STRATA PLAN OF LOT 1, EXCEPT: PHASE ONE, STRATA PLAN LMS2260 SEC. 21, TP. 2, N.W.D., PLAN LMP10698

BK234312 - BK234371

CITY OF SURREY

0 10 50

SCALE 1 : 750 DISTANCES ARE METRIC

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

STRATA PLAN LMS2260 PHASE TWO

DEPOSITED AND REGISTERED IN THE LAND TITLE OFFICE AT NEW WESTMINSTER B.C. THIS 30 DAY OF July 1996

Deputy REGISTRAR

CIVIC ADDRESS : 13733 - 74 AVENUE, SURREY, B.C.

pg. 52

LEGEND

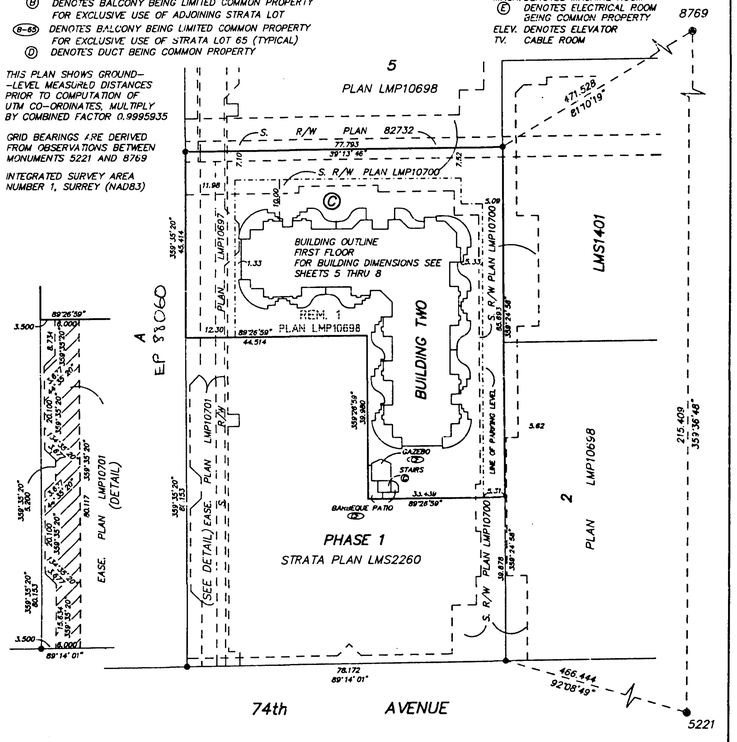
SL. DENOTES STRATA LOT
(C) DENOTES COMMON PROPERTY
(P) DENOTES PATIO BEING LIMITED COMMON PROPERTY FOR EXCLUSIVE USE OF ADJOINING STRATA LOT
(P-62) DENOTES PATIO BEING LIMITED COMMON PROPERTY FOR EXCLUSIVE USE OF STRATA LOT 62 (TYPICAL)
(B) DENOTES BALCONY BEING LIMITED COMMON PROPERTY FOR EXCLUSIVE USE OF ADJOINING STRATA LOT
(B-65) DENOTES BALCONY BEING LIMITED COMMON PROPERTY FOR EXCLUSIVE USE OF STRATA LOT 65 (TYPICAL)
(D) DENOTES DUCT BEING COMMON PROPERTY

DENOTES OLD CONTROL MONUMENT
DENOTES OLD IRON POST FOUND
m² DENOTES SQUARE METRES
ha DENOTES HECTARES
(CF) DENOTES COMMON FACILITY
MECH. DENOTES MECHANICAL ROOM
MACH. DENOTES MACHINE ROOM
(E) DENOTES ELECTRICAL ROOM BEING COMMON PROPERTY
ELEV. DENOTES ELEVATOR
TV. CABLE ROOM

THIS PLAN SHOWS GROUND-LEVEL MEASURED DISTANCES PRIOR TO COMPUTATION OF UTM CO-ORDINATES. MULTIPLY BY COMBINED FACTOR 0.9995935

GRID BEARINGS ARE DERIVED FROM OBSERVATIONS BETWEEN MONUMENTS 5221 AND 8769

INTEGRATED SURVEY AREA NUMBER 1, SURREY (NAD83)



DECLARATION OF INTENTION TO CREATE A STRATA PLAN BY PHASE DEVELOPMENT (FORM'E') FILED THIS 1ST DAY OF DEC. 1995 UNDER NUMBER BS 33 101 7.

