

FIRST SHEET SHEET 1 OF 14 SHEETS

**STRATA PLAN OF PART OF LOT 1,
SEC. 32, BLK. 5 N., RGE. 1 W., N.W.D.
PLAN LMP 17458**

CITY OF SURREY



SCALE 1 : 1000 DISTANCES ARE METRIC

LEGEND

- SL. DENOTES STRATA LOT
- A DENOTES AREA
- T DENOTES TOTAL AREA
- PT. DENOTES PART
- m² DENOTES SQUARE METRES
- Ⓢ DENOTES COMMON PROPERTY
- Ⓣ DENOTES DECK BEING LIMITED COMMON PROPERTY FOR EXCLUSIVE USE OF ADJOINING STRATA LOT
- Ⓟ DENOTES PATIO BEING LIMITED COMMON PROPERTY FOR EXCLUSIVE USE OF ADJOINING STRATA LOT
- Ⓡ DENOTES BALCONY BEING LIMITED COMMON PROPERTY FOR EXCLUSIVE USE OF ADJOINING STRATA LOT
- Ⓜ DENOTES CONTROL MONUMENT
- DENOTES OLD LEAD PLUG FOUND
- DENOTES OLD IRON POST FOUND



**STRATA PLAN LMS 1461
PHASE ONE**

DEPOSITED AND REGISTERED IN THE LAND TITLE OFFICE AT NEW WESTMINSTER B.C. THIS 22 DAY OF June 1994.

[Signature]
REGISTRAR **Ass't. Deputy**
BH 235312

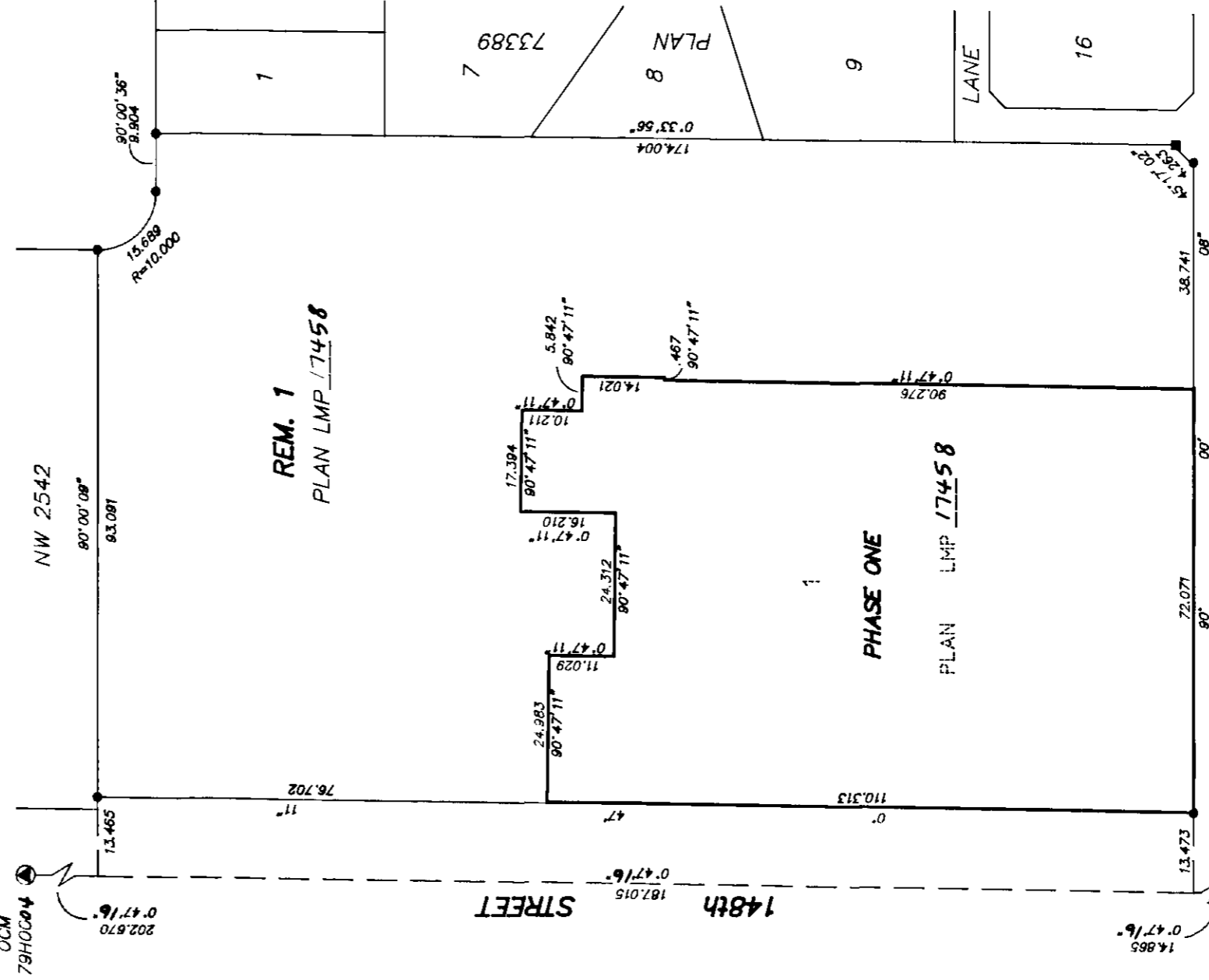
CIVIC ADDRESS :
14829 - 96th AVENUE,
SURREY, B. C.

DECLARATION OF INTENTION TO CREATE A STRATA PLAN BY PHASED DEVELOPMENT (FORM 'E') FILED THIS 22 DAY OF June 1994

UNDER NUMBER **BH 235311**

THIS PLAN SHOWS GROUND - LEVEL MEASURED DISTANCES PRIOR TO COMPUTATION OF UTM CO-ORDINATES MULTIPLY BY COMBINED FACTOR 0.9995874.
GRID BEARINGS ARE DERIVED FROM OBSERVATION BETWEEN CONTROL MONUMENTS 79H0004 AND 5289.

FOR BUILDING DIMENSIONS SEE SHEETS 7 TO 10



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 12th DAY OF MAY 1994

[Signature]

B.C.L.S.

THE ADDRESS FOR SERVICE OF DOCUMENTS OF THE STRATA CORPORATION IS :
THE OWNERS, STRATA PLAN LMS 1461

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

96th AVENUE

DYCK & ASSOCIATES
208 - 6846 - KING GEORGE HIGHWAY
SURREY, B.C.
594-7527
FILE: 86-811

THIS PLAN LIES WITHIN THE GREATER VANCOUVER DISTRICT

SECOND SHEET SHEET 2 OF 14 SHEETS

STRATA PLAN LMS 1461

PHASE ONE

CONDOMINIUM ACT

* Sheet No. corrected this 7th Day of December, 1995. See DF BJ 3759166 and amended sheet 2 of 14.

[Signature]
Deputy Registrar

UNIT No.	LOT No.	SHEET No. ✓	FORM 1		FORM 2	
			SCHEDULE OF UNIT ENTITLEMENT	UNIT ENTITLEMENT	SCHEDULE OF INTEREST UPON DESTRUCTION	INTEREST UPON DESTRUCTION
	1	8		106		1487
	2	8		128		1705
	3	8		100		1569
	4	8		72		1149
	5	8		106		1449
	6	8		106		1449
	7	8		130		1699
	8	8		75		1129
	9	8		139		1700
	10	8		106		1455
	11	8		105		1465
	12	8		140		1720
	13	8		70		1170
	14	8		106		1469
	15	8		106		1469
	16	8		103		1485
	17	8		108		1487
	18	8		106		1517
	19	8		128		1719
	20	8		100		1599
	21	8		72		1169
	22	8		106		1479
	23	8		106		1479
	24	8		130		1729
	25	8		101		1525
	26	8		72		1210
	27	8		70		1210
	28	8		106		1489
	29	8		105		1499
	30	8		140		1749
	31	8		70		1199
	32	8		106		1499
	33	8		106		1499
	34	8		103		1515
	35	8		108		1517
	36	8		129		1825
	37	8		106		1547
	38	8		128		1729
	39	8		133		1749
	40	8		72		1189
	41	8		146		1789
	42	8		139		1789
	43	8		178		1979
	44	8		101		1530
	45	8		72		1229
	46	8		70		1229
	47	8		106		1509
	48	8		105		1519
	49	8		140		1759
	50	8		70		1209
	51	8		106		1539
	52	8		106		1539
	53	8		103		1545
	54	8		108		1525
	55	8		129		1840
	56	8		106		1560
	57	8		128		1759
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	64	8		140		1769
	65	8		70		1219
	66	8		106		1559
	67	8		106		1559
	68	8		103		1575
	69	8		108		1545
	70	8		129		1799
AGGREGATE				7373		105,405

[Signature]
MAY 12, 1994
FILE: 86-811

Amended SECOND SHEET SHEET 2 OF 14 SHEETS

STRATA PLAN LMS/461

PHASE ONE

CONDOMINIUM ACT

UNIT No.	LOT No.	SHEET No.	FORM 1	FORM 2
			SCHEDULE OF UNIT ENTITLEMENT UNIT ENTITLEMENT	SCHEDULE OF INTEREST UPON DESTRUCTION INTEREST UPON DESTRUCTION
	1	7	106	1487
	2	7	128	1705
	3	7	100	1569
	4	7	72	1149
	5	7	106	1449
	6	7	106	1449
	7	7	130	1699
	8	7	75	1129
	9	7	139	1700
	10	7	106	1455
	11	7	105	1465
	12	7	140	1720
	13	7	70	1170
	14	7	106	1469
	15	7	106	1469
	16	7	103	1485
	17	7	108	1487
	18	8	106	1517
	19	8	128	1719
	20	8	100	1599
	21	8	72	1169
	22	8	106	1479
	23	8	106	1479
	24	8	130	1729
	25	8	101	1525
	26	8	72	1210
	27	8	70	1210
	28	8	106	1489
	29	8	105	1499
	30	8	140	1749
	31	8	70	1189
	32	8	106	1499
	33	8	106	1499
	34	8	103	1515
	35	8	108	1517
	36	8	129	1825
	37	9	106	1547
	38	9	128	1729
	39	9	133	1749
	40	9	72	1189
	41	9	146	1789
	42	9	139	1789
	43	9	178	1979
	44	9	101	1530
	45	9	72	1229
	46	9	70	1229
	47	9	106	1509
	48	9	105	1519
	49	9	140	1759
	50	9	70	1209
	51	9	106	1539
	52	9	106	1539
	53	9	103	1545
	54	9	108	1525
	55	9	129	1840
	56	10	106	1560
	57	10	128	1759
	58	10	35	699
	59	10	101	1550
	60	10	72	1249
	61	10	70	1249
	62	10	106	1539
	63	10	105	1549
	64	10	140	1769
	65	10	70	1219
	66	10	106	1559
	67	10	106	1559
	68	10	103	1575
	69	10	108	1545
	70	10	129	1799
	AGGREGATE		7373	105,405

Adapt
MAY 12, 1994
FILE: 86-811

SECOND SHEET SHEET 3 OF 14 SHEETS

STRATA PLAN LMS 1461
PHASE ONE

I HEREBY CERTIFY THAT THE COMMON FACILITY
(CRAFTS, REC., EXERCISE & SAUNA ROOMS AND POOL)
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 15th DAY OF June 1994

[Signature]
APPROVING OFFICER
CITY OF SURREY

APPROVED UNDER THE CONDOMINIUM ACT
AS TO PHASE 1 OF A FOUR PHASE

STRATA PLAN 15th DAY OF June 1994

[Signature]
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

[Signature]
Analo DeCotis

DECLARED BEFORE ME AT _____ B.C.
THIS _____ DAY OF _____ 1994.

A COMMISSIONER FOR TAKING AFFIDAVITS WITHIN
THE PROVINCE OF BRITISH COLUMBIA

[Signature]
Elizabeth Vogt

ACCEPTED AS TO FORMS 1, 2 AND 3
THIS 15th DAY OF June 1994.

[Signature]
SUPERINTENDENT OF REAL ESTATE

OWNER:

VIAM HOLDINGS LTD.

[Signature]
AUTHORIZED SIGNATORY
Analo DeCotis

AUTHORIZED SIGNATORY

[Signature]
WITNESS
Elizabeth Vogt

OCCUPATION OF WITNESS

1300-777 Dunsmuir Street
ADDRESS OF WITNESS
Vancouver, B.C.

MORTGAGEE:

CANADA TRUSTCO MORTGAGE COMPANY

[Signature]
AUTHORIZED SIGNATORY
Ramy Hassaway

AUTHORIZED SIGNATORY

[Signature]
WITNESS
Rosaling Singh
Annamay Kyculok
Witness Maunstein Fyculnik

OCCUPATION OF WITNESS

200-734 King George Hwy.
ADDRESS OF WITNESS
Surrey, B.C. V3W 5A3

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 12th DAY OF MAY 1994
BEEN PREVIOUSLY OCCUPIED

DATED AT SURREY, B.C.
THIS 12th DAY OF MAY 1994

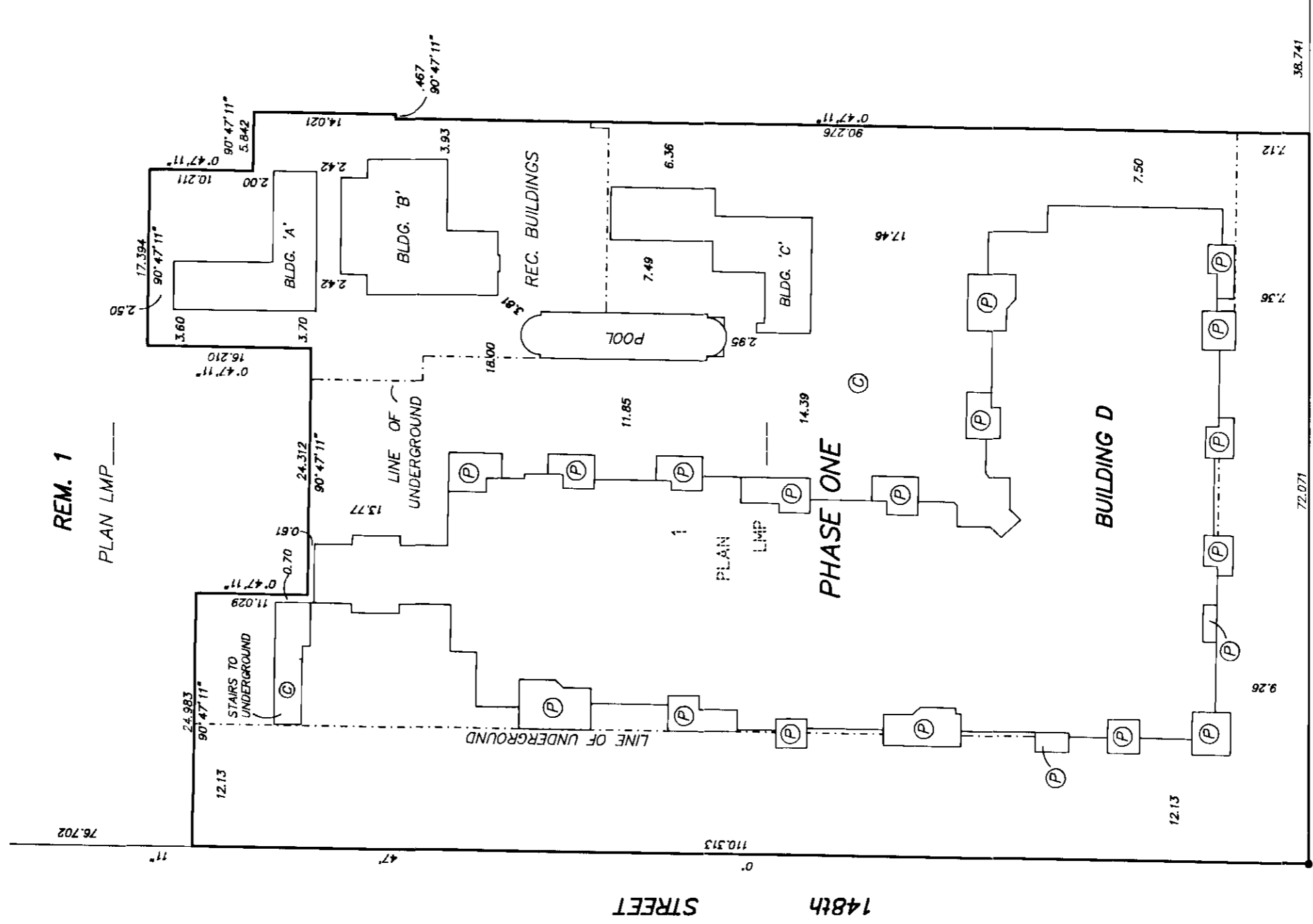
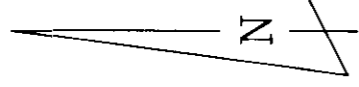
[Signature]
B.C.L.S.

