STRATA PLAN OF LOT 3, SECTION 35, TOWNSHIP 2, N. W. D., PLAN 82409.

" MUNICIPALITY OF SURREY "

15 0 15 30 45

GRAPHIC SCALE - METRES 1 : 750

ALL DISTANCES ARE IN METRES
(B) DENOTES BALCONY
(C) DENOTES COMMON PROPERTY
(G) DENOTES GARAGE
(P) DENOTES PATIO
LCP DENOTES LIMITED COMMON PROPERTY
SQM DENOTES SQUARE METRES
PT DENOTES PART

FIRST SHEET: SHEET 1 OF 20 SHEETS
STRATA PLAN LMS 85

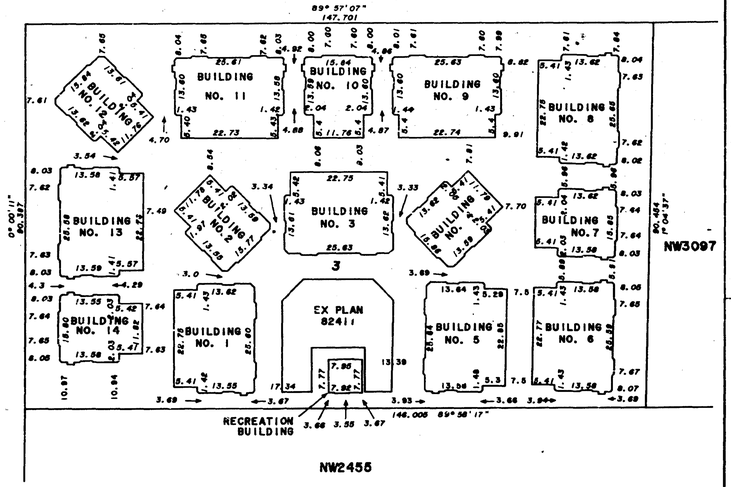
Deposited and Registered in the Land Title Office at New Westminster, B. C. this 15 day of July 1991.

Registrar/Deputy

Ref. No. BE146158

CIVIC ADDRESS:
THE FOUNTAINS OF GUILDFORD
9168 FLEETWOOD WAY,
SURREY, B. C.

92ND AVENUE



The address for service of documents on the Strata Corporation is:
The Owners, Strata Plan LMS 85

Roy Commack
#106 1656 Martin Drive,
White Rock, B. C.
V4A 6E7

Cameron and Associates
B.C. Land Surveyors
Unit 8-15243-91st Ave
Surrey, B.C. V3R 8P8
Phone: 588-0241
Fax: 581-8870

This plan lies within Greater Vancouver Regional District

I, J.G.Cameron, of Surrey, 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 26 day of June 1991.

B.C.L.S.

FILE : 90-A-2821

CONDOMINIUM ACT

SECOND SHEET, SHEET 2 OF 20 SHEETS
STRATA PLAN LMS 85

14-326+M-3

			FORM 1	FORM 2
			SCHEDULE OF UNIT ENTITLEMENT	SCHEDULE OF INTEREST UPON DESTRUCTION
STRATA LOT & UNIT NO.	SHEET NO.	AREA (SQM)	UNIT ENTITLEMENT	INTEREST UPON DESTRUCTION
1	4	198.1	1647	1850
2	4	136.7	1154	1500
3	4	161.7	1404	1599
4	4	196.9	1636	1850
5	5	197.3	1639	1850
6	5	197.3	1639	1850
7	6	197.6	1637	1780
8	6	136.7	1154	1520
9	6	161.7	1404	1599
10	6	197.6	1637	1740
11	7	197.3	1639	1850
12	7	197.3	1639	1850
13	8	196.3	1636	1750
14	8	136.9	1156	1500
15	8	161.7	1404	1599
16	8	197.4	1647	1850
17	9	198.0	1647	1680
18	9	136.7	1154	1480
19	9	162.1	1408	1550
20	9	198.0	1647	1740
21	10	198.5	1651	1680
22	10	198.5	1651	1680
23	11	198.0	1647	1740
24	11	136.7	1154	480
25	11	162.1	1408	1550
26	11	198.0	1647	1680
27	12	197.8	1647	1710
28	12	136.7	1154	1469
29	12	162.1	1408	1469
30	12	197.8	1647	1710
31	13	198.5	1651	1760
32	13	198.5	1651	1760
33	14	197.8	1647	1710
34	14	136.9	1156	1469
35	14	162.1	1408	1550
36	14	197.8	1647	1710
37	15	197.3	1639	1800
38	15	197.3	1639	1800
39	16	198.9	1647	1740
40	16	136.9	1156	1470
41	16	162.1	1408	1550
42	16	198.9	1647	1740
43	17	198.5	1651	1740
44	17	198.5	1651	1740
AGGREGATE		7929.5	66540	73694

