STRATA PLAN OF PARCEL " A ",
PLAN LMP 15733, EXCEPT :-
FIRSTLY : PHASE ONE, STRATA PLAN LMS 1416,
SECONDLY : PHASE TWO, STRATA PLAN LMS 1416,
THIRDLY : PHASE THREE, STRATA PLAN LMS 1416,
FOURTHLY : PHASE FOUR, STRATA PLAN LMS 1416,
FIFTHLY : PHASE FIVE, STRATA PLAN LMS 1416,
SIXTHLY : PHASE SIX, STRATA PLAN LMS 1416,
SEVENTHLY : PHASE SEVEN, STRATA PLAN LMS 1416,
EIGHTLY : PHASE EIGHT, STRATA PLAN LMS 1416,
NINTHLY : PHASE NINE, STRATA PLAN LMS 1416,
ALL OF SECTION 16, TOWNSHIP 2,
NEW WESTMINSTER DISTRICT.

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

INTEGRATED SURVEY AREA No. 1 - SURREY

BEARINGS ARE GRID BEARINGS DERIVED FROM REF. PLAN LMP 15733
THIS PLAN SHOWS GROUND LEVEL MEASURED DISTANCES. PRIOR TO COMPUTATION OF U.T.M. CO-ORDINATES, MULTIPLY BY COMBINED FACTOR 0.9995969509

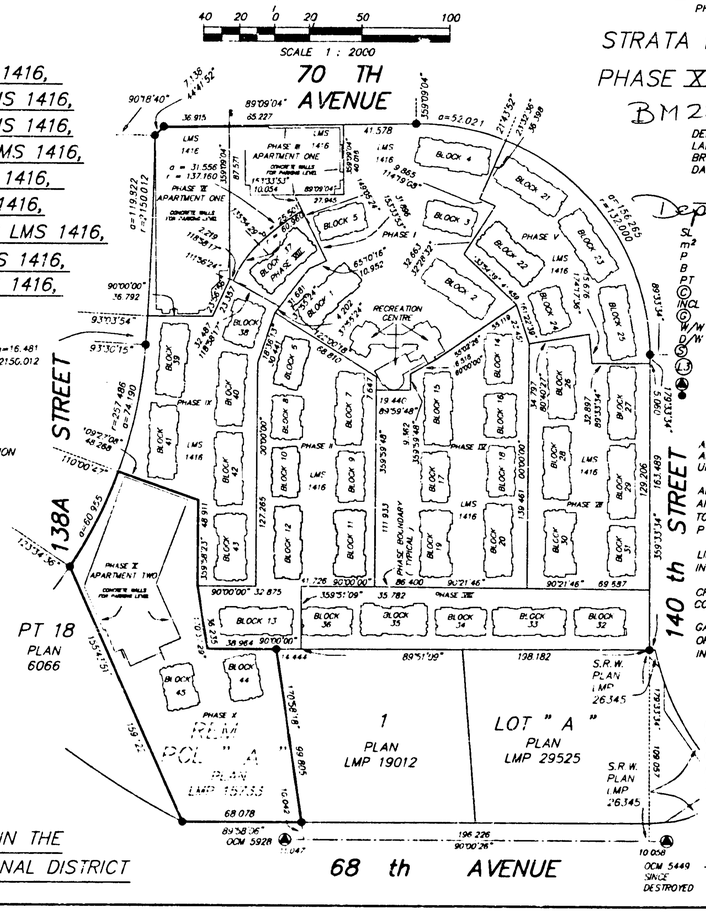
CIVIC ADDRESS :-
FOR SLs. 388 TO 395 INCLUSIVE.
" CHELSEA GARDENS "
13888 - 70 th AVENUE
SURREY B.C.
V3W 0R9

CIVIC ADDRESS :-
FOR SLs. 324 TO 387 INCLUSIVE.
" CHELSEA GARDENS "
13880 - 70 th AVENUE
SURREY B.C.
V3W 0R9

ADDRESS FOR SERVICE OF DOCUMENTS ON THIS STRATA TITLE IS :-
THE OWNERS
C/O THE OWNERS,
STRATA PLAN LMS . .
112 - 12827 - 76 th AVENUE
SURREY B.C.
V3W 2V3

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

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



STRATA PLAN LMS 1416
PHASE X
BM 22025 - BM 22096.

DEPOSITED AND REGISTERED IN THE LAND TITLE OFFICE AT NEW WESTMINSTER BRITISH COLUMBIA, DATED THIS 30 DAY OF 1997.

Deputy REGISTRAR

pg. 62

SL DENOTES STRATA LOT
m² DENOTES SQUARE METRES
P DENOTES PATIO AREA
B DENOTES BALCONY
PT DENOTES PART
Ⓒ DENOTES COMMON PROPERTY
INCL DENOTES INCLUSIVE
Ⓖ DENOTES GARAGE
W/W DENOTES WALK-WAY AREA
D/W DENOTES DRIVE-WAY AREA
Ⓢ DENOTES CHIMNEY AREA
L.C.P. DENOTES LIMITED COMMON PROPERTY APPURTENANT TO SLs .324 TO 387 INCLUSIVE.
DENOTES CONTROL MONUMENT FOUND
DENOTES STANDARD IRON POST FOUND

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

AREAS INDICATED AS P, B, W/W OR D/W ARE LIMITED COMMON PROPERTY APPURTENANT TO THE STRATA LOT INDICATED THUS :-
P - .333, B - 348, W/W - 388 OR D/W - 388

LIMITED COMMON PROPERTY IS NOT INCLUDED IN THE UNIT ENTITLEMENT.

CHIMNEY AREAS DENOTED Ⓢ ARE COMMON PROPERTY.

GARAGE AREAS DENOTED Ⓖ ARE PART OF THE STRATA LOT BUT ARE NOT INCLUDED IN THE UNIT ENTITLEMENT.

I, RAYMOND HAROLD JANZEN, OF DELTA, BRITISH COLUMBIA LAND SURVEYOR, HEREBY CERTIFY THAT THE BUILDING ERECTED ON THE PARCEL DESCRIBED ABOVE ARE WHOLLY WITHIN THE EXTERNAL BOUNDARIES OF THAT PARCEL. DATED AT SURREY, B.C. THIS 24 th DAY OF OCTOBER , 1997

B. C. L. S.

FILE 8135

CONDOMINIUM ACT

STRATA PLAN LMS 1416
PHASE X

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 VANCOUVER
IN THE PROVINCE OF B.C.
THIS 19 DAY OF JANUARY
1998

CHELSEA GARDENS PARTNERSHIP

LARRY R. BOURNE

COLIN J. MACE
A NOTARY PUBLIC IN AND FOR THE PROVINCE OF BRITISH COLUMBIA
A COMMISSIONER FOR TAKING AFFIDAVITS WITHIN BRITISH COLUMBIA
FRASER & BEATTY
1000 - 1040 West Georgia Street
VANCOUVER, B.C. V6E 4H8
604-687-4511

APPROVED AS PHASE X OF A X PHASE STRATA PLAN UNDER THE CONDOMINIUM ACT.
DATED THIS 7th DAY OF January 1998

NICHOLAS LAI
APPROVING OFFICER FOR THE CITY OF SURREY

ACCEPTED AS TO FORMS 1, 2, AND 3.
DATED THIS 20th DAY OF JANUARY 1998.

