1

FIRST SHEET SHEET 1 OF 11 SHEETS
STRATA PLAN NW. 2738

STRATA PLAN OF LOT 303 SECTION 15 TOWNSHIP 1 N.W.D. PLAN 62564.

14-326

MUNICIPALITY OF SURREY
SCALE = 1:500

0 5 10 20m

"SOUTHMERE MEWS WEST"
(AKA SOUTHMERE CRESCENT)
SURREY, B.C.

THE ADDRESS FOR SERVICE OF DOCUMENTS OF STRATA CORPORATION IS

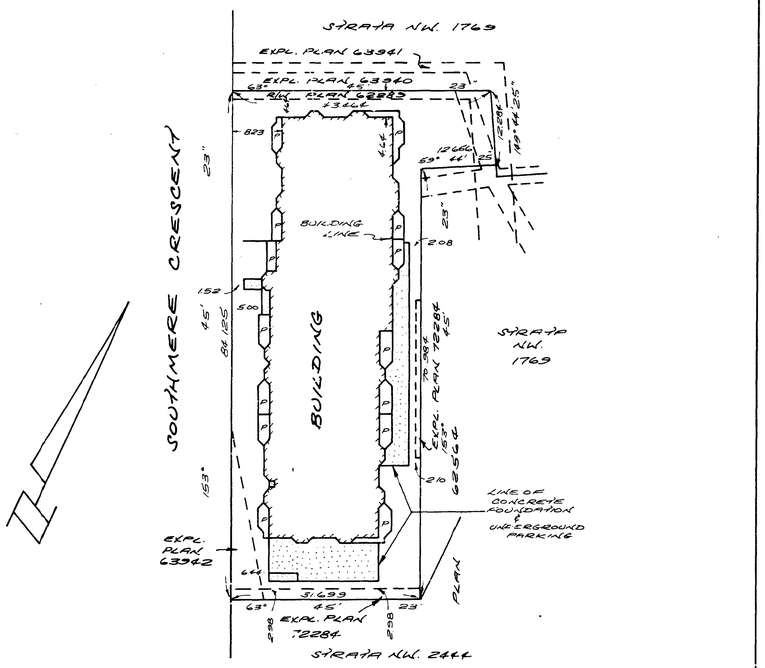
THE OWNERS STRATA PLAN NW. _____
c/o PORTE PROPERTY MGT.
#210-6551 ARGYLE WAY
VANCOUVER, B.C. V6J 1J6

STRATA PLAN NW. 2738
IS DEPOSITED AND REGISTERED IN THE LAND TITLE OFFICE AT NEW WESTMINSTER, B.C. THIS 17 DAY OF MAR 1988

E.J. Raven Per D
REGISTRAR.

REF. NO. AB42368 to AB42409

LEGEND:
SL INDICATES STRATA LOT
P.T. INDICATES PART OF
m² INDICATES SQUARE METRES
B INDICATES BALCONY
F.P. INDICATES FIREPLACE
LCP INDICATES LIMITED COMMON PROPERTY
IMP. INDICATES IMPROVEMENTS
CP INDICATES COMMON PROPERTY
P INDICATES PATIO
"ALL DISTANCES ARE IN METRES"
EXCEPT WHERE OTHERWISE NOTED



"THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT."

JUSTICE, LAMMERTS & ASSOC.
B.C. LAND SURVEYORS
14645 - 104A AVE.
SURREY, B.C.

I, R.D. JUSTICE, OF SURREY, BRITISH COLUMBIA, A BRITISH COLUMBIA LAND SURVEYOR, HEREBY CERTIFY THAT THE BUILDING ERECTED ON THE PARCEL DESCRIBED ABOVE IS WHOLLY WITHIN THE EXTERNAL BOUNDARIES OF THAT PARCEL

R.D. Justice

DATED AT SURREY, B.C. THIS 3RD DAY OF January, 1988.

