

PHASE 1

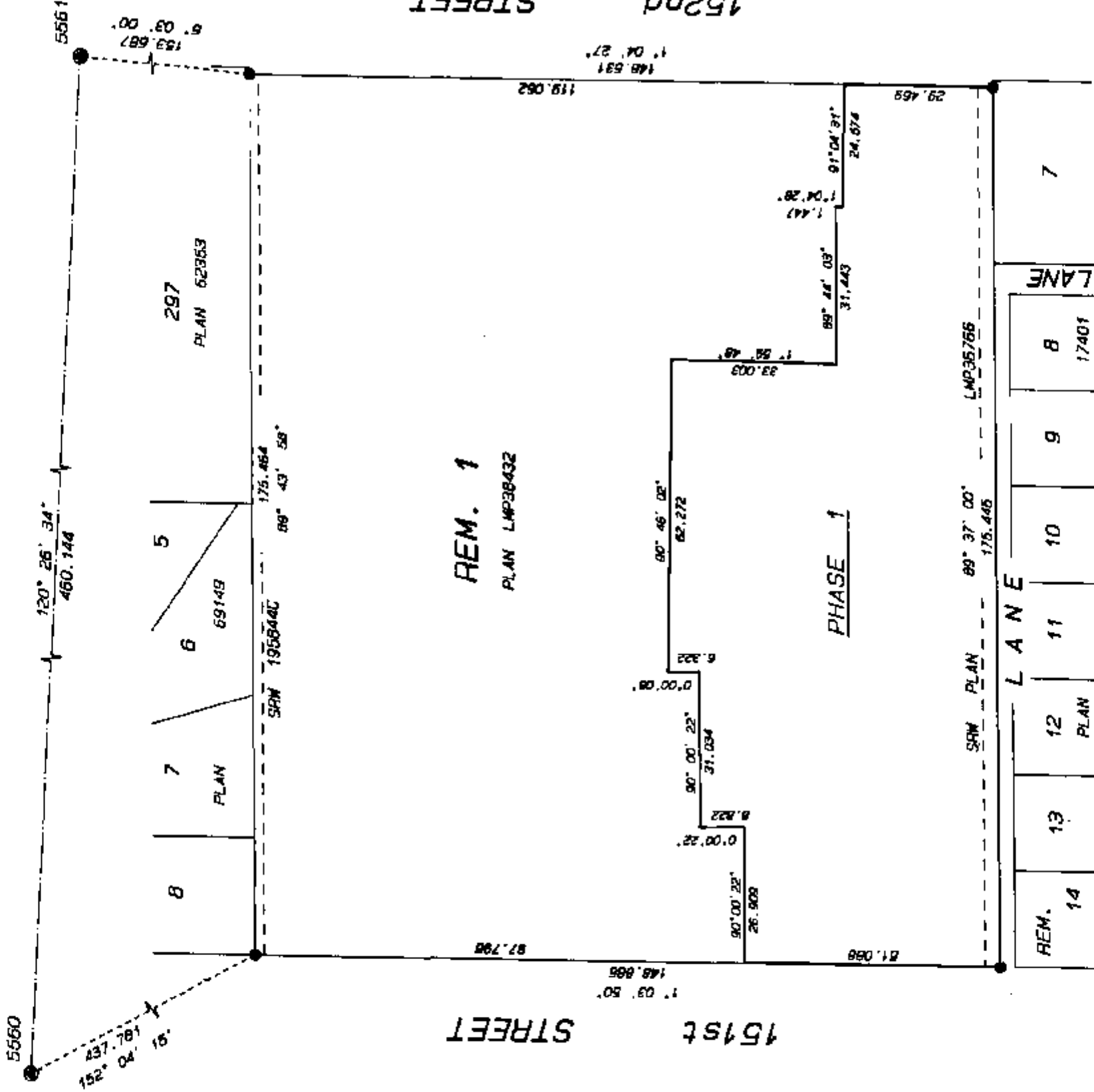
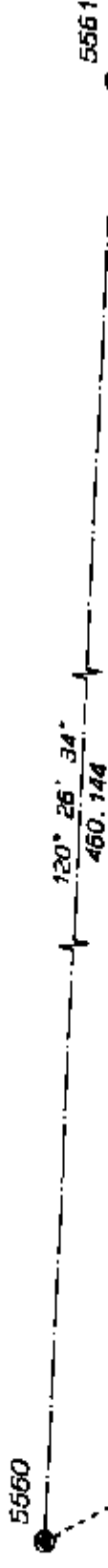
REF. NO. BP80340

STRAYA PLAN LMS 4/42 deposited and registered  
in the Land Title Office at New Westminster, B.C.  
This 7 day of April, 2000.



Deputy Registrar  
DP80340 - DP80368

Assistant Deputy Registrar



8888 151st STREET  
SUNNEY, B.C.

**GARLINGWOOD**

JOB NO. S - 12260 - 1

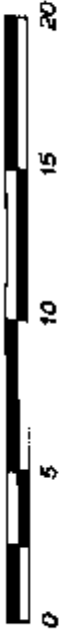
• The Owners •  
Strata Plan LMS 4142  
c/o 2248 - 13353 Commerce Parkway  
Richmond, B.C.  
V6A 3A7

Dated at Richmond, B.C.  
This 14<sup>th</sup> day of January, 2000.

W. O. W. (1897)

PHASE 1

PHASE 1 STRATA PLAN LMS 4/42



ALL DIMENSIONS ARE METRIC.

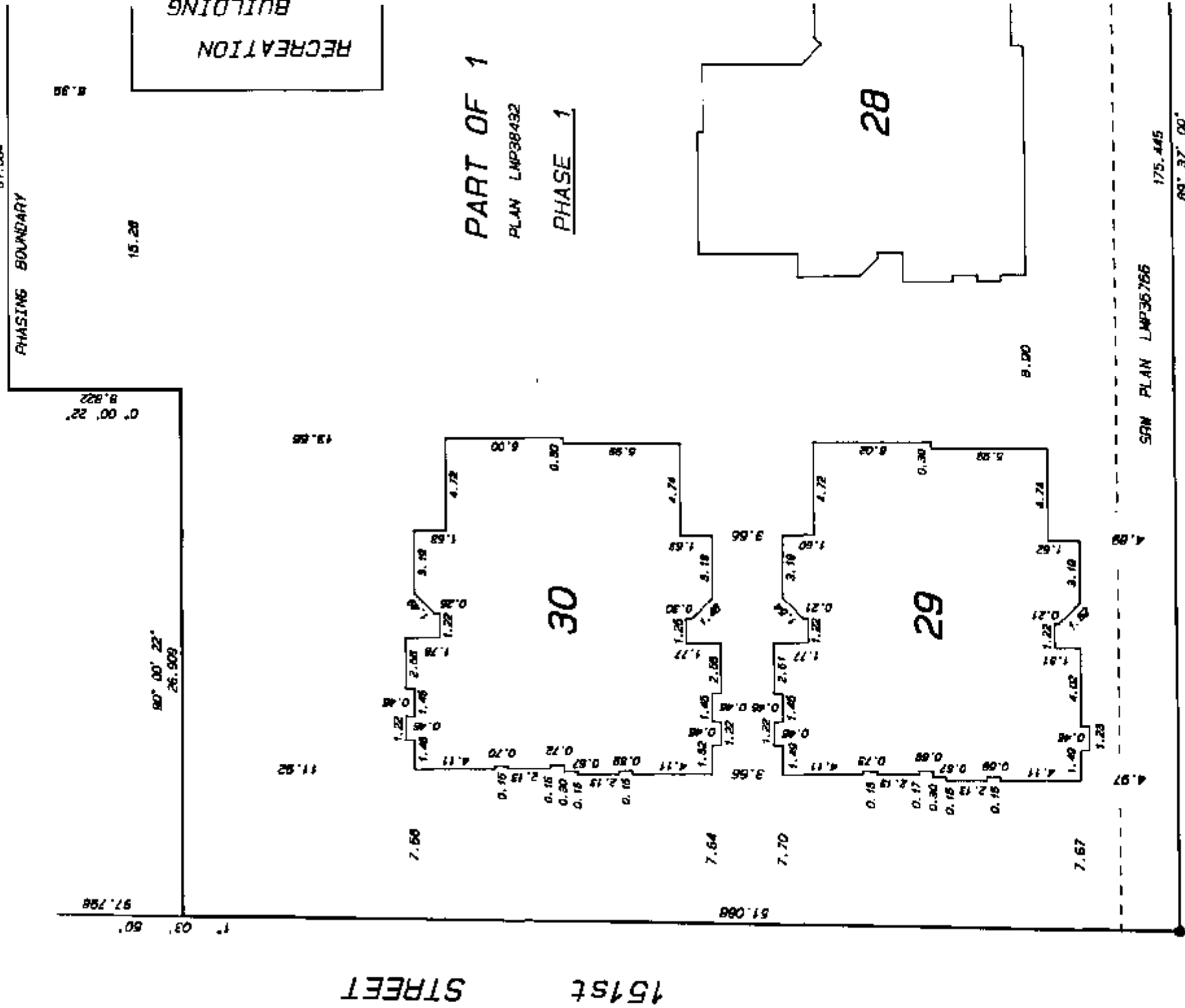
GRID BEARINGS ARE DERIVED FROM OBSERVATIONS BETWEEN  
CONTROL MONUMENTS 5560 AND 5561, NAD 83 (USPS)  
INTEGRATED SURVEY AREA NO. 1, SURVEY.

THIS PLAN SHOWS GROUND LEVEL MEASURED DISTANCES.  
PRIOR TO COMPUTATION OF U. T. M. CO-ORDINATES  
MULTIPLY BY MEAN COMBINED FACTOR 0.99959116.

- |      |   |                        |
|------|---|------------------------|
| ●    | = | CONTROL MONUMENT FOUND |
| ●    | = | IRON POST FOUND        |
| ■    | = | SQUARE METRES          |
| S.L. | = | STRATA LOT             |
| PT.  | = | PART                   |
| C.P. | = | COMMON PROPERTY        |
| E    | = | ELECTRICAL ROOM        |
| P    | = | PATIO                  |
| D    | = | DECK                   |
| C    | = | PARKING STALL          |

NOTE: PATIOS, DECKS AND PARKING STALLS ARE LIMITED COMMON PROPERTY FOR USE OF THE STRATA LOTS INDICATED. (EXAMPLE: P - 5, D - 1, C - 1)

REM. 1  
PLAN 14638432



**MATSON, PECK & TOPLISS**  
SURVEYORS AND ENGINEERS  
210-8171 COOK ROAD  
RICHMOND, B.C. V6Y 3T8  
(tel) 270-9331  
(fax) 270-4137

JOB NO. S - 12260 - 1

DATE Jan. 14/2000 W N B.C.I.S.

**B.7.5.**



FIRST SHEET, SHEET 4 OF 17 SHEETS

SCALE 1"=250'



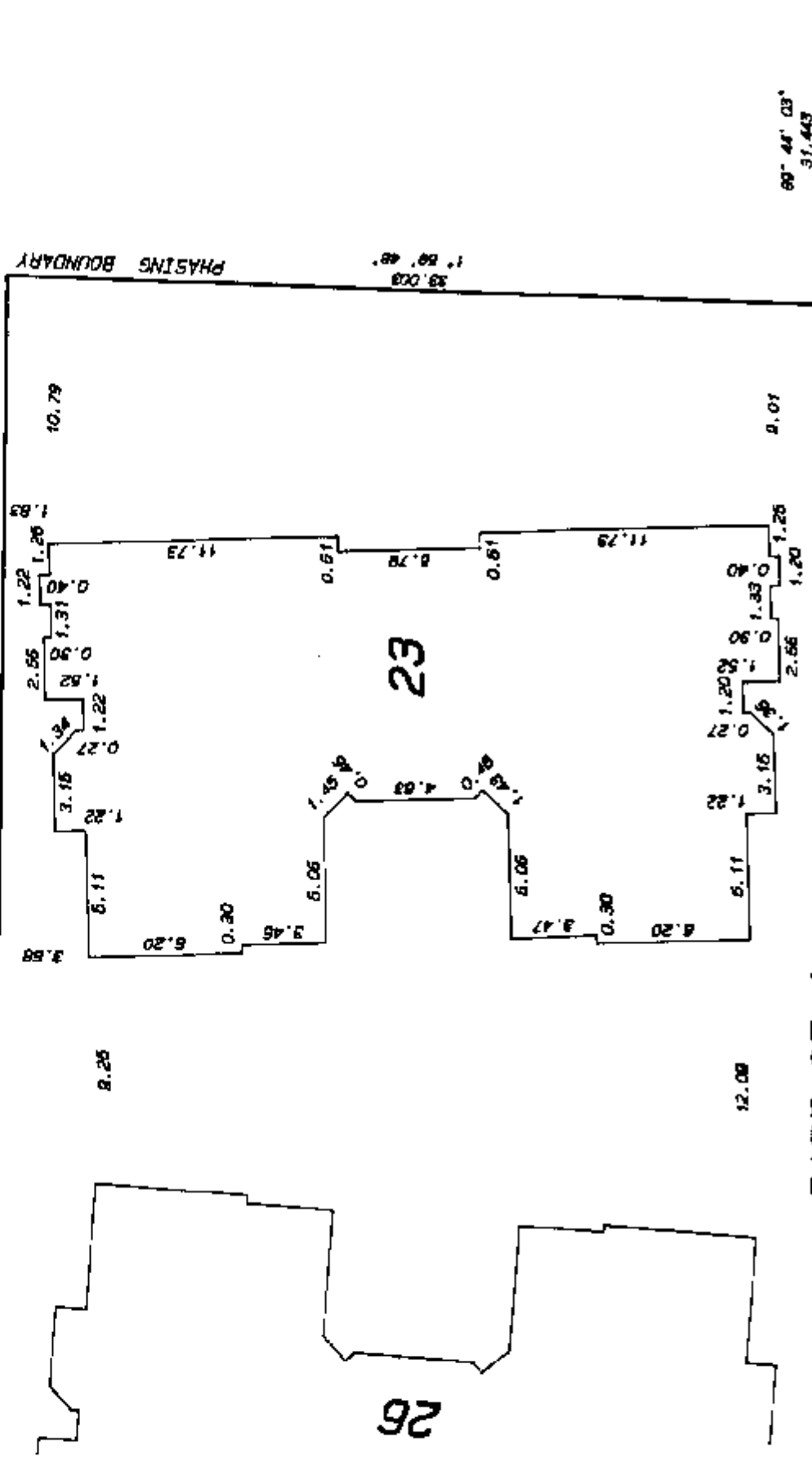
PHASE 1

STRATA PLAN LMS 4142

REM. 1

PLAN LMP38432

90° 46' 03"  
62.272

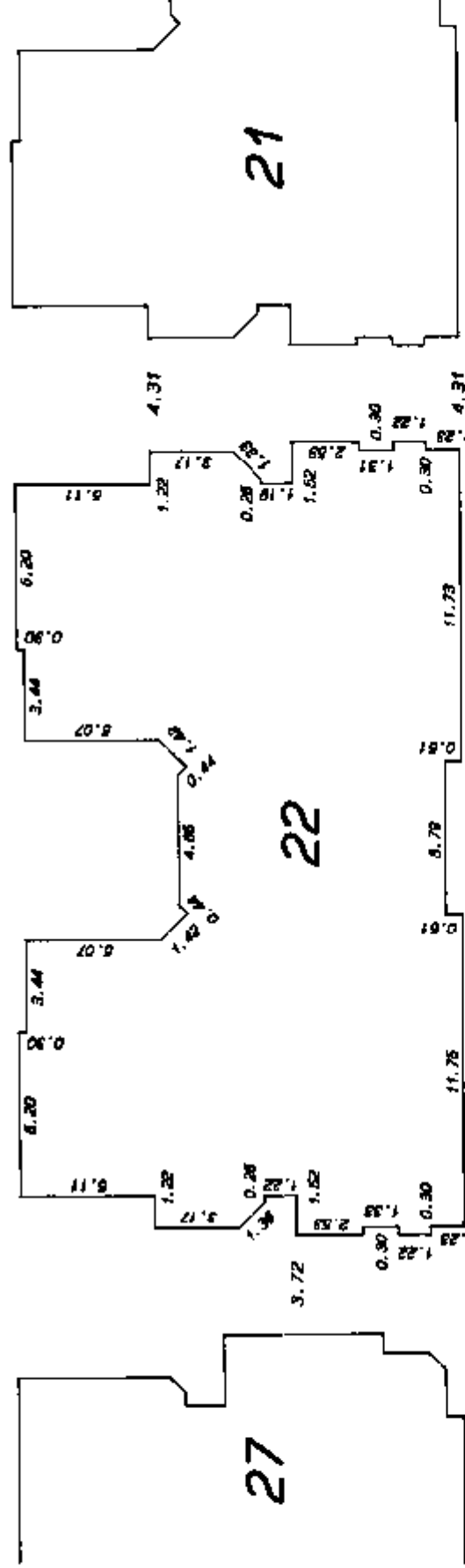


PART OF 1

PLAN LMP38432

PHASE 1

CONTINUED



ON

SHEET

CONTINUED

7.81

7.81

SPW PLAN LMP36766

175.445

69° 37' 00"

L A N E

MATSON, PECK & TOPLISS  
SURVEYORS AND ENGINEERS  
210-8171 COOK ROAD  
RICHMOND, B.C. V6Y 3T8  
(ph) 270-9391  
(fax) 270-4137

JOB NO. S - 12260 - 1

B.C.L.S.

DATE

Jan. 14/2000 WPN

SCALE 1: 250



152nd STREET

PHASE 1

STRATA PLAN LMS 4142

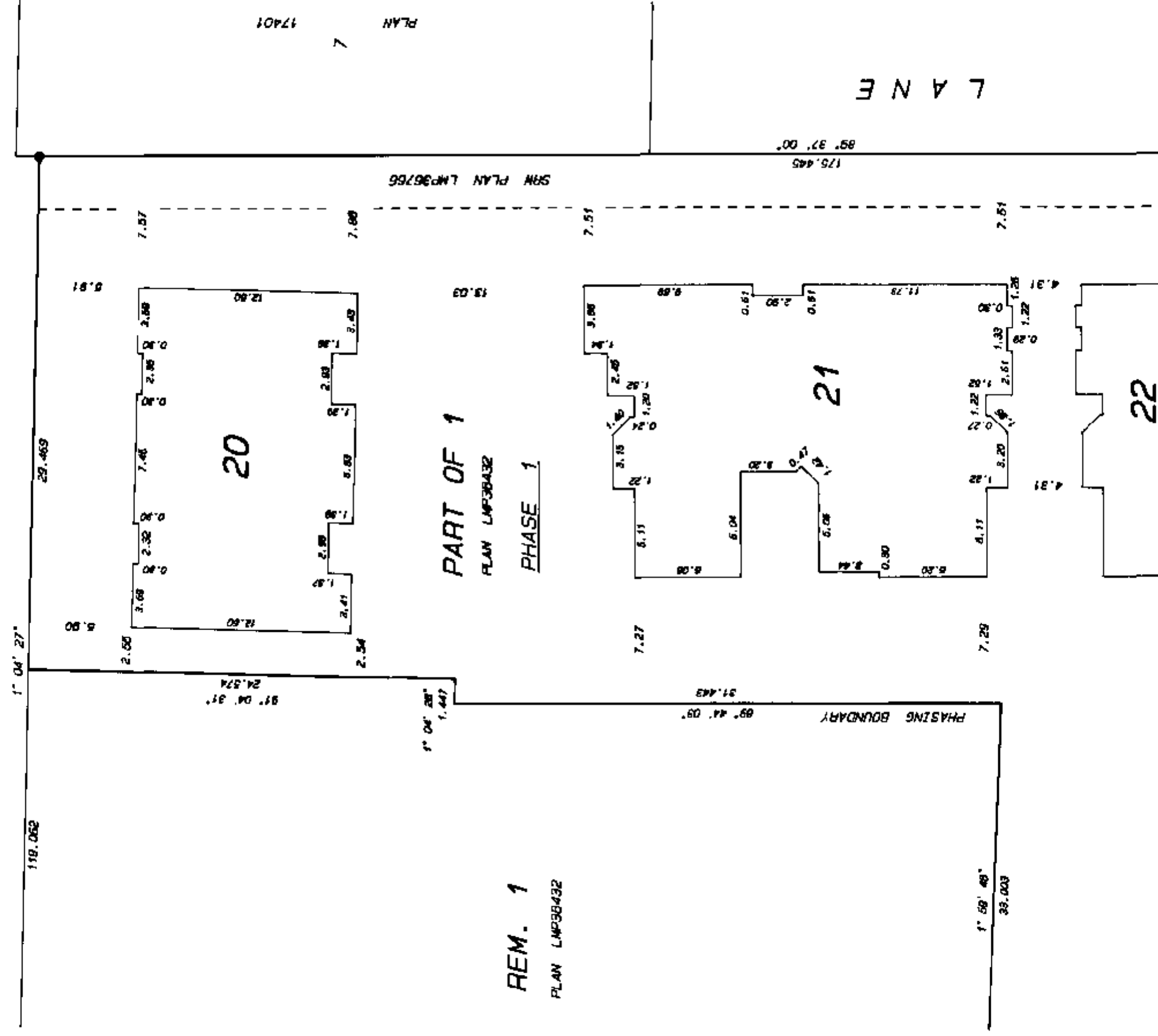
CONTINUED ON SHEET 4

**MATSON, PECK & TOPLISS**  
SURVEYORS AND ENGINEERS  
240-8171 COOK ROAD  
RICHMOND, B.C. V6Y 3T8  
(ph) 270-8331  
(fax) 270-4137

JOB NO. S - 12260 - 1

DATE Jan. 14/2000 NFW B.C.L.S.

5-7-8



STRATA PLAN LMS 4142

[illegible]

JOB NO. S - 12260 - 1

DATE Jan. 14/2000 WPN B.G.L.S.



PHASE 1

STRATA PLAN LMS 4142

CONDOMINIUM ACT.STATUTORY DECLARATION

I / WE the undersigned do solemnly declare that

- (1) I / WE the undersigned 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 RICHMOND  
this 29th day of JANUARY, B.C., 2000.A Commissioner for  
taking affidavits within B.C.  
V. GRANT LAKE

Nelson Chan  
Nelson Chan  
Ken Wong  
KEN WONG

CERTIFICATE OF APPROVAL  
SECTION 8 (2)Approved as PHASE 1 of a 3 phase strata plan  
under the Condominium Act.Dated at Surrey, B.C.  
this 6th day of March, 2000.

Nicholas Lai  
Approving Officer  
the CITY OF SURREY  
NICHOLAS LAI

The CITY OF SURREY, the holder of covenants BM173866,  
BM173867 and BM176242 hereby consent to the deposit  
of this plan.Dated this 29 day of February, 2000 A.D.  
Execution Date.

The CITY OF SURREY

Mayor: David McCallum  
Authorized Signatory  
Clerk: Donna Kenny

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

JOB NO. S - 12260 - 1

Accepted as to forms 1, 2 and 3  
this 23 day of MARCH, 2000.

[Signature]  
SUPERINTENDENT OF REAL ESTATE

## SIGNATURES

## WITNESSES :

WITNESS at 19 North  
City Hall  
Occupation  
203-2680 Still Road  
Address  
Richmond, B.C. V6X 4C9

## OWNER :

FLEETWOOD TOWNHOUSE PROPERTIES INC.  
(INC. NO. 544089)

Nelson Chan AUTHORIZED SIGNATORY

KEN WONG AUTHORIZED SIGNATORY

## MORTGAGEE :

MBC BANK CANADA.  
~~MORTGAGE BANK OF CANADA~~  
~~BY its Licensed Attorneys:~~

[Signature] Joseph Rengul  
WITNESS at to be  
Occupation  
200-285 W. B. 0312  
Address  
Vancouver B.C.

[Signature] Pae Irunia  
AUTHORIZED SIGNATORY  
Nelson Joseph Teng  
AUTHORIZED SIGNATORY

ENDORSEMENT PURSUANT TO SECTION 84 :I hereby certify that the common facility "Recreation Building"  
which according to Form E of the Act was to have been  
constructed in conjunction with this phase has been  
satisfactorily provided for.This 6th day of March, 2000.

[Signature]  
Approving Officer for  
the CITY OF SURREY  
NICHOLAS LAI  
NICHOLAS LAI

DATE Jan. 14/2000 WPN B.C.L.S.

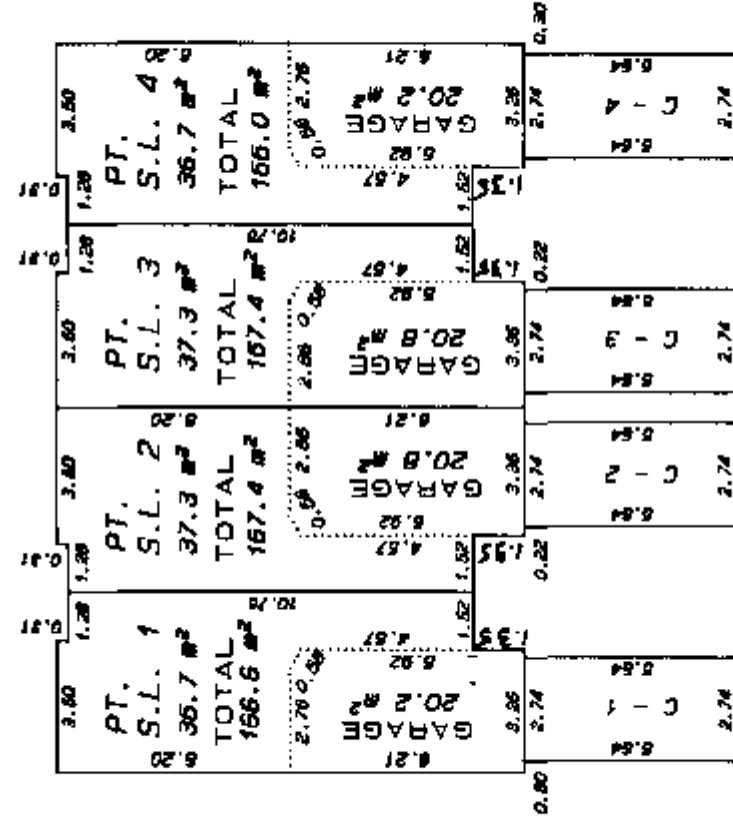
SCALE 1"=200'



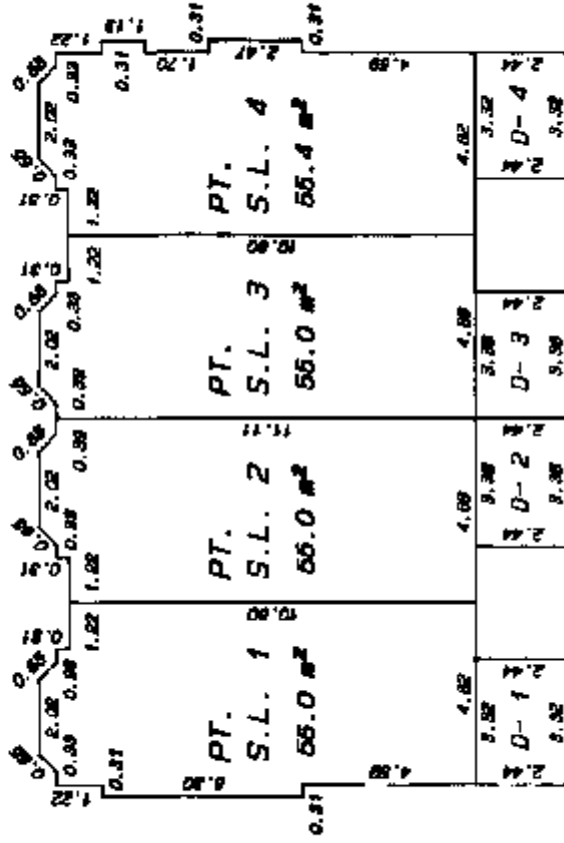
PHASE 1

STRATA PLAN LMS 4142

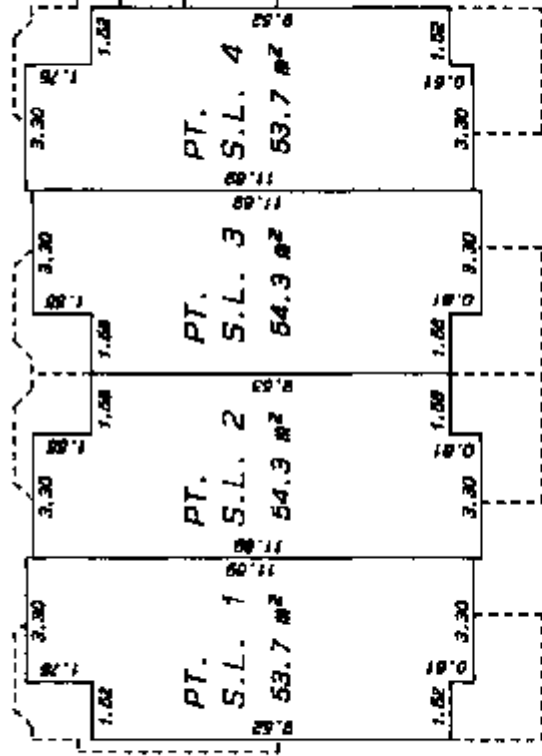
BASEMENT FLOOR



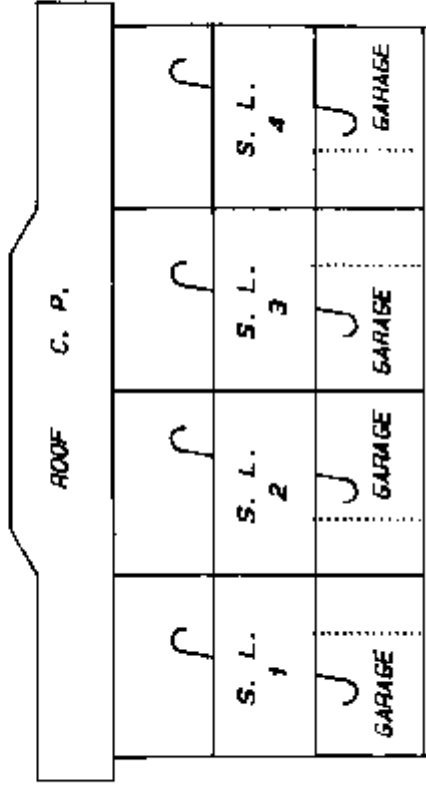
MAIN FLOOR



UPPER FLOOR



SECTION A - A'

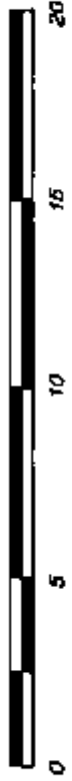


MATSON, PECK & TOPLISS  
SURVEYORS AND ENGINEERS  
210-8171 COOK ROAD  
RICHMOND, B.C. V6Y 3T8  
(PH) 270-9331  
(FAX) 270-4137

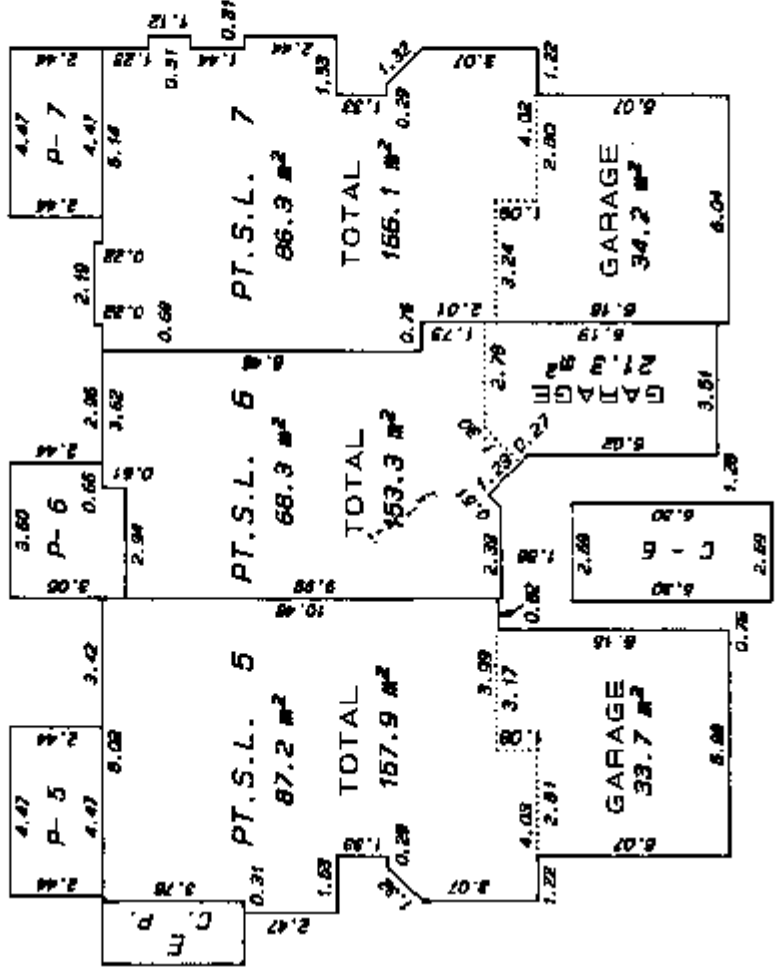
JOB NO. S - 12250 - 1

DATE Jan 14/2000 WPN B.C.L.S.

