# STRATA PLAN OF LOT 305 EXCEPT: FIRSTLY PHASE ONE STRATA PLAN LMS2030, SECONDLY: PHASE TWO STRATA PLAN LMS2030, SEC. 25, B5N R2W, N.W.D., PLAN 68567

CITY OF SURREY

B.C.G.S. 92G.016

0 10 50

SCALE 1 : 750 DISTANCES ARE METRIC

## STRATA PLAN LMS2030
## PHASE THREE

DEPOSITED AND REGISTERED IN THE LAND TITLE OFFICE AT NEW WESTMINSTER B.C. THIS 13 DAY OF August 1996

REGISTRAR

Reg # BK255369

CIVIC ADDRESS :

14377 103 AVENUE,
SURREY, B.C.

LEGEND

- (SL) DENOTES STRATA LOT
- PT DENOTES PART
- T DENOTES TOTAL
- $m^2$ DENOTES SQUARE METRES
- (C) DENOTES COMMON PROPERTY
- (B) DENOTES BALCONY BEING LIMITED COMMON PROPERTY FOR EXCLUSIVE USE OF ADJOINING STRATA LOT
- (P) DENOTES PATIO BEING LIMITED COMMON PROPERTY FOR EXCLUSIVE USE OF ADJOINING STRATA LOT
- (D) DENOTES DECK BEING LIMITED COMMON PROPERTY FOR EXCLUSIVE USE OF ADJOINING STRATA LOT

THIS PLAN SHOWS GROUND – LEVEL MEASURED DISTANCES PRIOR TO COMPUTATION OF UTM CO-ORDINATES MULTIPLY BY COMBINED FACTOR 0.9995883.

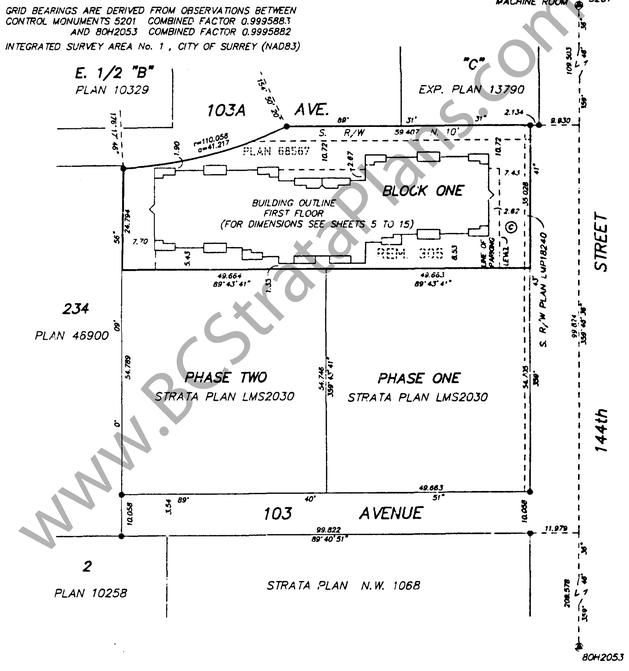
GRID BEARINGS ARE DERIVED FROM OBSERVATIONS BETWEEN CONTROL MONUMENTS 5201 COMBINED FACTOR 0.9995881 AND 80H2053 COMBINED FACTOR 0.9995882

INTEGRATED SURVEY AREA No. 1 , CITY OF SURREY (NAD83)

LEGEND

- (●) DENOTES OLD CONTROL MONUMENT
- ● DENOTES OLD IRON POST FOUND
- ○ DENOTES IRON POST SET
- WT DENOTES WITNESS
- ha DENOTES HECTARES
- MECH. DENOTES MECHANICAL ROOM
- (E) DENOTES ELECTRICAL ROOM
- ELEV. DENOTES ELEVATOR
- SPR. ROOM DENOTES SPRINKLER ROOM
- MACH. DENOTES MACHINE ROOM

pg. 22




DECLARATION OF INTENTION TO CREATE A STRATA PLAN BY PHASE DEVELOPMENT (FORM"E") FILED THIS____DAY OF_____1995 UNDER NUMBER_____

THE ADDRESS FOR SERVICE OF DOCUMENTS OF THE STRATA CORPORATION IS :
THE OWNERS, STRATA PLAN LMS 2030
c/o P.O. BOX 49345
1774–1055 DUNSMUIR STREET
VANCOUVER, B.C.
V7X 1L4

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 BUILDING ERECTED ON THE PARCEL DESCRIBED ABOVE IS WHOLLY WITHIN THE EXTERNAL BOUNDARIES OF THAT PARCEL.

