

STRATA PLAN OF PART OF LOT 1,  
SEC. 25, TP. 2,  
N.W.D., PLAN LMP 2229  
MUNICIPALITY OF SURREY  
B.C.S. 92 6-017

PHASE I  
STRATA PLAN LMS 366

DEPOSITED AND REGISTERED IN THE LAND  
TITLE OFFICE AT NEW WESTMINSTER B.C.  
THIS 4th DAY OF MAY 1992

SCALE: 1:1000



ALL DISTANCES ARE IN METRES

- S.L. DENOTES STRATA LOT.
- PT DENOTES PART
- ⊙ DENOTES COMMON PROPERTY
- m<sup>2</sup> DENOTES SQUARE METRES
- (P-B) DENOTES PATIO BEING LIMITED COMMON PROPERTY FOR THE EXCLUSIVE USE OF S.L.B
- (G-T) DENOTES GARAGE BEING LIMITED COMMON PROPERTY FOR THE EXCLUSIVE USE OF S.L. II
- ⊕ DENOTES ELECTRICAL ROOM BEING COMMON PROPERTY.
- HA DENOTES HECTARE

THIS PLAN SHOWS GROUND-LEVEL MEASURED DISTANCES PRIOR TO COMPUTATION OF U.T.M. CO-ORDINATES MULTIPLY BY COMBINED FACTOR 0.99995970

GRID BEARINGS ARE DERIVED FROM OBSERVATIONS BETWEEN CONTROL MONUMENTS 86-N-1260 AND 5260

- DENOTES CONTROL MONUMENT
- DENOTES STANDARD IRON POST FOUND

DEPUTY REGISTRAR

CIVIC ADDRESS

8567 164th STREET  
SURREY, B.C.

(FORM E - SEE EF 161642)  
AMENDED FORM E SEE EF178011

STRATA PLAN  
N.W. 3278

PLAN

1654

REM. 1

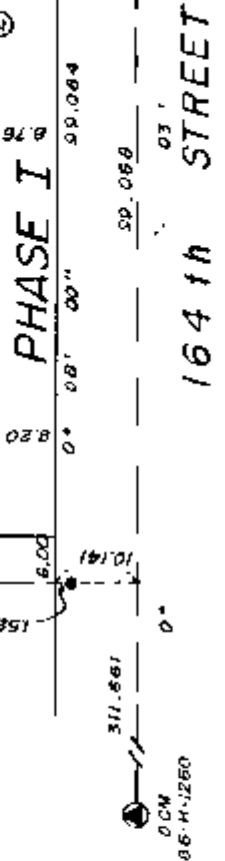
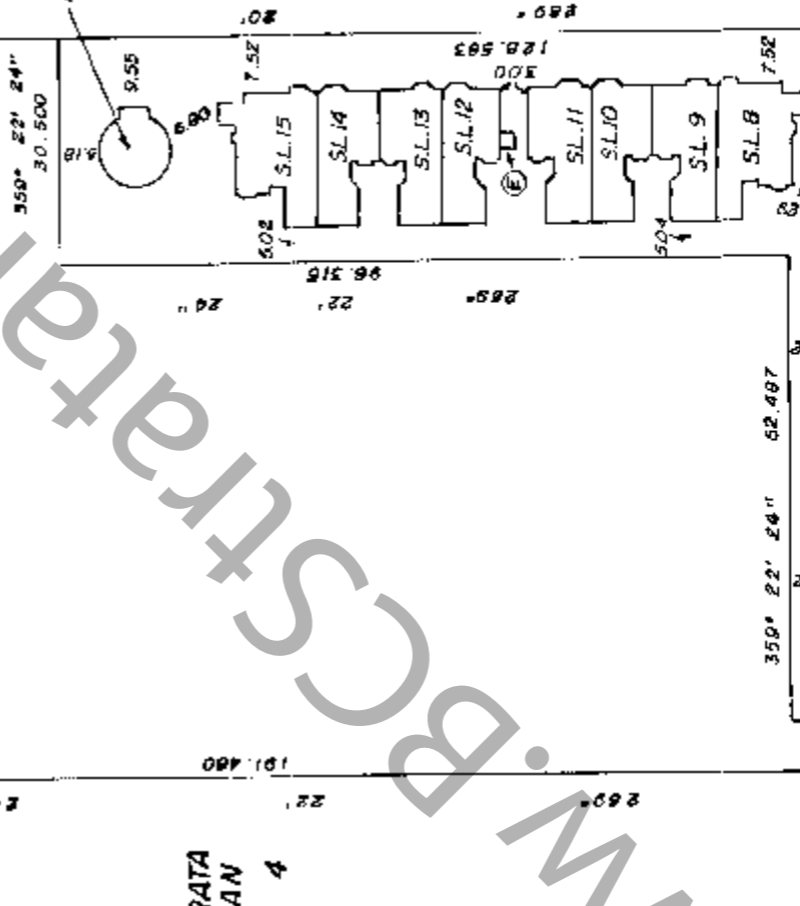
PLAN LMP 2229  
1.306 HA

STRATA  
PLAN  
LMS 4

S. 1/2 7

RECREATION  
BLDG.

⊙



THE ADDRESS FOR SERVICE OF DOCUMENTS ON THE STRATA CORPORATION IS THE OWNERS, STRATA PLAN LMS 366

BAY WEST MANAGEMENT CORP.  
12-15355 102A AVE.  
SURREY, B.C. V3R 7K1

THIS PLAN LIES WITHIN THE GREATER VANCOUVER 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 4th DAY OF APRIL 1992

*D. J. Dyck*  
D.J. DYCK AND ASSOCIATES  
B.C.S.

200-6646, KING GEORGE HWY.  
SURREY, B.C. V3W 4Z0  
594-7527

PHASE I  
STRATA PLAN L.M.S. 366

CONDOMINIUM ACT

LOT No.	SHEET No.	FORM 1	FORM 2	FORM 3	CIVIC ADDRESS SUITE No
		SCHEDULE OF UNIT ENTITLEMENT	SCHEDULE OF INTEREST UPON DESTRUCTION	SCHEDULE OF VOTING RIGHTS	
1	3	137	162,000		
2	3	160	176,000		
3	3	160	176,000		
4	3	160	176,000		
5	3	137	162,000		
6	4	159	176,000		
7	4	159	176,000		
8	5	137	162,000		
9	5	160	176,000		
10	5	160	176,000		
11	5	159	176,000		
12	6	159	176,000		
13	6	160	176,000		
14	6	150	176,000		
15	6	137	162,000		
AGGREGATE		2,304	2,584,000		

I HEREBY CERTIFY THAT THE COMMON FACILITY, RECREATION BUILDING WHICH ACCORDING TO FORM E OF THE ACT WAS TO HAVE BEEN CONSTRUCTED IN CONJUNCTION WITH THIS PHASE HAS BEEN SATISFACTORILY PROVIDED FOR April 1992 DATED THIS 22nd DAY OF April 1992

*[Signature]*  
APPROVING OFFICER  
MUNICIPALITY OF SURREY

APPROVED AS PHASE 1 OF A 3 PHASE STRATA PLAN UNDER THE CONDOMINIUM ACT. DATED THIS 22nd DAY OF April 1992

*[Signature]*  
APPROVING OFFICER  
MUNICIPALITY OF SURREY

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.

*[Signature]*  
Floyd Taylor

DECLARED BEFORE ME AT Richmond, B.C. THIS 22 DAY OF April 1992

*[Signature]*  
M.G. O'NEIL

A COMMISSIONER FOR TAKING AFFIDAVITS WITHIN THE PROVINCE OF BRITISH COLUMBIA

ACCEPTED AS TO FORMS 1, 2 AND 3 THIS 1 DAY OF May 1992

*[Signature]*  
SUPERINTENDENT OF REAL ESTATE

DECLARATION OF INTENTION TO CREATE A STRATA PLAN BY PHASE DEVELOPMENT (FORM E) FILED THIS 4 DAY OF May 1992 UNDER NUMBER BF 166642

OWNER:  
403497 B.C. LTD.

*[Signature]*  
AUTHORIZED SIGNATORY:  
FLOYD TAYLOR

*[Signature]*  
AUTHORIZED SIGNATORY:  
WITNESS AS TO BOTH SIGNATURES

*[Signature]*  
WITNESS AS TO BOTH SIGNATURES  
OCCUPATION OF WITNESS:  
10555 ARDENWAY R. SURREY B.C.  
ADDRESS OF WITNESS:

MORTGAGEE:  
WESTMINSTER CREDIT UNION

*[Signature]*  
AUTHORIZED SIGNATORY:  
GARY THOMPSON

*[Signature]*  
WITNESS AS TO BOTH SIGNATURES:  
M. TUURA  
422-6th St, New Westminster, BC  
OCCUPATION OF WITNESS:

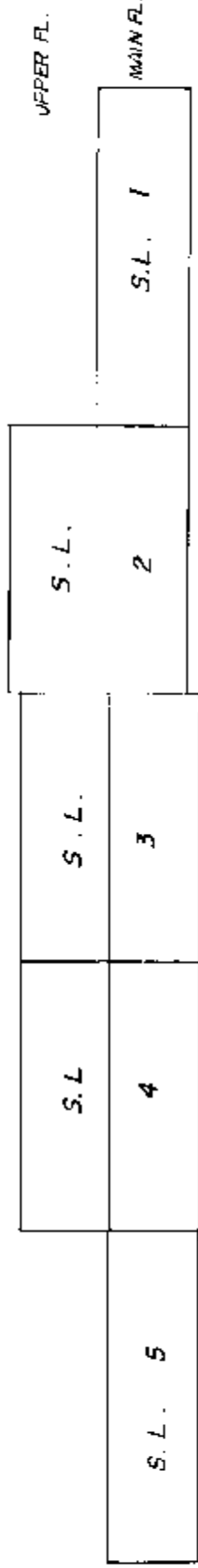
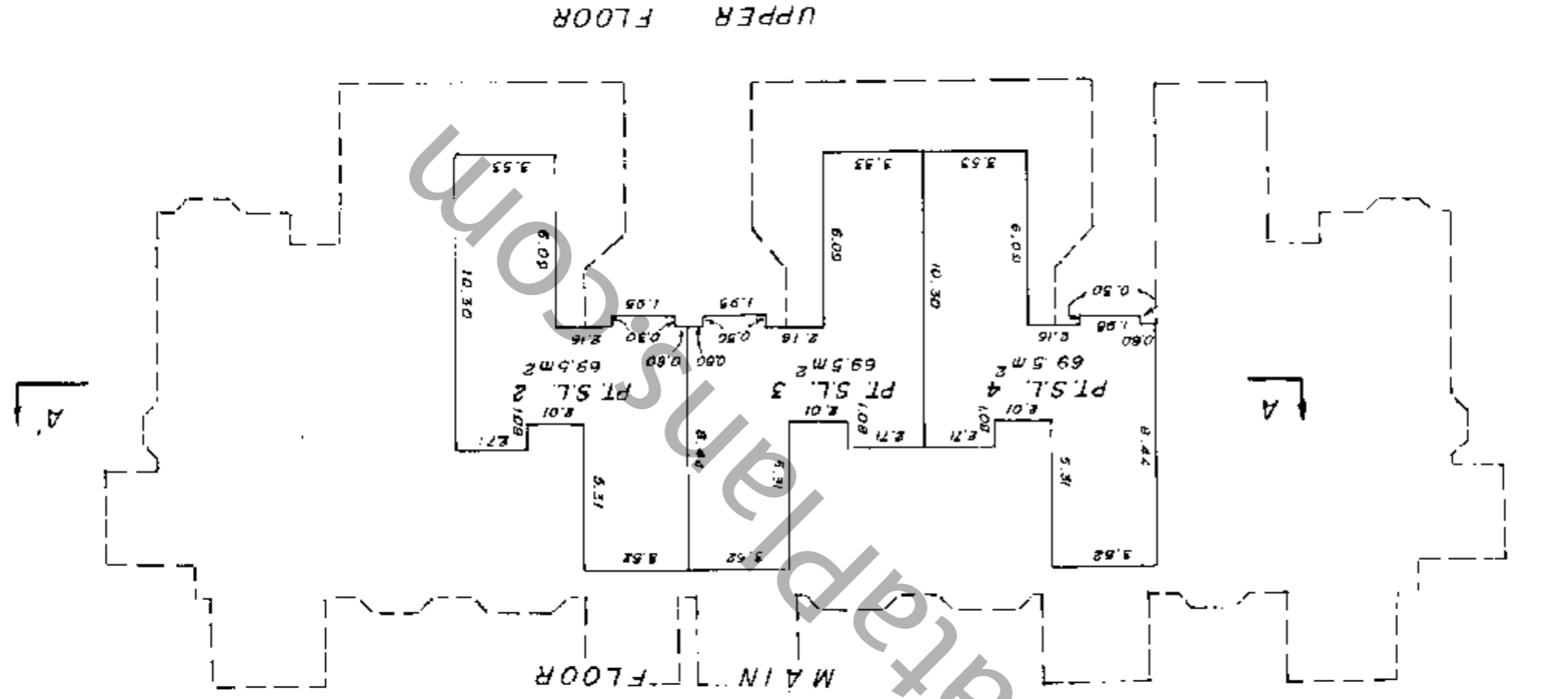
*[Signature]*  
COMMISSIONER'S SERVICES OFFICER  
ADDRESS OF WITNESS:

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 4th DAY OF APRIL 1992 BEEN PREVIOUSLY OCCUPIED. DATED AT SURREY THIS 4th DAY OF APRIL 1992

*[Signature]*  
D.J. DYCK  
B.C.L.S.

