

**STRATA PLAN OF PART OF LOT 3**

FIRST SHEET, SHEET 1 OF 10 SHEETS

**SEC. 28 BLK. 5 N.R. 1 W. N.W.D. PLAN NWP87676**

**STRATA PLAN LMS 3241**

CITY OF SURREY B.C.G.S. 926.017

DEPOSITED AND REGISTERED IN THE LAND TITLE OFFICE AT NEW WESTMINSTER, B.C. THIS 20<sup>th</sup> DAY OF MAY, 1998

PHASE 1



ALL DISTANCES ARE IN METRES  
GRID BEARINGS ARE DERIVED FROM OCM5 79H0005 & 79H0011

**LEGEND**

- ⊙ DENOTES CONICAL MOUND FOUND
- DENOTES STANDARD IRON POST FOUND
- DENOTES STANDARD LEAD PLUG FOUND
- PT DENOTES PART
- SL DENOTES STRATA LOT
- TA DENOTES TOTAL AREA
- A DENOTES AREA
- m<sup>2</sup> DENOTES SQUARE METRES
- CP DENOTES COMMON PROPERTY
- LCP DENOTES LIMITED COMMON PROPERTY
- CF DENOTES COMMON FACILITY
- FS # DENOTES PARKING STALL
- LCP OF SL #

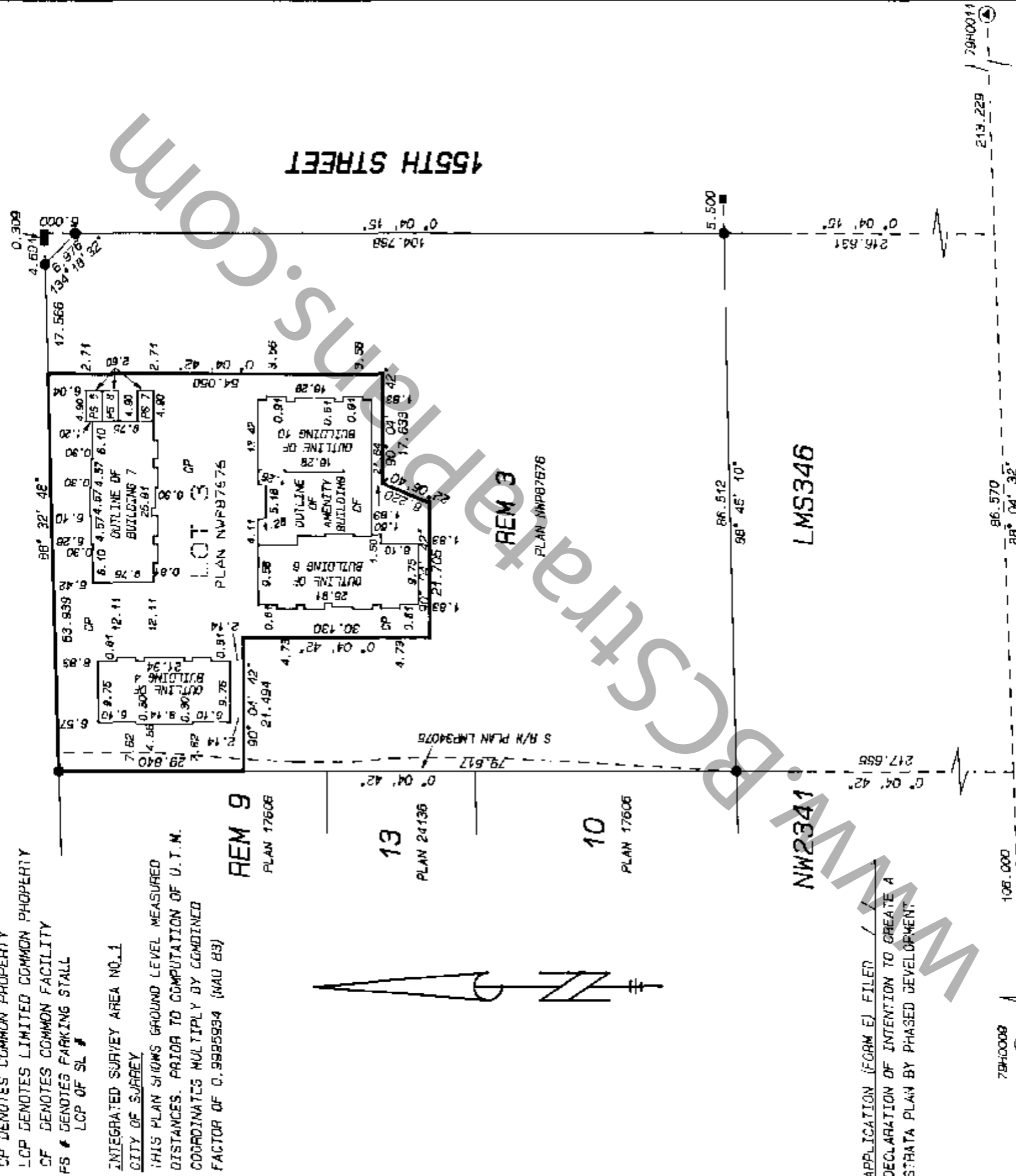
**INTEGRATED SURVEY AREA NO. 1**

CITY OF SURREY  
THIS PLAN SHOWS GROUND LEVEL MEASURED DISTANCES. PRIOR TO COMPUTATION OF U.T.M. COORDINATES MULTIPLY BY COMBINED FACTOR OF 0.9985934 (MAY 83)

*T. Dinnell / per Dm.*  
DEPUTY REGISTRAR

REF. NO. **BM139573 - BM139590**  
**FORM E - BM139571**

**101 A AVENUE**



**100th AVENUE**

**CIVIC ADDRESS:**

15488 101 A AVENUE, SURREY B.C.  
THE ADDRESS FOR SERVICE OF DOCUMENTS ON THE STRATA CORPORATION IS THE OWNERS STRATA PLAN LMS. **3241**  
201 - 31234 WHEEL AVE., ABBOTSFORD, B.C. V2T-5G9

JOHN UNDERWATER & ASSOC.  
B.C. LAND SURVEYORS  
CLOVERDALE, B.C.  
PHONE 574-7911  
F.T.F. J59639F.A1

I, John Underwater, 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 23rd day of March, 1998

*J. Underwater*

THIS PLAN LIES WITHIN THE  
GREATER VANCOUVER REGIONAL DISTRICT

B.C.L.S.

APPLICATION (FORM E) FILED /  
DECLARATION OF INTENTION TO CREATE A  
STRATA PLAN BY PHASED DEVELOPMENT

79H0008

106.000

96.570

79H0011

88° 04' 32"

213.229

98° 45' 10"

5.500

NW2341

LMS346

REM 3

PLAN NWP87676

REM 9

PLAN 17606

13

PLAN 24136

10

PLAN 17606

**155TH STREET**

CONDOMINIUM ACT

STRATA PLAN LMS 3241

**PHASE 1**

LUI NO.	SHEET NO.	FORM 1		FORM 2	
		SCHEDULE OF UNIT ENTITLEMENT	UNIT ENTITLEMENT	SCHEDULE OF INTEREST UPON DESTRUCTION	INTEREST UPON DESTRUCTION
SL 1	4		135		1829
SL 2	4		106		1599
SL 3	4		106		1599
SL 4	4		135		1849
SL 5	5		136		1649
SL 6	5		106		1619
SL 7	5		106		1599
SL 8	5		106		1599
SL 9	5		136		1849
SL 10	6		104		1669
SL 11	6		106		1649
SL 12	6		106		1649
SL 13	6		104		1569
SL 14	7		135		1829
SL 15	7		106		1649
SL 16	7		106		1649
SL 17	7		106		1649
SL 18	7		135		1869
AGGREGATE			2080		30672

JOHN ONDERWATER & ASSOC.  
 B.C. LAND SURVEYOR  
 CLOVERDALE, B.C.  
 PHONE 574-7311  
 FILE: JS 9639F.A2

Dated this 23rd day of March, 1998

*John Underwater*

B.C.L.S.

CONDOMINIUM ACT

CONT'D....

PHASE 1

SECOND SHEET, SHEET 3 OF 10 SHEETS

STRATA PLAN LMS 3241

FORM 13

NEW DEVELOPMENT CERTIFICATE

I, John P. Underwater, of Cloverdale, B.C., a British Columbia Land Surveyor hereby certify that the buildings shown in this Strata Plan have not as of the 23rd day of March, 1998 been previously occupied. Dated in Cloverdale, B.C. this 23rd day of March, 1998.

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.

HSJ HENRY REMPEL  
Agent of owner-developer

Declared before me at Abbotsford B.C.  
Dated this 14 day of APRIL 1998.

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

Approved under the Condominium Act as Phase 1 of a 3 Phase Strata Plan, dated this 5th day of May....., 1998.

J. Colahan  
Approving Officer for the City of Surrey

OWNERS: REMPEL COBBLEFIELD LANE DEVELOPMENT LTD.  
(sign and print names clearly)

HSJ HENRY REMPEL  
AUTHORIZED SIGNATORY

AUTHORIZED SIGNATORY

hdlc HOWARD WIENS  
WITNESS AS TO SIGNATURES

4305-2692 CLEARBROOK RD. ABBOTSFORD, BC  
ADDRESS OF WITNESS

LAWYER  
OCCUPATION OF WITNESS

JOHN UNDERWATER & ASSOC.  
B.C. LAND SURVEYORS  
CLOVERDALE B.C.  
PHONE 574-7311  
FILE: JS 9639F.13

Accepted as to Forms 1 & 2  
this 14th day of MAY, 1998.

Smyley B.  
for the Superintendent of Real Estate  
MORTGAGEE:  
THE MUTUAL TRUST COMPANY  
(sign and print names clearly)

Ken Teskey  
AUTHORIZED SIGNATORY

AUTHORIZED SIGNATORY

Ken Teskey  
WITNESS AS TO SIGNATURES  
STANINA ATTORNS

1400-1110 W. PENDESE  
ADDRESS OF WITNESS

SECRETARY  
OCCUPATION OF WITNESS

MORTGAGEE:  
MONTROSE HEALTH CORPORATION  
(sign and print names clearly)

AUTHORIZED SIGNATORY

AUTHORIZED SIGNATORY

WITNESS AS TO SIGNATURES

ADDRESS OF WITNESS

OCCUPATION OF WITNESS

I HEREBY CERTIFY THAT THE COMMON FACILITIES, NAMELY THE AMENITY BUILDING, WHICH ACCORDING TO FORM E, WAS TO HAVE BEEN CONSTRUCTED IN CONJUNCTION WITH THIS PHASE, HAS BEEN SATISFACTORILY PROVIDED FOR.

DATED THIS 5th DAY OF May, 1998

J. Colahan  
APPROVING OFFICER FOR THE CITY OF SURREY

City of Surrey as holder of covenant filed under number, BM39591 hereby consent to the filing of this strata plan.

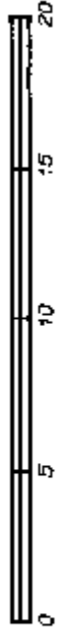
D. Wilk Sharon Kenney  
MAYOR DOUG MCCALLUM CLERK DONNA KENNY

Dated this 23rd day of March, 1998

galt B.C.L.S.

**FLOOR PLANS & SECTIONS**  
**BUILDING 4**

SCALE 1:250



ALL DISTANCES ARE IN METRES

- D # DENOTES DECK,  
LIMITED COMMON PROPERTY OF  
STRATA LOT #
- P # DENOTES PATIO,  
LIMITED COMMON PROPERTY OF  
STRATA LOT #

