

STRATA PLAN OF PART OF LOT 2 SECTION 15 TOWNSHIP 1 N.W.D. PLAN LMP30364

B.C.G.S. 926.006
CITY OF SURREY

PHASE 1

STRATA PLAN LMS 3719

REF. NO. Bm 300444

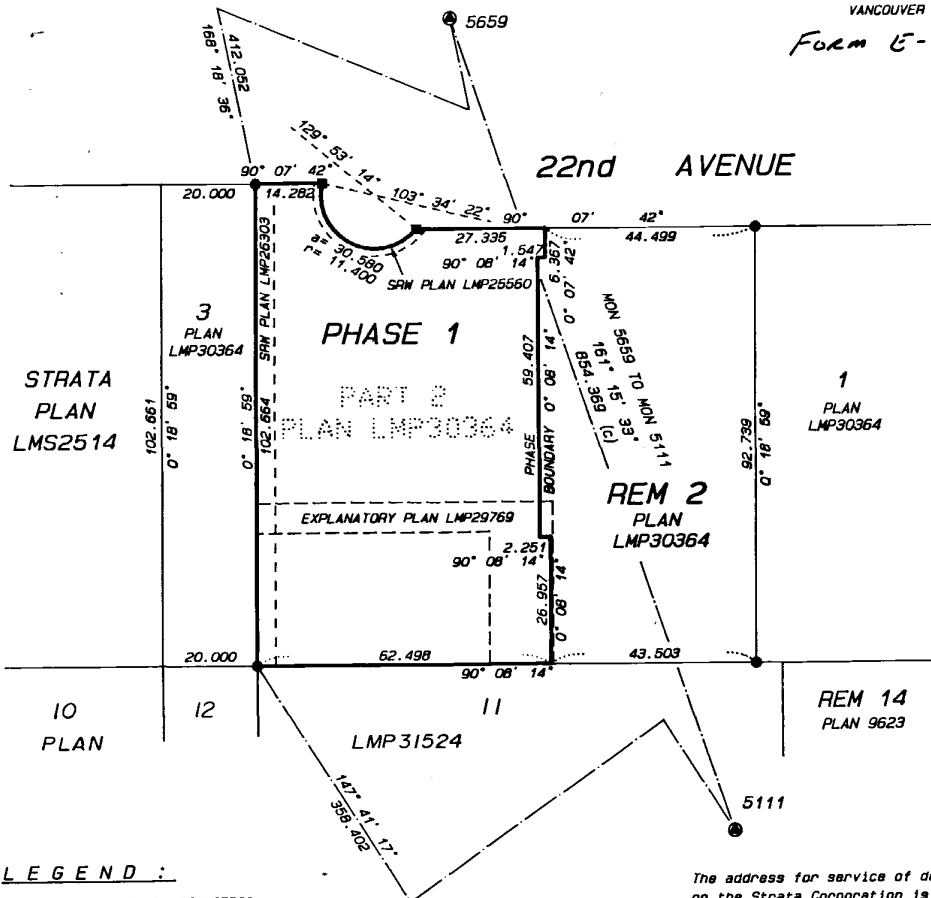
STRATA PLAN LMS 3719 deposited and registered
in the Land Title Office at New Westminster, B.C.
This 29 day of OCT, 19 98

T. Dinnell *per*
Assistant Deputy Registrar

THIS PLAN LIES WITHIN THE GREATER
VANCOUVER REGIONAL DISTRICT.

Form E- Bm 300443

SCALE 1: 1000



LEGEND :

ALL DIMENSIONS ARE METRIC.

GRID BEARINGS ARE DERIVED FROM OBSERVATIONS BETWEEN
CONTROL MONUMENTS 5111 AND 5659. (NAD 83)
INTEGRATED SURVEY AREA NO. 1, SURREY.

THIS PLAN SHOWS GROUND LEVEL MEASURED DISTANCES.
PRIOR TO COMPUTATION OF U.T.M. CO-ORDINATES
MULTIPLY BY MEAN COMBINED FACTOR 0.99958487.

- = CONTROL MONUMENT FOUND
- = IRON POST FOUND
- = LEAD PLUG FOUND
- m² = SQUARE METRES
- S.L. = STRATA LOT
- PT. = PART STRATA LOT
- C.P. = COMMON PROPERTY
- P = PATIO
- D = DECK
- (c) = CALCULATED

NOTE : PATIOS AND DECKS ARE LIMITED COMMON
PROPERTY FOR USE OF THE STRATA LOTS
INDICATED. (EXAMPLE: P - 1, D - 1)

MATSON, PECK & TOPLISS

SURVEYORS AND ENGINEERS
210-8171 COOK ROAD
RICHMOND, B.C. V6Y 3T8
(ph) 270-9331
(fax) 270-4137

JOB NO. S - 11613 - 1

The address for service of documents
on the Strata Corporation is :