87039

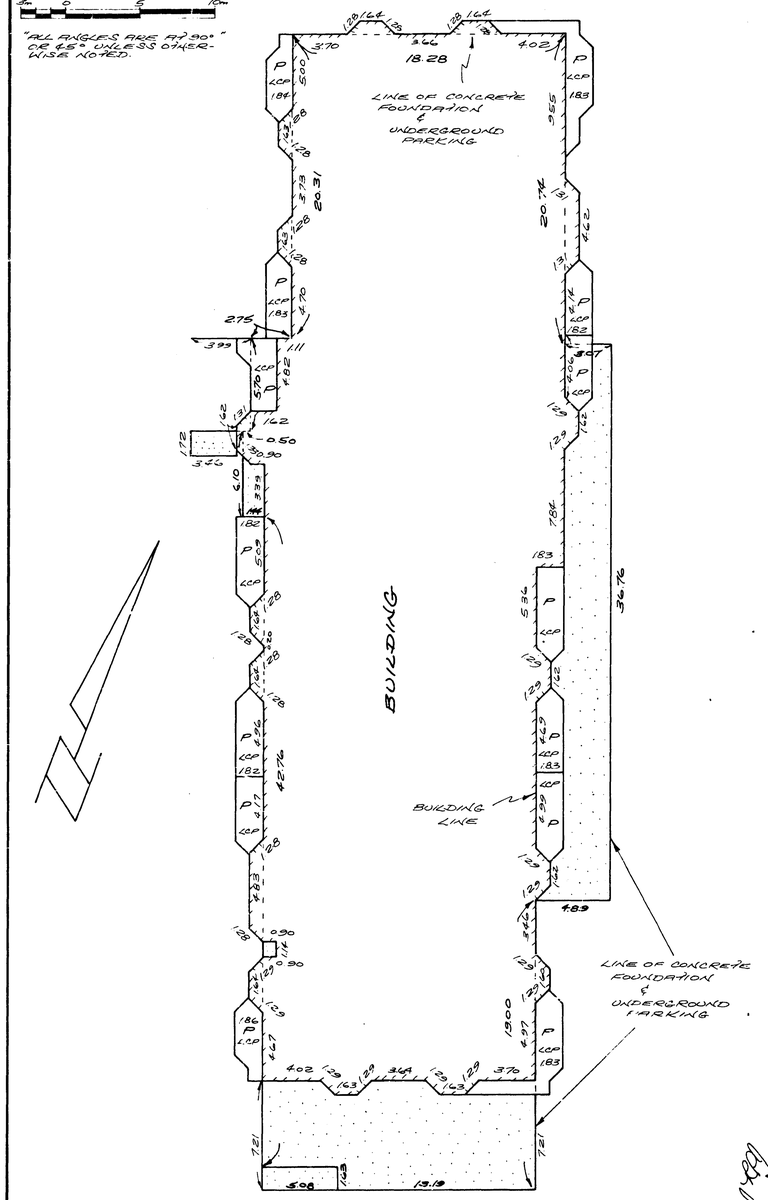
FIRST SHEET SHEET 2 OF 11 SHEETS
STRATA PLAN NW. 2738

DETAIL SHEET.

SCALE = 1:200.

0 5 10m

"ALL ANGLES ARE AT 90° OR 45° UNLESS OTHERWISE NOTED."



87039

SECOND SHEET SHEET 3 OF 11 SHEETS
STRATA PLAN NW. 2738

CONDOMINIUM ACT.

LOT NUMBER	SHEET NUMBER	FORM 1 SCHEDULE OF UNIT ENTITLEMENT UNIT ENTITLEMENT	FORM 2 SCHEDULE OF INTERESTS UPON DESTRUCTION INTEREST UPON DESTRUCTION	FORM 3 SCHEDULE OF VOTING RIGHTS NUMBER OF VOTES
1	7	98	99	
2	7	72	73	
3	7	76	74	
4	7	71	73	
5	7	72	73	
6	7	89	89	
7	7	78	79	
8	7	98	99	
9	7	72	72	
10	7	72	72	
11	7	78	79	
12	7	92	87	
13	7	89	86	
14	7	76	75	
15	8	93	94	
16	8	72	70	
17	8	101	94	
18	8	72	70	
19	8	72	70	
20	8	95	86	
21	8	82	76	
22	8	98	96	
23	8	72	68	
24	8	72	68	
25	8	78	70	
26	8	92	86	
27	8	94	86	
28	8	82	76	
29	9	98	99	
30	9	72	73	
31	9	101	96	
32	9	72	73	
33	9	72	73	
34	9	95	89	
35	9	82	76	
36	9	98	99	
37	9	72	72	
38	9	72	72	
39	9	78	73	
40	9	92	87	
41	9	94	86	
42	9	82	78	
AGGREGATE		3493	3376	

ACCEPTED AS TO FORMS 1, 2 AND 3
THIS 16 DAY OF MARCH 1988

Superintendent of Real Estate

87039

2

SECOND SHEET, SHEET 4 OF 11 SHEETS
STRATA PLAN NW. 2738

CONDOMINIUM ACT.

