STRATA PLAN OF PART OF PARCEL A, SECTION 19, TOWNSHIP 2, N.W.D. REF. PLAN LMP13272

CITY OF SURREY

0 10 50

SCALE 1 : 750 DISTANCES ARE METRIC

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

STRATA PLAN LMS1634

PHASE 2

DEPOSITED AND REGISTERED IN THE LAND TITLE OFFICE AT NEW WESTMINSTER B.C. THIS 4th DAY OF July 1995.

ASSISTANT DEPUTY REGISTRAR

CIVIC ADDRESS :
12769–72 AVENUE
SURREY, B.C.

BJ195321 - BJ195362

DECLARATION OF INTENTION TO CREATE A STRATA PLAN BY PHASED DEVELOPMENT (FORM "E") FILED THIS 6th DAY OF October 1995 UNDER NUMBER BH361809

NOTE:
FOR BUILDING DIMENSIONS SEE SHEET 4 to 7

LEGEND

SL. DENOTES STRATA LOT
A DENOTES AREA
m^2 DENOTES SQUARE METRES
(C) DENOTES COMMON PROPERTY
(P) DENOTES PATIO BEING LIMITED COMMON PROPERTY FOR EXCLUSIVE USE OF ADJOINING STRATA LOT
(PS40) DENOTES PARKING STALL BEING LIMITED COMMON PROPERTY FOR EXCLUSIVE USE OF STRATA LOT 40 (TYPICAL)
(P-40) DENOTES PATIO BEING LIMITED COMMON PROPERTY FOR EXCLUSIVE USE OF STRATA LOT 40 (TYPICAL)
(D) DENOTES DECK BEING LIMITED COMMON PROPERTY FOR EXCLUSIVE USE OF ADJOINING STRATA LOT
(D-54) DENOTES DECK BEING LIMITED COMMON PROPERTY FOR EXCLUSIVE USE OF STRATA LOT 54 (TYPICAL)
(LCP) DENOTES LIMITED COMMON PROPERTY FOR EXCLUSIVE USE OF STRATA LOTS 39 THROUGH 80 INCLUSIVE
(E) DENOTES ELECTRICAL ROOM BEING COMMON PROPERTY
(▲) DENOTES OLD CONTROL MONUMENT FOUND
● DENOTES OLD IRON POST FOUND
■ DENOTES OLD LEAD PLUG FOUND (NAD27)

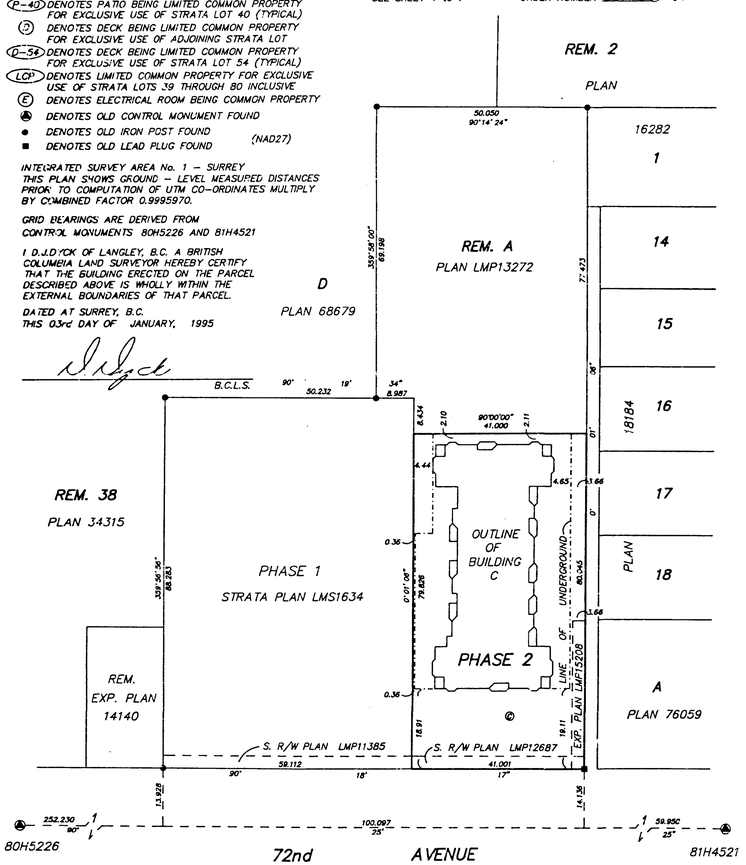
INTEGRATED SURVEY AREA No. 1 – SURREY
THIS PLAN SHOWS GROUND – LEVEL MEASURED DISTANCES PRIOR TO COMPUTATION OF UTM CO-ORDINATES MULTIPLY BY COMBINED FACTOR 0.9995970.

