

**STRATA PLAN OF LOT 1, EXCEPT
PART IN PHASE 1 OF STRATA PLAN
LMS 491, SECTION 28 BLOCK 5
NORTH RANGE 1 WEST N. W. D.
PLAN NWP 87677**

B.C.G.S. 926. 017

DISTRICT OF SURREY

PHASE 2

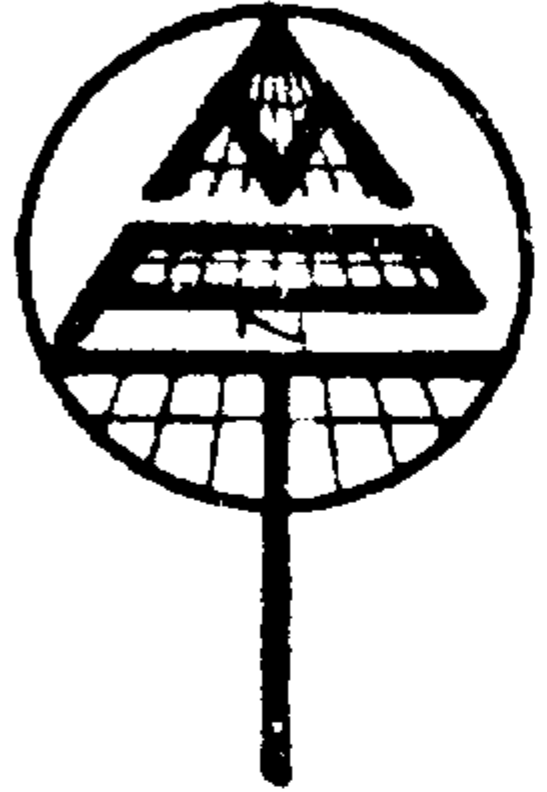
STRATA PLAN LMS 491REF. NO. B6 78274

STRATA PLAN LMS 491 deposited and registered
in the Land Title Office at New Westminster, B.C.
This 8 day of MARCH, 1993

Assistant Deputy Registrar

THIS PLAN LIES WITHIN THE GREATER
VANCOUVER REGIONAL DISTRICT.

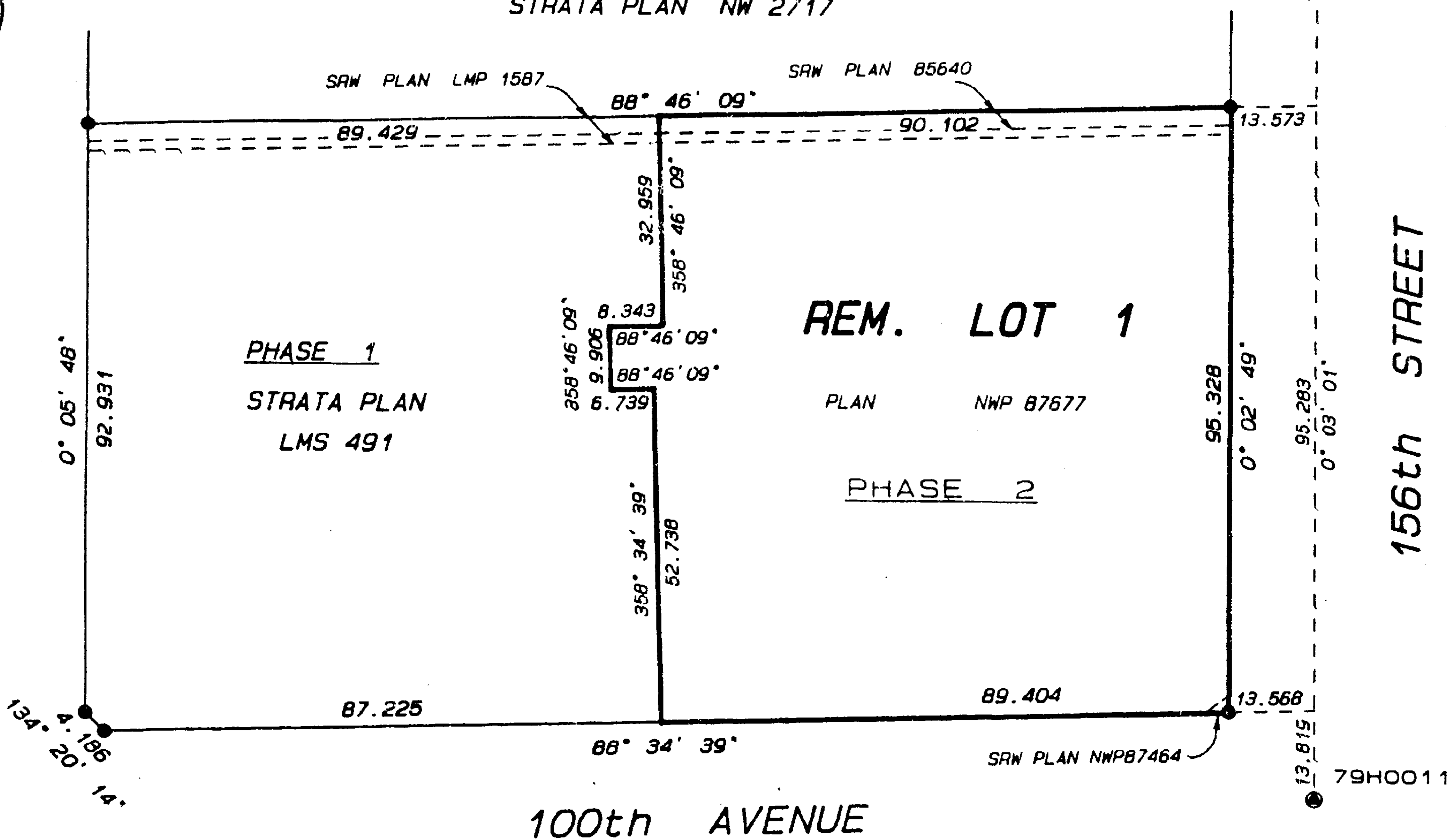
SCALE 1: 1000



STRATA PLAN NW 2717

155th STREET

156th STREET



The address for service of documents
on the Strata Corporation is :

* The Owners *

Strata Plan LMS 491
c/o #270 - 11180 Voyager Way
Richmond, B.C.
V6X 3N8

CIVIC ADDRESS :

10038 155th STREET
SURREY, B.C.

NAME OF DEVELOPMENT :

SPRING MEADOWS

NOTE : PATIOS AND PARKING STALLS ARE LIMITED COMMON
PROPERTY FOR USE OF THE STRATA LOTS INDICATED.
(EXAMPLE: P - 33, C - 33)

LEGEND :

ALL DIMENSIONS ARE METRIC.

GRID BEARINGS ARE DERIVED FROM OBSERVATIONS
BETWEEN CONTROL MONUMENTS 79H0011 AND 5198,
INTEGRATED SURVEY AREA NO. 1, SURREY.

THIS PLAN SHOWS GROUND LEVEL MEASURED DISTANCES.
PRIOR TO COMPUTATION OF U.T.M. CO-ORDINATES
MULTIPLY BY COMBINED FACTOR 0.9995970.

- = CONTROL MONUMENT FOUND
- = IRON POST FOUND
- = PROPERTY LINE
- m² = SQUARE METRES
- S.L. = STRATA LOT
- PT. = PART STRATA LOT
- C.P. = COMMON PROPERTY
- E = ELECTRICAL ROOM
- P = PATIO
- C = PARKING STALL

I, William P. Wong, of Burnaby, B.C., 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 Richmond, B.C.

This 2ND day of February, 1993.

MATSON, PECK & TOPLISS

SURVEYORS AND ENGINEERS

210-8171 COOK ROAD

RICHMOND, B.C. V6Y 3T8

(ph) 270-9331

(fax) 270-4137

JOB NO. S - 10194 - 2

B.C.L.S.

88° 46' 09"

90.102

SRW PLAN 85640

SRW PLAN LMP 1587

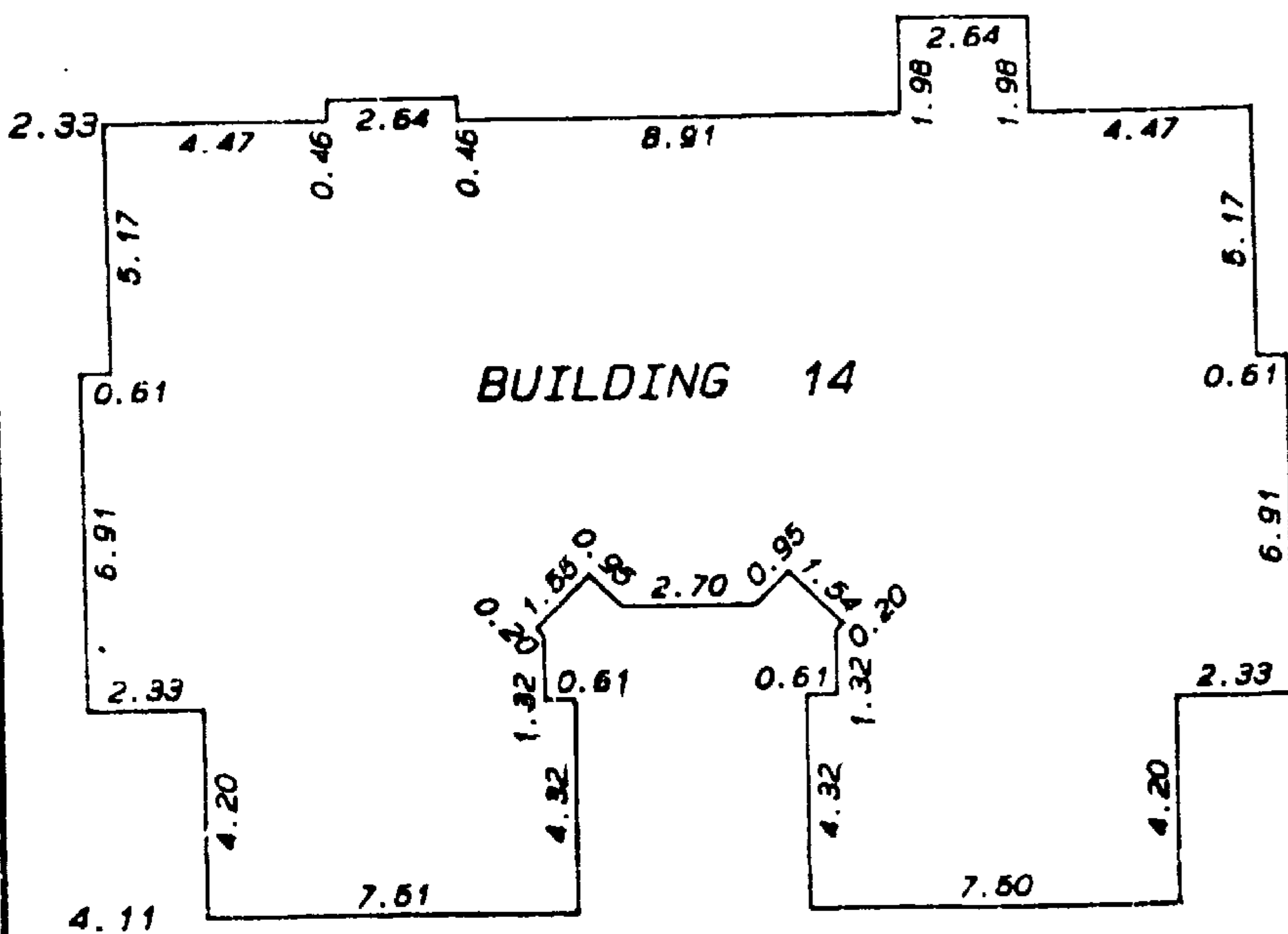
FIRST SHEET, SHEET 2 OF 15 SHEETS

PHASE 2

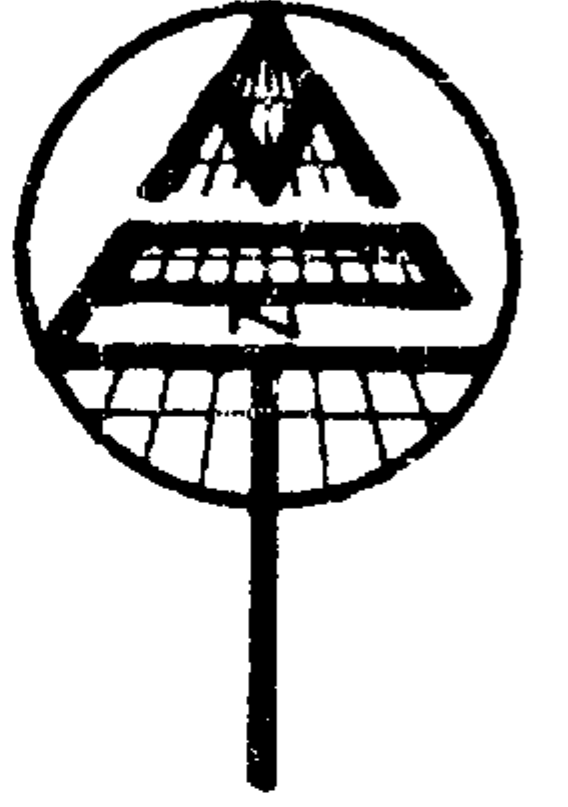
STRATA PLAN LMS 491

LMS491

PHASING BOUNDARY 358° 46' 09" 32.959

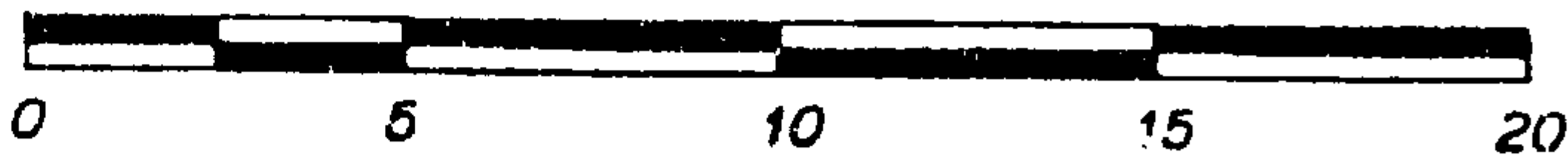


BUILDING 15



C. P.

SCALE 1:250

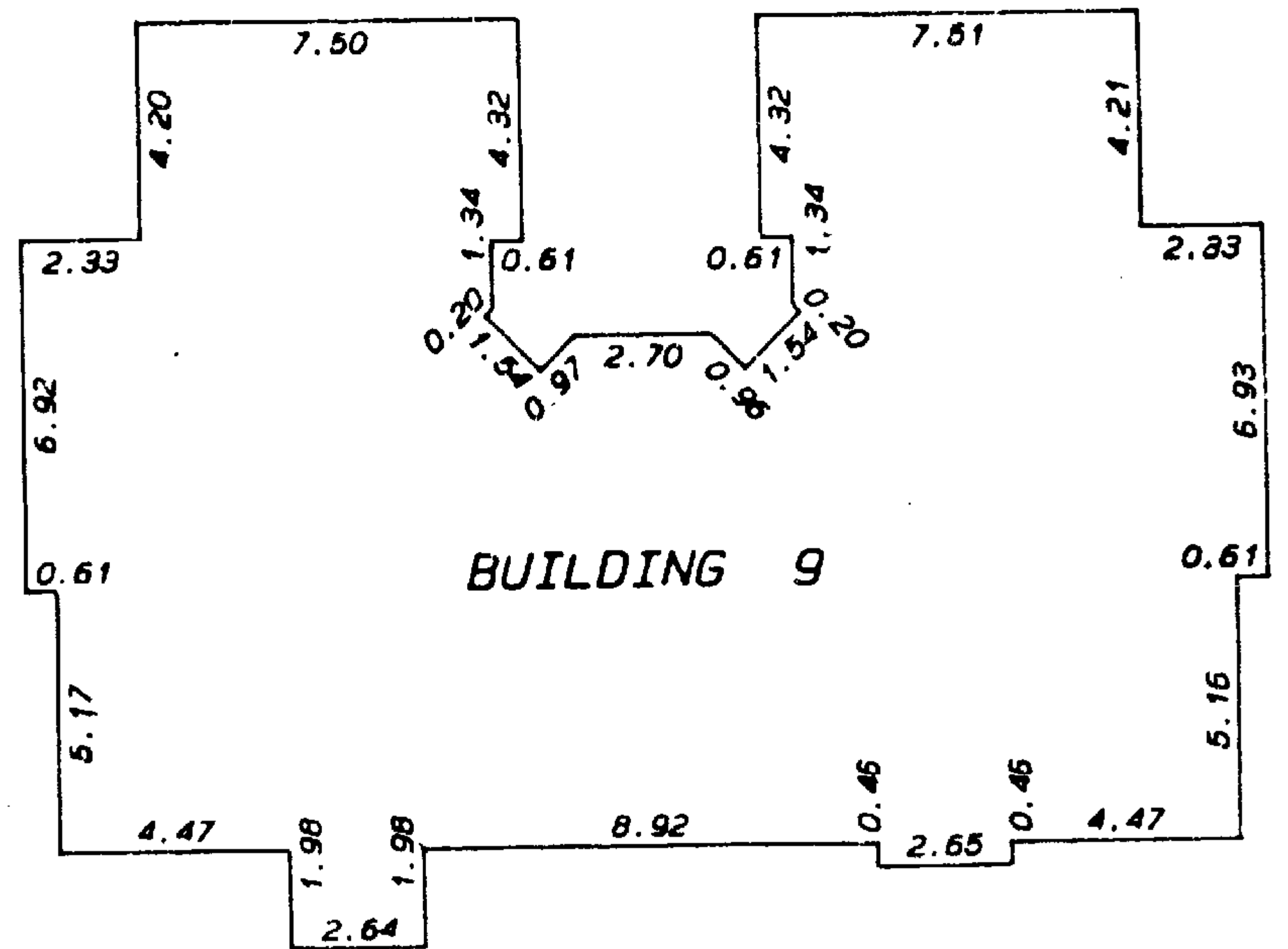


REM. LOT 1

PLAN NWP87677

PHASE 2

C. P.



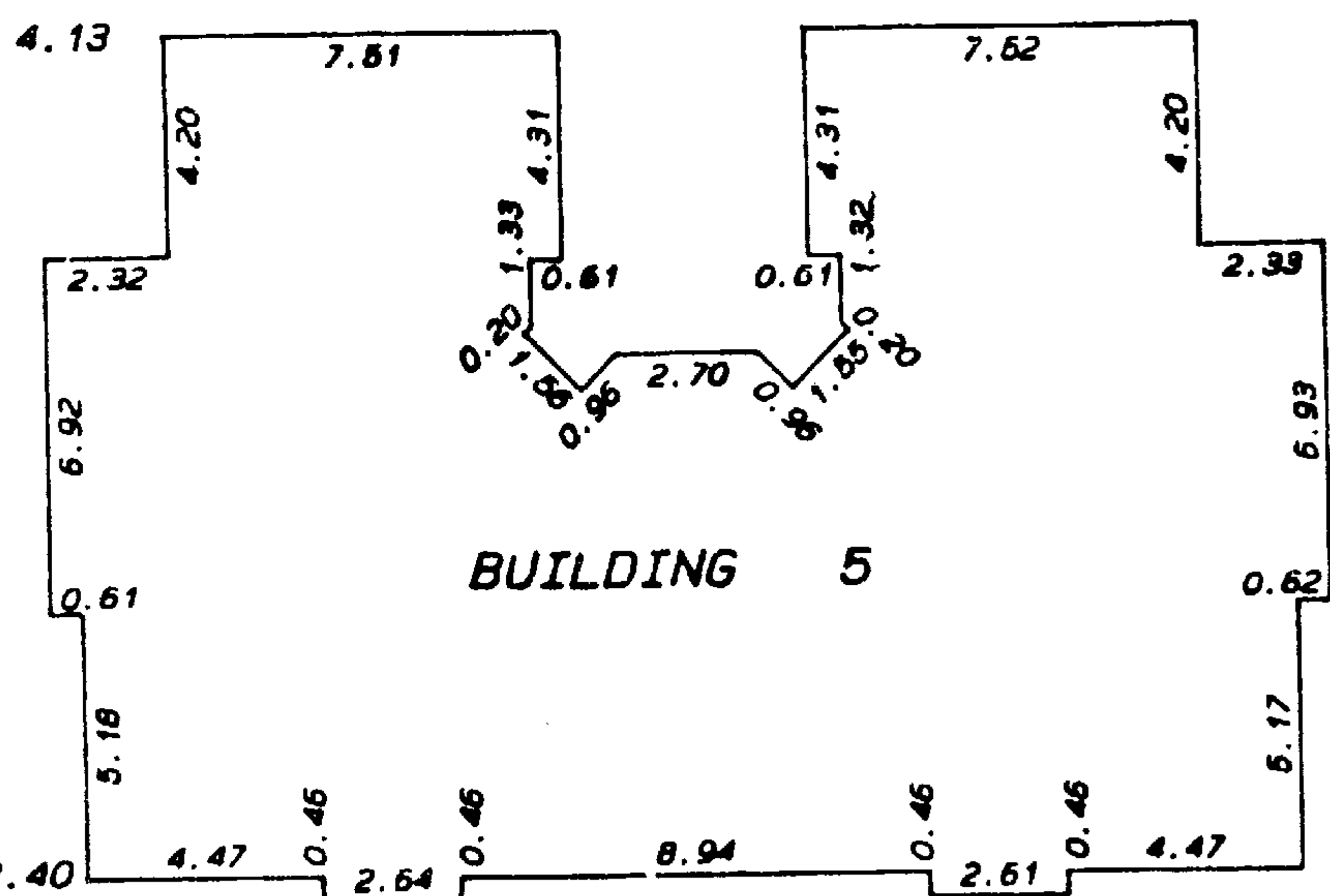
BUILDING 9

19.30

CONTINUED ON SHEET 3

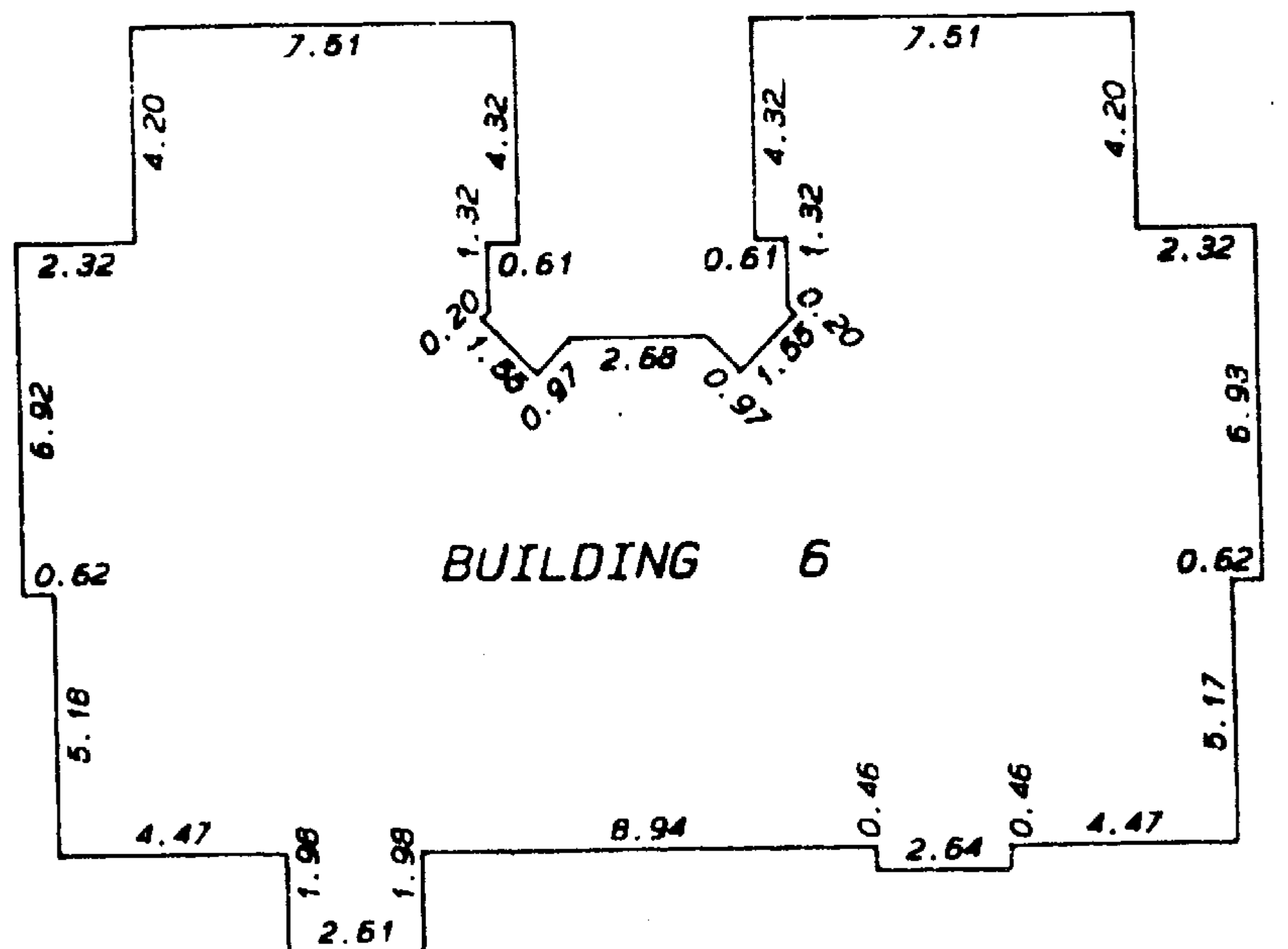
PHASE 1 STRATA PLAN

PHASING BOUNDARY 358° 34' 39" 52.738



BUILDING 5

3.59



BUILDING 6

10.56 TO R

MATSON, PECK & TOPLISS

SURVEYORS AND ENGINEERS

210-8171 COOK ROAD

RICHMOND, B.C. V6Y 3T8

(ph) 270-9331

(fax) 270-4137

JOB NO. S - 10194 - 2

89.404

88° 34' 39"

100TH AVENUE

DATE Feb. 2, 1993. WPN B.C.L.S.

