STRATA PLAN OF LOT 1 EXCEPT FIRSTLY: PHASE 1 STRATA PLAN LMS 1482 SECTION 25 TOWNSHIP 2 N. W. D. PLAN LMP 13465

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

PHASE 2

STRATA PLAN LMS 1482

REF. NO. BK238545 - BK238581

STRATA PLAN LMS 1482 deposited and registered in the Land Title Office at New Westminster, B.C. This 21 day of July, 19 96.

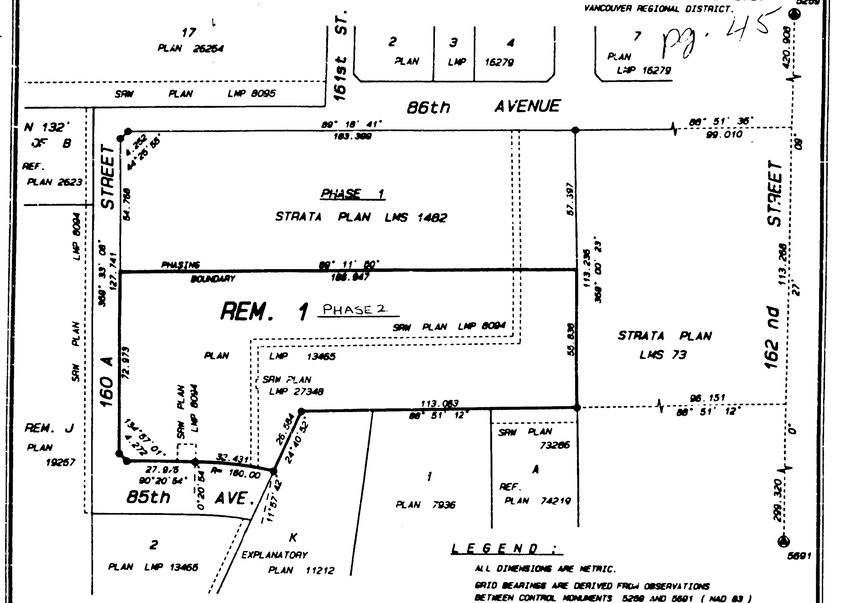
Assistant Deputy Registrar

* FOR CONSENT OF COVENANT BG408356 SEE FORM 4 - BK 238545.

THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT.

SCALE 1: 1250

0 25 50 75 100 125



LEGEND :

ALL DIMENSIONS ARE METRIC.

GRID BEARINGS ARE DERIVED FROM OBSERVATIONS BETWEEN CONTROL MONUMENTS 5259 AND 5691 (NAD 83) 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 0.99986338.

● = CONTROL MONUMENT FOUND
● = IRON POST FOUND

m² = SQUARE METRES
S.L. = STRATA LOT
PT. = PART STRATA LOT
E = ELECTRICAL ROOM
C.P. = COMMON PROPERTY
P = PATIO

NOTE : PATIOS ARE LIMITED COMMON PROPERTY FOR USE OF THE STRATA LOTS INDICATED. (EXAMPLE: P - 33)

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

" The Owners "
Strata Plan LMS 1482
c/o 7 - 11460 Voyageur Way
Richmond, B.C.
V6X 3E1

CIVIC ADDRESS :

16061 85th AVENUE
SURREY, B.C.

NAME OF DEVELOPMENT :

PARC SEVILLE

I, HANS J. TROELSEN, of Richmond, 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.

Dated at Richmond, B.C. This 15 day of May, 19 96

B.C.L.S.

