STRATA PLAN OF LOT 1 EXCEPT FIRSTLY: PHASE ONE STRATA PLAN LMS4213, SECTION 32 TOWNSHIP 2 N.W.D. PLAN LMP44312

CITY OF SURREY B.C.G.S.92G.017

PHASE 2

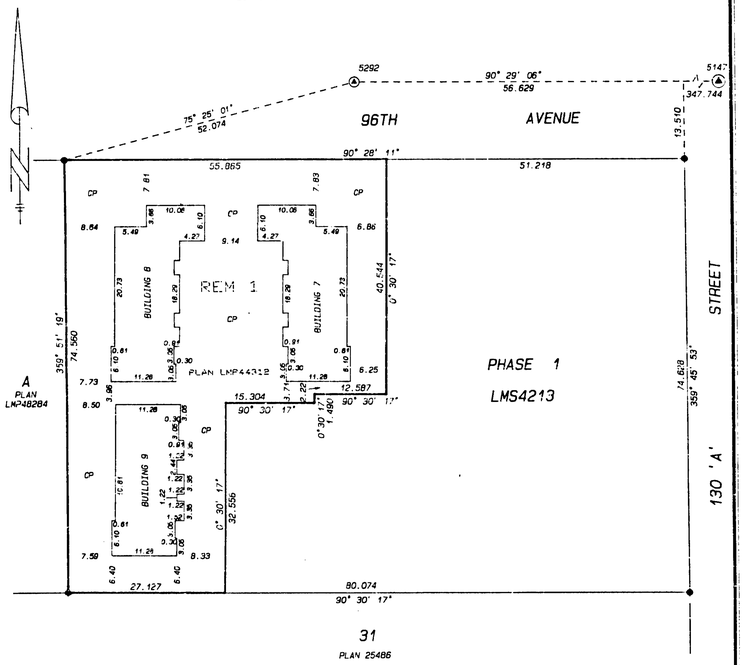
SCALE 1:500

10 5 0 10 20 30

ALL DISTANCES ARE IN METRES
GRID BEARINGS ARE DERIVED FROM OCMS 5292 & 5147

LEGEND

- ⓐ DENOTES CONTROL MONUMENT FOUND
- ● DENOTES STANDARD IRON POST FOUND
- ■ DENOTES STANDARD LEAD PLUG FOUND
- PT DENOTES PART
- SL DENOTES STRATA LOT
- TA DENOTES TOTAL AREA
- A DENOTES AREA
- m² DENOTES SQUARE METRES
- CP DENOTES COMMON PROPERTY
- LCP DENOTES LIMITED COMMON PROPERTY
- CF DENOTES COMMON FACILITY
- PS# DENOTES PARKING STALL LCP OF SL #



CIVIC ADDRESS:
9555 130A STREET, SURREY B.C.
THE ADDRESS FOR SERVICE OF DOCUMENTS ON THE STRATA CORPORATION IS THE OWNERS STRATA PLAN, PLAN LMS.....
201 - 31234 WHEEL AVE.,
ABBOTSFORD, B.C. V2T-6G9

JOHN ONDERWATER & ASSOC.
B.C. LAND SURVEYORS
CLOVERDALE, B.C.
PHONE 574-7311
FILE: JS0004.H1

INTEGRATED SURVEY AREA NO.1
CITY OF SURREY
THIS PLAN SHOWS GROUND LEVEL MEASURED DISTANCES. PRIOR TO COMPUTATION OF U.T.M. COORDINATES MULTIPLY BY COMBINED FACTOR OF 0.9995909 (NAD 83 CSRS)

I John P. Onderwater of Cloverdale, B.C. a British Columbia Land Surveyor hereby certify that the buildings erected on the parcel described above are wholly within the external boundaries of the parcel Dated at Cloverdale, B.C. this 1st day of February, 2001.

galt B.C.L.S.

THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT

STRATA PLAN LMS 4213

DEPOSITED AND REGISTERED IN THE LAND TITLE OFFICE AT NEW WESTMINSTER, B.C. THIS 7th DAY OF March 2001.

