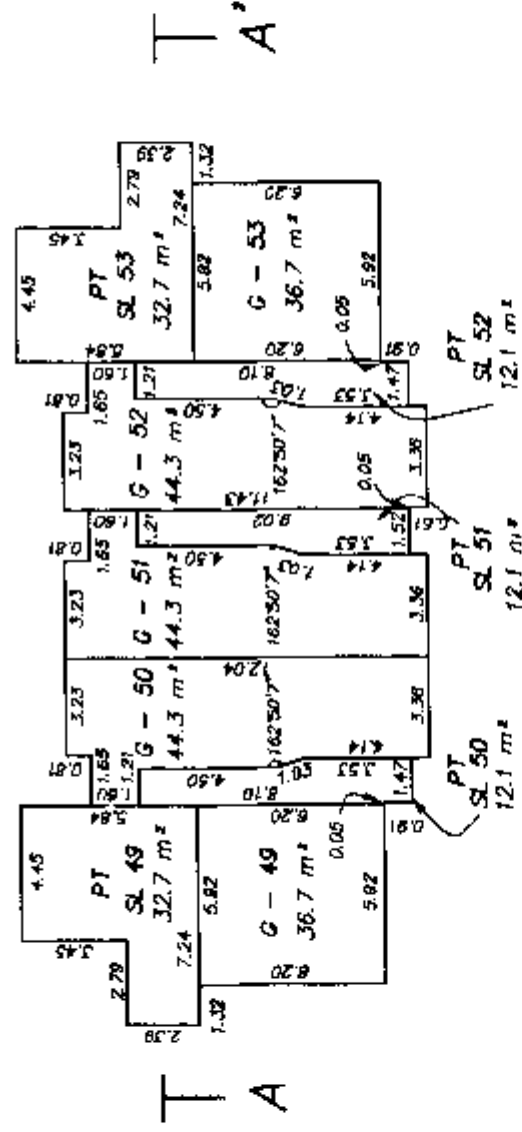
H. David Liddle B.C.L.S.

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

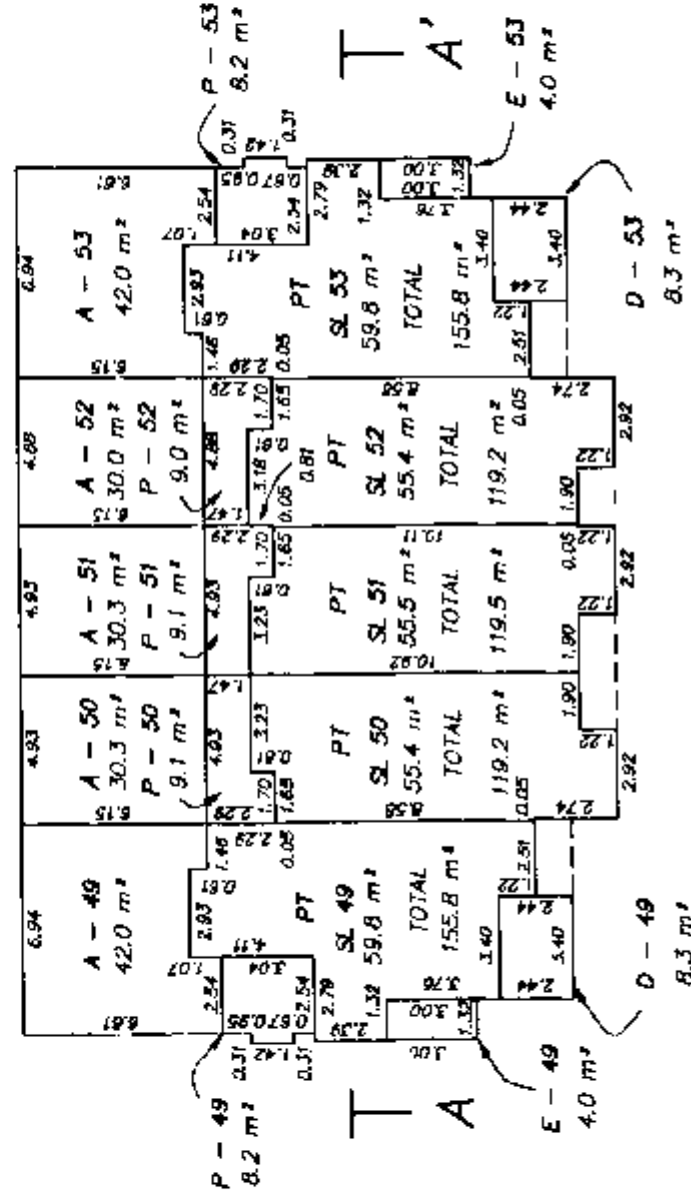
BUILDING No. 15

STRATA PLAN LMS 2770
PHASE IV

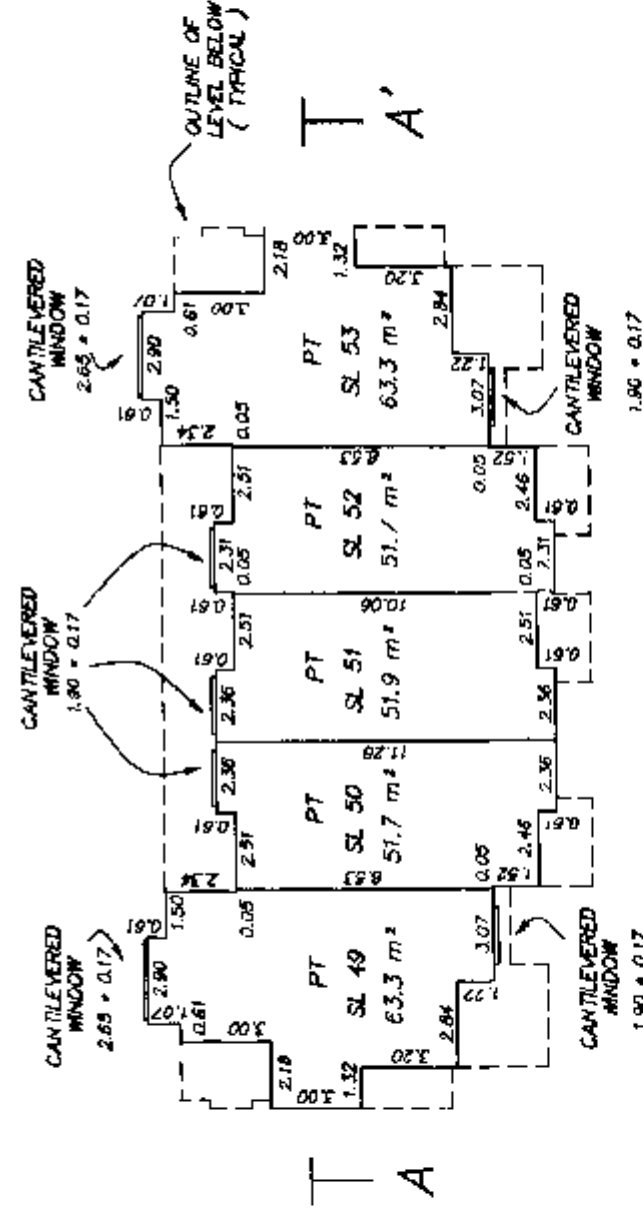
BASEMENT
LEVEL



MAIN
LEVEL



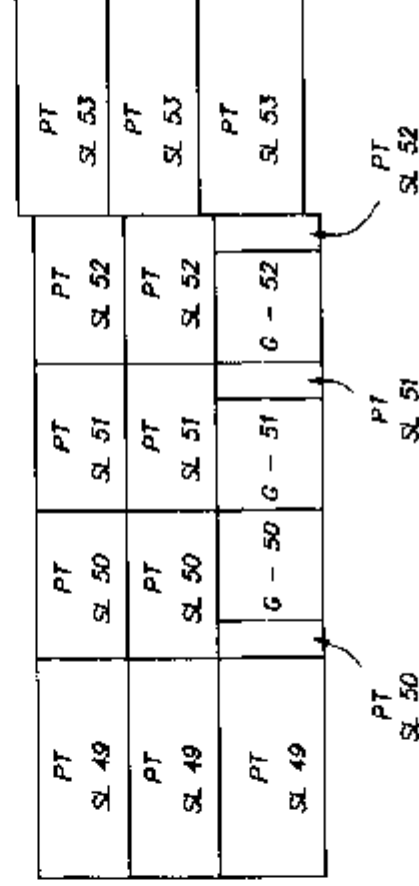
UPPER
LEVEL



UPPER LEVEL

MAIN LEVEL

BASEMENT
LEVEL



SECTION A - A'

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



WDL B.C.L.S.
Feb 27th, 1998

LOCATION AND DIMENSION PLAN

STRATA PLAN LMS 2770

PHASE V

LEGEND:

