STRATA PLAN OF LOT 2 EXCEPT PHASE I AND II OF STRATA PLAN N.W. 2616 OF SEC. 16, TP. 2, N.W.D., PLAN 74045

MUNICIPALITY OF SURREY

PHASE III
STRATA PLAN N.W. 2616

DEPOSITED AND REGISTERED IN THE LAND TITLE OFFICE AT NEW WESTMINSTER B.C. THIS 5 DAY OF MAY 1991

REGISTRAR BE 142527

CIVIC ADDRESS :-

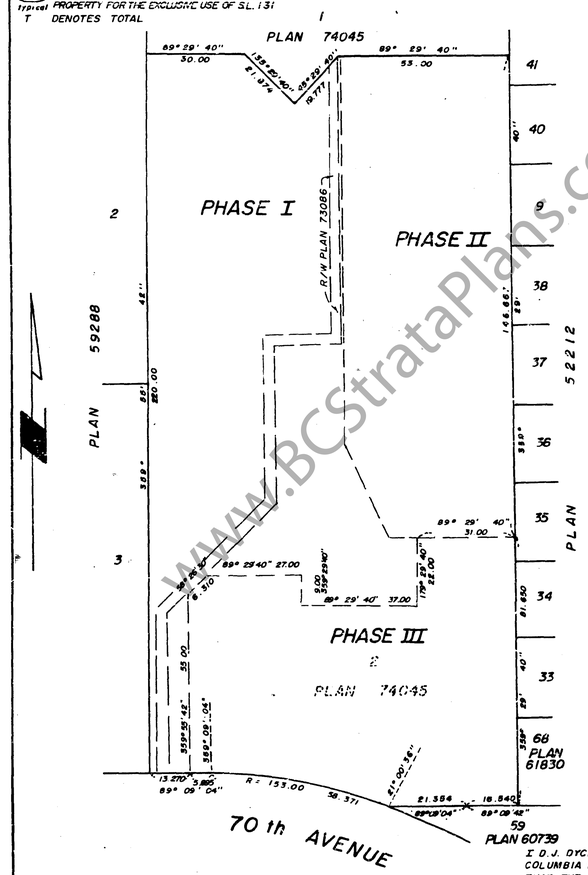
13911, 70th AVENUE
SURREY, B.C.

SCALE : — 1 : 1000

15 10 0 20 40

ALL DISTANCES ARE IN METRES

S.L. DENOTES STRATA LOT
PT. DENOTES PART
© DENOTES COMMON PROPERTY
m^2 DENOTES SQUARE METRES
(P-59) DENOTES PATIO BEING LIMITED COMMON PROPERTY FOR THE EXCLUSIVE USE OF S.L. 59 (typical)
(B-81) DENOTES BALCONY BEING LIMITED COMMON PROPERTY FOR THE EXCLUSIVE USE OF S.L. 81 (typical)
(D-131) DENOTES DECK BEING LIMITED COMMON PROPERTY FOR THE EXCLUSIVE USE OF S.L. 131 (typical)
T DENOTES TOTAL



DECLARATION OF INTENTION TO CREATE A STRATA PLAN BY PHASE DEVELOPMENT (FORM E) FILED THIS __ DAY OF ____ 19__
UNDER NUMBER _____

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 20th DAY OF MARCH 1991

D. Dyck B.C.L.S.

DYCK AND ASSOCIATES
208-6846, KING GEORGE HWY.
SURREY, B.C. V3W 4Z9
594 — 7527

THE ADDRESS FOR SERVICE OF DOCUMENTS ON THE STRATA CORPORATION IS:
THE OWNERS, STRATA PLAN N.W. 2616

1551 COLUMBIA STREET
NORTH VANCOUVER, B.C.,
V7J 1A3

THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT

FILE : 87-218 PH3.

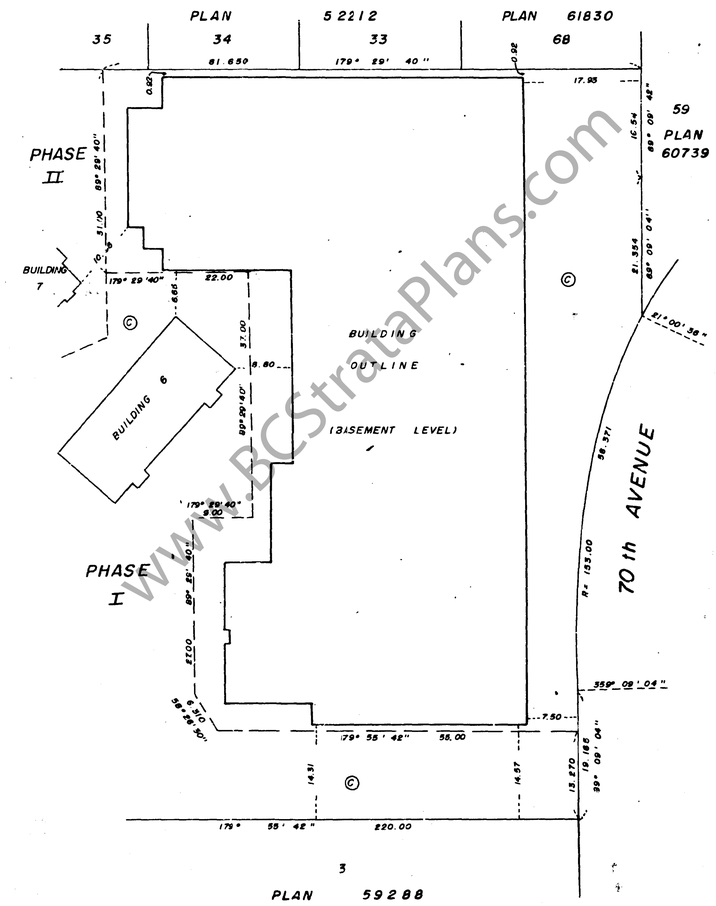
14-326+M-3

PHASE III
STRATA PLAN N.W. 2616

SCALE : 1 : 500

5 0 10 20

SITE PLAN



D.D.
20th MAR. 1991
FILE : 87-218

PHASE III
STRATA PLAN N.W. 2616

CONDOMINIUM ACT.