PHASE I  
STRATA PLAN LMS 3lab

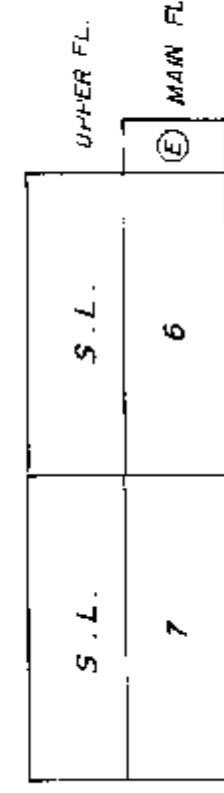
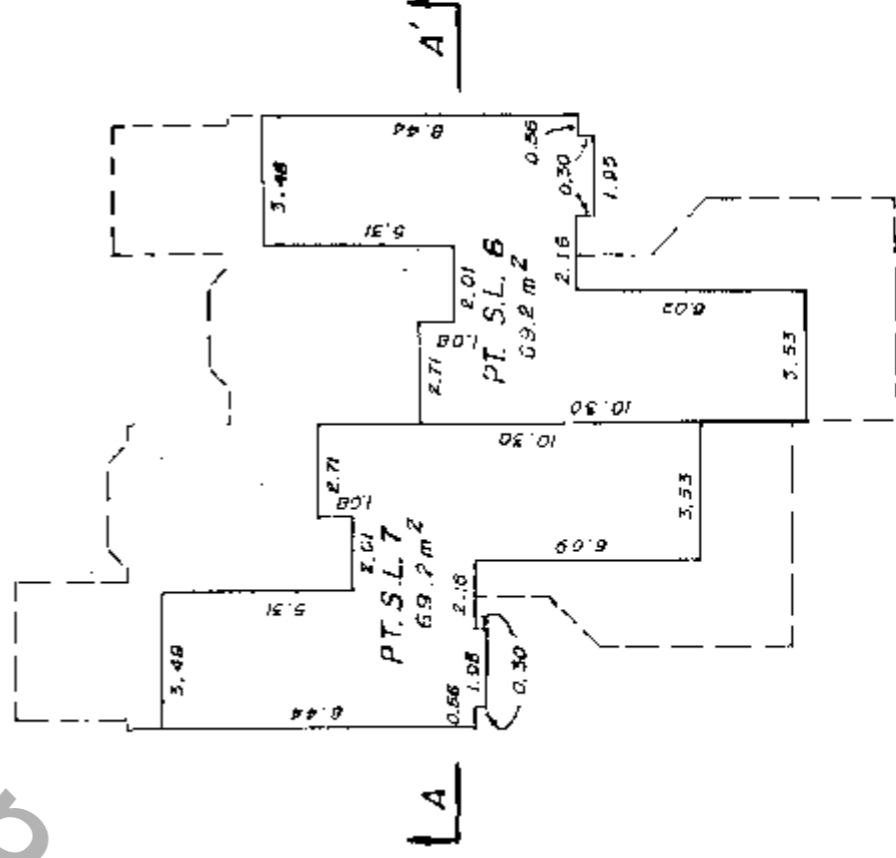
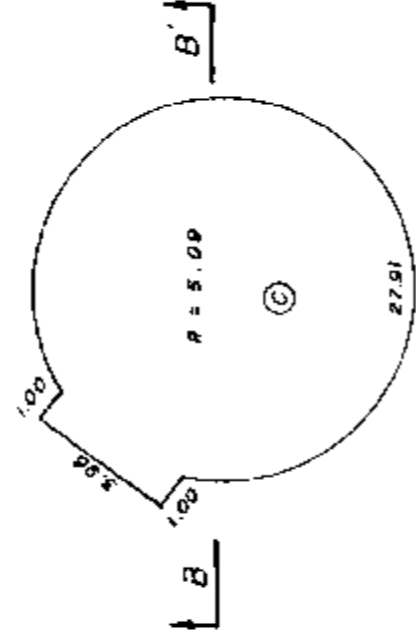
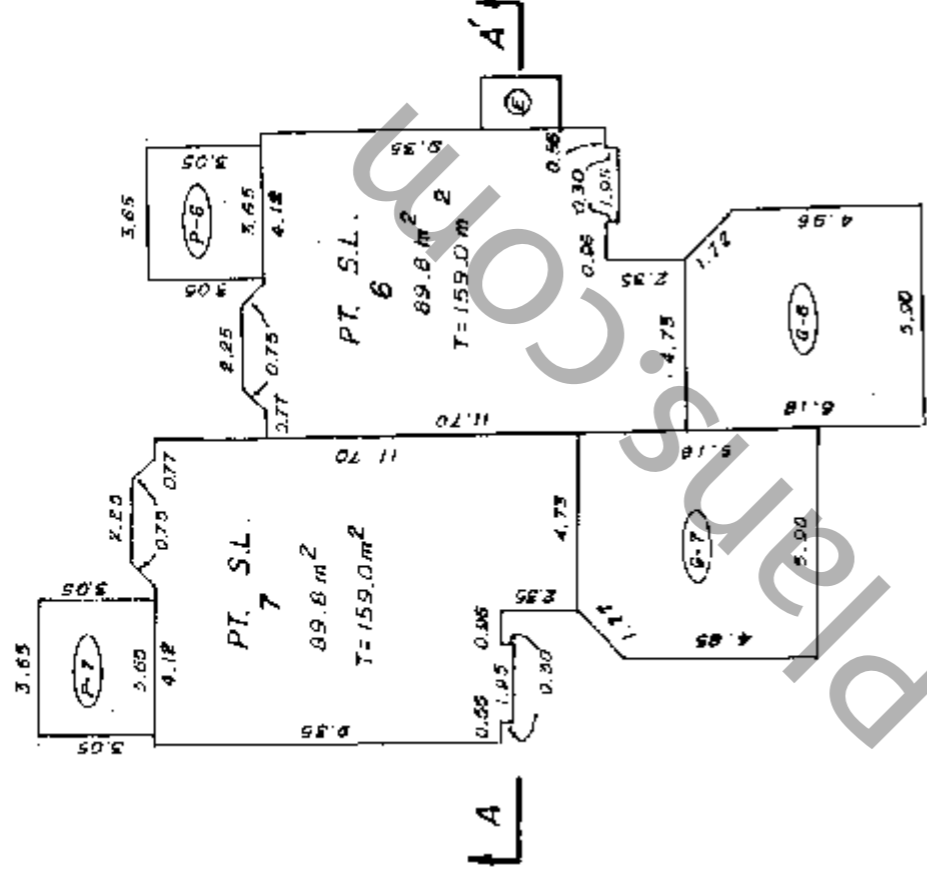
FLOOR PLANS AND SECTIONS



4th APRIL 1992  
 A.A.  
 FILED 01-1547

PHASE I  
STRATA PLAN LMS 366

FLOOR PLANS AND SECTIONS



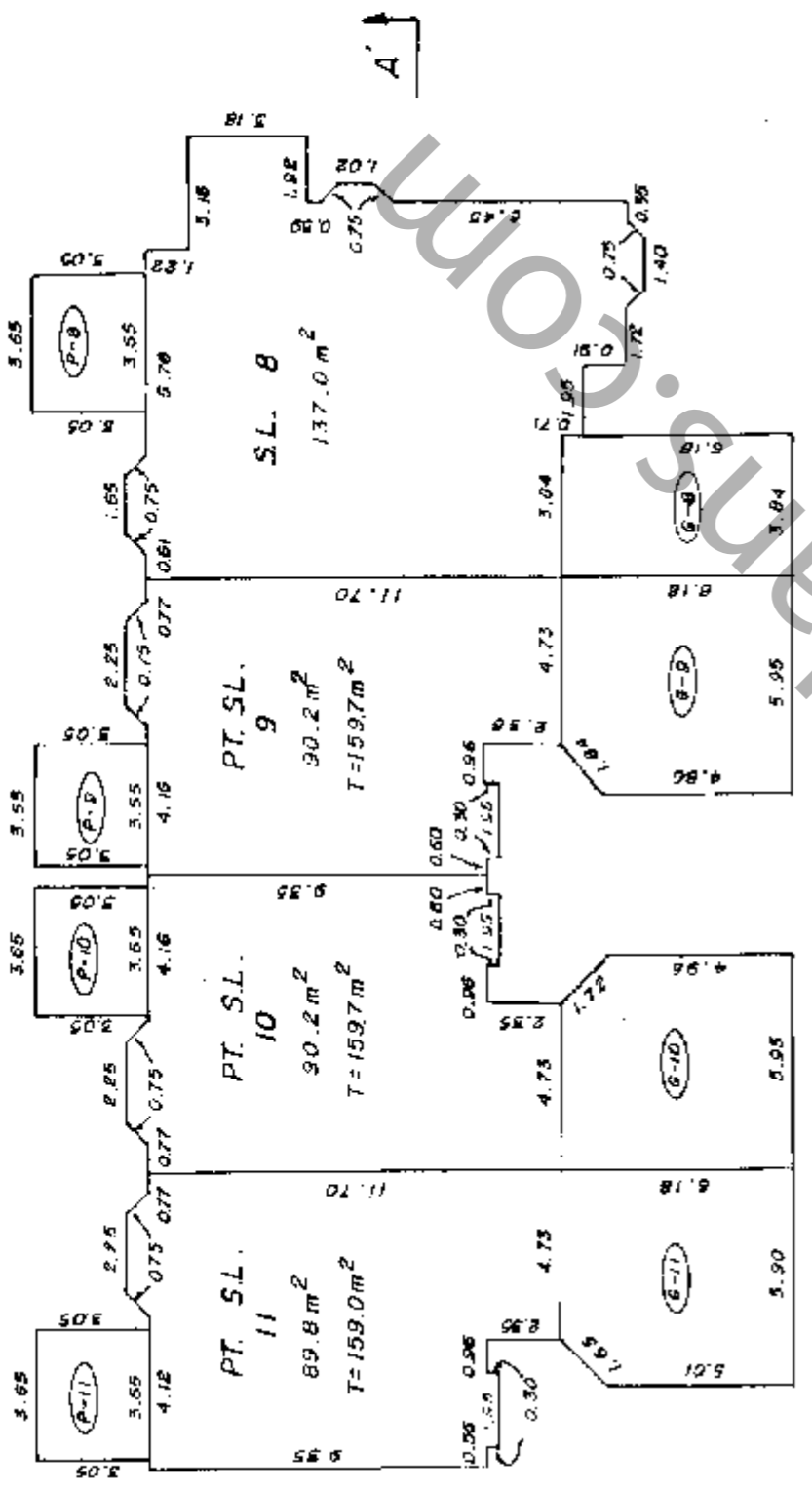
SECTION B - B'

SECTION A - A'

