STRATA PLAN OF PART OF LOT 1, DISTRICT LOTS 347 AND 349, GROUP 1, PLAN LMP 862 NEW WESTMINSTER DISTRICT CITY OF PORT MOODY.

"FORM E, DF BE124366" "AMENDED SEE BF 124457"

PHASE 1

STRATA PLAN LMS. 74

Deposited and registered in the Land Title Office at New Westminster, BC this 28 day of JUNE, 1991.

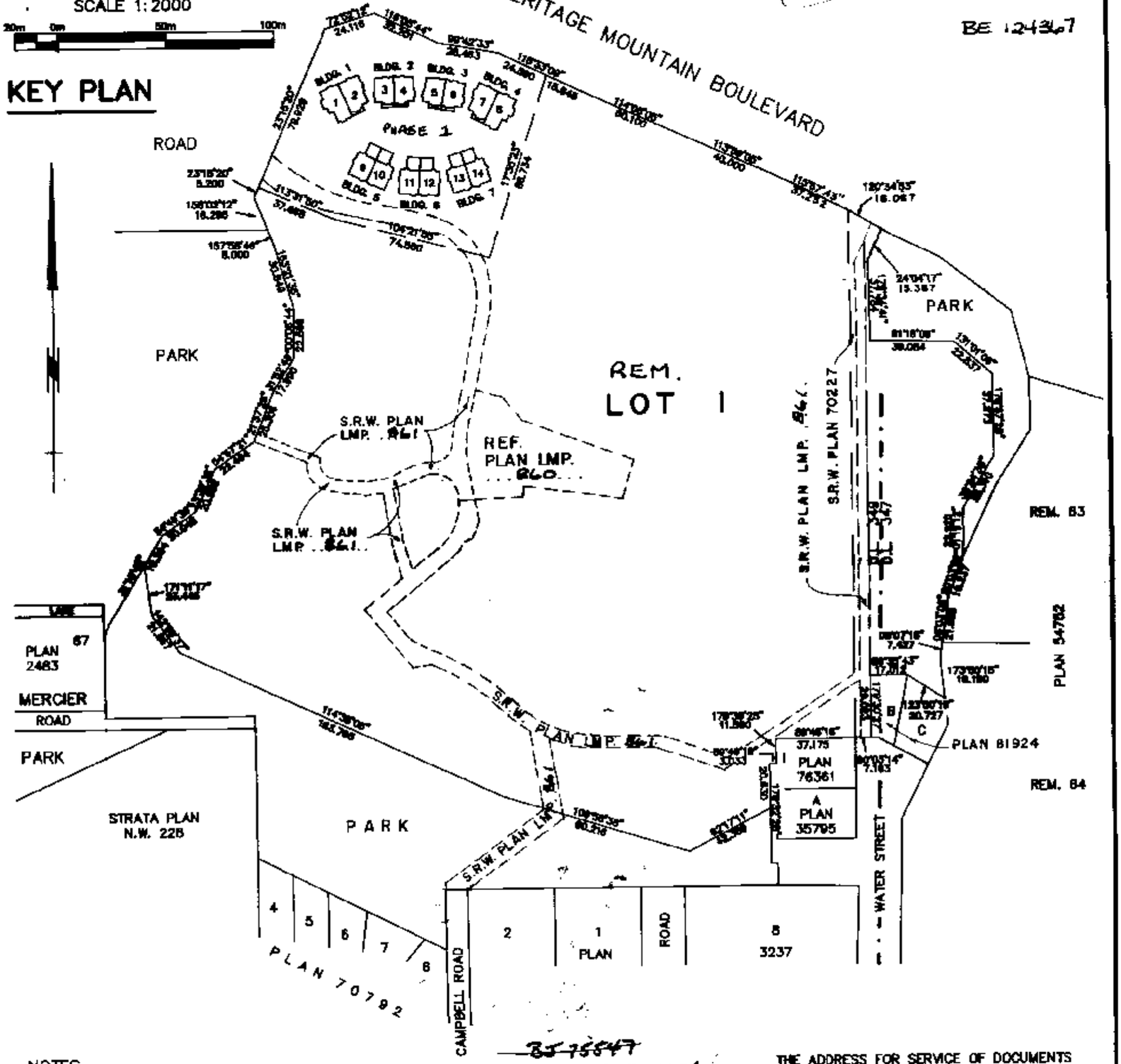
DEPUTY Registrar

BE 124367

SCALE 1:2000

20m 0m 50m 100m

KEY PLAN



NOTES

ALL DISTANCES ARE IN METERS UNLESS OTHERWISE NOTED.
ALL ANGLES ARE 45° OR 90° UNLESS OTHERWISE NOTED.

THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT

LEGEND:

GRID BEARINGS ARE DERIVED FROM PLAN LMP 862

©	DENOTES COMMON PROPERTY
S.L.	DENOTES STRATA LOT
L.C.P.	DENOTES LIMITED COMMON PROPERTY
PT.	DENOTES PART OF
P	DENOTES PATIO
A	DENOTES AREA
T.A.	DENOTES TOTAL AREA
m2	DENOTES SQUARE METERS
G	DENOTES GARAGE
CH	DENOTES CHIMNEY
CS	DENOTES CRAWL SPACE

MORGAN STEWART & COMPANY
Surveyors and Engineers
1055–Seymour St, Vancouver, B.C.

BJ 75547
CHANGE OF ADDRESS
c/o COUNTRY PROPERTIES LTD
500-1111 W. HASTINGS STREET
VANCOUVER, BC V6E 3R2

CIVIC ADDRESS:

101 PARKSIDE DRIVE
PORT MOODY, B.C.

FOR STRATA LOT MUNICIPAL ADDRESS SEE STRATA PLAN GENERAL INDEX

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

THE OWNERS STRATA PLAN LMS. 74
1628 WEST 7th AVENUE
c/o GARY DAYAN, BARRISTER & SOLICITOR
VANCOUVER, B.C.
V6J 1H5

NAME OF DEVELOPMENT:

TREETOPS

I, BRIAN W. COLLINS, of Vancouver, a 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, B.C. this 15th day of MAY, 1991.

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

FILE: 5279-20-04

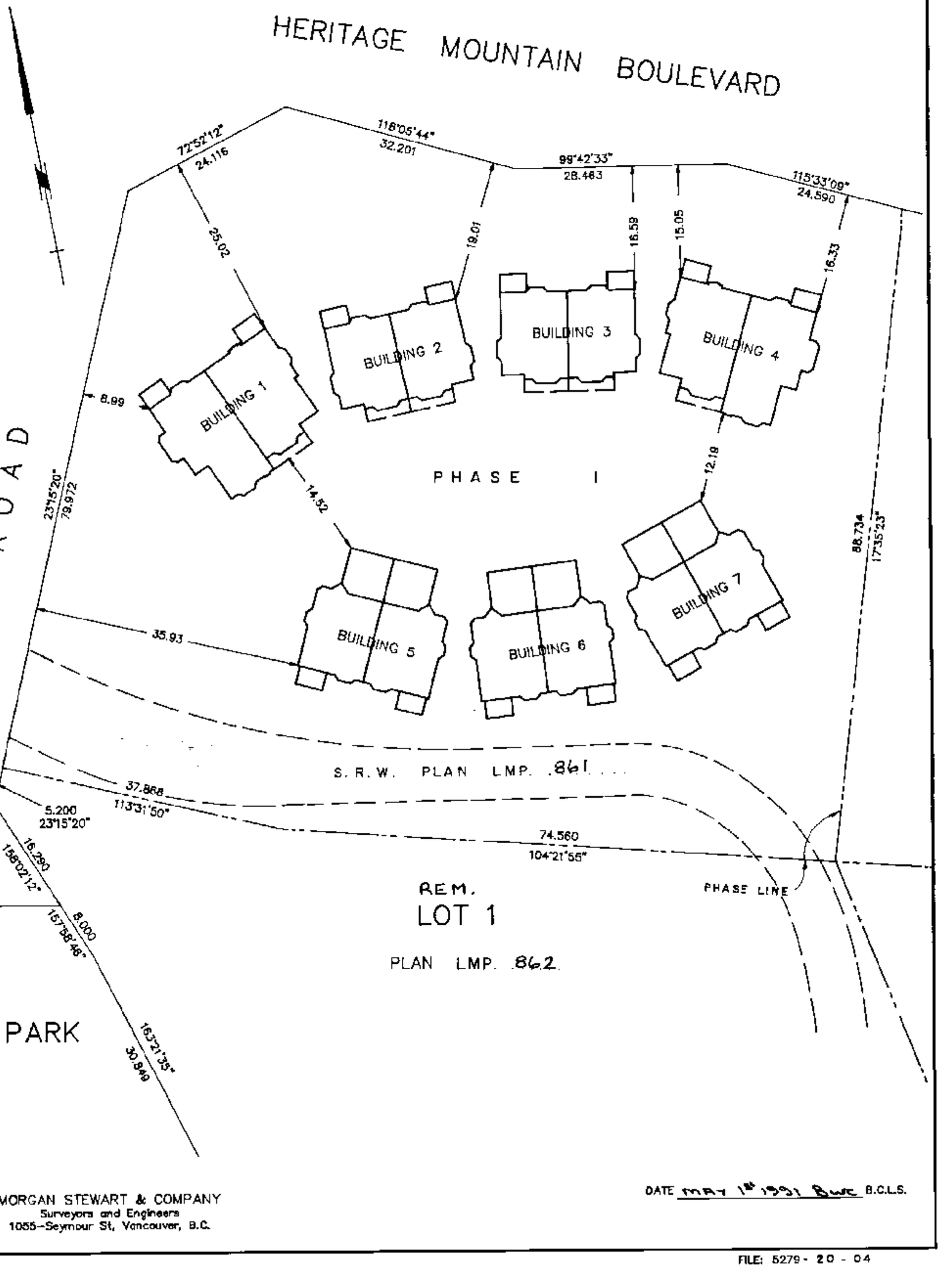
FILED LMLMS74 R02467 2005-07-21-15.45.57.567940

LOCATION PLAN

PHASE 1
STRATA PLAN LMS 74

SCALE 1:500

10m 5 0m 10 20m



MORGAN STEWART & COMPANY
Surveyors and Engineers
1055–Seymour St, Vancouver, B.C.

DATE MAY 1st 1991 B.W.C. B.C.L.S.

FILE: 5279 - 20 - 04

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PHASE 1
STRATA PLAN LMS. 74

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
1	4	245	2149	
2	4	218	2099	
3	5	215	2049	
4	5	215	2049	
5	6	215	2049	
6	6	215	2049	
7	7	218	2099	
8	7	245	2149	
9	8	198	2099	
10	8	197	2049	
11	9	198	2049	
12	9	198	2049	
13	10	197	2049	
14	10	198	2099	
AGGREGATE		2972	29086	

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 VICTOR D. SETTON

Declared before me this 2nd day of May , 1991 .

A commissioner for taking affidavits for British Columbia
GARY C. DAYAN

Accepted as to forms 1 , 2 and 3 .
Dated this 27 day of June , 1991 .

Superintendent of Real Estate

Approved as phase 1 of 12 phase strata plan under the condominium act .
Dated at Port Moody, British Columbia this 14th day of June 1991 .

Approving Officer for the City of Port Moody

OWNER :

UNITED PROPERTIES LTD.
(INCORPORATION No. 136500)

Authorized Signatory VICTOR D. SETTON

Authorized Signatory

WITNESS AS TO BOTH SIGNATURES

GARY C. DAYAN
Barrister & Solicitor
Address of witness [illegible] AVE. W.F.
VANCOUVER, B.C. V6J 1S5
TEL: [illegible] FAX: [illegible]
Occupation of witness

MORTGAGEE :

METROPOLITAN TRUST COMPANY OF CANADA .
(REGISTRATION No. 84 T)
by its lawful attorneys. see file #NA212/A8

Authorized Signatory Christine Rainbird

Authorized Signatory Peter Morrish

WITNESS AS TO BOTH SIGNATURES

R. S. McIntosh

217-7500 Abercrombie Dr.
Address of witness

Receptionist
Occupation of witness

DATE MAY 13th 1991 B.C.L.S.

MORGAN STEWART AND COMPANY
Surveyors and Engineers
1055 Seymour St, Vancouver, B.C.

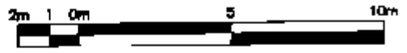
FILE : 5279-20-04

FILED LMLMS74 RD2467 2005-07-21-15.45.57.567940 D.F.C.-15534

PHASE 1
STRATA PLAN LMS. 74

SECTIONS

SCALE 1:200



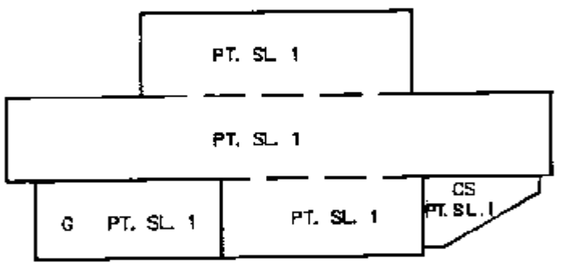
SECTION A–A

TYPICAL FOR SLs 1 & 8

UPPER FLOOR

MAIN FLOOR

LOWER FLOOR



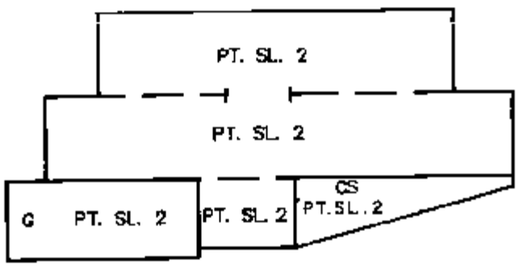
SECTION B–B

TYPICAL FOR SLs 2 & 7

UPPER FLOOR

MAIN FLOOR

LOWER FLOOR



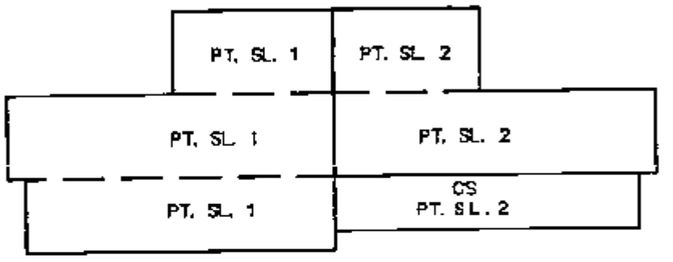
SECTION C–C

TYPICAL FOR SLs 1 & 2

UPPER FLOOR

MAIN FLOOR

LOWER FLOOR



MORGAN STEWART & COMPANY
Surveyors and Engineers
1055–Seymour St, Vancouver, B.C.

DATE MAY 1st 1991 B.C.L.S.

FILE: 5279 – 20 – 04

FILED LMLMS74 RD2467 2005-07-21-15.45.57.567940

SECTIONS

PHASE 1
STRATA PLAN LMS. 74

SCALE 1:200

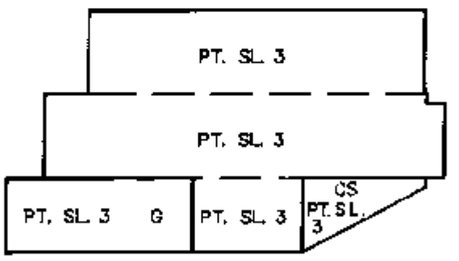
SECTION D–D

TYPICAL FOR SLs 3 – 6

UPPER FLOOR

MAIN FLOOR

LOWER FLOOR



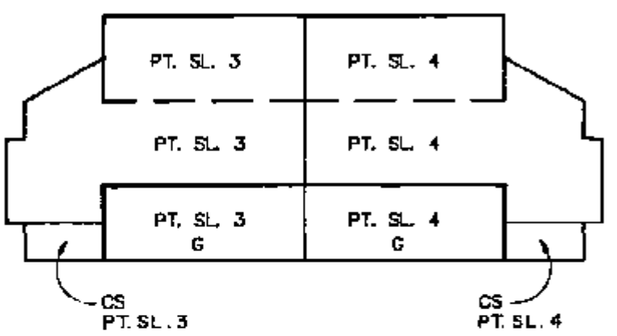
SECTION E–E

TYPICAL FOR SLs 3 – 6

UPPER FLOOR

MAIN FLOOR

LOWER FLOOR



MORGAN STEWART & COMPANY
Surveyors and Engineers
1055–Seymour St, Vancouver, B.C.

DATE MAY 1ST 1991 B.C.L.S.

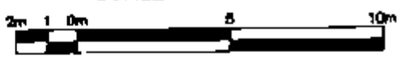
FILE: 5279 – 20 – 04

FILED LMLMS74 R02467 2005-07-21-15.45.57.567940

SECTIONS

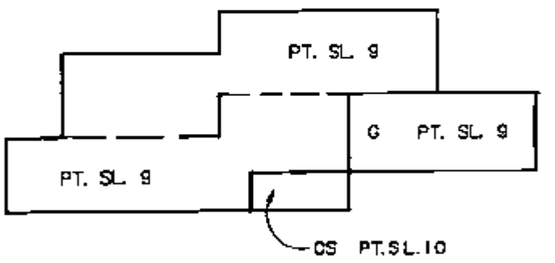
PHASE 1
STRATA PLAN LMS. 74

SCALE 1:200



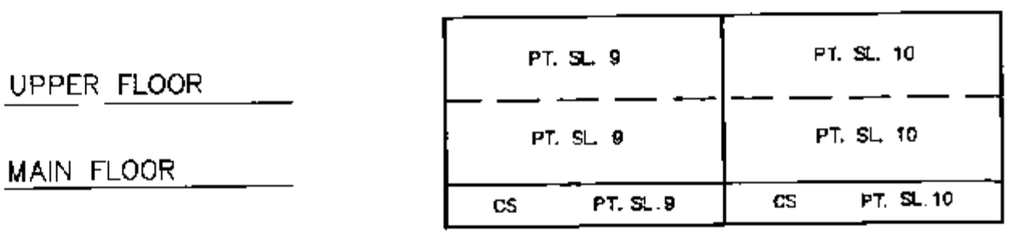
SECTION F–F

TYPICAL FOR SLs 9 – 14



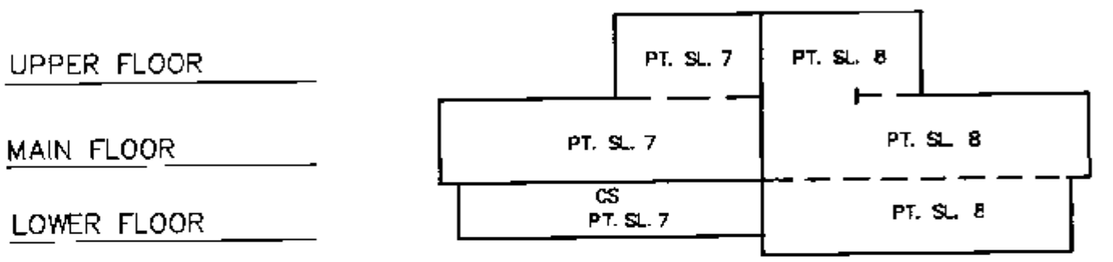
SECTION G–G

TYPICAL FOR SLs 9 – 14



SECTION H–H

TYPICAL FOR SLs 7 & 8



MORGAN STEWART & COMPANY
Surveyors and Engineers
1055–Seymour St, Vancouver, B.C.

DATE MAY 1ST 1991 B.C.L.S.

FILE: 5279 – 20 – 04

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PHASE 1

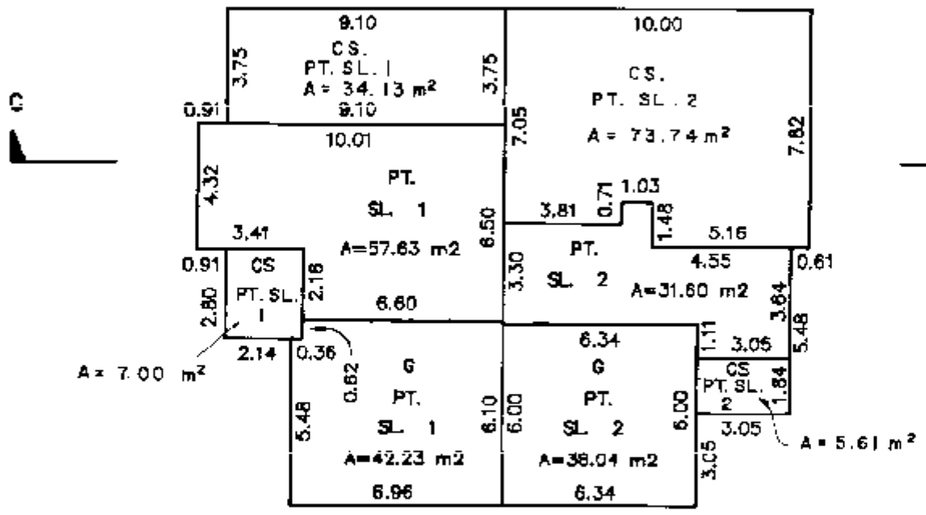
STRATA PLAN LMS. 74

BUILDING 1

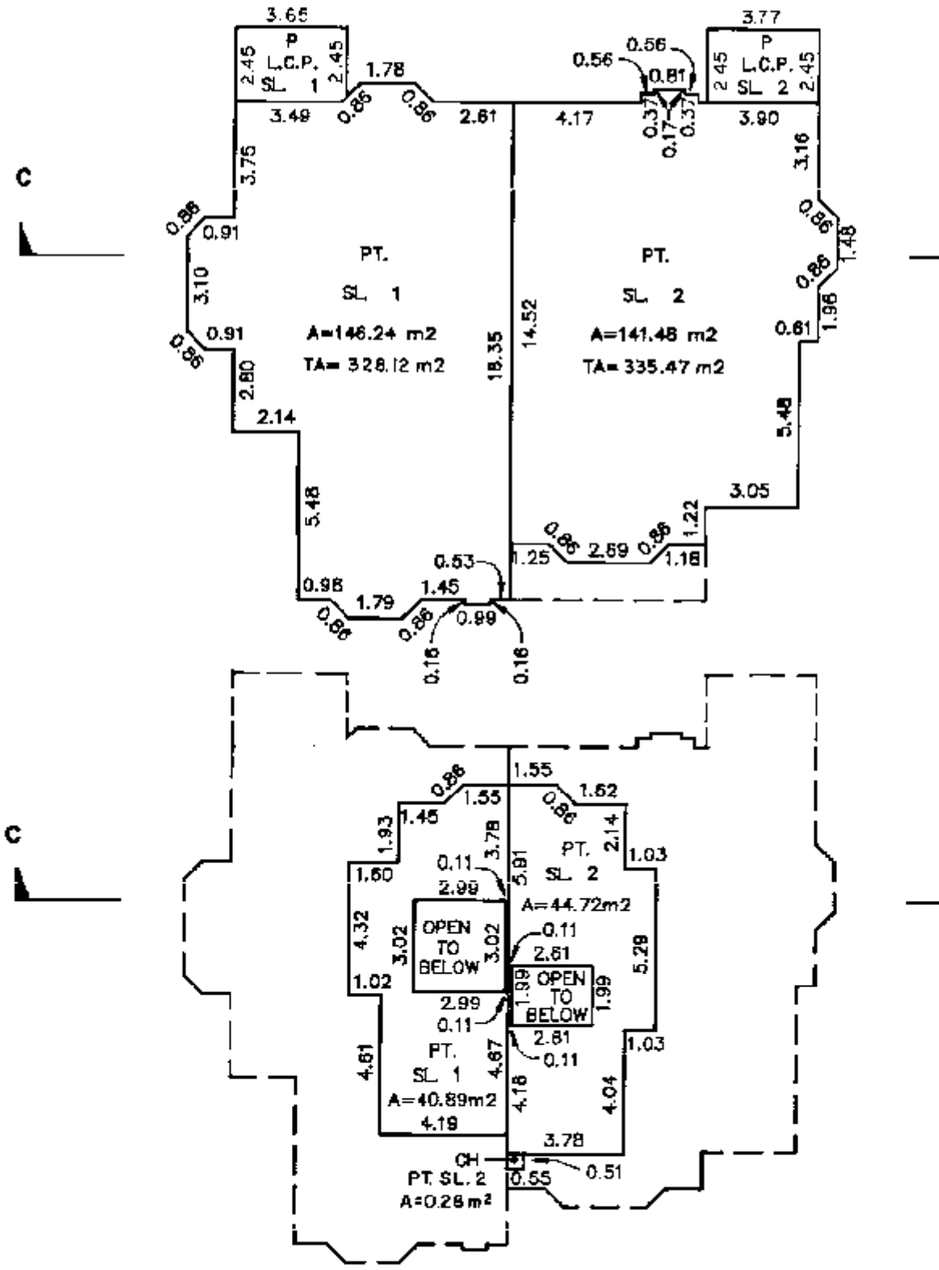
SCALE 1:200

2m 1 0m 5 10m

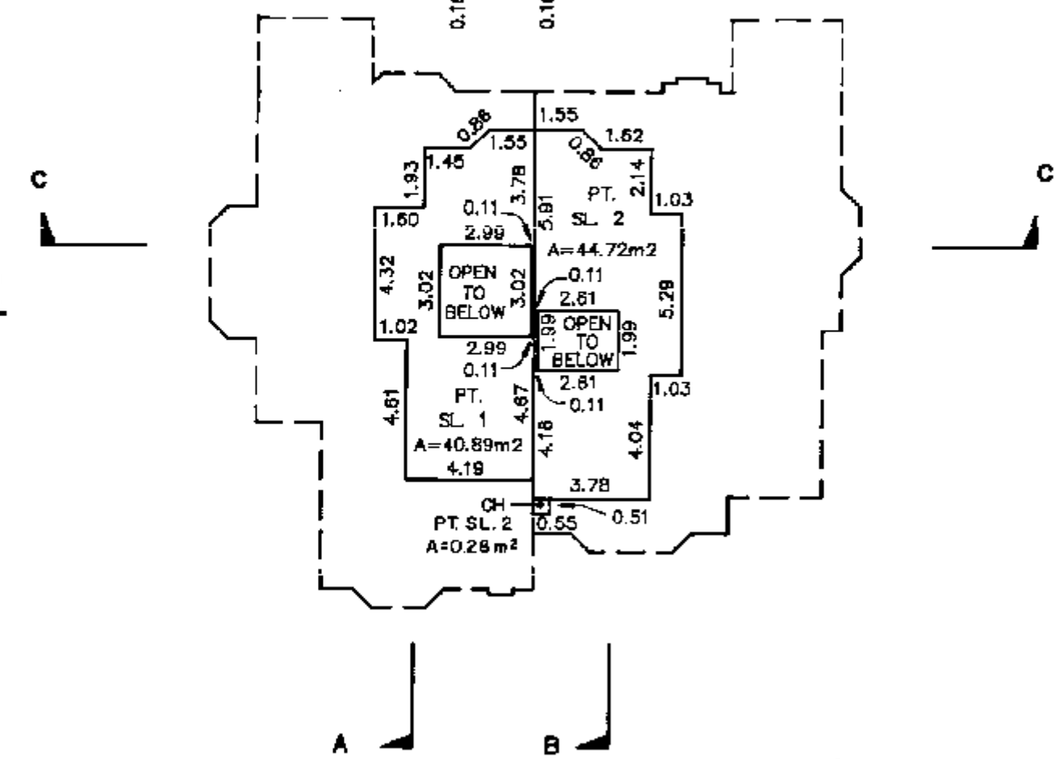
LOWER FLOOR



MAIN FLOOR



UPPER FLOOR



MORGAN STEWART & COMPANY
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1055–Seymour St, Vancouver, B.C.