LOT No.	SHEET No.	FORM 1 SCHEDULE OF UNIT ENTITLEMENT: UNIT ENTITLEMENT	FORM 2 SCHEDULE OF INTEREST UPON DESTRUCTION: INTEREST UPON DESTRUCTION	FORM 3 SCHEDULE OF VOTING RIGHTS: No OF VOTES	CIVIC ADDRESS
59	7	109	134,900		
60	7	117	134,900		
61	7	117	136,900		
62	7	116	138,900		
63	7	95	119,900		
64	7	97	119,900		
65	7	110	135,900		
66	7	117	142,900		
67	7	126	129,900		
68	7	103	132,900		
69	7	84	99,900		
70	7	115	134,900		
71	8	87	99,900		
72	8	84	99,900		
73	8	105	132,900		
74	8	115	126,900		
75	8	82	99,900		
76	8	82	99,900		
77	8	121	139,900		
78	8	113	134,900		
79	8	106	114,900		
80	8	104	114,900		
81	8	105	114,900		
82	8	113	136,900		
83	8	115	134,900		
84	8	113	134,900		
85	8	108	134,900		
86	9	127	149,900		
87	9	117	139,900		
88	9	117	139,900		
89	9	116	141,900		
90	9	96	122,900		
91	9	95	122,900		
92	9	111	139,900		
93	9	117	144,900		
94	9	126	132,900		
95	9	103	139,900		
96	9	84	104,900		
97	9	116	139,900		
98	10	116	139,900		
99	10	84	104,900		
100	10	110	139,900		
101	10	106	132,900		
102	10	82	104,900		
103	10	82	104,900		
104	10	121	147,900		
105	10	113	142,900		
106	10	106	118,900		
107	10	104	118,900		
108	10	105	118,900		
109	10	113	141,900		
110	10	115	139,900		
111	10	114	139,900		
112	10	127	149,900		
113	11 AND 13	144	169,900		

1300 [illegible]
VANCOUVER, B.C. V7Y 1K2

D.D.
20th FEB 1991
FILE : 87-216

www.BCStrataPlans.com

PHASE III
STRATA PLAN N.W. 2616

CONDOMINIUM ACT

LOT No.	SHEET No.	FORM 1 SCHEDULE OF UNIT ENTITLEMENT: UNIT ENTITLEMENTS	FORM 2 SCHEDULE OF INTEREST UPON DESTRUCTION: INTEREST UPON DESTRUCTION	FORM 3 SCHEDULE OF VOTING RIGHTS: No OF VOTES	CIVIC ADDRESS SUITE No
114	11 AND 13	135	159,900		
115	11 AND 13	135	159,900		
116	11 AND 13	132	164,900		
117	11 AND 13	109	144,900		
118	11 AND 13	110	144,900		
119	11 AND 13	128	159,900		
120	11 AND 13	135	169,900		
121	11 AND 13	140	156,500		
122	11 AND 13	120	159,900		
123	11 AND 13	99	124,900		
124	11 AND 13	133	158,900		
125	12 AND 14	133	157,900		
126	12 AND 14	98	124,900		
127	12 AND 14	123	156,900		
128	12 AND 14	122	149,900		
129	12 AND 14	92	128,900		
130	12 AND 14	92	128,900		
131	12 AND 14	134	169,900		
132	12 AND 14	129	159,900		
133	12 AND 14	119	139,900		
134	12 AND 14	119	139,900		
135	12 AND 14	118	139,900		
136	12 AND 14	128	156,900		
137	12 AND 14	132	159,900		
138	12 AND 14	131	159,900		
139	12 AND 14	144	169,900		
AGGREGATE		9110	11,066,900		

WITNESS AS TO SIGNATURE

OWNER: VIAM HOLDINGS LTD.

AUTHORIZED SIGNATORY MIKE DE COTIIS

ELIZABETH M. VOGT
Barrister & Solicitor
[redacted] - 777 DUNSMUIR STREET
VANCOUVER, B.C. V7Y 1H6

APPROVED AS PHASE 3 OF A 3 PHASE STRATA PLAN UNDER THE CONDOMINIUM ACT, DATED THIS 17 DAY OF April 1991

APPROVING OFFICER
MUNICIPALITY OF SURREY

AUTHORIZED SIGNATORY

WITNESS AS TO BOTH SIGNATURES

MORTGAGEE: CANADA TRUSTCO MORTGAGE COMPANY

1055 Dunsmuir Street
Vancouver B.C.
ADDRESS

AUTHORIZED SIGNATORY GLORIA BAILEY

Clerk I
OCCUPATION

AUTHORIZED SIGNATORY HILKA SCHMIDT

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.

~~I HEREBY CERTIFY THAT THE COMMON FACILITY RECREATION BUILDING REFERED TO IN FORM E HAVE BEEN SATISFACTORILY PROVIDED FOR.~~
DATED THIS ___ DAY OF _____ 1991

APPROVING OFFICER
~~MUNICIPALITY OF SURREY~~

DECLARED BEFORE ME AT Vancouver, B.C.
THIS 2 DAY OF April 1991

A COMMISSIONER FOR TAKING AFFIDAVITS WITHIN THE PROVINCE OF BRITISH COLUMBIA

ELIZABETH M. VOGT
Barrister & Solicitor
[redacted] - 777 DUNSMUIR STREET
VANCOUVER, B.C. V7Y 1H6

ACCEPTED AS TO FORMS 1, 2 AND 3
THIS 23 DAY OF April 1991

SUPERINTENDENT OF REAL ESTATE

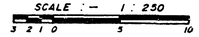
I, D. J. DYCK OF LANGLEY, B.C. A BRITISH COLUMBIA LAND SURVEYOR, HEREBY CERTIFY THAT THE BUILDING SHOWN IN THIS STRATA PLAN HAS NOT AS OF THE 20th DAY OF MARCH 1991 BEEN PREVIOUSLY OCCUPIED.
DATED AT SURREY
THIS 20th DAY OF MARCH 1991