FORM 3 OMITTED

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.

C. M. Annable
CLIFFORD ANNABLE

Susan J. Stewart
SUSAN J. STEWART

Declared before me at SURREY this 8th day of JULY 1991.

Roy Commack
A Commissioner for taking ~~A NOTARY PUBLIC~~ ~~affidavits~~ within the Province of British Columbia.

Accepted as to Forms 1 and 2 this 12 day of July 1991.

Superintendent of Real Estate

I, J. G. Cameron, of Surrey, B.C., a British Columbia Land Surveyor, hereby certify that the buildings shown in this strata plan have not, as of the 26 day of June 1991, been previously occupied.
Dated at Surrey, B.C., this 26 day of June, 1991.

J. G. Cameron, B.C.L.S.

FILE: 90-A-2821

CONDOMINIUM ACT

SECOND SHEET, SHEET 3 OF 20 SHEETS
STRATA PLAN LMS 85

OWNER:

SEAGATE GUILDFORD PROJECT LTD.
(INCORPORATION NO. 370427)

Authorized Signatory C. M. Annable CLIFFORD ANNABLE
Authorized Signatory Susan J. Stewart SUSAN J. STEWART
Witness #106 - 1656 MARTIN DR. WHITE ROCK BC V4A 6E7
Address of Witness
NOTARY PUBLIC
Occupation of Witness

MORTGAGEES:

(DF FB24746)
~~THE ROYAL BANK OF CANADA~~
~~BY ITS ATTORNEY IN FACT~~ AUTHORIZED SIGNATORIES
~~L.A. No.~~

Authorized Signatory PETER JOHNSTON
Authorized Signatory JOSEPH FRANK
Witness RITA BOLDT
Address of Witness 2316 BEAVER ST CLEARBROOK BC
BANK CLERK
Occupation of Witness

STEWART CONSULTANTS LTD.
(INCORPORATION NO. 208487)

Authorized Signatory Susan J. Stewart
Authorized Signatory
Witness Roy Commack #106 - 1656 MARTIN DR. WHITE ROCK BC V4A 6E7
Address of Witness
NOTARY PUBLIC
Occupation of Witness

SEAGATE DEVELOPMENT CORP.
(INCORPORATION NO. 288538)

Authorized Signatory CLIFFORD ANNABLE
Authorized Signatory ALLAN OTTO ULLRICH
Witness Roy Commack #106 - 1656 MARTIN DR. WHITE ROCK BC V4A 6E7
Address of Witness
NOTARY PUBLIC
Occupation of Witness

CHRISTOPHER SHEPHERD
Witness Roy Commack #106 - 1656 MARTIN DR. WHITE ROCK BC V4A 6E7
Address of Witness
NOTARY PUBLIC
Occupation of Witness

J.D.C. SERVICES LTD.
(INCORPORATION NO. 037394)

Authorized Signatory C. M. Annable CLIFFORD ANNABLE
Authorized Signatory
Witness Roy Commack #106 - 1656 MARTIN DR. WHITE ROCK BC V4A 6E7
Address of Witness
NOTARY PUBLIC
Occupation of Witness

ALADDIN DEVELOPMENT CORP.
(INCORPORATION NO. 362085)

Authorized Signatory ALLAN OTTO ULLRICH
Authorized Signatory
Witness Roy Commack #106 - 1656 MARTIN DR. WHITE ROCK BC V4A 6E7
Address of Witness
NOTARY PUBLIC
Occupation of Witness

