

**STRATA PLAN OF LOT 1, SECTION 34,
BLOCK 5 NORTH, RANGE 2 WEST,
N.W.D., PLAN LMP 13766.
CITY OF SURREY B.C.G.S. 92G.016**

FIRST SHEET: Sheet 1 of 10 Sheets

STRATA PLAN LMS 1914



GRAPHIC SCALE - METRES 1:500

All distances are in metres

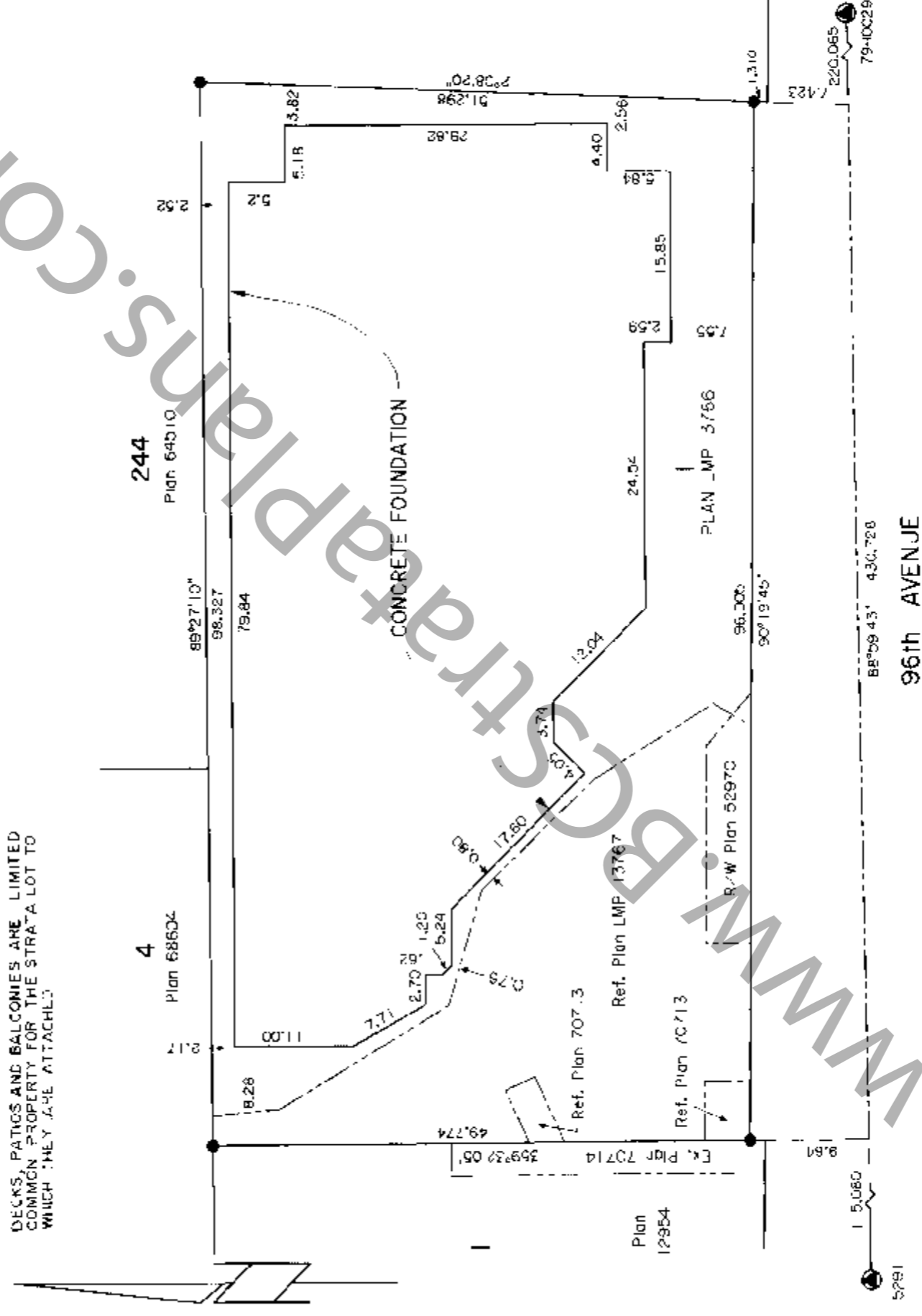
Integrated Survey Area No. 1, Surrey, B.C.
Grid bearings are derived from observations
between Control Monuments 5291 and
77-10029.

This Plan shows ground level measured
distances. Prior to computation of U.T.M.
coordinates, multiply by combined factor
0.99995910.

