

**STRATA PLAN OF PART OF
LOT II, SECTION 17, TOWNSHIP 1,
N. W. D., PLAN 61209**

**PHASE I
STRATA PLAN N.W. 2502**

MUNICIPALITY OF SURREY.

SCALE 1 : 1000

ALL DISTANCES ARE IN METRES.
ALL ANGLES ARE 90° OR 135°

DEPOSITED AND REGISTERED IN THE LAND
TITLE OFFICE AT NEW WESTMINSTER B. C.
THIS 24 DAY OF DEC 1986

PLAN 63707	PLAN 148	PLAN 147	PLAN 146	PLAN 66489	PLAN 145	PLAN 144	PLAN 143	PLAN 142
11	90° 02'	25"	123.773	67.273	6.10	5.85		
	56.500							

REGISTRAR

CIVIC ADDRESS :

PHASE I
12933, 12937, 12945, 12951, 12957,
12963, 12969, 12975, 12981,
17th AVENUE, SURREY, B. C.

LEGEND

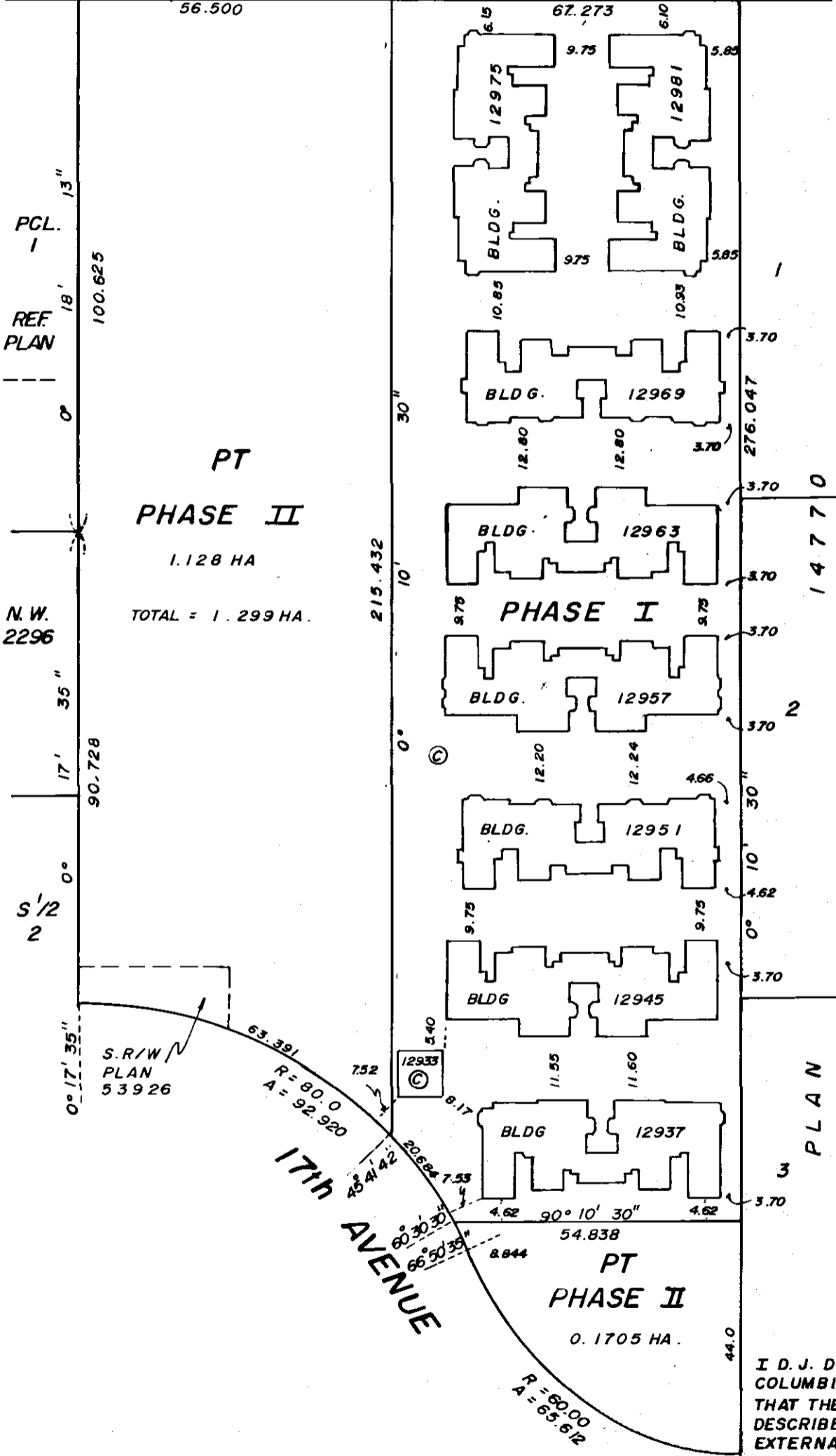
- S.L. DENOTES STRATA LOT
- PT. DENOTES PART
- m² DENOTES SQUARE METRES
- ⊙ DENOTES COMMON PROPERTY.

Ref. 2236708E-2236739E

Amended Form E: AA83220
Amended Form E: AA179199

DECLARATION OF INTENTION
TO CREATE A STRATA PLAN
BY PHASE DEVELOPMENT

(FORM E) FILED THIS 24
DAY OF DEC 1986
UNDER NUMBER 2236701



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

DATED AT SURREY, B. C.
THIS 1 DAY OF NOVEMBER 1986

D. Dyck

B. C. L. S.

DYCK AND ASSOCIATES,
110 - 6245, 136th STREET,
SURREY, B. C. V3W 5E3
594 - 7527

THE ADDRESS FOR SERVICE OF DOCUMENTS
ON THE STRATA CORPORATION IS :
THE OWNERS, STRATA PLAN NW 2502

~~206-2303 KING GEORGE HWY,
SURREY, B. C. V4A 5A4~~

FOR STRATA CORP.
MAIL ADDRESS
SEE STRATA PLAN
GENERAL INDEX

THIS PLAN LIES WITHIN THE GREATER
VANCOUVER REGIONAL DISTRICT.

STRATA PLAN W2502

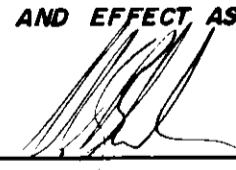
CONDOMINIUM ACT.

LOT No.	SHEET No.	FORM 1	FORM 2	FORM 3	CIVIC ADDRESS SUITE No.
		SCHEDULE OF UNIT ENTITLEMENT	SCHEDULE OF INTEREST UPON DESTRUCTION	SCHEDULE OF VOTING RIGHTS	
		UNIT ENTITLEMENT	INTEREST UPON DESTRUCTION	No OF VOTES	
1	3	154	119,800		1
2	3	230	144,850		2
3	3	230	146,850		3
4	3	154	119,800		4
5	4	175	137,300		1
6	4	230	151,850		2
7	4	230	148,850		3
8	4	175	136,300		4
9	4	171	132,300		1
10	4	224	139,700		2
11	4	224	136,700		3
12	4	171	127,800		4
13	5	177	131,300		1
14	5	230	146,850		2
15	5	230	146,850		3
16	5	177	136,300		4
17	5	175	129,300		1
18	5	230	143,850		2
19	5	230	144,850		3
20	5	175	131,300		4
21	6	171	127,800		1
22	6	224	138,700		2
23	6	224	138,700		3
24	6	171	129,800		4
25	7	154	114,800		1
26	7	230	149,850		2
27	7	230	149,850		3
28	7	154	121,800		4
29	7	154	115,800		1
30	7	230	143,850		2
31	7	230	143,850		3
32	7	154	117,800		4
AGGREGATE		6,318	4,345,300		


APPROVED AS PHASE I OF A II PHASE STRATA PLAN UNDER THE CONDOMINIUM ACT DATED THIS 13th DAY OF November 1986


 APPROVING OFFICER — MUNICIPALITY OF SURREY.

I THE UNDERSIGNED DO SOLEMNLY DECLARE THAT
 1) I THE UNDERSIGNED AM THE DULY AUTHORIZED AGENT OF THE OWNER — DEVELOPER
 2) THE STRATA PLAN IS ENTIRELY FOR RESIDENTIAL USE
 I MAKE THIS SOLEMN DECLARATION CONSCIENTIOUSLY BELIEVING IT TO BE TRUE AND KNOWING THAT IT IS OF THE SAME FORCE AND EFFECT AS IF MADE UNDER OATH.




DECLARED BEFORE ME AT Surrey, B.C. THIS 12 DAY OF November 1986

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

ACCEPTED AS TO FORMS 1, 2 AND 3 THIS 9th DAY OF DECEMBER 1986


 SUPERINTENDENT OF REAL ESTATE

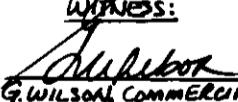
OWNER: RYKON DEVELOPMENTS LTD.


 AUTHORIZED SIGNATORY.


 AUTHORIZED SIGNATORY.

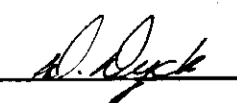
MORTGAGEE: BANK OF MONTREAL PIA# Y91378


 JOHN CAMPBELL, COMMERCIAL BANKING AUTHORIZED SIGNATORY, MANAGER

WITNESS:

 G. WILSON, COMMERCIAL ACCOUNT OFFICER, 2060 WEST 1ST AVE VANCOUVER


 TERENCE J. CONLAN, DIVISION MANAGER AUTHORIZED SIGNATORY, CREDIT

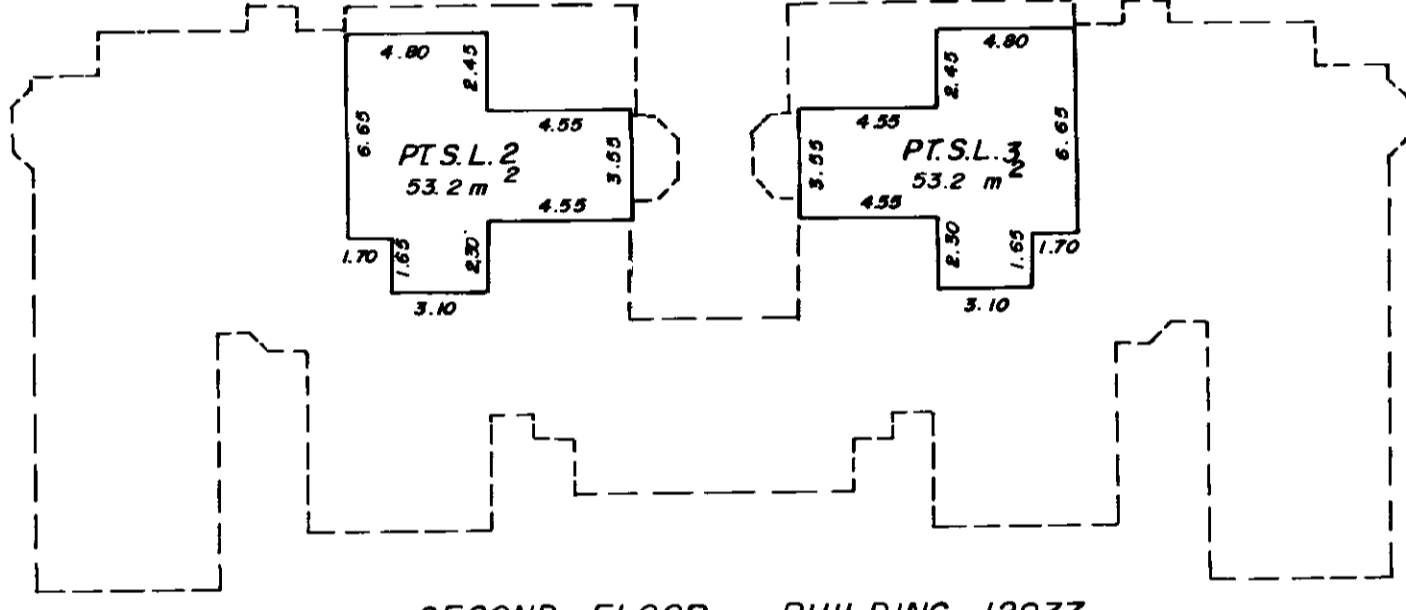
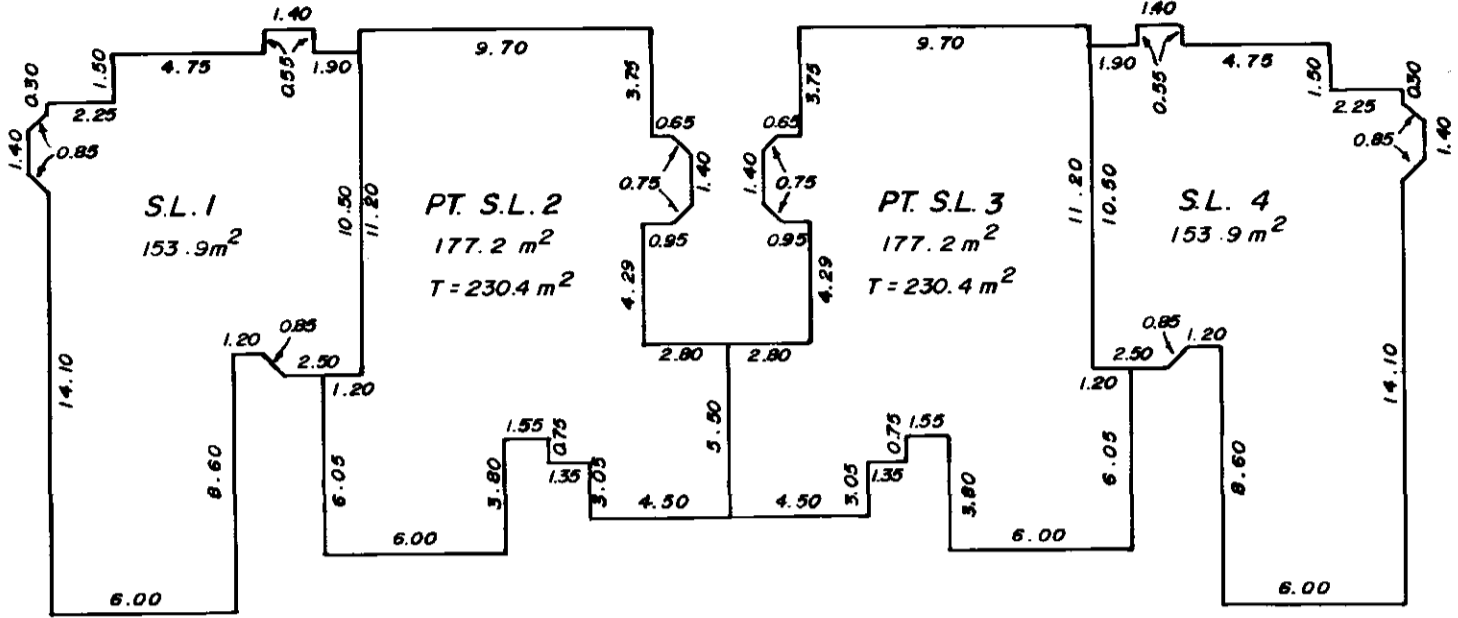
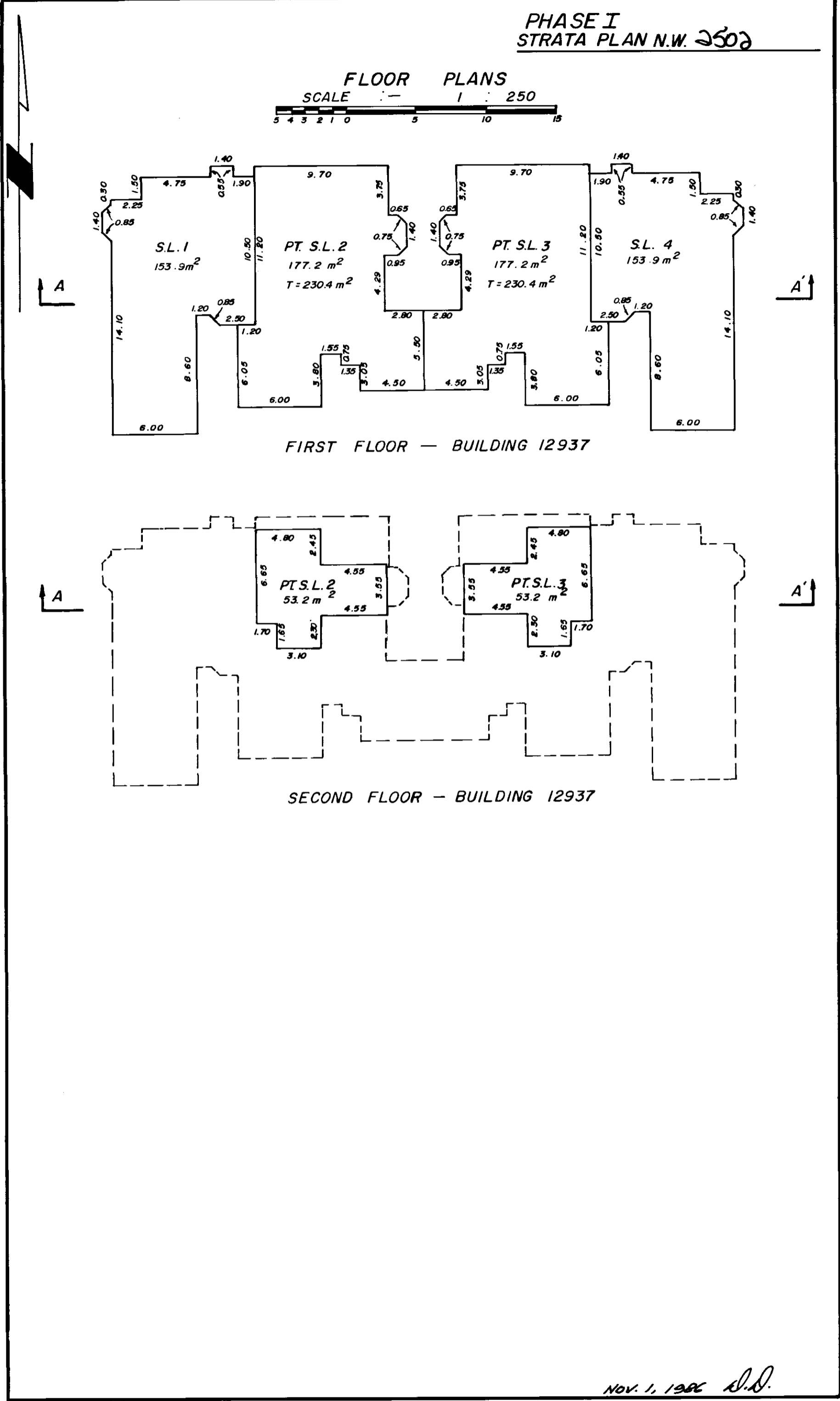
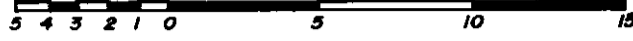
I, D.J. DYCK OF LANGLEY, B.C. A BRITISH COLUMBIA LAND SURVEYOR, HEREBY CERTIFY THAT THE BUILDINGS SHOWN IN THIS STRATA PLAN HAVE NOT AS OF THE 1 DAY OF NOV. 1986 BEEN PREVIOUSLY OCCUPIED.
 DATED AT SURREY.
 THIS 1 DAY OF NOV. 1986


