

STRATA PLAN OF PART OF LOT 4  
SECTION 9 TOWNSHIP 2  
NWD PLAN LMP40969

PHASE 1 STRATA PLAN  
LMS 4005

SCALE 1:1250 ALL DISTANCES ARE IN METRES  
0 10 20 30 40 60 80 100 125  
BCGS 92G.016 "CITY OF SURREY"

LEGEND

- - DENOTES CONTROL MONUMENT FOUND
- - DENOTES STANDARD IRON POST FOUND
- S.L. - DENOTES STRATA LOT
- ⊙ - DENOTES COMMON PROPERTY
- m2 - DENOTES SQUARE METRES
- ha - DENOTES HECTARES

GRID BEARINGS ARE DERIVED FROM OBSERVATIONS BETWEEN CONTROL MONUMENTS 84H0584 AND 5582, INTEGRATED SURVEY AREA NUMBER 1, CITY OF SURREY, NAD83 (CSRS)

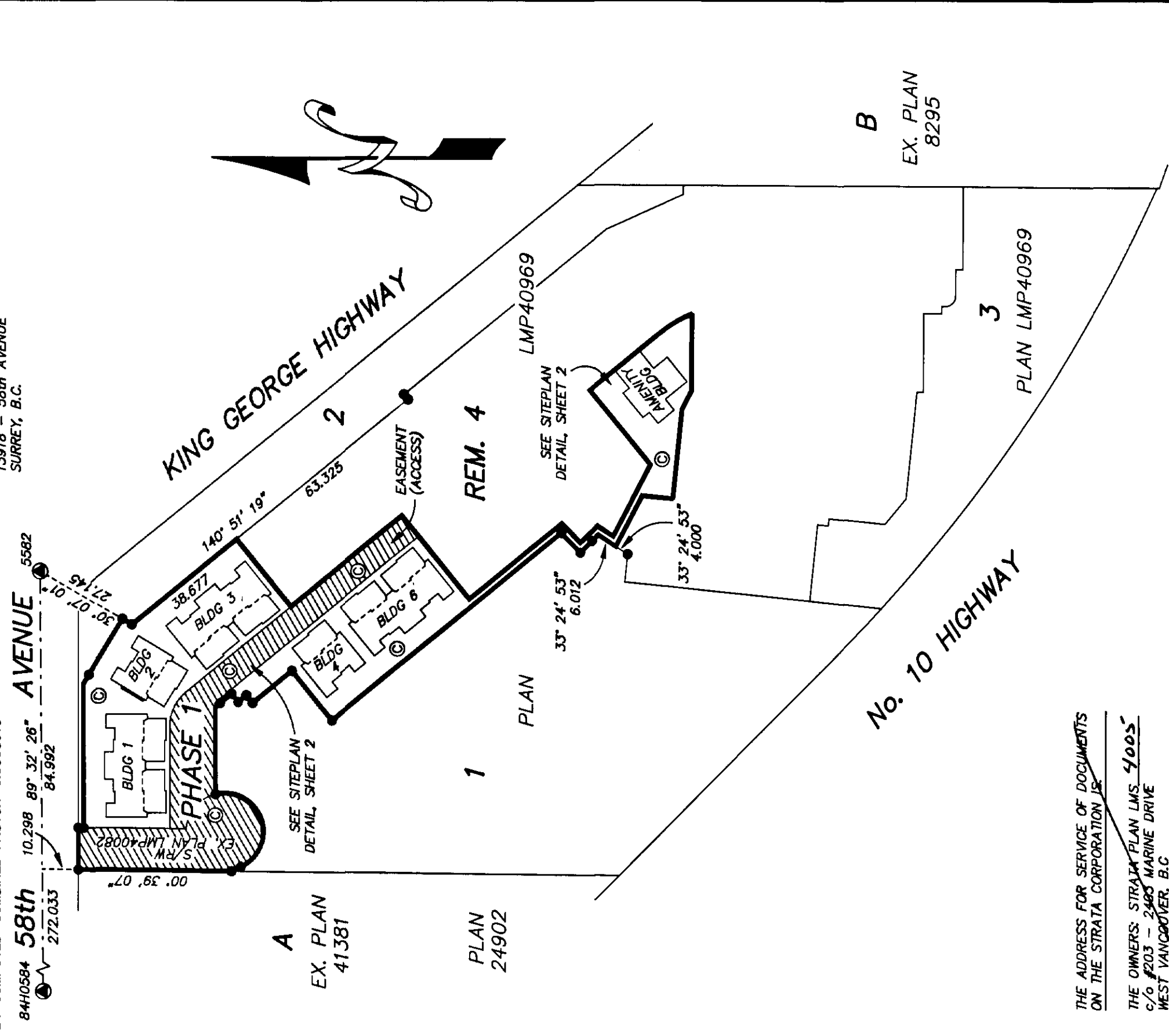
THIS PLAN SHOWS GROUND-LEVEL MEASURED DISTANCES. PRIOR TO COMPUTATION OF U.T.M. COORDINATES, MULTIPLY BY COMPUTED COMBINED FACTOR 0.9995916

NOTE: LIMITED COMMON PROPERTY (DECKS AND PATIOS) IS APPURTENANT TO THE STRATA LOT TO WHICH IT IS PHYSICALLY ATTACHED.

DEPOSITED AND REGISTERED IN THE LAND TITLE OFFICE AT NEW WESTMINSTER, B.C., THIS 30 DAY OF SEPT, 1999.

DEPUTY REGISTRAR  
A. Small EP  
REF No. BN 264072

CIVIC ADDRESS:  
13918 - 58th AVENUE  
SURREY, B.C.



THE ADDRESS FOR SERVICE OF DOCUMENTS ON THE STRATA CORPORATION IS:

THE OWNERS: STRATA PLAN LMS 4005  
c/o #203 - 2480 MARINE DRIVE  
WEST VANCOUVER, B.C.  
V7V 3L3

"FOR STRATA CORP  
MAIL ADDRESS SEE  
STRATA PLAN GENERAL INDEX"

ALLEN TITLEY, BCIS.  
24455 - 50th AVENUE, LANGLEY, B.C.  
V2Z 1E3 PHONE : 857-1166  
FILE : 95-67 PH1 rev.2

DATED AT LANGLEY, B.C., THIS 31st DAY OF AUGUST, 1999.

*Allen Titley*

ALLEN TITLEY

BCIS

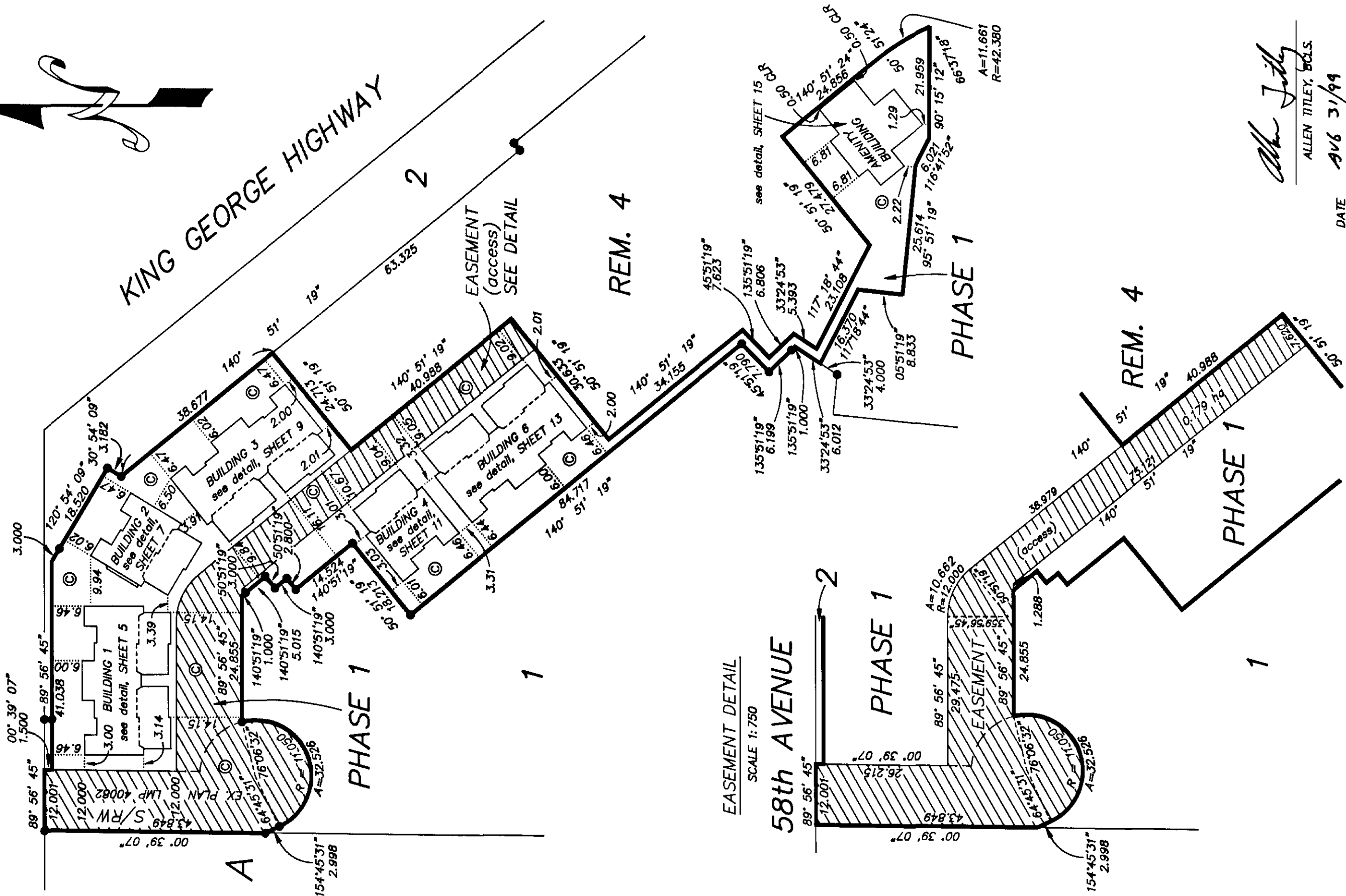
**SITEPLAN DETAIL**  
**PHASE 1 STRATA PLAN**  
**LMS 4005**



**58th AVENUE**



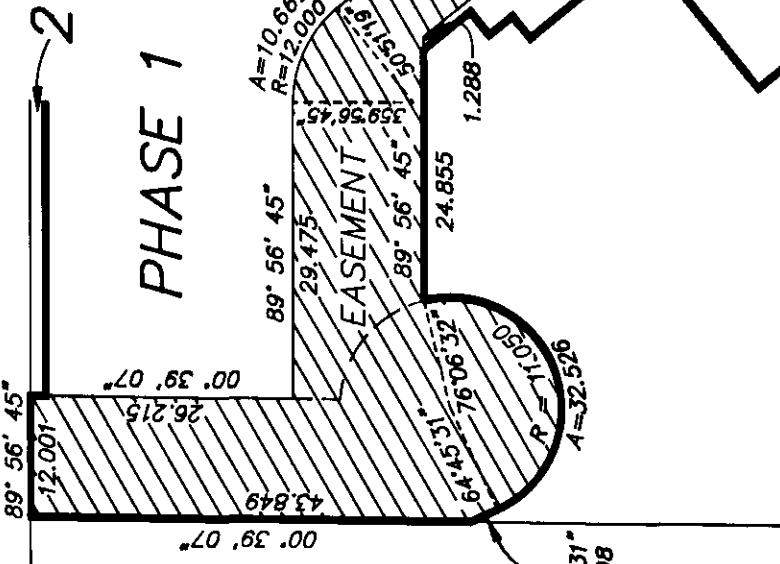
**KING GEORGE HIGHWAY**



**EASEMENT DETAIL**

SCALE 1:750

**58th AVENUE**



*Allen Titley*  
ALLEN TITLEY, B.C.S.  
DATE **AVG 31/99**

PHASE 1 STRATA PLAN  
LMS 4005



STATUTORY DECLARATION

I, THE UNDERSIGNED DO SOLEMNLY DECLARE THAT:  
(1) I, THE UNDERSIGNED AM THE DULY AUTHORIZED AGENT OF THE OWNER/DEVELOPER, AND THE STRATA PLAN IS ENTIRELY FOR RESIDENTIAL USE.  
(2) 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.

  
GRAHAM W. MACLEAN  
ALDERPARK (MACLEAN/VALHALLA) VENTURE LTD.

DECLARED BEFORE ME AT West Vancouver, B.C.  
THIS 31st DAY OF August, 1999.

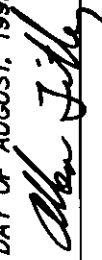
A COMMISSIONER FOR TAKING AFFIDAVITS IN THE PROVINCE OF BRITISH COLUMBIA  
JACK B. BUSSEN  
204-2403 MARQUE DENUE  
West Vancouver BC V7V 1L3  
(604) 926-4450

ALDERPARK (MACLEAN VALHALLA)  
VENTURE LTD.  
  
AUTHORIZED SIGNATORY  
GRAHAM W. MACLEAN  
WITNESS 


NAME JACK B. BUSSEN  
ADDRESS 204-2403 MARQUE DENUE  
West Vancouver BC V7V 1L3  
OCCUPATION NOTARY PUBLIC

NEW DEVELOPMENT CERTIFICATE

I, ALLEN TITLEY, BRITISH COLUMBIA LAND SURVEYOR HEREBY CERTIFY THAT THE BUILDINGS SHOWN IN THIS STRATA PLAN HAVE NOT, AS OF THE 31st DAY OF AUGUST, 1999, BEEN PREVIOUSLY OCCUPIED.

DATED AT LANGLEY, B.C.  
THIS 31st DAY OF AUGUST, 1999.  
  
BCLS


APPROVED UNDER THE LAND TITLE ACT, SEE B.C. REG. 334/79, SECTION 9, ACCESS BY EASEMENT ONLY, THIS 22nd DAY OF September 1999.

  
CITY APPROVING OFFICER  
CITY OF SURREY

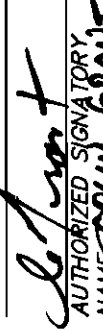
APPROVED AS PHASE 1 OF A 5 PHASE STRATA PLAN UNDER THE CONDOMINIUM ACT, THIS 16th DAY OF Sept, 1999.


  
CITY APPROVING OFFICER  
CITY OF SURREY

I HEREBY CERTIFY THAT THE COMMON FACILITY (AMENITY/RECREATION BUILDING) WHICH ACCORDING TO FORM "E" TO THE ACT WAS TO HAVE BEEN CONSTRUCTED IN CONJUNCTION WITH THIS PHASE HAS BEEN SATISFACTORILY PROVIDED FOR.


THIS 16th DAY OF Sept, 1999.  
  
CITY APPROVING OFFICER  
CITY OF SURREY


VANCOUVER CITY SAVINGS CREDIT UNION

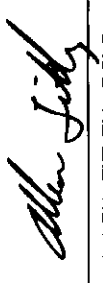
  
AUTHORIZED SIGNATORY  
NAME SANDRA M. SCHERBAN C.U.  
ADDRESS 5107 RUNCITY SAVINGS  
183 TERMINAL AVE, 10TH FLOOR  
VANCOUVER BC V6B 8P8  
OCCUPATION LOANS ADMINISTRATOR

  
WITNESS David L. Worthington  
NAME DL WORTHINGTON  
ADDRESS 10430-144th ST  
SURREY BC  
OCCUPATION Lawyer

L-2276 HOLDINGS LTD.

  
AUTHORIZED SIGNATORY  
NAME ART FLEMER

  
WITNESS David L. Worthington  
NAME DL WORTHINGTON  
ADDRESS 10430-144th ST  
SURREY BC  
OCCUPATION Lawyer

  
ALLEN TITLEY, BCLS.

DATE Aug 31/99

CLUBVIEW WILLET . MILLI T V 10 STEEIS

PHASE 1 STRATA PLAN  
LMS 4005

CONDOMINIUM ACT

NOTE: FORM 3 (VOTING RIGHTS) OMITTED  
AS THIS IS A RESIDENTIAL DEVELOPMENT

S.L. No.	SHEET No.	FORM 1		FORM 2	
		SCHEDULE OF UNIT ENTITLEMENT	UNIT ENTITLEMENT	SCHEDULE OF INTEREST UPON DESTRUCTION	INTEREST UPON DESTRUCTION
1	5,6		217		2539
2	5,6		216		2299
3	5,6		216		2299
4	5,6		217		2359
5	7,8		217		2379
6	7,8		217		2379
7	9,10		217		2329
8	9,10		216		2199
9	9,10		216		2249
10	9,10		216		2329
11	11,12		217		2499
12	11,12		215		2499
13	13,14		215		2469
14	13,14		216		2399
15	13,14		216		2399
16	13,14		215		2469
AGGREGATE, PHASE 1			3459		38094

APPROVED AS TO FORMS 1 AND 2  
THIS 24 DAY OF September, 1999.

*[Signature]*  
FOR THE SUPERINTENDENT OF REAL ESTATE

*Allen Titley*  
ALLEN TITLEY, BCLSA

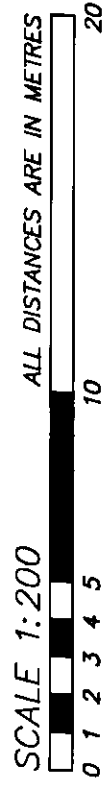
DATE AV6 31/99

# BUILDING 1

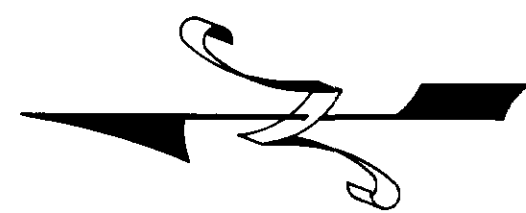
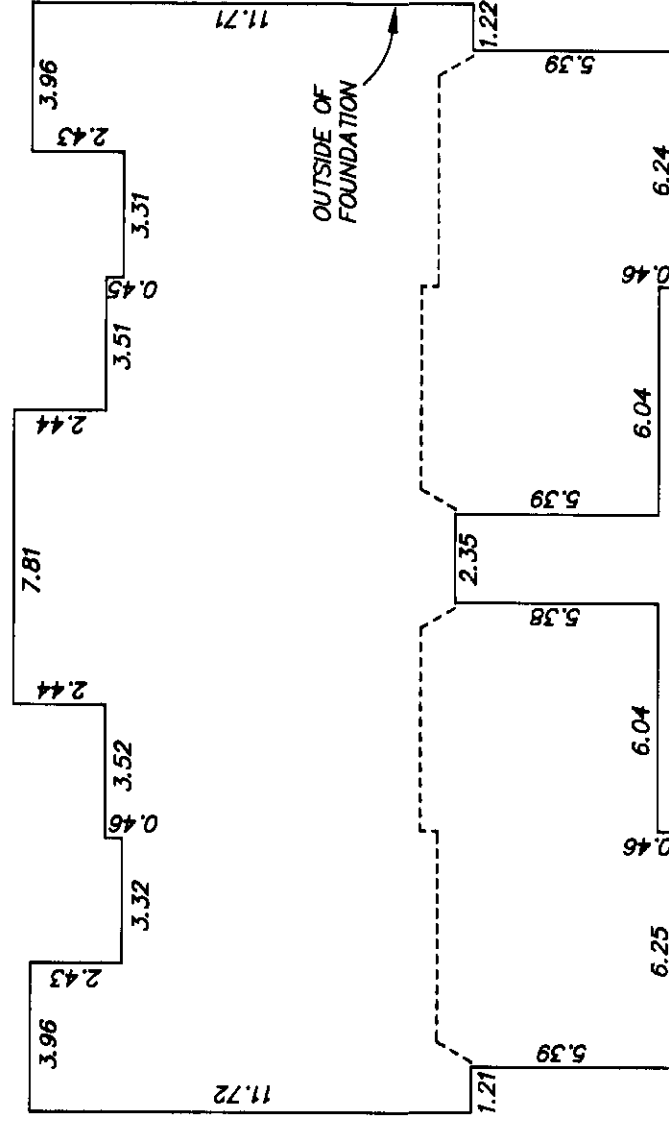
# PHASE 1 STRATA PLAN

LMS 4005

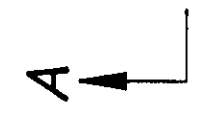
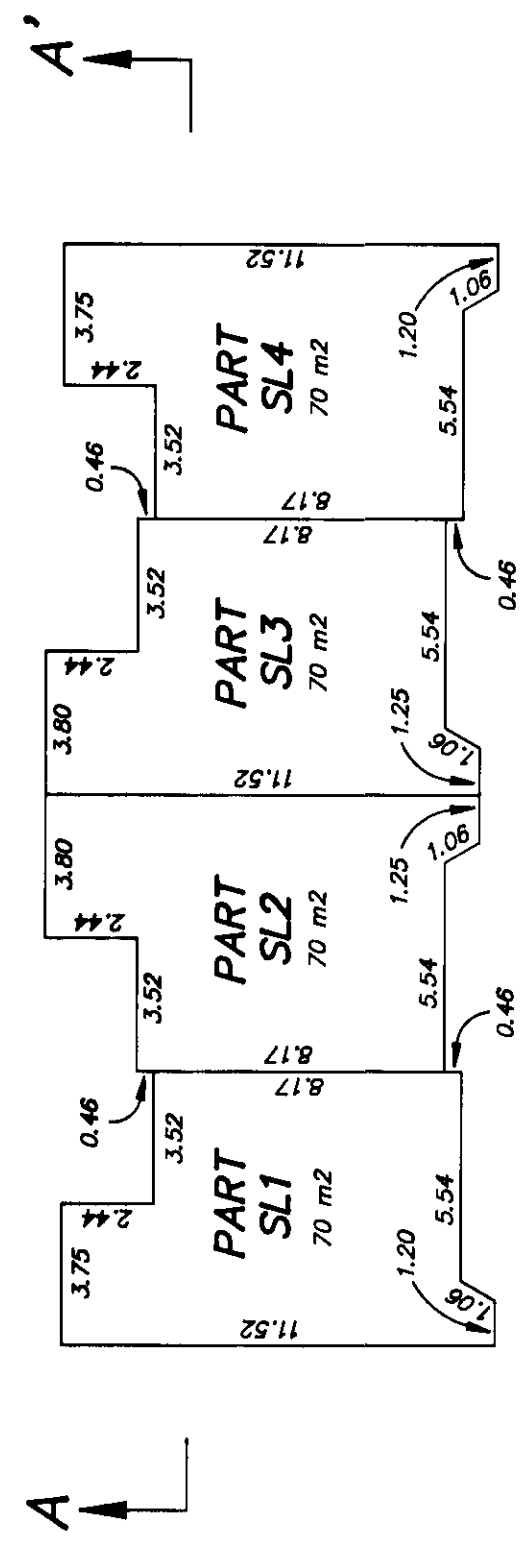
- Ⓟ - DENOTES LIMITED COMMON PROPERTY, PATIO
- Ⓣ - DENOTES LIMITED COMMON PROPERTY, DECK



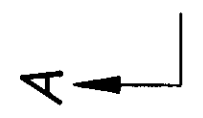
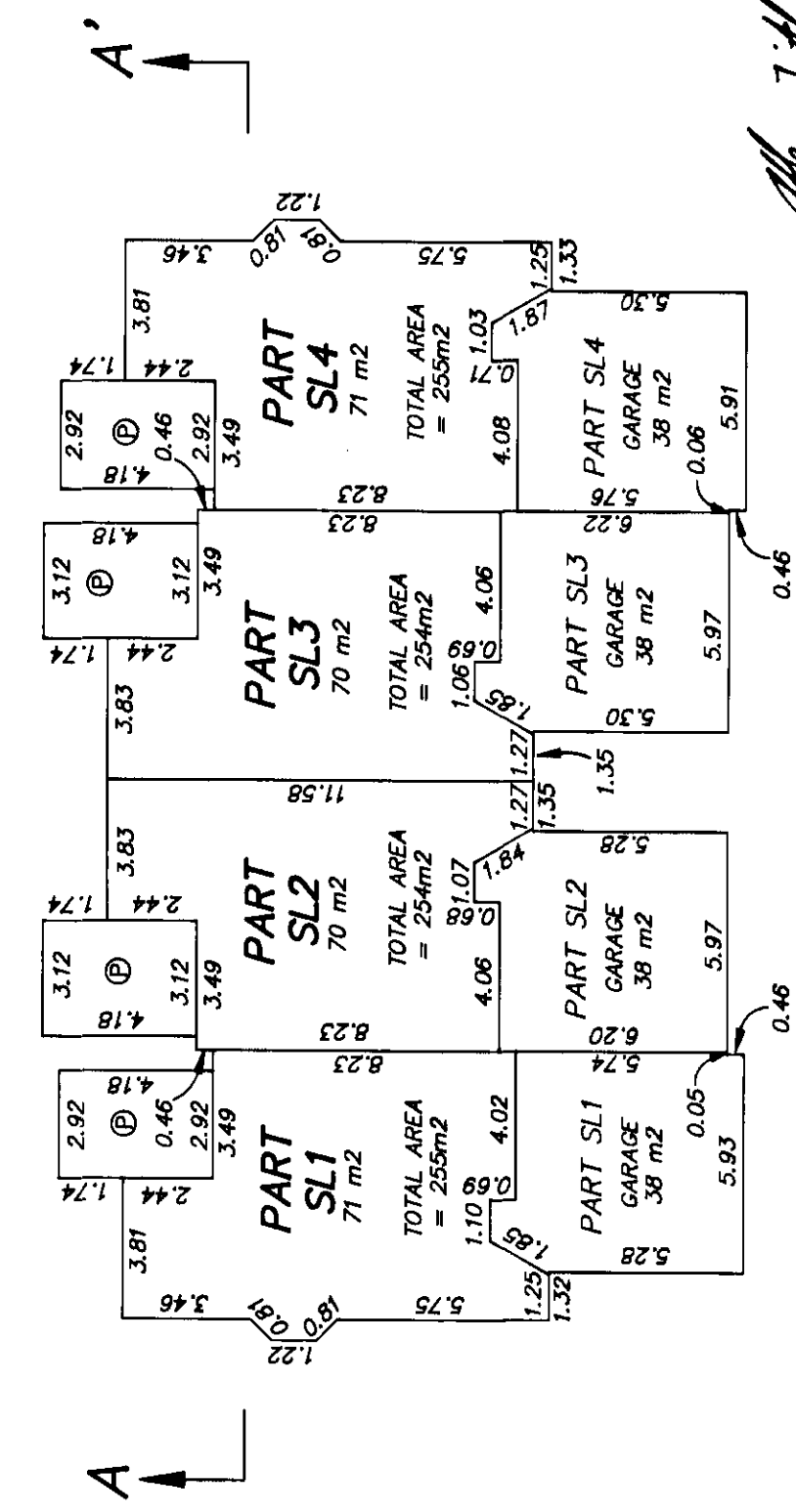
## FOUNDATION



## BASEMENT FLOOR PLAN



## MAIN FLOOR PLAN



*Allen Title*  
 ALLEN TITLE, BCL.S.  
 DATE 31/99

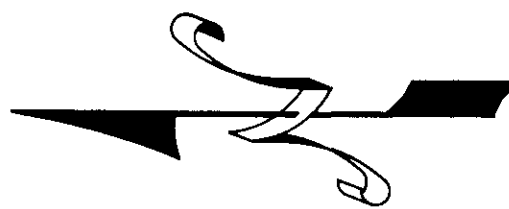
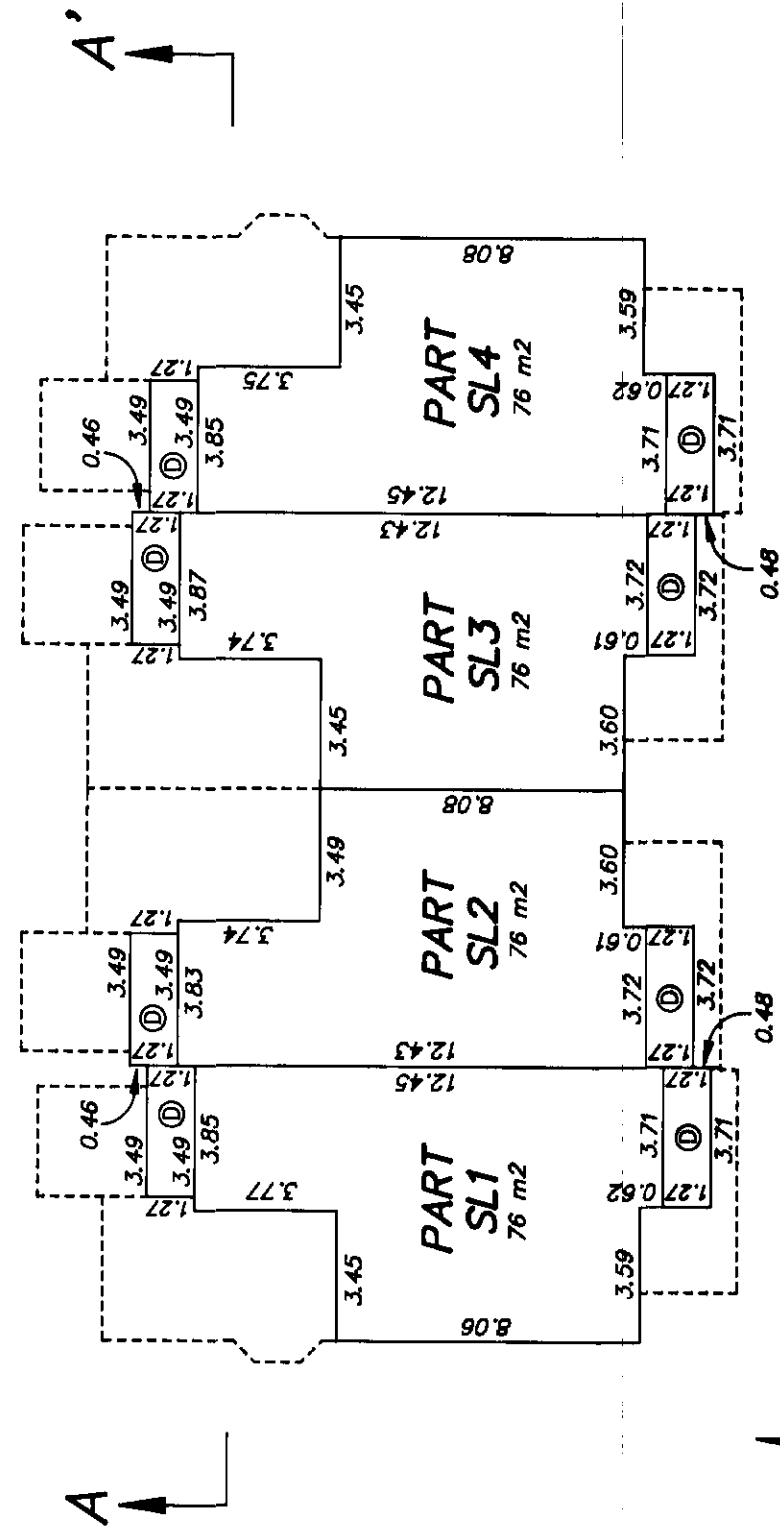
SHEET 6 OF 15 SHEETS

# BUILDING 1 PHASE 1 STRATA PLAN LMS 4005

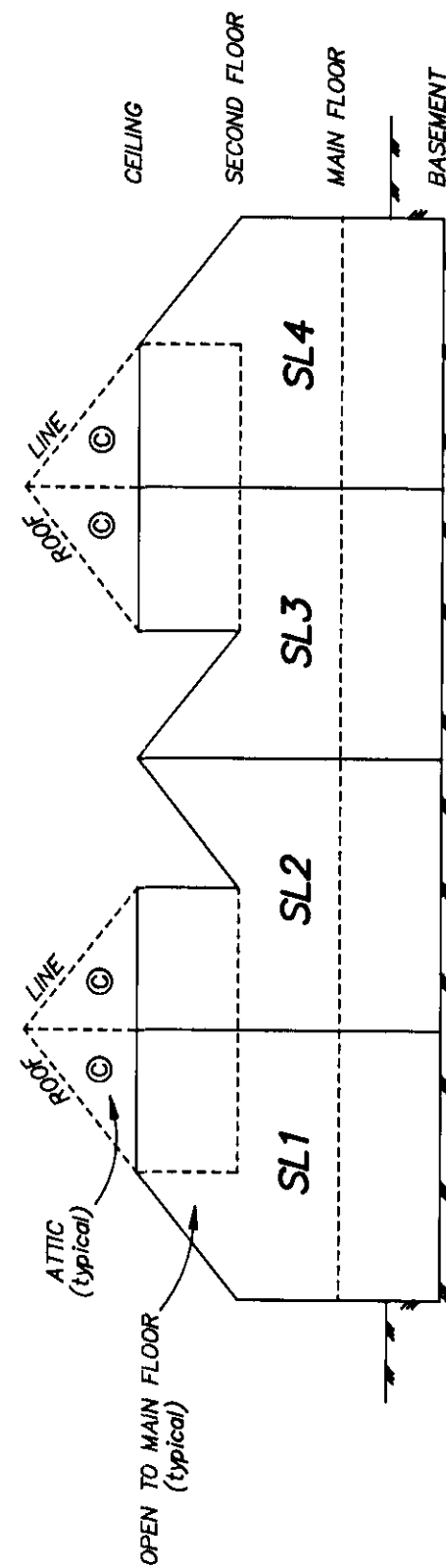
- ⊕ - DENOTES LIMITED COMMON PROPERTY, PATIO
- Ⓣ - DENOTES LIMITED COMMON PROPERTY, DECK

SCALE 1:200  
 0 1 2 3 4 5 10 20  
 ALL DISTANCES ARE IN METRES

## SECOND FLOOR PLAN



## SECTION A-A'



*Allen Title*  
 ALLEN TITLE, B.S.  
 DATE AUG 31/99

SHEET 7 OF 13 SHEETS

## BUILDING 2

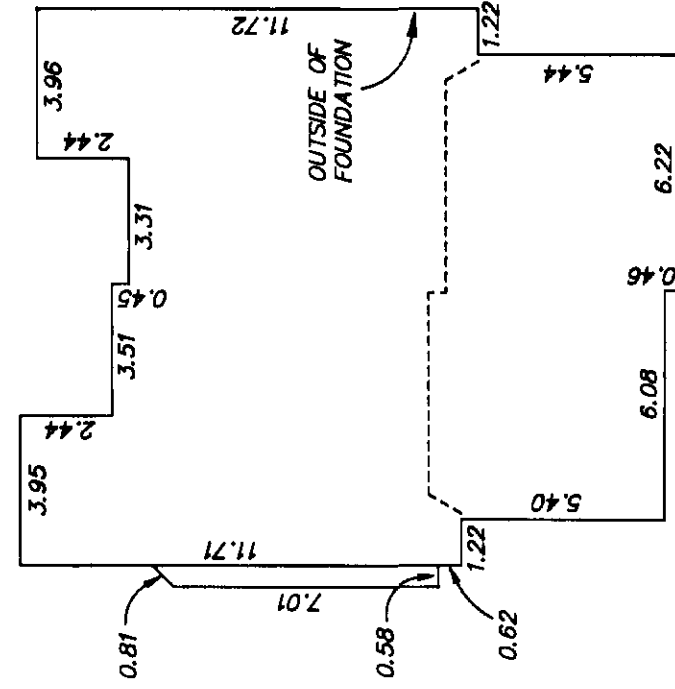
## PHASE 1 STRATA PLAN LMS 4005

Ⓟ - DENOTES LIMITED COMMON PROPERTY, PATIO  
Ⓣ - DENOTES LIMITED COMMON PROPERTY, DECK

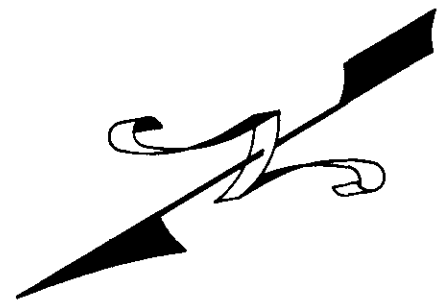
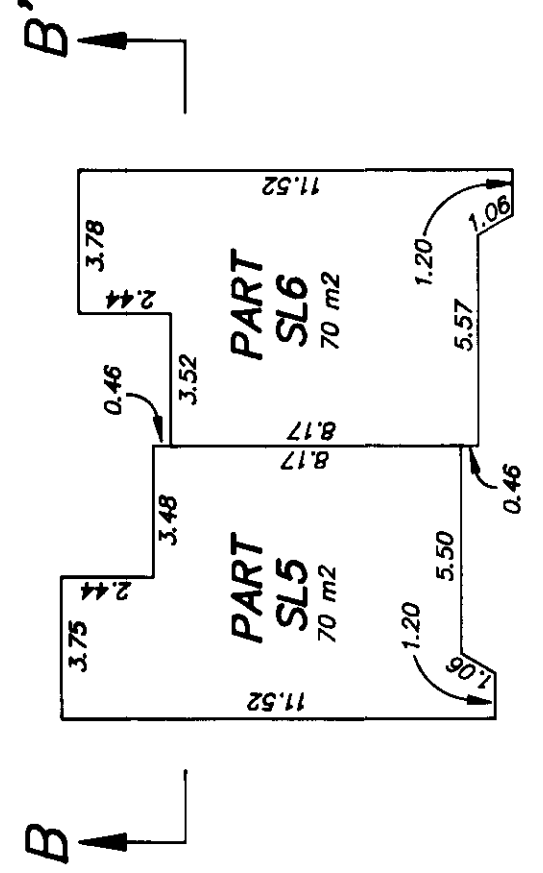
SCALE 1:200



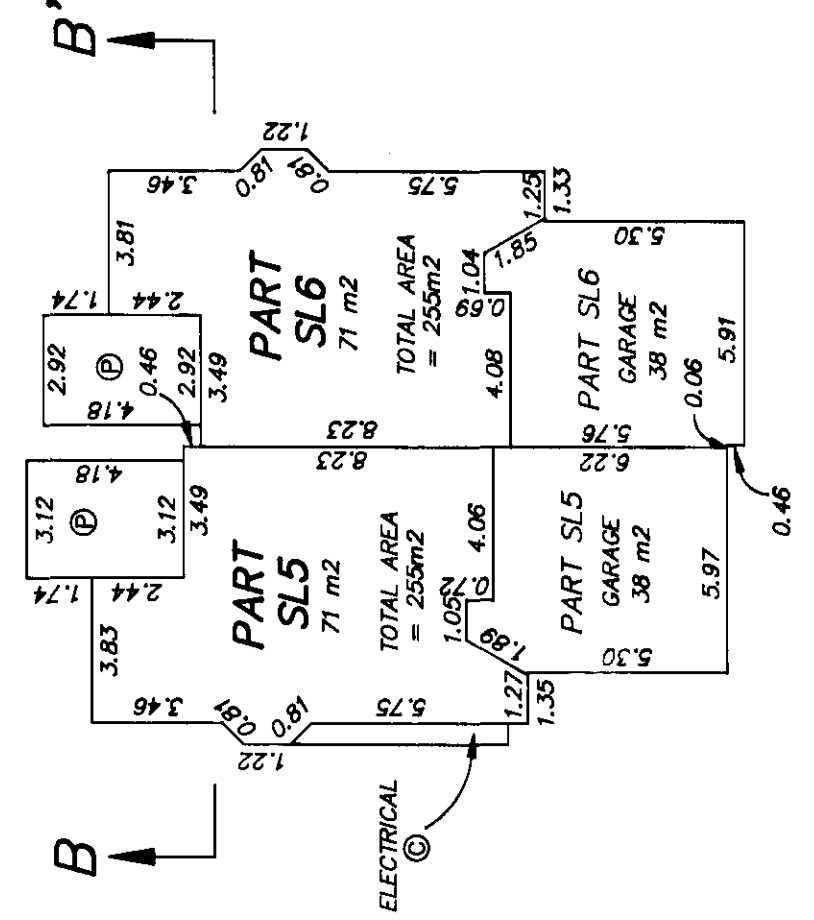
### FOUNDATION



### BASEMENT FLOOR PLAN



### MAIN FLOOR PLAN



*Allen Title*  
ALLEN TITLE, B.S.  
DATE AUG 31/99

SHEET 8 OF 15 SHEETS

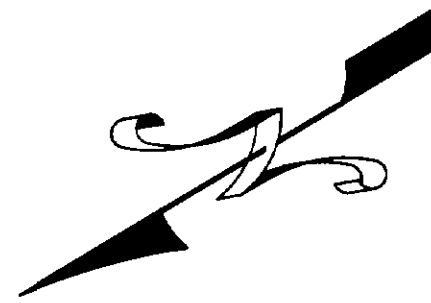
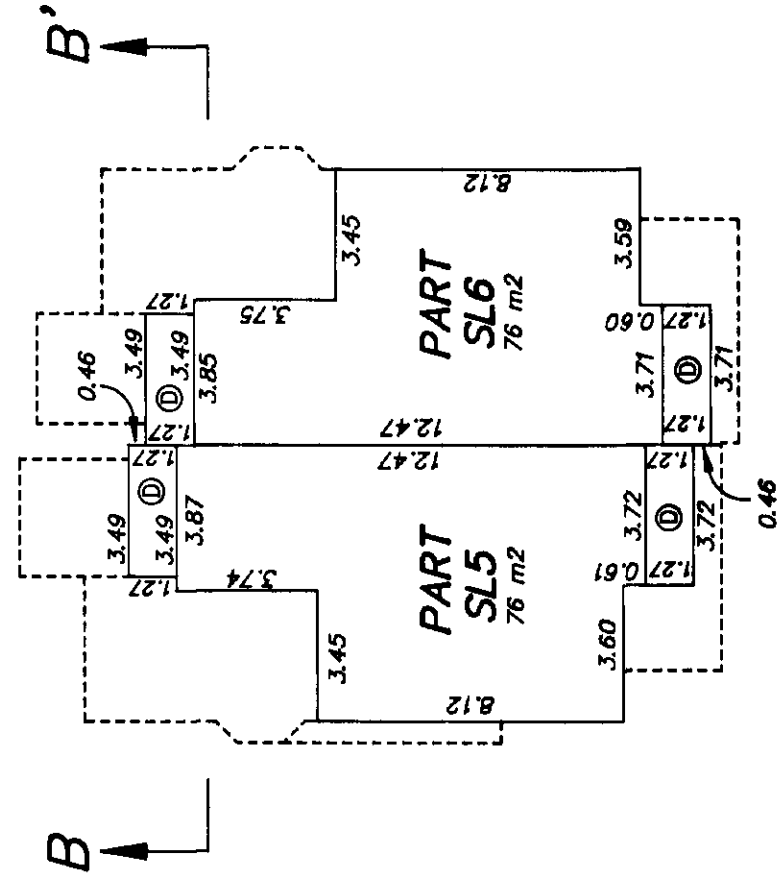
# BUILDING 2 PHASE 1 STRATA PLAN LMS 4005

- Ⓟ - DENOTES LIMITED COMMON PROPERTY, PATIO
- Ⓧ - DENOTES LIMITED COMMON PROPERTY, DECK

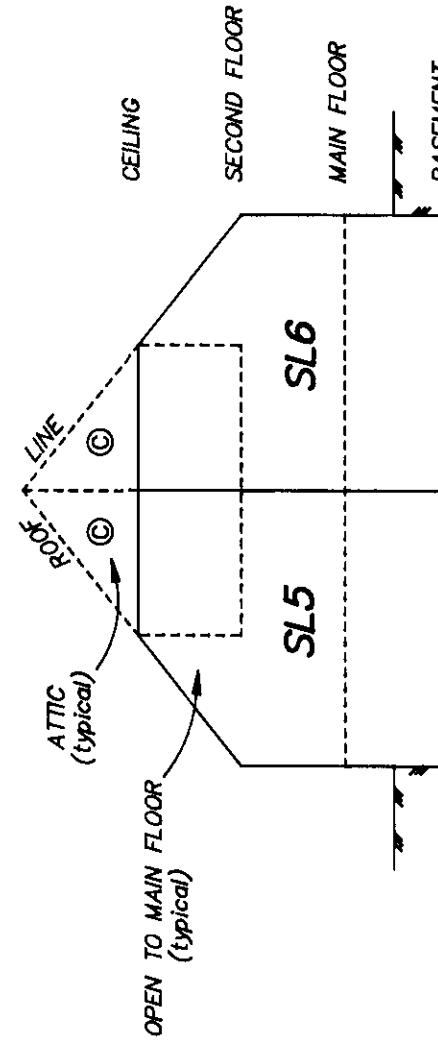
SCALE 1:200



## SECOND FLOOR PLAN



## SECTION B-B'



*Allen Titley*  
ALLEN TITLEY, B.S.

