# PHASED STRATA PLAN OF LOT 1 EXCEPT FIRSTLY: PHASE ONE STRATA PLAN LMS3812; SECTION 18, TOWNSHIP 2, NEW WESTMINSTER DISTRICT, PLAN LMP38166

## STRATA PLAN LMS3812
## PHASE 2

DEPOSITED AND REGISTERED IN THE LAND TITLE OFFICE AT NEW WESTMINSTER, BRITISH COLUMBIA THIS 1ST DAY OF OCTOBER, 1999

~~ASSISTANT~~ DEPUTY REGISTRAR

BN266604 - BN266655

THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT

Pg.60

SCALE-1:1000

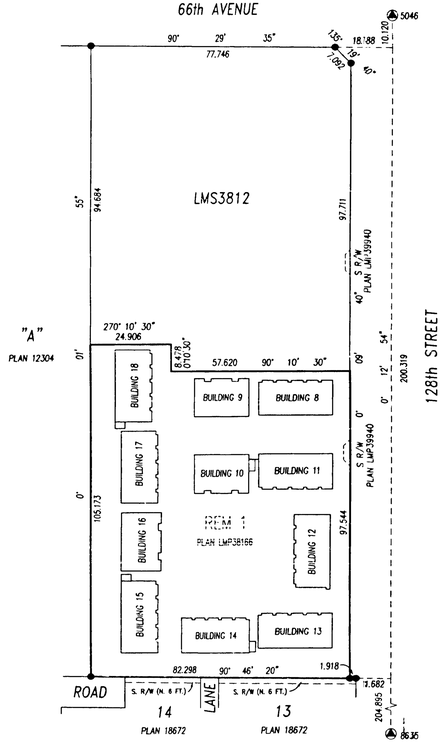
0 10 20 40 60

ALL DISTANCES IN METRES

CITY OF SURREY

CIVIC ADDRESS

12778 66th AVENUE
SURREY, B.C.




INTEGRATED SURVEY AREA
No. 1, (SURREY) NAD83 (CSRS)
B.C.G.S. 92G 016

NOTE : FOR BUILDING FOUNDATION DETAIL SEE SHEET 2

LEGEND :

| | | |
|---|---|---|
| LCP | INDICATES | LIMITED COMMON PROPERTY |
| sq.m. | - | SQUARE METRES |
| SL | - | STRATA LOT |
| PT | - | PART |
| © | - | COMMON PROPERTY |
| S | - | STORAGE |
| E | - | ENTRY |
| DR | - | DRIVEWAY |
| D | - | DECK |
| ○ | - | PATIO |
| G | - | GARAGE |
| ELEC. | - | ELECTRICAL ROOM |
| ● | - | OLD IRON POST FOUND |
| ■ | - | OLD LEAD PLUG FOUND |
| Ⓐ | - | OLD CONTROL MONUMENT FOUND |

THE ADDRESS FOR SERVICE OF DOCUMENTS ON THE STRATA CORPORATION IS : THE OWNER'S STRATA PLAN LMS3812

BAYMEST MANAGEMENT LTD.
13520 78th AVE.
SURREY, B.C. V3W 8J6

THIS PLAN SHOWS GROUND LEVEL MEASURED DISTANCES. PRIOR TO COMPUTATION OF UTM COORDINATES, MULTIPLY BY THE COMBINED FACTOR 0.9995916.

GRID BEARINGS ARE DERIVED FROM OLD CONTROL MONUMENTS 5046 AND 8635

I, R. J. ESSON, OF THE CITY OF WHITE ROCK BRITISH COLUMBIA LAND SURVEYOR, HEREBY CERTIFY THAT THE BUILDINGS ERECTED ON THE PARCEL DESCRIBED ABOVE ARE WHOLLY WITHIN THE EXTERNAL BOUNDARIES OF THAT PARCEL.

R.J. Esson
B. C. L. S.

DATED AT WHITE ROCK, B.C.