 B.C.L.S.

PHASE I STRATA PLAN N.W. 2502

FLOOR PLANS

SCALE 1 : 250

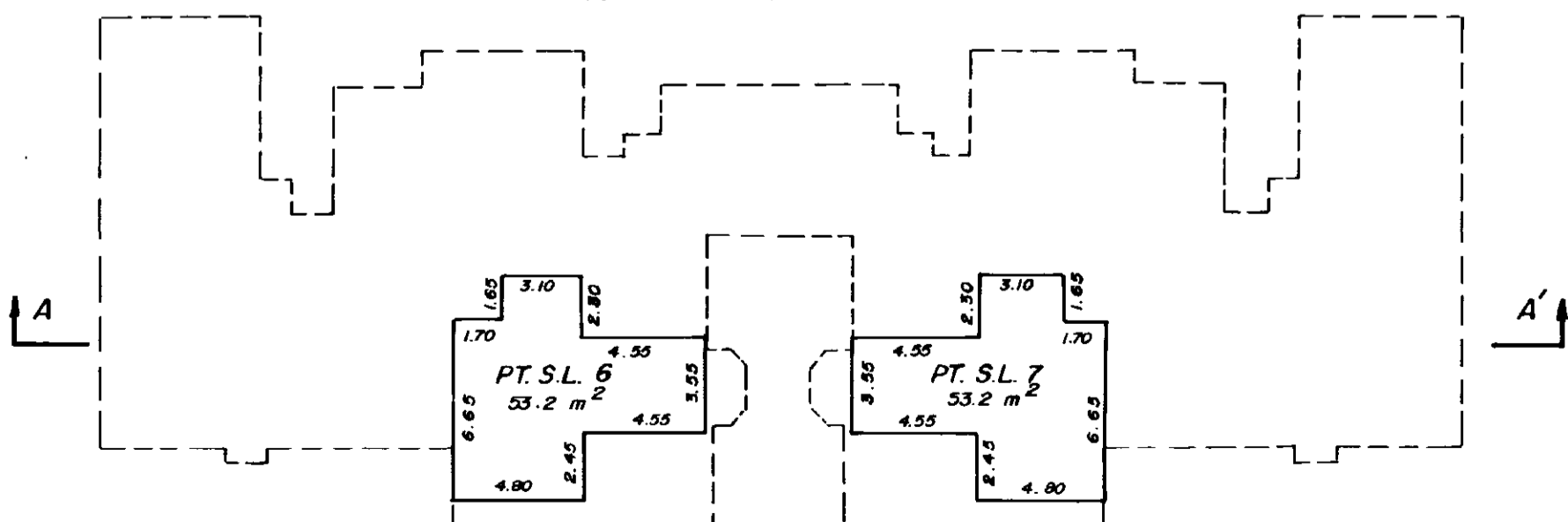
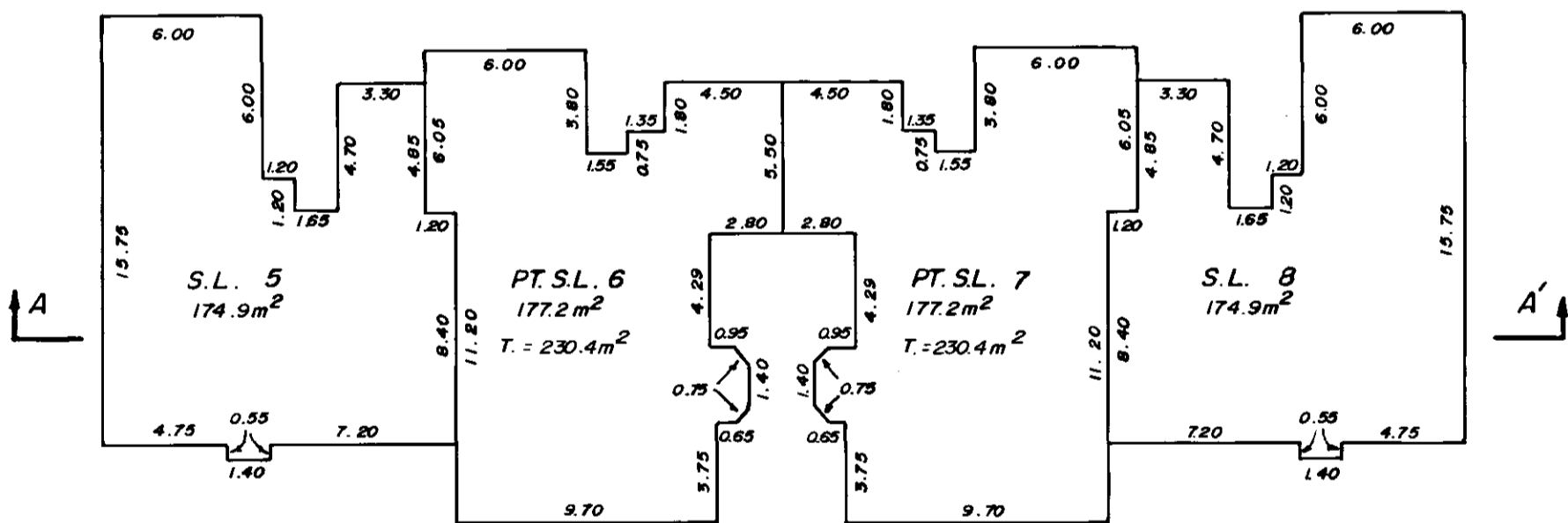
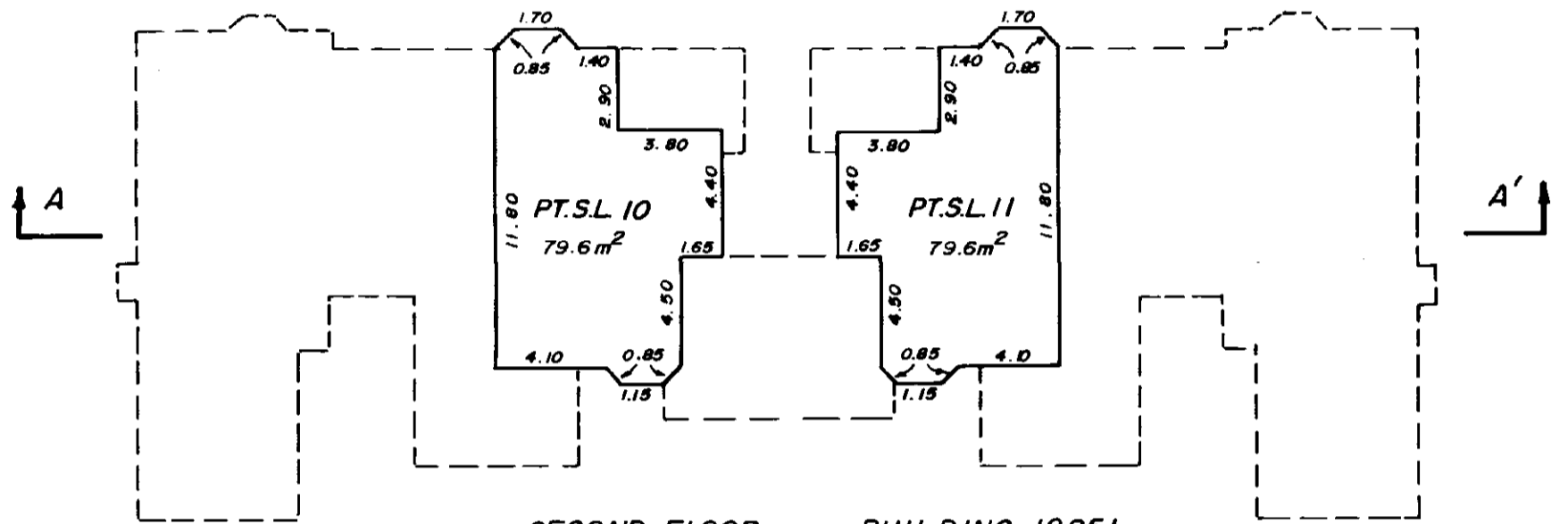
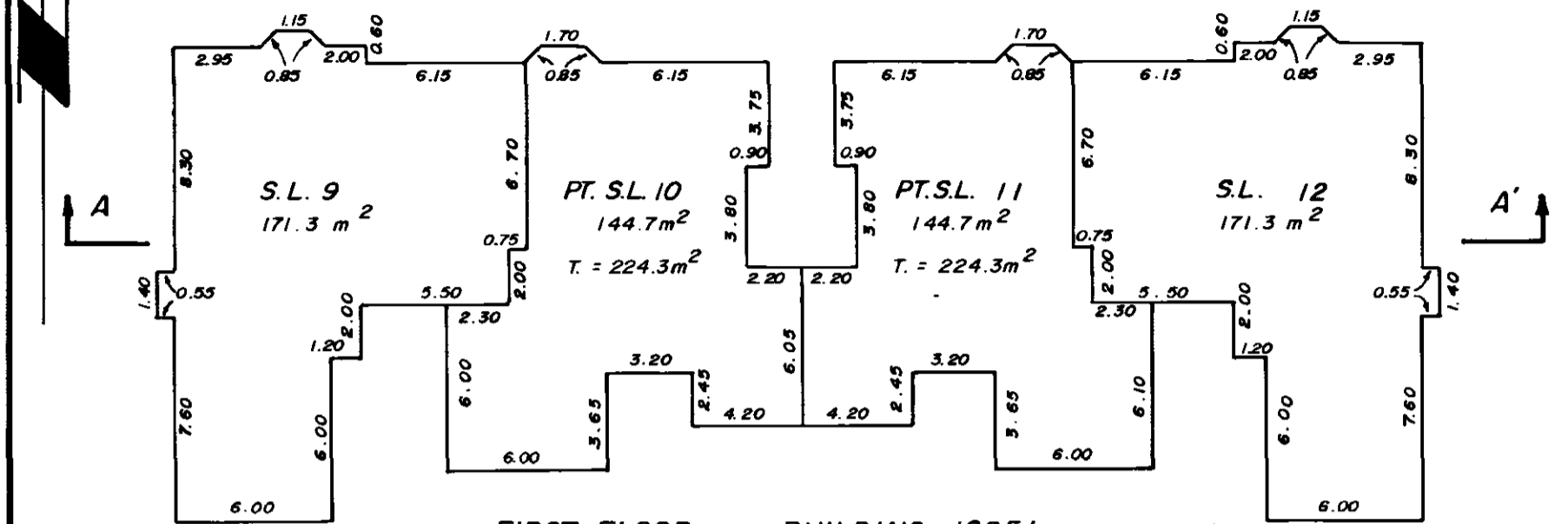