THE ADDRESS FOR SERVICE OF DOCUMENTS OF THE STRATA CORPORATION IS :
THE OWNERS, STRATA PLAN LMS 2260
c/o 1200 - 1066 WEST HASTINGS STREET
VANCOUVER, B.C. V6E 3X1

I D.J.DYCK OF LANGLEY, B.C. A BRITISH COLUMBIA LAND SURVEYOR HEREBY CERTIFY THAT THE BUILDING ERECTED ON THE PARCEL DESCRIBED ABOVE IS WHOLLY WITHIN THE EXTERNAL BOUNDARIES OF THAT PARCEL.

DATED AT SURREY, B.C.
THIS 20th DAY OF JUNE, 1996

D.J.dyck
B.C.L.S.

DYCK & ASSOCIATES
208 - 6846 - KING GEORGE HIGHWAY
SURREY, B.C.
594-7527
FILE: 94-2055

THIS PLAN LIES WITHIN THE GREATER VANCOUVER DISTRICT

STRATA PLAN LMS2260 PHASE TWO

CONDOMINIUM ACT

LOT No.	SHEET No.	FORM 1 SCHEDULE OF UNIT ENTITLEMENT UNIT ENTITLEMENT	FORM 2 SCHEDULE OF INTEREST UPON DESTRUCTION INTEREST UPON DESTRUCTION	FORM 3 SCHEDULE OF VOTING RIGHTS No OF VOTES	CIVIC ADDRESS SUITE No.
61	5	837	833		
62	5	826	829		
63	5	722	859		
64	5	940	859		
65	5	861	843		
66	5	682	666		
67	5	685	666		
68	5	890	926		
69	5	835	846		
70	5	835	846		
71	5	831	846		
72	5	757	859		
73	5	943	836		
74	5	819	839		
75	5	835	843		
76	6	837	839		
77	6	826	869		
78	6	722	869		
79	6	1018	853		
80	6	822	853		
81	6	822	856		
82	6	835	856		
83	6	880	926		
84	6	835	856		
85	6	835	856		
86	6	831	856		
87	6	798	869		
88	6	943	869		
89	6	819	869		
90	6	835	849		
91	6	981	966		
92	7	837	853		
93	7	826	849		
94	7	722	879		
95	7	1018	879		
96	7	822	863		
97	7	822	863		
98	7	835	866		
99	7	880	936		
100	7	835	866		
101	7	835	866		
102	7	831	866		
103	7	798	879		
104	7	943	879		
105	7	819	856		
106	7	835	859		
107	7	981	976		
108	8	937	863		
109	8	841	859		
110	8	1010	959		

JUNE 21, 1996
FILE: 94-2055

STRATA PLAN LMS2260 PHASE TWO

CONDOMINIUM ACT

LOT No.	SHEET No.	FORM 1 SCHEDULE OF UNIT ENTITLEMENT UNIT ENTITLEMENT	FORM 2 SCHEDULE OF INTEREST UPON DESTRUCTION INTEREST UPON DESTRUCTION	FORM 3 SCHEDULE OF VOTING RIGHTS No OF VOTES	CIVIC ADDRESS SUITE No.
111	8	822	873		
112	8	822	873		
113	8	835	876		
114	8	835	876		
115	8	835	876		
116	8	831	876		
117	8	1010	959		
118	8	835	866		
119	8	835	869		
120	8	944	986		
AGGREGATE		50,858	51,953		

I HEREBY CERTIFY THAT THE COMMON FACILITIES (NAMELY: SOCIAL LOUNGE, GAZEBO, BARBEQUE PATIO) WHICH WAS TO HAVE BEEN CONSTRUCTED IN CONJUNCTION WITH THIS PHASE HAVE BEEN SATISFACTORILY PROVIDED FOR.

