

**STRATA PLAN OF LOT A, SECTION 21,
BLOCK 5 NORTH, RANGE 1 WEST,
N.W.D., PLAN LMP27911**

CITY OF SURREY BCGS 92G.017

FIRST SHEET: Sheet 1 of 14 Sheets
**STRATA PLAN LMS 2768
PHASE 1**



GRAPHIC SCALE - METRES 1:1000
All distances are in metres

Deposited and Registered in the Land
Title Office at New Westminster
B.C., this 23rd day of
APRIL 1997.

Form E - BL139064
AMENDED FORM E - BM177482
AMENDED FORM E - BN178395

Integrated Survey Area No. 1, Surrey, B.C.
Grid bearings are derived from observations
between Control Monuments 5881 and 5914

This Plan shows ground level measured
distances. Prior to computation of U.T.M.
coordinates, multiply by combined factor
0.99958931

LEGEND

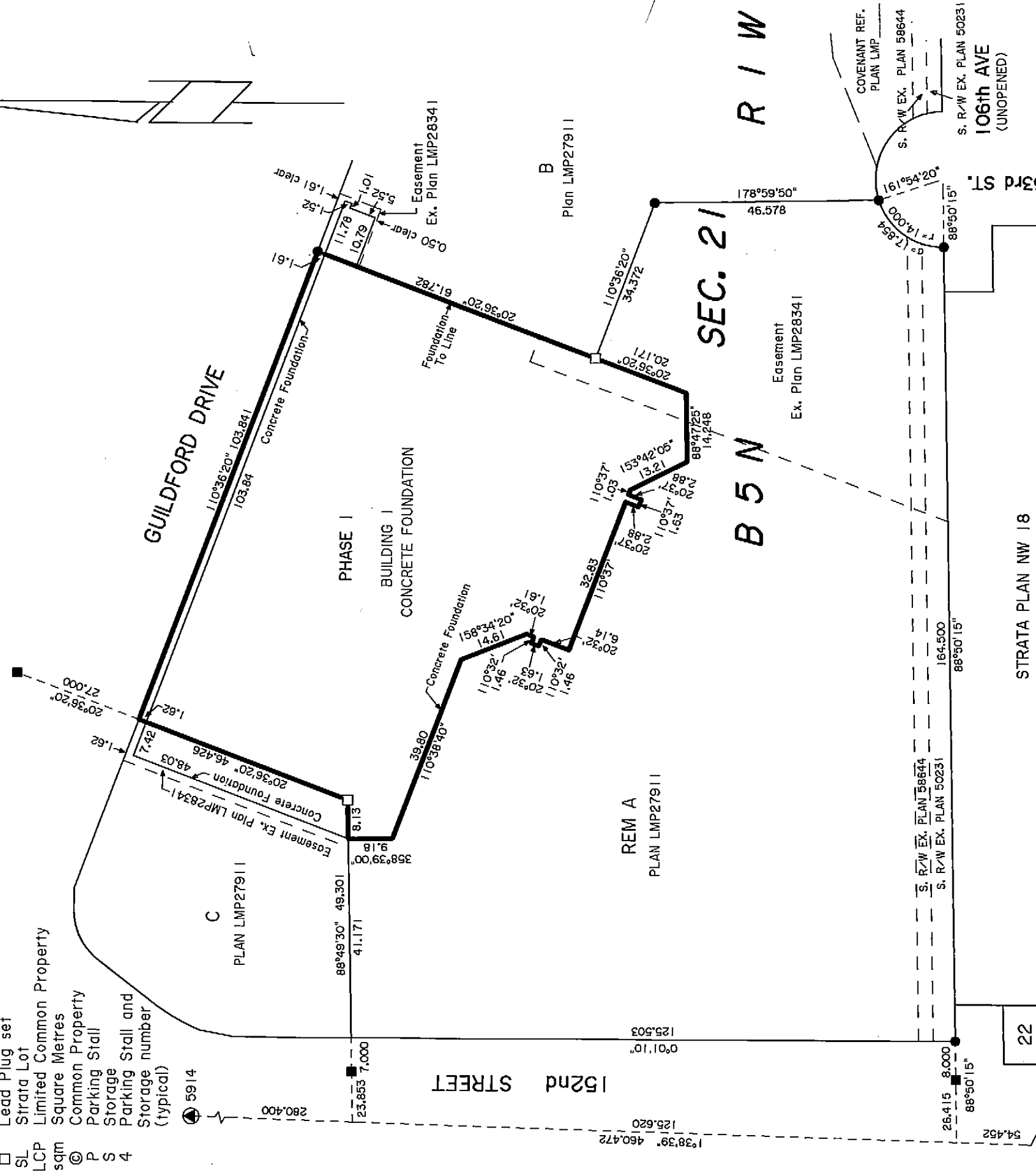
- Control Monument found
- Iron Post found
- Lead Plug found
- Lead Plug set
- SL Strata Lot
- LCP Limited Common Property
- sqm Square Metres
- Common Property
- P Parking Stall
- S Storage
- 4 Parking Stall and Storage number (typical)

NOTE:
Strata lot dimensions are to the
outside of exterior walls and to the
centre line of interior walls.

CIVIC ADDRESS:
"THE BOULEVARD CLUB"
15210 Guildford Drive
Surrey, B.C. V3R 0X7

EXCISED NOT TO PROCEED
SURE BB810363 AND
PLAN BCP42232.

Deputy Registrar
BL139706 - BL139785
FORM E - BL139064



I, D.J. Mitchell of Surrey, B.C., British Columbia Land Surveyor, hereby certify:
 1. That the building erected on the parcel described above is wholly within the external boundaries of that parcel subject to clause 2 of this certificate.
 2. Certain parts of the building project beyond such external boundaries but they are within the limits of the lands charged by registered easement No. BK107725 and BK107726

The address for service of documents on the Strata Corporation is:
The Owners, Strata Plan LMS 2768

201 - 4695 E. Hastings Street
Burnaby, B.C.
V5C 2K6

Cameron Land Surveying Ltd.
B.C. Land Surveyors
Unit 103-8431-160th St.
Surrey, B.C. V3S 3T9
Phone: 597-3777
Fax: 597-3783

Dated at Surrey, B.C. this 24th day of
MARCH, 1997.

D.J. Mitchell
B.C.L.S.

This plan lies within the Greater Vancouver Regional District.

FILE: 94-A-316951

CONDOMINIUM ACT

SECOND SHEET: Sheet 2 of 14 Sheets

**STRATA PLAN LMS 2768
PHASE I**

STRATA LOT NO.	SHEET NO.	FORM 1		FORM 2
		SCHEDULE OF UNIT ENTITLEMENT	UNIT ENTITLEMENT	SCHEDULE OF INTEREST UPON DESTRUCTION
1	7		679	3474
2	7		977	4494
3	7		1113	4944
4	7		1089	4854
5	7		667	3414
6	7		667	3414
7	7		667	3414
8	7		664	3414
9	7		666	3414
10	7		992	4584
11	7		1030	4674
12	7		1030	4674
13	7		975	4464
14	7		973	4464
15	7		1112	4944
16	7		1084	4854
17	7		668	3474
18	7		1001	4644
19	7		967	4584
20	7		998	4674
21	8		810	3894
22	8		977	4524
23	8		1113	4974
24	8		1088	4884
25	8		667	3474
26	8		667	3474
27	8		667	3474
28	8		664	3474
29	8		666	3474
30	8		992	4644
31	8		1030	4734
32	8		1030	4734
33	8		975	4494
34	8		973	4494
35	8		1112	4974
36	8		1084	4914
37	8		668	3504
38	8		1001	4704
39	8		967	4644
40	8		1126	4734
41	9		820	3954
42	9		977	4554
43	9		1113	5004
44	9		1088	4905
45	9		667	3495
46	9		667	3495
47	9		667	3495
48	9		664	3495
49	9		666	3495
50	9		992	4644
51	9		1030	4764
52	9		1030	4764
53	9		975	4524
54	9		973	4524
55	9		1112	5004
56	9		1084	4944
57	9		668	3534
58	9		1001	4734
59	9		967	4644
60	9		1137	4764
61	10		820	4044
62	10		977	4644
63	10		1113	5094
64	10		1088	5034
65	10		667	3564
66	10		667	3564
67	10		667	3564
68	10		664	3564
69	10		666	3564
70	10		992	4764
71	10		1030	4854
72	10		1030	4854
73	10		975	4644
74	10		973	4644
75	10		1112	5094
76	10		1084	5052
77	10		668	3594
78	10		1001	4794
79	10		967	4764
80	10		1137	4854
AGGREGATE			72892	346374

I, D.J. Mitchell, of Surrey, B.C., a British Columbia Land Surveyor, hereby certify that the building shown in this strata plan has not, as of the 24th day of MARCH, 1997, been previously occupied.
Dated at Surrey, B.C., this 24th day of MARCH, 1997.

D.J. Mitchell
D.J. Mitchell, B.C.L.S.

CONDOMINIUM ACT

SECOND SHEET: Sheet 3 of 14 Sheets

STRATA PLAN LMS 2768
PHASE 1

Approved as Phase 1 of a 5 Phase
Strata Plan under the Condominium Act.
Dated this 21st day of April, 1997.

J. Roberts
Approving Officer for the
City of Surrey

Accepted as to Forms 1 and 2 this
15 day of April, 1997.

R. G. Jones
Superintendent of Real Estate

Mortgagee: ROYAL BANK OF CANADA

[Signature]

Authorized Signatory (sign & print name clearly)
Kevin McKnight SENIOR ACCOUNT MANAGER
Shirley Adams Senior Stenographer

Authorized Signatory (sign & print name clearly)
[Signature]
Witness Gina Dunbar
Coquitlam

Address: GINA MARIE DUNBAR
ASSISTANT ACCOUNT MANAGER
Occupation of Witness

Owners: TOWNSITE PARK APARTMENTS LTD.
(Inc. No. 71646)

Authorized Signatory
[Signature]
Authorized Signatory K. Taryn Brodie

Witness
Phil Marshall PHIL MARSHALL
2414 - 1055 Dunsmuir St., Vancouver BC
Address of Witness
V7Y 1J1

Lawyer
Occupation of Witness

I We the undersigned do solemnly declare
that: the undersigned
I am the duly authorized agent of the
1) ~~We the undersigned are the~~
Owner-Developer.

