STRATA PLAN OF LOT 1 EXCEPT FIRSTLY: PHASE 1 STRATA PLAN LMS 1482 SECTION 25 TOWNSHIP 2 N. W. D. PLAN LMP 13465

B.C.G.S. 92G.017
CITY OF SURREY

FIRST SHEET, SHEET 1 OF 14 SHEETS

PHASE 2
STRATA PLAN LMS 1482

REF. NO. BK238545 - BK238581

STRATA PLAN LMS 1482 deposited and registered in the Land Title Office at New Westminster, B.C. This 29 day of July, 1996.

Assistant Deputy Registrar

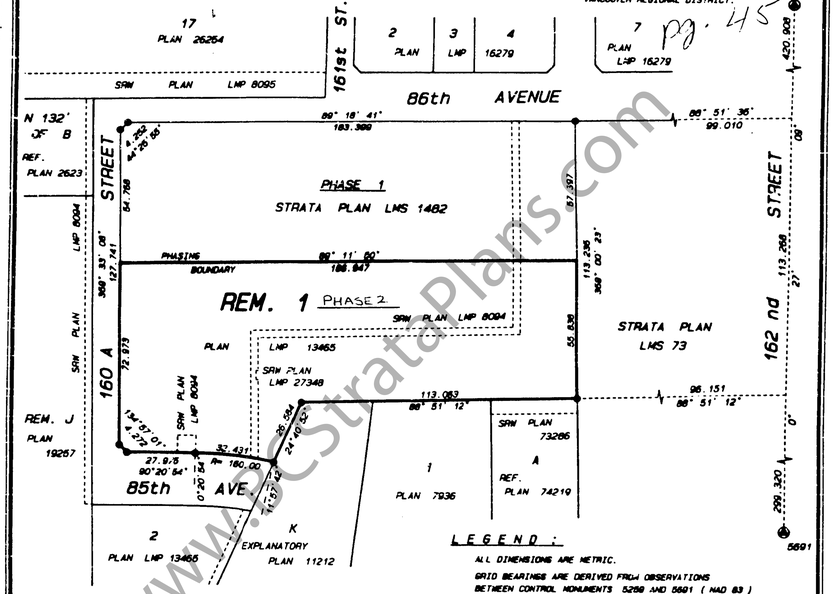
*FOR CONSENT OF COVENANT BG408356 SEE FORM 4 - BK 238545.

THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT.

pg. 45

SCALE 1: 1250

0 25 50 75 100 125



The address for service of documents on the Strata Corporation is :

" The Owners "
Strata Plan LMS 1482
c/o 7 - 11460 Voyageur Way
Richmond, B.C.
V6X 3E1

CIVIC ADDRESS :

16061 85th AVENUE
SURREY, B.C.

NAME OF DEVELOPMENT :

PARC SEVILLE

LEGEND :

ALL DIMENSIONS ARE METRIC.

GRID BEARINGS ARE DERIVED FROM OBSERVATIONS BETWEEN CONTROL MONUMENTS 5259 AND 5691 (NAD 83) INTEGRATED SURVEY AREA NO. 1, SURREY.

THIS PLAN SHOWS GROUND LEVEL MEASURED DISTANCES. PRIOR TO COMPUTATION OF U.T.M. CO-ORDINATES MULTIPLY BY MEAN COMBINED FACTOR 0.99996338.

● = CONTROL MONUMENT FOUND
● = IRON POST FOUND

m² = SQUARE METRES
S.L. = STRATA LOT
PT. = PART STRATA LOT
E = ELECTRICAL ROOM
C.P. = COMMON PROPERTY
P = PATIO

NOTE : PATIOS ARE LIMITED COMMON PROPERTY FOR USE OF THE STRATA LOTS INDICATED. (EXAMPLE: P - 33)

I, HANS J. TROELSEN, of Richmond, B.C., 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 Richmond, B.C.
This 15 day of May, 1996

B.C.L.S.