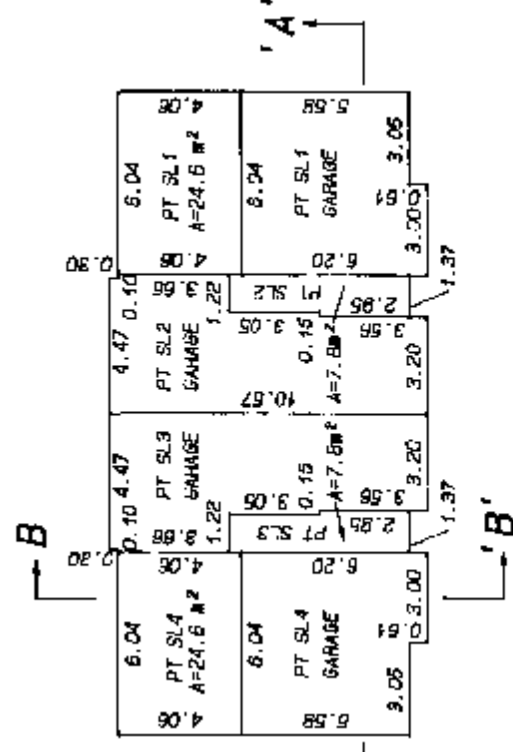


SHEET 4 OF 10 SHEETS

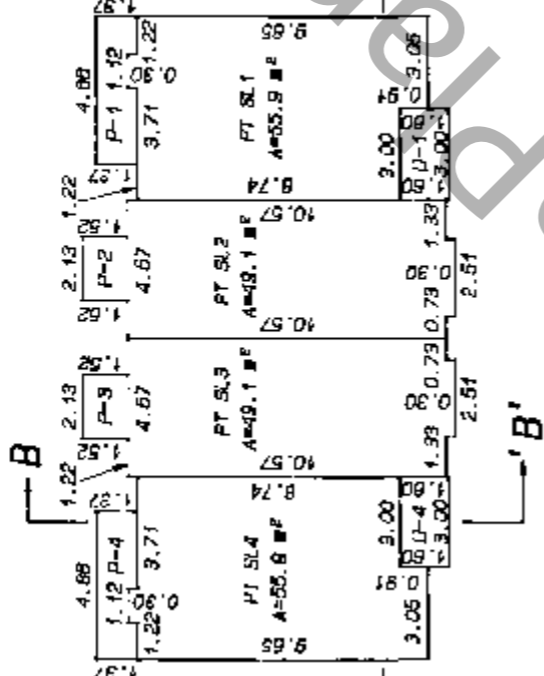
STRATA PLAN LMS 3241

**PHASE 1**

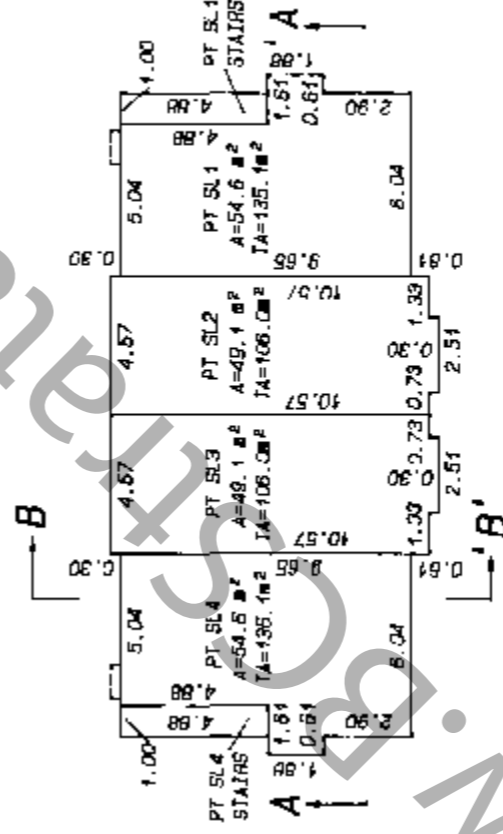
**FIRST FLOOR**



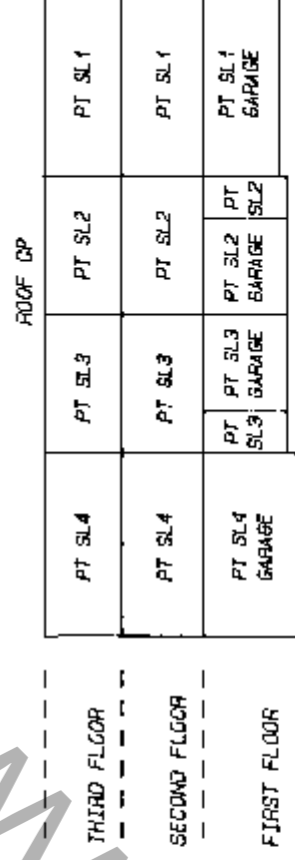
**SECOND FLOOR**



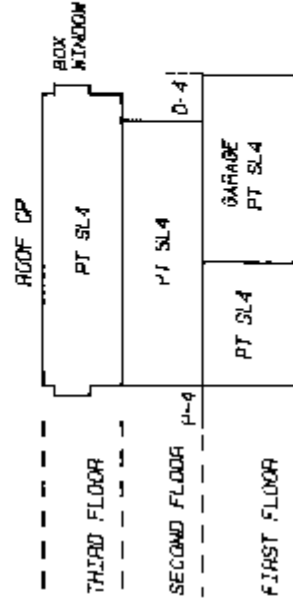
**THIRD FLOOR**



**SECTION A-'A'**



**SECTION B-'B'**



JOHN UNDERWATER & ASSOC.  
B.C. LAND SURVEYORS  
CLOVERDALE B.C.  
PHONE 574-7911  
FILE: JS 9639F.44

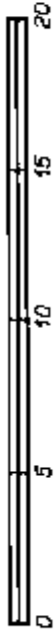
Dated this 23rd day of March, 1998

*John Underwater*

B.C.L.S.

**FLOOR PLANS & SECTIONS**  
**BUILDING 7**

SCALE 1:250



ALL DISTANCES ARE IN METRES

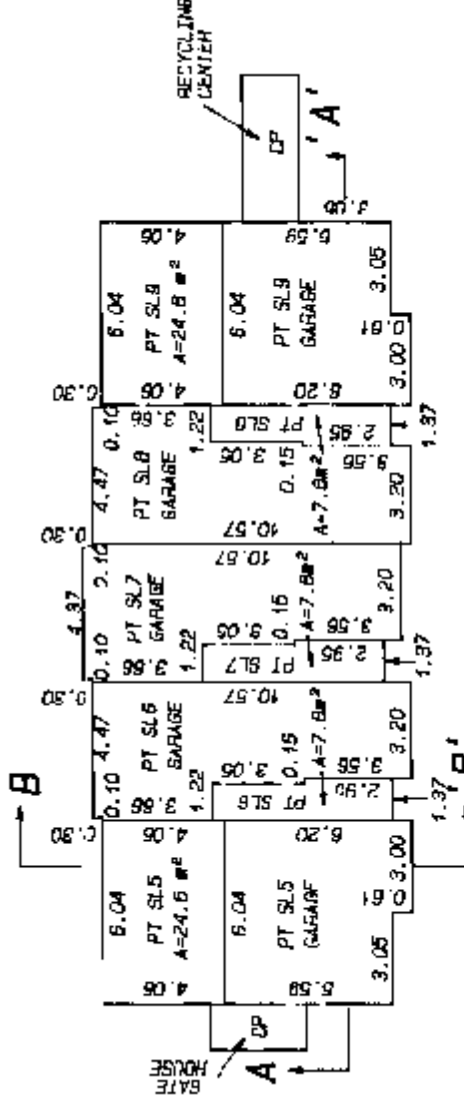
- D-# DENOTES DECK.  
LIMITED COMMON PROPERTY OF  
STRATA LOT #
- P-# DENOTES PATIO,  
LIMITED COMMON PROPERTY OF  
STRATA LOT #

SHEET 5 OF 10 SHEETS

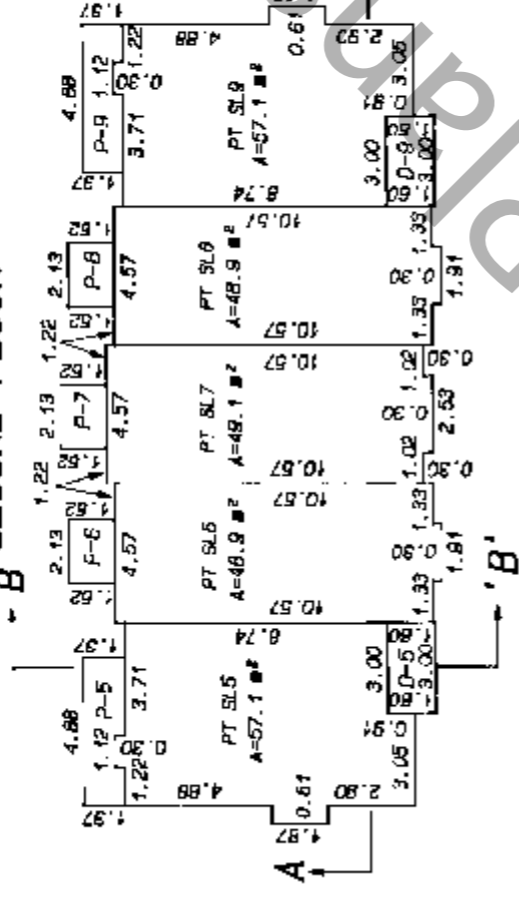
STRATA PLAN LMS 3241

**PHASE 1**

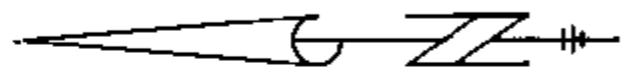
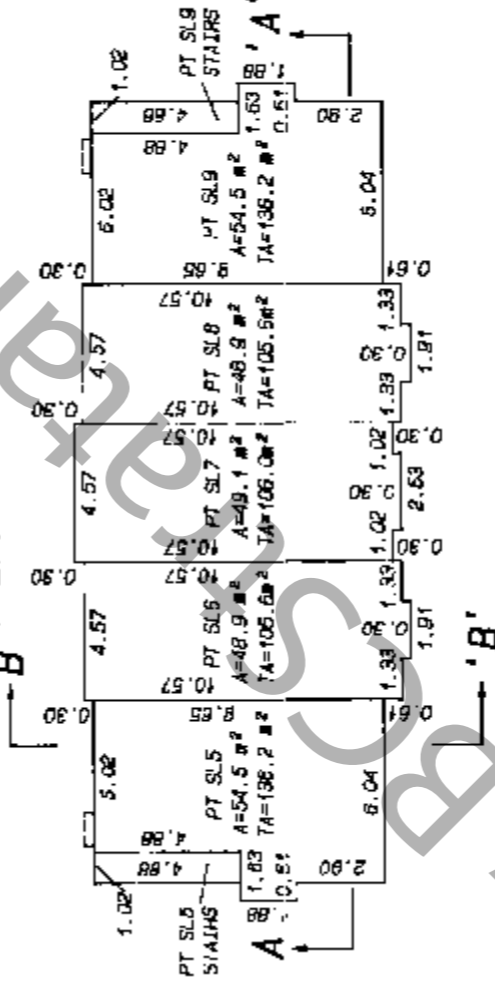
**FIRST FLOOR**



**SECOND FLOOR**



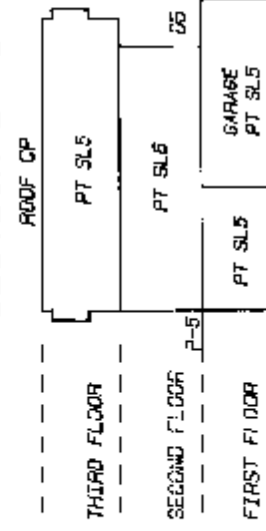
**THIRD FLOOR**



**SECTION A--'A'**

THIRD FLOOR	PT SL5	PT SL6	PT SL7	PT SL8	PT SL9
SECOND FLOOR	PT SL5	PT SL6	PT SL7	PT SL8	PT SL9
FIRST FLOOR	PT SL5 GARAGE 6	PT SL6 GARAGE 6	PT SL7 GARAGE 7	PT SL8 GARAGE 8	PT SL9 GARAGE

**SECTION B--'B'**



JOHN ONDENWATER & ASSOC.  
B. C. LAND SURVEYORS  
CLOVERDALE B. C.  
PHONE 574-7311  
FILE: JS 8638F.A5

Dated this 23rd day of March, 1998

*J. Odenwater* B.C.L.S.



**FLOOR PLANS & SECTIONS**  
**BUILDING 6**

SCALE 1: 250



ALL DISTANCES ARE IN METRES

- D-# DENOTES DECK,  
LIMITED COMMON PROPERTY OF  
STRATA LOT #
- P-# DENOTES PATIO,  
LIMITED COMMON PROPERTY OF  
STRATA LOT #

