STRATA PLAN OF LOT 1, SEC. 30, TP. 2, N.W.D. PLAN 82136

" MUNICIPALITY OF SURREY "

STRATA PLAN NWS 3437

Ref: AE9278 to AE9371 inc.

DEPOSITED AND REGISTERED IN THE LAND TITLE OFFICE AT NEW WESTMINSTER, B.C. THIS 22 DAY January 1991

REGISTRAR

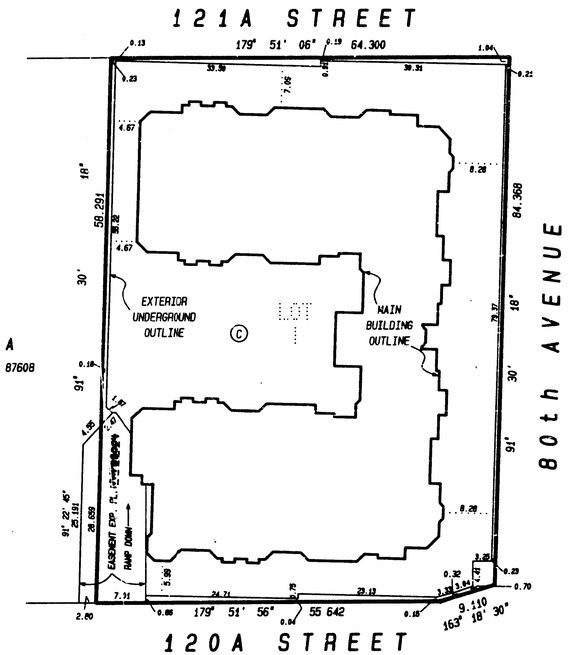
SCALE 1:500

0 10 20 30m

(ALL DIMENSIONS ARE IN METRES)

CIVIC ADDRESS

"SURREYTOWN MANOR"
12101 - 80th AVENUE
SURREY, B.C.



LEGEND

m²	DENOTES SQUARE METRES
S.L.	DENOTES STRATA LOT
ELEC.	DENOTES ELECTRICAL ROOM
(C)	DENOTES COMMON PROPERTY
(B)	DENOTES BALCONY
(P)	DENOTES PATIO
(1) (TYPICAL)	DENOTES LIMITED COMMON PROPERTY FOR THE EXCLUSIVE USE OF S.L. 1

I, J.J. WARD OF LANGLEY, 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 LAND CHARGED BY REGISTERED EASEMENT Nº AE9117

DATED AT SURREY, B.C.
THIS 7th DAY OF DECEMBER, 1990.

B.C.L.S.

THE ADDRESS FOR SERVICE OF DOCUMENTS ON THE STRATA CORPORATION IS:

THE OWNERS, STRATA PLAN NWS 3437
112 WEST 6 th AVENUE
VANCOUVER, B.C. V5Y 1K6

THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT

McELHANNEY ASSOCIATES
PROFESSIONAL LAND SURVEYORS
13160 88th AVENUE
SURREY, B.C. V3W 3K3
TEL. 596 0391
FAX (604) 596 8853
FILE 502 05232-2

14-326.173

CONDOMINIUM ACT

STRATA PLAN NWS 3437

LOT #	PAGE #	FORM 1 SCHEDULE OF UNIT ENTITLEMENT: UNIT ENTITLEMENT	FORM 2 SCHEDULE OF INTEREST UPON DESTRUCTION: INTEREST UPON DESTRUCTION	FORM 3 SCHEDULE OF VOTING RIGHTS: NUMBER OF VOTES
1	8	1 083	142	
2	8	812	107	
3	8	808	106	
4	8	1 139	151	
5	6, 8	1 146	153	
6	6, 8	801	107	
7	6, 8	805	107	
8	6, 8	808	107	
9	6, 8	804	106	
10	5, 6, 8	1 067	139	
11	5, 8	1 169	152	
12	5, 8	1 168	152	
13	5, 8	1 067	139	
14	8	804	105	
15	8	811	106	
16	8	810	106	
17	8	803	105	
18	8	790	104	
19	8	1 013	132	
20	8	806	106	
21	8	810	107	
22	8	1 079	142	
23	9	1 088	147	
24	9	816	111	
25	9	812	110	
26	9	1 158	156	
27	6, 9	1 175	158	
28	6, 9	812	110	
29	6, 9	816	111	
30	6, 9	813	111	
31	6, 9	808	110	
32	5, 6, 9	1 088	141	
33	5, 9	1 181	155	
34	5, 9	1 098	144	
35	5, 9	1 096	144	
36	5, 9	1 176	155	
37	5, 9	1 086	141	
38	9	809	110	
39	9	815	111	
40	9	817	111	
41	9	810	110	
42	9	845	115	
43	9	1 147	154	
44	9	811	110	
45	9	815	111	
46	9	1 082	147	