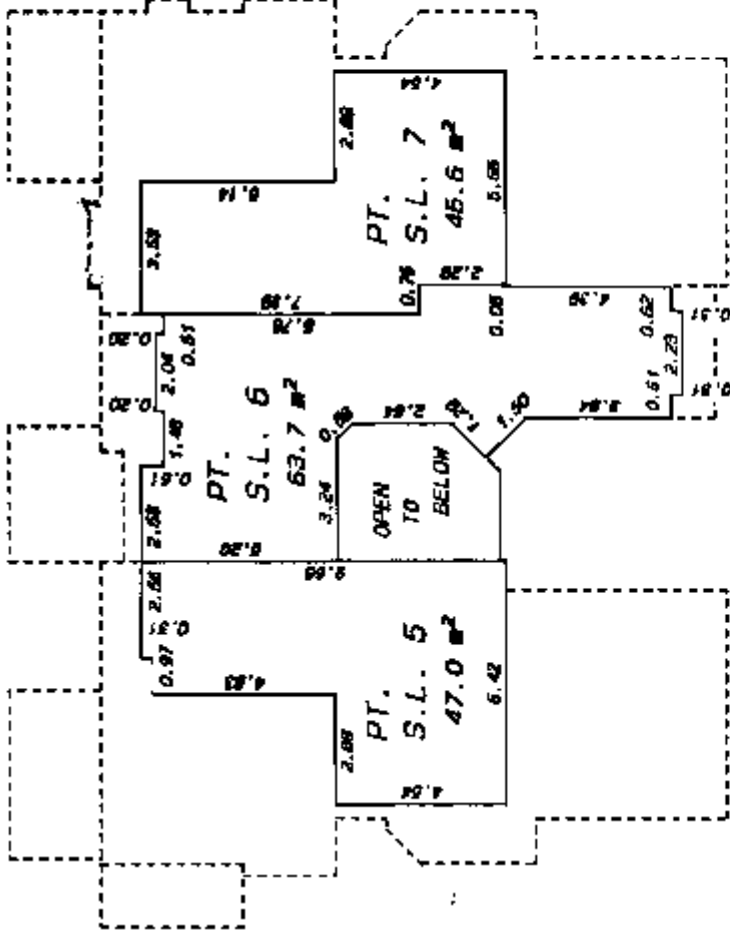




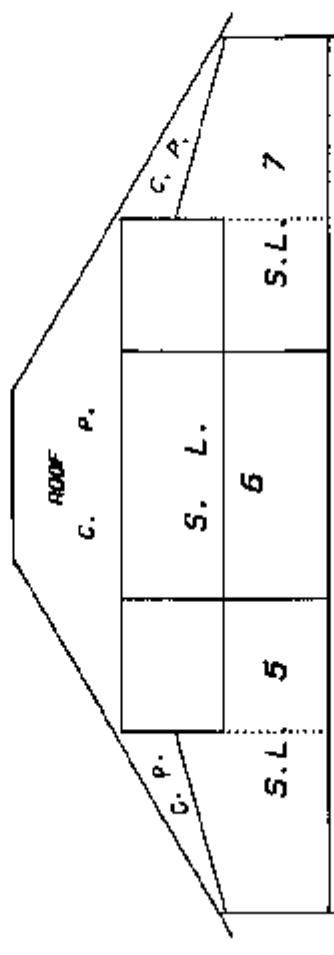
MAIN FLOOR



UPPER FLOOR



SECTION A - A'

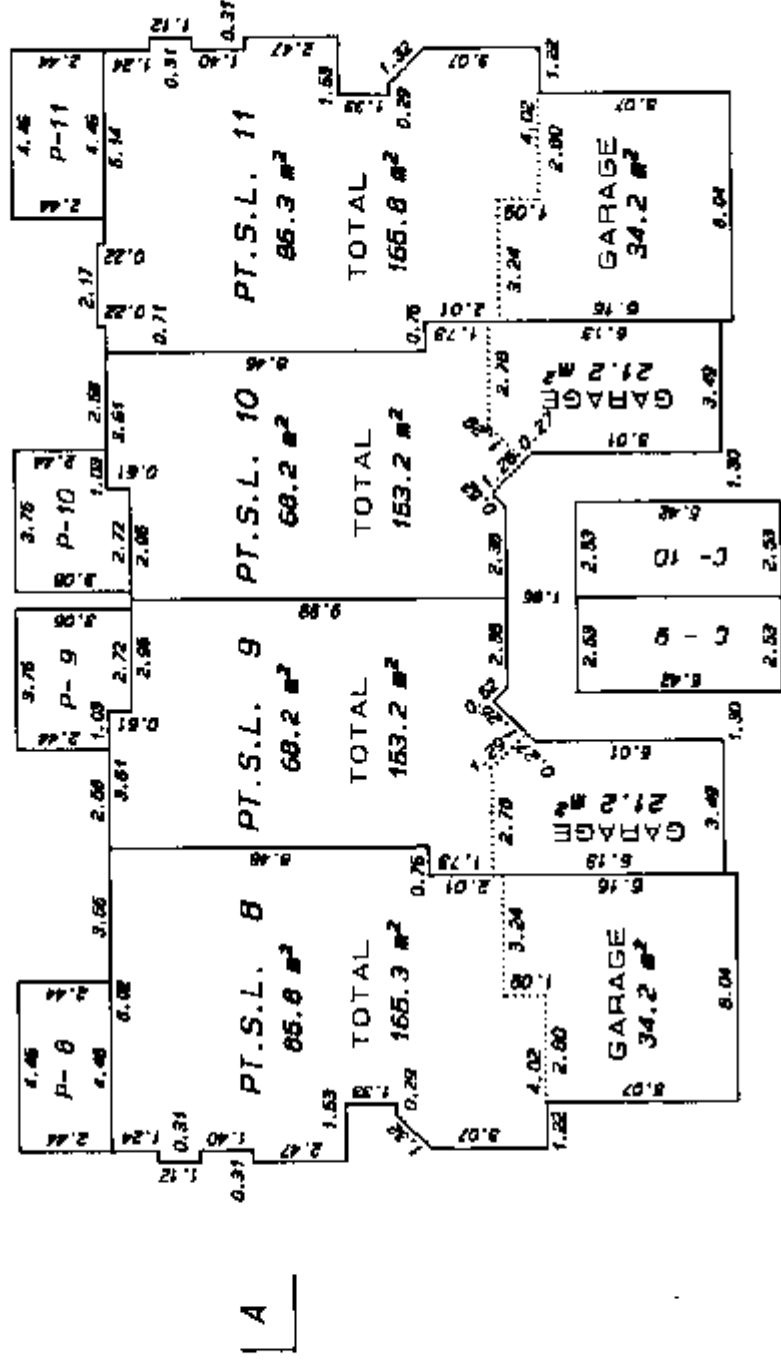


UPPER FLOOR  
MAIN FLOOR

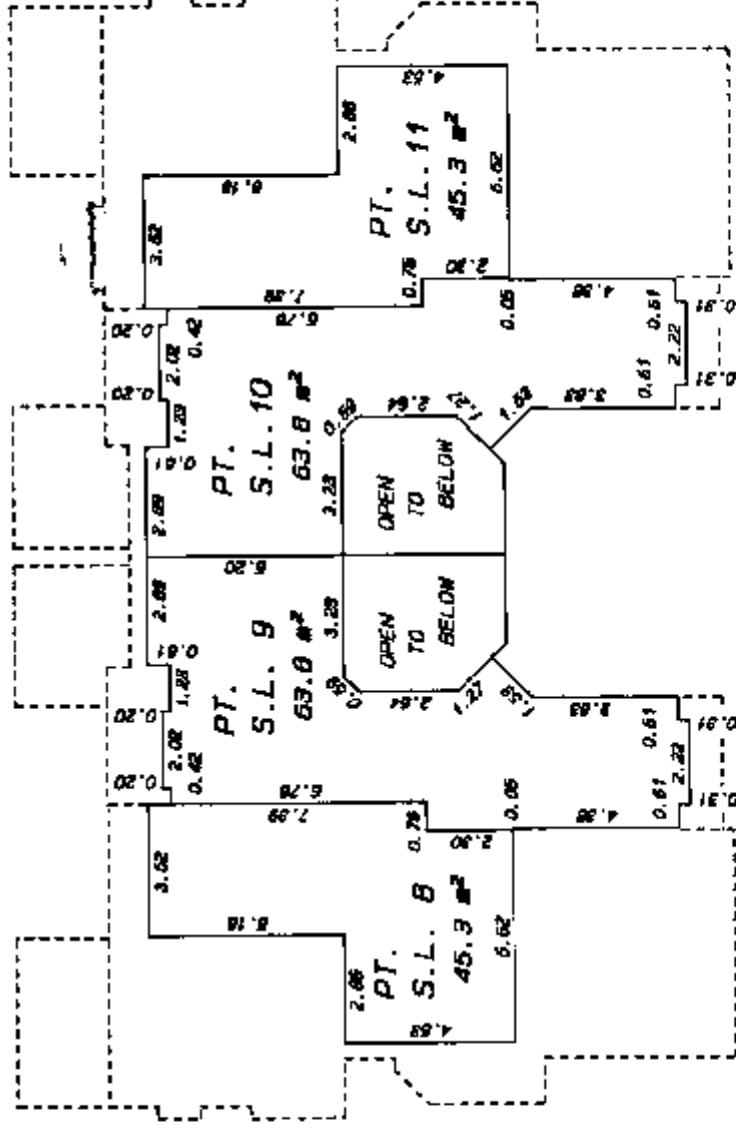
MATSON, PECK & TOPLISS  
SURVEYORS AND ENGINEERS  
210-8171 COOK ROAD  
RICHMOND, B.C. V6Y 3T8  
(604) 270-9331  
(fax) 270-6197



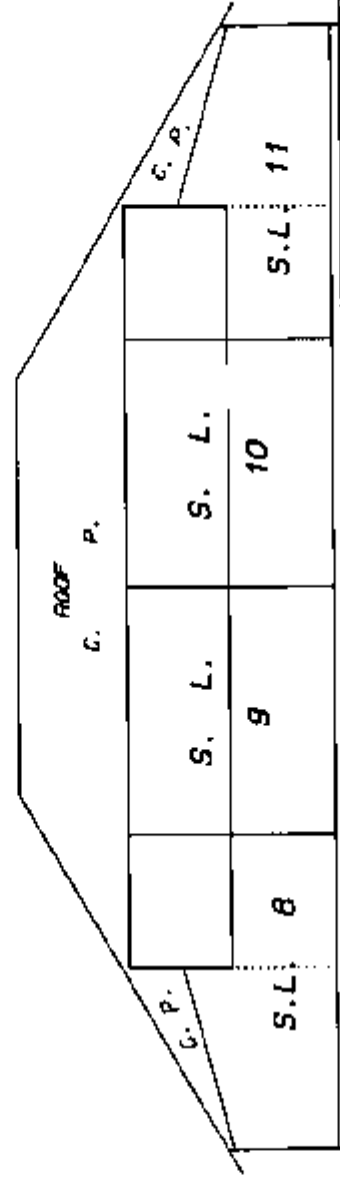
MAIN FLOOR



UPPER FLOOR

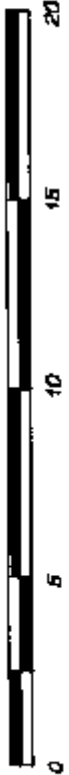


SECTION A - A'

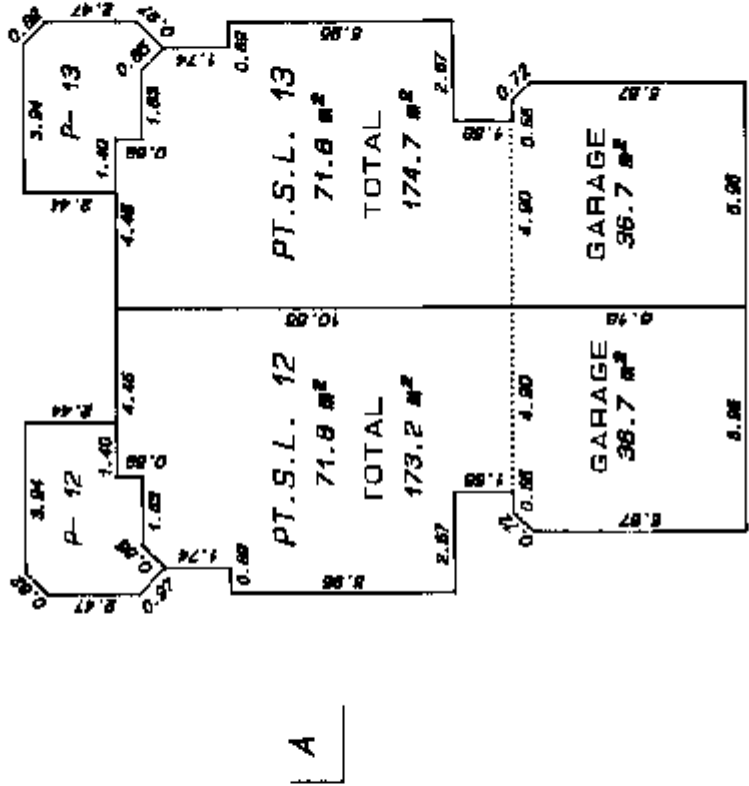


MATSON, PECK & TOPLISS  
SURVEYORS AND ENGINEERS  
210-8171 COOK ROAD  
RICHMOND, B.C. V6Y 3T8  
(ph) 270-9331  
(fax) 270-4137

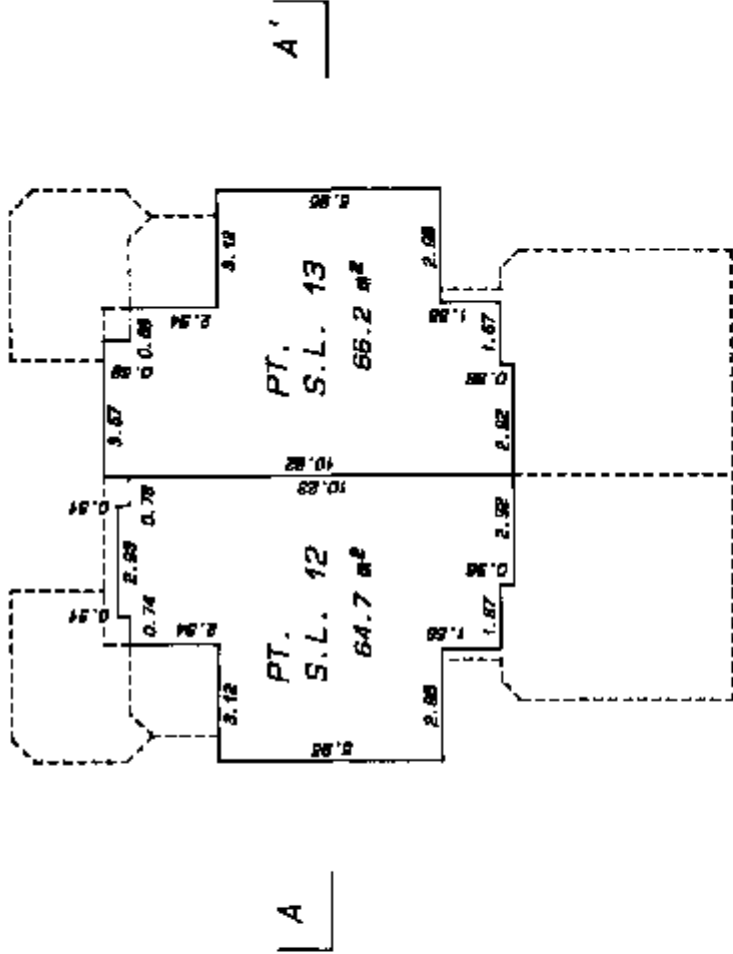
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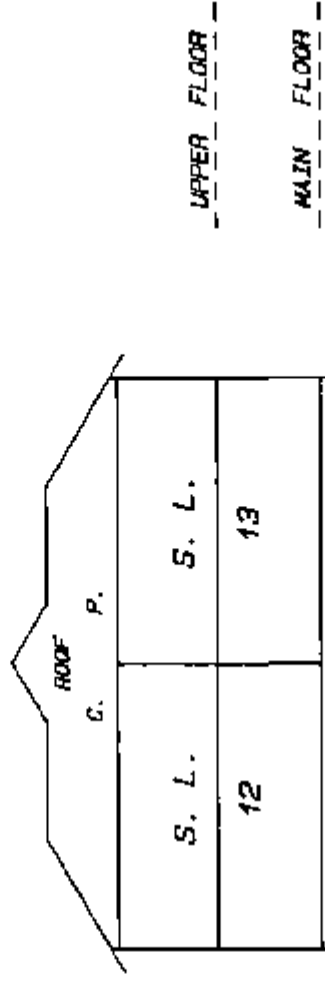
MAIN FLOOR



UPPER FLOOR



SECTION A - A'



MATSON, PECK & TOPLISS  
SURVEYORS AND ENGINEERS  
210-B171 COOK ROAD  
RICHMOND, B.C. V6Y 3T8  
(ph) 270-8831  
(fax) 270-4137

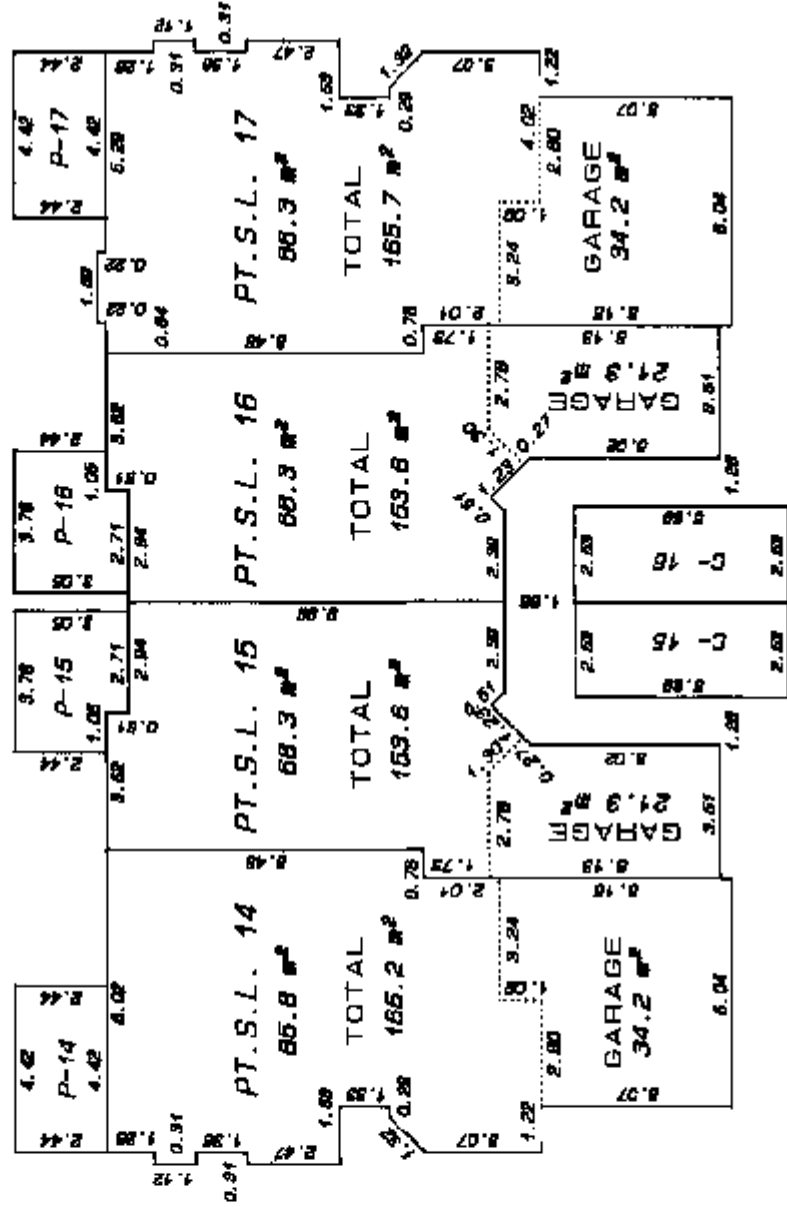
JOB NO. 5 - 12260 - 1

DATE Jan. 14/2000 WPN B.C.L.S.

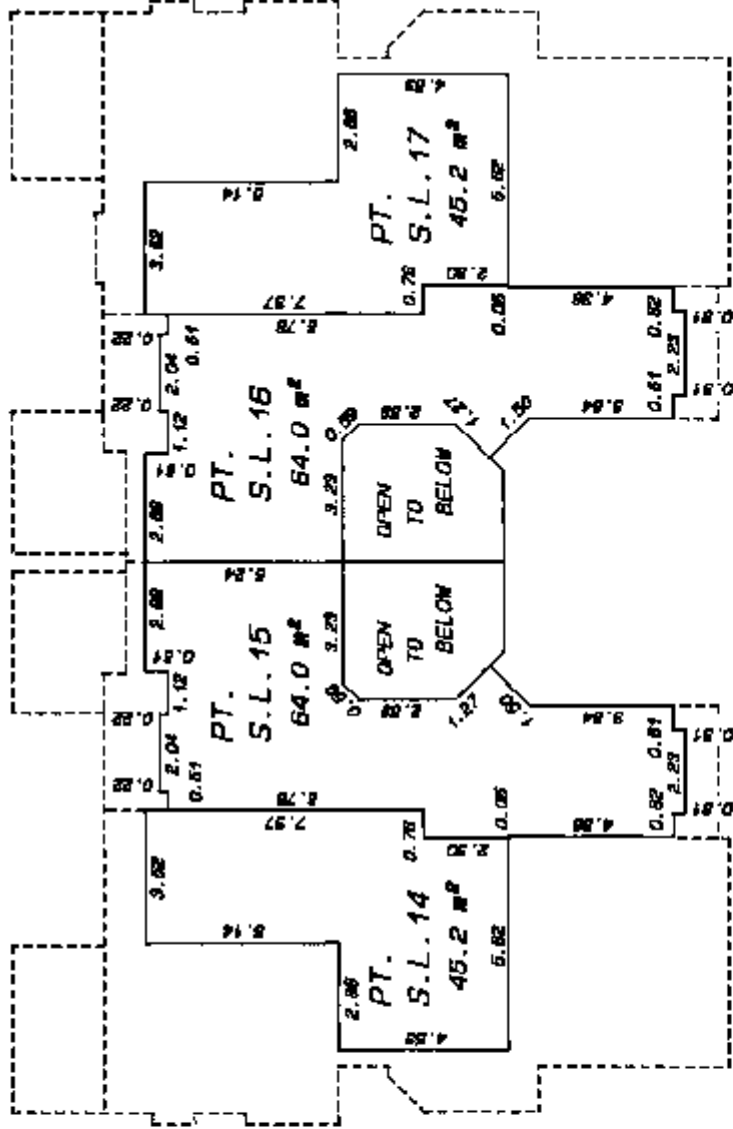
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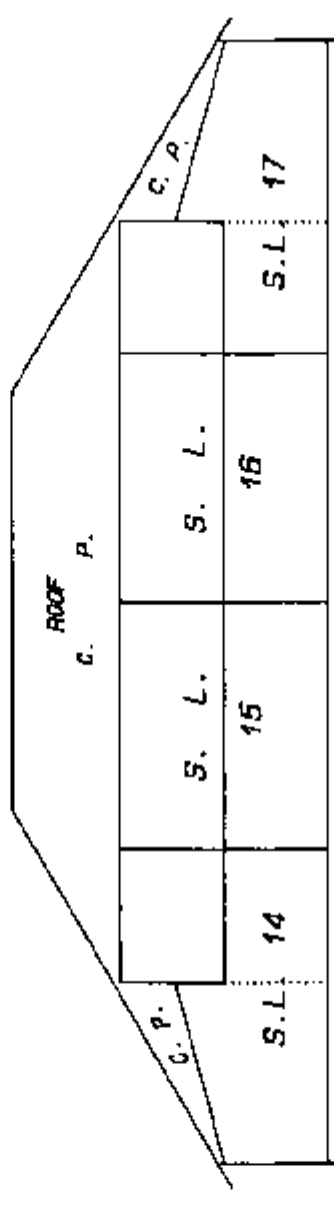
MAIN FLOOR



UPPER FLOOR



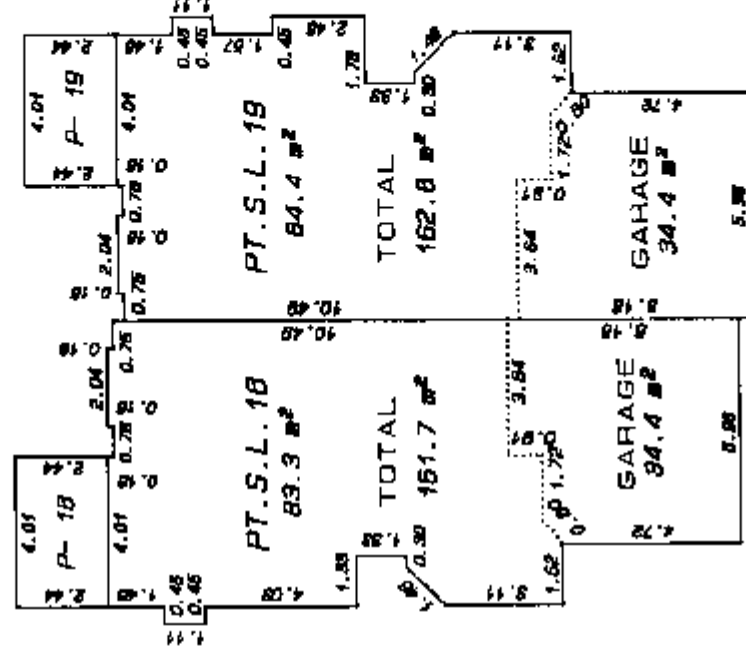
SECTION A - A'



MATSON, PECK & TOPLISS  
SURVEYORS AND ENGINEERS  
210-8171 COOK ROAD  
RICHMOND, B.C. V6Y 3T8  
(ph) 270-9331  
(fax) 270-4137



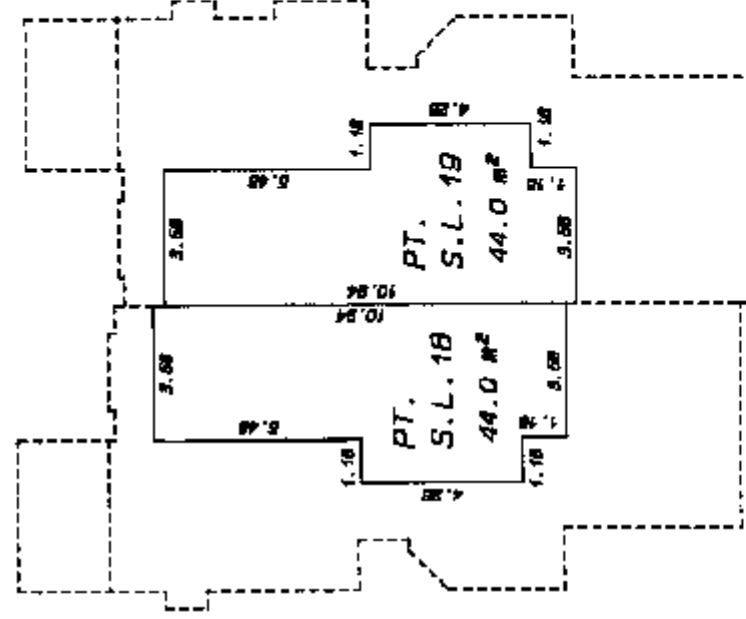
MAIN FLOOR



A

A'

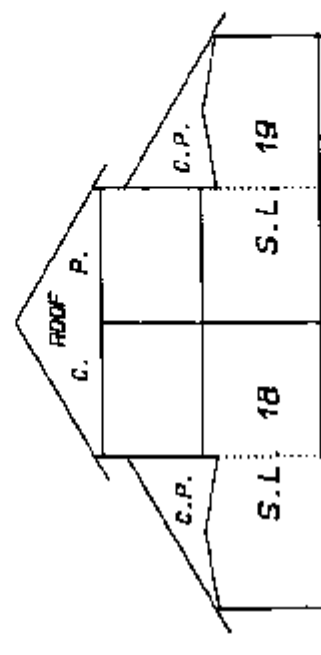
UPPER FLOOR



A

A'

SECTION A - A'



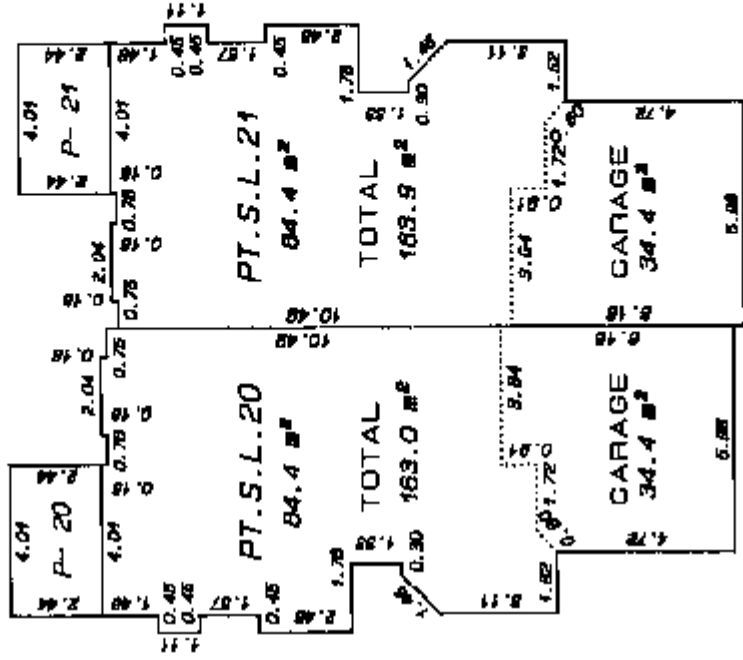
MATSON, PECK & TOPLISS  
SURVEYORS AND ENGINEERS  
210-8171 COOK ROAD  
RICHMOND, B.C. V6Y 3T8  
(ph) 270-8331  
(fax) 270-4137

JOB NO. S - 12260 - 1

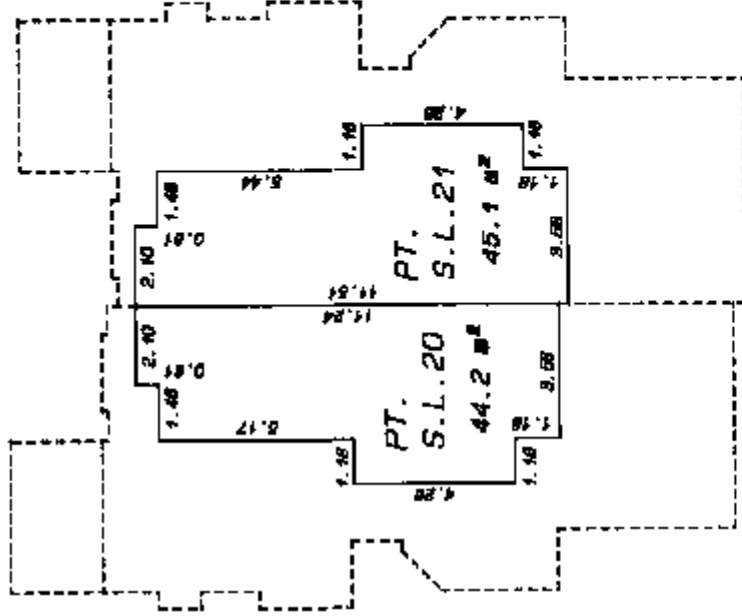
DATE Jan 14/2000 *hPW* B.C.L.S.