REGISTRAR

REF. NO. BR 56945
BR 56964

Pg. 31

CONDOMINIUM ACT

STRATA PLAN LMS 4213

PHASE 2

LOT NO.	SHEET NO.	FORM 1 SCHEDULE OF UNIT ENTITLEMENT	FORM 2 SCHEDULE OF INTEREST UPON DESTRUCTION
SL 24	465	147	258
SL 25	465	116	249
SL 26	465	117	249
SL 27	465	117	249
SL 28	465	131	251
SL 29	465	167	258
SL 30	667	167	258
SL 31	667	131	251
SL 32	667	117	249
SL 33	667	117	249
SL 34	667	116	249
SL 35	667	147	254
SL 36	8	147	254
SL 37	8	117	249
SL 38	8	117	249
SL 39	8	116	215
SL 40	8	147	254
AGGREGATE		2234	4245

JOHN ONDERWATER & ASSOC.
B.C. LAND SURVEYORS
CLOVERDALE, B.C.
PHONE 574-7311
FILE: JS0004.H2

Dated this 1st day of February, 2001.

galt B.C.L.S.

CONDOMINIUM ACT

CONT'D....

PHASE 2

STRATA PLAN LMS 4213

FORM 13
NEW DEVELOPMENT CERTIFICATE

I, John P. Onderwater, of Cloverdale, B.C., a British Columbia Land Surveyor hereby certify that the building shown in this Strata Plan has not as of the 1st day of February, 2001, been previously occupied. Dated in Cloverdale, B.C. this 1st day of February, 2001.

galt B. C. L. S.

STATUTORY DECLARATION

I, the undersigned do solemnly declare that
1) I, the undersigned, am the duly authorized agent of the owner-developer.
2) The Strata Plan is entirely for residential use.
I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath.

Howard Wiens Agent of Owner-developer

Declared before me at Abbotsford B.C.
Dated this 9 day of February 2001.

Howard Wiens
A commissioner for taking affidavits within the province of B.C.

Approved under the Condominium Act as Phase 2 of a 2 Phase Strata Plan, dated this ..... day of ....., 2001.

Approving Officer for the City of Surrey

City of Surrey, as holder of covenants filed under numbers BN326937, BN326939 AND BN326941, hereby consents to the filing of this strata plan.

MAYOR CLERK

DATE: DATE:

JOHN ONDERWATER & ASSOC.
B.C. LAND SURVEYORS
CLOVERDALE B.C.
PHONE 574-7311
FILE: JS0004.H3

Accepted as to Forms 1 & 2
this 7 day of March, 2001.

for the Superintendent of Real Estate.

OWNERS: REMPEL ROCKLAND DEVELOPMENT LTD. (sign and print names clearly) (INC. # 572810)

AUTHORIZED SIGNATORY Henry Rempel

AUTHORIZED SIGNATORY

WITNESS AS TO SIGNATURES Howard Wiens

ADDRESS OF WITNESS Howard Wiens Barrister & Solicitor #305 - 2692 Clearbrook Road Abbotsford, B.C. V2T 2Y3

OCCUPATION OF WITNESS

MORTGAGEE:
WESTMINSTER SAVINGS CREDIT UNION
(sign and print names clearly)

AUTHORIZED SIGNATORY Judith Lougheed Manager, Member Services

Linda Oag Commercial Account Manager
AUTHORIZED SIGNATORY

WITNESS AS TO SIGNATURES

102 - 20 Quayside Dr. New Westminster BC
ADDRESS OF WITNESS

Paul Funk Commercial Services Assistant
OCCUPATION OF WITNESS

MORTGAGEE:
STANDARD MORTGAGE INC.
(sign and print names clearly)

AUTHORIZED SIGNATORY Roberto Aquilini

AUTHORIZED SIGNATORY

WITNESS AS TO SIGNATURES Ben Yoon
510 W. Hastings St. Main Floor Vancouver, BC.
ADDRESS OF WITNESS

CLERK
OCCUPATION OF WITNESS

Dated this 1st day of February, 2001.

galt B.C.L.S.