DATE MAY 1ST 1991 B.W. B.C.L.S.

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PHASE 1

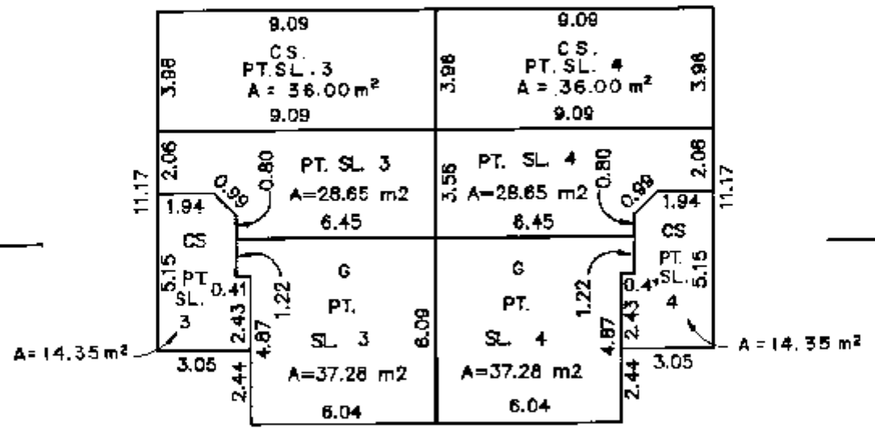
STRATA PLAN LMS. 74

BUILDING 2

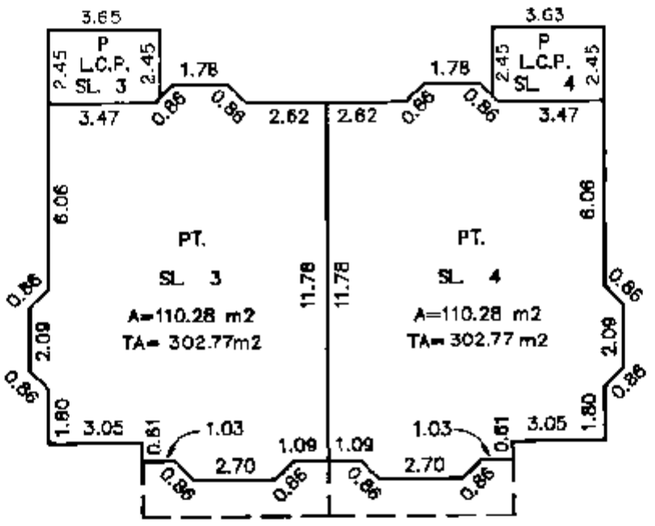
SCALE 1:200

2m 1 0m 5 10m

LOWER FLOOR



MAIN FLOOR



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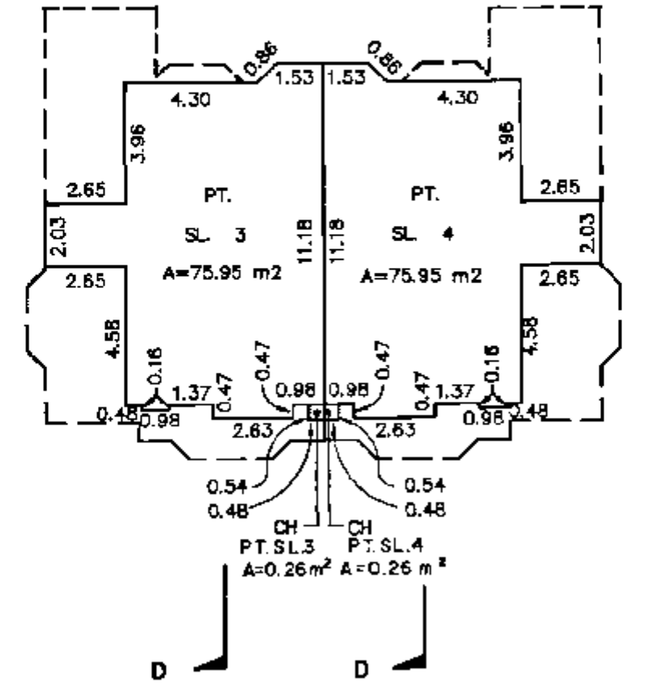

MORGAN STEWART & COMPANY
Surveyors and Engineers
1055–Seymour St, Vancouver, B.C.

DATE may 1st 1991 B.C.L.S.

FILE: 5279 – 20 – 04

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PHASE 1

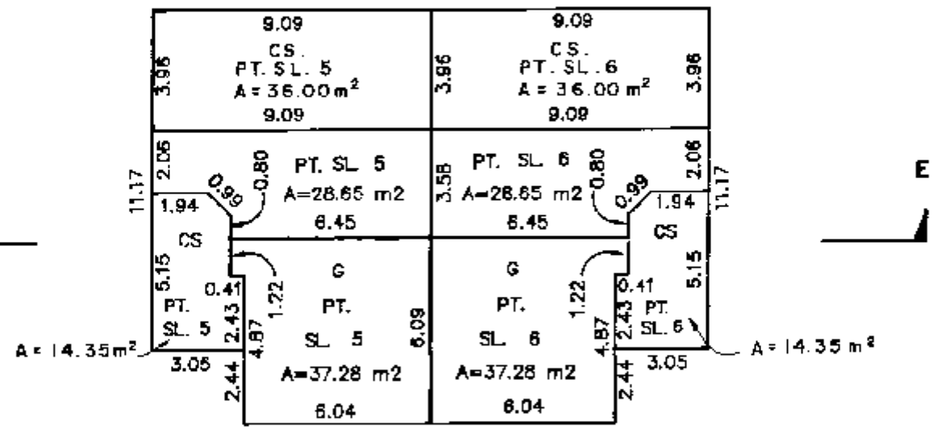
STRATA PLAN LMS. 74

BUILDING 3

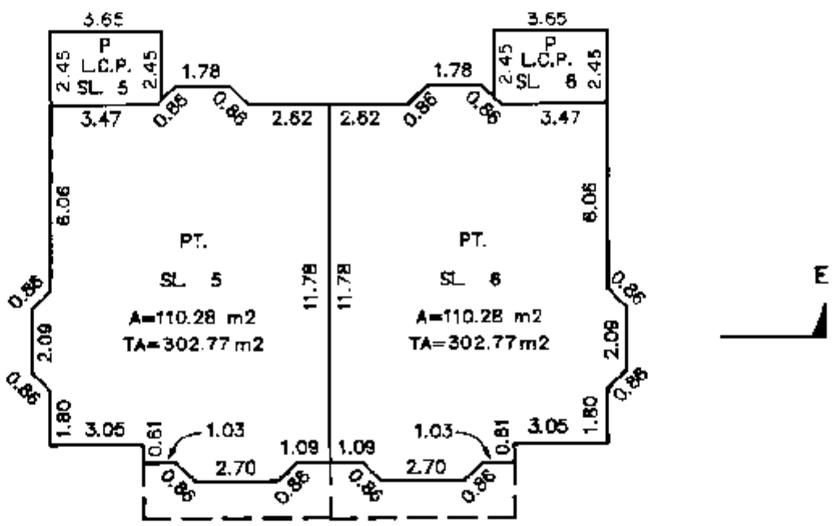
SCALE 1:200

2m 1 0m 5 10m

LOWER FLOOR



MAIN FLOOR



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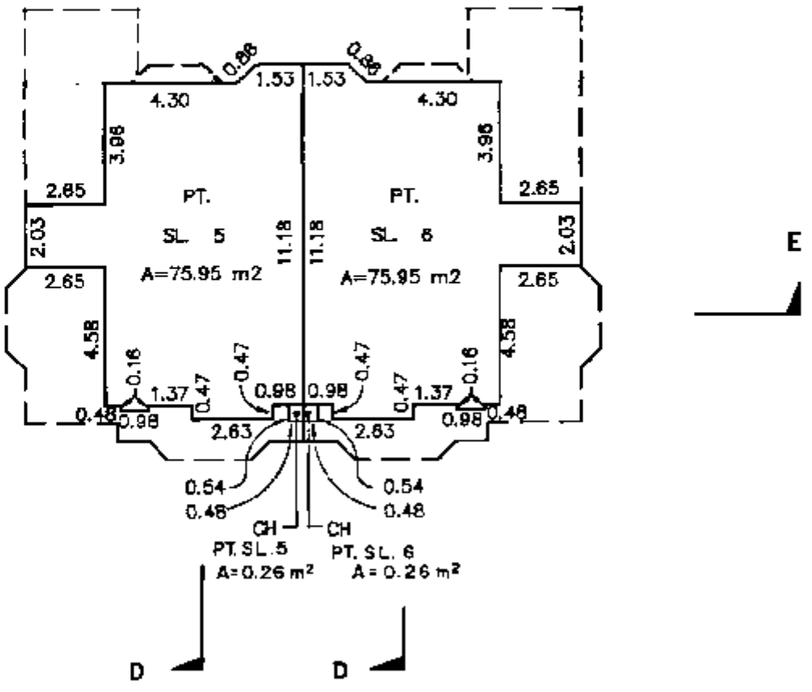

MORGAN STEWART & COMPANY
Surveyors and Engineers
1055–Seymour St, Vancouver, B.C.

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PHASE 1

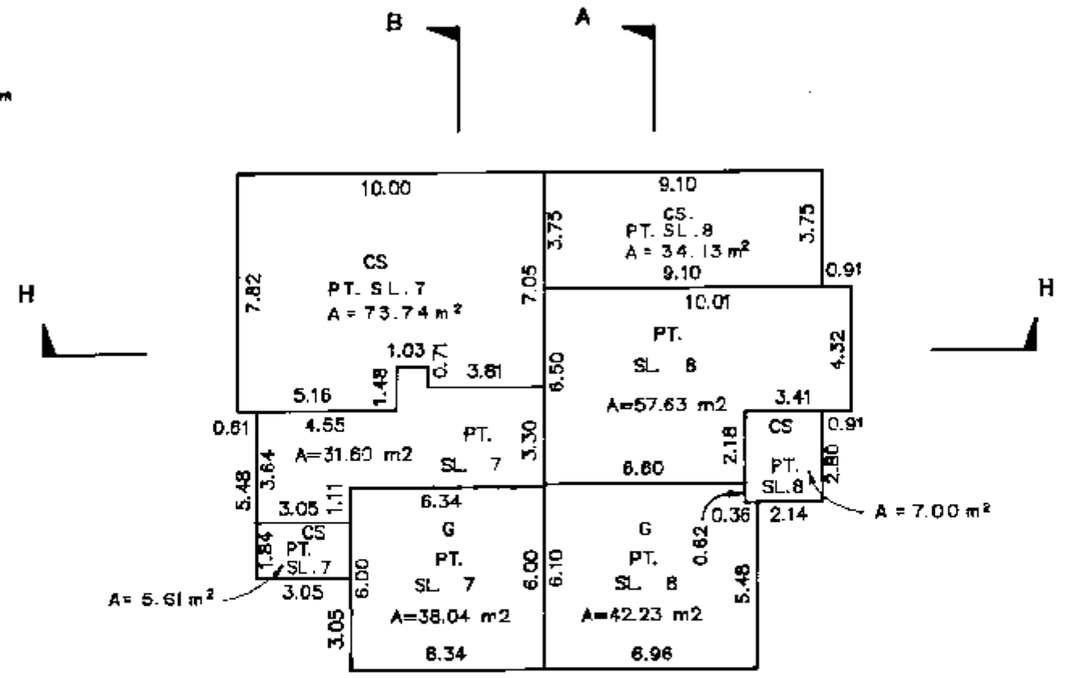
STRATA PLAN LMS. 74

BUILDING 4

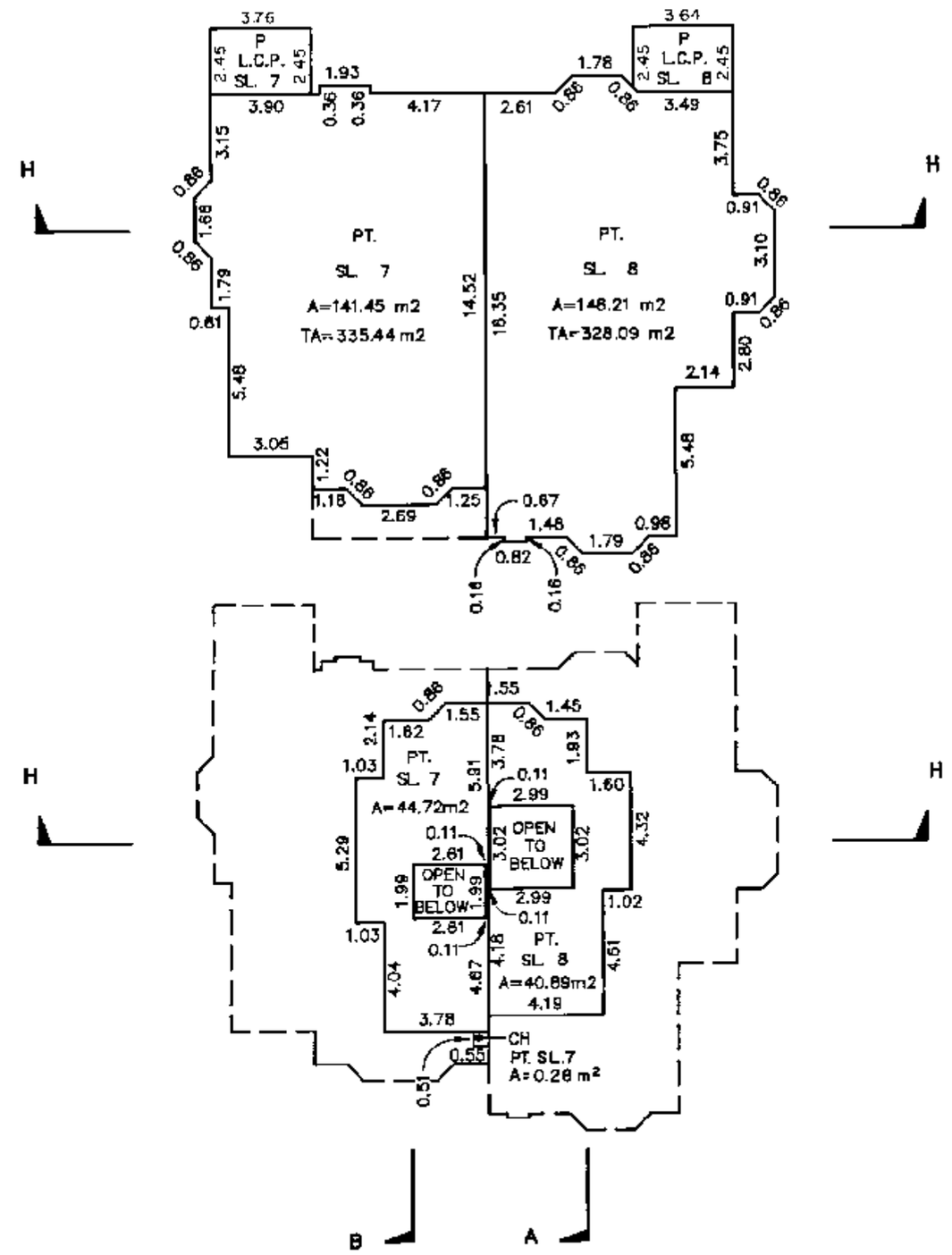
SCALE 1:200

3m 1 0m 6 10m

LOWER FLOOR



MAIN FLOOR



UPPER FLOOR

MORGAN STEWART & COMPANY
Surveyors and Engineers
1055–Seymour St, Vancouver, B.C.

DATE MAY 15 1991 B.J.C. B.C.L.S.

FILE: 5279 – 20 – 04

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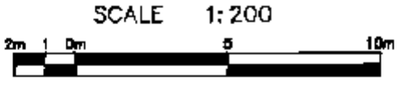
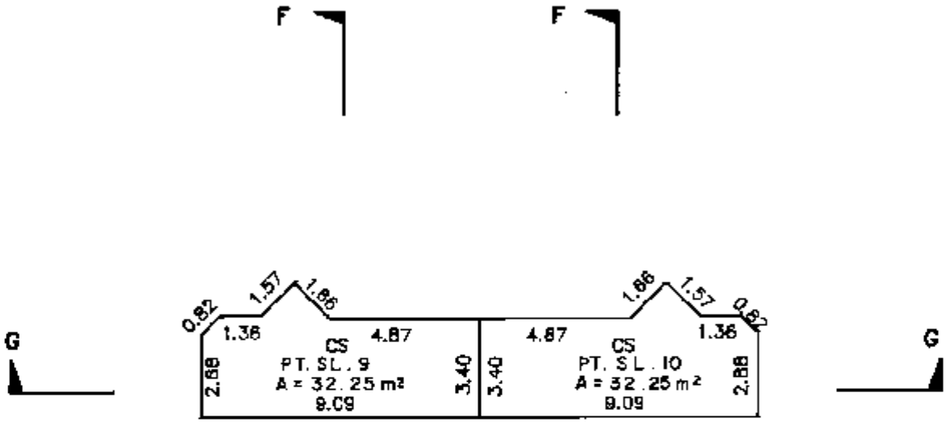
PHASE 1
STRATA PLAN LMS. 74

BUILDING 5

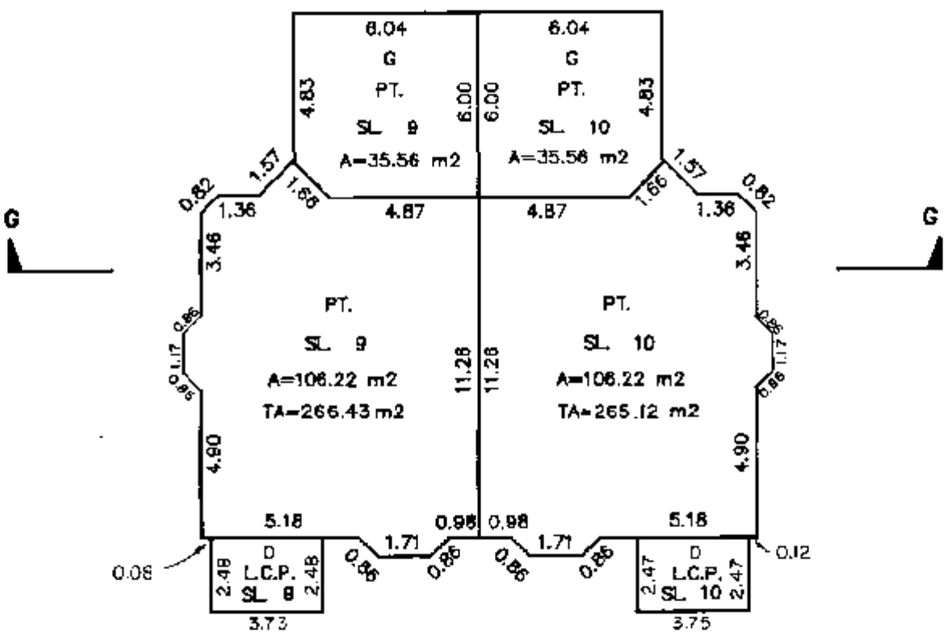
SCALE 1:200





CRAWL SPACE LEVEL

MAIN FLOOR



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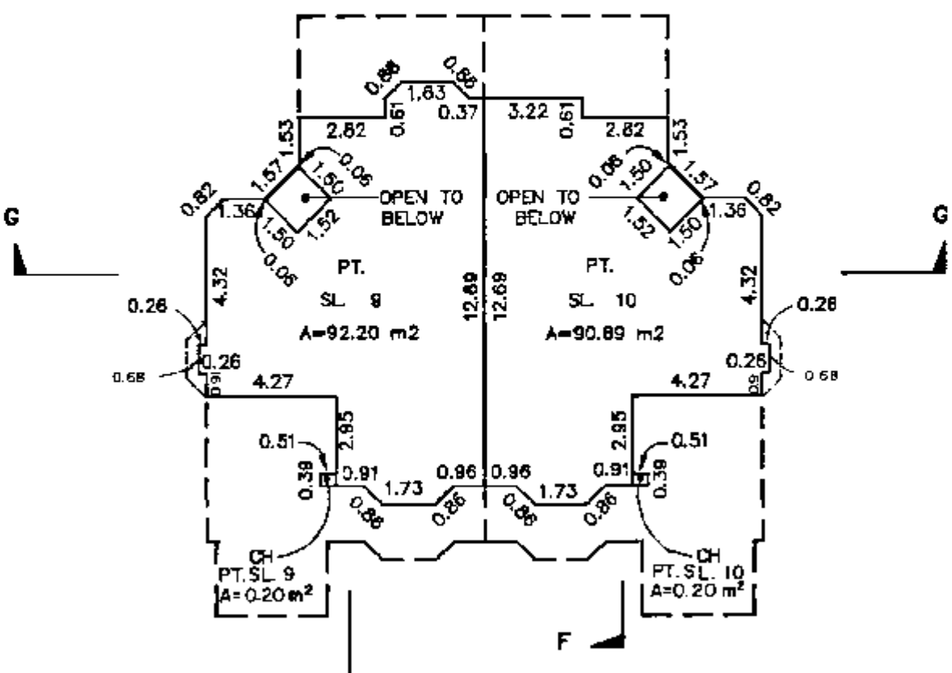


MORGAN STEWART & COMPANY
Surveyors and Engineers
1055–Seymour St, Vancouver, B.C.

DATE May 1st 1991 B.C.L.S.

FILE: 5278 – 20 – 04

FILED LMLMS74 RD2467 2005-07-21-15.45.57.567940

PHASE 1

STRATA PLAN LMS 74

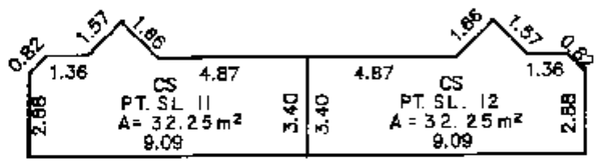
BUILDING 6

SCALE 1:200

2m 1 0m 5 10m

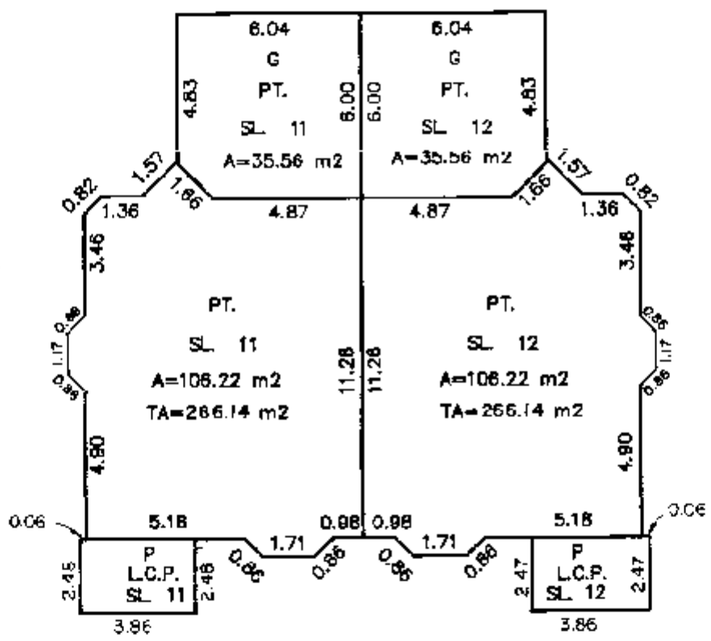
F F

G G

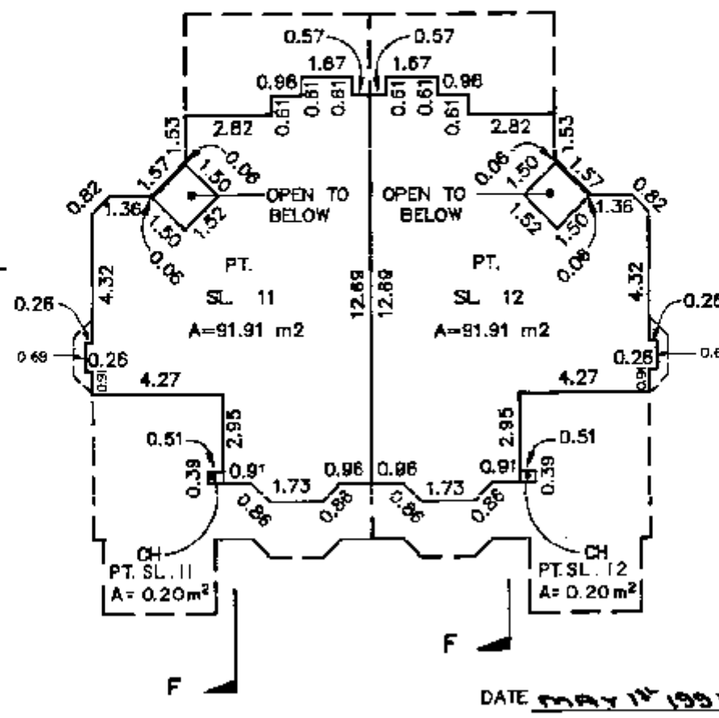


CRAWL SPACE LEVEL

G G



MAIN FLOOR



UPPER FLOOR

F F

MORGAN STEWART & COMPANY
Surveyors and Engineers
1055–Seymour St, Vancouver, B.C.

