STRATA PLAN OF LOT 85, SECTION 20, BLOCK 5, NORTH RANGE 1 WEST, NEW WESTMINSTER DISTRICT. PLAN 63786.

STRATA PLAN NW2254

DEPOSITED AND REGISTERED IN THE LAND TITLE OFFICE AT NEW WESTMINSTER, B.C. THIS 4 DAY OF April ,1985.

E.J. Raven fc
REGISTRAR

Ref. Y54604

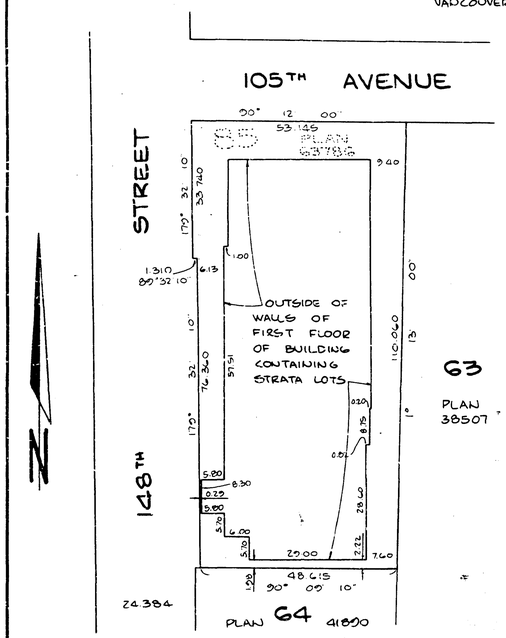
SCALE - 1:750 (METRES)

-75 0 25 50 75

THE BUILDING NAME IS: NOT KNOWN AT THIS TIME

ADDRESS FOR SERVICE OF DOCUMENTS: THE OWNERS - STRATA PLAN NW .... #502 - 601 W. BROADWAY VANCOUVER, B.C.

CIVIC ADDRESS IS: 148TH STREET & 105TH AVENUE SURREY, B.C.



14-326

LEGEND:
- GRID BEARINGS ARE DERIVED FROM PLAN 63786
- S.L. DENOTES STRATA LOT
- B. DENOTES BALCONY
- C DENOTES COMMON PROPERTY
- EL. DENOTES ELEVATOR
- MACH. DENOTES MACHINE ROOM
- M2 DENOTES SQUARE METRES
- L.C.P. DENOTES LIMITED COMMON PROPERTY
- L. DENOTES LAUNDRY ROOM
- MECH. DENOTES MECHANICAL ROOM
- ELECT. DENOTES ELECTRICAL ROOM
- P. DENOTES PATIO

I, WILLIAM KERR, A BRITISH COLUMBIA LAND SURVEYOR OF ABBOTSFORD IN BRITISH COLUMBIA, HEREBY CERTIFY THAT THE BUILDING SHOWN IN THIS STRATA PLAN HAS NOT AS OF THE 18TH DAY OF February ,1985, BEEN PREVIOUSLY OCCUPIED. DATED THIS 18TH DAY OF February ,1985.

William Kerr.
B.C.L.S.

I, WILLIAM KERR, A BRITISH COLUMBIA LAND SURVEYOR OF ABBOTSFORD IN BRITISH COLUMBIA, CERTIFY THAT THE BUILDING ERECTED ON THE PARCEL DESCRIBED ABOVE IS WHOLLY WITHIN THE EXTERNAL BOUNDARIES OF THAT PARCEL. DATED THIS 18TH DAY OF February ,1985.

William Kerr.
B.C.L.S.

THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT.

THIS PLAN LIES WITHIN THE MUNICIPALITY OF SURREY

WILLIAM KERR,
B.C. LAND SURVEYOR
P.O. BOX 36
ABBOTSFORD, B.C.
PH. 853-5464 AKG.

