



LEONIS Management & Consultants Ltd.

108 - 5455 - 152ND STREET, SURREY, BC V3S 5A5

t: 604.575.5474 f: 604.575.5476

**For most current information on registered bylaws and dealings
affecting common property, please obtain pertinent pages from Land
Titles Office.**

PHASED STRATA PLAN OF A PORTION OF LOT 1, SECTION 23, TOWNSHIP 1, N.W.Q., PLAN NWP 87485

STRATA PLAN LMS 133 PHASE 1

SCALE - 1:1000

0 10 20 40 60

ALL DISTANCES IN METRES

MUNICIPALITY OF SURREY

CIVIC ADDRESS

15273 24th AVENUE

SURREY, B.C.

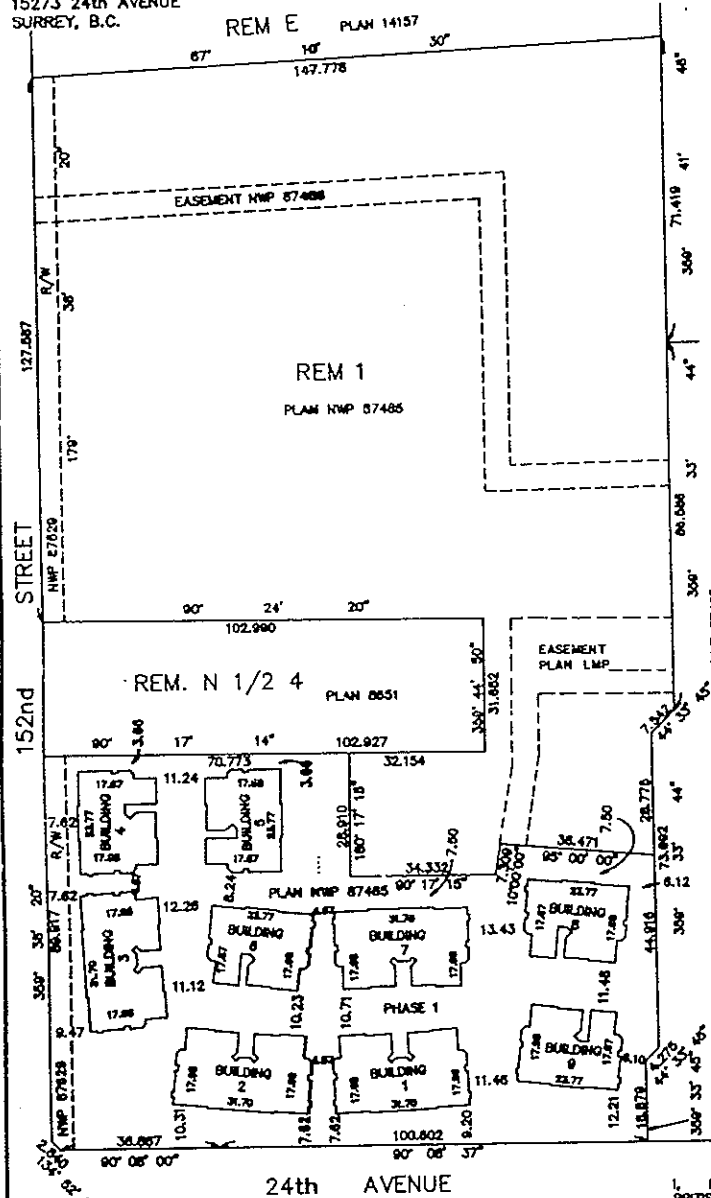


DEPOSITED AND REGISTERED IN THE LAND TITLE OFFICE AT NEW WESTMINSTER, B.C. THIS 12 DAY OF SEPTEMBER, 1991.

[Signature]
DEPUTY REGISTRAR

BE 229844

THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT



Form E - SEE BE 229815

2

LEGEND

- L.C.P. INDICATES LIMITED COMMON PROPERTY
- S.M. SQUARE METRES
- S.L. STRATA LOT
- P.T. PART
- C.P. COMMON PROPERTY
- OTB OPEN TO BELOW

NOTE: ALL STRATA LOT ANGLES ARE 90° OR 45° UNLESS OTHERWISE NOTED.

THE ADDRESS FOR SERVICE OF DOCUMENTS ON THE STRATA CORPORATION IS: THE OWNER'S STRATA PLAN LMS 133

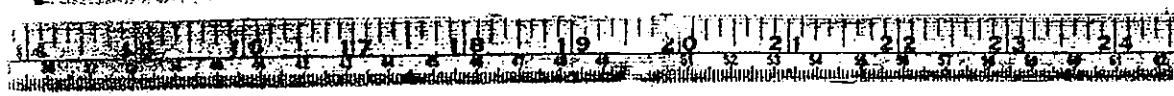
ORECK, CHERNOFF AND TUCK
1800-701 WEST GEORGIA
VANCOUVER, B.C.

I, R. J. ESSON OF THE CITY OF WHITE ROCK BRITISH COLUMBIA LAND SURVEYOR, HEREBY CERTIFY THAT THE BUILDINGS ERRECTED ON THE PARCEL DESCRIBED ABOVE ARE WHOLLY WITHIN THE EXTERNAL BOUNDARIES OF THAT PARCEL.

[Signature]
B. C. L. S.

DATED AT WHITE ROCK, B.C.

THIS 15th DAY OF July, 1991.



STRATA PLAN LMS 133

NEW DEVELOPMENT CERTIFICATE

L. R. J. ESSON, A BRITISH COLUMBIA LAND SURVEYOR, HEREBY CERTIFY THAT THE BUILDINGS SHOWN IN THIS STRATA PLAN HAVE NOT, AS OF THE 15th DAY OF July, 1991, BEEN PREVIOUSLY OCCUPIED. DATED AT WHITE ROCK, BRITISH COLUMBIA, THIS 15th DAY OF July, 1991.

RJE
B. C. L. S.

SIGNATURES

STATUTORY DECLARATION

WE THE UNDERSIGNED DO SOLEMNLY DECLARE THAT
(1) WE THE UNDERSIGNED ARE THE OWNER DEVELOPER
(2) THE STRATA PLAN IS ENTIRELY FOR RESIDENTIAL USE
WE MAKE THIS SOLEMN DECLARATION CONSCIOUSLY BELIEVING IT TO BE TRUE AND KNOWING THAT IT IS OF THE SAME FORCE AND EFFECT AS IF MADE UNDER OATH

KENNETH S. PATIENDEN

DECLARED BEFORE ME THIS 14th DAY OF September, 1991.

B.C. BRENDA CHUA
A COMMISSIONER FOR TAKING AFFIDAVITS WITHIN THE PROVINCE OF BRITISH COLUMBIA
SOLICITOR
800-885 WEST GEORGIA ST.
VAN., B.C.

ACCEPTED AS TO FORMS 1, 2 AND 3
THIS 2 DAY OF September, 1991.

[Signature]
SUPERINTENDENT OF REAL ESTATE

APPROVED AS TO PHASE 1 OF A 4 PHASE STRATA PLAN
DATED THIS 26th DAY OF August, 1991

[Signature]
APPROVING OFFICER FOR THE CORPORATION OF THE DISTRICT OF SURREY

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

DATED THIS 26th DAY OF August, 1991

[Signature]
APPROVING OFFICER FOR THE CORPORATION OF THE DISTRICT OF SURREY

OWNER: PENINSULA SHOPPING CENTRE LTD.

[Signature]
ANDREW S. PATIENDEN RE/MAX
WITNESS:
B.C. BRENDA CHUA

ADDRESS AND OCCUPATION OF WITNESS:
SOLICITOR
800-885 WEST GEORGIA
VAN., B.C.

MORTGAGEE: VANCOUVER CITY SAVINGS CREDIT UNION
MORTGAGEE: MORTGAGE BANK OF CANADA

J.W. King J.W. KING
Barry R. Fenton BARRY R FENTON

WITNESS:
P. McTague P. MCTAGUE

ADDRESS AND OCCUPATION OF WITNESS:
110 515 W 10 AVE.
Vancouver
Administrater

MORTGAGEE: CANADA SAFEMAN LIMITED

[Signature]
WITNESS: B.C. BRENDA CHUA
ADDRESS AND OCCUPATION OF WITNESS:
SOLICITOR; 800-885 WEST GEORGIA
VAN., B.C.

MORTGAGEE: SCARBOROUGH PROPERTIES LTD.

[Signature]
WITNESS: B.C. BRENDA CHUA
ADDRESS AND OCCUPATION OF WITNESS:
SOLICITOR; 800-885 WEST GEORGIA
VAN., B.C.

RJE
DATED THIS 15th DAY OF July, 1991. B.C.L.S.

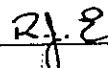


STRATA PLAN LMS 133

PHASE 1

CONDOMINIUM ACT

LOT NUMBER	SHEET NUMBER	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	4	152	200	
2	4	155	200	
3	4	155	200	
4	4	152	200	
5	5	152	200	
6	5	155	200	
7	5	155	200	
8	5	152	200	
9	6	152	200	
10	6	155	200	
11	6	155	200	
12	6	152	200	
13	7	152	200	
14	7	175	235	
15	7	151	200	
16	8	151	200	
17	8	175	235	
18	8	152	200	
19	9	152	200	
20	9	175	235	
21	9	152	200	
22	10	152	200	
23	10	155	200	
24	10	155	200	
25	10	152	200	
26	11	152	200	
27	11	175	235	
28	11	151	200	
29	12	152	200	
30	12	175	235	
31	12	152	200	
AGGREGATE		4548	6405	


 DATED THIS 15th DAY OF July, 1984. B.C.L.S.

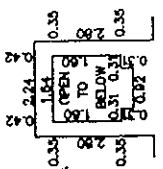


FLOOR PLANS

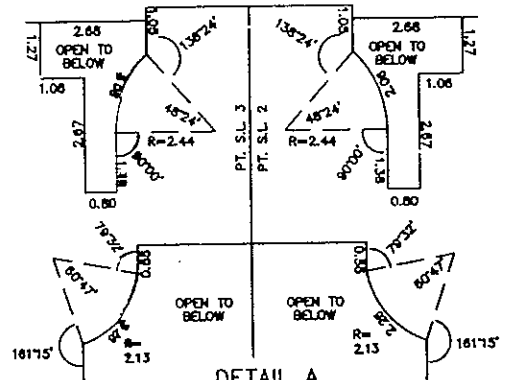
STRATA PLAN LMS 133

SCALE 1:200
0 5 10 20
ALL DISTANCES IN METRES

PHASE 1

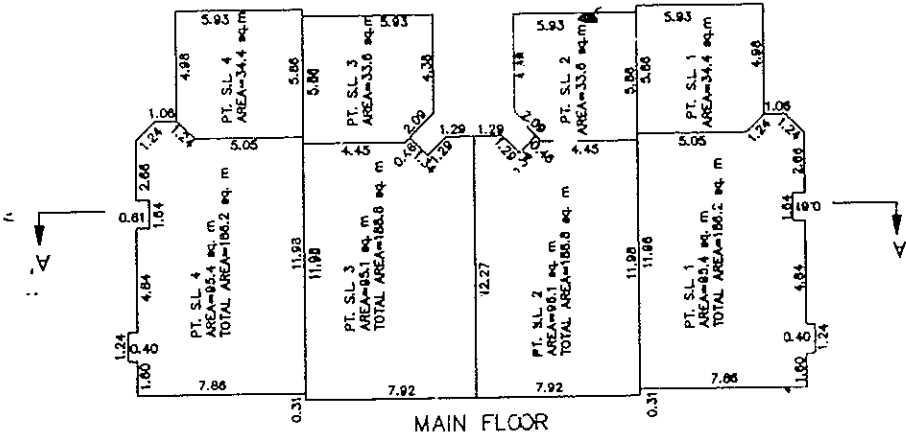


TYPICAL
DETAIL B
SCALE 1 : 100

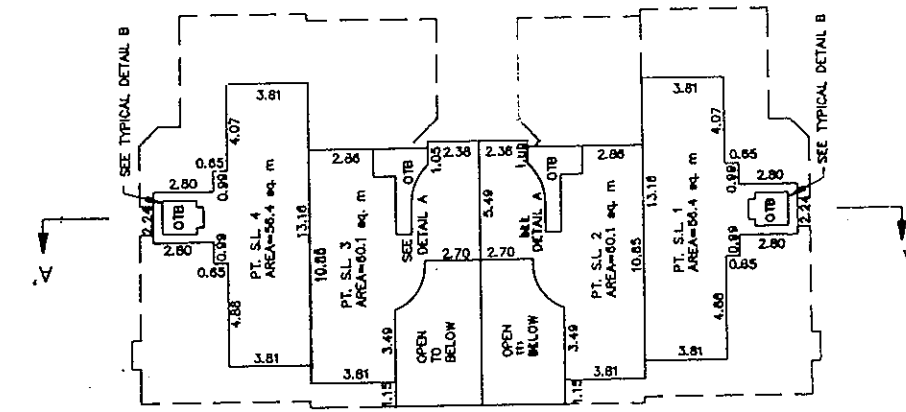


DETAIL A
SCALE 1 : 100

BUILDING 1

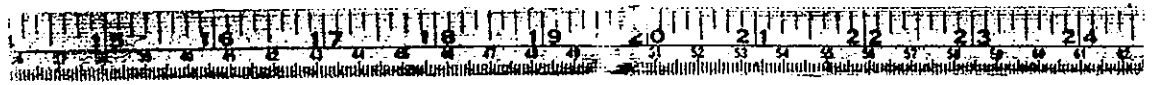


MAIN FLOOR



SECOND FLOOR

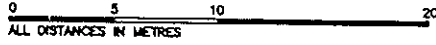
RJE
DATED THIS 15th DAY OF July 1991. B.C.L.S.



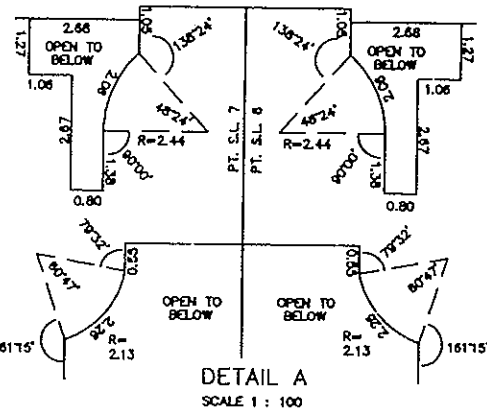
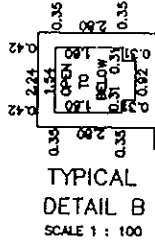
FLOOR PLANS

STRATA PLAN LMS 133

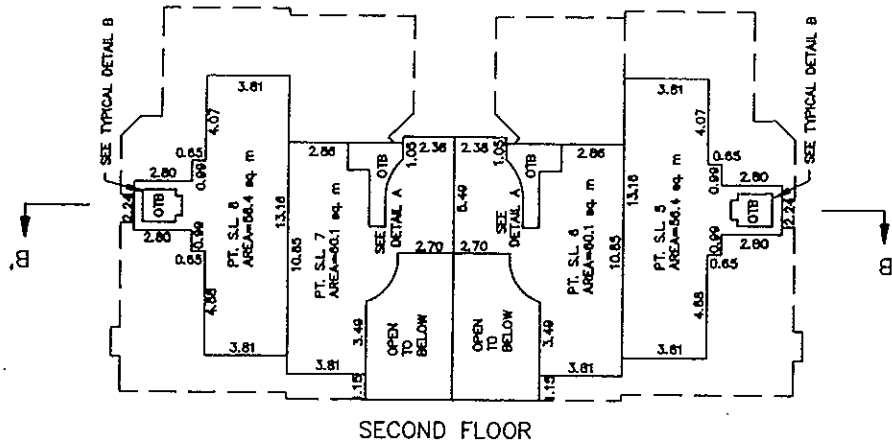
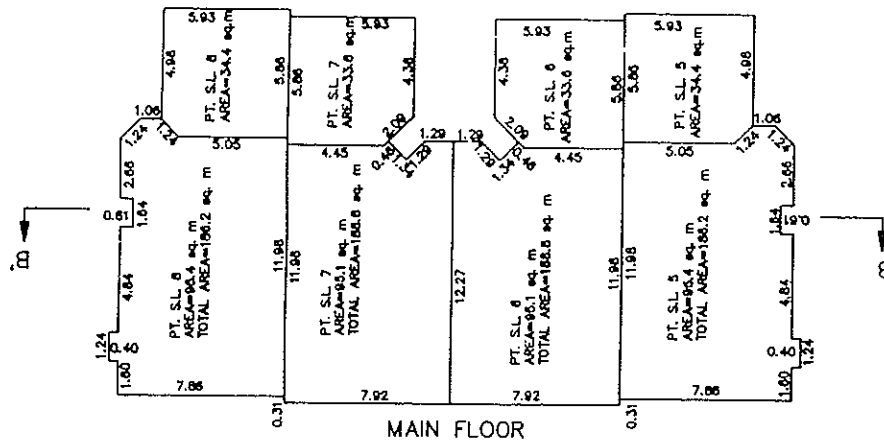
SCALE 1:200



PHASE 1



BUILDING 2



RJP.

DATED THIS 15th DAY OF July 1991.

B.C.L.S.



