

STRATA PLAN OF LOT B SECTION 12 BLOCK 3 NORTH RANGE 7 WEST N. W. D. PLAN LMP 19785

B.C.G.S. 926.015

CITY OF RICHMOND

SCALE 1:1250

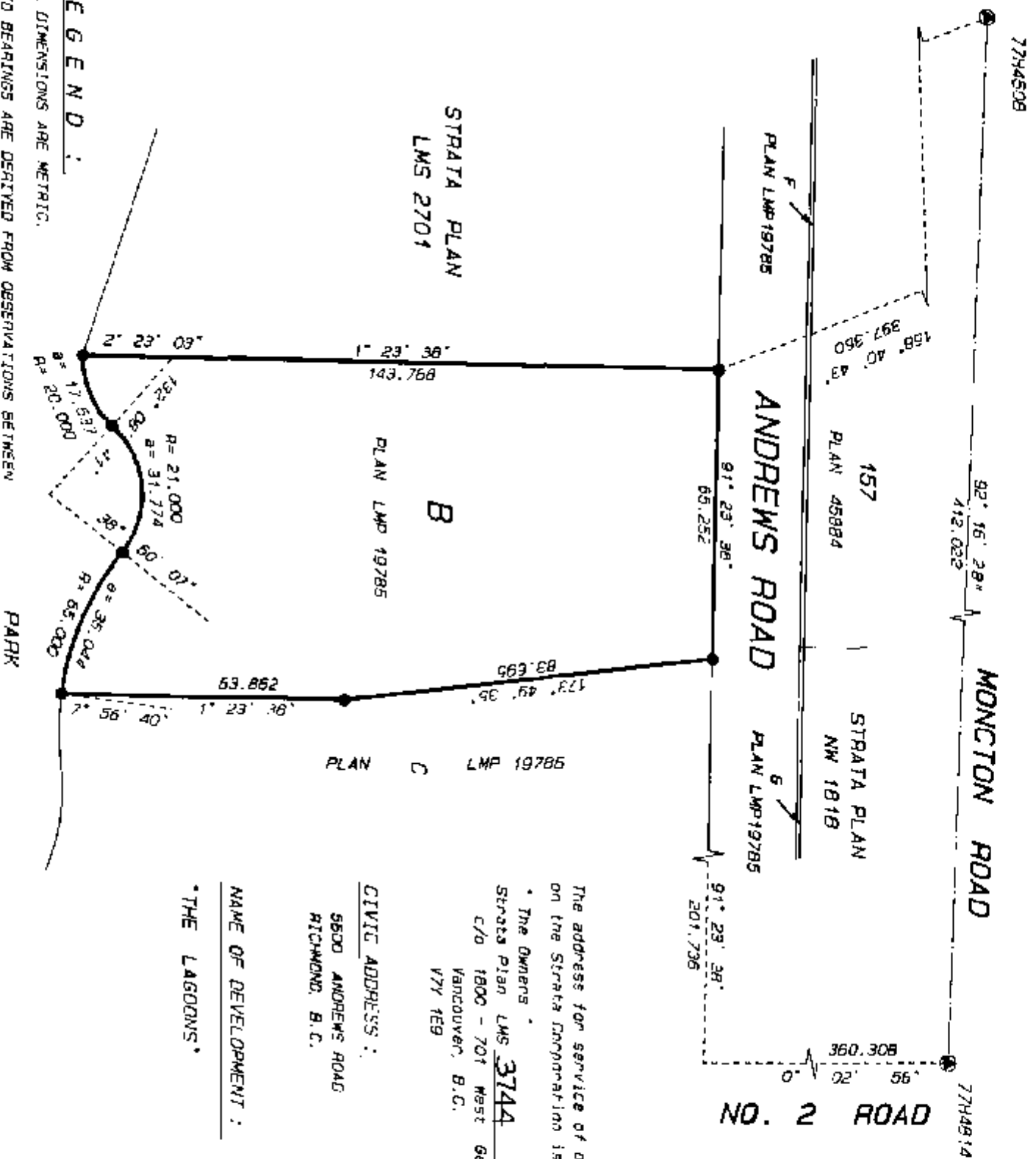


STRATA PLAN LMS 3744
REF. NO. BM 321781 - BM 321932

STRATA PLAN LMS 3744 deposited and registered
in the Land Title Office at New Westminster, B.C.
This 20 day of November, 1998

J. Small
Assistant Deputy Registrar

THIS PLAN LIES WITHIN THE GREATER
VANCOUVER REGIONAL DISTRICT.



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

"The Owners"
Strata Plan LMS 3744
c/o 1800 - 701 West Georgia Street
Vancouver, B.C.
V7Y 1E9

CIVIL ADDRESS:

5600 ANDREWS ROAD
RICHMOND, B.C.

NAME OF DEVELOPMENT:

"THE LAGOONS"

LEGEND:

ALL DIMENSIONS ARE METRIC.

GRID BEARINGS ARE DERIVED FROM OBSERVATIONS BETWEEN
CONTROL MONUMENTS 7744508 AND 7744814.
INTEGRATED SURVEY AREA NO. 18, RICHMOND, NAD 83 (CSRS)

THIS PLAN SHOWS GROUND LEVEL MEASURED DISTANCES.
PRIOR TO COMPUTATION OF U.T.M. CO-ORDINATES
MULTIPLY BY MEAN COMBINED FACTOR 0.9990546.

- = CONTROL MONUMENT FOUND
- = IRON POST FOUND
- m² = SQUARE METRES
- S.L. = STRATA LOT
- C.P. = COMMON PROPERTY
- E = ELEVATOR
- EMR = ELEVATOR MACHINE ROOM
- M = MECHANICAL SHAFT
- S = PARKING STALL
- V = VISITOR PARKING STALL
- P = PATIO
- B = BALCONY
- D = ROOFDECK

NOTE:

PARKING STALLS, PATIOS, BALCONIES AND ROOFDECKS
ARE LIMITED COMMON PROPERTY FOR USE OF THE
STRATA LOTS INDICATED. (EXAMPLE: C - 1, P - 1,
B - 40, D - 104)

I, J. STEPHEN CAMPBELL, of Port Coquitlam, B.C., 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 at Richmond, B.C.
this 27th day of October, 1998

Stephen Campbell B.C.L.S.

MATSON, PECK & TOPLISS
SURVEYORS AND ENGINEERS
210-8171 COOK ROAD
RICHMOND, B.C. V6Y 3T8
(pn) 270-9331
(fax) 270-4137
JOB NO. R - 12147

SCALE 1"=500'



STRATA PLAN LMS 3744

ANDREWS ROAD

91° 23' 38"

65.252'

SNW PLAN

LMP 23826

63.97'

6.01'

1.42'

6.92'

1.28'

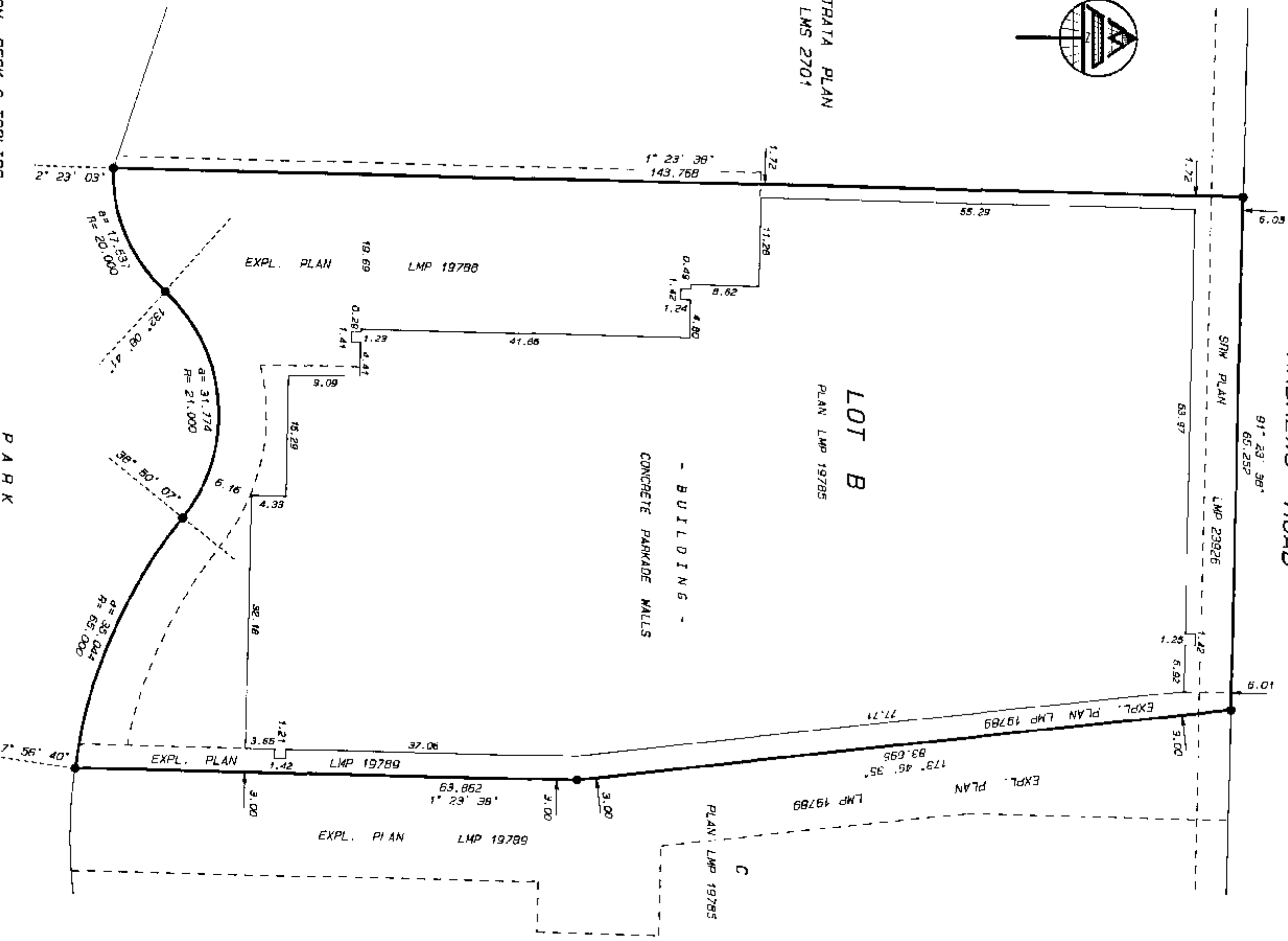
9.00'



STRATA PLAN
LMS 2701

LOT B
PLAN LMP 19785

- BUILDING -
CONCRETE PARKADE WALLS



MATSON, PECK & TOPLISS
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JOB NO. R - 12147

DATE Oct. 27/98 SE B.C.L.S.