88° 46' 09"

90.102

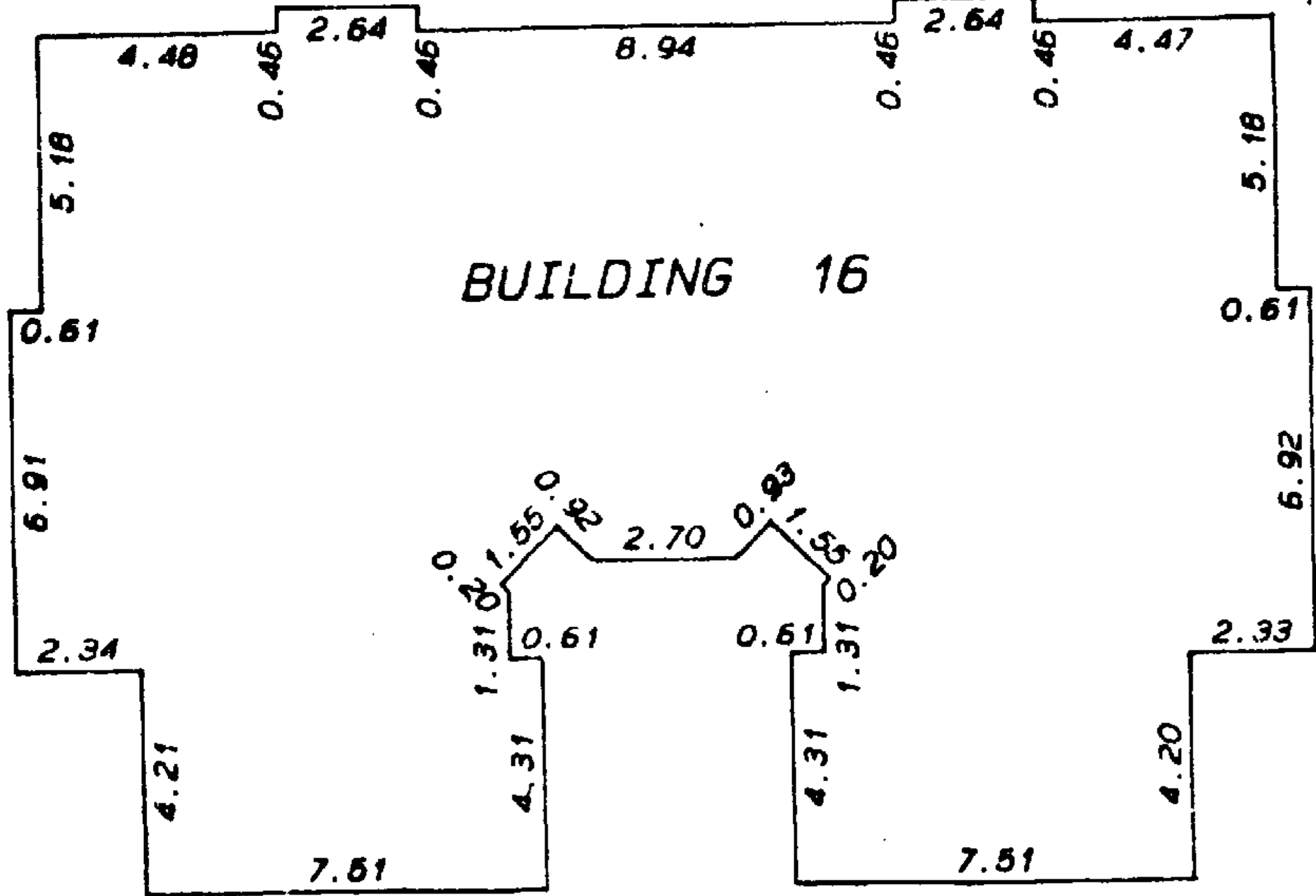
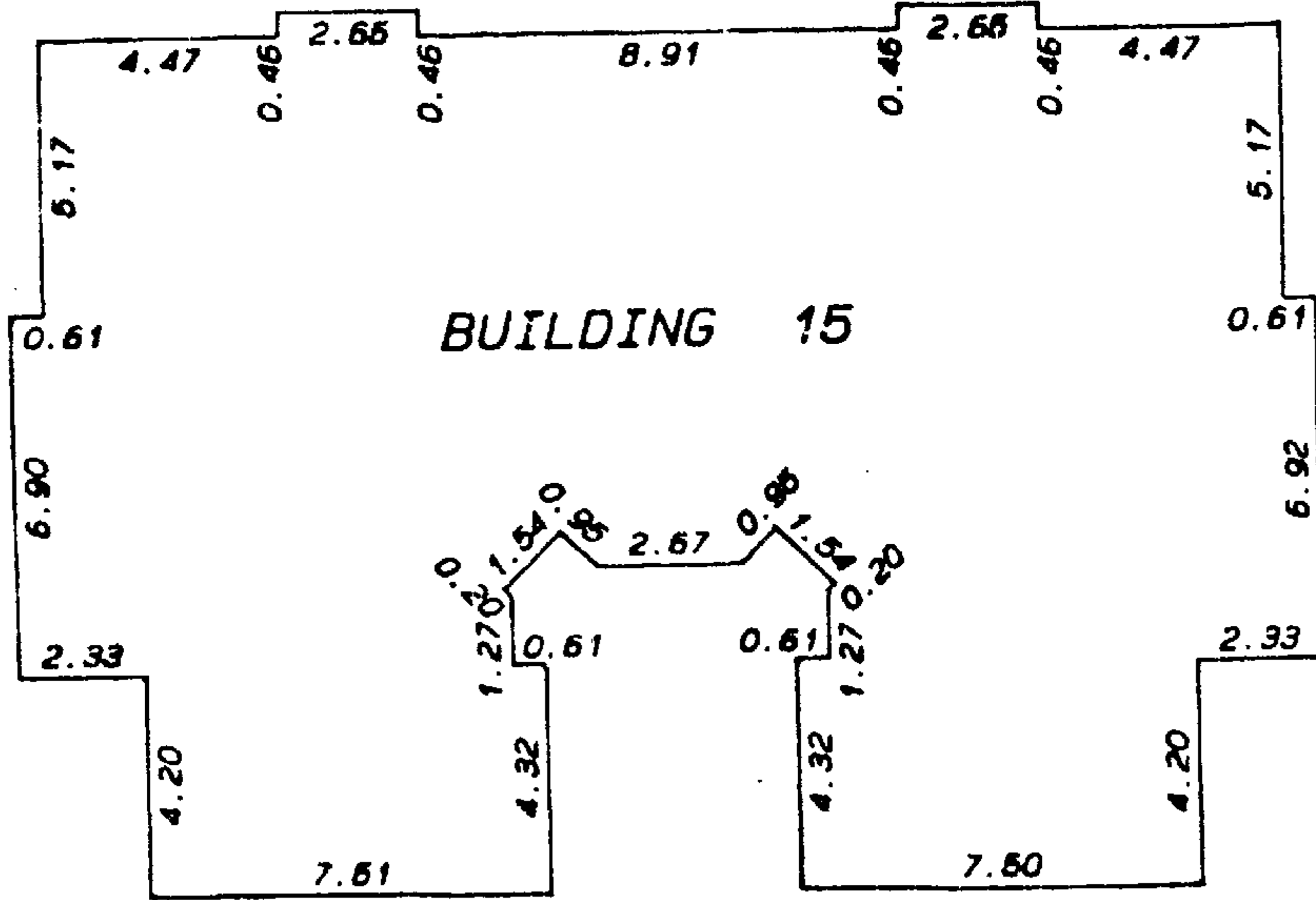
SRW PLAN 85640

SRW PLAN LMP 1587

PHASE 2

STRATA PLAN LMS 491

7.58 7.58 7.53



C. P.

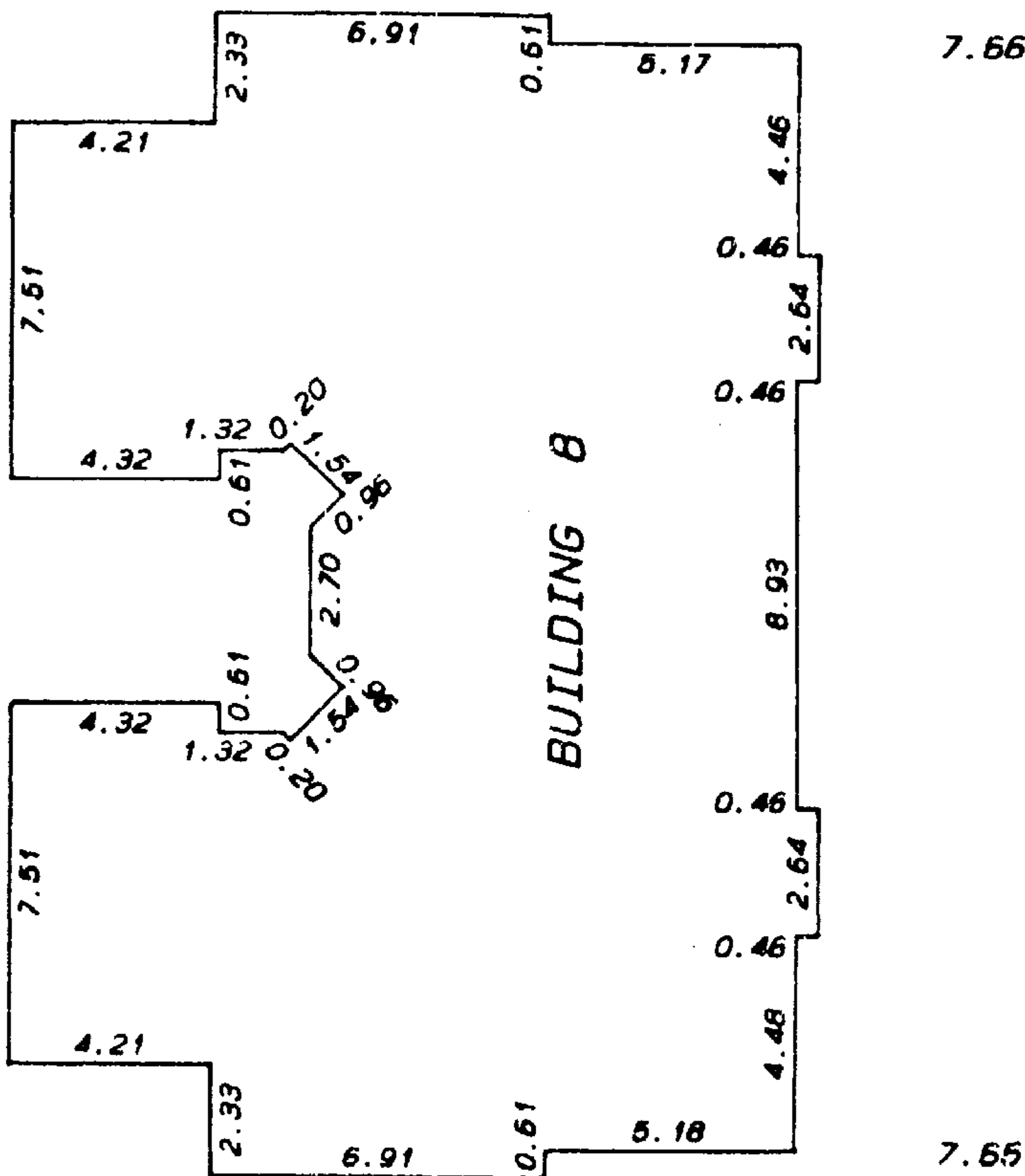
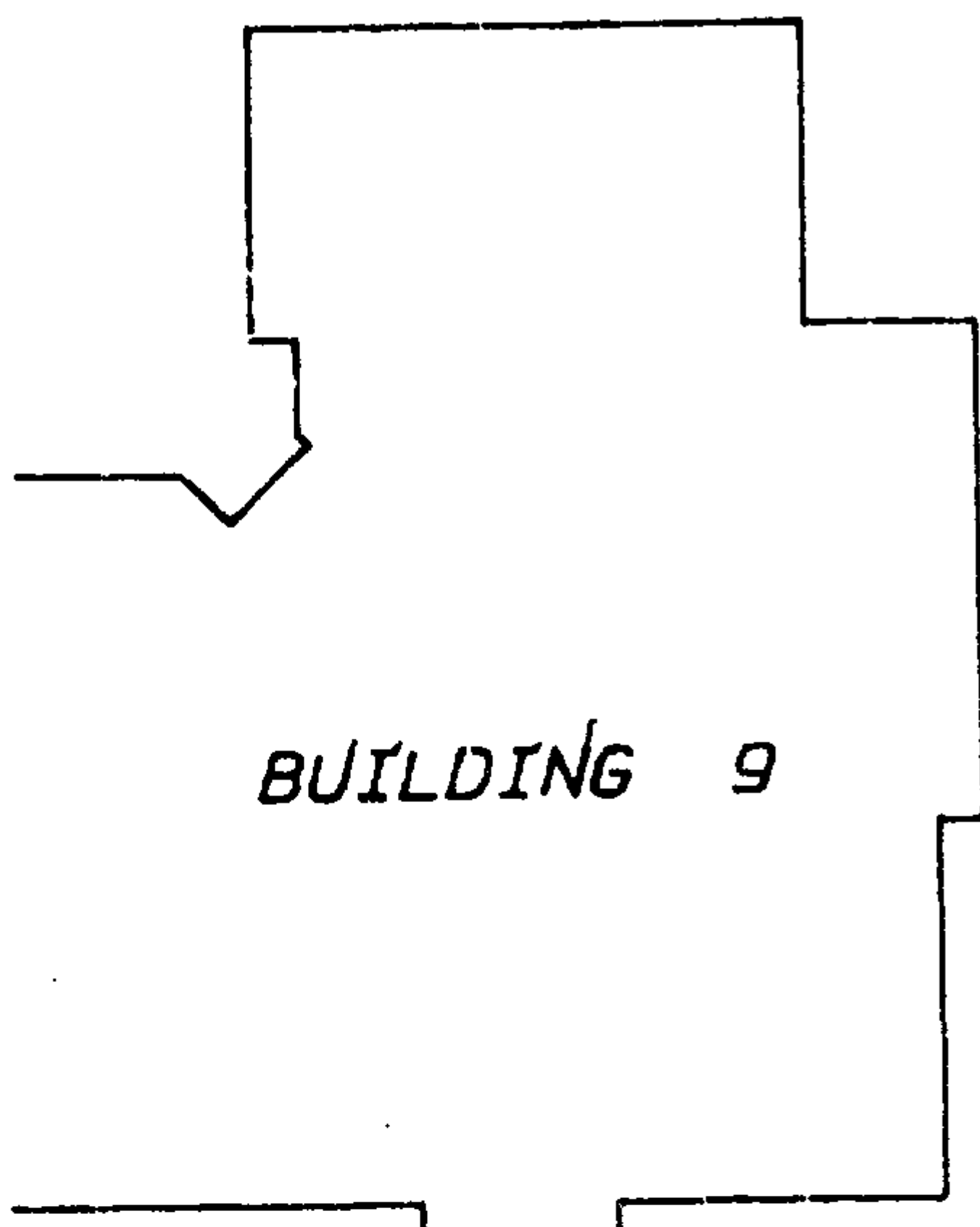
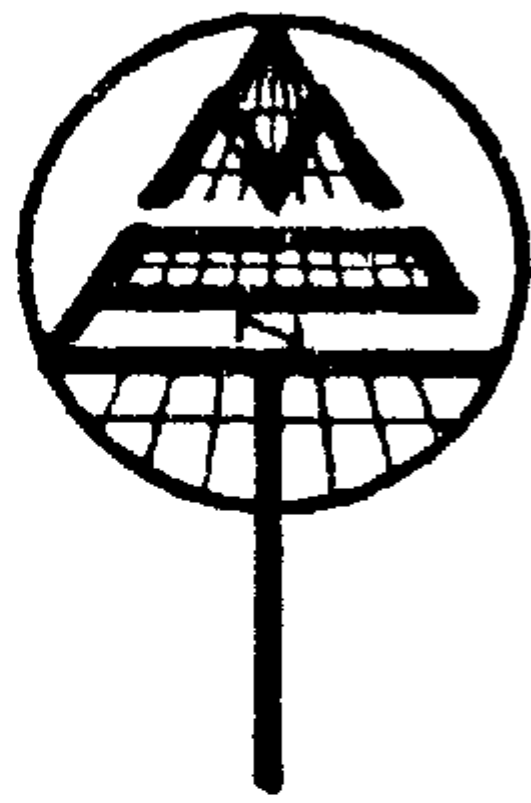
9.25

REM. LOT 1

PLAN NWP87677

PHASE 2

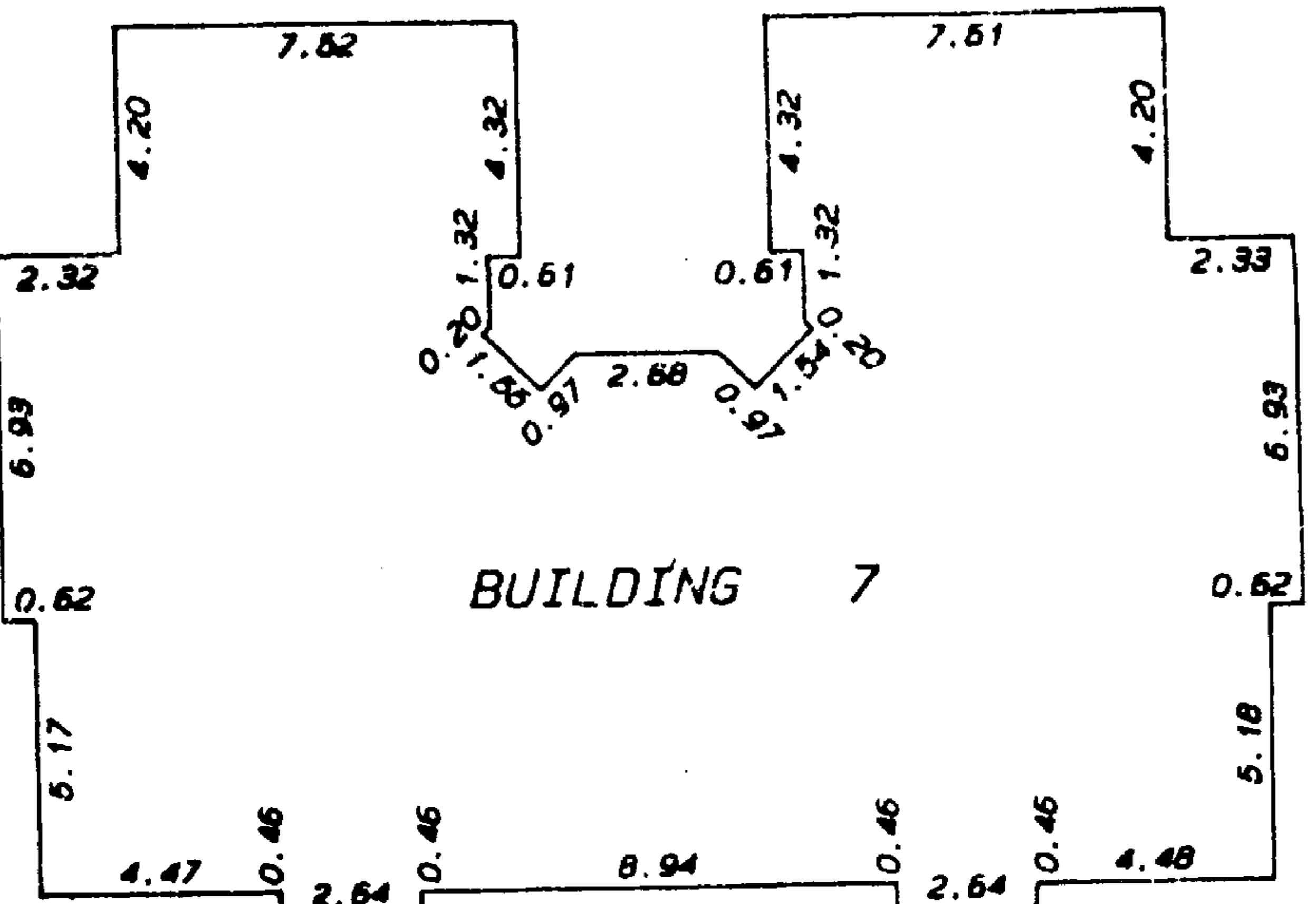
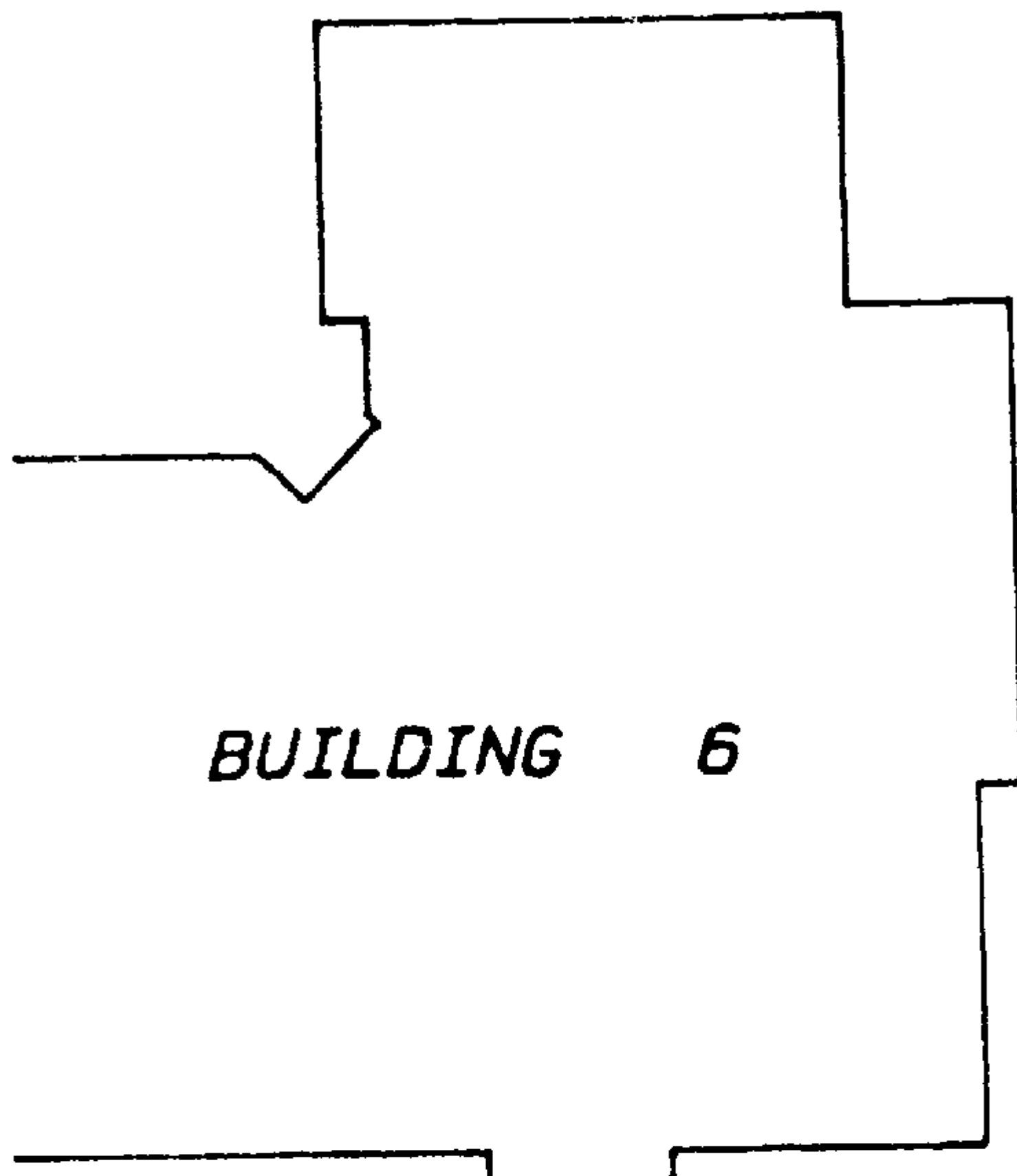
CONTINUED ON SHEET 2



C. P.

16.53

SCALE 1: 250



7.51

7.51 TO R

MATSON, PECK & TOPLISS

SURVEYORS AND ENGINEERS

210-8171 COOK ROAD

RICHMOND, B.C. V6Y 3T8

(ph) 270-9331

(fax) 270-4137

JOB NO. S - 10194 - 2

89.404

88° 34' 39"

100TH AVENUE

DATE

Feb. 2, 1993. WPN

B.C.L.S.

