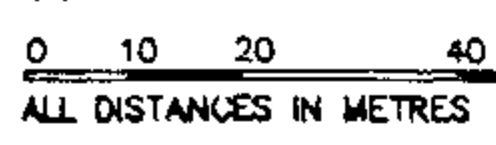


STRATA PLAN OF LOT 1, SECTION 19, TOWNSHIP 8,
NEW WESTMINSTER DISTRICT, PLAN LMP22216

SCALE - 1:1000



CITY OF SURREY

CIVIC ADDRESS
16888 80th AVENUE
SURREY, B.C.



INTEGRATED SURVEY AREA
No. 1, SURREY
B.C.G.S. 926 017

NOTES:
STRATA LOT ANGLES ARE 45° OR 90°
UNLESS OTHERWISE INDICATED.

- LEGEND
- LCP INDICATES LIMITED COMMON PROPERTY
 - sq.m. SQUARE METRES
 - SL STRATA LOT
 - PT PART
 - ⊙ COMMON PROPERTY
 - D DECK
 - P PATIO
 - S STAIRS
 - G GARAGE
 - Y YARD
 - ELEC. ELECTRICAL ROOM
 - ⊙ OLD IRON POST FOUND
 - IRON POST SET
 - ⊙ OLD LEAD PLUG FOUND
 - LEAD PLUG SET
 - ⊙ OLD CONTROL MONUMENT FOUND

THIS PLAN SHOWS GROUND LEVEL MEASURED DISTANCES.
PRIOR TO COMPUTATION OF UTM COORDINATES, MULTIPLY
BY THE COMBINED FACTOR 0.9998009.

GRID BEARINGS ARE DERIVED FROM OLD CONTROL
MONUMENTS 5682 AND 5683.

STRATA PLAN LMS 2118

DEPOSITED AND REGISTERED IN THE LAND TITLE
OFFICE AT NEW WESTMINSTER, B.C.
THIS 6 DAY OF SEPT, 1995.

ASSISTANT DEPUTY REGISTRAR

THIS PLAN LIES WITHIN THE
GREATER VANCOUVER
REGIONAL DISTRICT

8

PLAN
5354

THE ADDRESS FOR SERVICE OF DOCUMENTS ON
THE STRATA CORPORATION IS: THE OWNER'S
STRATA PLAN

1070-1075 WEST GEORGIA STREET
VANCOUVER, B.C. V6E 3C9

I, R. J. ESSON, OF THE CITY OF WHITE ROCK
BRITISH COLUMBIA LAND SURVEYOR, HEREBY
CERTIFY THAT THE BUILDINGS ERECTED ON THE
PARCEL DESCRIBED ABOVE ARE WHOLLY WITHIN THE
EXTERNAL BOUNDARIES OF THAT PARCEL.

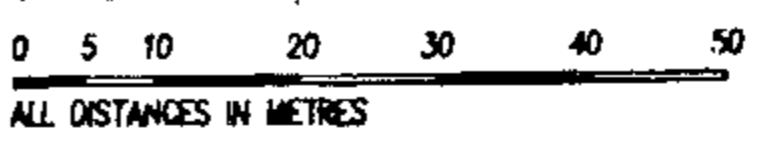
RJE
B.C.L.S.

DATED AT WHITE ROCK, B.C.
THIS 21ST DAY OF August, 1995.