2) The strata plan is entirely for
residential use.
I We 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 1 day of April, 1997.
[Signature]

A Commissioner for taking affidavits within
the Province of British Columbia
P.C. Marshall
LINDA RUSSCHER
14245 - 56 Avenue
Surrey, B.C. V3X 3A2
A Commissioner for Oaths
within British Columbia

Mayor [Signature]
Doug McCallum
City Clerk [Signature]
Donna Keefay

The City of Surrey, registered owner of
covenants BK107714 and BK107716,
hereby consent to the deposit of this plan,

[Signature]
AS TO THE SIGNATURE
OF THE CITY CLERK

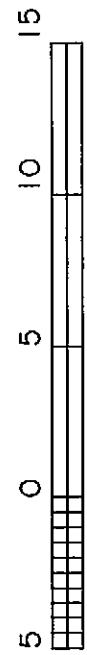
Dated this 24th day of MARCH, 1997.

[Signature], B.C.L.S.
File: 94-A-316953

BUILDING I PARKING WEST

Sheet 4 of 14 Sheets

STRATA PLAN LMS 2768 PHASE I



GRAPHIC SCALE - METRES 1:250

PROPERTY LINE

ENCROACHMENT AREA = 0.2 sqm

GARBAGE ENCROACHMENT AREA = 42.6 sqm

ENCROACHMENT AREA = 195.9 sqm

ENCROACHMENT AREA = 90.6 sqm

MATCH LINE

PROPERTY LINE

STAIRS

VESTIBULE

OVERHEAD DOOR

CONCRETE WALL

JANITOR ROOM

STAIRS

LOBBY

ELEVATORS

MACHINE ROOM

MECHANICAL ROOM

ELECTRICAL ROOM

STAIRS

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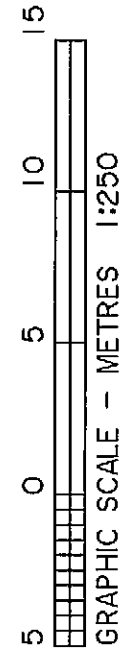
VESTIBULE

Dated this 24th day of MARCH, 1997.

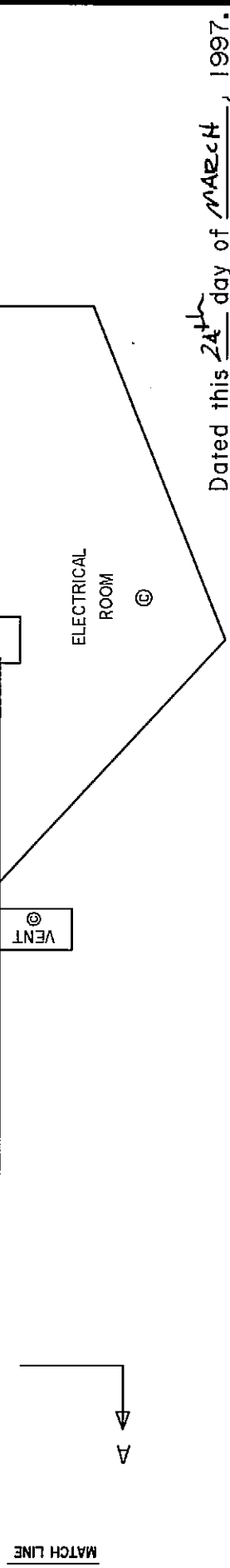
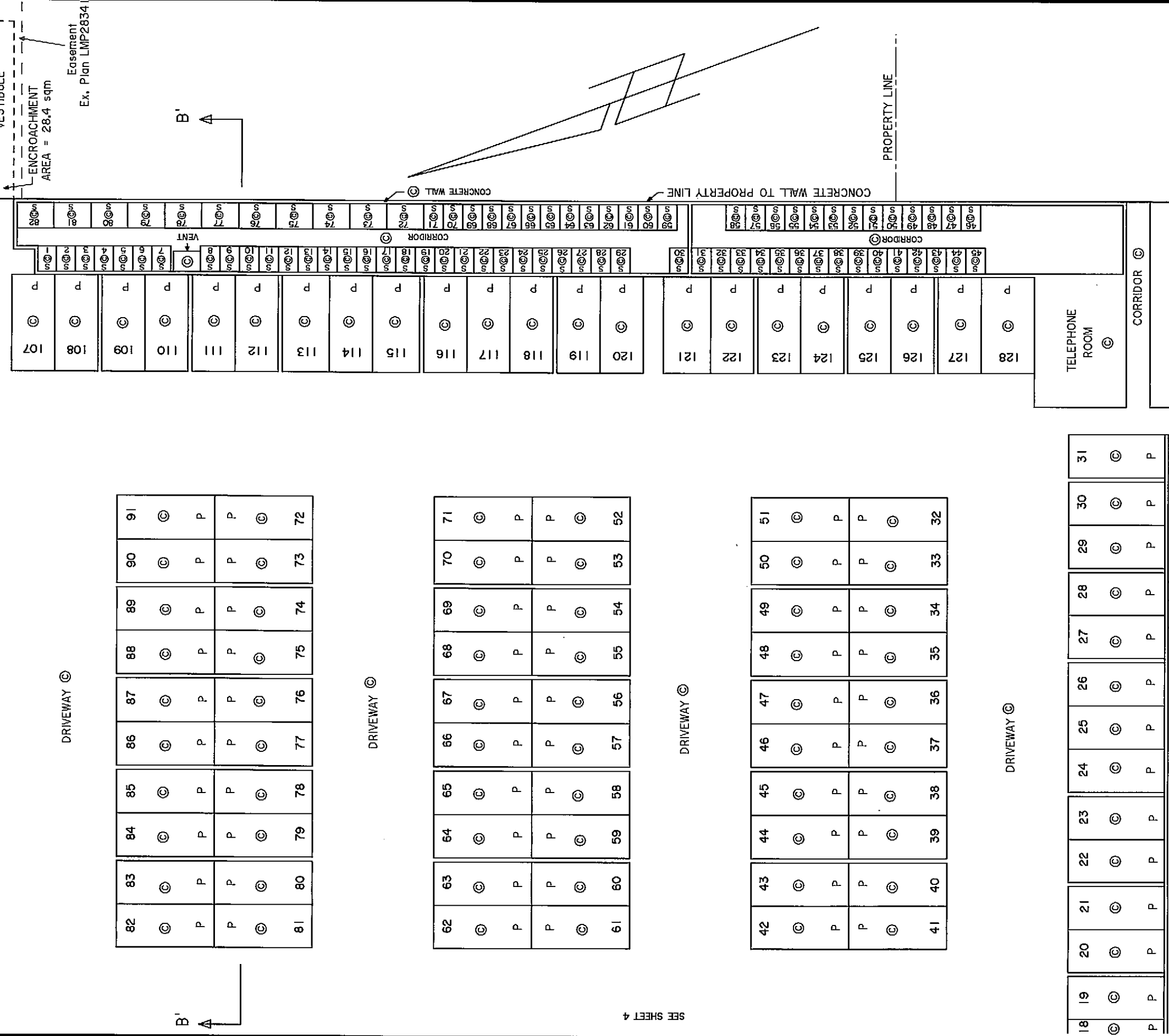
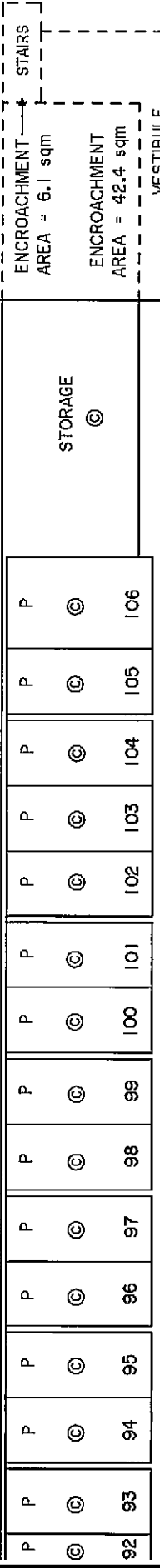
R.A. Mitchell
File: 94-A-316954

Sheet 5 of 14 Sheets
STRATA PLAN LMS 2768
PHASE I

BUILDING I
PARKING EAST



MATCH LINE



Dated this 24th day of MARCH, 1997.

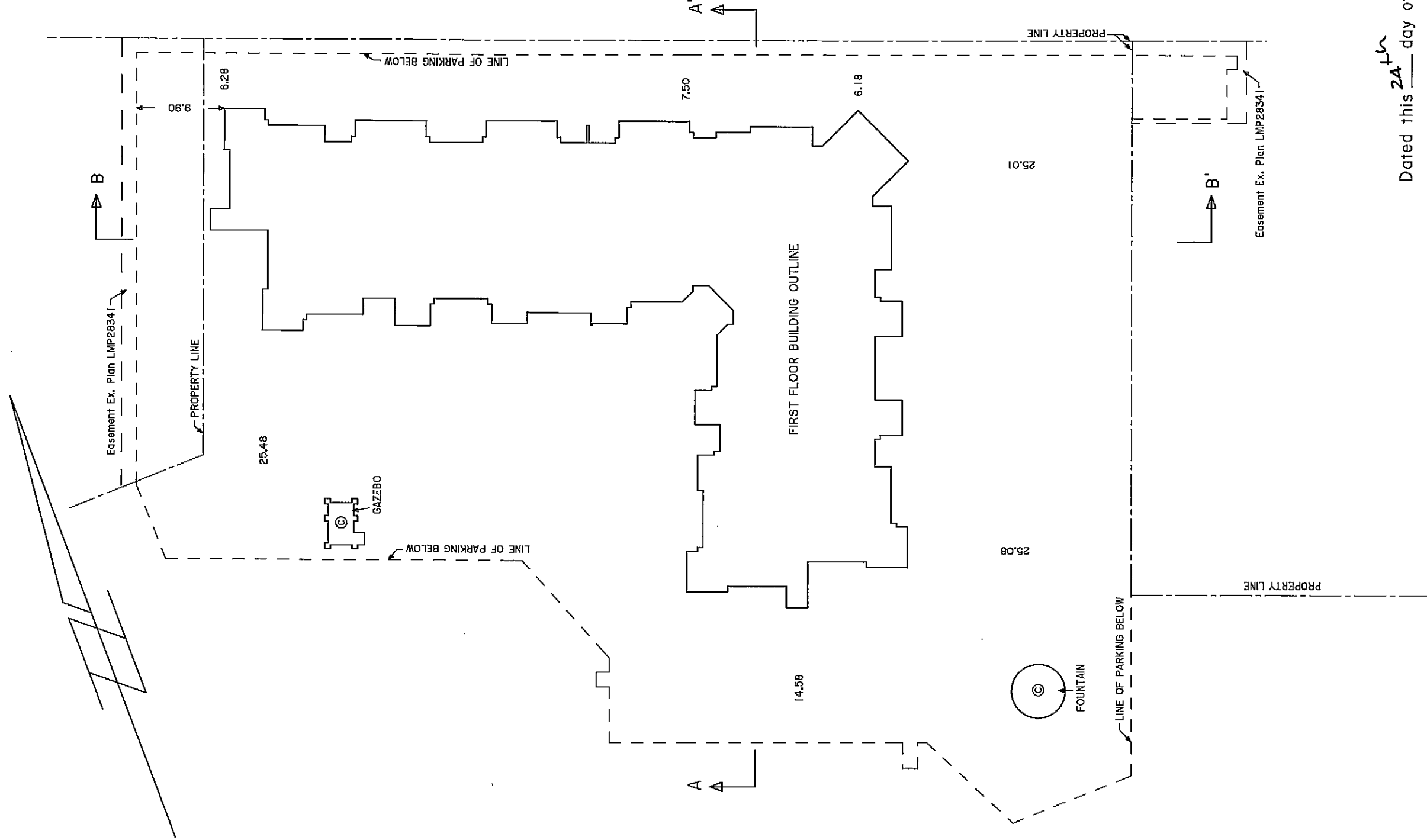
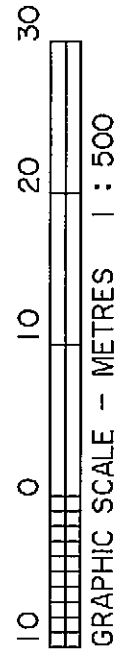
R.J. Mitchell