FLOOR PLANS-BUILDING #7

STRATA PLAN LMS 4213

PHASE 2

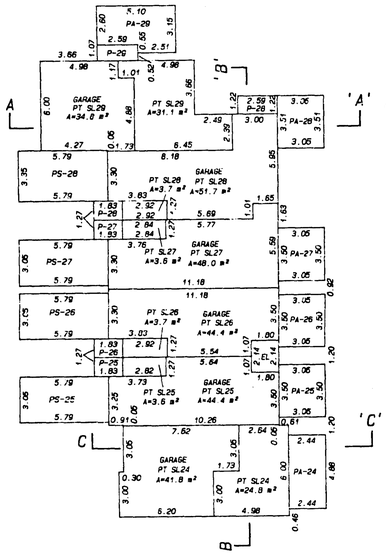
SCALE 1: 200

0 5 10 15 20

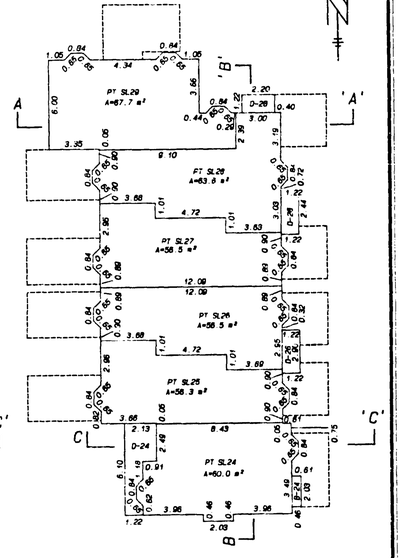
ALL DISTANCES ARE IN METRES.

LEGEND
PA-1 DENOTES PATIO, LCP OF STRATA LOT 1 (TYPICAL)
D-1 DENOTES DECK, LCP OF STRATA LOT 1 (TYPICAL)
B-1 DENOTES BALCONY, LCP OF STRATA LOT 1 (TYPICAL)
P-1 DENOTES PORCH, LCP OF STRATA LOT 1 (TYPICAL)
ST DENOTES STORAGE CP
EL DENOTES ELECTRICAL ROOM CP

LOWER FLOOR



MAIN FLOOR



JOHN ONDERWATER & ASSOC.
B.C. LAND SURVEYORS
CLOVERDALE B.C.
PHONE 574-7311
FILE: JS 0004.H4

Dated this 1st day of February, 2001.

B.C.L.S.

FLOOR PLANS & SECTIONS-BUILDING #7

STRATA PLAN LMS 4213

PHASE 2

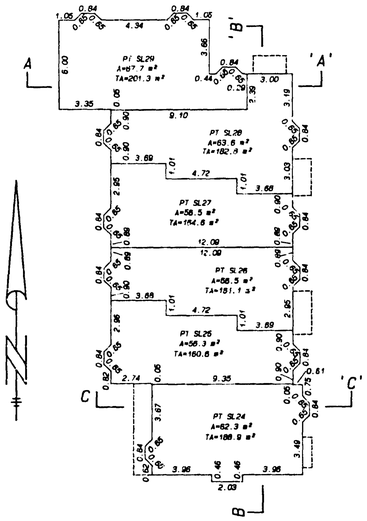
SCALE 1: 200

0 5 10 15 20

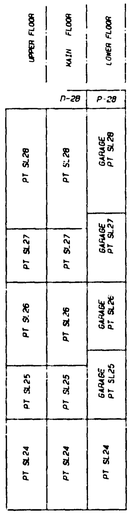
ALL DISTANCES ARE IN METRES.