DATED AT SURREY, B.C.
THIS 26th DAY OF JUNE, 1996

B.C.L.S.

DYCK AND ASSOCIATES
208 – 6846 – KING GEORGE HIGHWAY
SURREY, B. C. V3W 4Z9
594–7527 FAX 594–7932

FILE: 96–2021



## STRATA PLAN LMS2030
## PHASE THREE

### CONDOMINIUM ACT

| LOT No. | SHEET No. | FORM 1 SCHEDULE OF UNIT ENTITLEMENT: UNIT ENTITLEMENT | FORM 2 SCHEDULE OF INTEREST UPON DESTRUCTION: INTEREST UPON DESTRUCTION |
|---|---|---|---|
| 97 | 6 | 762 | 1209 |
| 98 | 6 | 871 | 1269 |
| 99 | 6 | 1095 | 1589 |
| 100 | 6 | 708 | 1219 |
| 101 | 6 | 708 | 1209 |
| 102 | 6 | 1095 | 1599 |
| 103 | 6 | 785 | 1219 |
| 104 | 6 | 745 | 1219 |
| 105 | 7 | 727 | 1219 |
| 106 | 7 | 741 | 1219 |
| 107 | 7 | 1091 | 1589 |
| 108 | 7 | 708 | 1229 |
| 109 | 7 | 708 | 1229 |
| 110 | 7 | 1091 | 1589 |
| 111 | 7 | 829 | 1269 |
| 112 | 7 | 748 | 1219 |
| 113 | 8 | 921 | 1299 |
| 114 | 8 | 871 | 1289 |
| 115 | 8 | 1095 | 1600 |
| 116 | 8 | 708 | 1239 |
| 117 | 8 | 708 | 1229 |
| 118 | 8 | 1095 | 1600 |
| 119 | 8 | 785 | 1239 |
| 120 | 8 | 872 | 1289 |
| 121 | 9 | 863 | 1289 |
| 122 | 9 | 741 | 1239 |
| 123 | 9 | 1091 | 1600 |
| 124 | 9 | 708 | 1249 |
| 125 | 9 | 708 | 1249 |
| 126 | 9 | 1091 | 1600 |
| 127 | 9 | 829 | 1289 |
| 128 | 9 | 918 | 1300 |
| 129 | 10 | 921 | 1310 |
| 130 | 10 | 871 | 1299 |
| 131 | 10 | 1095 | 1620 |
| 132 | 10 | 708 | 1249 |
| 133 | 10 | 708 | 1236 |
| 134 | 10 | 1095 | 1620 |
| 135 | 10 | 798 | 1249 |
| 136 | 10 | 872 | 1299 |
| 137 | 11 | 863 | 1299 |
| 138 | 11 | 741 | 1249 |
| 139 | 11 | 1095 | 1620 |
| 140 | 11 | 708 | 1259 |
| 141 | 11 | 708 | 1259 |
| 142 | 11 | 1095 | 1620 |
| 143 | 11 | 829 | 1299 |
| 144 | 11 | 918 | 1310 |
| AGGREGATE THIS PAGE | | 41441 | 64493 |

JUNE 26th, 1996
FILE: 94–2027



## STRATA PLAN LMS2030
## PHASE THREE

### CONDOMINIUM ACT

| LOT No. | SHEET No. | FORM 1 SCHEDULE OF UNIT ENTITLEMENT: UNIT ENTITLEMENT | FORM 2 SCHEDULE OF INTEREST UPON DESTRUCTION: INTEREST UPON DESTRUCTION |
|---|---|---|---|
| 145 | 12 | 1216 | 1349 |
| 146 | 12 | 1164 | 1339 |
| 147 | 12 | 1476 | 1650 |
| 148 | 12 | 912 | 1329 |
| 149 | 12 | 912 | 1329 |
| 150 | 12 | 1476 | 1650 |
| 151 | 12 | 1032 | 1319 |
| 152 | 12 | 1149 | 1339 |
| 153 | 13 | 1141 | 1339 |
| 154 | 13 | 930 | 1319 |
| 155 | 13 | 1476 | 1650 |
| 156 | 13 | 905 | 1329 |
| 157 | 13 | 905 | 1329 |
| 158 | 13 | 1476 | 1650 |
| 159 | 13 | 1119 | 1339 |
| 160 | 13 | 1216 | 1349 |
| AGGREGATE | | 59946 | 87101 |