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

JOB NO. S - 10927 - 2

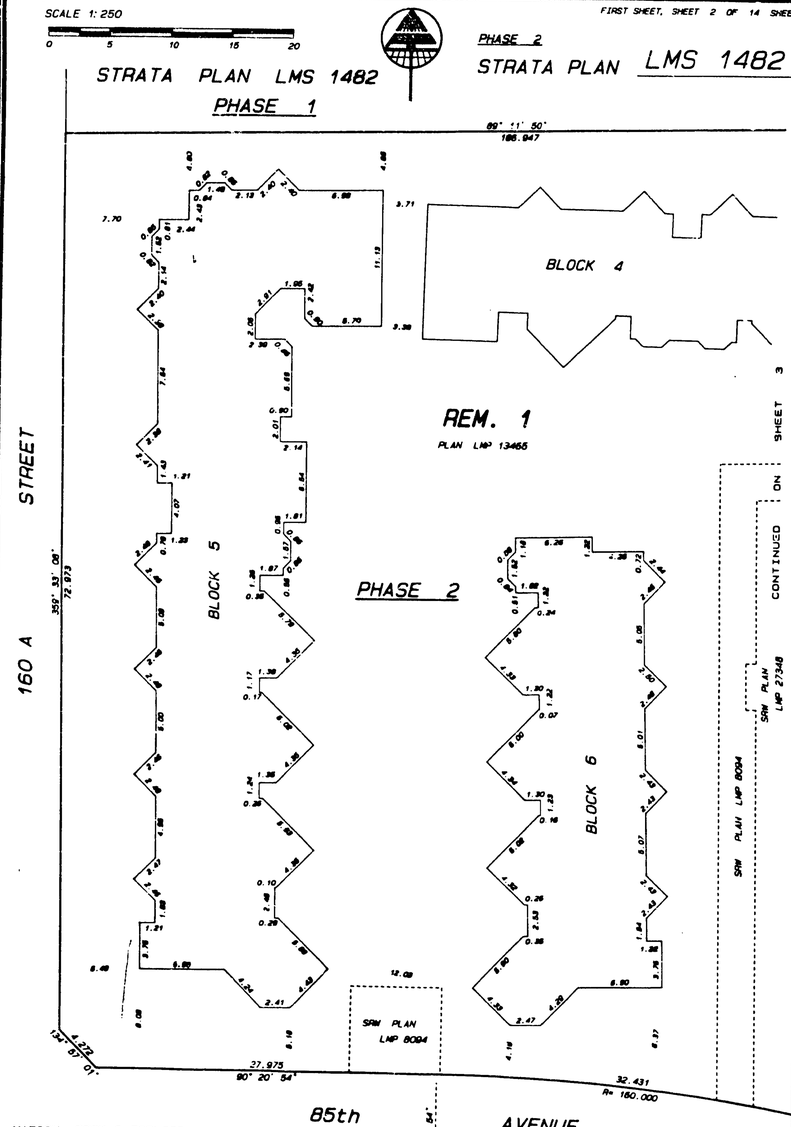
SCALE 1: 250

0 5 10 15 20

PHASE 2

STRATA PLAN LMS 1482

STRATA PLAN LMS 1482
PHASE 1



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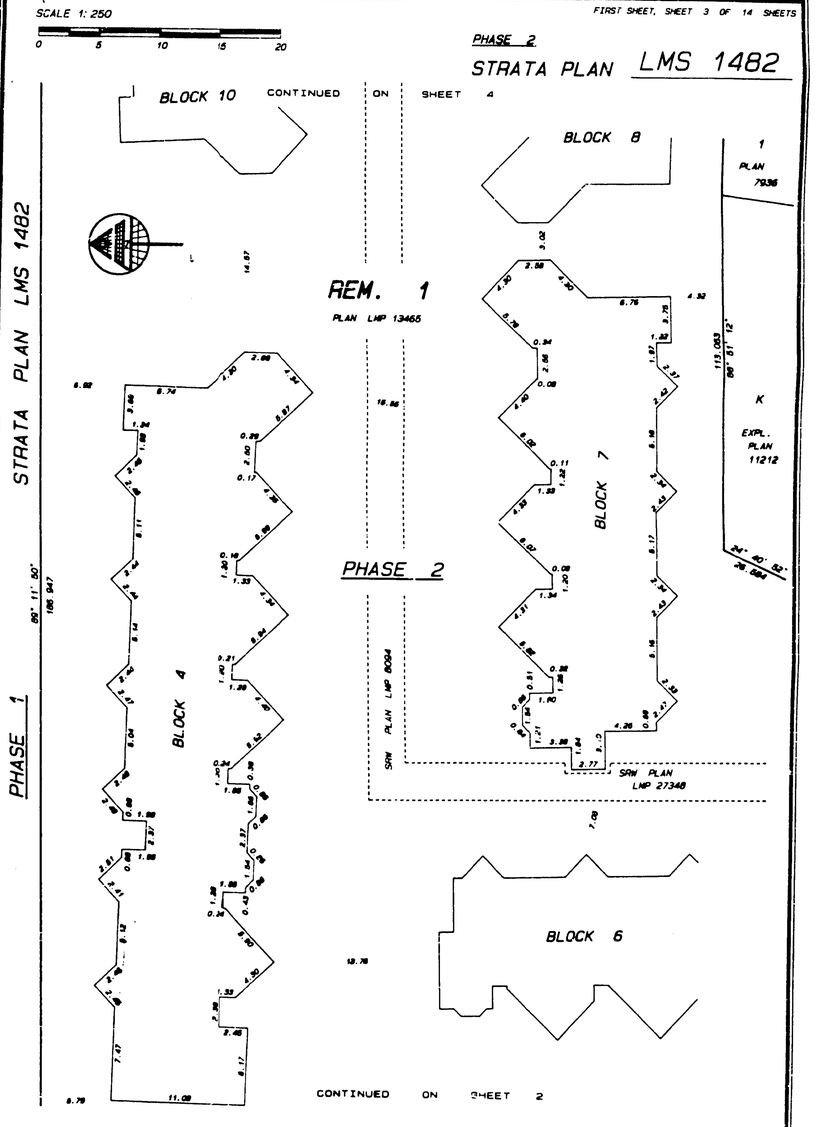
DATE 15/May/96 B.C.L.S.