THIS 20th DAY OF August, 1999

| 14687B | OLSEN & ASSOCIATES | BRITISH COLUMBIA LAND SURVEYORS | 204-15585 24th AVENUE, SURREY, B.C. V4A 2J4 | PHONE : 531-4067 |
|---|---|---|---|---|



# BUILDING FOUNDATION DETAIL

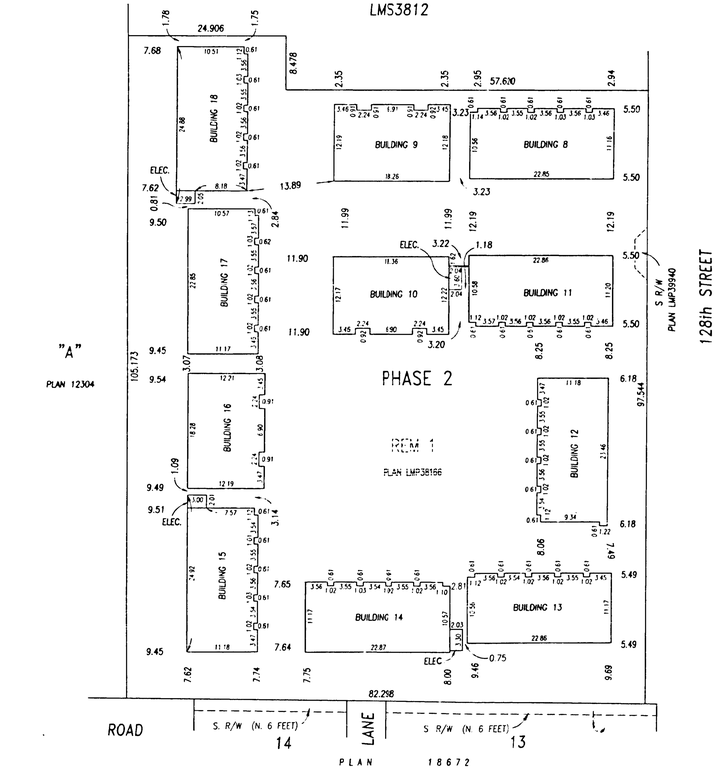
## STRATA PLAN LMS3812
## PHASE 2

Pg.60

SCALE 1:500

0 5 10 20 30

ALL DISTANCES ARE IN METRES




R.J. Esson
B.C.L.S.

DATED THIS 20th DAY OF August 1999



# STRATA PLAN LMS3812
## PHASE 2

NEW DEVELOPMENT CERTIFICATE

I, R. J. ESSON, A BRITISH COLUMBIA LAND SURVEYOR, HEREBY CERTIFY THAT THE BUILDINGS SHOWN IN THIS STRATA PLAN HAVE NOT, AS OF THE 20th DAY OF August, 1999, BEEN PREVIOUSLY OCCUPIED. DATED AT WHITE ROCK, BRITISH COLUMBIA, THIS 20th DAY OF August, 1999.

R.J. Esson
B. C. L. S.

## SIGNATURES

STATUTORY DECLARATION

WE THE UNDERSIGNED DO SOLEMNLY DECLARE THAT
(1) WE THE UNDERSIGNED ARE 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.

MICHAEL AUDAIN

ROBERT MCCARTHY

DECLARED BEFORE ME THIS 9TH DAY OF SEPTEMBER, 1999

A COMMISSIONER FOR TAKING AFFIDAVITS WITHIN THE PROVINCE OF BRITISH COLUMBIA.
JOHN G.R. TWIRD

ACCEPTED AS TO FORMS 1, 2 AND 3

THIS 30 DAY OF September 1999

SUPERINTENDENT OF REAL ESTATE

APPROVED AS TO PHASE 2 OF A 2 PHASE STRATA PLAN

THIS 22nd DAY OF September, 1999

APPROVING OFFICER FOR THE CITY OF SURREY

OWNER - POLYGON HATHAWAY VILLAGE DEVELOPMENT LTD.
INC. No. 537598

AUTHORIZED SIGNATORY MICHAEL AUDAIN

AUTHORIZED SIGNATORY ROBERT MCCARTHY

WITNESS :

AIMEE KWOK

ADDRESS AND OCCUPATION OF WITNESS :
1800 SPYGLASS PLACE
VANCOUVER, B.C. V5Z 4K5
PROJECT COORDINATOR

HSBC BANK CANADA
MORTGAGEE ~~FINANCIAL BANK OF CANADA~~

AUTHORIZED SIGNATORY Lorraine Ogus

AUTHORIZED SIGNATORY Gavin Stoll

WITNESS :

MARISSA WYNE

ADDRESS AND OCCUPATION OF WITNESS :
865 West Hastings St.
Vancouver BC V6C 3E9
barrister & solicitor

THE CITY OF SURREY AS HOLDER OF COVENANTS BM150342, BM150344, BM150346 AND BM150348 HEREBY CONSENTS TO THE FILING OF THIS STRATA PLAN.

AUTHORIZED SIGNATORY MAYOR: DOUG MCCALLUM

AUTHORIZED SIGNATORY CLERK: DONNA KENNY

WITNESS :

ADDRESS AND OCCUPATION OF WITNESS :

B.C.L.S.