GRID BEARINGS ARE DERIVED FROM CONTROL MONUMENTS 80H5226 AND 81H4521

I D.J.DYCK OF LANGLEY, B.C. A BRITISH COLUMBIA LAND SURVEYOR HEREBY CERTIFY THAT THE BUILDING ERECTED ON THE PARCEL DESCRIBED ABOVE IS WHOLLY WITHIN THE EXTERNAL BOUNDARIES OF THAT PARCEL.

DATED AT SURREY, B.C.
THIS 03rd DAY OF JANUARY, 1995

B.C.L.S.



THE ADDRESS FOR SERVICE OF DOCUMENTS OF THE STRATA CORPORATION IS:
THE OWNERS STRATA PLAN LMS1634
c/o P.O. BOX 49345
1774–1055 DUNSMUIR STREET,
VANCOUVER, B.C. V7X 1L4

DYCK & ASSOCIATES
208 – 6846 – KING GEORGE HIGHWAY
SURREY, B.C.
594–7527
FILE: 94–1909

THIS PLAN LIES WITHIN THE GREATER VANCOUVER DISTRICT

STRATA PLAN LMS1634

PHASE 2

CONDOMINIUM ACT

LOT No.	SHEET No.	FORM 1 SCHEDULE OF UNIT ENTITLEMENT UNIT ENTITLEMENT	FORM 2 SCHEDULE OF INTEREST UPON DESTRUCTION INTEREST UPON DESTRUCTION
39	5	1035	139900
40	5	690	109900
41	5	1047	139900
42	5	724	117900
43	5	703	111900
44	5	703	111900
45	5	729	117900
46	5	724	117900
47	5	1045	136900
48	5	776	113900
49	5	1040	137900
50	5	907	127900
51	5	910	127900
52	5	911	127900
53	6	1035	140900
54	6	703	114900
55	6	1047	140900
56	6	724	119900
57	6	703	113900
58	6	703	113900
59	6	729	119900
60	6	724	119900
61	6	1045	137900
62	6	776	114900
63	6	1040	138900
64	6	907	129900
65	6	910	129900
66	6	911	129900
67	7	1035	142500
68	7	703	113900
69	7	1047	142500
70	7	724	121900
71	7	703	114900
72	7	703	114900
73	7	729	121900
74	7	724	121900
75	7	1032	139900
76	7	776	115900
77	7	1027	140900
78	7	907	131900
79	7	910	131900
80	7	911	131900
AGGREGATE		35,832	5,295,000

JAN. 03, 1995
FILE: 94–1909

STRATA PLAN LMS1634

PHASE 2

OWNER:
378477 B.C. LTD.
INCORPORATION #461653

AUTHORIZED SIGNATORY Erin Stewart

AUTHORIZED SIGNATORY

WITNESS Murray Brayton
Lawyer
OCCUPATION OF WITNESS
1774-1055 Dunsmuir St.
Vancouver BC
ADDRESS OF WITNESS

