COMPUTER 11339A1

FIRST SHEET SHEET 1 OF 27 SHEETS

STRATA PLAN OF LOT 1, SECTION 26, TOWNSHIP 2, N.W.D., PLAN LMP6456

STRATA PLAN LMS 773

DEPOSITED AND REGISTERED IN THE LAND TITLE OFFICE AT NEW WESTMINSTER, B.C. THIS 17 DAY OF MARCH ,1993.

~~ASSISTANT~~ DEPUTY REGISTRAR

BG 87810

THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT

PG. 44

SCALE—1:750

0 5 10 20 30 40 50

ALL DISTANCES IN METRES

N

MUNICIPALITY OF SURREY

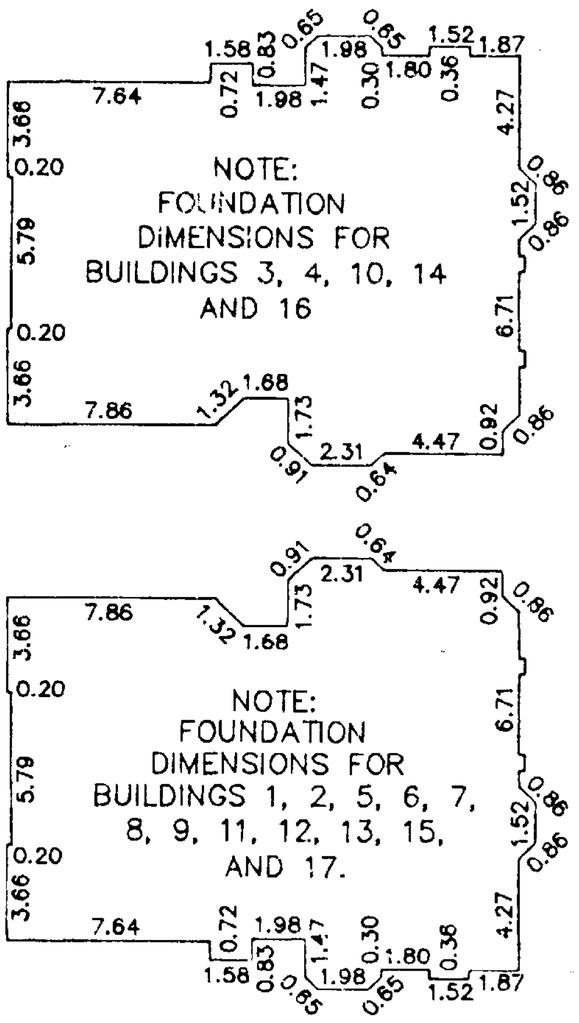
CIVIC ADDRESS

15840 84th AVENUE
SURREY, B.C.

INTEGRATED SURVEY AREA NO.1, SURREY

B.C.G.S. 92G 016

DETAIL



THE ADDRESS FOR SERVICE OF DOCUMENTS ON THE STRATA CORPORATION IS : THE OWNER'S STRATA PLAN LMS 773

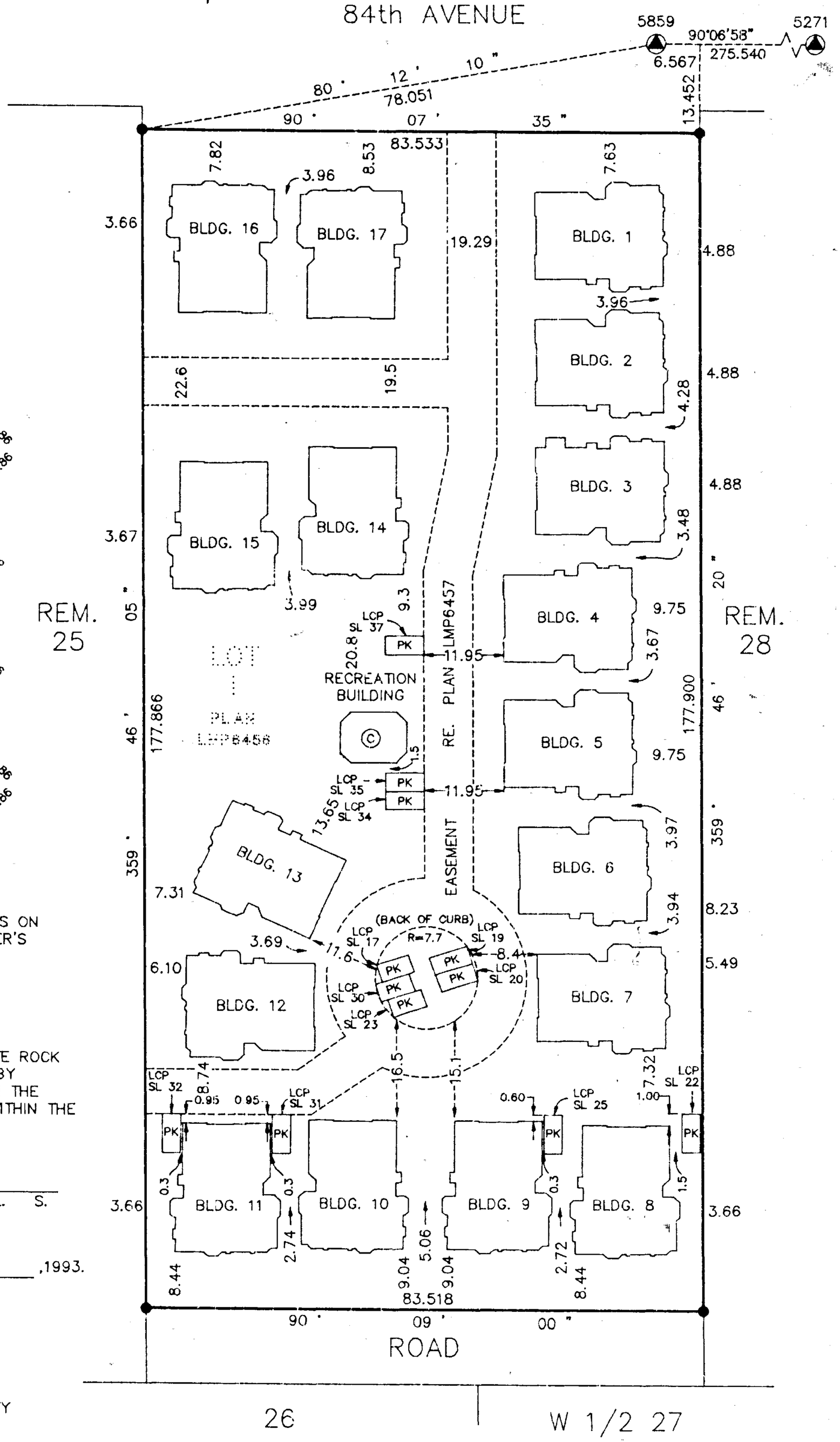
FTR PROPERTY MANAGEMENT
102 1159 WEST BROADWAY,
VANCOUVER, B.C.
V6H 1G1

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 25th DAY OF February ,1993.



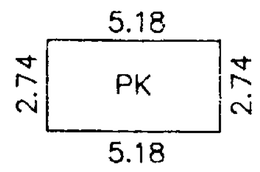
LEGEND

OTB	INDICATES	OPEN TO BELOW
LCP	"	LIMITED COMMON PROPERTY
SL	"	STRATA LOT
©	"	COMMON PROPERTY
PT	"	PART
sq.m.	"	SQUARE METRES
PK	"	PARKING
BLDG.	"	BUILDING
●	"	OLD IRON POST FOUND
▲	"	OLD CONTROL MONUMENT FOUND

THIS PLAN SHOWS GROUND LEVEL MEASURED DISTANCES PRIOR TO COMPUTATION OF UTM COORDINATES MULTIPLY BY THE COMBINED FACTOR 0.9995969509

BEARINGS ARE GRID BEARINGS AND ARE DERIVED FROM OLD CONTROL MONUMENTS 5859 AND 5271

NOTE : TYPICAL PARKING AREA SIZE IS :



11339A1	ALLAN OLSEN BRITISH COLUMBIA LAND SURVEYORS	204 – 15585 24th AVENUE, SURREY, B.C. V4A 2J4	PHONE: 531–4067

STRATA PLAN LMS 773

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 24th DAY OF February, 1993, BEEN PREVIOUSLY OCCUPIED. DATED AT WHITE ROCK, BRITISH COLUMBIA, THIS 25th DAY OF February, 1993.

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

G.W. METHERAL

G. MUELLER

DECLARED BEFORE ME THIS 1st DAY OF March, 1993.

A COMMISSIONER FOR TAKING AFFIDAVITS WITHIN THE PROVINCE OF BRITISH COLUMBIA.

ACCEPTED AS TO FORMS 1,2 AND 3

THIS 15 DAY OF MARCH, 1993.

SUPERINTENDENT OF REAL ESTATE

OWNER : PIONEER DESIGNS (1980) CORPORATION

AUTHORIZED SIGNATORY G.W. METHERAL

AUTHORIZED SIGNATORY G. MUELLER

WITNESS :

MARY DAMON

ADDRESS AND OCCUPATION OF WITNESS :

1623 WEST 7th Avenue.
Vancouver B.C -
V6J 1S5
Secretary

MORTGAGEE : ROYNAT INC.

AUTHORIZED SIGNATORY ROBERT LAING

AUTHORIZED SIGNATORY BRIAN McGUIRE

WITNESS :

DEBBIE MAXIM

ADDRESS AND OCCUPATION OF WITNESS :

8496. 14th Ave
BBY B.C. V3N 2C6
Secretary

R.J.E.

DATED THIS 25th DAY OF Feb., 1993.

B.C.L.S.

STRATA PLAN LMS 773

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
1	4	1678	1709	
2	4	1279	1495	
3	4	1751	1795	
4	5	1685	1689	
5	5	1273	1495	
6	5	1759	1795	
7	6	1272	1495	
8	6	1764	1795	
9	6	1685	1689	
10	7	1270	1495	
11	7	1763	1820	
12	7	1687	1714	
13	8	1687	1714	
14	8	1273	1495	
15	8	1760	1820	
16	9	1687	1704	
17	9	1271	1495	
18	9	1753	1810	
19	10	1685	1689	
20	10	1270	1495	
21	10	1756	1795	
22	11	1687	1724	
23	11	1266	1495	
24	11	1759	1820	
25	12	1689	1714	
26	12	1271	1495	
27	12	1757	1820	
28	13	1274	1495	
29	13	1761	1820	
30	13	1678	1714	
31	14	1678	1714	
32	14	1270	1495	
33	14	1749	1829	
34	15	1687	1689	
35	15	1272	1495	
36	15	1756	1829	
37	16	1678	1724	
38	16	1270	1495	
39	16	1757	1829	
40	17	1273	1495	
41	17	1753	1810	
42	17	1675	1714	
43	18	1688	1714	
44	18	1272	1495	
45	18	1762	1829	
46	19	1272	1495	
47	19	1764	1805	
48	19	1688	1689	
49	20	1687	1689	
50	20	1273	1495	
51	20	1759	1805	
AGGREGATE		80,133	85,234	

R.J.E.

B.C.L.S.

DATED THIS 25th DAY OF Feb., 1993.

COMPUTER 11339A4

FLOOR PLANS

STRATA PLAN LMS 773

SCALE 1:200

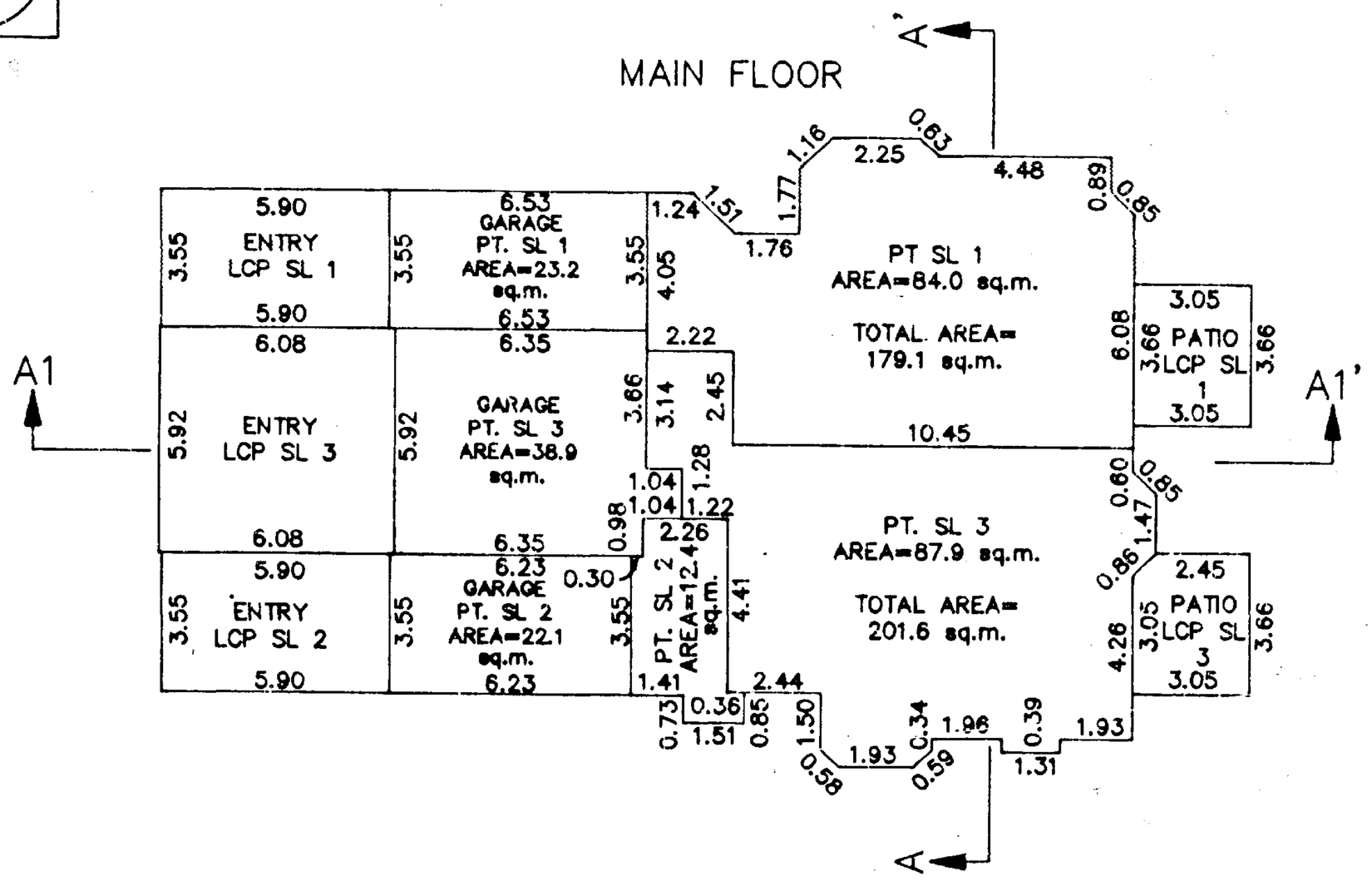
0 5 10 20

ALL DISTANCES IN METRES

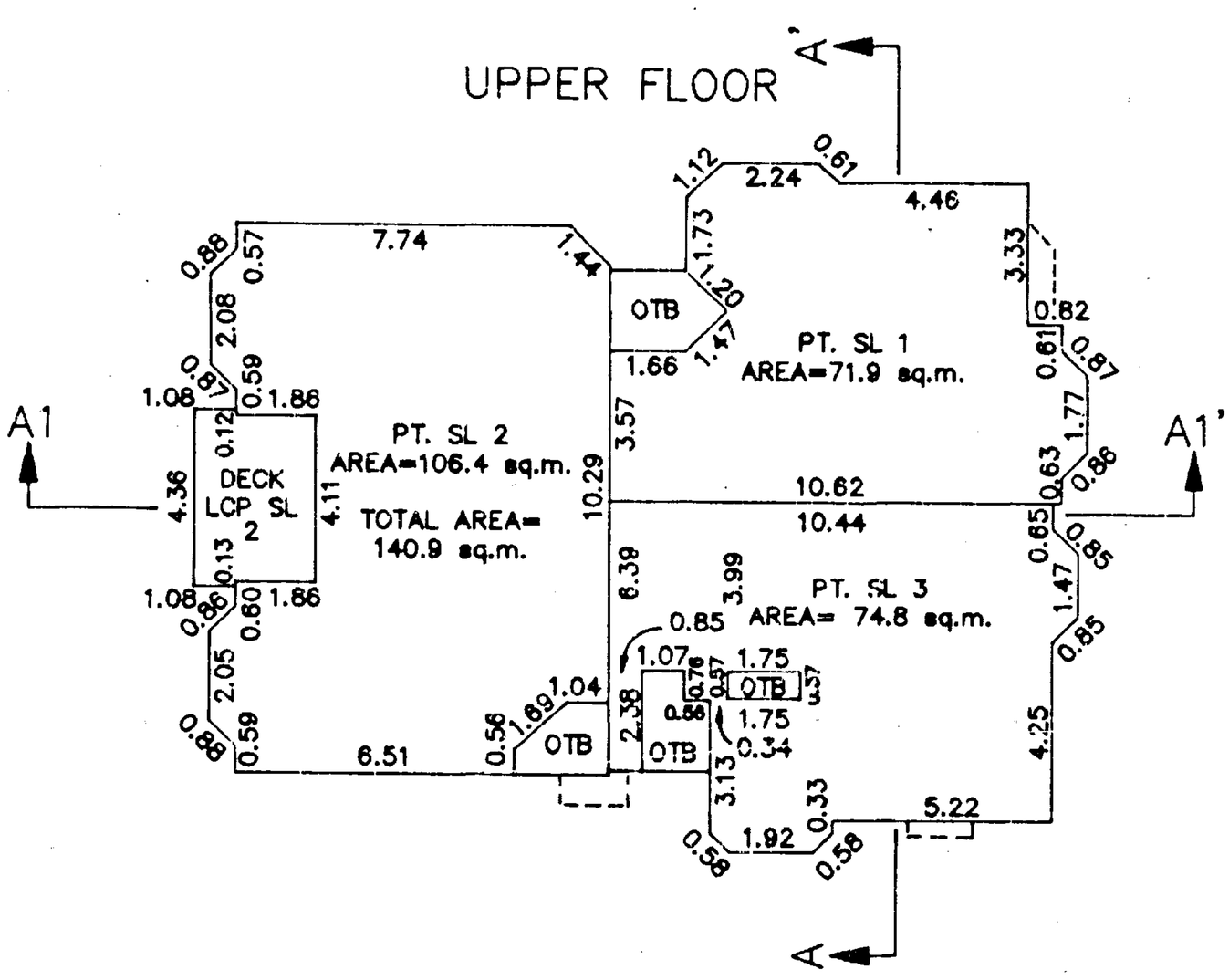
N

BUILDING 1

MAIN FLOOR



UPPER FLOOR



R.J.E.

B.C.L.S

DATED THIS 25th DAY OF Feb. 1993.

FLOOR PLANS

STRATA PLAN LMS 773

SCALE 1:200

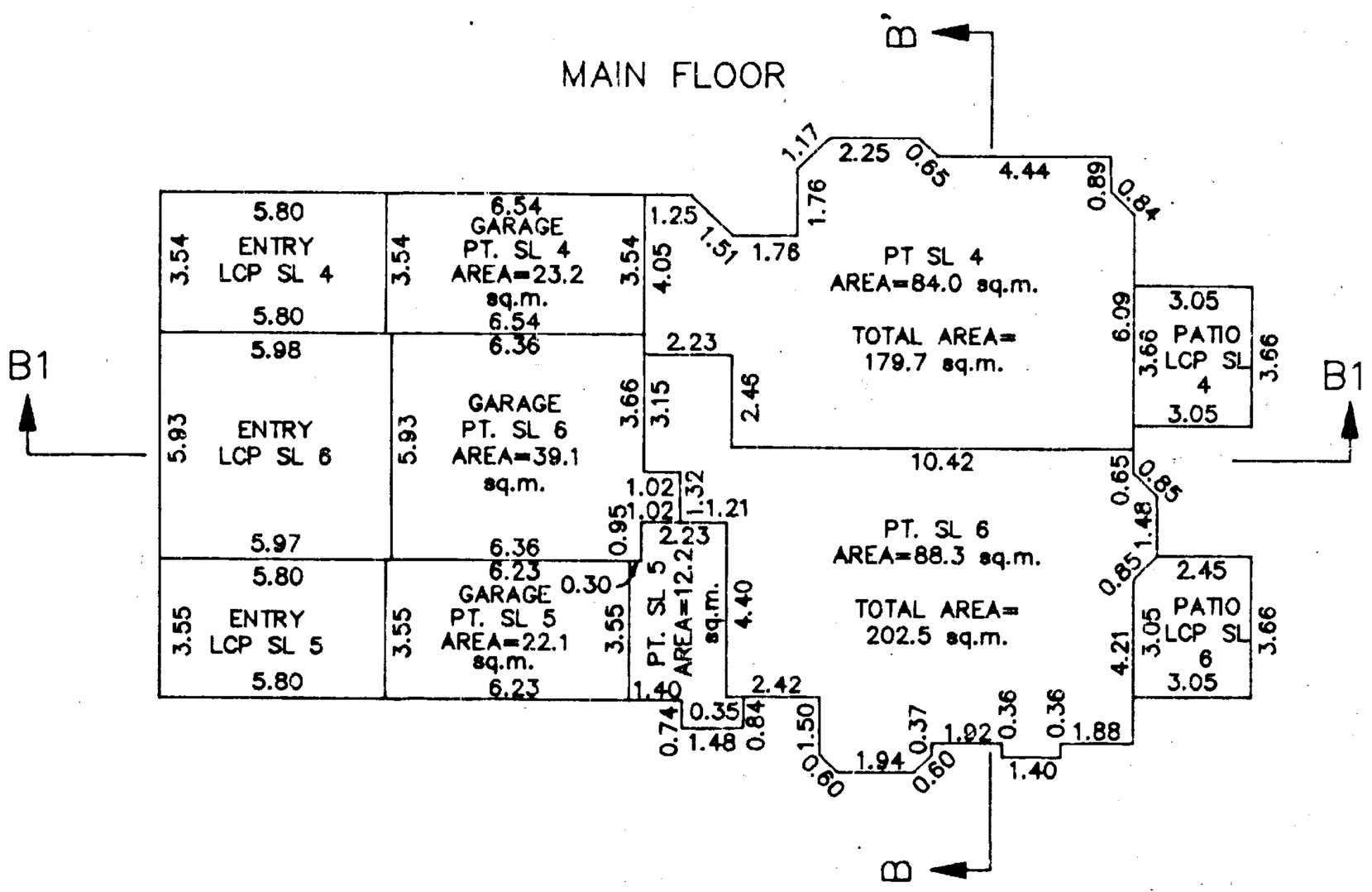
0 5 10 20

ALL DISTANCES IN METRES

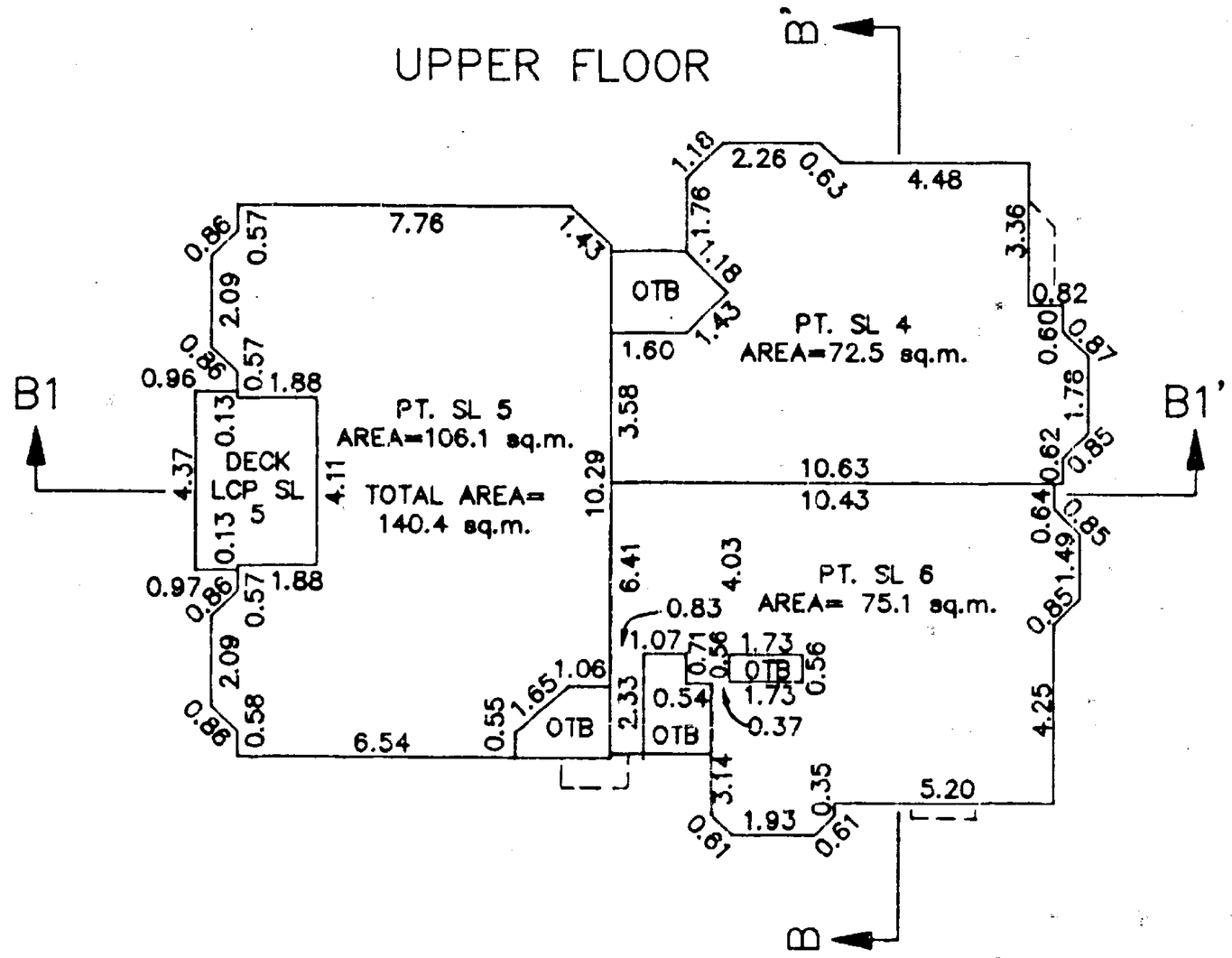
N

BUILDING 2

MAIN FLOOR



UPPER FLOOR



RJE.

