STRATA PLAN OF LOT 1 OF DISTRICT LOT 305, GROUP 2, PLAN 61896, NEW WESTMINSTER DISTRICT.

CITY OF LANGLEY. PHASE 1

STRATA PLAN N.W. 1979

PHASE 1

FORM E U130249

DEPOSITED AND REGISTERED IN THE LAND TITLE OFFICE AT NEW WESTMINSTER, B.C. THIS 30 DAY OF DEC. 1982

DEPUTY REGISTRAR

REFERENCE No. U130250 - U130264

CIVIC ADDRESS :-

5074 201 A STREET
LANGLEY B.C.

FOR UNIT NUMBERS SEE SECOND SHEET.

SCALE :- 1 : 750

10 7.5 5 0 0 20 30 40 50

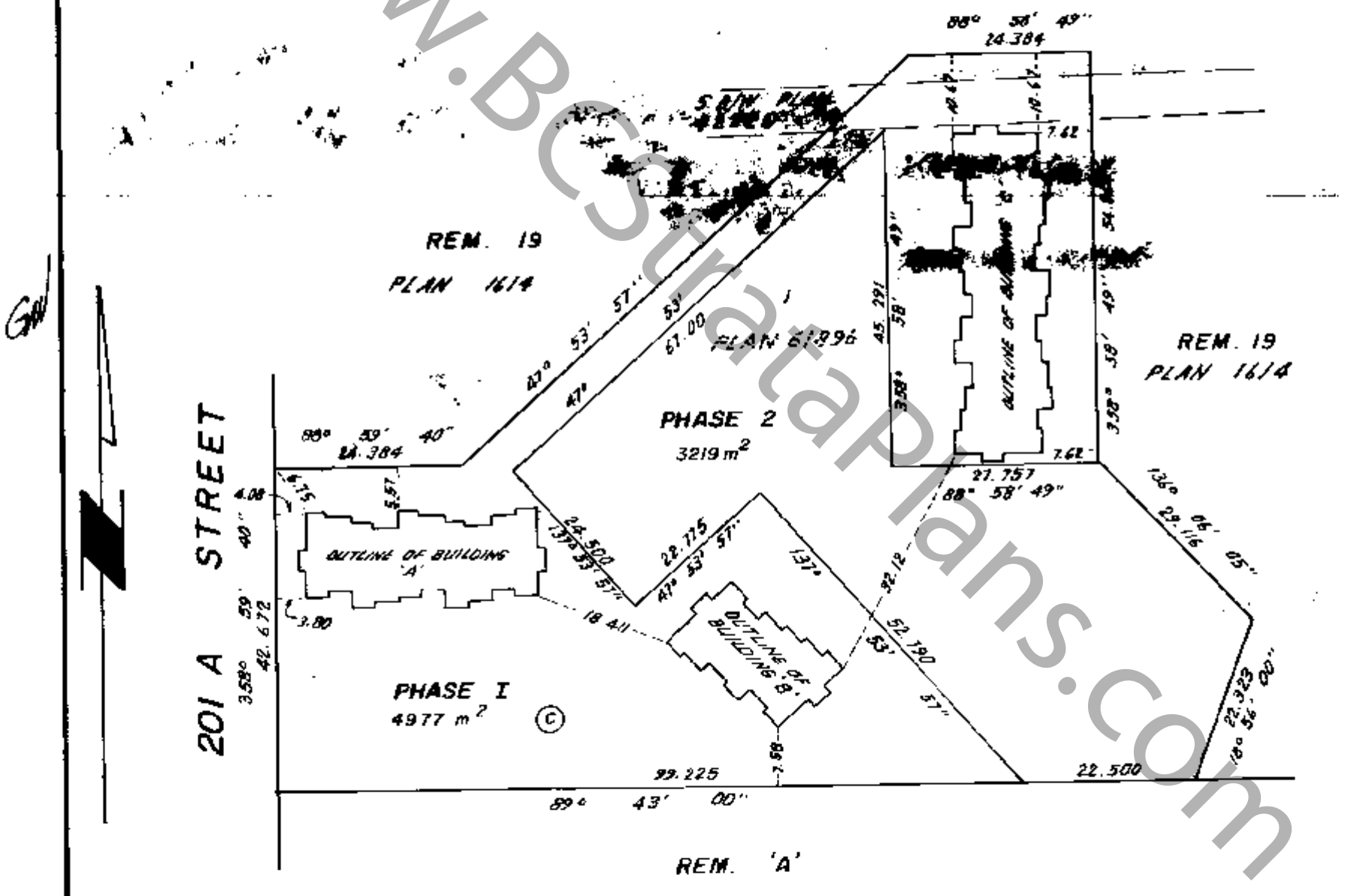
LEGEND

ALL DISTANCES ARE IN METRES.
m^2 DENOTES SQUARE METRES.
S.L. DENOTES STRATA LOT.
PT. DENOTES PART.
© DENOTES COMMON PROPERTY.
D. DENOTES DECK.

FOR BUILDING DIMENSIONS SEE SHEETS 3, 4 AND 5

AREAS OF PATIOS CARPORTS AND DECKS ARE NOT INCLUDED IN STRATA LOT AREAS.

ALL TIES TO CONCRETE FOUNDATION.



REM. 'A'
REF. PLAN 9917

THE ADDRESS FOR SERVICE OF DOCUMENTS OF THE STRATA CORPORATION IS :-
THE OWNERS STRATA PLAN N.W. 1979
13279 72 NO. AVENUE
SURREY, B.C.
V3W 2N5

For Strata Corp Mail Address see Strata Pl. General Index.

THIS PLAN LIES WITHIN THE CENTRAL FRASER VALLEY REGIONAL DISTRICT.

I, D.J. DYCK OF LANGLEY, 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 THAT PARCEL.