NOV. 1, 1986 *[Signature]*

FILE : 86-797-I

PHASE I STRATA PLAN N.W. 2502

FLOOR PLANS
SCALE 1 : 250

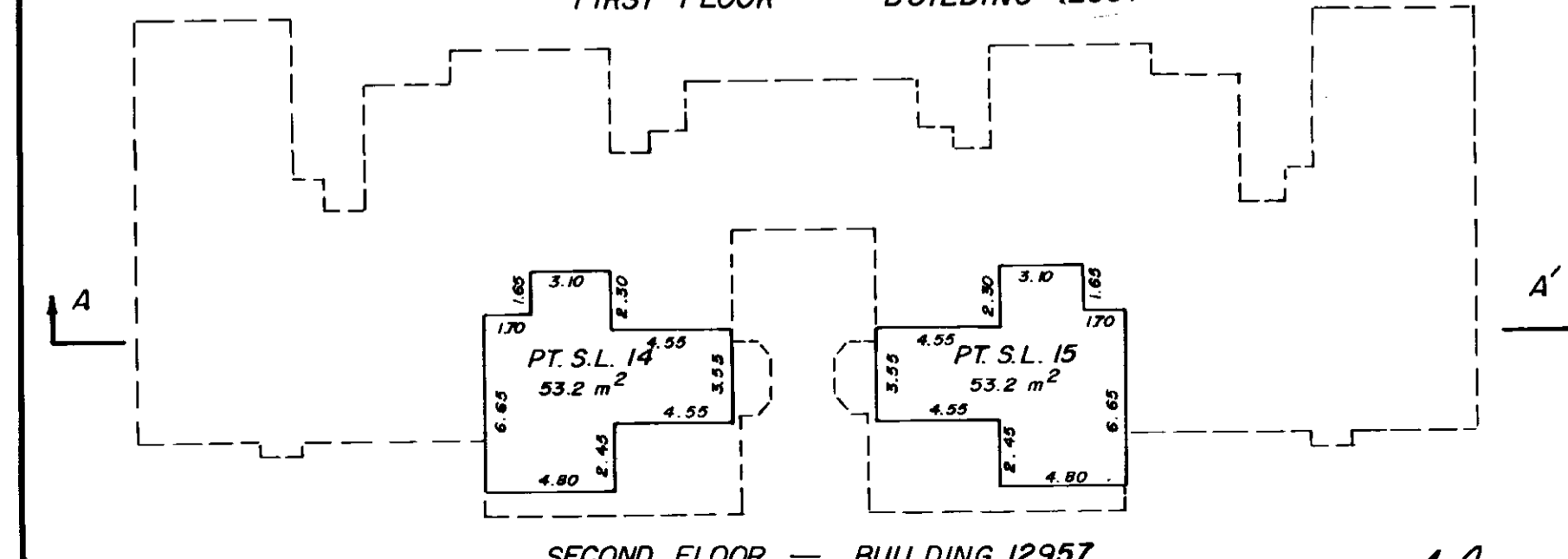
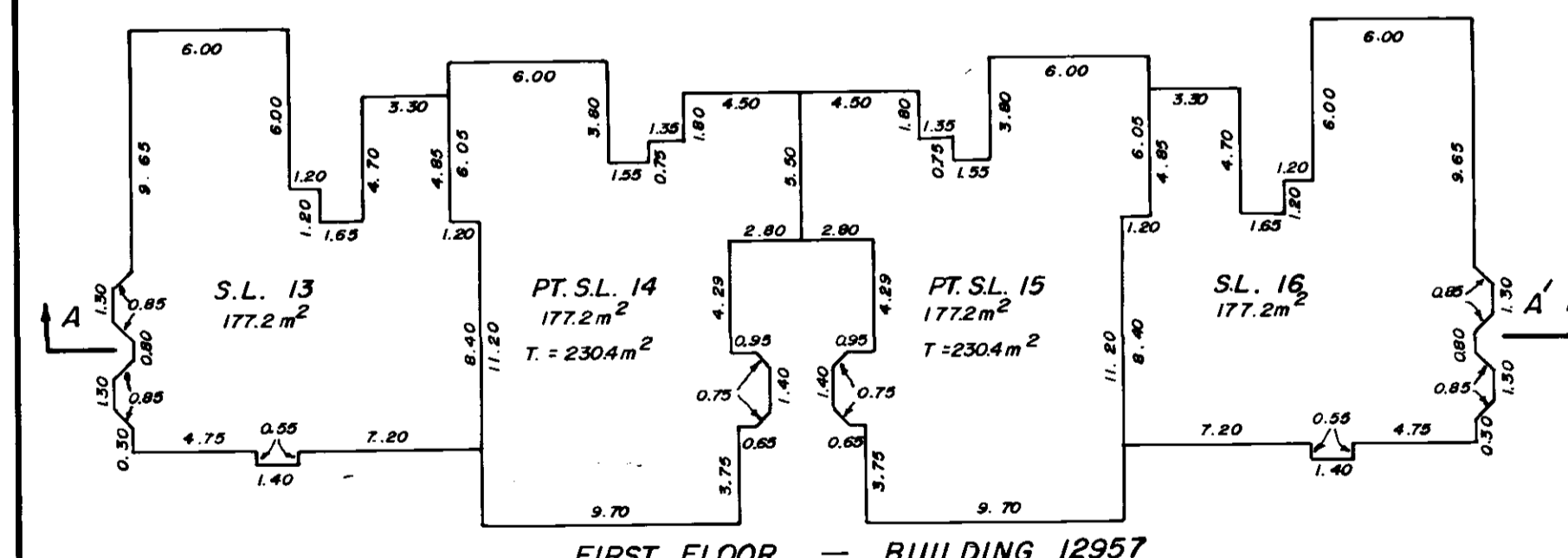
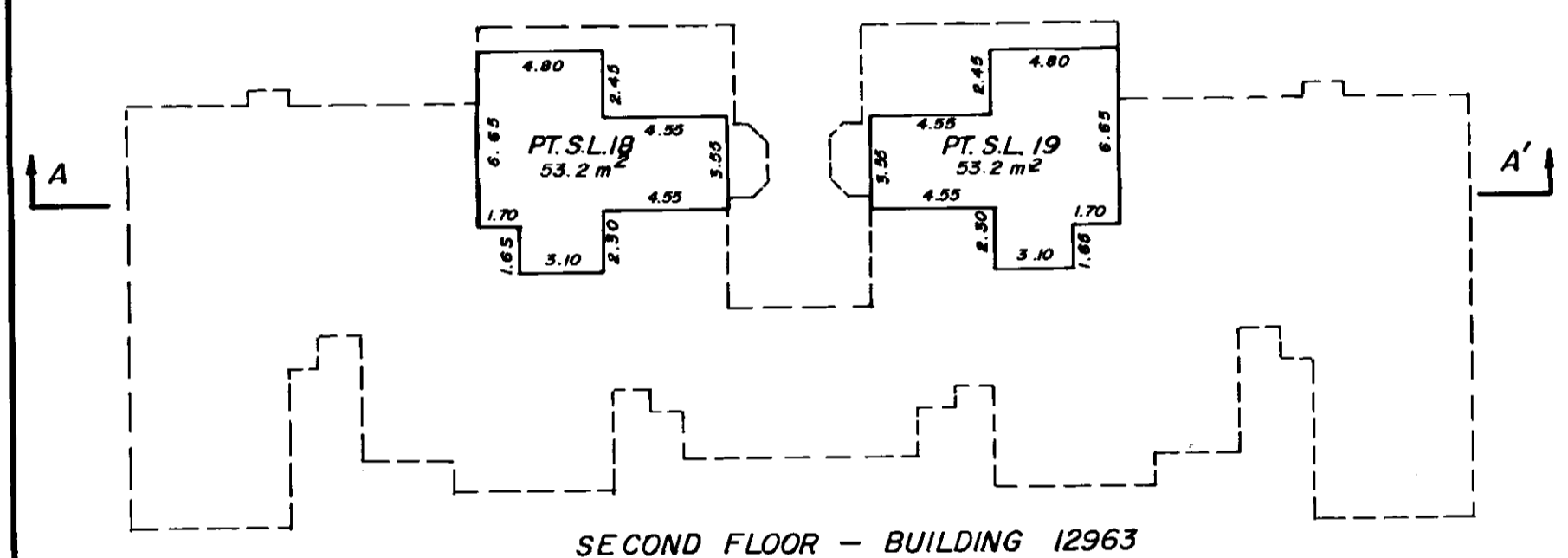
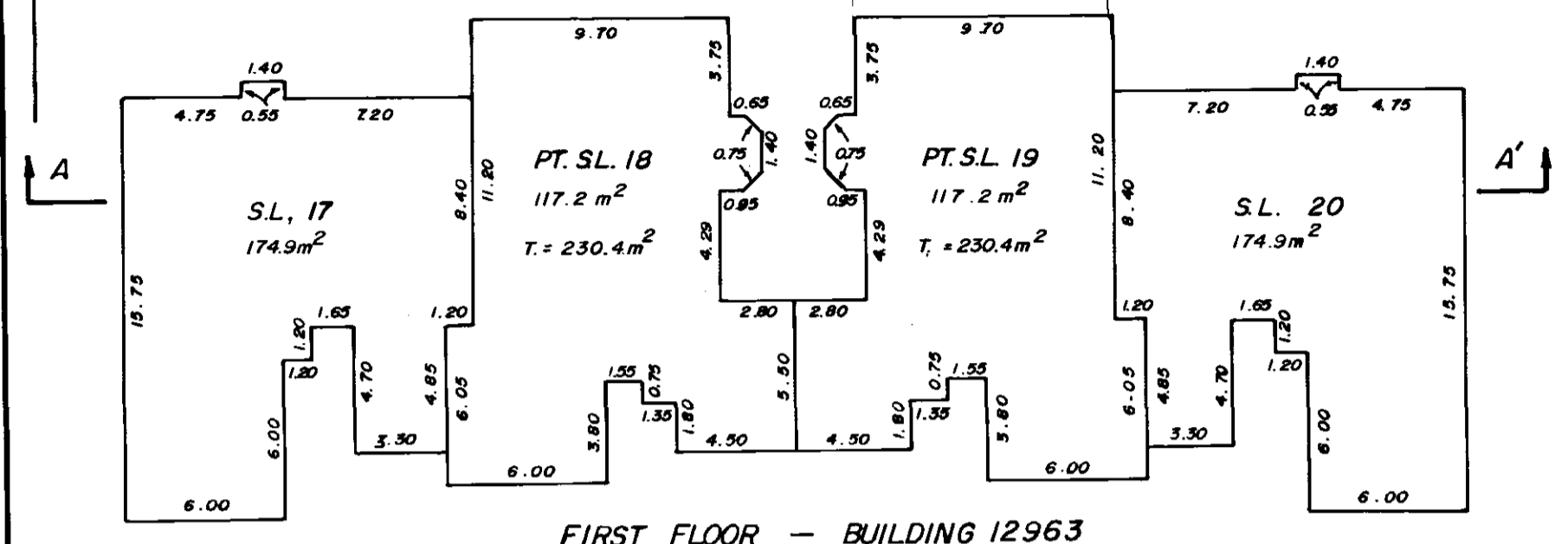
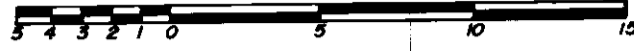