FOR SUPERINTENDENT OF REAL ESTATE

AS TO OWNERS
328243 B.C. LTD.
(INCORPRATION No. 328243)

MIKE FUJII
AUTHORIZED SIGNATORY
(PRINT NAME CLEARLY NEAR SIGNATURE)

MICHIKO FUJII
AUTHORIZED SIGNATORY
(PRINT NAME CLEARLY NEAR SIGNATURE)

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

12420 BRUNSWICK PLACE, RICHMOND, BC
ADDRESS

VICE PRESIDENT - PRIME PROJECTS INC.
OCCUPATION

AS TO MORTGAGE AND ASSIGNMENT OF RENTS
VANCOUVER CITY SAVINGS CREDIT UNION

Stuart Leslie
AUTHORIZED SIGNATORY
(PRINT NAME CLEARLY NEAR SIGNATURE)

COLIN GRANT
AUTHORIZED SIGNATORY
(PRINT NAME CLEARLY NEAR SIGNATURE)

SANDRA M. SCHERBAN
WITNESS AS TO BOTH SIGNATURES
(PRINT NAME CLEARLY NEAR SIGNATURE)

C/O VANCITY SAVINGS C.U.
183 TERMINAL AVENUE
VANCOUVER B.C.
V6B 5R8
ADDRESS

LOANS ADMINISTRATOR
OCCUPATION

THE CITY OF SURREY, AS HOLDER OF COVENANT CHARGE BG 368129, HEREBY CONSENTS TO THE FILING OF THIS STRATA PLAN.

MAYOR / (AUTHORIZED SIGNATORY)
DOUG MCCALLUM

DEPUTY CLERK / (AUTHORIZED SIGNATORY)
MARGARET JONES

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

ADDRESS

OCCUPATION

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

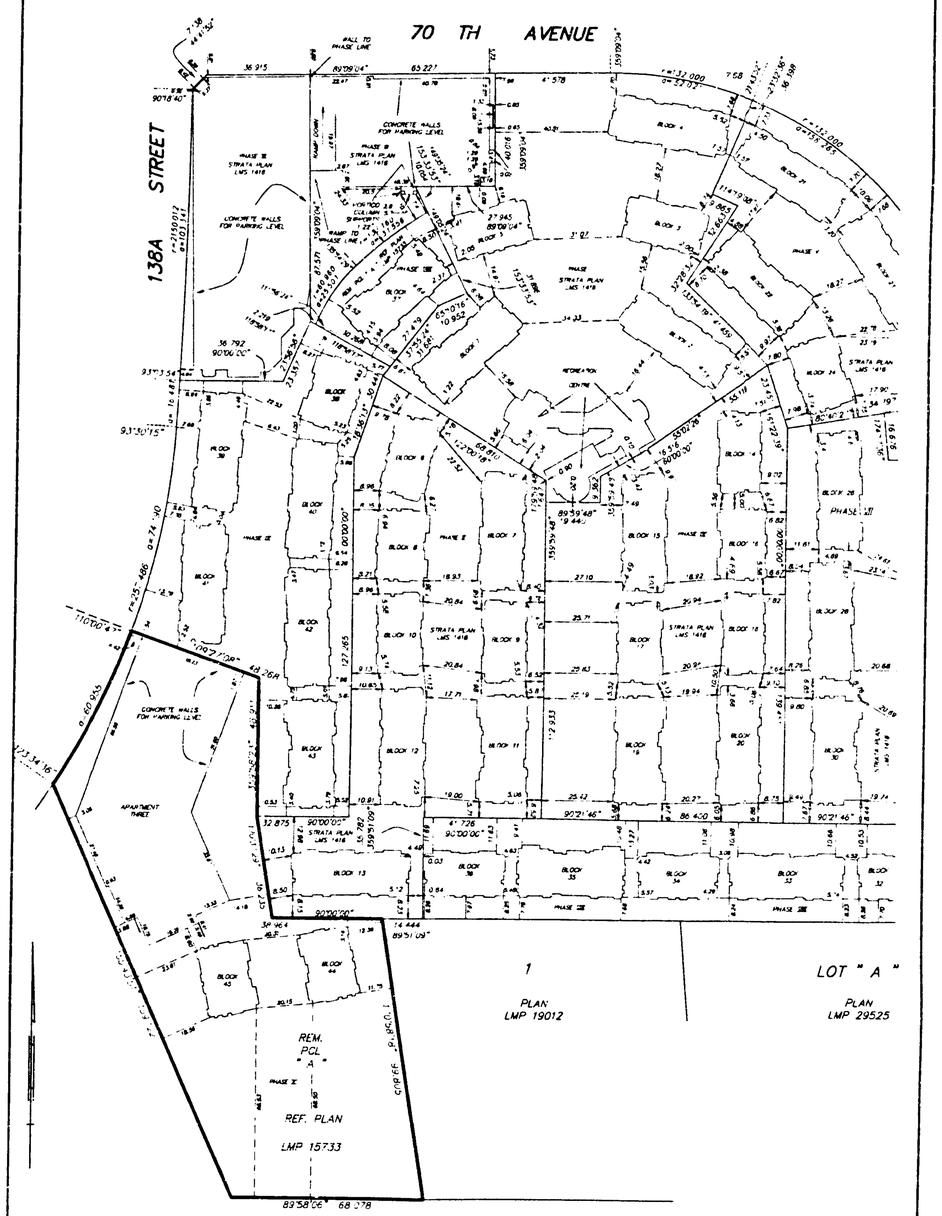
B. C. L. S.
24 th OCTOBER , 1997.

