FILED LMS2778 E94674 1998-11-18-14.30.03.299106

STRATA PLAN OF LOT 1 DISTRICT LOT 305 GROUP 2 N.W.D. PLAN LMP30108

FIRST SHEET, SHEET 1 OF 11 SHEETS

STRATA PLAN LMS 2778

DEPOSITED AND REGISTERED IN THE LAND TITLE OFFICE AT NEW WESTMINSTER B.C. ON THIS 2 DAY OF MAY, 1997

DEPUTY REGISTRAR

B.C.P. NO. BL156138 - BL156178

CITY OF LANGLEY

B.C.G.S. 92G.007

SCALE 1:500

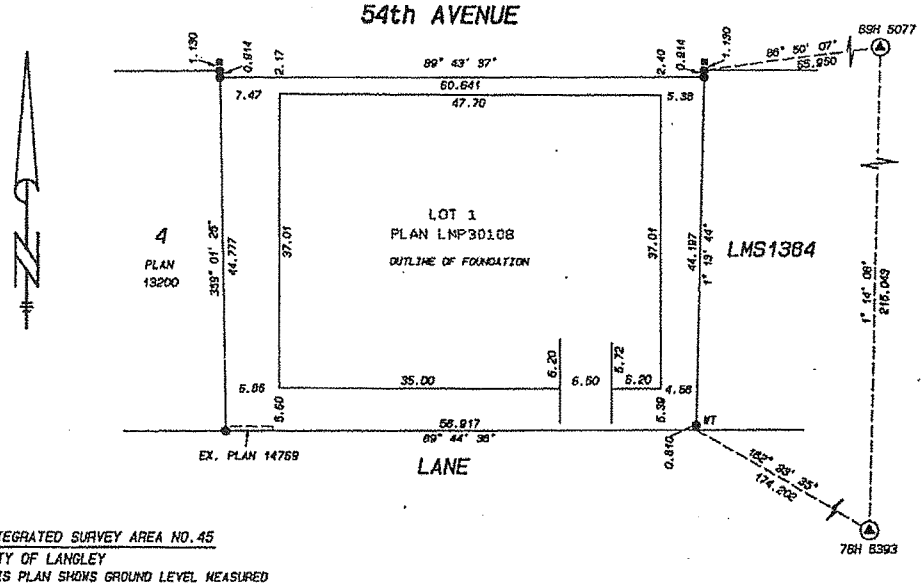
10 5 0 10 20 30

ALL DISTANCES ARE IN METRES

GRID BEARINGS ARE DERIVED FROM DCNS BSH 5077 AND 78H 8393

LEGEND

- DENOTES CONTROL MONUMENT
- DENOTES STANDARD IRON POST FOUND
- DENOTES LEAD PLUG FOUND
- LCP DENOTES LIMITED COMMON PROPERTY AREA
- CP DENOTES COMMON PROPERTY
- PT DENOTES PART
- SL DENOTES STRATA LOT
- A DENOTES AREA
- TA DENOTES TOTAL AREA
- P DENOTES PATIO
- B DENOTES BALCONY
- PS DENOTES PARKING STALL - (COMMON PROPERTY)
- DENOTES DUCT SPACE



INTEGRATED SURVEY AREA NO.45
CITY OF LANGLEY
THIS PLAN SHOWS GROUND LEVEL MEASURED DISTANCES. PRIOR TO COMPUTATION OF U.T.M. COORDINATES MULTIPLY BY COMBINED FACTOR OF 0.9996089 (NAD 83)

CIVIC ADDRESS:
BRIGHTON PLACE, 20268 54th AVE. LANGLEY B.C.

THE ADDRESS FOR SERVICE OF DOCUMENTS ON THE STRATA CORPORATION IS THE OWNERS STRATA PLAN PLAN LMS 2778
1448 WEST 16th STREET, NORTH VANCOUVER, B.C. V7M 1T5

I John P. Onderwater of Cloverdale, B.C. a British Columbia Land Surveyor hereby certify that the buildings erected on the parcel described above are wholly within the external boundaries of the parcel Dated at Cloverdale, B.C. this 2nd day of April, 1997

B.C.L.S.

