14-326

STRATA PLAN OF PART OF LOT 1, SECTION 35, TOWNSHIP 2, REFERENCE PLAN 71670, NEW WESTMINSTER DISTRICT

"MUNICIPALITY OF SURREY"

SCALE: 1 : 1000

10 0 10 20 30 40 50 m

ALL DISTANCES ARE IN METRES

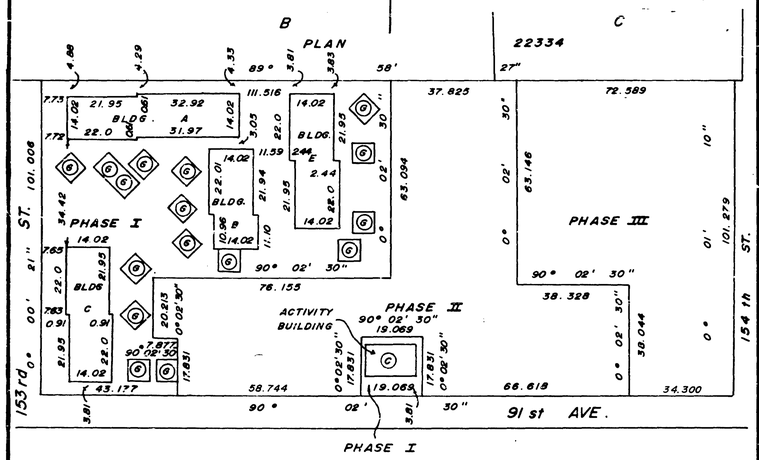
(G) DENOTES GARAGE
(B) DENOTES BALCONY
(P) DENOTES PATIO
LCP DENOTES LIMITED COMMON PROPERTY
(C) DENOTES COMMON PROPERTY
m^2 DENOTES SQUARE METRES

STRATA PLAN N.W. 2455
PHASE 1
DEPOSITED AND REGISTERED IN THE LAND TITLE OFFICE AT NEW WESTMINSTER, B.C., THIS 24th DAY OF September 1986.

E.D. Raven-Dore San
REGISTRAR

REF. No. Z176196E

SEE ADDRESS SHEET "LEXINGTON SQUARE"



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

THE OWNERS:
STRATA PLAN N.W. _____
No. 1002 - 750 WEST PENDER ST.,
VANCOUVER, B.C., V6 2T8

THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT

I, J. G. CAMERON OF SURREY, 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 DAY OF July, 1986.

J.G. Cameron B.C.L.S.

CAMERON & ASSOCIATES
UNIT 8, 13243 - 91st AVE.,
SURREY, B.C., V3R 8P8

CONDOMINIUM ACT
CIVIC ADDRESSES

STRATA PLAN N.W. _____
PHASE 1

STRATA LOT	UNIT No.	STREET ADDRESS		
		BUILDING A		
1	1	9143	154 th	STREET
2	2	9143	154 th	STREET
3	3	9143	154 th	STREET
4	4	9143	154 th	STREET
5	5	9143	154 th	STREET
6	6	9143	154 th	STREET
7	7	9143	154 th	STREET
8	8	9143	154 th	STREET
9	9	9143	154 th	STREET
10	10	9143	154 th	STREET
		BUILDING B		
11	1	9139	154 th	STREET
12	2	9139	154 th	STREET
13	3	9139	154 th	STREET
14	4	9139	154 th	STREET
15	5	9139	154 th	STREET
16	6	9139	154 th	STREET
		BUILDING C		
17	1	9147	154 th	STREET
18	2	9147	154 th	STREET
19	3	9147	154 th	STREET
20	4	9147	154 th	STREET
21	5	9147	154 th	STREET
22	6	9147	154 th	STREET
23	7	9147	154 th	STREET
24	8	9147	154 th	STREET
		BUILDING E		
25	1	9131	154 th	STREET
26	2	9131	154 th	STREET
27	3	9131	154 th	STREET
28	4	9131	154 th	STREET
29	5	9131	154 th	STREET
30	6	9131	154 th	STREET
31	7	9131	154 th	STREET
32	8	9131	154 th	STREET

DATED THIS 14 DAY OF July, 1986.

J.G. Cameron B.C.L.S.

1

STRATA PLAN N.W. _____
PHASE 1

CONDOMINIUM ACT

STRATA LOT	SHEET No.	AREA m^2	FORM 1 SCHEDULE UNIT ENTITLEMENT	FORM 2 SCHEDULE OF INTEREST UPON DESTRUCTION	FORM 3 SCHEDULE VOTING RIGHTS
1	5	132.8	1429	889	
2	5	135.1	1454	889	
3	5	132.8	1429	875	
4	5	133.1	1454	875	
5	5	132.8	1429	875	
6	5	135.1	1454	875	
7	5	132.8	1429	875	
8	5	135.1	1454	875	
9	5	132.8	1429	889	
10	5	135.1	1454	889	
11	7	132.8	1429	889	
12	7	135.1	1454	889	
13	7	132.8	1429	875	
14	7	135.1	1454	875	
15	7	132.8	1429	889	
16	7	135.1	1454	889	
17	8	132.8	1429	889	
18	8	135.1	1454	889	
19	8	132.8	1429	875	
20	8	135.1	1454	875	
21	8	132.8	1429	875	
22	8	135.1	1454	875	
23	8	132.8	1429	889	
24	8	135.1	1454	889	
25	9	132.8	1429	889	
26	9	135.1	1454	889	
27	9	132.8	1429	875	
28	9	135.1	1454	875	
29	9	132.8	1429	875	
30	9	135.1	1454	875	
31	9	132.8	1429	889	
32	9	133.1	1454	889	
AGGREGATE		4286.4	46128	28,224	

ACCEPTED AS TO FORMS 1, 2 AND 3.
DATED THIS 15th DAY OF September, 1986.