FILE 8135

LOCATION AND DIMENSION PLAN
FOR DIMENSIONS REFER TO FLOOR PLAN SHEETS

STRATA PLAN LMS 1416
PHASE X

SCALE 1 : 1250



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B.C.L.S.
24th OCTOBER, 1997

FILE 8135

CONDOMINIUM ACT

STRATA PLAN LMS 1416
PHASE X

SHEET NUMBER	STRATA LOT NUMBER	AREA m²	SCHEDULE OF UNIT ENTITLEMENT	SCHEDULE OF INTEREST UPON DESTRUCTION	SCHEDULE OF VOTING RIGHTS
8	324	121.2	1212	2126	1
8	325	137.4	1374	2152	1
8	326	84.7	847	1961	1
8	327	125.7	1257	2088	1
8	328	112.4	1124	1961	1
8	329	70.5	705	2152	1
8	330	122.7	1227	2126	1
8	331	121.8	1218	2126	1
8	332	85.5	855	2152	1
8	333	106.0	1060	1961	1
8	334	70.5	705	1582	1
8	335	121.9	1219	2367	1
8	336	110.4	1104	2152	1
8	337	84.3	843	1961	1
8	338	137.5	1375	2152	1
8	339	121.1	1211	2126	1
9	340	121.2	1212	2088	1
9	341	137.4	1374	2126	1
9	342	84.7	847	1898	1
9	343	125.7	1257	2126	1
9	344	112.4	1124	1898	1
9	345	70.5	705	2088	1
9	346	122.7	1227	2088	1
9	347	121.8	1218	2126	1
9	348	85.5	855	2126	1

SHEET NUMBER	STRATA LOT NUMBER	AREA m²	SCHEDULE OF UNIT ENTITLEMENT	SCHEDULE OF INTEREST UPON DESTRUCTION	SCHEDULE OF VOTING RIGHTS
9	349	106.0	1060	1898	1
9	350	70.5	705	1518	1
9	351	121.9	1219	2278	1
9	352	110.4	1104	2126	1
9	353	85.0	850	1898	1
9	354	137.5	1375	2126	1
9	355	121.1	1211	2088	1
10	356	111.9	1119	2088	1
10	357	137.4	1374	2253	1
10	358	84.7	847	2025	1
10	359	125.7	1257	2253	1
10	360	112.4	1124	1898	1
10	361	70.5	705	2253	1
10	362	113.0	1130	2215	1
10	363	112.2	1122	2215	1
10	364	85.5	855	2253	1
10	365	106.0	1060	2025	1
10	366	70.5	705	1645	1
10	367	121.9	1219	2341	1
10	368	110.4	1104	2253	1
10	369	85.0	850	2025	1
10	370	137.5	1375	2253	1
10	371	111.9	1119	2215	1
11	372	111.9	1119	2253	1
11	373	137.4	1374	2278	1

SHEET NUMBER	STRATA LOT NUMBER	AREA m²	SCHEDULE OF UNIT ENTITLEMENT	SCHEDULE OF INTEREST UPON DESTRUCTION	SCHEDULE OF VOTING RIGHTS
11	374	84.7	847	2152	1
11	375	127.9	1279	2278	1
11	376	112.4	1124	2152	1
11	377	70.5	705	2278	1
11	378	113.0	1130	2253	1
11	379	112.2	1122	2253	1
11	380	85.5	855	2278	1
11	381	106.0	1060	2152	1
11	382	70.5	705	1772	1
11	383	121.9	1219	2532	1
11	384	110.4	1104	2278	1
11	385	85.0	850	2152	1
11	386	137.5	1375	2278	1
11	387	111.9	1119	2253	1
12	388	182.0	1429	2696	1
12	389	180.6	1608	3038	1
12	390	182.0	1429	2569	1
12	391	180.6	1608	2911	1
13	392	162.5	1429	2569	1
13	393	200.2	1608	3038	1
13	394	162.5	1429	2569	1
13	395	200.2	1608	2911	1
PREVIOUS PHASES		51 749.8	423 219	842 256	323
TOTAL		60 063.5	503 998	1 000 000	395

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

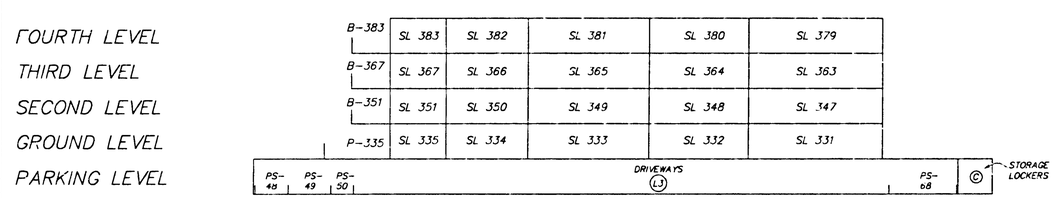
RP B.C.L.S.
24 th OCTOBER, 1997

FILE 8135

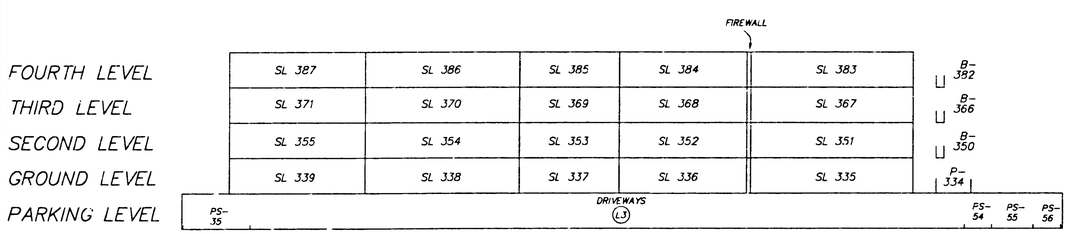
BUILDING SECTIONS

HORIZONTAL SCALE 1 : 250
VERTICAL NOT TO SCALE

STRATA PLAN LMS 1416
PHASE X



SECTION B – B'



SECTION A – A'

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V3W 3E9
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RP B.C.L.S.
24 th OCTOBER, 1997