DATED AT SURREY, B.C.
THIS 8th DAY OF NOVEMBER 1982

B.C.L.S.

DYCK AND ASSOCIATES,
110 - 6245 136 STREET,
SURREY, B.C. V3W 5E3
594-7527

FILE : 80 - 184 STRATA - 1

FILED NWMS1979 M47390 2004-01-16-15.04.05.818861

www.BCStrataPlans.com

STRATA PLAN N.W. 1979

CONDOMINIUM ACT.

PHASE I

LOT No.	SHEET No.	FORM 1 SCHEDULE OF UNIT ENTITLEMENT: UNIT ENTITLEMENT	FORM 2 SCHEDULE OF INTEREST UPON DESTRUCTION: INTEREST UPON DESTRUCTION	FORM 3 SCHEDULE OF VOTING RIGHTS: No OF VOTES	CIVIC ADDRESS UNIT No.
1	3	203	102	1	101
2	3	195	102	1	102
3	3	195	102	1	103
4	3	195	102	1	104
5	3	203	102	1	105
6	4	203	102	1	501
7	4	195	102	1	502
8	4	203	102	1	503
9	5	203	102	1	301
10	5	195	102	1	302
11	5	195	102	1	303
12	5	195	102	1	304
13	5	195	102	1	305
14	5	195	102	1	306
15	6	203	102	1	307
AGGREGATE		2973	1530	15	

APPROVED AS PHASE I OF A II PHASE STRATA PLAN UNDER THE CONDOMINIUM ACT DATED THIS 17 DAY OF DEC 1982

APPROVING OFFICER

I HEREBY CERTIFY THAT THE COMMON FACILITY (ELECTRICAL ROOMS GARBAGE ENCLOSURES, ROADWAYS AND LANDSCAPE AREAS) WHICH ACCORDING TO FORM E OF THE ACT WAS TO HAVE BEEN CONSTRUCTED IN CONJUNTION WITH THIS PHASE HAS BEEN SATISFACTORILY PROVIDED FOR DATED THIS 17 DAY OF DEC 1982

APPROVING OFFICER

STATUTORY DECLARATION

I, THE UNDERSIGNED DO SOLEMNLY DECLARE THAT

1) I THE UNDERSIGNED AM THE DULY AUTHORIZED AGENT OF 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.

DECLARED BEFORE ME AT Sydney
IN THE PROVINCE OF BRITISH COLUMBIA
THIS 20th DAY OF December 1982

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

ACCEPTED AS TO FORMS 1, 2 AND 3
THIS 23rd DAY OF December 1982

for SUPERINTENDANT OF INSURANCE

MORTGAGEE
THE ROYAL BANK OF CANADA

AUTHORIZED SIGNATORY

AUTHORIZED SIGNATORY

OWNER
242304 BRITISH COLUMBIA LTD.

AUTHORIZED SIGNATORY

AUTHORIZED SIGNATORY

MORTGAGEE
DIETRICH HOLDINGS LTD.

AUTHORIZED SIGNATORY

AUTHORIZED SIGNATORY

GLUPS INVESTMENTS LTD.

AUTHORIZED SIGNATORY

MORTGAGEE
182811 HOLDINGS LTD

AUTHORIZED SIGNATORY

I, D. DYCK OF LANGLEY, B.C. A BRITISH COLUMBIA LAND SURVEYOR, HEREBY CERTIFY THAT THE BUILDINGS SHOWN IN THIS STRATA PLAN HAVE NOT AS OF THE 8th DAY OF NOVEMBER 1982 BEEN PREVIOUSLY OCCUPIED
DATED AT SURREY, B.C.
THIS 8th DAY OF NOVEMBER 1982

B.C.L.S.

FILE: 80-184-1

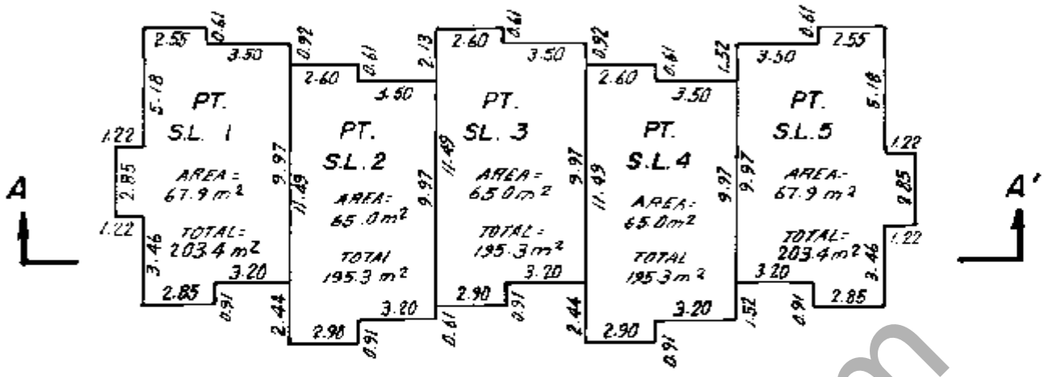
FILED NWNWS1979 M47390 2004-01-16-15.04.05.818861