DATED THIS 18th DAY OF July 1996

APPROVING OFFICER
CITY OF SURREY

APPROVED UNDER THE CONDOMINIUM ACT AS TO PHASE 2 OF A TWO PHASE STRATA PLAN
DATED THIS 18th DAY OF July 1996

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

NORMAN EDWARD CRESSEY
DECLARED BEFORE ME AT Vancouver B.C.
THIS 25 DAY OF July 1996

A COMMISSIONER FOR TAKING AFFIDAVITS WITHIN THE PROVINCE OF BRITISH COLUMBIA

PAMELA E. JOE
Barrister & Solicitor
1710-1177 W. HASTINGS ST.
VANCOUVER, B.C.
V6E 2L3 TEL: 683-9262

ACCEPTED AS TO FORMS 1 AND 2
THIS 25 DAY July 1996

SUPERINTENDENT OF REAL ESTATE

OWNER:
CRESSEY DEVELOPMENT CORPORATION (inc. no. 86128)

AUTHORIZED SIGNATORY
NORMAN EDWARD CRESSEY

AUTHORIZED SIGNATORY

WITNESS Brenda Kelly
OCCUPATION OF WITNESS Marketing Manager
ADDRESS OF WITNESS 334 Mossey St. New Westminster

MORTGAGEE:
BANK OF AMERICA CANADA

AUTHORIZED SIGNATORY

AUTHORIZED SIGNATORY

WITNESS Kate Hume
OCCUPATION OF WITNESS Jr. ADMIN. SECRETARY
ADDRESS OF WITNESS 571-1055 Dunsmuir St. Vancouver V7X 1L3

I D.J.DYCK OF LANGLEY, B.C. A BRITISH COLUMBIA LAND SURVEYOR HEREBY CERTIFY THAT THE BUILDING SHOWN IN THIS STRATA PLAN HAS NOT AS OF THE 20th DAY OF JUNE, 1996 BEEN PREVIOUSLY OCCUPIED

DATED AT SURREY, B.C.
THIS 20th DAY OF JUNE, 1996

D.J.dyck
B.C.L.S.

