

STRATA PLAN OF PART OF LOT 1 SECTION 19
TOWNSHIP 8 PLAN LMP28811
NEW WESTMINSTER DISTRICT

STRATA PLAN LMS 2755
PHASE ONE

CITY OF SURREY
B.C.G.S. 926.017

DEPOSITED AND REGISTERED IN THE LAND
TITLE OFFICE AT NEW WESTMINSTER B.C.
THIS 14 DAY OF APRIL 1997

SCALE 1 : 1250 DISTANCES ARE METRIC

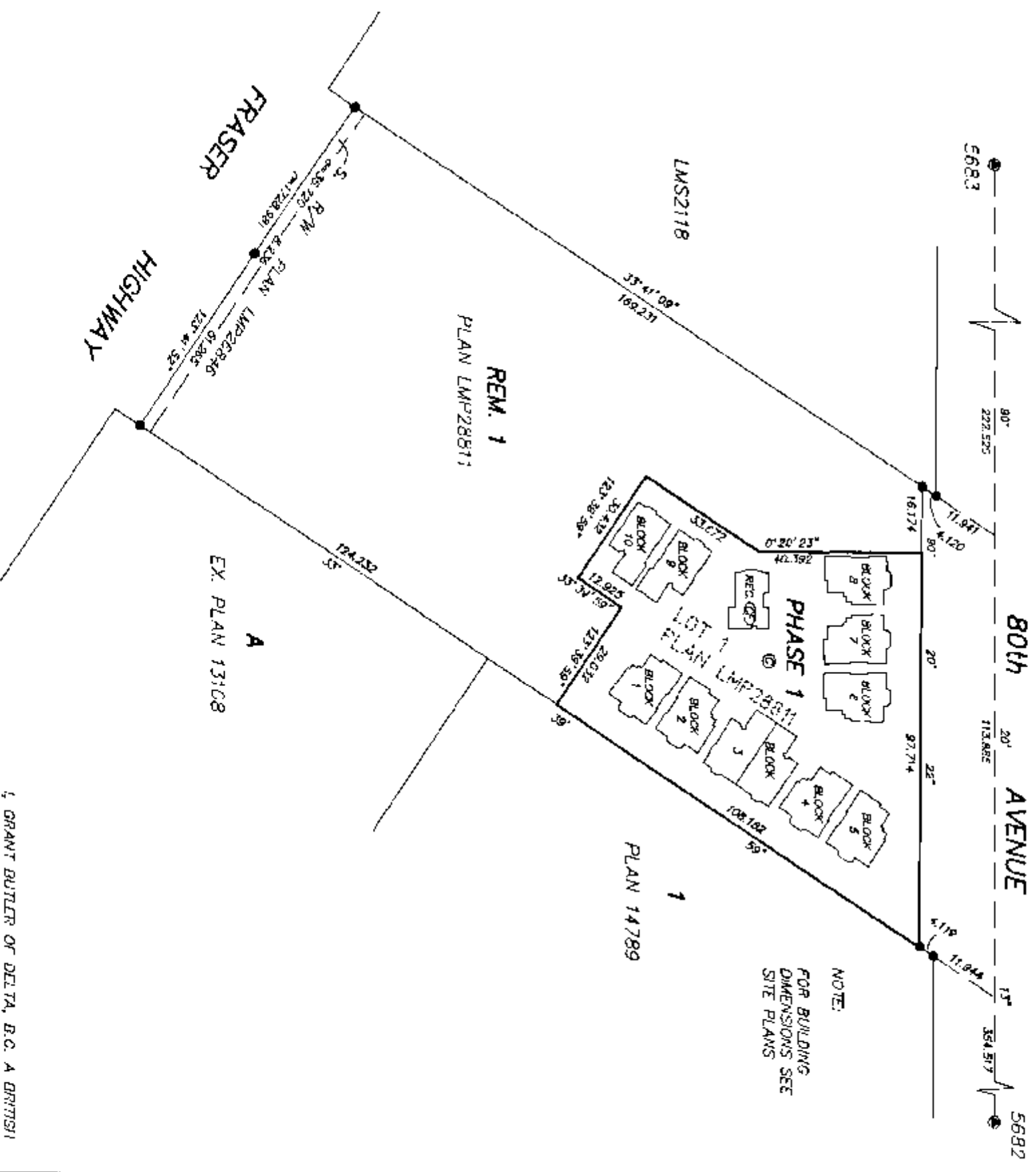


LEGEND:
SL DENOTES STRATA LOT
PT DENOTES PART
T DENOTES TOTAL
m² DENOTES SQUARE METRES
C DENOTES COMMON PROPERTY
G DENOTES GARAGE BEING LIMITED COMMON PROPERTY
D DENOTES PATIO BEING LIMITED COMMON PROPERTY
E DENOTES EXCLUSIVE USE OF ADJOINING STRATA LOT
F DENOTES EXCLUSIVE USE OF ADJOINING COMMON PROPERTY
G DENOTES COMMON FACILITIES

DEPUTY REGISTRAR
BL128320 - BL128330
CIVIC ADDRESS:
16937 FRASER HWY.
SURREY, B.C.

LEGEND
● DENOTES STANDARD CONTROL MONUMENT
○ DENOTES STANDARD IRON POST SET
WT DENOTES WITNESS
m² DENOTES SQUARE METRES

THIS PLAN SHOWS GROUND - LEVEL MEASURED DISTANCES
PRIOR TO COMPUTATION OF UTM CO-ORDINATES MULTIPLY
BY COMBINED FACTOR 0.9996031
GRID BEARINGS ARE DERIVED FROM OBSERVATIONS BETWEEN
CONTROL MONUMENTS 5682 AND 5683
INTEGRATED SURVEY AREA NUMBER 1, SURREY (NAD83)



DECLARATION OF INTENTION TO CREATE
A STRATA PLAN BY PHASE DEVELOPMENT
(FORMER) FILED THIS 14 DAY OF APRIL 1997
UNDER NUMBER BL128319

THE ADDRESS FOR SERVICE OF DOCUMENTS
OF THE STRATA CORPORATION IS:
THE OWNERS, STRATA PLAN LMS 2755
c/o #201 - 15127 100 AVENUE
SURREY, B.C. V3R 0W9

I, GRANT BUTLER OF DELTA, B.C. 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 SURREY, B.C.
THIS 14 DAY OF APRIL 1997

[Signature]

B.C.L.S.

DYCK AND ASSOCIATES
208 - 5846 - KING GEORGE HIGHWAY
SURREY, B.C. V3W 4Z9
594-7527 FAX 594-7932

THIS PLAN LIES WITHIN THE GREATER
VANCOUVER REGIONAL DISTRICT

SITE PLAN

STRATA PLAN LMS 2755
PHASE ONE



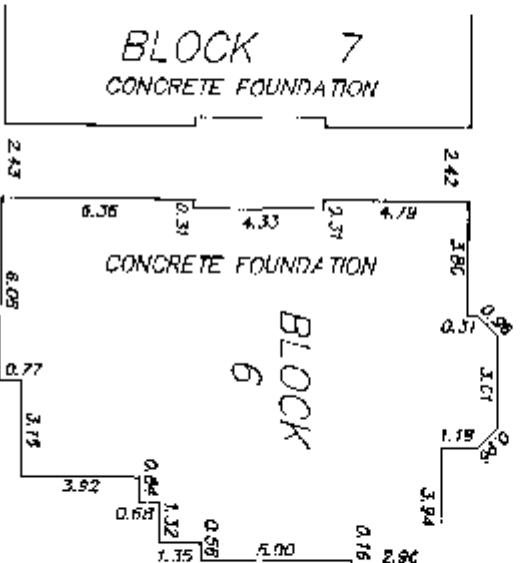
80th AVENUE S

90' 20' 22'

97.714

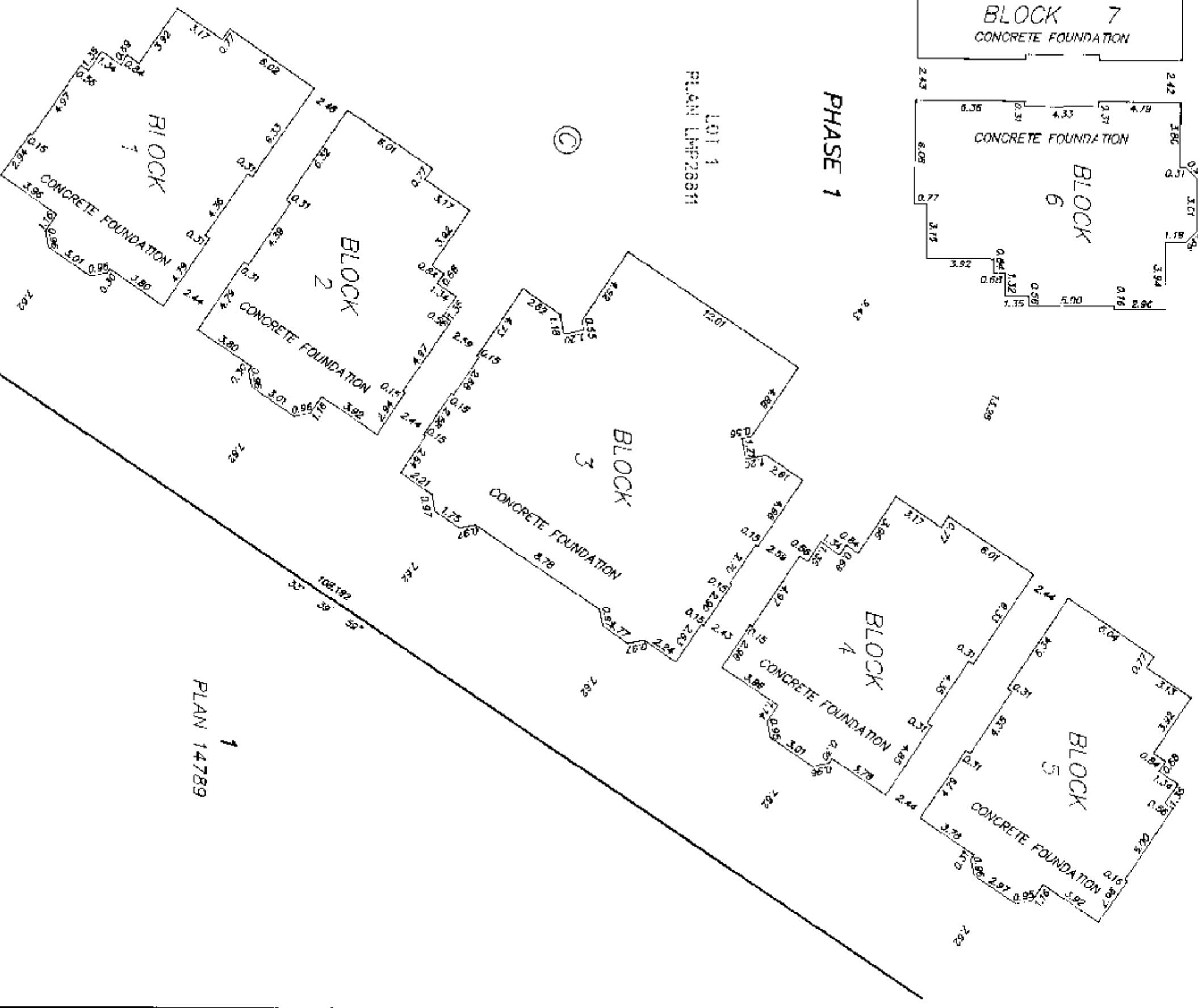
7.62

7.59



PHASE 1

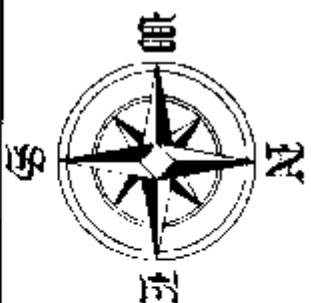
LOT 1
PLAN LMP26811



PLAN 14789

AB

SITE PLAN



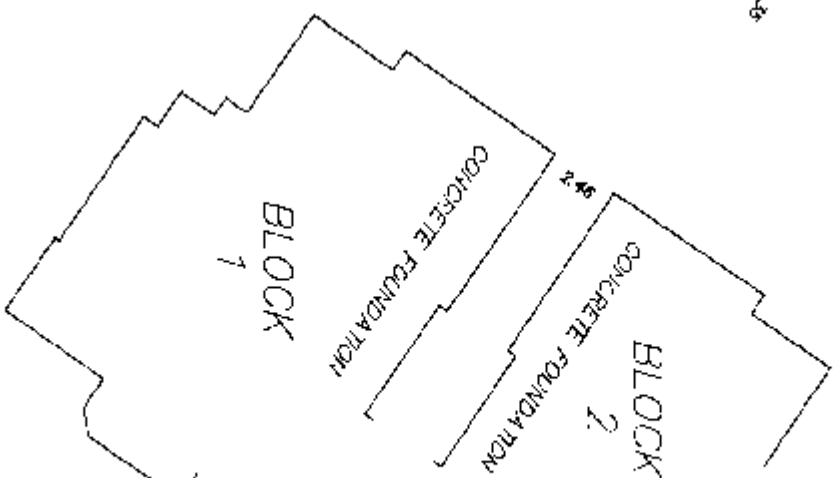
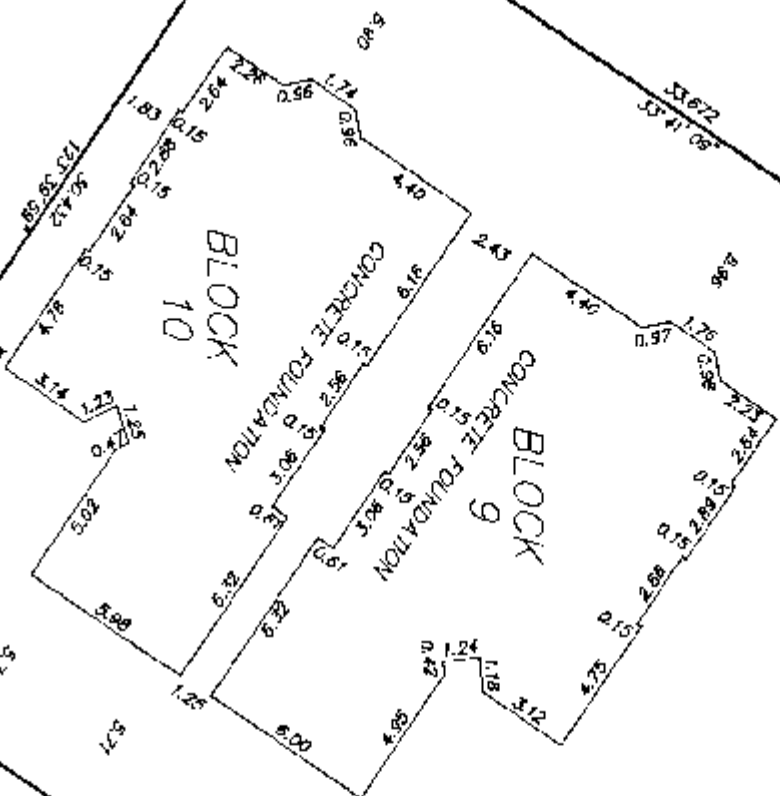
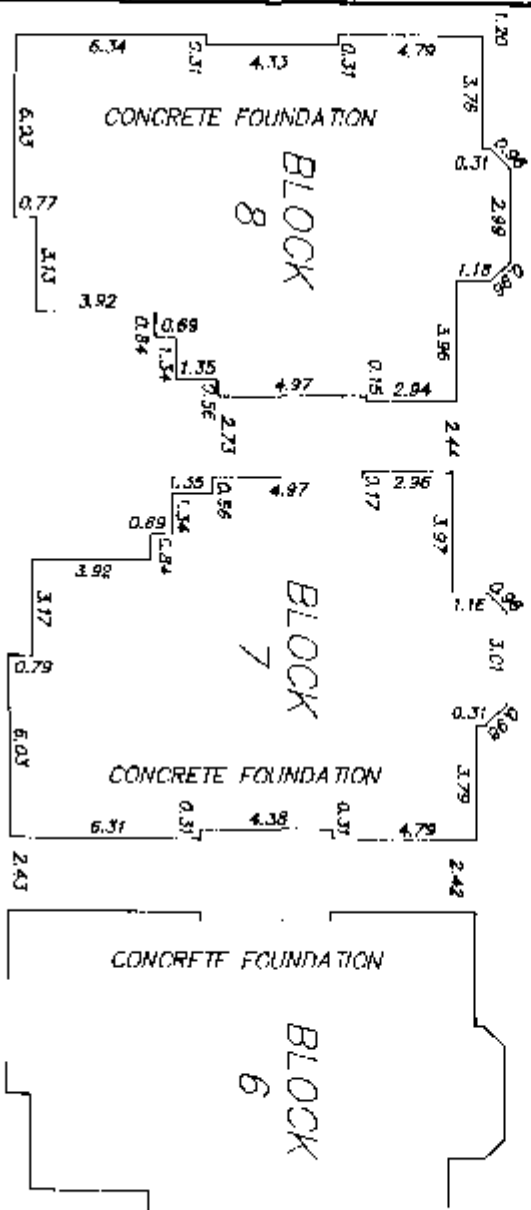
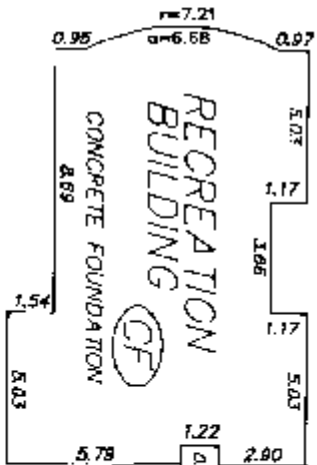
STRATA PLAN LMS 2755
PHASE ONE

80th AVENUE

REM. 1
PLAN LMP28811

PHASE 1

LOT 1
PLAN LMP28811



REM. 1
PLAN LMP28811

PHASE LINE

PHASE LINE

MARCH 14, 1997
FILE: 97-2019-S11

AS

STRATA PLAN LMS 2755

CONDOMINIUM ACT

PHASE ONE

LOT No.	SHEET No.	FORM 1	FORM 2	FORM 3	CIVIC ADDRESS SUITE No.
		SCHEDULE OF UNIT ENTITLEMENT	SCHEDULE OF INTEREST UPON DESTRUCTION INTEREST UPON DESTRUCTION	SCHEDULE OF VOTING RIGHTS No OF VOTES	
1	8	2991	249,000		
2	8	2991	248,000		
3	7	3048	235,000		
4	7	3048	238,000		
5	6	2991	248,000		
6	6	2991	249,000		
7	9	2991	239,000		
8	9	2991	240,000		
9	9	2991	240,000		
10	10	3048	243,000		
11	10	3044	240,000		
AGGREGATE		33,125	2,668,000		

STRATA PLAN LMS 2755

CONDOMINIUM ACT

PHASE ONE

MORTGAGE:

THE FORONT-DOMINION BANK

Name: J. Rees GUNNEYTHE CITY OF SURREY, REGISTERED
OWNER OF CONSTATS BK189194
AND BK189195, HEREBY CONSENTS
TO THE DEPOSIT OF THIS STRATA
PLAN As per planOWNER:
437236 B.C. LTD.
(INC. NO. 437235)

O. J. H.

Arthur J. H.