File: 94-A-316955

**BUILDING I
FIRST FLOOR OVERLAY WITH PARKING**

Sheet 6 of 14 Sheets

**STRATA PLAN LMS 2768
PHASE I**



Dated this 24th day of MARCH, 1997.

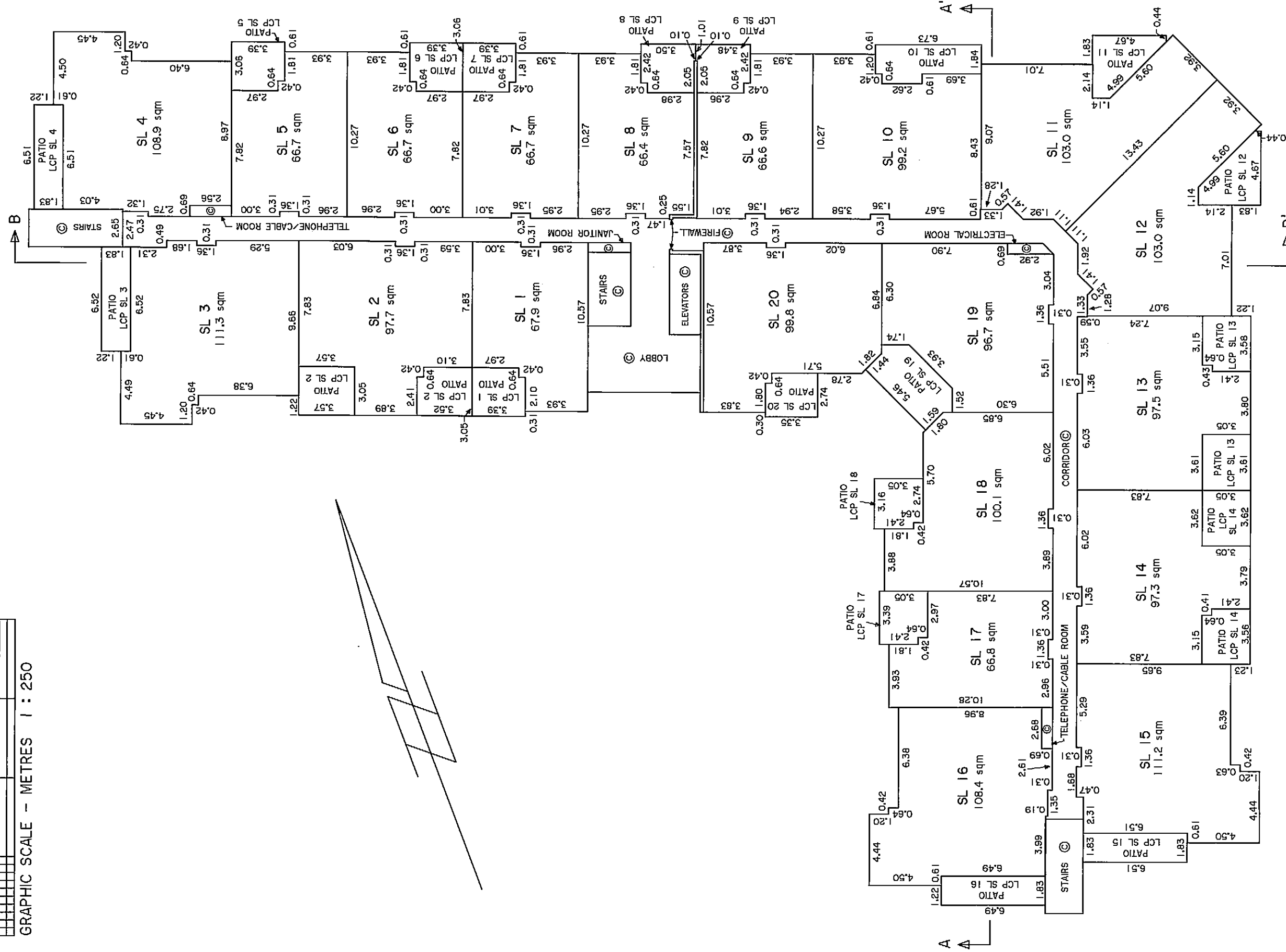
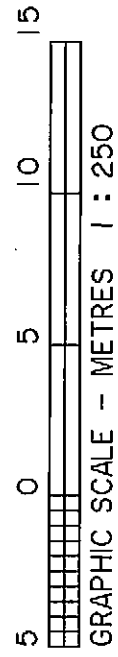
R. A. Mitchell, B.C.L.S.

File: 94-A-316956

Sheet 7 of 14 Sheets

STRATA PLAN LMS 2768 PHASE I

BUILDING I FIRST FLOOR

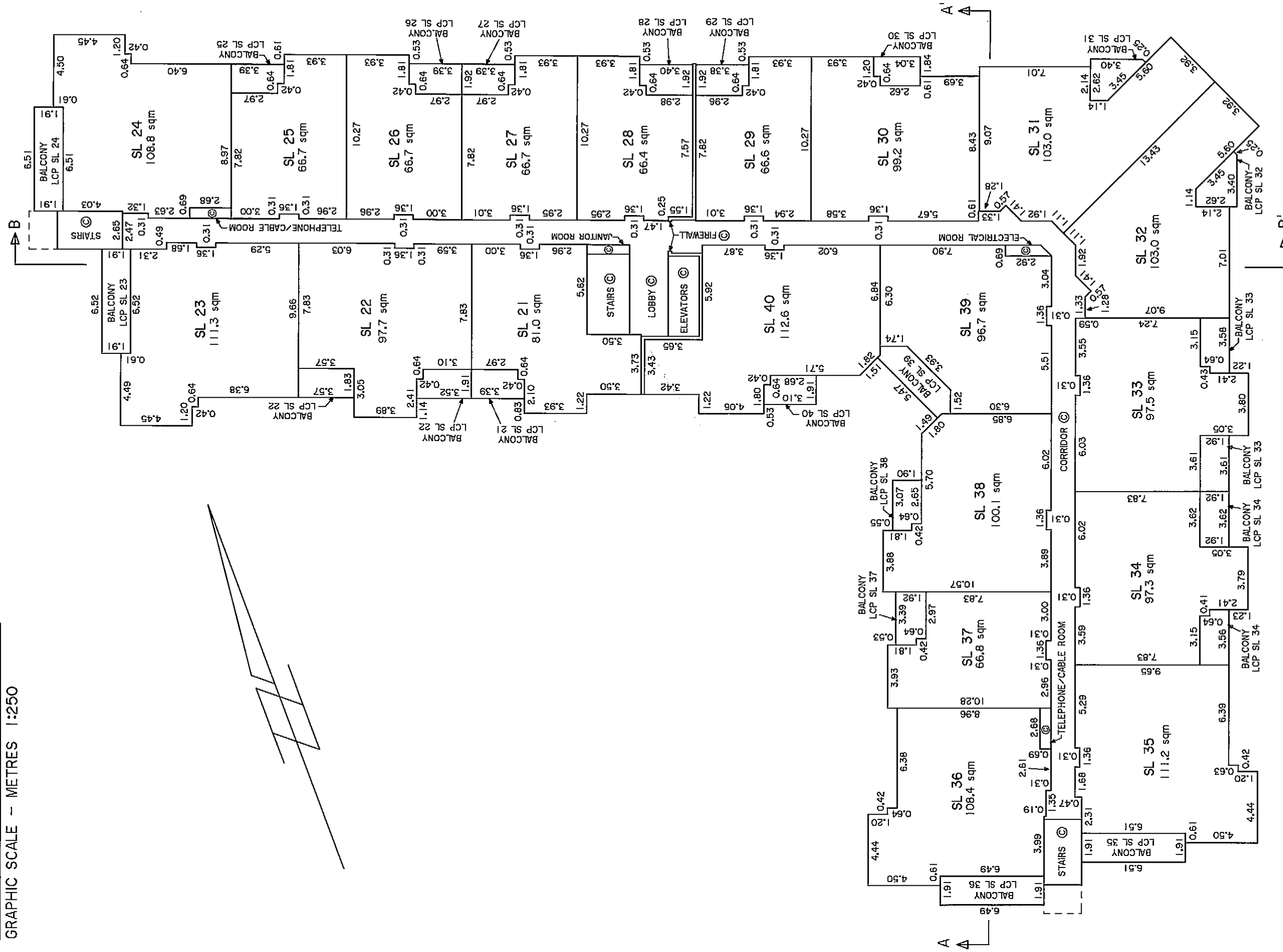
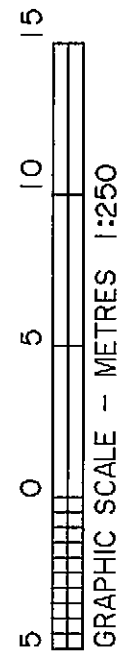


Dated this 24th day of MARCH, 1997.

W.D. Mitchell
_____, B.C.L.S.

File: 94-A-3169S7

Sheet 8 of 14 Sheets
BUILDING I
SECOND FLOOR
STRATA PLAN LMS 2768
PHASE I



Dated this 24th day of MARCH, 1997.