MARY ANNE SHEPHERD
Witness Roy Commack #106 - 1656 MARTIN DR. WHITE ROCK BC
Address of Witness
NOTARY PUBLIC
Occupation of Witness

TIGER WILLIAMS ENTERPRISES LTD.
(INCORPORATION NO. 261816)

Authorized Signatory DAVID WILLIAMS
Authorized Signatory
Witness Roy Commack #106 - 1656 MARTIN DR. WHITE ROCK BC V4A 6E7
Address of Witness
NOTARY PUBLIC
Occupation of Witness

SASIAN (INTERNATIONAL) MARKETING CORP.
(INCORPORATION NO. 365721)

Authorized Signatory CHRISTOPHER ROBERT SHEPHERD
Authorized Signatory
Witness Roy Commack #106 - 1656 MARTIN DR. WHITE ROCK BC V4A 6E7
Address of Witness
NOTARY PUBLIC
Occupation of Witness

COMMERCE PACIFIC INVESTMENTS LTD.
(INCORPORATION NO. 375864C)

Authorized Signatory CLIFFORD ANNABLE
Authorized Signatory
Witness Roy Commack #106 - 1656 MARTIN DR. WHITE ROCK BC V4A 6E7
Address of Witness
NOTARY PUBLIC
Occupation of Witness

Dated this 26 day of June 1991.

B.C.L.S.

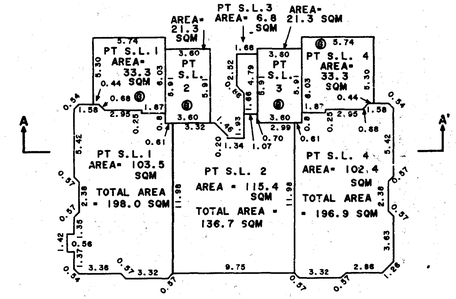
FILE: 90-A-2821

SHEET 4 OF 20 SHEETS
STRATA PLAN LMS 85

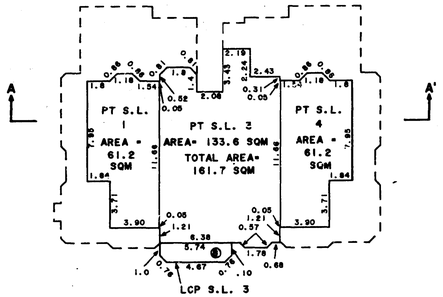
CONDOMINIUM ACT
FLOOR PLANS AND SECTION

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

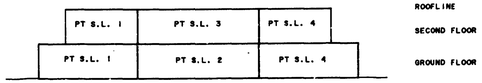
BUILDING NO. 1
GROUND FLOOR



SECOND FLOOR



SECTION A - A'



Dated this 26 day of June 1991

B.C.L.S.

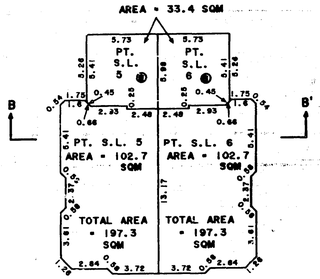
FILE: 90-L-2821

SHEET 5 OF 20 SHEETS
STRATA PLAN LMS 85

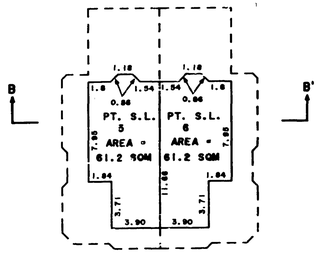
CONDOMINIUM ACT
FLOOR PLANS AND SECTION

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

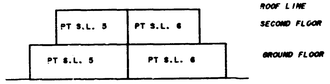
BUILDING NO. 2
GROUND FLOOR



SECOND FLOOR



SECTION B - B'



Dated this 26 day of June 1990

B.C.L.S.