MAY 12, 1994
FILE: 86-811

SHEET 4 OF 14 SHEETS

STRATA PLAN LMS 1461
PHASE ONE

BUILDING D
SITE PLAN



REM. 1

PLAN LMP

148th STREET

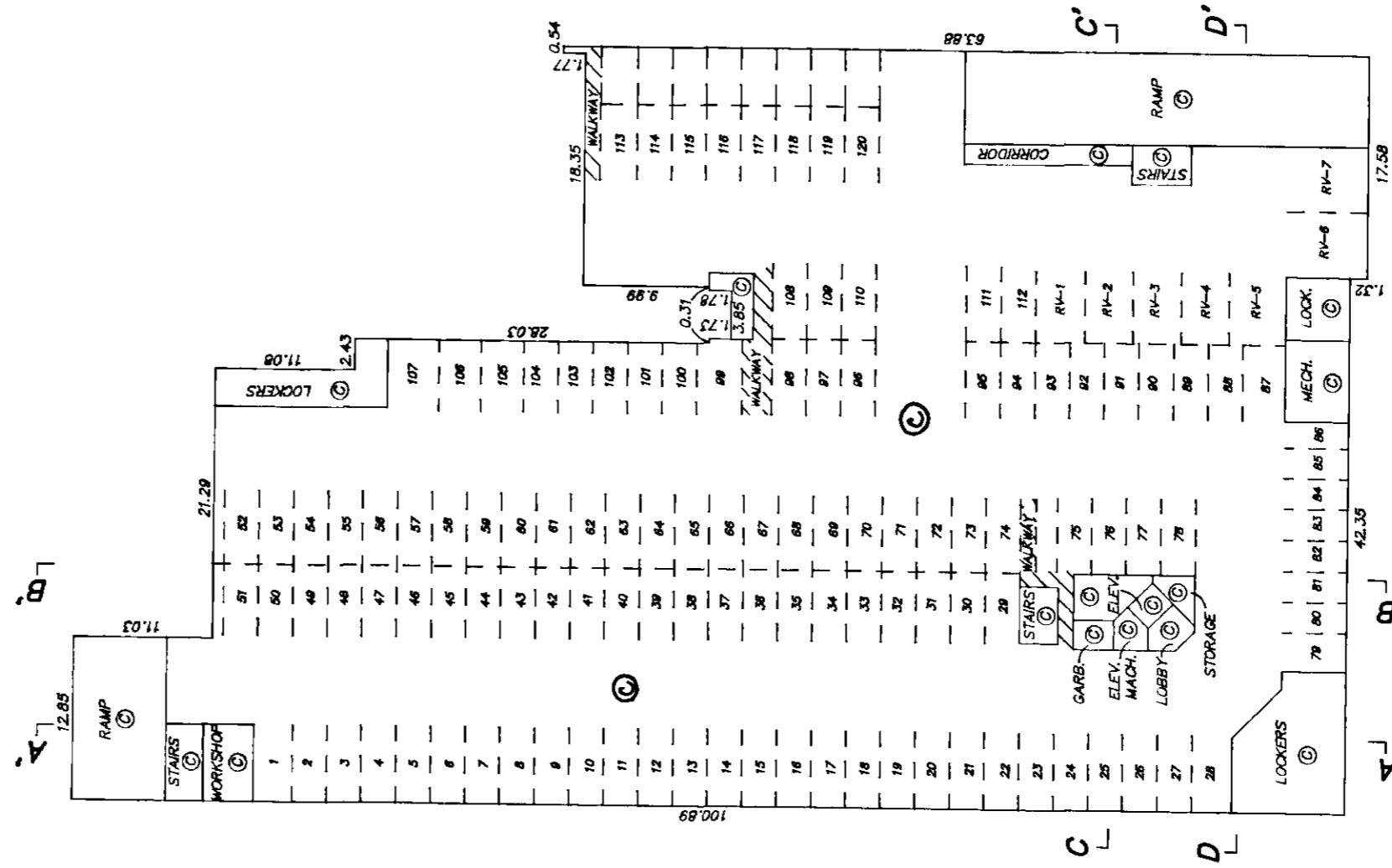
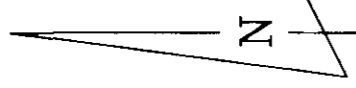
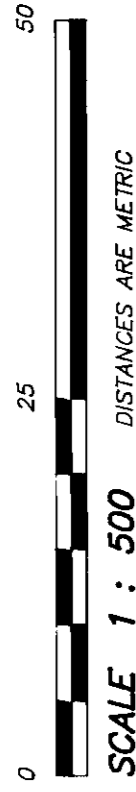
96th AVENUE

[Signature]
MAY 12, 1994
FILE: 86-811

SHEET 5 OF 14 SHEETS

STRATA PLAN LMS1461
PHASE ONE

BUILDING D
UNDERGROUND PARKING



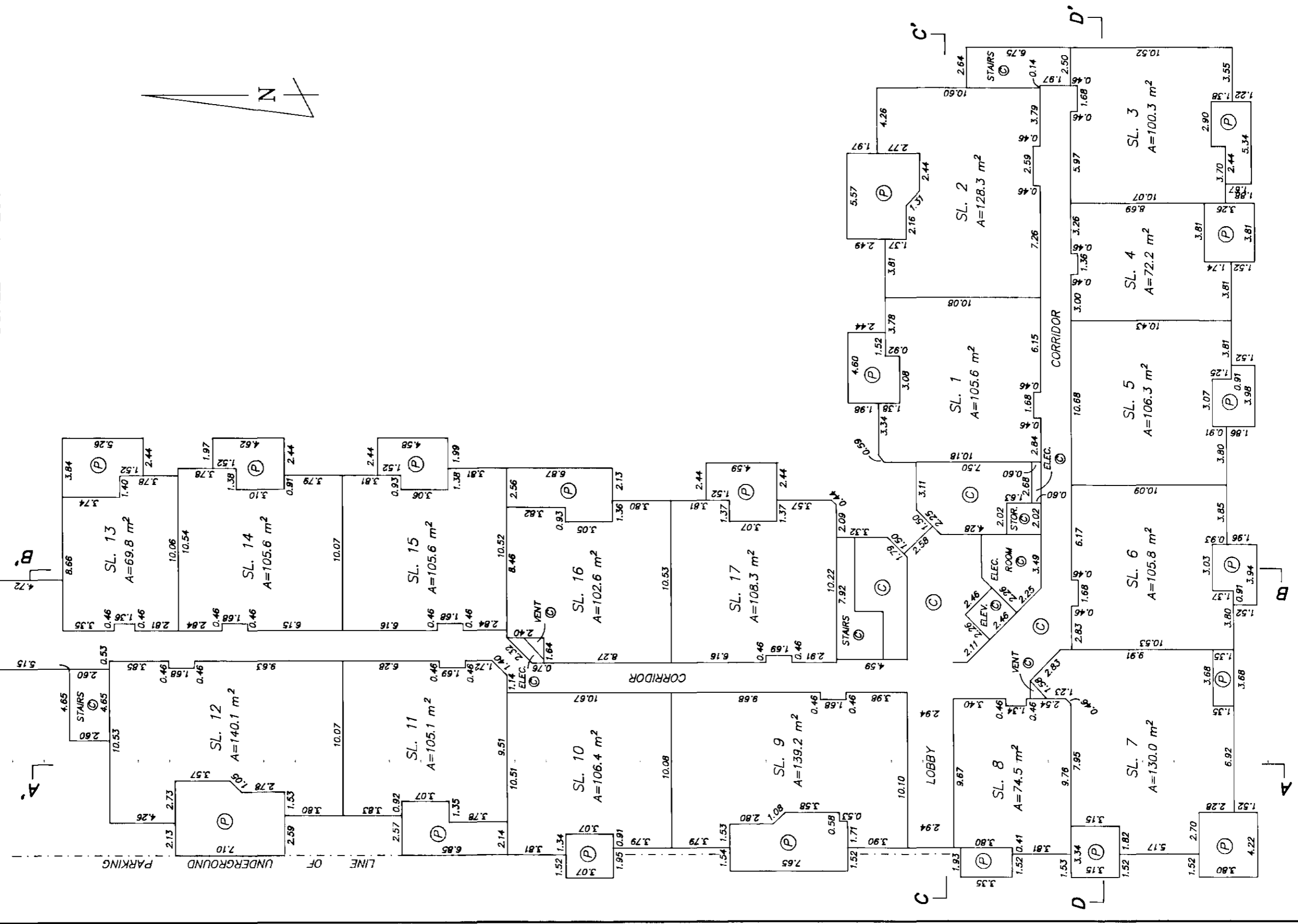
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SHEET 7 OF 14 SHEETS

STRATA PLAN LMS 1461 PHASE ONE



BUILDING D FLOOR PLANS



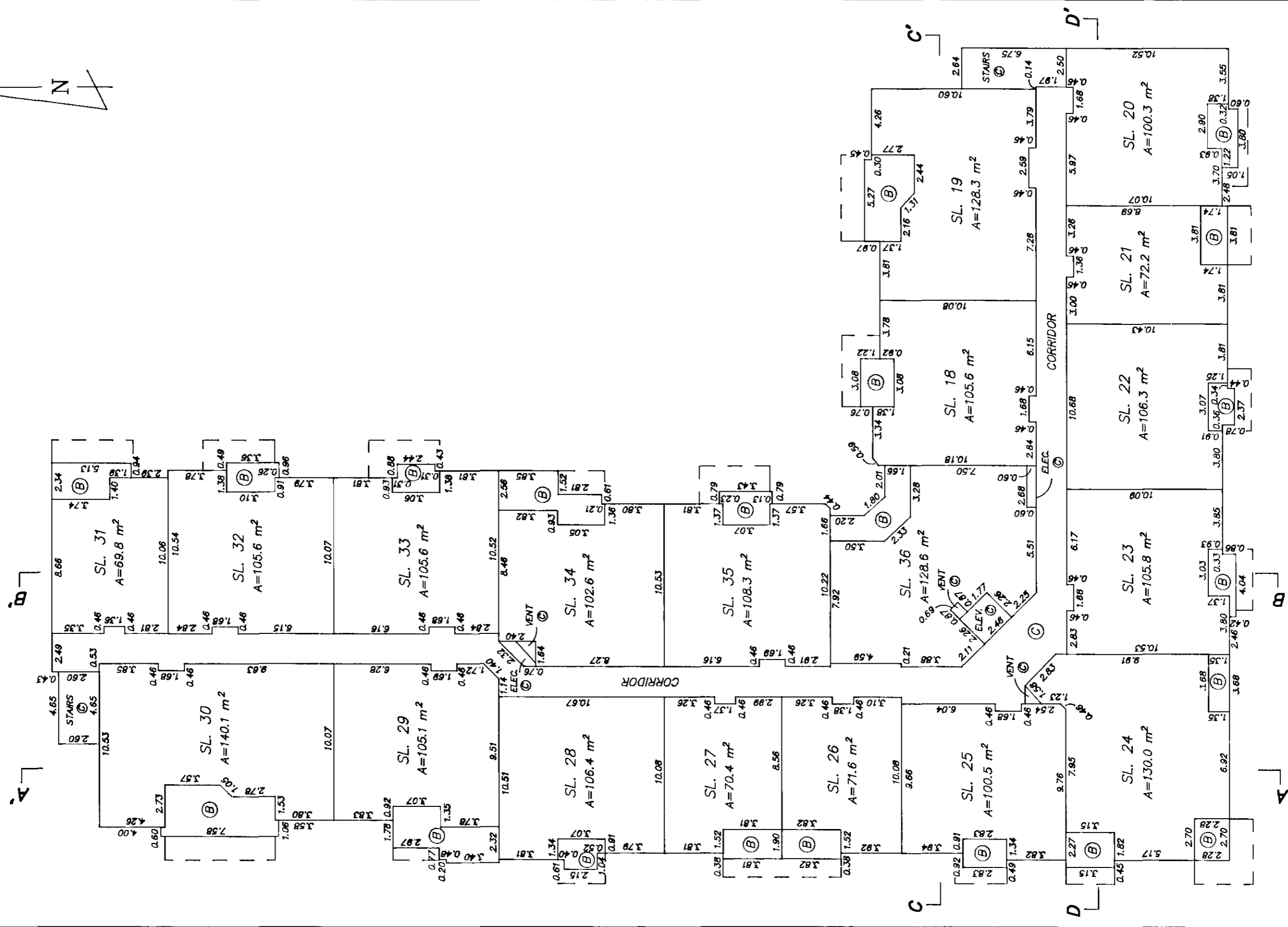
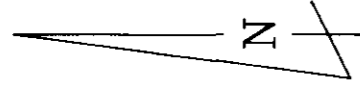
FIRST FLOOR

[Signature]
MAY 12, 1994
FILE: 86-811

SHEET 8 OF 14 SHEETS

STRATA PLAN LMS 1461 PHASE ONE

BUILDING D FLOOR PLANS



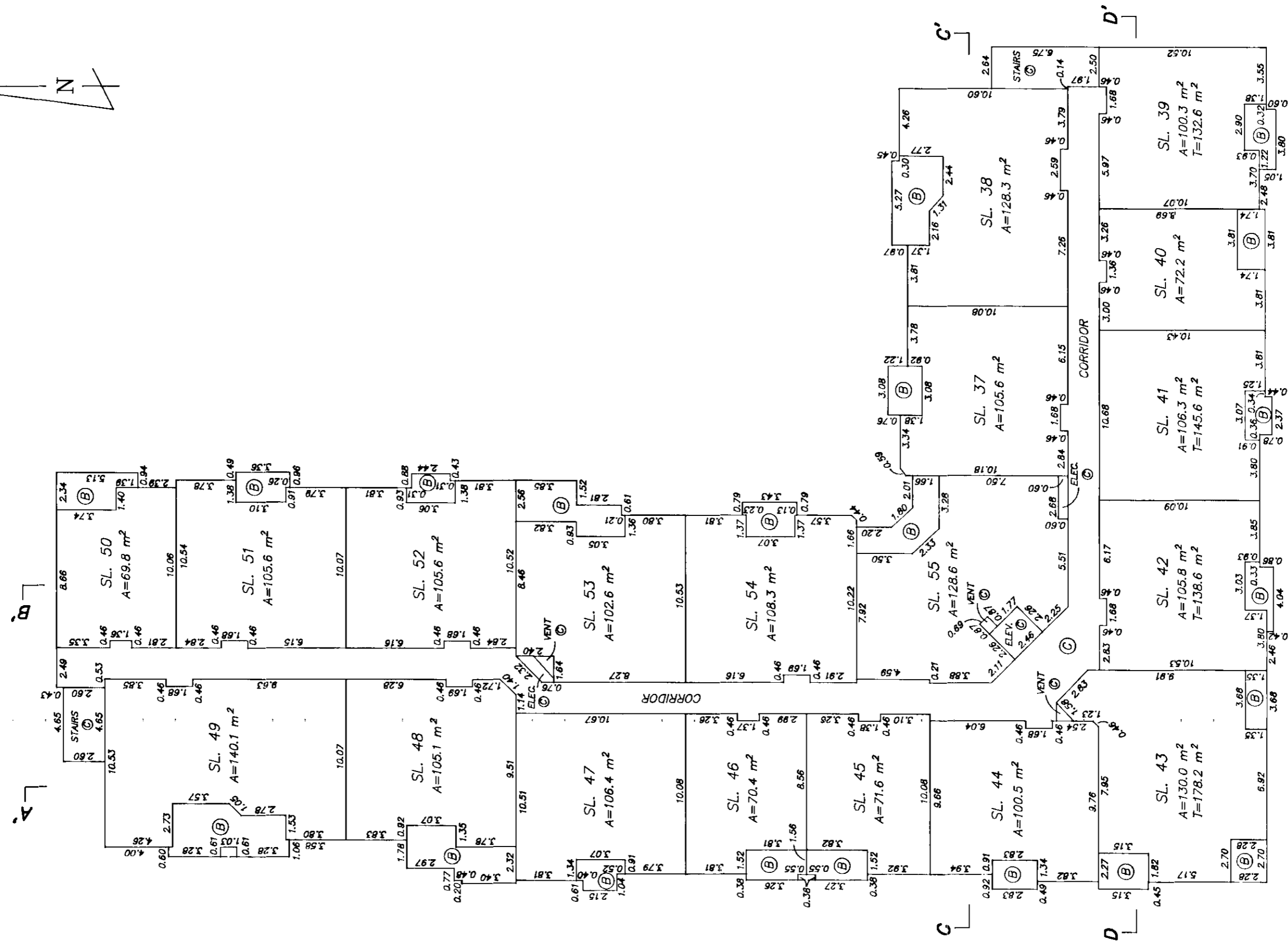
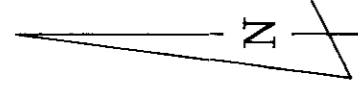
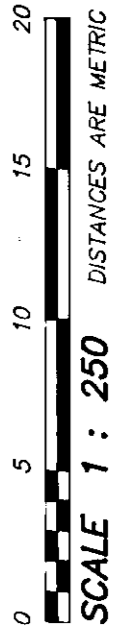
SECOND FLOOR

Handwritten signature
MAY 12, 1994
FILE: 86-811

SHEET 9 OF 14 SHEETS

STRATA PLAN LMS 1461
PHASE ONE

BUILDING D
FLOOR PLANS



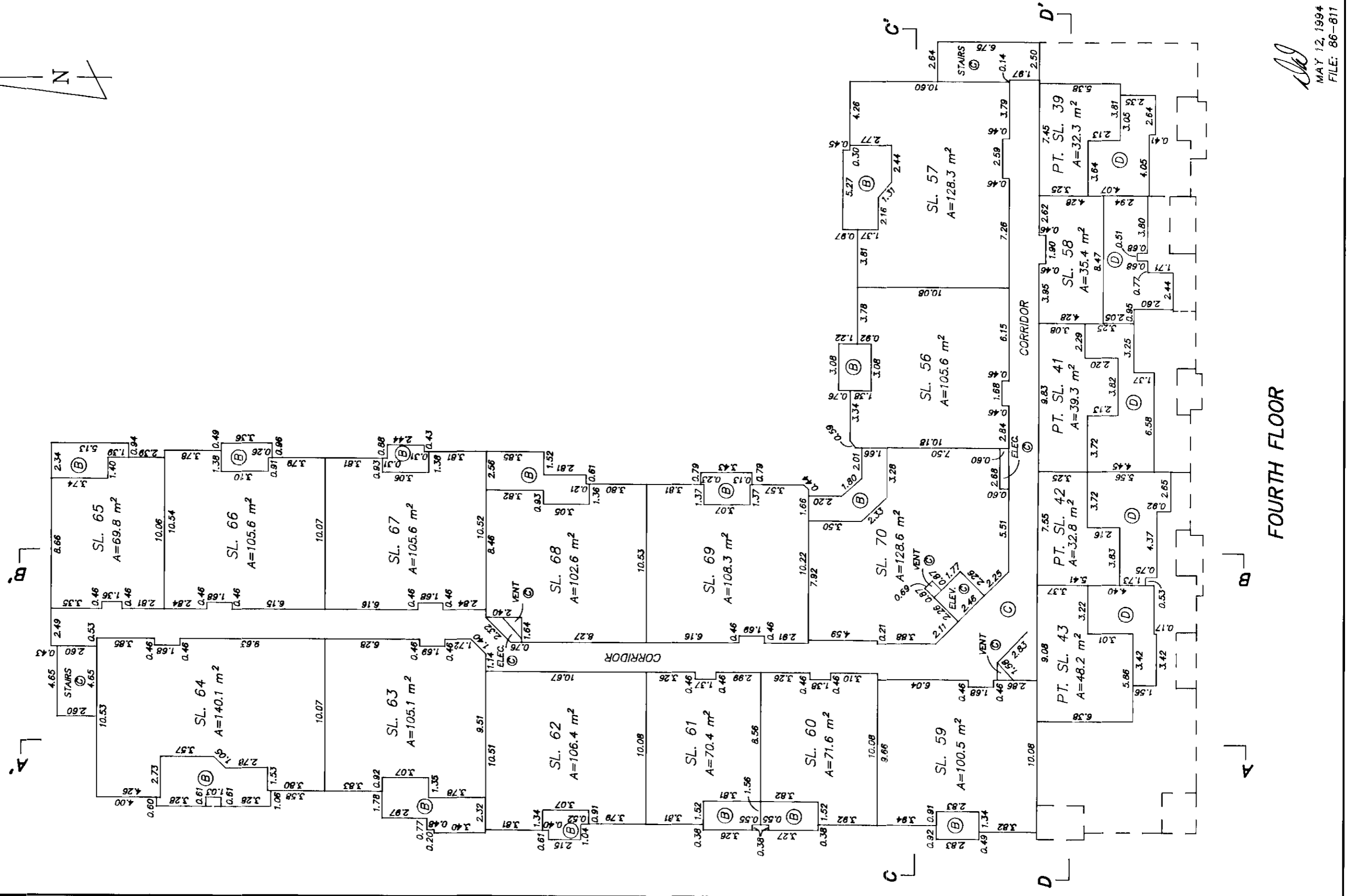
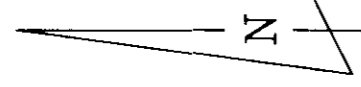
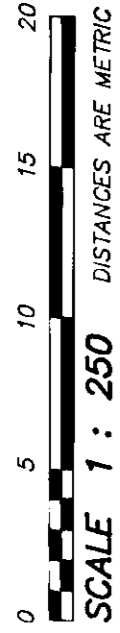
THIRD FLOOR