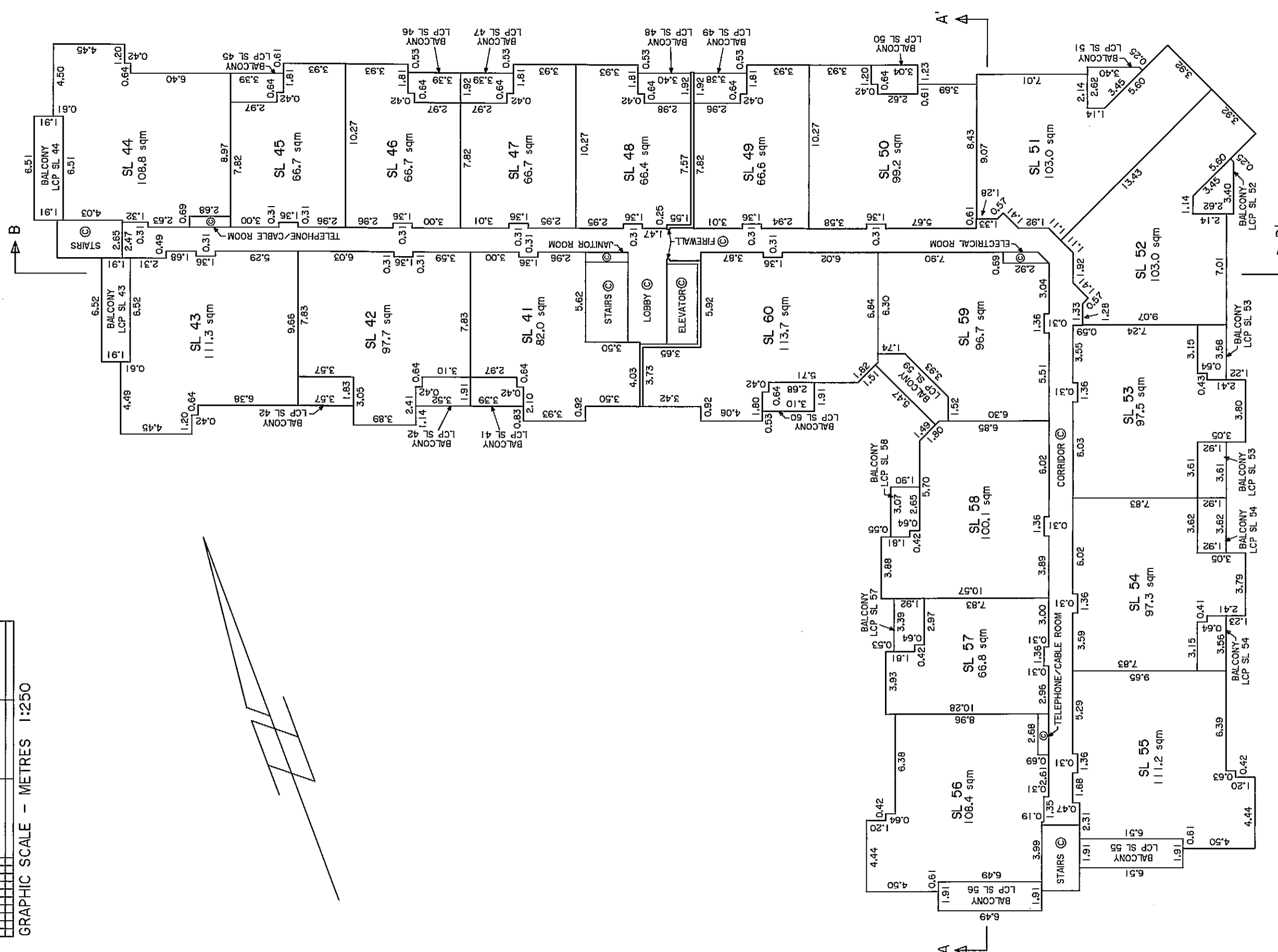
S.D. Mitchell
 _____, B.C.L.S.

File: 94-A-316958

**BUILDING I
THIRD FLOOR**

Sheet 9 of 14 Sheets

**STRATA PLAN LMS 2768
PHASE I**



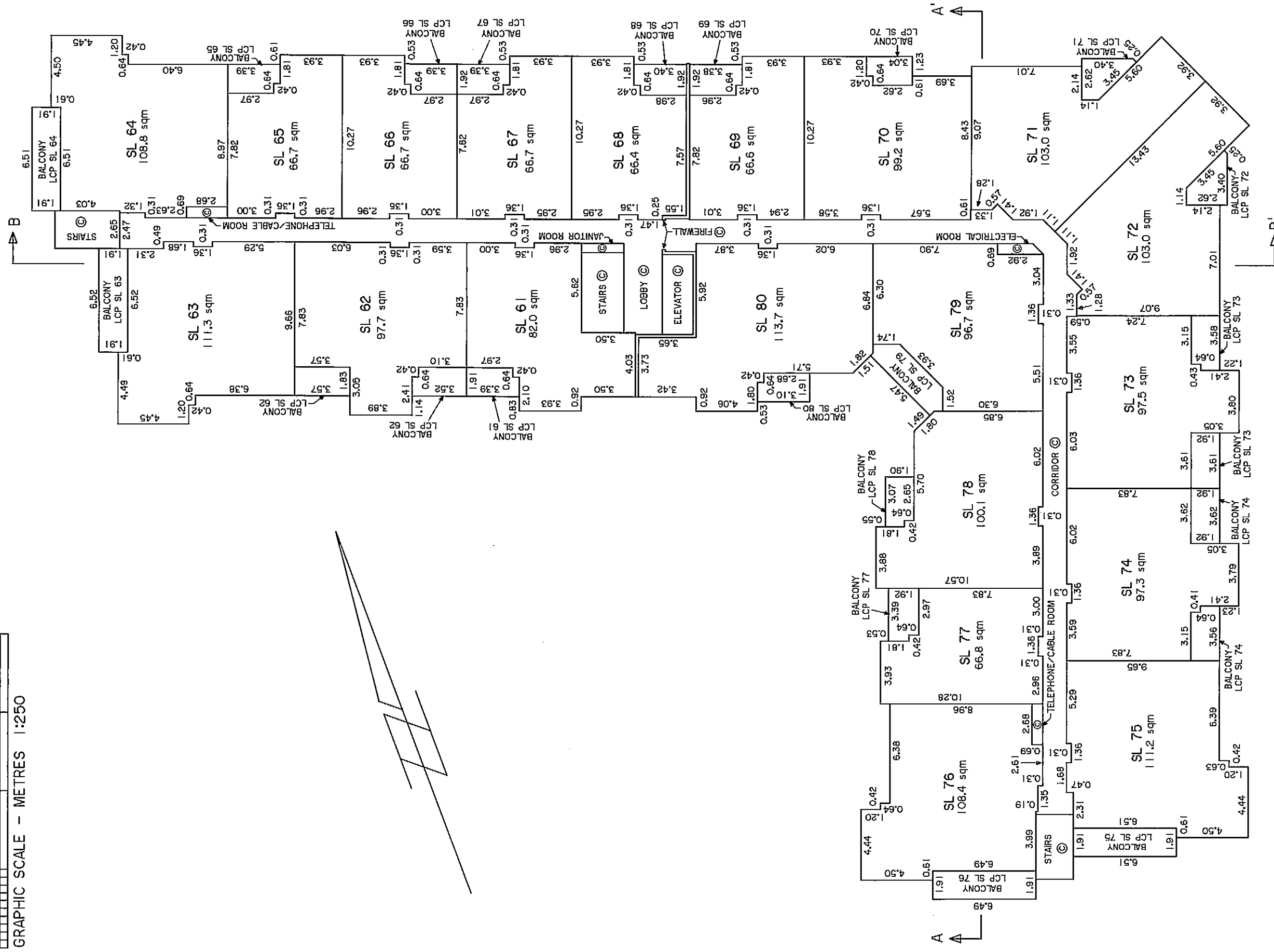
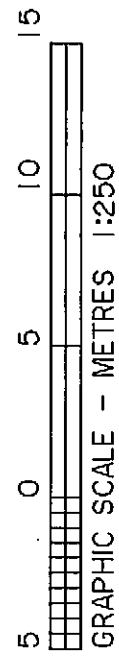
Dated this 24th day of MARCH, 1997.

R. J. Mitchell
_____, B.C.L.S.

File: 94-A-316959

Sheet 10 of 14 Sheets
STRATA PLAN LMS 2768
PHASE I

BUILDING I
FOURTH FLOOR



Dated this 24th day of MARCH, 1997.

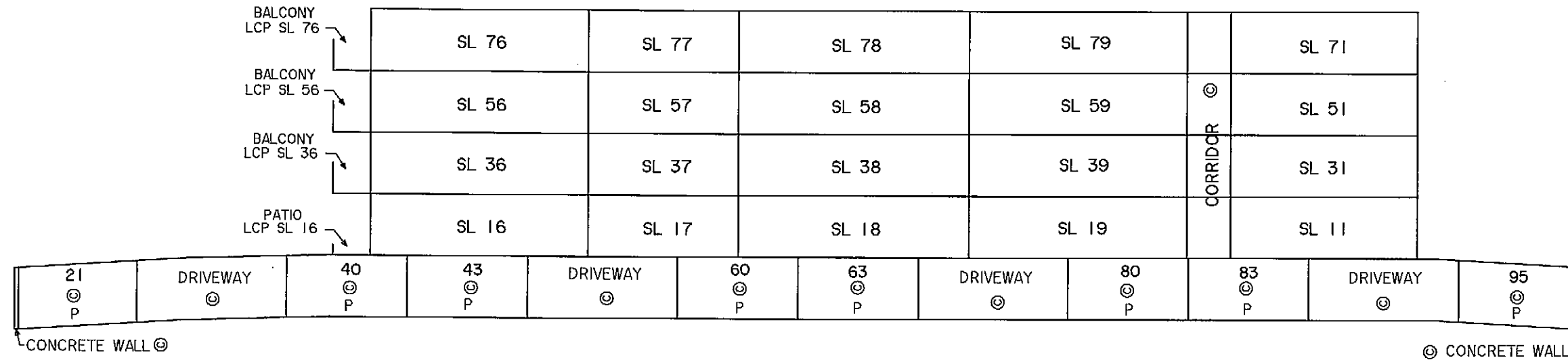
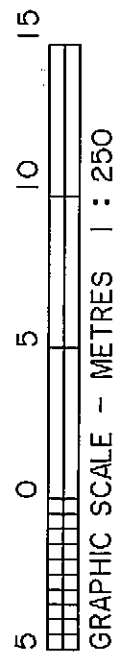
S. J. Mitchell
S. J. Mitchell, B.C.L.S.