The Owners
Strata Plan LMS
c/o 280 - 13071 Vanier Place
Richmond, B.C.
V6V 2J4

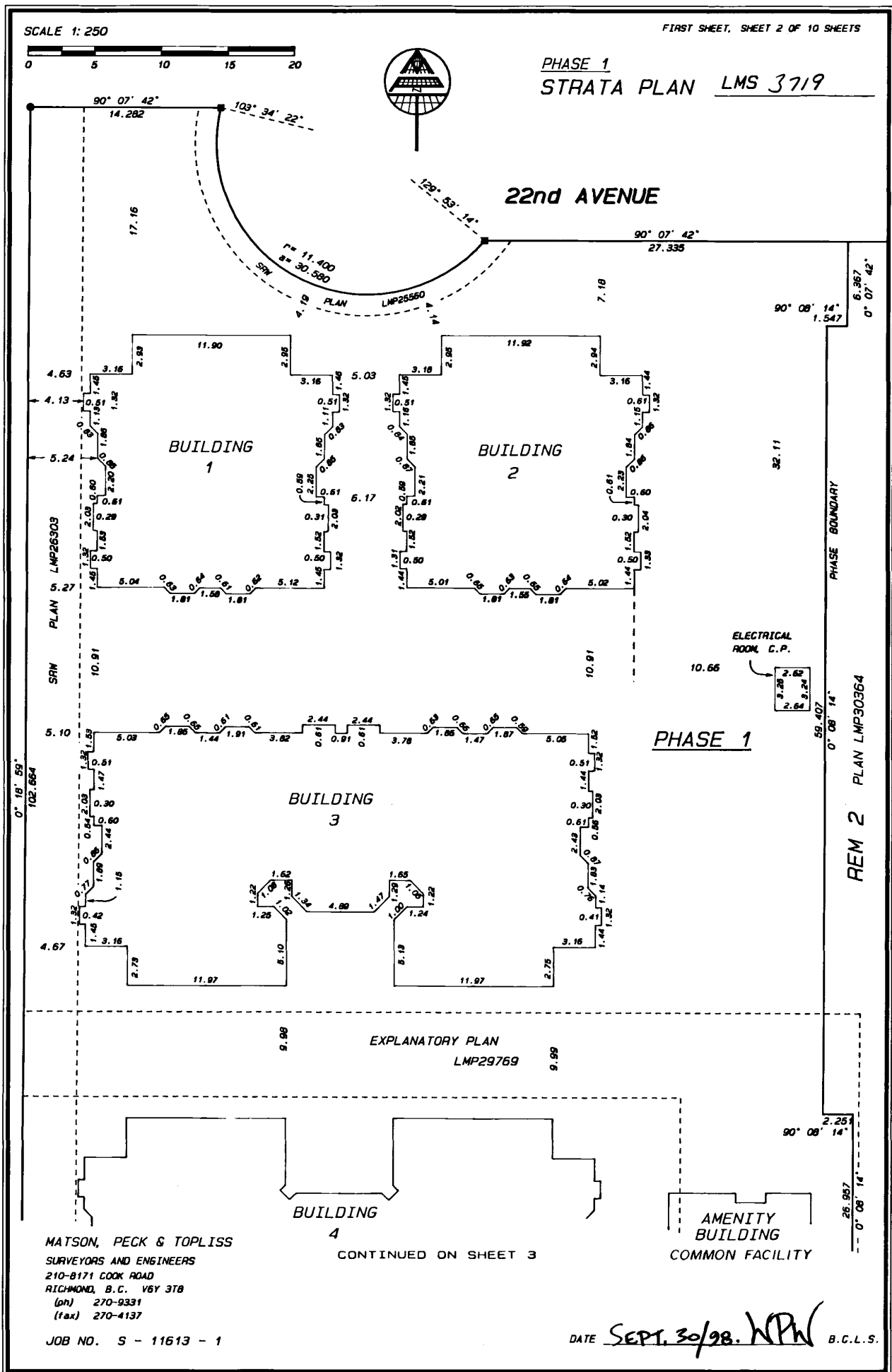
FOR MAILING ADDRESS OF THE STRATA
CIVIC ADDRESS : CORPORATION SEARCH
15168 - 22nd AVENUE THE STRATA PLAN
SURREY, B.C. GENERAL INDEX

NAME OF DEVELOPMENT :
EDENCREST AT SOUTHAMPTON

I, WILLIAM P. WONG, of Burnaby, 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 Richmond, B.C.
This 30th day of SEPTEMBER, 19 98.

W.P. Wong B.C.L.S. (#697)



Page 3 of 18

PHASE 1
STRATA PLAN LMS 3719

CONDOMINIUM ACT.

LOT NO.	SHEET NO.	FORM 1	FORM 2	FORM 3
		SCHEDULE OF UNIT ENTITLEMENT	SCHEDULE OF INTEREST UPON DESTRUCTION	SCHEDULE OF VOTING RIGHTS
		UNIT ENTITLEMENT	INTEREST UPON DESTRUCTION	NUMBER OF VOTES
1	5	220	3169	1
2	5	220	3139	1
3	5	220	3139	1
4	5	220	3109	1
5	7	222	3189	1
6	7	200	2899	1
7	7	200	2899	1
8	7	222	3139	1
9	8	220	3269	1
10	8	199	2949	1
11	8	199	2949	1
12	8	220	3219	1
AGGREGATE		2562	37068	12

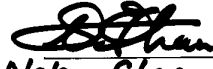
STATUTORY DECLARATION

I / ~~we~~ the undersigned do solemnly declare that

- (1) I / ~~we~~ the undersigned am / ~~are~~ ~~the~~ duly authorized agent of 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.

Declared before me
at Richmond, B.C.
this 22nd day of October, 1998


Nelson Chan

A commissioner for
taking affidavits within B.C.
V. BEEN LOUIE Lawyer

#6-11460 Veyogour Way Richmond, B.C.
CERTIFICATE OF APPROVAL

SECTION 8 (2)

Approved as PHASE 1 of a 2 phase strata plan
under the Condominium Act.

Dated at Surrey, B.C.
this 22nd day of October, 1998


Approving Officer for
CITY OF SURREY N. LAI

ENDORSEMENT PURSUANT TO SECTION 84 :

I hereby certify that the common facilities Amenity Building
which according to Form E to the Act were to have been
constructed in conjunction with this phase have been
satisfactorily provided for.

This 22nd day of October, 1998


Approving Officer for
CITY OF SURREY N. LAI

MATSON, PECK & TOPLISS
SURVEYORS AND ENGINEERS
210-8171 COOK ROAD
RICHMOND, B.C. V6Y 3T8
(ph) 270-9331
(fax) 270-4137

JOB NO. S - 11613 - 1

Accepted as to forms 1, 2 and 3
this 27 day of October, 1998.

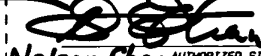

FOR SUPERINTENDENT OF REAL ESTATE

SIGNATURES

WITNESSES :

OWNER :

81888 INVESTMENTS LTD. :
(INC. NO. 449220)

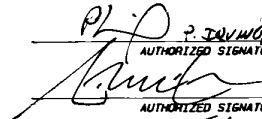

Nelson Chan AUTHORIZED SIGNATORY

WITNESS V. KAT LOUIE
LAWYER
OCCUPATION
#6-11460 Veyogour Way
ADDRESS
Richmond, B.C.

MORTGAGEE :

HONGKONG BANK OF CANADA
by its lawful attorneys


WITNESS as to both Jeff Cook
Commercial Credit Officer
OCCUPATION
885 W. Georgia Street
ADDRESS
Vancouver, BC V6C 3G1

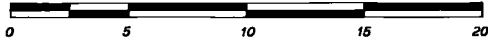

J. LOE
Jonathan Lee
AUTHORIZED SIGNATORY

DATE SEPT. 30/98 WPN B.C.L.S.