David C. Kirby
FOR THE SUPERINTENDENT OF REAL ESTATE

DATED THIS 14 DAY OF July, 1986.

J.G. Cameron B.C.L.S.

STRATA PLAN OF PART OF LOT 1, SECTION 35, TOWNSHIP 2, REFERENCE PLAN 71670, NEW WESTMINSTER DISTRICT

"MUNICIPALITY OF SURREY"

SCALE: 1 : 1000

10 0 10 20 30 40 50 m

ALL DISTANCES ARE IN METRES

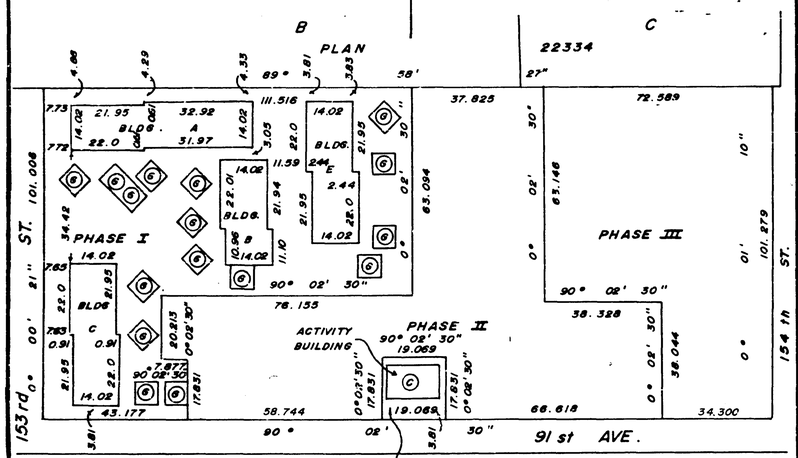
(G) DENOTES GARAGE
(B) DENOTES BALCONY
(P) DENOTES PATIO
LCP DENOTES LIMITED COMMON PROPERTY
(C) DENOTES COMMON PROPERTY
m^2 DENOTES SQUARE METRES

STRATA PLAN N.W. 2455
PHASE 1
DEPOSITED AND REGISTERED IN THE LAND TITLE OFFICE AT NEW WESTMINSTER, B.C., THIS 24th DAY OF September 1986.

E.D. Raven per San
REGISTRAR

REF. No. Z176196E

SEE ADDRESS SHEET
"LEXINGTON SQUARE"



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

THE OWNERS:
STRATA PLAN N.W. 2455
No. 1002 - 750 WEST PENDER ST.,
VANCOUVER, B.C., V6 2T8

THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT

I, J. G. CAMERON OF SURREY, 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 DAY OF July, 1986.

J. G. Cameron B.C.L.S.

CAMERON & ASSOCIATES
UNIT 8, 13243 - 91st AVE.,
SURREY, B.C., V3R 8P8

FILE: 85-A-2368

CONDOMINIUM ACT
CIVIC ADDRESSES

STRATA PLAN N.W. 2455
PHASE 1

STRATA LOT	UNIT No.	STREET ADDRESS
		BUILDING A
1	1	9143 154 th STREET
2	2	9143 154 th STREET
3	3	9143 154 th STREET
4	4	9143 154 th STREET
5	5	9143 154 th STREET
6	6	9143 154 th STREET
7	7	9143 154 th STREET
8	8	9143 154 th STREET
9	9	9143 154 th STREET
10	10	9143 154 th STREET
		BUILDING B
11	1	9139 154 th STREET
12	2	9139 154 th STREET
13	3	9139 154 th STREET
14	4	9139 154 th STREET
15	5	9139 154 th STREET
16	6	9139 154 th STREET
		BUILDING C
17	1	9147 154 th STREET
18	2	9147 154 th STREET
19	3	9147 154 th STREET
20	4	9147 154 th STREET
21	5	9147 154 th STREET
22	6	9147 154 th STREET
23	7	9147 154 th STREET
24	8	9147 154 th STREET
		BUILDING E
25	1	9131 154 th STREET
26	2	9131 154 th STREET
27	3	9131 154 th STREET
28	4	9131 154 th STREET
29	5	9131 154 th STREET
30	6	9131 154 th STREET
31	7	9131 154 th STREET
32	8	9131 154 th STREET

DATED THIS 14 DAY OF July, 1986.

J. G. Cameron B.C.L.S.

FILE: 85-A-2368

14-326.M3

STRATA PLAN N.W. 2455
PHASE 1

CONDOMINIUM ACT

STRATA LOT	SHEET No.	AREA m^2	FORM 1 SCHEDULE UNIT ENTITLEMENT	FORM 2 SCHEDULE OF INTEREST UPON DESTRUCTION	FORM 3 SCHEDULE VOTING RIGHTS
1	5	132.8	1429	889	
2	5	135.1	1454	889	
3	5	132.8	1429	875	
4	5	135.1	1454	875	
5	5	132.8	1429	875	
6	5	135.1	1454	875	
7	5	132.8	1429	875	
8	5	135.1	1454	875	
9	5	132.8	1429	889	
10	5	135.1	1454	889	
11	7	132.8	1429	889	
12	7	135.1	1454	889	
13	7	132.8	1429	875	
14	7	135.1	1454	875	
15	7	132.8	1429	889	
16	7	135.1	1454	889	
17	8	132.8	1429	889	
18	8	135.1	1454	889	
19	8	132.8	1429	875	
20	8	135.1	1454	875	
21	8	132.8	1429	875	
22	8	135.1	1454	875	
23	8	132.8	1429	889	
24	8	135.1	1454	889	
25	9	132.8	1429	889	
26	9	135.1	1454	889	
27	9	132.8	1429	875	
28	9	135.1	1454	875	
29	9	132.8	1429	875	
30	9	135.1	1454	875	
31	9	132.8	1429	889	
32	9	135.1	1454	889	
AGGREGATE		4286.4	46128	28,224	

ACCEPTED AS TO FORMS 1, 2 AND 3.
DATED THIS 19th DAY OF September, 1986.