156TH STREET

95.328

0° 02' 49"

PHASE 2

STRATA PLAN LMS 491CONDOMINIUM ACT.STATUTORY DECLARATION

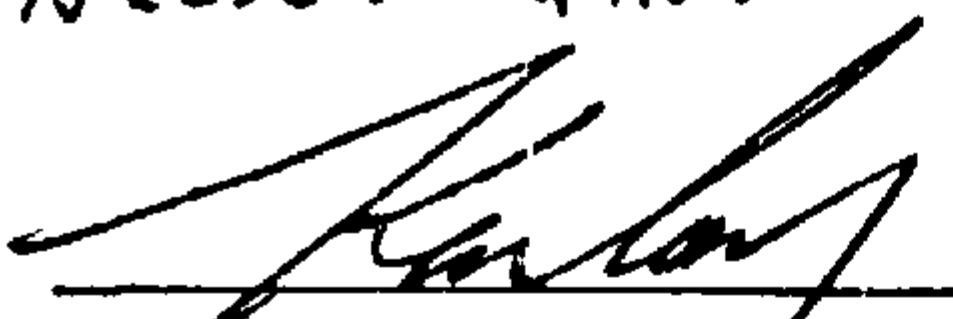
I / WE the undersigned do solemnly declare that

- (1) I / WE the undersigned am/are the owner-developer
or 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, B.C.
this 27th day of February, 19 93.


NELSON CHAN


KENNETH WONG

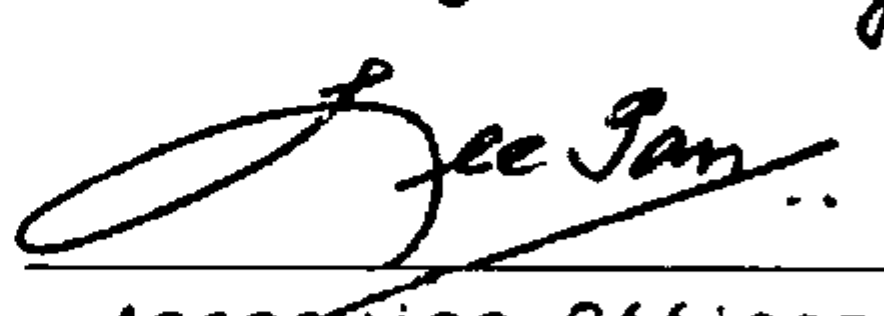
A Commissioner for
taking affidavits within B.C.

FLORENCE TAM
Barrister & Solicitor
29th FLOOR - 600 BURNARD ST.
VANCOUVER, B.C. V7X 1J5
TEL: 688-0401

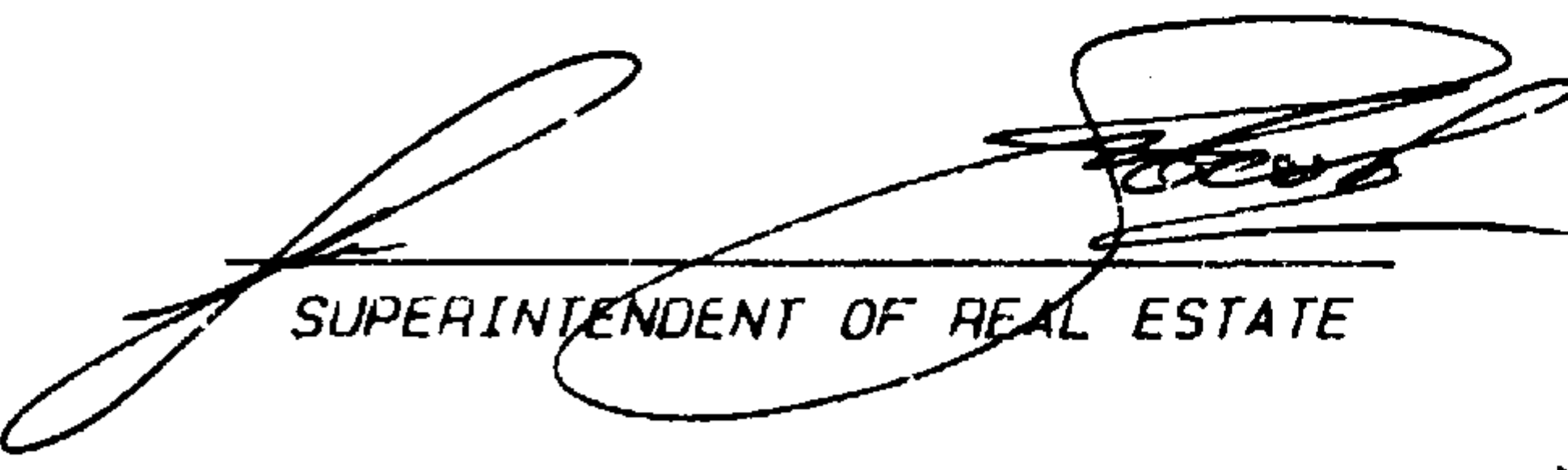
CERTIFICATE OF APPROVALSECTION 8 (2)

Approved as PHASE 2 of a 2 phase strata plan
under the Condominium Act.

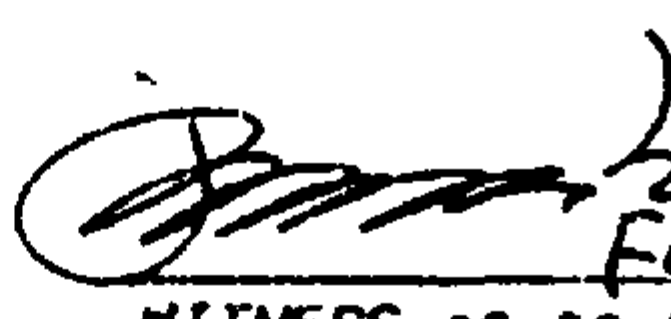
Dated at Surrey, B.C.
this 17th day of February, 19 93.


Approving Officer for
DISTRICT OF SURREY

Accepted as to forms 1, 2 and 3
this 1 day of MARCH, 19 93

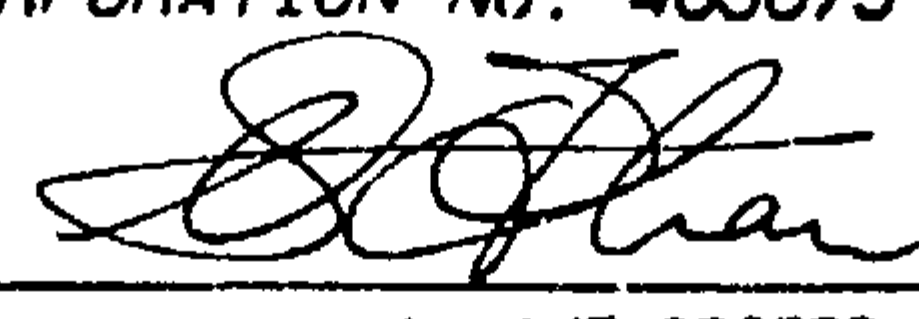

SUPERINTENDENT OF REAL ESTATE

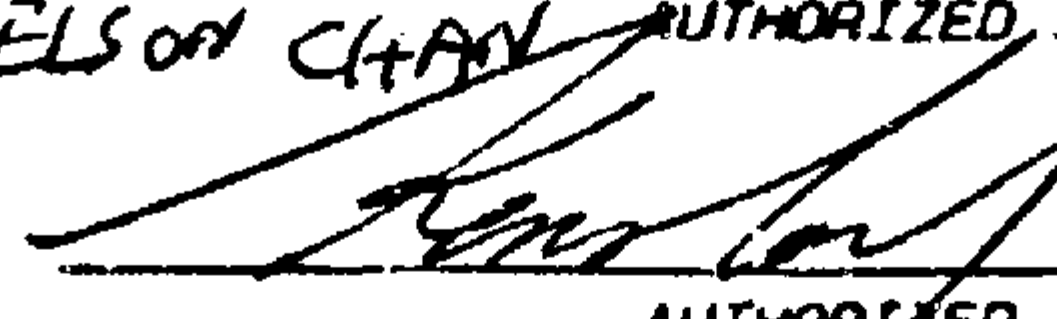
SIGNATURESWITNESSES :


FLORENCE TAM
WITNESS as to both
Solicitor
OCCUPATION
2900 - 595 Burnard.
ADDRESS
Vancouver, B.C. V7X 1J5

OWNER :

405073 B.C. LTD. :
(INCORPORATION NO. 405073)

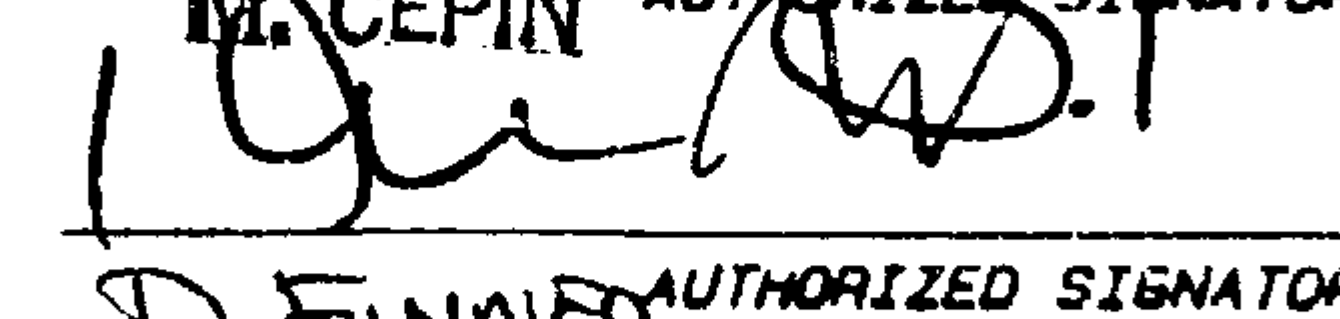

NELSON CHAN AUTHORIZED SIGNATORY

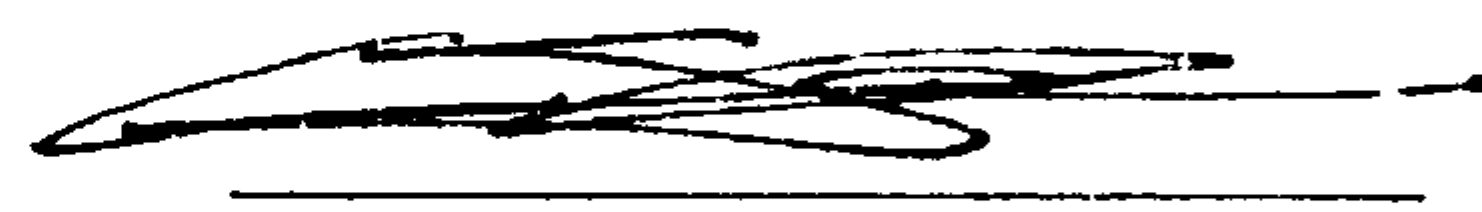

KENNETH WONG AUTHORIZED SIGNATORY

MORTGAGEE :

HONGKONG BANK OF CANADA :
by its lawful attorneys


M. CEPIN AUTHORIZED SIGNATORY


D. FINNER AUTHORIZED SIGNATORY


CRAIG S. FINKBEINER
A COMMISSIONER FOR TAKING AFFIDAVITS
FOR BRITISH COLUMBIA

ADDRESS
885 WEST GEORGIA ST.
VANCOUVER, B.C. V6C 3G1

MATSON, PECK & TOPLISS
SURVEYORS AND ENGINEERS
210-8171 COOK ROAD
RICHMOND, B.C. V6Y 3T8
(pn) 270-9331
(fax) 270-4137

JOB NO. S - 10194 - 2

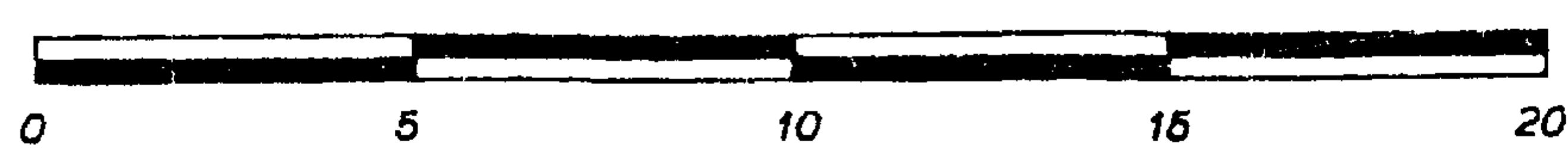
DATE Feb. 2, 1993. W/PW B.C.L.S.

BUILDING 5

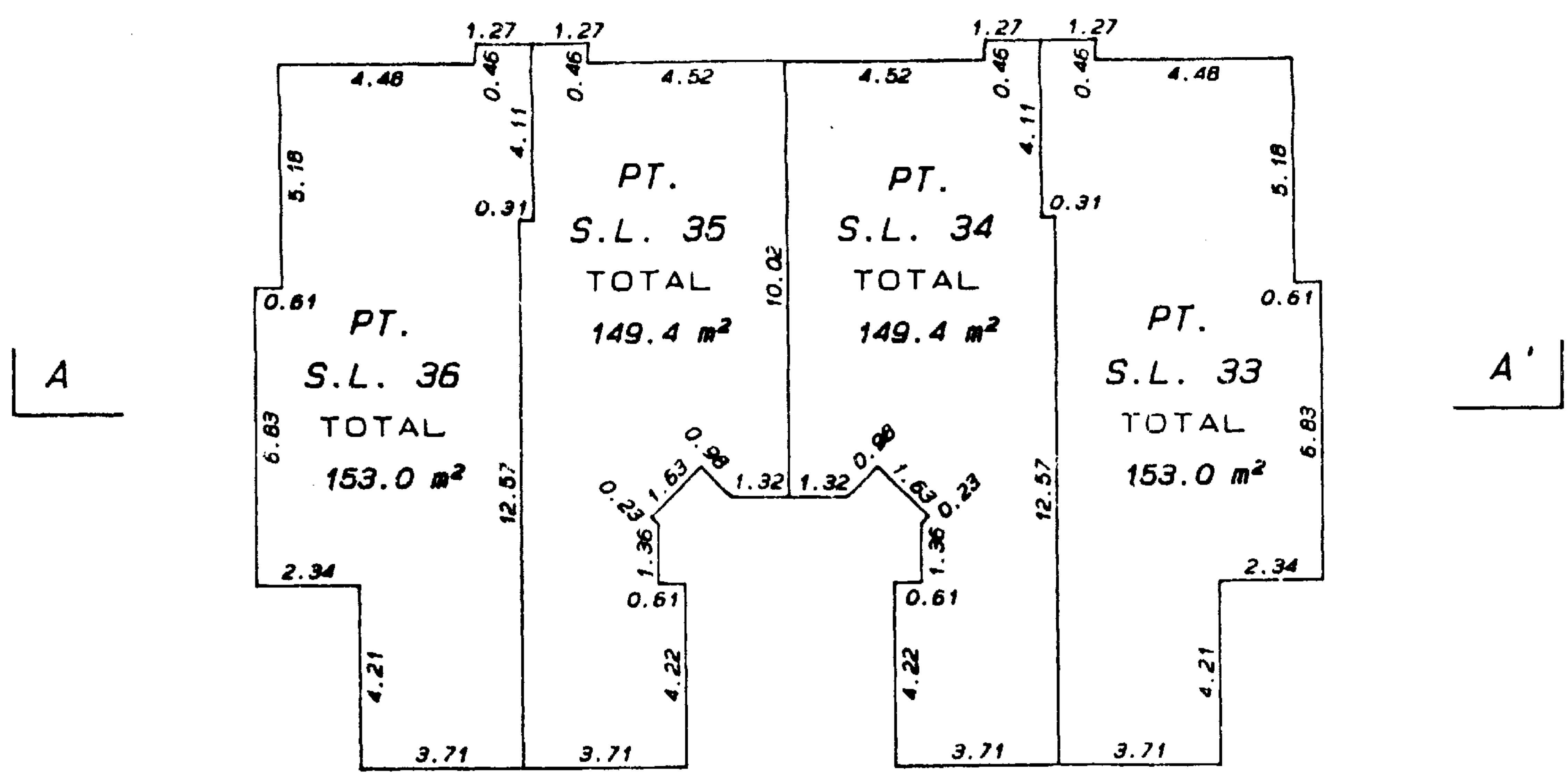
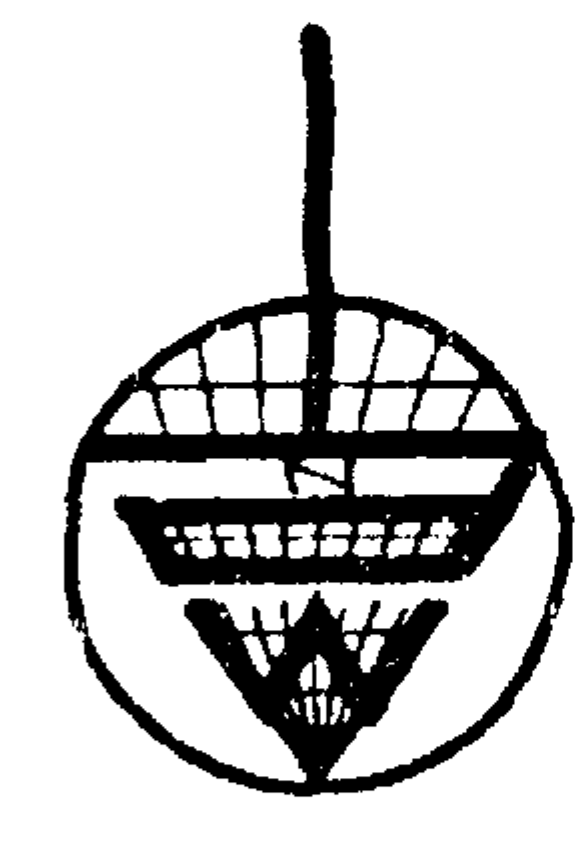
PHASE 2

STRATA PLAN LMS 491

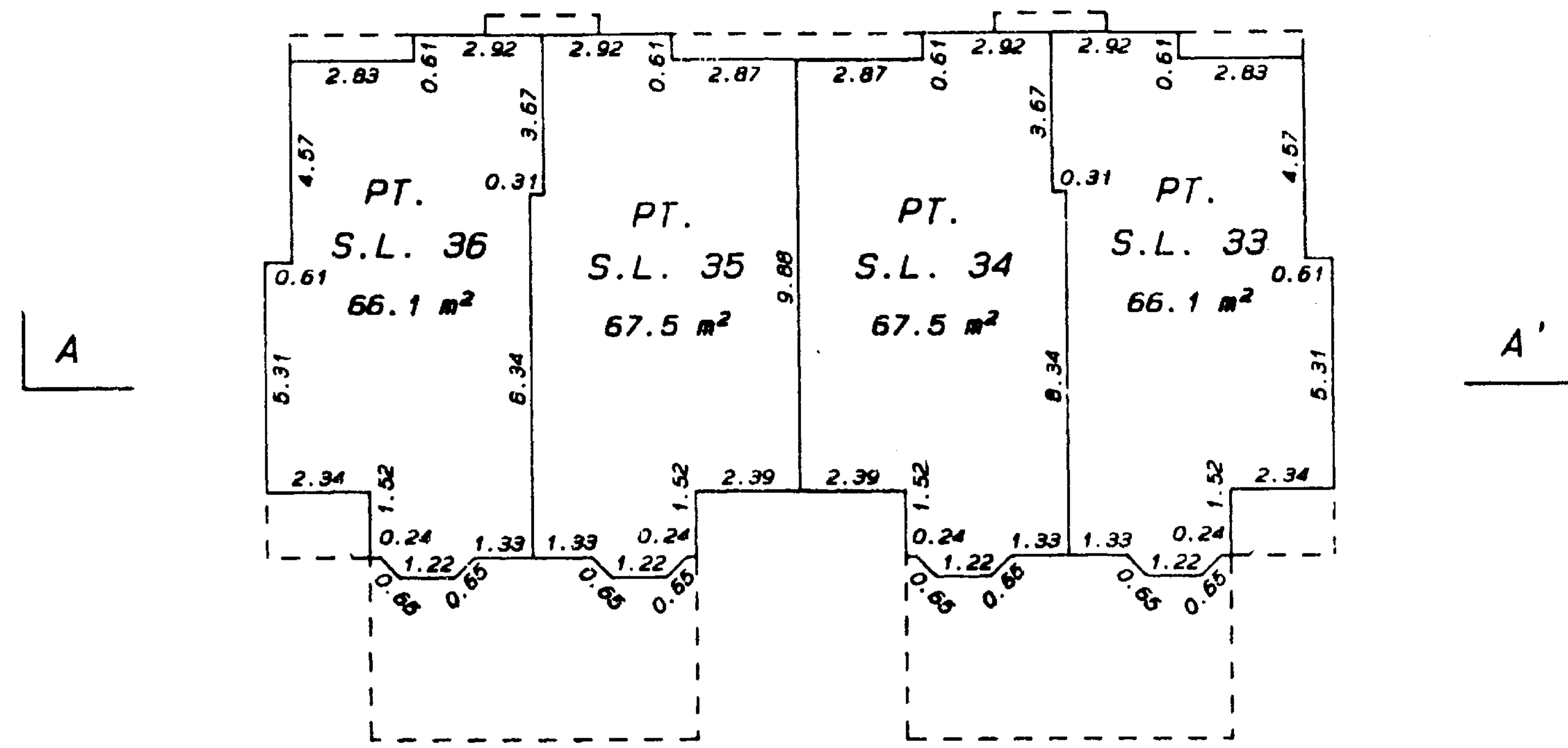
SCALE 1:200



FIRST FLOOR



SECOND FLOOR



SECTION A - A'