MATSON, PECK & TOPLISS
SURVEYORS AND ENGINEERS
210-8171 COOK ROAD
RICHMOND, B.C. V6Y 3T8
(ph) 270-9331
(fax) 270-4137

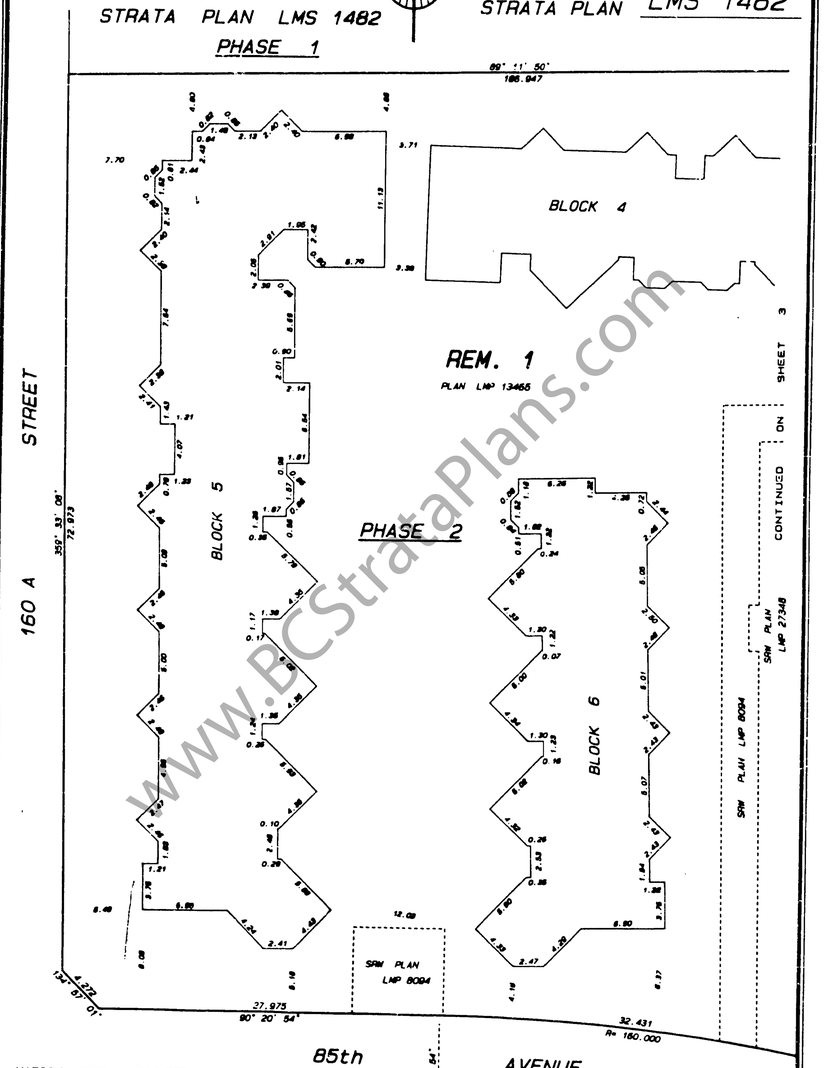
JOB NO. S - 10927 - 2

SCALE 1: 250

0 5 10 15 20

FIRST SHEET, SHEET 2 OF 14 SHEETS

PHASE 2
STRATA PLAN LMS 1482



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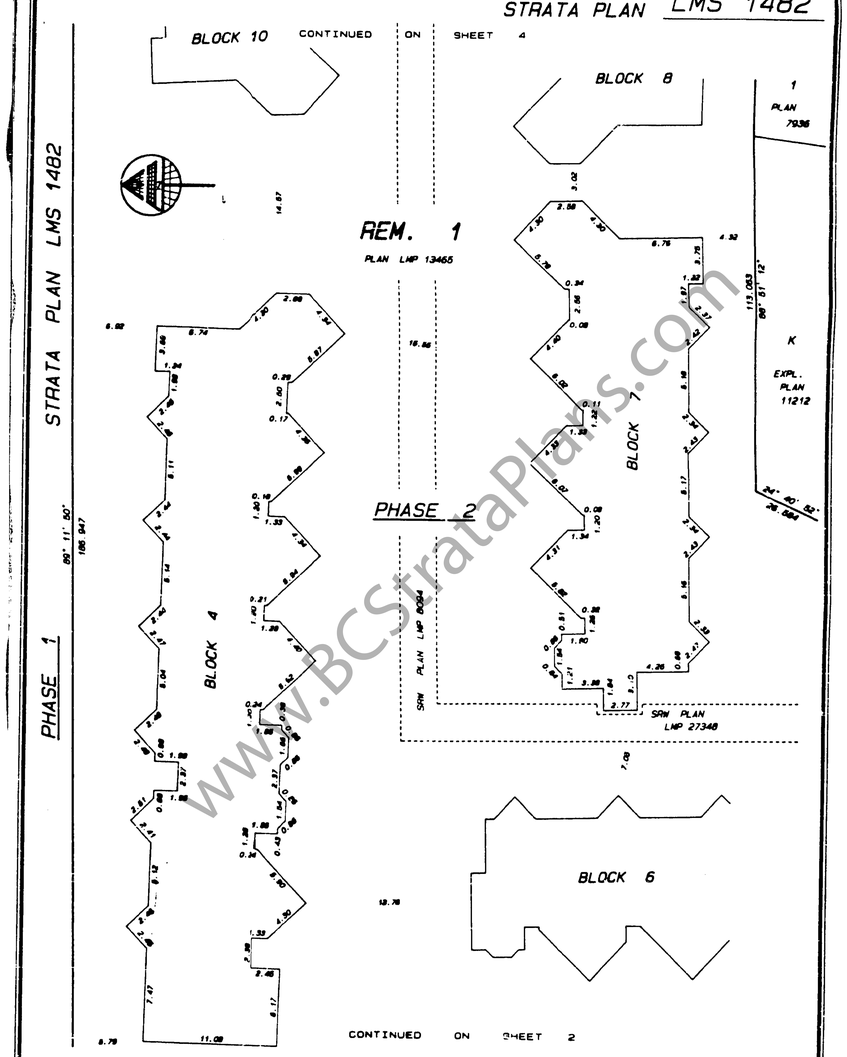
0 5 10 15 20