BUILDING 2

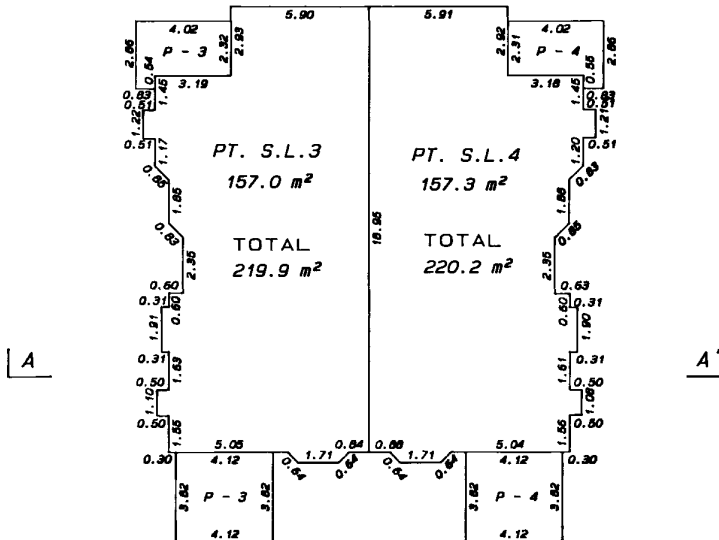
SHEET 6 OF 10 SHEETS

SCALE 1:200

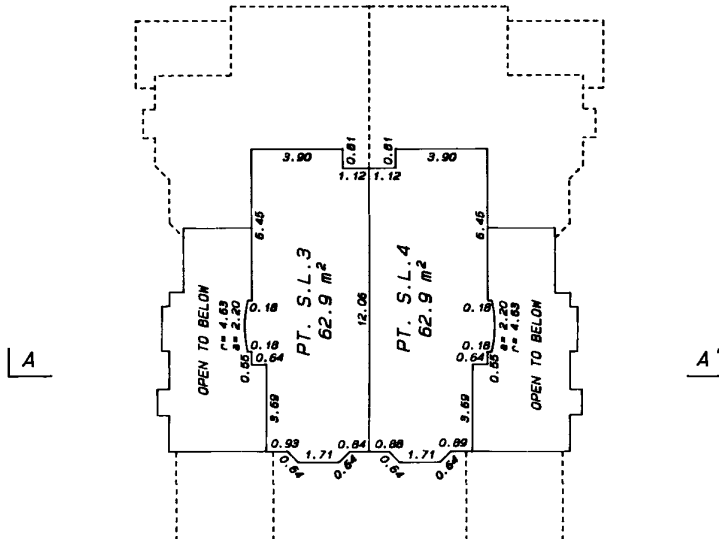


**PHASE 1
STRATA PLAN LMS 3719**

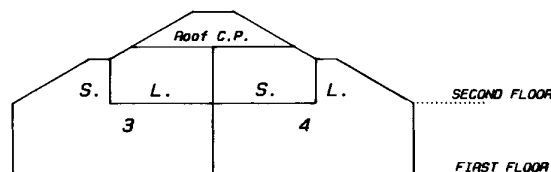
FIRST FLOOR



SECOND FLOOR



SECTION A - A'



MATSON, PECK & TOPLISS
SURVEYORS AND ENGINEERS
210-8171 COOK ROAD
RICHMOND, B.C. V6Y 3T8
(ph) 270-9331
(fax) 270-4137

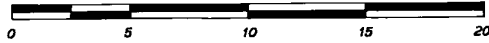
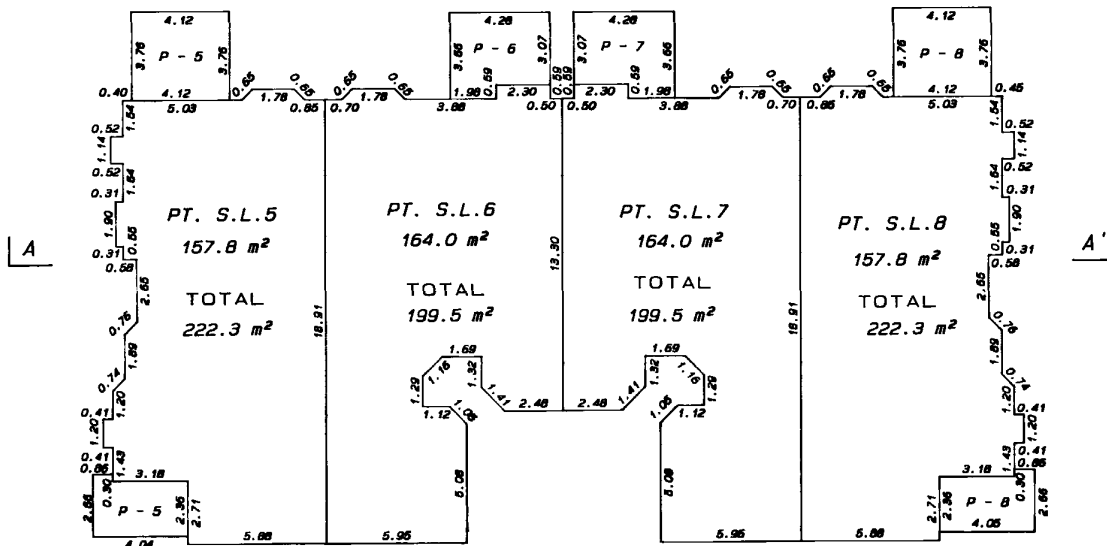
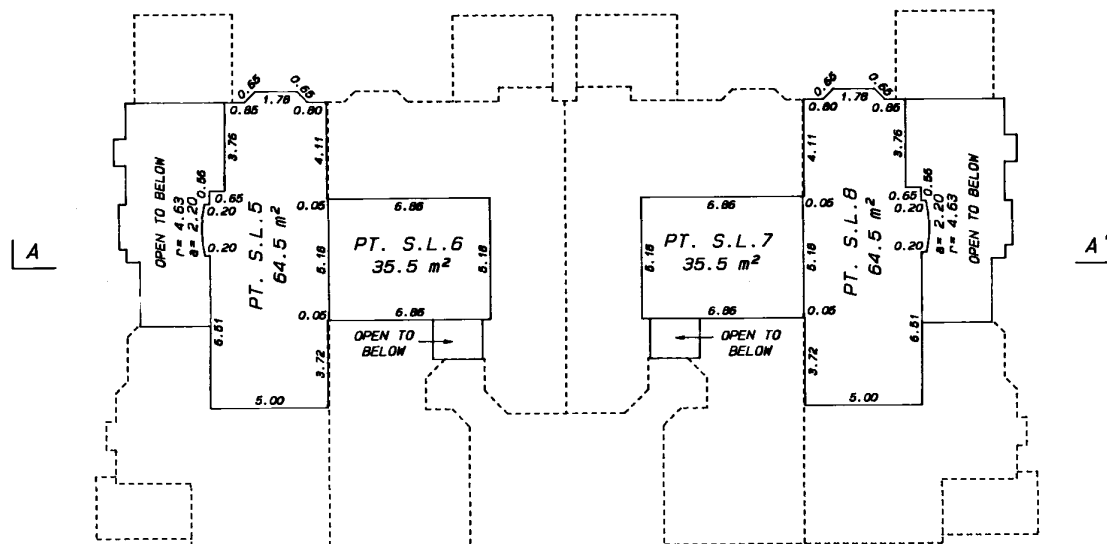
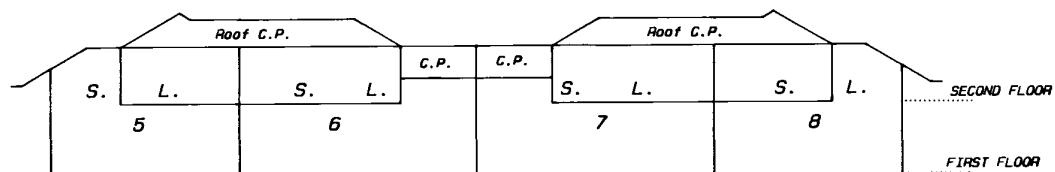
JOB NO. S - 11613 - 1

DATE SEPT. 30/98. WPN B.C.L.S.

