12747A1

FIRST SHEET SHEET 1 OF 21 SHEETS

STRATA PLAN OF LOT 5, SECTION 16, TOWNSHIP 1, NEW WESTMINSTER DISTRICT, PLAN LMP25043

STRATA PLAN LMS 2407

DEPOSITED AND REGISTERED IN THE LAND TITLE OFFICE AT NEW WESTMINSTER, B.C.
THIS 17th DAY OF MAY ,1996.

ASSISTANT DEPUTY REGISTRAR

BK150390 - BK150420

THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT

SCALE-1:750

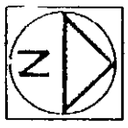
0 5 10 20 30 40 50

ALL DISTANCES IN METRES

" OCEANWOOD "

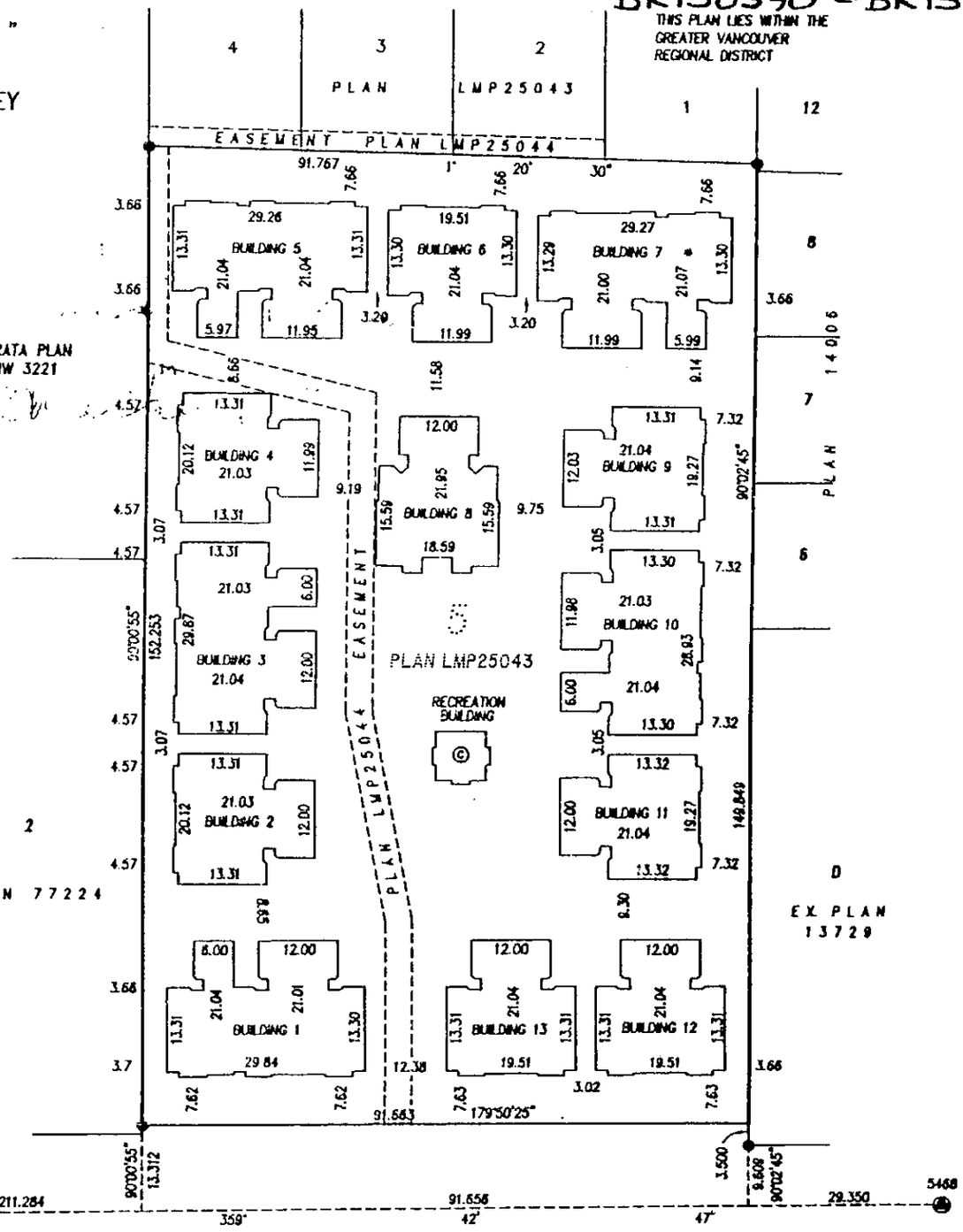
CITY OF SURREY

CIVIC ADDRESS
1750 140th STREET



STRATA PLAN NW 3221

INTEGRATED SURVEY AREA No.1, SURREY
B.C.G.S. 92G 016



THE ADDRESS FOR SERVICE OF DOCUMENTS ON THE STRATA CORPORATION IS : THE OWNER'S STRATA PLAN LMS 2407

Edwards, Kenney and Bray
Barristers and Solicitors
19th Floor, The Grosvenor Building
1040 West Georgia Street
Vancouver, B.C. V6E 4H3

FOR DETAILED BUILDING DIMENSIONS SEE FLOOR PLANS.

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

THIS PLAN SHOWS GROUND LEVEL MEASURED DISTANCES. PRIOR TO COMPUTATION OF UTM COORDINATES, MULTIPLY BY THE COMBINED FACTOR 0.9995909.

GRID BEARINGS ARE DERIVED FROM OLD CONTROL MONUMENTS 5468 AND 5469.

LEGEND

LCP	INDICATES	LIMITED COMMON PROPERTY
sq.m.	-	SQUARE METRES
SL	-	STRATA LOT
PT	-	PART
©	-	COMMON PROPERTY
D	-	DECK
P	-	PATIO
G	-	GARAGE
UF	-	UNFINISHED AREA
●	-	OLD IRON POST FOUND
Ⓐ	-	OLD CONTROL MONUMENT 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 30th DAY OF April ,1996.

STRATA PLAN LMS 2407

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 30th DAY OF April, 1996, BEEN PREVIOUSLY OCCUPIED. DATED AT WHITE ROCK, BRITISH COLUMBIA, THIS 30th DAY OF April, 1996.

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.

Kay S. Dixon

DECLARED BEFORE ME THIS 7th DAY OF May, 1996

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

ACCEPTED AS TO FORMS 1,2 AND 3

THIS 15 DAY OF May, 1996

SUPERINTENDENT OF REAL ESTATE

OWNER : CANLAN INVESTMENT CORPORATION

AUTHORIZED SIGNATORY Gordon C. Cameron

AUTHORIZED SIGNATORY Kay S. Dixon

WITNESS :

D.W. HERNER

ADDRESS AND OCCUPATION OF WITNESS :

1180 - 1333 W. Broadway

VANCOUVER B.C.

CONSTRUCTION MANAGER

MORTGAGEE : THE BANK OF NOVA SCOTIA

AUTHORIZED SIGNATORY

AUTHORIZED SIGNATORY

WITNESS :

KIMBERLY ANNETTE SPRAGUE

ADDRESS AND OCCUPATION OF WITNESS :

1300 - 409 Granville Street, Vancouver, B.C.

V6C 1T2

SECRETARY

R J E.
B.C.L.S.

DATED THIS 30th DAY OF April, 1996.

STRATA PLAN LMS 2407

CONDOMINIUM ACT

LOT NUMBER	SHEET NUMBER	FORM 1 SCHEDULE OF UNIT ENTITLEMENT	FORM 2 SCHEDULE OF INTEREST* UPON DESTRUCTION	FORM 3 SCHEDULE OF VOTING RIGHTS
		UNIT ENTITLEMENT	INTEREST UPON DESTRUCTION	NUMBER OF VOTES
1	4	143	307	1
2	4	140	303	1
3	4	143	322	1
4	5	142	337	1
5	5	142	332	1
6	6	143	332	1
7	6	140	322	1
8	6	142	332	1
9	7	142	332	1
10	7	143	337	1
11	8	139	335	1
12	8	140	315	1
13	8	138	327	1
14	9	138	327	1
15	9	138	327	1
16	10	139	327	1
17	10	140	315	1
18	10	139	332	1
19	11	150	322	1
20	11	150	322	1
21	12	137	325	1
22	12	137	322	1
23	13	137	322	1
24	13	138	312	1
25	13	137	322	1
26	14	137	322	1
27	14	137	322	1
28	15	140	315	1
29	15	138	315	1
30	16	139	315	1
31	16	139	312	1
AGGREGATE		4,347	10,000	31

RJE.