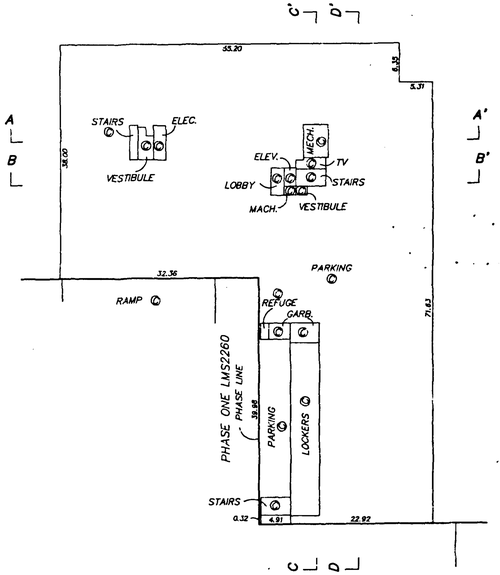
FILE: 94-2055

FLOOR PLANS
BUILDING TWO

STRATA PLAN LMS2260
PHASE TWO

0 25 50

SCALE 1 : 500 DISTANCES ARE METRIC



PARKING LEVEL

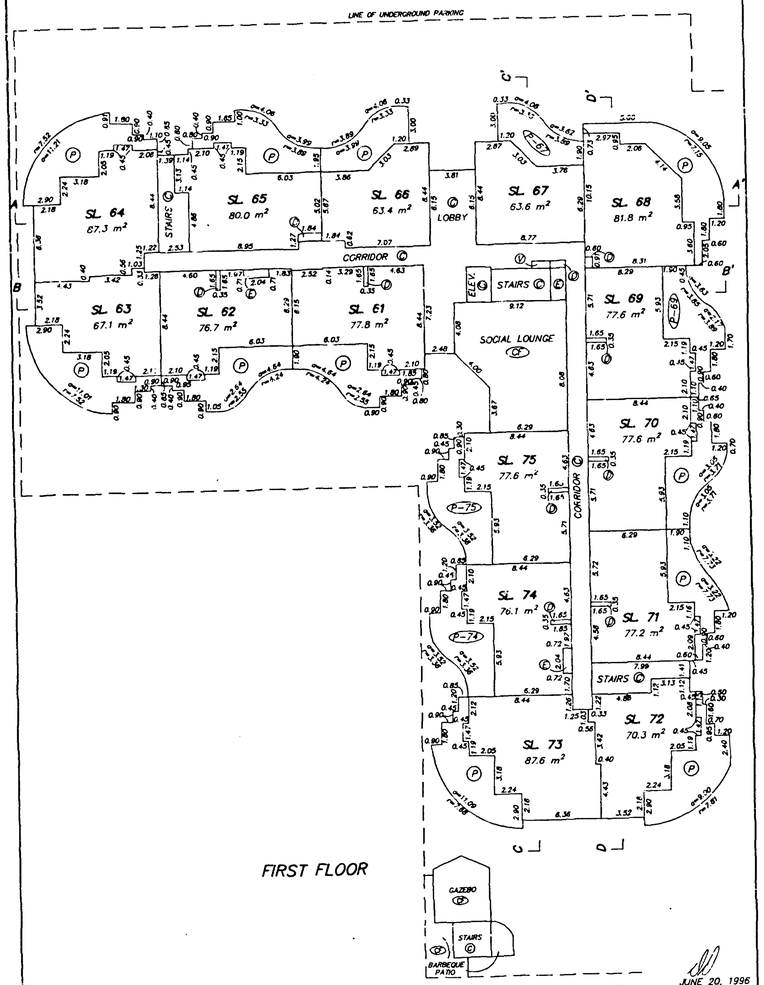
JUNE 20, 1996
FILE: 94-2055

BUILDING TWO
FLOOR PLANS

STRATA PLAN LMS2260
PHASE TWO

0 5 10 15 20

SCALE 1 : 250 DISTANCES ARE METRIC



FIRST FLOOR