SCALE 1: 250

0 5 10 15 20

PHASE 2

STRATA PLAN LMS 1482



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DATE 15/May/96 B.C.L.S.

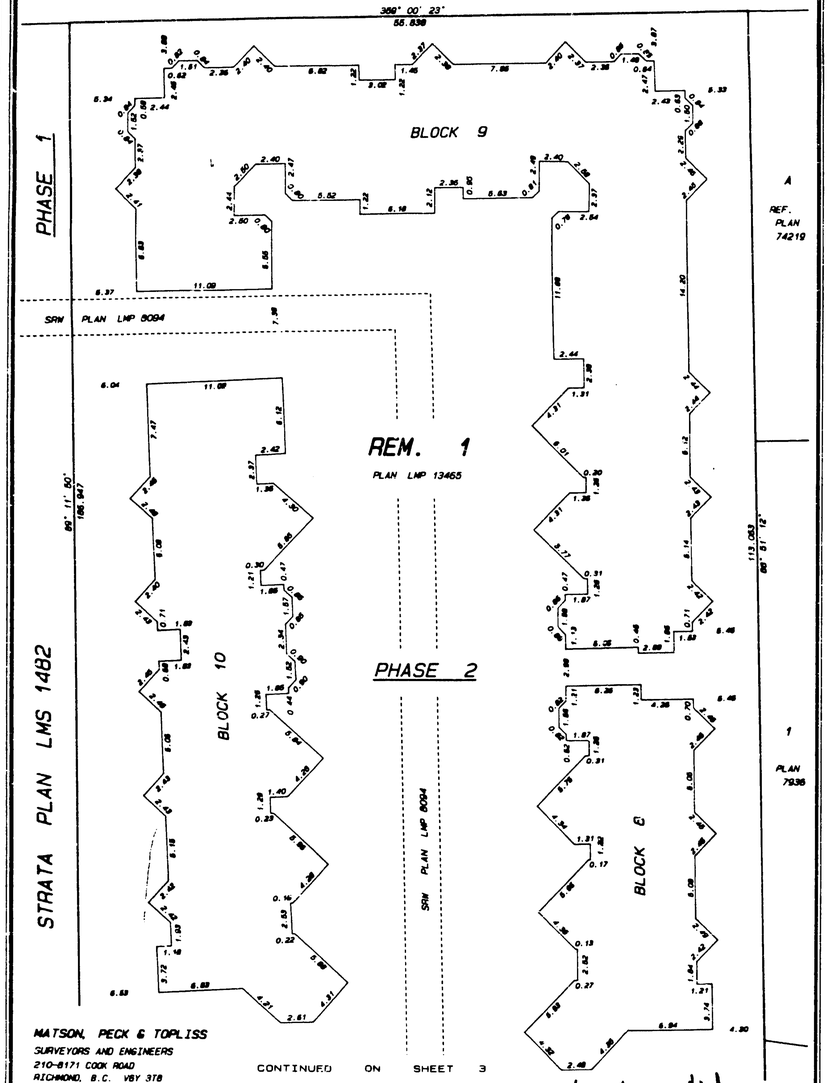
SCALE 1: 250

0 5 10 15 20

PHASE 2

STRATA PLAN LMS 1482

STRATA PLAN LMS 73



CONTINUED ON SHEET 3

MATSON, PECK & TOPLISS
SURVEYORS AND ENGINEERS
210-8171 COOK ROAD
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JOB NO. S - 10927 - 2

DATE 15/May/96 B.C.L.S.

PHASE 2

STRATA PLAN LMS 1482

CONDOMINIUM ACT.

LOT NO.	SHEET NO.	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
33	7	220	219	
34	7	186	186	
35	7	186	186	
36	7	217	211	
37	7	182	180	
38	7	208	200	
39	7	208	208	
40	8	188	184	
41	8	217	214	
42	8	217	214	
43	8	186	188	
44	8	186	186	
45	8	226	222	
46	8	227	222	
47	8	188	188	
48	8	218	214	
49	8	218	214	
50	8	188	184	
51	10, 11	208	208	
52	10, 11	208	201	
53	10, 11	188	181	
54	10, 11	208	201	
55	10, 11	208	208	
56	10, 11	188	188	
57	10, 11	188	188	
58	10, 1*	216	216	
59	12	217	216	
60	12	186	188	
61	12	226	221	
62	13	226	221	
63	13	186	188	
64	13	183	186	
65	13	216	217	
66	14	216	216	
67	14	186	187	
68	14	186	188	
69	14	227	222	
AGGREGATE		13666	13676	

NOTE : "AGGREGATE" REFERS TO THE ACCUMULATIVE TOTAL OF THIS AND ALL PREVIOUS PHASES.

MATSON, PECK & TOPLISS
SURVEYORS AND ENGINEERS
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JOB NO. S - 10927 - 2