MORTGAGEE:
CANADIAN WESTERN BANK

AUTHORIZED SIGNATORY ROBERT E WIGMORE

AUTHORIZED SIGNATORY JACK B HARMS

WITNESS SHELLY CAMPBELL
SENIOR CREDIT OFFICER
OCCUPATION OF WITNESS
900-555 BURRARD ST.
VANCOUVER, BC
ADDRESS OF WITNESS

MORTGAGEE:
AETNA TRUST COMPANY

AUTHORIZED SIGNATORY KENNETH TABOR

AUTHORIZED SIGNATORY PATRICK KENNISON

WITNESS ERIKA POOLE
HOUSING UNDERWRITER
OCCUPATION OF WITNESS
2200 666 Burrard St
Van B.C V6C 2X8
ADDRESS OF WITNESS

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

ERIN STEWART

DECLARED BEFORE ME AT Vancouver B.C.
THIS 4 DAY OF February 1995

A COMMISIONER FOR TAKING AFFIDAVITS WITHIN THE PROVINCE OF BRITISH COLUMBIA
MURRAY BRAYTON.

ACCEPTED AS TO FORMS 1, 2
THIS 27 DAY June 1995

SUPERINTENDENT OF REAL ESTATE

MORTGAGEE:
THE TORONTO-DOMINION BANK
By its Authorized Signatory

AUTHORIZED SIGNATORY
William Liebermann
Senior Mgr. Commercial Underwriting

AUTHORIZED SIGNATORY

WITNESS LINDA HICKMAN
BANK OFFICER
OCCUPATION OF WITNESS
700 West Georgia St.
VANCOUVER, B.C. V7Y 1A2
ADDRESS OF WITNESS

MORTGAGEE:
A. & A. CONSTRUCTION LTD.
INCORPORATION #268938

AUTHORIZED SIGNATORY Andy Andrei

AUTHORIZED SIGNATORY

WITNESS Murray Brayton.
Lawyer.
1774-1055 Dunsmuir Vancouver BC
OCCUPATION OF WITNESS
1774-1055 Dunsmuir St.
Vancouver, B.C.
ADDRESS OF WITNESS

APPROVED UNDER THE CONDOMINIUM ACT AS TO PHASE 2 OF A THREE PHASE STRATA PLAN
DATED THIS ____ DAY OF _____ 1995

APPROVING OFFICER
CITY OF SURREY

I D.J.DYCK OF LANGLEY, B.C. A BRITISH COLUMBIA LAND SURVEYOR HEREBY CERTIFY THAT THE BUILDING SHOWN IN THIS STRATA PLAN HAS NOT AS OF THE 3rd DAY OF MAY, 1995 BEEN PREVIOUSLY OCCUPIED

DATED AT SURREY, B.C.
THIS 03rd DAY OF MAY, 1995

B.C.L.S.