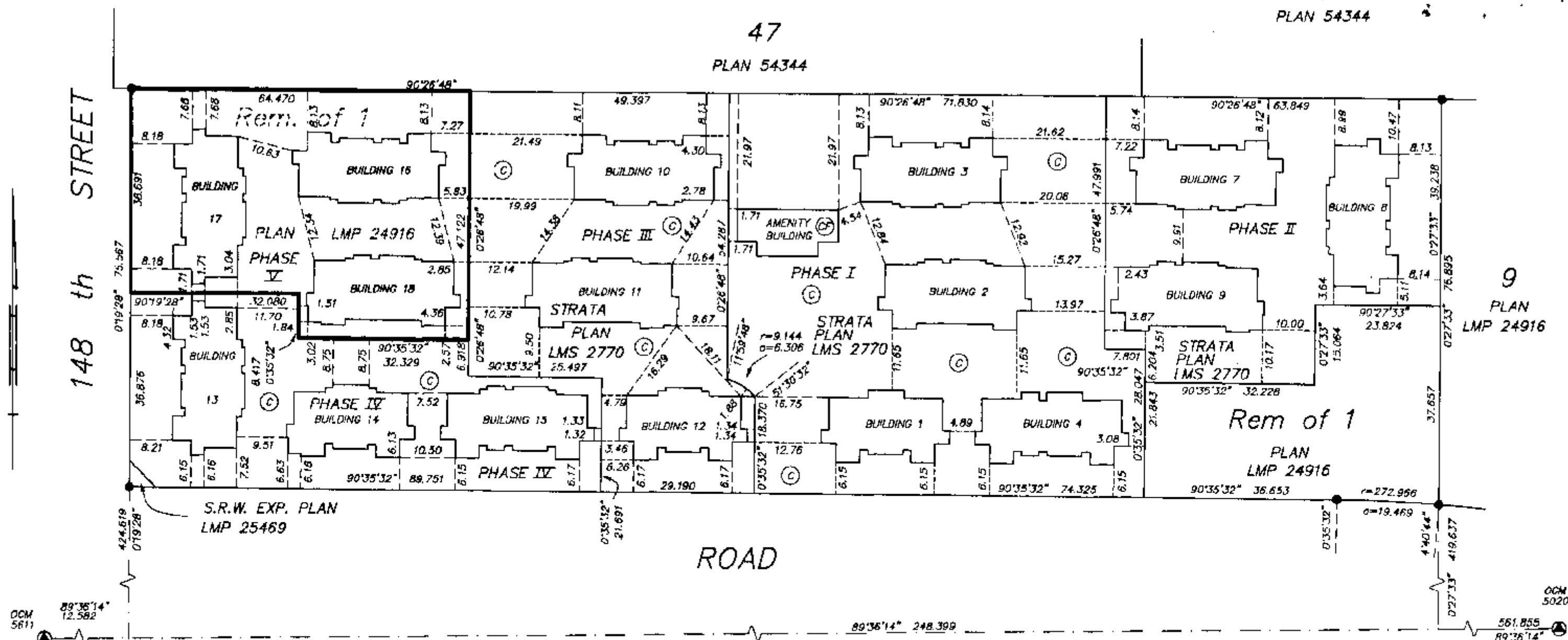
- ⊙ INDICATES CONTROL MONUMENT FOUND
- INDICATES STANDARD IRON POST FOUND

GRID BEARINGS ARE DERIVED FROM PLAN LMP 24916
USING CONTROL MONUMENTS 5611 AND 5020, NAD - 83
INTEGRATED SURVEY AREA #1, CITY OF SURREY.

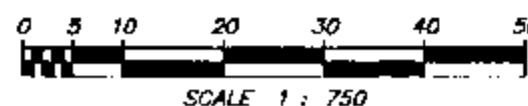
DISTANCES SHOWN ARE GROUND LEVEL MEASURED DISTANCES.
PRIOR TO COMPUTATION OF U.T.M. CO-ORDINATES MULTIPLY
BY THE MEAN COMBINED FACTOR 0.99960050

ALL DISTANCES ARE IN METRES.

48
PLAN 54344



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



W.D.P.
B.C.L.S.
3/10/1998

CONDOMINIUM ACT

STRATA PLAN LMS 2770
PHASE V

STATUTORY 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 OATH

DECLARED BEFORE ME
AT DELTA, B.C.
IN THE PROVINCE OF B.C.
THIS 13 DAY OF AUGUST
1998.

A NOTARY PUBLIC IN AND FOR THE PROVINCE OF BRITISH COLUMBIA
A COMMISSIONER FOR TAKING AFFIDAVITS WITHIN BRITISH COLUMBIA
Re E. Nielsen

ACCEPTED AS TO FORMS 1, 2, AND 3.
DATED THIS 3rd DAY OF SEPTEMBER 1998.

Campbell
SUPERINTENDENT OF REAL ESTATE

APPROVED AS PHASE V OF A III PHASE
STRATA PLAN UNDER THE CONDOMINIUM ACT.
DATED THIS 24th DAY OF August 1998.

[Signature]
APPROVING OFFICER FOR THE
CITY OF SURREY

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

DAWSON DEVELOPMENTS 1 LTD.

ROYAL BANK OF CANADA

[Signature]
AUTHORIZED SIGNATORY DAN DAWSON
(PRINT NAME CLEARLY NEAR SIGNATURE)

[Signature]
AUTHORIZED SIGNATORY GRANT HOLCOMBE
(PRINT NAME CLEARLY NEAR SIGNATURE)

[Signature]
WITNESS AS TO BOTH SIGNATURES DE A. NIELSEN
(PRINT NAME CLEARLY NEAR SIGNATURE)

7929-120th ST., DELTA, B.C.
ADDRESS

SOLICITOR
OCCUPATION

THE CITY OF SURREY, AS HOLDER OF COVENANTS
CHARGES BJ254056, BJ254060, BJ330513,

HEREBY CONSENTS
TO THE FILING OF THIS STRATA PLAN

[Signature]
MAYOR DOUG McCALLUM AUTHORIZED SIGNATORY
(PRINT NAME CLEARLY NEAR SIGNATURE)

[Signature]
CLERK DONNA KENNY AUTHORIZED SIGNATORY
(PRINT NAME CLEARLY NEAR SIGNATURE)

[Signature]
AUTHORIZED SIGNATORY
(PRINT NAME CLEARLY NEAR SIGNATURE)
[Signature]
AUTHORIZED SIGNATORY
(PRINT NAME CLEARLY NEAR SIGNATURE)

[Signature]
WITNESS AS TO BOTH SIGNATURES
(PRINT NAME CLEARLY NEAR SIGNATURE)
1988 WILLOWBROOK DR LANGLEY
ADDRESS

BANK CLERK
OCCUPATION

I, H. DAVID LIDDLE, OF ALDERGROVE,
BRITISH COLUMBIA LAND SURVEYOR, HEREBY
CERTIFY THAT THE BUILDINGS SHOWN ON
THIS STRATA PLAN HAVE NOT, AS OF THE
3rd DAY OF JULY, 1998,
BEEN PREVIOUSLY OCCUPIED.
DATED AT SURREY, B. C., THIS
3rd DAY OF JULY, 1998.

[Signature]
B. C. L. S.

CONDOMINIUM ACT

STRATA PLAN LMS 2770
PHASE V

STRATA LOT NUMBER	SHEET NUMBER	FORM 1	FORM 2	FORM 3
		SCHEDULE OF UNIT ENTITLEMENT	SCHEDULE OF INTEREST UPON DESTRUCTION	SCHEDULE OF VOTING RIGHTS
63	6	1 573	6 126	1
64	6	1 421	5 298	1
65	6	1 422	5 298	1
66	6	1 418	5 298	1
67	6	1 573	6 126	1
68	5	1 564	6 291	1
69	5	1 423	5 464	1
70	5	1 425	5 464	1
71	5	1 191	5 464	1
72	5	1 564	6 291	1
73	7	1 559	6 291	1
74	7	1 370	5 629	1
75	7	1 371	5 629	1
76	7	1 369	5 629	1
77	7	1 559	6 291	1
PREVIOUS PHASE		86 993	360 927	62
TOTAL		108 795	447 516	77

