STRATA PLAN OF LOT 362, SEC. 33, BLOCK 5 N., RGE. 1 W., PLAN 60718, N. W. D..

STRATA PLAN NW 1676

DEPOSITED AND REGISTERED IN THE LAND TITLE OFFICE OF NEW WESTMINSTER, B. C., THIS 6th DAY OF Oct. 1981

ASSISTANT-DEPUTY REGISTRAR

Ref. 701948

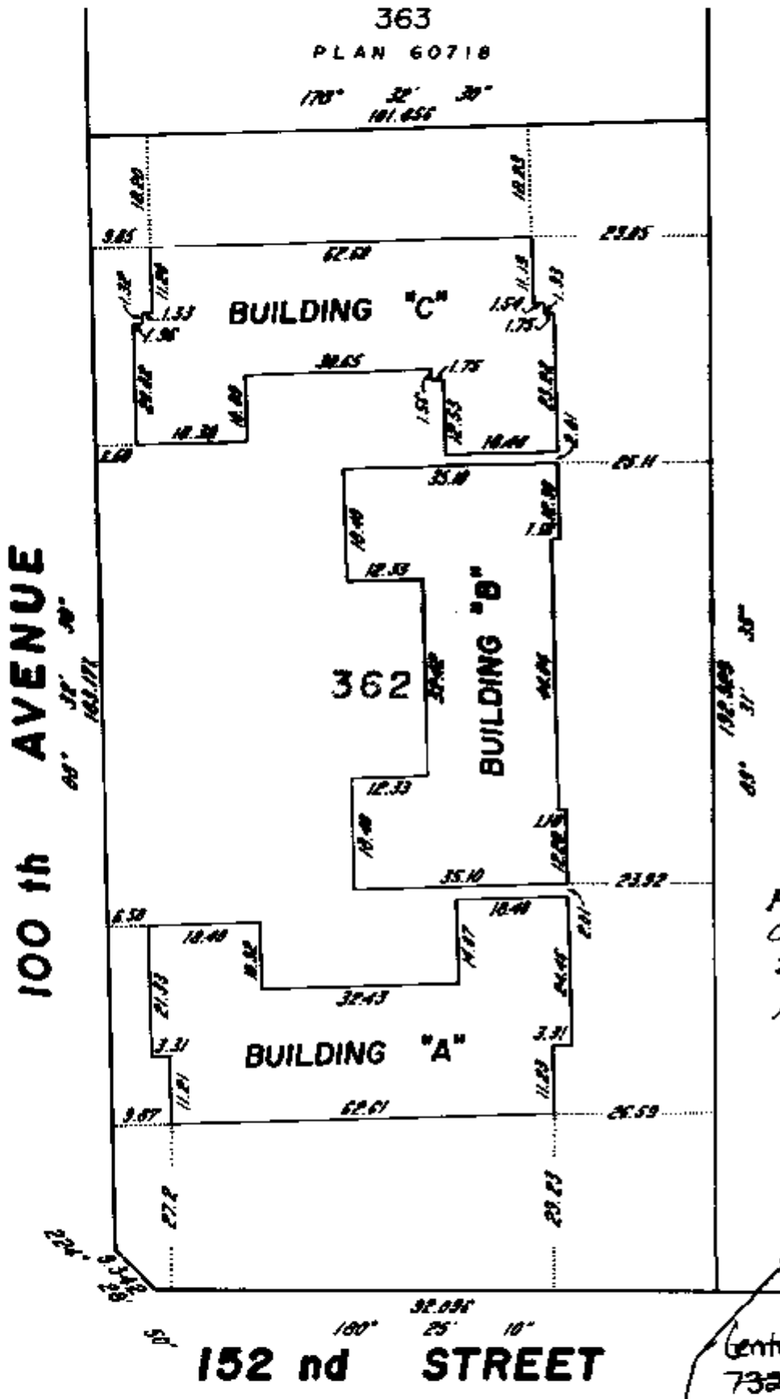
SCALE 1 : 1000 (ALL DIMENSIONS ARE IN METRES)

0 5 10 20 30 40 50 75 100 m

"MUNICIPALITY OF SURREY"

"CEDAR GROVE APPARTMENTS"

CIVIC ADDRESSES
BUILDING "A": 15238, 100 th AVENUE,
BUILDING "B": 15268, 100 th AVENUE,
BUILDING "C": 15288, 100 th AVENUE,
SURREY, B. C. .



FOR INTERIOR ANGLES ON STRATA LOTS 17, 52, 62, 79, 103 AND 105 SEE DF J105281

LEGEND

S.L.	DENOTES STRATA LOT
m^2	DENOTES SQUARE METRES
©	DENOTES COMMON PROPERTY
Ⓑ	DENOTES BALCONY

PURSUANT TO SECTION 53 (2), CONDOMINIUM ACT, EACH BALCONY IS LIMITED COMMON PROPERTY FOR THE ADJOINING STRATA LOT.

THE ADDRESS FOR SERVICE OF DOCUMENTS ON THE STRATA CORPORATION IS : ~~#16 4645~~ Bayside Property Services Ltd #2 502 Lougheed Burnaby BC V5H 4M5

THE OWNERS, STRATA PLAN NW 1676 ~~1 4565, EAST HASTINGS STREET BURNABY, B. C. V5C 2K3~~

THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT.

"For mailing address of the Strata Corporation search the Strata Plan General Index."

~~Century 21 Prudential Estates (Ams) Ltd~~
~~7320 Westminster Hwy.~~
~~Richmond, BC V6X 1A1~~
~~Change of Address - BM139981 - 20-05-98~~

I, J. J. WARD, OF LANGLEY, 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 SURREY, B. C., THIS 10th DAY OF JULY 1981.

J. J. Ward B.C.L.S.

McELHANNEY ASSOCIATES
PROFESSIONAL LAND SURVEYORS
13160 88 th AVENUE
SURREY, B.C. V3W 3K3
FILE 003610-1 Rev. 1

H.O.-2015

FILED NMW51676 NI6247 2004-04-16-14.12.37.122513

STRATA PLAN NW1676

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
		UNIT ENTITLEMENT	INTEREST UPON DESTRUCTION	NUMBER OF VOTES
1	6 and 8	646	675	
2	"	730	718	
3	"	690	603	
4	"	520	551	
5	"	739	743	
6	"	530	551	
7	"	721	718	
8	"	713	716	
9	"	600	509	
10	"	500	503	
11	"	623	509	
12	"	756	718	
13	"	721	716	
14	"	542	547	
15	"	737	743	
16	"	555	551	
17	6 and 8	616	613	
18	6 and 9	646	675	
19	"	743	718	
20	"	690	603	
21	"	520	551	
22	"	739	743	
23	"	530	551	
24	"	721	718	
25	"	724	718	
26	"	600	509	
27	"	500	509	
28	"	623	509	
29	"	767	718	
30	"	721	718	
31	"	542	547	
32	"	737	743	
33	"	540	551	
34	6 and 9	718	615	
35	6 and 10	648	692	
36	"	745	735	
37	"	692	700	
38	"	528	568	
39	"	742	760	
40	"	539	567	
41	"	723	735	
42	"	726	735	
43	"	609	607	
44	"	590	607	
45	"	624	607	
46	"	769	735	
47	"	722	735	
48	"	542	564	
49	"	738	760	
50	6 and 10	541	568	

FILE 003610-1

01-07-10 J.J.V.

BCIL 05618-M.C.S.