S. L.	S. L.	S. L.	S. L.
36	35	34	33

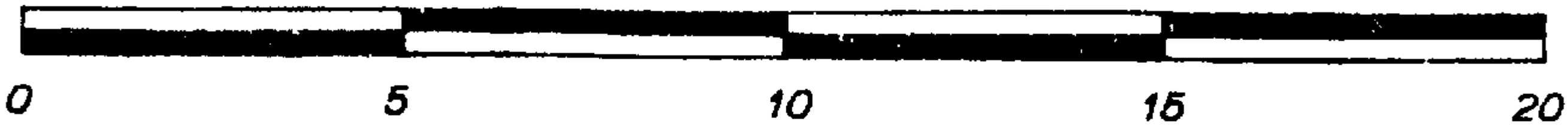
--- SECOND FLOOR ---

--- FIRST FLOOR ---

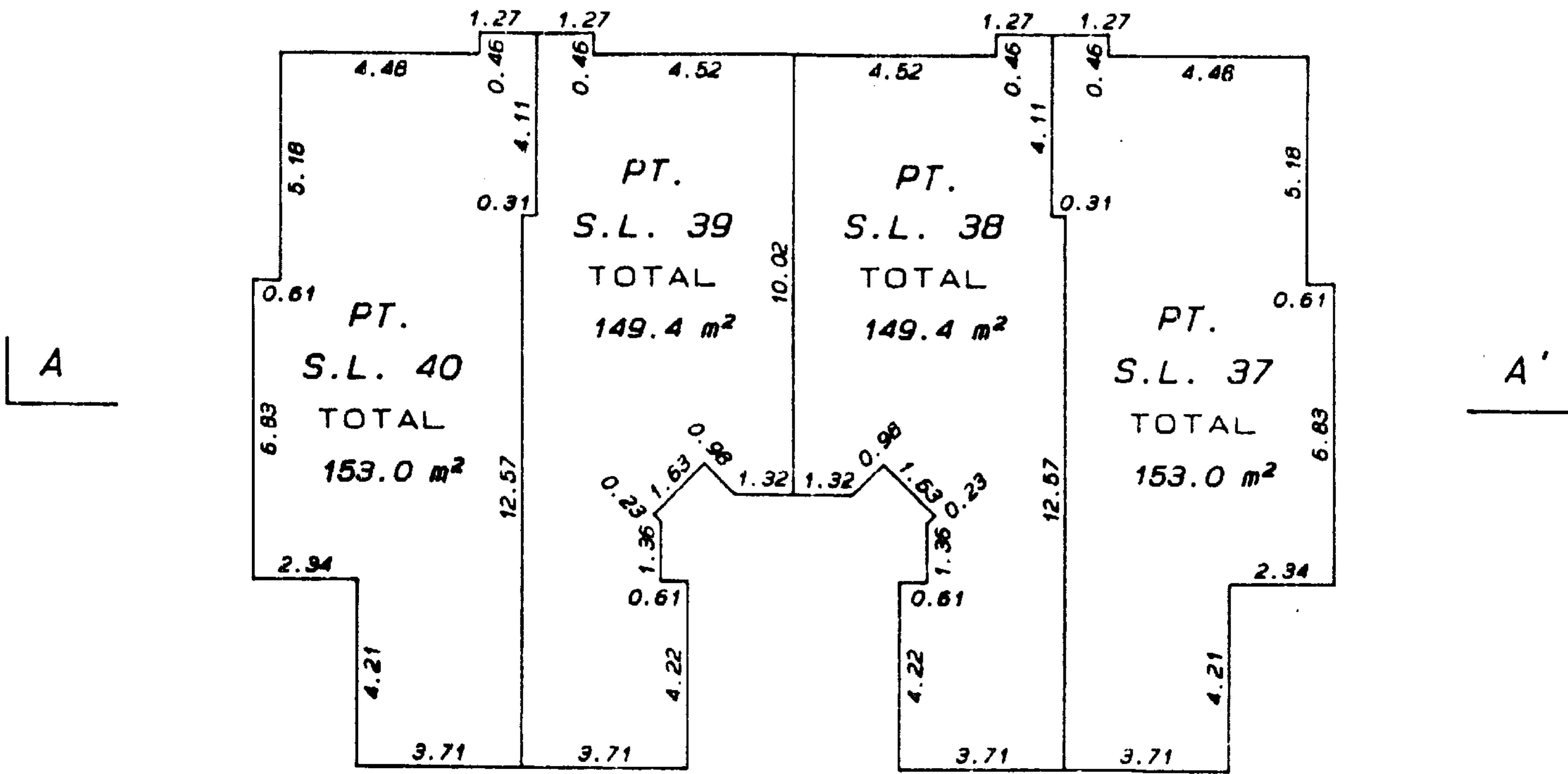
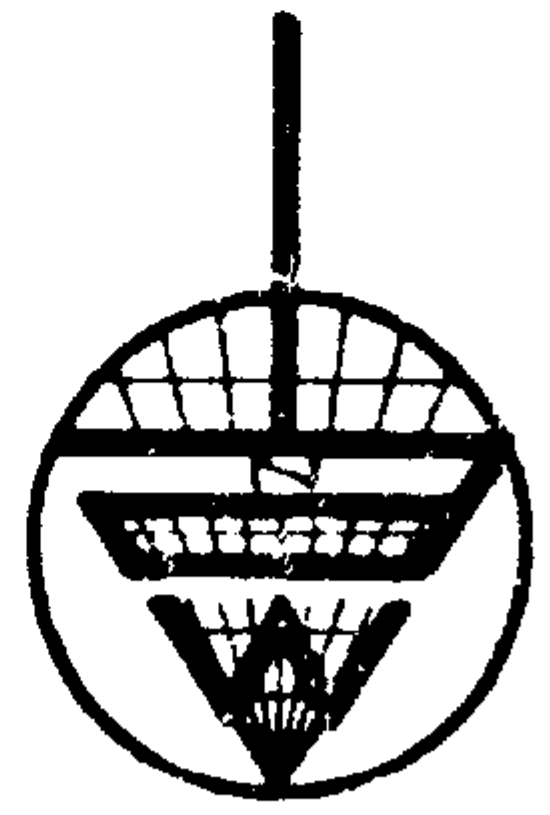
MATSON, PECK & TOPLISS
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JOB NO. S - 10194 - 2

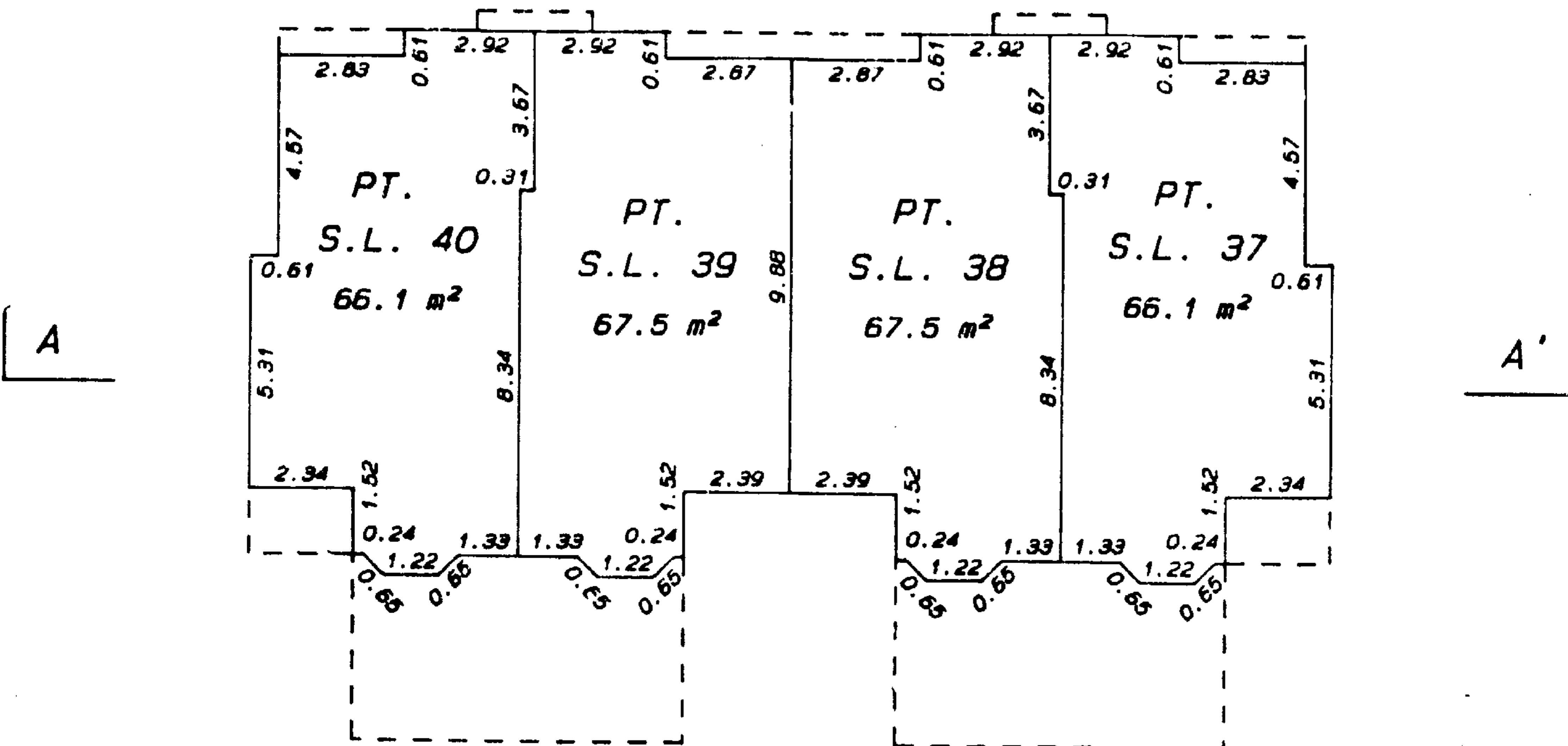
DATE Feb. 2, 1993 WPN B.C.L.S.



FIRST FLOOR



SECOND FLOOR



SECTION A - A'

S. L.	S. L.	S. L.	S. L.
40	39	38	37

--- SECOND FLOOR ---

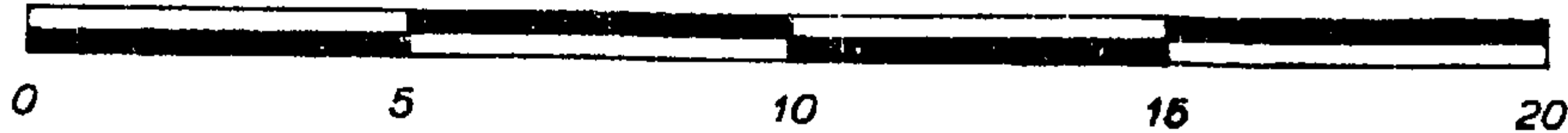
--- FIRST FLOOR ---

MATSON, PECK & TOPLISS
SURVEYORS AND ENGINEERS
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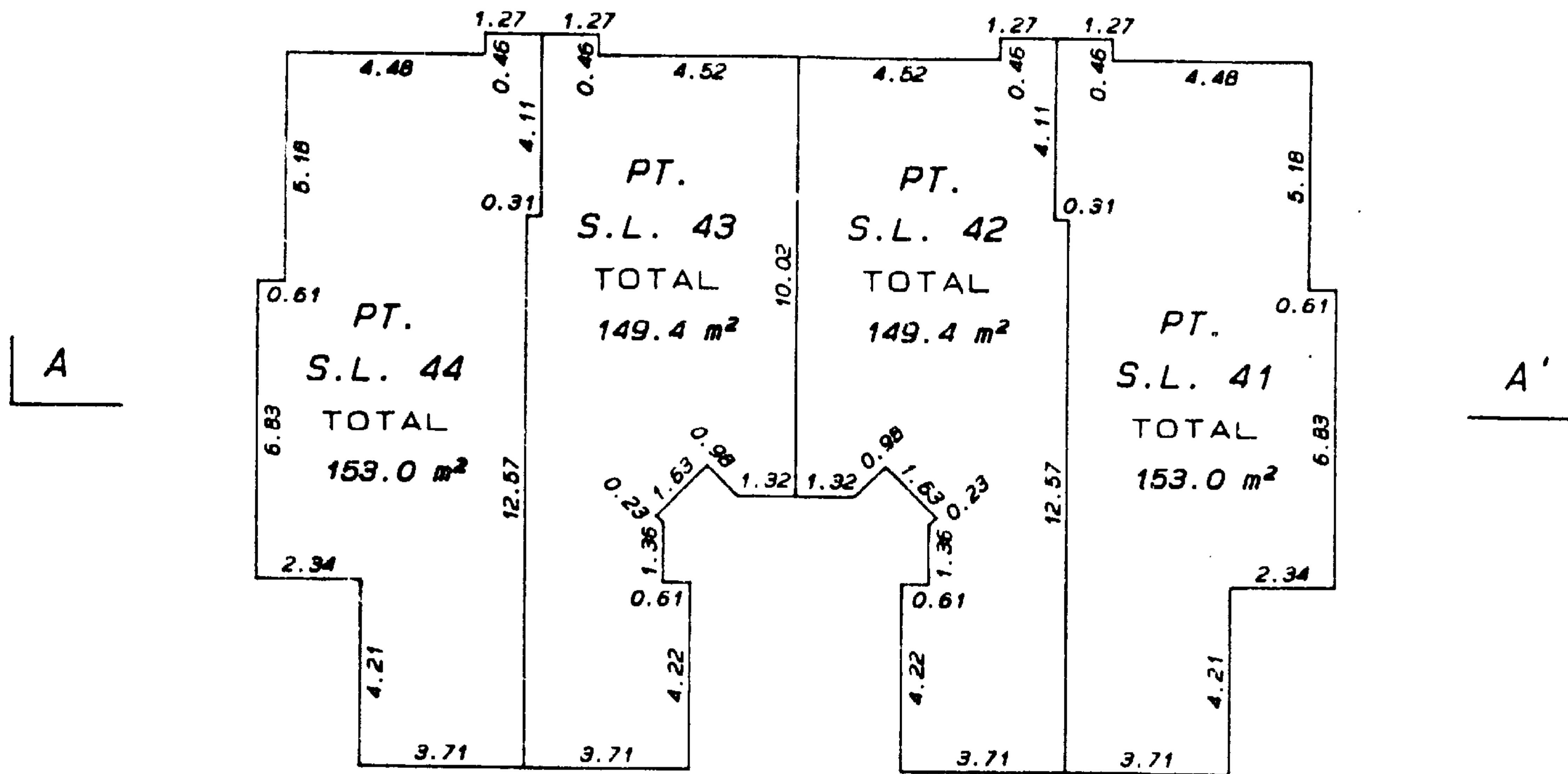
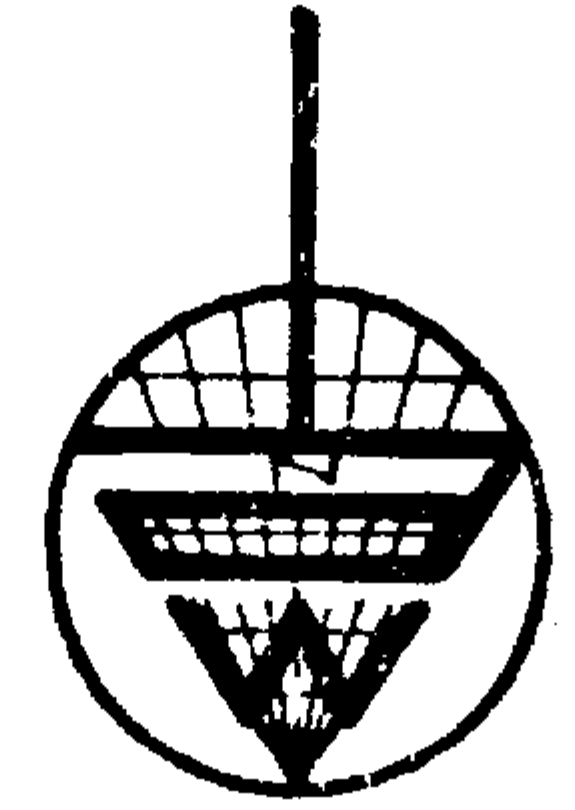
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DATE Feb. 2, 1993 WPN B.C.L.S.

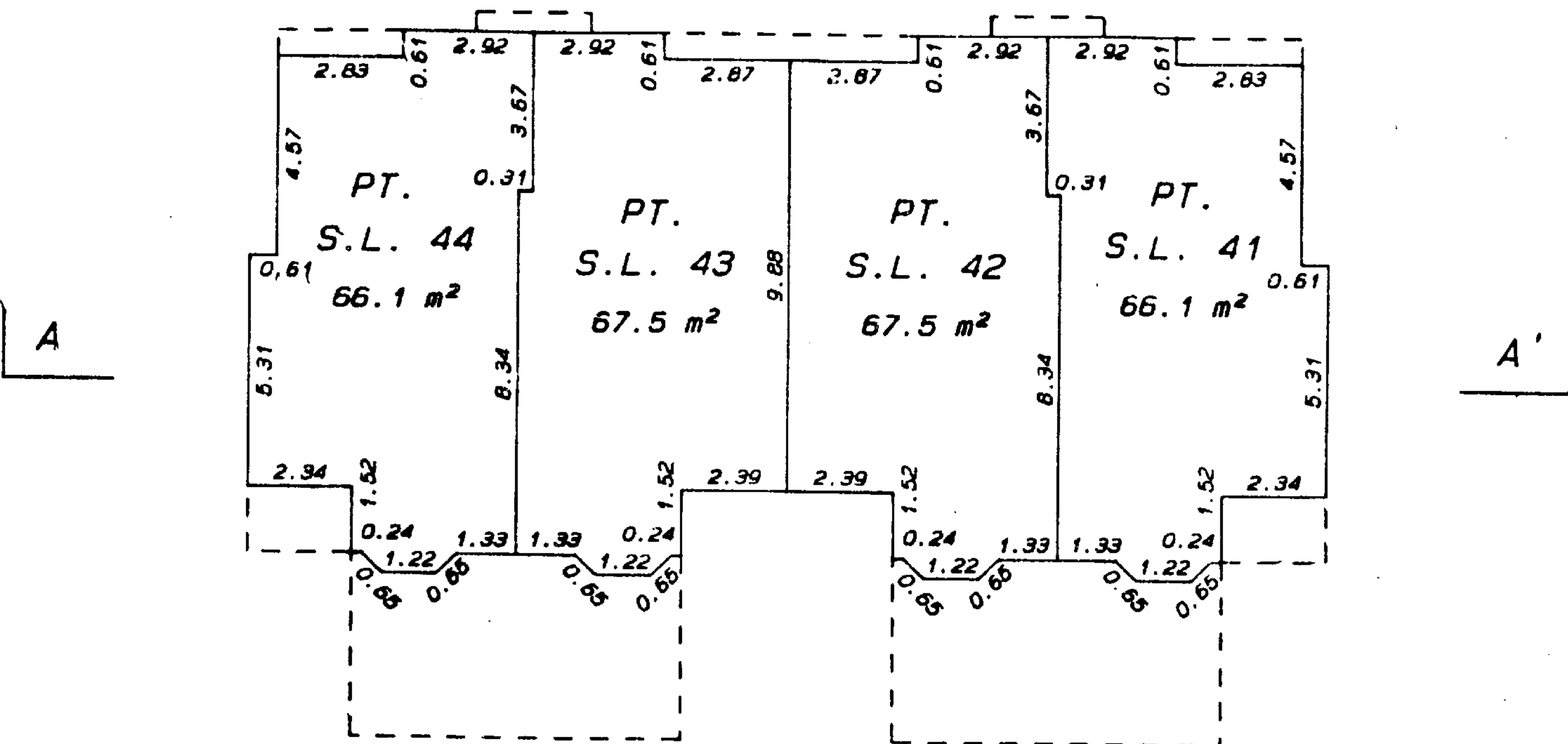
SCALE 1: 200



FIRST FLOOR



SECOND FLOOR



SECTION A - A'

S. L.	S. L.	S. L.	S. L.
44	43	42	41

SECOND FLOOR

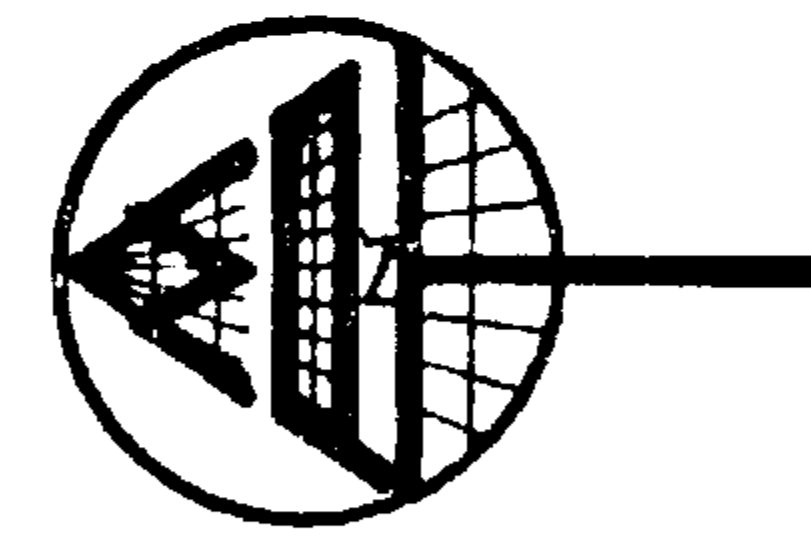
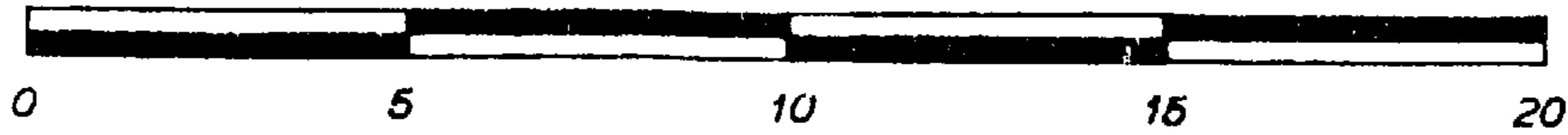
FIRST FLOOR

MATSON, PECK & TOPLISS
SURVEYORS AND ENGINEERS
210-8171 COOK ROAD
RICHMOND, B.C. V6Y 3T8
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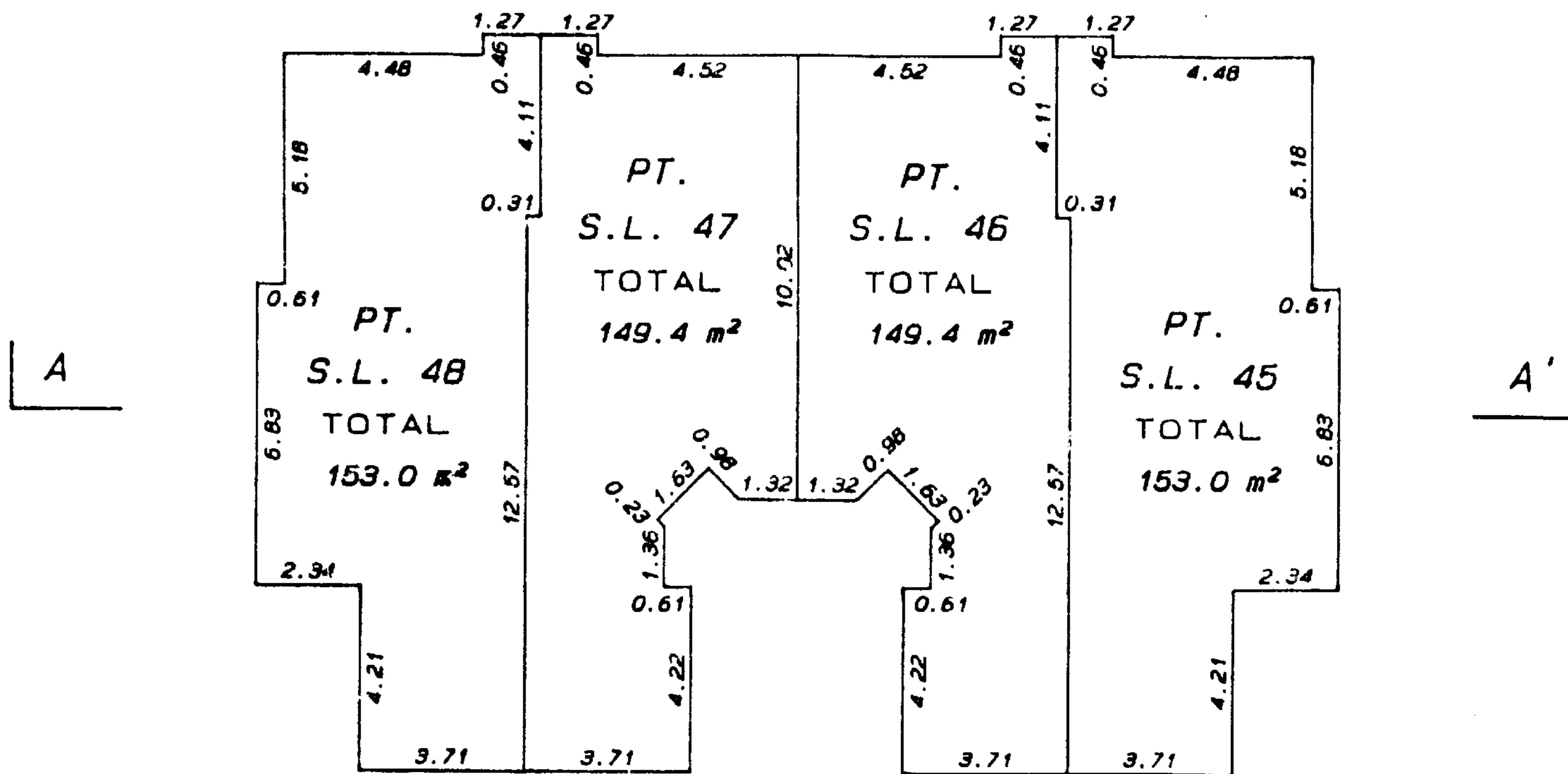
JOB NO. S - 10194 - 2

DATE Feb. 2, 1993. WPH B.C.L.S.