BUILDING 3

SHEET 7 OF 10 SHEETS

SCALE 1:200

**PHASE 1
STRATA PLAN LMS 3719****FIRST FLOOR****SECOND FLOOR****SECTION A - A'**

MATSON, PECK & TOPLISS
SURVEYORS AND ENGINEERS
210-8171 COOK ROAD
RICHMOND, B.C. V6Y 3T8
(ph) 270-9331
(fax) 270-4137

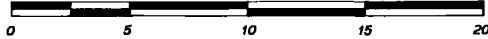
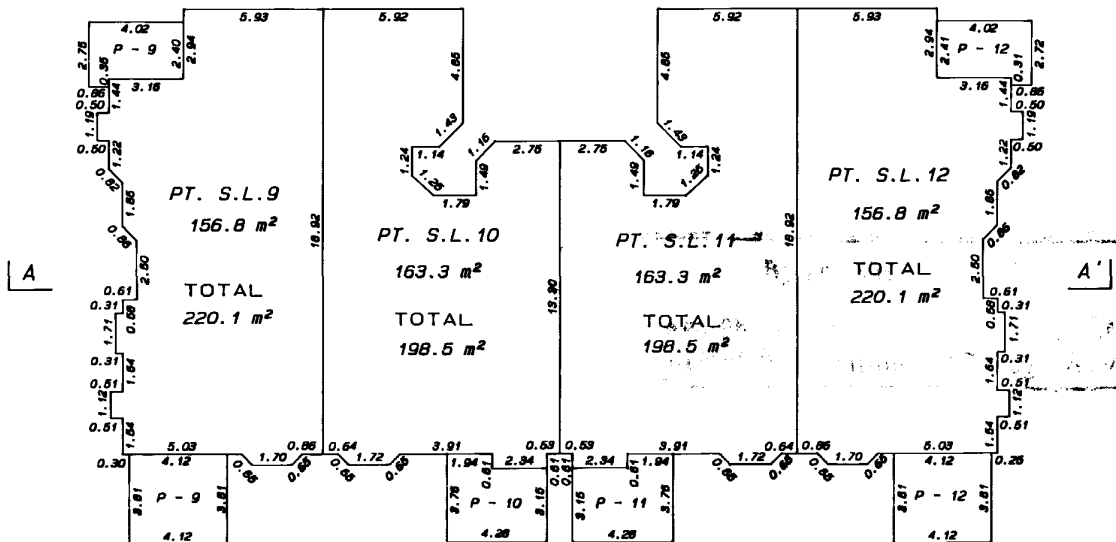
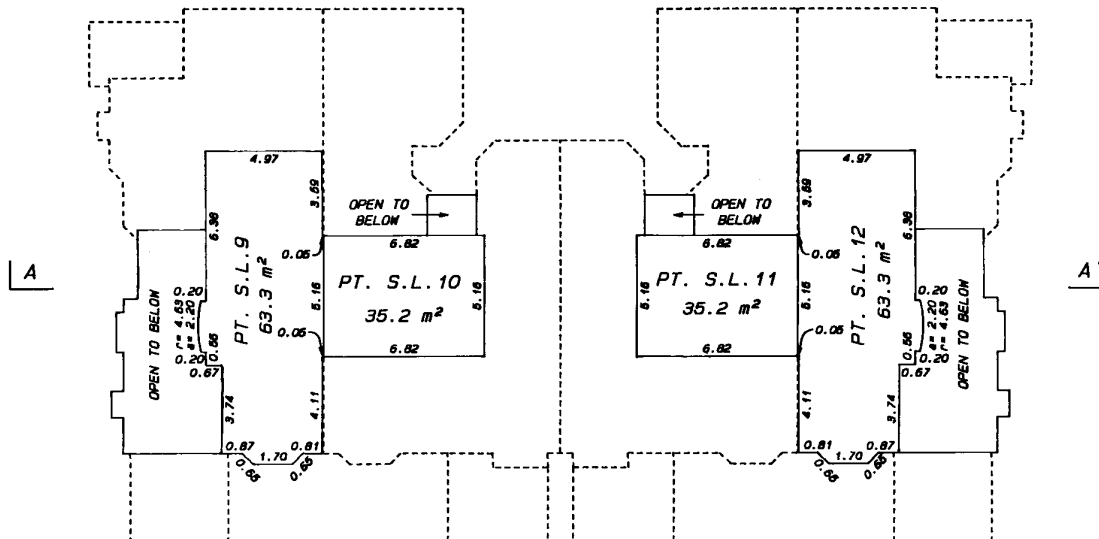
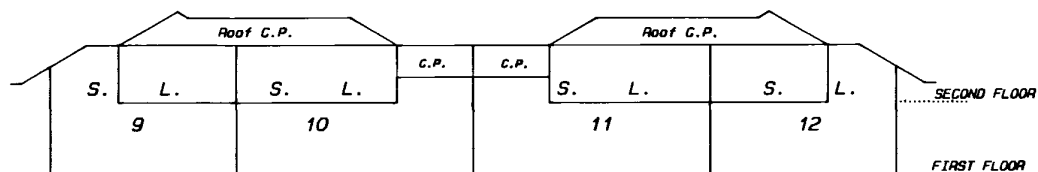
JOB NO. S - 11613 - 1

DATE SEPT. 30/98 WPN B.C.L.S.

BUILDING 4

SHEET 8 OF 10 SHEETS

SCALE 1: 200

**PHASE 1
STRATA PLAN LMS 3719****FIRST FLOOR****SECOND FLOOR****SECTION A - A'**

MATSON, PECK & TOPLISS
SURVEYORS AND ENGINEERS
210-B171 COOK ROAD
RICHMOND, B.C. V6Y 3T8
(ph) 270-9331
(fax) 270-4137

JOB NO. S - 11613 - 1

DATE **SEPT 30/98** **WPN** B.C.L.S.

Plan #: LMS3719 App #: N/A Ctrl #: (Altered)

RCVD: 1998-10-29 RQST: 2018-09-11 16.07.43

[illegible]

JOB NO. S - 11613 - 1

DATE SEPT. 30/98. NFW B.C.L.S.

STRATA PLAN LMS 3719

DEALINGS AFFECTING THE COMMON PROPERTY.

[illegible]

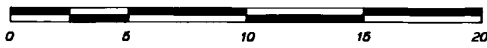
MATSON, PECK & TOPLISS
SURVEYORS AND ENGINEERS
210-8171 COOK ROAD
RICHMOND, B.C. V6Y 3T8
(ph) 270-9331
(fax) 270-4137

JOB NO. S - 11613 - 1

DATE SEPT. 30/98. NPN B.C.L.S.

