STRATA PLAN OF LOT 1 , BLOCK 8 , DISTRICT LOT 322 , PLAN 21157 . NEW WESTMINSTER DISTRICT . CITY OF VANCOUVER

PHASE 1

STRATA PLAN VR 1960

Deposited and registered in the Land Title Office at Vancouver , B.C. this 27th day of AUGUST , 1987.

DEPUTY Registrar

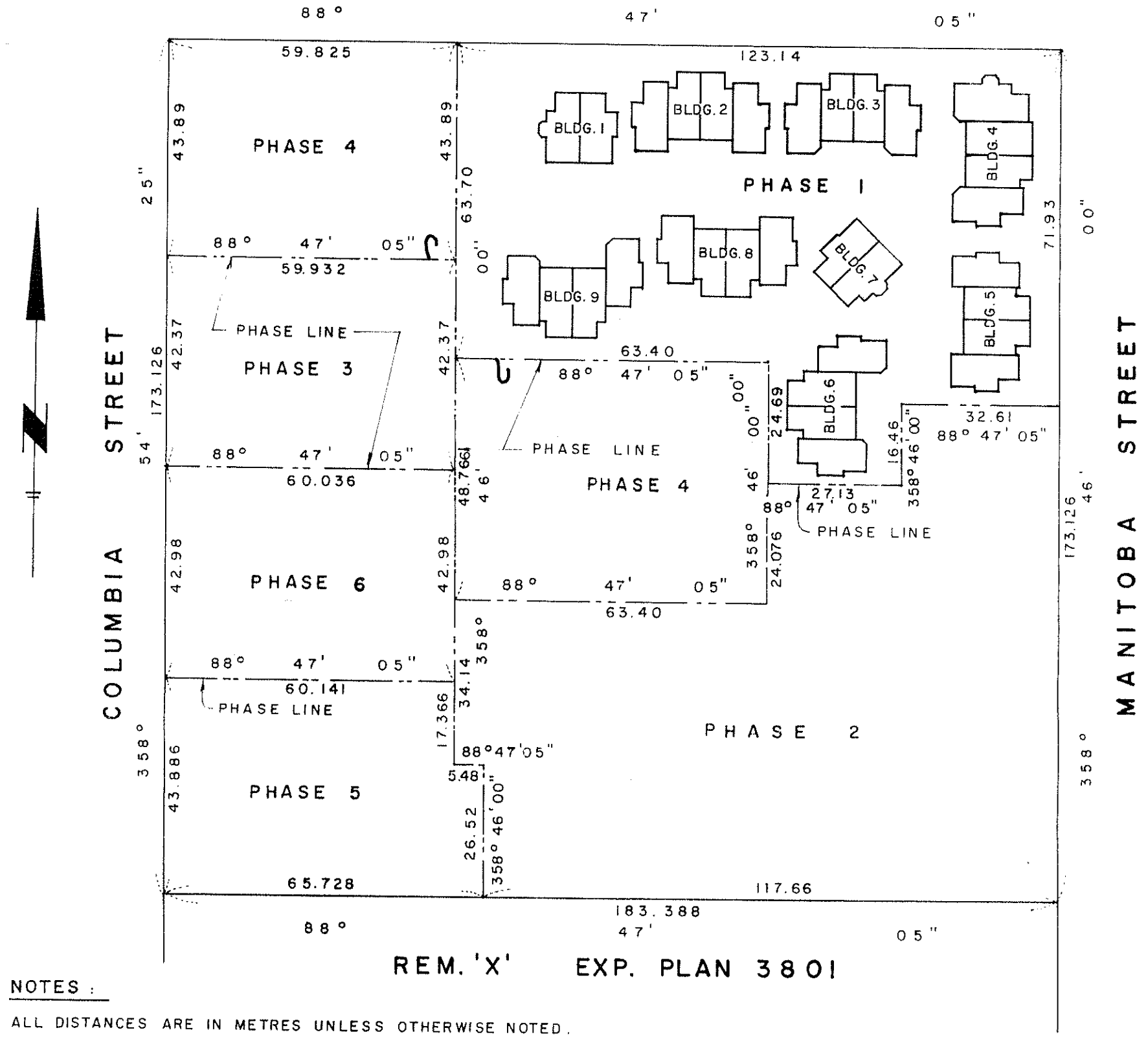
KEY PLAN

Form E - DF R89173

SCALE 1:1000

10 5 0m 20 40m

WEST 59th. AVENUE R89174



NOTES :

- ALL DISTANCES ARE IN METRES UNLESS OTHERWISE NOTED.
- ALL ANGLES ARE 90° OR 45° UNLESS OTHERWISE NOTED .
- THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT.

LEGEND:

Bearings are astronomic and are derived from Plan 21157.

(C)	DENOTES	COMMON PROPERTY
SL.	DENOTES	STRATA LOT .
LCP.	DENOTES	LIMITED COMMON PROPERTY.
PT. SL.	DENOTES	PART OF STRATA LOT .
S	DENOTES	STAIRS
D	DENOTES	DECK .
BLDG.	DENOTES	BUILDING
P	DENOTES	PATIO .
B	DENOTES	BALCONY
PCH.	DENOTES	PORCH
A	DENOTES	AREA
TA.	DENOTES	TOTAL AREA
m^2	DENOTES	SQUARE METRES
G	DENOTES	GARAGE
ER	DENOTES	ELECTRICAL ROOM.
CH.	DENOTES	CHIMNEY

CIVIC ADDRESS :

SL.1-10 220-268 W. 59 TH. AVE., VAN. B.C.

SL.11-18 7501-7581 MANITOBA ST., VAN.,B.C.

SL.19-22 7603-7573 WHITESPRAY DRIVE VAN., B.C.

SL.23-32 230-272 WATERFORD DRIVE . VAN.,B.C.

MORGAN STEWART AND COMPANY
Surveyors and Engineers
775 Jervis St, Vancouver, B.C.

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

THE OWNER OF STRATA PLAN VR. 1960
~~C/O GARY C DAYAN~~
~~BARRISTER & SOLICITOR~~
~~202-1807 MARITIME MEWS~~
~~GRANVILLE ISLAND , VANCOUVER , B.C. V6H 3W7~~
c/o The Wynford Group 202-5104 Bonsaro Gate V6H 4E9

NAME OF DEVELOPMENT : "THE SPRINGS AT LANGARA"

I, BRIAN W. COLLINS , of Vancouver, 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 Vancouver, British Columbia this 20th day of July 1987.

Brian W. Collins B.C.L.S.

FILE 3730-09-01

PHASE 1

STRATA PLAN VR 1960

CONDOMINIUM ACT

Lot No.	Sheet No.	FORM 1	FORM 2	FORM 3
		SCHEDULE OF UNIT ENTITLEMENT	SCHEDULE OF INTEREST UPON DESTRUCTION	SCHEDULE OF VOTING RIGHTS
		UNIT ENTITLEMENT	INTEREST	NUMBER OF VOTES
1	7,8,9	151	1999	
2	7,8,9	148	1999	
3	7,8,9	159	1949	
4	7,8,9	147	1899	
5	7,8,9	147	1899	
6	7,8,9	158	1949	
7	10,11	145	1949	
8	10,11	155	1899	
9	10,11	154	1899	
10	10,11	149	1949	
11	12,13,14	150	1999	
12	12,13,14	153	1899	
13	12,13,14	155	1899	
14	12,13,14	150	1949	
15	12,13,14	159	1949	
16	12,13,14	147	1899	
17	12,13,14	146	1899	
18	12,13,14	158	1949	
19	15,16,17	149	1999	
20	15,16,17	154	1949	
21	15,16,17	157	1949	
22	15,16,17	149	1999	
23	15,16,17	151	1999	
24	15,16,17	148	1999	
25	18,19,20	159	1999	
26	18,19,20	146	1949	
27	18,19,20	146	1949	
28	18,19,20	158	1999	
29	18,19,20	149	1999	
30	18,19,20	156	1949	

MORGAN STEWART AND COMPANY
Surveyors and Engineers
775 Jervis St, Vancouver, B.C.

DATE JULY 20TH 1987 B.W.S. B.C.L.S

LMTC 15354

PHASE 1

STRATA PLAN VR 1960

CONDOMINIUM ACT

Lot No.	Sheet No.	FORM 1 SCHEDULE OF UNIT ENTITLEMENT UNIT ENTITLEMENT	FORM 2 SCHEDULE OF INTEREST UPON DESTRUCTION INTEREST	FORM 3 SCHEDULE OF VOTING RIGHTS NUMBER OF VOTES
31	18,19,20	155	1949	
32	18,19,20	149	1999	
AGGREGATE		4857	62518	

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 for residential use only. 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.

SIGNED SEALED AND DELIVERED IN THE PRESENCE OF
S. Kim Hansen
S. KIM HANSEN, BARRISTER & SOLICITOR
2300 595 BURRARD ST.
VANCOUVER, B.C.
V7X 1J5

Authorized Signatory

Declared before me this 20 day of July, 1987
At Vancouver, B.C.

A commissioner for taking affidavits for British Columbia

Accepted as to forms 1, 2 and 3.
Dated this 26th day of August, 1987
At Vancouver, B.C.

for Morry H Levin
Superintendent of Real Estate.

Approved as phase 1 of a 6 phase strata plan under the condominium act.
Dated at Vancouver, British Columbia this 21st day of AUGUST, 1987.

Approving Officer for the City of Vancouver.

OWNER:
UNITED PROPERTIES LTD.
(INCORPORATION No. 136500)

Authorized Signatory

Authorized Signatory

MORTGAGEES:

- MORGUARD TRUST COMPANY.
BY ITS ATTORNEYS-IN-FACT
SEE FILING NO. N8143

Authorized Signatory

Authorized Signatory

- J. K. BULL & SONS LTD.
(INCORPORATION No. 187957)

Authorized Signatory

Authorized Signatory

- SETTLERS SAVINGS AND MORTGAGE CORPORATION.

Authorized Signatory

Authorized Signatory

- THE SOVEREIGN LIFE INSURANCE COMPANY.

Authorized Signatory

Authorized Signatory

- THE REGIONAL TRUST COMPANY

Authorized Signatory

Authorized Signatory

MORGAN STEWART AND COMPANY
Surveyors and Engineers
775 Jervis St, Vancouver, B.C.

DATE JULY 20th 1987 B.C.L.S.

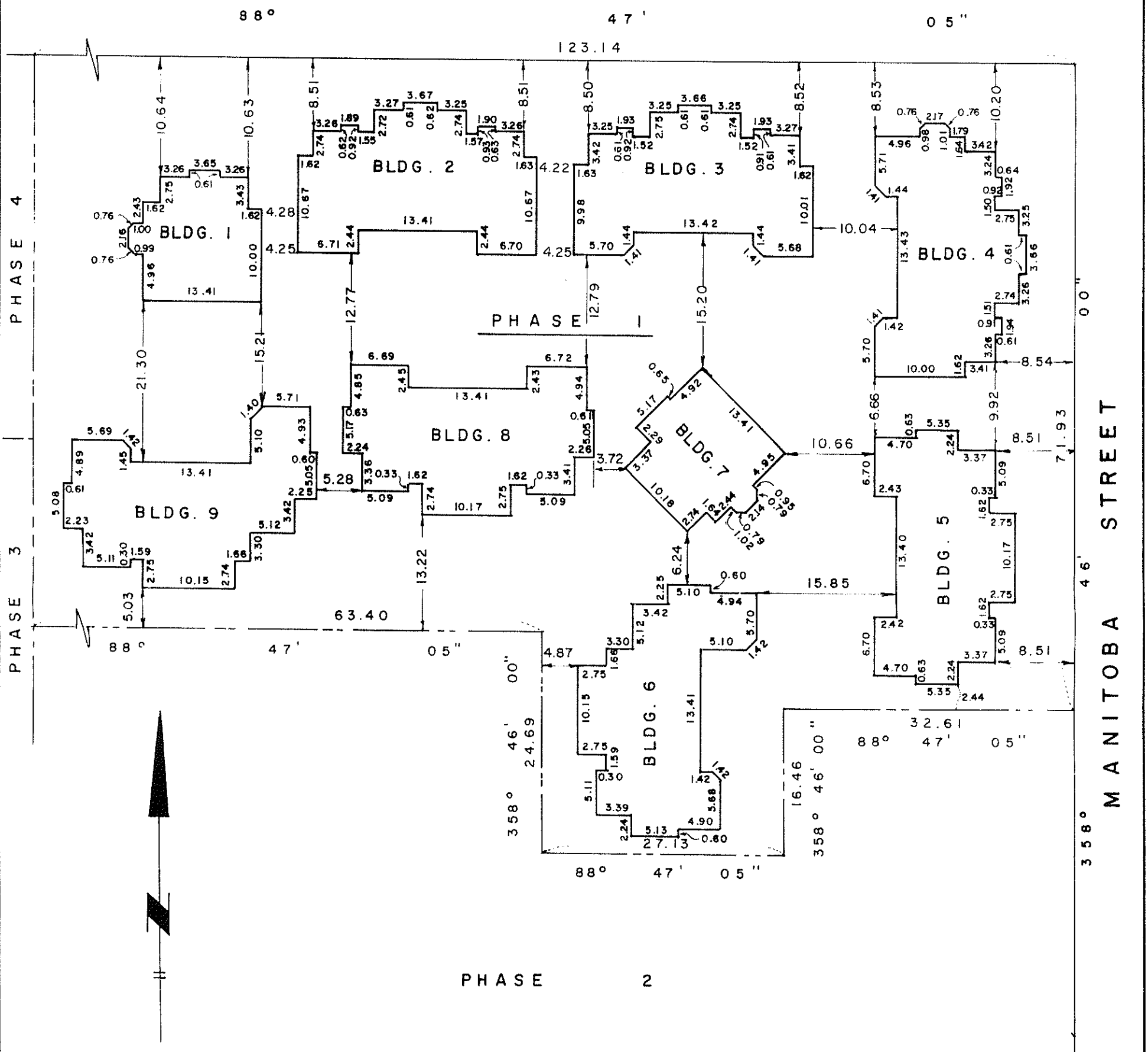
PHASE 1

STRATA PLAN VR 1960

LOCATION PLAN

SCALE 1:500

WEST 59th. AVENUE



MORGAN STEWART AND COMPANY
Surveyors and Engineers
775 Jervis St, Vancouver, B.C.

DATE July 28th 1987 BWC B.C.L.S.

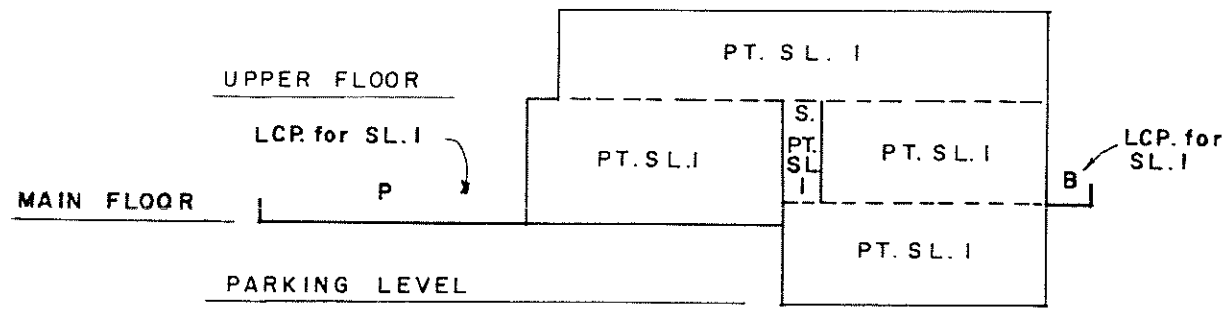
FILE 3730-09-01

D of C 75354

MORGAN STEWART AND COMPANY
Surveyors and Engineers
775 Jervis St, Vancouver, B.C.

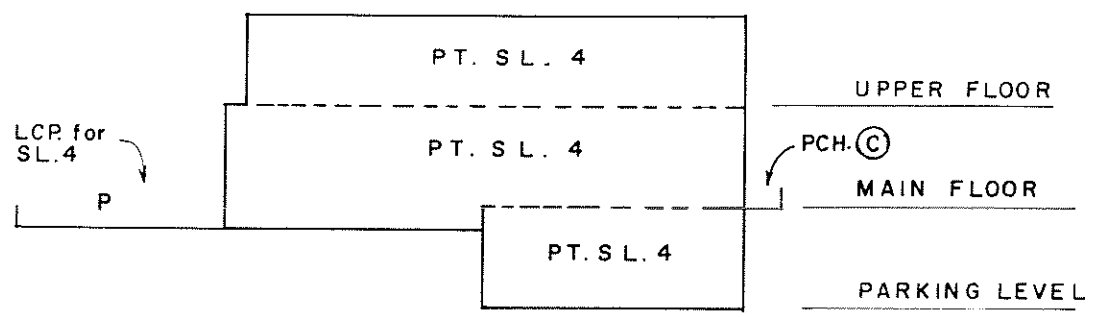
SECTIONS

SCALE 1:200



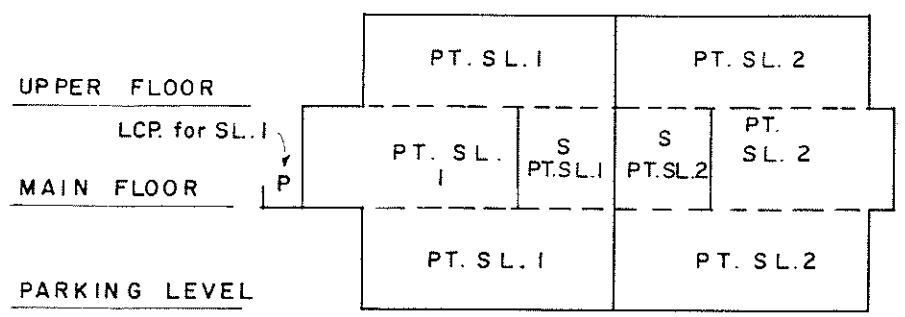
SECTION A-A

TYPICAL FOR SL'S 1, 11 and 23
(EXCEPT FOR SIZE OF PATIO)



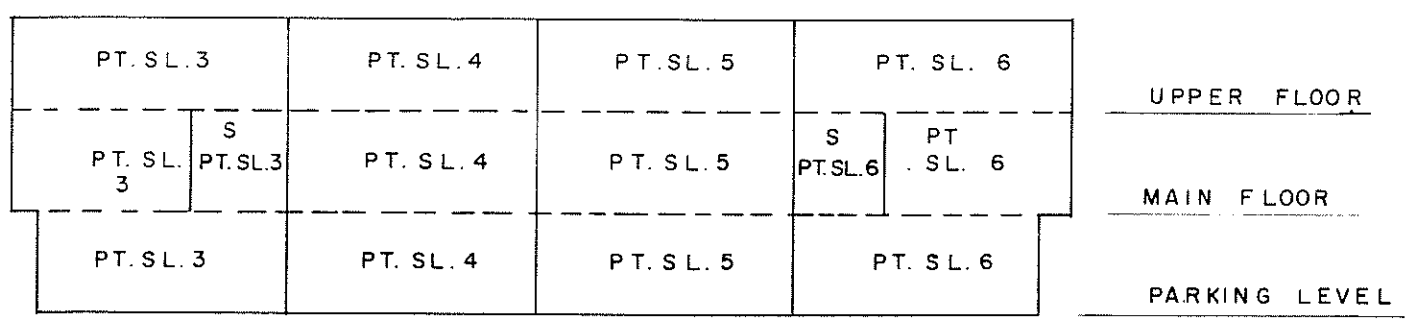
SECTION B-B

TYPICAL FOR SL'S 4, 5, 16, 17, 26 and 27
(EXCEPT FOR SIZE OF PATIO)



SECTION C-C

TYPICAL FOR BUILDINGS 1 and 7



SECTION D-D

TYPICAL FOR BUILDINGS 2, 5 and 8

PHASE 1
STRATA PLAN VR 1960

DATE July 20th 1987 B.C.L.S.

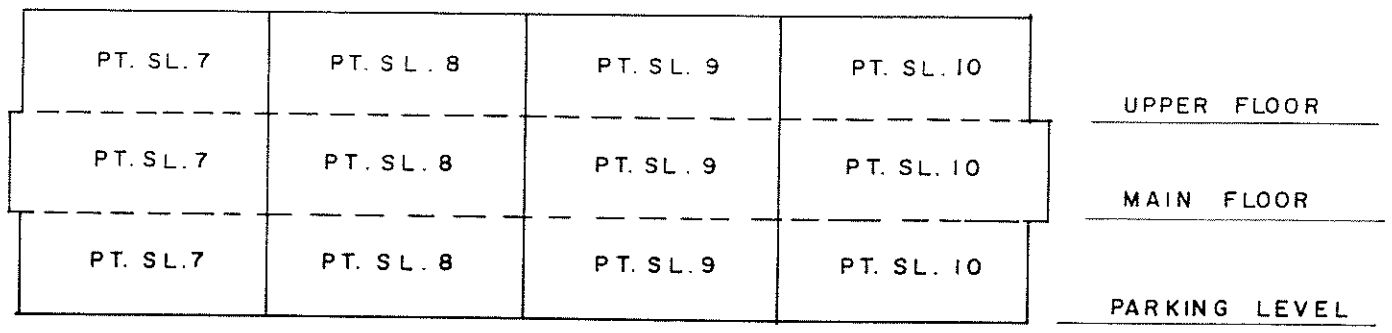
FILE 3730-09-01

Plot C 15354

MORGAN STEWART AND COMPANY
Surveyors and Engineers
775 Jervis St, Vancouver, B.C.

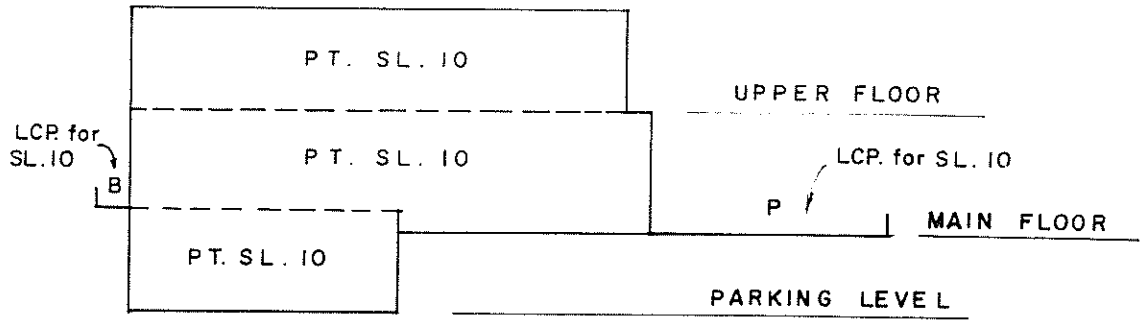
SECTIONS

SCALE 1:200



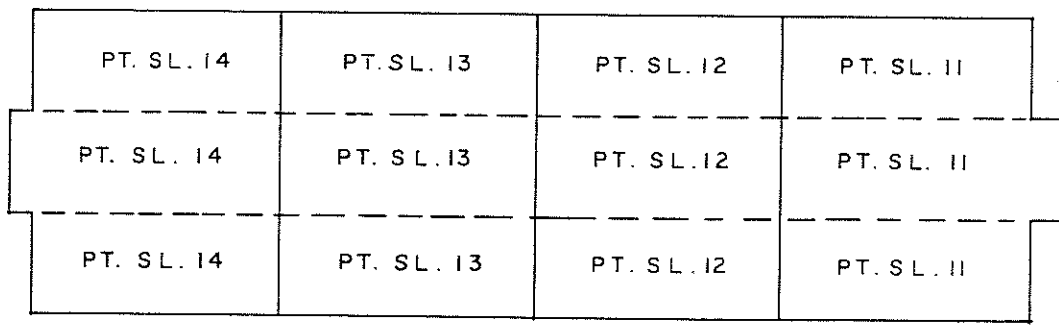
SECTION E-E

TYPICAL FOR BUILDINGS 3, 6 and 9



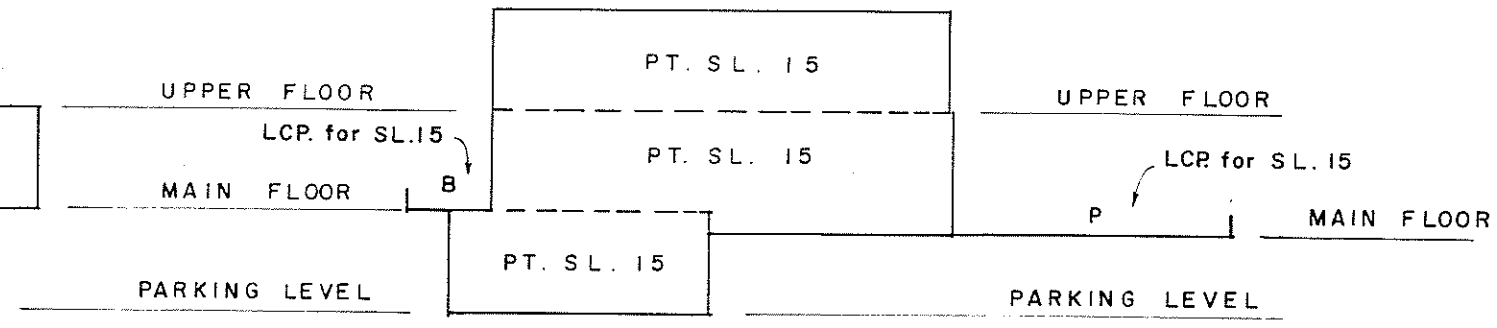
SECTION F-F

TYPICAL FOR SL.'s 2, 7, 10, 14, 19, 22, 24, 29 and 32.
(EXCEPT FOR SIZE OF PATIO)



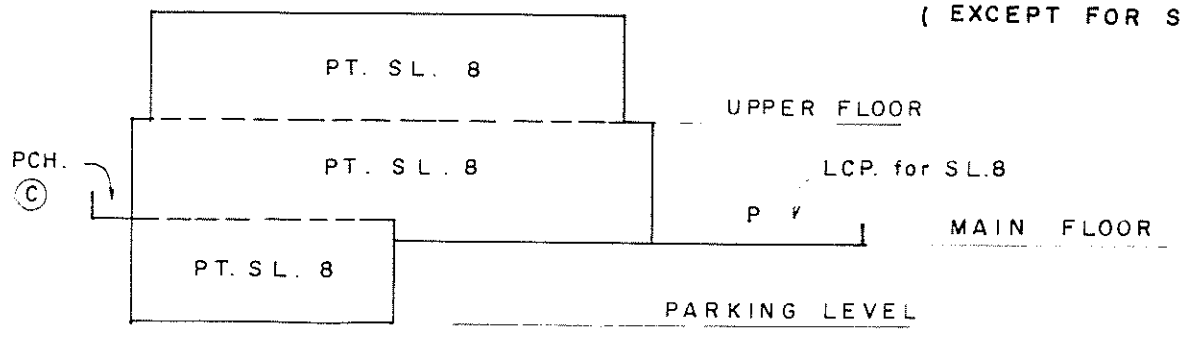
SECTION G-G

FOR BUILDING 4



SECTION H-H

TYPICAL FOR SL.'s 3, 6, 15, 18, 25 and 28
(EXCEPT FOR SIZE OF PATIO)



SECTION I-I

TYPICAL FOR SL.'s 8, 9, 12, 13, 20, 21, 30 and 31
(EXCEPT FOR SIZE OF PATIO)

PHASE 1
STRATA PLAN VR 1980

DATE January 20th 1987 BCLS

FILE 3730-09-01

SHEET 6 OF 22 SHEETS

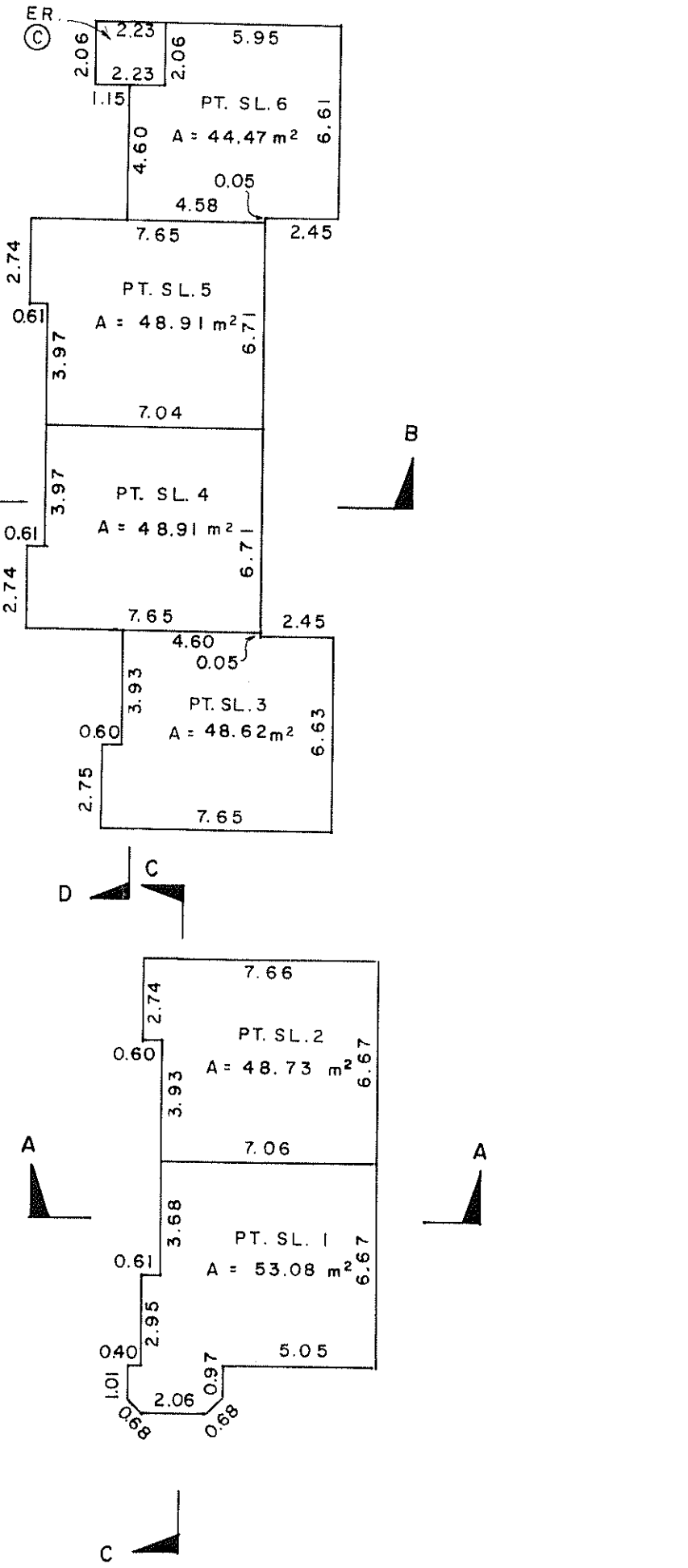
PHASE 1

STRATA PLAN VR 1960

BUILDINGS 1 & 2

PARKING LEVEL

SCALE 1:200



BUILDING 2

BUILDING 1

MORGAN STEWART AND COMPANY
Surveyors and Engineers
775 Jervis St, Vancouver, B.C.

DATE July 20th 1987 B.W.S. B.C.L.S.

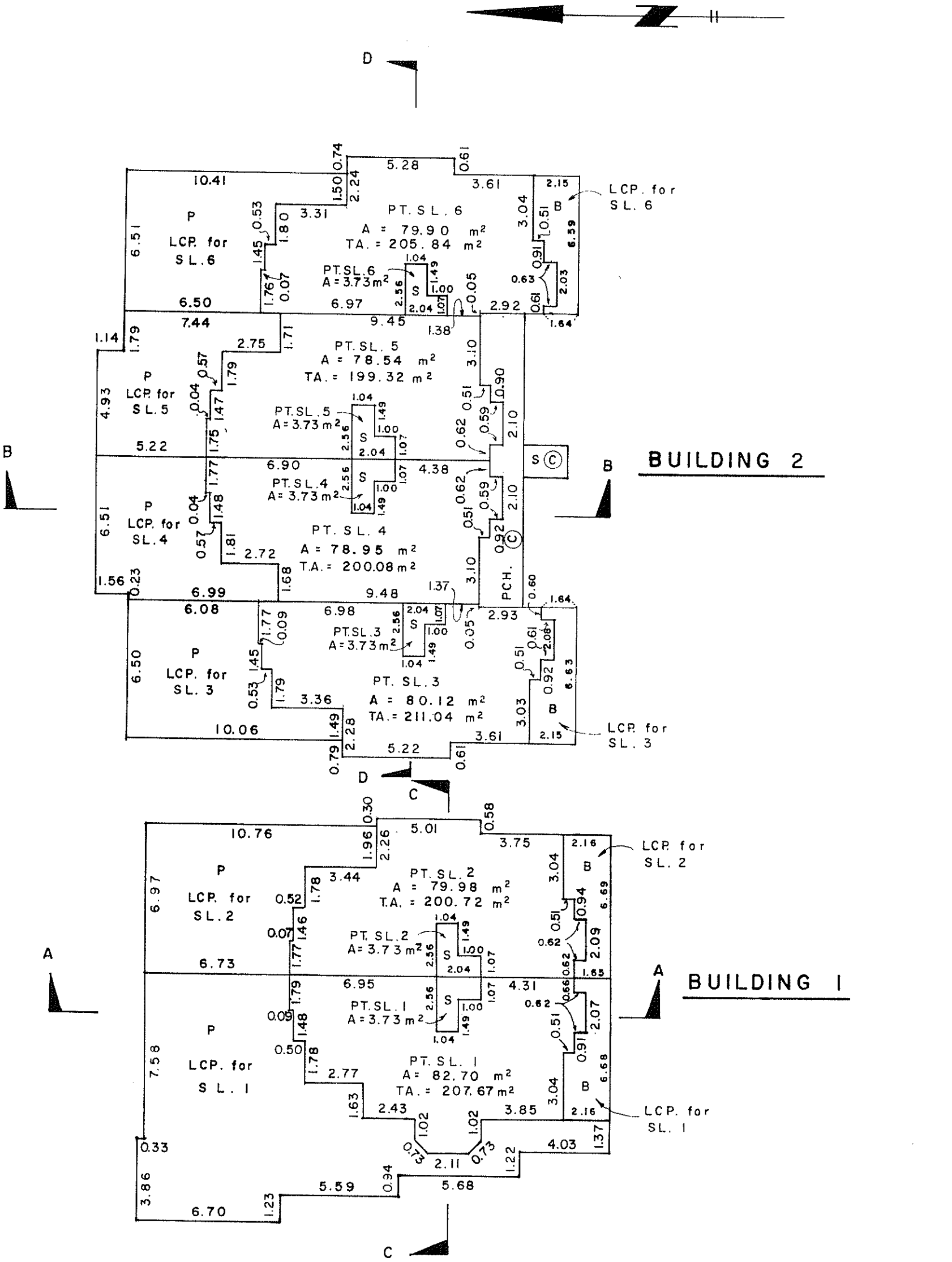
FILE 3730-09-01

PHASE 1

STRATA PLAN VR 1960

BUILDINGS 1 & 2
MAIN FLOOR

SCALE 1:200



MORGAN STEWART AND COMPANY
Surveyors and Engineers
775 Jarvis St, Vancouver, B.C.

DATE JULY 20th 1987 RWJC B.C.L.S

FILE 3730-09-01

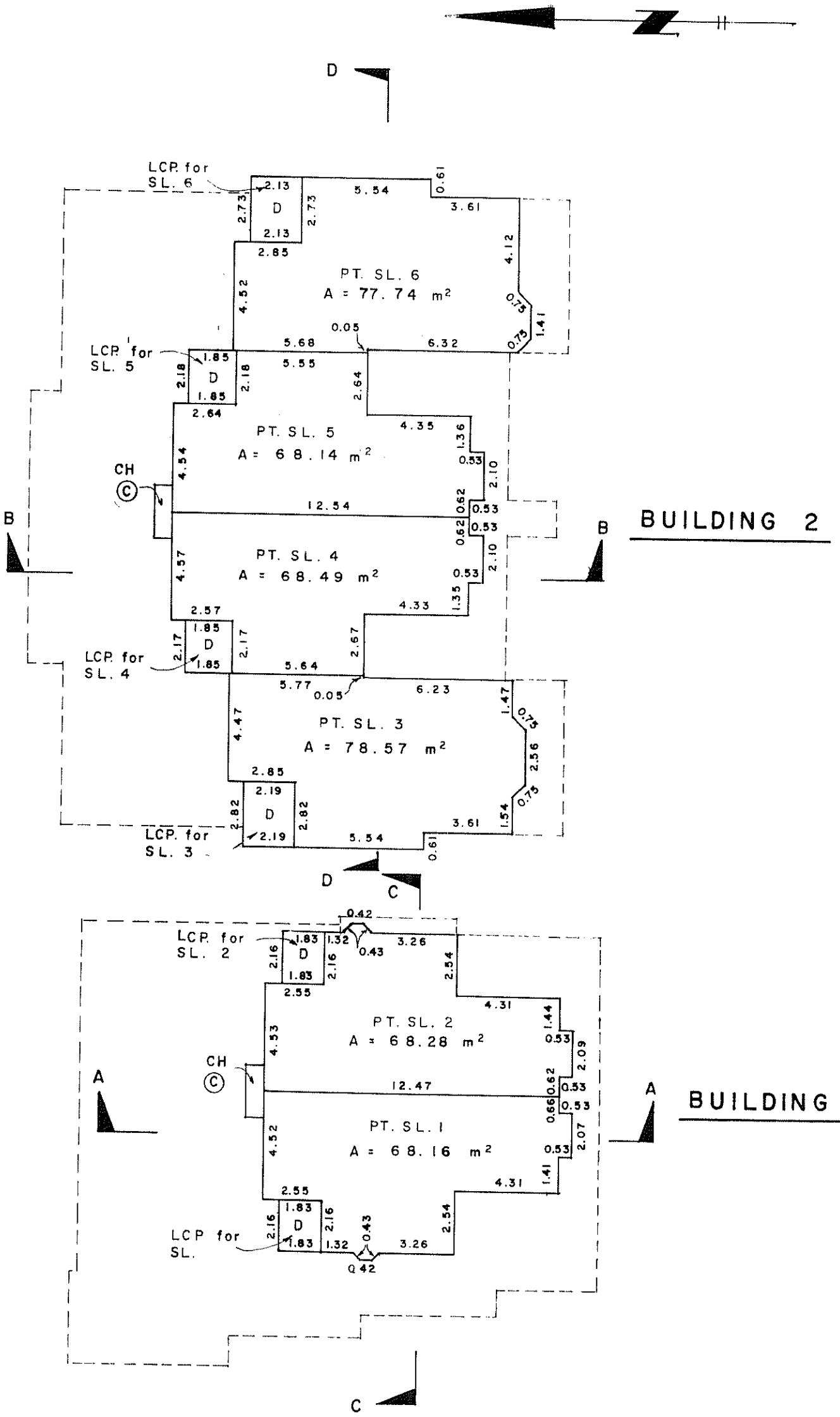
PHASE 1

STRATA PLAN VR 1960

BUILDINGS 1 & 2

UPPER FLOOR

SCALE 1:200



MORGAN STEWART AND COMPANY
Surveyors and Engineers
775 Jervis St, Vancouver, B.C.

DATE July 20th 1987 B.C.L.S

FILE 3730-09-01

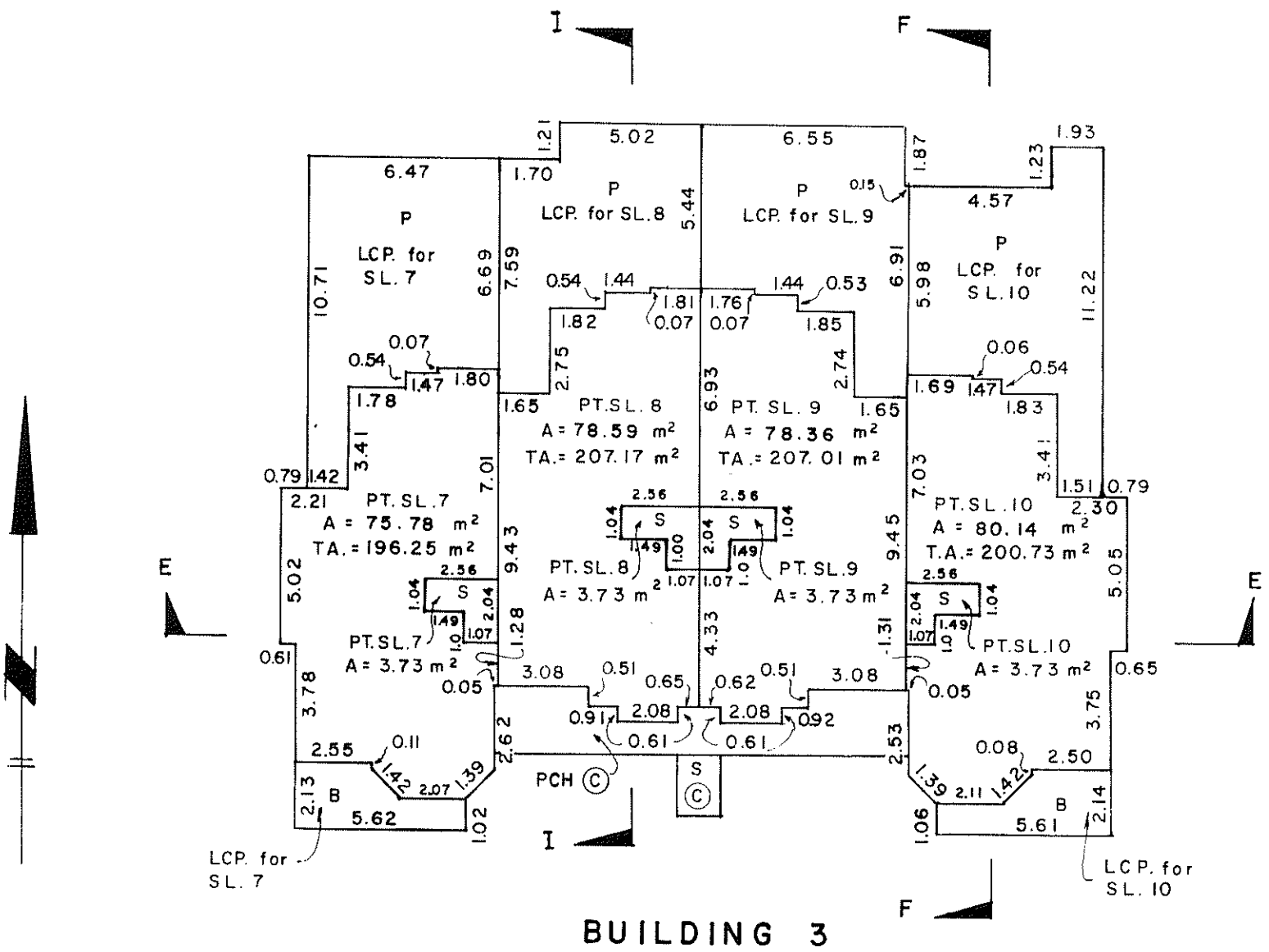
PHASE 1

STRATA PLAN VR 1960

BUILDING 3

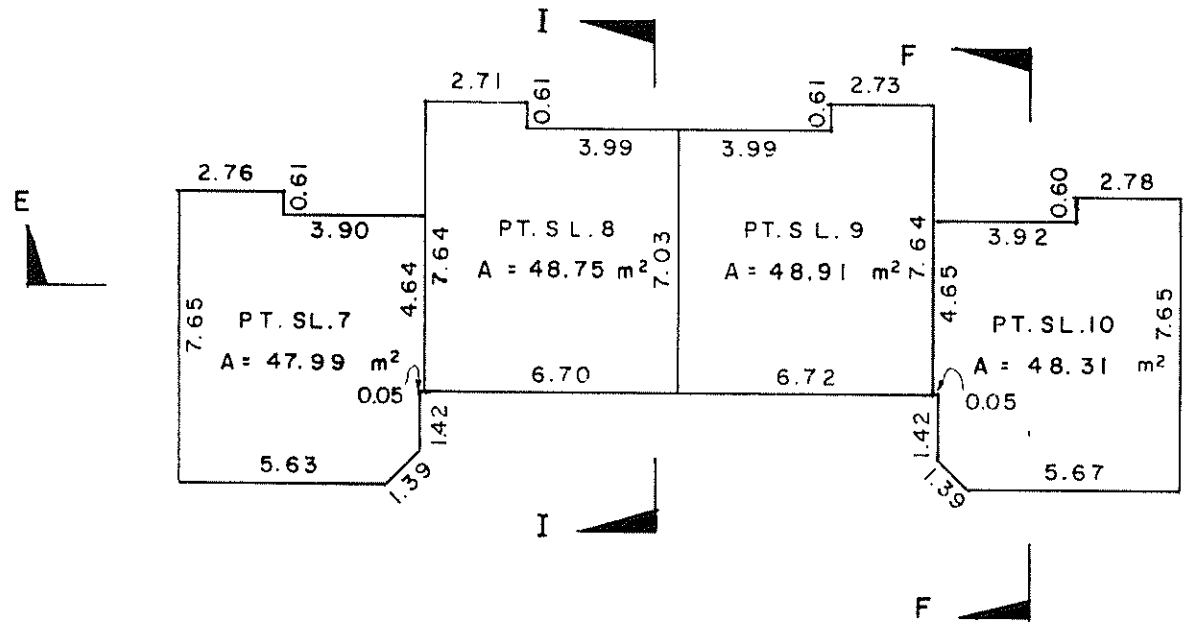
MAIN FLOOR & PARKING LEVEL

SCALE 1:200



BUILDING 3

MAIN FLOOR



PARKING LEVEL

MORGAN STEWART AND COMPANY
Surveyors and Engineers
775 Jervis St, Vancouver, B.C.