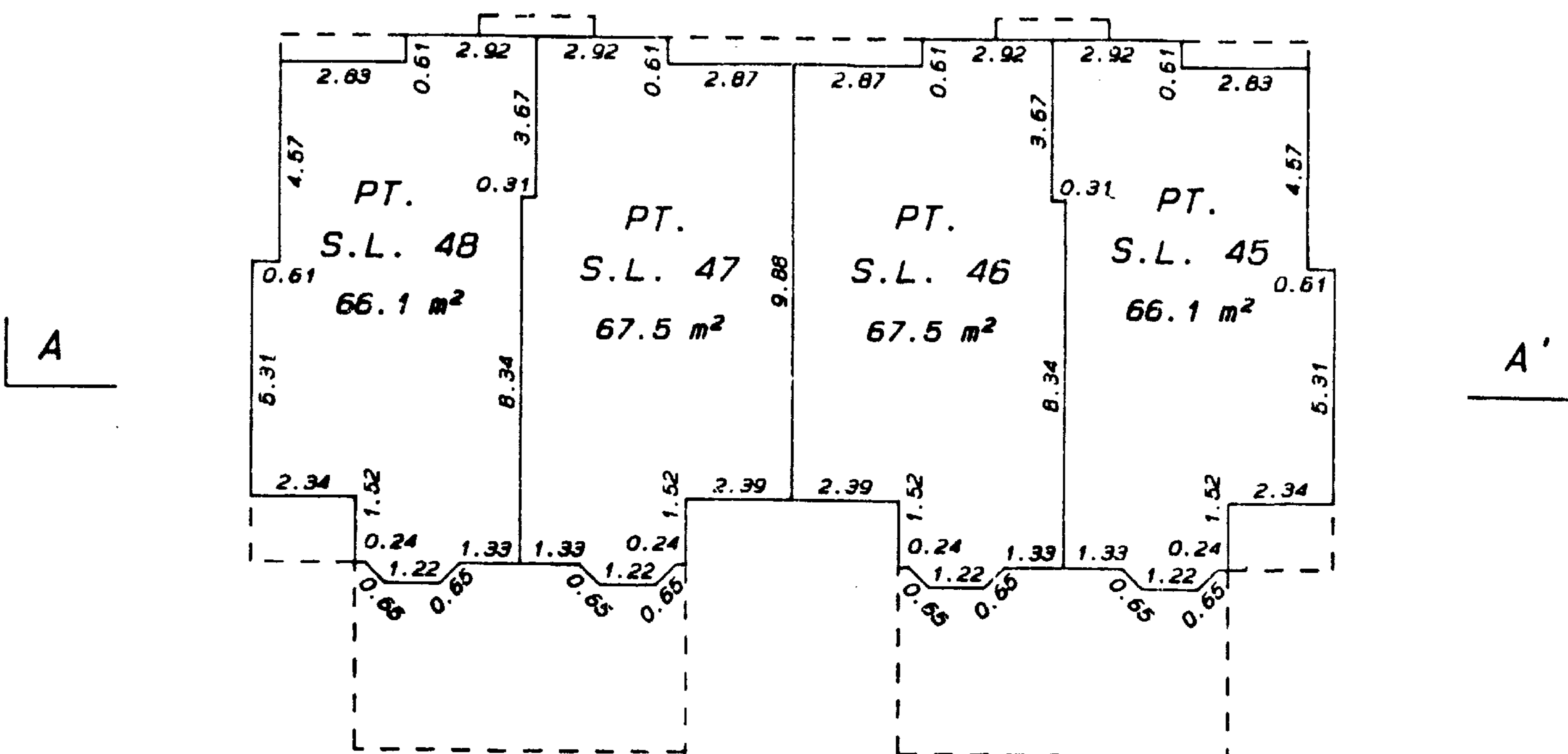
SCALE 1: 200



FIRST FLOOR



SECOND FLOOR



SECTION A - A'

S. L.	S. L.	S. L.	S. L.
48	47	46	45

SECOND FLOOR

FIRST FLOOR

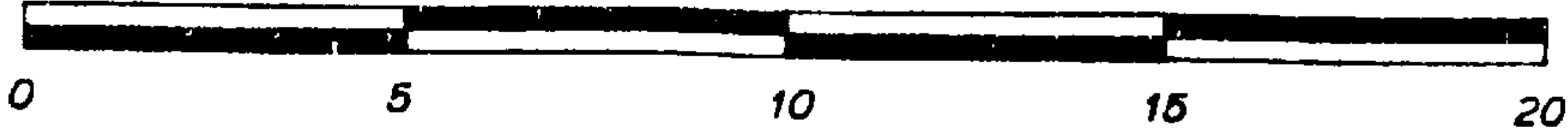
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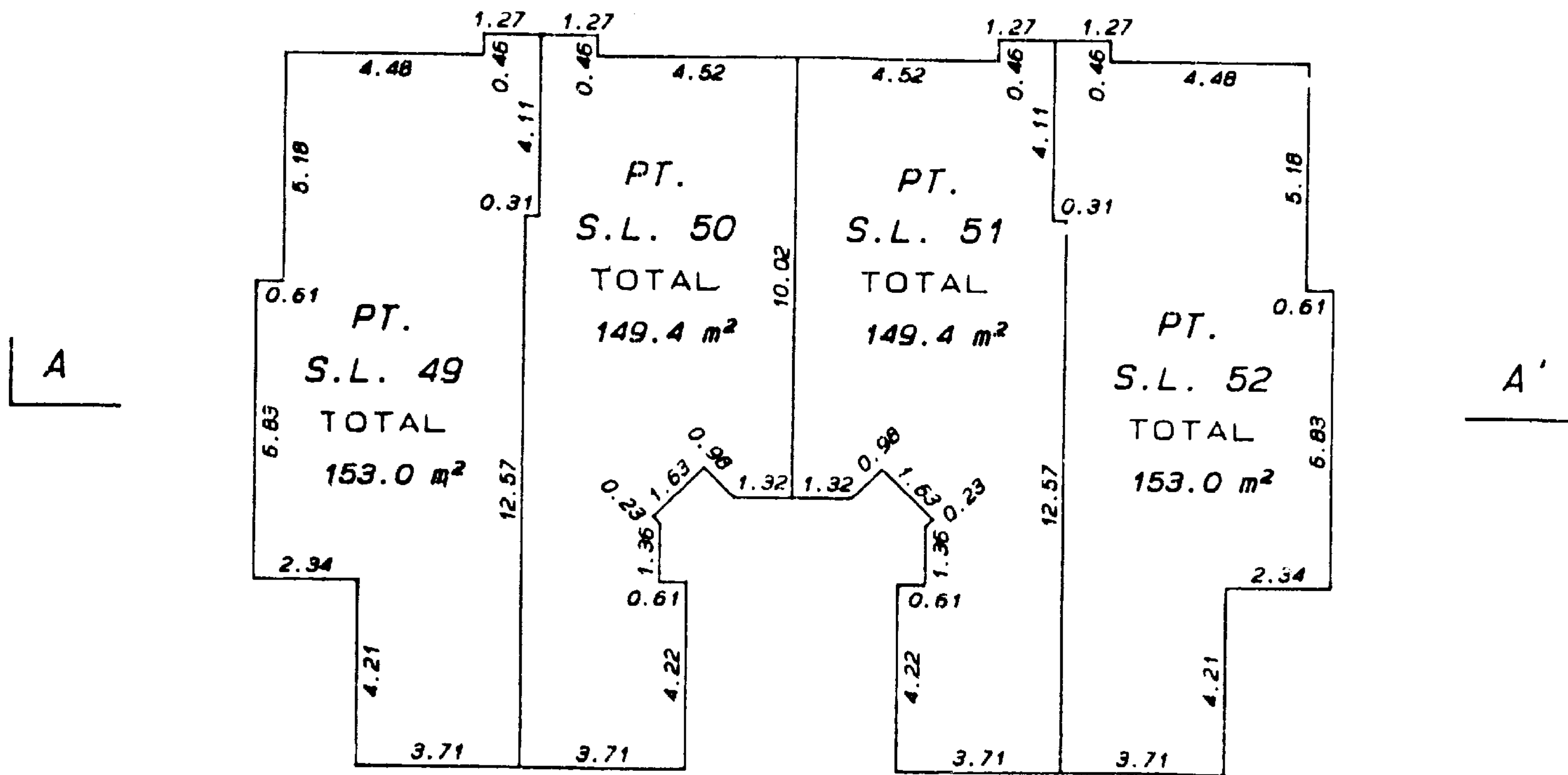
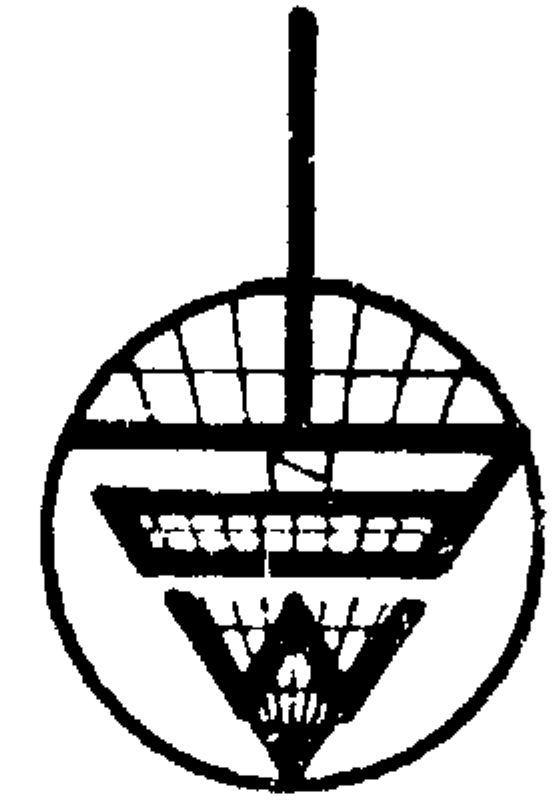
DATE Feb. 2, 1993, WPN B.C.L.S.

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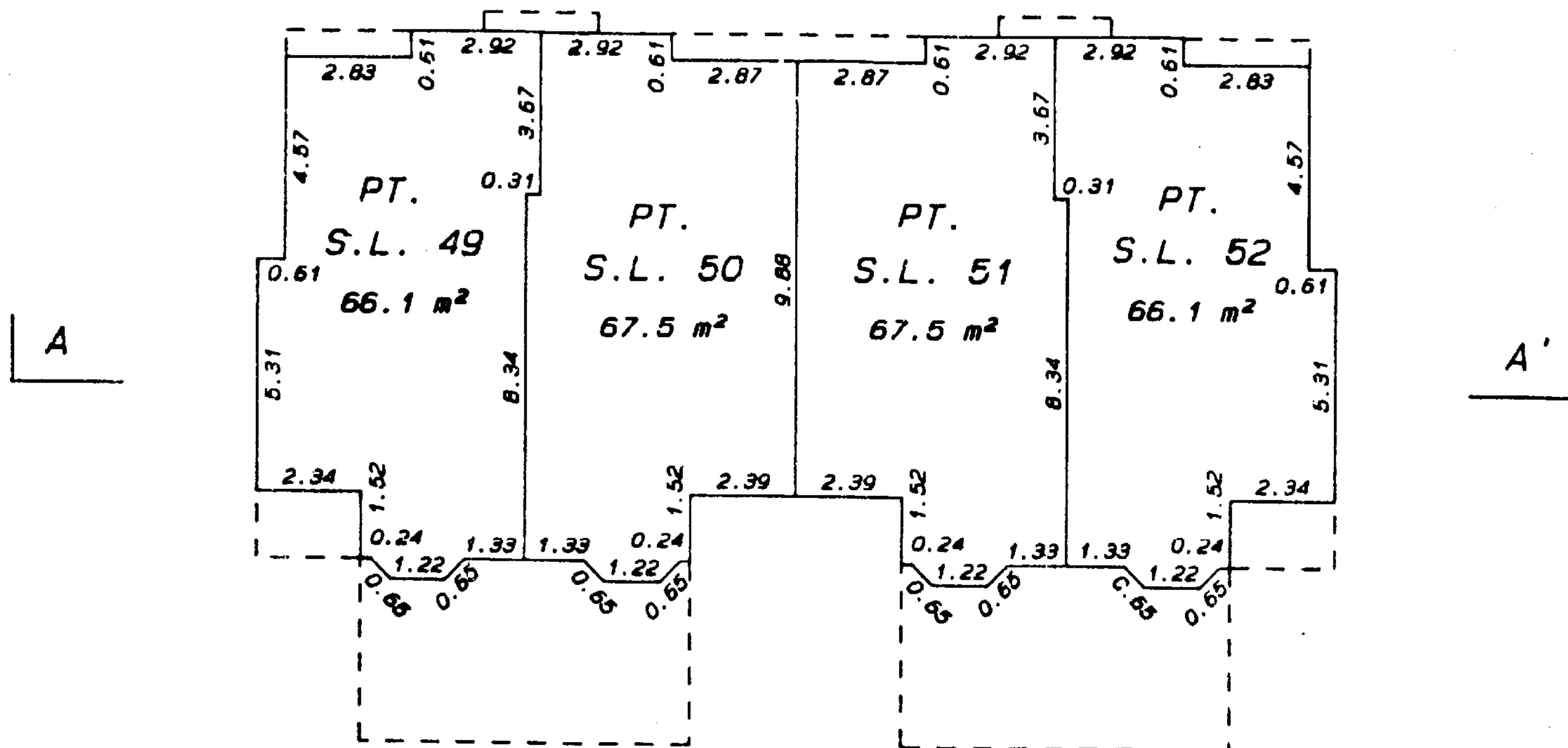
STRATA PLAN LMS 491



FIRST FLOOR



SECOND FLOOR



SECTION A - A'

S. L.	S. L.	S. L.	S. L.
49	50	51	52

--- SECOND FLOOR ---

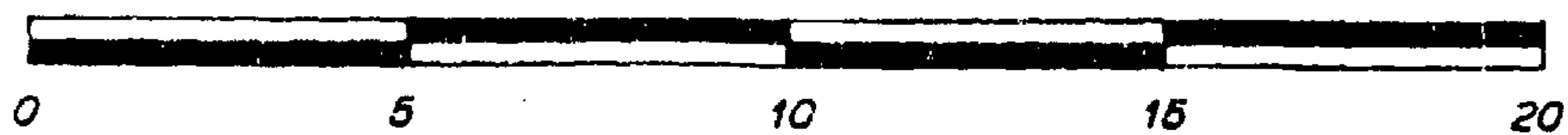
--- FIRST FLOOR ---

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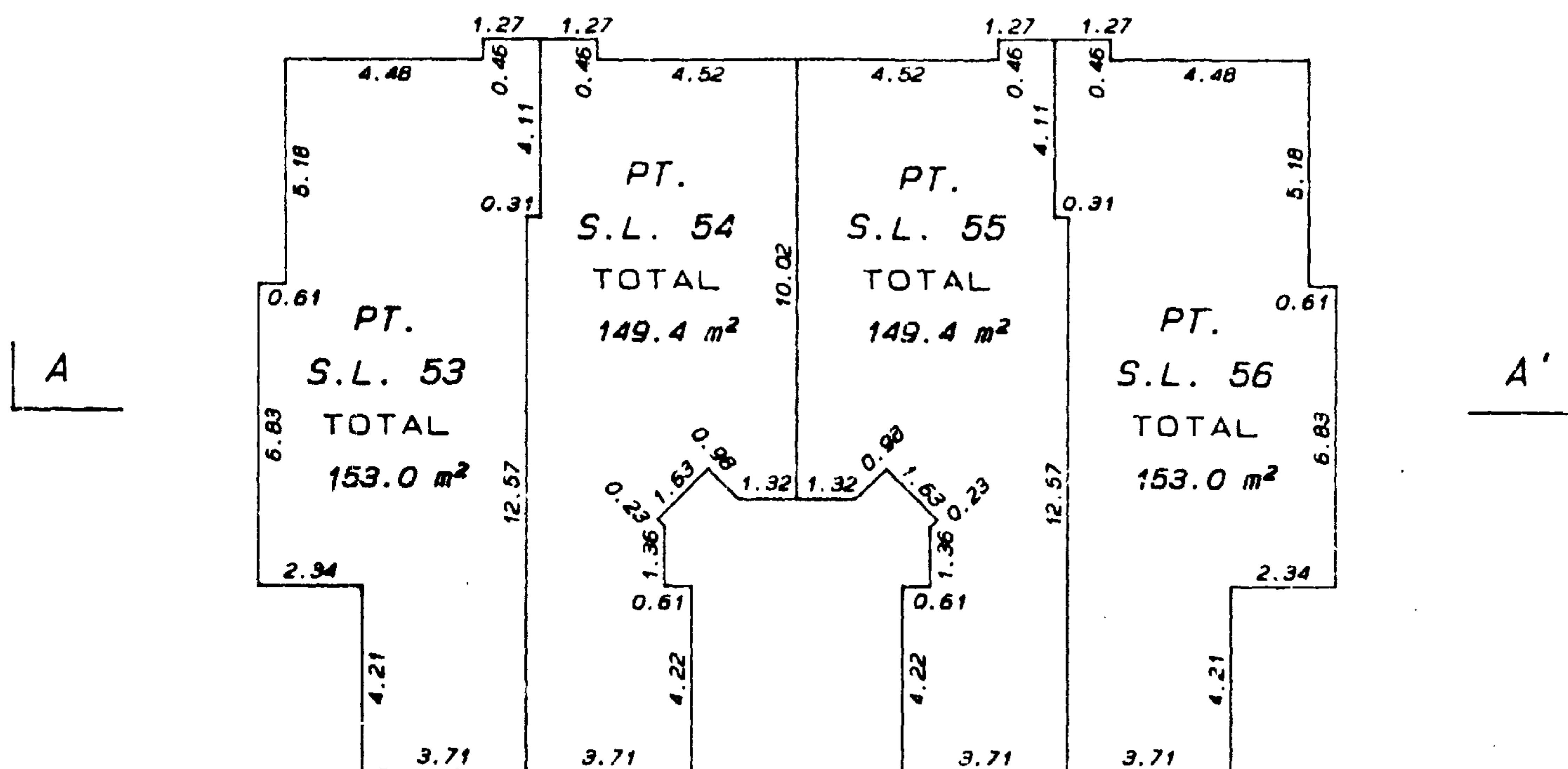
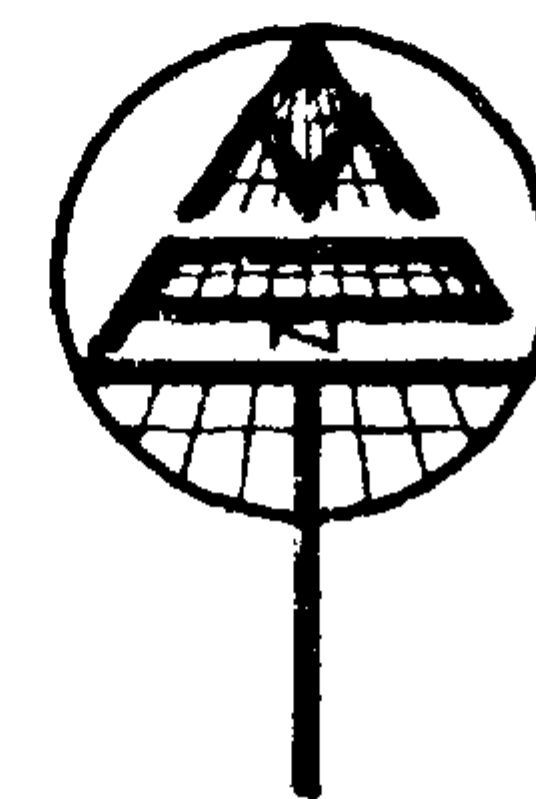
JOB NO. S - 10194 - 2

DATE Feb. 2, 1993 WPN B.C.L.S.

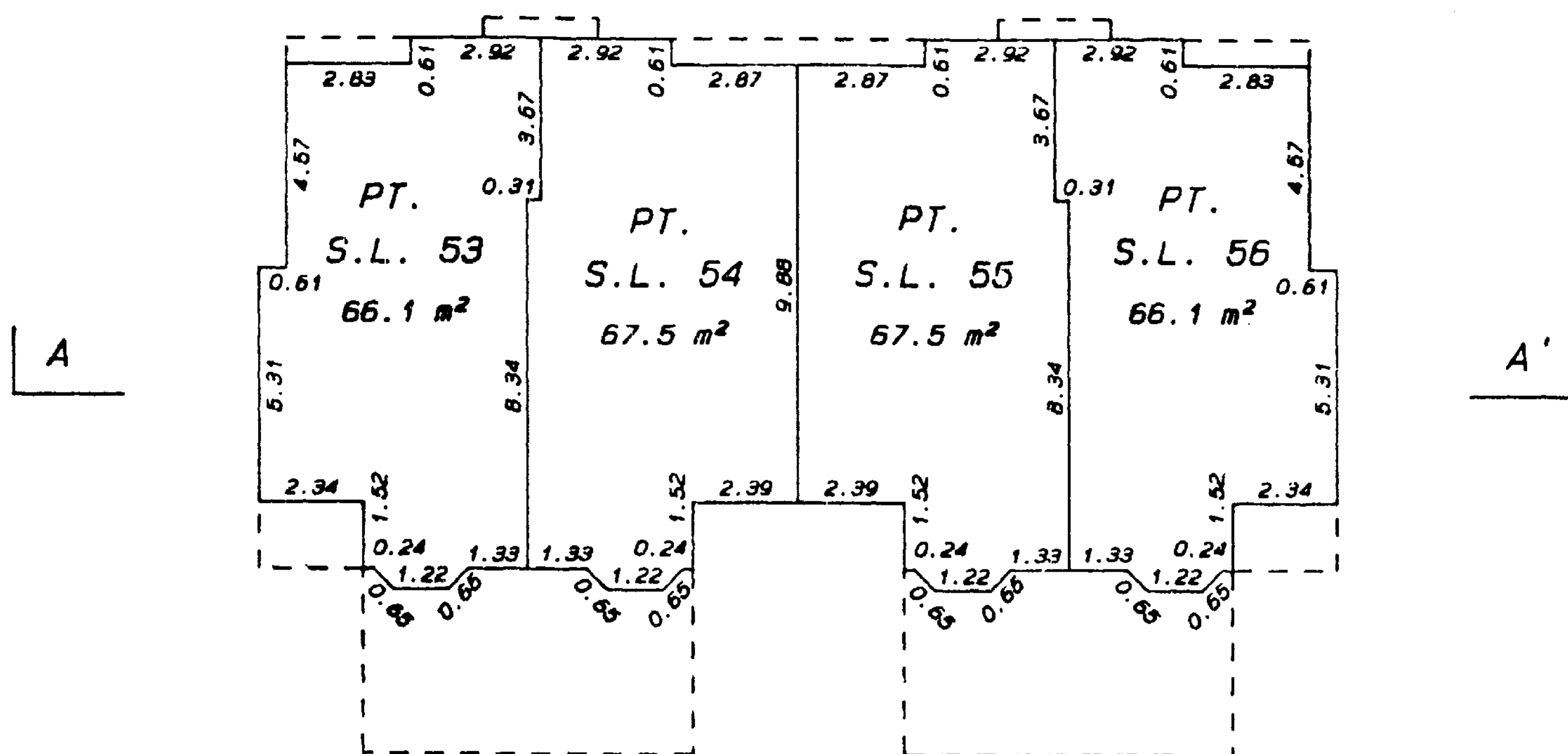
SCALE 1:200



FIRST FLOOR



SECOND FLOOR



SECTION A - A'

S. L.	S. L.	S. L.	S. L.
53	54	55	56

SECOND FLOOR

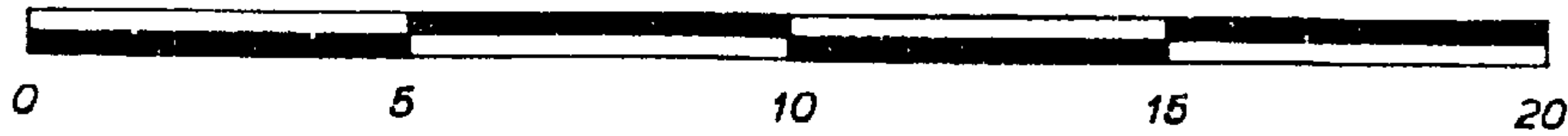
FIRST FLOOR

MATSON, PECK & TOPLISS
SURVEYORS AND ENGINEERS
210-8171 COOK ROAD
RICHMOND, B.C. V6Y 3T8
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JOB NO. S - 10194 - 2

DATE Feb. 2, 1993, WPW B.C.L.S.