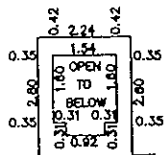
FLOOR PLANS

STRATA PLAN LMS 133

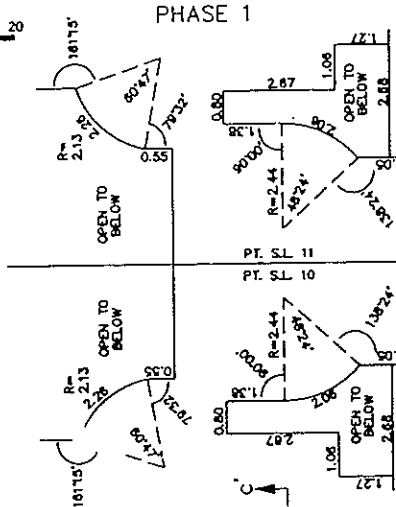
SCALE 1:200

0 5 10 20

ALL DISTANCES IN METRES

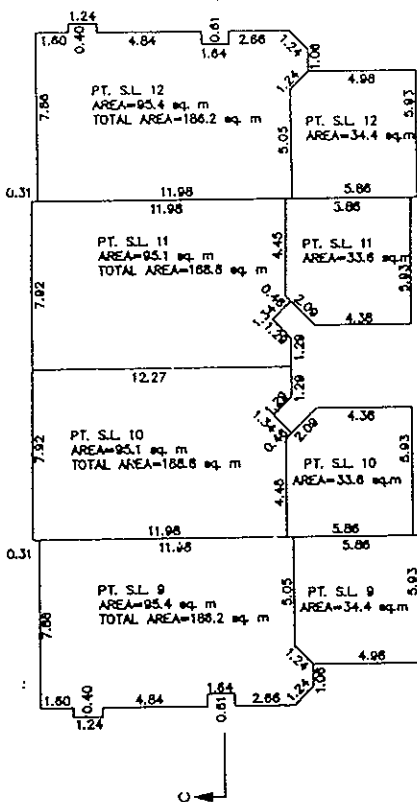


TYPICAL DETAIL B
SCALE 1 : 100

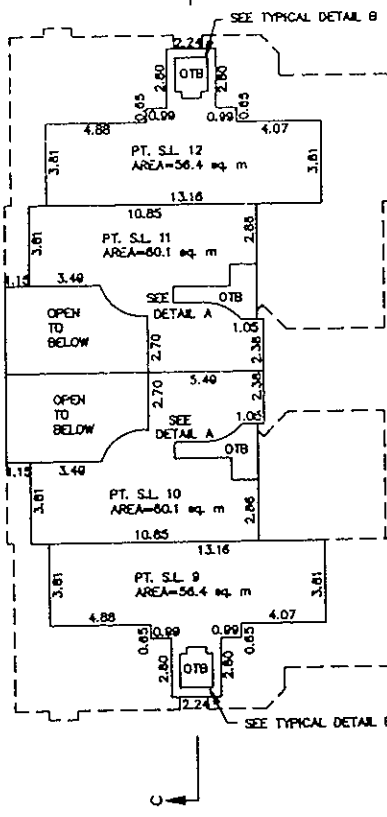


DETAIL A
SCALE 1 : 100

BUILDING 3



MAIN FLOOR



SECOND FLOOR

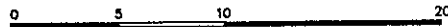
RJE
B.C.L.S.
DATED THIS 15th DAY OF July 1991.



FLOOR PLANS

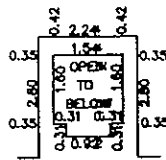
STRATA PLAN LMS 133

SCALE 1:200



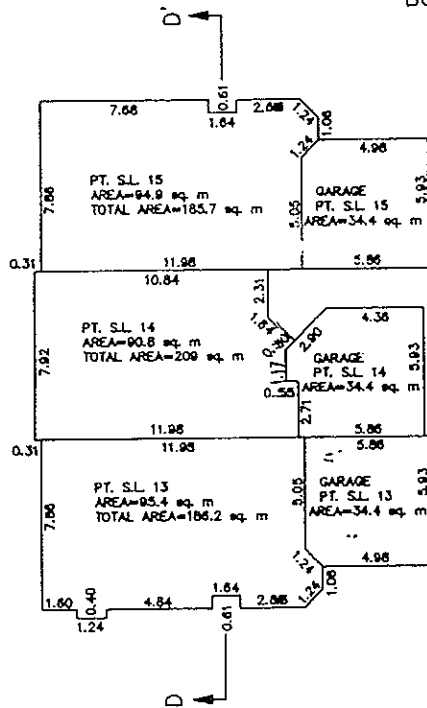
ALL DISTANCES IN METRES

PHASE 1

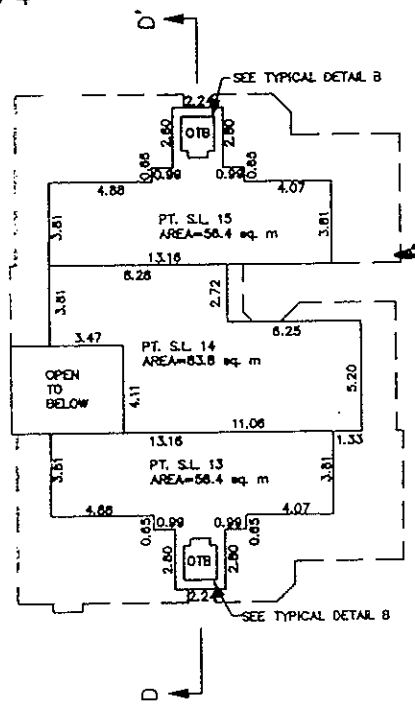


TYPICAL
DETAIL B
SCALE 1 : 100

BUILDING 4

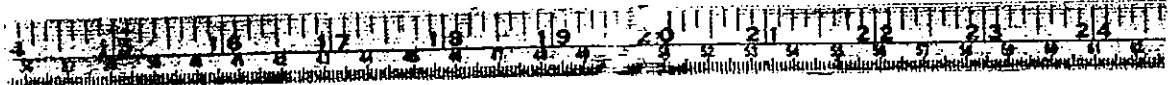


MAIN FLOOR



SECOND FLOOR

RJE.
B.C.L.S.
DATED THIS 15th DAY OF July 1991.

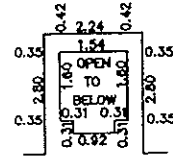
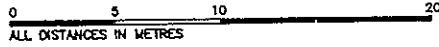


FLOOR PLANS

STRATA PLAN LMS 133

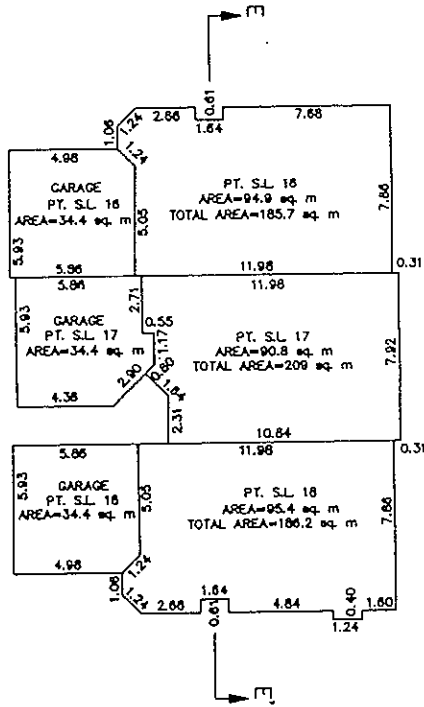
SCALE 1:200

PHASE 1

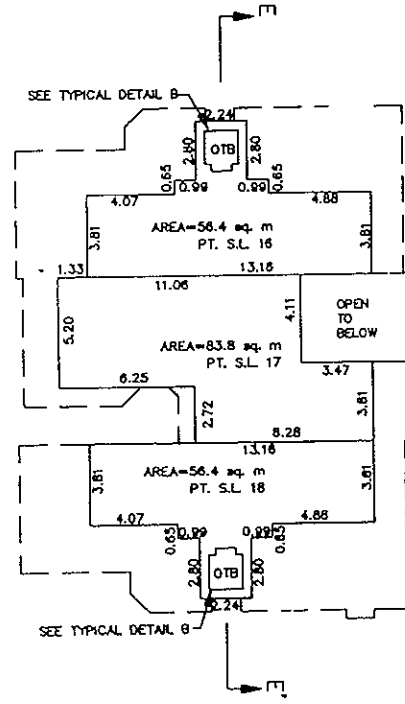


TYPICAL
DETAIL B
SCALE 1 : 100

BUILDING 5



MAIN FLOOR



SECOND FLOOR

R/P
B.C.L.S.
DATED THIS 15th DAY OF July 1991.

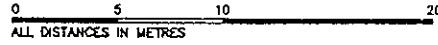


FLOOR PLANS

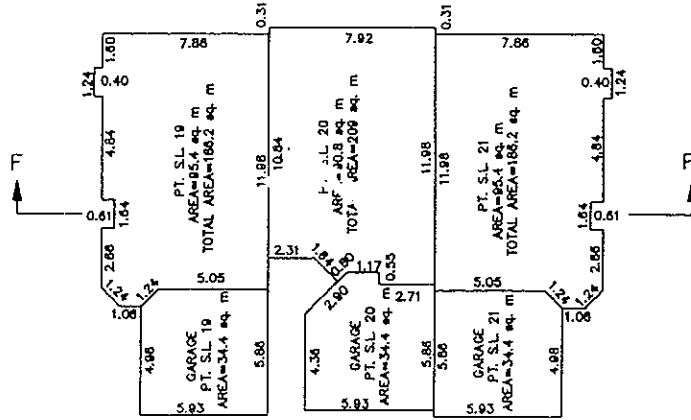
STRATA PLAN LMS 133

SCALE 1:200

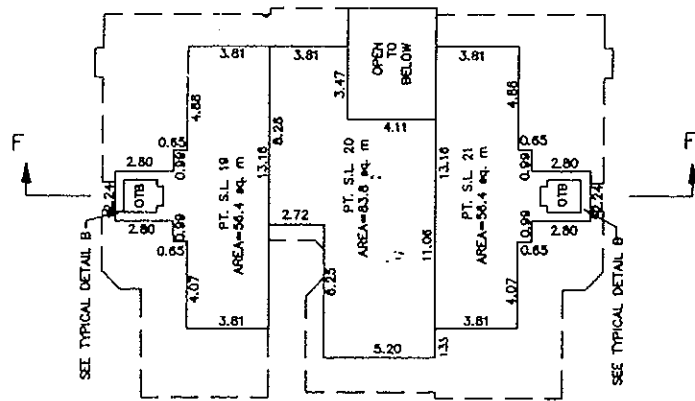
PHASE 1



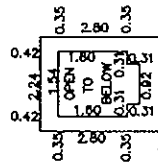
BUILDING 6



MAIN FLOOR



SECOND FLOOR



TYPICAL
DETAIL B
SCALE 1 : 100

R.J.E

B.C.L.S.
DATED THIS 15th DAY OF July 1991.

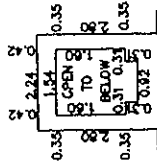
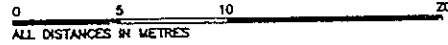


FLOOR PLANS

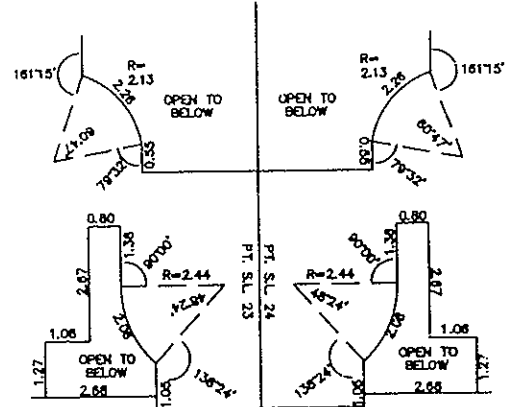
STRATA PLAN LMS 133

SCALE 1:200

PHASE 1

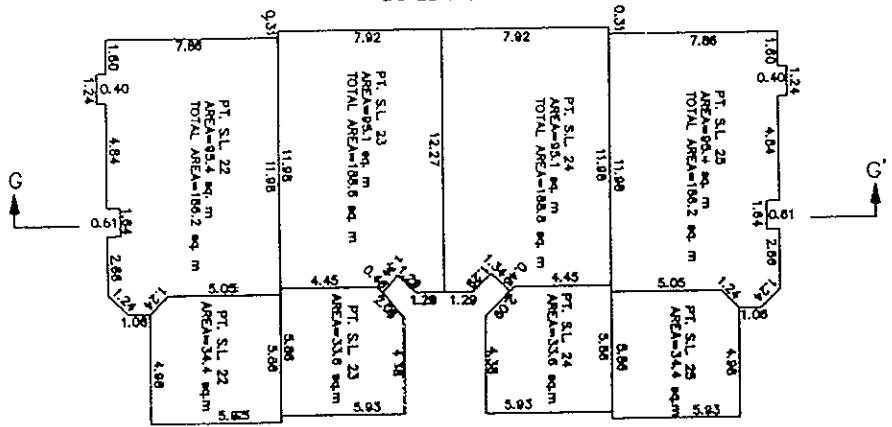


TYPICAL
DETAIL B
SCALE 1 : 100

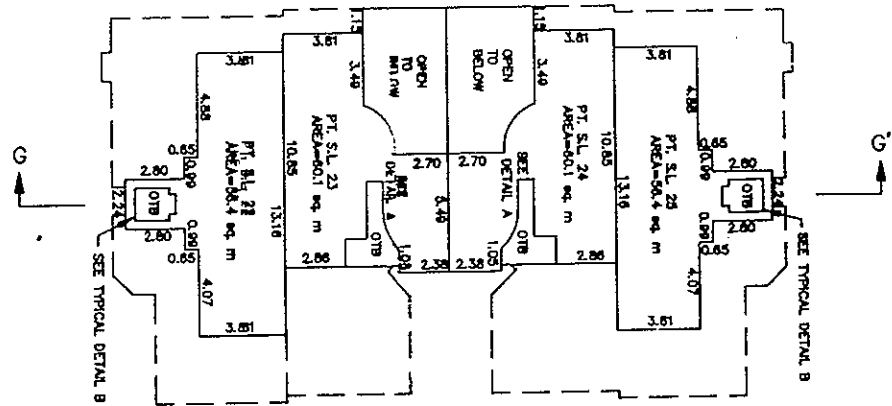


DETAIL A
SCALE 1 : 100

BUILDING 7



MAIN FLOOR



SECOND FLOOR

B.C.L.S.
 DATED: THIS 15th DAY OF July 1991.

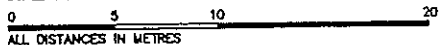


FLOOR PLANS

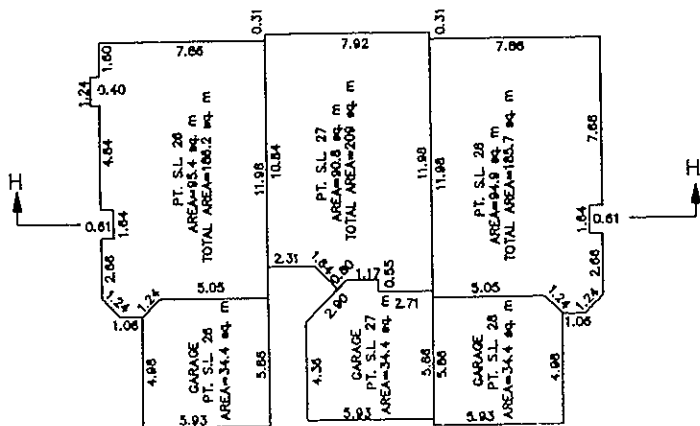
STRATA PLAN LMS 133

SCALE 1:200

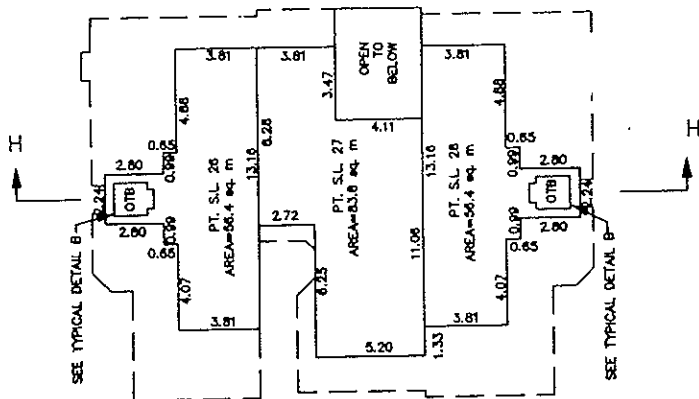
PHASE 1



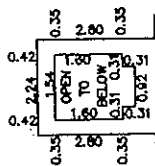
BUILDING 8



MAIN FLOOR



SECOND FLOOR



TYPICAL
DETAIL B
SCALE 1 : 100

RJE
B.C.L.S.
DATED THIS 15th DAY OF July 1991.

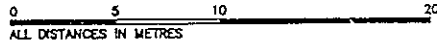


FLOOR PLANS

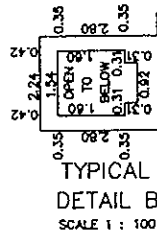
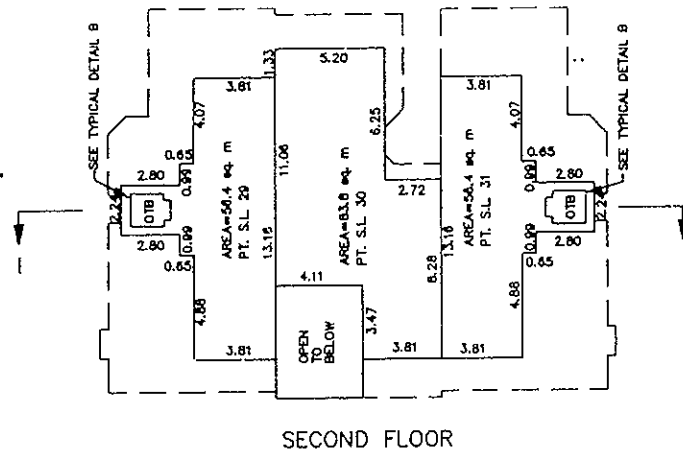
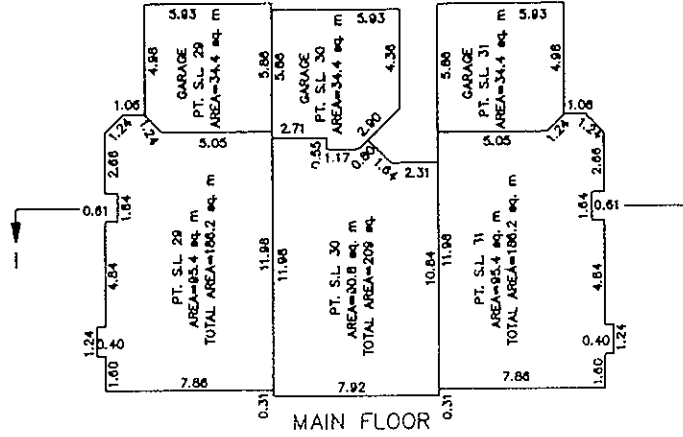
STRATA PLAN LMS 133

SCALE 1:200

PHASE 1



BUILDING 9



RJE

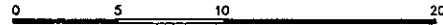
DATED THIS 15th DAY OF July 1991. B.C.L.S.