DATE July 20th 1987 BWC B.C.L.S

J.N. 19354

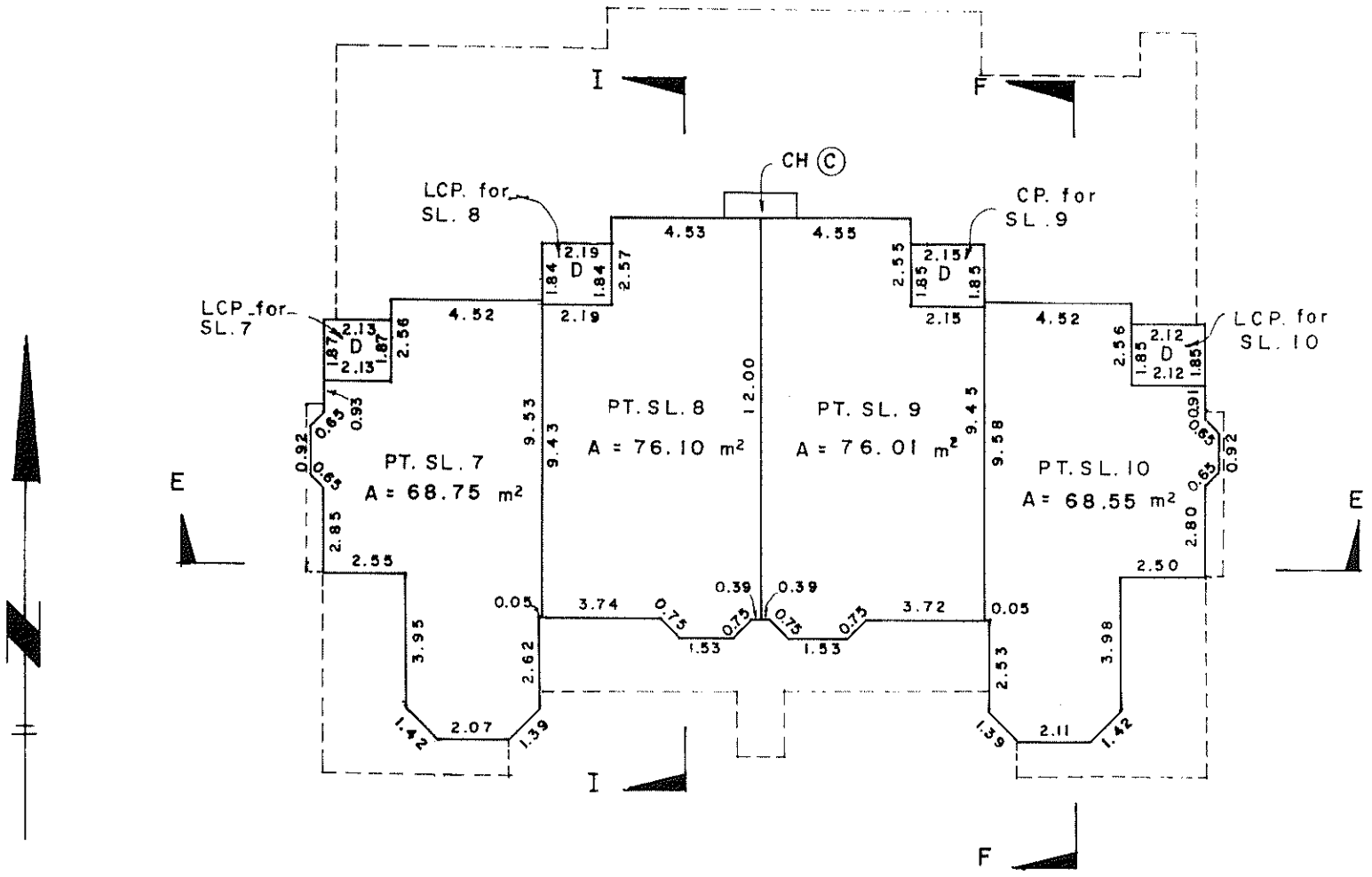
FILE 3730-09-01

PHASE 1

STRATA PLAN VR 1960

BUILDING 3
UPPER FLOOR

SCALE 1:200



BUILDING 3

MORGAN STEWART AND COMPANY
Surveyors and Engineers
775 Jervis St, Vancouver, B.C.

DATE July 20th 1987 BWS B.C.L.S.

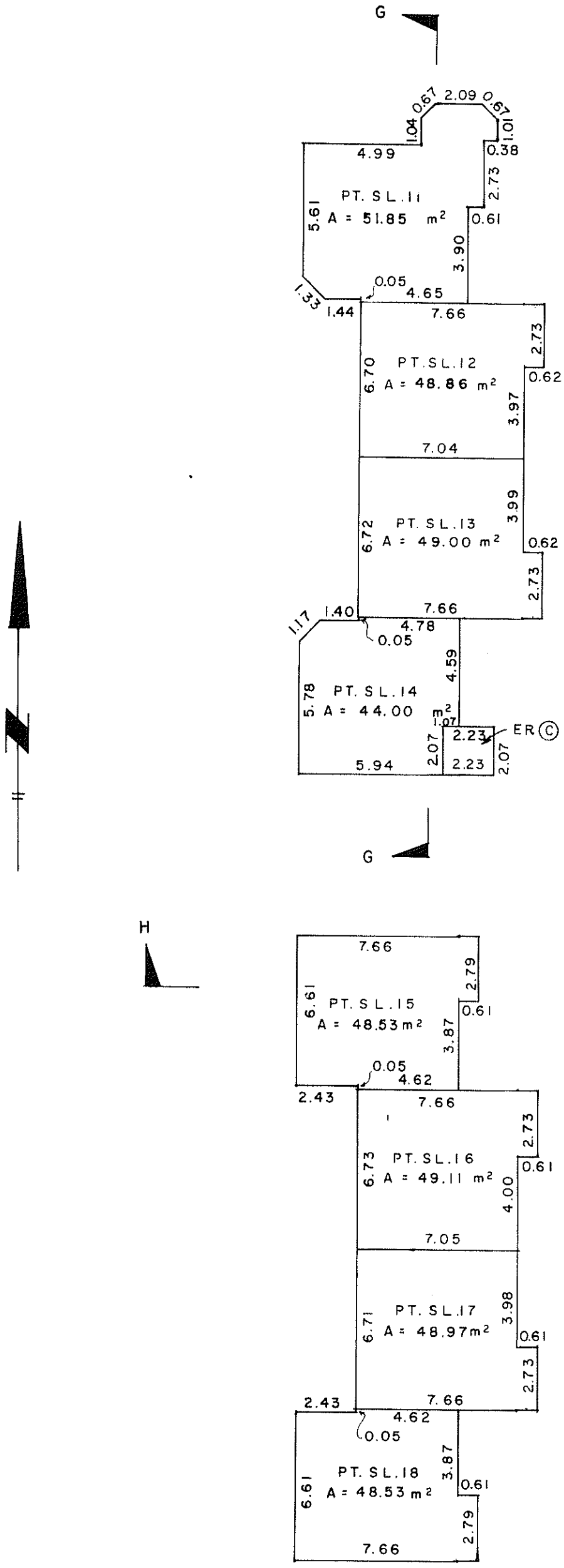
FILE 3730-09-01

PHASE 1

STRATA PLAN VR 1960

BUILDINGS 4 & 5
PARKING LEVEL

SCALE 1:200



BUILDING 4

BUILDING 5

MORGAN STEWART AND COMPANY
Surveyors and Engineers
775 Jervis St., Vancouver, B.C.

DATE July 20th 1987 BWE B.C.L.S.

D.F.C. 15354

FILE 3730-09-01

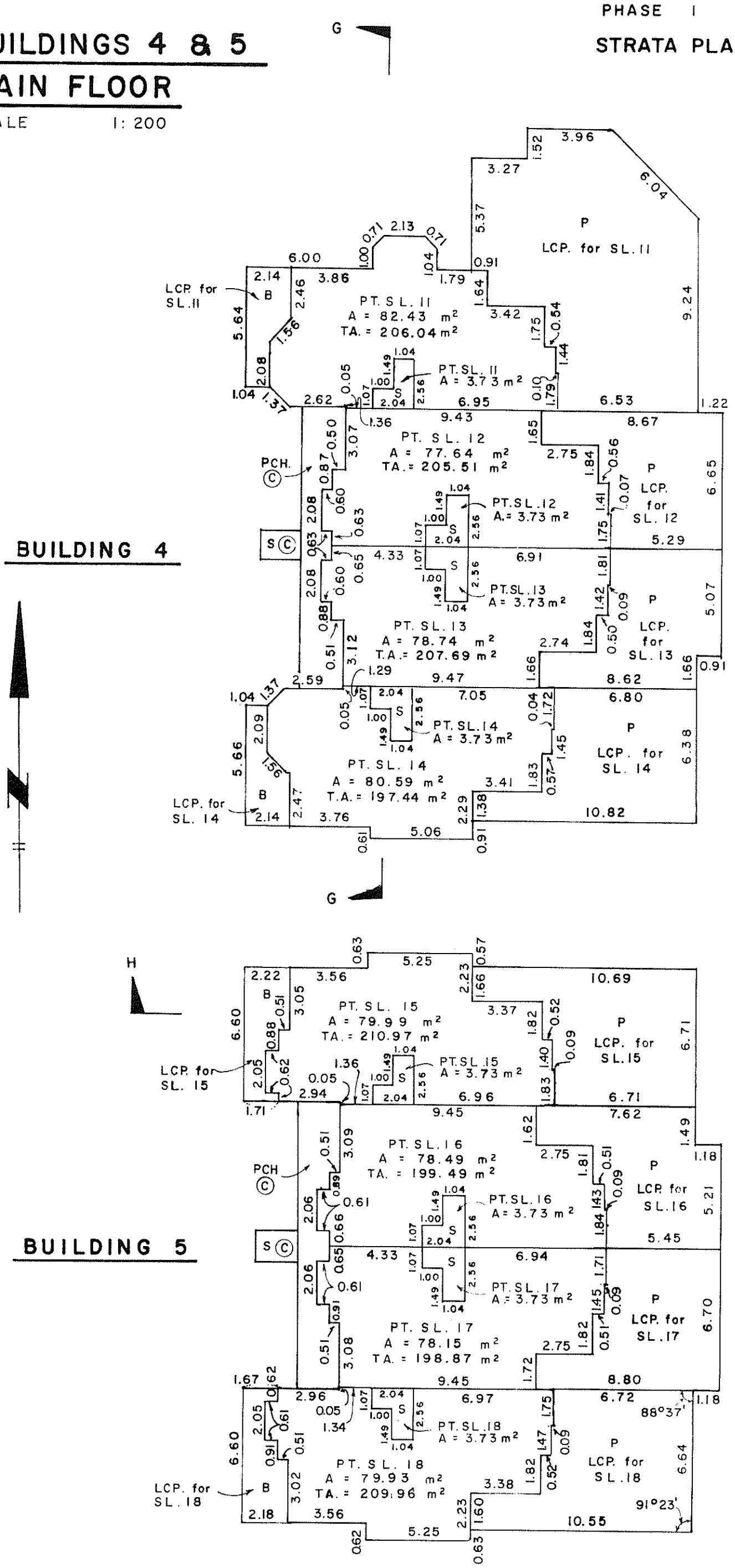
PHASE 1

STRATA PLAN VR 1960

BUILDINGS 4 & 5

MAIN FLOOR

SCALE 1:200



MORGAN STEWART AND COMPANY
Surveyors and Engineers
775 Jervis St, Vancouver, B.C.

DATE July 20, 1987 B.C.L.S.

B.of C. 15354

FILE 3730-09-01

PHASE 1

STRATA PLAN VR 1960

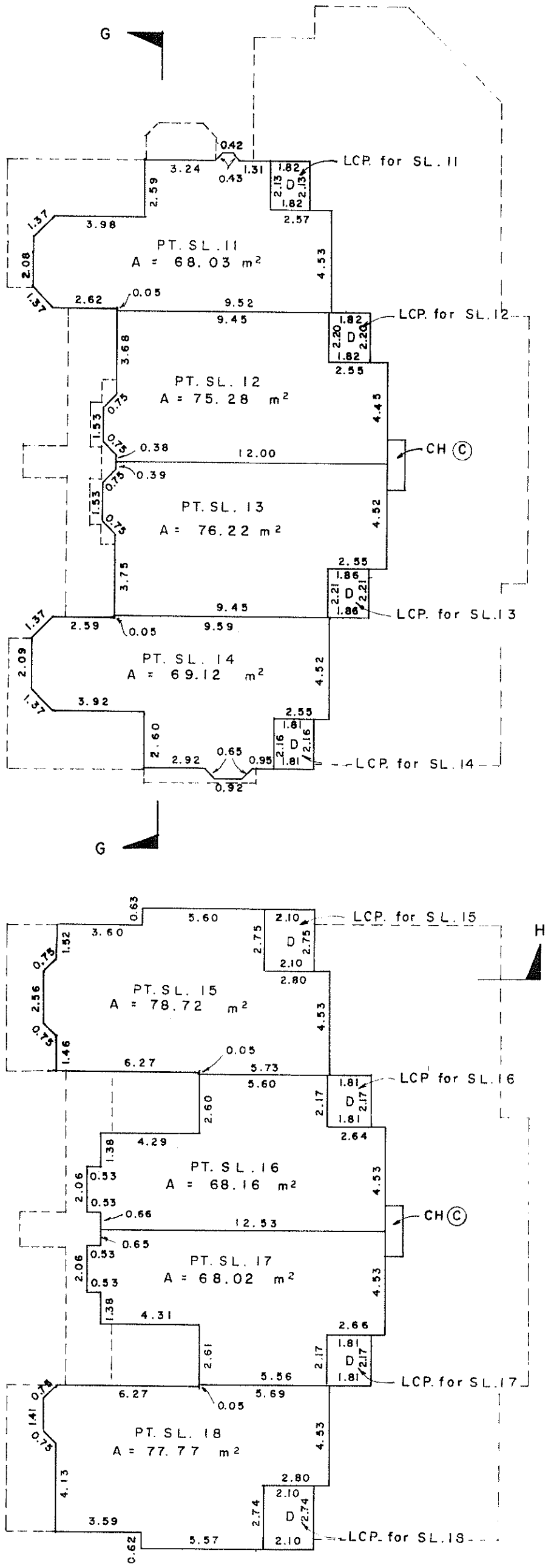
BUILDINGS 4 & 5

UPPER FLOOR

SCALE 1:200

BUILDING 4

BUILDING 5



MORGAN STEWART AND COMPANY
Surveyors and Engineers
775 Jervis St, Vancouver, B.C.

DATE JULY 20th 1987 BWR B.C.L.S

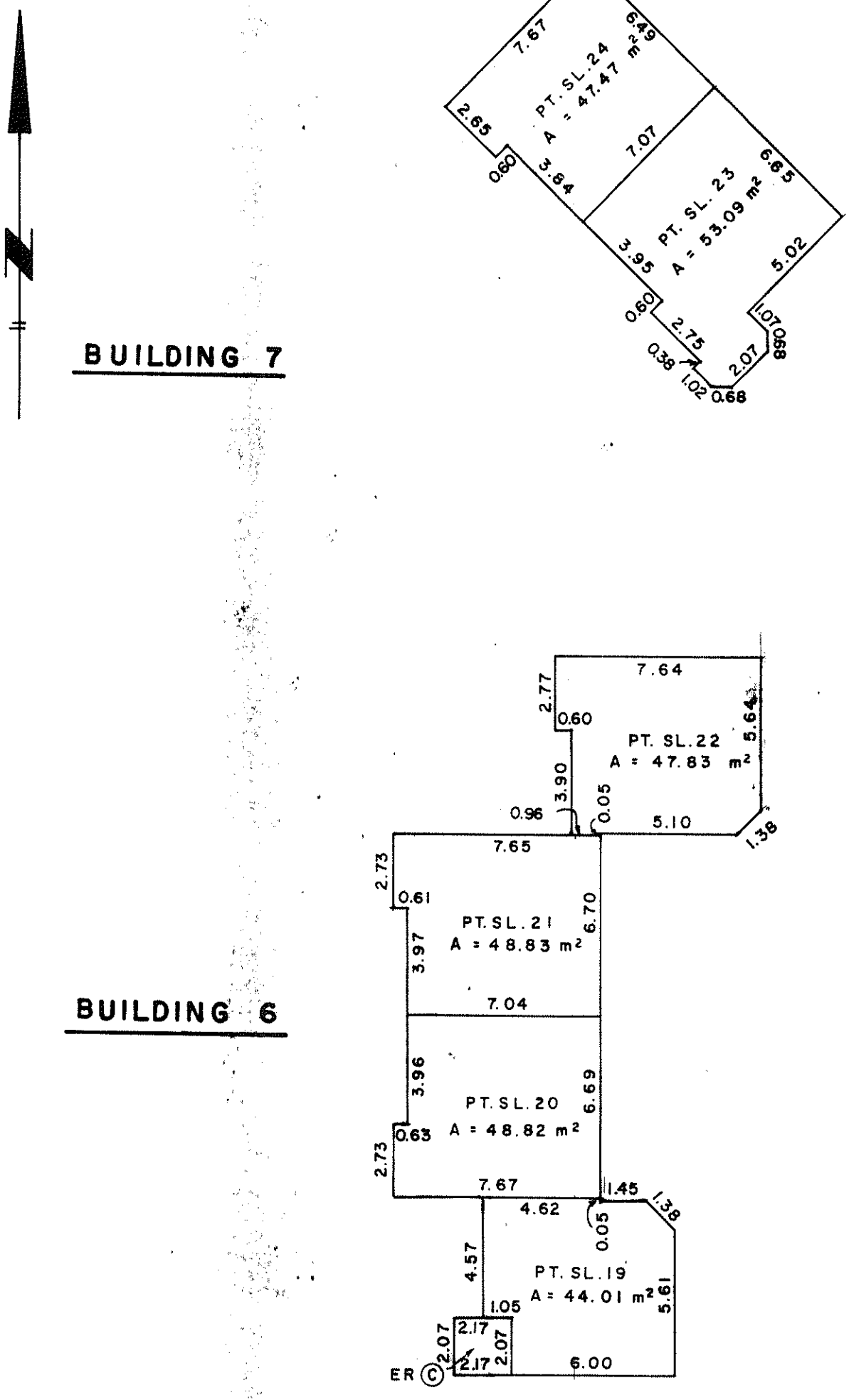
FILE 3730-09-01

PHASE 1

STRATA PLAN VR 1960

BUILDINGS 6 & 7
PARKING LEVEL

SCALE 1:200



MORGAN STEWART AND COMPANY
Surveyors and Engineers
775 Jervis St, Vancouver, B.C.

DATE July 20th 1987 B.W.C. B.C.L.S.

D of C - 15354

FILE : 3730-09-01

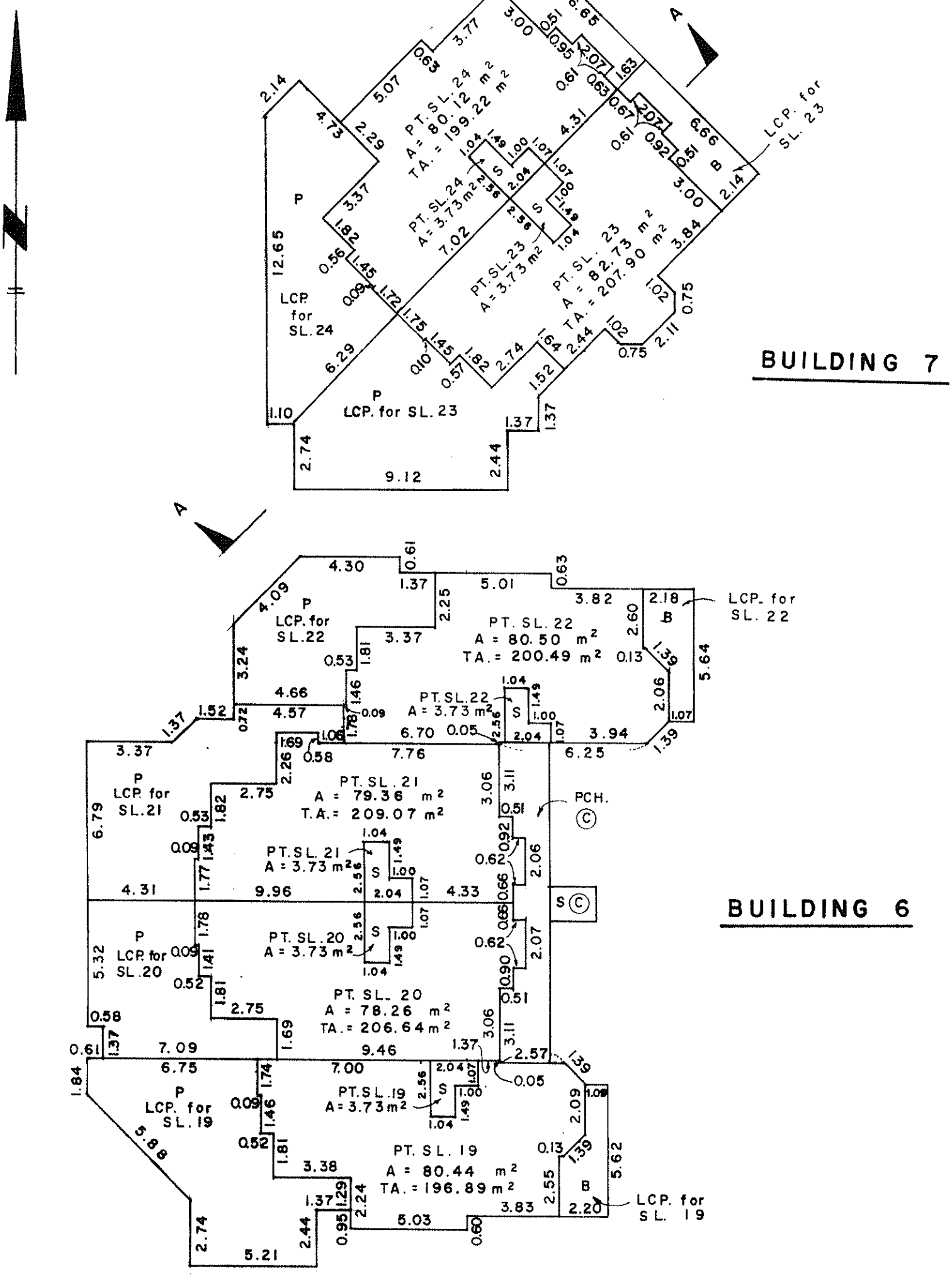
PHASE 1

STRATA PLAN VR 1960

BUILDINGS 6 & 7

MAIN FLOOR

SCALE 1 : 200



MORGAN STEWART AND COMPANY
Surveyors and Engineers
775 Jervis St, Vancouver, B.C.

DATE July 25th 1987 B.W.S. B.C.L.S.

D of C - 15354

FILE 3730-09-01

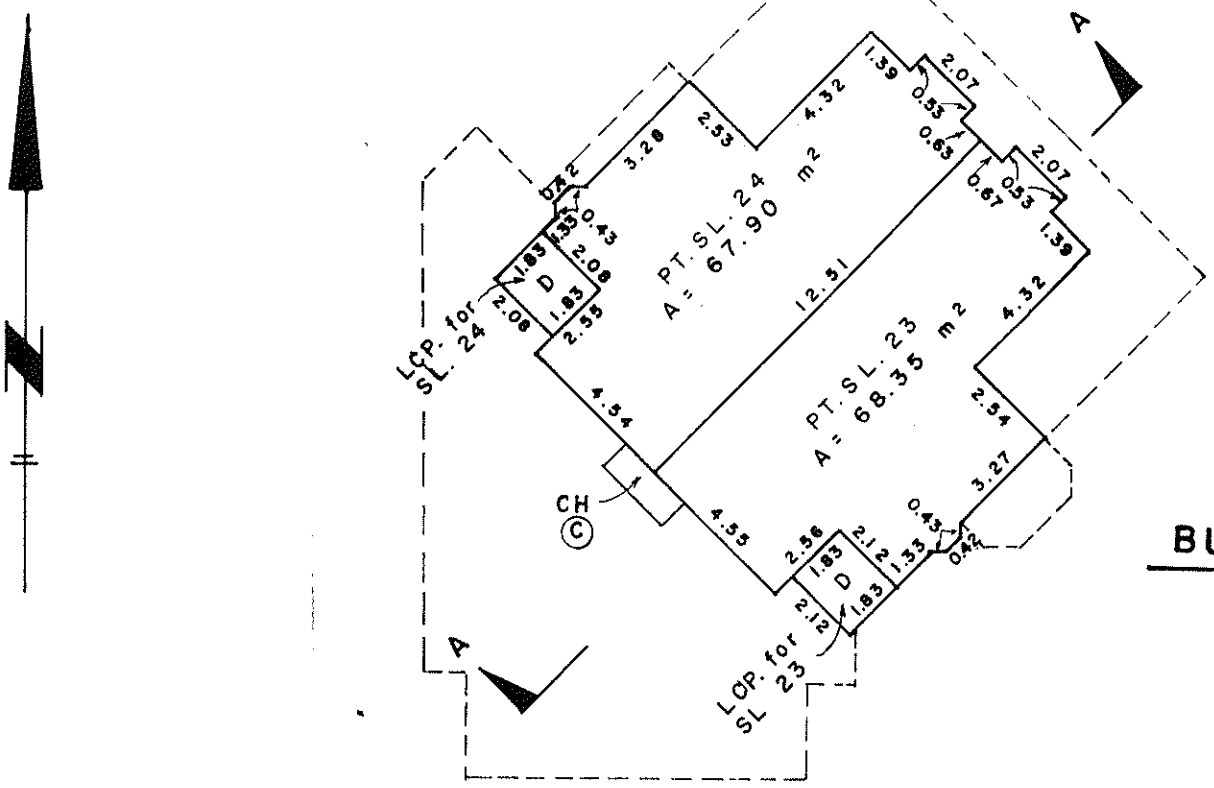
PHASE 1

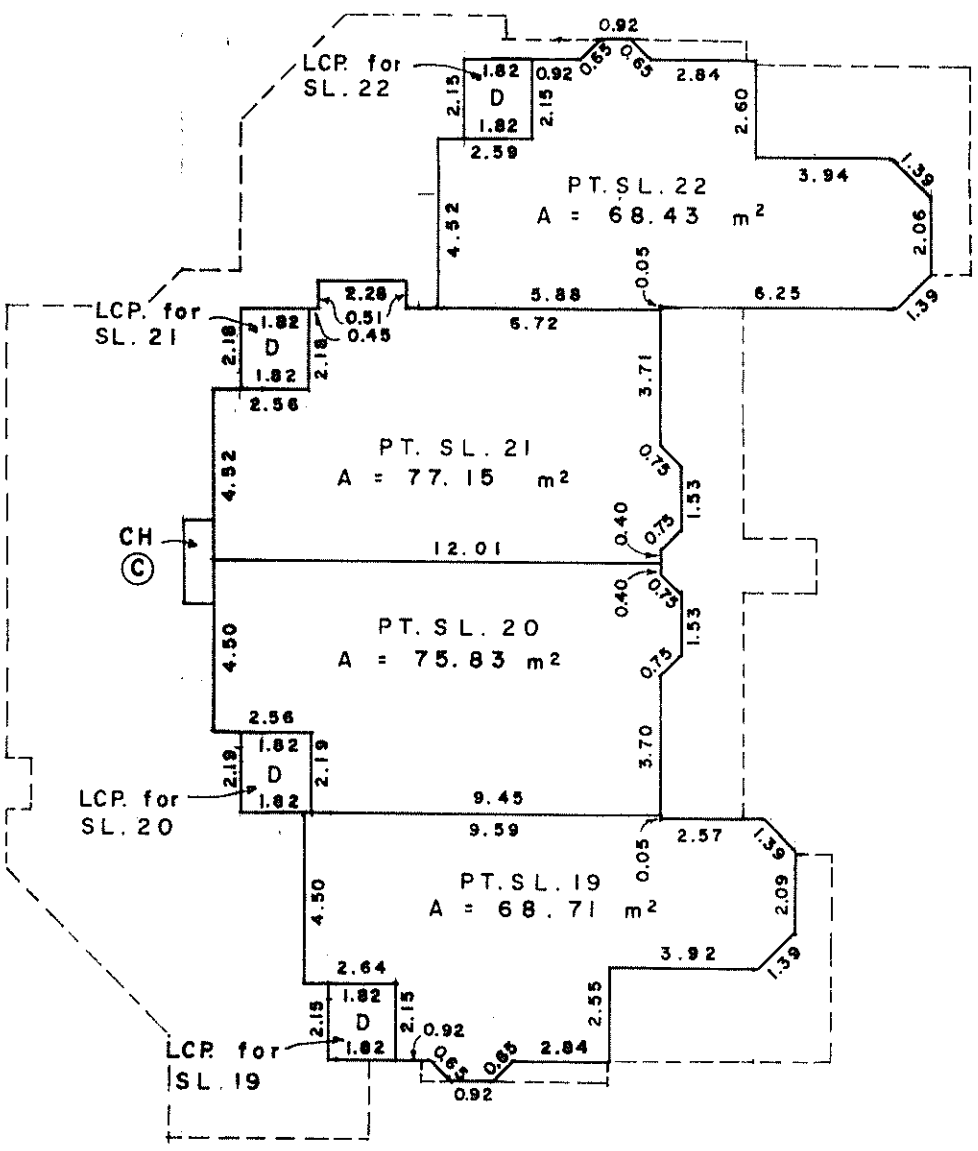
STRATA PLAN VR 1960

BUILDINGS 6 & 7

UPPER FLOOR

SCALE 1:200





MORGAN STEWART AND COMPANY
Surveyors and Engineers
775 Jervis St, Vancouver, B.C.

DATE July 20th 1987 B.W.S. B.C.L.S.

D of C - 15354

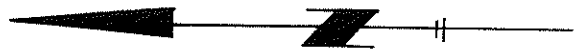
FILE : 3730-09-01

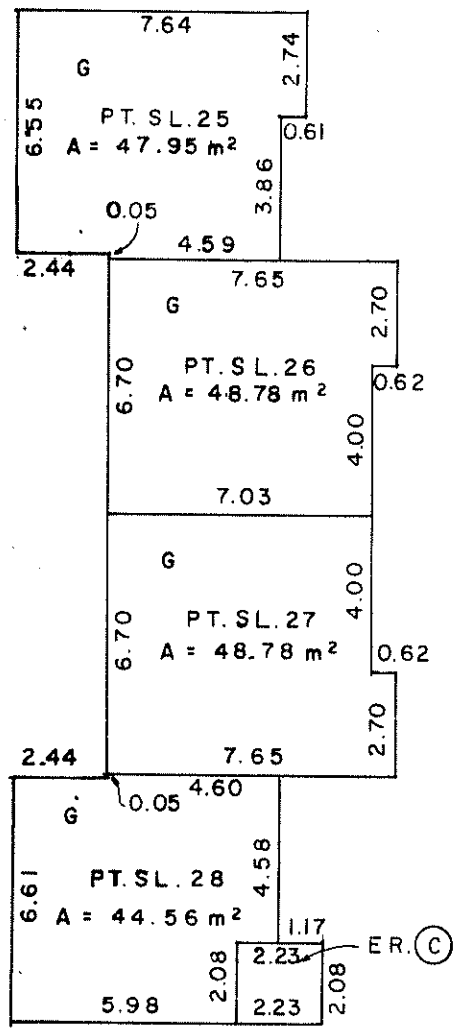
PHASE 1

STRATA PLAN VR 1960

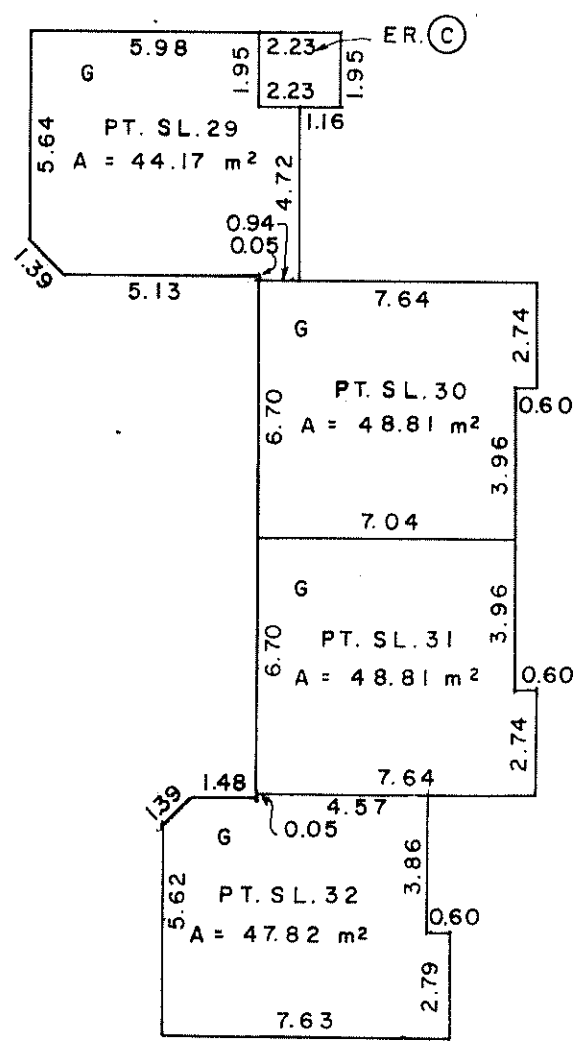
BUILDINGS 8 & 9
PARKING LEVEL

SCALE 1:200





BUILDING 8



BUILDING 9

MORGAN STEWART AND COMPANY
Surveyors and Engineers
775 Jervis St, Vancouver, B.C.

DATE July 20th 1987 B.C.L.S.

D.of C. 15354

FILE 3730-09-01

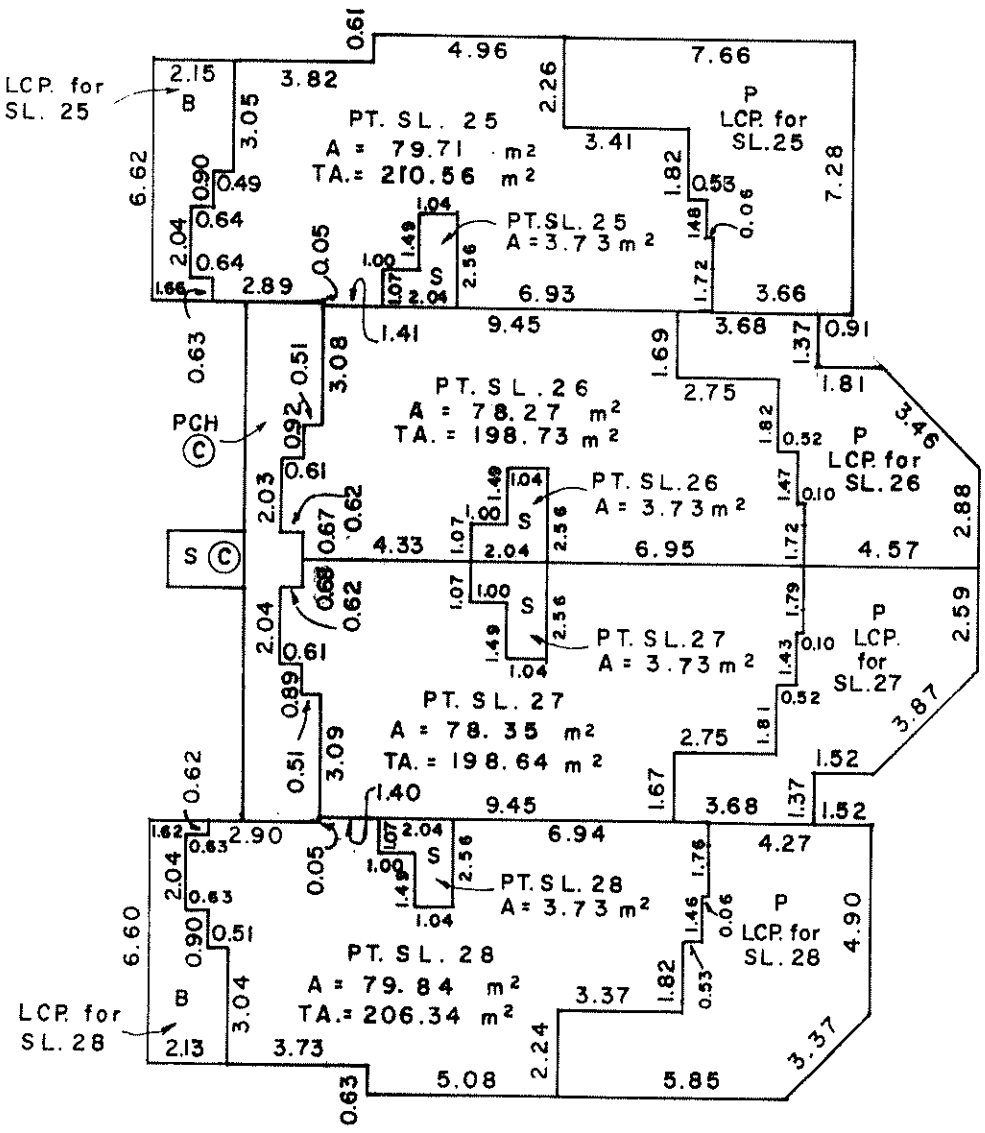
PHASE 1

STRATA PLAN VR 1960

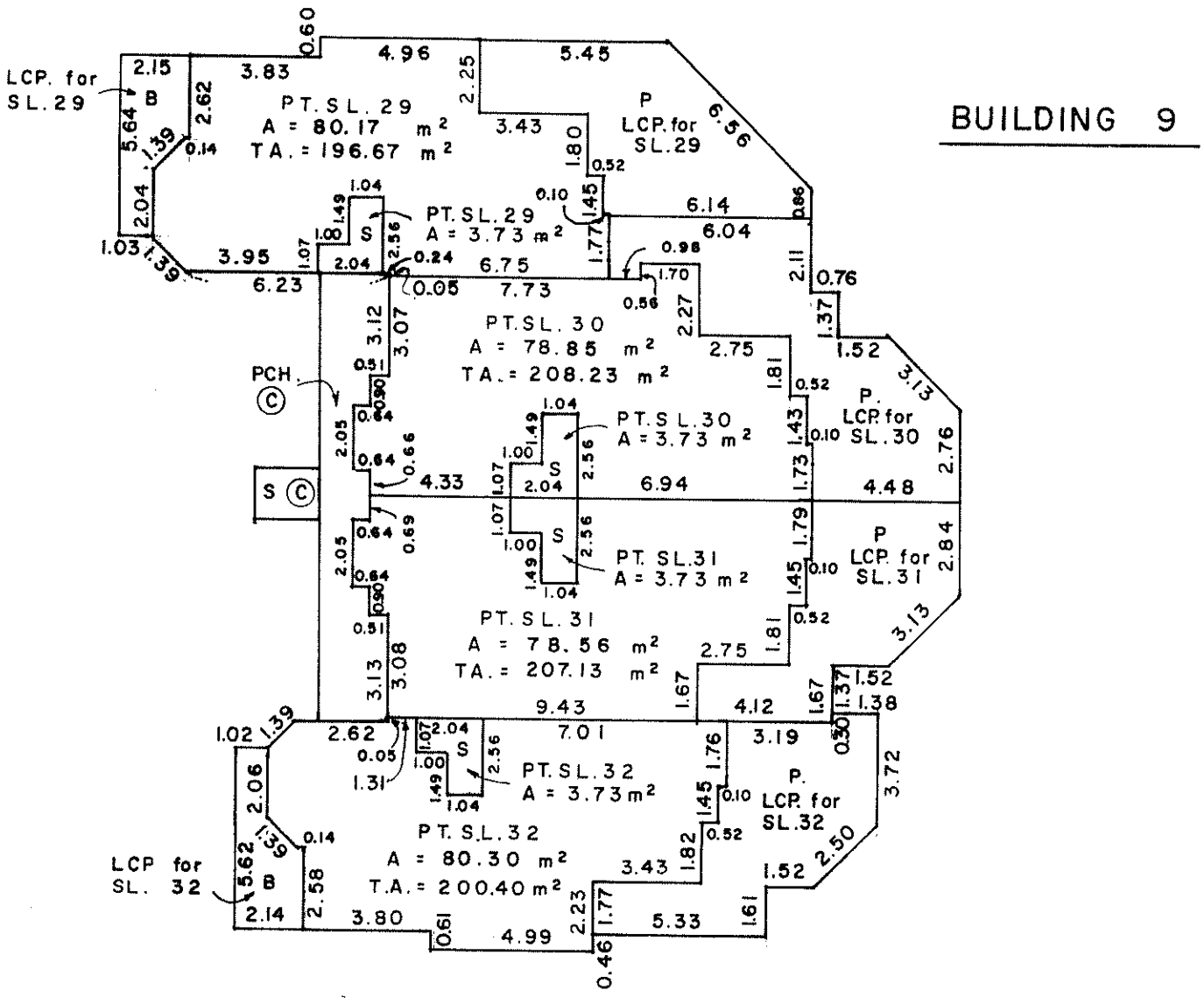
BUILDINGS 8 & 9

MAIN FLOOR

SCALE 1:200



BUILDING 8



BUILDING 9

MORGAN STEWART AND COMPANY
Surveyors and Engineers
775 Jervis St, Vancouver, B.C.

DATE July 20th 1987 B.C.L.S.

D of C - 15354

FILE 3730-09-01

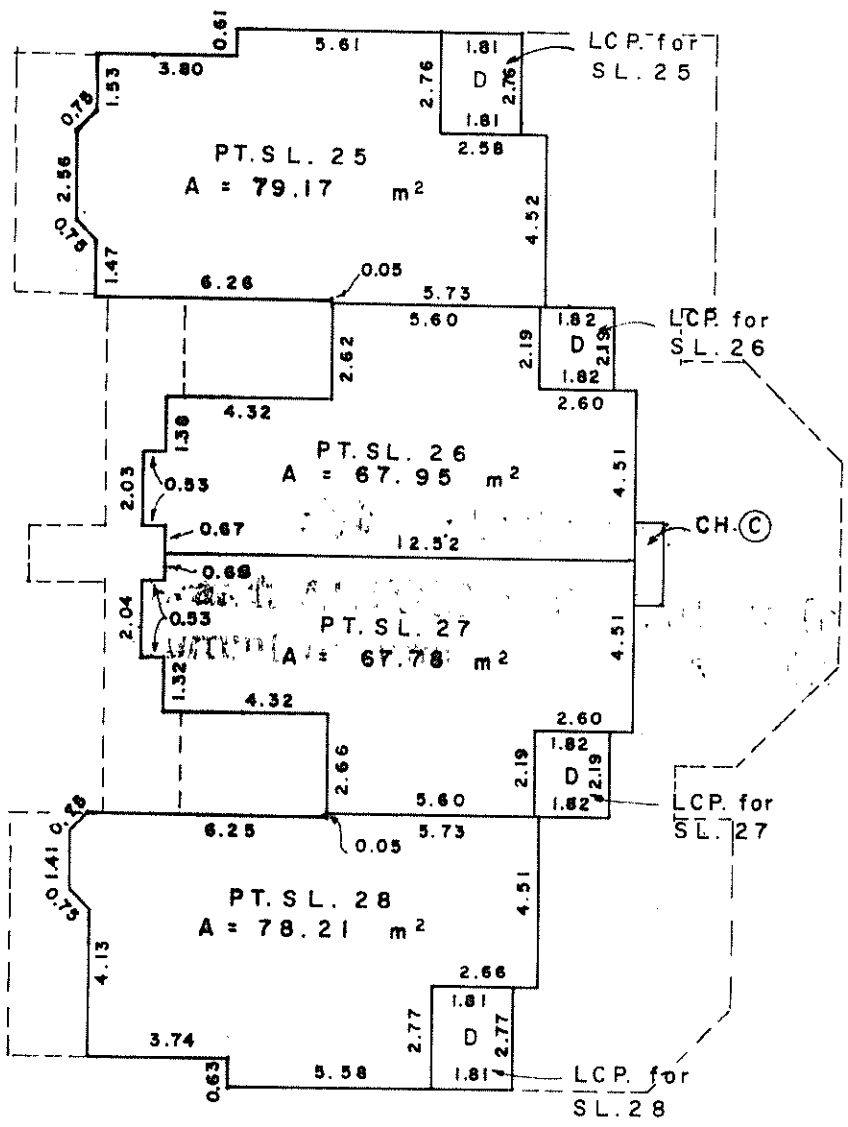
PHASE 1

STRATA PLAN VR 1960

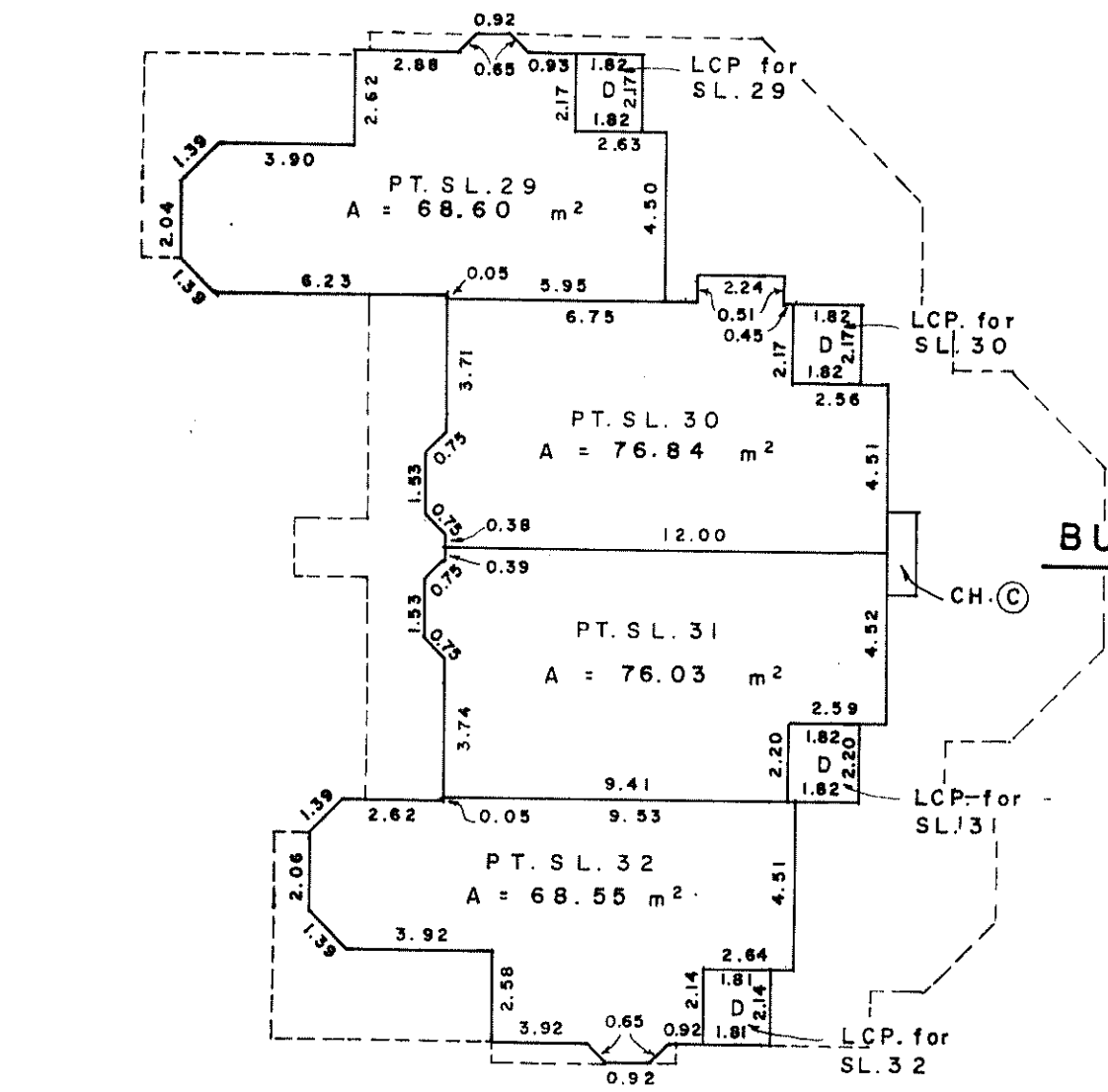
BUILDINGS 8 & 9

UPPER FLOOR

SCALE 1:200



BUILDING 8



BUILDING 9

MORGAN STEWART AND COMPANY
Surveyors and Engineers
775 Jervis St, Vancouver, B.C.