[Signature]
MAY 12, 1994
FILE: 86-811

SHEET 10 OF 14 SHEETS

STRATA PLAN LMS 1461 PHASE ONE

BUILDING D FLOOR PLANS



FOURTH FLOOR

[Signature]
MAY 12, 1994
FILE: 86-811

SHEET 11 OF 14 SHEETS

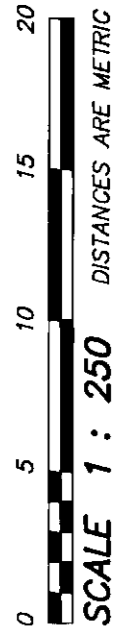
STRATA PLAN LMS 1461

PHASE ONE

MAY 12, 1994
FILE: 86-811

SECTION B - B'

SECTION A - A'

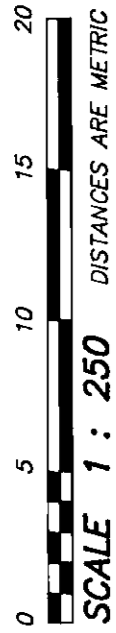


BUILDING D
SECTIONS

SHEET 12 OF 14 SHEETS

STRATA PLAN LMS 1461
PHASE ONE

BUILDING D
SECTIONS



SECTION D - D'

RAMP ⊙	PARKING ⊙					LOCKERS ⊙	
	SL. 3	SL. 4	SL. 5	SL. 6	SL. 7		Ⓟ FIRST FLOOR
	SL. 20	SL. 21	SL. 22	SL. 23	SL. 24		Ⓢ SECOND FLOOR
	SL. 39	SL. 40	SL. 41	SL. 42	SL. 43		Ⓢ THIRD FLOOR
	PT. SL. 39	SL. 58	PT. SL. 41	PT. SL. 42	PT. SL. 43		FOURTH FLOOR

SECTION C - C'

RAMP ⊙	PARKING ⊙			CORRIDOR ⊙	CORRIDOR ⊙	PARKING ⊙	
	SL. 2	SL. 1	⊙	LOBBY ⊙			FIRST FLOOR
	SL. 19	SL. 18	SL. 36	CORRIDOR	SL. 25		SECOND FLOOR
	SL. 38	SL. 37	SL. 55	CORRIDOR	SL. 44		THIRD FLOOR
	SL. 57	SL. 56	SL. 70	⊙	SL. 59		FOURTH FLOOR

[Signature]
MAY 12, 1994
FILE: 86-817

FIRST SHEET SHEET 1 OF 10 SHEETS

STRATA PLAN OF PART OF LOT 1, SEC. 32,
BLK. 5 N., RGE. 1 W., N.W.D.
REFERENCE PLAN LMP17458

STRATA PLAN LMS1461
PHASE TWO

CITY OF SURREY



SCALE 1 : 1000

LEGEND

- SL. DENOTES STRATA LOT
- A DENOTES AREA
- T DENOTES TOTAL AREA
- PT. DENOTES PART
- m² DENOTES SQUARE METRES
- (C) DENOTES COMMON PROPERTY
- (D) DENOTES DECK 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
- (B) DENOTES BALCONY BEING LIMITED COMMON PROPERTY FOR EXCLUSIVE USE OF ADJOINING STRATA LOT
- (E) DENOTES ELECTRICAL ROOM (COMMON PROPERTY)
- ☉ DENOTES CONTROL MONUMENT 79H0004
- DENOTES OLD IRON POST FOUND
- DENOTES OLD LEAD PLUG FOUND



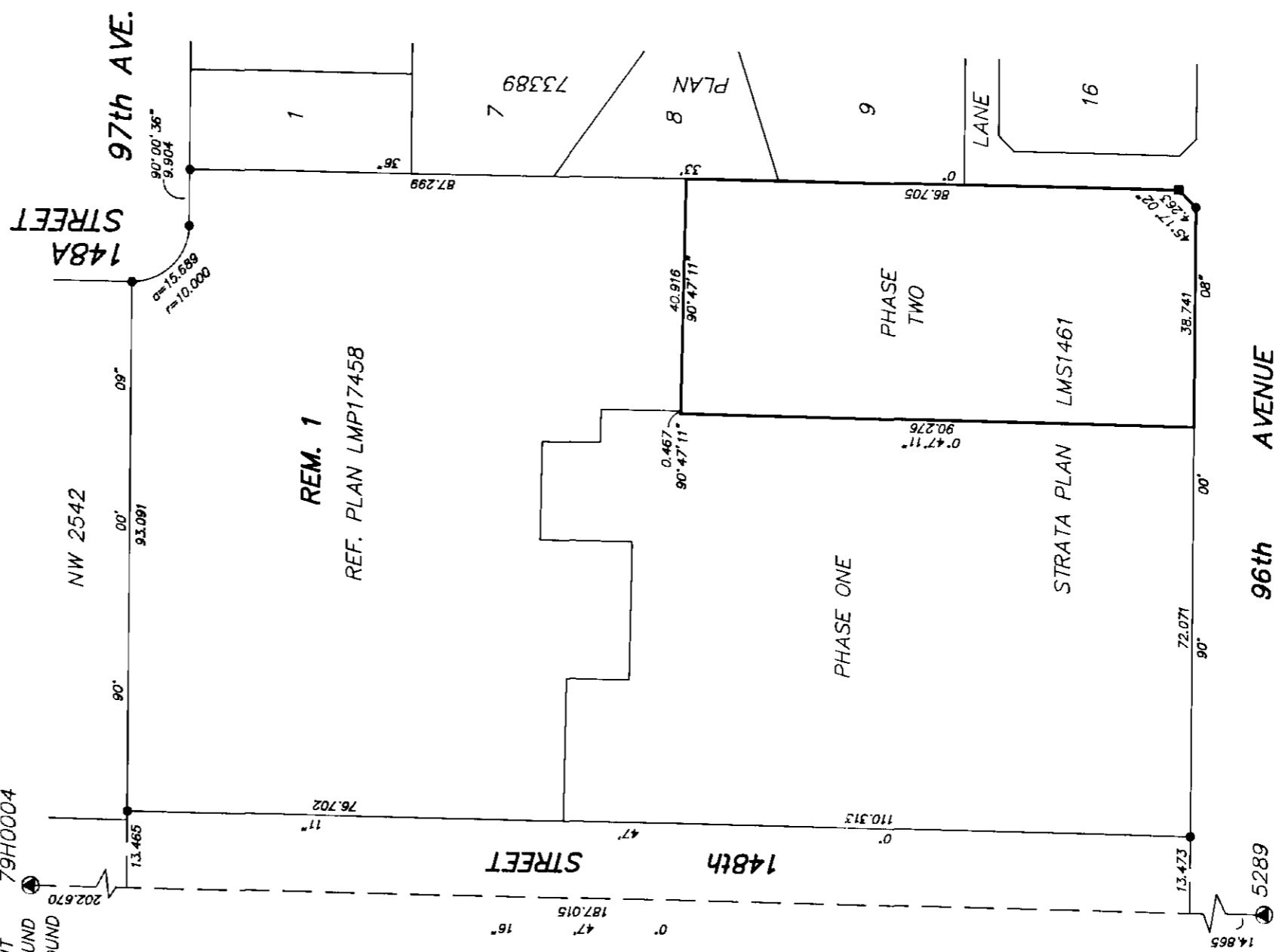
DEPOSITED AND REGISTERED IN THE LAND TITLE OFFICE AT NEW WESTMINSTER, B.C. THIS 13 DAY OF NOVEMBER 1994.

ASSISTANT DEPUTY REGISTRAR

CIVIC ADDRESS:
9650 - 148 STREET
SURREY, B.C. BH 415645

THIS PLAN SHOWS GROUND - LEVEL MEASURED DISTANCES PRIOR TO COMPUTATION OF UTM CO-ORDINATES MULTIPLY BY COMBINED FACTOR 0.99995974.

GRID BEARINGS ARE DERIVED FROM OBSERVATION BETWEEN CONTROL MONUMENTS 79H004 AND 5289



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 7th DAY OF NOVEMBER, 1994

D. J. Dyck

B.C.L.S.

THE ADDRESS FOR SERVICE OF DOCUMENTS OF THE STRATA CORPORATION IS :
THE OWNERS, STRATA PLAN LMS 1461
C/O 1551 - COLUMBIA STREET,
NORTH VANCOUVER, B.C.
V7U 1A3

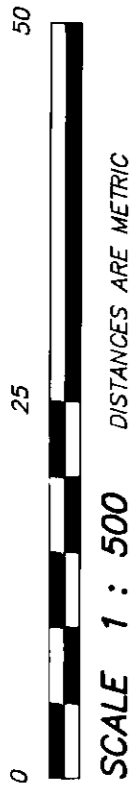
DYCK & ASSOCIATES
208 - 6846 - KING GEORGE HIGHWAY
SURREY, B.C.
594-7527
FILE: 86-811

THIS PLAN LIES WITHIN THE GREATER VANCOUVER DISTRICT

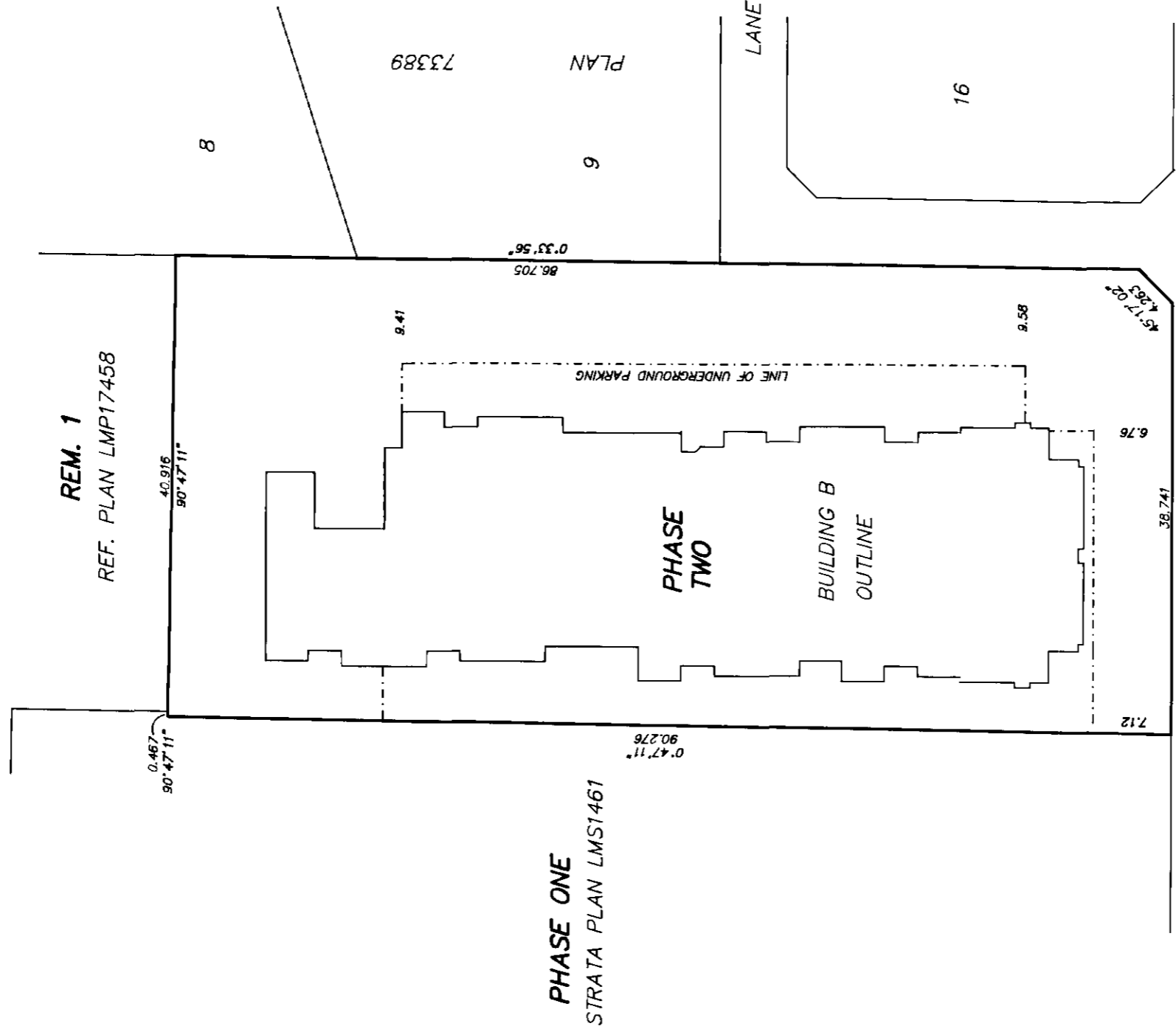
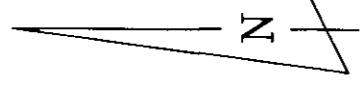
FIRST SHEET SHEET 2 OF 10 SHEETS

**STRATA PLAN LMP1461
PHASE TWO**

**BUILDING B
SITE PLAN**



NOTE:
FOR BUILDING DIMENSIONS
SEE SHEETS 5 TO 9



[Signature]
NOVEMBER 7, 1994
FILE: 86-811

SECOND SHEET SHEET 3 OF 10 SHEETS

STRATA PLAN LMS1461
PHASE TWO

* Sheet No. corrected + his 7th day
of December, 1995. See DF BJ375966
and amended Sheet 3 of 10.

[Signature]
Deputy Registrar

CONDOMINIUM ACT

UNIT No.	LOT No.	✓ SHEET No.	FORM 1		FORM 2	
			SCHEDULE OF UNIT ENTITLEMENT	UNIT ENTITLEMENT	SCHEDULE OF INTEREST UPON DESTRUCTION	INTEREST UPON DESTRUCTION
	71	* 1		71		1289
	72	1		105		1610
	73	1		105		1610
	74	1		107		1550
	75	1		73		1239
	76	1		85		1269
	77	1		105		1550
	78	1		105		1540
	79	1		109		1570
	80	1		103		1570
	81	1		105		1610
	82	1		70		1280
	83	1		105		1610
	84	1		71		1299
	85	1		105		1579
	86	1		105		1599
	87	1		107		1539
	88	1		105		1529
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	90	1		105		1529
	91	1		105		1520
	92	1		109		1560
	93	1		107		1560
	94	1		105		1579
	95	1		70		1290
	96	1		105		1589
	97	1		71		1309
	98	1		105		1589
	99	1		105		1610
	100	1, 1		140		1809
	101	1, 1		136		1799
	102	1		70		1259
	103	1, 1		151		1809
	104	1, 1		150		1800
	105	1, 1		144		1859
	106	1, 1		140		1865
	107	1		105		1589
	108	1		70		1300
	109	1		105		1600
	110	1		71		1320
	111	1		105		1620
	112	1		105		1650
	113	1		47		1099
	114	1		105		1620
	115	1		70		1320
	116	1		105		1640
	AGGREGATE			4617		70174

[Signature]
NOVEMBER 7, 1994
FILE: 86-811

Amended SECOND SHEET SHEET 3 OF 10 SHEETS

STRATA PLAN LMS1461
PHASE TWO

CONDOMINIUM ACT

UNIT No.	LOT No.	SHEET No.	FORM 1	FORM 2
			SCHEDULE OF UNIT ENTITLEMENT	SCHEDULE OF INTEREST UPON DESTRUCTION
	71	6	71	1289
	72	6	105	1610
	73	6	105	1610
	74	6	107	1550
	75	6	73	1239
	76	6	85	1269
	77	6	105	1550
	78	6	105	1540
	79	6	109	1570
	80	6	103	1570
	81	6	105	1610
	82	6	70	1280
	83	6	105	1610
	84	7	71	1299
	85	7	105	1579
	86	7	105	1599
	87	7	107	1539
	88	7	105	1529
	89	7	70	1239
	90	7	105	1529
	91	7	105	1520
	92	7	109	1560
	93	7	107	1560
	94	7	105	1579
	95	7	70	1290
	96	7	105	1589
	97	8	71	1309
	98	8	105	1589
	99	8	105	1610
	100	8, 9	140	1809
	101	8, 9	136	1799
	102	8	70	1259
	103	8, 9	151	1809
	104	8, 9	150	1800
	105	8, 9	144	1859
	106	8, 9	140	1865
	107	8	105	1589
	108	8	70	1300
	109	8	105	1600
	110	9	71	1320
	111	9	105	1620
	112	9	105	1650
	113	9	47	1099
	114	9	105	1620
	115	9	70	1320
	116	9	105	1640
AGGREGATE			4617	70174

[Signature]
NOVEMBER 7, 1994
FILE: 86-811

SECOND SHEET SHEET 4 OF 10 SHEETS

STRATA PLAN LMS1461
PHASE TWO

OWNER:
VIAM HOLDINGS LTD.
[Signature]
AUTHORIZED SIGNATORY
Amelio Decotiiis

AUTHORIZED SIGNATORY:
[Signature]
WITNESS E.M. Vogt
Lawyer
OCCUPATION OF WITNESS
1400-777 Dunsman Street
Vancouver, BC V7Y 1K2

MORTGAGEE:
CANADA TRUSTCO MORTGAGE
COMPANY
[Signature]
AUTHORIZED SIGNATORY
Suzanne Gaillet
Planner
[Signature]
AUTHORIZED SIGNATORY
Maurice Fyfe
WITNESS MAURICE FYFE
Cluck I
OCCUPATION OF WITNESS
#200-7134 King George Hwy.
Surrey B.C. V3W 5R3
ADDRESS OF WITNESS

APPROVED UNDER THE CONDOMINIUM ACT
AS TO PHASE 2 OF A FOUR PHASE
STRATA PLAN
DATED THIS 21st DAY OF November 1994
[Signature]
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
[Signature]
Amelio Decotiiis
DECLARED BEFORE ME AT Vancouver B.C.
THIS 20 DAY OF November 1994

[Signature]
A COMMISSIONER FOR TAKING AFFIDAVITS WITHIN
THE PROVINCE OF BRITISH COLUMBIA
E.M. Vogt

ACCEPTED AS TO FORMS 1, 2, AND 3
THIS 22 DAY November 1994
[Signature]
SUPERINTENDENT OF REAL ESTATE

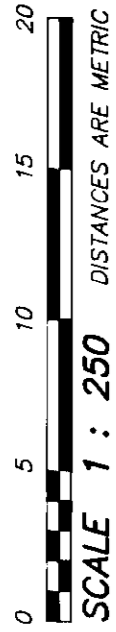
I, D.J.DYCK OF LANGLEY, B.C. A BRITISH
COLUMBIA LAND SURVEYOR HEREBY CERTIFY
THAT THE BUILDING SHOWN IN THIS
STRATA PLAN HAS NOT AS OF
THE 7th DAY OF NOVEMBER, 1994
BEEN PREVIOUSLY OCCUPIED
DATED AT SURREY, B.C.
THIS 7th DAY OF NOVEMBER, 1994
[Signature]
B.C.L.S.