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.

DECLARED BEFORE ME AT VANCOUVER, BRITISH COLUMBIA, THIS 6th DAY OF JANUARY, 1988.

A NOTARY PUBLIC IN AND FOR THE PROVINCE OF BRITISH COLUMBIA.
A COMMISSIONER FOR TAKING AFFIDAVITS WITHIN BRITISH COLUMBIA

JEROME R. BERKSON, Notary Public

FORM 13
NEW DEVELOPMENT CERTIFICATE
[SECTION 8(1)]

I, R.P. JUSTICE, BRITISH COLUMBIA LAND SURVEYOR, HEREBY CERTIFY THAT THE BUILDING SHOWN IN THIS STRATA PLAN HAS NOT AS OF THIS 5th DAY OF January, 1988, BEEN PREVIOUSLY OCCUPIED DATED AT SURREY, BRITISH COLUMBIA, THIS 5th DAY OF January, 1988

R.P. JUSTICE B.C.L.S.

OWNERS

MARTIN VILLA LTD	MONTREAL TRUST COMPANY	BANK OF MONTREAL
AUTHORIZED SIGNATORY	AUTHORIZED SIGNATORY	W. A. TOFFUL, COMMERCIAL BANKING MANAGER J. CONLAN, DIVISION MANAGER CREDIT AUTHORIZED SIGNATORY BY ITS ATTORNEYS PAN 91378

WITNESS AS TO BOTH SIGNATURES

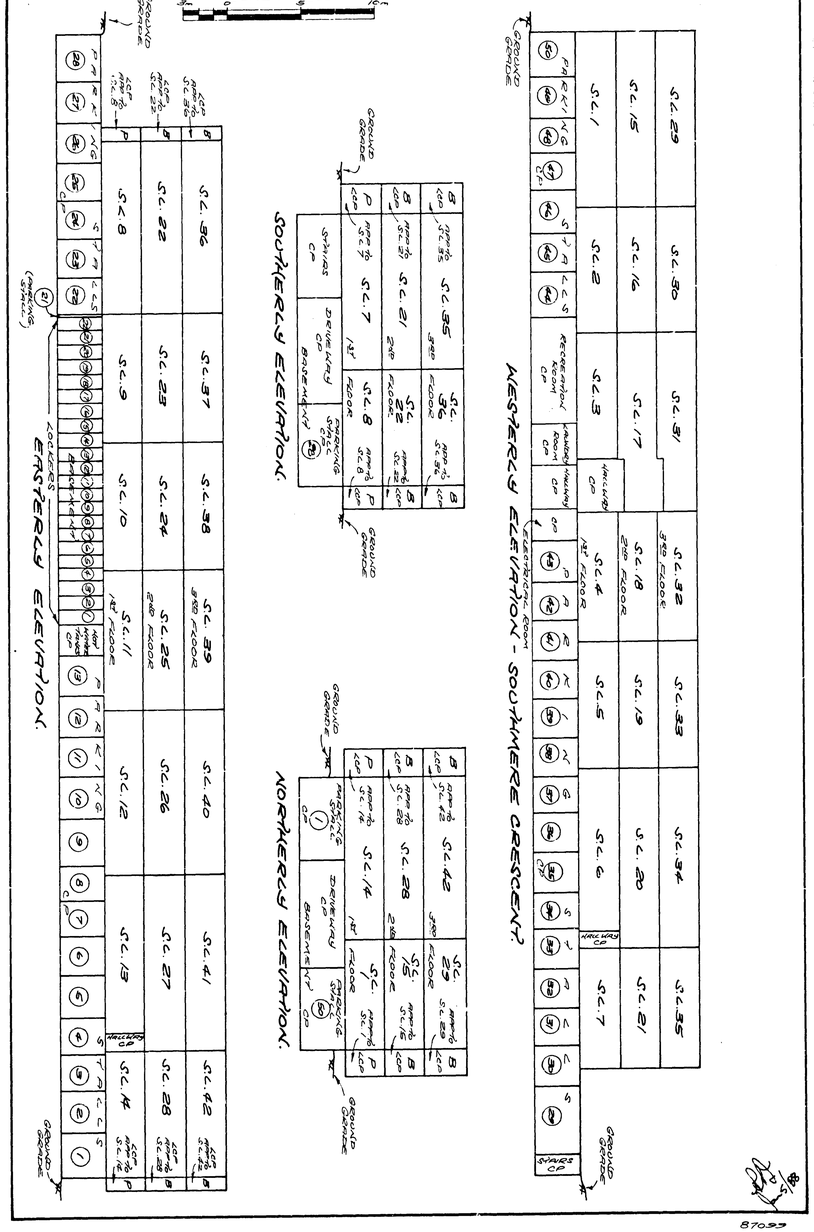
ANNI NORGAARD
COMMERCIAL ACCOUNT OFFICER
3508 WEST 17TH AVE
VANCOUVER, B.C. V6S-1A1