DATE July 20th 1987 B.W.S. B.C.L.S.

D of C - 15364

FILE 3730-09-01

PHASE 1

STRATA PLAN VR 1960

RECORD OF BY-LAWS AND ORDERS, ETC.

FILING		DOCUMENTS	
NUMBER	DATE	DATE	NATURES & PARTICULARS
DF GC 35872	21/03/89	03/04/89	NOTIFICATION OF CHANGE OF BY-LAWS/C.
BJ 76448	14/3/95		NOTIFICATION OF CHANGE OF BYLAWS
BK 93543	1.4.96		NOTIFICATION OF CHANGE OF BYLAWS

Bylaw Sheet Closed
Search ALTOS2 or E-Outline for
Current Information. BC Reg. 74/95

MORGAN STEWART AND COMPANY
Surveyors and Engineers
775 Jervis St, Vancouver, B.C.

DATE JULY 20th 1987 B.C.L.S

DofC 15354

Common Property Sheet Closed 24/10/95

Search ALTOS2 or BC OnLine for Current Information. BC Reg. 76/95

PHASE I
STRATA PLAN VL 1960

LINDA J. O'SHEA, Registrar
Vancouver/NewWestminster Land Title District

DEALINGS EFFECTING THE COMMON PROPERTIES

* FOR PARTIAL CANCELLATIONS, SEE INDIVIDUAL STRATA LOTS

FILING		DOCUMENTS	
NUMBER	DATE	DATE	NATURES & PARTICULARS
* P88707	29/9/86		MORTGAGE IN FAVOUR OF MORGUARD TRUST COMPANY; MODIFIED BY MORTGAGE R49211 19/05/1987; INTER ALIA
P88707 CANCELLED GC71575		31/05/89	L.J. O'SHEA /ND
* P88708	29/9/86		ASSIGNMENT OF RENTS IN FAVOUR OF MORGUARD TRUST COMPANY; INTER ALIA
P88708 CANCELLED GC71576A		31/05/89	L.J. O'SHEA /ND.
* P113653	11/12/86		MORTGAGE IN FAVOUR OF J.K. BULL & SONS LTD. (INC # 187957) AS TO AN UNDIVIDED 2/6 INTEREST; SETTLERS SAVINGS AND MORTGAGE CORPORATION AS TO AN UNDIVIDED 2/6 INTEREST, THE REGIONAL TRUST COMPANY, AS TO AN UNDIVIDED 1/6 INTEREST, AND THE SOVEREIGN LIFE INSURANCE COMPANY, AS TO AN UNDIVIDED 1/6 INTEREST INTER ALIA
P113653 CANCELLED GB132319		17/11/88	L.J. O'SHEA /ND.
* P113654	11/12/86		ASSIGNMENT OF RENTS IN FAVOUR OF J.K. BULL & SONS LTD. (INC # 187957) AS TO AN UNDIVIDED 2/6 INTEREST, SETTLERS SAVINGS AND MORTGAGE CORPORATION, AS TO AN UNDIVIDED 2/6 INTEREST, THE REGIONAL TRUST COMPANY, AS TO AN UNDIVIDED 1/6 INTEREST, AND THE SOVEREIGN LIFE INSURANCE COMPANY AS TO AN UNDIVIDED 1/6 INTEREST, INTER ALIA
P113654 CANCELLED GB132320		17/11/88	L.J. O'SHEA /N.D.
* R49211	19/5/87		MORTGAGE: MODIFICATION OF MORTGAGE P88707 INTER ALIA
R49211 CANCELLED GC71577A		31/05/89	L.J. O'SHEA /N.D.
GB104365	15/09/88		STATUTORY RIGHT OF WAY IN FAVOUR OF BRITISH COLUMBIA HYDRO AND POWER AUTHORITY

MORGAN STEWART AND COMPANY
Surveyors and Engineers
775 Jervis St, Vancouver, B.C.

DATE July 20th 1987 B.C.L.S.

D of C. 15354

FILE 3730-09-01

STRATA PLAN OF LOT 1 EXCEPT PHASE 1 STRATA PLAN VR. 1960. BLOCK 8, DISTRICT LOT 322, PLAN 21157. NEW WESTMINSTER DISTRICT CITY OF VANCOUVER

KEY PLAN

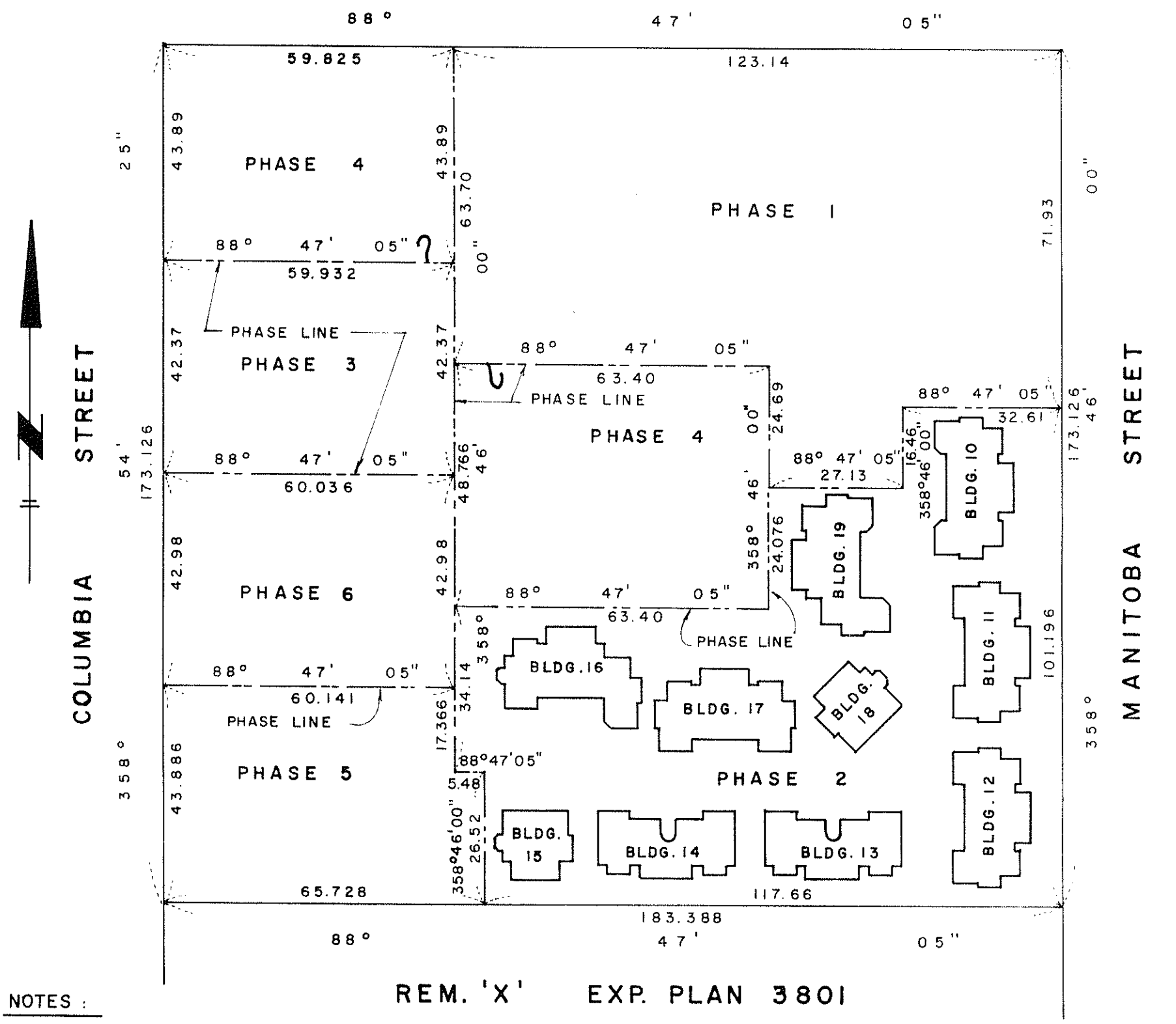
SCALE 1:1000

PHASE 2

STRATA PLAN VR 1960

Deposited and registered in the Land Title Office at Vancouver, B.C. this 26 th day of OCTOBER, 1987.

DEPUTY Registrar



NOTES :

ALL DISTANCES ARE IN METRES UNLESS OTHERWISE NOTED.
ALL ANGLES ARE 90° OR 45° UNLESS OTHERWISE NOTED.
THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT.

LEGEND :

Bearings are astronomic and are derived from Plan 21157.

Ⓒ	DENOTES	COMMON PROPERTY
SL.	DENOTES	STRATA LOT.
LCP.	DENOTES	LIMITED COMMON PROPERTY
PT.SL.	DENOTES	PART OF STRATA LOT.
S	DENOTES	STAIRS
P	DENOTES	PATIO
SE	DENOTES	STAIRWAY ENTRY
ER.	DENOTES	ELECTRICAL ROOM
D	DENOTES	DECK
CH.	DENOTES	CHIMNEY
m^2	DENOTES	SQUARE METRES.
A	DENOTES	AREA
T.A.	DENOTES	TOTAL AREA
B	DENOTES	BALCONY

CIVIC ADDRESS:

SL. 33 - 44 7591 - 7691 MANITOBA STREET. VAN. B.C.
SL. 45 - 55 221 - 278 WATERLEIGH DR. VAN. B.C.
SL. 56 - 64 272 - 224 WATERLEIGH DR. VAN. B.C.
SL. 65 - 68 7643 - 7613 WHITESPRAY DR. VAN. B.C.

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

THE OWNERS OF STRATA PLAN VR. 1960
C/o GARY C. DAYAN.
BARRISTER & SOLICITOR
202 - 1807 MARITIME MEWS
GRANVILLE ISLAND, VANCOUVER, B.C. V6H 3W7

NAME OF DEVELOPMENT :

" THE SPRINGS AT LANGARA "

I, BRIAN W. COLLINS, of Vancouver, 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 Vancouver, British Columbia this 28th day of SEPTEMBER, 1987.

Brian W. Collins B.C.L.S

MORGAN STEWART AND COMPANY
Surveyors and Engineers
775 Jervis St, Vancouver, B.C.

FILE : 3730-09-02

PHASE 2

STRATA PLAN VR 1960

CONDOMINIUM ACT

		FORM 1	FORM 2	FORM 3
Lot No.	Sheet No.	SCHEDULE OF UNIT ENTITLEMENT	SCHEDULE OF INTEREST UPON DESTRUCTION	SCHEDULE OF VOTING RIGHTS
		UNIT ENTITLEMENT	INTEREST	NUMBER OF VOTES
33	7,8,9	150	1949	
34	7,8,9	154	1899	
35	7,8,9	154	1899	
36	7,8,9	150	1949	
37	7,8,9	159	1949	
38	7,8,9	146	1899	
39	7 8 9	146	1899	
40	7,8,9	159	1949	
41	10,11,12	159	1949	
42	10,11,12	147	1899	
43	10,11,12	147	1899	
44	10,11,12	158	1949	
45	10,11,12	156	1949	
46	10,11,12	153	1899	
47	10,11,12	153	1899	
48	10,11,12	155	1949	
49	13,14,15	156	1949	
50	13,14,15	153	1899	
51	13,14,15	153	1899	
52	13,14,15	156	1949	
53	13,14,15	156	1949	
54	13,14,15	157	1949	
55	16,17,18	161	1999	
56	16,17,18	154	1949	
57	16 17 18	157	1949	
58	16,17,18	149	1999	
59	16,17,18	157	1999	
60	16,17,18	147	1949	
61	16 17 18	146	1949	
62	16,17,18	157	1999	
63	19,20,21	148	1999	
64	19,20,21	151	1999	
65	19,20,21	149	1999	
66	19,20,21	156	1949	

DATE SEPTEMBER 28th 1987 B.C.L.S.

MORGAN STEWART AND COMPANY
Surveyors and Engineers
760 Denman St, Vancouver, B.C.

Dwg C 15354

PHASE 2
STRATA PLAN VR 1960

CONDOMINIUM ACT

Lot No.	Sheet No.	FORM 1 SCHEDULE OF UNIT ENTITLEMENT	FORM 2 SCHEDULE OF INTEREST UPON DESTRUCTION	FORM 3 SCHEDULE OF VOTING RIGHTS
		UNIT ENTITLEMENT	INTEREST	NUMBER OF VOTES
67	19,20,21	154	1949	
68	19,20,21	149	1999	
AGGREGATE		5,502	70,064	

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 for residential use only. 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.

Witness as to both signatures:
J. B. Bull
Barrister and Solicitor
2300-595 Burrard St.
Vancouver, B.C.

Authorized Signatory

Declared before me this 28 day of September, 1987. at Vancouver, B.C.

A commissoner for taking affidavits for British Columbia.

Accepted as to forms 1, 2 and 3.
Dated this 23rd day of October, 1987.

Superintendent of Real Estate.

Approved as phase 2 of a 6 phase strata plan under the condominium act.
Dated at Vancouver, British Columbia this 21 day of OCTOBER, 1987.

Approving Officer for the City of Vancouver

OWNER:

UNITED PROPERTIES LTD.
(INCORPORATION No. 136500)

Authorized Signatory

Authorized Signatory

MORTGAGEES:

- MORGUARD TRUST COMPANY.
By its lawful attorneys. See filing no. N8148.

Authorized Signatory

Authorized Signatory

- B. K. BULL & SONS LTD.
(INCORPORATION No. 187957)

Authorized Signatory

Authorized Signatory

- SETTLERS SAVINGS AND MORTGAGE CORPORATION.

Authorized Signatory

Authorized Signatory

- THE SOVEREIGN LIFE INSURANCE COMPANY.

Authorized Signatory

Authorized Signatory

- THE REGIONAL TRUST COMPANY.

Authorized Signatory

Authorized Signatory

DATE: SEPTEMBER 28th 1987 B.C.L.S.

MORGAN STEWART AND COMPANY
Surveyors and Engineers
775 Jervis St, Vancouver, B.C.

D.F.C. 15354

PHASE 2
STRATA PLAN VR 1960

LOCATION PLAN

SCALE 1:500

PHASE 1

PHASE 3

PHASE 4

PHASE LINE

PHASE 6

PHASE 5

PHASE 2

PHASE LINE

MANITOBA STREET

BLDG. 10

BLDG. 11

BLDG. 12

BLDG. 13

BLDG. 14

BLDG. 15

BLDG. 16

BLDG. 17

BLDG. 18

BLDG. 19

REM. 'X' EXP. PLAN 3801

PROPERTY LINE

PROPERTY LINE

MORGAN STEWART AND COMPANY
Surveyors and Engineers
775 Jervis St, Vancouver, B.C.

DATE SEPTEMBER 28th 1987 B.W.R. B.C.L.S

D of C 15354

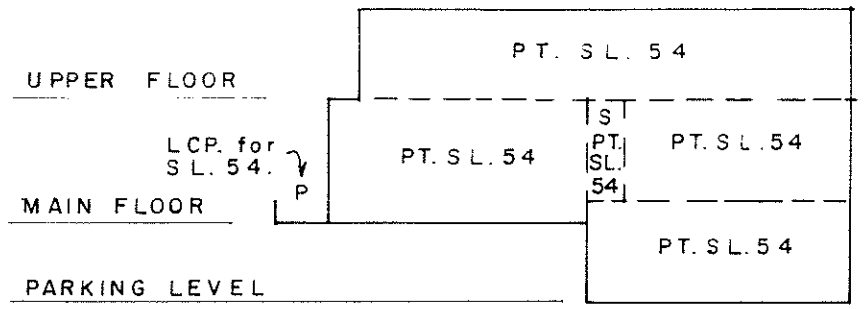
FILE 3730-09-02

DWG 15394

MORGAN STEWART AND COMPANY
Surveyors and Engineers
775 Jervis St, Vancouver, B.C.

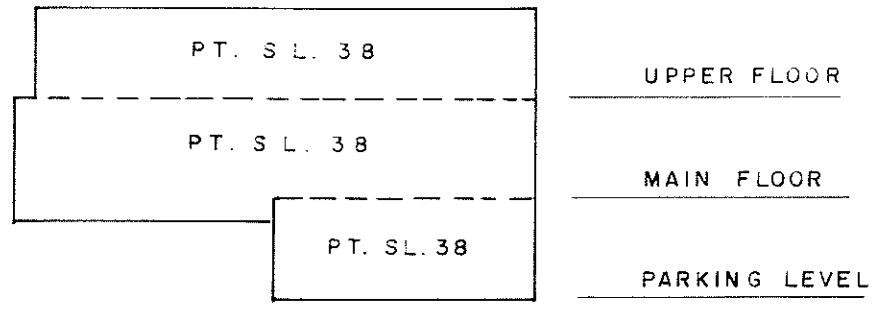
SECTIONS

SCALE 1:200



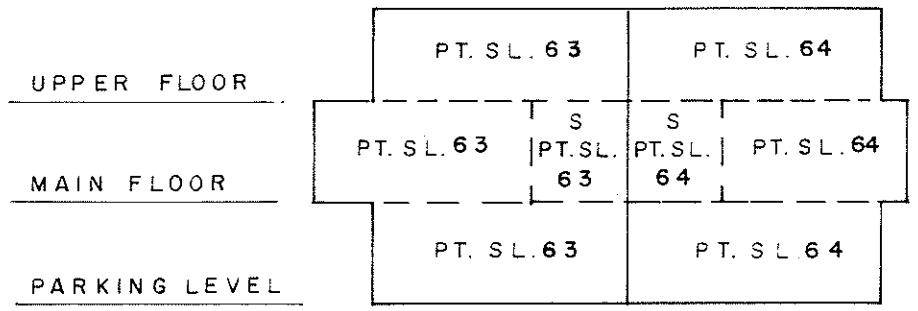
SECTION O-O

TYPICAL FOR SL.'s 54,55,64



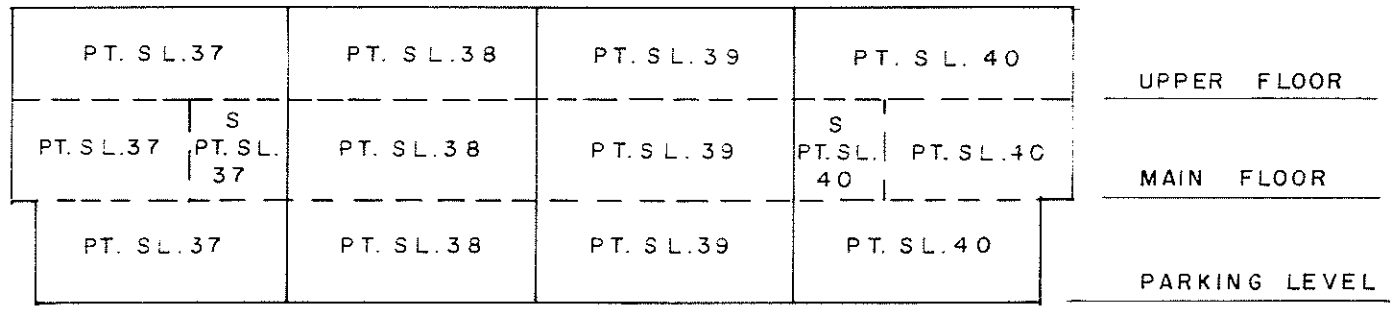
SECTION L-L

TYPICAL FOR SL.'s 38,39,42,43,60,61



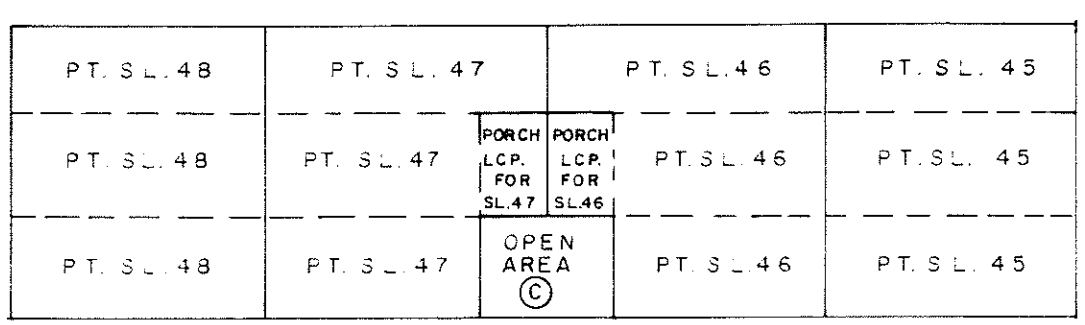
SECTION P-P

BUILDING 18



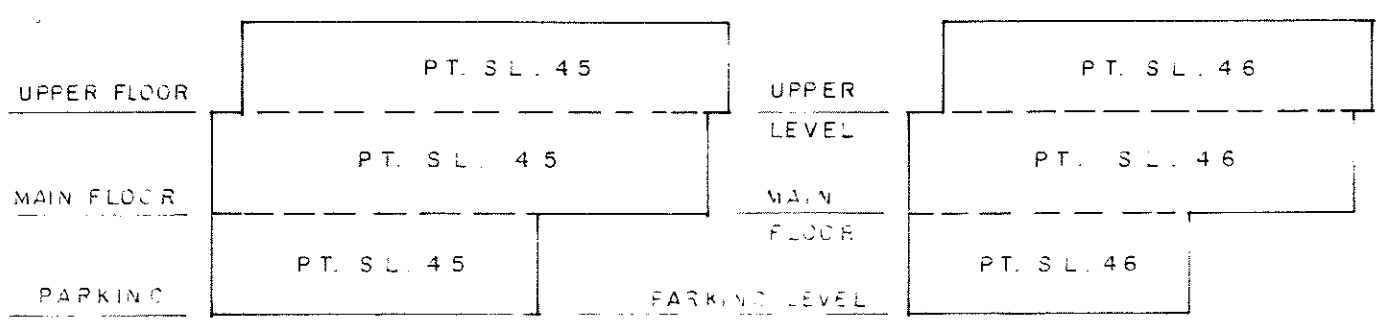
SECTION N-N

TYPICAL FOR BUILDINGS 11,12,17



SECTION U-U

TYPICAL FOR BUILDINGS 13, 14



SECTION S-S

TYPICAL FOR SL.'s 45,48,49,52,53,54.

SECTION T-T

TYPICAL FOR SL.'s 46,47,50,51

PHASE 2
STRATA PLAN VR 1960

DATE September 28, 1987 B.C.L.S.

FILE 3730-09-02

SHEET 5 OF 21 SHEETS

D of C - 15354

MORGAN STEWART AND COMPANY
Surveyors and Engineers
775 Jervis St, Vancouver, B.C.

SECTIONS

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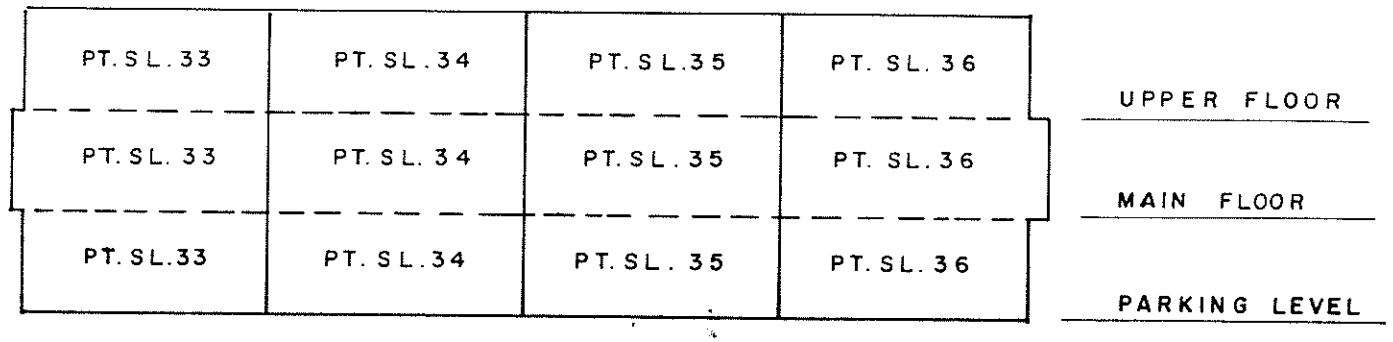
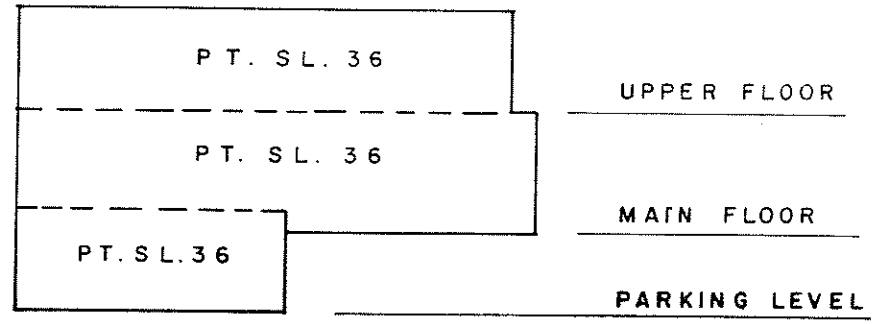


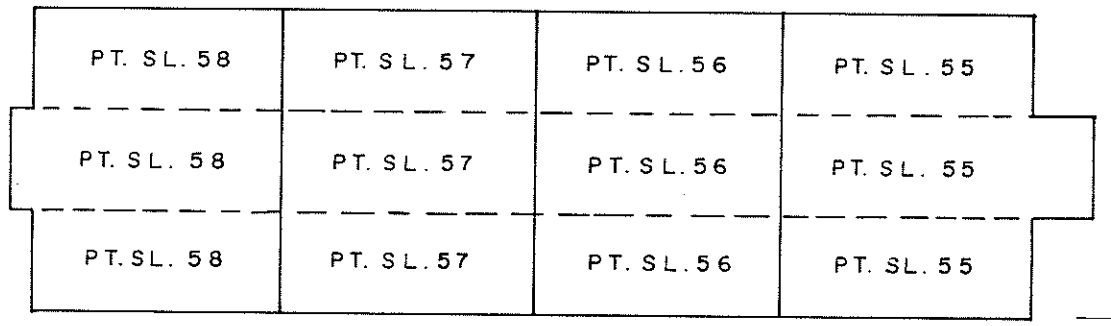
SECTION M - M

TYPICAL FOR BUILDINGS 10 AND 19



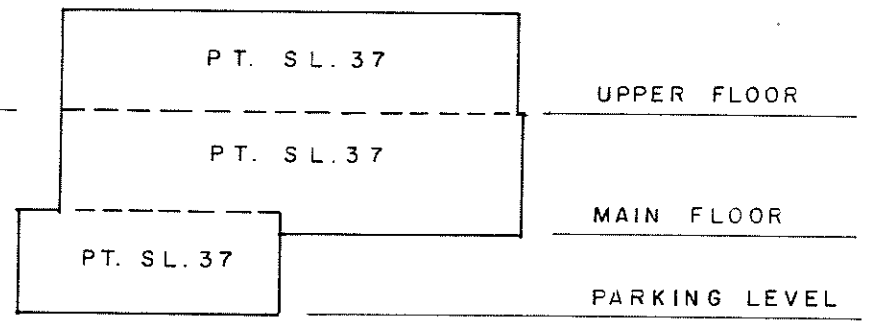
SECTION K - K

TYPICAL FOR SL.'s 33, 36, 53, 58, 63, 65, 68



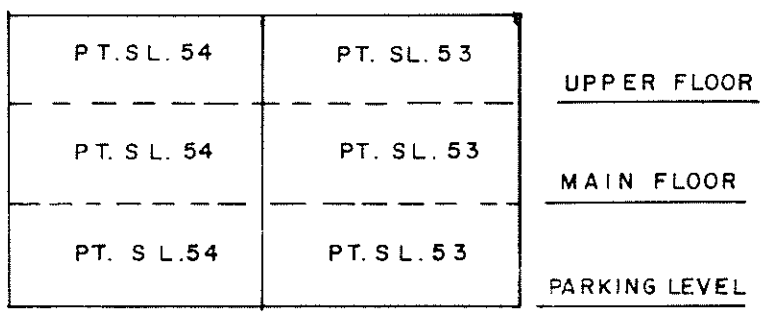
SECTION Q - Q

FOR BUILDING 16



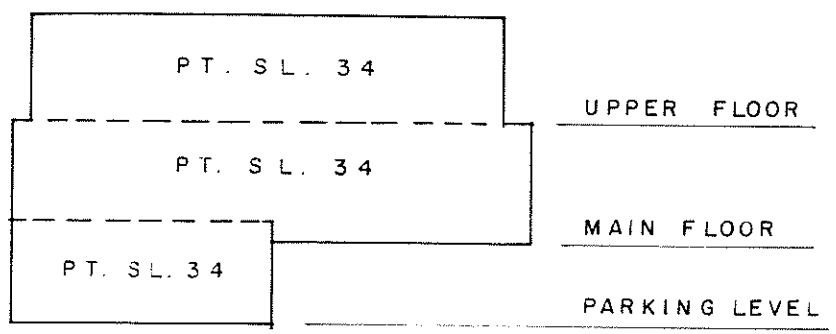
SECTION R - R

TYPICAL FOR SL.'s 37, 40, 41, 44, 59, 62



SECTION K - K

BUILDING 15



SECTION J - J

TYPICAL FOR SL.'s 34, 35, 56, 57, 66, 67

PHASE 2
STRATA PLAN VR 1960

SHEET 6 OF 21 SHEETS

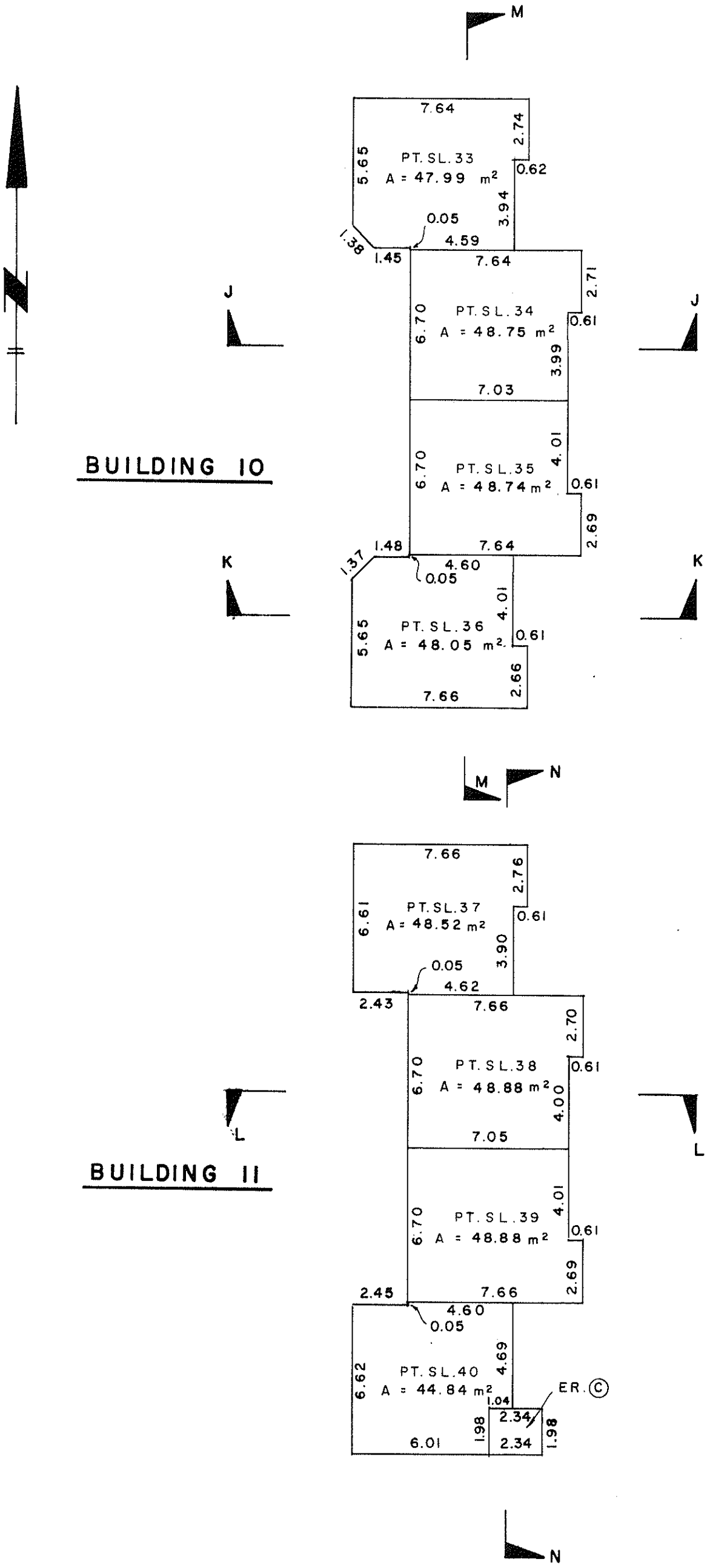
DATE September 28th, 1967 B.C.L.S.

FILE : 3730-09-02

BUILDINGS 10 & 11
PARKING LEVEL

SCALE 1:200

PHASE 2
STRATA PLAN VR 1960



MORGAN STEWART AND COMPANY
Surveyors and Engineers
775 Jervis St, Vancouver, B.C.

DATE SEPTEMBER 28th 1987 B.C.L.S.

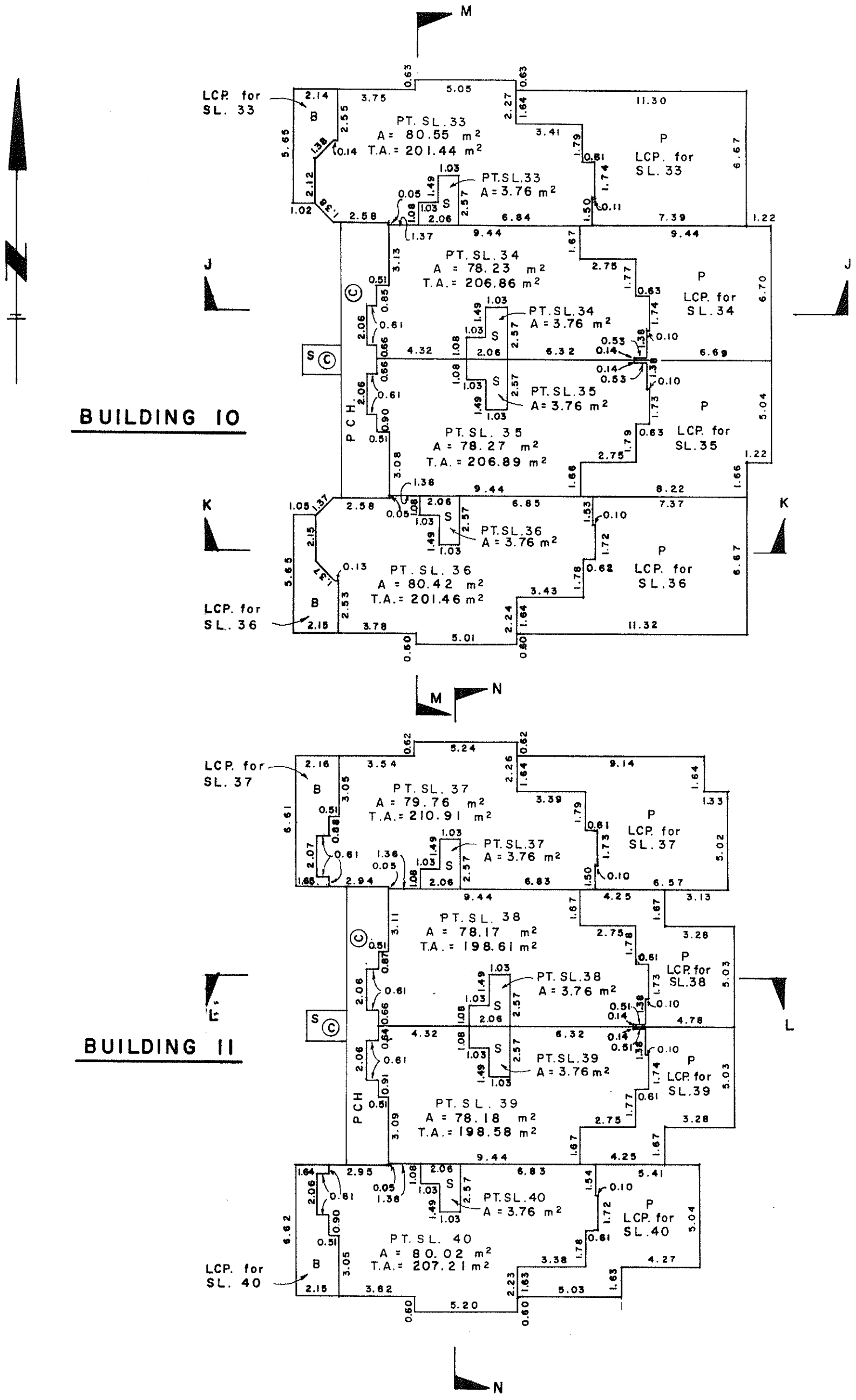
D of C - 15354

FILE : 3730 - 09 - 02

BUILDINGS 10 & 11
MAIN FLOOR

SCALE 1:200

PHASE 2
STRATA PLAN VR 1960



BUILDING 10

BUILDING 11

MORGAN STEWART AND COMPANY
Surveyors and Engineers
775 Jervis St, Vancouver, B.C.

DATE SEPTEMBER 28th 1987 B.C.L.S.

D of C - 15354

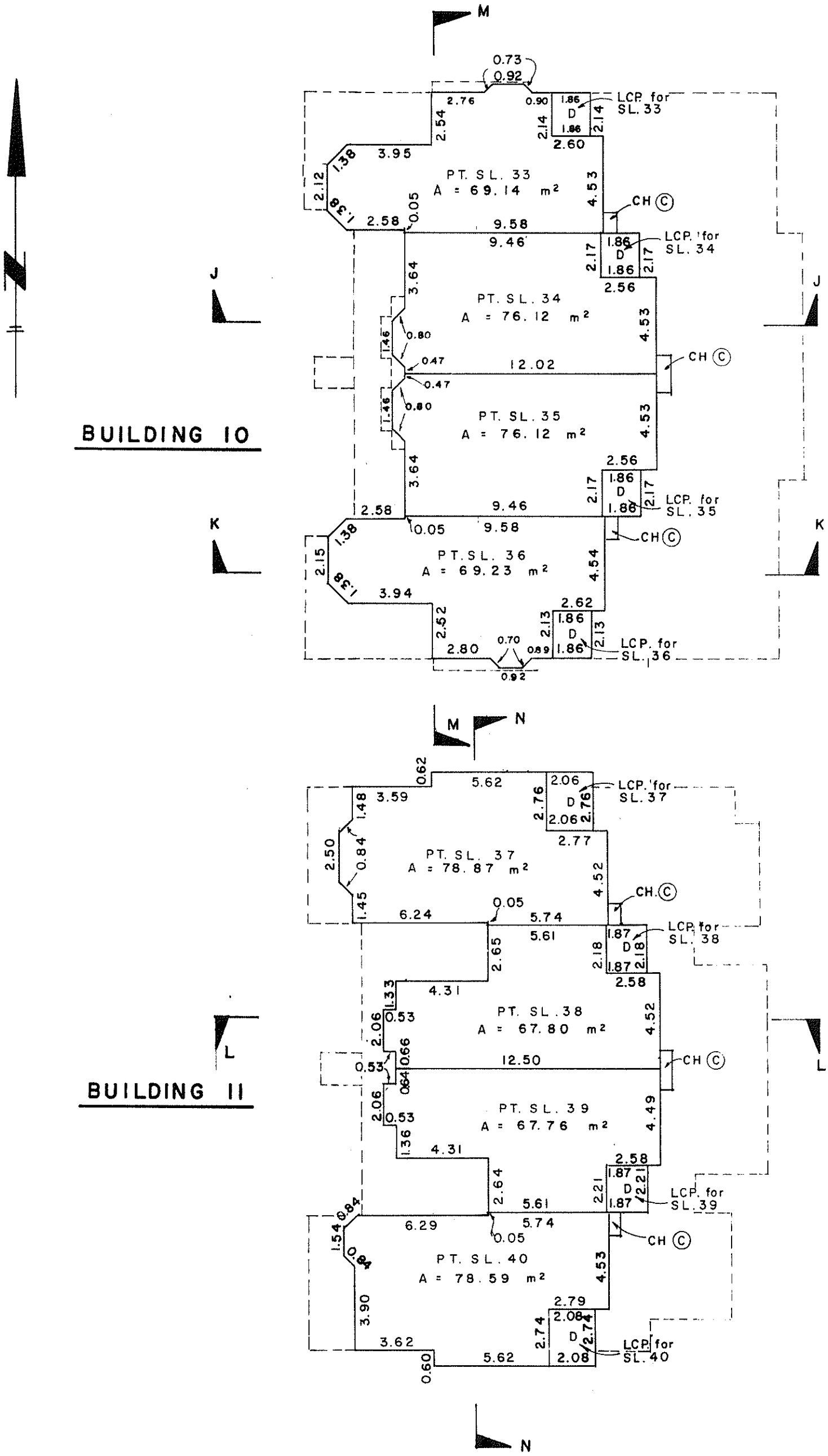
FILE 3730-09-02

PHASE 2

STRATA PLAN VR 1960

BUILDINGS 10 & 11
UPPER FLOOR

SCALE 1:200



BUILDING 10

BUILDING 11

MORGAN STEWART AND COMPANY
Surveyors and Engineers
775 Jervis St, Vancouver, B.C.

DATE SEPTEMBER 28th 1987 B.L.S. B.C.L.S.