File: 94-A-3169S10

Sheet 11 of 14 Sheets

**STRATA PLAN LMS 2768
PHASE I**

**BUILDING I
SECTION A - A'**



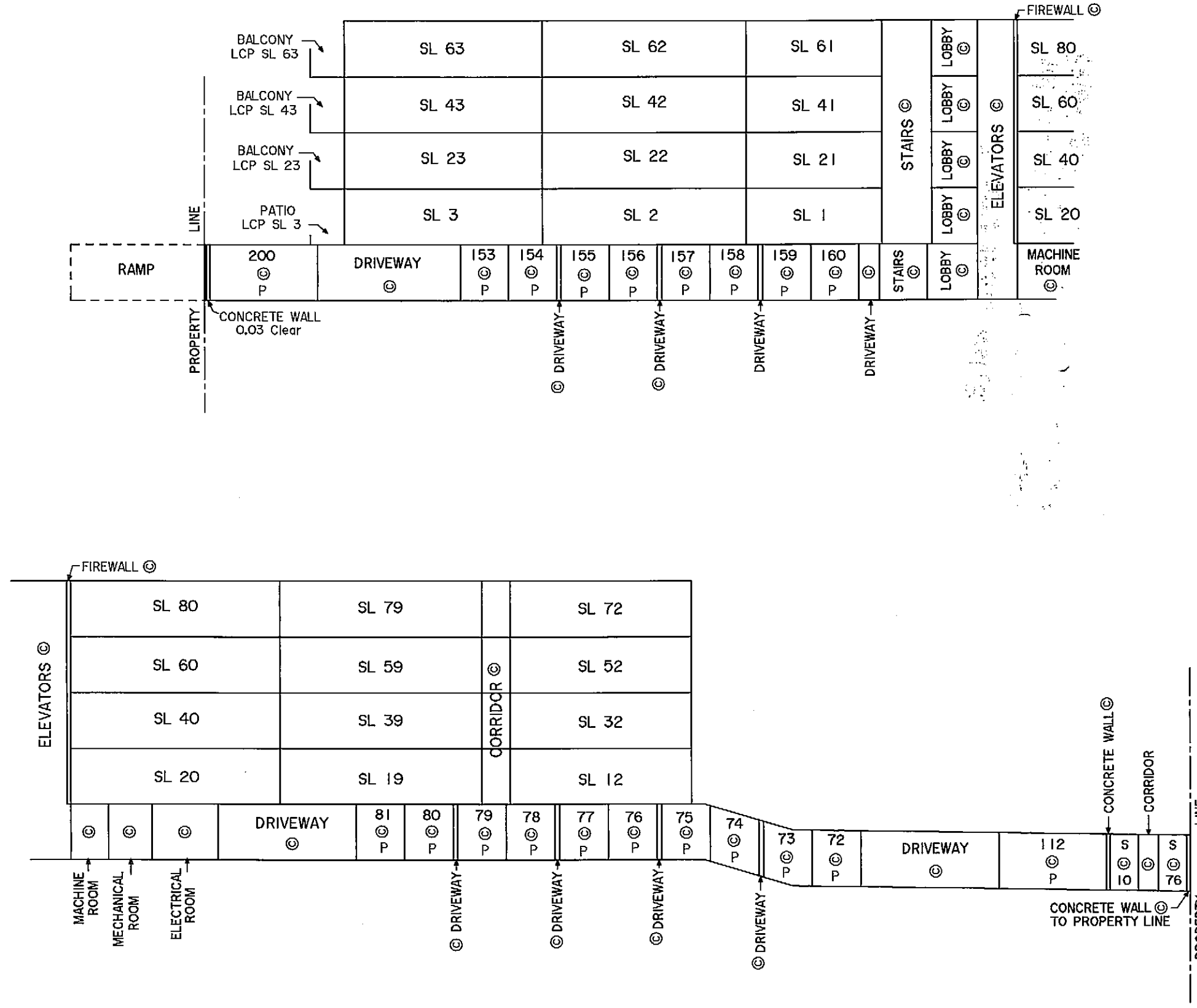
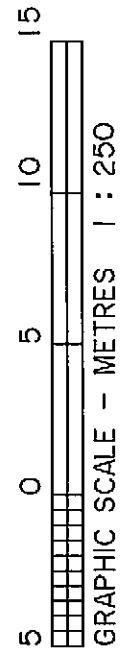
Dated this 24th day of MARCH, 1997.

[Signature]
File: 97-A-3169S11
B.C.L.S.

Sheet 12 of 14 Sheets

STRATA PLAN LMS 2768
PHASE 1

BUILDING I
SECTION B - B'



Dated this 24th day of MARCH, 1997.

G.A. Mitchell
_____, B.C.L.S.

File: 94-A-3169S12

STRATA PLAN OF PART OF LOT A, SECTION 21, BLOCK 5 NORTH, RANGE 1 WEST, N.W.D., PLAN LMP 27911.

CITY OF SURREY BCGS 92G.017



GRAPHIC SCALE - METRES - 1:1000
All distances are in metres

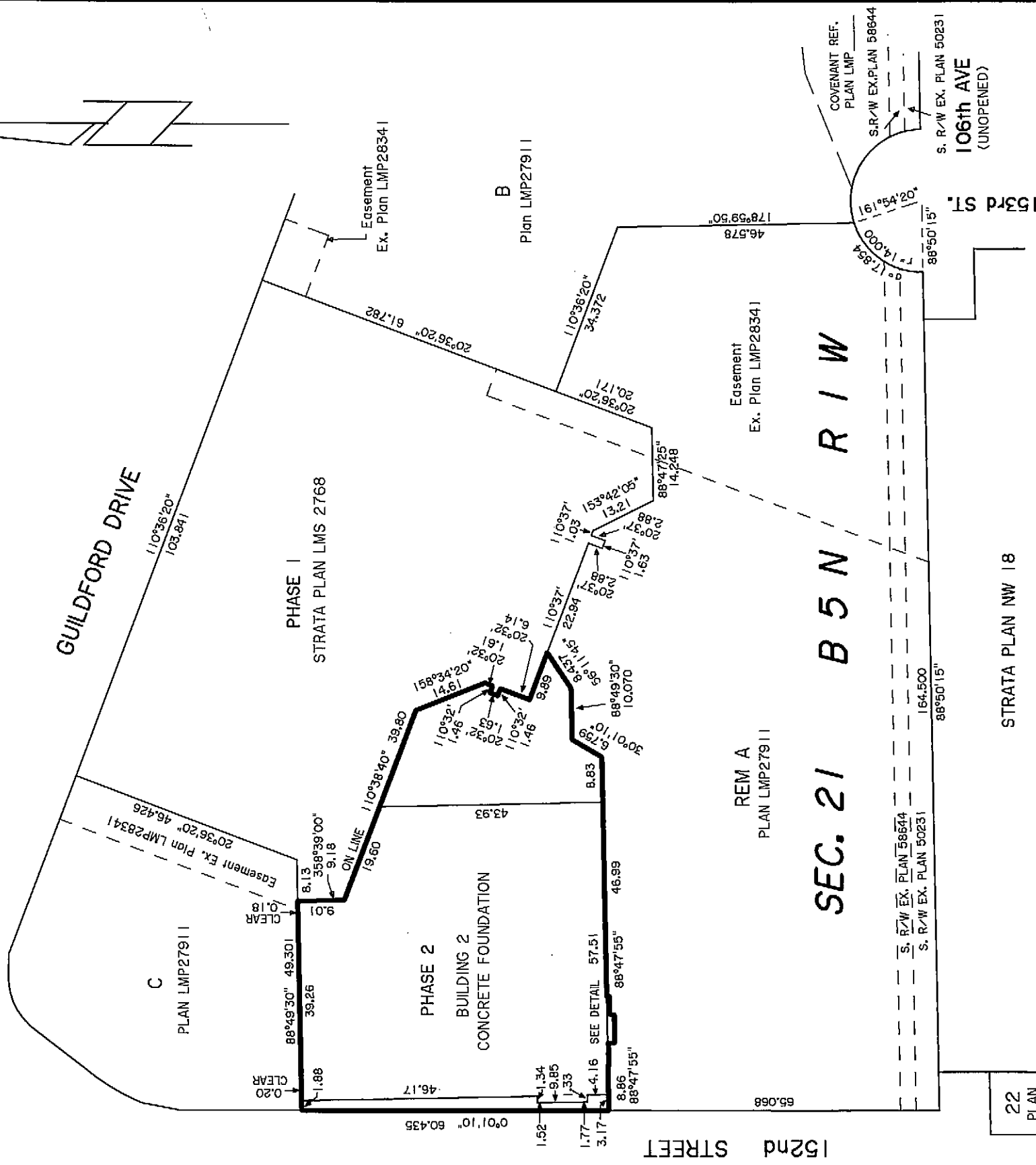
Grid bearings are derived from
Plan LMP27911.

LEGEND

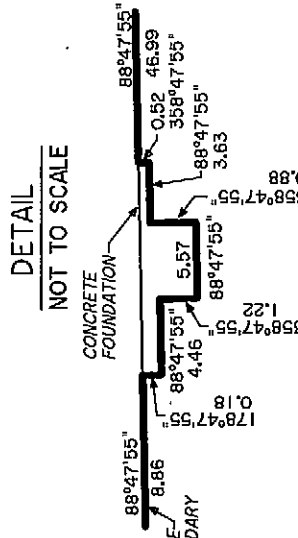
- SL Strata Lot
- LCP Limited Common Property
- sqm Square Metres
- © Common Property
- P Parking Stall
- S Storage
- 4 Parking Stall and Storage number (typical)

NOTE:
Strata lot dimensions are to the outside of exterior walls and to the centre line of interior walls.

CIVIC ADDRESS:
"THE BOULEVARD CLUB"
15220 Guildford Drive
Surrey, B.C. V3R 0X7



22
PLAN
290056



The address for service of documents is:
on the Strata Corporation is:
The Owners, Strata Plan LMS 2768

201 - 4695 E. Hastings Street
Burnaby, B.C.
V5C 2K6

Cameron Land Surveying Ltd.
B.C. Land Surveyors
Unit 203-6333-148th St.
Surrey, B.C. V3S 3C3
Phone: 597-3777
Fax: 597-3783

This plan lies within the Greater
Vancouver Regional District.

FIRST SHEET: Sheet 1 of 8 Sheets

STRATA PLAN LMS 2768 PHASE 2

Deposited and Registered in the Land
Title Office at New Westminster
B.C., this 4th day of MAY, 1998.