FILE 8135

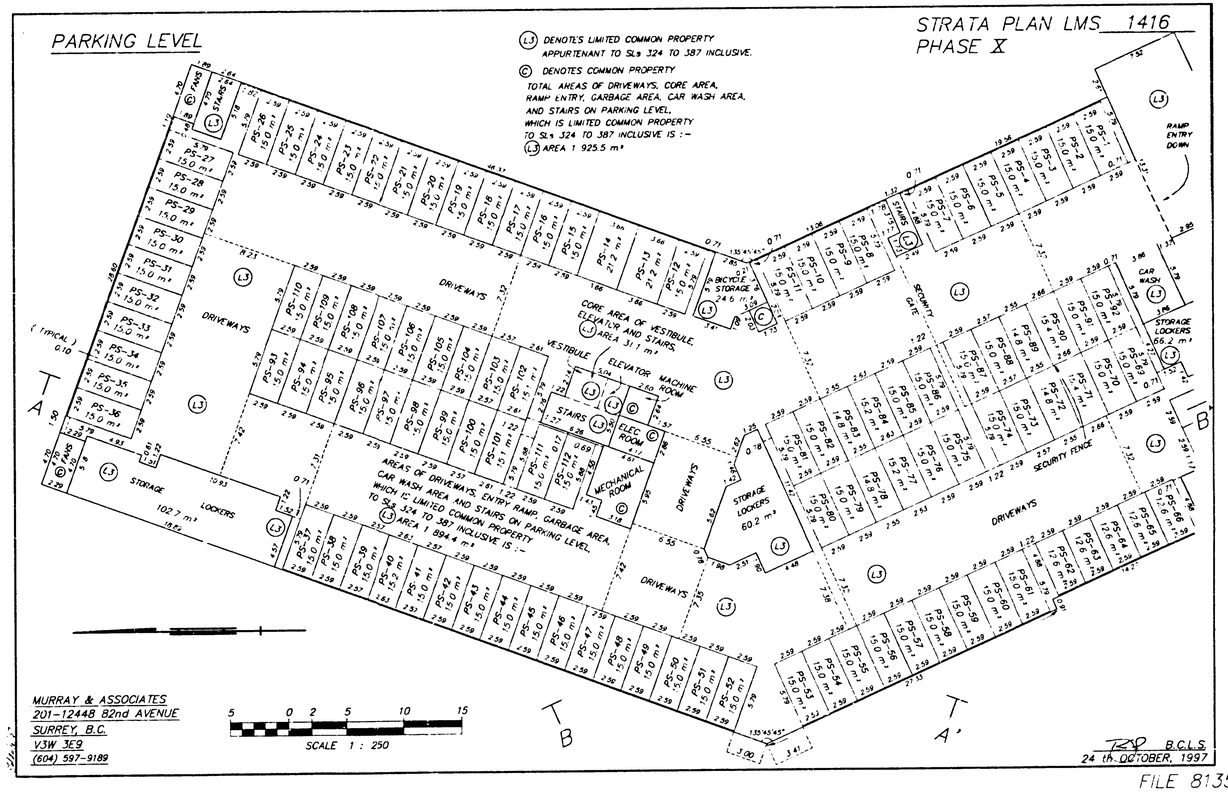
PARKING LEVEL

(L.3) DENOTES LIMITED COMMON PROPERTY APPURTENANT TO SLs 324 TO 387 INCLUSIVE.

© DENOTES COMMON PROPERTY

TOTAL AREAS OF DRIVEWAYS, CORE AREA, RAMP ENTRY, GARBAGE AREA, CAR WASH AREA, AND STAIRS ON PARKING LEVEL, WHICH IS LIMITED COMMON PROPERTY TO SLs 324 TO 387 INCLUSIVE IS :–
(L.3) AREA 1 925.5 m²

STRATA PLAN LMS 1416
PHASE X



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(604) 597-9189

5 0 2 5 10 15
SCALE 1 : 250

RP B.C.L.S.
24 th OCTOBER, 1997

FILE 8135

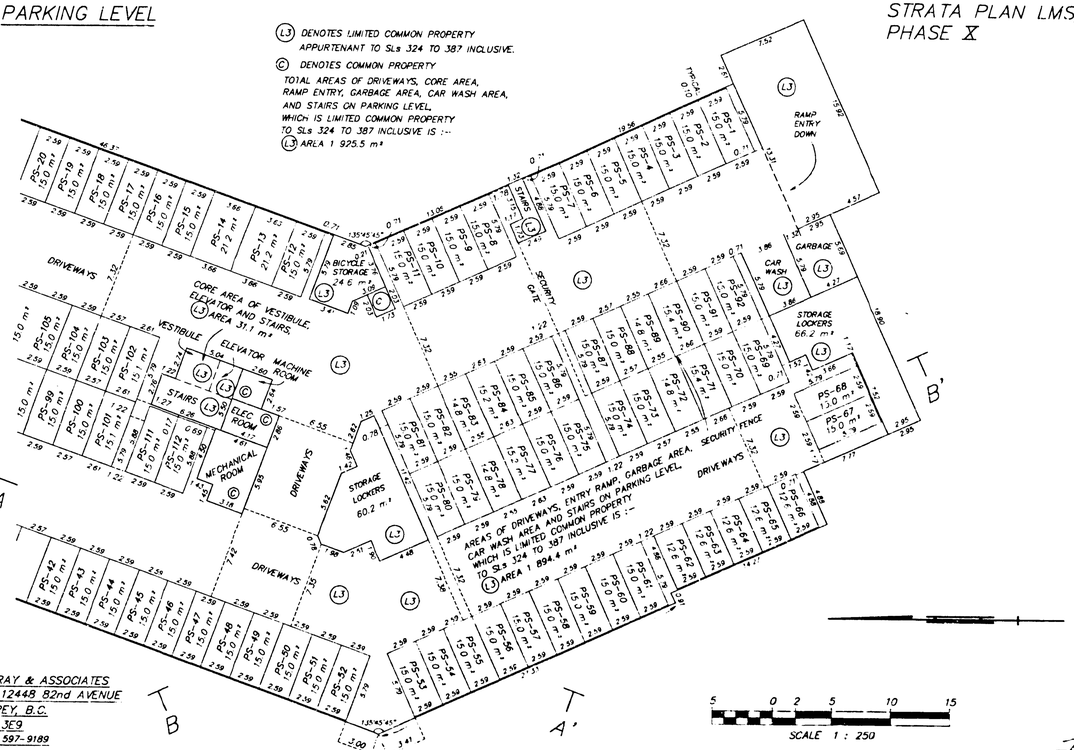
PARKING LEVEL

STRATA PLAN LMS 1416
PHASE X

(L.3) DENOTES LIMITED COMMON PROPERTY APPURTENANT TO SLs 324 TO 387 INCLUSIVE.

