BC OnLine Land Title Internet Service
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Land Title and Survey Authority

LTSA - DOCUMENT RETRIEVAL REF# G11396 REQUESTED:2008-07-18 16:51

CLIENT NAME: RE/MAX COMMERCIAL REALTY ASSOCI
ADDRESS: 110 6086 RUSS BAKER WAY
RICHMOND BC V7B 1B4

PICK-UP INSTRUCTIONS:

USER ID: PB63827 PLAN# LMS1709 LM Filed RCVD:1998-02-05
ACCOUNT: 561684
FOLIO

REMARKS:

Help Desk Victoria ..... (250) 953-8200
In B.C. 1-800-663-6102
Administration Office ... (250) 953-8250
Fax Number ..... (250) 953-8222

Persons who need to rely on a plan for legal purposes must examine the official version at the Land Title Office in which the plan is deposited. However, plans with plan numbers beginning with the letters EPP or EPS are electronic plans which constitute the official version.

FILED LMLMS1709 RCVD:1998-02-05 PRNT: 2008-07-18-16.51.37.035572

STRATA PLAN OF LOT 1, DISTRICT LOT 305, GROUP 2, NEW WESTMINSTER DISTRICT, PLAN LMP17699

STRATA PLAN LMS 1709

BH 412904

DEPOSITED AND REGISTERED IN THE LAND TITLE OFFICE AT NEW WESTMINSTER, BC, THIS 18 DAY OF NOV ,1994

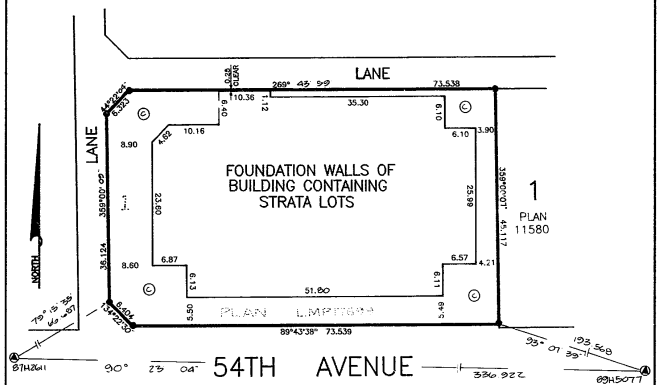
DEPUTY REGISTRAR

10 0 10 20 30
GRAPHIC SCALE – METRES
1:500

ADDRESS FOR SERVICE OF DOCUMENTS IS:
THE OWNERS – STRATA PLAN LMS 1709
33832 SOUTH FRASER WAY
ABBOTSFORD, BC V2S 2C5

CIVIC ADDRESS IS:
20189 – 54TH AVENUE
LANGLEY, BC

BUILDING NAME IS:
"CATALINA GARDENS"



15-216-M3

I, ERIC N. PETERSON, A BRITISH COLUMBIA LAND SURVEYOR OF ABBOTSFORD IN BRITISH COLUMBIA, CERTIFY THAT THE BUILDING SHOWN IN THIS STRATA PLAN HAS NOT AS OF THE 19TH DAY OF OCTOBER ,1994, BEEN PREVIOUSLY OCCUPIED. DATED THIS 25TH DAY OF OCTOBER ,1994.

Eric N. Peterson
B.C.L.S.

THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT

LEGEND:
SEE SHEET 3

THIS PLAN LIES WITHIN THE CITY OF LANGLEY

I ERIC N. PETERSON, A BRITISH COLUMBIA LAND SURVEYOR OF ABBOTSFORD IN BRITISH COLUMBIA, CERTIFY THAT THE BUILDING ERECTED ON THE PARCEL ABOVE IS WHOLLY WITHIN THE EXTERNAL BOUNDARIES OF THE PARCEL. DATED THIS 25TH DAY OF OCTOBER ,1994.

Eric N. Peterson
B.C.L.S.