B.C.L.S

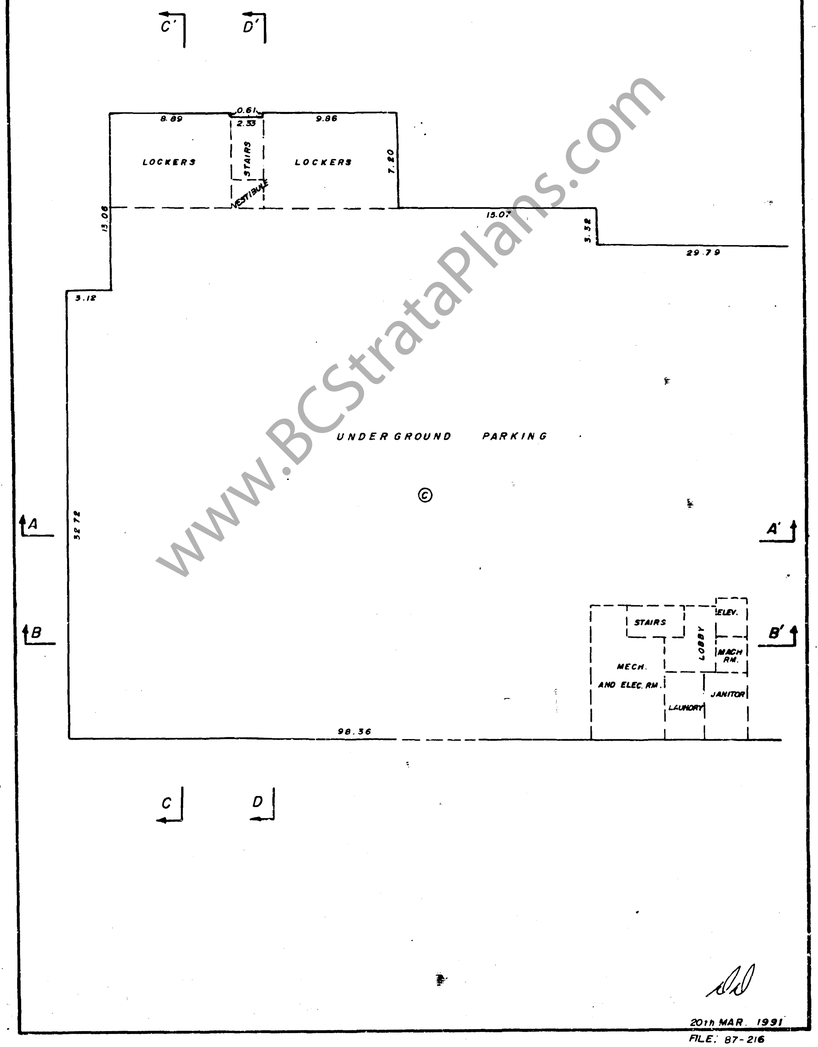
FILE: 87-216

PHASE III
STRATA PLAN N.W. 2616

FLOOR PLANS
SCALE :- 1 : 250



BASEMENT — WEST

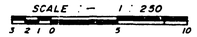


20th MAR. 1991

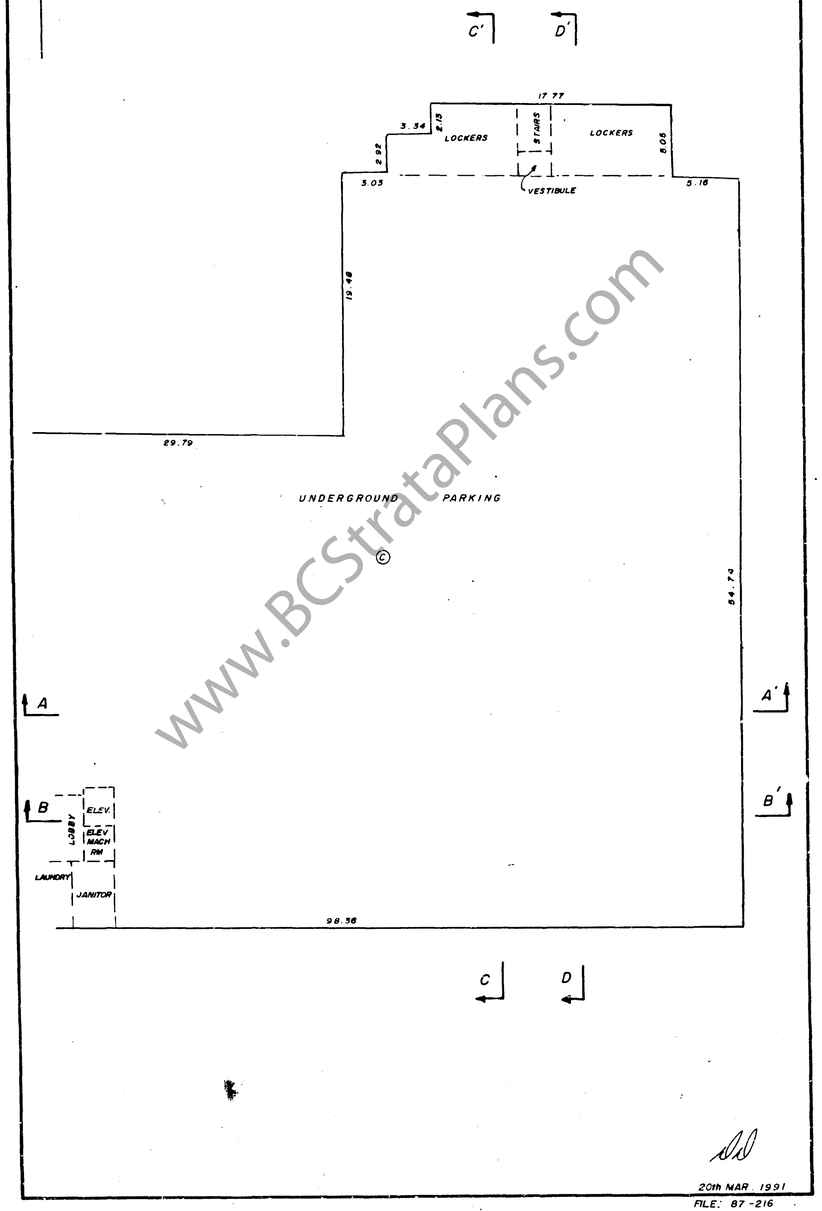
FILE: 87-216

PHASE III
STRATA PLAN N.W. 2616

FLOOR PLANS
SCALE :- 1 : 250



BASEMENT — EAST



20th MAR. 1991

FILE: 87-216