JUNE 26th, 1996
FILE: 94–2027

www.BCStrataPlans.com

STRATA PLAN LMS2030
PHASE THREE

# CONDOMINIUM ACT

I HEREBY CERTIFY THAT THE COMMON FACILITY ____ WHICH ACCORDING TO FORM E TO THE ACT WAS TO HAVE BEEN CONSTRUCTED IN CONJUNCTION WITH THIS PHASE HAS BEEN SATISFACTORILY PROVIDED FOR.

DATED THIS 23rd DAY OF July 1996

APPROVING OFFICER
CITY OF SURREY

APPROVED UNDER THE CONDOMINIUM ACT AS TO PHASE 3 OF A THREE PHASE STRATA PLAN.
DATED THIS 23rd DAY OF July 1996

APPROVING OFFICER
CITY 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

LOTHAR LING

DECLARED BEFORE ME AT Vancouver B.C.
THIS 3 DAY OF July 1996

A COMMISSIONER FOR TAKING AFFIDAVITS WITHIN THE PROVINCE OF BRITISH COLUMBIA
MURRAY BRAATEN, LAWYER
2010-1055 WEST GEORGIA ST.
VANCOUVER, B.C. V6E 3P3

ACCEPTED AS TO FORMS 1 AND 2
THIS 4 DAY Aug 1996

SUPERINTENDENT OF REAL ESTATE

OWNER:
NORTH AMERICA TECHNICAL DEVELOPMENT CORPORATION
(INC. No. 303403)

AUTHORIZED SIGNATORY Lothar Ling

AUTHORIZED SIGNATORY

WITNESS Murray Braaten

OCCUPATION OF WITNESS Lawyer

ADDRESS OF WITNESS 2010 - 1055 West Georgia St. Vancouver, B.C. V6E 3P3

MORTGAGEE:
CANADA TRUSTCO MORTGAGE COMPANY

AUTHORIZED SIGNATORY MELINDA WONG

AUTHORIZED SIGNATORY KENNY HASSANALI

WITNESS Jo Thornton

OCCUPATION OF WITNESS Credit Services

ADDRESS OF WITNESS 200 7204 King George Highway Surrey B.C.

I D.J.DYCK OF LANGLEY, B.C. A BRITISH COLUMBIA LAND SURVEYOR HEREBY CERTIFY THAT THE BUILDING SHOWN IN THIS STRATA PLAN HAS NOT AS OF THE 26th DAY OF JUNE, 1996 BEEN PREVIOUSLY OCCUPIED

DATED AT SURREY, B.C.
THIS 26th DAY OF JUNE, 1996

B.C.L.S.