FILED NMNW51676 NI6247 2004-04-16-14.12.37.122513

STRATA PLAN NW1676

CONDOMINIUM ACT

LOT NO.	SHEET NO.	FORM 1 SCHEDULE OF UNIT ENTITLEMENT UNIT ENTITLEMENT	FORM 2 SCHEDULE OF INTEREST UPON DESTRUCTION INTEREST UPON DESTRUCTION	FORM 3 SCHEDULE OF VOTING RIGHTS NUMBER OF VOTES
51	6 and 10	719	632	
52	11 and 13	615	613	
53	"	559	551	
54	"	747	743	
55	"	532	547	
56	"	723	718	
57	"	715	718	
58	"	609	589	
59	"	592	589	
60	"	603	589	
61	"	716	718	
62	"	723	718	
63	"	532	547	
64	"	747	743	
65	"	543	551	
66	"	689	683	
67	"	727	718	
68	11 and 13	647	675	
69	11 and 14	714	615	
70	"	543	551	
71	"	747	743	
72	"	532	547	
73	"	723	718	
74	"	729	718	
75	"	609	589	
76	"	592	589	
77	"	603	589	
78	"	728	718	
79	"	723	718	
80	"	532	547	
81	"	747	743	
82	"	543	551	
83	"	689	683	
84	"	738	718	
85	11 and 14	647	675	
86	11 and 15	716	632	
87	"	545	568	
88	"	748	760	
89	"	532	564	
90	"	724	735	
91	"	730	735	
92	"	610	607	
93	"	593	607	
94	"	604	607	
95	"	729	735	
96	"	724	735	
97	"	532	564	
98	"	748	760	
99	"	545	568	
100	11 and 15	690	700	

FILE 003610 - 1

01-07-10 J.J.W.

FILED NWNW51676 N16247 2004-04-16-14.12.37.122513

BCIL 66619-Mc.S.

STRATA PLAN NW1676

CONDOMINIUM ACT

LOT NO.	SHEET NO.	FORM 1 SCHEDULE OF UNIT ENTITLEMENT UNIT ENTITLEMENT	FORM 2 SCHEDULE OF INTEREST UPON DESTRUCTION INTEREST UPON DESTRUCTION	FORM 3 SCHEDULE OF VOTING RIGHTS NUMBER OF VOTES
101	11 and 15	742	735	
102	11 and 15	650	692	
103	16 and 18	619	613	
104	"	556	551	
105	"	743	743	
106	"	528	547	
107	"	722	718	
108	"	727	718	
109	"	598	589	
110	"	593	589	
111	"	603	589	
112	"	719	718	
113	"	724	718	
114	"	537	551	
115	"	744	743	
116	"	545	551	
117	"	685	683	
118	"	717	718	
119	16 and 18	637	675	
120	16 and 19	718	615	
121	"	540	551	
122	"	743	743	
123	"	528	547	
124	"	722	718	
125	"	740	718	
126	"	598	589	
127	"	593	589	
128	"	603	589	
129	"	733	718	
130	"	724	718	
131	"	537	551	
132	"	744	743	
133	"	545	551	
134	"	685	683	
135	"	729	718	
136	16 and 19	637	675	
137	16 and 20	719	632	
138	"	541	568	
139	"	744	760	
140	"	528	564	
141	"	724	735	
142	"	742	735	
143	"	599	607	
144	"	594	607	
145	"	604	607	
146	"	735	735	
147	"	724	735	
148	"	537	567	
149	"	746	760	
150	"	547	568	
151	"	687	700	
152	"	732	735	
153	16 and 20	640	692	
AGGREGATES		100,000	100,000	

FILE 003610 - 1

81-07-10 J.J.V.

FILED NWNW51676 N16247 2004-04-16-14.12.37.122513

BCIL 86618-Mc.S.

STRATA PLAN NW1676

CONDOMINIUM ACT

STATUTORY DECLARATION

I, THE UNDERSIGNED, DO SOLEMNLY DECLARE THAT

(1) I, THE UNDERSIGNED, AM THE DULY AUTHORIZED AGENT OF THE OWNER-DEVELOPER.

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

I MAKE THIS SOLEMN DECLARATION CONSCIENTIOUSLY BELIEVING IT TO BE TRUE AND KNOWING THAT IT IS OF THE SAME FORCE AND EFFECT AS IF MADE UNDER OATH.

DECLARED BEFORE ME AT Vancouver
IN THE PROVINCE OF BRITISH COLUMBIA
THIS 21 DAY OF September 1981.

A COMMISSIONER FOR TAKING AFFIDAVITS
WITHIN THE PROVINCE OF BRITISH COLUMBIA.

ACCEPTED AS TO FORMS 1 AND 2.

for SUPERINTENDENT OF INSURANCE
THIS 29th DAY OF September 1981.

OWNER

BROTHERS DEVELOPMENT CORPORATION

AUTHORIZED SIGNATORY

AUTHORIZED SIGNATORY

MORTGAGEES

BANCORP FINANCIAL LIMITED

AUTHORIZED SIGNATORY

AUTHORIZED SIGNATORY

J. J. R. DEVELOPMENTS LTD.

AUTHORIZED SIGNATORY

AUTHORIZED SIGNATORY

CENTRAL FINANCIAL CORPORATION LTD.

AUTHORIZED SIGNATORY

AUTHORIZED SIGNATORY

S. DANIELE LIMITED

AUTHORIZED SIGNATORY

AUTHORIZED SIGNATORY

THE MARITIME LIFE ASSURANCE COMPANY

AUTHORIZED SIGNATORY

AUTHORIZED SIGNATORY

I, J. J. WARD, BRITISH COLUMBIA LAND SURVEYOR,
HEREBY CERTIFY THAT THE BUILDINGS SHOWN IN THIS STRATA
PLAN HAVE NOT, AS OF THE 10th OF JULY 1981,
BEEN PREVIOUSLY OCCUPIED.
DATED AT SURREY, B. C., THIS 10th DAY OF JULY 1981.

J. J. Ward. B.C.L.S.

FILE 003610 - 1

81-07-10 J.J.W.

W.T.S.-5144

FILED NWN51676 N16247 2004-04-16-14.12.37.122513

WTS-6'44

BUILDING "A"

SECTIONS

SCALE 1:200

3rd FLOOR	S.L. 41	S.L. 42	S.L. 43	S.L. 44	S.L. 45	S.L. 46	S.L. 47
2nd FLOOR	S.L. 24	S.L. 25	S.L. 26	S.L. 27	S.L. 28	S.L. 29	S.L. 30
1st FLOOR	S.L. 7	S.L. 8	S.L. 9	S.L. 10	S.L. 11	S.L. 12	S.L. 13
BASEMENT	PARKING ©						

SECTION A-A'

3rd FLOOR	S.L. 40	PARTITION ©	S.L. 37	S.L. 36	S.L. 35	CORRIDOR ©	S.L. 51	CORRIDOR ©	S.L. 48
2nd FLOOR	S.L. 23	CORRIDOR ©	S.L. 20	S.L. 19	S.L. 18	CORRIDOR ©	S.L. 34	CORRIDOR ©	S.L. 31
1st FLOOR	S.L. 6	CORRIDOR ©	S.L. 3	S.L. 2	S.L. 1	CORRIDOR ©	S.L. 17	LOBBY ©	CORRIDOR ©	S.L. 14
BASEMENT	PARKING ©	CORRIDOR ©	PARKING ©	©	LAUNDRY ROOM ©	LOBBY ©	STORAGE ©	PARKING ©	

SECTION B-B'

3rd FLOOR	S.L. 39	S.L. 38
2nd FLOOR	S.L. 22	S.L. 21
1st FLOOR	S.L. 5	S.L. 4
BASEMENT	PARKING ©	

SECTION C-C'

3rd FLOOR	S.L. 50	S.L. 49
2nd FLOOR	S.L. 33	S.L. 32
1st FLOOR	S.L. 16	S.L. 15
BASEMENT	PARKING ©	

SECTION D-D'

STRATA PLAN NW1676

SHEET 6 OF 22 SHEETS

FILED NWNWS1676 NI6247 2004-04-16-14.12.37.122513

STRATA PLAN NW1676

BUILDING "A"