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

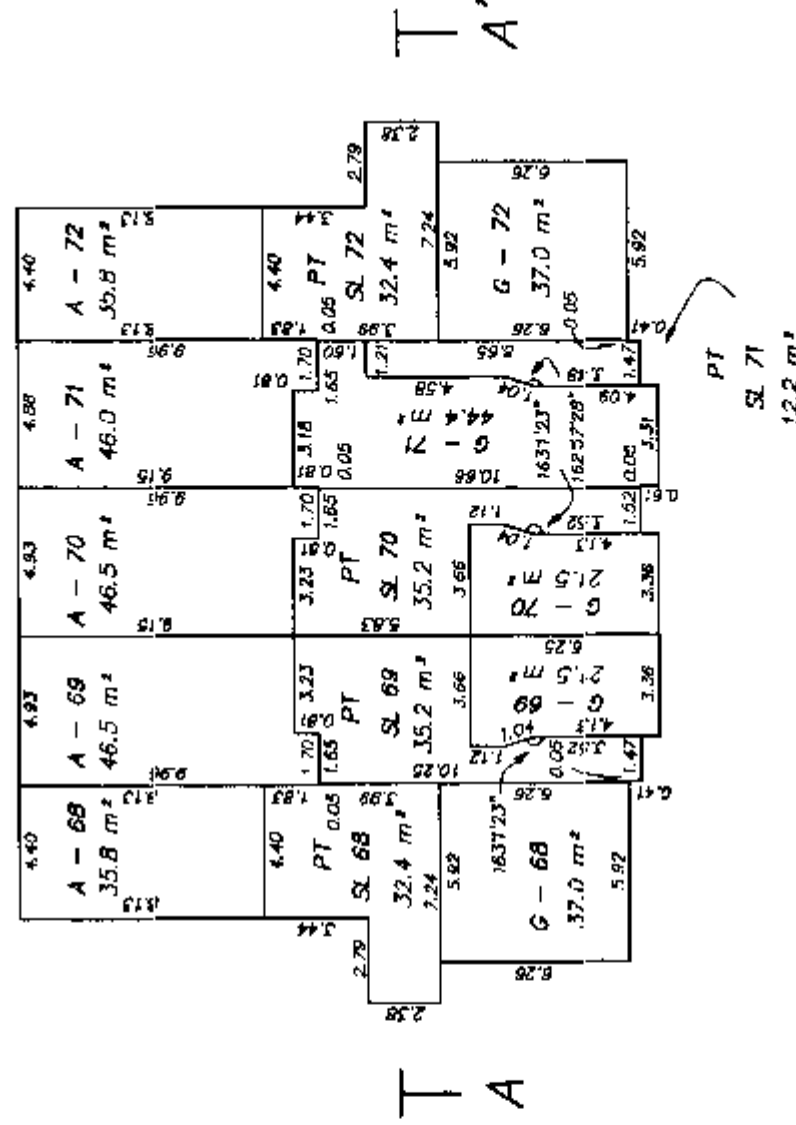
WDL
B.C.L.S.
JULY, 1998

BUILDING No. 16

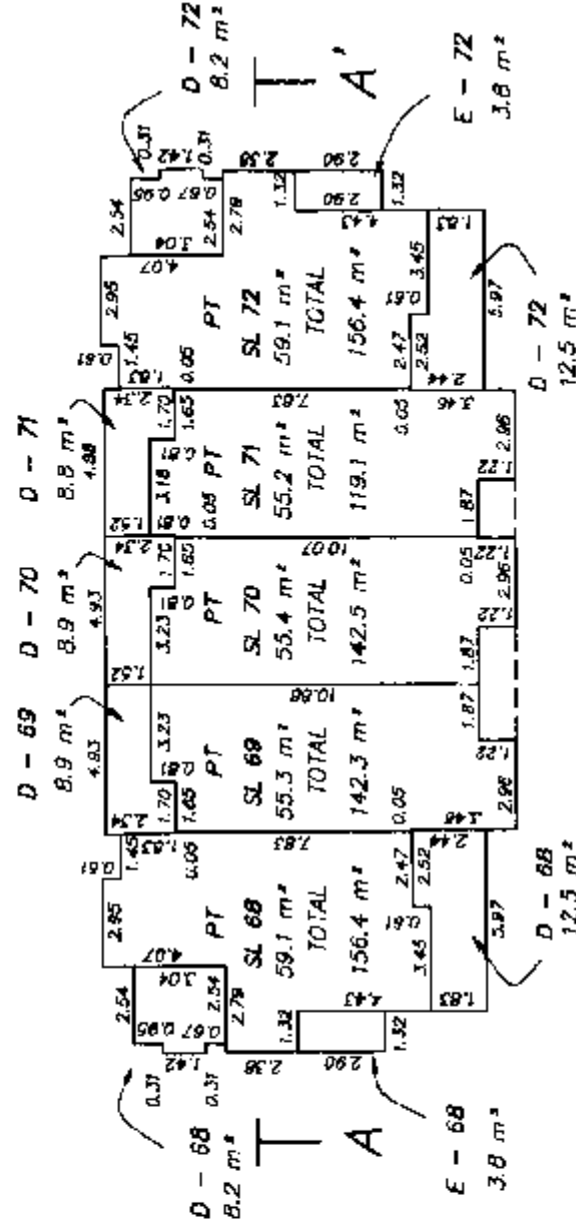
STRATA PLAN LMS 2770

PHASE V

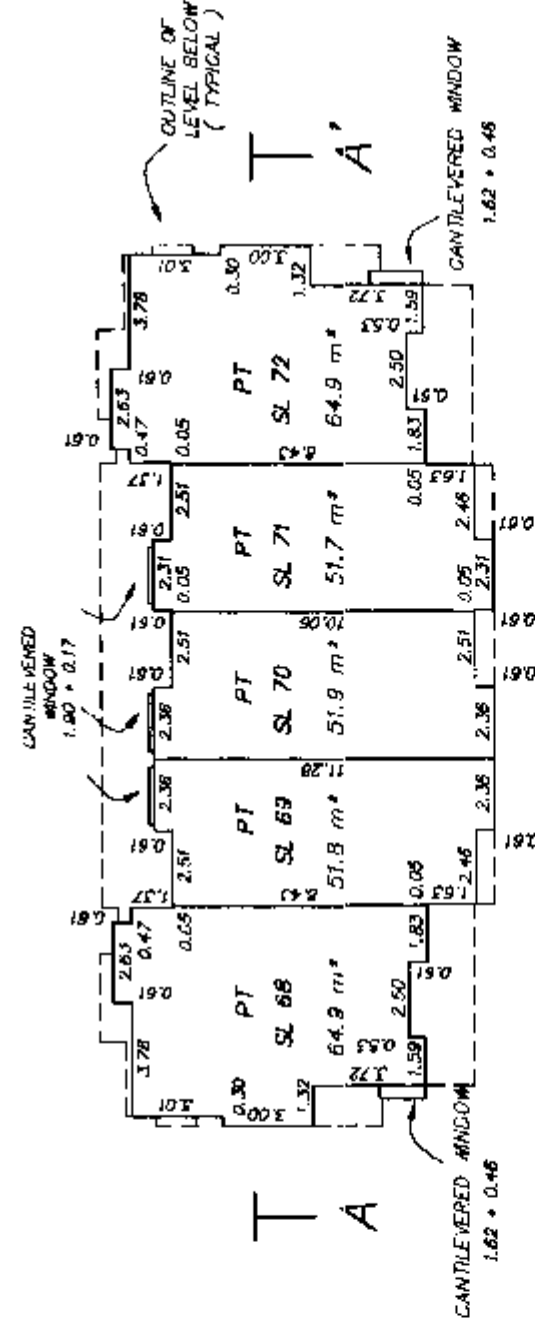
BASEMENT
LEVEL



MAIN
LEVEL



UPPER
LEVEL



UPPER LEVEL

MAIN LEVEL

BASEMENT
LEVEL

PT	SL 68	PT	SL 69	PT	SL 70	PT	SL 71	PT	SL 72
PT	SL 68	PT	SL 69	PT	SL 70	PT	SL 71	PT	SL 72
PT	SL 68	PT	SL 69	PT	SL 70	PT	SL 71	PT	SL 72

SECTION A - A'