www.BCStrataPlans.com

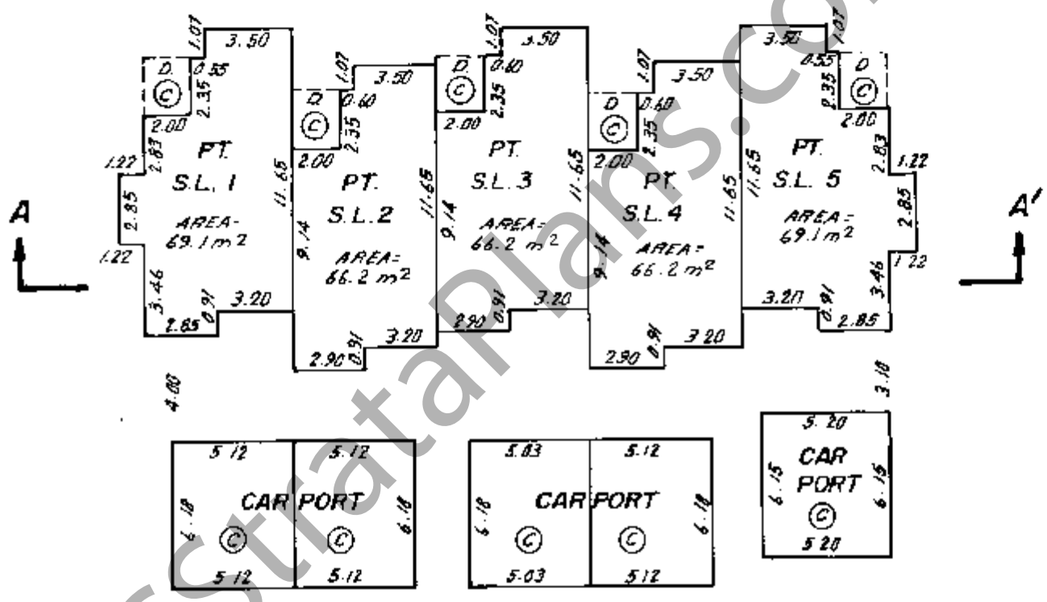
STRATA PLAN N.W. 1979

BUILDING A PHASE I
FLOOR PLANS AND SECTION

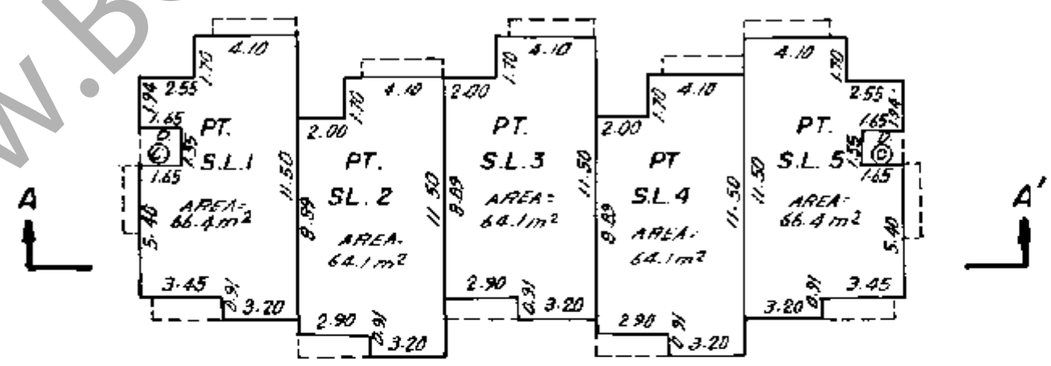
SCALE : 1 : 250



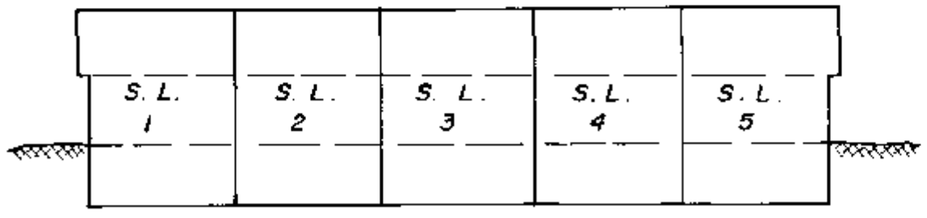
BASEMENT FLOOR



MAIN FLOOR



UPPER FLOOR



SECTION A–A'

8th NOVEMBER 1982

FILE. 80-194-1

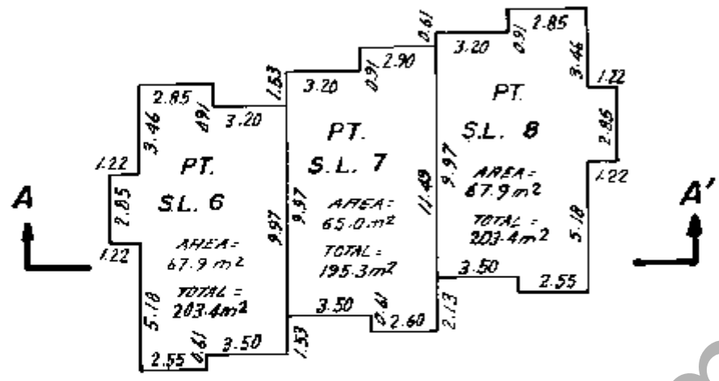
FILED NWNWS1979 M47390 2004-01-16-15.04.05.818861