FILE: 94-811

SHEET 5 OF 10 SHEETS

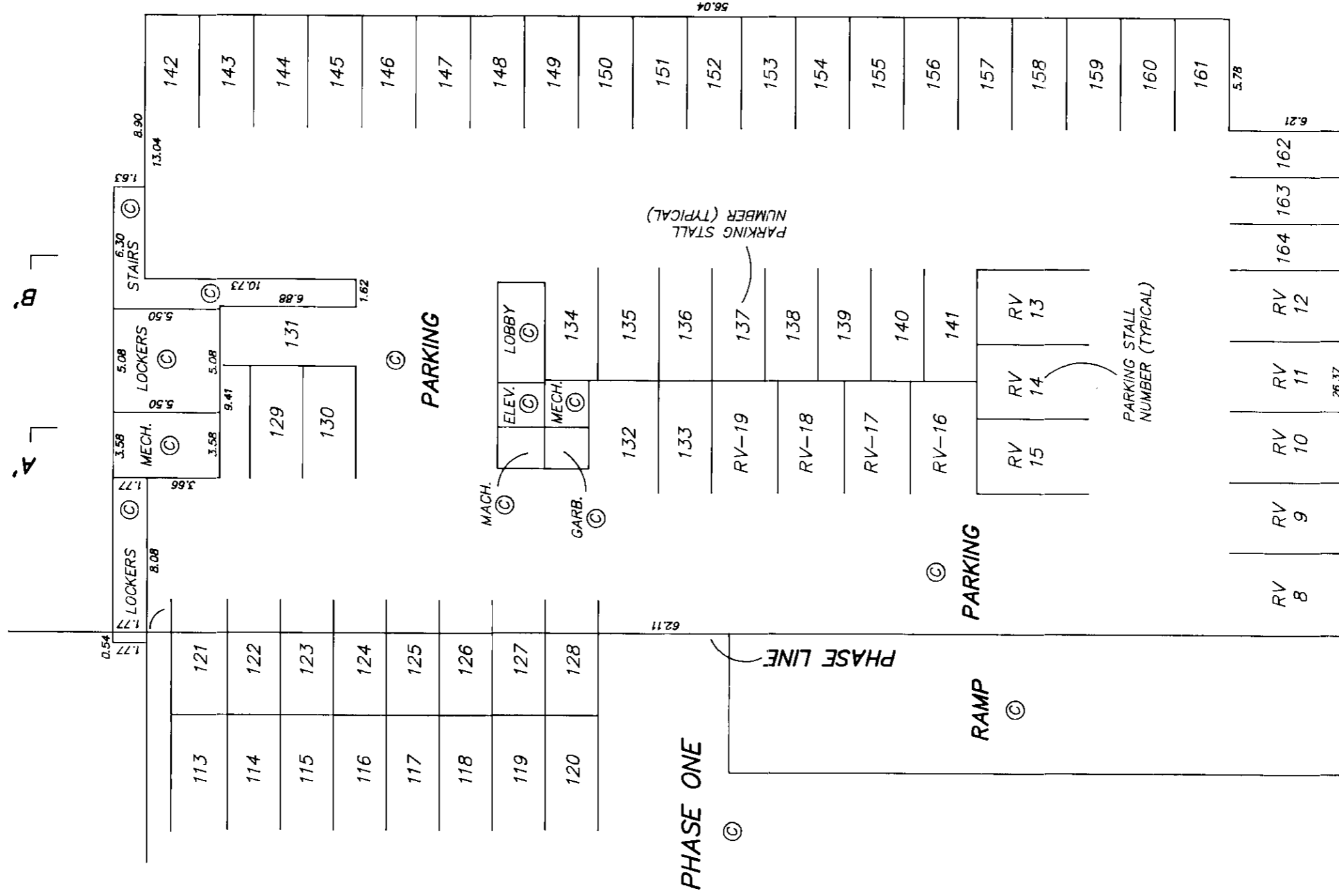
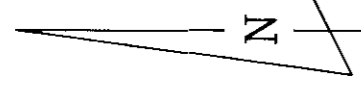
STRATA PLAN LMP1461 PHASE TWO

UNDERGROUND PARKING



LEGEND

RV - DENOTES RECREATIONAL VEHICLE

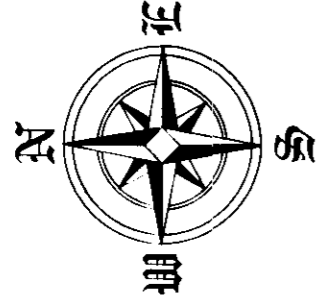


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NOVEMBER 7, 1994
FILE: 86-811

SHEET 6 OF 10 SHEETS

STRATA PLAN LMS1461

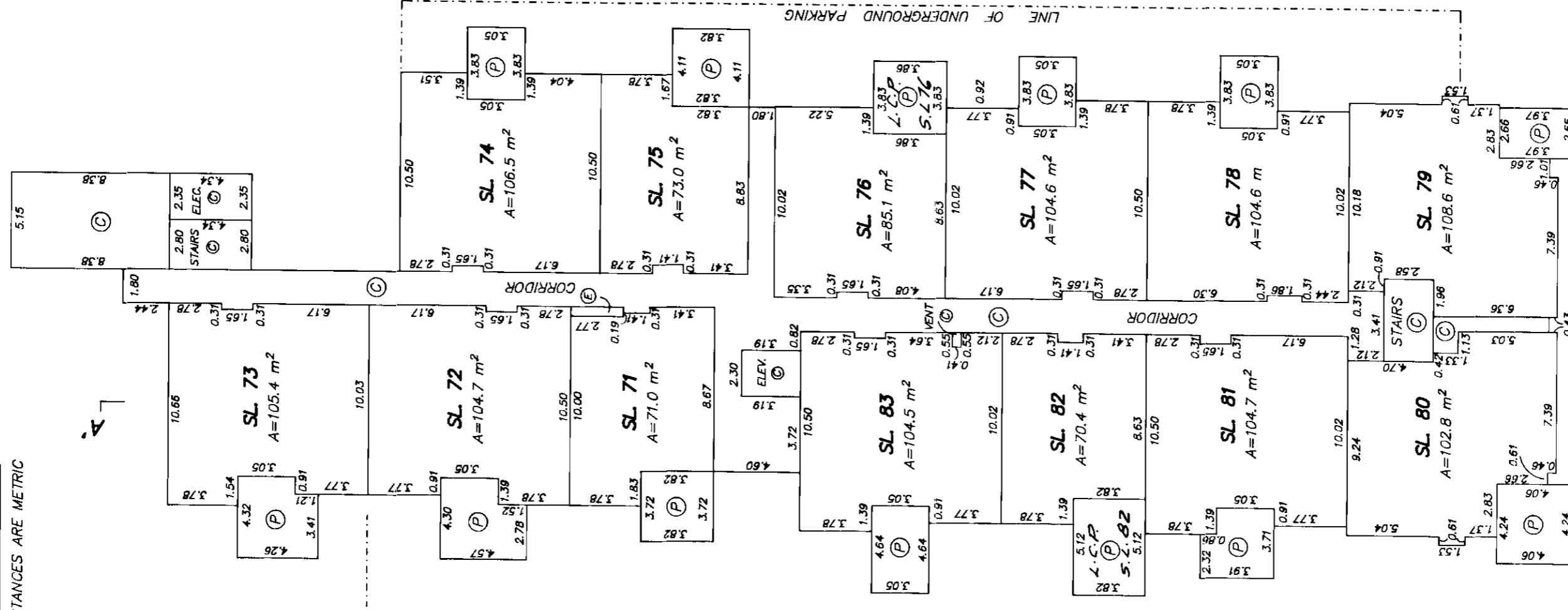
PHASE TWO



FLOOR PLANS



SCALE 1 : 250 DISTANCES ARE METRIC



GROUND FLOOR

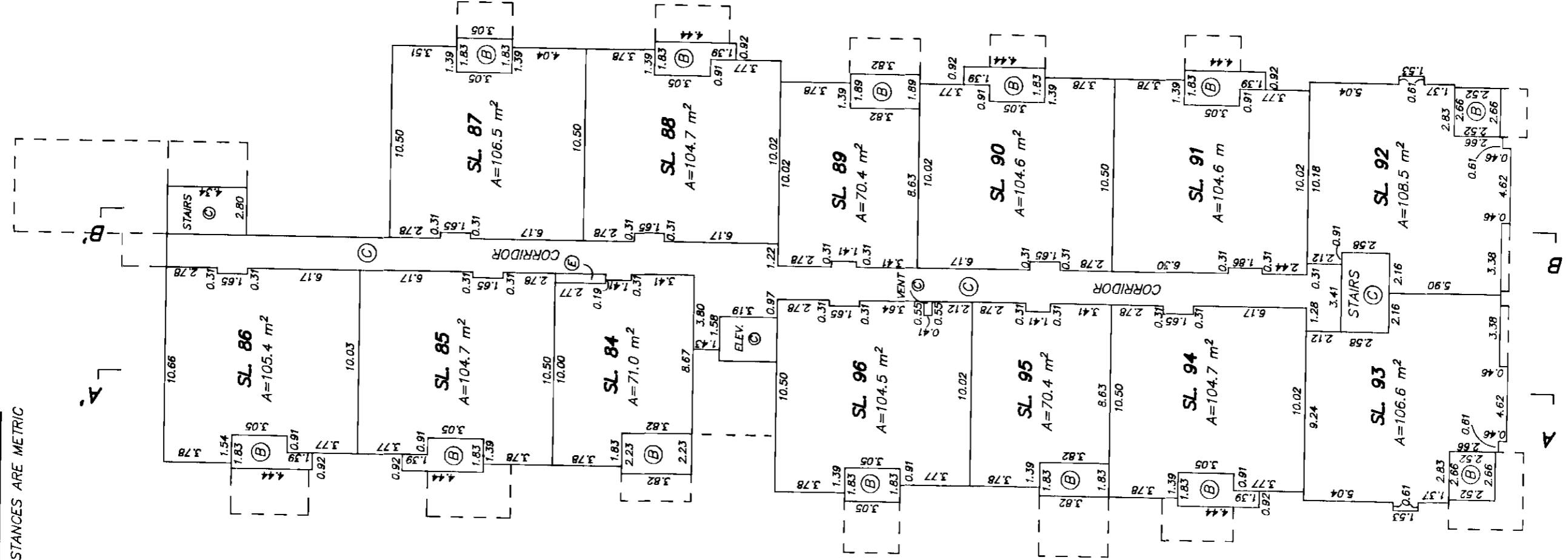
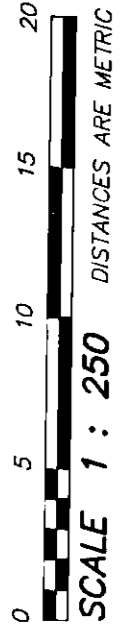
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NOVEMBER 7, 1994
FILE: 86-811

SHEET 7 OF 10 SHEETS

STRATA PLAN LMS1461
PHASE TWO



FLOOR PLANS



SECOND FLOOR

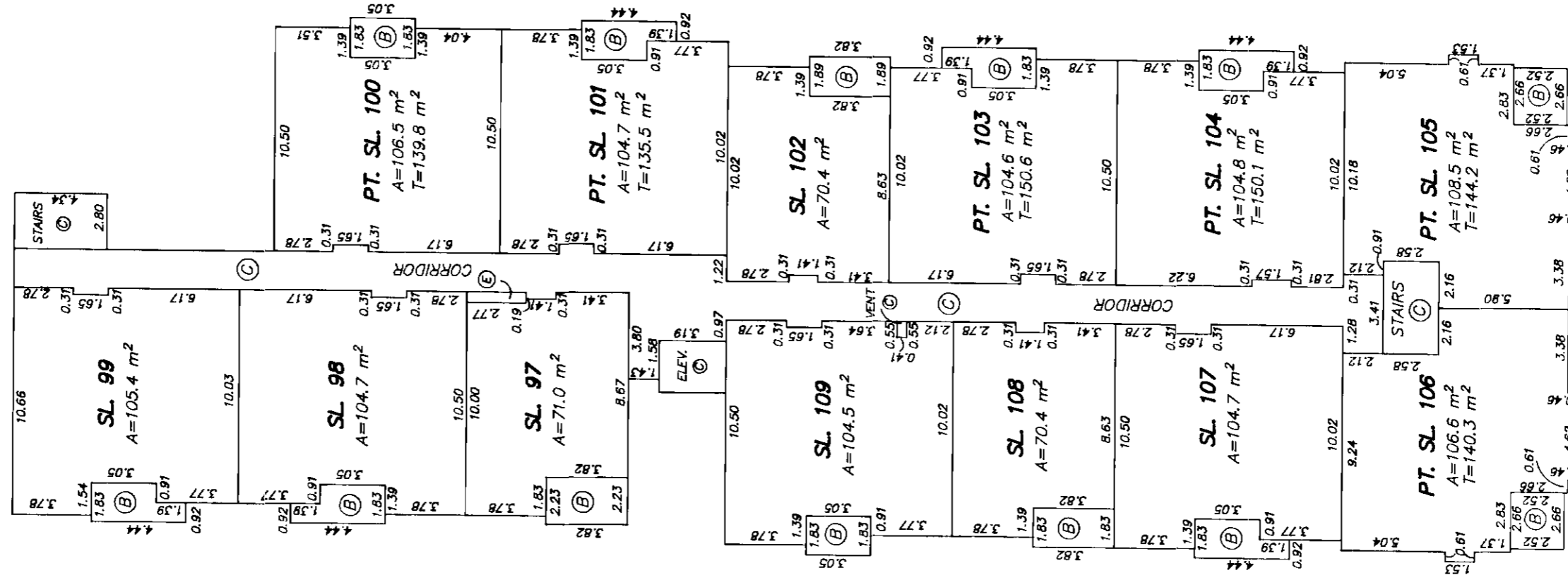
NOVEMBER 7, 1994
FILE: 86-811

SHEET 8 OF 10 SHEETS

STRATA PLAN LMS1461
PHASE TWO



FLOOR PLANS



THIRD FLOOR

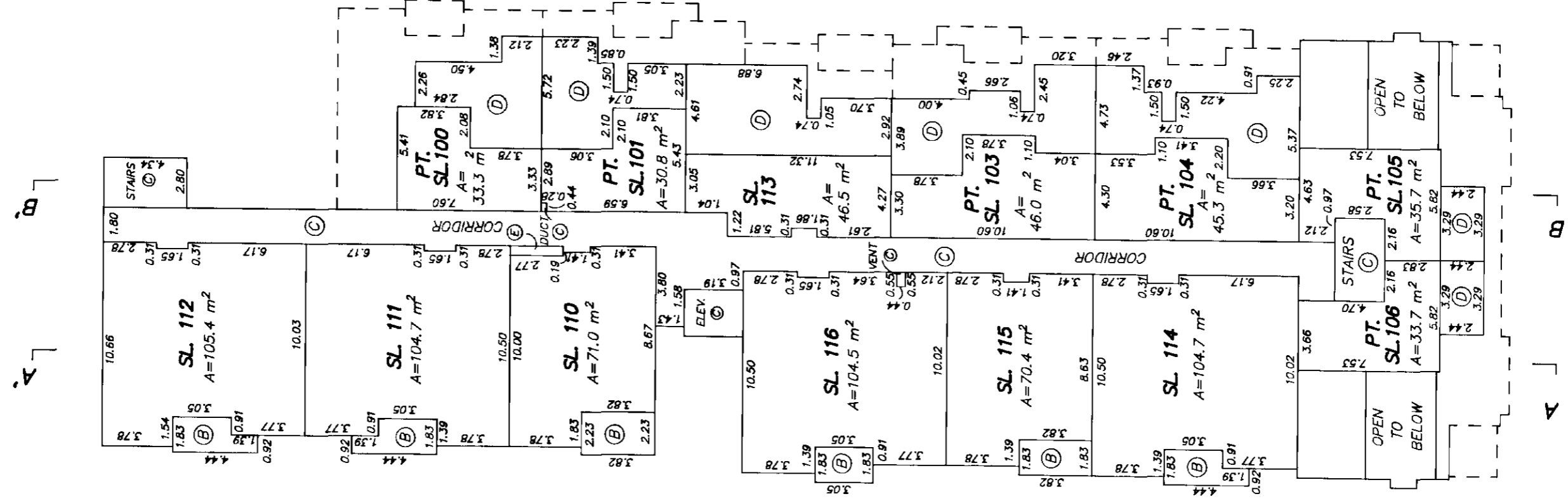
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NOVEMBER 7, 1994
FILE: 86-811

