STRATA PLAN OF PART OF LOT 1, EXCEPT FIRSTLY: PHASE 1 STRATA PLAN LMS2423 SECONDLY: PHASE 2 STRATA PLAN LMS2423 SECTION 7, TOWNSHIP 2, N.W.D., PLAN LMP26291

FIRST SHEET: Sheet 1 of 3 Sheets

STRATA PLAN LMS 2423

PHASE 3

Deposited and Registered in the Land Title Office at New Westminster B.C. this 5 day of NOV 1996.

Deputy Registrar

BE353613

Civic Address:
"Pacific Gardens"
12038 - 62nd Avenue
Surrey, B.C.

pg. 1/0

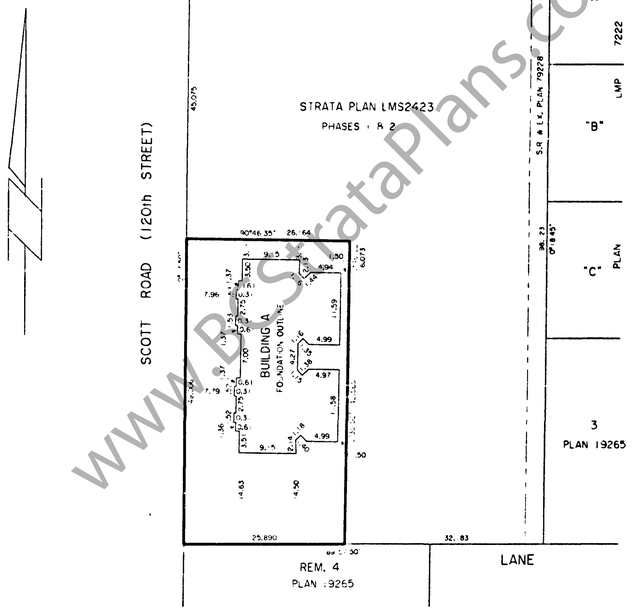
CITY OF SURREY BCGS 92G.016

10 0 10 20 30
GRAPHIC SCALE - METRES 1:500

All distances are in metres

Grid bearings are derived from Strata Plan LMS2423

Legend:
SL Strata Lot
sqm Square metres
© Common property
Pt Part



The address for service of documents on the Strata Corporation is:
The Owners, Strata Plan LMS 2423
c/o 10430 - 144th Street
Surrey, B.C.
V3T 4N5

Cameron Land Surveying Ltd.
B.C. Land Surveyors
Unit 103-8431-160th St.
Surrey, B.C. V3S 3T9
Phone: 597-3777
Fax: 597-3783

This plan lies within the Greater Vancouver Regional District.

I, Darryl J. Mitchell, of Surrey, B.C., a British Columbia Land Surveyor, hereby certify that the buildings erected on the parcel described above lie wholly within the external boundaries of that parcel.
Dated at Surrey, B.C. this 26th day SEPTEMBER, 1996.

D.J. Mitchell B.C.L.S.

FILE: 95-A-3285-S31

CONDOMINIUM ACT

Second Sheet: Sheet 2 of 3 Sheets

STRATA PLAN LMS

PHASE 3

STRATA LOT NO.	SHEET NO.	FORM 1 SCHEDULE OF UNIT ENTITLEMENT UNIT ENTITLEMENT	FORM 2 SCHEDULE OF INTEREST UPON DESTRUCTION INTEREST UPON DESTRUCTION
13	3	1524	2500
14	3	1524	2460
15	3	1524	2460
16	3	1526	2500
PHASE 3 AGGREGATE		6098	9920
PHASE 2 AGGREGATE		6099	10300
PHASE 1 AGGREGATE		12199	20220
TOTAL AGGREGATE		24396	40440

STATUTORY DECLARATION

I the undersigned do solemnly declare that:

1) I the undersigned am 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 this 2nd day of October 1996.

A Commissioner for taking affidavits within the Province of British Columbia

Approved as Phase 3 of a 3 Phase Strata Plan under the Condominium Act this 28th day of October, 1996.

Approving Officer for the City of Surrey

Accepted as to Forms 1 and 2 this 1st day of NOV 1996.

Superintendent of Real Estate

Owner: CORMORANT DEVELOPMENTS LTD. (INC. NO. 324345)

Authorized Signatory (sign & print name clearly)

Authorized Signatory (sign & print name clearly)

Witness (sign & print name clearly)

DAVID L. WORTHINGTON
BARRISTER & SOLICITOR
10430 - 144th Street
Occupation Surrey, BC V3T 4V5

Mortgagee: RICHMOND SAVINGS CREDIT UNION

Authorized Signatory (sign & print name clearly)
DAVID E. MUNSCH

Authorized Signatory (sign & print name clearly)

Witness (sign & print name clearly)

Address of Witness

Occupation of Witness

I, D.J. Mitchell, of Surrey, B.C., a British Columbia Land Surveyor, hereby certify that the building shown in this strata plan has not, as of the 26th day of SEPT. 1996, been previously occupied.
Dated at Surrey, B.C., this 26th day of SEPT., 1996

D.J. Mitchell B.C.L.S.

File: 95-A-3285-S32

FLOOR PLANS AND SECTION BUILDING A

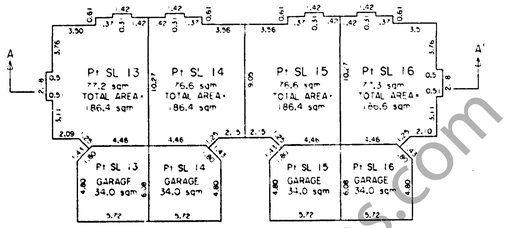
Sheet 3 of 3 Sheets

STRATA PLAN LMS

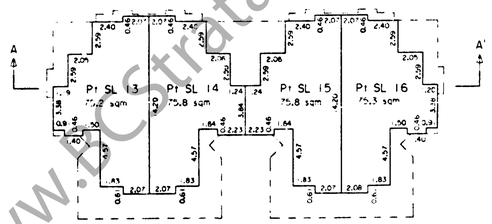
PHASE 3

5 0 5 10 15
GRAPHIC SCALE - METRES 1:250

MAIN FLOOR



SECOND FLOOR



SECTION A - A'

SECOND FLOOR	Pt SL 13	Pt SL 14	Pt SL 15	Pt SL 16
MAIN FLOOR	Pt SL 13	Pt SL 14	Pt SL 15	Pt SL 16

Dated this 26th day of SEPT., 1996.

D.J. Mitchell, B.C.L.S.

FILE: 95-A-3285-S33

www.BCStrataPlans.com