SECTIONS

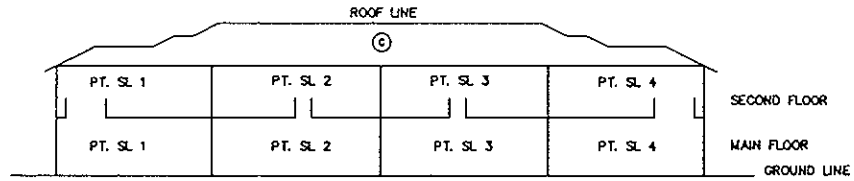
STRATA PLAN LMS 133

SCALE 1:200

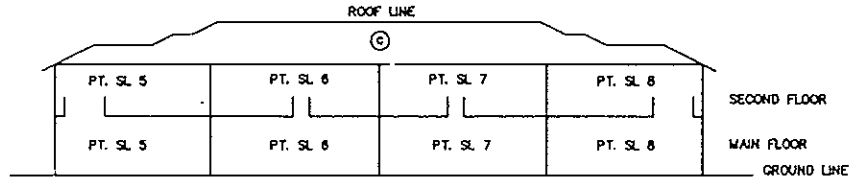


ALL DISTANCES IN METRES

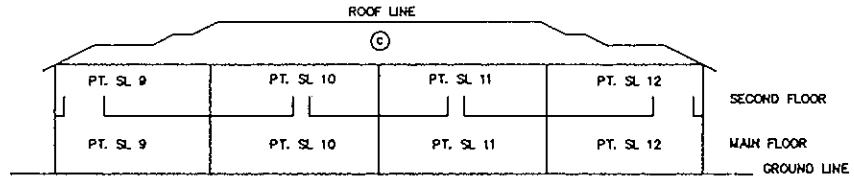
PHASE 1



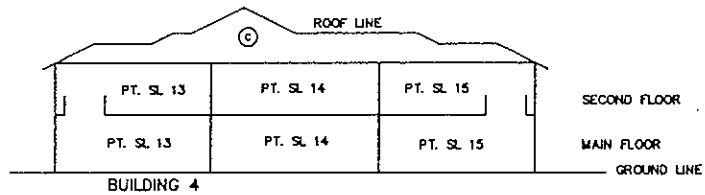
BUILDING 1 SECTION A-A'



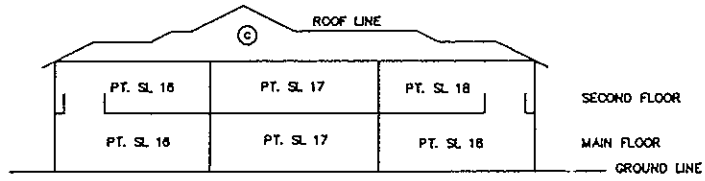
BUILDING 2 SECTION B-B'



BUILDING 3 SECTION C-C'



BUILDING 4 SECTION D-D'



BUILDING 5 SECTION E-E'

RJE.
B.C.L.S.
DATED THIS 15th DAY OF July 1991.



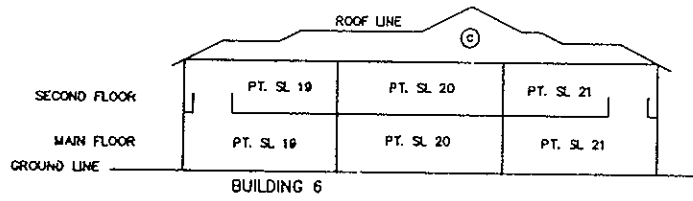
SECTIONS

STRATA PLAN LMS 133

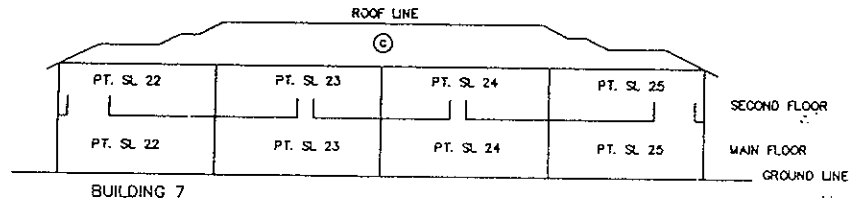
SCALE 1:200

0 5 10 20
ALL DISTANCES IN METRES

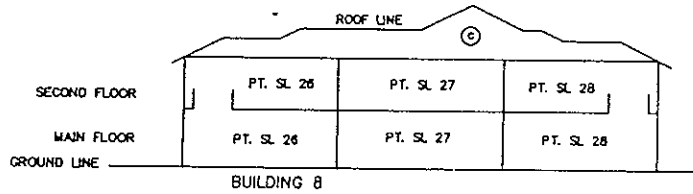
PHASE 1



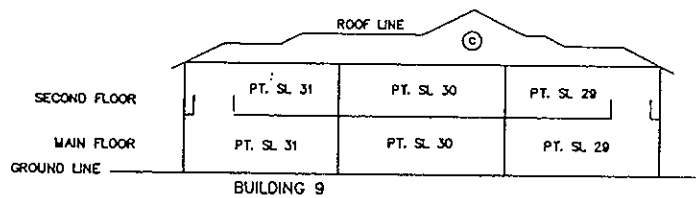
SECTION F-F'



SECTION G-G'



SECTION H-H'




SECTION I-I'

RJE
B.C.L.S.
DATED THIS 15th DAY OF July 1991.



DEALINGS AFFECTING THE COMMON PROPERTY

REGISTRATION		DOCUMENT	
NUMBER	DATE	DATE	NATURE OF PARTICULARS
HERETO IS ANNEXED RESTRICTIVE COVENANT Z48056 OVER			
LOTS 5 AND 6 PLAN 13439			
PARTIAL RELEASE TO PARCEL G (BYLAW PLAN 62816)			
LOT A SECTION 14 TOWNSHIP 1 PLAN 13439			
Z 108408	9/6/1986	@ 10:15	
PARTIAL RELEASE AS TO PARCEL F (BYLAW PLAN 62816)			
LOT A SECTION 14 TOWNSHIP 1 PLAN 13439			
Z 108411	9/6/1986	@ 10:15	
HERETO IS ANNEXED EASEMENT AD 263039 OVER			
PART (PLAN NUP 8786) OF LOT 2 PLAN NUPATHAS			
THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER			
PART 29 OF THE MUNICIPAL ACT, SEE DE AD27404			
EXPIRES: 25/11/1992			
AD 8013	9/1/1990		RESTRICTIVE COVENANT
			IN FAVOUR OF SHELL
			CANADA PRODUCTS
			LIMITED, PARTS
			FORMERLY LOT A, EXCEPT
			FIRSTLY: THE EAST 60
			FEET AND SECONDLY:
			PARCEL 8 (BYLAW PLAN
			62660) PLAN 11646
			AND LOT B EXCEPT
			PARCEL 6 (BYLAW
			PLAN 62660) PLAN
			11646 - APPURTENANT
			TO LEASE AD 144720
			(LOT 1, PLAN 7635)
AD 263024	20/11/1990		COVENANT IN FAVOUR
			OF DISTRICT OF
			SURREY, LAND TITLE
			ACT, SECTION 215
AD 263027	20/11/1990		COVENANT IN FAVOUR
			OF DISTRICT OF
			SURREY, LAND TITLE
			ACT, SECTION 215
AD 263030	20/11/1990		COVENANT IN FAVOUR
			OF DISTRICT OF
			SURREY, LAND TITLE
			ACT, SECTION 215
AD 263033	20/11/1990		EASEMENT, PART
			(PLAN NUP 8786)
			APPURTENANT TO
			LOT 2, PLAN NUP 8786
AD 263034	20/11/1990		COVENANT IN FAVOUR
			OF DISTRICT OF
			SURREY, LAND TITLE
			ACT, SECTION 215
			SEE AD 263033


 B.C.L.S.
 DATED THIS 15th DAY OF July, 1991.



PHASED STRATA PLAN OF LOT 1, EXCEPT
 PHASE 1 STRATA PLAN LMS 133, SECTION
 23, TP1, N.W.D., PLAN NWP 87485

STRATA PLAN LMS 133
 PHASE 2

SCALE - 1:1000



ALL DISTANCES IN METRES

MUNICIPALITY OF SURREY
 CIVIC ADDRESS
 15273 24th AVENUE
 SURREY, B.C.

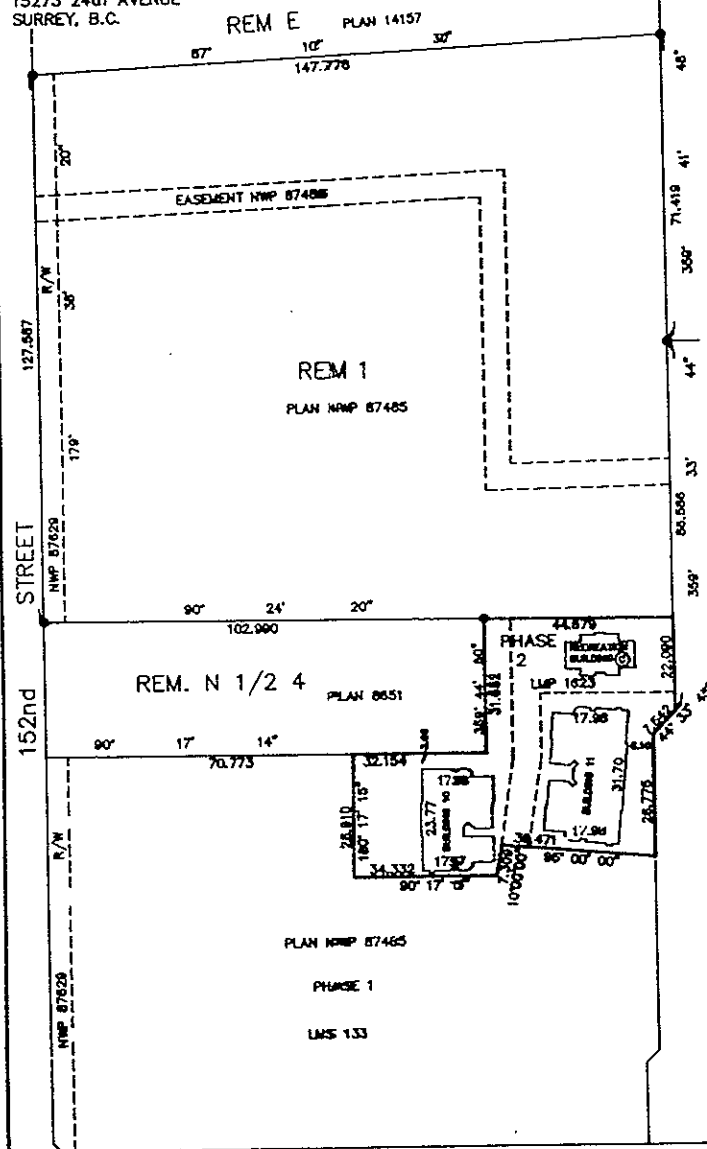


DEPOSITED AND REGISTERED IN THE LAND TITLE
 OFFICE AT NEW WESTMINSTER, B.C.
 THIS 28 DAY OF JULY, 1992

ASSISTANT DEPUTY REGISTRAR

THIS PLAN LIES WITHIN THE
 GREATER VANCOUVER
 REGIONAL DISTRICT

BF 284074
 Form E - BE 229875
 Amended Form E - BF 284073



- LEGEND**
- L.C.P. INDICATES LIMITED COMMON PROPERTY
 - Sq. m. SQUARE METRES
 - S.L. STRATA LOT
 - PT. PART
 - ⊙ COMMON PROPERTY
 - OTB OPEN TO BELOW

NOTE: ALL STRATA LOT ANGLES ARE 90° OR 45° UNLESS OTHERWISE NOTED.

⊙ INDICATES OLD IRON POST FOUND

GRID BEARINGS ARE BASED ON PLAN NWP 87485

THIS PLAN SHOWS GROUND LEVEL MEASURED DISTANCES. PRIOR TO COMPUTATION OF UTM COORDINATES, MULTIPLY BY THE COMBINED FACTOR 0.9995004509

24th AVENUE

THE ADDRESS FOR SERVICE OF DOCUMENTS ON THE STRATA CORPORATION IS: THE OWNER'S STRATA PLAN LMS 133

CHECKLOHERNOFF AND TUCK
 1000-701 WEST GEORGIA
 VANCOUVER, B.C.

I, ALLAN OLSEN OF THE CITY OF WHITE ROCK BRITISH COLUMBIA LAND SURVEYOR, HEREBY CERTIFY THAT THE BUILDINGS ERECTED ON THE PARCEL DESCRIBED ABOVE ARE WHOLLY WITHIN THE EXTERNAL BOUNDARIES OF THAT PARCEL.

Allan Olsen
 B. C. L. S.

DATED AT WHITE ROCK, B.C.

THIS 12 DAY OF JUNE, 1992

STRATA PLAN LMS 133

PHASE 2

14-326-R10-M3

CONDOMINIUM ACT

LOT NUMBER	SHEET NUMBER	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
32	4	150	200	
33	4	178	235	
34	4	152	200	
35	5	158	200	
36	5	183	210	
37	5	163	210	
38	5	156	200	
AGGREGATE PHASE 2		1129	1456	
AGGREGATE PHASE 1		4848	6455	
TOTAL AGGREGATE		5977	7910	

Form 10 & Form 10 signatures
see Form 4 - B 284074

SIGNATURES:

MORTGAGEE:

BANK OF MONTREAL P/A # BE310444
BY ITS ACCOUNTANT

MICHAEL J. BERNARDI, SENIOR ACCOUNT MANAGER

GARTH A. SWELL, ACCOUNT MANAGER

WITNESS:

William A. (Accountant)
MORTGAGEE'S ACCOUNTANT

ADDRESS AND OCCUPATION OF WITNESS:

100 St. Lawrence Street
Montreal, PQ H2Y 1K5

A.O. B.C.L.S.

DATED THIS 12th DAY OF JUNE, 1992.

STRATA PLAN LMS 133

PHASE 2

NEW DEVELOPMENT CERTIFICATE

L. ALLAN OLSEN, A BRITISH COLUMBIA LAND SURVEYOR, HEREBY CERTIFY THAT THE BUILDINGS SHOWN IN THIS STRATA PLAN HAVE NOT, AS OF THE 12 DAY OF JUNE, 1992, BEEN PREVIOUSLY OCCUPIED. DATED AT WHITE ROCK, BRITISH COLUMBIA, THIS 12 DAY OF JUNE, 1992.

Allan Olsen

B. C. L. S.

SIGNATURES

STATUTORY DECLARATION

WE THE UNDERSIGNED DO SOLEMNLY DECLARE THAT
 (1) WE THE UNDERSIGNED ARE THE OWNER DEVELOPER.
 (2) THE STRATA PLAN IS ENTIRELY FOR RESIDENTIAL USE
 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

LARRY SUNDERLAND
 LARRY SUNDERLAND
 DECLARED BEFORE ME THIS 7 DAY OF JULY, 1992.
A.S. NABAGE
 A COMMISSIONER FOR TAKING AFFIDAVITS WITHIN THE PROVINCE OF BRITISH COLUMBIA.
 A.S. NABAGE

OWNER: PENINSULA SHOPPING CENTRE LTD.
 (INCORP # 345029)

LARRY SUNDERLAND
 AUTHORIZED SIGNATORY LARRY SUNDERLAND
 WITNESS:
Colleen Granatose

ADDRESS AND OCCUPATION OF WITNESS:
 COLLEEN GRANATOSE, SECRETARY
 510, 1040 W. GEORGIA STREET
 VANCOUVER, BC V6E 4H1

ACCEPTED AS TO FORMS 1, 2 AND 3

THIS 14 DAY OF JULY, 1992.
[Signature]
 SUPERINTENDENT OF REAL ESTATE

MORTGAGEE: VANCOUVER CITY SAVINGS CREDIT UNION

Jerry King JERRY KING
Barry R. Fenton BARRY FENTON

WITNESS:
Paddy McTague PADDY McTAGUE

ADDRESS AND OCCUPATION OF WITNESS:
 610 515 W 10 AVE. VAN.
 ADMINISTRATOR

APPROVED AS TO PHASE 2 OF A 4 PHASE STRATA PLAN
 DATED THE 27 DAY OF JULY, 1992

[Signature]
 APPROVING OFFICER FOR THE CORPORATION OF THE DISTRICT OF SURRY

MORTGAGEE
 CANADA SAFENWAY LIMITED

[Signature]
 AUTHORIZED SIGNATORY WOLFE, WERTZ
 AUTHORIZED SIGNATORY

WITNESS:
Ellen Brown

ADDRESS AND OCCUPATION OF WITNESS:
 ELLA BROWN, ASST. PROPERTY ADM.
 R.R. #2
 CALGARY AB T2P 2G5

MORTGAGEE
 SCHRÖDER PROPERTIES LTD

[Signature]
 AUTHORIZED SIGNATORY LARRY SUNDERLAND
 AUTHORIZED SIGNATORY

WITNESS:
Colleen Granatose

ADDRESS AND OCCUPATION OF WITNESS:
 COLLEEN GRANATOSE, SECRETARY
 510, 1040 W. GEORGIA STREET
 VANCOUVER, BC V6E 4H1

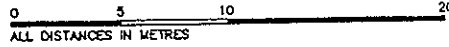
a.o.

DATED THIS 12 DAY OF JUNE, 1992. B.C.L.S.

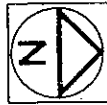
FLOOR PLANS

STRATA PLAN LMS 133

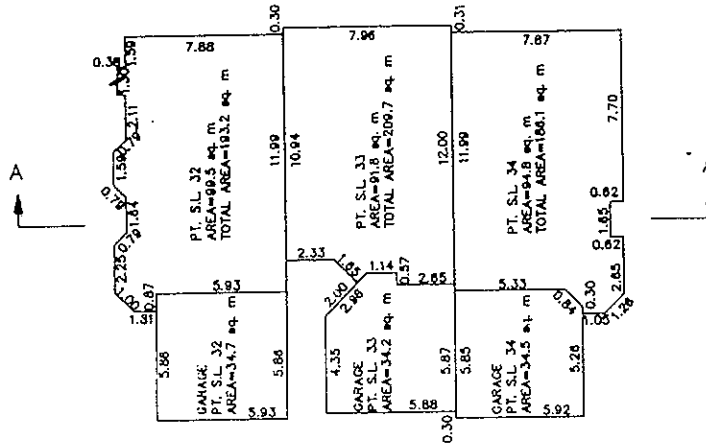
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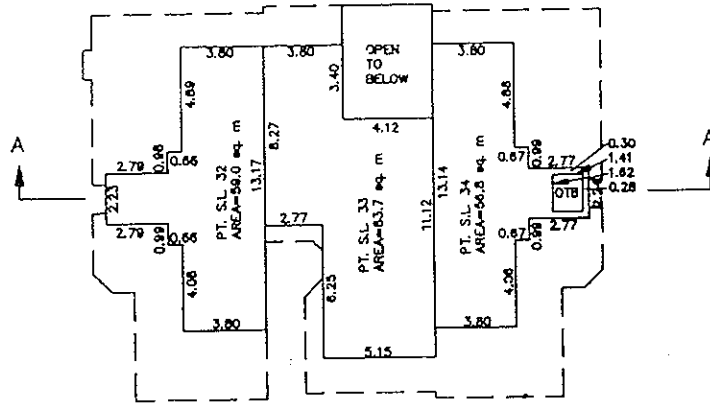
PHASE 2



BUILDING 10



MAIN FLOOR

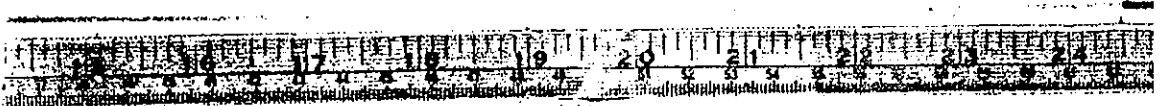


SECOND FLOOR

A.O

B.C.L.S.