David C. Kirby
FOR THE SUPERINTENDENT OF REAL ESTATE

DATED THIS 14 DAY OF July, 1986.

J. G. Cameron B.C.L.S.

FILE: 85-A-2368

STRATA PLAN N.W. _____

PHASE I

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.

G. HENRY ELLIS

DECLARED BEFORE ME AT Vancouver, B.C.
THIS 2nd DAY OF September, 1986.

A COMMISSIONER FOR TAKING AFFIDAVITS WITHIN THE PROVINCE OF BRITISH COLUMBIA.

Received, Sealed and Delivered
3649 Hastings
Vancouver, B.C.
Occupation BANKER
(As to both signatures)

OWNER - DEVELOPER
OAKWOOD PROPERTIES LIMITED

AUTHORIZED SIGNATORY

AUTHORIZED SIGNATORY

CANADIAN IMPERIAL BANK OF COMMERCE
(BY ITS ATTORNEYS)

AUTHORIZED SIGNATORY Assistant General Manager

AUTHORIZED SIGNATORY INSPECTOR

FORM 10, CERTIFICATE OF APPROVAL

I, HEREBY CERTIFY THAT THE CONSTRUCTION OF THE BUILDINGS SITUATED ON PHASE I OF PART OF LOT 1, SECTION 35, TOWNSHIP 2, NEW WESTMINSTER DISTRICT, PLAN 71670. HAS BEEN APPROVED FOR STRATA PLAN DEVELOPMENT.
DATED THIS 21ST DAY OF July, 1986.

APPROVING OFFICER
MUNICIPALITY OF SURREY

PURSUANT TO SECTION 84

I, HEREBY CERTIFY THAT THE COMMON FACILITIES, ACTIVITY BUILDING WHICH ACCORDING TO FORM E TO HAVE BEEN CONSTRUCTED IN CONJUCTION WITH THIS PHASE HAS BEEN SATISFACTORILY PROVIDED FOR.
DATED THIS 18th DAY OF August, 1986.

APPROVING OFFICER
MUNICIPALITY OF SURREY

DATED THIS 1st DAY OF July, 1986.

B.C.L.S.

FILE: 85-A-2368

CONDOMINIUM ACT

FLOOR PLAN & SECTIONS

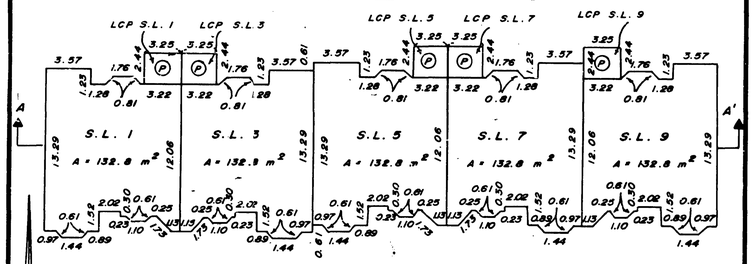
STRATA PLAN N.W. _____

PHASE I

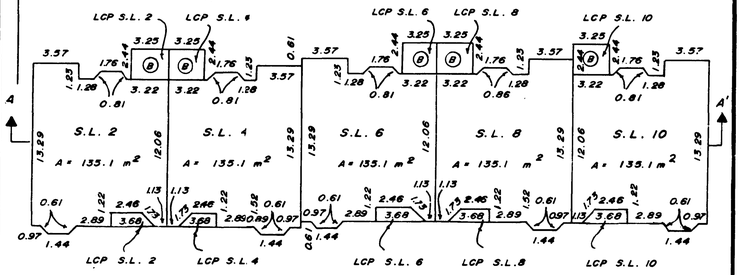
SCALE : 1 : 250

3 2 1 0 5 10m

BUILDING A



GROUND FLOOR



SECOND FLOOR

ATTIC				
S.L. 2	S.L. 4	S.L. 6	S.L. 8	S.L. 10
S.L. 1	S.L. 3	S.L. 5	S.L. 7	S.L. 9

SECTION A - A'

DATED THIS 14 DAY OF July, 1986.

B.C.L.S.

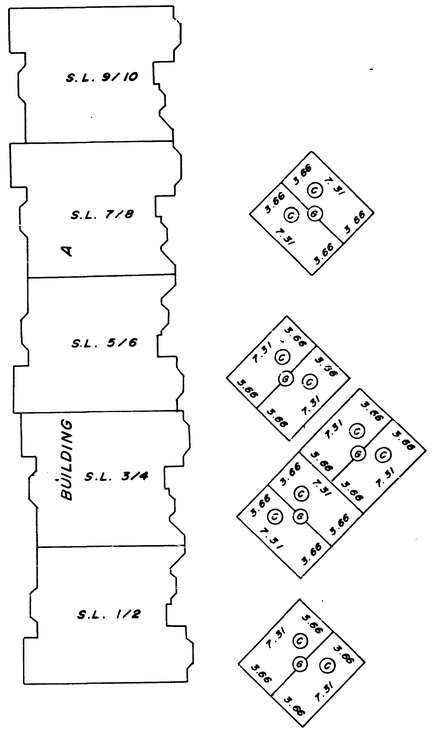
FILE: 85-A-2368

CONDOMINIUM ACT

STRATA PLAN N.W. _____

PHASE I

GARAGES FOR BUILDING A



DATED THIS 14 DAY OF July, 1986.

B.C.L.S.

FILE: 85-A-2368

2

STRATA PLAN N.W. 2455

PHASE I

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.

G. HENRY ELLIS

DECLARED BEFORE ME AT Vancouver, B.C.
THIS 2nd DAY OF September, 1986.

A COMMISSIONER FOR TAKING AFFIDAVITS WITHIN THE PROVINCE OF BRITISH COLUMBIA.