www.BCStrataPlans.com

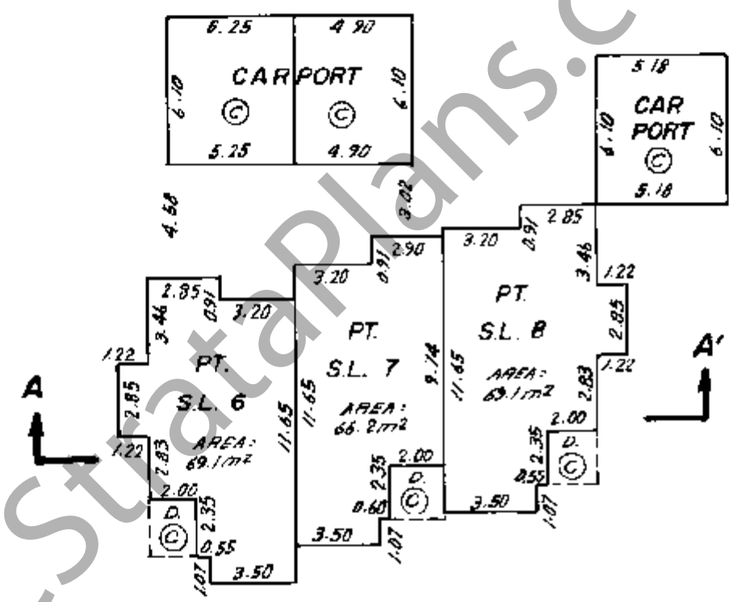
STRATA PLAN N.W./979

BUILDING B PHASE I
FLOOR PLANS AND SECTION

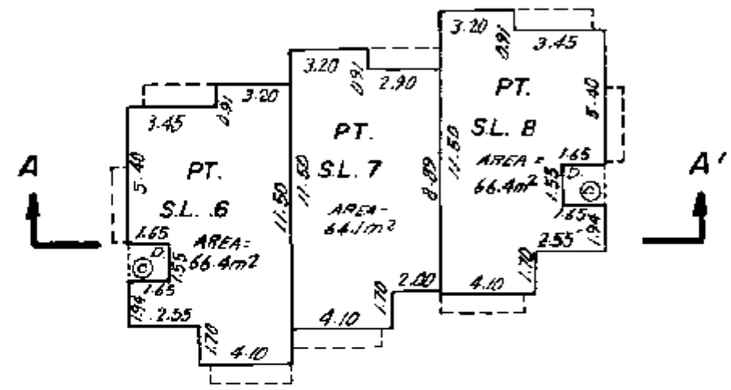
SCALE :- 1 : 250



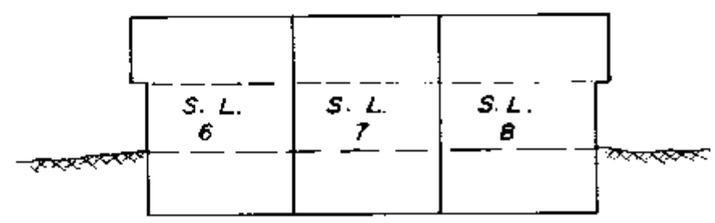
BASEMENT FLOOR



MAIN FLOOR



UPPER FLOOR



SECTION A–A'