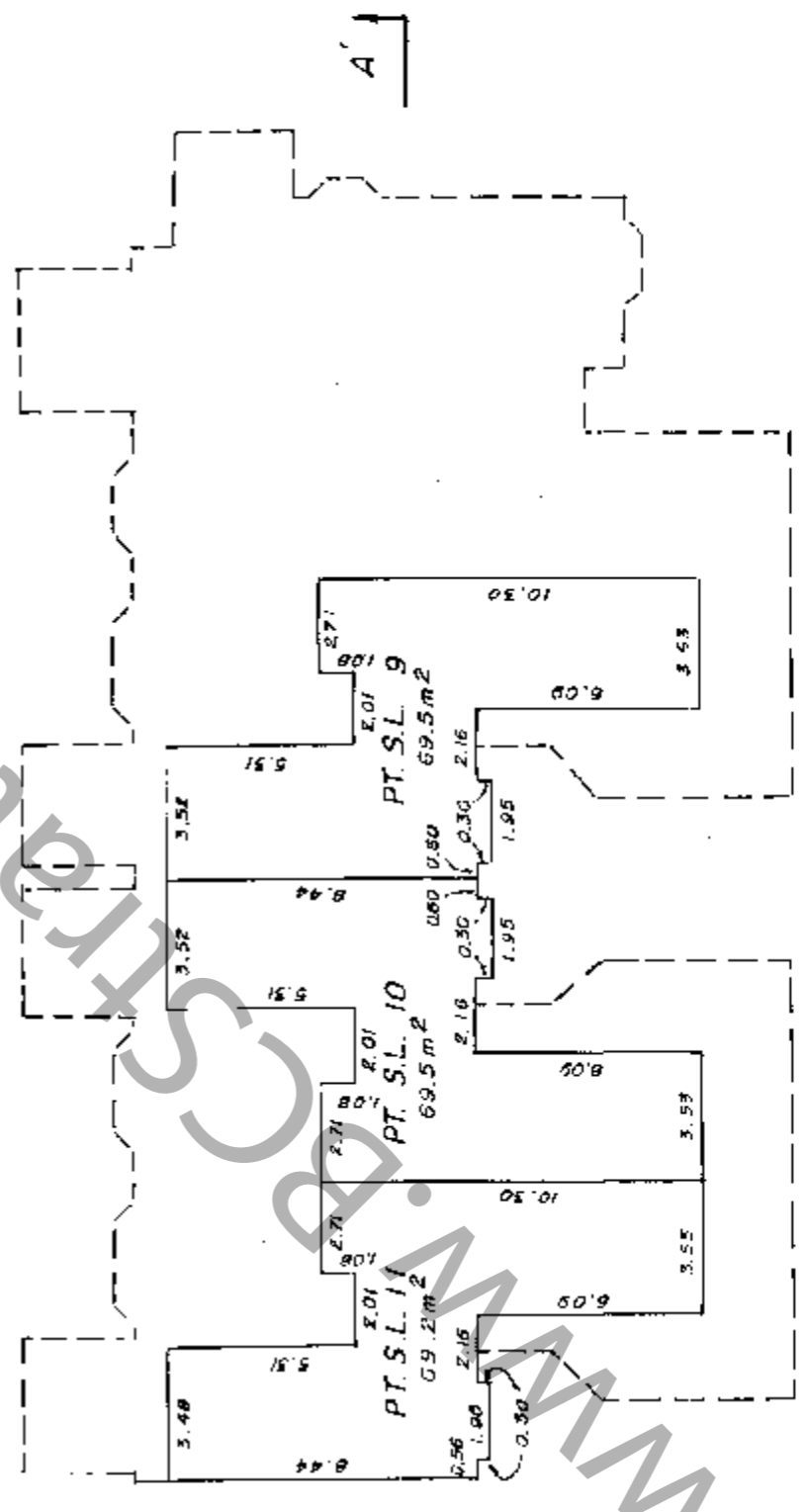
*A.D.*  
4th APRIL 1992

PHASE I  
STRATA PLAN LMS 366

FLOOR PLANS AND SECTIONS



MAIN FLOOR



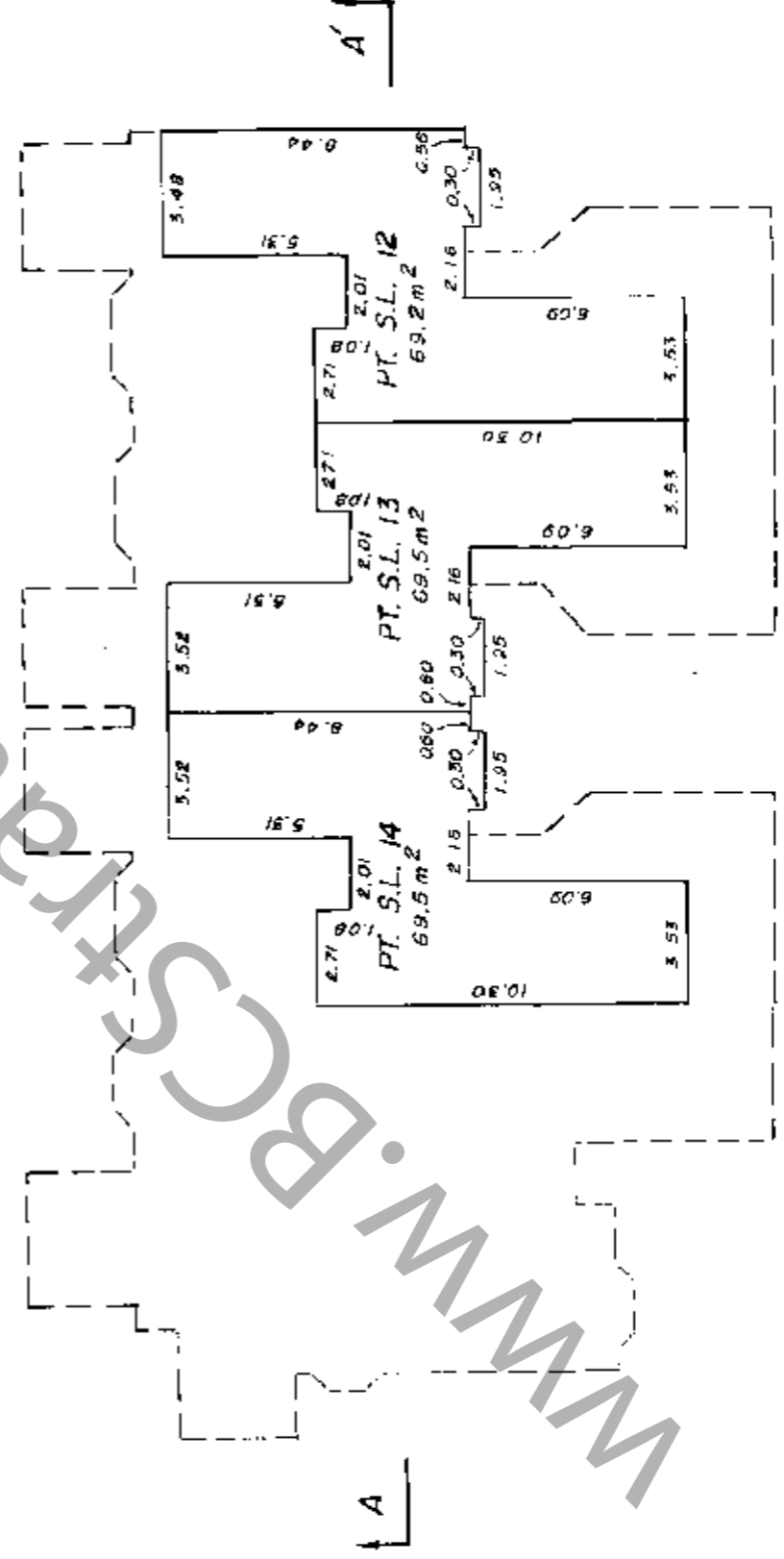
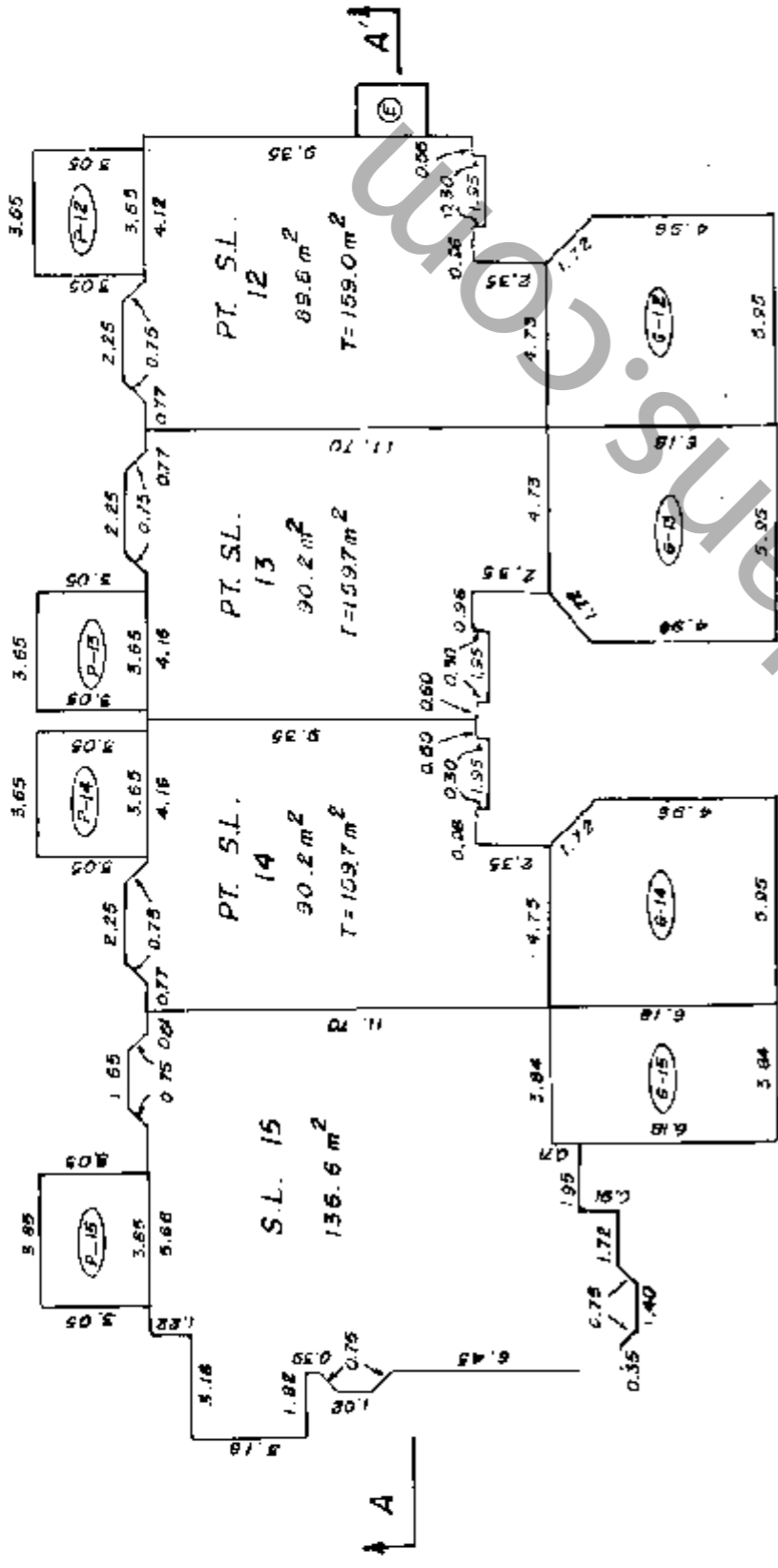
UPPER FLOOR

S.L.	S.L.	S.L.
11	10	9
		S.L. B

SECTION A-A'

PHASE I  
STRATA PLAN LMS 366

FLOOR PLANS AND SECTIONS



S.L. 15	S.L.	S.L.	S.L.	UPPER FL
	14	13	12	MAIN FL.
				(E)

SECTION A - A'

*[Signature]*  
4th APRIL 1992







STRATA PLAN OF PART OF LOT 1,  
SEC. 25, TP. 2, T.M.R.  
N.W.D., PLAN 12229  
MUNICIPALITY OF SURREY  
B.C.S. 92 G.017

PHASE II  
STRATA PLAN LMS 366

RF 277349

DEPOSITED AND REGISTERED IN THE LAND  
TITLE OFFICE AT NEW WESTMINSTER B.C.  
THIS 21 DAY OF JULY 1992

SCALE 1:1000  
ALL DISTANCES ARE IN METRES



- S.L. DENOTES STRATA LOT.
- PT DENOTES STRATA PART
- ② DENOTES COMMON PROPERTY
- m<sup>2</sup> DENOTES SQUARE METRES
- (P-10) DENOTES PART BEING LIMITED COMMON PROPERTY FOR THE EXCLUSIVE USE OF S.L. 10
- (G-2) DENOTES GARAGE BEING LIMITED COMMON PROPERTY FOR THE EXCLUSIVE USE OF S.L. 2
- (E) DENOTES ELECTRICAL ROOM BEING COMMON PROPERTY.

THIS PLAN SHOWS GROUND-LEVEL MEASURED DISTANCES PRIOR TO COMPUTATION OF U.T.M. CO-ORDINATES MULTIPLY BY COMBINED FACTOR 0.9999970

GRID BEARINGS ARE DERIVED FROM OBSERVATIONS BETWEEN CONTROL MONUMENTS 86-H-1260 AND 5250

- ⊙ DENOTES CONTROL MONUMENT
- DENOTES STANDARD IRON POST FOUND.
- (D-25) DENOTES DECK BEING LIMITED COMMON PROPERTY FOR THE EXCLUSIVE USE OF S.L. 25

*Aussang Vallabji*  
DEPUTY REGISTRAR

CIVIC ADDRESS

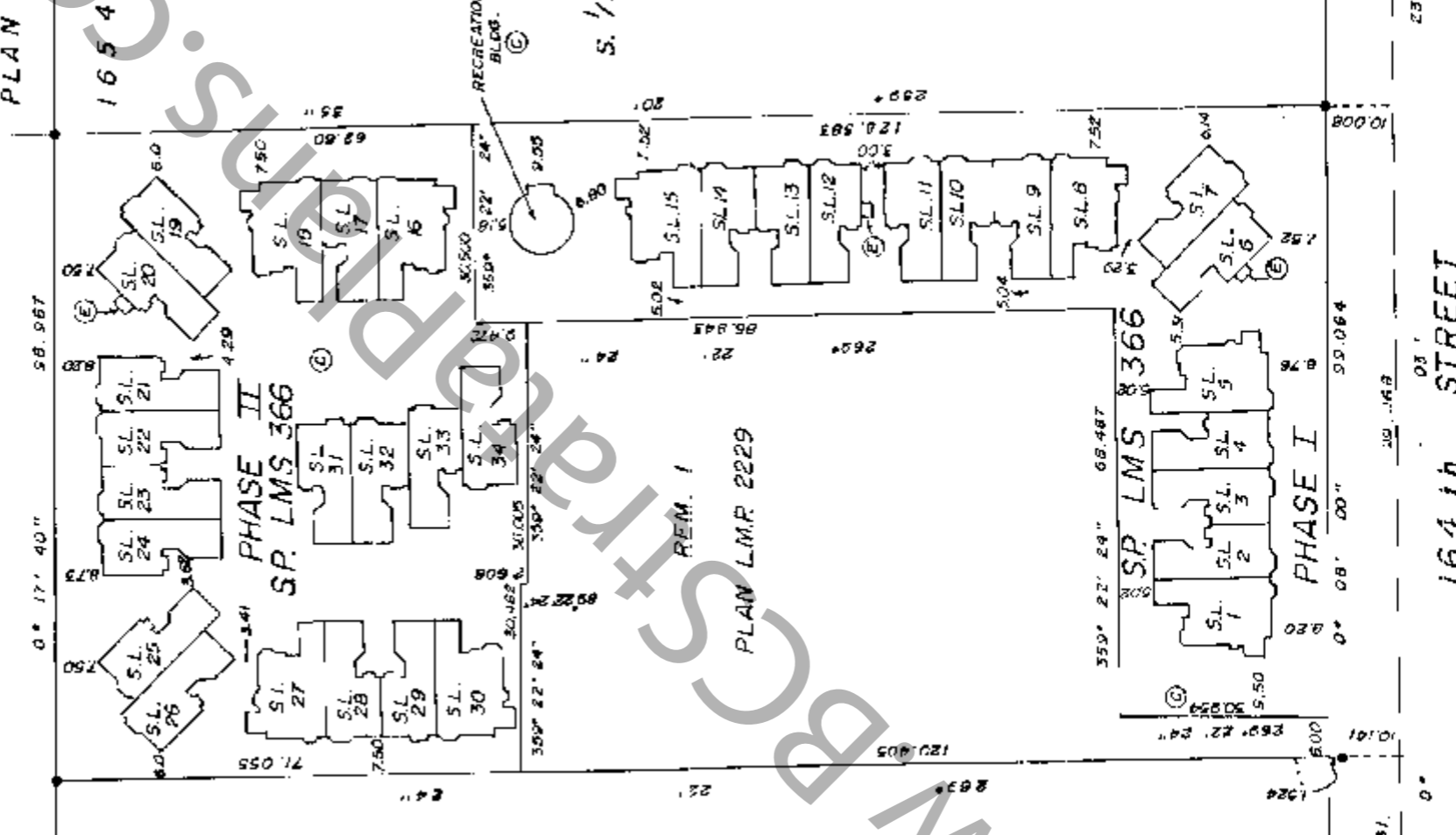
0567 104TH STREET  
SURREY, B.C.