90 - 12 - 07
FILE 502 05232-2

CONDOMINIUM ACT

STRATA PLAN NWS 3437

LOT #	PAGE #	FORM 1 SCHEDULE OF UNIT ENTITLEMENT: UNIT ENTITLEMENT	FORM 2 SCHEDULE OF INTEREST UPON DESTRUCTION: INTEREST UPON DESTRUCTION	FORM 3 SCHEDULE OF VOTING RIGHTS: NUMBER OF VOTES
47	10	1 088	149	
48	10	816	113	
49	10	824	112	
50	10	1 171	158	
51	6, 10	1 212	164	
52	6, 10	824	112	
53	6, 10	816	113	
54	6, 10	813	113	
55	6, 10	808	112	
56	5, 6, 10	1 088	144	
57	5, 10	1 179	158	
58	5, 10	1 385	184	
59	5, 10	1 099	147	
60	5, 10	1 177	158	
61	5, 10	1 089	144	
62	10	809	112	
63	10	815	113	
64	10	829	113	
65	10	822	112	
66	10	845	117	
67	10	1 159	158	
68	10	823	112	
69	10	815	113	
70	10	1 082	149	
71	11	1 088	150	
72	11	816	114	
73	11	824	113	
74	11	1 171	161	
75	6, 11	1 212	167	
76	6, 11	824	113	
77	6, 11	816	114	
78	6, 11	813	114	
79	6, 11	808	113	
80	5, 6, 11	1 088	146	
81	5, 11	1 179	160	
82	5, 11	1 384	186	
83	5, 11	1 099	148	
84	5, 11	1 177	160	
85	5, 11	1 088	146	
86	11	809	110	
87	11	816	114	
88	11	829	114	
89	11	823	113	
90	11	845	118	
91	11	1 160	161	
92	11	823	113	
93	11	815	114	
94	11	1 082	150	
AGGREGATE		90 153	12 159	

90 - 12 - 07
FILE 502 05232-2

STRATA PLAN NWS 3437

STATUTORY DECLARATION

I, THE UNDERSIGNED DO SOLEMLY 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.

DECLARED BEFORE ME AT VANCOUVER
IN THE PROVINCE OF BRITISH COLUMBIA
THIS 7th DAY OF DEC 1990

A COMMISSIONER FOR TAKING AFFIDAVITS
WITHIN THE PROVINCE OF BRITISH COLUMBIA.
WILLIAM F. W. YEE
Barrister & Solicitor
408 - 88 EAST PENDER ST.
VANCOUVER, B.C V6A 1T1

ACCEPTED AS TO FORMS 1, 2, AND 3
THIS 17 DAY OF January 1991

SUPERINTENDENT OF REAL ESTATE

I, J.J. WARD, BRITISH COLUMBIA LAND SURVEYOR,
HEREBY CERTIFY THAT THE BUILDING, SHOWN
IN THIS STRATA PLAN HAS NOT,
AS THE 7th DAY OF DECEMBER, 1990
BEEN PREVIOUSLY OCCUPIED.
DATED AT SURREY THIS 7th DAY OF DECEMBER, 1990.