BASEMENT

SCALE 1 : 200

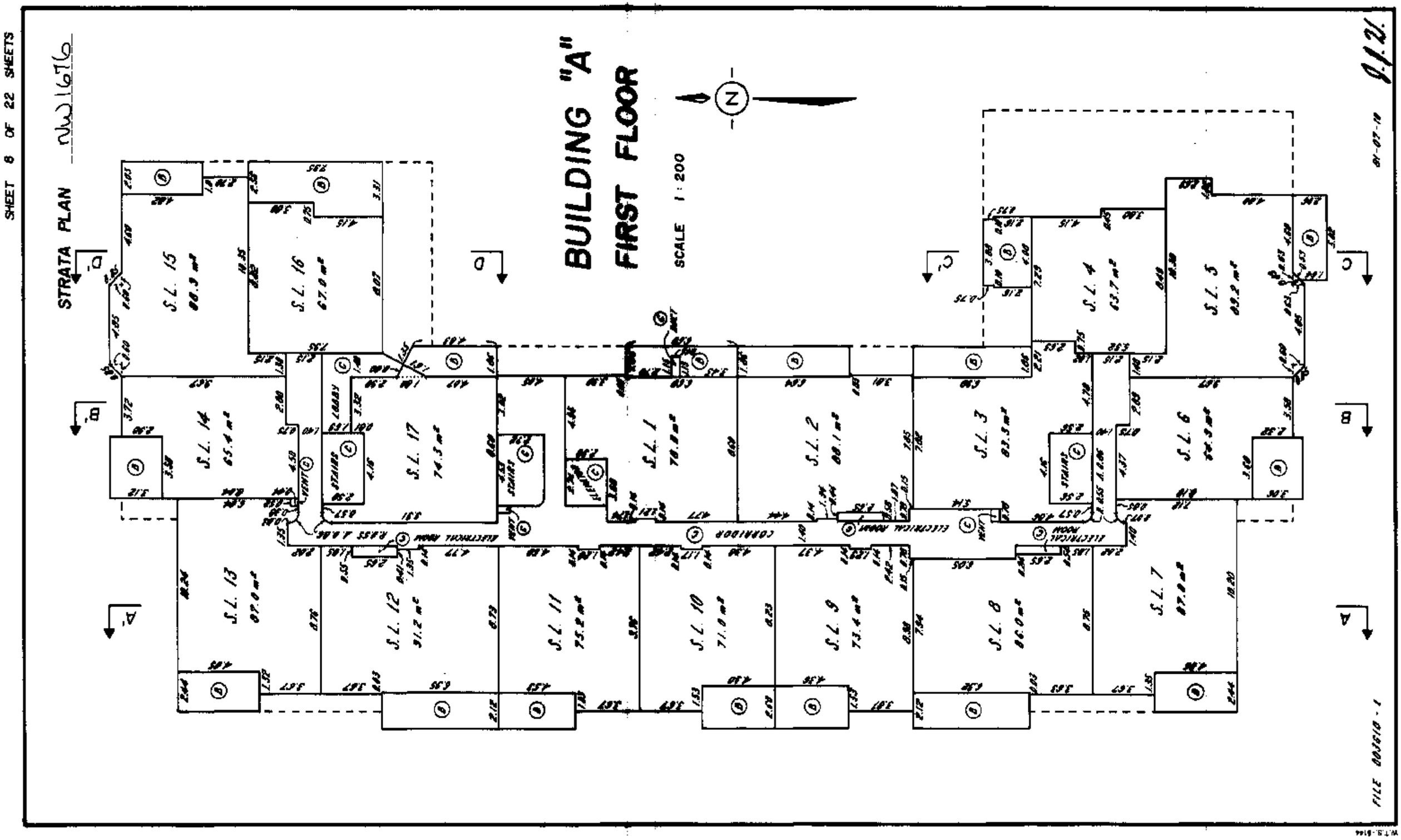
NOTE:
ALL COMMON PROPERTY

FILED NWW51676 NI6247 2004-04-16-14.12.37.122513

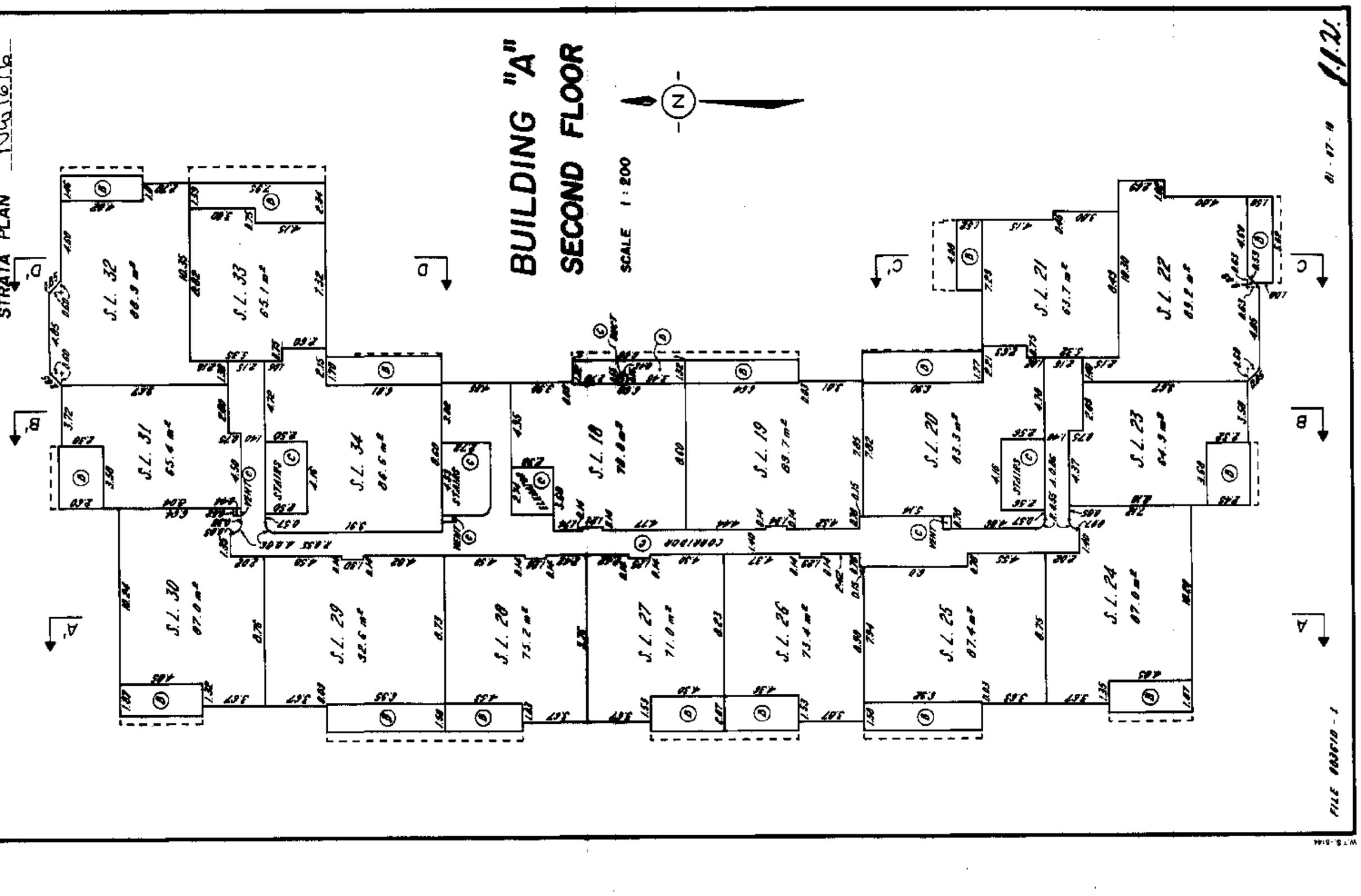
FILE 003610 - 1

81-07-10

W.T.S.-8144


SHEET 8 OF 22 SHEETS
STRATA PLAN
NW1676
BUILDING "A"
FIRST FLOOR
SCALE 1:200
S.L. 15
S.L. 16
S.L. 14
S.L. 17
S.L. 1
S.L. 2
S.L. 3
S.L. 4
S.L. 5
S.L. 6
S.L. 13
S.L. 12
S.L. 11
S.L. 10
S.L. 9
S.L. 8
S.L. 7
CORRIDOR
ELECTRICAL ROOM
STAIRS
LOBBY
VENT
FILE 003610-1