STRATA PLAN LMS 3744

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
1	10	56	1249	1
2	10	58	1249	1
3	10	53	1089	1
4	10	53	1089	1
5	10	83	1149	1
6	10	84	1819	1
7	10	80	1899	1
8	10	80	1899	1
9	10	71	1799	1
10	10	51	1199	1
11	10	51	1199	1
12	10	50	1199	1
13	10	70	1699	1
14	11	71	1699	1
15	11	74	1699	1
16	11	71	1699	1
17	11	71	1699	1
18	11	50	1199	1
19	11	49	1199	1
20	12	57	1349	1
21	12	58	1349	1
22	12	71	1599	1
23	12	79	1799	1
24	12	79	2049	1
25	12	60	1999	1
26	12	62	1999	1
27	12	113	2659	1
28	12	80	1799	1
29	12	79	1799	1
30	11	72	1549	1
31	11	71	1549	1
32	11	71	1549	1
33	11	71	1549	1
34	11	71	1549	1
35	11	67	1299	1
36	11	67	1299	1
37	10	71	1549	1
38	10	71	1549	1
39	10	79	1849	1
40	13	79	1749	1
41	13	71	1549	1
42	13	57	1199	1
43	13	57	1199	1
44	13	50	1049	1
45	13	50	1049	1
46	13	50	1049	1
47	13	84	1869	1
48	13	80	1849	1
49	13	80	1849	1
50	13	71	1749	1
51	13	51	1149	1
52	13	51	1149	1
53	13	50	1149	1
54	13	70	1549	1
55	14	74	1549	1
56	14	71	1549	1
57	14	71	1549	1
58	14	80	1949	1
59	14	80	1949	1
60	14	49	1149	1
61	15	57	1299	1
62	15	56	1299	1
63	15	71	1549	1
64	15	79	1749	1
65	15	79	1999	1
66	15	80	1949	1
67	15	82	1949	1
68	15	117	2599	1
69	15	60	1749	1
70	15	79	1749	1
71	14	72	1599	1
72	14	71	1599	1
73	14	71	1599	1
74	14	71	1599	1
75	14	71	1599	1
76	14	57	1249	1

MATSON, PECK & TOPLISS
SURVEYORS AND ENGINEERS
JOB NO. R - 12147

DATE Oct 27/98 SC B.C.L.S.

STRATA PLAN LMS 3744

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
77	14	57	1249	1
78	13	71	1699	1
79	13	71	1699	1
80	13	79	1799	1
81	15	79	1799	1
82	15	71	1599	1
83	15	57	1249	1
84	15	57	1249	1
85	15	50	1099	1
86	15	50	1099	1
87	15	50	1149	1
88	15	84	1919	1
89	15	80	1899	1
90	15	80	1899	1
91	15	71	1799	1
92	15	51	1199	1
93	15	51	1199	1
94	15	50	1199	1
95	15	70	1699	1
96	17	71	1699	1
97	17	74	1699	1
98	17	71	1699	1
99	17	71	1699	1
100	17	50	1199	1
101	17	49	1199	1
102	18	57	1349	1
103	18	58	1349	1
104	18	112	2799	1
105	18	82	1999	1
106	18	117	2699	1
107	18	80	1799	1
108	18	79	1799	1
109	17	72	1649	1
110	17	71	1649	1
111	17	71	1649	1
112	17	71	1649	1
113	17	71	1649	1
114	17	57	1299	1
115	17	57	1299	1
116	15	71	1649	1
117	15	71	1649	1
118	15	79	1849	1
119	19	71	1699	1
120	19	57	1349	1
121	19	57	1349	1
122	19	50	1199	1
123	19	50	1199	1
124	19	50	1249	1
125	19	84	2019	1
126	19	80	1999	1
127	19	80	1999	1
128	19	71	1899	1
129	19	51	1299	1
130	19	51	1299	1
131	19	60	1299	1
132	19	70	1799	1
133	20	71	1799	1
134	20	74	1799	1
135	20	71	1799	1
136	20	71	1799	1
137	20	50	1299	1
138	20	49	1299	1
139	21	57	1449	1
140	21	58	1449	1
141	21	110	2899	1
142	21	115	2799	1
143	21	79	1899	1
144	20	72	1749	1
145	20	71	1749	1
146	20	71	1749	1
147	20	71	1749	1
148	20	71	1749	1
149	20	57	1399	1
150	20	57	1399	1
151	19	71	1749	1
152	19	71	1749	1
AGGREGATE		10379	24969	162

MATSON, PECK & TOPLISS

SURVEYORS AND ENGINEERS

JOB NO. R - 12147

DATE Oct. 27/98 SC. B.C.L.S.

STRATA PLAN LMS 3744

CONDOMINIUM ACT.

STATUTORY DECLARATION

I / WE the undersigned do solemnly declare that

- (1) I / WE the undersigned am/are the owner-developer or the duly authorized agent of the owner-developer.
- (2) The strata plan is entirely for residential use.

I / WE make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath.

Declared before me at Van B.C. this 25 day of Oct, 19 98

Samuel Hanson

A Commissioner for taking affidavits within B.C.
STEPHEN TICK

CERTIFICATE UNDER SECTION 8 (1) CONDOMINIUM ACT.

I, J. Stephen Campbell, of Port Coquitlam, B.C., British Columbia Land Surveyor, hereby certify that the building shown in this strata plan has not, as of the 27th day of October, 1998 been previously occupied.

Dated at Richmond, B.C. this 27th day of October, 19 98

Stephen Campbell, B.C.L.S.

Accepted as to forms 1, 2 and 3
this 17 day of Nov, 19 98

Don Harvey
SUPERINTENDENT OF REAL ESTATE

SIGNATURES

WITNESSES:

WITNESS as to each
STEPHEN TICK
OCCUPATION LAND SURVEYOR
401-1170 WEST 7
ADDRESS
VAN. BC V6S 4Y6

OWNER:
465913 B.C. LTD.
(INC. NO. 465913 17)
Samuel Hanson
AUTHORIZED SIGNATORY
SAUEL HANSON
AUTHORIZED SIGNATORY

MORTGAGEES:

X

NATIONAL TRUST COMPANY
(INCORPORATION NO. 343596)
by its first attorney:

W. VAN B.T.
WITNESS as to each
MIR. CLIFFE SCARLES
OCCUPATION
1177 W. 46TH STREET
ADDRESS
VANCOUVER, BC
V6E 2K3

M.R.S. TRUST COMPANY
(INCORPORATION NO. 343596)
by its first attorney:

FINCH
WITNESS as to each
777 BAY ST. V6E 1G0
OCCUPATION
FINCH, VANCOUVER

BOUCE SHERIDAN
AUTHORIZED SIGNATORY
LEE COLBMAN
AUTHORIZED SIGNATORY

L-2376 HOLDINGS LTD.
(INCORPORATION NO. 551810)
by its first attorney:

CHARLES WESTGARD
WITNESS as to each
REALTOR
OCCUPATION
13301-72nd Ave SURREY BC
ADDRESS
V3W 3N5

ARTHUR L. FLAMMARD
AUTHORIZED SIGNATORY
AUTHORIZED SIGNATORY

MATSON, PECK & TOPLISS
SURVEYORS AND ENGINEERS
210-8171 COW ROAD
RICHMOND, B.C. V6V 3T8
(PH) 270-9331
(FAX) 270-4137

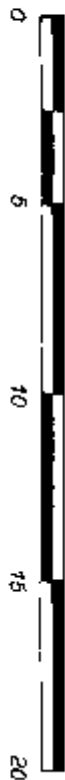
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DATE Oct 27 / 98 SC B.C.L.S.

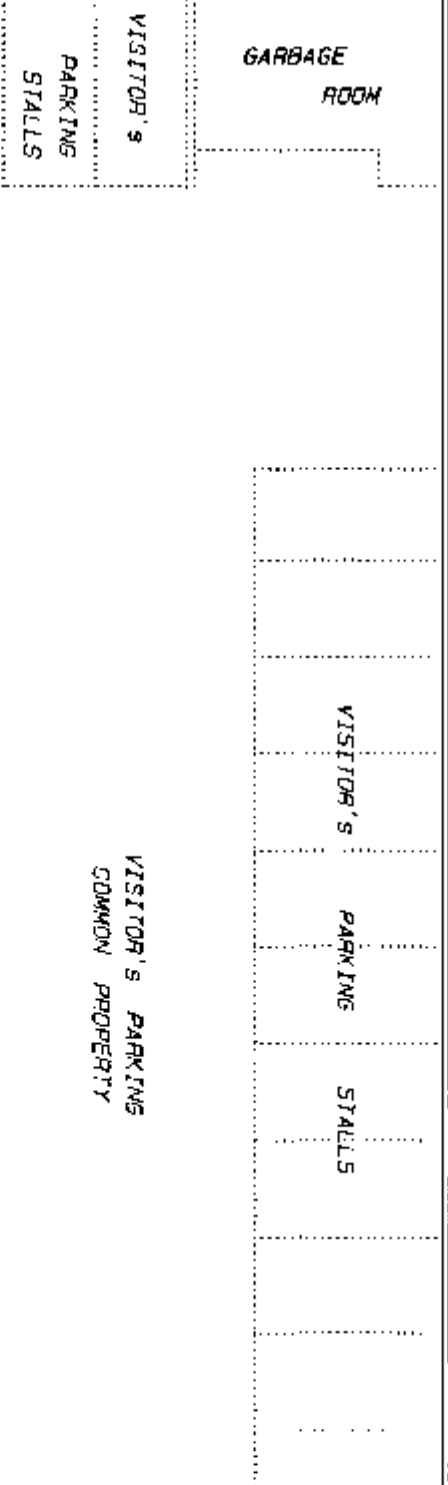
GARAGE FLOOR (NW - PART)

SHEET 6 OF 24 SHEETS

SCALE 1/2" = 1'-0"



STRATA PLAN LMS 3744



BICYCLE PARKING		VISITOR'S PARKING		VISITOR'S STALLS	
C-1	5.50	C-119	2.56	C-152	2.82
C-2	3.04	C-130	2.56	C-151	2.82
			5.50	C-90	2.82
				C-90	2.82
				C-48	2.82
				C-48	2.82
				C-126	2.82
				C-126	2.82
				C-47	
				C-47	
				C-6	

DRIVEWAY COMMON PROPERTY		DRIVEWAY COMMON PROPERTY	
C-38	5.49	C-127	2.82
C-51	2.97	C-127	2.82
C-91	2.82	C-89	2.82
C-128	2.82	C-89	2.82
C-49	5.49	C-85	2.82
C-49	5.49	STAIRS	
C-41	2.81	C-122	
C-50	2.57	C-8	
C-92	2.82	C-8	

DRIVEWAY COMMON PROPERTY		DRIVEWAY COMMON PROPERTY	
C-40	2.86	C-54	2.72
C-40	2.71	C-78	2.55
C-80	2.57	C-132	2.84
C-80	2.43	C-81	2.82
C-79	2.57	C-81	2.82
C-116	2.65	C-96	2.72
C-15	2.49	C-96	2.72
C-15	5.27	C-95	
C-78	2.55		
C-132	2.84		
C-81	2.82		
C-81	2.82		
C-96	2.72		
C-96	5.47		
C-95			

CONTINUED

ON

SHEET 7

MAISON, PECK & TOPPIS

SURVEYORS AND ENGINEERS

210-B-171 COOK ROAD

RICHMOND, B.C. V6Y 3T6

(PH) 270-9934

(FAX) 270-4137

JOB NO. R - 12147

CONTINUED

ON

SHEET 8

DATE Oct. 27/98 SC B.C.L.S.