STRATA PLAN LMS 2118

BUILDING DETAIL

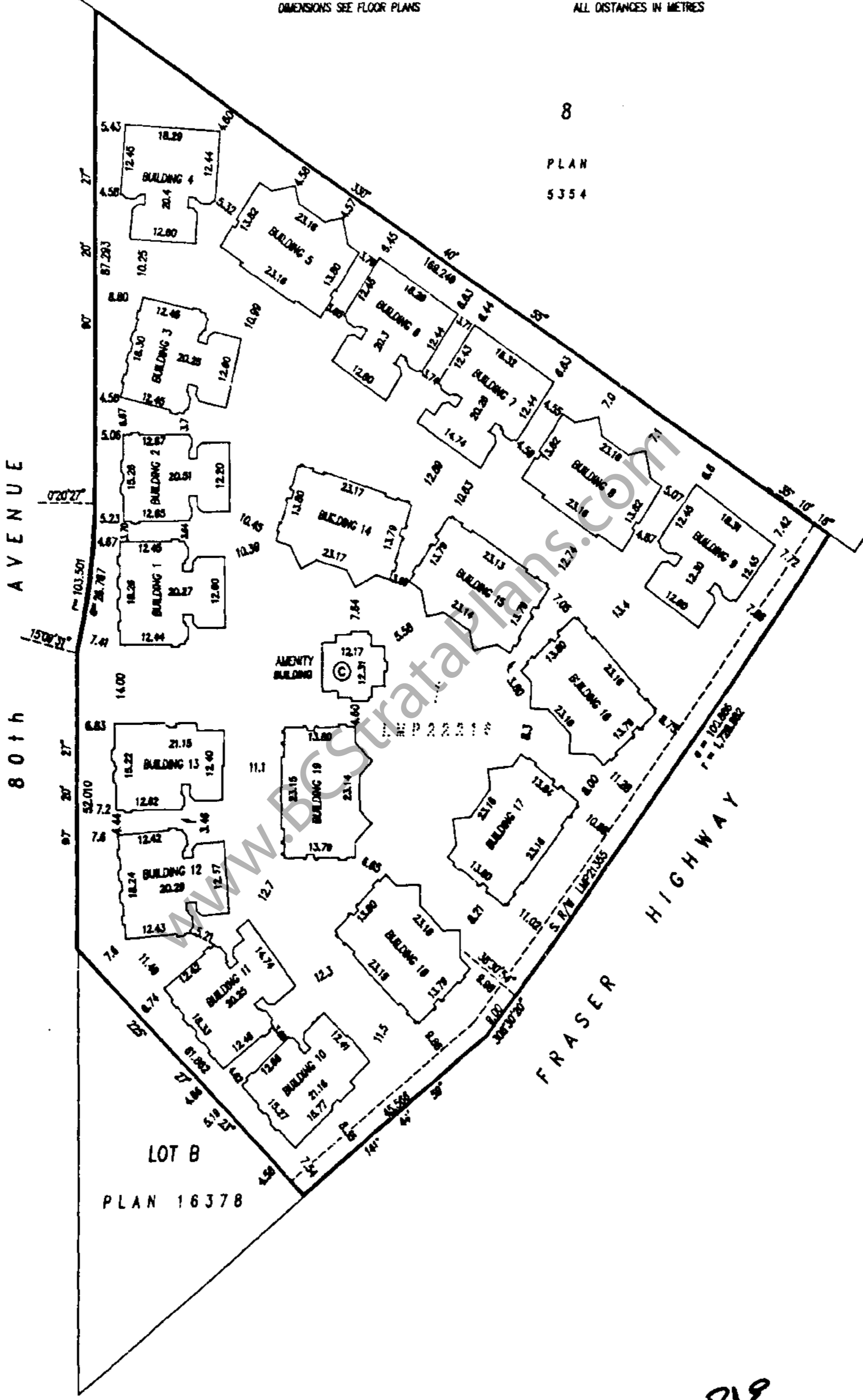
SCALE-1:750



NOTE: FOR DETAILED STRATA LOT
DIMENSIONS SEE FLOOR PLANS

8

PLAN
5354



RJE
B.C.L.S.
DATED THIS 21ST DAY OF Aug, 1995.

STRATA PLAN LMS 2118

NEW DEVELOPMENT CERTIFICATE

I, R. J. ESSON, A BRITISH COLUMBIA LAND SURVEYOR, HEREBY CERTIFY THAT THE BUILDINGS SHOWN IN THIS STRATA
PLAN HAVE NOT, AS OF THE 21ST DAY OF Aug, 1995, BEEN PREVIOUSLY OCCUPIED. DATED AT WHITE ROCK,
BRITISH COLUMBIA, THIS 21ST DAY OF Aug, 1995.

SIGNATURES

RJE
B.C.L.S.

STATUTORY DECLARATION

WE THE UNDERSIGNED DO SOLEMNLY DECLARE THAT
(1) WE THE UNDERSIGNED ARE THE OWNER DEVELOPER
(2) THE STRATA PLAN IS ENTIRELY FOR RESIDENTIAL USE.
WE MAKE THIS SOLEMN DECLARATION CONSCIOUSLY
BELIEVING IT TO BE TRUE AND KNOWING THAT IT IS OF
THE SAME FORCE AND EFFECT AS IF MADE UNDER OATH.

DECLARED BEFORE ME THIS 21ST DAY OF August, 1995

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

JOHN G. R. TERRY
Registrar of S.L.L.R.
FRASER & BRATBY
1500-1040 West Georgia Street
VANCOUVER, B.C. V6E 3C9

ACCEPTED AS TO FORMS 1, 2 AND 3
THIS 21ST DAY OF August, 1995

SUPERINTENDENT OF REAL ESTATE

OWNER: POLYGON STONECROFT DEVELOPMENT LIMITED

AUTHORIZED SIGNATORY: *M. Andrian*

AUTHORIZED SIGNATORY: *R. Schindler*

WITNESS:

J. King
JANE KING

ADDRESS AND OCCUPATION OF WITNESS:

1800 SPRINGBASS PLACE
VANCOUVER, B.C.
PROJECT COORDINATOR

MORTGAGEE: THE TORONTO-DOMINION BANK

W. Liedemann

AUTHORIZED SIGNATORY
Wilhelm Liedemann
Senior Manager-Commercial Credit
AUTHORIZED SIGNATORY

WITNESS:

S. Tautscher
Shirley Tautscher

ADDRESS AND OCCUPATION OF WITNESS:

700 West Georgia Street
VANCOUVER, B.C. V6Z 1A2
Bank Officer

RJE
B.C.L.S.

DATED THIS 21ST DAY OF Aug, 1995.