87099

SHEET 5 OF 11 SHEETS
STRATA PLAN NW. 2738

TYPICAL SECTIONS.

SCALE = 1:200.



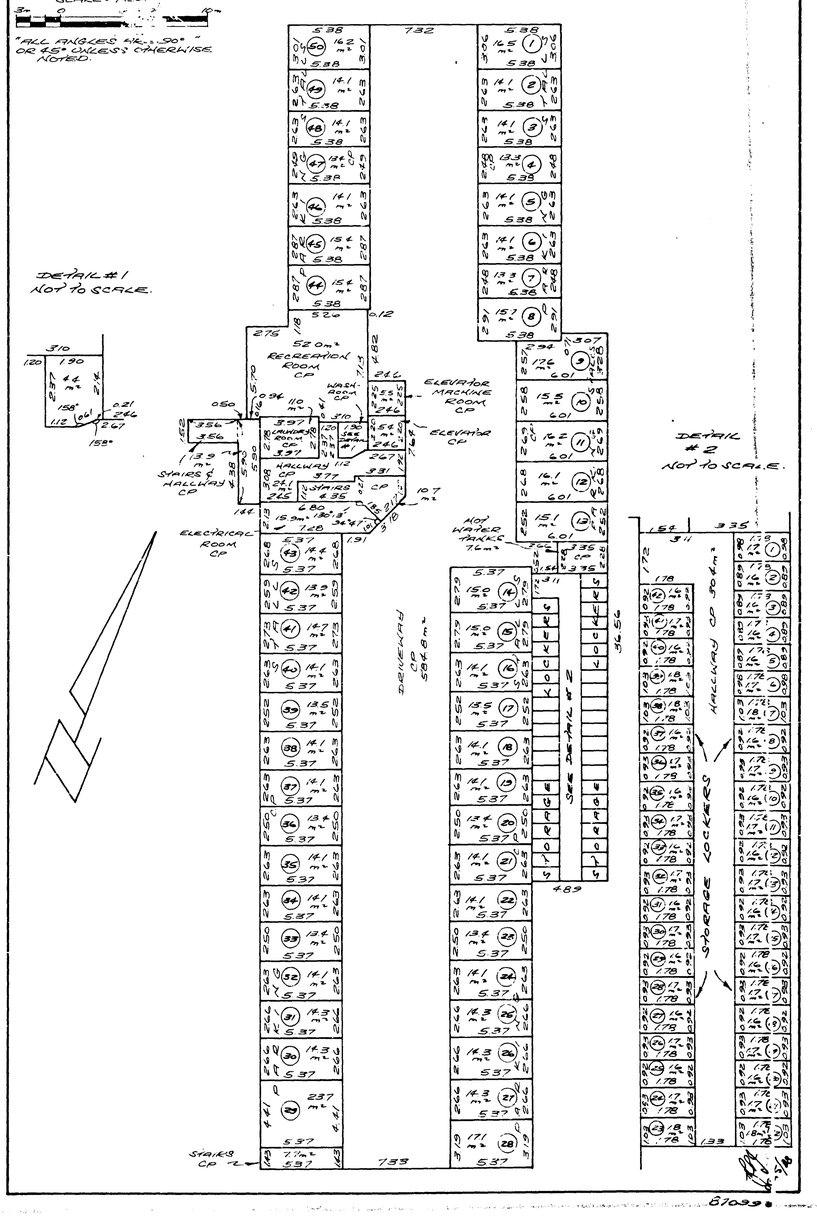
87099

SHEET 6 OF 11 SHEETS
STRATA PLAN NW. 2738

BASEMENT.
COMMON PROPERTY.