Name: Arthur J. H.

Authorized Signatory

Name: William

Ministry of Highways

WITNESS AS TO BOTH SIGNATURES
Name: VERNA WAREBYName: Authorized SignatoryName: John HomanWITNESS AS TO BOTH SIGNATURES
Name: JOHAN SHUMANADDRESS
10436 KINGS GEORGE HWYName: Shirley Gaudet

202-7742-128 ST

SURREY BC V3T 4X1ADDRESS
SURREY, B.C. V3W 4E6Occupation of Witness
Customer Services OfficerOCCUPATION OF WITNESS
ACCOUNTANT

OWNER:

430328 B.C. LTD.
(INC. NO. 430328)Name: David J. H.

Authorized Signatory

DATED THIS 21ST DAY OF April, 1997Name: John Homan

Authorized Signatory

APPROVING OFFICER
CITY OF SURREY

APPROVED UNDER THE LAND TITLE ACT

THIS 21ST DAY OF APRIL, 1997Name: JohnWITNESS AS TO BOTH SIGNATURES
Name: JOHAN SHUMANAPPROVING OFFICER FOR THE MINISTRY
OF TRANSPORTATION AND HIGHWAYSOCCUPATION OF WITNESS
ACCOUNTANTAPPROVED UNDER THE CONDOMINIUM ACT
AS TO PHASE 1 OF A THREE PHASE
STRATA PLAN
DATED THIS 21ST DAY OF April, 1997APPROVING OFFICER
CITY OF SURREY

OWNER:

430329 B.C. LTD.
(INC. NO. 430329)Name: John Homan

Authorized Signatory

Name: John Homan

Authorized Signatory

WITNESS AS TO BOTH SIGNATURES
Name: JOHAN SHUMAN

202-7743-128 ST

ADDRESS
SURREY, B.C. V3W 4E6OCCUPATION OF WITNESS
ACCOUNTANTDECLARED BEFORE ME AT SURREY, B.C.
THIS 21ST DAY OF April, 1997

O. J. H.

A COMMISSIONER FOR TAKING AFFIDAVITS WITHIN
THE PROVINCE OF BRITISH COLUMBIAACCEPTED AS TO FORMS 1, 2, AND 3
THIS 21ST DAY OF March, 1997

SUPERINTENDENT OF RP&I FIELD

B.C.L.S.

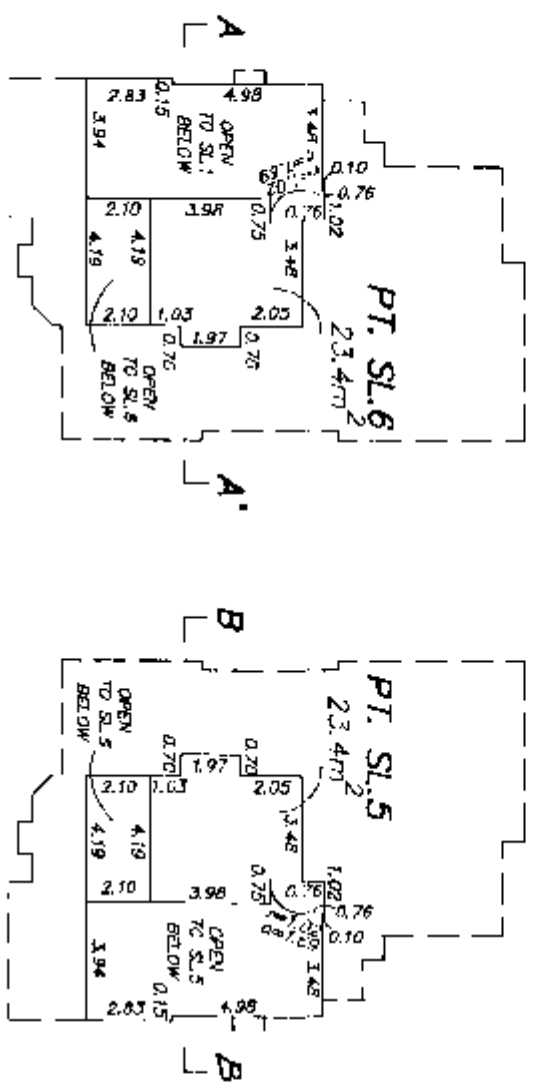
FLOOR PLANS AND SECTIONS
BLOCKS 1 AND 2

STRATA PLAN LMS 2755
PHASE ONE

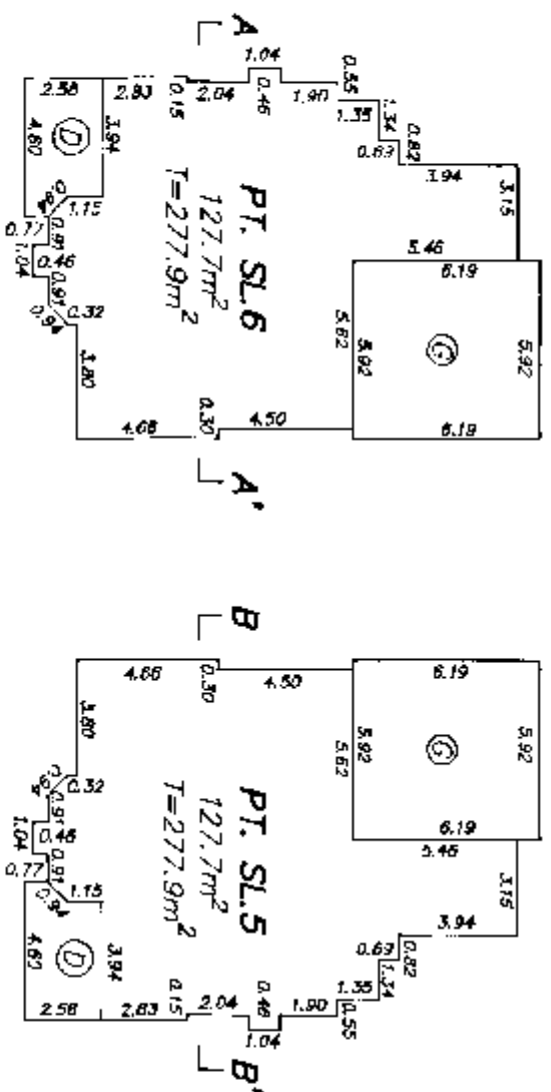


BLOCK 1

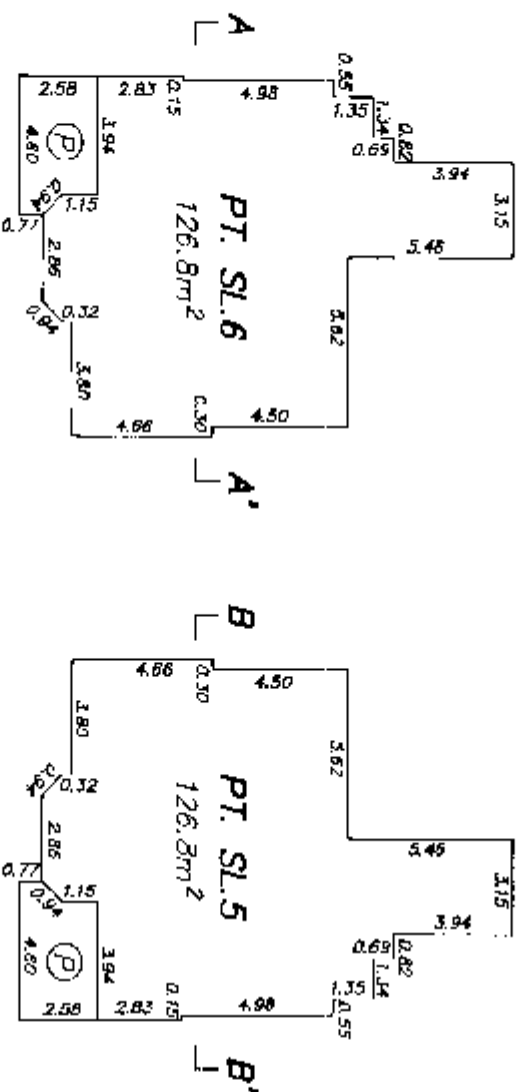
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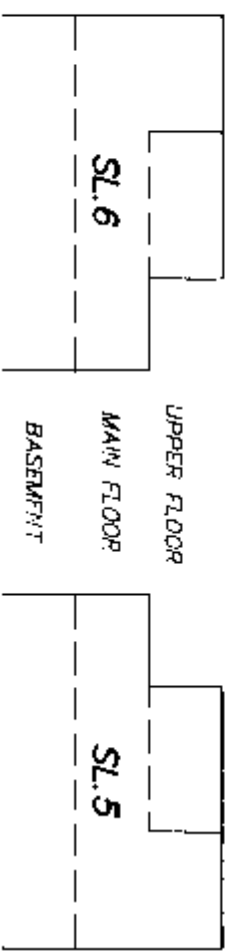
UPPER FLOOR



MAIN FLOOR



BASEMENT



SECTION A - A'

SECTION B - B'

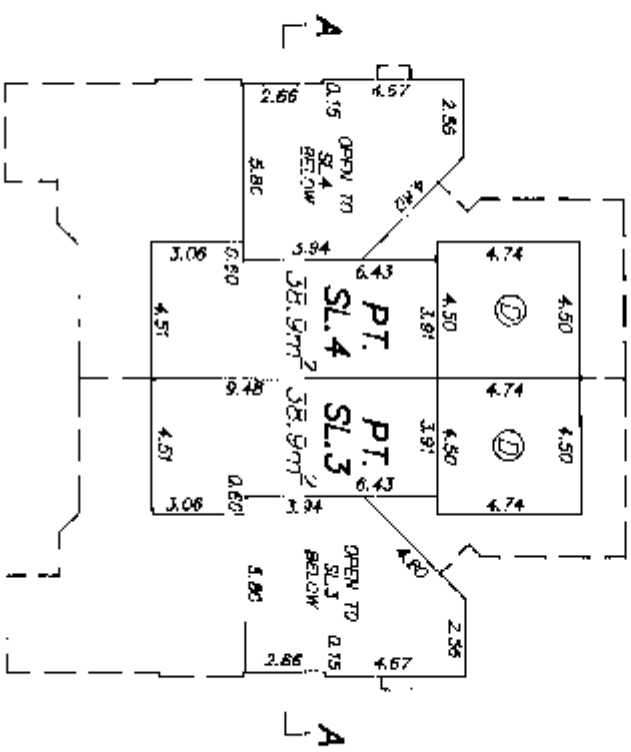
13

FLOOR PLANS AND SECTIONS
BLOCK 3

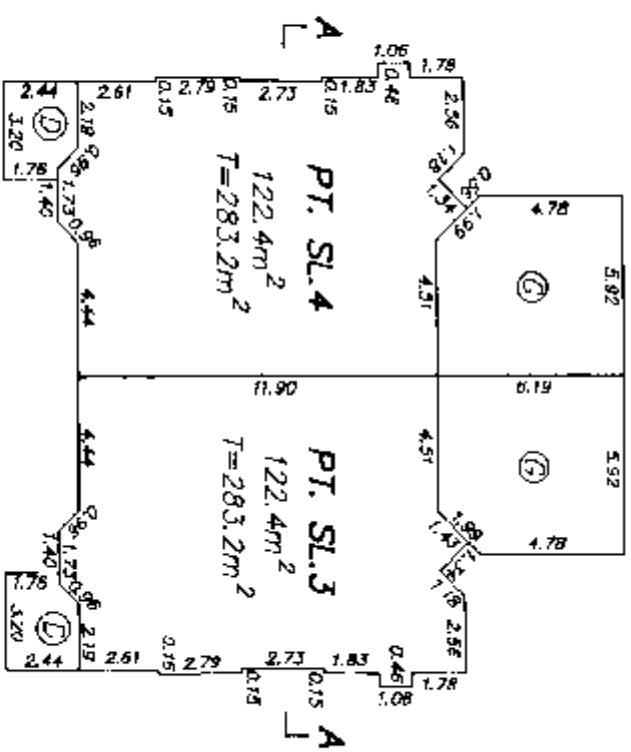
STRATA PLAN LMS 2755
PHASE ONE



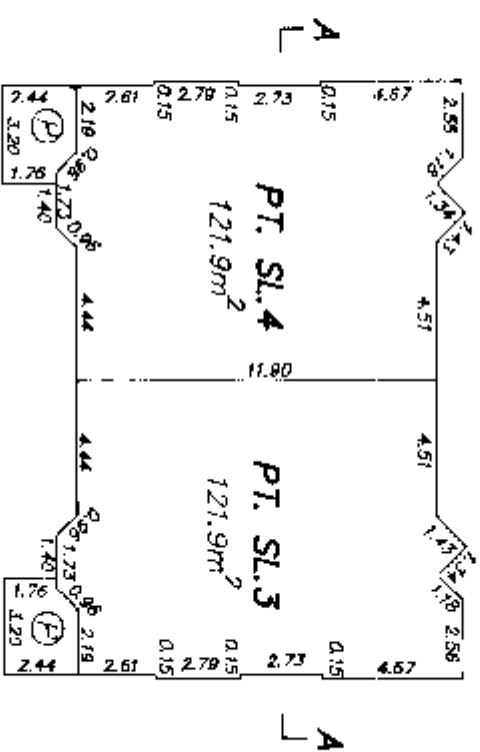
BLOCK 3



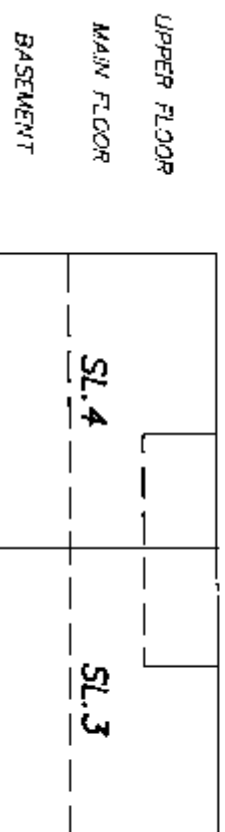
UPPER FLOOR



MAIN FLOOR



BASEMENT

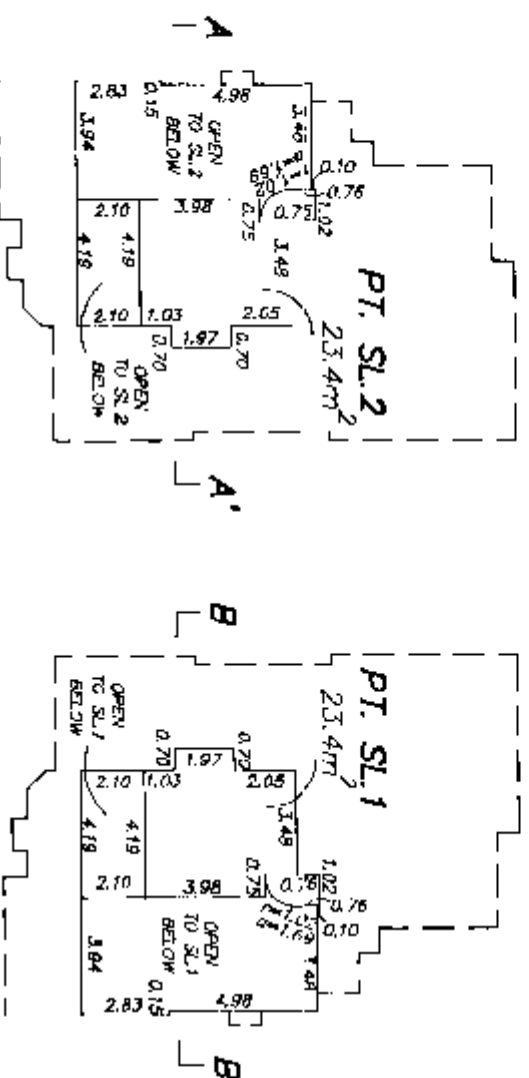


SECTION A — A'

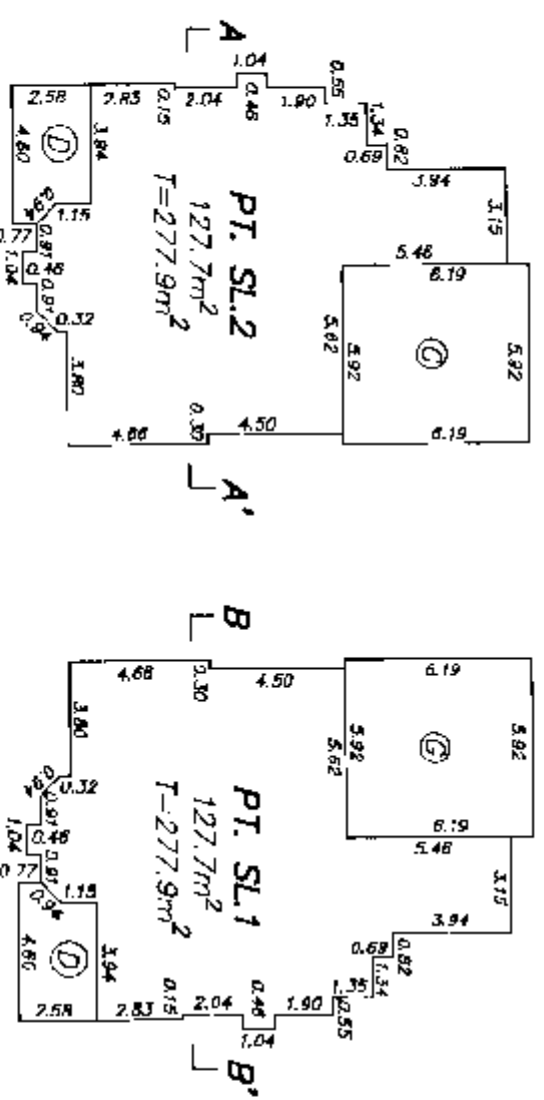
68



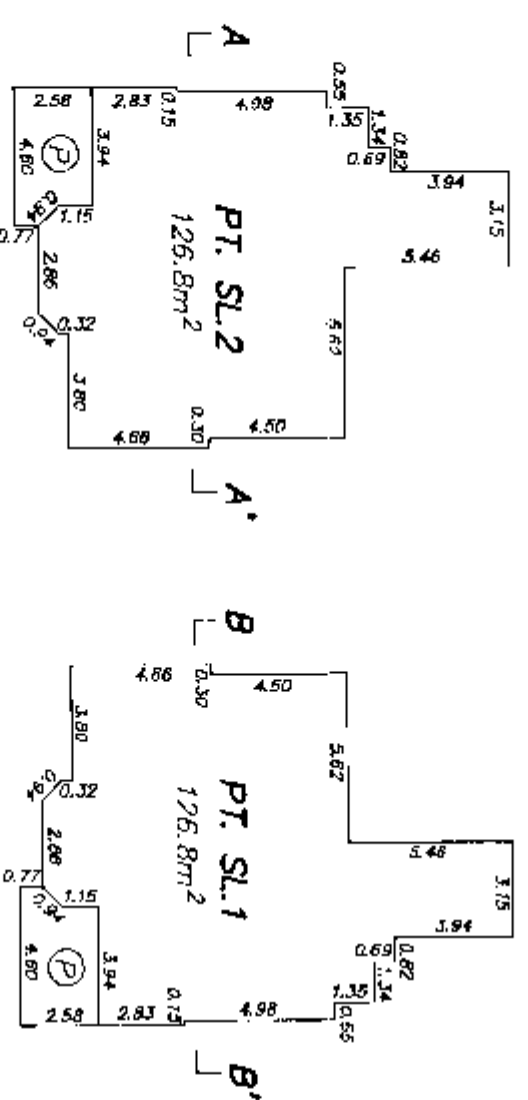
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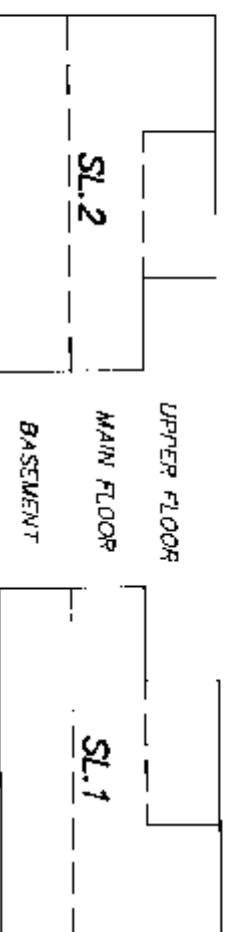
UPPER FLOOR