JOHN ONDERWATER & ASSOC.
B.C. LAND SURVEYORS
CLOVERDALE B.C.
PHONE 574-7311
FILE: JL 9617.1

THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT

15-216-M3

CONDOMINIUM ACT

SECOND SHEET, SHEET 2 OF 11 SHEETS

STRATA PLAN LMS 2778

		FORM 1	FORM 2
		SCHEDULE OF UNIT ENTITLEMENT	SCHEDULE OF INTEREST UPON DESTRUCTION
LOT NO.	SHEET NO.	UNIT ENTITLEMENT	INTEREST UPON DESTRUCTION
SL 1	5	81	2428
SL 2	5	91	2622
SL 3	5	88	2525
SL 4	5	71	2259
SL 5	5	79	2447
SL 6	5	88	2525
SL 7	5	91	2622
SL 8	5	81	2428
SL 9	6	59	1922
SL 10	6	81	2428
SL 11	6	91	2622
SL 12	6	88	2526
SL 13	6	71	2259
SL 14	6	71	2259
SL 15	6	71	2259
SL 16	6	79	2447
SL 17	6	88	2525
SL 18	6	91	2622
SL 19	6	81	2428
SL 20	7	59	1922
SL 21	7	81	2447
SL 22	7	91	2661
SL 23	7	88	2564
SL 24	7	71	2311
SL 25	7	71	2291
SL 26	7	71	2291
SL 27	7	79	2466
SL 28	7	88	2544
SL 29	7	91	2641
SL 30	7	81	2447
SL 31	8	59	1941
SL 32	8	81	2467
SL 33	8	99	2836
SL 34	8	88	2522
SL 35	8	71	2359
SL 36	8	71	2330
SL 37	8	71	2330
SL 38	8	79	2505
SL 39	8	88	2583
SL 40	8	91	2797
SL 41	8	81	2487
AGGREGATE		3285	100000

JOHN ONDERWATER & ASSOC.
B.C. LAND SURVEYORS
CLOVERDALE B.C.
PHONE 574-7311
FILE: JL 9617.2

Dated this 2nd day of April, 1997

B.C.L.S.

STRATA PLAN LMS 2778

FORM 13

NEW DEVELOPMENT CERTIFICATE

I, John P. Onderwater, of Cloverdale, B.C., a British Columbia Land Surveyor hereby certify that the building shown in this Strata Plan has not as of the 2nd day of April, 1997 been previously occupied. Dated in Cloverdale, B.C. this 2nd day of April, 1997.

galt
B. C. L. S.

STATUTORY DECLARATION

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.

Agent of owner-developer
Ali Payvandi Yazdi

Declared before me at West Vancouver B.C.
Dated this 11 day of April 1997.

A commissioner for taking affidavits within the province of B.C.

Accepted as to Forms 1 & 2
this 21 day of April, 1997.

for the Superintendent of Real Estate

OWNER:
CANRAN TWO DEVELOPMENTS LTD.

AUTHORIZED SIGNATORY
Ali Payvandi Yazdi

AUTHORIZED SIGNATORY

WITNESS AS TO SIGNATURES

ADDRESS OF WITNESS

OCCUPATION OF WITNESS

MORTGAGEE:
BANK OF MONTREAL

WALTER M. TORDOLI
SENIOR ACCOUNT MANAGER
AUTHORIZED SIGNATORY

GORDON L. LEIGHTON
ACCOUNT MANAGER
AUTHORIZED SIGNATORY

Anna A. Cadiz
WITNESS AS TO SIGNATURES

6th FLOOR, 595 BURRARD ST.
VANCOUVER, B.C. V7X 1L6
ADDRESS OF WITNESS

CUSTOMER SERVICE OFFICER
OCCUPATION OF WITNESS

JOHN ONDERWATER & ASSOC.
B.C. LAND SURVEYORS
CLOVERDALE B.C.
PHONE 574-7311
FILE: JL 9617.3

Dated this 2nd day of April, 1997

galt
B.C.L.S.