SHEET 9 OF 10 SHEETS

STRATA PLAN LMS1461 PHASE TWO



FLOOR PLANS



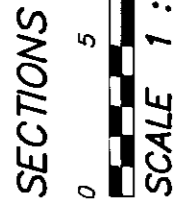
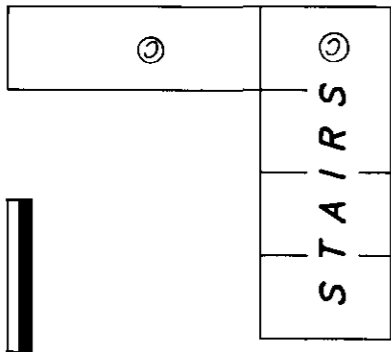
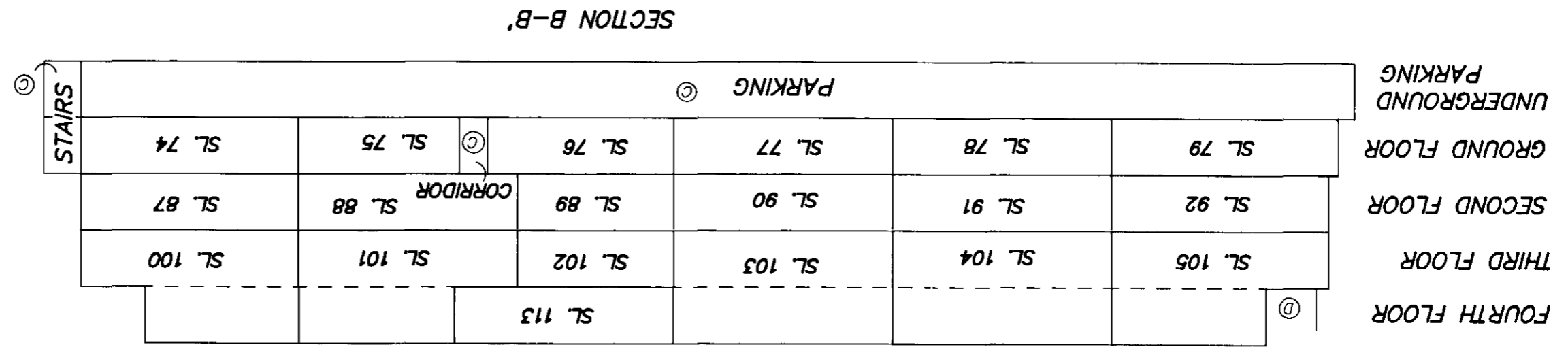
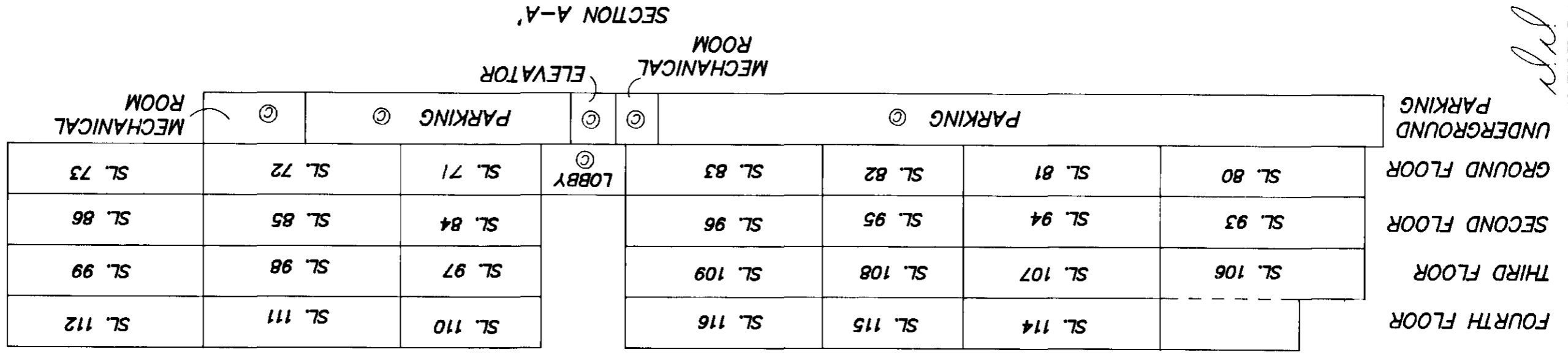
FOURTH FLOOR

[Signature]
 NOVEMBER 7, 1994
 FILE: 86-811

SHEET 10 OF 10 SHEETS

STRATA PLAN LMP1461
PHASE TWO

NOVEMBER 7, 1994
FILE: 86-811



FIRST SHEET SHEET 1 OF 11 SHEETS

STRATA PLAN LMS1461 PHASE THREE

STRATA PLAN OF PART OF LOT 1, SEC. 32, BLK. 5 N., RGE. 1 W., N.W.D. REFERENCE PLAN LMP17458

CITY OF SURREY



SCALE 1 : 1000 DISTANCES ARE METRIC

LEGEND

- SL. DENOTES STRATA LOT
- T DENOTES TOTAL AREA
- PT. DENOTES PART
- m² DENOTES SQUARE METRES
- (C) DENOTES COMMON PROPERTY
- (D) DENOTES DECK BEING LIMITED COMMON PROPERTY FOR EXCLUSIVE USE OF ADJOINING STRATA LOT
- (B) DENOTES BALCONY BEING LIMITED COMMON PROPERTY FOR EXCLUSIVE USE OF ADJOINING STRATA LOT
- (B-14) DENOTES BALCONY BEING LIMITED COMMON PROPERTY FOR EXCLUSIVE USE OF STRATA LOT 141 (TYPICAL)
- (P) DENOTES PATIO BEING LIMITED COMMON PROPERTY FOR EXCLUSIVE USE OF ADJOINING STRATA LOT
- (P-122) DENOTES PATIO BEING LIMITED COMMON PROPERTY FOR EXCLUSIVE USE OF STRATA LOT 122 (TYPICAL)

CIVIC ADDRESS:

9688 - 148 STREET
SURREY, B.C.

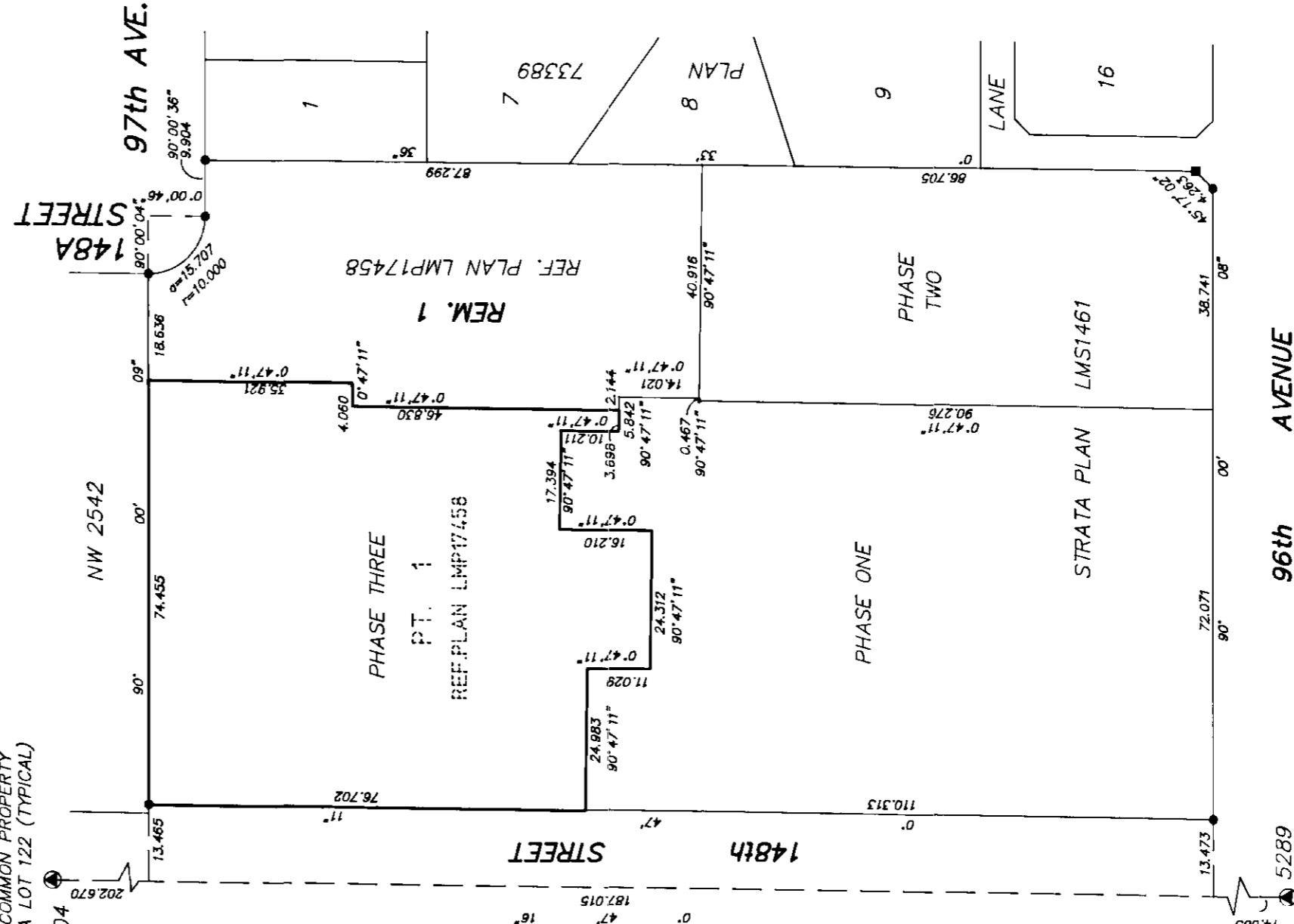
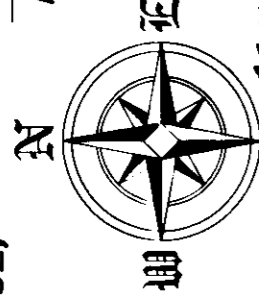
INTEGRATED SURVEY AREA No.1, SURREY (NAD27)
THIS PLAN SHOWS GROUND - LEVEL MEASURED DISTANCES
PRIOR TO COMPUTATION OF UTM CO-ORDINATES MULTIPLY
BY COMBINED FACTOR 0.99995974.

GRID BEARINGS ARE DERIVED FROM OBSERVATION BETWEEN
CONTROL MONUMENTS 79H0004 AND 5289

- DENOTES CONTROL MONUMENT
- DENOTES OLD IRON POST FOUND
- DENOTES OLD LEAD PLUG FOUND

DEPOSITED AND REGISTERED IN THE LAND
TITLE OFFICE AT NEW WESTMINSTER B.C.
THIS 21st DAY OF February 1995

ASSISTANT REGISTRAR
[Signature]
BJ 214009 - BJJ214078



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

DATED AT SURREY, B.C.
THIS 10th DAY OF FEBRUARY, 1995

[Signature]

B.C.L.S.

THE ADDRESS FOR SERVICE OF DOCUMENTS
OF THE STRATA CORPORATION IS :
THE OWNERS, STRATA PLAN LMS 1461
C/O 1551 - COLUMBIA STREET,
NORTH VANCOUVER, B.C.
V7J 1A3

THIS PLAN LIES WITHIN THE GREATER VANCOUVER DISTRICT

DYCK & ASSOCIATES
208 - 6846 - KING GEORGE HIGHWAY
SURREY, B.C.
594-7527

FILE: 95-811

FIRST SHEET SHEET 2 OF 11 SHEETS

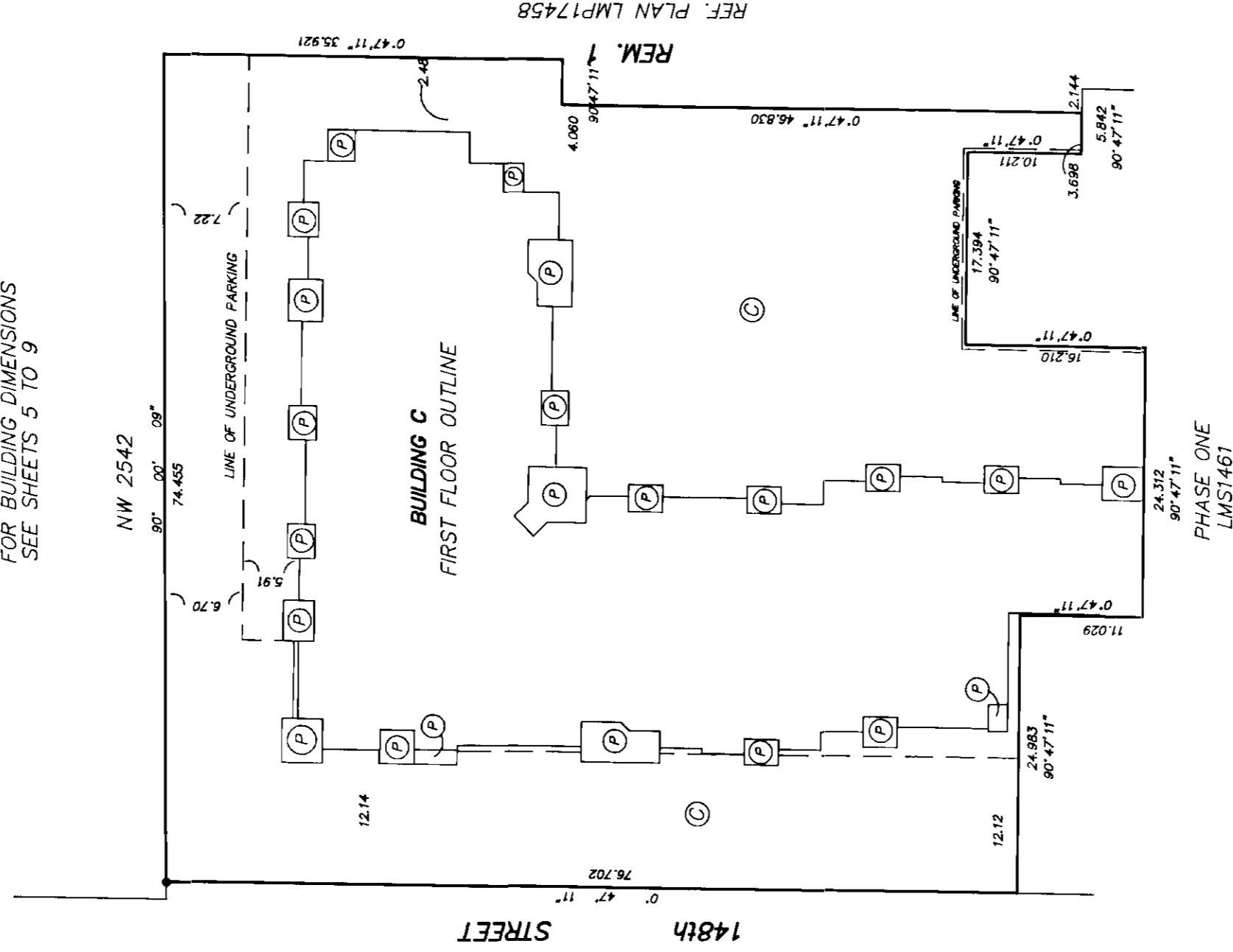
STRATA PLAN LMS1461 PHASE THREE

SITE PLAN



SCALE 1 : 500
DISTANCES ARE METRIC

NOTE:
FOR BUILDING DIMENSIONS
SEE SHEETS 5 TO 9



[Signature]
FEBRUARY 10,
FILE: 95-811

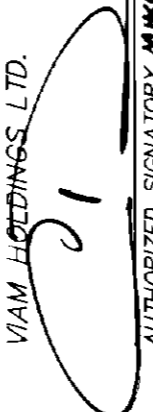
STRATA PLAN LMS1461
 PHASE THREE
CONDOMINIUM ACT

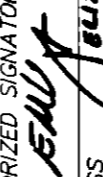
UNIT No.	LOT No.	SHEET No.	FORM 1		FORM 2	
			SCHEDULE OF UNIT ENTITLEMENT	UNIT ENTITLEMENT	SCHEDULE OF INTEREST UPON DESTRUCTION	INTEREST UPON DESTRUCTION
	117	6		58		1119
	118	6		106		1589
	119	6		106		1589
	120	6		139		1850
	121	6		78		1270
	122	6		131		1860
	123	6		106		1580
	124	6		106		1580
	125	6		73		1240
	126	6		123		1629
	127	6		146		1859
	128	6		106		1600
	129	6		108		1610
	130	6		102		1609
	131	6		106		1590
	132	6		106		1590
	133	6		70		1260
	134	7		138		1879
	135	7		106		1599
	136	7		106		1599
	137	7		71		1290
	138	7		71		1290
	139	7		106		1620
	140	7		131		1880
	141	7		106		1590
	142	7		106		1590
	143	7		73		1250
	144	7		123		1629
	145	7		146		1879
	146	7		106		1649
	147	7		129		1859
	148	7		108		1620
	149	7		102		1649
	150	7		106		1659
	151	7		106		1649
	152	7		70		1260
	153	8		138		1899
	154	8		106		1610
	155	8		106		1610
	156	8		71		1300
	157	8		71		1300
	158	8		106		1630
	159	8		173		2059
	160	8		153		1849
	161	8		139		1849
	162	8		73		1260
	163	8		170		1899
	164	8		146		1899
	165	8		106		1679
	166	8		129		1869
	167	8		108		1679
	168	8		102		1650
	169	8		106		1669
	170	8		106		1659
	171	8		70		1270
	172	9		138		1929
	173	9		106		1620
	174	9		106		1620
	175	9		71		1310
	176	9		71		1310
	177	9		106		1649
	178	9		45		1109
	179	9		146		1919
	180	9		106		1679
	181	9		129		1899
	182	9		108		1689
	183	9		102		1669
	184	9		106		1670
	185	9		106		1679
	186	9		70		1279
	AGGREGATE			7,475		112,533

J.D.
 FEBRUARY 10, 1995
 FILE: 95-811


SECOND SHEET SHEET 4 OF 11 SHEETS

STRATA PLAN LMS1461
PHASE THREE

OWNER:
VIAM HOLDINGS LTD.

AUTHORIZED SIGNATORY MIKE DE COTIS

AUTHORIZED SIGNATORY

WITNESS ELIZABETH M. VOGT
OCCUPATION OF WITNESS Lawyer
1300-977 Dunsmuir Street
ADDRESS OF WITNESS Vancouver, BC V7Y 1K2

MORTGAGEE:
CANADA TRUSTCO MORTGAGE
COMPANY


AUTHORIZED SIGNATORY Elizabeth M. Vogt
RESIDING AT
1300-7124 King George Hwy.
WITNESS MAURINE FYCOVAL
#200-7124 King George Hwy.
OCCUPATION OF WITNESS The Clubhouse
#200-7124 King George Hwy.
ADDRESS OF WITNESS Surrey B.C. V4W 5A3

REINSPECTED THIS 12th
DAY OF JULY 1995.


B.C.L.S.

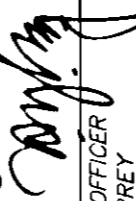
I D.J.DYCK OF LANGLEY, B.C. A BRITISH
COLUMBIA LAND SURVEYOR HEREBY CERTIFY
THAT THE BUILDING SHOWN IN THIS
STRATA PLAN HAS NOT AS OF
THE 10th DAY OF FEBRUARY, 1995
BEEN PREVIOUSLY OCCUPIED

DATED AT SURREY, B.C.
THIS 10th DAY OF FEBRUARY, 1995



B.C.L.S.