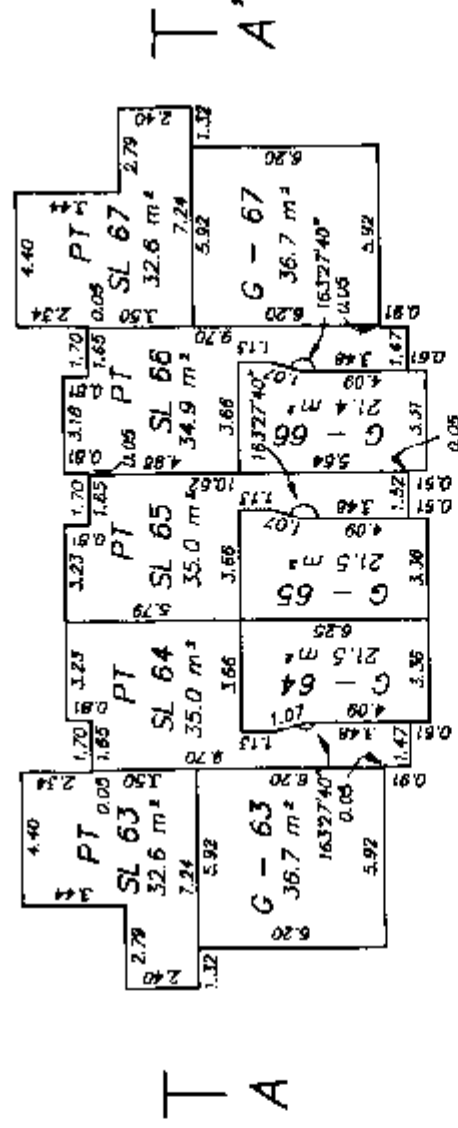


SCALE 1 : 250

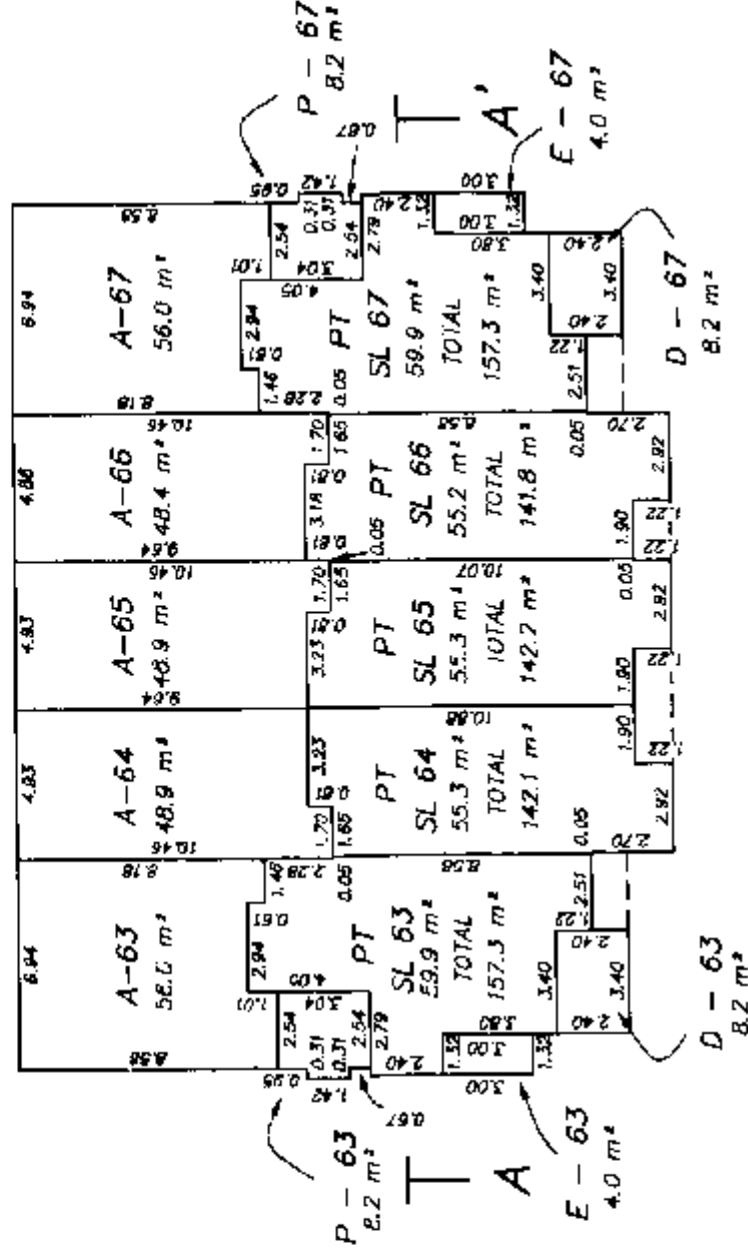
MURRAY & ASSOCIATES
201-12448 82nd AVENUE
SURREY, B.C.
V3W 3E9
(604) 597-9189

3/10/00 B.C.L.S.
3/10/00, 1998

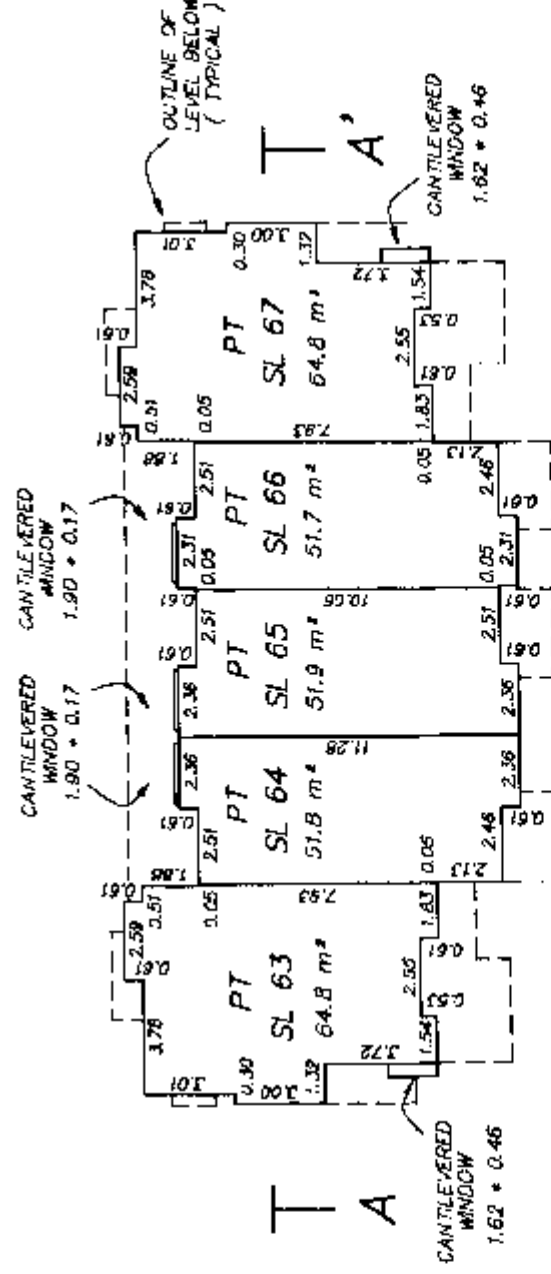
BASEMENT
LEVEL



MAIN
LEVEL



UPPER
LEVEL



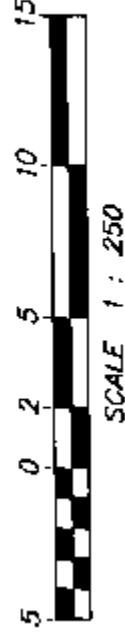
UPPER LEVEL

MAIN LEVEL

BASEMENT
LEVEL

PT SL 63	PT SL 64	PT SL 65	PT SL 66	PT SL 67
PT SL 63	PT SL 64	PT SL 65	PT SL 66	PT SL 67
PT SL 63	PT SL 64	PT SL 65	PT SL 66	PT SL 67

SECTION A - A'



SCALE 1 : 250

PHASE VI: FIRST SHEET SHEET 1 OF 8 SHEETS

**STRATA PLAN OF A PORTION OF LOT 1, PLAN LMP 24916,
EXCEPT FIRSTLY: PHASE ONE, STRATA PLAN LMS 2770,
EXCEPT SECONDLY: PHASE TWO, STRATA PLAN LMS 2770,
EXCEPT THIRDLY: PHASE THREE, STRATA PLAN LMS 2770,
EXCEPT FOURTHLY: PHASE FOUR, STRATA PLAN LMS 2770,
EXCEPT FIFTHLY: PHASE FIVE, STRATA PLAN LMS 2770,
SECTION 10, TOWNSHIP 2,
NEW WESTMINSTER DISTRICT.**

STRATA PLAN LMS 2770
PHASE VI

DEPOSITED IN THE LAND TITLE OFFICE
AT NEW WESTMINSTER, B.C.
THIS 7 DAY OF JAN, 1998.

DEPUTY REGISTRAR *A. Small* C.P.

REF: BN 4510

B.C.G.S. 92G . 016

INTEGRATED SURVEY AREA No. 1 - SURREY

BEARINGS ARE GRID BEARINGS DERIVED FROM PLAN LMP 24916
THIS PLAN SHOWS GROUND LEVEL MEASURED DISTANCES. PRIOR TO COMPUTATION
OF U.T.M. CO-ORDINATES, MULTIPLY BY COMBINED FACTOR 0.99960050 (NAD 83)

MONUMENT TIES FROM PLAN LMP 24916.