LEGEND

- Control Monument found
- Iron post found
- Common property
- LCP Limited common property
- SI Strata Lot
- sqm Square metres
- ① PARKING STALL - (Sheet 3)

DECKS, PATIOS AND BALCONIES ARE LIMITED
COMMON PROPERTY FOR THE STRATA LOT TO
WHICH THEY ARE ATTACHED



Deposited and Registered in the Land
Title Office at New Westminster
B.C., this 12th day of
April 1995.

[Signature]
ASSISTANT Deputy Registrar

BJ 107045 - BJ107087

Civic Address:
13475 96th Avenue
Surrey, B.C.

The address for service of documents
on the Strata Corporation is:
The Owners, Strata Plan LMS 1914

*13475 - 96th Avenue,
Surrey B.C.
Mail Address see
Strata Pl. General Index.*

Cameron Land Surveying Ltd.
B.C. Land Surveyors
Unit 103-8451-160th St.
Surrey, B.C. V3S 3T9
Phone: 597-3777
Fax: 597-3783

J.C. Cameron, of Surrey, B.C. 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 14 day of March, 1995.

[Signature]

B.C.L.S.
90-A-2829-S1

This plan lies within the Greater
Vancouver Regional District.

CONDOMINIUM ACT

SECOND SHEET: Sheet 2 of 10 Sheets

STRATA PLAN LMS 1914

Owners: Fleetwood Development Corporation
(Inc. no. 313252)

Authorized Signatory (sign & print name clearly)
David J.P. Smith DAVID J.P. SMITH

Authorized Signatory (sign & print name clearly)

Cheryl Bright CHERYL BRIGHT
Witness (sign & print name clearly)

13830 - 33 AVE. SURREY
Address of Witness

BOOKKEEPER
Occupation of Witness

Owners: Kautimar Agencies Ltd.
(Inc. no. 325953)

Authorized Signatory (sign & print name clearly)
James Kaufman JAMES KAUFMAN

Authorized Signatory (sign & print name clearly)

Cheryl Bright CHERYL BRIGHT
Witness (sign & print name clearly)

13830 - 33 AVE. SURREY
Address of Witness

BOOKKEEPER
Occupation of Witness

Owners: Eggor Holdings Inc.
(Inc. no. 20890)

Authorized Signatory (sign & print name clearly)
Alf Wall ALF WALL

Authorized Signatory (sign & print name clearly)

Cheryl Bright CHERYL BRIGHT
Witness (sign & print name clearly)

13830 - 33 AVE. SURREY
Address of Witness

BOOKKEEPER
Occupation of Witness

Mortgagee: The Toronto Dominion Bank
by its Attorneys-in fact D.F. BF305291

Bryan Ross Quirques
Senior Manager - Commercial Credit

Witness *Shirley Tautcher*

700 West Georgia Street, Vancouver BC
Address of Witness

BANK OFFICER
Occupation of Witness

Accepted as to Forms 1 and 2 this
31 day of March 1995.

fr: Dwyer
Superintendent of Registrar

I, J.G. Cameron, of Surrey, B.C., a British Columbia Land Surveyor, hereby certify that the building shown in this strata plan has not, as of the 14 day of March 1995, been previously occupied.
Dated at Surrey, B.C., this 14 day of March, 1995

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

FORM 1		FORM 2	
S.L. NO.	SHEET NO.	AREA (sqm)	INTEREST UPON DESTRUCTION
1	4	57.0	999
2	4	86.8	1369
3	4	98.4	1369
4	4,5	29.3	1699
5	4,5	36.9	1799
6	4	88.2	1299
7	4	87.5	1299
8	4	85.1	1299
9	4	59.2	1049
10	4	99.5	1579
11	4	92.2	1299
12	4	98.4	1385
13	4	86.1	1295
14	4	90.5	1259
15	5	77.9	1309
16	5	99.0	1389
17	5	98.3	1389
18	5	88.5	1325
19	5	88.0	1325
20	5	58.3	1069
21	5	84.4	1313
22	5	59.4	1069
23	5	100.1	1399
24	5	92.3	1319
25	5	99.7	1403
26	5	83.5	1325
27	5	90.2	1299
28	6	77.3	1329
29	6	88.4	1355
30	6	85.2	1359
31	6	59.4	1089
32	6	100.3	1419
33	6	92.6	1359
34	6	99.2	1419
35	6	88.9	1355
36	6	90.3	1319
37	7	85.3	1359
38	7	58.9	1109
39	7	99.8	1445
40	7	92.2	1359
41	7	99.3	1429
42	7	89.3	1375
43	7	9.5	359
AGGREGATE		3830.6	57177

STATUTORY DECLARATION

I, the undersigned do solemnly declare that:

- 1) I, the undersigned am the 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.