DATE AUG 31/99



SHEET 9 OF 15 SHEETS

# BUILDING 3

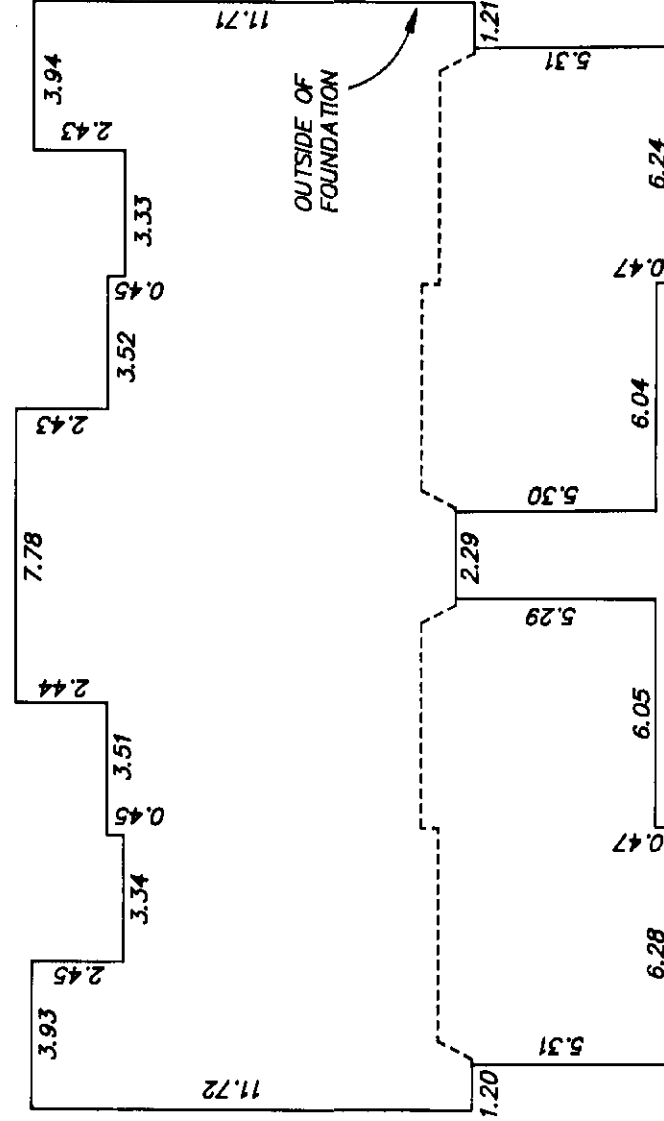
# PHASE 1 STRATA PLAN LMS 4005

Ⓟ - DENOTES LIMITED COMMON PROPERTY, PATIO  
Ⓞ - DENOTES LIMITED COMMON PROPERTY, DECK

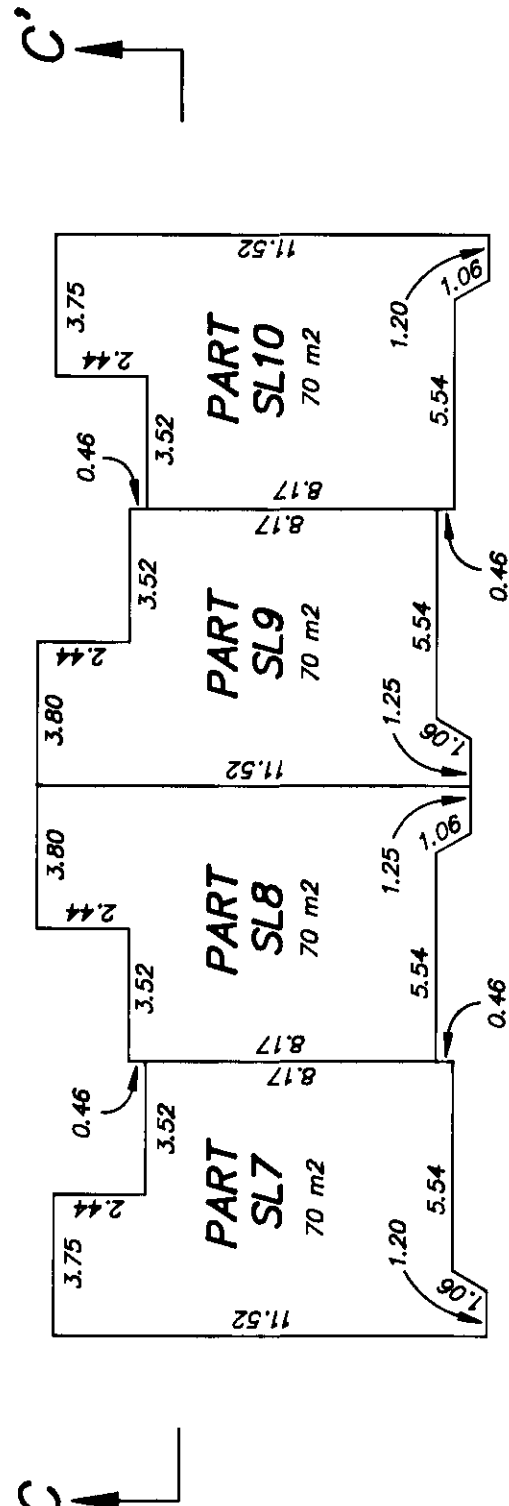
SCALE 1:200



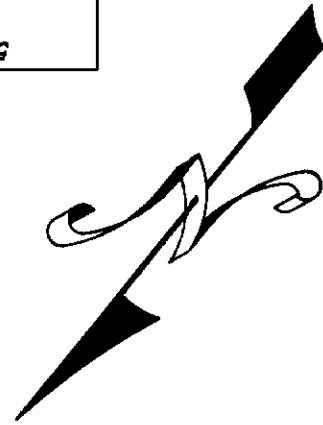
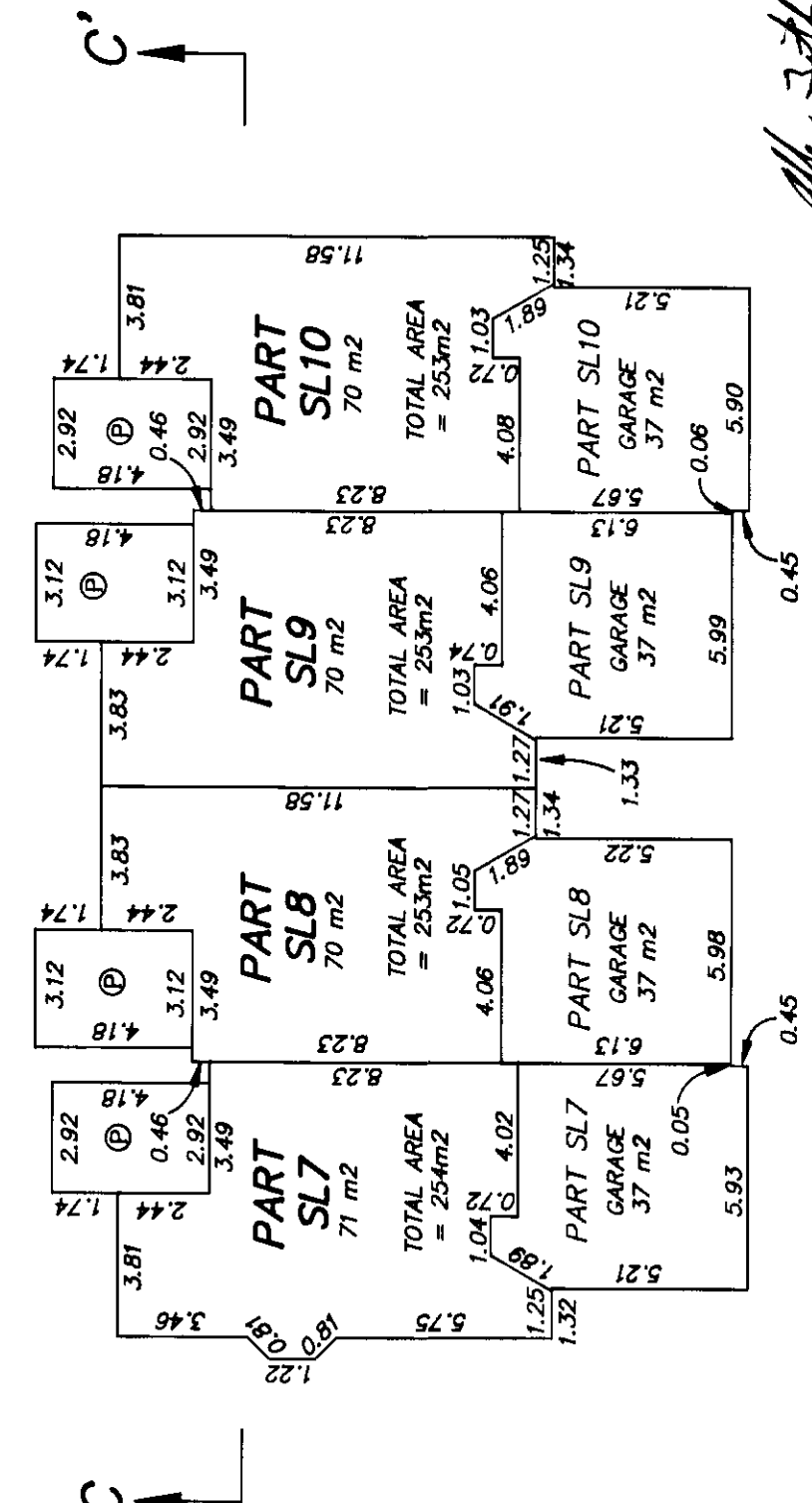
## FOUNDATION



## BASEMENT FLOOR PLAN



## MAIN FLOOR PLAN

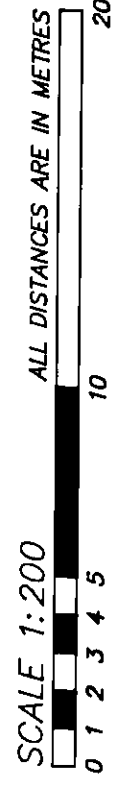


*Allen Titley*  
ALLEN TITLEY, BCL.S.  
DATE Aug 31/99

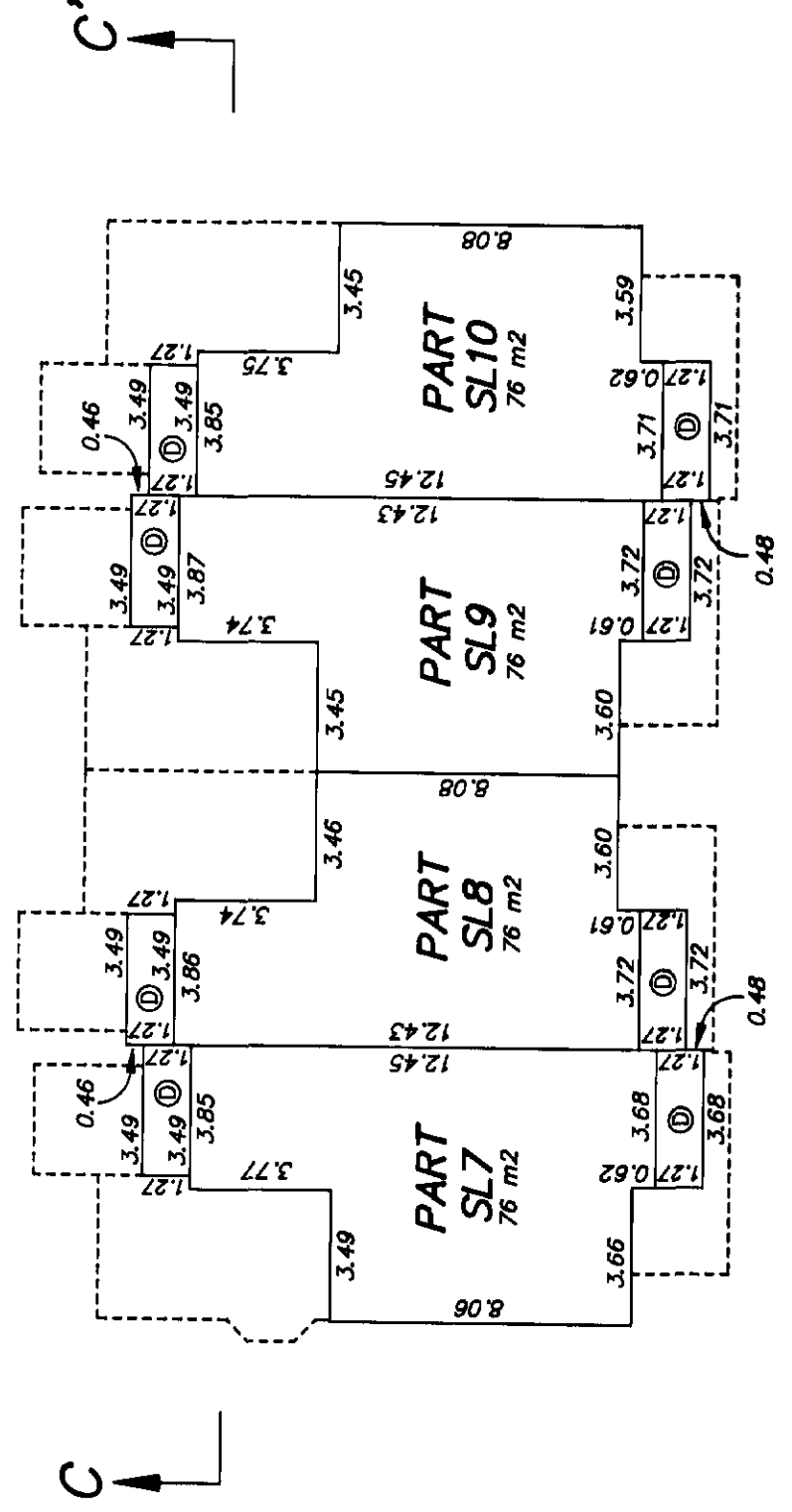
SHEET 10 OF 15 SHEETS

# BUILDING 3 PHASE 1 STRATA PLAN LMS 4005

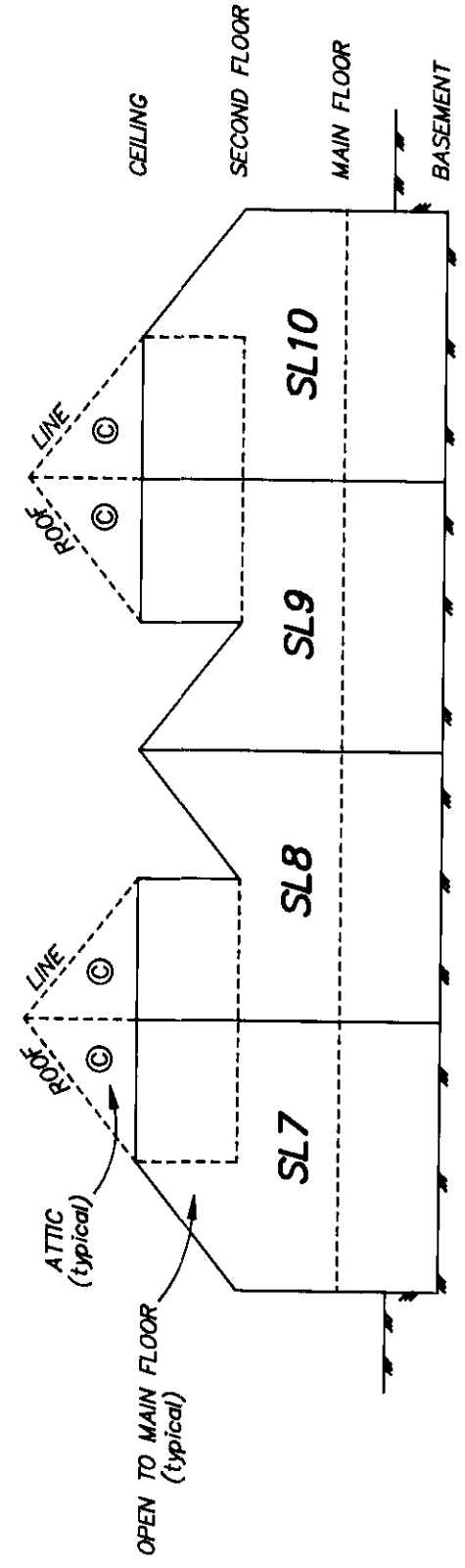
- ⊕ - DENOTES LIMITED COMMON PROPERTY, PATIO
- ⊙ - DENOTES LIMITED COMMON PROPERTY, DECK



## SECOND FLOOR PLAN



## SECTION C-C'



*Allen Tittley*  
 ALLEN TITLEY, BCL.S.  
 DATE AVG 31/99

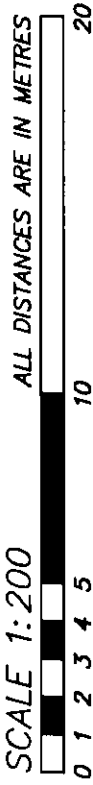


**BUILDING 4**

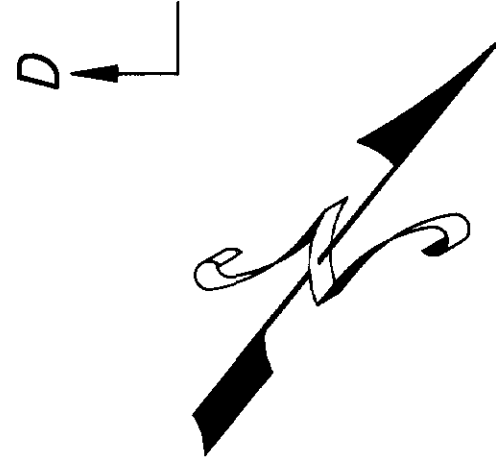
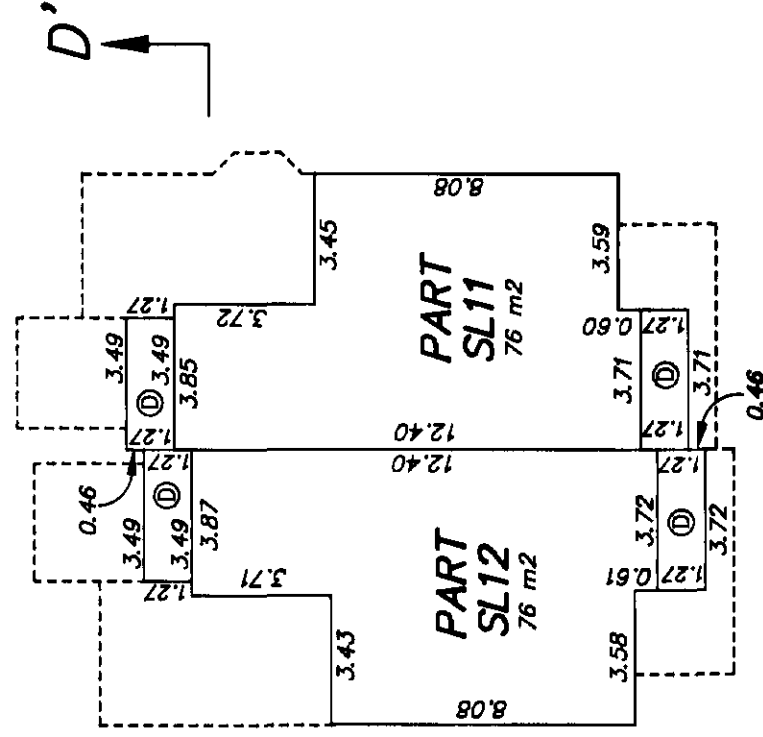
**PHASE 1 STRATA PLAN  
LMS 4005**

- Ⓟ - DENOTES LIMITED COMMON PROPERTY, PATIO
- Ⓞ - DENOTES LIMITED COMMON PROPERTY, DECK

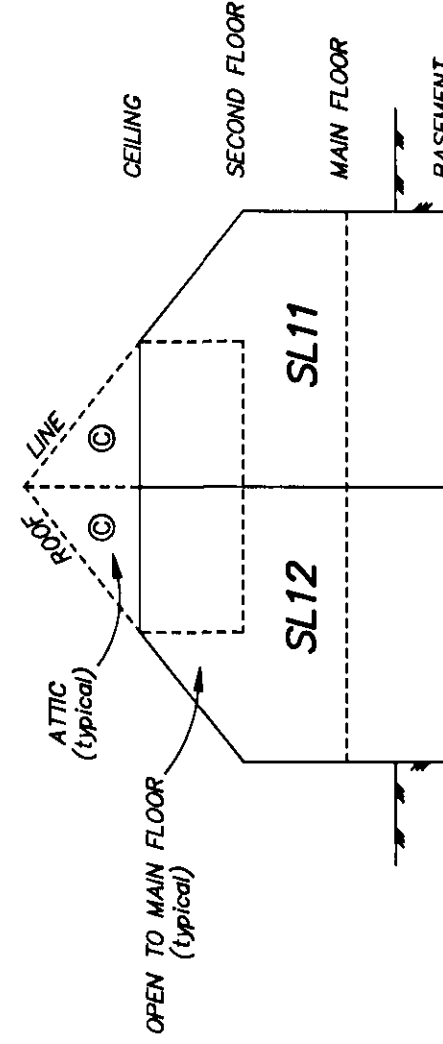
SCALE 1:200



**SECOND FLOOR PLAN**



**SECTION D-D'**



*Allen Title*  
ALLEN TITLE, B.C.S.

DATE AUG 31/99

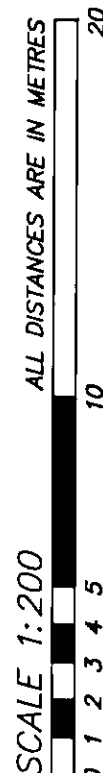
SHEET 13 OF 13 SHEETS

# BUILDING 6

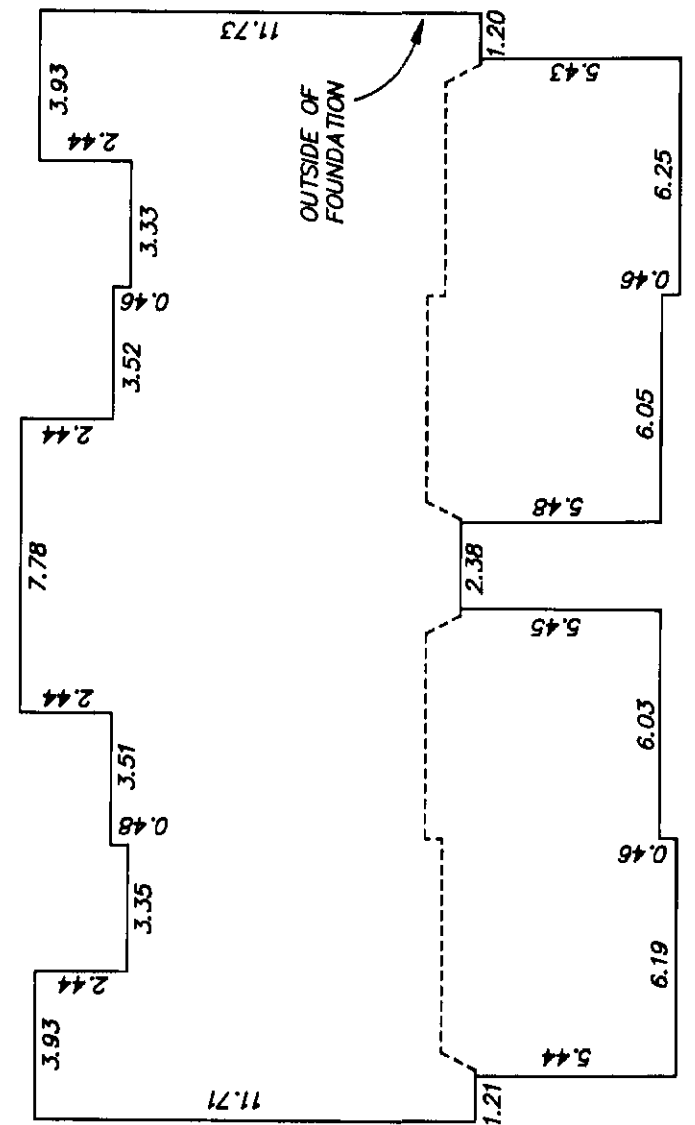
# PHASE 1 STRATA PLAN

## LMS 4005

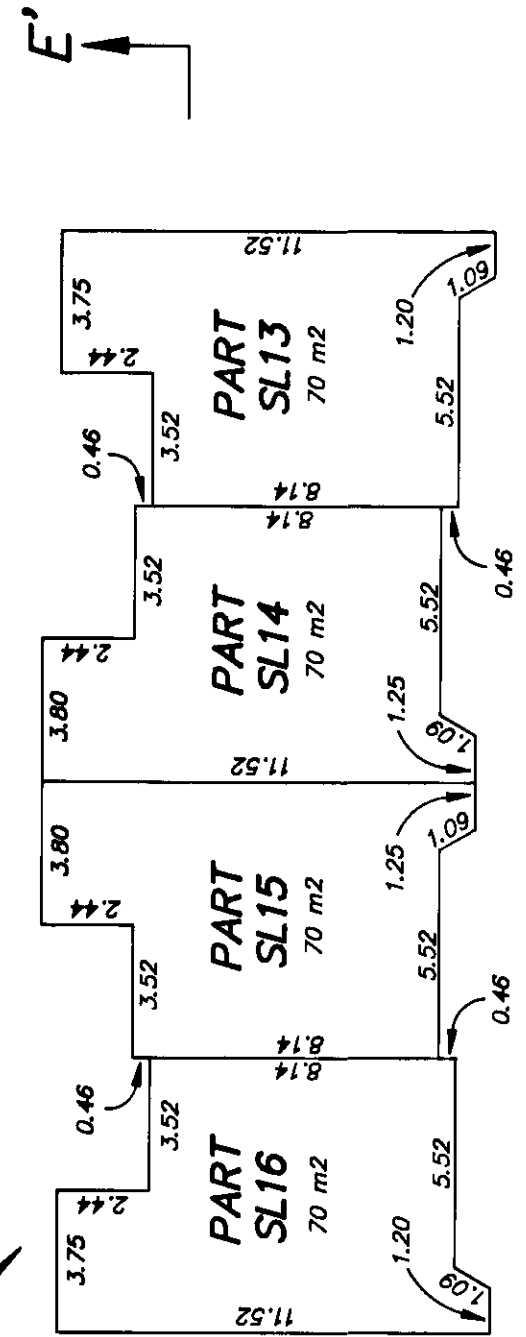
- ⊕ - DENOTES LIMITED COMMON PROPERTY; PATIO
- ⊙ - DENOTES LIMITED COMMON PROPERTY; DECK



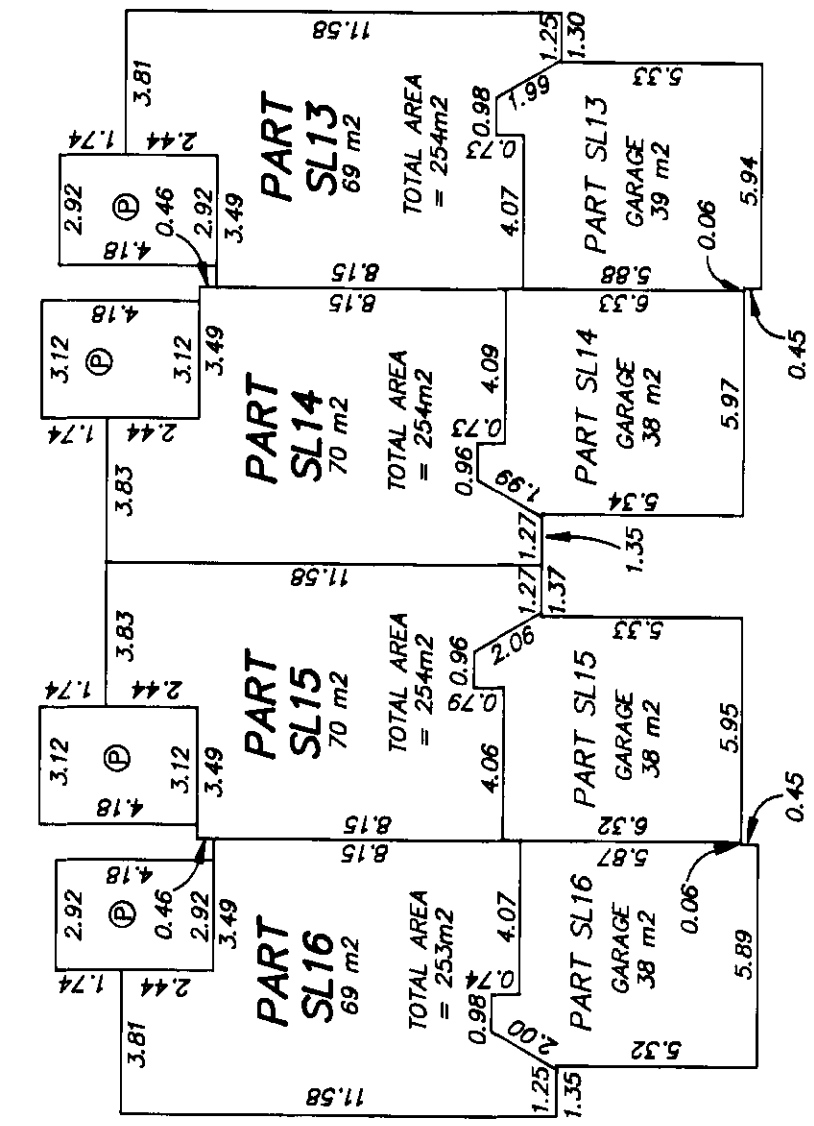
### FOUNDATION



### BASEMENT FLOOR PLAN



### MAIN FLOOR PLAN



*Allen Jolly*  
ALLEN TITLEY, BCLS.

DATE Aug 31/99

STEEL 1" x 10" STEEL'S

# BUILDING 6

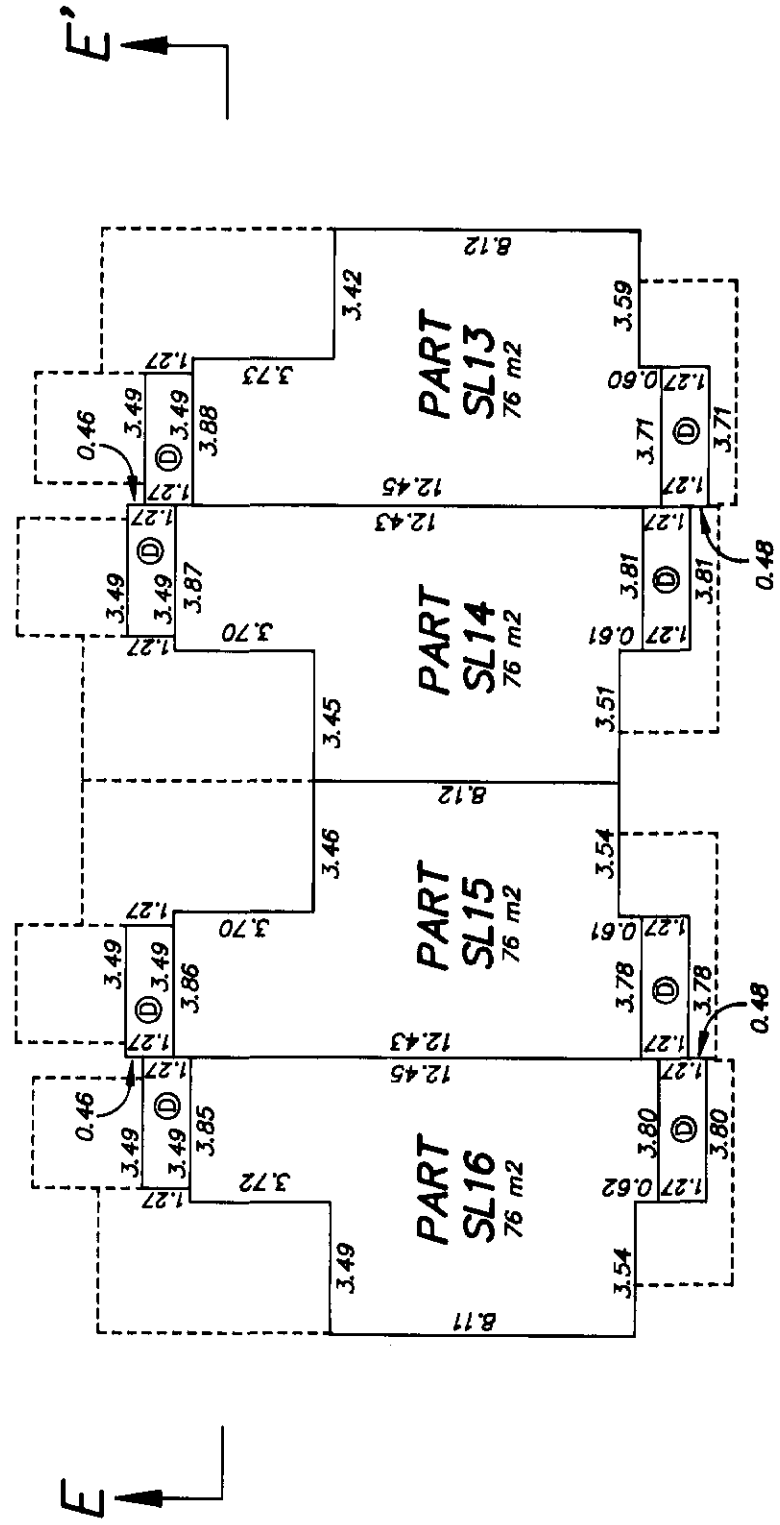
# PHASE 1 STRATA PLAN

## LMS 4005

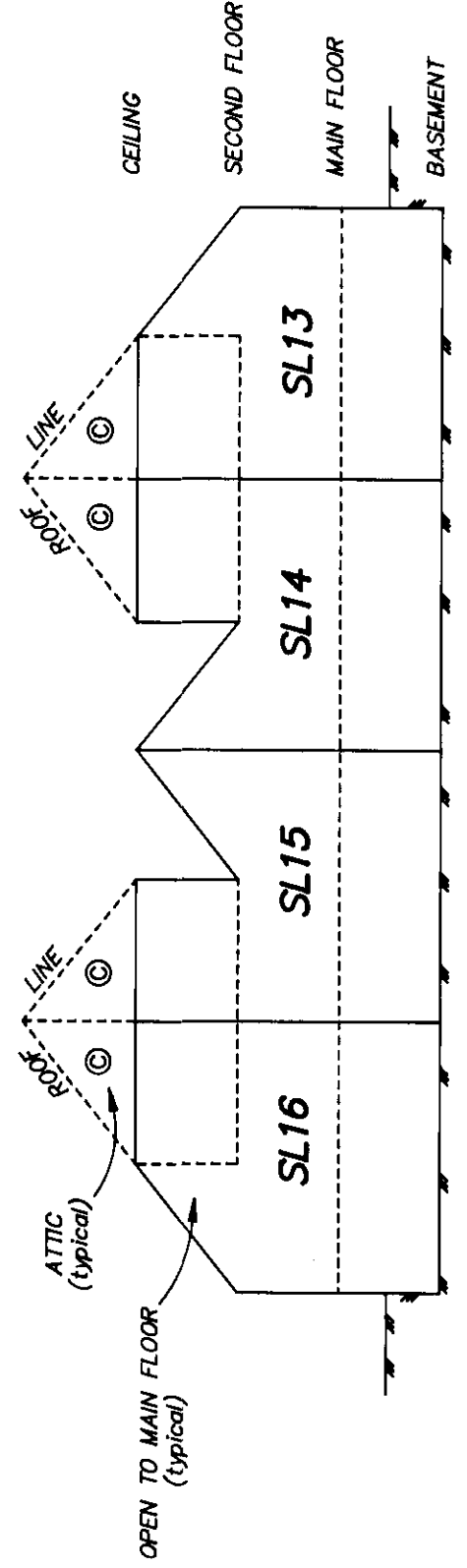
- Ⓐ - DENOTES LIMITED COMMON PROPERTY; PATIO
- Ⓛ - DENOTES LIMITED COMMON PROPERTY; DECK



## SECOND FLOOR PLAN



## SECTION E-E'



*Allen Titley*  
ALLEN TITLEY, BCLS

DATE 26 3/99

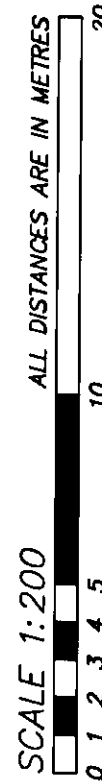
SHEET 15 OF 15 SHEETS

# AMENITY BUILDING

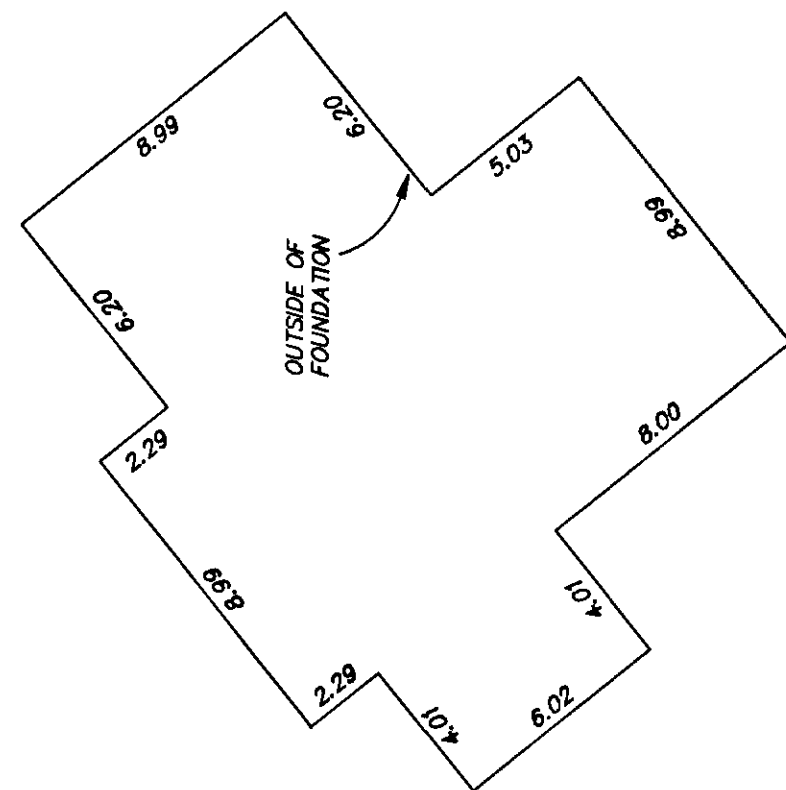
# PHASE 1 STRATA PLAN

## LMS 4005

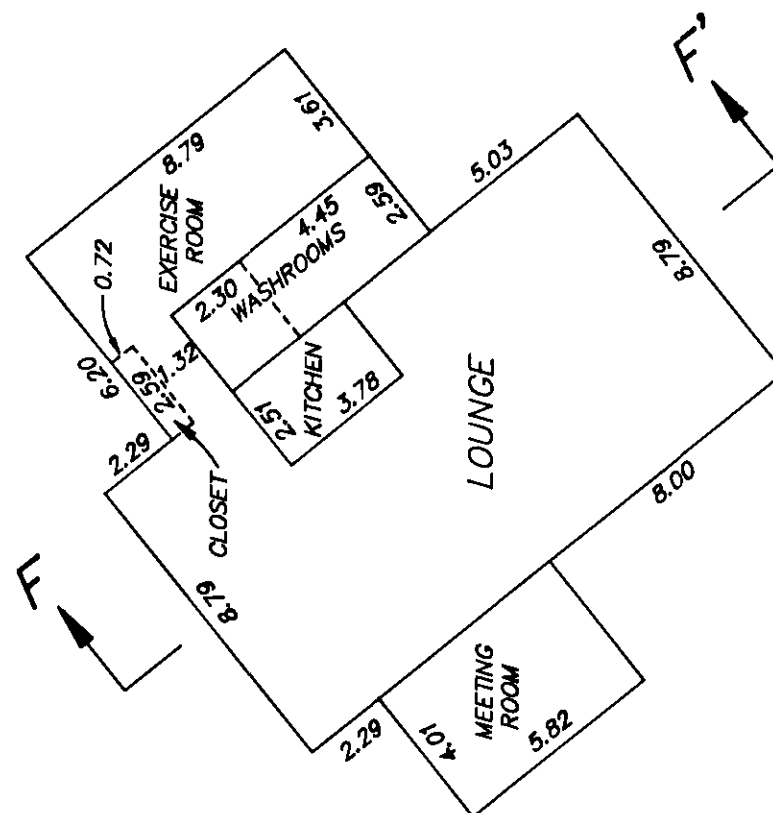
COMMON FACILITY



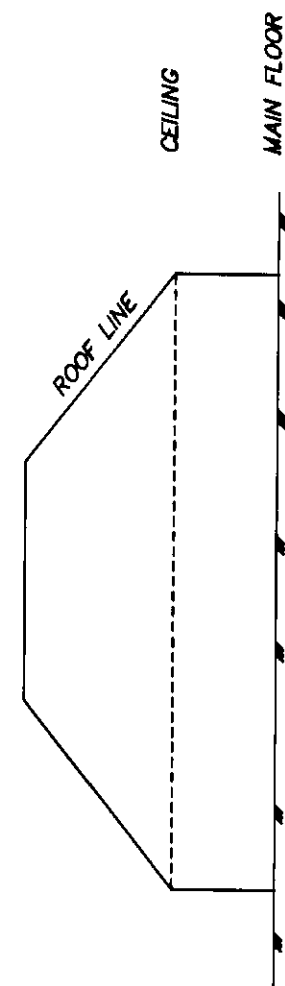
## FOUNDATION



## MAIN FLOOR PLAN



## SECTION F-F



*Allen Titley*  
ALLEN TITLEY, BCLS.

DATE Aug 31/99

rev. 1

STRATA PLAN OF PART OF LOT 4 SECTION 9 TOWNSHIP 2 NWD PLAN LMP40969 PHASE 2 STRATA PLAN LMS 4005

SCALE 1:1250 ALL DISTANCES ARE IN METRES  
0 10 20 30 40 60 80 100 125  
BCGS 92G.016 "CITY OF SURREY"  
LEGEND

- - DENOTES CONTROL MONUMENT FOUND
- - DENOTES STANDARD IRON POST FOUND
- S.L. - DENOTES STRATA LOT
- ⊙ - DENOTES COMMON PROPERTY
- m.2 - DENOTES SQUARE METRES
- ha - DENOTES HECTARES

GRID BEARINGS ARE DERIVED FROM OBSERVATIONS BETWEEN CONTROL MONUMENTS 84H0584 AND 5582. INTEGRATED SURVEY AREA NUMBER 1, CITY OF SURREY, NAD83 (CSRS)

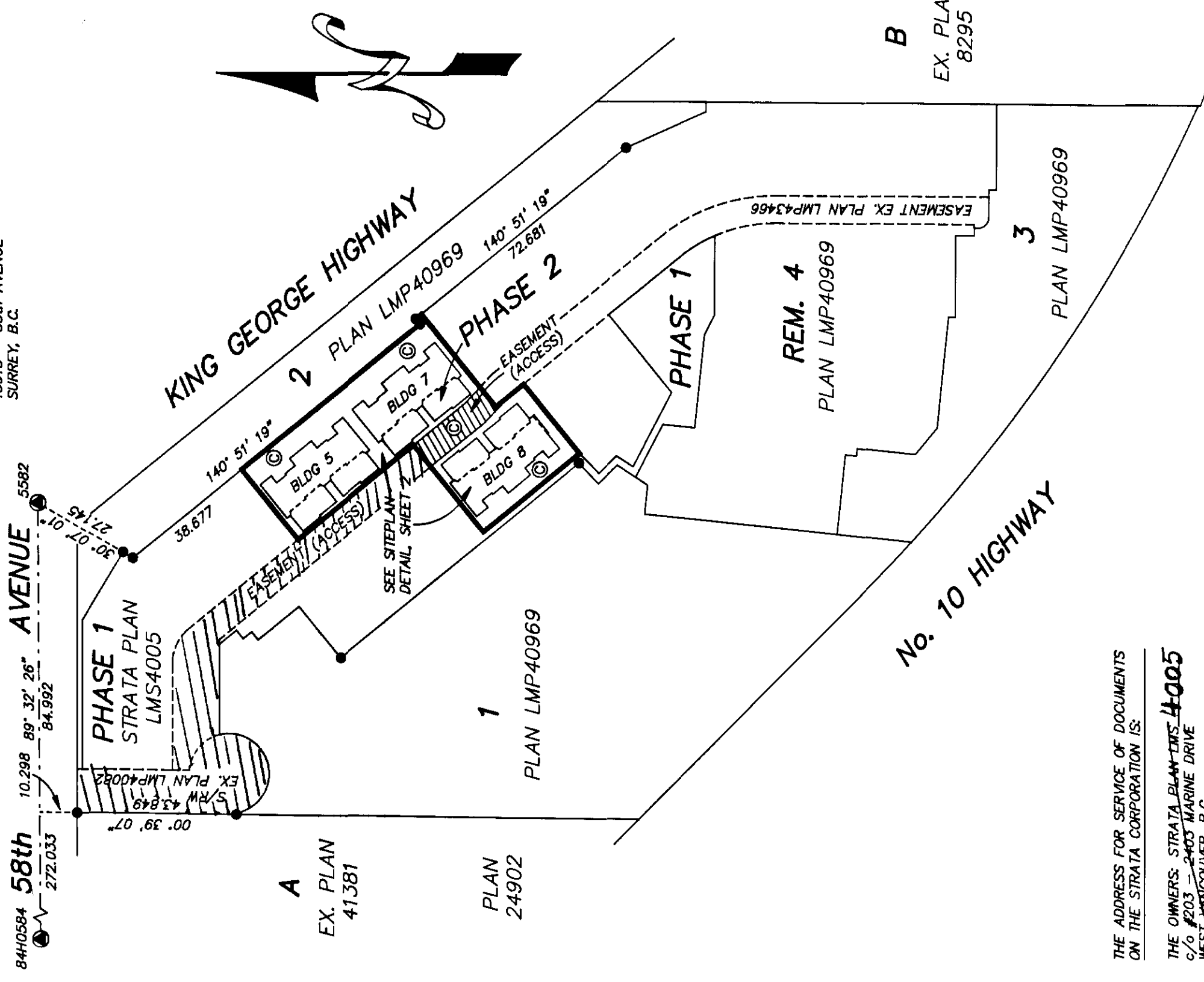
THIS PLAN SHOWS GROUND-LEVEL MEASURED DISTANCES. PRIOR TO COMPUTATION OF U.T.M. COORDINATES, MULTIPLY BY COMPUTED COMBINED FACTOR 0.9995916

DEPOSITED AND REGISTERED IN THE LAND TITLE OFFICE AT NEW WESTMINSTER, B.C., THIS 02 DAY OF March, 2000.