MAIN FLOOR

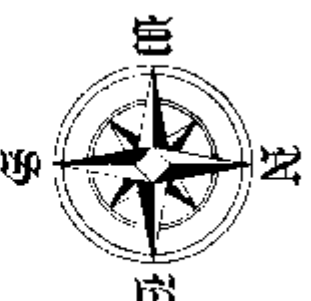
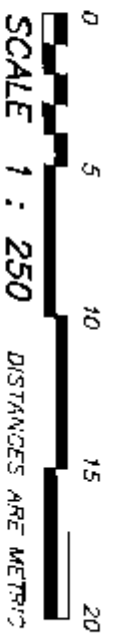


BASEMENT

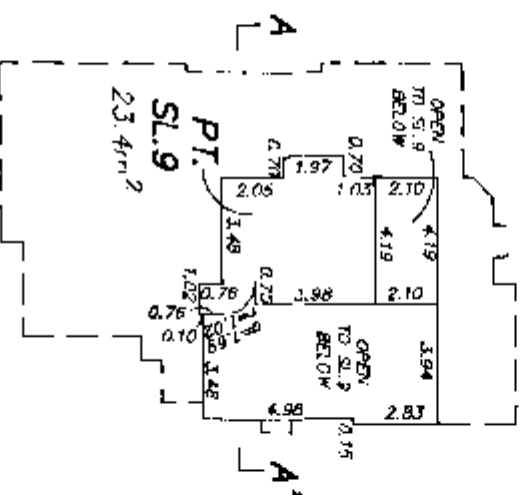


SECTION A - A'

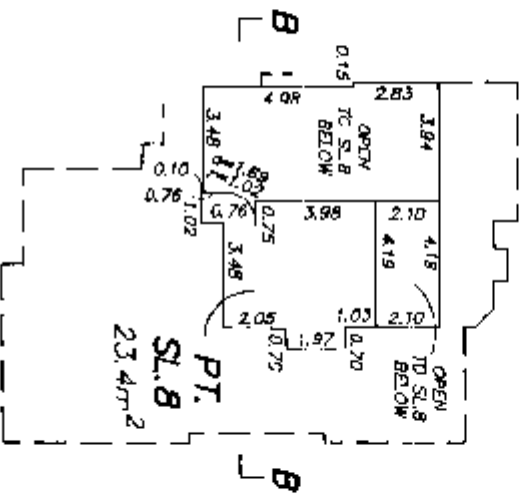
SECTION B - B'



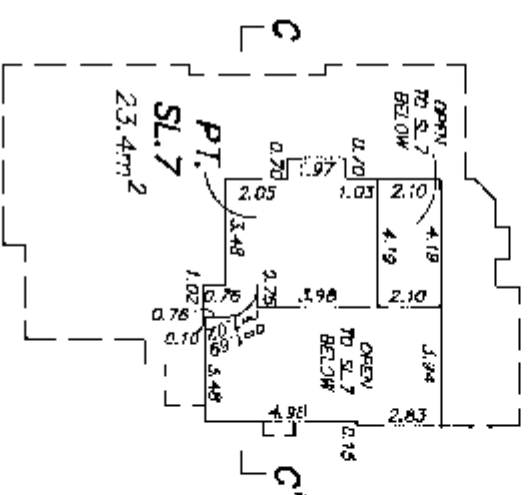
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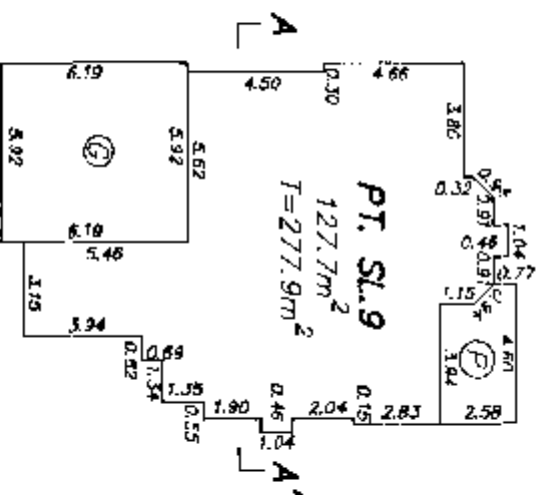
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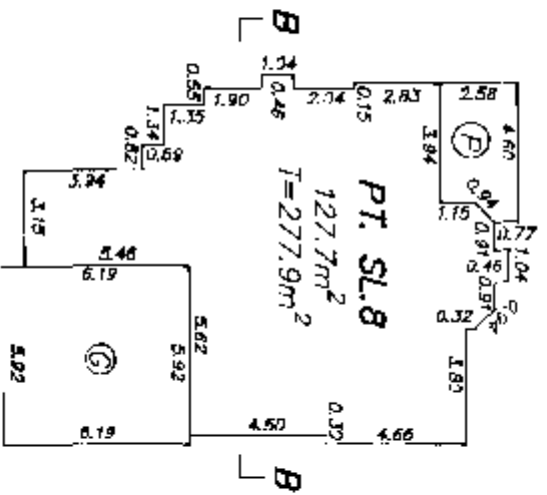
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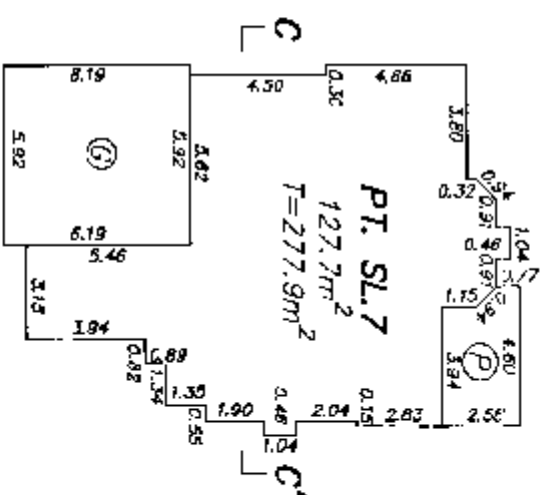
UPPER FLOOR



UPPER FLOOR

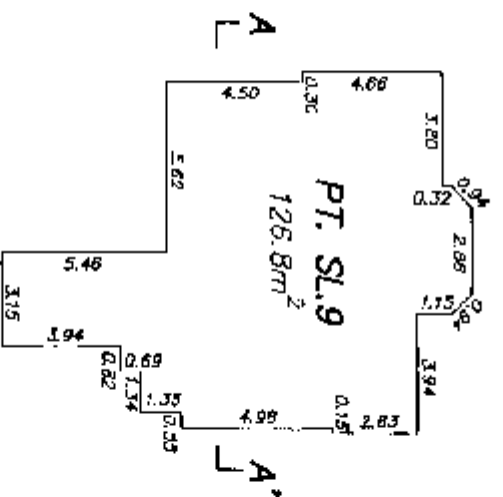


MAIN FLOOR

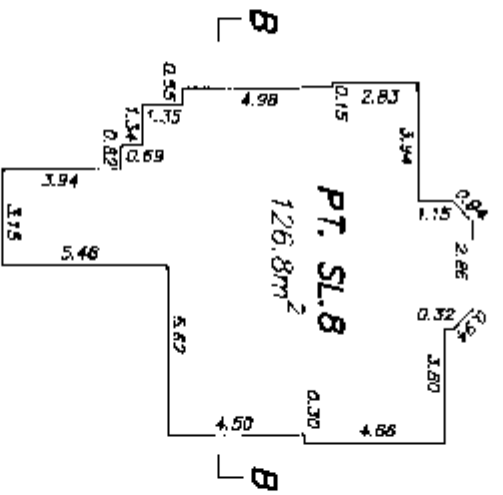


MAIN FLOOR

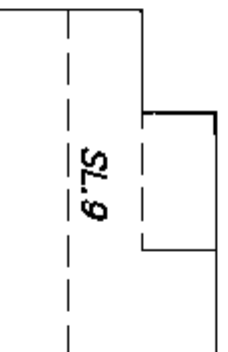
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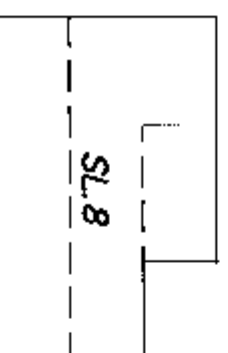
BASEMENT



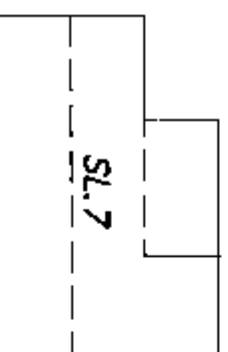
SECTION A - A'



SECTION B - B'

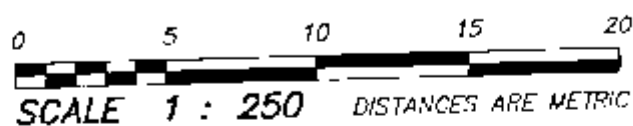


SECTION C - C'



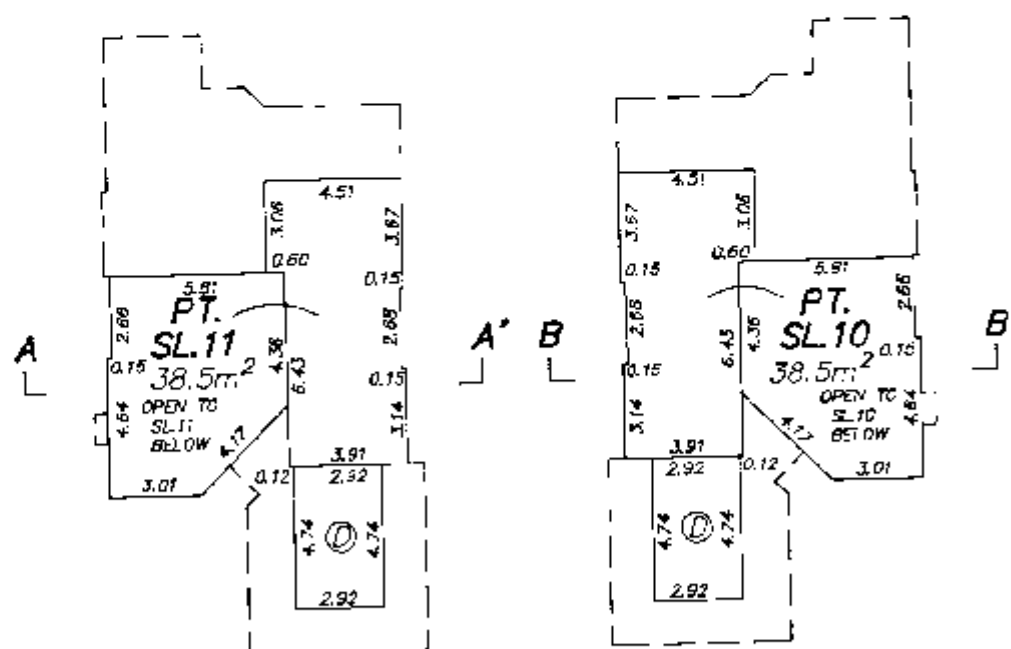
FLOOR PLANS AND SECTIONS BLOCK 9 AND 10

STRATA PLAN LMS 2755 PHASE ONE

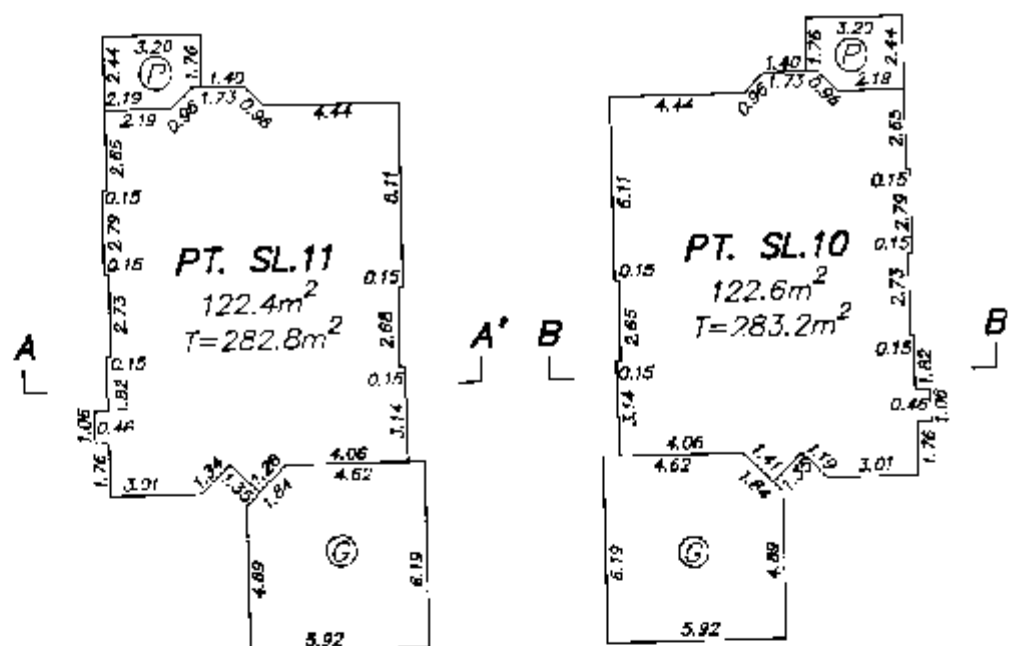


BLOCK 10

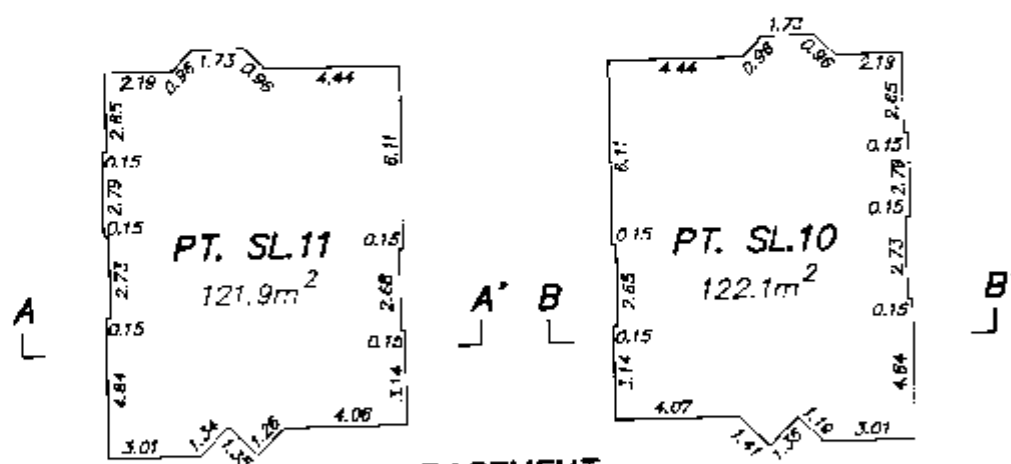
BLOCK 9



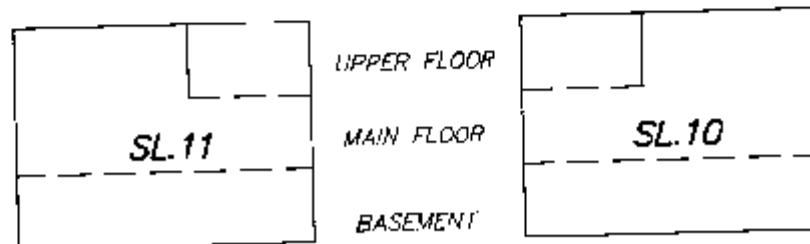
UPPER FLOOR



MAIN FLOOR



BASEMENT



SECTION A - A'

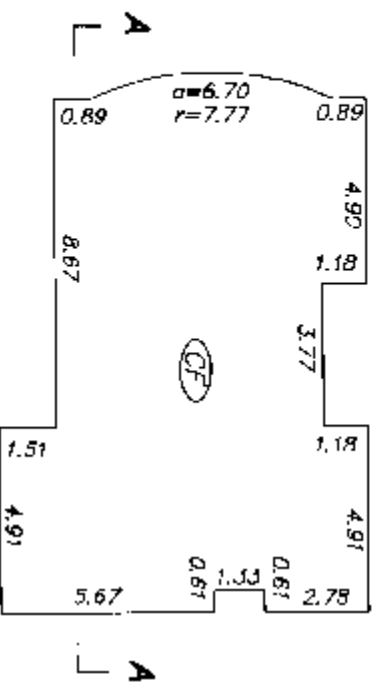
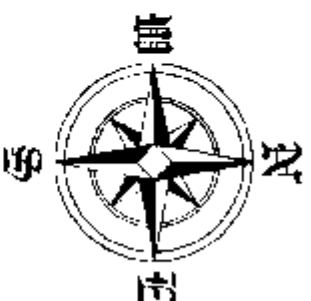
SECTION B - B'

LB

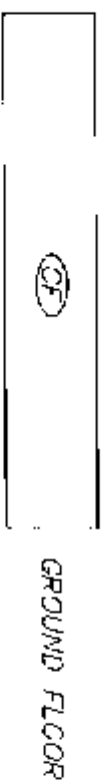
FLOOR PLANS AND SECTION
RECREATION BUILDING

STRATA PLAN LMS 2755
PHASE ONE

0 5 10 15
SCALE 1:200 DISTANCES ARE METRIC



RECREATION BUILDING



SECTION A - A'

63

[illegible]