FOR
LOCATION AND DIMENSION PLAN
(SEE FIRST SHEET SHEET 2 OF 7 SHEETS)

SL DENOTES STRATA LOT
C DENOTES COMMON PROPERTY
CF DENOTES COMMON FACILITY
A DENOTES PATIO AREA
D DENOTES DECK AREA
E DENOTES ENTRY AREA
G DENOTES GARAGE AREA
P DENOTES PORCH AREA

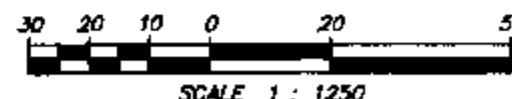
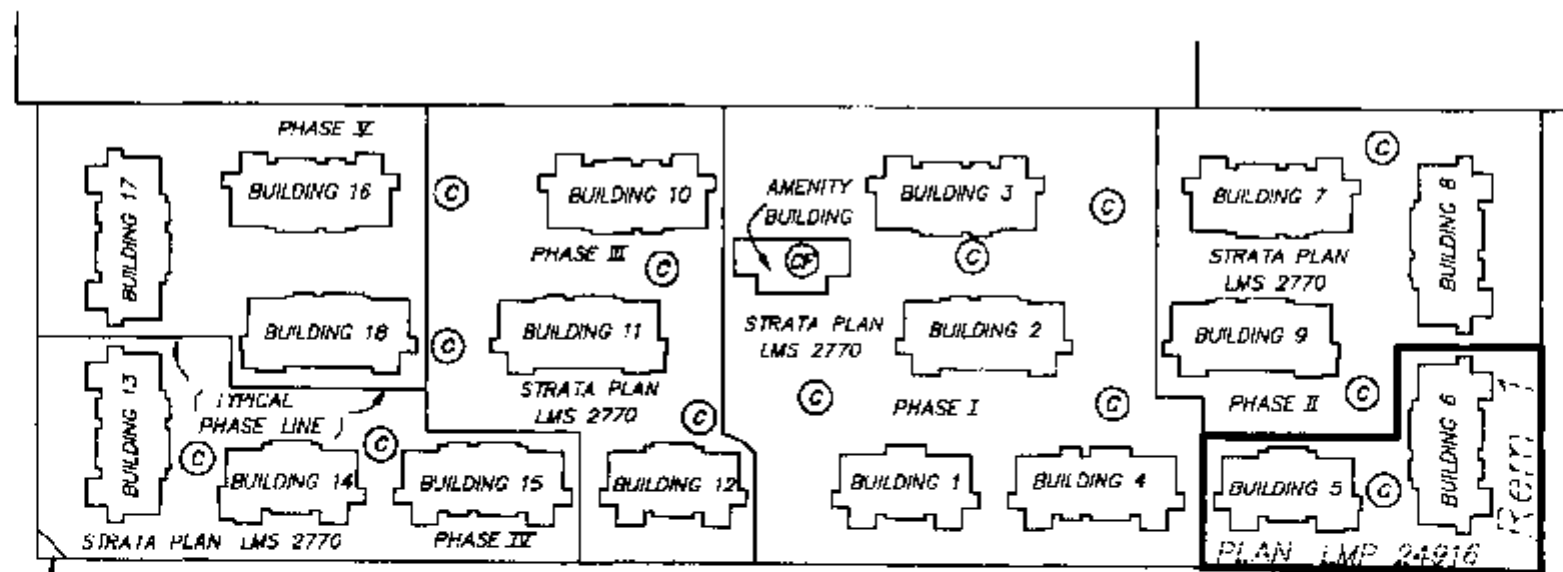
CIVIC ADDRESS :-
14877 - 58th AVENUE,
SURREY, B.C.

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

THE OWNERS
C/O THE OWNERS STRATA PLAN LMS 2770
HARRIS, STUART AND TOMLIN
7929 - 120th STREET,
DELTA, B.C.
V4G 6P6

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

148th STREET



AREAS SHOWN AS A, D, E, G AND P
ARE LIMITED COMMON PROPERTY APPURTENANT
TO THE STRATA LOT INDICATED.

LIMITED COMMON PROPERTY IS NOT
INCLUDED IN THE UNIT ENTITLEMENT.

CANTILEVERED WINDOWS ARE PART OF THE
STRATA LOT BUT NOT INCLUDED
IN THE UNIT ENTITLEMENT.

I, H. DAVID LITTLE, OF ALDERGROVE,
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
9th DAY OF NOVEMBER, 1998.

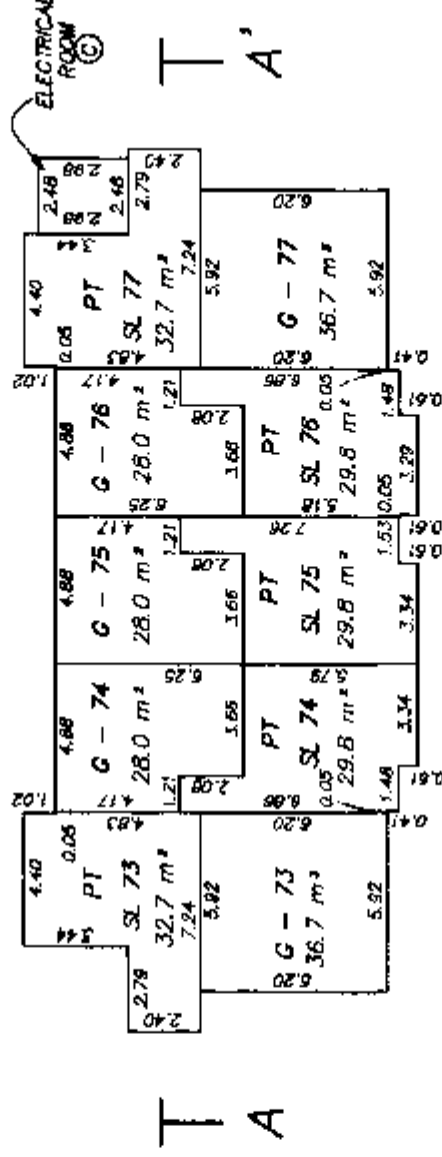
H. David Little B.C.L.S.