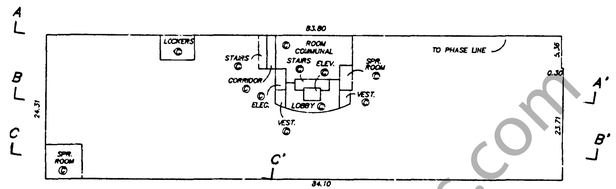
FILE: 94-2027



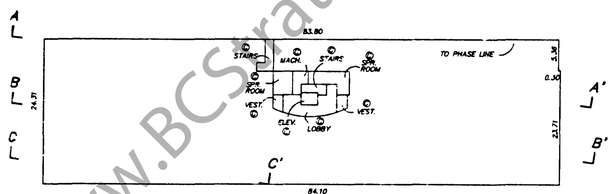
# FLOOR PLANS

STRATA PLAN LMS2030
PHASE THREE

0 25 50
SCALE 1 : 500 DISTANCES ARE METRIC




UPPER PARKING LEVEL




LOWER PARKING LEVEL

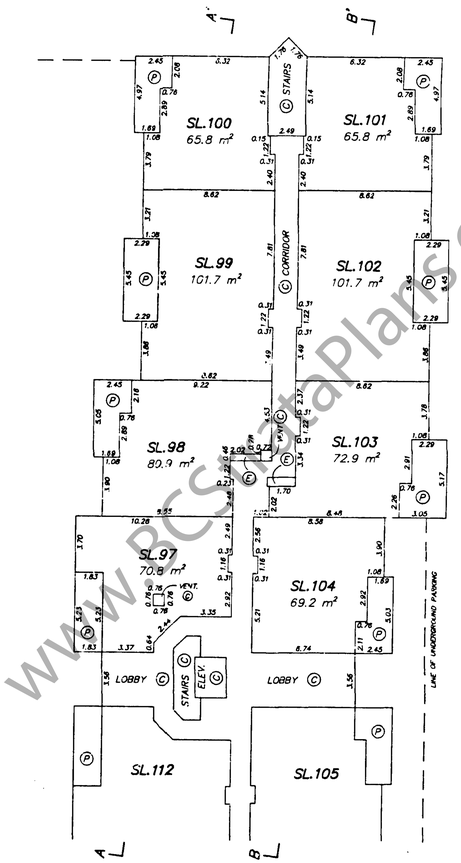
JUNE 26th, 1996 FILE: 90-1490



# BLOCK 1 – FLOOR PLANS

STRATA PLAN LMS2030
PHASE THREE

0 5 10 15
SCALE 1:200 DISTANCES ARE METRIC




FIRST FLOOR (WEST)

JUNE 26th, 1996
FILE: 96-2027

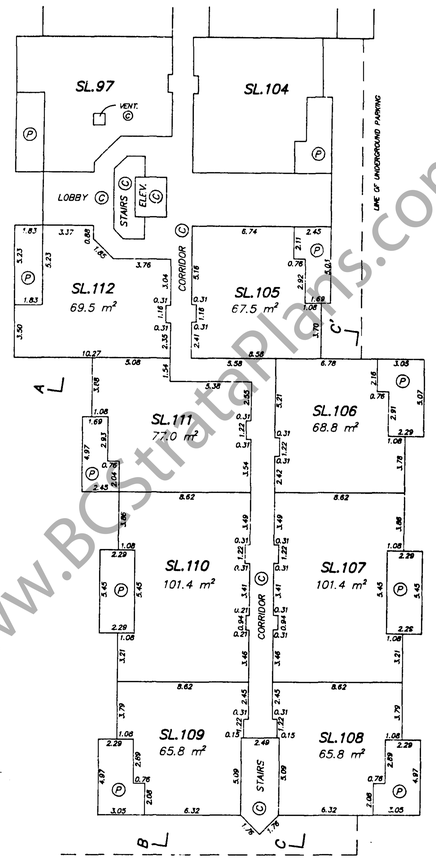
www.BCStrataPlans.com

BLOCK 1 – FLOOR PLANS

STRATA PLAN LMS2030

PHASE THREE

SCALE 1:200 DISTANCES ARE METRIC




FIRST FLOOR (EAST)

JUNE 26th, 1996
FILE: 96-2027

www.BCStrataPlans.com

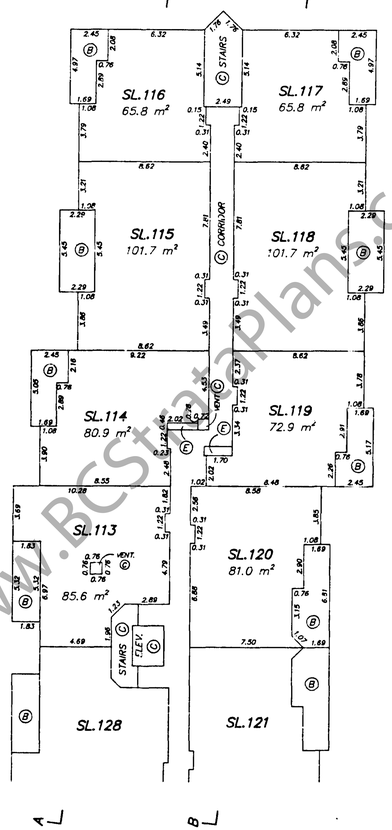


BLOCK 1 – FLOOR PLANS

STRATA PLAN LMS2030

PHASE THREE

SCALE 1:200 DISTANCES ARE METRIC




SECOND FLOOR (WEST)