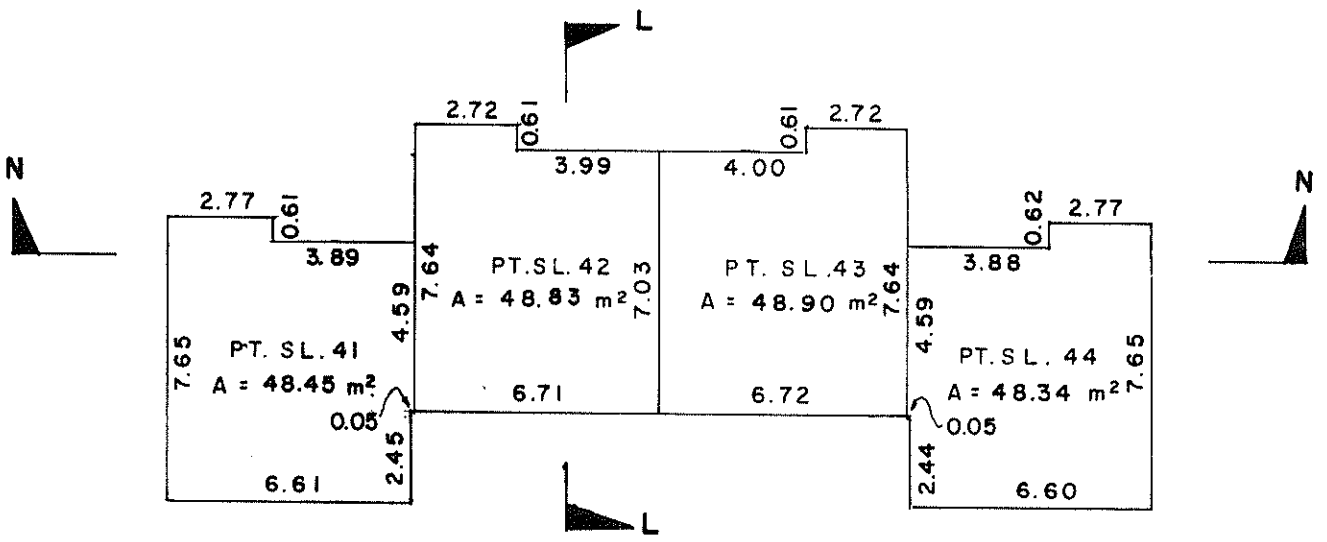
D of C - 15354

FILE 3730-09-02

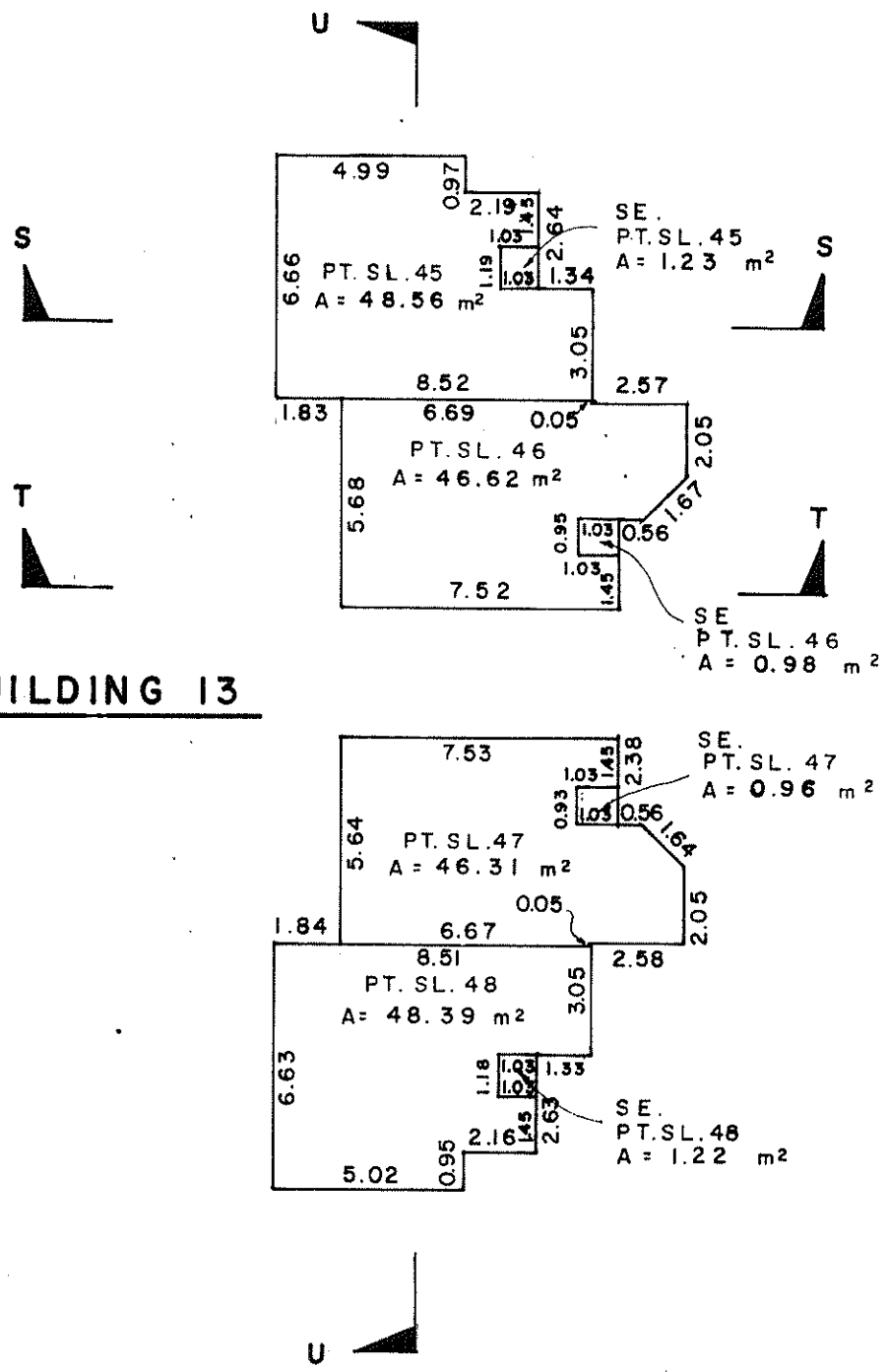
BUILDINGS 12 & 13
PARKING LEVEL

SCALE 1 : 200

PHASE 2
STRATA PLAN VR 1960



BUILDING 12



MORGAN STEWART AND COMPANY
Surveyors and Engineers
775 Jervis St, Vancouver, B.C.

DATE September 28th 1987 B.L.S. B.C.L.S.

D of C - 15354

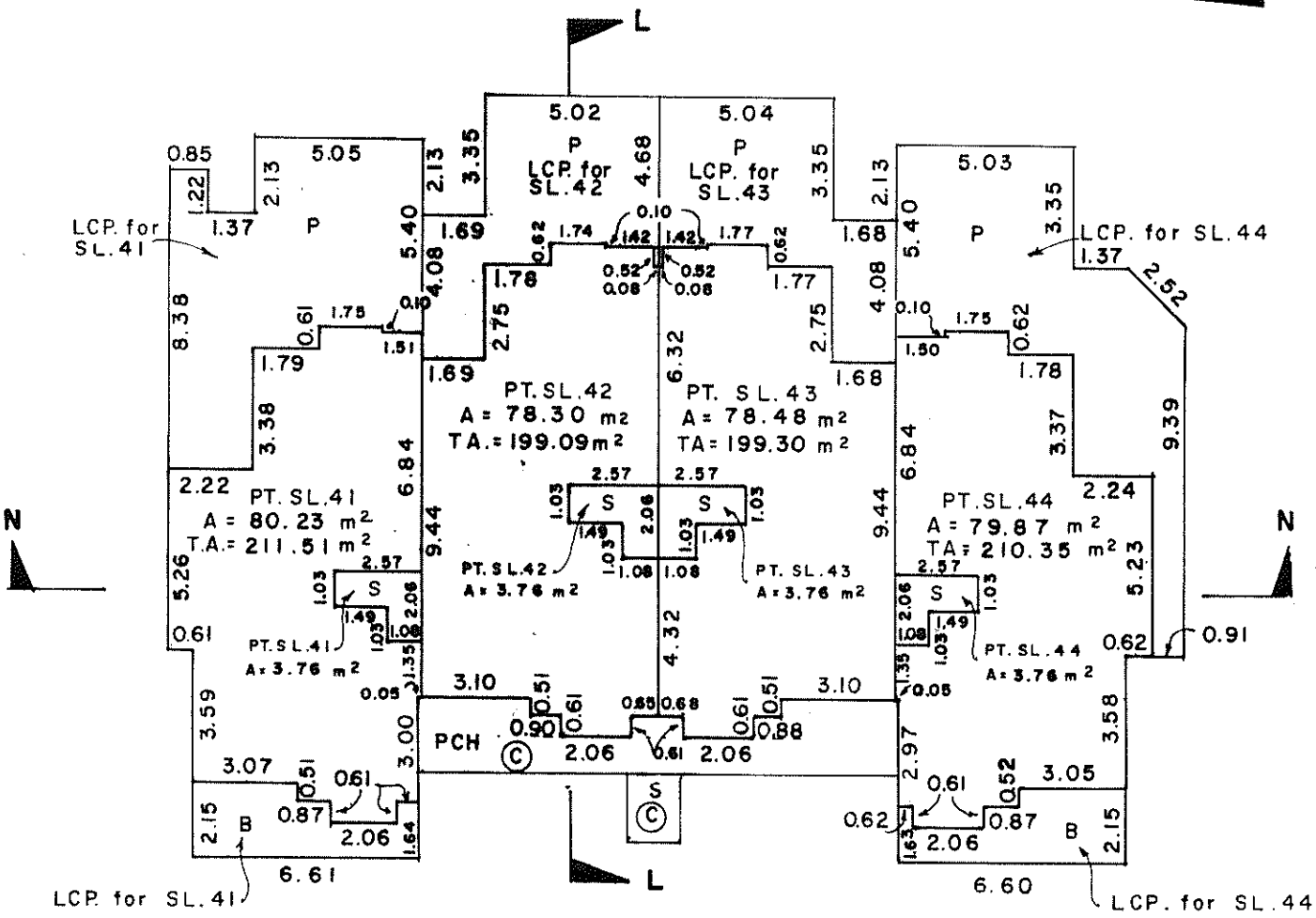
FILE : 3730 - 09 - 02

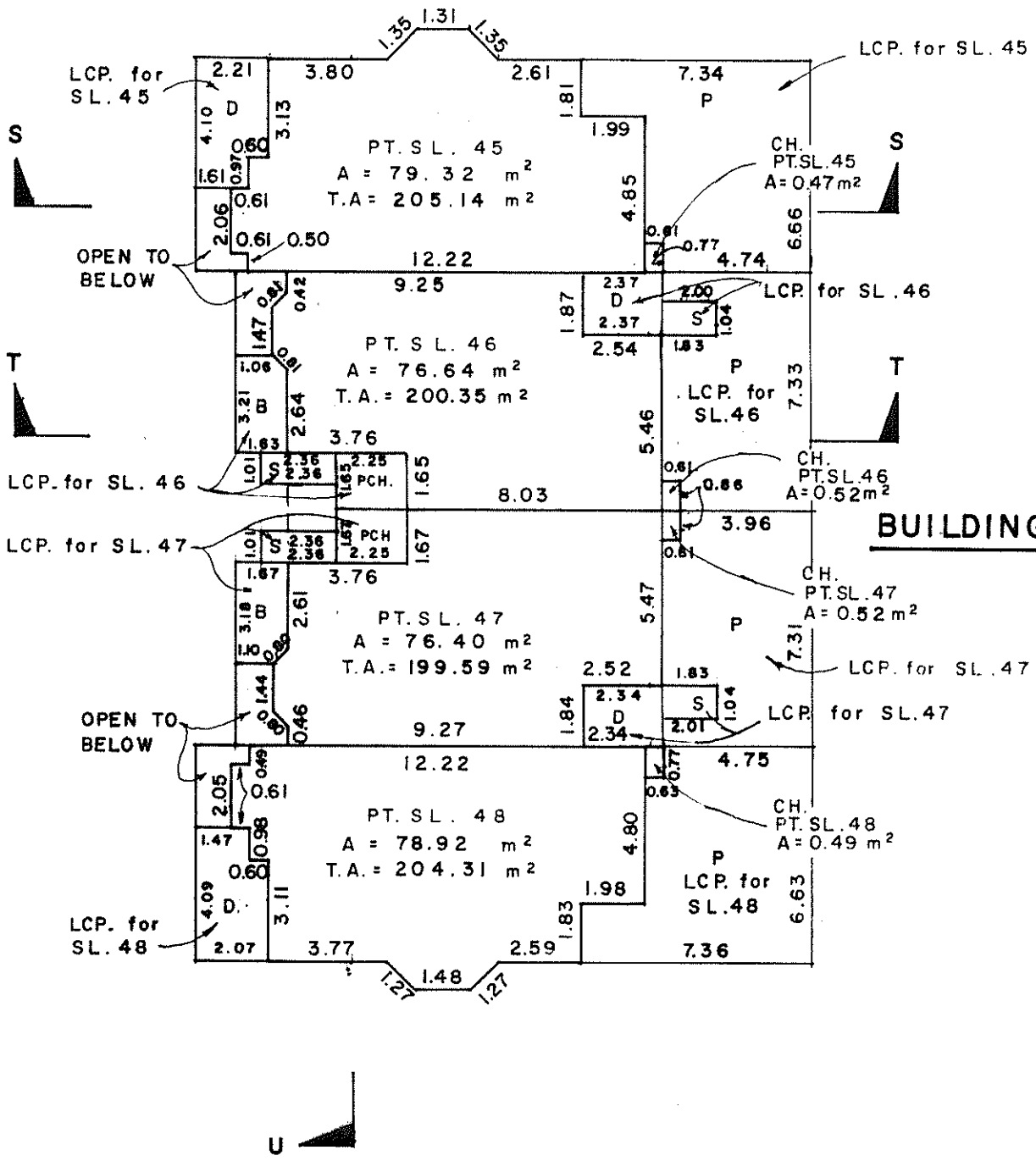
PHASE 2

STRATA PLAN VR 1960

BUILDINGS 12 & 13
MAIN FLOOR

SCALE 1:200





MORGAN STEWART AND COMPANY
Surveyors and Engineers
775 Jervis St, Vancouver, B.C.

DATE SEPTEMBER 29th 1987 B.L.R. B.C.L.S.

D of C - 15354

FILE 3730-09-02

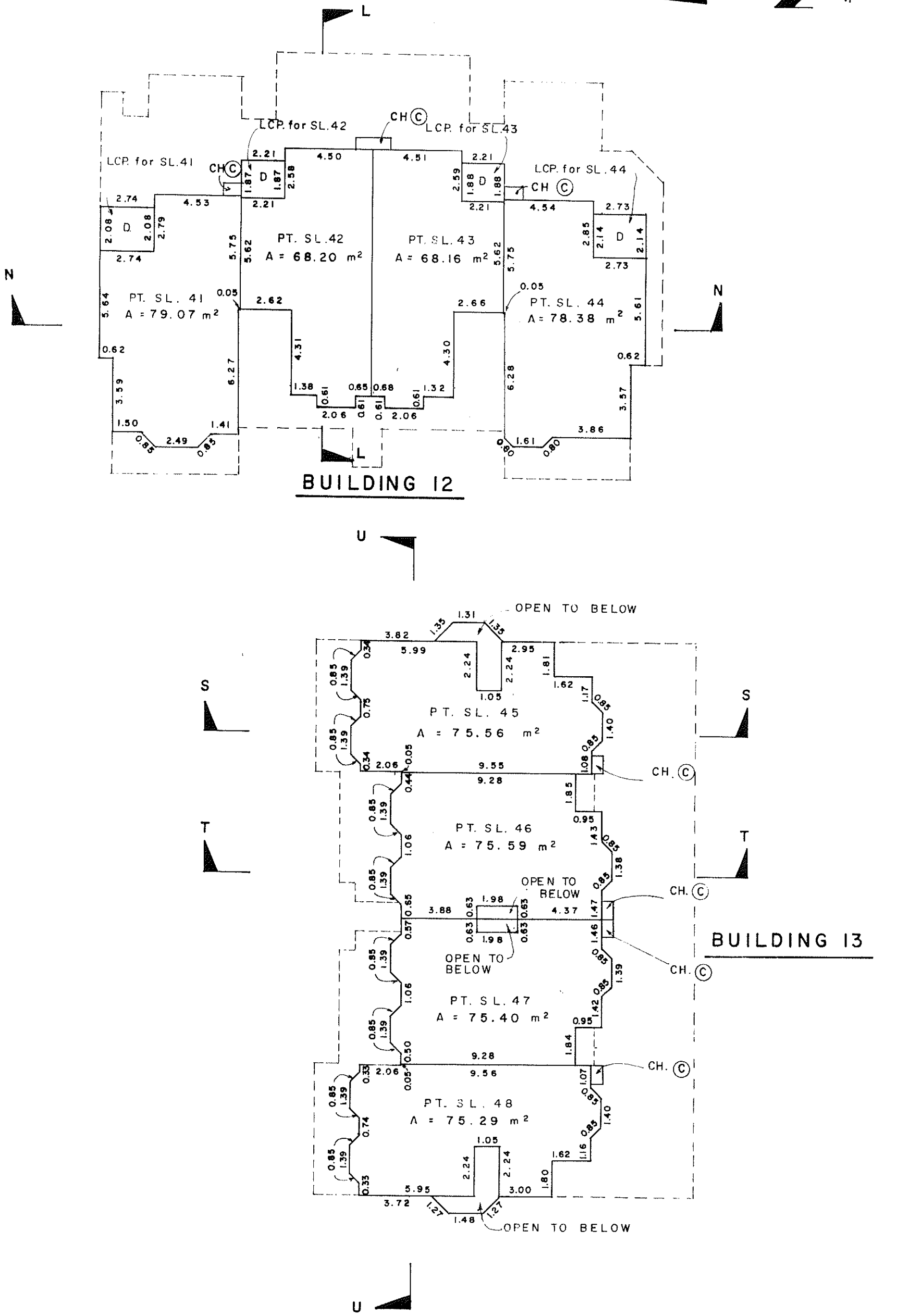
PHASE 2

STRATA PLAN VR 1960

BUILDINGS 12 & 13

UPPER FLOOR

SCALE 1:200



MORGAN STEWART AND COMPANY
Surveyors and Engineers
775 Jervis St, Vancouver, B.C.

DATE September 28th 1987 B.W.S. B.C.L.S.

3 of C 15354

FILE 3730-09-02

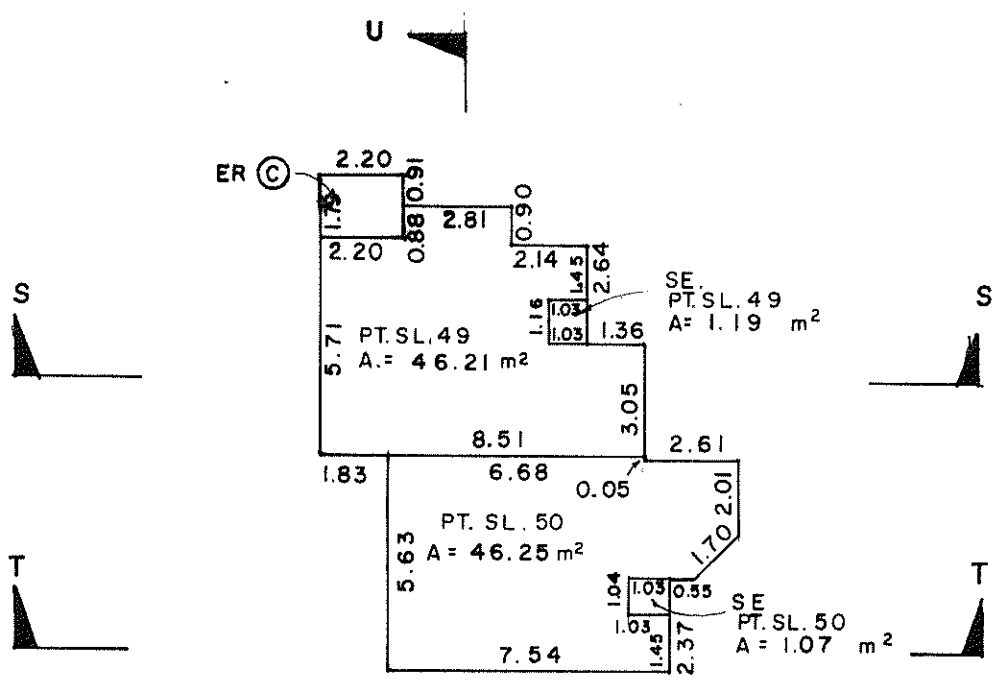
PHASE 2

STRATA PLAN VR 1960

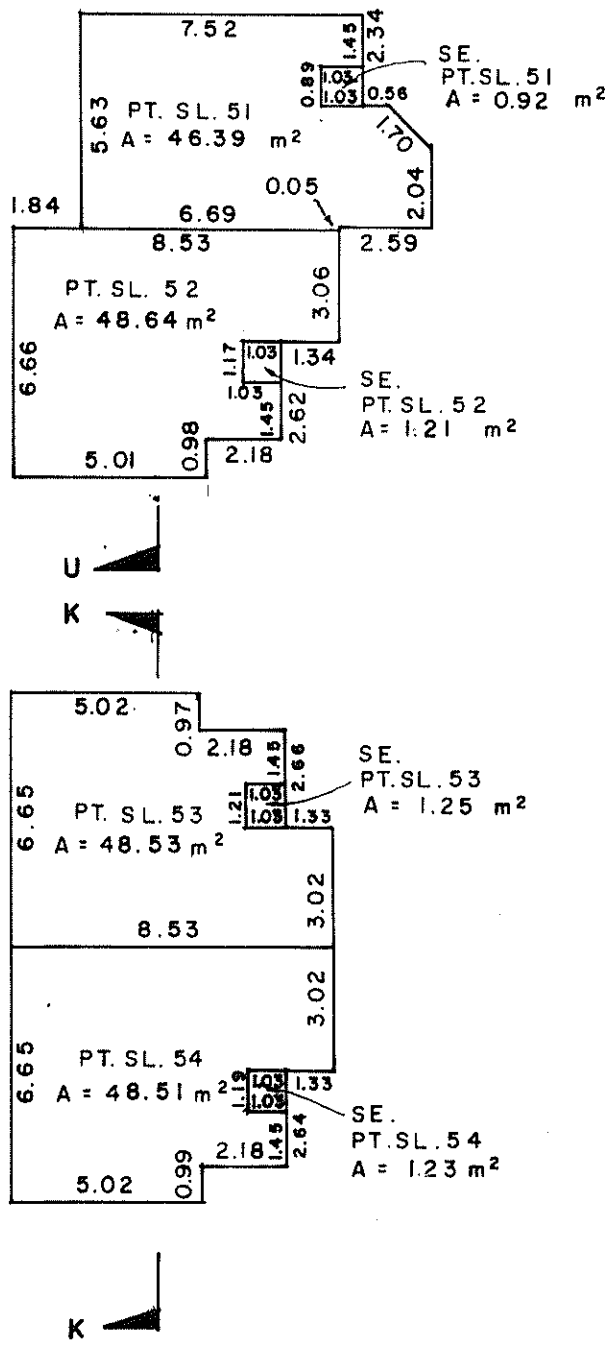
BUILDINGS 14 & 15

PARKING LEVEL

SCALE 1:200



BUILDING 14



BUILDING 15

MORGAN STEWART AND COMPANY
Surveyors and Engineers
775 Jervis St, Vancouver, B.C.

DATE September 28th 1987 B.W. B.C.L.S.

D of C - 15354

FILE 3730-09-02

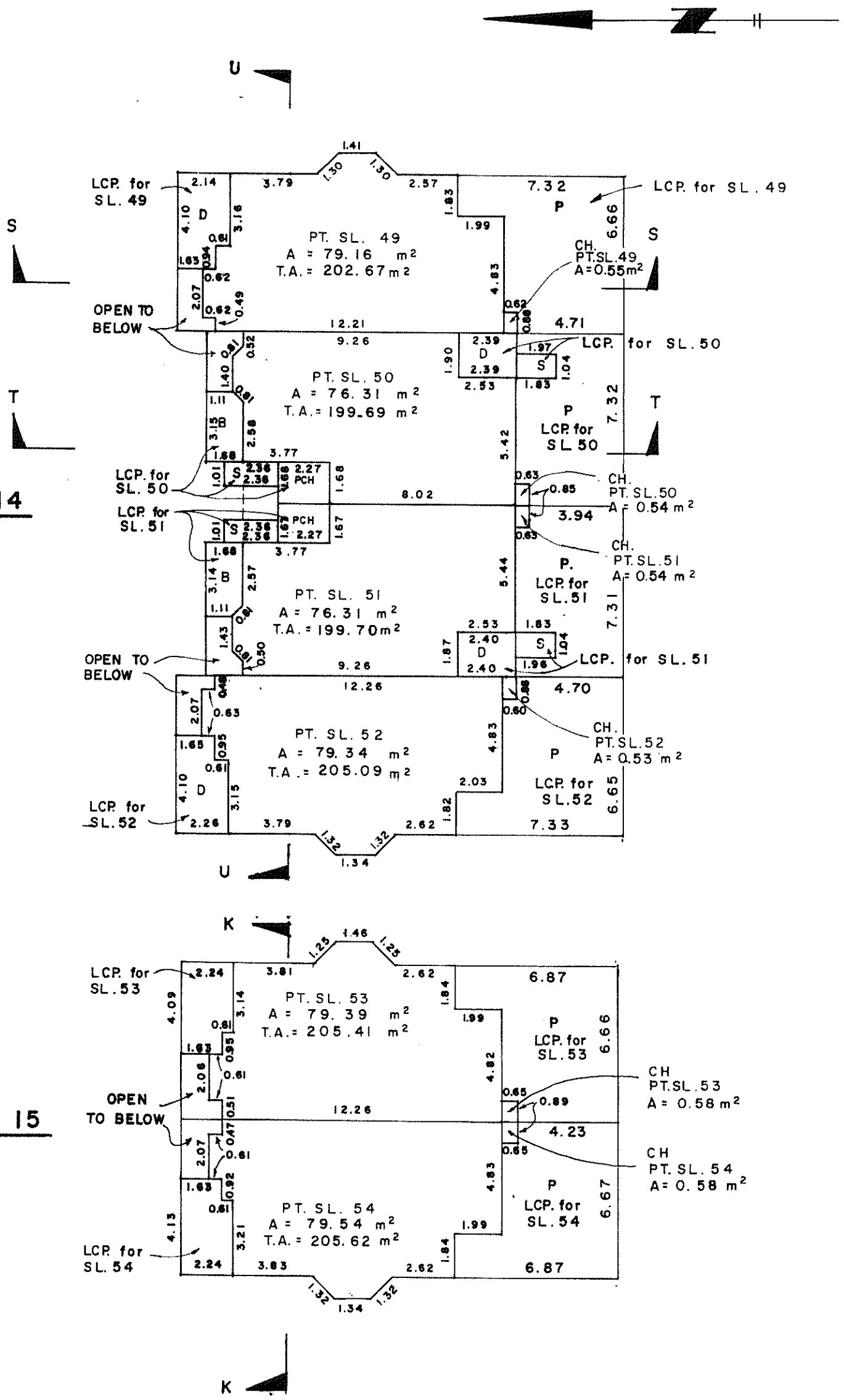
PHASE 2

STRATA PLAN VR 1960

BUILDINGS 14 & 15

MAIN FLOOR

SCALE 1:200



MORGAN STEWART AND COMPANY
Surveyors and Engineers
775 Jervis St, Vancouver, B.C.

DATE SEPTEMBER 28th 1987 B.W.K. B.C.L.S.

D of C - 15354

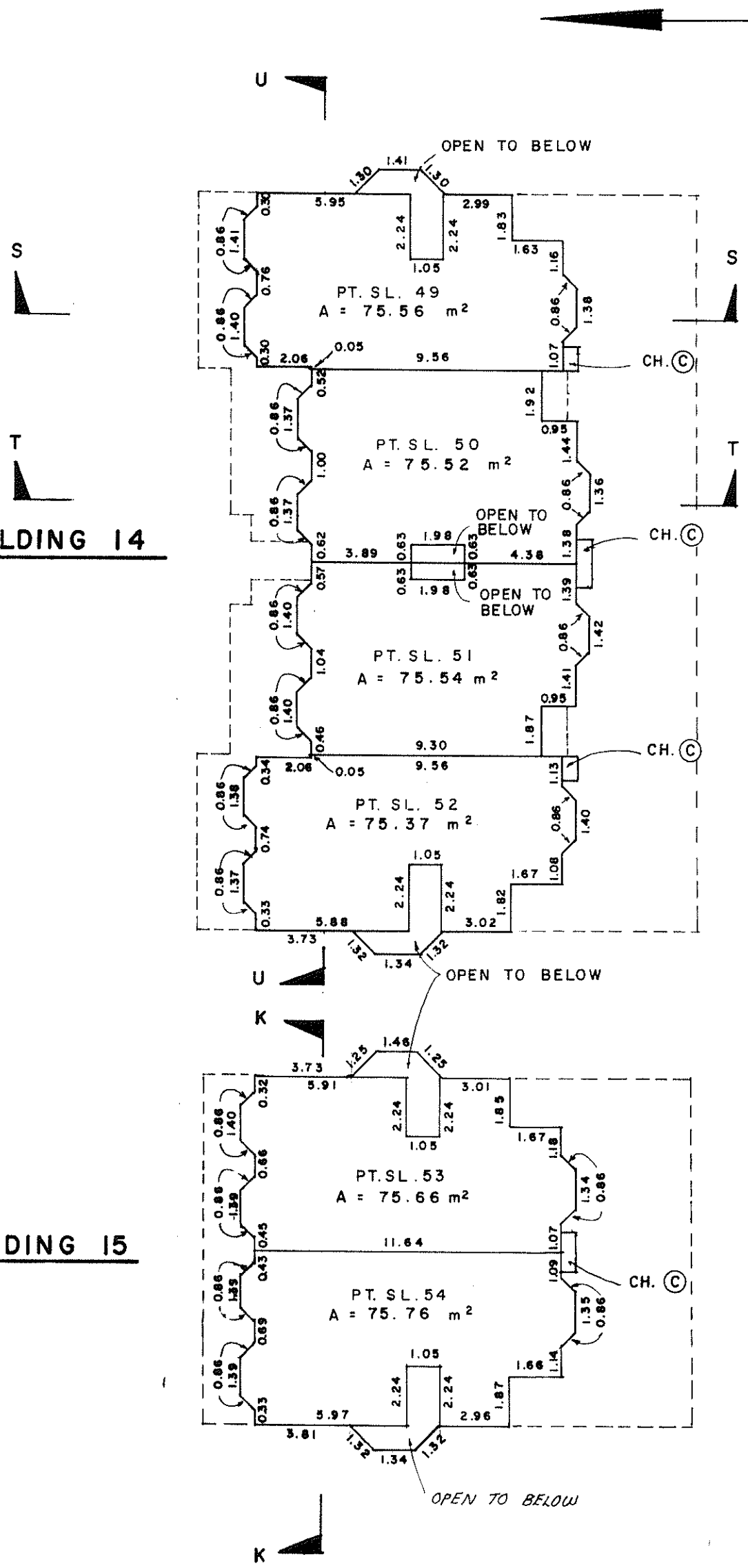
FILE 3730-09-02

PHASE 2

STRATA PLAN VR 1960

BUILDINGS 14 & 15
UPPER FLOOR

SCALE 1:200



BUILDING 14

BUILDING 15

MORGAN STEWART AND COMPANY
Surveyors and Engineers
775 Jervis St, Vancouver, B.C.

DATE September 28th 1987 B.W.K. B.C.L.S.

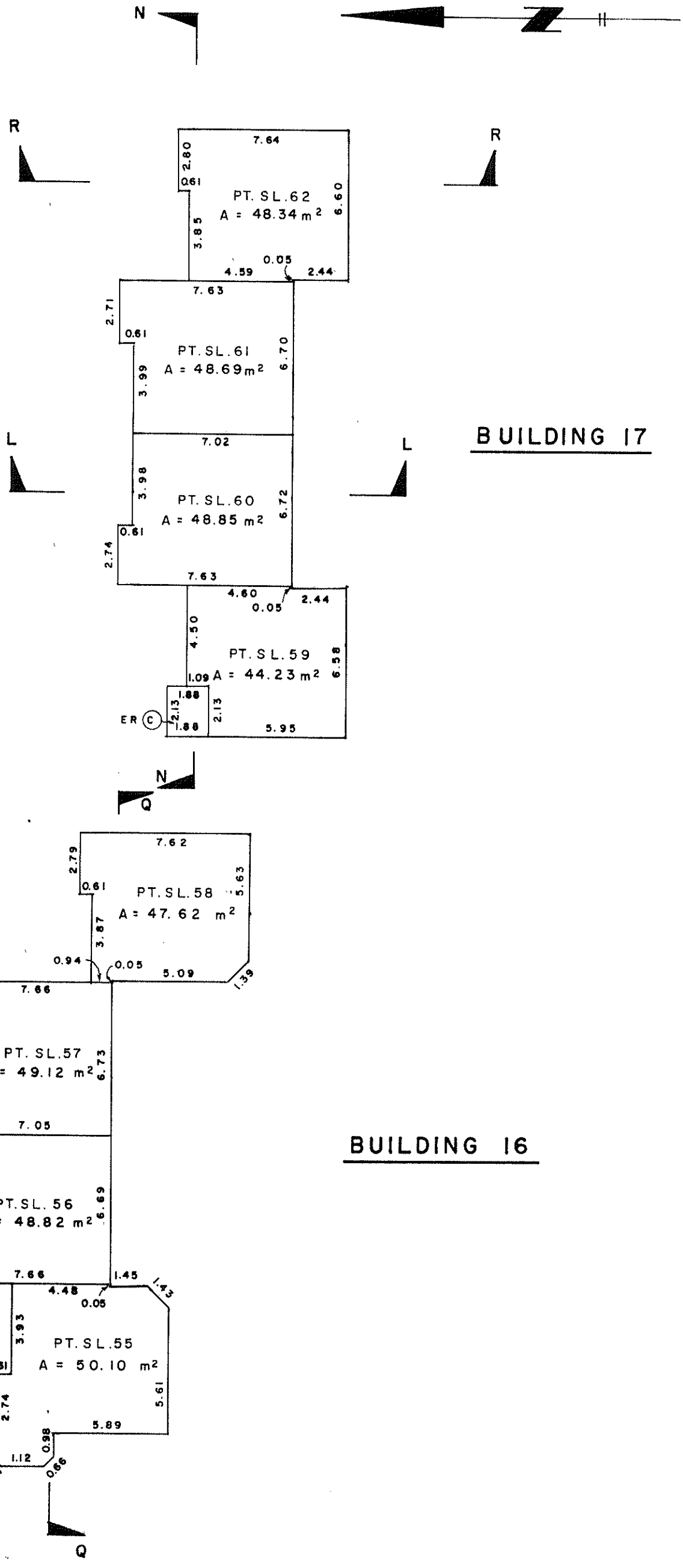
D of C - 15354

FILE 3730-09-02

BUILDINGS 16 & 17
PARKING LEVEL

SCALE 1:200

PHASE 2
STRATA PLAN VR 1960



BUILDING 17

BUILDING 16

MORGAN STEWART AND COMPANY
Surveyors and Engineers
775 Jervis St, Vancouver, B.C.

DATE SEPTEMBER 28th 1987 B.C.L.S.

D of C - 15354

FILE 3730-09-02

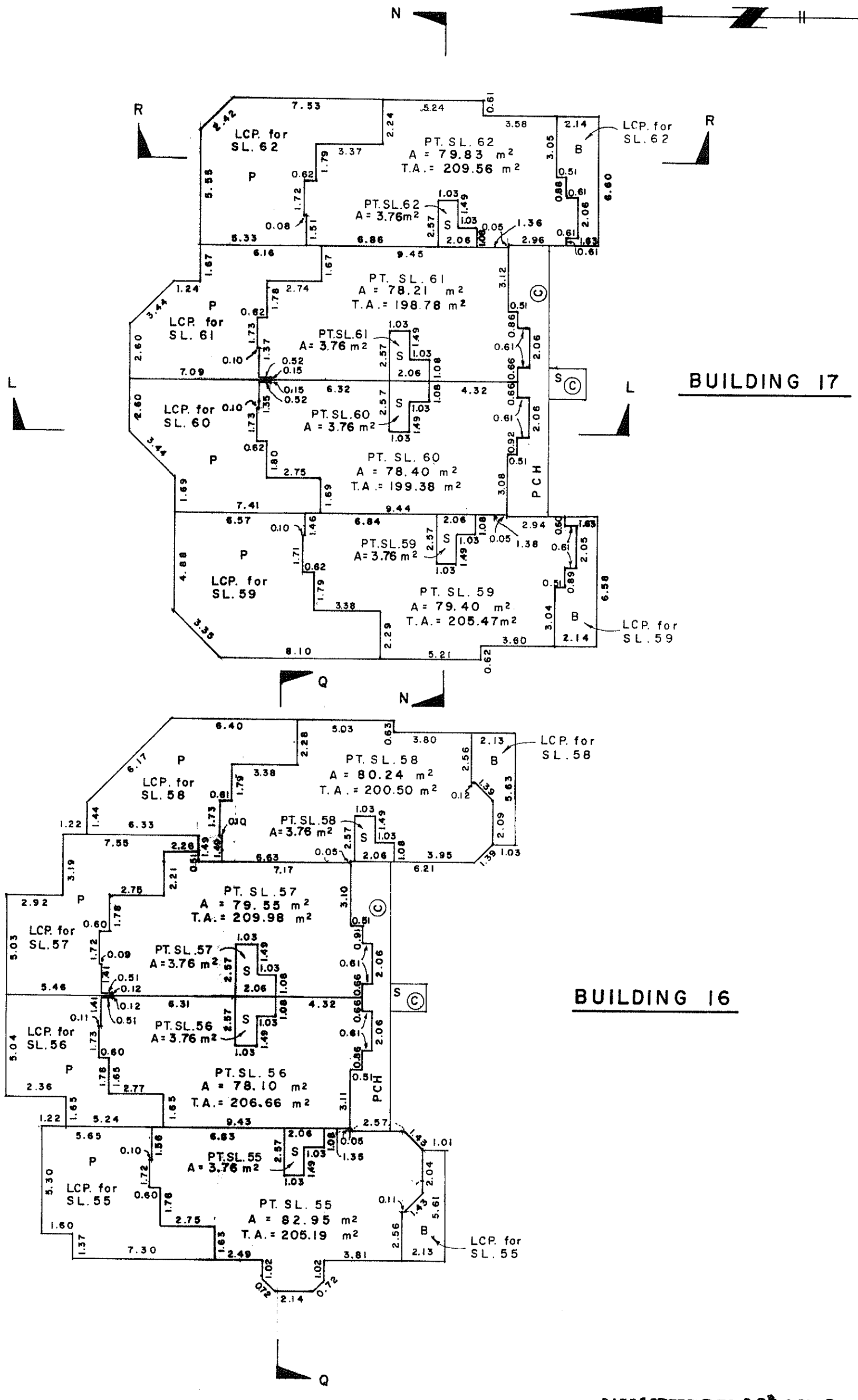
PHASE 2

STRATA PLAN VR 1960

BUILDINGS 16 & 17

MAIN FLOOR

SCALE 1:200



BUILDING 16

MORGAN STEWART AND COMPANY
Surveyors and Engineers
775 Jervis St, Vancouver, B.C.

DATE SEPTEMBER 28th 1987 B.C.L.S.

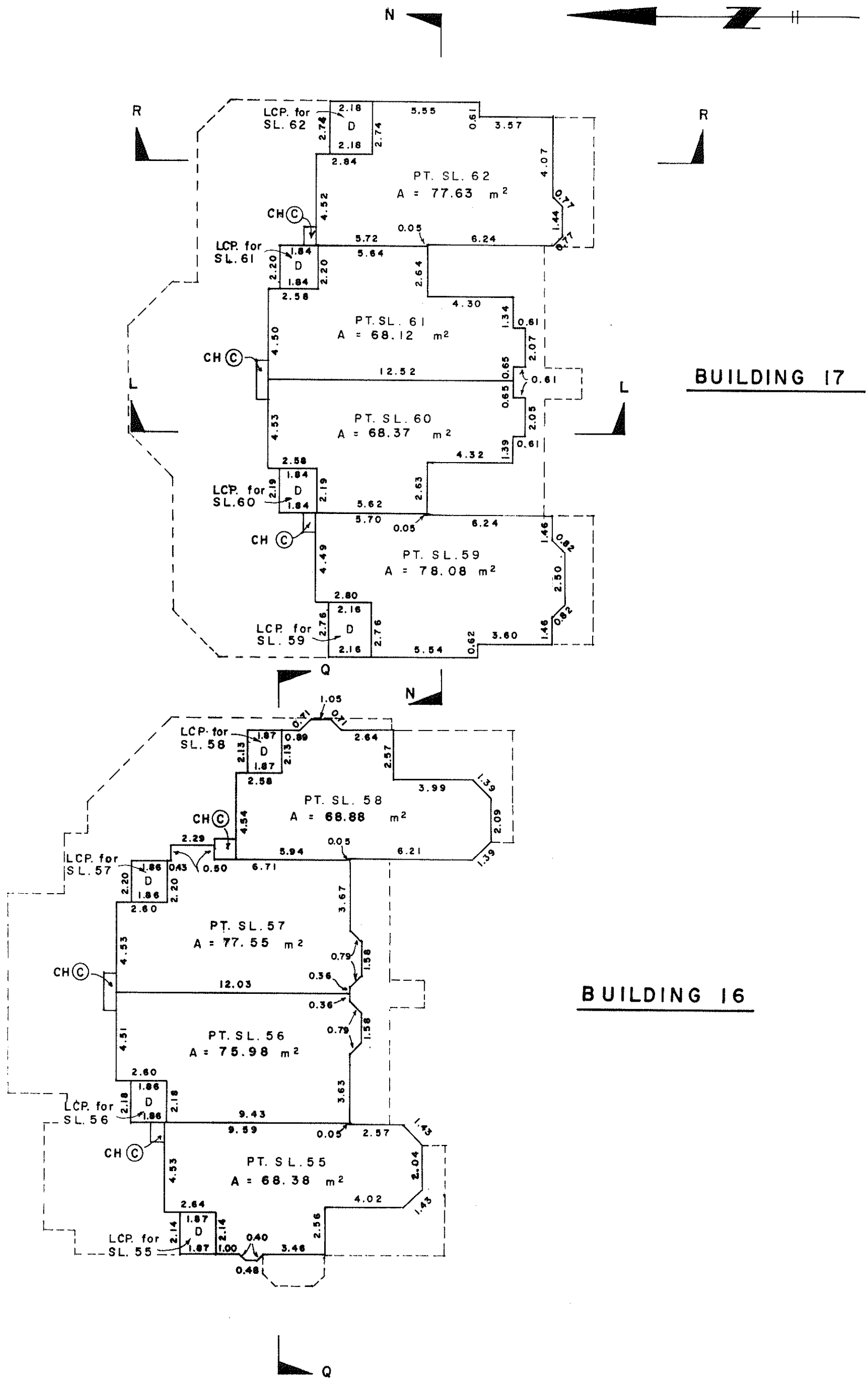
D of C - 15354

FILE : 3730 - 09 - 02

BUILDINGS 16 & 17
UPPER FLOOR

SCALE 1:200

PHASE 2
STRATA PLAN VR 1960



BUILDING 17

BUILDING 16

MORGAN STEWART AND COMPANY
Surveyors and Engineers
775 Jervis St, Vancouver, B.C.

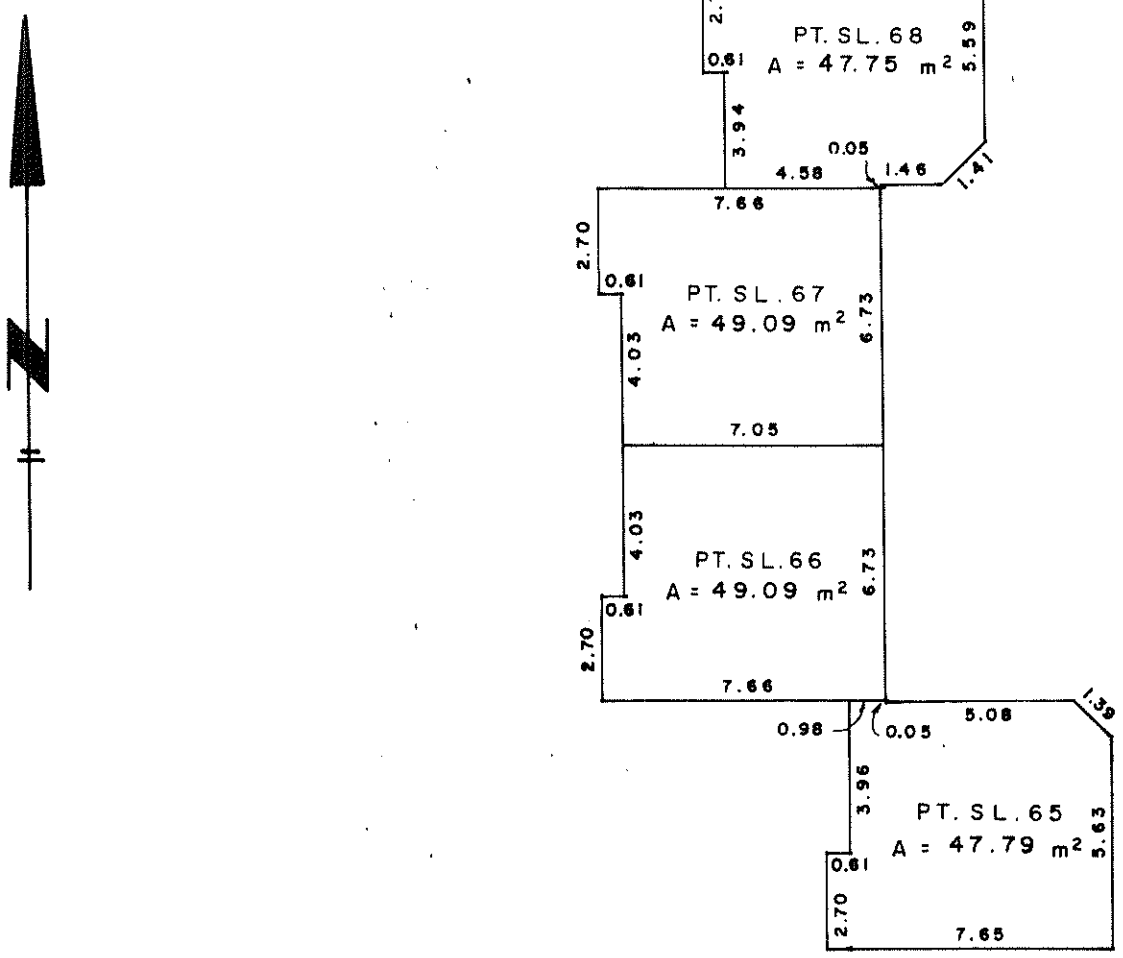
DATE SEPTEMBER 28th 1987 B.C.L.S.