Page 11 of 18

SCALE 1: 200



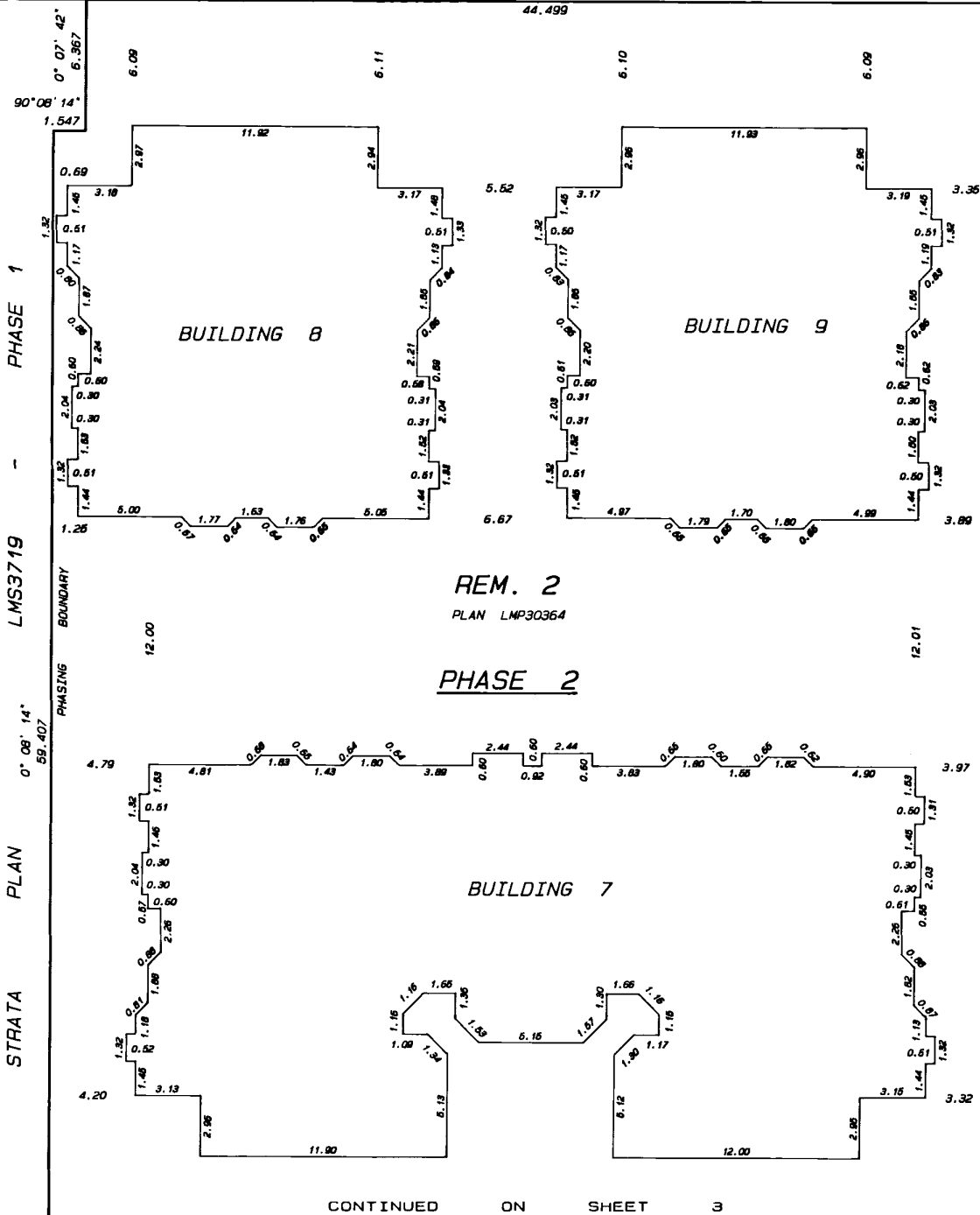
FIRST SHEET, SHEET 2 OF 8 SHEETS

PHASE 2

STRATA PLAN LMS3719

22nd AVENUE

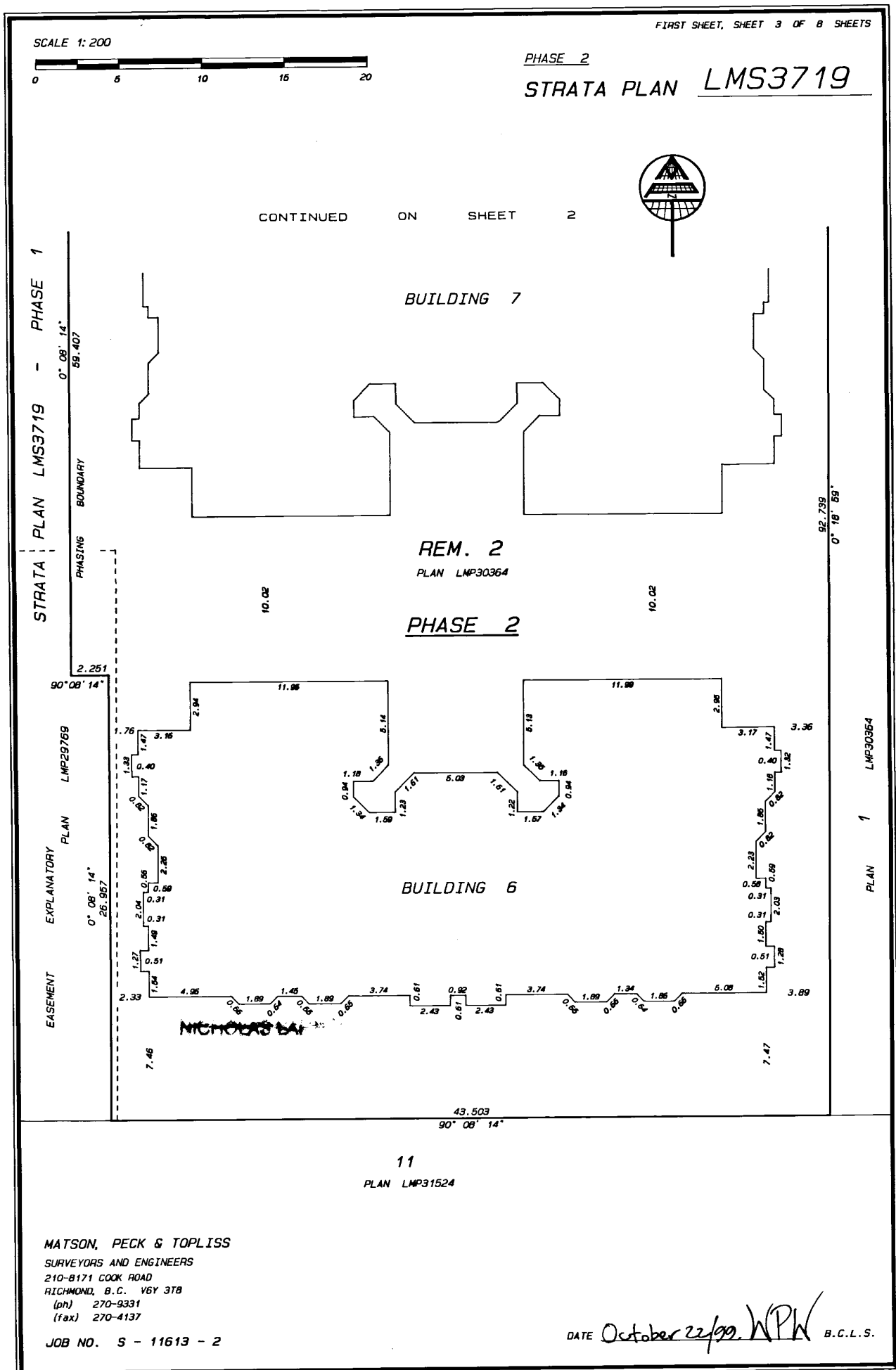
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44.499



MATSON, PECK & TOPLISS
SURVEYORS AND ENGINEERS
210-8171 COOK ROAD
RICHMOND, B.C. V6Y 3T8
(ph) 270-9331
(fax) 270-4137

JOB NO. S - 11613 - 2

DATE October 22/99 WPN B.C.L.S.