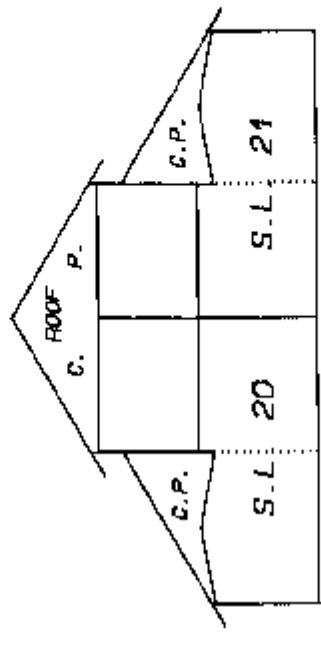
MAIN FLOOR



UPPER FLOOR



SECTION A - A'



JATSON, PECK & TOPLISS  
SURVEYORS AND ENGINEERS  
210-8171 COOK ROAD  
RICHMOND, B.C. V6Y 3T6  
(ph) 270-9331  
(fax) 270-4137

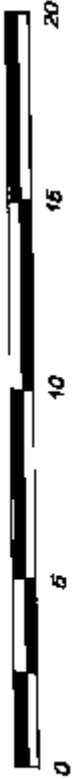
JOB NO. S - 12260 - 1

DATE Jan. 14/2000 WPN

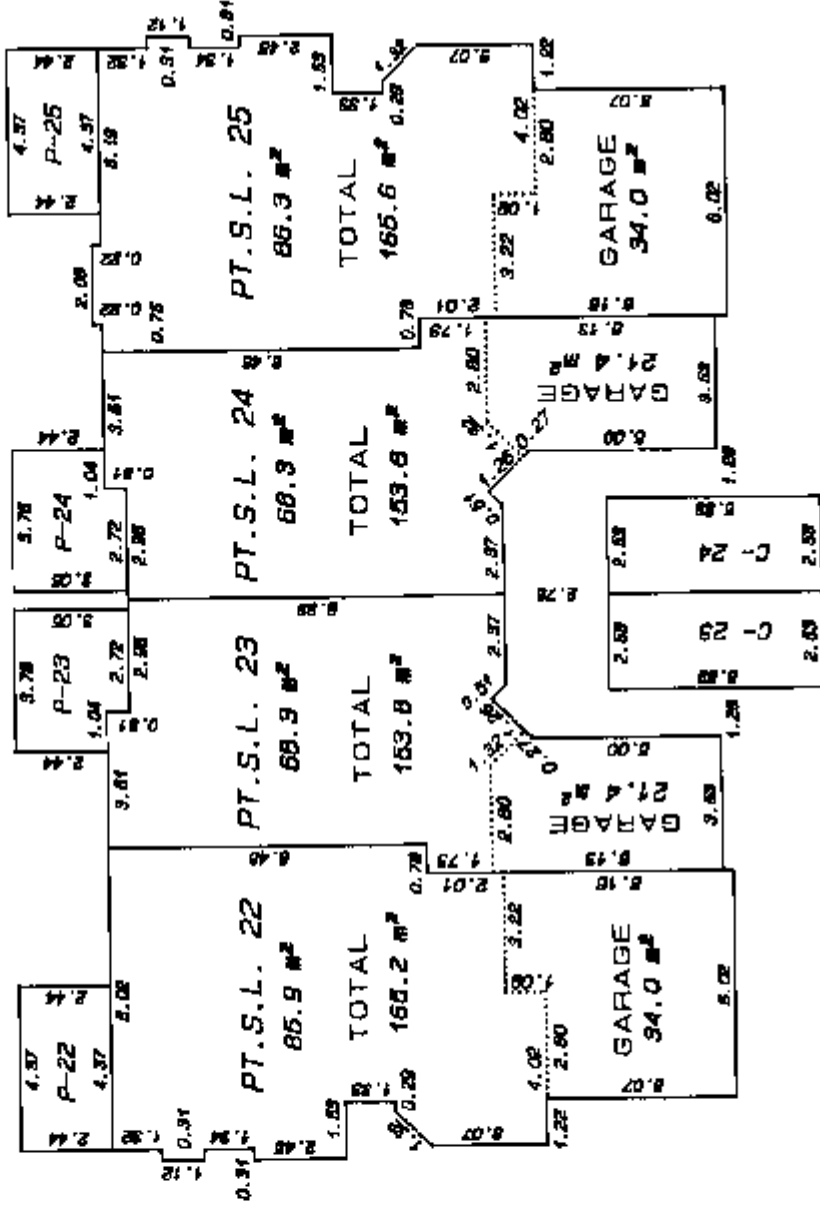
B.C.L.S.



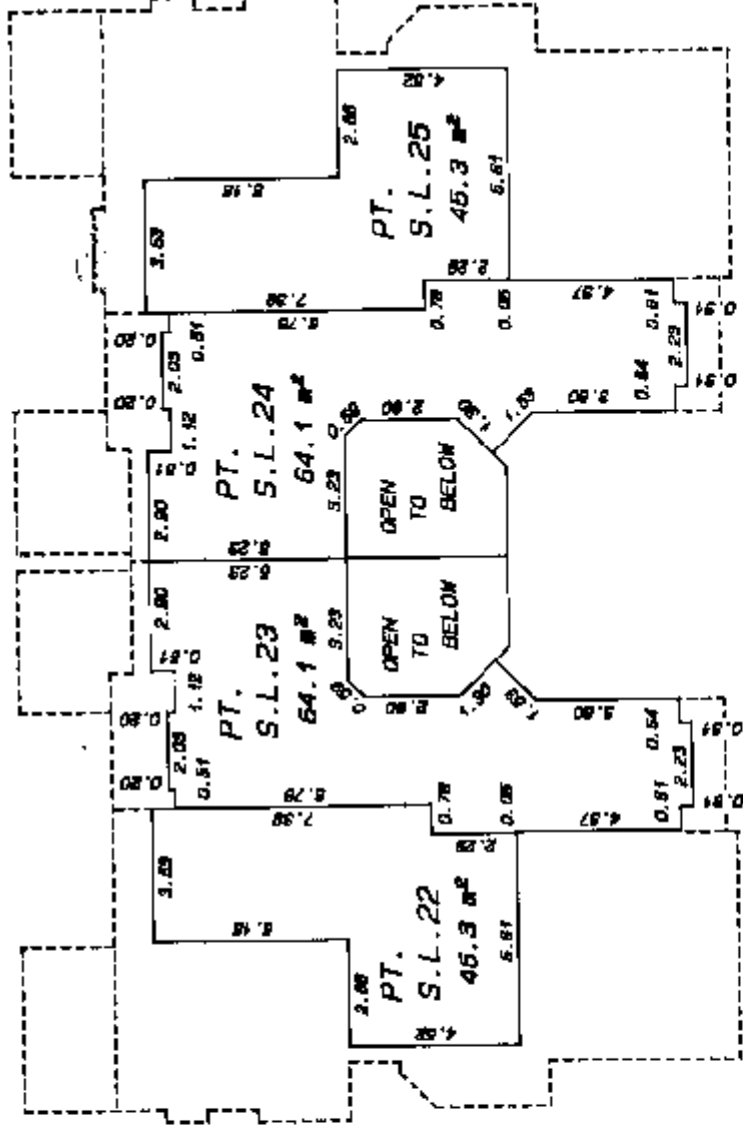
SCALE 1:200



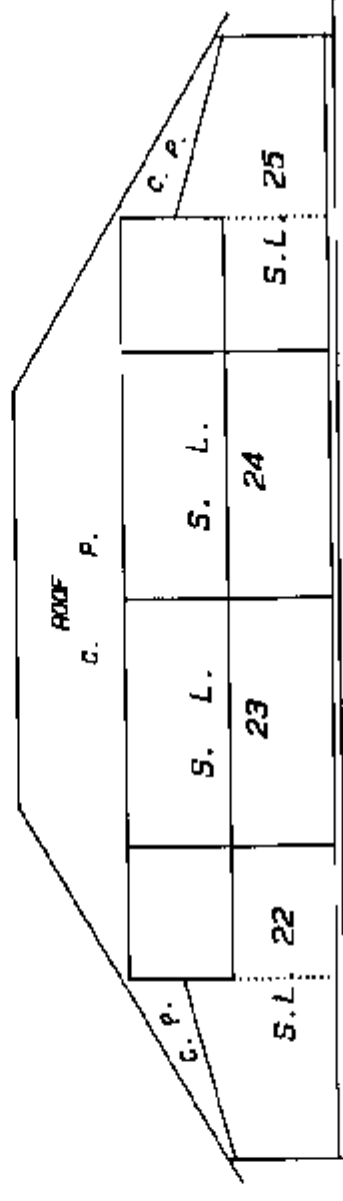
MAIN FLOOR



UPPER FLOOR



SECTION A - A'



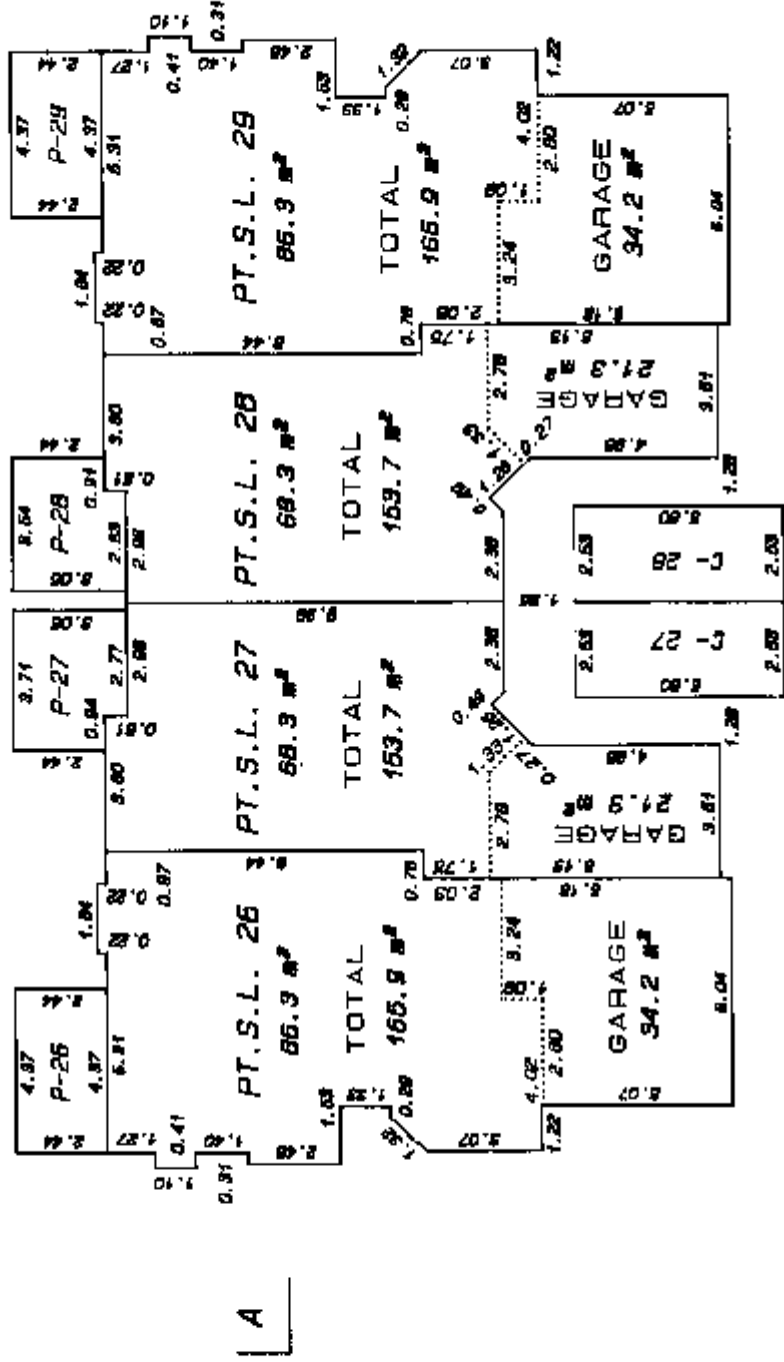
MATSON, PECK & TOPLISS  
SURVEYORS AND ENGINEERS  
210-9171 LUXK ROAD  
RICHMOND, B.C. V6Y 3T8  
(ph) 270-9534  
(fax) 270 4137

JOB NO. S - 12260 - 1

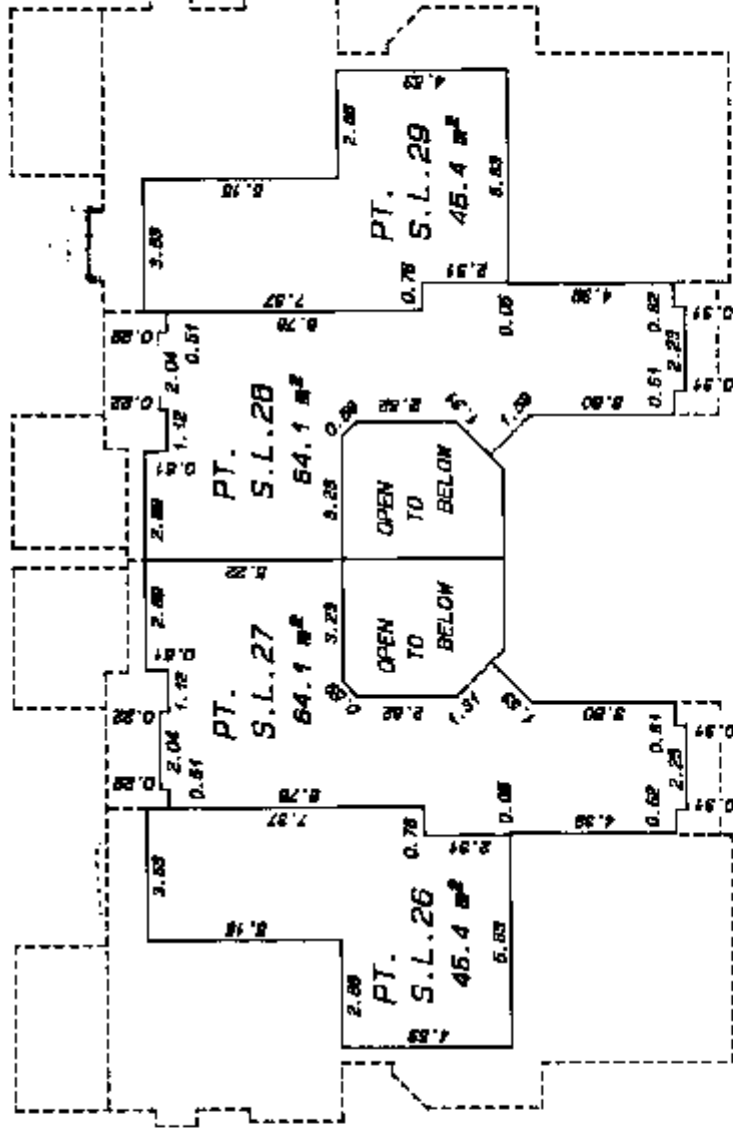
DATE Jan. 14/2000 WPN B.C.L.S.



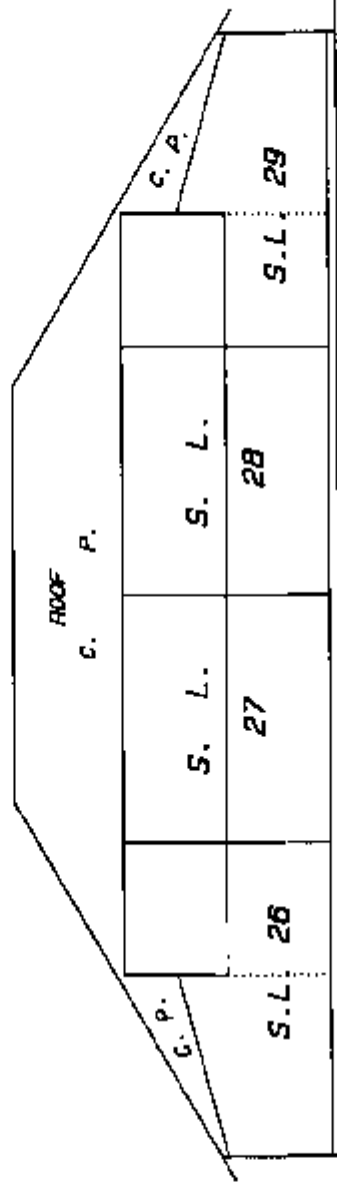
MAIN FLOOR



UPPER FLOOR



SECTION A - A'



MATSON, PECK & TOPLISS  
SURVEYORS AND ENGINEERS  
210-8471 COOK ROAD  
RICHMOND, B.C. V6Y 3T8  
(PH) 270-9331  
(FAX) 270-4137



SHEET 17 OF 17 SHEETS

152nd STREET  
PHASE 1  
STRATA PLAN LMS 4142

SKETCH PLAN SHOWING  
VISITOR'S PARKING SPACES

SCALE 1:500



1" 59' 48"  
33.003

REM. 1  
PLAN LMS4142

PHASE 1

BUILDING 20

BUILDING 21

BUILDING 22

BUILDING 27

BUILDING 28

BUILDING 29

BUILDING 30

BUILDING 23

BUILDING 26

RECREATION  
BUILDING

RECREATION  
BUILDING

VISITOR'S  
PARKING

DETAIL

NOT TO SCALE

BUILDING 21

VISITOR'S  
PARKING

BUILDING 22

DETAIL

NOT TO SCALE

BUILDING 22

VISITOR'S  
PARKING

BUILDING 27

VISITOR'S  
PARKING

BUILDING 28

MATSON, PECK & TOPLISS  
SURVEYORS AND ENGINEERS  
210-8171 COOK ROAD  
RICHMOND, B.C. V6Y 3T8  
(DN) 270-8331  
(FX) 270-4137

151st STREET

JOB NO. S - 12260 - 1

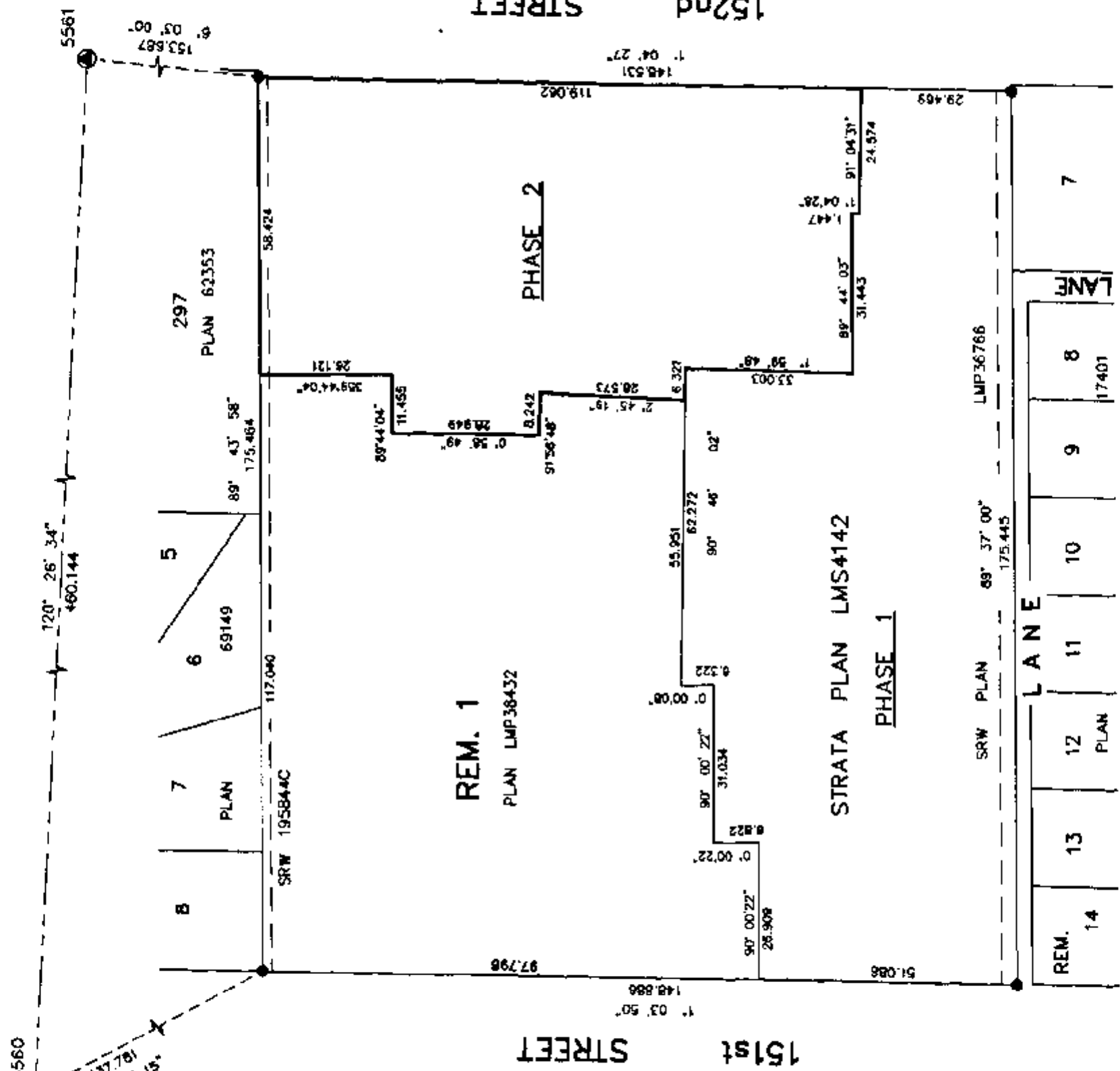
DATE Jan. 14 / 2000 WPH B.C.L.S.

STRATA PLAN OF PART OF LOT 1,  
EXCEPT PHASE 1 STRATA PLAN  
LMS4142 SECTION 34 TOWNSHIP 2  
N. W. D. PLAN LMP38432

B.C.G.S. 92G.016  
CITY OF SURREY



THIS PLAN LIES WITHIN THE GREATER  
VANCOUVER REGIONAL DISTRICT



CIVIC ADDRESS :  
8888 151st STREET  
SURREY, B.C.

NAME OF DEVELOPMENT :  
CARLINGWOOD

MATSON, PECK & TOPLISS  
SURVEYORS AND ENGINEERS  
270-8171 CUCK ROAD  
RICHMOND, B.C. V6Y 3T8  
(ph) 270-9331  
(fax) 270-4137

JOB NO. S - 12260 - 2

The address for service of documents  
on the Strata Corporation is :  
- The Owners -  
Strata Plan LMS 4142  
c/o Suite 2248 - Commerce Parkway  
Richmond, B.C.  
V6V 3A1

I, WILLIAM F. WONG, of Burnaby, B.C., British Columbia  
Land Surveyor, hereby certify that the buildings erected  
on the parcel described above are wholly within the extend  
boundaries of that parcel.

Dated at Richmond, B.C.  
This 30<sup>th</sup> day of August, 2001.

*W.F. Wong*  
B.C.L.S. ( #897 )

# LEGEND:

ALL DIMENSIONS ARE METRIC.  
 GRID BEARINGS ARE DERIVED FROM OBSERVATIONS BETWEEN  
 CONTROL MONUMENTS 5560 AND 5561, NAD 83 (CSRS)  
 INTEGRATED SURVEY AREA NO. 1, SURREY.

THIS PLAN SHOWS GROUND LEVEL MEASURED DISTANCES,  
 PRIOR TO COMPUTATION OF U.T.M. CO-ORDINATES  
 MULTIPLY BY MEAN COMBINED FACTOR 0.99959115.

- = CONTROL MONUMENT FOUND
- = IRON POST FOUND
- m<sup>2</sup> = SQUARE METRES
- S.L. = STRATA LOT
- PT. = PART STRATA LOT
- C.P. = COMMON PROPERTY
- E = ELECTRICAL ROOM
- P = PATIO
- D = DECK
- C = PARKING STALL
- DW = DRIVEWAY
- α = ARC
- r = RADIUS

NOTE: PATIOS, DECKS, PARKING STALLS AND DRIVEWAYS  
 ARE LIMITED COMMON PROPERTY FOR USE OF THE  
 STRATA LOTS INDICATED. (EXAMPLE: P- 48, D- 30,  
 C- 30, DW- 30)

FIRST SHEET, SHEET 2 OF 15 SHEETS

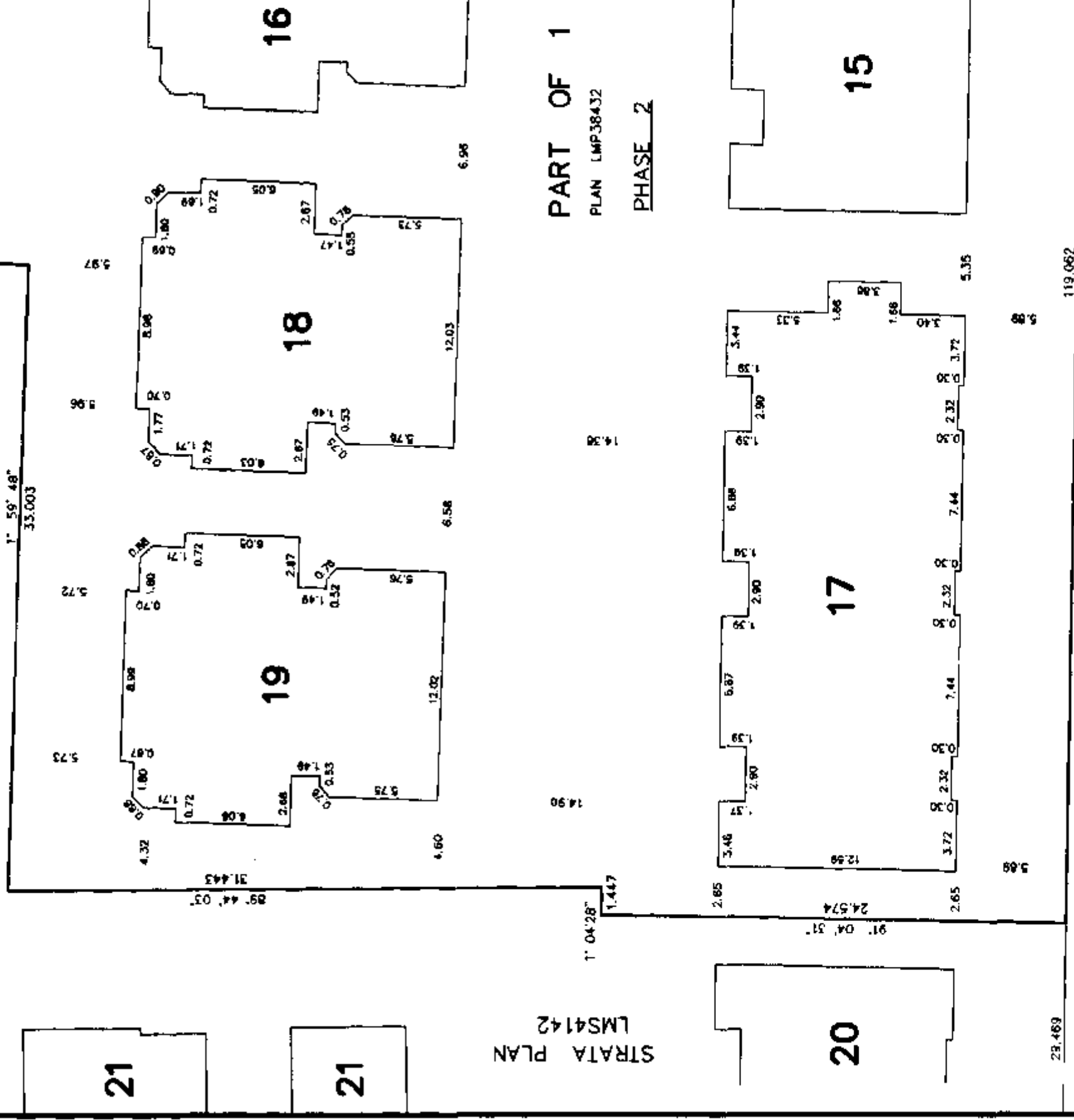
## PHASE 2 STRATA PLAN LMS4142

SCALE 1:250



REM. 1  
 PLAN LMP38432

### STRATA PLAN LMS4142

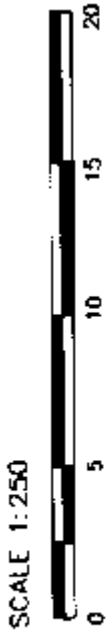


MATSON, PECK & TOPLISS  
 SURVEYORS AND ENGINEERS  
 210-8171 COOK ROAD  
 RICHMOND, B.C. V6Y 3T6  
 (ph) 270-9331  
 (fax) 270-4137

JOB NO. S - 12260 - 2

DATE Aug 30/01 WPA B.C.L.S.

FIRST SHEET, SHEET 3 OF 15 SHEETS

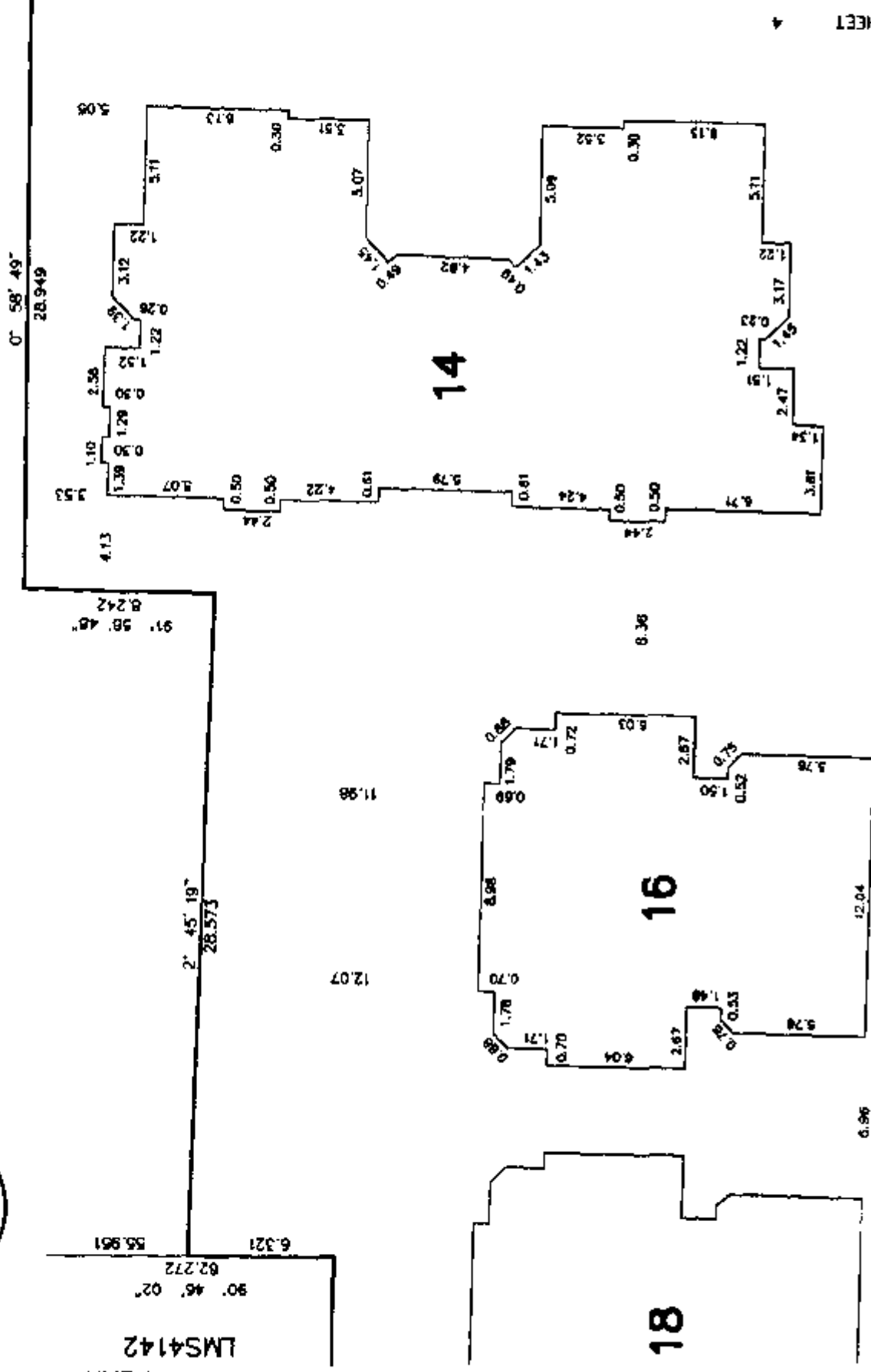


PHASE 2  
STRATA PLAN  
LMS4142

REM. 1

PLAN LMP38432

STRATA PLAN  
LMS4142

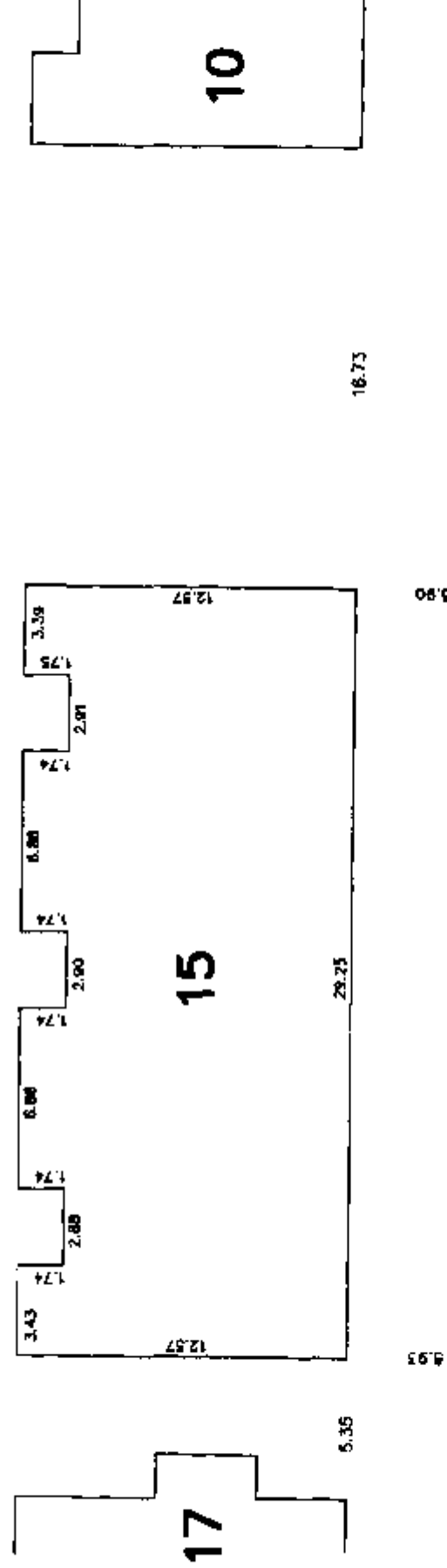


ON SHEET 2

PART OF 1  
PLAN LMP38432  
PHASE 2

CONTINUED ON SHEET 4

CONTINUED



119.062

1' 04" 27"

152nd STREET

MATSON, PECK & TOPLISS  
SURVEYORS AND ENGINEERS  
210-8171 COOK ROAD  
RICHMOND, B.C. V6Y 3T8  
(ph) 270-9334  
(fax) 270-4137

JOB NO. S - 12260 - 2

DATE Aug 30/01 NPV B.C.L.S.