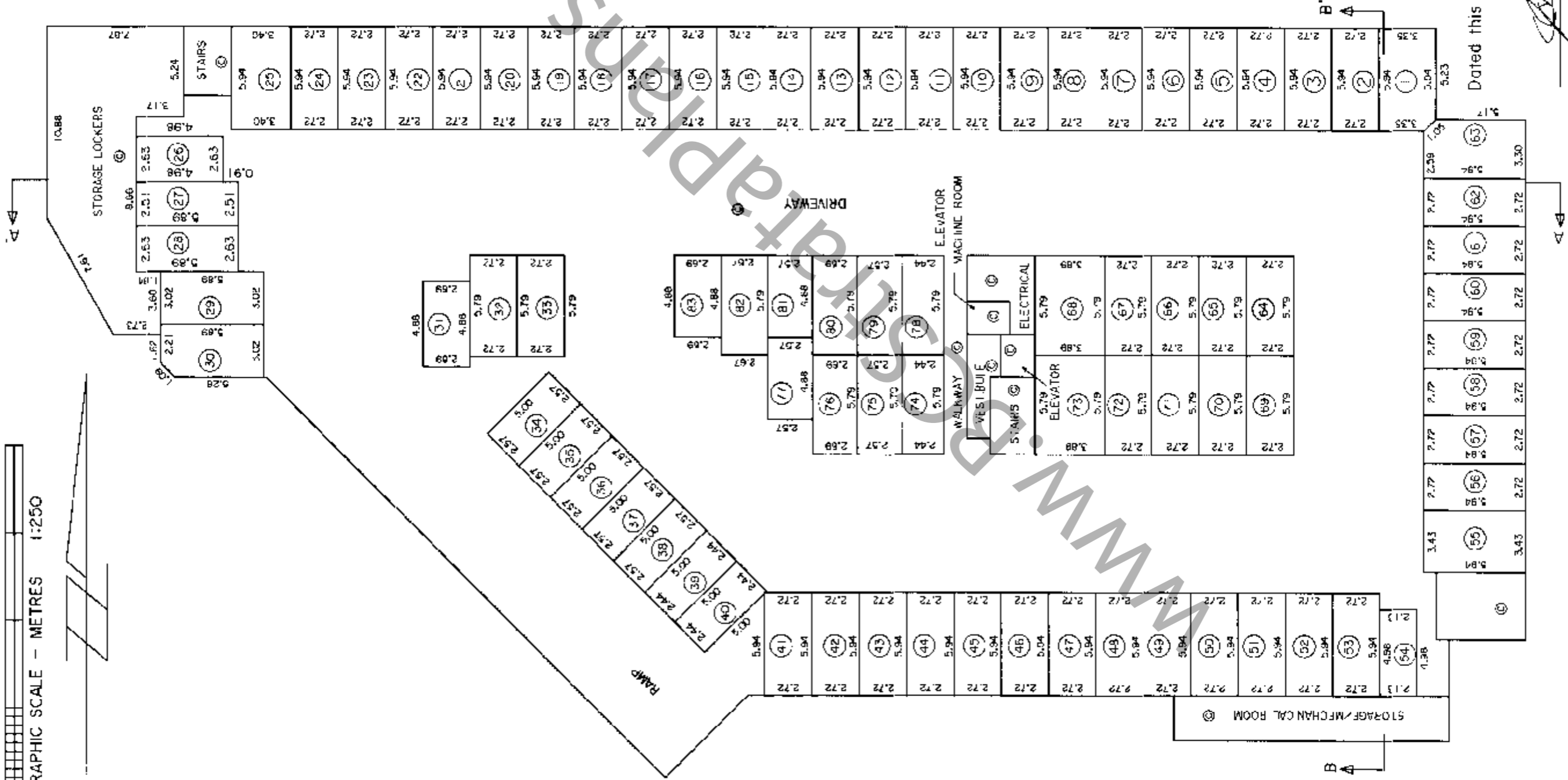
David J.P. Smith DAVID J.P. SMITH
Declared before me at
-his 31st day of March 1995.

Colin HUGGETT
A Commissioner for taking affidavits within the Province of British Columbia

Sheet 3 of 10 Sheets

STRATA PLAN LMS 1914

PARKING LEVEL



Dated this 14 day of March, 1995.