B.C.L.S.

DATED THIS 30th DAY OF April, 1996.

FLOOR PLANS

STRATA PLAN LMS 2407

SCALE 1: 200

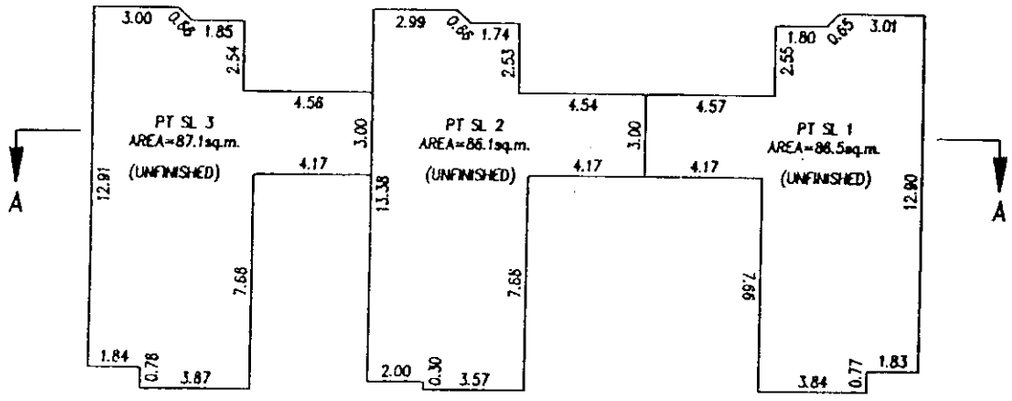
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ALL DISTANCES IN METRES

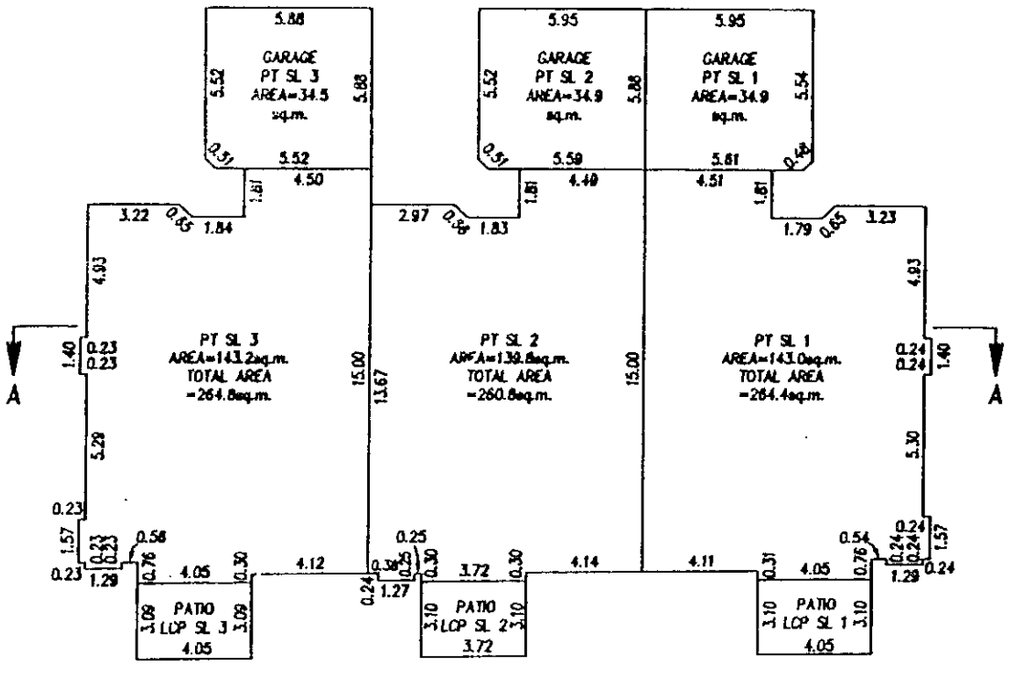
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BLOCK 1

BASEMENT FLOOR



MAIN FLOOR



RJE

B.C.L.S.

DATED THIS 30th DAY OF April 1996.

FLOOR PLANS

STRATA PLAN LMS 2407

SCALE 1: 200

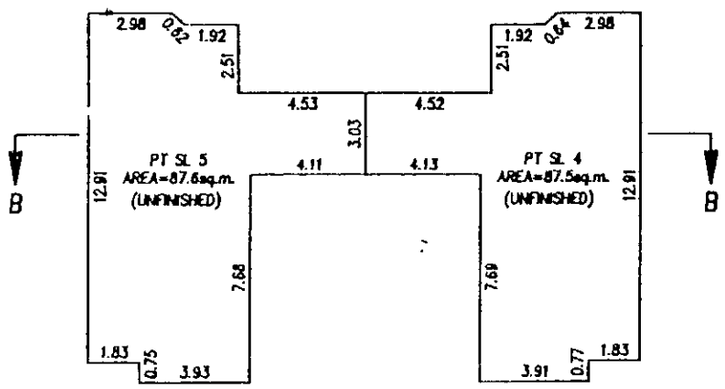
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ALL DISTANCES IN METRES

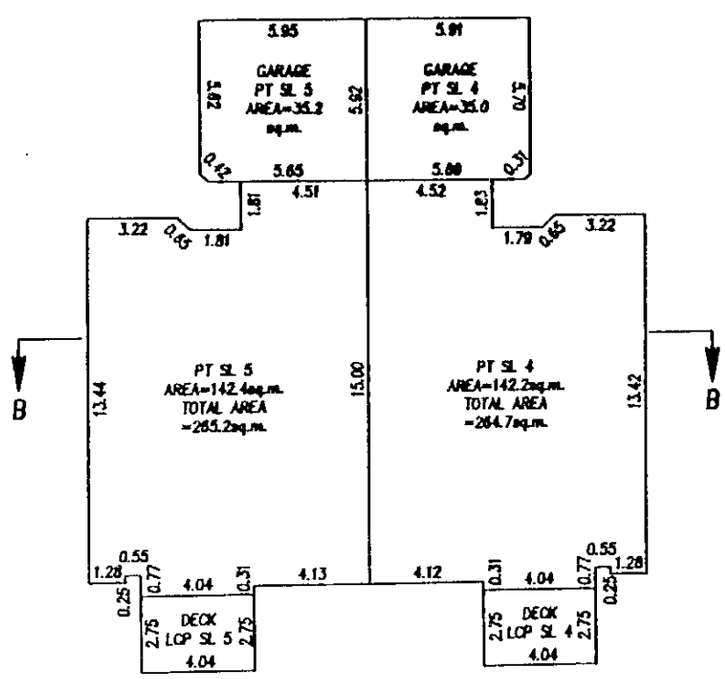
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BLOCK 2

BASEMENT FLOOR



MAIN FLOOR



B.C.L.S.

DATED THIS 30th DAY OF April 1996.