DATE MAY 14 1991 B.C.L.S. B.C.L.S.

FILE: 5279 – 20 – 04

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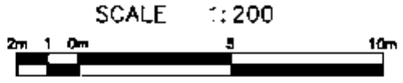
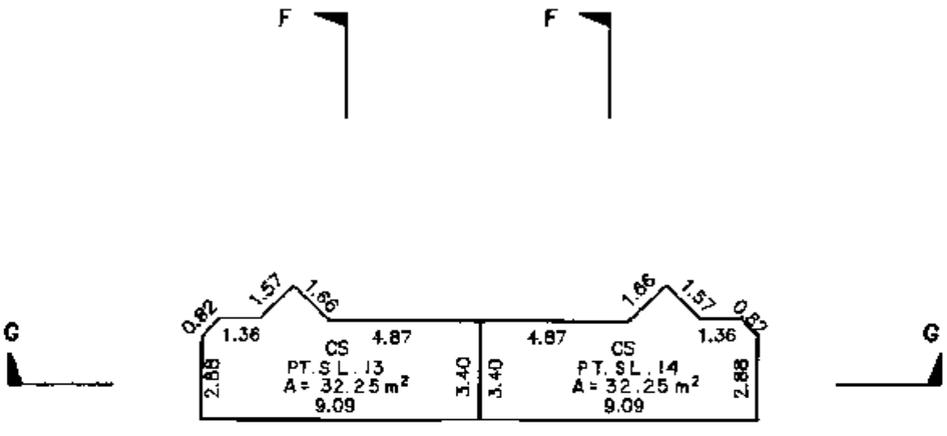
PHASE 1
STRATA PLAN LMS. 74

BUILDING 7

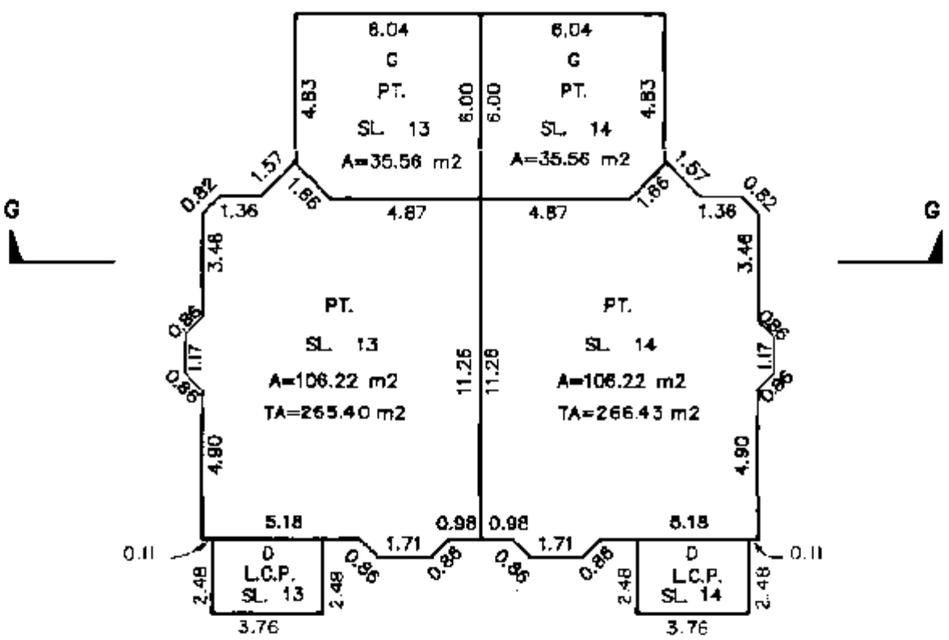
SCALE 1:200



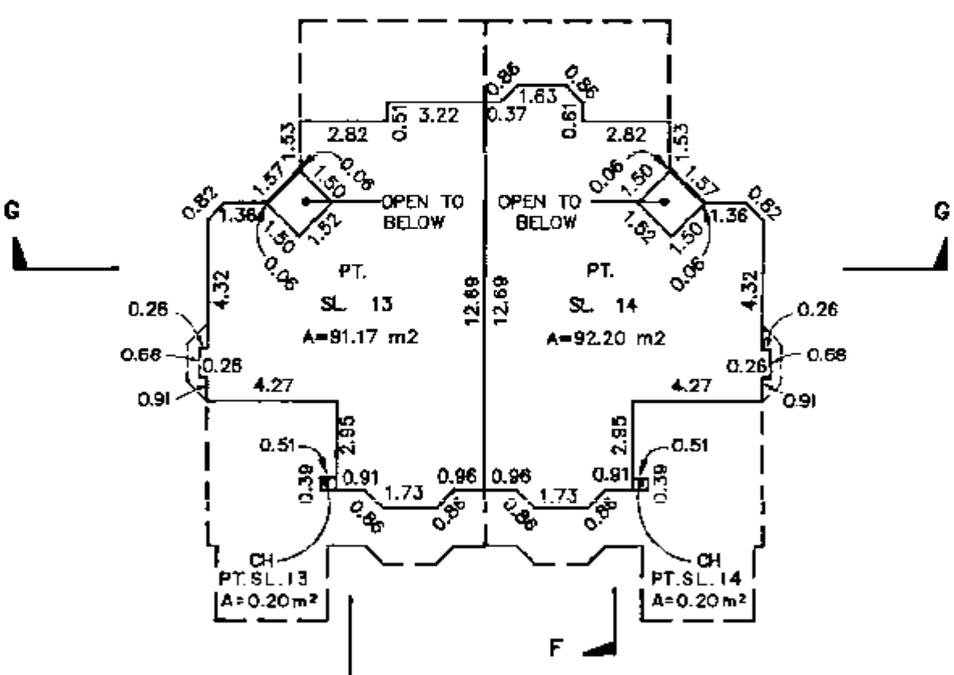


CRAWL SPACE LEVEL

MAIN FLOOR



UPPER FLOOR



MORGAN STEWART & COMPANY
Surveyors and Engineers
1055–Seymour St. Vancouver, B.C.

DATE MAY 1ST 1991 B.C.L.S.

FILE: 5279 – 20 – 04

FILED LMLMS74 RD2467 2005-07-21-15.45.57.567940

STRATA PLAN LMS. 74

PHASE 1

RECORDS OF BY-LAWS AND ORDERS, ETC.

FILING		DOCUMENTS	
NUMBER	DATE	DATE	NATURES & PARTICULARS
BE124581	28/6/1991		NOTIFICATION OF CHANGE OF BYLAWS
BJ938	3/1/95		Change of Bylaws
BJ80164	16/3/95		CHANGE OF BYLAWS

MORGAN STEWART AND COMPANY
Surveyors and Engineers
1055 Seymour St, Vancouver, B.C.

DATE May 1st 1991 B.W.C. B.C.L.S.

FILE 5279-20-4

FILED LMLMS74 RD2467 2005-07-21-15.45.57.567940

STRATA PLAN LMS. 74

PHASE 1

DEALINGS EFFECTING THE COMMON PROPERTY

FILING		DOCUMENTS	
NUMBER	DATE	DATE	NATURES & PARTICULARS
SUBJECT TO LAND TITLE ACT, SECTION 40 AS TO PART FORMERLY PARCEL "C" (BYLAW PLAN 48712) PLAN 2720 AND PLAN 2589 "L68802"			
NOTICE UNDER SECTION 40 LAND TITLE ACT AS TO PART FORMERLY PARCEL A (BYLAW PLAN 69695) PLAN 2032 "Y87637 (See also Y139534 & Y139534A)" AS TO PART FORMERLY PARCEL B (BYLAW PLAN 69695) PLAN 2589 "Y87637 (See also Y139534 & Y139534A)" AS TO PART FORMERLY PARCEL A AND B (BYLAW PLAN 68705) PLAN 2483 "X126779 (See also U87038 & X41246)"			
SUBJECT TO PROVISOS, SEE CROWN GRANT X27355 AS TO PART FORMERLY LOT 120 BLOCKS 1 AND 2 PLAN 2483			
SEE AGREEMENT UNDER SECTION 215A MUNICIPAL ACT, FILING NO. P95490 AND U51210			
~~DECLARATION OF INTENTION TO CREATE A STRATA PLAN BY PHASE DEVELOPMENT (FORM E) FILED 28\06\1991, NO. OF BE 124366~~			
Y138677	12\8\1985		STATUTORY RIGHT OF WAY IN FAVOUR OF CITY OF PORT MOODY, PLAN 70227, ANCILLARY RIGHTS
Y183221	13\11\1985		STATUTORY RIGHT OF WAY IN FAVOUR OF BRITISH COLUMBIA TELEPHONE COMPANY PLAN 70227, ANCILLARY RIGHTS
AA105349	9\6\1987		MORTGAGE, MONTREAL TRUST COMPANY (REG. NO. 156T) "IN TRUST" SEE 99804C AND AA105349 OF Y183221, SUPPLEMENTAL TO 99804C LAND TITLE ACT, SECTION 198
Z188014	9\10\1986		COVENANT IN FAVOUR OF HER MAJESTY THE QUEEN IN RIGHT OF THE PROVINCE OF BRITISH COLUMBIA, LAND TITLE ACT SECTION 215 INCLUDES INDEMNITY UNDER LAND TITLE ACT SECTION 215(a) AS TO PART FORMERLY LOT 63 PLAN 54752 LOT 244, PLAN 55527, AND LOT 1, PLAN 70623

" "Corrected to show Reg.# Mar. 30/93

"Deleted" by correction 16.6.92

DATE May 1st 1991 B.C.L.S.

MORGAN STEWART AND COMPANY
Surveyors and Engineers
1055 Seymour St, Vancouver, B.C.

Job C 16364

FILE 5279-20-4

FILED LMLMS74 R02467 2005-07-21-15.45.57.567940

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

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

STRATA PLAN LMS 74

DEALINGS AFFECTING THE COMMON PROPERTY

PHASE 1

REGISTRATION		DOCUMENT	
NUMBER	DATE	DATE	NATURE OF PARTICULAR
AE 32840	5/3/1991		COVENANT IN FAVOUR OF CITY OF PORT MOODY, LAND TITLE ACT, SECTION 215
~~AE 32841~~ corrected: 16.06.1992 see below	~~5/3/1991~~		~~EASEMENT, APPURTENANT TO LOT 1, PLAN 81923~~
AE 32842	5/3/1991		COVENANT IN FAVOUR OF CITY OF PORT MOODY LAND TITLE ACT, SECTION 215
BE 124362	28/6/1991		STATUTORY RIGHT OF WAY IN FAVOUR OF CITY OF PORT MOODY, PLAN LMP 861
corrected: 16.06.1992 AE 32841	05.03.1991		Easement Plan LMP 860 appurtenant to Lot 1 Plan 81923 (partially cancelled as to Lots 1-40 Plan NWP 88408 by BE 24238 Date 24.04.1991) Inter Alia
9/3/95 BG 108086	31/03/1993		EASEMENT APPURTENANT TO LOT #1 PLAN NWP 88408 INTER ALIA
BG 108087	31/03/1993		COVENANT IN FAVOUR OF CITY OF PORT MOODY L.T.A. SECTION 215 INTER ALIA (SEE BG 108086)

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STRATA PLAN OF LOT 1, EXCEPT PHASE 1, STRATA PLAN LMS.74 DISTRICT LOTS 347 AND 349, GROUP 1, PLAN LMP. 862 NEW WESTMINSTER DISTRICT CITY OF PORT MOODY.

PHASE 2
STRATA PLAN LMS. 74

Deposited and registered in the Land Title Office at New Westminster, BC this 11 day of OCT. , 1991.

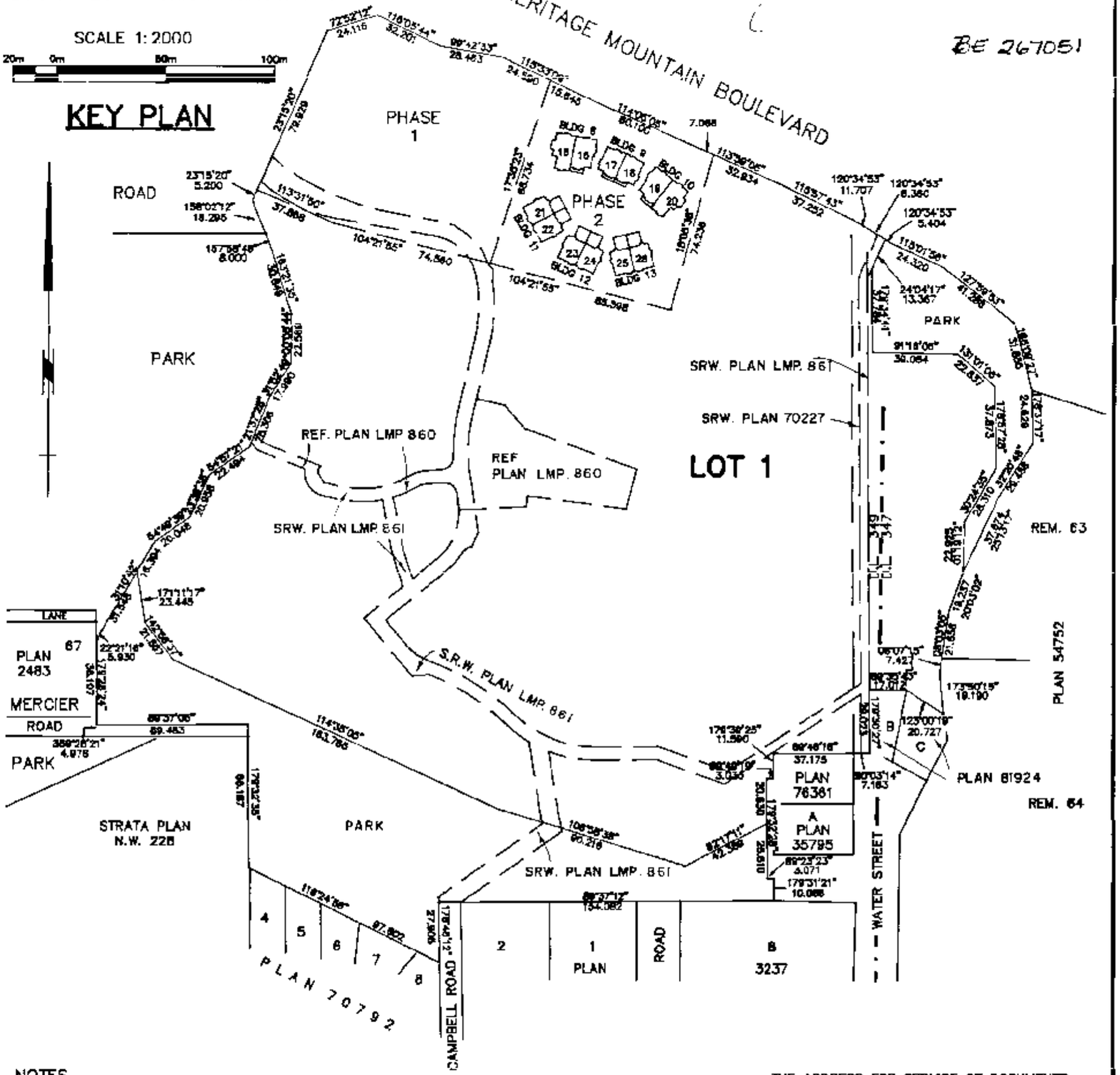
DEPUTY Registrar

BE 267051

SCALE 1: 2000

20m 0m 50m 100m

KEY PLAN



NOTES

ALL DISTANCES ARE IN METERS UNLESS OTHERWISE NOTED.
ALL ANGLES ARE 45° OR 90° UNLESS OTHERWISE NOTED.

THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT

LEGEND:

GRID BEARINGS ARE DERIVED FROM PLAN LMP. 862

©	DENOTES COMMON PROPERTY
S.L.	DENOTES STRATA LOT
L.C.P.	DENOTES LIMITED COMMON PROPERTY
PT.	DENOTES PART OF
P	DENOTES PATIO
A	DENOTES AREA
T.A.	DENOTES TOTAL AREA
m2	DENOTES SQUARE METERS
G	DENOTES GARAGE
CH	DENOTES CHIMNEY
CS	DENOTES CRAWL SPACE
WS.	DENOTES WINDOW SILL
B	DENOTES BALCONY

MORGAN STEWART & COMPANY
Surveyors and Engineers
1055–Seymour St, Vancouver, B.C.

CIVIC ADDRESS:

101 PARKSIDE DRIVE
PORT MOODY, B.C.

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

THE OWNERS STRATA PLAN LMS. 74
1628 WEST 7th AVENUE
c/o GARY DAYAN, BARRISTER & SOLICITOR
VANCOUVER, B.C.
V6J 1S5

NAME OF DEVELOPMENT:

TREETOPS

I, BRIAN W. COLLINS, of Vancouver, a 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, B.C. this 13th day of SEPTEMBER, 1991.

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

FILE: 5279-20-04-B2

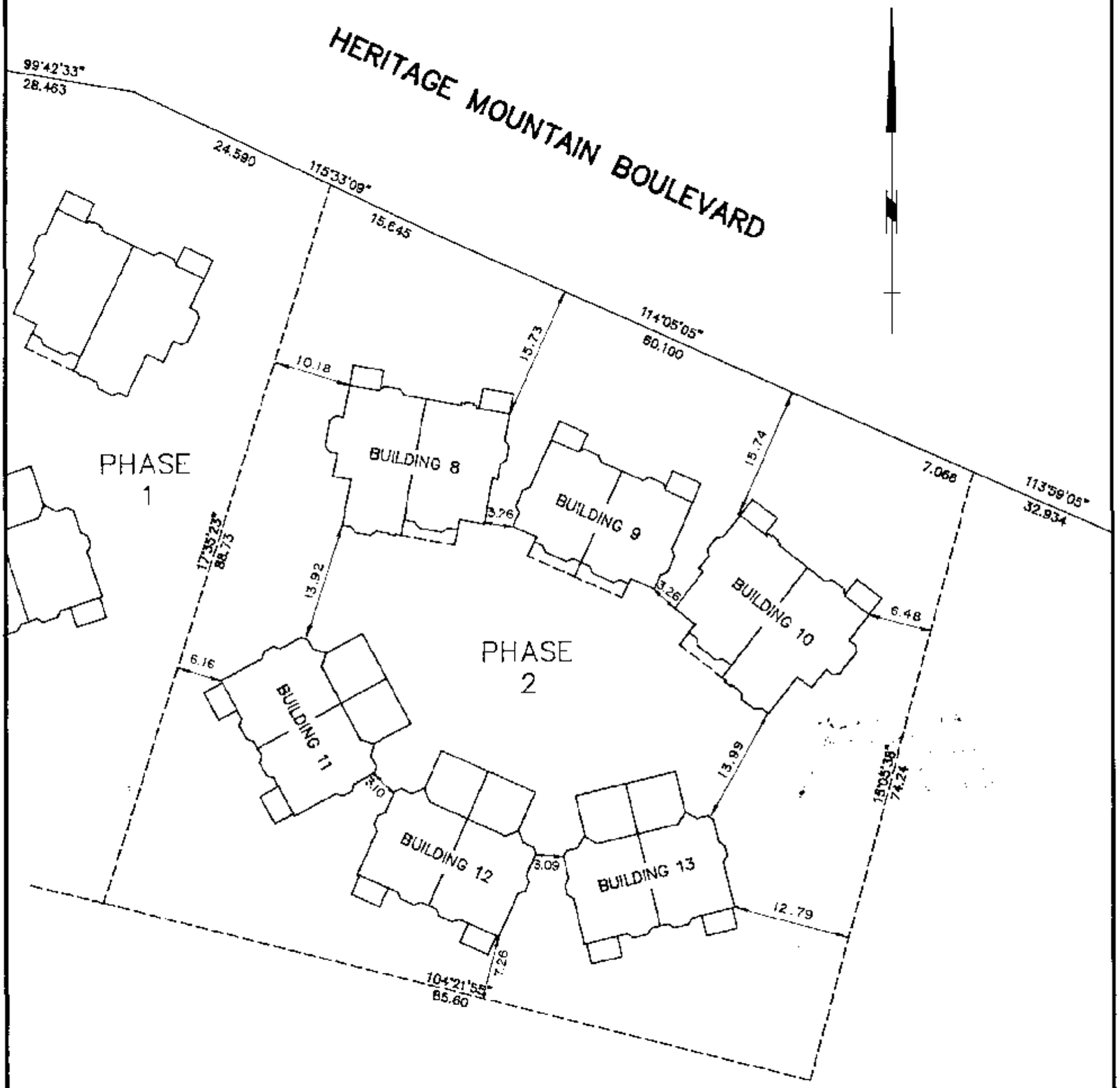
RD2467 2005-07-21-15.45.57.567940 LMLMS74 FILED

PHASE 2
STRATA PLAN LMS 74

LOCATION PLAN

SCALE 1:500

-10 0 5 10 20



LOT 1

PLAN LMP. 862

MORGAN STEWART & COMPANY
Surveyors and Engineers
1055—Seymour St, Vancouver, B.C.

DATE 13 SEPTEMBER 1991 B.C.L.S.

FILE: 5279-20-04-B2

FILED LMLMS74 R02467 2005-07-21-15.45.57.567940

PHASE 2
STRATA PLAN LMS74

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
15	8	248	2149	
16	8	219	2099	
17	9	226	2049	
18	9	226	2049	
19	10	220	2099	
20	10	248	2149	
21	11	198	2099	
22	11	198	2049	
23	12	300	2149	
24	12	380	2149	
25	13	300	2149	
26	13	300	2199	
AGGREGATE		2983	25,388	

I / We the undersigned do solemnly declare that;

1) I / We the undersigned am/are the owner/developer or (in the alternative) the duty authorised 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.

Authorised Signatory

Declared before me this 19 day of September 1991

A Commissioner for taking affidavits for British Columbia

Accepted as to forms 1, 2 & 3.
Dated this 10 day of October 1991.

Superintendent of Real Estate.

Approved as phase 2 of a 12 phase strata plan under the Condominium Act.
Dated at Port Moody, British Columbia
This 25th day of September 1991.

Approving Officer for the City of Port Moody.

OWNER:

UNITED PROPERTIES LTD.
(INCORPORATION No. 136580)

Authorized Signatory VICTOR D. SETTON

Authorized Signatory

WITNESS AS TO BOTH SIGNATURES

Address of Witness

GARY C. DAYAN
Barrister & Solicitor
Occupation of Witness
1629 WEST 7th AVENUE
VANCOUVER, B.C. V6J 1S5
TEL: 738-1333 FAX: 732-1322

MORTGAGEE:

METROPOLITAN TRUST COMPANY OF CANADA.
(REGISTRATION No. 847) BY IT'S LAWFUL ATTORNEYS
File # AA21269

Execution Date		
Y	M	D
91	09	23

Authorized Signatory Christine Rainbird

Authorized Signatory Peter Morrish

WITNESS AS TO BOTH SIGNATURES

Address of Witness Linda Watt

Office Clerk
Occupation of Witness
6179 Sussex Avenue
Burnaby, BC V5G 3K2

DATE 13th SEPTEMBER 1991 B.C.L.S

MORGAN STEWART AND COMPANY
Surveyors and Engineers
1055 Seymour St, Vancouver, B.C.

FILE 5279-20-04-82

FILED LMLMS74 RD2467 2005-07-21-15.45.57.567940

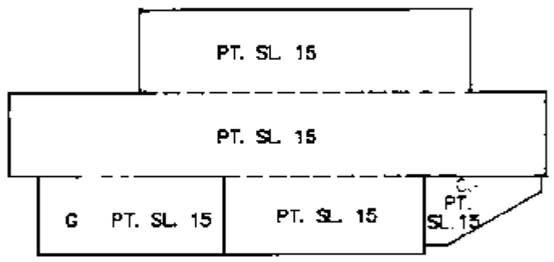
SECTIONS

PHASE 2
STRATA PLAN LMS 74

SCALE 1:200

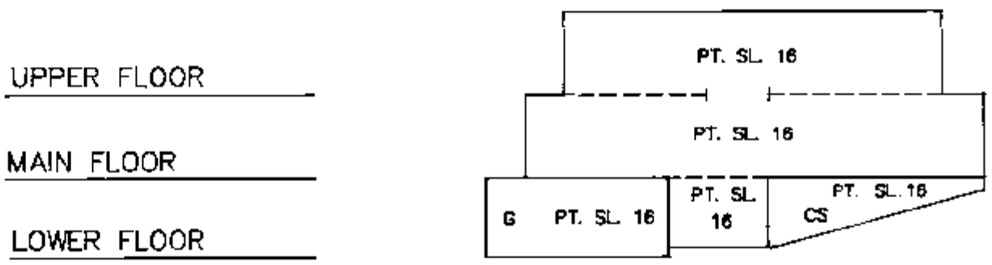
SECTION I - I

TYPICAL FOR SLs 15, 20



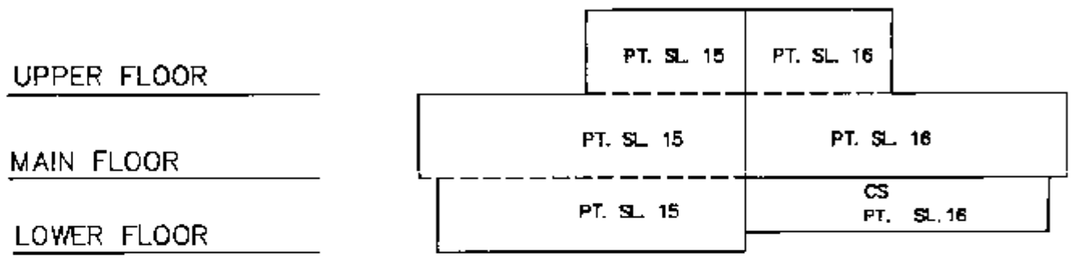
SECTION J - J

TYPICAL FOR SLs 16, 19



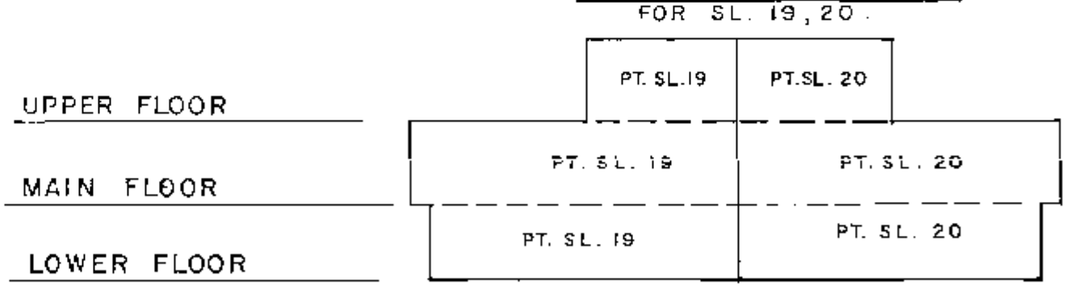
SECTION K - K

FOR SL. 15, 16.