FILED NWNWS1676 N16247 2004-04-16-14.12.37.122513



FILED NWNWS1676 N16247 2004-04-16-14.12.37.122513

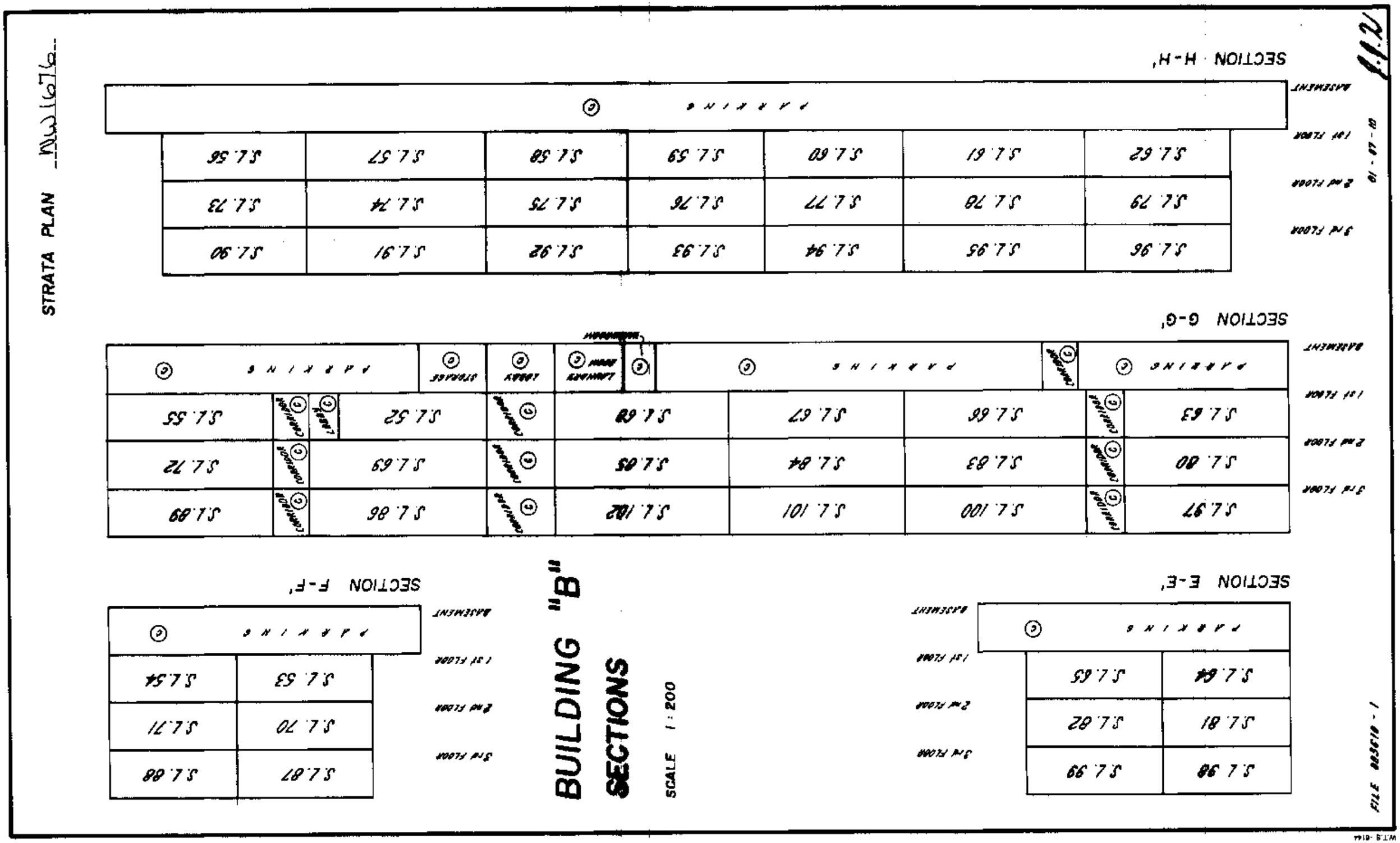
STRATA PLAN NW1676

BUILDING "A"
THIRD FLOOR

SCALE 1 : 200

FILE 003610 - 1

W.T.S.-6144


SHEET 11 OF 22 SHEETS
STRATA PLAN NW1676
SECTION H-H'
SECTION G-G'
SECTION F-F'
SECTION E-E'
BUILDING "B"
SECTIONS
SCALE 1:200
BASEMENT
1st FLOOR
2nd FLOOR
3rd FLOOR
PARKING
S.L.56
S.L.57
S.L.58
S.L.59
S.L.60
S.L.61
S.L.62
S.L.73
S.L.74
S.L.75
S.L.76
S.L.77
S.L.78
S.L.79
S.L.90
S.L.91
S.L.92
S.L.93
S.L.94
S.L.95
S.L.96
S.L.55
S.L.52
S.L.68
S.L.67
S.L.66
S.L.63
S.L.72
S.L.69
S.L.85
S.L.84
S.L.83
S.L.80
S.L.89
S.L.86
S.L.102
S.L.101
S.L.100
S.L.97
S.L.54
S.L.53
S.L.71
S.L.70
S.L.88
S.L.87
S.L.65
S.L.64
S.L.82
S.L.81
S.L.99
S.L.98
FILE 083610-1