D.of C. 15354

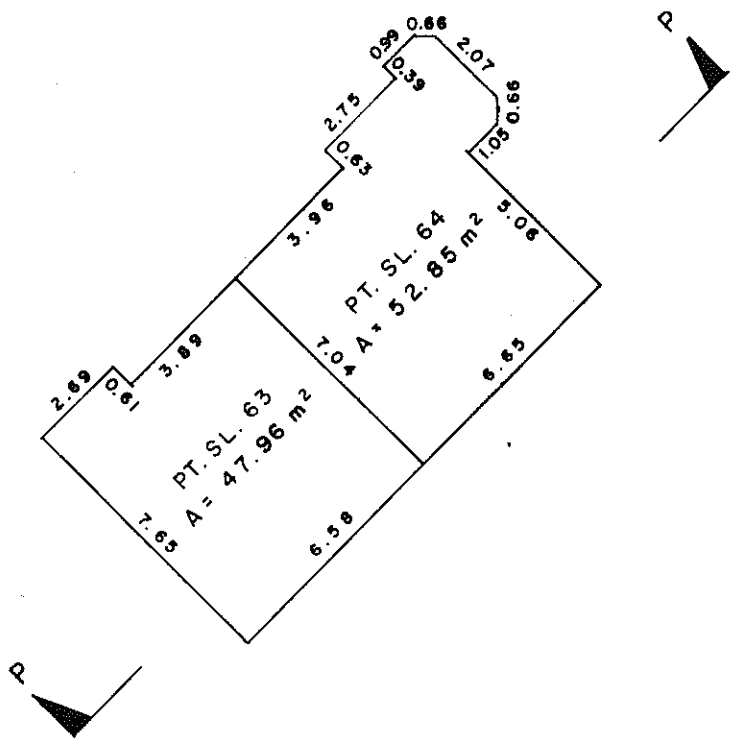
PHASE 2
STRATA PLAN VR 1960

BUILDINGS 18 & 19
PARKING LEVEL

SCALE 1 : 200



BUILDING 19



BUILDING 18

MORGAN STEWART AND COMPANY
Surveyors and Engineers
775 Jervis St, Vancouver, B.C.

DATE September 28th 1987 B.J.S. B.C.L.S.

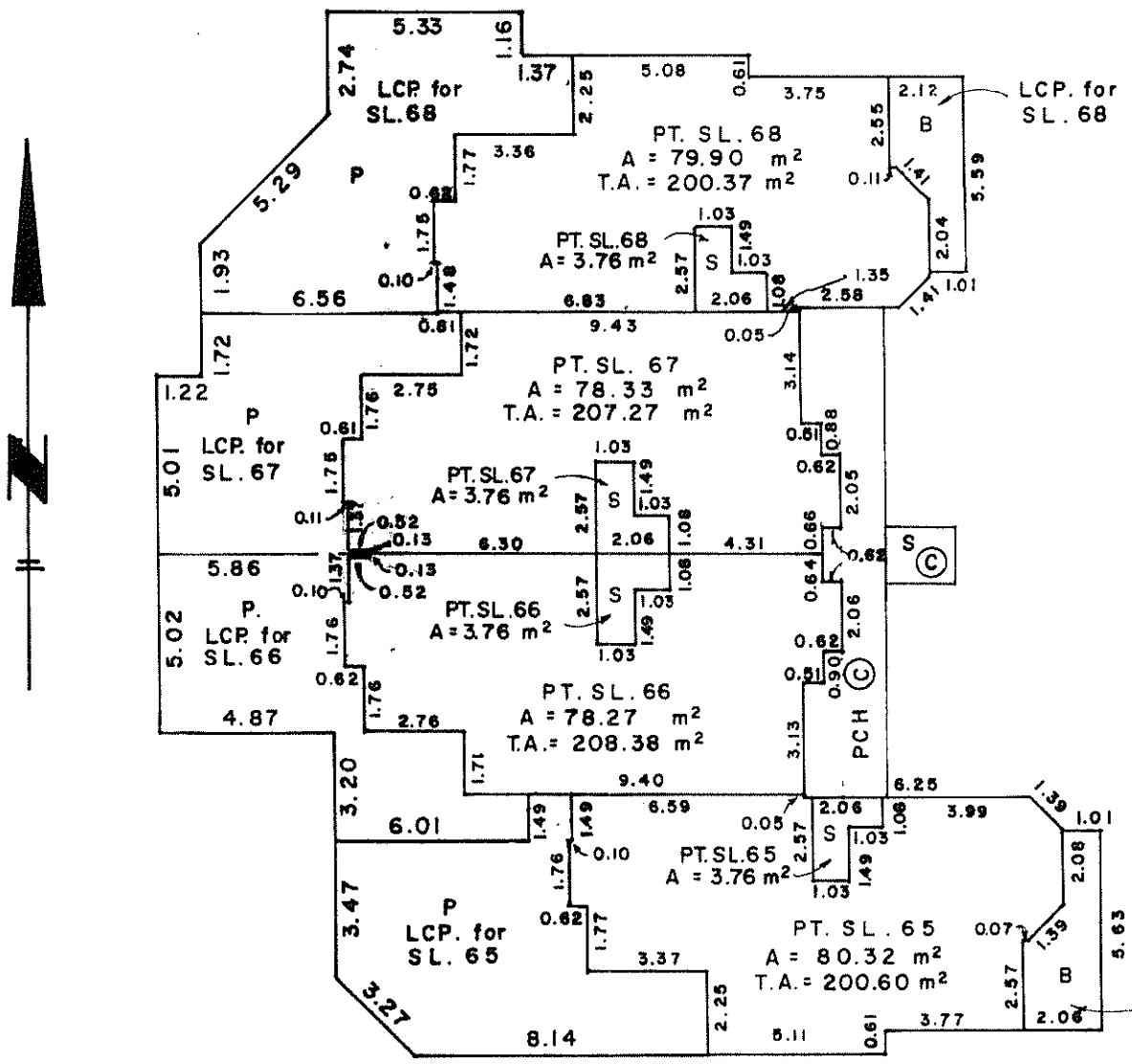
D of C - 15354

PHASE 2
STRATA PLAN VR 1960

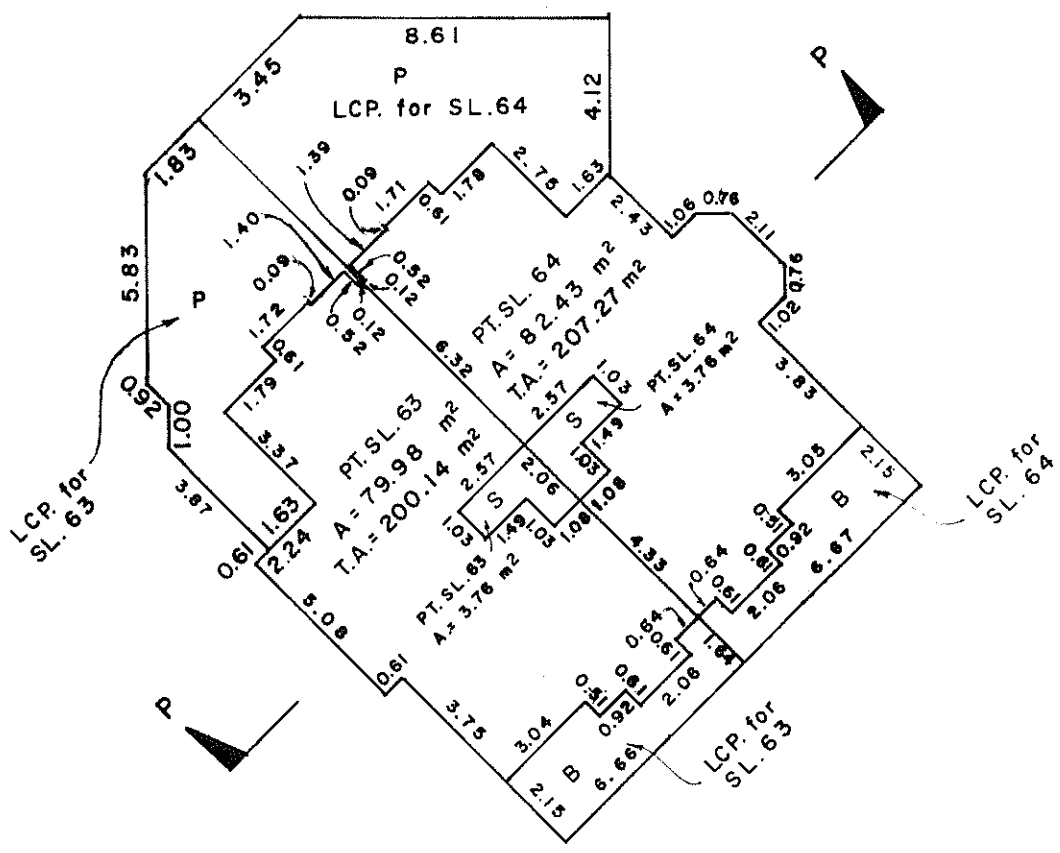
BUILDINGS 18 & 19

MAIN FLOOR

SCALE 1:200



BUILDING 19



BUILDING 18

MORGAN STEWART AND COMPANY
Surveyors and Engineers
775 Jervis St, Vancouver, B.C.

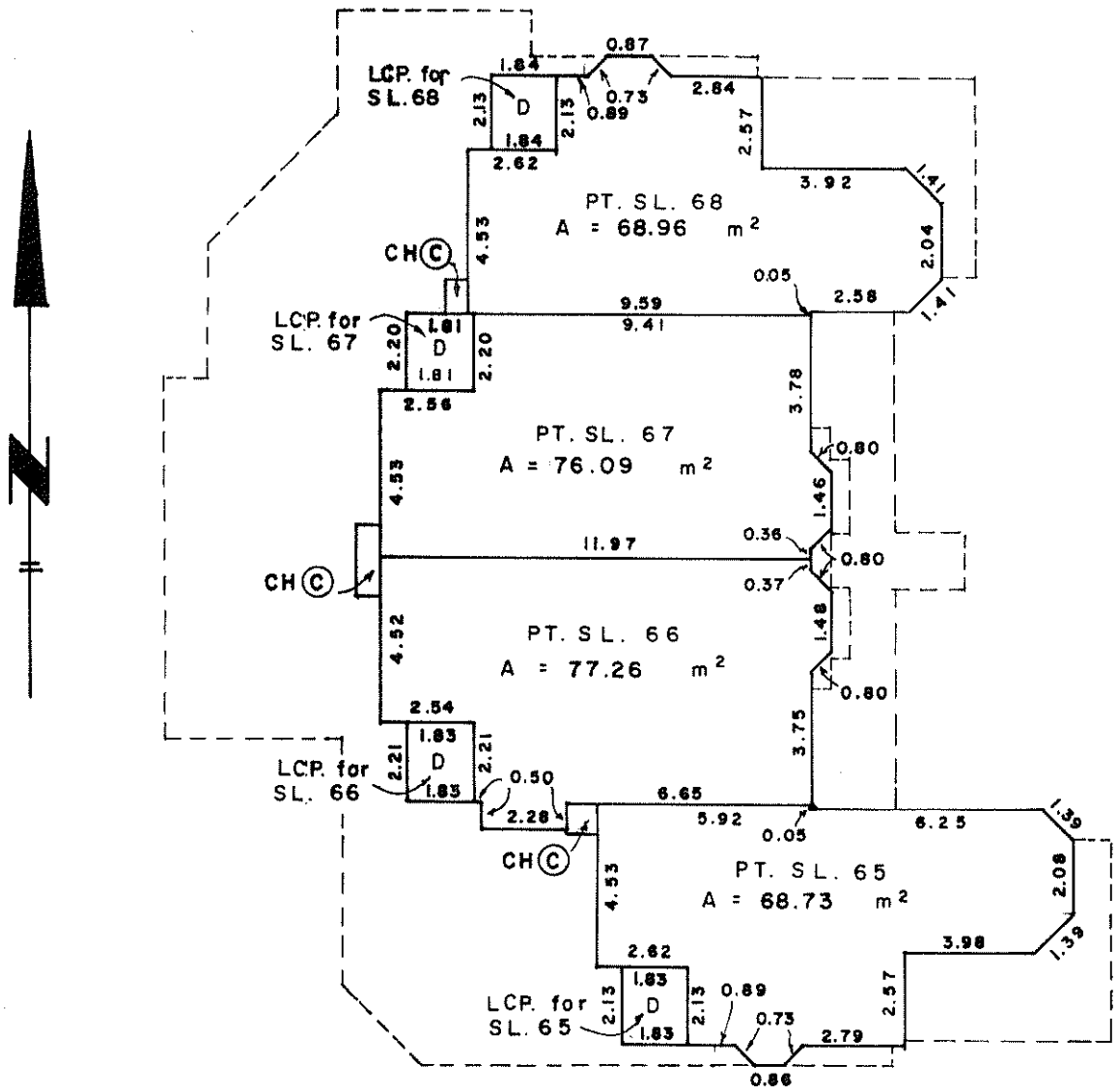
DATE SEPTEMBER 28th 1987 B.C.L.S.

D of C - 15354

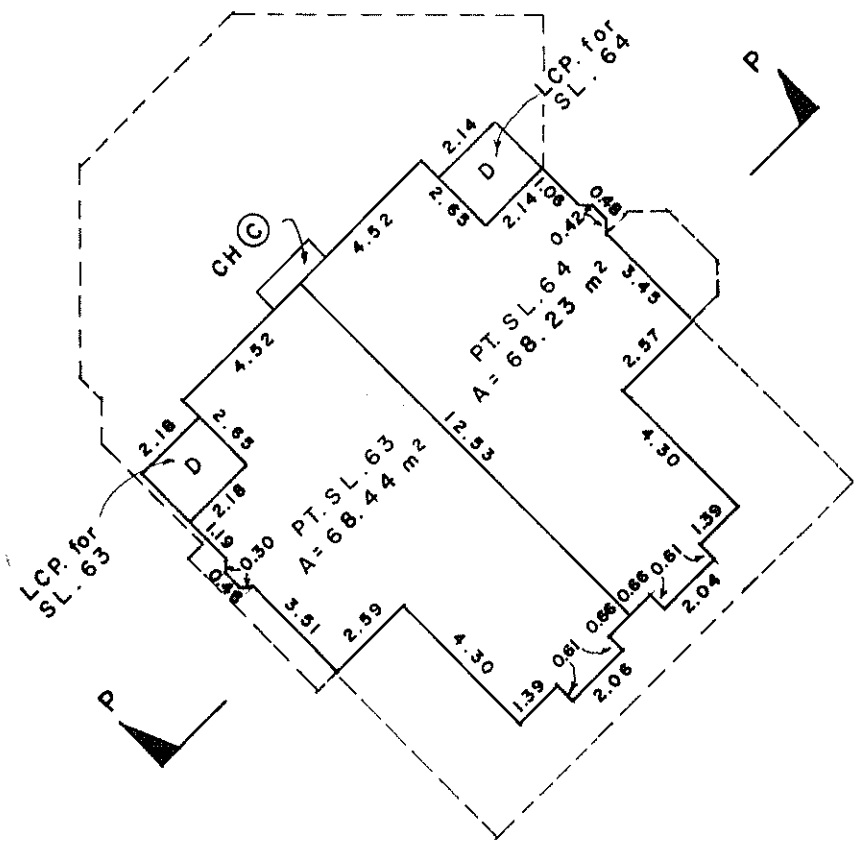
PHASE 2
STRATA PLAN VR 1960

BUILDINGS 18 & 19
UPPER FLOOR

SCALE 1:200



BUILDING 19



BUILDING 18

MORGAN STEWART AND COMPANY
Surveyors and Engineers
775 Jervis St, Vancouver, B.C.

DATE September 28th 1987 B.W.R. B.C.L.S.

D of C - 15354

STRATA PLAN OF LOT 1, EXCEPT PHASES 1 AND 2, STRATA PLAN VR. 1960 BLOCK 8, DISTRICT LOT 322, PLAN 21157. NEW WESTMINSTER DISTRICT. CITY OF VANCOUVER.

PHASE 3

STRATA PLAN VR 1960

Deposited and registered in the Land Title Office at Vancouver, B.C. this 19TH day of MAY, 1988.

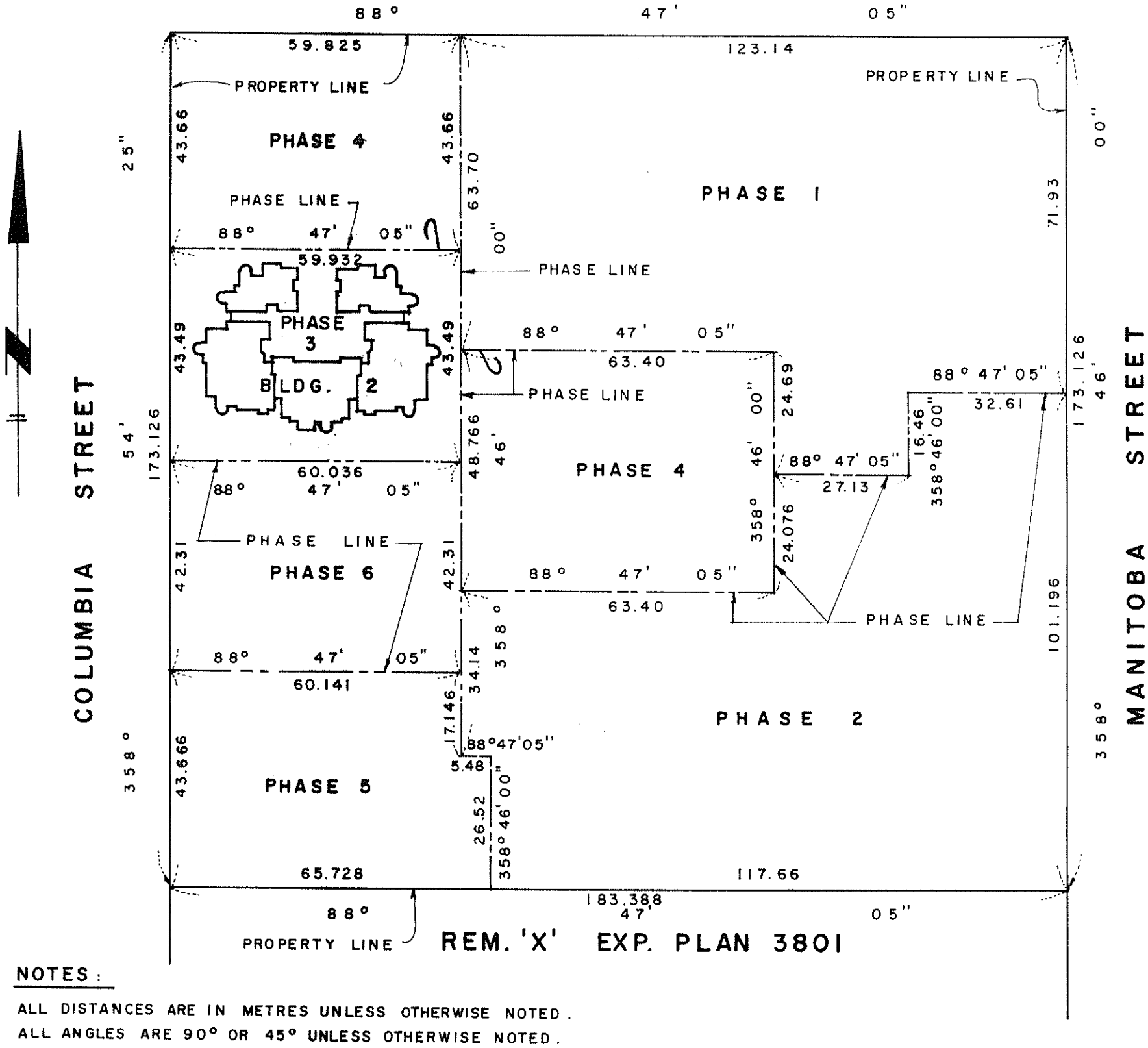
DEPUTY Registrar

KEY PLAN

SCALE 1:1000

10 5 0m 20 40 m

GB 52518



NOTES:

- ALL DISTANCES ARE IN METRES UNLESS OTHERWISE NOTED.
- ALL ANGLES ARE 90° OR 45° UNLESS OTHERWISE NOTED.
- THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT.

LEGEND:

Bearings are astronomic and are derived from Plan 21157.

Ⓒ	DENOTES	COMMON PROPERTY.
SL.	DENOTES	STRATA LOT.
LCP.	DENOTES	LIMITED COMMON PROPERTY.
BLDG.	DENOTES	BUILDING
S	DENOTES	STAIRS
P	DENOTES	PATIO.
B	DENOTES	BALCONY.
D	DENOTES	DECK.
E	DENOTES	ELEVATOR
CAS.	DENOTES	COMBINED AIR SHAFT.
BFS.	DENOTES	BOILER FLUE SHAFT.
EL.& TEL.	DENOTES	ELECTRICAL & TELEPHONE ROOM.
M^2	DENOTES	SQUARE METERS.
M	DENOTES	METERS.
MR.	DENOTES	MACHINE ROOM.
GR.	DENOTES	GARBAGE ROOM.
PB.	DENOTES	PARKING BAY
NA.	DENOTES	NON ACCESSABLE SPACE.
A	DENOTES	AREA
PA	DENOTES	PARKING AREA

MORGAN STEWART AND COMPANY
Surveyors and Engineers
775 Jervis St, Vancouver, B.C.

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

THE OWNER OF STRATA PLAN VR.1960
C/O GARY C. DAYAN
BARRISTER & SOLICITOR
202 - 1807 MARITIME NEWS
GRANVILLE ISLAND, VANCOUVER, B.C.
V6H 3W7.

NAME OF DEVELOPMENT:

"THE SPRINGS AT LANGARA"

CIVIC ADDRESS:

7580 COLUMBIA STREET
VANCOUVER, B.C.

I, BRIAN W. COLLINS, of Vancouver, 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 this 8th day of JANUARY, 1988

Brian W. Collins B.C.L.S.

D of C - 15354

PHASE 3
STRATA PLAN VR 1960

CONDOMINIUM ACT

Lot No.	Sheet No.	FORM 1	FORM 2	FORM 3
		SCHEDULE OF UNIT ENTITLEMENT	SCHEDULE OF INTEREST UPON DESTRUCTION	SCHEDULE OF VOTING RIGHTS
		UNIT ENTITLEMENT	INTEREST	NUMBER OF VOTES
69	7	107	1549	
70	7	101	1449	
71	7	123	1649	
72	7	105	1349	
73	7	107	1349	
74	7	123	1624	
75	7	101	1424	
76	7	106	1524	
77	8	107	1499	
78	8	101	1399	
79	8	123	1599	
80	8	105	1299	
81	8	107	1299	
82	8	123	1574	
83	8	101	1374	
84	8	106	1474	
85	9	107	1549	
86	9	101	1449	
87	9	122	1649	
88	9	105	1349	
89	9	107	1349	
90	9	122	1624	
91	9	101	1424	
92	9	106	1524	
93	10	107	1549	
94	10	152	2099	

MORGAN STEWART AND COMPANY
Surveyors and Engineers
760 Denman St, Vancouver, B.C.

DATE 8th JANUARY 1988 B.U.C. B.C.L.S.

D of C - 15354

PHASE 3

STRATA PLAN VR 1960

CONDOMINIUM ACT

Lot No.	Sheet No.	FORM 1 SCHEDULE OF UNIT ENTITLEMENT — UNIT ENTITLEMENT	FORM 2 SCHEDULE OF INTEREST UPON DESTRUCTION — INTEREST	FORM 3 SCHEDULE OF VOTING RIGHTS — NUMBER OF VOTES
95	10	105	1399	
96	10	106	1399	
97	10	152	2049	
98	10	108	1549	
AGGREGATE		3,347	45,395	

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 for residential use only. 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.

Authorized Signatory

Declared before me this 13 day of January, 1988.

A commissioner for taking affidavits for British Columbia

Accepted as to forms 1, 2 and 3
Dated this 18 day of MAY, 1988.

Superintendent of Real Estate.

Approved as phase 3 of 6 phase strata plan under the condominium act.

Dated at Vancouver, British Columbia this 23 day of March, 1988.

Approving Officer for the City of Vancouver.

Date 8th JANUARY 1988 B.C.L.S.

OWNER:

UNITED PROPERTIES LTD.
(INCORPORATION No. 136500)

Authorized Signatory

Authorized Signatory

MORTGAGEES:

METROPOLITAN TRUST COMPANY OF CANADA (FORMERLY - MORGUARD TRUST COMPANY)
BY ITS LAWFUL ATTORNEYS:
SEE FILING NO. R112345

WITNESS AS TO BOTH SIGNATURES:
[illegible]
SOLICITOR
2600-595 BURRARD ST.
VANCOUVER, B.C.

Authorized Signatory

Authorized Signatory

-J.K. BULL & SONS LTD.

Authorized Signatory

Authorized Signatory

-SETTLERS SAVINGS AND MORTGAGE CORPORATION.

Authorized Signatory

Authorized Signatory

-THE SOVEREIGN LIFE INSURANCE COMPANY.

Authorized Signatory

Authorized Signatory

-THE REGIONAL TRUST COMPANY.

Authorized Signatory

Authorized Signatory

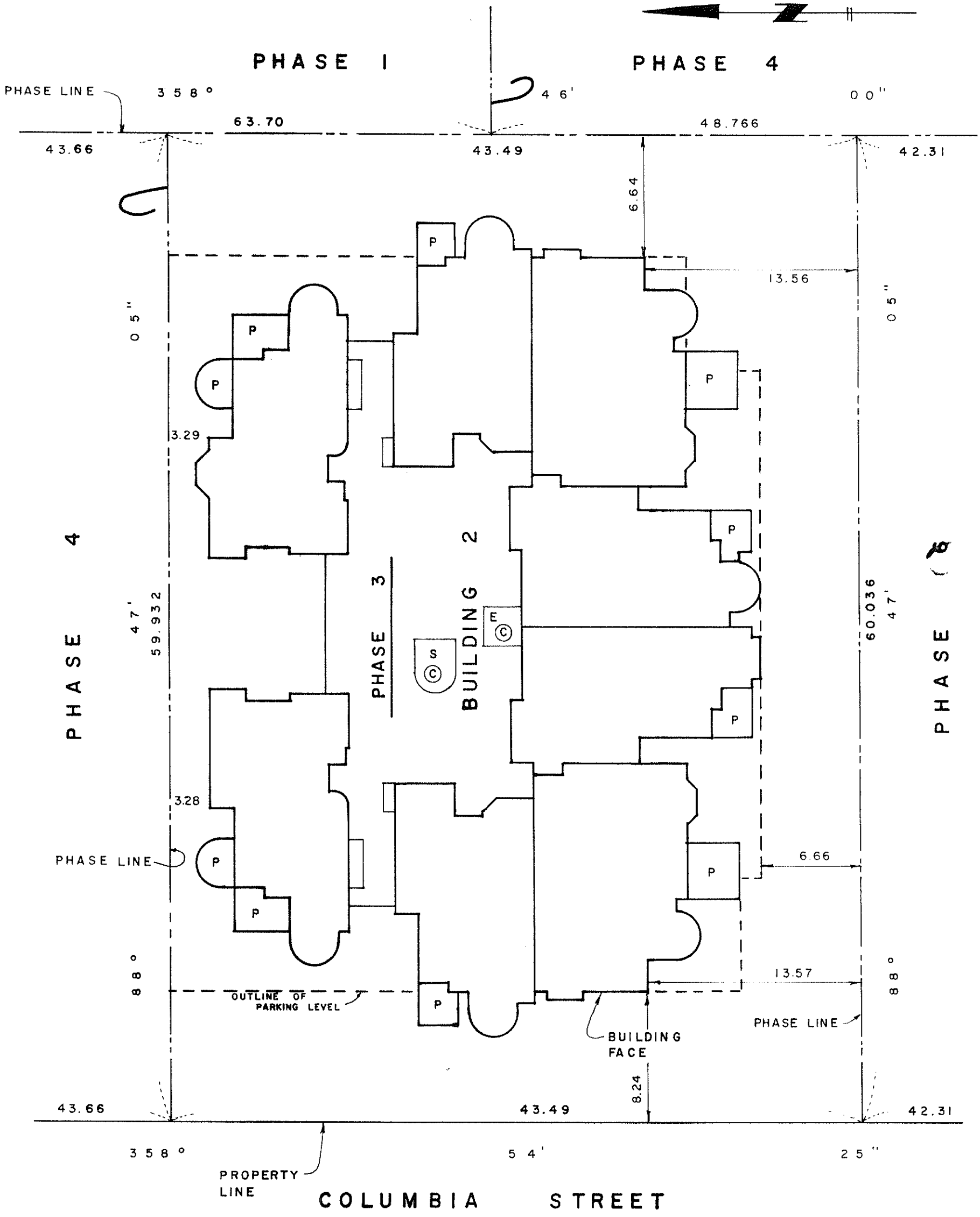
MORGAN STEWART AND COMPANY
Surveyors and Engineers
775 Jervis St, Vancouver, B.C.

D of C - 15354

PHASE 3
STRATA PLAN VR 1960

LOCATION PLAN

SCALE 1:250
2 1 0m 5 10m



MORGAN STEWART AND COMPANY
Surveyors and Engineers
775 Jervis St, Vancouver, B.C.

DATE 8th JANUARY 1988 BJWC B.C.L.S.

D of C - 15354

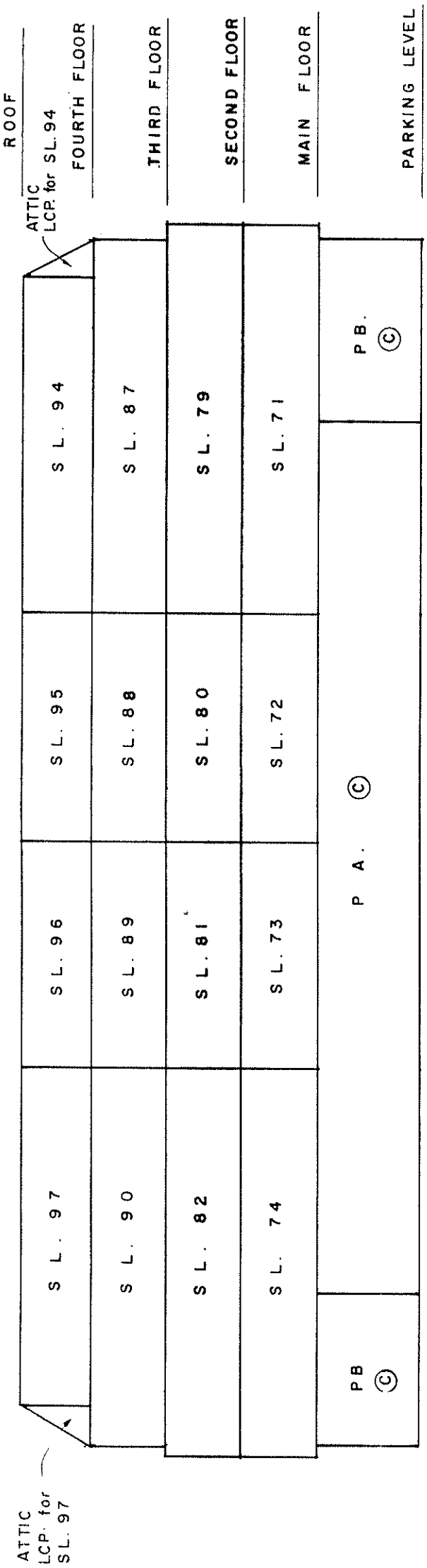
BUILDING 2
SECTION

SCALE 1:200

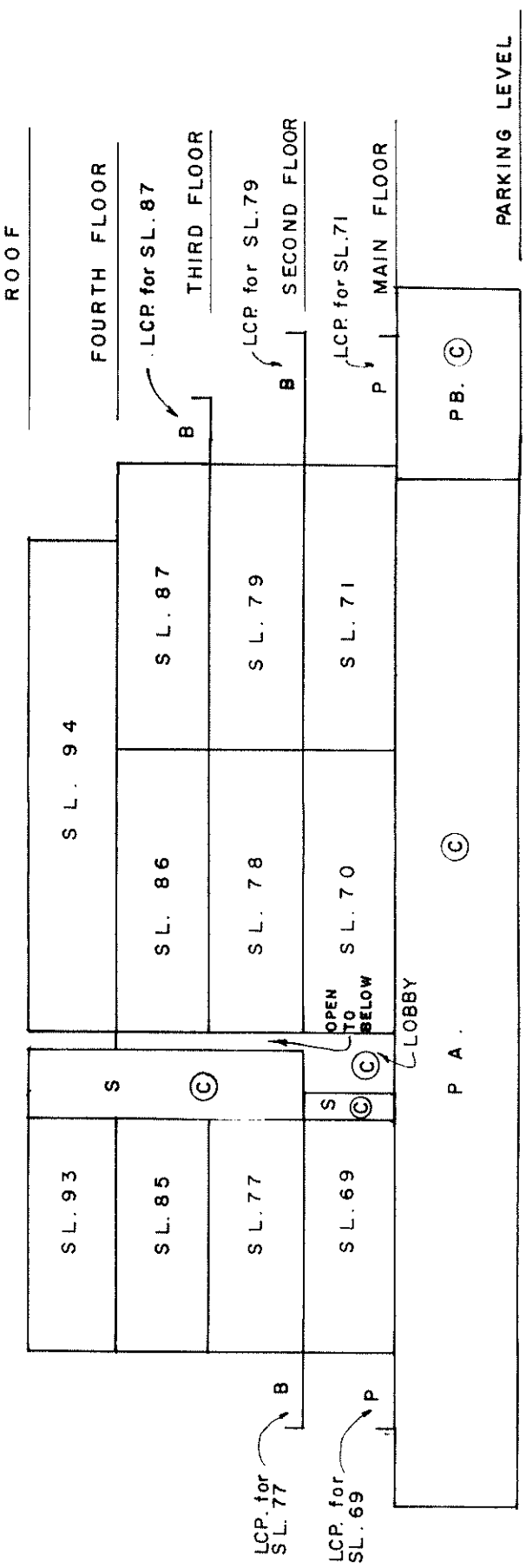
2m 1 0m 5 10 m

PHASE 3

STRATA PLAN VR 1960



SECTION B-B



SECTION A-A

MORGAN STEWART AND COMPANY
Surveyors and Engineers
775 Jervis St, Vancouver, B.C.

DATE 8th JANUARY 1988 BWC B.C.L.S.

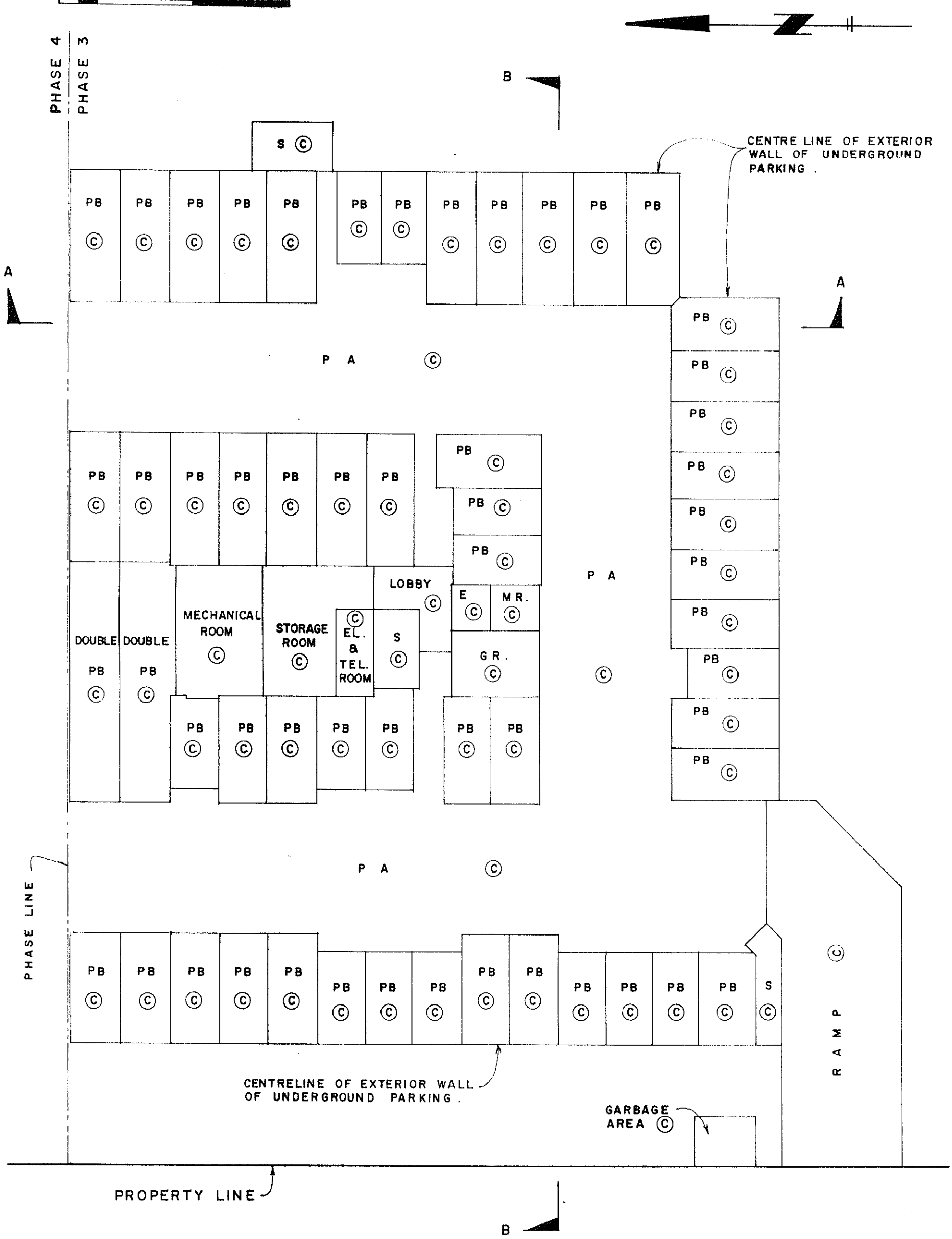
D of C - 15354

PHASE 3
STRATA PLAN VR 1960

BUILDING 2
PARKING LEVEL

SCALE 1:200

2m 1 0m 5 10m



MORGAN STEWART AND COMPANY
Surveyors and Engineers
775 Jervis St, Vancouver, B.C.

DATE 8th JANUARY 1988 B.C.L.S.

D of C - 15354

BUILDING 2
PARKING LEVEL

SCALE 1:200

2m 1 0m 5 10m

PHASE 3
STRATA PLAN VR 1960

MORGAN STEWART AND COMPANY
Surveyors and Engineers
775 Jervis St, Vancouver, B.C.

DATE 8th JANUARY 1988 B.C.L.S.

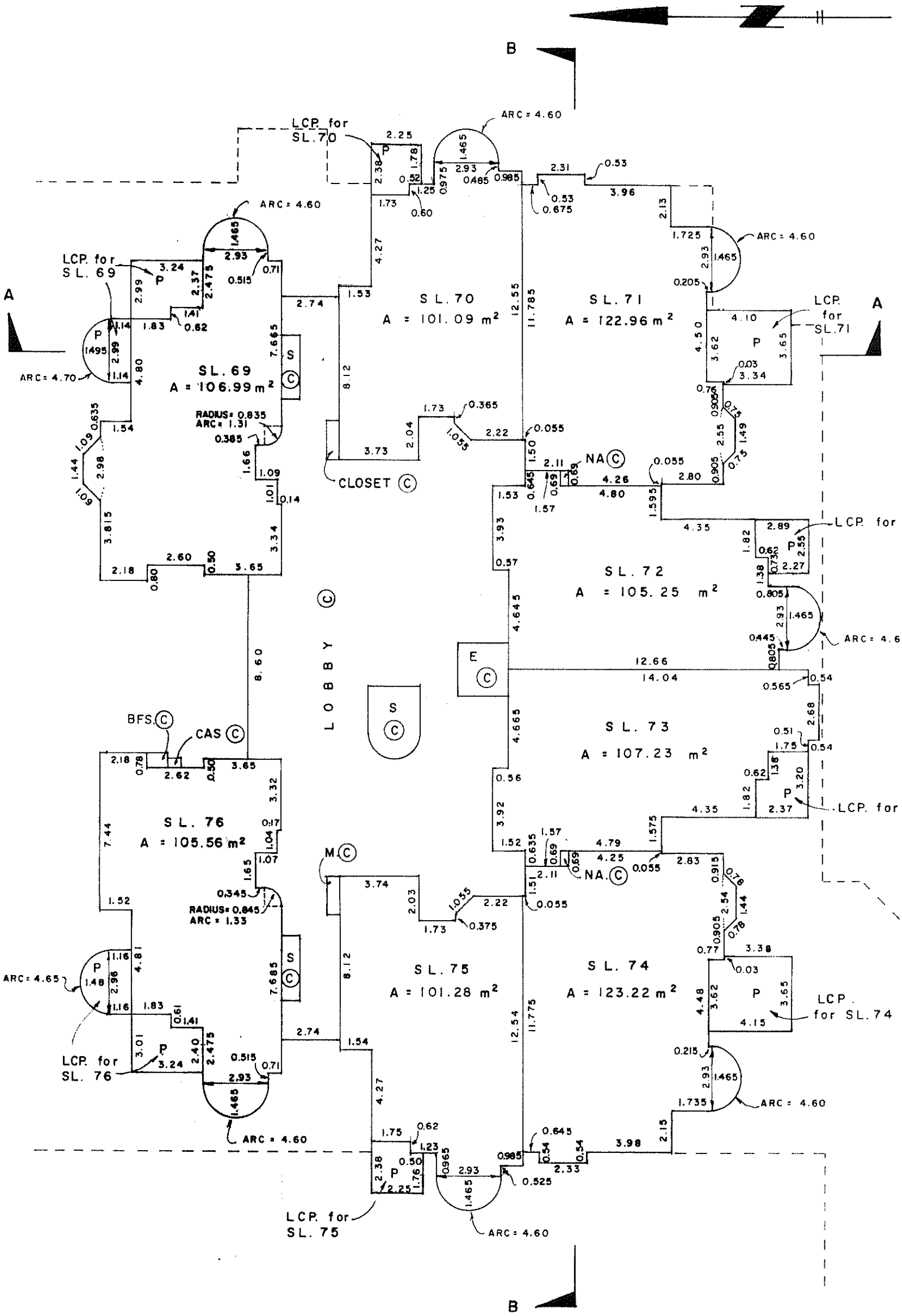
D of C - 15354

BUILDING 2
MAIN FLOOR

SCALE 1:200

2m 1 0m 5 10m

PHASE 3
STRATA PLAN VR 1960



MORGAN STEWART AND COMPANY
Surveyors and Engineers
775 Jervis St, Vancouver, B.C.

DATE 8th JANUARY 1988 B.W.E. B.C.L.S.

D of C - 15354

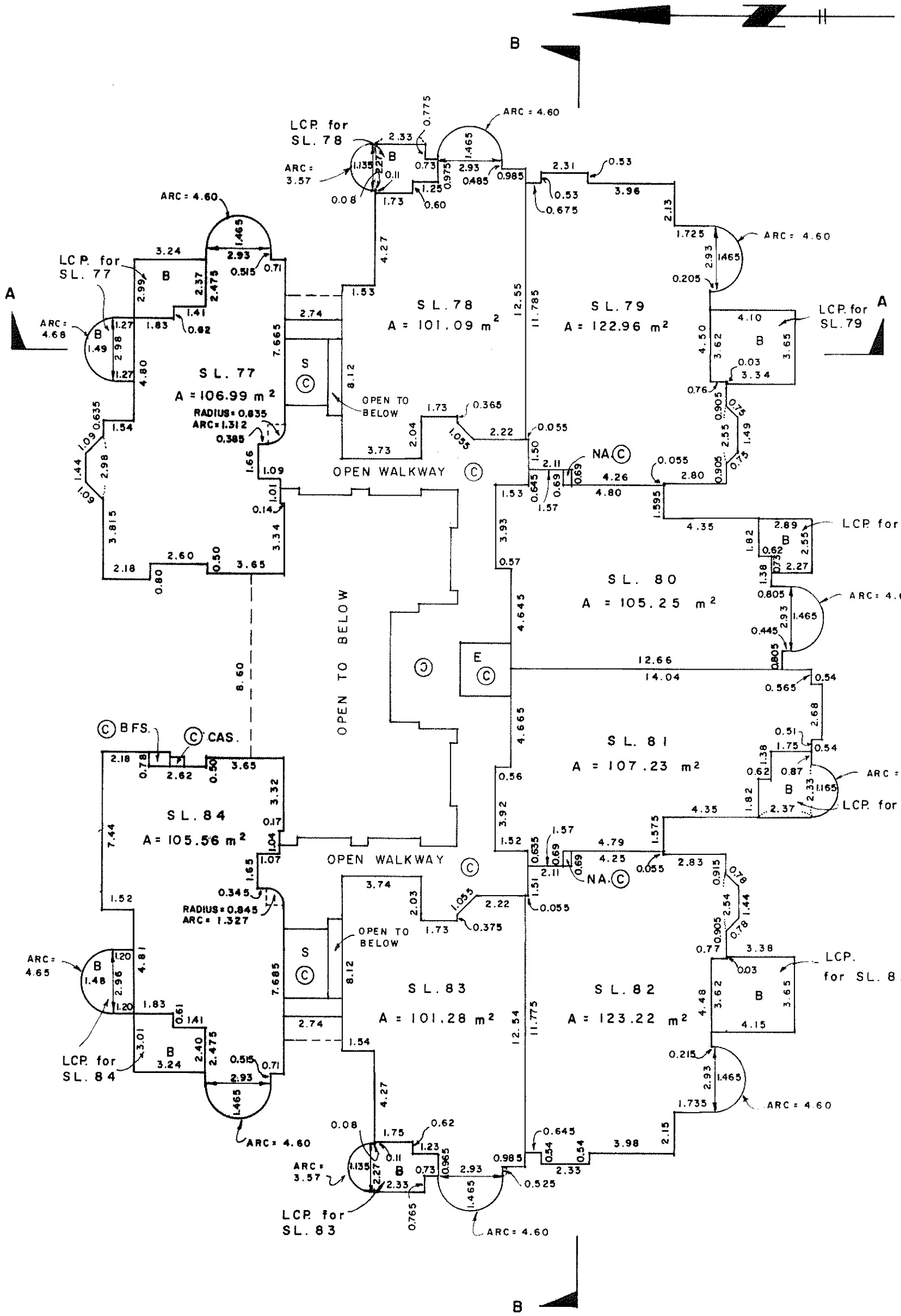
BUILDING 2
SECOND FLOOR

SCALE 1 : 200

2m 1 0m 5 10m

PHASE 3

STRATA PLAN VR 1960



MORGAN STEWART AND COMPANY
Surveyors and Engineers
775 Jervis St, Vancouver, B.C.