B.C.L.S

OWNER:

377237 B.C. LTD.
(INCORPORATION N° 377237)
BY ITS AUTHORIZED SIGNATORY (S)

JOHNNY KA DIM / CHEUNG

ERIC LAWRENCE

WITNESS:
NAME
WILLIAM F. W. YEE
Barrister & Solicitor
ADDRESS 408 - 88 EAST PENDER ST.
VANCOUVER, B.C. V6A 1T1

OCCUPATION

MORTGAGEES:

DAYHU INVESTMENTS LTD.
(INCORPORATION N° 36380)
BY ITS ATTORNEY (S) IN FACT

BENJAMIN DAYSON

WITNESS:
NAME
M. DONALD EASTON
Barrister & Solicitor
ADDRESS 2100 WAL-MART CENTRE
650 W GEORGIA ST.
VANCOUVER, B.C. V6B 4P7

OCCUPATION

CANADIAN IMPERIAL BANK OF COMMERCE
BY ITS ATTORNEY (S) IN FACT

J. R. KEEGAN
Senior Manager

R C Carbenne
Senior Manager

WITNESS:
NAME
ANABELA TORRES
7th Fl. 409 GRANVILLE ST.
ADDRESS VANCOUVER, B.C. V6C 1T2
Bank Officer
A Commissioner for taking Affidavits for British Columbia

OCCUPATION

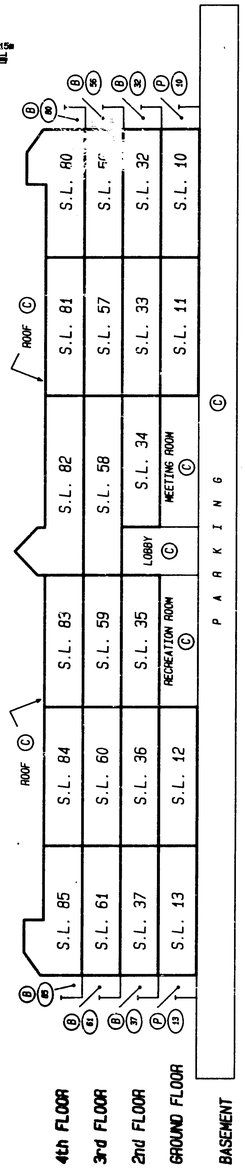
90 - 12 - 07 1/2
FILE 502 05232-2

STRATA PLAN NWS 3437

SECTION A - A'

SCALE 1:250

0 5 10 15m
(ALL DIMENSIONS ARE IN METRES)



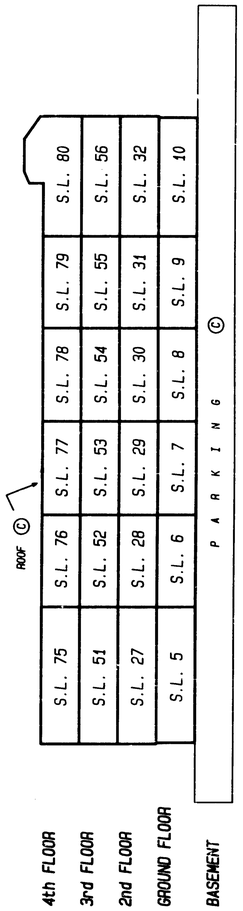
90 - 12 - 07 1/2
FILE 502 05232-2

STRATA PLAN NWS 3437

SECTION B - B'

SCALE 1:250

0 5 10 15m
(ALL DIMENSIONS ARE IN METRES)