FLOOR PLANS

STRATA PLAN LMS 2407

SCALE 1: 200

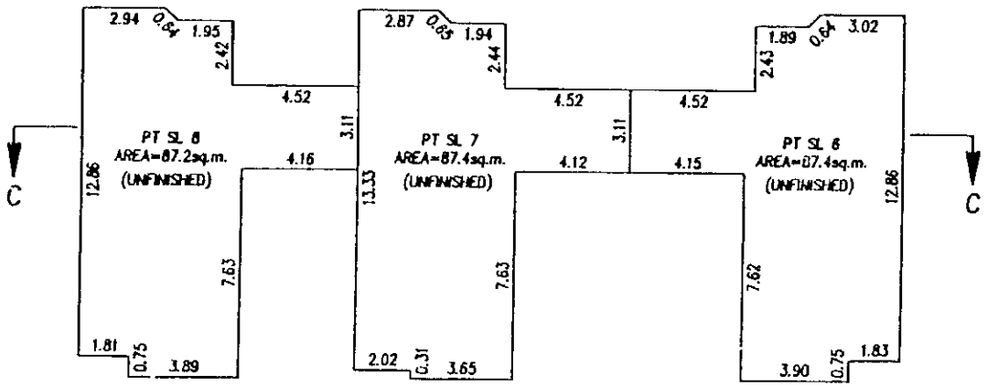
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ALL DISTANCES IN METRES

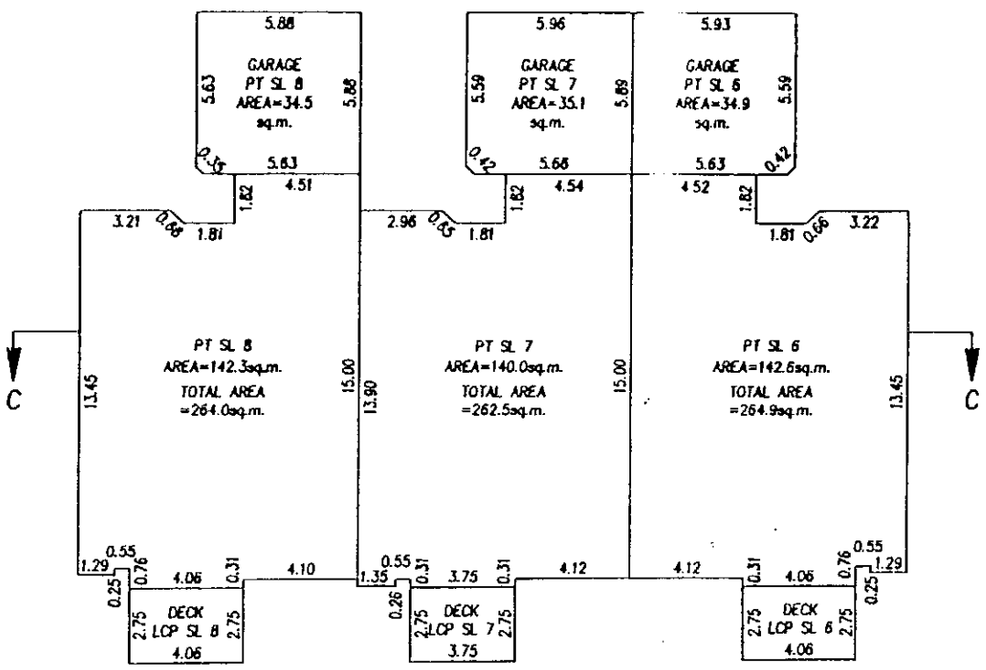
N

B L O C K 3

BASEMENT FLOOR



MAIN FLOOR



B.C.L.S.

DATED THIS 30th DAY OF April 1996.

FLOOR PLANS

SCALE 1:200

0 5 10 20

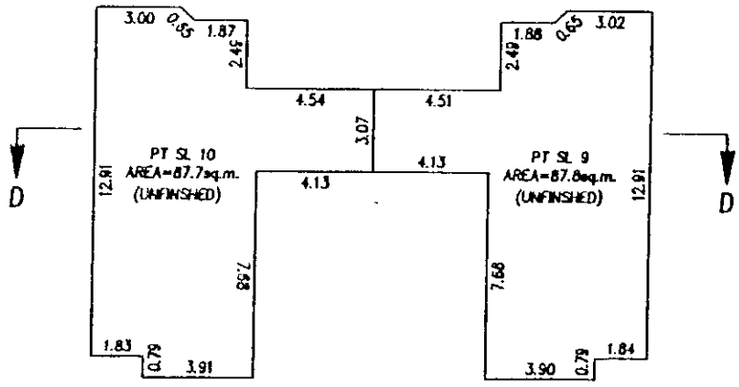
ALL DISTANCES IN METRES

STRATA PLAN LMS 2407

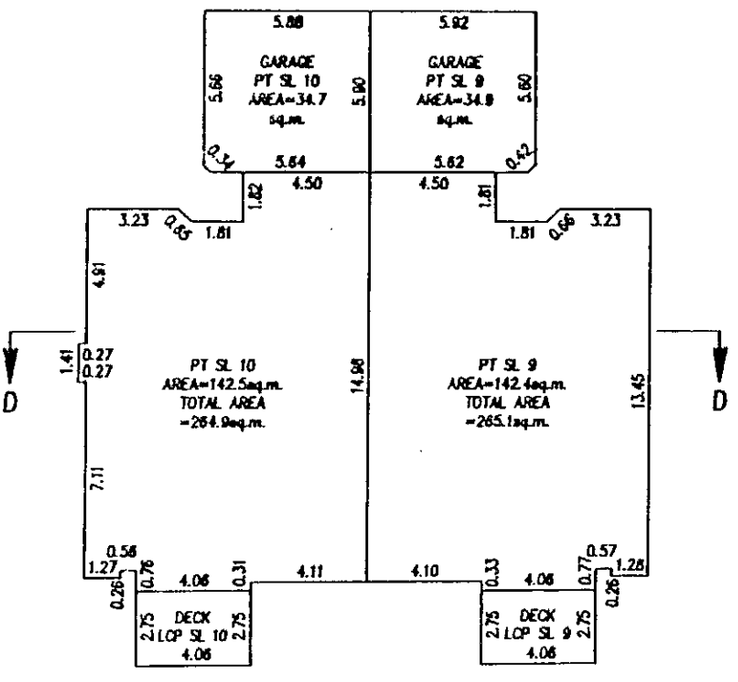
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BLOCK 4

BASEMENT FLOOR



MAIN FLOOR



B.C.L.S.

DATED THIS 30th DAY OF April 1996.

FLOOR PLANS

STRATA PLAN LMS 2407

SCALE 1: 200

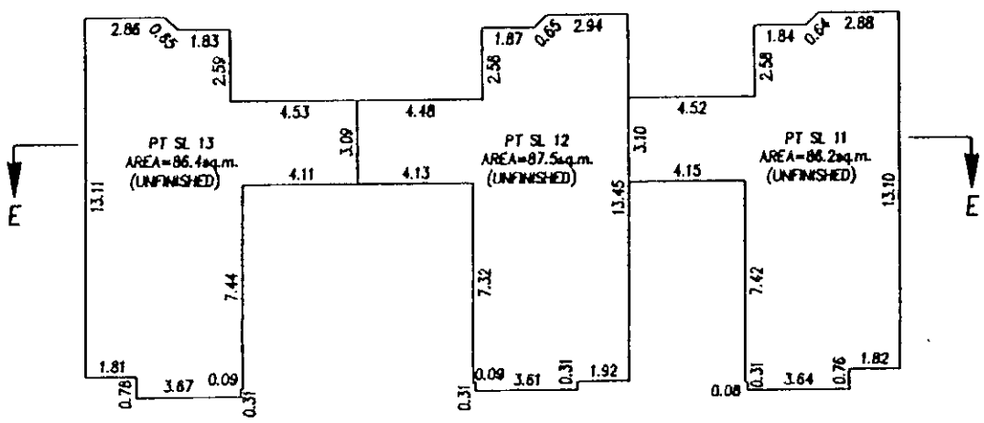
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ALL DISTANCES IN METRES