STRATA PLAN NW1676

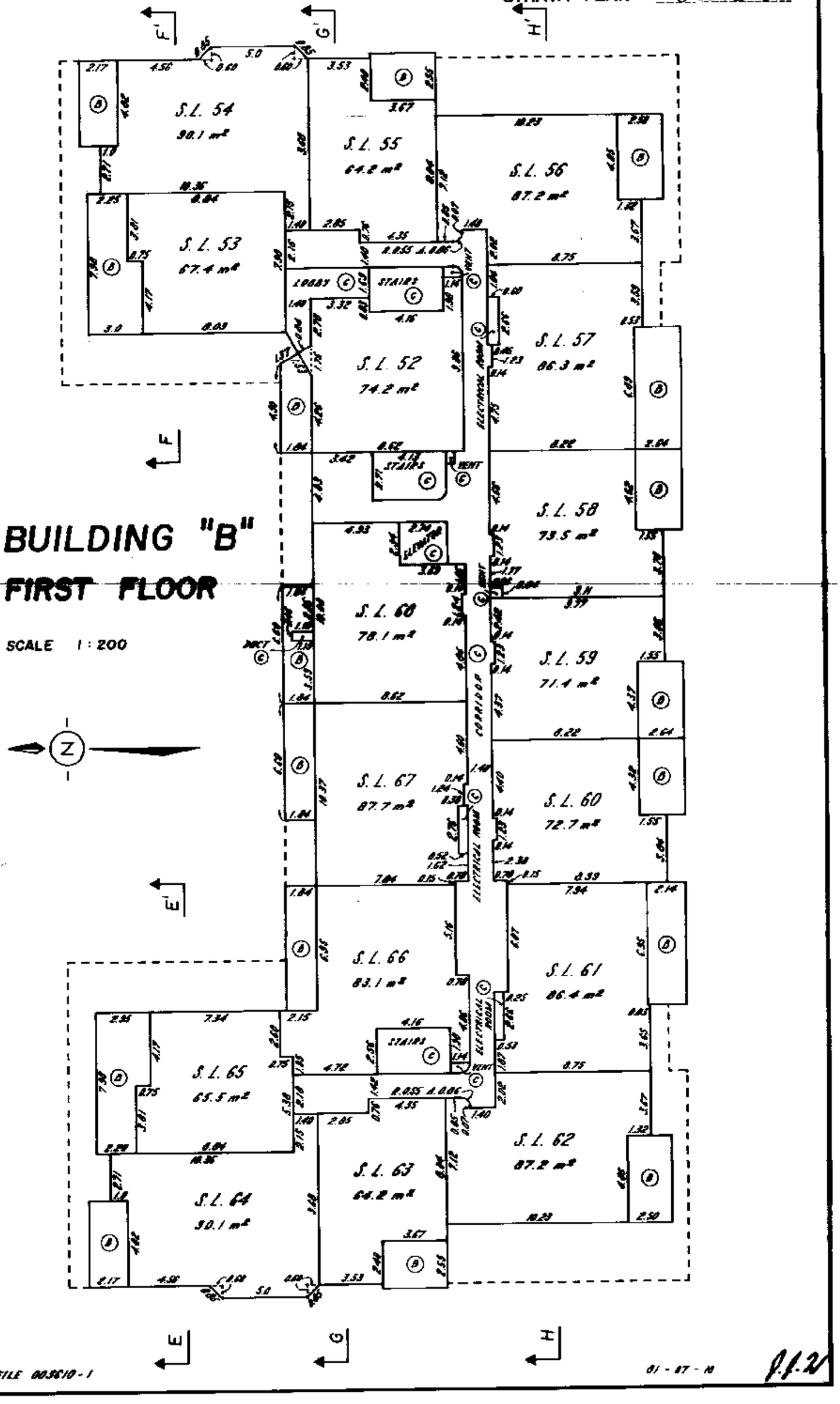
BUILDING "B"
BASEMENT

SCALE 1 : 200

NOTE :
ALL COMMON PROPERTY

FILED NWNWS1676 N16247 2004-04-16-14.12.37.122513

STRATA PLAN NW1676



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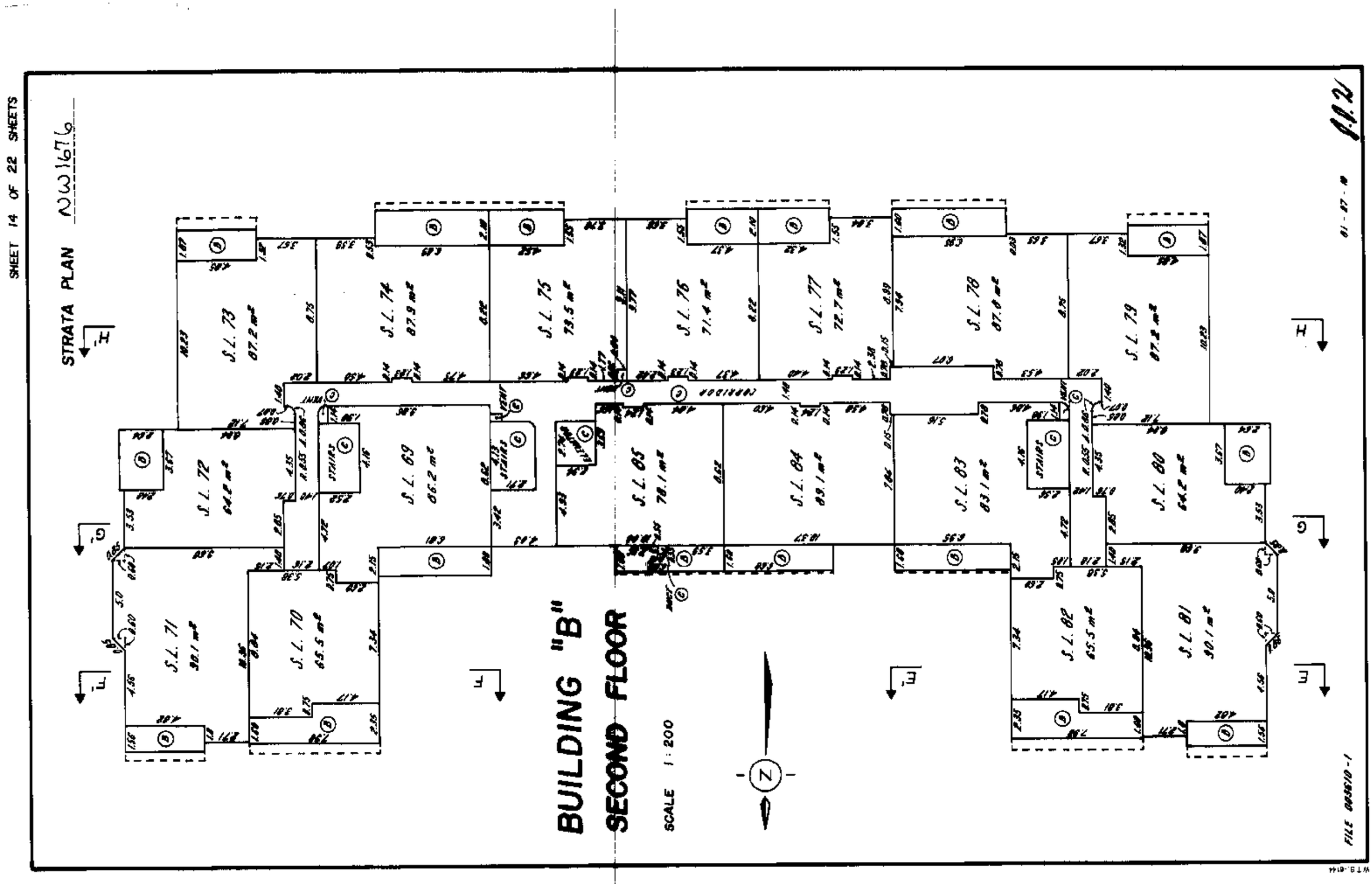
01-07-10

1 of 2

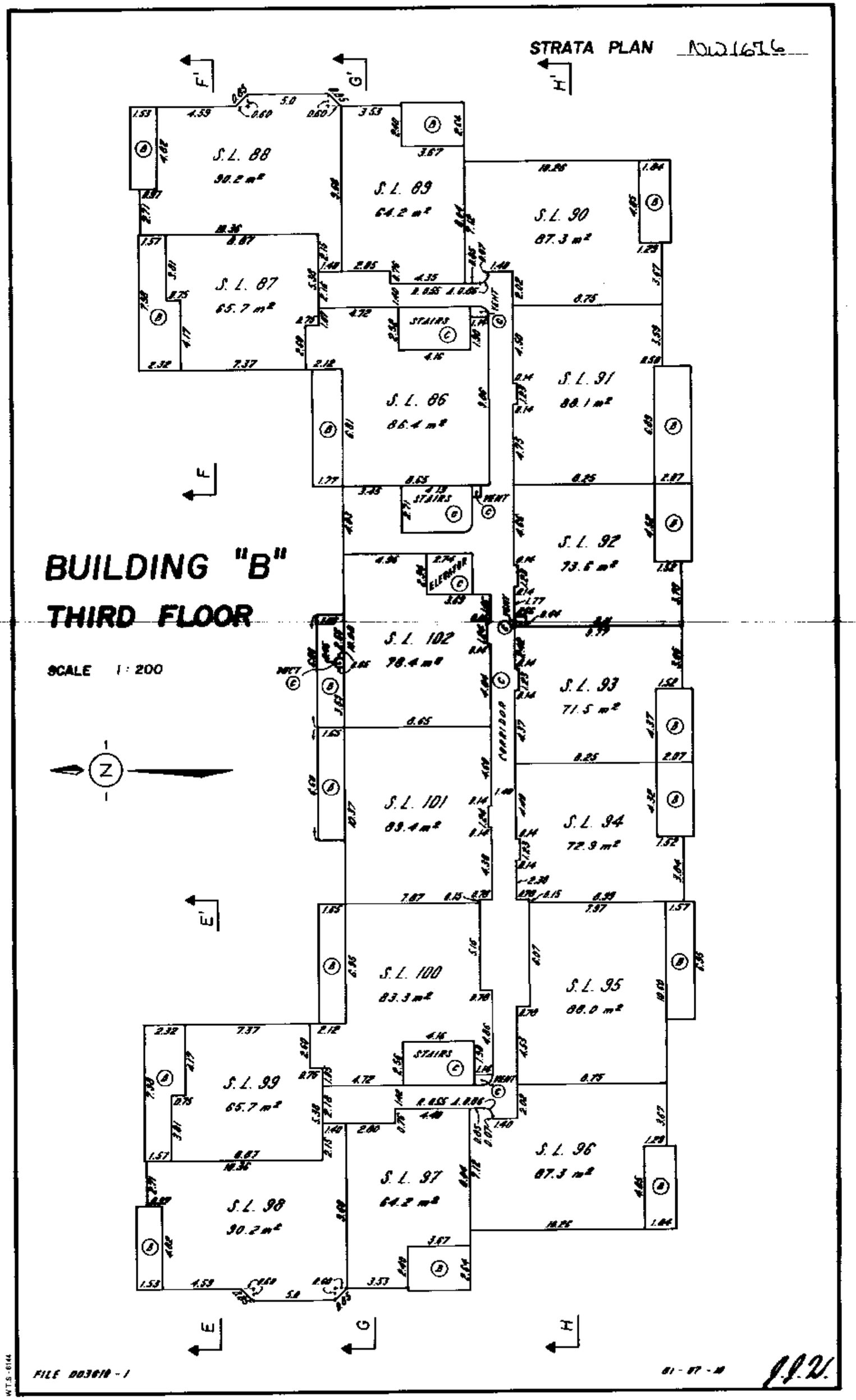
FILED NMNW51676 NI6247 2004-04-16-14.12.37.122513