ERIC PETERSON
LAND SURVEYING LTD.
33848 ESSENDENE AVENUE
ABBOTSFORD, B. C.
V2S 2H4
PH. 854-1077 AKS

5194-239

STRATA PLAN LMS 1709

CONDOMINIUM ACT

STRATA LOT NUMBER	SHEET NUMBER	FORM 1 SCHEDULE OF UNIT ENTITLEMENT: UNIT ENTITLEMENT	FORM 2 SCHEDULE OF INTEREST UPON DESTRUCTION: INTEREST UPON DESTRUCTION
1	5	104	135.000
2	5	98	131.000
3	5	88	118.500
4	5	95	131.000
5	5	92	120.500
6	5	92	120.500
7	5	95	131.000
8	5	89	118.500
9	5	99	131.000
10	5	104	135.000
11	6	104	135.000
12	6	100	131.000
13	6	88	118.500
14	6	97	131.000
15	6	92	120.500
16	6	93	120.500
17	6	92	120.500
18	6	97	131.000
19	6	89	118.500
20	6	101	131.000
21	6	104	138.000
22	7	105	137.000
23	7	100	139.500
24	7	88	120.500
25	7	97	133.000
26	7	92	122.500
27	7	93	122.500
28	7	92	122.500
29	7	97	133.000
30	7	89	120.500
31	7	101	139.500
32	7	104	142.500
33	8	105	137.000
34	8	104	146.500
35	8	98	131.000
36	8	92	126.500
37	8	92	126.500
38	8	98	131.000
39	8	104	146.500
40	8	104	140.500
AGGREGATE		3868	5,195,000

ACCEPTED AS TO FORMS 1 AND 2, DATED THIS 8 DAY OF November ,1994
for D. Wong
SUPERINTENDENT OF REAL ESTATE

25 Oct 94 Eric N. Peterson
BCLS.

5194-239

STRATA PLAN LMS 1709

CONDOMINIUM ACT

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 Abbotsford, IN THE PROVINCE OF BRITISH COLUMBIA. THIS 2 DAY OF NOV ,1994

John Burke

A NOTARY PUBLIC IN AND FOR THE PROVINCE OF BRITISH COLUMBIA.

ALF WALL

SIGNATURES AS REQUIRED

ALF WALL
54TH AVENUE DEVELOPMENTS LTD.
(AUTHORIZED SIGNATORY)

John Burke
WITNESS

33832 S. FRASER WAY Abbotsford
ADDRESS OF WITNESS

Realtor
OCCUPATION OF WITNESS

R t M
CANADA TRUSTCO MORTGAGE COMPANY
(AUTHORIZED SIGNATORY)
ROSALIND TSE

Melinda Wong
CANADA TRUSTCO MORTGAGE COMPANY
(AUTHORIZED SIGNATORY)
MELINDA WONG

Maureen Yurcichuk
WITNESS MAUREEN YURCICHUK

#200-7134 King George Hwy.
Surrey B.C. V3W 5A3
ADDRESS OF WITNESS

Clerk I
OCCUPATION OF WITNESS

LEGEND:

- GRID BEARINGS ARE DERIVED FROM CONTROL MONUMENTS BTH2611 AND 89H5077
- INTEGRATED SURVEY AREA NO. 45, CITY OF LANGLEY
- THIS PLAN SHOWS GROUND-LEVEL MEASURED DISTANCES. PRIOR TO COMPUTATIONS OF UTM CO-ORDINATES MULTIPLY BY COMBINED FACTOR 0.9996088
- S.L DENOTES STRATA LOT
- B DENOTES BALCONY
- P DENOTES PATIO
- C DENOTES COMMON PROPERTY
- (T) DENOTES LIMITED COMMON PROPERTY FOR STRATA LOT 7 (TYPICAL)
- DS DENOTES DEAD SPACE
- EL " ELEVATOR