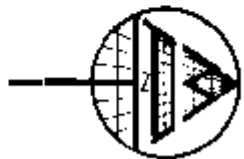
GARAGE FLOOR (NE - PART)

SHEET 7 OF 24 SHEETS

SCALE 1:200



STRATA PLAN LMS 3744



VISITOR'S PARKING
COMMON PROPERTY

VISITOR'S	PARKING	STALLS
5.01	2.50	2.50
C-14	2.50	2.50
5.01		

SECURITY GATE

C-48	C-48	C-126	C-126	C-47	C-47	C-6	C-6	C-115	C-114
5.60	2.82	2.82	2.82	2.82	2.82	2.82	2.82	5.02	5.02
C-47	C-47	C-6	C-6	C-115	C-114				
2.82	2.82	2.82	2.82	5.02	5.02				

DRIVEWAY
COMMON PROPERTY

C-89	C-89	C-89	C-89	C-89	C-89	C-89	C-89	C-89	C-89
5.49	2.82	2.82	2.82	2.82	2.82	2.82	2.82	2.82	2.82
C-44	C-44	C-85	C-122	C-8	C-8	C-133	C-35	C-39	C-39
2.82	2.82	2.82	2.82	2.82	2.82	2.82	2.82	2.82	2.82

DRIVEWAY
COMMON PROPERTY

DRIVEWAY
COMMON PROPERTY

C-9	C-13	C-93	C-76	C-112	C-37	C-118	C-113	C-31	C-32	C-25	C-26
5.54	2.82	2.82	2.82	2.82	2.82	2.82	2.82	2.82	2.82	2.82	2.82
C-16	C-16	C-16	C-16	C-16	C-16	C-16	C-16	C-16	C-16	C-16	C-16
5.54	2.82	2.82	2.82	2.82	2.82	2.82	2.82	2.82	2.82	2.82	2.82

MATSON, PECK & TOPPLISS
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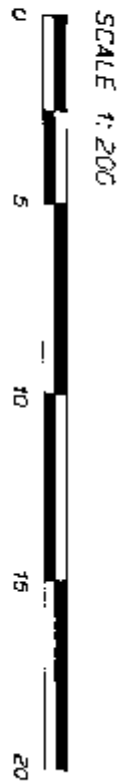
DATE Oct. 27 / 98 SC B.C.L.S.

CONTINUED ON SHEET 9

GARAGE FLOOR (SW - PART)

SHEET 8 OF 24 SHEETS

STRATA PLAN LMS 3744

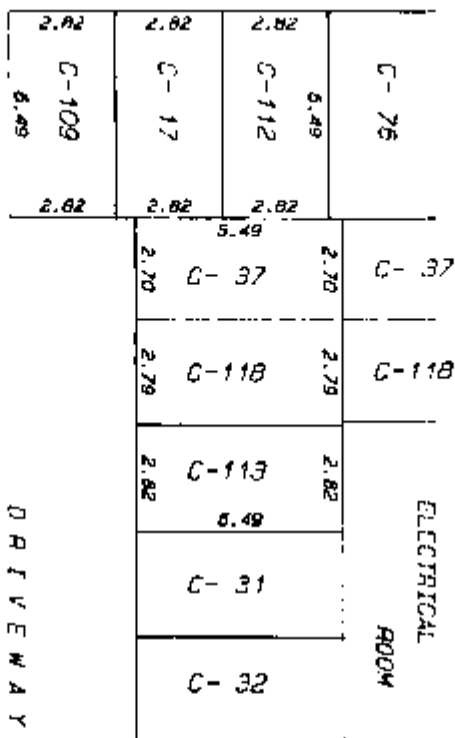
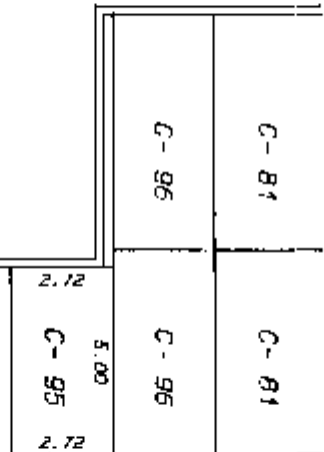


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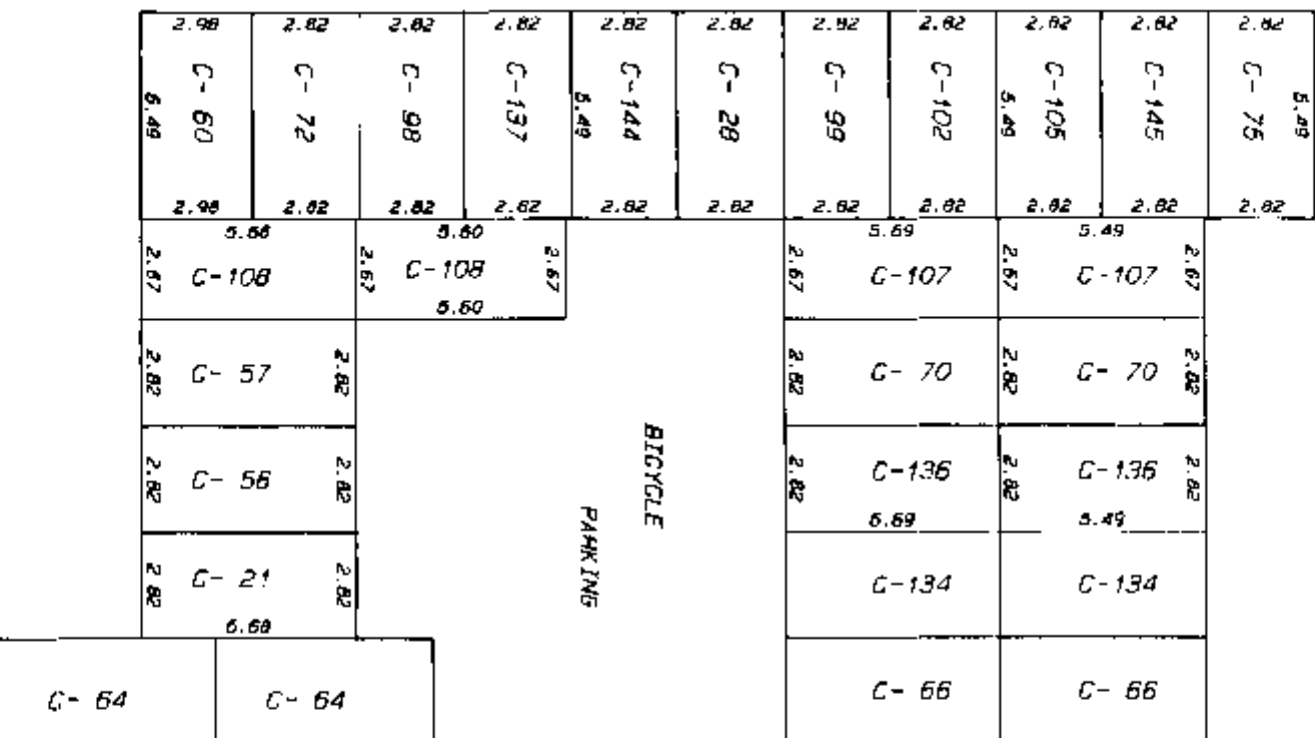
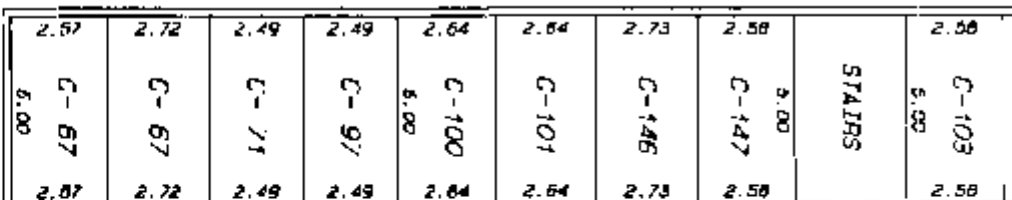
SHEET 8

ELECTRICAL ROOM



DRIVEWAY COMMON PROPERTY

DRIVEWAY COMMON PROPERTY



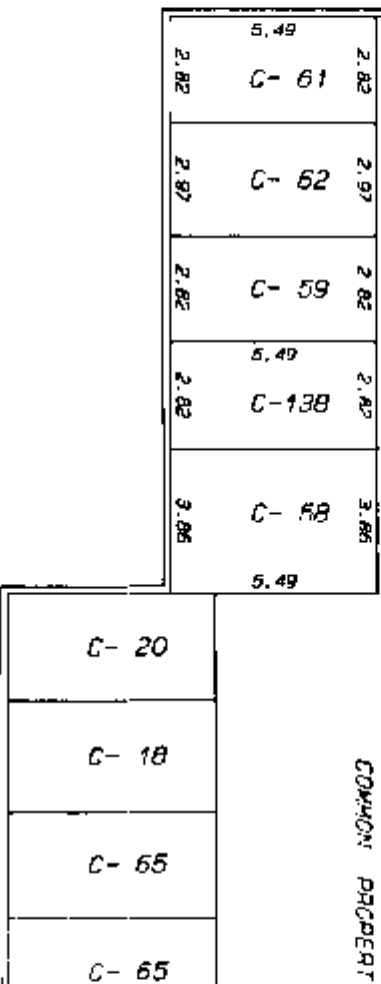
BICYCLE PARKING

CONTINUED

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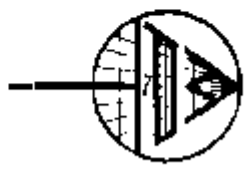
SHEET 9