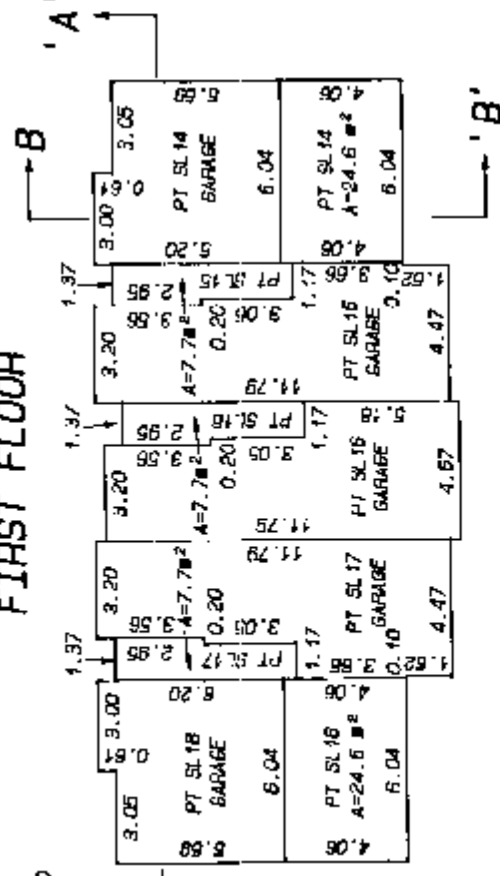


SHEET 7 OF 10 SHEETS

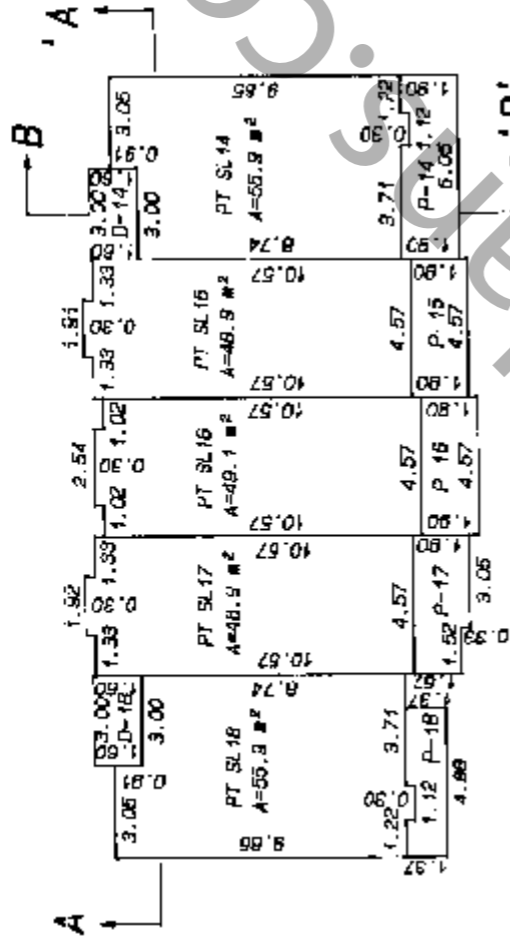
STRATA PLAN LMS 3241

**PHASE 1**

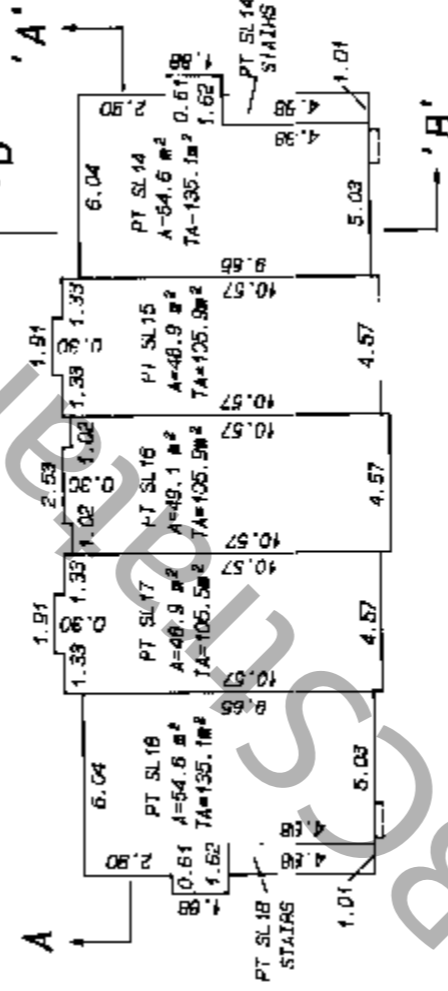
**FIRST FLOOR**



**SECOND FLOOR**



**THIRD FLOOR**



**SECTION A-'A'**

ROOF CP		
THIRD FLOOR	PT SL 18	PT SL 14
SECOND FLOOR	PT SL 17	PT SL 16
FIRST FLOOR	PT SL 16	PT SL 15
	PT SL 18 GARAGE	PT SL 17 GARAGE
	PT SL 17 GARAGE	PT SL 16 GARAGE
	PT SL 16 GARAGE	PT SL 15 GARAGE

**SECTION B-'B'**

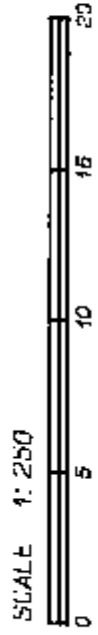
ROOF CP	
THIRD FLOOR	PT SL 14 BOY WINDOW
SECOND FLOOR	PT SL 14 D 14
FIRST FLOOR	PT SL 14 GARAGE
	PT SL 14 GARAGE
	PT SL 14 GARAGE

JOHN UNDERWATER & ASSOC.  
B.C. LAND SURVEYORS  
CLOVERDALE B.C.  
PHONE 574-7311  
FILE: JS 0630F.A7

Dated this 23rd day of March, 1998

*John Underwater*  
B.C.L.S.

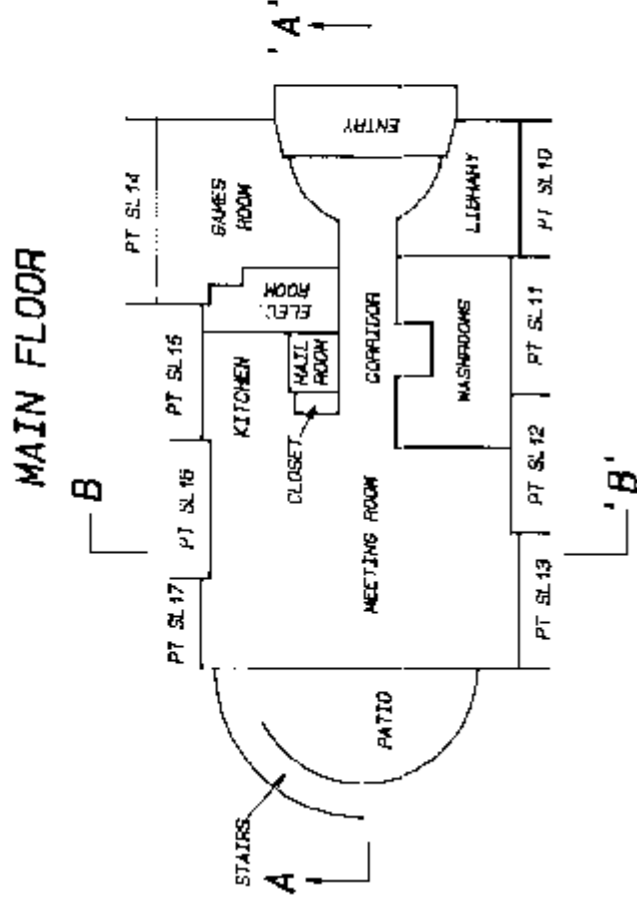
**FLOOR PLANS & SECTIONS**  
**AMENITY BUILDING**



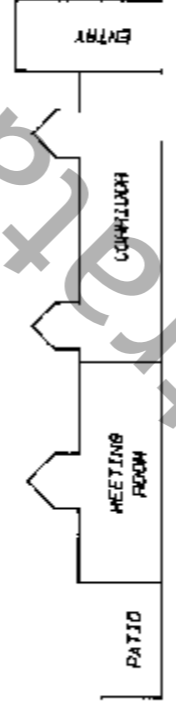
ALL DISTANCES ARE IN METRES

SHEET 6 OF 10 SHEETS  
**STRATA PLAN LMS 3241**

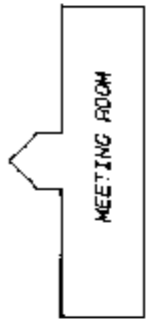
**PHASE 1**  
**AMENITY BUILDING**  
COMMON FACILITY



**SECTION A-'A'**



**SECTION B-'B'**



JOHN UNDERWATER & ASSOC.  
B. C. LAND SURVEYORS  
CLYDEDALE B. C.  
PHONE 574-7311  
FILE: JS 9699F.AB

Dated this 23rd day of March, 1999

B. C. L. S.



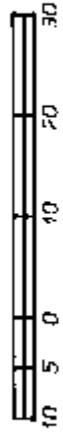




**STRATA PLAN OF LOT 3 EXCEPT FIRSTLY:  
 PHASE 1 STRATA PLAN LMS3241 SEC.28  
 BLK.5 N.R.1 WEST N.M.D. PLAN NWP87676**

CITY OF SURREY B.C.G.S.926.017

SCALE 1:750



ALL DISTANCES ARE IN METRES

GRID BEARINGS ARE DERIVED FROM CGMS 79H0008 & 79H0011

**LEGEND**

- ▲ DENOTES CONTROL MONUMENT FOUND
- DENOTES STANDARD IRON POST FOUND
- DENOTES STANDARD LEAD PLUG FOUND
- PT DENOTES PART
- SL DENOTES STRATA LOT
- TA DENOTES TOTAL AREA
- A DENOTES AREA
- m<sup>2</sup> DENOTES SQUARE METRES
- CP DENOTES COMMON PROPERTY
- LCP DENOTES LIMITED COMMON PROPERTY
- CF DENOTES COMMON FACILITY
- PS # DENOTES PARKING STALL
- LCP OF SL #

**INTEGRATED SURVEY AREA NO.1**

CITY OF SURREY

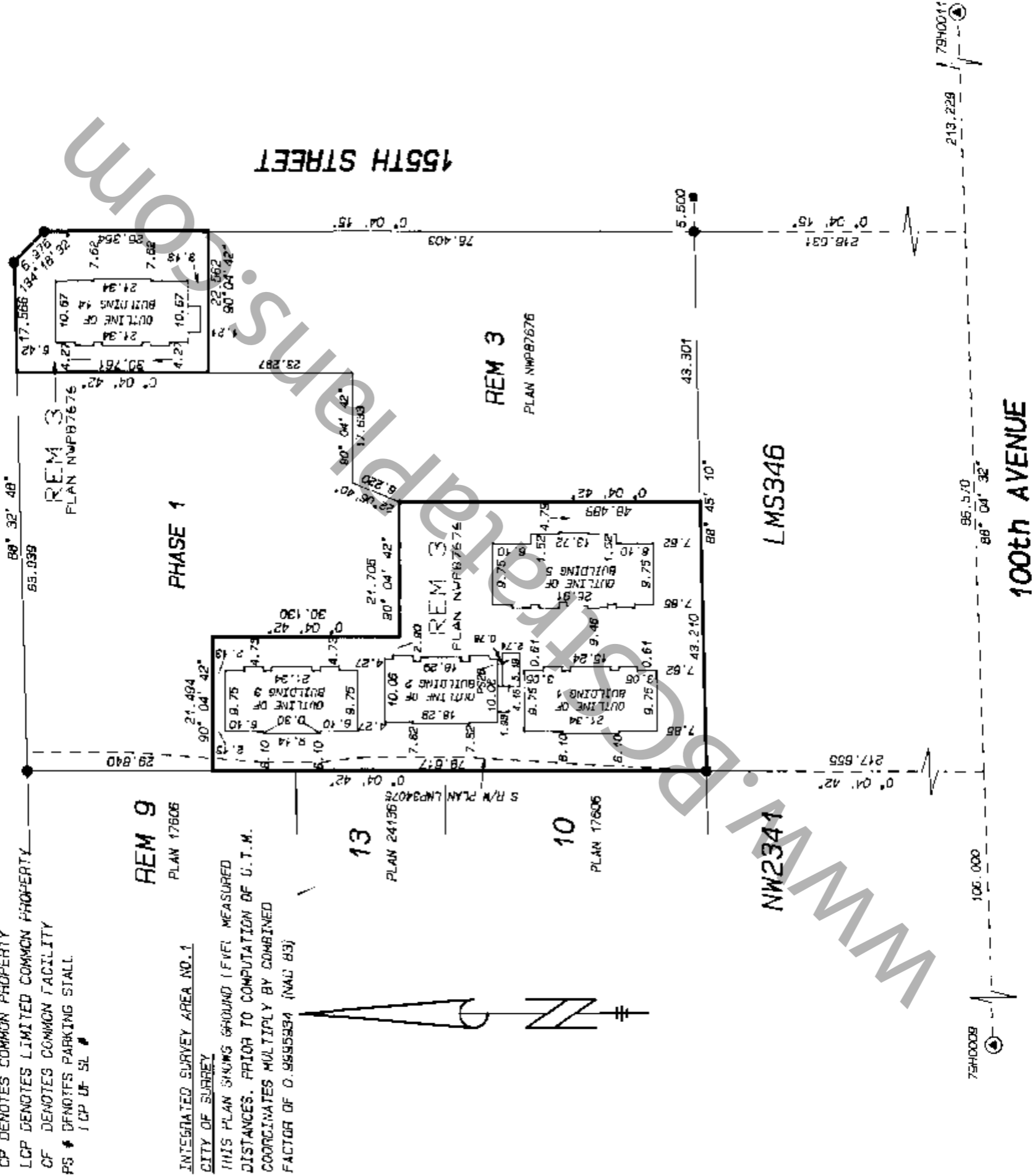
THIS PLAN SHOWS GROUND LEVEL MEASURED DISTANCES. PRIOR TO COMPUTATION OF U.T.M. COORDINATES MULTIPLY BY COMBINED FACTOR OF 0.9995834 (NAD 83)

FIRST SHEET, SHEET 1 OF 8 SHEETS  
**STRATA PLAN LMS 3241**

DEPOSITED AND REGISTERED IN THE LAND TITLE OFFICE AT NEW WESTMINSTER, B.C. THIS 6<sup>TH</sup> DAY OF OCTOBER, 1998

*T. Dinnell / per De-*  
 REF. NO. **BM279973** - REGISTRAR  
**BM279993**

**101 A AVENUE**



CIVIC ADDRESS:  
 15488 101 A AVENUE, SURREY B.C.  
 THE ADDRESS FOR SERVICE OF DOCUMENTS ON THE STRATA CORPORATION IS THE OWNERS STRATA PLAN LMS.3241  
 201 - 31234 WHELL AVE., ABBOTSFORD, B.C. V2T-6G9

JOHN UNDERWATER & ASSOC.  
 B.C. LAND SURVEYORS  
 CLOVERDALE, B.C.  
 PHONE 574-7311  
 FILE: JS9639F.B1

I, John Underwater, 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 15th day of September, 1998

*John Underwater*

THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT

B.C.L.S.