DECLARATION OF INTENTION TO CREATE  
A STRATA PLAN BY PHASE DEVELOPMENT  
(FORM E) FILED THIS 21 DAY OF MAY - 1992

UNDER NUMBER 056716642

PLAN 8 AMENDED PLAN 0567178071

STRATA PLAN  
N.W. 3278



STRATA  
PLAN  
LMS 4

PLAN L.M.R. 2229

S. 1/2 7

164th STREET

THE ADDRESS FOR SERVICE OF DOCUMENTS  
ON THE STRATA CORPORATION IS:  
THE OWNERS, STRATA PLAN LMS 366.

BOY WEST MANAGEMENT CORP.  
12-15355 102A AVE.  
SURREY, B.C. V3R 1K1  
THIS PLAN LIES WITHIN THE GREATER  
VANCOUVER REGIONAL DISTRICT.

I, D. J. DYCK OF LANGLEY, B.C. A BRITISH  
COLUMBIA LAND SURVEYOR HEREBY CERTIFY  
THAT THE BUILDINGS PLOTTED ON THE PARCEL  
DESCRIBED ABOVE ARE WHOLLY WITHIN THE  
EXTERNAL BOUNDARIES OF THAT PARCEL.

DATED AT SURREY, B.C.

THIS 15th DAY OF JUNE 1992

*Dyck*

S.C.L.S.

DYCK AND ASSOCIATES  
208-6045 KING GEORGE HWY.  
SURREY, B.C. V3W 4Z0  
504-7527

PHASE II  
STRATA PLAN L.M.S. 366

CONDOMINIUM ACT

LOT No.	SHEET No.	FORM 1		FORM 2		FORM 3	
		SCHEDULE OF UNIT ENTITLEMENT	SCHEDULE OF INTEREST UPON DESTRUCTION	INTEREST UPON DESTRUCTION	SCHEDULE OF VOTING RIGHTS	CMVIC ADDRESS SUITE No	
16	3	137	162,000				
17	3	156	176,000				
18	3	137	162,000				
19	4	165	176,000				
20	4	165	176,000				
21	5	156	176,000				
22	5	156	176,000				
23	5	156	176,000				
24	5	156	176,000				
25	6	165	176,000				
26	6	165	176,000				
27	7	137	162,000				
28	7	159	176,000				
29	7	159	176,000				
30	7	137	162,000				
31	8	159	176,000				
32	8	159	176,000				
33	8	159	176,000				
34	8	159	176,000				
AGGREGATE		2,942	3,288,000				

OWNER:  
403497 B.C. LTD.

*Floyd Taylor*  
AUTHORIZED SIGNATORY  
FLOYD TAYLOR

*Edward Wigning*  
AUTHORIZED SIGNATORY  
WITNESS AS TO BOTH SIGNATURES EDWARD WIGNING

STUDENT  
OCCUPATION OF WITNESS  
112 MAGUINNA CRES. NANAIMO, B.C.  
ADDRESS OF WITNESS

MORTGAGEE  
WESTMINSTER CREDIT UNION

*Al Muller*  
AUTHORIZED SIGNATORY  
DOUG WILLIAMS

*Gary Thomas*  
AUTHORIZED SIGNATORY

*Linda Day*  
WITNESS AS TO BOTH SIGNATURES

CONCRETE SERVICES OFFICER  
OCCUPATION OF WITNESS

422 64TH ST. NEW WESTMINSTER  
ADDRESS OF WITNESS

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 15th DAY OF JUNE 1992 BEEN PREVIOUSLY OCCUPIED.  
DATED AT SURREY  
THIS 15th DAY OF JUNE 1992

*D.J. Dyck*  
B.C.L.S.

APPROVED AS PHASE 2 OF A 3 PHASE STRATA PLAN UNDER THE CONDOMINIUM ACT, DATED THIS 15th DAY OF July 1992

*[Signature]*  
APPROVING OFFICER  
MUNICIPALITY OF SURREY

I THE UNDERSIGNED DO SOLEMNLY DECLARE THAT  
1) I THE UNDERSIGNED AM THE ONLY 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.

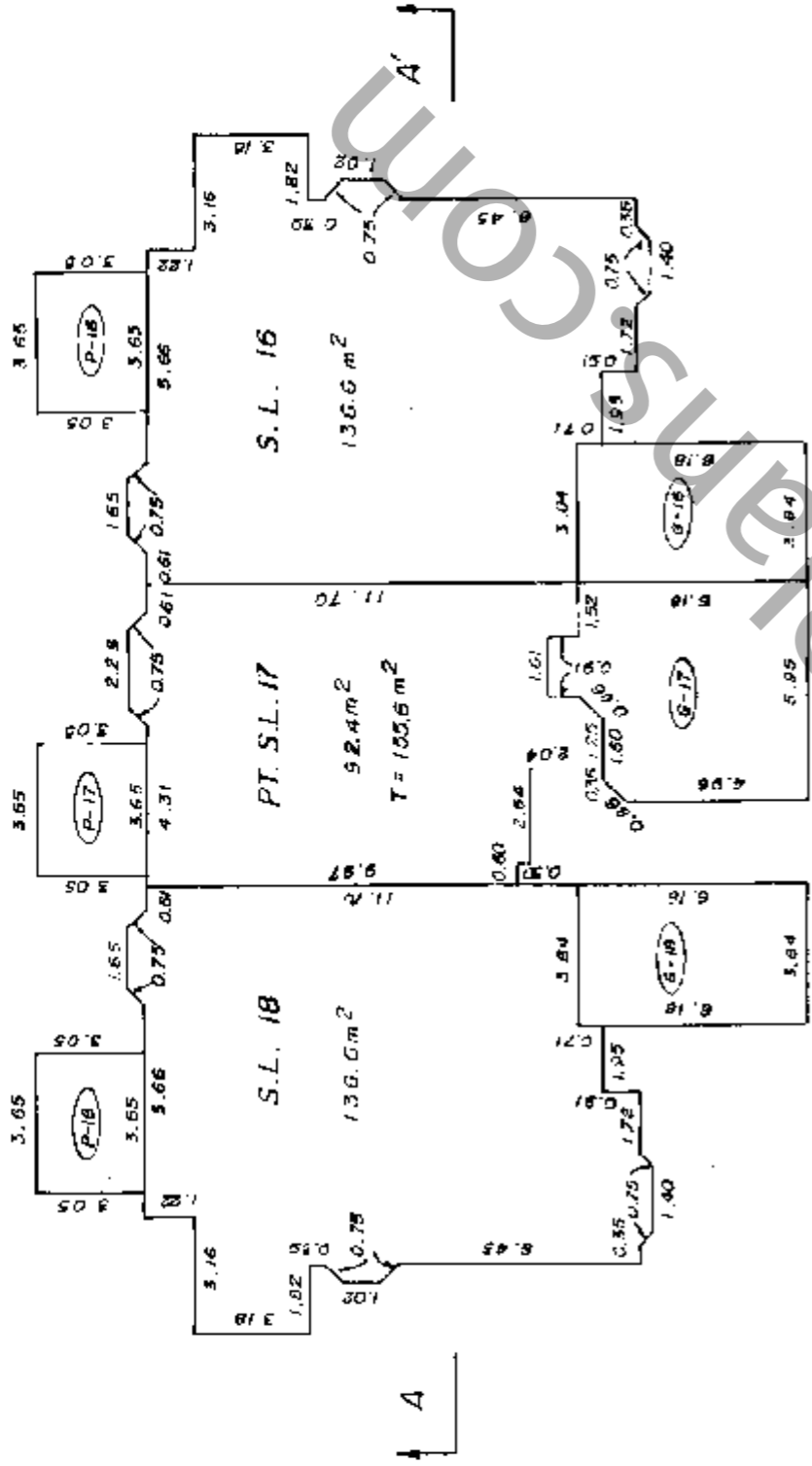
*Al Muller*  
DECLARED BEFORE ME AT *New Westminster*, B.C.  
THIS 14th DAY OF July 1992

*[Signature]*  
A COMMISSIONER FOR TAKING AFFIDAVITS WITHIN THE PROVINCE OF BRITISH COLUMBIA  
M. S. O'NEIL

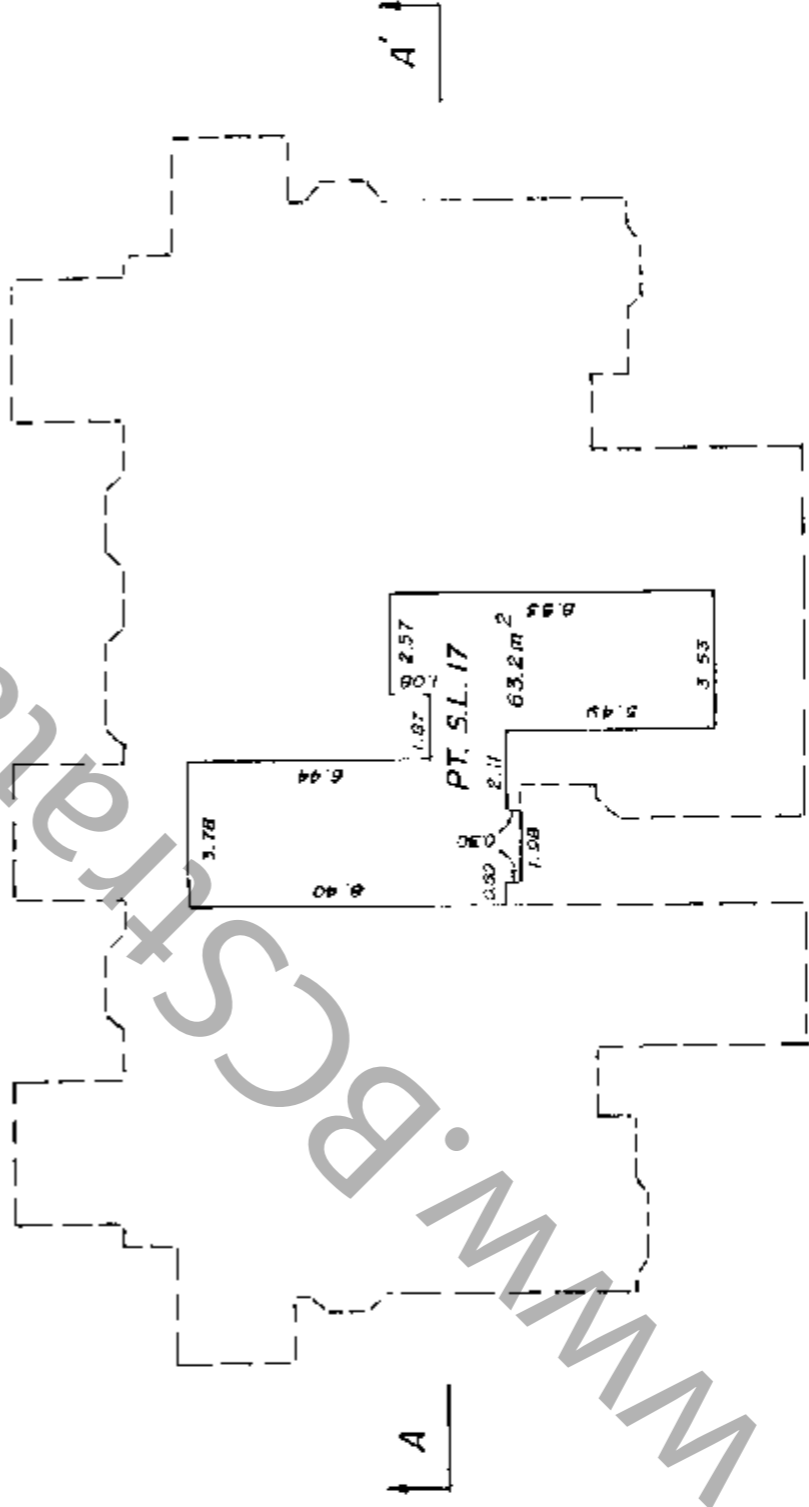
ACCEPTED AS TO FORMS 1, 2 AND 3  
THIS 21st DAY OF July 1992  
*[Signature]*  
SUPERINTENDENT OF REAL ESTATE

PHASE II  
STRATA PLAN LMS 366

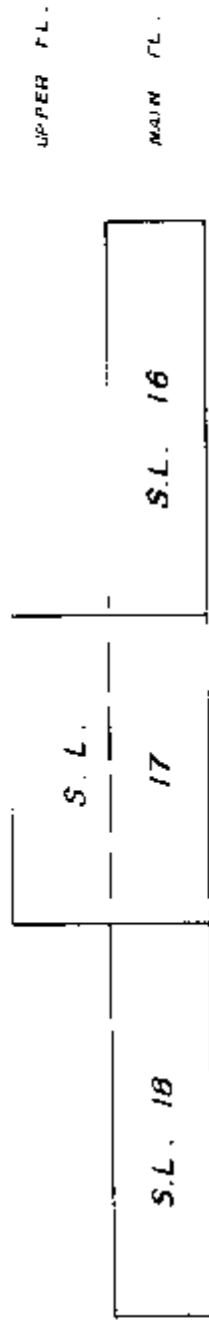
FLOOR PLANS AND SECTIONS



MAIN FLOOR



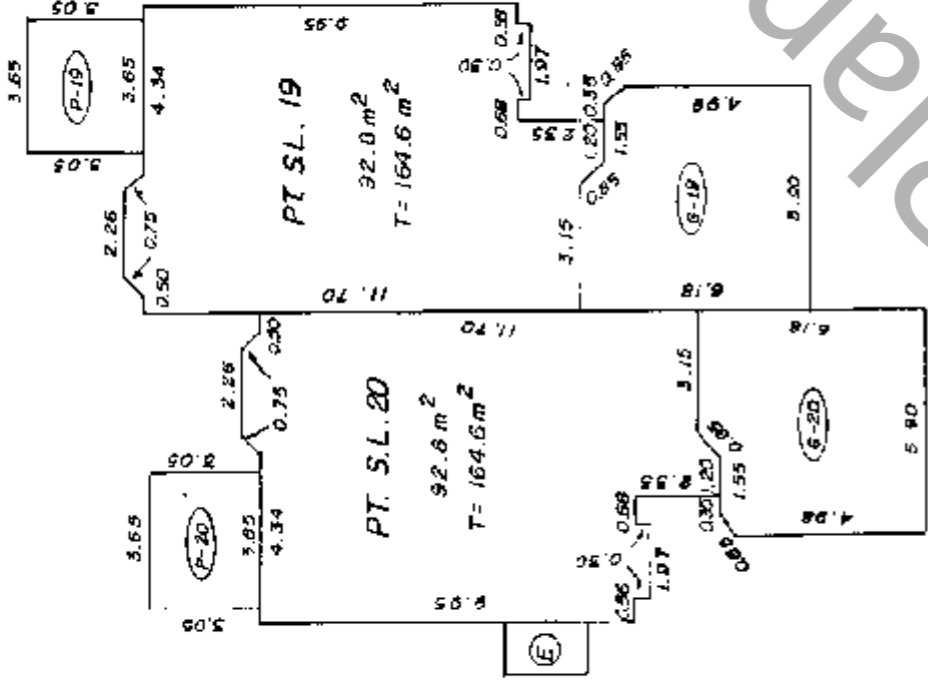
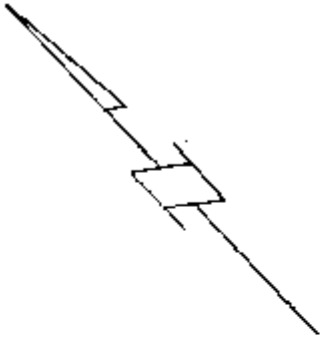
UPPER FLOOR