MARCH 14, 1997
FILE: 2019-511

REGISTRATION		DOCUMENTS	
NUMBER	DATE	DATE	NATURE AND PARTICULARS
			COMMON PROPERTY SHEET
			SEARCH AUTOS2 OR BC ONLINE FOR CURRENT INFORMATION BC REG. 76/95.
			1/11/95 J. J. J. J.
			LINDA J. OSHER, REGISTRAR VANCOUVER / NEW WESTMINSTER LAND TITLE DISTRICT

MARCH 14, 1997
FILE: 2019-517

STRATA PLAN OF PART OF LOT 1 SECTION 19
TOWNSHIP 8 PLAN LMP28811
NEW WESTMINSTER DISTRICT

STRATA PLAN LMS2755

PHASE TWO

CITY OF SURREY

B.C.G.S. 926.017

0

50

100

SCALE 1 : 1250

DISTANCES ARE METRIC

LEGEND

- GRID BEARINGS ARE DERIVED FROM OBSERVATIONS BETWEEN CONTROL MONUMENTS 5682 AND 5683
- SL DENOTES STRATA LOT
 - PT. DENOTES PART
 - T DENOTES TOTAL
 - m² DENOTES SQUARE METRES
 - ① DENOTES COMMON PROPERTY
 - ② DENOTES GARAGE BEING LIMITED COMMON PROPERTY
 - ③ FOR EXCLUSIVE USE OF ADJOINING STRATA LOT
 - ④ DENOTES PART BEING LIMITED COMMON PROPERTY
 - ⑤ FOR EXCLUSIVE USE OF ADJOINING STRATA LOT
 - ⑥ DENOTES DECK BEING LIMITED COMMON PROPERTY
 - ⑦ FOR EXCLUSIVE USE OF ADJOINING STRATA LOT
 - ⑧ DENOTES ELECTRICAL ROOM BEING COMMON PROPERTY
 - ⑨ DENOTES STANDARD CONTROL MONUMENT
 - DENOTES IRON POST SET
 - WT DENOTES WITNESS



DEPOSITED AND REGISTERED IN THE LAND
TITLE OFFICE AT NEW WESTMINSTER B.C.
THIS 24 DAY OF September 1997

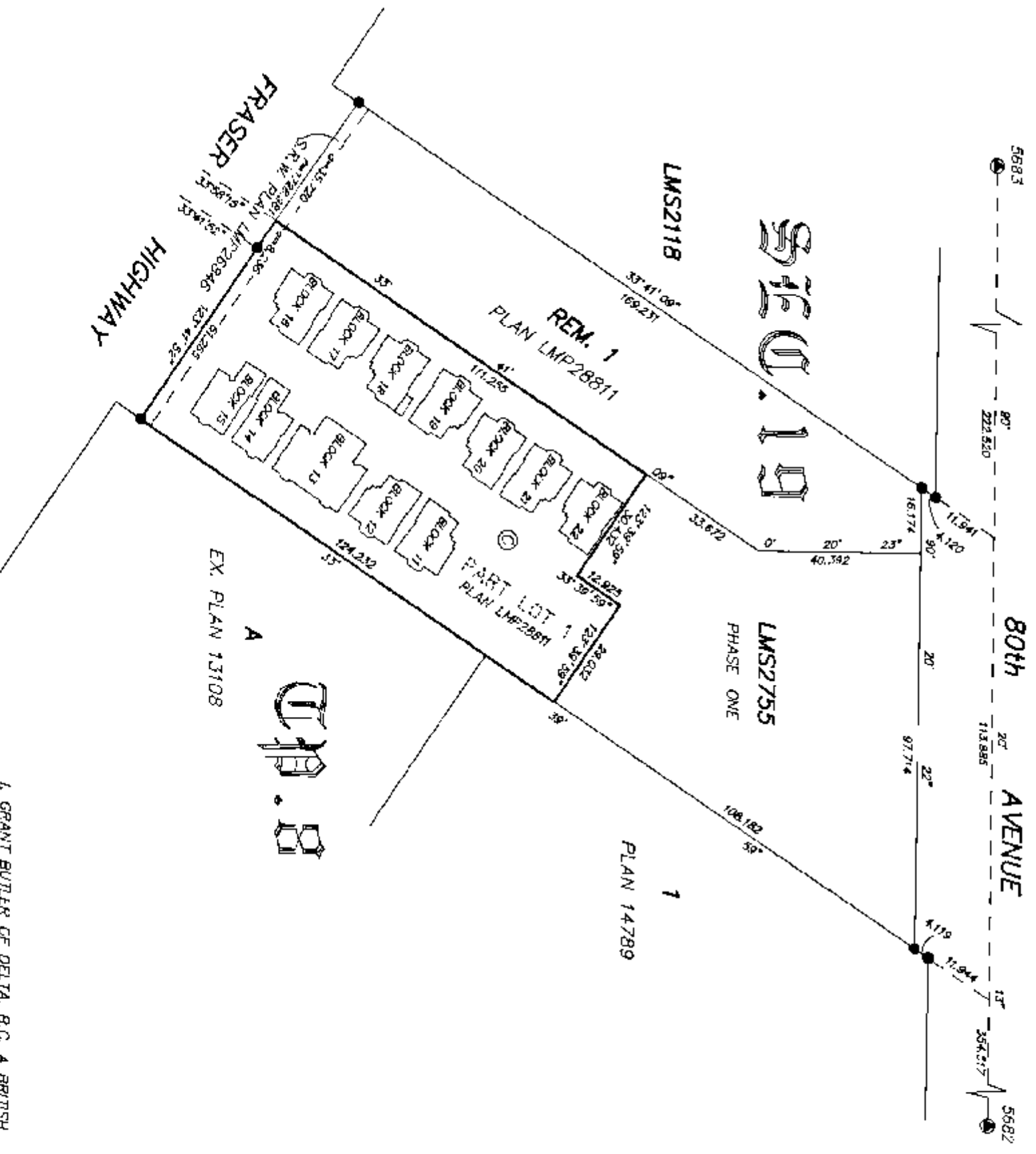
DEPUTY REGISTRAR
Ref - BL 334623

CIVIC ADDRESS:

16937 FRASER HWY
SURREY, B.C.

INTEGRATED SURVEY AREA No. 1 (SURREY)

THIS PLAN SHOWS GROUND - LEVEL MEASURED DISTANCES
PRIOR TO COMPUTATION OF UTM CO-ORDINATES MULTIPLY
BY COMBINED FACTOR 0.9996031



DECLARATION OF INTENTION TO CREATE
A STRATA PLAN BY PHASE DEVELOPMENT
(FORM 1) FILED THIS 14 DAY OF APRIL 1997
UNDER NUMBER 3178319

THE ADDRESS FOR SERVICE OF DOCUMENTS
OF THE STRATA CORPORATION IS:
THE OWNERS, STRATA PLAN LMS2755
c/o #201 - 15127 100 AVENUE
SURREY, B.C. V3R 0N9

THIS PLAN LIES WITHIN THE GREATER
VANCOUVER REGIONAL DISTRICT

I, GRANT BUTLER OF DELTA, B.C. 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 SURREY, B.C.
THIS 30th DAY OF JULY, 1997

Grant Butler

B.C.L.S.

DYCK AND ASSOCIATES
208 - 6846 - KING GEORGE HIGHWAY
SURREY, B. C. V3W 4Z9
594-7527 FAX 594-7932

PHASE TWO



DISTANCES ARE METRIC



REM. LOT 1
PLAN LMP28811

PLAN EMP2881

PHASE LINE -

PART LOT 1
PLAN LMP-25611

BLOCK 12

BLOCK 21

BLOCK 20
CONCRETE FO

BLOCK 19
ROBERT FOUNDATION

BLOCK 18
CONCRETE FOUNDATION

BLOCK 17
CRETE FOUNDATION

BLOCK-16
CONCRETE FOUNDATION

BLOCK 15
CONCRETE FOUNDATION

BLOCK 14
CONCRETE FOUNDATION

BLOCK 12

FRASER

5

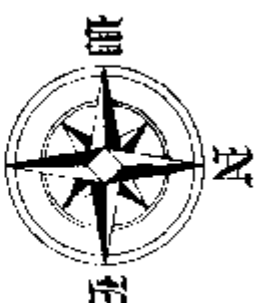
4232

39' EX. PLAN 13108

JULY 30, 1997
FILE 97-2019-521

SITE PLAN

STRATA PLAN LMS2755
PHASE TWO



REM. LOT 1
PLAN LMP28811

PHASE LINE
41' 111.255

BLOCK 22
CONCRETE FOUNDATION

LMS2755
PHASE ONE

PHASE LINE
33' 39' 12.925

BLOCK 21
CONCRETE FOUNDATION

BLOCK 20
CONCRETE FOUNDATION

BLOCK 11
CONCRETE FOUNDATION

BLOCK 12
CONCRETE FOUNDATION

BLOCK 13
CONCRETE FOUNDATION

PART LOT 1
PLAN LMP28811

BLOCK 19

BLOCK 14

EX. PLAN 13108

A

C

18

STRATA PLAN LMS2755
PHASE TWO

CONDOMINIUM ACT

LOT No.	SHEET No.	FORM 1	FORM 2
		SCHEDULE OF UNIT ENTITLEMENT	SCHEDULE OF INTEREST UPON DESTRUCTION
12	6	2986	249000
13	6	2974	248000
14	7	3048	233000
15	7	3048	236000
16	7	3024	230000
17	7	3024	229000
18	8	2989	229000
19	8	2989	238000
20	9	2998	240000
21	9	2997	240000
22	10	2993	240000
23	10	2997	246000
24	10	2995	248000
AGGREGATE		39,062	3,196,000

MORTGAGEE:
THE TORONTO-DOMINION BANK

Name [Signature]
Authorized Signatory J. ROSS GURNEY

Name _____
Authorized Signatory _____

WITNESS AS TO BOTH SIGNATURES
Name [Signature]

VERENA WILSON
ADDRESS 10435 KING GEORGE HWY
SURREY BC V3T 4X1

COMMERCIAL BANKING OFFICERS
OCCUPATION OF WITNESS

OWNER:

430328 B.C. LTD.
(INC. No. 430328)

Name [Signature]
Authorized Signatory _____

Name _____
Authorized Signatory _____

WITNESS AS TO BOTH SIGNATURES
Name [Signature]
ADDRESS 201-15127 100th AVE
SURREY BC V3R 0N9

Artided Student
OCCUPATION OF WITNESS

OWNER:
437236 B.C. LTD.
(INC. No. 437236)

Name [Signature]
Authorized Signatory A. J. PAUL

Name _____
Authorized Signatory _____

WITNESS AS TO BOTH SIGNATURES
Name [Signature]

R. PAUL LAIL
ADDRESS 201-15127 100th AVE, SURREY, BC

201-15127 -100th AVE, SURREY, BC
OCCUPATION OF WITNESS V3R 0N9

OWNER:

430329 B.C. LTD.
(INC. No. 430329)

Name [Signature]
Authorized Signatory A. J. PAUL

Name _____
Authorized Signatory _____

WITNESS AS TO BOTH SIGNATURES
Name [Signature]

R. PAUL LAIL
ADDRESS 201-15127 100th AVE, SURREY, BC

201-15127 -100th AVE, SURREY, BC
OCCUPATION OF WITNESS V3R 0N9

CONDOMINIUM ACT

STRATA PLAN LMS2755

PHASE TWO

THE CITY OF SURREY, THE REGISTERED
OWNER OF THE COVENANT BK189194 HEREBY
CONSENT TO THE DEPOSIT OF THIS PLAN,
AUTHORIZED SIGNATURES

D. W. McCallum
MAYOR DOWD McCALLUM

Deborah Kennedy
CLERK Deborah Kennedy
Deborah Kennedy Jones

THE CITY OF SURREY, THE REGISTERED
OWNER OF THE COVENANT BK189194 HEREBY
CONSENT TO THE DEPOSIT OF THIS PLAN,
AUTHORIZED SIGNATURES

D. W. McCallum
MAYOR DOWD McCALLUM

Deborah Kennedy
CLERK Deborah Kennedy
Deborah Kennedy Jones

APPROVED UNDER THE LAND TITLE ACT,
THIS 30th DAY OF SEPT. 1997.

John
APPROVING OFFICER
MINISTRY OF TRANSPORTATION AND HIGHWAYS

APPROVED UNDER THE CONDOMINIUM ACT
AS TO PHASE 2 OF A THREE PHASE
STRATA PLAN
DATED THIS 26th DAY OF Sept. 1997

John
APPROVING OFFICER
CITY OF SURREY

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
BELEIVING IT TO BE TRUE AND KNOWING THAT IT IS OF
THE SAME FORCE AND EFFECT AS IF MADE UNDER OATH

D. W. McCallum
DECLARED BEFORE ME AT SURREY B.C.
THIS 30th DAY OF July 1997

A COMMISSIONER FOR TAKING AFFIDAVITS WITHIN
THE PROVINCE OF BRITISH COLUMBIA

ACCEPTED AS TO FORMS 1, 2 AND 3
THIS 28 DAY July 1997

Don Harvey
SUPERINTENDENT OF REAL ESTATE

I GRANT BUTLER OF DELTA, B.C. A BRITISH
COLUMBIA LAND SURVEYOR HEREBY CERTIFY
THAT THE BUILDINGS SHOWN IN THIS
STRATA PLAN HAVE NOT AS OF
THE 30th DAY OF JULY, 1997
BEEN PREVIOUSLY OCCUPIED

DATED AT SURREY, B.C.,
THIS 30th DAY OF JULY, 1997

John
B.C.L.S.

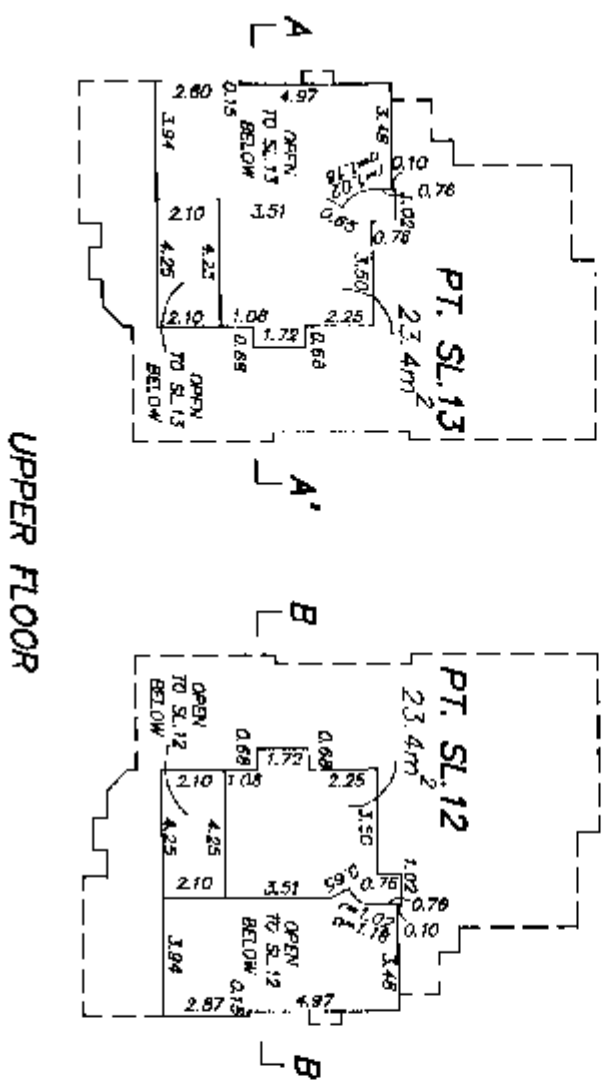
FLOOR PLANS AND SECTIONS
BLOCKS 11 AND 12