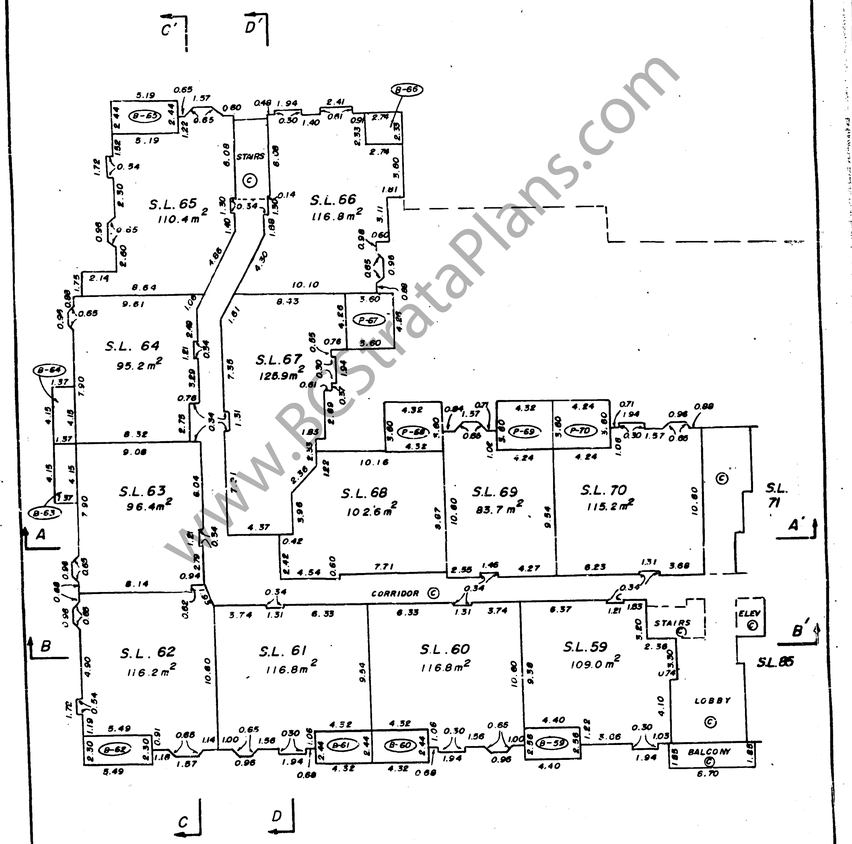
www.BCStrataPlans.com

PHASE III
STRATA PLAN N.W. 2616

FLOOR PLANS
SCALE :- 1 : 250

3 2 1 0 5 10

FIRST FLOOR — WEST



20th MAR 1991

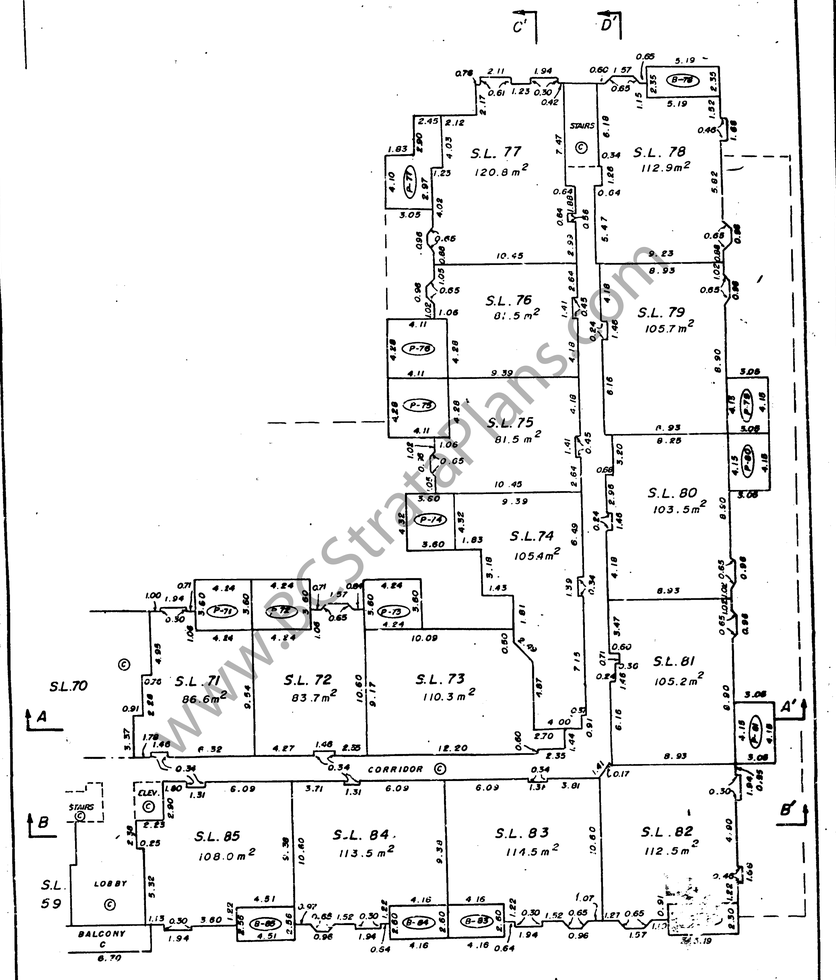
FILE: 87-216

PHASE III
STRATA PLAN N.W. 2616

FLOOR PLANS
SCALE :- 1 : 250

3 2 1 0 5 10

FIRST FLOOR — EAST



20th MAR. 1991

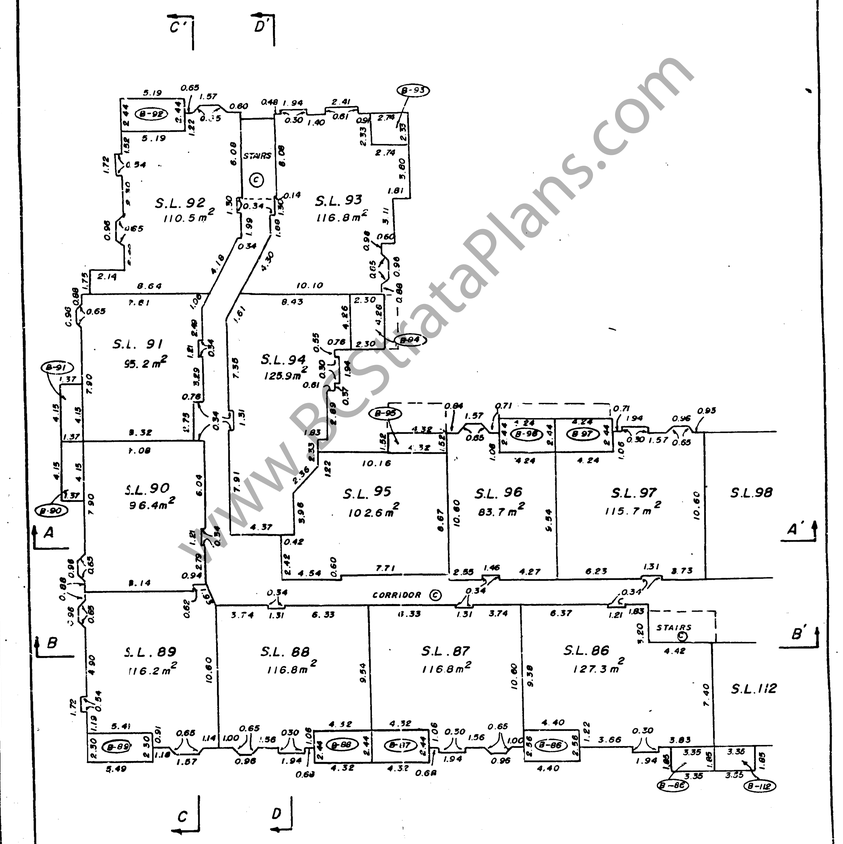