DRIVEWAY COMMON PROPERTY



MATSON, PECK & TOPLISS
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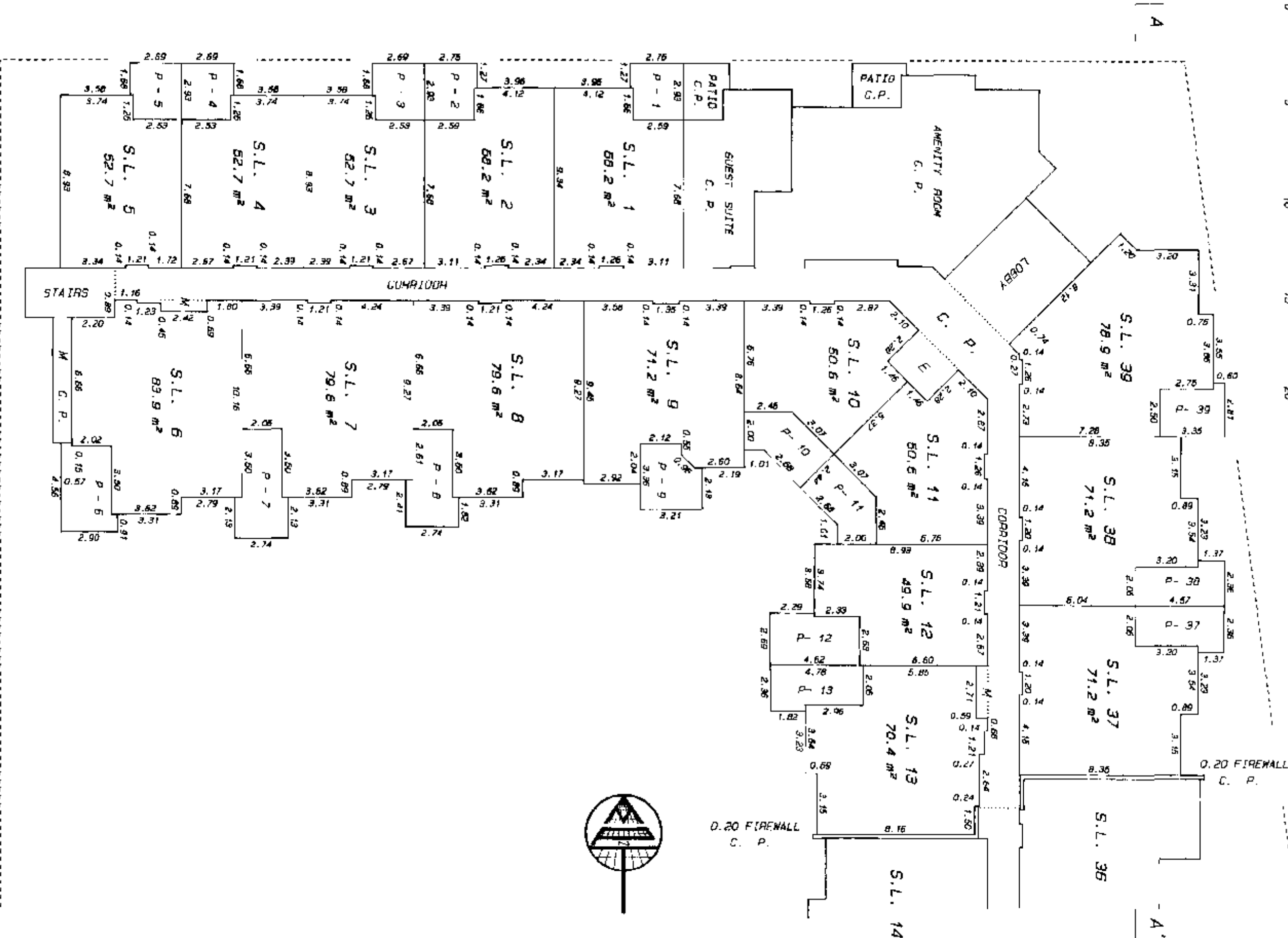
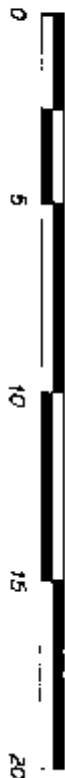


GROUND FLOOR (NORTH PART)

SHEET 10 OF 24 SHEETS

STRATA PLAN LMS 3744

SCALE 1:200



SEE SHEET 11 FOR CONTINUATION

MAISON, PECK & TOPLISS
SURVEYORS AND ENGINEERS
210-8171 COOK ROAD
RICHMOND, B.C. V6V 3T8
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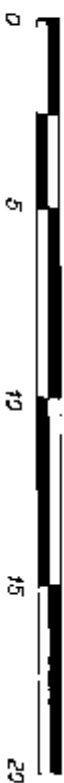
DATE Oct 27 / 98 SC B.C.L.S.

GROUND FLOOR (CENTRE PART)

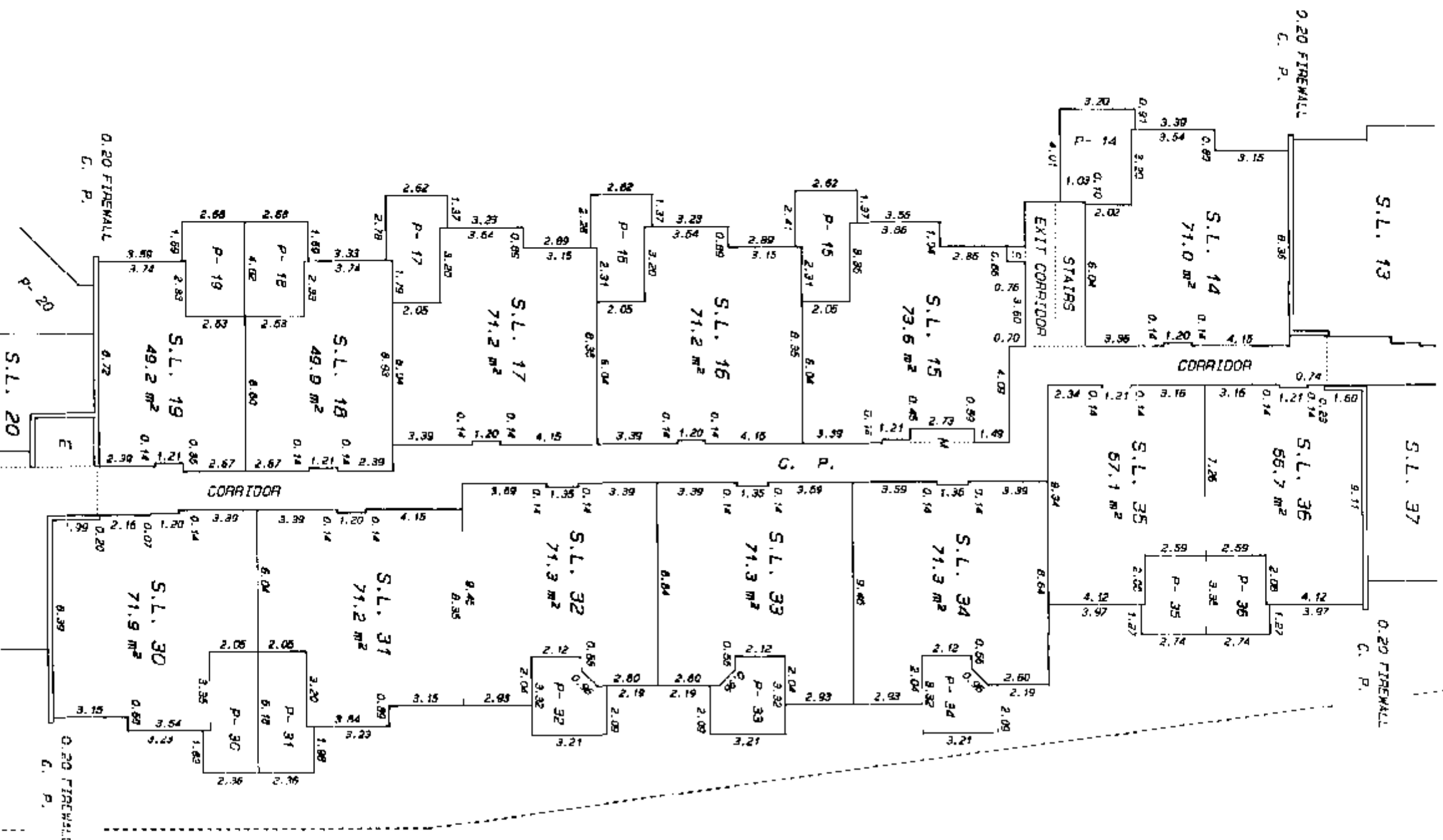
SHEET 11 OF 24 SHEETS

STRATA PLAN LMS 3744

SCALE 1:200



SEE SHEET 10 FOR CONTINUATION



SEE SHEET 12 FOR CONTINUATION

MATSON, PECK & TOPPLISS
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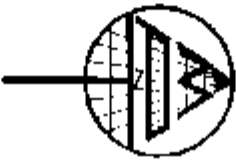
DATE Oct 27/98 SC B.C.L.S.

GROUND FLOOR (SOUTH PART)