JUNE 26th, 1996
FILE: 96-2027

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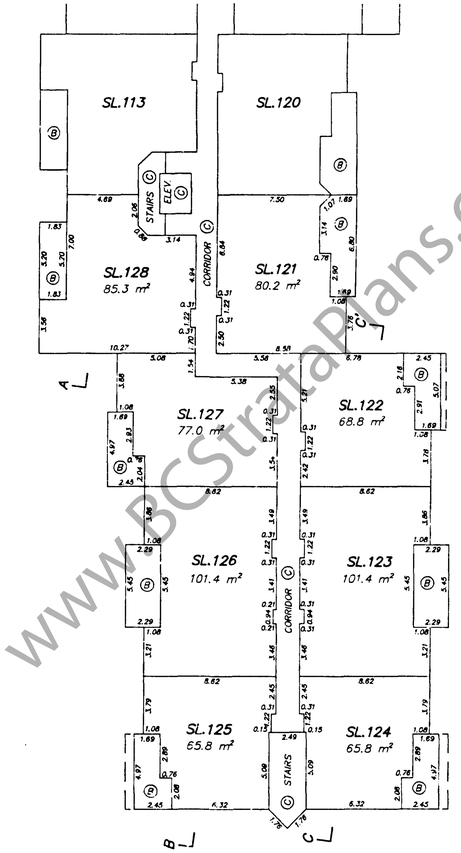
BLOCK 1 – FLOOR PLANS

STRATA PLAN LMS2030

PHASE THREE

SCALE 1:200 DISTANCES ARE METRIC




SECOND FLOOR (EAST)

JUNE 26th, 1996
FILE: 96-2027

www.BCStrataPlans.com

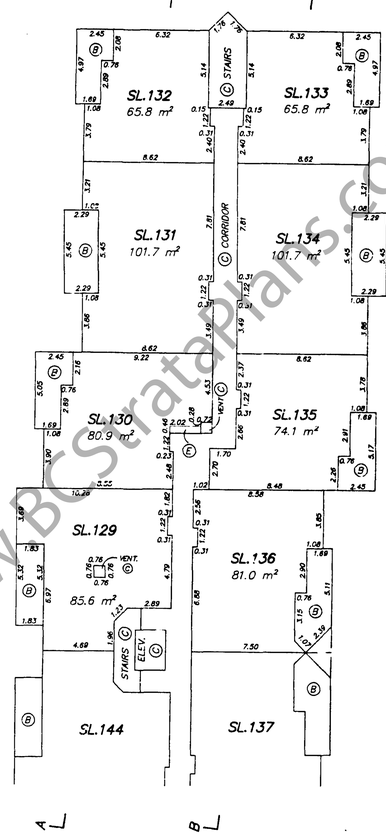
BLOCK 1 – FLOOR PLANS

STRATA PLAN LMS2030

PHASE THREE

0 5 10 15

SCALE 1:200 DISTANCES ARE METRIC




THIRD FLOOR (WEST)

JUNE 26th, 1996
FILE: 96-2027

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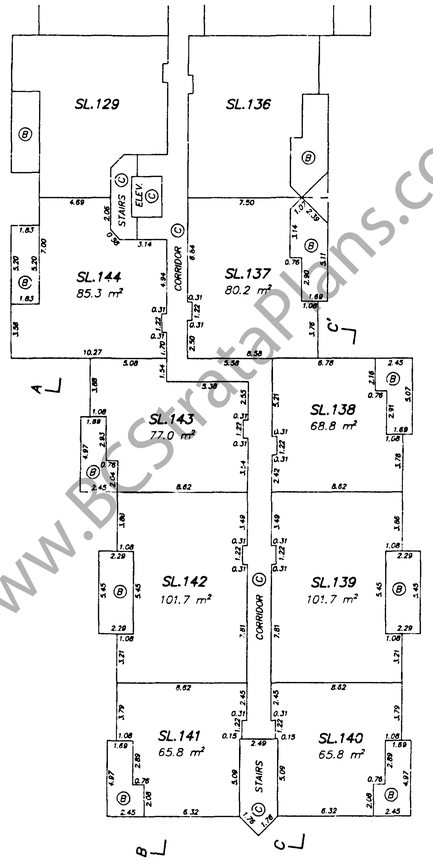
BLOCK 1 – FLOOR PLANS