B.C.L.S.

DATED THIS 25th DAY OF Feb. 1993.

FLOOR PLANS

STRATA PLAN LMS 773

SCALE 1:200

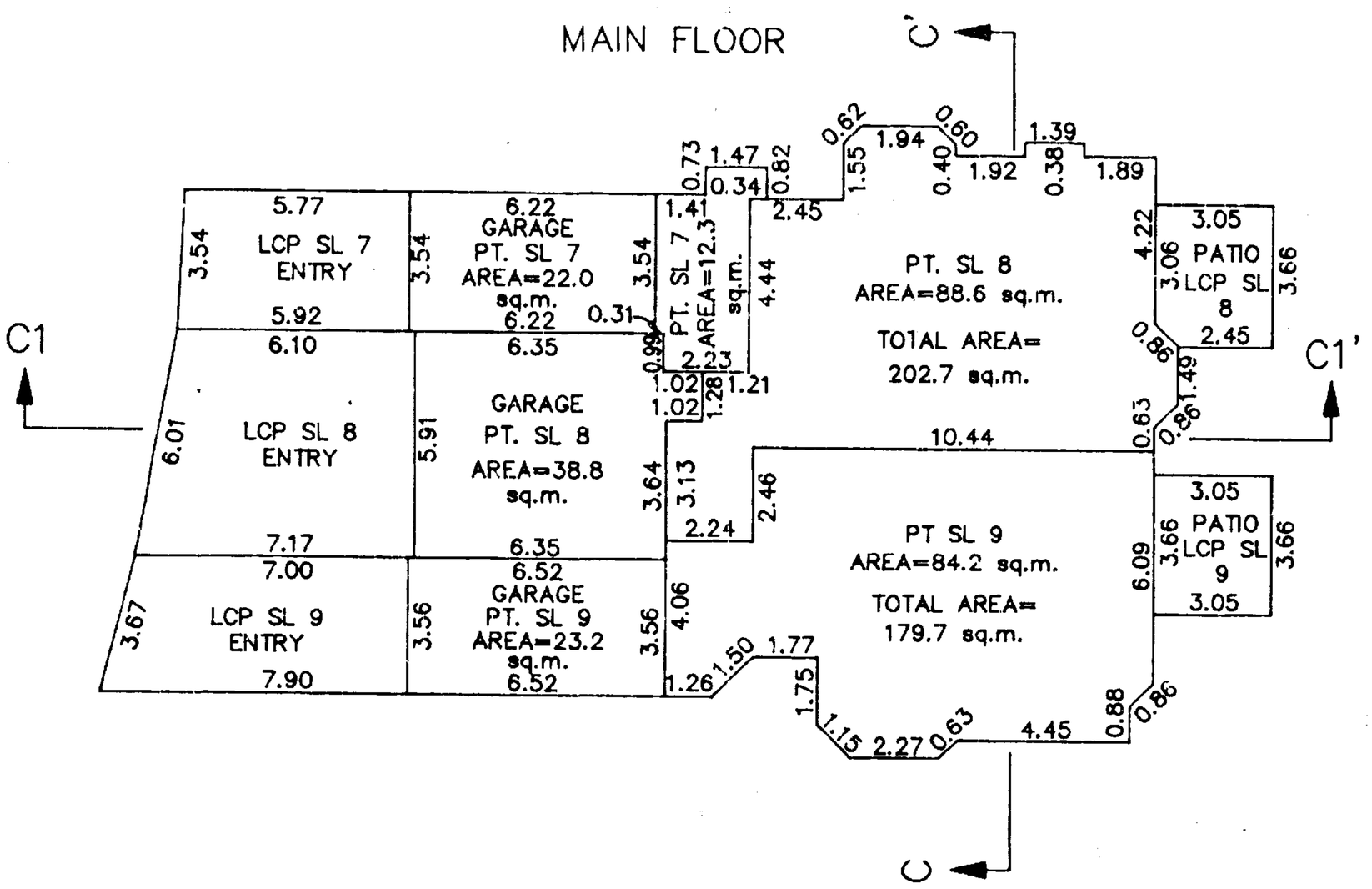
0 5 10 20

ALL DISTANCES IN METRES

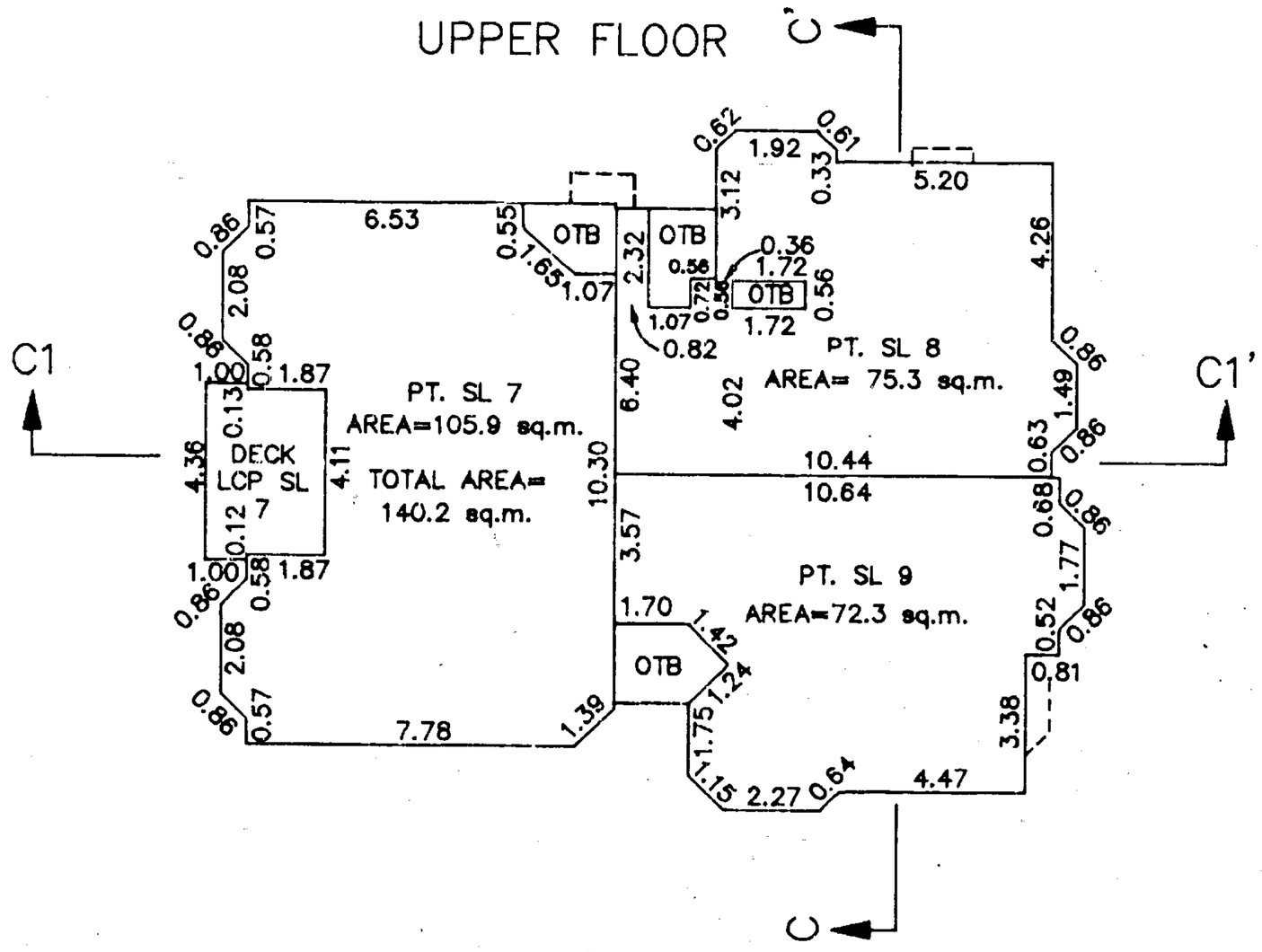
N

BUILDING 3

MAIN FLOOR



UPPER FLOOR



RJE.

B.C.L.S.

DATED THIS 25th DAY OF Feb. 1993.

FLOOR PLANS

STRATA PLAN LMS 773

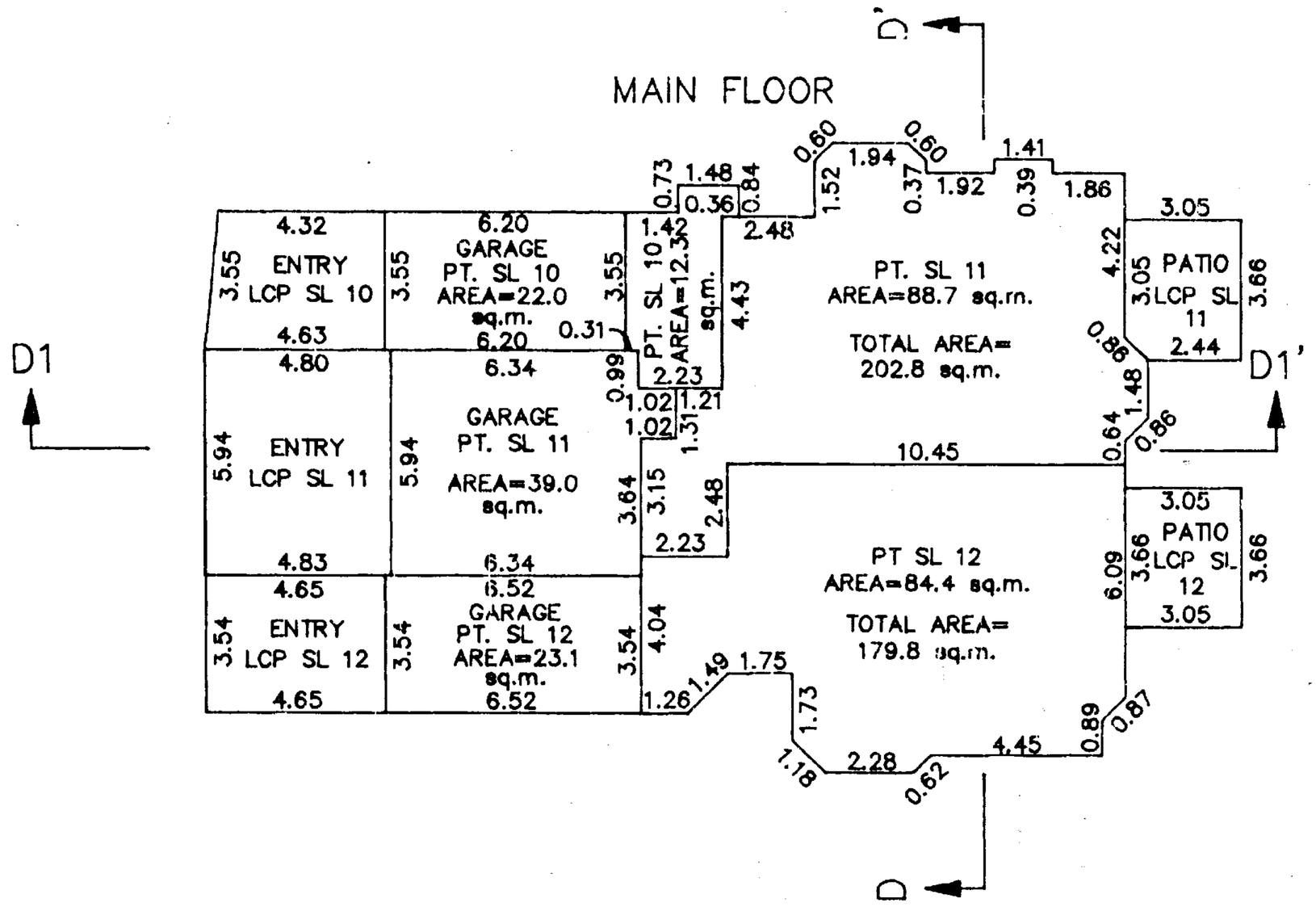
SCALE 1:200

0 5 10 20

ALL DISTANCES IN METRES

N

BUILDING 4



R.J.E.

B.C.L.S.

DATED THIS 25th DAY OF Feb. 1993.

FLOOR PLANS

STRATA PLAN LMS 223

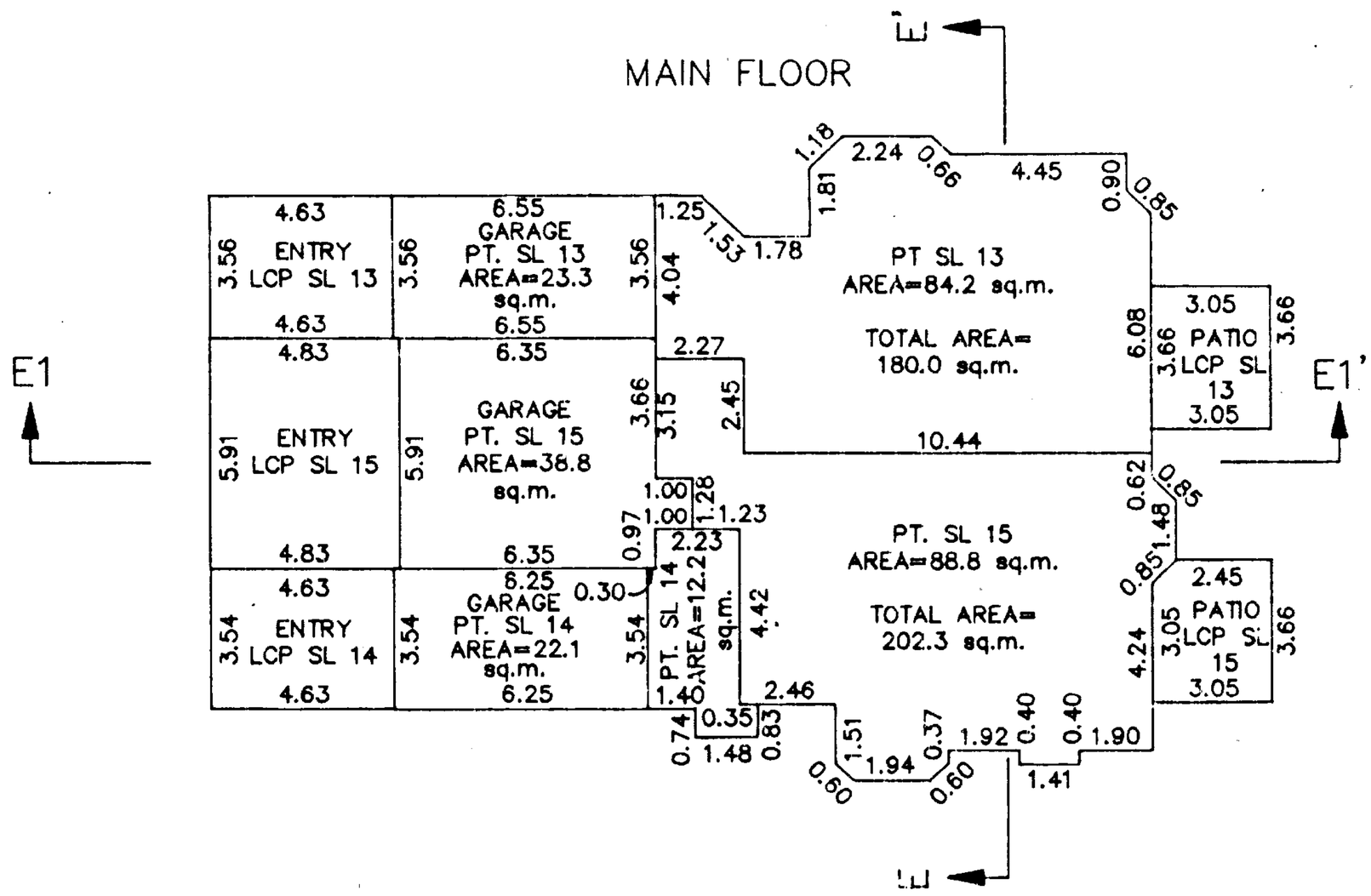
SCALE 1:200

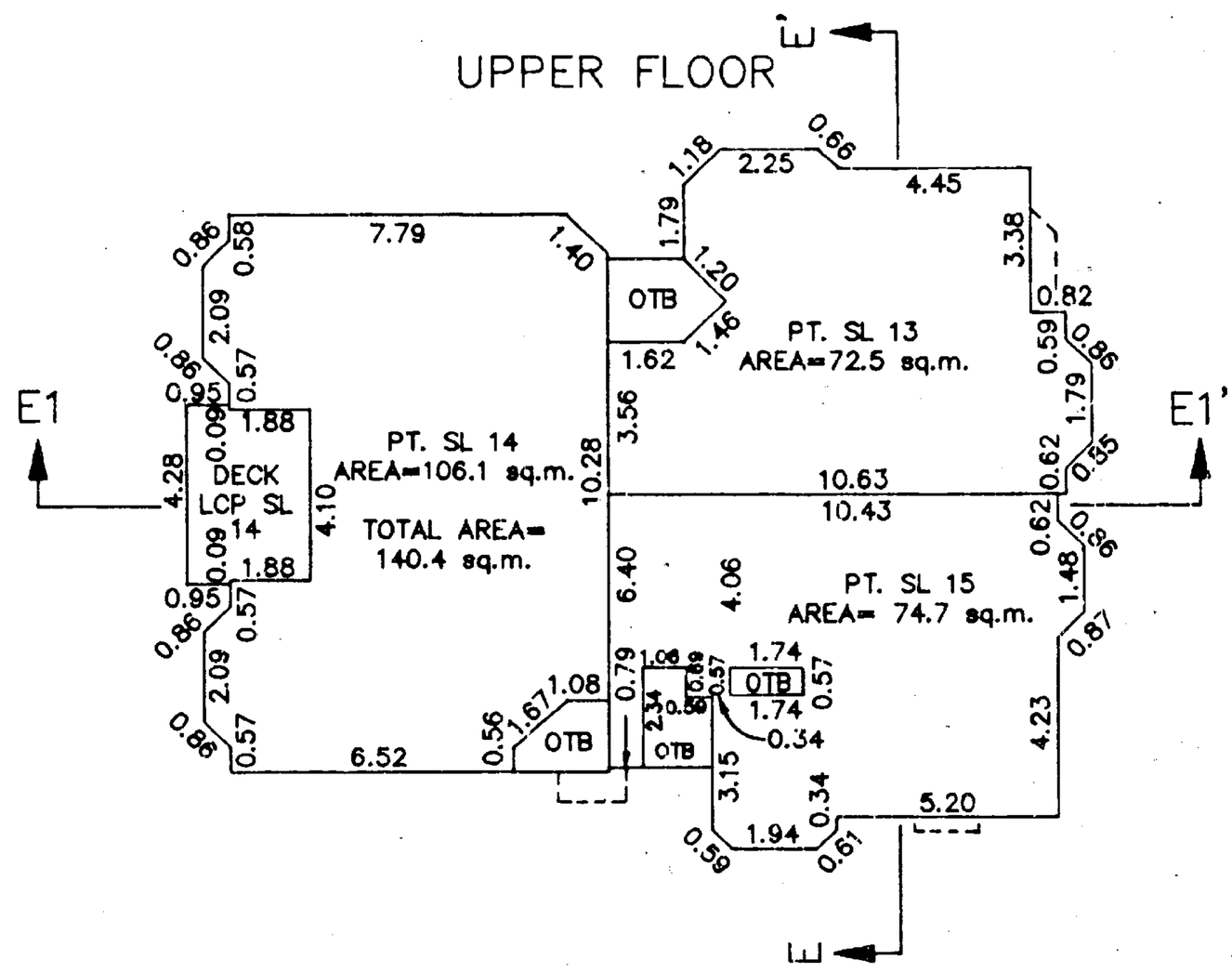
0 5 10 20

ALL DISTANCES IN METRES

N

BUILDING 5





R.J.E.

B.C.L.S.

DATED THIS 25th DAY OF Feb. 1993.