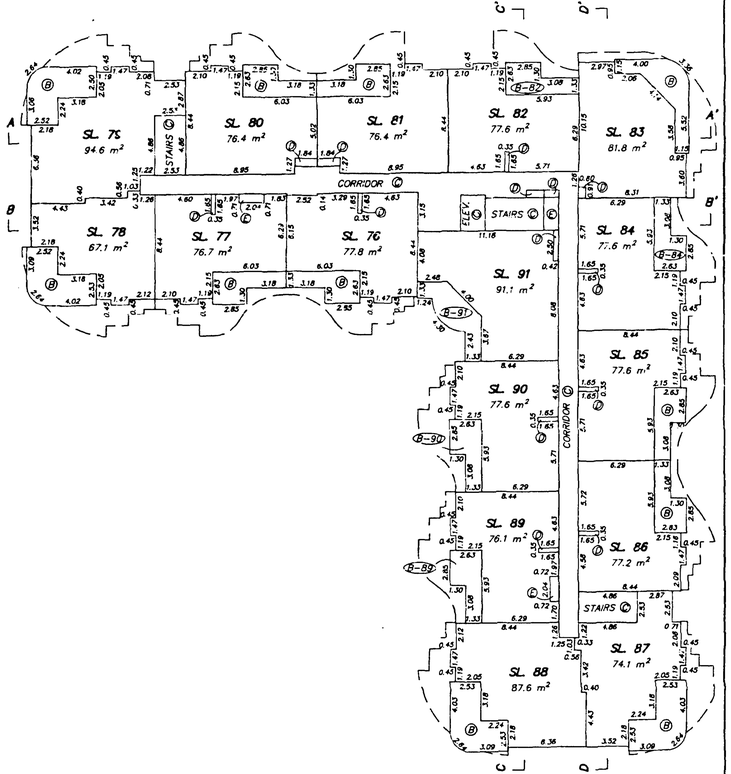
JUNE 20, 1996
FILE: 95-2055

BUILDING TWO
FLOOR PLANS

STRATA PLAN LMS2260
PHASE TWO

0 5 10 15 20

SCALE 1 : 250 DISTANCES ARE METRIC



SECOND FLOOR

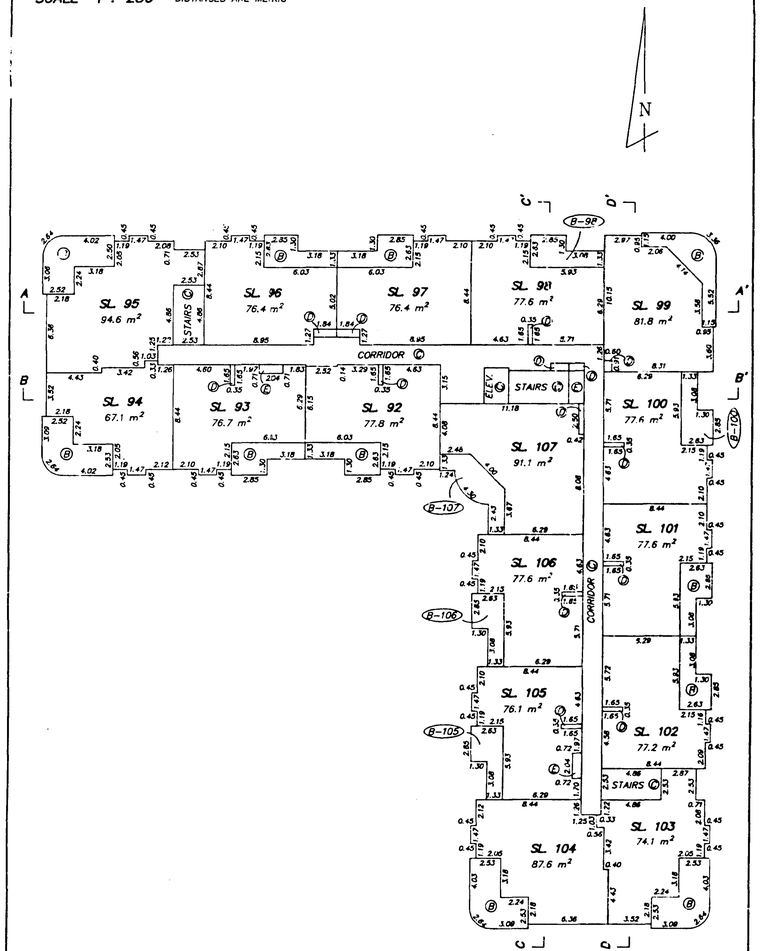
JUNE 20, 1996
FILE: 96-2055

BUILDING TWO
FLOOR PLANS

STRATA PLAN LMS2260
PHASE TWO

0 5 10 15 20

SCALE 1 : 250 DISTANCES ARE METRIC