FILE: 87-216

PHASE III
STRATA PLAN N.W. 2616

FLOOR PLANS
SCALE :- 1 : 250

3 2 1 0 5 10

SECOND FLOOR — WEST



20th MAR. 1991

FILE: 87-216

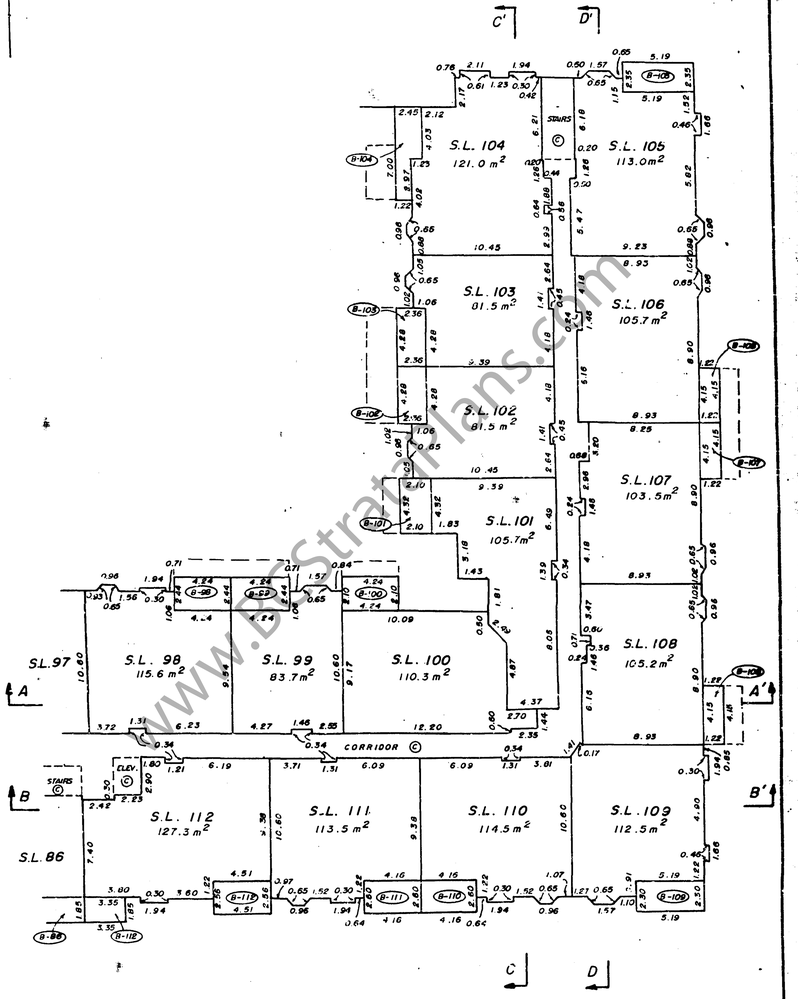
www.BCStrataPlans.com

PHASE III
STRATA PLAN N.W. 2616

FLOOR PLANS
SCALE :- 1 : 250

3 2 1 0 5 10

SECOND FLOOR – EAST



20th MAR. 1991

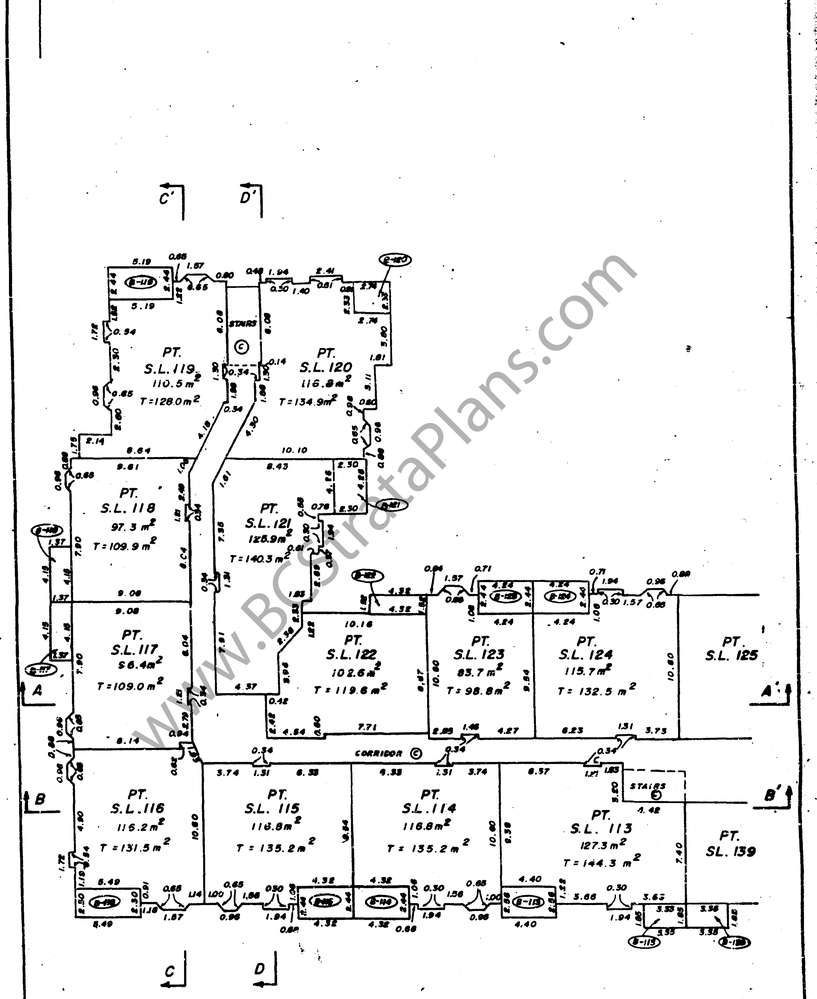
FILE: 87-216

PHASE III