FLOOR PLANS

STRATA PLAN LMS 773

SCALE 1:200

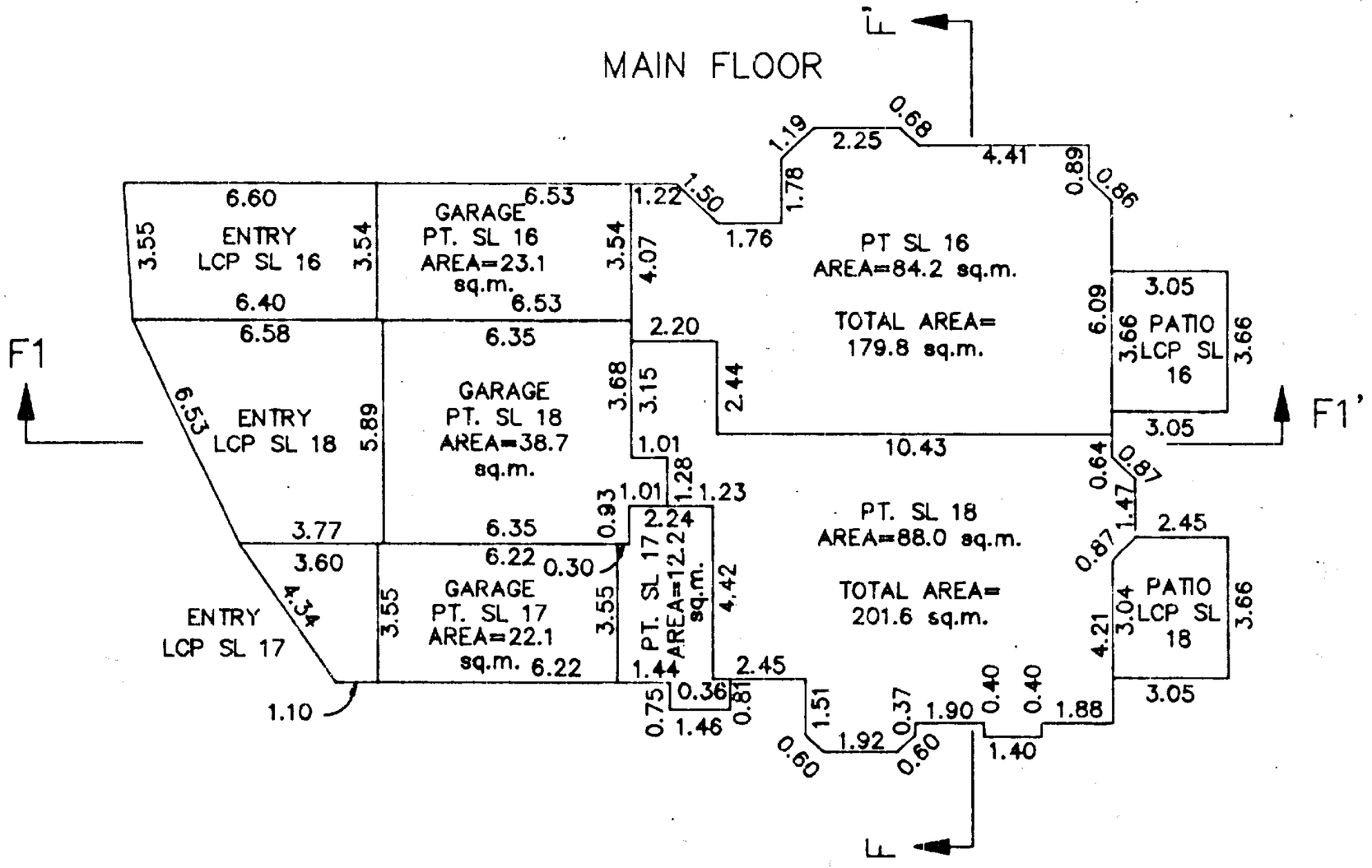
0 5 10 20

ALL DISTANCES IN METRES

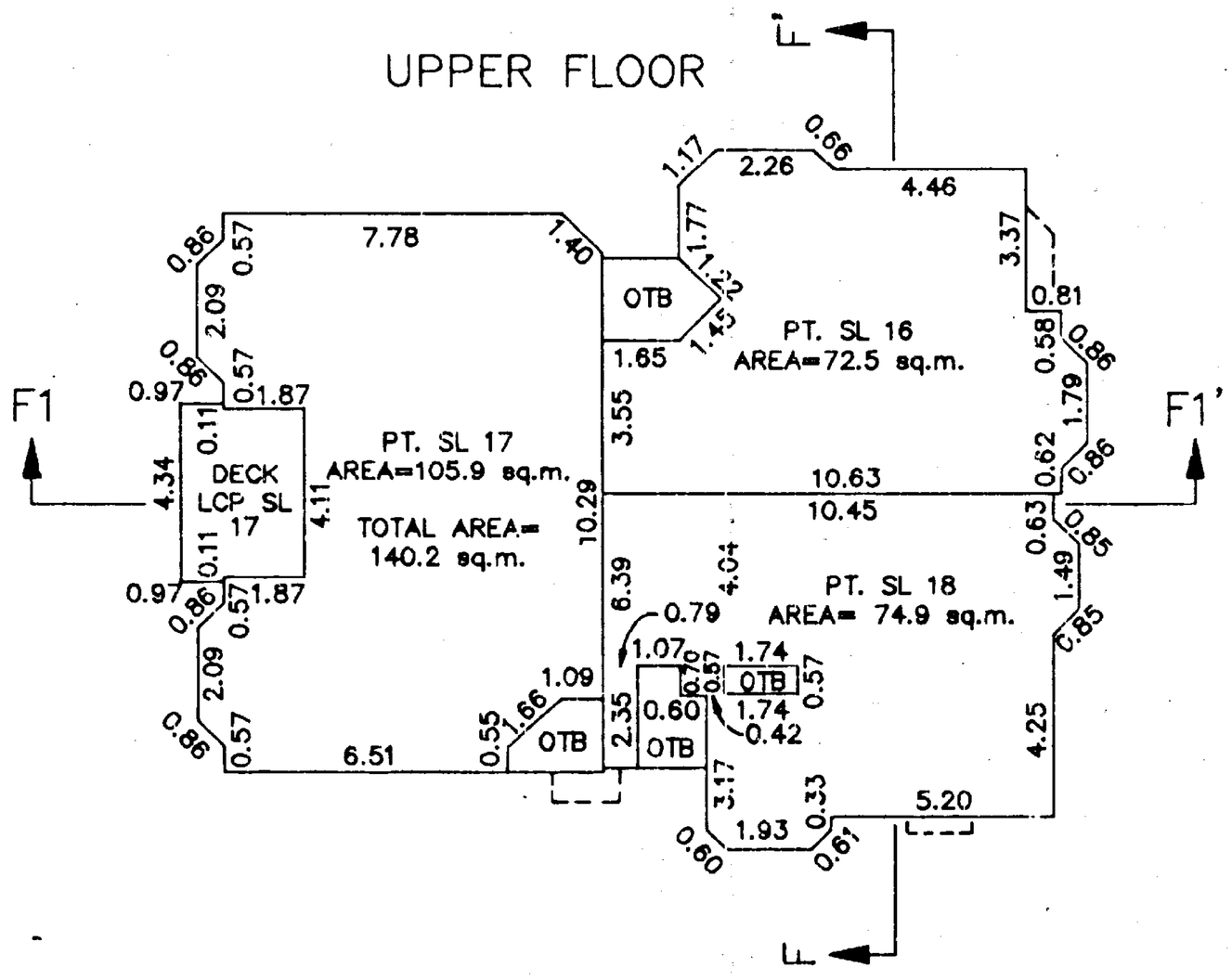
N

BUILDING 6

MAIN FLOOR



UPPER FLOOR



R.J.E.

B.C.L.S.

DATED THIS 25th DAY OF Feb. 1993.

FLOOR PLANS

STRATA PLAN LMS 773

SCALE 1:200

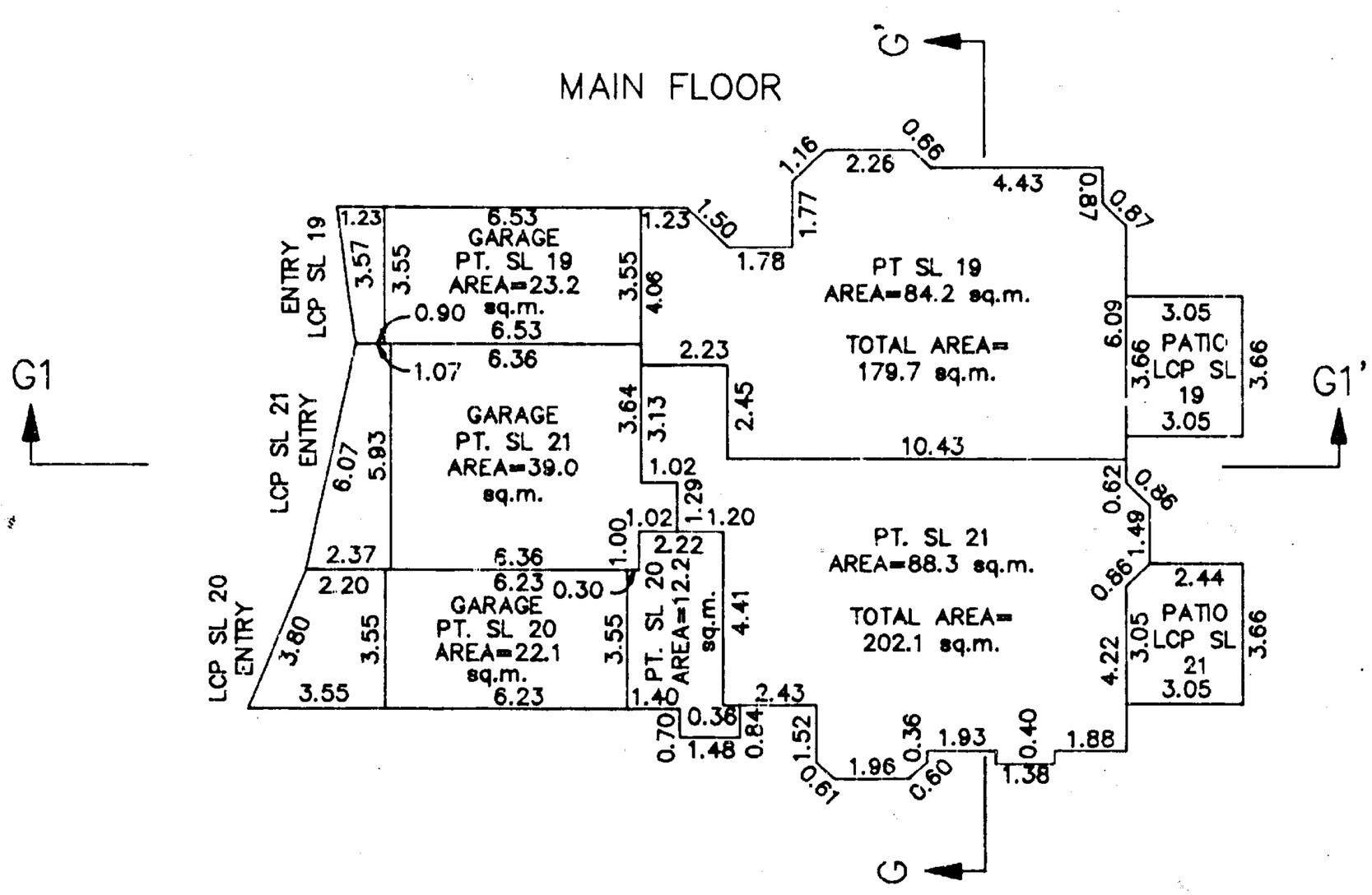
0 5 10 20

ALL DISTANCES IN METRES

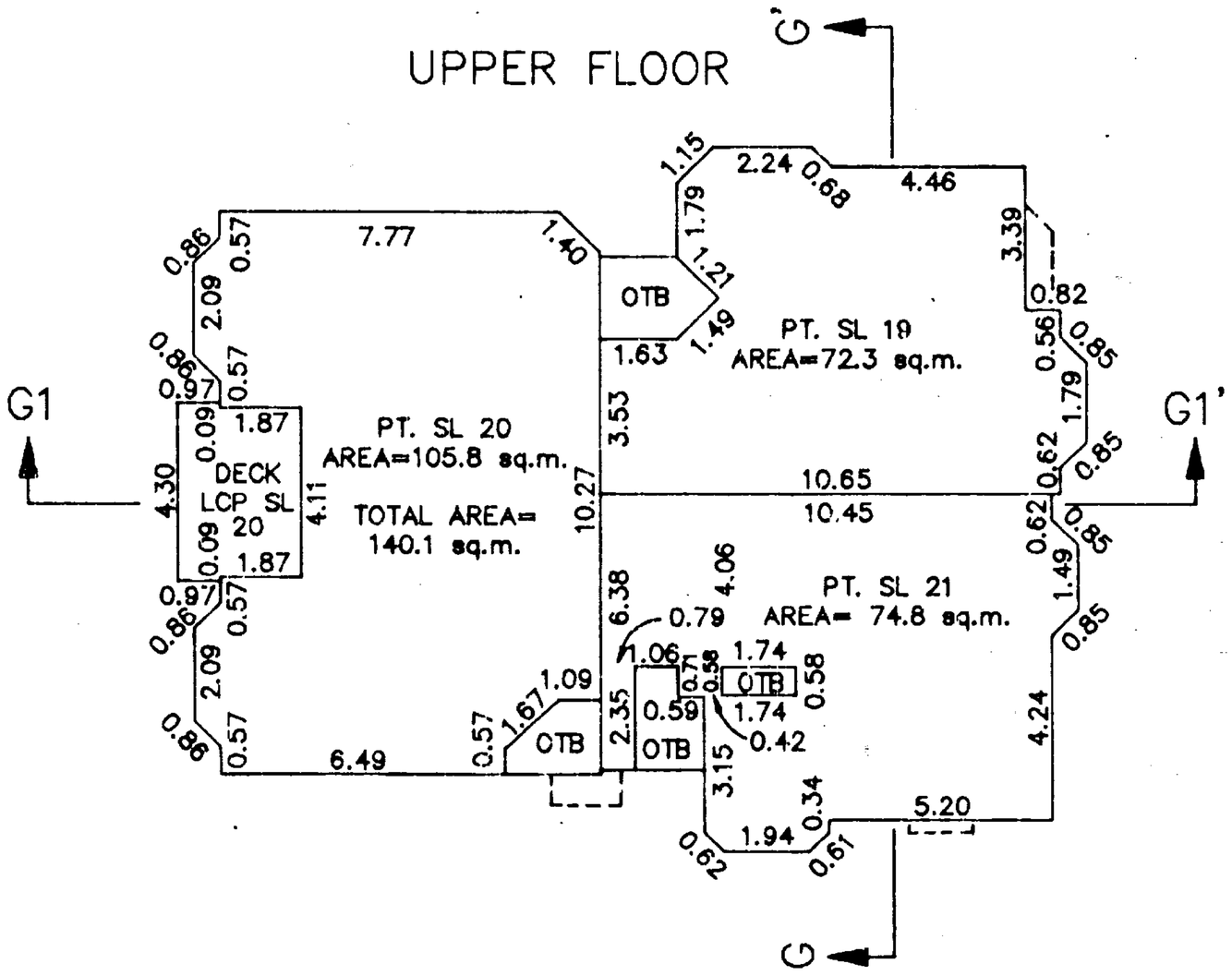
N

BUILDING 7

MAIN FLOOR



UPPER FLOOR



R.J.E.

B.C.L.S

DATED THIS 25th DAY OF Feb. 1993.

FLOOR PLANS

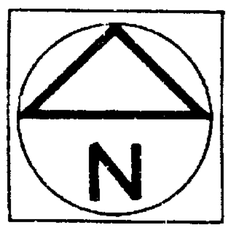
STRATA PLAN LMS 773

SCALE 1:200

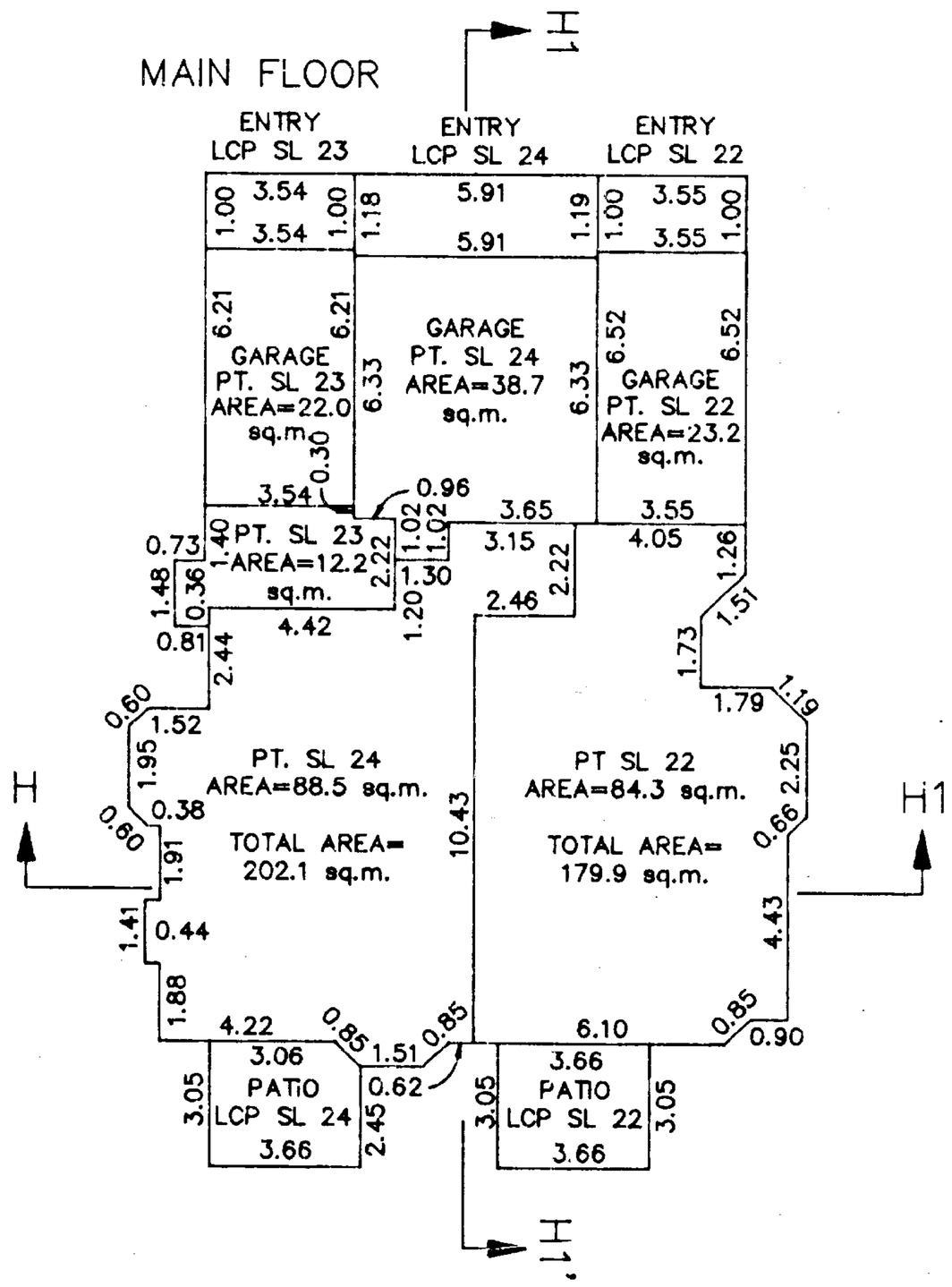
0 5 10 20

ALL DISTANCES IN METRES

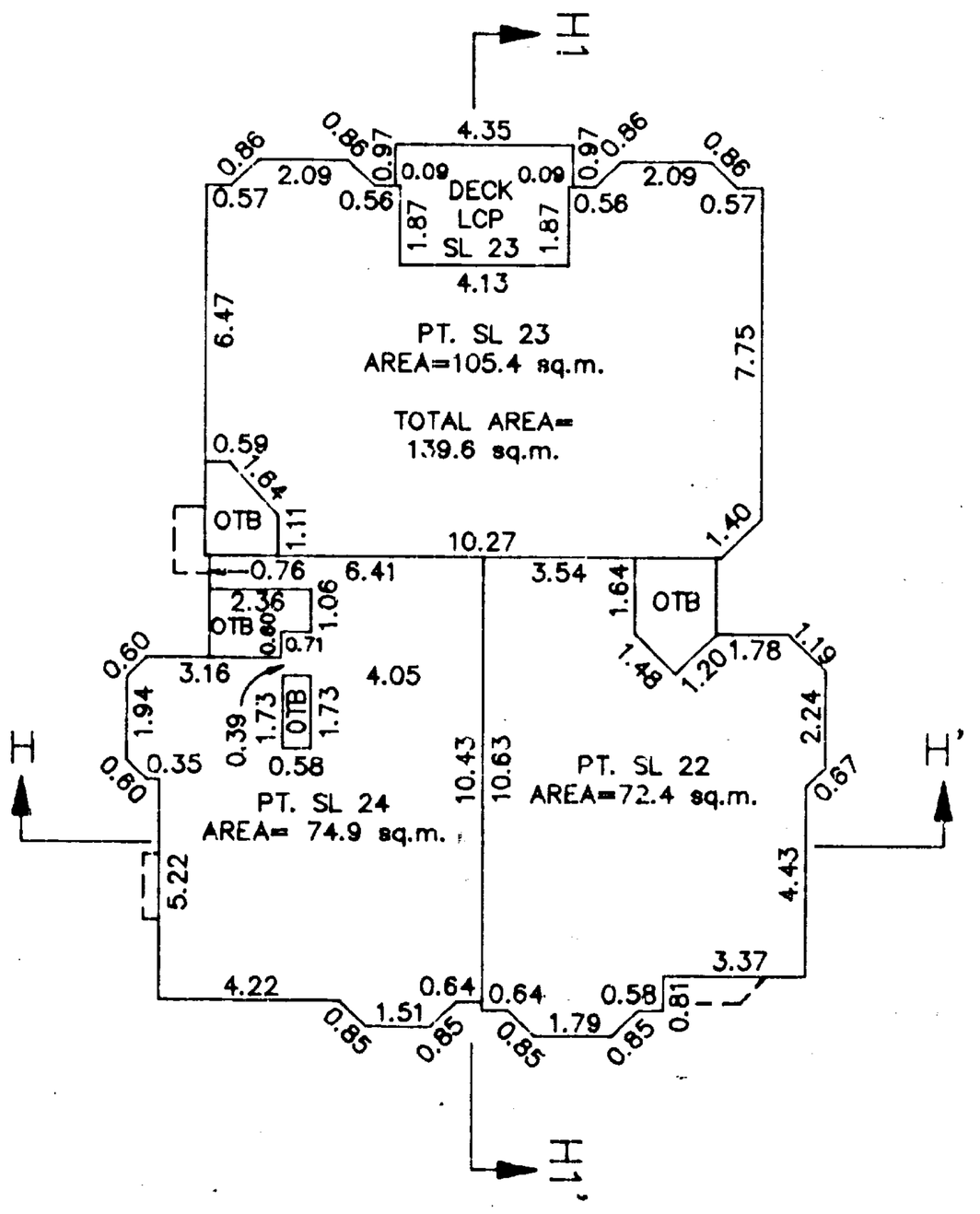
BUILDING 8



MAIN FLOOR



UPPER FLOOR



R.J.E.

B.C.L.S.

DATED THIS 25th DAY OF Feb. 1993.