THIRD FLOOR

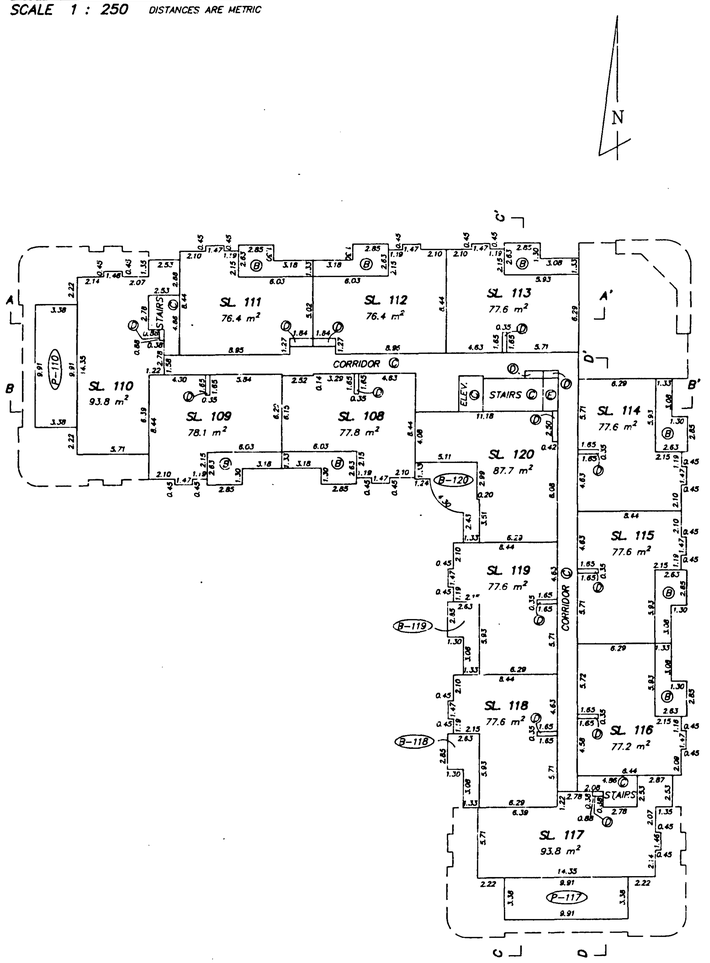
JUNE 20, 1996
FILE: 96-2055

BUILDING TWO
FLOOR PLANS

STRATA PLAN LMS2260
PHASE TWO

0 5 10 15 20

SCALE 1 : 250 DISTANCES ARE METRIC



FOURTH FLOOR

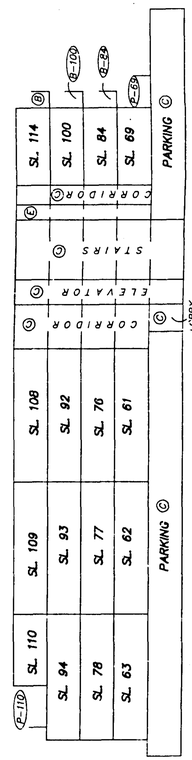
JUNE 20, 1996
FILE: 96-2055

BUILDING TWO
FLOOR PLANS

STRATA PLAN LMS2260
PHASE TWO

0 5 10 15 20