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

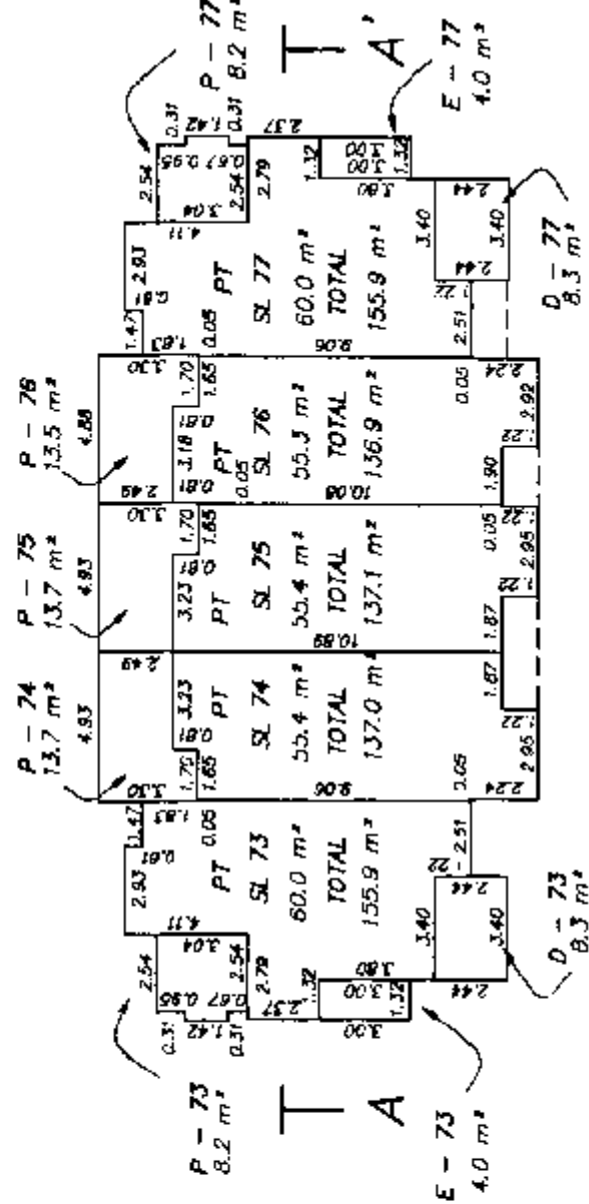
BUILDING No. 18

STRATA PLAN LMS 2770
PHASE V

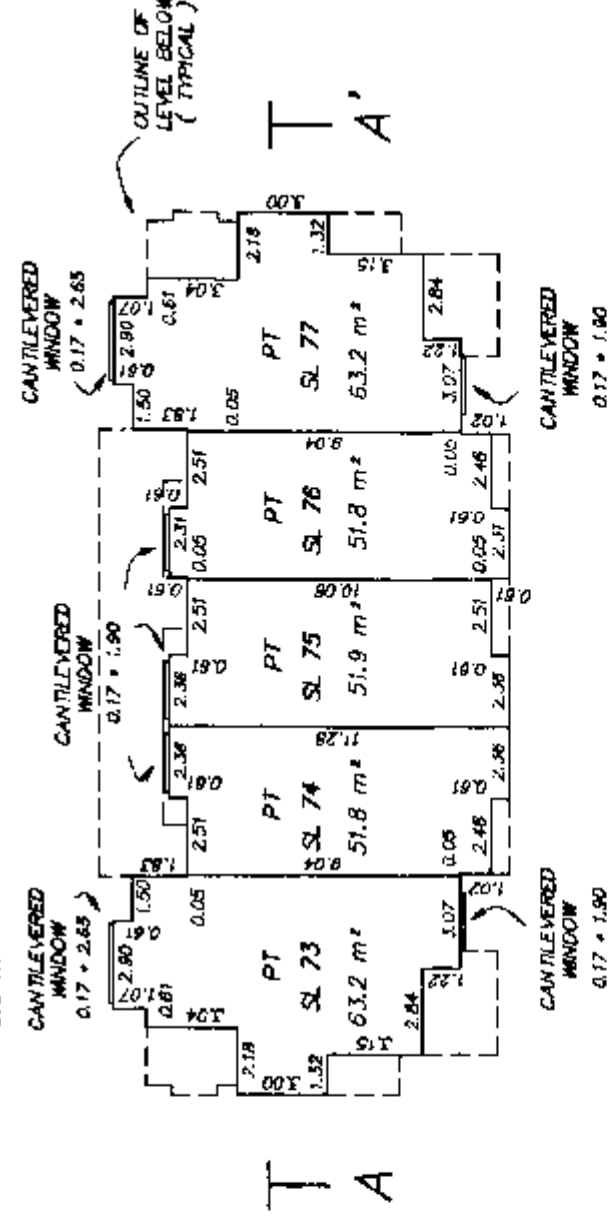
BASEMENT
LEVEL



MAIN
LEVEL



UPPER
LEVEL



UPPER LEVEL
MAIN LEVEL
BASEMENT
LEVEL

PT SL 73	PT SL 74	PT SL 75	PT SL 76	PT SL 77
PT SL 73	PT SL 74	PT SL 75	PT SL 76	PT SL 77
PT SL 73	PT SL 74	PT SL 75	PT SL 76	PT SL 77

SECTION A - A'



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

7/2/04 B.C.L.S.
3/2/04 Rev. 1998

LOCATION AND DIMENSION PLAN

STRATA PLAN LMS 2770

PHASE VI

LEGEND:

- INDICATES CONTROL MONUMENT FOUND
- INDICATES STANDARD IRON POST FOUND

GRID BEARINGS ARE DERIVED FROM PLAN LMP 24916
USING CONTROL MONUMENTS 5611 AND 5020, NAD - 83
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 0.99960050

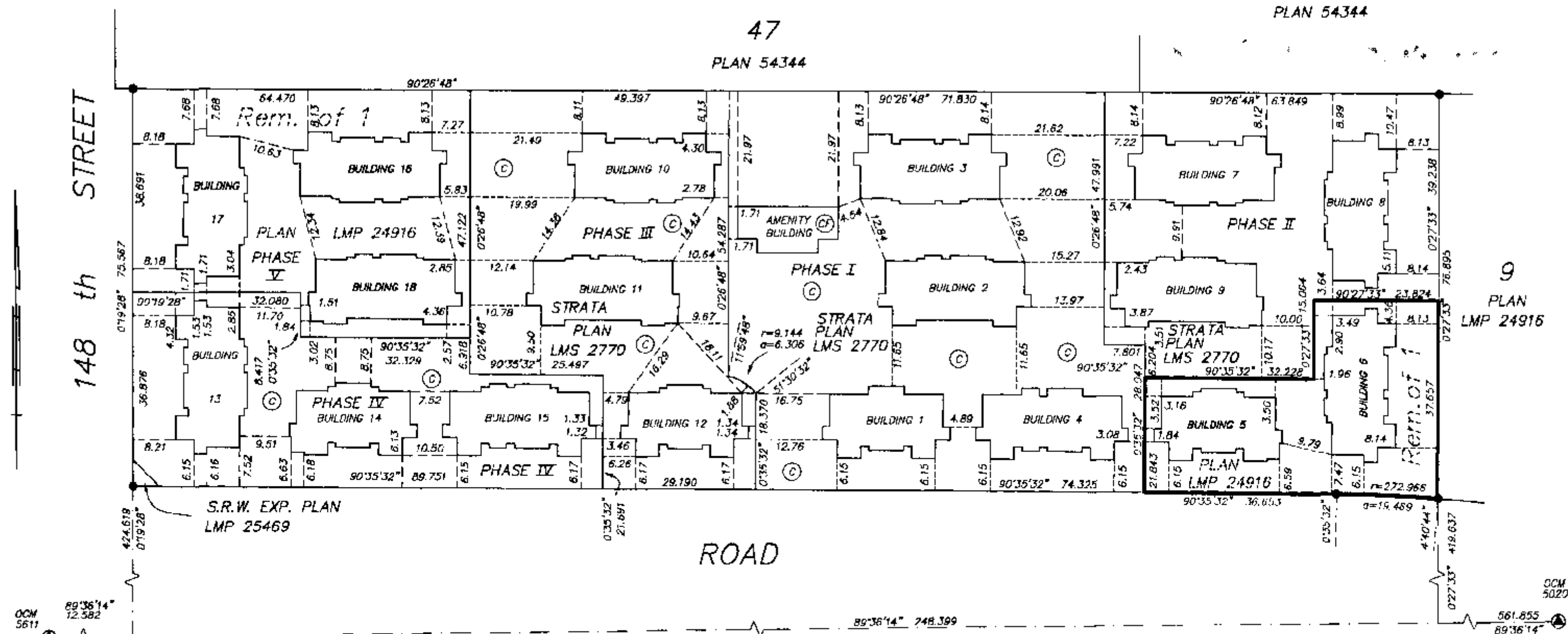
ALL DISTANCES ARE IN METRES.

48

PLAN 54344

47

PLAN 54344



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

B.C.L.S.
NOVEMBER 12 1998

CONDOMINIUM ACT

STATUTORY 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 OATH

DECLARED BEFORE ME
AT DELTA
IN THE PROVINCE OF B.C.
THIS 14 DAY OF NOV.
1998.

* NOTARY PUBLIC IN AND FOR THE PROVINCE OF BRITISH COLUMBIA
A COMMISSIONER FOR TAKING AFFIDAVITS WITHIN BRITISH COLUMBIA
OLE A. NIELSEN

ACCEPTED AS TO FORMS 1, 2, AND 3
DATED THIS 29 DAY OF December 1998.

[Signature]
SUPERINTENDENT OF REAL ESTATE

APPROVED AS PHASE VI OF A VI PHASE
STRATA PLAN UNDER THE CONDOMINIUM ACT.
DATED THIS 14 DAY OF December 1998.

[Signature]
APPROVING OFFICER FOR THE
CITY OF SURREY

DAWSON DEVELOPMENTS 1 LTD.

[Signature]
AUTHORIZED SIGNATORY GRANT HOLCOMBE
(PRINT NAME CLEARLY NEAR SIGNATURE)

[Signature]
AUTHORIZED SIGNATORY DAN DAWSON
(PRINT NAME CLEARLY NEAR SIGNATURE)

[Signature]
WITNESS AS TO BOTH SIGNATURES OLE NIELSEN
(PRINT NAME CLEARLY NEAR SIGNATURE)
1929-120 ST DELTA B.C.

ADDRESS
SOLICITOR.
OCCUPATION

THE CITY OF SURREY, AS HOLDER OF COVENANTS
CHARGES BJ254056, BJ254060, BJ330513,

HEREBY CONSENTS
TO THE FILING OF THIS STRATA PLAN

MAYOR: DOUG MCCALLUM *[Signature]*
AUTHORIZED SIGNATORY
(PRINT NAME CLEARLY NEAR SIGNATURE)

CLERK: DONNA KENNY *[Signature]*
AUTHORIZED SIGNATORY
(PRINT NAME CLEARLY NEAR SIGNATURE)

ROYAL BANK OF CANADA

STRATA PLAN LMS 2770
PHASE VI

[Signature] Frank J. Frank
AUTHORIZED SIGNATORY
(PRINT NAME CLEARLY NEAR SIGNATURE)
[Signature] Jay Kuster J. KUSTER
AUTHORIZED SIGNATORY
(PRINT NAME CLEARLY NEAR SIGNATURE)

[Signature] Denis Roger J. ROGERS
WITNESS AS TO BOTH SIGNATURES
(PRINT NAME CLEARLY NEAR SIGNATURE)
19888 WILLOWBROOK DR Langley
ADDRESS
BANK CLERK
OCCUPATION

I, H. DAVID LIDDLE, OF ALDERGROVE,
BRITISH COLUMBIA LAND SURVEYOR, HEREBY
CERTIFY THAT THE BUILDINGS SHOWN ON
THIS STRATA PLAN HAVE NOT, AS OF THE
13th DAY OF NOVEMBER, 1998,
BEEN PREVIOUSLY OCCUPIED.
DATED AT SURREY, B. C., THIS
13th DAY OF NOVEMBER, 1998.