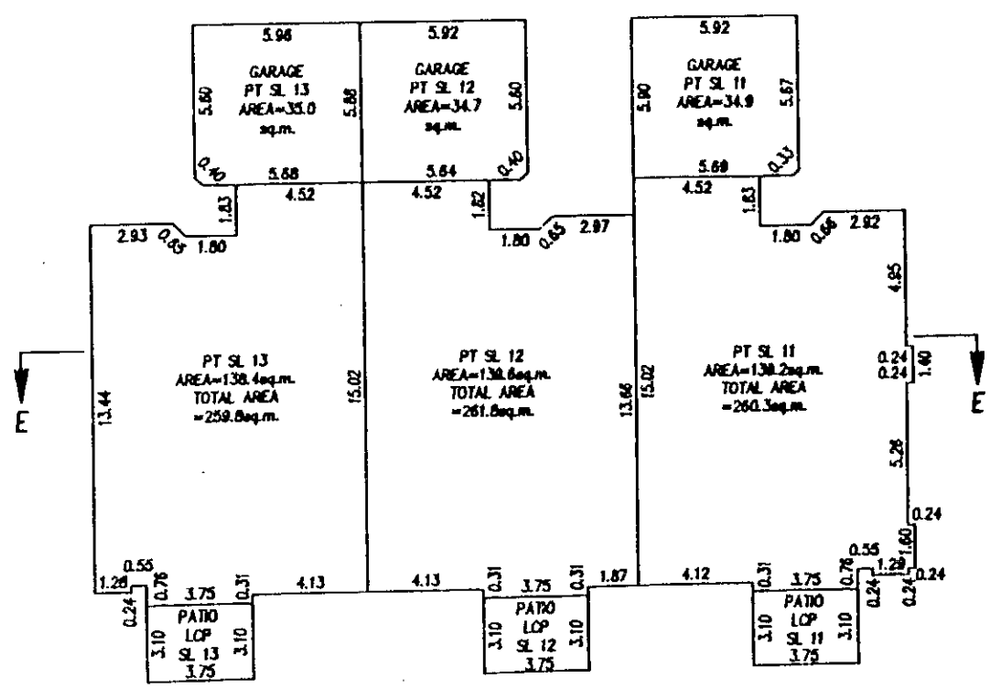
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BLOCK 5

BASEMENT FLOOR



MAIN FLOOR



B.C.L.S.

DATED THIS 30th DAY OF April 1996.

12747A9

FLOOR PLANS

SCALE 1: 200

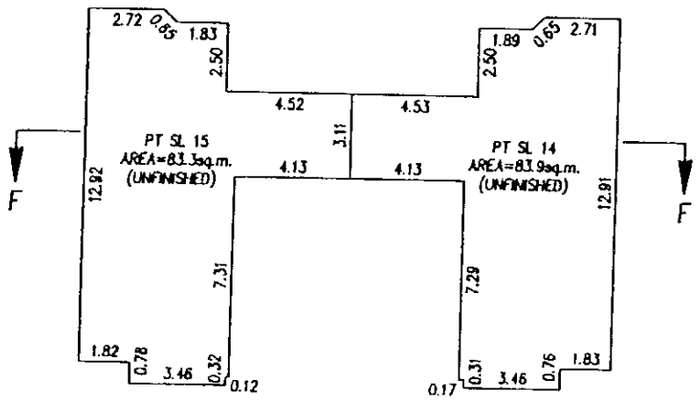
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ALL DISTANCES IN METRES

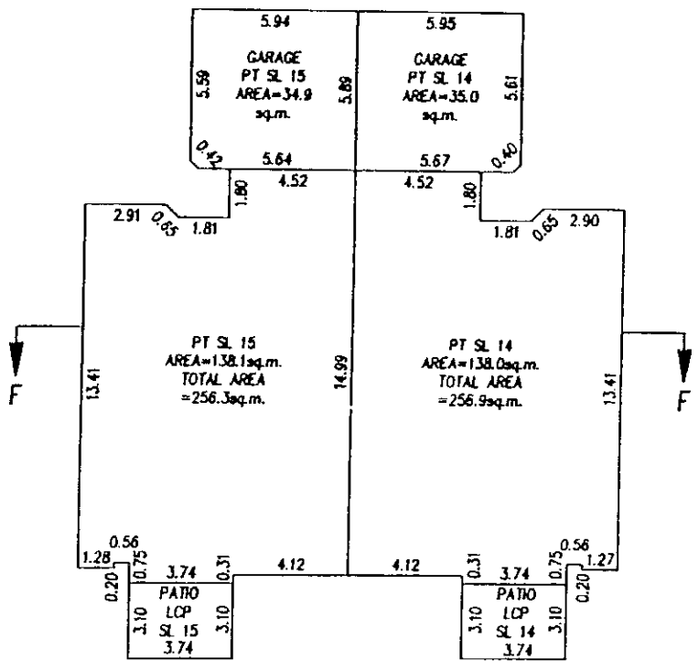
STRATA PLAN LMS 2407

BLOCK 6

BASEMENT FLOOR



MAIN FLOOR



B.C.L.S.

DATED THIS 30th DAY OF April 1996.

FLOOR PLANS

STRATA PLAN LMS 2407

SCALE 1:200

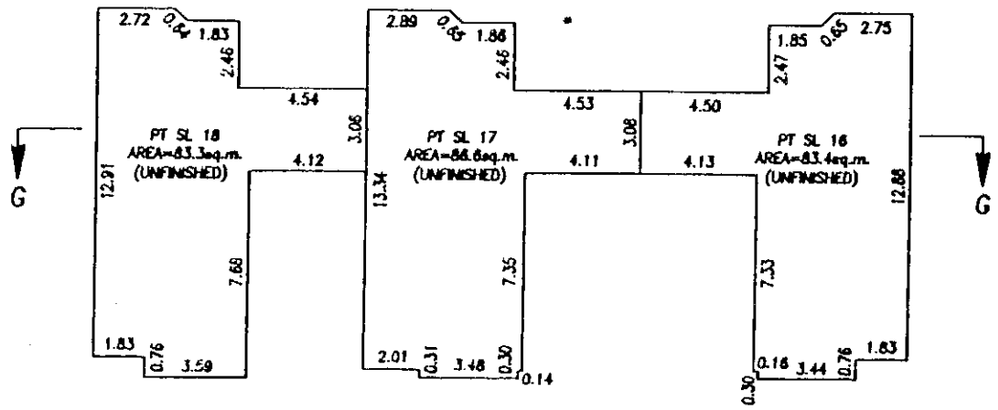
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ALL DISTANCES IN METRES

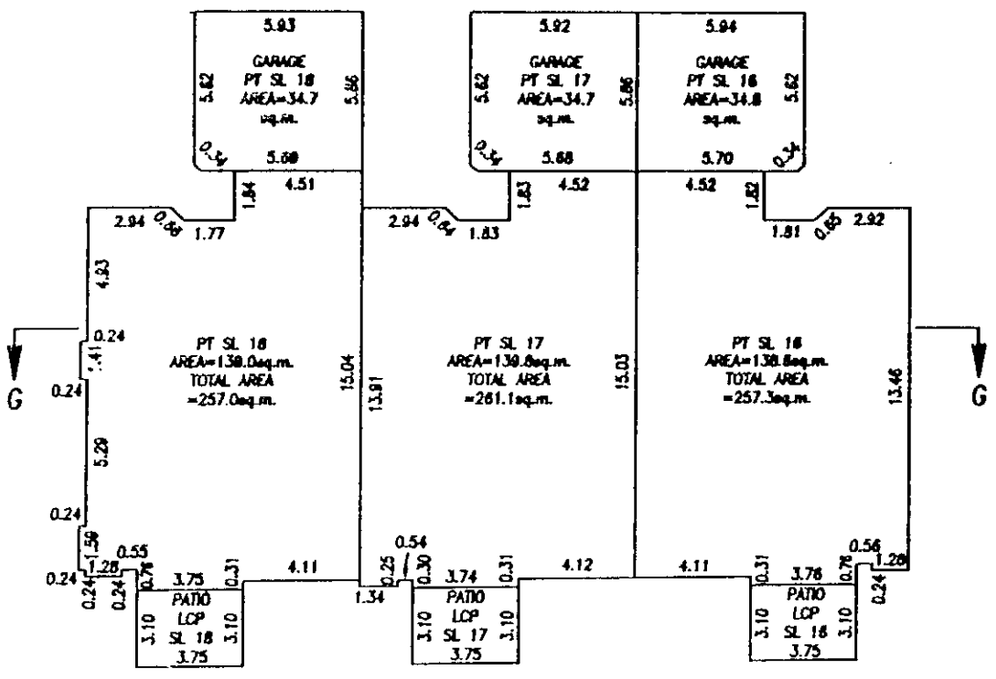
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BLOCK 7

BASEMENT FLOOR



MAIN FLOOR



B.C.L.S.