Terry Dinnell
Deputy Registrar
BM127412 - BM127468

I, Darryl J. Mitchell, of Surrey, B.C., a
British Columbia Land Surveyor, hereby
certify that the buildings erected on the
parcel described above lie wholly within
the external boundaries of that parcel.
Dated at Surrey, B.C. this 27th day
MARCH, 1998.

D.J. Mitchell B.C.L.S.

FILE: 94-A-3169-201

CONDOMINIUM ACT

SECOND SHEET: Sheet 2 of 8 Sheets

STRATA PLAN LMS 2768
PHASE 2

STRATA LOT NO.	SHEET NO.	FORM 1		FORM 2	
		SCHEDULE OF UNIT ENTITLEMENT	UNIT ENTITLEMENT	SCHEDULE OF INTEREST UPON DESTRUCTION	INTEREST UPON DESTRUCTION
81	4		1322		5370
82	4		1164		5040
83	4		961		4590
84	4		1030		4740
85	4		1123		4890
86	4		1310		5400
87	4		667		3480
88	4		817		3900
89	4		797		4080
90	4		1096		4890
91	4		1118		4800
92	4		757		3870
93	4		758		3870
94	4		1117		4800
95	4		1111		4890
96	5		999		4800
97	5		1033		4710
98	5		1005		4710
99	5		961		4650
100	5		1141		5070
101	5		1123		4950
102	5		1310		5460
103	5		667		3510
104	5		817		3960
105	5		797		4140
106	5		1096		4950
107	5		1118		4860
108	5		757		3930
109	5		758		3930
110	5		1117		4860
111	5		1111		4950
112	6		999		4860
113	6		1033		4770
114	6		1005		4770
115	6		961		4710
116	6		1128		5250
117	6		1208		5820
118	6		817		4020
119	6		797		4200
120	6		1096		5010
121	6		1118		4920
122	6		757		3990
123	6		758		3990
124	6		1117		4920
125	6		1111		5010
126	7		999		4950
127	7		1033		4860
128	7		1005		4860
129	7		1258		5400
130	7		1307		5520
131	7		802		4290
132	7		1096		5100
133	7		1118		5010
134	7		757		4080
135	7		758		4080
136	7		1117		5010
137	7		1111		5100
AGGREGATE PHASE 2			57223		266250
AGGREGATE PHASE 1			72892		346374
TOTAL AGGREGATE			130115		612624

Mortgagee: ROYAL BANK OF CANADA

Authorized Signatory (sign & print name clearly)
[Signature] RICHARD THOMAS FOSTER
 ACCOUNT MANAGER

Witness
 2677 KOGATE AVE
 Coquitlam BC
[Signature] Gina Dunbar
 (sign & print name clearly)

Address of Witness
 Assistant Account Manager
 Occupation of Witness

Owners: TOWNSITE PARK APARTMENTS LTD.
 (INC. NO. 71646)

Authorized Signatory (sign & print name clearly)
[Signature] K. TARYN BRODIE

Authorized Signatory (sign & print name clearly)
 FLAVIA FUNZO
 Witness (sign & print name clearly)

#201-4095 E. HASTINGS ST.
 Address of Witness BURNABY, BC, V5C2K6
 CONSULTANT
 Occupation of Witness

STATUTORY DECLARATION
 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 BURNABY, B.C.
 this 6th day of APRIL 1998.

[Signature]
 A Commissioner for taking affidavits within the Province of British Columbia
 4259 E. HASTINGS ST. VAN B.C.
 The City of Surrey, registered owner of coventhills: BK107714, BK107716, BK107727 and BK107723; LAWYER
 hereby consents to the deposit of this plan.

[Signature]
 MAYOR Doug McCallum
[Signature]
 CITY CLERK Donna Kenny

Approved as Phase 2 of a 5 Phase Strata Plan under the Condominium Act.
 Dated this 17th day of April 1998.

[Signature]
 Approving Officer for the City of Surrey

Accepted as to Forms 1 and 2 this 24 day of April 1998.

[Signature]
 Superintendent of Real Estate

I, D.J. Mitchell, of Surrey, B.C., a British Columbia Land Surveyor, hereby certify that the building shown in this strata plan has not, as of the 27th day of MARCH 1998, been previously occupied.
 Dated at Surrey, B.C., this 27th day of MARCH 1998

[Signature]
 D.J. Mitchell, B.C.L.S.