FILED LMS2778 E84074 1999-11-16 14:20:03.299105

FLOOR PLAN

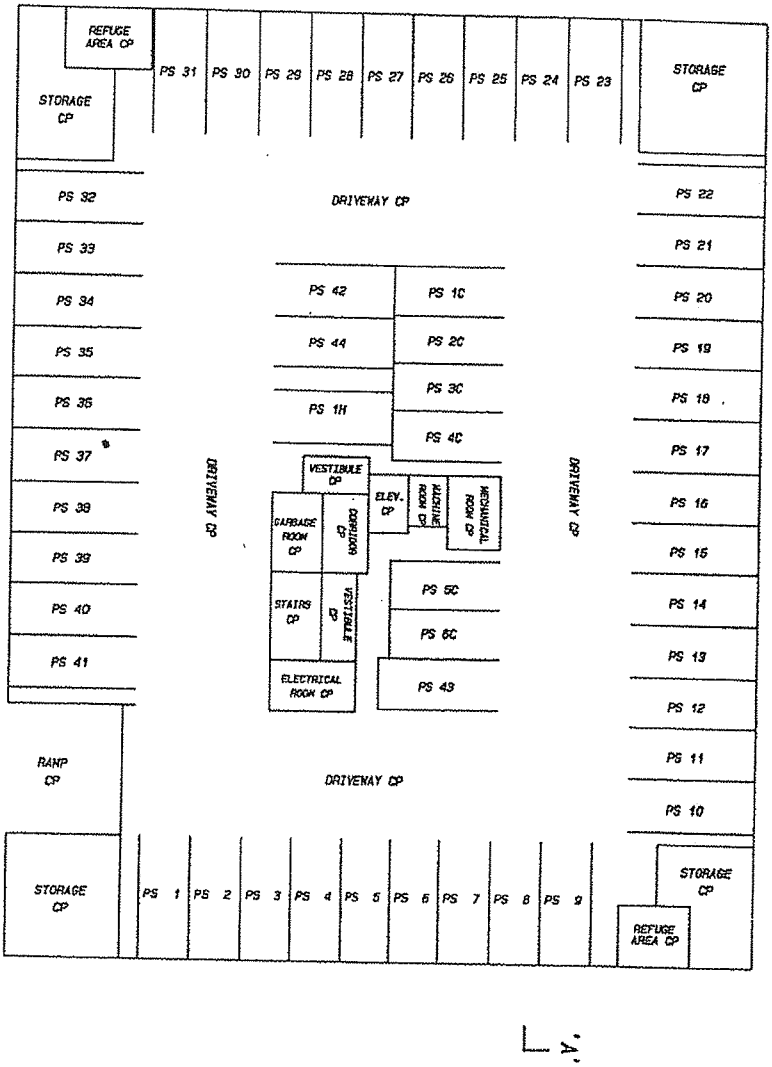
PARKING FLOOR

STRATA PLAN LMS 2778

SCALE 1: 200

0 5 10 15 20

ALL DISTANCES ARE IN METRES



JOHN ONDERWATER & ASSOC.
B.C. LAND SURVEYORS
CLOVERDALE B.C.
PHONE 574-7311
FILE: JL9617.4

Dated this 2nd day of April, 1997

B.C.L.S.