J. Small per AG  
Deputy REGISTRAR  
REF No. 8P50988

NOTE: LIMITED COMMON PROPERTY (DECKS AND PATIOS) IS APPURTENANT TO THE STRATA LOT TO WHICH IT IS PHYSICALLY ATTACHED.

CIVIC ADDRESS:  
1391B - 58th AVENUE  
SURREY, B.C.



THE ADDRESS FOR SERVICE OF DOCUMENTS ON THE STRATA CORPORATION IS:

THE OWNERS: STRATA PLAN LMS 4005  
c/o #203 - 2403 MARINE DRIVE  
WEST VANCOUVER, B.C.  
V7V 1L3

" FOR STRATA CORP MAIL ADDRESS SEE STRATA PLAN GENERAL INDEX "

ALLEN TITLEY, BCIS.  
24455 - 50th AVENUE, LANGLEY, B.C.  
V2Z 1E3  
PHONE : 857-1166  
FILE : 95-67 PH2

THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT

I, ALLEN TITLEY OF LANGLEY, 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 LANGLEY, B.C., THIS 17th DAY OF JANUARY, 2000.

Allen Titley  
ALLEN TITLEY

BCIS



FIRST SHEET OF SET OF 61 SHEETS

# PHASE 2 STRATA PLAN LMS 4005



## KING GEORGE HIGHWAY

PHASE 1

EASEMENT  
(ACCESS)

BUILDING 5  
see detail, SHEET 5

PHASE 2

2  
PLAN  
LMP40969

BUILDING 7  
see detail, SHEET 7

BLDG 8

BUILDING 9  
see detail, SHEET 9

1  
PLAN LMP40969

EASEMENT DETAIL  
SCALE 1:250

PHASE 1

EASEMENT  
(ACCESS)

EASEMENT

PHASE 2

EASEMENT EX. PLAN 43466

PHASE 1

REM. 4  
PLAN LMP40969

REM. 4

EASEMENT

*Allen Titley*  
ALLEN TITLEY, BCLS.

DATE JANUARY 17th, 2000

PHASE 2 STRATA PLAN  
LMS 4005

STATUTORY DECLARATION

I, THE UNDERSIGNED DO SOLEMNLY DECLARE THAT:  
(1) I, THE UNDERSIGNED AM THE DULY AUTHORIZED AGENT OF THE OWNER/DEVELOPER, AND 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]  
GRAHAM W. MACLEAN  
ALDERPARK (MACLEAN/VALHALLA) VENTURE LTD.

DECLARED BEFORE ME AT West Vancouver, B.C.  
THIS 17th DAY OF JANUARY, 2000.

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

ALDERPARK (MACLEAN VALHALLA)  
VENTURE LTD.

[Signature]  
AUTHORIZED SIGNATORY  
GRAHAM W. MACLEAN

WITNESS  
[Signature]  
NAME T.W. Stewart  
ADDRESS 203 2403 Midme  
Dr. West Van. BC V6V 1L5  
OCCUPATION LAWYER

VANCOUVER CITY SAVINGS CREDIT UNION

[Signature]  
AUTHORIZED SIGNATORY  
NAME STUART LESLIE

[Signature]  
AUTHORIZED SIGNATORY  
NAME COLIN GRANT

[Signature]  
WITNESS (AS TO BOTH SIGNATURES)  
NAME SANDRA M. SCHERBAN  
ADDRESS C/O VAN CITY SAVINGS C. U.  
10TH FLOOR - 183 TERMINAL AVE  
PO BOX 2120 STATION TERMINAL  
OCCUPATION VANCOUVER BC  
V6B 5R8  
NOANS ADMINISTRATOR

NEW DEVELOPMENT CERTIFICATE

I, ALLEN TITLEY, BRITISH COLUMBIA LAND SURVEYOR HEREBY CERTIFY THAT THE BUILDINGS SHOWN IN THIS STRATA PLAN HAVE NOT, AS OF THE 17th DAY OF JANUARY, 2000, BEEN PREVIOUSLY OCCUPIED.

DATED AT LANGLEY, B.C.  
THIS 17th DAY OF JANUARY, 2000.  
[Signature] BCLS

APPROVED UNDER THE LAND TITLE ACT, SEE B.C. REG. 334/79, SECTION 9, ACCESS BY EASEMENT ONLY, THIS 10th DAY OF February, 2000.

[Signature]  
CITY APPROVING OFFICER  
CITY OF SURREY  
**MICHOLOS LAI**

APPROVED AS PHASE 2 OF A 5 PHASE STRATA PLAN UNDER THE CONDOMINIUM ACT, THIS 10th DAY OF February, 2000.

[Signature]  
CITY APPROVING OFFICER  
CITY OF SURREY  
**MICHOLOS LAI**

L-2276 HOLDINGS LTD.

[Signature]  
AUTHORIZED SIGNATORY  
CHUCK WESTGARD

[Signature]  
WITNESS  
NAME Carrie Flemmer

ADDRESS 13301-72 Ave  
Surrey, BC  
OCCUPATION Reactor

[Signature]  
ALLEN TITLEY, BCLS.

DATE JANUARY 17th, 2000

SECOND SHEET : SHEET 4 OF 10 SHEETS

PHASE 2 STRATA PLAN  
LMS 4005

CONDOMINIUM ACT

NOTE: FORM 3 (VOTING RIGHTS) OMITTED  
AS THIS IS A RESIDENTIAL DEVELOPMENT

S.L. No.	SHEET No.	FORM 1		FORM 2	
		SCHEDULE OF UNIT ENTITLEMENT	UNIT ENTITLEMENT	SCHEDULE OF INTEREST UPON DESTRUCTION	INTEREST UPON DESTRUCTION
17	5,6		215		2359
18	5,6		216		2249
19	5,6		216		2249
20	5,6		216		2359
21	7,8		215		2359
22	7,8		216		2299
23	7,8		216		2299
24	7,8		216		2359
25	9,10		215		2599
26	9,10		216		2429
27	9,10		215		2429
28	9,10		215		2499
AGGREGATE, PHASE 2			2587		28488
AGGREGATE, PHASES 1 AND 2			6046		66582

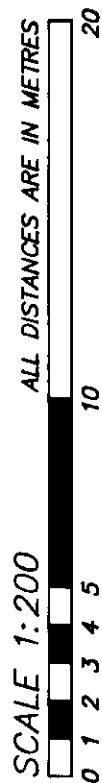
APPROVED AS TO FORMS 1 AND 2  
THIS 1 DAY OF MARCH, 2000.  
*[Signature]*  
FOR THE SUPERINTENDENT OF REAL ESTATE

*Allen Titley*  
ALLEN TITLEY, BCL.S.

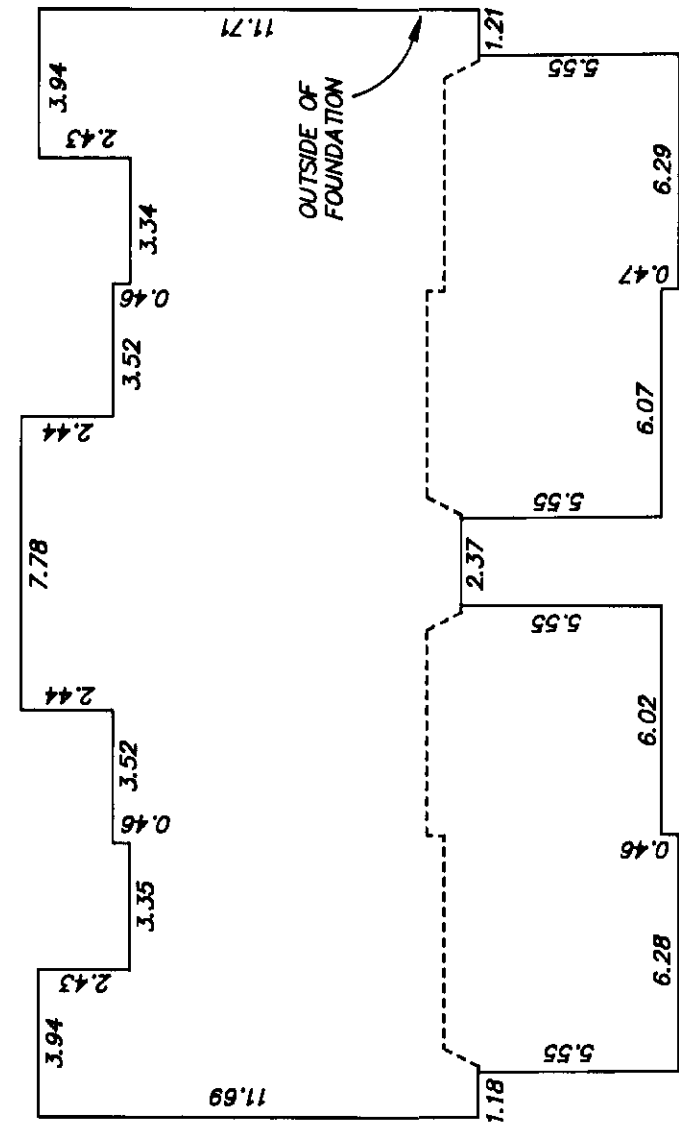
DATE JANUARY 17th, 2000

**BUILDING 5** **PHASE 2 STRATA PLAN** **LMS 4005**

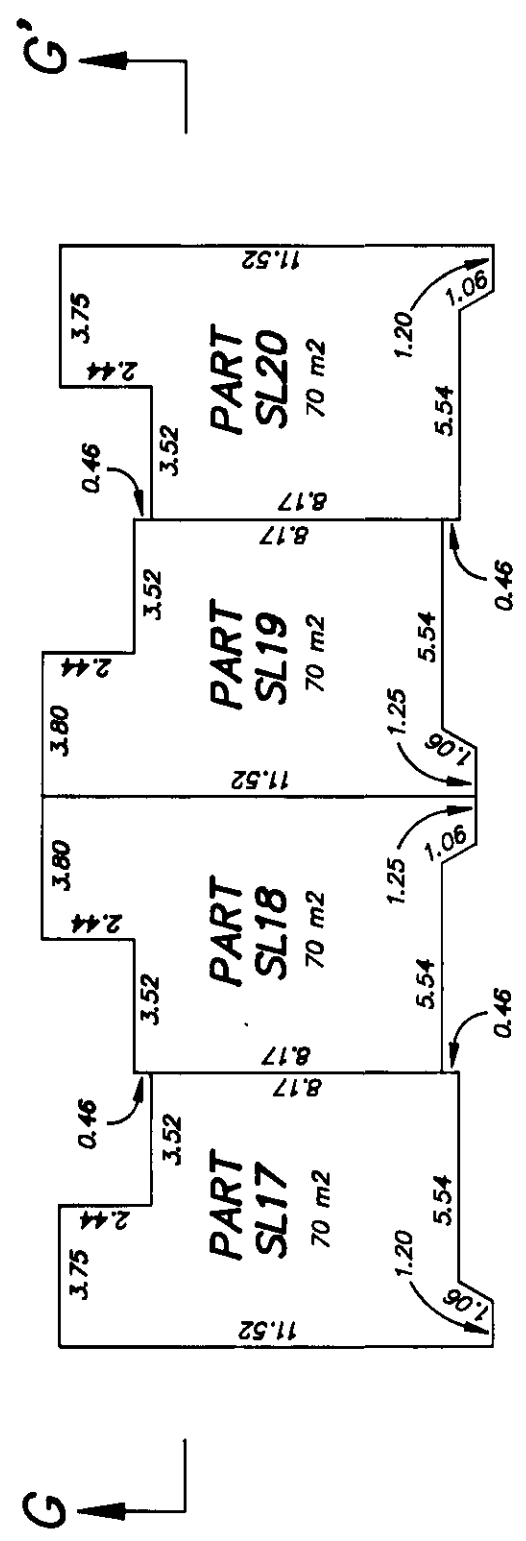
Ⓟ - DENOTES LIMITED COMMON PROPERTY, PATIO  
 Ⓣ - DENOTES LIMITED COMMON PROPERTY, DECK



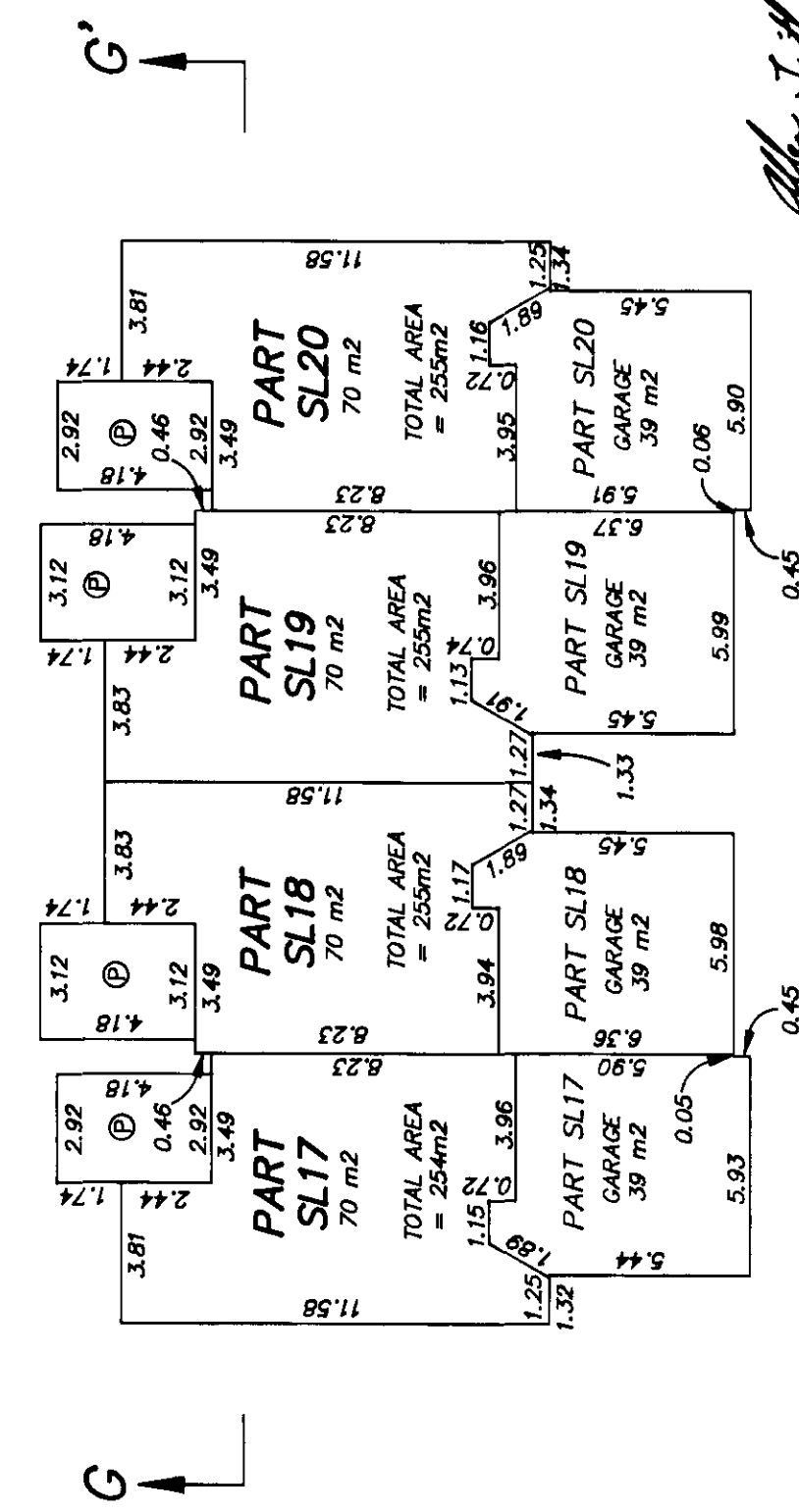
**FOUNDATION**



**BASEMENT FLOOR PLAN**



**MAIN FLOOR PLAN**



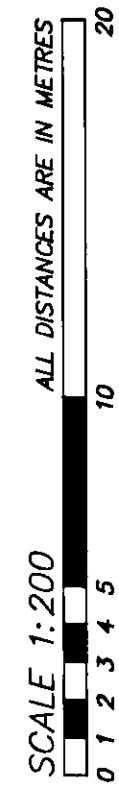
*Allen Tiley*  
 ALLEN TILEY, BCS

DATE JANUARY 17th, 2000

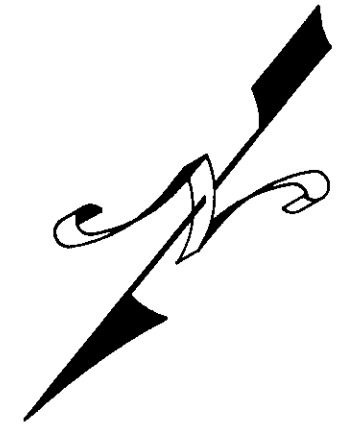
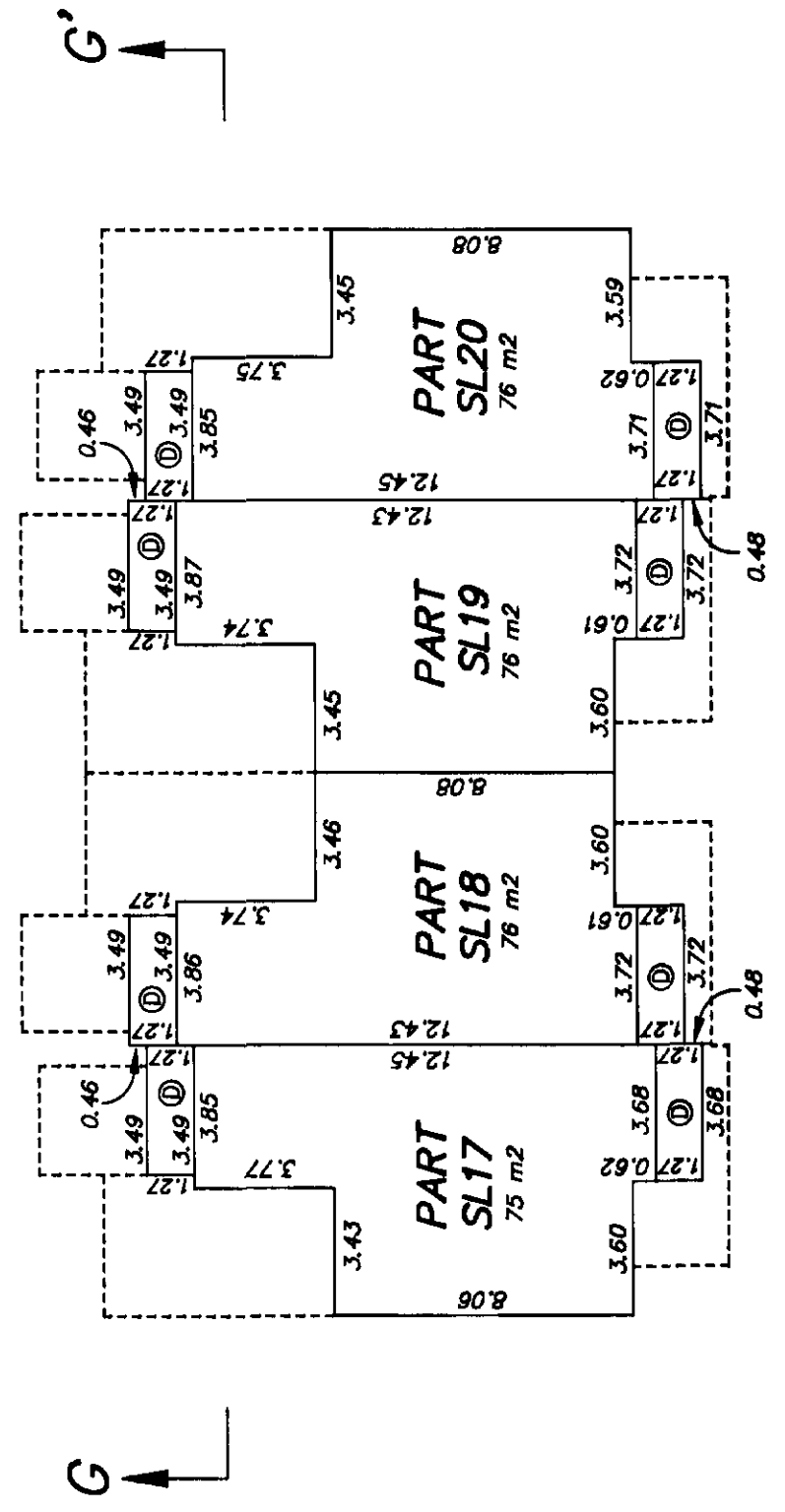
SHEET 6 OF 10 SHEETS

# BUILDING 5 PHASE 2 STRATA PLAN LMS 4005

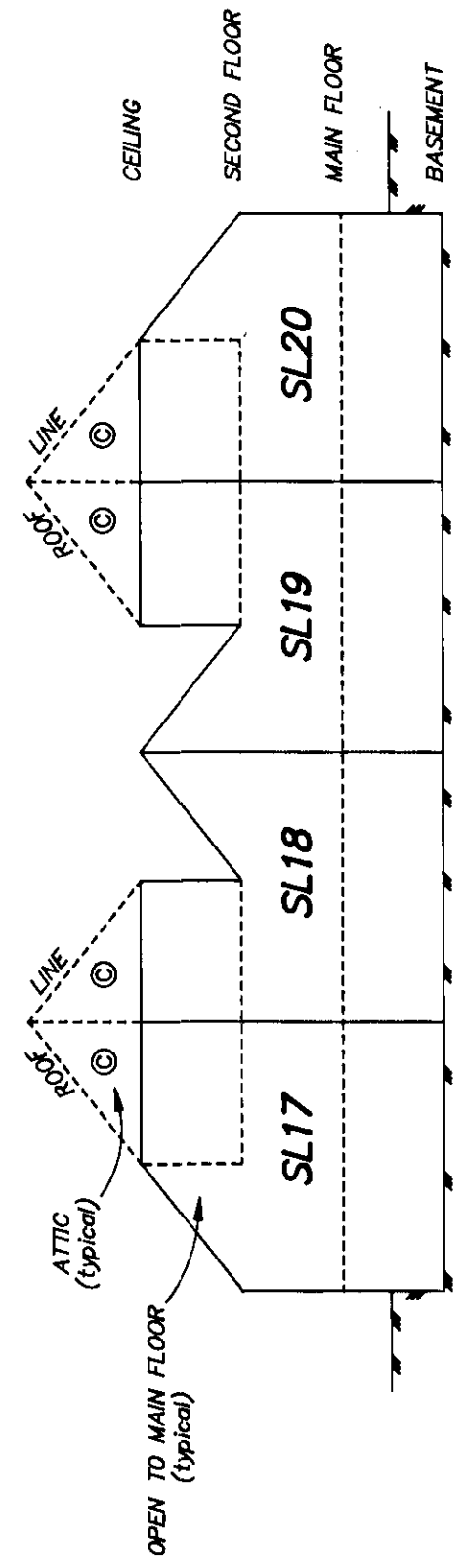
- ⊕ - DENOTES LIMITED COMMON PROPERTY, PATIO
- ⊙ - DENOTES LIMITED COMMON PROPERTY, DECK



## SECOND FLOOR PLAN



## SECTION G-G'



*Allen Titley*  
ALLEN TITLEY, BCL.S.

DATE JANUARY 17th, 2000



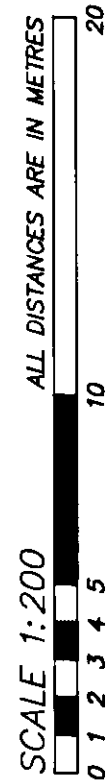
SHEET 8 OF 10 SHEETS

# BUILDING 7

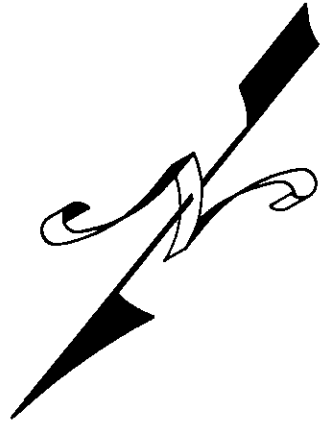
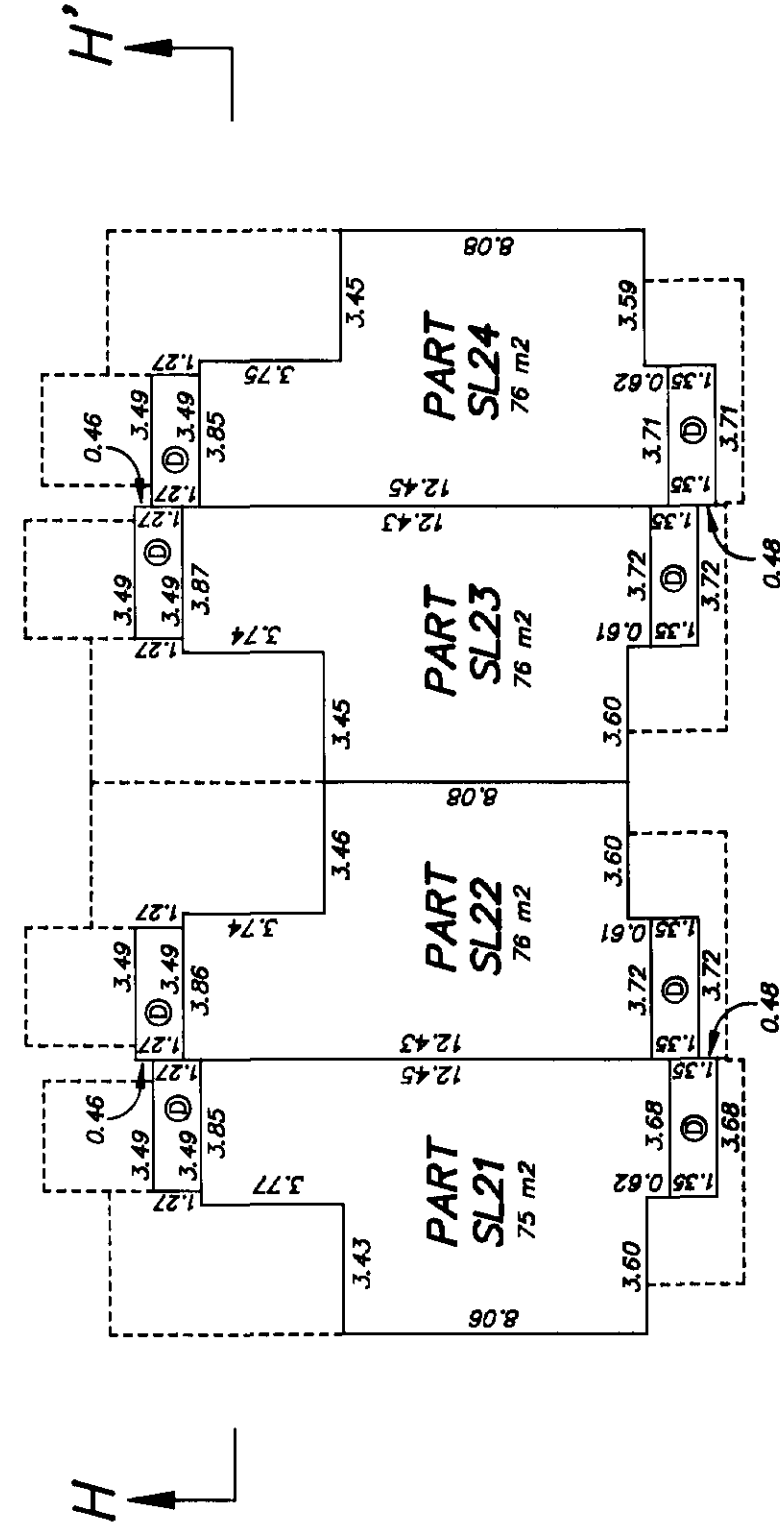
# PHASE 2 STRATA PLAN

## LMS 4005

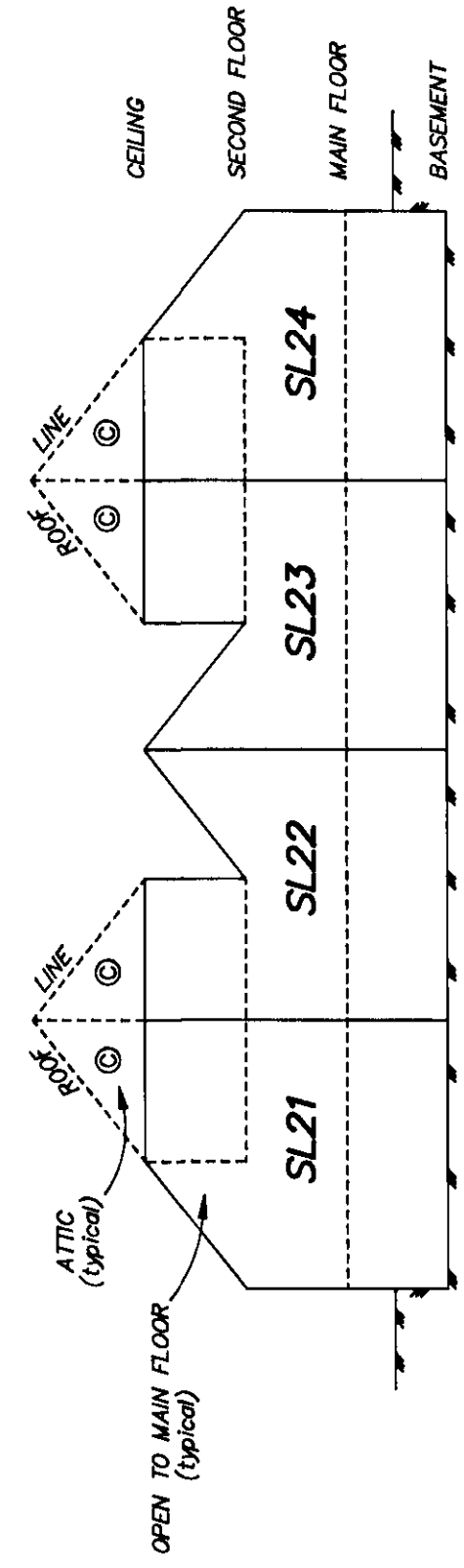
- ⊕ - DENOTES LIMITED COMMON PROPERTY, PATIO
- ⊙ - DENOTES LIMITED COMMON PROPERTY, DECK



### SECOND FLOOR PLAN



### SECTION H-H'



*Allen Titley*  
ALLEN TITLEY, B.E.S.

DATE JANUARY 17th, 2000

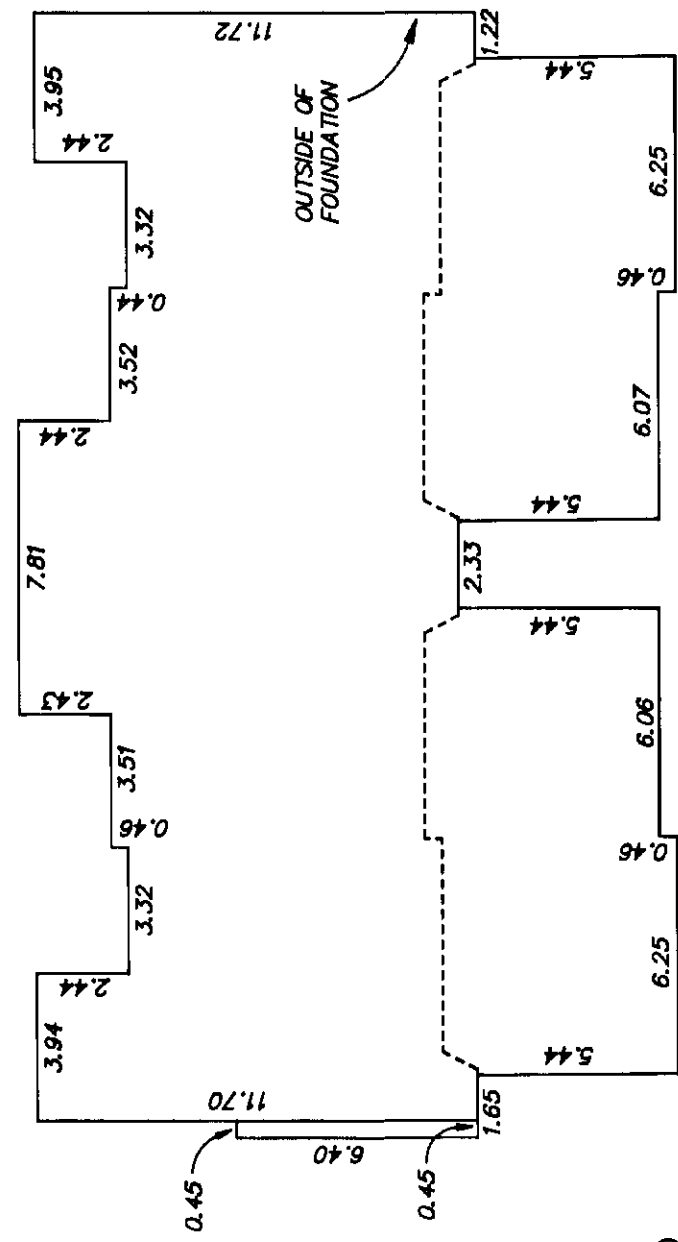
SHEET 9 OF 10 SHEETS

# BUILDING 8 PHASE 2 STRATA PLAN LMS 4005

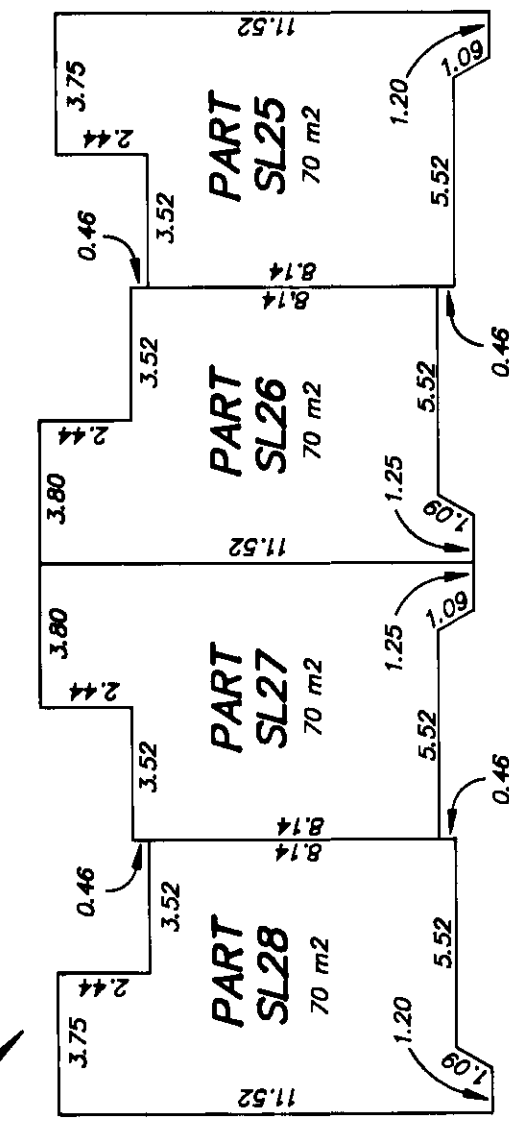
Ⓟ - DENOTES LIMITED COMMON PROPERTY, PATIO  
Ⓣ - DENOTES LIMITED COMMON PROPERTY, DECK



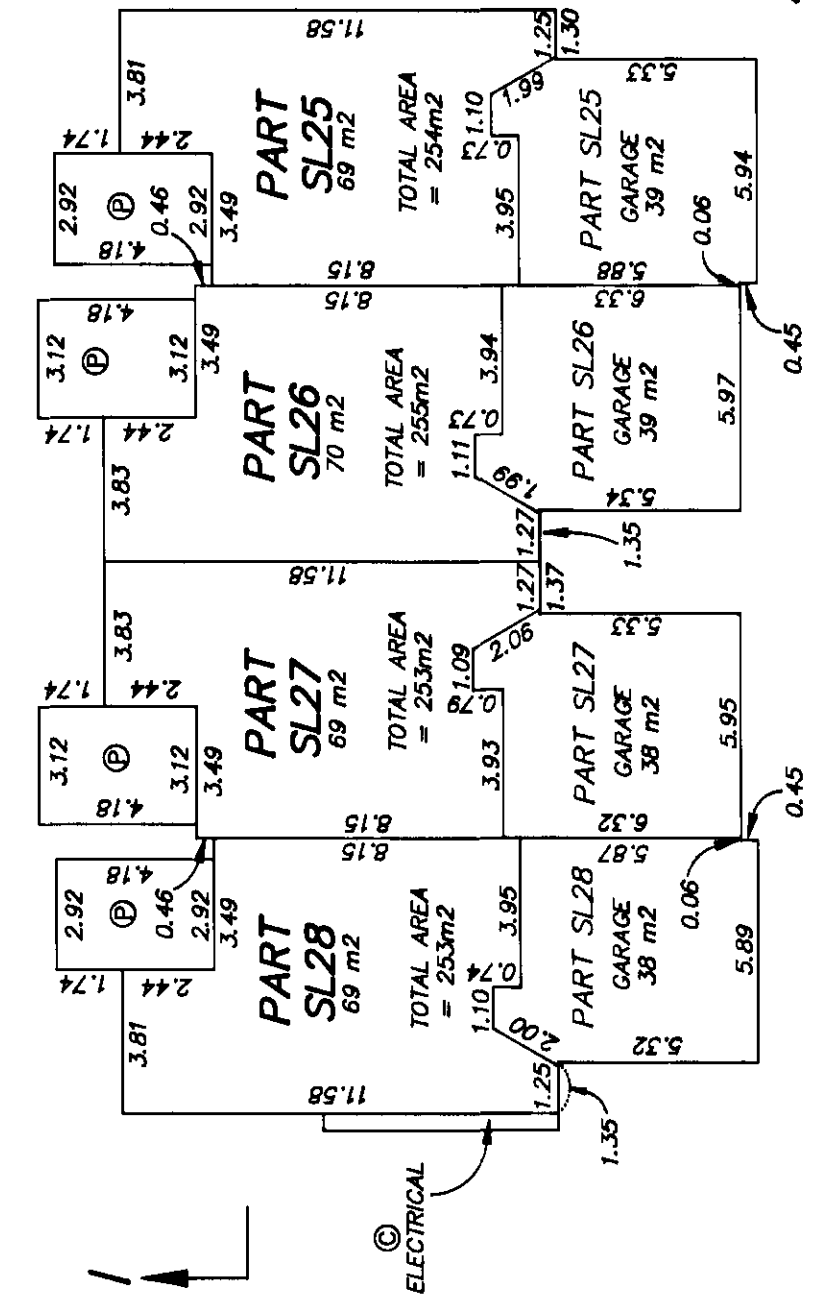
## FOUNDATION



## BASEMENT FLOOR PLAN



## MAIN FLOOR PLAN



*Allen Titley*  
ALLEN TITLEY, BCLS.