DATE 15/May/96 B.C.L.S.

PHASE 2

STRATA PLAN LMS 1482

CONDOMINIUM ACT.

STATUTORY DECLARATION

I / WE the undersigned do solemnly declare that

(1) I / WE the undersigned am/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, B.C. this 21st day of MAY, 19 96

A commissioner for taking affidavits within B.C.

V. BRENT COLE
BARRISTER & SOLICITOR
#8 - 11480 Voyageur Way
Richmond, B.C. V6X 3L1
Tel: (604) 270-8708

PARC SEVILLE HOLDINGS LTD.

DAVID CHANG

CERTIFICATE OF APPROVAL
SECTION 8 (2)

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

Dated at Surrey, B.C. this 23rd day of July, 19 96

Approving Officer for the CITY OF SURREY

Accepted as to forms 1, 2 and 3 this 4 day of June, 19 96

SUPERINTENDENT OF REAL ESTATE

SIGNATURES

WITNESSES :

WITNESS as to both KAREN XU
ACCOUNTING CONSULTANT
OCCUPATION
#14-771 RUSSWELL RD
ADDRESS
RICHMOND, B.C. V6Y 1J1

WITNESS as to both IVAN T.
BANK MGR
OCCUPATION
6180 No. 3 Road
ADDRESS
Richmond B.C.

OWNER :

PARC SEVILLE HOLDINGS LTD. :
(INC. NO. 437086)

DAVID CHANG AUTHORIZED SIGNATORY

AUTHORIZED SIGNATORY

MORTGAGEE :

HONGKONG BANK OF CANADA
by its lawful attorneys :

Attorney for AUTHORIZED SIGNATORY

Attorney for AUTHORIZED SIGNATORY

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

JOB NO. S - 10927 - 2

DATE 15/May/96 B.C.L.S.