DATED THIS 30th DAY OF April 1996.

FLOOR PLANS

STRATA PLAN LMS 2407

SCALE 1: 200

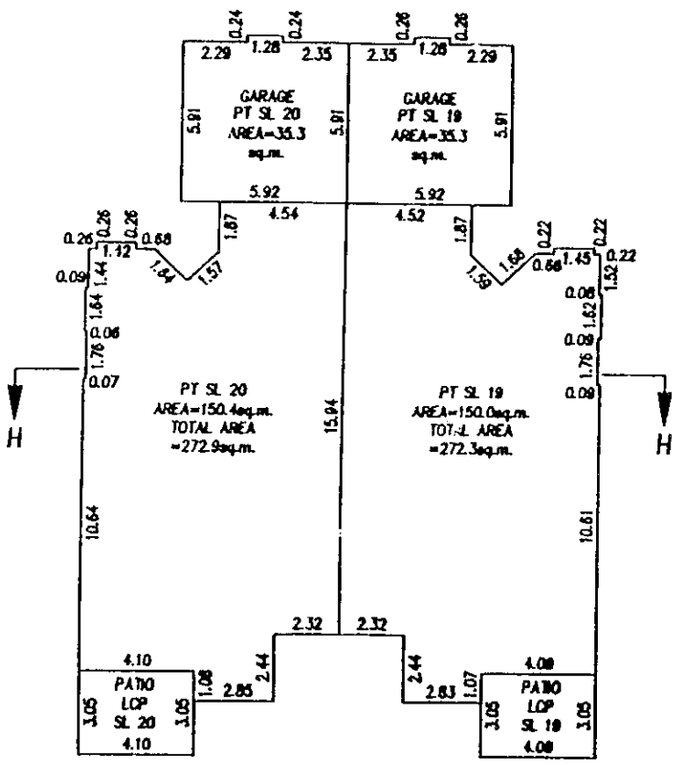
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ALL DISTANCES IN METRES

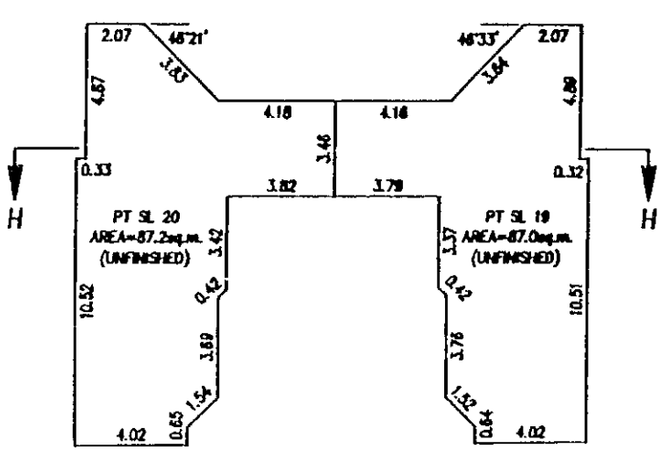
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BLOCK 8

MAIN FLOOR



BASEMENT FLOOR



R.J.E

B.C.L.S.

DATED THIS 30th DAY OF April 1998.

FLOOR PLANS

STRATA PLAN LMS 2407

SCALE 1: 200

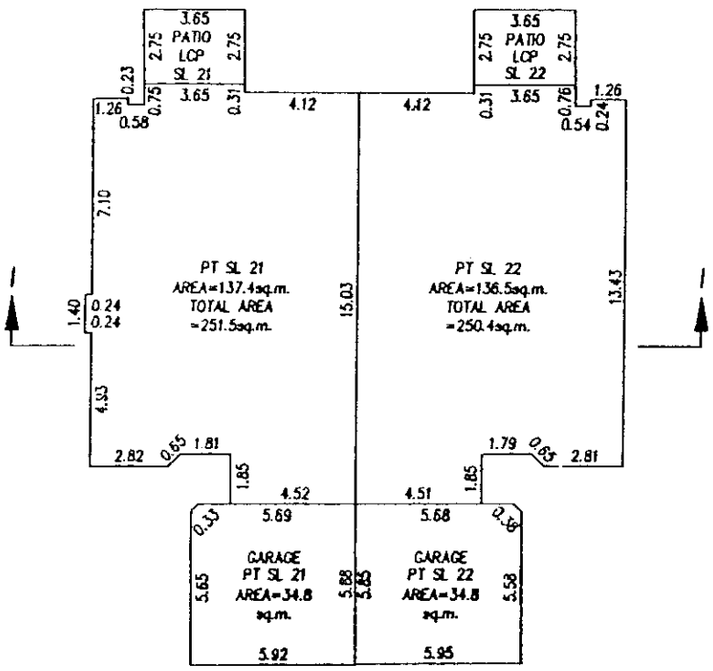
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ALL DISTANCES IN METRES

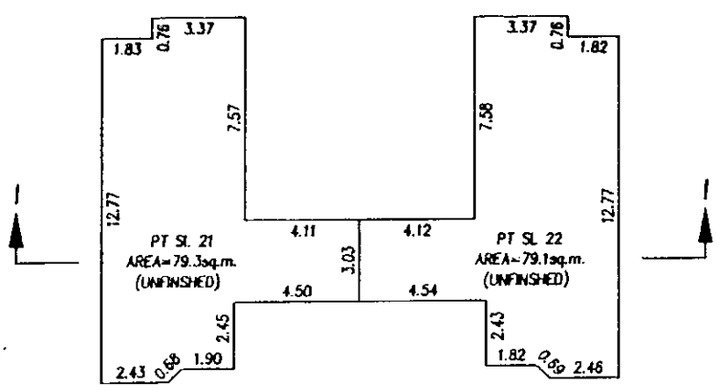
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BLOCK 9

MAIN FLOOR



BASEMENT FLOOR



B.C.L.S.

DATED THIS 30th DAY OF April 1996.

FLOOR PLANS

STRATA PLAN LMS 2407

SCALE 1: 200

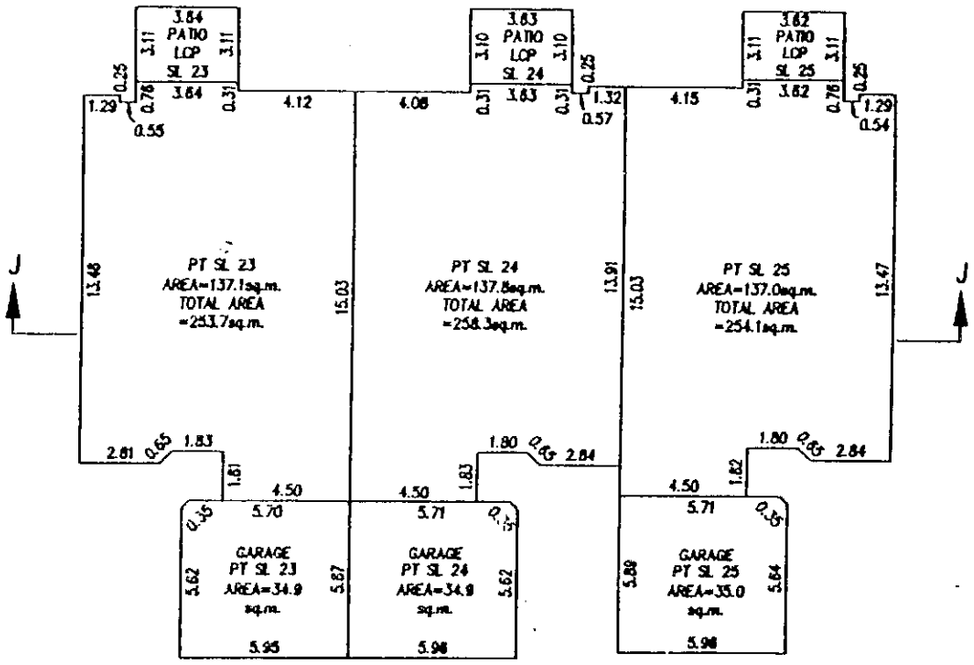
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ALL DISTANCES IN METRES