SCALE 1 : 250 DISTANCES ARE METRIC



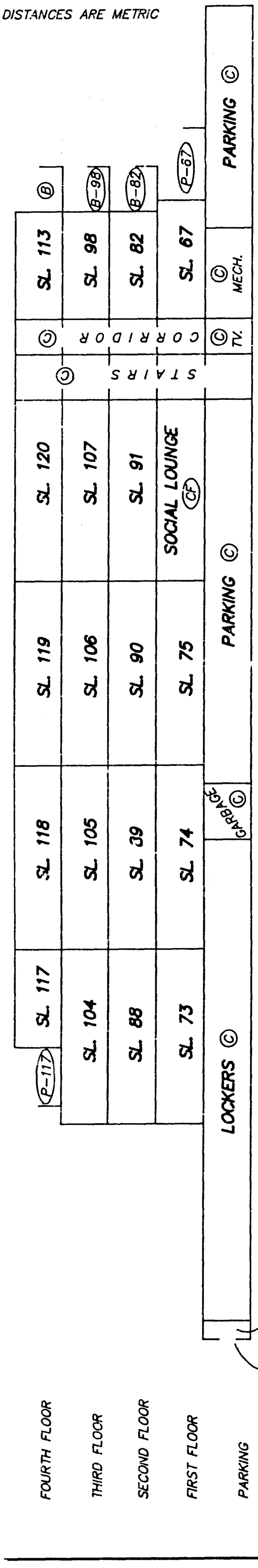
JUNE 20, 1996
FILE: 96-2055

STRATA PLAN LMS2260
PHASE TWO

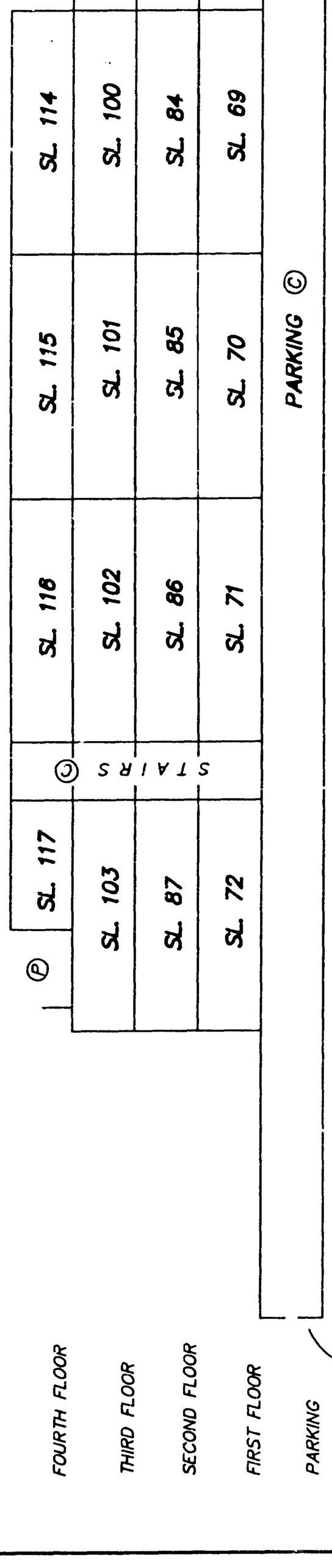
BUILDING TWO
FLOOR PLANS

0 5 10 15 20

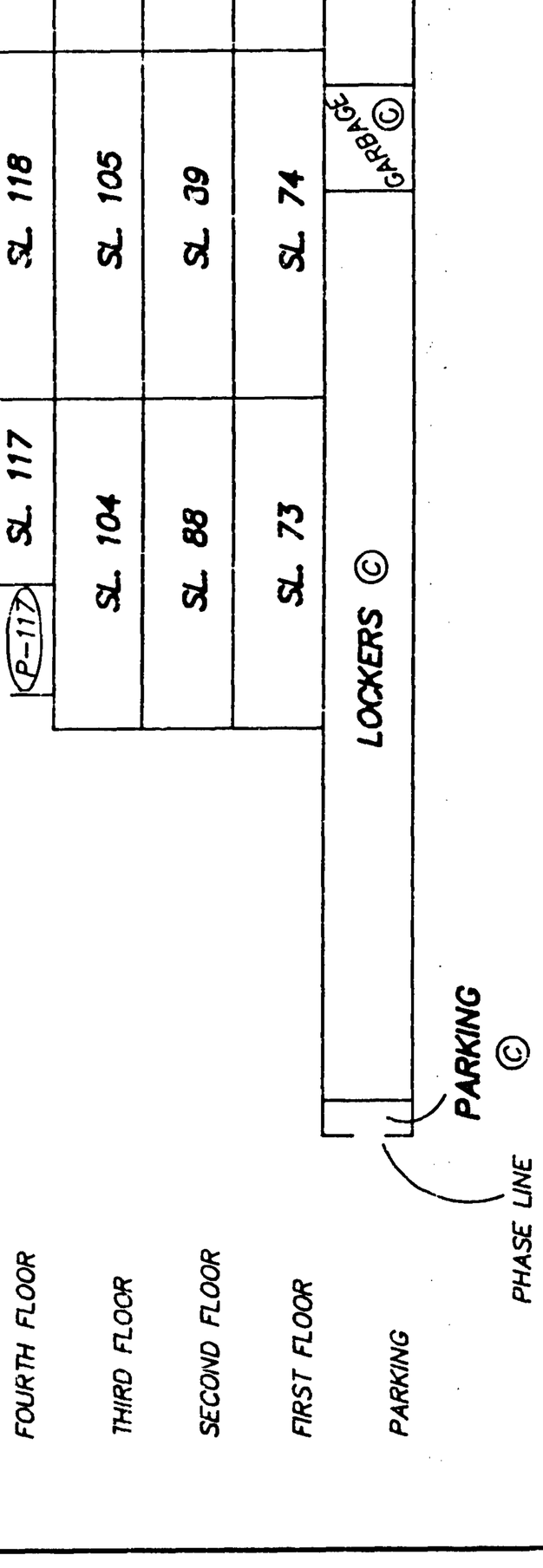
SCALE 1 : 250 DISTANCES ARE METRIC



SECTION C – C'



SECTION D – D'



JUNE 20, 1996
FILE: 96–2055