FIRST SHEET, SHEET 3 OF 14 SHEETS

PHASE 2
STRATA PLAN LMS 1482



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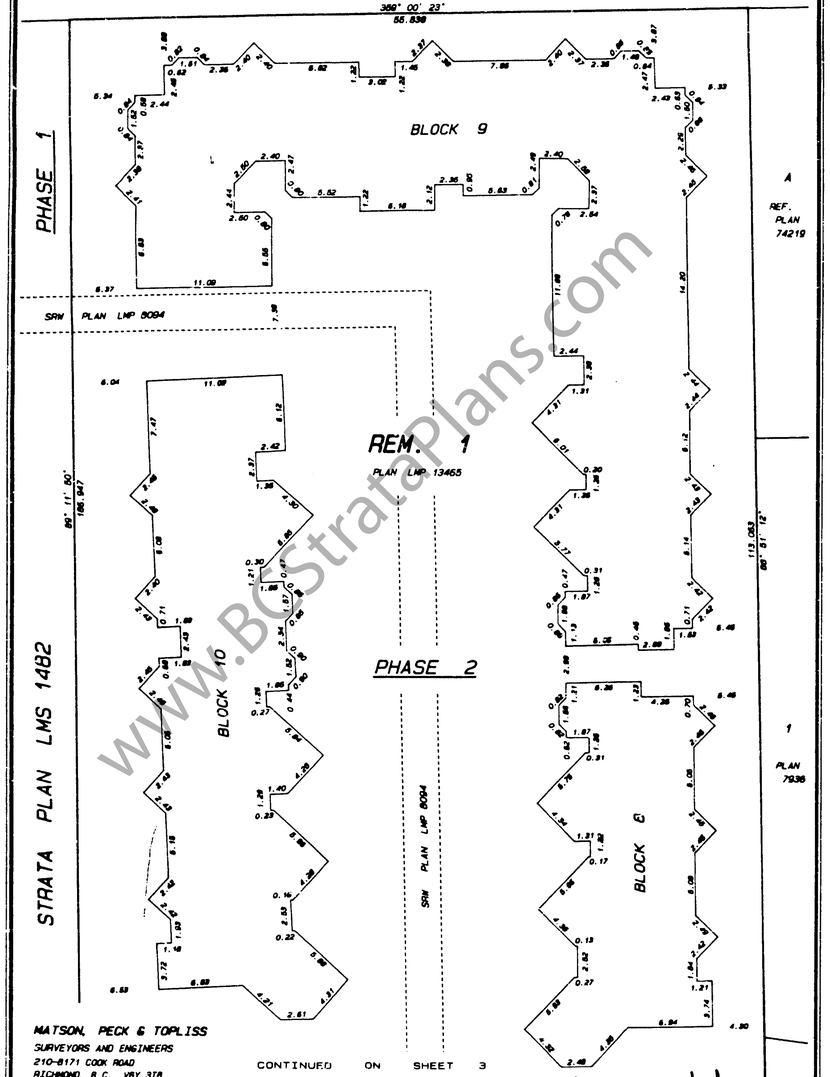
SCALE 1: 250

0 5 10 15 20

PHASE 2

STRATA PLAN LMS 1482



CONTINUED ON SHEET 3

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DATE 15/May/96 B.C.L.S.

