STRATA PLAN OF PART OF LOT 2, SECTION 20, TOWNSHIP 16, N.W.D., PLAN LMP17670

STRATA PLAN LMS 1915

PHASE ONE

DEPOSITED AND REGISTERED IN THE LAND TITLE OFFICE AT NEW WESTMINSTER, BC, THIS 12 DAY OF APRIL ,1995

ASSISTANT DEPUTY REGISTRAR

PHASE ONE

BUILDING NAME IS: "ARBOUR COURT"

BJ107822

10 0 10 20 30

GRAPHIC SCALE – METRES 1:500

APPROVED AS TO PHASE ONE OF A TWO PHASE STRATA PLAN UNDER THE CONDOMINIUM ACT THIS 04 DAY OF April ,1995.

APPROVING OFFICER – CITY OF ABBOTSFORD

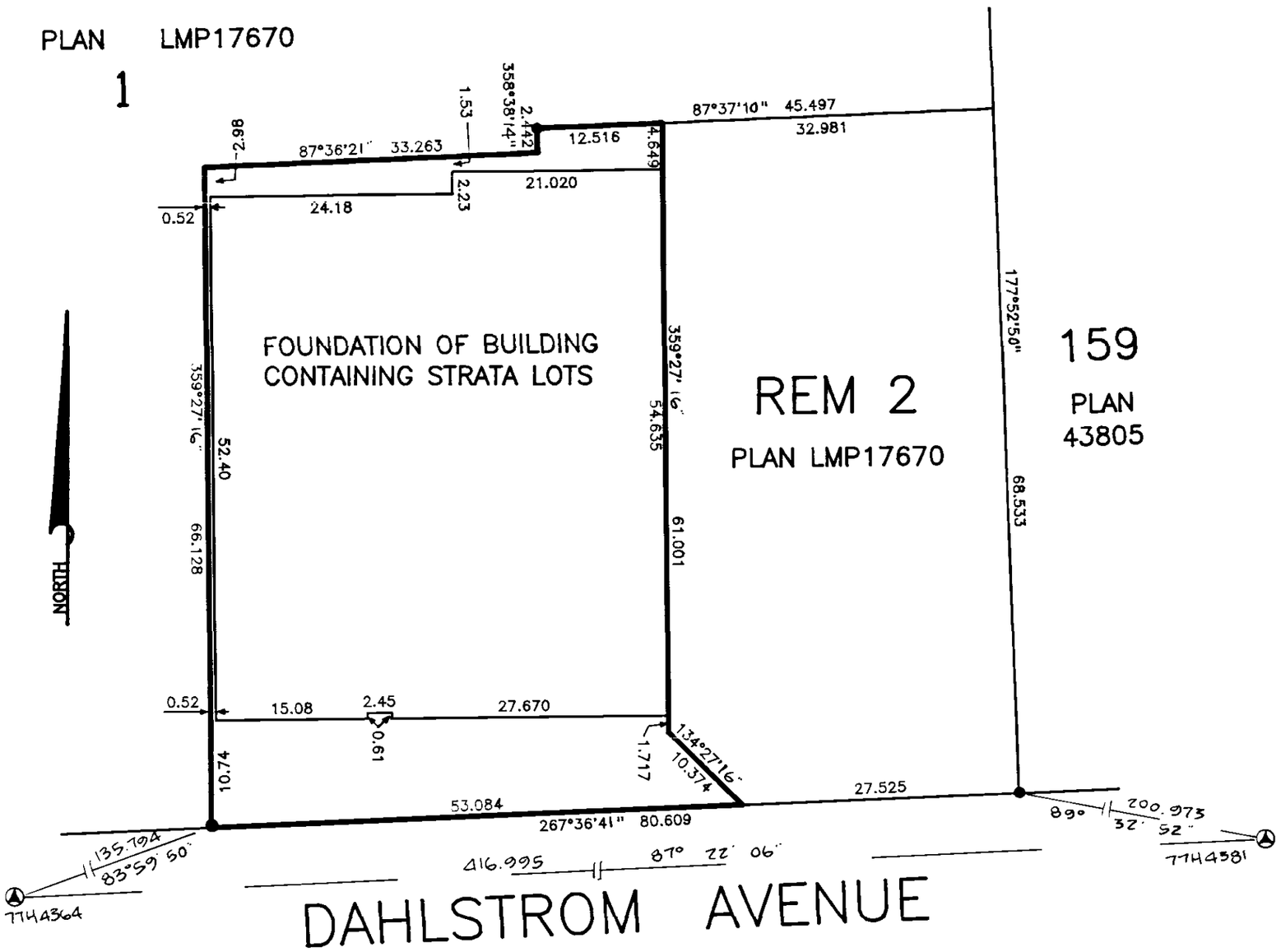
FORM E - BJ107821

ADDRESS FOR SERVICE OF DOCUMENTS:
THE OWNERS – STRATA PLAN LMS 1915
305 – 2692 CLEARBROOK ROAD
ABBOTSFORD, BC V2T 2Y8

LEGEND:
SEE SHEET 6

PLAN LMP17670

1



DAHLSTROM AVENUE

I, HEREBY CERTIFY THAT THE COMMON FACILITIES (LOBBY AND ACTIVITY CENTRE) WHICH ACCORDING TO FORM E OF THE ACT WAS TO HAVE BEEN CONSTRUCTED IN CONJUNCTION WITH THIS PHASE HAVE BEEN SATISFACTORILY PROVIDED FOR THIS 04 DAY OF April ,1995

APPROVING OFFICER – CITY OF ABBOTSFORD

I ERIC N. PETERSON, A BRITISH COLUMBIA LAND SURVEYOR OF ABBOTSFORD IN BRITISH COLUMBIA, CERTIFY THAT THE BUILDING ERECTED ON THE PARCEL ABOVE IS WHOLLY WITHIN THE EXTERNAL BOUNDARIES OF THE PARCEL. DATED THIS 23RD DAY OF JANUARY ,1995.

Eric N. Peterson
B.C.L.S.

I, ERIC N. PETERSON, A BRITISH COLUMBIA LAND SURVEYOR OF ABBOTSFORD IN BRITISH COLUMBIA, CERTIFY THAT THE BUILDING SHOWN IN THIS STRATA PLAN HAS NOT AS OF THE 19TH DAY OF JANUARY ,1995, BEEN PREVIOUSLY OCCUPIED. DATED THIS 23RD DAY OF JANUARY ,1995.

Eric N. Peterson
B.C.L.S.

CIVIC ADDRESS IS:
32075 DAHLSTROM AVENUE
ABBOTSFORD, BC

THIS PLAN LIES WITHIN THE CENTRAL FRASER VALLEY REGIONAL DISTRICT

THIS PLAN LIES WITHIN THE CITY OF ABBOTSFORD

ERIC PETERSON
LAND SURVEYING LTD.
33848 ESSENDENE AVENUE
ABBOTSFORD, B. C.
V2S 2H4
PH. 854-1077 AKS

S187-102-1

FILED LMLMS1915 RCVD:1995-04-12 RQST:2010-03-01-13.00.02.612

CONDOMINIUM ACT

STRATA PLAN LMS 1915
PHASE ONE

		FORM 1	FORM 2
STRATA LOT NUMBER	SHEET NUMBER	SCHEDULE OF UNIT ENTITLEMENT	SCHEDULE OF INTEREST UPON DESTRUCTION
		UNIT ENTITLEMENT	INTEREST UPON DESTRUCTION
1	5	100	133,900
2	5	93	121,900
3	5	91	121,900
4	5	101	133,900
5	5	101	133,900
6	5	91	121,900
7	5	91	121,900
8	5	101	133,900
9	6	100	135,900
10	6	59	99,900
11	6	60	99,900
12	6	91	123,900
13	6	101	135,900
14	6	101	135,900
15	6	91	123,900
16	6	91	123,900
17	6	101	135,900
18	7	100	137,900
19	7	60	101,900
20	7	60	101,900
21	7	92	125,900
22	7	101	137,900
23	7	101	137,900
24	7	91	125,900
25	7	91	125,900
26	7	101	137,900
27	8	102	141,900
28	8	105	141,900
29	8	104	141,900
30	8	102	144,900
31	8	102	144,900
32	8	92	129,900
33	8	92	129,900
34	8	102	141,900
AGGREGATE		3162	4,388,600

ACCEPTED AS TO FORMS 1 AND 2
DATED THIS 10 DAY OF April ,1995

for: D Wing
SUPERINTENDANT OF REAL ESTATE

23 JAN 95 Eric N. Peterson
BCLS.

5187-1021

FILED LMLMS1915 RCVD:1995-04-12 RQST:2010-03-01-13.00.02.612

STRATA PLAN LMS
PHASE ONE 1915

CONDOMINIUM ACT

WE/I. THE UNDERSIGNED DO SOLEMNLY DECLARE THAT

1.) WE/I. THE UNDERSIGNED ARE DULY-AUTHORIZED AGENT(S) FOR THE OWNER-DEVELOPER.

2.) THE STRATA PLAN IS ENTIRELY FOR RESIDENTIAL USE.

WE/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 Abbotsford, IN THE PROVINCE OF BRITISH COLUMBIA. THIS 16th DAY OF February, 1995.