PHASE 2

STRATA PLAN LMS3719CONDOMINIUM ACT.

LOT NO.	SHEET NO.	FORM 1	FORM 2	FORM 3
		SCHEDULE OF UNIT ENTITLEMENT	SCHEDULE OF INTEREST UPON DESTRUCTION	SCHEDULE OF VOTING RIGHTS
		UNIT ENTITLEMENT	INTEREST UPON DESTRUCTION	NUMBER OF VOTES
13	5	220	3239	1
14	5	201	2949	1
15	5	201	2949	1
16	5	220	3219	1
17	6	219	3149	1
18	6	200	2899	1
19	6	200	2899	1
20	6	219	3169	1
21	7	219	3109	1
22	7	219	3189	1
23	8	219	3189	1
24	8	219	3139	1
AGGREGATE		5118	74166	24

STATUTORY DECLARATIONI / ~~we~~ the undersigned do solemnly declare that

- (1) I / ~~we~~ the undersigned am/~~are~~ the owner-developer
or the duly authorized agent of 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.

Declared before me

at Richmond, B.C.
this 16 day of November, 1999

A commissioner for
taking affidavits within B.C.

V. M. S. LAM
#203-2680 Shell Rd. Richmond, BC V6X 4E9

Nelson Chan
Nelson Chan

Accepted as to forms 1, 2 and 3
this 2 day of December, 1999

for SUPERINTENDENT OF REAL ESTATE

SIGNATURES

WITNESSES :

OWNER :

81888 INVESTMENTS LTD. :
(INC. NO. 449270)

Nelson Chan AUTHORIZED SIGNATORY

WITNESS as to both

Jeff Cook
OCCUPATION
#203-2680 Shell Rd /
ADDRESS
Richmond, BC
V6X 4E9

MORTGAGEE :

HSC BANK CANADA
HONGKONG-BANK OF CANADA
by its lawful attorneys:

Paul Irving AUTHORIZED SIGNATORY

Shander Doug Brandes AUTHORIZED SIGNATORY

CERTIFICATE OF APPROVAL
SECTION 8 (2)

Approved as PHASE 2 of a 2 phase strata plan
under the Condominium Act.

Dated at Surrey, B.C.
this 26 day of November, 1999

Nicholas Lai
Approving Officer for
CITY OF SURREY

NICHOLAS LAI

MATSON, PECK & TOPLISS
SURVEYORS AND ENGINEERS
210-8171 COOK ROAD
RICHMOND, B.C. V6Y 3T8
(ph) 270-9331
(fax) 270-4137

JOB NO. S - 11613 - 2

DATE October 22/99 WPW B.C.L.S.