FIRST SHEET, SHEET 4 OF 15 SHEETS



PHASE 2

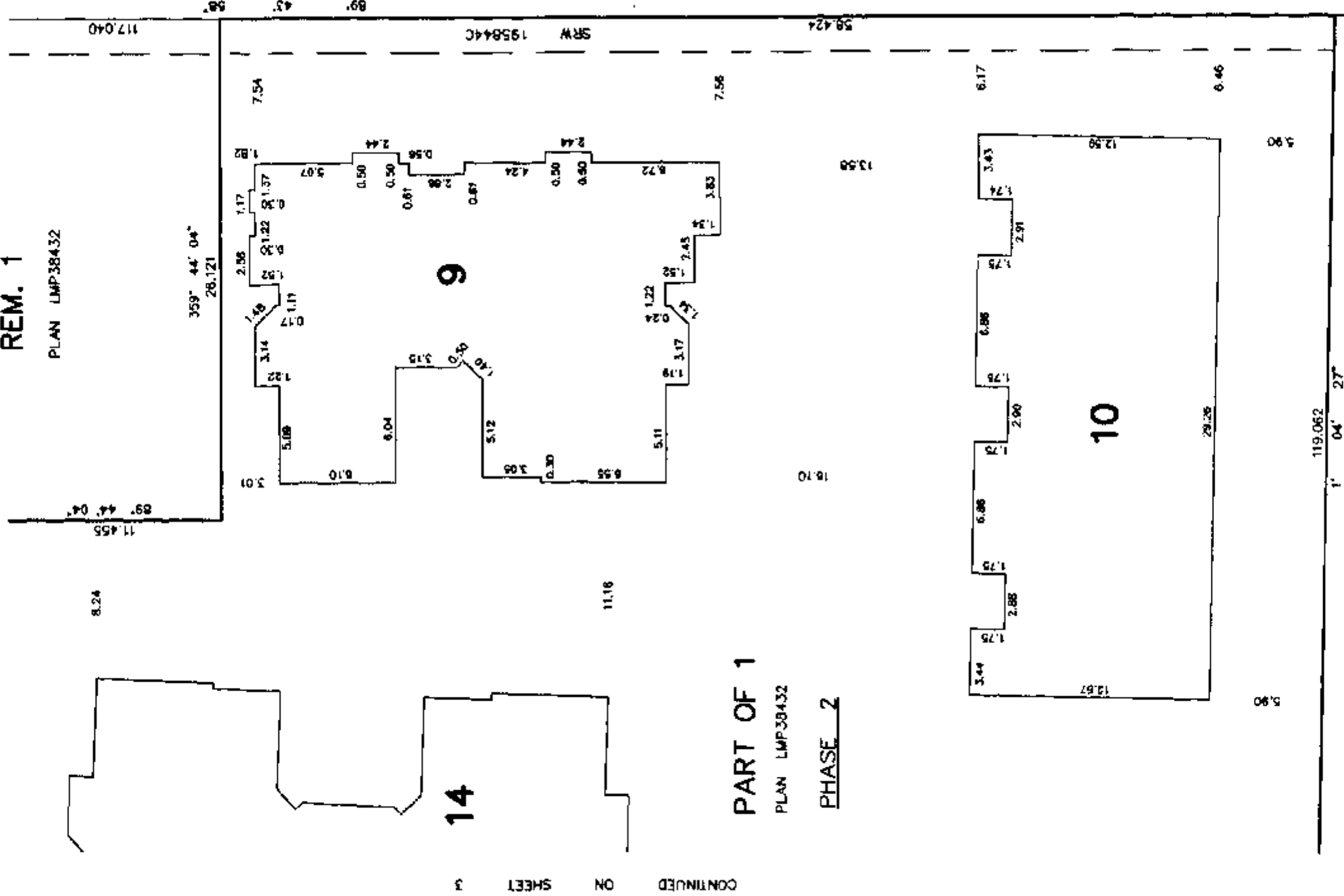
STRATA PLAN

LMS4142



REM. 1

PLAN LMP38432



14

9

297  
PLAN 62353

PART OF 1

PLAN LMP38432

PHASE 2

18.70

13.58

10

152nd STREET

MATSON, PECK & TOPLISS  
SURVEYORS AND ENGINEERS  
210-8171 COOK ROAD  
RICHMOND, B.C. V6Y 3T8  
(ph) 270-9331  
(fax) 270-4137

JOB NO. S - 12260 - 2

DATE

Aug. 30/01. WPN B.C.L.S.





PHASE 2STRATA PLAN LMS4142CONDOMINIUM ACT.STATUTORY DECLARATION

\* / WE the undersigned do solemnly declare that

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

\* / 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 Richmond, B.C.  
this 31 day of August, 2001

A commissioner for  
taking affidavits within B.C.  
V. SCOTT LOUIE

Nelson Chan  
Nelson Chan  
Ken Wong  
Ken Wong

CERTIFICATE OF APPROVAL

SECTION 8 ( 2 )

Approved as PHASE 2 of a 3 phase strata plan  
under the Condominium Act.

Dated at Surrey, B.C.  
this 6th day of Sept., 2001  
Nicholas Lai  
Approving Officer for  
the CITY OF SURREY

NICHOLAS LAI

The CITY OF SURREY, the holder of covenants BM173866,  
BM173867 and BM176242 hereby consent to the deposit  
of this plan.

Dated this 6th day of September, 2001 A.D.  
Execution Date.

The CITY OF SURREY

Douglas  
Authorized Signatory  
Mayor: Doug McCallum

Margaret Jones  
Acting City Clerk: Margaret Jones

MATSON, PECK & TOPLISS  
SURVEYORS AND ENGINEERS  
210-8171 COOK ROAD  
RICHMOND, B.C. V6Y 3T8  
(ph) 270 9331  
(fax) 270-4137

JOB NO. S - 12260 - 2

Accepted as to forms 1, 2 and 3  
this 17 day of SEPTEMBER, 2001

S. Gale  
SUPERINTENDENT OF REAL ESTATE

## SIGNATURES

WITNESSES :

OWNER :

FLEETWOOD TOWNHOUSE PROPERTIES INC.  
( INC. NO. 544089 )

V. SCOTT LOUIE  
WITNESS as to both  
L. Louie  
OCCUPATION  
203-2450 SHANLAN  
ADDRESS  
Richmond, B.C. V6Y 4T7

Nelson Chan AUTHORIZED SIGNATORY

Ken Wong AUTHORIZED SIGNATORY

MORTGAGEE :

HSBC  
HONGKONG & SHANGHAI BANKING CORP. CANADA  
by its licensed attorney:

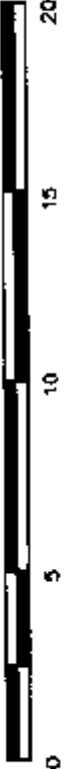
to both  
WITNESSES  
OCCUPATION  
815 W. GEORGIA ST.  
ADDRESS  
VANCOUVER, BC  
V6C 3G1

AUTHORIZED SIGNATORY

AUTHORIZED SIGNATORY

DATE Aug 30/01 WPN B.C.L.S.

SCALE 1:200

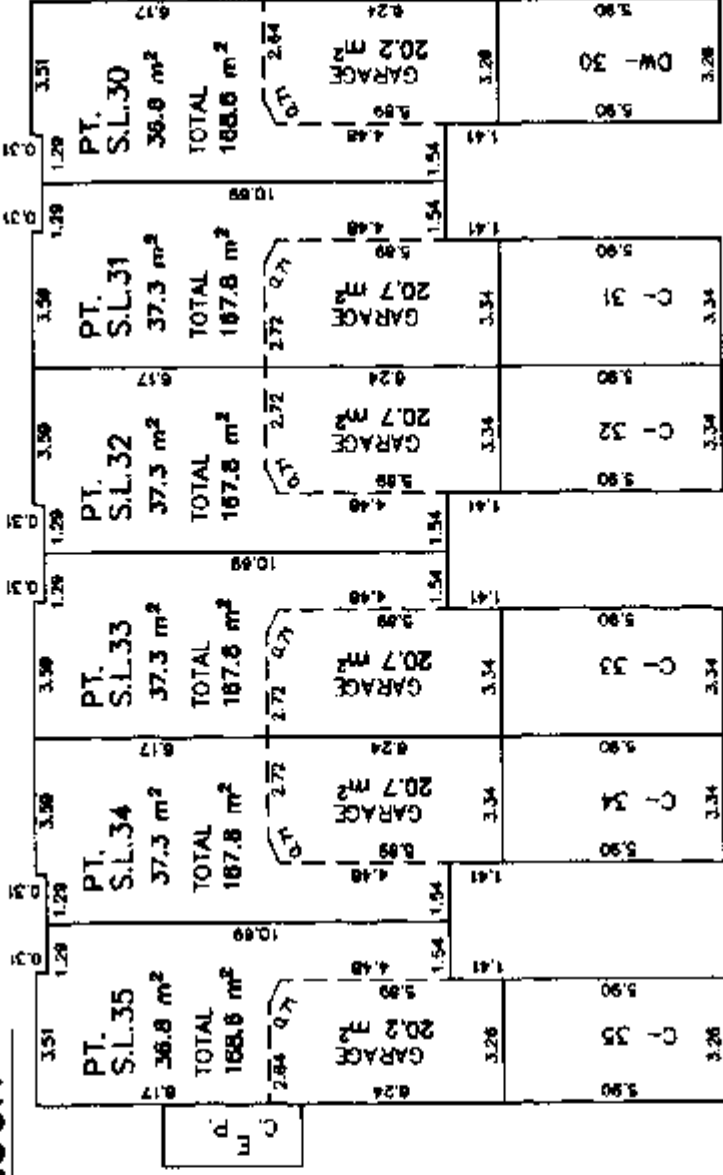


PHASE 2

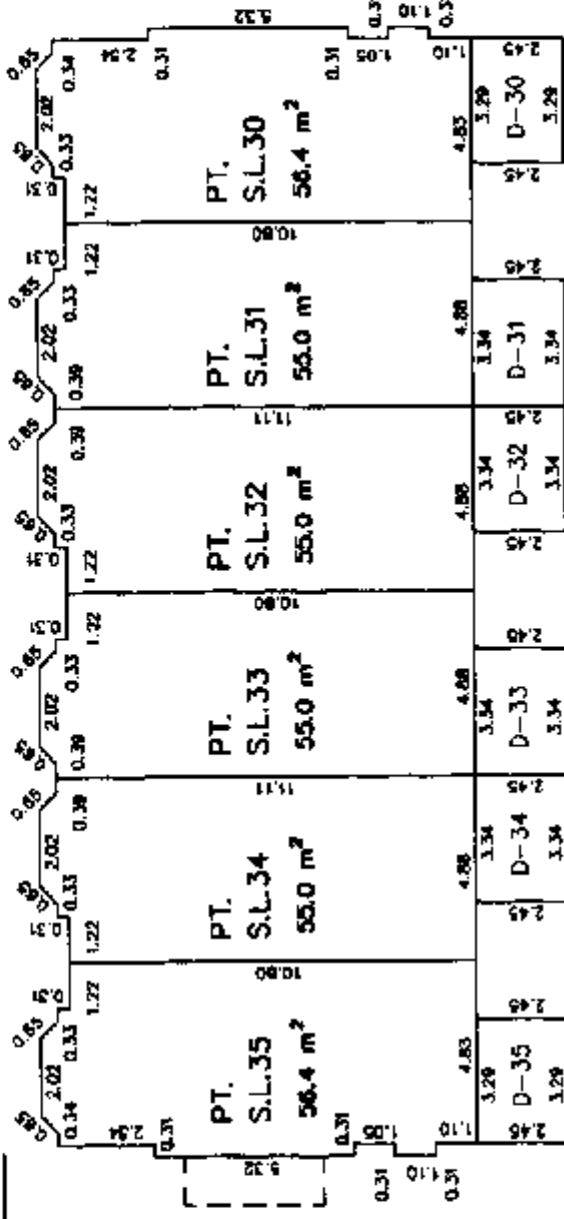
STRATA PLAN

LMS4142

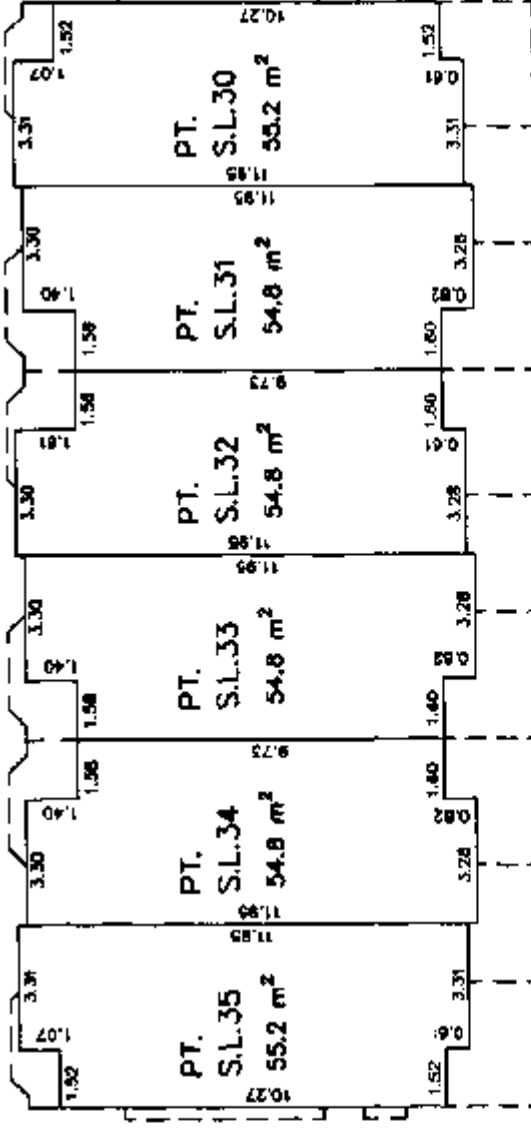
BASEMENT FLOOR



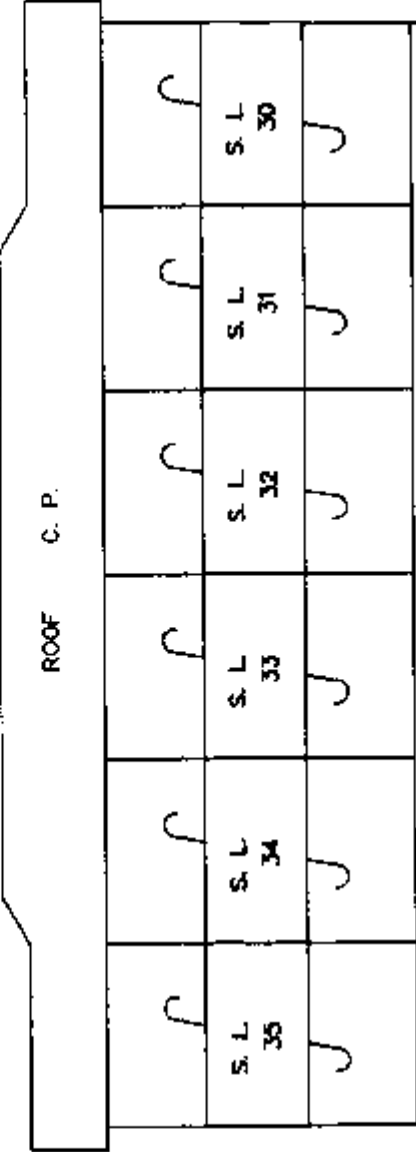
MAIN FLOOR



UPPER FLOOR



SECTION A - A'

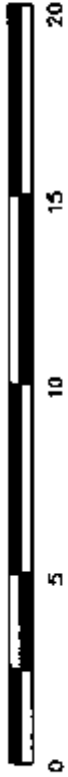


MATSON, PECK & TOPLISS  
SURVEYORS AND ENGINEERS  
210-8171 COOK ROAD  
RICHMOND, B.C. V6Y 3T8  
(ph) 270-9331  
(fax) 270-4137

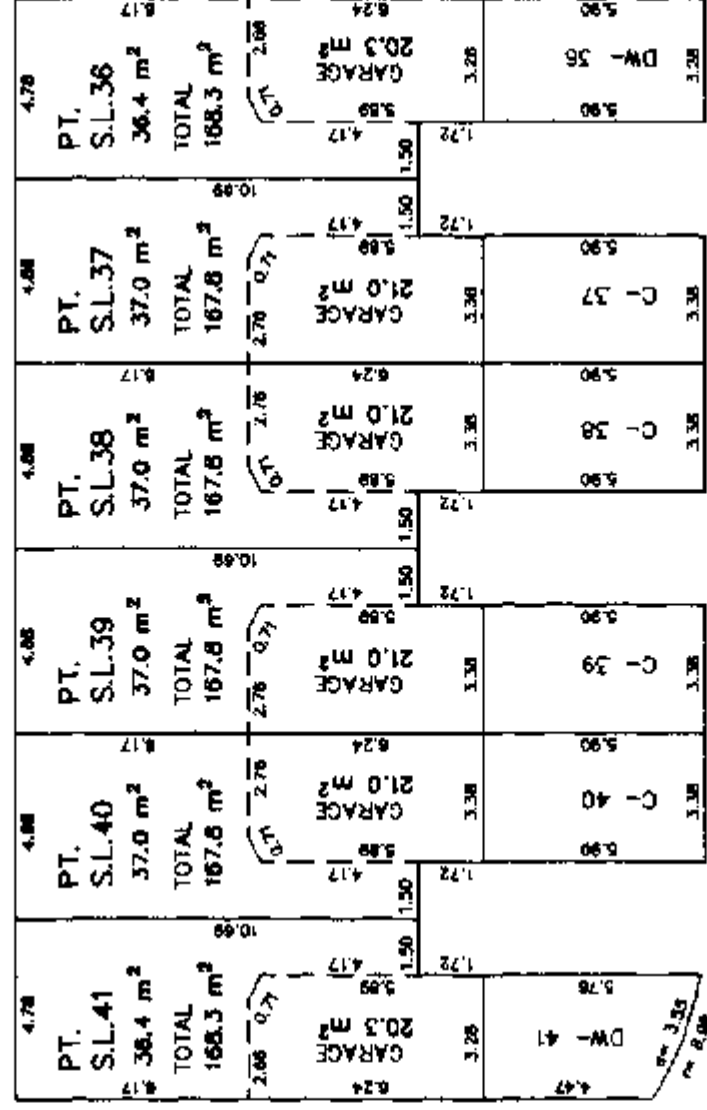
JOB NO. S - 12260 - 2

DATE Aug. 30/01 MPK B.C.L.S.

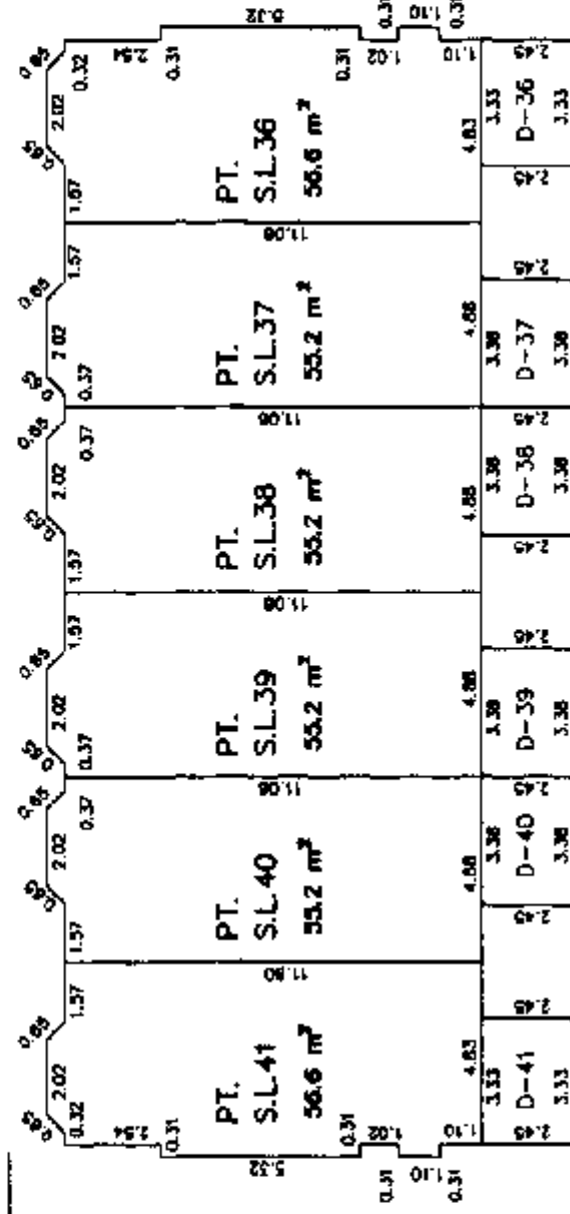




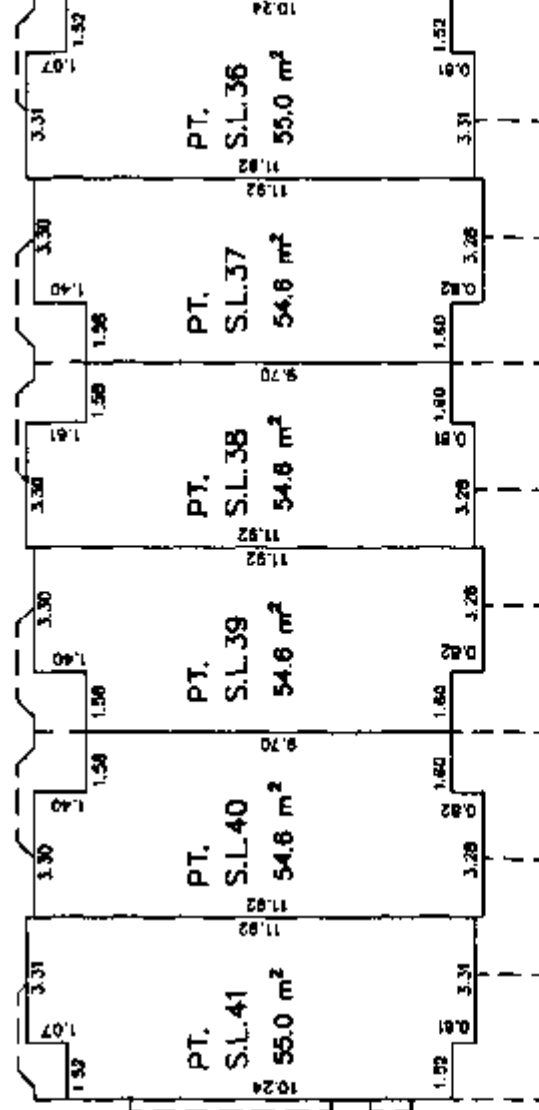
**BASEMENT FLOOR**



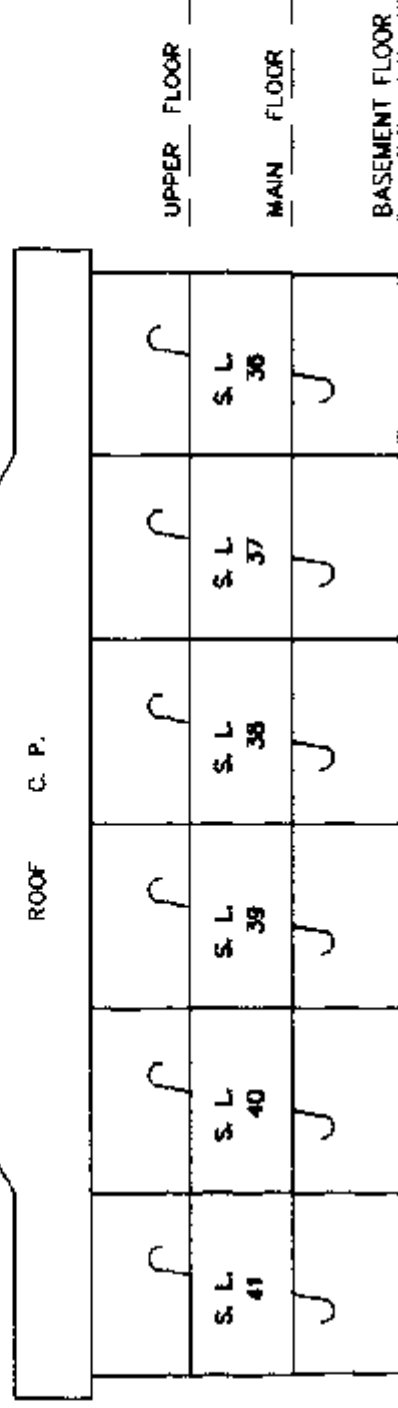
**MAIN FLOOR**



**UPPER FLOOR**



**SECTION A - A'**



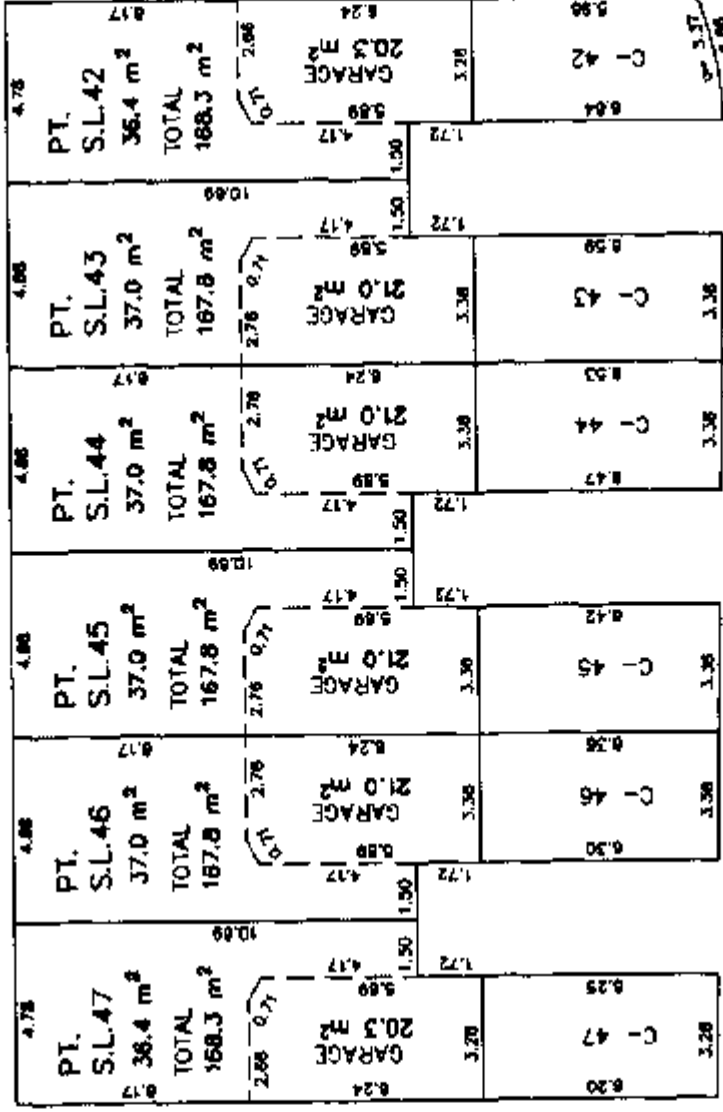
**MATSON, PECK & TOPLISS**  
SURVEYORS AND ENGINEERS  
210 8171 COOK ROAD  
RICHMOND, B.C. V6Y 3T8  
(ph) 270-9331  
(fax) 270-4137

JOB NO. 5 - 12260 - 2

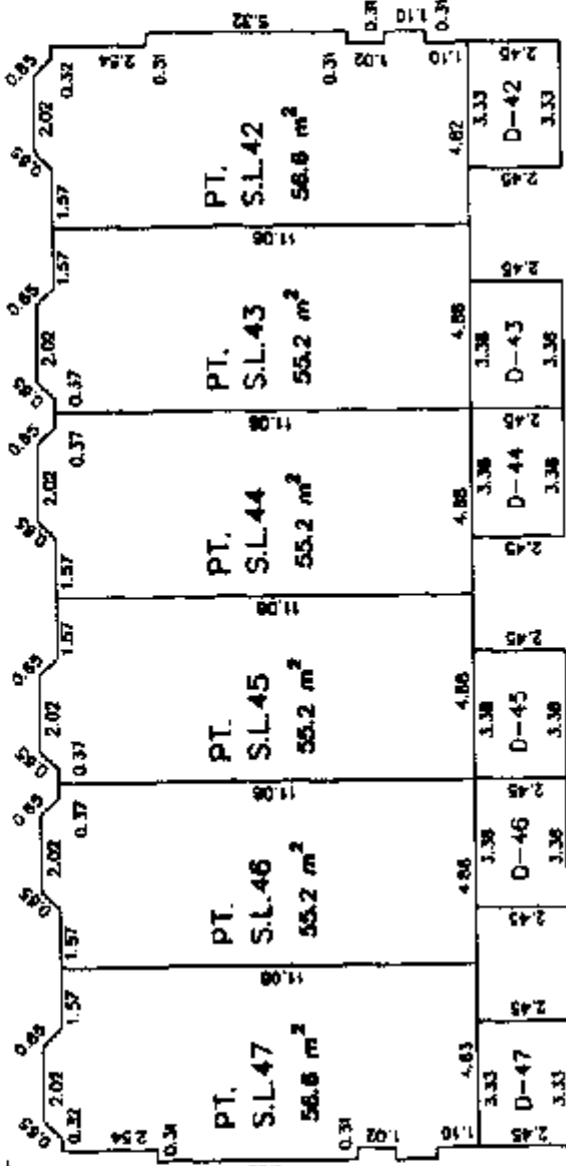
DATE *Aug. 30/01* *WPN* B.C.L.S.