W.T.S.-5144


SHEET 14 OF 22 SHEETS
STRATA PLAN NW1676
BUILDING "B"
SECOND FLOOR
SCALE 1:200
S.L. 73 87.2 m²
S.L. 74 87.9 m²
S.L. 75 73.5 m²
S.L. 76 71.4 m²
S.L. 77 72.7 m²
S.L. 78 87.0 m²
S.L. 79 87.2 m²
S.L. 72 64.2 m²
S.L. 69 86.2 m²
S.L. 85 78.1 m²
S.L. 84 89.1 m²
S.L. 83 83.1 m²
S.L. 80 64.2 m²
S.L. 71 90.1 m²
S.L. 70 65.5 m²
S.L. 82 65.5 m²
S.L. 81 90.1 m²
CORRIDOR
STAIRS
VENT
FILE 003610-1

FILED NWNWS1676 N16247 2004-04-16-14.12.37.122513

STRATA PLAN NW1676



FILE D03610-1

81-07-10

J.J.W.

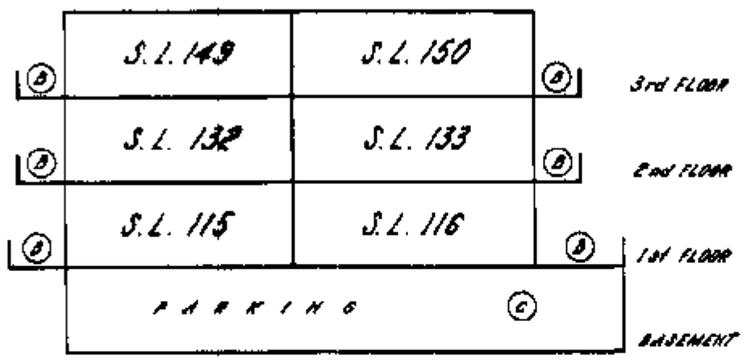
W.T.S.-6144

W.T.S.-6144

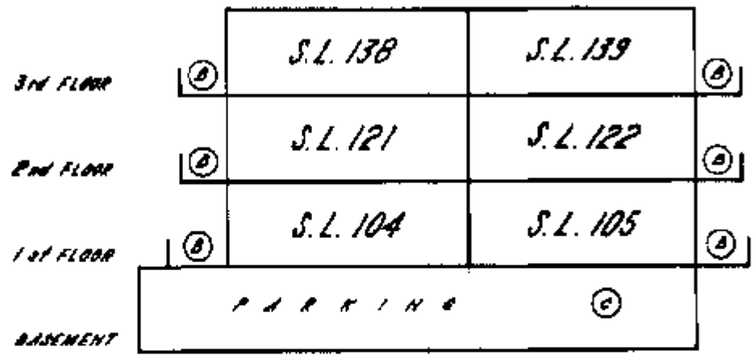
BUILDING "C"

SECTIONS

SCALE 1 : 200



SECTION I-I'



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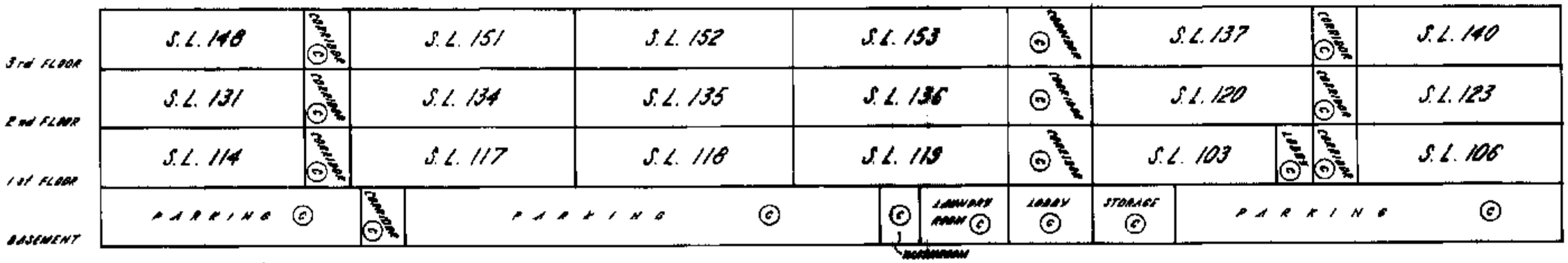
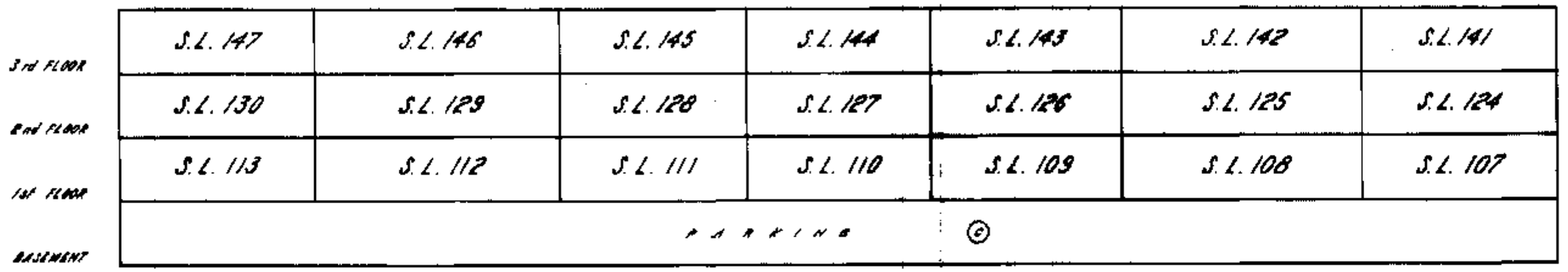


SECTION K-K'



SECTION L-L'