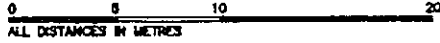
DATED THIS 12th DAY OF JUNE, 1992.



FLOOR PLANS

STRATA PLAN LMS 133

SCALE 1:200

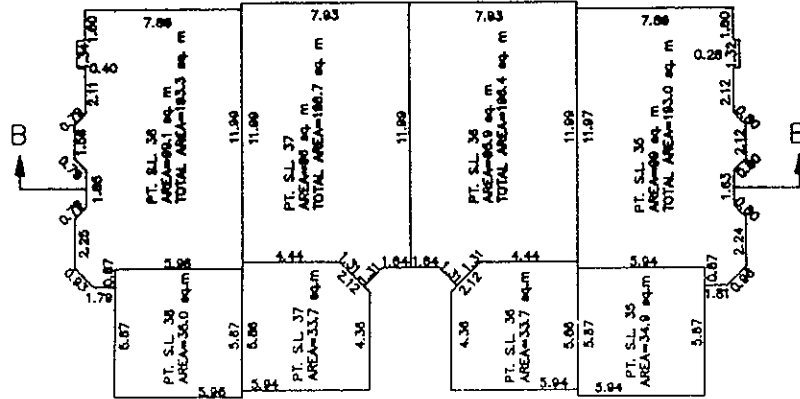


ALL DISTANCES IN METRES

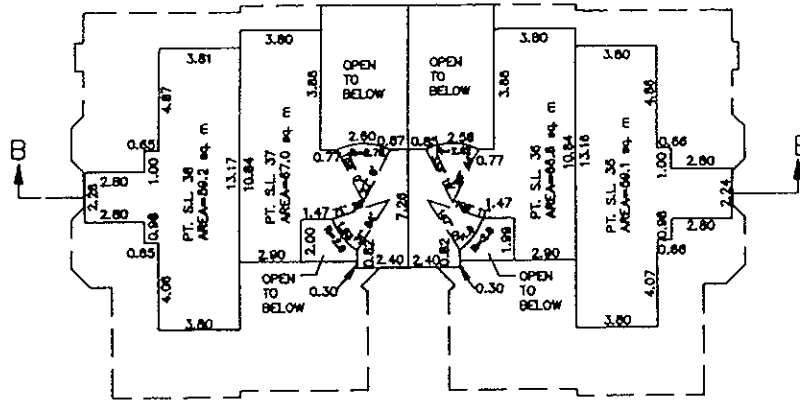
PHASE 2



BUILDING 11



MAIN FLOOR

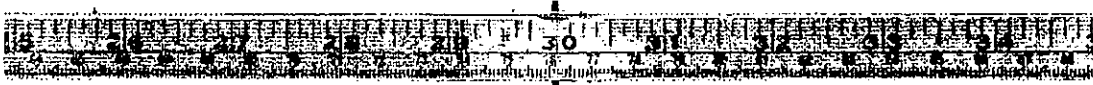


SECOND FLOOR

20.

B.C.L.S.

DATED THIS 12th DAY OF JUNE, 1992.



SECTIONS

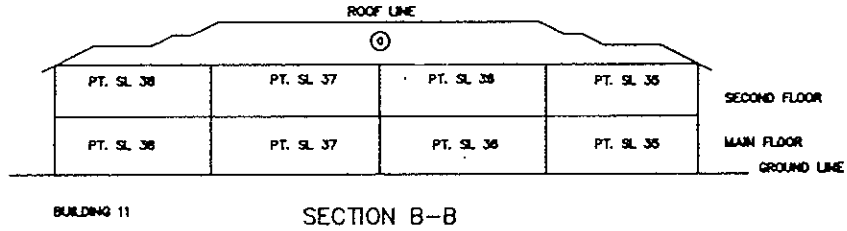
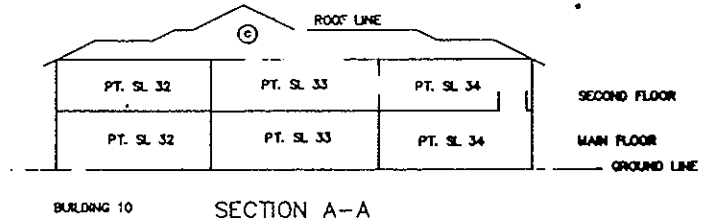
STRATA PLAN LMS 133

SCALE 1:200



ALL DISTANCES IN METRES

PHASE 2



A.O.
 B.C.L.S.
 DATED THIS 12th DAY OF JUNE 1988

4-3060+M-3

STRATA PLAN LMS 133

PHASE 3

NEW DEVELOPMENT CERTIFICATE

I, R. J. ESSON, A BRITISH COLUMBIA LAND SURVEYOR, HEREBY CERTIFY THAT THE BUILDINGS SHOWN IN THIS STRATA PLAN HAVE NOT, AS OF THE 29th DAY OF October, 1992, BEEN PREVIOUSLY OCCUPIED. DATED AT WHITE ROCK, BRITISH COLUMBIA, THIS 29th DAY OF October, 1992.

R.J. Esson B. C. L. S.

SIGNATURES

STATUTORY DECLARATION

WE THE UNDERSIGNED DO SOLEMNLY DECLARE THAT (1) WE THE UNDERSIGNED ARE THE OWNER DEVELOPER (2) THE STRATA PLAN IS ENTIRELY FOR RESIDENTIAL USE 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

KENNETH PATTENDEN

DECLARED BEFORE ME THIS 9 DAY OF November 1992

A COMMISSIONER FOR TAKING AFFIDAVITS WITHIN THE PROVINCE OF BRITISH COLUMBIA.

ACCEPTED AS TO FORMS 1, 2 AND 3

THIS 26 DAY OF November 1992

SUPERINTENDENT OF REAL ESTATE

APPROVED AS TO PHASE 3 OF A 4 PHASE STRATA PLAN DATED THIS 6th DAY OF November, 1992

APPROVING OFFICER FOR THE CORPORATION OF THE DISTRICT OF SURREY

MORTGAGEE BANK OF MONTREAL

AUTHORIZED SIGNATORY MICHAEL J. O'MALLEY SENIOR ACCOUNT MANAGER

AUTHORIZED SIGNATORY GREGG A. STOLL ACCOUNT MANAGER

WITNESS (15 TO BOTH SIGNATURES)

ADDRESS AND OCCUPATION OF WITNESS :

10000 MCDONALD BANKER 15045 93A AVENUE SURREY, BC VAN BC1

OWNER PENINSULA SHOPPING CENTRE LTD.

AUTHORIZED SIGNATORY KENNETH PATTENDEN

AUTHORIZED SIGNATORY

WITNESS :

Patricia M. Carlier

ADDRESS AND OCCUPATION OF WITNESS :

PATRICIA MICHELLE CARRIER, SECRETARY 1800-701 WEST GEORGIA STREET VANCOUVER, BC, V7Y 1E9

MORTGAGEE SCHROEDER PROPERTIES LTD.

AUTHORIZED SIGNATORY KENNETH PATTENDEN

AUTHORIZED SIGNATORY

WITNESS :

Patricia M. Carlier

ADDRESS AND OCCUPATION OF WITNESS :

PATRICIA MICHELLE CARRIER, SECRETARY 1800-701 WEST GEORGIA STREET VANCOUVER, BC, V7Y 1E9

MORTGAGEE VANCOUVER CITY SAVINGS CREDIT UNION

AUTHORIZED SIGNATORY JERRY K. IVINS

AUTHORIZED SIGNATORY BARRY FENTON

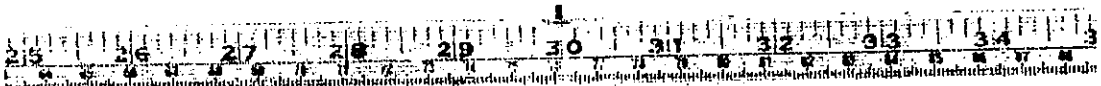
WITNESS :

Sandra Scherbin

ADDRESS AND OCCUPATION OF WITNESS :

VANCOUVER CITY SAVINGS C.U. 315 WEST 10TH AVENUE VANCOUVER, BC KORNIS ADMINISTRATOR

R.J.E. B.C.L.S. DATED THIS 29th DAY OF Oct., 1992



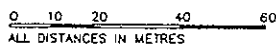
PHASED STRATA PLAN OF A PORTION OF LOT 1 EXCEPT: FIRSTLY PHASE 1 STRATA PLAN LMS133, SECONDLY: PHASE 2 STRATA PLAN LMS133, SECTION 23, TOWNSHIP 1, N.W.D. PLAN NWP87485

STRATA PLAN LMS133 PHASE 3

DEPOSITED AND REGISTERED IN THE LAND TITLE OFFICE AT NEW WESTMINSTER, B.C. THIS 7 DAY OF DECEMBER 1992

C. Z. ...
ASSISTANT DEPUTY REGISTRAR

SCALE - 1:1000



MUNICIPALITY OF SURREY

C. VIC. ADDRESS
15273 24th AVENUE
SURREY, B.C.

THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT

BF 422928



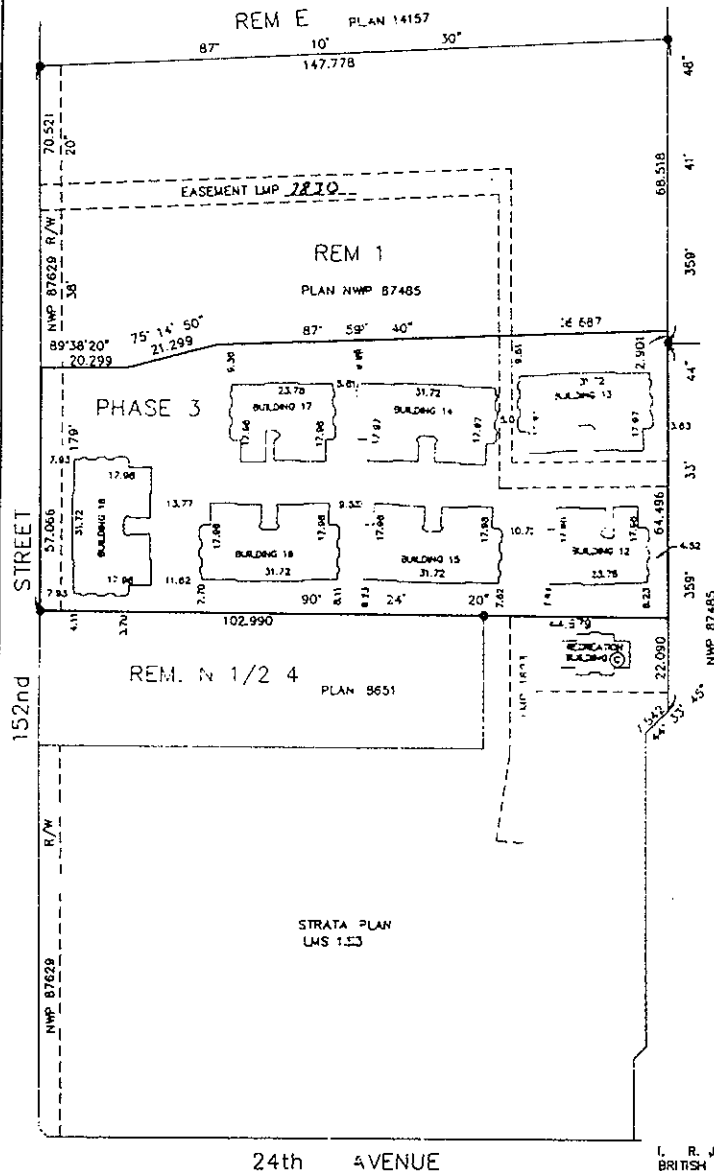
INTEGRATED SURVEY AREA NO. 1, SURREY

B.C.G.S. 924007

FORM 6 - DE 229879

AMENDED FORM 10 -

BF 284073



2

LEGEND

- L.C.P. INDICATES LIMITED COMMON PROPERTY
- sq. m. = SQUARE METRES
- S.L. = STRATA LOT
- P.T. = PART
- ⊙ = COMMON PROPERTY
- OTB = OPEN TO BELOW
- D = DECK
- UP = UNFINISHED AREA

NOTE: ALL STRATA LOT ANGLES ARE 90° OR 45° UNLESS OTHERWISE NOTED.

● INDICATES OLD IRON POST FOUND

I, R. J. ESSON OF THE CITY OF WHITE ROCK BRITISH COLUMBIA LAND SURVEYOR, HEREBY CERTIFY THAT THE BUILDINGS ERECTED ON THE PARCEL DESCRIBED ABOVE ARE WHOLLY WITHIN THE EXTERNAL BOUNDARIES OF THAT PARCEL.

R. J. Esson
B. C. L. S.

DATED AT WHITE ROCK, B.C.

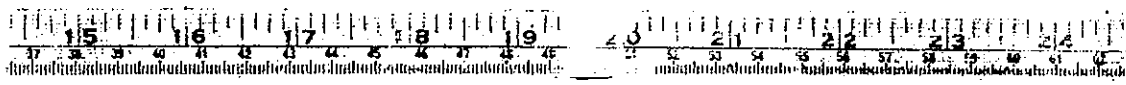
THIS 29th DAY OF October 1992

THE ADDRESS FOR SERVICE OF DOCUMENTS ON THE STRATA CORPORATION IS: THE OWNER'S STRATA PLAN LMS133

CHECK, CHERNOFF AND TUCK
100-761 WEST GEORGIA
VANCOUVER, B.C.

GRID BEARINGS ARE BASED ON PLAN NWP 87485

THIS PLAN SHOWS GROUND LEVEL MEASURED DISTANCE PRIOR TO COMPUTATION OF UTM COORDINATES. MULTIPLY BY THE CORRECTION FACTOR 0.9995969509



STRATA PLAN LMS _____

PHASE 3

CONDOMINIUM ACT

LOT NUMBER	SHEET NUMBER	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
39	4	159	225	
40	4	176	245	
41	4	157	225	
42	5	156	245	
43	5	181	245	
44	5	161	245	
45	5	156	245	
46	7	158	225	
47	7	161	225	
48	7	161	225	
49	7	158	225	
50	6	156	245	
51	6	161	245	
52	6	161	245	
53	6	156	245	
54	8	158	225	
55	8	181	225	
56	8	161	225	
57	8	156	225	
58	9	157	245	
59	9	173	265	
60	9	156	245	
61	10	156	219	
62	10	181	219	
63	10	181	219	
64	10	156	219	
AGGREGATE PHASE 3		4154	8086	
AGGREGATE PHASE 2		1129	1455	
AGGREGATE PHASE 1		4848	6455	
TOTAL AGGREGATE		10131	13996	

MORTGAGEE:

CANADA SAFENAY LIMITED

G. Wolf
AUTHORIZED SIGNATORY

GERRI WILF
AUTHORIZED SIGNATORY

WITNESS:

L. M. Brown

ADDRESS AND OCCUPATION OF WITNESS:

ELLEN BROWN
ASSISTANT PAPERWORKER
R.R. 2, CALDWELL, ONT
T2P 2G5

R.J.E.

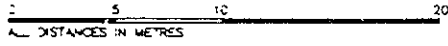
DATED THIS 23rd DAY OF Oct, 1952. B.C.L.S.



FLOOR PLANS

STRATA PLAN LMS133

SCALE 1:200

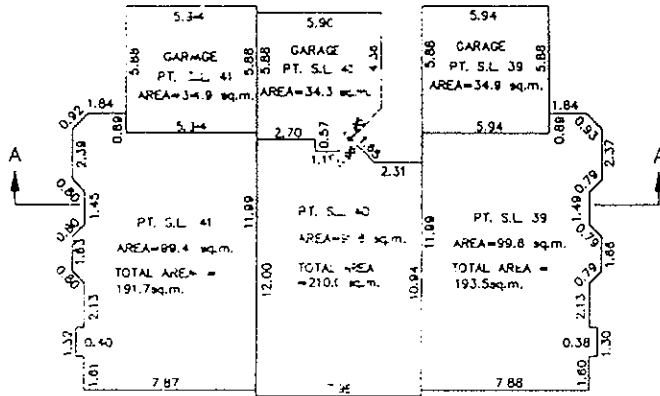


PHASE 3

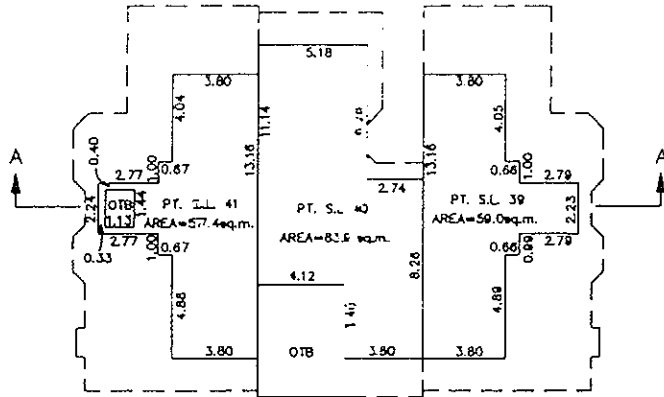


BUILDING 12

MAIN FLOOR

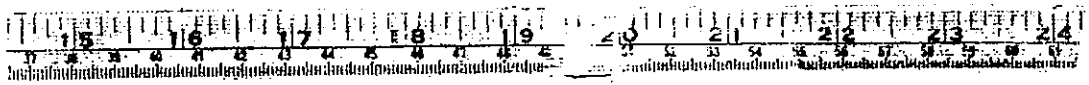


SECOND FLOOR



RJP

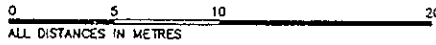
DATED THIS 25th DAY OF Oct. 1992. B.C.L.S.