SECTION A-A'

**PHASE II**  
STRATA PLAN LMS 366

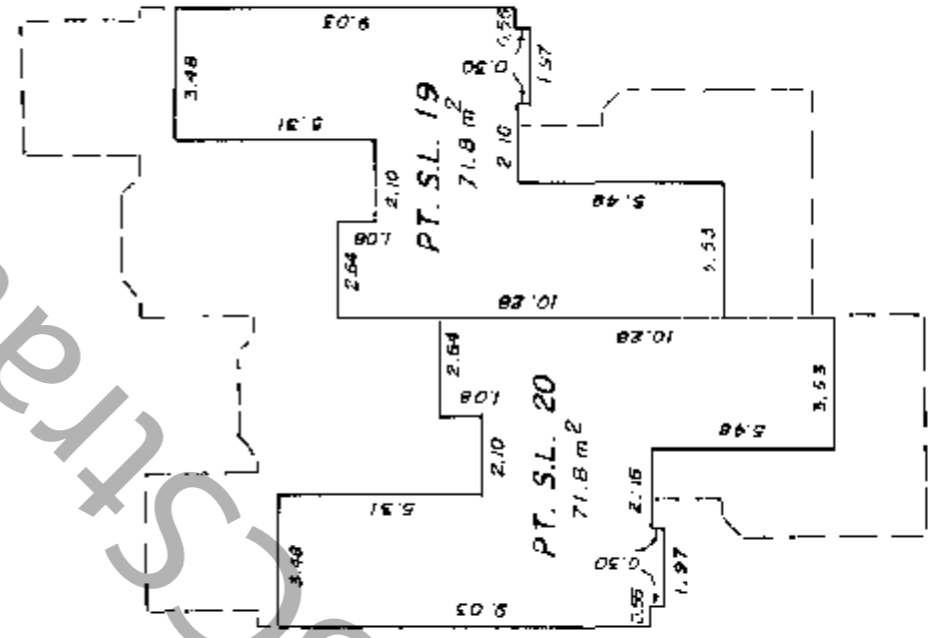
FLOOR PLANS AND SECTIONS



A

A'

MAIN FLOOR



A

A'

UPPER FLOOR

S. L.	S. L.
20	19

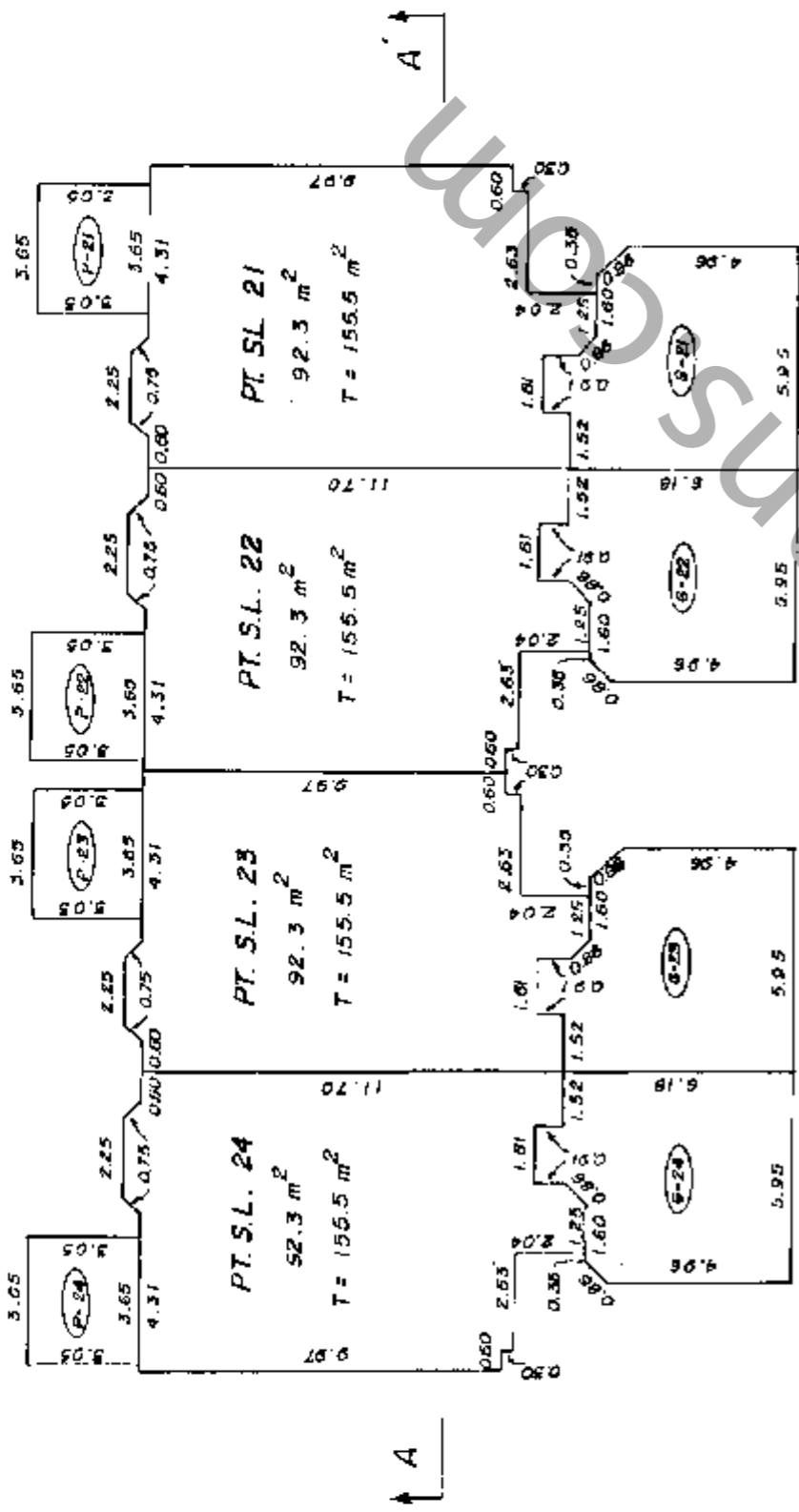
UPPER FL.  
MAIN FL.

SECTION A-A'

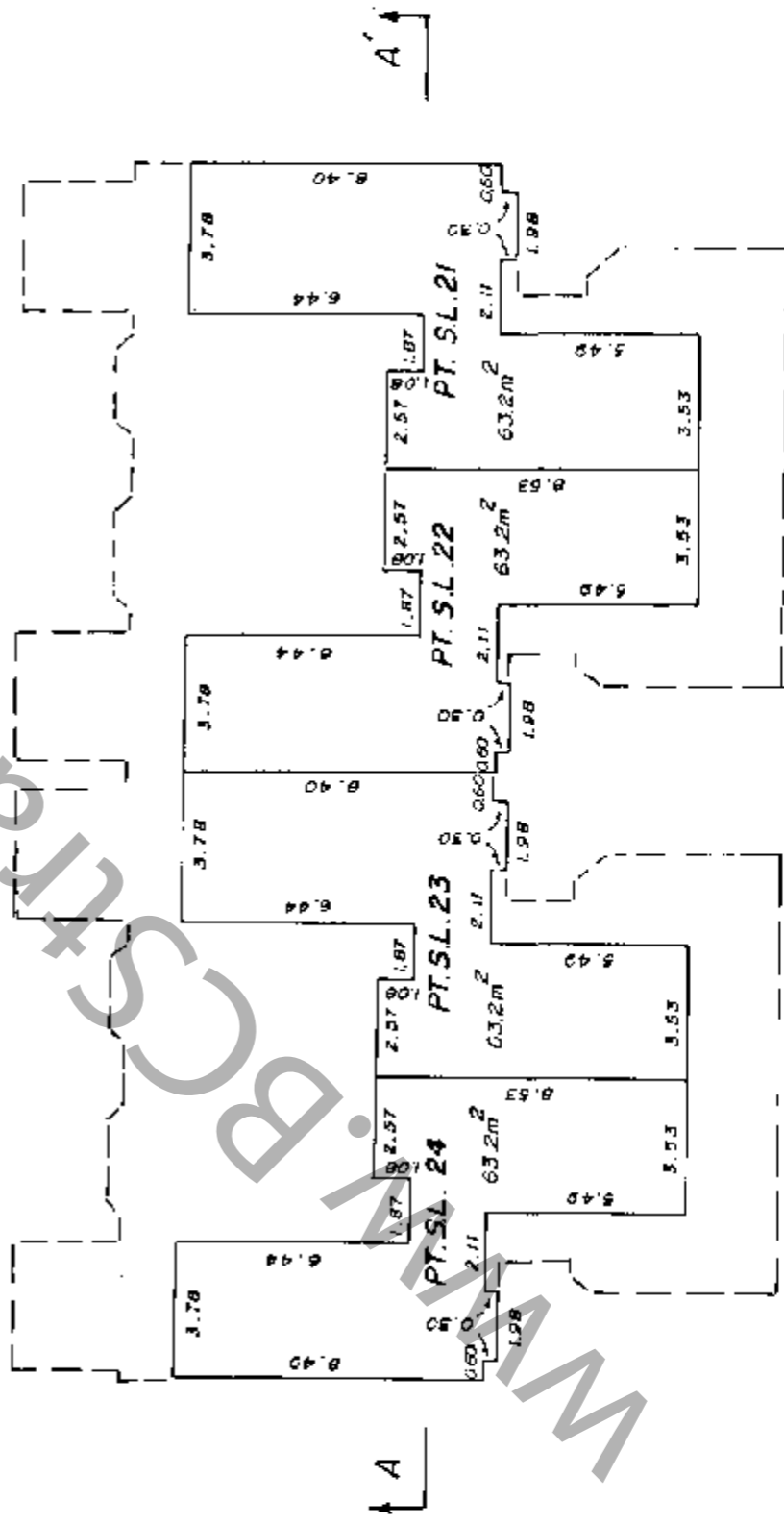
*[Signature]*  
15th JUNE 1992

PHASE II  
STRATA PLAN LMS 366

FLOOR PLANS AND SECTIONS



MAIN FLOOR



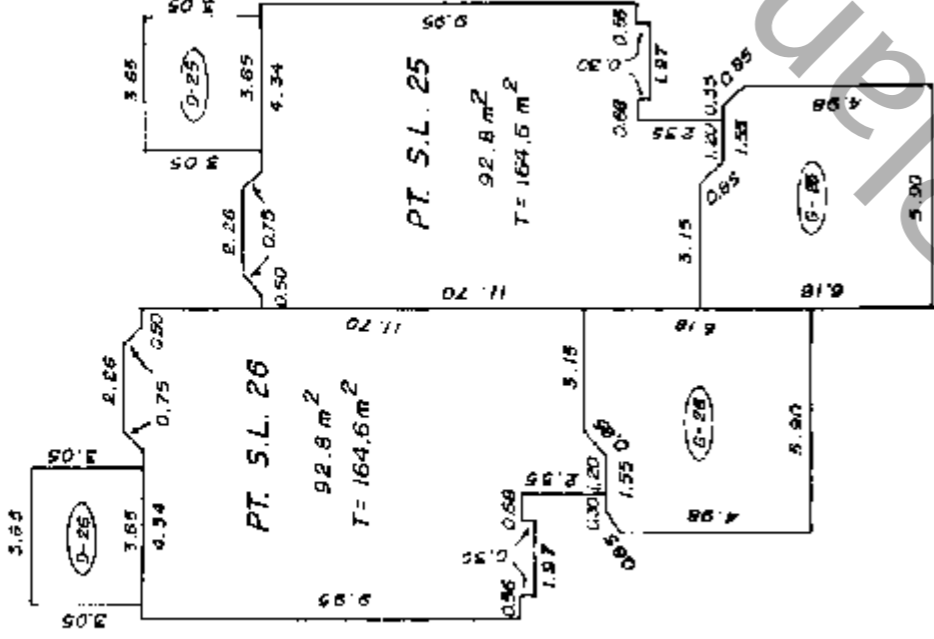
S.L.		S.L.		S.L.		S.L.	
24		23		22		21	
	UPPER FL.		UPPER FL.		UPPER FL.		UPPER FL.
	MAIN FL.		MAIN FL.		MAIN FL.		MAIN FL.