DATED THIS 20th DAY OF August, 1999.

# STRATA PLAN LMS3812
# PHASE 2

## CONDOMINIUM ACT

| LOT NUMBER | SHEET NUMBER | FORM 1 SCHEDULE OF UNIT ENTITLEMENT | FORM 2 SCHEDULE OF INTEREST UPON DESTRUCTION | FORM 3 SCHEDULE OF VOTING RIGHTS |
|---|---|---|---|---|
| | | UNIT ENTITLEMENT | INTEREST UPON DESTRUCTION | NUMBER OF VOTES |
| 47 | 5 | 1141 | 170 | |
| 48 | 5 | 1143 | 163 | |
| 49 | 5 | 1141 | 163 | |
| 50 | 5 | 1143 | 163 | |
| 51 | 5 | 1126 | 167 | |
| 52 | 6 | 1254 | 187 | |
| 53 | 6 | 1301 | 182 | |
| 54 | 6 | 1299 | 182 | |
| 55 | 6 | 1253 | 187 | |
| 56 | 7 | 1119 | 167 | |
| 57 | 7 | 1130 | 163 | |
| 58 | 7 | 1130 | 163 | |
| 59 | 7 | 1131 | 163 | |
| 60 | 7 | 1117 | 167 | |
| 61 | 8 | 1116 | 167 | |
| 62 | 8 | 1130 | 163 | |
| 63 | 8 | 1131 | 163 | |
| 64 | 8 | 1132 | 163 | |
| 65 | 8 | 1117 | 167 | |
| 66 | 9 | 1255 | 187 | |
| 67 | 9 | 1304 | 182 | |
| 68 | 9 | 1304 | 182 | |
| 69 | 9 | 1253 | 187 | |
| 70 | 10 | 1130 | 167 | |
| 71 | 10 | 1142 | 163 | |
| 72 | 10 | 1142 | 163 | |
| 73 | 10 | 1142 | 163 | |
| 74 | 10 | 1147 | 170 | |
| 75 | 11 | 1135 | 170 | |
| 76 | 11 | 1130 | 163 | |
| 77 | 11 | 1132 | 163 | |
| 78 | 11 | 1130 | 163 | |
| 79 | 11 | 1116 | 167 | |
| 80 | 12 | 1133 | 167 | |
| 81 | 12 | 1131 | 163 | |
| 82 | 12 | 1130 | 163 | |
| 83 | 12 | 1132 | 163 | |
| 84 | 12 | 1117 | 167 | |
| 85 | 13 | 1119 | 167 | |
| 86 | 13 | 1133 | 163 | |
| 87 | 13 | 1135 | 163 | |
| 88 | 13 | 1130 | 163 | |
| 89 | 13 | 1135 | 167 | |
| 90 | 14 | 1253 | 187 | |
| 91 | 14 | 1300 | 182 | |
| 92 | 14 | 1301 | 182 | |
| 93 | 14 | 1252 | 187 | |
| 94 | 15 | 1115 | 167 | |
| 95 | 15 | 1129 | 163 | |
| 96 | 15 | 1130 | 163 | |
| 97 | 15 | 1130 | 163 | |
| 98 | 15 | 1117 | 167 | |
| AGGREGATE PHASE 2 | | 60,538 | 8,807 | |
| AGGREGATE PHASE 1 | | 52,588 | 7,719 | |
| AGGREGATE PHASES 1 AND 2 | | 113,126 | 16,526 | |

B.C.L.S.

DATED THIS 20th DAY OF August, 1999



# FLOOR PLANS
# STRATA PLAN LMS3812
# PHASE 2

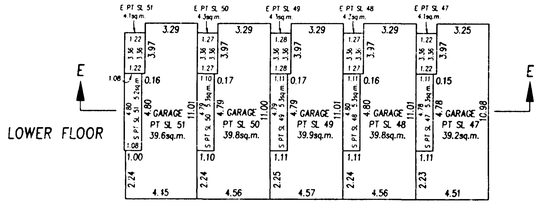
SCALE 1: 200

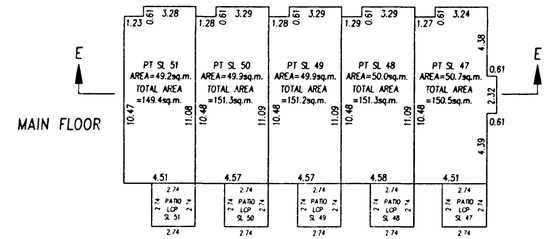
0 5 10 15

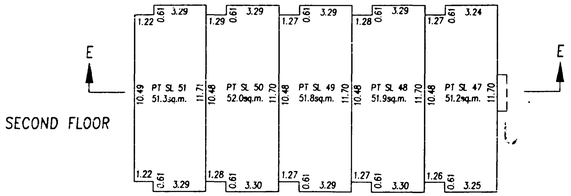
ALL DISTANCES IN METRES

N

## BUILDING 8




B.C.L.S.