Signed, Sealed and Delivered in the presence of:
Address: 3669 Hastings
Address: Van. B.C.
Occupation: Banker
(As to both signatures)

OWNER - DEVELOPER
OAKWOOD PROPERTIES LIMITED

AUTHORIZED SIGNATORY

AUTHORIZED SIGNATORY

CANADIAN IMPERIAL BANK OF COMMERCE
(BY ITS ATTORNEYS)

AUTHORIZED SIGNATORY Assistant General Manager

AUTHORIZED SIGNATORY INSPECTOR

FORM 10, CERTIFICATE OF APPROVAL

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DATED THIS 21ST DAY OF July, 1986.

APPROVING OFFICER
MUNICIPALITY OF SURREY

PURSUANT TO SECTION 84

I, HEREBY CERTIFY THAT THE COMMON FACILITIES, ACTIVITY BUILDING WHICH ACCORDING TO FORM E TO HAVE BEEN CONSTRUCTED IN CONJUCTION WITH THIS PHASE HAS BEEN SATISFACTORILY PROVIDED FOR.
DATED THIS 18th DAY OF August, 1986.

APPROVING OFFICER
MUNICIPALITY OF SURREY

DATED THIS 14 DAY OF July, 1986.

B.C.L.S.

CONDOMINIUM ACT

FLOOR PLAN & SECTIONS

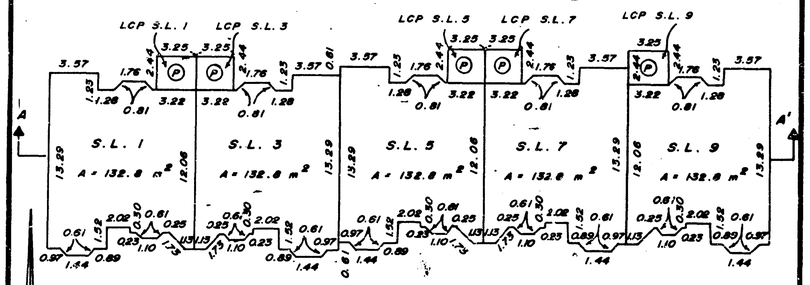
SCALE : 1 : 250

3 2 1 0 5 10m

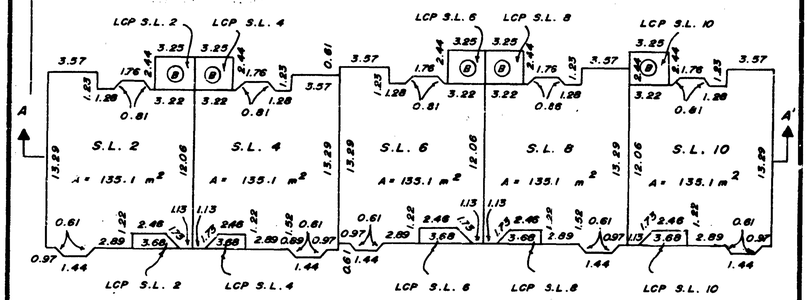
STRATA PLAN N.W. 2455

PHASE I

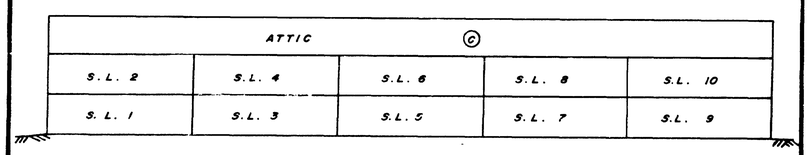
BUILDING A



GROUND FLOOR



SECOND FLOOR



SECTION A - A'

DATED THIS 14 DAY OF July, 1986.

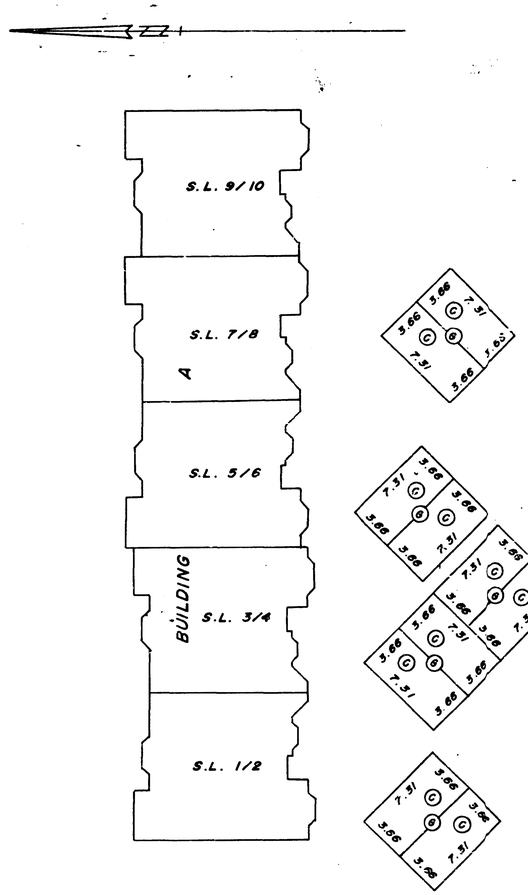
B.C.L.S.

CONDOMINIUM ACT

STRATA PLAN N.W. 2455

PHASE I

GARAGES FOR BUILDING A



DATED THIS 14 DAY OF July, 1986.

B.C.L.S.