STRATA PLAN LMS2755
PHASE TWO

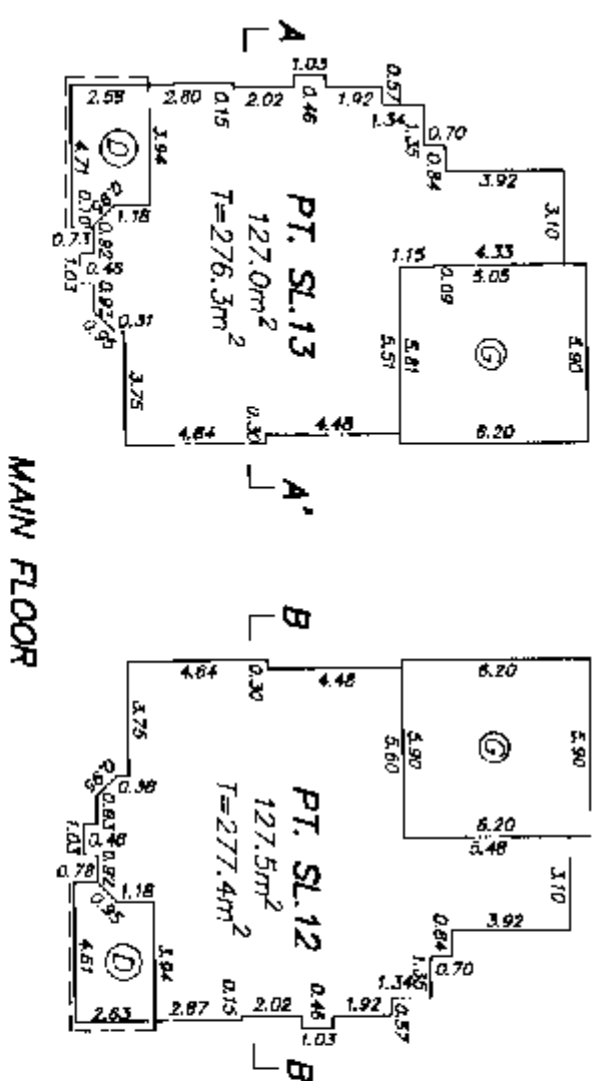


BLOCK 12

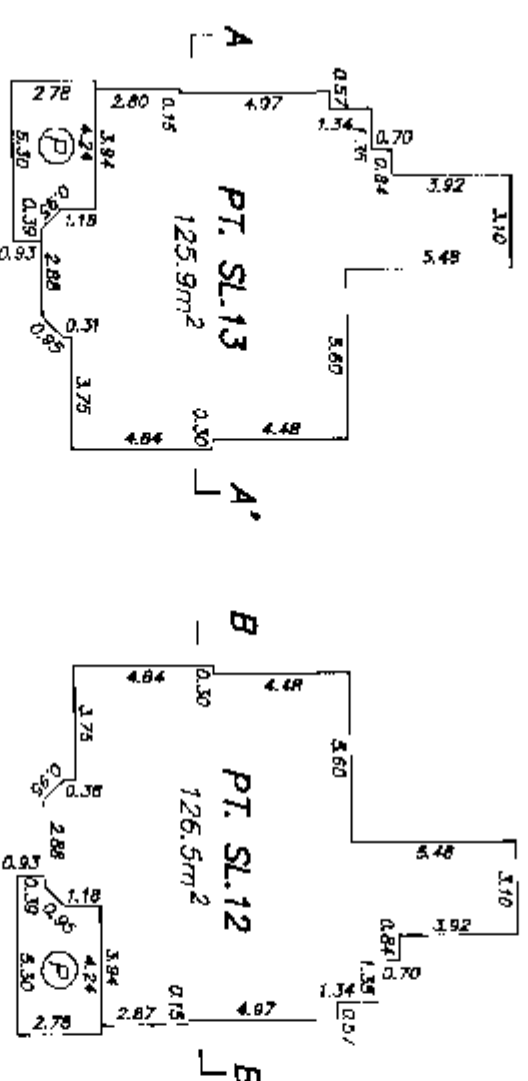
BLOCK 11



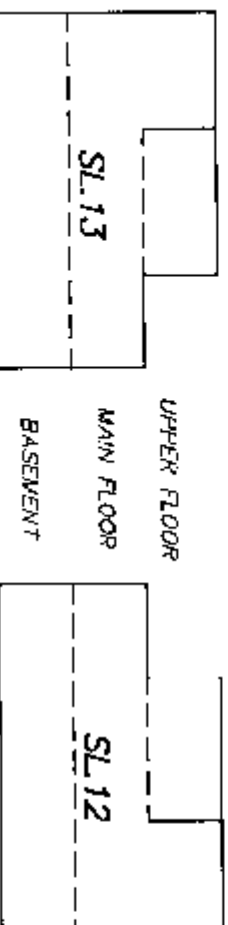
UPPER FLOOR



MAIN FLOOR



BASEMENT

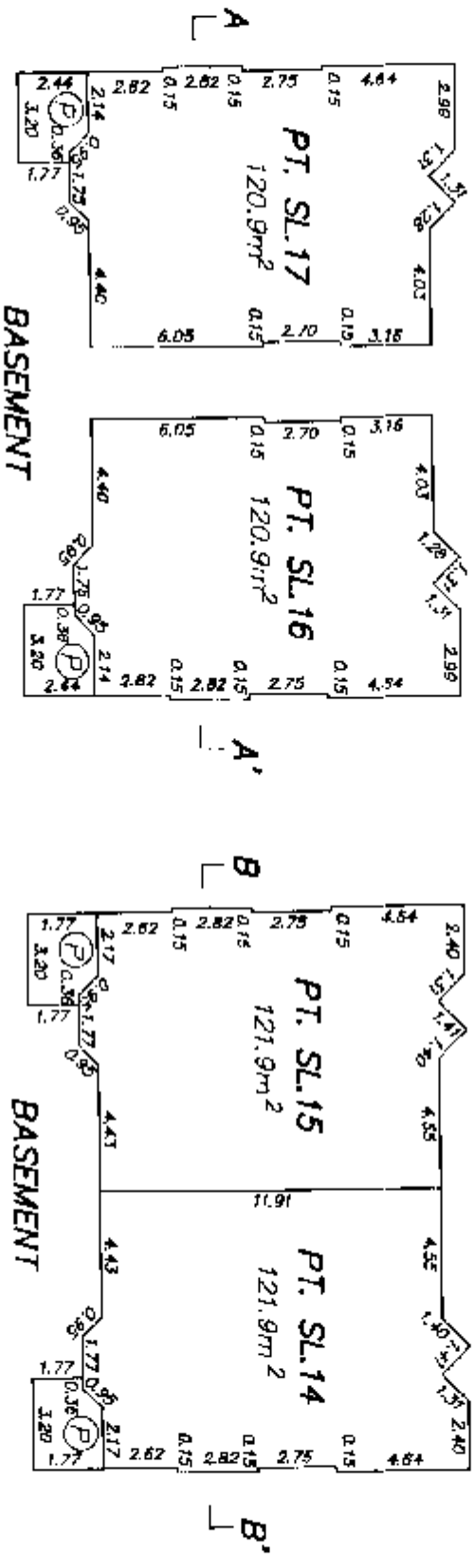
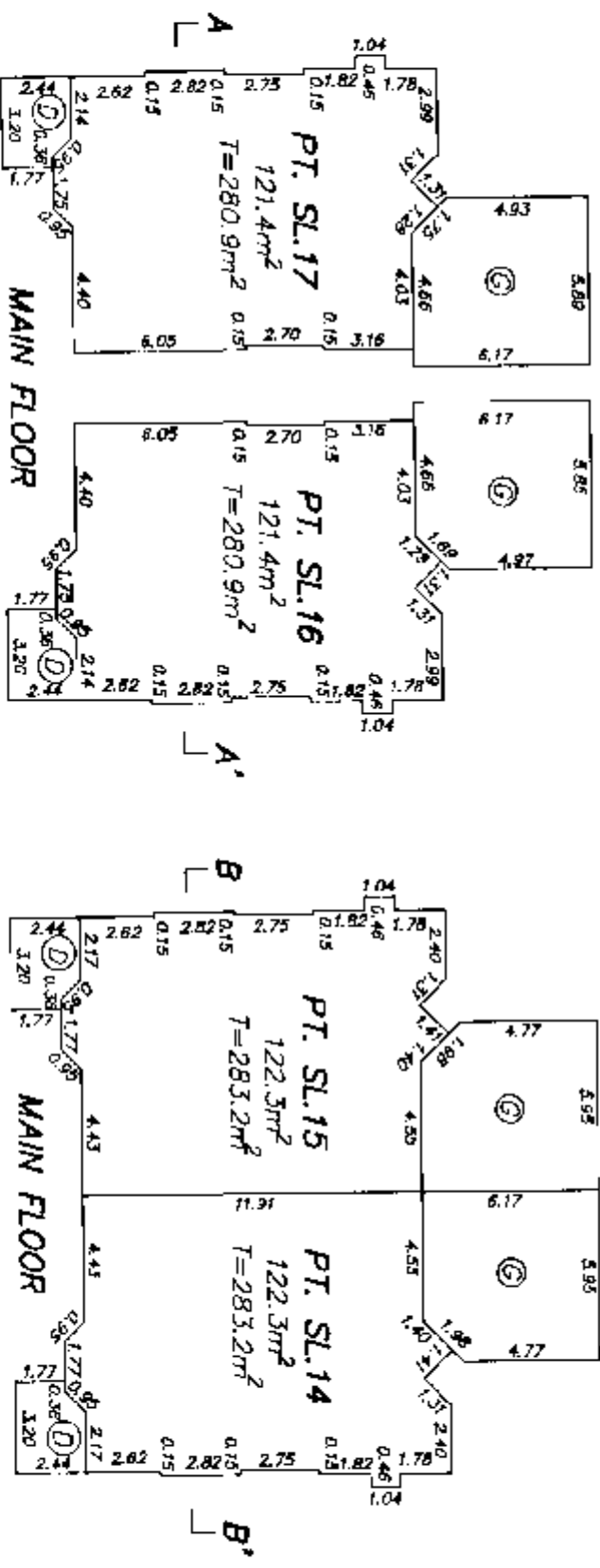
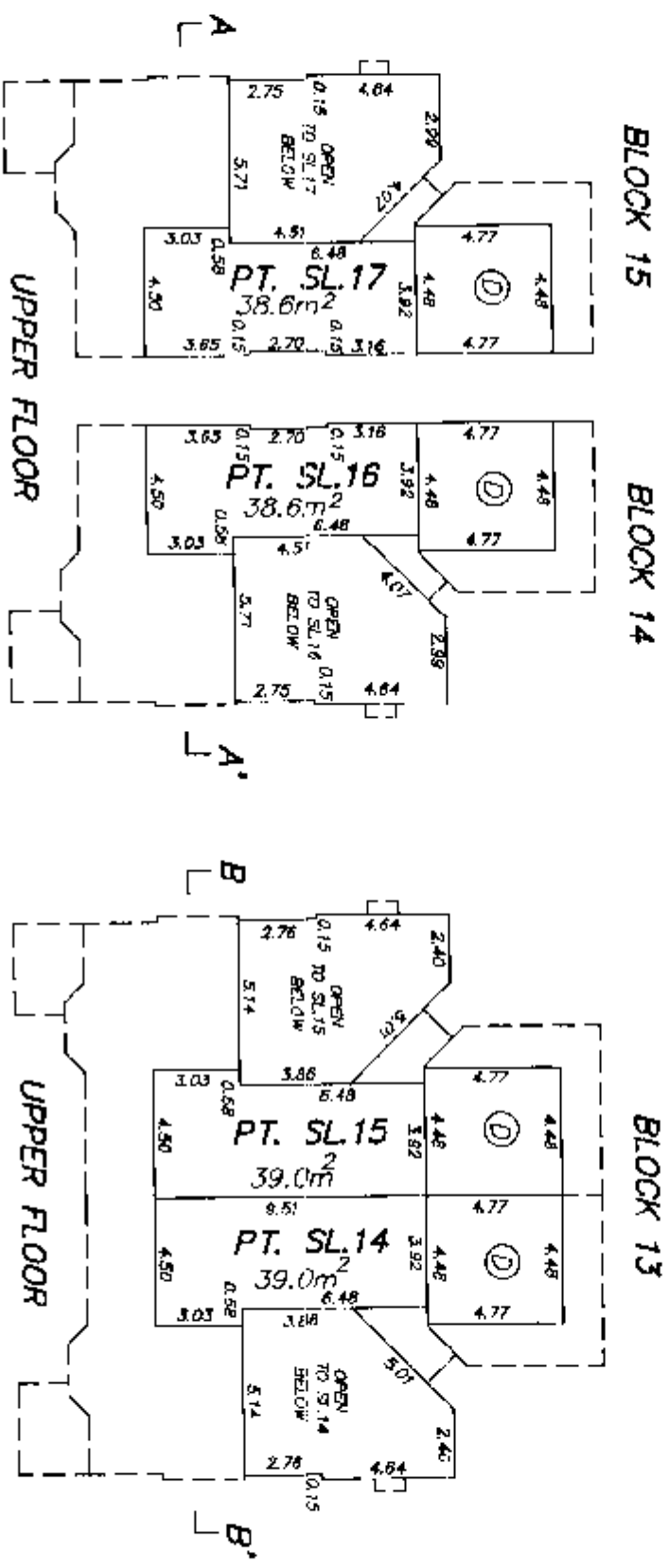


SECTION A - A'

SECTION B - B'

FLOOR PLANS AND SECTIONS
BLOCKS 13, 14 AND 15

STRATA PLAN LMS2755
PHASE TWO



SECTION A - A'

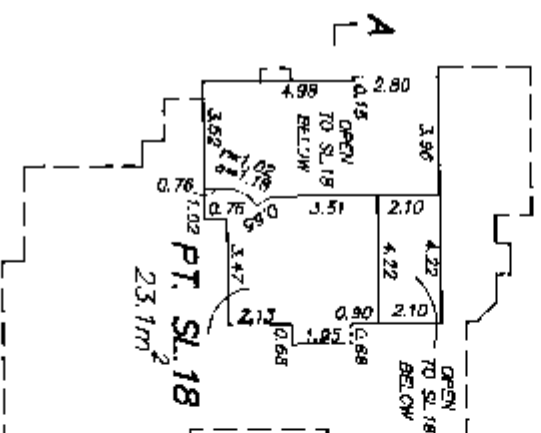
SECTION B - B'

FLOOR PLANS AND SECTIONS BLOCKS 16 AND 17

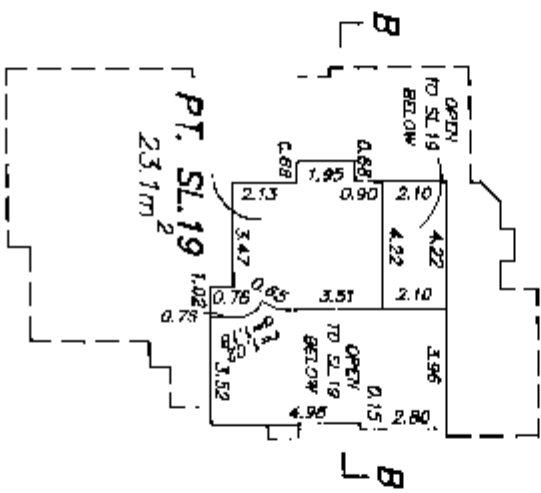
STRATA PLAN LMS2755 PHASE TWO



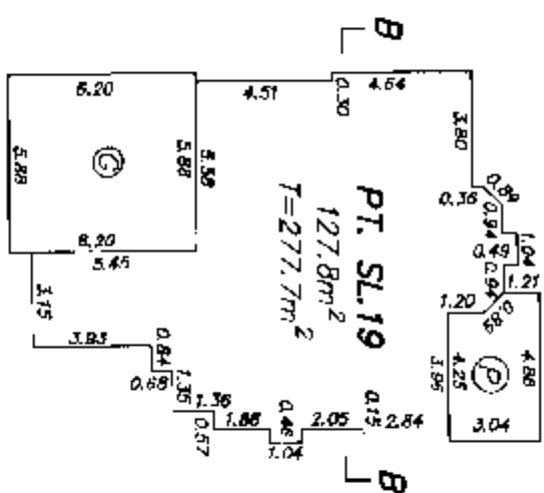
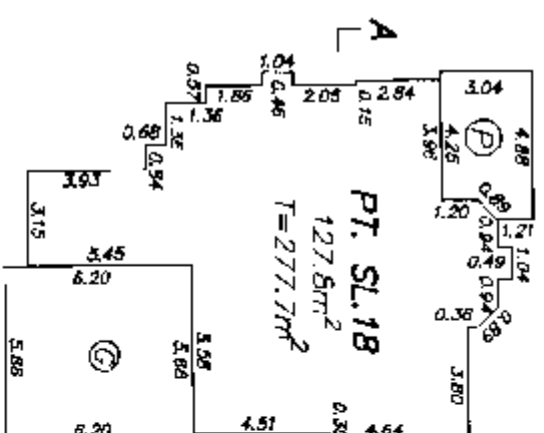
BLOCK 16



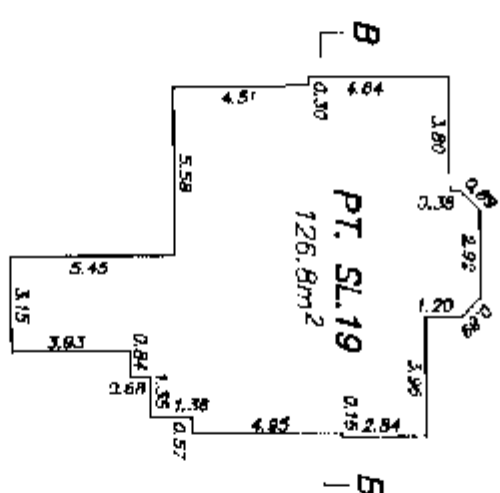
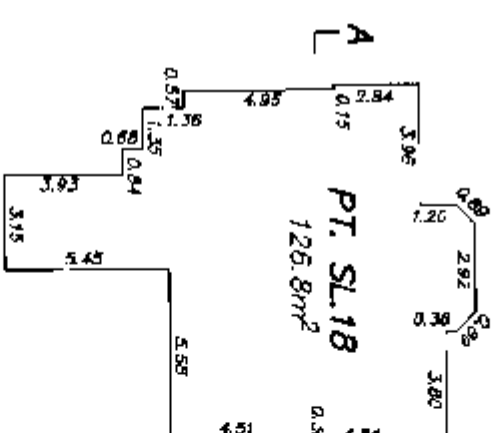
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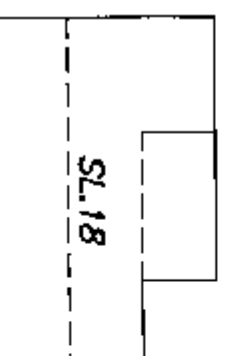
UPPER FLOOR



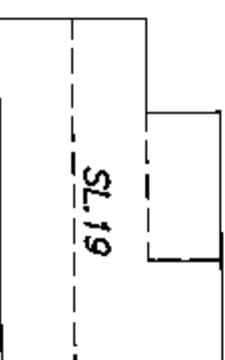
MAIN FLOOR



BASEMENT



SECTION A - A'



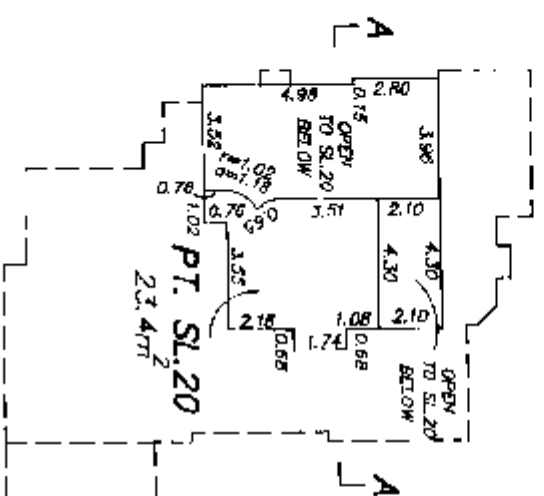
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FLOOR PLANS AND SECTIONS BLOCKS 18 AND 19

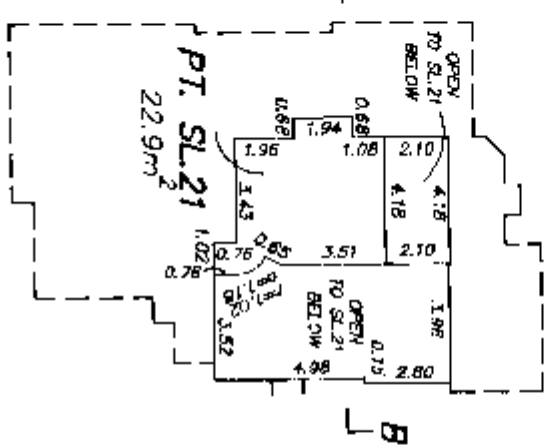
STRATA PLAN LMS2755 PHASE TWO



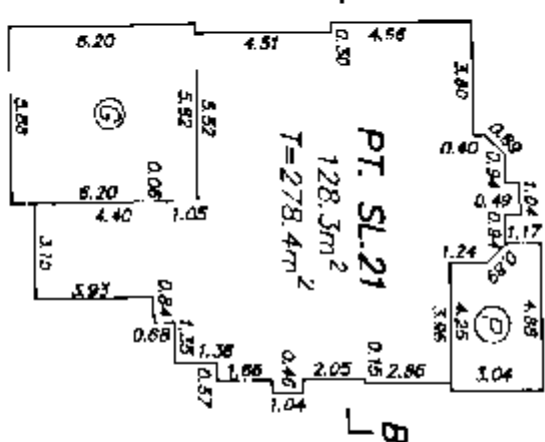
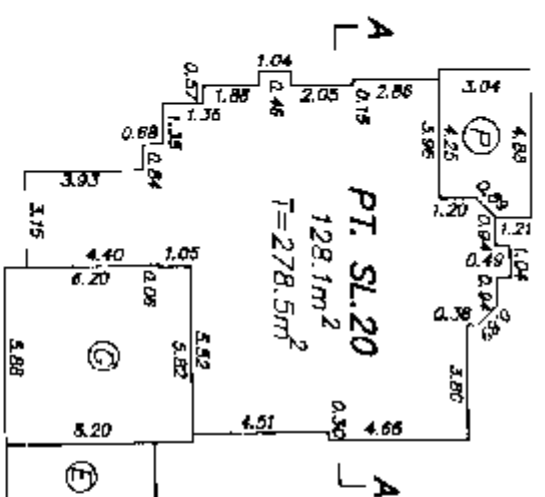
BLOCK 18