STRATA PLAN NW1676

SHEET 16 OF 22 SHEETS

FILED NWNWS1676 NI6247 2004-04-16-14.12.37.122513

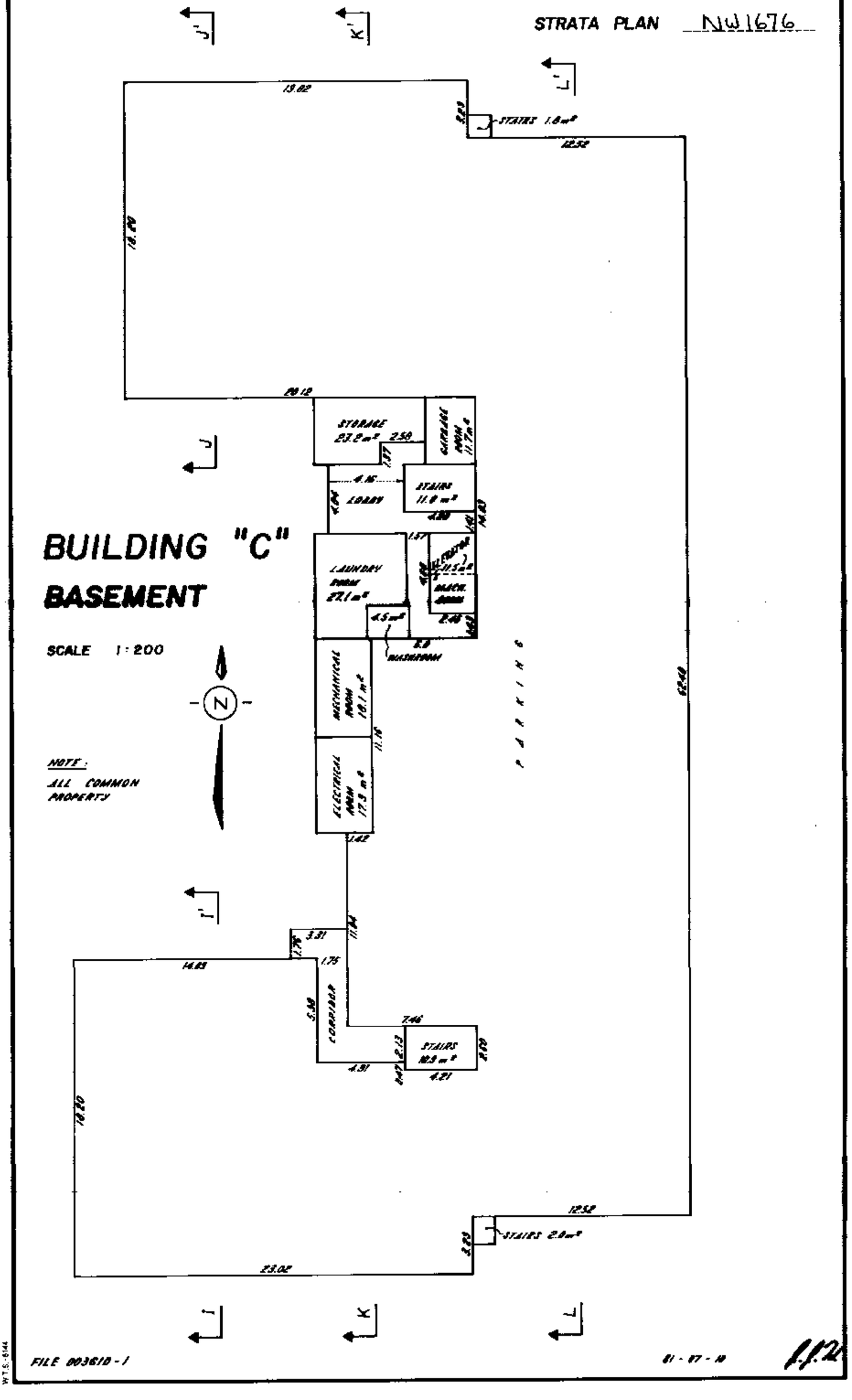
STRATA PLAN NW1676

BUILDING "C"

BASEMENT

SCALE 1:200

NOTE:
ALL COMMON PROPERTY



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W.T.S.-6144

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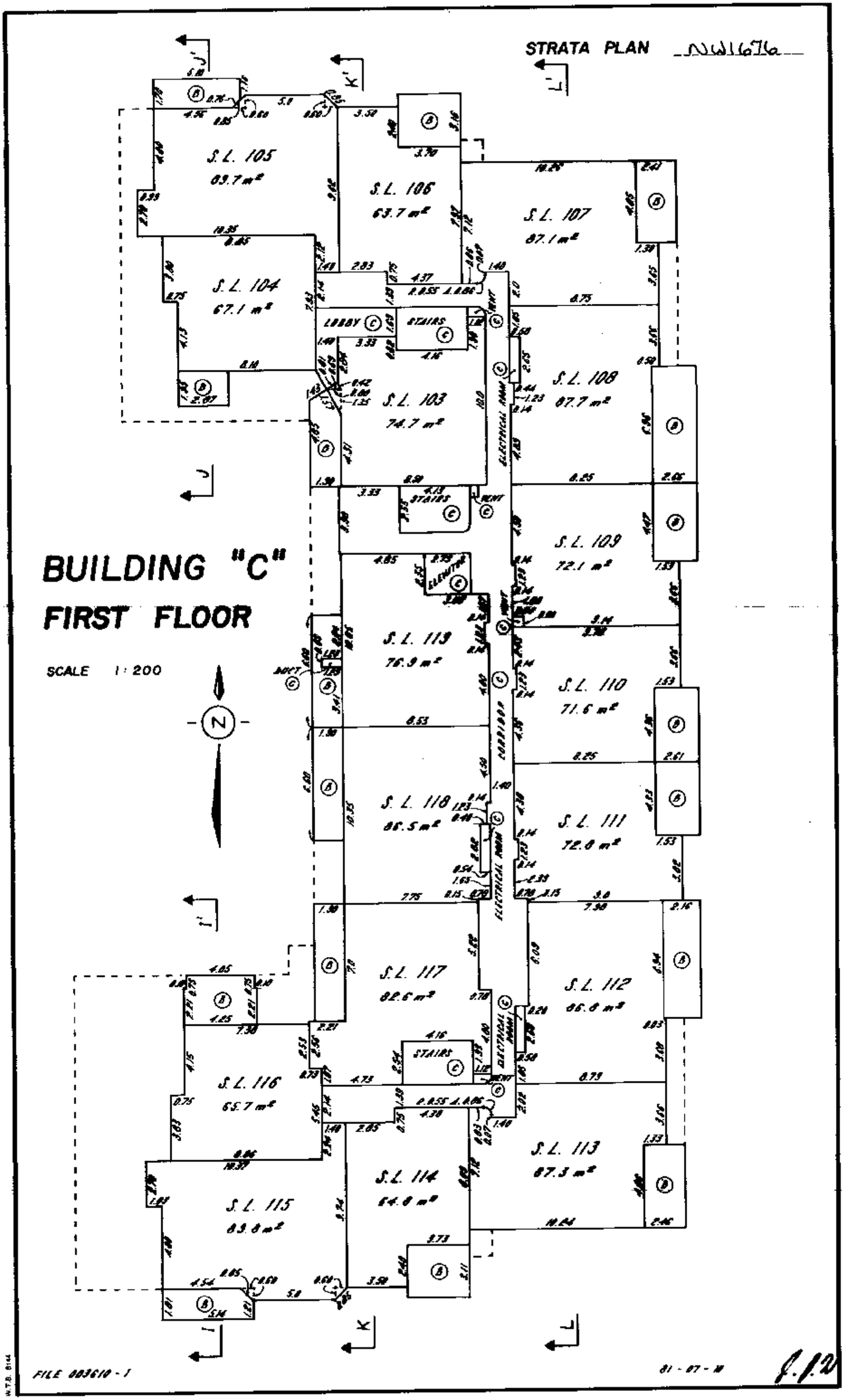
STRATA PLAN NW1676