LEGEND
PA-1 DENOTES PATIO, LCP OF STRATA LOT 1 (TYPICAL)
D-1 DENOTES DECK, LCP OF STRATA LOT 1 (TYPICAL)
B-1 DENOTES BALCONY, LCP OF STRATA LOT 1 (TYPICAL)
P-1 DENOTES PORCH, LCP OF STRATA LOT 1 (TYPICAL)
ST DENOTES STORAGE CP
EL DENOTES ELECTRICAL ROOM CP

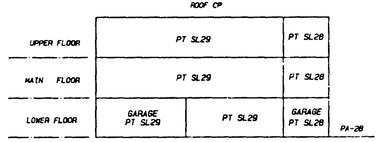
UPPER FLOOR



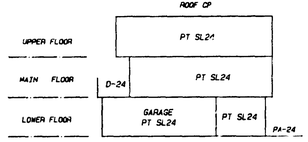
SECTION B -'B'



SECTION A -'A'



SECTION C -'C'



JOHN ONDERWATER & ASSOC.
B.C. LAND SURVEYORS
CLOVERDALE B.C.
PHONE 574-7311
FILE: JS 0004.H5

Dated this 1st day of February, 2001.

B.C.L.S.

FLOOR PLANS-BUILDING #8

STRATA PLAN LMS 4213

PHASE 2

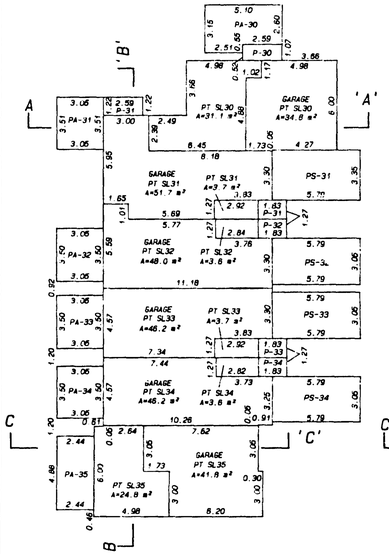
SCALE 1: 200

0 5 10 15 20

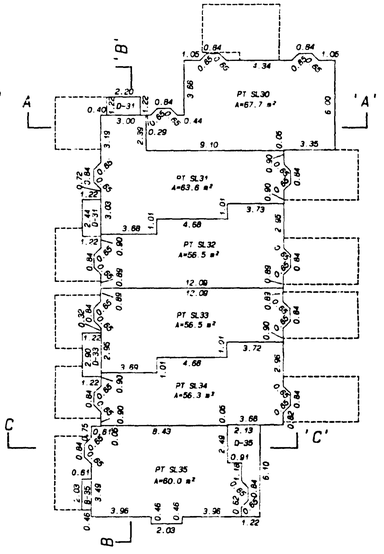
ALL DISTANCES ARE IN METRES.

LEGEND
PA-1 DENOTES PATIO, LCP OF STRATA LOT 1 (TYPICAL)
D-1 DENOTES DECK, LCP OF STRATA LOT 1 (TYPICAL)
B-1 DENOTES BALCONY, LCP OF STRATA LOT 1 (TYPICAL)
P-1 DENOTES PORCH, LCP OF STRATA LOT 1 (TYPICAL)
ST DENOTES STORAGE CP
EL DENOTES ELECTRICAL ROOM CP

LOWER FLOOR



MAIN FLOOR



JOHN ONDERWATER & ASSOC.
B.C. LAND SURVEYORS
CLOVERDALE B.C.
PHONE 574-7311
FILE: JS 0004.H6

Dated this 1st day of February, 2001

B.C.L.S.