SCALE = 1:200.

"ALL ANGLES ARE 90°" OR 45° UNLESS OTHERWISE NOTED.



87099

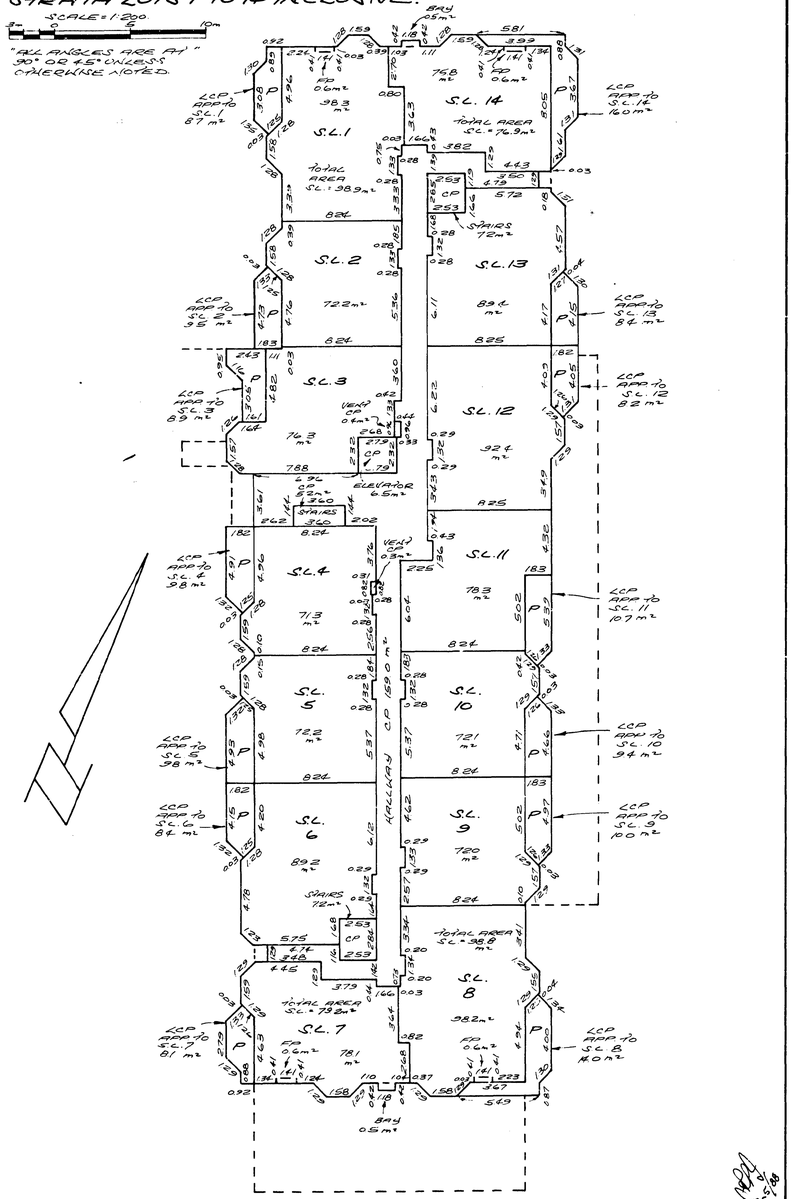
3

SHEET 7 OF 11 SHEETS
STRATA PLAN NW. 2738

FIRST FLOOR.
STRATA LOTS 1 TO 14 INCLUSIVE.

SCALE = 1:200

"ALL ANGLES ARE 90° OR 45° UNLESS OTHERWISE NOTED."