STRATA PLAN N.W. 2616

FLOOR PLANS
SCALE :- 1 : 250

3 2 1 0 5 10

THIRD FLOOR – WEST



20th MAR. 1991

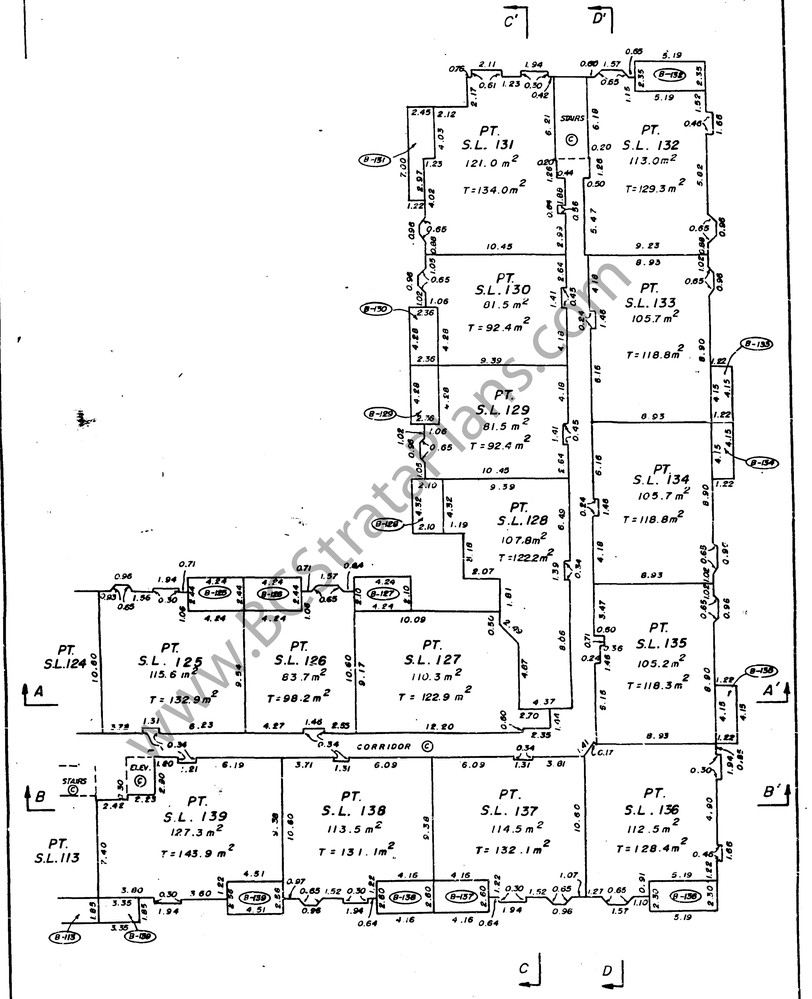
FILE: 87-216

PHASE III
STRATA PLAN N.W. 2616

FLOOR PLANS
SCALE :- 1 : 250

3 2 1 0 5 10

THIRD FLOOR – EAST



20th MAR. 1991

FILE: 87-216

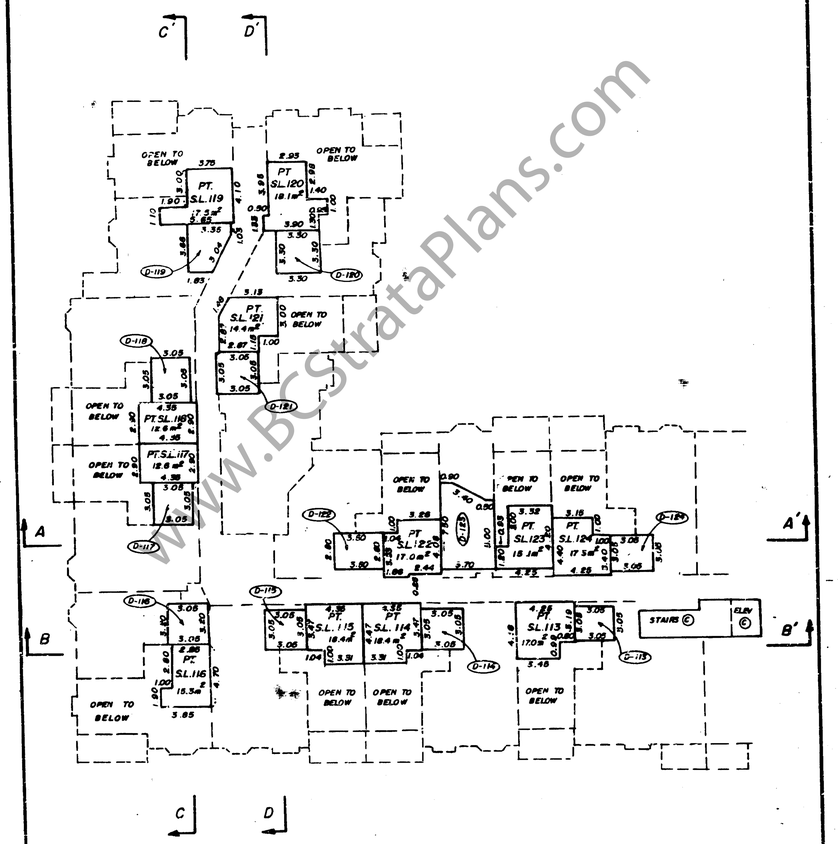
www.BCStrataPlans.com

PHASE III
STRATA PLAN N.W. 2616