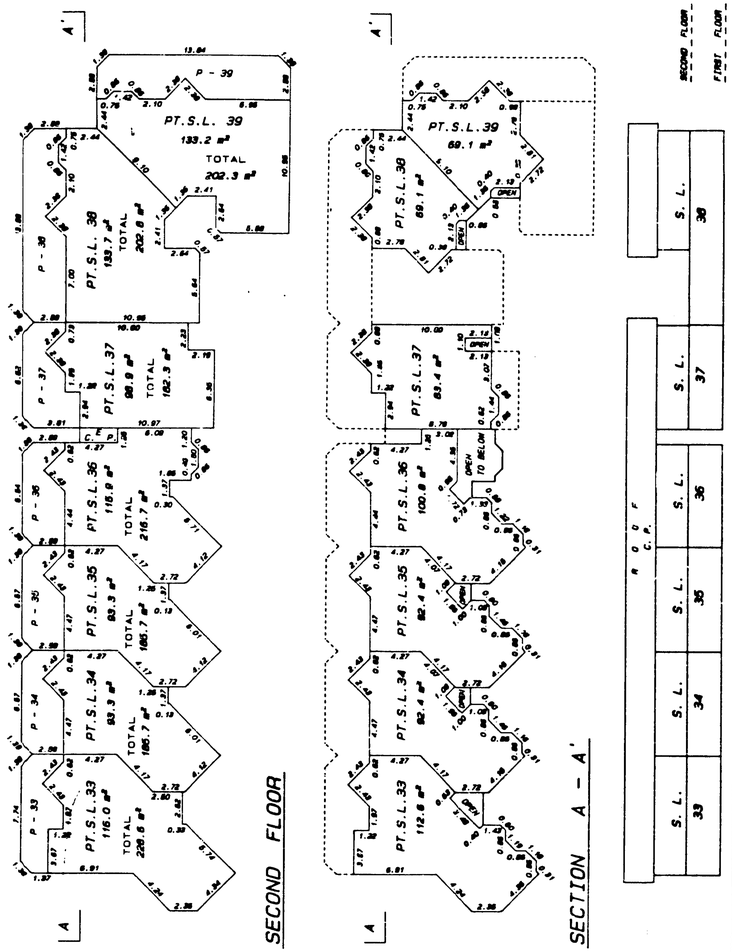
BLOCK 5

PHASE 2

STRATA PLAN LMS 1482

SCALE 1: 250

0 5 10 15 20



FIRST FLOOR

SECOND 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 - 10927 - 2

DATE 15/May/96 B.C.L.S.

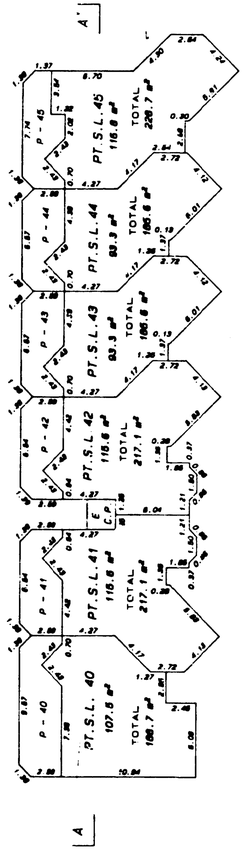
BLOCK 4

PHASE 2

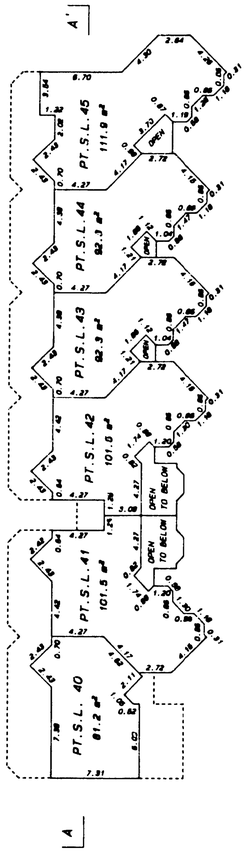
STRATA PLAN LMS 1482

SCALE 1: 250

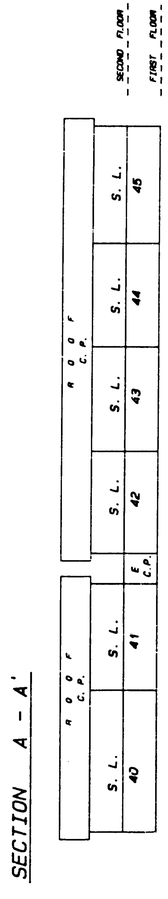
0 5 10 15 20



FIRST FLOOR



SECOND FLOOR



SECTION A - A'

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 - 10927 - 2

DATE 15/May/96 B.C.L.S.