WALTER UNGER

EDWARD D. FAST
A NOTARY PUBLIC IN AND FOR THE PROVINCE OF BRITISH COLUMBIA.

SIGNATURES AS REQUIRED

WALTER UNGER
COLUMBIA BIBLE COLLEGE
(AUTHORIZED SIGNATORY)

EDWARD D. FAST
WITNESS
#305 - 2692 Clearbrook Rd.
Clearbrook BC.
ADDRESS OF WITNESS

Lawyer
OCCUPATION OF WITNESS

DAVID H. ALLAN
SENIOR ACCOUNT MANAGER

W. STEVE HARGREAVES
ACCOUNT MANAGER

CANADIAN IMPERIAL BANK OF COMMERCE
(AUTHORIZED SIGNATORY)

EDWARD D. FAST
WITNESS
305 - 2692 CLEARBROOK ROAD
CLEARBROOK, BC V2T 2Y8
ADDRESS OF WITNESS

Lawyer
OCCUPATION OF WITNESS

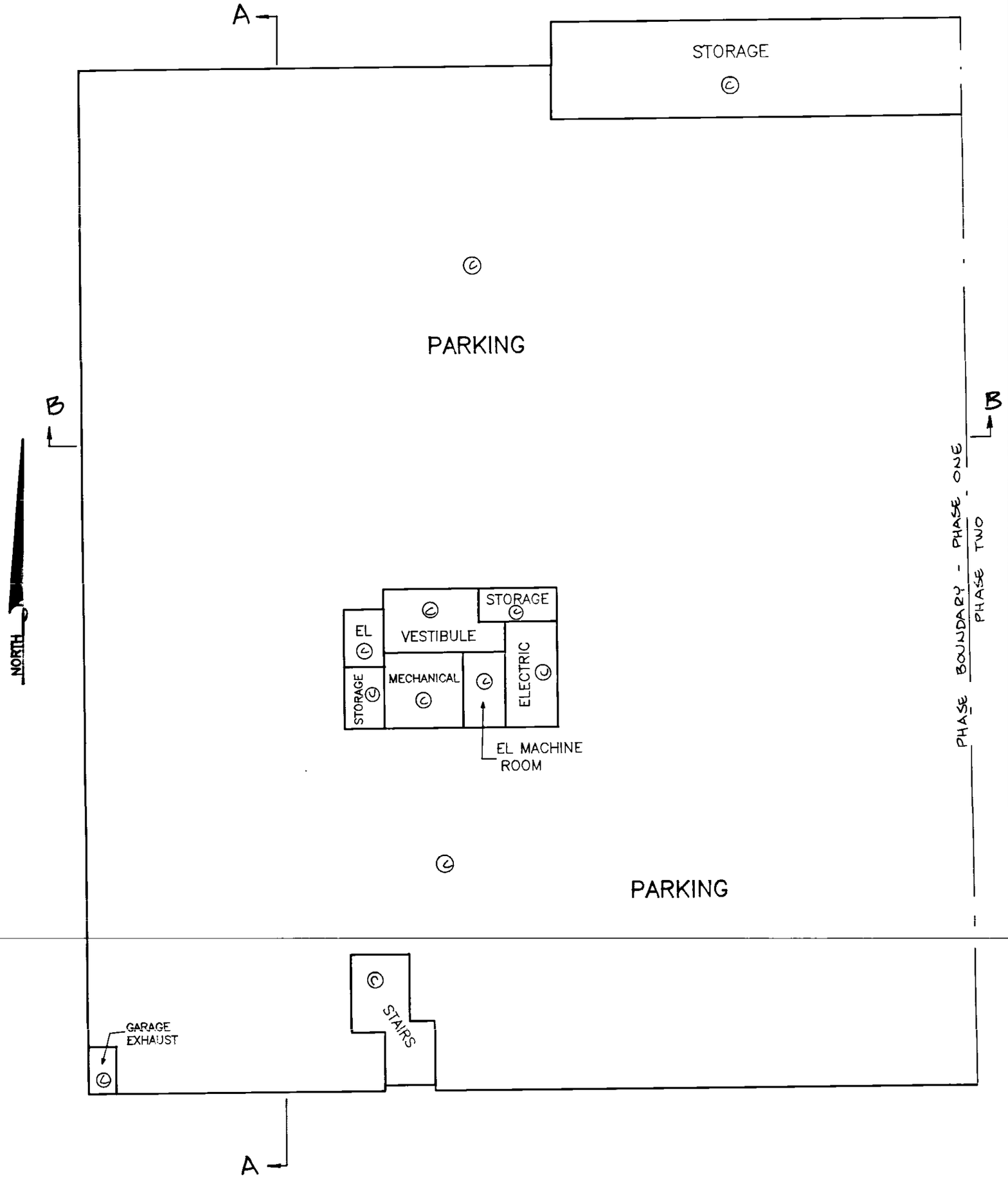
23 JAN 95 Eric H. Peterson
BCLS

5187-102-1

FILED LMLMS1915 RCVD:1995-04-12 RQST:2010-03-01-13.00.02.612

PARKING FLOOR

STRATA PLAN LMS 1915
PHASE ONE



LEGEND:

SEE SHEET 6

4 0 4 8 12
GRAPHIC SCALE – METRES 1:200

23JAN 95

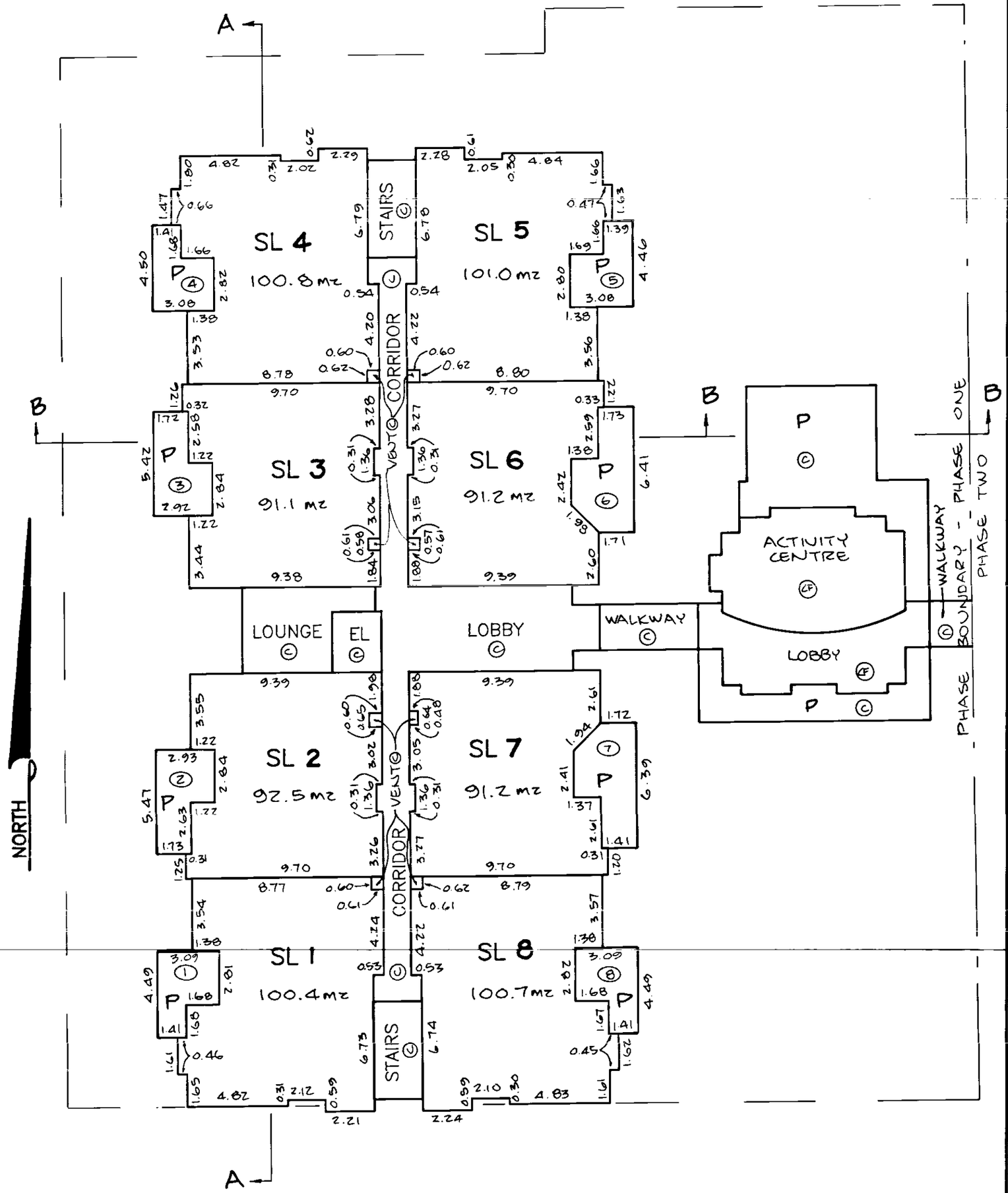
BCLS

FILED LMLMS1915 RCVD:1995-04-12 RQST:2010-03-01-13.00.02.612

FIRST FLOOR

STRATA PLAN LMS 1915

PHASE ONE



LEGEND:

SEE SHEET 6

4 0 4 8 12

GRAPHIC SCALE – METRES

1:200

23 JAN 95 Erin U. Peterson

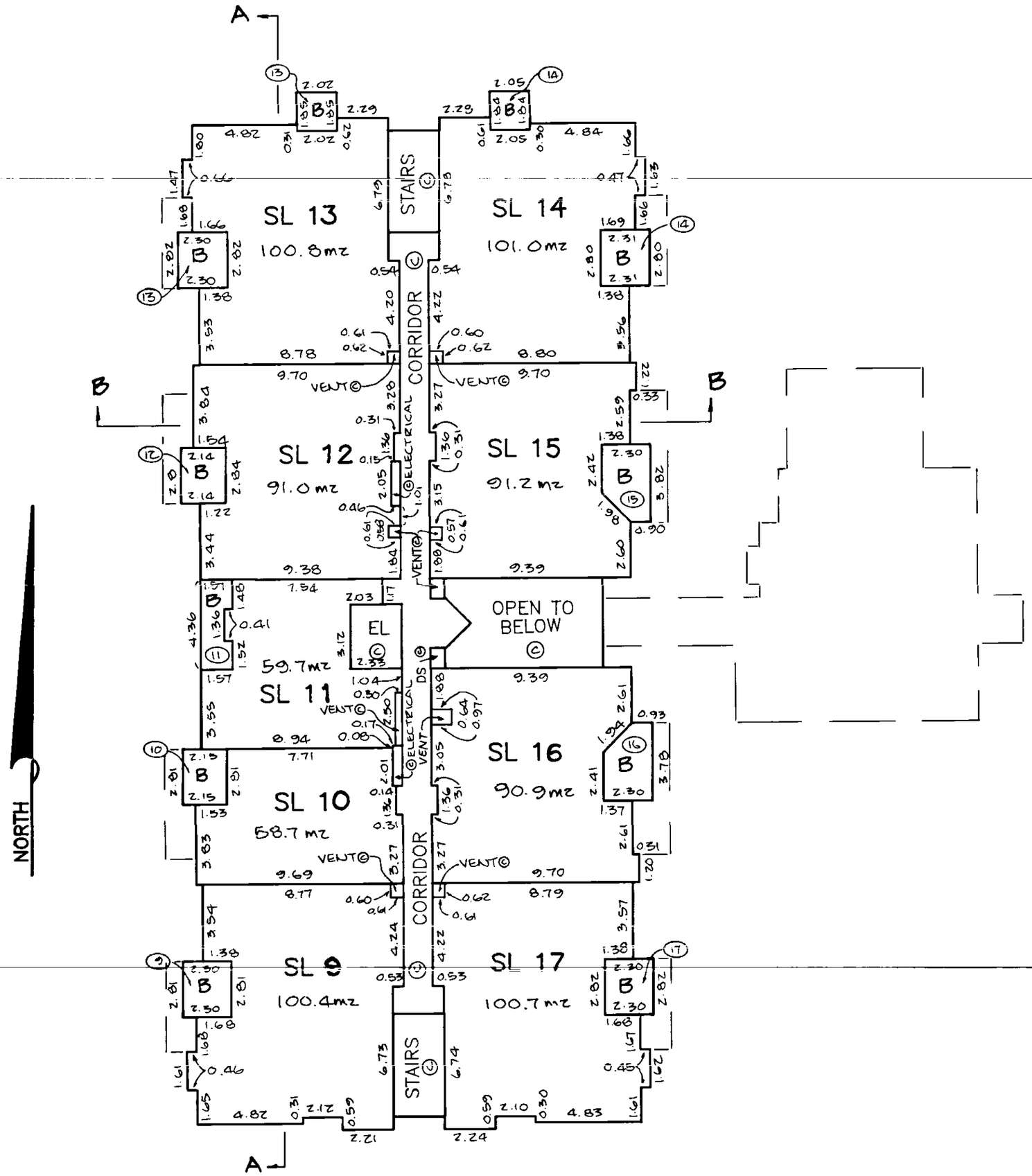
BCLS

FILED LMLMS1915 RCVD:1995-04-12 RQST:2010-03-01-13.00.02.612

SECOND FLOOR

STRATA PLAN LMS 1915

PHASE ONE



LEGEND:

- GRID BEARINGS ARE DERIVED FROM CONTROL MONUMENTS 77H4364 AND 77H4381
- SL DENOTES STRATA LOT
- EL DENOTES ELEVATOR
- B DENOTES BALCONY
- P DENOTES PATIO
- (C) DENOTES COMMON PROPERTY
- (7) DENOTES LIMITED COMMON PROPERTY FOR STRATA LOT 7 (TYPICAL)
- INTEGRATED SURVEY AREA NO. 15, MATSQUI
- THIS PLAN SHOWS GROUND-LEVEL MEASURED DISTANCES. PRIOR TO COMPUTATIONS OF U.T.M. CO-ORDINATES MULTIPLY BY COMBINED FACTOR 0.9996216
- ● DENOTES IRON POST FOUND
- ▲ DENOTES CONTROL MONUMENT FOUND
- (F) DENOTES COMMON FACILITY
- DS DENOTES DEAD SPACE

4 0 4 8 12

SCALE - 1:200

23 JAN 95 Chris H. Peterson

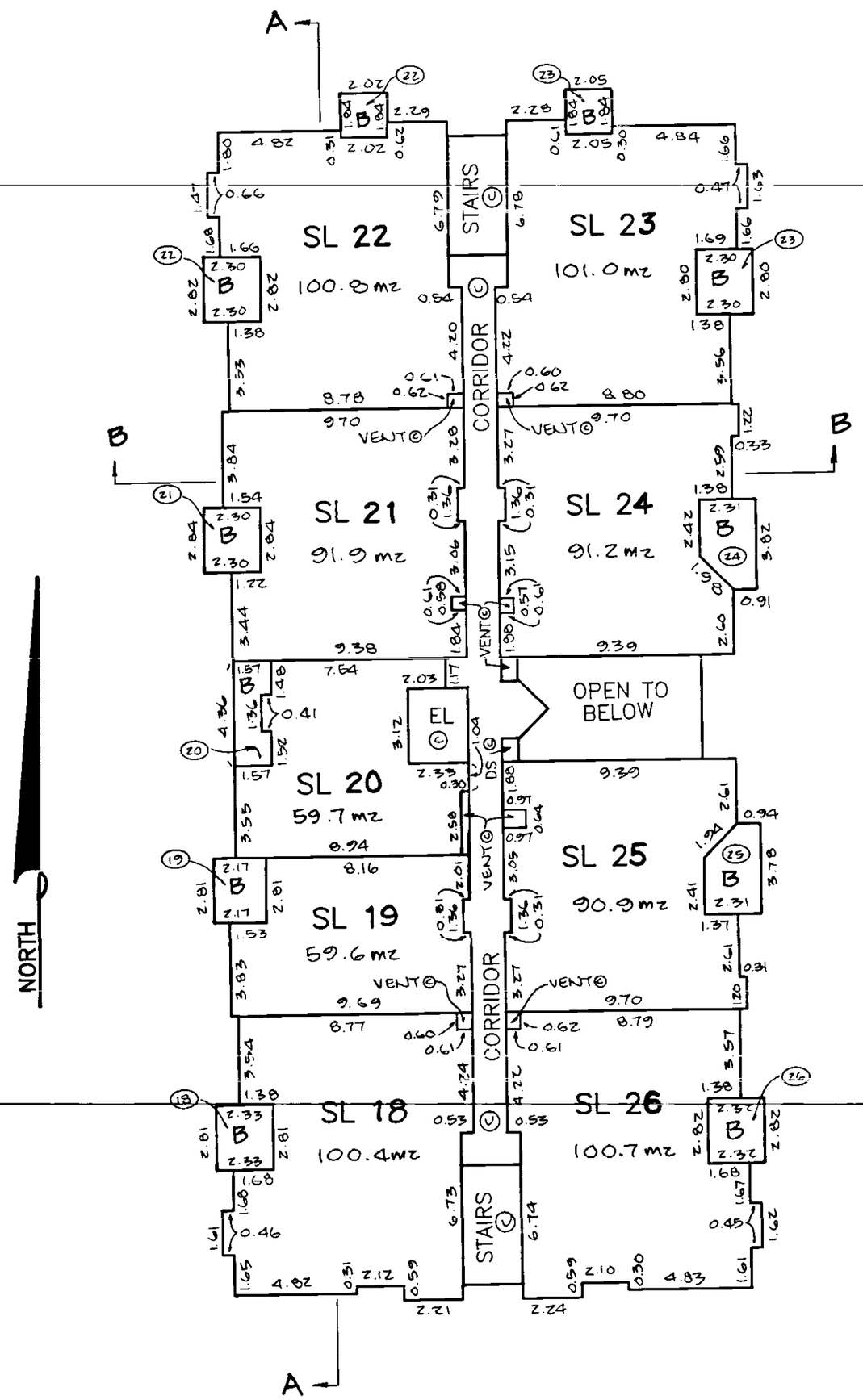
BCLS

FILED LMLMS1915 RCVD:1995-04-12 RQST:2010-03-01-13.00.02.612

THIRD FLOOR

STRATA PLAN LMS 1915

PHASE ONE



LEGEND:

SEE SHEET 6

4 0 4 8 12

GRAPHIC SCALE – METRES

1:200

23JAN95 Erin M. Peterson

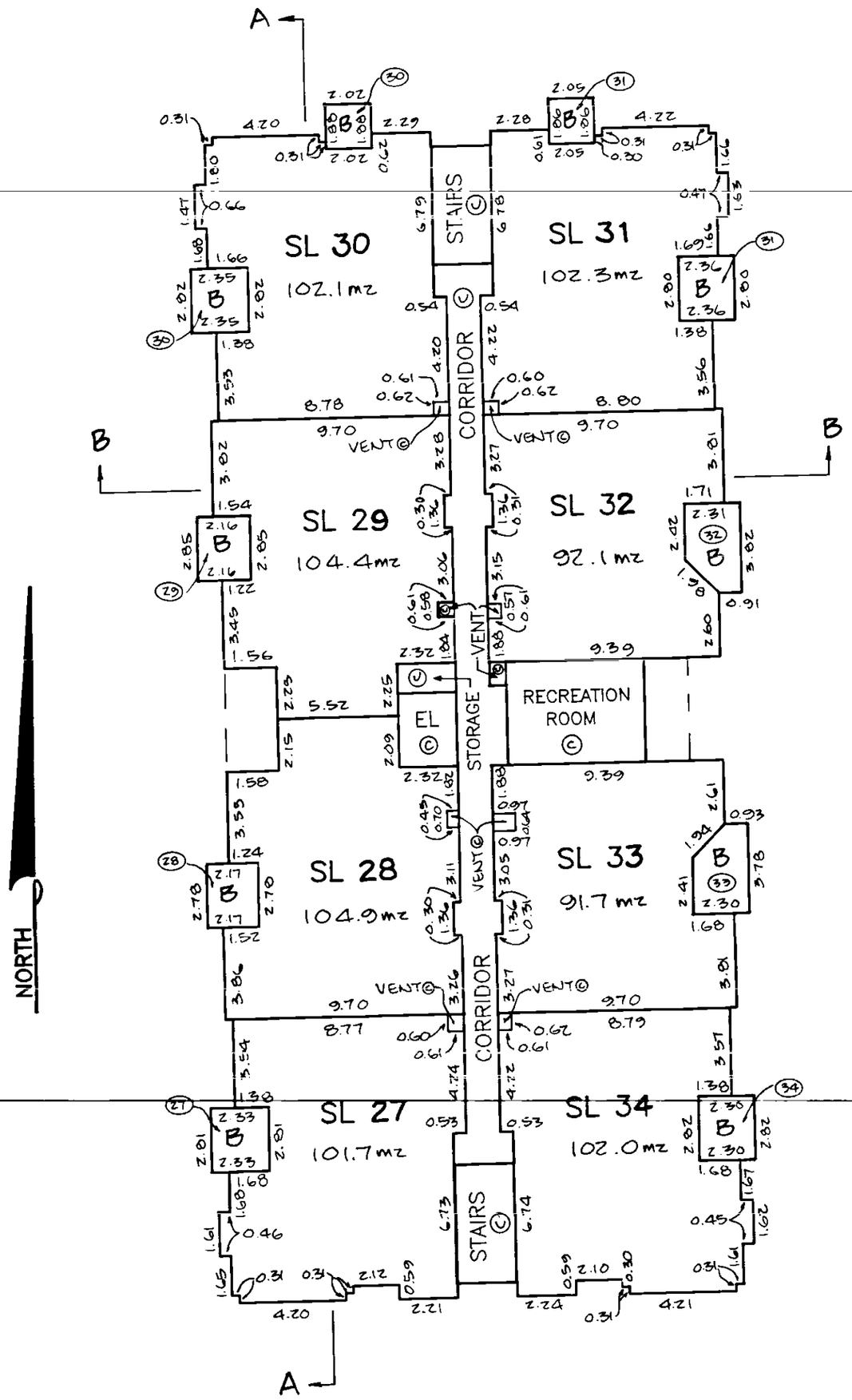
BCLS

FILED LMLMS1915 RCVD:1995-04-12 RQST:2010-03-01-13.00.02.612

FOURTH FLOOR

STRATA PLAN LMS 1915

PHASE ONE



LEGEND:

SEE SHEET 6

GRAPHIC SCALE – METRES 4 0 4 8 12

1:200

23JAN95 Erin M. Peterson

BCLS

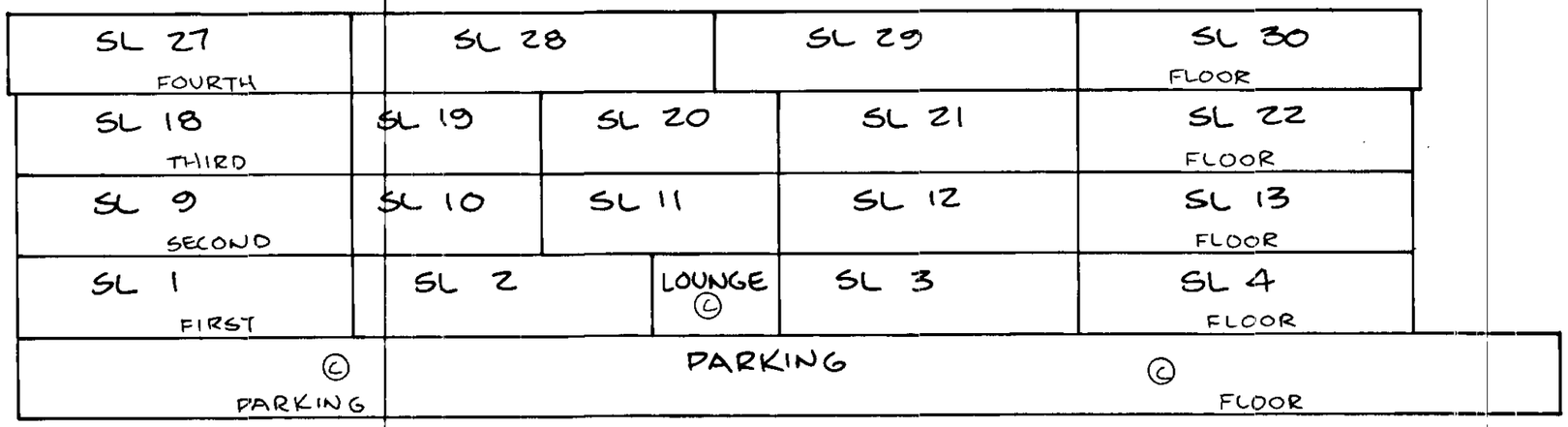
FILED LMLMS1915 RCVD:1995-04-12 RQST:2010-03-01-13.00.02.612

FILED LMLMS1915 RCVD:1995-04-12 RQST:2010-03-01-13.00.02.612

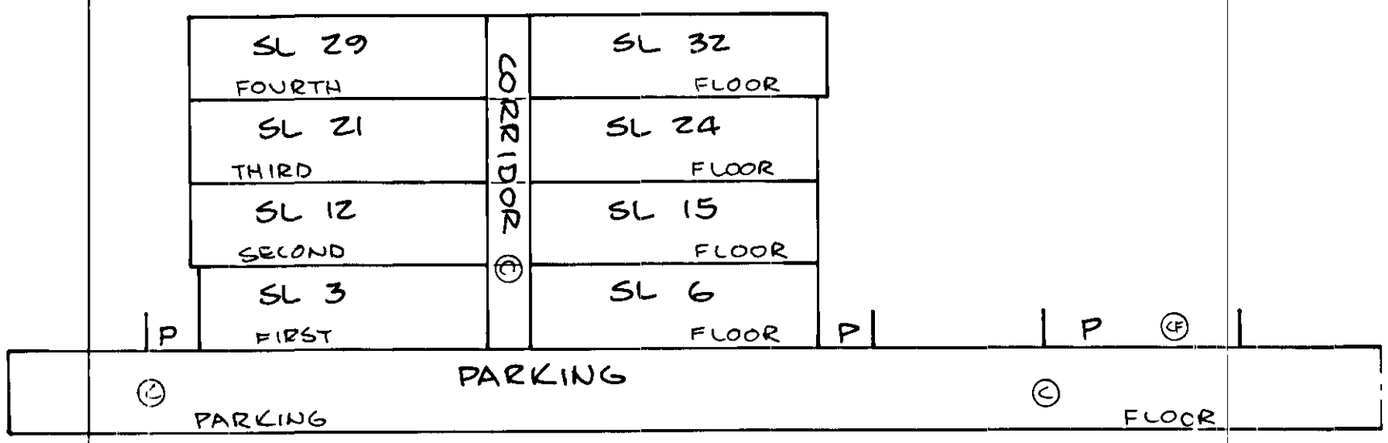
SCALE - 1:200

4 0 4 8 12

SECTION A



SECTION B



LEGEND:
SEE SHEET 6

23 JAN 95

BCLS

STRATA PLAN LMS
PHASE ONE 1995

SHEET 9 OF 11 SHEETS

SLBT-102-1

FILED LMLMS1915 RCVD:1995-04-12 RQST:2010-03-01-13.00.02.612

STRATA PLAN
LMS 1915

RECORD OF BY-LAWS & ORDERS, ETC.