SECTION L - L

FOR SL. 19, 20.



MORGAN STEWART & COMPANY
Surveyors and Engineers
1055—Seymour St, Vancouver, B.C.

DATE 13th SEPTEMBER 1991 B.C.L.S.

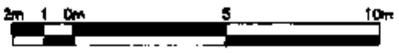
FILE: 5279-20-04-B2

FILED LMLMS74 RD2467 2005-07-21-15.45.57.567940

SECTIONS

PHASE 2
STRATA PLAN LMS 74

SCALE 1:200



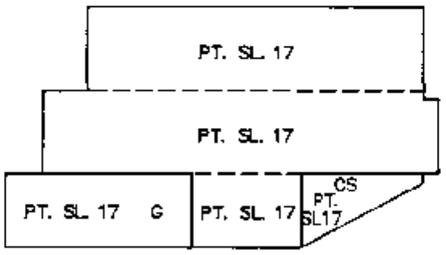
SECTION M - M

TYPICAL FOR SLs 17, 18

UPPER FLOOR

MAIN FLOOR

LOWER FLOOR



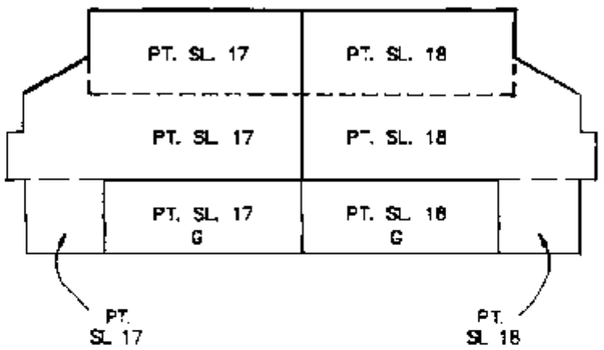
SECTION N - N

TYPICAL FOR SLs 17, 18

UPPER FLOOR

MAIN FLOOR

LOWER FLOOR



MORGAN STEWART & COMPANY
Surveyors and Engineers
1055-Seymour St, Vancouver, B.C.

DATE 13th SEPTEMBER 1991 B.W. B.C.L.S.

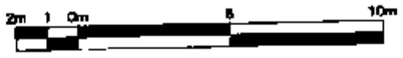
FILE: 5279-20-04-B2

FILED LMLMS74 RD2467 2005-07-21-15.45.57.567940

PHASE 2
STRATA PLAN LMS 74

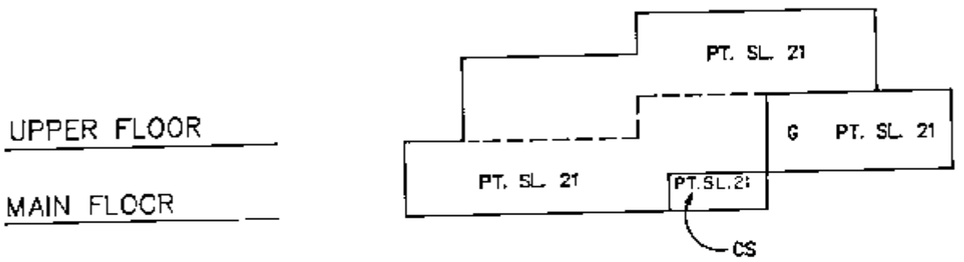
SECTIONS

SCALE 1:200



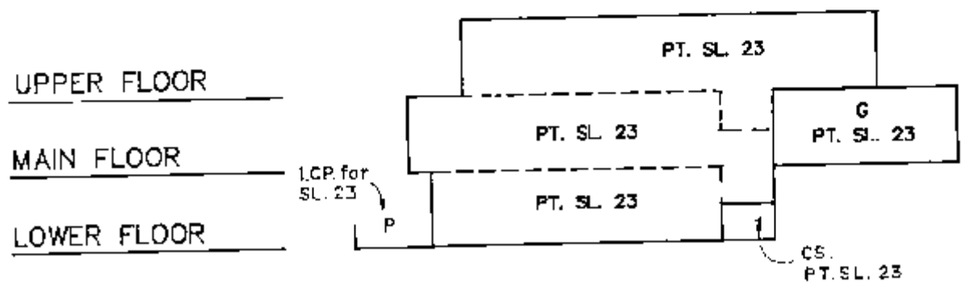
SECTION O-O

TYPICAL FOR SLs 21, 22



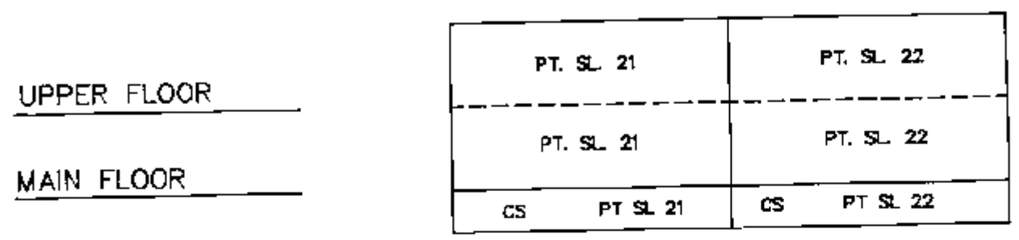
SECTION P-P

TYPICAL FOR SLs 23, 24



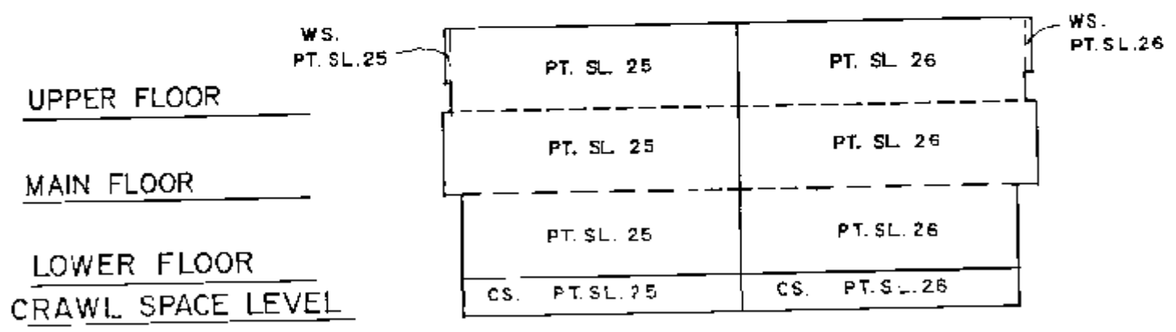
SECTION Q-Q

TYPICAL FOR SLs 21, 22



SECTION R-R

TYPICAL FOR SLs 25, 26



DATE 13th September 1991 B.C.L.S.

MORGAN STEWART & COMPANY
Surveyors and Engineers
1055–Seymour St. Vancouver, B.C.

FILE: 5279–20–04–B2

FILED LMLMS74 RD2467 2005-07-21-15.45.57.567940

PHASE 2

STRATA PLAN LMS. 74

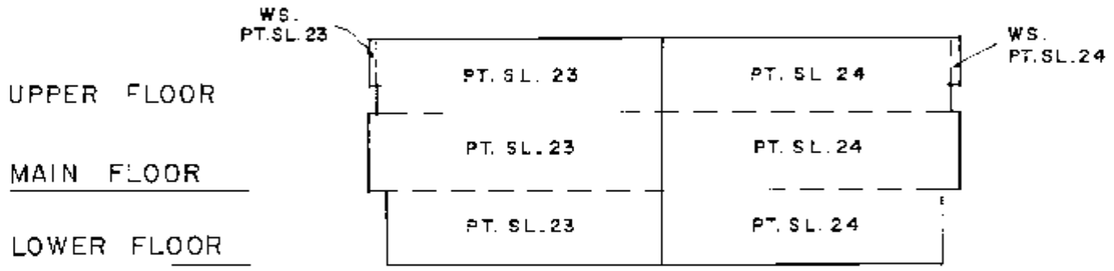
SECTIONS

SCALE 1:200

2m 1 0m 5 10m

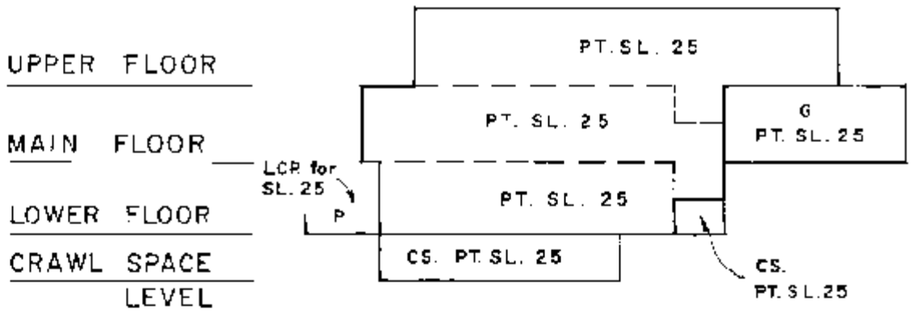
SECTION S-S

TYPICAL FOR SL's 23, 24



SECTION T-T

TYPICAL FOR SL's. 25, 26



MORGAN STEWART AND COMPANY
Surveyors and Engineers
1055 Seymour St. Vancouver, BC

DATE 13th September 1991 BCLS

F.LF 5279-20-04-52

FILED LMLMS74 RD2467 2005-07-21-15.45.57.567940

PHASE 2

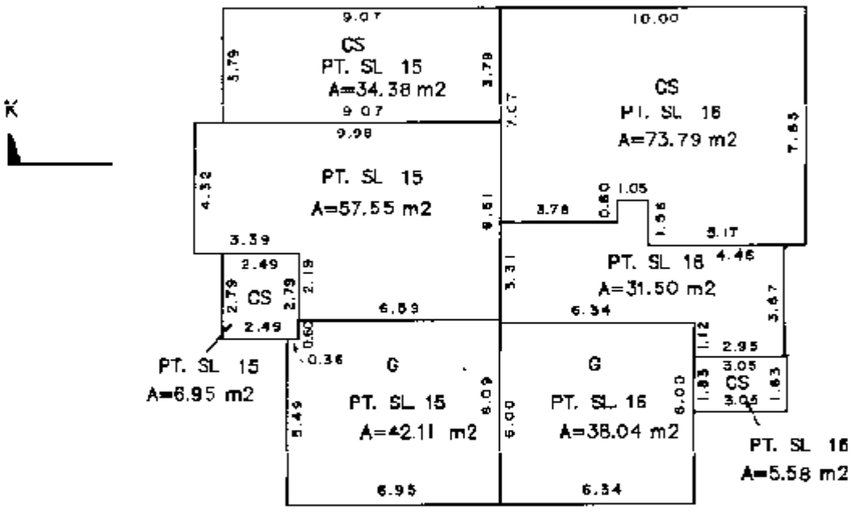
STRATA PLAN LMS. 74

BUILDING 8

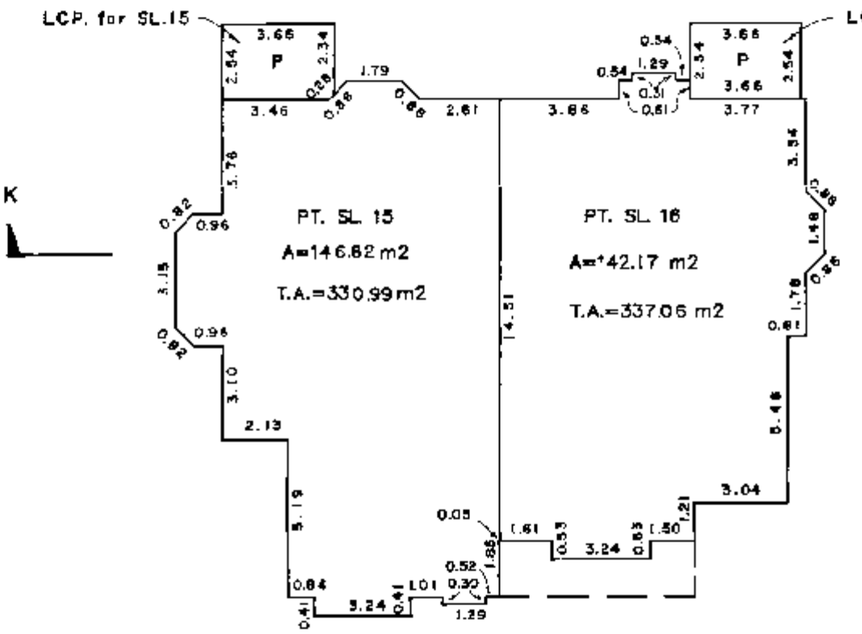
SCALE 1:200

2m 1 0m 5 10m

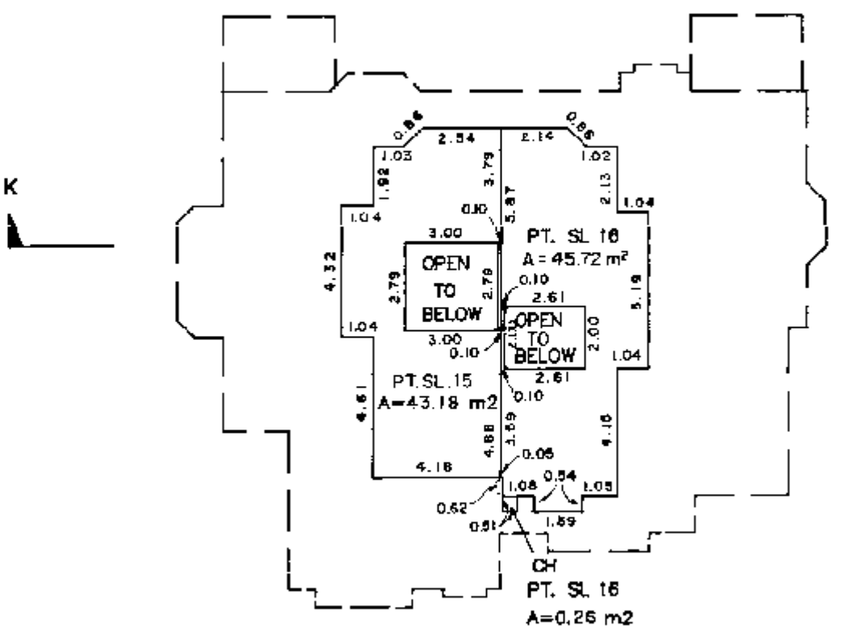
LOWER FLOOR



MAIN FLOOR



UPPER FLOOR



MORGAN STEWART & COMPANY
Surveyors and Engineers
1055–Seymour St, Vancouver, B.C.

DATE 13th SEPTEMBER, 1991 B.C.L.S.

FILE: 5279-20-04-82

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PHASE 2

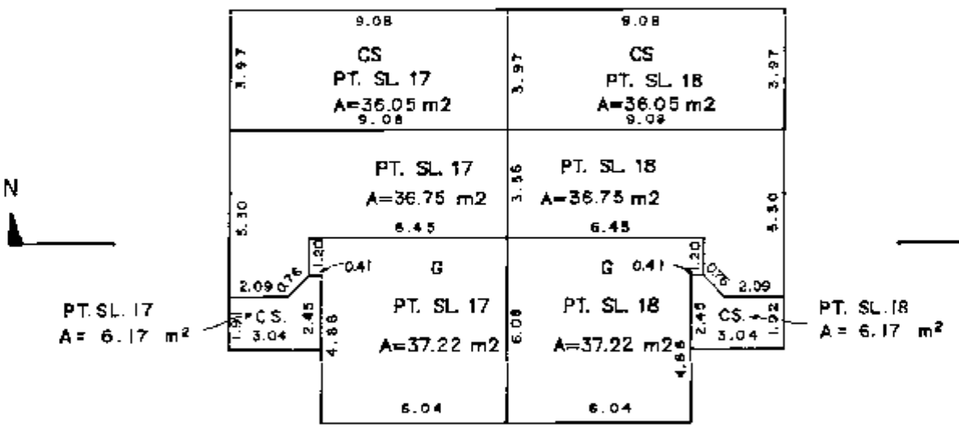
STRATA PLAN LMS. 74

BUILDING 9

SCALE 1:200

2m 1 0m 5 10m

LOWER FLOOR



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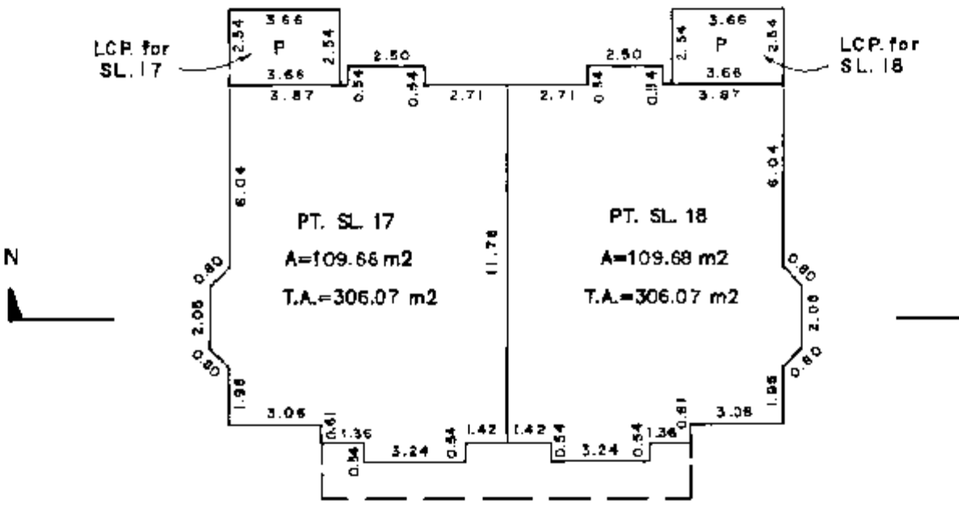

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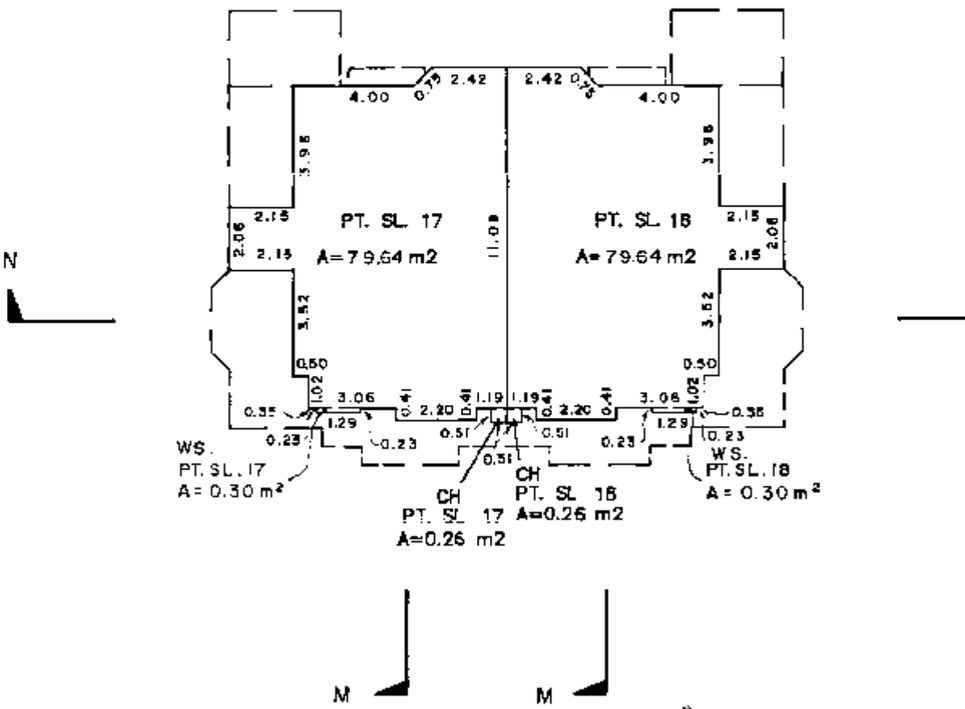


MORGAN STEWART & COMPANY
Surveyors and Engineers
1055—Seymour St, Vancouver, B.C.

DATED [illegible] B.C.L.S.

FILE: 5279-20-04-82

FILED LMLMS74 RD2467 2005-07-21-15.45.57.567940

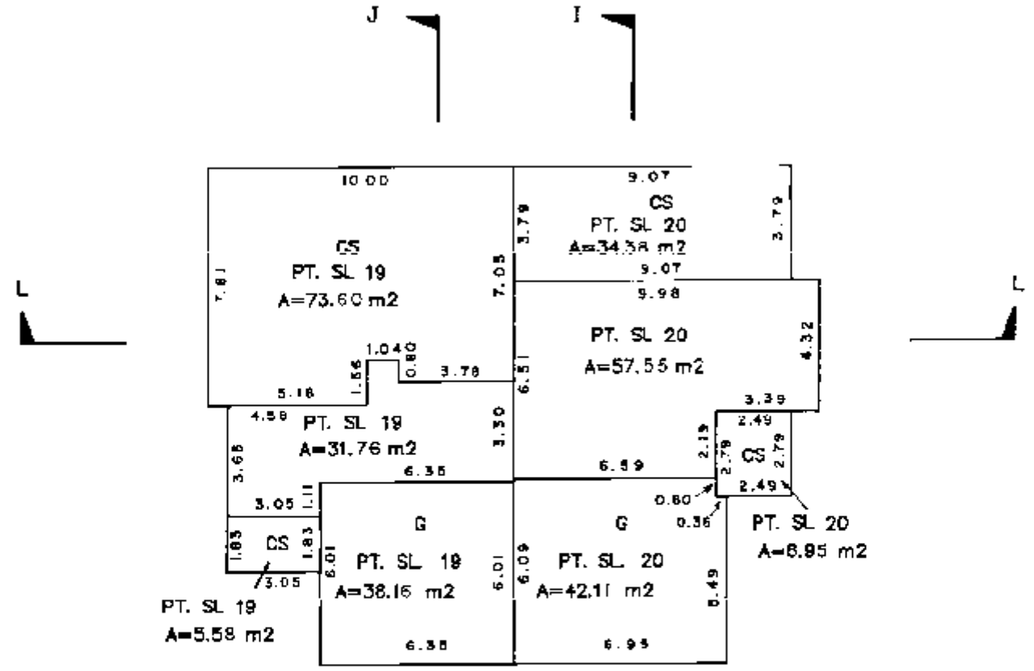
PHASE 2
STRATA PLAN LMS. 74

BUILDING 10

SCALE 1:200

2m 1 0m 5 10m

LOWER FLOOR



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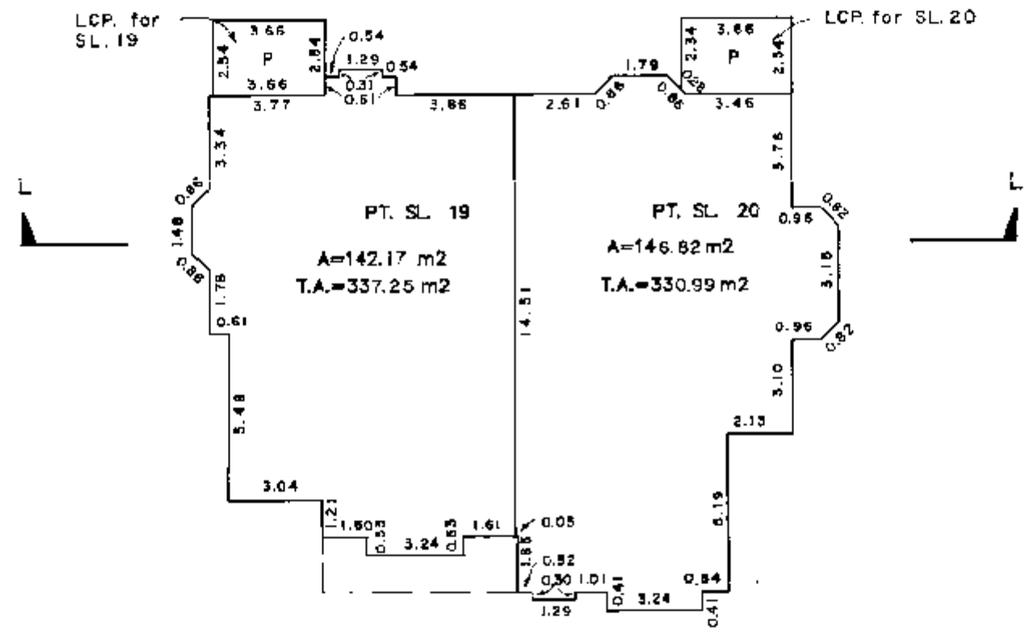

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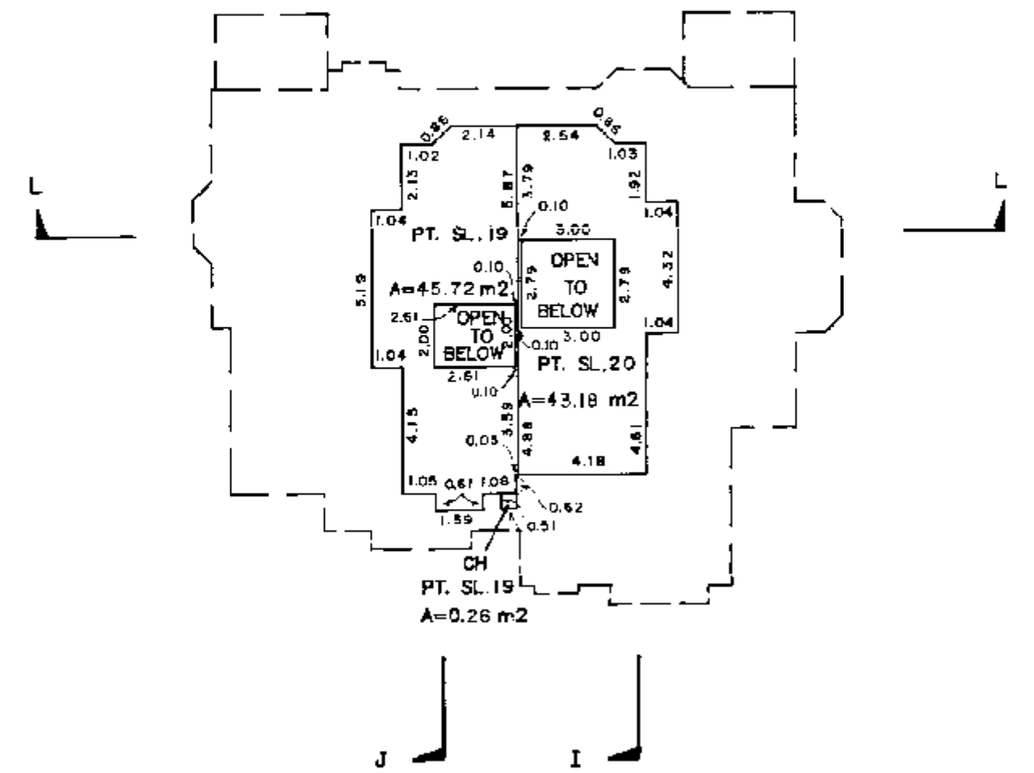


MORGAN STEWART & COMPANY
Surveyors and Engineers
1055-Seymour St, Vancouver, B.C.