[Signature] H. David Liddle B. C. L. S.

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

CONDOMINIUM ACT

STRATA PLAN LMS 2770

PHASE VI

		FORM 1	FORM 2	FORM 3
STRATA LOT NUMBER	SHEET NUMBER	SCHEDULE OF UNIT ENTITLEMENT	SCHEDULE OF INTEREST UPON DESTRUCTION	SCHEDULE OF VOTING RIGHTS
78	6	1 558	6 291	1
79	6	1 421	5 464	1
80	6	1 424	5 464	1
81	6	1 421	5 464	1
82	6	1 557	6 291	1
83	5	1 559	6 291	1
84	5	1 192	5 464	1
85	5	1 191	5 464	1
86	5	1 559	6 291	1
PREVIOUS PHASE		108 795	447 516	77
T O T A L		121 677	500 000	88

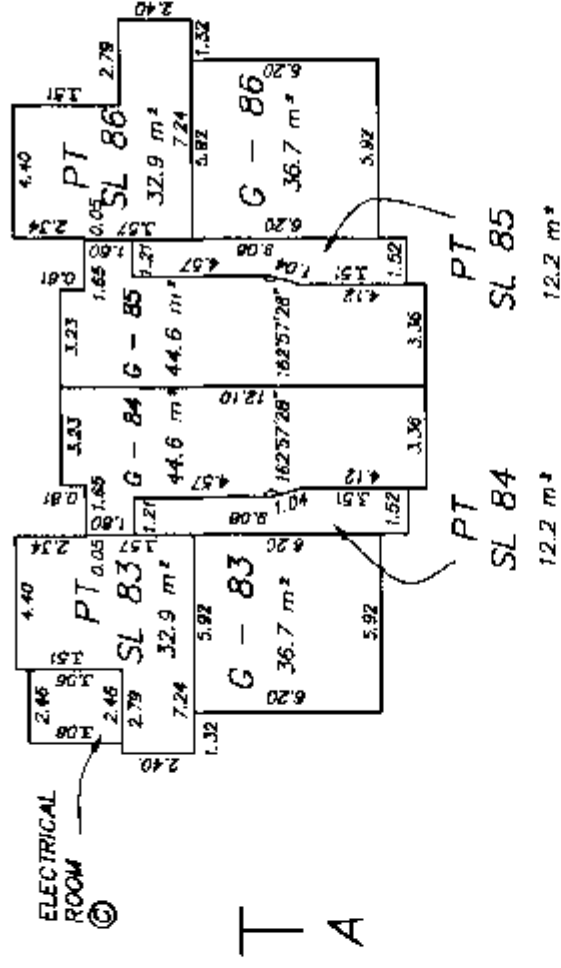
MURRAY & ASSOCIATES
201-12448 82nd AVENUE
SURREY, B.C.
V3W 3E9
(604) 597-9189