FLOOR PLAN

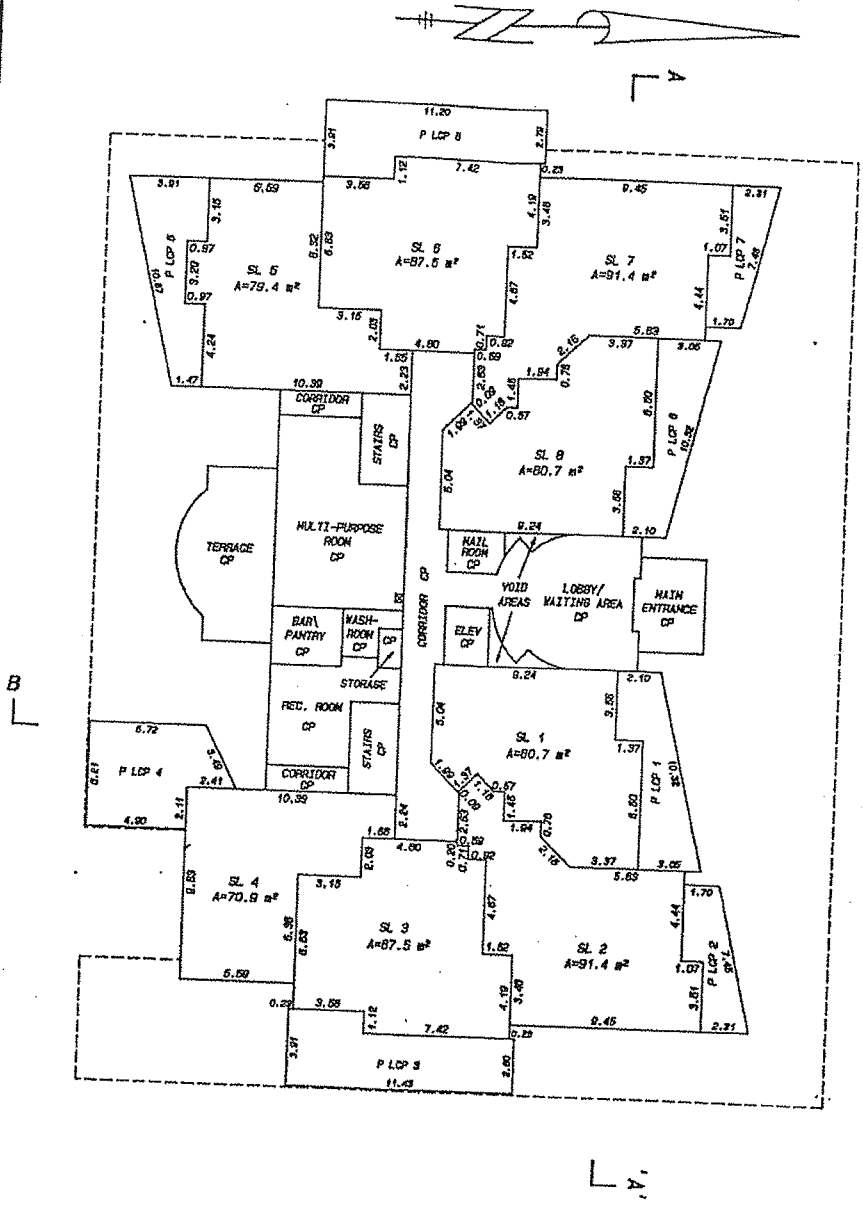
FIRST FLOOR

STRATA PLAN LMS 2778

SCALE 1: 200

0 5 10 15 20

ALL DISTANCES ARE IN METRES.



JOHN ONDERWATER & ASSOC.
B.C. LAND SURVEYORS
CLOVERDALE B.C.
PHONE 574-7311
FILE: JL9617.S

Dated this 2nd day of April, 1997

B.C.L.S.