STRATA PLAN LMS2030

PHASE THREE

0 5 10 15

SCALE 1:200 DISTANCES ARE METRIC




THIRD FLOOR (EAST)

JUNE 26th, 1996
FILE: 96-2027

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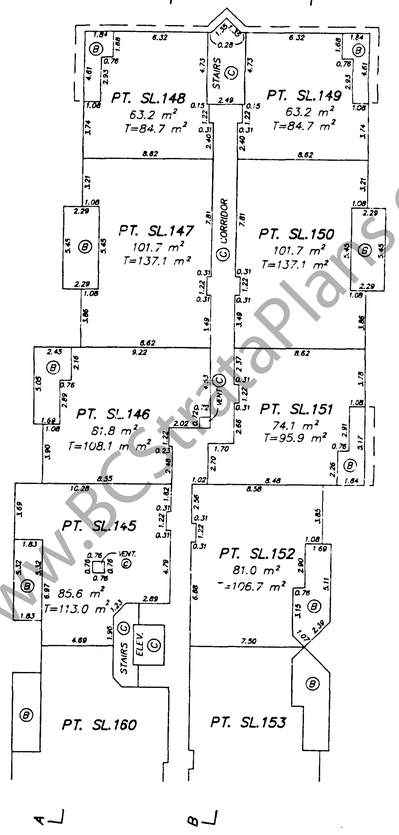
BLOCK 1 – FLOOR PLANS

STRATA PLAN LMS2030

PHASE THREE

0 5 10 15

SCALE 1:200 DISTANCES ARE METRIC




FOURTH FLOOR (WEST)

JUNE 26th, 1996
FILE: 96-2027

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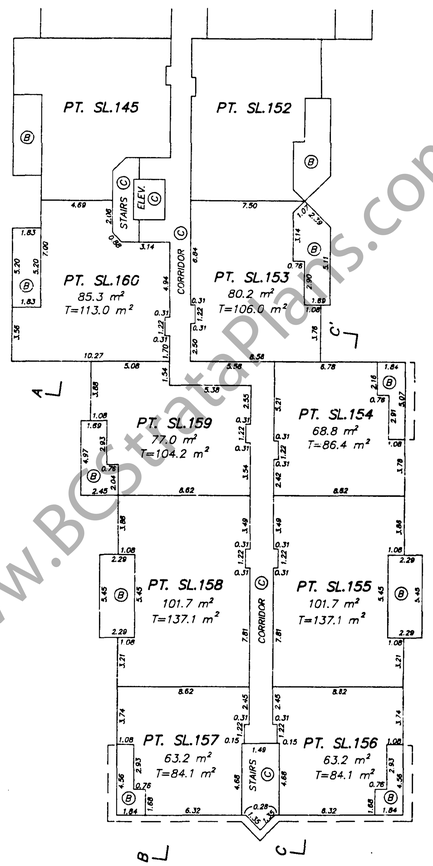
BLOCK 1 – FLOOR PLANS

STRATA PLAN LMS2030

PHASE THREE

0 5 10 15

SCALE 1:200 DISTANCES ARE METRIC




FOURTH FLOOR (EAST)

JUNE 26th, 1996
FILE: 96-2027



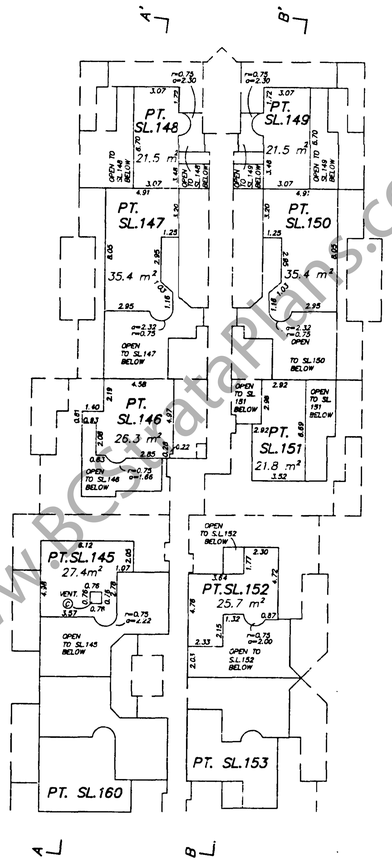
BLOCK 1 – FLOOR PLANS

STRATA PLAN LMS2030

PHASE THREE

0 5 10 15

SCALE 1:200 DISTANCES ARE METRIC




MEZZANINE (WEST)