FLOOR PLANS

STRATA PLAN LMS133

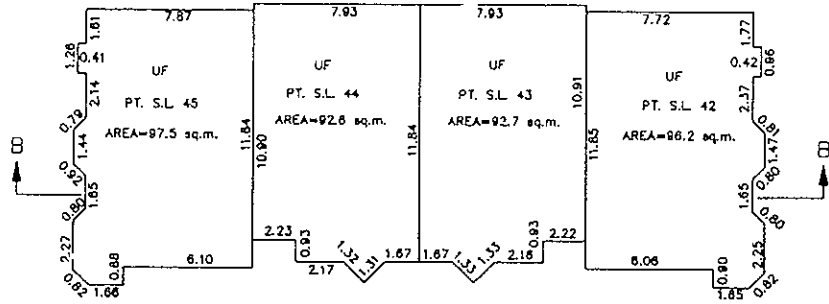
SCALE 1:200



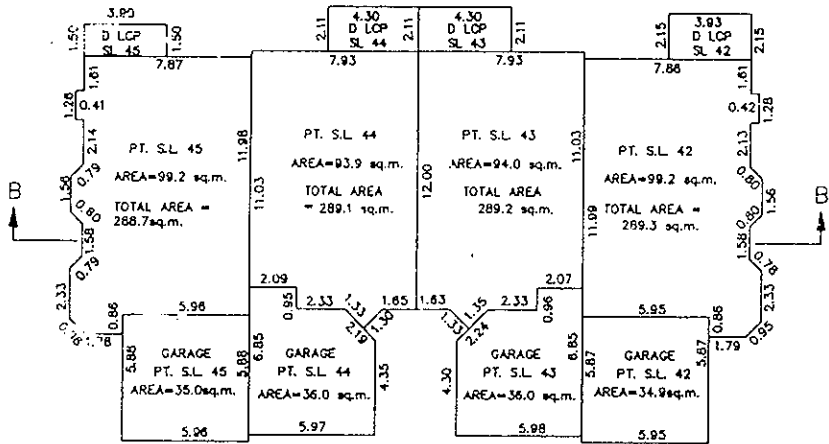
PHASE 3

BUILDING 13

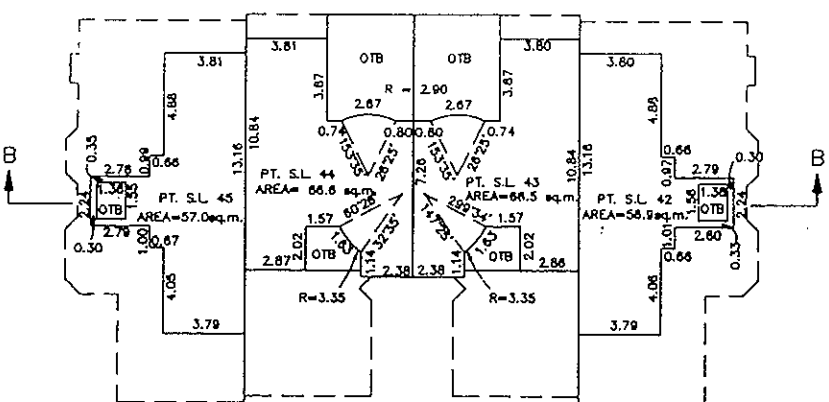
BASEMENT FLOOR



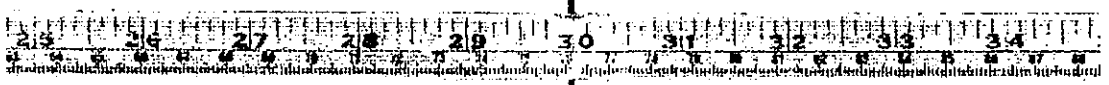
MAIN FLOOR



SECOND FLOOR



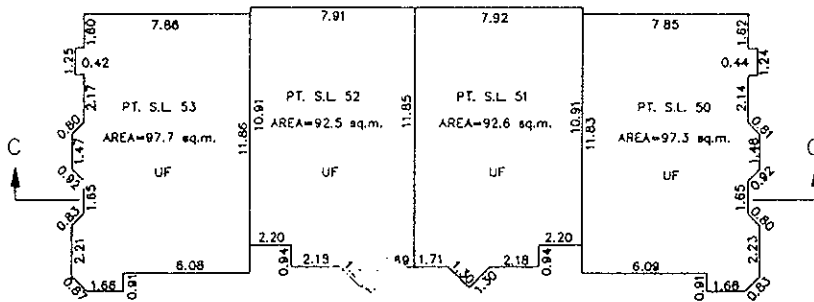
RJP
S.C.L.S.
DATED THIS 29th DAY OF Oct. 1992



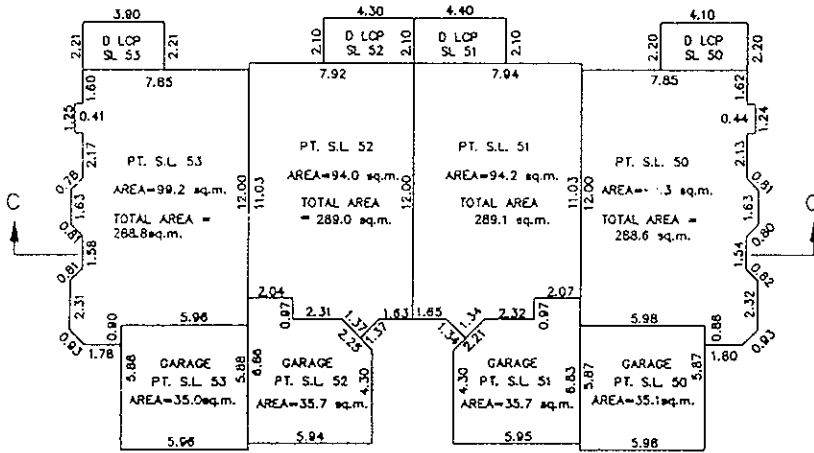
ALL DISTANCES IN METRES

BUILDING 14

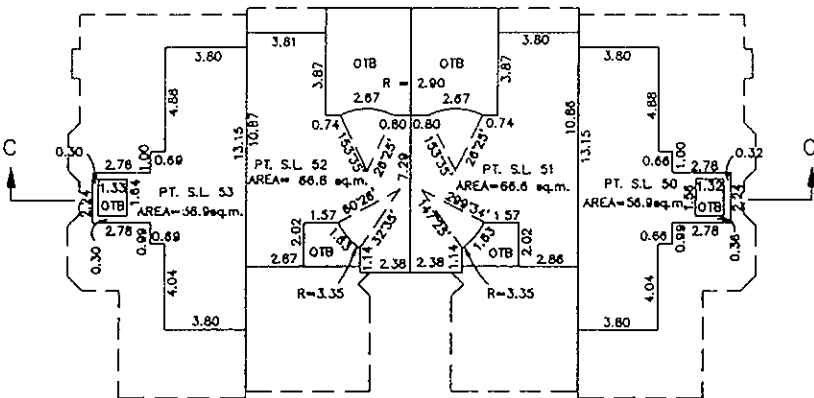
BASEMENT FLOOR



MAIN FLOOR



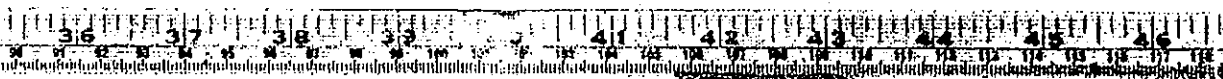
SECOND FLOOR



R.P.E.

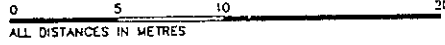
B.C.L.S

DATED THIS 25th DAY OF October 1992.



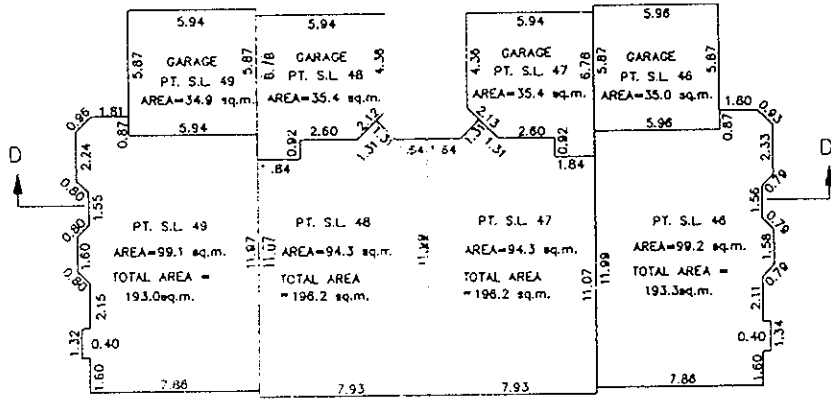
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PHASE 3

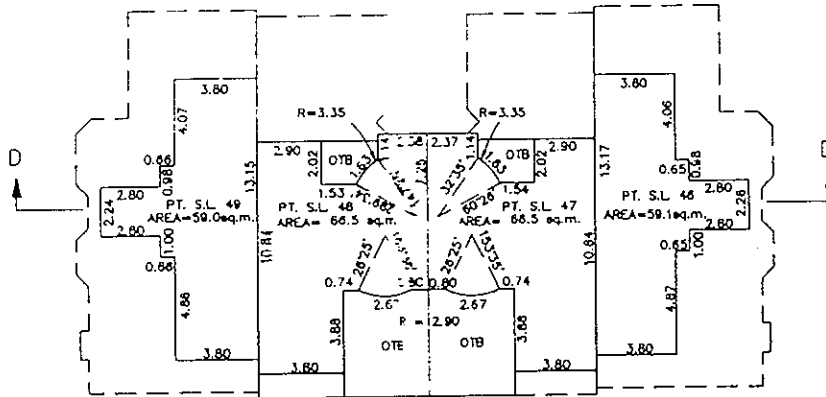


BUILDING 15

MAIN FLOOR



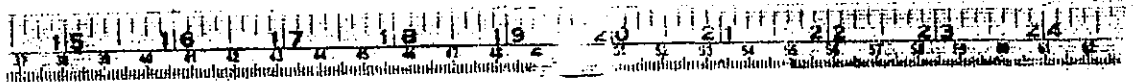
SECOND FLOOR



Handwritten signature

B.C.L.S

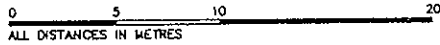
DATED THIS 25th DAY OF Oct. 1992



FLOOR PLANS

STRATA PLAN LMS133

SCALE 1:200

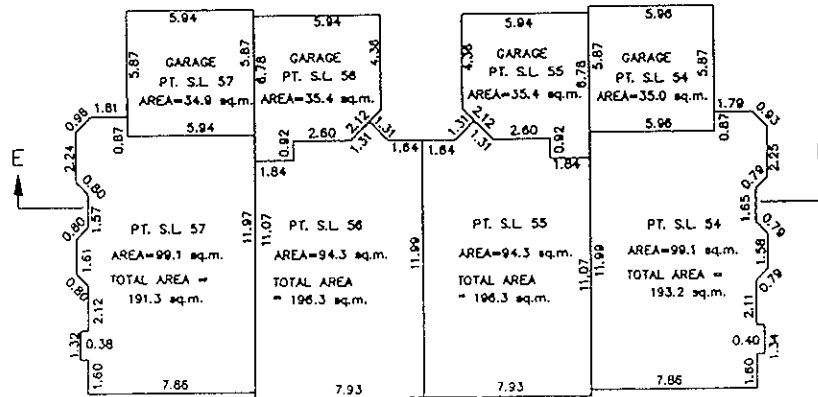


PHASE 3

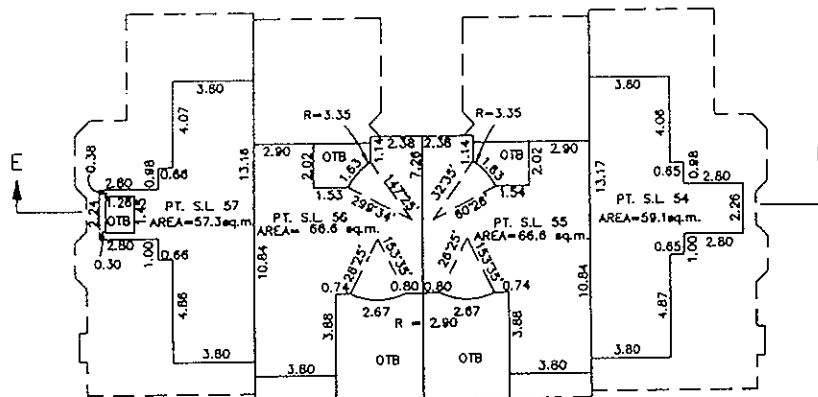


BUILDING 16

MAIN FLOOR



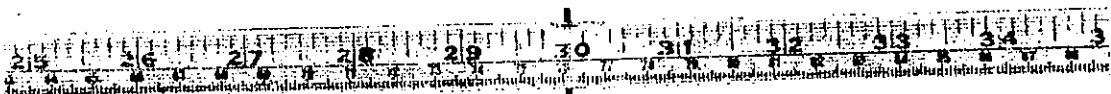
SECOND FLOOR



RJE

B.C.L.S.

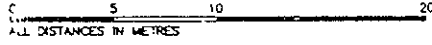
DATED THIS 29th DAY OF Oct. 1992



FLOOR PLANS

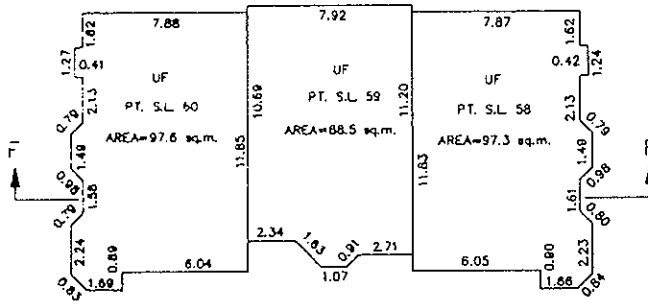
STRATA PLAN LMS133

SCALE 1:200

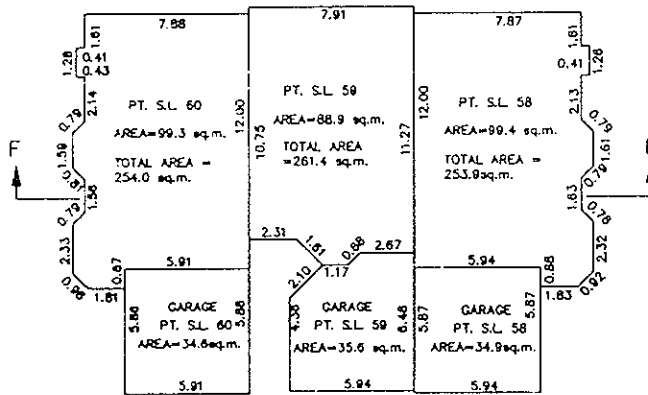


BUILDING 17 PHASE 3

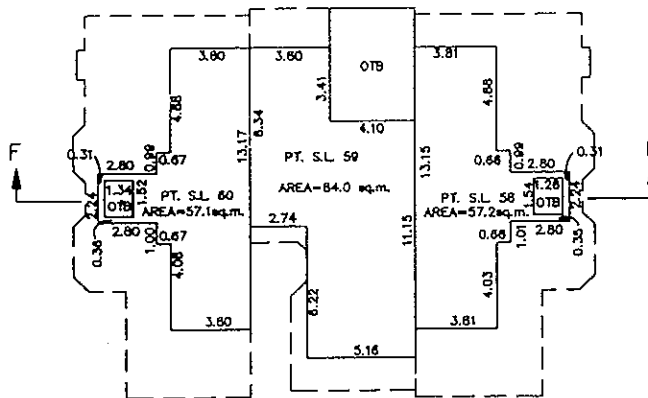
BASEMENT FLOOR



MAIN FLOOR

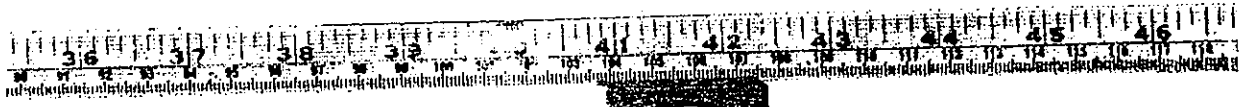


SECOND FLOOR



RJE

DATED THIS 23rd DAY OF Dec. 1992

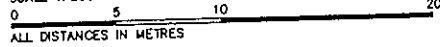


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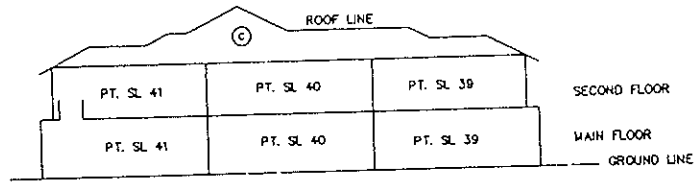
SECTIONS