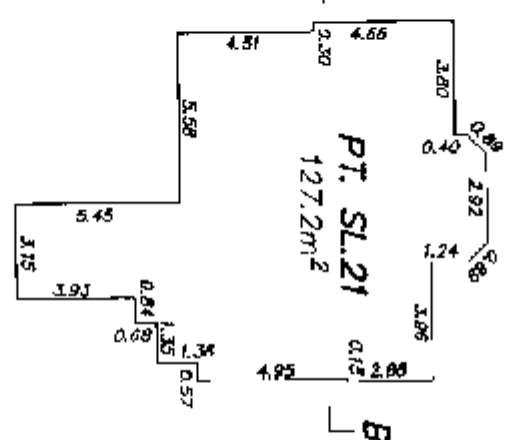
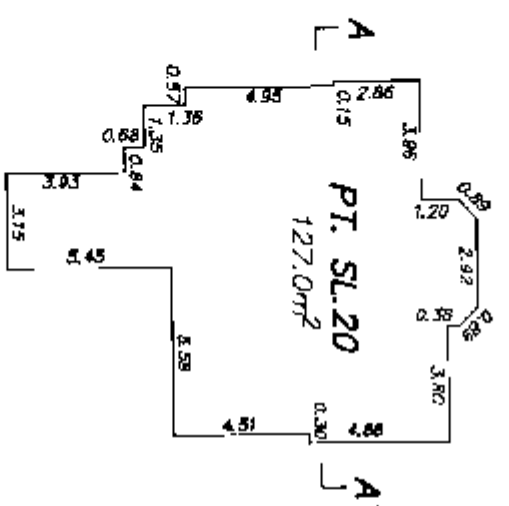
BLOCK 19



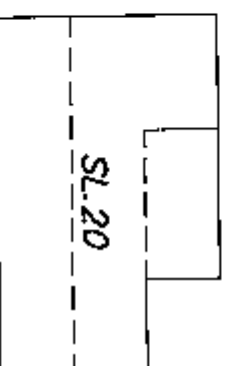
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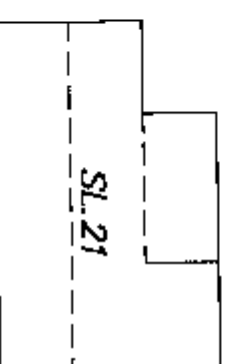
MAIN FLOOR



BASEMENT



SECTION A - A'



SECTION B - B'

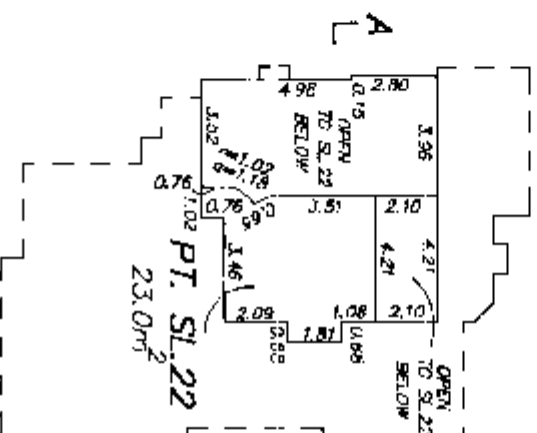
1/3

FLOOR PLANS AND SECTIONS
BLOCKS 20, 21 AND 22

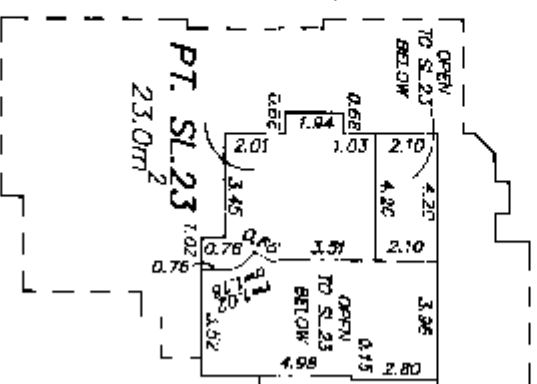
STRATA PLAN LMS2755
PHASE TWO



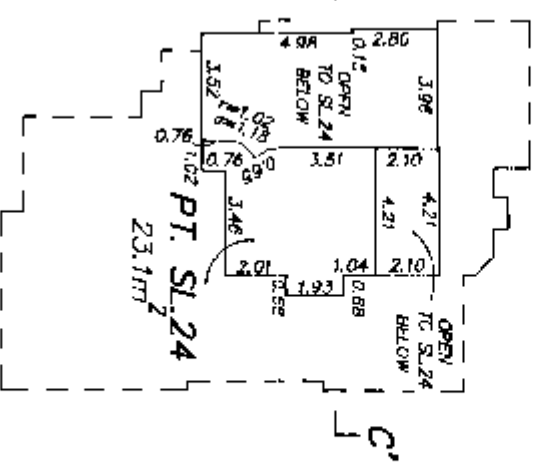
BLOCK 20



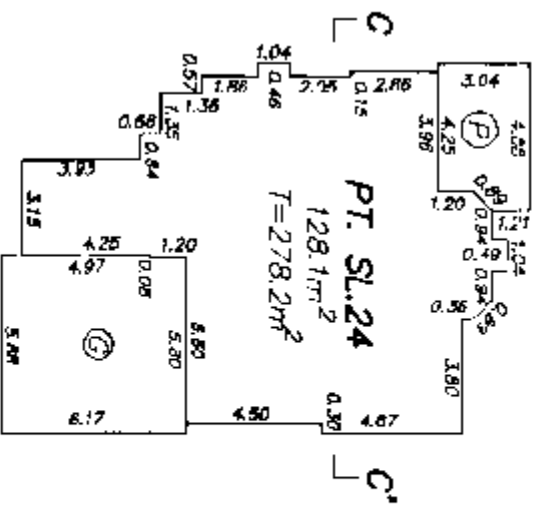
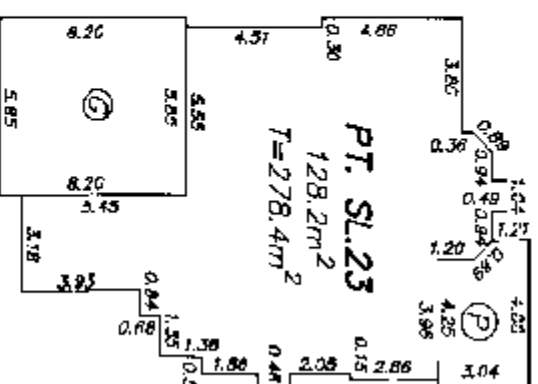
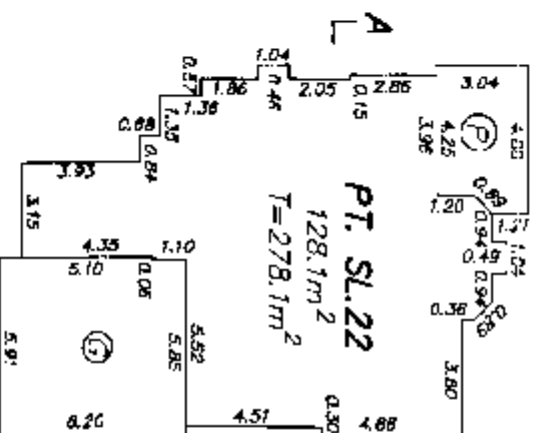
BLOCK 21



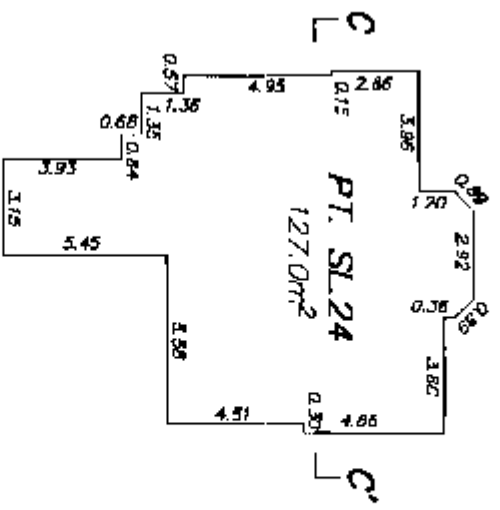
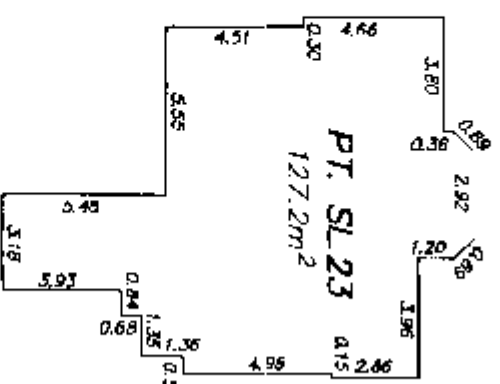
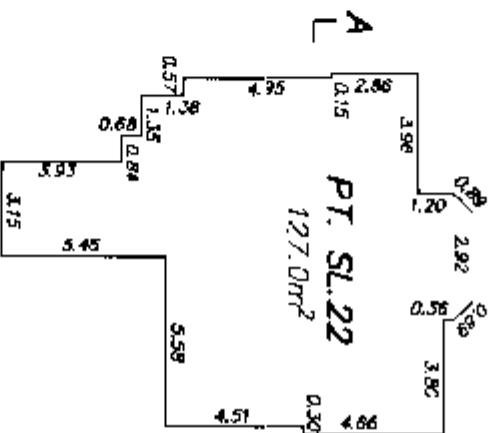
BLOCK 22



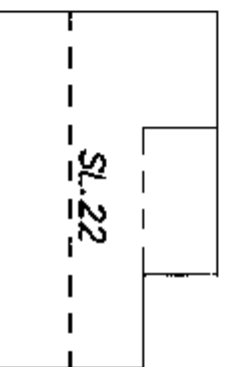
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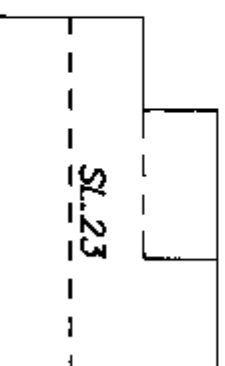
MAIN FLOOR



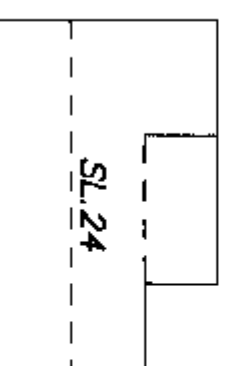
BASEMENT



SECTION A - A'



SECTION B - B'



SECTION C - C'

STRATA PLAN OF LOT 1 EXCEPT
FIRSTLY: PHASE ONE STRATA PLAN LMS2755;
SECONDLY: PHASE TWO STRATA PLAN LMS2755;
SECTION 19 TOWNSHIP 8

STRATA PLAN LMS2755
PHASE THREE

N.W.D. PLAN LMP28811

CITY OF SURREY
B.C.G.S. 926.017

DEPOSITED AND REGISTERED IN THE LAND
TITLE OFFICE AT NEW WESTMINSTER B.C.
THIS 11TH DAY OF DECEMBER 1997

J. D. Smith

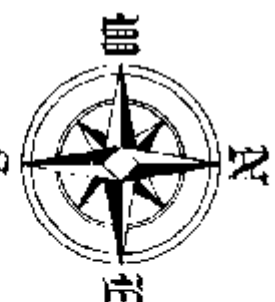
DEPUTY REGISTRAR

BL417788 - BL417799

CIVIC ADDRESS:

16937 FRASER HWY.
SURREY, B.C.

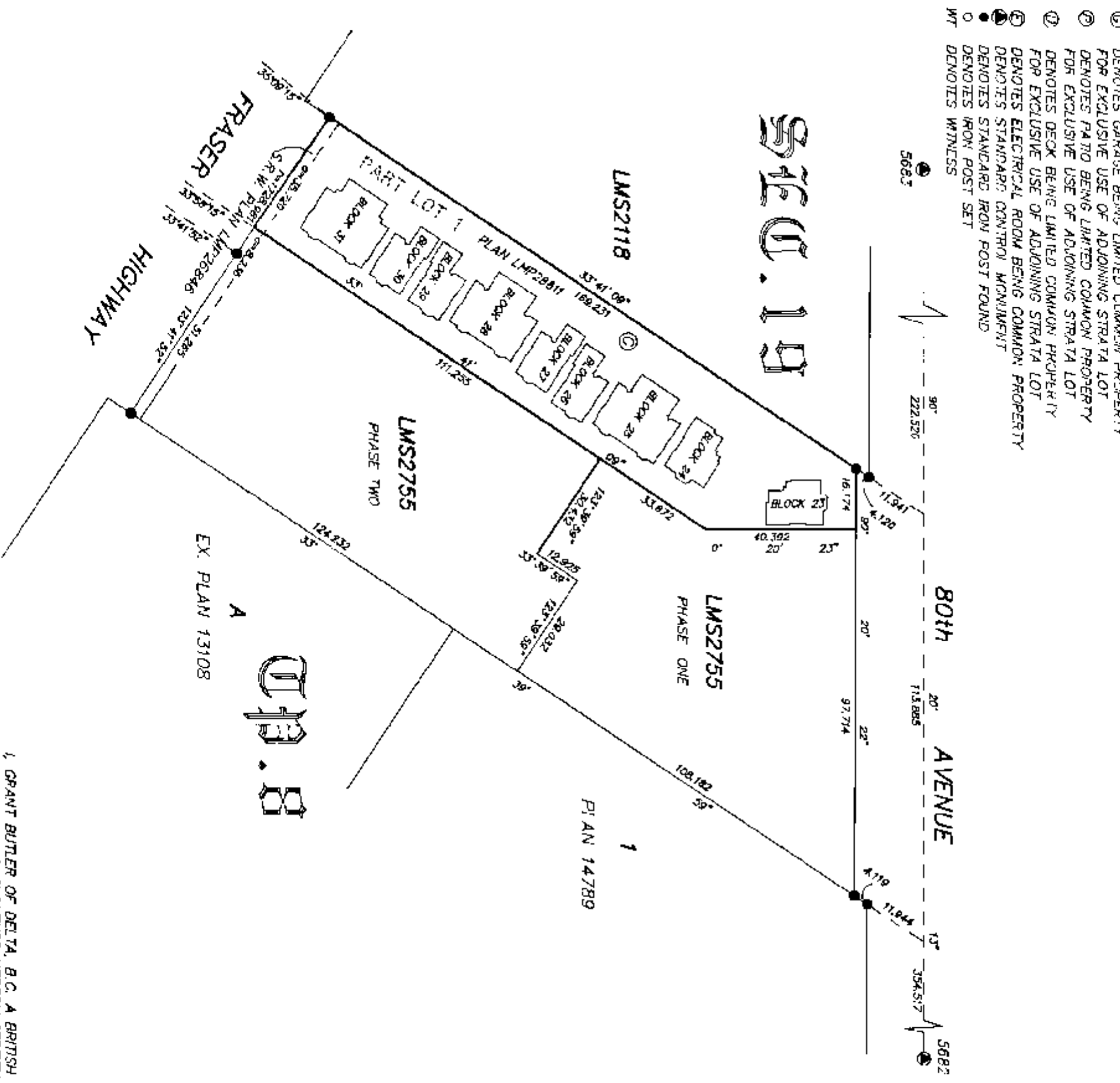
SCALE 1 : 1250 DISTANCES ARE METRIC



GRID BEARINGS ARE DERIVED FROM OBSERVATIONS BETWEEN
CONTROL MONUMENTS 5682 AND 5683

- LEGEND**
- SL DENOTES STRATA LOT
 - PT. DENOTES PART
 - T DENOTES TOTAL
 - m² DENOTES SQUARE METRES
 - Ⓒ DENOTES COMMON PROPERTY
 - Ⓓ DENOTES GARAGE BEING LIMITED COMMON PROPERTY
 - Ⓔ DENOTES PART BEING LIMITED COMMON PROPERTY
 - Ⓕ DENOTES PART BEING LIMITED COMMON PROPERTY
 - Ⓖ DENOTES DECK BEING LIMITED COMMON PROPERTY
 - Ⓗ DENOTES EXCLUSIVE USE OF ADJOINING STRATA LOT
 - Ⓘ DENOTES EXCLUSIVE USE OF ADJOINING STRATA LOT
 - Ⓚ DENOTES ELECTRICAL ROOM BEING COMMON PROPERTY
 - Ⓛ DENOTES STANDARD CONTROL MONUMENT
 - Ⓞ DENOTES IRON POST SET
 - WT DENOTES WITNESS

INTEGRATED SURVEY AREA No. 1 (SURREY)
THIS PLAN SHOWS GROUND - LEVEL MEASURED DISTANCES
PRIOR TO COMPUTATION OF UTM CO-ORDINATES MULTIPLY
BY COMBINED FACTOR 0.9996031



DECLARATION OF INTENTION TO CREATE
A STRATA PLAN BY PHASE DEVELOPMENT
(FORM 47) FILED THIS 14 DAY OF APRIL 1997
UNDER NUMBER BL128319

THE ADDRESS FOR SERVICE OF DOCUMENTS
OF THE STRATA CORPORATION IS:
THE OWNERS, STRATA PLAN LMS2755
c/o #201 - 15127 100 AVENUE
SURREY, B.C. V3R 2N9

I, GRANT BUTLER OF DELTA, B.C. 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 SURREY, B.C.
THIS 3rd DAY OF NOVEMBER, 1997

G. Butler

B.C.L.S.