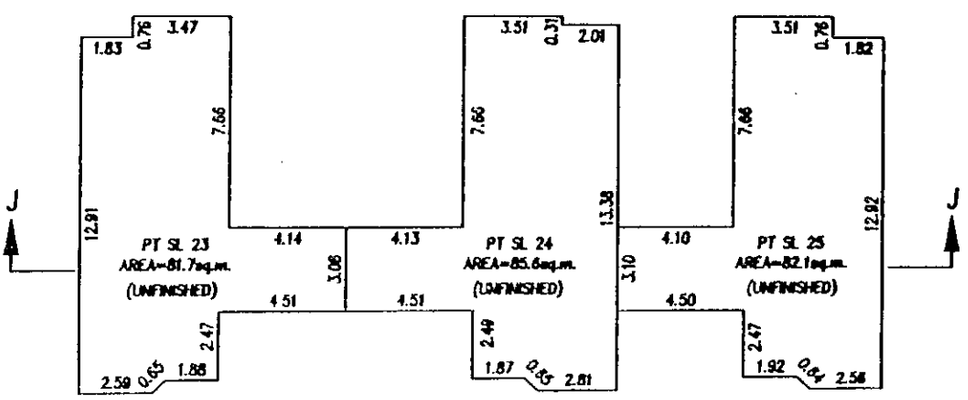
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BLOCK 10

MAIN FLOOR



BASEMENT FLOOR



B.C.L.S.

DATED THIS 30th DAY OF April 1998.

FLOOR PLANS

SCALE 1: 200

0 5 10 20

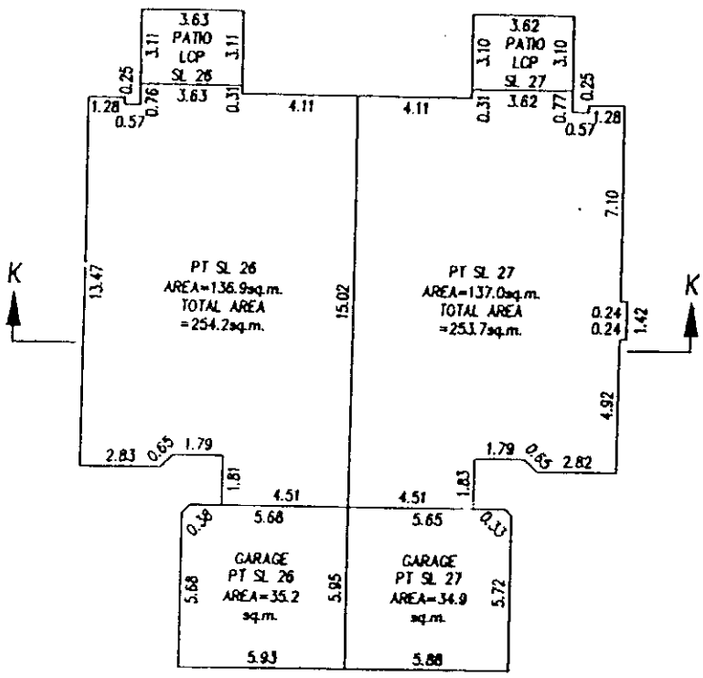
ALL DISTANCES IN METRES

STRATA PLAN LMS 2407

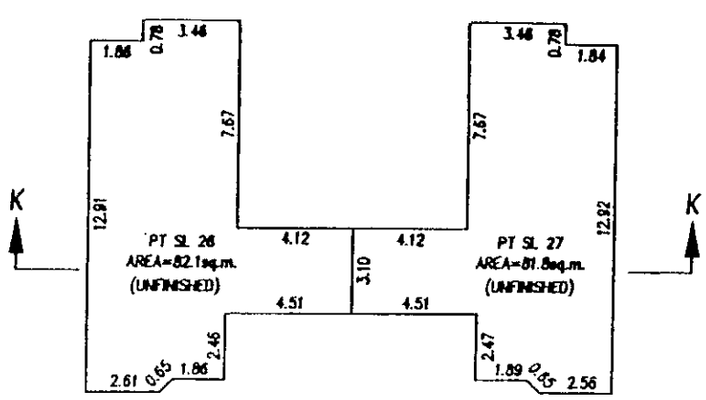
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BLOCK 11

MAIN FLOOR



BASEMENT FLOOR



B.C.L.S.

DATED THIS 30th DAY OF April 1996.

FLOOR PLANS

STRATA PLAN LMS 2407

SCALE 1: 200

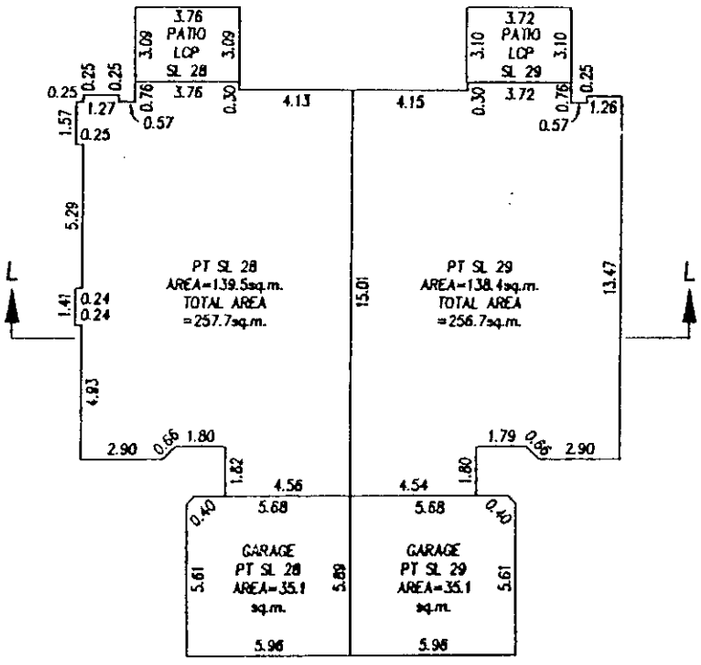
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ALL DISTANCES IN METRES

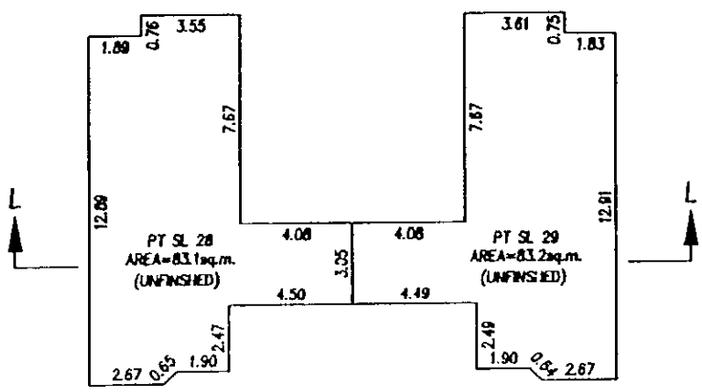
N

BLOCK 12

MAIN FLOOR



BASEMENT FLOOR



RJE

B.C.L.S.

DATED THIS 30th DAY OF April 1998.