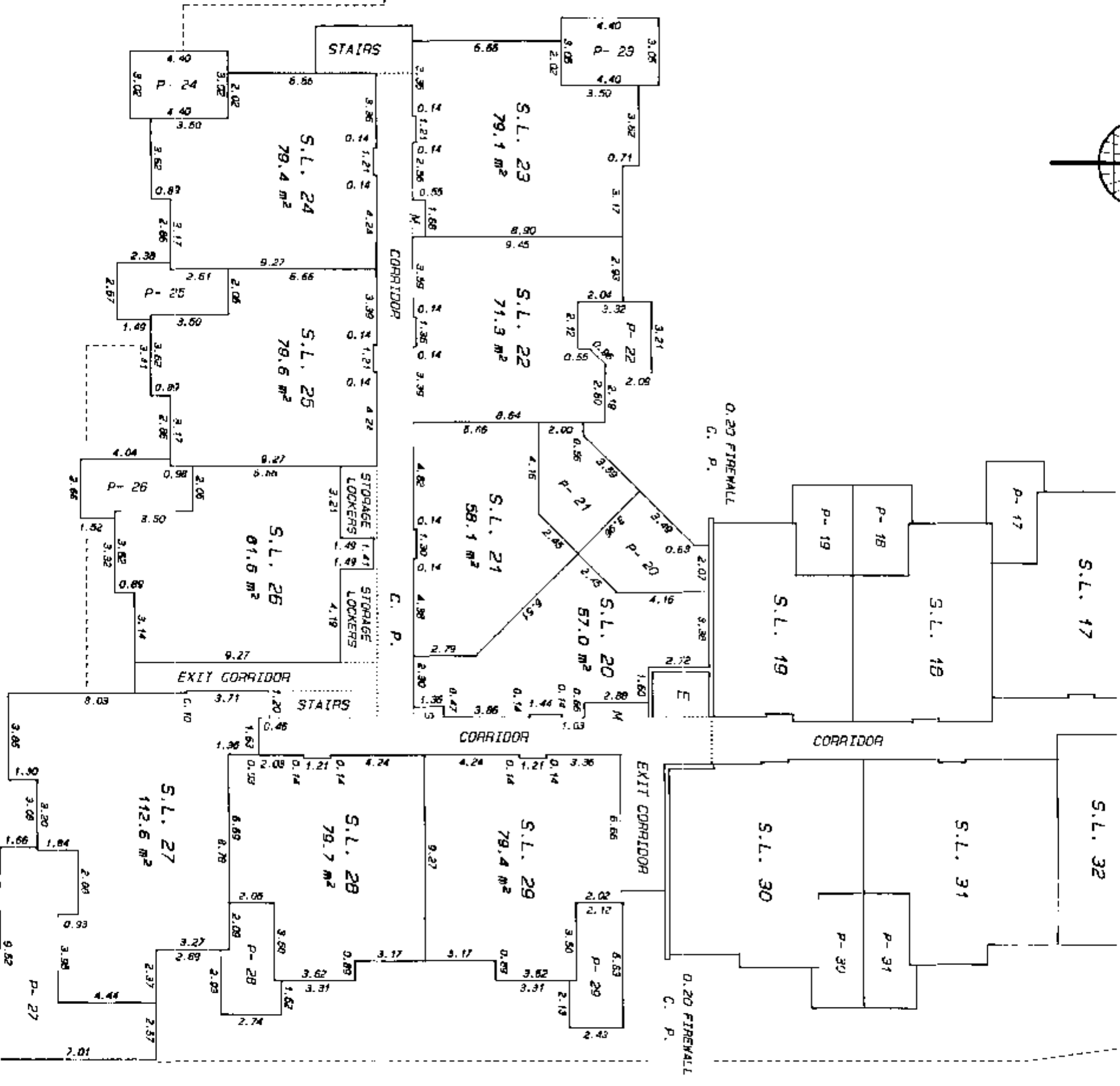
SHEET 12 OF 24 SHEETS

STRATA PLAN LMS 3744

SCALE 1:200



SEE SHEET 11 FOR CONTINUATION



MATSON, PECK & TOPLISS
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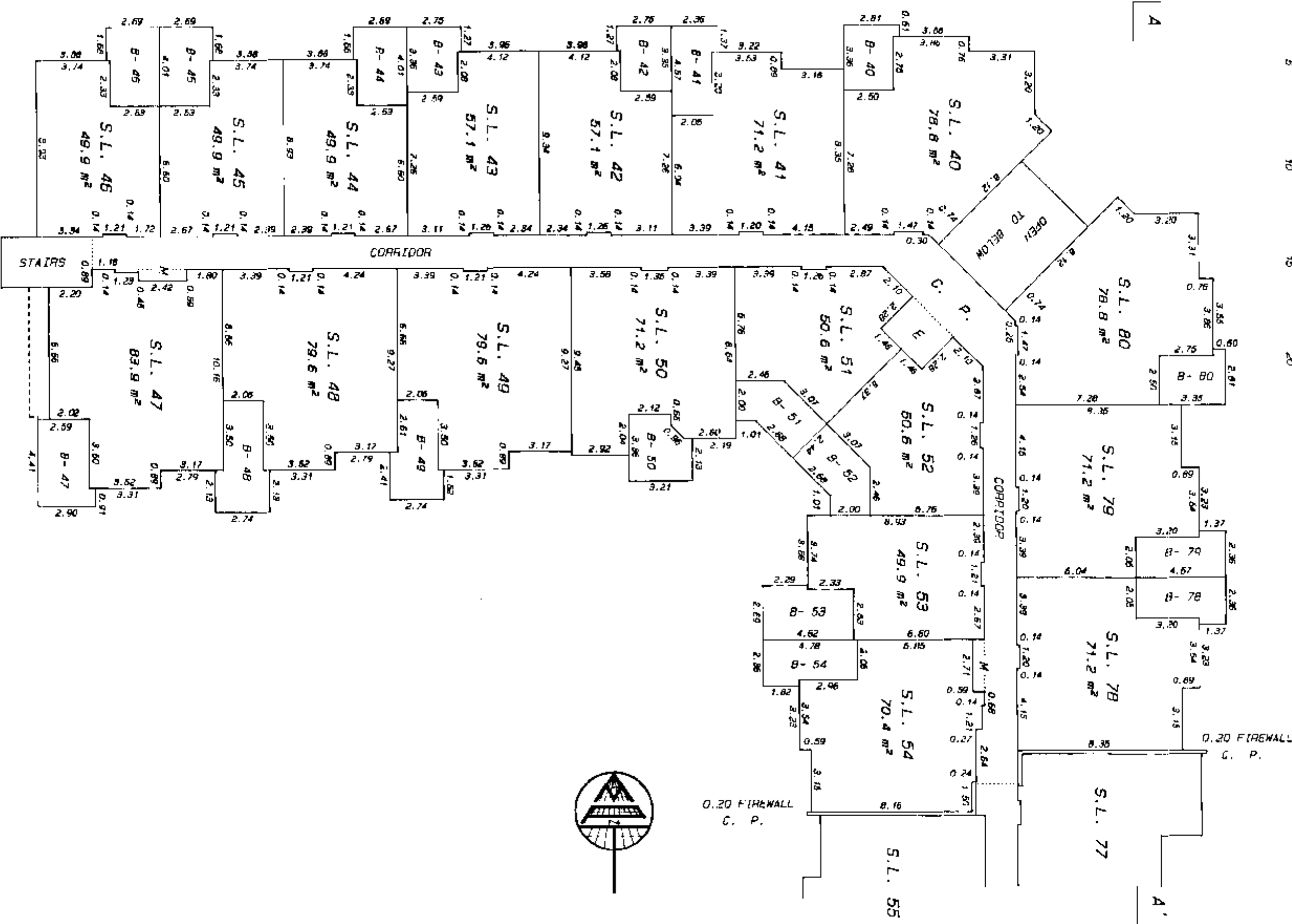
SECOND FLOOR (NORTH PART)

SHEET 13 OF 24 SHEETS

SCALE 1:200



STRATA PLAN LMS 3744



SEE SHEET 14 FOR CONTINUATION

MATSON, PECK & TOPLISS
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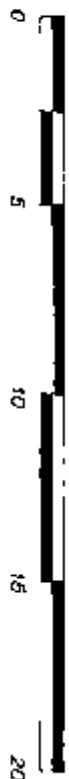
DATE Oct. 27/98 Se B.C.L.S.

SECOND FLOOR (CENTRE PART)

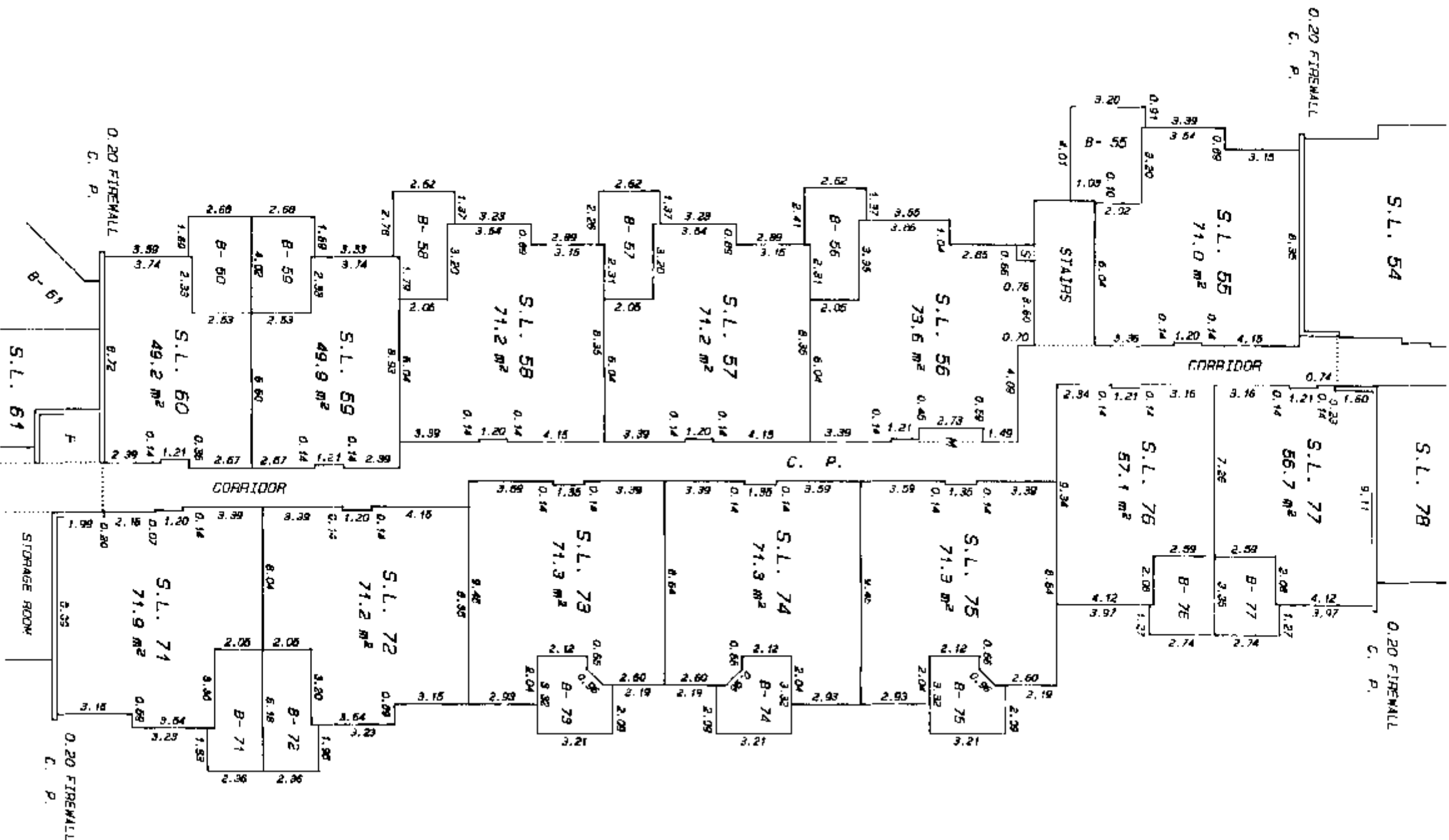
SHEET 14 OF 24 SHEETS

STRATA PLAN LMS 3744

SCALE 1:200



SEE SHEET 13 FOR CONTINUATION



SEE SHEET 15 FOR CONTINUATION

MAISON, PECK & TOPLISS
SURVEYORS AND ENGINEERS
210-8171 COOK ROAD
RICHMOND, B.C. V6V 3T8
(604) 270-9331
(fax) 270-4137
JOB NO. R - 12147

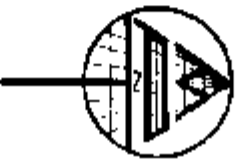
DATE Oct 27/98 SC. B.C.L.S.