JUNE 26th, 1996
FILE: 96-2027



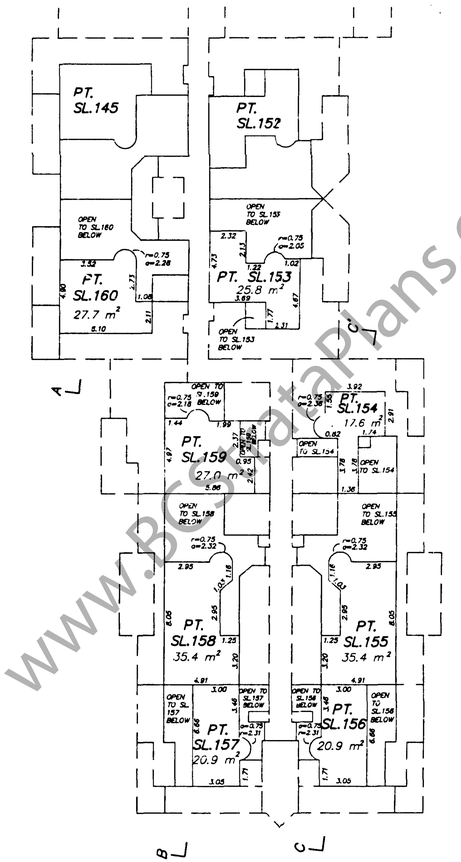
BLOCK 1 – FLOOR PLANS

STRATA PLAN LMS2030

PHASE THREE

0 5 10 15

SCALE 1:200 DISTANCES ARE METRIC




MEZZANINE (EAST)