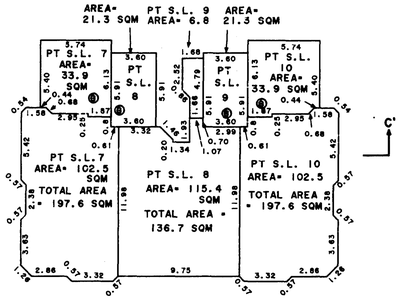
FILE: 90-A-2821

SHEET 6 OF 20 SHEETS
STRATA PLAN LMS 85

CONDOMINIUM ACT
FLOOR PLANS AND SECTION

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

BUILDING NO. 3
GROUND FLOOR



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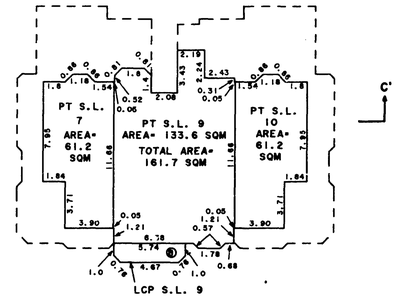
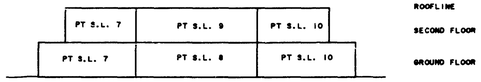


SECTION C - C'



Dated this 26 day of June 1991

B.C.L.S.

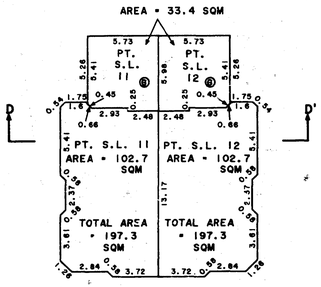
FILE: 90-A-2821

SHEET 7 OF 20 SHEETS
STRATA PLAN LMS 85

CONDOMINIUM ACT
FLOOR PLANS AND SECTION

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

BUILDING NO. 4
GROUND FLOOR



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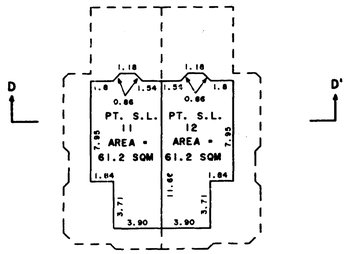
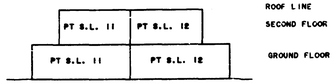


SECTION D – D'



Dated this 26 day of June 1991

B.C.L.S.

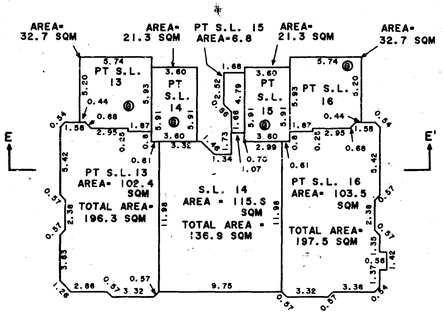
FILE: 90-A-2821

SHEET 8 OF 20 SHEETS
STRATA PLAN LMS 85

CONDOMINIUM ACT
FLOOR PLANS AND SECTION

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

BUILDING NO. 5
GROUND FLOOR



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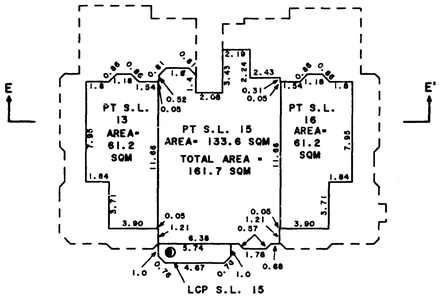
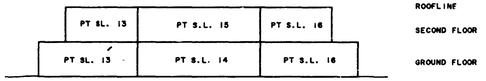


SECTION E – E'



Dated this 26 day of June 1991

B.C.L.S.