FLOOR PLAN

SHEET 6 OF 11 SHEETS

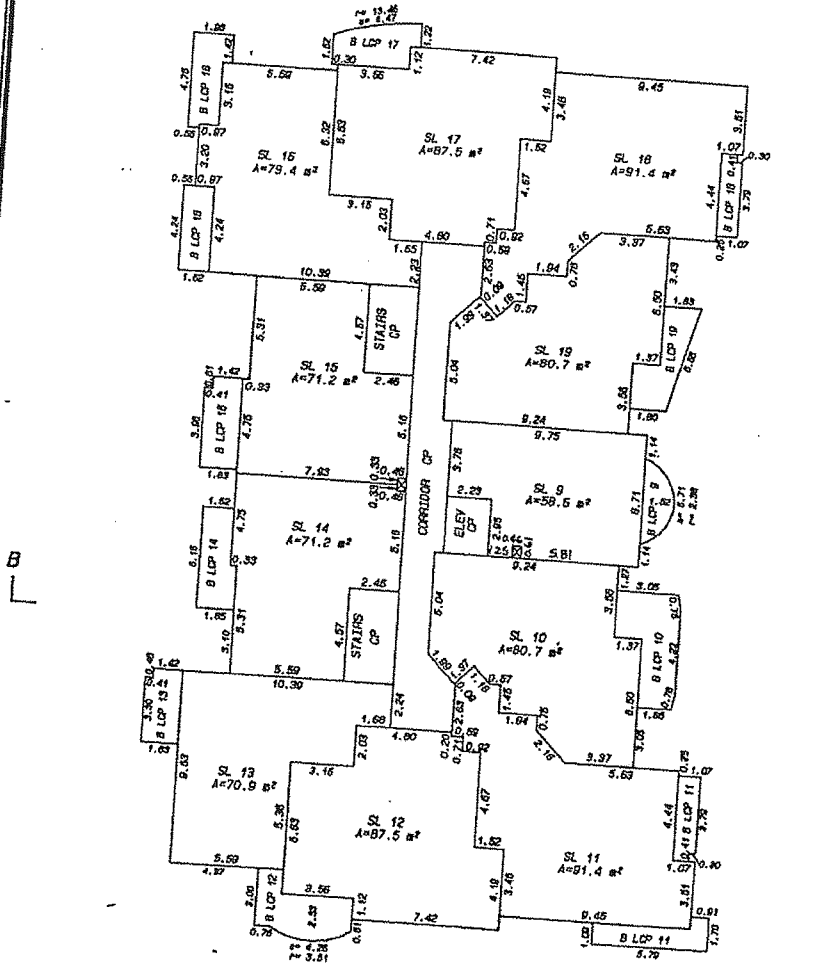
SECOND FLOOR

STRATA PLAN LMS 2778

SCALE 1: 200

0 5 10 15 20

ALL DISTANCES ARE IN METRES



JOHN ONDERWATER & ASSOC.
B.C. LAND SURVEYORS
CLOVERDALE B.C.
PHONE 574-7311
FILE: JL9617.6

Dated this 2nd day of April, 1997

B.C.L.S.