BLOCK 10

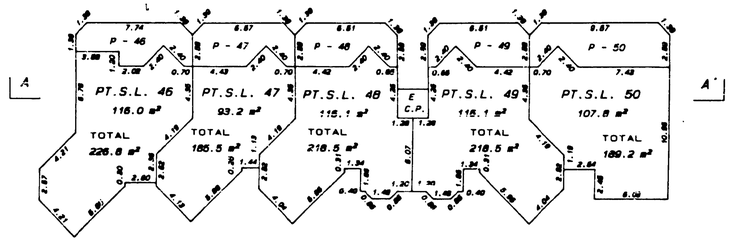
PHASE 2

STRATA PLAN LMS 1482

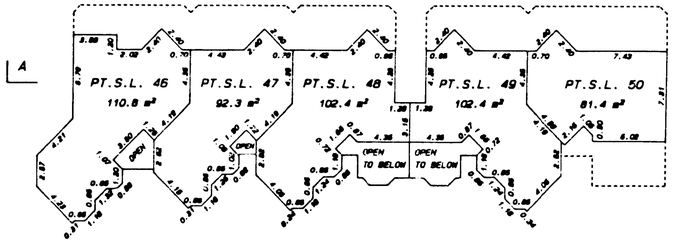
SCALE 1: 250

0 5 10 15 20

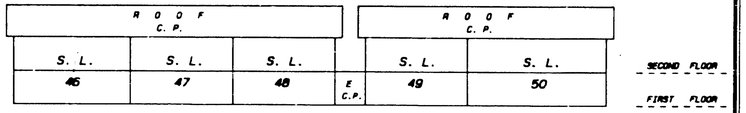
FIRST FLOOR



SECOND FLOOR



SECTION A - A'



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210-8171 COOK ROAD
RICHMOND, B.C. V6Y 3T8
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JOB NO. S - 10927 - 2

DATE 15/May/96 B.C.L.S.

BLOCK 9

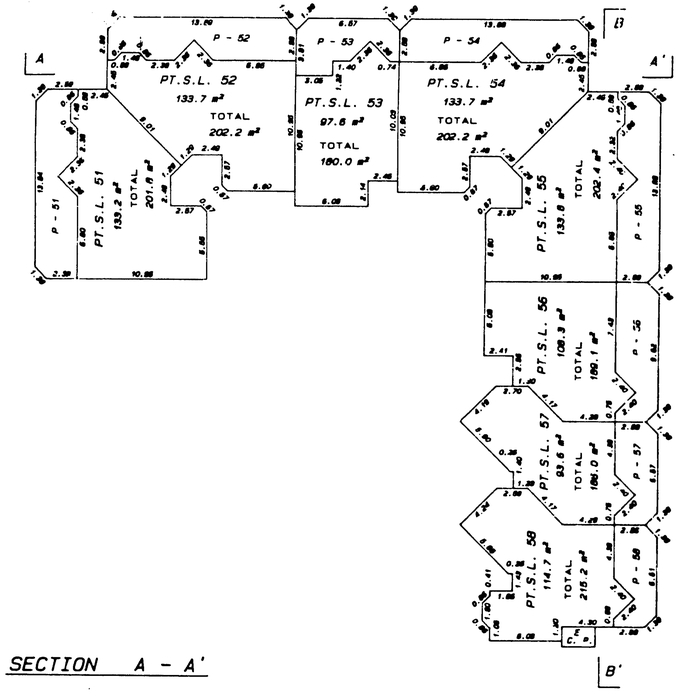
PHASE 2

STRATA PLAN LMS 1482

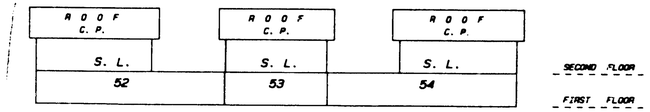
SCALE 1: 250

0 5 10 15 20

FIRST FLOOR



SECTION A - A'



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DATE 15/May/96 B.C.L.S.