PHASE 2

LOT NO.	SHEET NO.	FORM 1		FORM 2	
		SCHEDULE OF UNIT ENTITLEMENT	UNIT ENTITLEMENT	SCHEDULE OF INTEREST UPON DESTRUCTION	INTEREST UPON DESTRUCTION
SL 19	4		136		1009
SL 20	4		106		1599
SL 21	4		106		1599
SL 22	4		136		1869
SL 23	5		104		1619
SL 24	5		106		1599
SL 25	5		106		1599
SL 26	5		104		1610
SL 27	5		136		1869
SL 28	5		106		1599
SL 29	5		106		1599
SL 30	5		136		1869
SL 31	7		135		1869
SL 32	7		106		1649
SL 33	7		106		1649
SL 34	7		106		1649
SL 35	7		136		1869
SL 36	8		135		1869
SL 37	8		106		1609
SL 38	8		106		1609
SL 39	8		136		1869
AGGREGATE			2460		50009

JOHN ONDERWATER & ASSOC.  
B.C. LAND SURVEYOR  
GLOVERDALE, B.C.  
PHONE 574-7311  
FILE: J5 9539F.B2

Dated this 15th day of September, 1998

*J. O. Water*

B.C.L.S.

CONDOMINIUM ACT

CONT'D....

PHASE 2

SECOND SHEET, SHEET 3 OF 8 SHEETS

STRATA PLAN LMS 3241

FORM 13

NEW DEVELOPMENT CERTIFICATE

I, John P. Underwater, of Cloverdale, B.C., a British Columbia Land Surveyor hereby certify that the building shown in this Strata Plan has not as of the 15th day of September, 1998 been previously occupied. Dated in Cloverdale, B.C. this 15th day of September, 1998.

John P. Underwater 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.

Henry J. Rempel Agent of owner-developer Declared before me at Abbotsford B.C. Dated this 16th day of SEPT. 1998.

Jeffrey John Beggs Solicitor for taking affidavits in the province of B.C. 206-2692 Clearbrook Rd Abbotsford, BC V2T 2Y8 Approved under the Condominium Act as Phase 2 of a 3 Phase Strata Plan, dated this 28th day of Sept. 1998.

John Underwater Approving Officer for the City of Surrey

OWNERS: HEMPEL COBBLEFIELD LANE DEVELOPMENT LTD. (sign and print names clearly)

Henry J. Rempel AUTHORIZED SIGNATORY

Jeffrey John Beggs SOLICITOR & SOLICITOR

206-2692 CLEARBROOK RD. ABBOTSFORD, BC V2T 2Y8 OCCUPATION OF WITNESS

JOHN UNDERWATER & ASSOC. B.C. LAND SURVEYORS CLOVERDALE B.C. PHONE 574-7311 FILE: JS 2039F.93

Accepted as to Forms 1 & 2 this 2nd day of OCTOBER, 1998.

Superintendent of Real Estate THE MUTUAL TRUST COMPANY (sign and print names clearly)

Kent Tesker AUTHORIZED SIGNATORY

Teena Walsh WITNESS AS TO SIGNATURES 1400-1140 W. Vander St. ADDRESS OF WITNESS

Receptionist OCCUPATION OF WITNESS MORTGAGEE: MONIHUS REALTY CORPORATION (sign and print names clearly)

John McDiarmid AUTHORIZED SIGNATORY

D.J. Rawlyk WITNESS AS TO SIGNATURES 390-1090 WEST GERRARD ST. VANCOUVER ADDRESS OF WITNESS

BUSINESSMAN OCCUPATION OF WITNESS

City of Surrey as holder of covenant filed under number, BM99391 hereby consent to the filing of this strata plan.

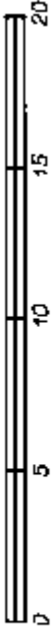
D.W. Callum MAYOR DOUG McCALLUM DEPUTY CLERK, MARGARET JOYNS

Dated this 15th day of September, 1998

John Underwater B.C.L.S.

**FLOOR PLANS & SECTIONS**  
**BUILDING 3**

SCALE 1:250



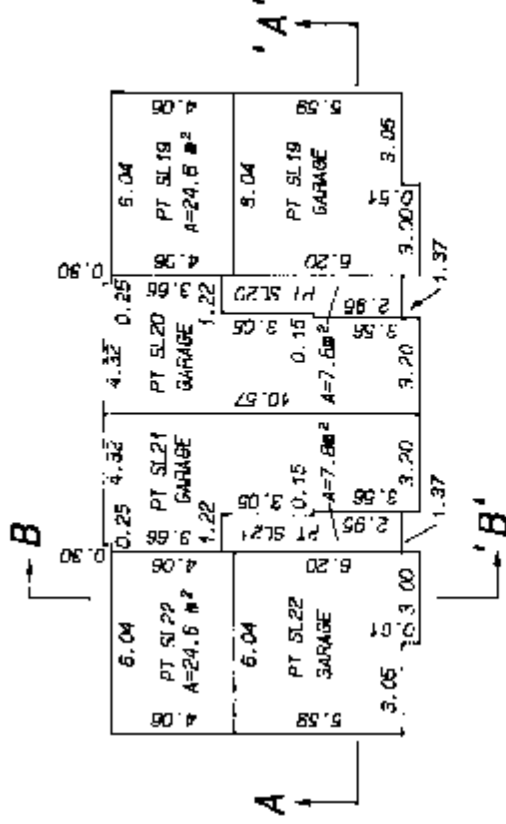
ALL DISTANCES ARE IN METRES

- D-# DENOTES DECK.  
LIMITED COMMON PROPERTY OF  
STRATA LOT #
- P-# DENOTES PATIO.  
LIMITED COMMON PROPERTY OF  
STRATA LOT #

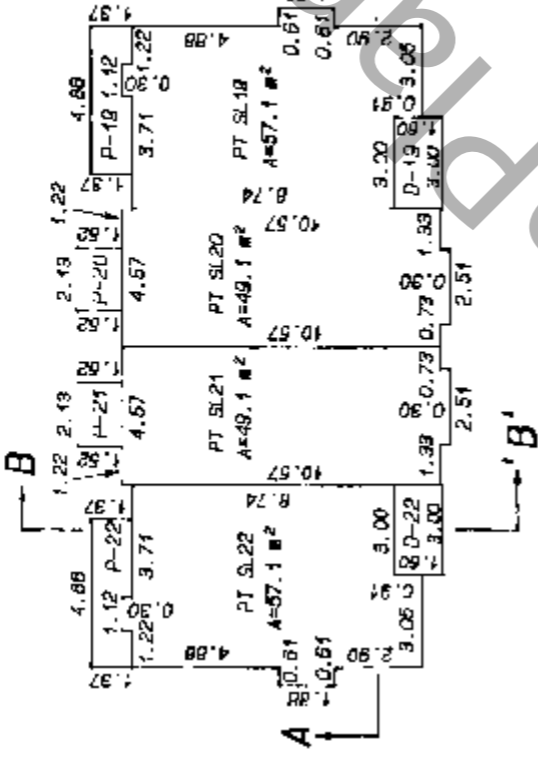


**PHASE 2**

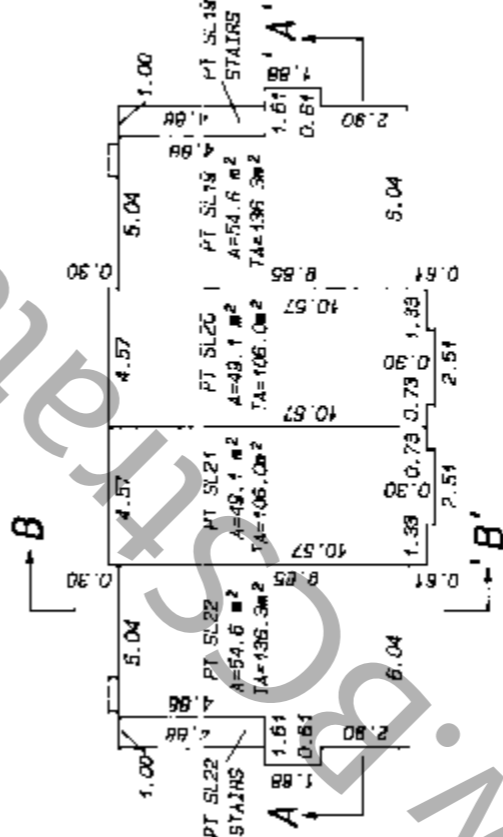
**FIRST FLOOR**



**SECOND FLOOR**



**THIRD FLOOR**



**SECTION A-'A'**

THIRD FLOOR	PT SL22	PT SL21	PT SL20	PT SL19
SECOND FLOOR	PT SL22	PT SL21	PT SL20	PT SL19
FIRST FLOOR	PT SL22 GARAGE	PT SL24 GARAGE	PT SL20 GARAGE	PT SL19 GARAGE

**SECTION B-'B'**

THIRD FLOOR	PT SL22	BOX MINION
SECOND FLOOR	PT SL22	PT SL22
FIRST FLOOR	PT SL22 GARAGE	PT SL22

JOHN (INDUSTRIAL) & ASSOC.  
B.C. LAND SURVEYORS  
CLOVERDALE B.C.  
PHONE 574-7311  
FAX 574-3639 B4

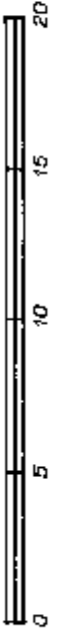
Dated this 15th day of September, 1998

*J. Holt*  
B.C.L.S.



**FLOOR PLANS & SECTIONS**  
**BUILDING 1**

SCALE 1:250



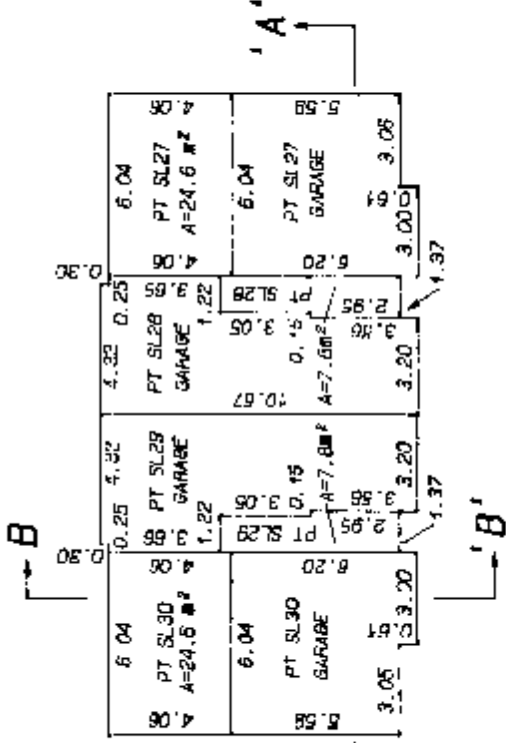
ALL DISTANCES ARE IN METRES

- D-# DENOTES DECK,  
LIMITED COMMON PROPERTY OF  
STRATA LOT #
- P-# DENOTES PATIO,  
LIMITED COMMON PROPERTY OF  
STRATA LOT #

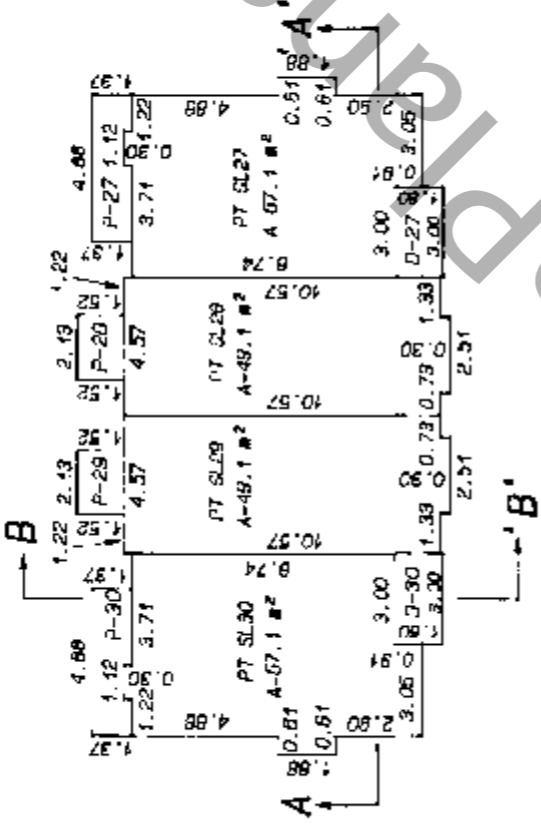


**PHASE 2**

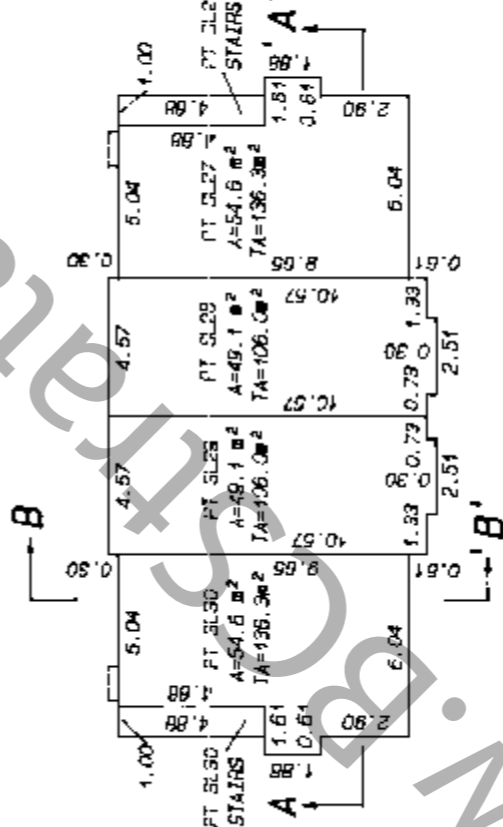
**FIRST FLOOR**



**SECOND FLOOR**



**THIRD FLOOR**



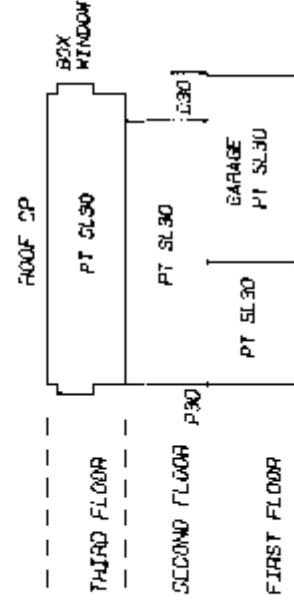
**SECTION A-'A'**

ROOF CP

PT SL30	PT SL29	PT SL28	PT SL27
PT SL30	PT SL29	PT SL28	PT SL27
PT SL30 GARAGE	PT SL29 GARAGE	PT SL28 GARAGE	PT SL27 GARAGE

THIRD FLOOR  
SECOND FLOOR  
FIRST FLOOR

**SECTION B-'B'**



JOHN ONDRMATER & ASSOC.  
B.C. LAND SURVEYORS  
11 OVERTON AVE. B.C.  
PHONE 5/4 7311  
F.I.F. JS 9039F.BG

Dated this 15th day of September, 1998

*part*

B.C.L.S.