8th NOVEMBER 1982

FILE :- 80 184-1

FILED NWNWS1979 M47390 2004-01-16-15.04.05.818861

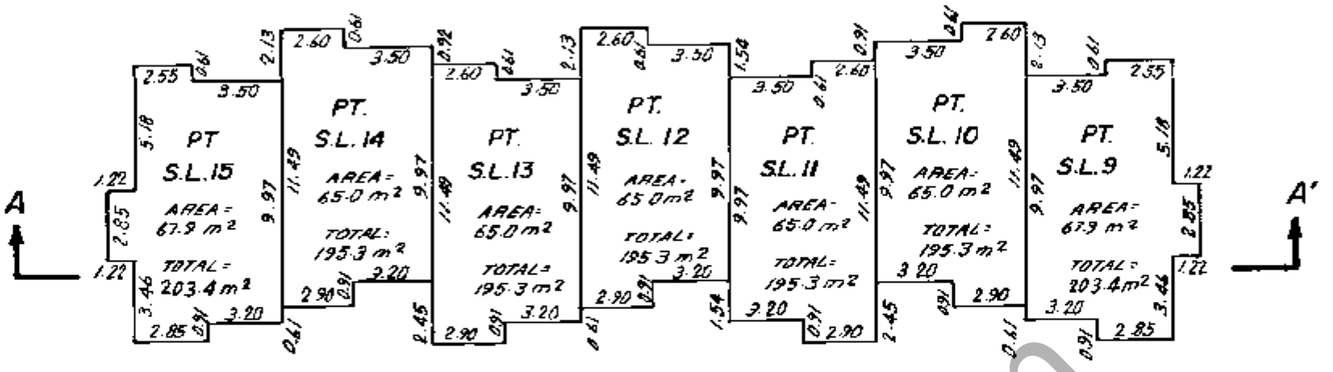
www.BCStrataPlans.com

STRATA PLAN N.W. 1979

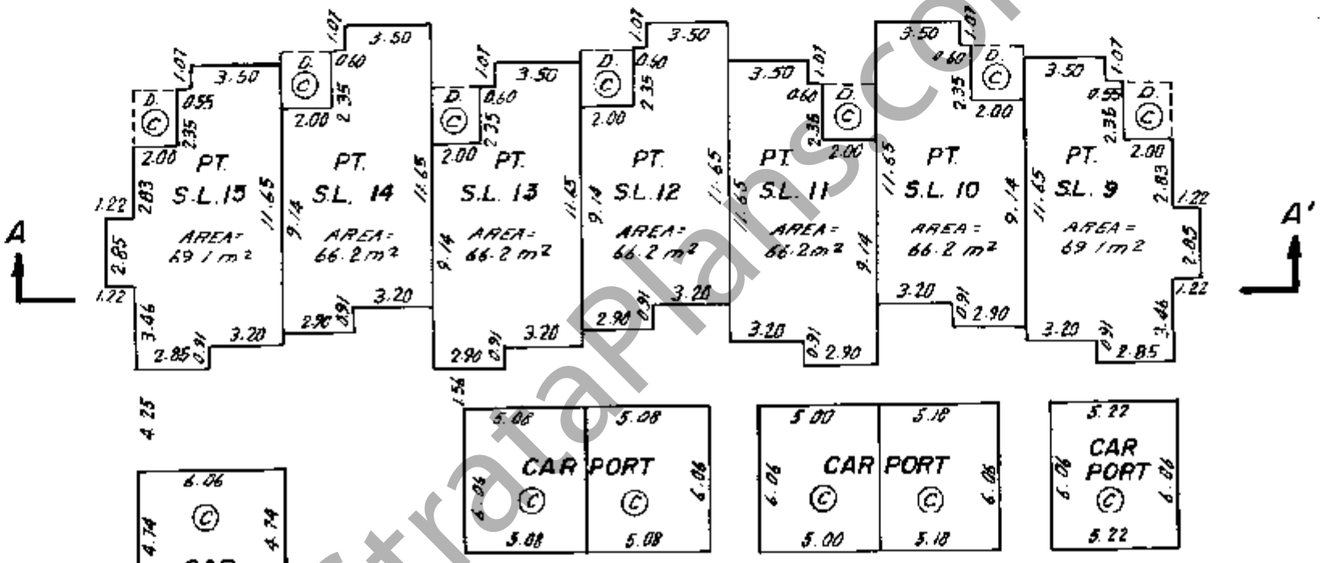
BUILDING C PHASE I

FLOOR PLANS AND SECTION

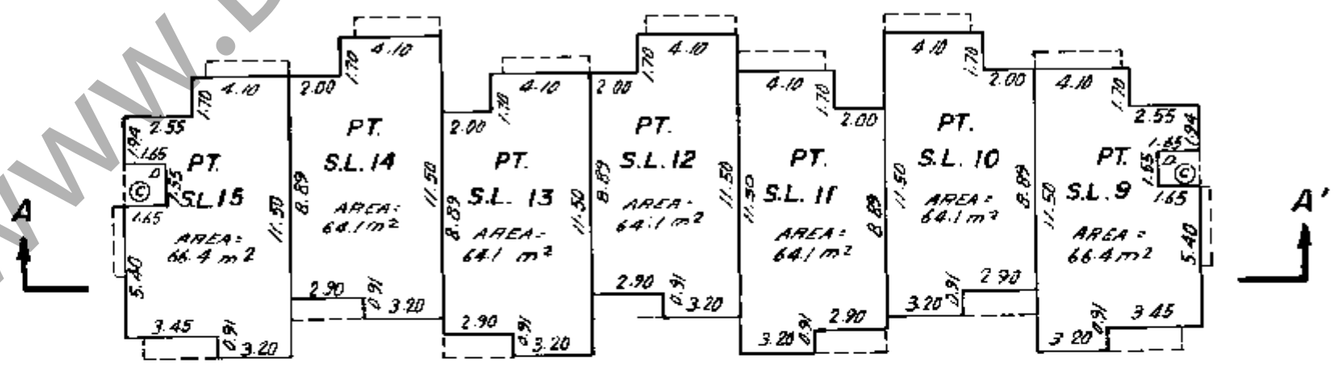
SCALE :- 1 : 250



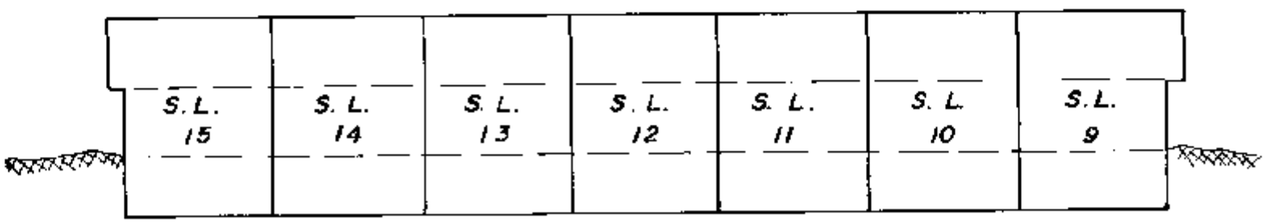
BASEMENT FLOOR



MAIN FLOOR



UPPER FLOOR



SECTION A-A'

8th NOVEMBER 1982

FILE : 80-184-1

FILED NWNWS1979 M47390 2004-01-16-15.04.05.818861

www.BCStrataPlans.com

STRATA PLAN NW 1979

PHASE I

RECORDS OF BY-LAWS AND ORDERS

FILING		DOCUMENTS	
NUMBER	DATE	DATE	NATURE AND PARTICULARS
AC320441	15.12.1989		CHANGE OF BYLAWS
BG 5768	07.01.93 @ 14:57		Notification of Change of By-laws /92
BH114322	Apr. 6/94		Notification of Change of Bylaws
			Bylaw Sheet Closed
			Search ALTOS2 at BC Online for Current Information BC R.S. 76/95

www.BCStrataPlans.com

FILED NWNWS1979 M47390 2004-01-16-15.04.05.818861

8th NOVEMBER 1982

FILE :- 80-184-1

Common Property Sheet CB580 16/11/95

Search ALTOS2 or BC OnLine for Current Information. BC Reg. 7/96

LINDA J. O'SHEA, Registrar
Vancouver/New Westminster Land Title Division

STRATA PLAN N.W. 1979

PHASE I

DEALINGS AFFECTING THE COMMON PROPERTY.

REGISTRATION		DOCUMENTS	
NUMBER	DATE	DATE	NATURE AND PARTICULARS
U 101068c			SEE 204393E
RW K115541	4.11.74	11:57	THE CORPORATION OF THE CITY OF LANGLEY PLAN 42220 ASSIGNED TO BH307214
COVENANT S134427	24.11.80	11:45	THE CORPORATION OF THE CITY OF LANGLEY LAND TITLE ACT SECTION 215
W90653	23.6.83	12:21	RESOLUTION GRANTING LIMITED COMMON PROPERTY
BH307214	18/08/1994	13:31	GREATER VANCOUVER SEWERAGE AND DRAINAGE DISTRICT PLAN 42220 ASSIGNMENT OF SRW K115541

8TH NOVEMBER 1982
FILE :- 80-184-1

www.BCStrataPlans.com

FILED NWNWS1979 M47390 2004-01-16-15.04.05.818861

STRATA PLAN OF LOT 1 OF DISTRICT LOT 305, GROUP 2, PLAN 61896, NEW WESTMINSTER DISTRICT.