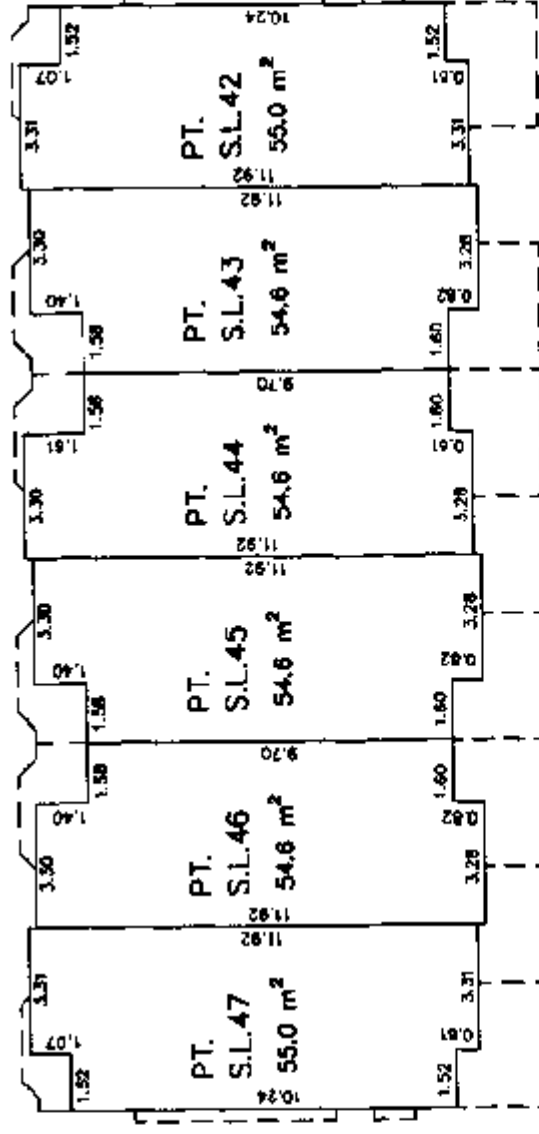
**BASEMENT FLOOR**



**MAIN FLOOR**



**UPPER FLOOR**



**SECTION A - A'**

| ROOF C. P. |  |  |  |  |  | UPPER FLOOR | MAIN FLOOR | BASEMENT FLOOR |          |          |          |
|------------|--|--|--|--|--|-------------|------------|----------------|----------|----------|----------|
|            |  |  |  |  |  | S. L. 47    | S. L. 46   | S. L. 45       | S. L. 44 | S. L. 43 | S. L. 42 |
|            |  |  |  |  |  |             |            |                |          |          |          |

**MATSON, PECK & TOPLISS**  
 SURVEYORS AND ENGINEERS  
 210-8171 COOK ROAD  
 RICHMOND, B.C. V6Y 3T6  
 (ph) 270-9334  
 (fax) 270-4137



A'

A'

A'

# BUILDING 9

SHEET 10 OF 15 SHEETS

PHASE 2

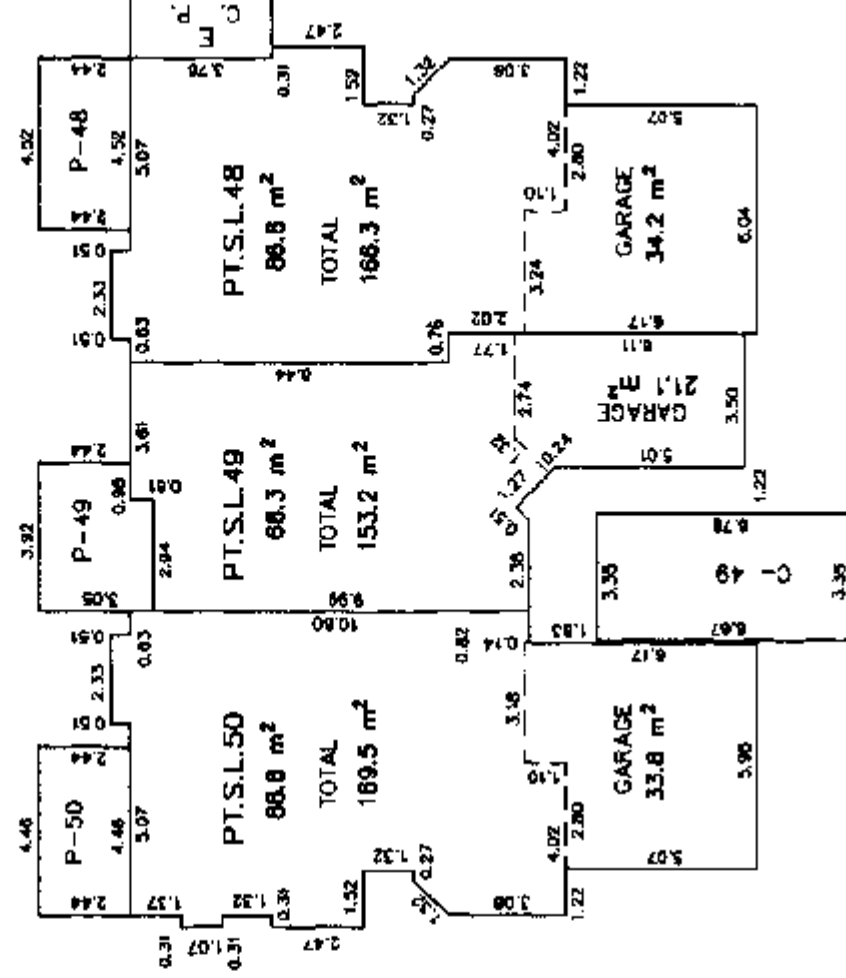
## STRATA PLAN

LMS4142

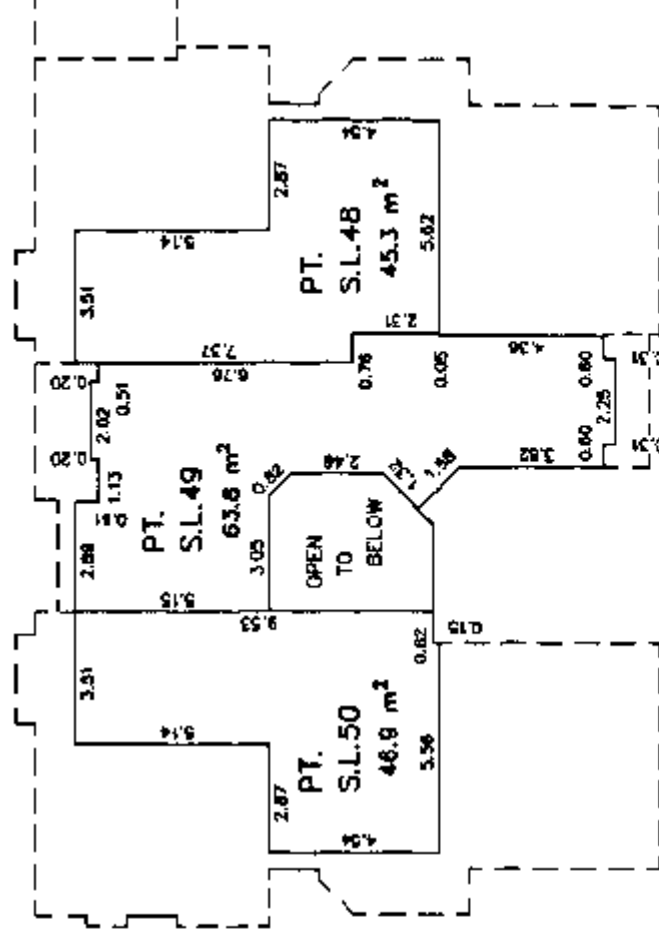
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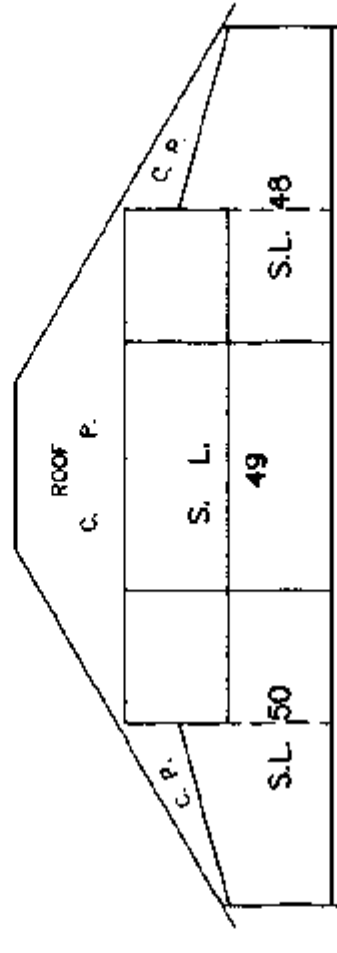
### MAIN FLOOR



### UPPER FLOOR



### SECTION A - A'

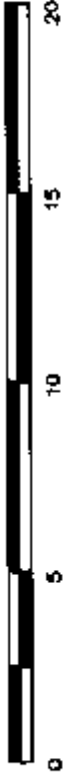


UPPER FLOOR  
MAIN FLOOR

MATSON, PECK & TOPLISS  
SURVEYORS AND ENGINEERS  
210-8171 COOK ROAD  
RICHMOND, B.C. V6Y 3T8  
(ph) 270-9331  
(fax) 270-4137

JOB NO. S - 12260 - 2

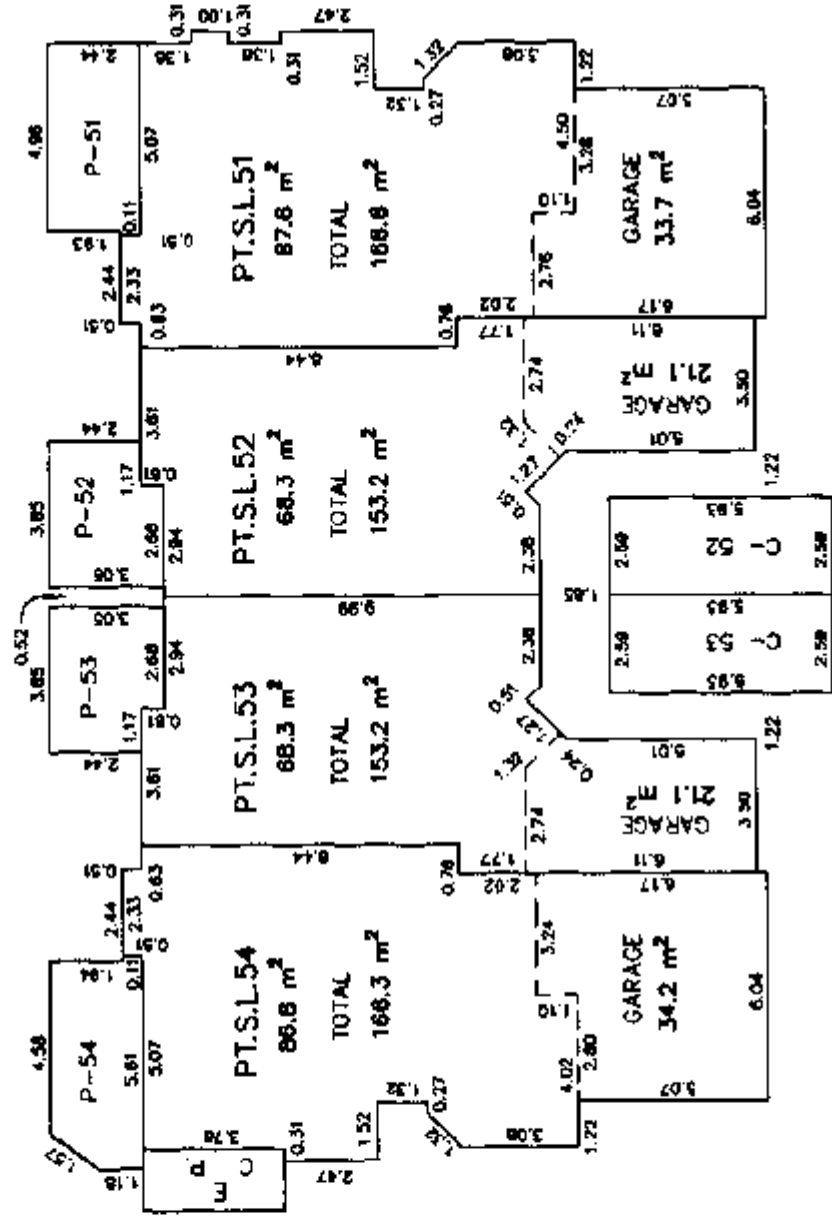
DATE Aug. 30/01. VPW B.C.L.S.



MAIN FLOOR



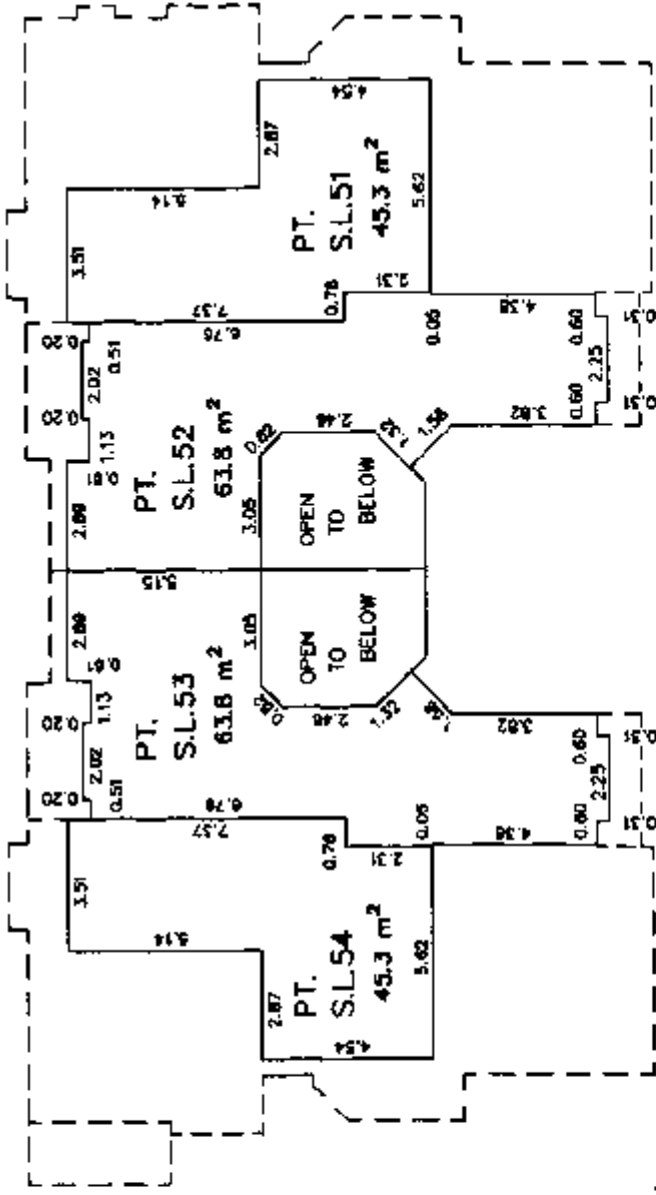
A



A'

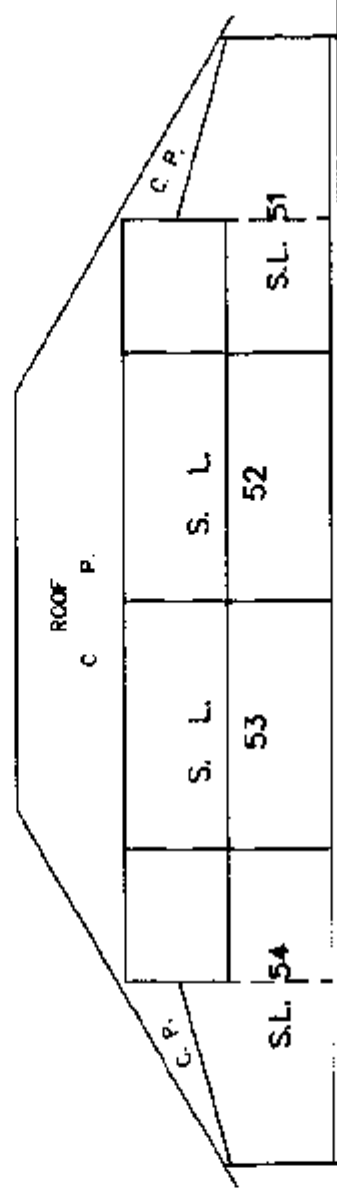
UPPER FLOOR

A



A'

SECTION A - A'

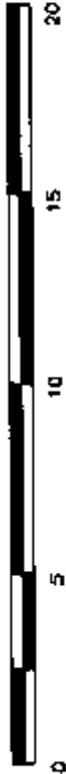


MATSON, PECK & TOPLISS  
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JOB NO. S - 12260 - 2

DATE *Aug 30/01 WPK* B.C.L.S.

SCALE 1:200

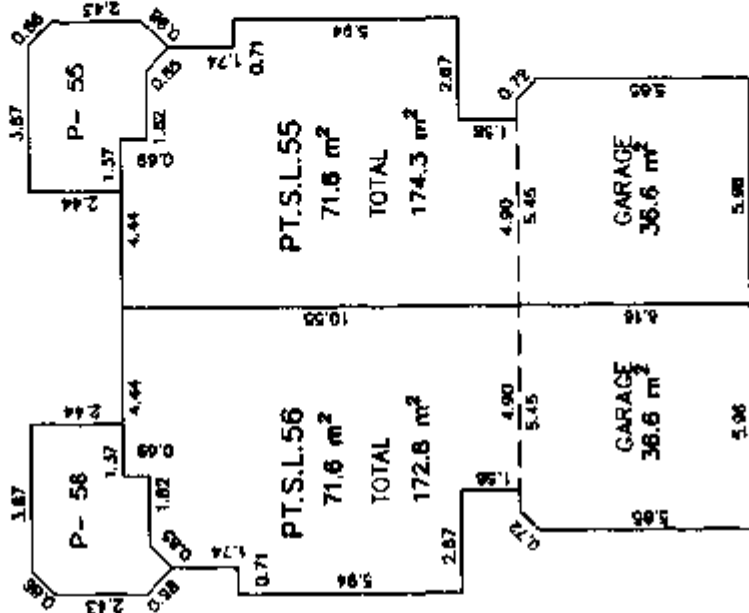


PHASE 2

STRATA PLAN

LMS4142

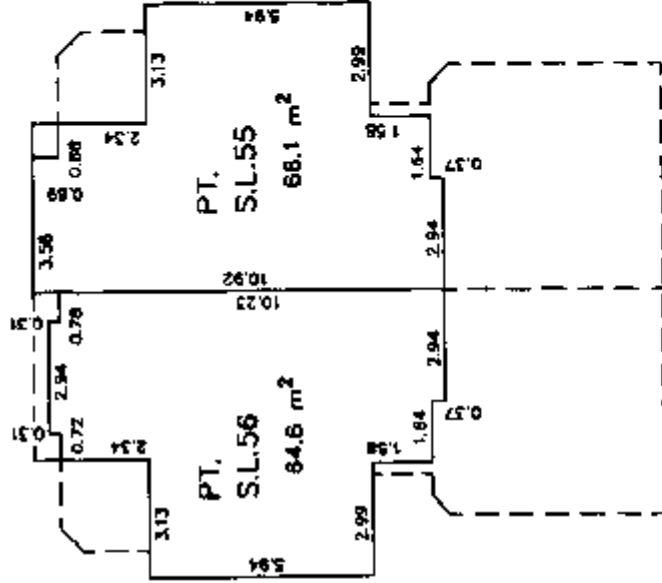
MAIN FLOOR



A

A'

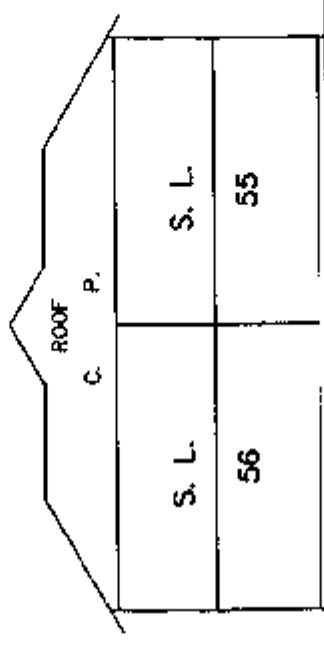
UPPER FLOOR



A

A'

SECTION A - A'



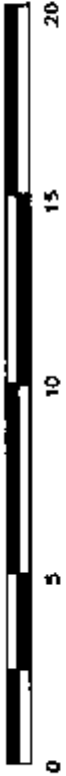
UPPER FLOOR

MAIN FLOOR

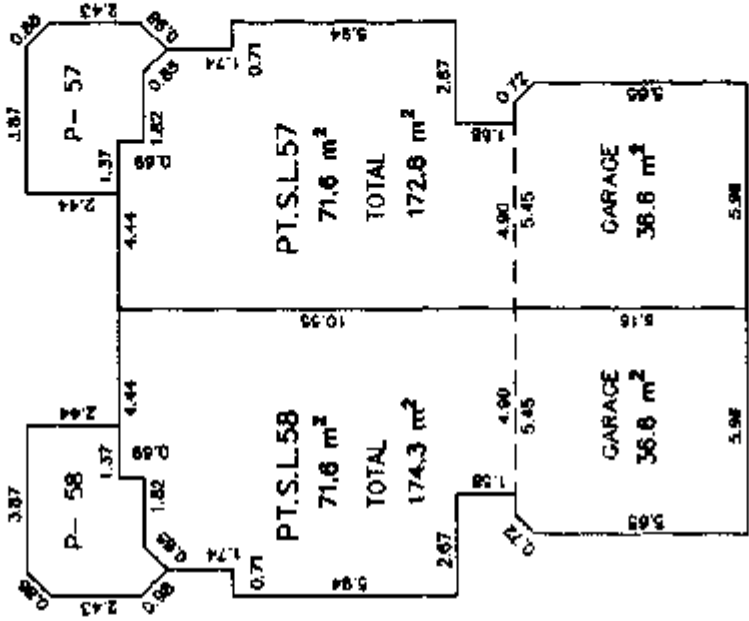
MATSON, PECK & TOPLISS  
SURVEYORS AND ENGINEERS  
210-8171 COOK ROAD  
RICHMOND, B.C. V6Y 3T8  
(ph) 270-9331  
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JOB NO. S - 12260 - 2

DATE Aug. 30/01. WPM B.C.L.S.



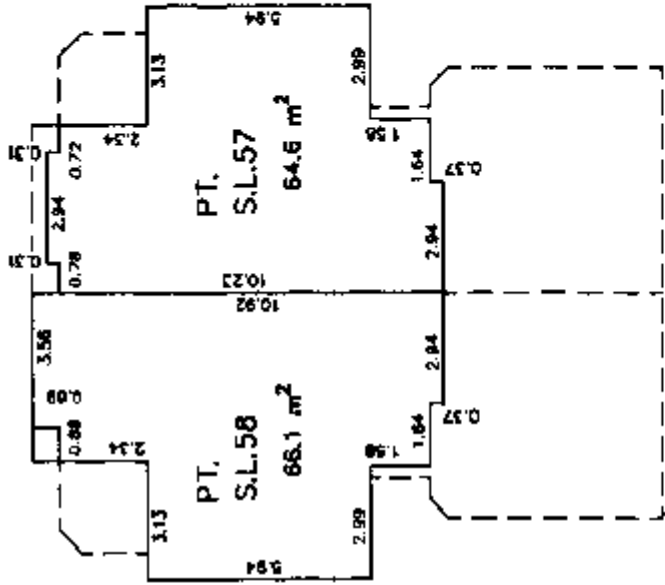
MAIN FLOOR



A

A'

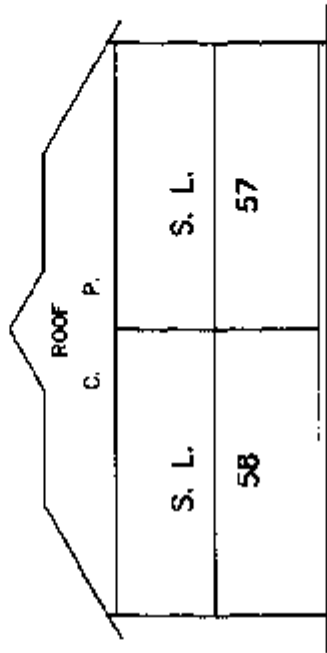
UPPER FLOOR



A

A'

SECTION A - A'



UPPER FLOOR  
MAIN FLOOR

MATSON, PECK & TOPLISS  
SURVEYORS AND ENGINEERS  
210-8171 COOK ROAD  
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JOB NO. S - 12260 - 2

DATE Aug 30/01 WPH B.C.L.S.





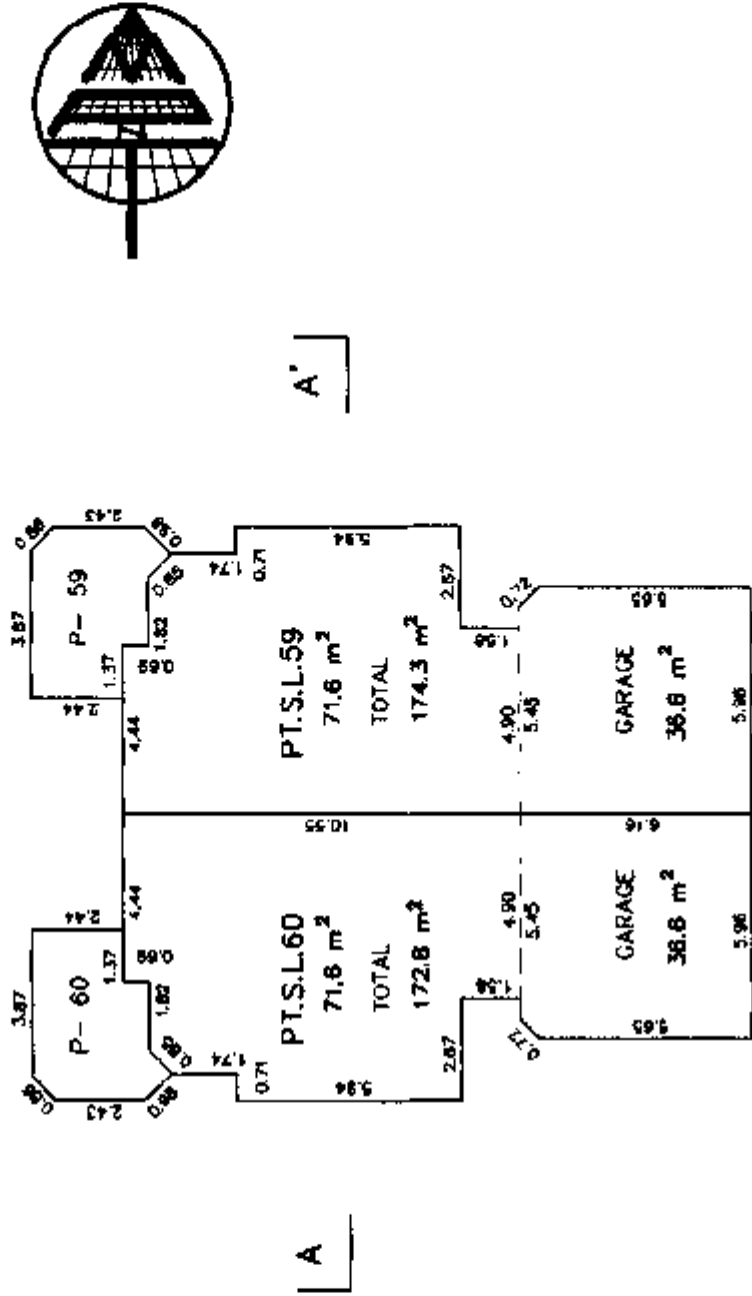
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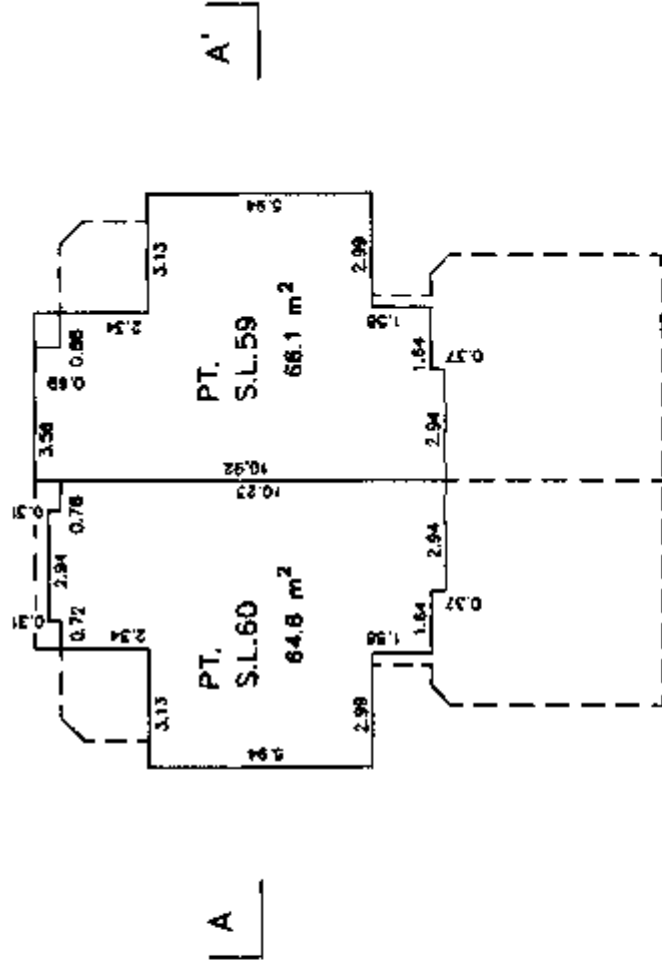
PHASE 2

STRATA PLAN LMS4142

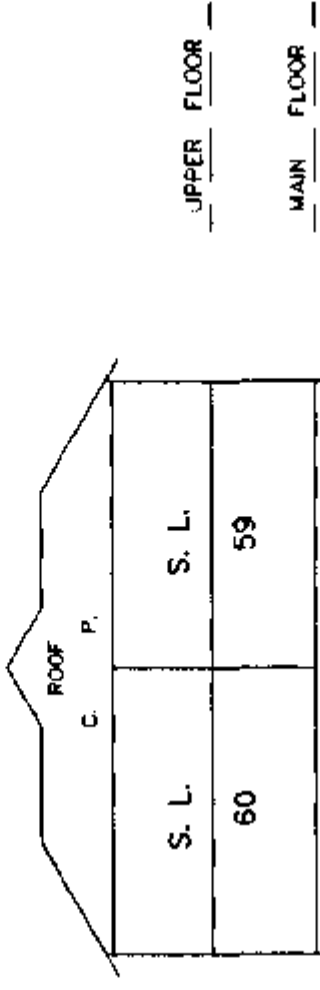
MAIN FLOOR



UPPER FLOOR



SECTION A - A'



MATSON, PECK & TOPLISS  
SURVEYORS AND ENGINEERS  
210-8171 COOK ROAD  
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(fax) 270-4137

JOB NO. S - 12260 - 2

DATE Aug. 30/01. NPN B.C.L.S.

**B-1-C-3**



**STRATA PLAN OF PART OF LOT 1 EXCEPT:  
PHASE ONE STRATA PLAN LMS4142,  
EXCEPT: PHASE TWO STRATA PLAN  
LMS4142, SECTION 34 TOWNSHIP 2  
NWD PLAN LMP38432.**

**B.C.G.S. 92G.016**

**CITY OF SURREY**

SCALE 1:1000



THIS PLAN LIES WITHIN THE GREATER  
VANCOUVER REGIONAL DISTRICT.

FIRST SHEET, SHEET 1 OF 20 SHEETS

PHASE 3

STRATA PLAN

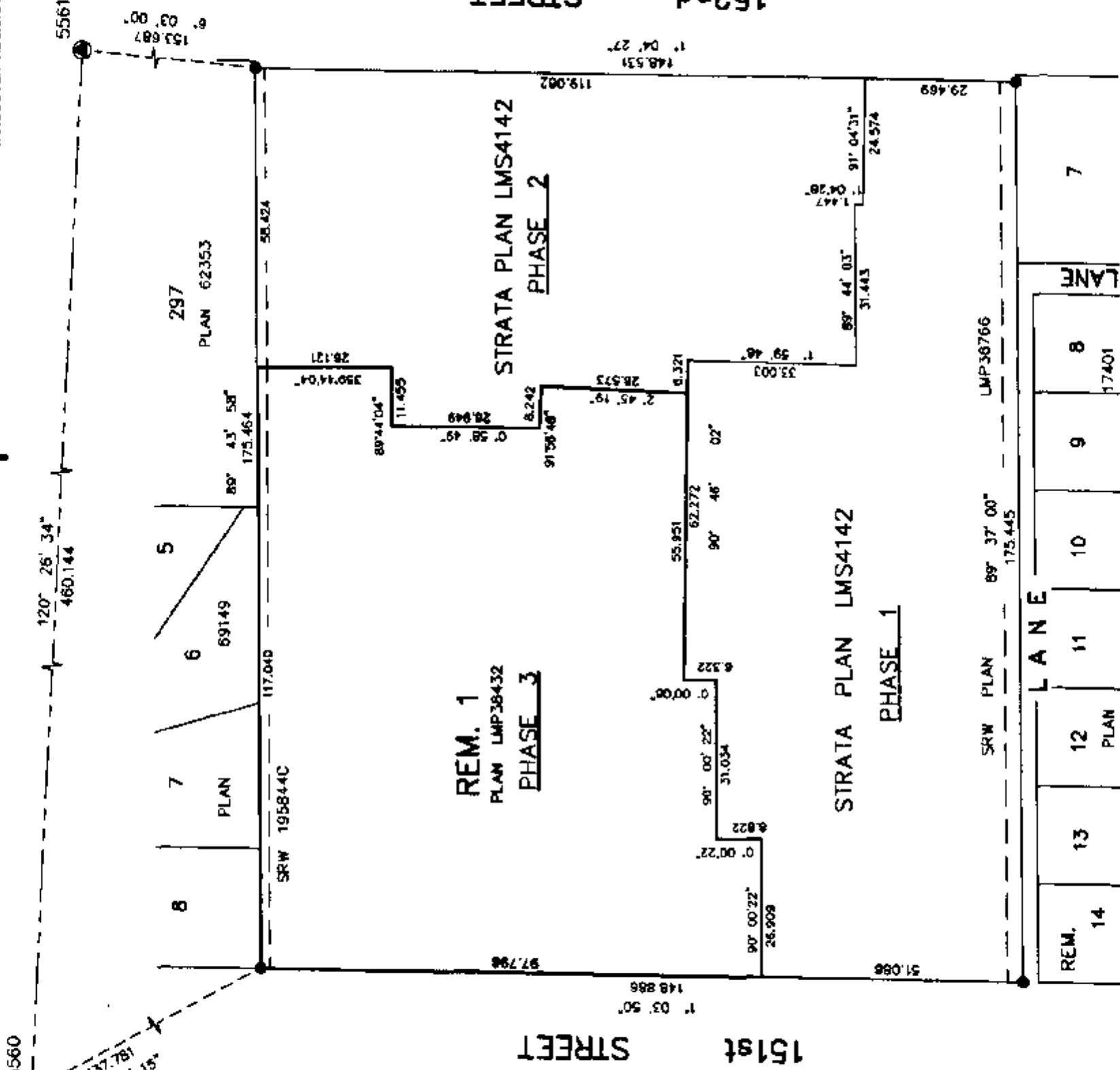
**LMS4142**

REF. NO. **BT253144 - BT253180**

STRATA PLAN LMS 4142 deposited and registered  
in the Land Title Office at New Westminster, B.C.

This 16<sup>th</sup> day of July, 20 02

B. Bignas  
Deputy Registrar



CIVIC ADDRESS :

8888 151st STREET  
SURREY, B.C.

NAME OF DEVELOPMENT :

CARLINGWOOD

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

\* The Owners \*  
Strata Plan LMS 4142  
c/o Suite 2248 - Commerce Parkway  
Richmond, B.C.  
V6V 3A1

I, WILLIAM P. WONG, of Burnaby, B.C., British Columbia  
Land Surveyor, hereby certify that the buildings erected  
on the parcel described above are wholly within the external  
boundaries of that parcel.