DATE 13th September 1993 B.C.L.S.

FILE: 5279-20-04-B2

FILED LMLMS74 R02467 2005-07-21-15.45.57.567940

PHASE 2

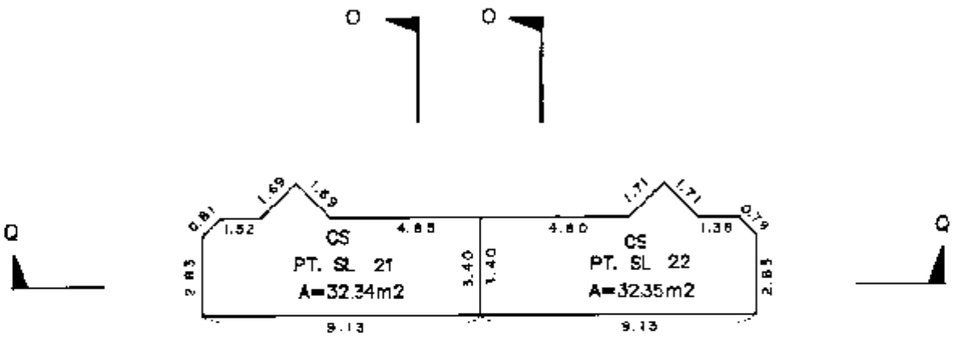
STRATA PLAN LMS. 74

BUILDING 11

SCALE 1:200

2m 1 0m 5 10m

LOWER FLOOR



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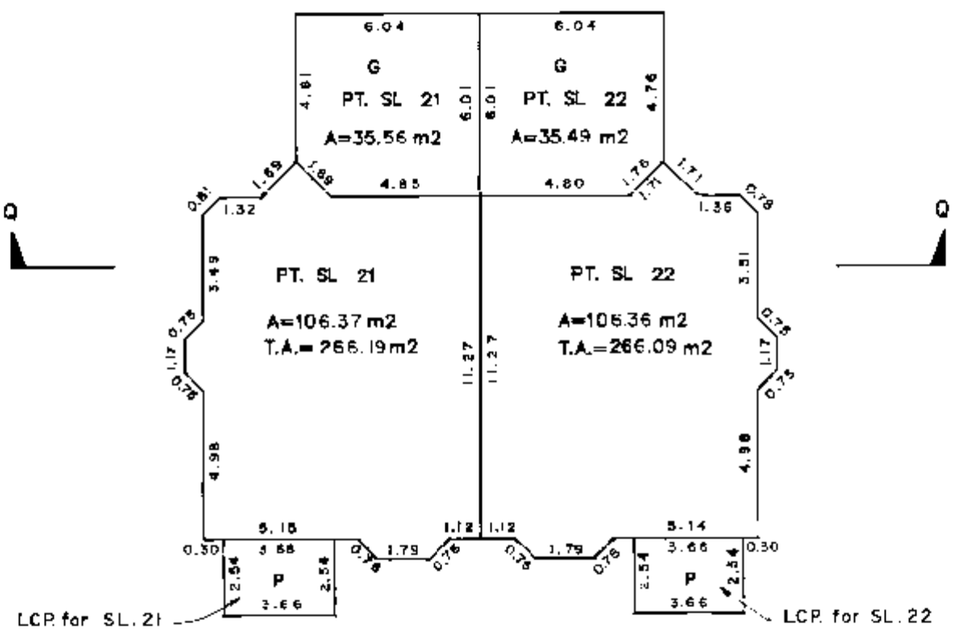

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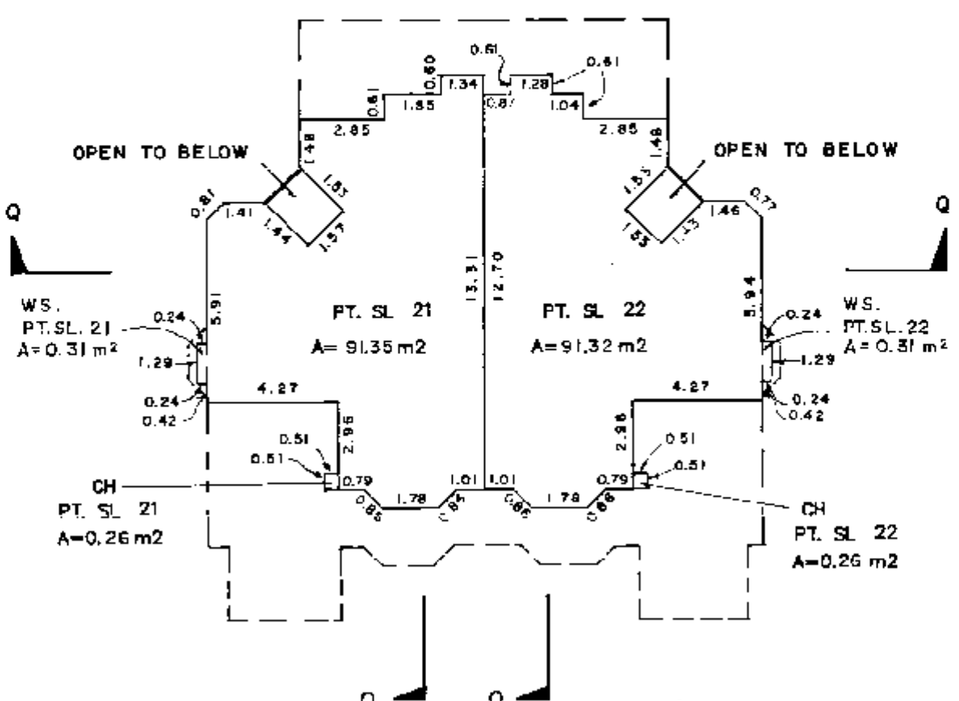


MORGAN STEWART & COMPANY
Surveyors and Engineers
1055–Seymour St, Vancouver, B.C.

DATE 13th September 1991 B.C.L.S.

FILE: 5279-20-04-B2

FILED LMLMS74 RD2467 2005-07-21-15.45.57.567940

PHASE 2

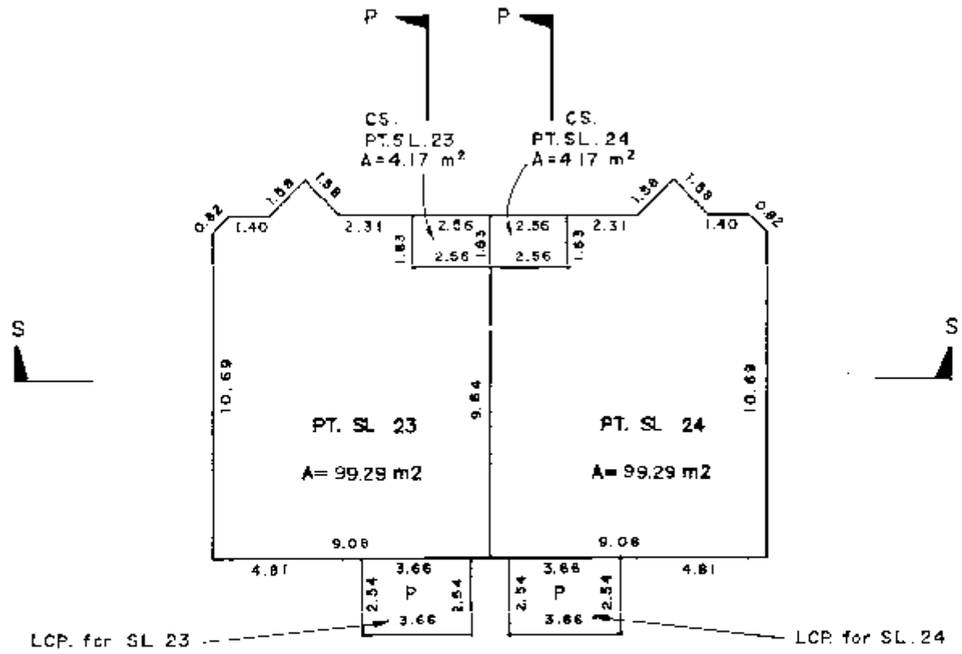
STRATA PLAN LMS. 74

BUILDING 12

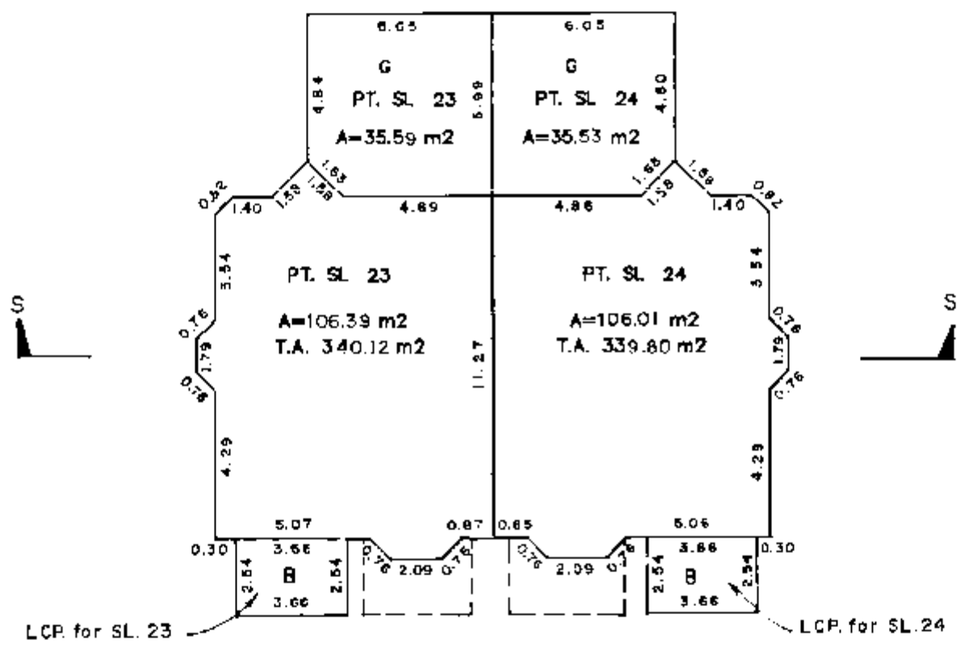
SCALE 1:200

2m 1 0m 5 10m

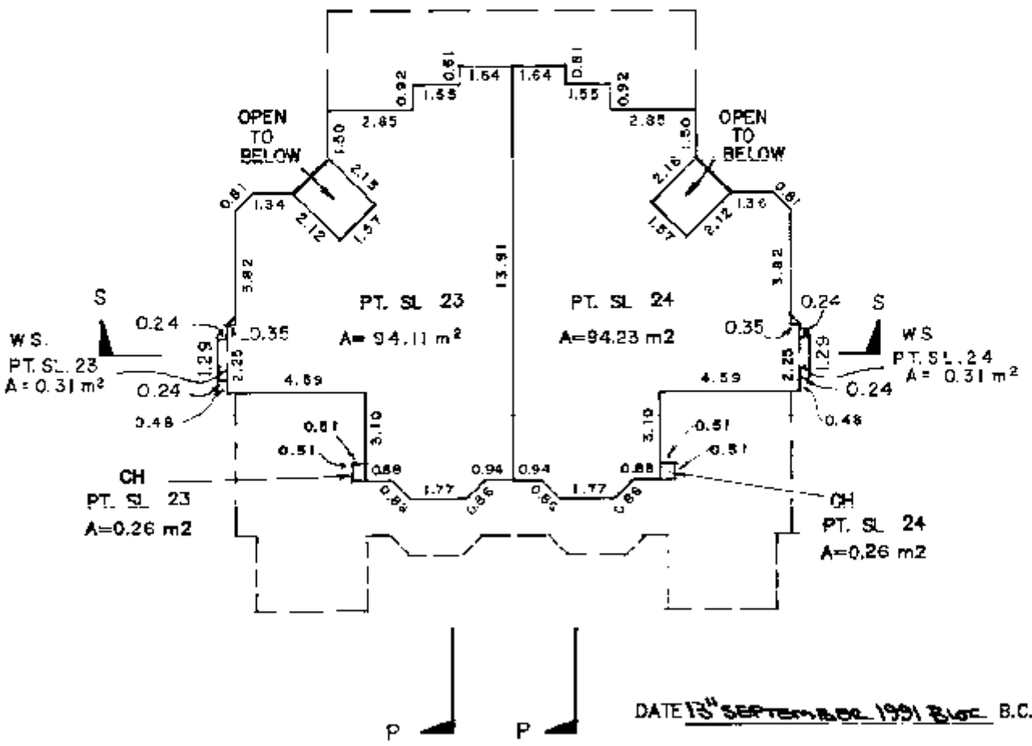
LOWER FLOOR



MAIN FLOOR



UPPER FLOOR



MORGAN STEWART & COMPANY
Surveyors and Engineers
1055–Seymour St, Vancouver, B.C.

DATE 13th SEPTEMBER 1991 B.C.L.S.

FILE: 5279–20–04–B2

FILED LMLMS74 R02467 2005-07-21-15.45.57.567940

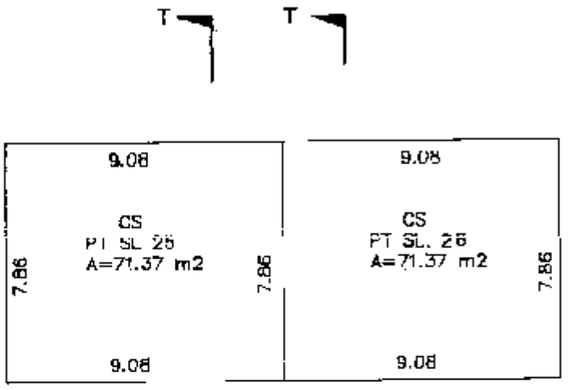
PHASE 2
STRATA PLAN LMS 74

BUILDING 13

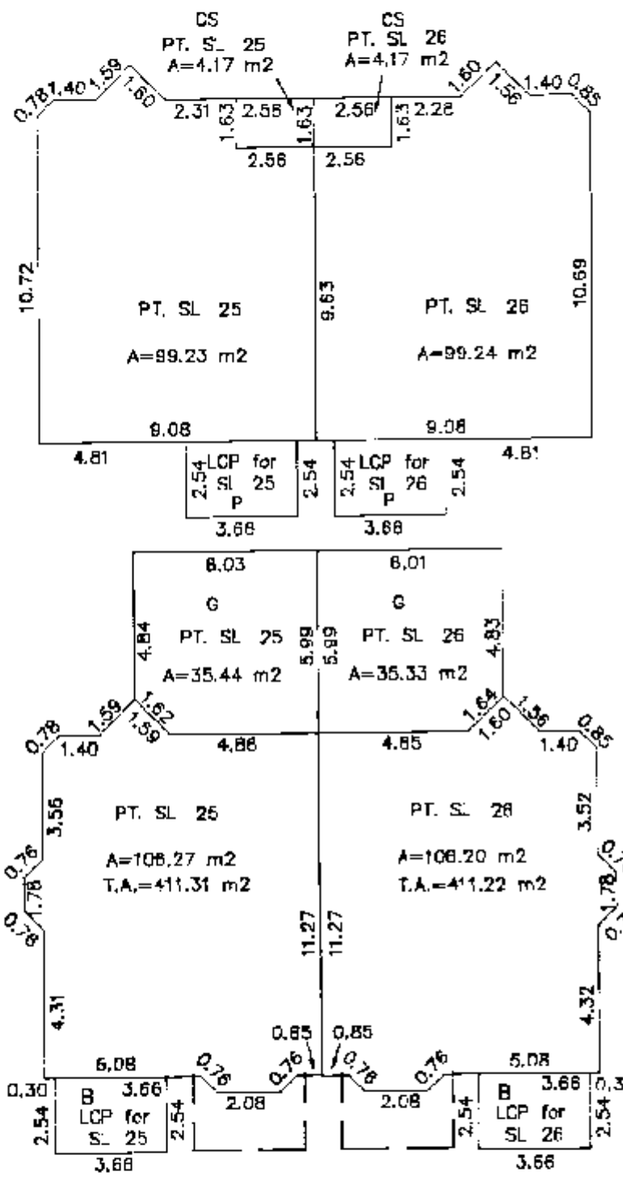
SCALE 1:200

2m 1 0m 5 10m

CRAWL SPACE LEVEL

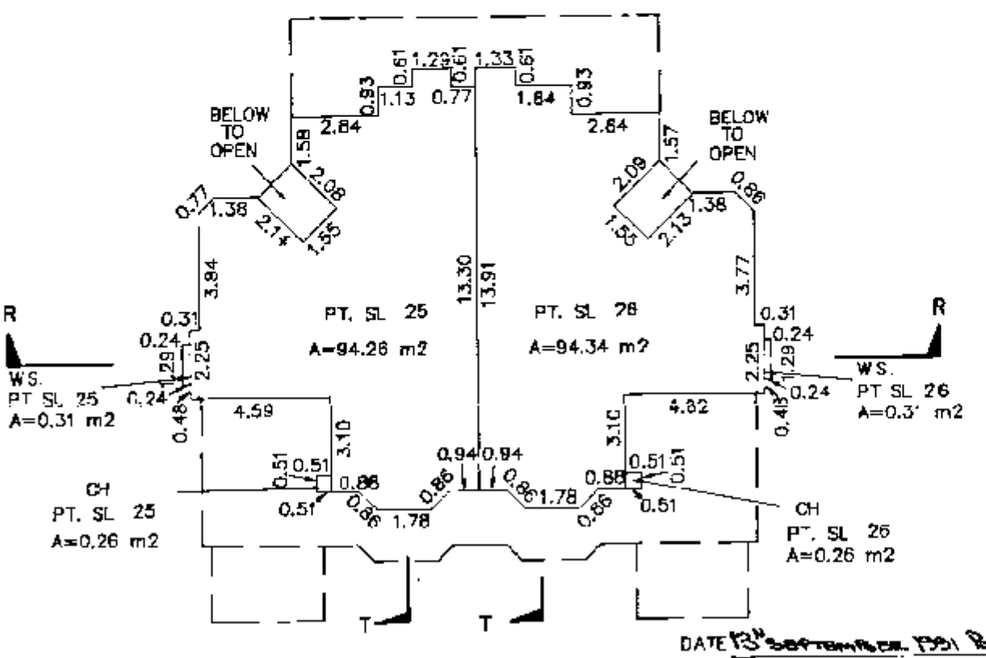


LOWER FLOOR



MAIN FLOOR

UPPER FLOOR



MORGAN STEWART AND COMPANY
Surveyors and Engineers
1055 Seymour St., Vancouver, B.C.

DATE 13th SEPTEMBER, 2005 B.C.L.S.

FILE: 5279-20-04-B2

FILED LMLMS74 R02467 2005-07-21-15.45.57.567940

STRATA PLAN OF LOT 1, EXCEPT PHASES 1 AND 2, STRATA PLAN LMS.74 DISTRICT LOTS 347 AND 349, GROUP 1, PLAN LMP. 862 . NEW WESTMINSTER DISTRICT CITY OF PORT MOODY.

PHASE 3
STRATA PLAN LMS. 74

Deposited and registered in the Land Title Office at New Westminster, BC this 30 day of OCT , 1991.

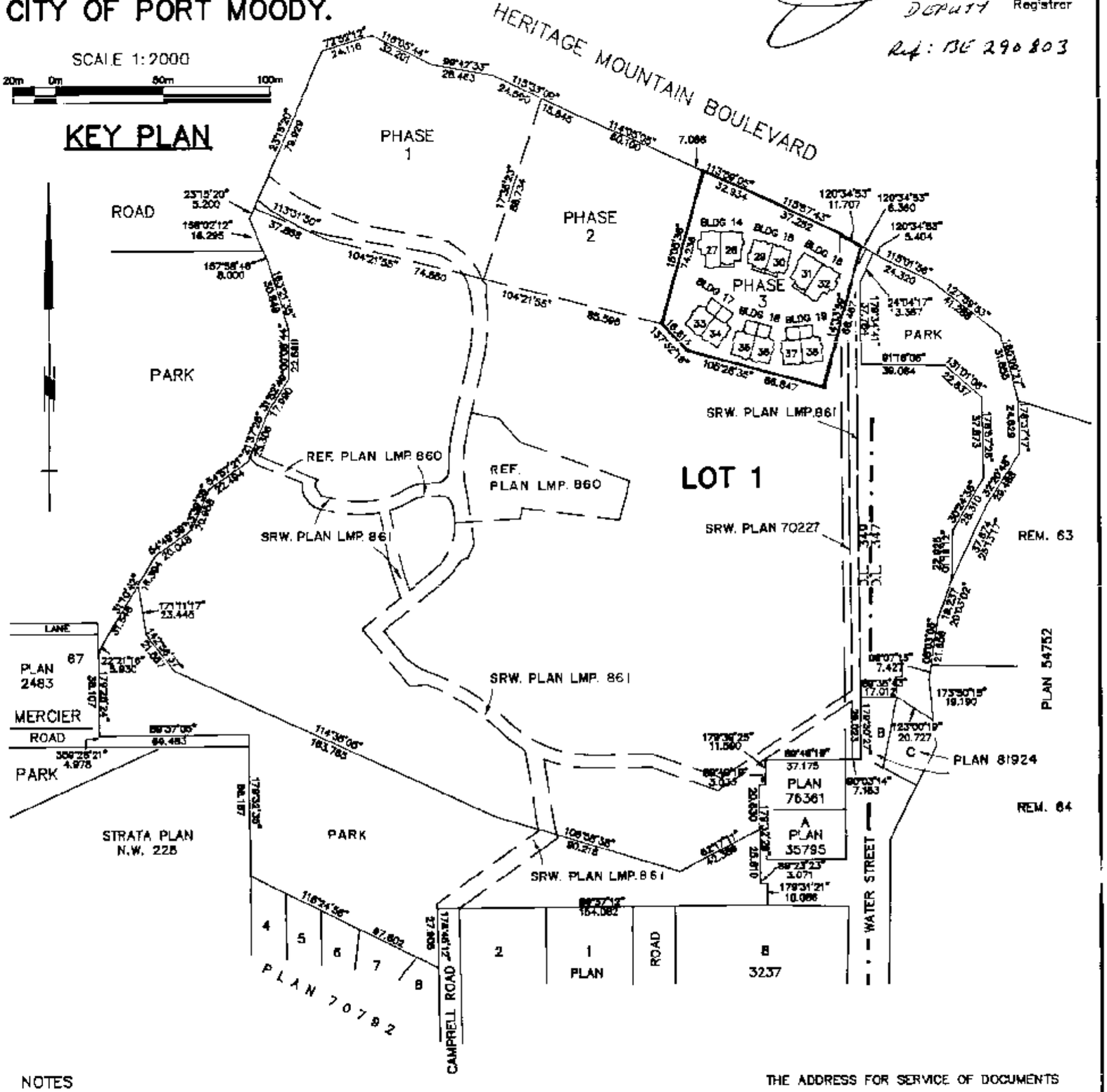
DEPUTY Registrar

Ref: BC 290803

SCALE 1:2000

20m 0m 50m 100m

KEY PLAN



NOTES

ALL DISTANCES ARE IN METERS UNLESS OTHERWISE NOTED.
ALL ANGLES ARE 45° OR 90° UNLESS OTHERWISE NOTED.

THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT

LEGEND:

GRID BEARINGS ARE DERIVED FROM PLAN LMP. 862

©	DENOTES COMMON PROPERTY
S.L.	DENOTES STRATA LOT
L.C.P.	DENOTES LIMITED COMMON PROPERTY
PT.	DENOTES PART OF
P	DENOTES PATIO
A	DENOTES AREA
T.A.	DENOTES TOTAL AREA
m2	DENOTES SQUARE METERS
G	DENOTES GARAGE
CH	DENOTES CHIMNEY
CS	DENOTES CRAWL SPACE
D	DENOTES DECK
WS.	DENOTES WINDOW SILL

MORGAN STEWART & COMPANY
Surveyors and Engineers
1055—Seymour St, Vancouver, B.C.

CIVIC ADDRESS:

101 PARKSIDE DRIVE
PORT MOODY, B.C.

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

THE OWNERS STRATA PLAN LMS. 74 .
1828 WEST 7th AVENUE
c/o GARY DAYAN, BARRISTER & SOLICITOR
VANCOUVER, B.C.
V6J 1S5

NAME OF DEVELOPMENT:

TREETOPS

I, BRIAN W. COLLINS ,of Vancouver, a 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, B.C. this 10th day of OCTOBER , 1991.

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

FILE: 5279-20-04-C3

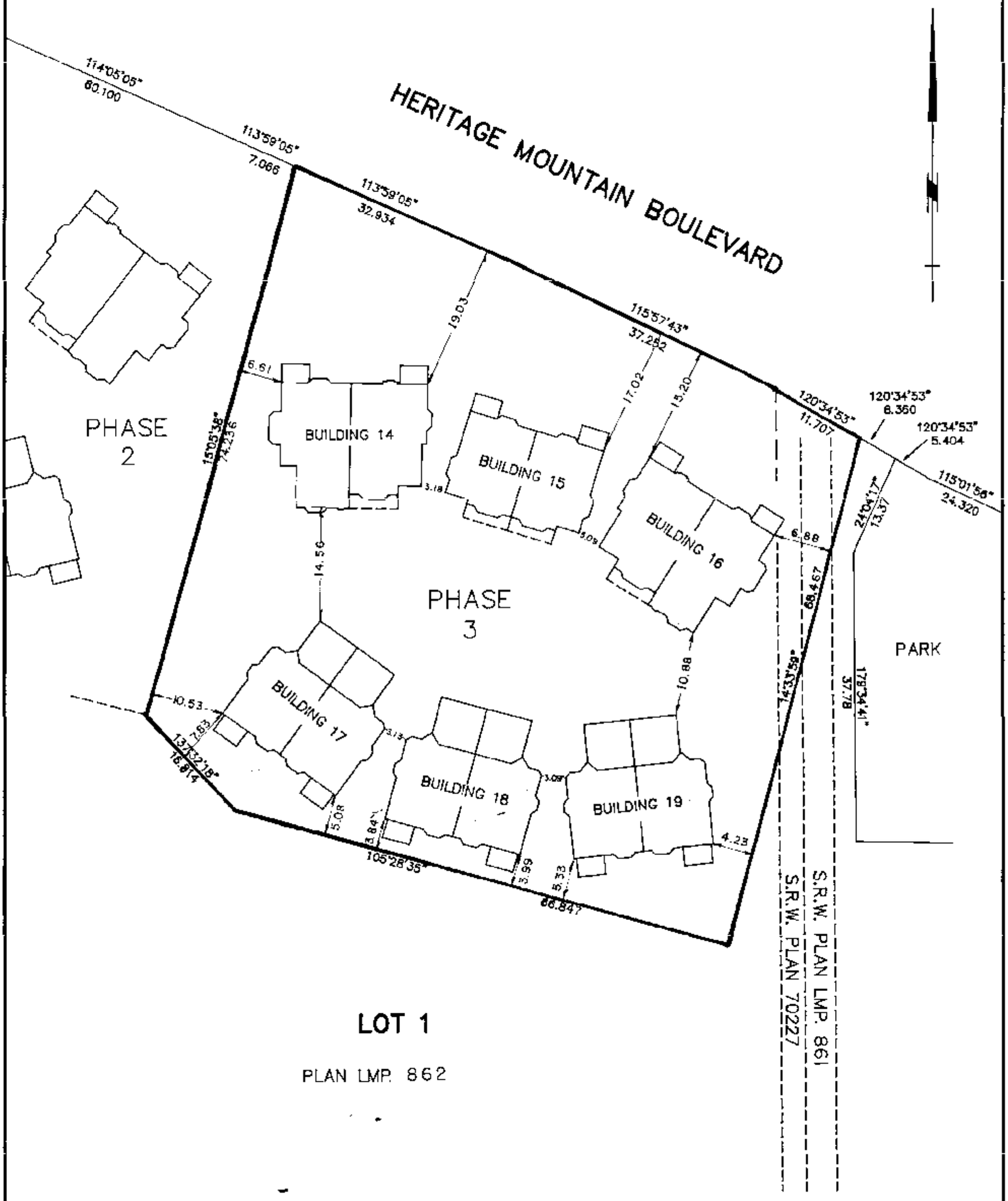
RD2467 2005-07-21-15.45.57.567940 LMLMS74 FILED

PHASE 3
STRATA PLAN LMS 74

LOCATION PLAN

SCALE 1:500

10 0 5 10 20



LOT 1

PLAN LMP. 862

MORGAN STEWART & COMPANY
Surveyors and Engineers
1055–Seymour St, Vancouver, B.C.

DATE 10th OCTOBER 1997 B.C.L.S.

FILE: 5279-20-04-C3

FILED LMLMS74 RD2467 2005-07-21-15.45.57.567940

PHASE 3
STRATA PLAN LMS. 74

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
27	4,5,8	221	2149	
28	4,8	218	2099	
29	5,9	226	2049	
30	5,9	226	2049	
31	4,10	218	2099	
32	4,10	248	2149	
33	5,6,11	199	2099	
34	6,11	198	2049	
35	7,12	303	2149	
36	6,7,12	301	2149	
37	6,7,13	305	2149	
38	6,7,13	300	2199	
AGGREGATE		2963	25388	

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 18th day of October 1991.

A commissioner for taking affidavits for British Columbia

Accepted as to forms 1, 2 and 3.
Dated this 29 day of October, 1991.

Superintendent of Real Estate

Approved as phase 3 of 13 phase strata plan under the condominium act.
Dated , British Columbia
This 21st day of October 1991.

Approving Officer for the City of Port Moody.

Execution Date		
Y	m	D
91	10	15

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

Authorized Signatory VICTOR D. SETTON

WITNESS

GARY DAYAN
Address of witness C/ Solicitor
1625 WEST 7th AVENUE
VANCOUVER B.C. V6J 1S5
Occupation of witness BARRISTER

MORTGAGEE:
METROPOLITAN TRUST COMPANY OF CANADA
(REGISTRATION NO. 84T) BY ITS LAWFUL ATTORNEYS
see file # AA212698

Authorized Signatory Christine Rainbird

Authorized Signatory Peter Morrish

WITNESS AS TO BOTH SIGNATURES

R.S. McIntosh
R.S. McIntosh
64-6245 Sheridan Rd. Rich.
Address of witness
Receptionist
Occupation of witness

MORGAN STEWART AND COMPANY
Surveyors and Engineers
1055 Seymour St., Vancouver, B.C.

DATE 15th October 1991 BCLS

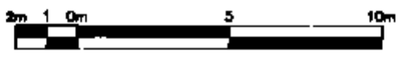
FILE : 5279 - 20 - 04 - C3

FILED LMLMS74 R02467 2005-07-21-15.45.57.567940

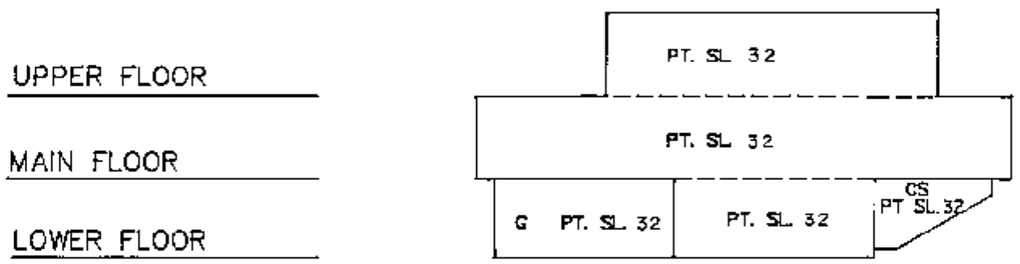
SECTIONS

PHASE 3
STRATA PLAN LMS 74

SCALE 1:200

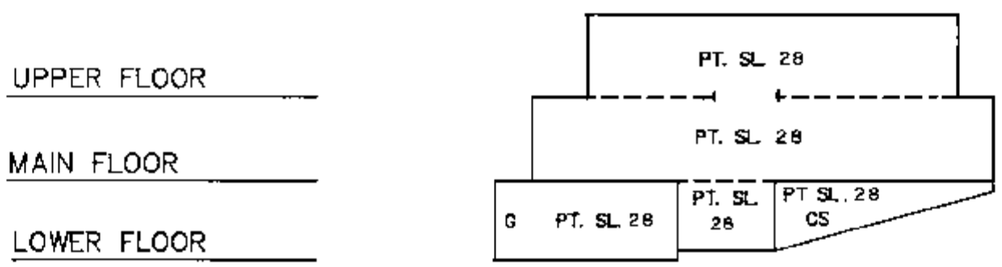


SECTION I - I

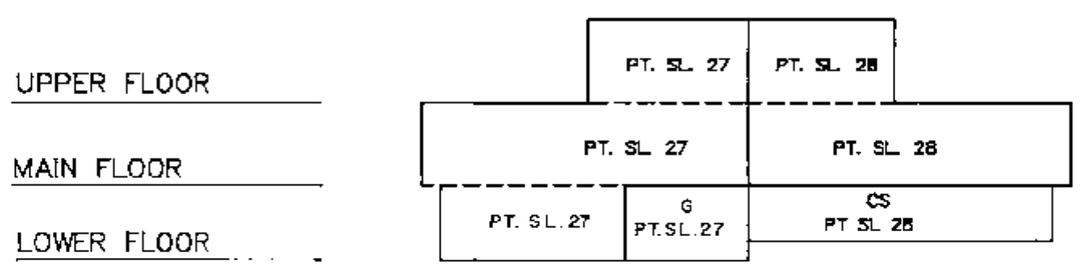


SECTION V - V

TYPICAL FOR SLs 28 AND 31

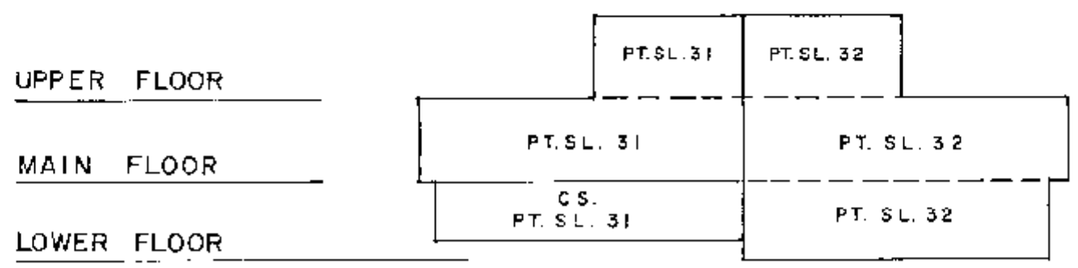


SECTION W - W



SECTION X - X

TYPICAL FOR SLs 31 AND 32



MORGAN STEWART & COMPANY
Surveyors and Engineers
1055-Seymour St, Vancouver, B.C.

DATE 18th OCTOBER 1991 B.C.L.S.

FILE: 5279-20-04-C3

RD2467 2005-07-21-15.45.57.567940
LMLMS74
FILED

SECTIONS

PHASE 3
STRATA PLAN LMS 74

SCALE 1:200

2m 1 0m 5 10m

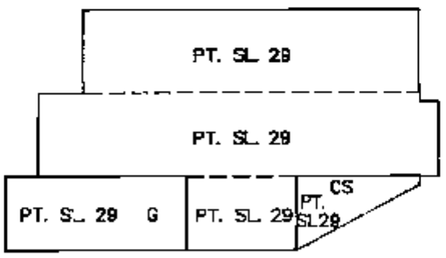
SECTION M-M

TYPICAL FOR SLs 29, 30

UPPER FLOOR

MAIN FLOOR

LOWER FLOOR

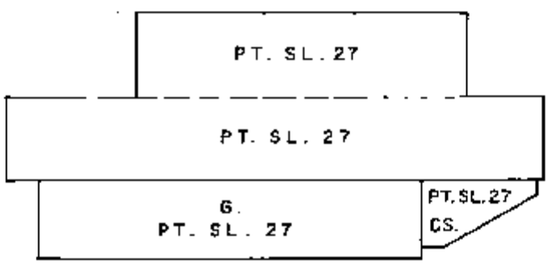


SECTION U-U

UPPER FLOOR

MAIN FLOOR

LOWER FLOOR

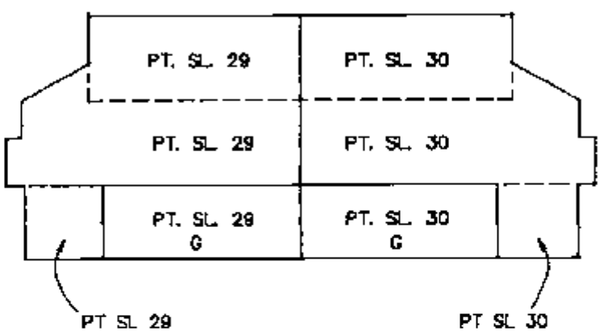


SECTION N-N

UPPER FLOOR

MAIN FLOOR

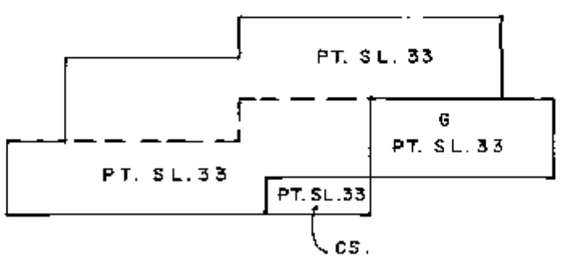
LOWER FLOOR



SECTION Y-Y

UPPER FLOOR

MAIN FLOOR



MORGAN STEWART & COMPANY
Surveyors and Engineers
1055-Seymour St, Vancouver, B.C.

DATE 10th October 1991 B.C.L.S.

FILE: 5279-20-04-C3

FILED LMLMS74 RD2467 2005-07-21-15.45.57.567940

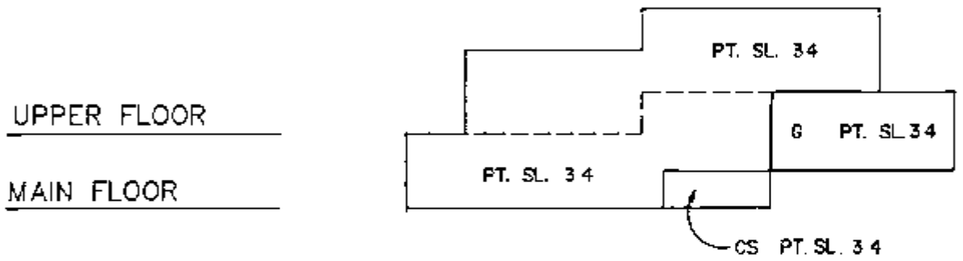
SECTIONS

PHASE 3
STRATA PLAN LMS 14

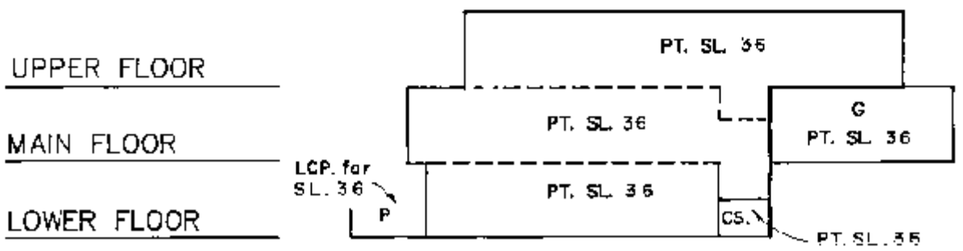
SCALE 1:200

2m 1 0m 5 10m

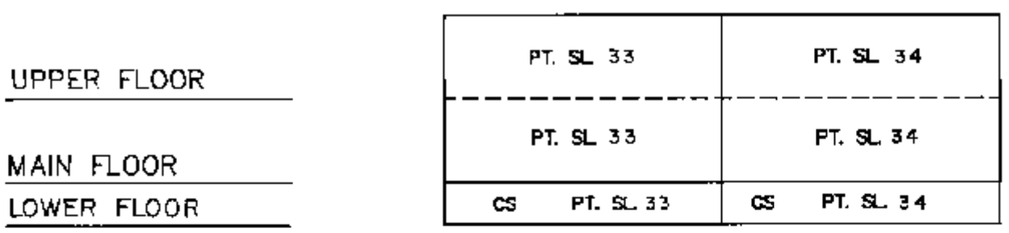
SECTION O-O



SECTION P-P

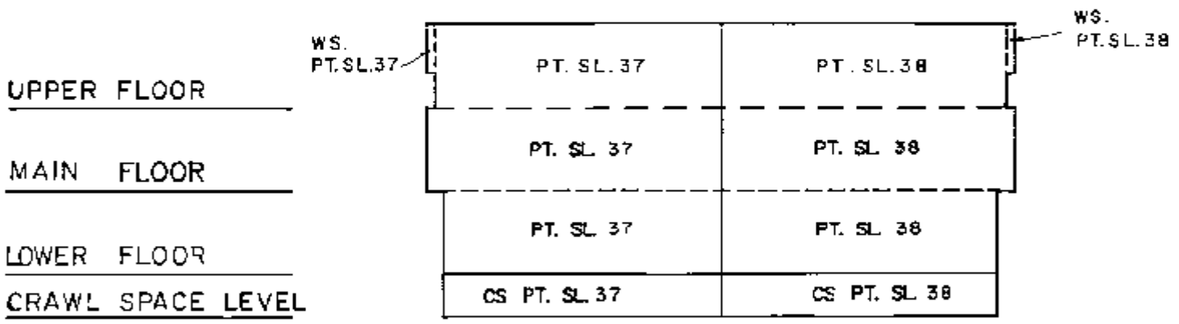


SECTION Q-Q



SECTION R-R

TYPICAL FOR SL.s. 37 & 38



MORGAN STEWART & COMPANY
Surveyors and Engineers
1055–Seymour St, Vancouver, B.C.

DATE 13th October, 1995 B.C.L.S.

FILE: 5279-20-04-C3

FILED LMLMS74 RD2467 2005-07-21-15.45.57.567940

PHASE 3

STRATA PLAN LMS 74

SECTIONS

SCALE 1:200

2m 1 0m 5 10m

SECTION A1 - A1

UPPER FLOOR

MAIN FLOOR

LOWER FLOOR

PT. SL. 35	PT. SL. 36
PT. SL. 35	PT. SL. 36
PT. SL. 35	PT. SL. 36

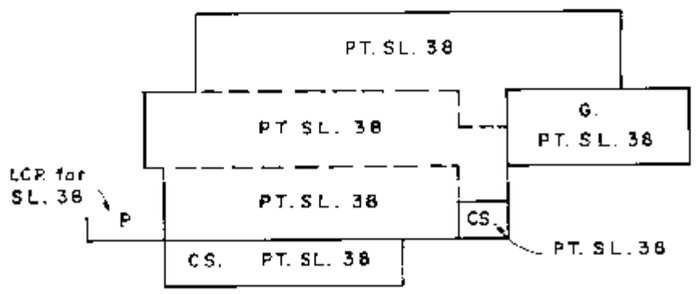
SECTION T - T

UPPER FLOOR

MAIN FLOOR

LOWER FLOOR

CRAWL SPACE LEVEL

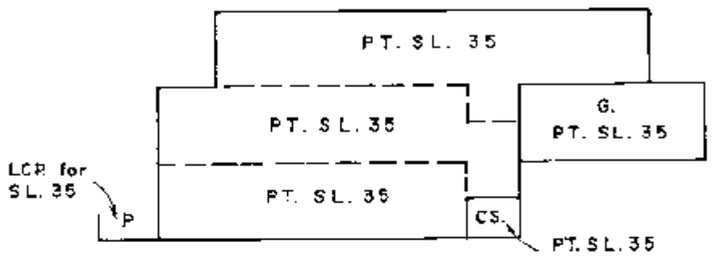


SECTION Z - Z

UPPER FLOOR

MAIN FLOOR

LOWER FLOOR



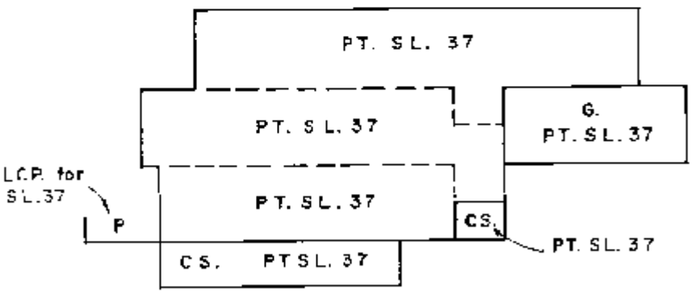
SECTION B1 - B1

UPPER FLOOR

MAIN FLOOR

LOWER FLOOR

CRAWL SPACE LEVEL



MORGAN STEWART AND COMPANY
Surveyors and Engineers
1055 Seymour St, Vancouver, B.C.

DATE 10th OCTOBER 1991 B.C.L.S

FILE: 5279-20-04-C3

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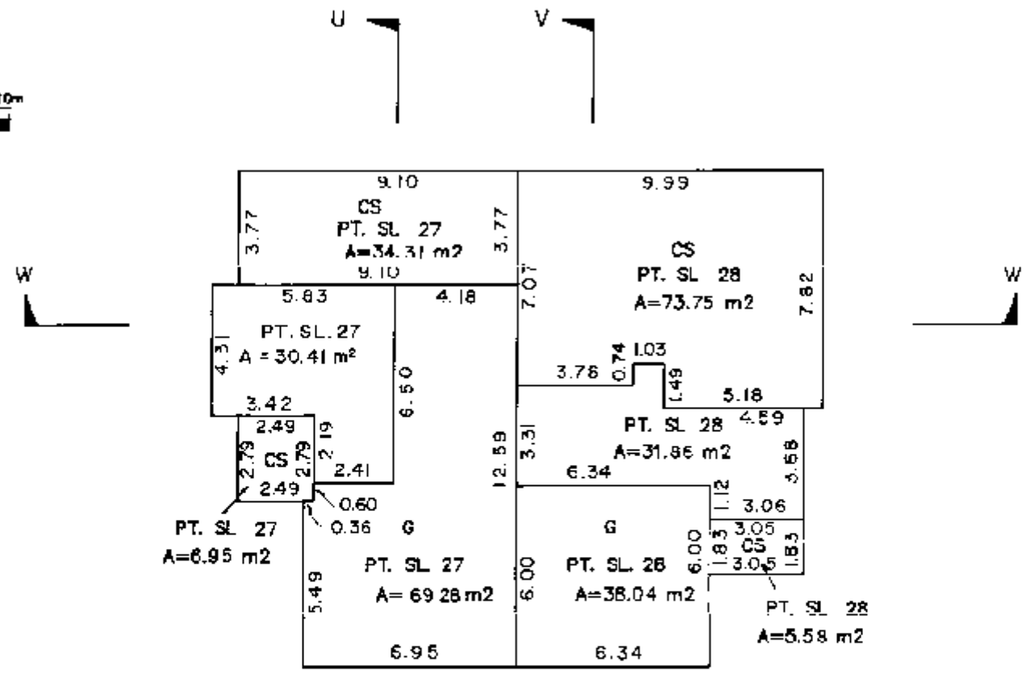
PHASE 3
STRATA PLAN LMS 74

BUILDING 14

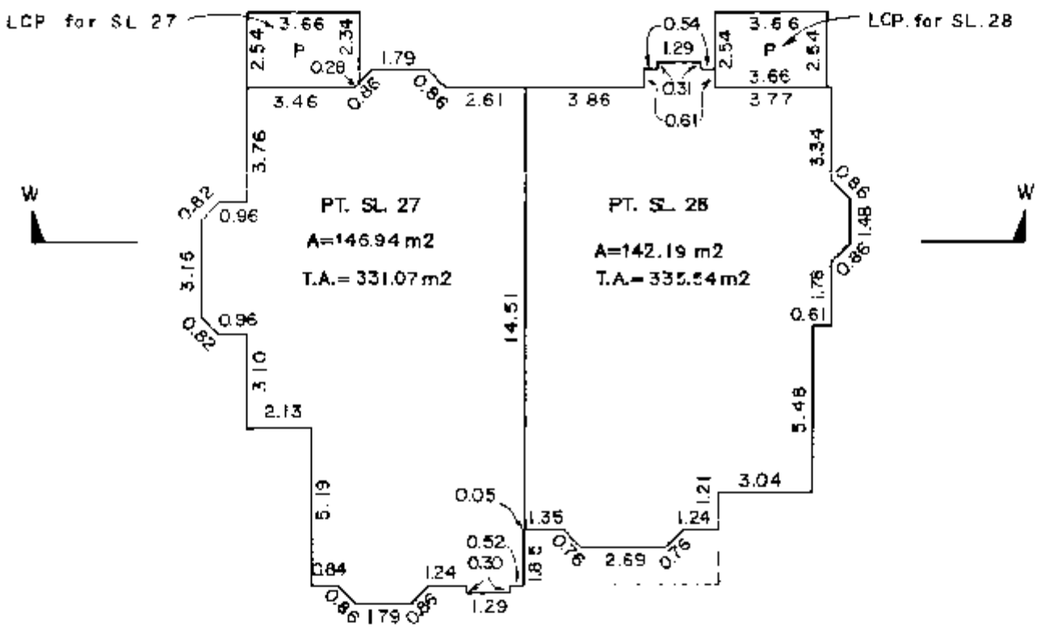
SCALE 1:200

2m 1 0m 5 10m

LOWER FLOOR



MAIN FLOOR



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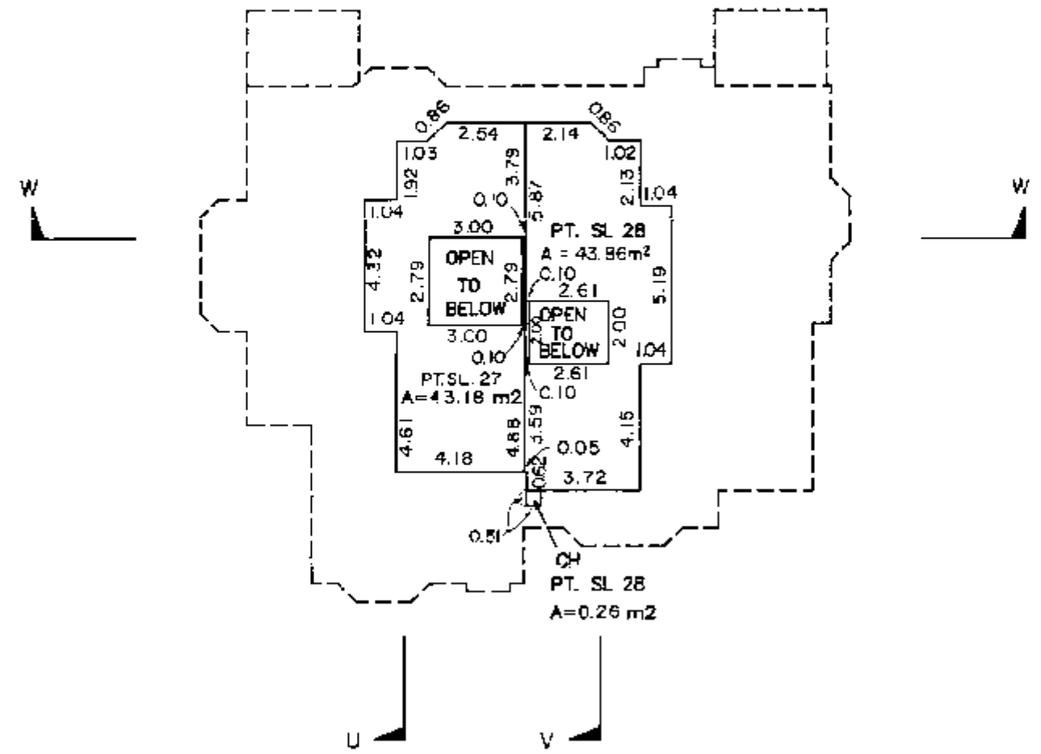

MORGAN STEWART & COMPANY
Surveyors and Engineers
1055–Seymour St, Vancouver, B.C.