**FLOOR PLANS & SECTIONS**  
**BUILDING 5**

SCALE 1:250



ALL DISTANCES ARE IN METRES

D-# DENOTES DECK,  
LIMITED COMMON PROPERTY OF  
STRATA LOT #

P-# DENOTES PATIO,  
LIMITED COMMON PROPERTY OF  
STRATA LOT #

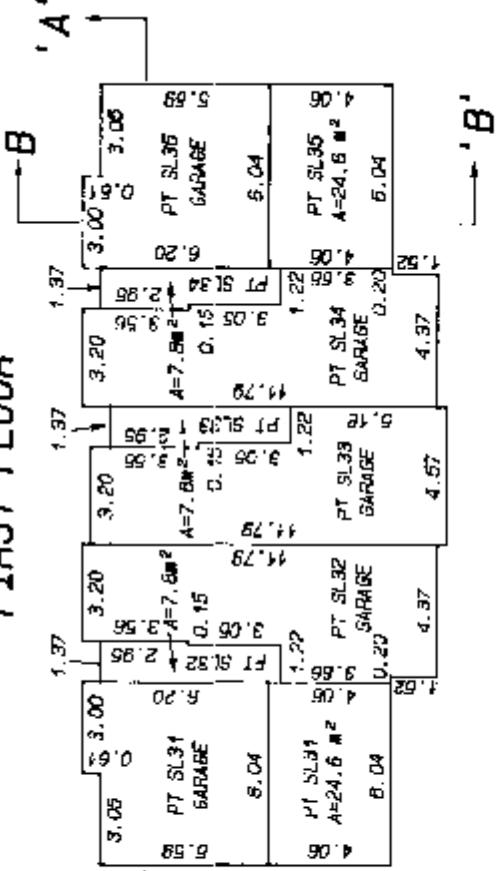


SHEET 7 OF 8 SHEETS

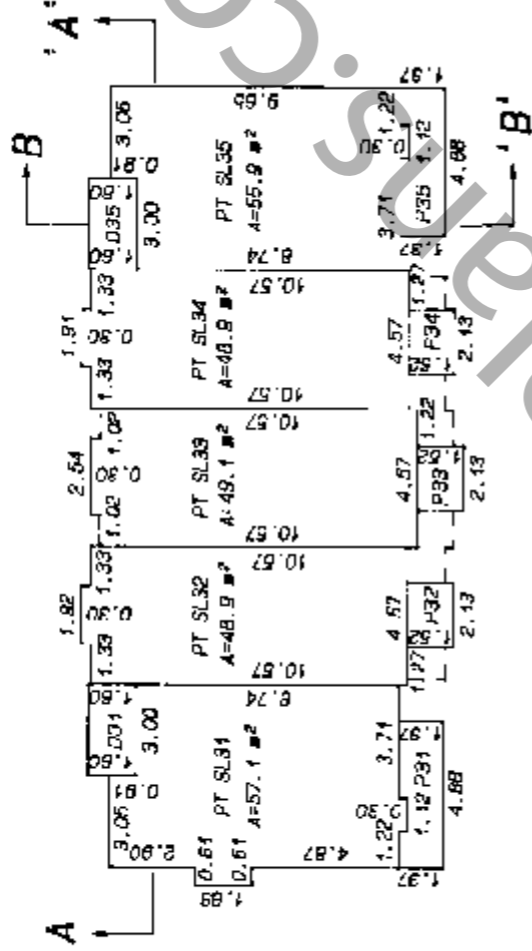
STRATA PLAN LMS 3241

**PHASE 2**

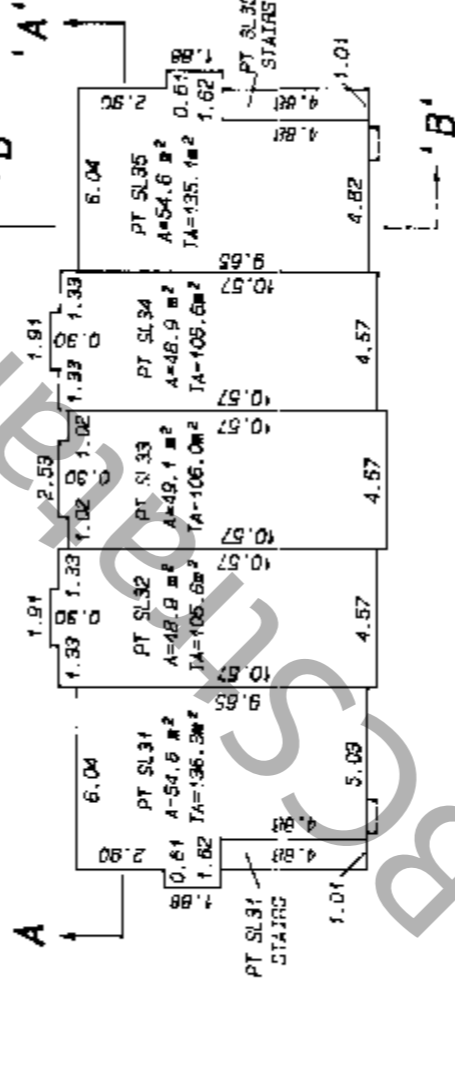
**FIRST FLOOR**



**SECOND FLOOR**



**THIRD FLOOR**



**SECTION A-'A'**

THIRD FLOOR		ROOF CP	
PT SL31	PT SL32	PT SL33	PT SL35
PT SL34	PT SL32	PT SL33	PT SL35
PT SL34 GARAGE	PT SL32 GARAGE	PT SL33 GARAGE	PT SL35 GARAGE

**SECTION B-'B'**

THIRD FLOOR		ROOF CP	
PT SL35	PT SL35	PT SL35	BOX WINDOW
PT SL35	PT SL35	PT SL35	PT SL35
PT SL35	PT SL35	PT SL35	PT SL35

JOHN ONDERWATER & ASSOC.  
B.C. LAND SURVEYORS  
CLOVERDALE B.C.  
PHONE 574-7311  
FILE: JS 9639F.07

Dated this 15th day of September, 1996

*John Underwater*

B.C.L.S.

**FLOOR PLANS & SECTIONS**  
**BUILDING 14**

SCALE 1:250



ALL DISTANCES ARE IN METRES

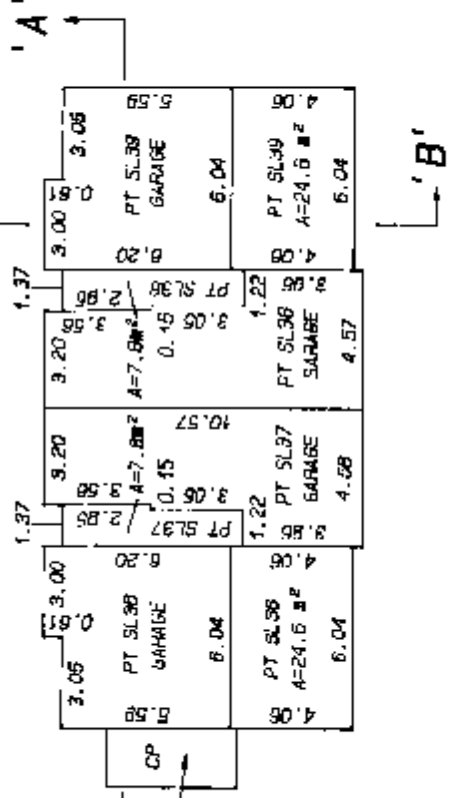
- D-# DENOTES DECK,  
LIMITED COMMON PROPERTY OF  
STRATA LOT #
- P-# DENOTES PATIO,  
LIMITED COMMON PROPERTY OF  
STRATA LOT #



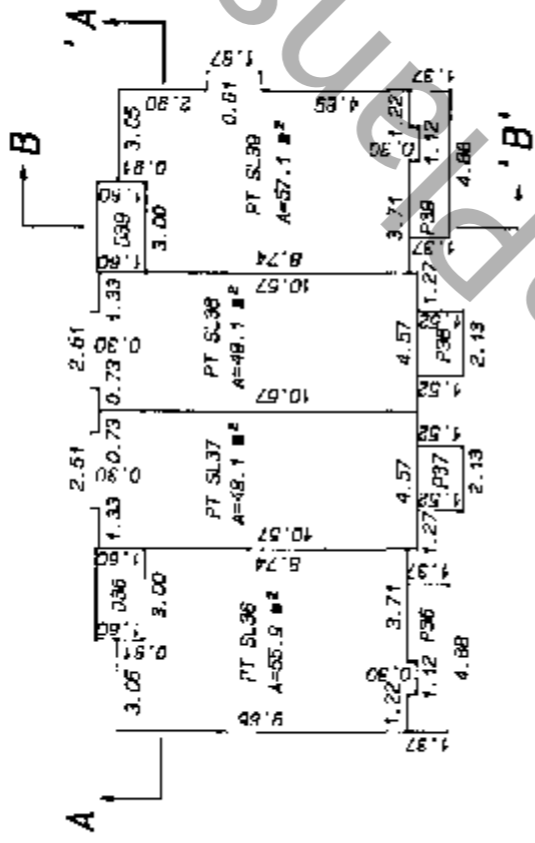
SHEET 8 OF 8 SHEETS  
STRATA PLAN LMS 3241

**PHASE 2**

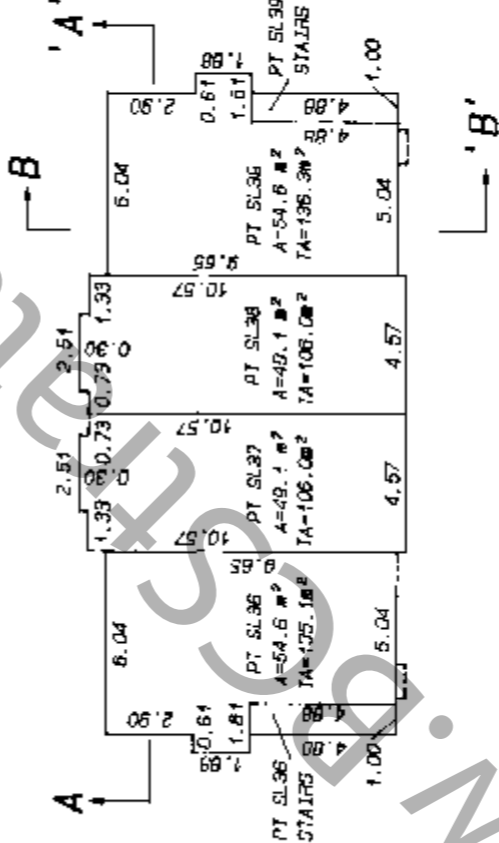
**FIRST FLOOR**



**SECOND FLOOR**



**THIRD FLOOR**



**SECTION A-'A'**

THIRD FLOOR		SECOND FLOOR		FIRST FLOOR	
PT SL36	PT SL37	PT SL36	PT SL37	PT SL36	PT SL37
PT SL36	PT SL37	PT SL36	PT SL37	PT SL36 GARAGE	PT SL37 GARAGE
SLEC. ROOM CP		SLEC. ROOM CP		SLEC. ROOM CP	

**SECTION B-'B'**

THIRD FLOOR		SECOND FLOOR		FIRST FLOOR	
PT SL39		PT SL39		PT SL39	
BOX WINDOW		PT SL39		GARAGE PT SL39	

JOHN UNDERMATER & ASSOC.  
B.C. LAND SURVEYORS  
CLOVERDALE B.C.  
PHONE 574-7311  
FILE: JS 9639F .80

Dated this 15th day of September, 1998

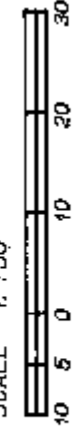
*galt*  
A.C.L.S.