STRATA PLAN LMS133

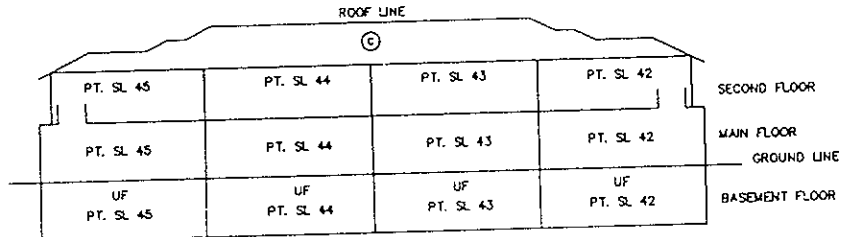
SCALE 1: 200



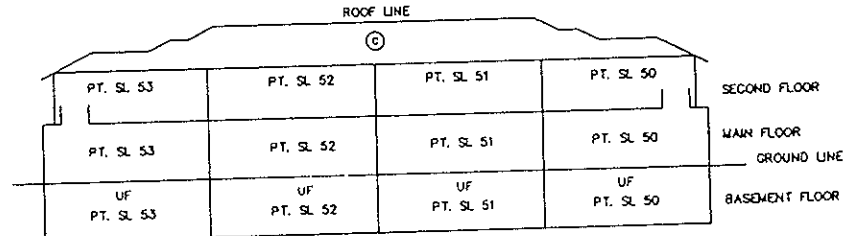
PHASE 3



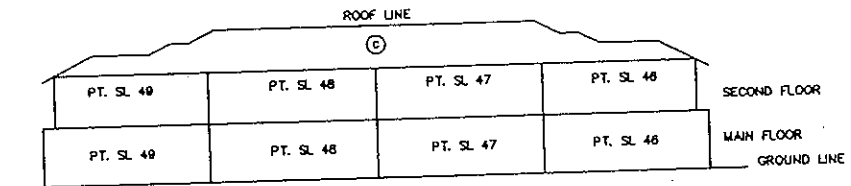
BUILDING 12 SECTION A-A



BUILDING 13 SECTION B-B

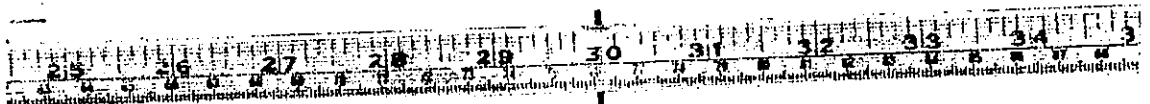


BUILDING 14 SECTION C-C



BUILDING 15 SECTION D-D

RJC
B.C.L.S.
DATED THIS 30th DAY OF Oct 1992



FLOOR PLANS

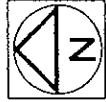
STRATA PLAN LMS133

SCALE 1:200



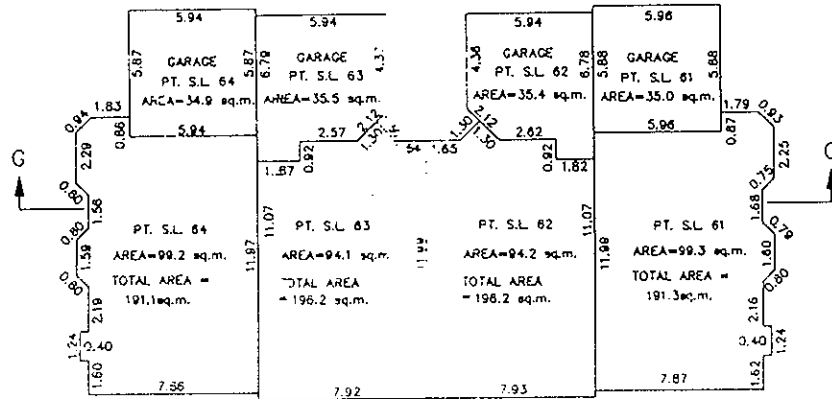
ALL DISTANCES IN METRES

PHASE 3

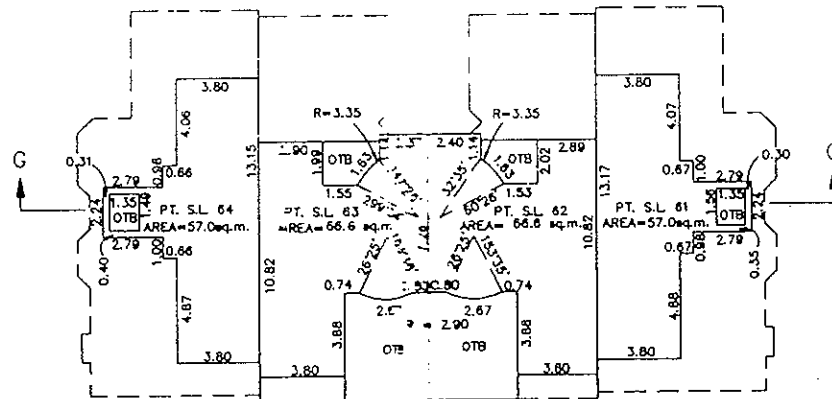


BUILDING 18

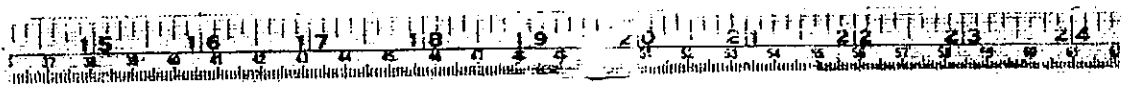
MAIN FLOOR



SECOND FLOOR



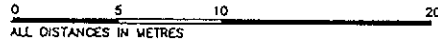
B.C.L.S.
 DATED THIS 29th DAY OF Oct. 1992.



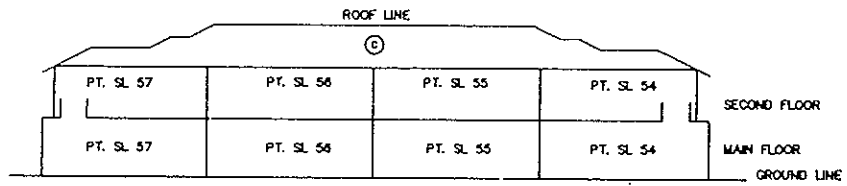
SECTIONS

STRATA PLAN LMS133

SCALE 1:200

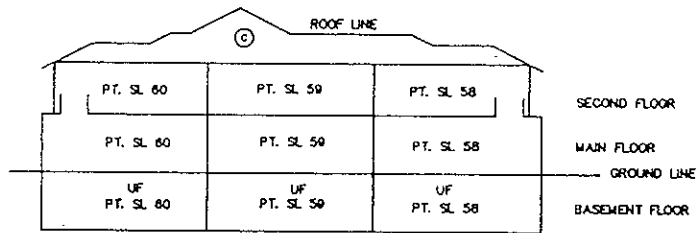


PHASE 3



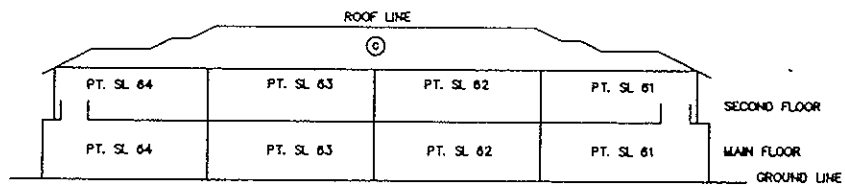
BUILDING 16

SECTION E-E



BUILDING 17

SECTION F-F



BUILDING 18

SECTION G-G

RJE
B.C.L.S.
DATED THIS 30th DAY OF Oct. 1992.



PHASED STRATA PLAN
OF LOT 1 EXCEPT: FIRSTLY PHASE 1
STRATA PLAN LMS133, SECONDLY:
PHASE 2 STRATA PLAN LMS133, THIRDLY:
PHASE 3 STRATA PLAN LMS133,
SECTION 23, TOWNSHIP 1, N.W.D.
PLAN NWP87485

STRATA PLAN LMS133
PHASE

DEPOSED AND REGISTERED IN THE LAND TITLE
OFFICE AT NEW WESTMINSTER, B.C.
THIS 12 DAY OF JULY 1993

[Signature]
ASSISTANT DEPUTY REGISTRAR
BC244895

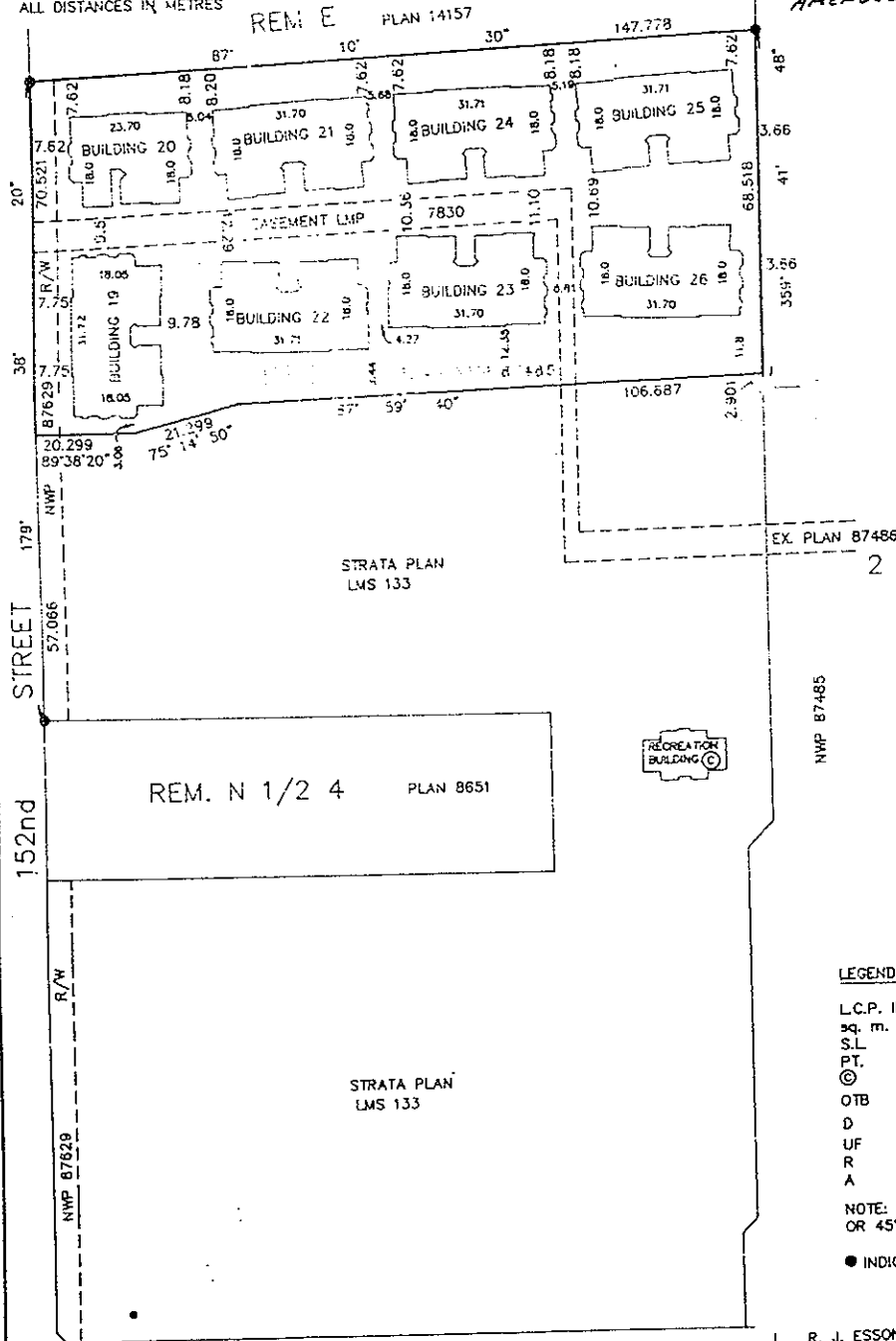
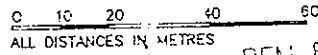
THIS PLAN LIES WITHIN THE
GREATER VANCOUVER
REGIONAL DISTRICT

FORM E - BC229875

AMENDED FORM E - DF284073

MUNICIPALITY OF SURREY
CIVIC ADDRESS
15273 24th AVENUE
SURREY, B.C.

SCALE - 1:1000



INTEGRATED SURVEY AREA
NO. 1, SURREY

B.C.G.S. 926007

NWP 87485

LEGEND

- L.C.P. INDICATES LIMITED COMMON PROPERTY
- sq. m. - SQUARE METRES
- S.L. - STRATA LOT
- P.T. - PART
- © - COMMON PROPERTY
- OTB - OPEN TO BELOW
- D - DECK
- UF - UNFINISHED AREA
- R - RADIUS
- A - ARC

NOTE: ALL STRATA LOT ANGLES ARE 90°
OR 45° UNLESS OTHERWISE NOTED.

● INDICATES OLD IRON POST FOUND

I, R. J. ESSON OF THE CITY OF WHITE ROCK
BRITISH COLUMBIA LAND SURVEYOR, HEREBY
CERTIFY THAT THE BUILDINGS ERCTED ON THE
PARCEL DESCRIBED ABOVE ARE WHOLLY WITHIN THE
EXTERNAL BOUNDARIES OF THAT PARCEL.

[Signature]
B. C. L. S.
DATED AT WHITE ROCK, B.C.

THIS 31st DAY OF May 1993

THE ADDRESS FOR SERVICE OF DOCUMENTS ON
THE STRATA CORPORATION IS: THE OWNER'S
STRATA PLAN LMS133

ORECK, CHERNOFF AND TUCK
BARRISTERS AND SOLICITORS
1800-701 WEST GEORGIA ST.
VANCOUVER, B.C.

GRID BEARINGS ARE BASED ON PLAN
NWP 87485

THIS PLAN SHOWS GROUND LEVEL
MEASURED DISTANCES. PRIOR TO
COMPUTATION OF UTM COORDINATES,
MULTIPLY BY THE COMBINED FACTOR
0.9995969509

14-113

STRATA PLAN LMS133
PHASE 4

NEW DEVELOPMENT CERTIFICATE

I, R. J. ESSON, A BRITISH COLUMBIA LAND SURVEYOR, HEREBY CERTIFY THAT THE BUILDINGS SHOWN IN THIS STRATA PLAN HAVE NOT, AS OF THE 29th DAY OF May, 1993, BEEN PREVIOUSLY OCCUPIED. DATED AT WHITE ROCK, BRITISH COLUMBIA, THIS 31st DAY OF May, 1993.

SIGNATURES

RJ Esson
B. C. L. S.

STATUTORY DECLARATION

WE THE UNDERSIGNED DO SOLEMNLY DECLARE THAT
(1) WE THE UNDERSIGNED ARE THE OWNER DEVELOPER
(2) THE STRATA PLAN IS ENTIRELY FOR RESIDENTIAL USE
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

LARRY SUNDERLAND

DECLARED BEFORE ME THIS 29 DAY OF June, 1993.

A COMMISSIONER FOR TAKING AFFIDAVITS WITHIN THE
PROVINCE OF BRITISH COLUMBIA
STEPHEN TICK

ACCEPTED AS TO FORMS 1,2 AND 3
THIS 9 DAY OF July, 1993.

SUPERINTENDENT OF REAL ESTATE

APPROVED AS TO PHASE 4 OF A 4 PHASE STRATA PLAN
DATED THIS 18th DAY OF June, 1993

Kimaye Duke
APPROVING OFFICER FOR THE CORPORATION OF THE
DISTRICT OF SURREY

MORTGAGEE
BANK OF MONTREAL

WALTER M. TOFFOLI
SENIOR ACCOUNT MANAGER
AUTHORIZED SIGNATORY

GARTH A. STOLL
ALLIANT MANAGER
AUTHORIZED SIGNATORY

WITNESS :

M. McLellan
m. mclellan marya mclellan

ADDRESS AND OCCUPATION OF WITNESS :

310 Durham St
New Westminster BC
Process Control Officer

MORTGAGEE
VANCOUVER CITY SAVINGS CREDIT UNION

Jerry King
AUTHORIZED SIGNATORY

Barry R. Fenton
AUTHORIZED SIGNATORY
BARRY R. FENTON

WITNESS :

Sandra Scherban
SANDRA SCHERBAN

ADDRESS AND OCCUPATION OF WITNESS :
CIO VAN CITY SAVINGS C.U.
515 WEST 10TH AVENUE
VANCOUVER B.C.

LOANS ADMINISTRATOR

OWNER
PENINSULA SHOPPING CENTRE LTD.

Larry Sunderland
AUTHORIZED SIGNATORY

AUTHORIZED SIGNATORY

WITNESS :

STEPHEN TICK
ADDRESS AND OCCUPATION OF WITNESS :

1800-701 WEST GEORGIA
VAN. B.C.
Lawyer

MORTGAGEE
SCHROEDER PROPERTIES LTD.

Larry Sunderland
AUTHORIZED SIGNATORY

AUTHORIZED SIGNATORY

WITNESS :

STEPHEN TICK
ADDRESS AND OCCUPATION OF WITNESS :

1800-701 WEST GEORGIA
VAN. B.C.
Lawyer

MORTGAGEE
CANADA SAGEWAY LIMITED

GERRY WOLFE
AUTHORIZED SIGNATORY

WITNESS :

Susan Kusiton
ADDRESS AND OCCUPATION OF WITNESS :

4944 150-6 Avenue SW
Calgary AB
Secretary

DATED THIS 31st DAY OF May, 1993. B.C.L.S.

STRATA PLAN LMS133

PHASE 4

CONDOMINIUM ACT

LOT NUMBER	SHEET NUMBER	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
65	4	159	219	
66	4	161	219	
67	4	161	219	
68	4	158	219	
69	5	156	245	
70	5	174	265	
71	5	156	245	
72	5	159	245	
73	5	161	250	
74	6	160	250	
75	6	158	245	
76	7	159	225	
77	7	162	230	
78	7	162	230	
79	7	156	225	
80	9	159	245	
81	9	161	250	
82	9	161	250	
83	9	159	245	
84	8	156	225	
85	8	161	230	
86	8	161	230	
87	8	159	225	
88	10	156	245	
89	10	161	250	
90	10	161	250	
91	10	156	245	
92	11	159	225	
93	11	161	230	
94	11	161	230	
95	11	159	225	
AGGREGATE PHASE 4		4783	7331	
AGGREGATE PHASE 3		5154	8086	
AGGREGATE PHASE 2		1129	1455	
AGGREGATE PHASE 1		4848	6455	
TOTAL AGGREGATE		15084	21,327	

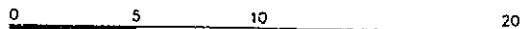
15,034

DATED THIS 31st DAY OF May, 1993. RJE

FLOOR PLANS

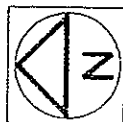
STRATA PLAN LMS133

SCALE 1:200



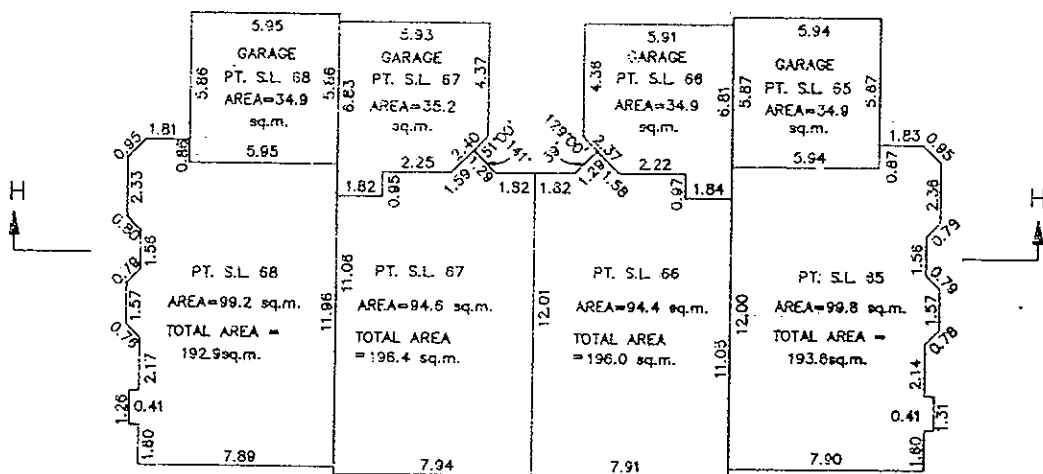
ALL DISTANCES IN METRES

PHASE 4

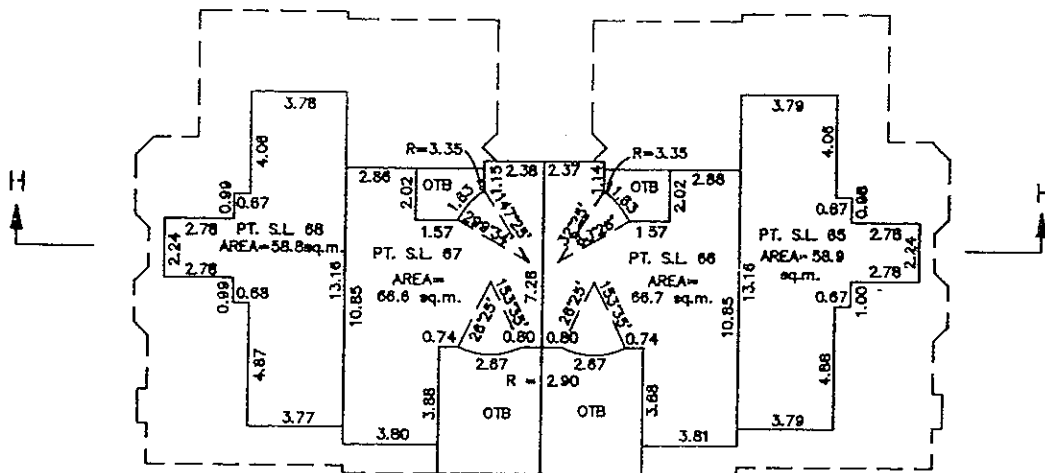


BUILDING 19

MAIN FLOOR



SECOND FLOOR

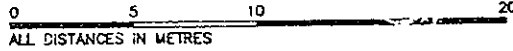


RJE.
B.C.L.S.
DATED THIS 31st DAY OF May 1993.