FILE: 95-811

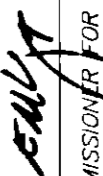
APPROVED UNDER THE CONDOMINIUM ACT
AS TO PHASE 3 OF A FOUR PHASE
STRATA PLAN: 8th DAY OF March 1995


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


MIKE DE COTIS

DECLARED BEFORE ME AT Vancouver B.C.
THIS 22 DAY OF February 1995


A COMMISSIONER FOR TAKING AFFIDAVITS WITHIN
THE PROVINCE OF BRITISH COLUMBIA
ELIZABETH M. VOGT
Barrister & Solicitor
1300-777 Dunsmuir St.
VANCOUVER, B.C. V7Y 1K2

ACCEPTED AS TO FORMS 1 AND 2
THIS 17 DAY OF July 1995


SUPERINTENDENT OF REAL ESTATE

SHEET 5 OF 11 SHEETS

STRATA PLAN LMS1461

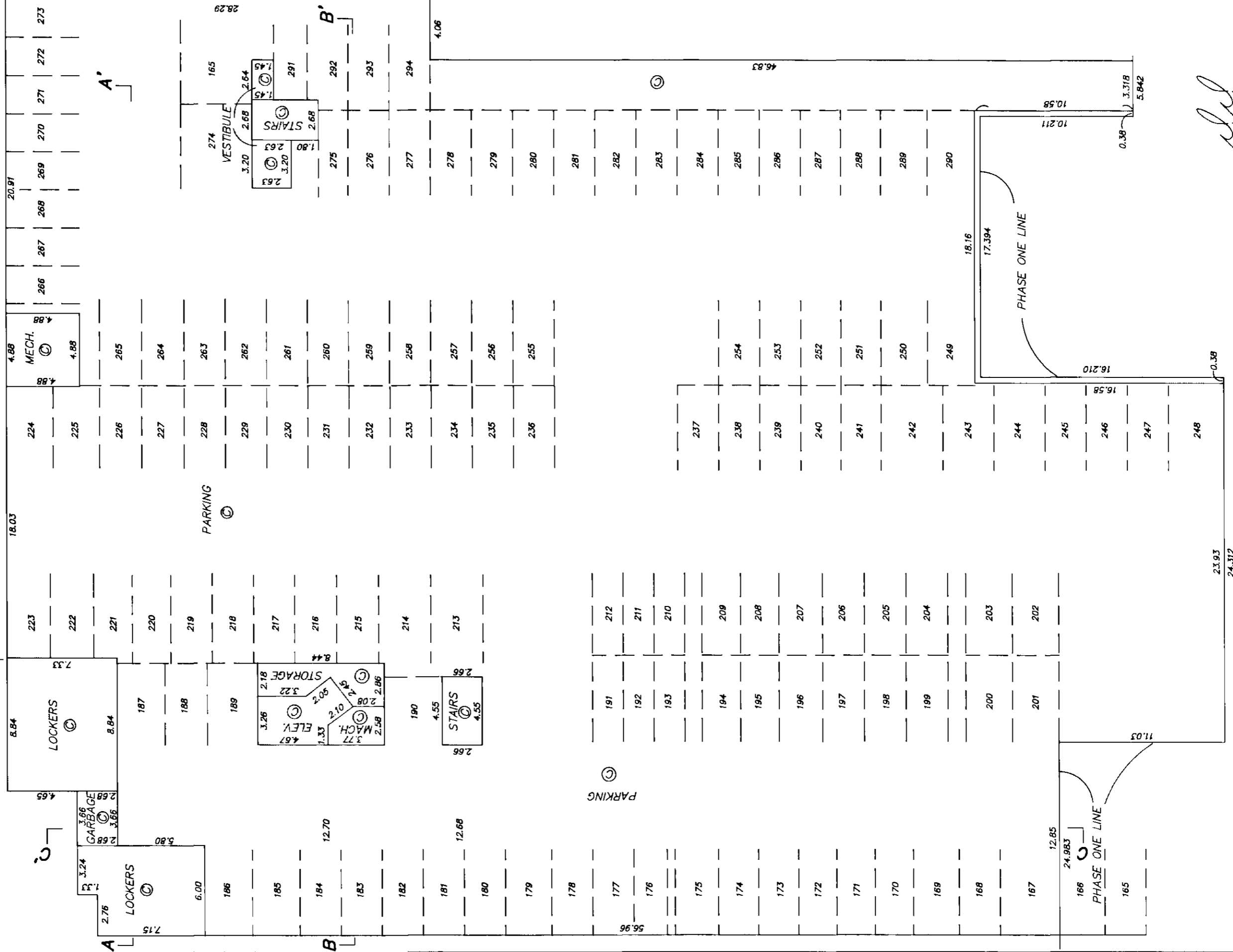
PHASE THREE

FLOOR PLANS

UNDERGROUND PARKING



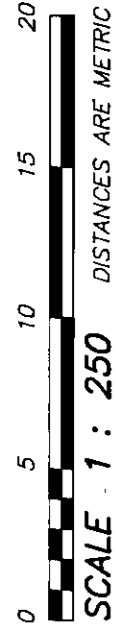
PHASE LINE



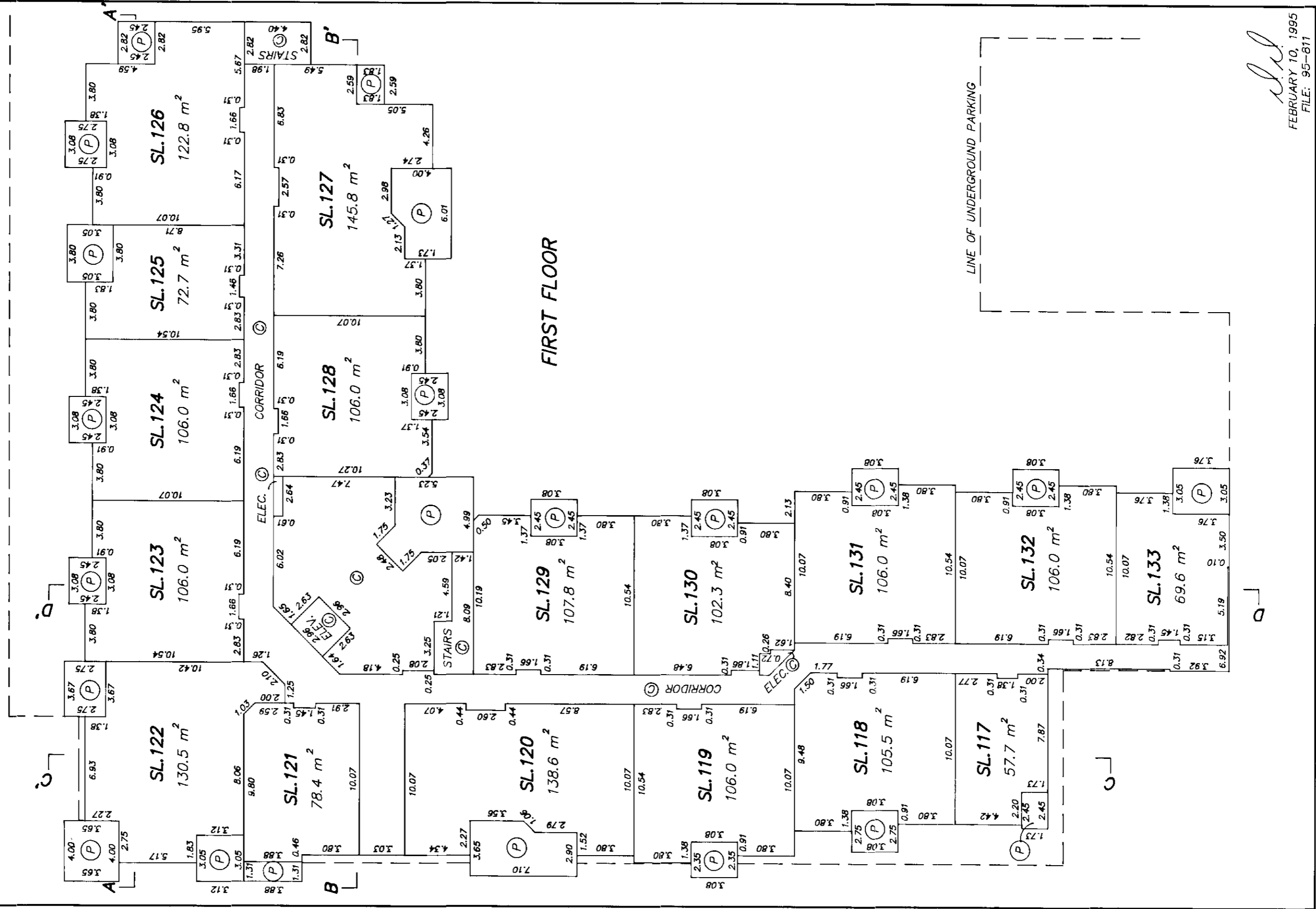
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 FEBRUARY 10, 1995
 FILE: 95-811

SHEET 6 OF 11 SHEETS

STRATA PLAN LMS1461 PHASE THREE



FLOOR PLANS

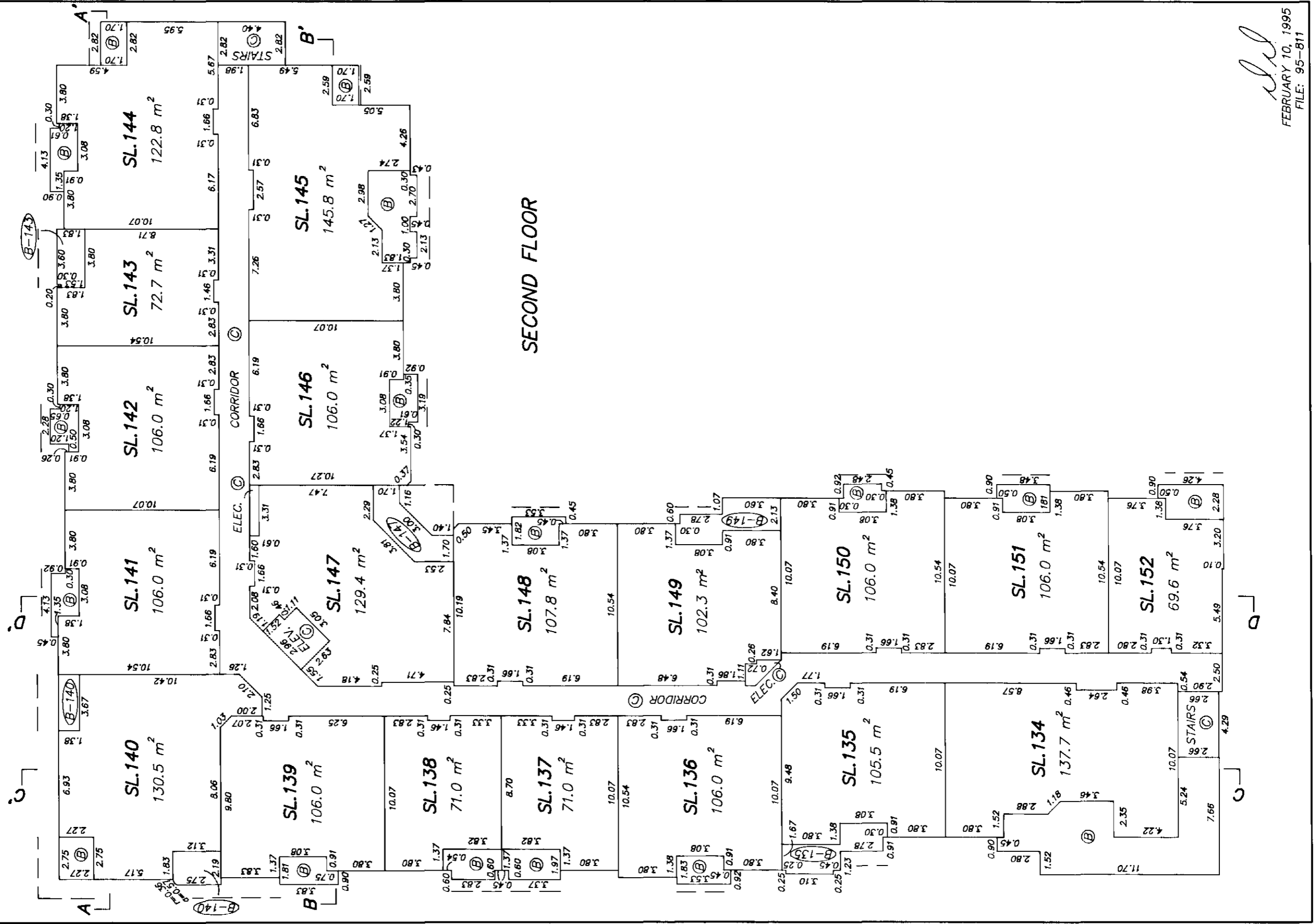
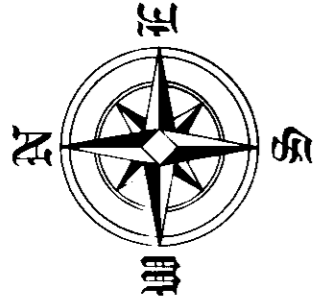


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FEBRUARY 10, 1995
FILE: 95-811

SHEET 7 OF 11 SHEETS

STRATA PLAN LMS1461
PHASE THREE

FLOOR PLANS

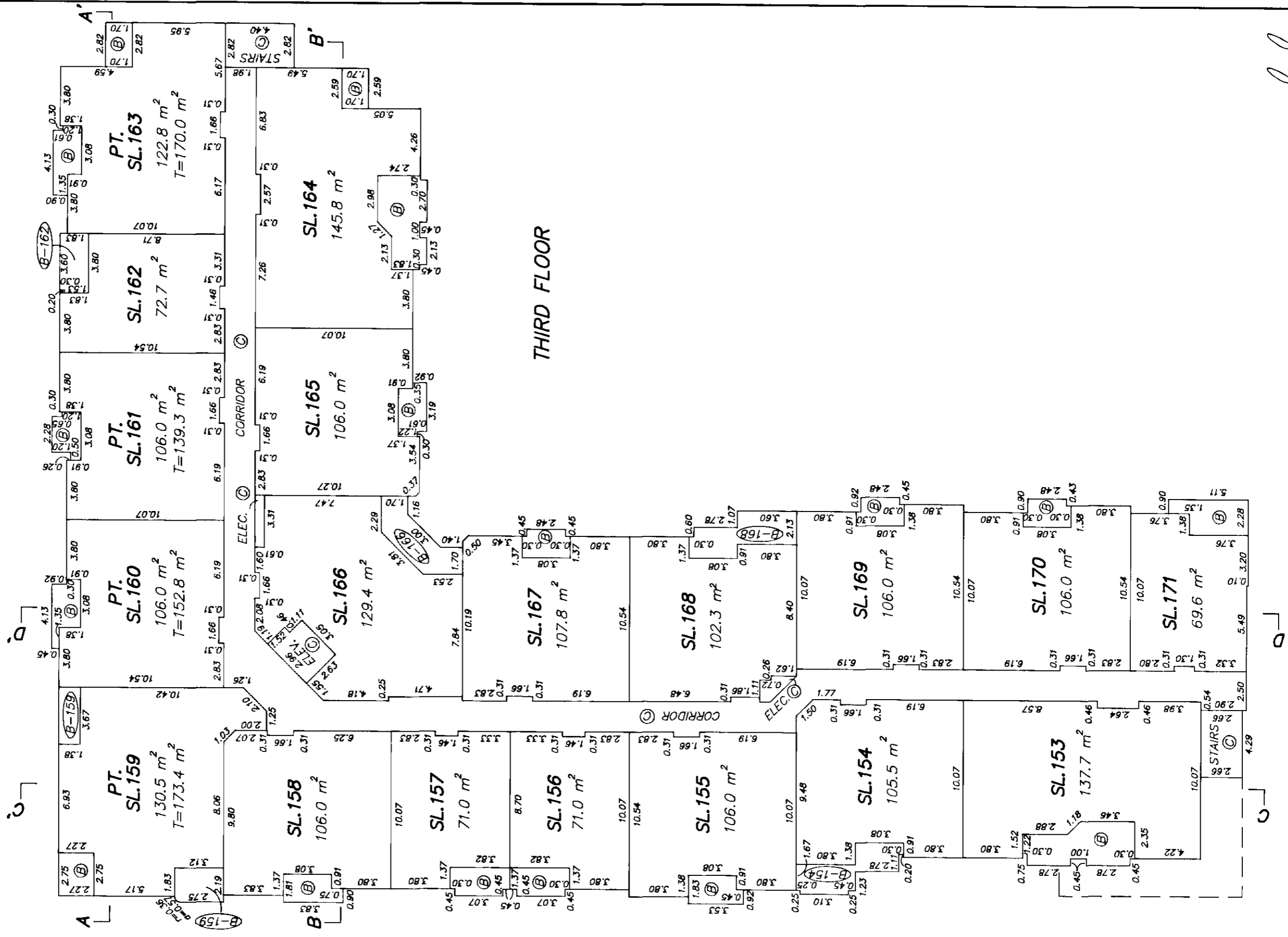
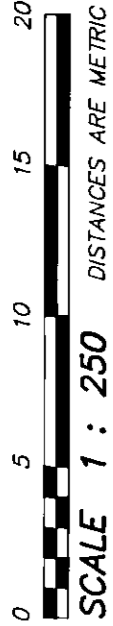


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FEBRUARY 10, 1995
FILE: 95-811