FILED LMS2778 E94074 1995-11-16 14:28:03.295186

FLOOR PLAN

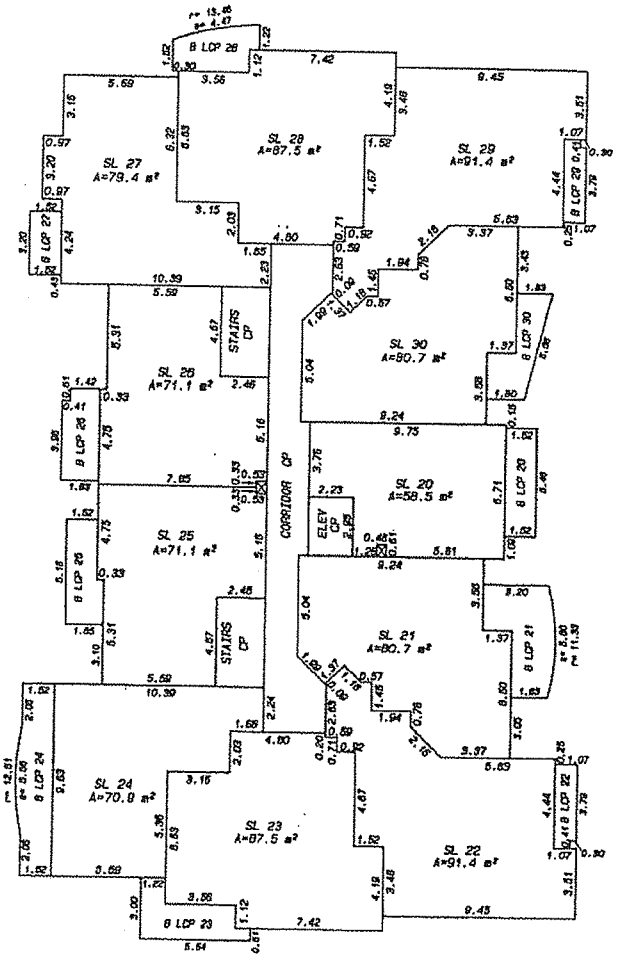
THIRD FLOOR

STRATA PLAN LMS 2778

SCALE 1: 200

0 5 10 15 20

ALL DISTANCES ARE IN METRES



JOHN ONDERWATER & ASSOC.
B.C. LAND SURVEYORS
CLOVERDALE B.C.
PHONE 574-7311
FILE: JL9617.7

Dated this 2nd day of APRIL, 1997

B.C.L.S.

FLOOR PLAN

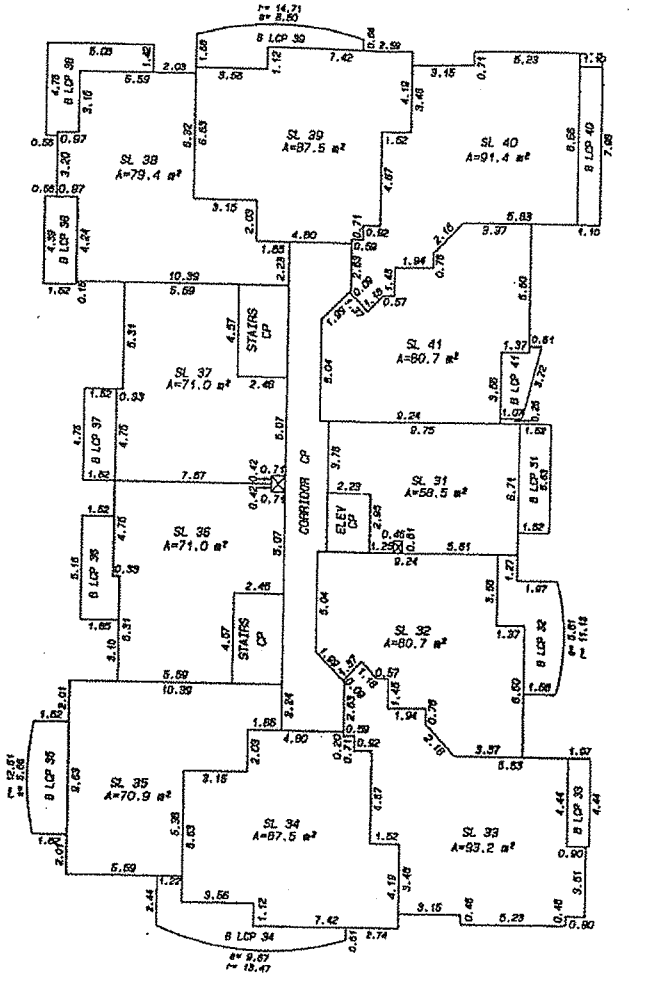
FOURTH FLOOR

STRATA PLAN LMS 2778

SCALE 1: 200

0 5 10 15 20

ALL DISTANCES ARE IN METRES



JOHN ONDERWATER & ASSOC.
B.C. LAND SURVEYORS
CLOVERDALE B.C.
PHONE 574-7311
FILE: JL9617.8

Dated this 2nd day of April, 1997

B.C.L.S.