FLOOR PLANS

STRATA PLAN LMS 773

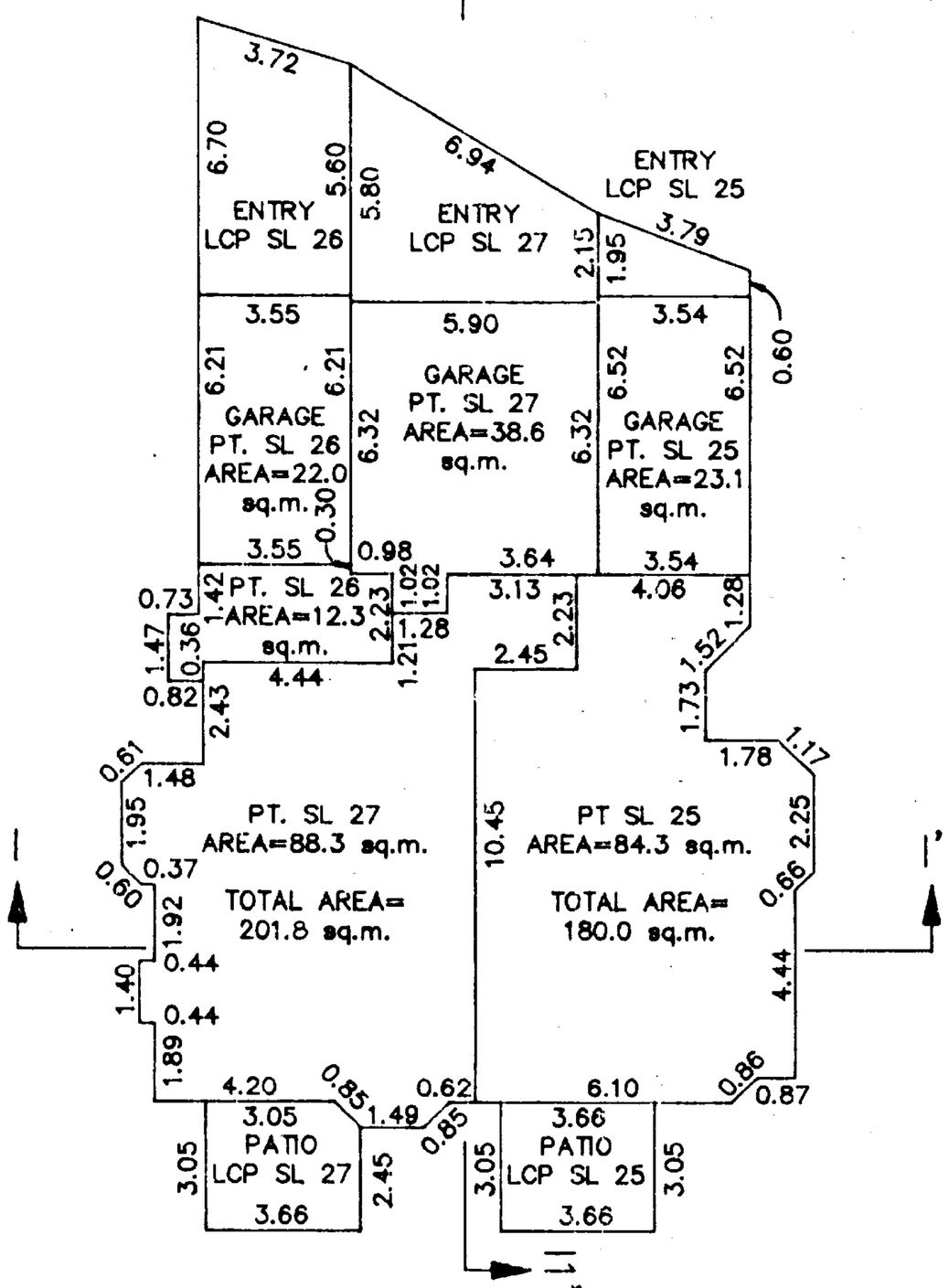
SCALE 1:200

0 5 10 20

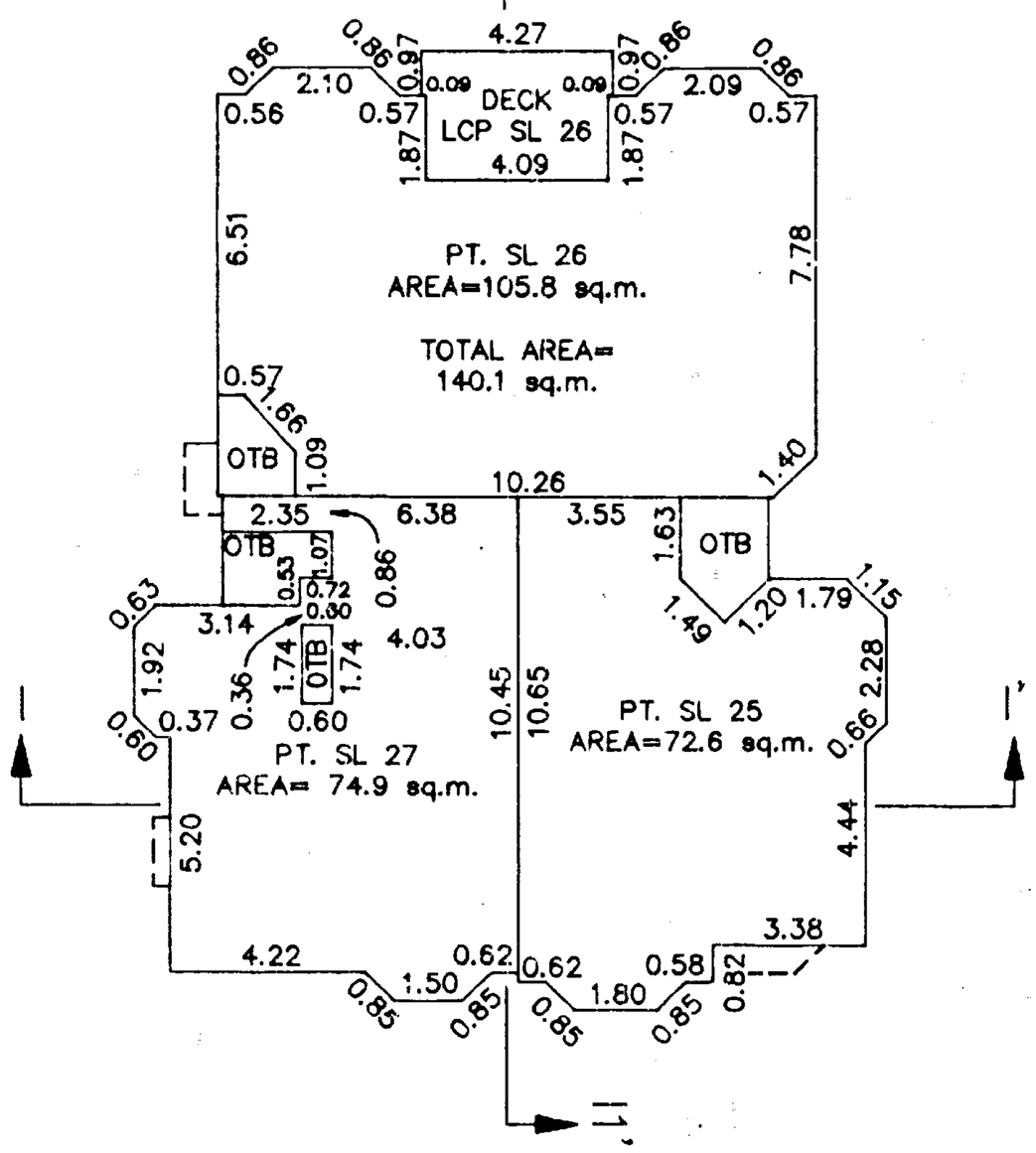
ALL DISTANCES IN METRES

BUILDING 9

MAIN FLOOR



UPPER FLOOR



R.J.E.

B.C.L.S.

DATED THIS 25th DAY OF Feb. 1993.

FLOOR PLANS

STRATA PLAN LMS 223

SCALE 1:200

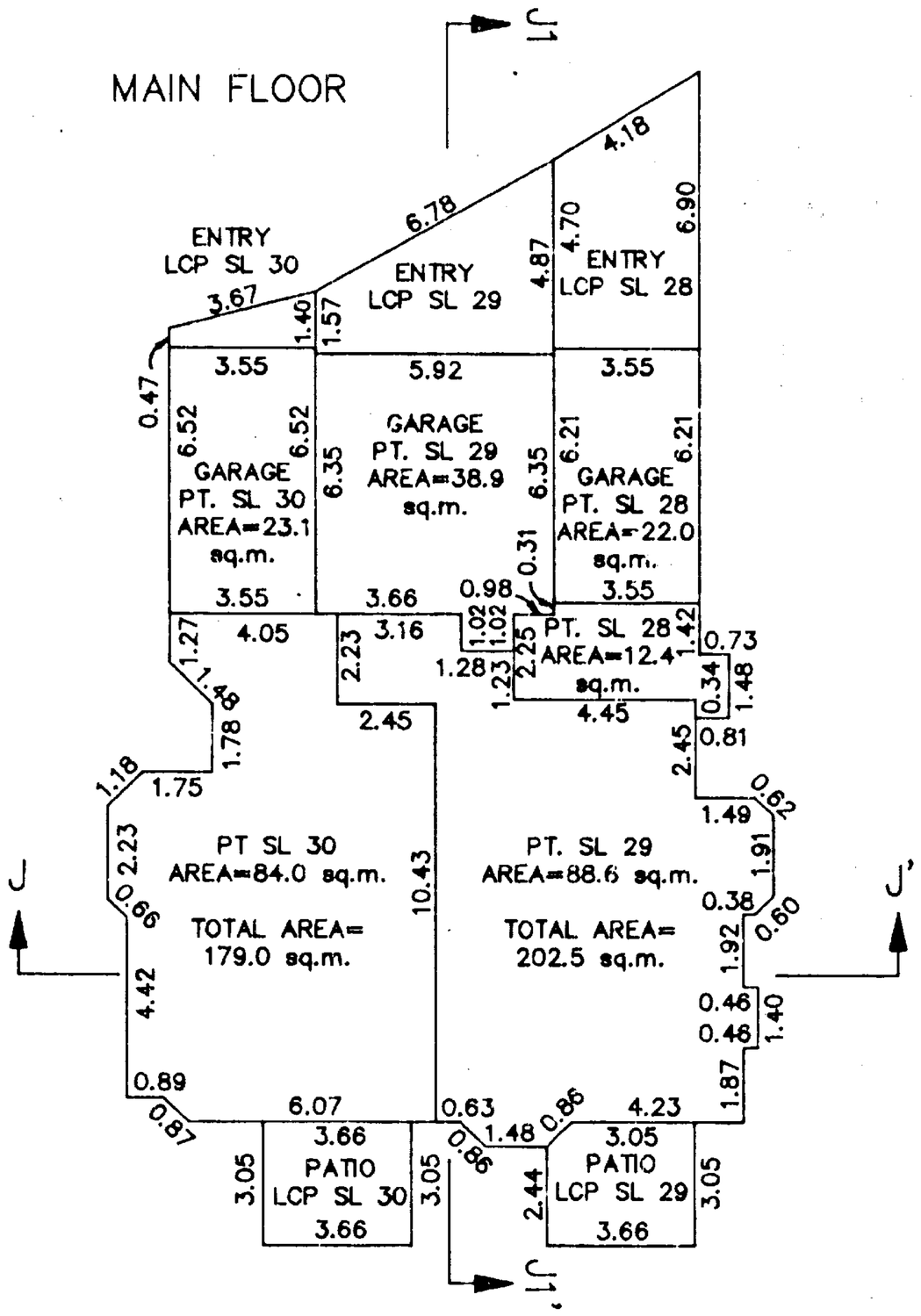
0 5 10 20

ALL DISTANCES IN METRES

N

BUILDING 10

MAIN FLOOR



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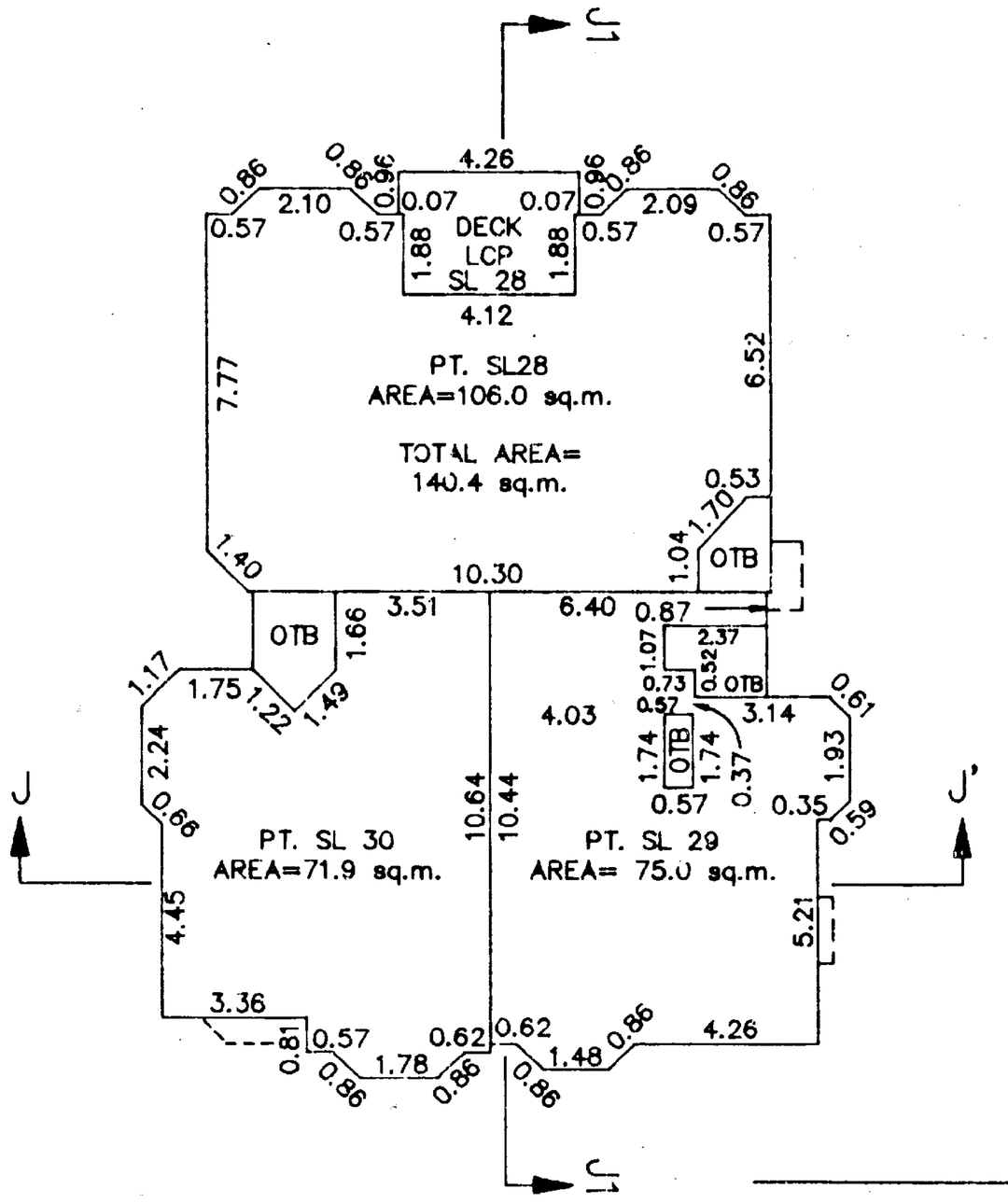


R.J.E.

B.C.L.S

DATED THIS 25th DAY OF Feb. 1992.

FLOOR PLANS

STRATA PLAN LMS 773

SCALE 1:200

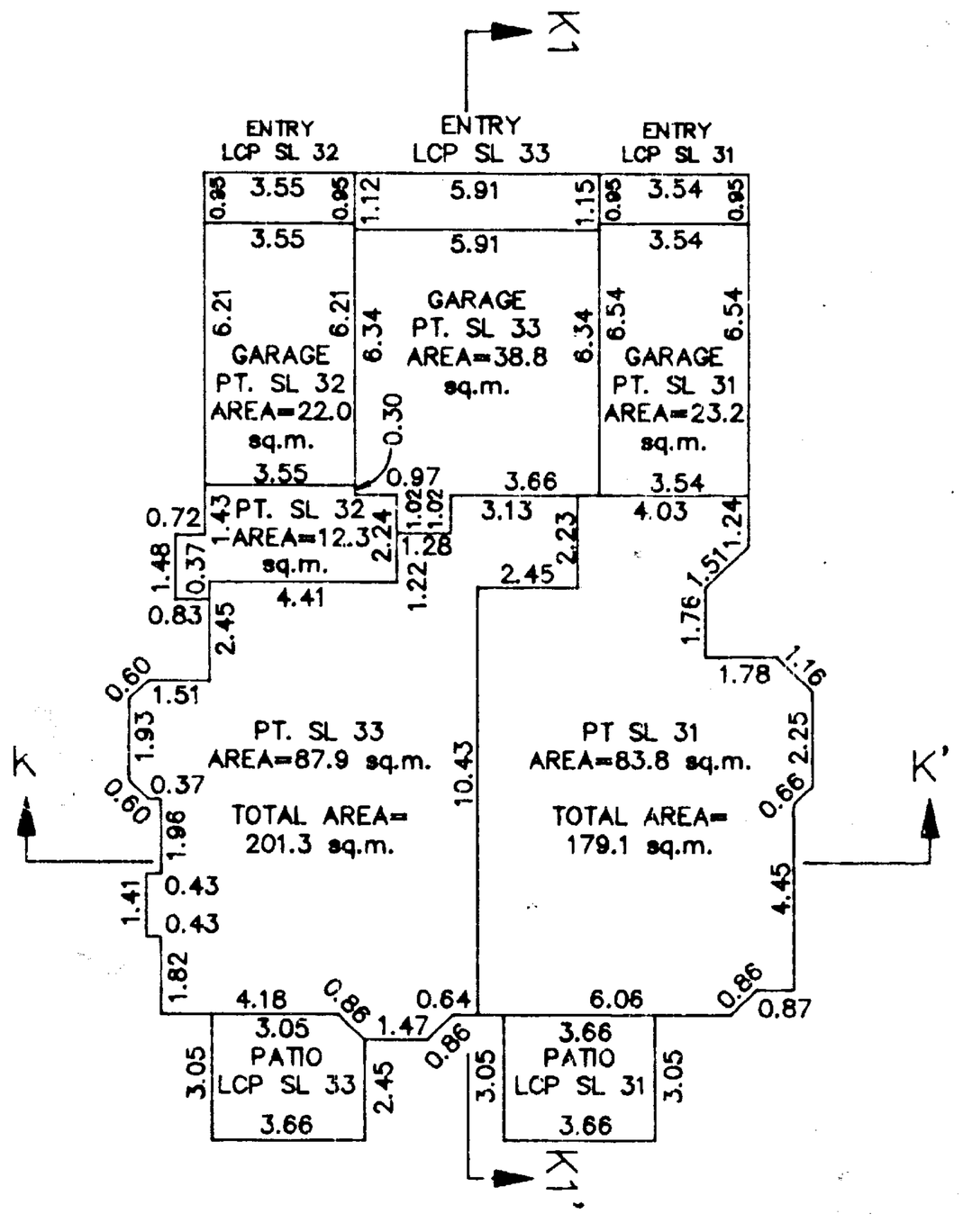
0 5 10 20

ALL DISTANCES IN METRES

N

BUILDING 11

MAIN FLOOR



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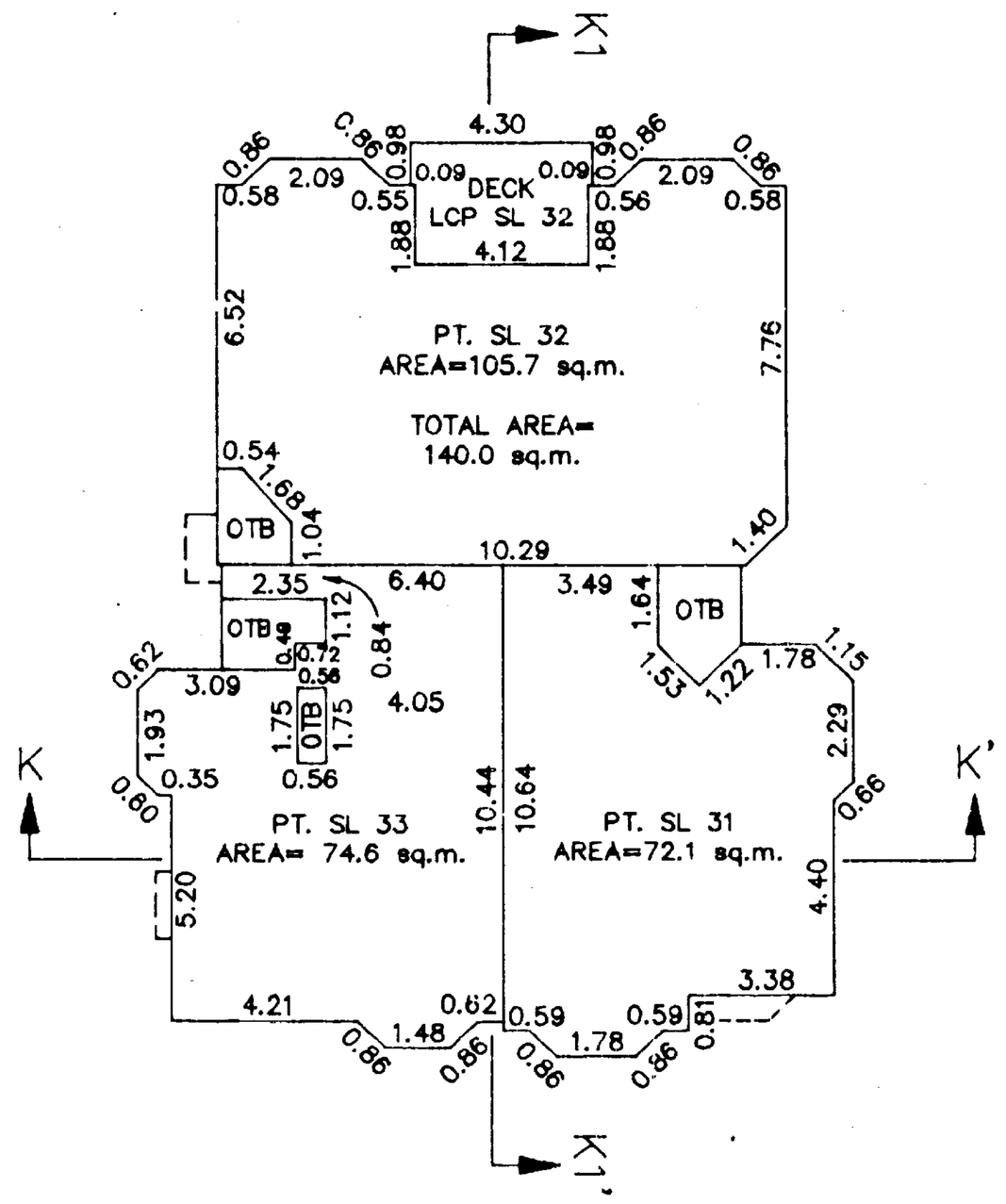


R.J.E.

B.C.L.S.

DATED THIS 25th DAY OF Feb. 1993.