CONDOMINIUM ACT

FLOOR PLAN & SECTIONS

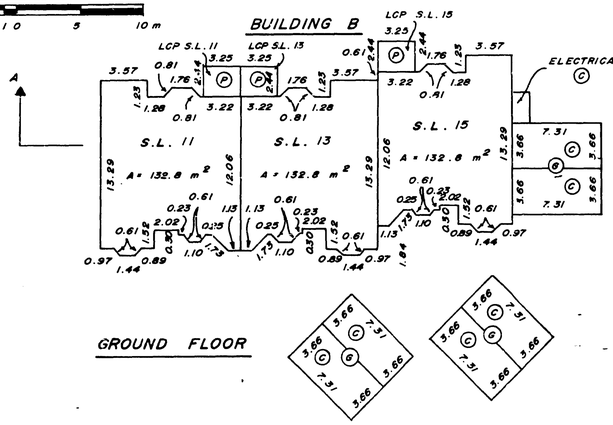
STRATA PLAN N.W. _____

PHASE I

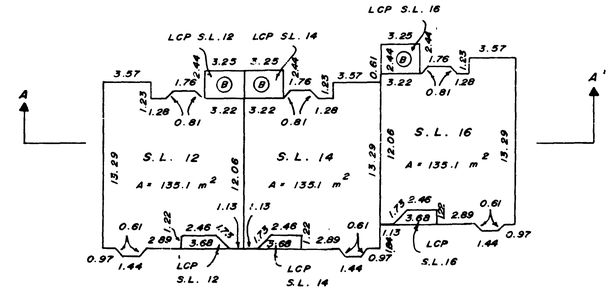
SCALE : 1 : 250

3 2 1 0 5 10 m

BUILDING B



GROUND FLOOR



SECOND FLOOR

S.L. 12	S.L. 14	S.L. 16
S.L. 11	S.L. 13	S.L. 15

SECTION A - A'

DATED THIS 14 DAY OF July ,1986.

B.C.L.S.

FILE : 85 - A - 2368

CONDOMINIUM ACT

FLOOR PLAN & SECTIONS

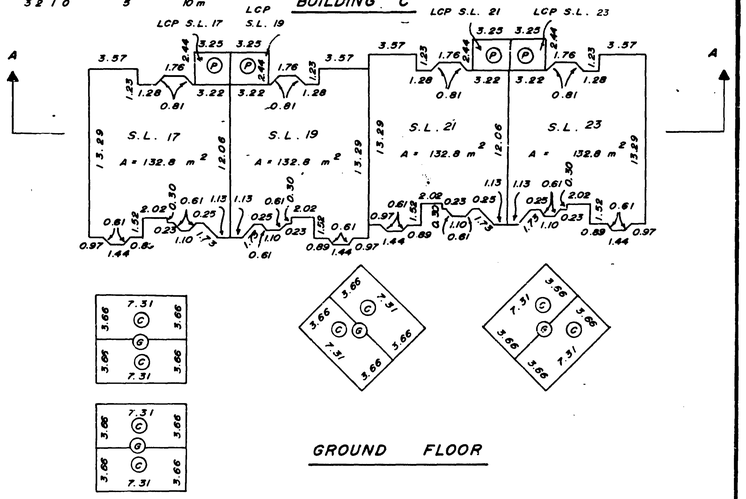
STRATA PLAN N.W. _____

PHASE I

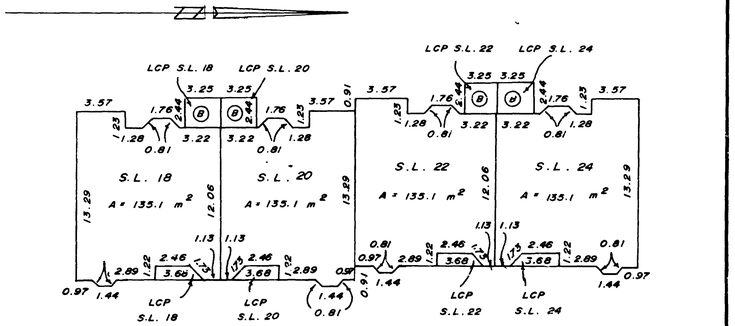
SCALE : 1 : 250

3 2 1 0 5 10 m

BUILDING C



GROUND FLOOR



SECOND FLOOR

ATTIC Ⓒ			
S.L. 18	S.L. 20	S.L. 22	S.L. 24
S.L. 17	S.L. 19	S.L. 21	S.L. 23

SECTION A - A

DATED THIS 14 DAY OF July ,1986.

B.C.L.S.

FILE : 85 - A - 2368

CONDOMINIUM ACT

FLOOR PLAN & SECTIONS

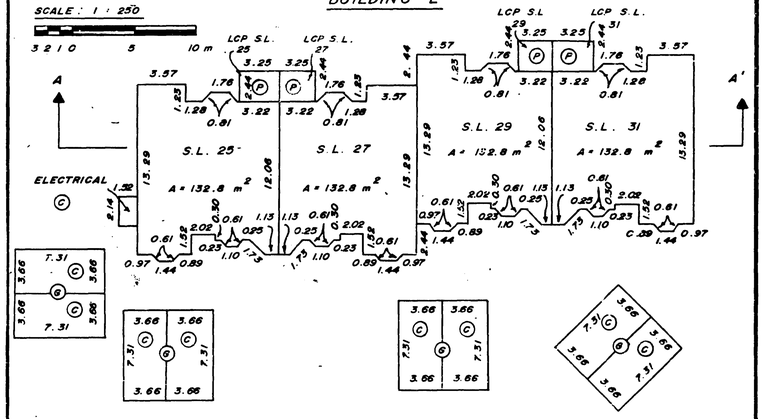
STRATA PLAN N.W. _____

PHASE I

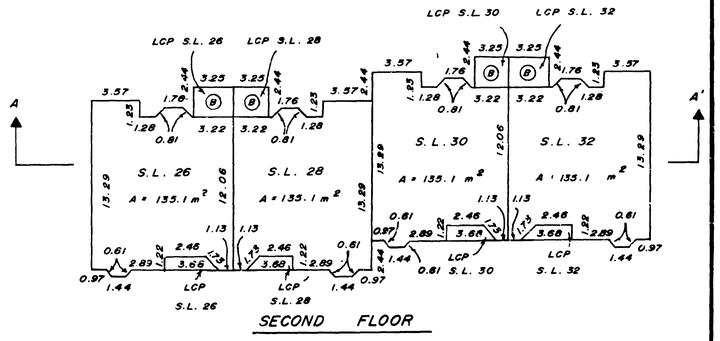
SCALE : 1 : 250

3 2 1 0 5 10 m

BUILDING E



GROUND FLOOR



SECOND FLOOR

ATTIC Ⓒ			
S.L. 26	S.L. 28	S.L. 30	S.L. 32
S.L. 25	S.L. 27	S.L. 29	S.L. 31

SECTION A - A'

DATED THIS 14 DAY OF July ,1986.