**MATSON, PECK & TOPLISS**  
SURVEYORS AND ENGINEERS  
210-8171 COOK ROAD  
RICHMOND, B.C. V6V 3T8  
(ph) 270-9331  
(fax) 270-4137  
CAD FILE: 12260SHEET1.FLX

Dated at Richmond, B.C.

This 4<sup>th</sup> day of July, 2002.

W.P. Wong  
B.C.L.S. (#697)

JOB NO. S - 12260 - 3

SCALE 1:250



PHASE 3

STRATA PLAN

LMS4142

LEGEND:

ALL DIMENSIONS ARE METRIC.

GRID BEARINGS ARE DERIVED FROM OBSERVATIONS BETWEEN CONTROL MONUMENTS 5560 AND 5561, NAD 83 (CSRS) INTEGRATED SURVEY AREA NO. 1, SURREY.

THIS PLAN SHOWS GROUND LEVEL MEASURED DISTANCES. PRIOR TO COMPUTATION OF U.T.M. CO-ORDINATES MULTIPLY BY MEAN COMBINED FACTOR 0.99959115

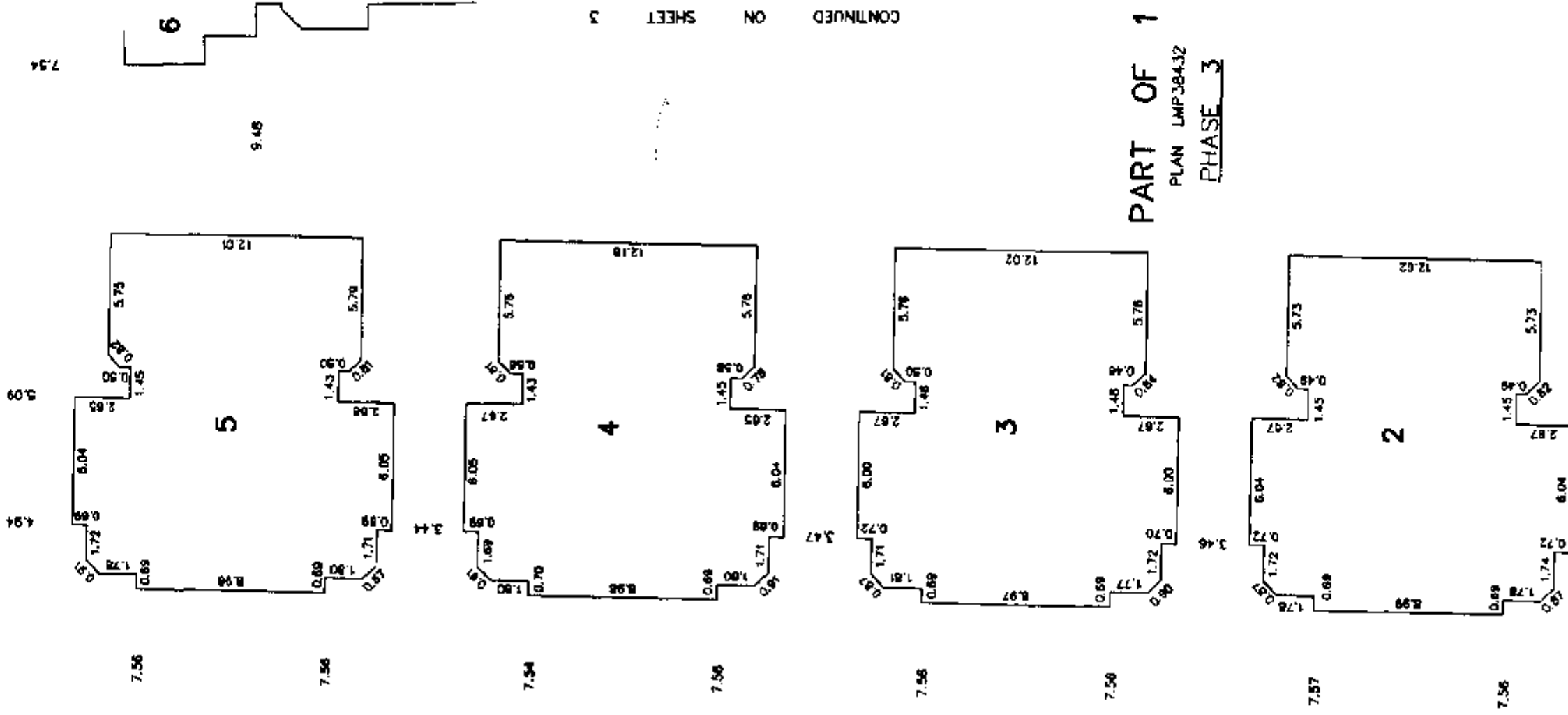
- - CONTROL MONUMENT FOUND
- - IRON POST FOUND
- m<sup>2</sup> - SQUARE METRES
- S.L. - STRATA LOT
- PT. - PART STRATA LOT
- C.P. - COMMON PROPERTY
- P - PATIO
- C - PARKING STALL

NOTE: PATIOS AND PARKING STALLS ARE LIMITED COMMON PROPERTY FOR USE OF THE STRATA LOTS INDICATED. (EXAMPLE: C-89, P-90).

STREET

151st

146.886  
97.798



PART OF 1  
PLAN LMP38432  
PHASE 3

MATSON, PECK & TOPLISS  
SURVEYORS AND ENGINEERS  
210-8171 COOK ROAD  
RICHMOND, B.C. V6Y 3T8  
(ph) 270-9331  
(fax) 270-4137  
CAD FILE: 12260SHEET2.FLX

JOB NO. S - 12260 - 3

DATE July 4/02 WPN B.C.L.S. (#697)

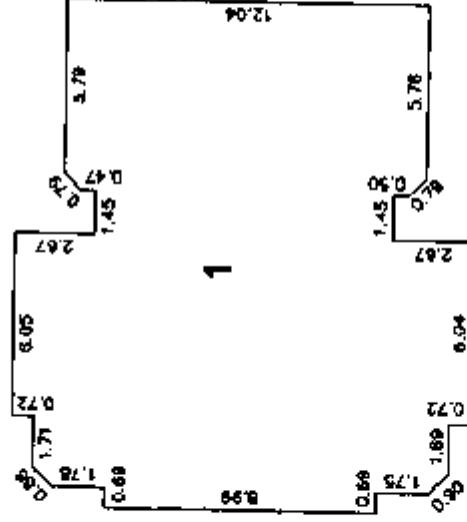
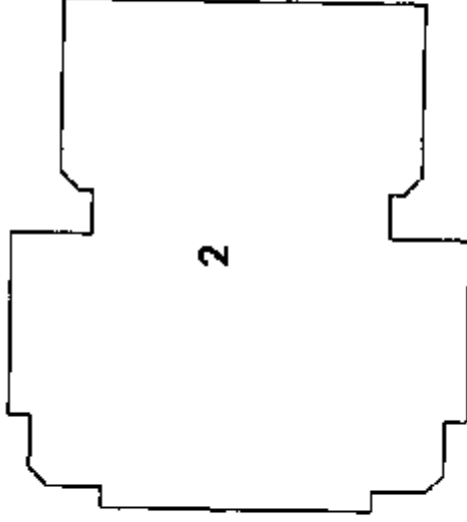
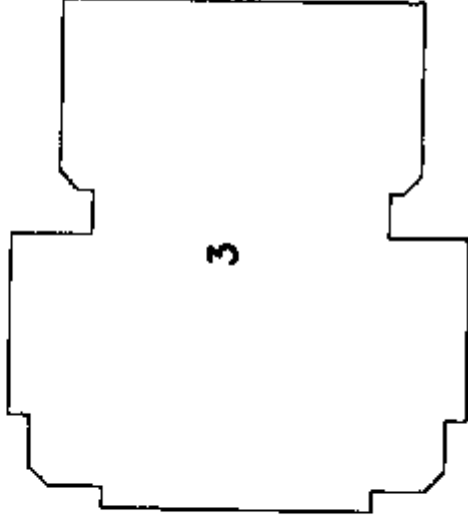
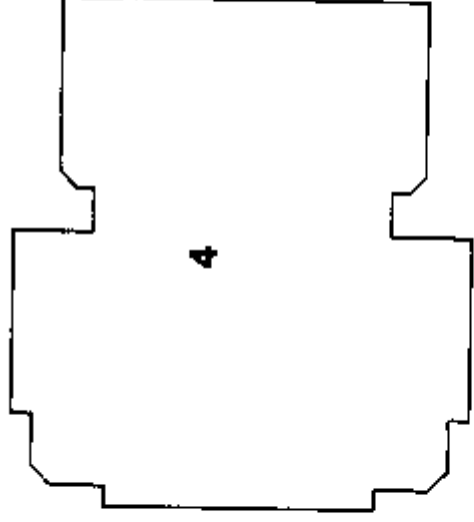
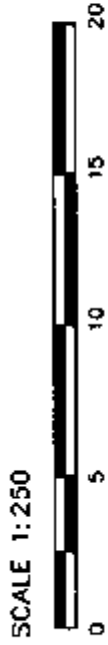
CONTINUED ON SHEET 3

FIRST SHEET, SHEET 3 OF 20 SHEETS

PHASE 3

STRATA PLAN

LMS4142



PHASING  
BOUNDARY

91.088

97.798  
148.886  
50'

151st STREET

14.46

4

3

2

1

PART OF 1

PLAN LMP38432

PHASE 3

7.07

12

10.07

11

CONTINUED  
ON  
SHEET 4

31.034

90' 00' 22"

0' 00' 22"

2.34

0.822

2.78

90' 00' 22"

PHASING  
BOUNDARY

26.909

RECREATION  
BUILDING

STRATA PLAN  
LMS4142

MATSON, PECK & TOPLISS  
SURVEYORS AND ENGINEERS  
210-8171 COOK ROAD  
RICHMOND, B.C. V6Y 3T8  
(ph) 270-9331  
(fax) 270-4137  
CAD FILE: 122605SHEET3.FLX

B.C.L.S. (#697)

DATE

*Sulyofoz WPH*

30

JOB NO. S - 12260 - 3

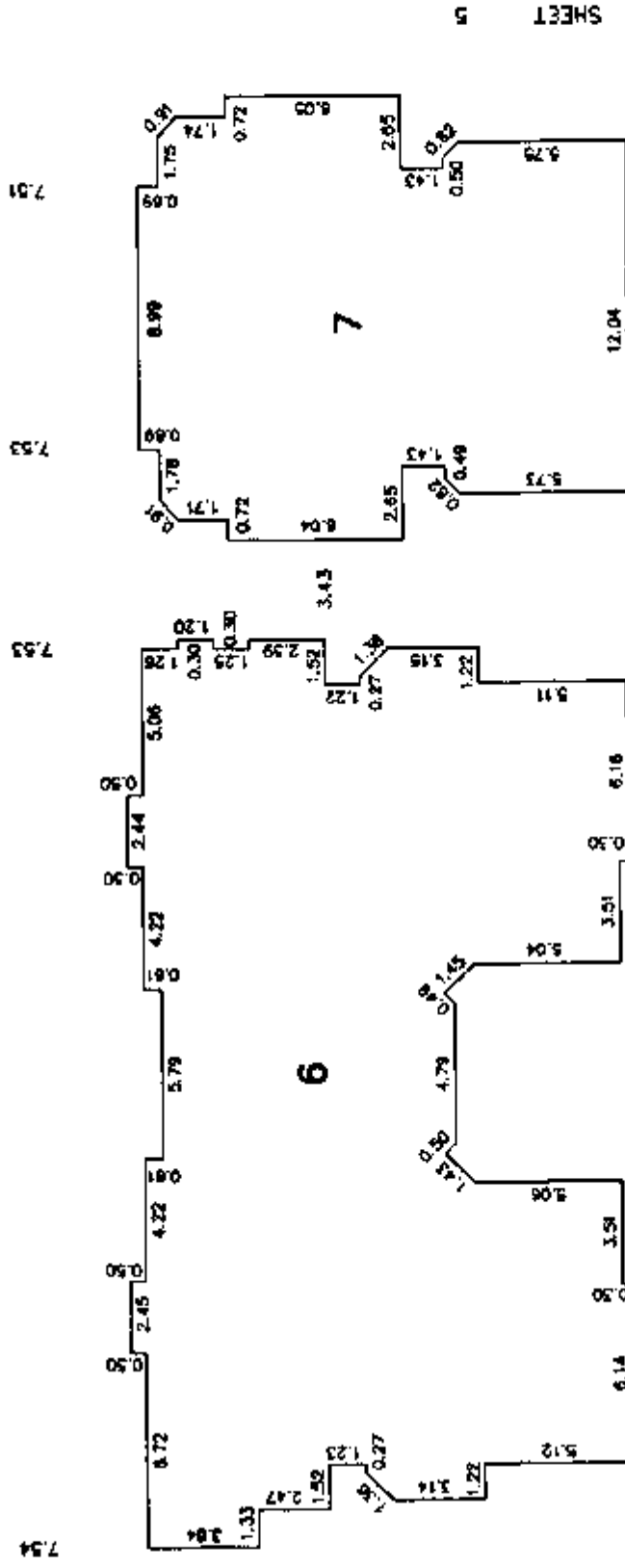
SCALE 1:250



89' 43' 58"  
175.464 (PROPERTY LINE)  
117.040

PHASE 3

STRATA PLAN LMS4142

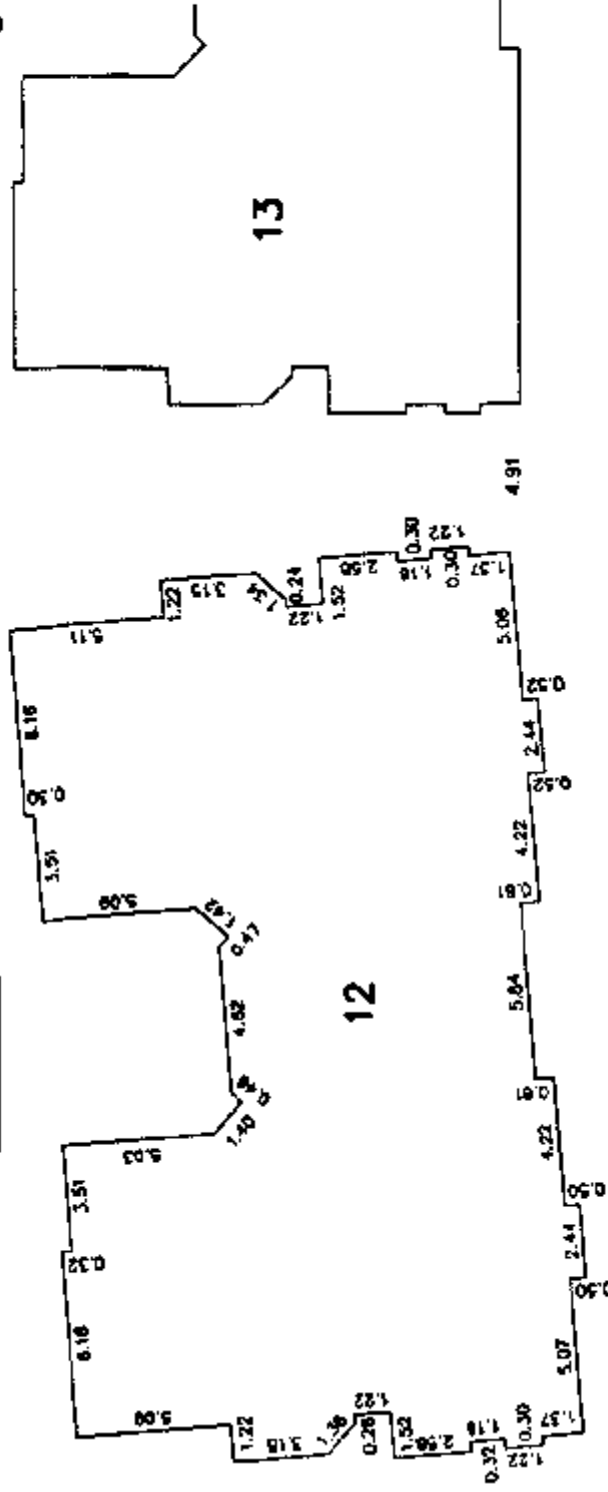


PART OF 1

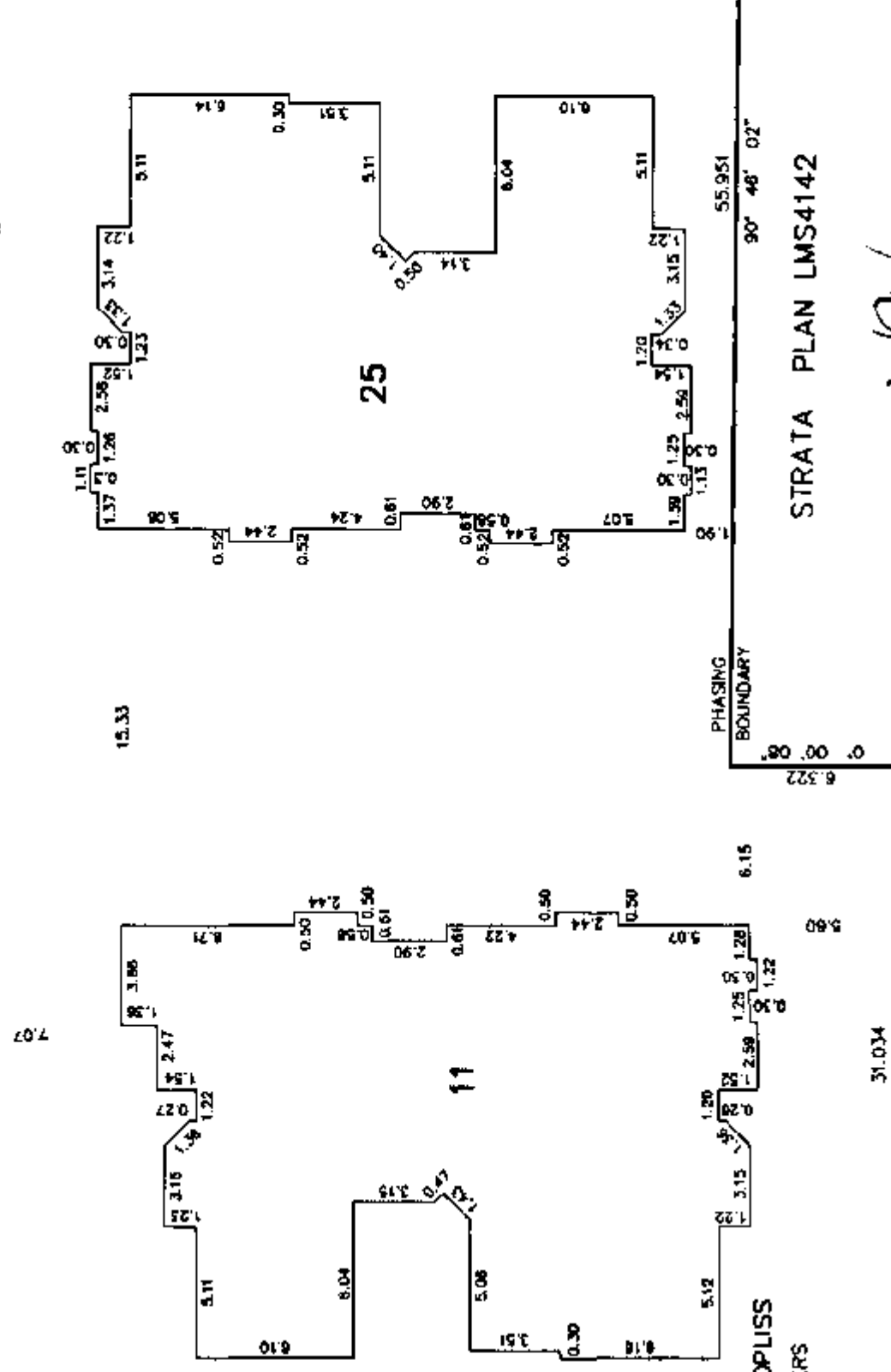
PLAN LMP384.32

PHASE 3

CONTINUED ON SHEET 5



CONTINUED ON SHEET 3



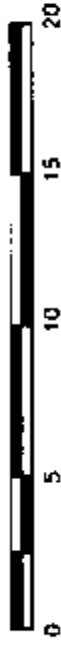
MATSON, PECK & TOPLISS  
SURVEYORS AND ENGINEERS  
210 8171 COOK ROAD  
RICHMOND, B.C. V6Y 3T6  
(PH) 270-9331  
(FAX) 270-4157  
CAD FILE: 12260SHEET4.FLX

JOB NO. S - 12260 - 3

STRATA PLAN LMS4142

DATE July 04/02. WPN B.C.L.S. (#597)

SCALE 1:250



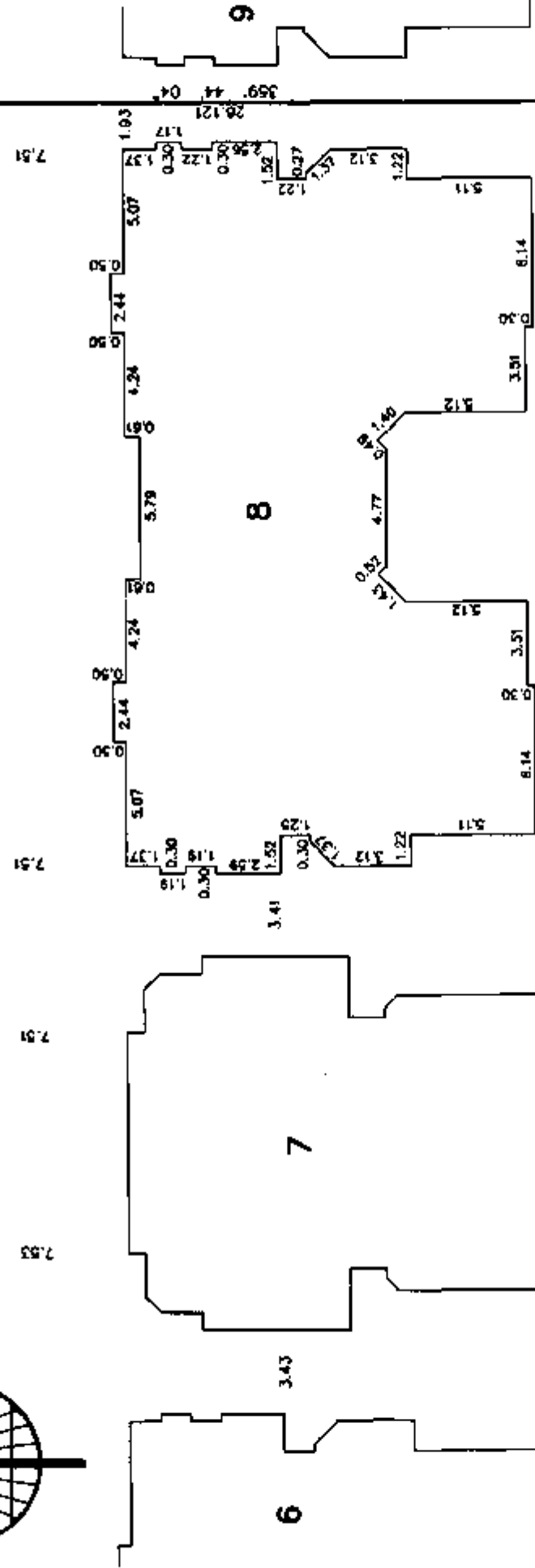
FIRST SHEET, SHEET 5 OF 20 SHEETS

PHASE 3

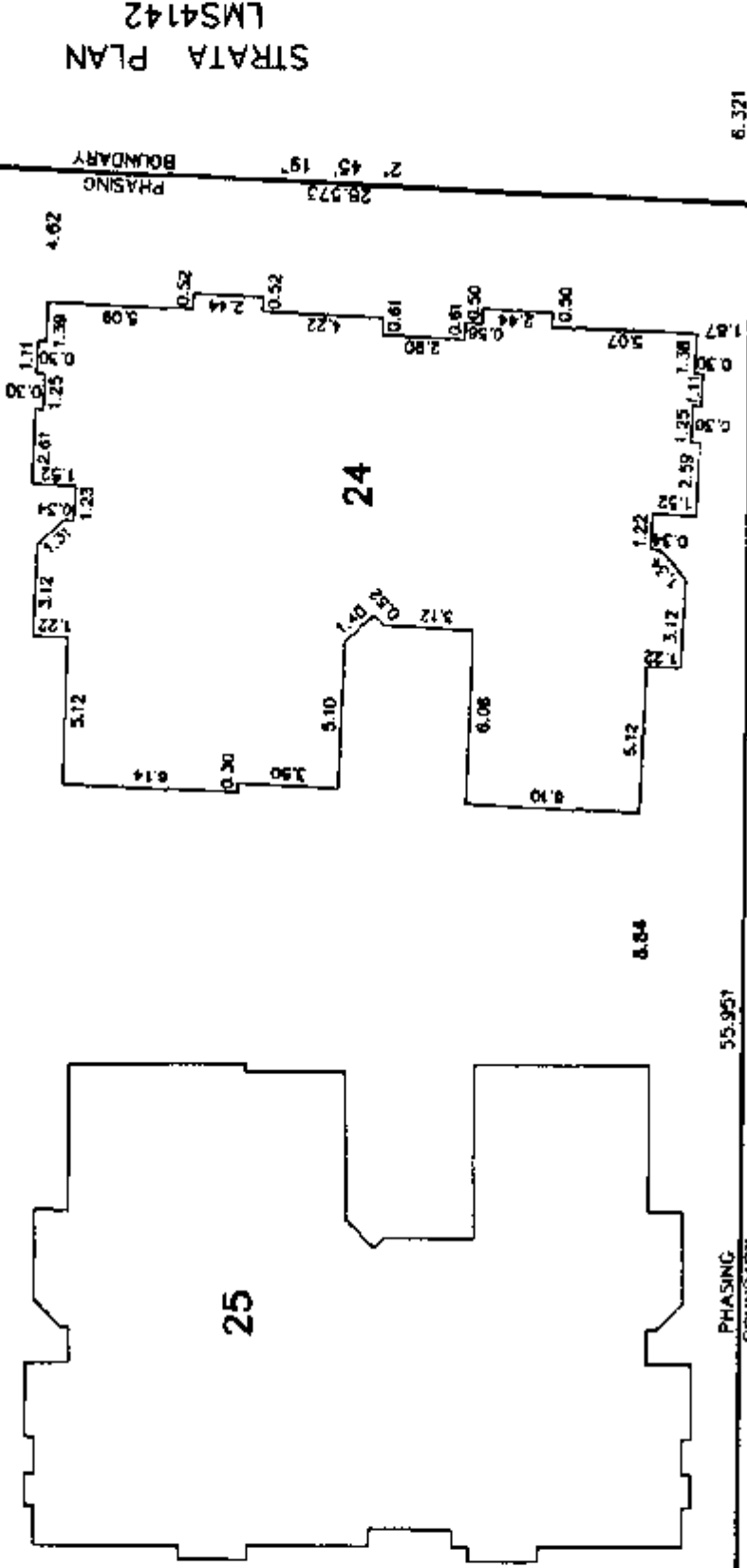
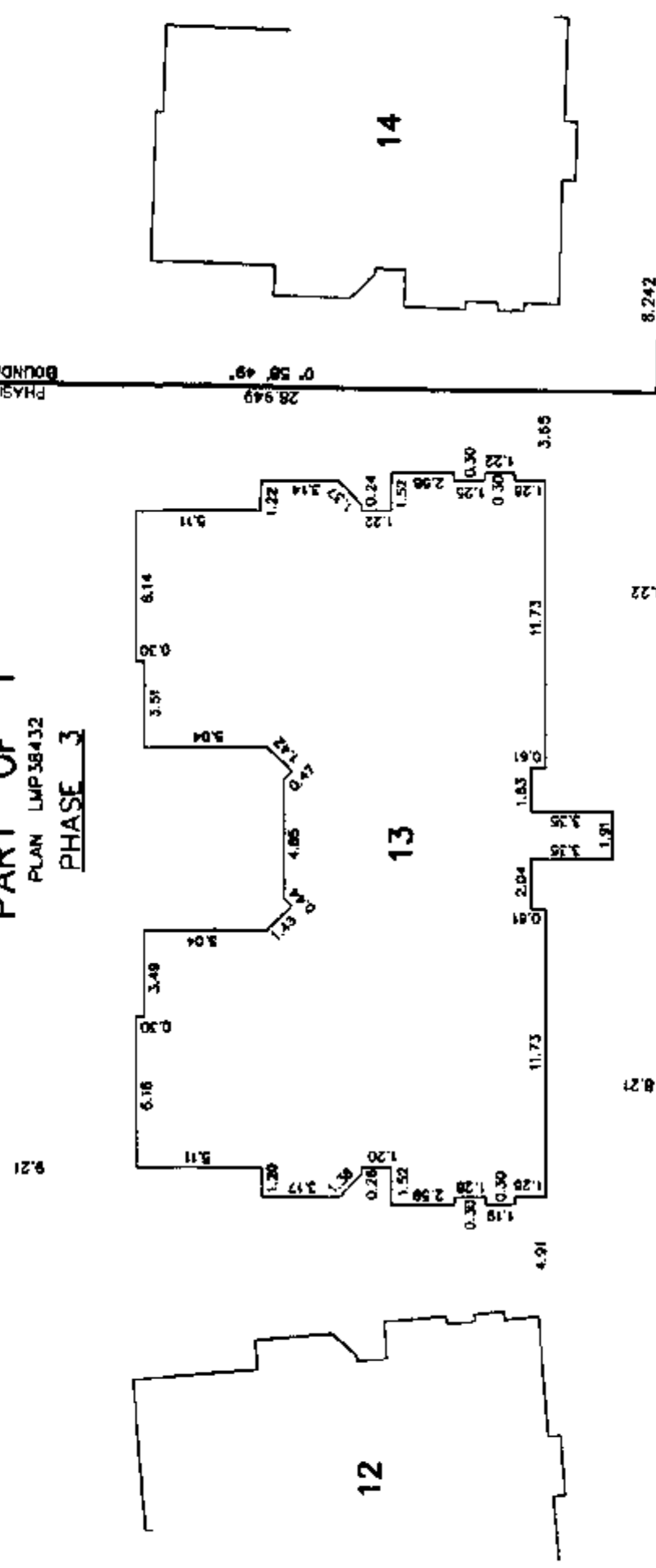
# STRATA PLAN LMS4142

89' 43' 58"  
175.464 (PROPERTY LINE)

117.040



## PART OF 1 PLAN LMP58432 PHASE 3



MATSON, PECK & TOPLISS  
SURVEYORS AND ENGINEERS  
210-8171 COOK ROAD  
RICHMOND, B.C. V6Y 3T6  
(ph) 270-9331  
(fax) 270-4137  
CAD FILE: 12260SHEETS.FLX  
JOB NO. S - 12260 - 3

# STRATA PLAN LMS4142

DATE July 04/02. WPN  
B.C.L.S.(#697)

# STRATA PLAN

**MATSON, PECK & TOPLISS**  
SURVEYORS AND ENGINEERS  
210-8171 COOK ROAD  
RICHMOND, B.C. V6Y 3T8  
(ph) 270-9331  
(fax) 270-4137  
CAD FILE: 122609-HEET6.FLX  
JOB NO. S - 12260 - 3

DATE July 4/02 AW B.C.L.S. (#697)



PHASE 3

STRATA PLAN

LMS4142

**CONDOMINIUM ACT.**

**STATUTORY DECLARATION**

I/ WE the undersigned do solemnly declare that

- (1) I/ WE the undersigned are/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 Vancouver, B.C. this 11<sup>th</sup> day of July, 2002.

[Signature]  
A commissioner for taking affidavits within B.C.  
Florence Wong

[Signature]  
Nelson Chan  
Ken Wong

**CERTIFICATE OF APPROVAL**

SECTION 8 ( 2 )

Approved as PHASE 3 of a 3 phase strata plan under the Condominium Act.

Dated at Surrey, B.C. this 10<sup>th</sup> day of July, 2002

[Signature]  
Approving Officer for the CITY OF SURREY  
**NICHOLAS LAI**

The CITY OF SURREY, the holder of covenants BM173866, BM173867, BM176242 and 8T120759, hereby consent to the deposit of this plan.

Dated this 10<sup>th</sup> day of July, 2002 A.D.  
Execution Date

The CITY OF SURREY

[Signature]  
Mayor: DOUG MCCALLUM

[Signature]  
ACTING CITY CLERK: MARGARET JONES

MATSON, PECK & TOPUSS  
SURVEYORS AND ENGINEERS  
210-8171 COOK ROAD  
RICHMOND, B.C. V6Y 3T8  
(ph) 270-9331  
(fax) 270-4137  
CAD FILE: 12260SHEET7.FLX

JOB NO. S - 12260 - 3

Accepted on to forms 1, 2 and 3  
this 15 day of JULY, 2002

[Signature]  
for SUPERINTENDENT OF REAL ESTATE

**SIGNATURES**

WITNESSES :

OWNER :

FIFTEENTH TOWNHOUSE PROPERTIES INC.  
( INC. NO. 544089 )

[Signature]  
Nelson Chan AUTHORIZED SIGNATORY

[Signature]  
Ken Wong AUTHORIZED SIGNATORY

[Signature]  
WITNESS as to both  
Solicitor:  
OCCUPATION  
728-650 W. 41<sup>st</sup> Ave  
ADDRESS  
Vancouver B.C.