DATE 16th OCTOBER, 1991 B.C.L.S.

FILE: 5279–20–04–C3

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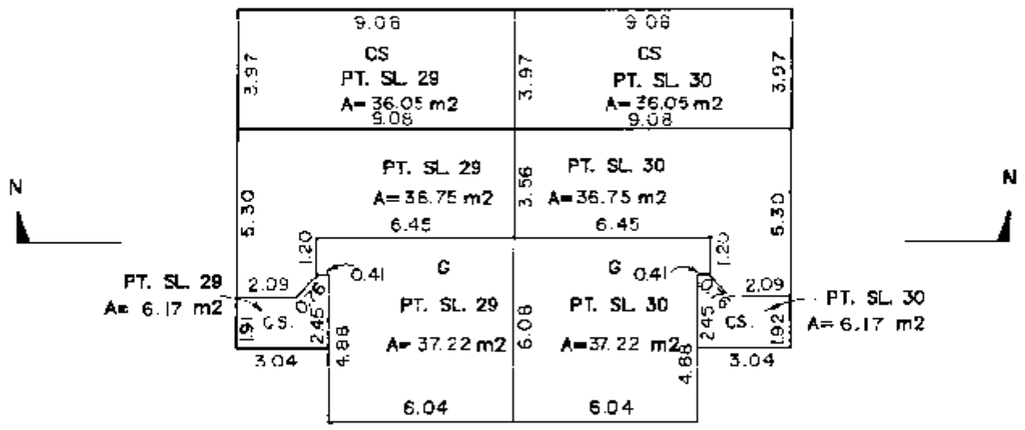
PHASE 3
STRATA PLAN LMS 74

BUILDING 15

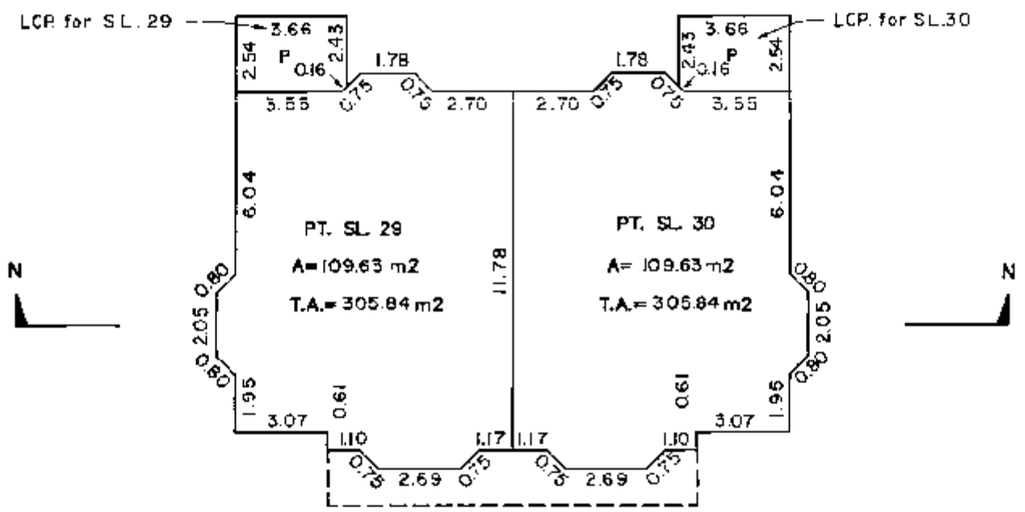
SCALE 1:200

2m 1 0m 5 10m

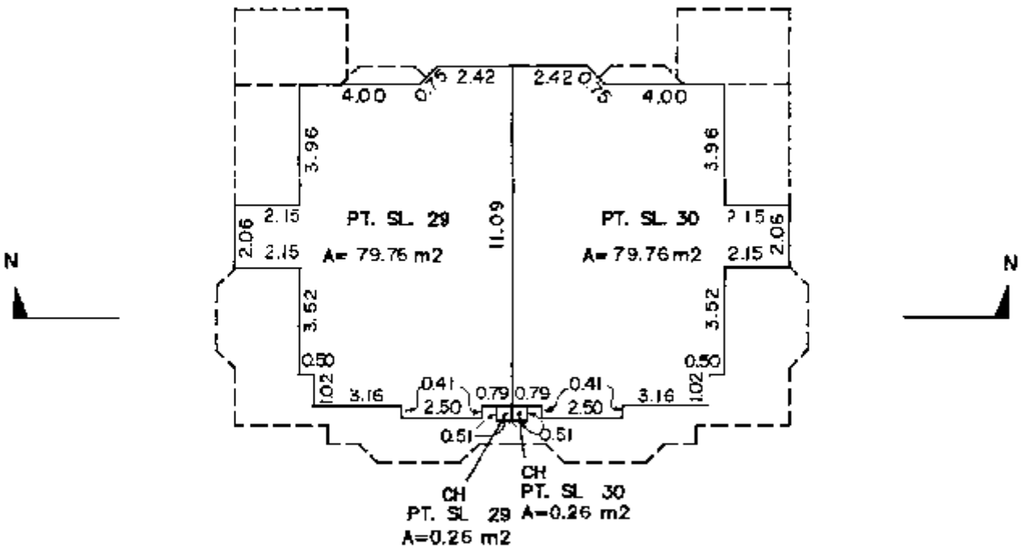
LOWER FLOOR



MAIN FLOOR



UPPER FLOOR



MORGAN STEWART & COMPANY
Surveyors and Engineers
1055–Seymour St, Vancouver, B.C.

DATE 10th OCTOBER, 1991 B.C.L.S.

FILE: 5279–20–04–C3

FILED LMLMS74 RD2467 2005-07-21-15.45.57.567940

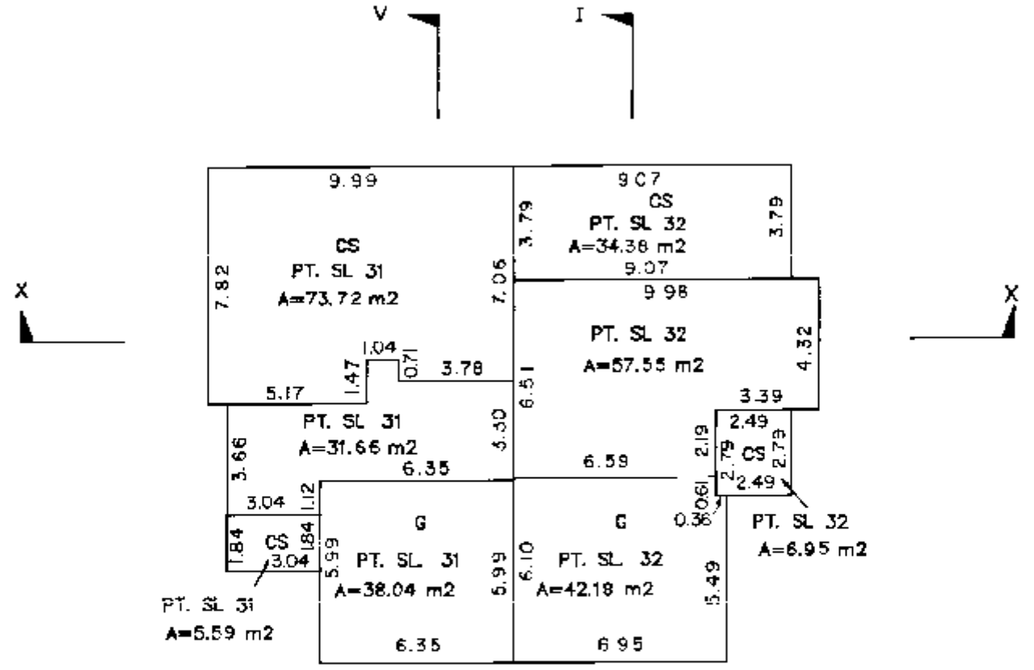
PHASE 3
STRATA PLAN LMS 74

BUILDING 16

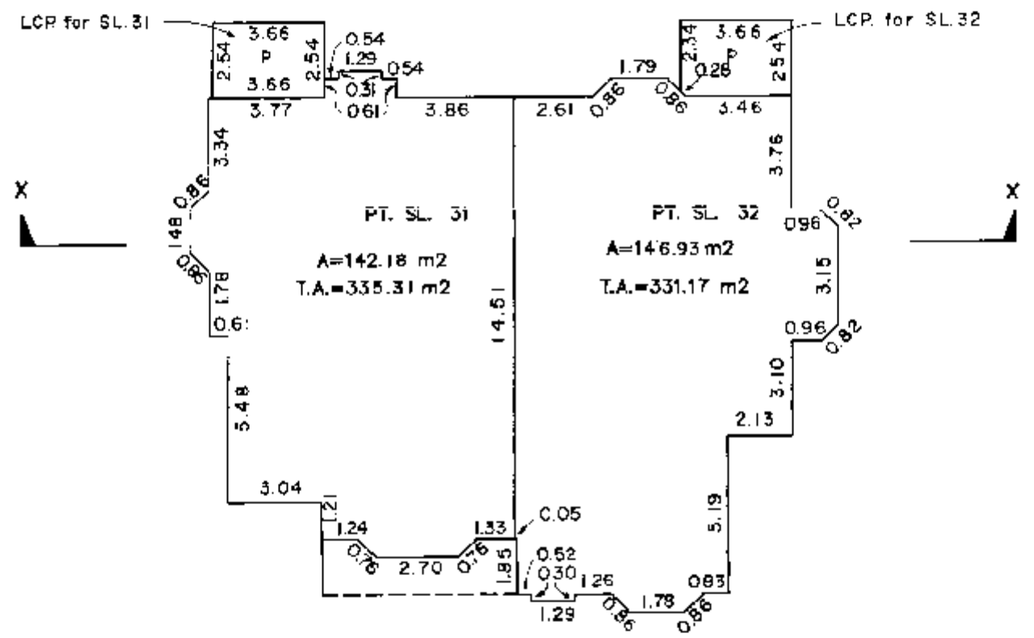
SCALE 1:200

2m 1 0m 5 10m

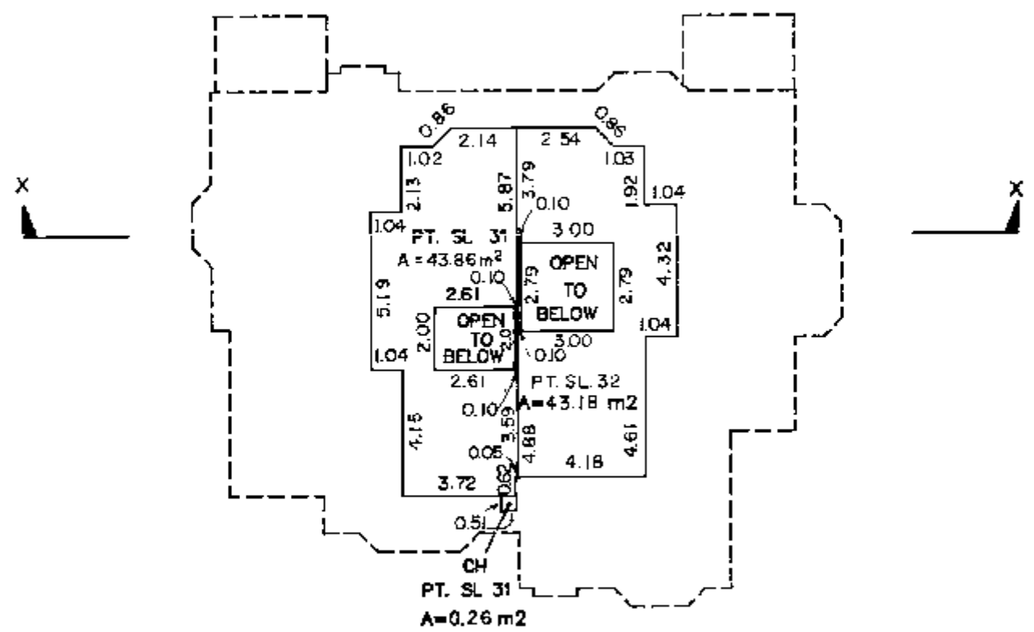
LOWER FLOOR



MAIN FLOOR



UPPER FLOOR



MORGAN STEWART & COMPANY
Surveyors and Engineers
1055–Seymour St, Vancouver, B.C.

DATE 10th OCTOBER 1995 B.C.L.S.

FILE: 5279-20-04-C3

FILED LMLMS74 R02467 2005-07-21-15.45.57.567940

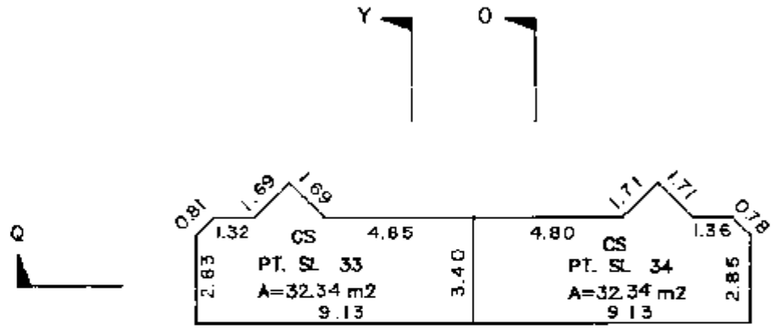
PHASE 3
STRATA PLAN LMS 74

BUILDING 17

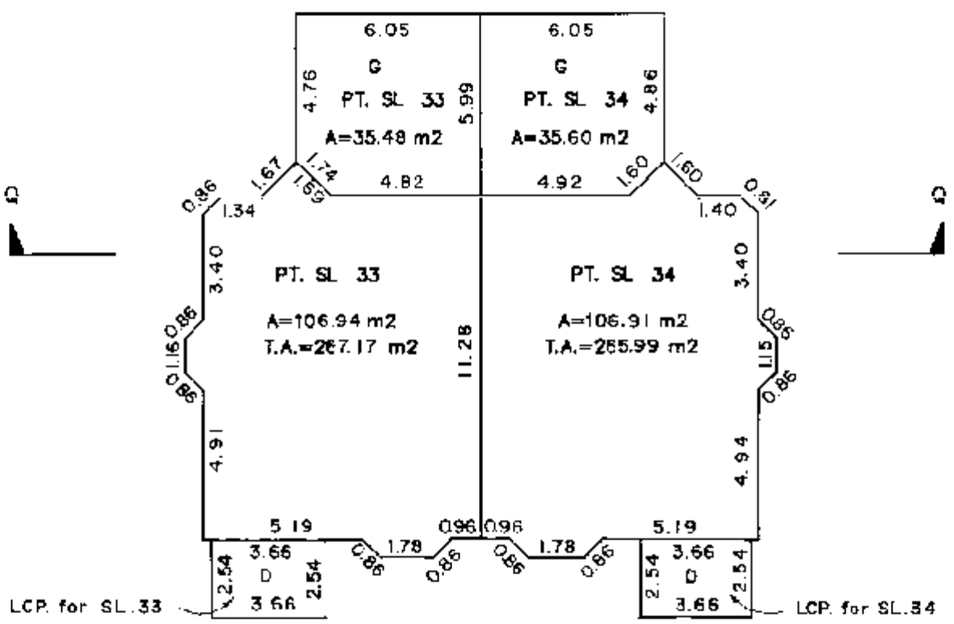
SCALE 1:200

2m 1 0m 5 10m

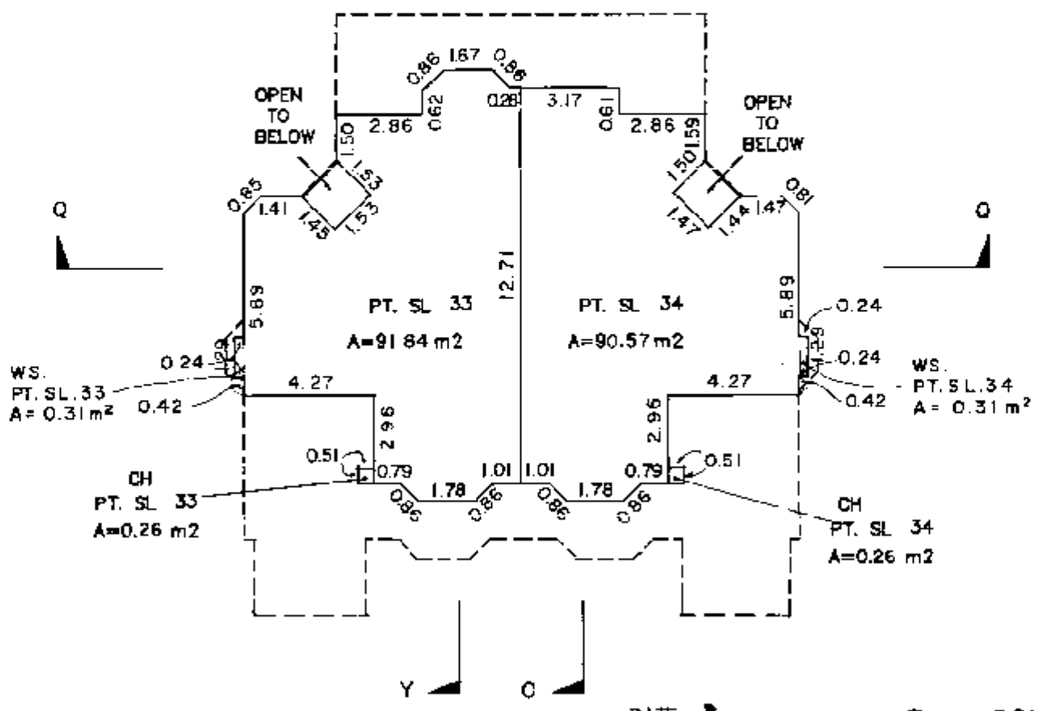
LOWER FLOOR



MAIN FLOOR



UPPER FLOOR



MORGAN STEWART & COMPANY
Surveyors and Engineers
1055–Seymour St, Vancouver, B.C.

DATE 10th OCTOBER, 1995 B.C.L.S.

FILE: 5279-20-04-C3

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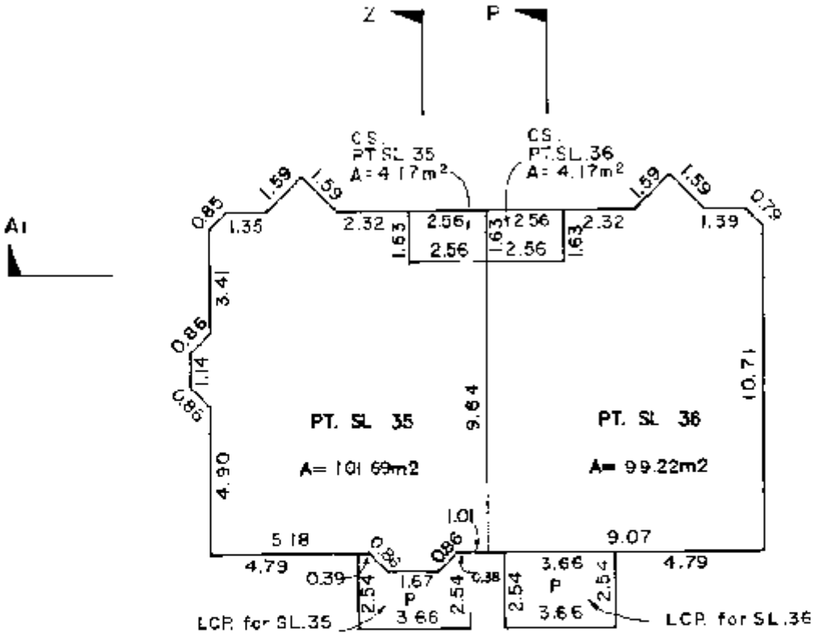
PHASE 3
STRATA PLAN LMS 74

BUILDING 18

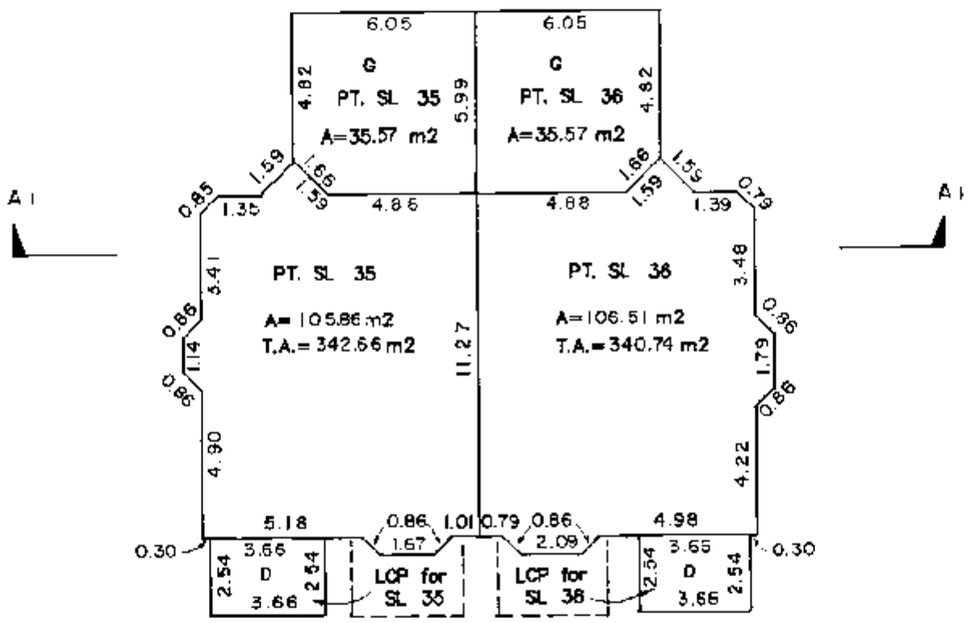
SCALE 1:200

2m 1 0m 5 10m

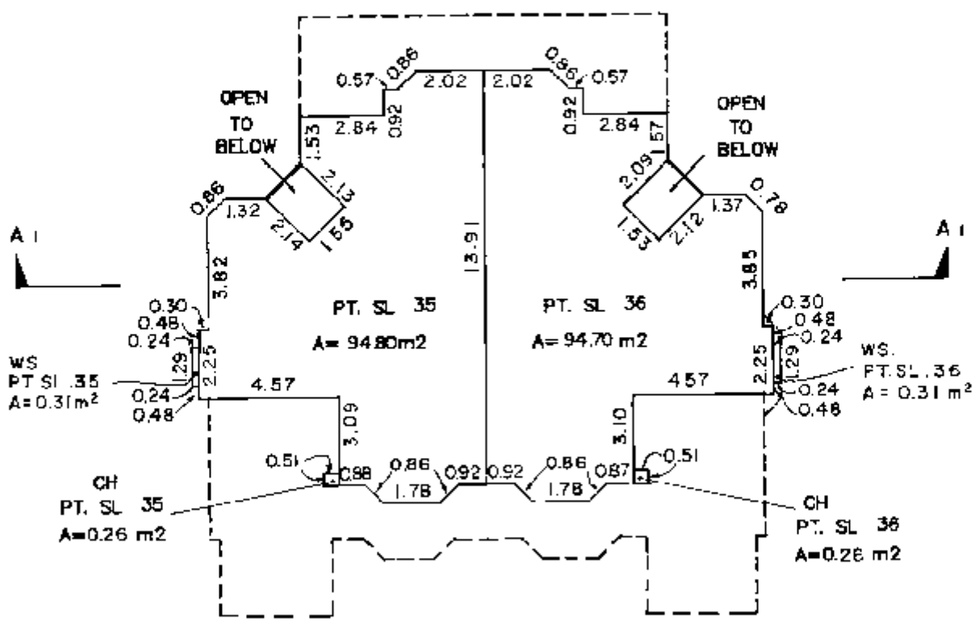
LOWER FLOOR



MAIN FLOOR



UPPER FLOOR



MORGAN STEWART & COMPANY
Surveyors and Engineers
1055–Seymour St, Vancouver, B.C.