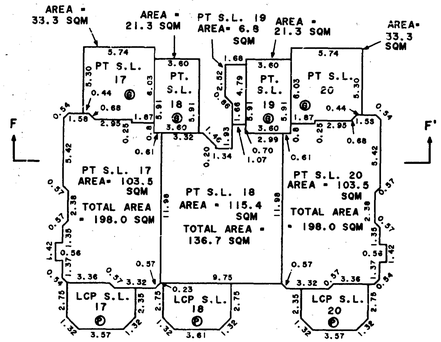
FILE: 90-A-2821

SHEET 9 OF 20 SHEETS
STRATA PLAN LMS 85

CONDOMINIUM ACT
FLOOR PLANS AND SECTION

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

BUILDING NO. 6
GROUND FLOOR



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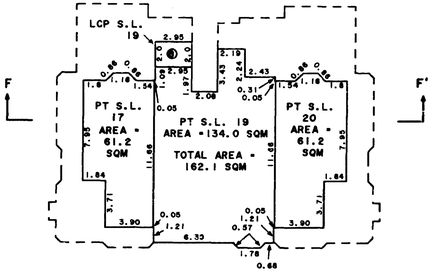

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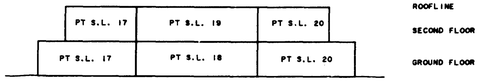


Dated this 26 day of June 1991

B.C.L.S.

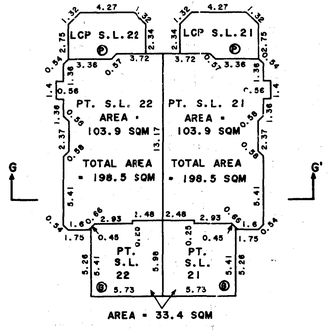
FILE: 90-A-2821

SHEET 10 OF 20 SHEETS
STRATA PLAN LMS 85

CONDOMINIUM ACT
FLOOR PLANS AND SECTION

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

BUILDING NO. 7
GROUND FLOOR



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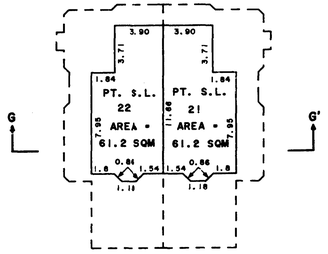
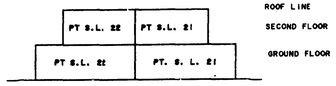


SECTION G - G'



Dated this 26 day of June 1991

B.C.L.S.

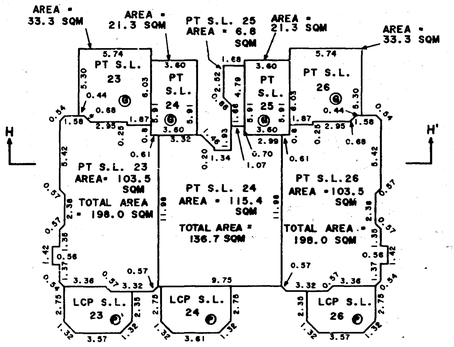
FILE: 90-A-2821

SHEET 11 OF 20 SHEETS
STRATA PLAN LMS 85

CONDOMINIUM ACT
FLOOR PLANS AND SECTION

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

BUILDING NO. 8
GROUND FLOOR



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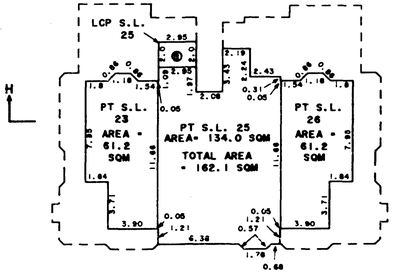

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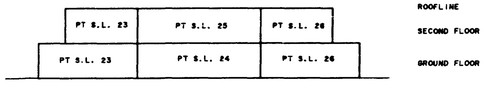


Dated this 26 day of June 1991

B.C.L.S.

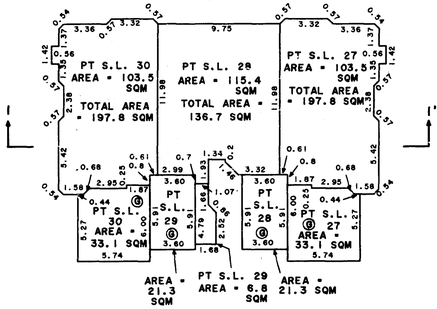
FILE: 90-A-2821

SHEET 12 OF 20 SHEETS
STRATA PLAN LMS 85

CONDOMINIUM ACT
FLOOR PLANS AND SECTION

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

BUILDING NO. 9
GROUND FLOOR



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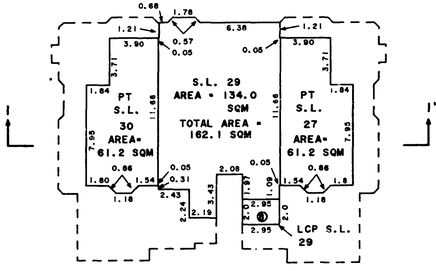