MORTGAGEE :

HSBC BANK CANADA  
HONGKONG BANK OF CANADA  
by its lawful attorney :

[Signature]  
AUTHORIZED SIGNATORY

[Signature]  
AUTHORIZED SIGNATORY

[Signature]  
WITNESS as to both  
Borrower:  
OCCUPATION  
2337 LINDS AVENUE  
ADDRESS  
WEST VANCOUVER B.C.

DATE July 4/02. WPH B.C.L.S.(#697)

SCALE 1:200

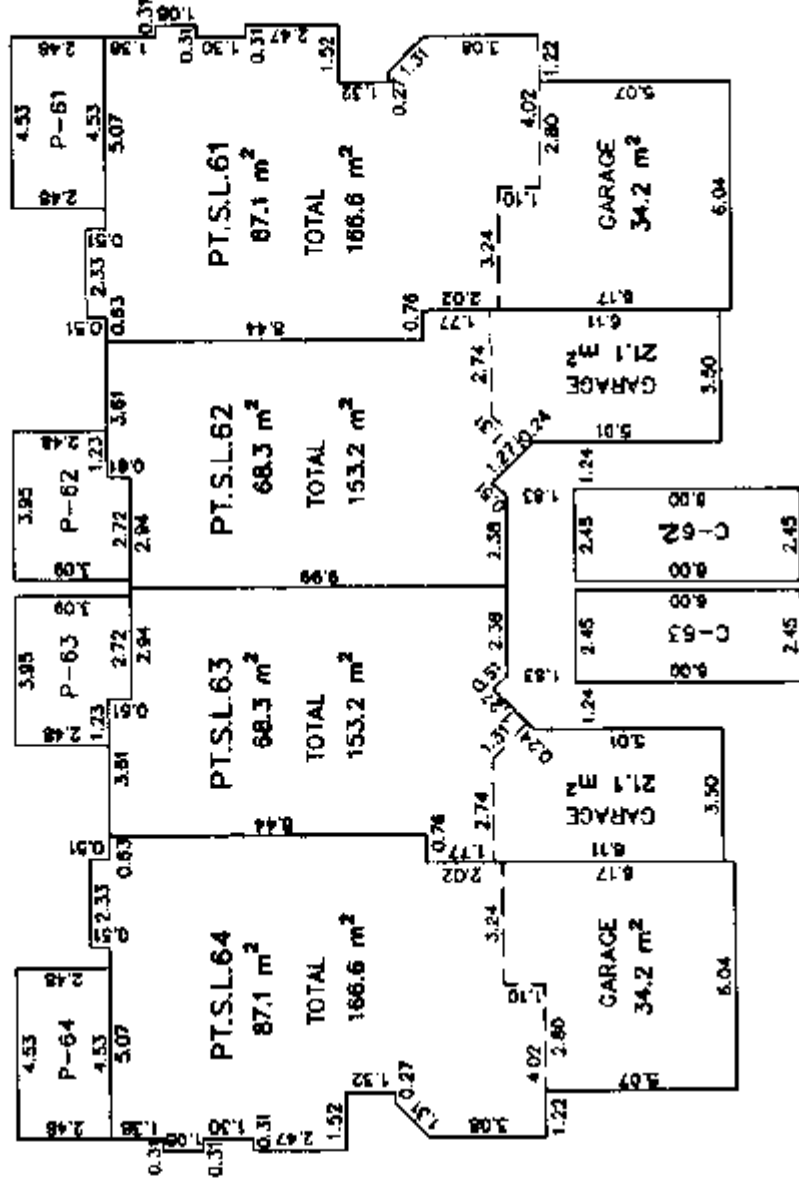


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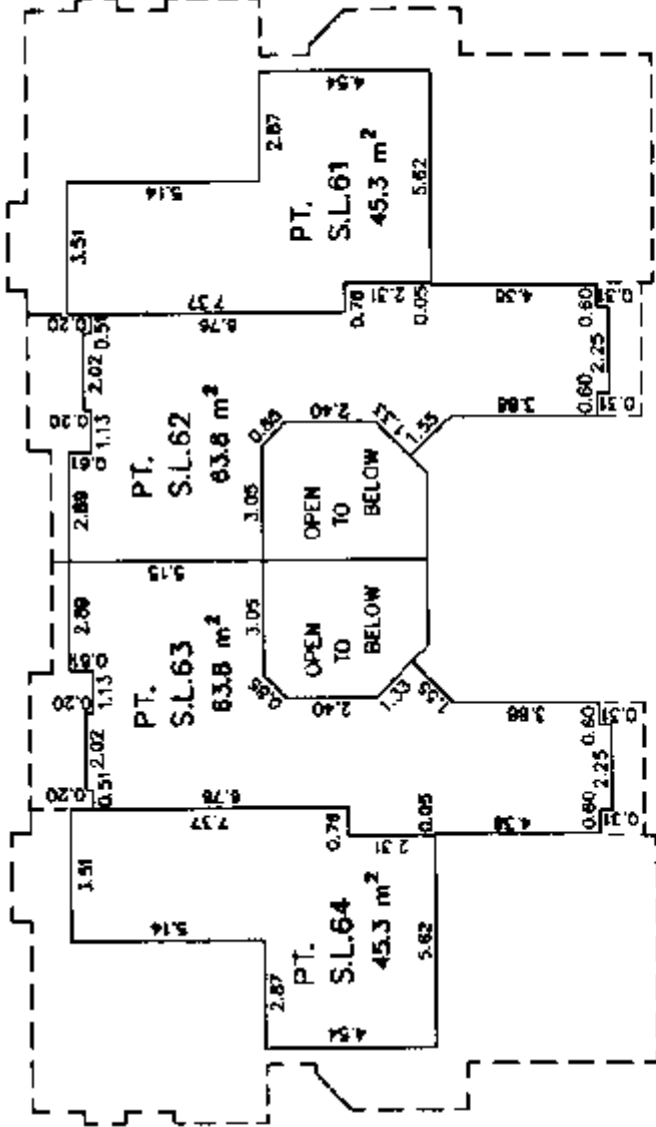
STRATA PLAN

LMS4142

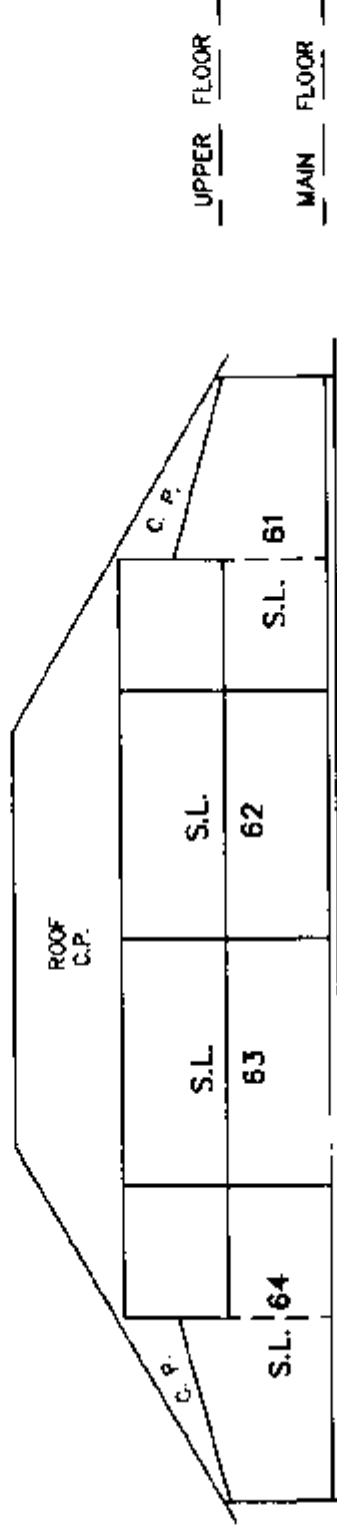
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UPPER FLOOR



SECTION A - A'

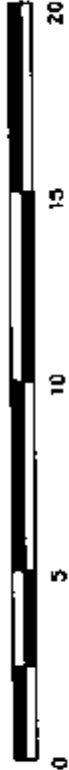


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CAD FILE: 122603-SHEET8.FLX

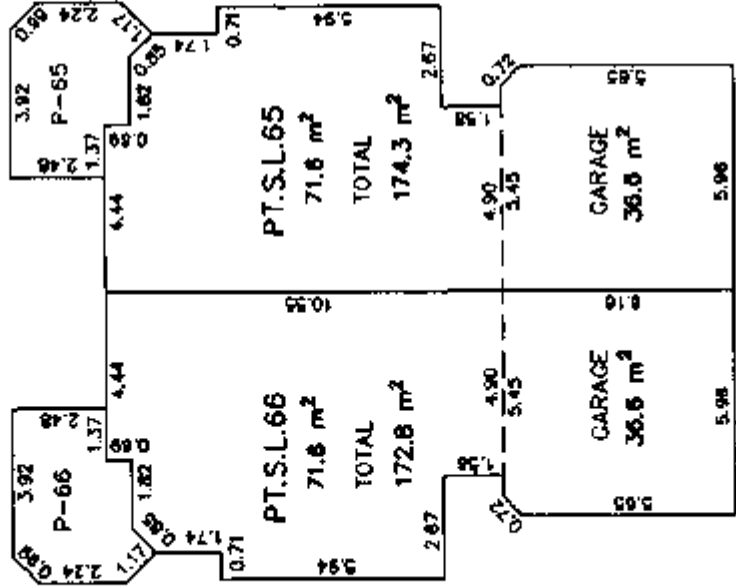
JOB NO. S - 12260 - 3

DATE July 4/02 WPH  
B.C.L.S.(#897)





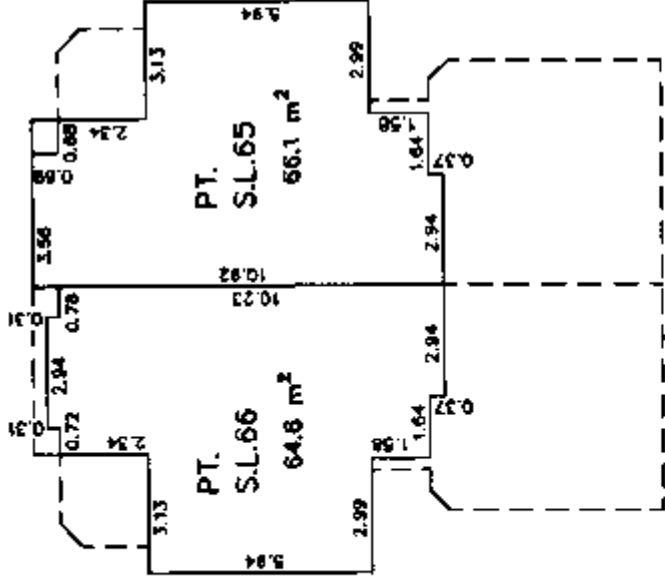
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A

A'

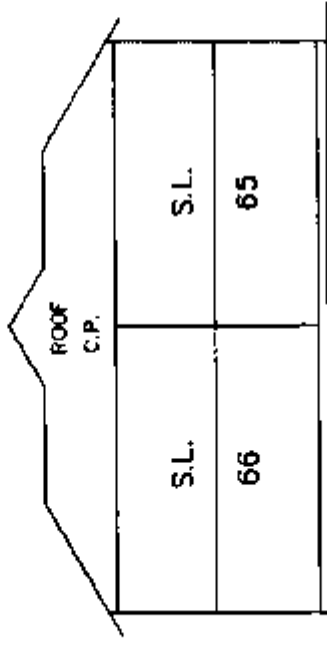
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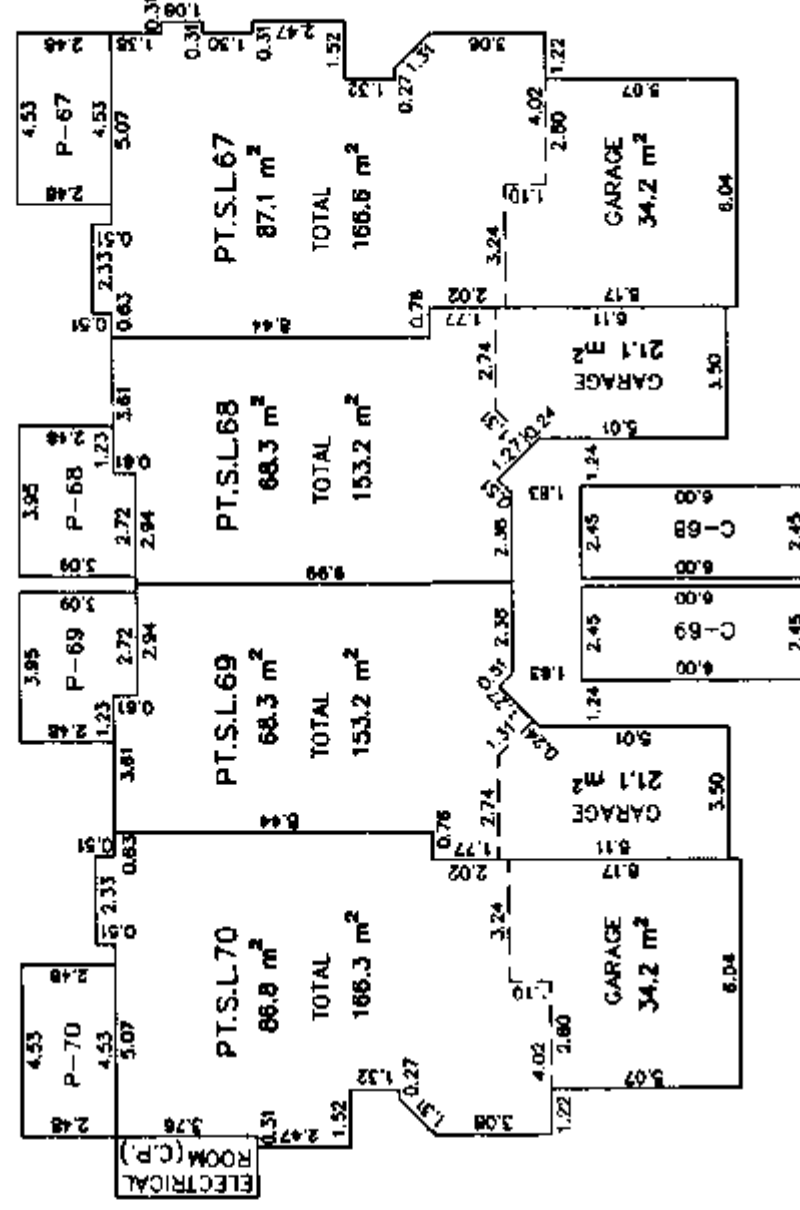
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A'

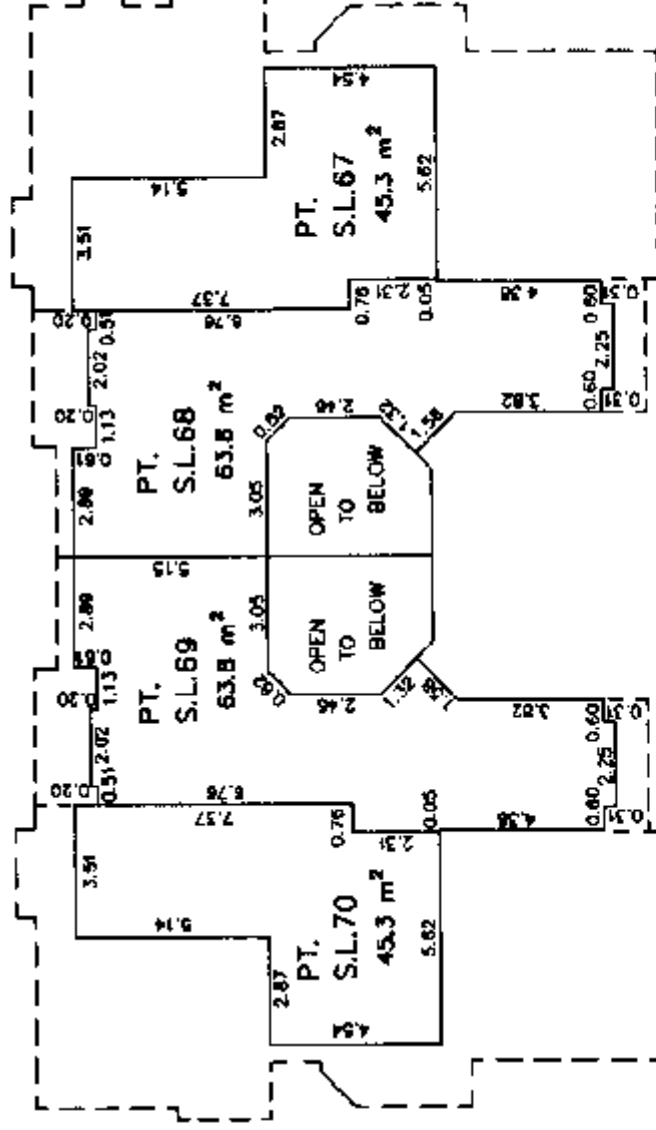
SECTION A - A'



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CAD FILE: 12260SHEETS9.FLX



UPPER FLOOR



## SECTION A - A'

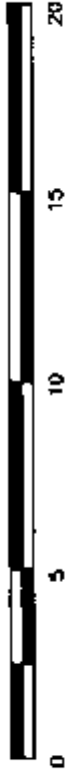
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|--------------|------|------|------|
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|              | S.L. | S.L. | C.P. |
|              | 69   | 68   | 67   |
| S.L. 70      |      |      |      |

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(ph) 270-9131  
(fax) 270-4137  
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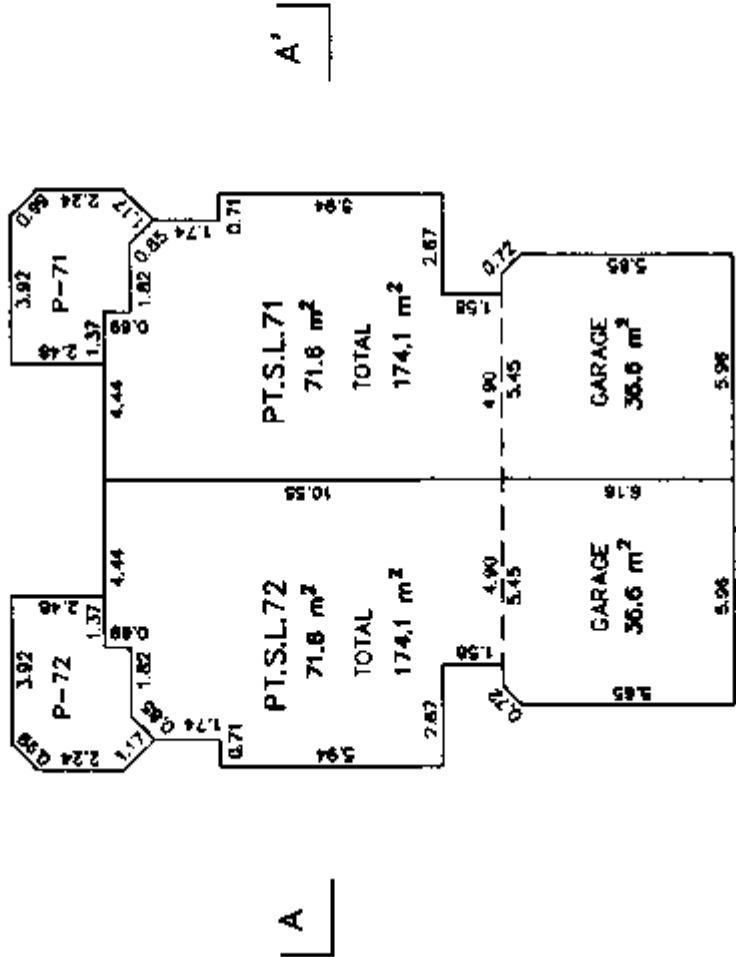
DATE July 4/02. WYV  
B.C.L.S. (#597)

JOB NO. S - 12260 - 3

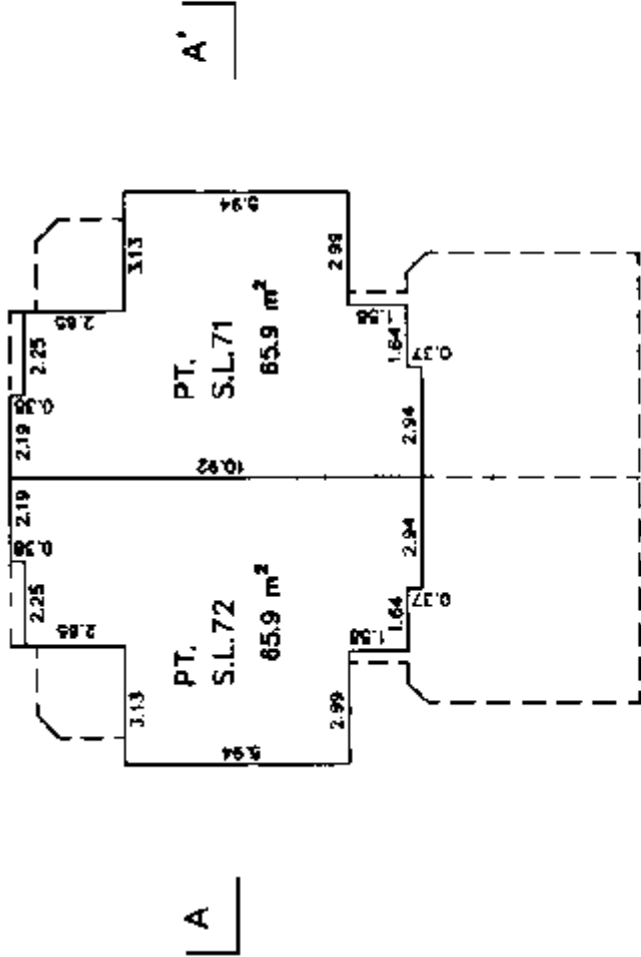
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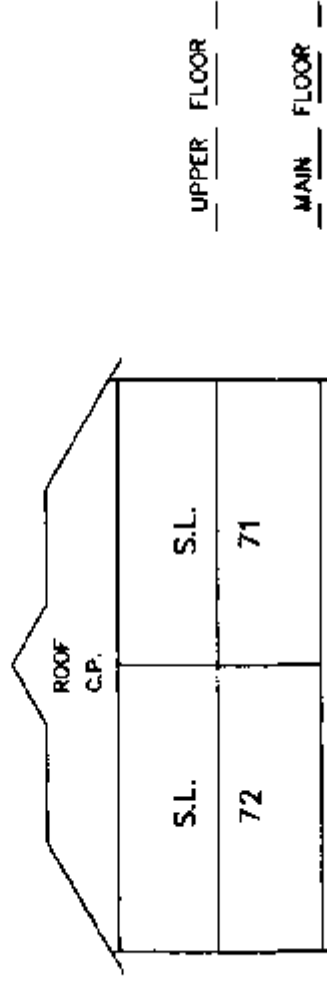
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UPPER FLOOR



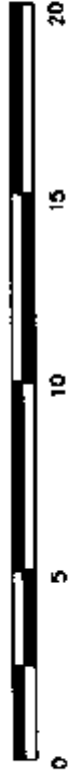
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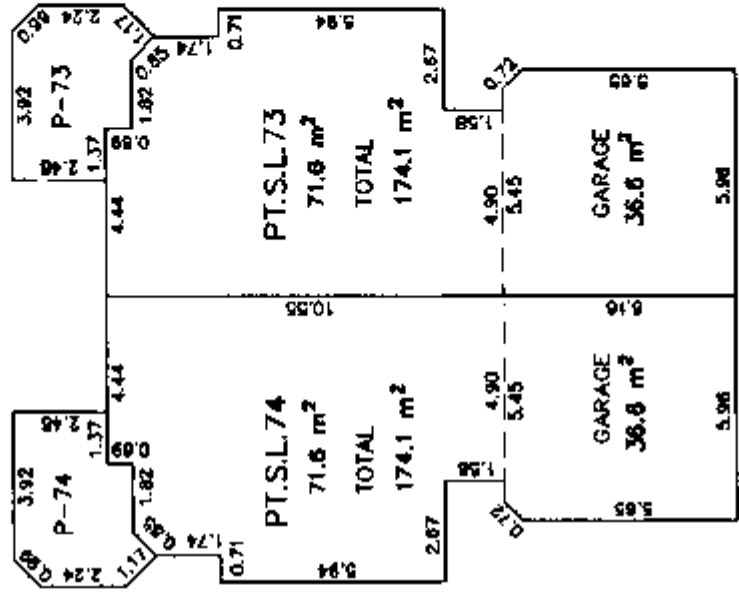
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(fax) 270-4137  
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JOB NO. S - 12260 - 3

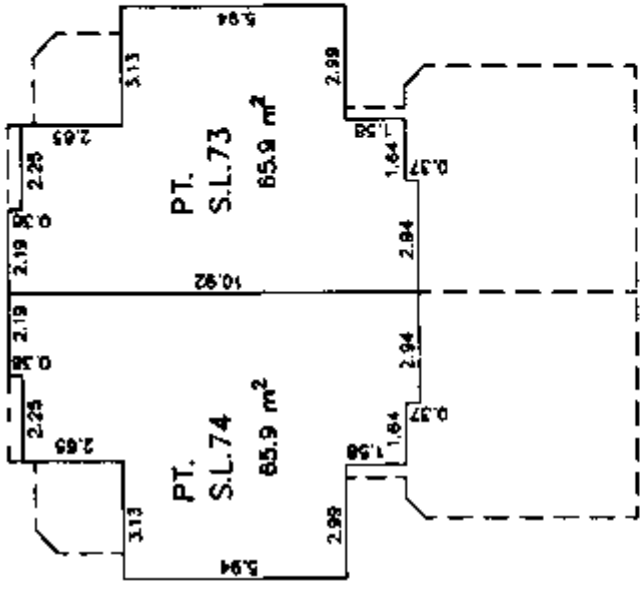
DATE July 4/02 WPH B.C.L.S. (#697)



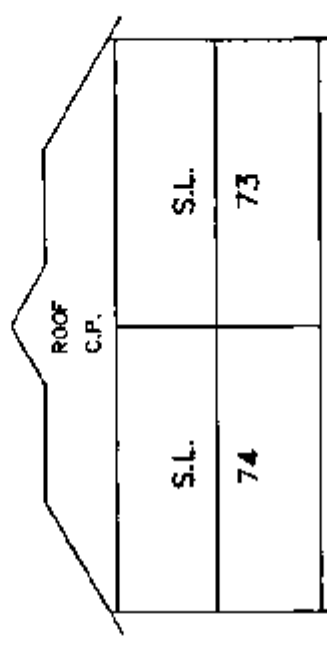
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UPPER FLOOR



SECTION A - A'

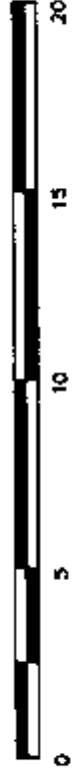


UPPER FLOOR  
MAIN FLOOR

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**BUILDING 3**

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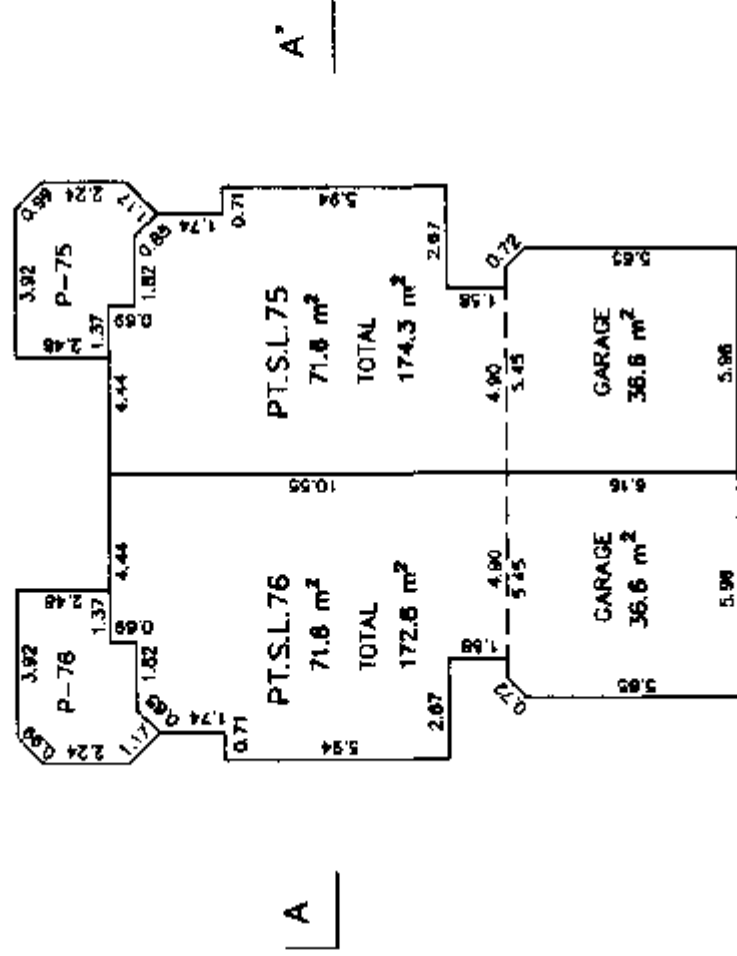


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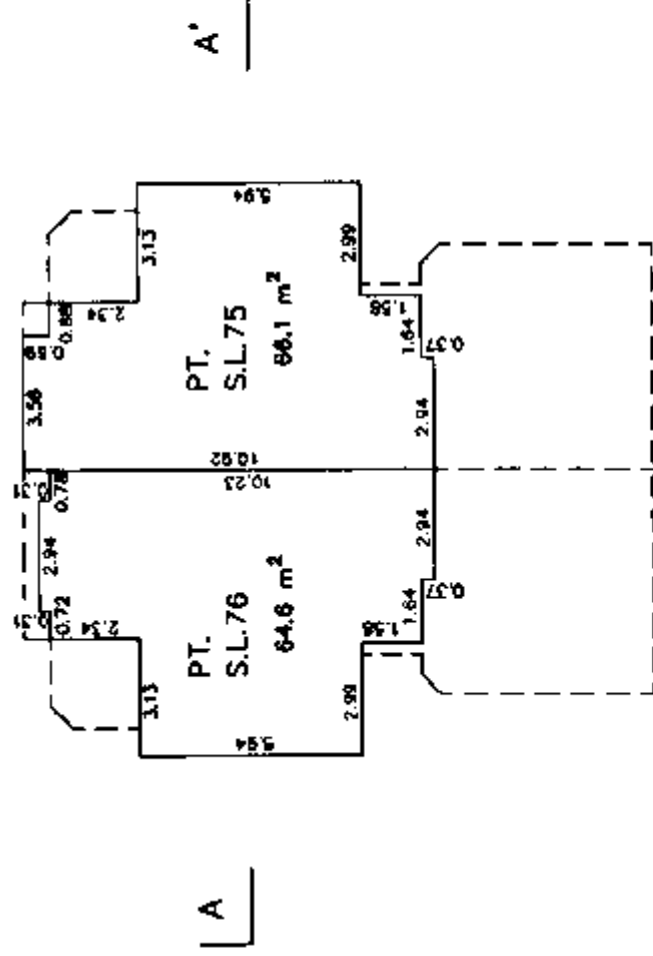
**STRATA PLAN**

**LMS4142**

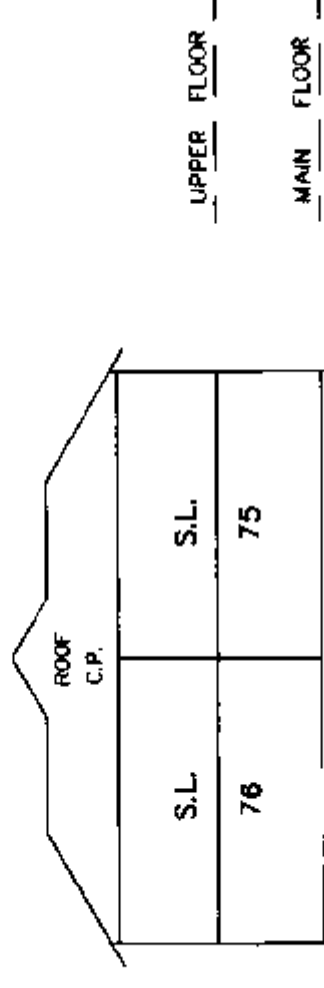
**MAIN FLOOR**



**UPPER FLOOR**



**SECTION A - A'**



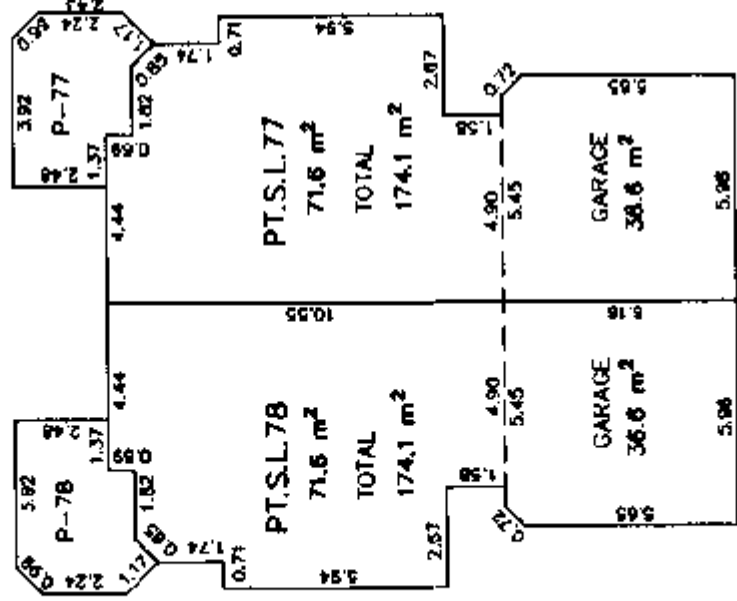
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JOB NO. S - 12260 - 3