FLOOR PLANS

STRATA PLAN LMS 773

SCALE 1:200

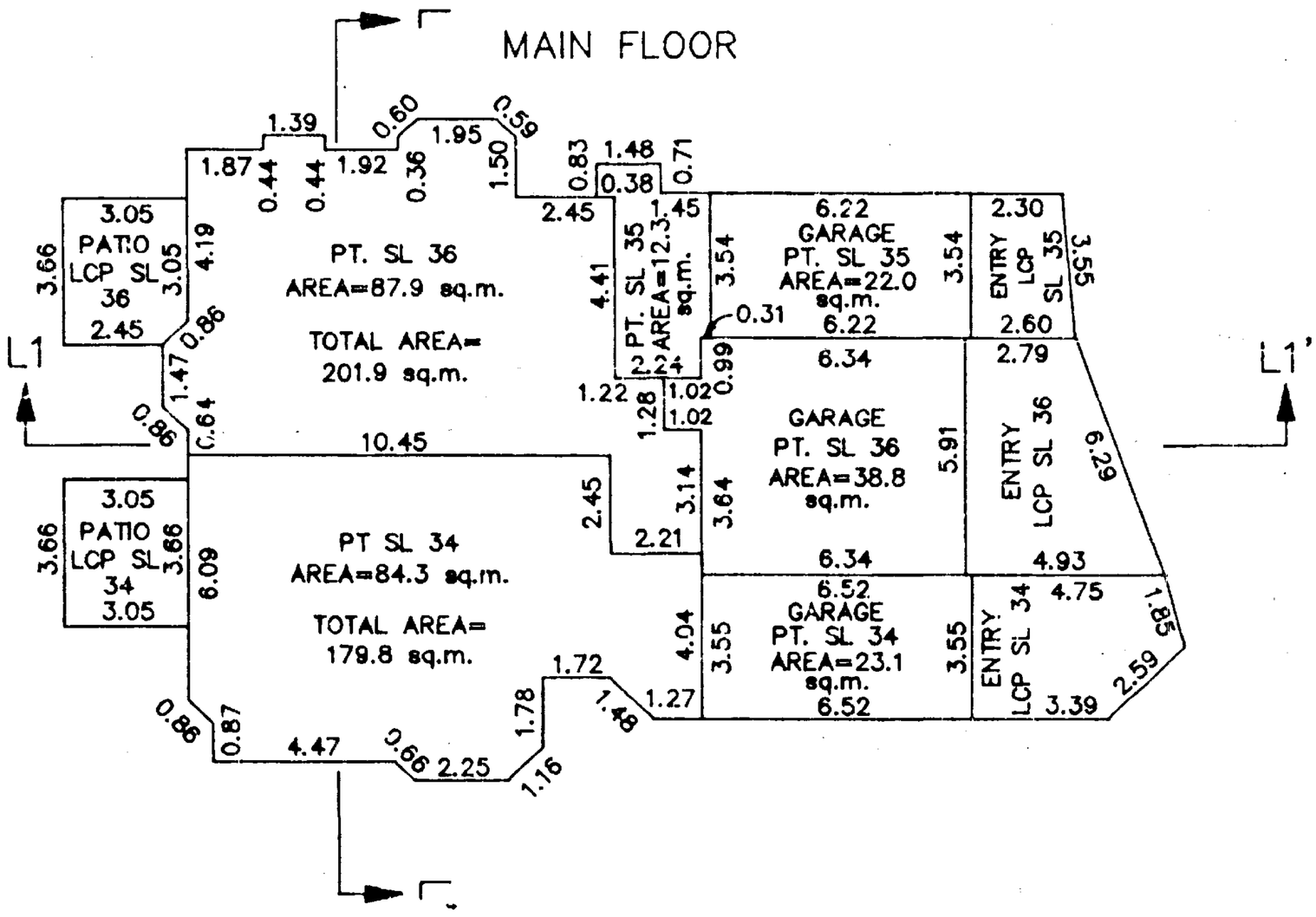
0 5 10 20

ALL DISTANCES IN METRES

N

BUILDING 12

MAIN FLOOR



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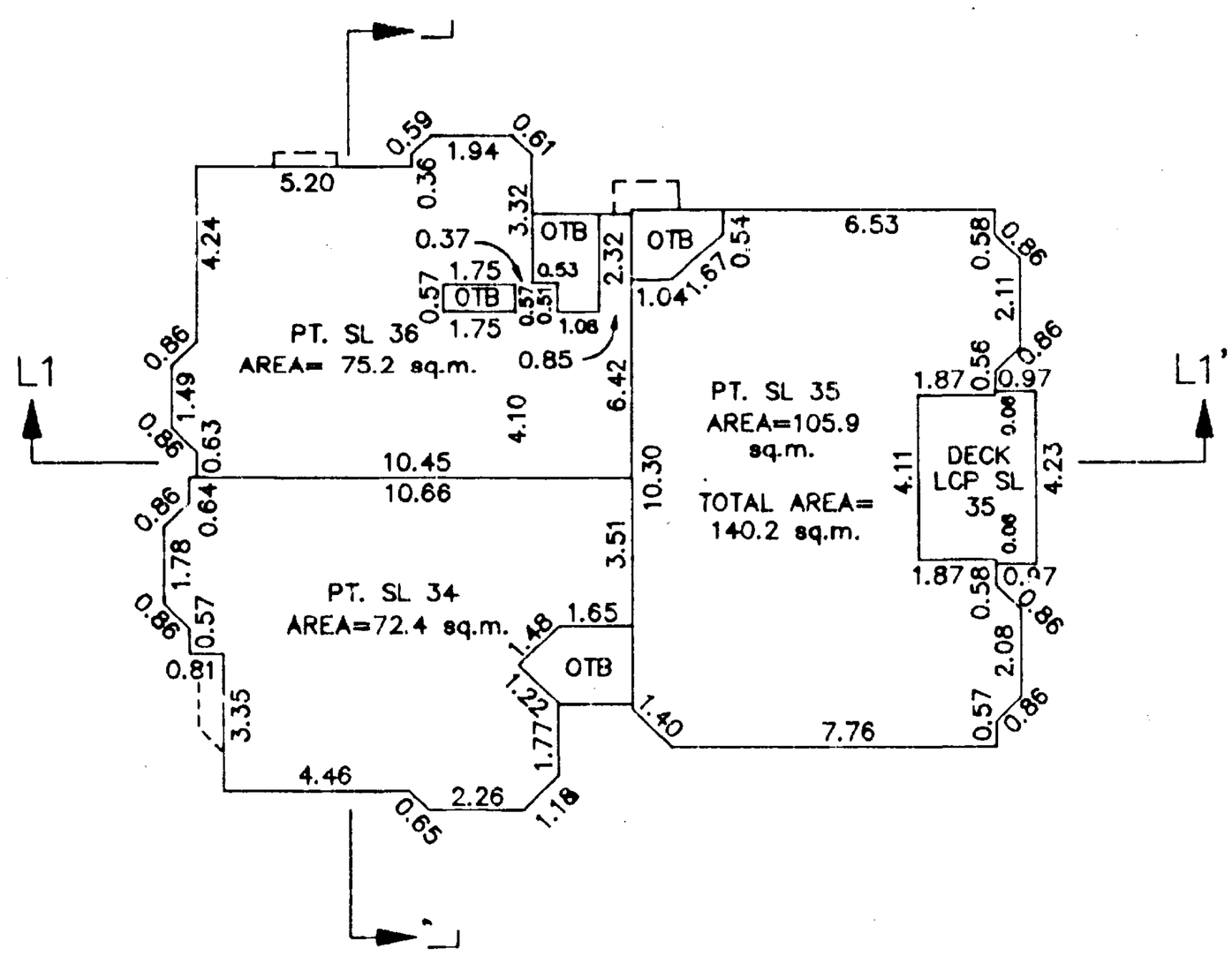


B.C.L.S.

DATED THIS 25th DAY OF Feb. 1993.

FLOOR PLANS

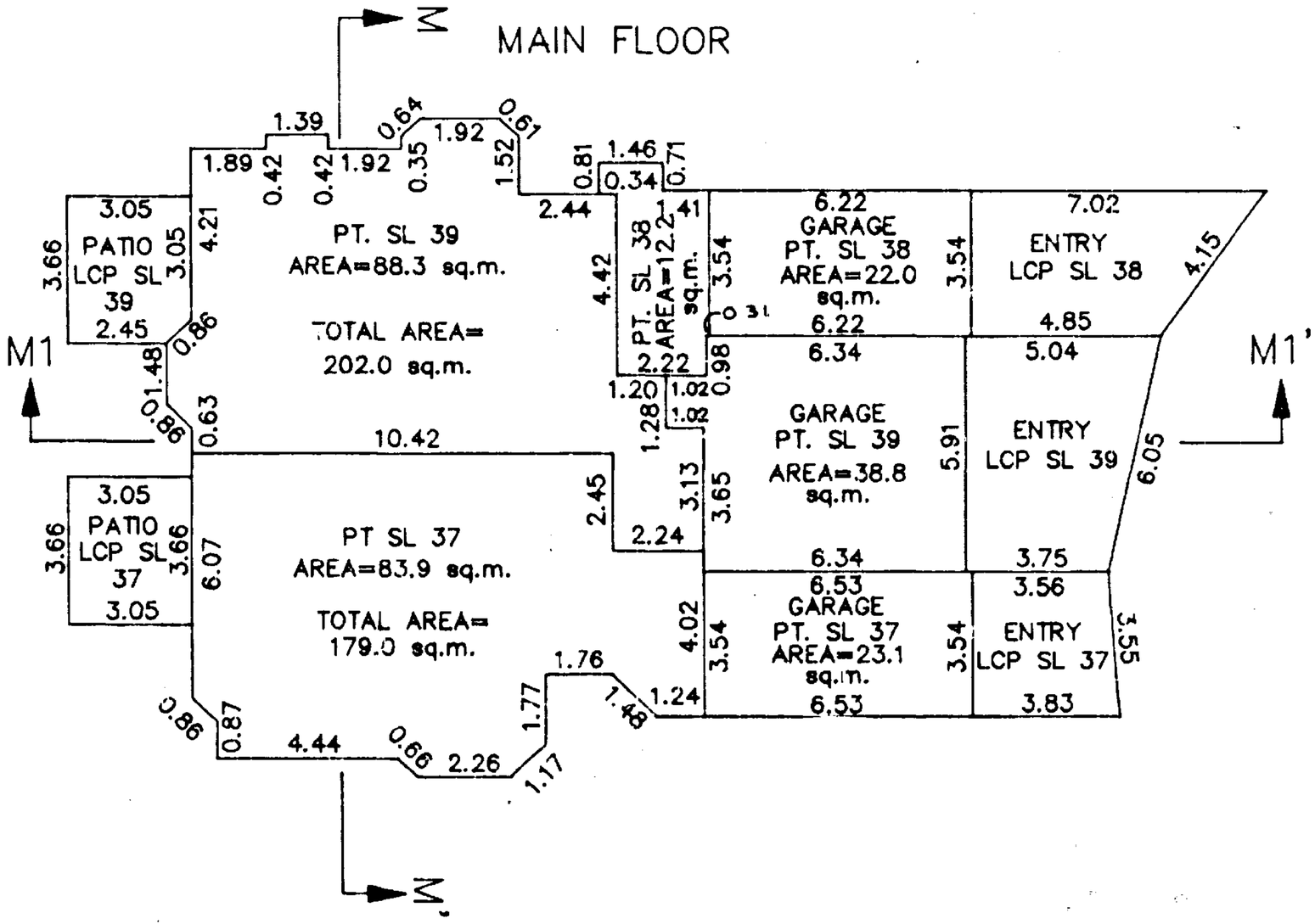
STRATA PLAN LMS 773

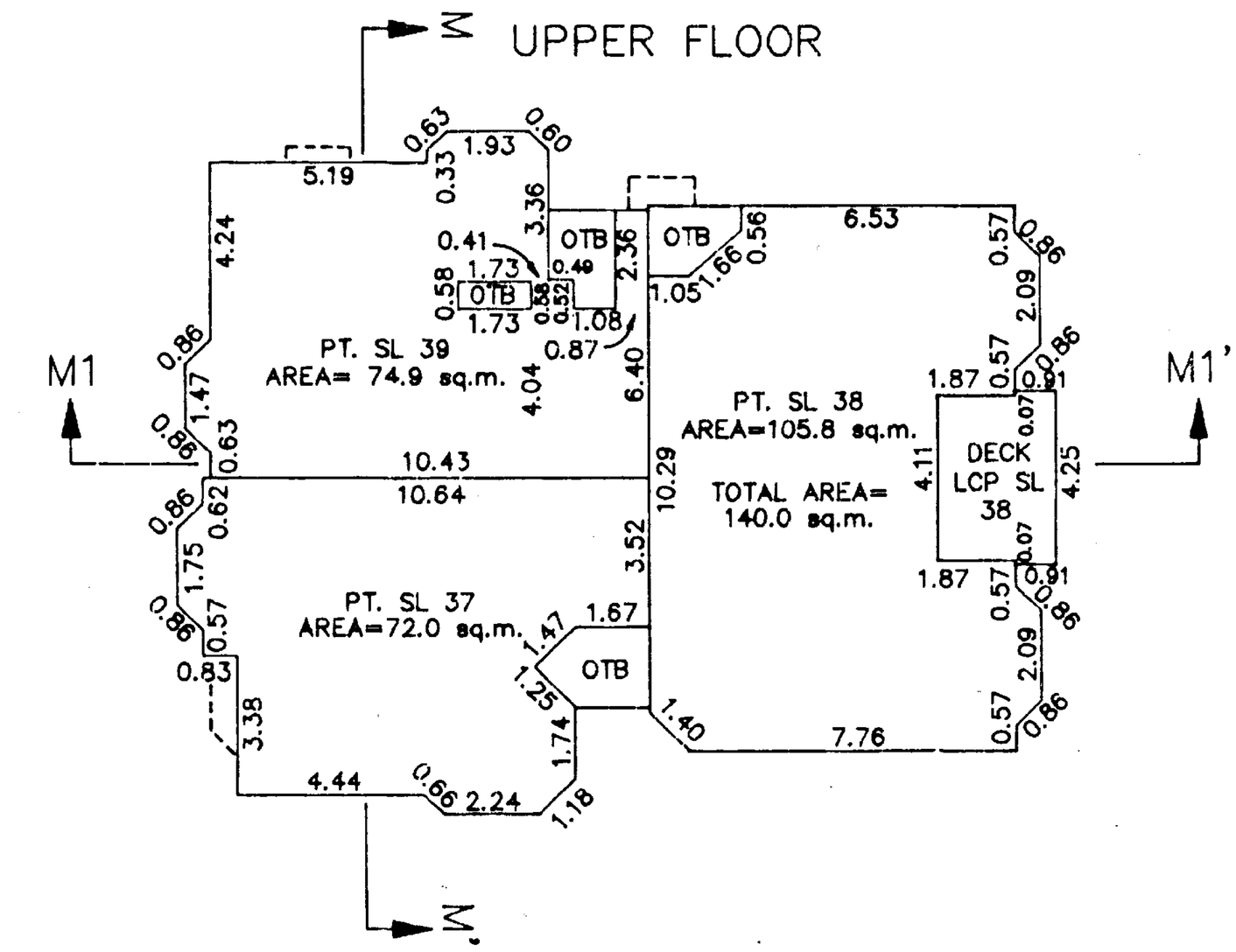
SCALE 1:200

0 5 10 20

ALL DISTANCES IN METRES

BUILDING 13





RJE.

B.C.L.S.

DATED THIS 25th DAY OF Feb. 1993.

FLOOR PLANS

STRATA PLAN LMS 773

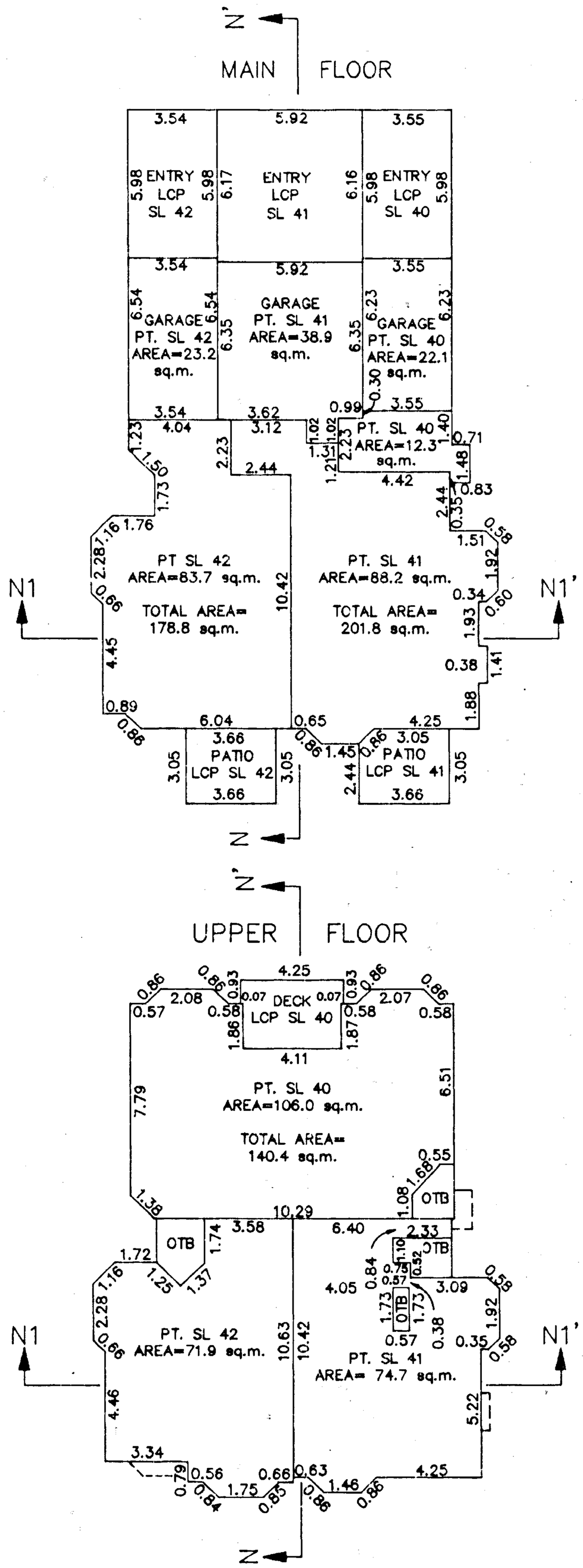
SCALE 1:200

0 5 10 20

ALL DISTANCES IN METRES

N

BUILDING 14



RJE.

B.C.L.S.

DATED THIS 25th DAY OF Feb. 1993.

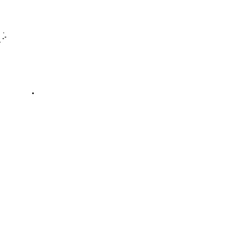
FLOOR PLANS

STRATA PLAN LMS 773

SCALE 1:200

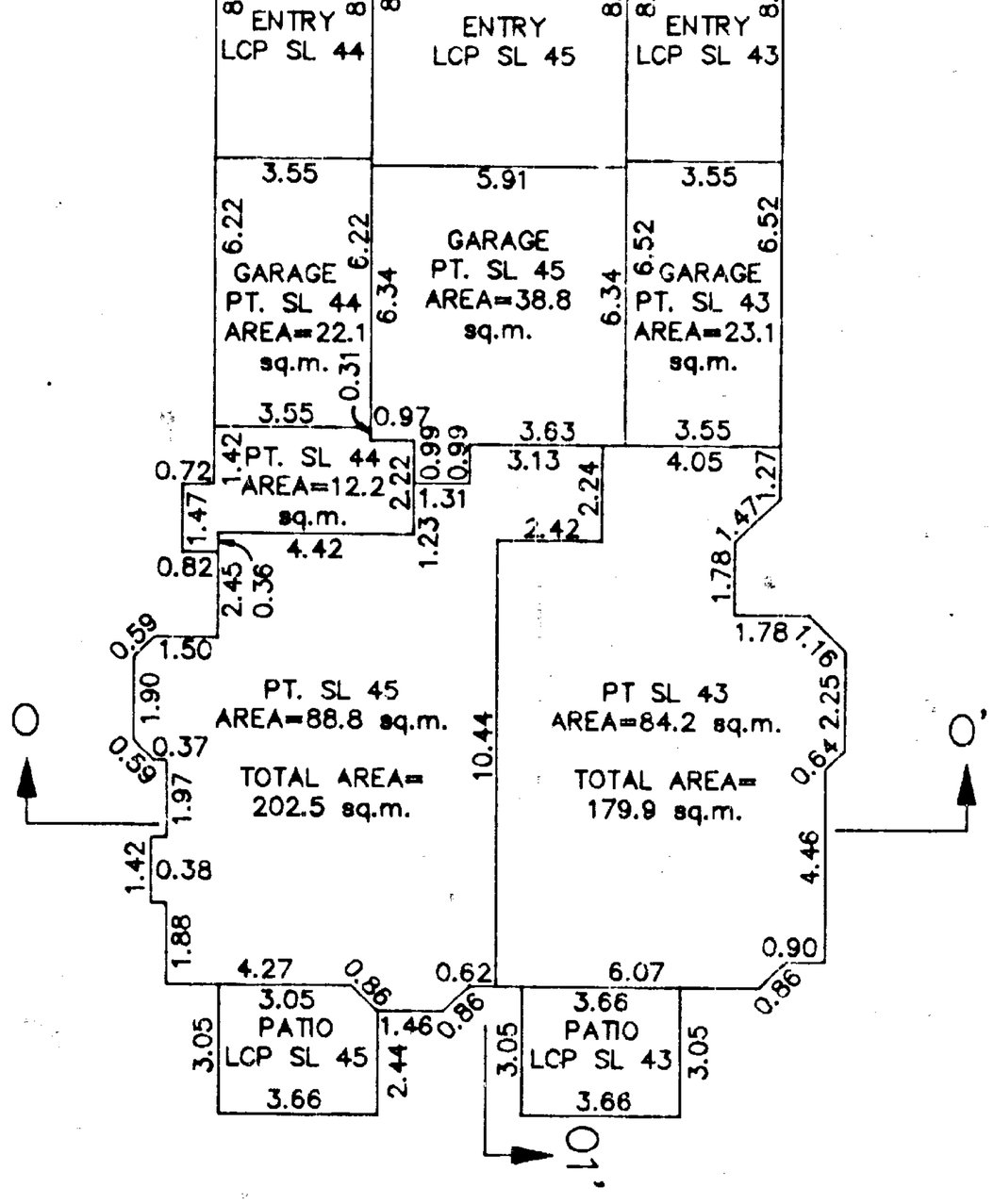
0 5 10 20

ALL DISTANCES IN METRES

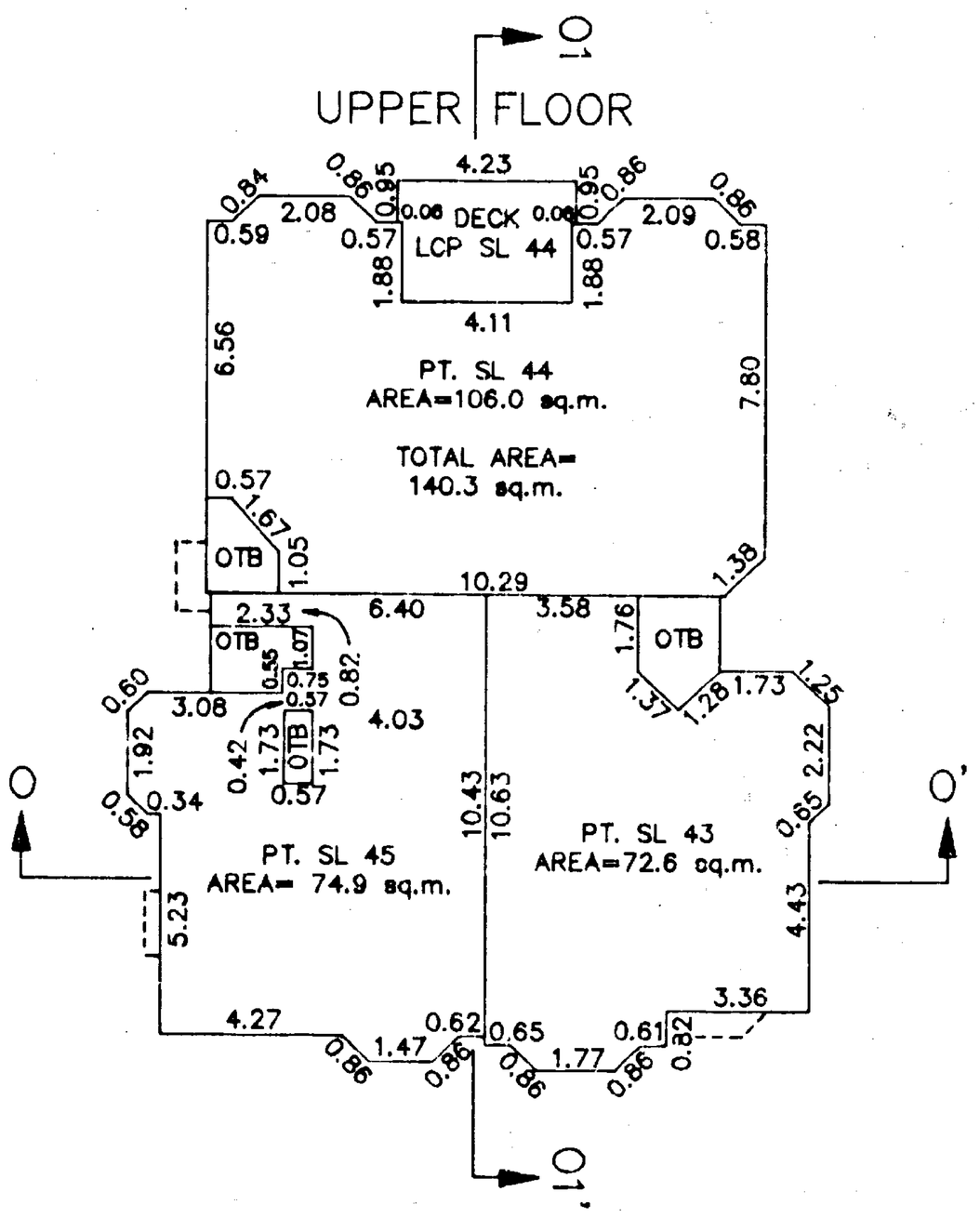


BUILDING 15

MAIN FLOOR



UPPER FLOOR



R.J.E.