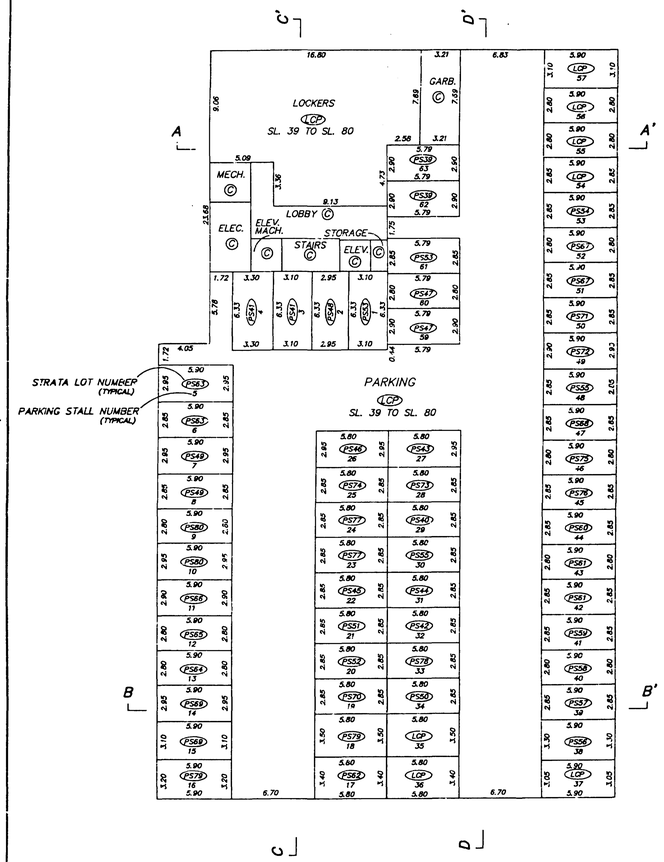
JAN. 03, 1995
FILE: 94–1909

BUILDING C – FLOOR PLANS

0 5 10 15 20

SCALE 1 : 250 DISTANCES ARE METRIC

STRATA PLAN LMS1634
PHASE TWO



UNDERGROUND

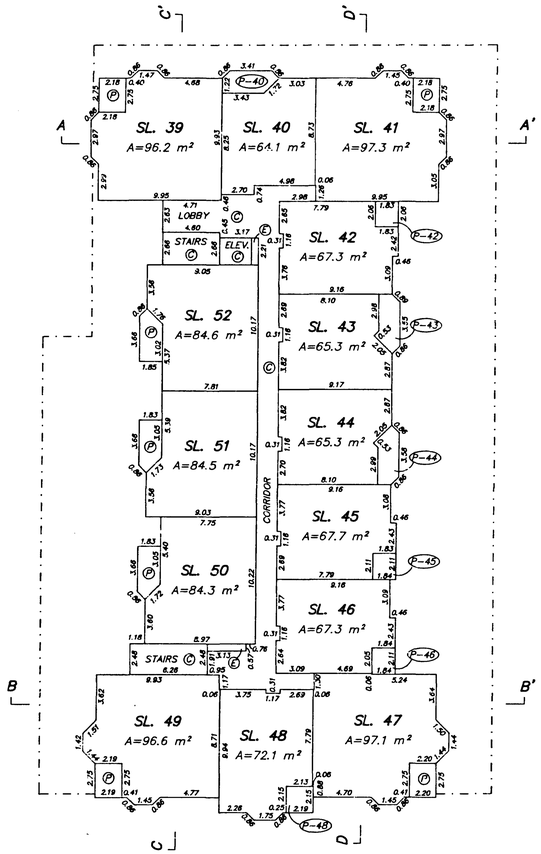
MAY 03, 1995
FILE: 94-1909

BUILDING C – FLOOR PLANS

0 5 10 15 20

SCALE 1 : 250 DISTANCES ARE METRIC

STRATA PLAN LMS1634
PHASE TWO



LEVEL 1

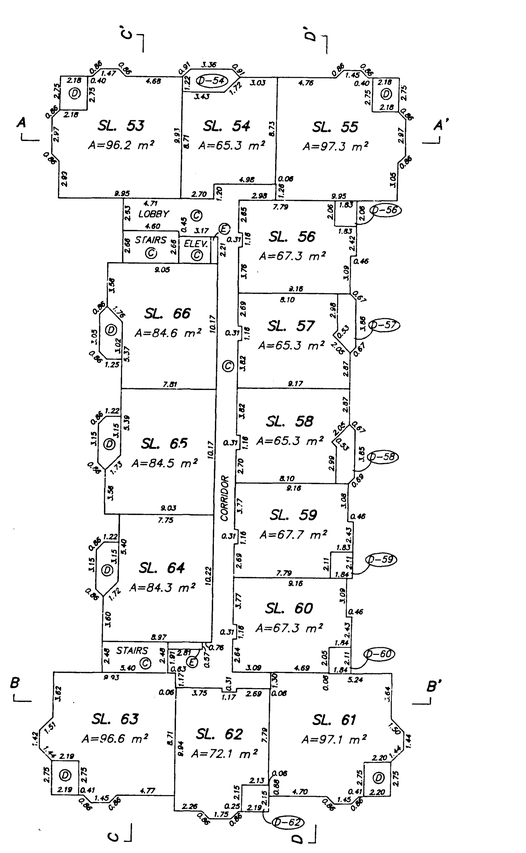
JAN. 03, 1995
FILE: 94-1909

BUILDING C – FLOOR PLANS

0 5 10 15 20

SCALE 1 : 250 DISTANCES ARE METRIC

STRATA PLAN LMS1634
PHASE TWO



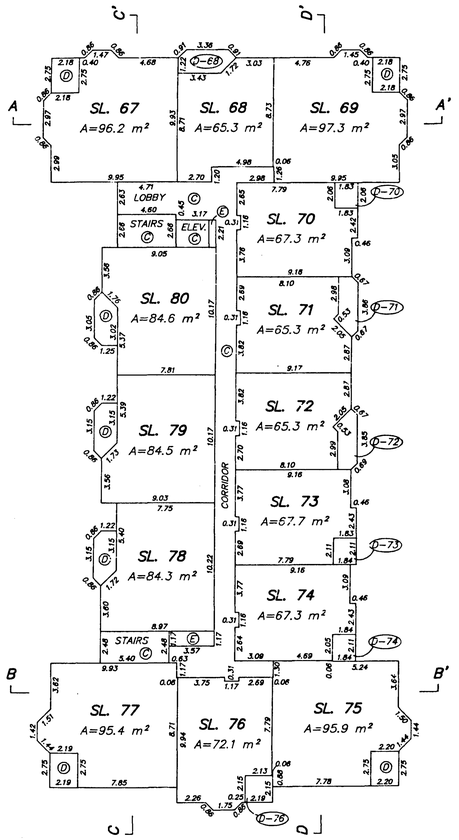
LEVEL 2

JAN. 03, 1995
FILE: 94-1909

BUILDING C – FLOOR PLANS

STRATA PLAN LMS1634
PHASE TWO

0 5 10 15 20
SCALE 1 : 250 DISTANCES ARE METRIC



LEVEL 3