SHEET 8 OF 11 SHEETS

STRATA PLAN LMS1461 PHASE THREE

FLOOR PLANS

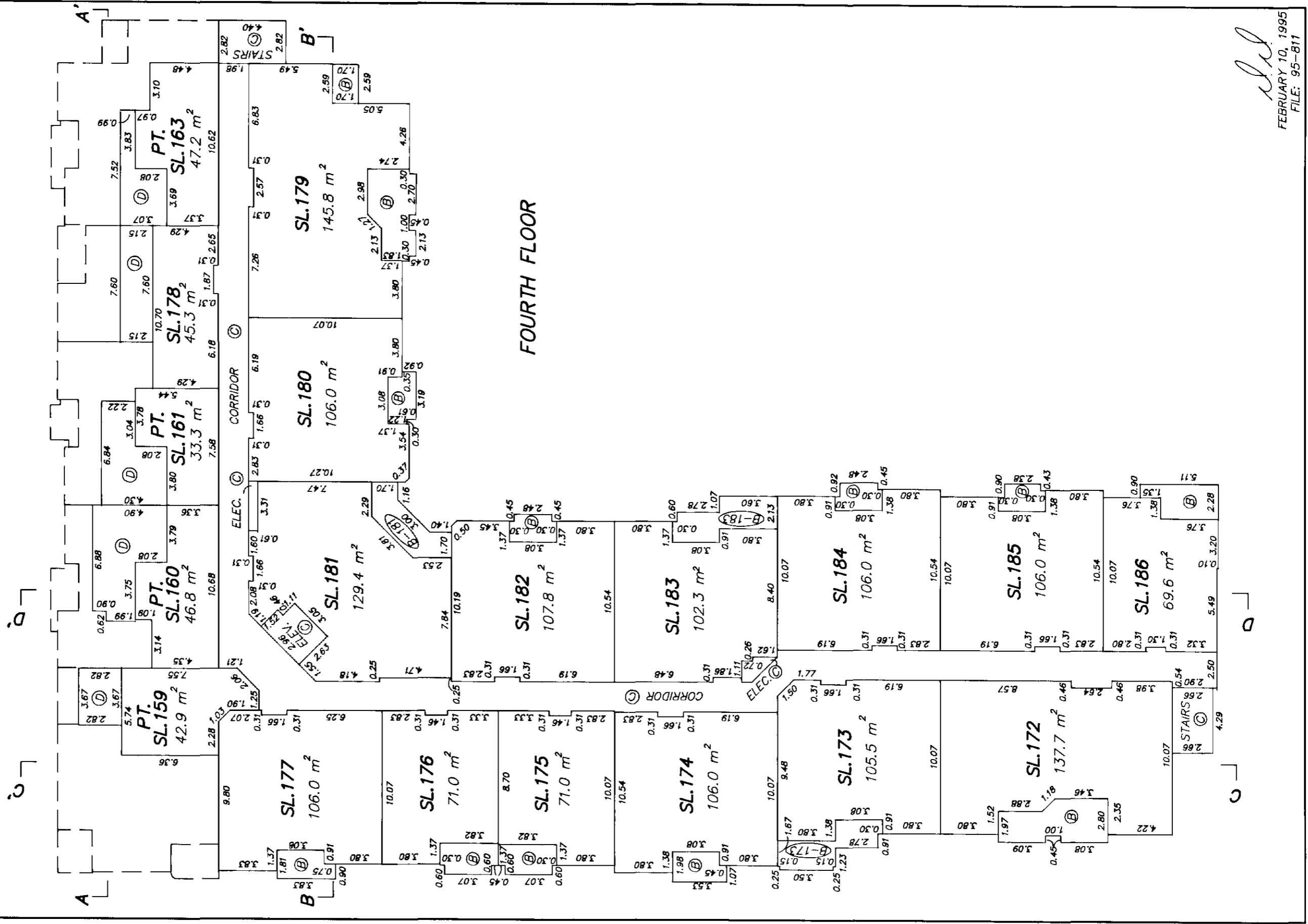
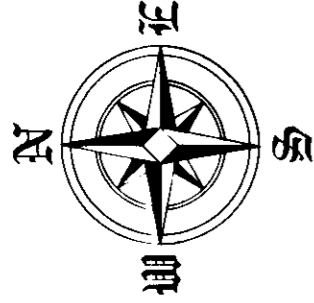


[Signature]
 FEBRUARY 10, 1995
 FILE: 95-811

SHEET 9 OF 11 SHEETS

STRATA PLAN LMS1461
PHASE THREE

FLOOR PLANS



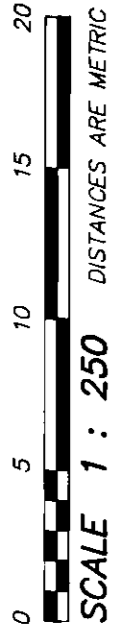
FOURTH FLOOR

[Signature]
FEBRUARY 10, 1995
FILE: 95-811

SHEET 11 OF 11 SHEETS

**STRATA PLAN LMS1461
PHASE THREE**

SECTIONS



SECTION D - D'

LOCKERS	PARKING						BASEMENT
SL. 123		SL. 129	SL. 130	SL. 131	SL. 132	SL. 133	FIRST FLOOR
SL. 141		SL. 147	SL. 148	SL. 149	SL. 150	SL. 151	SECOND FLOOR
SL. 160		SL. 166	SL. 167	SL. 168	SL. 169	SL. 170	THIRD FLOOR
		SL. 181	SL. 182	SL. 183	SL. 184	SL. 185	FOURTH FLOOR

SECTION C - C'

	PARKING						BASEMENT
SL. 122	SL. 121	SL. 120	SL. 119	SL. 118	SL. 117		FIRST FLOOR
SL. 140	SL. 139	SL. 138	SL. 137	SL. 136	SL. 135	SL. 134	SECOND FLOOR
SL. 159	SL. 158	SL. 157	SL. 156	SL. 155	SL. 154	SL. 153	THIRD FLOOR
	SL. 177	SL. 166	SL. 175	SL. 174	SL. 173	SL. 172	FOURTH FLOOR

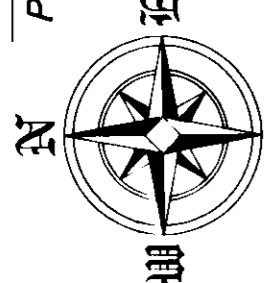
[Signature]
FEBRUARY 10, 1995
FILE: 95-811

FIRST SHEET SHEET 1 OF 10 SHEETS

STRATA PLAN LMS1461
PHASE FOUR

STRATA PLAN OF LOT 1, EXCEPT:
FIRSTLY: PHASE ONE, STRATA PLAN LMS1461
SECONDLY: PHASE TWO STRATA PLAN LMS1461
THIRDLY: PHASE THREE STRATA PLAN LMS1461
SEC. 32, BLK. 5 N., RGE. 1 W., N.W.D.
REFERENCE PLAN LMP17458
CITY OF SURREY

DEPOSITED IN THE LAND TITLE OFFICE
AT NEW WESTMINSTER, B.C.
THIS 15th DAY OF APRIL 1997



DISTANCES ARE METRIC

SCALE 1 : 1000
B.C.G.S. 92G.016

LEGEND

- SL DENOTES STRATA LOT
- T DENOTES TOTAL AREA
- PT DENOTES PART
- m² DENOTES SQUARE METRES
- (C) DENOTES COMMON PROPERTY
- (D) DENOTES DECK BEING LIMITED COMMON PROPERTY FOR EXCLUSIVE USE OF ADJOINING STRATA LOT
- (D-225) DENOTES DECK BEING LIMITED COMMON PROPERTY FOR EXCLUSIVE USE OF STRATA LOT 225 (TYPICAL)
- (B) DENOTES BALCONY BEING LIMITED COMMON PROPERTY FOR EXCLUSIVE USE OF ADJOINING STRATA LOT
- (B-201) DENOTES BALCONY BEING LIMITED COMMON PROPERTY FOR EXCLUSIVE USE OF STRATA LOT 201 (TYPICAL)
- (P) DENOTES PATIO BEING LIMITED COMMON PROPERTY FOR EXCLUSIVE USE OF ADJOINING STRATA LOT
- (P-191) DENOTES PATIO BEING LIMITED COMMON PROPERTY FOR EXCLUSIVE USE OF STRATA LOT 191 (TYPICAL)

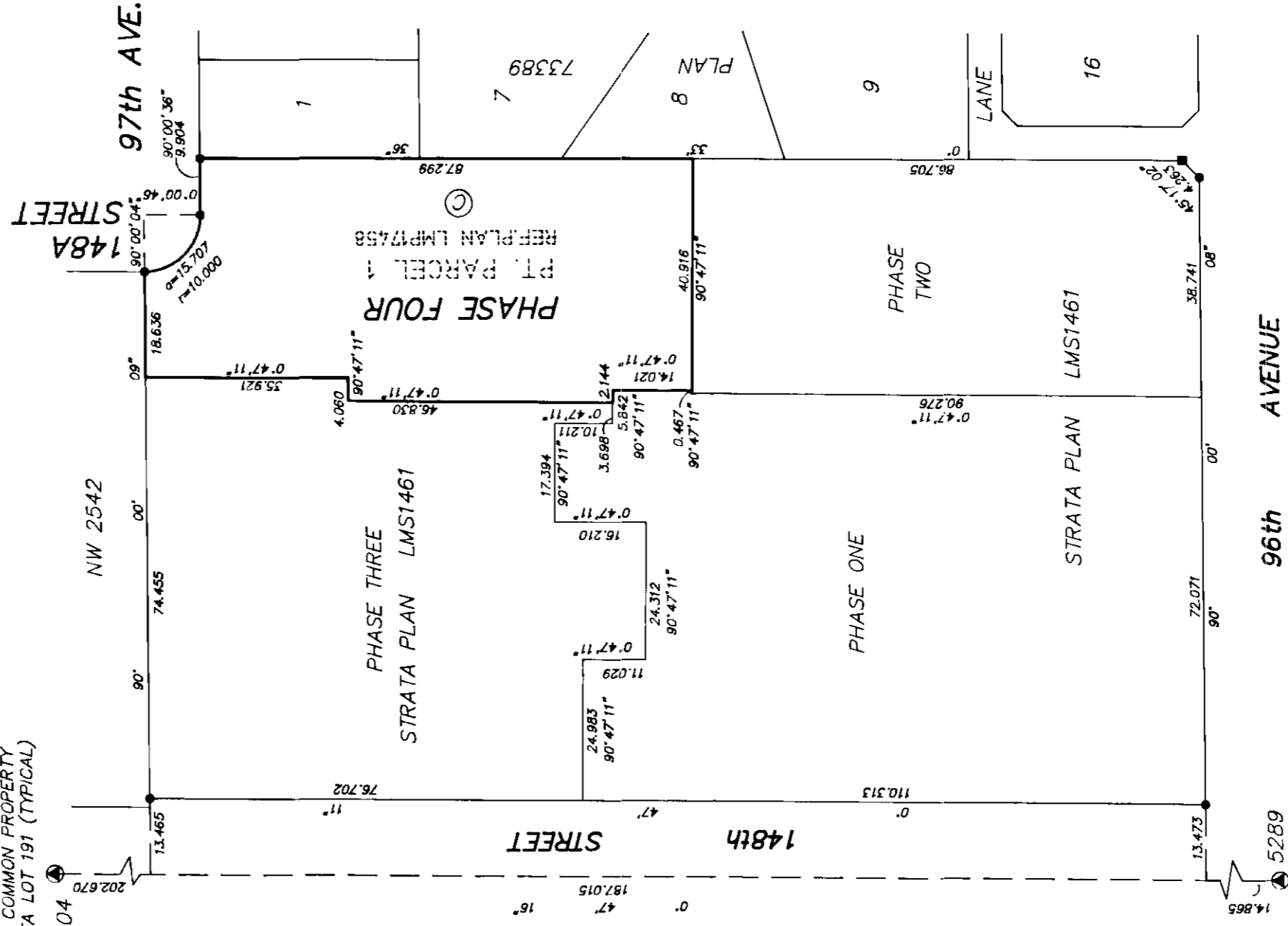
CIVIC ADDRESS:
9688 - 148 STREET
SURREY, B.C.

BL130543 - BL130592
DEPUTY REGISTRAR

INTEGRATED SURVEY AREA No.1, SURREY (NAD27)
THIS PLAN SHOWS GROUND - LEVEL MEASURED DISTANCES
PRIOR TO COMPUTATION OF UTM CO-ORDINATES MULTIPLY
BY COMBINED FACTOR 0.9995974.

GRID BEARINGS ARE DERIVED FROM OBSERVATION BETWEEN
CONTROL MONUMENTS 79H0004 AND 5289

- DENOTES CONTROL MONUMENT
- DENOTES OLD IRON POST FOUND
- DENOTES OLD LEAD PLUG FOUND



I, GRANT BUTLER OF DELTA, 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 3rd DAY OF MARCH, 1997

Grant Butler

B.C.L.S.

THE ADDRESS FOR SERVICE OF DOCUMENTS
OF THE STRATA CORPORATION IS :
THE OWNERS, STRATA PLAN LMS 1461
C/O 1551 - COLUMBIA STREET,
NORTH VANCOUVER, B.C.
V7J 1A3

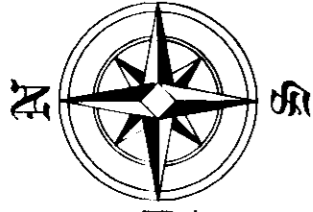
DYCK & ASSOCIATES
208 - 6846 - KING GEORGE HIGHWAY
SURREY, B.C.
594-7527

THIS PLAN LIES WITHIN THE GREATER VANCOUVER DISTRICT

FILE: 97-811-541

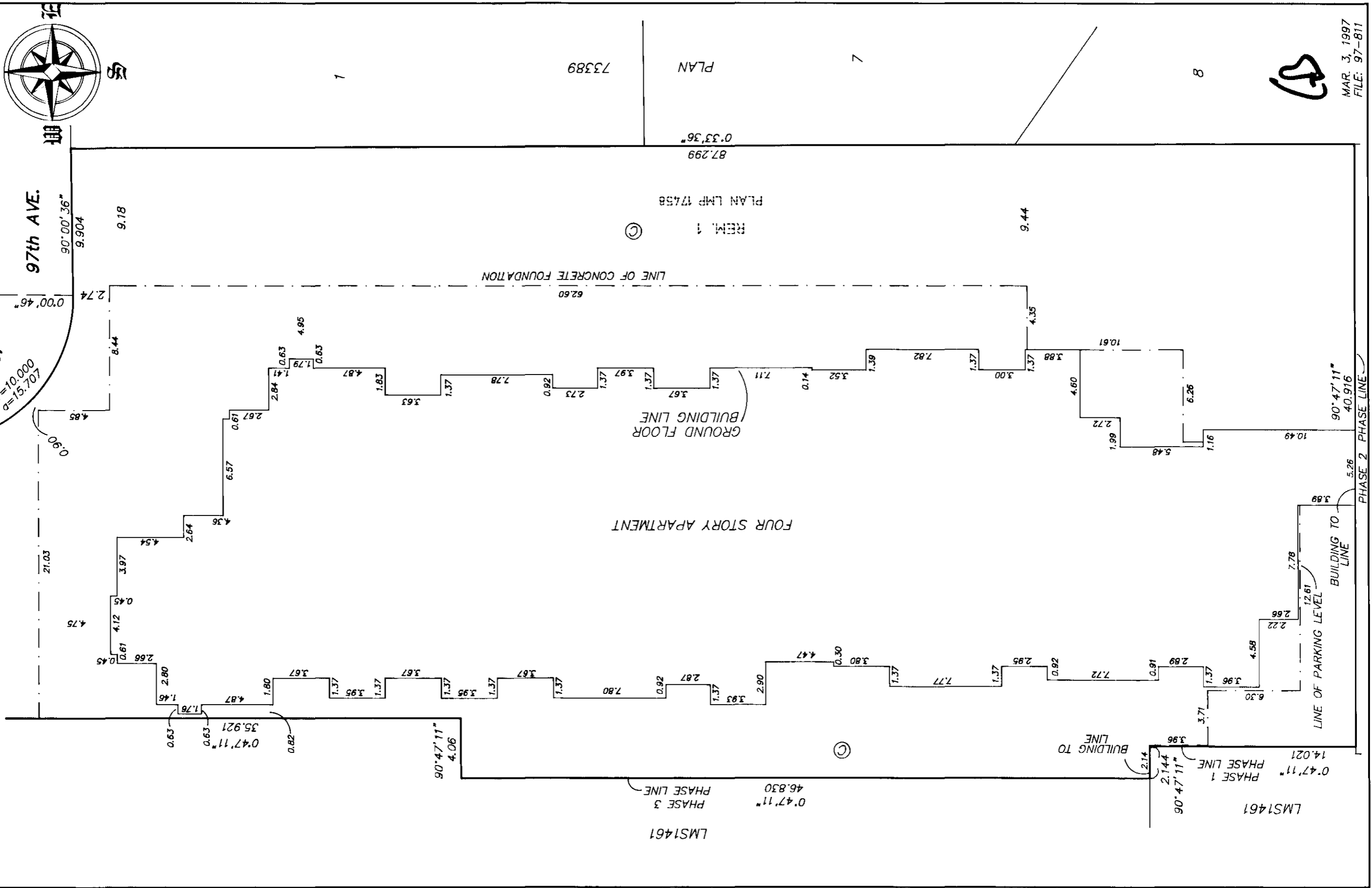
SECOND, FIRST SHEET SHEET 2 OF 10 SHEETS

STRATA PLAN LMS1461
PHASE FOUR



MAR. 3, 1997
FILE: 97-811

SITE PLAN
SCALE 1 : 250
DISTANCES ARE METRIC



FIRST, SECOND SHEET SHEET 3 OF 10 SHEETS

STRATA PLAN LMS1461
PHASE FOUR

CONDOMINIUM ACT

UNIT No.	LOT No.	SHEET No.	FORM 1		FORM 2	
			SCHEDULE OF UNIT ENTITLEMENT	UNIT ENTITLEMENT	SCHEDULE OF INTEREST UPON DESTRUCTION	INTEREST UPON DESTRUCTION
	187	6		160		1850
	188	6		68		1260
	189	6		73		1285
	190	6		106		1580
	191	6		71		1280
	192	6		143		1750
	193	6		107		1585
	194	6		142		1770
	195	6		145		1750
	196	6		90		1450
	197	6		74		1295
	198	6		124		1685
	199	7		166		1900
	200	7		68		1260
	201	7		73		1285
	202	7		67		1260
	203	7		39		920
	204	7		71		1280
	205	7		71		1285
	206	7		71		1280
	207	7		107		1580
	208	7		138		1770
	209	7		145		1720
	210	7		75		1300
	211	7		64		1240
	212	7		165		1880
	213	8		166		1900
	214	8		68		1260
	215	8		73		1285
	216	8		67		1260
	217	8		39		920
	218	8		71		1280
	219	8		71		1285
	220	8		71		1280
	221	8,9		145		1770
	222	8		138		1750
	223	8		145		1720
	224	8		75		1300
	225	8,9		148		1780
	226	8,9		177		1950
	227	9		166		1900
	228	9		68		1260
	229	9		73		1295
	230	9		67		1260
	231	9		39		920
	232	9		71		1280
	233	9		71		1285
	234	9		71		1280
	235	9		71		1275
	236	9		71		1275
	AGGREGATE			4,845		72,270

MAR. 3, 1997
FILE: 97-811

STRATA PLAN LMS1461
PHASE FOUR

OWNER:
VIAM HOLDINGS LTD.
(inc. No. 267254)

Name MICHAEL DE COTIS
Authorized Signatory

Name MICHAEL DE COTIS
Authorized Signatory

WITNESS AS TO BOTH SIGNATURES
Name PETER PRINMAN

ADDRESS
1300 - 777 DUNSMUIR ST.
VANCOUVER, B.C. V7Y 1K2

LAWYER
OCCUPATION OF WITNESS

MORTGAGEE:
CANADA TRUSTCO MORTGAGE
COMPANY

Name RAJALINDA EPP
Authorized Signatory

Name DIANE McDONOUGH
Authorized Signatory

WITNESS AS TO BOTH SIGNATURES
Name JOHN S. JONES

ADDRESS
200-1134 King George Highway
Surrey B.C.