NOV. 1, 1986 *[Signature]*

FILE: 86 - 797 - I

PHASE I STRATA PLAN N.W. 2502

FLOOR PLANS
SCALE 1 : 250



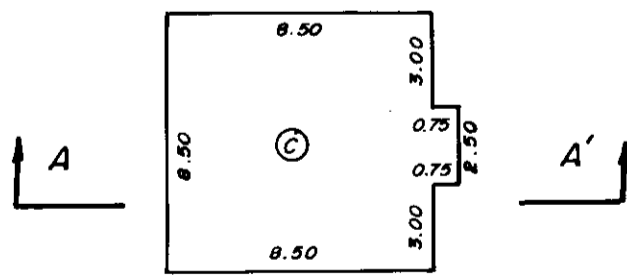
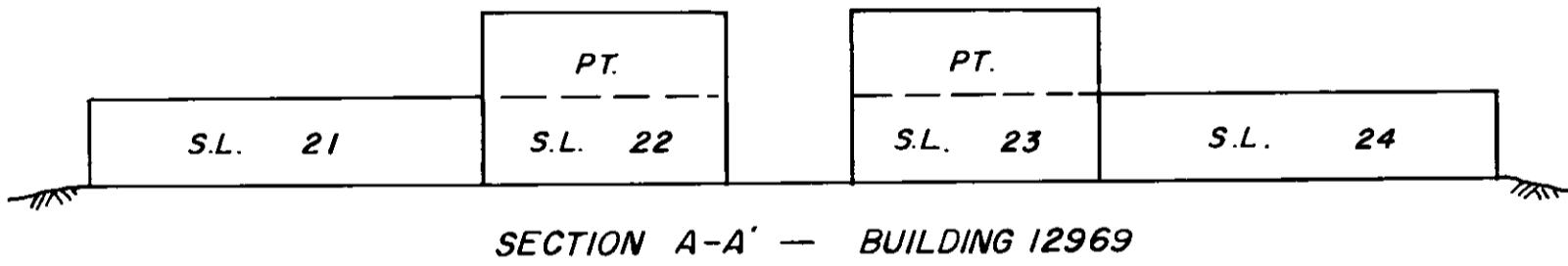
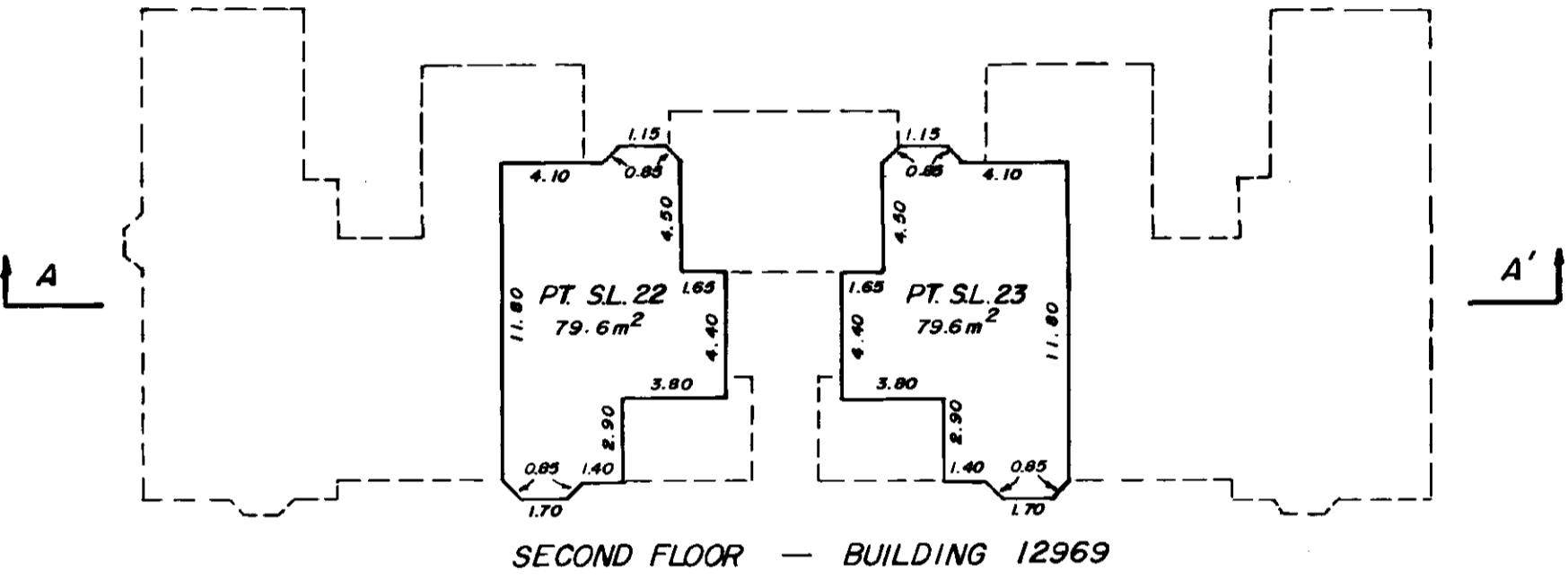
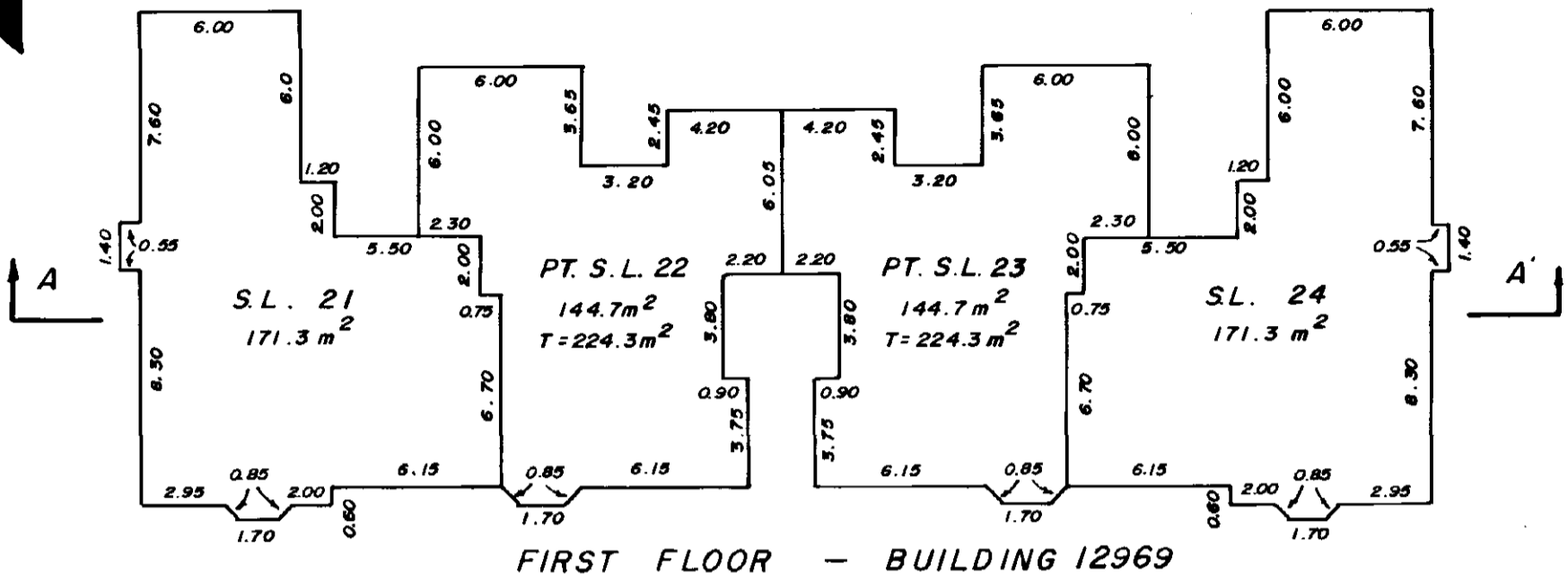
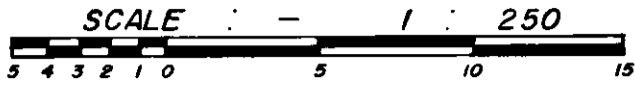
Nov 1, 1986 A.P.D.

FILE : 86-797 - I

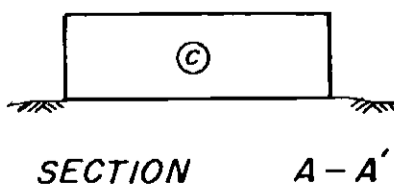
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Plan #: NWS2502 App #: N/A Ctrl #: (Altered) RCVD: 1998-02-12 ROST: 2020-02-23 17:08:06

PHASE I STRATA PLAN N.W. 2502

FLOOR PLANS AND SECTIONS



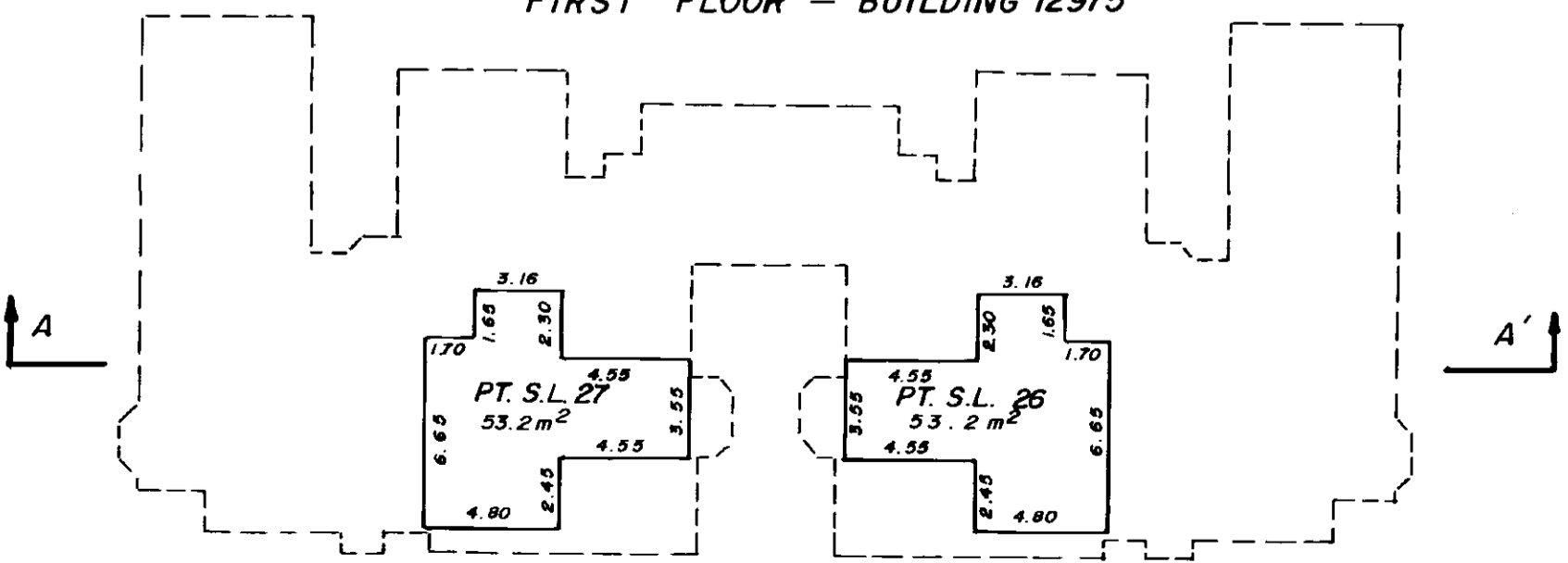
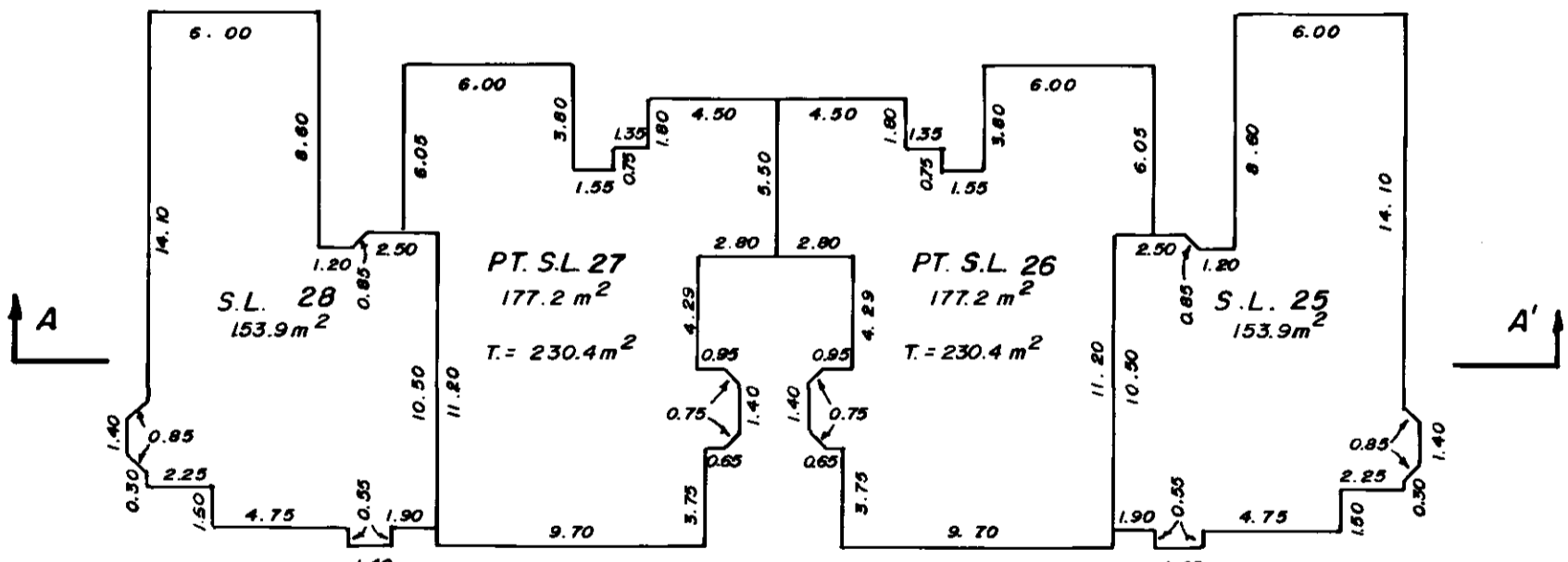
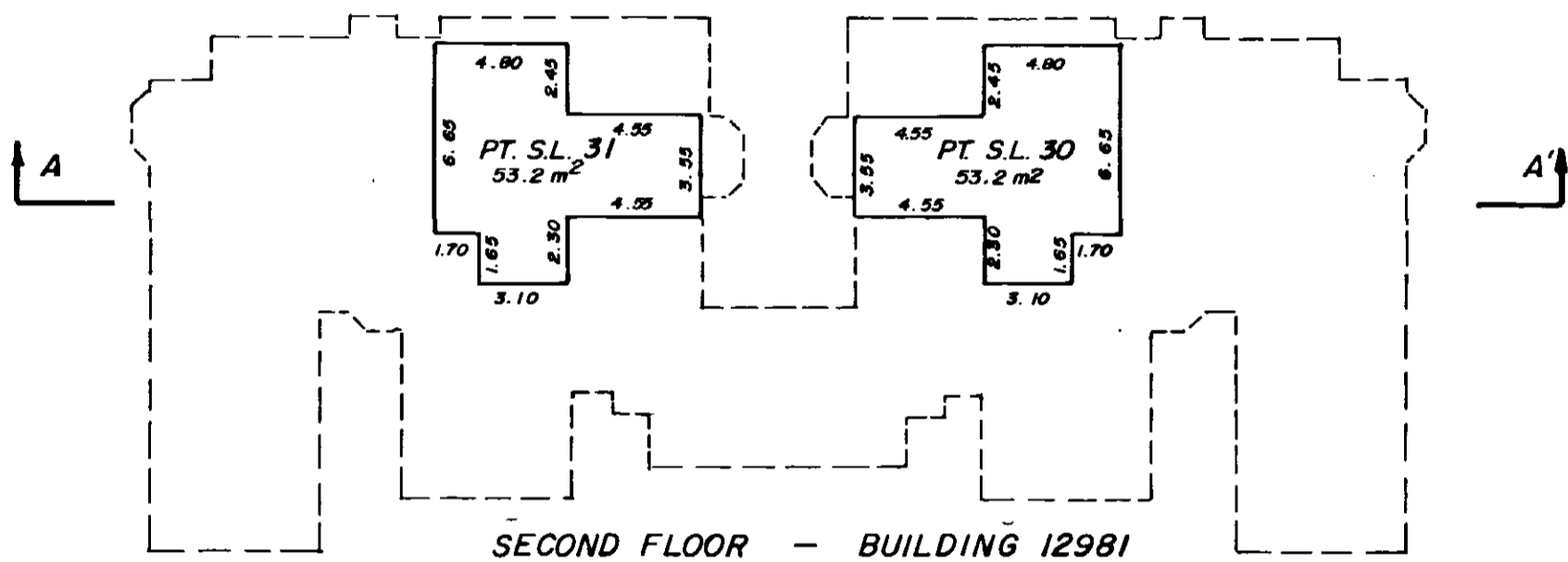
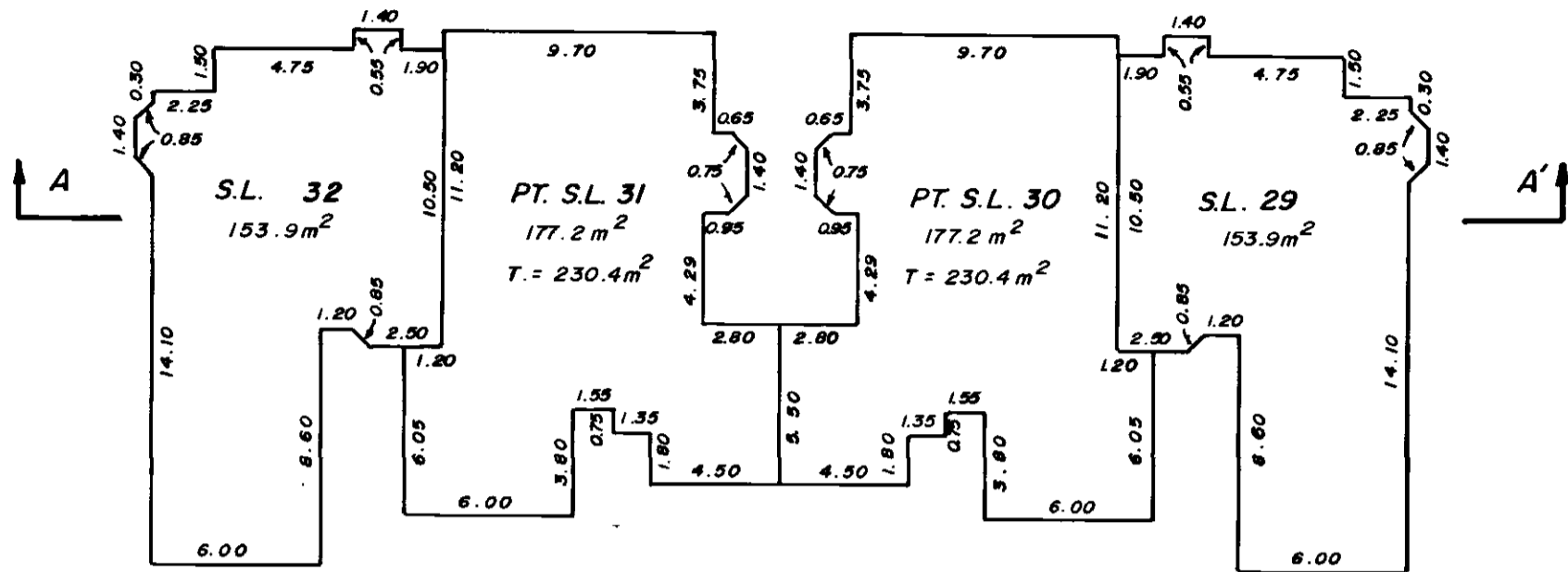
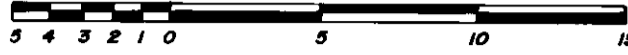
COMMUNITY BUILDING
12933