CITY OF LANGLEY. PHASE 2

STRATA PLAN N.W. 1979

PHASE 2

Ref. W78918E

DEPOSITED AND REGISTERED IN THE LAND TITLE OFFICE AT NEW WESTMINSTER, B.C. THIS 30th DAY OF May 1983

ASSISTANT DEPUTY REGISTRAR
REFERENCE No W78918

CIVIC ADDRESS :
5074 201A STREET,
LANGLEY, B.C.

FOR UNIT NUMBERS SEE SECOND SHEET.

FOR FORM E SEE W130249

SCALE :— 1 : 750

10 | 5 0 10 20 30 40 50

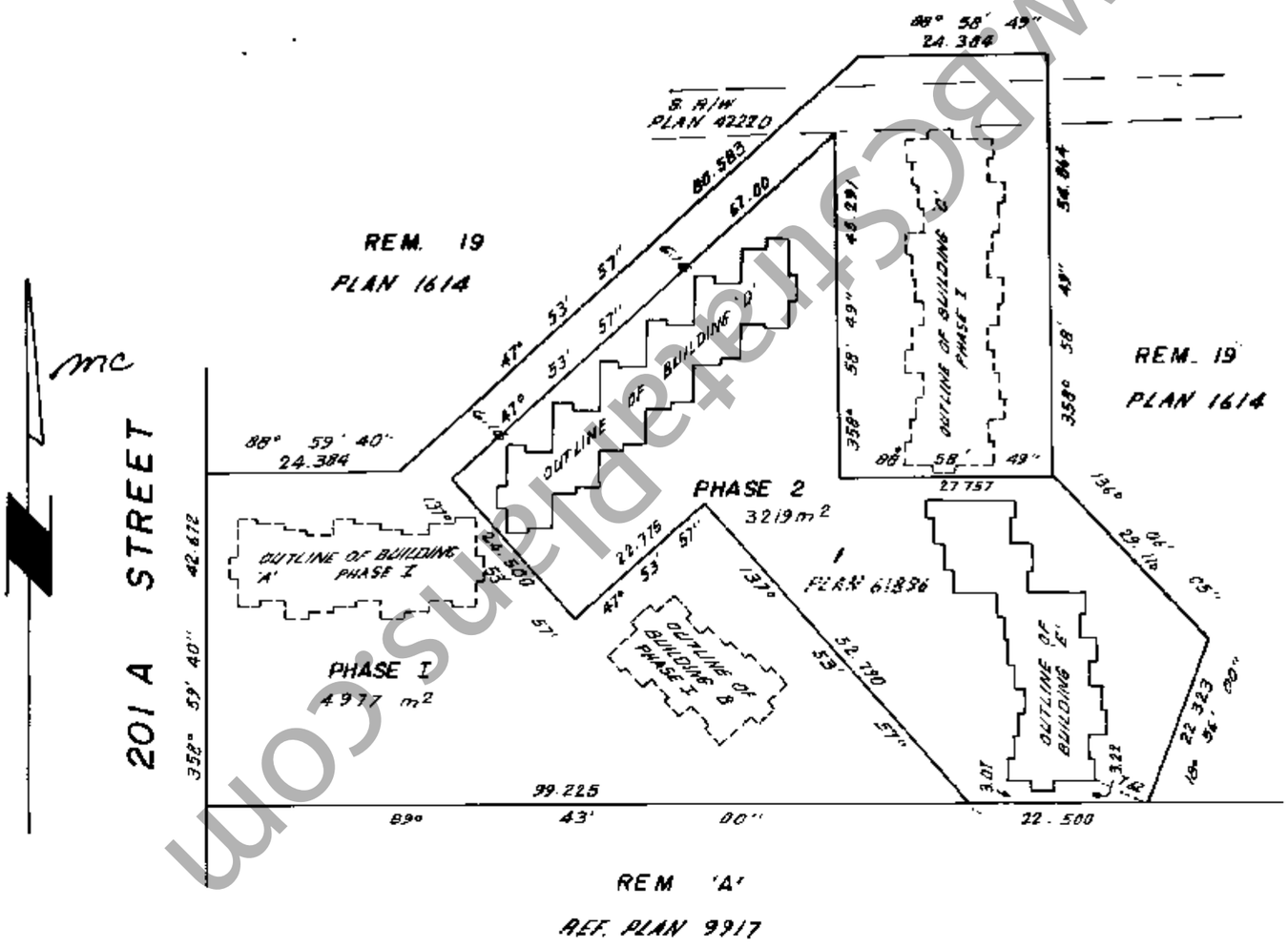
LEGEND

ALL DISTANCES ARE IN METRES.
m² DENOTES SQUARE METRES
S.L. DENOTES STRATA LOT.
PT. DENOTES PART.
(C) DENOTES COMMON PROPERTY.
D. DENOTES DECK.

FOR BUILDING DIMENSIONS SEE SHEETS 3 AND 4

AREAS OF PATIOS CARPORTS AND DECKS ARE NOT INCLUDED IN STRATA LOT AREAS.

ALL TIES TO CONCRETE FOUNDATION.



THE ADDRESS FOR SERVICE OF DOCUMENTS OF THE STRATA CORPORATION IS :-
THE OWNERS STRATA PLAN N. W. 1979
13279 72 nd AVENUE,
SURREY, B.C.
V3W 2N5

FOR STRATA CORP MAIL ADDRESS SEE STRATA PL. [illegible]

THIS PLAN LIES WITHIN THE CENTRAL FRASER VALLEY REGIONAL DISTRICT

I, D.I. DYCK OF LANGLEY, 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 THAT PARCEL

DATED AT SURREY, B.C.
THIS 17th DAY OF MARCH 1983

B.C.L.S.