DATE JANUARY 17th, 2000

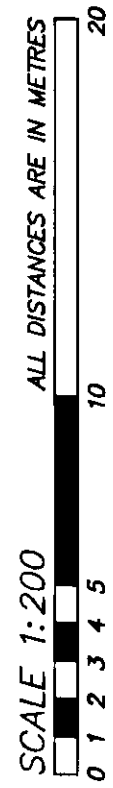


SHEET 10 OF 10 SHEETS

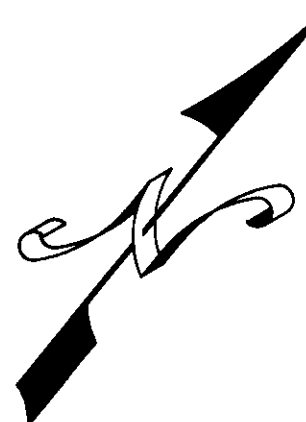
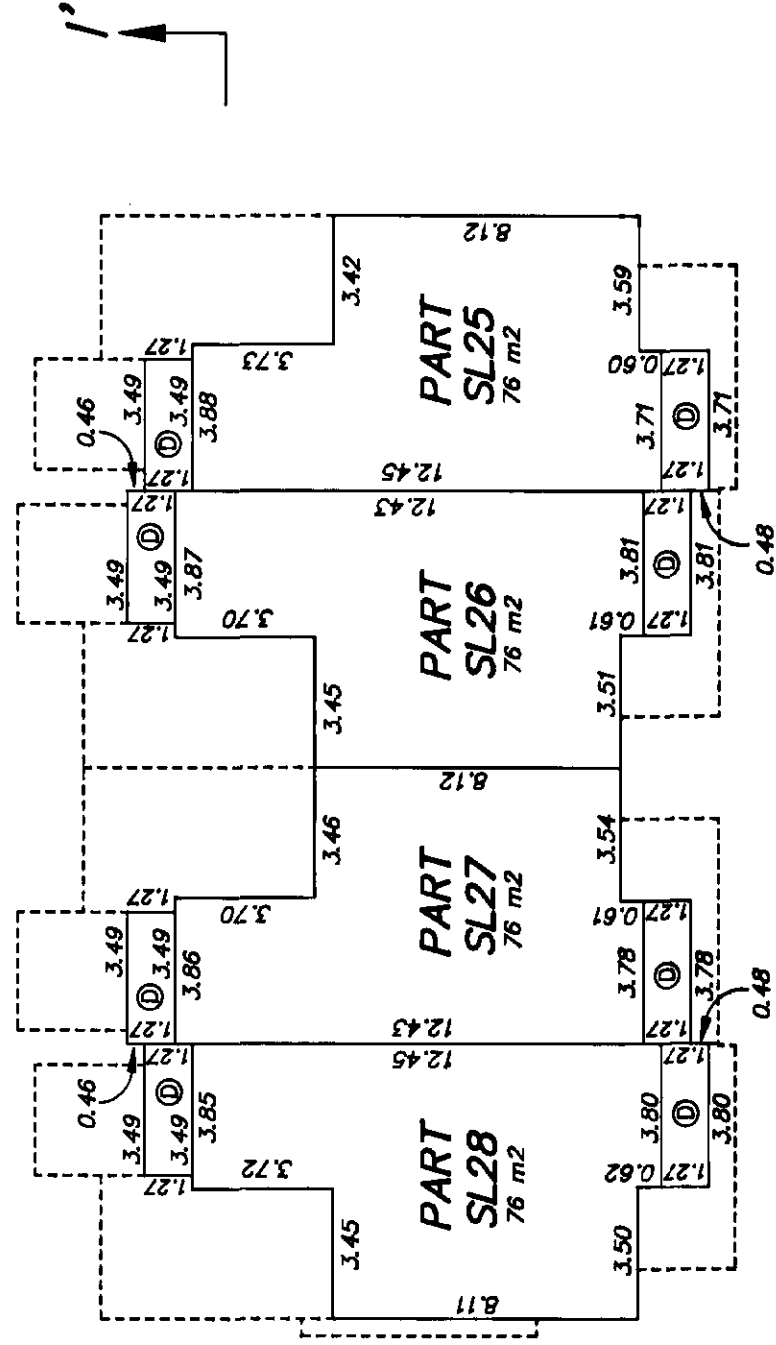
# BUILDING 8

# PHASE 2 STRATA PLAN LMS 4005

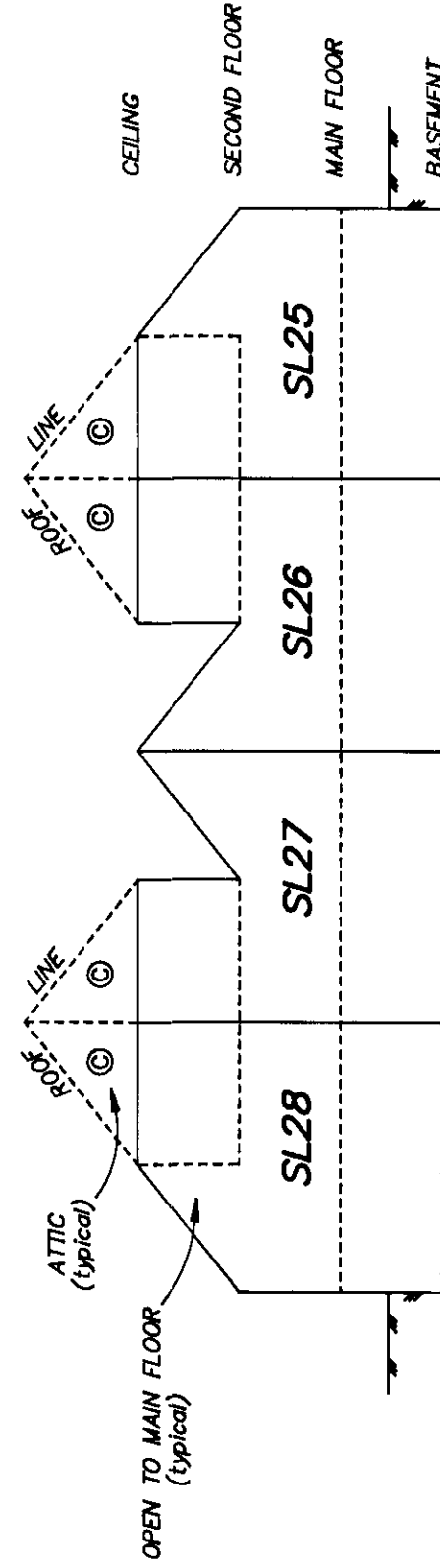
- Ⓢ - DENOTES LIMITED COMMON PROPERTY, PATIO
- Ⓣ - DENOTES LIMITED COMMON PROPERTY, DECK



## SECOND FLOOR PLAN



## SECTION I-I'



*Allen Titley*  
ALLEN TITLEY, BCL'S

DATE JANUARY 17th, 2000

STRATA PLAN OF PART OF LOT 4  
SECTION 9 TOWNSHIP 2  
NWD PLAN LMP40969

PHASE 3 STRATA PLAN  
LMS 4005

SCALE 1:1250 ALL DISTANCES ARE IN METRES  
0 10 20 30 40 60 80 100 125  
BCGS 92G.016 "CITY OF SURREY"

LEGEND

- - DENOTES CONTROL MONUMENT FOUND
- - DENOTES STANDARD IRON POST FOUND
- S.L - DENOTES STRATA LOT
- ⊙ - DENOTES COMMON PROPERTY
- m2 - DENOTES SQUARE METRES
- ha - DENOTES HECTARES

GRID BEARINGS ARE DERIVED FROM OBSERVATIONS BETWEEN CONTROL MONUMENTS 84H0584 AND 5582, INTEGRATED SURVEY AREA NUMBER 1, CITY OF SURREY, NAD83 (CSRS)

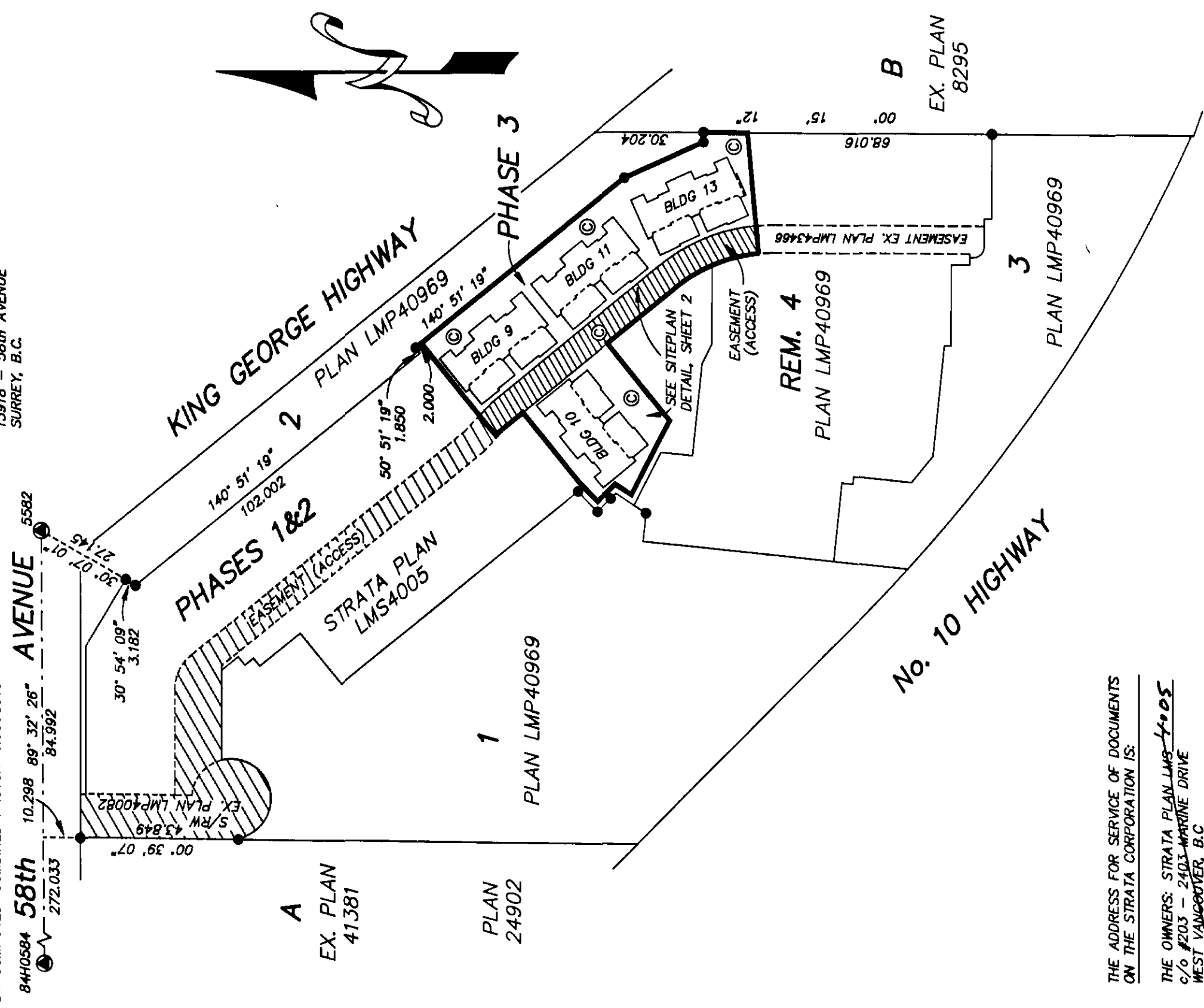
THIS PLAN SHOWS GROUND-LEVEL MEASURED DISTANCES. PRIOR TO COMPUTATION OF U.T.M. COORDINATES, MULTIPLY BY COMPUTED COMBINED FACTOR 0.9995916

NOTE: LIMITED COMMON PROPERTY (DECKS AND PATIOS) IS APPURTENANT TO THE STRATA LOT TO WHICH IT IS PHYSICALLY ATTACHED.

DEPOSITED AND REGISTERED IN THE LAND TITLE OFFICE AT NEW WESTMINSTER, B.C., THIS 6TH DAY OF OCTOBER, 2000.

*J. Small*  
DEPUTY REGISTRAR  
REF No. DF BP240474

CIVIC ADDRESS:  
13918 - 58th AVENUE  
SURREY, B.C.



THE ADDRESS FOR SERVICE OF DOCUMENTS ON THE STRATA CORPORATION IS:

THE OWNERS: STRATA PLAN LMS 4005  
c/o #203 - 2403 MARINE DRIVE  
WEST VANCOUVER, B.C.  
V2V 1E3

" FOR STRATA CORP MAIL ADDRESS " SEE STRATA PLAN GENERAL INDEX "

ALLEN TITLEY, BCLS.  
24455 - 50th AVENUE, LANGLEY, B.C.  
V2Z 1E3 PHONE : 857-1166  
FILE : 95-67 PH3

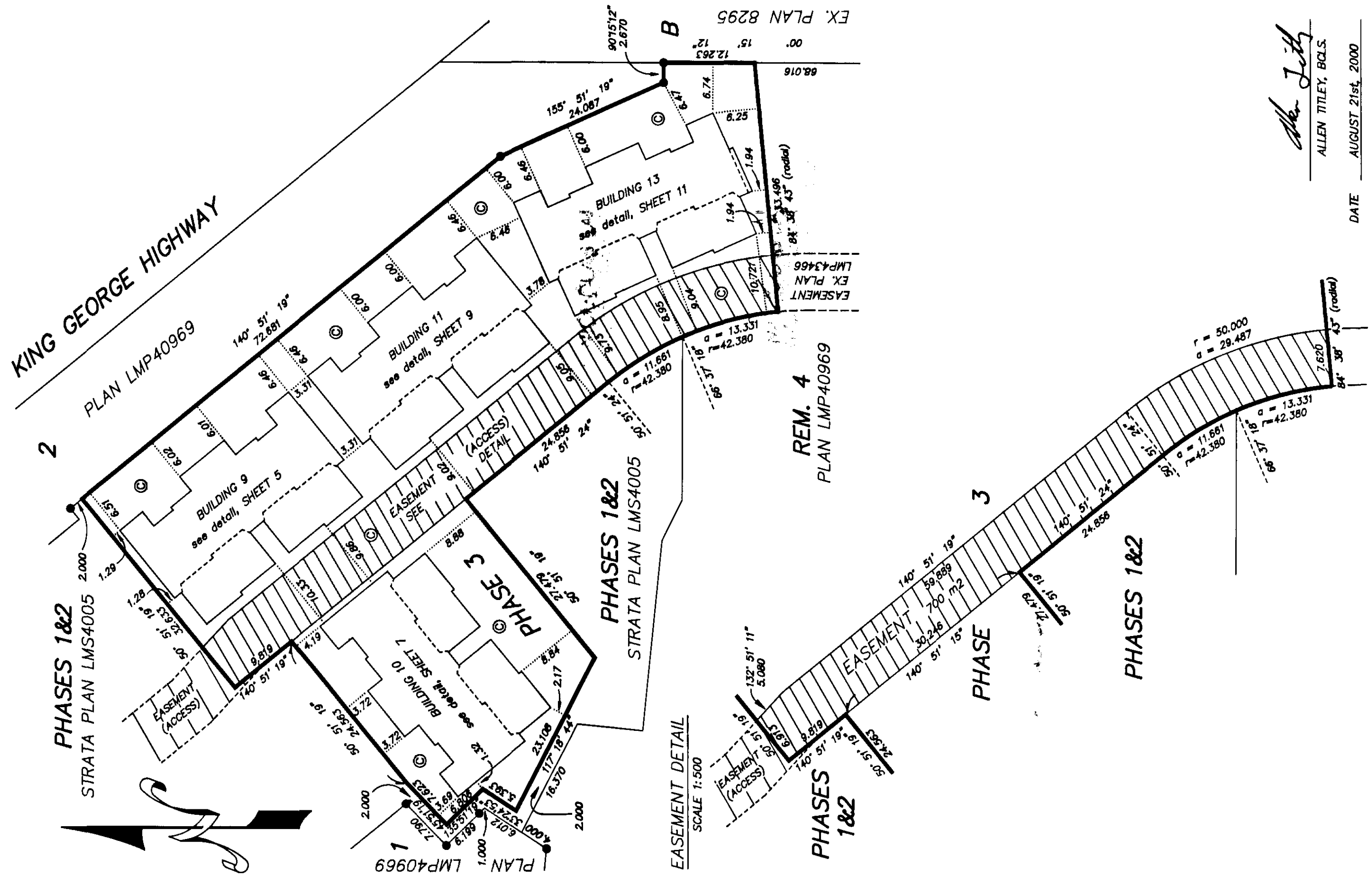
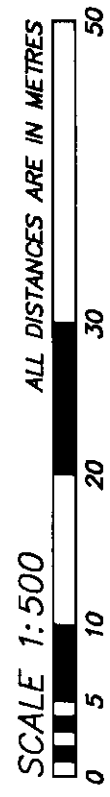
THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT

I, ALLEN TITLEY OF LANGLEY, 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 LANGLEY, B.C., THIS 21st DAY OF AUGUST, 2000.

*Allen Titley*  
ALLEN TITLEY  
BCLS

**SITEPLAN DETAIL**  
**PHASE 3 STRATA PLAN**  
**LMS 4005**



*Allen Title*  
ALLEN TITLE, B.C.L.S.  
DATE AUGUST 21st, 2000

SECOND SHEET : SHEET 3 OF 12 SHEETS

# PHASE 3 STRATA PLAN LMS 4005

### STATUTORY DECLARATION

I, THE UNDERSIGNED DO SOLEMNLY DECLARE THAT:  
 (1) I, THE UNDERSIGNED AM THE DULY AUTHORIZED AGENT OF THE OWNER/DEVELOPER, AND  
 (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]  
 GRAHAM W. MOCENT  
 ART FLEMMER  
 ALDERPARK (MACLEAN/VALHALLA) VENTURE LTD.

DECLARED BEFORE ME AT VANCOUVER, B.C.  
 THIS 28 DAY OF AUGUST, 2000.

[Signature]  
 A COMMISSIONER FOR TAKING AFFIDAVITS IN THE PROVINCE OF BRITISH COLUMBIA  
 T. 4459774

ALDERPARK (MACLEAN/VALHALLA)  
 VENTURE LTD.  
[Signature]  
 AUTHORIZED SIGNATORY  
 GRAHAM W. MOCENT  
 ART FLEMMER  
[Signature]  
 WITNESS

NAME TERRY A. NABATA  
 ADDRESS 503-4438 W. 101<sup>st</sup> AVE.  
VANCOUVER, B.C.  
 OCCUPATION LAWYER

VANCOUVER CITY SAVINGS CREDIT UNION  
[Signature]  
 AUTHORIZED SIGNATORY  
 NAME STUART LESLIE  
[Signature]  
 AUTHORIZED SIGNATORY  
 NAME BOB GRANT

[Signature]  
 WITNESS (AS TO BOTH SIGNATURES) SANDRA M. SINGH  
 NAME 10 VAN CITY SAVING'S C.U.  
 ADDRESS 107N FLOOR-183 TERMINAL  
VANCOUVER BC  
 OCCUPATION LOANS ADMINISTRATOR

### NEW DEVELOPMENT CERTIFICATE

I, ALLEN TITLEY, BRITISH COLUMBIA LAND SURVEYOR HEREBY CERTIFY THAT THE BUILDINGS SHOWN IN THIS STRATA PLAN HAVE NOT, AS OF THE 21<sup>st</sup> DAY OF AUGUST, 2000, BEEN PREVIOUSLY OCCUPIED.

DATED AT LANGLEY, B.C.  
 THIS 21<sup>st</sup> DAY OF AUGUST, 2000.  
[Signature]  
 B.C.L.S.

APPROVED UNDER THE LAND TITLE ACT, SEE B.C. REG. 334/79, SECTION 9, ACCESS BY EASEMENT ONLY, THIS 7<sup>th</sup> DAY OF Sept., 2000.

[Signature]  
 CITY APPROVING OFFICER  
 CITY OF SURREY  
 NICHOLAS LAI

APPROVED AS PHASE 3 OF A 5 PHASE STRATA PLAN UNDER THE CONDOMINIUM ACT, THIS 7<sup>th</sup> DAY OF Sept., 2000.

[Signature]  
 CITY APPROVING OFFICER  
 CITY OF SURREY  
 NICHOLAS LAI

L-2276 HOLDINGS LTD.  
[Signature]  
 AUTHORIZED SIGNATORY  
 CHUCK WESTGARD  
 ART FLEMMER  
[Signature]  
 WITNESS

NAME TERRY A. NABATA  
 ADDRESS 503-4438 W. 101<sup>st</sup> AVE.  
VAN. B.C.  
 OCCUPATION LAWYER

[Signature]  
 ALLEN TITLEY, B.C.L.S.

DATE AUGUST 21st, 2000

SECOND SHEET : SHEET 4 OF 12 SHEETS

**PHASE 3 STRATA PLAN**  
**LMS 4005**

**CONDOMINIUM ACT**

NOTE: FORM 3 (VOTING RIGHTS) OMITTED  
AS THIS IS A RESIDENTIAL DEVELOPMENT

S.L. No.	SHEET No.	FORM 1		FORM 2	
		SCHEDULE OF UNIT ENTITLEMENT	UNIT ENTITLEMENT	SCHEDULE OF INTEREST UPON DESTRUCTION	INTEREST UPON DESTRUCTION
29	5,6		216		2359
30	5,6		216		2329
31	5,6		216		2329
32	5,6		216		2359
33	7,8		215		2469
34	7,8		217		2429
35	7,8		218		2429
36	7,8		217		2499
37	9,10		216		2359
38	9,10		216		2299
39	9,10		216		2299
40	9,10		217		2379
41	11,12		217		2379
42	11,12		216		2329
43	11,12		216		2329
44	11,12		217		2399
AGGREGATE, PHASE 3			3462		37974
AGGREGATE, PHASES 1, 2 AND 3			9508		104556

APPROVED AS TO FORMS 1 AND 2  
THIS 15 DAY OF Sept, 2000.

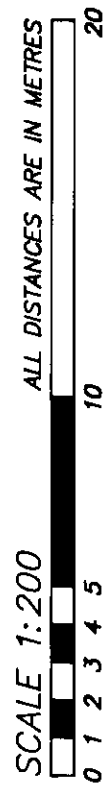
FOR THE SUPERINTENDENT OF REAL ESTATE

*Allen Titley*  
ALLEN TITLEY, B.C.S.

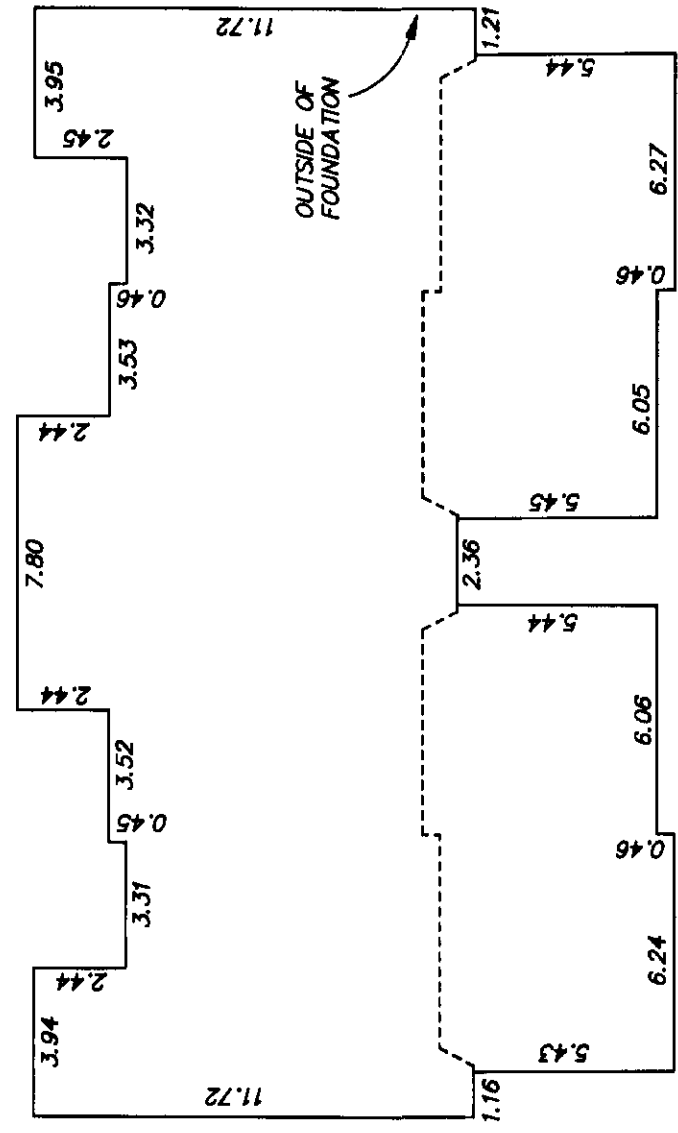
DATE AUGUST 21st, 2000

**BUILDING 9** PHASE 3 STRATA PLAN LMS 4005

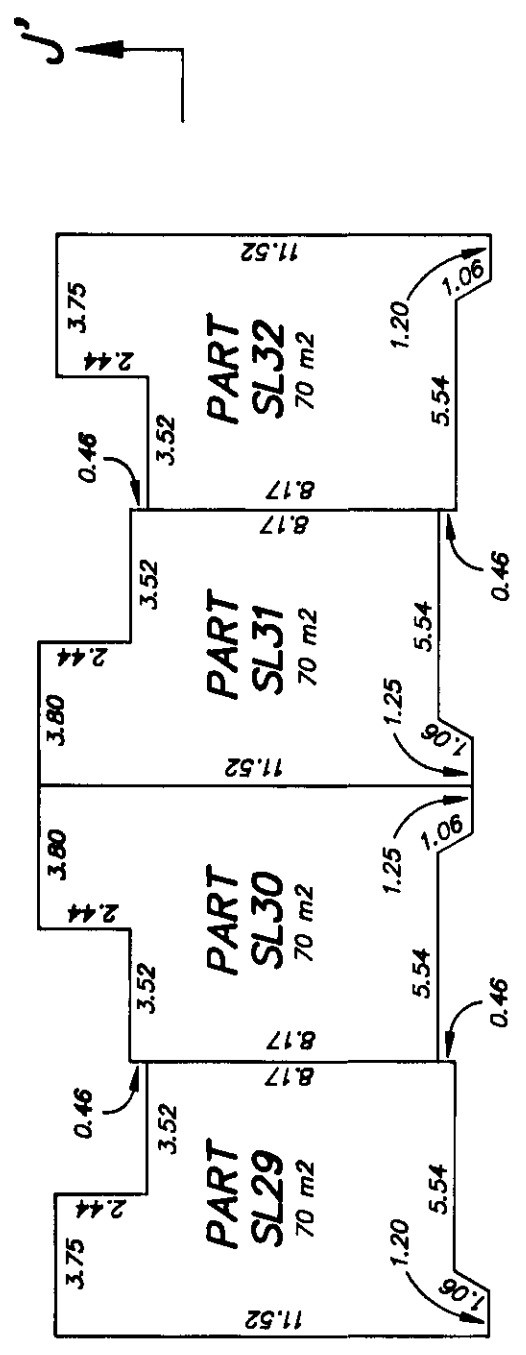
Ⓟ - DENOTES LIMITED COMMON PROPERTY, PATIO  
 Ⓢ - DENOTES LIMITED COMMON PROPERTY, DECK



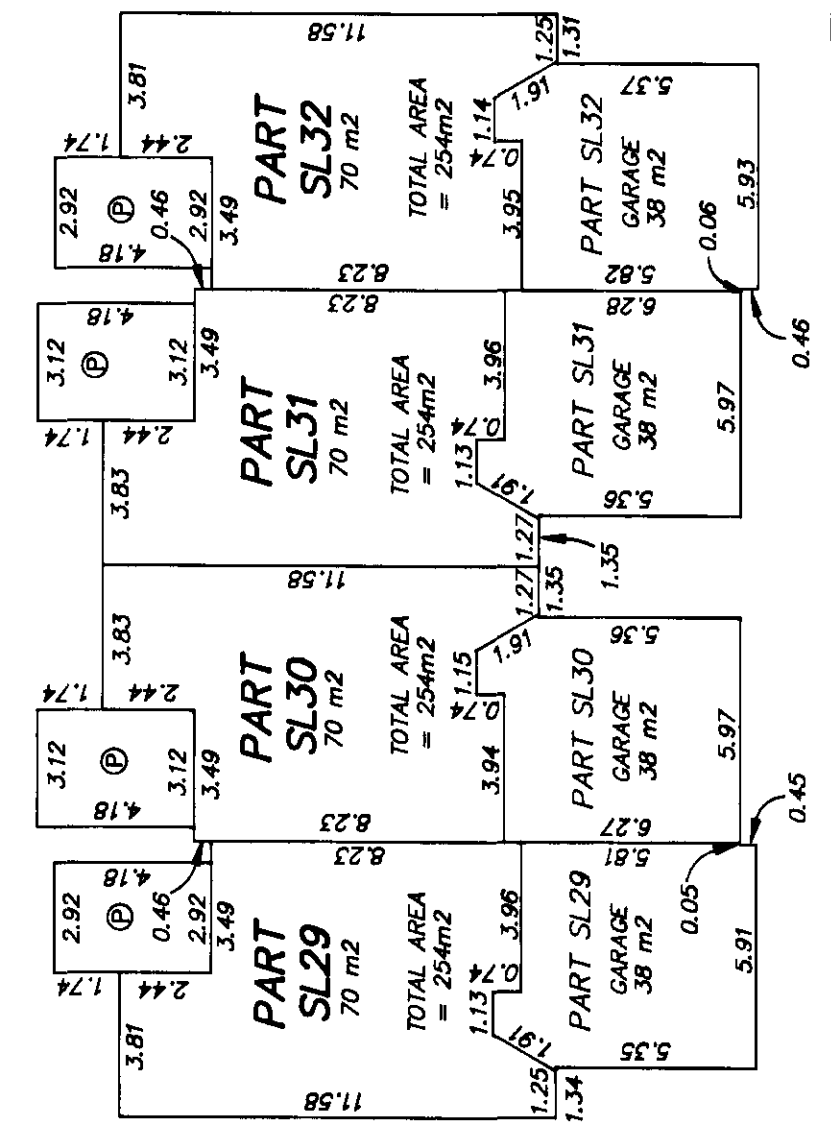
**FOUNDATION**



**BASEMENT FLOOR PLAN**



**MAIN FLOOR PLAN**



*Allen Titley*  
 ALLEN TITLEY, BCL.S.

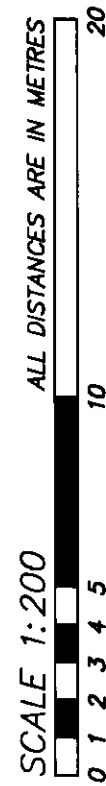
DATE AUGUST 21st, 2000

SHEET 6 OF 12 SHEETS

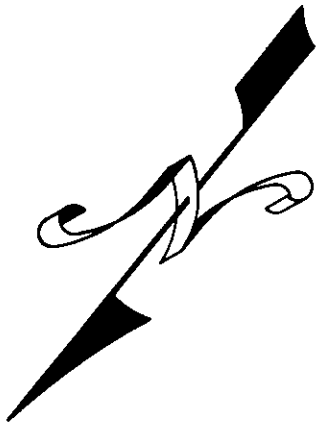
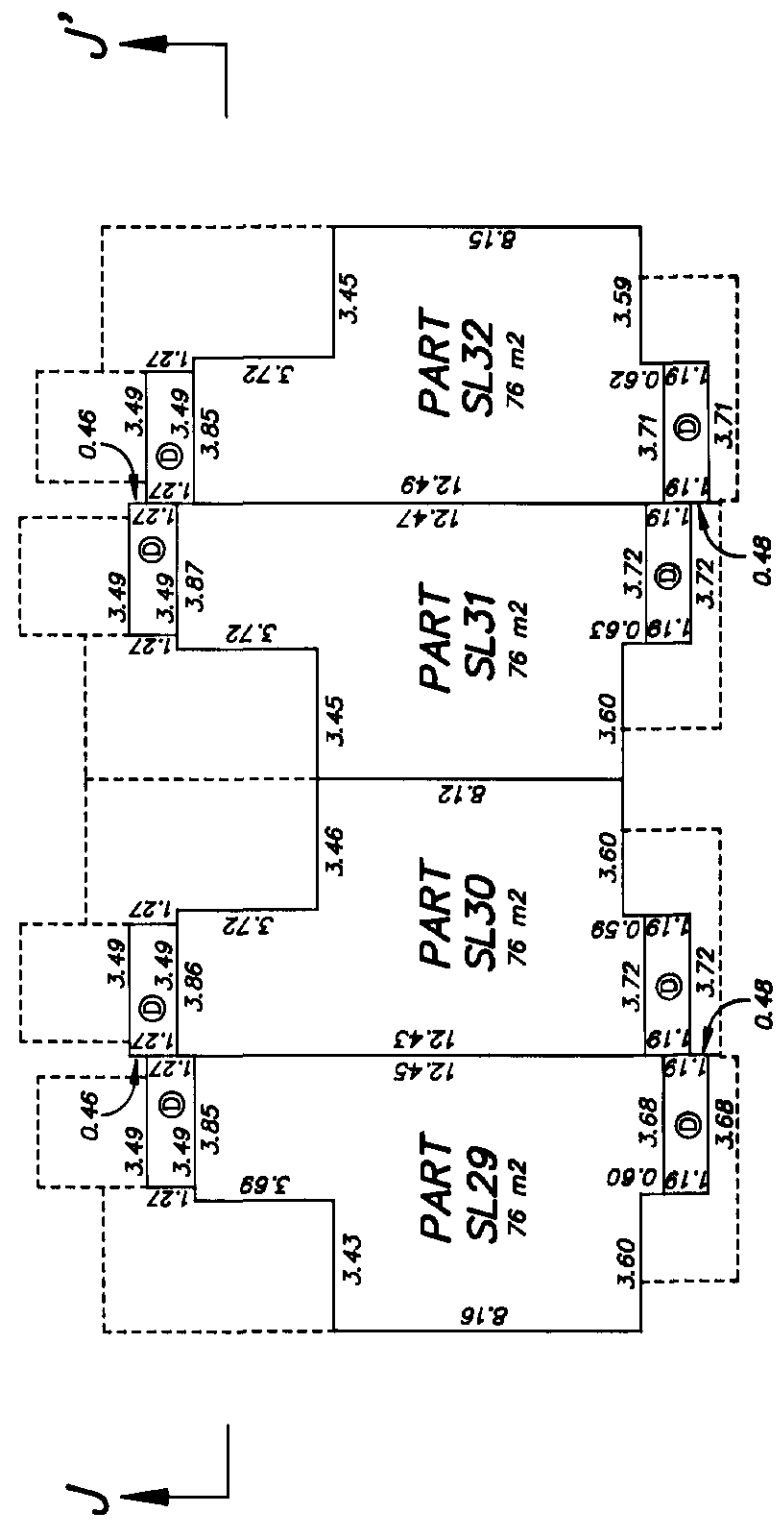
# BUILDING 9

# PHASE 3 STRATA PLAN LMS 4005

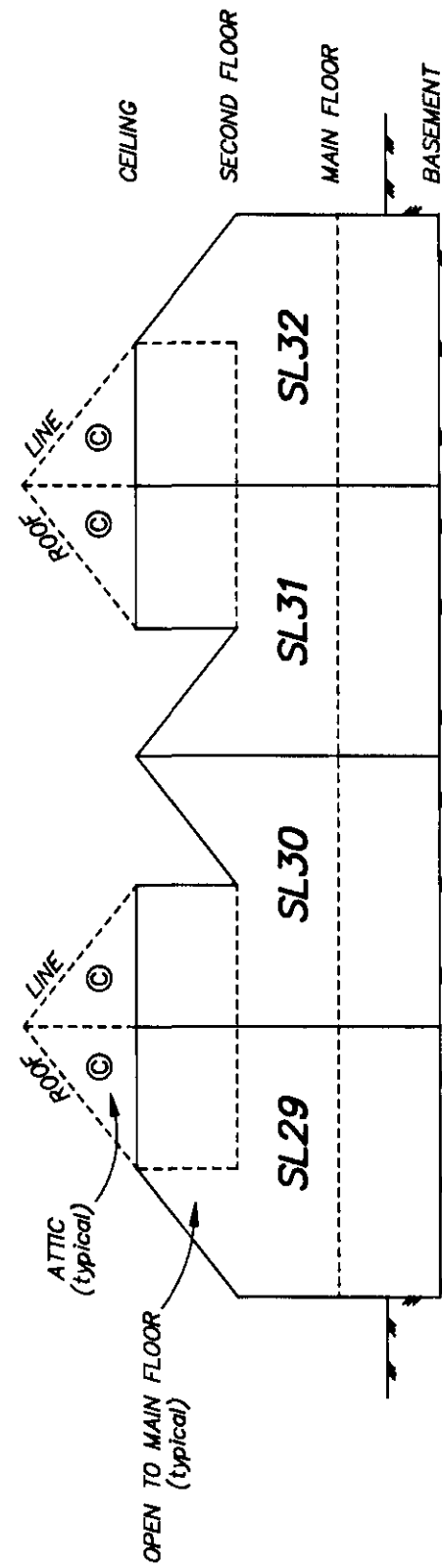
Ⓔ - DENOTES LIMITED COMMON PROPERTY, PATIO  
 Ⓕ - DENOTES LIMITED COMMON PROPERTY, DECK



## SECOND FLOOR PLAN



## SECTION J--J'

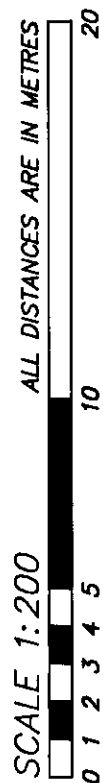


*Allen Titley*  
 ALLEN TITLEY, BCL.S.

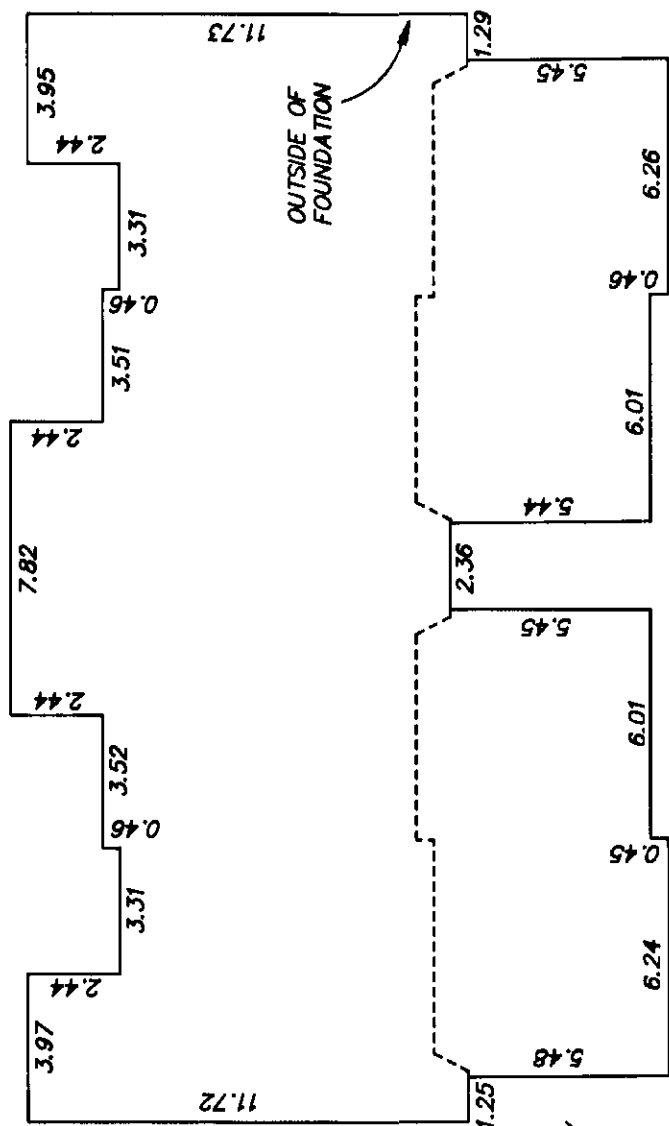
DATE AUGUST 21st, 2000

# BUILDING 10 PHASE 3 STRATA PLAN LMS 4005

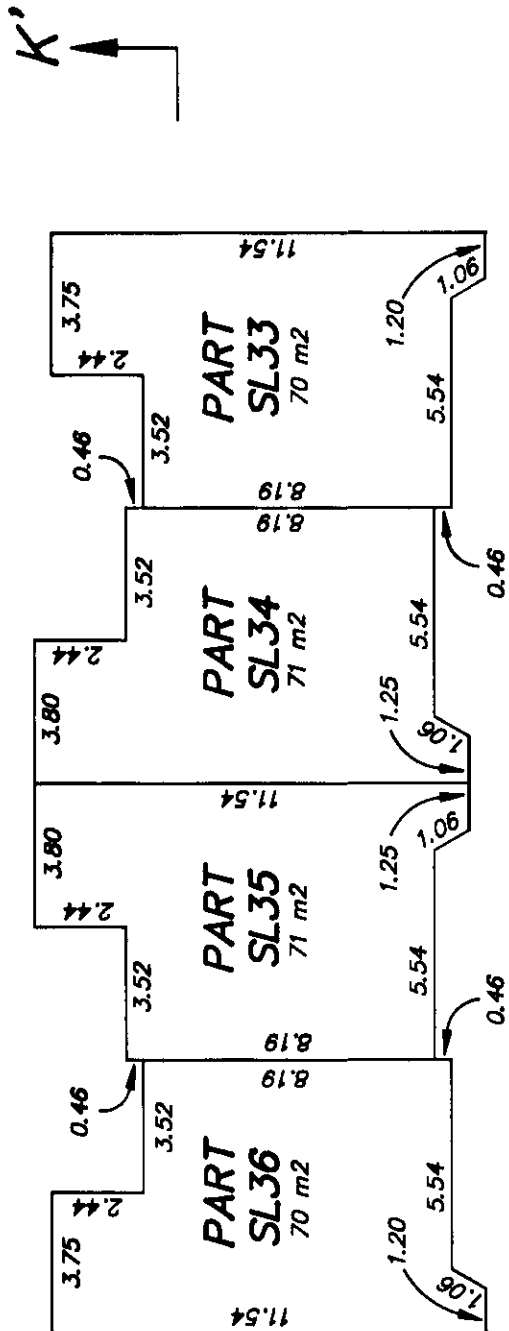
Ⓟ - DENOTES LIMITED COMMON PROPERTY, PATIO  
Ⓞ - DENOTES LIMITED COMMON PROPERTY, DECK



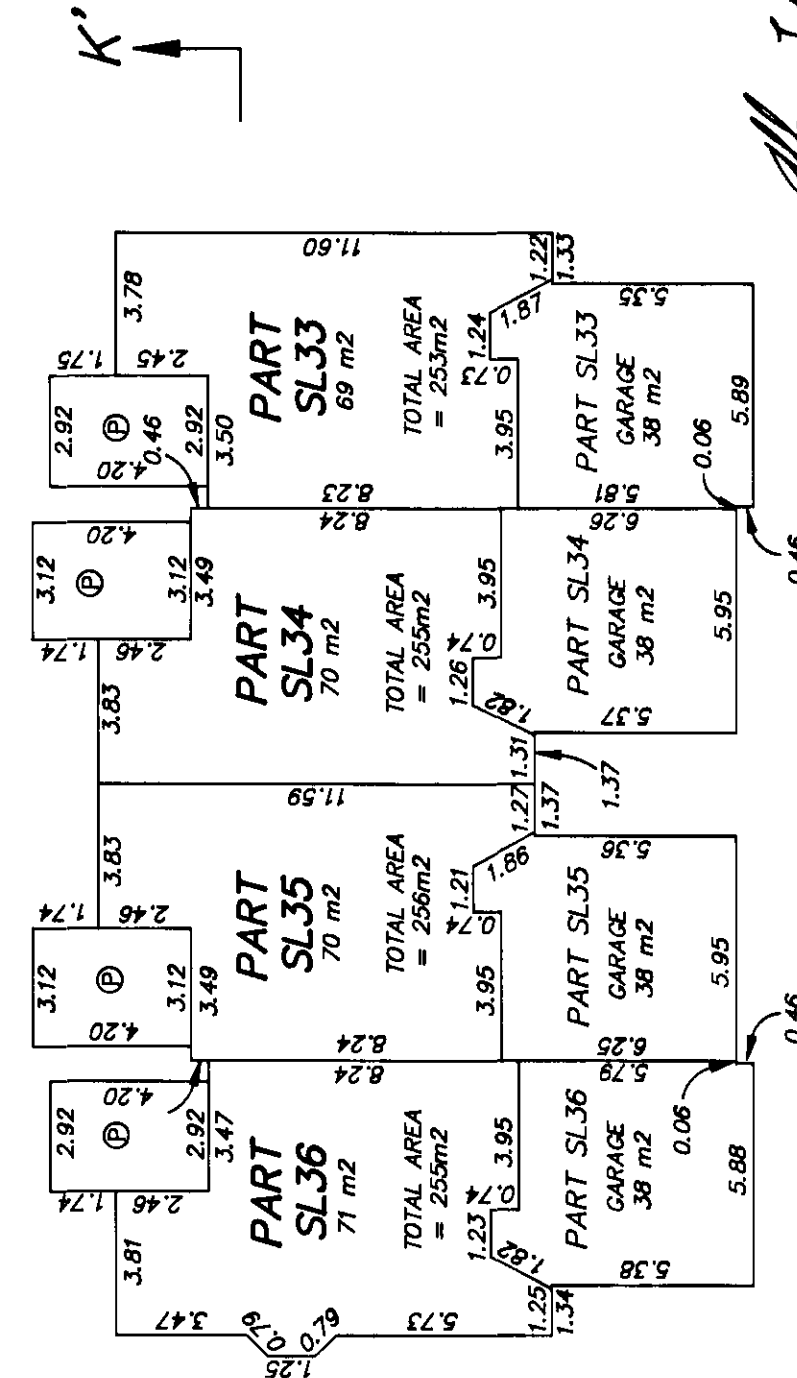
## FOUNDATION



## BASEMENT FLOOR PLAN



## MAIN FLOOR PLAN



*Allen Title*  
ALLEN TITLE, B.C.L.S.