(C) DENOTES COMMON PROPERTY

TOTAL AREAS OF DRIVEWAYS, CORE AREA, RAMP ENTRY, GARBAGE AREA, CAR WASH AREA, AND STAIRS ON PARKING LEVEL, WHICH IS LIMITED COMMON PROPERTY TO SLs 324 TO 387 INCLUSIVE IS :-
(L.3) AREA 1 925.5 m²



SCALE 1 : 250

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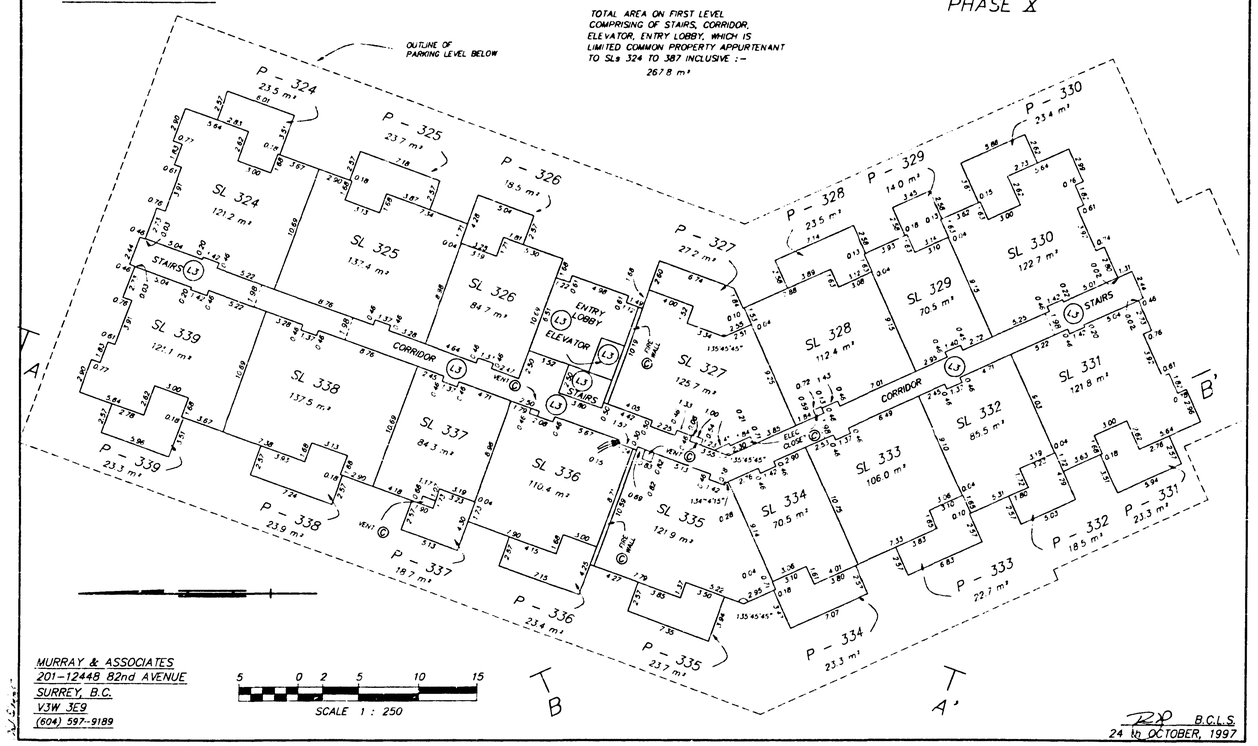
RJP B.C.L.S.
24 th OCTOBER, 1997

FILE 8135

GROUND LEVEL

STRATA PLAN LMS 1416
PHASE X

TOTAL AREA ON FIRST LEVEL COMPRISING OF STAIRS, CORRIDOR, ELEVATOR, ENTRY LOBBY, WHICH IS LIMITED COMMON PROPERTY APPURTENANT TO SLs 324 TO 387 INCLUSIVE :-
267.8 m²



SCALE 1 : 250

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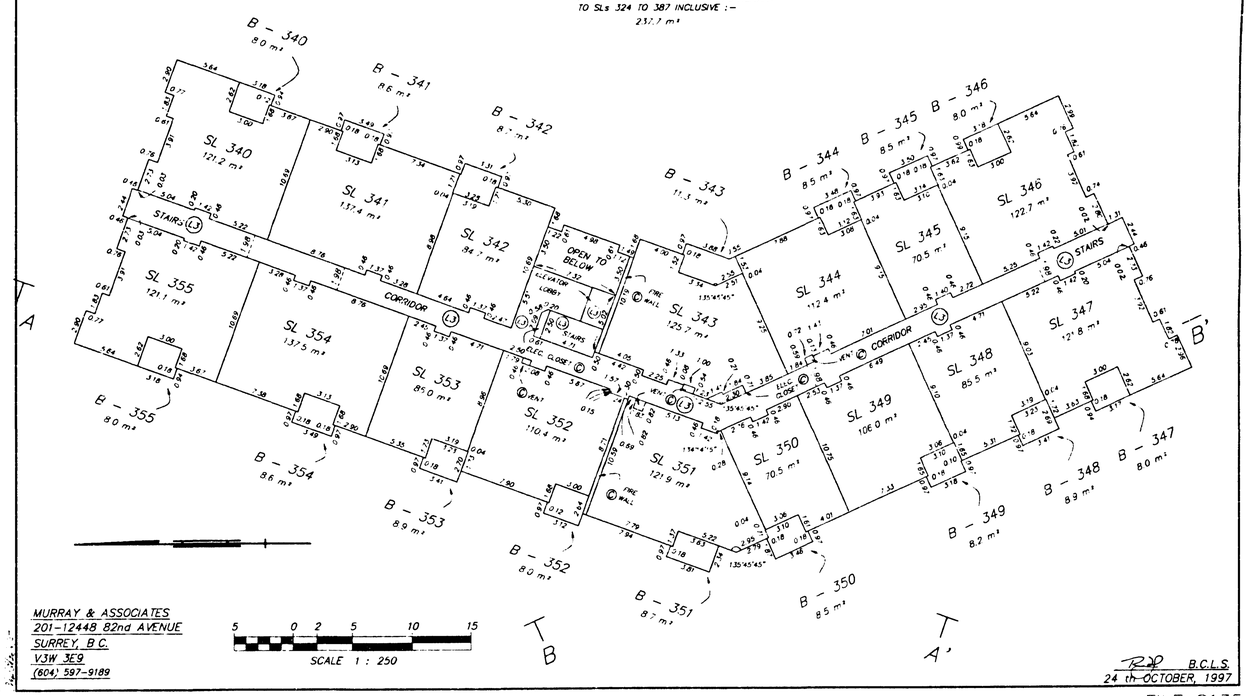
24 th OCTOBER, 1997

FILE 8135

SECOND LEVEL

STRATA PLAN LMS 1416
PHASE X

TOTAL AREA ON SECOND LEVEL COMPRISING OF STAIRS, CORRIDOR, ELEVATOR, LOBBY, WHICH IS LIMITED COMMON PROPERTY APPURTENANT TO SLs 324 TO 387 INCLUSIVE :-
237.7 m²