S117-100

STRATA PLAN NW 2254

CONDOMINIUM ACT

		FORM 1	FORM 2	FORM 3
		SCHEDULE OF UNIT ENTITLEMENT	SCHEDULE OF INTEREST UPON DESTRUCTION	SCHEDULE OF VOTING RIGHTS
STRATA LOT NUMBER	SHEET NUMBER	UNIT ENTITLEMENT	INTEREST UPON DESTRUCTION	NUMBER OF VOTES
1	7	81	90,000	
2	7	61	70,000	
3	7	81	90,000	
4	7	61	60,000	
5	7	61	60,000	
6	7	83	90,000	
7	7	69	70,000	
8	7	69	70,000	
9	7	82	95,000	
10	7	81	95,000	
11	7	60	65,000	
12	7	62	65,000	
13	7	63	70,000	
14	7	68	70,000	
15	7	60	70,000	
16	7	60	70,000	
17	7	68	70,000	
18	7	64	70,000	
19	7	62	65,000	
20	7	60	65,000	
21	7	81	95,000	
22	7	82	95,000	
23	7	69	[illegible]70,000	
24	7	69	[illegible]70,000	
25	7	84	90,000	
26	7	61	60,000	
27	7	61	60,000	
28	7	80	90,000	
29	7	60	70,000	
30	7	81	90,000	
31	8	81	90,000	
32	8	61	70,000	
33	8	80	80,000	
34	8	61	60,000	
35	8	61	60,000	
36	8	83	90,000	
37	8	69	70,000	
38	8	69	70,000	
39	8	83	95,000	
40	8	81	95,000	
AGGREGATE		2813	3,040,000	

[illegible] BCLS

S117-100 AKG

STRATA PLAN NW 2254

CONDOMINIUM ACT

		FORM 1	FORM 2	FORM 3
		SCHEDULE OF UNIT ENTITLEMENT	SCHEDULE OF INTEREST UPON DESTRUCTION	SCHEDULE OF VOTING RIGHTS
STRATA LOT NUMBER	SHEET NUMBER	UNIT ENTITLEMENT	INTEREST UPON DESTRUCTION	NUMBER OF VOTES
41	8	60	65,000	
42	8	62	65,000	
43	8	63	70,000	
44	8	68	70,000	
45	8	60	70,000	
46	8	60	70,000	
47	8	68	70,000	
48	8	64	70,000	
49	8	63	65,000	
50	8	60	65,000	
51	8	81	95,000	
52	8	83	95,000	
53	8	69	70,000	
54	8	69	70,000	
55	8	83	90,000	
56	8	61	60,000	
57	8	61	60,000	
58	8	80	90,000	
59	8	61	70,000	
60	8	81	90,000	
61	9	81	95,000	
62	9	61	74,000	
63	9	80	95,000	
64	9	61	63,000	
65	9	61	63,000	
66	9	83	95,000	
67	9	69	74,000	
68	9	69	74,000	
69	9	83	100,000	
70	9	81	100,000	
71	9	69	68,000	
72	9	63	68,000	
73	9	63	74,000	
74	9	68	74,000	
75	9	60	74,000	
76	9	60	74,000	
77	9	68	74,000	
78	9	64	74,000	
79	9	62	68,000	
80	9	60	68,000	
AGGREGATE		2723	3,019,000	

16th Feb 1985 [illegible]
BCLS

S117-100 AKG

SECOND SHEET 4 OF 12 SHEETS

STRATA PLAN NW 2284

CONDOMINIUM ACT

		FORM 1	FORM 2	FORM 3
		SCHEDULE OF UNIT ENTITLEMENT	SCHEDULE OF INTEREST UPON DESTRUCTION	SCHEDULE OF VOTING RIGHTS
STRATA LOT NUMBER	SHEET NUMBER	UNIT ENTITLEMENT	INTEREST UPON DESTRUCTION	NUMBER OF VOTES
81	9	81	100,000	
82	9	83	100,000	
83	9	69	74,000	
84	9	69	74,000	
85	9	83	95,000	
86	9	61	63,000	
87	9	61	63,000	
88	9	81	95,000	
89	9	61	74,000	
90	9	81	95,000	
AGGREGATE		730	833,000	
AGGREGATE SHEET 3		2723	3,019,000	
AGGREGATE SHEET 2		2813	3,040,000	
TOTAL AGGREGATE		6266	6,892,000	

ACCEPTED AS TO FORMS 1 AND 2
DATED THIS 29th DAY OF MARCH, 1985

Morry McKevin
for SUPERINTENDANT OF INSURANCE

WE/I THE UNDERSIGNED DO SOLEMNLY DECLARE THAT
1.) WE/I THE UNDERSIGNED ARE DULY-AUTHORIZED AGENT(S) FOR THE OWNER-DEVELOPER.
2.) THE STRATA PLAN IS ENTIRELY FOR RESIDENTIAL USE.