B.C.L.S.

DATED THIS 25th DAY OF Feb. 1993.

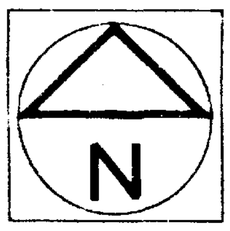
FLOOR PLANS

STRATA PLAN LMS 773

SCALE 1:200

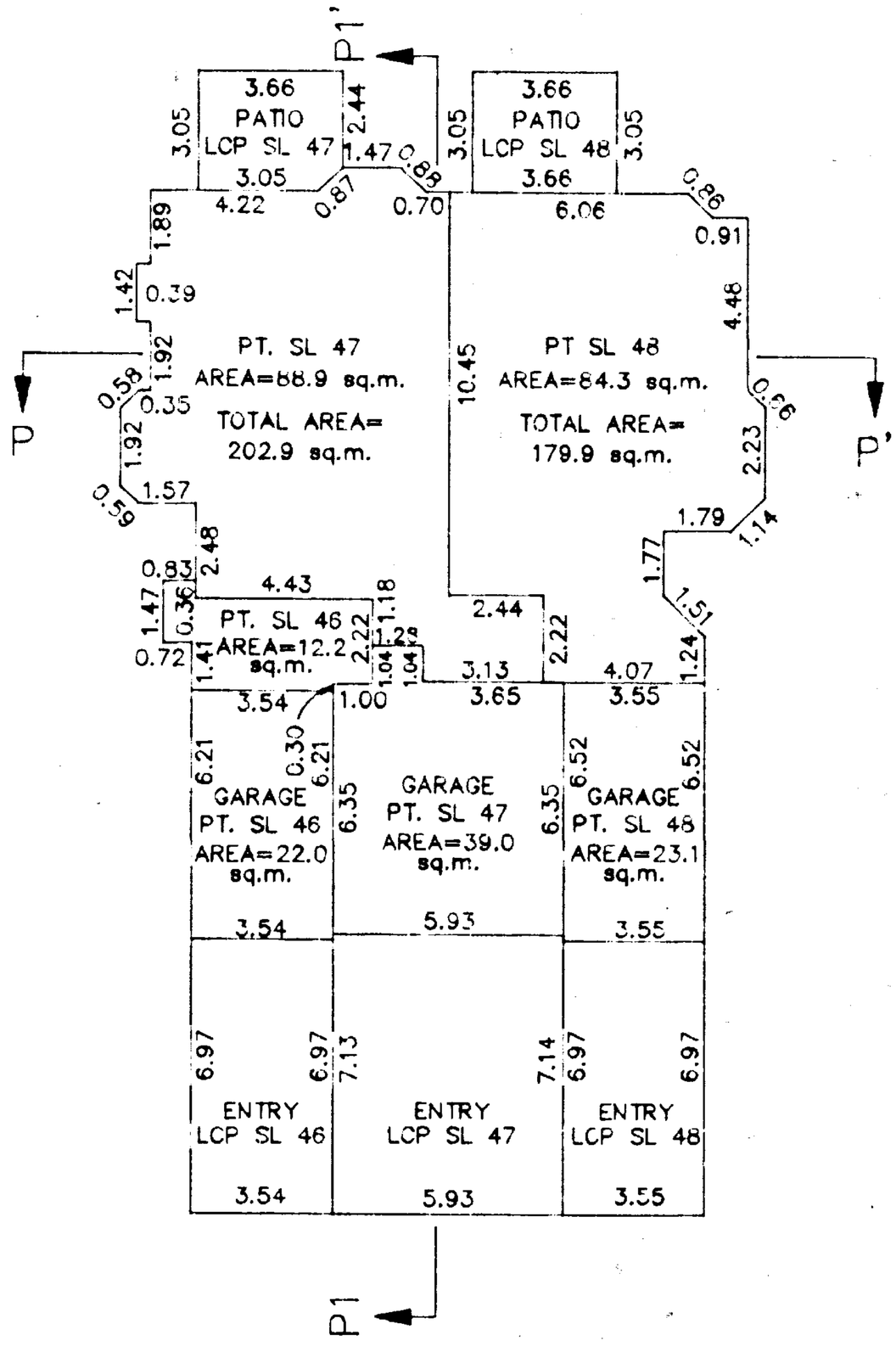
0 5 10 20

ALL DISTANCES IN METRES

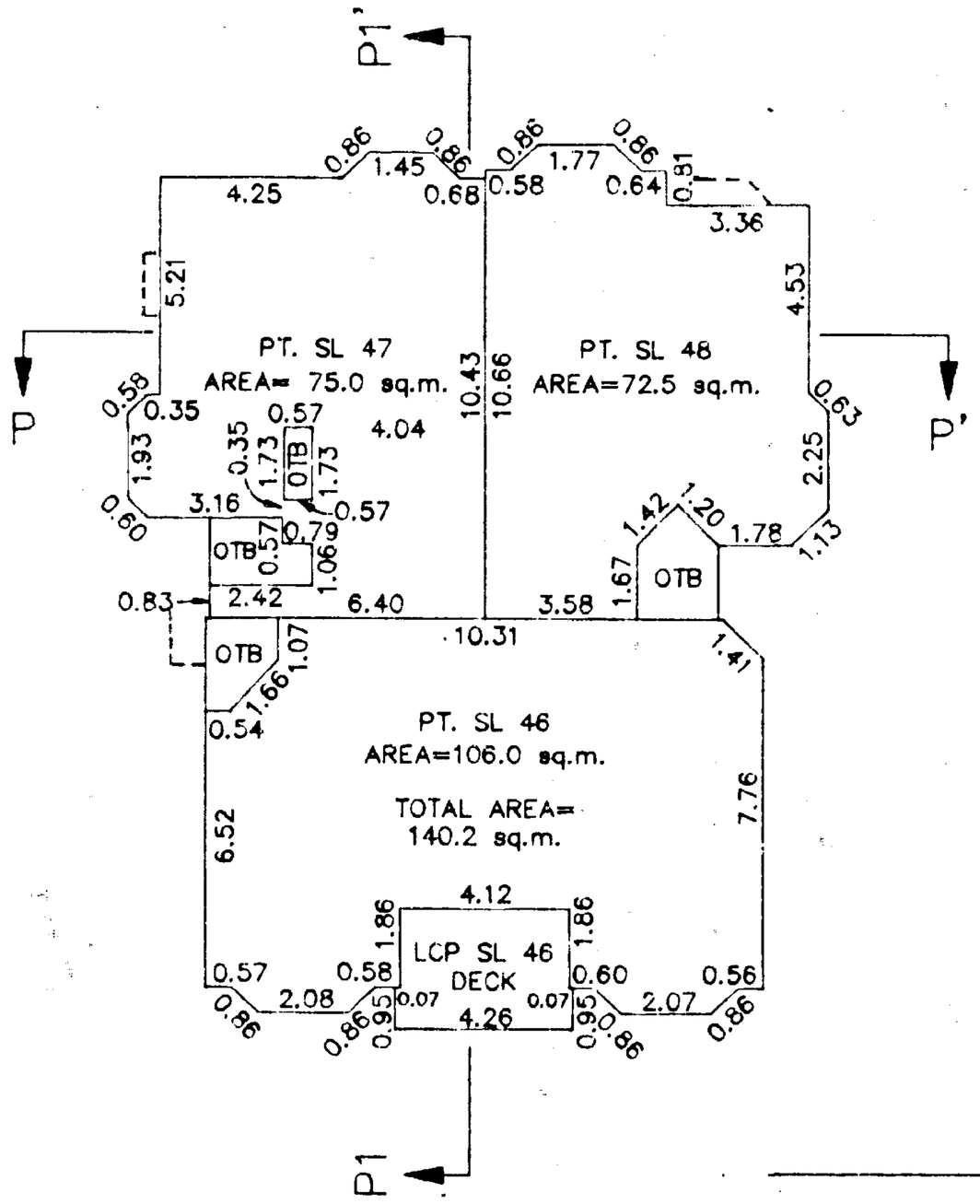


BUILDING 16

MAIN FLOOR



UPPER FLOOR



R J E.

B.C.L.S

DATED THIS 25th DAY OF Feb. 1993.

FLOOR PLANS

STRATA PLAN LMS 773

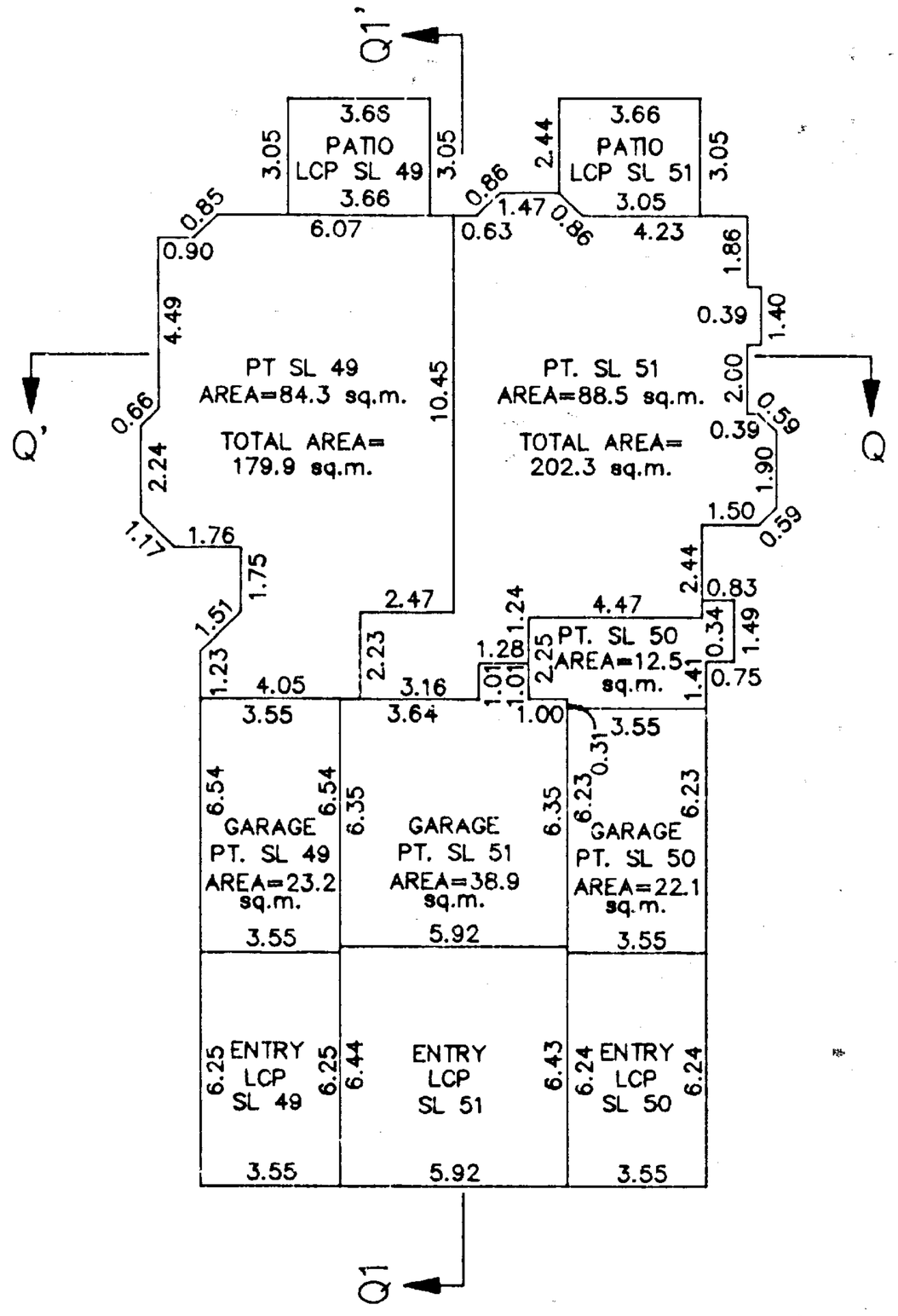
SCALE 1:200

0 5 10 20

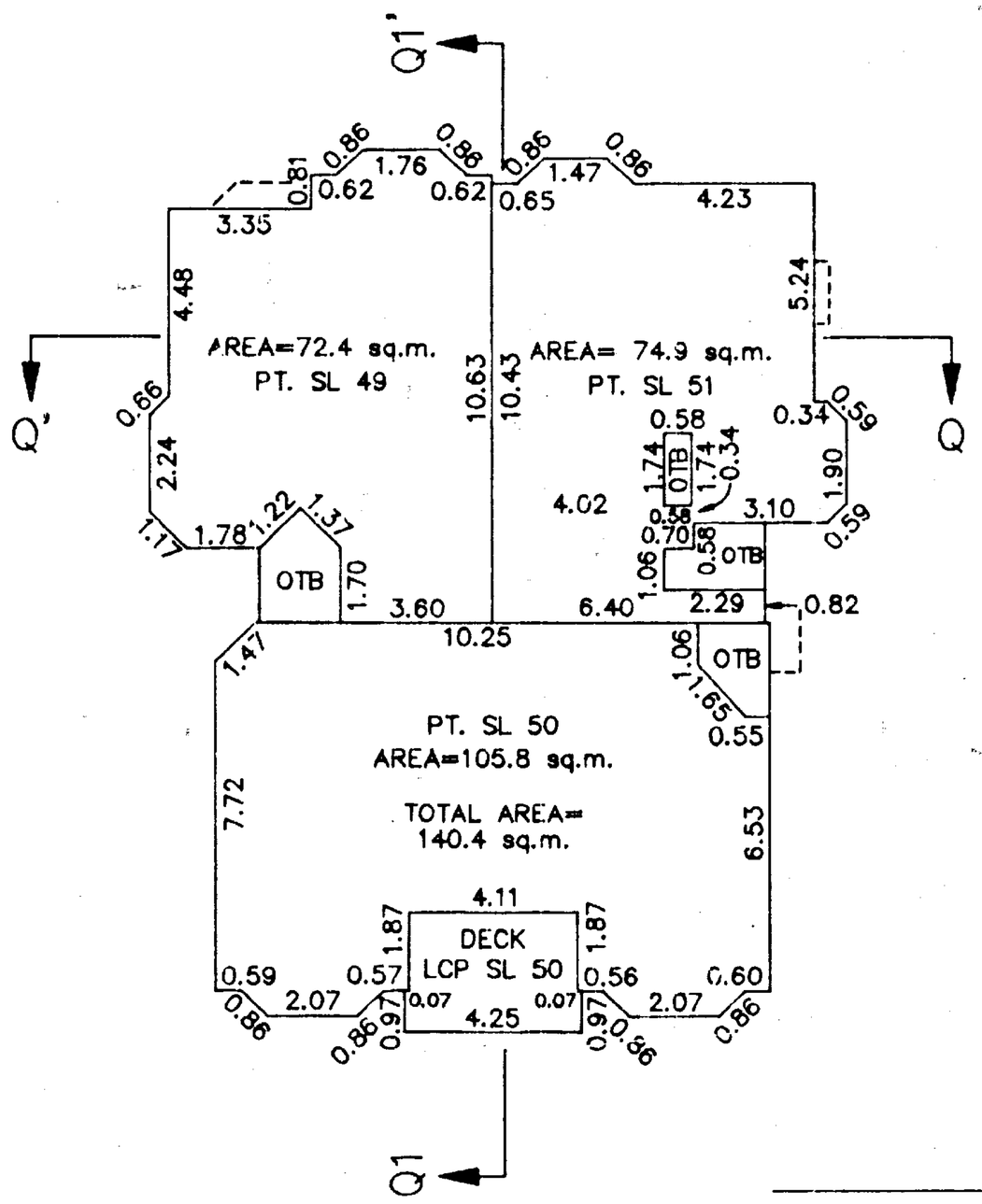
ALL DISTANCES IN METRES

BUILDING 17

MAIN FLOOR



UPPER FLOOR



RJE.

B.C.L.S.

DATED THIS 25th DAY OF Feb. 1993.

SECTIONS

STRATA PLAN LMS 773

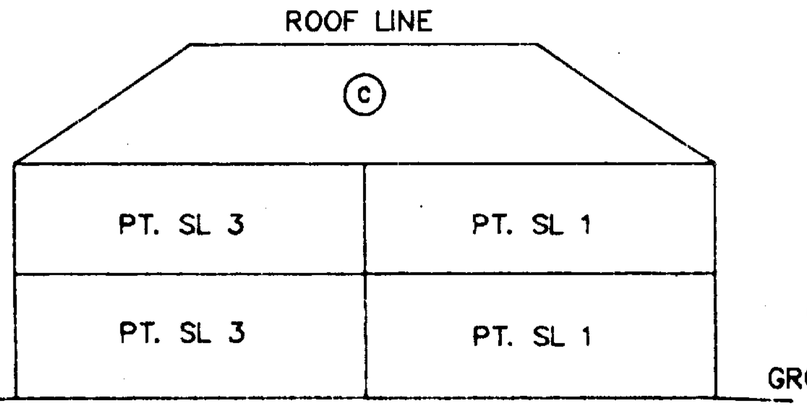
SCALE 1: 200

0 5 10 20

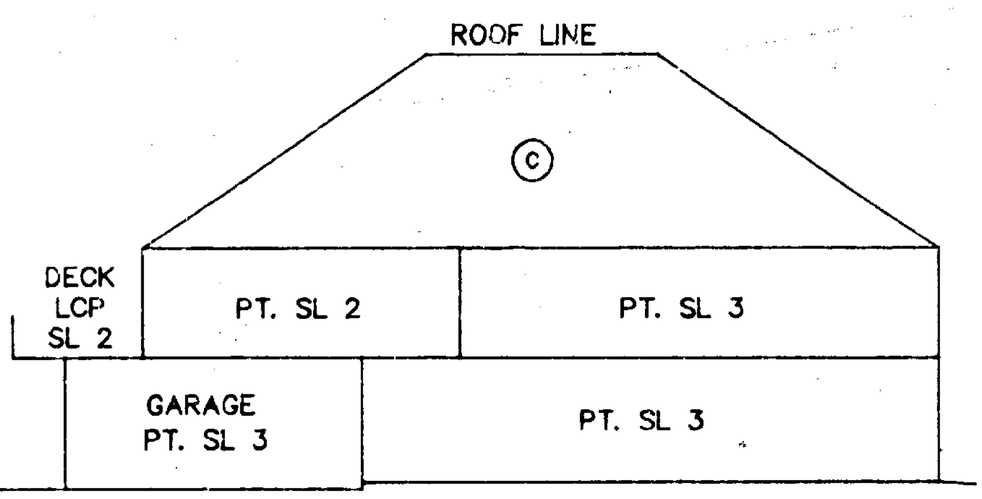
ALL DISTANCES IN METRES

BUILDING 1

SECTION A – A'

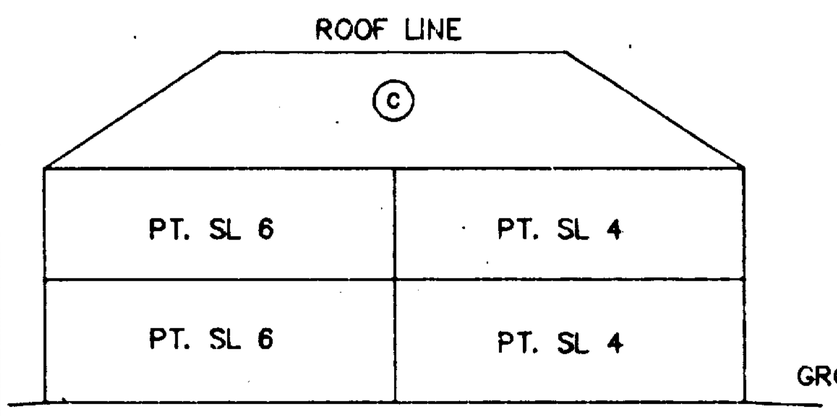


SECTION A1 – A1'