DATE 8th JANUARY 1988 B.C.L.S.

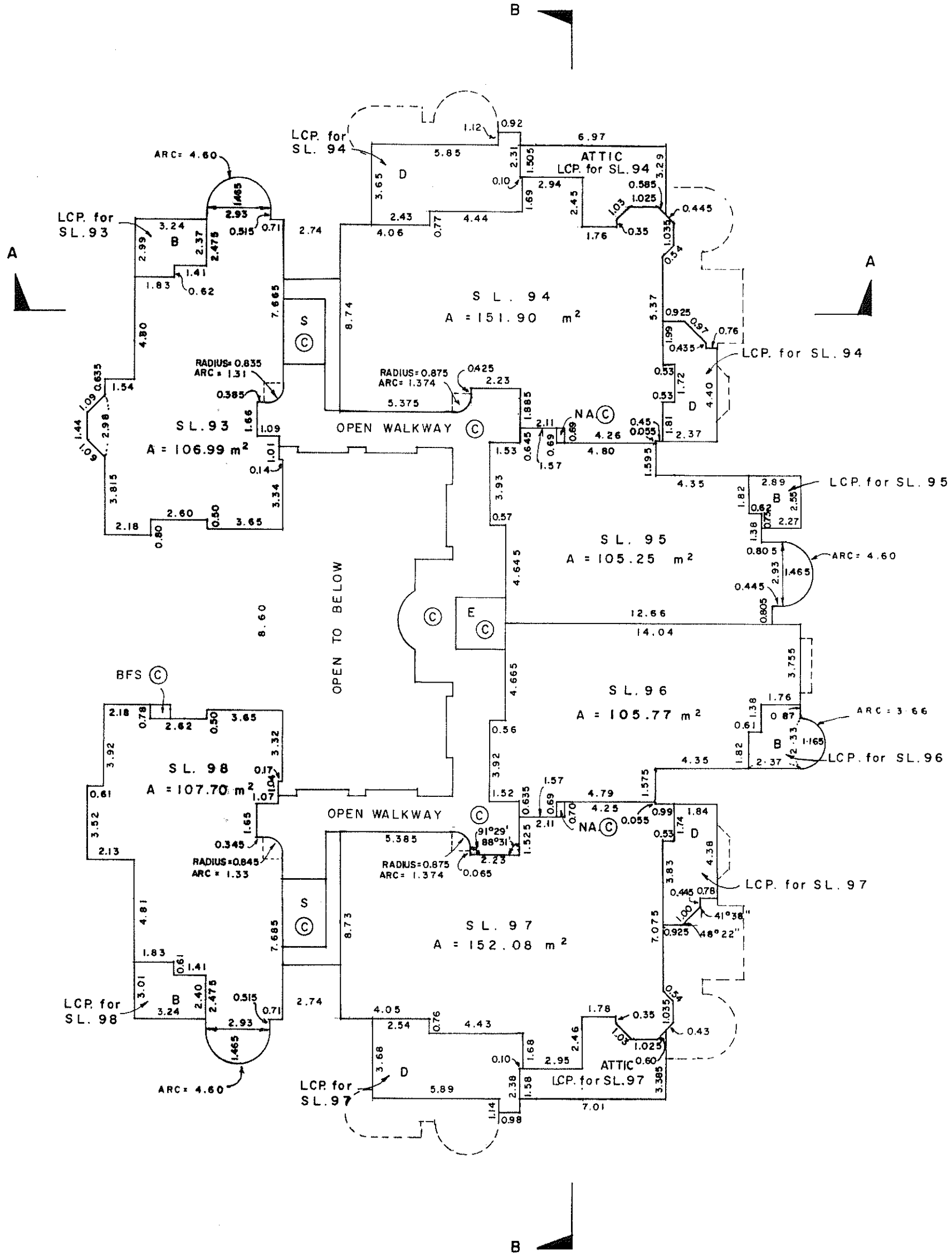
D of C - 15354

BUILDING 2
FOURTH FLOOR

SCALE 1:200

2m 1 0m 5 10m

PHASE 3
STRATA PLAN VR 1960



MORGAN STEWART AND COMPANY
Surveyors and Engineers
775 Jervis St, Vancouver, B.C.

DATE 8th JANUARY 1988 B.C.L.S

D of C - 15354

STRATA PLAN OF LOT 1, EXCEPT PHASES 1, 2 AND 3, STRATA PLAN VR. 1960 BLOCK 8, DISTRICT LOT 322, PLAN 21157. NEW WESTMINSTER DISTRICT. CITY OF VANCOUVER

PHASE 4

STRATA PLAN VR 1960

Deposited and registered in the Land Title Office at Vancouver, B.C. this 19th day of MAY, 1988.

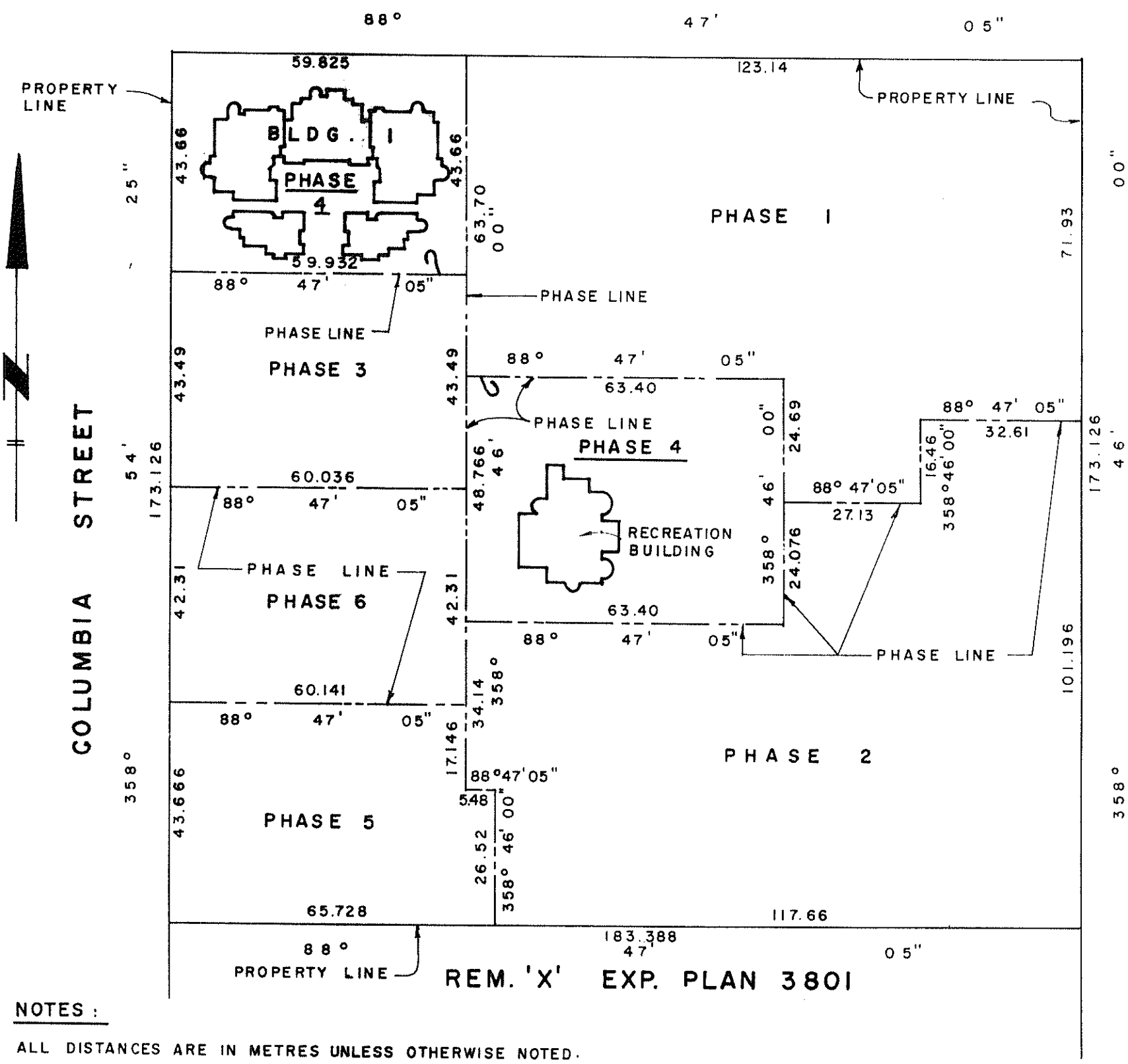
DEPUTY Registrar

GB 52548

KEY PLAN

SCALE 1:1000

10 5 0m 20 40m



NOTES :

- ALL DISTANCES ARE IN METRES UNLESS OTHERWISE NOTED.
- ALL ANGLES ARE 90° OR 45° UNLESS OTHERWISE NOTED.
- THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT.

LEGEND :

Bearings are astronomic and are derived from Plan 21157.

(C)	DENOTES	COMMON PROPERTY.
SL.	DENOTES	STRATA LOT.
LCP.	DENOTES	LIMITED COMMON PROPERTY.
BLDG.	DENOTES	BUILDING
S	DENOTES	STAIRS.
P	DENOTES	PATIO.
B	DENOTES	BALCONY
D	DENOTES	DECK.
MR	DENOTES	MACHINE ROOM
M	DENOTES	METERS
H	DENOTES	HALLWAY
WC.	DENOTES	WASHROOM
E	DENOTES	ELEVATOR
PB	DENOTES	PARKING BAY
PA.	DENOTES	PARKING AREA
m^2	DENOTES	SQUARE METRES.
NA.	DENOTES	NON ACCESSABLE SPACE
A	DENOTES	AREA
GR	DENOTES	GARBAGE ROOM

MORGAN STEWART AND COMPANY
Surveyors and Engineers
775 Jervis St, Vancouver, B.C.

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

THE OWNER OF STRATA PLAN VR. 1960
C/O GARY C. DAYAN
BARRISTER & SOLICITOR
202 - 1807 MARITIME MEWS
GRANVILLE ISLAND, VANCOUVER, B.C.
V6H 3W7

NAME OF DEVELOPMENT :

" THE SPRINGS AT LANGARA "

CIVIC ADDRESS :

7520 COLUMBIA STREET
VANCOUVER, B.C.

I, BRIAN W. COLLINS, of Vancouver, 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 this 8th day of JANUARY, 1988

Brian W. Collins B.C.L.S.

D of C - 15354

PHASE 4

STRATA PLAN VR 1960

CONDOMINIUM ACT

		FORM 1	FORM 2	FORM 3
Lot No.	Sheet No.	SCHEDULE OF UNIT ENTITLEMENT	SCHEDULE OF INTEREST UPON DESTRUCTION	SCHEDULE OF VOTING RIGHTS
		UNIT ENTITLEMENT	INTEREST	NUMBER OF VOTES
99	12	108	1524	
100	12	101	1424	
101	12	123	1624	
102	12	105	1349	
103	12	107	1349	
104	12	123	1599	
105	12	101	1399	
106	12	106	1499	
107	13	108	1474	
108	13	101	1374	
109	13	123	1574	
110	13	105	1299	
111	13	107	1299	
112	13	123	1549	
113	13	101	1349	
114	13	106	1449	
115	14	108	1524	
116	14	101	1424	
117	14	122	1624	
118	14	105	1349	
119	14	107	1349	
120	14	122	1599	
121	14	101	1399	
122	14	106	1499	
123	15	108	1599	
124	15	154	2049	

DATE 8th JANUARY 1988 B.C.L.S.

MORGAN STEWART AND COMPANY
Surveyors and Engineers
775 Jervis St, Vancouver, B.C.

D of C - 15354

PHASE 4

STRATA PLAN VR 1960

CONDOMINIUM ACT

Lot No.	Sheet No.	FORM 1 SCHEDULE OF UNIT ENTITLEMENT UNIT ENTITLEMENT	FORM 2 SCHEDULE OF INTEREST UPON DESTRUCTION INTEREST	FORM 3 SCHEDULE OF VOTING RIGHTS NUMBER OF VOTES
125	15	105	1399	
126	15	105	1399	
127	15	153	2049	
128	15	111	1599	
AGGREGATE		3,356	44,995	

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 for residential use only. 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 .

Authorized Signatory

Declared before me this 13 day of January 1988.

A commissioner for taking affidavits for British Columbia.

Accepted as to forms 1, 2 and 3

Dated this 18 day of MAY, 1988.

Superintendent of Real Estate .

Approved as phase 4 of 6 phase strata plan under the condominium act .

Dated at Vancouver , British Columbia this 7th day of APRIL , 1988 .

Approving Officer for the City of Vancouver .

DATE 8th JANUARY 1988 B.C.L.S

MORGAN STEWART AND COMPANY
Surveyors and Engineers
760 Denman St, Vancouver, B.C.

OWNER :

UNITED PROPERTIES LTD.
(INCORPORATION No. 136500)

Authorized Signatory

Authorized Signatory

MORTGAGEES :

METROPOLITAN TRUST COMPANY OF CANADA (FORMERLY - MORGUARD TRUST COMPANY) BY ITS LAWFUL ATTORNEYS. SEE FILING NO. R111848

WITNESS AS TO BOTH SIGNATURES:

Authorized Signatory

Authorized Signatory

- J. K. BULL & SONS LTD.

Authorized Signatory

Authorized Signatory

- SETTLERS SAVINGS AND MORTGAGE CORPORATION.

Authorized Signatory

Authorized Signatory

- THE SOVEREIGN LIFE INSURANCE COMPANY.

Authorized Signatory

Authorized Signatory

- THE REGIONAL TRUST COMPANY.

Authorized Signatory

Authorized Signatory

D of C - 15354

PHASE 4

STRATA PLAN VR 1960

CONDOMINIUM ACT

CONTINUATION OF SECOND SHEET,
SHEET 3

Re-approved as phase 4 of 6 phase strata plan under the condominium act.

Dated at Vancouver, British Columbia this 6 day of MAY 1988.

Approving Officer for the City of Vancouver.

DATE : 18th APRIL 1988 B.C.L.S.

MORGAN STEWART AND COMPANY
Surveyors and Engineers
775 Jervis St, Vancouver, B.C.

D.of C. - 15354

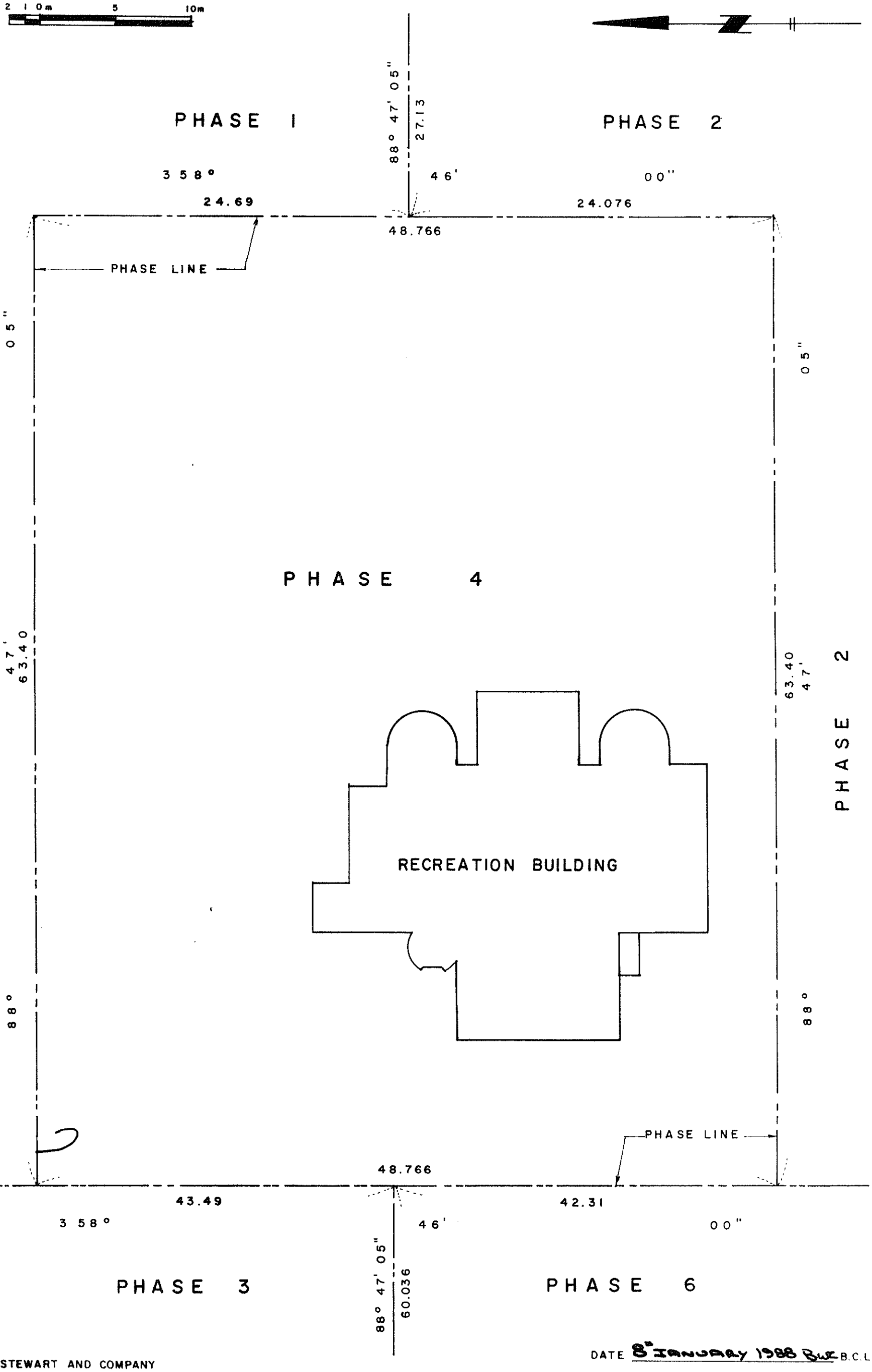
RECREATION BUILDING LOCATION PLAN

PHASE 4

STRATA PLAN VR 1960

SCALE 1:250

2 1 0m 5 10m



MORGAN STEWART AND COMPANY
Surveyors and Engineers
775 Jervis St, Vancouver, B.C.

DATE 8th January 1988 B.C.L.S

D of C - 15354

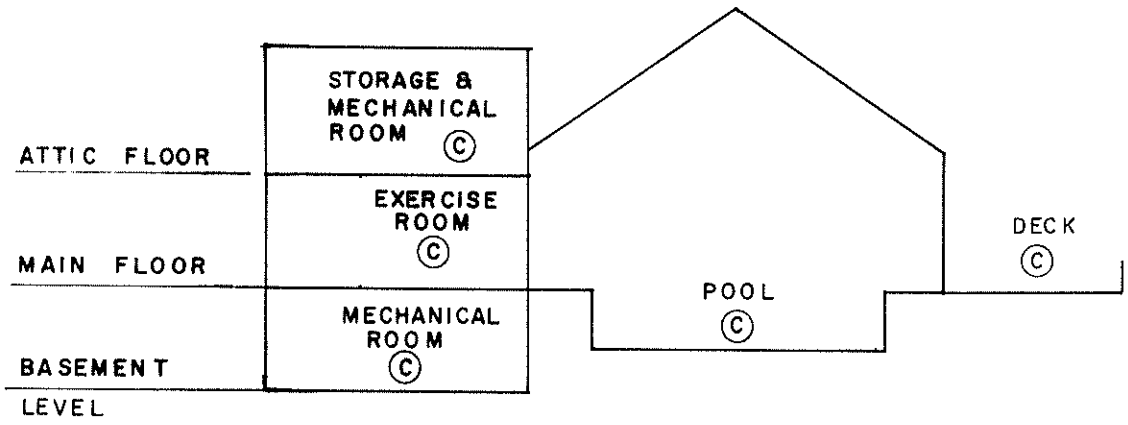
PHASE 4

STRATA PLAN VR 1960

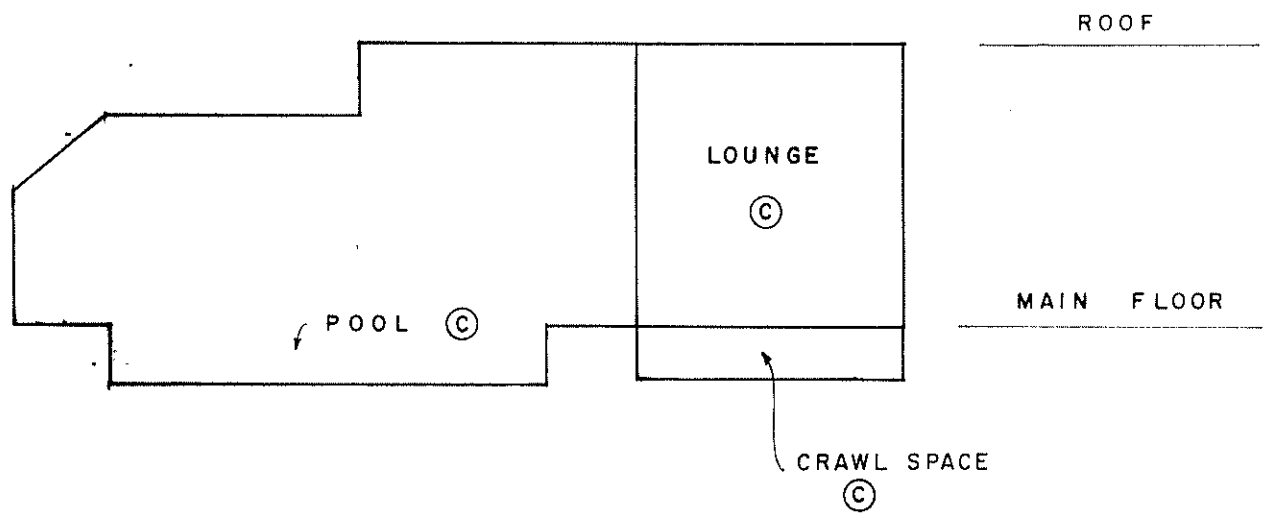
RECREATION BUILDING SECTIONS

SCALE 1:200

2m 1 0m 5 10m



SECTION C-C



SECTION D-D

MORGAN STEWART AND COMPANY
Surveyors and Engineers
775 Jervis St, Vancouver, B.C.

DATE 8th JANUARY 1988 B.C.L.S.

D of C - 15354

PHASE 4

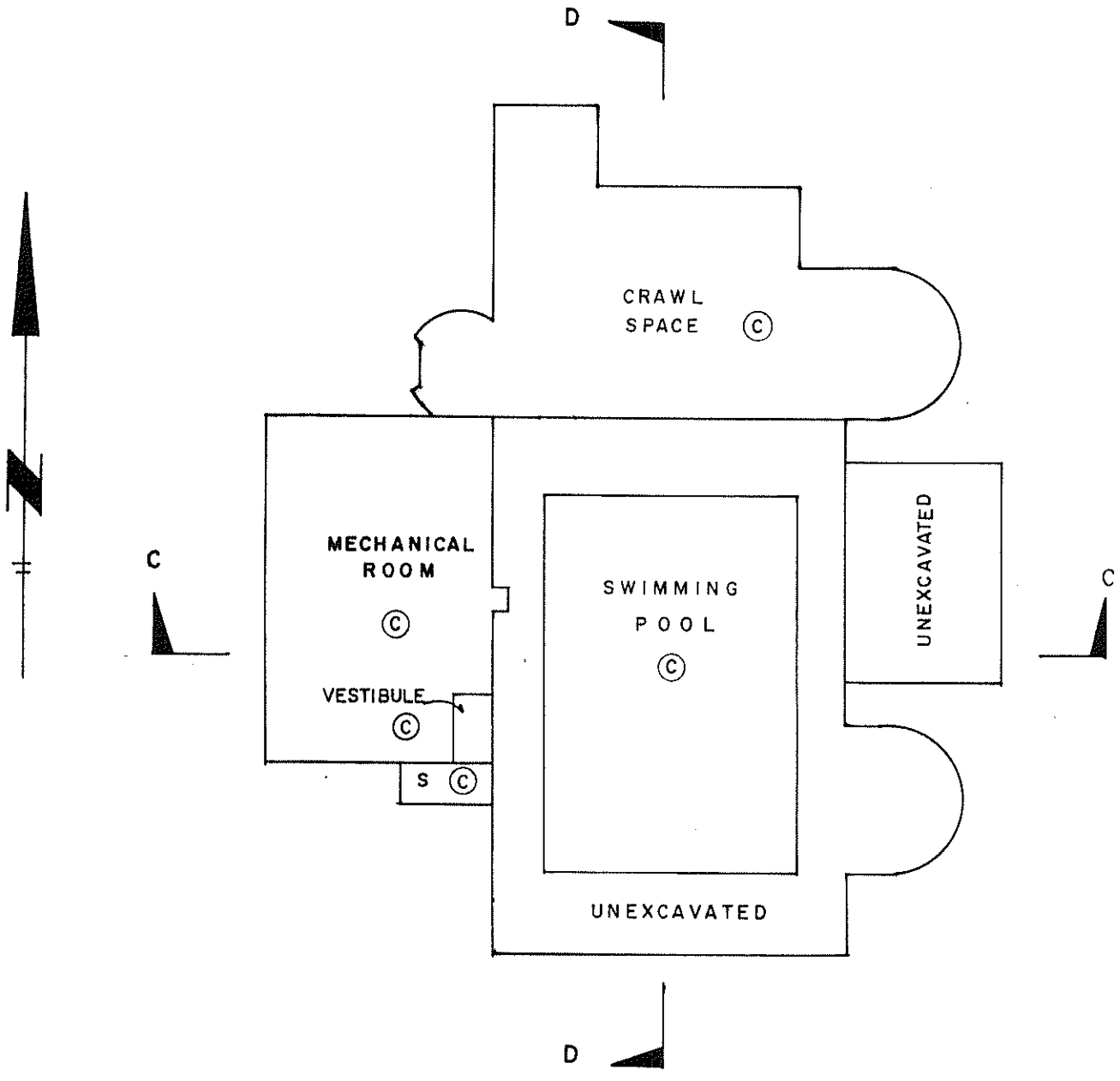
STRATA PLAN VR 1960

RECREATION BUILDING

BASEMENT

SCALE 1:200

2m 1 0m 5 10m



MORGAN STEWART AND COMPANY
Surveyors and Engineers
775 Jervis St, Vancouver, B.C.

DATE 8th JANUARY 1988 BWE B.C.L.S.

D of C - 15354

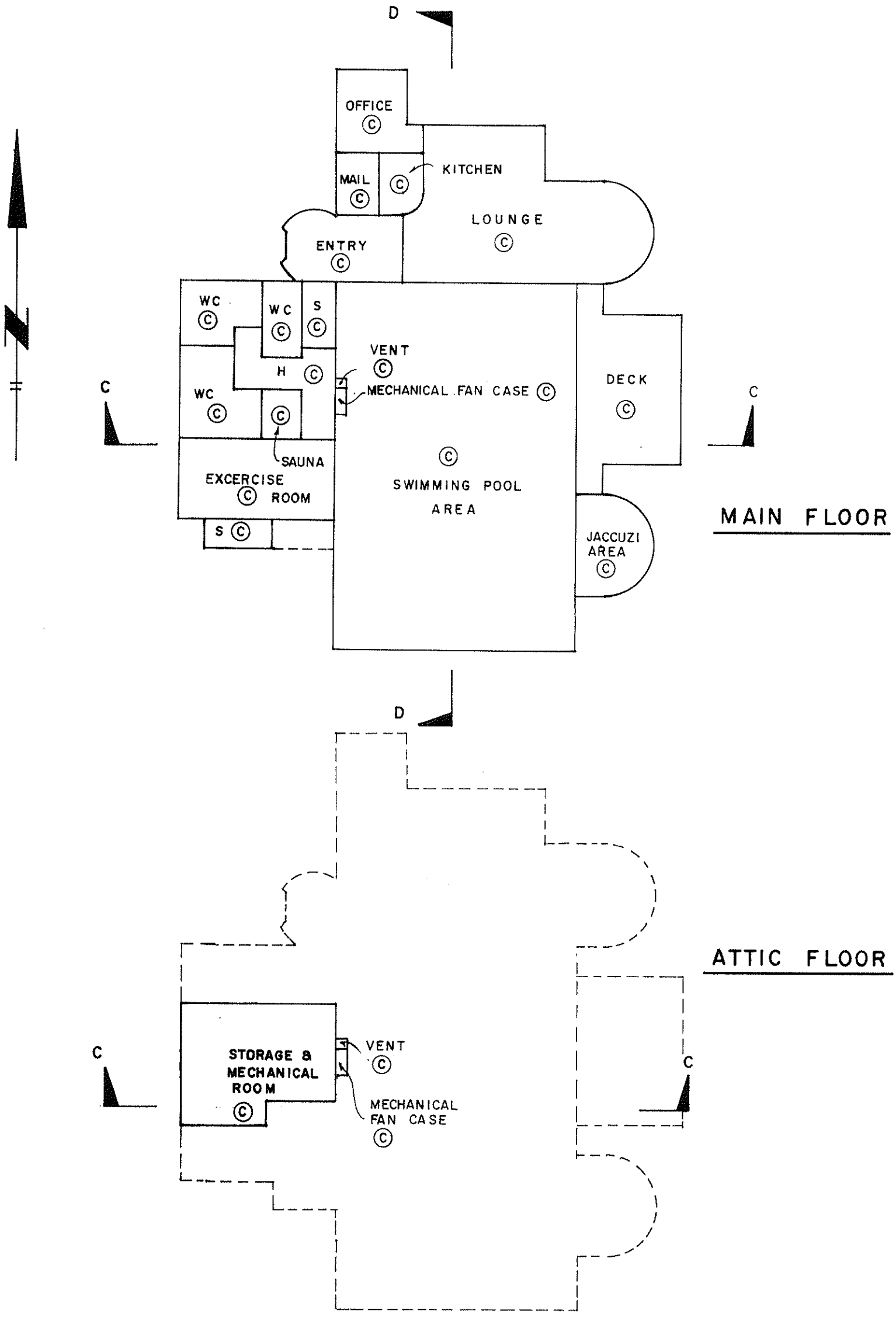
PHASE 4

STRATA PLAN VR 1960

RECREATION BUILDING
MAIN FLOOR AND ATTIC FLOOR

SCALE 1 : 200

2m 1 0m 5 10m



MORGAN STEWART AND COMPANY
Surveyors and Engineers
775 Jervis St, Vancouver, B.C.

DATE 8th JANUARY 1988 B.W.K. B.C.L.S.

D of C - 15354

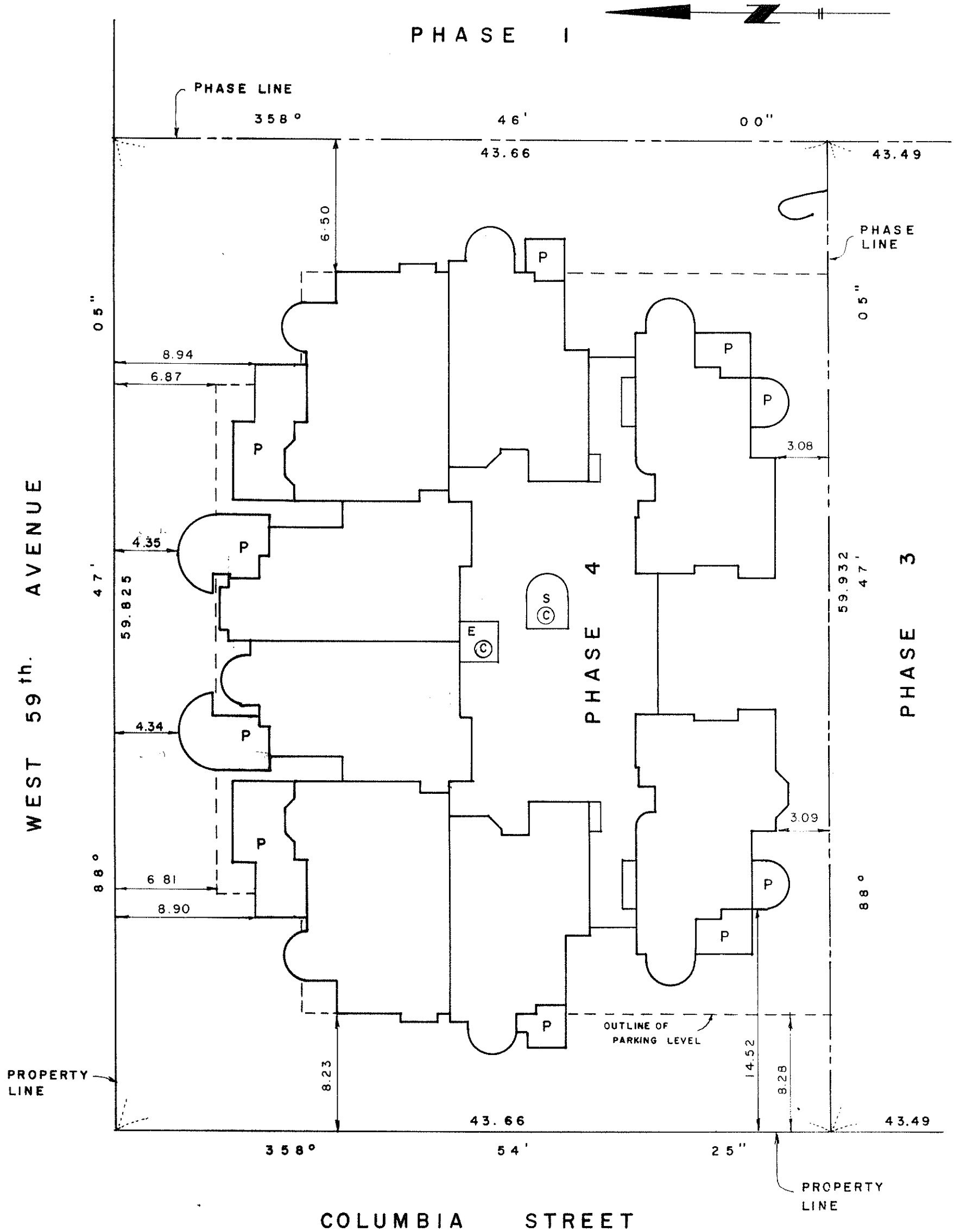
PHASE 4

STRATA PLAN VR 1960

BUILDING 1
LOCATION PLAN

SCALE 1:250

2 1 0m 5 10m



MORGAN STEWART AND COMPANY
Surveyors and Engineers
775 Jervis St, Vancouver, B.C.

DATE 8th JANUARY 1988 B.W.C. B.C.L.S.

D of C - 15354

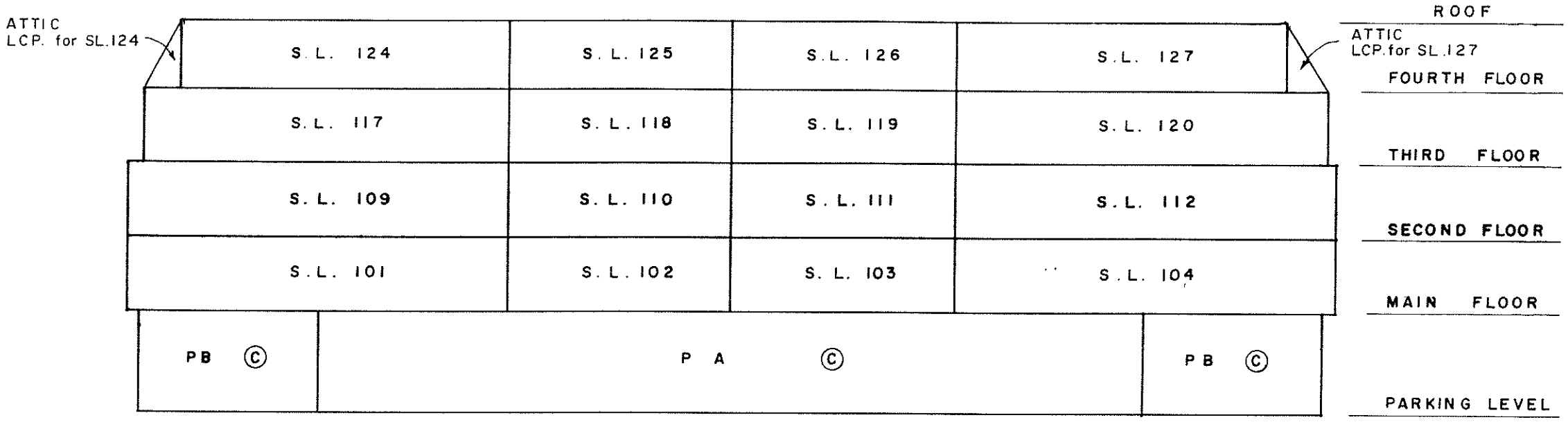
D of C - 15354

MORGAN STEWART AND COMPANY
Surveyors and Engineers
775 Jervis St, Vancouver, B.C.

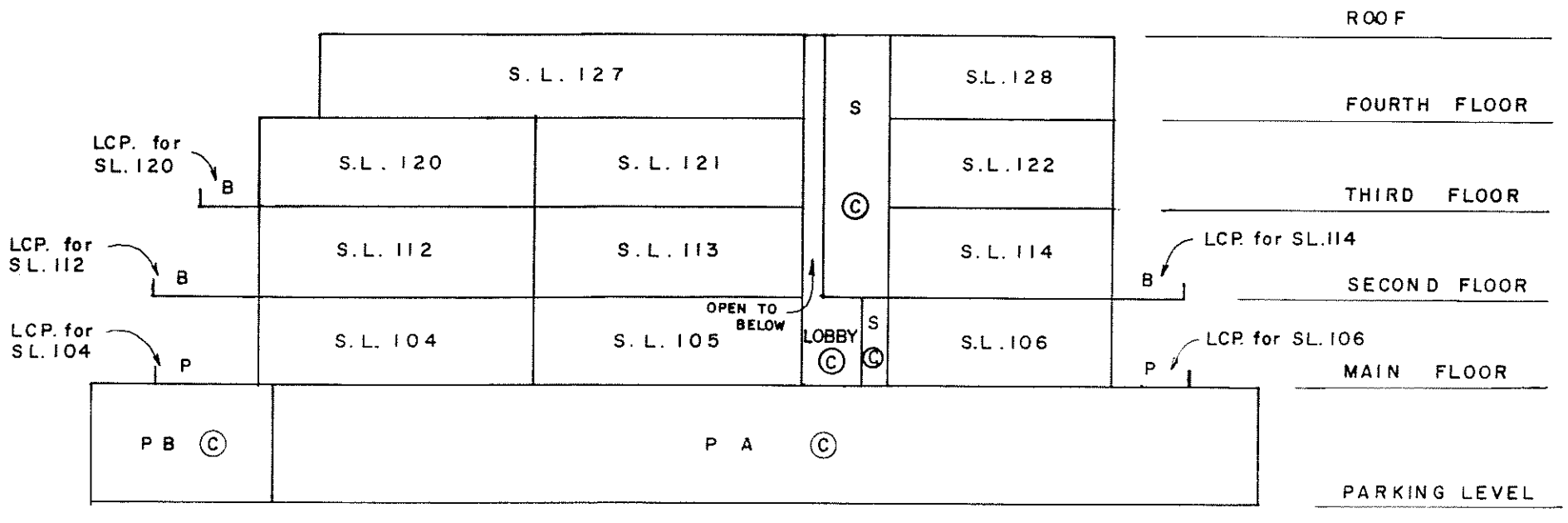
BUILDING I
SECTIONS

SCALE 1:200

2m 1 0m 5 10m



SECTION F - F



SECTION E - E

PHASE 4
STRATA PLAN VR 1960

SHEET 10 OF 15 SHEETS

DATE 8th January 1988 B.C.L.S.

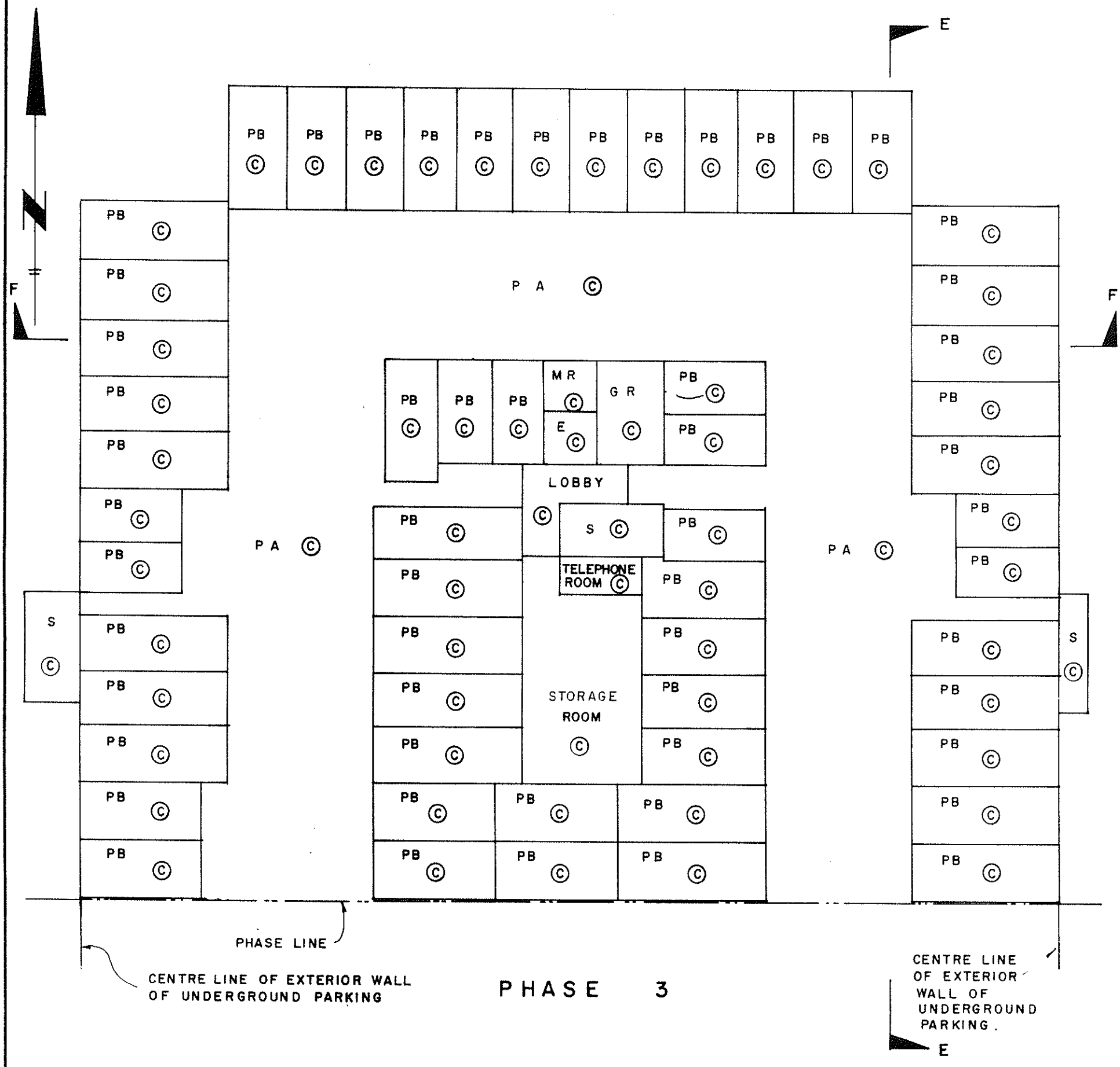
PHASE 4

STRATA PLAN VR 1960

BUILDING 1
PARKING LEVEL

SCALE 1:200

2m 1 0m 5 10m



MORGAN STEWART AND COMPANY
Surveyors and Engineers
775 Jervis St, Vancouver, B.C.

DATE 8th JANUARY 1988 B.C.L.S.