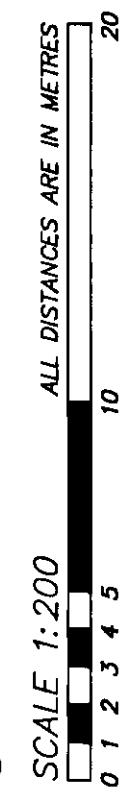
DATE AUGUST 21st, 2000



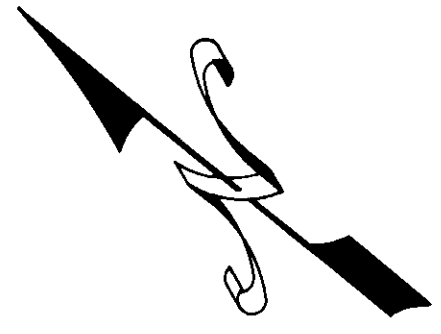
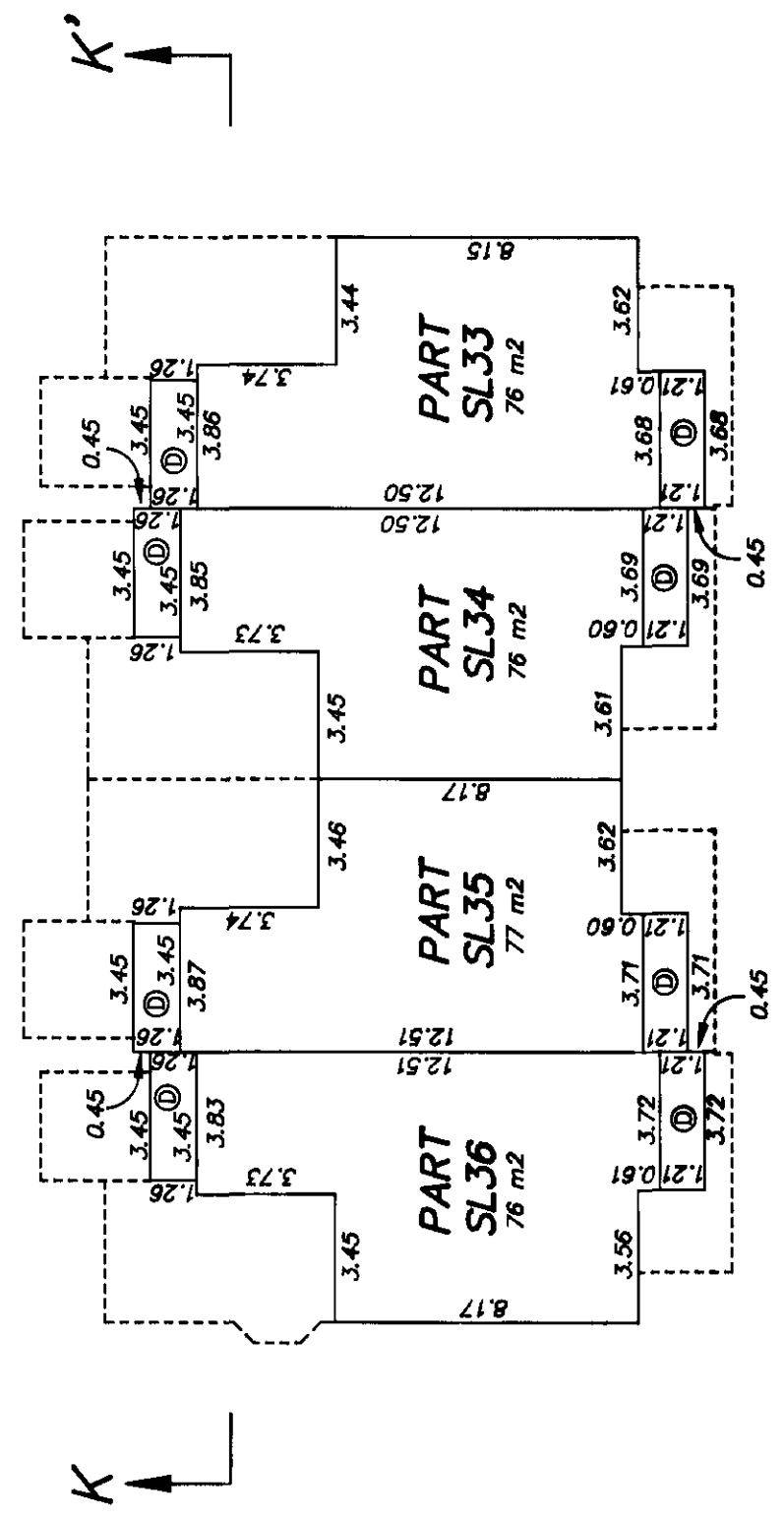
SHEET 8 OF 12 SHEETS

# BUILDING 10 PHASE 3 STRATA PLAN LMS 4005

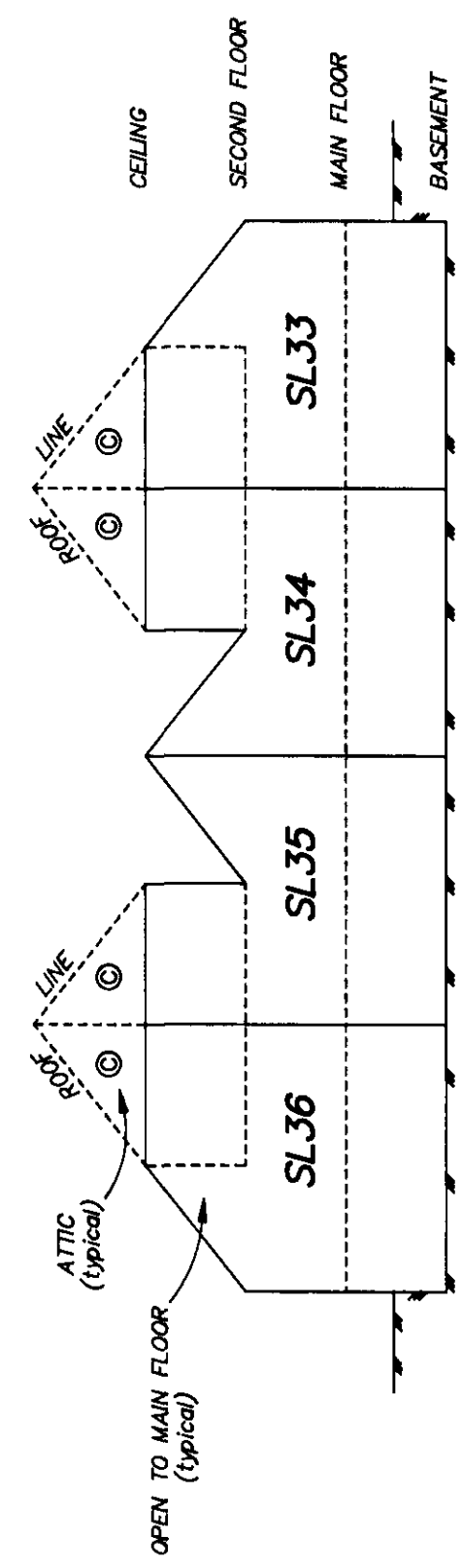
- ⊕ - DENOTES LIMITED COMMON PROPERTY, PATIO
- ⊙ - DENOTES LIMITED COMMON PROPERTY, DECK



## SECOND FLOOR PLAN



## SECTION K-K'

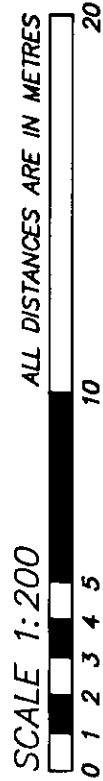


*Allen Titley*  
ALLEN TITLEY, BCL.S.

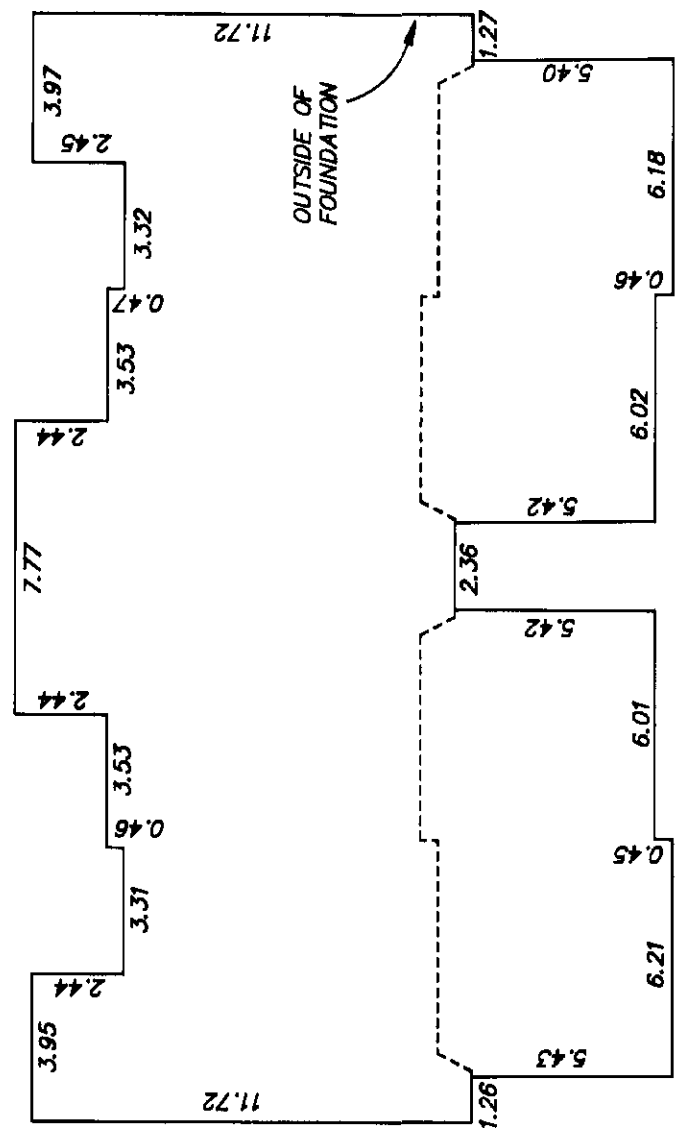
DATE AUGUST 21st, 2000

# BUILDING 11 PHASE 3 STRATA PLAN LMS 4005

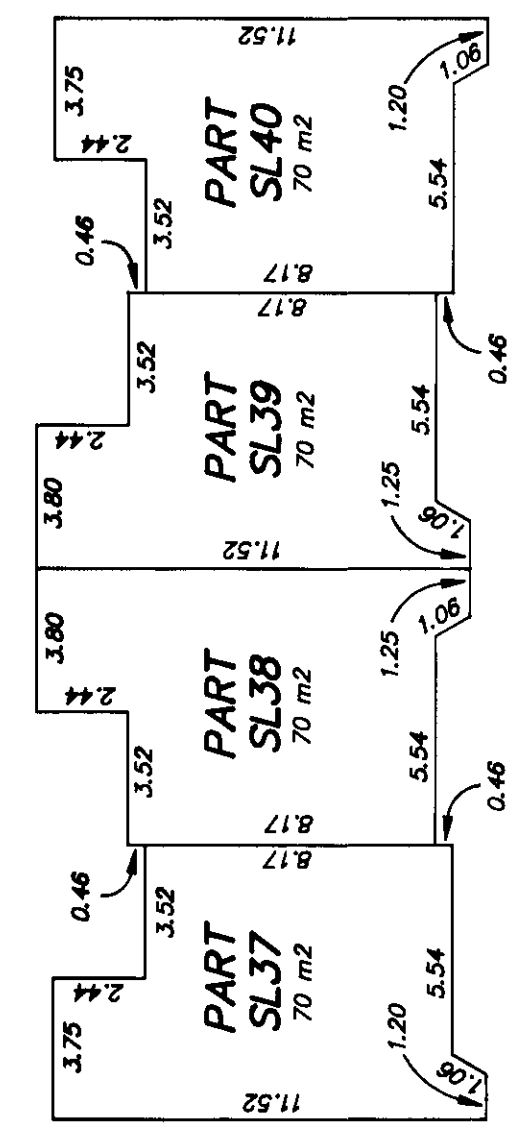
Ⓟ - DENOTES LIMITED COMMON PROPERTY, PATIO  
Ⓢ - DENOTES LIMITED COMMON PROPERTY, DECK



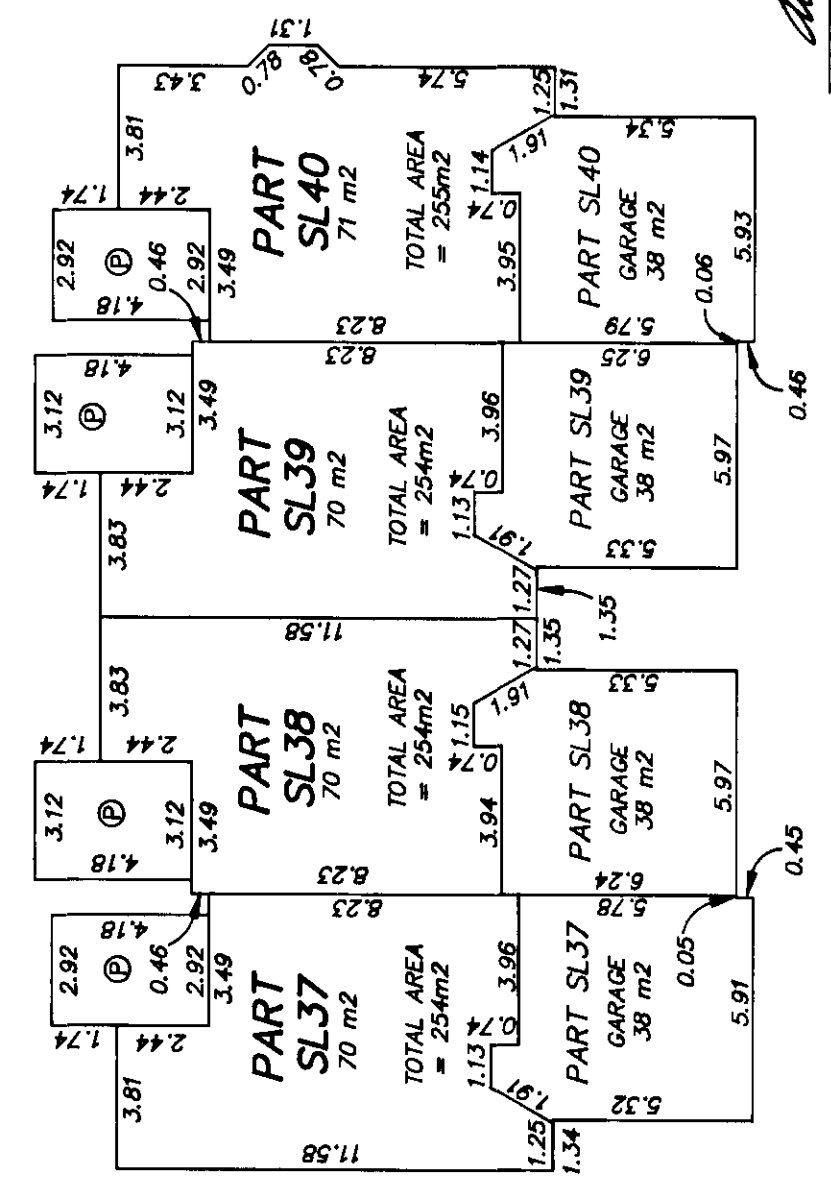
## FOUNDATION



## BASEMENT FLOOR PLAN



## MAIN FLOOR PLAN



*Allen Titley*  
ALLEN TITLEY, BCLS.

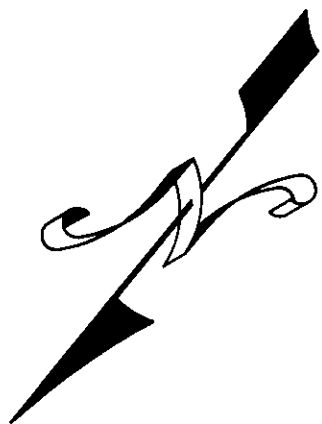
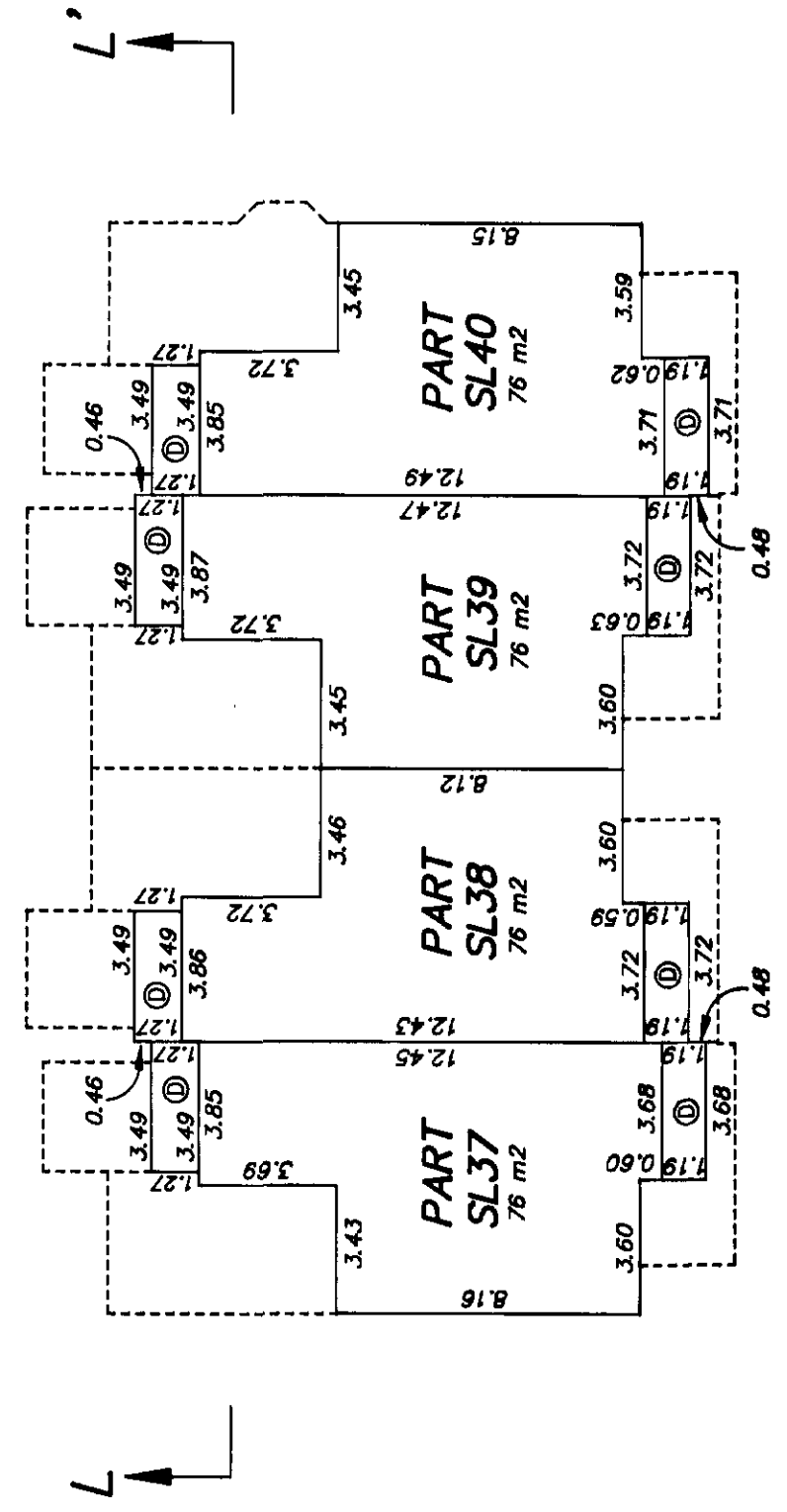
DATE AUGUST 21st, 2000

# BUILDING 11 PHASE 3 STRATA PLAN LMS 4005

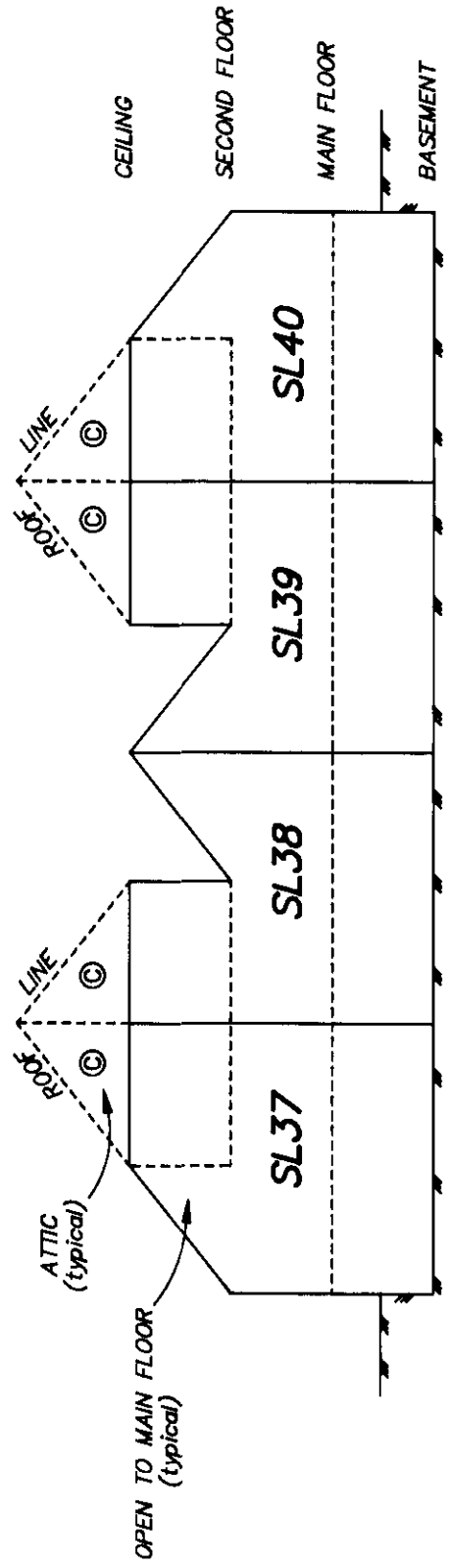
⊕ - DENOTES LIMITED COMMON PROPERTY, PATIO  
⊙ - DENOTES LIMITED COMMON PROPERTY, DECK

SCALE 1:200  
ALL DISTANCES ARE IN METRES  
0 1 2 3 4 5 10 20

## SECOND FLOOR PLAN



## SECTION L-L'



*Allen Titley*  
ALLEN TITLEY, BCL.S.

DATE AUGUST 21st, 2000

SHEET 11 OF 12 SHEETS

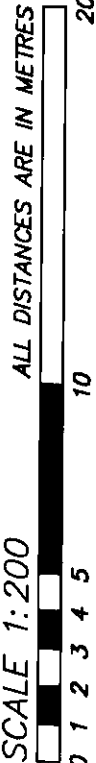
# BUILDING 13

# PHASE 3 STRATA PLAN

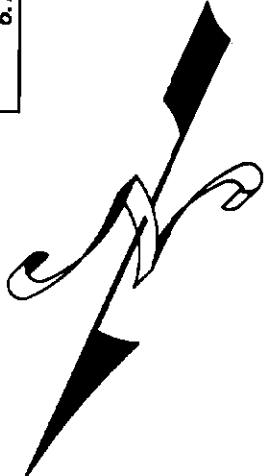
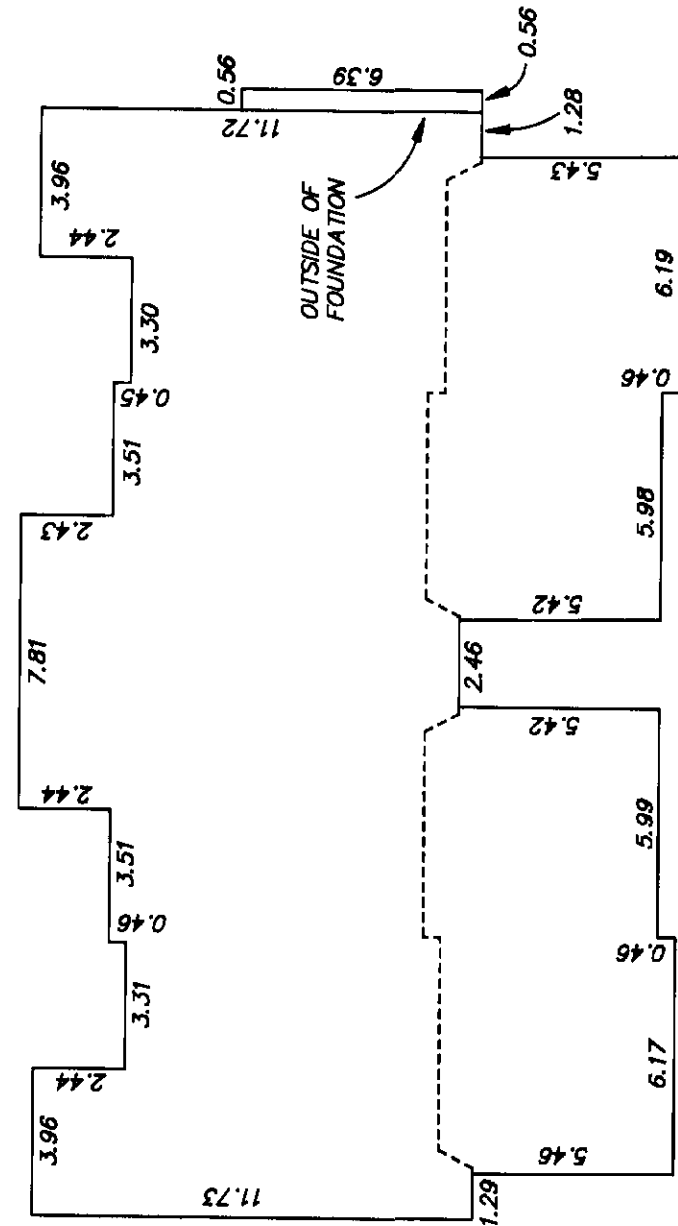
## LMS 4005

- ⊕ - DENOTES LIMITED COMMON PROPERTY, PATIO
- ⊙ - DENOTES LIMITED COMMON PROPERTY, DECK

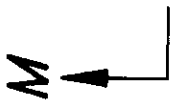
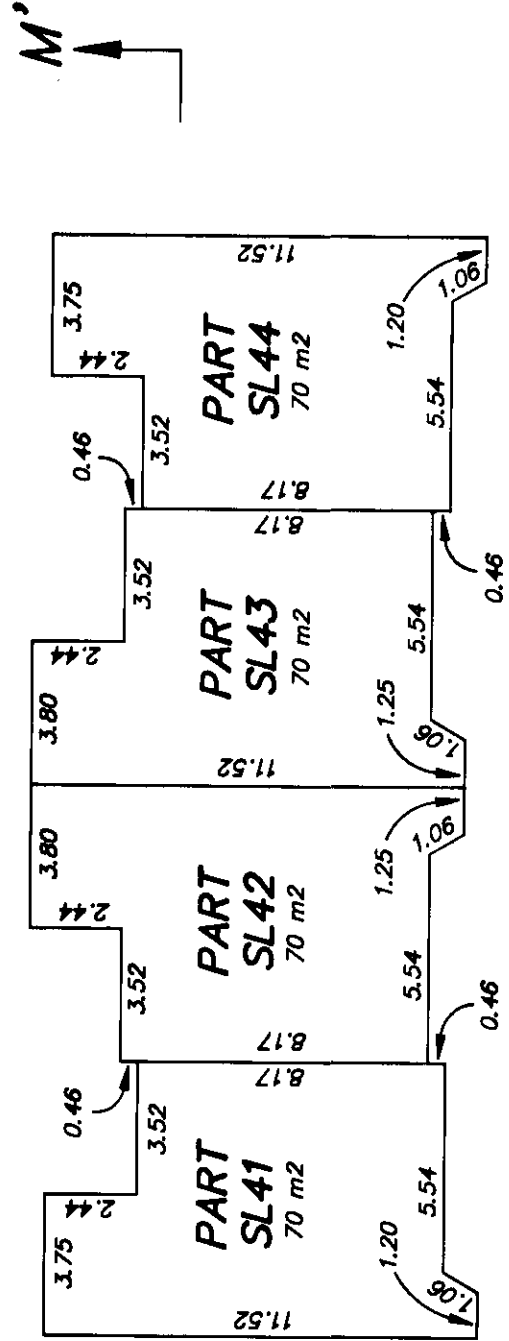
SCALE 1:200



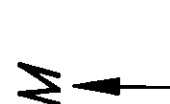
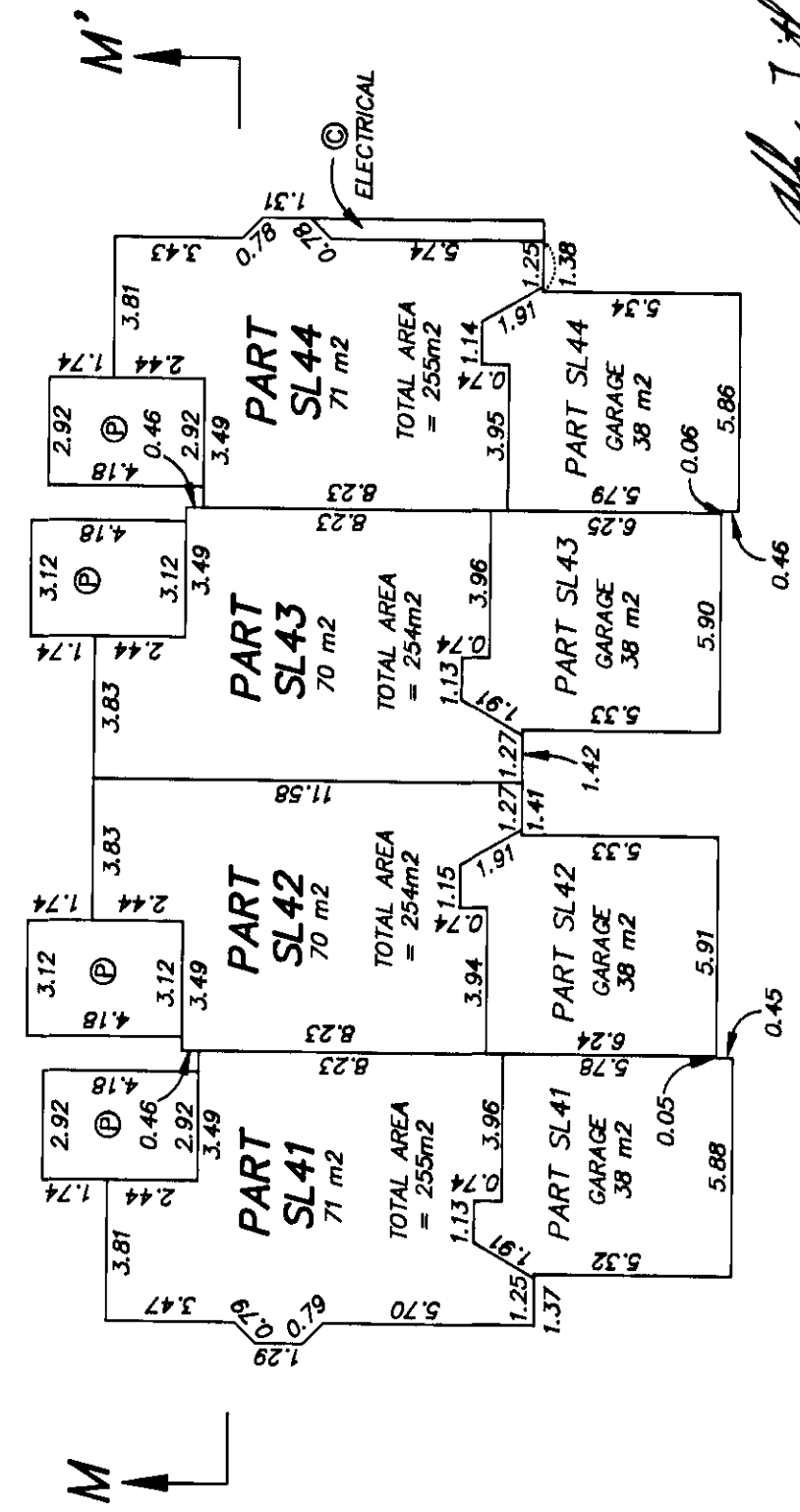
### FOUNDATION



### BASEMENT FLOOR PLAN



### MAIN FLOOR PLAN



*Allen Titley*  
ALLEN TITLEY, BCLS

DATE AUGUST 21st, 2000

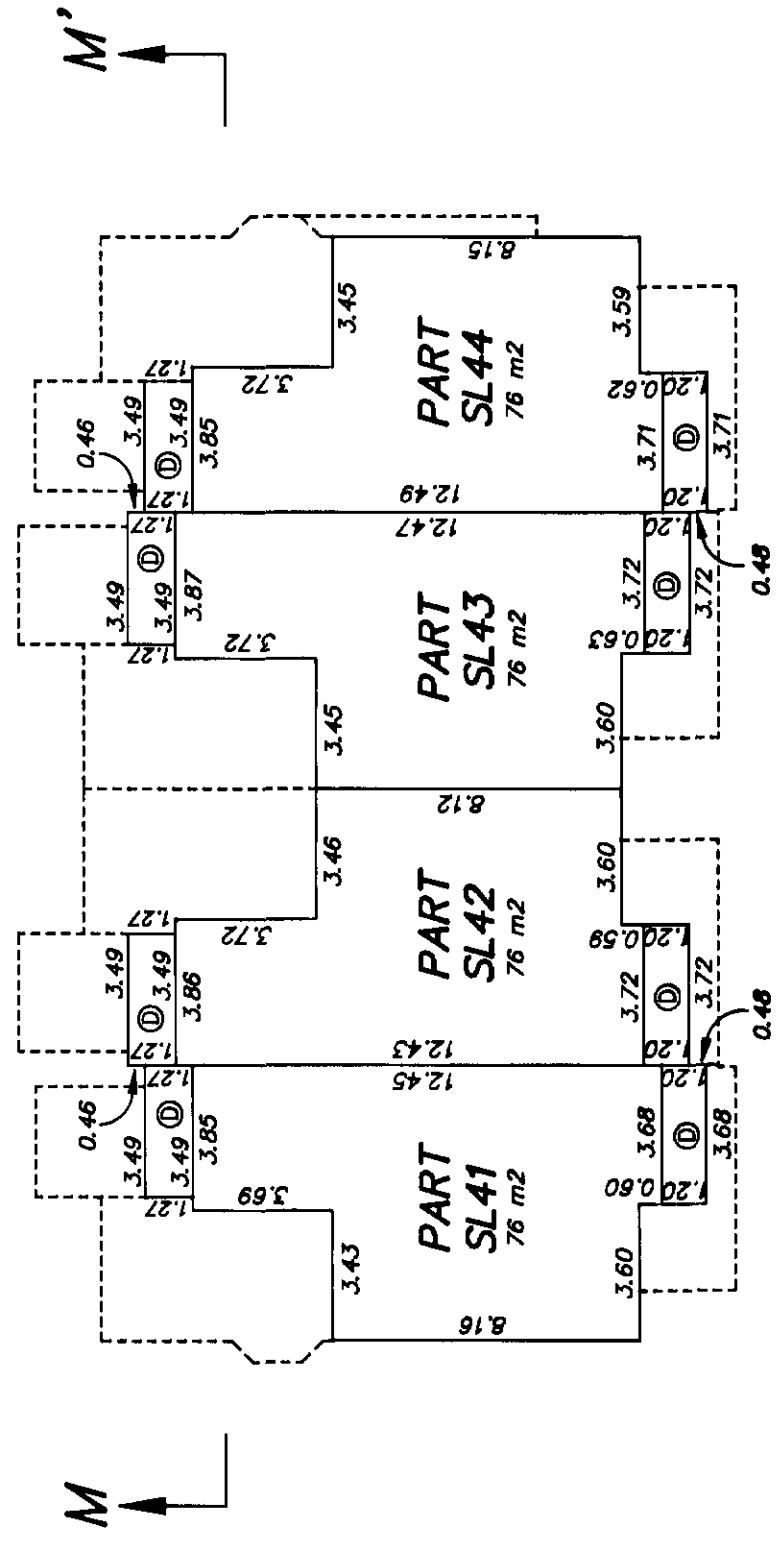
**BUILDING 13**  
**PHASE 3 STRATA PLAN**  
**LMS 4005**

Ⓟ - DENOTES LIMITED COMMON PROPERTY, PATIO  
Ⓣ - DENOTES LIMITED COMMON PROPERTY, DECK

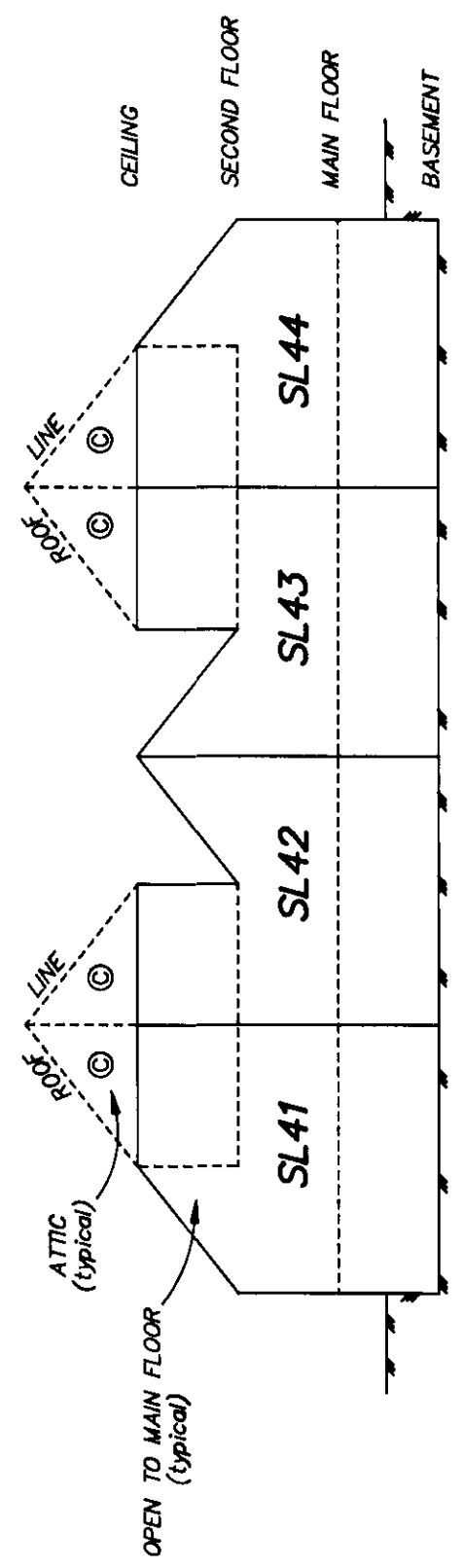
SCALE 1:200  
ALL DISTANCES ARE IN METRES



**SECOND FLOOR PLAN**



**SECTION M-M'**



*Allen Titley*  
ALLEN TITLEY, BCLS.

DATE AUGUST 21st, 2000

FIRST SHEET : SHEET 1 OF 12 SHEETS

# STRATA PLAN OF PART OF LOT 4 SECTION 9 TOWNSHIP 2 NWD PLAN LMP40969

SCALE 1:1250 ALL DISTANCES ARE IN METRES  
0 10 20 30 40 60 80 100 125  
BCGS 92G.016 "CITY OF SURREY"  
LEGEND

- - DENOTES CONTROL MONUMENT FOUND
- - DENOTES STANDARD IRON POST FOUND
- S.L. - DENOTES STRATA LOT
- ⊙ - DENOTES COMMON PROPERTY
- m2 - DENOTES SQUARE METRES

GRID BEARINGS ARE DERIVED FROM OBSERVATIONS BETWEEN CONTROL MONUMENTS 84H0583 AND 84H0582, INTEGRATED SURVEY AREA NUMBER 1, CITY OF SURREY, NAD83 (CSRS)

THIS PLAN SHOWS GROUND-LEVEL MEASURED DISTANCES. PRIOR TO COMPUTATION OF U.T.M. COORDINATES, MULTIPLY BY COMPUTED COMBINED FACTOR 0.9995916

DEPOSITED AND REGISTERED IN THE LAND TITLE OFFICE AT NEW WESTMINSTER, B.C., THIS 5 DAY OF JUNE, 2001.

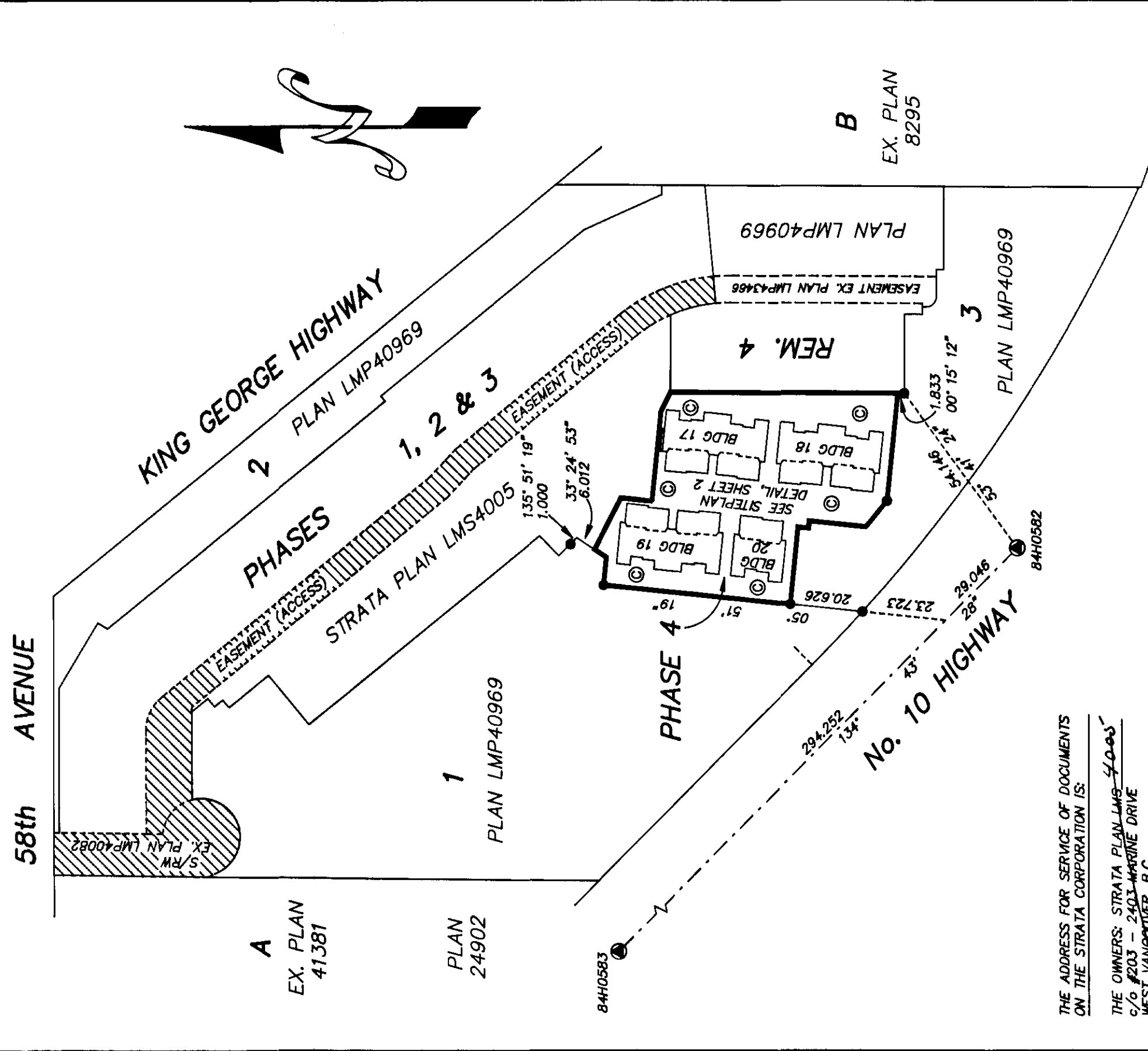
*A. Small*  
REGISTRAR

REF No. BR134551 - BR134564

*FORM E - BN252861  
AMENDED - BR50987*

NOTE: LIMITED COMMON PROPERTY (DECKS AND PATIOS) IS APPURTENANT TO THE STRATA LOT TO WHICH IT IS PHYSICALLY ATTACHED.

CIVIC ADDRESS:  
13918 - 58th AVENUE  
SURREY, B.C.



THE ADDRESS FOR SERVICE OF DOCUMENTS ON THE STRATA CORPORATION IS:

THE OWNERS: STRATA PLAN LMS 4005  
c/o #203 - 2403 MARINE DRIVE  
WEST VANCOUVER, B.C.  
V2V 1L3

FOR STRATA CORP MAIL ADDRESS  
SEE STRATA PLAN GENERAL INDEX

ALLEN TITLEY, BCIS. THIS PLAN LIES WITHIN  
24455 - 50th AVENUE, LANGLEY, B.C. THE GREATER VANCOUVER  
V2Z 1E3 PHONE : 857-1166 REGIONAL DISTRICT  
FILE : 95-67 PH4

I, ALLEN TITLEY OF LANGLEY, 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 LANGLEY, B.C., THIS 5th DAY OF APRIL, 2001.