File: 94-A-3169-202

**BUILDING 2
PARKING**

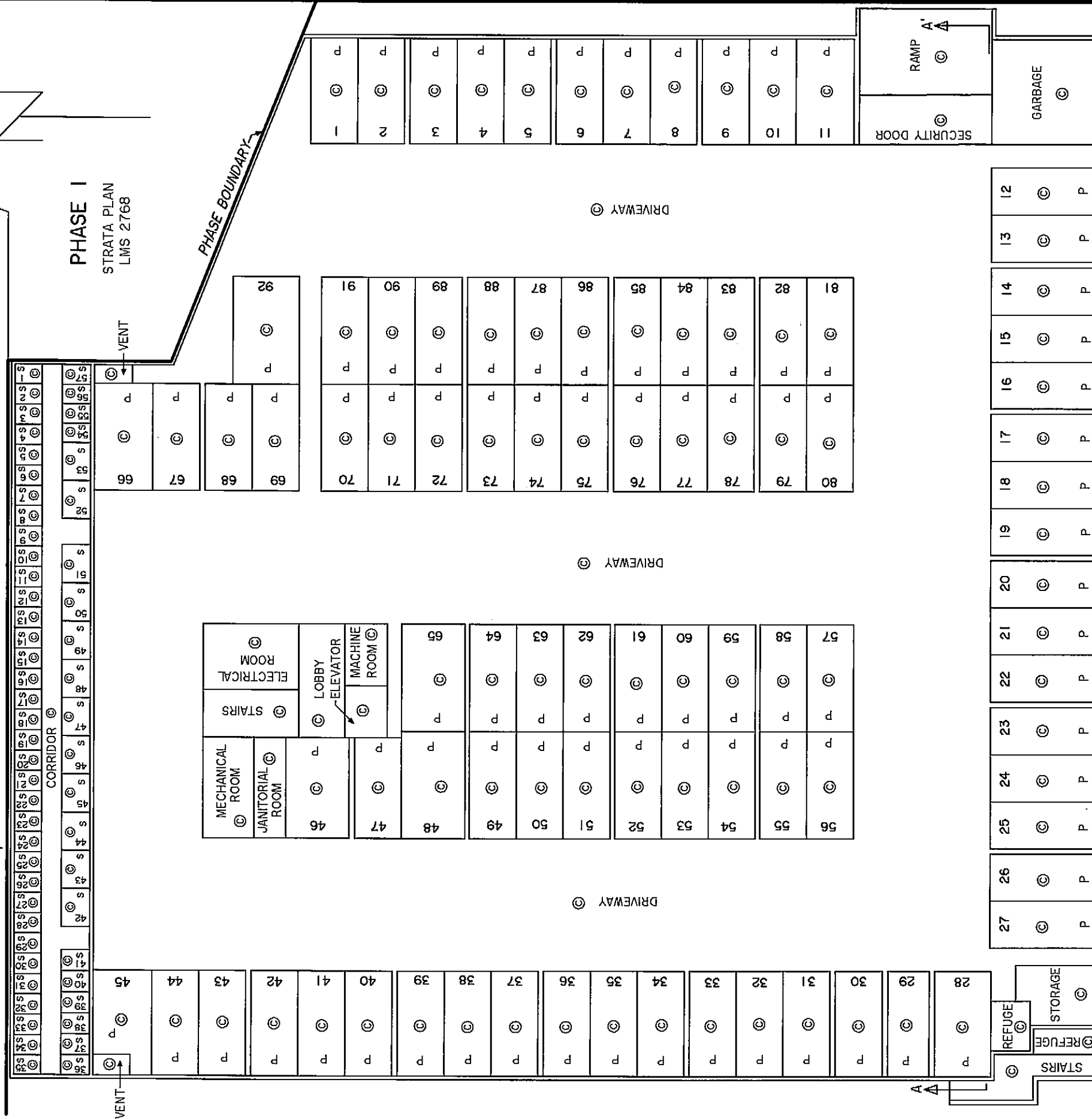
Sheet 3 of 8 Sheets

**STRATA PLAN LMS
PHASE 2**

2768



C
PLAN LMP 27911



PHASE I
STRATA PLAN
LMS 2768

PHASE BOUNDARY

CONCRETE WALL

PHASE BOUNDARY

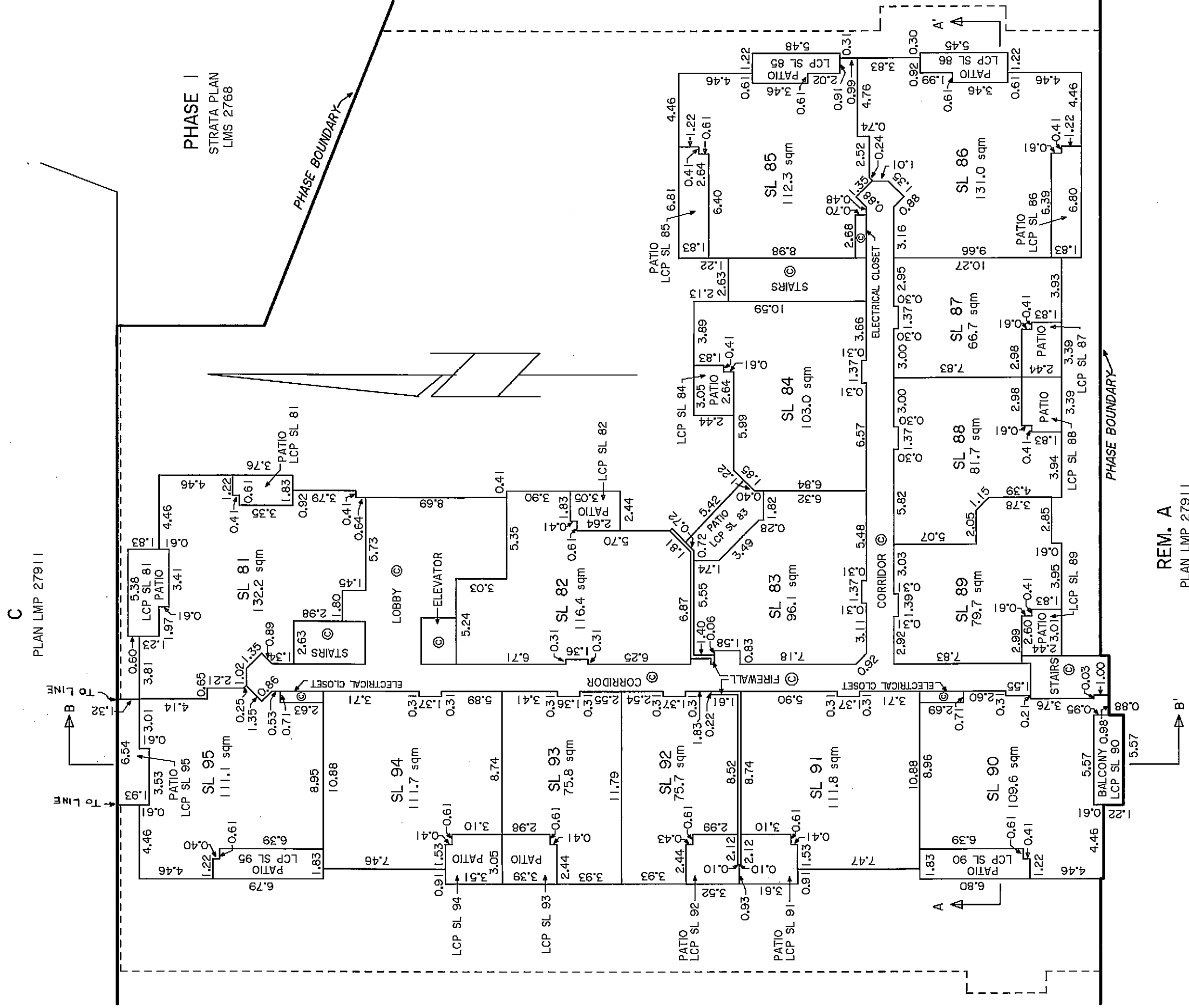
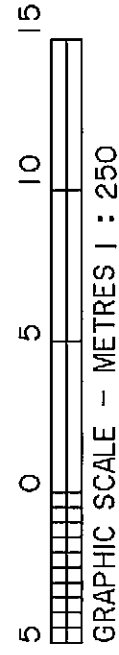
REM. A
PLAN LMP 27911

Dated this 27th day of MARCH, 1998.

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

File: 94-A-3169-203

Sheet 4 of 8 Sheets
STRATA PLAN LMS 2768
PHASE 2



REM. A
 PLAN LMP 27911

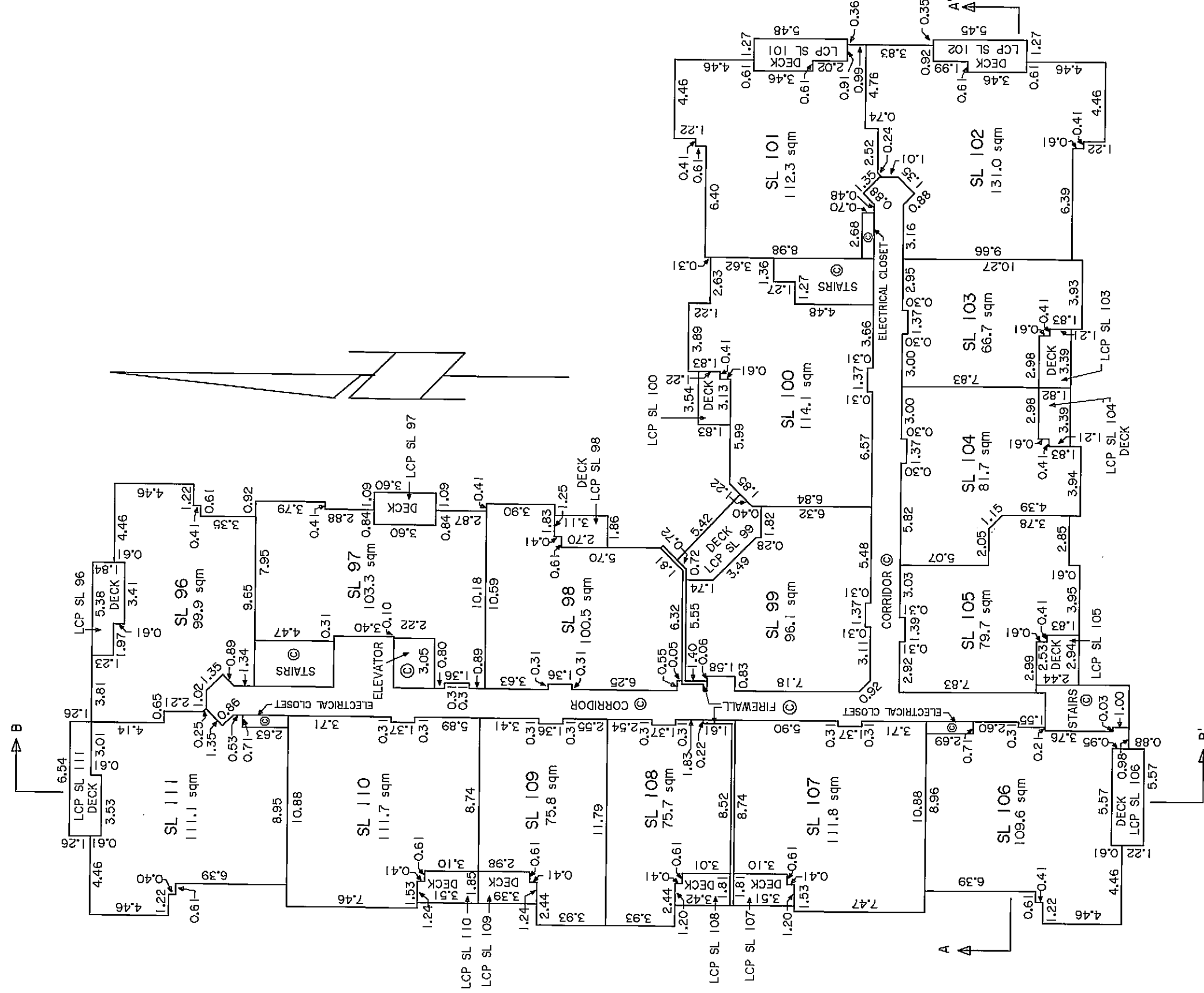
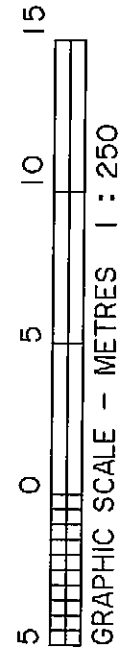
Dated this 27th day of MARCH, 1998.

W. J. Mitchell, B.C.L.S.
 File: 94-A-3169-204

**BUILDING 2
SECOND FLOOR**

Sheet 5 of 8 Sheets

**STRATA PLAN LMS 2768
PHASE 2**

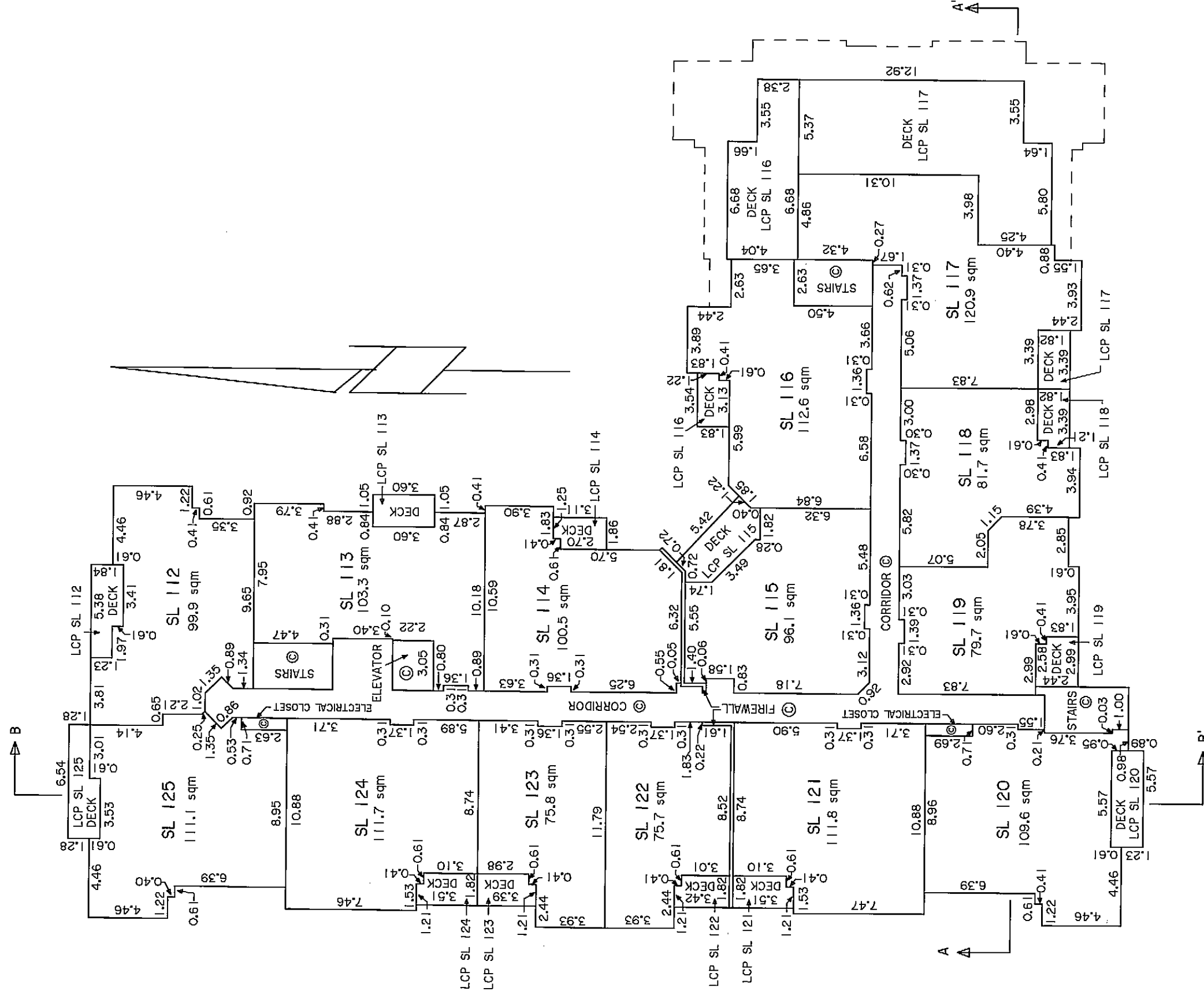
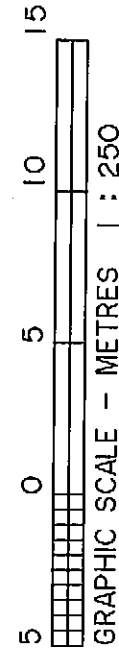


Dated this 27th day of MARCH, 1998.