SECOND FLOOR (SOUTH PART)

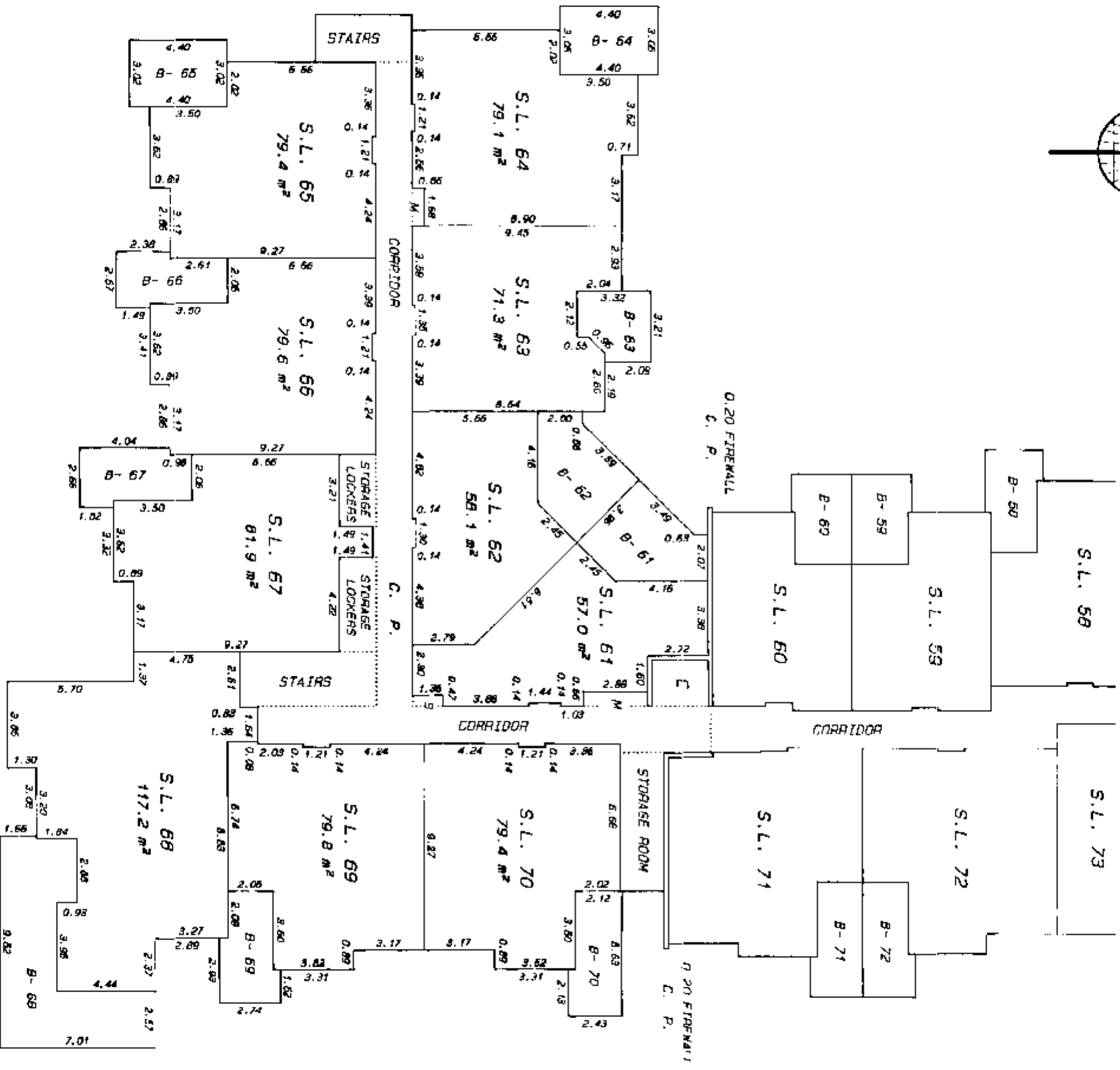
SHEET 15 OF 24 SHEETS

STRATA PLAN LMS 3744

SCALE 1:200



SEE SHEET 14 FOR CONTINUATION



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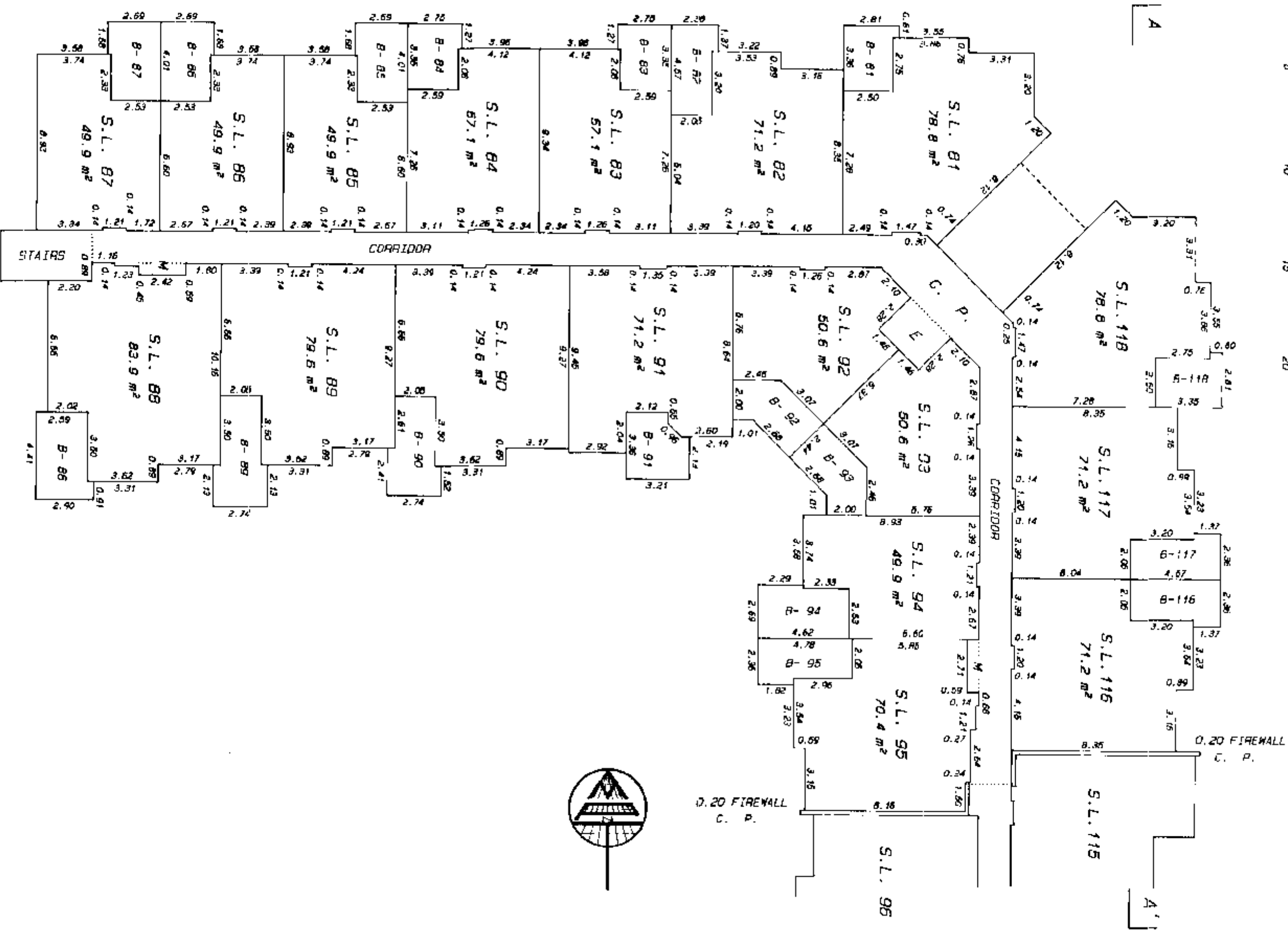
DATE 04.27/98 *SE* B.C.L.S.

THIRD FLOOR (NORTH PART)

SHEET 16 OF 24 SHEETS

STRATA PLAN LMS 3744

SCALE 1:200



SEE SHEET 17 FOR CONTINUATION

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DATE Oct 22 / 98 SE

B.C.L.S.

THIRD FLOOR (CENTRE PART)