NOV 1, 1986 J.D.

PHASE I STRATA PLAN N.W. 2502

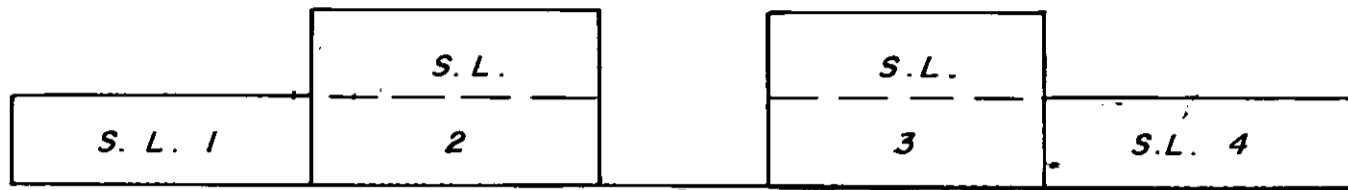
FLOOR PLANS
SCALE :- 1 : 250



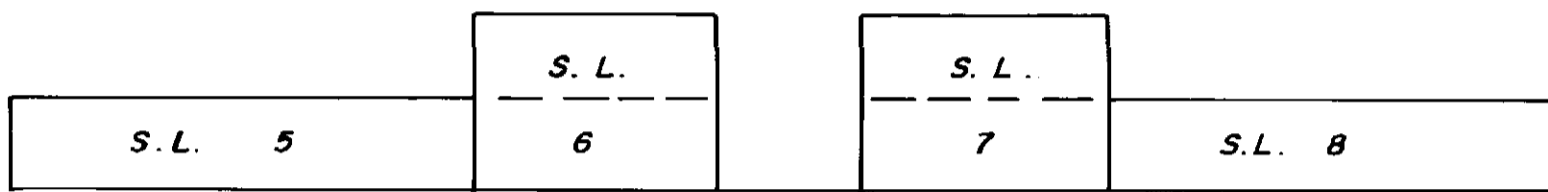
Nov. 1, 1986 A.D.

FILE '86-797-T

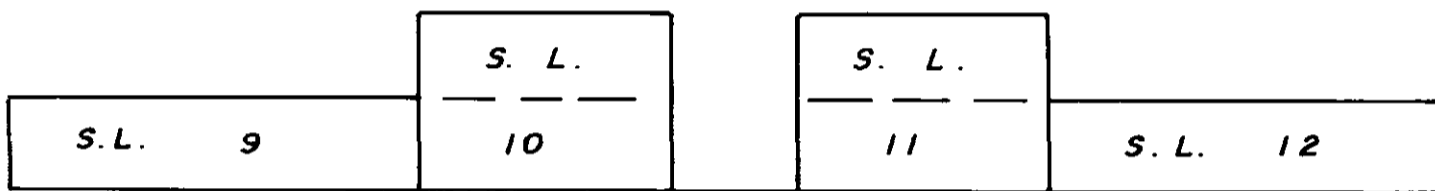
PHASE I
STRATA PLAN N.W. 2502



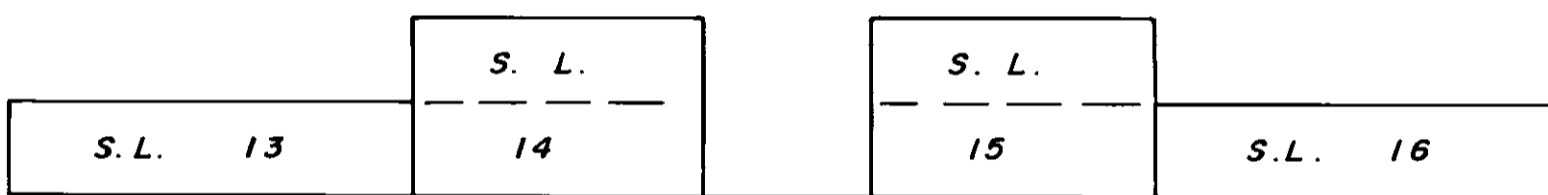
SECTION A-A' BUILDING 12937



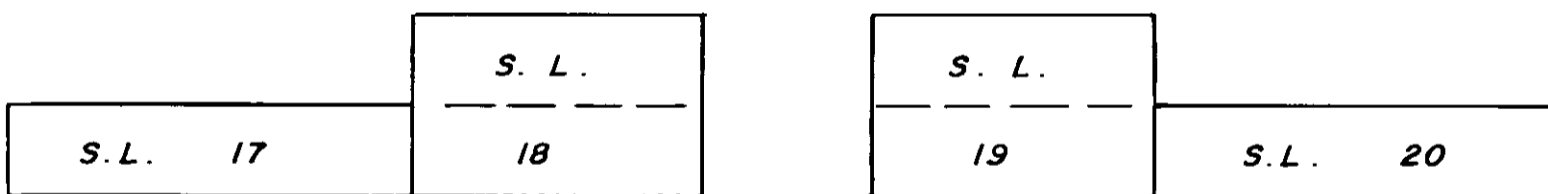
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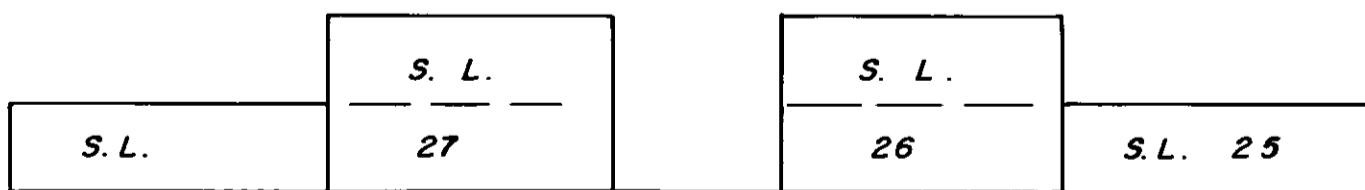
SECTION A-A' BUILDING 12951



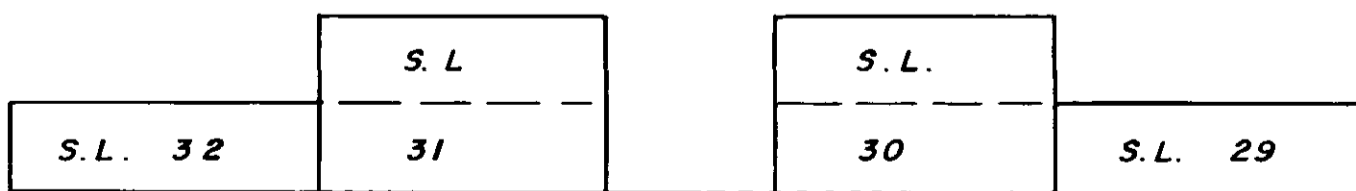
SECTION A-A' BUILDING 12957



SECTION A-A' BUILDING 12963



SECTION A-A' BUILDING 12975



SECTION A-A' BUILDING 12981

NOTE:
FOR SECTIONS OF BUILDINGS 12933 AND 12969
SEE SHEET No. 6

Nov 1, 1986 A.D.

FILE : 86 - 797 - I

Status: Filed
Plan #: NWS2502 App #: N/A Ctrl #: (Altered) RCVD: 1998-02-12 ROST: 2020-02-23 17:08:06
Plan #: NWS2502 App #: N/A Ctrl #: (Altered)
RCVD: 1998-02-12 ROST: 2020-02-23 17:08:06

**STRATA PLAN OF LOT II, EXCEPT
PHASE I, STRATA PLAN N.W.
OF SEC. 17, T.P.1, N.W.D., PLAN 61209**

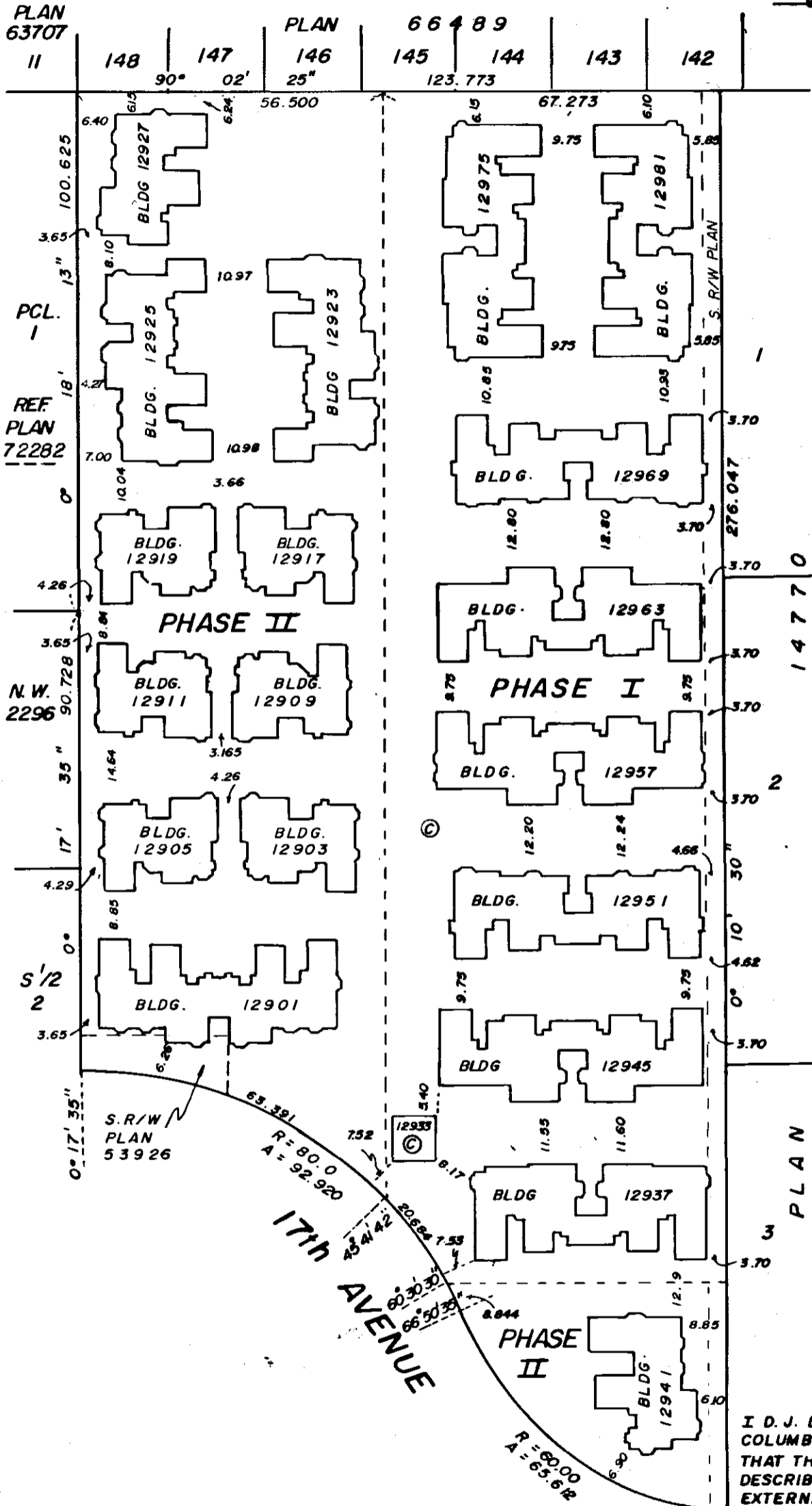
**PHASE II
STRATA PLAN N.W. 2502**
Rf #AA 179200 TO AA 179225

MUNICIPALITY OF SURREY.

SCALE 1 : 1000
ALL DISTANCES ARE IN METRES.
ALL ANGLES ARE 90° OR 135°

DEPOSITED AND REGISTERED IN THE LAND
TITLE OFFICE AT NEW WESTMINSTER B.C.
THIS 17 DAY OF SEPT. 1987

E. J. Raven - loc.
REGISTRAR



CIVIC ADDRESS :

PHASE I :
12933, 12937, 12945, 12951, 12957,
12963, 12969, 12975, 12981,
17th AVENUE, SURREY, B.C.

PHASE II
12901, 12903, 12905, 12909, 12911,
12917, 12919, 12923, 12925, 12927,
12941,
17th AVENUE, SURREY, B.C.