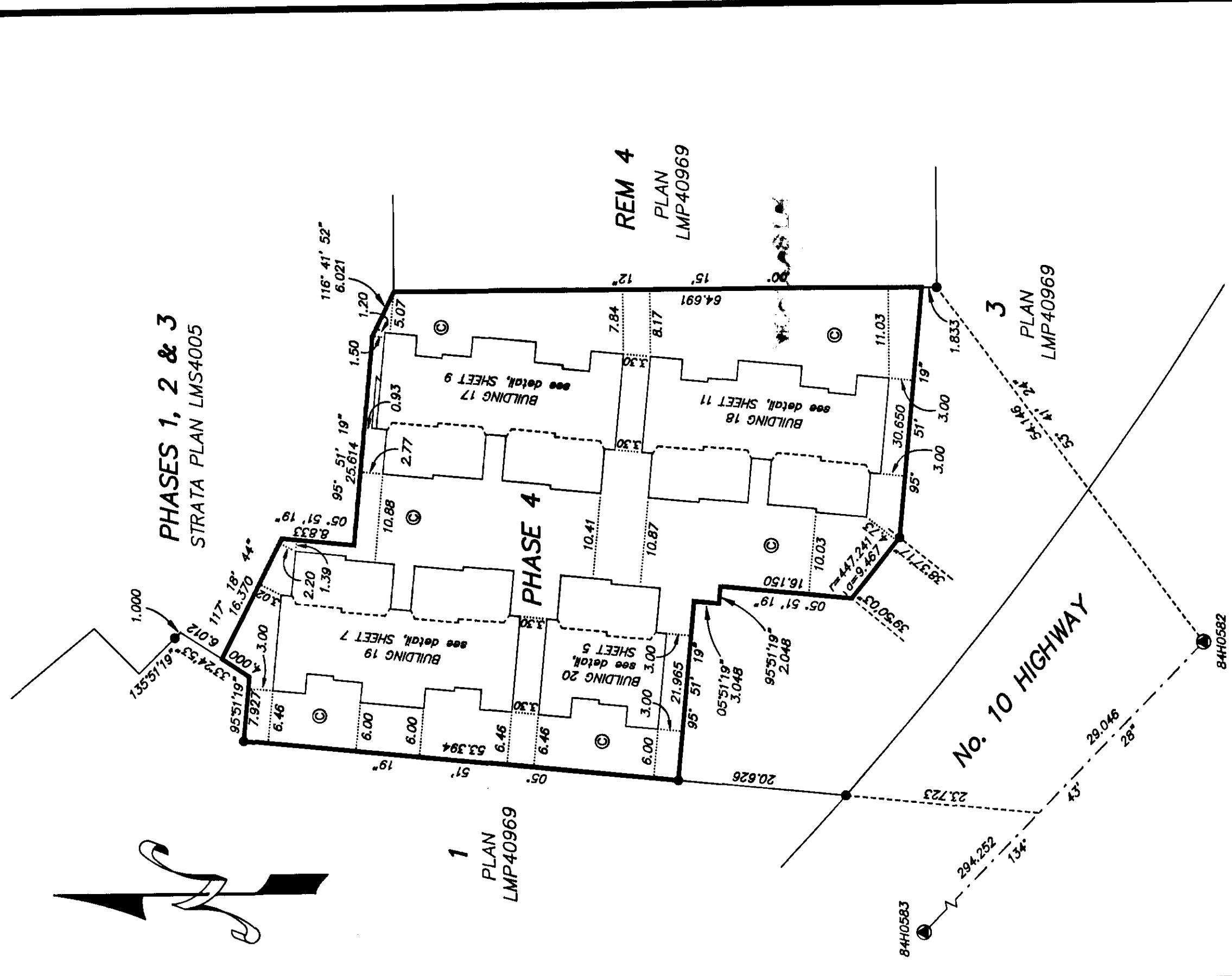
*Allen Titley*

ALLEN TITLEY BCIS

FIRST SHEET : SHEET 2 OF 12 SHEETS

# PHASE 4 STRATA PLAN LMS 4005

## SITEPLAN DETAIL



*Allen Titley*  
ALLEN TITLEY, BCL.S  
DATE APRIL 5th, 2001

SECOND SHEET : SHEET 3 OF 12 SHEETS

# PHASE 4 STRATA PLAN LMS 4005

### STATUTORY DECLARATION

I, THE UNDERSIGNED DO SOLEMNLY DECLARE THAT:  
 (1) I, THE UNDERSIGNED AM THE DULY AUTHORIZED AGENT OF THE OWNER/DEVELOPER, AND  
 (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]  
~~GRAHAM W. MACLEAN~~ ART FLEMMER  
 ALDERPARK (MACLEAN/VALHALLA) VENTURE LTD.

DECLARED BEFORE ME AT SURREY, B.C.  
 THIS 10 DAY OF APRIL, 2001.

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

ALDERPARK (MACLEAN/VALHALLA)  
 VENTURE LTD.

[Signature]  
 AUTHORIZED SIGNATORY  
~~GRAHAM W. MACLEAN~~  
 ART FLEMMER

WITNESS  
 NAME DAVID L. WORTHINGTON  
 ADDRESS 10430-144th  
ST., SURREY  
 OCCUPATION LAWYER

### NEW DEVELOPMENT CERTIFICATE

I, ALLEN TITLEY, BRITISH COLUMBIA LAND SURVEYOR HEREBY CERTIFY THAT THE BUILDINGS SHOWN IN THIS STRATA PLAN HAVE NOT, AS OF THE 5th DAY OF APRIL, 2001, BEEN PREVIOUSLY OCCUPIED.

DATED AT LANGLEY, B.C.  
 THIS 5th DAY OF APRIL, 2001.  
[Signature] BCLS

APPROVED AS PHASE 4 OF A 5 PHASE STRATA PLAN UNDER THE CONDOMINIUM ACT, THIS 23 DAY OF APRIL, 2001.

[Signature]  
 CITY APPROVING OFFICER  
 CITY OF SURREY  
**NICHOLAS LAI**

VANCOUVER CITY SAVINGS CREDIT UNION

[Signature]  
 AUTHORIZED SIGNATORY  
 NAME STUART LESLIE

[Signature]  
 AUTHORIZED SIGNATORY  
 NAME COWIN GRANT

[Signature]  
 WITNESS (AS TO BOTH SIGNATURES)  
 NAME SANDRA M. SCHERBAN  
 ADDRESS VANCOUVER CITY SAVINGS C.U.  
10TH FLOOR - 1837 BURNHAMTHORPE AVE  
VANCOUVER, BC  
 OCCUPATION LEANS ADMINISTRATOR

L-2276 HOLDINGS LTD.

[Signature]  
 AUTHORIZED SIGNATORY  
 CHUCK WESTFARD

[Signature]  
 WITNESS

NAME DAVID L. WORTHINGTON  
 ADDRESS 10430-144th  
ST., SURREY  
 OCCUPATION LAWYER

[Signature]  
 ALLEN TITLEY, BCLS

DATE APRIL 5th, 2001




SECOND SHEET : SHEET 4 OF 12 SHEETS


**PHASE 4 STRATA PLAN**  
**LMS 4005**

**CONDOMINIUM ACT**

NOTE: FORM 3 (VOTING RIGHTS) OMITTED  
AS THIS IS A RESIDENTIAL DEVELOPMENT

S.L. No.	SHEET No.	FORM 1		FORM 2	
		SCHEDULE OF UNIT ENTITLEMENT	UNIT ENTITLEMENT	SCHEDULE OF INTEREST UPON DESTRUCTION	INTEREST UPON DESTRUCTION
45	5,6		216		2299
46	5,6		216		2299
47	7,8		216		2449
48	7,8		217		2399
49	7,8		218		2369
50	7,8		215		2399
51	9,10		215		2379
52	9,10		216		2329
53	9,10		216		2329
54	9,10		216		2449
55	11,12		215		2349
56	11,12		216		2329
57	11,12		216		2329
58	11,12		215		2379
AGGREGATE, PHASE 4			3,023		33,086
AGGREGATE, PHASES 1, 2, 3 AND 4			12,531		137,642

APPROVED AS TO FORMS 1 AND 2  
THIS 25 DAY OF April, 2001.  
  
FOR THE SUPERINTENDENT OF REAL ESTATE

  
ALLEN TITLEY, BCL.S.

DATE APRIL 5th, 2001

SHEET 5 OF 12 SHEETS

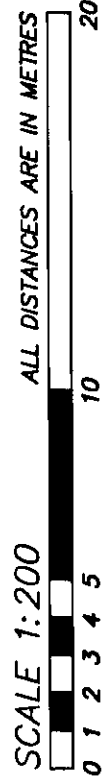
# BUILDING 20

# PHASE 4 STRATA PLAN

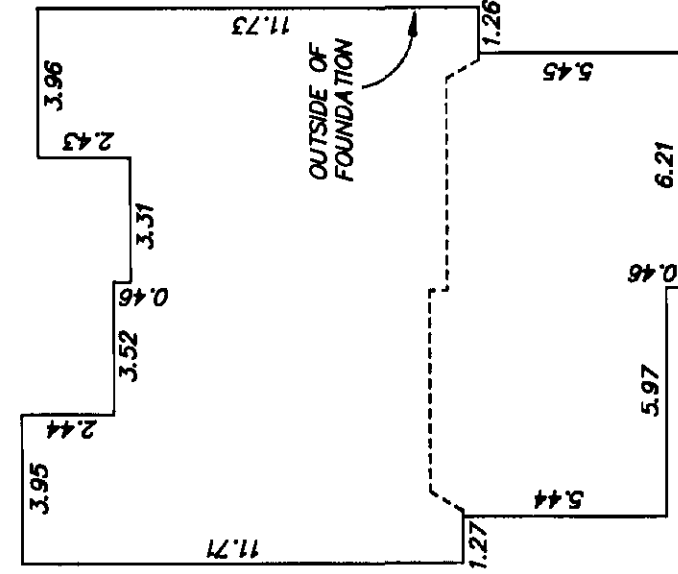
## LMS 4005

- Ⓧ - DENOTES LIMITED COMMON PROPERTY, PATIO
- Ⓧ - DENOTES LIMITED COMMON PROPERTY, DECK

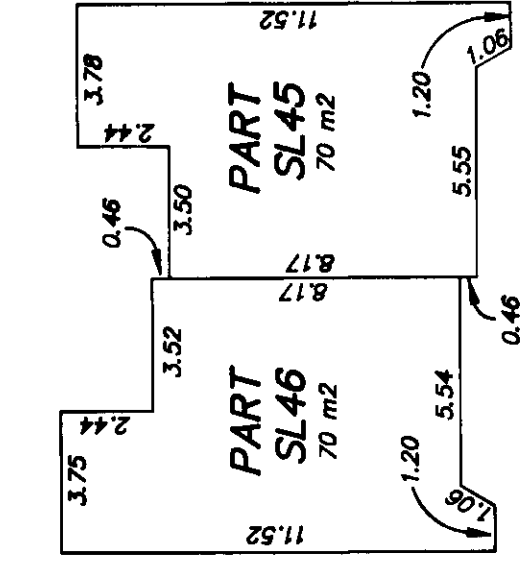
SCALE 1:200



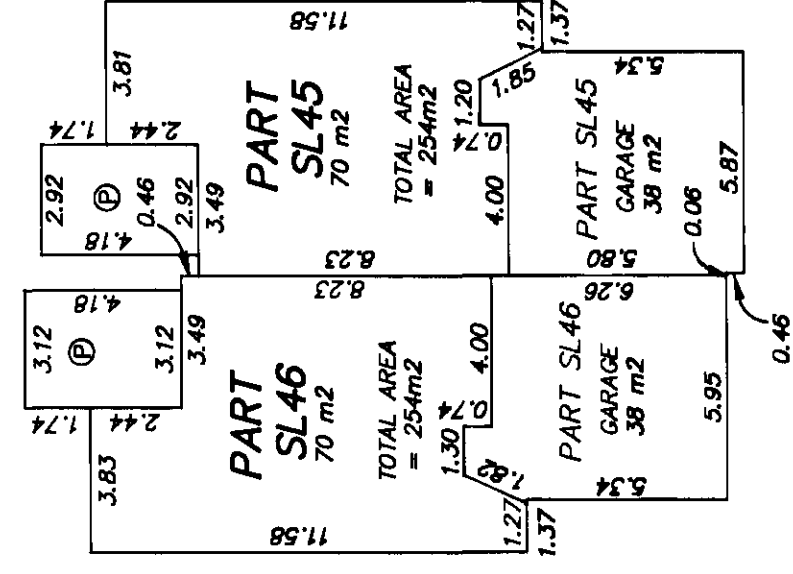
### FOUNDATION



### BASEMENT FLOOR PLAN



### MAIN FLOOR PLAN



*Allen Titley*  
ALLEN TITLEY, BCLS.

DATE APRIL 5th, 2001

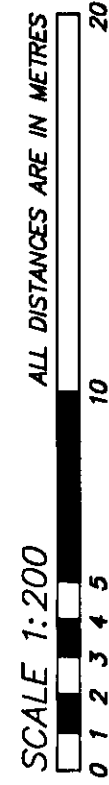
SHEET 6 OF 12 SHEETS

# PHASE 4 STRATA PLAN

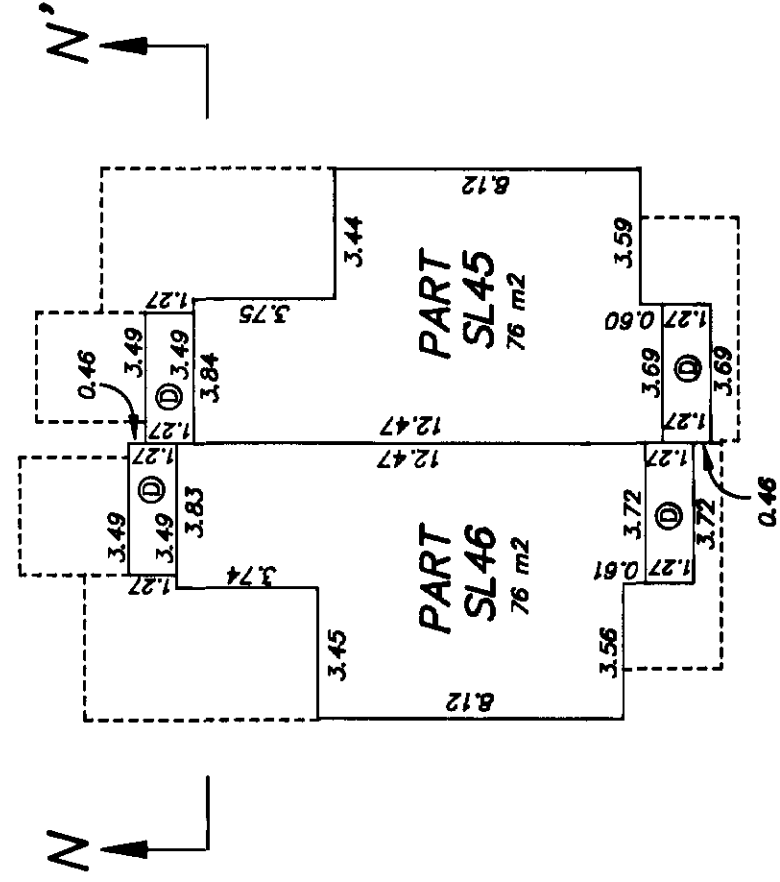
## LMS 4005

### BUILDING 20

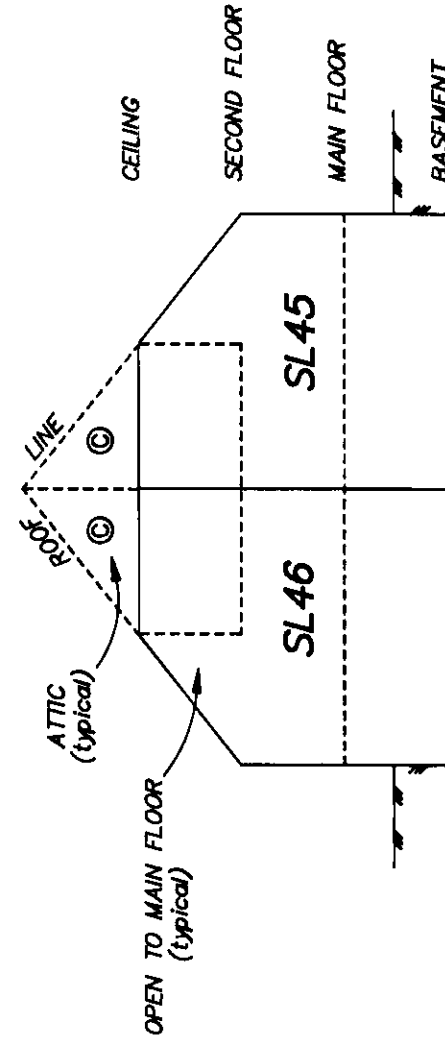
- ⊕ - DENOTES LIMITED COMMON PROPERTY, PATIO
- ⊙ - DENOTES LIMITED COMMON PROPERTY, DECK



## SECOND FLOOR PLAN



## SECTION N-N'



*Allen Titley*  
ALLEN TITLEY, BCL.S

DATE APRIL 5th, 2001

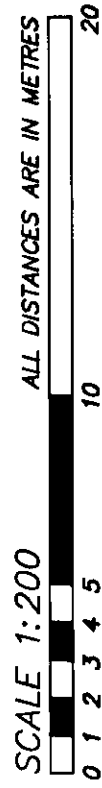
SHEET 7 OF 12 SHEETS

**BUILDING 19**

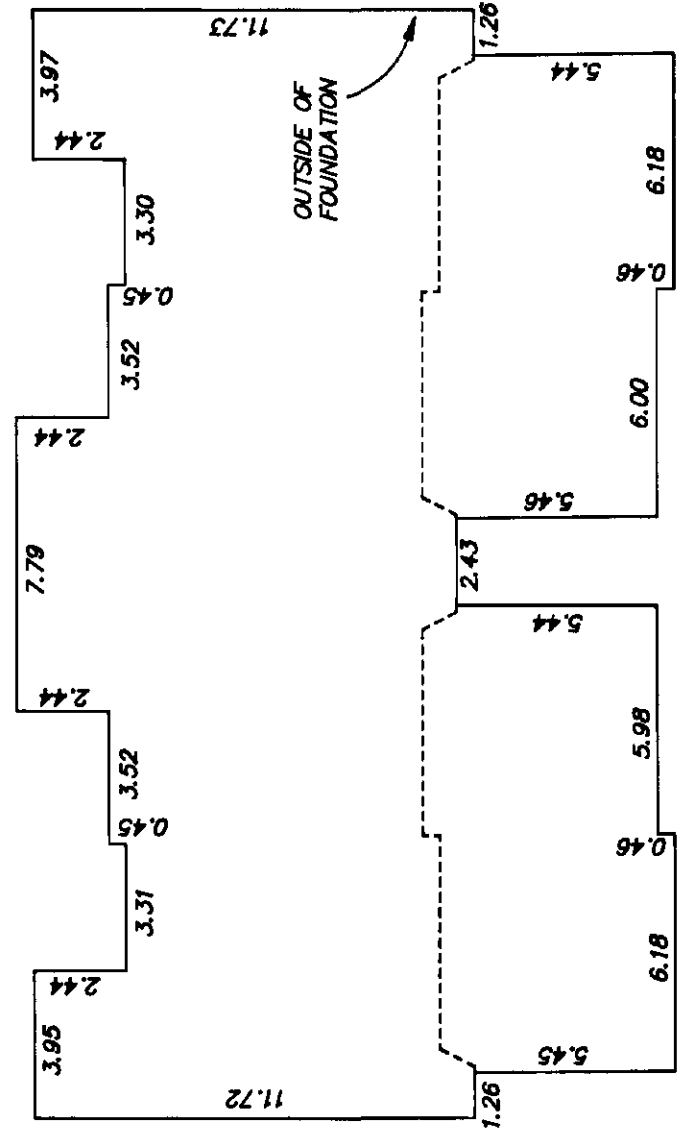
**PHASE 4 STRATA PLAN**  
**LMS 4005**

- Ⓢ - DENOTES LIMITED COMMON PROPERTY, PATIO
- Ⓣ - DENOTES LIMITED COMMON PROPERTY, DECK

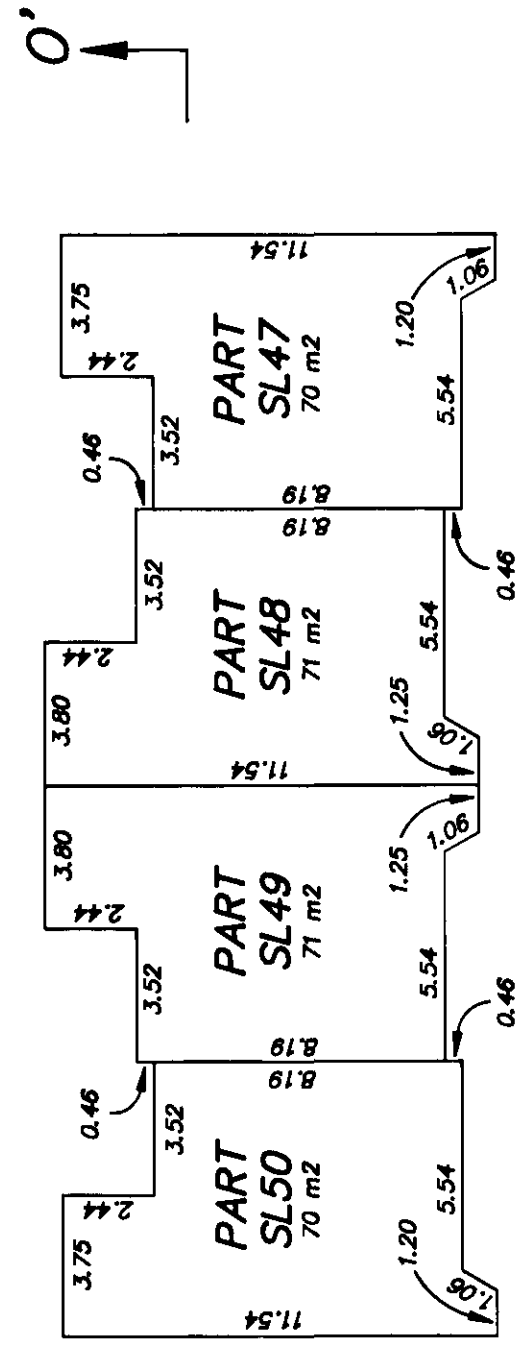
SCALE 1:200



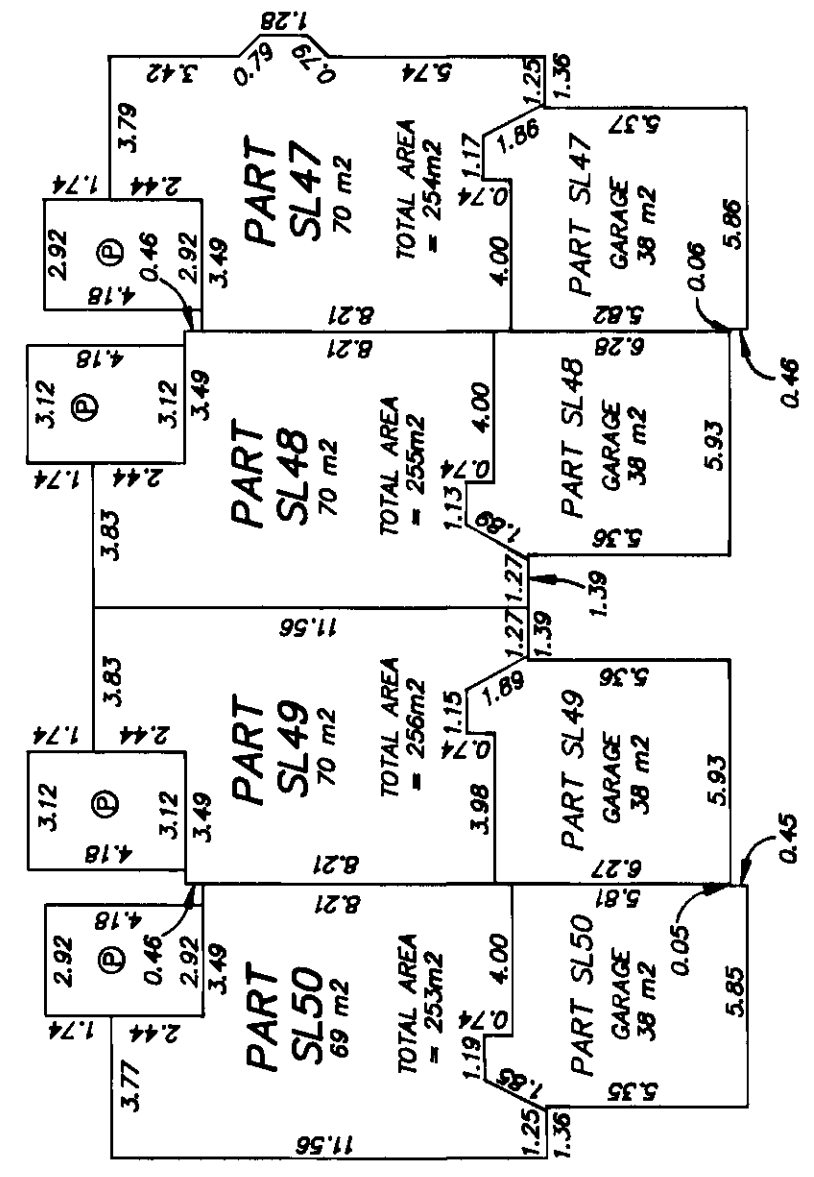
**FOUNDATION**



**BASEMENT FLOOR PLAN**



**MAIN FLOOR PLAN**



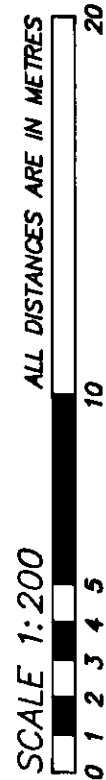
*Allen Tiley*  
ALLEN TILEY, BCL3

DATE APRIL 5th, 2001

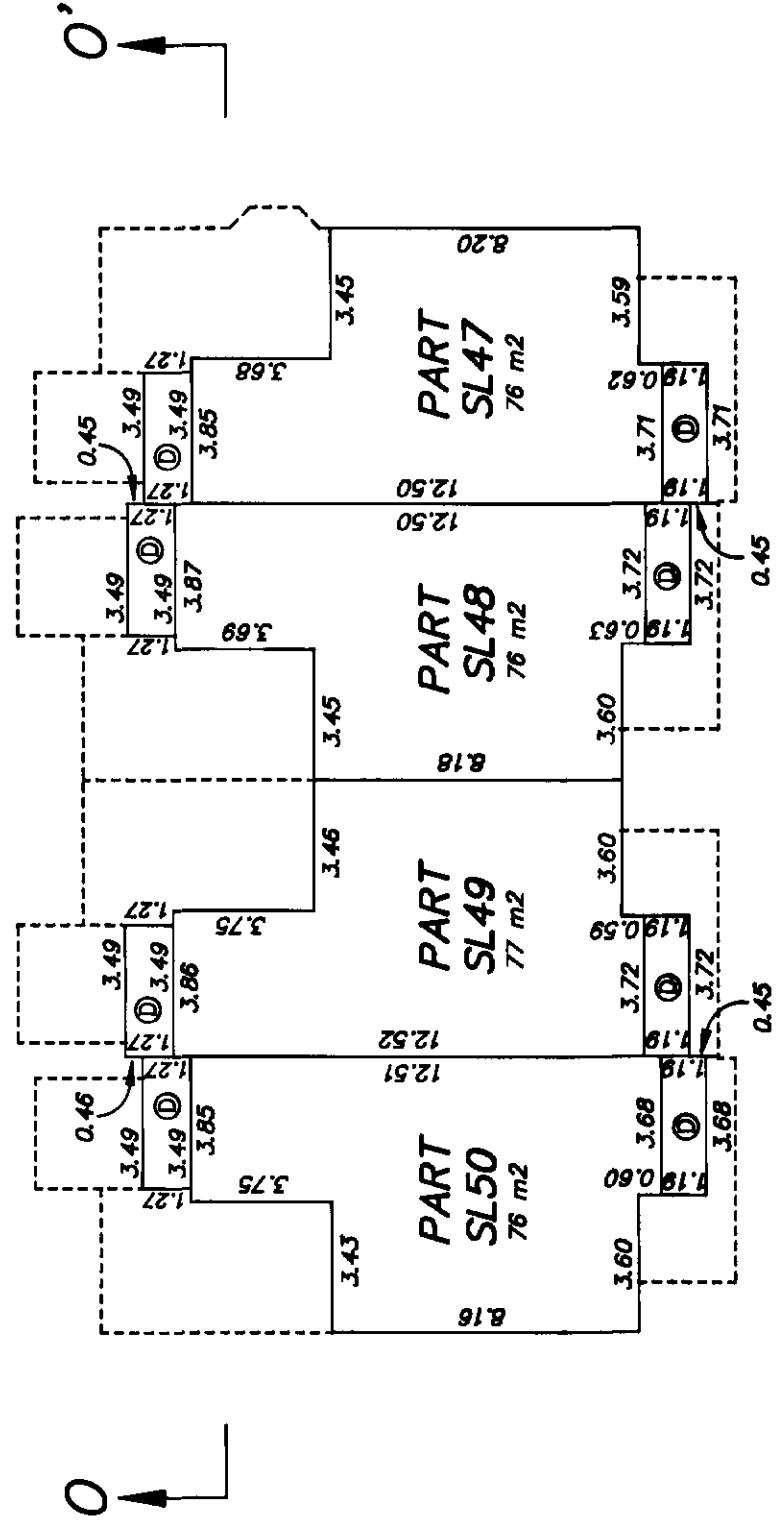
SHEET 8 OF 12 SHEETS

# BUILDING 19 PHASE 4 STRATA PLAN LMS 4005

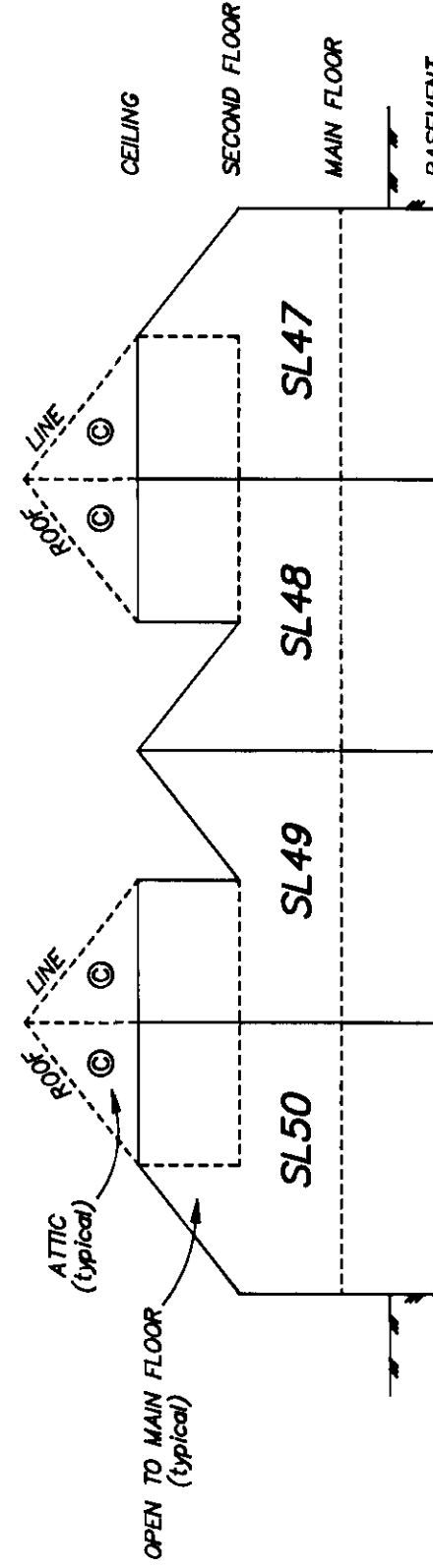
- ⊕ - DENOTES LIMITED COMMON PROPERTY, PATIO
- ⊙ - DENOTES LIMITED COMMON PROPERTY, DECK



## SECOND FLOOR PLAN



## SECTION 0-0'



*Allen Titley*  
ALLEN TITLEY, BCS.

DATE APRIL 5th, 2001

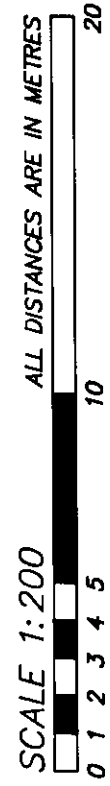
SHEET 9 OF 12 SHEETS

# BUILDING 17

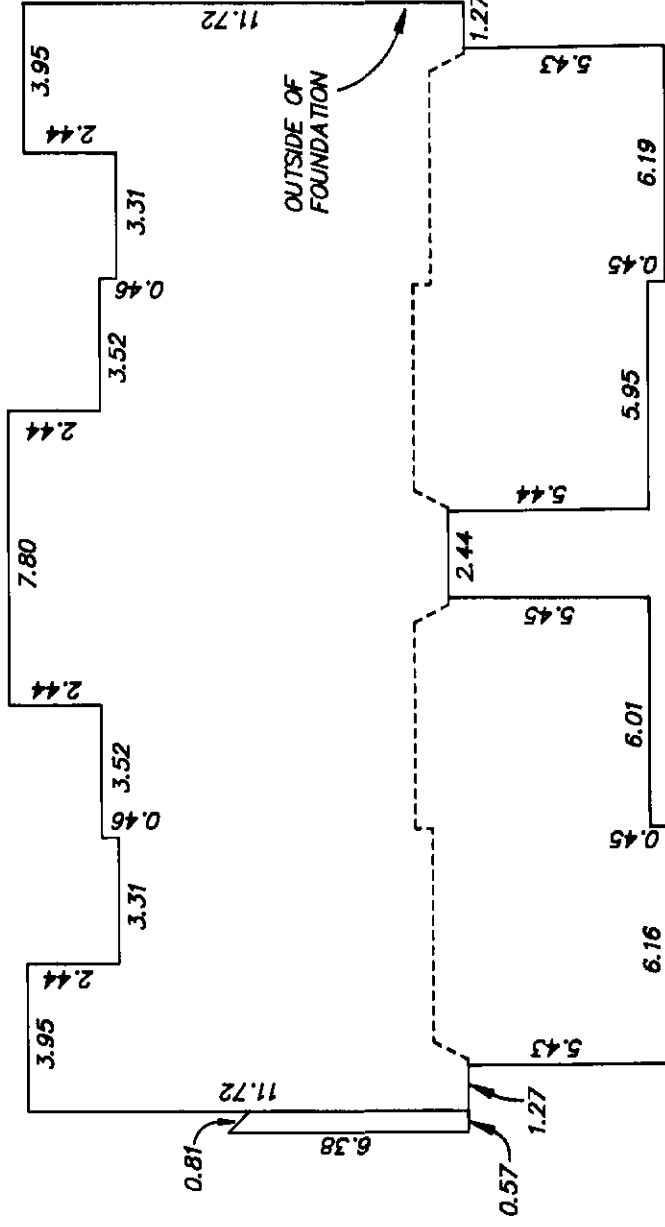
# PHASE 4 STRATA PLAN

## LMS 4005

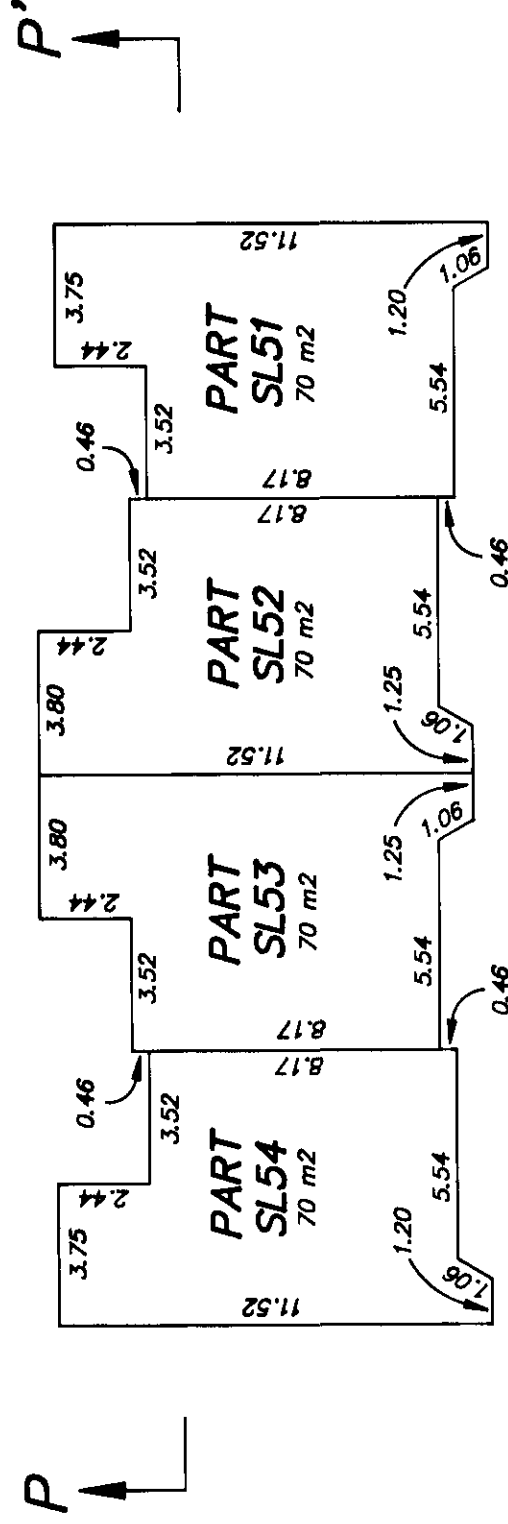
- ⊕ - DENOTES LIMITED COMMON PROPERTY, PATIO
- ⊙ - DENOTES LIMITED COMMON PROPERTY, DECK



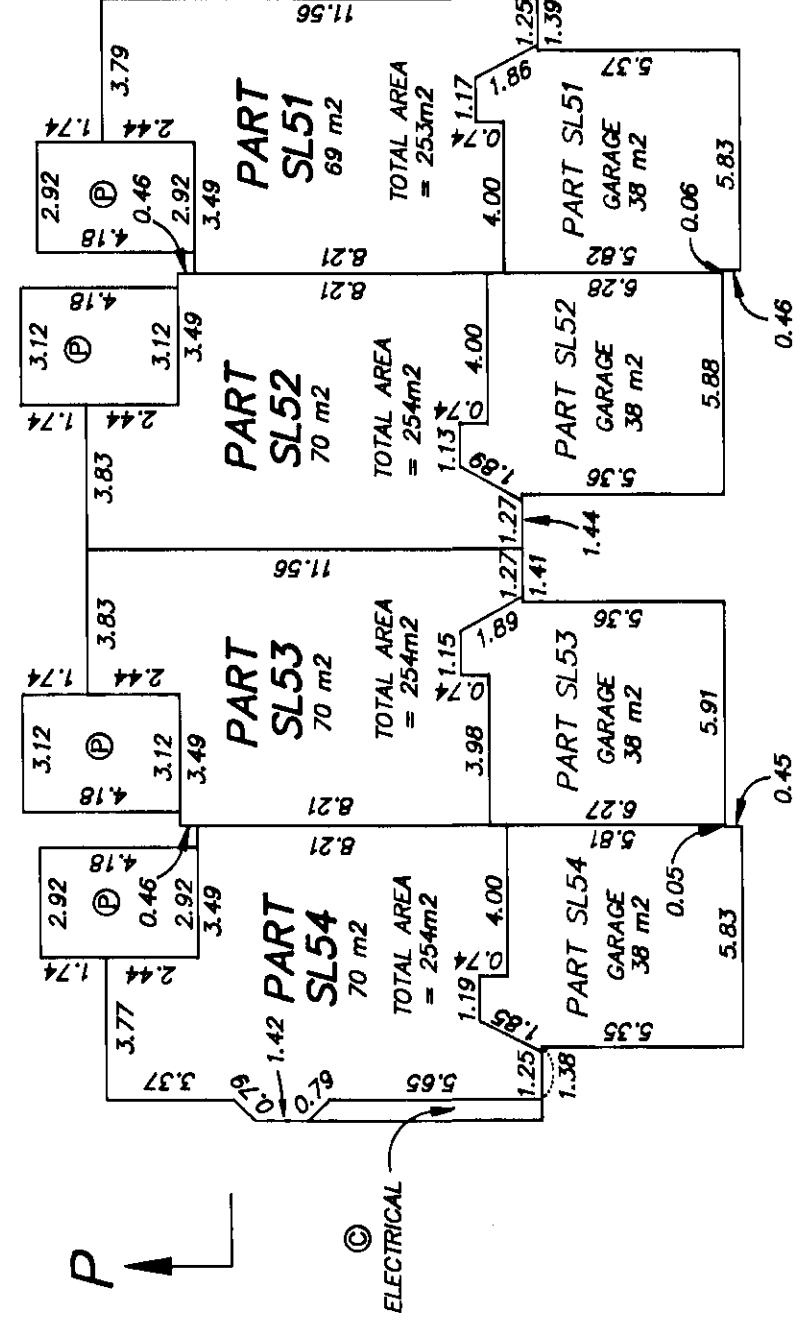
## FOUNDATION



## BASEMENT FLOOR PLAN



## MAIN FLOOR PLAN



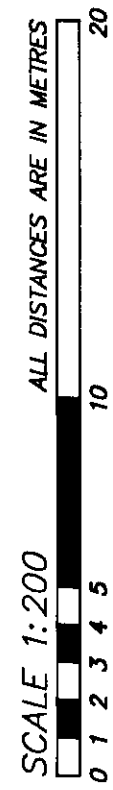
*Allen Titley*  
ALLEN TITLEY, BCL.S

DATE APRIL 5th, 2001

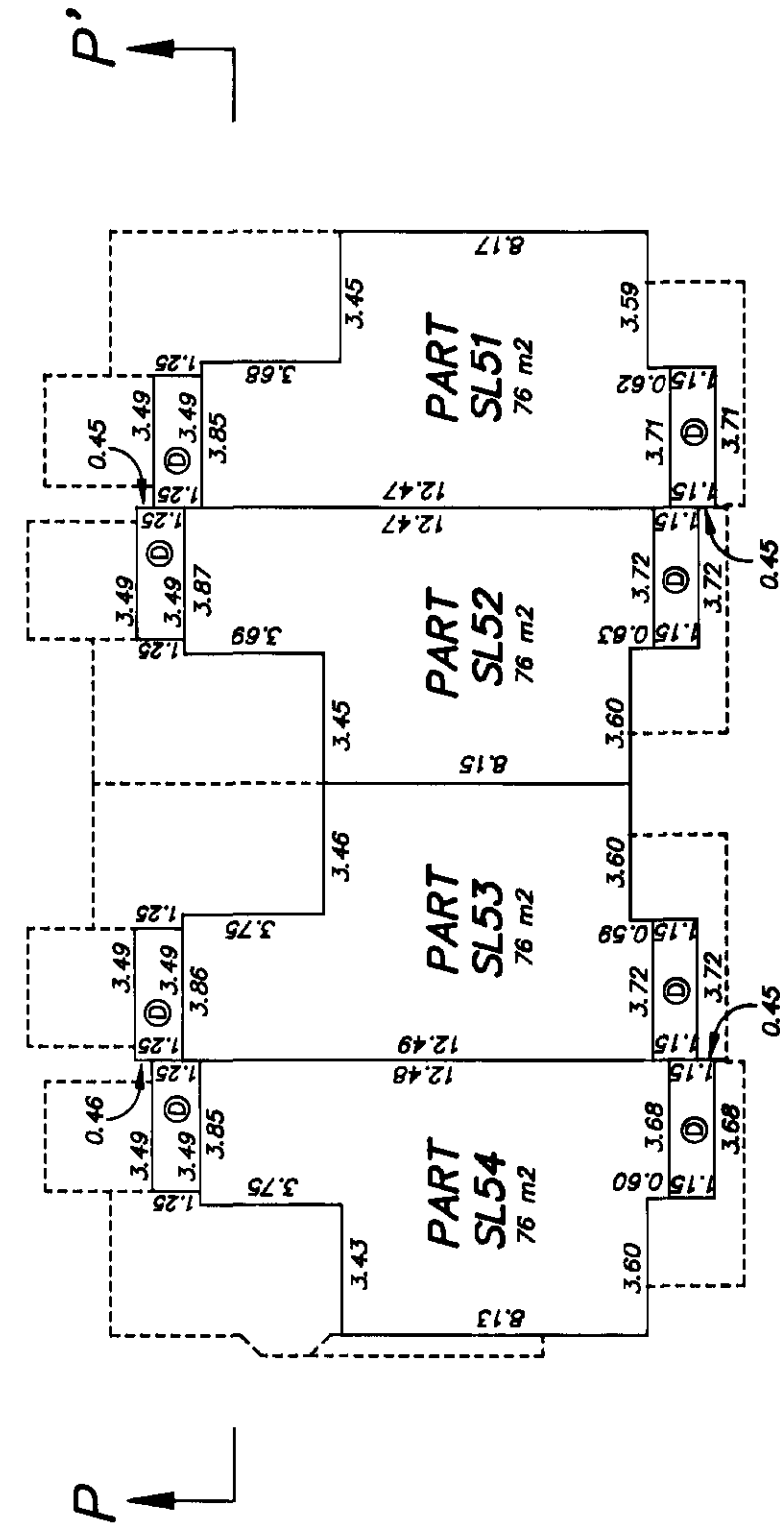
SHEET 10 OF 12 SHEETS

# BUILDING 17 PHASE 4 STRATA PLAN LMS 4005

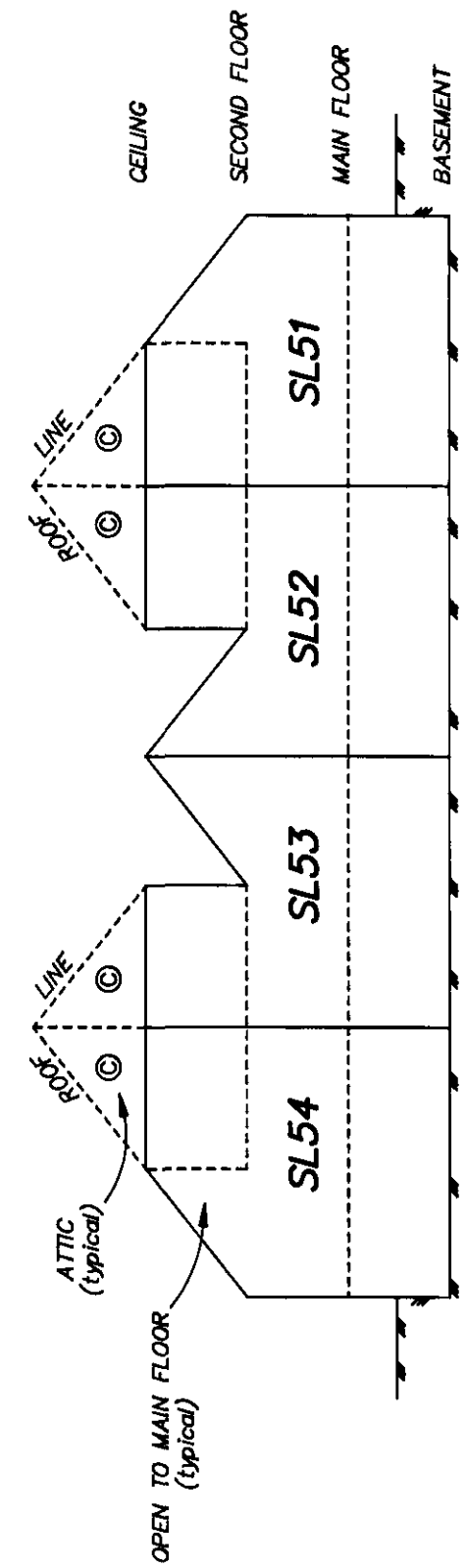
- ⊕ - DENOTES LIMITED COMMON PROPERTY, PATIO
- ⊙ - DENOTES LIMITED COMMON PROPERTY, DECK



## SECOND FLOOR PLAN



## SECTION P-P'



*Allen Titley*  
ALLEN TITLEY, BCL.S.