SHEET 17 OF 24 SHEETS

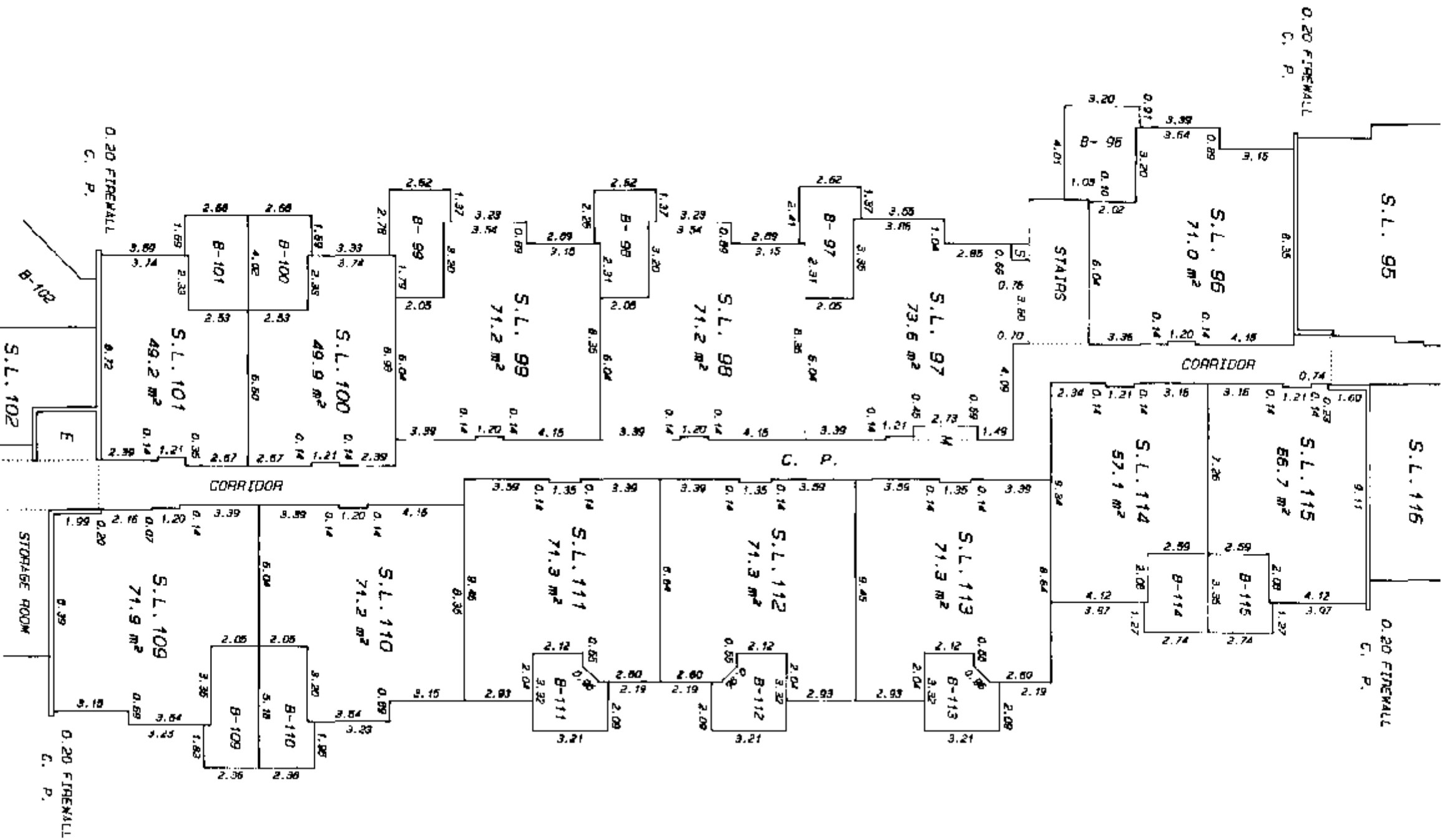
STRATA PLAN LMS 3744

SCALE 1:200



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SEE SHEET 16 FOR CONTINUATION



SEE SHEET 18 FOR CONTINUATION

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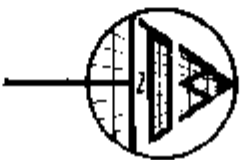
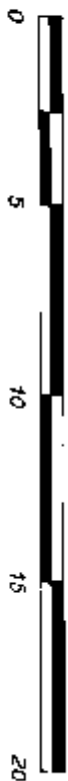
DATE Oct. 27 / 98 BC B.C.L.S.

THIRD FLOOR (SOUTH PART)

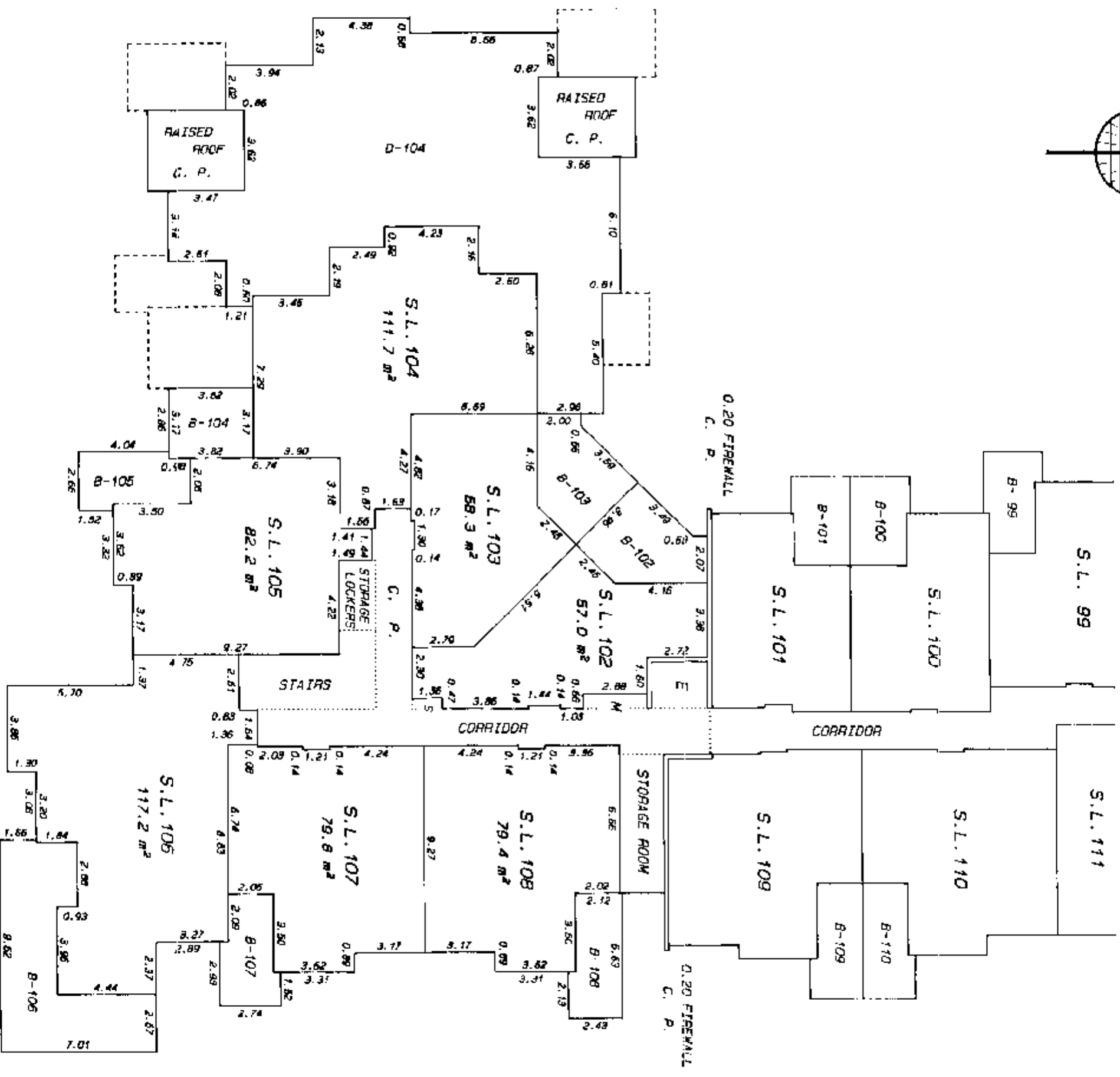
SHEET 18 OF 24 SHEETS

STRATA PLAN LMS 3744

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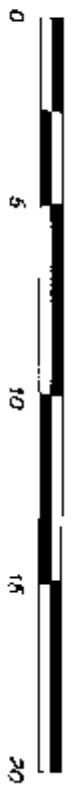
JOB NO. R - 12147

DATE Oct 27 / 98 SC B.C.L.S.

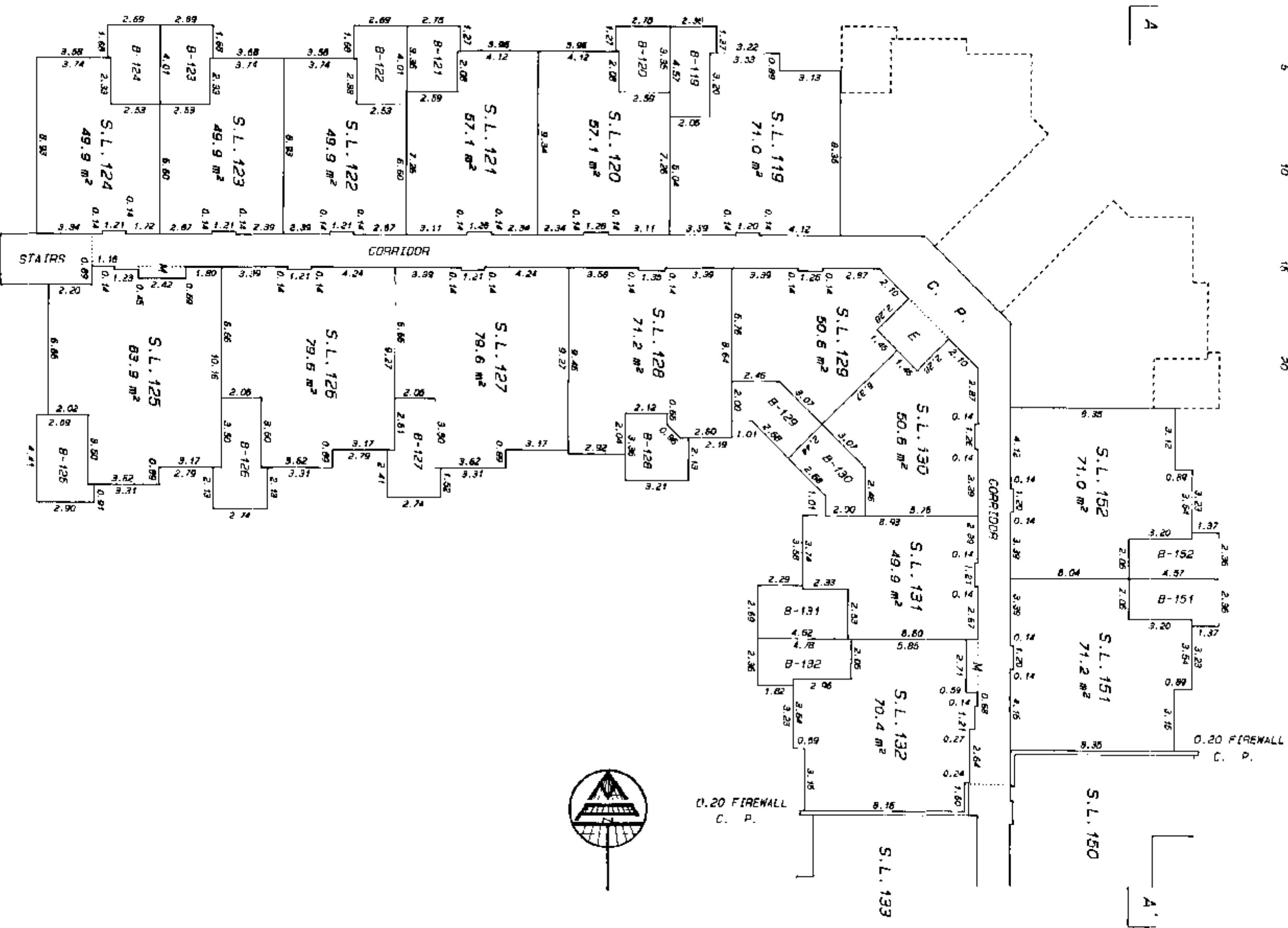
FOURTH FLOOR (NORTH PART)

SHEET 19 OF 24 SHEETS

SCALE 1:200



STRATA PLAN LMS 3744



SEE SHEET 20 FOR CONTINUATION

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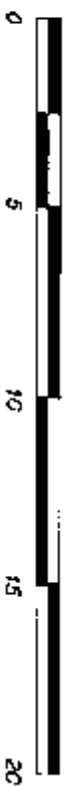
SE

B.C.L.S.