WE/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. DECLARED BEFORE ME AT [illegible], IN THE PROVINCE OF BRITISH COLUMBIA, THIS [illegible] DAY OF FEBRUARY, 1984.

A NOTARY PUBLIC IN AND FOR THE PROVINCE OF BRITISH COLUMBIA

SIGNATURES AS REQUIRED

M J Brodsky
Authorized Signatory

Bill Mulchell
CANADA MORTGAGE AND HOUSING CORPORATION
(AUTHORIZED SIGNATORY)

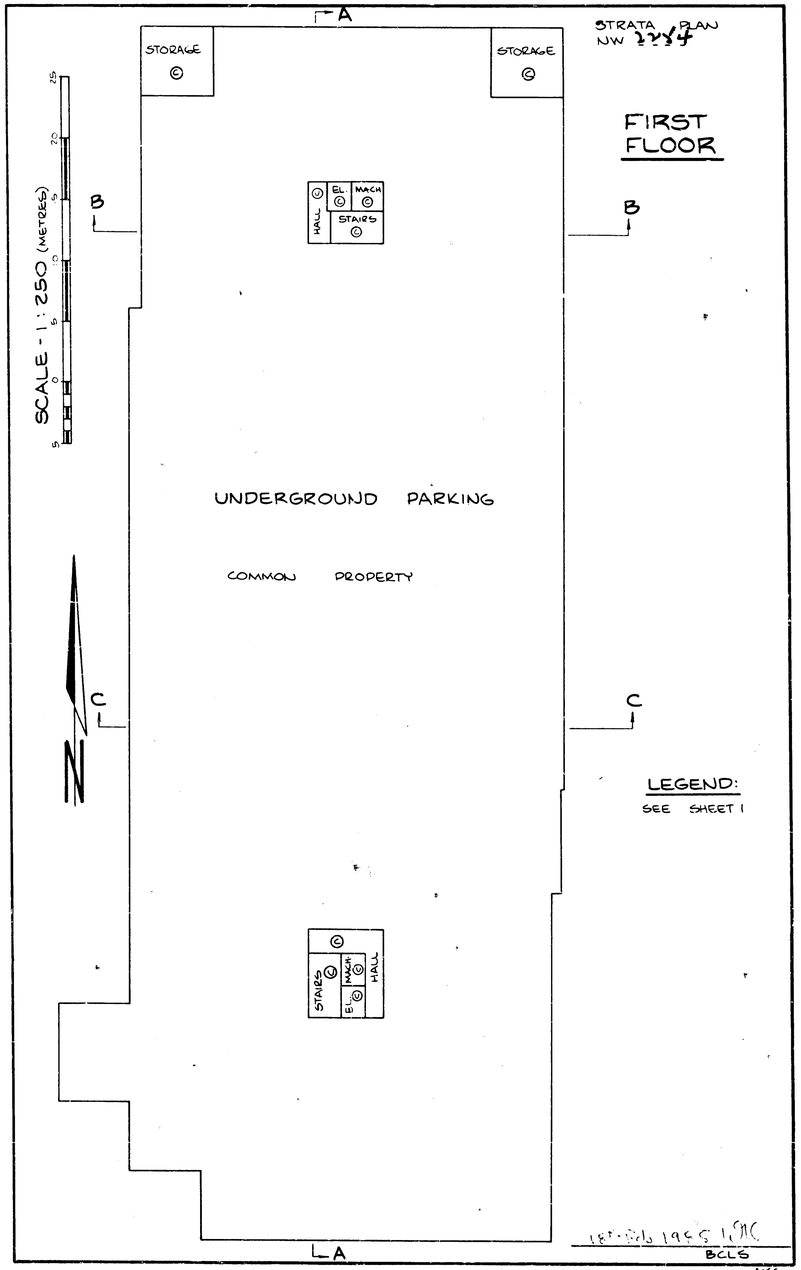
277415 B.C. LTD. (AUTHORIZED SIGNATORY)