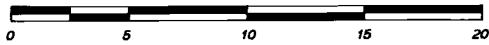
BUILDING 7

SHEET 6 OF 8 SHEETS

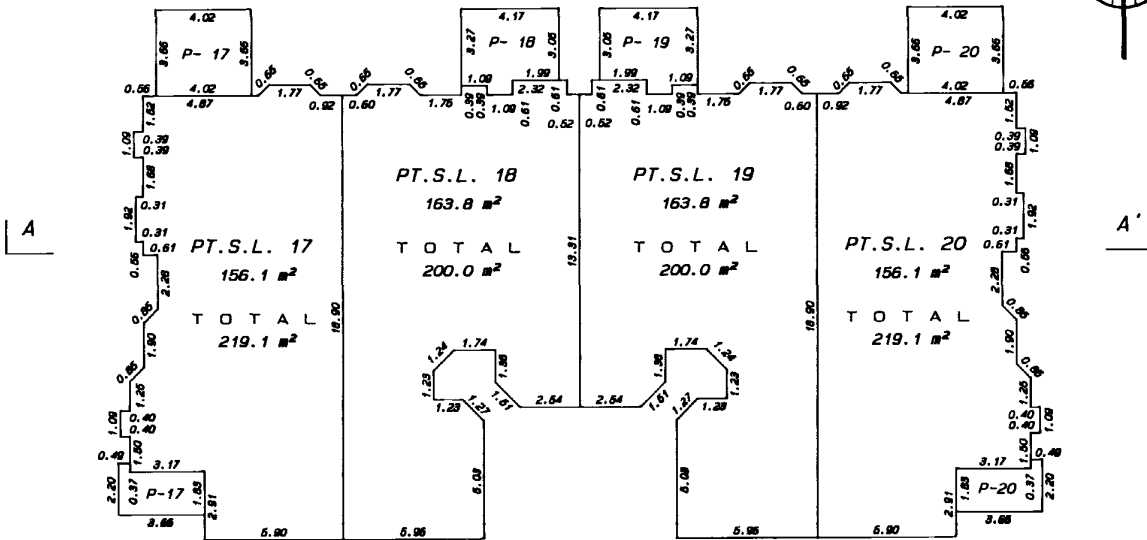
PHASE 2

STRATA PLAN LMS3719

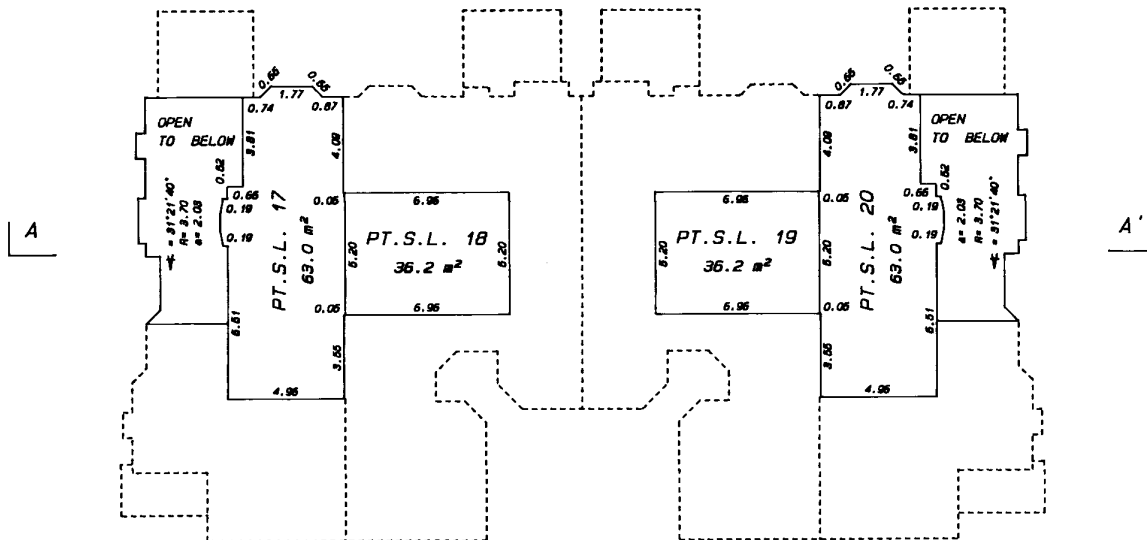
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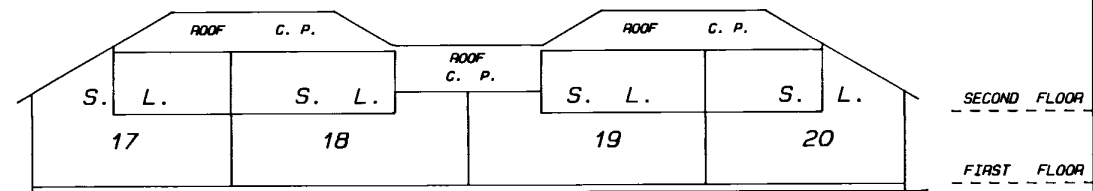
FIRST FLOOR



SECOND FLOOR



SECTION A - A'



MATSON, PECK & TOPLISS
SURVEYORS AND ENGINEERS
210-8171 COOK ROAD
RICHMOND, B.C. V6Y 3T8
(DA) 270-8331
(fax) 270-4137

JOB NO. S - 11613 - 2

DATE October 22/99 WPK B.C.L.S.

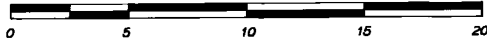
BUILDING 6

SHEET 5 OF 8 SHEETS

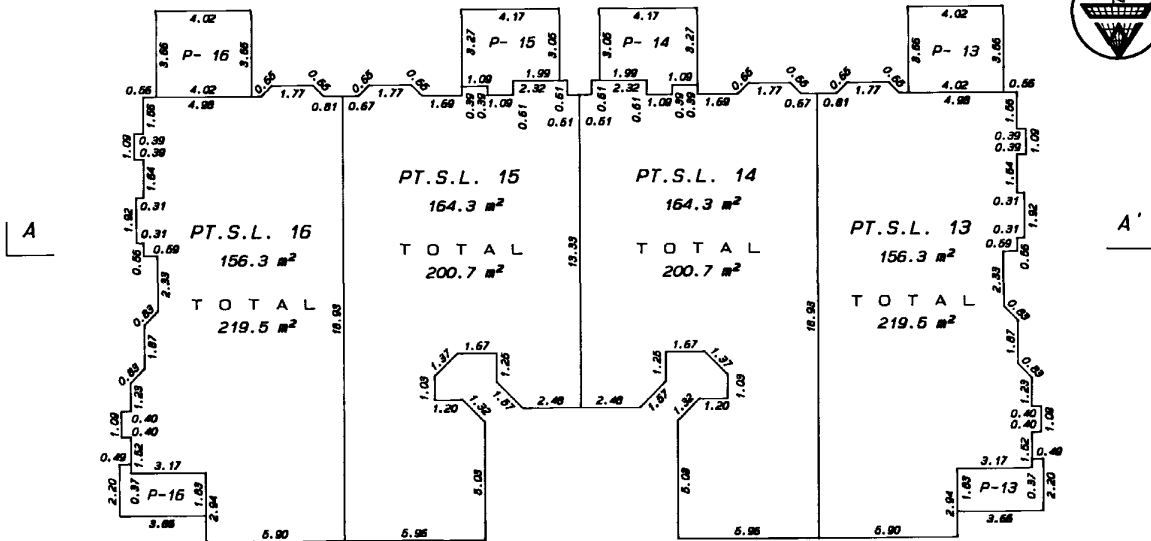
PHASE 2

STRATA PLAN LMS3719

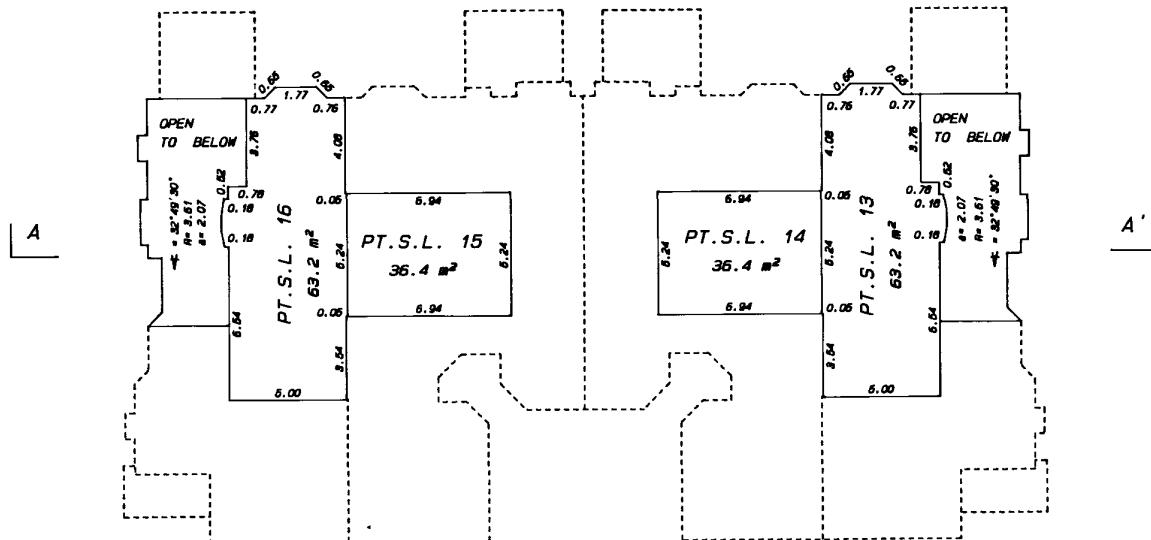
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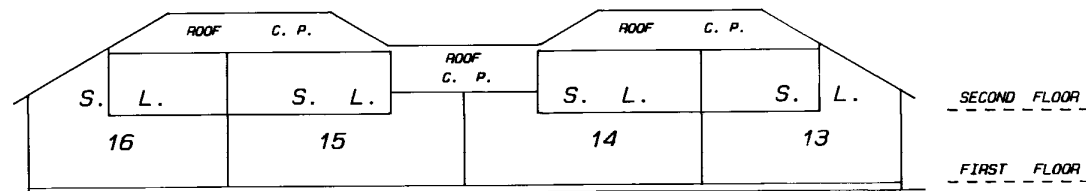
FIRST FLOOR