DATE APRIL 5th, 2001

SHEET 11 OF 12 SHEETS

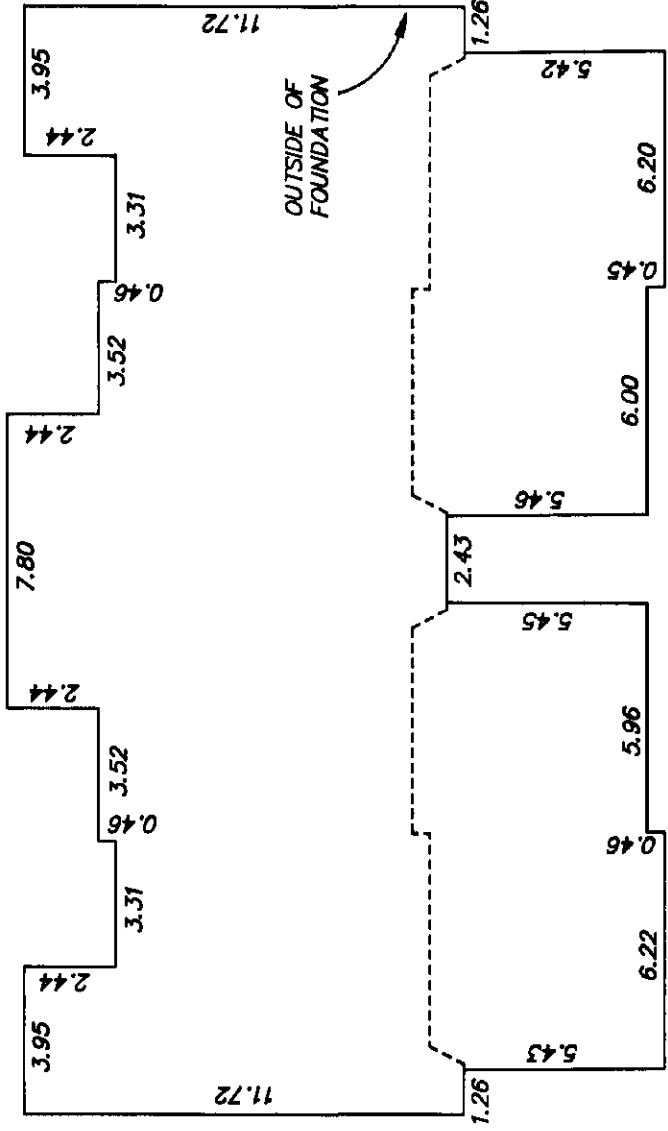
# BUILDING 18

# PHASE 4 STRATA PLAN LMS 4005

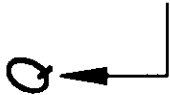
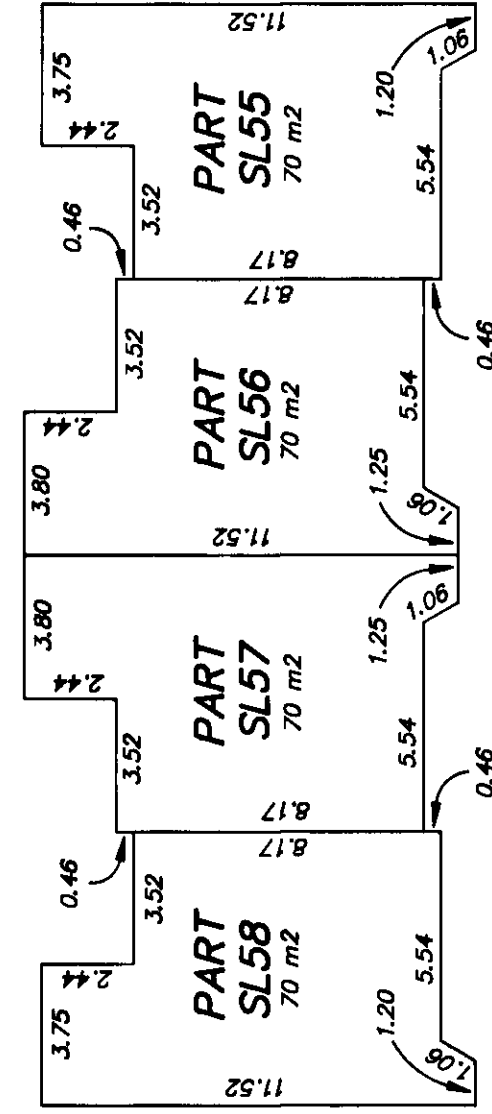
- ⊕ - DENOTES LIMITED COMMON PROPERTY, PATIO
- Ⓧ - DENOTES LIMITED COMMON PROPERTY, DECK



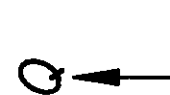
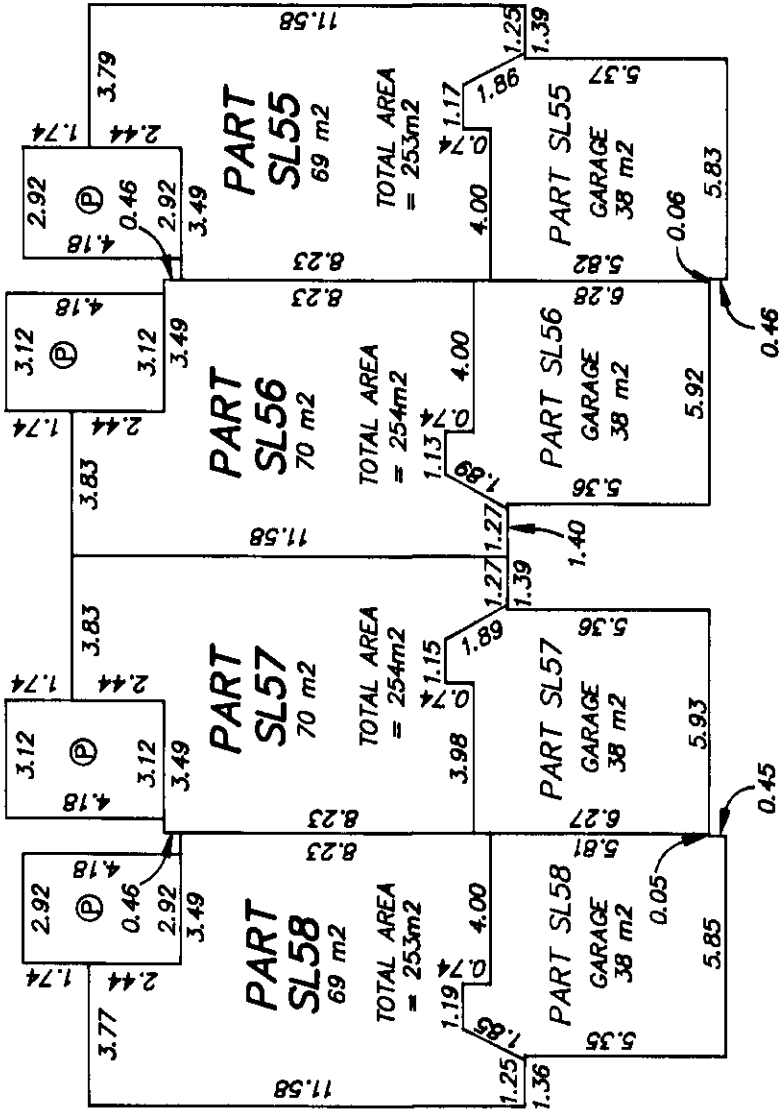
## FOUNDATION



## BASEMENT FLOOR PLAN



## MAIN FLOOR PLAN



*Allen Titley*  
ALLEN TITLEY, BCL.S.

DATE APRIL 5th, 2001



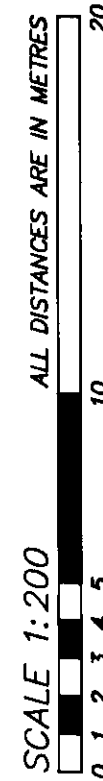
SHEET 12 OF 12 SHEETS

# PHASE 4 STRATA PLAN

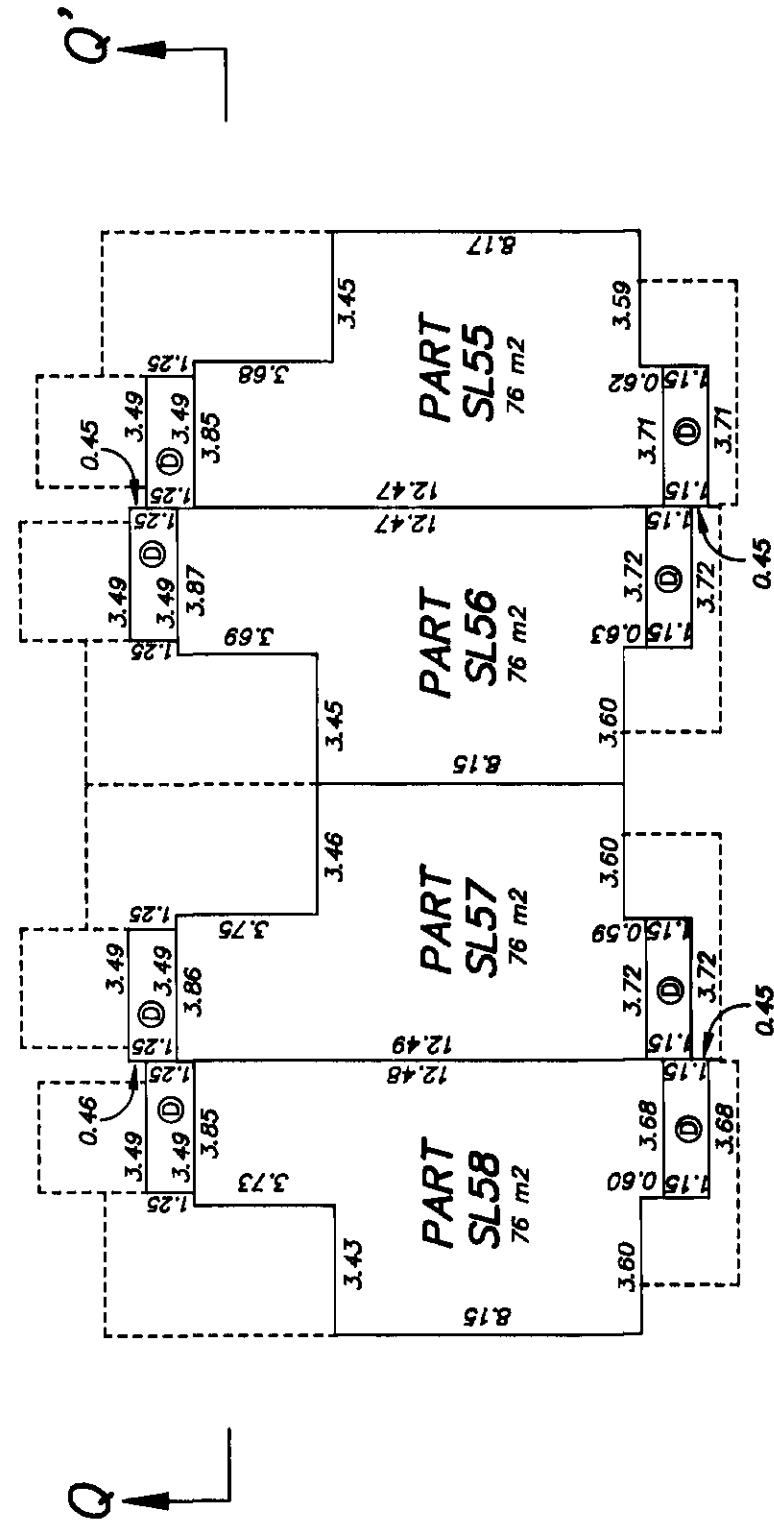
## LMS 4005

### BUILDING 18

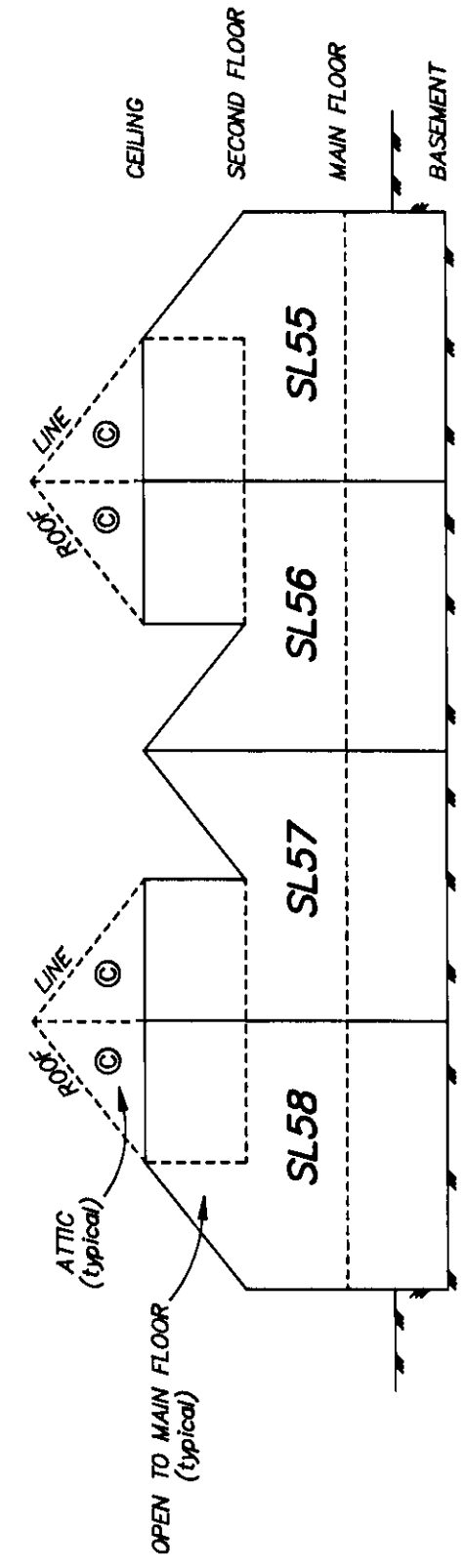
- ⊕ - DENOTES LIMITED COMMON PROPERTY, PATIO
- ⊙ - DENOTES LIMITED COMMON PROPERTY, DECK



## SECOND FLOOR PLAN



## SECTION Q-Q'



*Allen Titley*  
ALLEN TITLEY, BCLS

DATE APRIL 5th, 2001

FIRST SHEET : SHEET 1 OF 12 SHEETS

STRATA PLAN OF LOT 4 EXCEPT PHASE 5 STRATA PLAN PHASES ONE, TWO, THREE AND FOUR STRATA PLAN LMS4005 SEC 9 TP 2 NWD PLAN LMP40969

SCALE 1:1250 ALL DISTANCES ARE IN METRES  
0 10 20 30 40 60 80 100 125  
BCGS 92G.016 "CITY OF SURREY"

LEGEND

- - DENOTES CONTROL MONUMENT FOUND
- ⊙ - DENOTES STANDARD CAPPED POST FOUND
- - DENOTES STANDARD IRON POST FOUND
- S.L. - DENOTES STRATA LOT
- ⊙ - DENOTES COMMON PROPERTY
- ⊙ - DENOTES LIMITED COMMON PROPERTY, PATIO
- ⊙ - DENOTES LIMITED COMMON PROPERTY, DECK
- m2 - DENOTES SQUARE METRES
- BLDG - DENOTES BUILDING

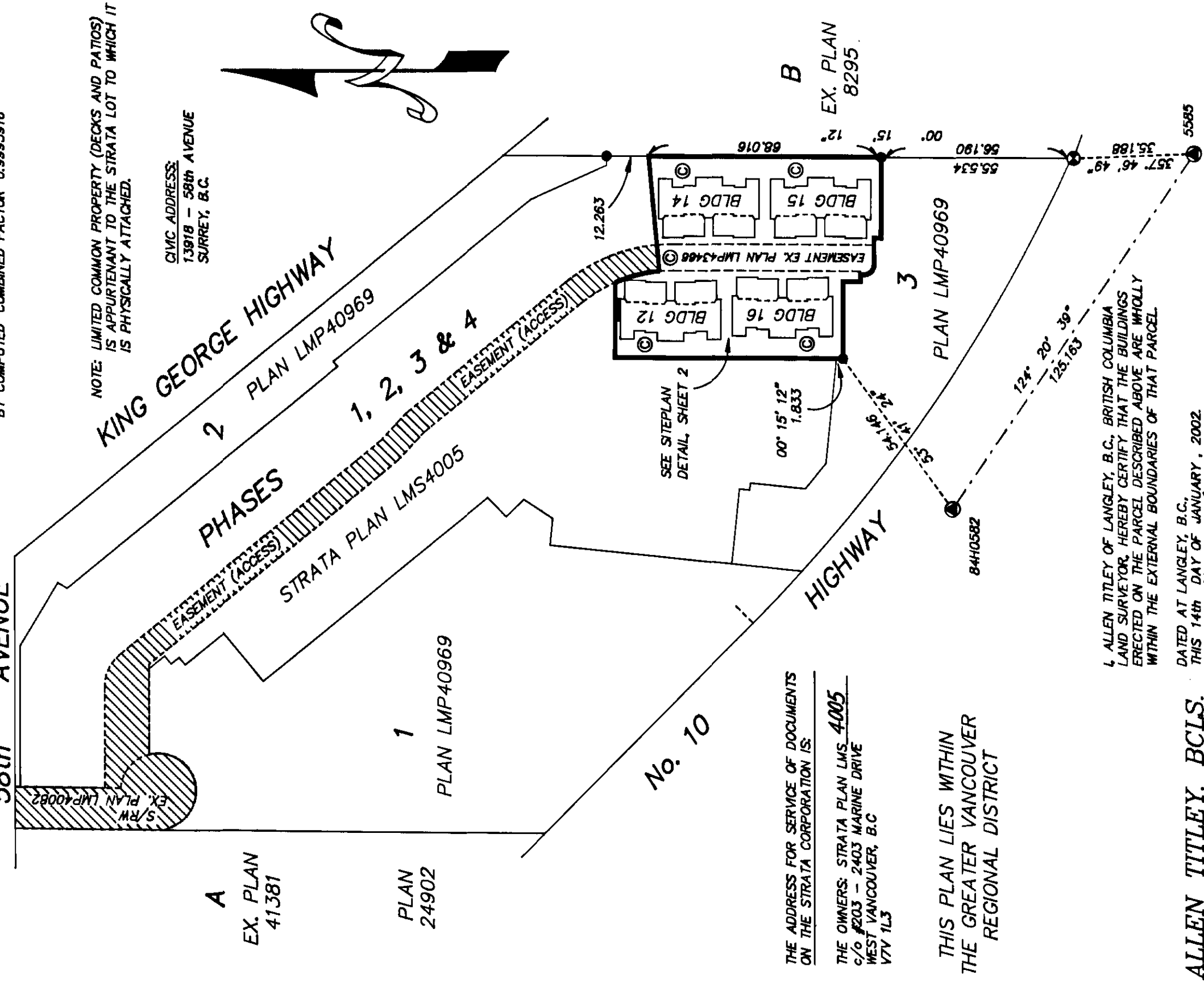
GRID BEARINGS ARE DERIVED FROM OBSERVATIONS BETWEEN CONTROL MONUMENTS 84H0582 AND 5585. INTEGRATED SURVEY AREA NUMBER 1, CITY OF SURREY, NAD83 (CSRS)

DEPOSITED AND REGISTERED IN THE LAND TITLE OFFICE AT NEW WESTMINSTER, B.C., THIS 10<sup>TH</sup> DAY OF APRIL, 2002.  
DEPUTY REGISTRAR  
REF No. 8116903

THIS PLAN SHOWS GROUND-LEVEL MEASURED DISTANCES. PRIOR TO COMPUTATION OF U.T.M. COORDINATES, MULTIPLY BY COMPUTED COMBINED FACTOR 0.9995916

NOTE: LIMITED COMMON PROPERTY (DECKS AND PATIOS) IS APPURTENANT TO THE STRATA LOT TO WHICH IT IS PHYSICALLY ATTACHED.

CIVIC ADDRESS:  
13918 - 58th AVENUE  
SURREY, B.C.



THE ADDRESS FOR SERVICE OF DOCUMENTS ON THE STRATA CORPORATION IS:  
THE OWNERS: STRATA PLAN LMS 4005  
c/o #203 - 2403 MARINE DRIVE  
WEST VANCOUVER, B.C.  
V7V 1L3

THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT

I, ALLEN TITLEY OF LANGLEY, 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 LANGLEY, B.C. THIS 14th DAY OF JANUARY, 2002.

Allen Titley  
ALLEN TITLEY

ALLEN TITLEY, BCLS.  
24455 - 50th AVENUE, LANGLEY, B.C.  
V2Z 1E3  
PHONE : 857-1166  
FILE : 95-67 PH5

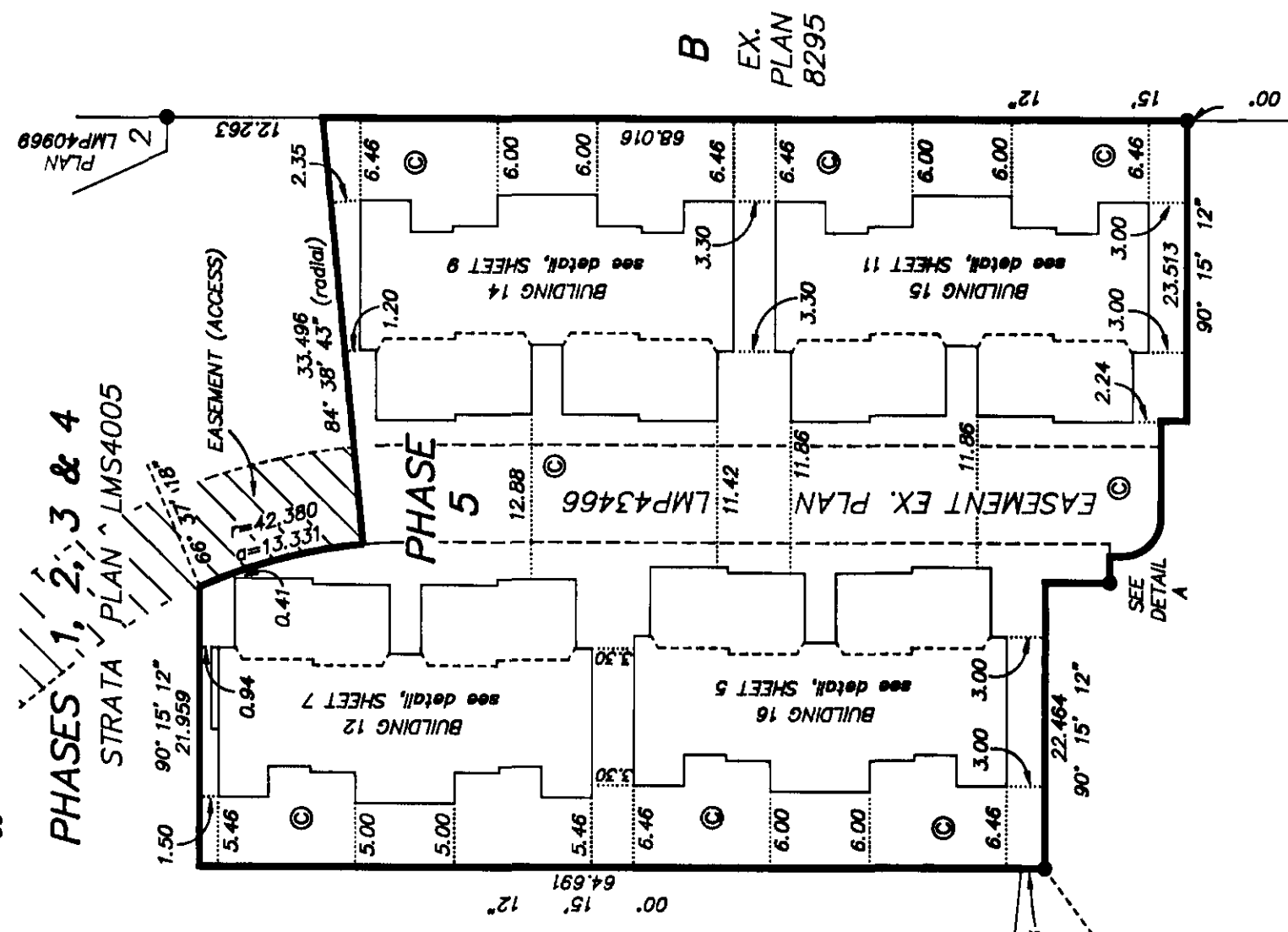
BCLS

FIRST SHEET : SHEET 2 OF 12 SHEETS

# SITEPLAN DETAIL

## PHASE 5 STRATA PLAN

### LMS 4005



PHASES 1, 2, 3 & 4  
STRATA PLAN LMS4005

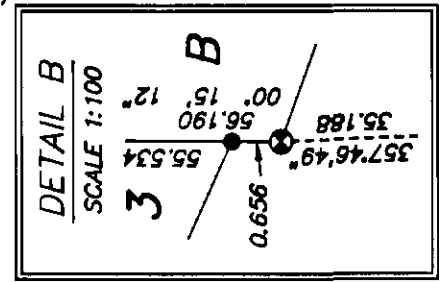
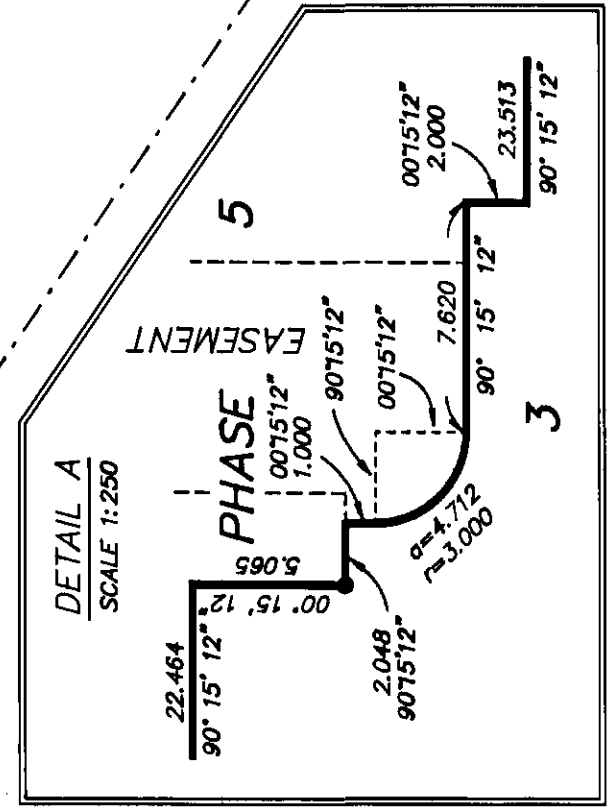
PLAN LMP40969

PHASES 1, 2, 3 & 4  
STRATA PLAN LMS4005



PLAN LMP40969

### No. 10 HIGHWAY



*Allen Tittley*  
ALLEN TITLEY, BCLS.

DATE JANUARY 14th, 2002

SECOND SHEET : SHEET 3 OF 12 SHEETS

# PHASE 5 STRATA PLAN LMS 4005

## STATUTORY DECLARATION

I, THE UNDERSIGNED DO SOLEMNLY DECLARE THAT:  
(1) I, THE UNDERSIGNED AM THE DULY AUTHORIZED AGENT OF THE OWNER/DEVELOPER, AND  
(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]  
GRAHAM W. MACLEAN  
ALDERPARK (MACLEAN/VALHALLA) VENTURE LTD.

DECLARED BEFORE ME AT West Vancouver, B.C.  
THIS 28 DAY OF JANUARY, 2002.

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

JOY M.J. RUSSELL, NOTARY PUBLIC  
#204-2403 MARINE DR.  
WEST VANC. BC. V7V1L3  
(604) 906 4450  
ALDERPARK (MACLEAN/VALHALLA)  
VENTURE LTD.

[Signature]  
AUTHORIZED SIGNATORY  
GRAHAM W. MACLEAN

[Signature]  
WITNESS  
NAME JOY M.J. RUSSELL  
ADDRESS #204-2403 MARINE DR.  
WEST VANC BC V7V1L3  
OCCUPATION NOTARY PUBLIC

## NEW DEVELOPMENT CERTIFICATE

I, ALLEN TITLEY, BRITISH COLUMBIA LAND SURVEYOR HEREBY CERTIFY THAT THE BUILDINGS SHOWN IN THIS STRATA PLAN HAVE NOT, AS OF THE 14th DAY OF JANUARY, 2002, BEEN PREVIOUSLY OCCUPIED.

DATED AT LANGLEY, B.C.  
THIS 14th DAY OF JANUARY, 2002.  
[Signature] BCLS

L-2276 HOLDINGS LTD.

[Signature]  
AUTHORIZED SIGNATORY  
CHUCK WESTGARD

[Signature]  
WITNESS  
NAME CARRIE FLEMMER  
ADDRESS 12221-72 AVE  
SURREY BC  
OCCUPATION REALTOR

APPROVED AS PHASE 5 OF A 5 PHASE STRATA PLAN UNDER THE CONDOMINIUM ACT.  
THIS 7th DAY OF MARCH, 2002.

[Signature]  
CITY APPROVING OFFICER  
CITY OF SURREY

VANCOUVER CITY SAVINGS CREDIT UNION

[Signature]  
AUTHORIZED SIGNATORY  
NAME STUART LESLIE

[Signature]  
AUTHORIZED SIGNATORY  
NAME COLEEN GRANT  
WITNESS (AS TO BOTH SIGNATURES)  
[Signature]  
[Signature]

NAME SANDRA M. SCHERBAN  
910 VANUITY SAVINGS C.U.  
ADDRESS 107 FLEWELL  
183 TERMINAS AVE.  
VANCOUVER BC  
OCCUPATION LEASIS ADMINISTRATOR

BROOMFIELDS HOLDINGS LTD.

[Signature]  
AUTHORIZED SIGNATORY  
NAME GRAHAM W. MACLEAN

[Signature]  
AUTHORIZED SIGNATORY  
NAME JOY M.J. RUSSELL  
WITNESS  
[Signature]

ADDRESS #204-2403 MARINE DR  
WEST VANC BC V7V1L3  
OCCUPATION NOTARY PUBLIC

[Signature]  
ALLEN TITLEY, BCLS

DATE JANUARY 14th, 2002

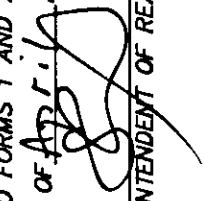
SECOND SHEET : SHEET 4 OF 12 SHEETS

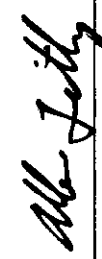
PHASE 5 STRATA PLAN  
LMS 4005

CONDOMINIUM ACT

NOTE: FORM 3 (VOTING RIGHTS) OMITTED  
AS THIS IS A RESIDENTIAL DEVELOPMENT

S.L. No.	SHEET No.	FORM 1	FORM 2
		SCHEDULE OF UNIT ENTITLEMENT	SCHEDULE OF INTEREST UPON DESTRUCTION
59	5,6	215	2499
60	5,6	216	2459
61	5,6	216	2459
62	5,6	215	2499
63	7,8	215	2499
64	7,8	218	2459
65	7,8	217	2459
66	7,8	216	2499
67	9,10	216	2549
68	9,10	216	2489
69	9,10	216	2489
70	9,10	215	2489
71	11,12	215	2499
72	11,12	216	2459
73	11,12	216	2459
74	11,12	215	2459
AGGREGATE, PHASE 5		3,453	39,724
AGGREGATE, PHASES 1, 2, 3, 4 AND 5		15,984	177,366

APPROVED AS TO FORMS 1 AND 2  
THIS 4 DAY OF APRIL, 2002.  
  
FOR THE SUPERINTENDENT OF REAL ESTATE

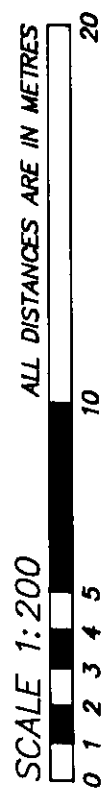
  
ALLEN TITLEY, BCLS

DATE JANUARY 14th, 2002

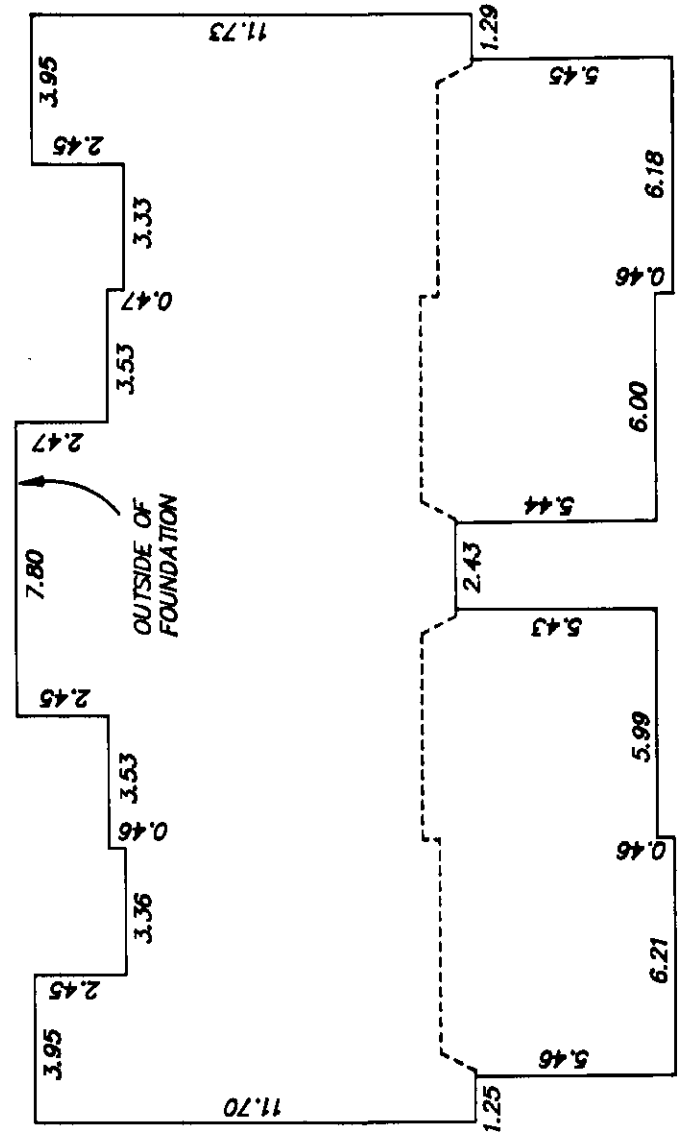
SHEET 5 OF 12 SHEETS

# BUILDING 16

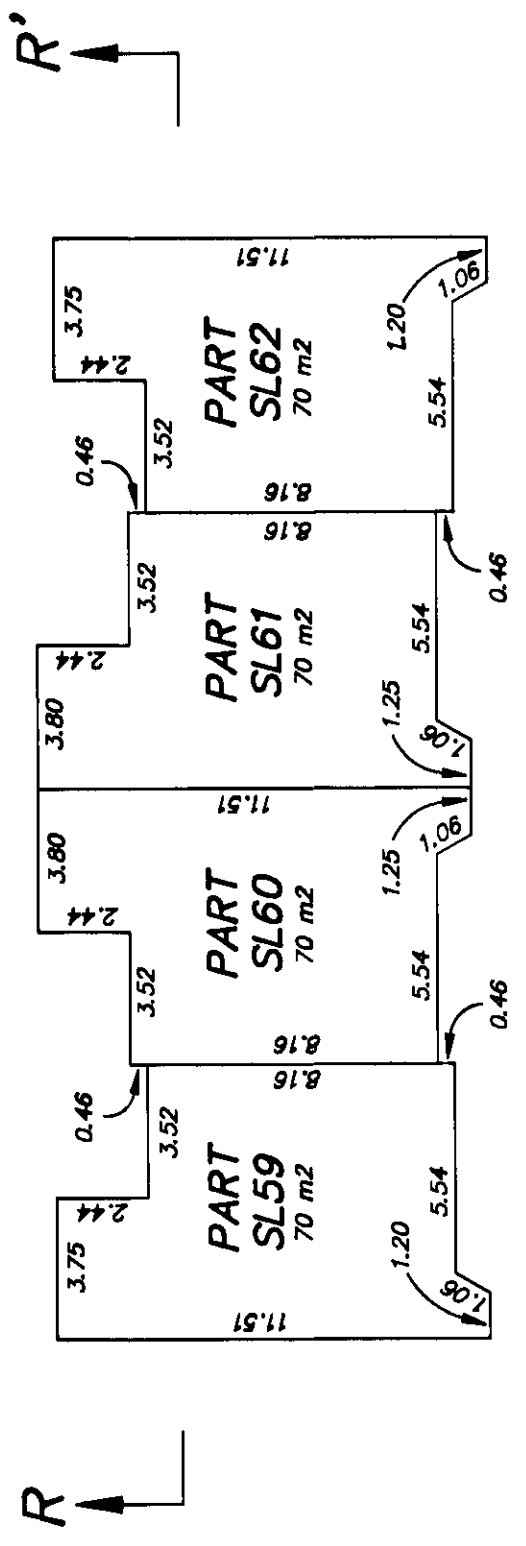
# PHASE 5 STRATA PLAN LMS 4005



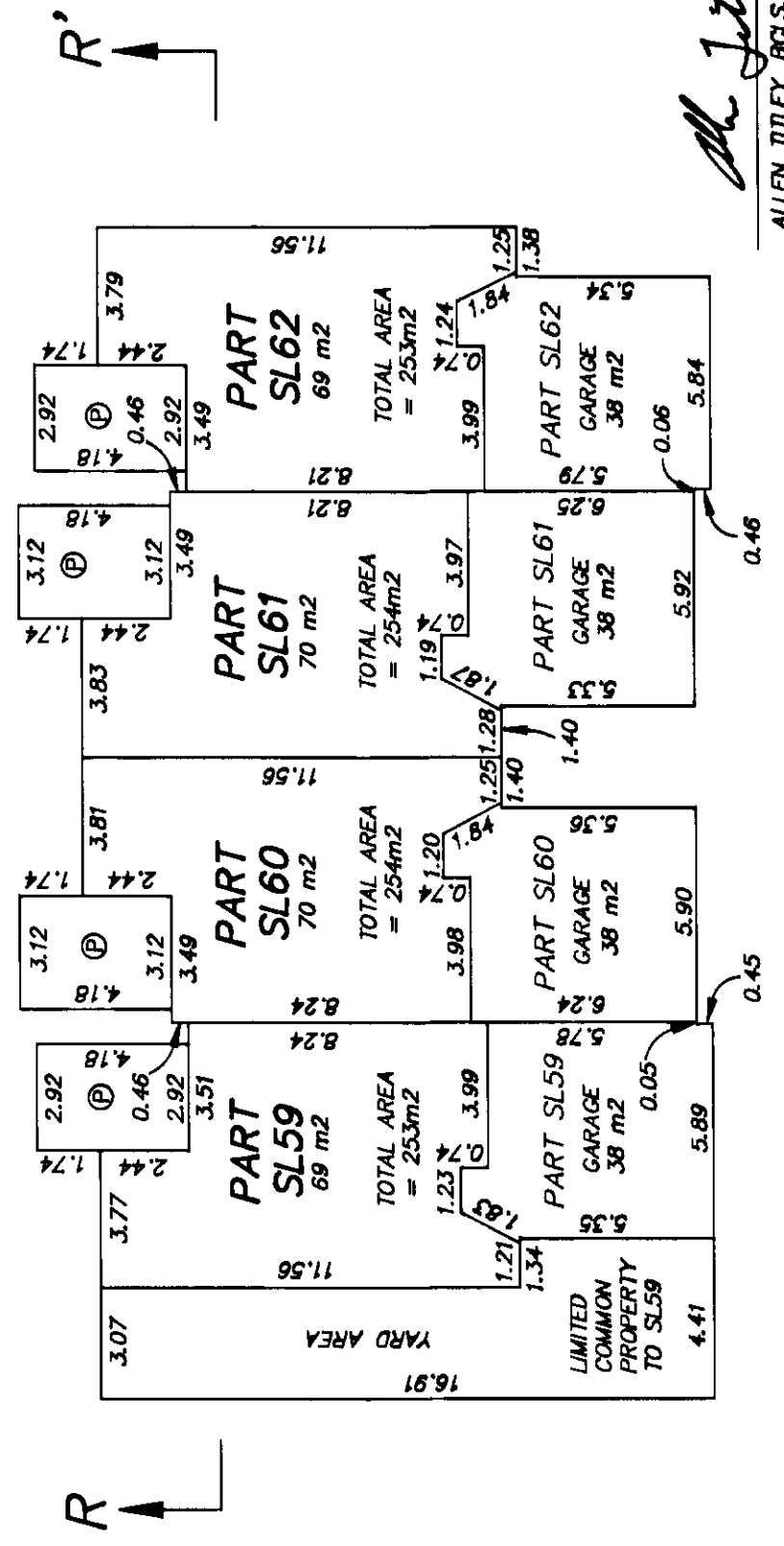
## FOUNDATION



## BASEMENT FLOOR PLAN



## MAIN FLOOR PLAN



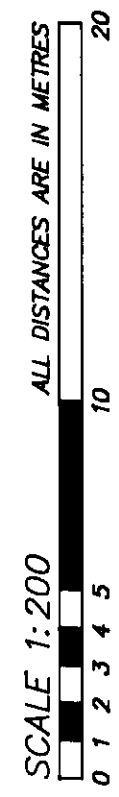
*Allen Titley*  
ALLEN TITLEY, BCL.S.