DATED THIS 20th DAY OF August 1999



# FLOOR PLANS
# STRATA PLAN LMS3812
# PHASE 2

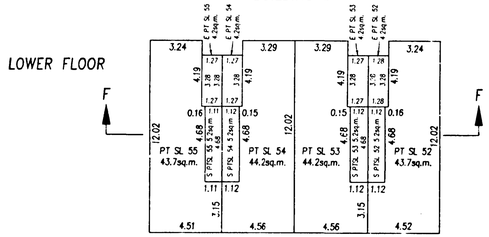
SCALE 1: 200

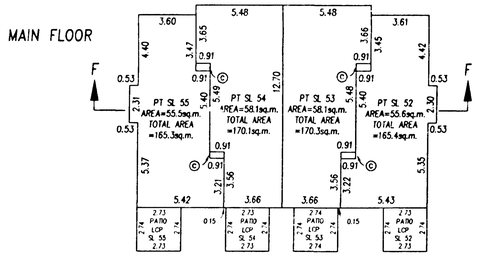
0 5 10 15

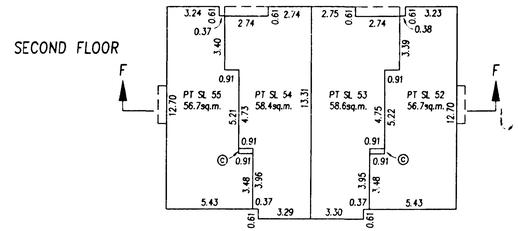
ALL DISTANCES IN METRES

N

## BUILDING 9




B.C.L.S.

DATED THIS 20th DAY OF August 1999

# FLOOR PLANS

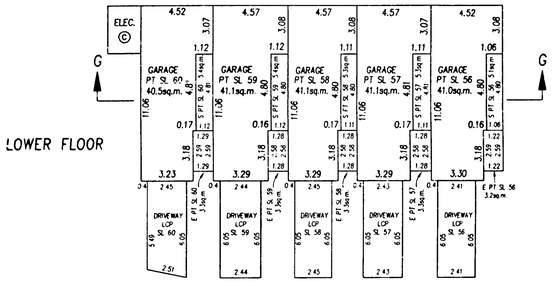
SCALE 1: 200

0 5 10 15

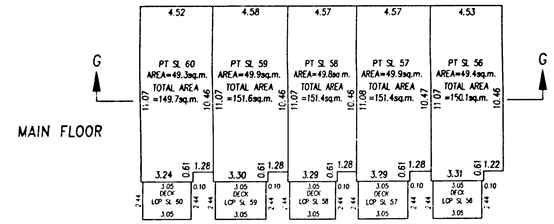
ALL DISTANCES IN METRES

# STRATA PLAN LMS3812 PHASE 2

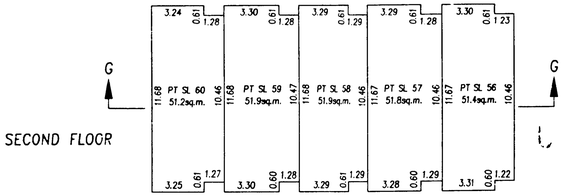
## BUILDING 18




LOWER FLOOR




MAIN FLOOR




SECOND FLOOR

B.C.L.S.

DATED THIS 20th DAY OF August 1999



# FLOOR PLANS

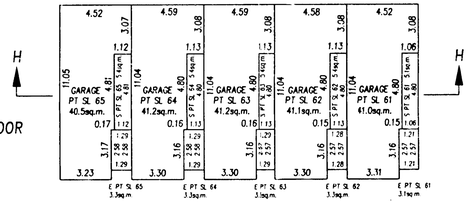
SCALE 1: 200

0 5 10 15

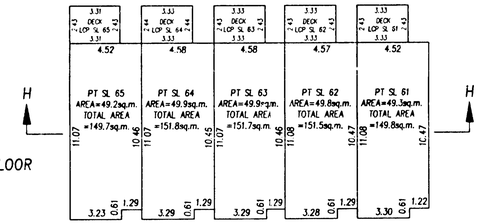
ALL DISTANCES IN METRES

# STRATA PLAN LMS3812 PHASE 2

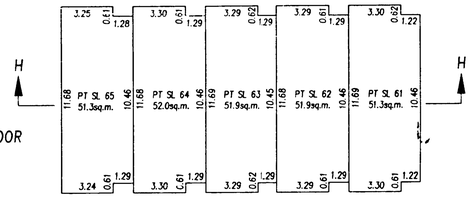
## BUILDING 17




LOWER FLOOR




MAIN FLOOR




SECOND FLOOR

B.C.L.S.