SECTIONS

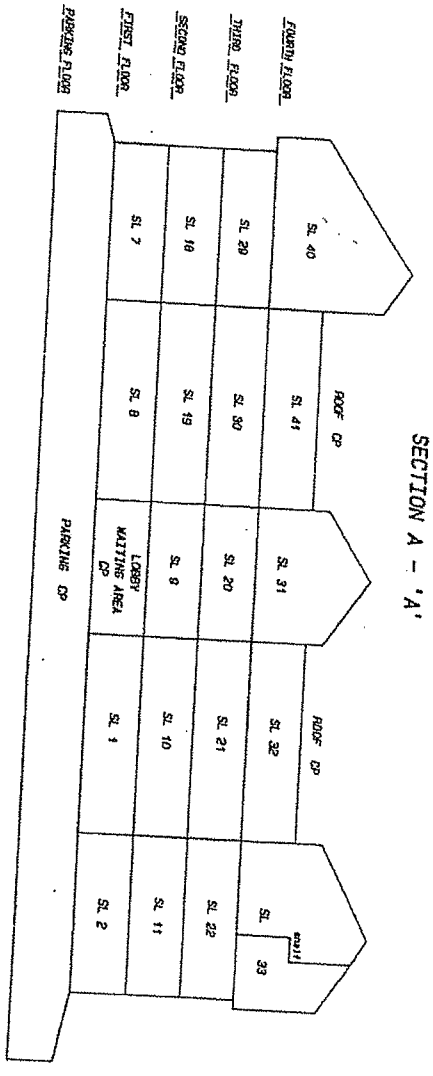
SHEET 9 OF 11 SHEETS

STRATA PLAN LMS 2778

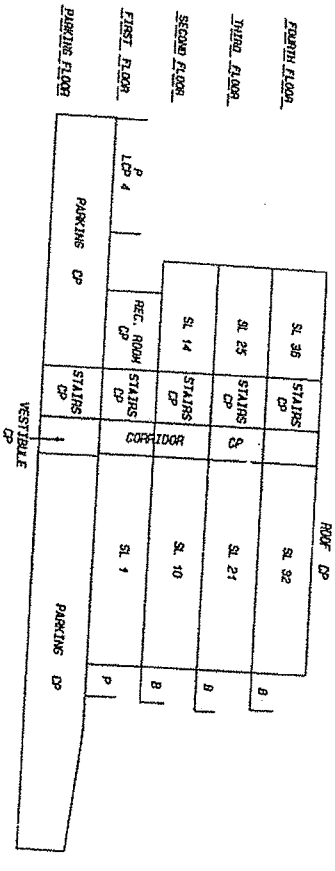
SCALE 1:200

0 5 10 15 20

ALL DISTANCES ARE IN METRES.



SECTION A - 'A'



SECTION B - 'B'

JOHN ONDERWATER & ASSOC.
B.C. LAND SURVEYORS
CLOVERDALE B.C.

Dated this 2nd day of April, 1997

STRATA PLAN LMS 2778

RECORDS OF BY-LAWS AND ORDERS ETC.

FILING		DOCUMENT	
NUMBER	DATE	DATE	NATURE AND PARTICULARS

JOHN ONDERWATER & ASSOC.
B.C. LAND SURVEYORS
CLOVERDALE B.C.
PHONE 574-7311
FILE: J19617.10

Dated this 2nd day of April, 1997

B.C.L.S.

STRATA PLAN LMS 2778

DEALINGS AFFECTING THE COMMON PROPERTY

REGISTRATION		DOCUMENT	
NUMBER	DATE	DATE	NATURE AND PARTICULARS
			COMMON PROPERTY SHEET
			CLOSED: 1997/05/02
			SEARCH ALTOS2 OR BC
			ONLINE FOR CURRENT
			INFORMATION. BC REG. 7695.
			[redacted]
			LINDA J. KILBRIDE, REGISTRAR
			VANCOUVER / NEW WESTMINSTER
			LAND TITLE DISTRICT.

JOHN ONDERWATER & ASSOC.
B.C. LAND SURVEYORS
CLOVERDALE B.C.
PHONE 574-7311
FILE: JL9617.11

Dated this 2nd day of April, 1997

B.C.L.S.