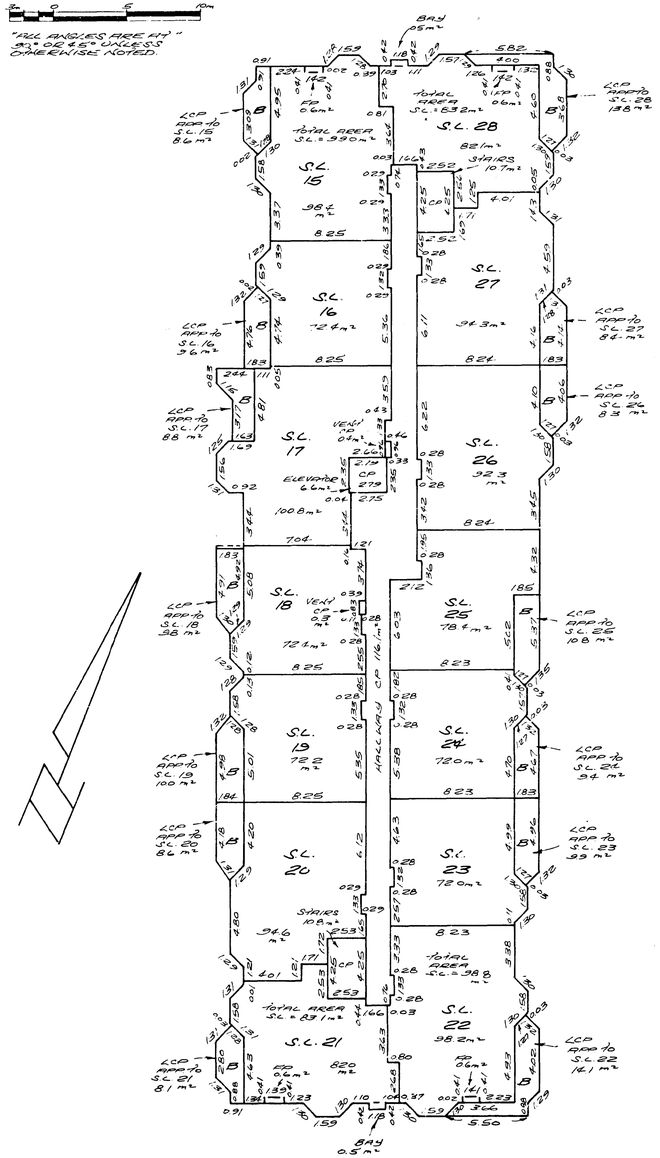
870039

SHEET 8 OF 11 SHEETS
STRATA PLAN NW. 2738

SECOND FLOOR.
STRATA LOTS 15 TO 28 INCLUSIVE.

SCALE = 1:200

"ALL ANGLES ARE 90° OR 45° UNLESS OTHERWISE NOTED."



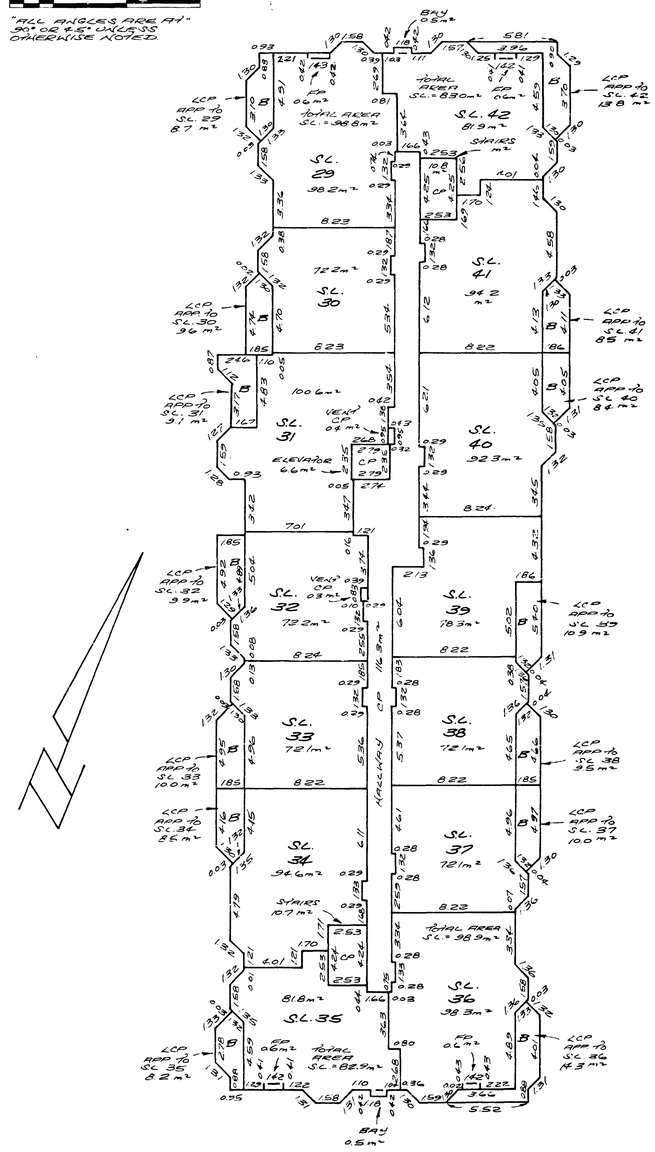
870039

SHEET 9 OF 11 SHEETS
STRATA PLAN NW. 2738

THIRD FLOOR.
STRATA LOTS 29 TO 42 INCLUSIVE.