Credit Services
OCCUPATION OF WITNESS

I, GRANT BUTLER OF DELTA, B.C. A BRITISH
COLUMBIA LAND SURVEYOR HEREBY CERTIFY
THAT THE BUILDING SHOWN IN THIS
STRATA PLAN HAS NOT AS OF
THE 3rd DAY OF MARCH, 1997
BEEN PREVIOUSLY OCCUPIED

DATED AT SURREY, B.C.
THIS 3rd DAY OF MARCH, 1997

Grant Butler

B.C.L.S.
MAR. 3, 1997
FILE: 97-811

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 4th DAY OF April 1997

J. Laluk
APPROVING OFFICER
CITY OF SURREY

APPROVED UNDER THE CONDOMINIUM ACT
AS TO PHASE 4 OF A FOUR PHASE
STRATA PLAN
DATED THIS 4th DAY OF April 1997

J. Laluk
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

[Signature]
DECLARED BEFORE ME AT Vancouver B.C.
THIS 10 DAY OF MARCH 1997

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

ACCEPTED AS TO FORMS 1 AND 2
THIS 10 DAY OF April 1997

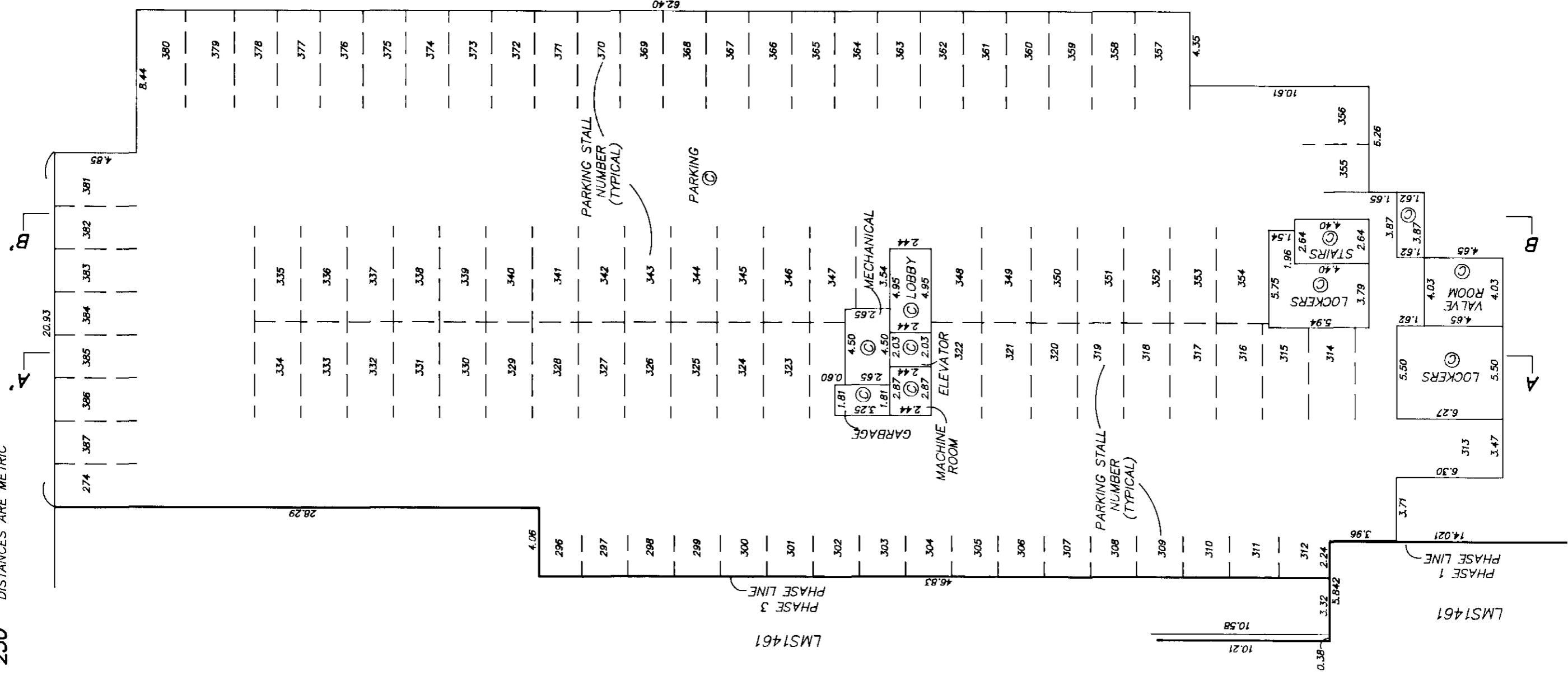
P. D. Jones
SUPERINTENDENT OF REAL ESTATE

SHEET 5 OF 10 SHEETS

STRATA PLAN LMS1461 PHASE FOUR



**FLOOR PLANS
PARKING LEVEL**
0 5 10 15 20
SCALE 1 : 250 DISTANCES ARE METRIC



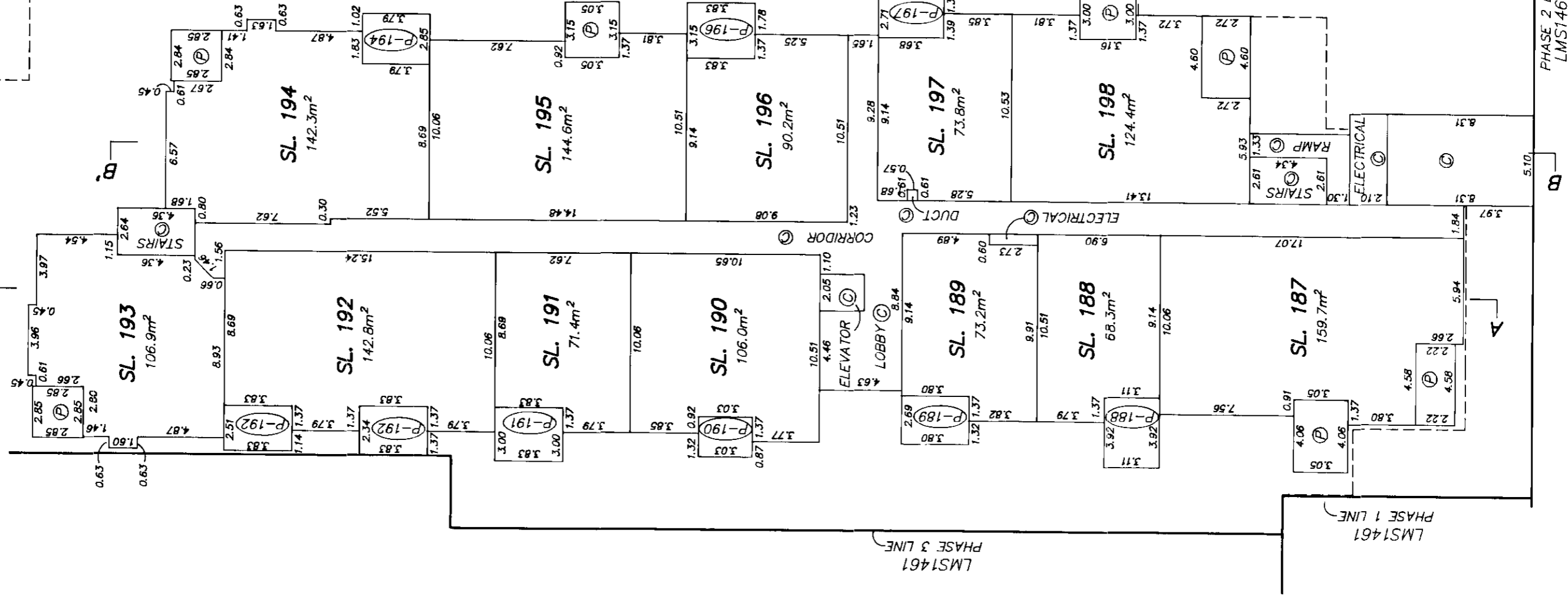
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MAR. 3, 1997
FILE: 97-811

SHEET 6 OF 10 SHEETS

STRATA PLAN LMS1461
PHASE FOUR



FLOOR PLANS
GROUND FLOOR



MAR. 3. 1997
FILE: 97-811

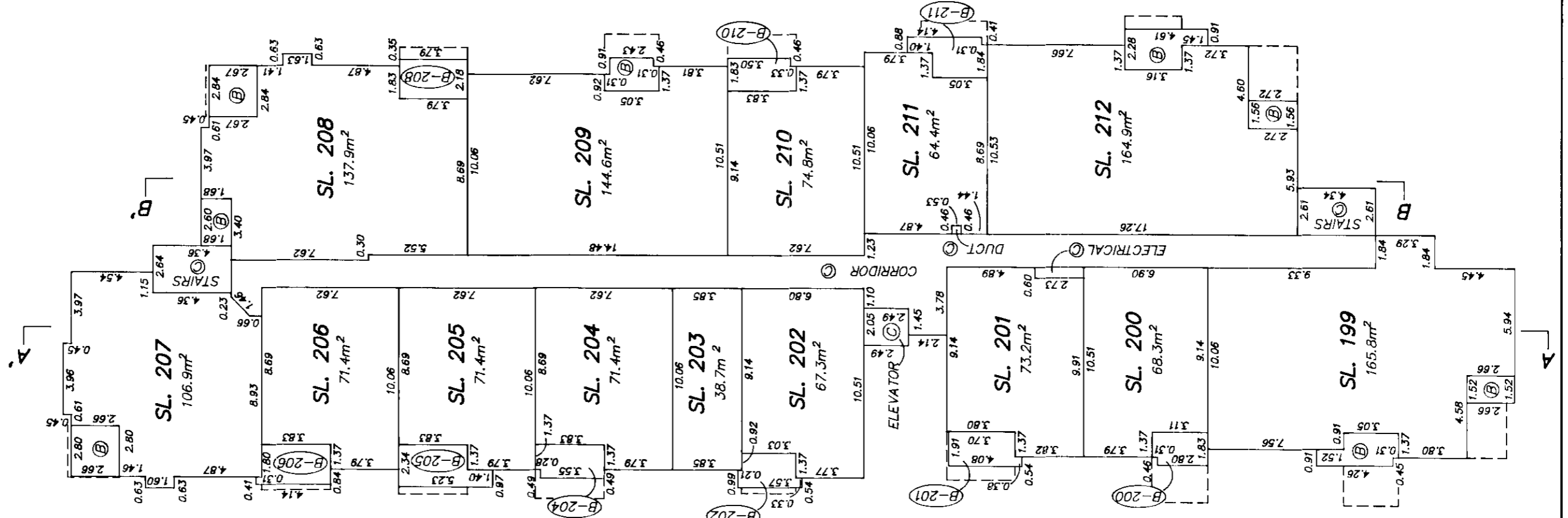
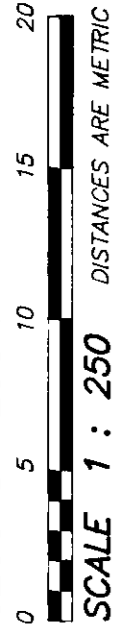
PHASE 2 LINE
LMS1461

PHASE 1 LINE
LMS1461

SHEET 7 OF 10 SHEETS

STRATA PLAN LMS1461
PHASE FOUR

FLOOR PLANS
SECOND FLOOR

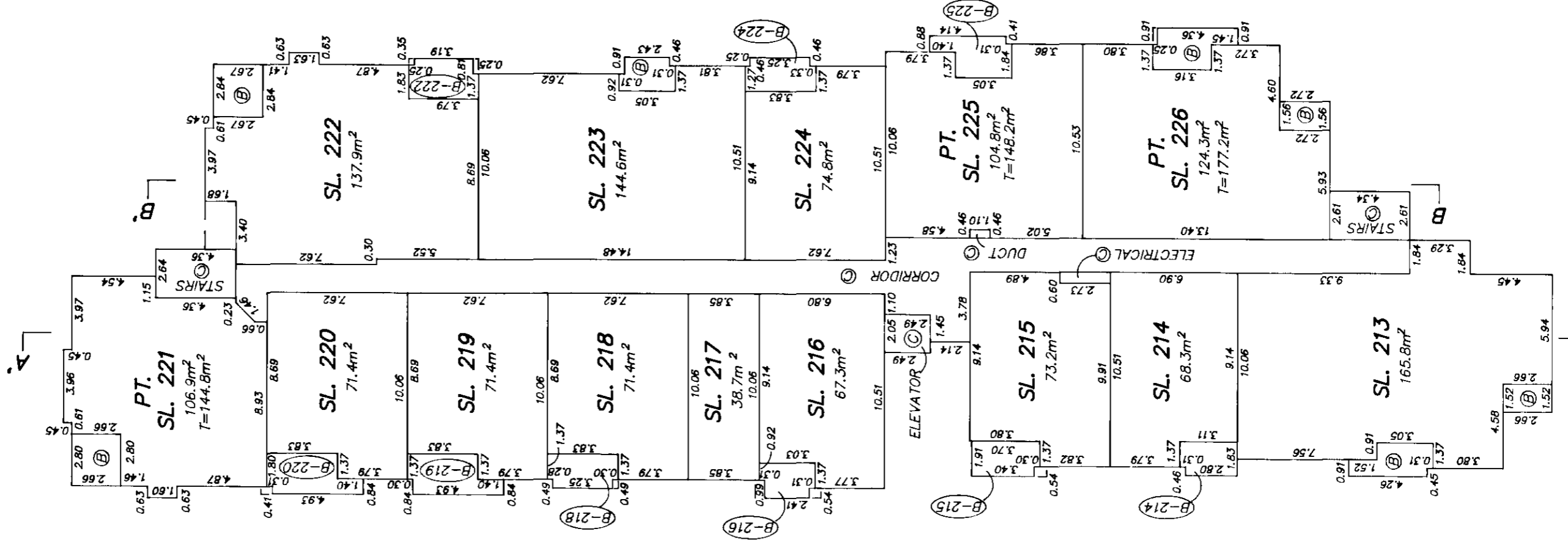


MAR. 3, 1997
FILE: 97-811

SHEET 8 OF 10 SHEETS

STRATA PLAN LMS1461
PHASE FOUR

FLOOR PLANS
THIRD FLOOR

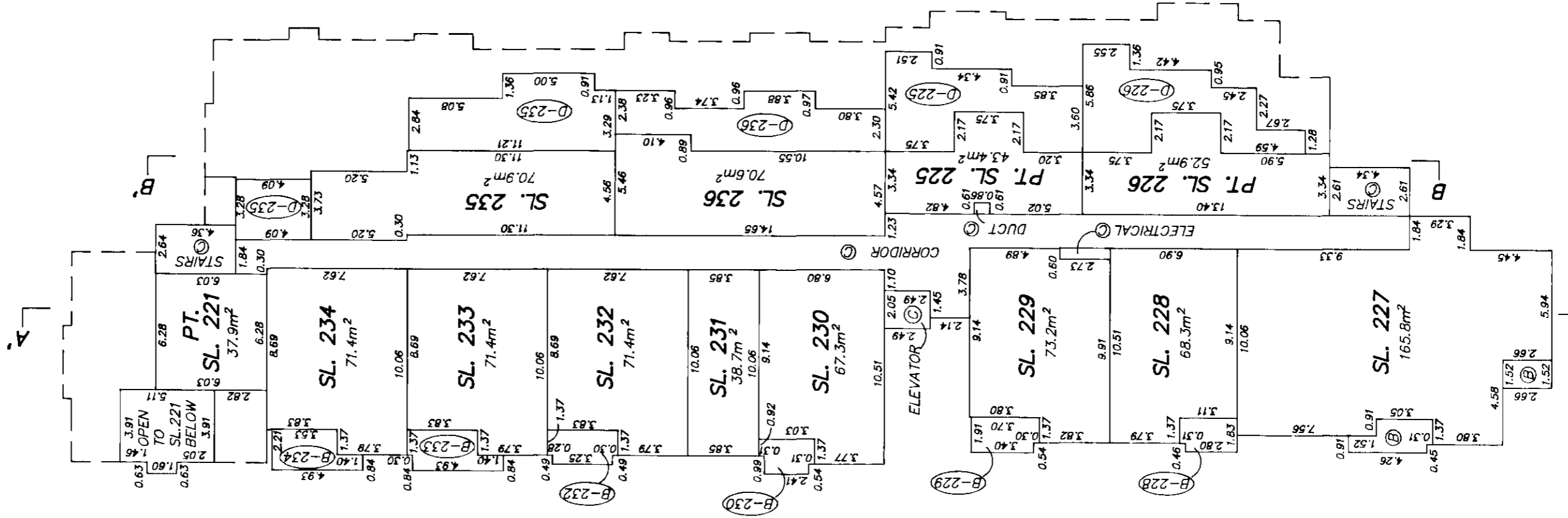


MAR. 3, 1997
FILE: 97-811

SHEET 9 OF 10 SHEETS

STRATA PLAN LMS1461
PHASE FOUR

FLOOR PLANS
FOURTH FLOOR



MAR. 3, 1997
FILE: 97-811

SHEET 10 OF 10 SHEETS

STRATA PLAN LMS1461

PHASE FOUR

SECTION A - A' MECHANICAL

PARKING		PARKING		PARKING		LOCKERS	
SL.193	SL.192	SL.191	SL.190	SL.189	SL.188	SL.187	
SL.207	SL.206	SL.205	SL.204	SL.203	SL.202	SL.199	
SL.221	SL.220	SL.219	SL.218	SL.217	SL.216	SL.215	
	SL.234	SL.233	SL.232	SL.231	SL.230	SL.229	

SECTION B - B'

CORRIDOR		CORRIDOR		CORRIDOR		CORRIDOR		CORRIDOR		CORRIDOR		CORRIDOR	
SL.194	SL.195	SL.196	SL.197	SL.198	SL.199	SL.200	SL.201	SL.202	SL.203	SL.204	SL.205	SL.206	SL.207
SL.222	SL.223	SL.224	SL.225	SL.226	SL.227	SL.228	SL.229	SL.230	SL.231	SL.232	SL.233	SL.234	SL.235
	SL.235	SL.236											

FLOOR PLANS
GROUND FLOOR
SCALE 1 : 250
DISTANCES ARE METRIC

LMS1461
PHASE 2 LINE

BS

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