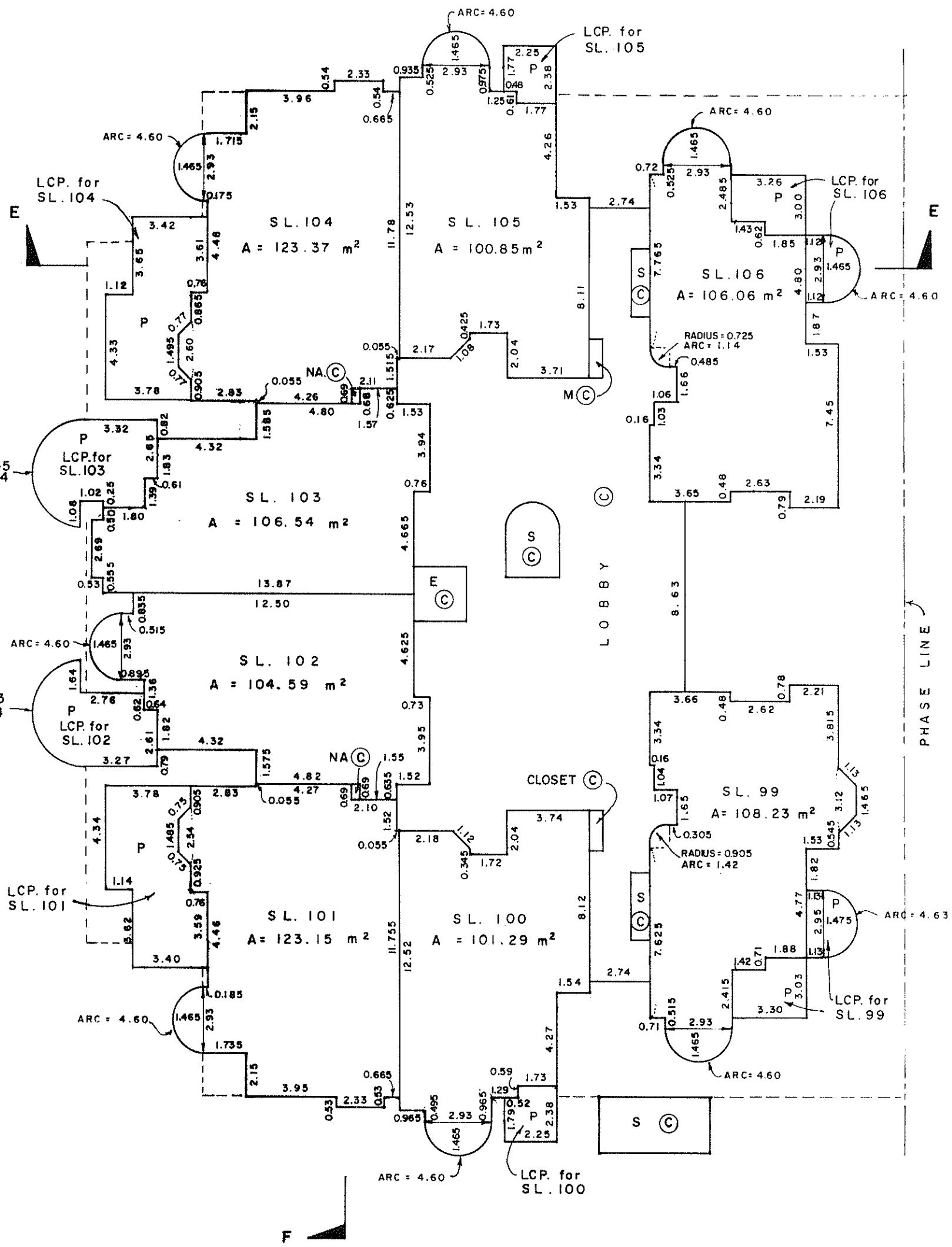
D of C - 15354

BUILDING 1
MAIN FLOOR

PHASE 4
STRATA PLAN VR 1960

SCALE 1:200

2m 1 0m 5 10m



MORGAN STEWART AND COMPANY
Surveyors and Engineers
775 Jervis St, Vancouver, B.C.

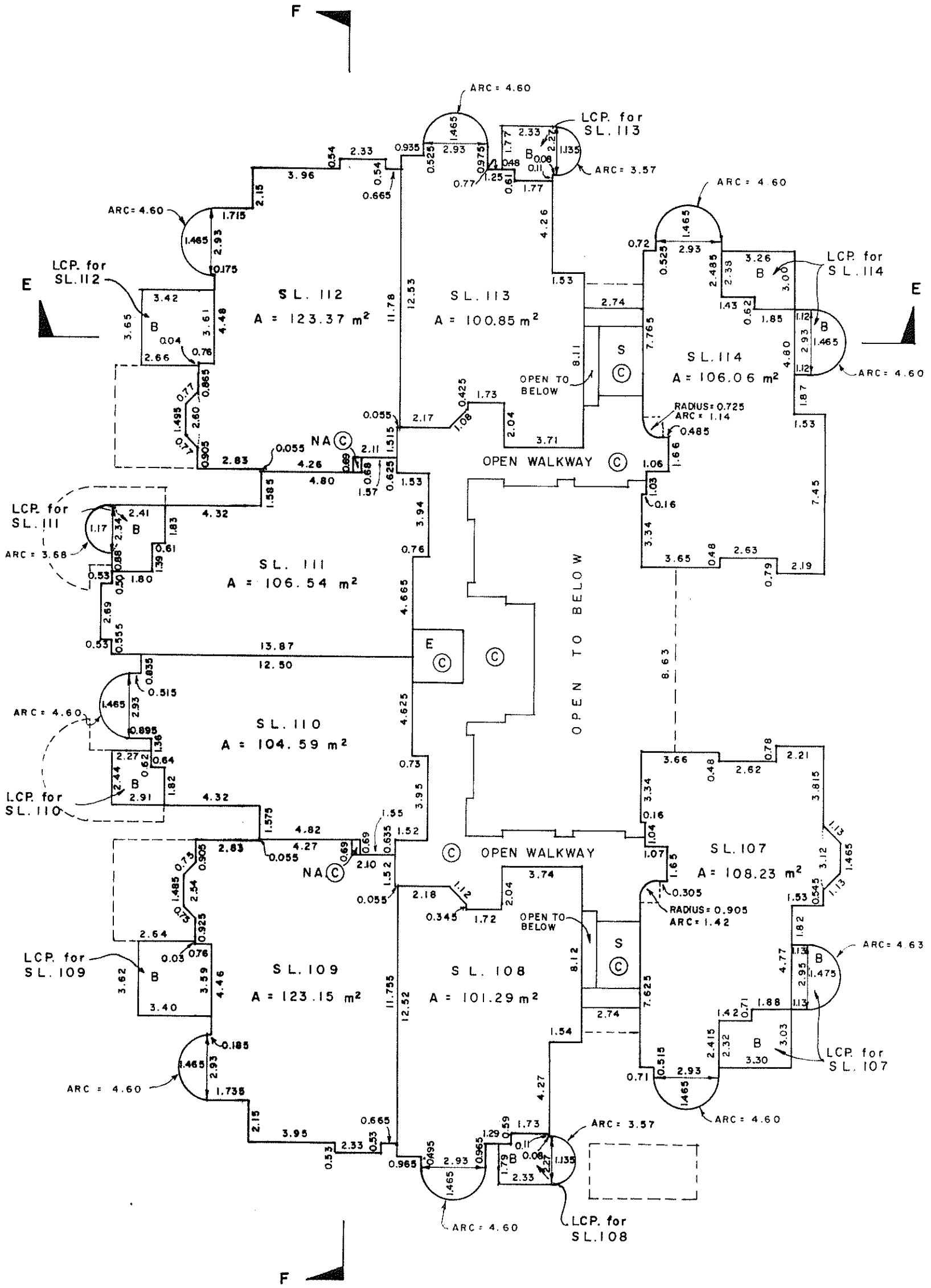
DATE 8th JANUARY 1988 B.C.L.S.

D of C - 15354

PHASE 4
STRATA PLAN VR 1960

BUILDING 1
SECOND FLOOR

SCALE 1:200
2m 1 0m 5 10m



MORGAN STEWART AND COMPANY
Surveyors and Engineers
775 Jervis St, Vancouver, B.C.

DATE 8th JANUARY 1988 B.C.L.S.

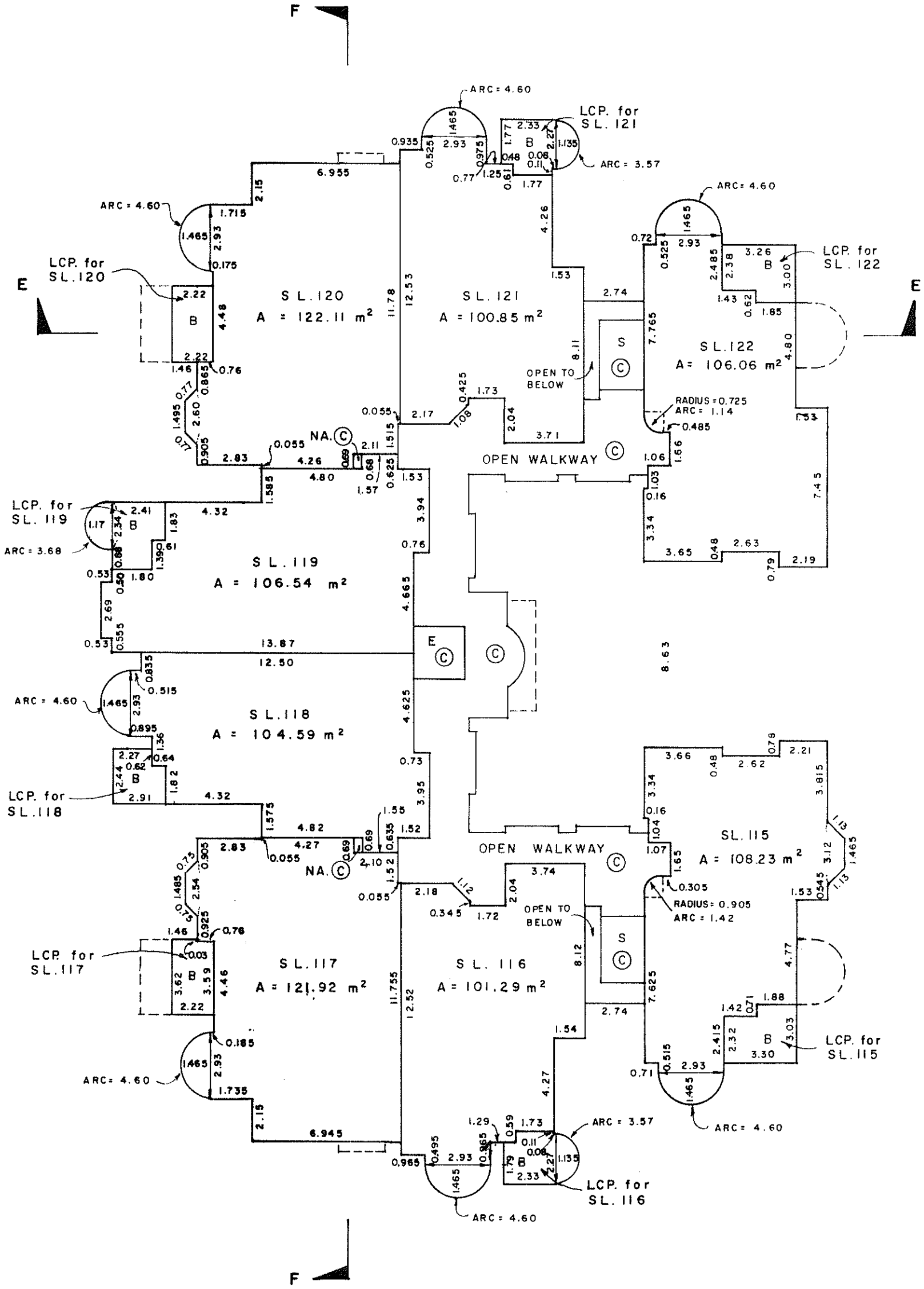
D of C. 15354

PHASE 4
STRATA PLAN VR 1960

BUILDING 1
THIRD FLOOR

SCALE 1 : 200

2m 1 0m 5 10m



MORGAN STEWART AND COMPANY
Surveyors and Engineers
775 Jervis St, Vancouver, B.C.

DATE 8th JANUARY 1988 BWE B.C.L.S.

D of C - 15354

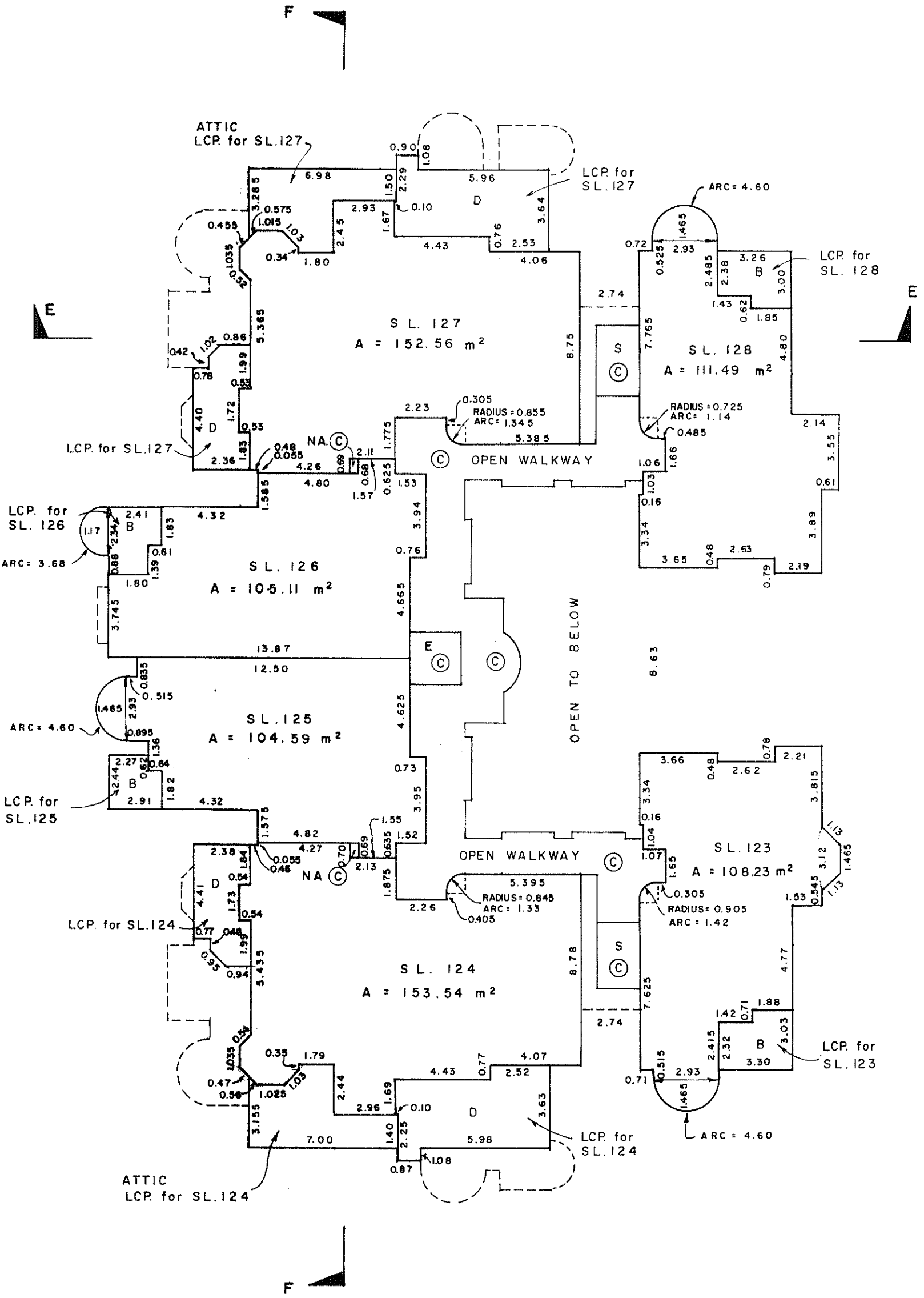
FILE 3730-09-04

PHASE 4
STRATA PLAN VR 1960

BUILDING 1
FOURTH FLOOR

SCALE 1:200

2m 1 0m 5 10m



MORGAN STEWART AND COMPANY
Surveyors and Engineers
775 Jervis St, Vancouver, B.C.

DATE 8th January 1988 B.C.L.S.

D of C - 15354

FILE : 3730 - 09 - 04

PHASE 5

STRATA PLAN VR. 1960

Deposited and registered in the Land Title Office at Vancouver, B.C. this 11TH day of AUGUST, 1988.

E. J. Dawe
Registrar

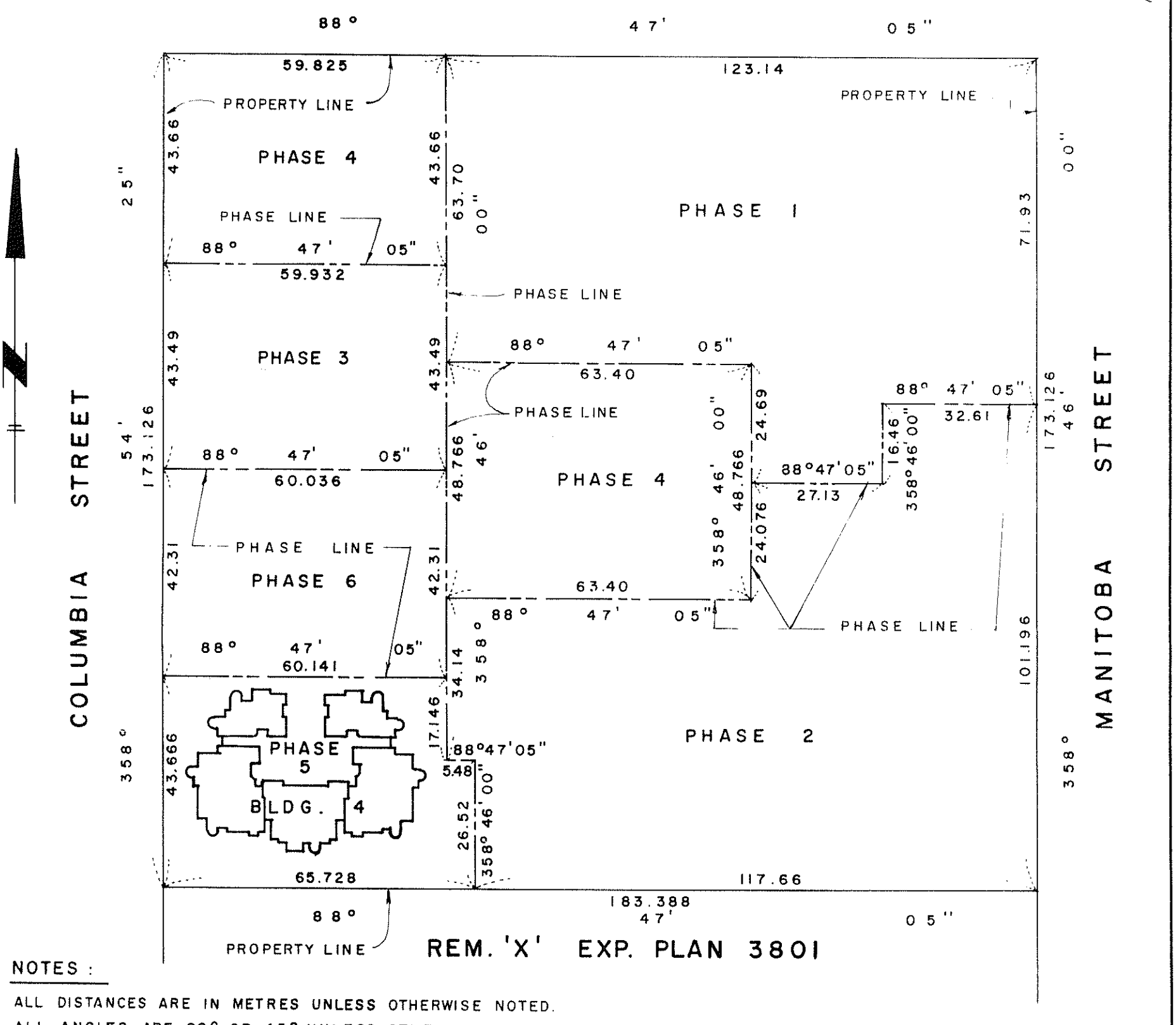
GB 90496

STRATA PLAN OF LOT 1, BLOCK 8, DISTRICT LOT 322, PLAN 21157. NEW WESTMINSTER DISTRICT. CITY OF VANCOUVER.

KEY PLAN

SCALE 1:1000

10 5 0m 20 40m



NOTES:

ALL DISTANCES ARE IN METRES UNLESS OTHERWISE NOTED.
ALL ANGLES ARE 90° OR 45° UNLESS OTHERWISE NOTED.
THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT.

LEGEND:

Bearings are astronomic and are derived from Plan 21157.

©	DENOTES	COMMON PROPERTY
SL.	DENOTES	STRATA LOT
LCP.	DENOTES	LIMITED COMMON PROPERTY
BLDG.	DENOTES	BUILDING
S	DENOTES	STAIRS
P	DENOTES	PATIO.
B	DENOTES	BALCONY.
D	DENOTES	DECK.
PA.	DENOTES	PARKING AREA
PB.	DENOTES	PARKING BAY
E	DENOTES	ELEVATOR
A	DENOTES	AREA
M	DENOTES	METERS
MR.	DENOTES	MACHINE ROOM.
GR.	DENOTES	GARBAGE ROOM.
NA	DENOTES	NON ACCESSABLE SPACE.
EL.&TEL.	DENOTES	ELECTRICAL & TELEPHONE.
m^2	DENOTES	SQUARE METRES.
BFS	DENOTES	BOILER FLUE SHAFT.
CAS	DENOTES	COMBINED AIR SHAFT.

MORGAN STEWART AND COMPANY
Surveyors and Engineers
775 Jervis St, Vancouver, B.C.

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

THE OWNER OF STRATA PLAN VR. 1966
C/O GARY C. DAYAN
BARRISTER & SOLICITOR
202 - 1807 MARITIME MEWS
GRANVILLE ISLAND, VANCOUVER, B.C.
V6H 3W7

NAME OF DEVELOPMENT:

"THE SPRINGS AT LANGARA"

CIVIC ADDRESS:

7680 COLUMBIA STREET
VANCOUVER, B.C.

I, BRIAN W. COLLINS, of Vancouver, 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 this 3rd day of JUNE, 1988

Brian W. Collins B.C.L.S.

DofC 15354

FILE 3730-09-05

PHASE 5

STRATA PLAN VR. 1960

CONDOMINIUM ACT

Lot No.	Sheet No.	FORM 1	FORM 2	FORM 3
		SCHEDULE OF UNIT ENTITLEMENT	SCHEDULE OF INTEREST UPON DESTRUCTION	SCHEDULE OF VOTING RIGHTS
		UNIT ENTITLEMENT	INTEREST	NUMBER OF VOTES
129	7	107	1549	
130	7	101	1449	
131	7	123	1649	
132	7	105	1349	
133	7	107	1349	
134	7	123	1624	
135	7	101	1424	
136	7	105	1524	
137	8	107	1499	
138	8	101	1399	
139	8	123	1599	
140	8	105	1299	
141	8	107	1299	
142	8	123	1574	
143	8	101	1374	
144	8	105	1474	
145	9	105	1549	
146	9	101	1449	
147	9	122	1649	
148	9	105	1349	
149	9	107	1349	
150	9	122	1624	
151	9	101	1424	
152	9	105	1524	
153	10	105	1549	
154	10	152	2099	

DATE JUNE 3rd, 1988 B.C.L.S

MORGAN STEWART AND COMPANY
Surveyors and Engineers
775 Jervis St, Vancouver, B.C.

PHASE 5

STRATA PLAN VR. 1960

CONDOMINIUM ACT

Lot No.	Sheet No.	FORM 1 SCHEDULE OF UNIT ENTITLEMENT	FORM 2 SCHEDULE OF INTEREST UPON DESTRUCTION	FORM 3 SCHEDULE OF VOTING RIGHTS
		UNIT ENTITLEMENT	INTEREST	NUMBER OF VOTES
155	10	105	1399	
156	10	105	1399	
157	10	152	2049	
158	10	108	1549	
AGGREGATE		3339	45,395	

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 for residential use only. 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 .

Authorized Signatory

Declared before me this 7 day of June, 1988

A commissioner for taking affidavits for British Columbia.

Accepted as to forms 1, 2 and 3 .
Dated this 10 day of August, 1988

Superintendent of Real Estate .

Approved as phase 5 of 6 phase strata plan under the condominium act .
Dated at Vancouver, British Columbia this 28th day of July, 1988 .

Approving Officer for the City of Vancouver.

OWNER :

UNITED PROPERTIES LTD.
(INCORPORATION No. 136500)

Authorized Signatory

Authorized Signatory

MORTGAGEES :

METROPOLITAN TRUST COMPANY OF CANADA (FORMERLY MORGUARD TRUST COMPANY) BY ITS LAWFUL ATTORNEYS. SEE FILING No. R 112848

WITNESS AS TO BOTH SIGNATURES:
J.D DUNN
BARRISTER & SOLICITOR
595 BURRARD ST.
VANCOUVER, B.C.

Authorized Signatory

Authorized Signatory

- J.K. BULL & SONS LTD.

Authorized Signatory

Authorized Signatory

- SETTLERS SAVINGS AND MORTGAGE CORPORATION.

Authorized Signatory

Authorized Signatory

- THE SOVEREIGN LIFE INSURANCE COMPANY.

Authorized Signatory

Authorized Signatory

- THE REGIONAL TRUST COMPANY

Authorized Signatory

Authorized Signatory

MORGAN STEWART AND COMPANY
Surveyors and Engineers
760 Denman St, Vancouver, B.C.

Date June 3rd 1988 B.C.L.S.

D of C. 15354

FILE 3730-09-05

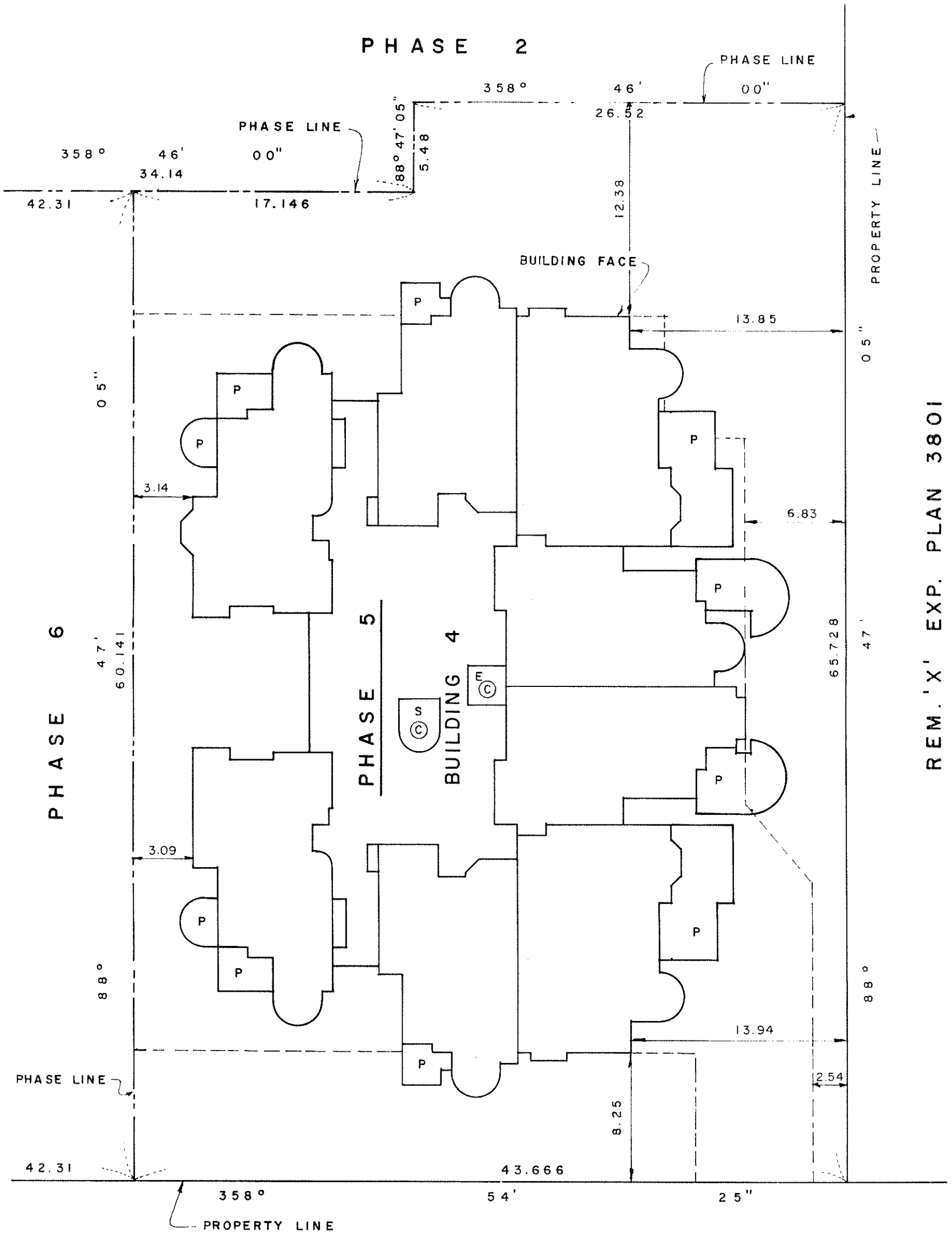
PHASE 5

STRATA PLAN VR. 1960

BUILDING 4
LOCATION PLAN

SCALE 1:250

2 1 0m 5 10m



MORGAN STEWART AND COMPANY
Surveyors and Engineers
775 Jervis St, Vancouver, B.C.

DATE June 3rd 1988 B.W. B.C.L.S

FILE 3730-09-05

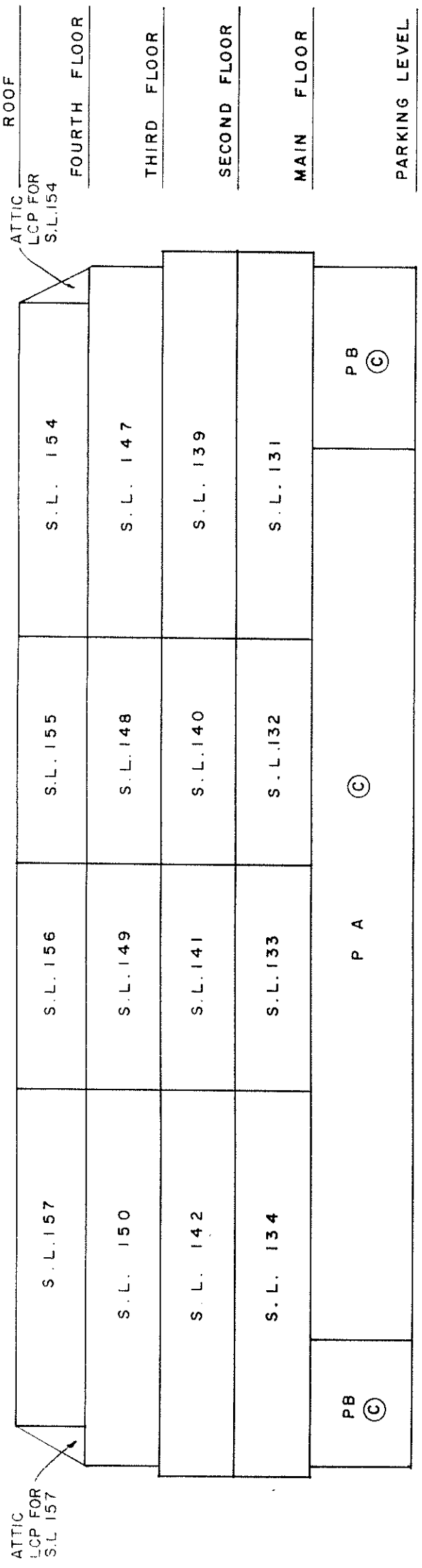
PHASE 5

STRATA PLAN VR. 1960

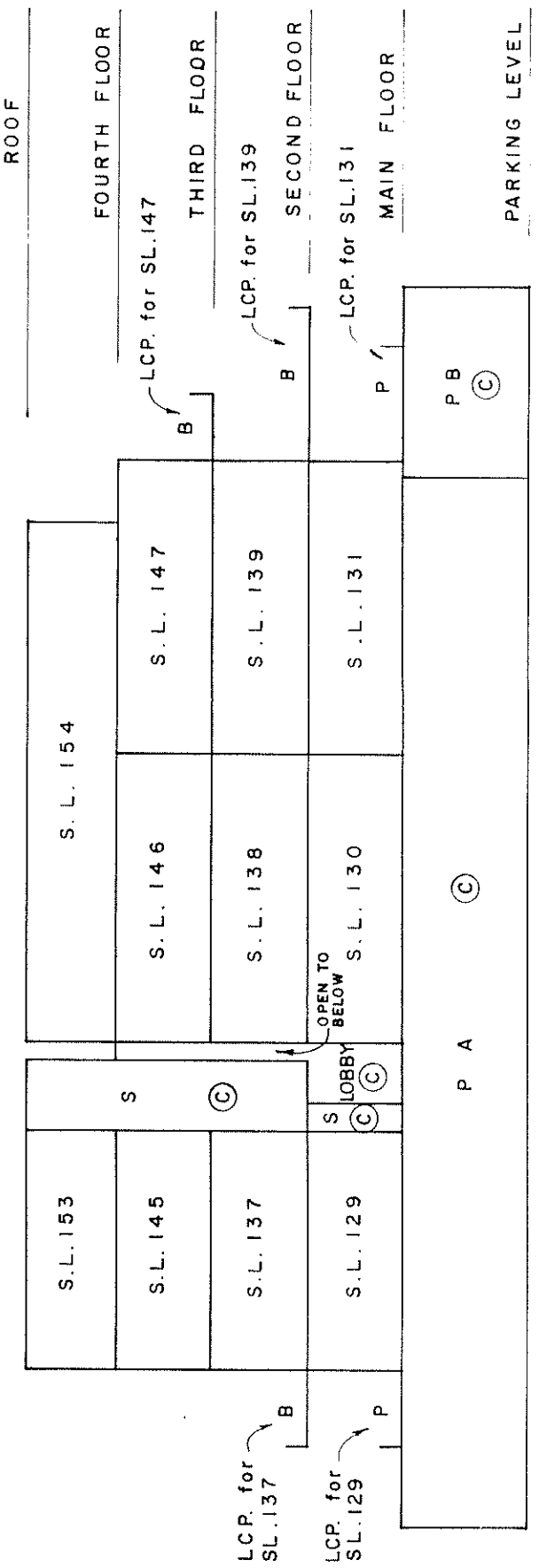
BUILDING 4
SECTIONS

SCALE 1:200

2m 1 0m 5 10m



SECTION H - H



SECTION G - G

MORGAN STEWART AND COMPANY
Surveyors and Engineers
775 Jervis St, Vancouver, B.C.

DATE June 3rd 1988 B.C.L.S.

FILE 3730-09-0

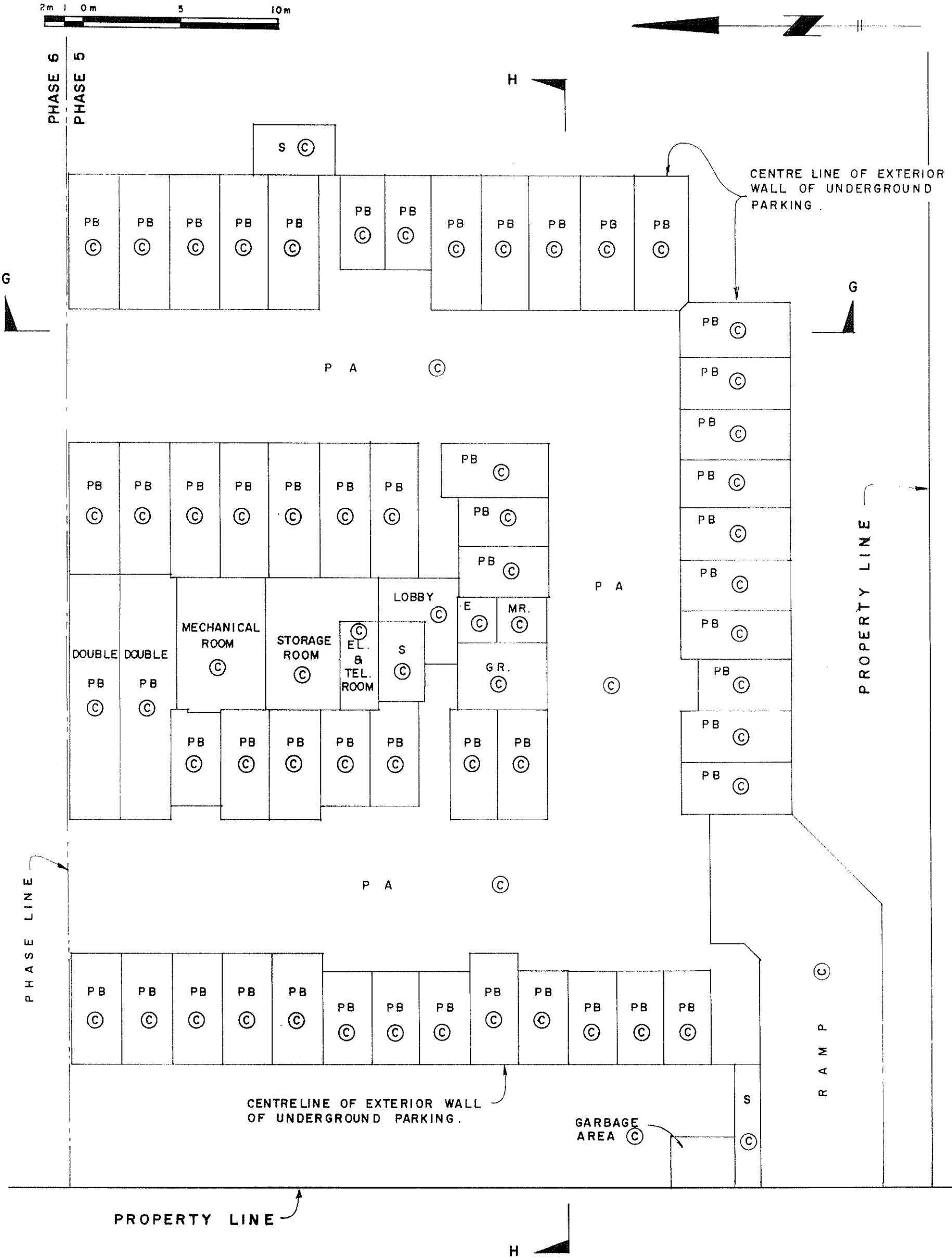
PHASE 5

STRATA PLAN VR. 1960

BUILDING 4
PARKING LEVEL

SCALE 1:200

2m 1 0m 5 10m



MORGAN STEWART AND COMPANY
Surveyors and Engineers
775 Jervis St, Vancouver, B.C.

DATE June 3rd 1988 B.W. B.C.L.S

D.F.C. 15354

FILE 3730-09-05

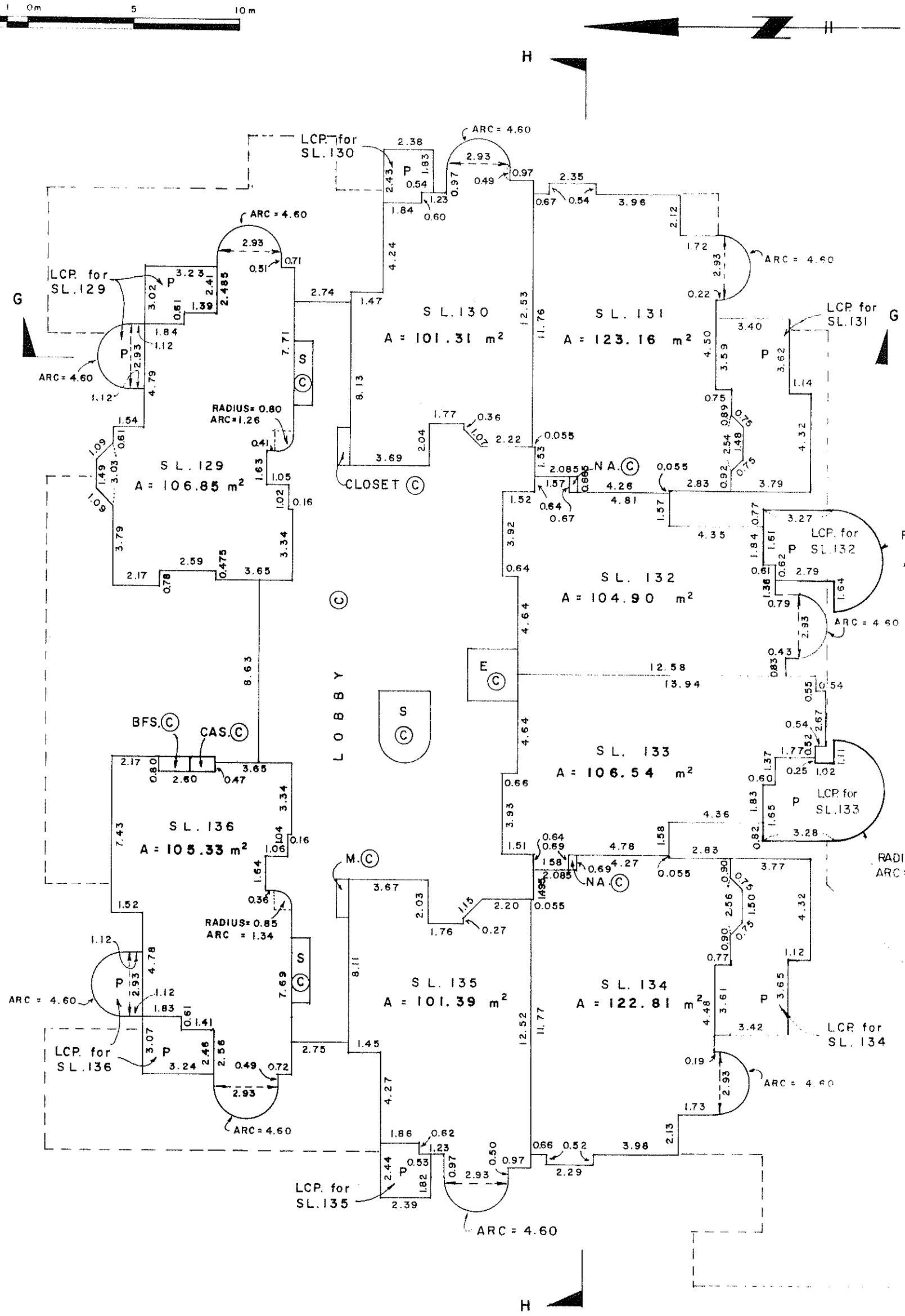
PHASE 5

STRATA PLAN VR. 1960

BUILDING 4
MAIN FLOOR

SCALE 1:200

2m 1 0m 5 10m



MORGAN STEWART AND COMPANY
Surveyors and Engineers
775 Jervis St, Vancouver, B.C.

DATE JUNE 3rd 1988 B.W. B.C.L.S

Dwg. 15354

FILE 3730-09-05

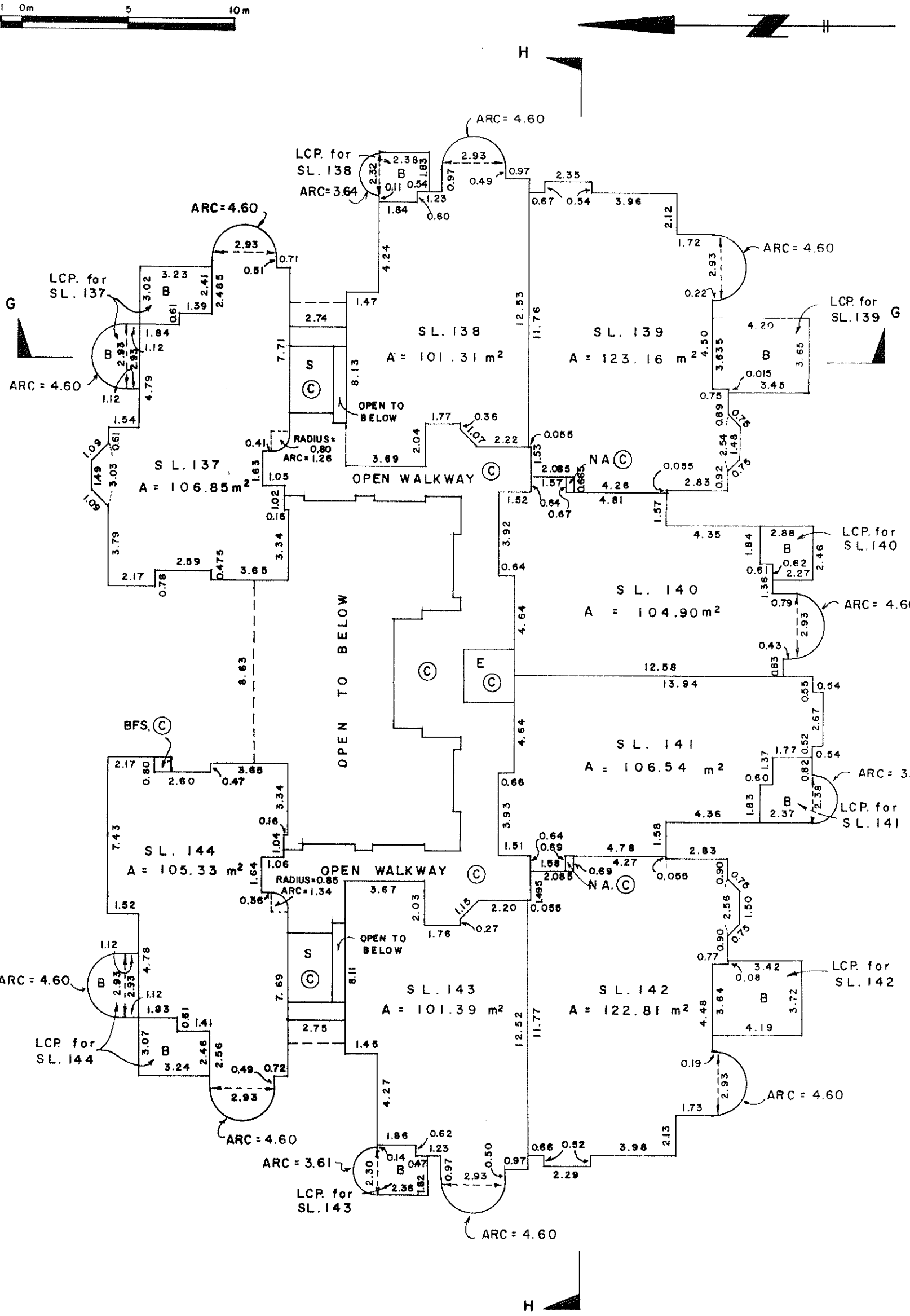
PHASE 5

STRATA PLAN VR. 1960

BUILDING 4
SECOND FLOOR

SCALE 1: 200

2m 1 0m 5 10m



MORGAN STEWART AND COMPANY
Surveyors and Engineers
775 Jervis St, Vancouver, B.C.

DATE June 3rd 1988 B.W.K. B.C.L.S.