SCALE = 1:200

"ALL ANGLES ARE 90° OR 45° UNLESS OTHERWISE NOTED."



870039

RECORD OF BY-LAWS AND ORDERS, ETC.

FILING		DOCUMENT	
NUMBER	DATE	DATE	NATURE AND PARTICULARS

DEALINGS AFFECTING THE COMMON PROPERTY

REGISTRATION		DOCUMENT	
NUMBER	DATE	DATE	NATURE AND PARTICULARS
Hereto is annexed easement U16244 over PLAN 63940 of Lot 312			
PLAN 62564 Modified by Z134063			
Hereto is annexed easement U16246 over PLAN 63941 of Lots 308			
& 311 PLAN 62564			
Hereto is annexed easement Z134067 over Part (Exp. PLAN 72285)			
of the Common Property of Strata PLAN NW 1769			
P112956	21.11.1978	@ 10:46	LAND USE CONTRACT
			DISTRICT OF SURREY
			MUNICIPAL Act Sec. 702
			Inter ALIA
T116631	2.12.1981	@ 12:42	Statutory Right of Way
			B.C. Telephone Company
			PLAN 62209 Inter Alia
U116244	25.2.1982	@ 10:53	Easement
			PLAN 63940
			Appurtenant to Lots
			308 & 310 PLAN 62564
			Inter Alia
			Modified by Z134063
U116245	25.2.1982	@ 10:53	Easement Plan 63942
			Appurtenant to Lot 310
			PLAN 62564 (See U116244)
			Inter Alia Modified by Z134064
U22079	16.3.1982	@ 9:23	MORTGAGE
			Montreal Trust Company
			IN TRUST See 99804C
			U22079 of T116631 supplemental
			to 99804C L.T.A. Sec. 198
			Inter Alia
Z41816	13.3.1986	@ 12:11	MORTGAGE
			Bank of Montreal
			Inter Alia
Z134061	16.7.1986	@ 12:22	Easement
			26.09 sq.m. PLAN 72284
			Appurtenant to Strata Lots
			1-170 Strata Plan NW1769
			& the Common Property NW1769
			Inter Alia
Z129885	16.7.1986	@ 12:22	Easement
			63.40 sq.m. shown hatched
			Plan 72284 Appurtenant
			to Lot 310 PLAN 62564
			modified by BA57633 Inter Alia
Z134064	16.7.1986	@ 12:23	Easement
			PLAN 63942 Appurtenant to
			Lot 310 PLAN 62564
			modification of U116245 see
			U116244 & Z134063 Inter Alia
BA57633	6.4.1987	@ 12:37	Easement
			Modification of Z129885
			63.40 square m. Plan 72284
			Appurtenant to Common Property
			STRATA Plan NW 2444
			Inter Alia

see next page

DEALINGS AFFECTING THE COMMON PROPERTY

REGISTRATION		DOCUMENT	
NUMBER	DATE	TIME	NATURE AND PARTICULARS
U16246	25 2 1982	@ 10:53	Easement Plan 63941 Appurtenant to Lot 308 Plan 62544 - see (U16244) Inter Alia Modified By Z134065
Z134065	16 7 1986	@ 12:23	EASEMENT Plan 63941 Appurtenant to Lot 308 Plan 62564 Modification of U16246 see U16244 & Z134063 Inter Alia
T80221	17 7 1981	@ 10 28	Statutory Right of Way District of Surrey Plan 62289 Inter Alia
Z134063	16.7.1986	@ 12:23	Easement Appurtenant to Lot 312 Plan 62564 Modification of U16244 Inter Alia
U42531	21 5 1982	@ 11:29	Statutory Right of Way B C Hydro and Power Authority Inter Alia
AA201143	20 10 1987	@ 14:05	MORTGAGE Bank of Montreal Sec 198 L.T. Act Inter Alia

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