SCALE 1 : 250

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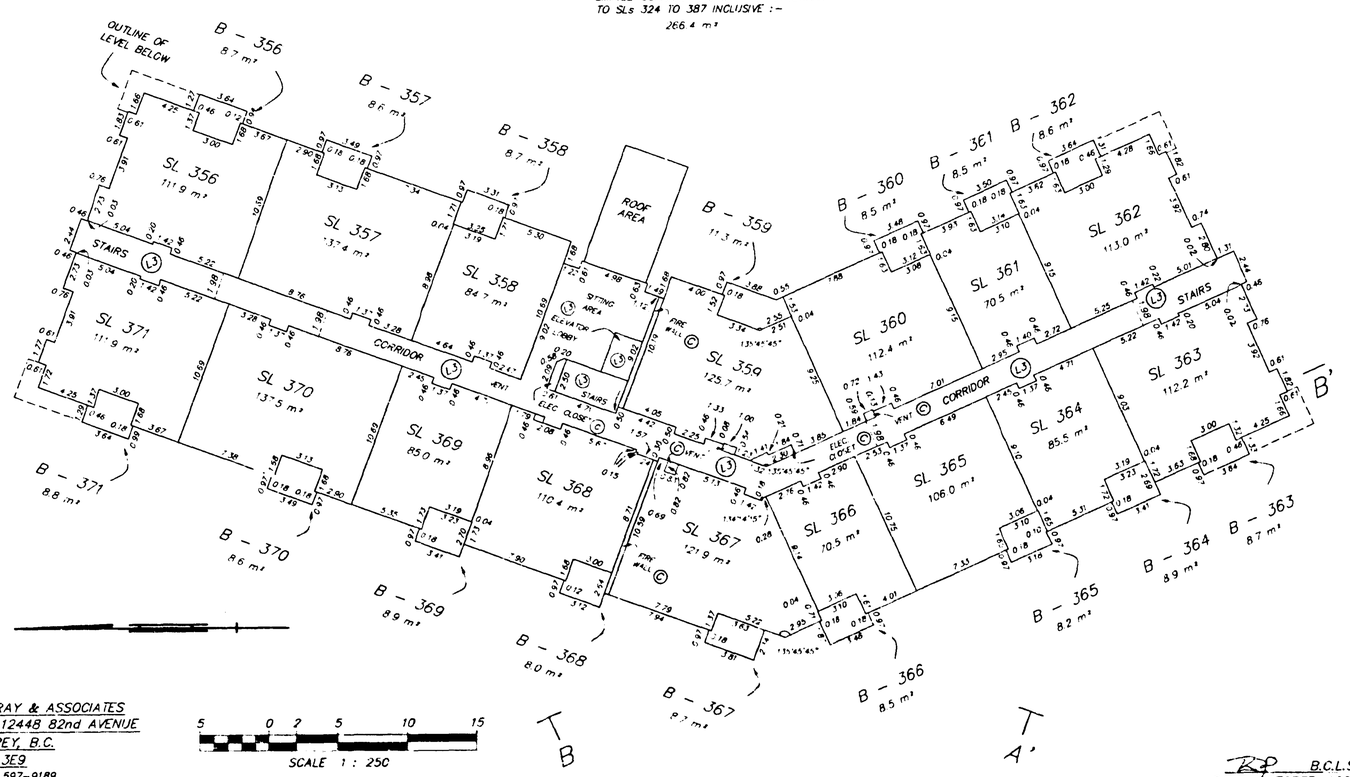
24 th OCTOBER, 1997

FILE 8135

THIRD LEVEL

STRATA PLAN LMS 1416
PHASE X

TOTAL AREA ON THIRD LEVEL COMPRISING OF STAIRS, CORRIDOR, ELEVATOR, SITTING AREA, WHICH IS LIMITED COMMON PROPERTY APPURTENANT TO SLs 324 TO 387 INCLUSIVE :-
266.4 m²



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SCALE 1 : 250

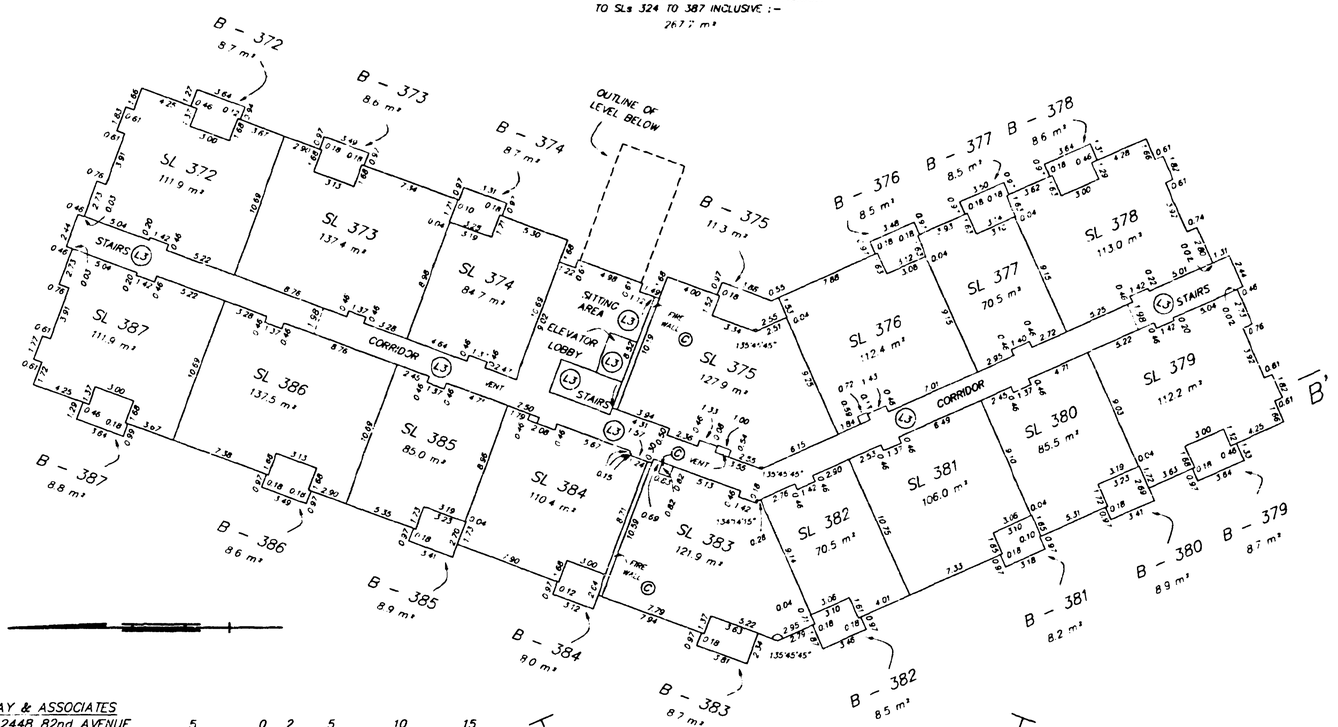
B.C.L.S.
24 th OCTOBER, 1997

FILE 8135

FOURTH LEVEL

STRATA PLAN LMS 1416
PHASE X

TOTAL AREA ON FOURTH LEVEL COMPRISING OF STAIRS, CORRIDOR, ELEVATOR, SITTING AREA, WHICH IS LIMITED COMMON PROPERTY APPURTENANT TO SLs 324 TO 387 INCLUSIVE :-
267.7 m²