**STRATA PLAN OF LOT 3 EXCEPT FIRSTLY:  
PHASE 1 STRATA PLAN LMS3241, SECONDLY:  
PHASE 2 STRATA PLAN LMS3241, SEC. 28  
BLK. 5 N.R. 1 WEST N.W.D. PLAN NWP87676**

**STRATA PLAN LMS 3241**

DEPOSITED AND REGISTERED IN THE LAND TITLE  
OFFICE AT NEW WESTMINSTER, B.C. THIS **26<sup>th</sup>** DAY  
OF **January** 1999

CITY OF SURREY  
B.C.G.S. 926.017



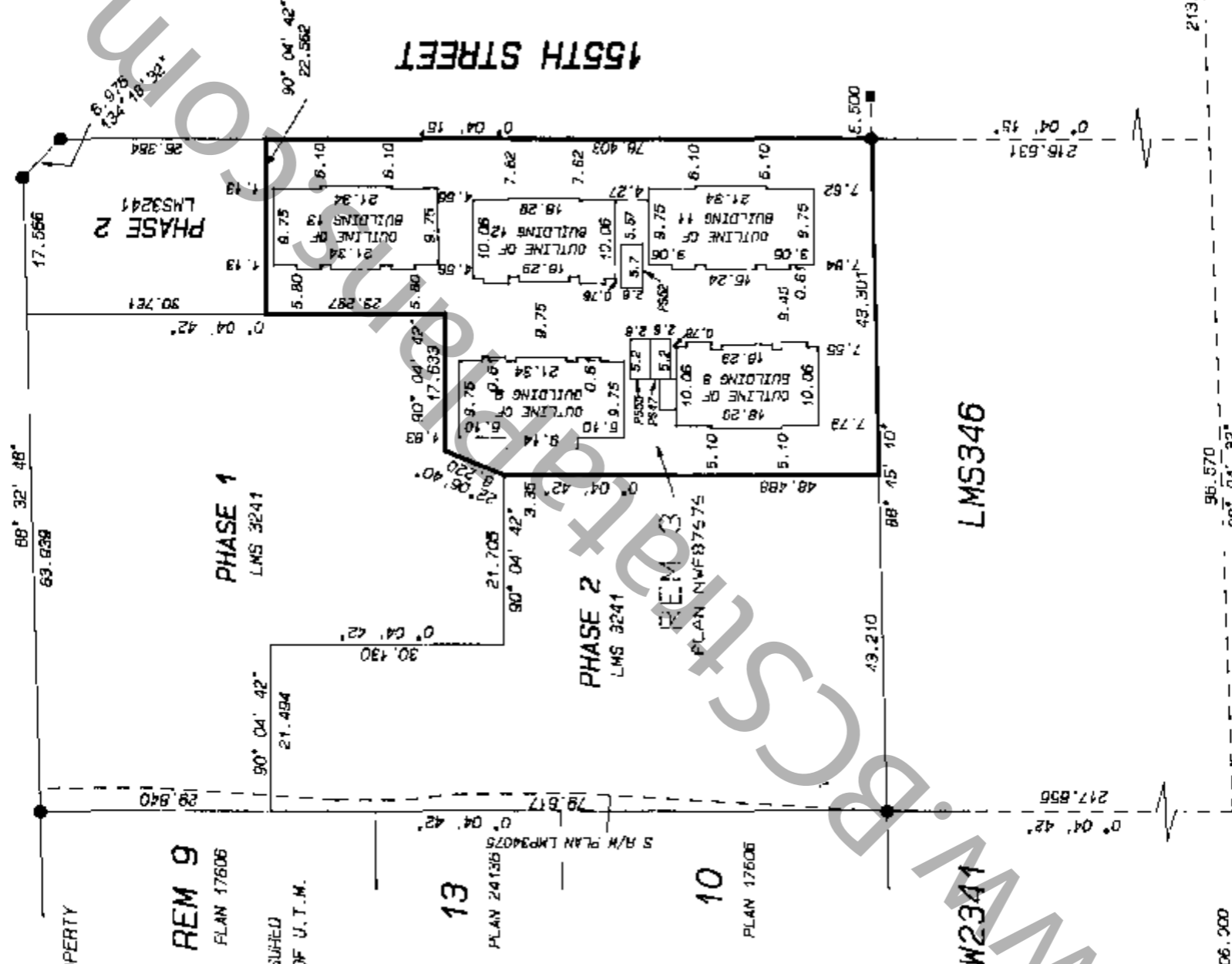
PHASE 3  
ALL DISTANCES ARE IN METRES  
GRID BEARINGS ARE DERIVED FROM OCMs 79H0009 & 79H0011

*J. Small / per Deput*  
**J. Small** DEPUTY REGISTRAR  
REF. NO. **BNI19934 - BNI19953**

- LEGEND
- DENOTES CONTROL MONUMENT FOUND
  - DENOTES STANDARD IRON POST FOUND
  - DENOTES STANDARD LEAD PLUG FOUND
  - PT DENOTES PART
  - SL DENOTES STRATA LOT
  - TA DENOTES TOTAL AREA
  - A DENOTES AREA
  - M<sup>2</sup> DENOTES SQUARE METRES
  - CP DENOTES COMMON PROPERTY
  - LCP DENOTES LIMITED COMMON PROPERTY
  - CF DENOTES COMMON FACILITY
  - PG DENOTES PARKING STALL
  - LCP OF SL

INTEGRATED SURVEY AREA NO. 1  
CITY OF SURREY  
THIS PLAN SHOWS GROUND LEVEL MEASURED  
DISTANCES. PRIOR TO COMPUTATION OF U.T.M.  
COORDINATES MULTIPLY BY COMBINED  
FACTOR OF 0.9996834 (NAD 83)

**101 A AVENUE**



CIVIC ADDRESS:  
15488 101 A AVENUE, SURREY B.C.  
THE ADDRESS FOR SERVICE OF DOCUMENTS  
ON THE STRATA CORPORATION IS THE  
OWNERS STRATA PLAN (MS. **3241**  
201 - 31234 WHEEL AVE., ABBOTSFORD, B.C. V2T-6G9

JOHN UNDERWATER & ASSOC.  
B.C. LAND SURVEYORS  
CLOVERDALE, B.C.  
PHONE 574-7311  
FILE: J55639F.C1

I, John Underwater, 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 1st day  
January, 1999

THIS PLAN LIES WITHIN THE  
GREATER VANCOUVER REGIONAL DISTRICT

*J. Small*  
B.C.L.S.

PHASE 3

LOT NO.	SHEET NO.	FORM 1	FORM 2
		SCHEDULE OF UNIT ENTITLEMENT	SCHEDULE OF INTEREST UPON DESTRUCTION
SL 40	4	156	1669
SL 41	4	106	1669
SL 42	4	106	1669
SL 43	4	136	1889
SL 44	5	104	1619
SL 45	5	106	1559
SL 46	5	106	1559
SL 47	5	104	1639
SL 48	6	136	1889
SL 49	6	106	1609
SL 50	6	106	1609
SL 51	6	136	1889
SL 52	7	104	1629
SL 53	7	106	1609
SL 54	7	106	1609
SL 55	7	104	1629
SL 56	8	136	1889
SL 57	8	106	1609
SL 58	8	106	1609
SL 59	8	135	1889
AGGREGATE		2291	39800

JOHN ENJULHVALH & ASSOC.  
B.C. LAND SURVEYOR  
CLOVERDALE, B.C.  
PHONE 574-7311  
FILE: JS 5639.C2

Dated this 1st day of January, 1999

*John Enjulhvalh*

B.C.L.S.

CONDOMINIUM ACT

PHASE 3

SECOND SHEET, SHEET 3 OF 8 SHEETS

STRATA PLAN LMS 3241

CONT'D. . . .

FORM 13

NEW DEVELOPMENT CERTIFICATE

I, John P. Underwater, of Cloverdale, B.C., a British Columbia Land Surveyor hereby certify that the building shown in this Strata Plan has not as of the 1st day of January, 1999 been previously occupied. Dated in Cloverdale, B.C. this 1st day of January, 1999.

[Signature] 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.

Henry J. Rempel Agent of owner-developer Declared before me at Abbotsford B.C. Dated this 5 day of JANUARY 1999.

[Signature] HOWARD WIENS A Commissioner for taking affidavits within the province of B.C.

Approved under the Condominium Act as Phase 3 of a 3 Phase Strata Plan, dated this 10th day of January, 1999.

[Signature] Approving Officer for the City of Surrey

OWNERS: REMPEL COBBLEFIELD LANE DEVELOPMENT LTD. (sign and print names clearly)

[Signature] Henry J. Rempel AUTHORIZED SIGNATORY

[Signature] HOWARD WIENS AUTHORIZED SIGNATORY

WITNESS AS TO SIGNATURES #305-2692 Clearbrook Rd. Abbotsford BC V2T 2Y8

LAWYER OCCUPATION OF WITNESS

JOHN UNDERWATER & ASSOC. B.C. LAND SURVEYORS CLOVERDALE B.C. PHONE 574-7311 FILE: JS 9639F.C3

Accepted as to Forms 1 & 2 this 22 day of January, 1999.

[Signature] for the Special Agent of Real Estate MORTGAGEE: THE MUTUAL TRUST COMPANY (sign and print names clearly)

AUTHORIZED SIGNATORY [Signature] DERRA NORDON

AUTHORIZED SIGNATORY [Signature] MIKE REIDMAN WITNESS AS TO SIGNATURES

1400-1140 West Pender St. Vancouver B.C. ADDRESS OF WITNESS

ADMINISTRATOR OCCUPATION OF WITNESS

MORTGAGEE: MONTROSE REALTY CORPORATION (sign and print names clearly)

[Signature] ROBERT KURKINS AUTHORIZED SIGNATORY

390-1670 W. GEORGIA ST. VANCOUVER, B.C. AUTHORIZED SIGNATORY

[Signature] DAVE RAWLYK WITNESS AS TO SIGNATURES

390-1090 W. GEORGIA ST. VANCOUVER, B.C. ADDRESS OF WITNESS

BUSINESSMAN OCCUPATION OF WITNESS

City of Surrey as holder of covenant filed under number, BM39391 hereby consents to the filing of this strata plan.

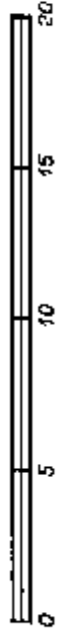
[Signature] MAYOR DON ACCALUN CLERK: DONNA KENDY

Dated this 1st day of January, 1999

[Signature] B.C.L.S.