FLOOR PLANS

STRATA PLAN LMS133

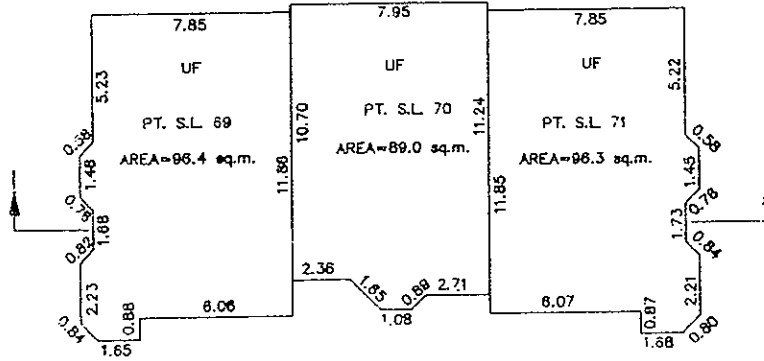
SCALE 1:200



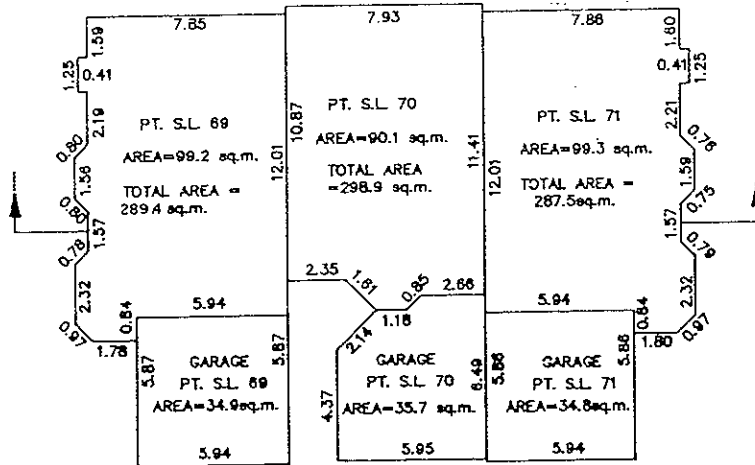
PHASE 4



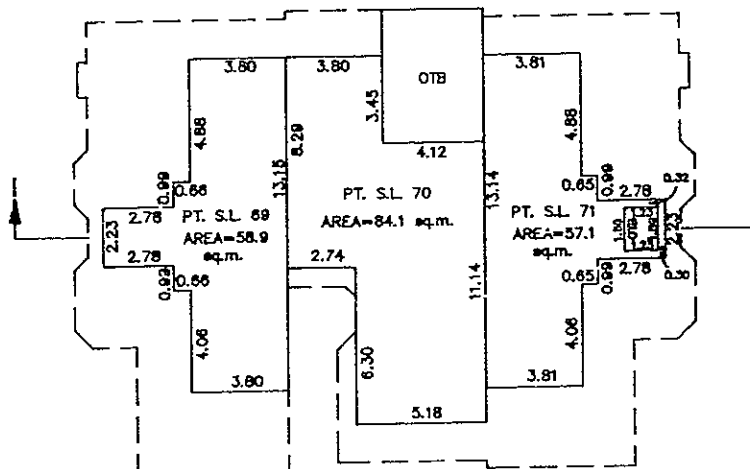
BUILDING 20 BASEMENT FLOOR



MAIN FLOOR



SECOND FLOOR



RJE

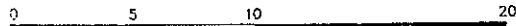
B.C.L.S

DATED THIS 31st DAY OF May 1993.

FLOOR PLANS

STRATA PLAN LMS133

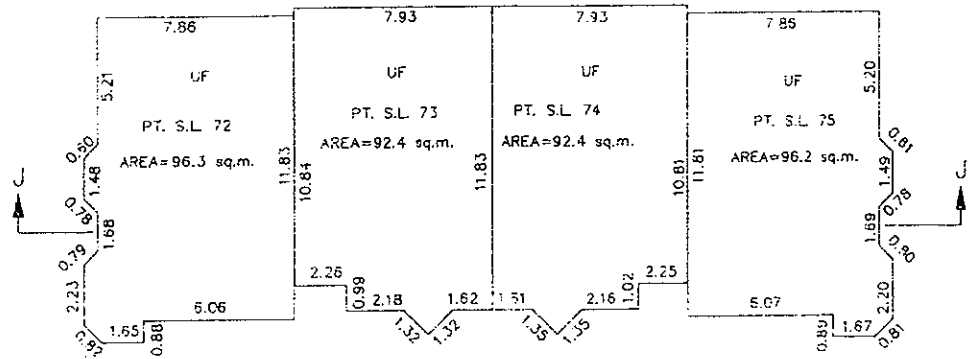
SCALE 1:200



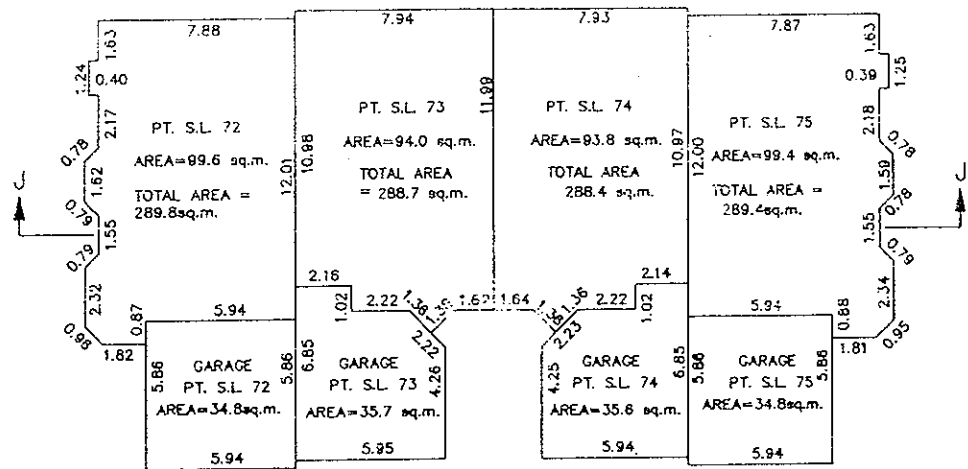
ALL DISTANCES IN METRES

PHASE 4

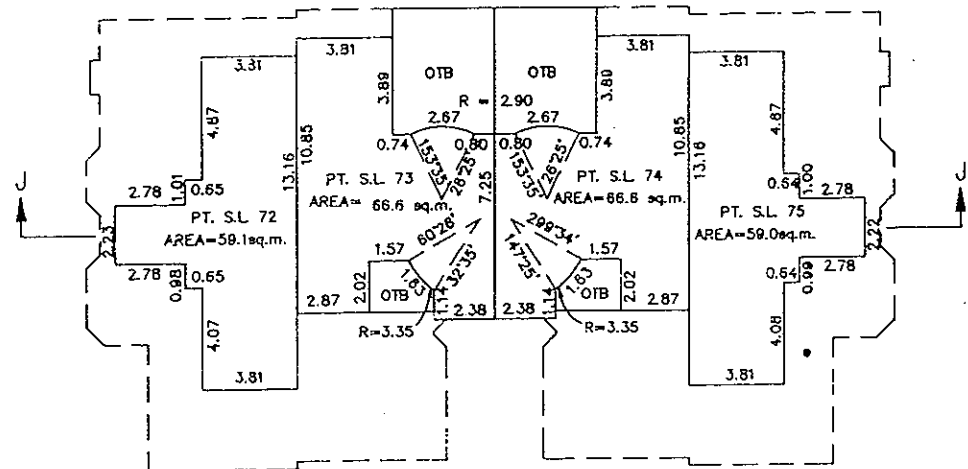
BUILDING 21 BASEMENT FLOOR



MAIN FLOOR



SECOND FLOOR



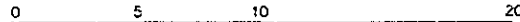
RJE
 B.C.L.S.
 DATED THIS 31st DAY OF May 1993.

FLOOR PLANS

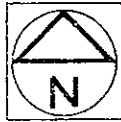
STRATA PLAN MS133

SCALE 1:200

ALL DISTANCES IN METRES

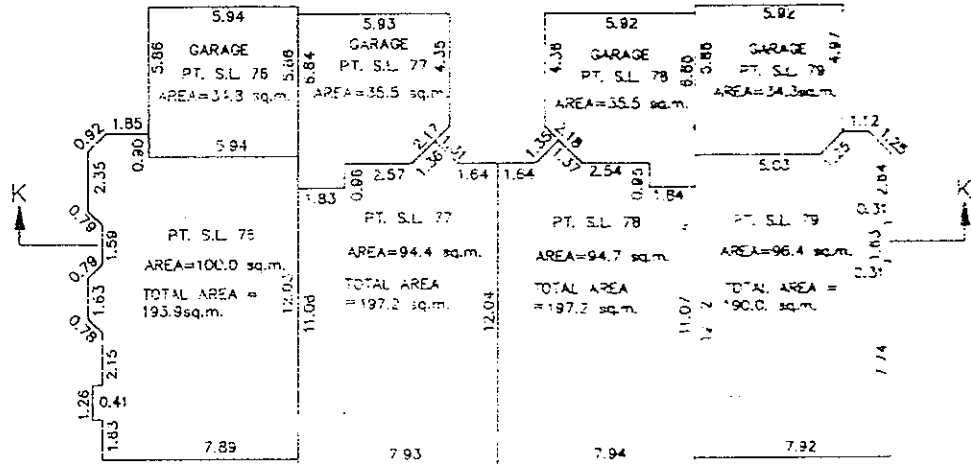


PHASE 4

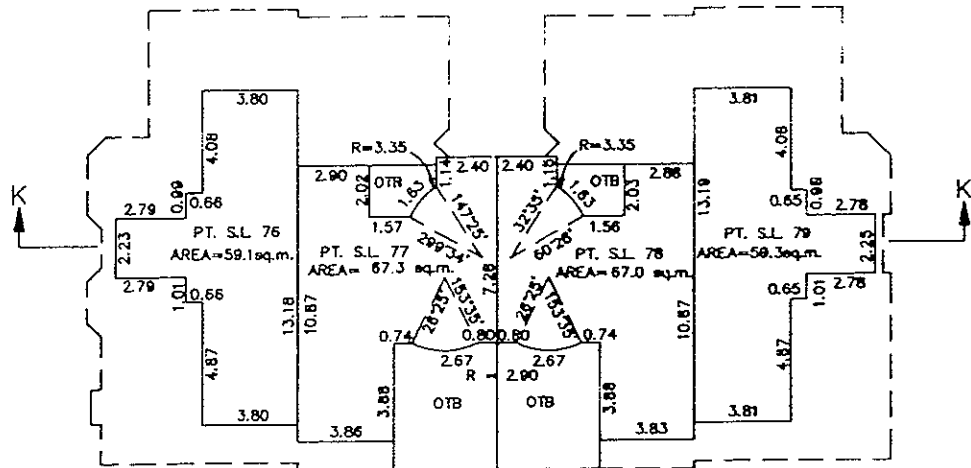


BUILDING 22

MAIN FLOOR



SECOND FLOOR

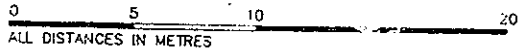


B.C.L.S.
 DATED THIS 31st DAY OF May 1993.

FLOOR PLANS

STRATA PLAN LMS133

SCALE 1:200

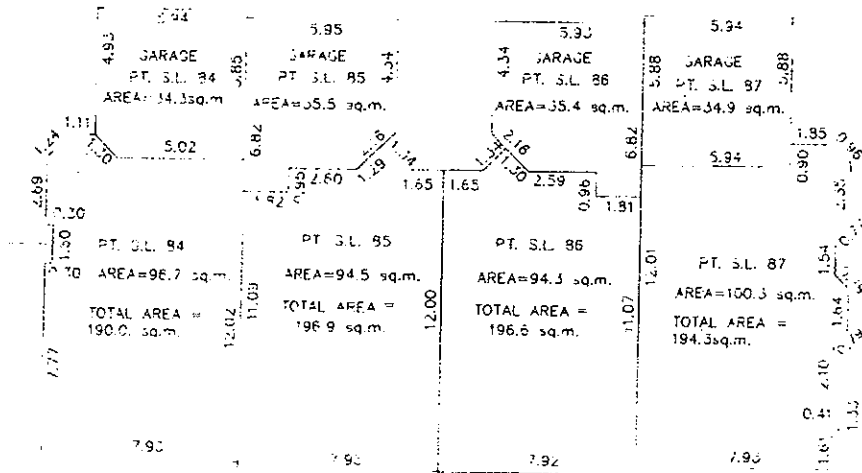


PHASE 4

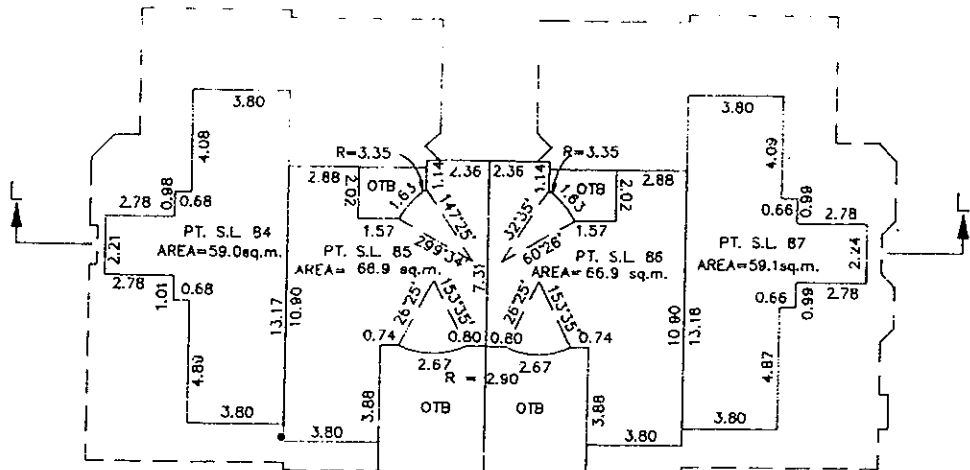


BUILDING 23

MAIN FLOOR



SECOND FLOOR



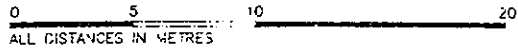
R.J.E.

DATED THIS 31st DAY OF May 1993. B.C.L.S.

FLOOR PLANS

STRATA PLAN LMS133

SCALE 1:200

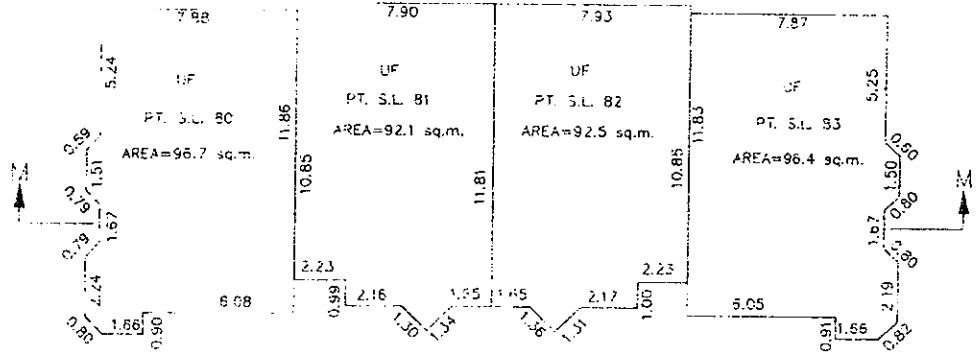


PHASE 4

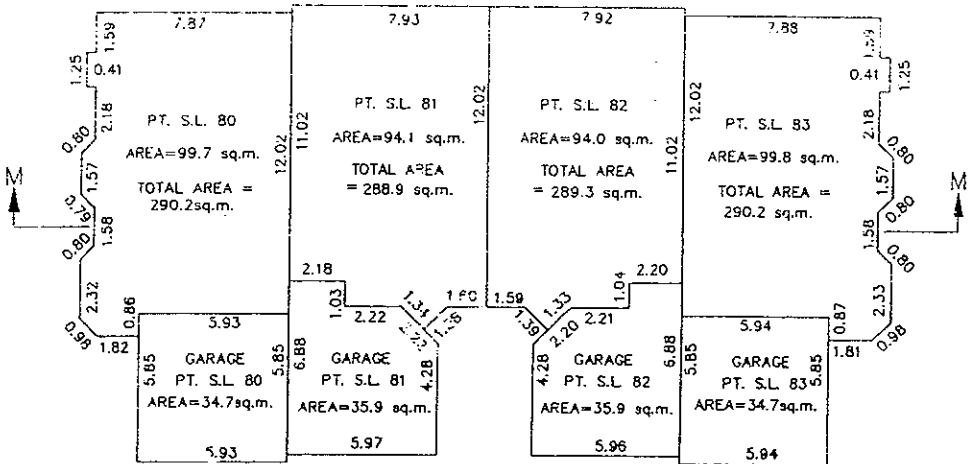


BUILDING 24

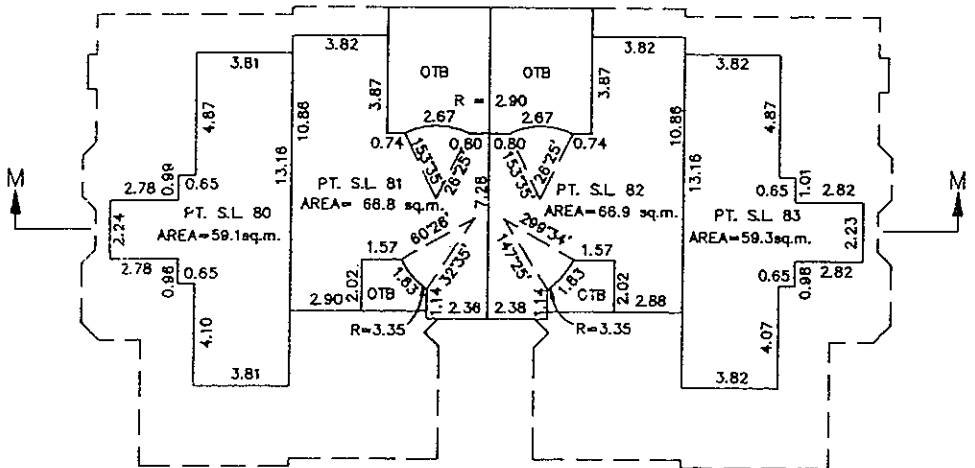
BASEMENT FLOOR



MAIN FLOOR



SECOND FLOOR



B.C.L.S.
 DATED THIS 31st DAY OF May 1993.