PHASE 2

STRATA PLAN LMS 1482

CONDOMINIUM ACT.

LOT NO.	SHEET NO.	FORM 1 SCHEDULE OF UNIT ENTITLEMENT	FORM 2 SCHEDULE OF INTEREST UPON DESTRUCTION	FORM 3 SCHEDULE OF VOTING RIGHTS
		UNIT ENTITLEMENT	INTEREST UPON DESTRUCTION	NUMBER OF VOTES
33	7	229	219	
34	7	186	186	
35	7	186	186	
36	7	217	211	
37	7	182	180	
38	7	208	200	
39	7	208	208	
40	8	189	184	
41	8	217	214	
42	8	217	214	
43	8	186	189	
44	8	186	186	
45	8	229	222	
46	8	227	222	
47	9	186	189	
48	9	219	214	
49	9	219	214	
50	9	189	194	
51	10, 11	208	208	
52	10, 11	208	201	
53	10, 11	180	181	
54	10, 11	208	201	
55	10, 11	208	208	
56	10, 11	189	189	
57	10, 11	189	189	
58	10, 11	216	216	
59	12	217	216	
60	12	186	189	
61	12	229	221	
62	13	229	221	
63	13	186	189	
64	13	183	189	
65	13	216	217	
66	14	216	216	
67	14	189	187	
68	14	186	189	
69	14	227	222	
AGGREGATE		13666	13676	

NOTE : "AGGREGATE" REFERS TO THE ACCUMULATIVE TOTAL OF THIS AND ALL PREVIOUS PHASES.

MATSON, PECK & TOPLISS
SURVEYORS AND ENGINEERS
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JOB NO. S - 10927 - 2

DATE 15/May/96 B.C.L.S.

PHASE 2

STRATA PLAN LMS 1482

CONDOMINIUM ACT.

STATUTORY DECLARATION

I / WE the undersigned do solemnly declare that

(1) I / WE the undersigned am/are the owner-developer or the duly authorized agent of the owner-developer.
(2) The strata plan is entirely for residential use.

I / WE 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 RICHMOND, B.C. this 15 day of MAY, 19 96

A commissioner for taking affidavits within B.C.
V. BRENT LOUIE
BARRISTER & SOLICITOR
#8 - 11460 Vanier Way
RICHMOND, B.C. V6V 1Z1
Tel: (604) 270-8708

PARC SEVILLE HOLDINGS LTD.

DAVID CHANG

Accepted as to forms 1, 2 and 3 this 4 day of June, 19 96

SUPERINTENDENT OF REAL ESTATE

CERTIFICATE OF APPROVAL
SECTION 8 (2)

Approved as PHASE 2 of a 2 phase strata plan under the Condominium Act.

Dated at Surrey, B.C. this 23rd day of July, 19 96

Approving Officer for the CITY OF SURREY

SIGNATURES

WITNESSES :

WITNESS as to both KAREN XU
EXECUTIVE SECRETARY
OCCUPATION
#14-771 BLUNDELL RD
ADDRESS
RICHMOND, B.C. V6Y 1J1

WITNESS as to both IVAN T.
BANK MANAGER
OCCUPATION
6189 No. 3 Road
ADDRESS
Richmond, B.C.

OWNER :

PARC SEVILLE HOLDINGS LTD. :
(INC. NO. 437056)

DAVID CHANG AUTHORIZED SIGNATORY

AUTHORIZED SIGNATORY

MORTGAGEE :

HONGKONG BANK OF CANADA
by its lawful attorneys :

AUTHORIZED SIGNATORY

AUTHORIZED SIGNATORY

MATSON, PECK & TOPLISS
SURVEYORS AND ENGINEERS
210-8171 COOK ROAD
RICHMOND, B.C. V6Y 3T8
(ph) 270-9331
(fax) 270-4137

JOB NO. S - 10927 - 2

DATE 15/May/96 B.C.L.S.