BLOCK 9

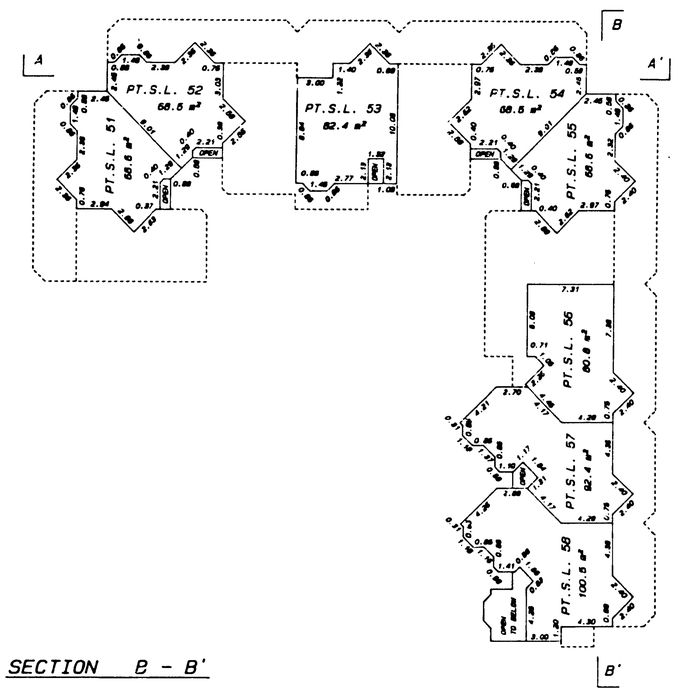
PHASE 2

STRATA PLAN LMS 1482

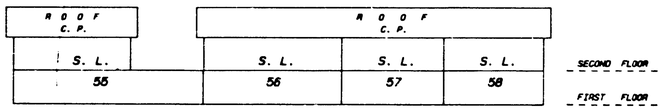
SCALE 1: 250

0 5 10 15 20

SECOND FLOOR



SECTION B - B'



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JOB NO. S - 10927 - 2

DATE 15/May/96 B.C.L.S.

BLOCK 8

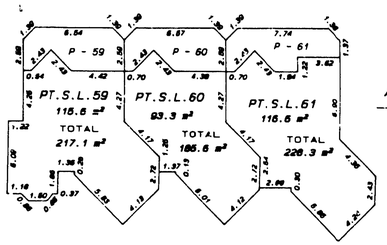
PHASE 2

STRATA PLAN LMS 1482

SCALE 1: 250

0 5 10 15 20

FIRST FLOOR



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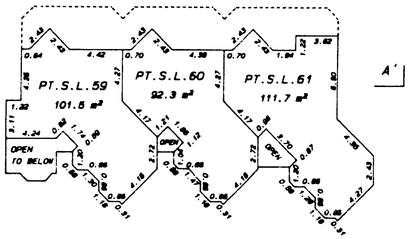
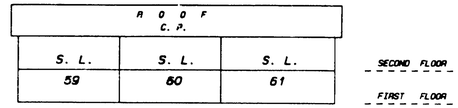


SECTION A - A'



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JOB NO. S - 10927 - 2

DATE 15/May/96 B.C.L.S.