FLOOR PLANS

STRATA PLAN LMS133

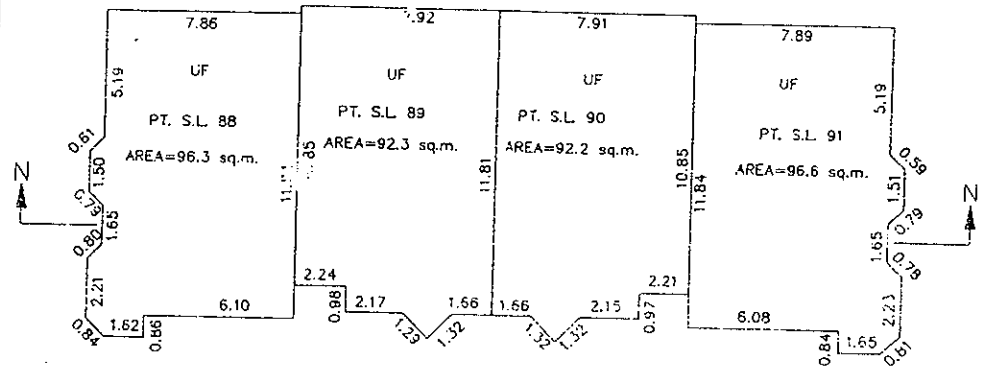
SCALE 1:200

0 5 10 20
ALL DISTANCES IN METRES

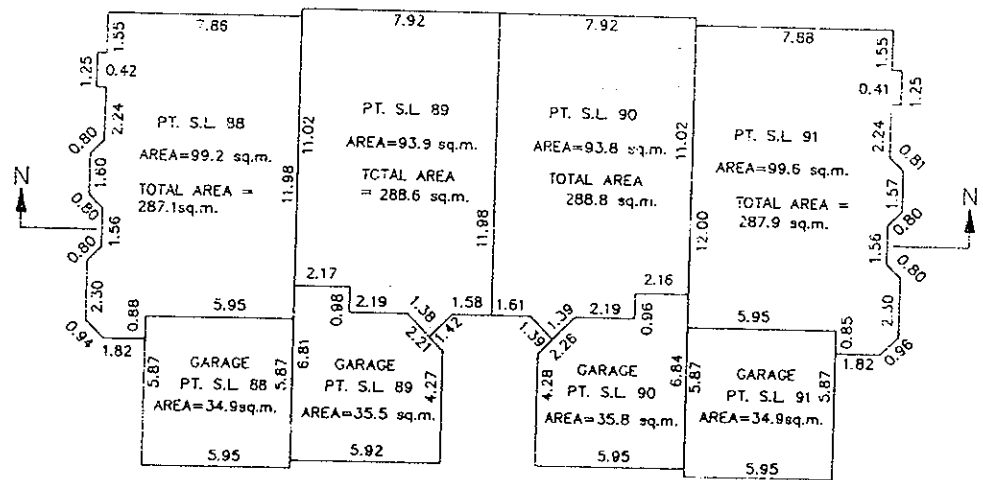
PHASE 4



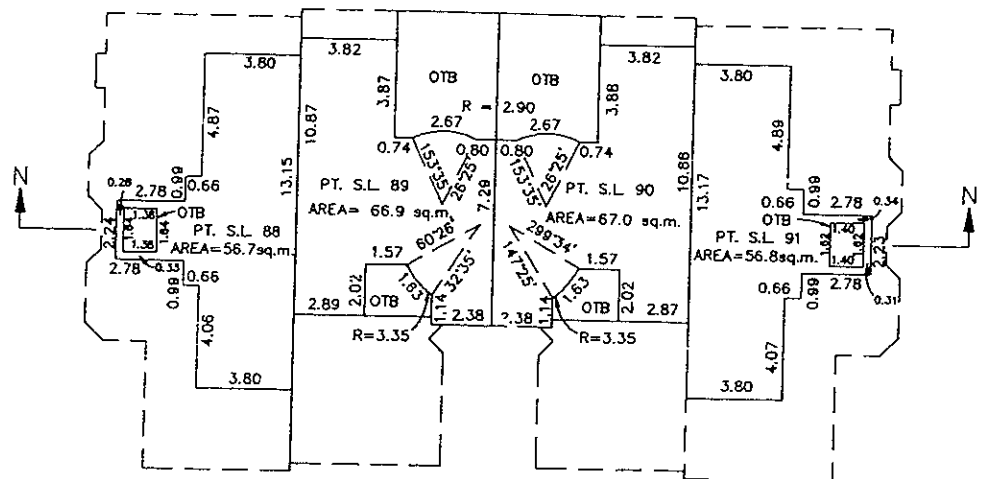
BUILDING 25 BASEMENT FLOOR




MAIN FLOOR



SECOND FLOOR

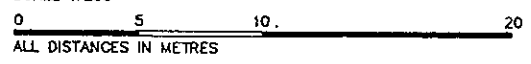



 B.C.L.S.
 DATED THIS 31st DAY OF May 1993.

FLOOR PLANS

STRATA PLAN LMS133

SCALE 1:200

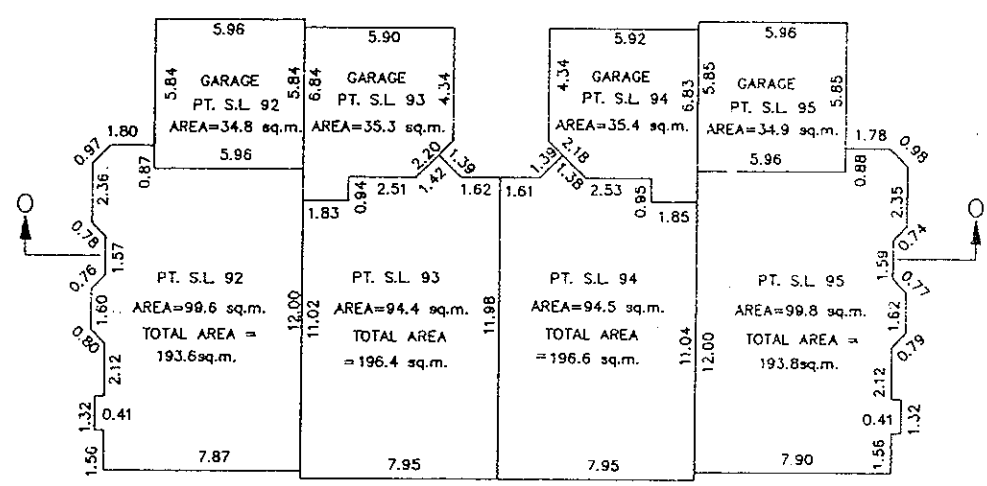


PHASE 4

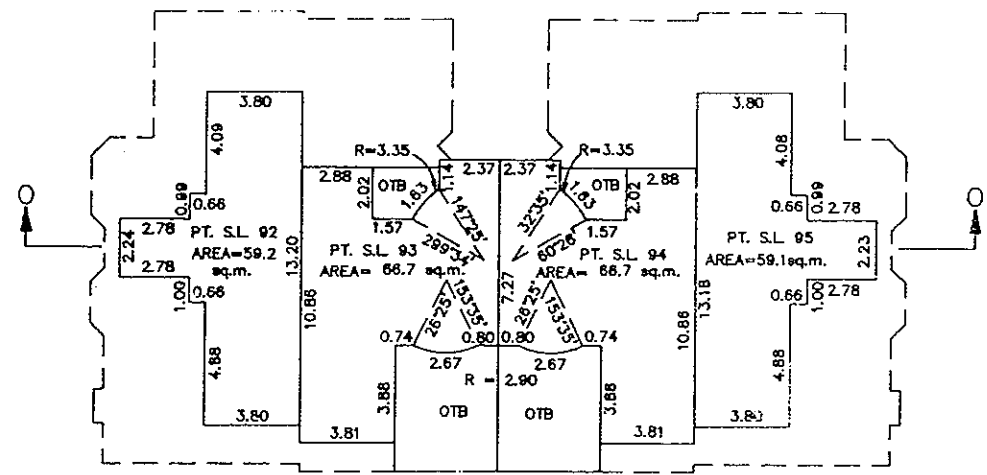


BUILDING 26

MAIN FLOOR



SECOND FLOOR

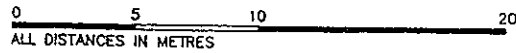


B.C.L.S.
DATED THIS 31st DAY OF May 1993.

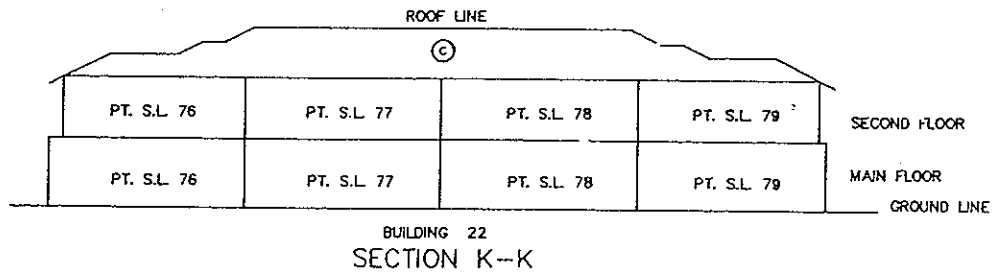
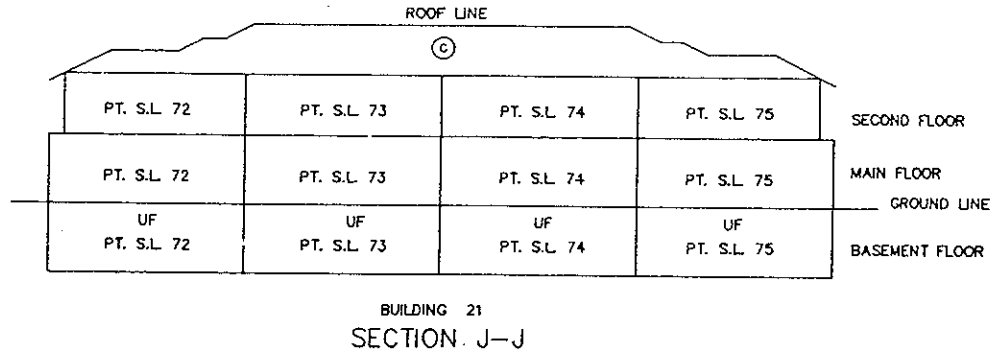
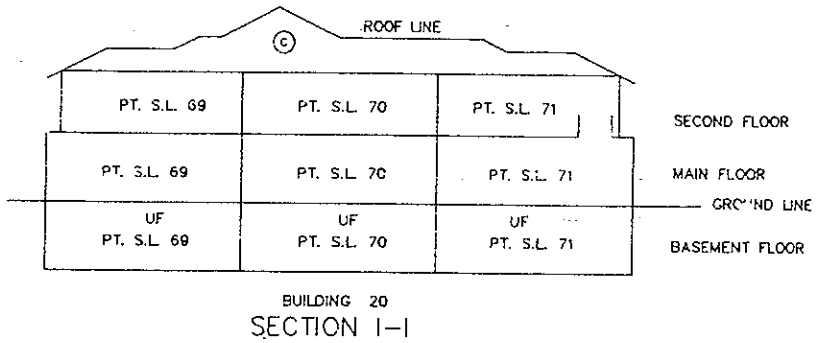
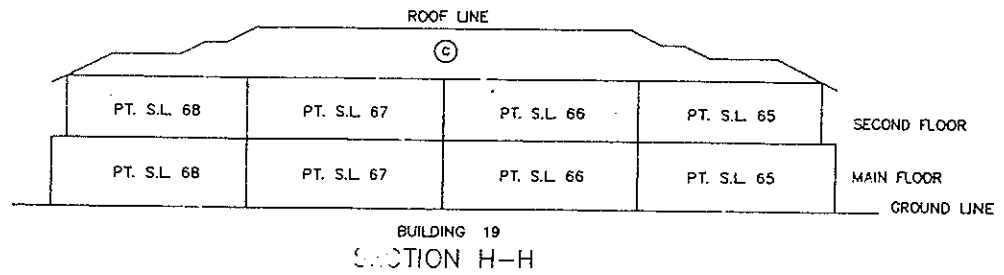
SECTIONS

STRATA PLAN LMS133

SCALE 1: 200



PHASE 4



RJE
B.C.L.S.
DATED THIS 31st DAY OF May 1993.

SECTIONS

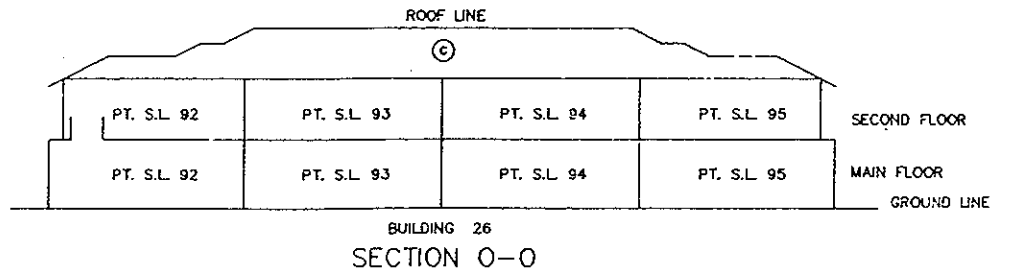
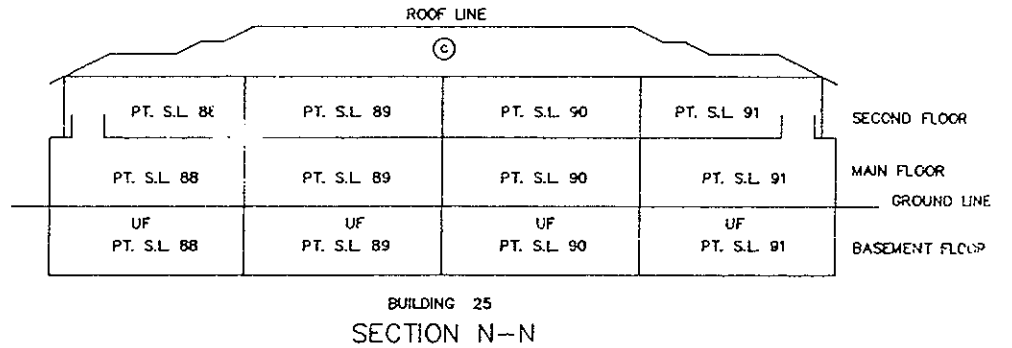
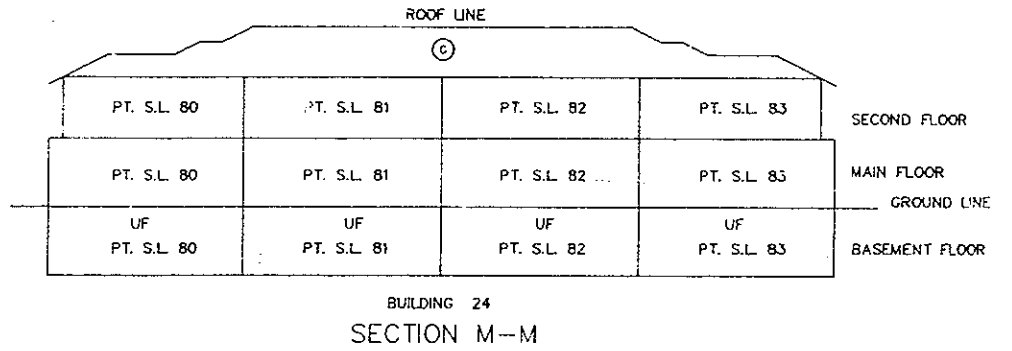
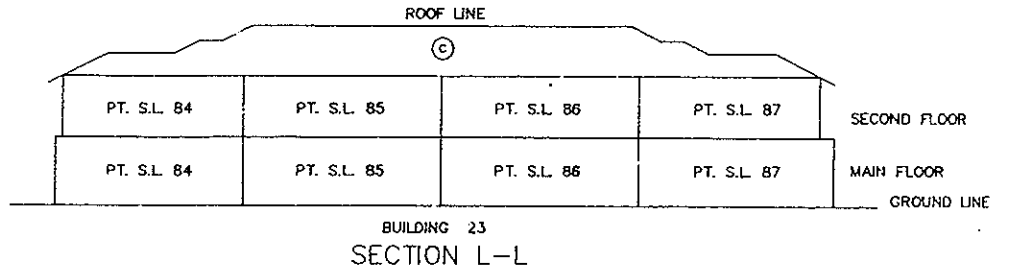
STRATA PLAN LMS133

SCALE 1:200



ALL DISTANCES IN METRES

PHASE 4



B.C.L.S.

DATED THIS 31st DAY OF May 1993.