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BLOCK 5

PHASE 2
STRATA PLAN LMS 1482

SCALE 1: 250

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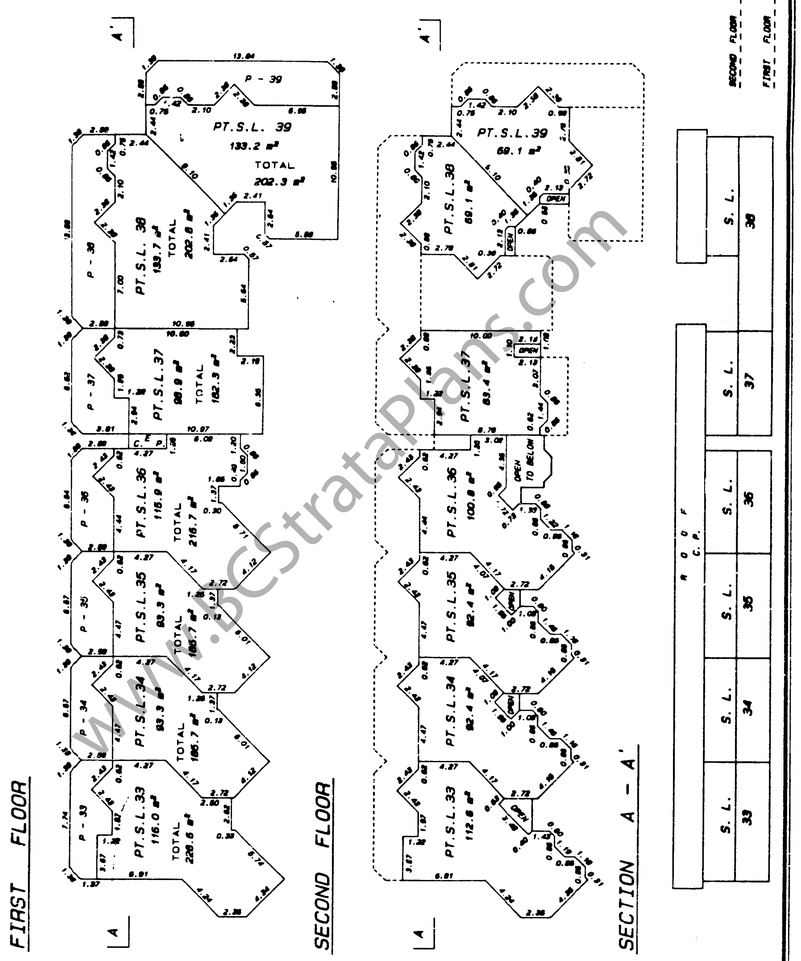

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JOB NO. S - 10927 - 2

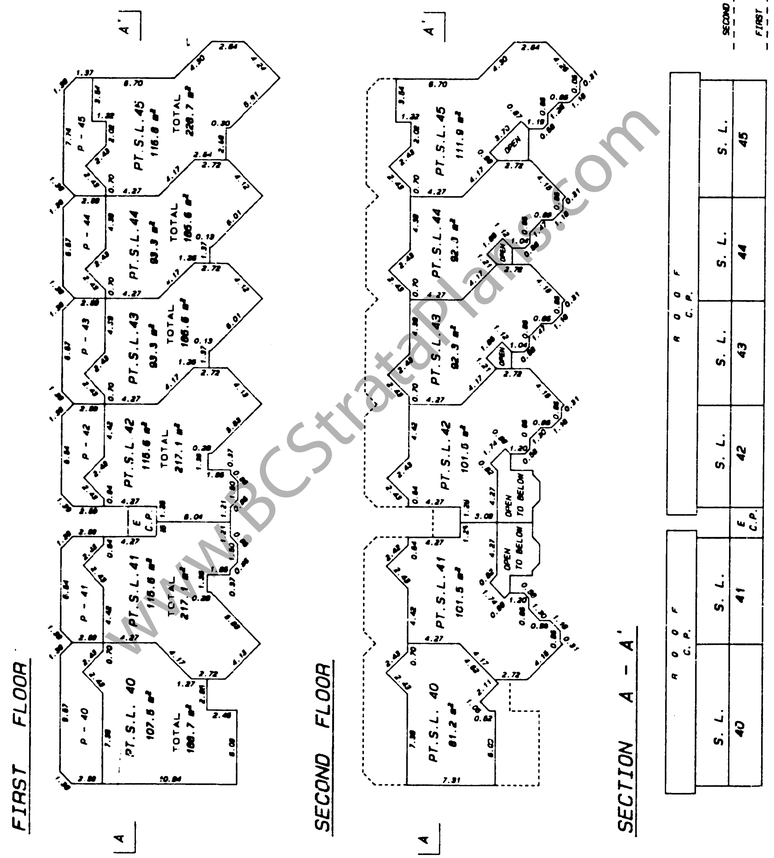
DATE 15/May/96 B.C.L.S.