DATED THIS 20th DAY OF August 1999



# FLOOR PLANS

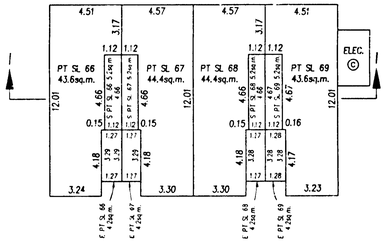
SCALE 1: 200

0 5 10 15

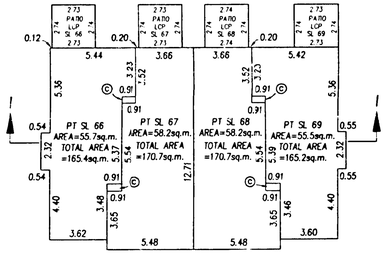
ALL DISTANCES IN METRES

# STRATA PLAN LMS3812 PHASE 2

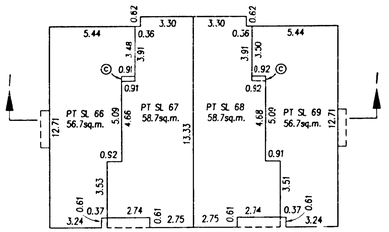
## BUILDING 10




LOWER FLOOR




MAIN FLOOR




SECOND FLOOR

B.C.L.S.

DATED THIS 20th DAY OF August 1999

# FLOOR PLANS

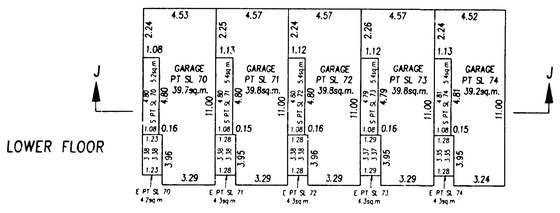
SCALE 1: 200

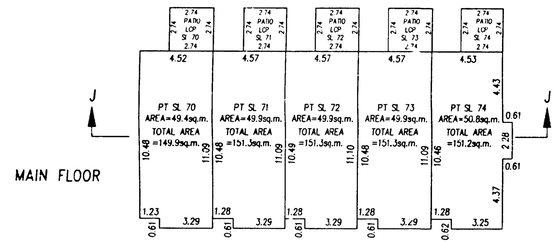
0 5 10 15

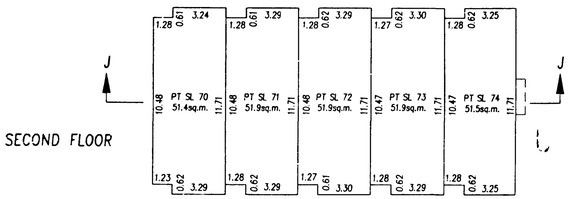
ALL DISTANCES IN METRES

# STRATA PLAN LMS3812 PHASE 2

## BUILDING 11




B.C.L.S.

DATED THIS 20th DAY OF August 1999



# FLOOR PLANS

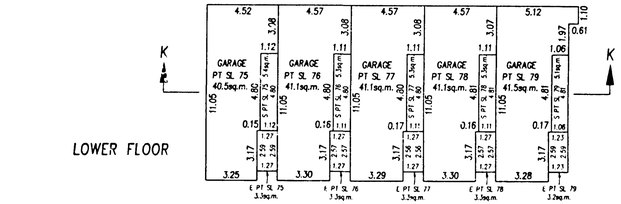
SCALE 1: 200

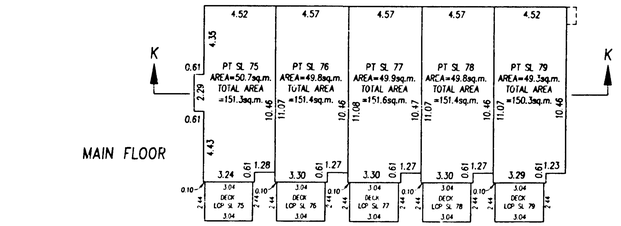
0 5 10 15

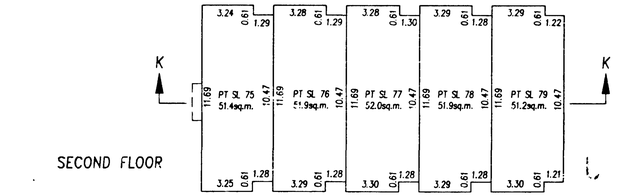
ALL DISTANCES IN METRES

# STRATA PLAN LMS3812 PHASE 2

## BUILDING 12




B.C.L.S.