FLOOR PLANS
SCALE :- 1 : 250

3 2 1 0 5 10

LOFT FLOOR - WEST



20th MAR. 1991

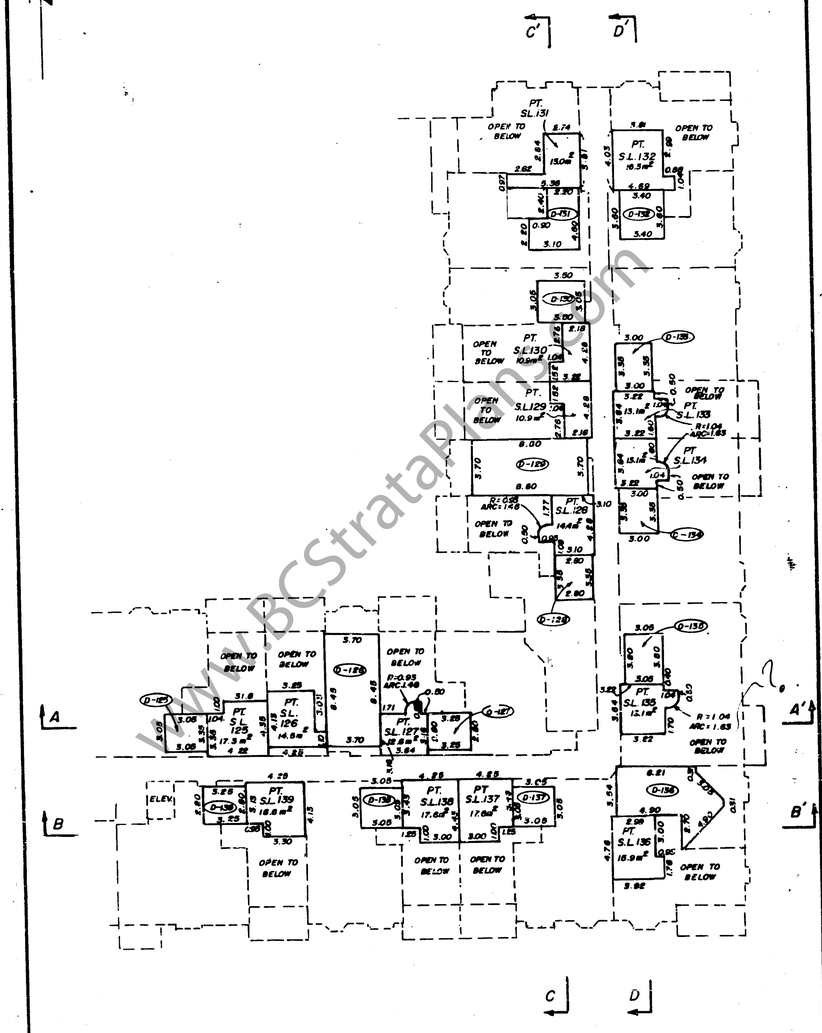
FILE: 87-216

PHASE III
STRATA PLAN N.W. 2616

FLOOR PLANS
SCALE :- 1 : 250

3 2 1 0 5 10

LOFT FLOOR - EAST



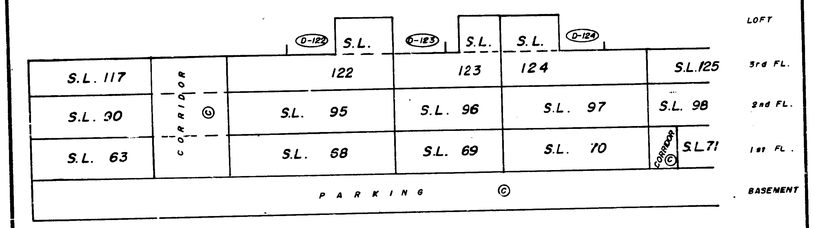
20th MAR. 1991

FILE: 87-216

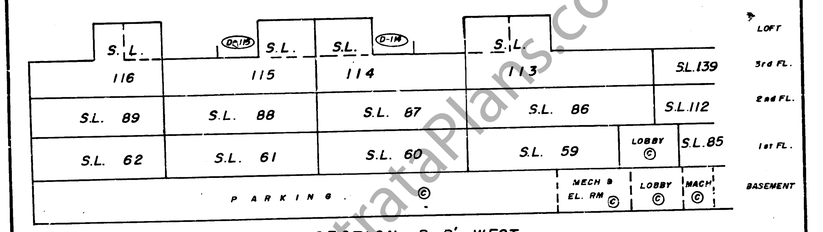
PHASE III
STRATA PLAN N.W.