JUNE 26th, 1996
FILE: 96-2027

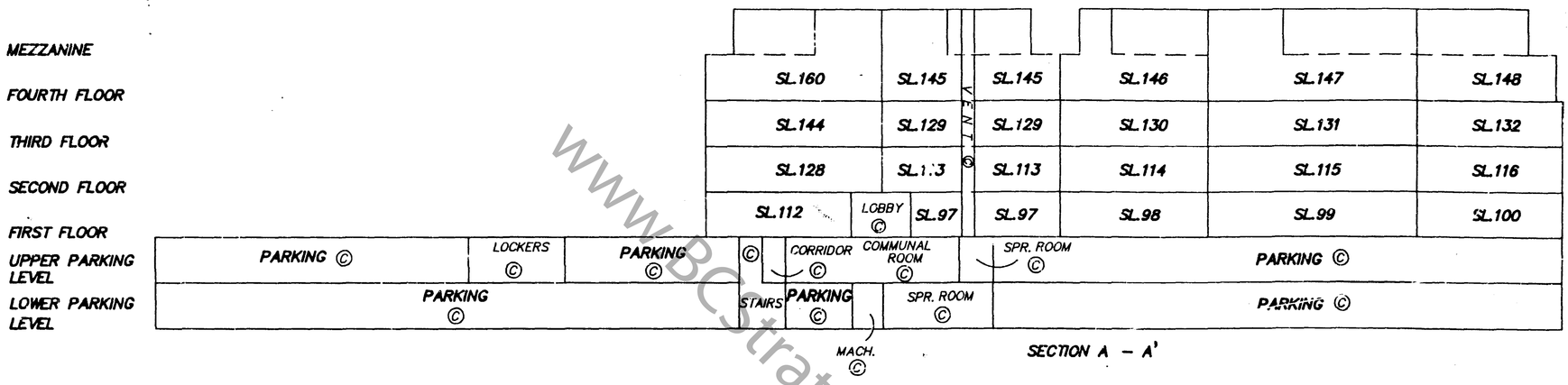
www.BCStrataPlans.com

# STRATA PLAN LMS2030

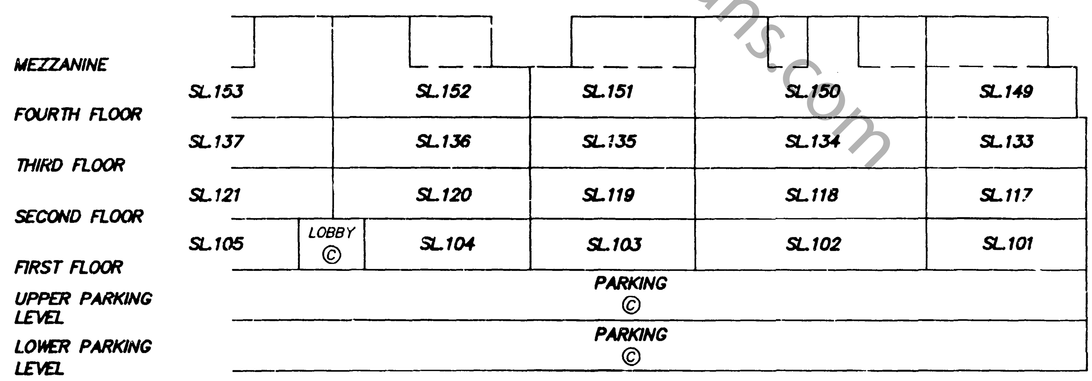
## PHASE THREE

## BLOCK 1 – SECTIONS

SCALE 1 : 250 DISTANCES ARE METRIC




SECTION A – A'




SECTION B – B' (WEST)

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JUNE 26th, 1996
FILE: 96-2027

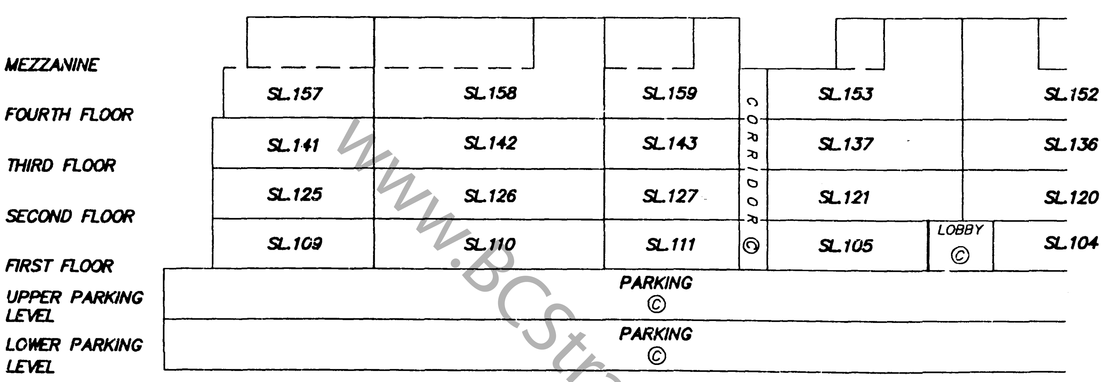
SHEET 16 OF 17 SHEETS

# STRATA PLAN LMS2030

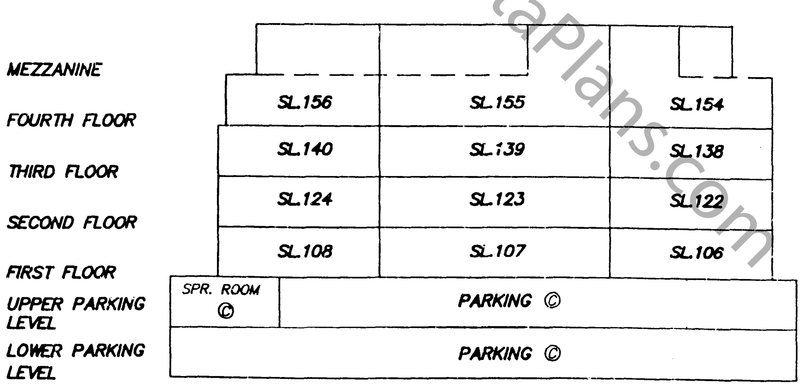
## PHASE THREE

## BLOCK 1 – SECTIONS

SCALE 1 : 250 DISTANCES ARE METRIC




SECTION B – B' (EAST)




SECTION C – C'

JUNE 26th, 1996
FILE: 96-2027

SHEET 17 OF 17 SHEETS