LEGEND
S.L. DENOTES STRATA LOT
PT. DENOTES PART
m² DENOTES SQUARE METRES
⊙ DENOTES COMMON PROPERTY.

**DECLARATION OF INTENTION
TO CREATE A STRATA PLAN
BY PHASE DEVELOPMENT**
(FORM'E) FILED THIS ____
DAY OF ____ 1987
UNDER NUMBER ____

I HEREBY CERTIFY THAT THE COMMON
FACILITY / RECREATION ROOM WHICH
ACCORDING TO FORM'E OF THE ACT WAS
TO HAVE BEEN CONSTRUCTED IN
CONJUNCTION WITH FIRST PHASE HAS
BEEN SATISFACTORILY PROVIDED FOR.

THIS 15th DAY OF August, 1987

Lee Jan.
APPROVING OFFICER
MUNICIPALITY OF SURREY.

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

DATED AT SURREY, B.C.
THIS 5 DAY OF AUGUST, 1987

D. Dyck
B.C. L.S.

THE ADDRESS FOR SERVICE OF DOCUMENTS
ON THE STRATA CORPORATION IS :
THE OWNERS, STRATA PLAN NW 2502
206 2303 KING GEORGE HWY,
SURREY, B.C. V4A 5A4

FOR STRATA CORP
MAIL ADDRESS
SEE STRATA PLAN
GENERAL INDEX

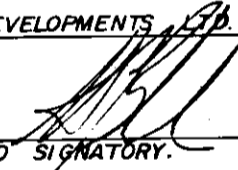
THIS PLAN LIES WITHIN THE GREATER
VANCOUVER REGIONAL DISTRICT.

DYCK AND ASSOCIATES,
110 - 6245, 136th STREET,
SURREY, B.C. V3W 5E3
594 - 7527

PHASE II
STRATA PLANN.W.2502

CONDOMINIUM ACT.

LOT No.	SHEET No.	FORM 1	FORM 2	FORM 3	CIVIC ADDRESS SUITE No.
		SCHEDULE OF UNIT ENTITLEMENT UNIT ENTITLEMENT	SCHEDULE OF INTEREST UPON DESTRUCTION INTEREST UPON DESTRUCTION	SCHEDULE OF VOTING RIGHTS No OF VOTES	
33	6	201	142,300		1
34	6	162	126,000		2
35	6	162	126,000		3
36	6	201	145,500		4
37	5	172	136,160		1
38	5	177	135,800		2
39	5	177	135,800		1
40	5	172	136,160		2
41	5	172	139,800		1
42	5	177	139,900		2
43	5	177	139,900		1
44	5	172	139,900		2
45	5	172	136,160		1
46	5	177	135,800		2
47	5	177	135,800		1
48	5	172	136,160		2
49	4	201	140,900		1
50	4	162	119,800		2
51	4	163	126,500		3
52	3	163	126,800		1
53	3	162	121,800		2
54	3	201	144,500		3
55	3	201	145,500		1
56	3	163	123,800		2
57	6	201	139,900		1
58	6	163	128,500		2
AGGREGATE		4,600	3,505,140		

OWNER:
RYKON DEVELOPMENTS LTD.

AUTHORIZED SIGNATORY.

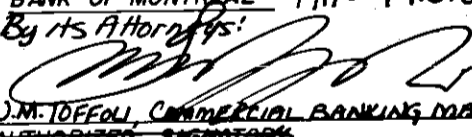
APPROVED AS PHASE II OF A II PHASE STRATA PLAN UNDER THE CONDOMINIUM ACT. DATED THIS 18th DAY OF August, 1987

See Tap.
APPROVING OFFICER - MUNICIPALITY OF SURREY

AUTHORIZED SIGNATORY.

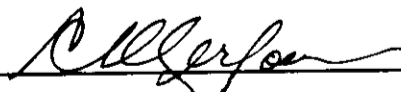
I THE UNDERSIGNED DO SOLEMNLY DECLARE THAT
1) I THE UNDERSIGNED AM THE DULY AUTHORIZED AGENT OF THE OWNER - DEVELOPER
2) THE STRATA PLAN IS ENTIRELY FOR RESIDENTIAL USE
I MAKE THIS SOLEMN DECLARATION CONSCIENTIOUSLY BELIEVING IT TO BE TRUE AND KNOWING THAT IT IS OF THE SAME FORCE AND EFFECT AS IF MADE UNDER OATH.

Witness as to both Signatures
G. Wilson
2601 Granville St
Vancouver
Account Officer

MORTGAGEE:
BANK OF MONTREAL P/A # 491378
By its Attorneys:

W.M. TOFFOLI, COMMERCIAL BANKING MANAGER
AUTHORIZED SIGNATORY

R.C. Geekie
R.C. GEEKIE, DIVISION MANAGER CREDIT
AUTHORIZED SIGNATORY

DECLARED BEFORE ME AT VANCOUVER, B.C.
THIS 20th DAY OF AUGUST, 1987.


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

I, D.J. DYCK OF LANGLEY, B.C. A BRITISH COLUMBIA LAND SURVEYOR, HEREBY CERTIFY THAT THE BUILDINGS SHOWN IN THIS STRATA PLAN HAVE NOT AS OF THE 5 DAY OF AUGUST 1987 BEEN PREVIOUSLY OCCUPIED.
DATED AT SURREY.
THIS 5 DAY OF AUGUST 1987

ACCEPTED AS TO FORMS 1, 2 AND 3
THIS 14th DAY OF September 1987.

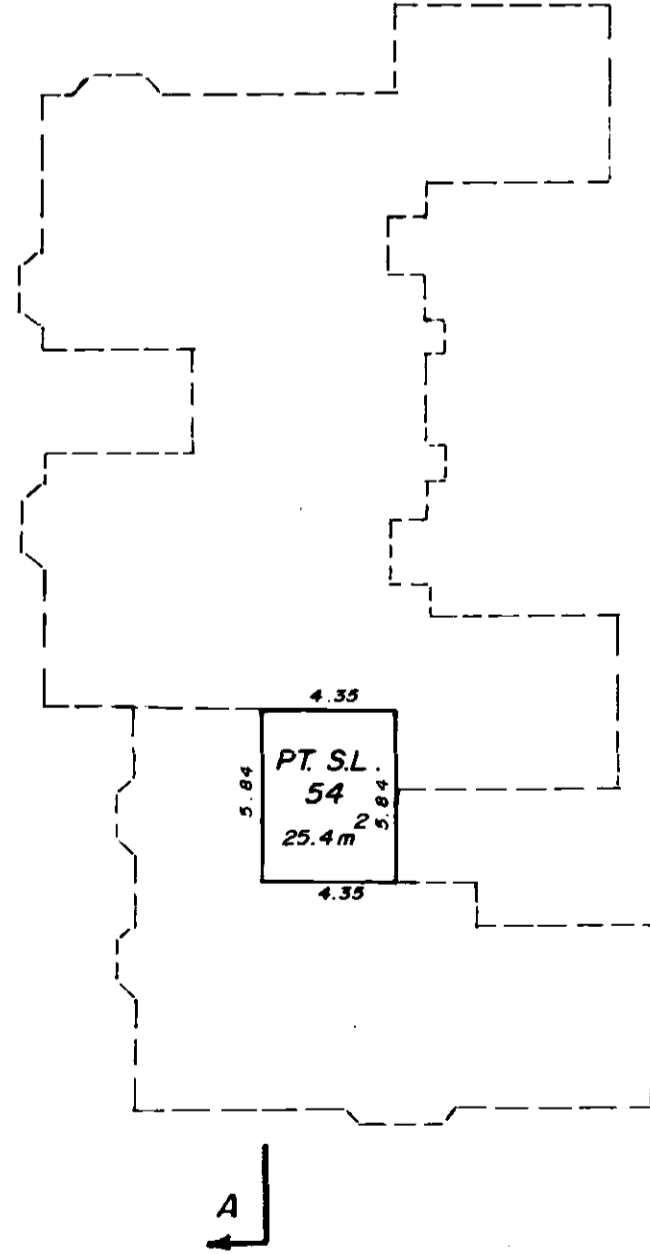
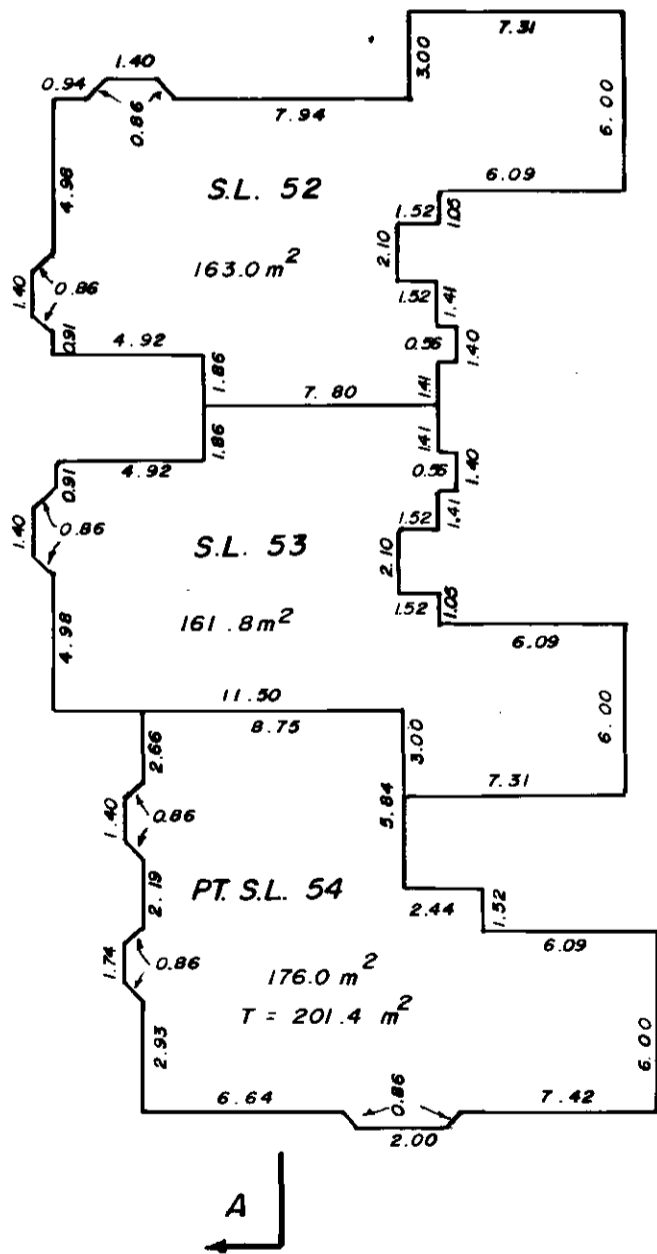
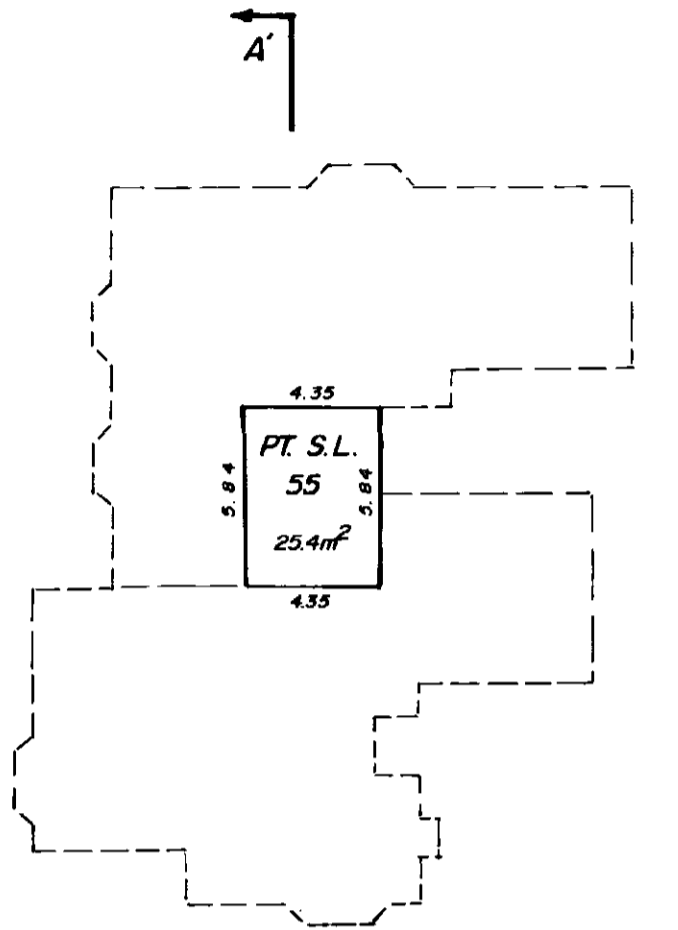
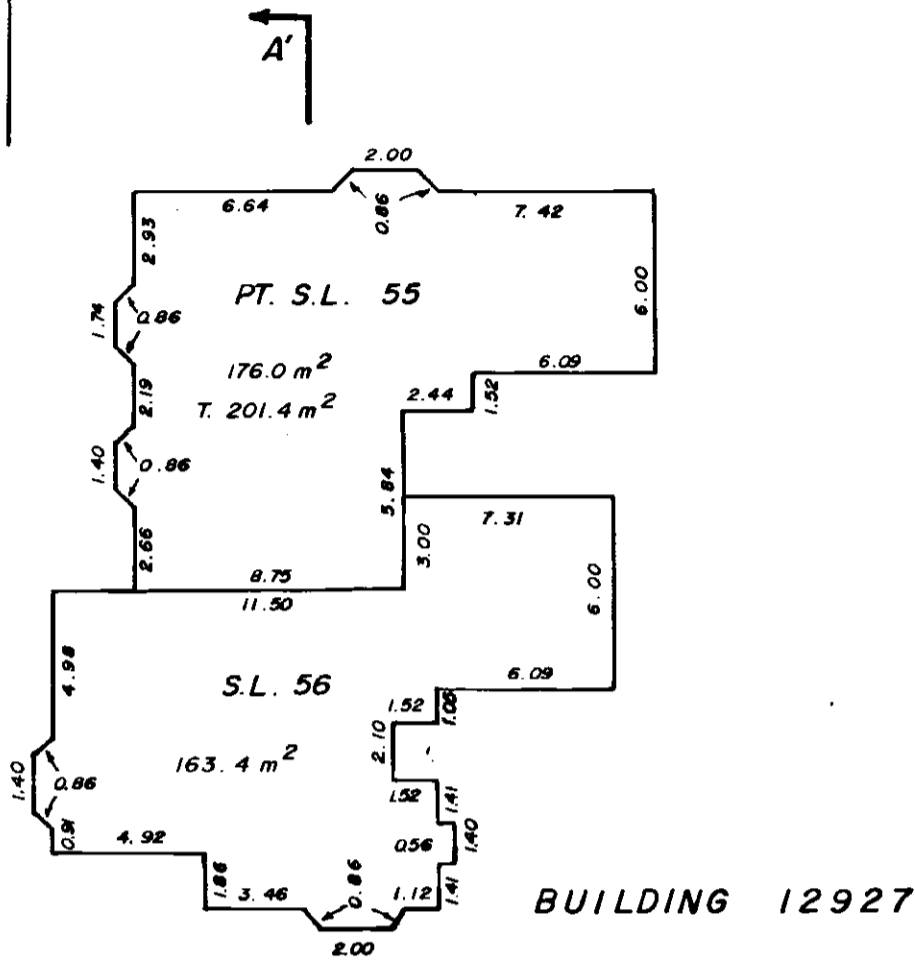
Ernie L. Kirby
SUPERINTENDENT OF REAL ESTATE


B.C.L.S.