SECTION A-A'

*A.D.*  
15th JUNE 1992

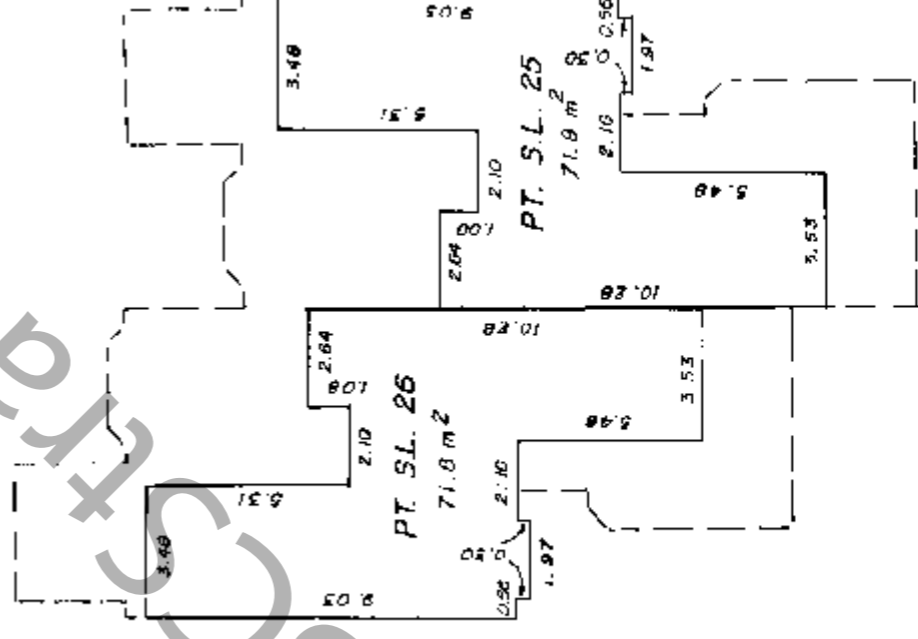
PHASE II  
STRATA PLAN LMS 366

FLOOR PLANS AND SECTIONS



A

A'



A

A'

S. L.	S. L.
26	25

UPPER FL.  
MAIN FL.

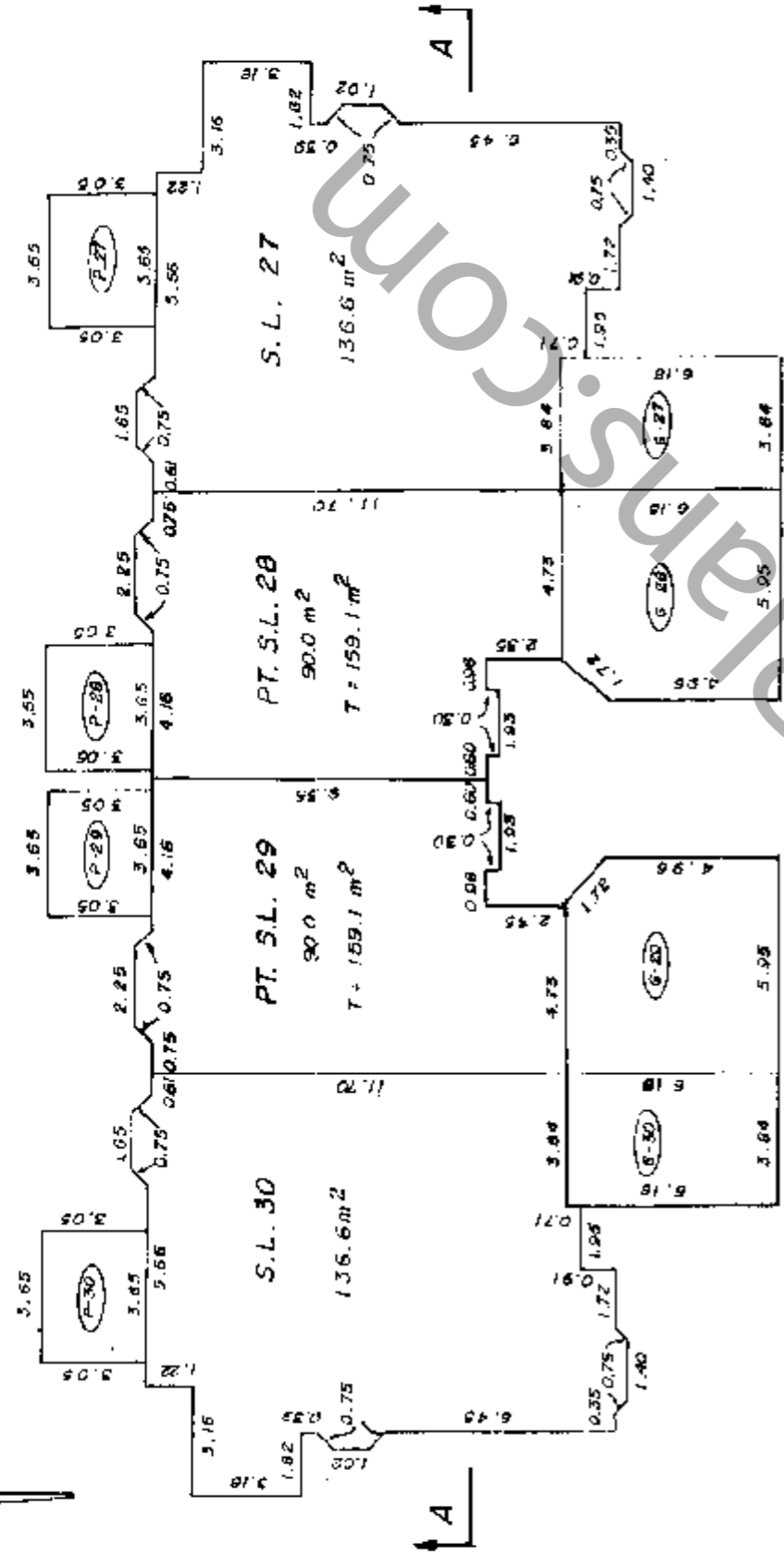
SECTION A-A'

*A.S.*  
15th JUNE 1992

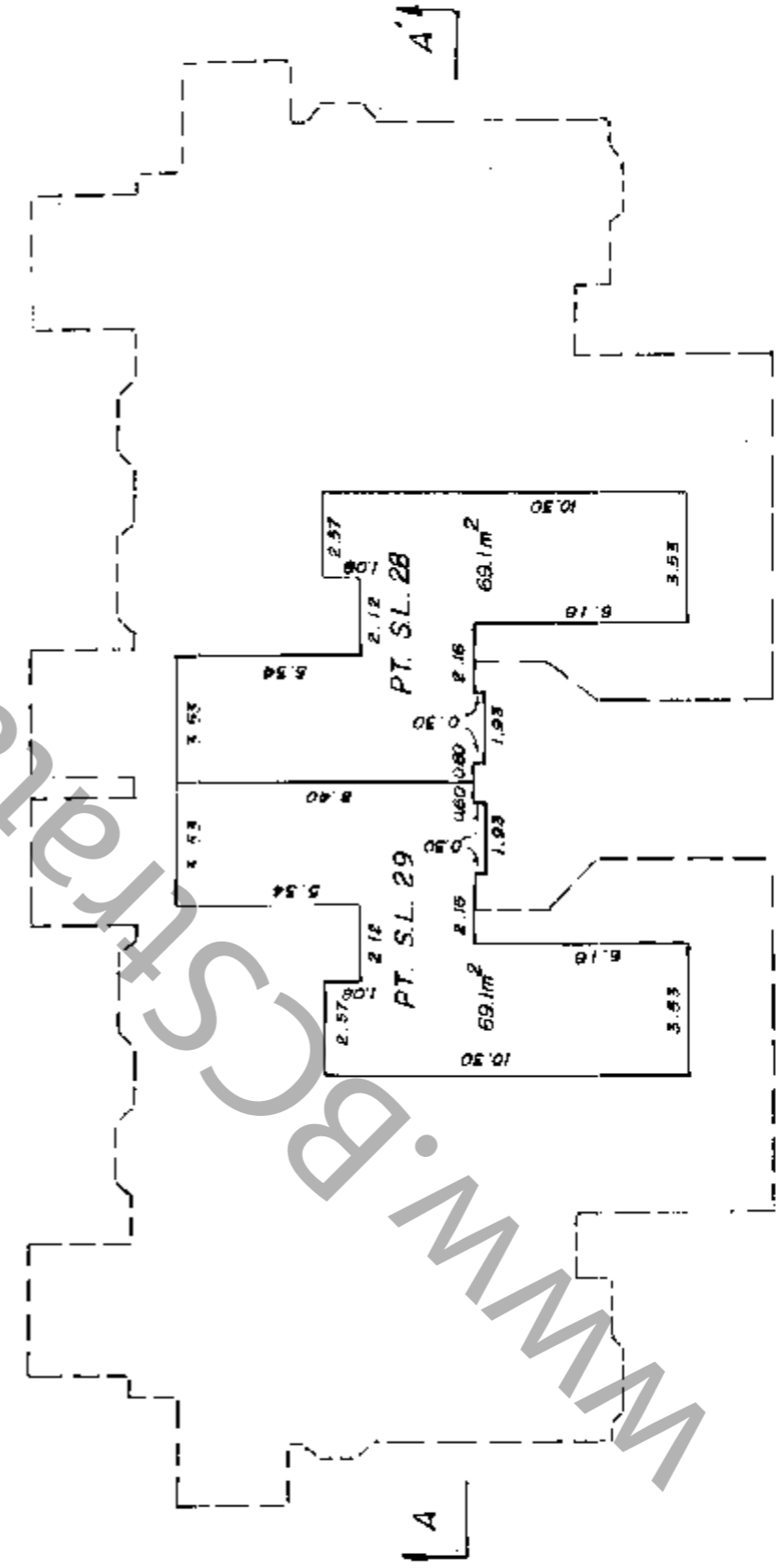
PHASE II  
STRATA PLAN LMS 366

FLOOR PLANS AND SECTIONS

SCALE 1:1,200



MAIN FLOOR



UPPER FLOOR

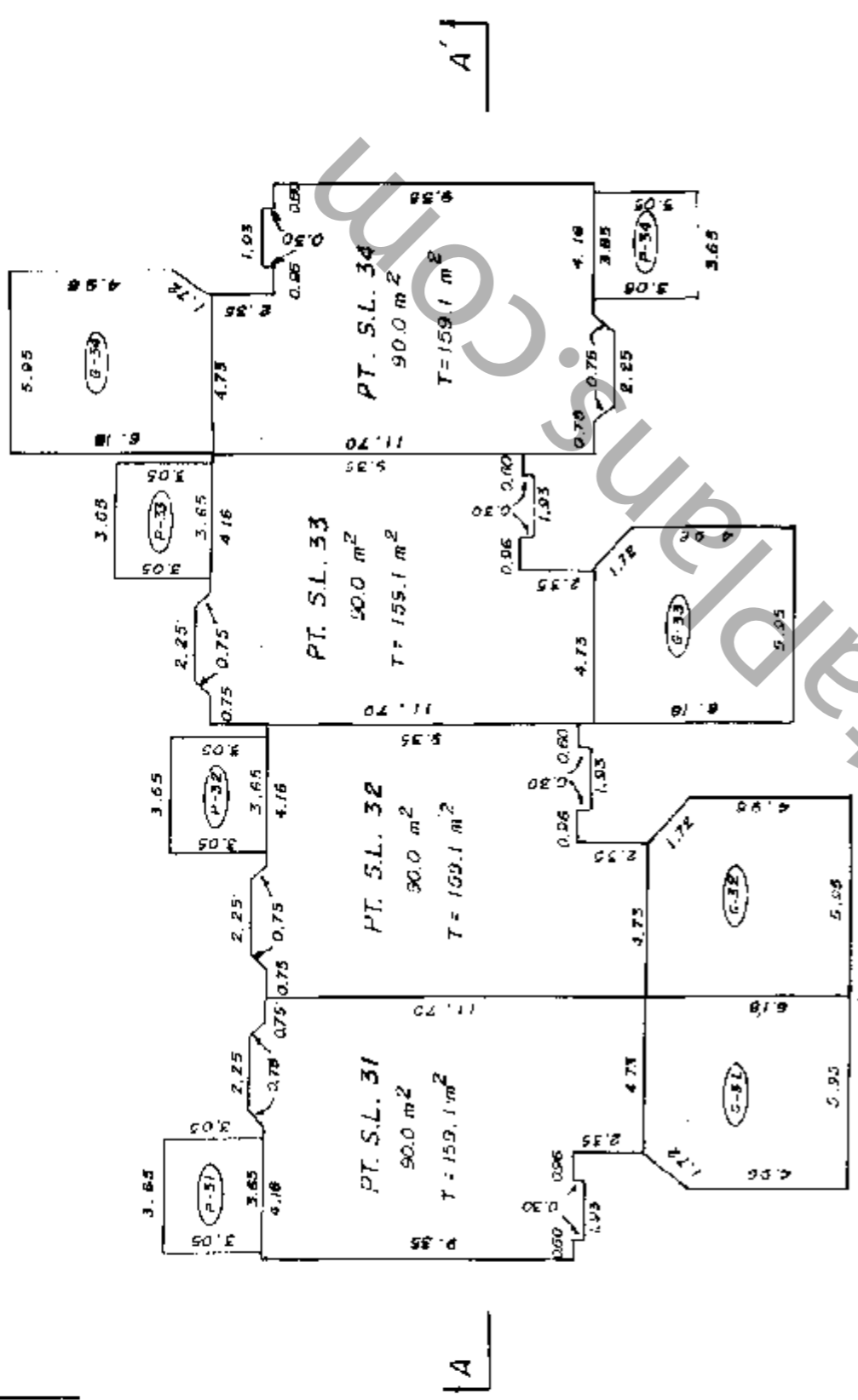
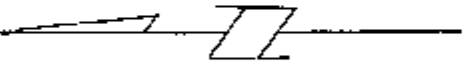
S.L. 30	S.L.	S.L.	UPPER FL.
S.L. 29	S.L.	28	UPPER FL.
S.L. 27	S.L.	27	MAIN FL.