DATED THIS 20th DAY OF August 1999



# FLOOR PLANS

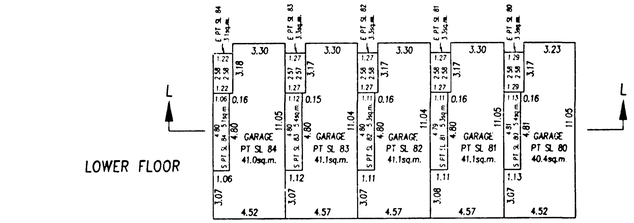
SCALE 1: 200

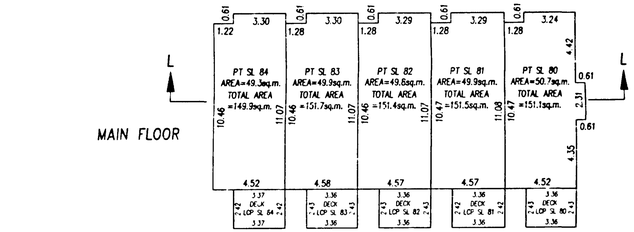
0 5 10 15

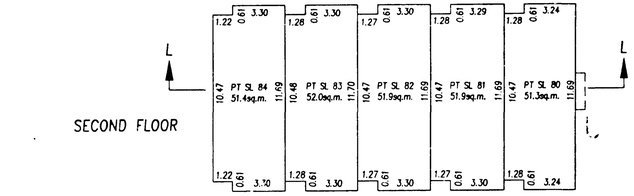
ALL DISTANCES IN METRES

# STRATA PLAN LMS3812 PHASE 2

## BUILDING 13




B.C.L.S.

DATED THIS 20th DAY OF August 1999

# FLOOR PLANS

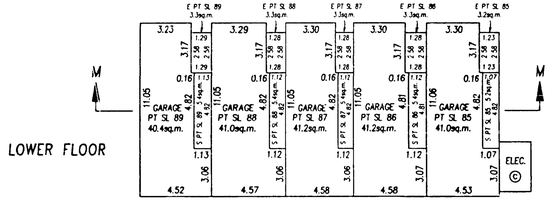
# STRATA PLAN LMS3812 PHASE 2

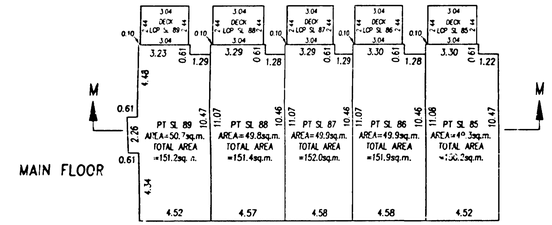
SCALE 1: 200

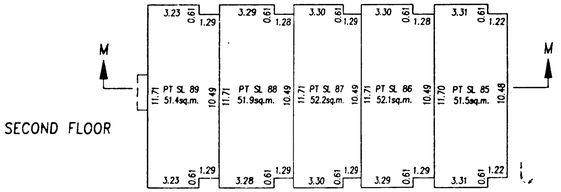
0 5 10 15

ALL DISTANCES IN METRES

## BUILDING 14




DATED THIS 20th DAY OF August 1999

B.C.L.S.



# FLOOR PLANS

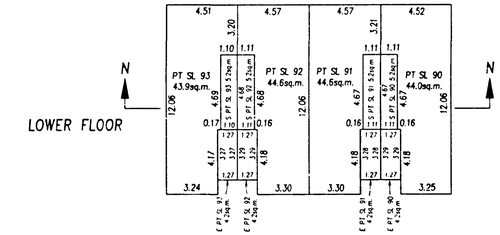
# STRATA PLAN LMS3812 PHASE 2

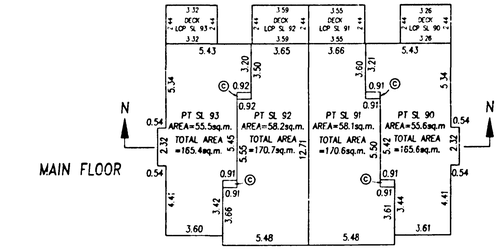
SCALE 1: 200

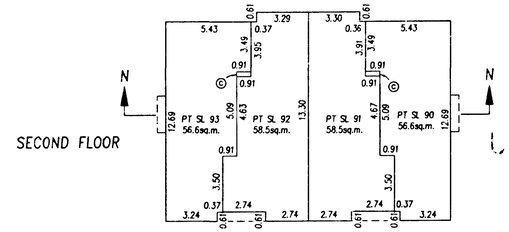
0 5 10 15

ALL DISTANCES IN METRES

## BUILDING 16




DATED THIS 20th DAY OF August 1999

B.C.L.S.