PHASE II
STRATA PLAN N.W. 2502

FLOOR PLANS

SCALE :- 1 : 250



FIRST FLOOR

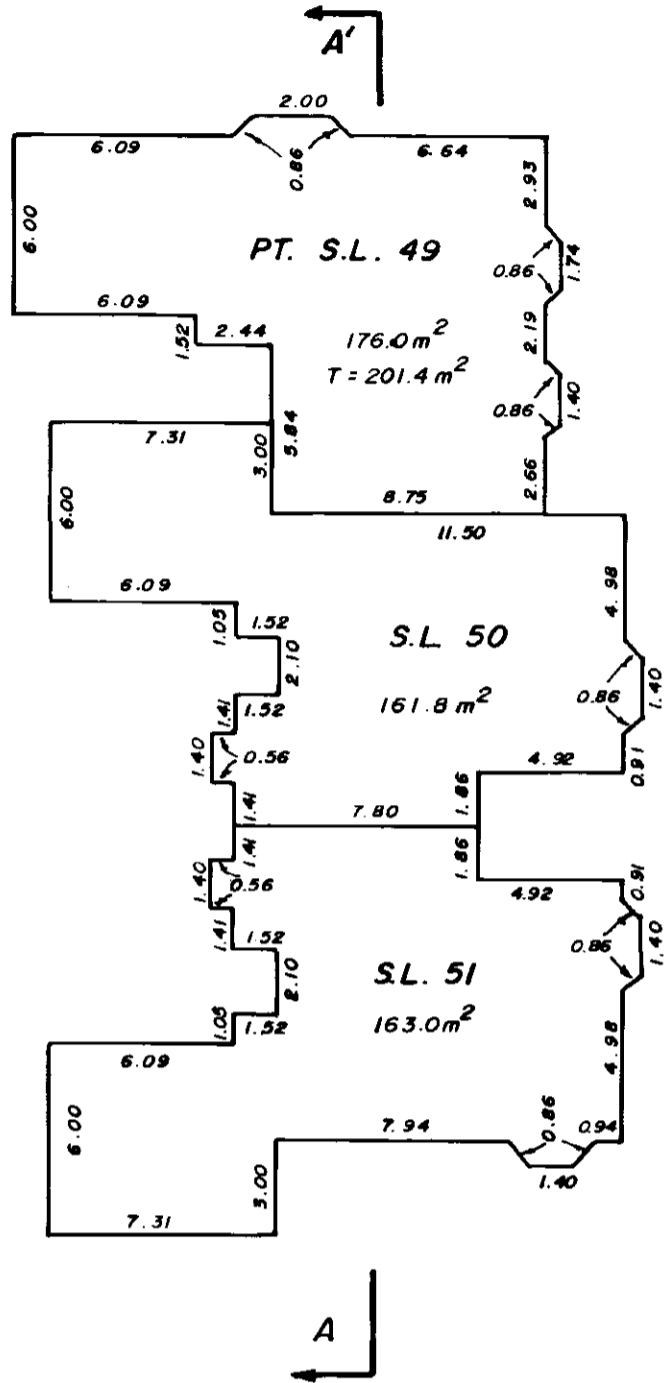
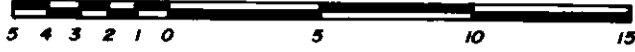
SECOND FLOOR

BUILDING 12925

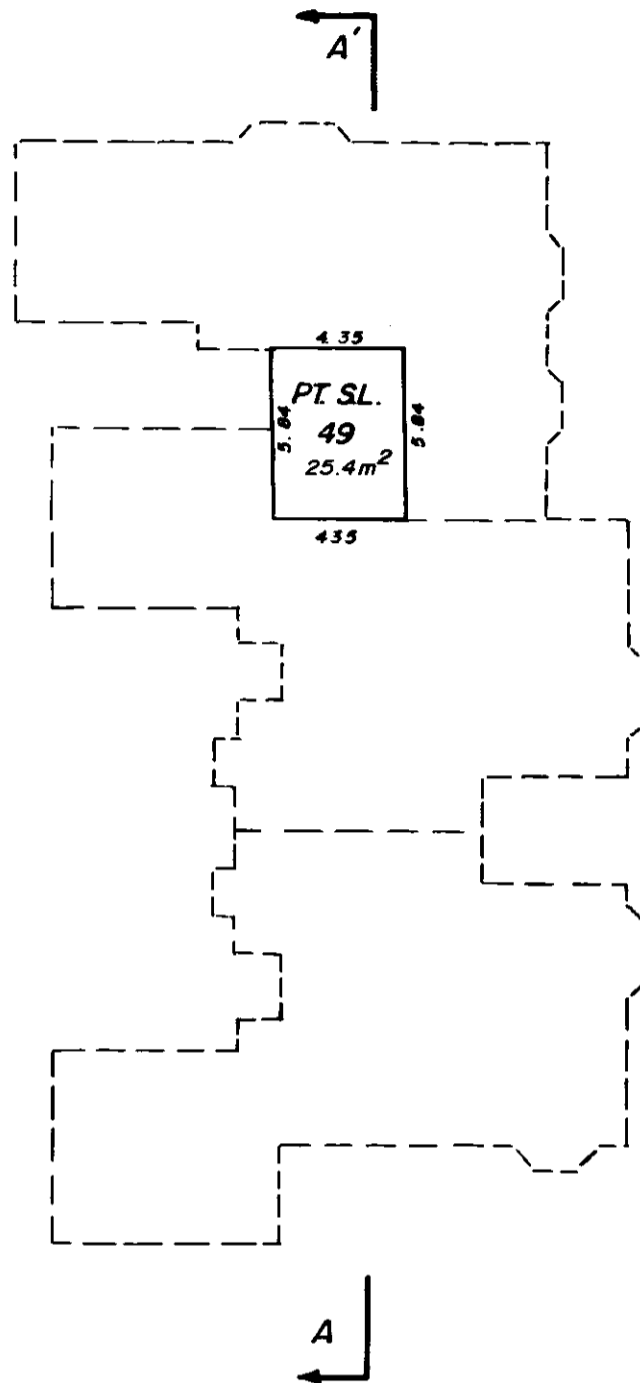
J.D.
AUG. 5, 1987
FILE : 86-797-II

PHASE II
STRATA PLAN N.W. 2502

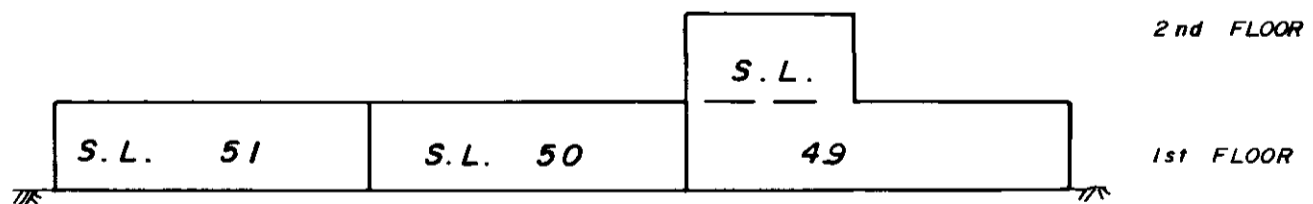
FLOOR PLANS
AND SECTIONS
SCALE - 1 : 250



FIRST FLOOR



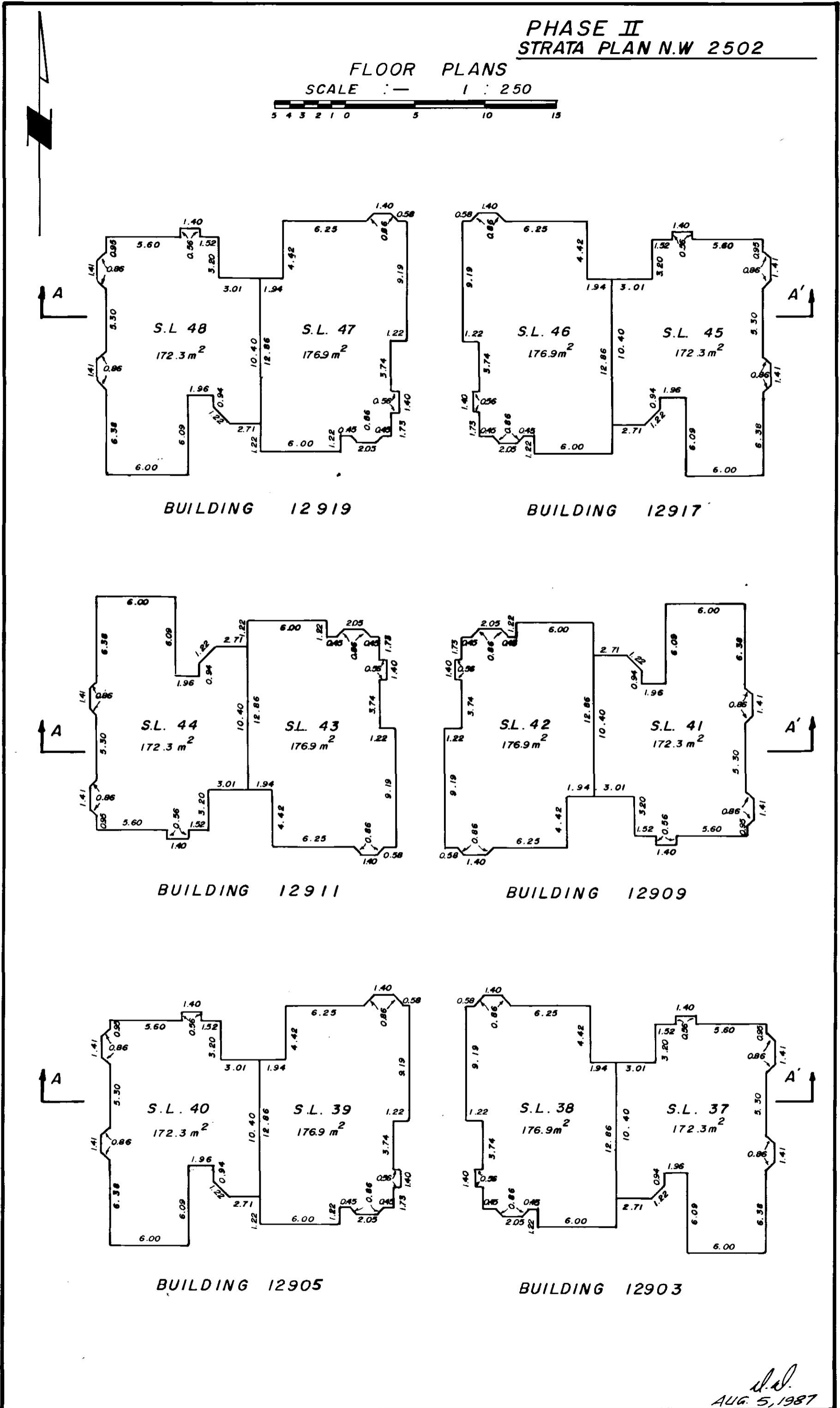
SECOND FLOOR



SECTION A-A'

BUILDING 12923

[Signature]
AUG. 5, 1987
FILE 86-707-TT

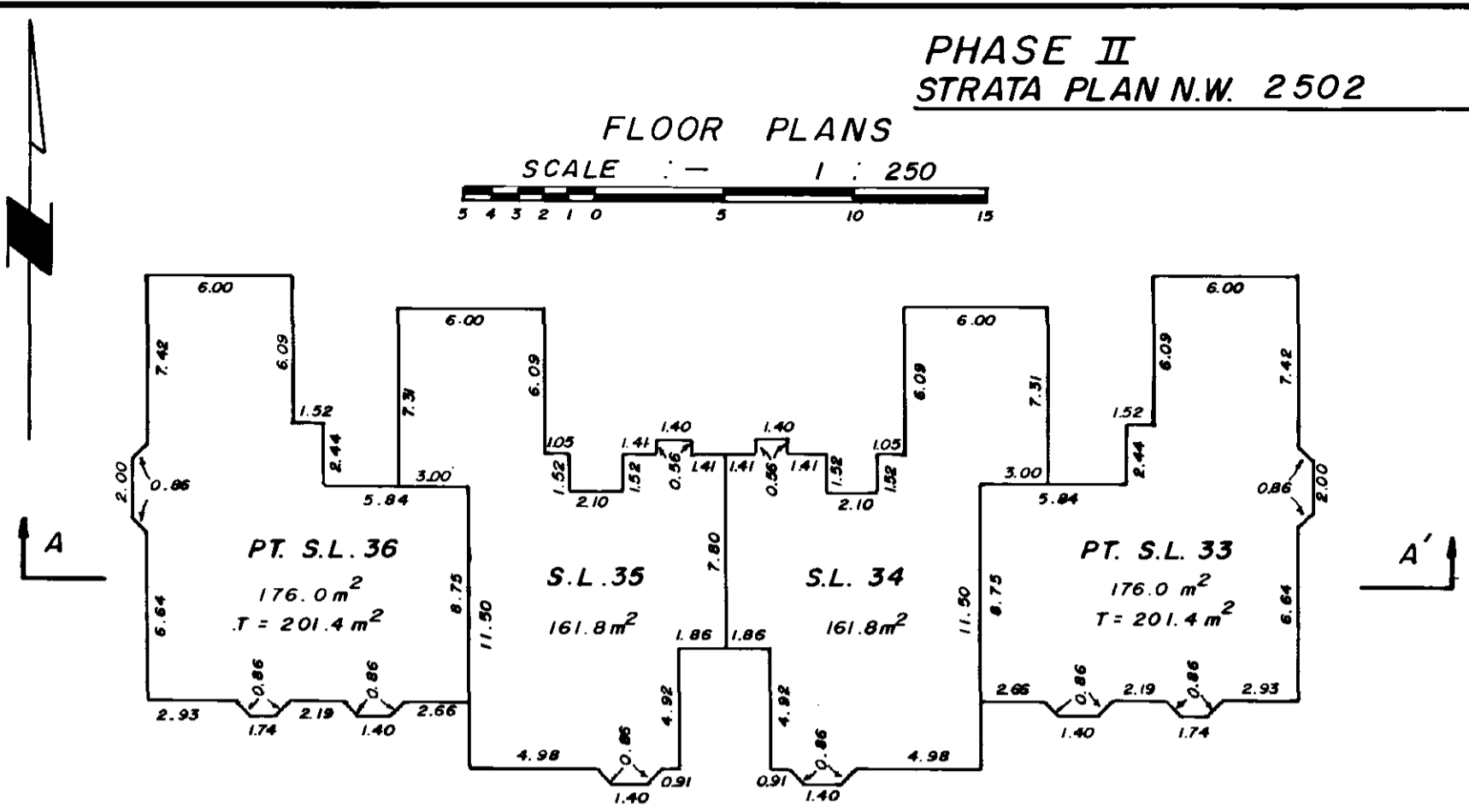
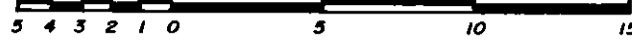