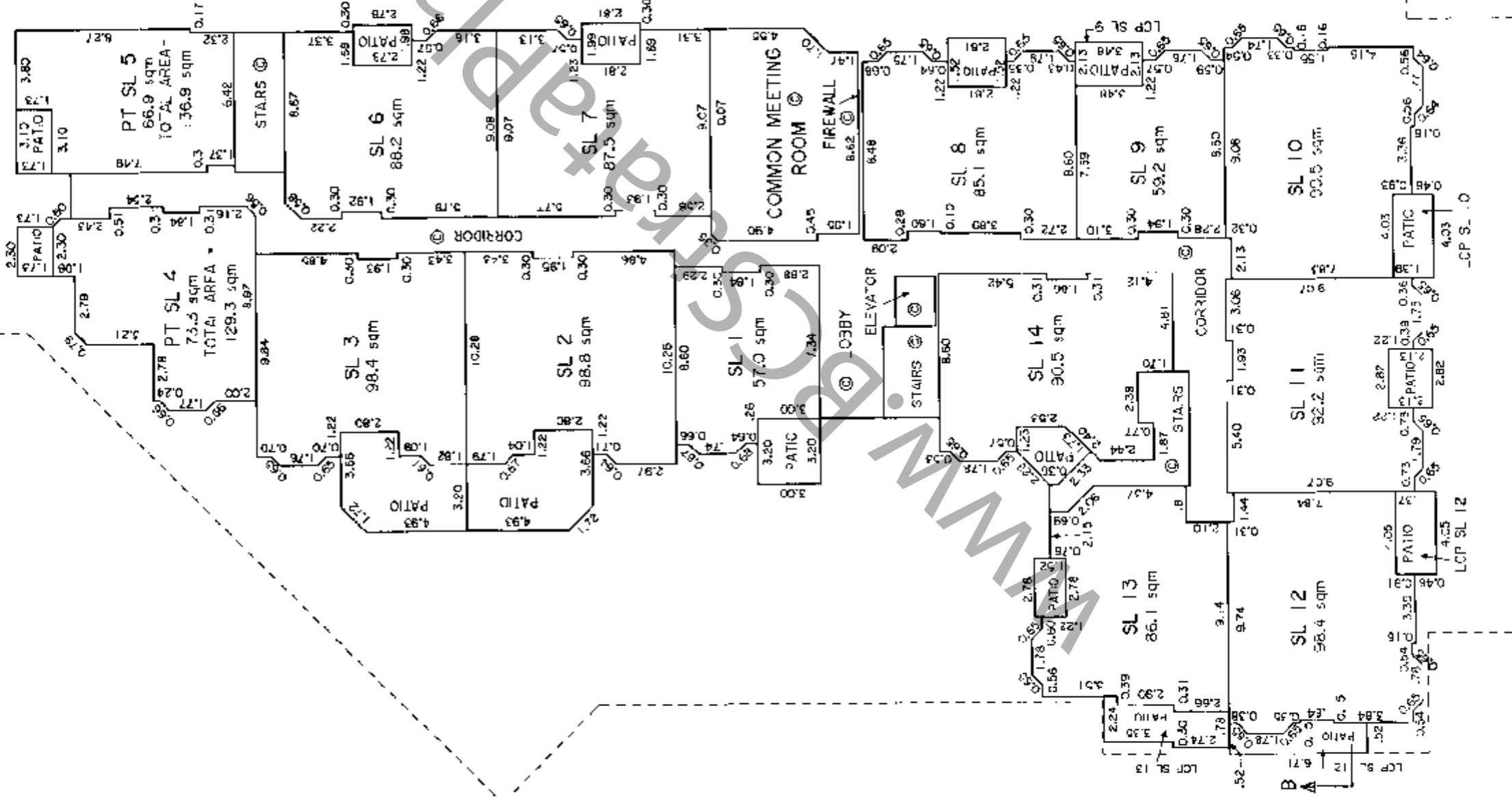
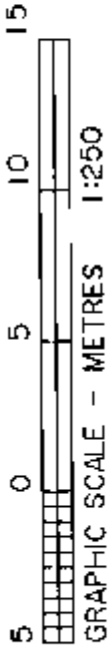
[Signature]
 _____, B.C.L.S.

90-A-2829-53

Sheet 4 of 10 Sheets

STRATA PLAN LMS 1914

FIRST FLOOR PLAN



Dated this 2 day of May, 1995.

[Signature]
 _____, B.C.L.S.