**FLOOR PLANS & SECTIONS**  
**BUILDING 9**

SCALE 1:250



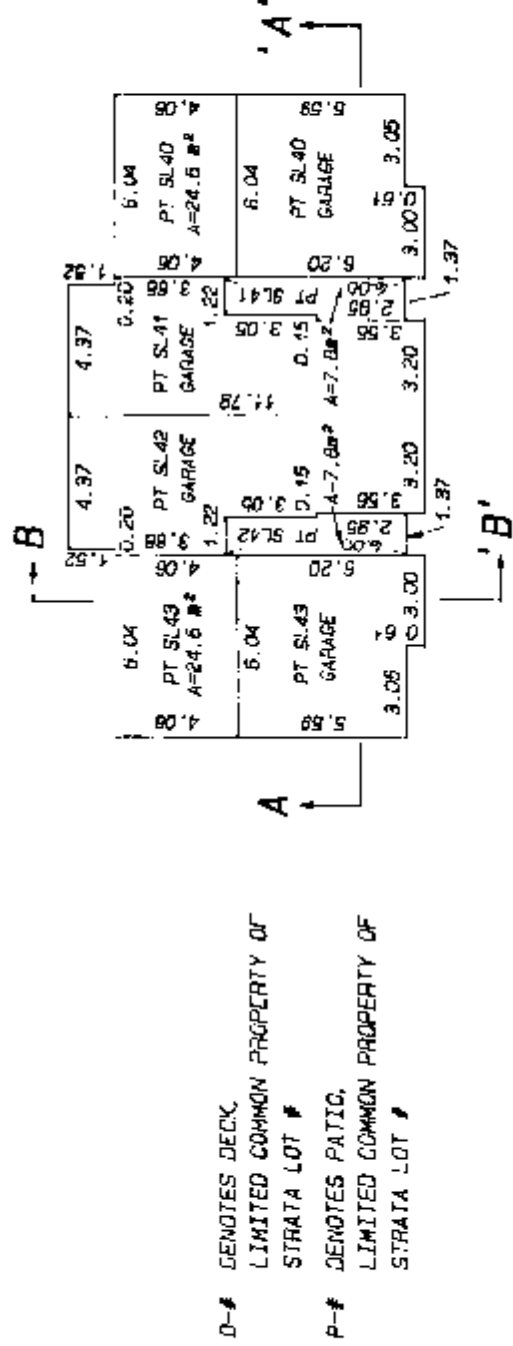
ALL DISTANCES ARE IN METRES

STRATA PLAN LMS3241

SHEET 4 OF 9 SHEETS

**PHASE 3**

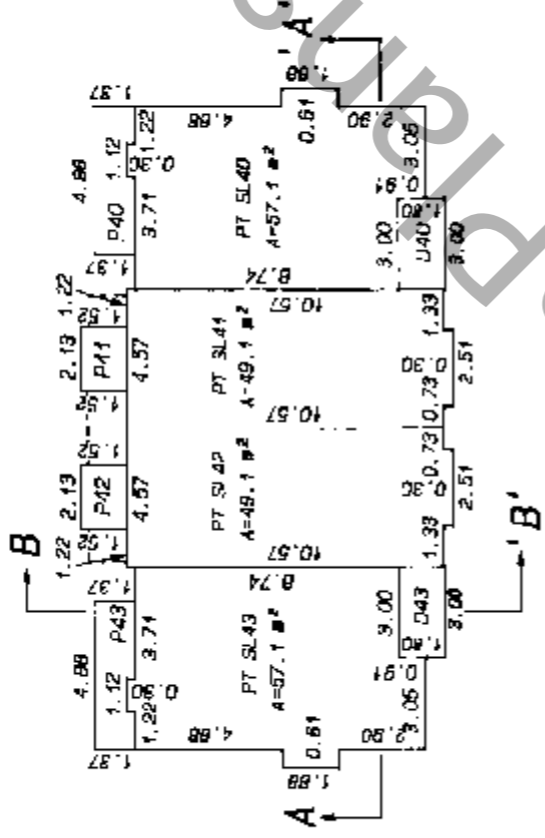
**FIRST FLOOR**



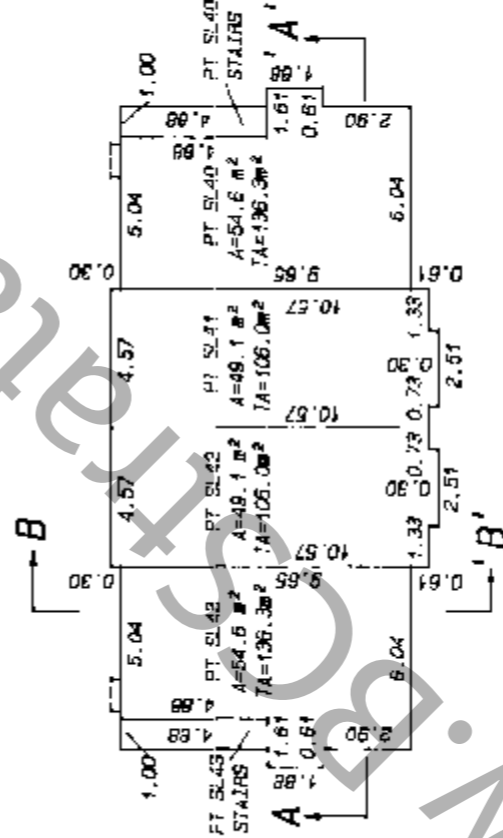
- D-# DENOTES DECK,  
LIMITED COMMON PROPERTY OF  
STRATA LOT #
- P-# DENOTES PATIO,  
LIMITED COMMON PROPERTY OF  
STRATA LOT #



**SECOND FLOOR**



**THIRD FLOOR**



**SECTION A-'A'**

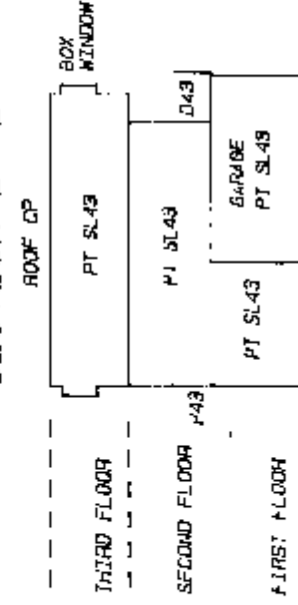
ROOF CP	
PT SL43	PT SL40
PT SL42	PT SL40
PT SL42	PT SL40
PT SL42 GARAGE	PT SL40 GARAGE

THIRD FLOOR

SECOND FLOOR

FIRST FLOOR

**SECTION B-'B'**



THIRD FLOOR

SECOND FLOOR

FIRST FLOOR

JOHN UNDERWATER & ASSOC.  
B. C. LAND SURVEYORS  
CLOVEHUALE B. C.  
PHONE 574-7311  
FILE: JS 96398-04

Dated this 1st day of January, 1999

*[Signature]*

B.C.L.S.

**FLOOR PLANS & SECTIONS**  
**BUILDING B**

SCALE 1:250  
0 5 10 15 20

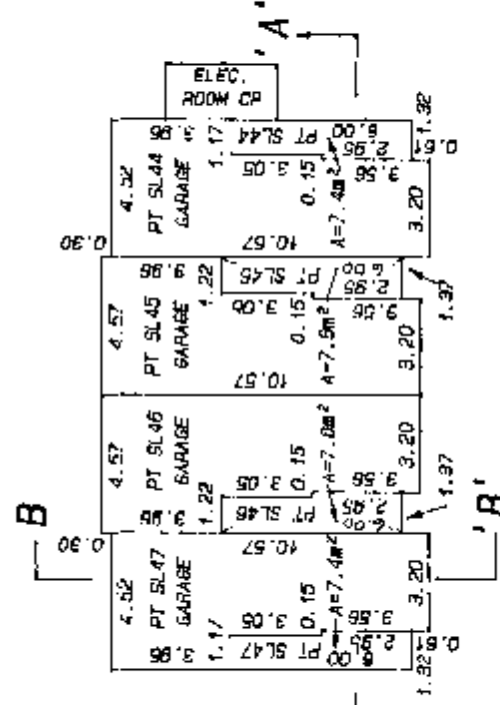
ALL DISTANCES ARE IN METRES

- D-# DENOTES DECK,  
LIMITED COMMON PROPERTY OF  
STRATA LOT #
- P-# DENOTES PATIO,  
LIMITED COMMON PROPERTY OF  
STRATA LOT #

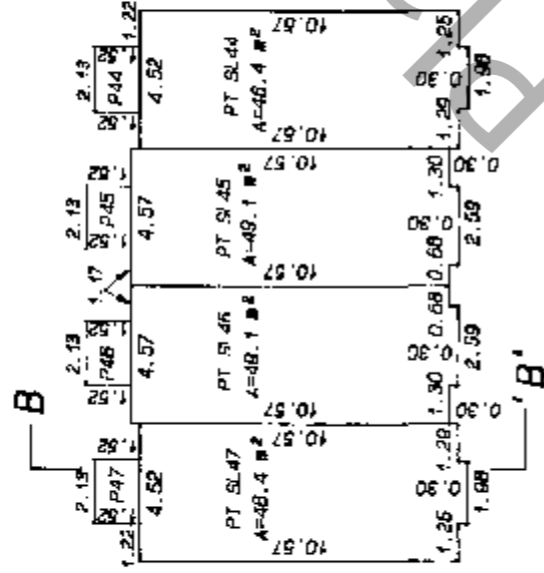


**PHASE 3**

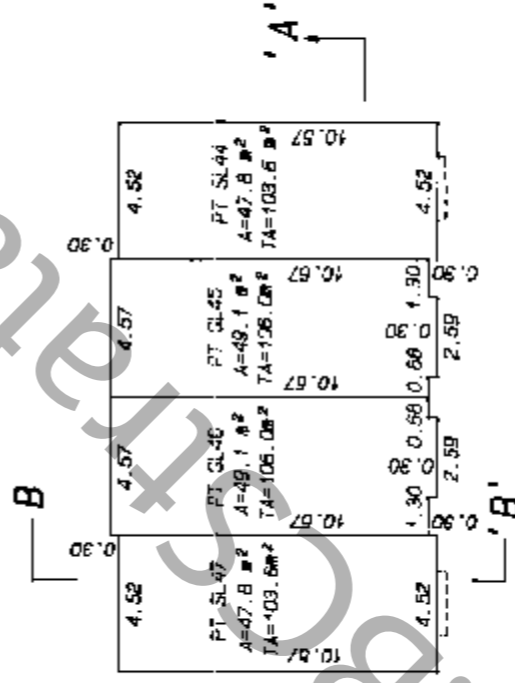
**FIRST FLOOR**



**SECOND FLOOR**



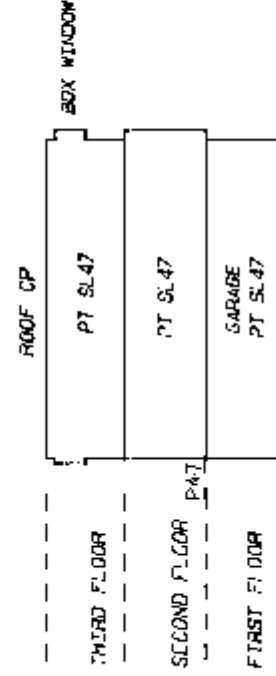
**THIRD FLOOR**



**SECTION A-A'**

THIRD FLOOR		SECOND FLOOR		FIRST FLOOR	
PT SL47	PT SL46	PT SL46	PT SL46	PT SL47	PT SL47
PT SL47	PT SL46	PT SL46	PT SL46	PT SL47	PT SL47
PT SL47	PT SL46	PT SL46	PT SL46	PT SL47	PT SL47

**SECTION B-B'**



JOHN UNDERWATER & ASSOC.  
B.C. LAND SURVEYORS  
1101 VICTORIA ST. VICTORIA, B.C.  
PHONE 5/4-7311  
FILE: JS 9039F.C5

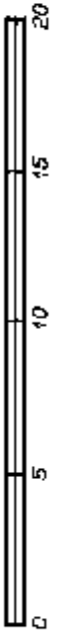
Dated this 1st day of January, 1999

*John*

B.C.L.S.

**FLOOR PLANS & SECTIONS**  
**BUILDING 11**

SCALE 1:250



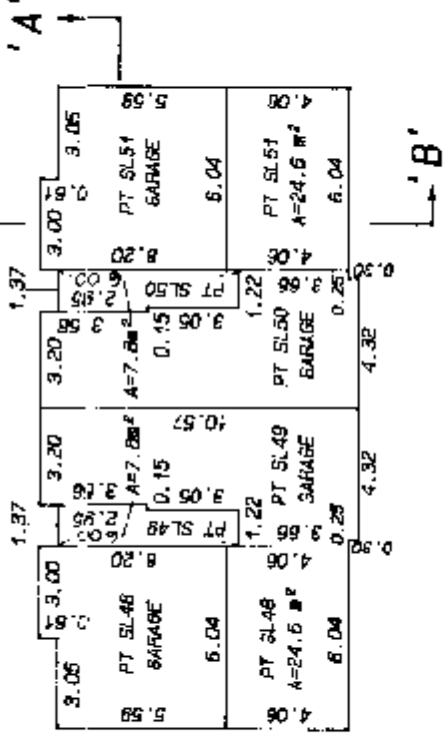
ALL DISTANCES ARE IN METRES

- D-# DENOTES DECK,  
LIMITED COMMON PROPERTY OF  
STRATA LOT #
- P-# DENOTES PATIO,  
LIMITED COMMON PROPERTY OF  
STRATA LOT #

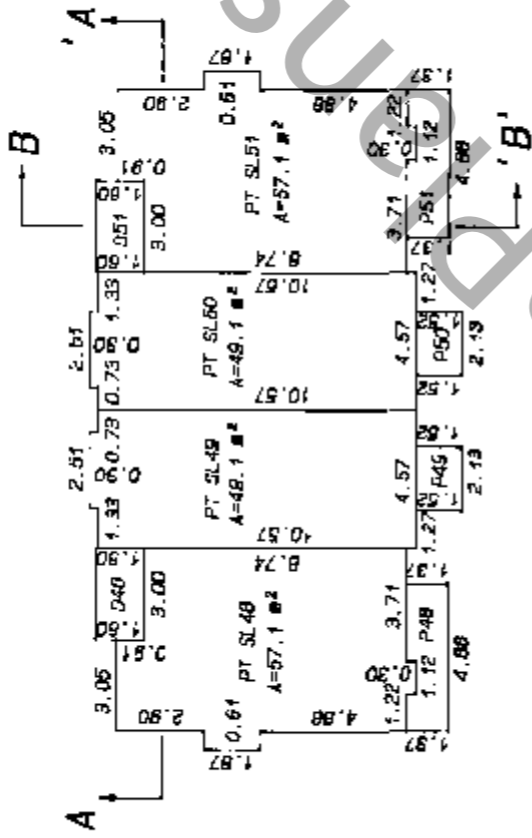


**PHASE 3**

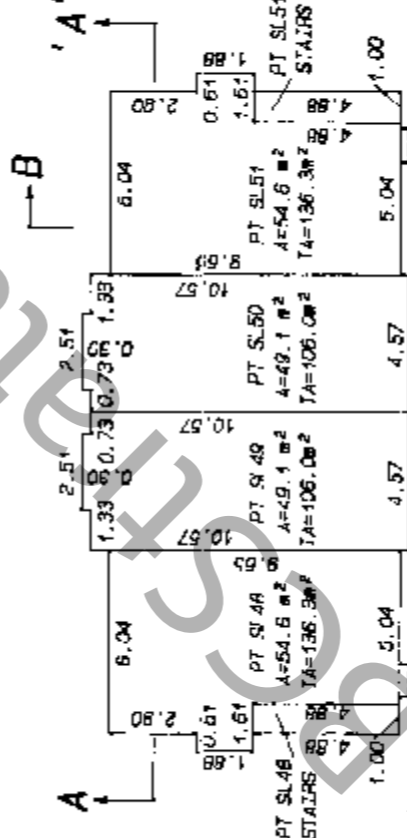
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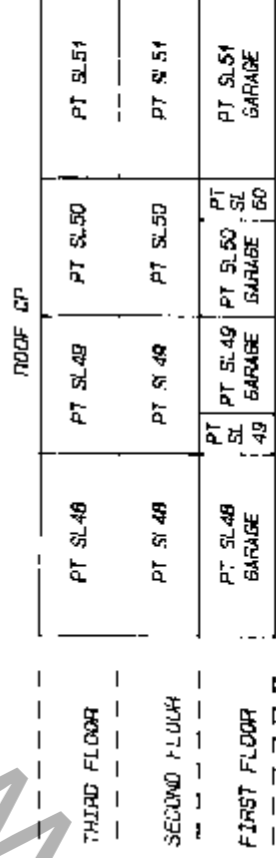
**SECOND FLOOR**