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AUG 5, 1987
FILE : 86-797-II

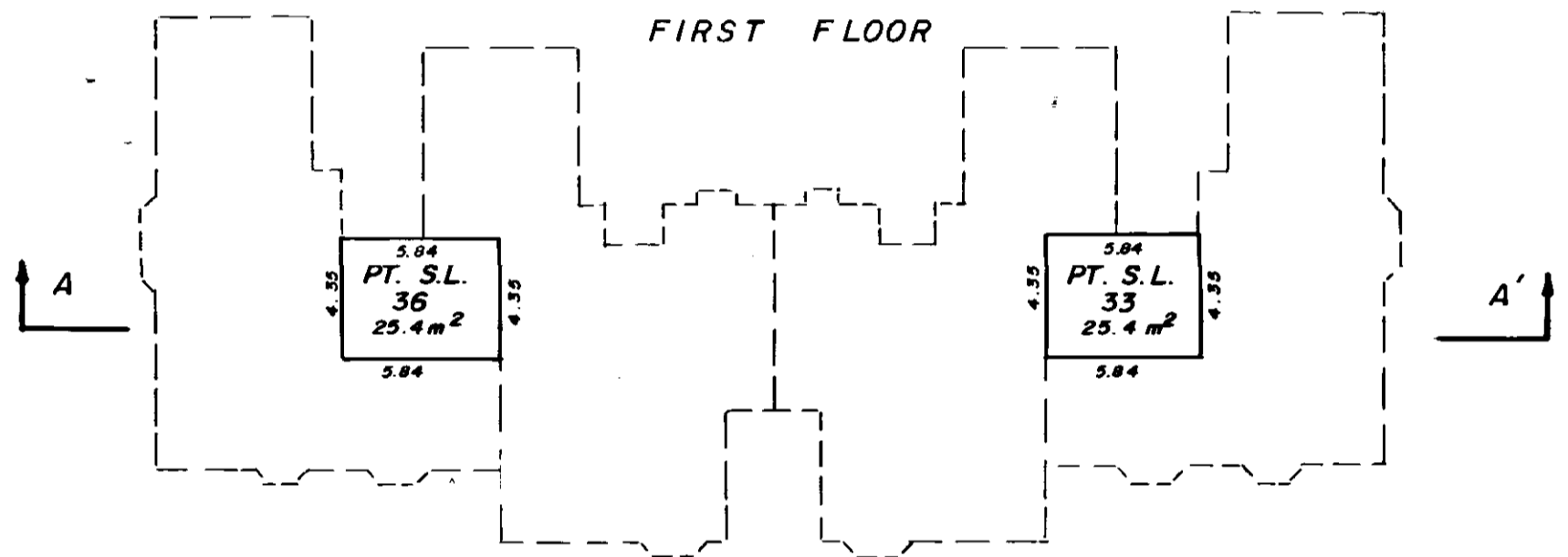
PHASE II STRATA PLAN N.W. 2502

FLOOR PLANS

SCALE : - 1 : 250

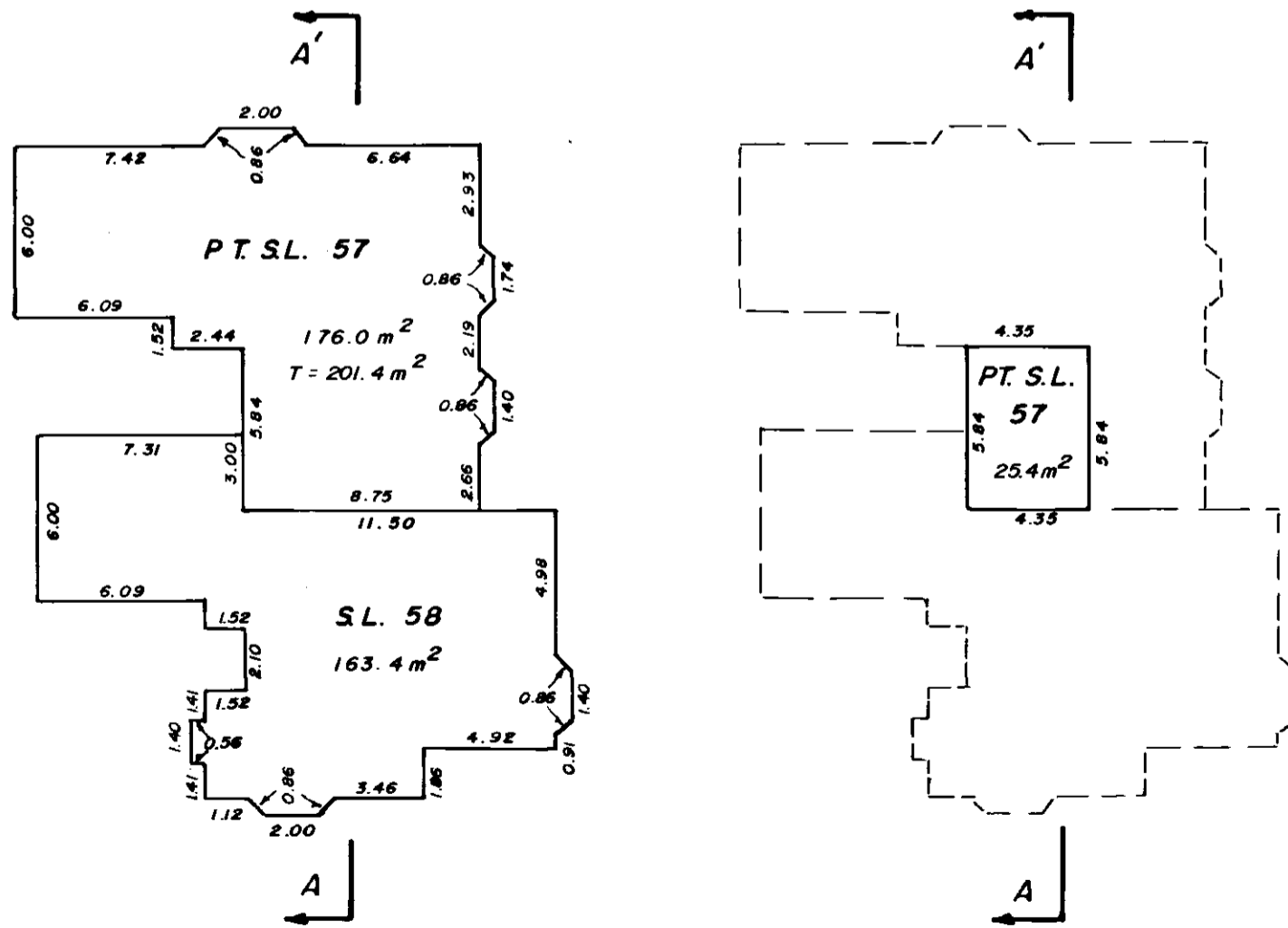


FIRST FLOOR



SECOND FLOOR

BUILDING 12901



FIRST FLOOR

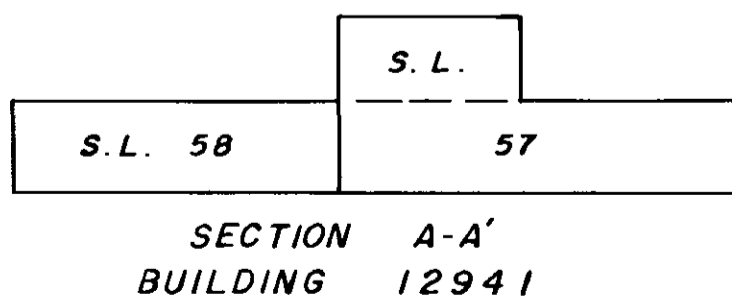
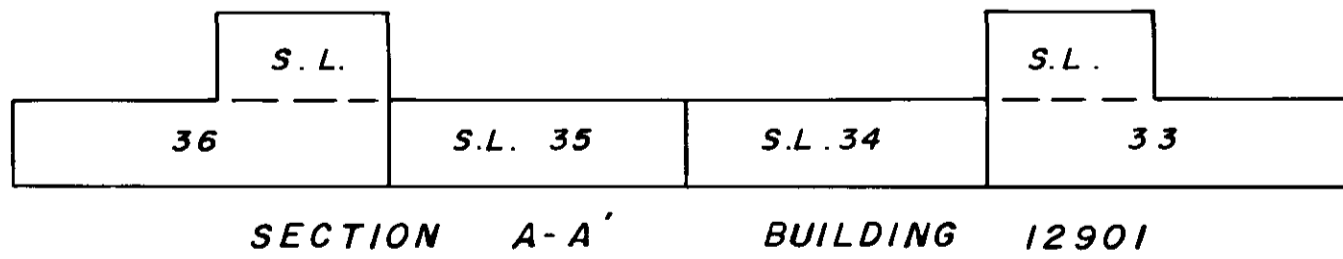
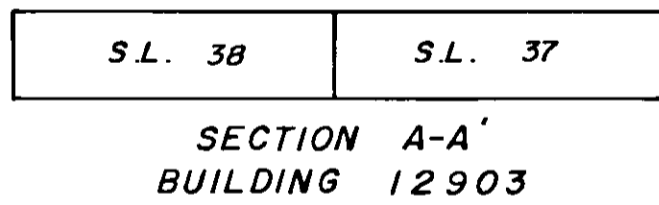
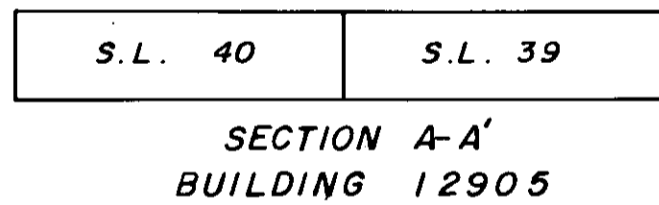
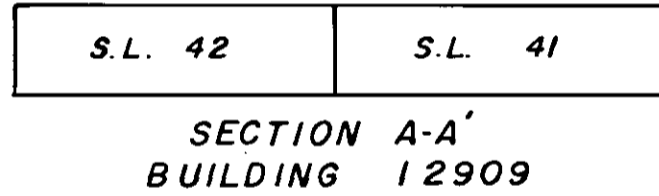
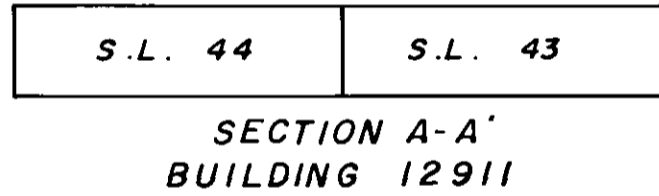
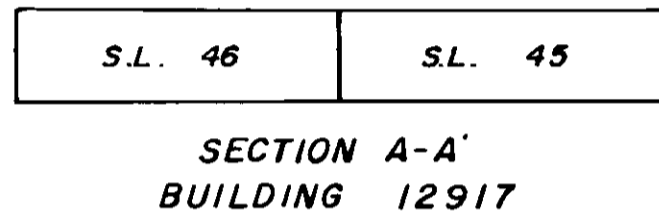
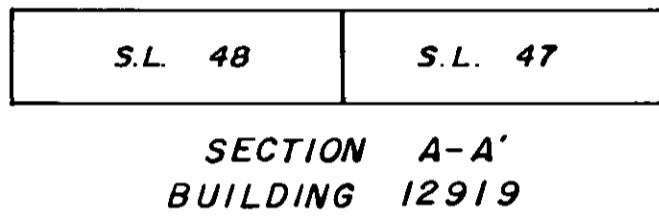
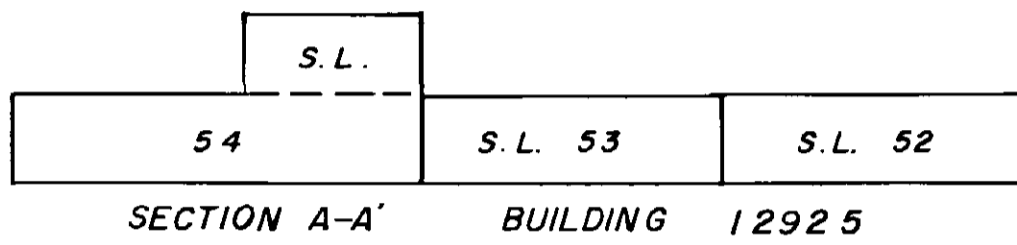
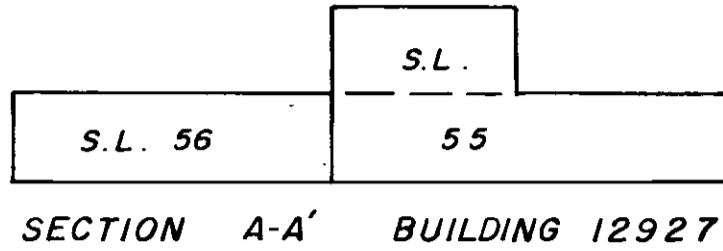
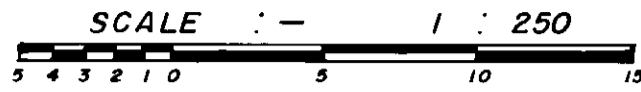
SECOND FLOOR

BUILDING 12941

S.D.
AUG 5, 1987
FILE : 86-797-II

PHASE II
STRATA PLAN N.W. 2502

SECTIONS



S.S.
AUG. 5, 1987

Status: Filed
Plan #: NWS2502 App #: N/A Ctrl #: (Altered) RCVD: 1998-02-12 ROST: 2020-02-23 17:08:06
Plan #: NWS2502 App #: N/A Ctrl #: (Altered)
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