FLOOR PLANS

STRATA PLAN LMS 2407

SCALE 1: 200

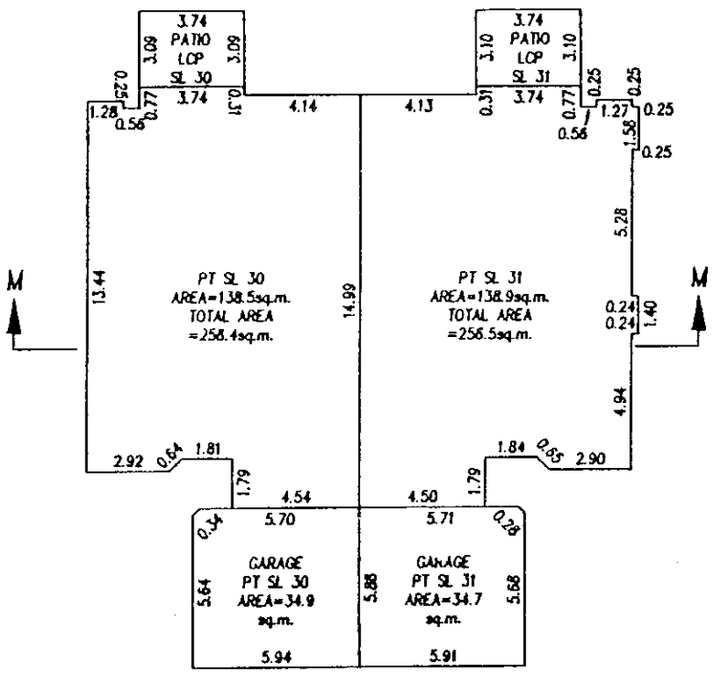
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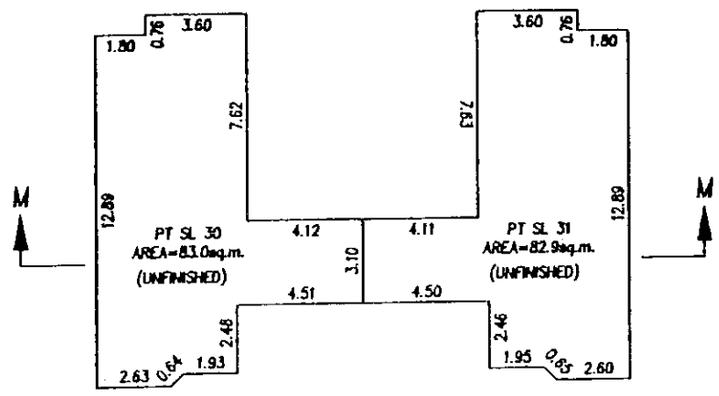
N

BLOCK 13

MAIN FLOOR



BASEMENT FLOOR



B.C.L.S.

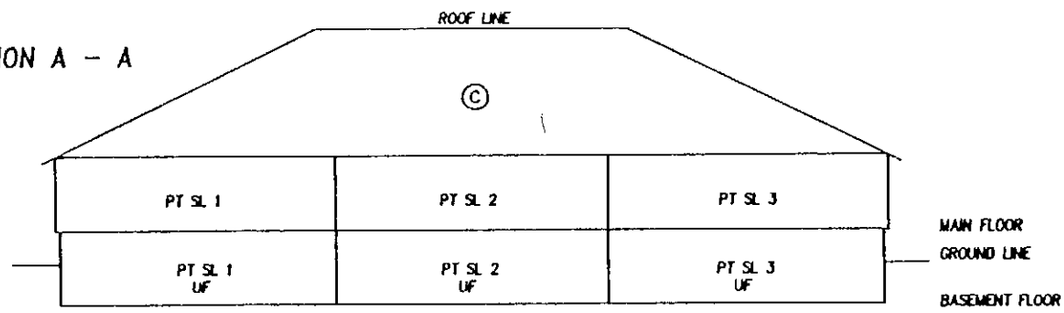
DATED THIS 30th DAY OF April 1996.

0 5 10
ALL DISTANCES IN METRES

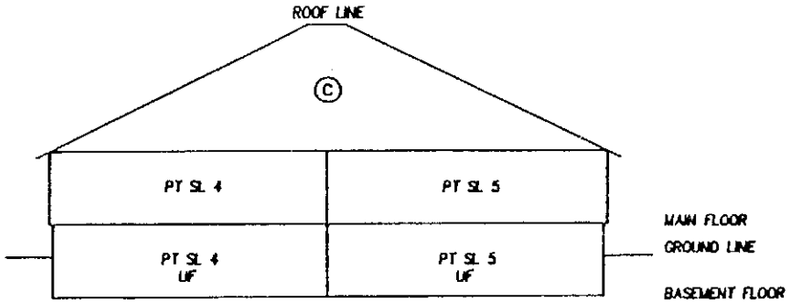
SCALE 1: 200

SECTIONS STRATA PLAN LMS 2407

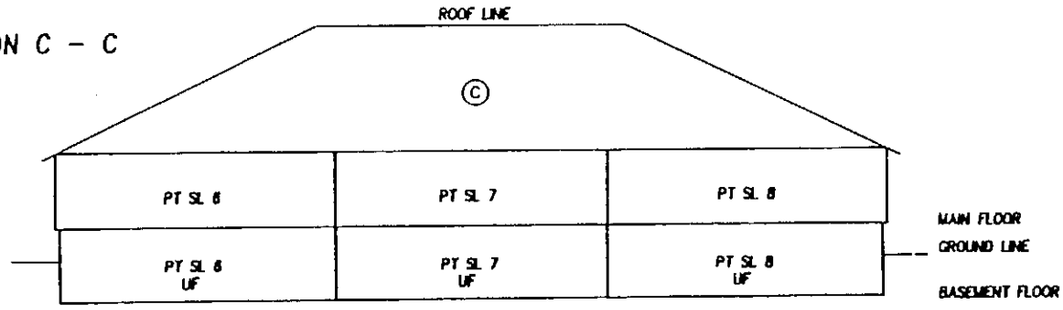
BLOCK 1 SECTION A – A



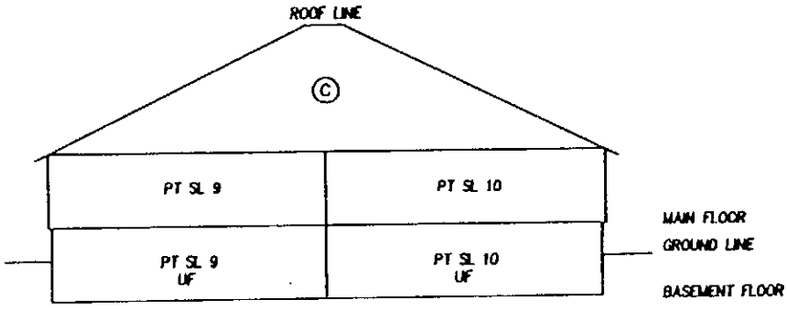
BLOCK 2 * SECTION B – B



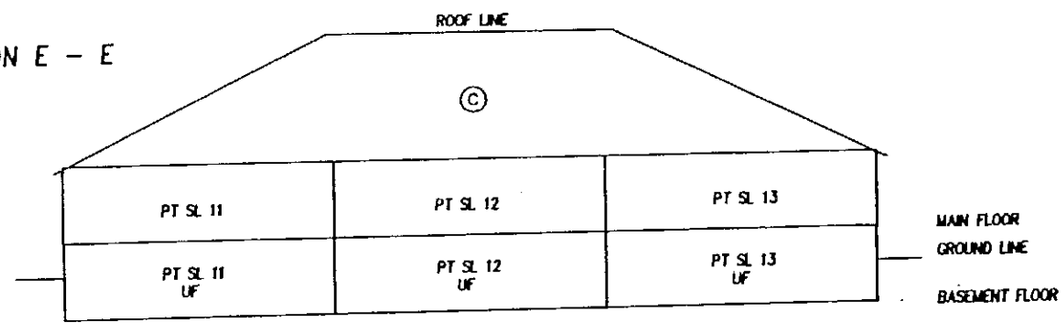
BLOCK 3 SECTION C – C



BLOCK 4 SECTION D – D



BLOCK 5 SECTION E – E



B.J.E.
B.C.L.S.