90 - 12 - 07 1/2
FILE 502 05232-2

STRATA PLAN NWS 3437

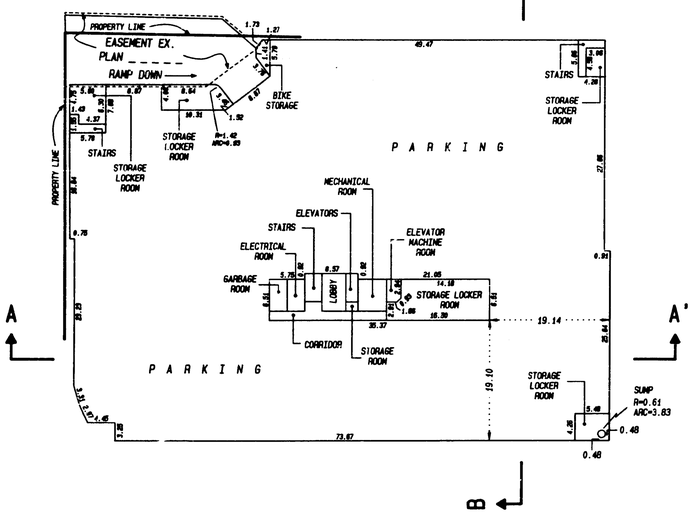
BASEMENT

(ALL COMMON PROPERTY)

SCALE 1:500

0 10 20 30m

(ALL DIMENSIONS ARE IN METRES)



90 - 12 - 07
FILE 502 05232-2

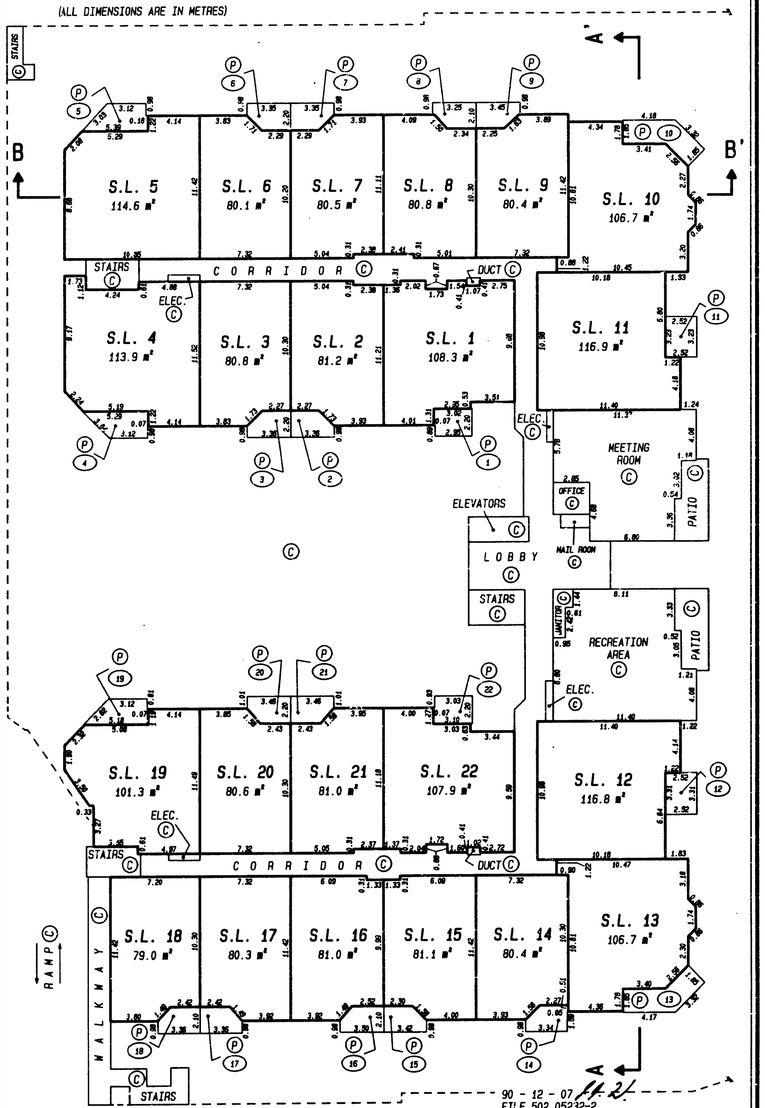
STRATA PLAN NWS 3437

GROUND FLOOR

SCALE 1:250

0 5 10 15m

(ALL DIMENSIONS ARE IN METRES)