FLOOR PLANS & SECTIONS-BUILDING #8

PHASE 2

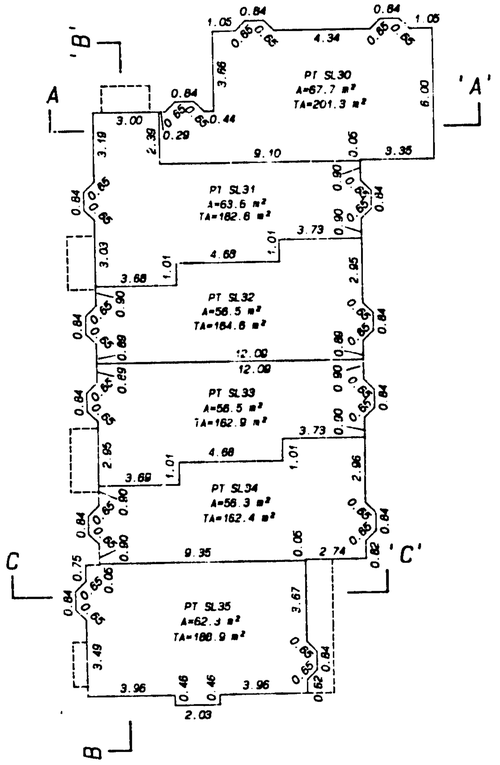
SCALE 1: 200

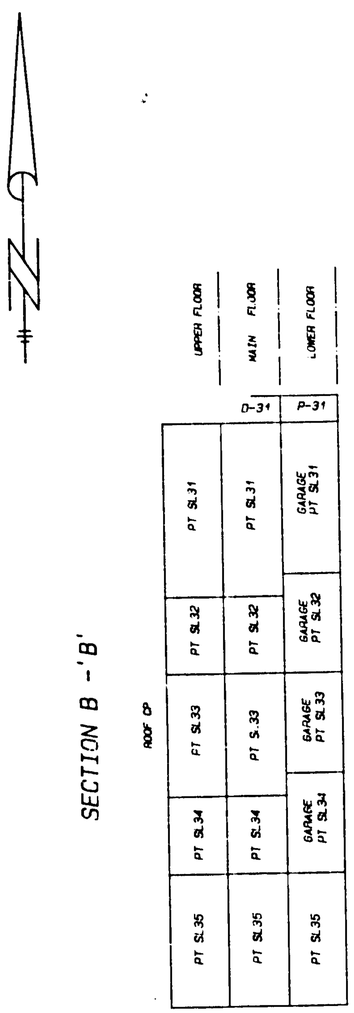
0 5 10 15 20

ALL DISTANCES ARE IN METRES.

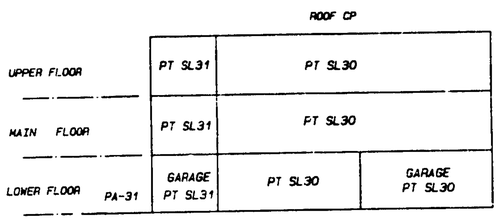
LEGEND
PA-1 DENOTES PATIO, LCP OF STRATA LOT 1 (TYPICAL)
D-1 DENOTES DECK, LCP OF STRATA LOT 1 (TYPICAL)
B-1 DENOTES BALCONY, LCP OF STRATA LOT 1 (TYPICAL)
P-1 DENOTES PORCH, LCP OF STRATA LOT 1 (TYPICAL)
ST DENOTES STORAGE CP
EL DENOTES ELECTRICAL ROOM CP

UPPER FLOOR

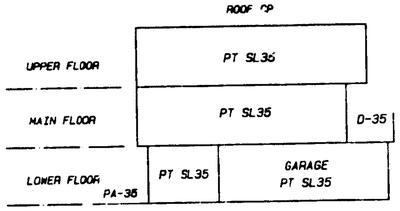




SECTION A -'A'



SECTION C -'C'



JOHN ONDERWATER & ASSOC.
B.C. LAND SURVEYORS
CLOVERDALE B.C.
PHONE 574-7311
FILE: JS 0004.H7

Dated this 1st day of February, 2001.

B.C.L.S.