DATE JANUARY 14th, 2002

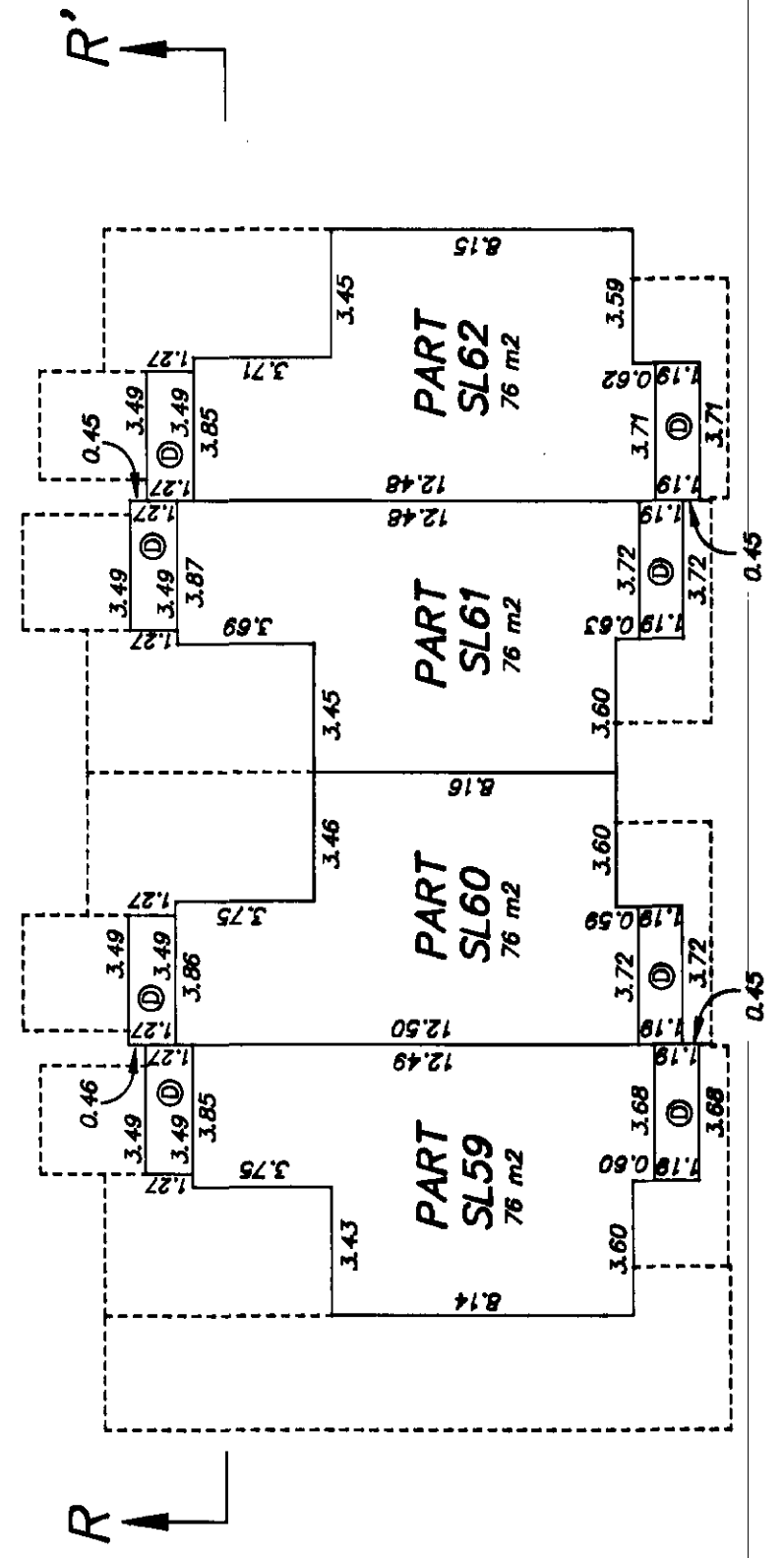
REV. 1

SHEET 6 OF 12 SHEETS

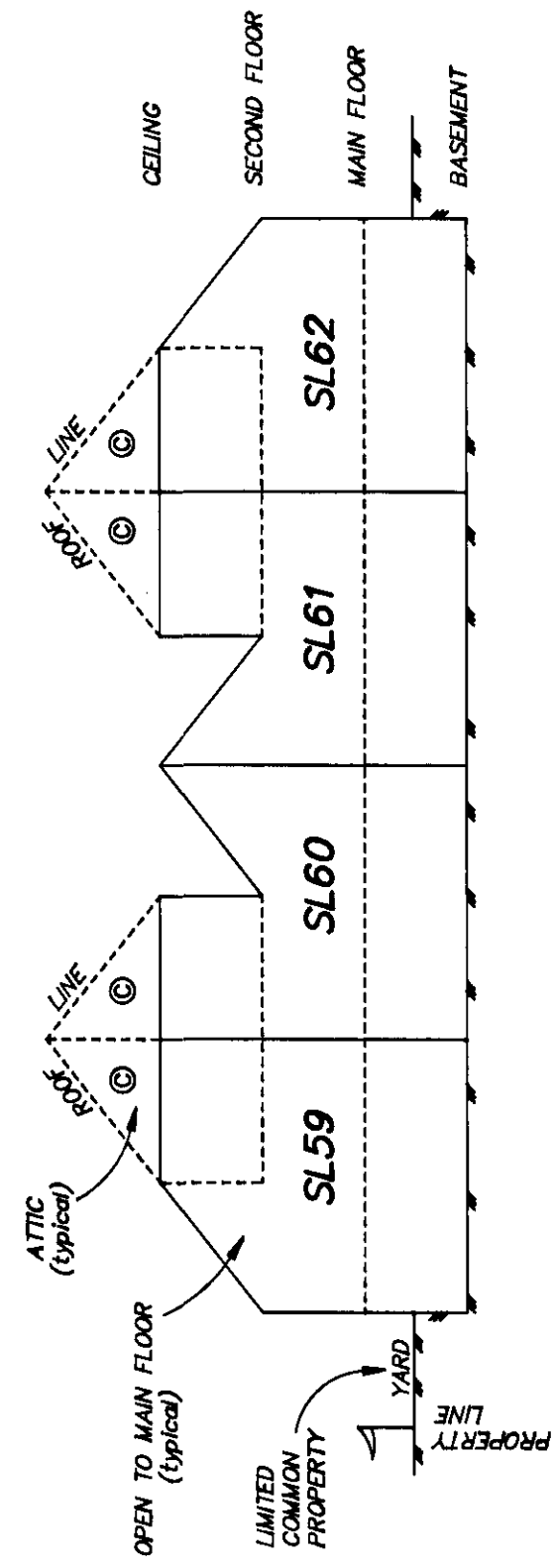
# BUILDING 16 PHASE 5 STRATA PLAN LMS 4005



## SECOND FLOOR PLAN



## SECTION R-R'



*Allen Titley*  
ALLEN TITLEY, BQ.S.

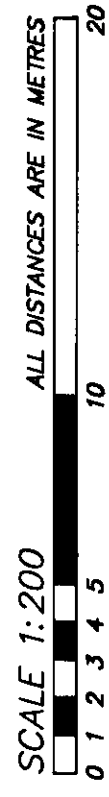
DATE JANUARY 14th, 2002

REV. 1

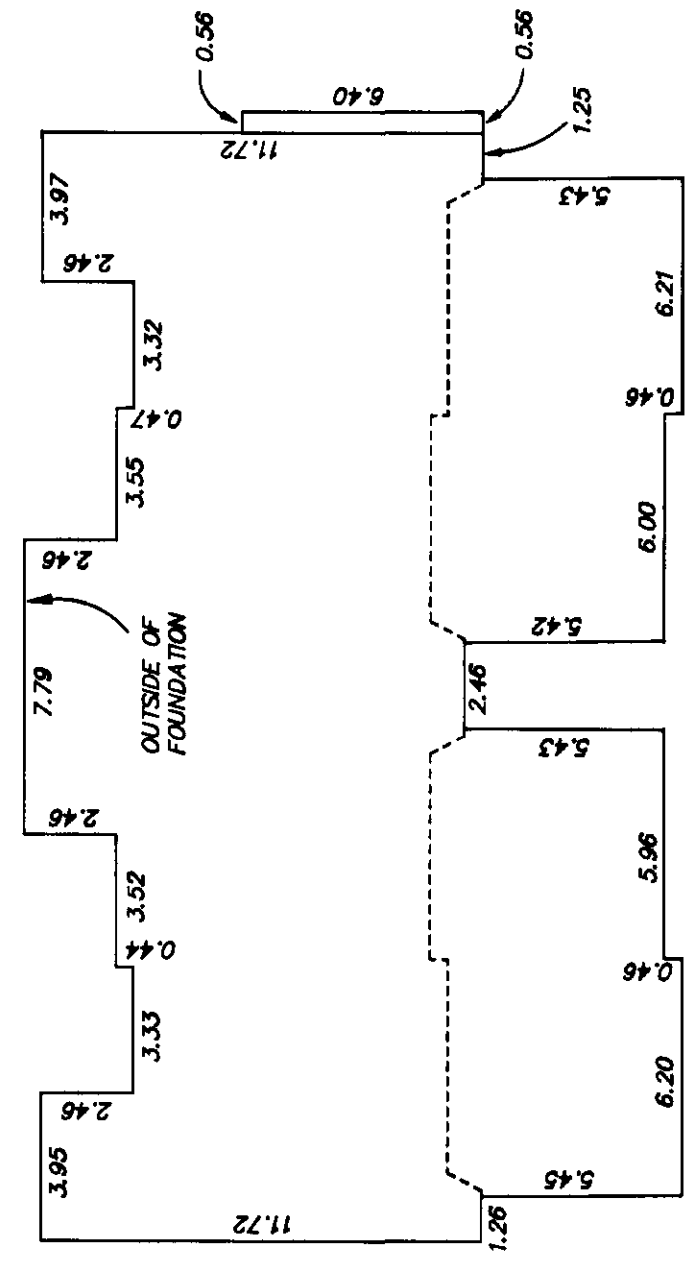
SHEET 7 OF 12 SHEETS

**BUILDING 12**

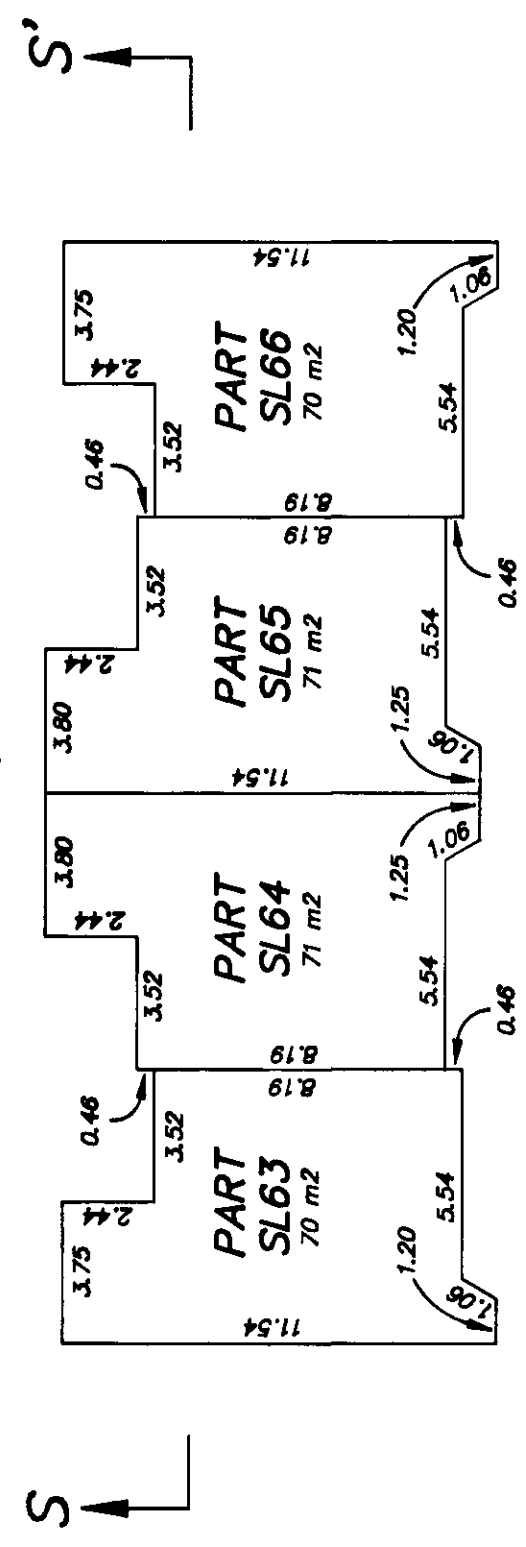
**PHASE 5 STRATA PLAN**  
**LMS 4005**



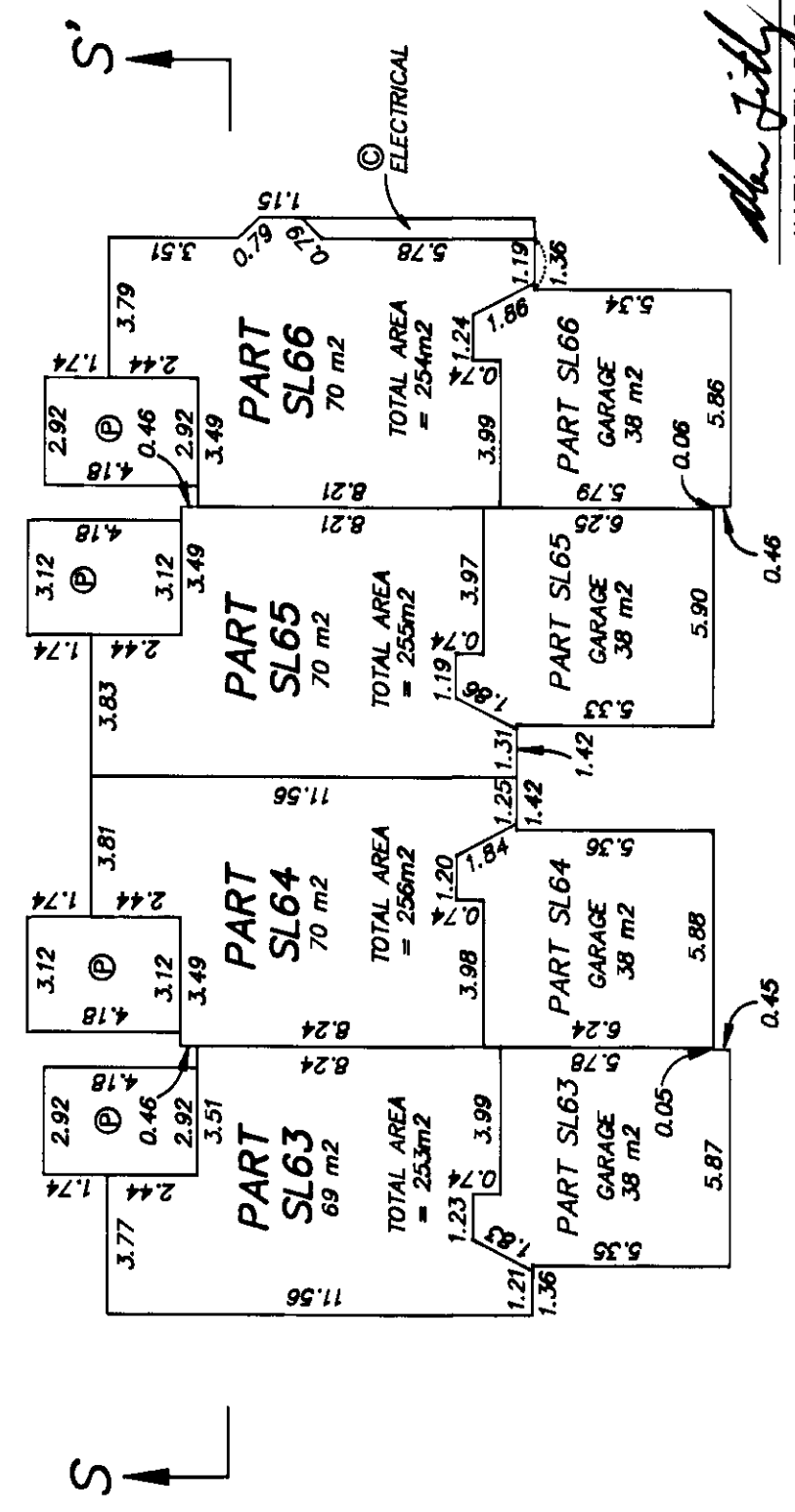
**FOUNDATION**



**BASEMENT FLOOR PLAN**



**MAIN FLOOR PLAN**



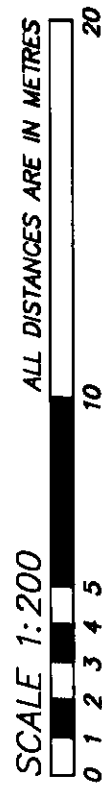
*Allen Titley*  
ALLEN TITLEY, B.S.

DATE JANUARY 14th, 2002

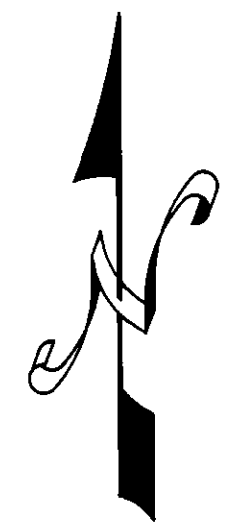
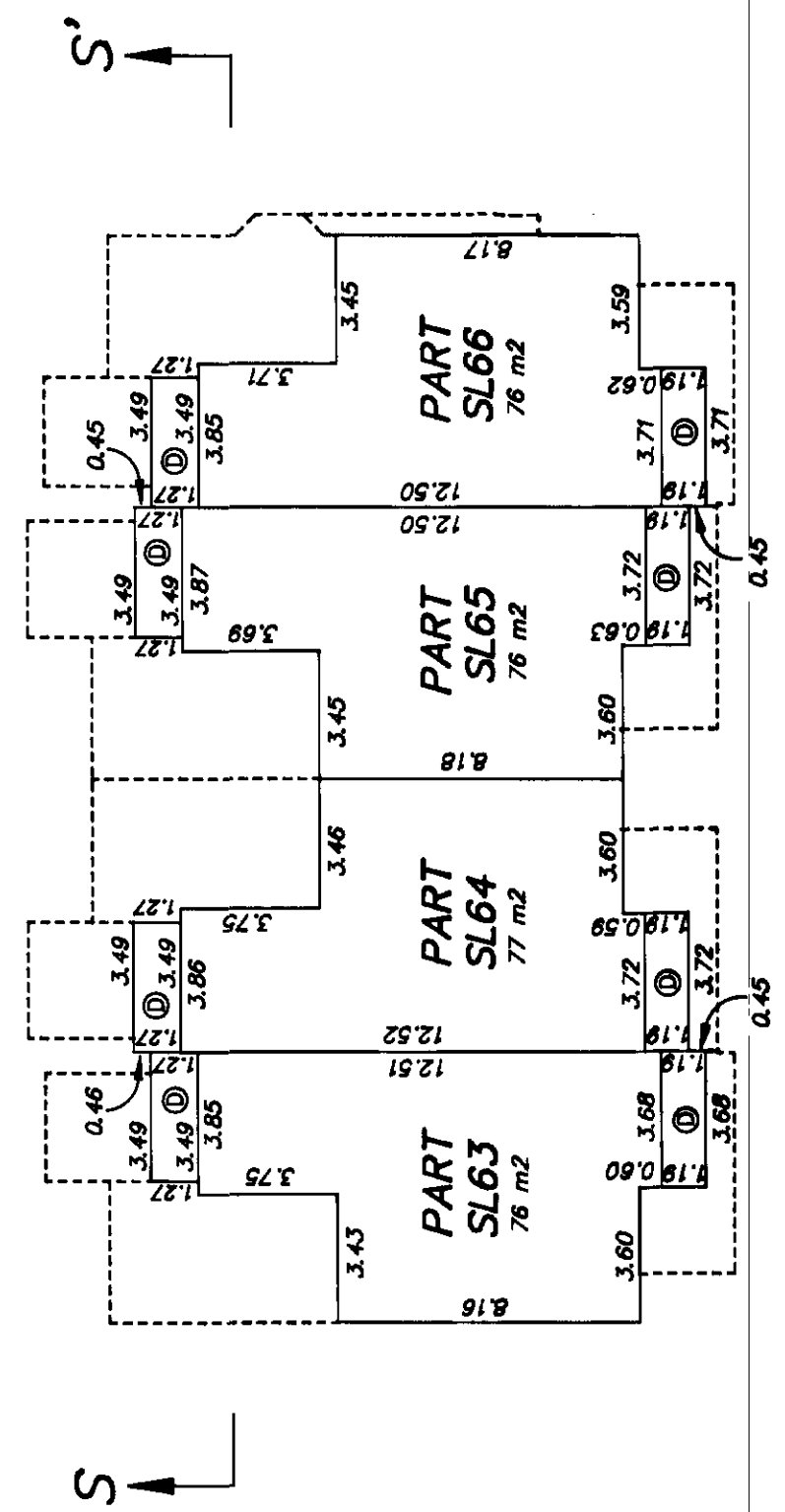


SHEET 8 OF 12 SHEETS

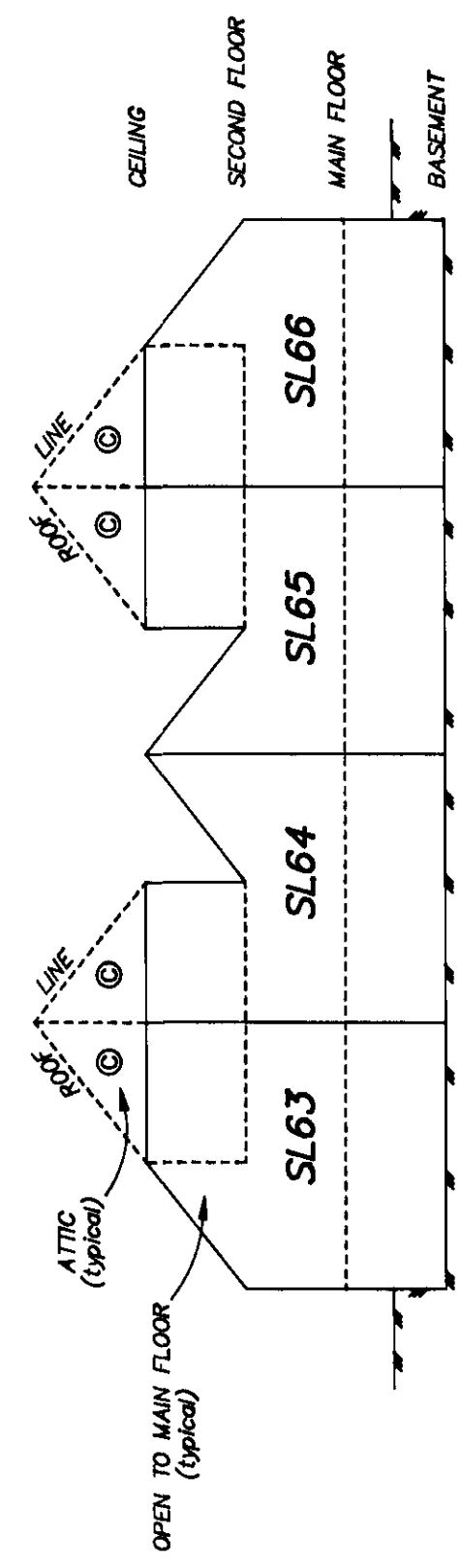
# BUILDING 12 PHASE 5 STRATA PLAN LMS 4005



## SECOND FLOOR PLAN



## SECTION S-S'

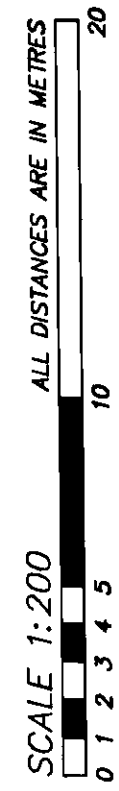


*Allen Tittley*  
ALLEN TITTLEY, BCS

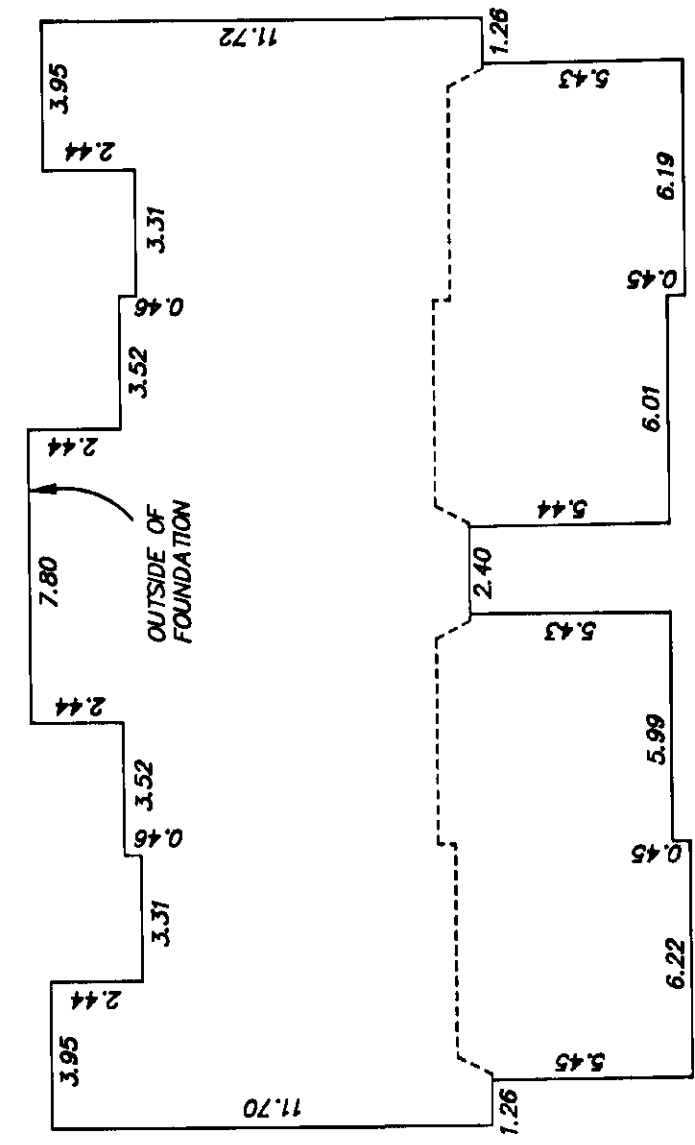
DATE JANUARY 14th, 2002

SHEET 9 OF 12 SHEETS

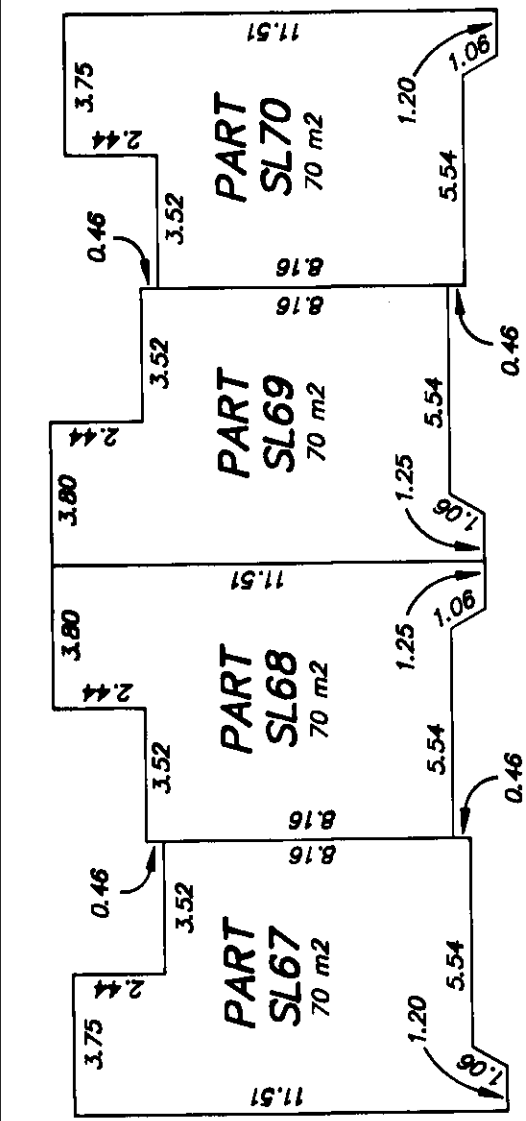
# BUILDING 14 PHASE 5 STRATA PLAN LMS 4005



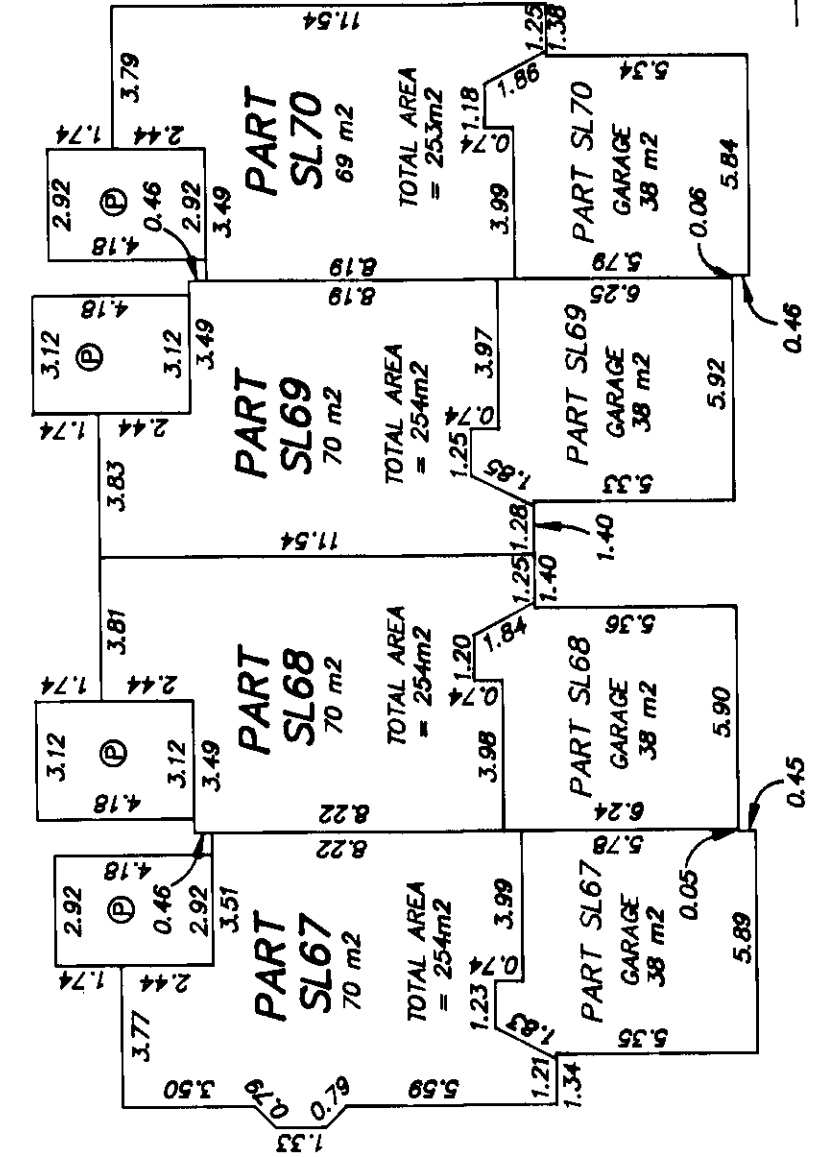
## FOUNDATION



## BASEMENT FLOOR PLAN



## MAIN FLOOR PLAN



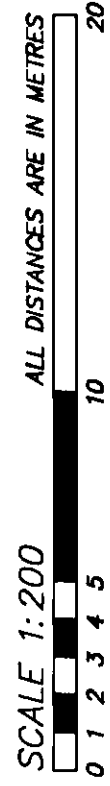
*Allen Titley*  
ALLEN TITLEY, BCLS.

DATE JANUARY 14th, 2002

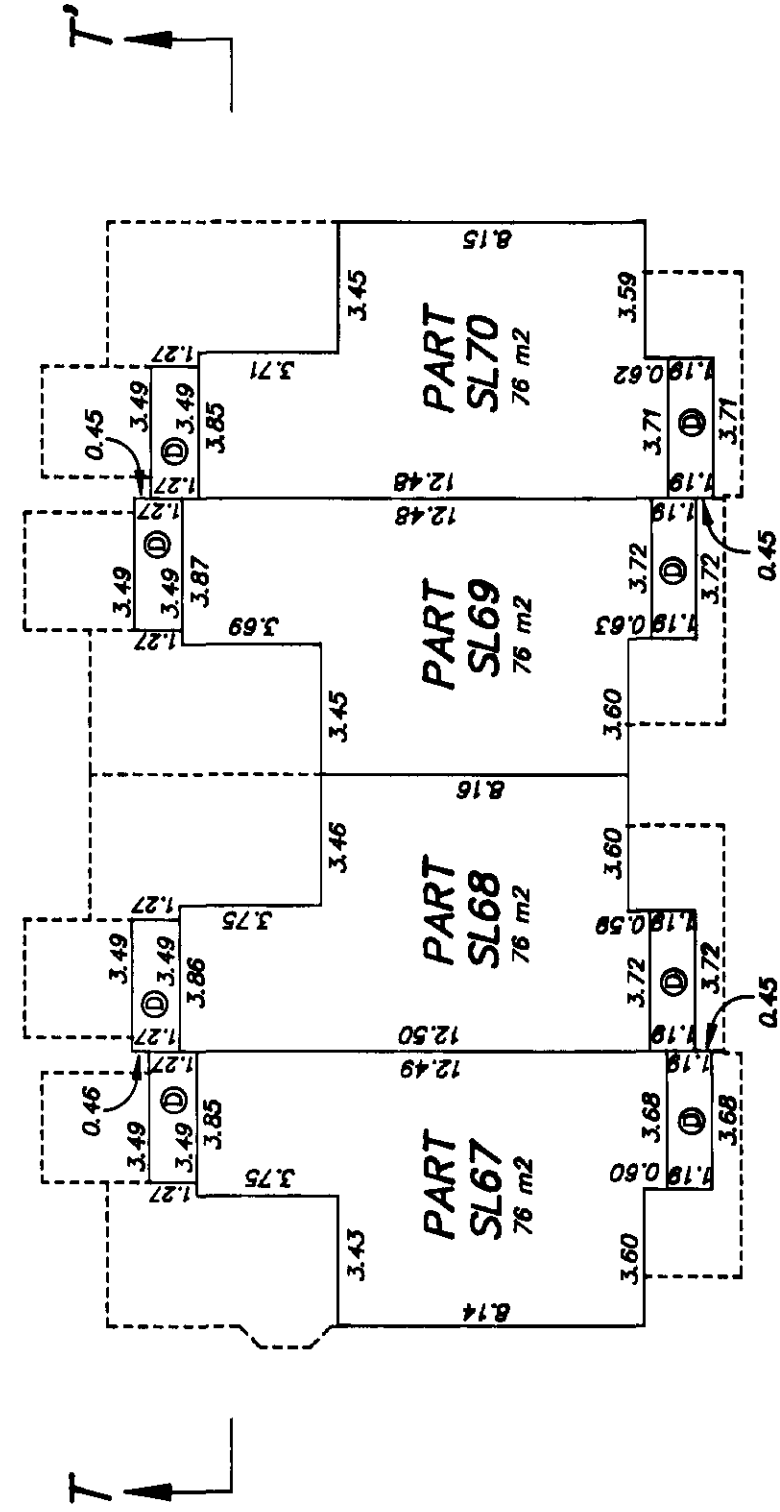
SHEET 10 OF 12 SHEETS

**BUILDING 14**

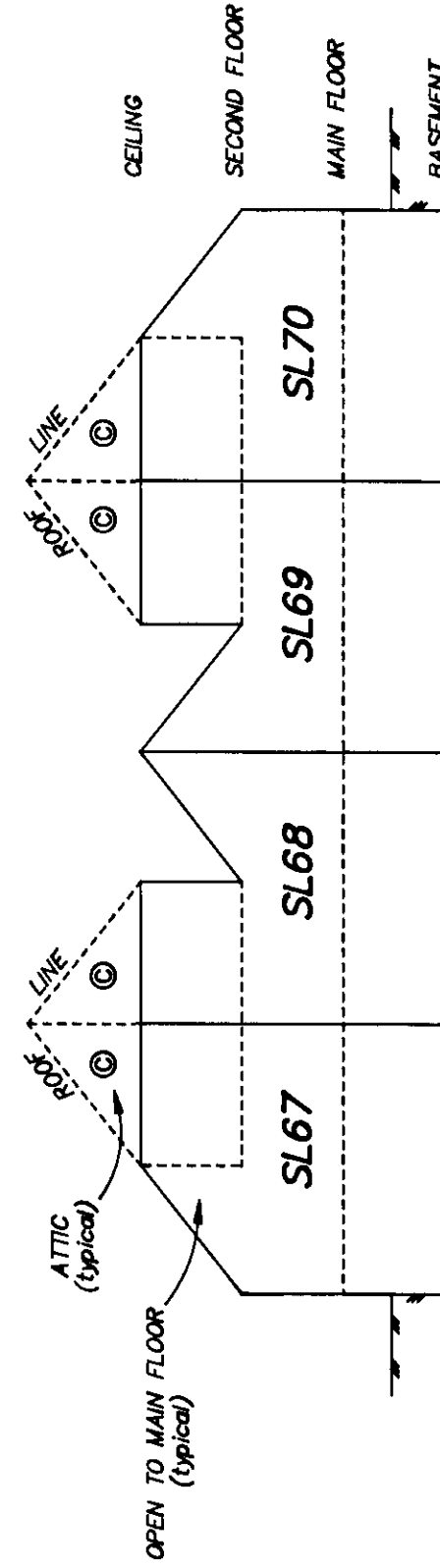
**PHASE 5 STRATA PLAN**  
**LMS 4005**



**SECOND FLOOR PLAN**



**SECTION T-T'**



*Allen Titley*  
ALLEN TITLEY, BCL.S.

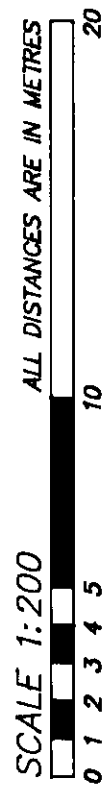
DATE JANUARY 14th, 2002



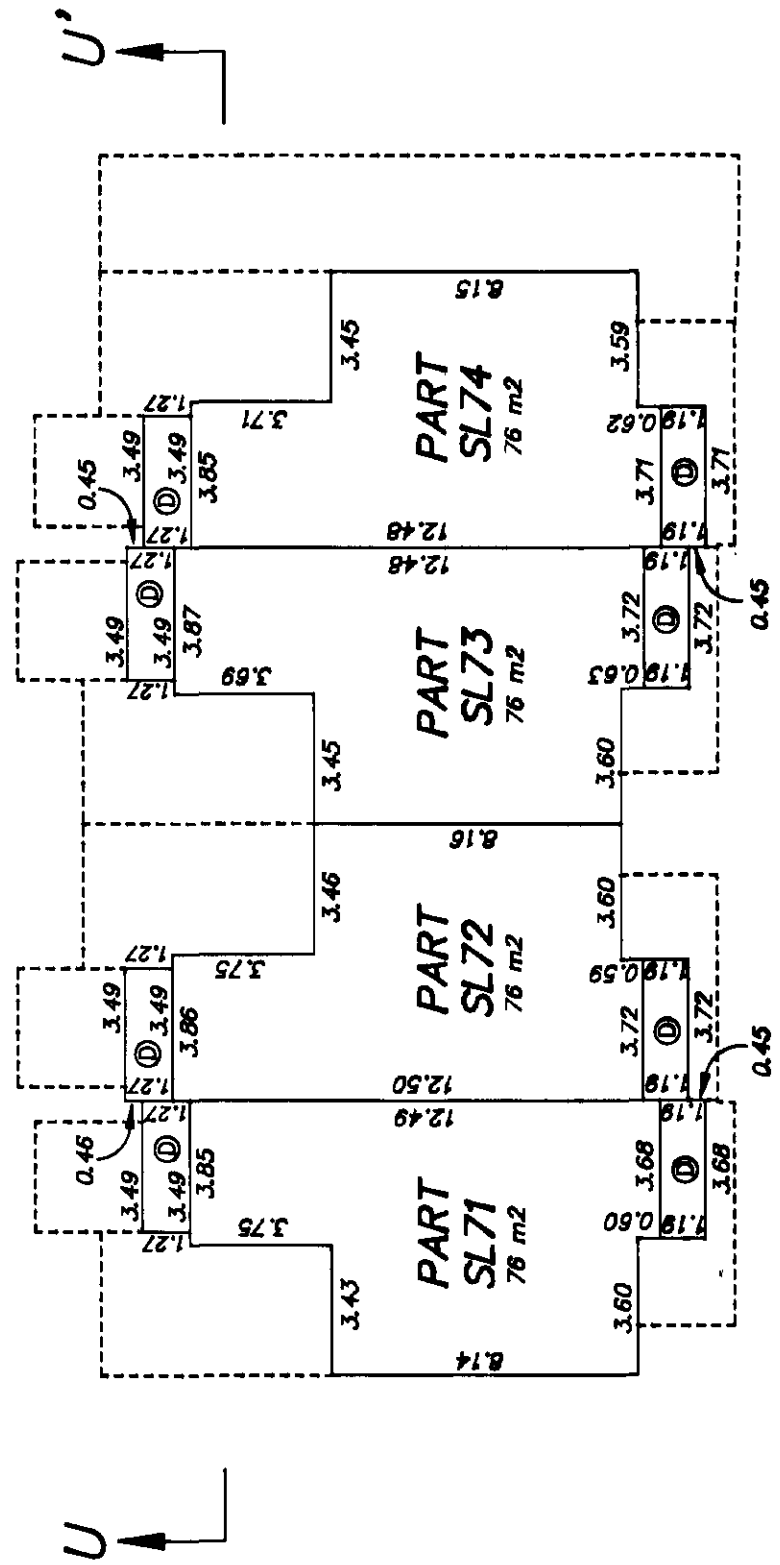
SHEET 12 OF 12 SHEETS

**BUILDING 15**

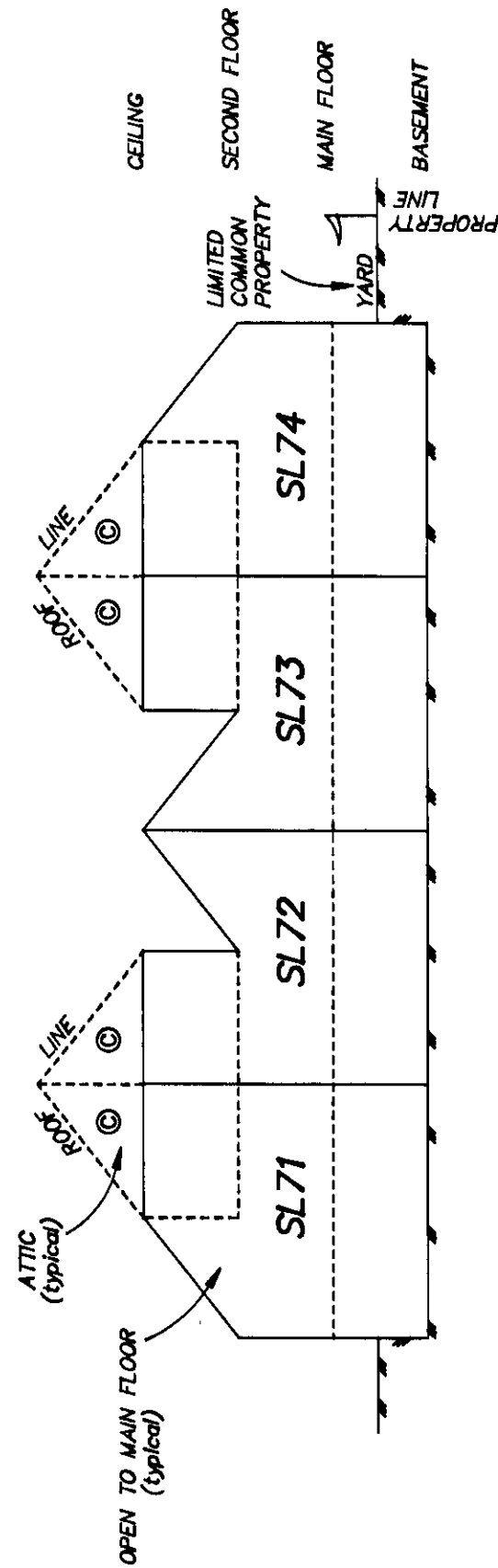
**PHASE 5 STRATA PLAN**  
**LMS 4005**



**SECOND FLOOR PLAN**



**SECTION U-U'**



*Allen Titley*  
ALLEN TITLEY, BOKS

DATE JANUARY 14th, 2002