SECTION A-A'

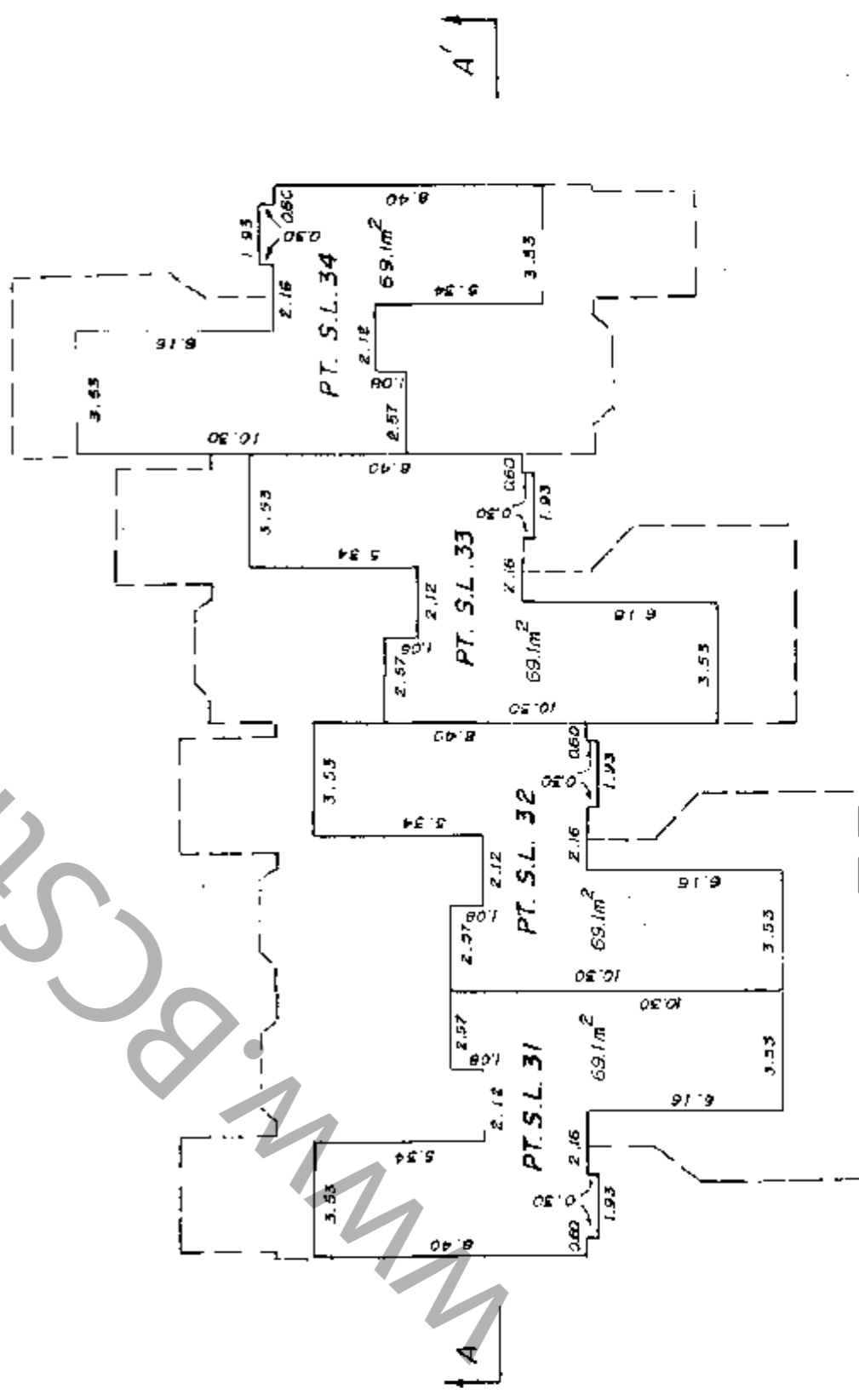
15th JUNE 1992

PHASE II  
STRATA PLAN LMS 366

FLOOR PLANS AND SECTIONS



MAIN FLOOR



UPPER FLOOR

UPPER FL.		MAIN FL.	
S. L.	31	S. L.	33
S. L.	32	S. L.	34

SECTION A-A'

*A.A.*  
15TH JUNE 1992





PHASE III  
STRATA PLAN L.M.S. 366

CONDOMINIUM ACT

LOT No.	SHEET No.	FORM 1	FORM 2	FORM 3	CMIC ADDRESS SUITE No
		SCHEDULE OF UNIT ENTITLEMENT UNIT ENTITLEMENTS	SCHEDULE OF INTEREST UPON DESTRUCTION INTEREST UPON DESTRUCTION	SCHEDULE OF VOTING RIGHTS NO OF VOTES	
35	3	154	176,000		
36	3	154	176,000		
37	3	154	176,000		
38	3	154	176,000		
39	4	136	162,000		
40	4	156	176,000		
41	4	156	176,000		
42	4	150	176,000		
43	5	159	176,000		
44	5	137	162,000		
45	6	156	162,000		
46	6	156	176,000		
47	6	156	176,000		
48	6	136	162,000		
AGGREGATE		2,094	2,408,000		

Strata Plans

OWNER:  
403497 B.C. LTD.

AUTHORIZED SIGNATORY:

AUTHORIZED SIGNATORY:

WITNESS AS TO BOTH SIGNATURES: **AL TIBBEN**

OCCUPATION OF WITNESS

ADDRESS OF WITNESS

MORTGAGEE:  
WESTMINSTER CREDIT UNION

AUTHORIZED SIGNATORY: *[Signature]*

AUTHORIZED SIGNATORY: *[Signature]*

WITNESS AS TO BOTH SIGNATURES: **M. TIBBEN**

OCCUPATION OF WITNESS: **422-666 Street**

ADDRESS OF WITNESS: **[Address]**

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 1st DAY OF SEPTEMBER 1992 BEEN PREVIOUSLY OCCUPIED. DATED AT SURREY THIS 1st DAY OF SEPTEMBER 1992

*[Signature]*  
B.C.L.S.

APPROVED AS PHASE 3 OF A 3 PHASE STRATA PLAN UNDER THE CONDOMINIUM ACT DATED THIS 15th DAY OF September 1992

*[Signature]*  
APPROVING OFFICER  
MUNICIPALITY OF SURREY

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.

*[Signature]*  
DECLARED BEFORE ME AT **[Address]**, B.C. THIS **16th** DAY OF **SEPT**, 1992

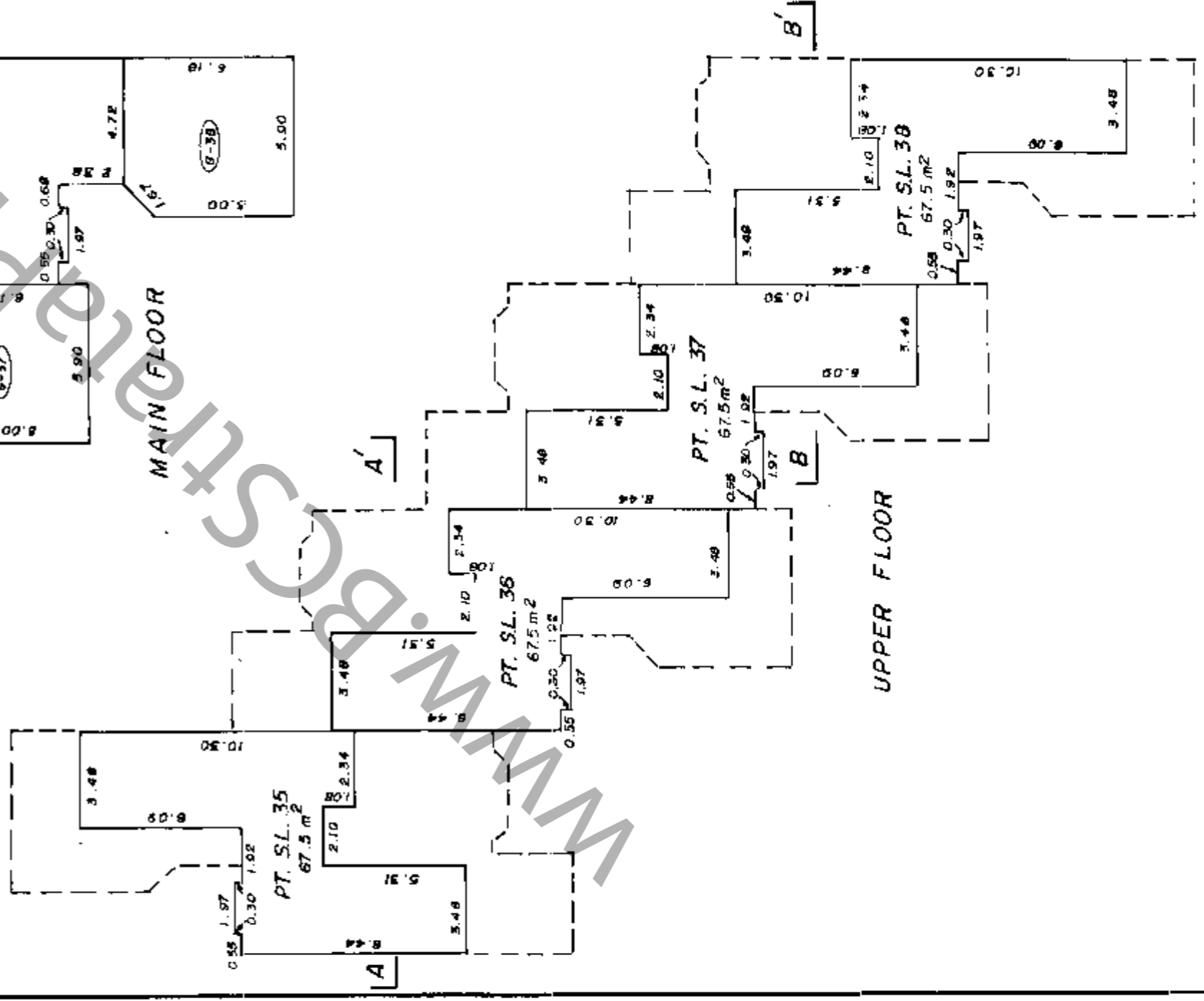
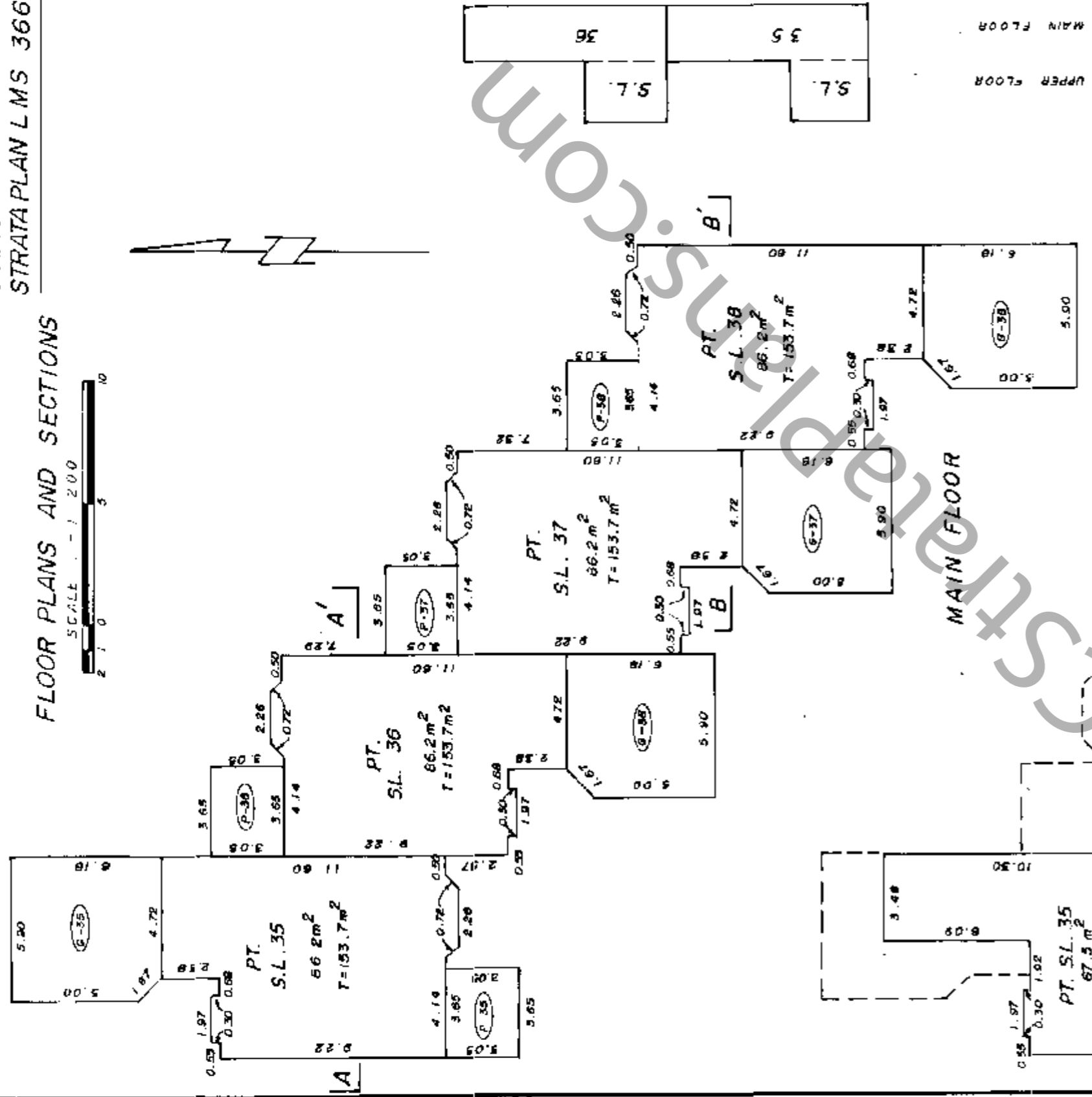
*[Signature]* **MC OLIVER**  
A COMMISSIONER FOR TAKING AFFIDAVITS WITHIN THE PROVINCE OF BRITISH COLUMBIA

ACCEPTED AS TO FORMS 1 & 2 **[Signature]**  
THIS **18th** DAY OF **SEPTEMBER**, 1992.