B.C.L.S.

FILE : 85 - A - 2368

3

CONDOMINIUM ACT

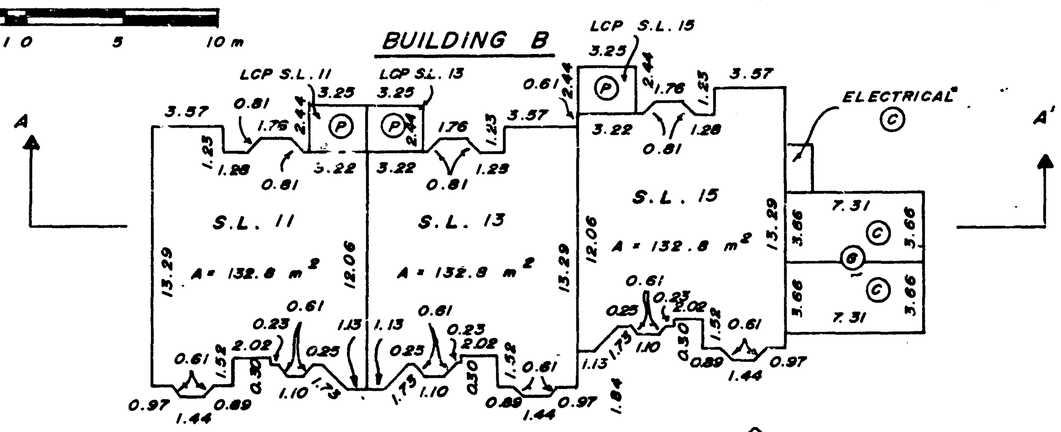
FLOOR PLAN & SECTIONS

STRATA PLAN N.W. 2455

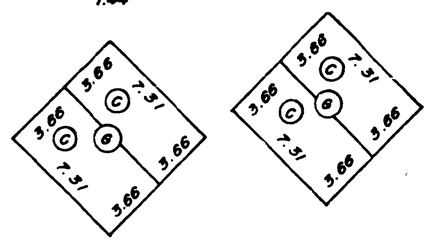
PHASE I

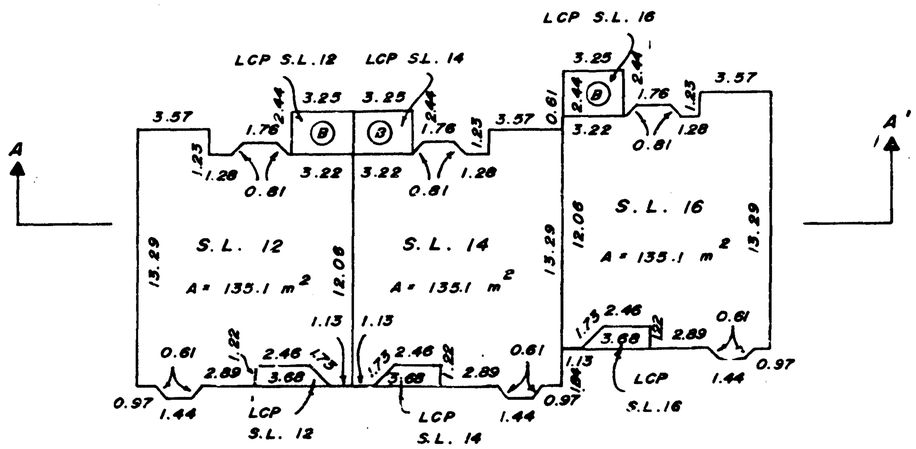
SCALE : 1 : 250

3 2 1 0 5 10 m



GROUND FLOOR





SECOND FLOOR

S.L. 12	S.L. 14	S.L. 16
S.L. 11	S.L. 13	S.L. 15

SECTION A - A'

DATED THIS 14 DAY OF July ,1986.

B.C.L.S.