BLOCK 7

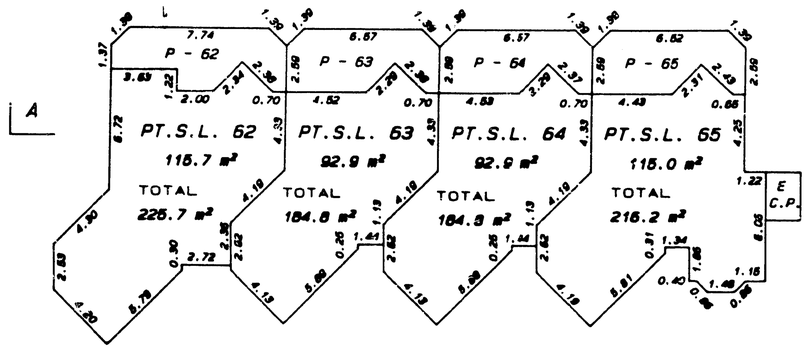
PHASE 2

STRATA PLAN LMS 1482

SCALE 1: 250

0 5 10 15 20

FIRST FLOOR



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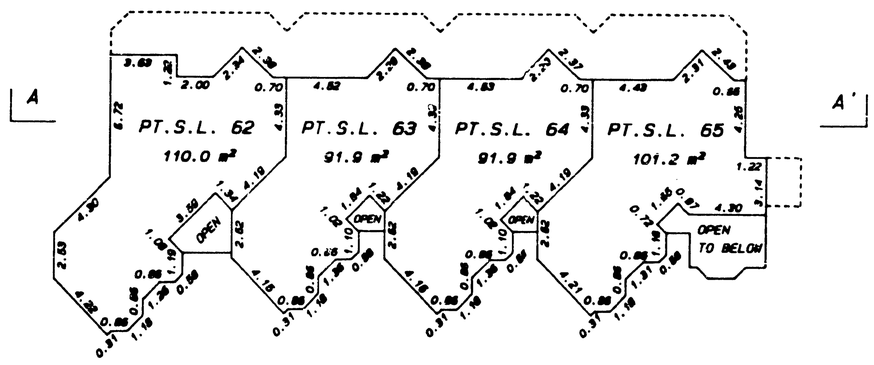

SECTION A - A'

ROOF C.P.				
S. L.	S. L.	S. L.	S. L.	SECOND FLOOR
62	63	64	65	FIRST FLOOR

MATSON, PECK & TOPLISS
SURVEYORS AND ENGINEERS
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RICHMOND, B.C. V6Y 3T8
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DATE 15/May/96 B.C.L.S.

BLOCK 6

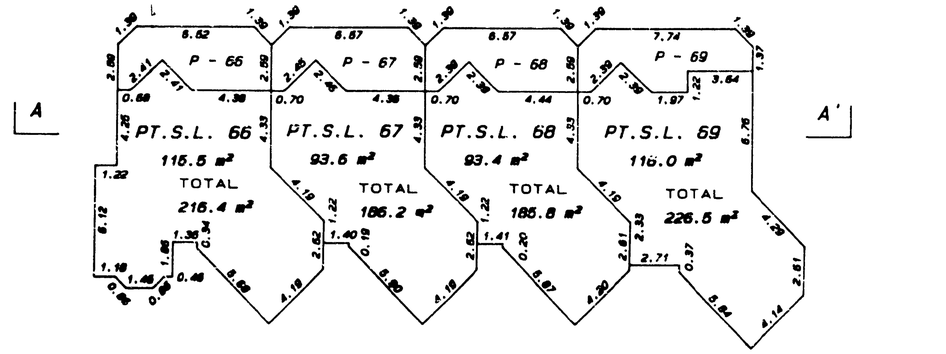
PHASE 2

STRATA PLAN LMS 1482

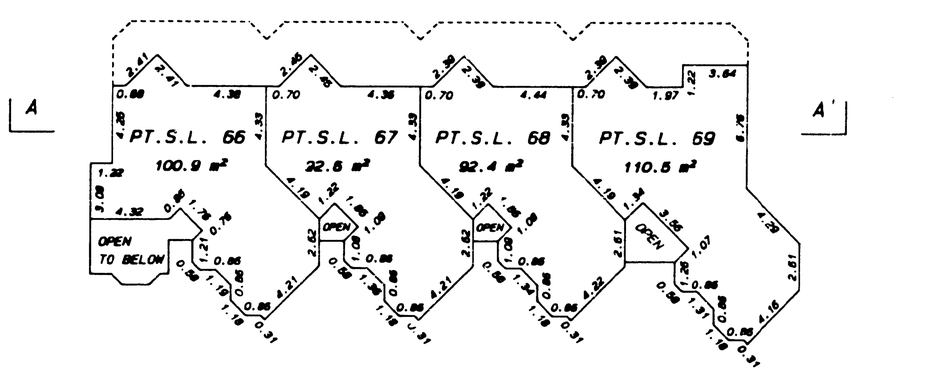
SCALE 1: 250

0 5 10 15 20

FIRST FLOOR



SECOND FLOOR



SECTION A - A'

ROOF C.P.				
S. L.	S. L.	S. L.	S. L.	SECOND FLOOR
66	67	68	69	FIRST FLOOR

MATSON, PECK & TOPLISS
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