DATE 10th OCTOBER, 1995 B.C.L.S.

FILE: 5279–20–04–C3

FILED LMLMS74 R02467 2005-07-21-15.45.57.567940

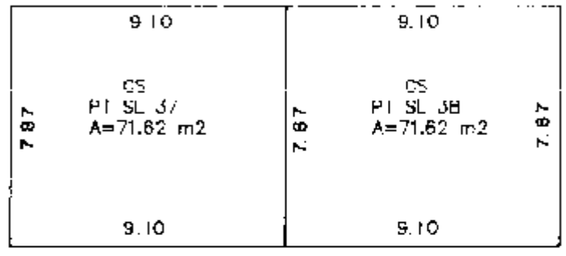
PHASE 3
STRATA PLAN LMS 74

BUILDING 19

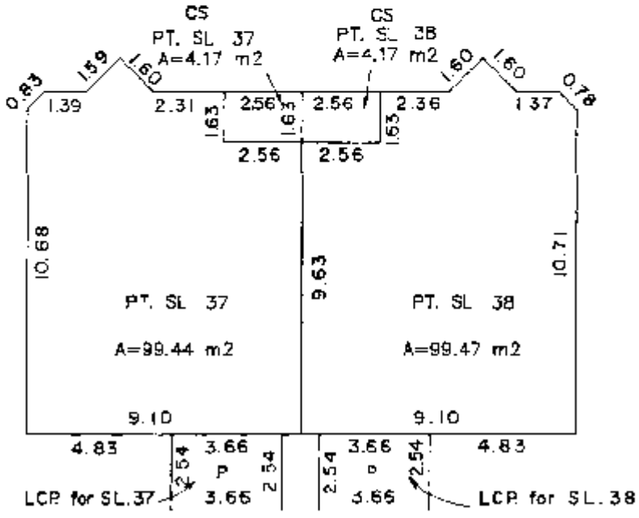
SCALE 1:200
2m 1 0m 5 10m

B1 T

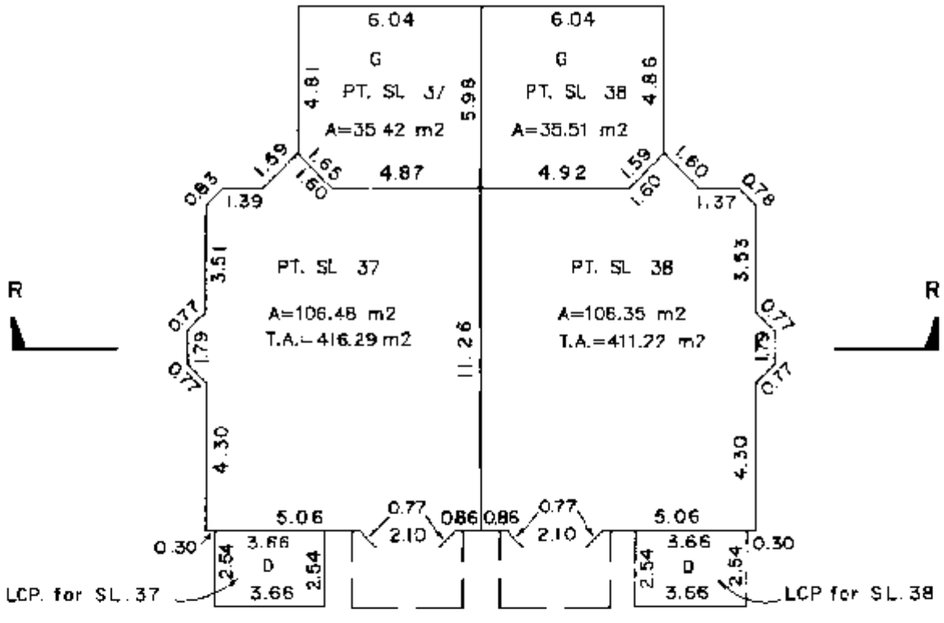
CRAWL SPACE LEVEL



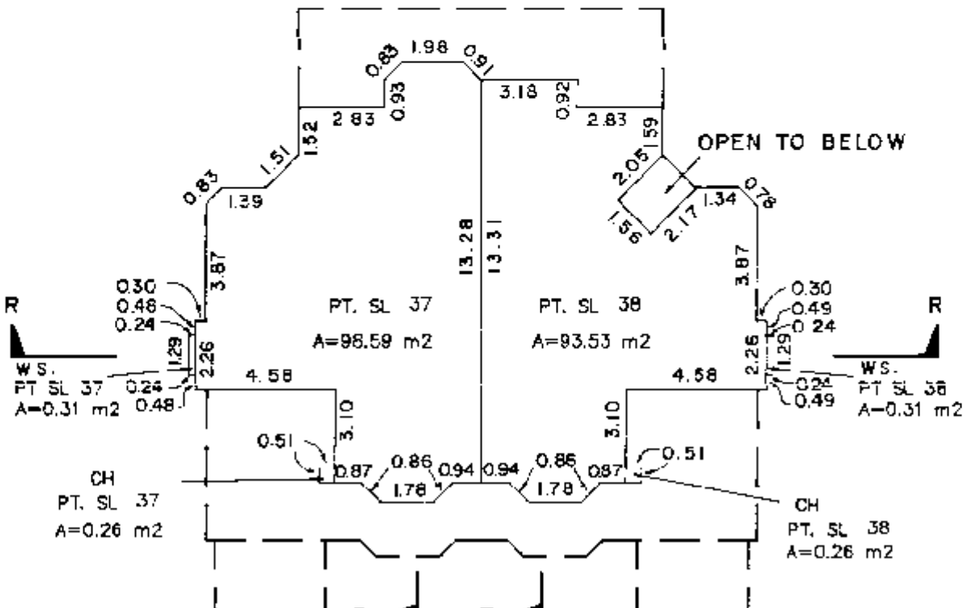
LOWER FLOOR



MAIN FLOOR



UPPER FLOOR



MORGAN STEWART & COMPANY
Surveyors and Engineers
1055-Seymour St, Vancouver, B.C.

DATE 10th OCTOBER, 1991 B.C.L.S.

FILE: 5279-20-04-03

FILED LMLMS74 R02467 2005-07-21-15.45.57.567940

STRATA PLAN OF LOT 1, EXCEPT PHASES 1, 2 AND 3, STRATA PLAN LMS.74 DISTRICT LOTS 347 AND 349, GROUP 1, PLAN LMP 862 NEW WESTMINSTER DISTRICT CITY OF PORT MOODY.

PHASE 4

STRATA PLAN LMS 74

Deposited and registered in the Land Title Office at New Westminster, BC this 10 day of APRIL, 1992

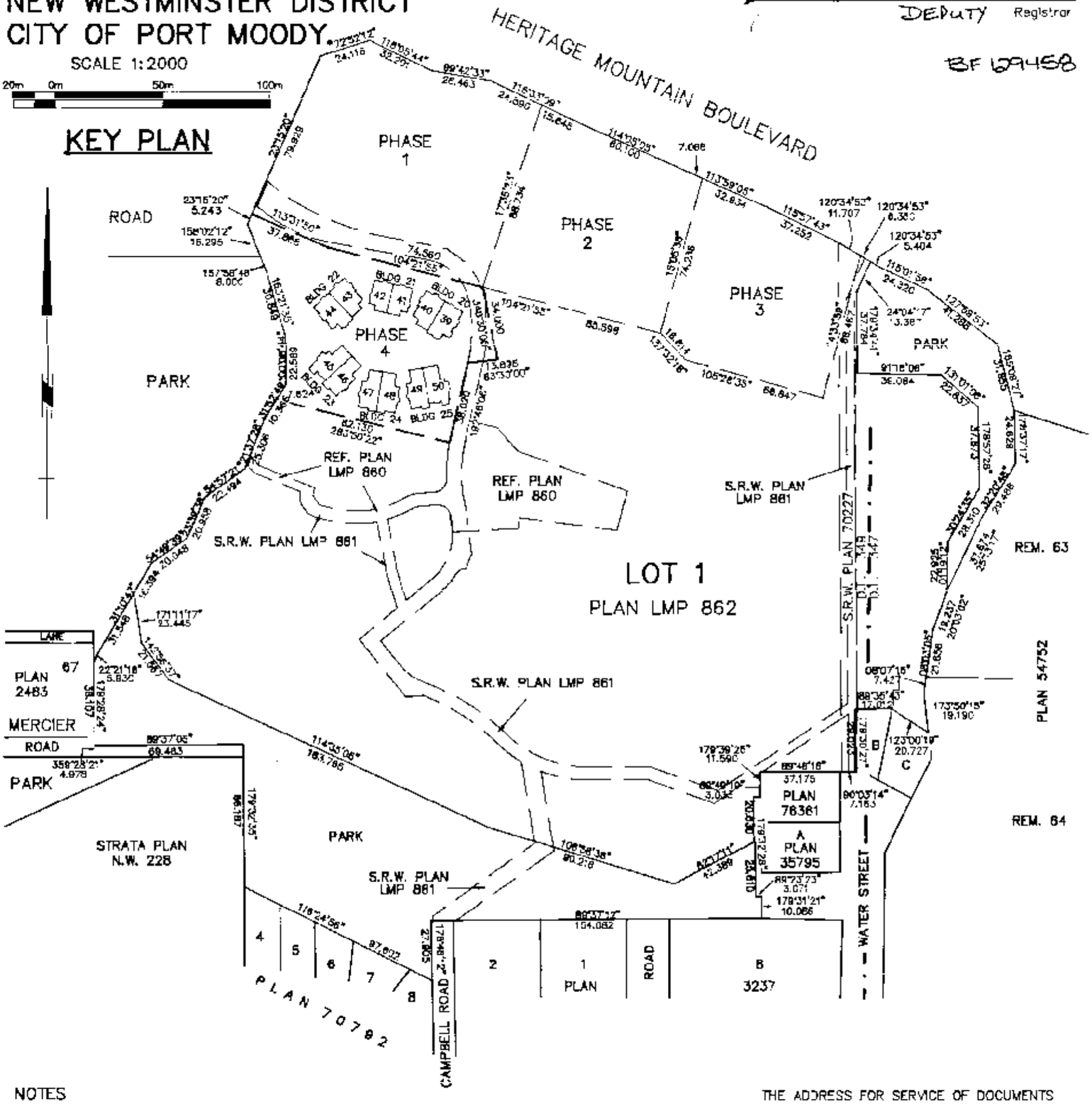
DEPUTY Registrar

BF 129458

SCALE 1:2000

20m 0m 50m 100m

KEY PLAN



NOTES

ALL DISTANCES ARE IN METERS UNLESS OTHERWISE NOTED.
ALL ANGLES ARE 45° OR 90° UNLESS OTHERWISE NOTED.

THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT

LEGEND:

GRID BEARINGS ARE DERIVED FROM PLAN LMP 862

©	DENOTES COMMON PROPERTY
S.L.	DENOTES STRATA LOT
L.C.P.	DENOTES LIMITED COMMON PROPERTY
PT.	DENOTES PART OF
P	DENOTES PATIO
A	DENOTES AREA
T.A.	DENOTES TOTAL AREA
m2	DENOTES SQUARE METERS
G	DENOTES GARAGE
CH	DENOTES CHIMNEY
CS	DENOTES CRAWL SPACE
D	DENOTES DECK
WS	DENOTES WINDOW SILL

MORGAN STEWART & COMPANY
Surveyors and Engineers
1055-Seymour St, Vancouver, B.C.

CIVIC ADDRESS:

101 PARKSIDE DRIVE
PORT MOODY, B.C.

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

THE OWNERS STRATA PLAN LMS 74
C/O CROSBY PROPERTY MANAGEMENT LTD.
SUITE 550
555 WEST 12TH. AVENUE.
VANCOUVER, B.C. V5Z 3X7.

NAME OF DEVELOPMENT:

TREETOPS

I, BRIAN W. COLLINS, of Vancouver, a 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, B.C. this 6th day of MARCH, 1992

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

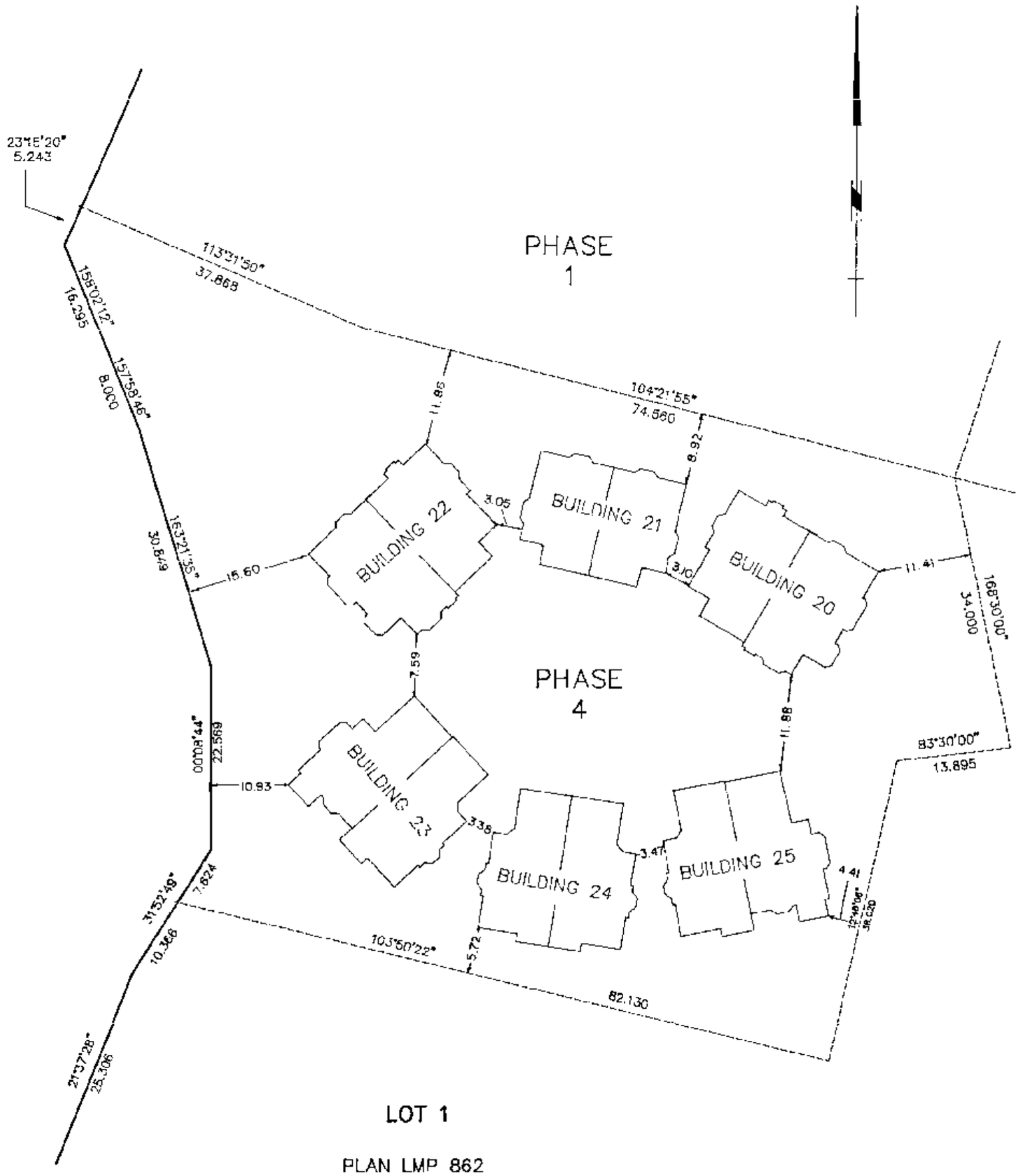
FILE: 5279-20-04-G4-01

FILED LMLMS74 R02467 2005-07-21-15.45.57.567940

PHASE 4
STRATA PLAN LMS 74

LOCATION PLAN

SCALE 1:500



LOT 1

PLAN LMP 862

MORGAN STEWART & COMPANY
Surveyors and Engineers
1055–Seymour St, Vancouver, B.C.

DATE 6th MARCH 1992 B.W.S. B.C.L.S.

FILE: 5279-20-04-4G-31

FILED LMLMS74 RD2467 2005-07-21-15.45.57.567940

PHASE 4
STRATA PLAN LMS 74

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
39	7	277	2'79	
40	7	246	2'29	
41	8	263	2079	
42	8	263	2079	
43	9	298	2'79	
44	9	313	2239	
45	10	296	2'99	
46	10	297	2'49	
47	11	296	2'49	
48	11	296	2'49	
49	12	297	2'49	
50	12	296	2'79	
AGGREGATE		3438	25858	

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 March 1992.

GARY DAYAN
A commissioner for taking affidavits for British Columbia.

Accepted as to forms 1, 2 and 3
Dated this 8 day of APRIL, 1992.

Superintendent of Real Estate.

Approved as phase 4 of 12 phase strata plan under the condominium act.
Dated at Port Moody, British Columbia this 24th day of March, 1992.

Approving officer for the City of Port Moody

MORGAN STEWART COMPANY
Surveyors and Engineers
1055 Seymour Street, Vancouver, B.C.

OWNER:
UNITED PROPERTIES LTD.
(INCORPORATION NO. 186509)

Authorized signatory VICTOR D. SETTON

Witness:

GARY DAYAN

1628 WEST 7th Avenue
Address of witness Vancouver BC V6J 1S5

Lawyer
Occupation of witness

MORTGAGEE:
METROPOLITAN TRUST COMPANY OF CANADA
(REGISTRATION NO. B4T) BY ITS LAWFUL ATTORNEYS
see file * AA 12698

Authorized signatory Christine Rainbird

Authorized signatory Maureen Flynn
(Print Name)

Execution Date		
Y	m	D
92	3	13

Witnessed by:
Roslyn S. Aitken
Production Secretary
10380 Milford Dr.
Richmond BC
ROSLYN S. AITKEN

DATE 6th March 1992 B.C.L.S.

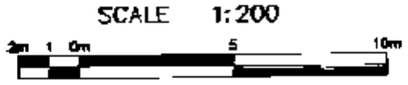
FILE: 5279-20-04-46 - 01

FILED LMLMS74 RD2467 2005-07-21-15.45.57.567940

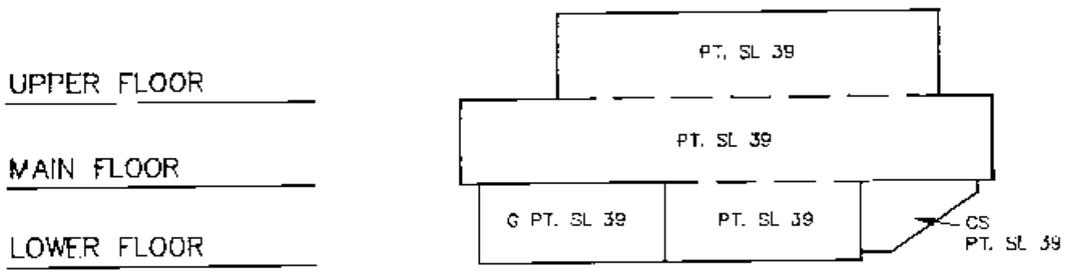
PHASE 4
STRATA PLAN LMS 74

SECTIONS

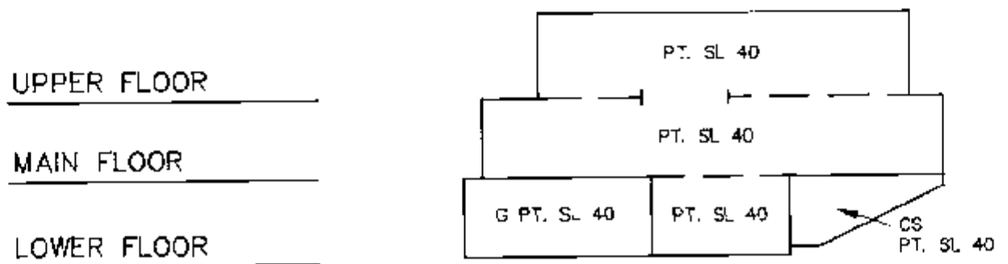
SCALE 1:200



SECTION I_1 — I_1



SECTION J_1 — J_1



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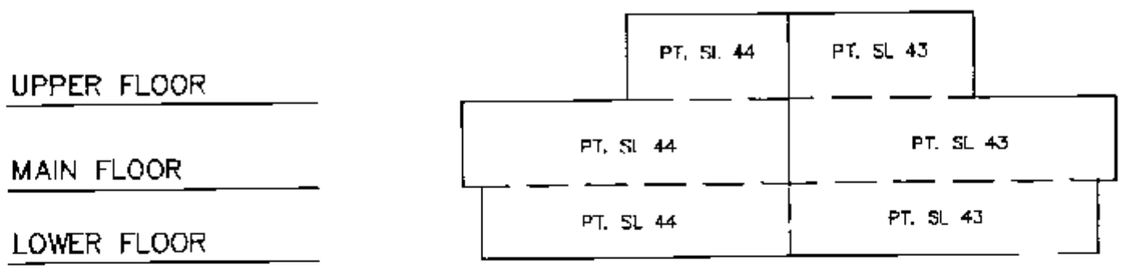

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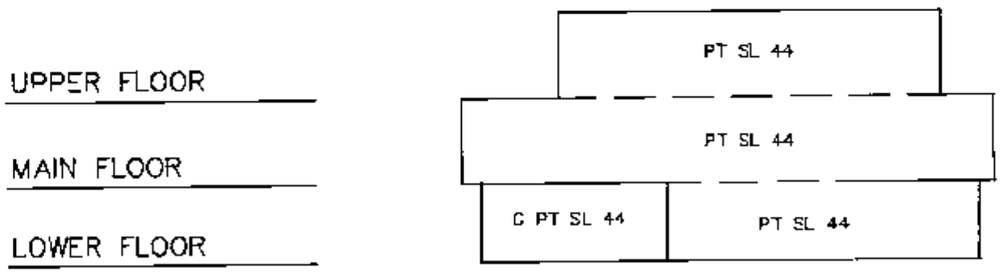


MORGAN STEWART & COMPANY
Surveyors and Engineers
1055–Seymour St, Vancouver, B.C.

DATE 6th MARCH 1992 B.C.L.S.

FILE: 5279–20–04–4G–01

FILED LMLMS74 RD2467 2005-07-21-15.45.57.567940

PHASE 4
STRATA PLAN LMS 74

SECTIONS

SCALE 1:200

2m 1 0m 5 10m

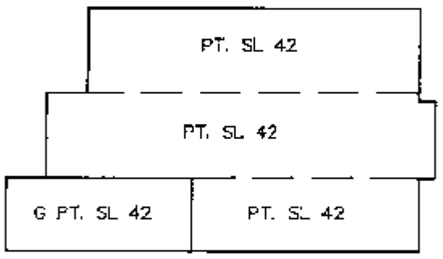
SECTION M1 — M1

TYPICAL FOR SLs 42, 41

UPPER FLOOR

MAIN FLOOR

LOWER FLOOR



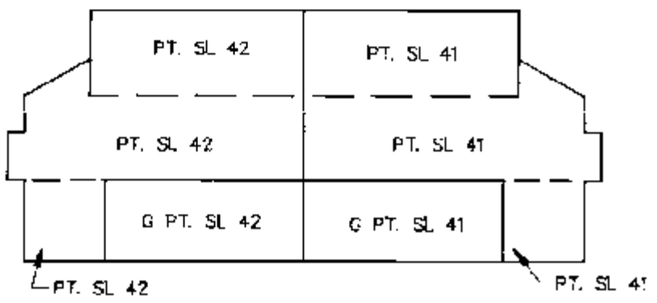
SECTION N — N

TYPICAL FOR SLs 42, 41

UPPER FLOOR

MAIN FLOOR

LOWER FLOOR



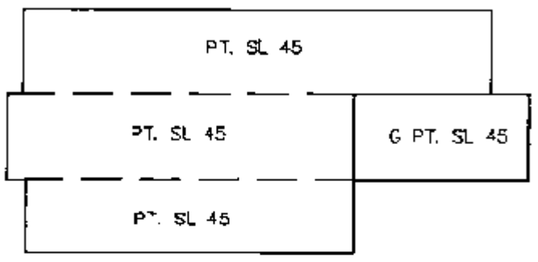
SECTION O1 — O1

TYPICAL FOR SLs 45, 50

UPPER FLOOR

MAIN FLOOR

LOWER FLOOR

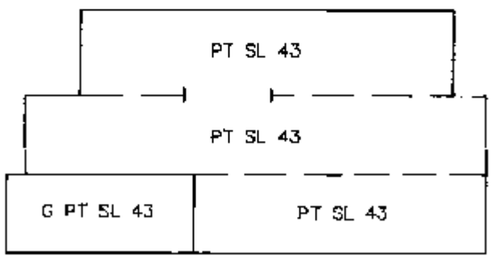


SECTION W1 — W1

UPPER FLOOR

MAIN FLOOR

LOWER FLOOR



MORGAN STEWART & COMPANY
Surveyors and Engineers
1055–Seymour St, Vancouver, B.C.

DATE 6th MARCH 1992 B.C.L.S.

FILE: 5279–20–04–4C–01

FILED LMLMS74 R02467 2005-07-21-15.45.57.567940