BLOCK 4

PHASE 2
STRATA PLAN LMS 1482

SCALE 1: 250

0 5 10 15 20



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JOB NO. S - 10927 - 2

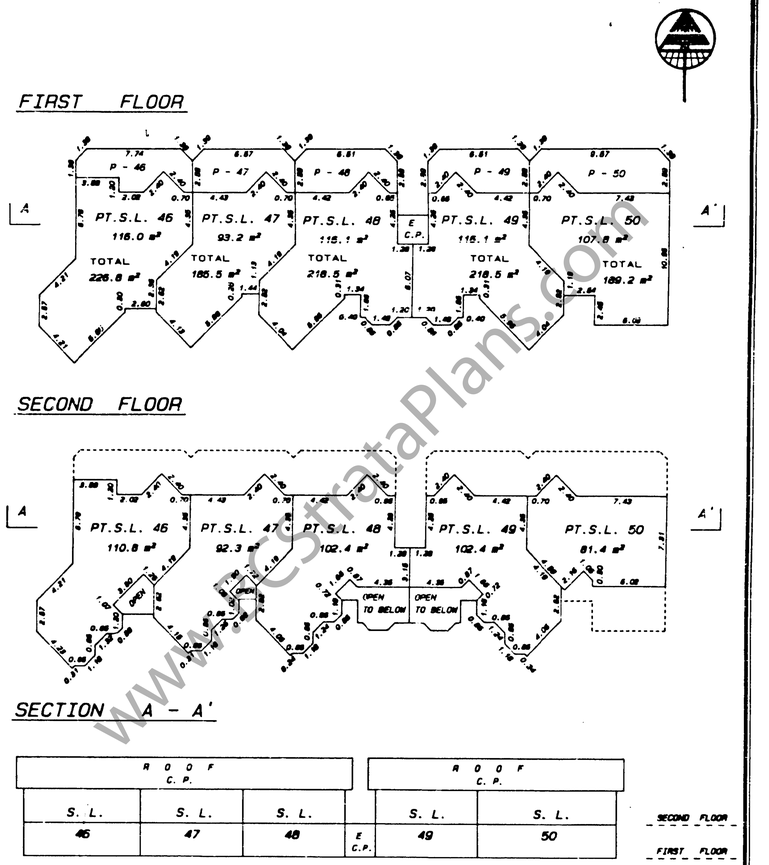
DATE 15/May/96 B.C.L.S.

BLOCK 10

PHASE 2
STRATA PLAN LMS 1482

SCALE 1: 250

0 5 10 15 20



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DATE 15/May/96 B.C.L.S.

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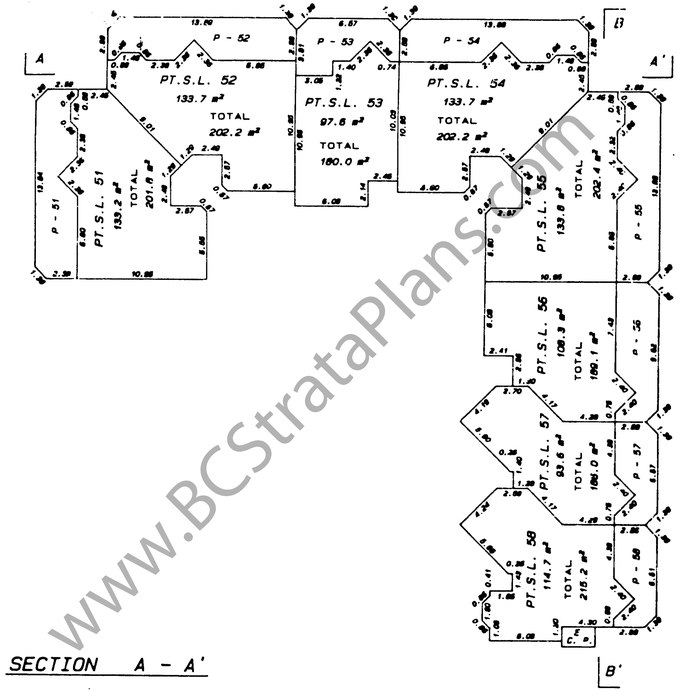
BLOCK 9