FOURTH FLOOR (CENTRE PART)

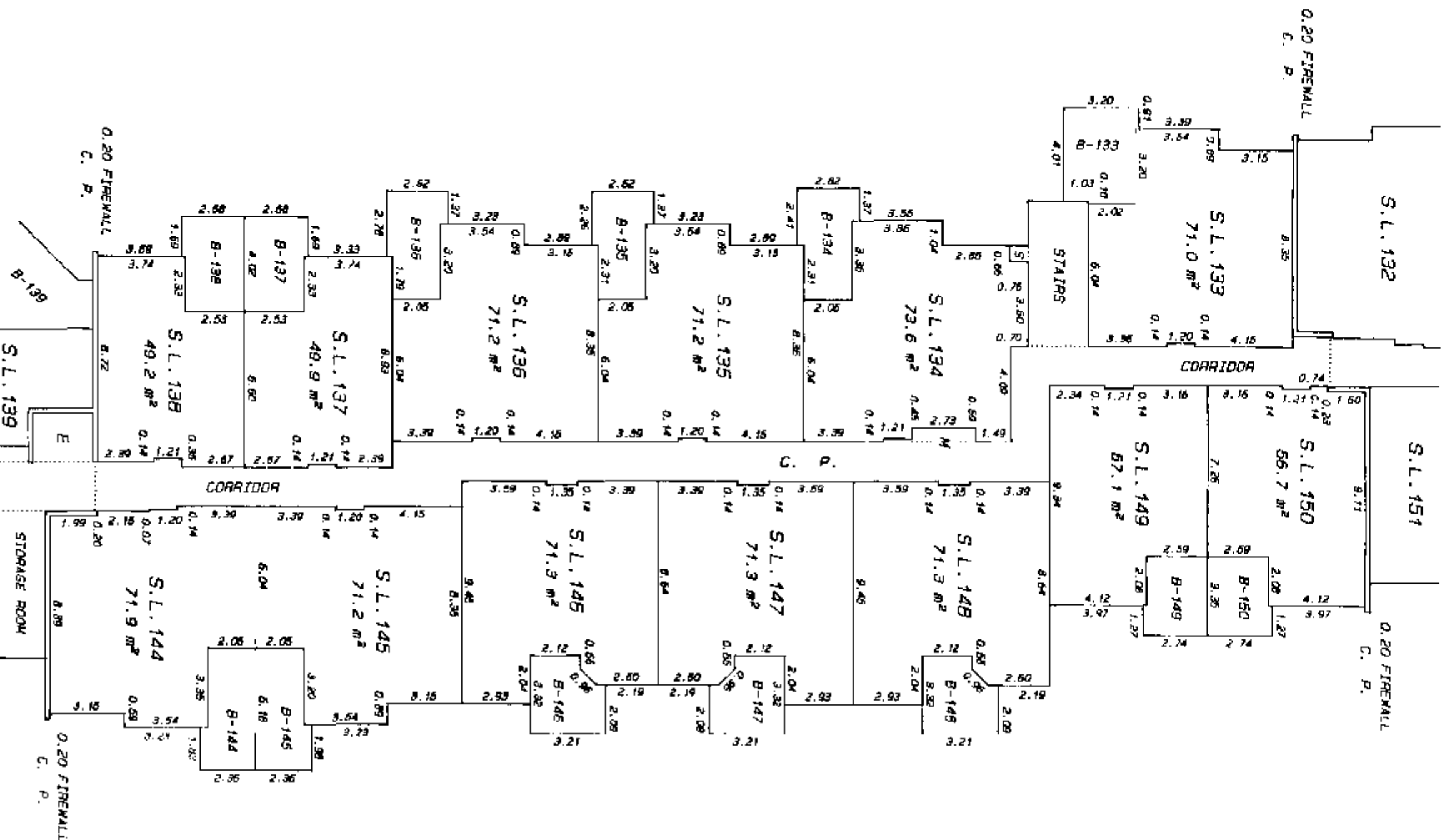
SHEET 20 OF 24 SHEETS

SCALE 1:200



STRATA PLAN LMS 3744

SEE SHEET 19 FOR CONTINUATION



SEE SHEET 21 FOR CONTINUATION

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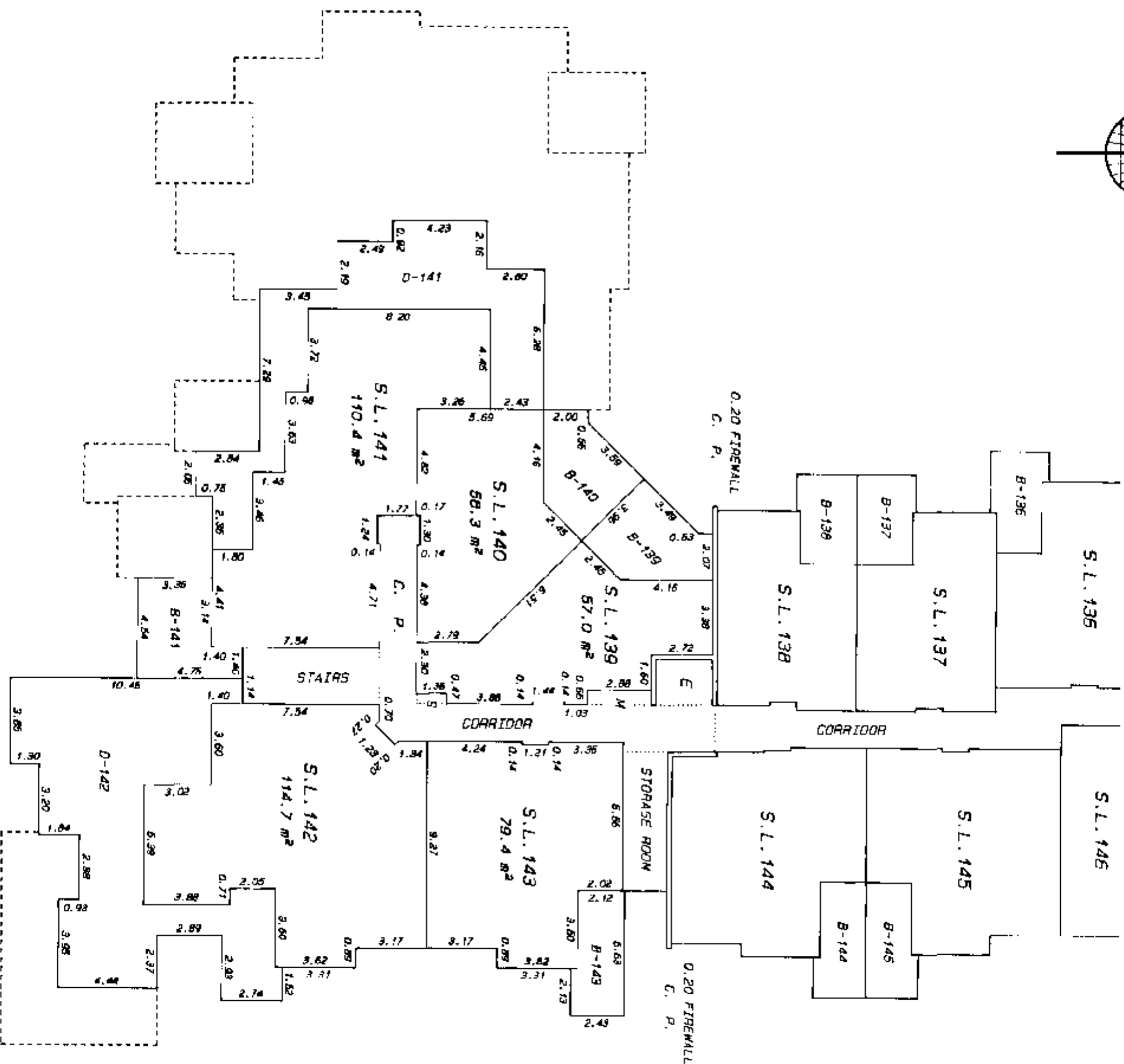
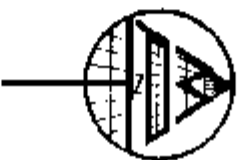
FOURTH FLOOR (SOUTH PART)

SHEET 21 OF 24 SHEETS



STRATA PLAN LMS 3744

SEE SHEET 20 FOR CONTINUATION



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JOB NO. R - 12147

DATE Oct. 27/98 SC B.C.L.S.

SECTION A - A'

SCALE 1:200



CONTINUED BELOW

S.L. 146	S.L. 147	S.L. 148	S.L. 149	S.L. 150	S.L. 151	S.L. 152
S.L. 111	S.L. 112	S.L. 113	S.L. 114	S.L. 115	S.L. 116	S.L. 117
S.L. 73	S.L. 74	S.L. 75	S.L. 76	S.L. 77	S.L. 78	S.L. 79
S.L. 32	S.L. 33	S.L. 34	S.L. 35	S.L. 36	S.L. 37	S.L. 38
	S.L. 39	S.L. 60	S.L. 80	S.L. 118		

BICYCLE PARKING C. P.	C-129	C- 87	C- 46	C-124	C - 5	C-125	DRIVEWAY COMMON PROPERTY
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STRATA PLAN LMS 3744

SHEET 22 OF 24 SHEETS

S.L. 147	S.L. 146	S.L. 145	S.L. 144	STORAGE ROOMS C. P.	S.L. 143	S.L. 142	D- 142	FOURTH FLOOR
S.L. 112	S.L. 111	S.L. 110	S.L. 109		S.L. 108	S.L. 107	S.L. 106	THIRD FLOOR
S.L. 74	S.L. 73	S.L. 72	S.L. 71		S.L. 70	S.L. 69	S.L. 68	SECOND FLOOR
S.L. 33	S.L. 32	S.L. 31	S.L. 30	EXIT C. P.	S.L. 29	S.L. 28	S.L. 27	GROUND FLOOR
							C- 27	GARAGE FLOOR
								DRIVEWAY COMMON PROPERTY

CONTINUED ABOVE

MAISON, PECK & TOPLISS
SURVEYORS AND ENGINEERS
210-8171 COOK ROAD
RICHMOND, B.C. V6Y 3T8
(604) 270-3891
(FAX) 270-4137
JOB NO. R - 12147

DATE Oct. 27/98 SC B.C.L.S.

RECORD OF BY-LAWS AND ORDERS, ETC.

MATSON, PECK & TOPLISS
SURVEYORS AND ENGINEERS
210-8174 COOK ROAD
RICHMOND, B.C. V6Y 3T8
(ph) 273-9331
(fax) 270-4137
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DATE Oct. 27/98 B.C.L.S. 32

DEALINGS AFFECTING THE COMMON PROPERTY.

[illegible]

MAITSON, PECK & TOPLISS
SURVEYORS AND ENGINEERS
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(Fax) 270-4137

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