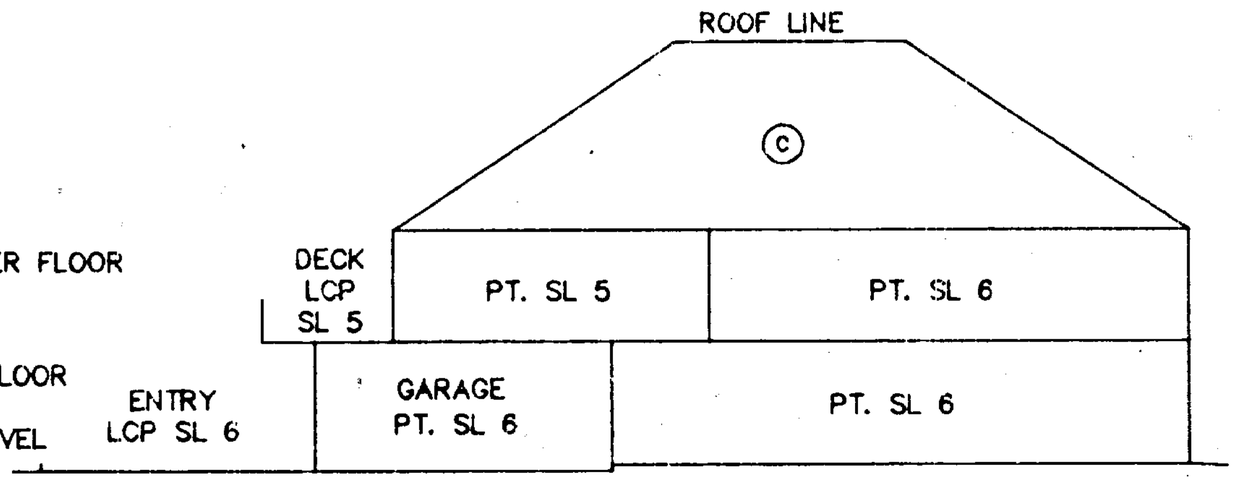


BUILDING 2

SECTION B – B'

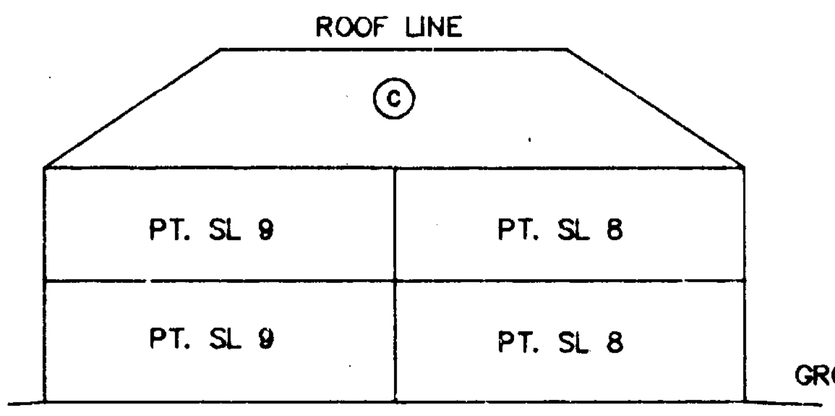


SECTION B1 – B1'

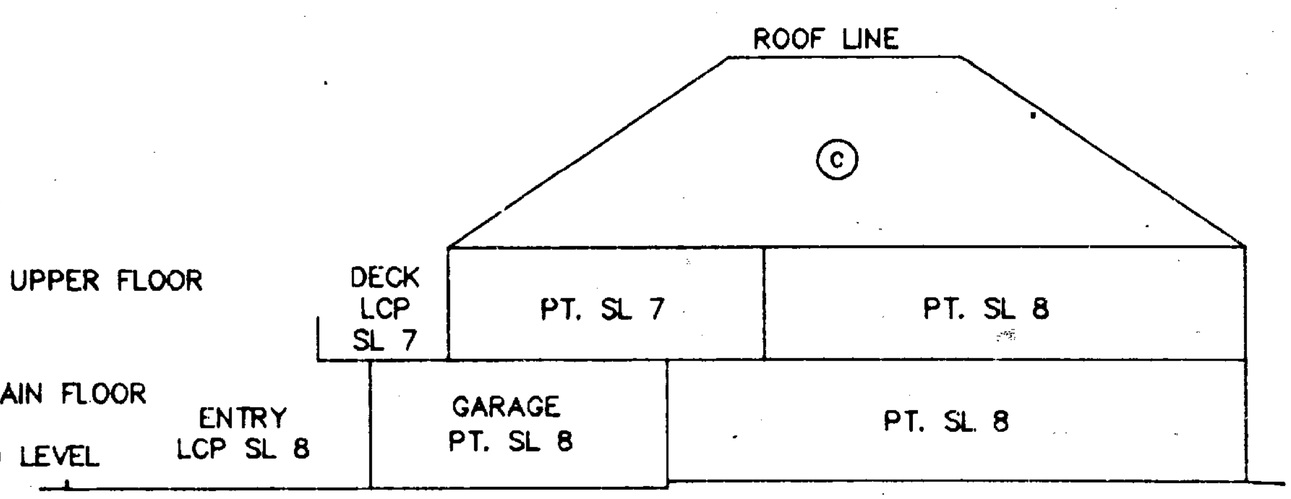


BUILDING 3

SECTION C – C'

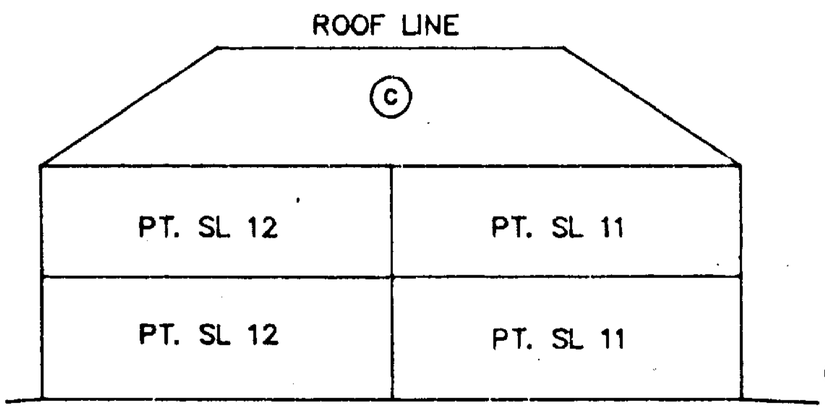


SECTION C1 – C1'

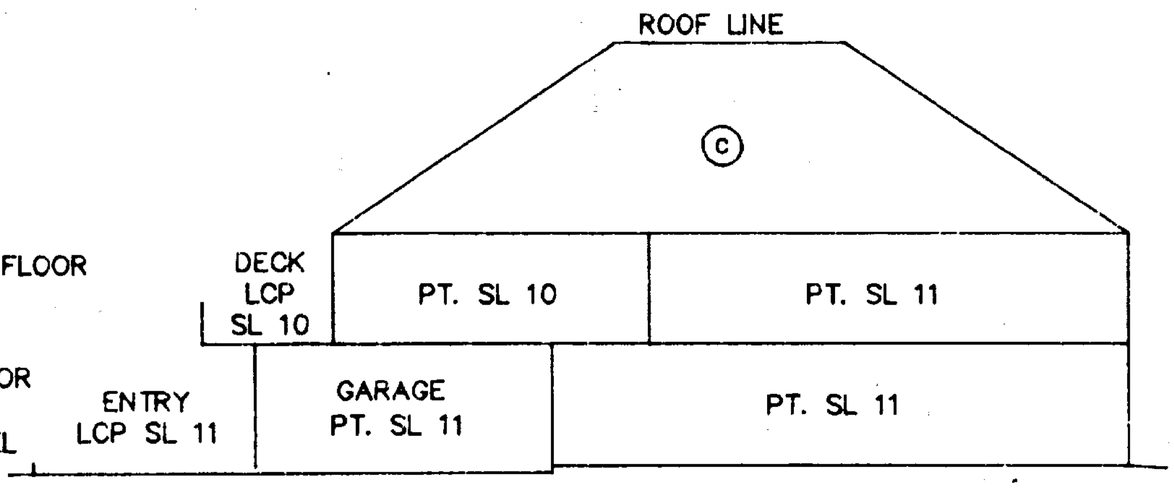


BUILDING 4

SECTION D – D'



SECTION D1 – D1'



R.J.E.

B.C.L.S.

DATED THIS 25th DAY OF Feb. 1993.

SECTIONS

STRATA PLAN LMS 773

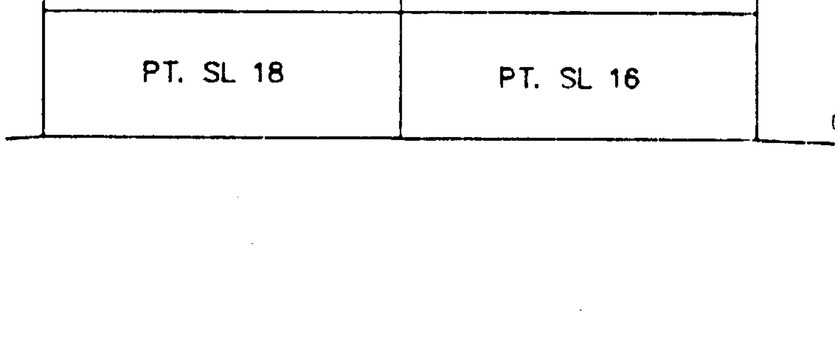
SCALE 1: 200

0 5 10 20

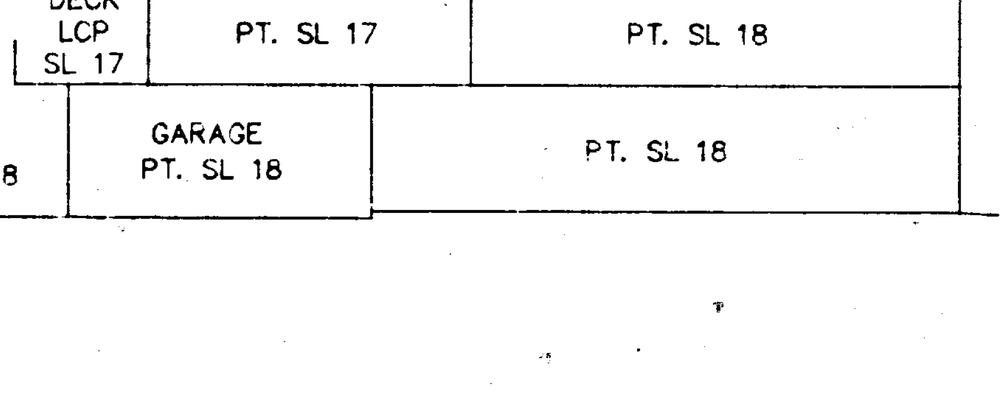
ALL DISTANCES IN METRES

BUILDING 5

SECTION E – E'



SECTION E1 – E1'



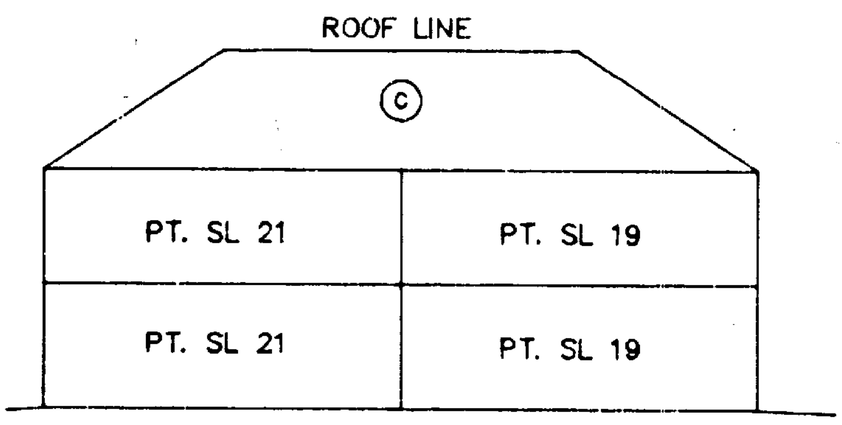
BUILDING 6

SECTION F – F'

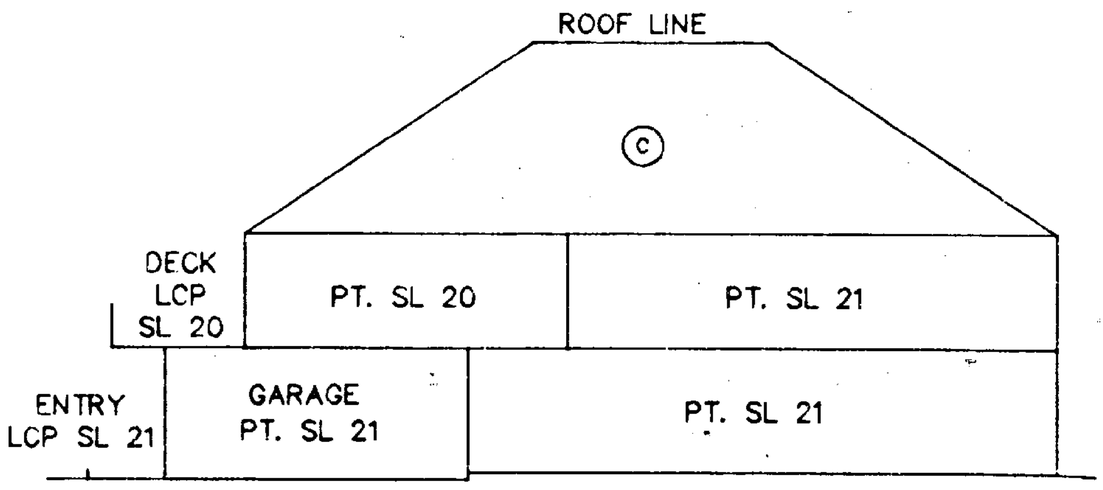
SECTION F1 – F1'

BUILDING 7

SECTION G – G'

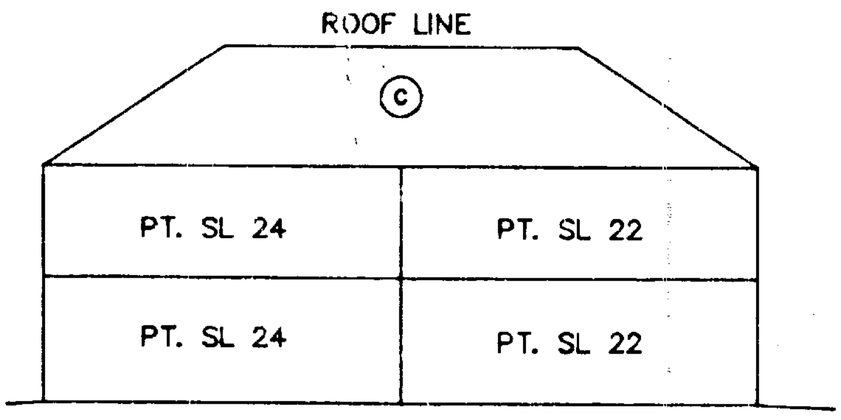


SECTION G1 – G1'

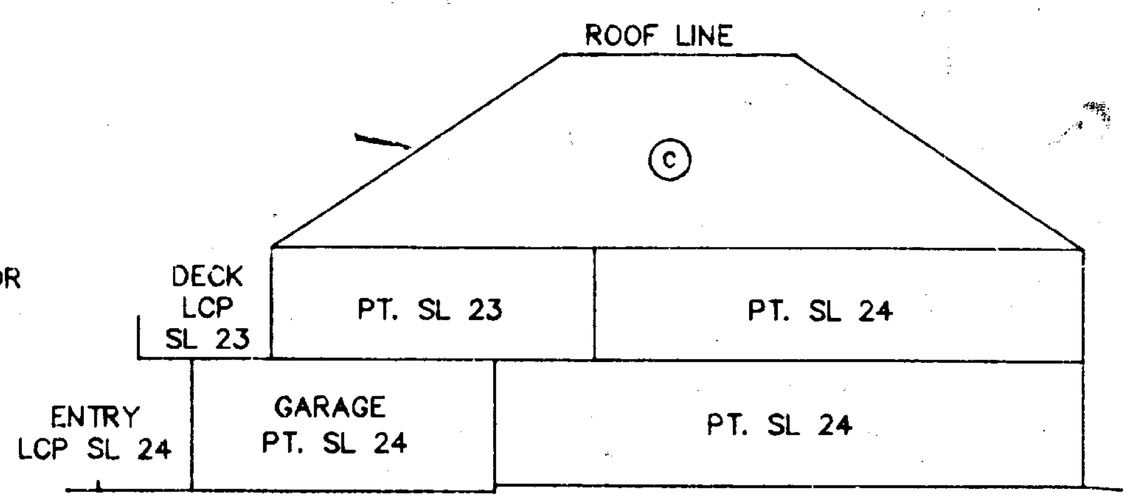


BUILDING 8

SECTION H – H'



SECTION H1 – H1'



R.J.E.

B.C.L.S.

DATED THIS 25th DAY OF Feb. 1993.

SECTIONS

STRATA PLAN LMS 773

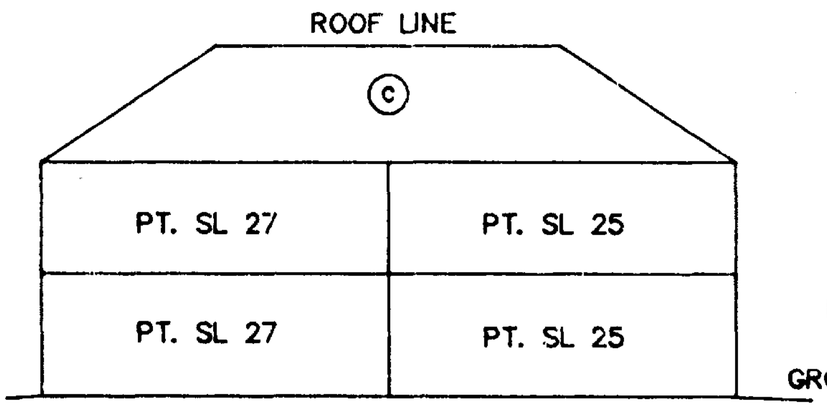
SCALE 1: 200

0 5 10 20

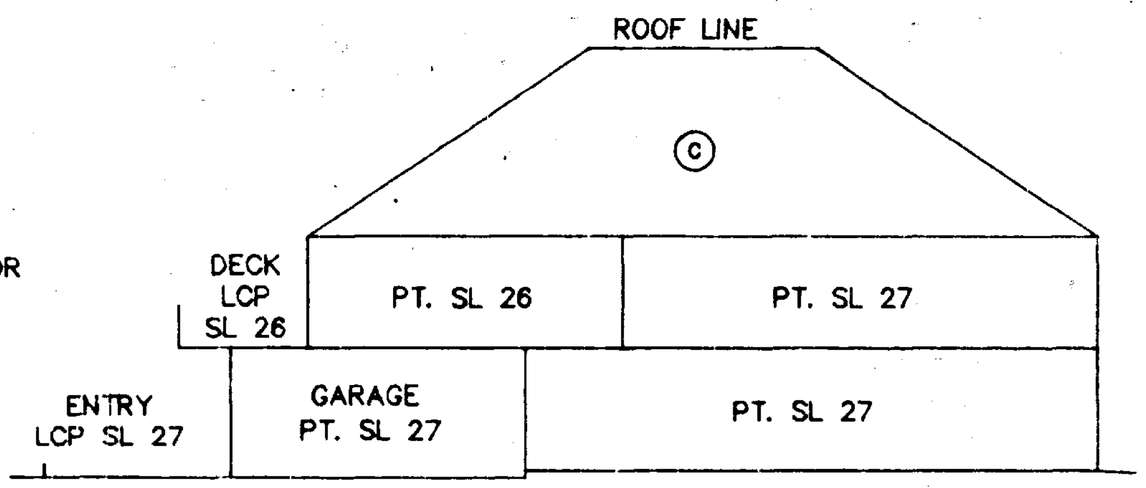
ALL DISTANCES IN METRES

BUILDING 9

SECTION 1 – 1'

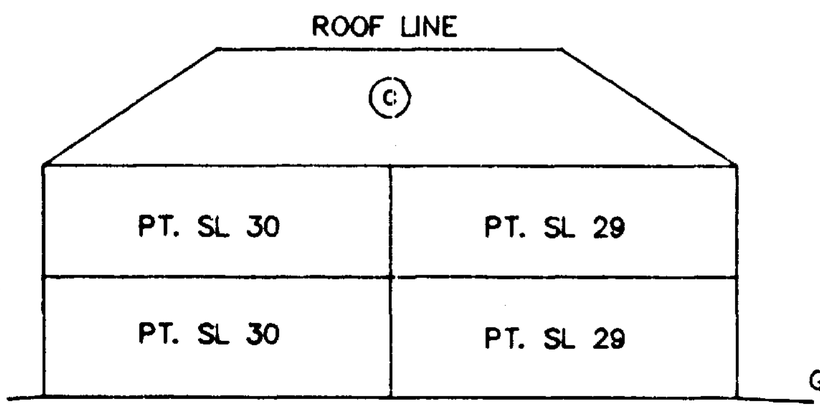


SECTION 11 – 11'

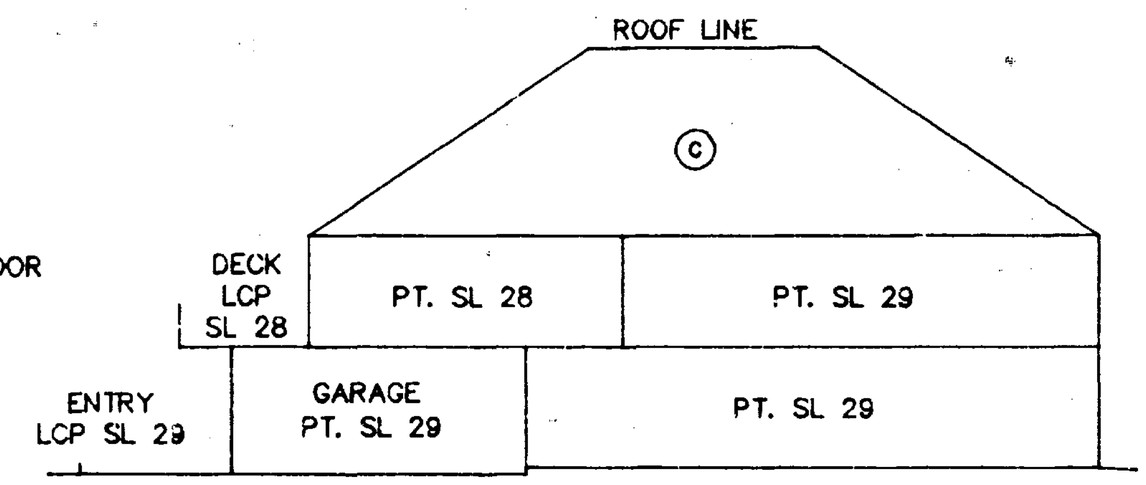


BUILDING 10

SECTION J – J'

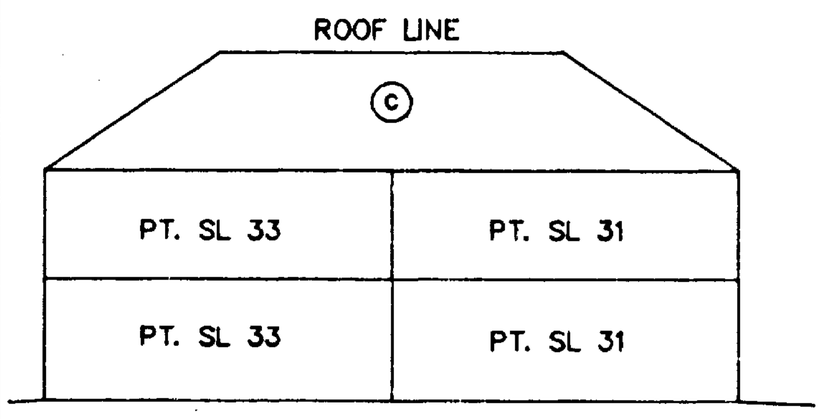


SECTION J1 – J1'