PHASE 2
STRATA PLAN LMS 1482

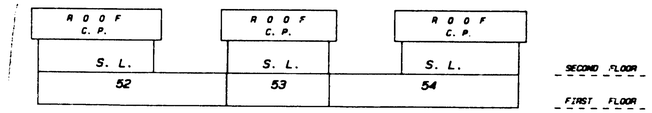
SCALE 1: 250

0 5 10 15 20

FIRST FLOOR



SECTION A - A'



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DATE 15/May/96 B.C.L.S.

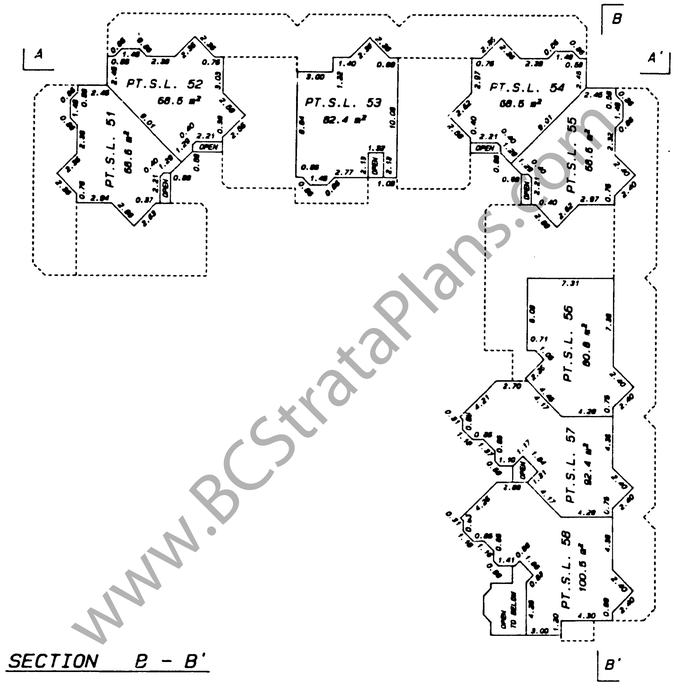
BLOCK 9

PHASE 2
STRATA PLAN LMS 1482

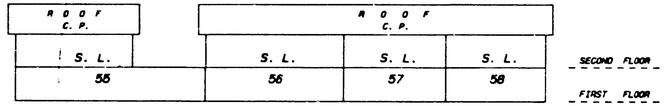
SCALE 1: 250

0 5 10 15 20

SECOND FLOOR



SECTION B - B'



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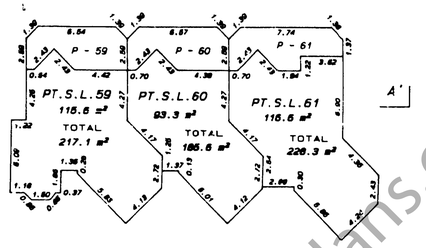
BLOCK 8

PHASE 2
STRATA PLAN LMS 1482

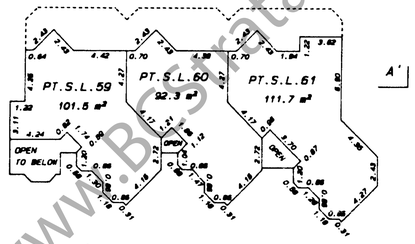
SCALE 1: 250

0 5 10 15 20

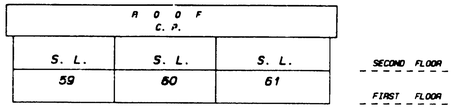
FIRST FLOOR



SECOND FLOOR



SECTION A - A'



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DATE 15/May/96 B.C.L.S.