SECTIONS
SCALE :- 1 : 250

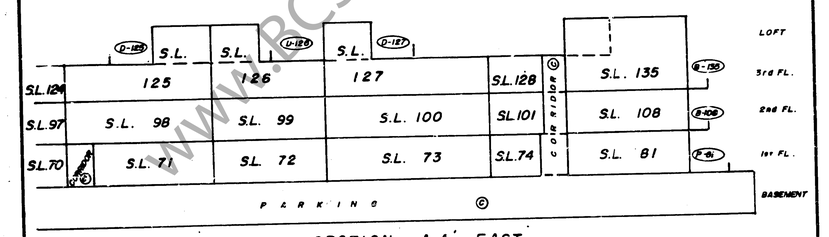
3 2 1 0 5 10



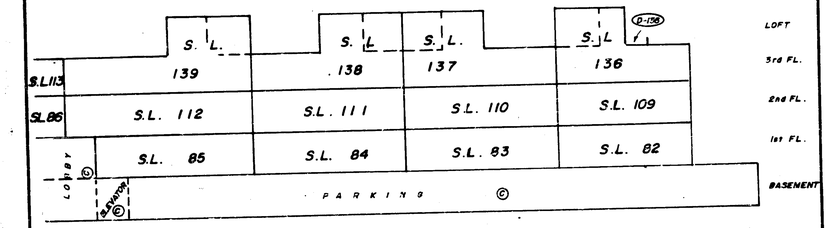
SECTION A-A' WEST



SECTION B-B' WEST



SECTION A-A' EAST

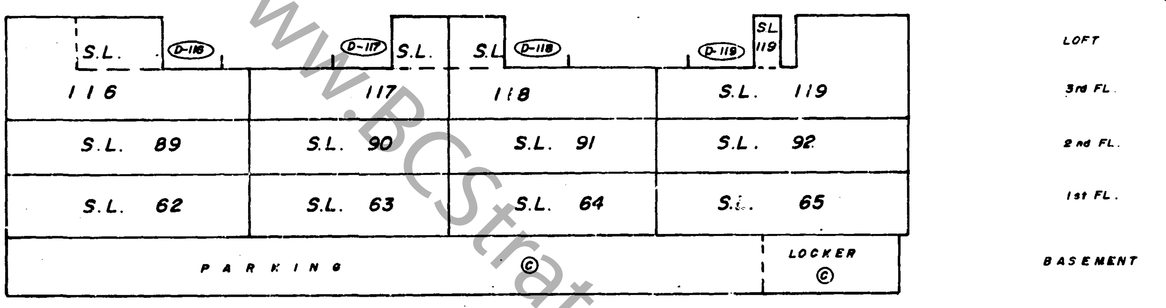


SECTION B-B' EAST

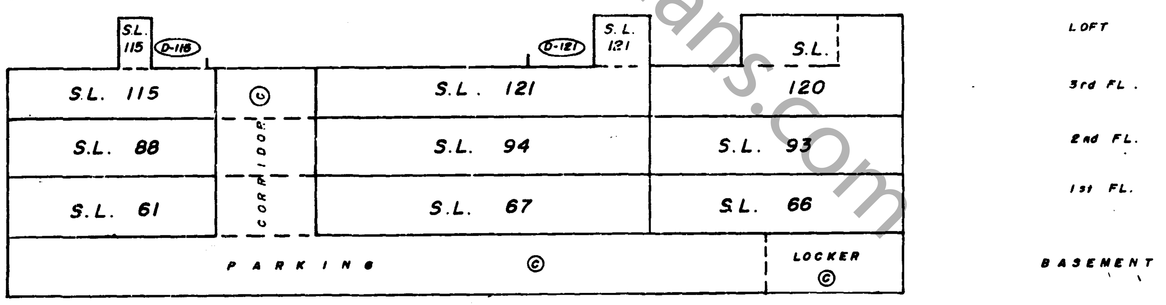
20th MAR 1991

FILE: 87-216

www.BCStrataPlans.com



SECTION C-C' WEST



SECTION D-D' WEST

SECTIONS

SCALE 1 : 250

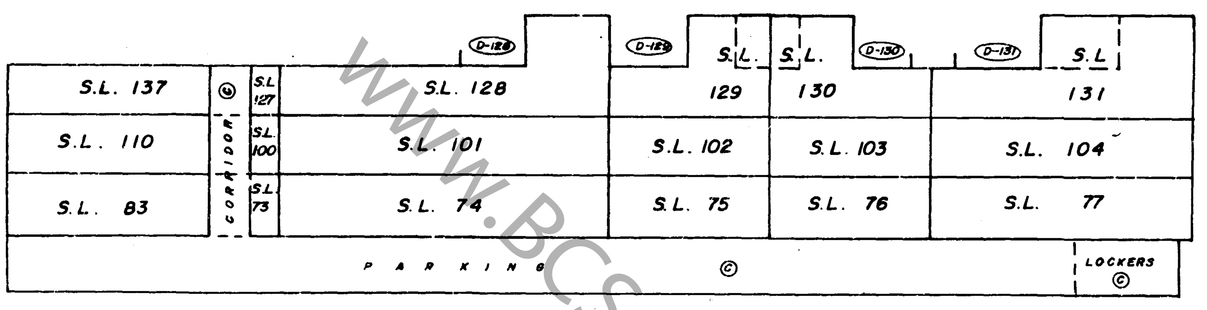
3 2 1 0 5 10

PHASE III
STRATA PLAN N.W.

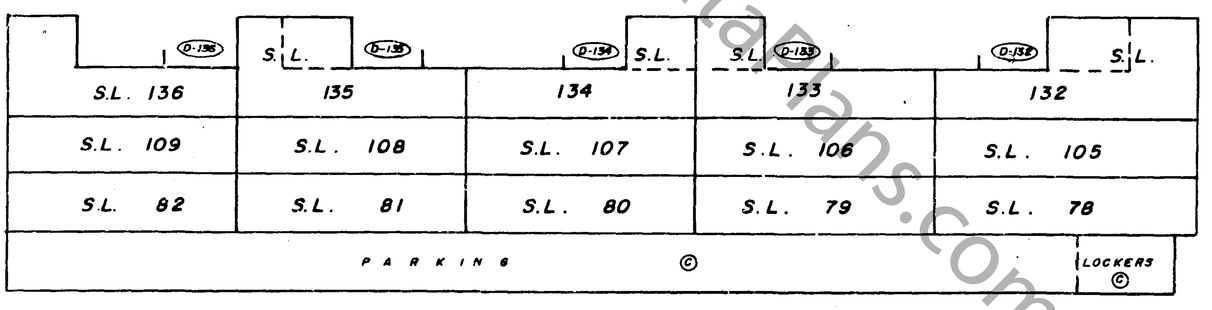
SHEET 16 OF 17 SHEETS

20th MAR 1991

FILE: 87-216



SECTION C-C' EAST



SECTION D-D' EAST

SECTIONS

SCALE 1 : 250

3 2 1 0 5 10

PHASE III
STRATA PLAN N.W.

SHEET 17 OF 17 SHEETS

20th MAR 1991

FILE: 87-216

www.BCStrataPlans.com