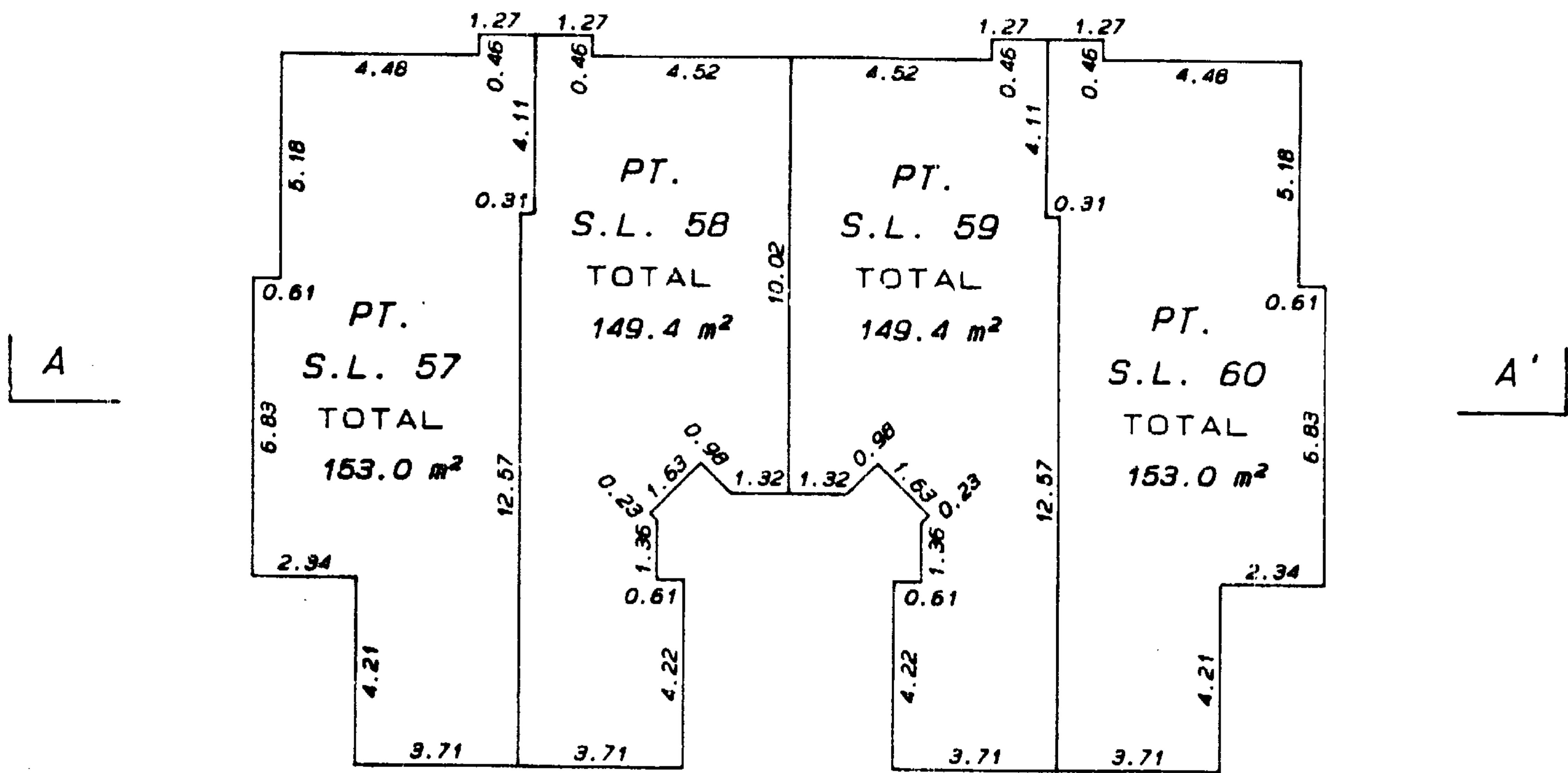
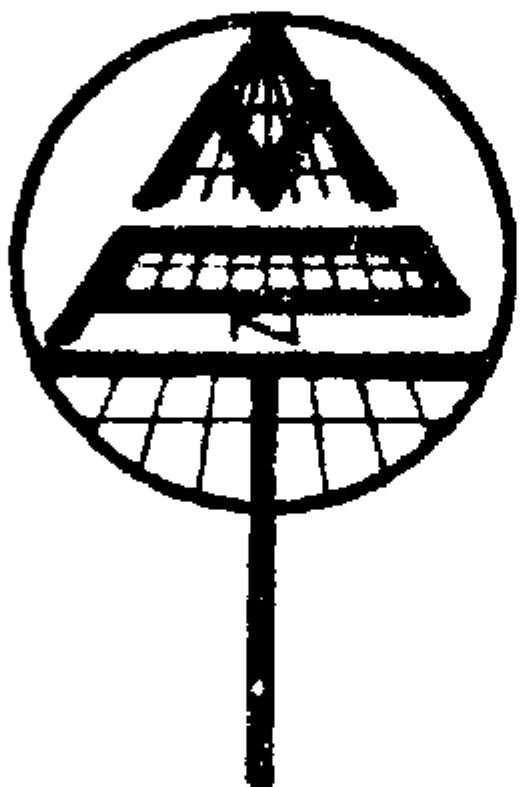
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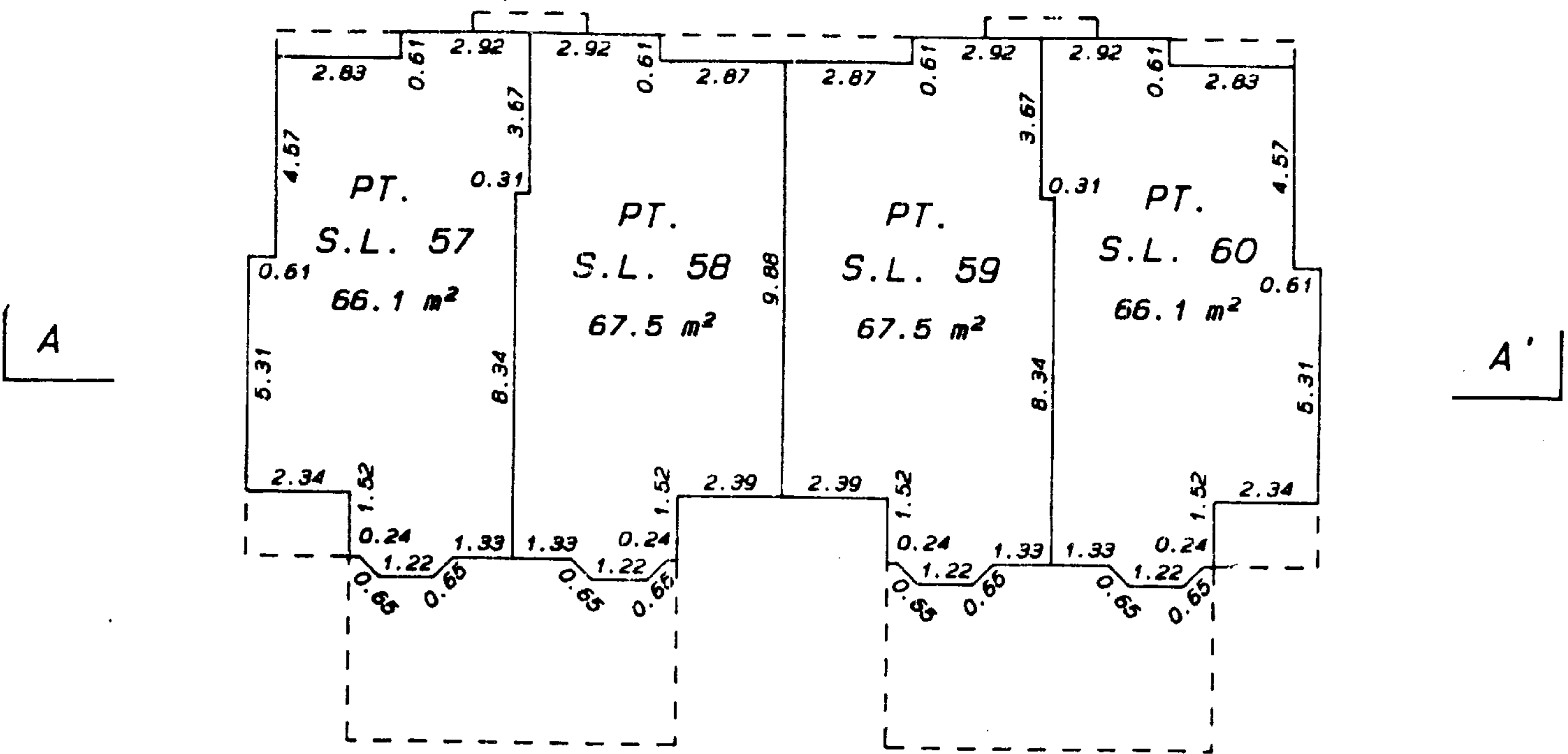
PHASE 2

STRATA PLAN LMS 491

FIRST FLOOR



SECOND FLOOR



SECTION A - A'

S. L.	S. L.	S. L.	S. L.
57	58	59	60

SECOND FLOOR

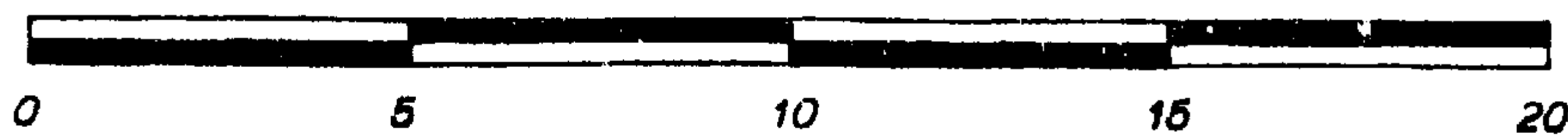
FIRST FLOOR

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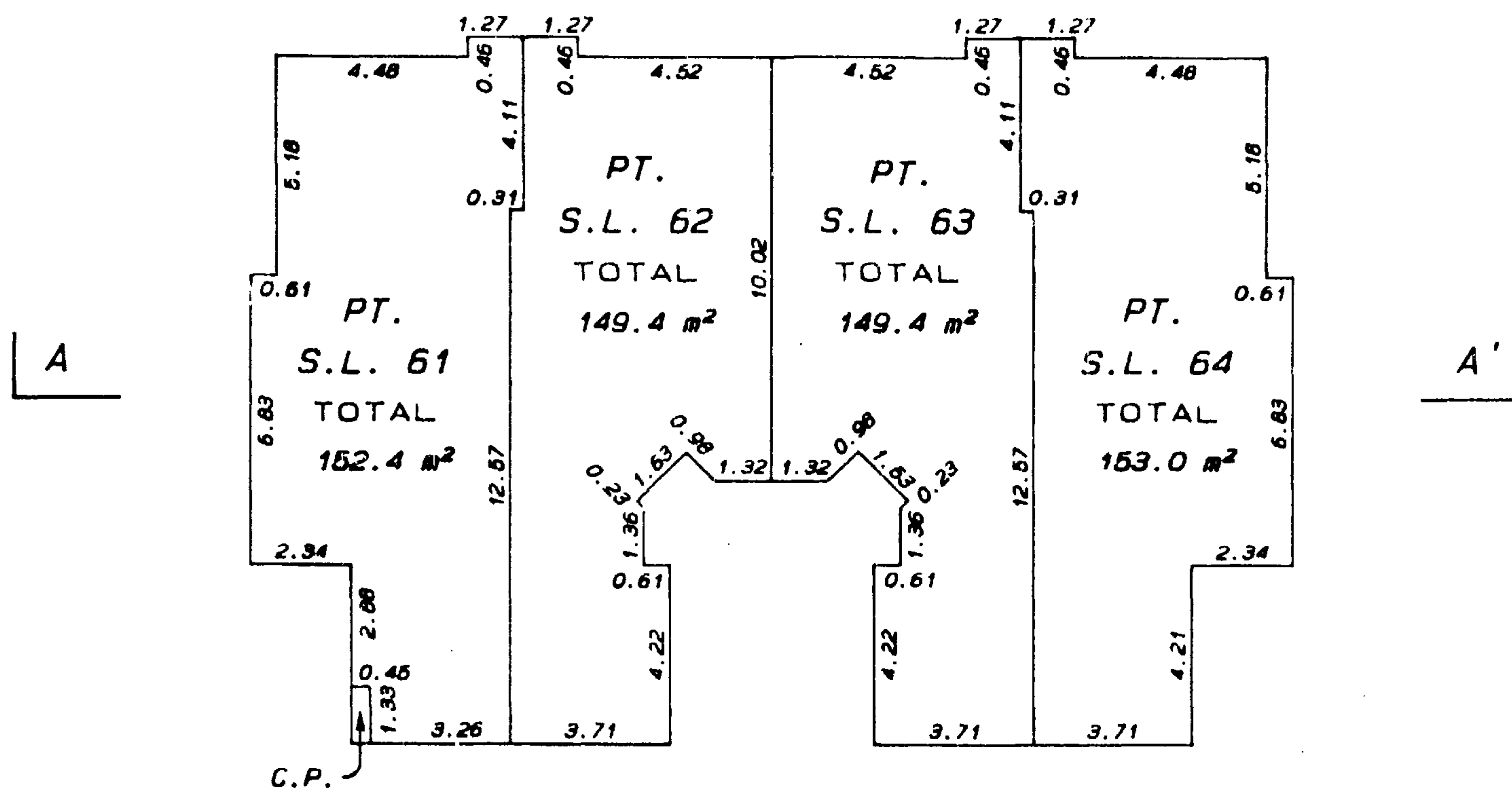
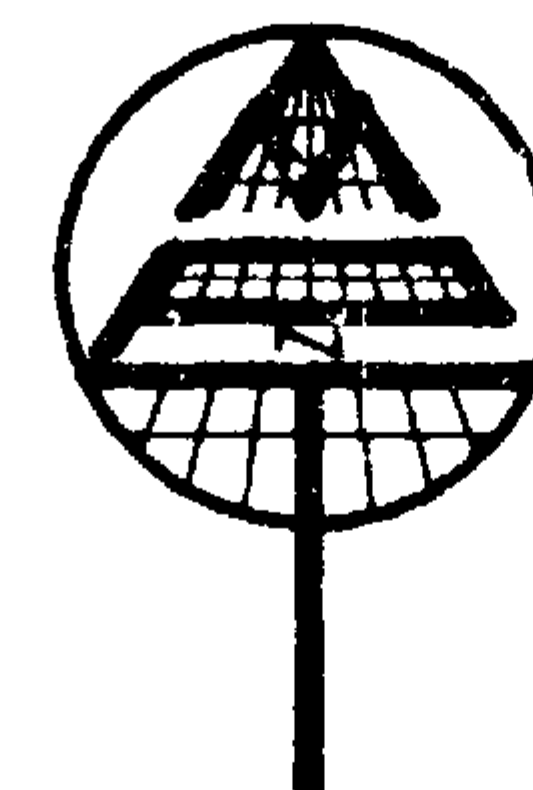
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DATE Feb. 2, 1993, WPN B.C.L.S.

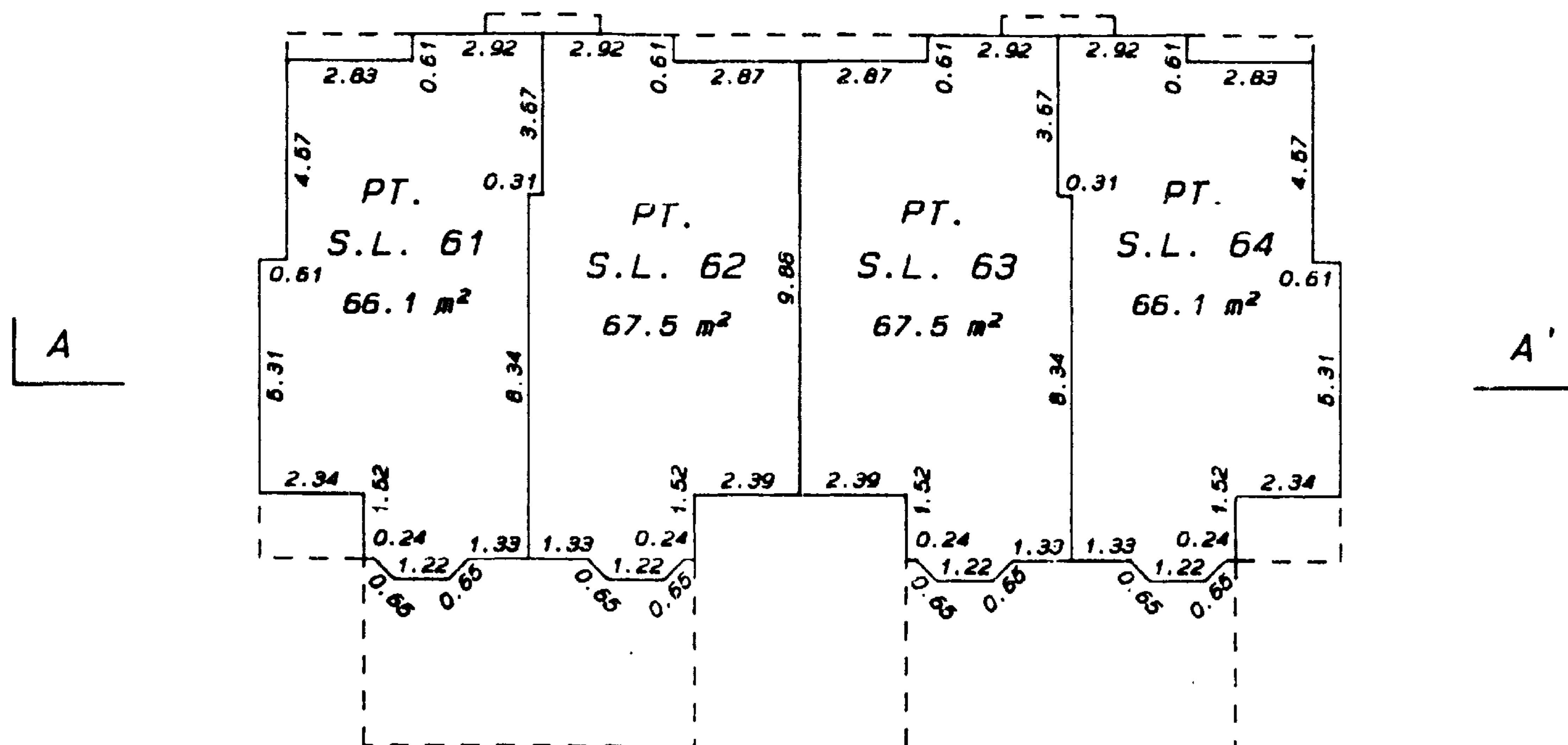
SCALE 1:200



FIRST FLOOR



SECOND FLOOR



SECTION A - A'

S. L.	S. L.	S. L.	S. L.
61	62	63	64

SECOND FLOOR

FIRST FLOOR

MATSON, PECK & TOPLISS
SURVEYORS AND ENGINEERS
210-8171 COOK ROAD
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JOB NO. S - 10194 - 2

DATE Feb. 2, 1993, WPK B.C.L.S.