FILE : 85 - A - 2368

CONDOMINIUM ACT

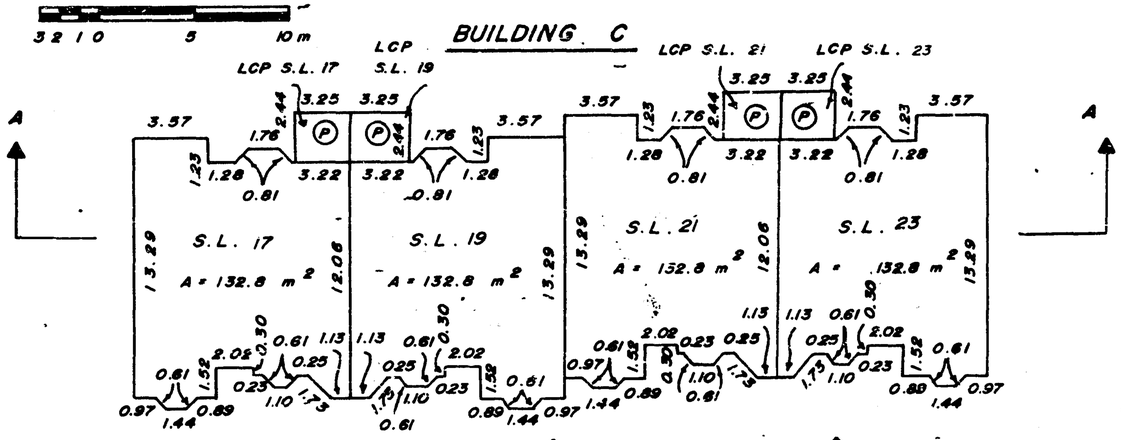
FLOOR PLAN & SECTIONS

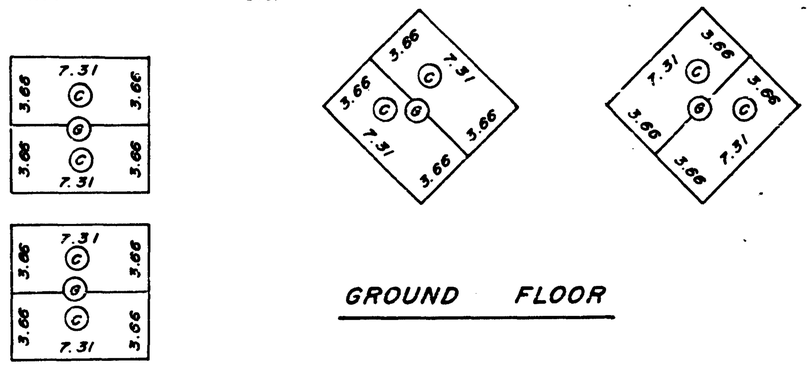
STRATA PLAN N.W. 2455

PHASE I

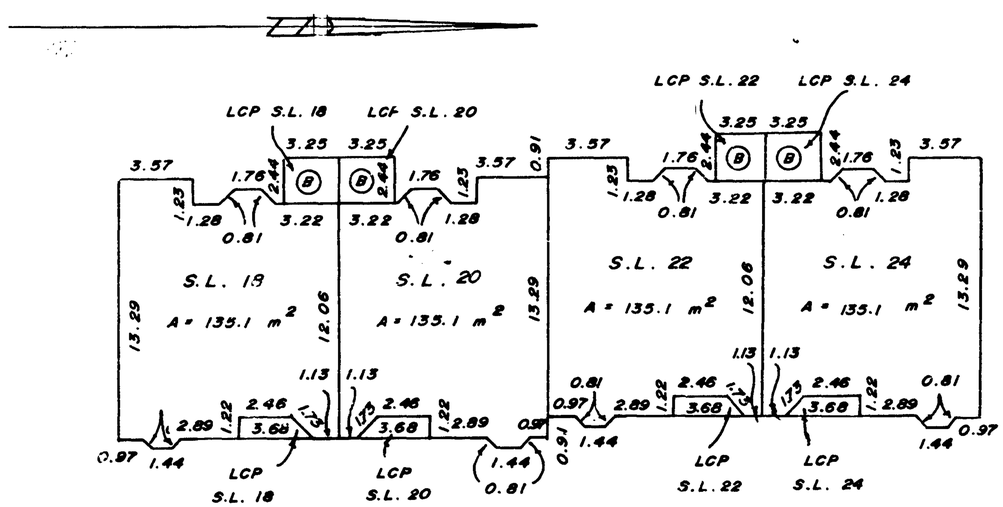
SCALE : 1 : 250

3 2 1 0 5 10 m





GROUND FLOOR



SECOND FLOOR

ATTIC Ⓒ			
S.L. 18	S.L. 20	S.L. 22	S.L. 24
S.L. 17	S.L. 19	S.L. 21	S.L. 23

SECTION A - A

DATED THIS 14 DAY OF July ,1986.

B.C.L.S.