D of C - 15354

FILE 3730-09-05

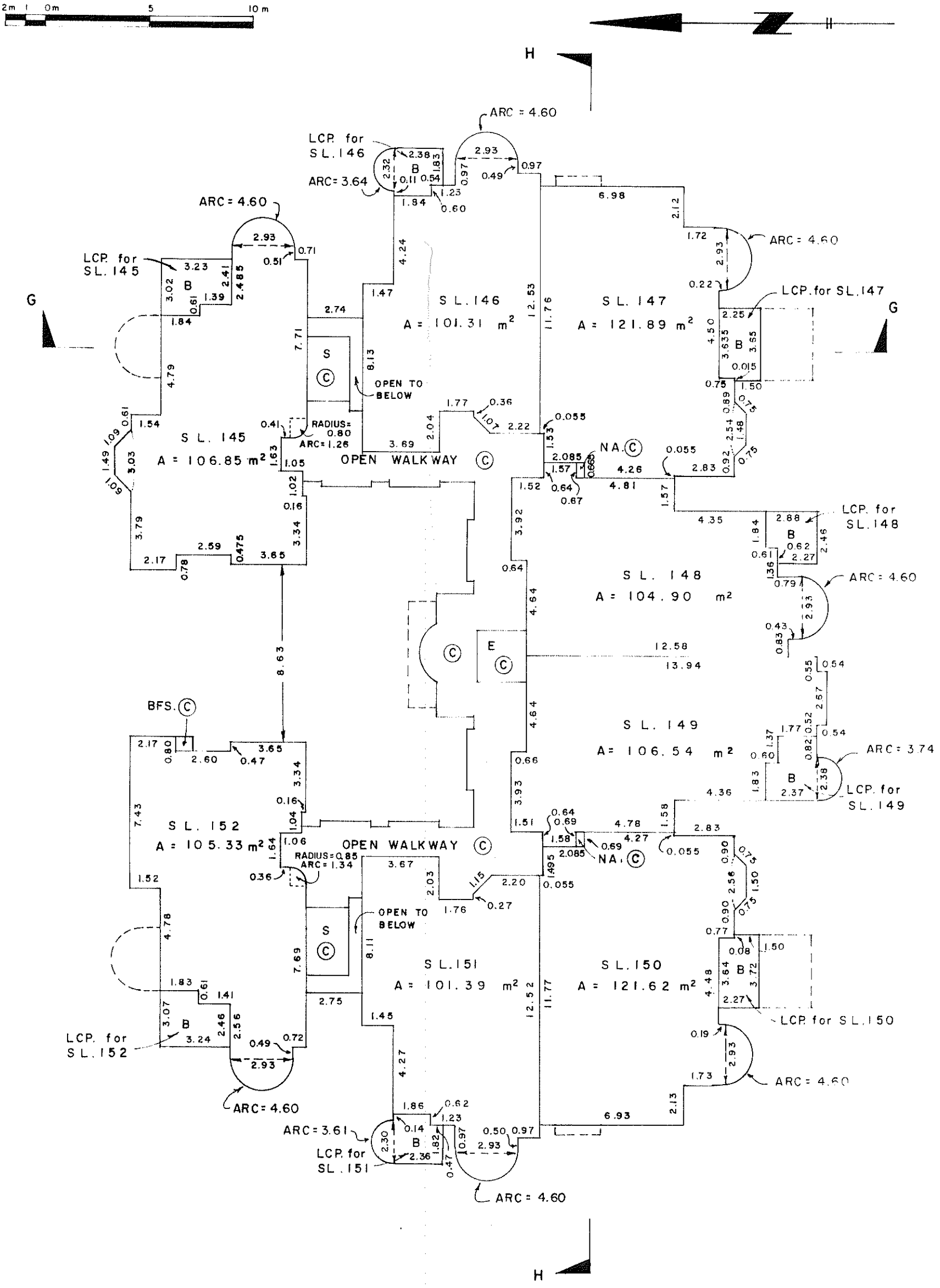
PHASE 5

STRATA PLAN VR. 1960

BUILDING 4
THIRD FLOOR

SCALE 1:200

2m 1 0m 5 10 m



MORGAN STEWART AND COMPANY
Surveyors and Engineers
775 Jervis St, Vancouver, B.C.

DATE June 3rd 1988 B.C.L.S

FILE 3730 - 09 - 0

Drg. 15354

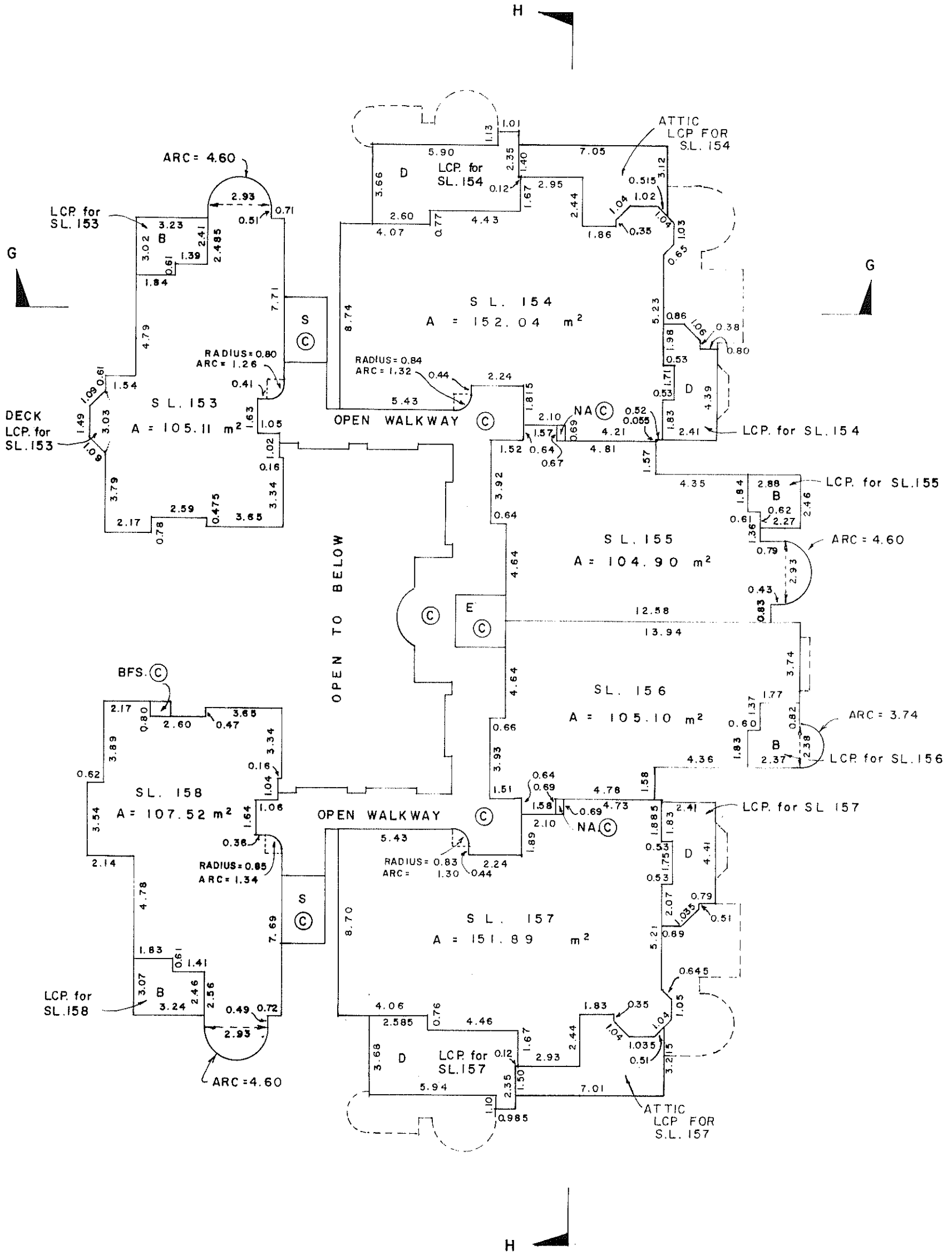
PHASE 5

STRATA PLAN VR. 1960

BUILDING 4
FOURTH FLOOR

SCALE 1:200

2m 1 0m 5 10m



MORGAN STEWART AND COMPANY
Surveyors and Engineers
775 Jervis St, Vancouver, B.C.

DATE June 3rd 1988 B.C.L.S.

B.of C. 13354

FILE 3730-09-05

STRATA PLAN OF LOT 1, BLOCK 8, DISTRICT LOT 322, PLAN 21157. NEW WESTMINSTER DISTRICT. CITY OF VANCOUVER

KEY PLAN

SCALE 1:1000

10m 5 0m 20 40m

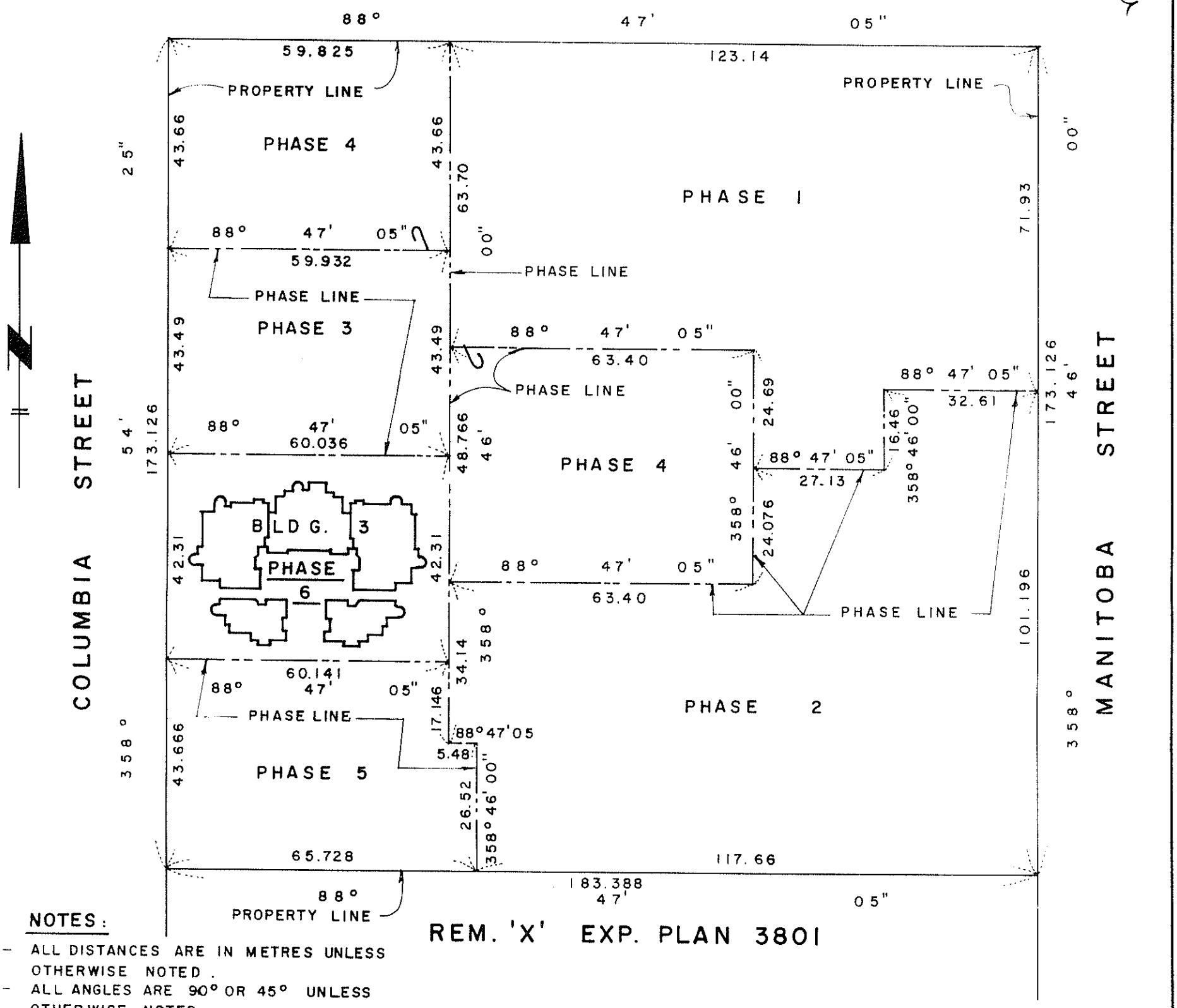
PHASE 6

STRATA PLAN VR. 1960

Deposited and registered in the Land Title Office at Vancouver, B.C. this 11th day of AUGUST, 1988.

E. J. Dayan
Registrar

GB90526



NOTES:

- ALL DISTANCES ARE IN METRES UNLESS OTHERWISE NOTED.
- ALL ANGLES ARE 90° OR 45° UNLESS OTHERWISE NOTED.
- THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT.

LEGEND:

Bearings are astronomic and are derived from Plan 21157

©	DENOTES	COMMON PROPERTY.
SL.	DENOTES	STRATA LOT.
LCP.	DENOTES	LIMITED COMMON PROPERTY.
BLDG.	DENOTES	BUILDING
S	DENOTES	STAIRS
P	DENOTES	PATIO
B	DENOTES	BALCONY
E	DENOTES	ELEVATOR
PA.	DENOTES	PARKING AREA
PB	DENOTES	PARKING BAY
D	DENOTES	DECK
M.	DENOTES	METERS
NA	DENOTES	NON ACCESSABLE SPACE
A	DENOTES	AREA
m^2	DENOTES	SQUARE METRES

MORGAN STEWART AND COMPANY
Surveyors and Engineers
775 Jervis St, Vancouver, B.C.

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

THE OWNER OF STRATA PLAN VR. 1966
C/O GARY C. DAYAN
BARRISTER & SOLICITOR
202 - 1807 MARITIME MEWS
GRANVILLE ISLAND, VANCOUVER, B.C.
V6H 3W7.

NAME OF DEVELOPMENT:

" THE SPRINGS AT LANGARA "

CIVIC ADDRESS:

7620 COLUMBIA STREET.
VANCOUVER, B.C.

I, BRIAN W. COLLINS, of Vancouver, 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 this 3rd day of JUNE, 1988.

Brian W. Collins B.C.L.S.

PHASE 6

STRATA PLAN VR. 1960

CONDOMINIUM ACT

Lot No.	Sheet No.	FORM 1	FORM 2	FORM 3
		SCHEDULE OF UNIT ENTITLEMENT	SCHEDULE OF INTEREST UPON DESTRUCTION	SCHEDULE OF VOTING RIGHTS
		UNIT ENTITLEMENT	INTEREST	NUMBER OF VOTES
159	7	107	1524	
160	7	101	1424	
161	7	123	1624	
162	7	105	1349	
163	7	107	1349	
164	7	123	1599	
165	7	101	1399	
166	7	105	1499	
167	8	107	1474	
168	8	101	1374	
169	8	123	1574	
170	8	105	1299	
171	8	107	1299	
172	8	123	1549	
173	8	101	1349	
174	8	105	1449	
175	9	107	1524	
176	9	101	1424	
177	9	122	1624	
178	9	105	1349	
179	9	107	1349	
180	9	122	1599	
181	9	101	1399	
182	9	105	1499	
183	10	106	1599	
184	10	151	2049	

DATE JUNE 8TH 1989 B.C.L.S.

MORGAN STEWART AND COMPANY
Surveyors and Engineers
775 Jervis St, Vancouver, B.C.

Drf C 15354

FILE 3730-09-06

PHASE 6

STRATA PLAN VR. 1960

CONDOMINIUM ACT

Lot No.	Sheet No.	FORM 1 SCHEDULE OF UNIT ENTITLEMENT	FORM 2 SCHEDULE OF INTEREST UPON DESTRUCTION	FORM 3 SCHEDULE OF VOTING RIGHTS
		UNIT ENTITLEMENT	INTEREST	NUMBER OF VOTES
185	10	105	1399	
186	10	105	1399	
187	10	151	2049	
188	10	107	1599	
AGGREGATE		3339	44,995	

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 for residential use only. 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 .

Authorized Signatory

Declared before me this 1 day of June , 1988

A commissioner for taking affidavits for British Columbia .

Accepted as to forms 1, 2 and 3.
Dated this 10 day of August, 1988 .

Superintendent of Real Estate .

Approved as phase 6 of 6 phase strata plan under the condominium act .
Dated at Vancouver, British Columbia this 1 day of July , 1988

Approving Officer for the City of Vancouver .

DATE June 3rd 1988 B.C.L.S.

MORGAN STEWART AND COMPANY
Surveyors and Engineers
775 Jervis St, Vancouver, B.C.

OWNER :

UNITED PROPERTIES LTD.
(INCORPORATION No. 136500)

Authorized Signatory

Authorized Signatory

MORTGAGEES :

METROPOLITAN TRUST COMPANY OF CANADA (FORMERLY MORGUARD TRUST COMPANY) BY ITS LAWFUL ATTORNEYS. SEE FILING No. 112848

WITNESS AS TO BOTH SIGNATURES:

Authorized Signatory

J.D. OWEN
BARRISTER & SOLICITOR
[redacted]
595 BURRARD ST.
VANCOUVER, B.C.

Authorized Signatory

- J.K. BULL & SONS LTD.

Authorized Signatory

Authorized Signatory

- SETTLERS SAVINGS AND MORTGAGE CORPORATION .

Authorized Signatory

Authorized Signatory

- THE SOVEREIGN LIFE INSURANCE COMPANY.

Authorized Signatory

Authorized Signatory

- THE REGIONAL TRUST COMPANY .

Authorized Signatory

Authorized Signatory

DofC 15354

FILE 3730-09-06

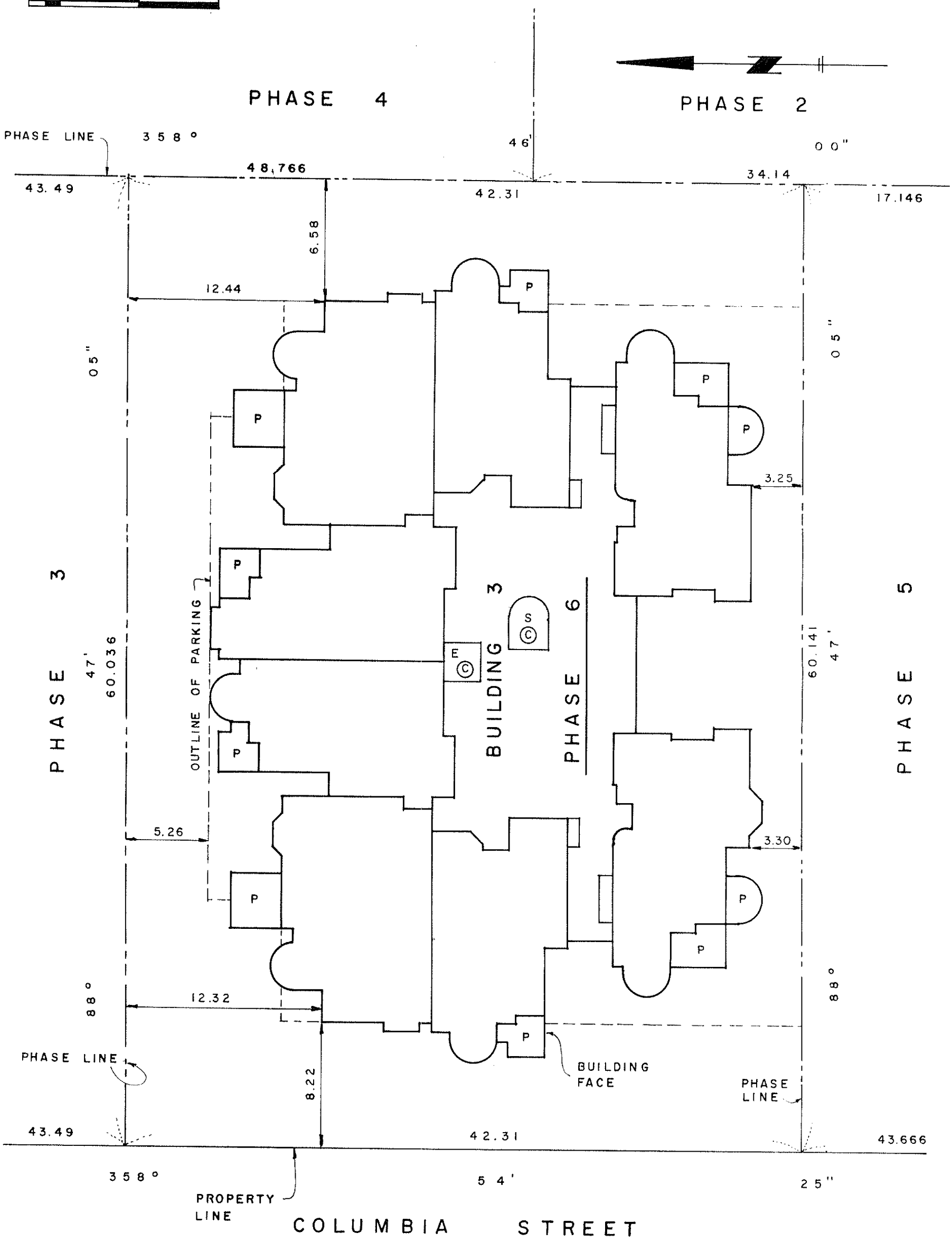
BUILDING 3
LOCATION PLAN

SCALE 1:250

2 1 0m 5 10m

PHASE 6

STRATA PLAN VR. 1960



MORGAN STEWART AND COMPANY
Surveyors and Engineers
775 Jervis St, Vancouver, B.C.

DATE June 3rd 1988 B.W.C. B.C.L.S

Dwg 15354

FILE 3730-09-06

PHASE 6

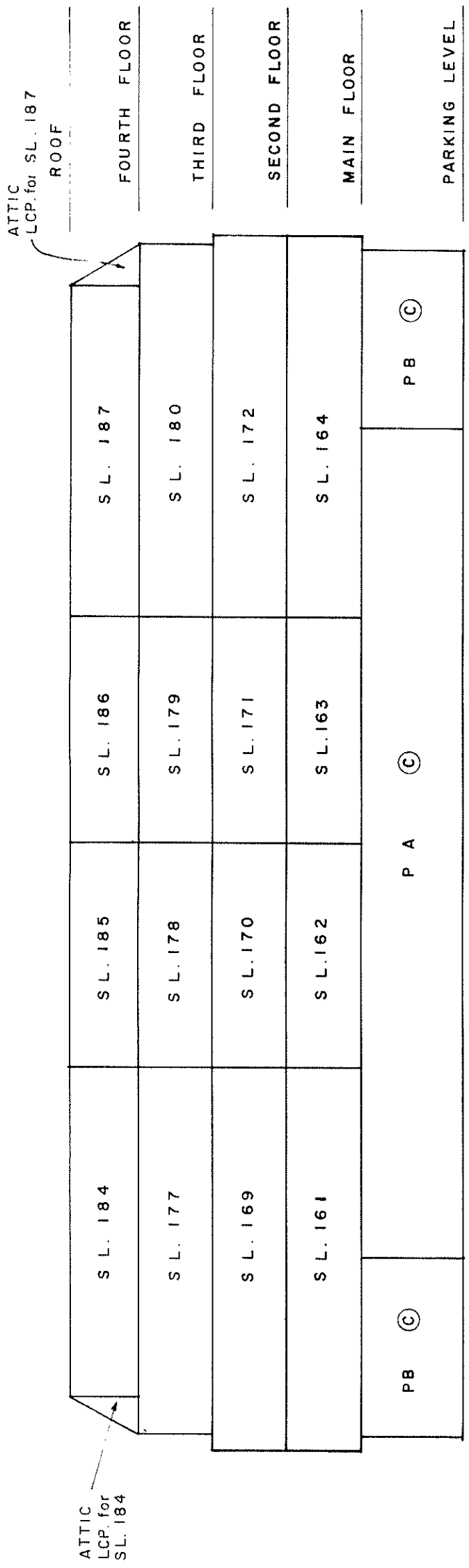
STRATA PLAN VR. 1960

BUILDING 3
SECTIONS

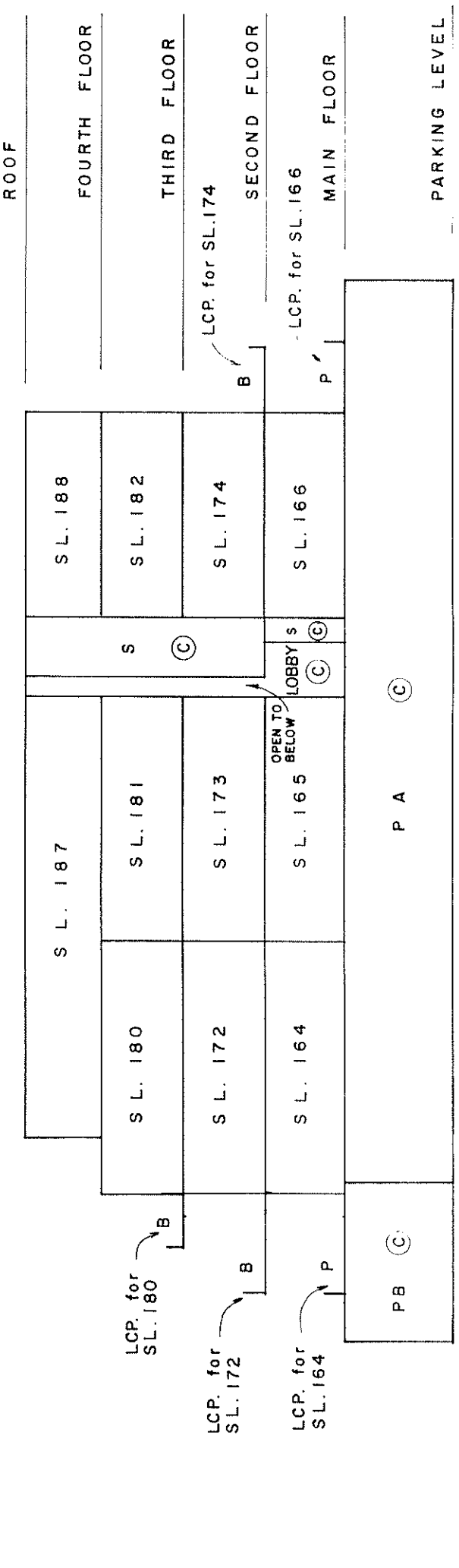
SCALE 1:200

2m 1 0m 5 10m

SECTION J-J



SECTION I-I



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PHASE 6

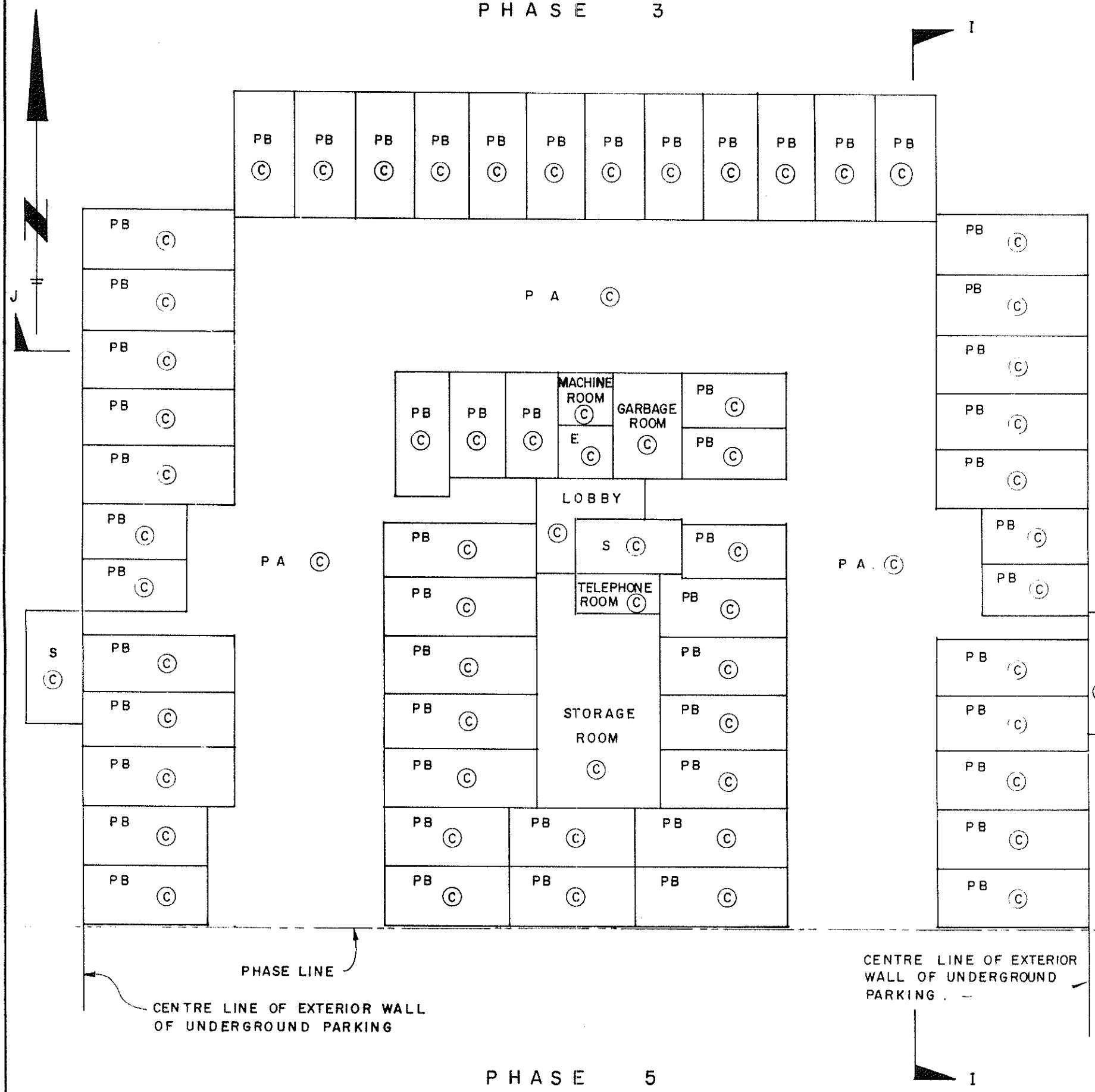
STRATA PLAN VR. 1960

BUILDING 3
PARKING LEVEL

SCALE 1:200

2m 1 0m 5 10m

PHASE 3



PHASE 5

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775 Jervis St, Vancouver, B.C.

DATE June 3rd 1988 B.W. B.C.L.S

15354

FILE 3730-09-06

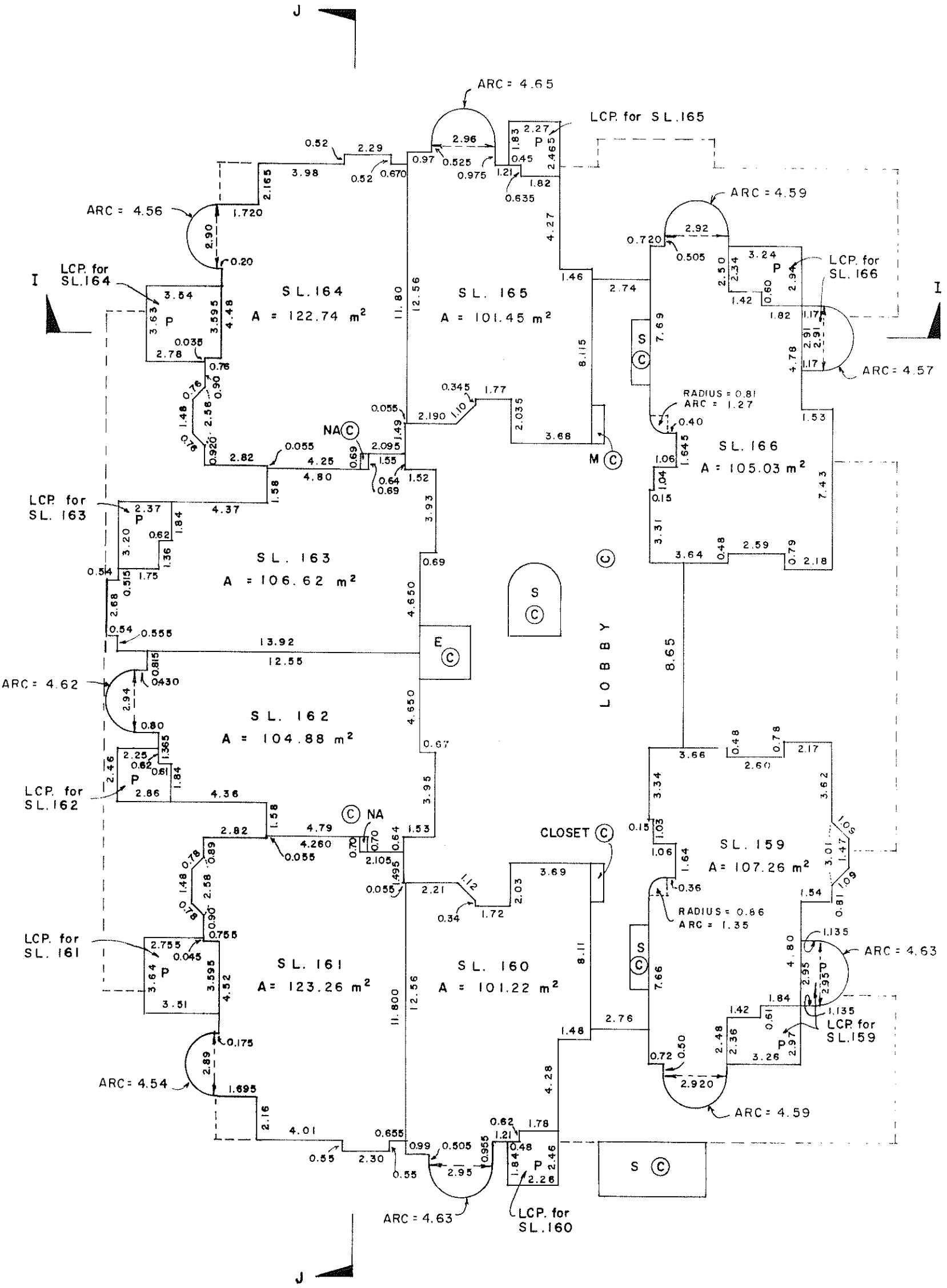
PHASE 6

STRATA PLAN VR. 1960

BUILDING 3
MAIN FLOOR

SCALE 1:200

2m 1 0m 5 10m



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D of C 15354

FILE 3730-09-0

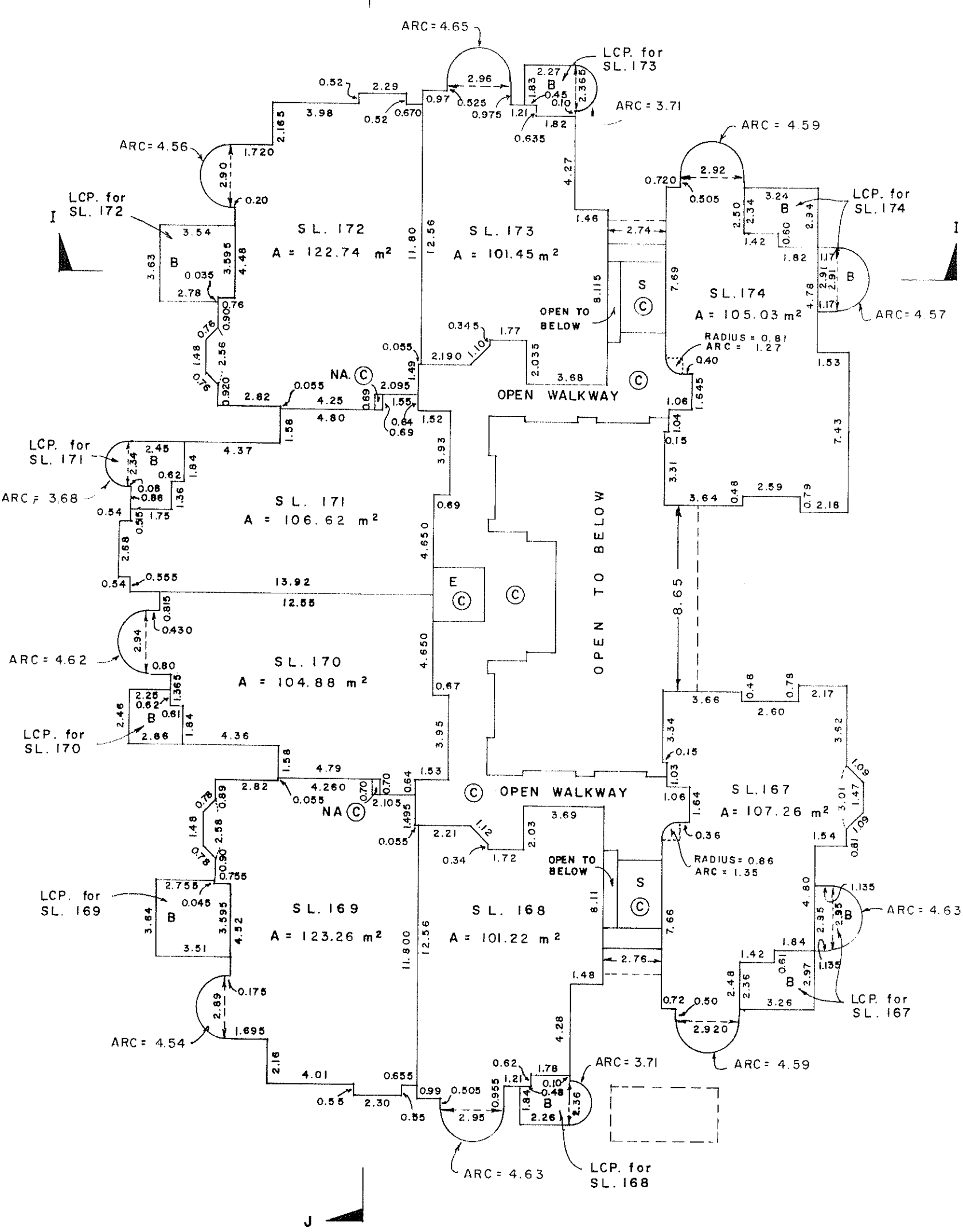
PHASE 6

STRATA PLAN VR. 1960

BUILDING 3
SECOND FLOOR

SCALE 1:200

2m 1 0m 5 10m



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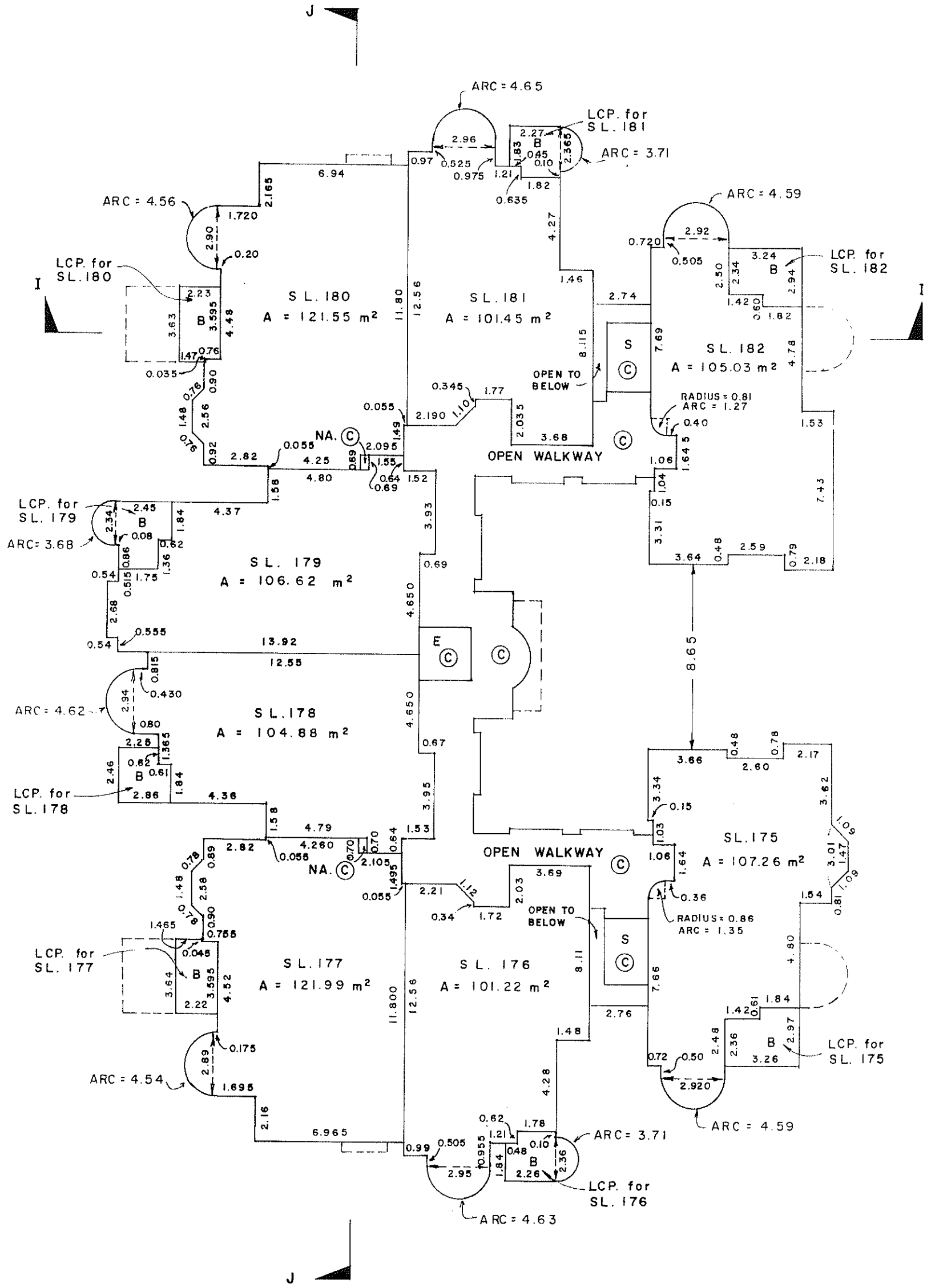
PHASE 6

STRATA PLAN VR. 1960

BUILDING 3
THIRD FLOOR

SCALE 1:200

2m 1 0m 5 10m



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FILE 3730-09-06

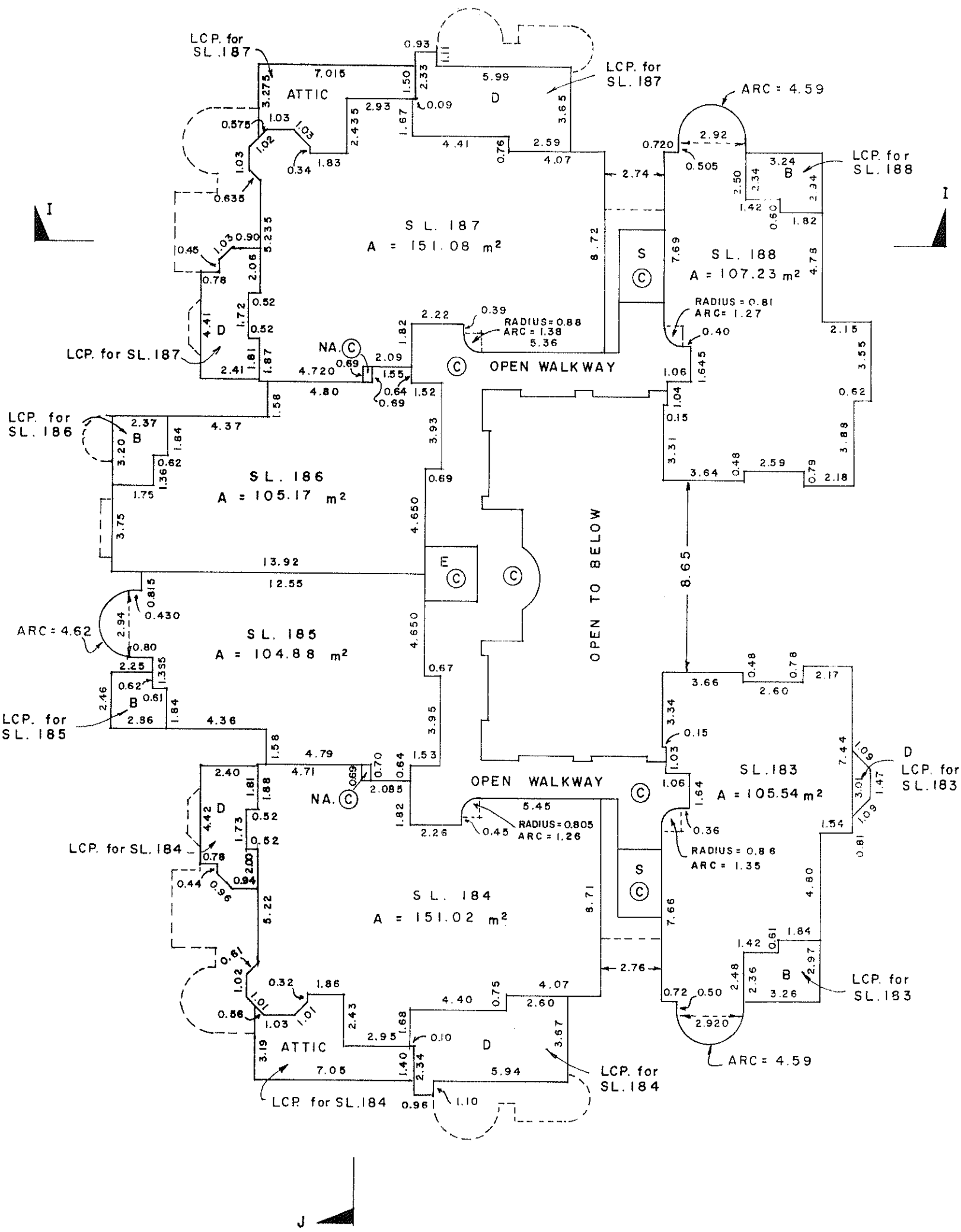
PHASE 6

STRATA PLAN VR. 1960

BUILDING 3
FOURTH FLOOR

SCALE 1:200

2m 1 0m 5 10 m



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