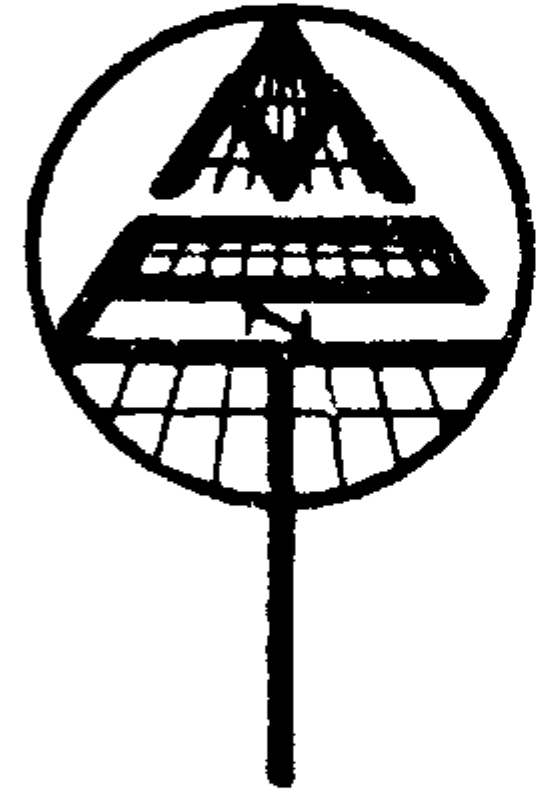
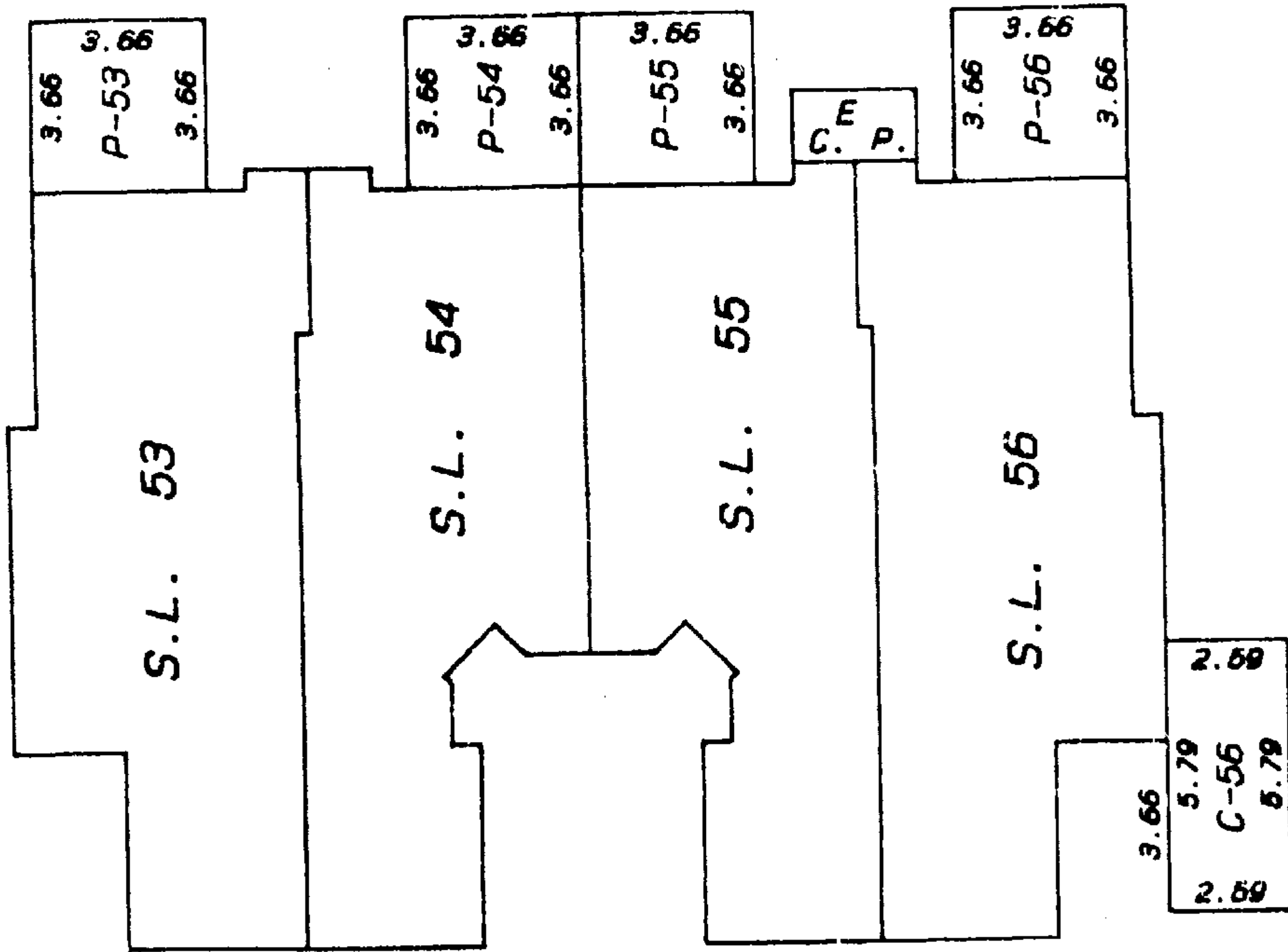
PROPERTY LINE

PHASE 2

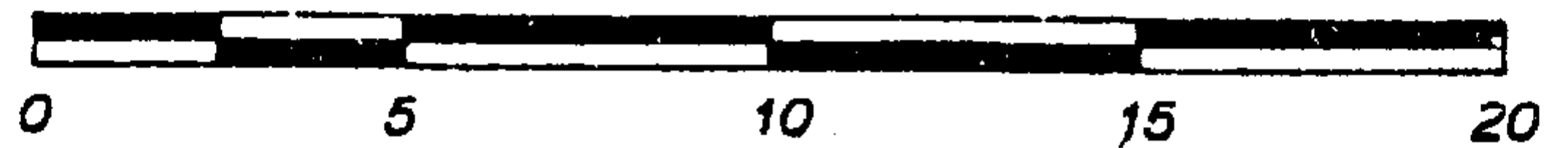
STRATA PLAN LMS 491

LMS491

PHASING BOUNDARY

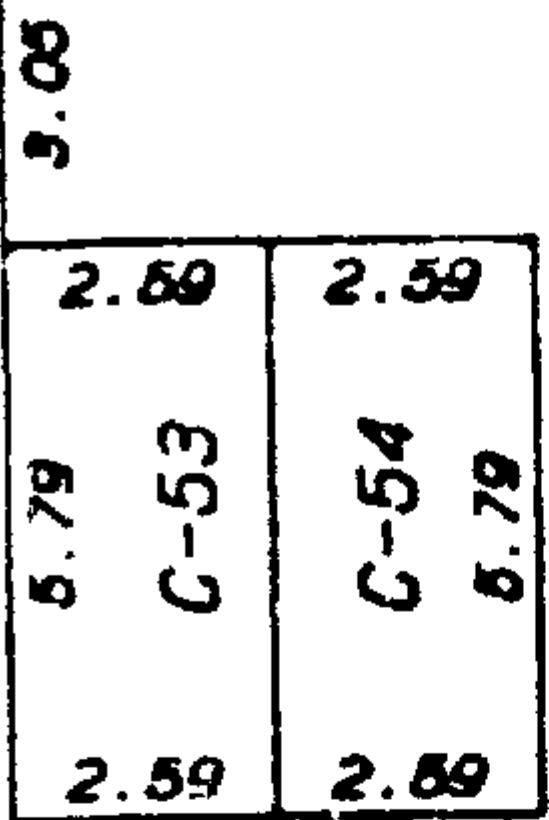


SCALE 1: 250

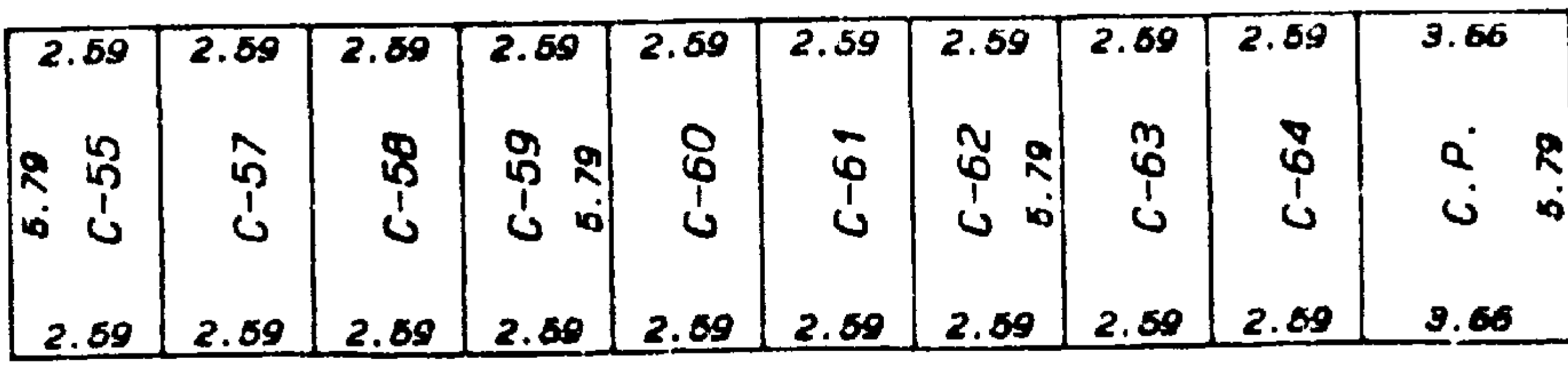


C. P.

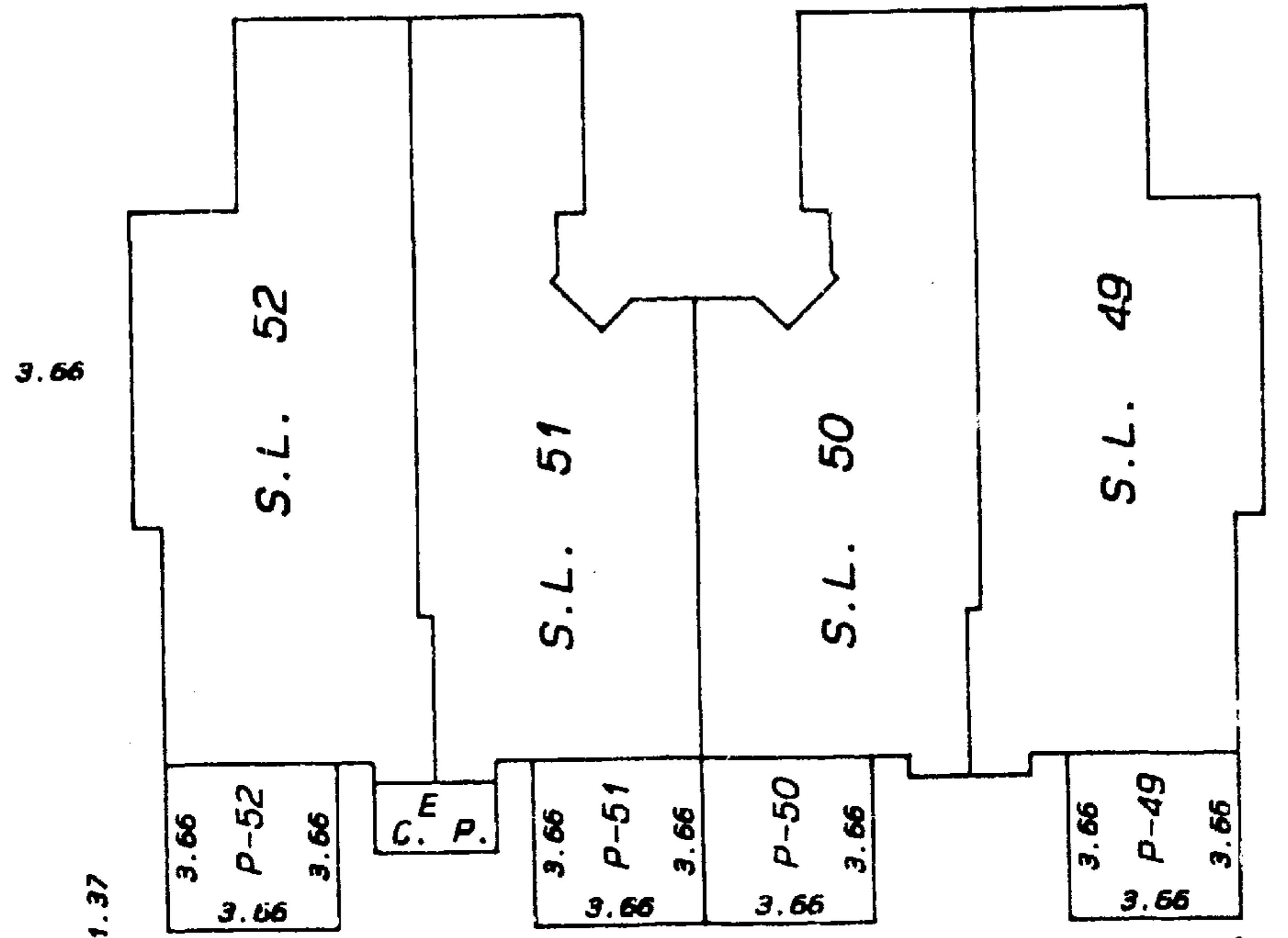
PHASE 2



4.18

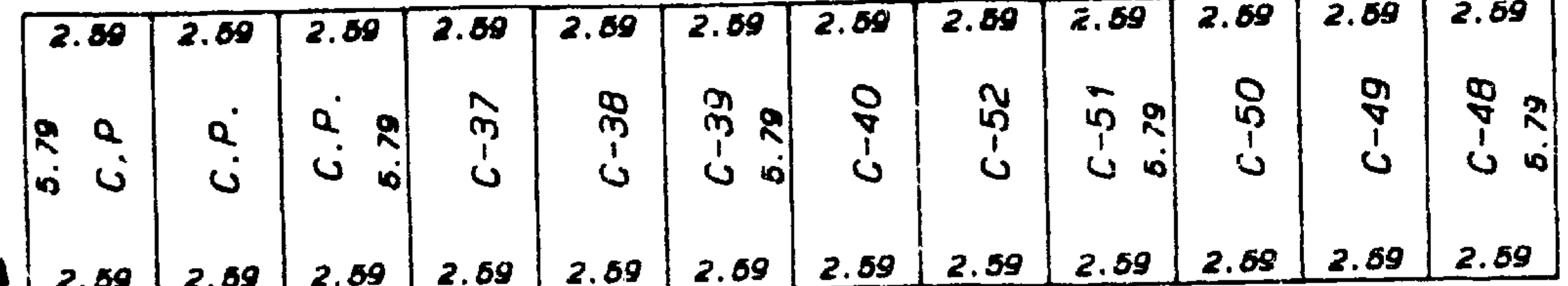
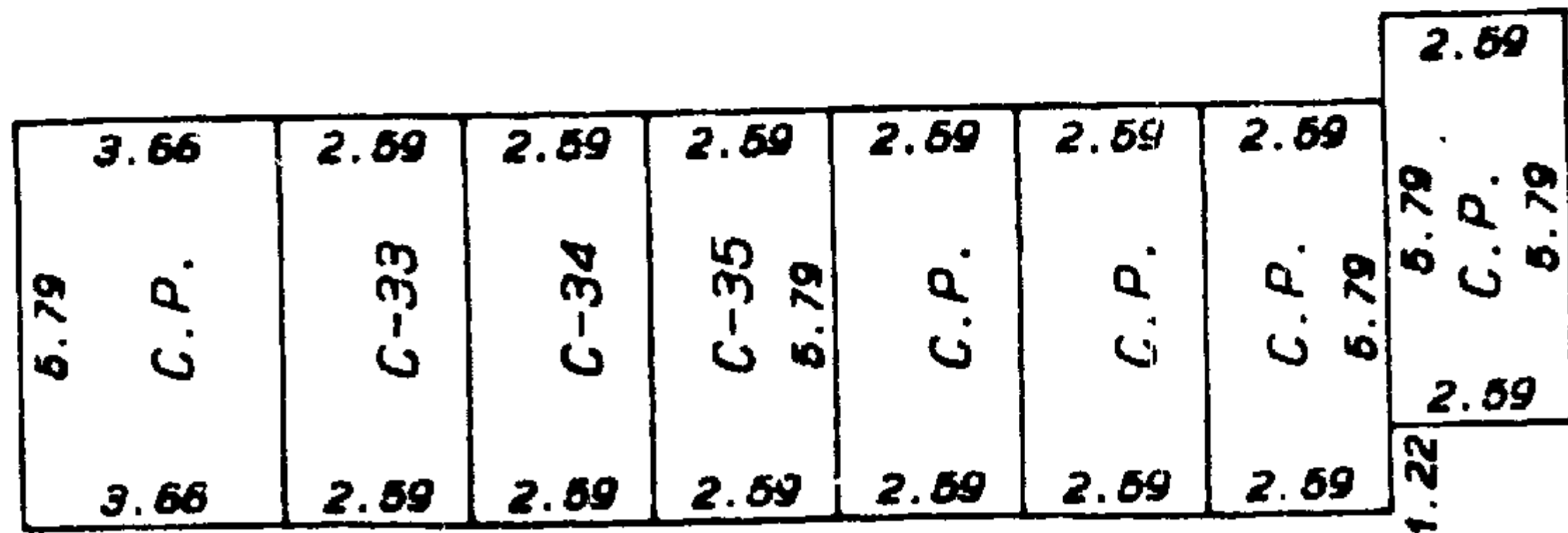


NOTE: ALL ANGLES OF CARPORTS AND PATIOS ARE MULTIPLES OF 90°



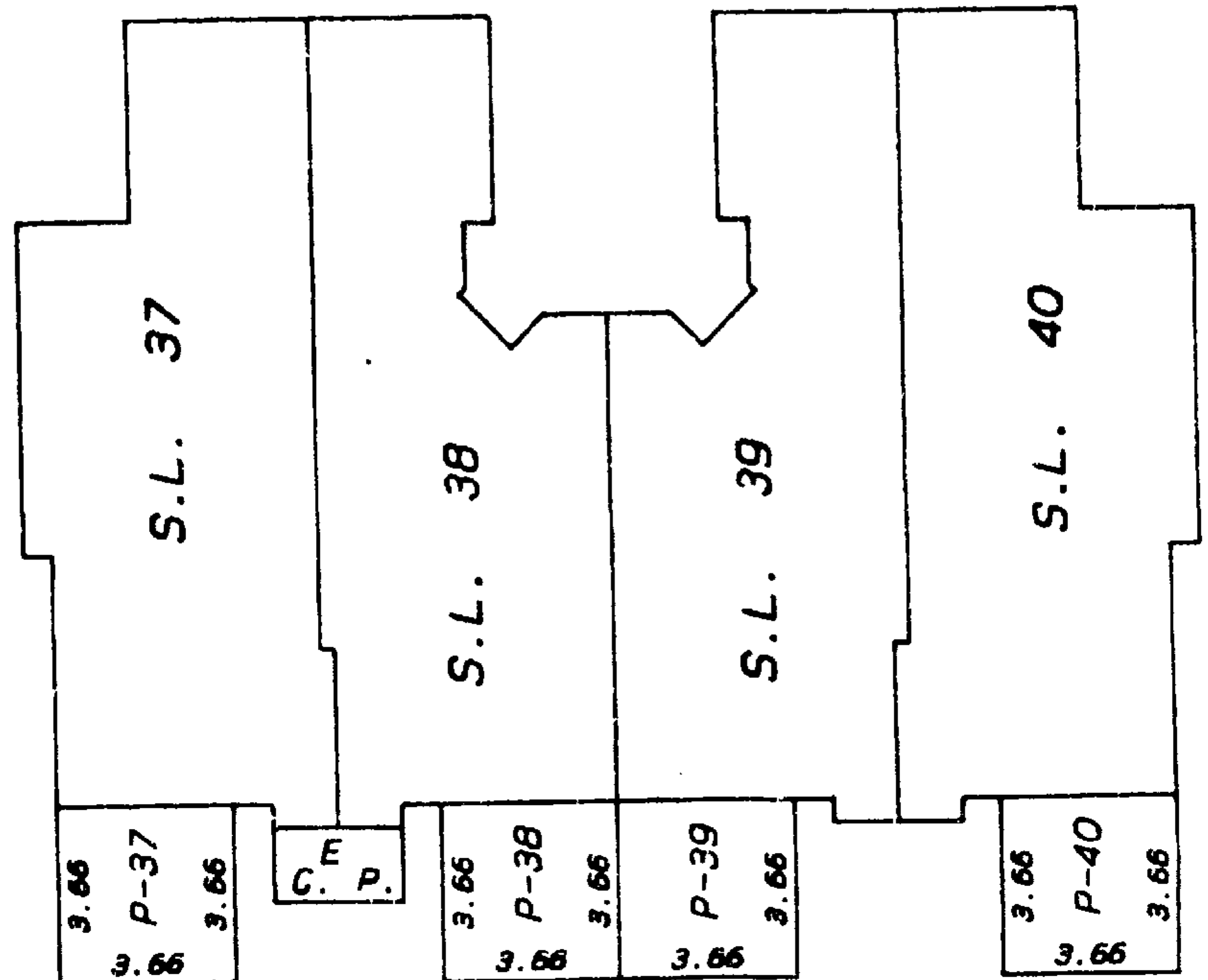
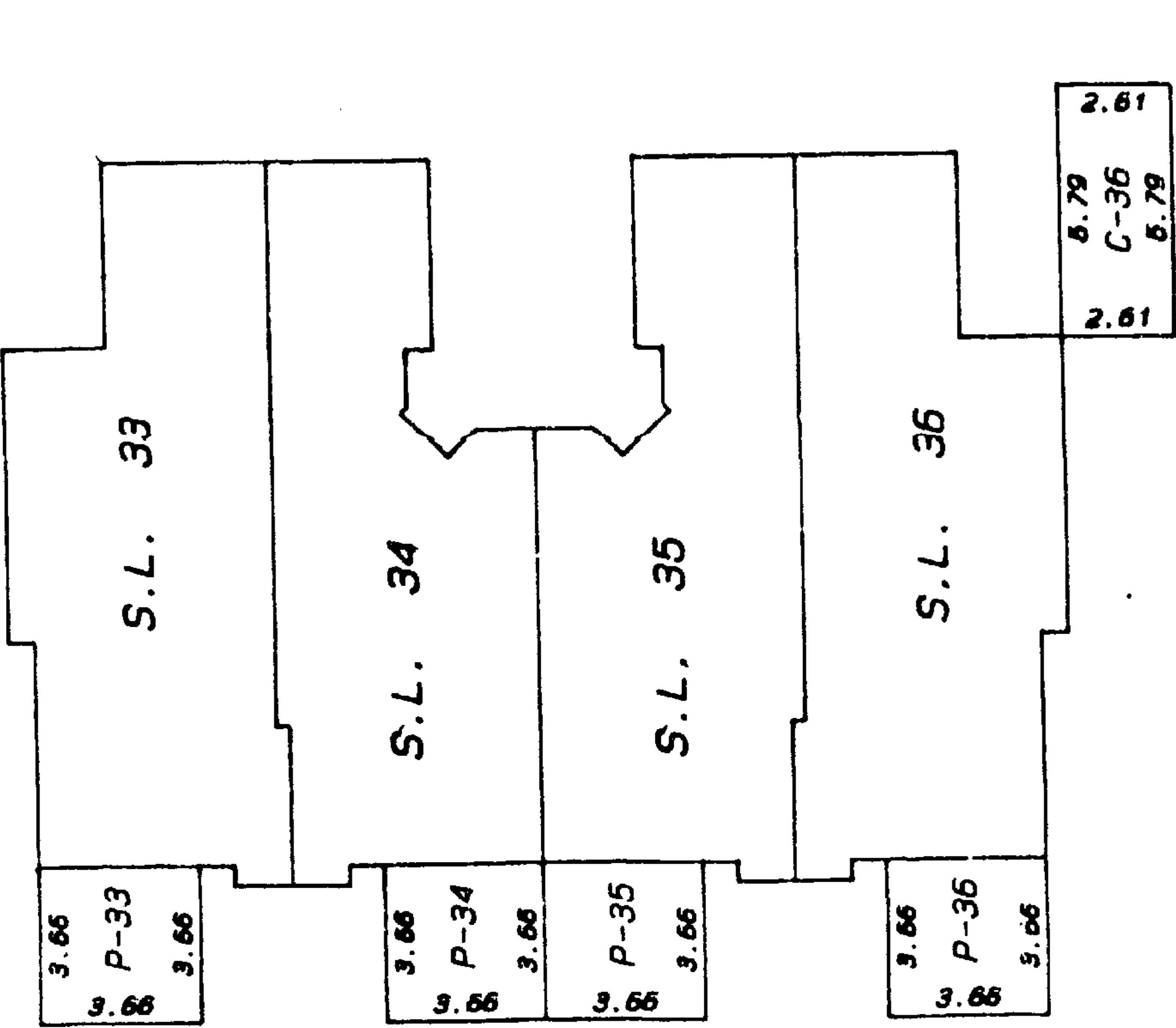
1.37