90 - 12 - 07
FILE 502 05232-2

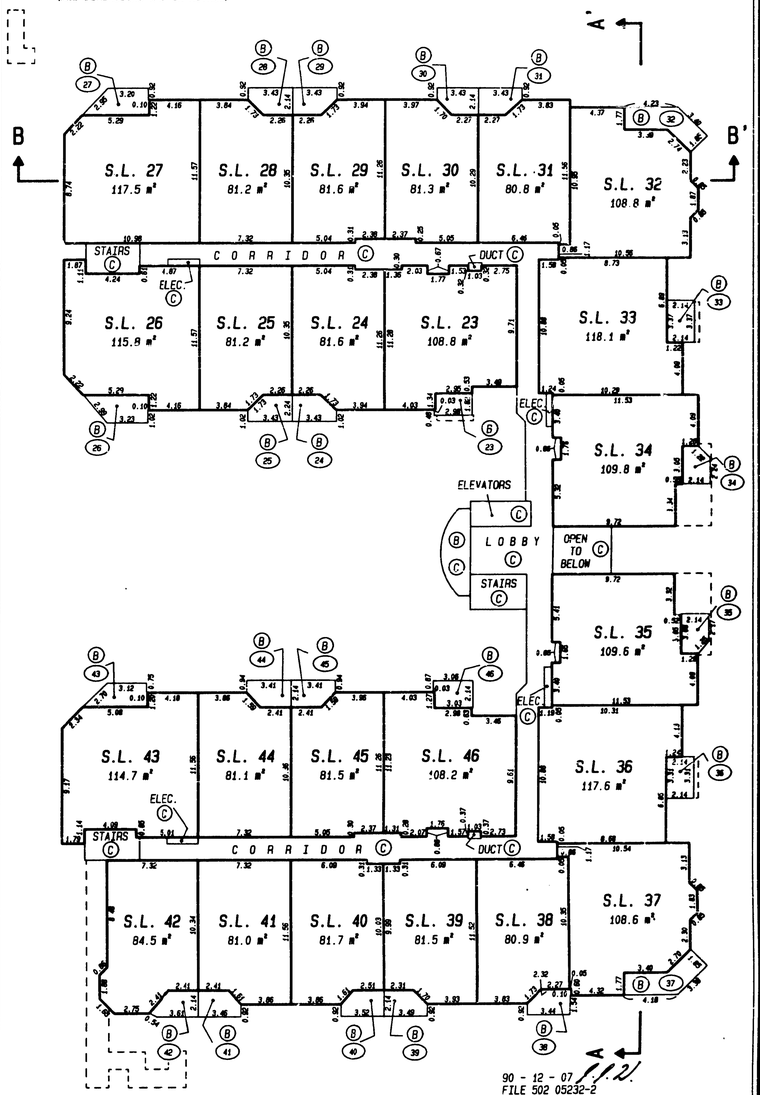
STRATA PLAN NWS 3437

2nd FLOOR

SCALE 1:250

0 5 10 15m

(ALL DIMENSIONS ARE IN METRES)