B.G.L.S.
13th NOVEMBER, 1998

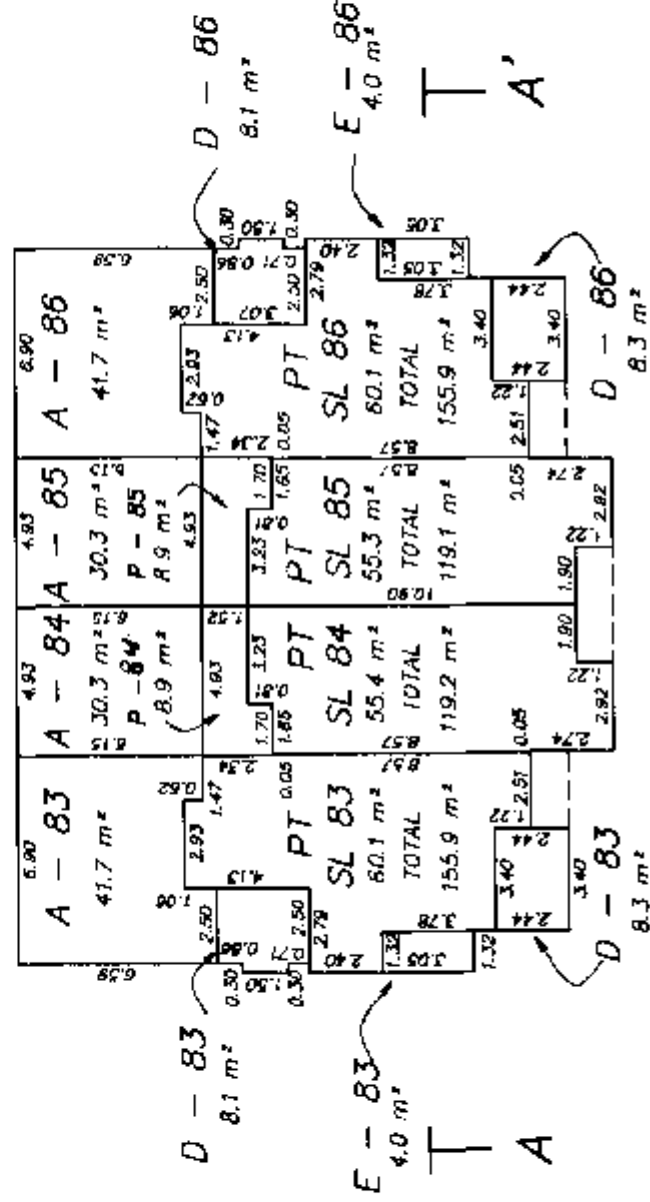
STRATA PLAN LMS PHASE VI

BUILDING No. 5

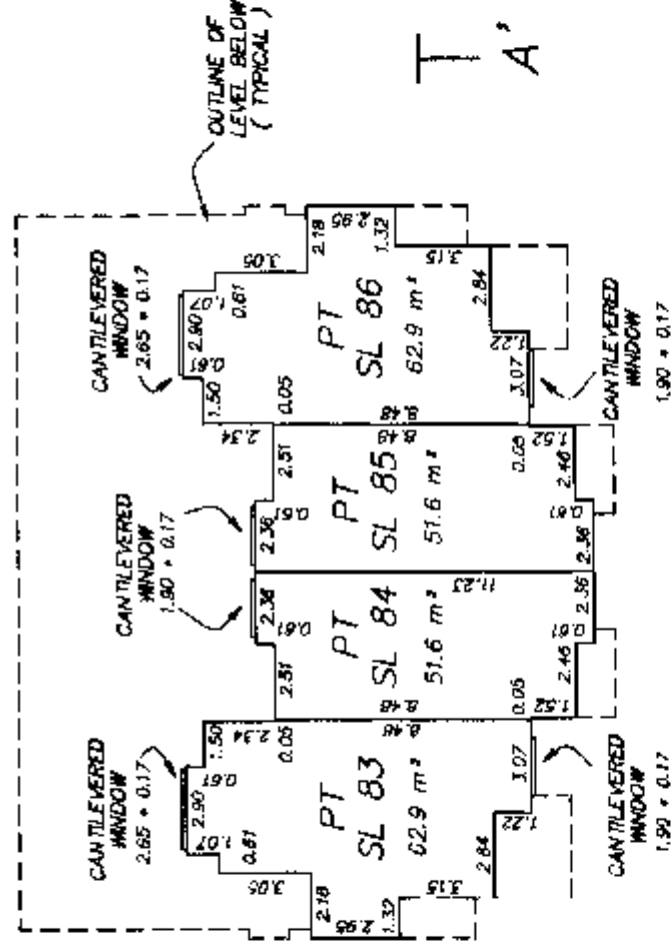
BASEMENT
LEVEL



MAIN
LEVEL



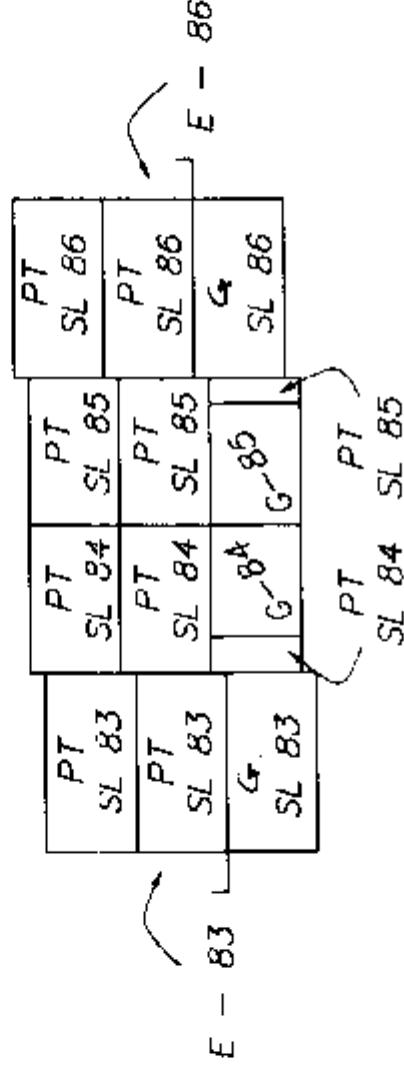
UPPER
LEVEL



UPPER LEVEL

MAIN LEVEL

BASEMENT
LEVEL



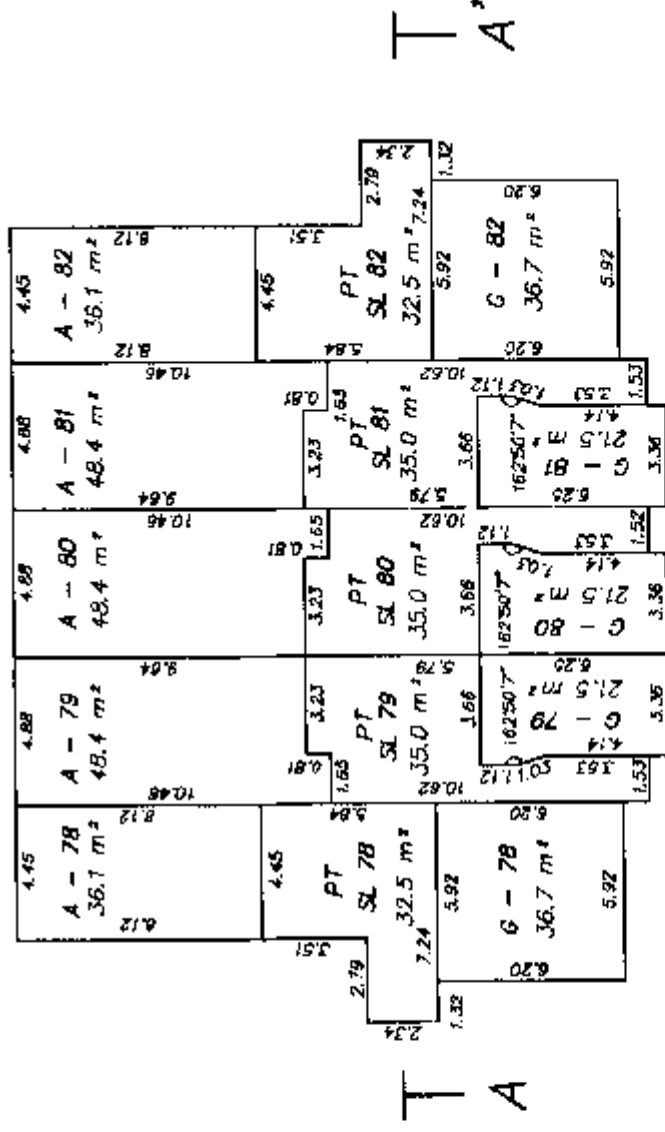
MURRAY & ASSOCIATES
201-12448 82nd AVENUE
SURREY, B.C.
V3W 3E9
(604) 597-9189

SECTION A - A'

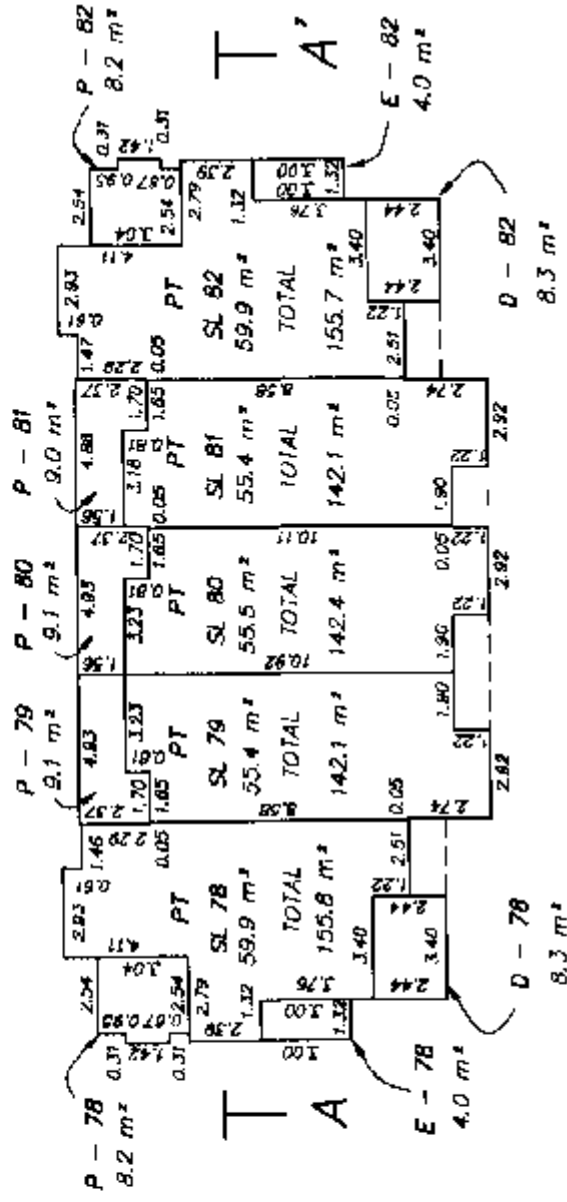


13th Nov. 1998
B.C.L.S.

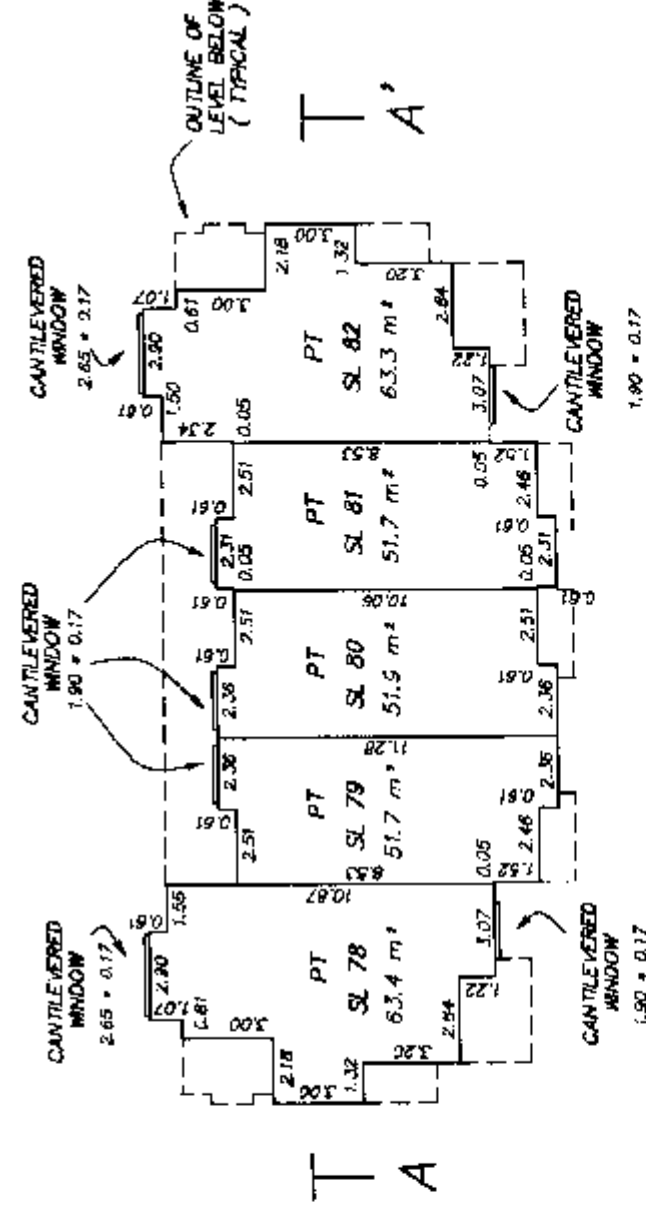
BASEMENT
LEVEL



MAIN
LEVEL



UPPER
LEVEL



UPPER LEVEL
MAIN LEVEL
BASEMENT
LEVEL

PT	SL 78	PT	SL 79	PT	SL 80	PT	SL 81	PT	SL 82
PT	SL 78	PT	SL 79	PT	SL 80	PT	SL 81	PT	SL 82
PT	SL 78	PT	SL 79	PT	SL 80	PT	SL 81	PT	SL 82

SECTION A - A'