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BLOCK 7

PHASE 2

STRATA PLAN LMS 1482

SCALE 1: 250

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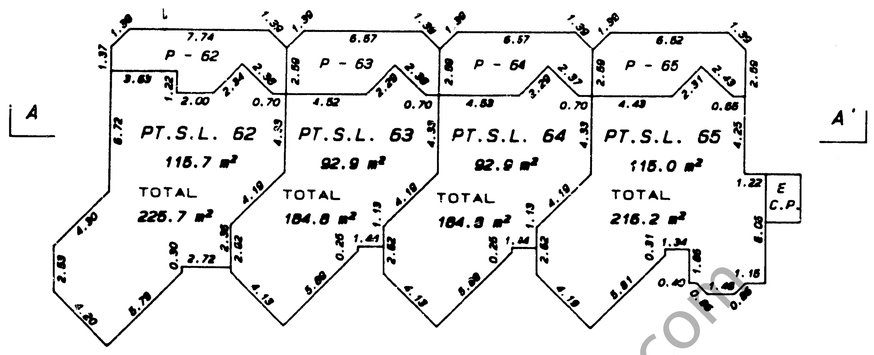
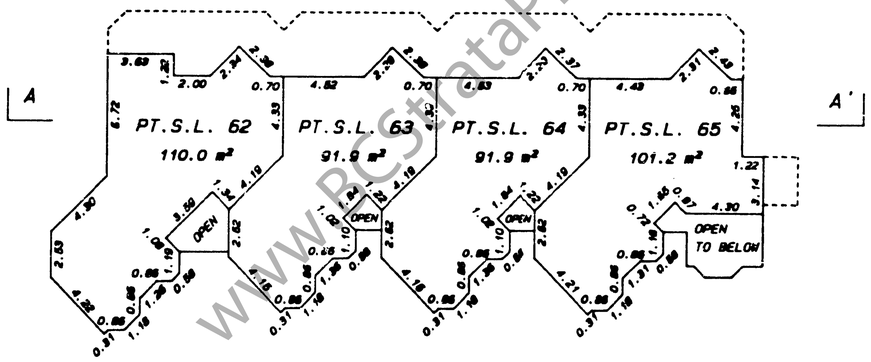
FIRST FLOOR



SECOND FLOOR



SECTION A - A'

ROOF C.P.			
S. L.	S. L.	S. L.	S. L.
62	63	64	65

SECOND FLOOR

FIRST FLOOR

MATSON, PECK & TOPLISS
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JOB NO. S - 10927 - 2

DATE 15/May/96 B.C.L.S.

BLOCK 6

PHASE 2

STRATA PLAN LMS 1482

SCALE 1: 250

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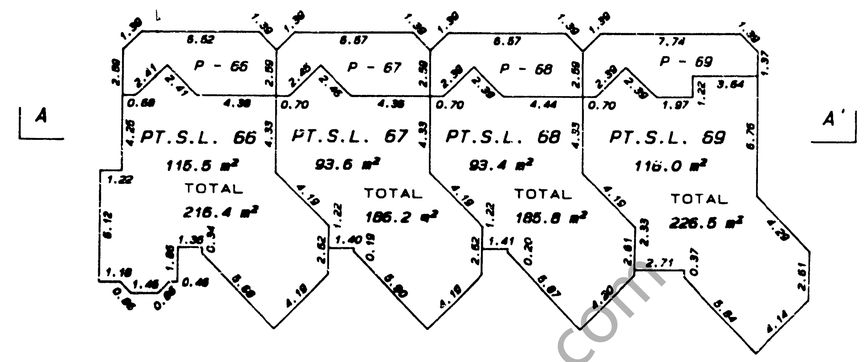
FIRST FLOOR



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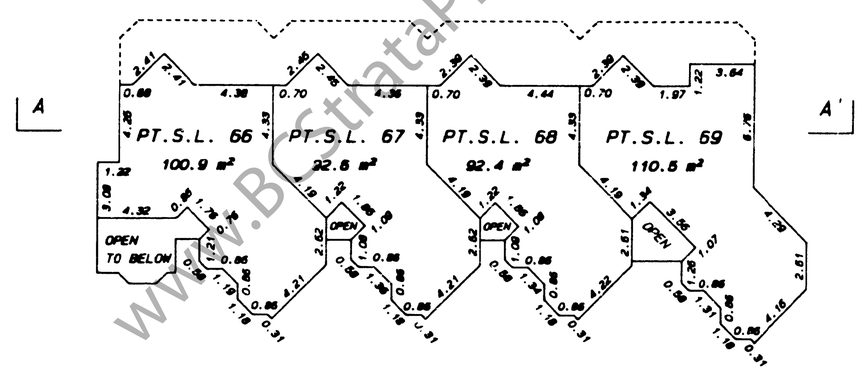

SECTION A - A'

ROOF C.P.			
S. L.	S. L.	S. L.	S. L.
66	67	68	69

SECOND FLOOR

FIRST FLOOR

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