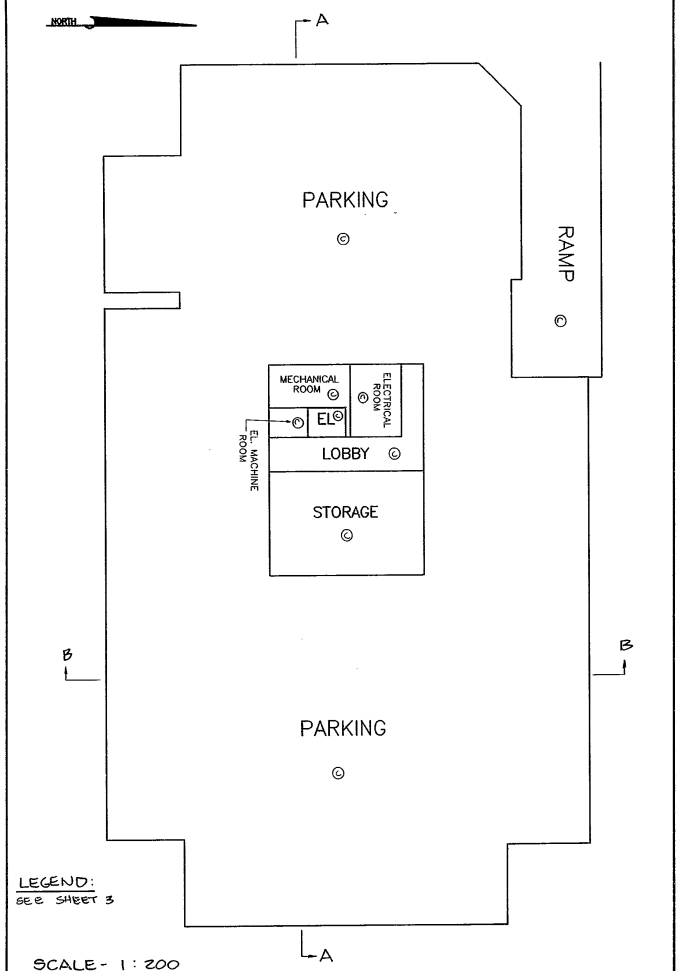
25 Oct 94 Eric N. Peterson
BCLS

5194-239

FILED LMLMS1709 RCVD:1998-02-05 PRNT: 2008-07-18-16.51.37.035572

PARKING FLOOR

STRATA PLAN LMS 1709

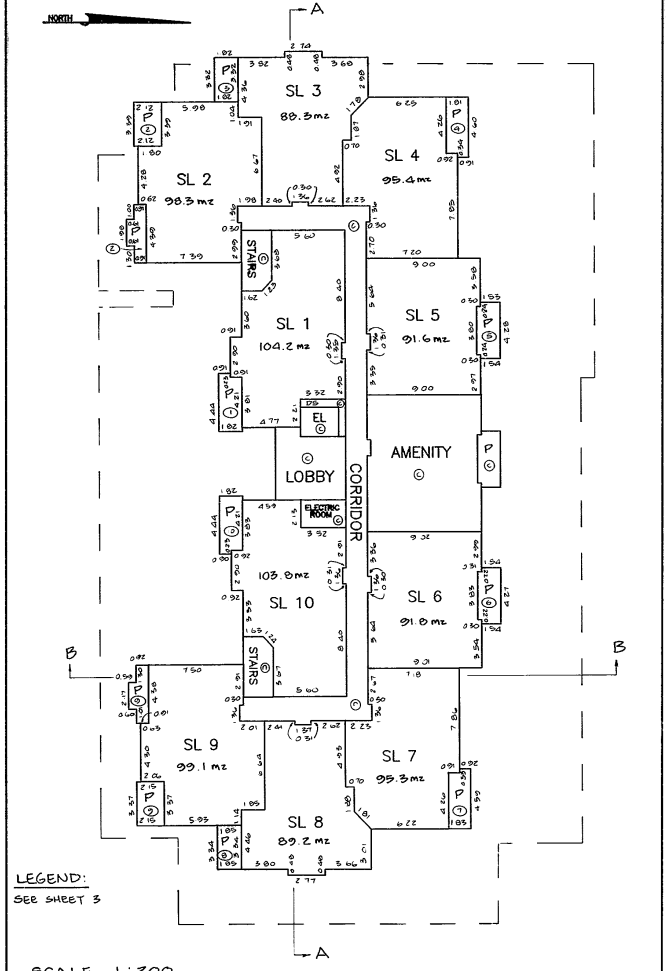


25 Oct 94 Erin M. Peterson
BCLS

S194-239

FIRST FLOOR

STRATA PLAN LMS 1709