DYCK AND ASSOCIATES
208 - 6846 - KING GEORGE HIGHWAY
SURREY, B.C. V3W 4Z9
594-7527 FAX 594-7932

THIS PLAN LIES WITHIN THE GREATER
VANCOUVER REGIONAL DISTRICT

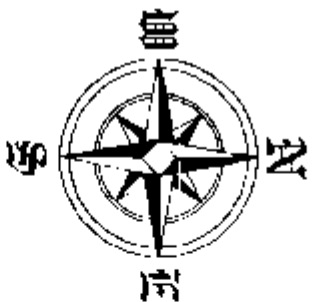
BUILDING LOCATIONS



STRATA PLAN LMS2755

PHASE THREE

80th AVENUE



LMS2118

PHASE 3

(C)

BLOCK 23
CONCRETE FOUNDATION

LMS2755

LMS2755
PHASE 2

BLOCK 25
CONCRETE FOUNDATION

BLOCK 24
CONCRETE FOUNDATION

BLOCK 26
CONCRETE FOUNDATION

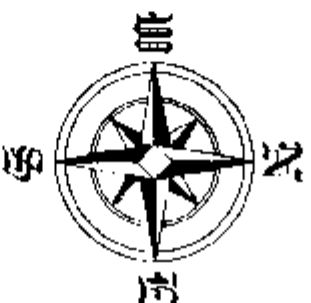
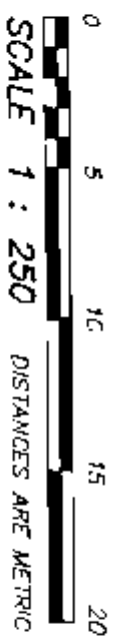
BLOCK 27
CONCRETE FOUNDATION

BLOCK 28

18

BUILDING LOCATIONS

STRATA PLAN LMS2755
PHASE THREE



LMS2118

PHASE 3

BLOCK 27
CONCRETE FOUNDATION

BLOCK 28
CONCRETE FOUNDATION

BLOCK 29
CONCRETE FOUNDATION

BLOCK 30
CONCRETE FOUNDATION

BLOCK 31
CONCRETE FOUNDATION

LMS2755
PHASE 2

FRASER HIGHWAY
R/W PLAIN
1728.981
25.720
LMS26846

18

STRATA PLAN LMS2755
PHASE THREE

CONDOMINIUM ACT

FORM 1		FORM 2	
LOT No.	SHEET No.	SCHEDULE OF UNIT ENTITLEMENT	SCHEDULE OF INTEREST UPON DESTRUCTION
		UNIT ENTITLEMENT	INTEREST UPON DESTRUCTION
25	6	2391	245000
26	6	2396	240000
27	7	3053	230000
28	7	3053	233000
29	7	3025	235000
30	7	3025	235000
31	8	3053	230000
32	8	3053	233000
33	8	3034	232000
34	9	3032	230000
35	9	3078	225000
36	9	3078	226000
AGGREGATE		35,471	2793300

MORTGAGEE:

THE TORONTO-DOMINION BANK

Name *[Signature]*
Authorized Signatory JEANESS GUERNEY

Name _____
Authorized Signatory _____

WITNESS AS TO BOTH SIGNATURES
Name VERNA WARREN

ADDRESS 435 KINGS GEORGE HWY

SURREY BC V3T 4X1

BARRISTER + SOLICITOR
OCCUPATION OF WITNESS

OWNER:

430328 B.C. LTD.
(INC. NO. 430328)

Name *[Signature]*
Authorized Signatory DAVID JOHNSON

Name _____
Authorized Signatory _____

WITNESS AS TO BOTH SIGNATURES
Name K. PAUL UHIL

#201, 15127-100 AVENUE

ADDRESS SURREY BC V3R 0N9

BARRISTER + SOLICITOR
OCCUPATION OF WITNESS

OWNER:

437236 B.C. LTD.
(INC. NO. 437236)

Name *[Signature]*
Authorized Signatory DAVID JOHNSON

Name _____
Authorized Signatory _____

WITNESS AS TO BOTH SIGNATURES
Name K. PAUL UHIL

#201, 15127-100 AVENUE

ADDRESS SURREY BC V3R 0N9

BARRISTER + SOLICITOR
OCCUPATION OF WITNESS

OWNER:

430329 B.C. LTD.
(INC. NO. 430329)

Name *[Signature]*
Authorized Signatory DAVID JOHNSON

Name _____
Authorized Signatory _____

WITNESS AS TO BOTH SIGNATURES
Name K. PAUL UHIL

#201, 15127-100 AVENUE

ADDRESS SURREY BC V3R 0N9

BARRISTER + SOLICITOR
OCCUPATION OF WITNESS

[Signature]

CONDOMINIUM ACT

STRATA PLAN LMS2755

PHASE THREE

THE CITY OF SURREY, THE REGISTERED
OWNER OF THE COVENANT BK189194 HEREBY
CONSENT TO THE DEPOSIT OF THIS PLAN.
AUTHORIZED SIGNATURES

MAYOR

Doug McCallum

CLERK

Donna Kenny

THE CITY OF SURREY, THE REGISTERED
OWNER OF THE COVENANT BK189194 HEREBY
CONSENT TO THE DEPOSIT OF THIS PLAN.
AUTHORIZED SIGNATURES

MAYOR

Doug McCallum

CLERK

Donna Kenny

APPROVED UNDER THE LAND TITLE ACT,
THIS 11th DAY OF Nov., 1997.

[Signature]

APPROVING OFFICER
MINISTRY OF TRANSPORTATION AND HIGHWAYS

APPROVED UNDER THE CONDOMINIUM ACT
AS TO PHASE 3 OF A THREE PHASE
STRATA PLAN
DATED THIS 10th DAY OF Dec., 1997

APPROVING OFFICER
CITY OF SURREY

[Signature]

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

O. Yu

DECLARED BEFORE ME AT Surrey B.C.
THIS 22 DAY OF November 1997

A COMMISSIONER FOR TAKING AFFIDAVITS WITHIN
THE PROVINCE OF BRITISH COLUMBIA

K. PAUL LAIL

#201-16127-100 AVE.
SURREY, B.C. V3R 0N59

ACCEPTED AS TO FORMS 1 AND 2
THIS 14 DAY Nov. 1997

[Signature]
SUPERINTENDENT OF REAL ESTATE

I GRANT BUTLER OF DELTA, B.C. A BRITISH
COLUMBIA LAND SURVEYOR HEREBY CERTIFY
THAT THE BUILDINGS SHOWN IN THIS
STRATA PLAN HAVE NOT AS OF
THE 3rd DAY OF NOVEMBER, 1997
BEEN PREVIOUSLY OCCUPIED

DATED AT SURREY, B.C.
THIS 3rd DAY OF NOVEMBER, 1997

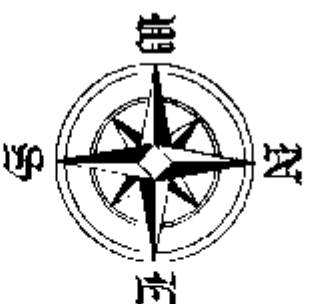
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B.C.L.S.

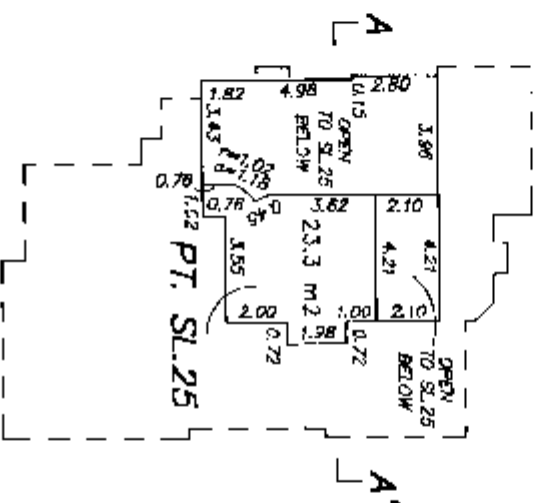
FILE 2019-531

FLOOR PLANS AND SECTIONS BLOCKS 23 AND 24

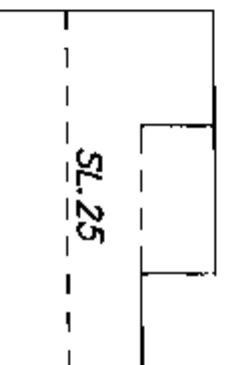
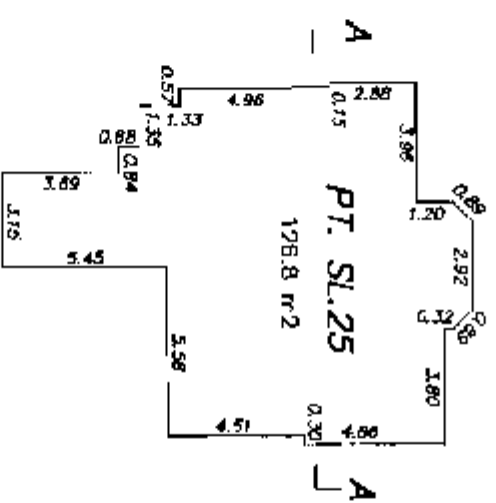
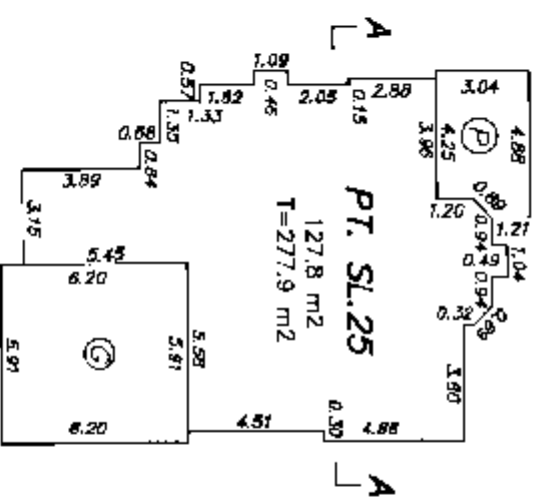
STRATA PLAN LMS2755 PHASE THREE



BLOCK 23



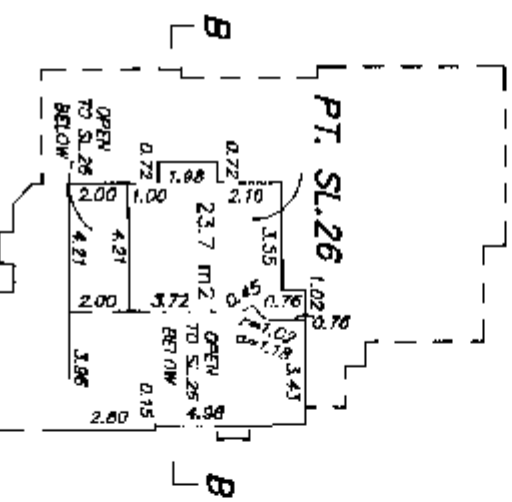
UPPER FLOOR



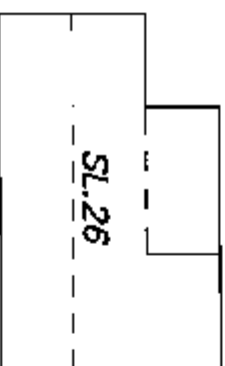
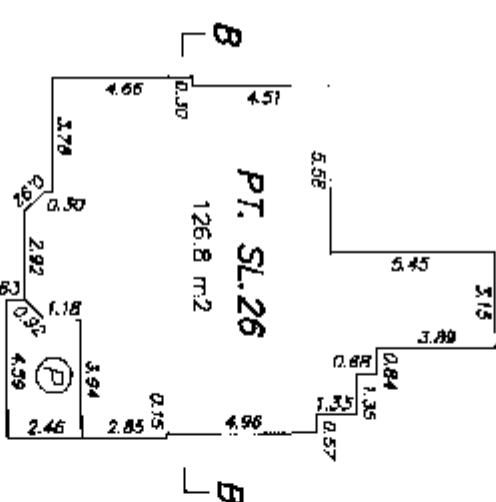
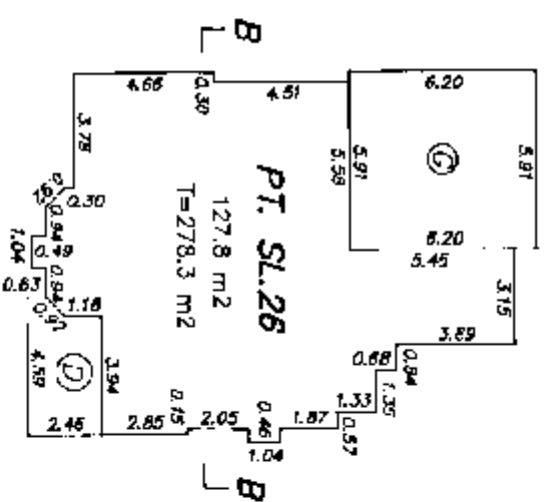
UPPER FLOOR
MAIN FLOOR
BASEMENT



BLOCK 24



UPPER FLOOR



UPPER FLOOR
MAIN FLOOR
BASEMENT

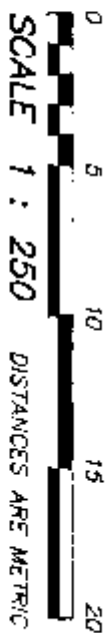
SECTION A - A'

SECTION B - B'

NOVEMBER 3, 1997
FILE 97-2019-S32

FLOOR PLANS AND SECTIONS
BLOCKS 25, 26 AND 27

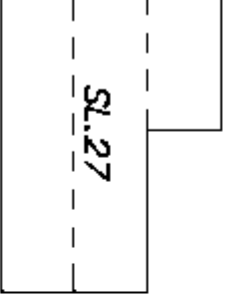
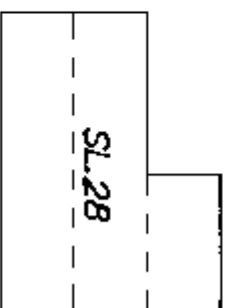
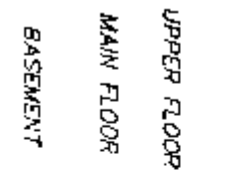
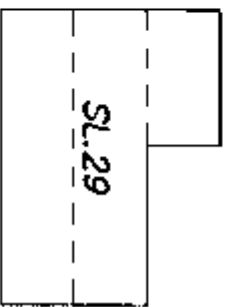
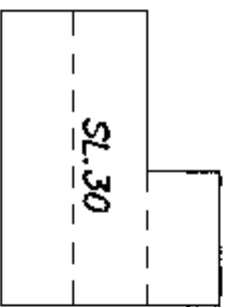
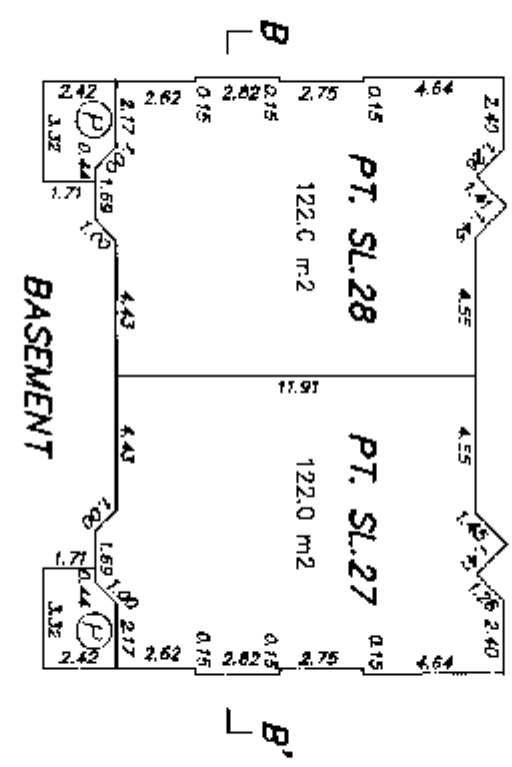
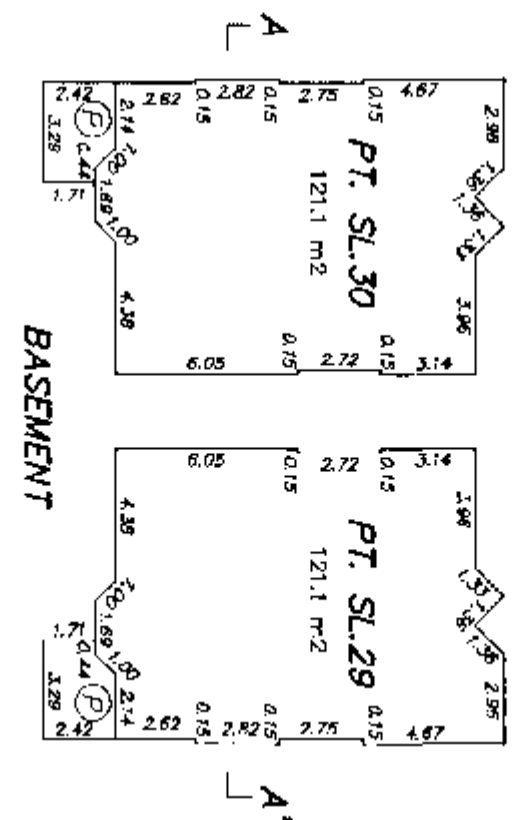
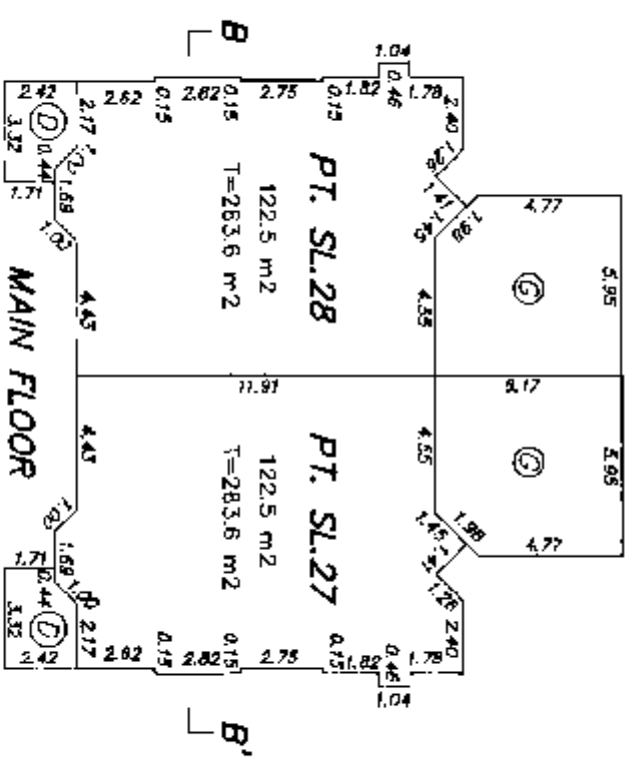
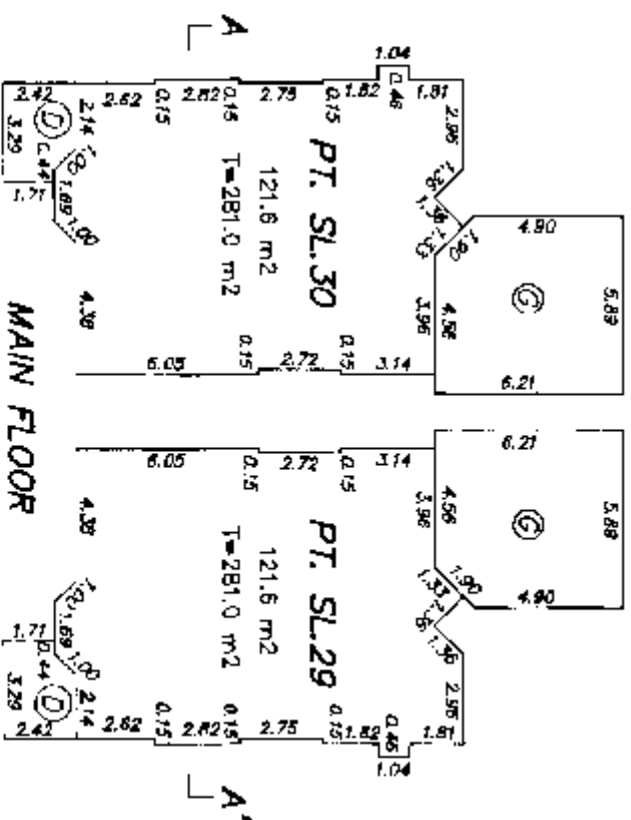
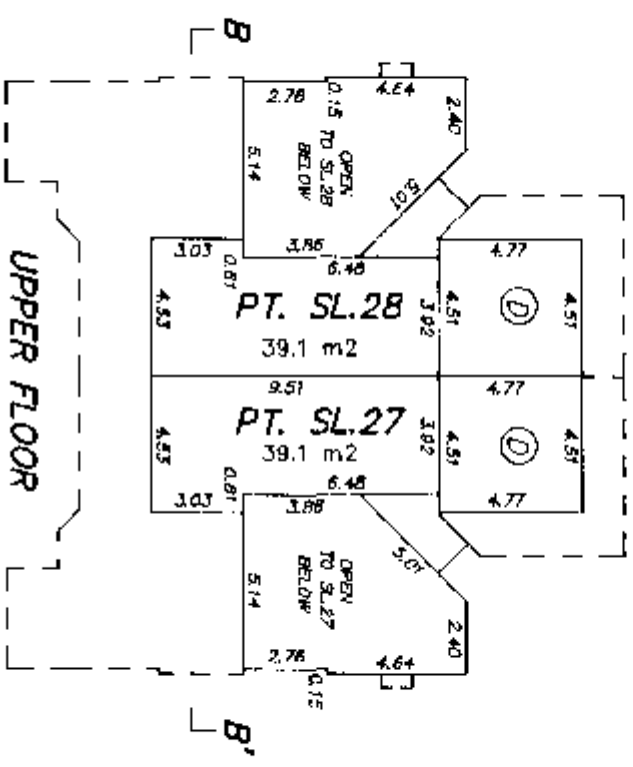
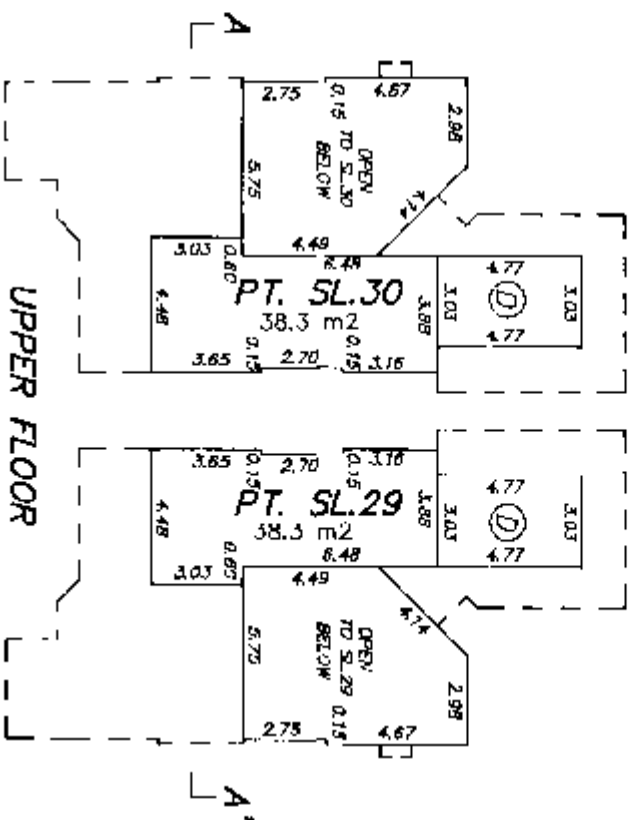
STRATA PLAN LMS2755
PHASE THREE