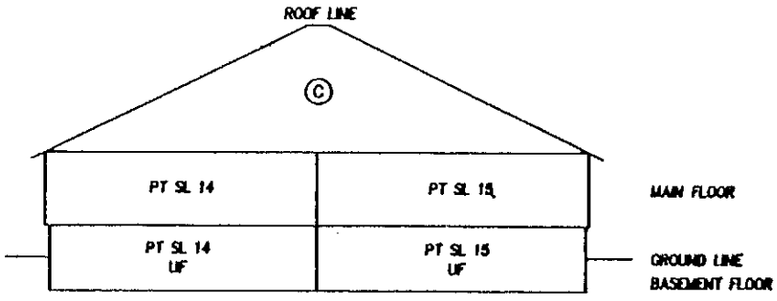
DATED THIS 30th DAY OF April 1996.

0 5 10
ALL DISTANCES IN METRES

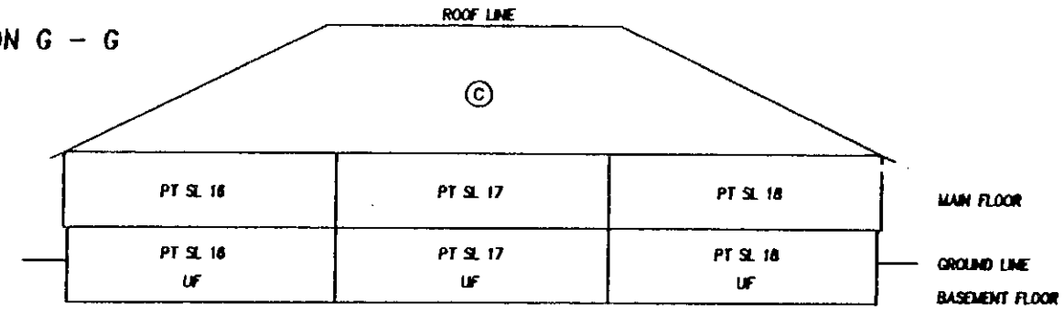
SCALE 1: 200

SECTIONS STRATA PLAN LMS 2407

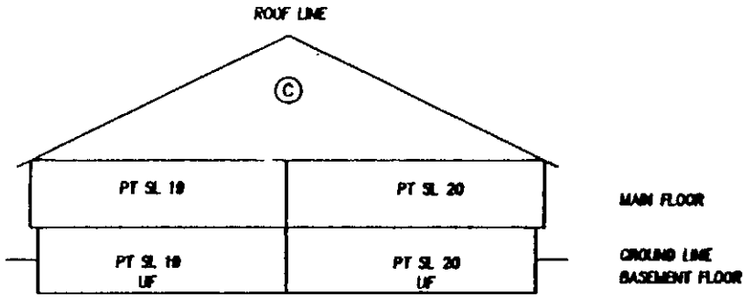
BLOCK 6 SECTION F – F



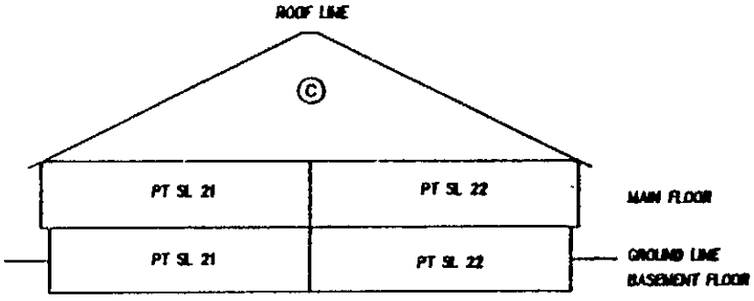
BLOCK 7 SECTION G – G



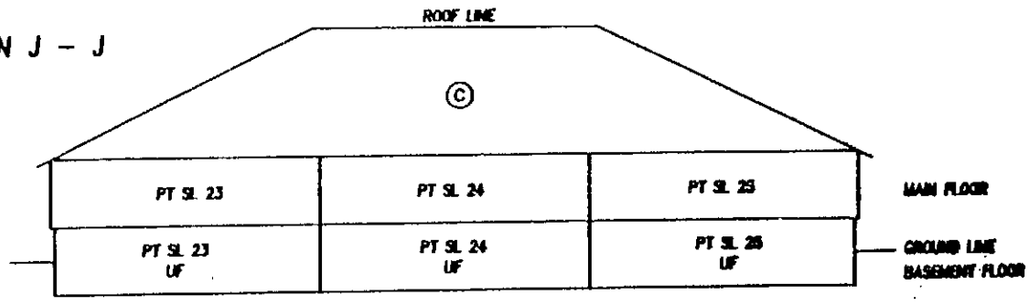
BLOCK 8 SECTION H – H



BLOCK 9 SECTION I – I



BLOCK 10 SECTION J – J



B.C.L.S.

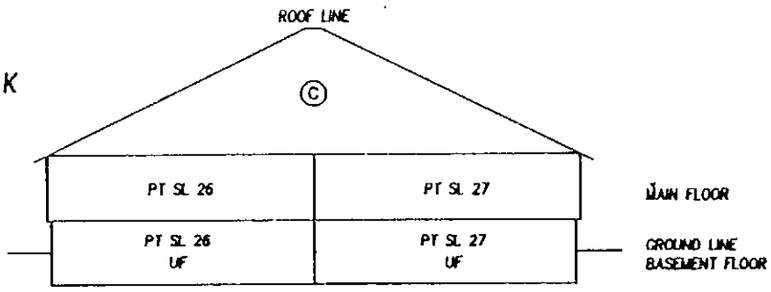
DATED THIS 30th DAY OF April 1996.

0 5 10
ALL DISTANCES IN METRES

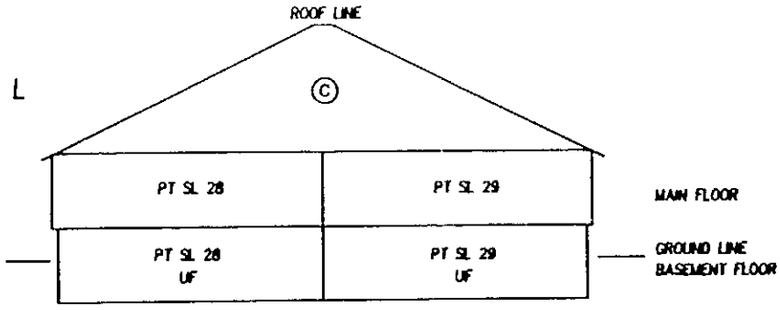
SCALE 1: 200

SECTIONS STRATA PLAN LMS 2407

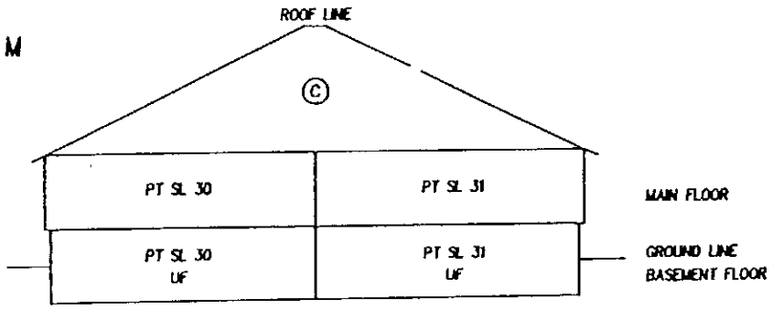
BLOCK 11 SECTION K – K



BLOCK 12 SECTION L – L



BLOCK 13 SECTION M – M



R.J.E.
B.C.L.S.

DATED THIS 30th DAY OF April 1998.

STRATA PLAN LMS 2407

RECORD OF BY LAWS AND ORDERS ETC.

FILING		DOCUMENT	
NUMBER	DATE	DATE	NATURE OF PARTICULARS

STRATA PLAN LMS 2407

DEALINGS AFFECTING THE COMMON PROPERTY

REGISTRATION		DOCUMENT	
NUMBER	DATE	DATE	NATURE OF PARTICULARS
			COMMON PROPERTY SHEET CLOSED: 1996/05/17
			SEARCH ALTDS2 OR BC ONLINE FOR CURRENT INFORMATION BC REG. 76/95
			LINDA J. O'SHEA, REGISTRAR, VANCOUVER (NEW WESTMINSTER) LAND TITLE DISTRICT.

B.C.L.S.

DATED THIS 30th DAY OF April, 1996.