90 - 12 - 07
FILE 502 05232-2

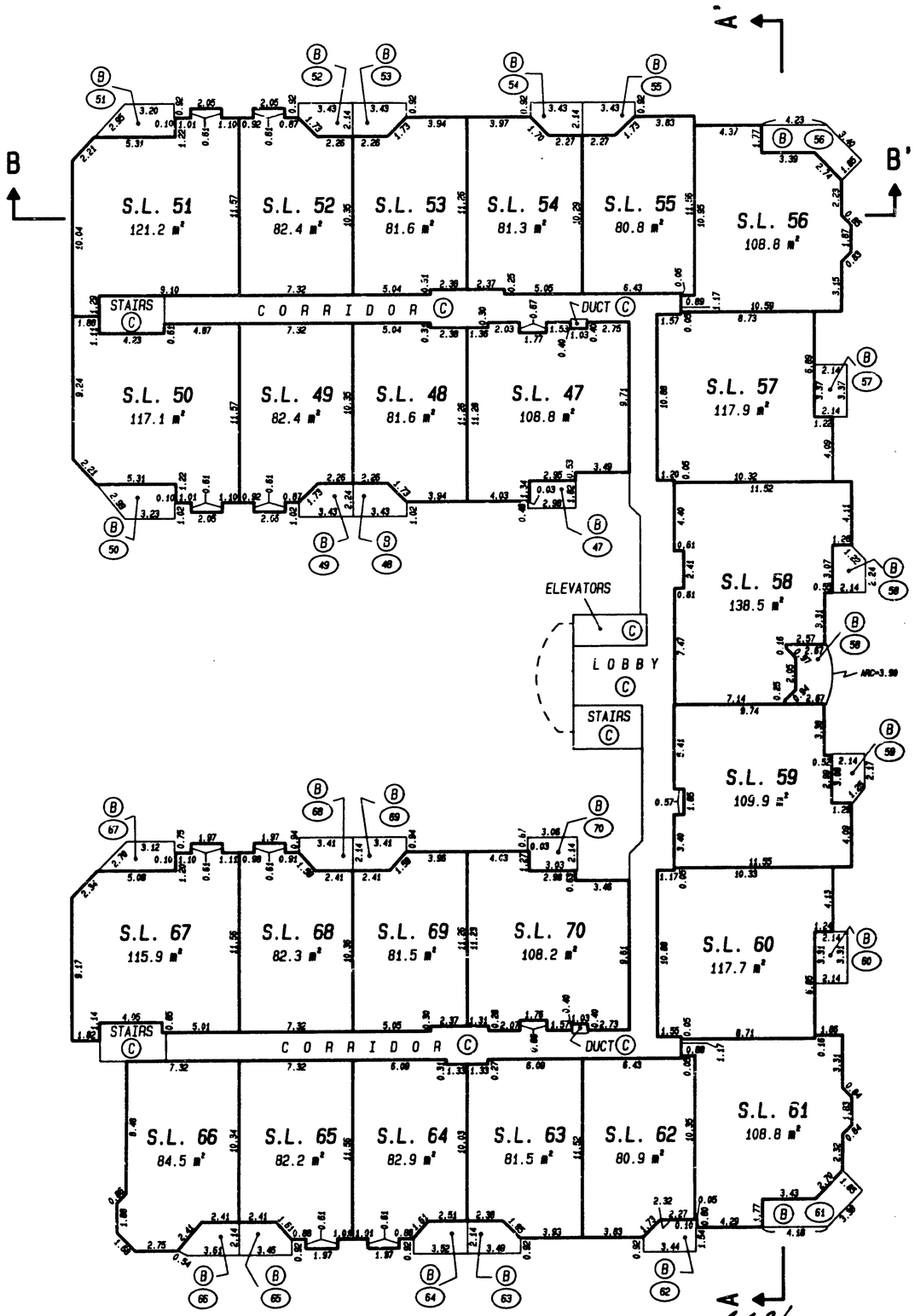
STRATA PLAN NWS 3437

3rd FLOOR

SCALE 1: 250

0 5 10 15m

(ALL DIMENSIONS ARE IN METRES)