# FLOOR PLANS

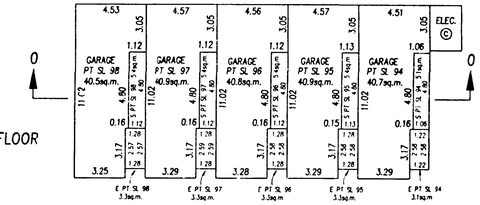
# STRATA PLAN LMS3812 PHASE 2

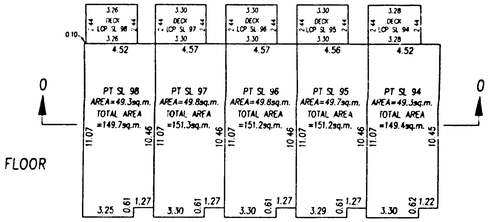
SCALE 1: 200

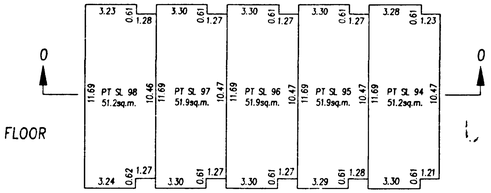
0 5 10 15

ALL DISTANCES IN METRES

## BUILDING 15

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B.C.L.S.

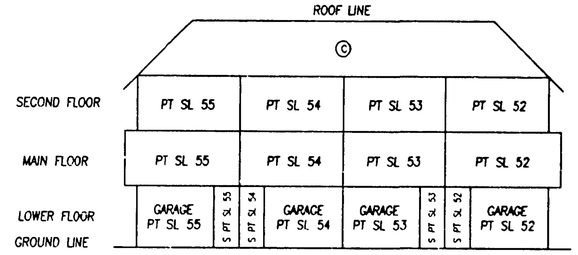
# SECTIONS PHASE 2 STRATA PLAN LMS3812

SCALE 1: 200

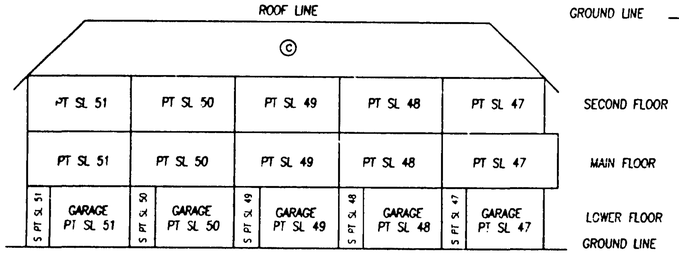
0 5 10 15

ALL DISTANCES IN METRES

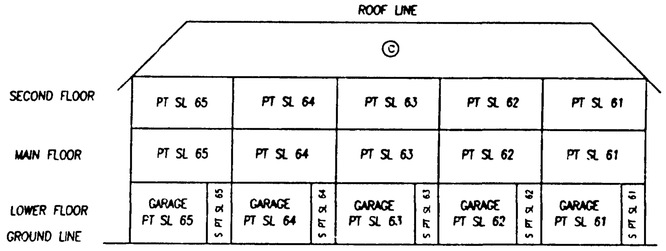
## SECTION F-F BUILDING 9



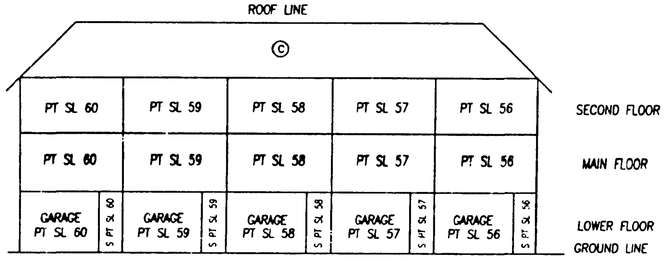

## SECTION E-E BUILDING 8



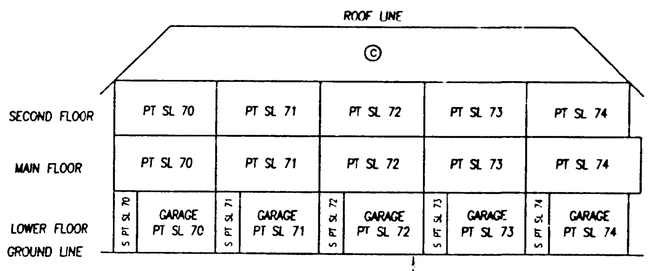