R. J. Mitchell
_____, B.C.L.S.
File: 94-A-3169-205

Sheet 6 of 8 Sheets
STRATA PLAN LMS 2768
PHASE 2

BUILDING 2
THIRD FLOOR



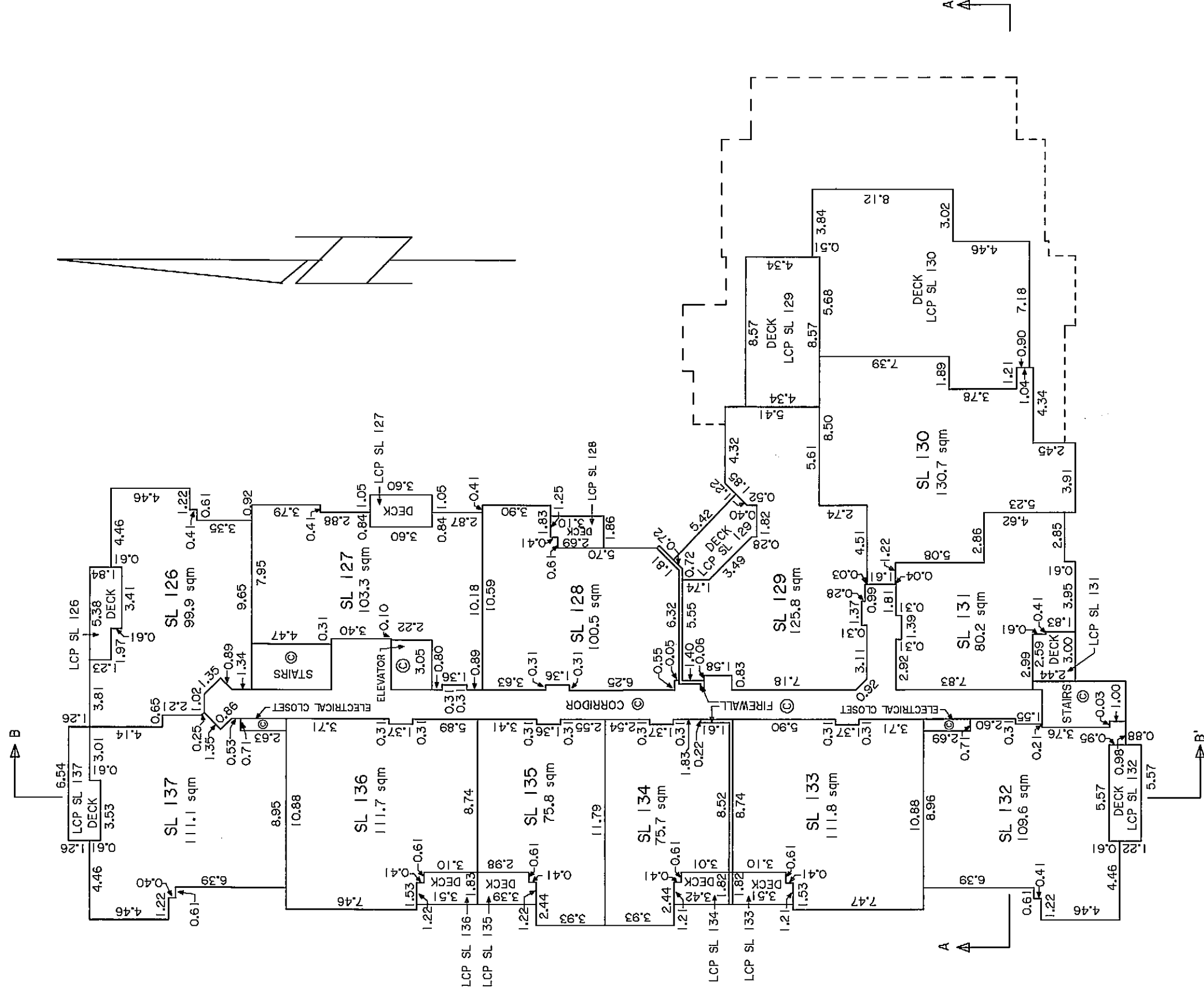
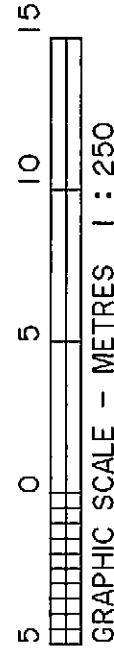
Dated this 27th day of MARCH, 1998.

[Signature]

File: 94-A-3169-206

Sheet 7 of 8 Sheets
STRATA PLAN LMS 2768
PHASE 2

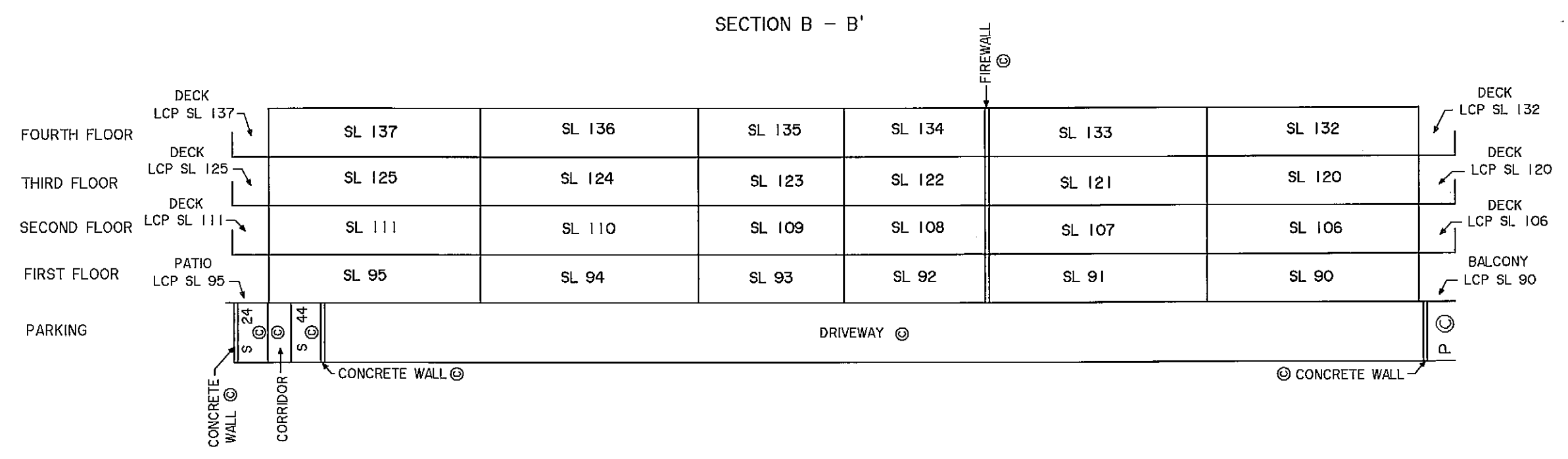
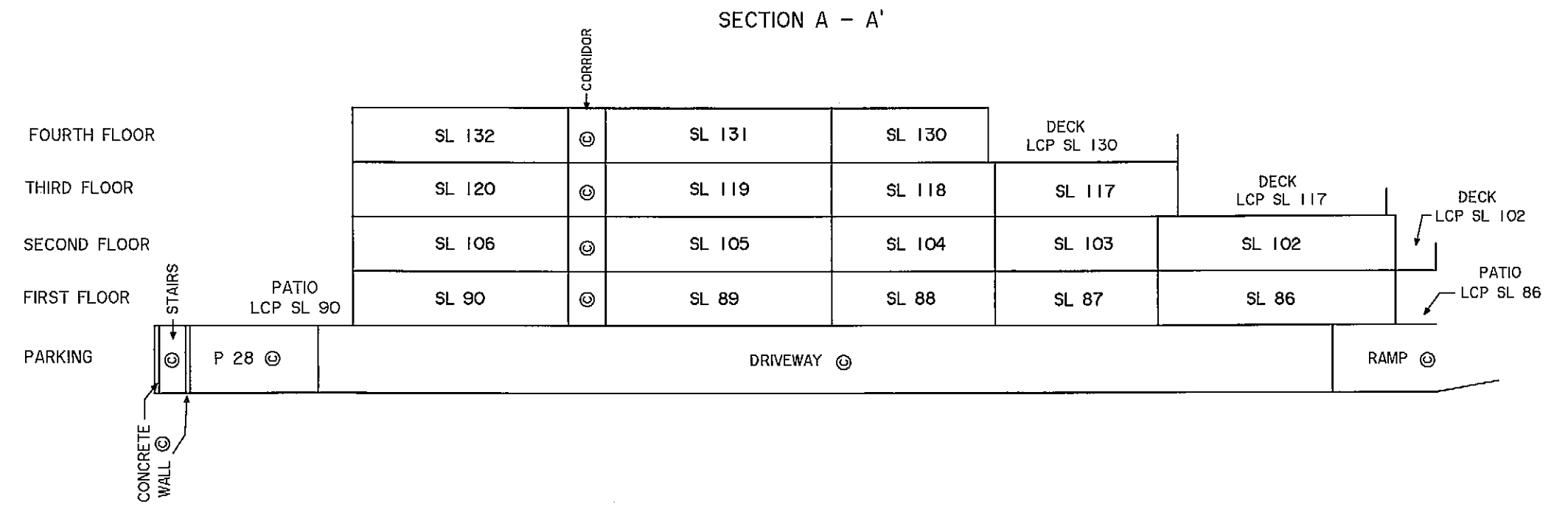
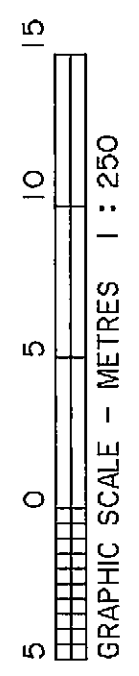
BUILDING 2
FOURTH FLOOR



[Signature]
 _____, B.C.L.S.
 File: 94-A-3169-207

Sheet 8 of 8 Sheets
STRATA PLAN LMS 2768
PHASE 2

BUILDING 2
SECTIONS



Dated this 27th day of MARCH, 1998.

R. J. Mitchell
B.C.L.S.

File: 94-A-3169-208