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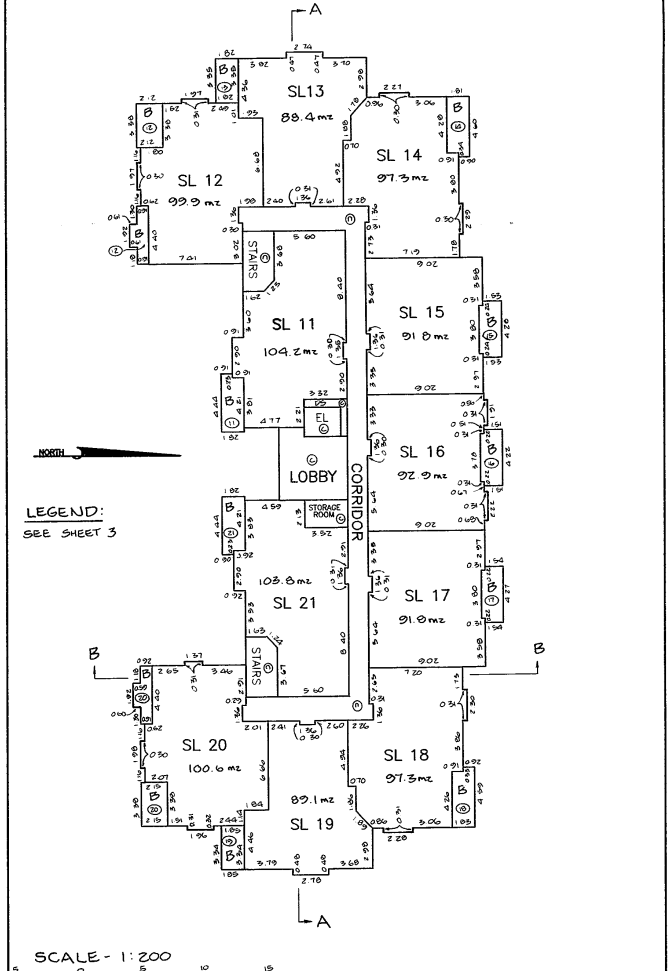
SECOND FLOOR

STRATA PLAN LMS 1709



25 Oct 94 Erin M. Peterson
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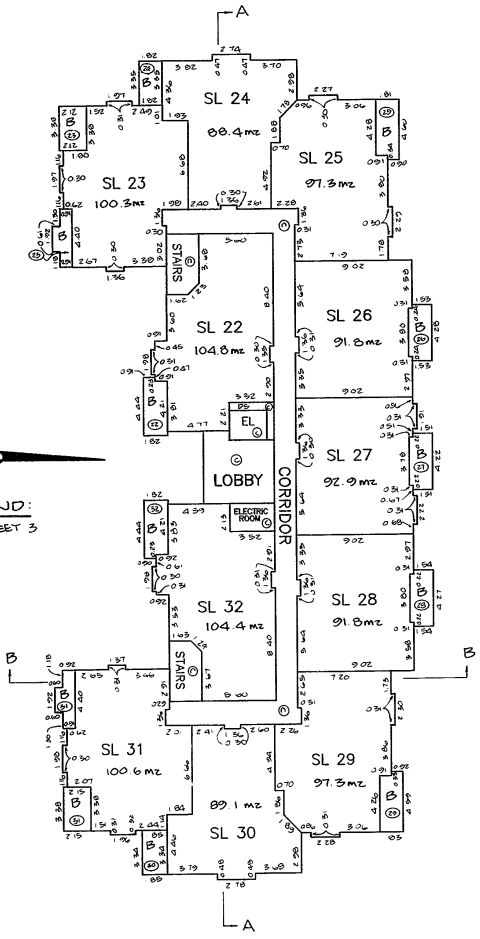
FILED LMLMS1709 RCVD:1998-02-05 PRNT: 2008-07-18-16.51.37.035572