BUILDING "C"
FIRST FLOOR

SCALE 1:200

FILE 003610-1

81-07-10

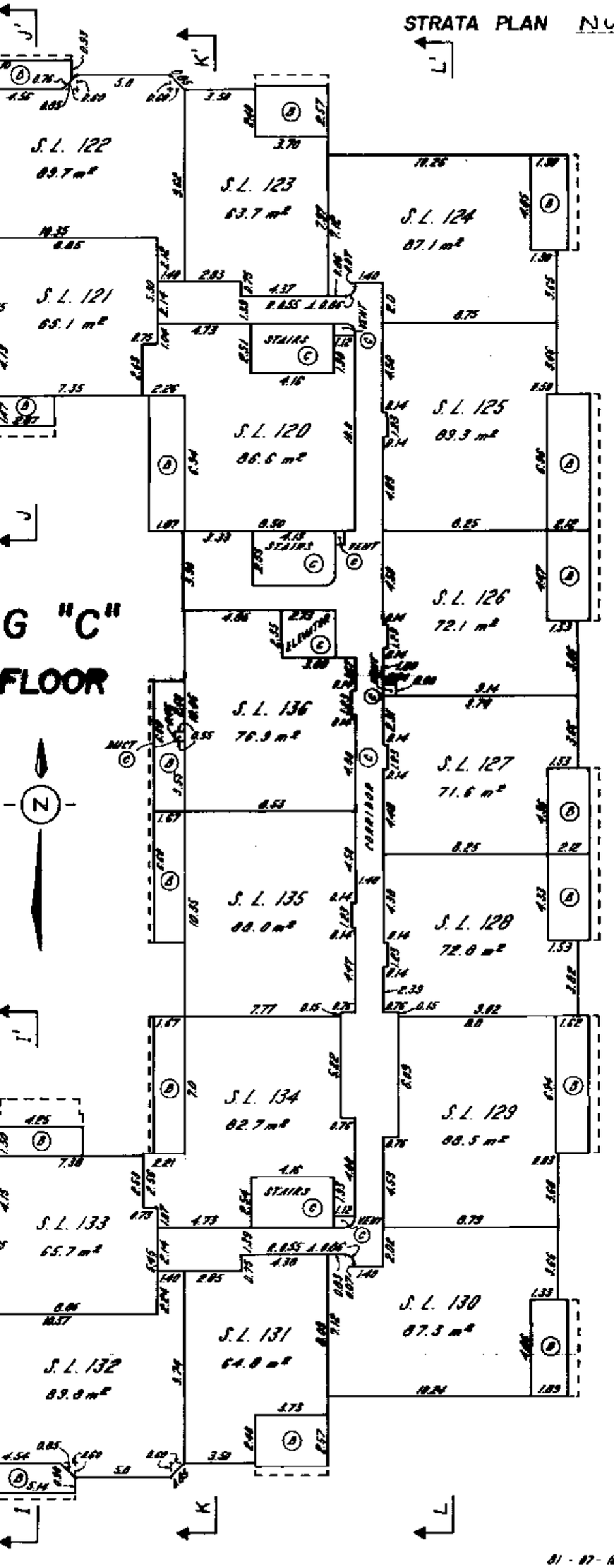
W.T.B. 8144

STRATA PLAN NW 1676

BUILDING "C"

SECOND FLOOR

SCALE 1 : 200



FILE 003610-1

01-07-10

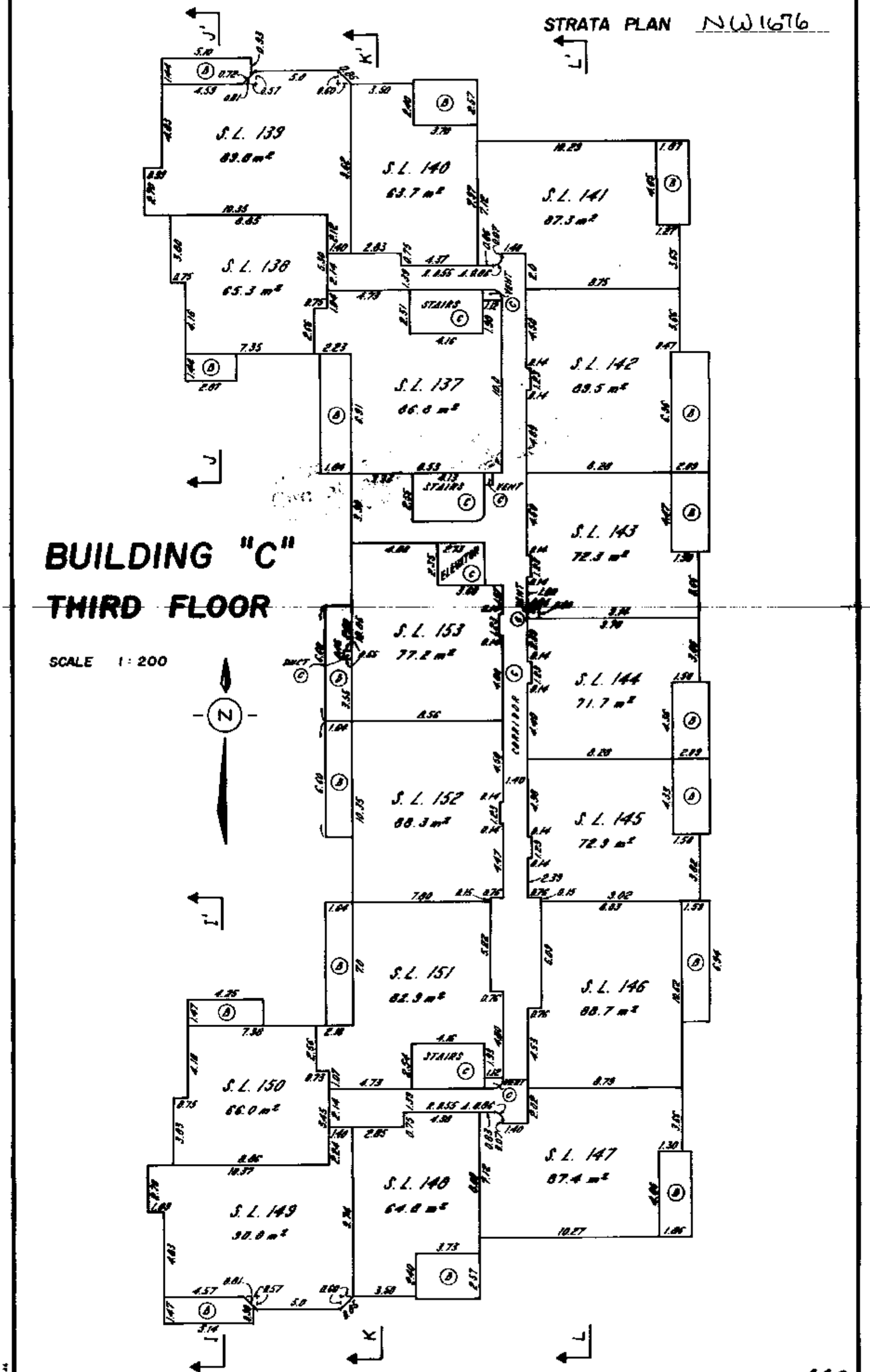
P.J.V.

FILED NMW51676 NI6247 2004-04-16-14.12.37.122513

WTS-8144

FILED NWNWS1676 N16247 2004-04-16-14.12.37.122513

STRATA PLAN NW1676



BUILDING "C"
THIRD FLOOR

SCALE 1:200

FILE 003610-1

81-07-10

W.T.S.-6144

STRATA PLAN NW1676

RECORD OF BY-LAWS AND ORDERS, ETC.

FILING		DOCUMENT	
NUMBER	DATE	DATE	NATURE AND PARTICULARS
BE 53247	13.05.1991	@ 14:39	CHANGE OF BYLAWS
BG165854	17/5/93	19/5/93	Change of Bylaws /B
BK148778	16.5.96		NOTIFICATION OF CHANGE OF BYLAWS

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

FILED NWNWS1676 N16247 2004-04-16-14.12.37.122513

H.O.-2012-2

FILE 003610-1

01-07-10

J.J.2

Common Property Sheet Closed 15/11/95

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

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

STRATA PLAN NW1676

DEALINGS AFFECTING THE COMMON PROPERTY

REGISTRATION		DOCUMENT	
NUMBER	DATE	DATE	NATURE AND PARTICULARS
AA162178	25 08 1987	14:29	MORTGAGE THE MARITIME LIFE ASSURANCE COMPANY
" cancelled	AD110999 24.04.1990	"	
			EXTENSION AND MODIFICATION OF T30344 (SEE T112679 AND AA27475 INTER ALIA
AA162179	25:08:1987	14:30	ASSIGNMENT OF RENTS THE MARITIME LIFE ASSURANCE COMPANY
" cancelled	AD112556 24.04.1990	"	
			EXTENSION AND MODIFICATION OF AA27476 INTER ALIA
-21-2-95			
T84068 -	30.07.81 11:02		S.R.W. B.C. Telephone Company I.A.

FILED NWNWS1676 N16247 2004-04-16-14.12.37.122513

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