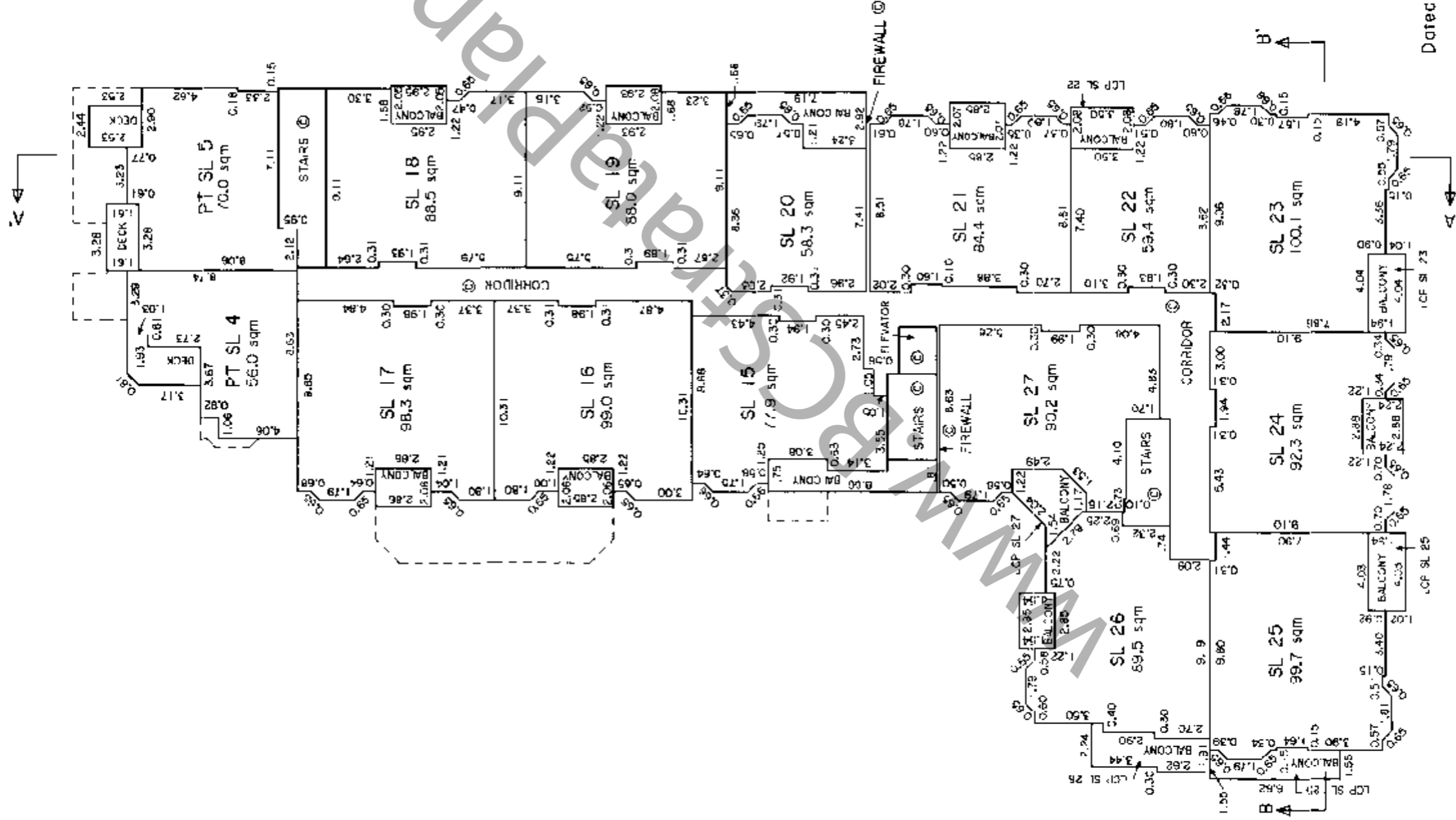
90-A-2829-S4

SECOND FLOOR PLAN

Sheet 5 of 10 Sheets

STRATA PLAN LMS 1914

1:250