18th Feb 1985 [illegible]
BCLS

S117-100 AKG

SHEET 5 OF 12 SHEETS

STRATA PLAN NW 2284



FIRST FLOOR

LEGEND:
SEE SHEET 1

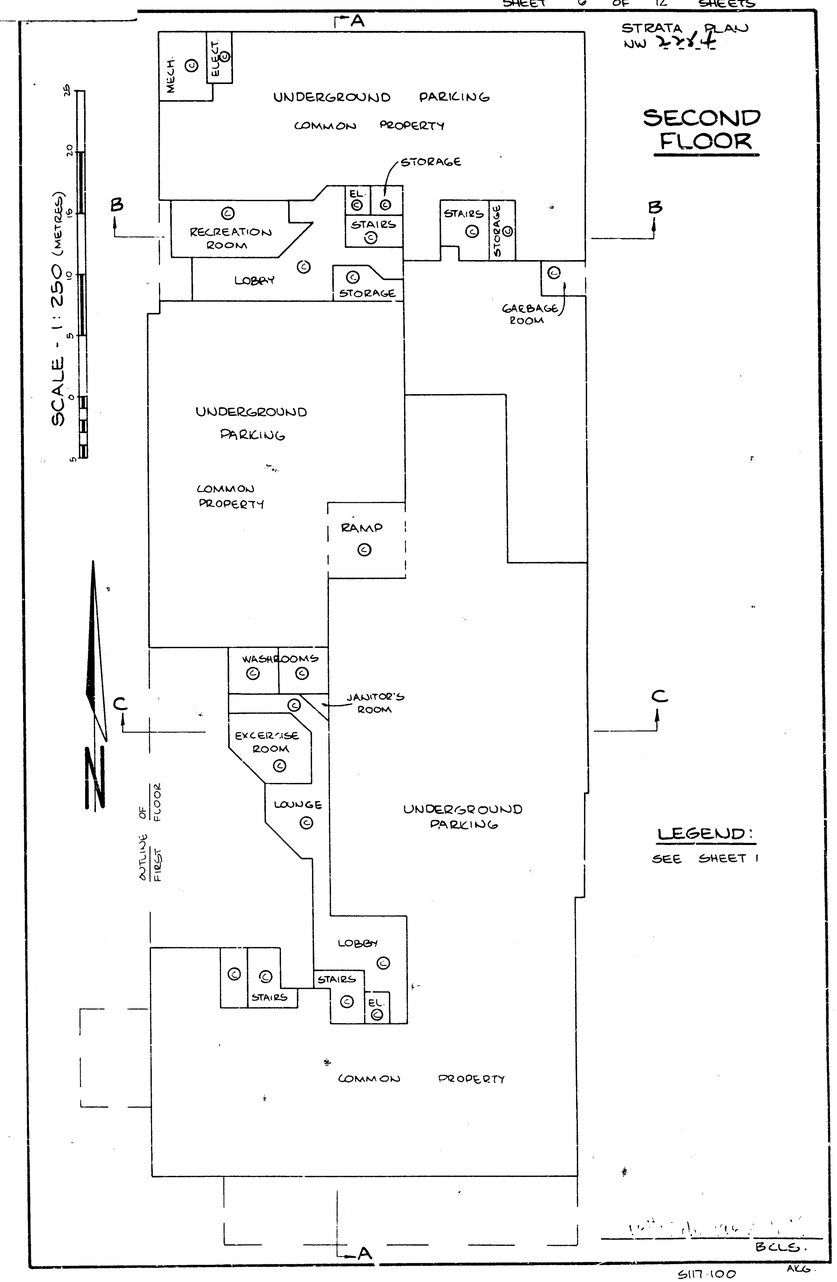
18th Feb 1985 [illegible]
BCLS

S117-100 AKG

2

SHEET 6 OF 12 SHEETS

STRATA PLAN NW 2284



SECOND FLOOR

LEGEND:
SEE SHEET 1

BCLS.