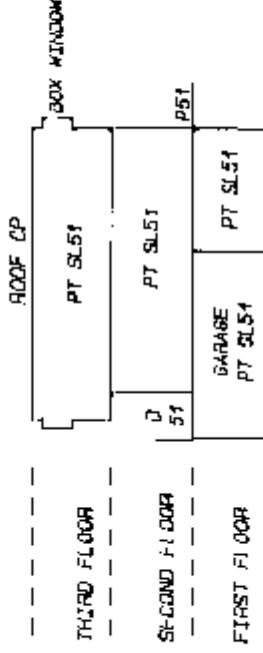
**THIRD FLOOR**



**SECTION A-A'**



**SECTION B-B'**



JOHN UNDERWATER & ASSOC.  
B.C. LAND SURVEYORS  
CLOVERDALE B.C.  
PHONE 574-7311  
FILE: JS 9630F.06

Dated this 1st day of January, 1989

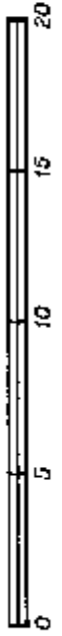
*John Underwater*

B.C.L.S.



**FLOOR PLANS & SECTIONS**  
**BUILDING 12**

SCALE 1:250



ALL DISTANCES ARE IN METRES

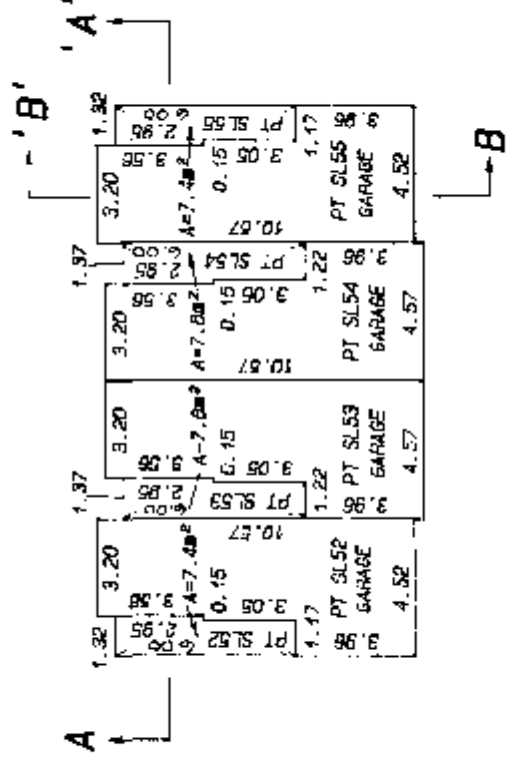
- D-# DENOTES DECK,  
LIMITED COMMON PROPERTY OF  
STRATA LOT #
- P-# DENOTES PATIO,  
LIMITED COMMON PROPERTY OF  
STRATA LOT #



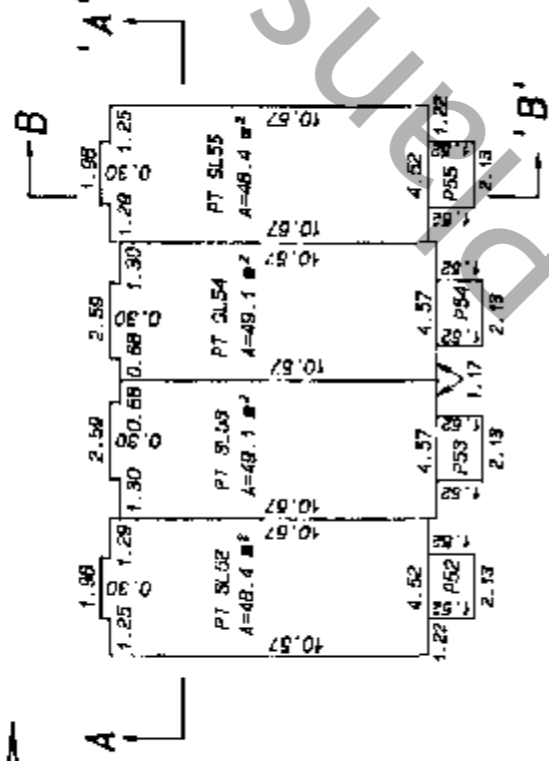
SHEET / OF 8 SHEETS  
**STRATA PLAN LMS3241**

**PHASE 3**

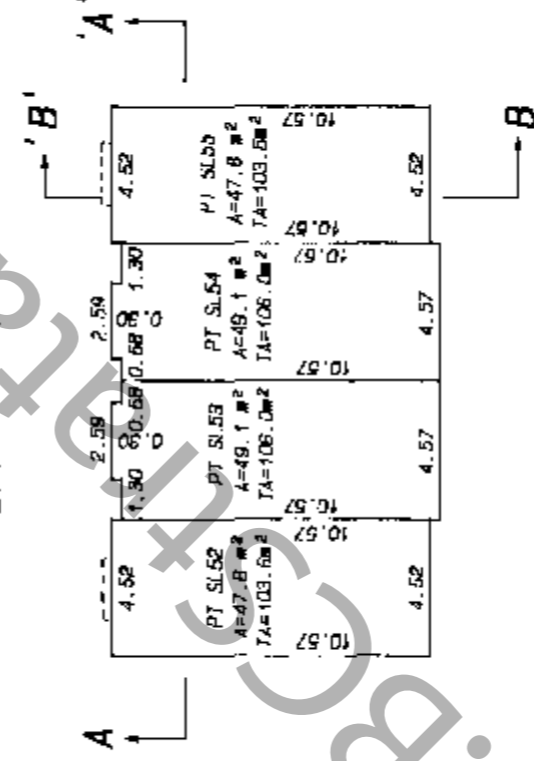
**FIRST FLOOR**



**SECOND FLOOR**



**THIRD FLOOR**



**SECTION A-'A'**

	ROOF CP	
THIRD FLOOR	PT SL52	PT SL55
SECOND FLOOR	PT SL52	PT SL55
FIRST FLOOR	PT SL52 GARAGE	PT SL53 GARAGE PT SL54 GARAGE PT SL55 GARAGE

**SECTION B-'B'**

	ROOF CP	
THIRD FLOOR	PT SL55	BOX WINDOW
SECOND FLOOR	PT SL55	P.S.S.
FIRST FLOOR	SARAGE	PT SL55

JOHN UNDERWATER & ASSOC.  
B.C. LAND SURVEYORS  
CLOVERDALE B.C.  
PHONE 574-7311  
FILE: J5 9639F.C7

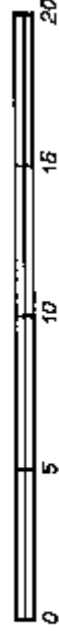
Dated this 1st day of January, 1999

*John Underwater*

B.C.L.S.

**FLOOR PLANS & SECTIONS**  
**BUILDING 13**

SCALE 1:250

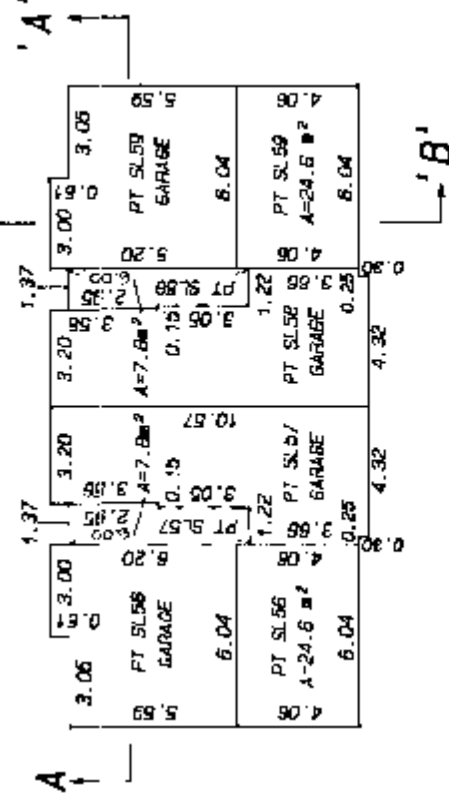


ALL DISTANCES ARE IN METRES

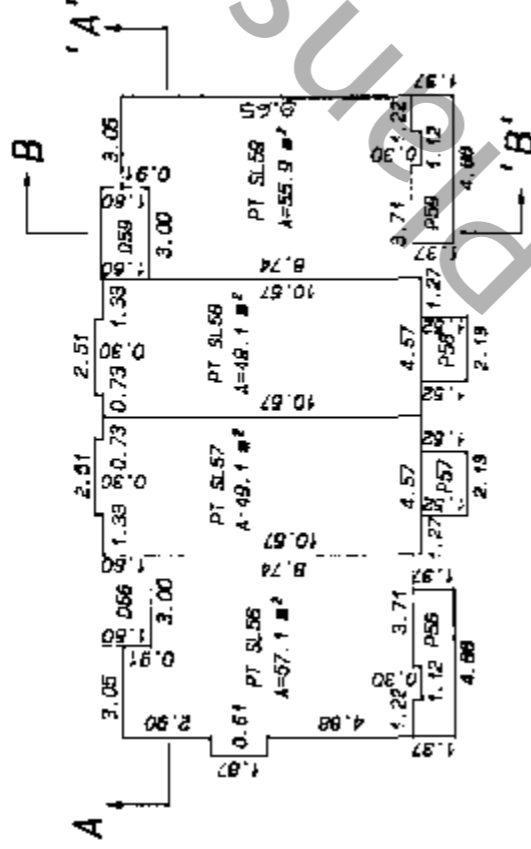
- D-# DENOTES DECK.
- LIMITED COMMON PROPERTY OF STRATA LOT #
- P-# DENOTES PATIO.
- LIMITED COMMON PROPERTY OF STRATA LOT #



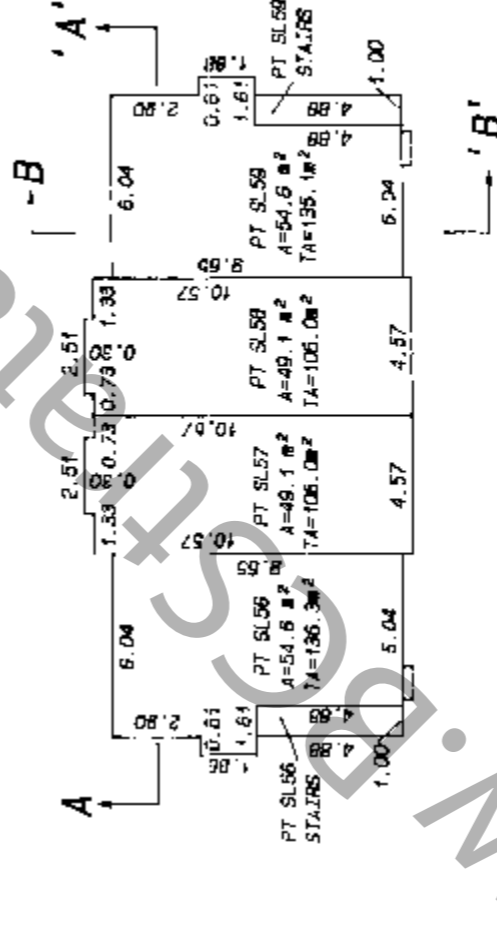
**PHASE 3**  
**FIRST FLOOR**



**SECOND FLOOR**



**THIRD FLOOR**



**SECTION A-'A'**

ROOF CP		
THIRD FLOOR	PT SL57	PT SL59
SECOND FLOOR	PT SL57	PT SL59
FIRST FLOOR	PT SL57 GARAGE	PT SL59 GARAGE

**SECTION B-'B'**

HOOR UP	
THIRD FLOOR	PT SL59 BOX WINDOW
SECOND FLOOR	PT SL59
FIRST FLOOR	GARAGE PT SL59

JOHN ONDIEHWAHER & ASSOC.  
B.C. LAND SURVEYORS  
CLOVERDALE B.C.  
PHONE 574-7311  
FAX: JS 953DF.CB

Dated this 1st day of January, 1999

*John*

R.C.I.S.

WWW.SURFPLANS.COM