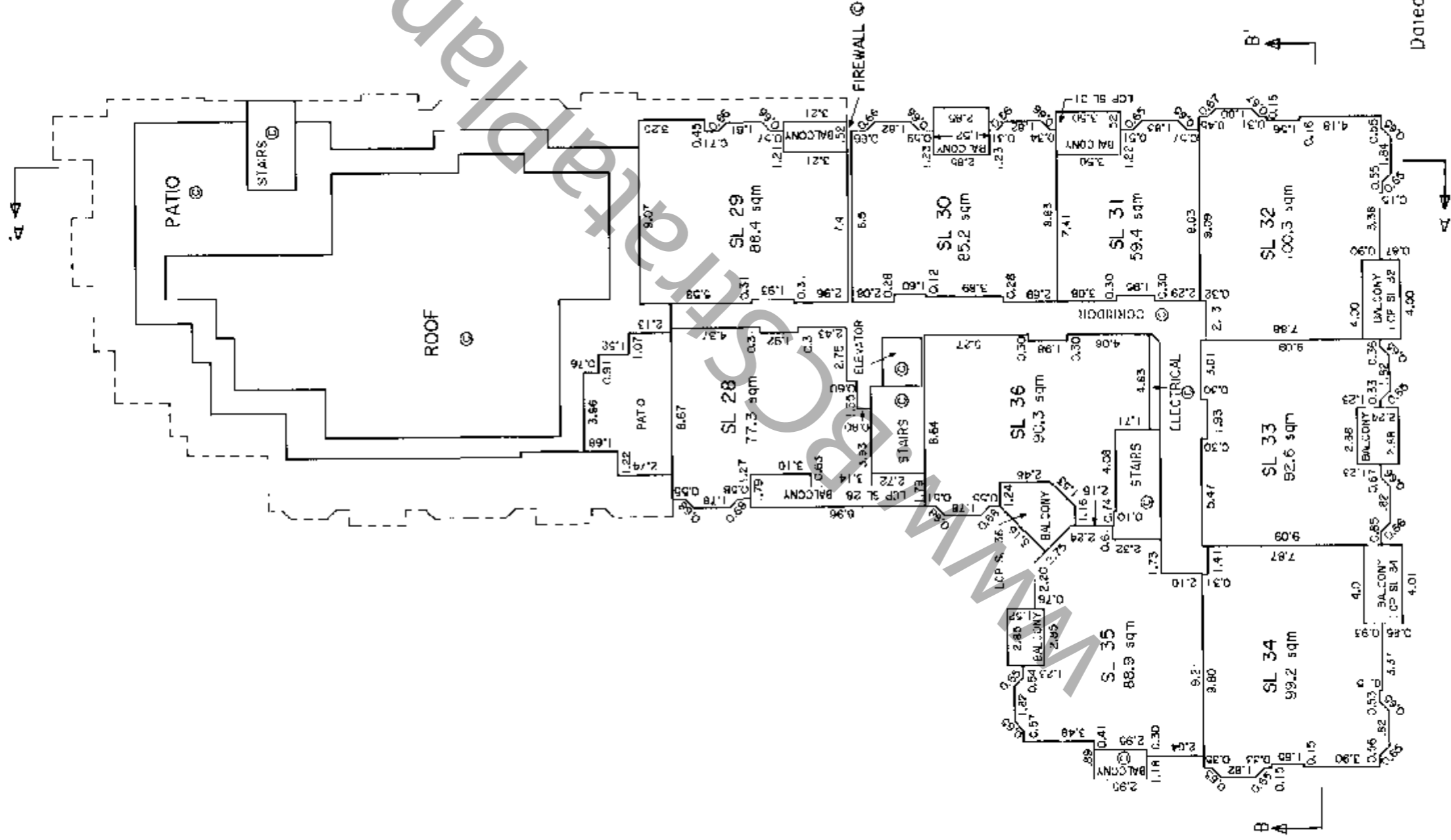
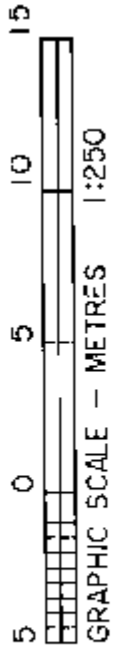
Dated this 2 day of May, 1995.

[Signature]
90-A-2829-S5, B.C.L.S.