90 - 12 - 07
FILE 502 05232-2

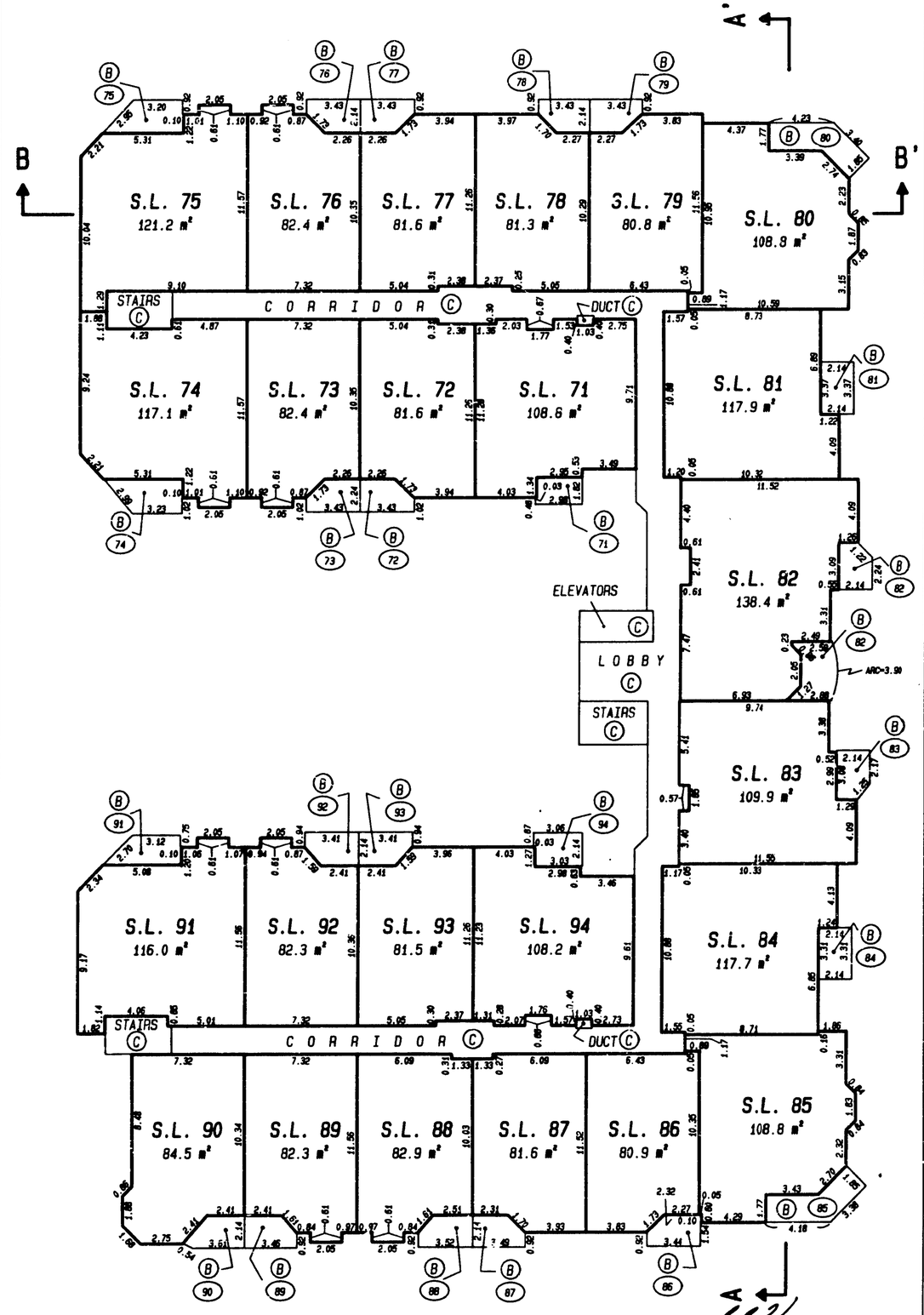
STRATA PLAN NWS 3437

4th FLOOR

SCALE 1: 250

0 5 10 15m

(ALL DIMENSIONS ARE IN METRES)



90 - 12 - 07
FILE 502 05232-2

STRATA PLAN NWS 3437

RECORD OF BY-LAWS AND ORDERS, ETC.

FILING		DOCUMENT	
NUMBER	DATE	DATE	NATURE AND PARTICULARS

STRATA PLAN NWS 3437

DEALINGS AFFECTING THE COMMON PROPERTY

REGISTRATION		DOCUMENT	
NUMBER	DATE	DATE	NATURE AND PARTICULARS
AC168255	11.07.1989 12:19	Covenant	DISTRICT OF SURREY L.T.A. Section 215 Inter Alia
AC245812	05.10.1989 15:05	Permit	This Title may be affected by a Permit under Part 29 of the Municipal Act See DF AC245812 Expires: 13.07.1991
AE8771	21.01.1991 14:58	Easement	Part (Plan NWP88004) Parcel 'A' Reference Plan NWP87608 Inter Alia
AE8772	21.01.1991 14:58		Hereto is annexed Easement AE8772 (See AE8771) over Part (Plan NWP 88004) of Parcel 'A' Reference Plan NWP87608