JAN. 03, 1995
FILE: 94-1909

BUILDING C – SECTIONS

STRATA PLAN LMS1634
PHASE TWO

0 5 10 15 20
SCALE 1 : 250 DISTANCES ARE METRIC

LEVEL 3	SL. 67	SL. 68	SL. 69		
LEVEL 2	SL. 53	SL. 54	SL. 55		
LEVEL 1	SL. 39	SL. 40	SL. 41		
UNDERGROUND	LOCKERS (LCP)	(PS39)	PARKING (LCP)	(LCP)	

SECTION A–A'

LEVEL 3		SL. 77	SL. 76	SL. 75		
LEVEL 2		SL. 63	SL. 62	SL. 61		
LEVEL 1		SL. 49	SL. 48	SL. 47		
UNDERGROUND	(PS69)	PARKING (LCP)	(PS70)	(PS50)	PARKING (LCP)	(PS57)

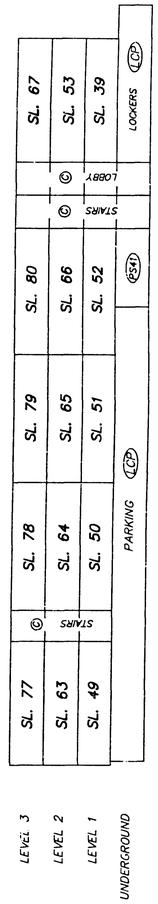
SECTION B–B'

JAN. 03, 1995
FILE: 94-1909

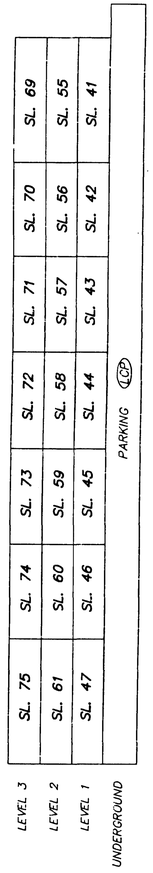
BUILDING C – SECTIONS

STRATA PLAN LMS1634
PHASE TWO

0 5 10 15 20
SCALE 1 : 250 DISTANCES ARE METRIC



SECTION C–C'



SECTION D–D'

JAN. 03, 1995
FILE: 94-1909