THIRD FLOOR PLAN

Sheet 6 of 10 Sheets

STRATA PLAN LMS 1914

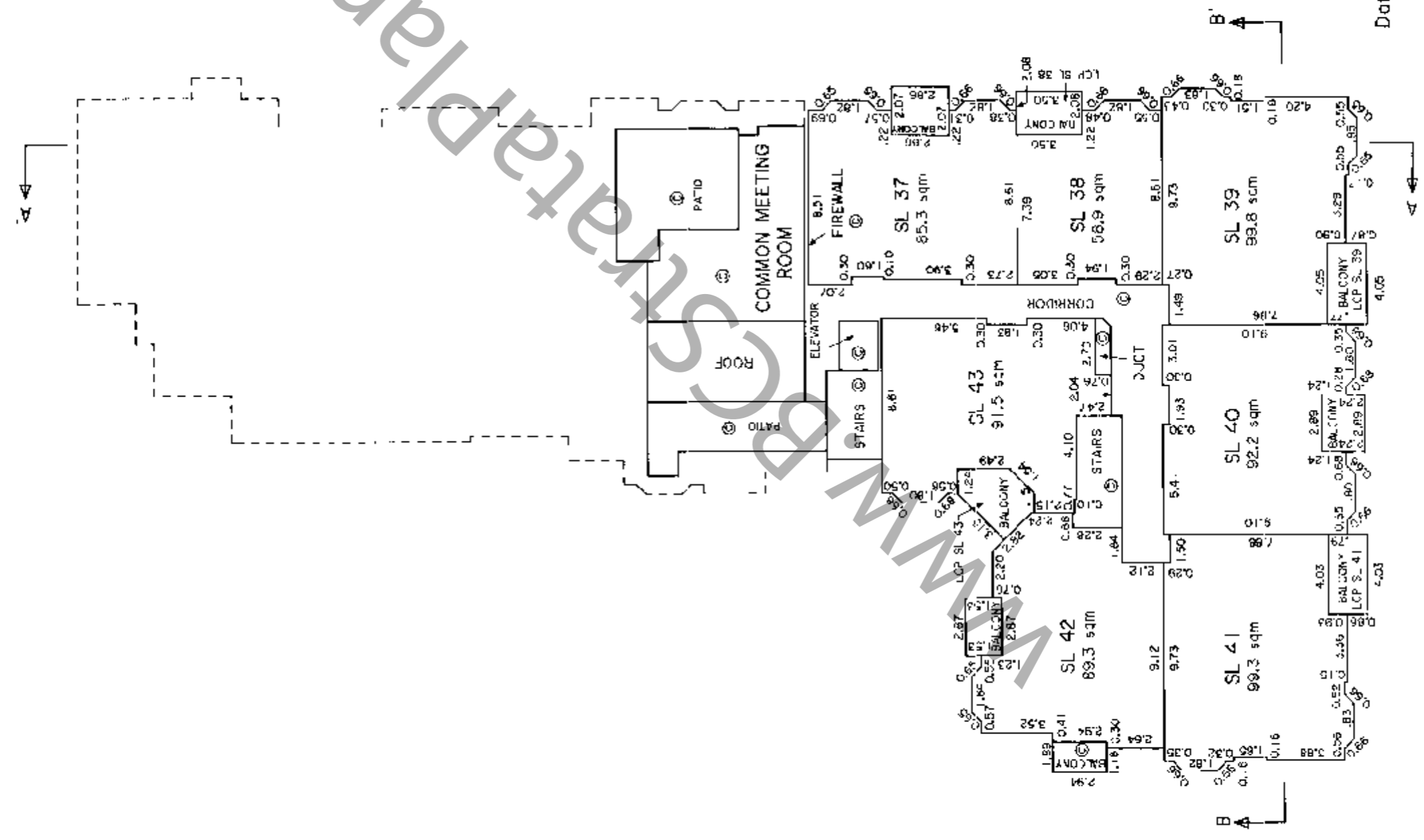


Dated this 2 day of May, 1995.