FILING		DOCUMENT	
NUMBER	DATE	DATE	NATURE & PARTICULARS

23 JAN 95 Eric Y. Peterson
BCLS.

5187-102-1

Common Property Sheet Closed 8/1/96

STRATA PLAN LMS 1915

Search ALTOS2 or BC OnLine for Current Information. BC Reg. 76/85

DEALINGS AFFECTING THE COMMON PROPERTY

LINDA J. O'SHEA, Registrar
Vancouver/New Westminster Land Title Districts

REGISTRATION		DOCUMENT	
NUMBER	DATE	DATE	NATURE & PARTICULARS
SUBJECT TO PROVISOS,			SEE BH253125 LAND ACT SECTION 47
BH253130	04.07.1994		COVENANT
			DISTRICT OF MATSQUI
			L.T.A. SECTION 215
			MODIFIED BY BJ130660
			INTER ALIA
BJ130660	03.05.1995		COVENANT - MODIFICATION OF BH253130
			INTER ALIA
BJ107819	12.04.1995		STATUTORY RIGHT OF WAY
			CITY OF ABBOTSFORD
			279.3 SQUARE METRES PLAN LMP22616
			INTER ALIA

23 JAN 95 C. A. Peterson
BCLS.

FILED LMLMS1915 RCVD:1995-04-12 RQST:2010-03-01-13.00.02.612

STRATA PLAN OF LOT 2, except PHASE ONE, STRATA PLAN LMS1915 SECTION 20, TOWNSHIP 16, N.W.D., PLAN LMP17670

PHASE TWO

STRATA PLAN LMS1915

PHASE TWO

DEPOSITED AND REGISTERED IN THE LAND TITLE OFFICE AT NEW WESTMINSTER, BC, THIS 7 DAY OF SEPT ,1995

ASSIST DEPUTY REGISTRAR

10 0 10 20 30

GRAPHIC SCALE – METRES

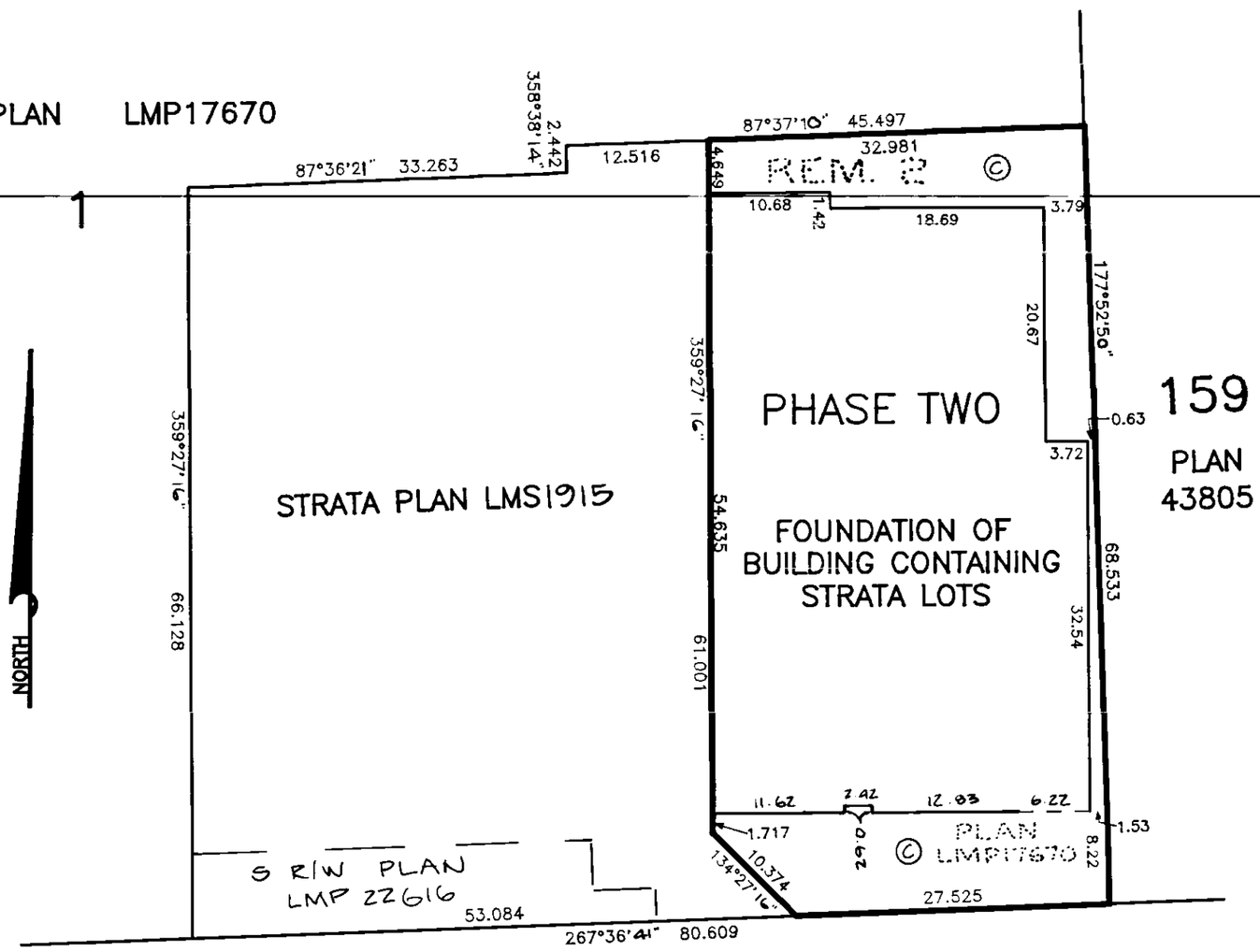
1:500

APPROVED AS TO PHASE TWO OF A TWO PHASE STRATA PLAN UNDER THE CONDOMINIUM ACT THIS 9th DAY OF August 8th R.a ,1996.

APPROVING OFFICER – CITY OF ABBOTSFORD

ADDRESS FOR SERVICE OF DOCUMENTS:
THE OWNERS – STRATA PLAN LMS1915
305 – 2692 CLEARBROOK ROAD
ABBOTSFORD, BC V2T 2Y8

LEGEND:
SEE SHEET 3



DAHLSTROM AVENUE

I ERIC N. PETERSON, A BRITISH COLUMBIA LAND SURVEYOR OF ABBOTSFORD IN BRITISH COLUMBIA, CERTIFY THAT THE BUILDING ERECTED ON THE PARCEL ABOVE IS WHOLLY WITHIN THE EXTERNAL BOUNDARIES OF THE PARCEL. DATED THIS 13TH DAY OF JULY ,1995.

Eric N. Peterson
B.C.L.S.

BUILDING NAME IS:
"ARBOUR COURT"

I, ERIC N. PETERSON, A BRITISH COLUMBIA LAND SURVEYOR OF ABBOTSFORD IN BRITISH COLUMBIA, CERTIFY THAT THE BUILDING SHOWN IN THIS STRATA PLAN HAS NOT AS OF THE 13TH DAY OF JULY ,199 , BEEN PREVIOUSLY OCCUPIED. DATED THIS 13TH DAY OF JULY ,1995.

Eric N. Peterson
B.C.L.S.

CIVIC ADDRESS IS:
32085 DAHLSTROM AVENUE
ABBOTSFORD, BC

THIS PLAN LIES WITHIN THE CENTRAL FRASER VALLEY REGIONAL DISTRICT

THIS PLAN LIES WITHIN THE CITY OF ABBOTSFORD

ERIC PETERSON
LAND SURVEYING LTD.
33848 ESSENDENE AVENUE
ABBOTSFORD, B. C.
V2S 2H4
PH. 854-1077

AKS

S187-102-2

FILED LMLMS1915 RCVD:1995-04-12 RQST:2010-03-01-13.00.02.612

STRATA PLAN LMS1915
PHASE TWO

CONDOMINIUM ACT

		FORM 1	FORM 2
STRATA LOT NUMBER	SHEET NUMBER	SCHEDULE OF UNIT ENTITLEMENT	SCHEDULE OF INTEREST UPON DESTRUCTION
		UNIT ENTITLEMENT	INTEREST UPON DESTRUCTION
35	5	101	133.900
36	5	91	121.900
37	5	91	121.900
38	5	100	133.900
39	5	100	133.900
40	5	91	121.900
41	5	91	121.900
42	5	101	133.900
43	6	101	135.900
44	6	91	123.900
45	6	91	123.900
46	6	100	135.900
47	6	100	135.900
48	6	91	123.900
49	6	59	99.900
50	6	58	99.900
51	6	101	135.900
52	7	101	137.900
53	7	91	125.900
54	7	91	125.900
55	7	100	137.900
56	7	100	137.900
57	7	92	125.900
58	7	59	101.900
59	7	59	101.900
60	7	101	137.900
61	8	102	141.900
62	8	94	129.900
63	8	91	129.900
64	8	102	144.900
65	8	102	144.900
66	8	105	141.900
67	8	105	141.900
68	8	102	141.900
AGGREGATE		3155	4,388,600

ACCEPTED AS TO FORMS 1 AND 2
DATED THIS 18 DAY OF August, 1994.

for: J. Wong
SUPERINTENDANT OF REAL ESTATE

13JUL95 C. M. Peterson
BCLS.