DYCK AND ASSOCIATES
110 - 6245 136 th STREET,
SURREY, B.C. V3W 5E3
594-7527

FILE 80-184 STRATA 2

FILED NMNW51979 M47390 2004-01-16-15.04.05.818861

www.bcsurveyplans.com

STRATA PLAN N.W. 1979

CONDOMINIUM ACT PHASE 2

LOT No.	SHEET No	FORM 1 SCHEDULE OF UNIT ENTITLEMENT UNIT ENTITLEMENT	FORM 2 SCHEDULE OF INTEREST UPON DESTRUCTION INTEREST UPON DESTRUCTION	FORM 3 SCHEDULE OF VOTING RIGHTS No OF VOTES	CIVIC ADDRESS UNIT No.
16	3	203	102	1	201
17	3	195	102	1	202
18	3	195	102	1	203
19	3	195	102	1	204
20	3	195	102	1	205
21	3	203	102	1	206
22	4	194	102	1	401
23	4	195	102	1	402
24	4	195	102	1	403
25	4	195	102	1	404
26	4	195	102	1	405
27	4	203	102	1	406
AGGREGATE		2363	1224	12	

APPROVED AS PHASE 2 STRATA PLAN
UNDER THE CONDOMINIUM ACT
DATED THIS 9 DAY OF MAY 1983

David a Christense
APPROVING OFFICER

I HEREBY CERTIFY THAT THE COMMON FACILITY (ELECTRICAL ROOMS GARBAGE ENCLOSURES, ROADWAYS AND LANDSCAPE AREAS) WHICH ACCORDING TO FORM E OF THE ACT WAS TO HAVE BEEN CONSTRUCTED IN CONJUNTION WITH THIS PHASE HAS BEEN SATISFACTORILY PROVIDED FOR
DATED THIS 9 DAY OF MAY 1983

David a Christense
APPROVING OFFICER

STATUTORY DECLARATION
I, THE UNDERSIGNED DO SOLEMNLY DECLARE THAT
1) I THE UNDERSIGNED AM THE DULY AUTHORIZED AGENT OF 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

DECLARED BEFORE ME AT VANCOUVER
IN THE PROVINCE OF BRITISH COLUMBIA
THIS 16 DAY OF MAY 1983

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

ACCEPTED AS TO FORMS 1, 2 AND 3
THIS 24th DAY OF May 1983

Jane Perch
for SUPERINTENDANT OF INSURANCE

MORTGAGEE
THE ROYAL BANK OF CANADA.

AUTHORIZED SIGNATORY
LEO VICTOR FORHAN

AUTHORIZED SIGNATORY.
DEREK LESLIE NICHOLLS

- secretary
WITNESS 1055 W GEO VANC. V6E 3N9

MORTGAGEE
GAURDIAN TRUST COMPANY

AUTHORIZED SIGNATORY

AUTHORIZED SIGNATORY

OWNER
227427 BRITISH COLUMBIA LTD.

AUTHORIZED SIGNATORY.

AUTHORIZED SIGNATORY.

I, D.J. DYCK OF LANGLEY, B.C A BRITISH COLUMBIA LAND SURVEYOR, HEREBY CERTIFY THAT THE BUILDINGS SHOWN IN THIS STRATA PLAN HAVE NOT AS OF THE 17th DAY OF MARCH BEEN PREVIOUSLY OCCUPIED
DATED AT SURREY, B C
THIS 17th DAY OF MARCH 1983