SECOND FLOOR



SECTION A - A'

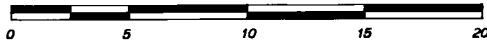


MATSON, PECK & TOPLISS
SURVEYORS AND ENGINEERS
210-8171 COOK ROAD
RICHMOND, B.C. V6Y 3T8
(ph) 270-9331
(fax) 270-4137

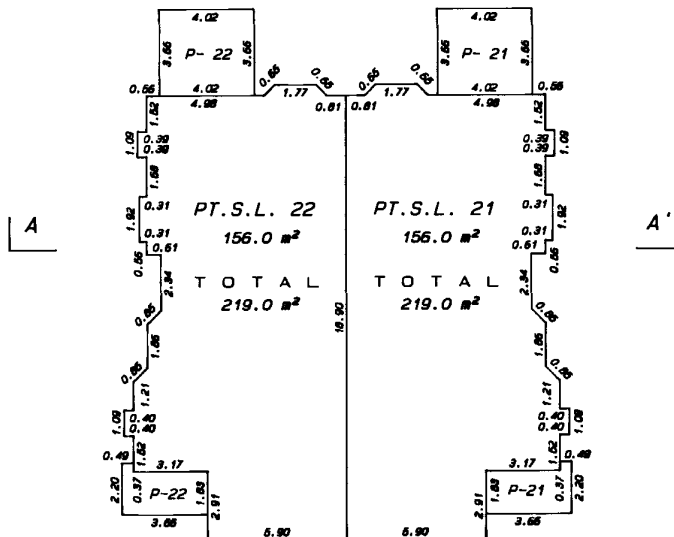
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DATE October 22/99 NPW B.C.L.S.

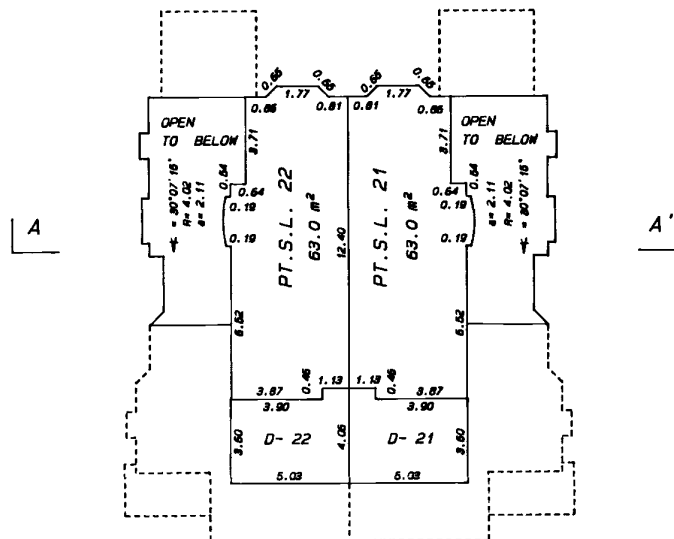
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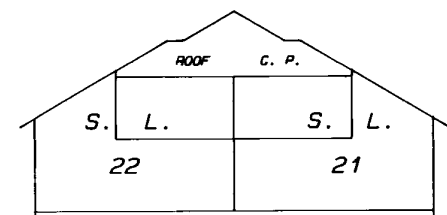
FIRST FLOOR



SECOND FLOOR



SECTION A - A'



SECOND FLOOR

FIRST FLOOR

MATSON, PECK & TOPLISS
SURVEYORS AND ENGINEERS
210-8171 COOK ROAD
RICHMOND, B.C. V6Y 3T8
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JOB NO. S - 11613 - 2

DATE October 22/99. WPN B.C.L.S.

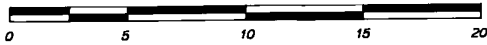
BUILDING 9

SHEET 8 OF 8 SHEETS

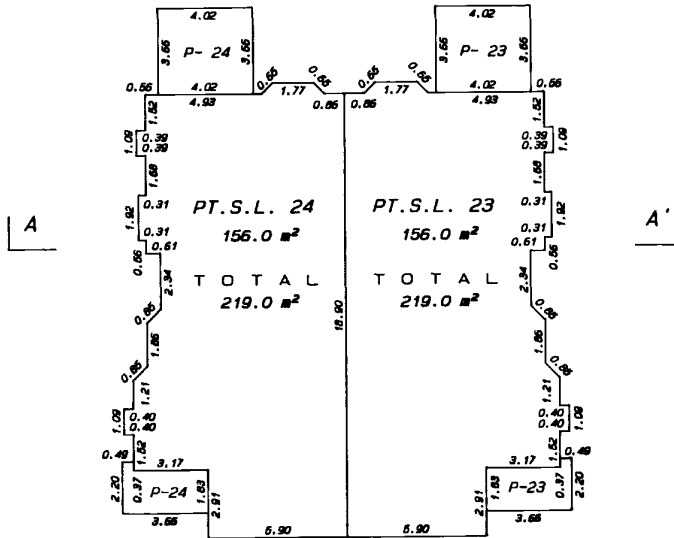
PHASE 2

STRATA PLAN LMS3719

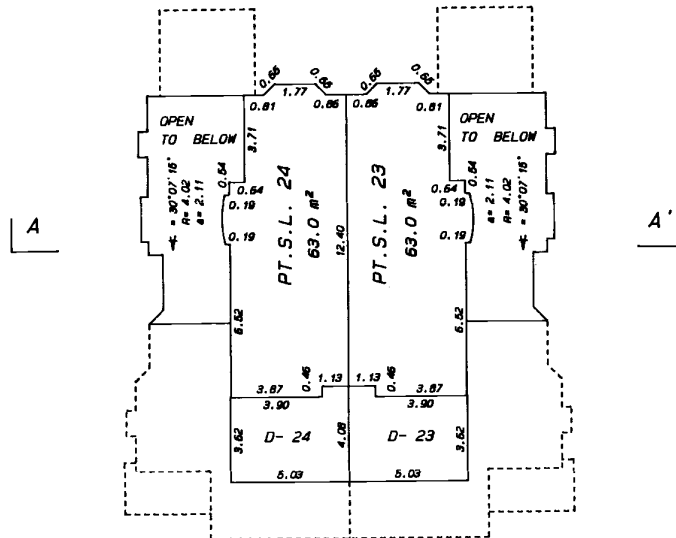
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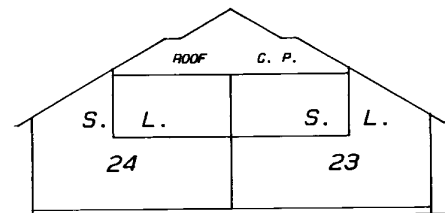
FIRST FLOOR



SECOND FLOOR



SECTION A - A'



SECOND FLOOR

FIRST FLOOR

MATSON, PECK & TOPLISS
SURVEYORS AND ENGINEERS
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JOB NO. S - 11613 - 2

DATE October 22/99. WPN B.C.L.S.