FILE : 85 - A - 2368

CONDOMINIUM ACT

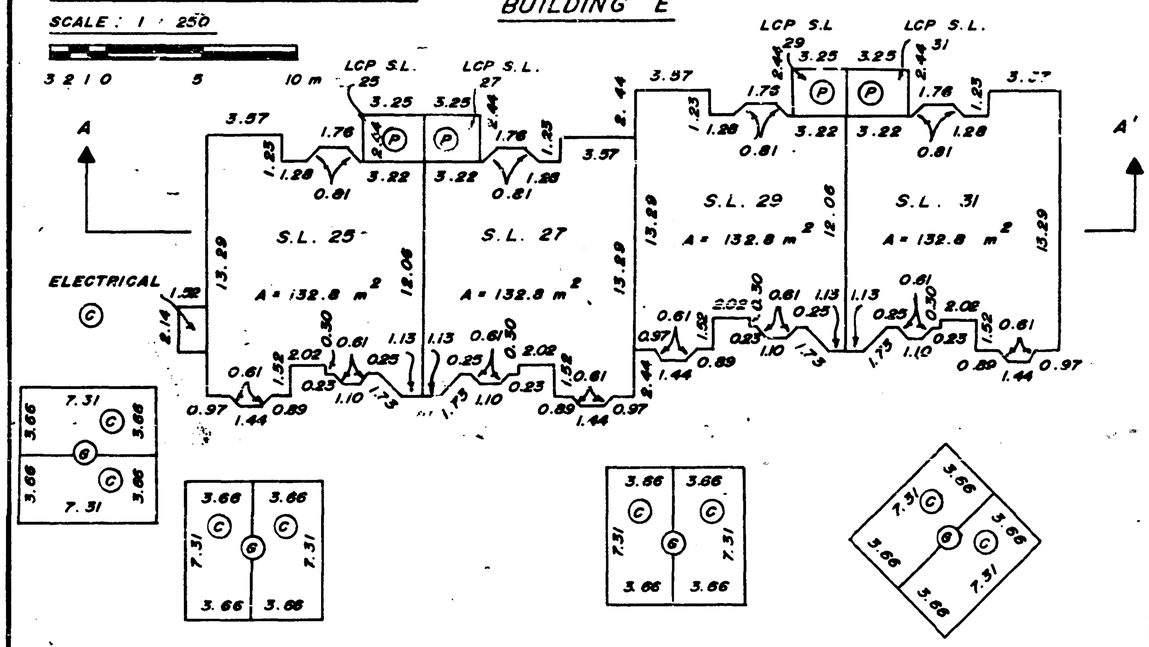
STRATA PLAN N.W. 2455

FLOOR PLAN & SECTIONS

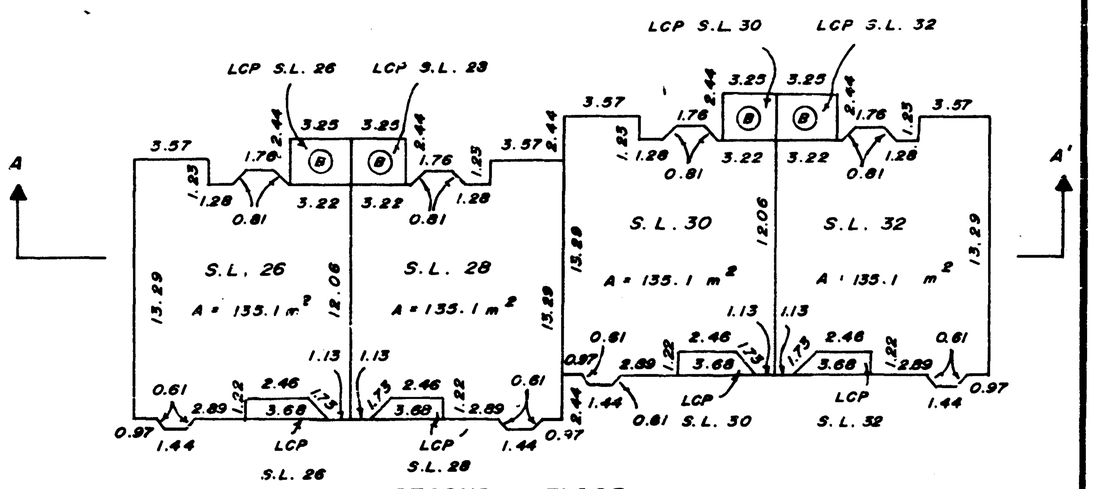
BUILDING E

PHASE 1

SCALE : 1 : 250



GROUND FLOOR



SECOND FLOOR

ATTIC			
S.L. 26	S.L. 28	S.L. 30	S.L. 32
S.L. 25	S.L. 27	S.L. 29	S.L. 31

SECTION A - A'

DATED THIS 14 DAY OF July ,1986.

B.C.L.S.

FILE : 85 - A - 2368

CONDOMINIUM ACT

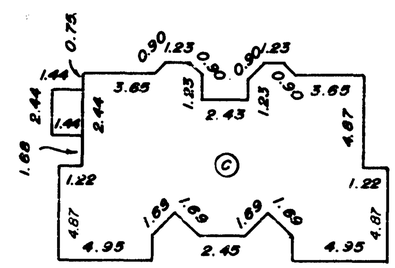
STRATA PLAN N.W. 2455

PHASE 1

ACTIVITY BUILDING

SCALE : 1 : 250

3 2 1 0 5 10 15 m



DATED THIS 14 DAY OF July ,1986.

B.C.L.S.

FILE : 85 - A - 2368

CONDOMINIUM ACT

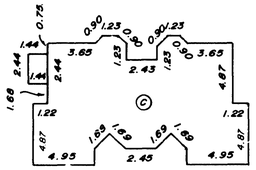
STRATA PLAN N.W. _____

PHASE 1

ACTIVITY BUILDING

SCALE : 1:250

3 2 1 0 5 10 15m



DATED THIS 14 DAY OF July ,1986.

J. Cameron B.C.L.S.

FILE : 85 - A - 2368

STRATA PLAN N.W. _____

PHASE 1

RECORD OF BY-LAWS AND ORDERS, ETC.

FILING		DOCUMENT	
NUMBER	DATE	DATE	NATURE OF PARTICULARS

DATED THIS 14 DAY OF July ,1986.

J. Cameron B.C.L.S.

FILE : 85 - A - 2368

PH-1

STRATA PLAN N.W. _____

PHASE 1

DEALINGS AFFECTING THE COMMON PROPERTY

REGISTRATION		DOCUMENT	
NUMBER	DATE	DATE	NATURE OF PARTICULARS
Z29909	21·2·1985	12:09	mortgage Canadian Imperial Bank of Commerce Extended by Z77822
Z63940	4·4·1986	9:51	Statutory Right of Way District of Surrey Plan 71287 with priority over Z29909
Z77822	28·4·1986	15:08	mortgage Canadian Imperial Bank of Commerce Extension of Z29909
Z77824	28·4·1986	15:10	Covenant The District of Surrey LTA sec 215 with priority over Z29909

DATED THIS 14 DAY OF July ,1986.

J. Cameron B.C.L.S.

FILE : 85 - A - 2368

4

STRATA PLAN N.W. 2455

PHASE 1

RECORD OF BY-LAWS AND ORDERS, ETC.

FILING		DOCUMENT	
NUMBER	DATE	DATE	NATURE OF PARTICULARS
AB 7507	15.7.88		Change of Bylaws
AD113947	27.04.1990	@ 9:09	change of Bylaws
AD113948	27.04.1990	@ 9:10	CHANGE OF BYLAWS

DATED THIS 14 DAY OF July, 1988.

J. Lawson, B.C.L.S.

Ph.1

STRATA PLAN N.W. 2455

PHASE 1

DEALINGS AFFECTING THE COMMON PROPERTY

REGISTRATION		DOCUMENT	
NUMBER	DATE	DATE	NATURE OF PARTICULARS
Z29909	21.2.1985 @	12:09	mortgage Canadian Imperial Bank of Commerce Extended by Z77822
Z63940	4.4.1986 @	9:51	Statutory Right of Way District of Surrey Plan 71287 with priority over Z29909
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DATED THIS 14 DAY OF July, 1988.

J. Lawson, B.C.L.S.