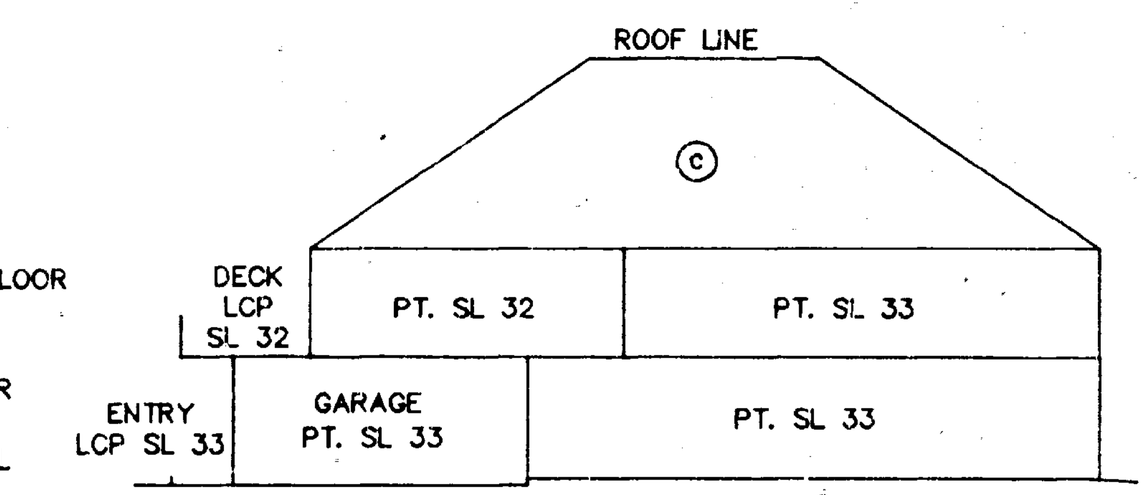


BUILDING 11

SECTION K – K'

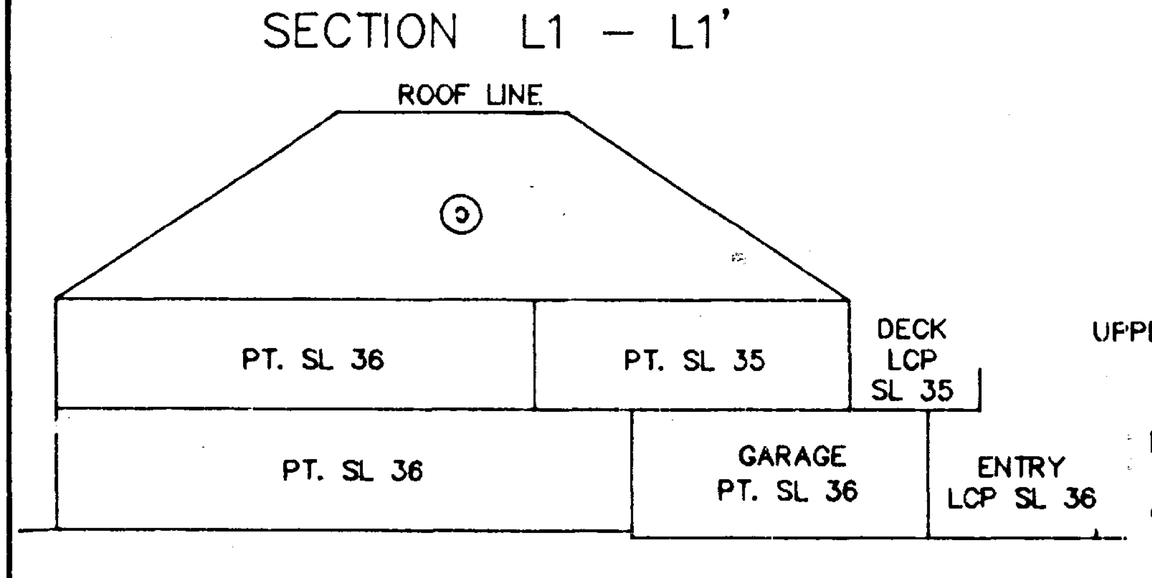


SECTION K1 – K1'

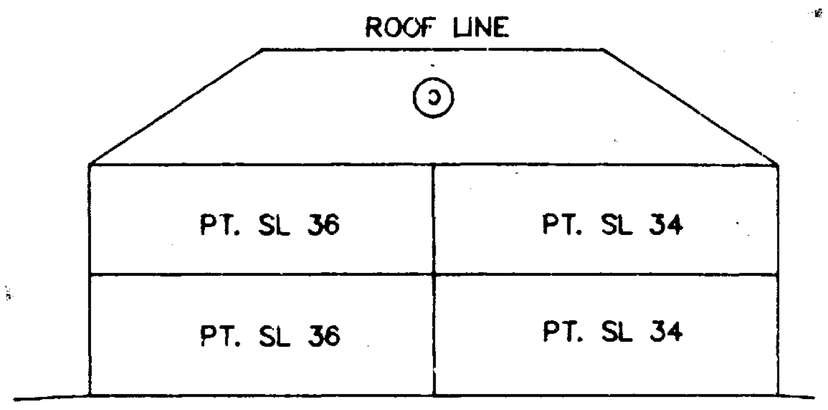


BUILDING 12

SECTION L1 – L1'



SECTION L – L'



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DATED THIS 25th DAY OF Feb. 1993.

SECTIONS

STRATA PLAN LMS 773

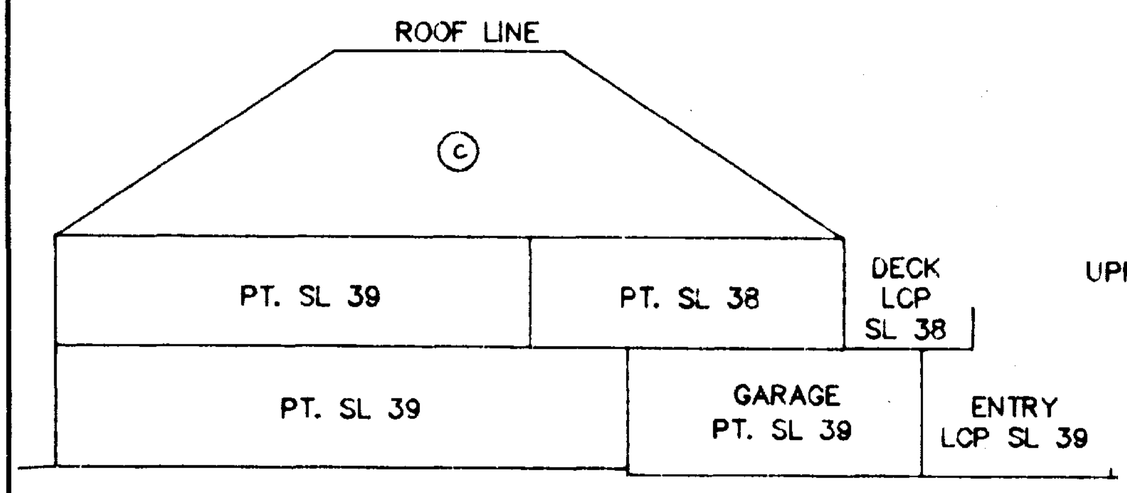
SCALE 1: 200

0 5 10 20

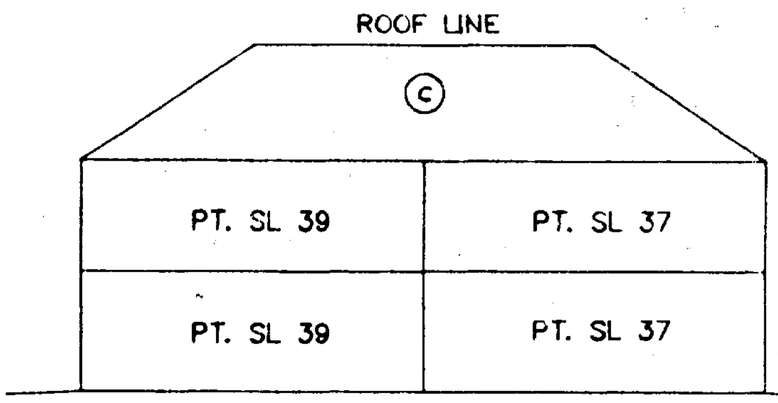
ALL DISTANCES IN METRES

BUILDING 13

SECTION M1 – M1'

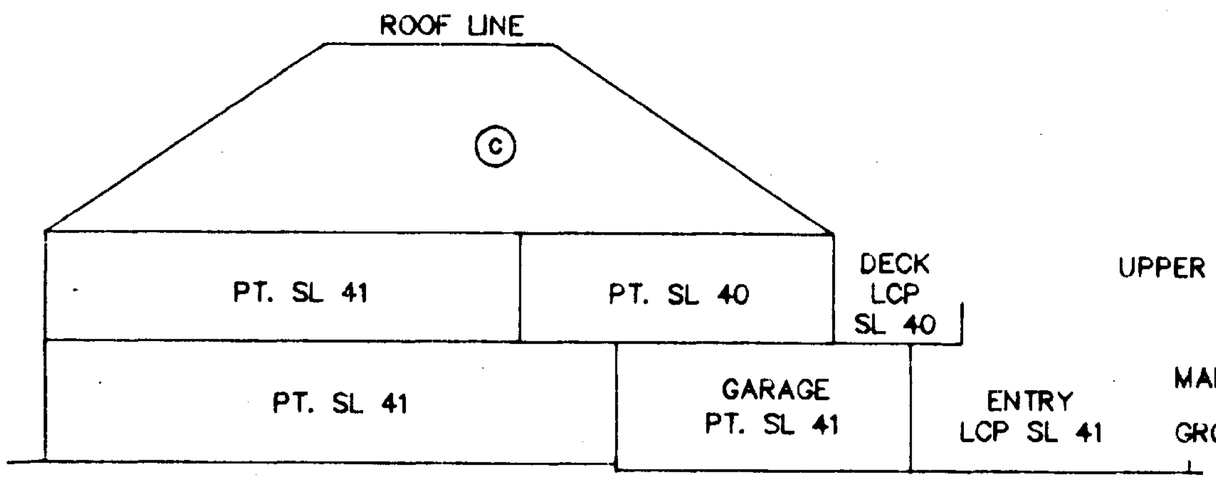


SECTION M – M'

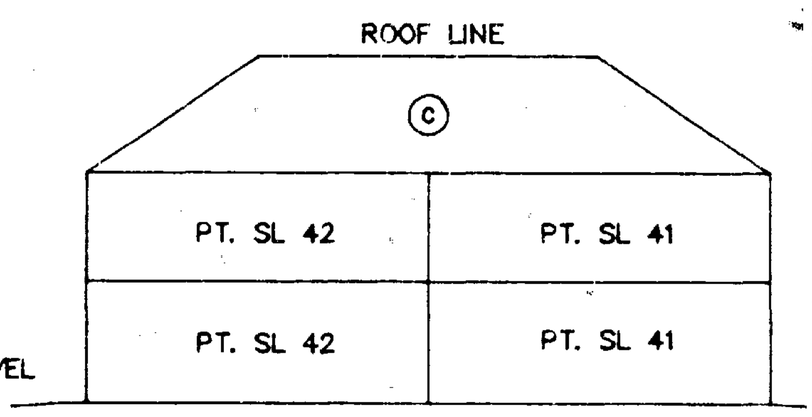


BUILDING 14

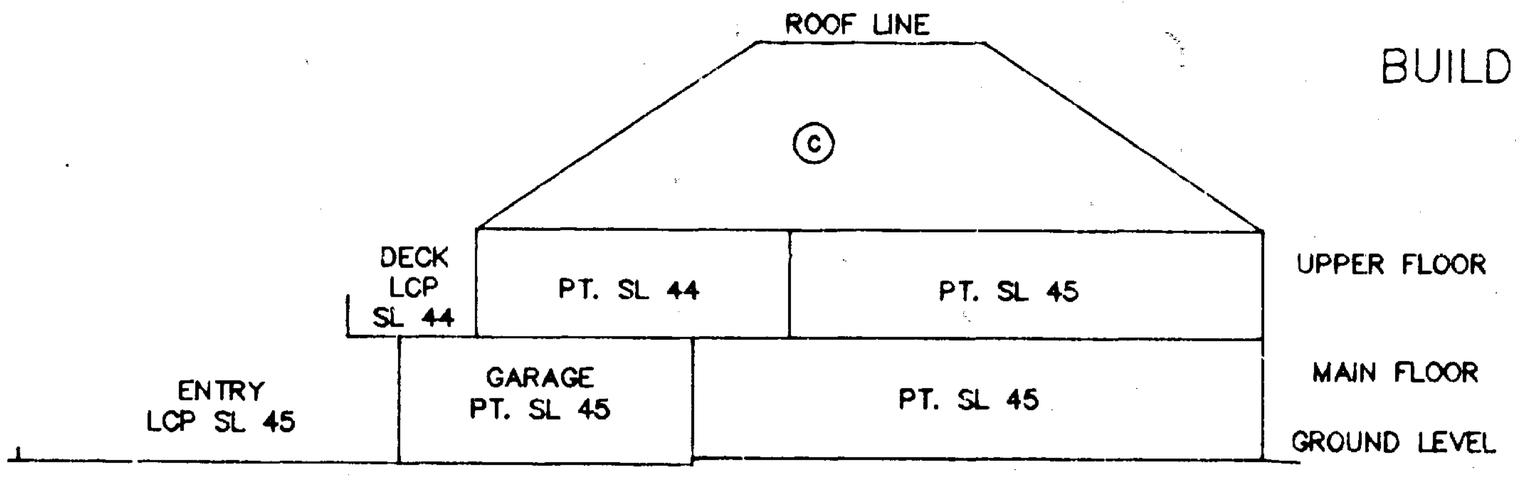
SECTION N – N'



SECTION N1 – N1'

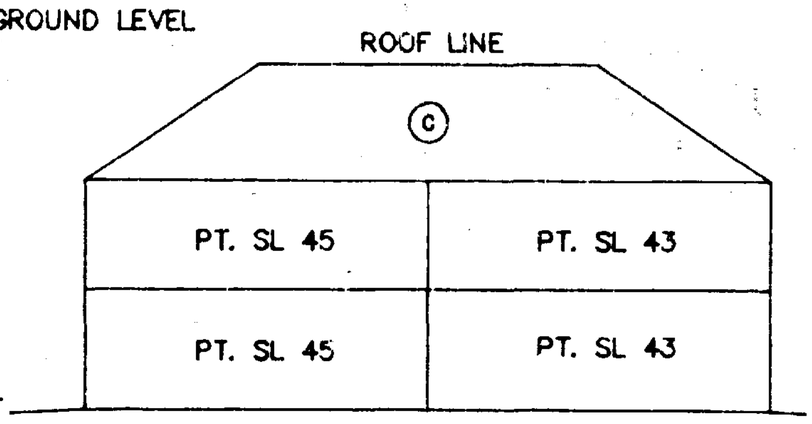


SECTION O1 – O1'



BUILDING 15

SECTION O – O'



R.J.E.

B.C.L.S.

DATED THIS 25th DAY OF Feb. 1993.

SECTIONS

STRATA PLAN LMS 773

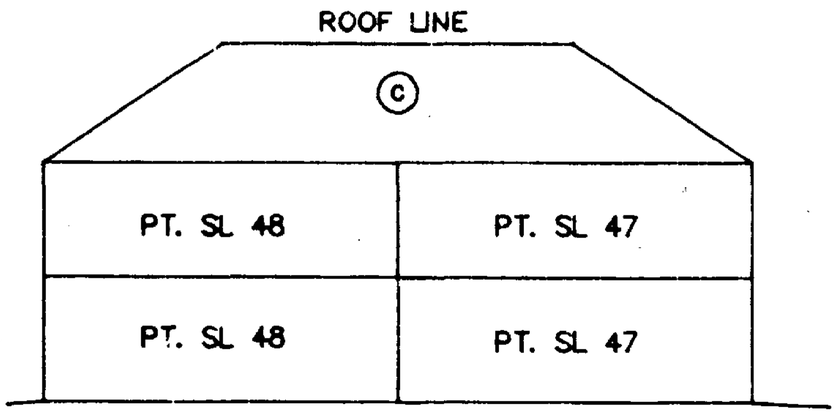
SCALE 1: 200

0 5 10 20

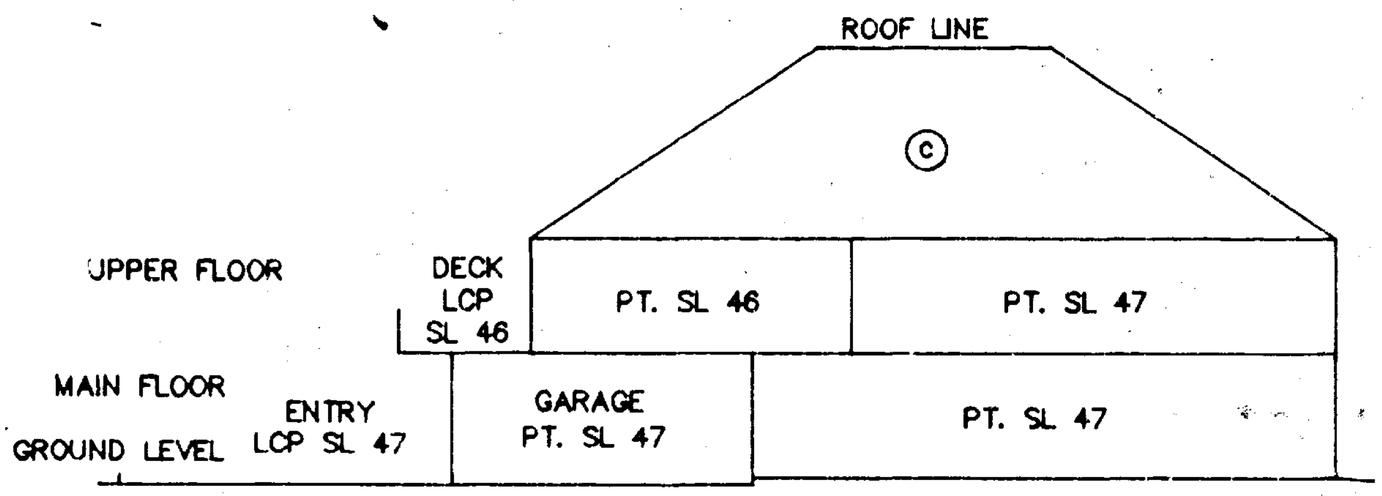
ALL DISTANCES IN METRES

BUILDING 16

SECTION P – P'

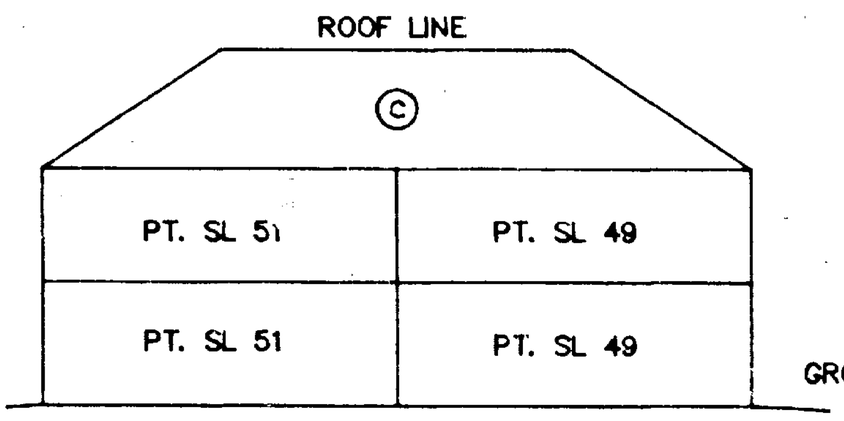


SECTION P1 – P1'

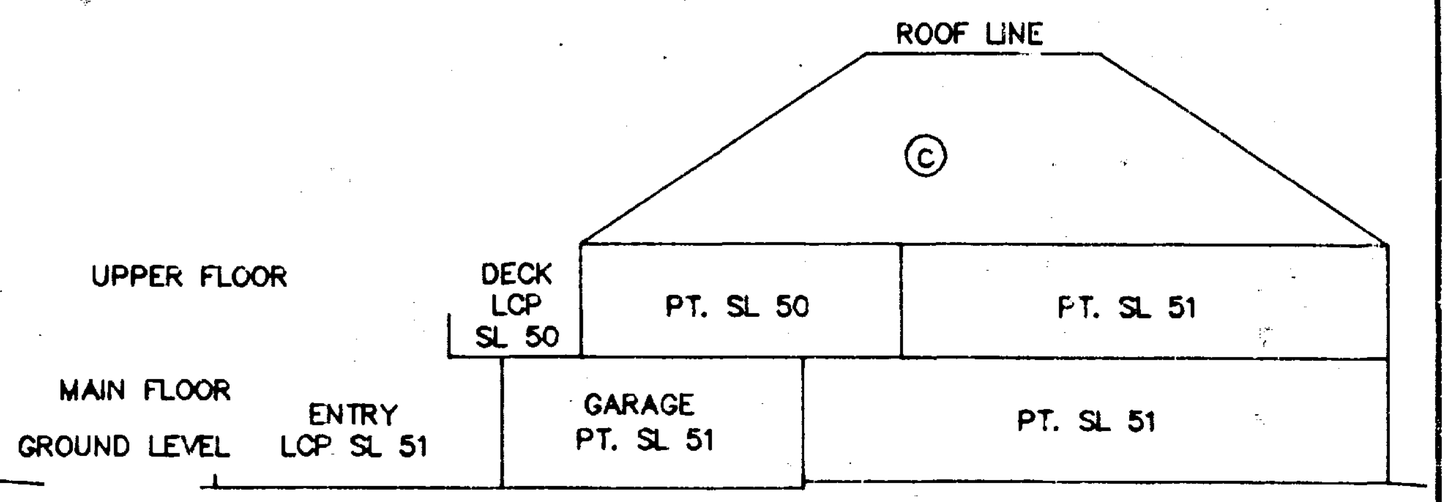


BUILDING 17

SECTION Q – Q'



SECTION Q1 – Q1'



R.J.E.

B.C.L.S.

DATED THIS 25th DAY OF Feb. 1993.

STRATA PLAN LMS 773

RECORD OF BY LAWS AND ORDERS ETC.

FILING		DOCUMENT	
NUMBER	DATE	DATE	NATURE OF PARTICULARS

STRATA PLAN LMS 773

DEALINGS AFFECTING THE COMMON PROPERTY

REGISTRATION		DOCUMENT	
NUMBER	DATE	DATE	NATURE OF PARTICULARS
PPSA NOTICE, SEE O.F.		BF 25/1991	EXPIRES 23/06/1996
THIS TITLE MAY BE AFFECTED BY OF THE MUNICIPAL ACT.		SEE BF 341980	A PERMIT UNDER PART 29 EXPIRES: N/A.
BF343984	10/09/1992		COVENANT DISTRICT OF SURREY INTER ALIA L.T.A. Sec. 215
BF343986	10/09/1992		EASEMENT PLAN LMP6457 APPURTENANT TO LOT 25, EXCEPT E 64', PLAN 1362. INTER ALIA
BF343987	10/09/1992		COVENANT DISTRICT OF SURREY L.T.A. SECTION 215 INTER ALIA

R.J.E.
B.C.L.S.

DATED THIS 25th DAY OF Feb., 1993.