FLOOR PLANS & SECTIONS-BUILDING #9

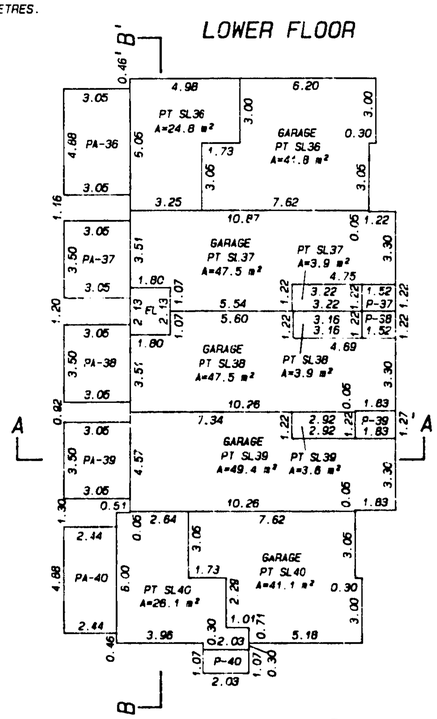
PHASE 2

SCALE 1: 200

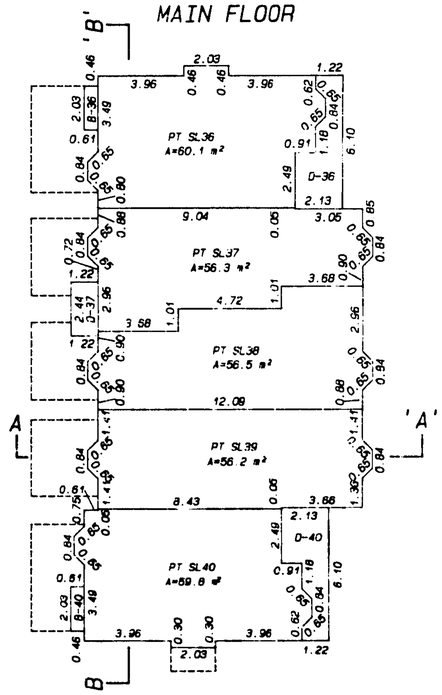
0 5 10 15 20

ALL DISTANCES ARE IN METRES.

LOWER FLOOR

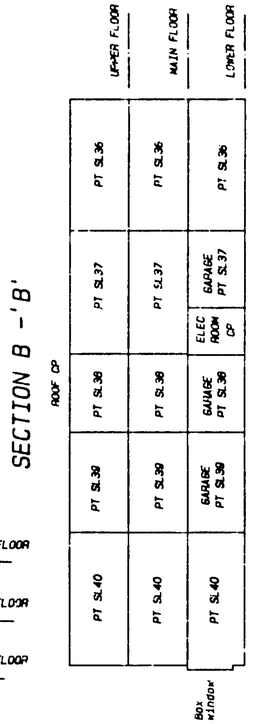


MAIN FLOOR

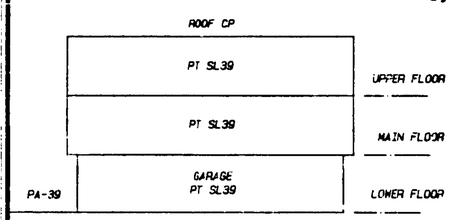


LEGEND
PA-1 DENOTES PATIO, LCP OF STRATA LOT 1 (TYPICAL)
D-1 DENOTES DECK, LCP OF STRATA LOT 1 (TYPICAL)
B-1 DENOTES BALCONY, LCP OF STRATA LOT 1 (TYPICAL)
P-1 DENOTES PORCH, LCP OF STRATA LOT 1 (TYPICAL)
ST DENOTES STORAGE CP
EL DENOTES ELECTRICAL ROOM CP

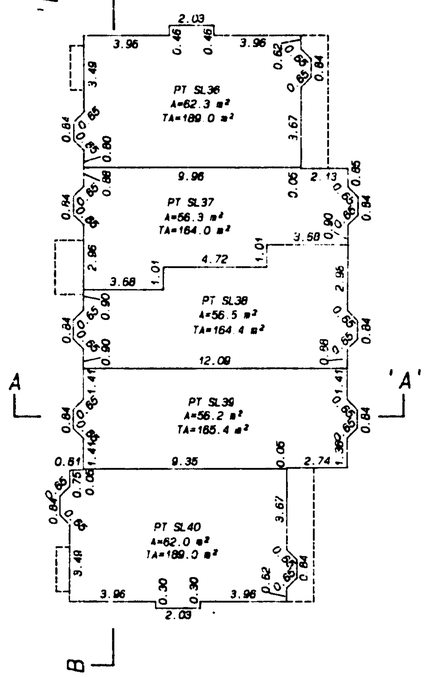
SECTION B -'B'



SECTION A -'A'



UPPER FLOOR



JOHN ONDERWATER & ASSOC.
B.C. LAND SURVEYORS
CLOVERDALE B.C.
PHONE 574-7311
FILE: JS 0004.H8

Dated this 1st day of February, 2001.

B.C.L.S.