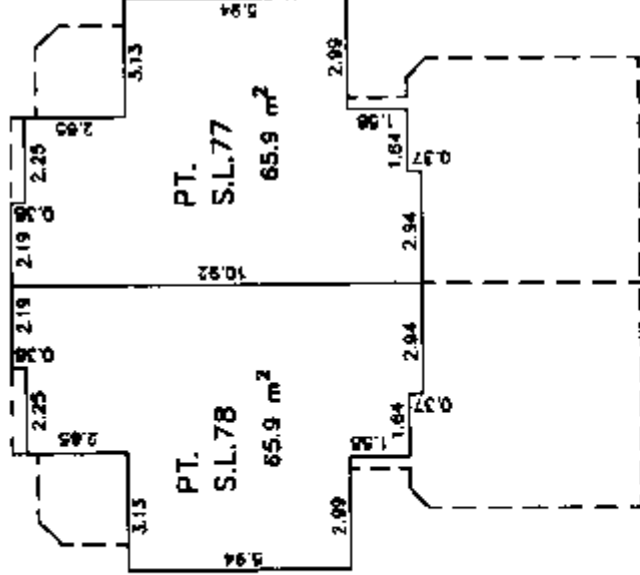
DATE July 4/02 WPA B.C.L.S. (#697)



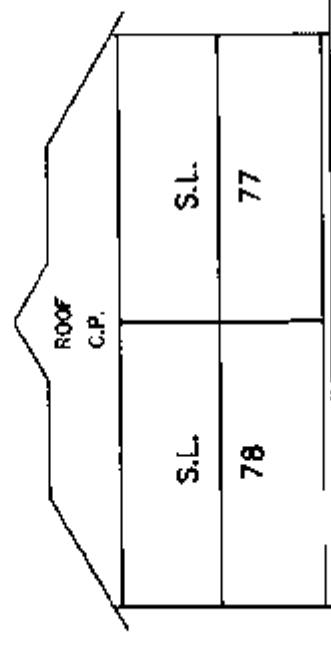
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UPPER FLOOR



SECTION A - A'



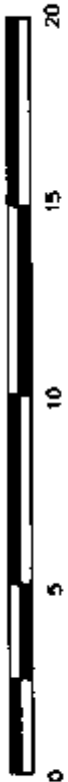
UPPER FLOOR  
MAIN FLOOR

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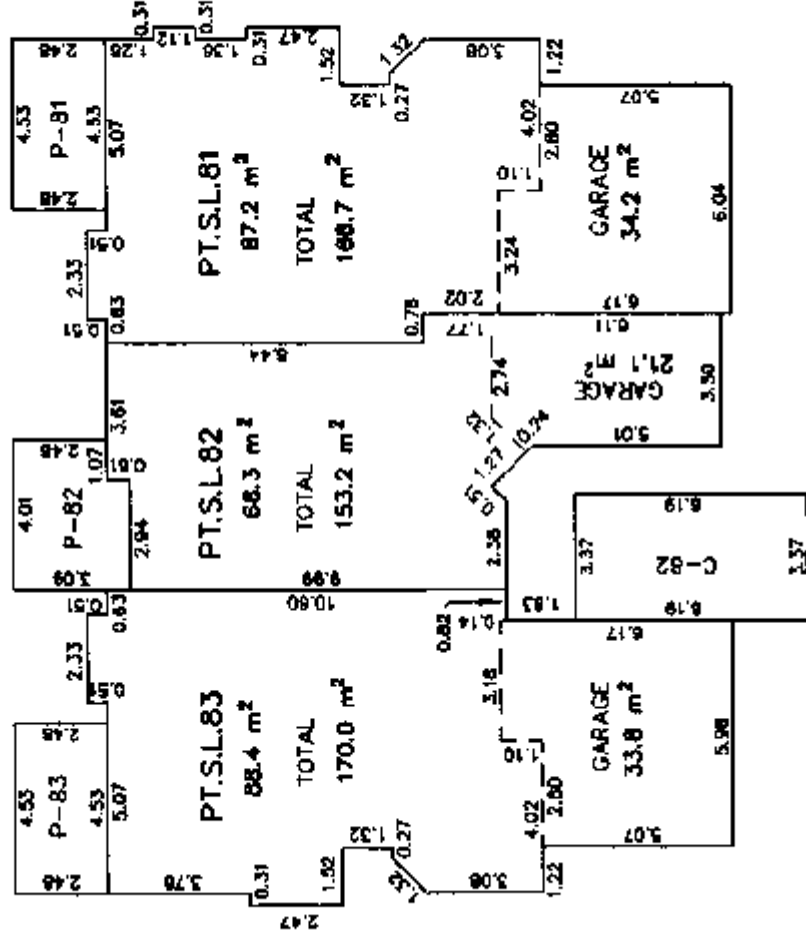




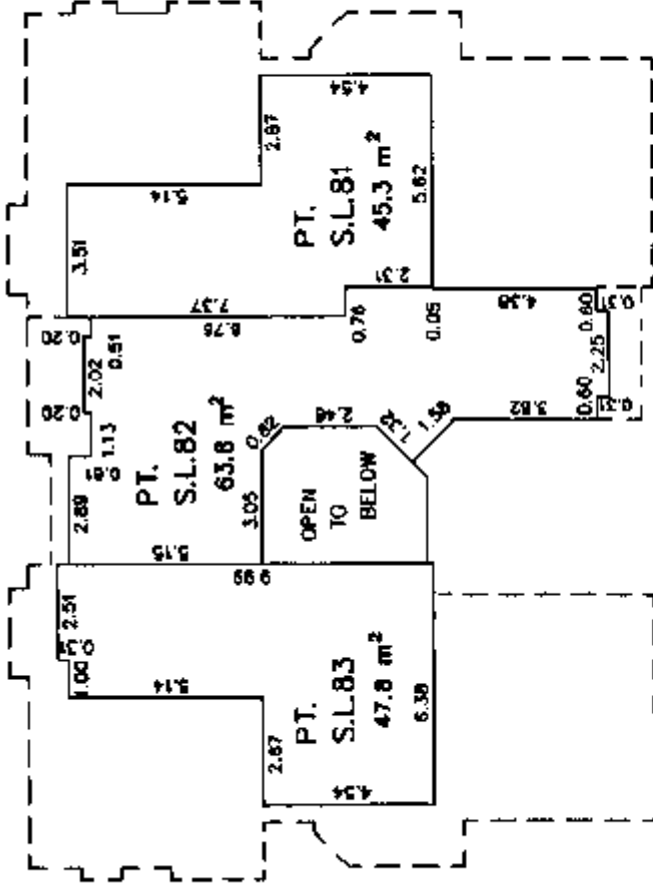




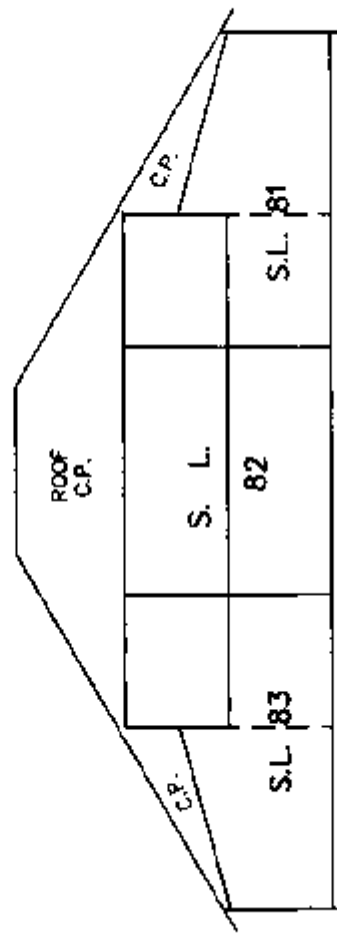
MAIN FLOOR



UPPER FLOOR



SECTION A - A'

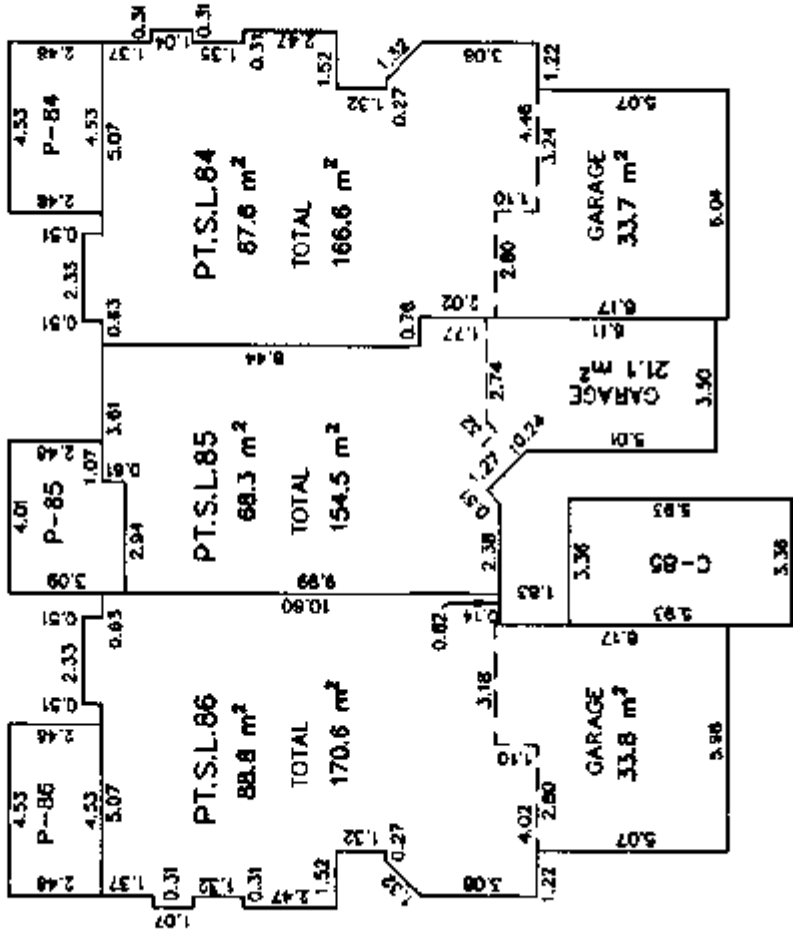




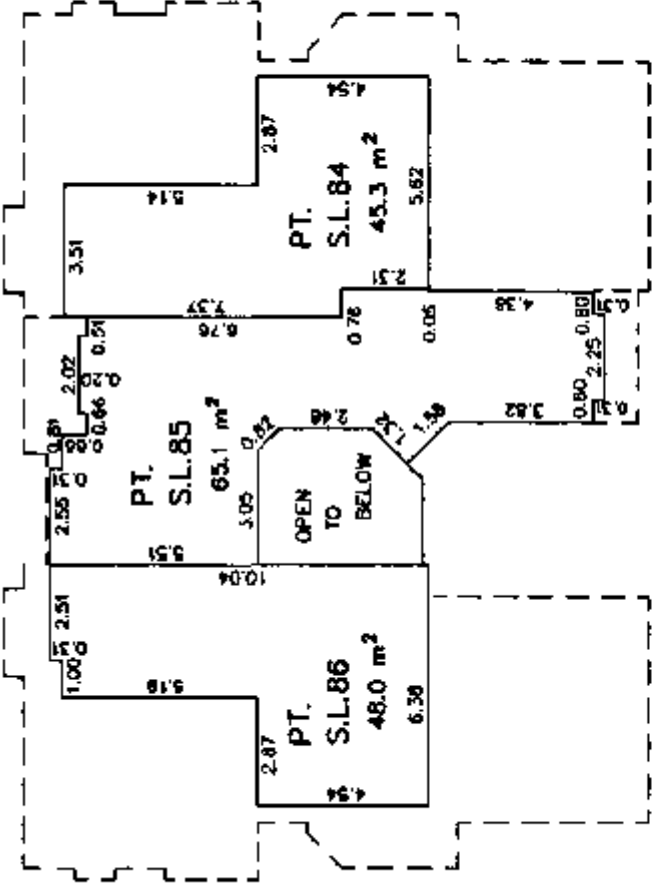
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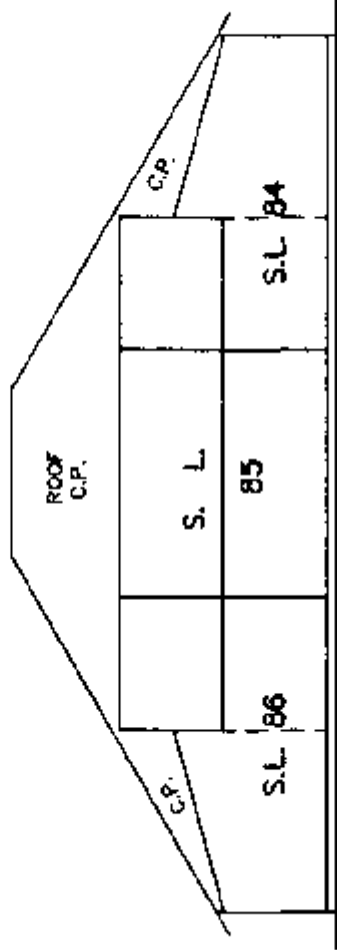
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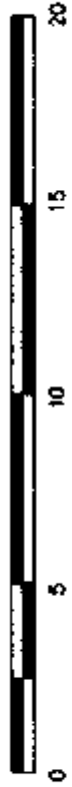
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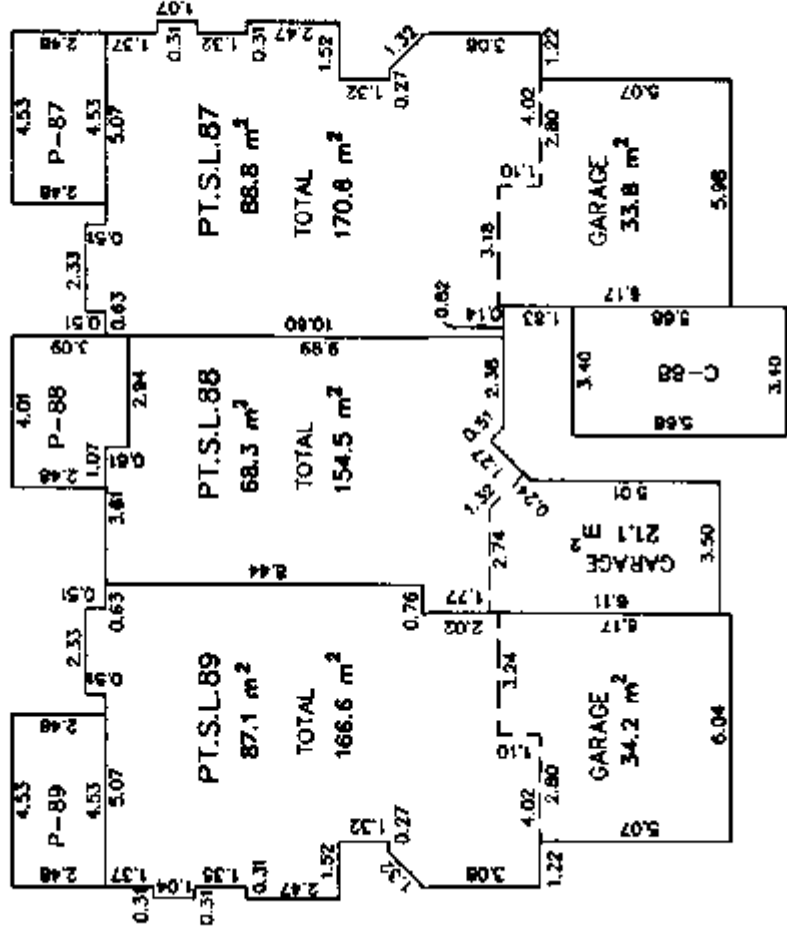
SECTION A - A'



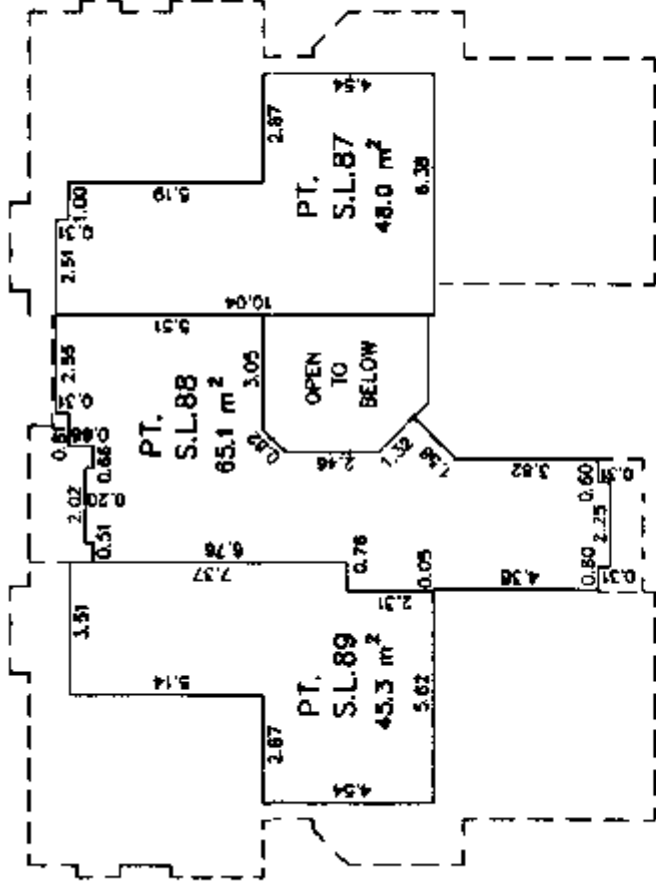
UPPER FLOOR  
MAIN FLOOR



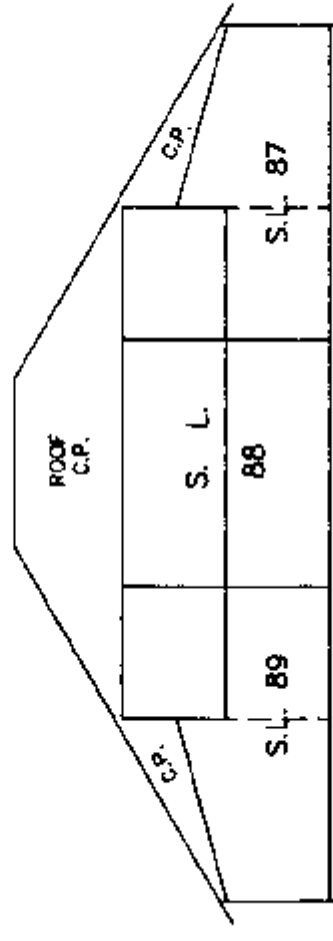
MAIN FLOOR



UPPER FLOOR



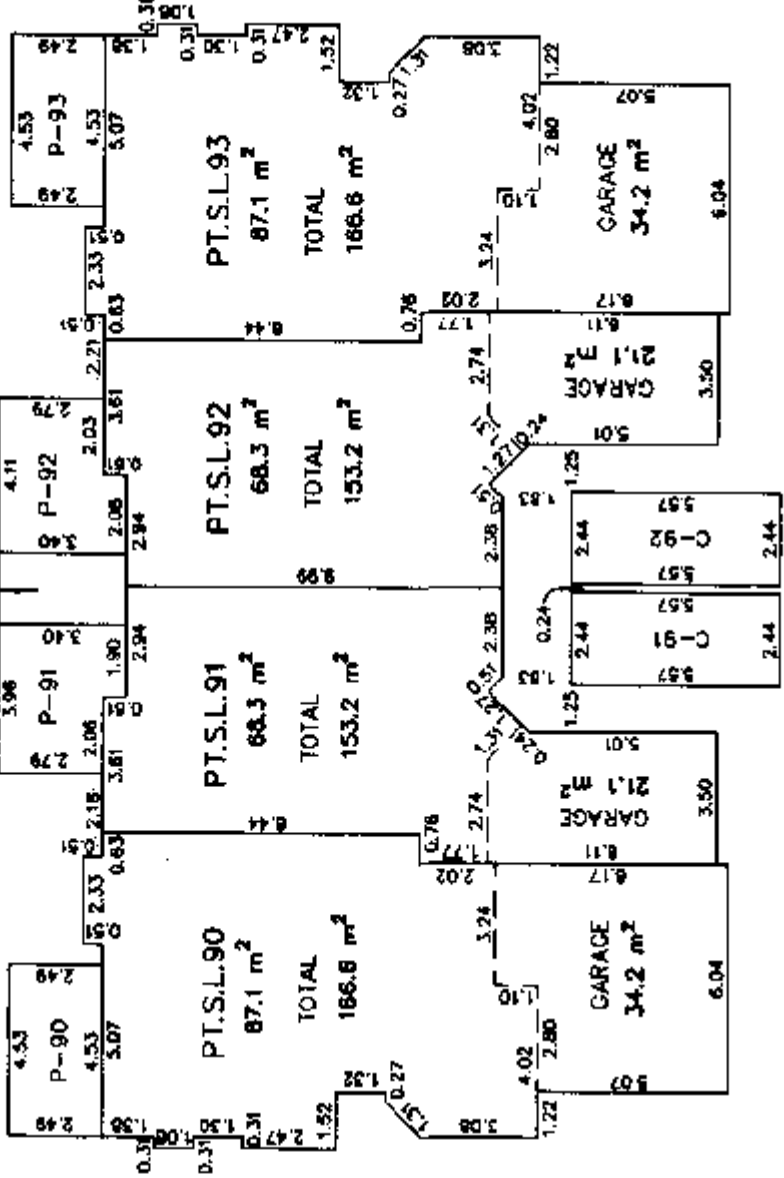
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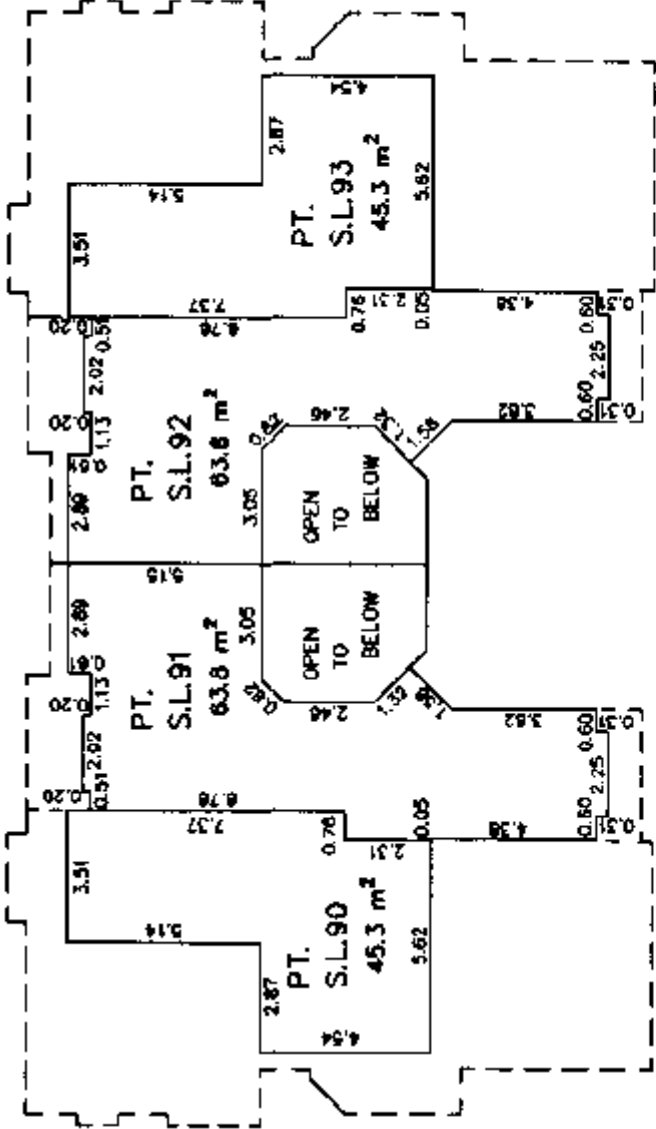
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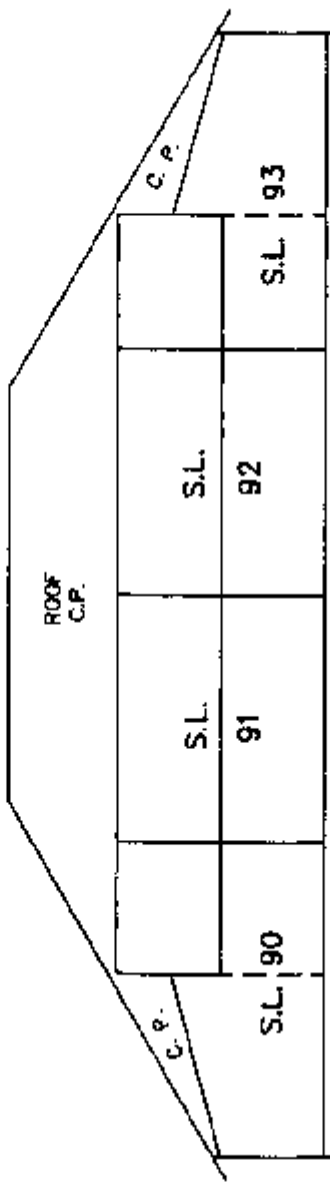
MAIN FLOOR



UPPER FLOOR



SECTION A - A'



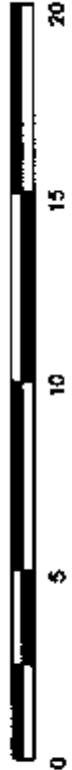
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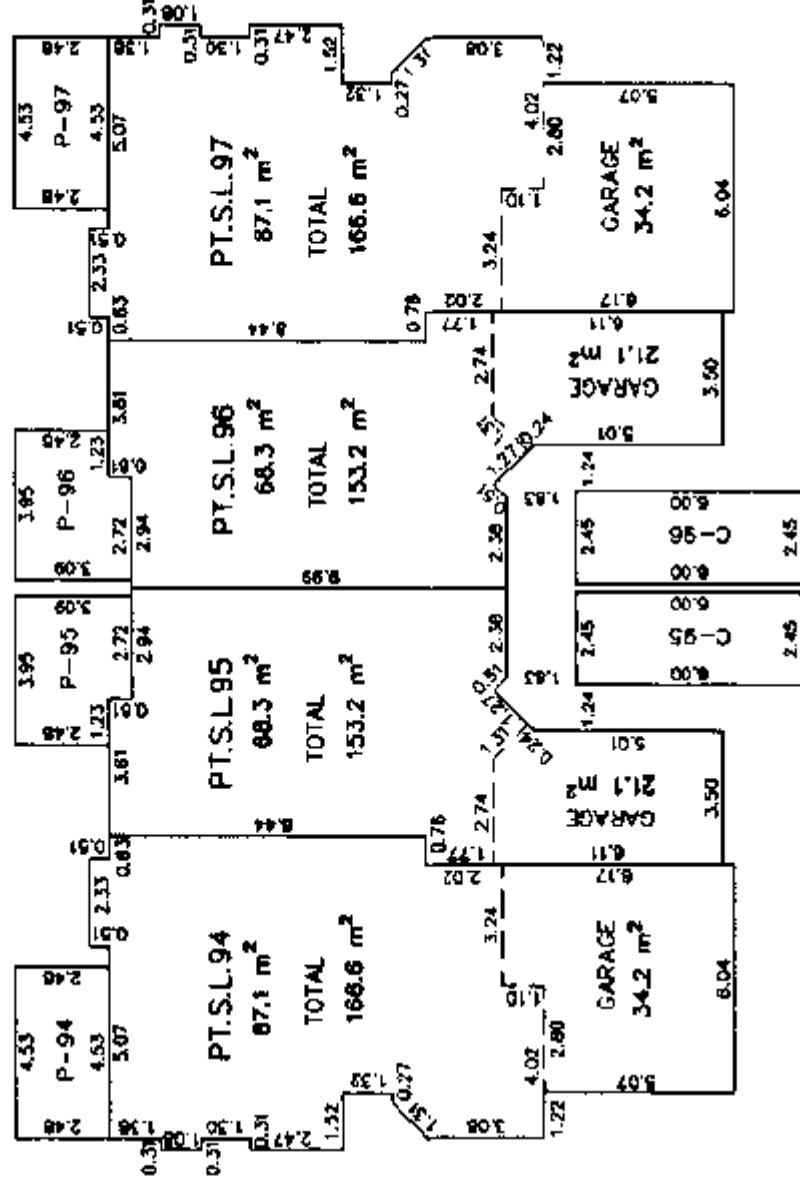
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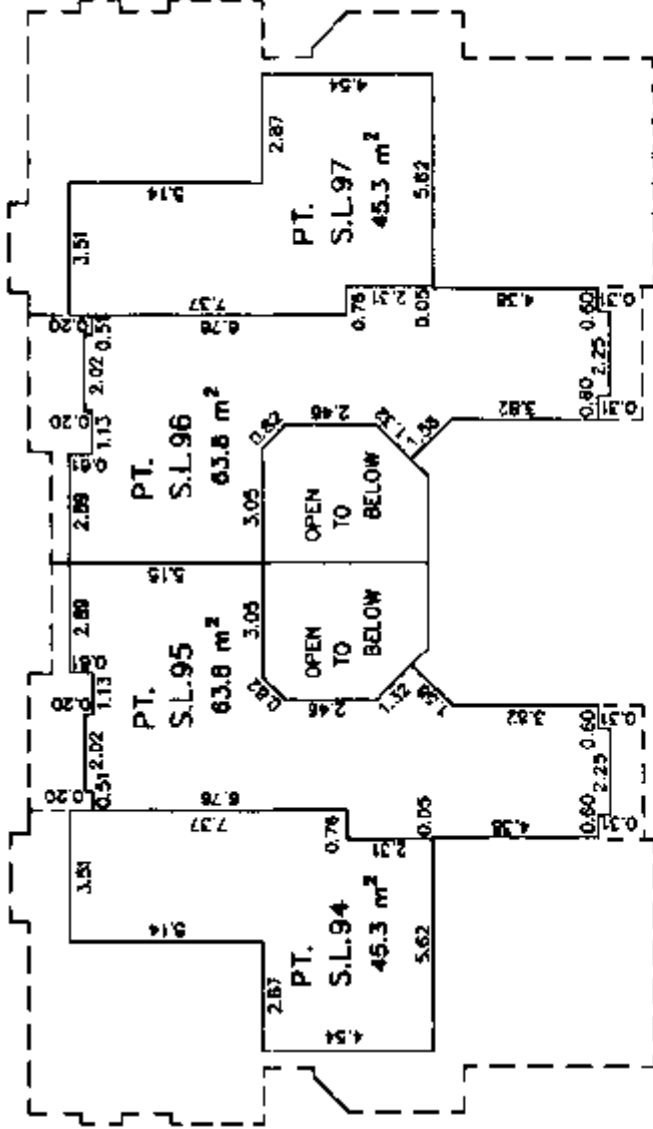
DATE July 4/02. *WPH* B.C.L.S. (#697)



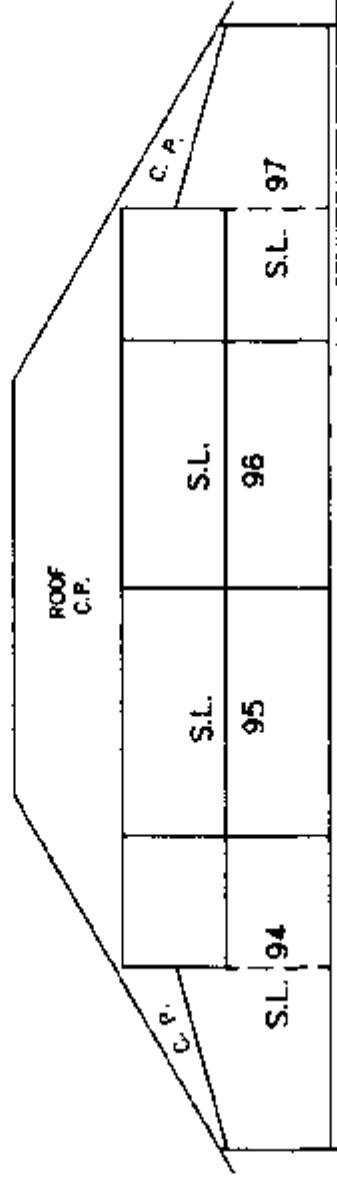
MAIN FLOOR



UPPER FLOOR



SECTION A - A'



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DATE July 4/02 *WPH* B.C.L.S. (#697)