2.67



C. P.

PHASING BOUNDARY



MATSON, PECK & TOPLISS
SURVEYORS AND ENGINEERS
210-8171 COOK ROAD
RICHMOND, B.C. V6Y 3T8
(ph) 270-9331
(fax) 270-4137

PROPERTY LINE

100TH AVENUE

JOB NO. S - 10194 - 2

DATE Feb. 2, 1993 W/PW

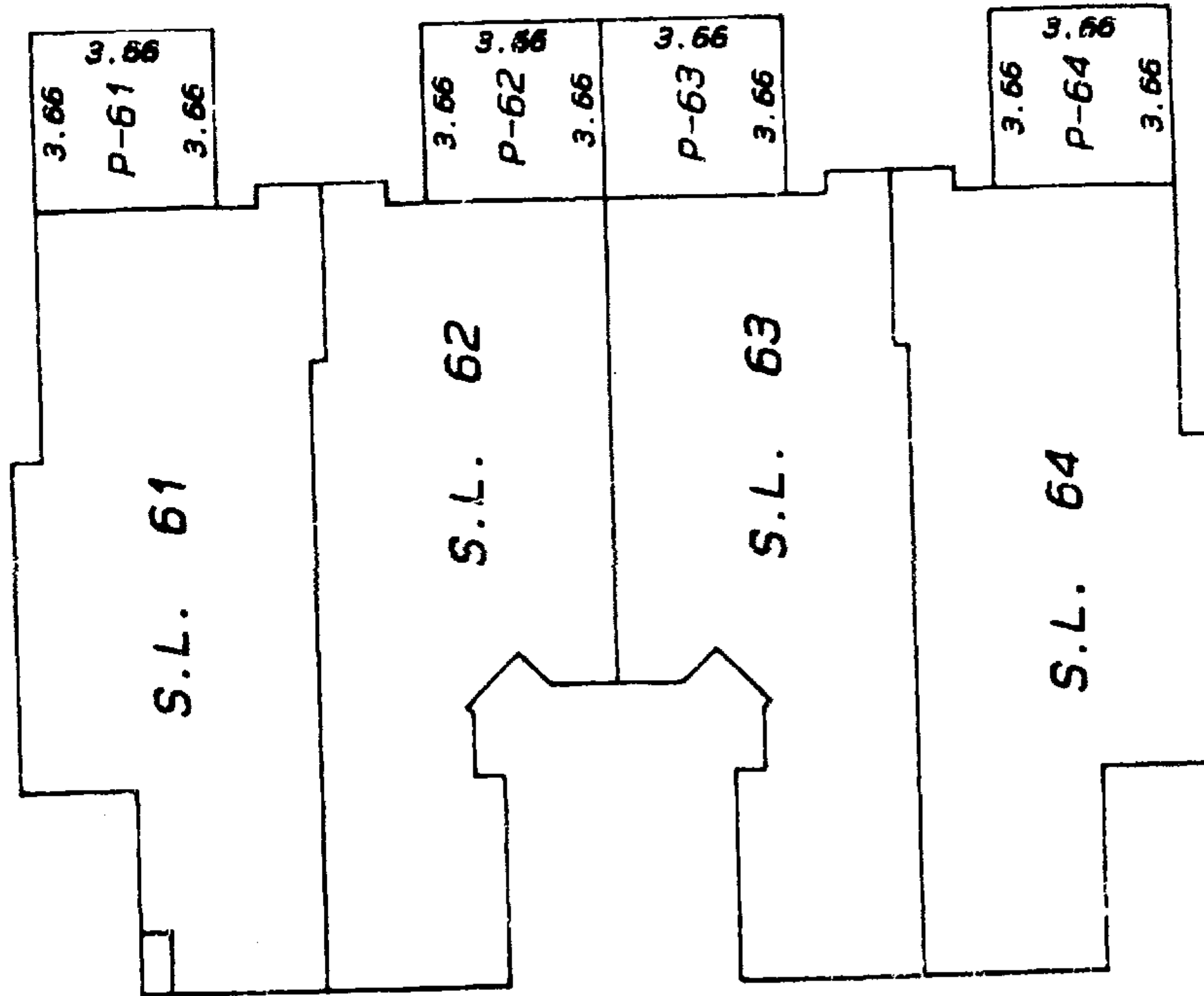
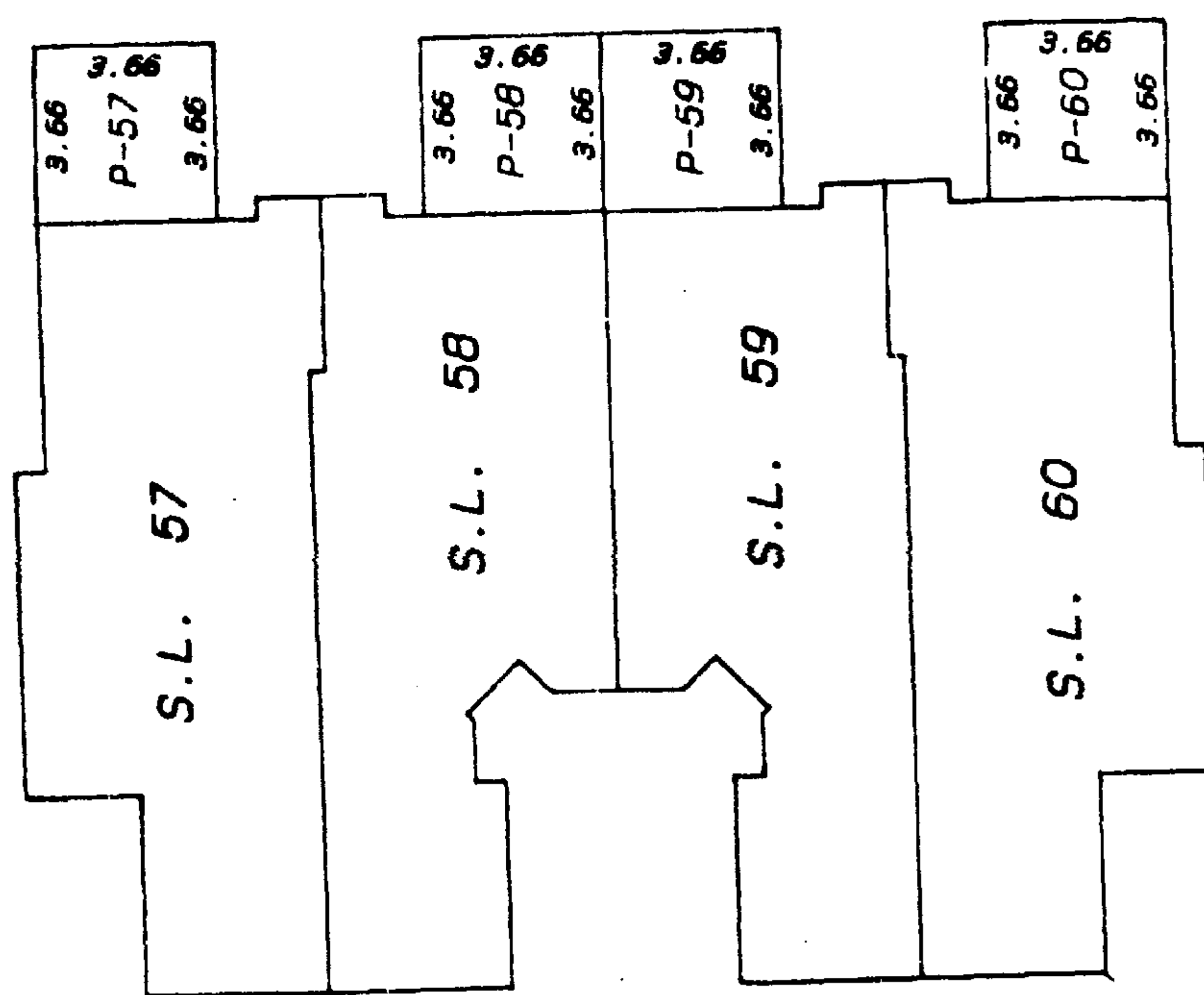
B.C.L.S.

CONTINUED ON SHEET 15

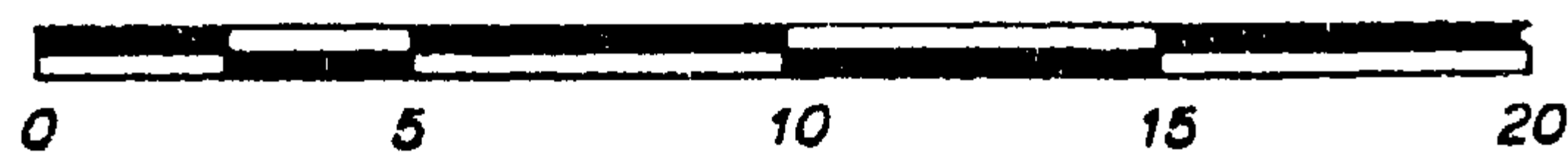
PHASE 2

STRATA PLAN LMS 491

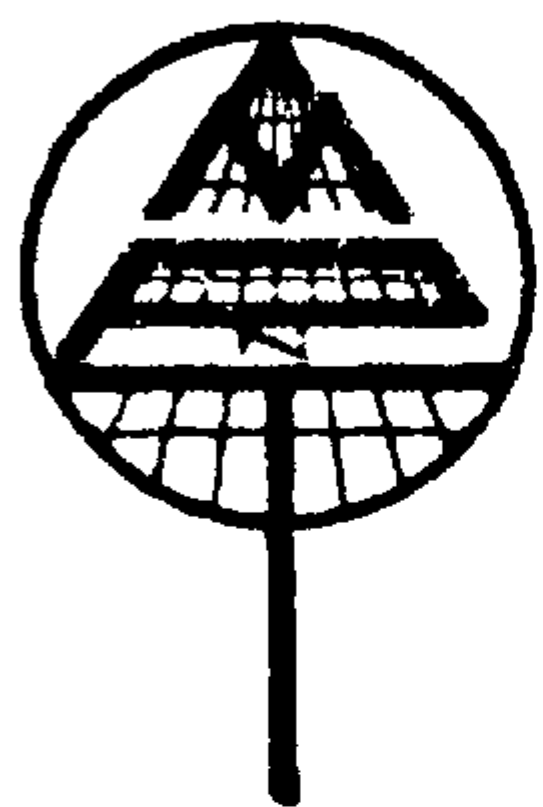
PROPERTY LINE



SCALE 1: 250

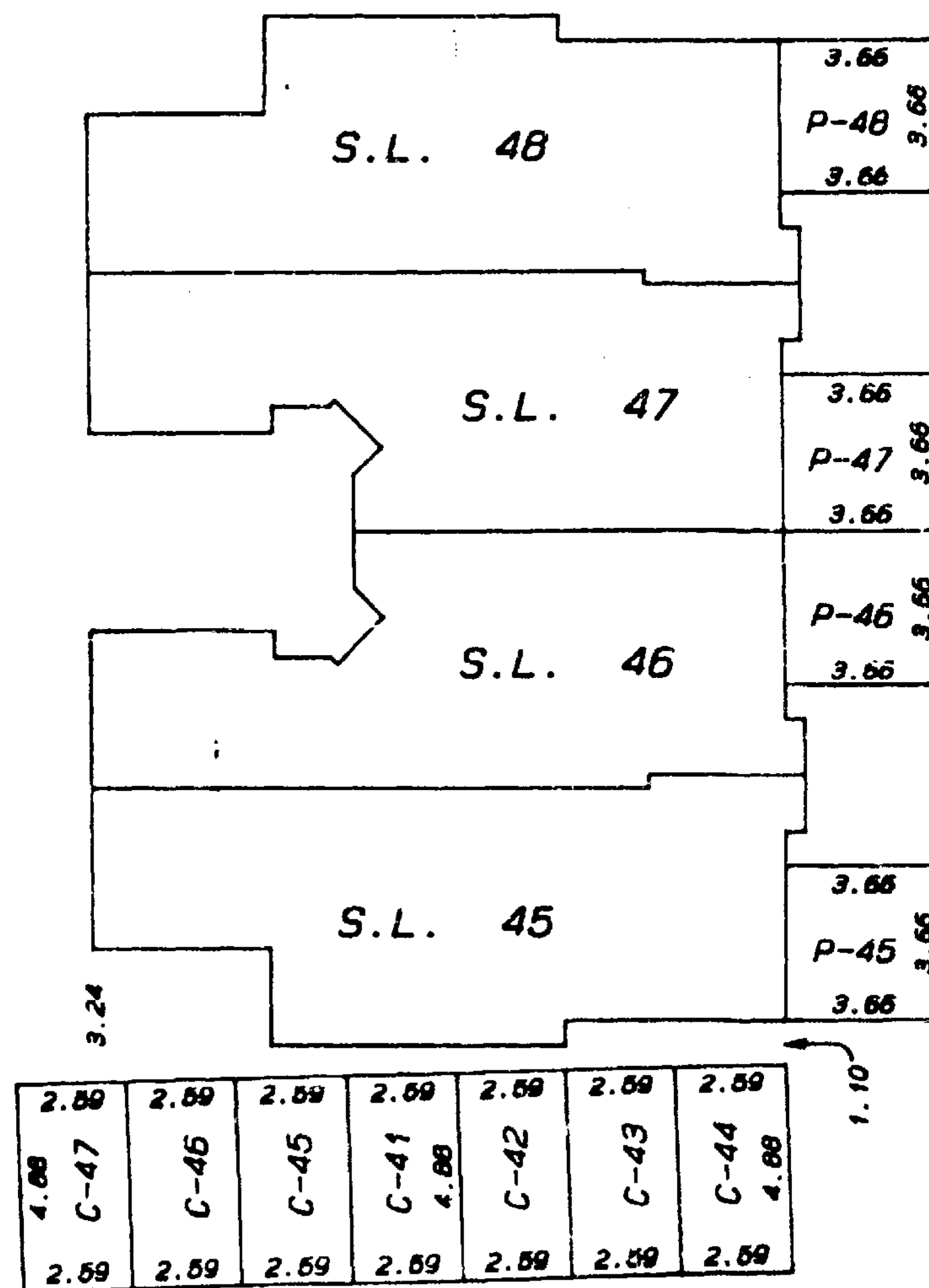
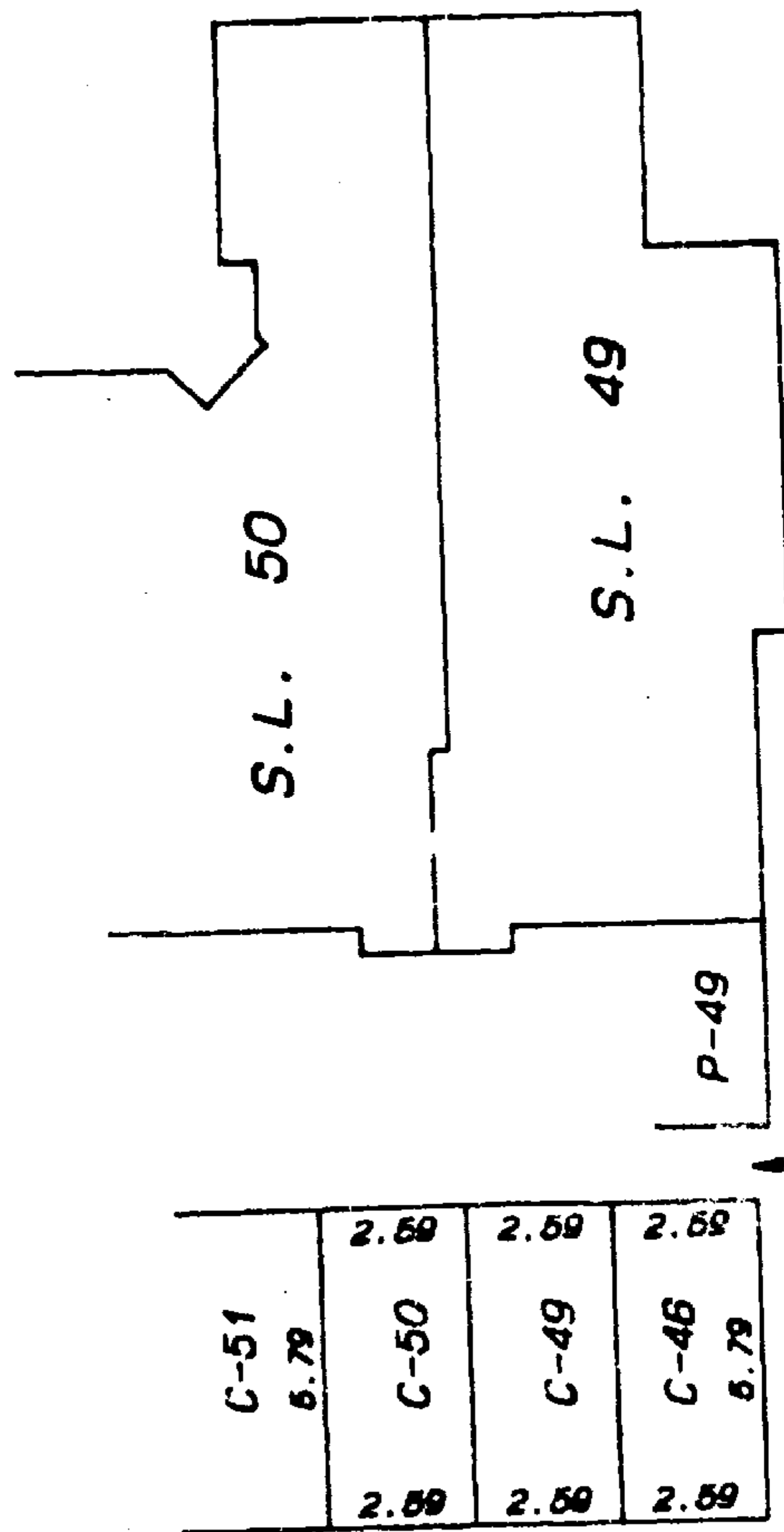


NOTE : ALL ANGLES OF CARPORTS AND PATIOS ARE MULTIPLES OF 90°

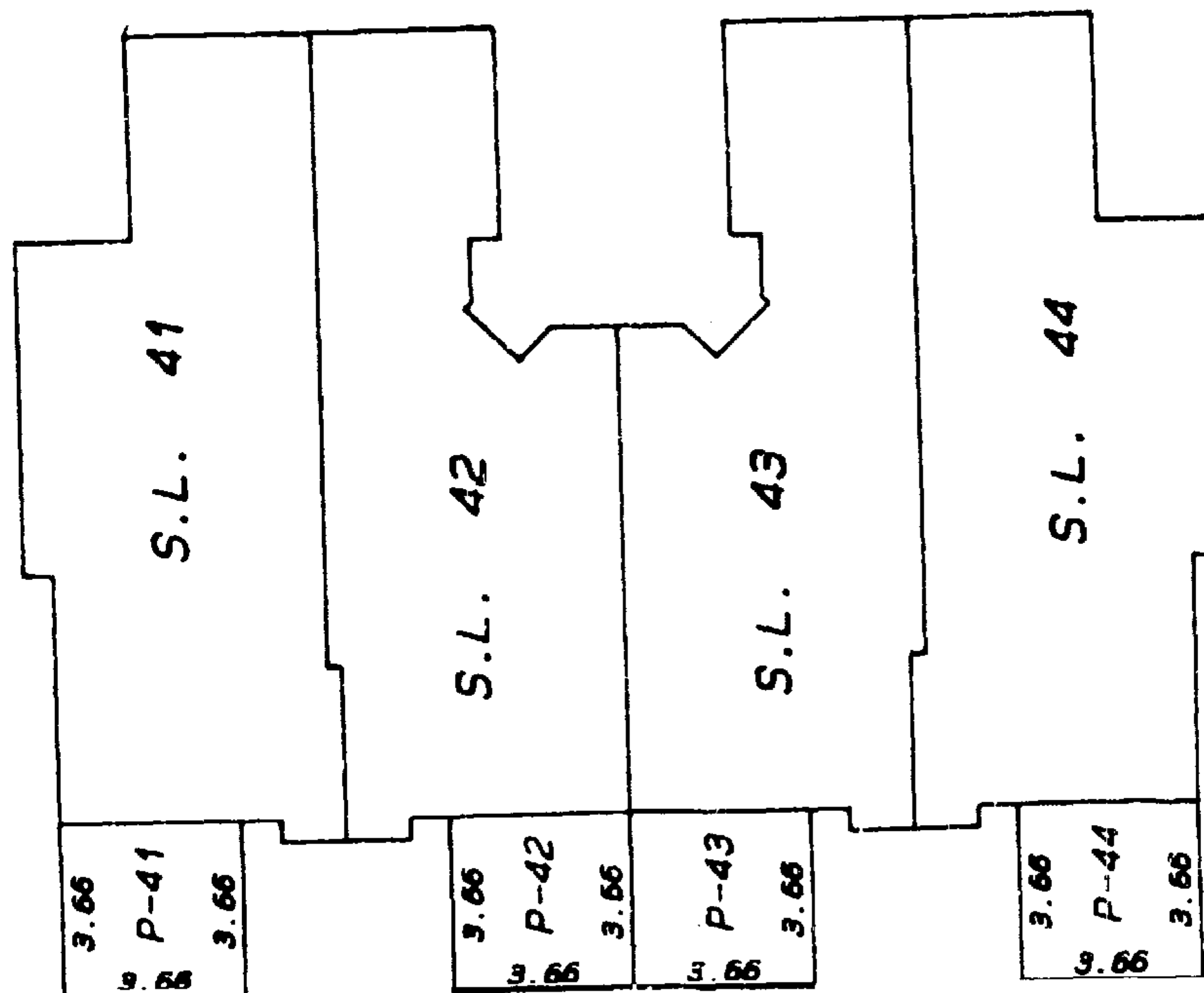
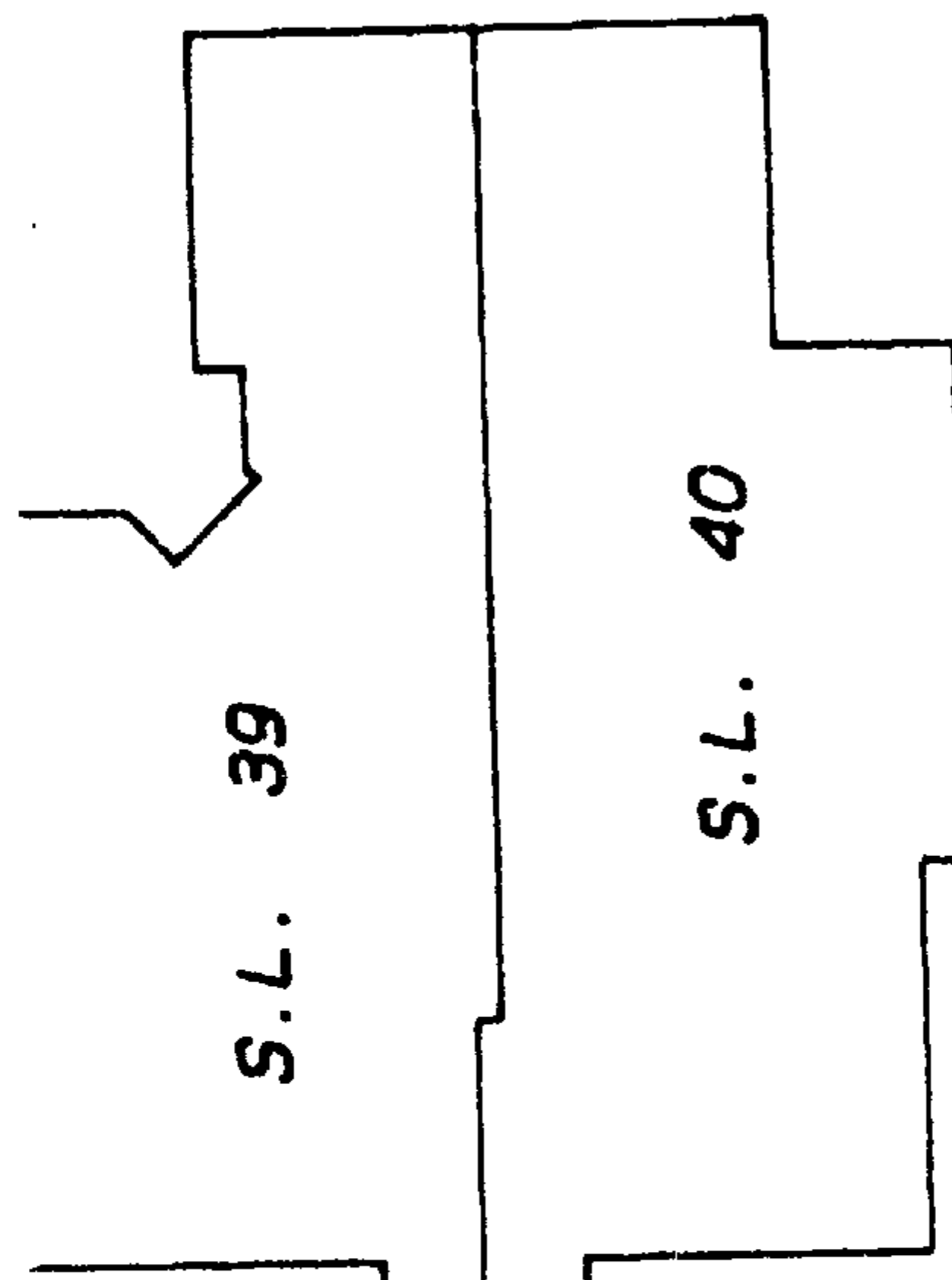


ON SHEET 14

CONTINUED



C. P.



PROPERTY LINE

156TH STREET

MATSON, PECK & TOPLISS

SURVEYORS AND ENGINEERS

210-8171 COOK ROAD

RICHMOND, B.C. V6Y 3T8

(ph) 270-9331

(fax) 270-4137

JOB NO. S - 10194 - 2

PROPERTY LINE

100TH AVENUE

DATE Feb. 2, 1993. W.P.W. B.C.L.S.