S117-100 AKG

3

SHEET 7 OF 12 SHEETS

STRATA PLAN NW 2334

THIRD FLOOR

BUILDING 'A'

BUILDING 'B'

LEGEND: SEE SHEET 1

SCALE - 1:250 (METRES)

OUTLINE OF SECOND FLOOR

S117-100 AKG

SHEET 8 OF 12 SHEETS

STRATA PLAN NW 2334

FOURTH FLOOR

BUILDING 'A'

BUILDING 'B'

LEGEND: SEE SHEET 1

SCALE - 1:250 (METRES)

S117-100 AKG

SHEET 9 OF 12 SHEETS

STRATA PLAN NW 2334

FIFTH FLOOR

BUILDING 'A'

BUILDING 'B'

LEGEND: SEE SHEET 1

SCALE: 1:250 (METRES)

19th Feb 1985

S117-100 AKG

14-326.TB

STRATA PLAN NW 2254

RECORD OF BY-LAWS & ORDERS, ETC.

FILING		DOCUMENT	
NUMBER	DATE	DATE	NATURE & PARTICULARS

18th Feb. 1985 [signature]
B.C.L.S.

STRATA PLAN NW 2254

DEALINGS AFFECTING THE COMMON PROPERTY

FILING		DOCUMENT	
NUMBER	DATE	DATE	NATURE & PARTICULARS
X97810	27-08.1984	11:37	Mortgage Canada Mortgage
			and Housing Corporation
			Inter Alia.
Y97446	20.06.85	11:26	Mortgage
			The Royal Bank of Canada
Cancelled	AA100908	03.06.1987	Inter Alia
Y97447	20.06.85	11:27	Assignment of Rents
			The Royal Bank of Canada
Cancelled	AA100909	03.06.1987	Inter Alia
Y97448	20.06.85	11:27	Priority Agreement
		Cancelled	Granting Y97446
		AA88282	Priority over X97810
		13.06.1987	Inter Alia
AA90011	21.05.87	13.53	Mortgage
			Canada Life Mortgage
			Services Ltd (Ref. #
			12019A)
			Inter Alia. Assigned to AA182911
AA90012	21.05.87	13.53	Assignment of Rents
			Canada Life Mortgage
			Services Ltd. (Reg. #
			12019A)
			Inter Alia. Assigned to AA182912
AA100910	03.06.87	09.24	Priority Agreement
			Granting AA90011
			Priority over X97810
			Inter Alia

19th Feb. 1985 [signature]
B.C.L.S.

4 & 4

STRATA PLAN NW 2254

DEALINGS AFFECTING THE COMMON PROPERTY

REGISTRATION		DOCUMENT	
NUMBER	DATE	DATE	NATURE AND PARTICULARS
AA182911	23.09.1987		Mortgage
	14:41		Canadian Imperial Bank of Commerce
			Assignment of AA90011
			Rec'd 21.05.1987 @ 13:53
			Transferred to AC278491
			Inter Alia
AA182912	23.09.1987		Assignment of Rents
	14:41		Canadian Imperial Bank of Commerce
			Assignment of AA90012
			Rec'd 21.05.1987 @ 13:03
			(See AA182911)
			Inter Alia
			Transferred to AC278492
AC278491	08.11.1989		Mortgage
	9:01		Foundation Capital Corporation
			Transfer of AA90011
			Rec'd 21.05.1987 @ 13:53
			(See AA182911)
			Inter Alia
AA278492	08.11.1989		Assignment of Rents
	9:01		Foundation Capital Corporation
			Transfer of AA90012
			Rec'd 21.05.1987 @ 13:53
			(See AA182911, AA182912 and AC278491)
			Inter Alia
AC291134	22.11.1989		Mortgage
	11:57		The Royal Bank of Canada
			of AA99011
			(See AA182911 and AC278491)
			L.T.A. Section 198
			Inter Alia

FILE : 88-2116