*[Signature]*  
SUPERINTENDENT OF REAL ESTATE

PHASE III  
STRATA PLAN LMS 366

FLOOR PLANS AND SECTIONS

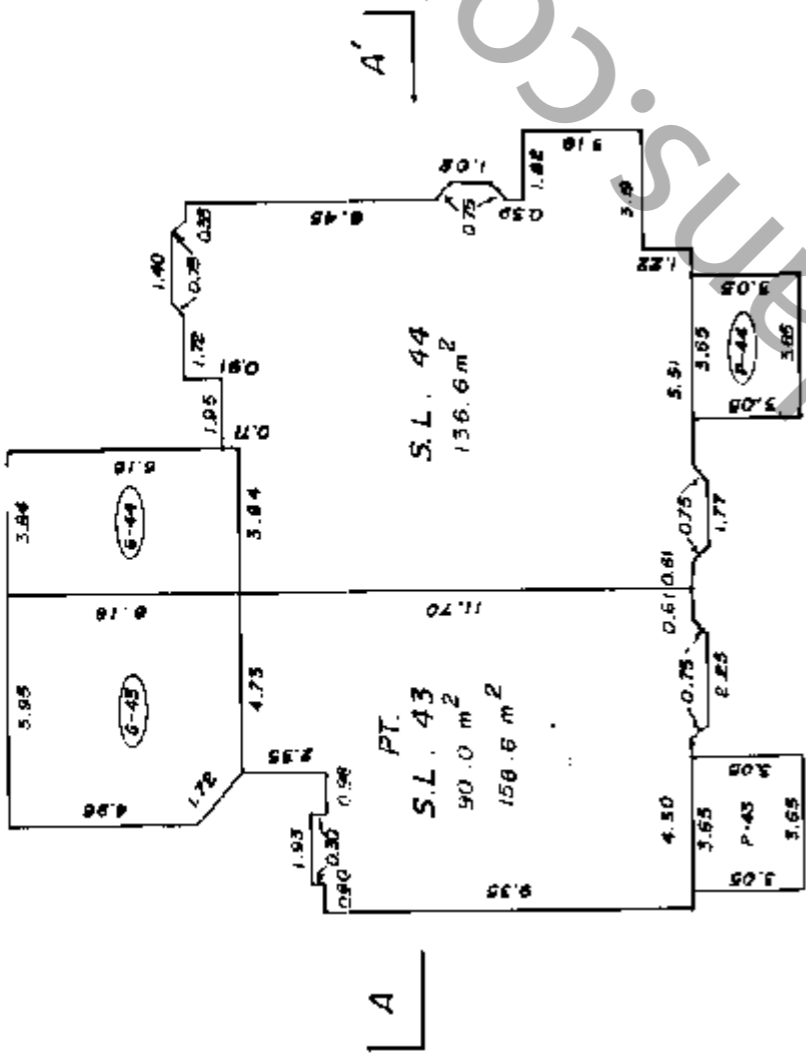


*A.A.*  
1st SEPT. 1992

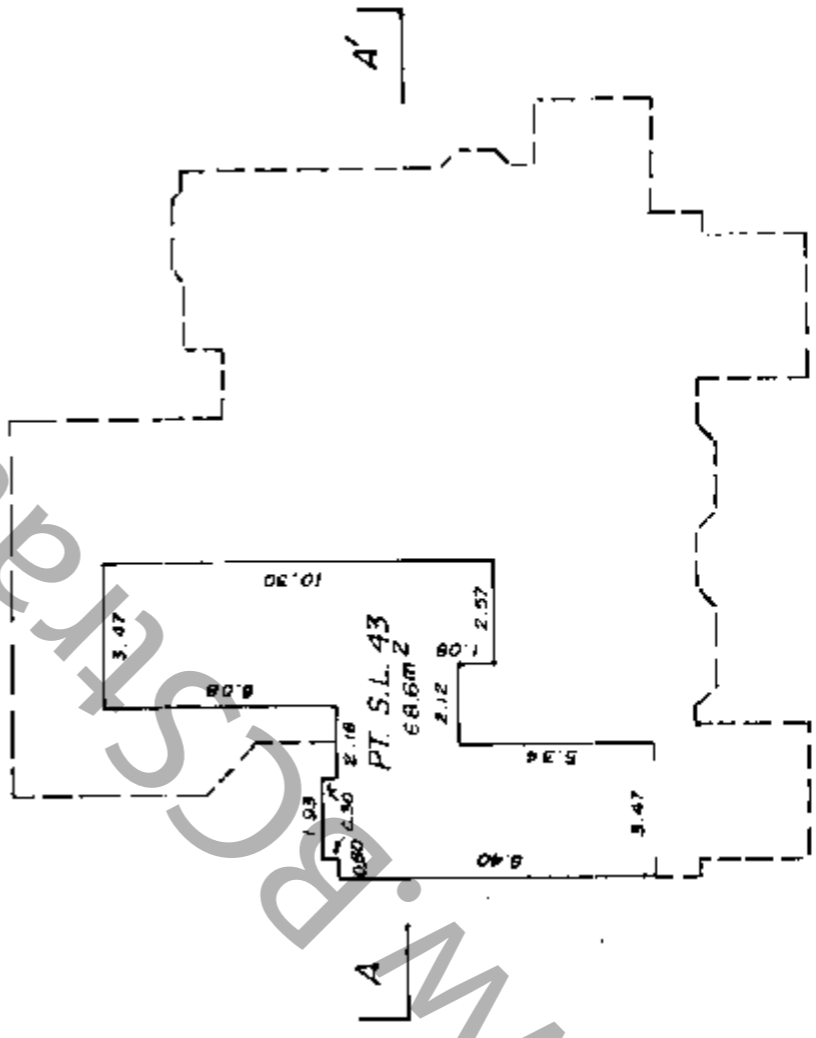


PHASE III  
STRATA PLAN LMS 366

FLOOR PLANS AND SECTIONS



MAIN FLOOR



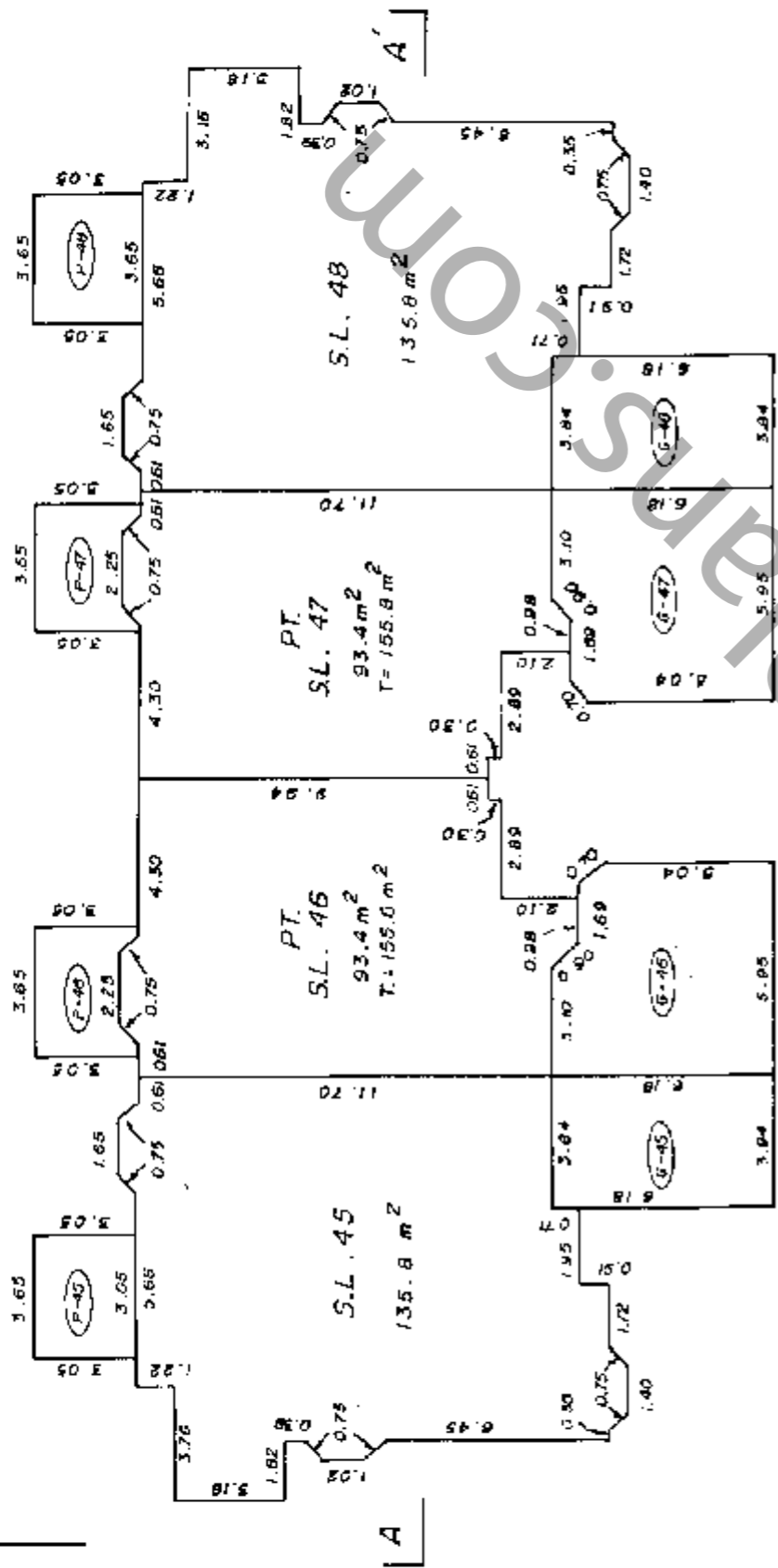
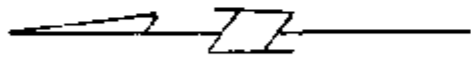
UPPER FLOOR

UPPER FL.	S.L.	44
MAIN FL.	43	S.L. 44

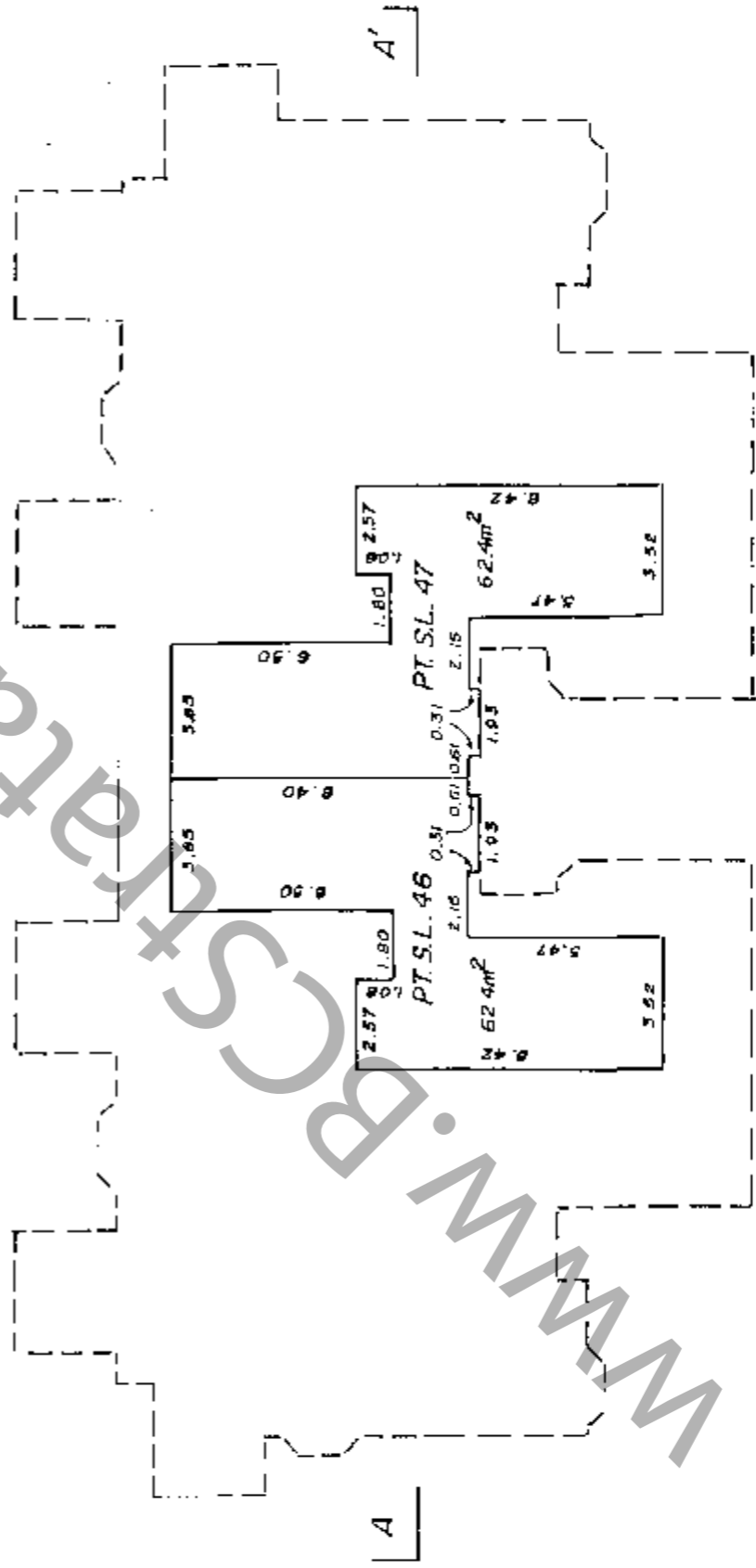
SECTION A-A'

PHASE III  
STRATA PLAN LMS 366

FLOOR PLANS AND SECTIONS



MAIN FLOOR



UPPER FLOOR

UPPER FL.	S.L.	46	S.L.	47	S.L.	48
MAIN FL.	S.L.	45				

SECTION A-A'

*A.A.*  
1 SEPT. 1992