BLOCK 27

BLOCK 26

BLOCK 25

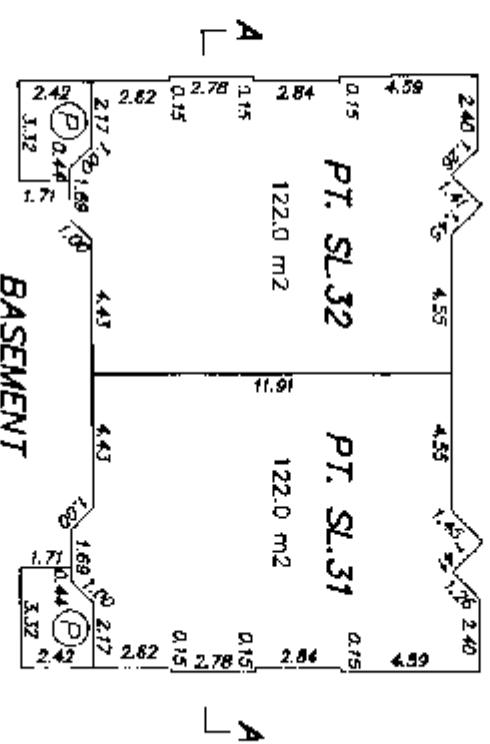
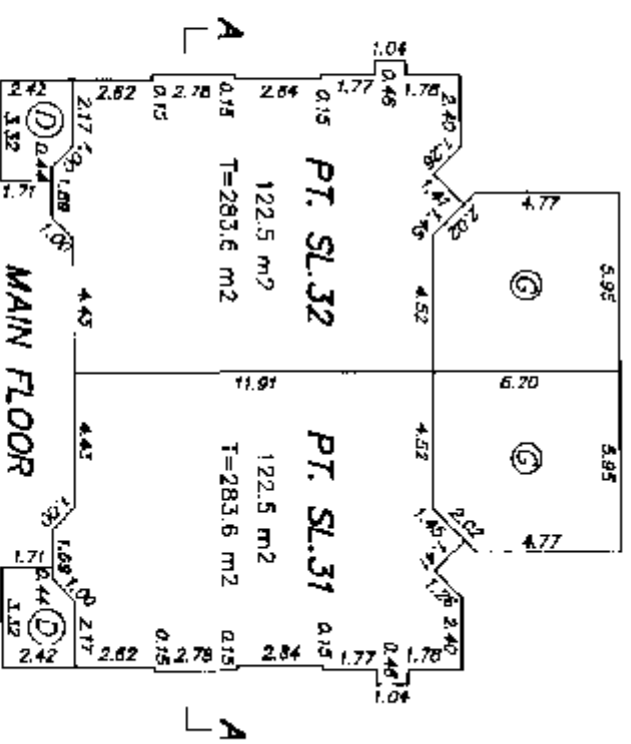
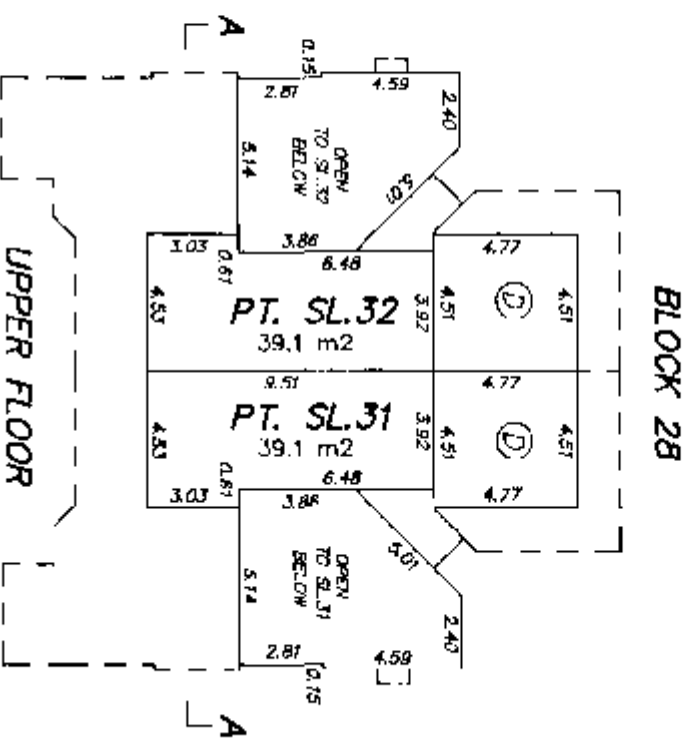


SECTION A - A'

SECTION B - B'

FLOOR PLANS AND SECTIONS
BLOCK 28

STRATA PLAN LMS2755
PHASE THREE



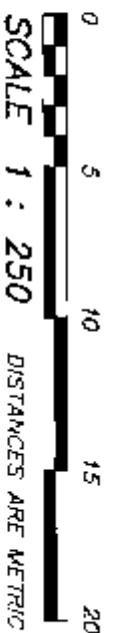
UPPER FLOOR		
MAIN FLOOR	SL.32	SL.31
BASEMENT		

SECTION A - A'

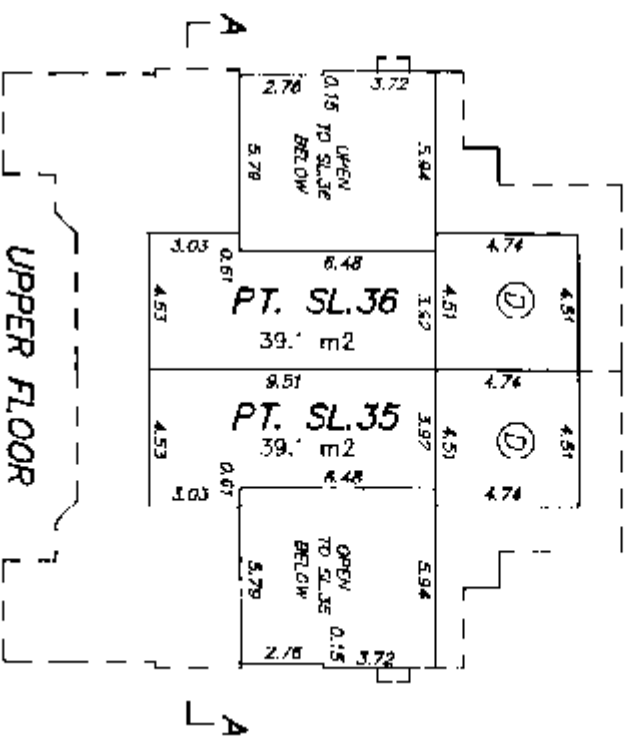
68

FLOOR PLANS AND SECTIONS BLOCKS 29, 30 AND 31

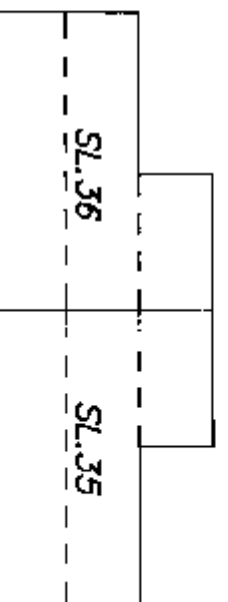
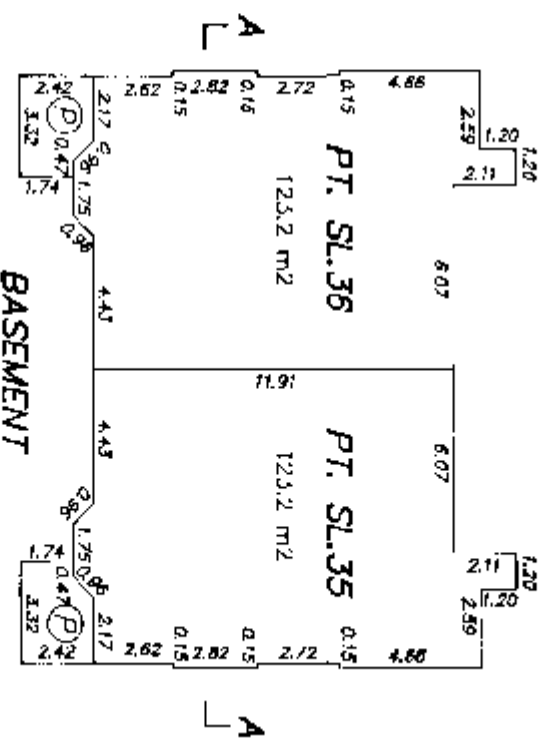
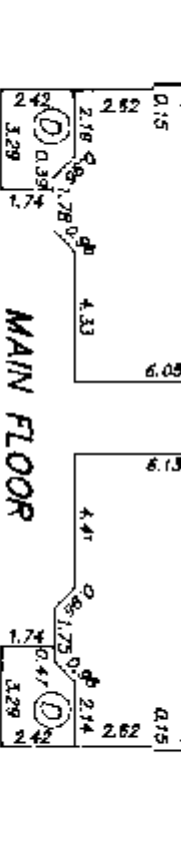
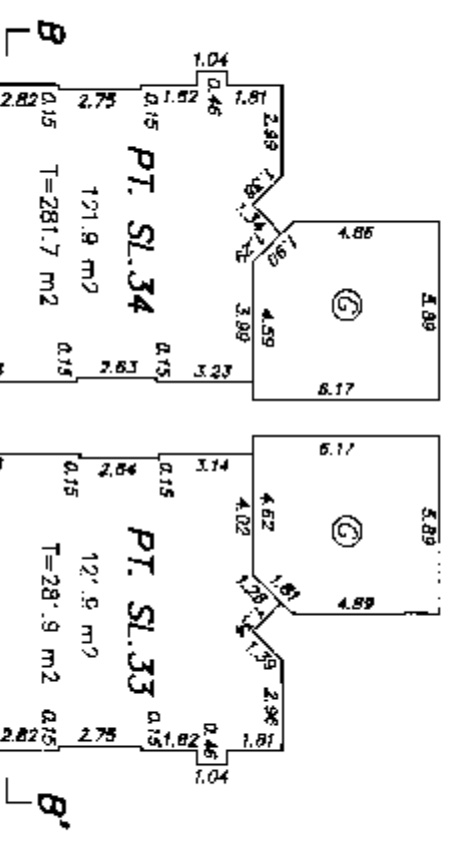
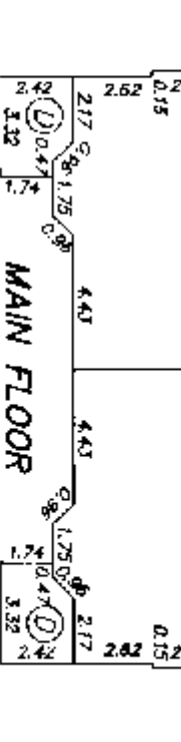
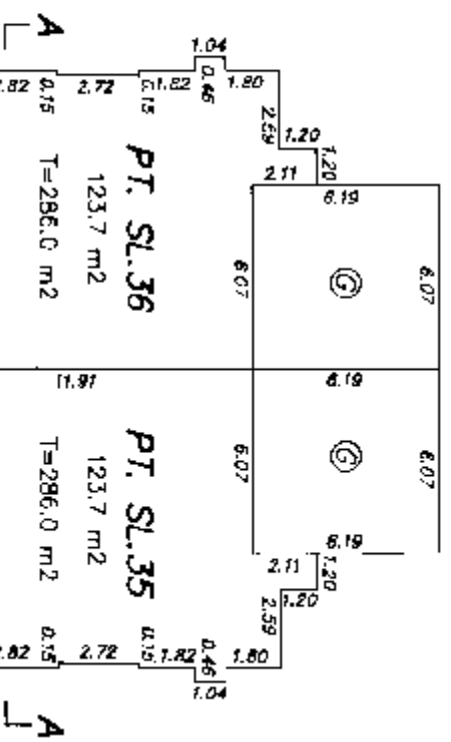
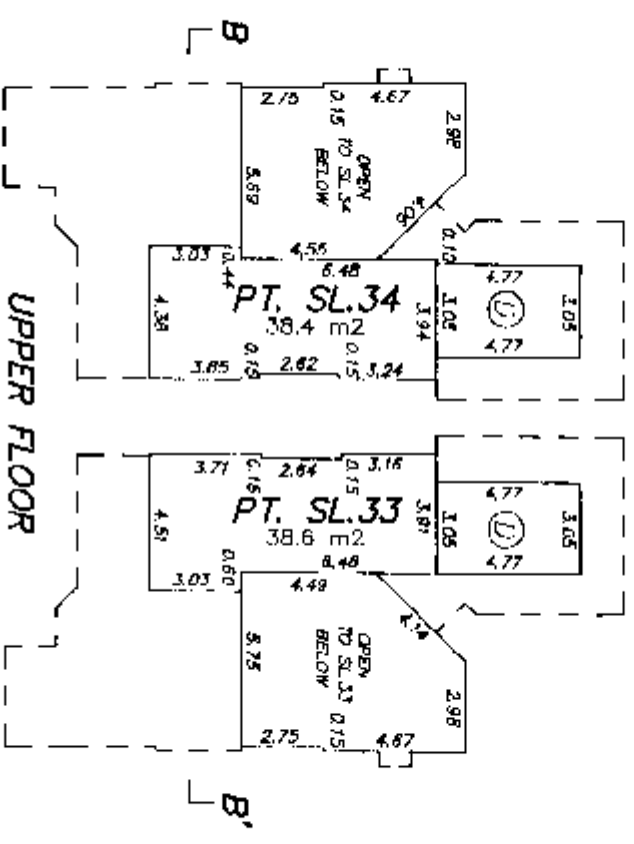
STRATA PLAN LMS2755 PHASE THREE



BLOCK 31

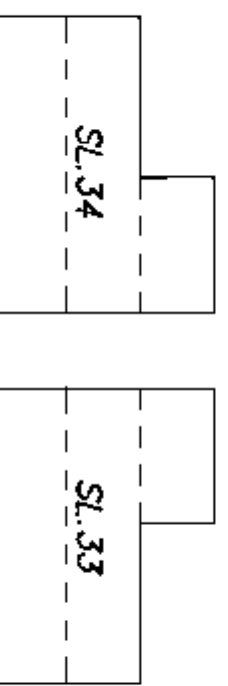
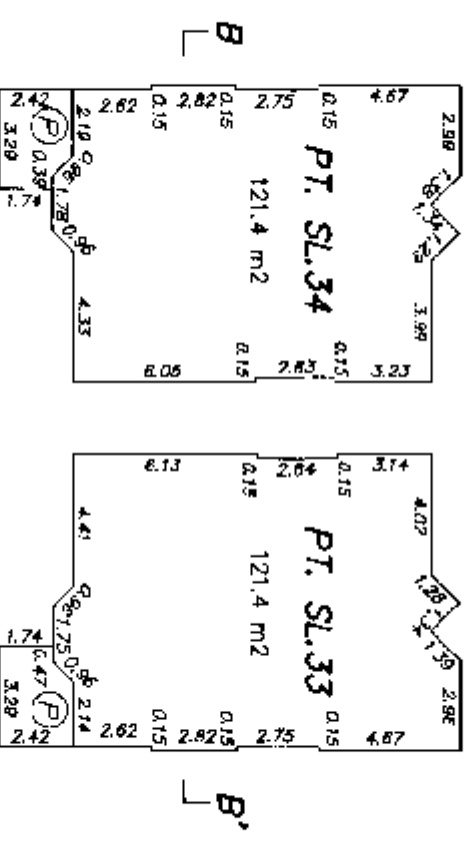


BLOCK 30



SECTION A - A'

UPPER FLOOR
MAIN FLOOR
BASEMENT



SECTION B - B'