5187-102-2

FILED LMLMS1915 RCVD:1995-04-12 RQST:2010-03-01-13.00.02.612

STRATA PLAN LMS1915
PHASE TWO

CONDOMINIUM ACT

WE/I, THE UNDERSIGNED DO SOLEMNLY DECLARE THAT

1.) WE/I, THE UNDERSIGNED ARE DULY-AUTHORIZED AGENT(S) FOR THE OWNER-DEVELOPER.

2.) THE STRATA PLAN IS ENTIRELY FOR RESIDENTIAL USE.

WE/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 ABBOTSFORD, IN THE PROVINCE OF BRITISH COLUMBIA, THIS 27 DAY OF JULY, 1995.

EDWARD D. FAST

A NOTARY PUBLIC IN AND FOR THE PROVINCE OF BRITISH COLUMBIA.

SIGNATURES AS REQUIRED

EDWARD D. FAST
COLUMBIA BIBLE COLLEGE (AUTHORIZED SIGNATORY)

WITNESS HOWARD WIEBE

305 - 2692 CLEARBROOK RD. ABBOTSFORD, BC V2T 2Y8
ADDRESS OF WITNESS

LAWYER
OCCUPATION OF WITNESS

Insp Bernard E. Bruneau
Insp Kenneth W. Speidel
CANADIAN IMPERIAL BANK OF COMMERCE (AUTHORIZED SIGNATORY)

WITNESS Elizabeth A. Wingate

6th Floor, 400 Burrard St
ADDRESS OF WITNESS
Vancouver, BC V6C 3A6

Banker
OCCUPATION OF WITNESS

LEGEND:

- GRID BEARINGS ARE DERIVED FROM STRATA PLAN LMS1915
- SL DENOTES STRATA LOT
- EL DENOTES ELEVATOR
- V DENOTES VENT AND IS COMMON PROPERTY
- P DENOTES PATIO
- B DENOTES BALCONY
- © DENOTES COMMON PROPERTY
- (41) DENOTES LIMITED COMMON PROPERTY FOR STRATA LOT 41 (TYPICAL)
- DS DENOTES DEAD SPACE AND IS COMMON PROPERTY

13JUL95 C. H. Peterson
BCLS

S187-102-2

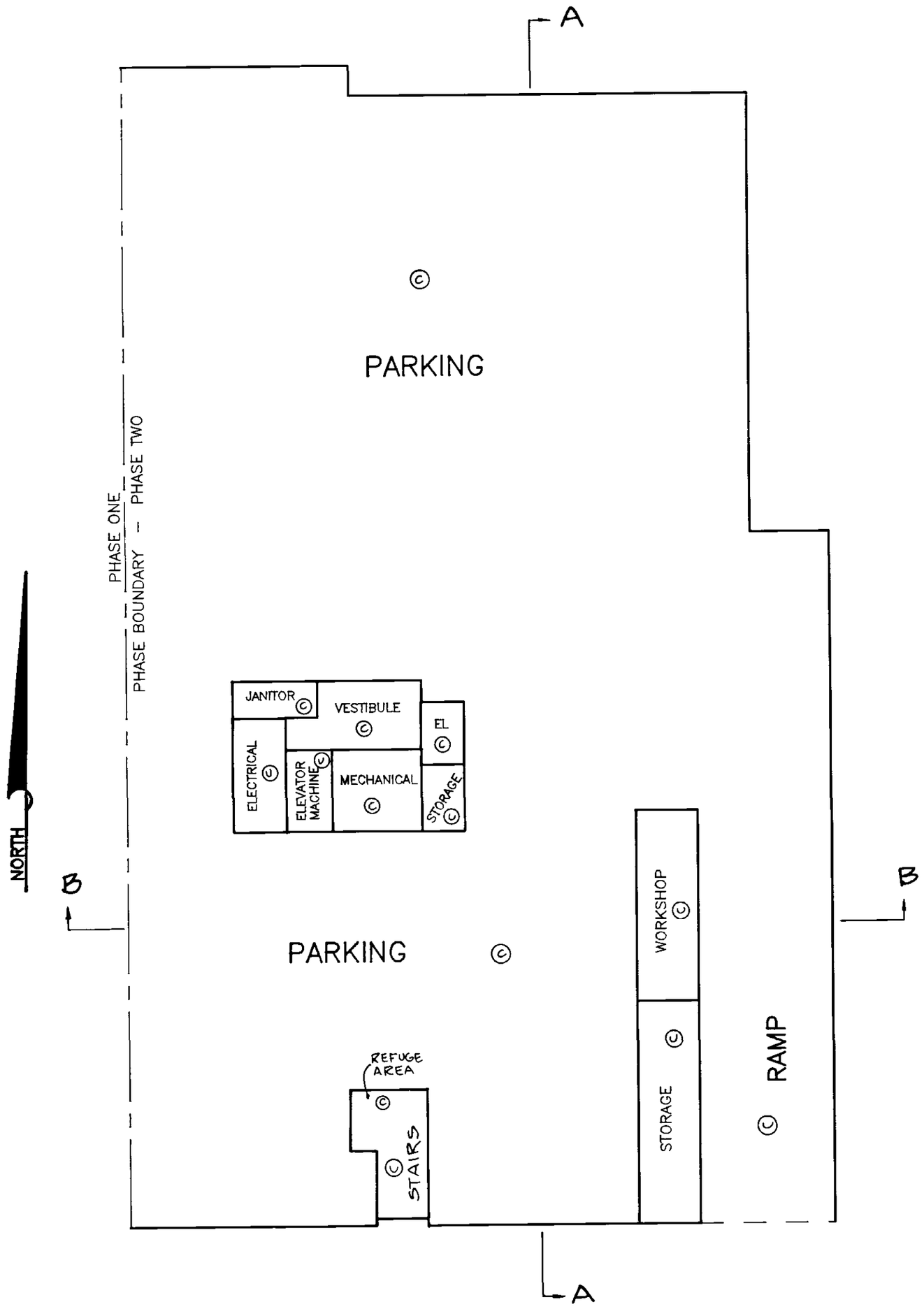
FILED LMLMS1915 RCVD:1995-04-12 RQST:2010-03-01-13.00.02.612

PARKING FLOOR

STRATA PLAN LMS1915
PHASE TWO

LEGEND:

SEE SHEET 3



4 0 4 8 12
GRAPHIC SCALE – METRES 1:200
ALL DISTANCES ARE IN METRES

13JUL95

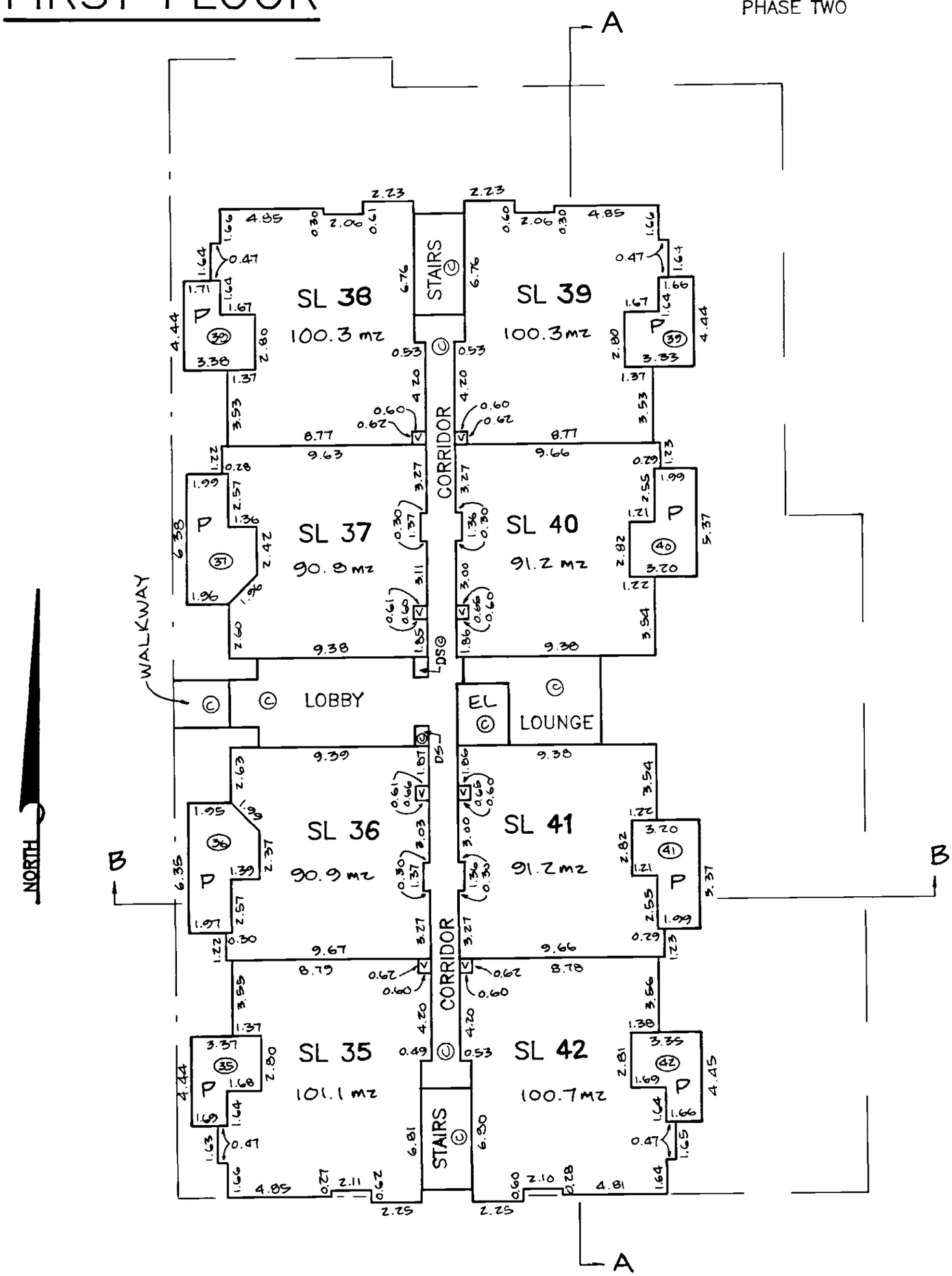
BCLS

FILED LMLMS1915 RCVD:1995-04-12 RQST:2010-03-01-13.00.02.612

FIRST FLOOR

STRATA PLAN LMS1915

PHASE TWO



LEGEND:

SEE SHEET 3

4 0 4 8 12

GRAPHIC SCALE – METRES 1:200

13JUL95 Lisa M. Peterson

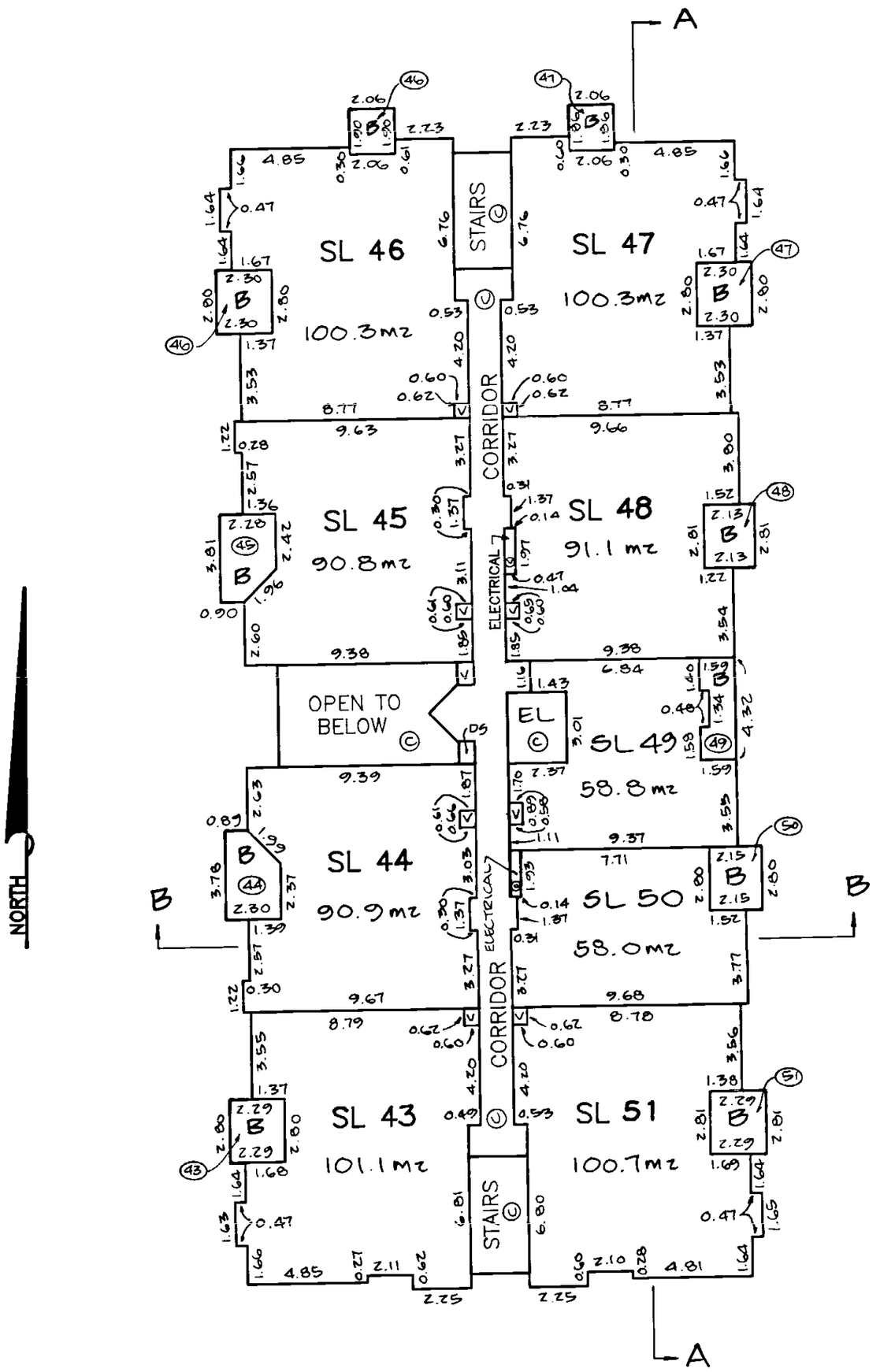
BCLS

FILED LMLMS1915 RCVD:1995-04-12 RQST:2010-03-01-13.00.02.612

SECOND FLOOR

STRATA PLAN LMS 1915

PHASE TWO



LEGEND:

SEE SHEET 3

4 0 4 8 12

GRAPHIC SCALE – METRES 1:200

13JUL95 Erin M. Pharo

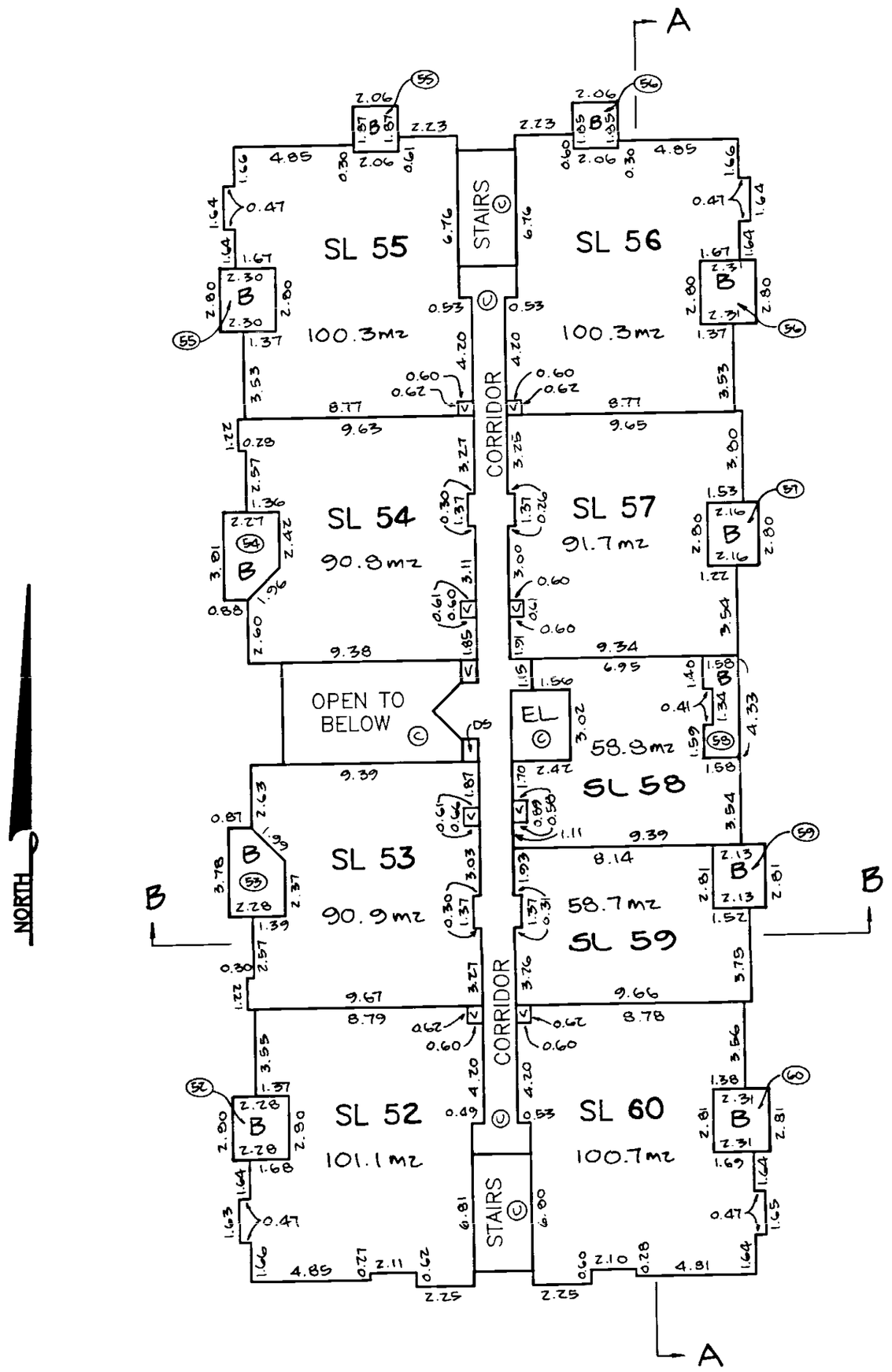
BCLS

FILED LMLMS1915 RCVD:1995-04-12 RQST:2010-03-01-13.00.02.612

THIRD FLOOR

STRATA PLAN LMS 1915

PHASE TWO



LEGEND:

SEE SHEET 3

4 0 4 8 12

GRAPHIC SCALE – METRES 1:200

13JUL95 Cindy N. Peterson

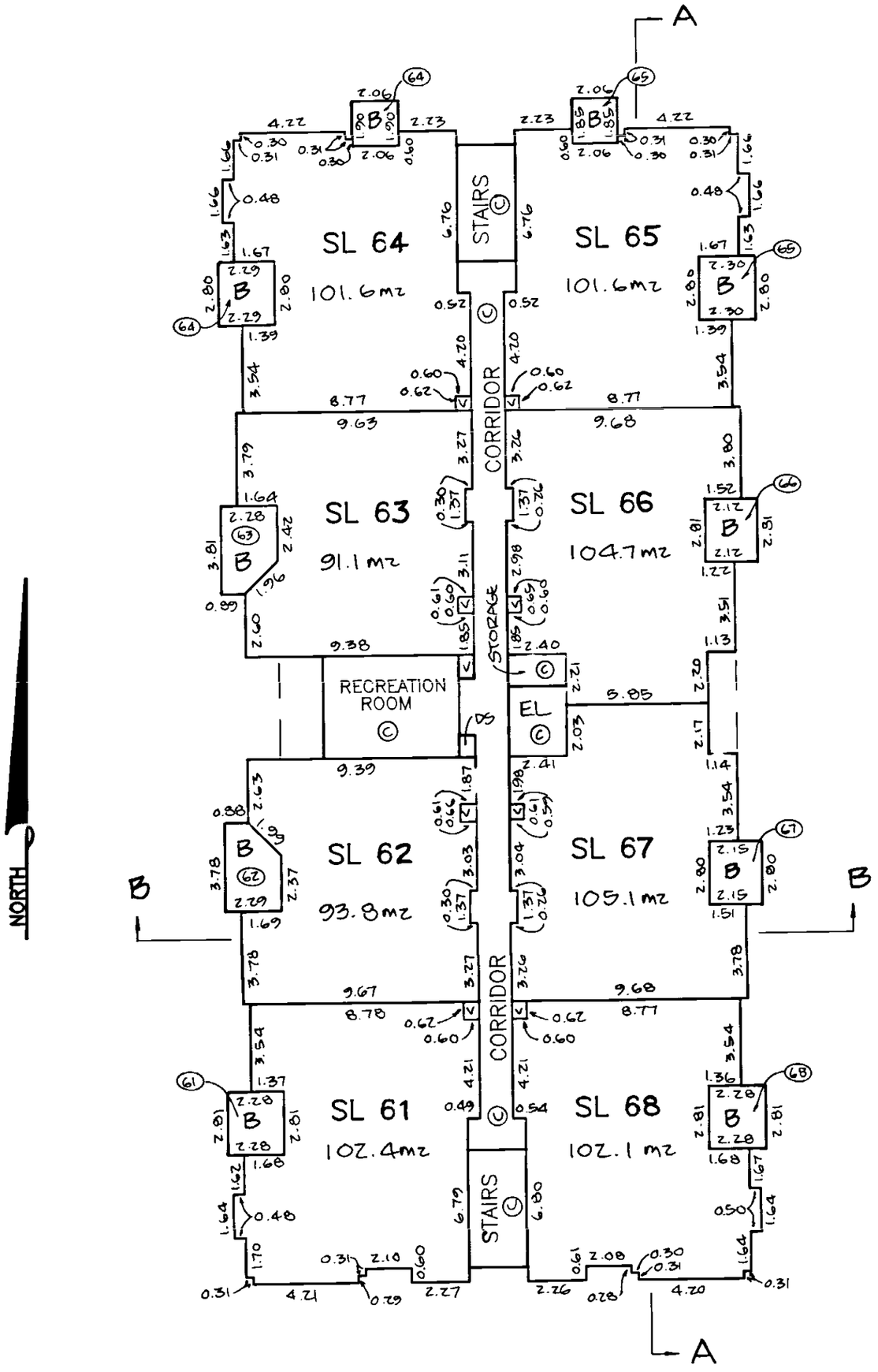
BCLS

FILED LMLMS1915 RCVD:1995-04-12 RQST:2010-03-01-13.00.02.612

FOURTH FLOOR

STRATA PLAN LMS1915

PHASE TWO



LEGEND:

SEE SHEET 3

4 0 4 8 12

GRAPHIC SCALE – METRES 1:200

13JUL95 Erin M. Peterson

BCLS

FILED LMLMS1915 RCVD:1995-04-12 RQST:2010-03-01-13.00.02.612

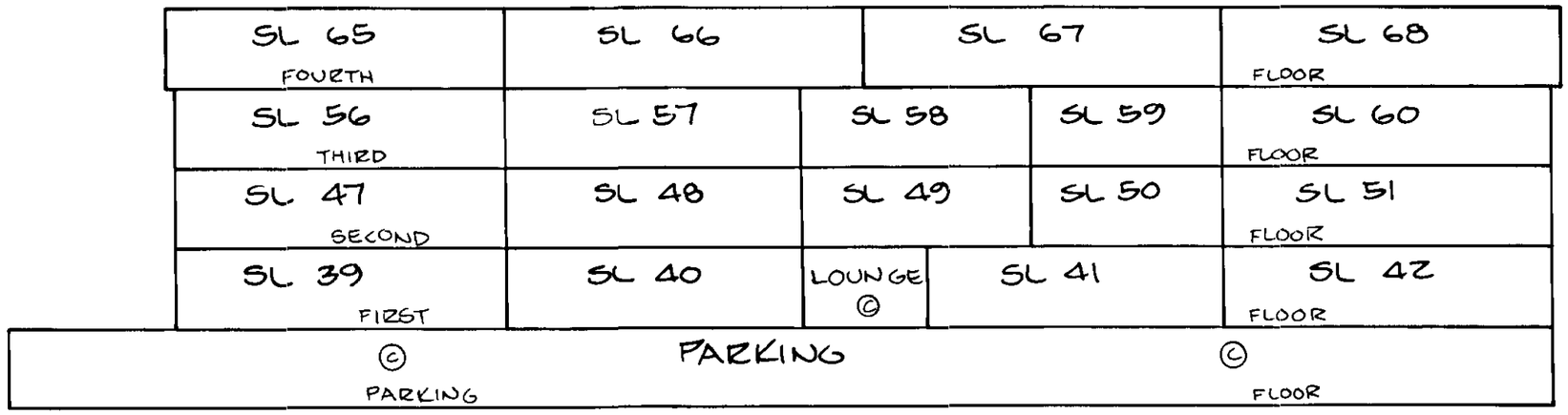
FILED LMLMS1915 RCVD:1995-04-12 RQST:2010-03-01-13.00.02.612

SCALE - 1:200

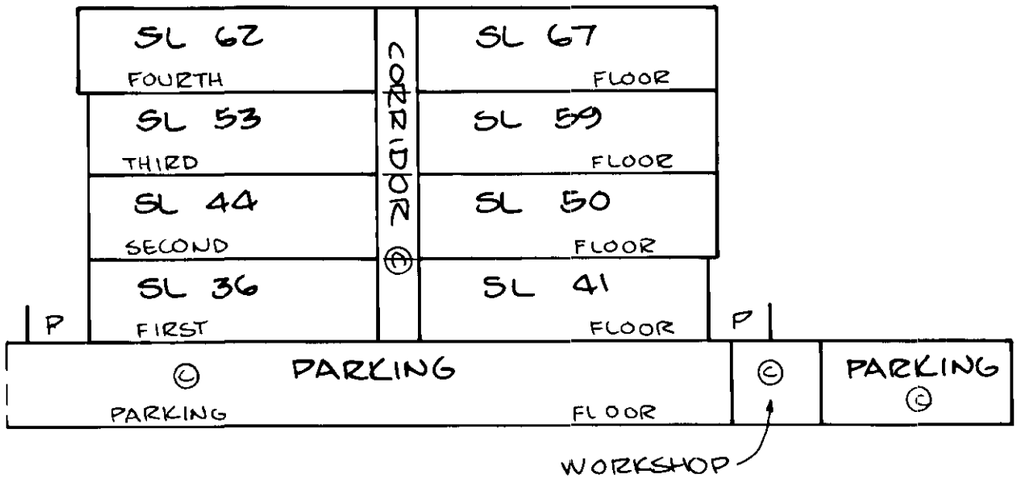
ALL DISTANCES ARE IN METRES

5 0 5 10 15

SECTION A



SECTION B



LEGEND:
SEE SHEET 3

13 JUL 95
Colin H. Peterson
BCLS

STRATA PLAN LMS 1915
PHASE TWO

SHEET 9 OF 9 SHEETS