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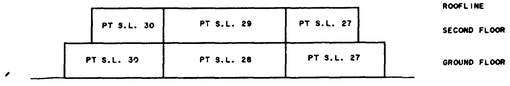


Dated this 26 day of June 1991

B.C.L.S.

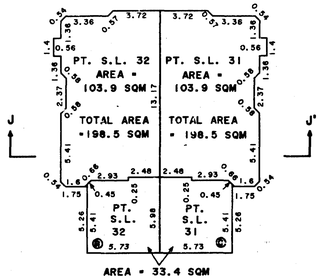
FILE: 90-A-2821

SHEET 13 OF 20 SHEETS
STRATA PLAN LMS 85

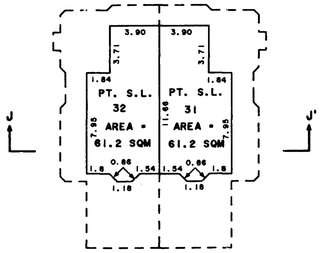
CONDOMINIUM ACT
FLOOR PLANS AND SECTION

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

BUILDING NO. 10
GROUND FLOOR



SECOND FLOOR



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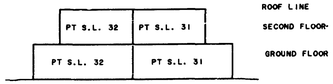


Dated this 26 day of June 1991

B.C.L.S.

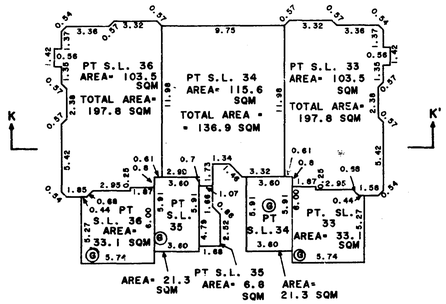
FILE: 90-A-2821

SHEET 14 OF 20 SHEETS
STRATA PLAN LMS 85

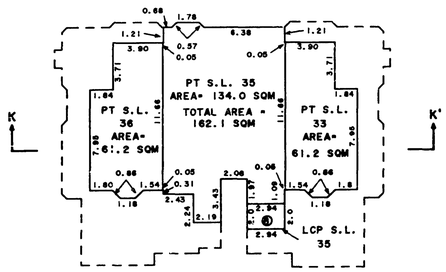
CONDOMINIUM ACT
FLOOR PLANS AND SECTION

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

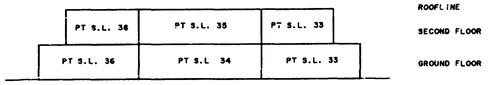
BUILDING NO. 11
GROUND FLOOR



SECOND FLOOR



SECTION K - K'



Dated this 26 day of June 1991

B.C.L.S.

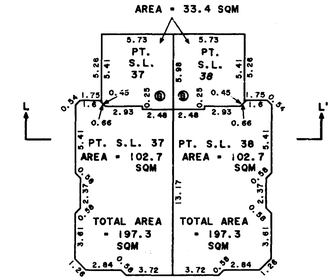
FILE: 90-A-2821

SHEET 15 OF 20 SHEETS
STRATA PLAN LMS 85

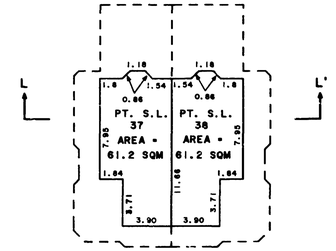
CONDOMINIUM ACT
FLOOR PLANS AND SECTION

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

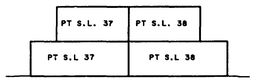
BUILDING NO. 12
GROUND FLOOR



SECOND FLOOR



SECTION L - L'



Dated this 26 day of June 1990

B.C.L.S.