D. Dyck
B.C.L.S

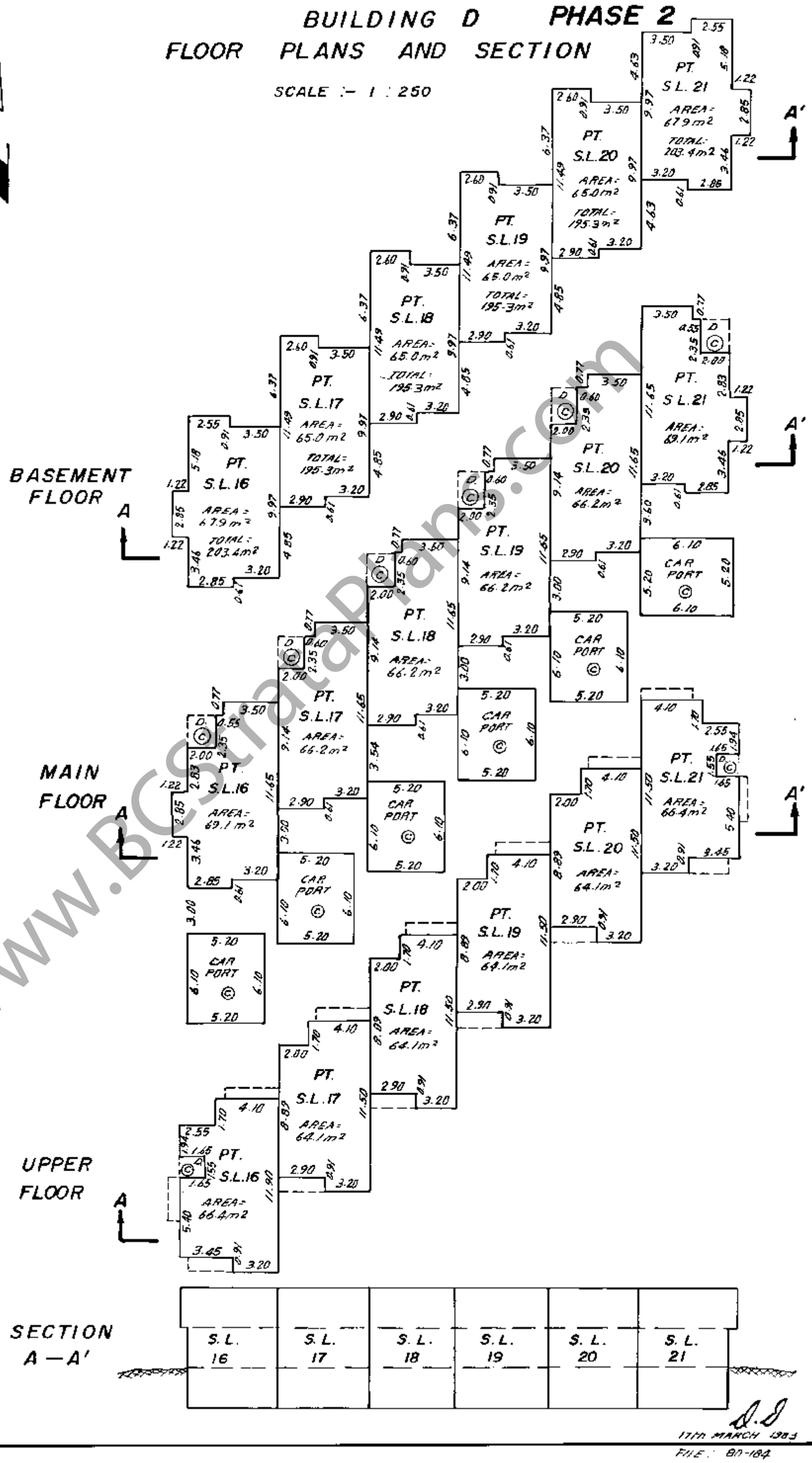
www.BCStrataPlans.com

FILED NWNWS1979 M47390 2004-01-16-15.04.05.818861

STRATA PLAN N.W. 1979

BUILDING D PHASE 2
FLOOR PLANS AND SECTION

SCALE :- 1 : 250



17th MARCH 1983

FILE: 80-184

FILED NWNWS1979 M47390 2004-01-16-15.04.05.818861

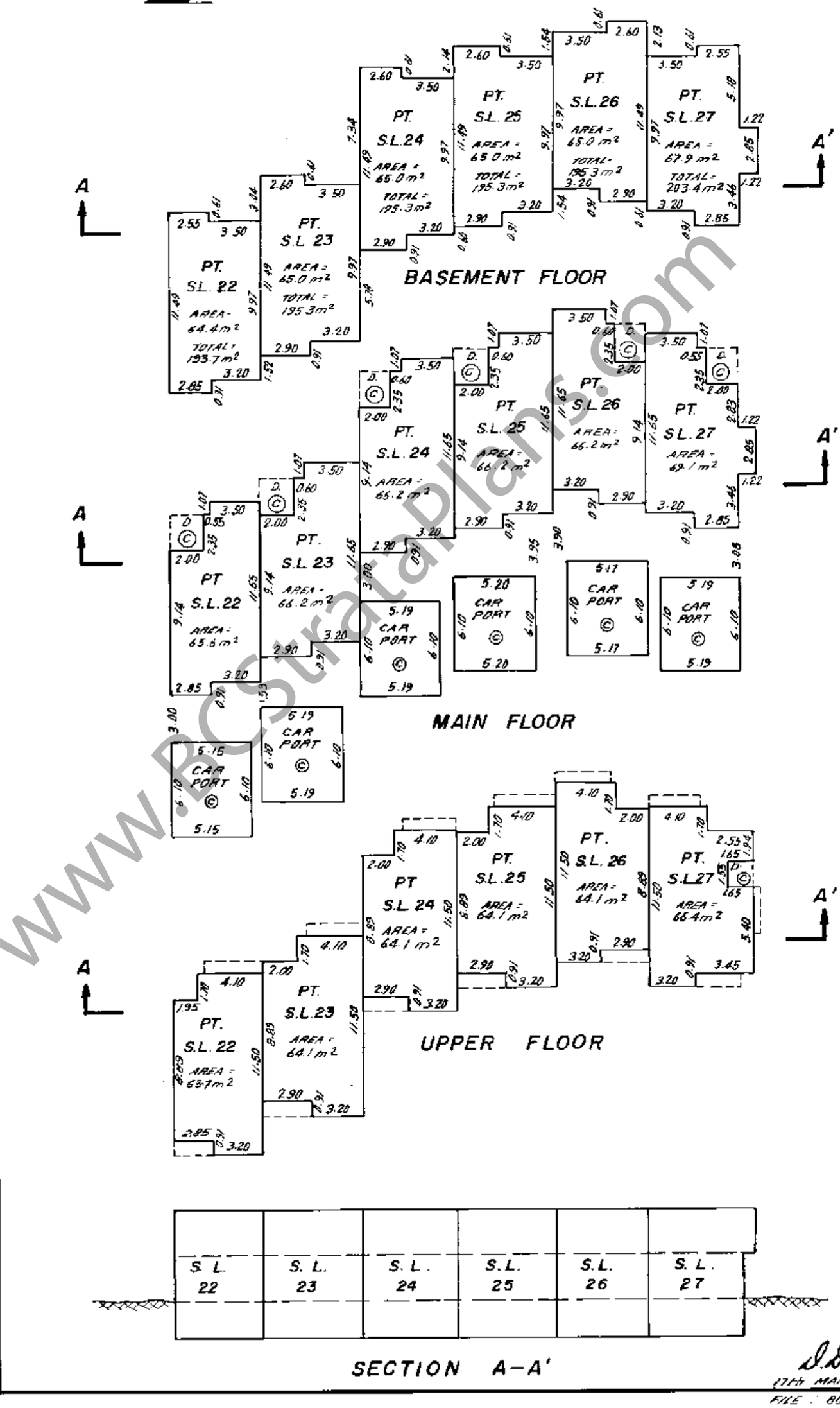
www.BCStrataPlans.com

STRATA PLAN N.W. 1979

BUILDING E PHASE 2

FLOOR PLANS AND SECTION

SCALE :- 1 : 250



17th MARCH 1983

FILE : 80-194-2

FILED NWNWS1979 M47390 2004-01-16-15.04.05.818861

www.BCStrataPlans.com