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SCALE 1 : 250

B.C.L.S.
24 th OCTOBER, 1997

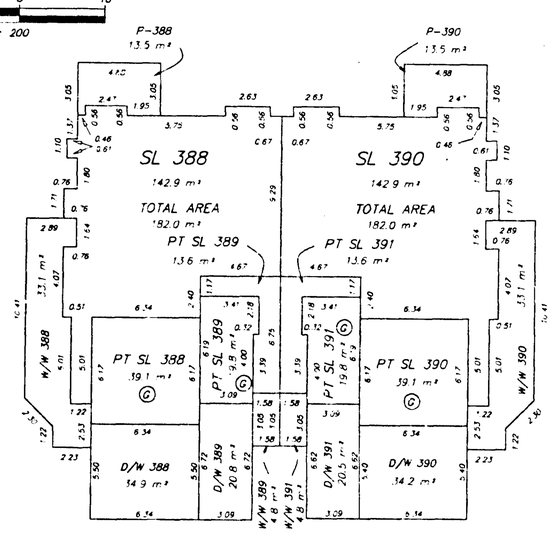
FILE 8135

BLOCK 44

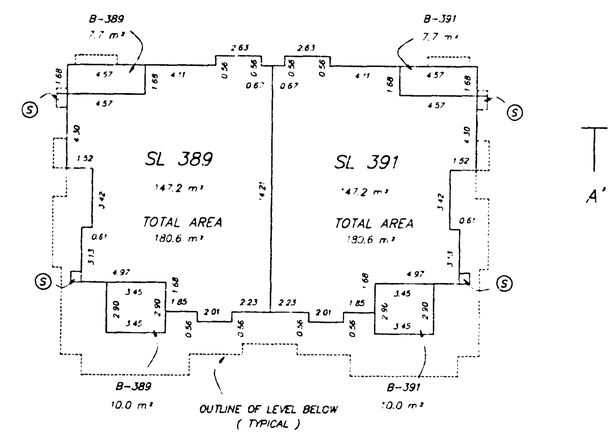
STRATA PLAN LMS 1416
PHASE X

SCALE 1 : 200

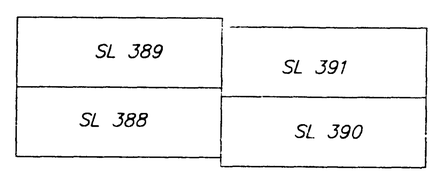
FIRST LEVEL



SECOND LEVEL



SECTION



SECTION A - A'

MURRAY & ASSOCIATES
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V3W 3E9
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B.C.L.S.
24 th OCTOBER, 1997