[Signature]
 _____, B.C.L.S.
 90-A-2829-56

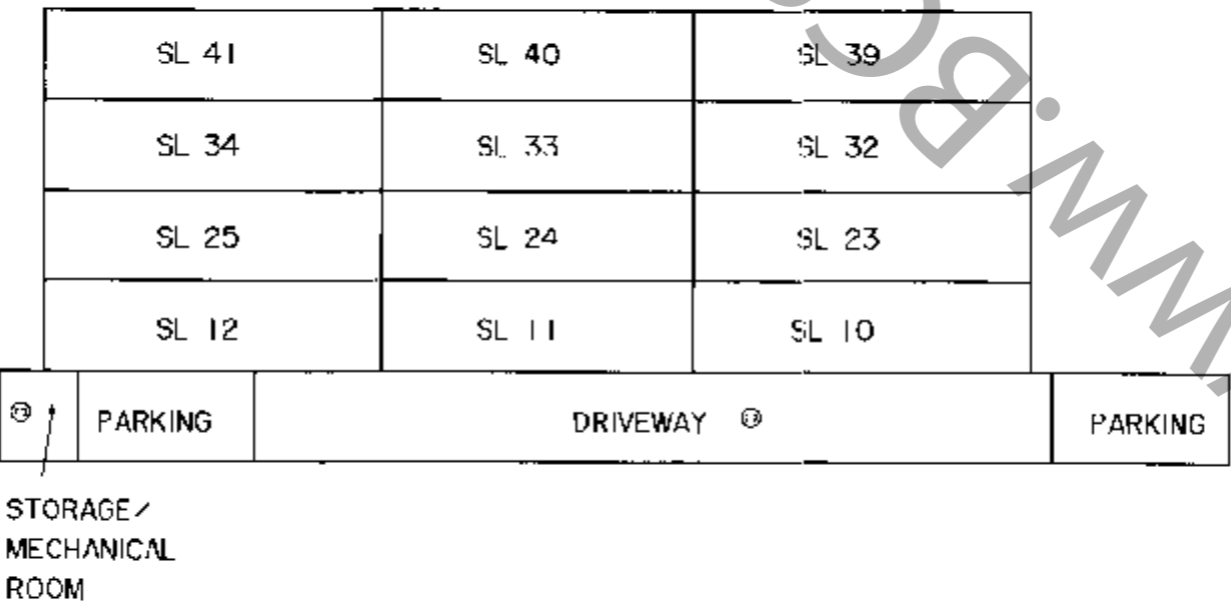
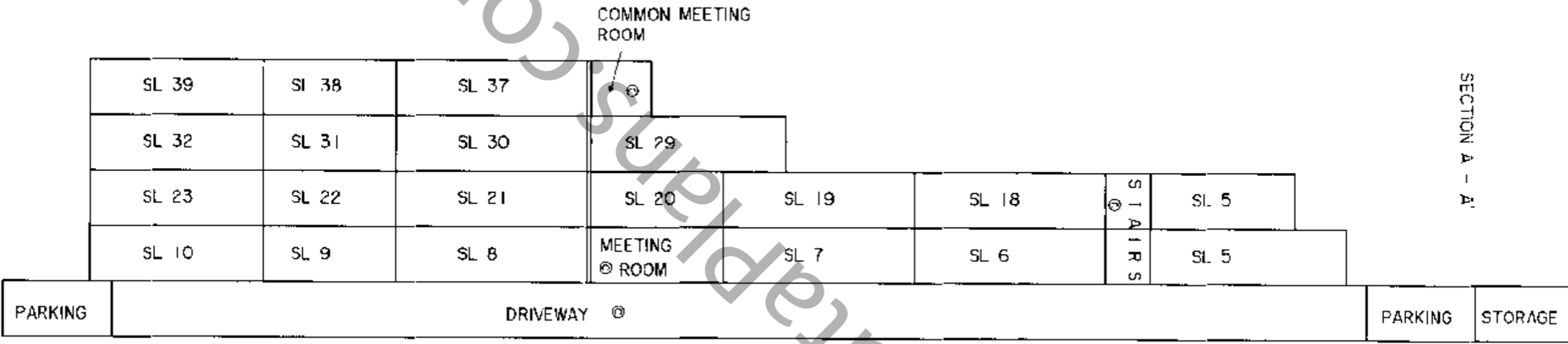
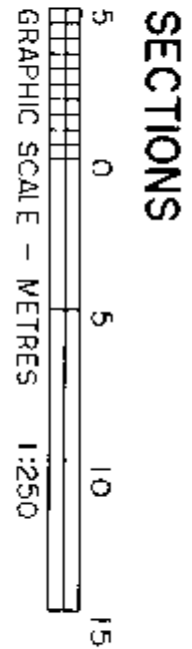
Sheet 7 of 10 Sheets
STRATA PLAN LMS 1914

FOURTH FLOOR PLAN



Dated this 2 day of May, 1995.


_____, B.C.L.S.
90-A-2829-S7



Sheet 8 of 10 Sheets
STRATA PLAN LMS 1914

Dated this 14 day of April, 1995.

B.C.L.S.

FILE: 90-A-2829-S8

Sheet 9 of 10 Sheets

STRATA PLAN LMS 1914

RECORD OF BY-LAWS AND ORDERS, ETC.

FILING		DOCUMENT	
NUMBER	DATE	DATE	NATURE AND PARTICULARS

Dated this 14 day of March, 1996.

[Signature]
B.C.L.S.

STRATA PLAN LMS 1914

LINDA J. O'SHEA, Registrar
Vancouver Office & Administrator, Land Title Districts

DEALINGS AFFECTING THE COMMON PROPERTY

REGISTRATION		DOCUMENT	
NUMBER	DATE	DATE	NATURE AND PARTICULARS
HERE TO IS ANNEXED (PLAN 70714) LOT 1	02/12/1993	02/12/1993	EASEMENT
THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 29 OF THE MUNICIPAL ACT, SEE BCG 385979 EXPIRES: OCTOBER 4, 1995.			
Y188072	21/11/1995		EASEMENT, INTER ALIA: PLAN 70713; APPLICANT TO LOT 1 PLAN 70712
BG 436713	02/12/1993		COVENANT, HER MAJESTY THE QUEEN IN RIGHT OF THE PROVINCE OF BRITISH COLUMBIA; INTER ALIA: L.T.A. SECTION 215.

Dated this 14 day of August, 1995.

B.C.L.S.