## SECTION H-H BUILDING 17



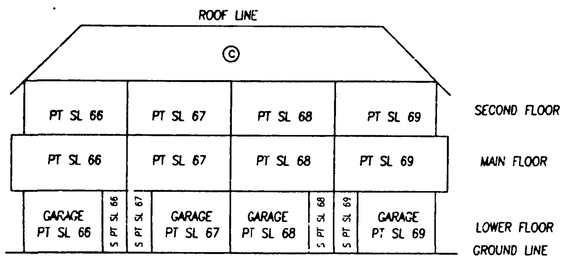

## SECTION G-G BUILDING 18




## SECTION J-J BUILDING 11




## SECTION I - I BUILDING 10




B.C.L.S.

DATED THIS 20th DAY OF August 1999



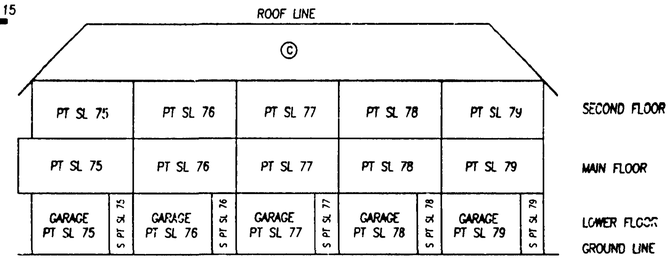
# SECTIONS STRATA PLAN LMS3812 PHASE 2

SCALE 1: 200

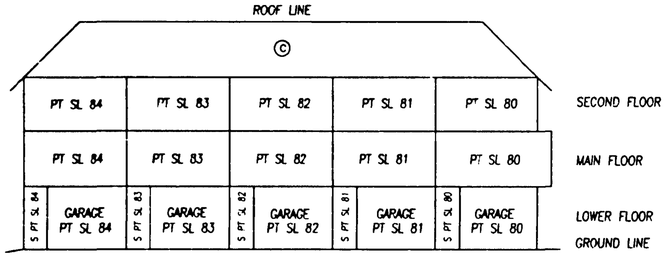
0 5 10 15

ALL DISTANCES IN METRES

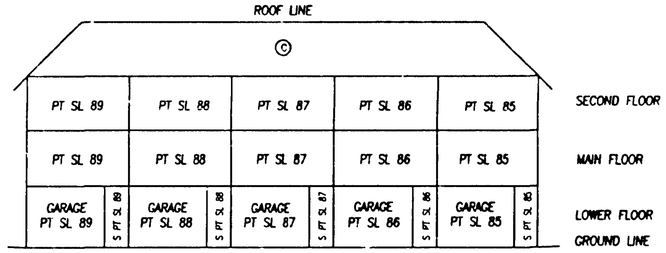
## SECTION K-K BUILDING 12



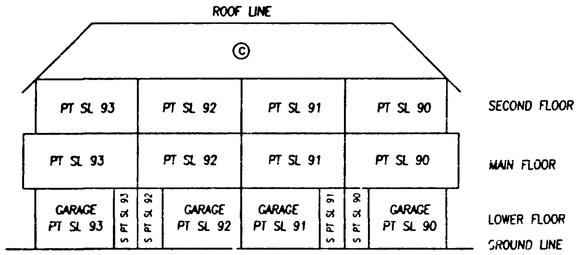

## SECTION L-L BUILDING 13



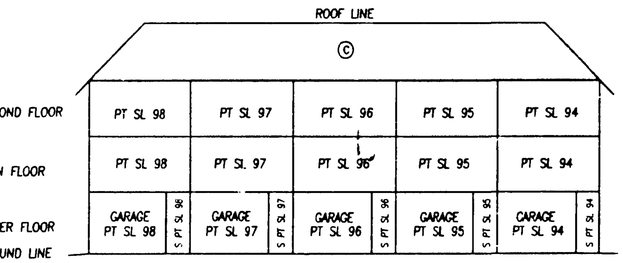

## SECTION M-M BUILDING 14




## SECTION N-N BUILDING 16




## SECTION O-O BUILDING 15




B.C.L.S.

DATED THIS 20th DAY OF August 1999