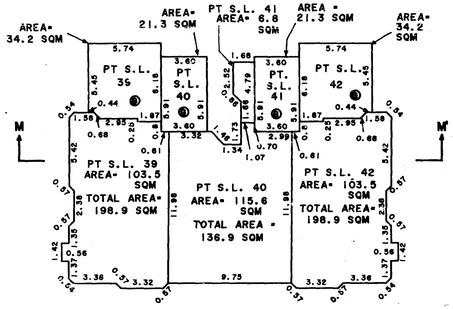
FILE: 90-A-2821

SHEET 16 OF 20 SHEETS
STRATA PLAN LMS 85

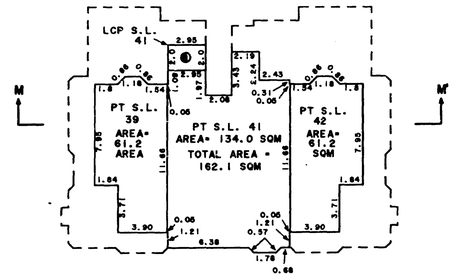
CONDOMINIUM ACT
FLOOR PLANS AND SECTION

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

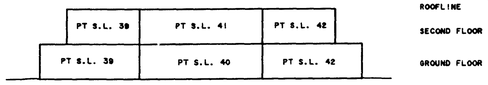
BUILDING NO. 13
GROUND FLOOR



SECOND FLOOR



SECTION M - M'



Dated this 26 day of June 1991

B.C.L.S.

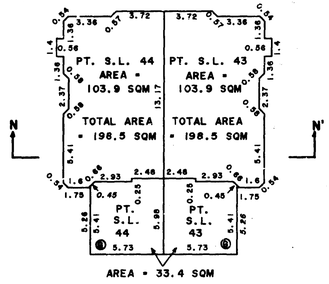
FILE: 90-A-2821

SHEET 17 OF 20 SHEETS
STRATA PLAN LMS 85

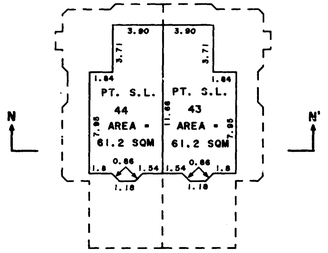
CONDOMINIUM ACT
FLOOR PLANS AND SECTION

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

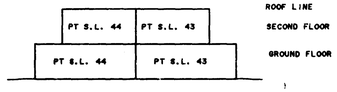
BUILDING NO. 14
GROUND FLOOR



SECOND FLOOR



SECTION N - N'



Dated this 26 day of June 1991

B.C.L.S.

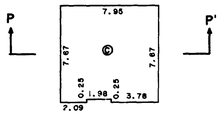
FILE: 90-A-2821

SHEET 18 OF 20 SHEETS
STRATA PLAN LMS 85

CONDOMINIUM ACT
FLOOR PLANS AND SECTION

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

RECREATION BUILDING



SECTION P - P'

Dated this 26 day of June 1991

B.C.L.S.

FILE: 90-A-2821

STRATA PLAN LMS 85

RECORD OF BY-LAWS AND ORDERS, ETC.

FILING		DOCUMENT	
NUMBER	DATE	DATE	NATURE AND PARTICULARS

Dated this 26 day of June 1991

B.C.L.S.

FILE: 90-A-2821

TRIMEN 37732

STRATA PLAN LMS 85

DEALINGS AFFECTING THE COMMON PROPERTY

REGISTRATION		DOCUMENT	
NUMBER	DATE	DATE	NATURE AND PARTICULARS
This title may be affected by a Permit under Part 29 of the Municipal Act See DF AC 245811 Expires: 28.07.1991			
AC 186670	31.07.1989 19:12		Covenant District of Surrey Includes indemnity under Sec. 215(2)(a) L.T.A. Inter Alia
AD 3362	04.01.1990 14:03		Statutory Right of Way Bk the Soc. Inter Alia

Dated this 26 day of June 1991

B.C.L.S.

FILE: 90-A-2821

TRIMEN 37732