THIRD FLOOR

STRATA PLAN LMS 1709



LEGEND:
SEE SHEET 3

SCALE - 1:200

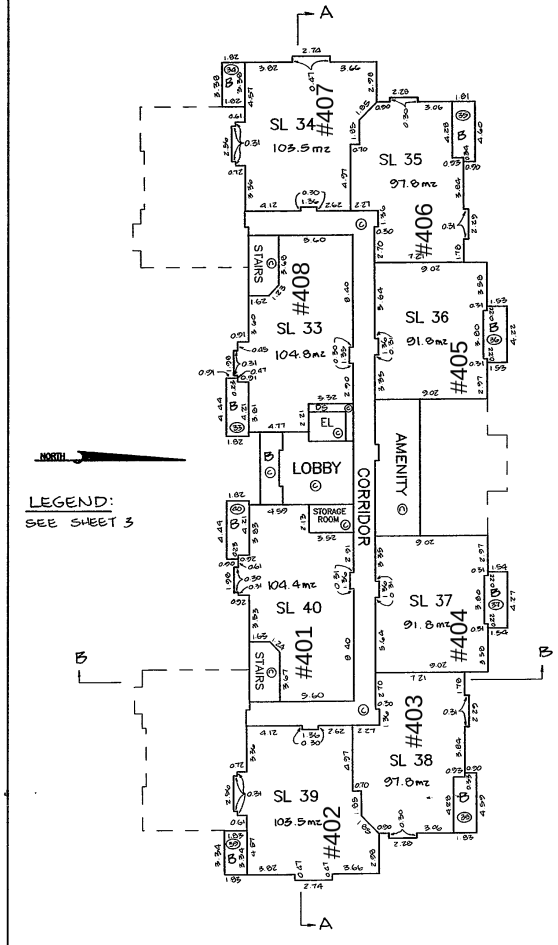
ALL DISTANCES ARE IN METRES

25 Oct 94 Eric N. Peterson
BCLS

S194-239

FOURTH FLOOR

STRATA PLAN LMS 1709



LEGEND:
SEE SHEET 3

SCALE - 1:200

ALL DISTANCES ARE IN METRES

25 Oct 94 Eric N. Peterson
BCLS

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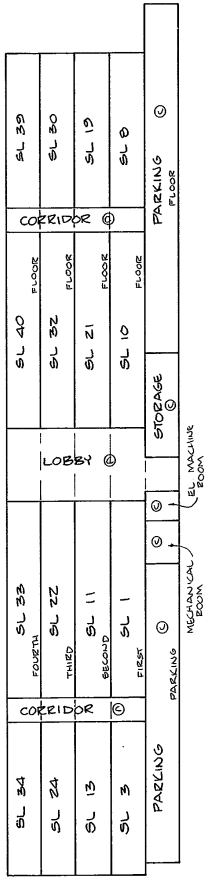
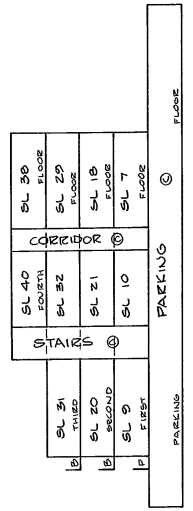
STRATA PLAN LMS 1709

SECTION A



SECTION B



SCALE - 1:200

ALL DISTANCES ARE IN METRES

LEGEND:
SEE SHEET 3

25 Oct 94 Eric N. Peterson
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FILED LMLMS1709 RCVD:1998-02-05 PRNT: 2008-07-18-16.51.37.035572

STRATA PLAN
LMS 1709

RECORD OF BY-LAWS & ORDERS, ETC.

FILING		DOCUMENT	
NUMBER	DATE	DATE	NATURE & PARTICULARS

25 Oct 94 Eric N. Peterson
BCLS.

S194-239

STRATA PLAN
LMS 1709

DEALINGS AFFECTING THE COMMON PROPERTY

REGISTRATION		DOCUMENT	
NUMBER	DATE	DATE	NATURE & PARTICULARS
ZONING	REGULATION	AND	PLAN UNDER THE AERONAUTICS ACT
(CANADA)	FILED	31.3.1976	UNDER M26464 PLAN NO. 49871
THIS TITLE	MAY BE	AFFECTED	BY A PERMIT UNDER PART 29 OF
THE MUNICIPAL	ACT. SEE	BH322550.	EXPIRES N/A
PERSONAL	PROPERTY	SECURITY	ACT NOTICE, SEE BH336142
EXPIRES:	FEB	5, 1996.	

25 Oct 94 Eric N. Peterson
BCLS.

S194-239