FILE 8135

STRATA PLAN LMS 1416

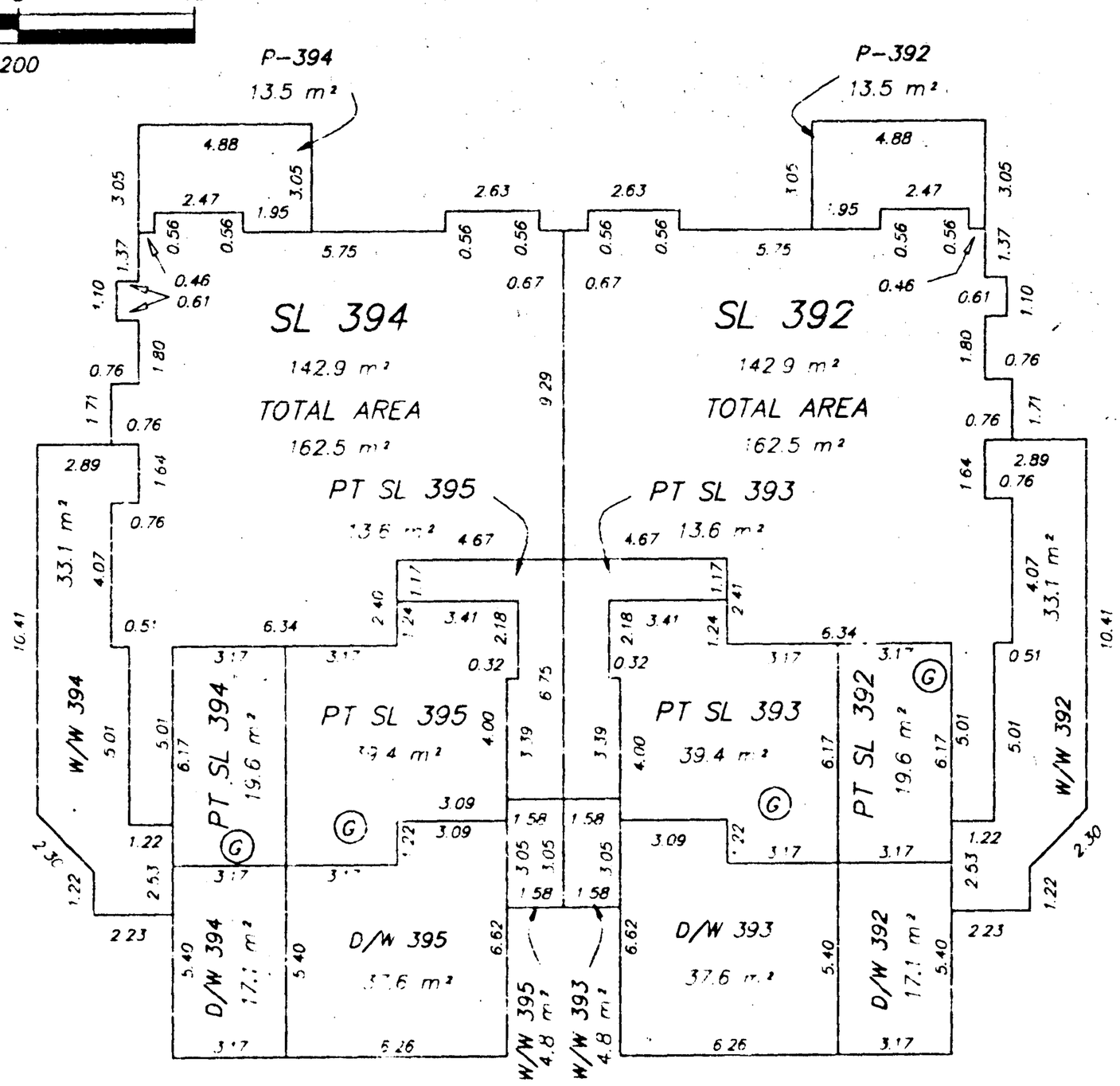
PHASE X

BLOCK 45

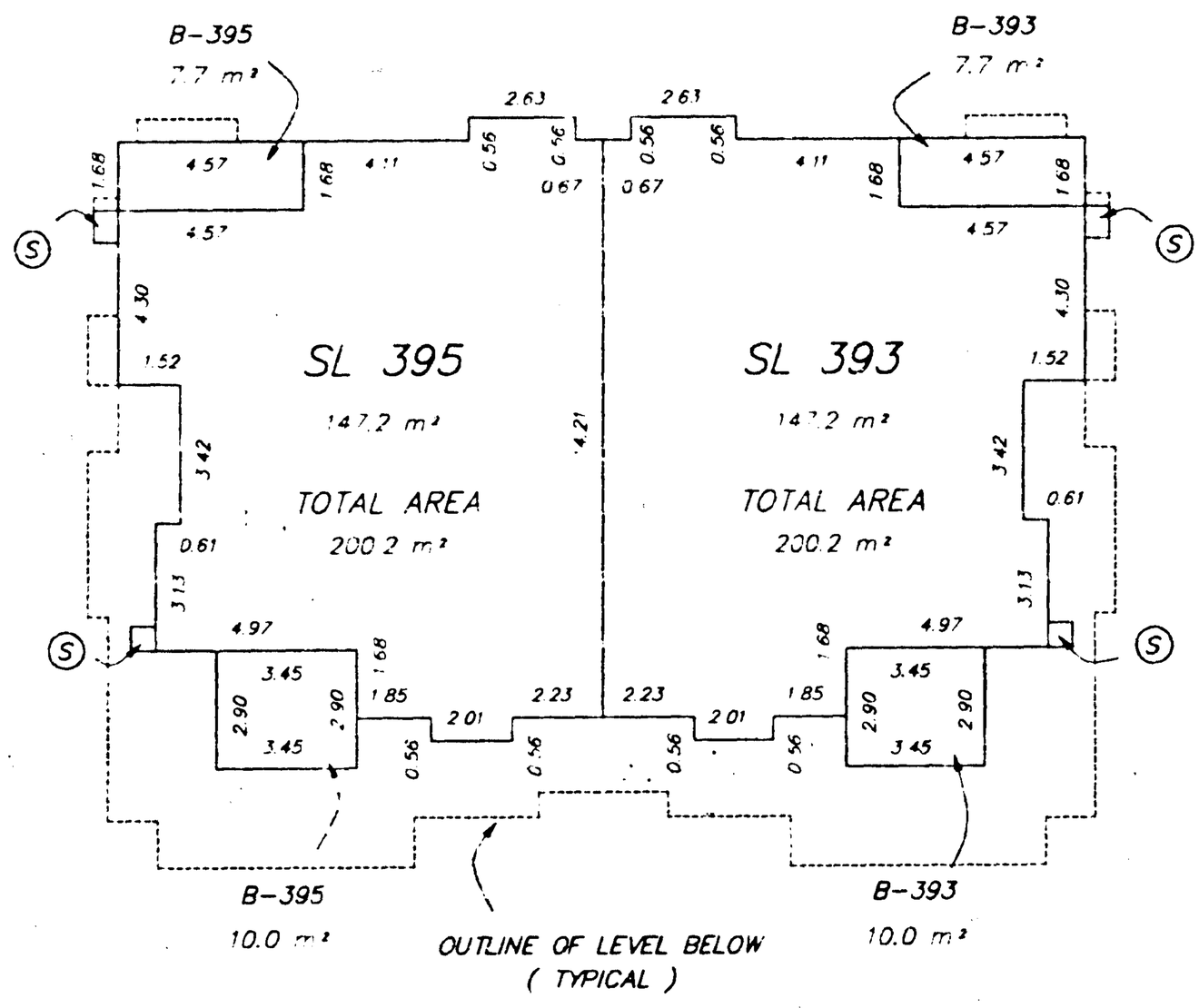
4 2 0 2 5 10

SCALE 1 : 200

FIRST LEVEL



SECOND LEVEL



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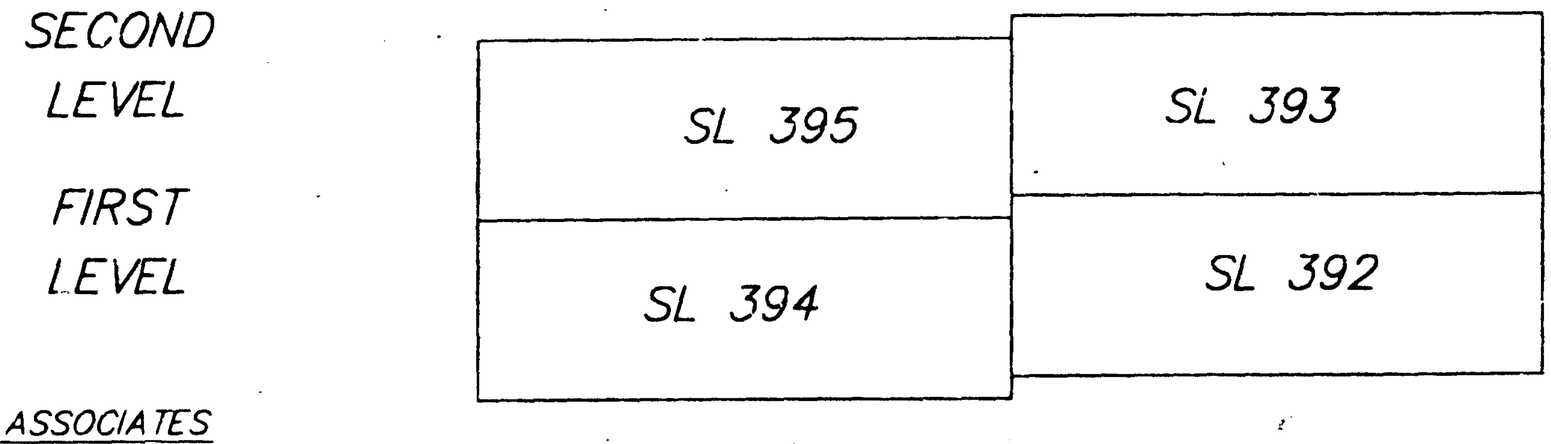

SECTION A – A'

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B.C.L.S.
24 th OCTOBER, 1997