



Spagnuolo & Company Real Estate Lawyers



Explanation of Strata Plan Registration Number NWS2923

This charge is a Strata Plan created from the subdivision of those lands described on the first page. Think of a strata plan as a sketch of the building and lands.

A Strata Plan shows the location of buildings and common property, floor plans including parking levels, and building cross sections. Older Strata Plans will include additional information, including schedules of unit entitlement (i.e. each units overall share of the strata), records of bylaws & orders, and dealings affecting the common property.

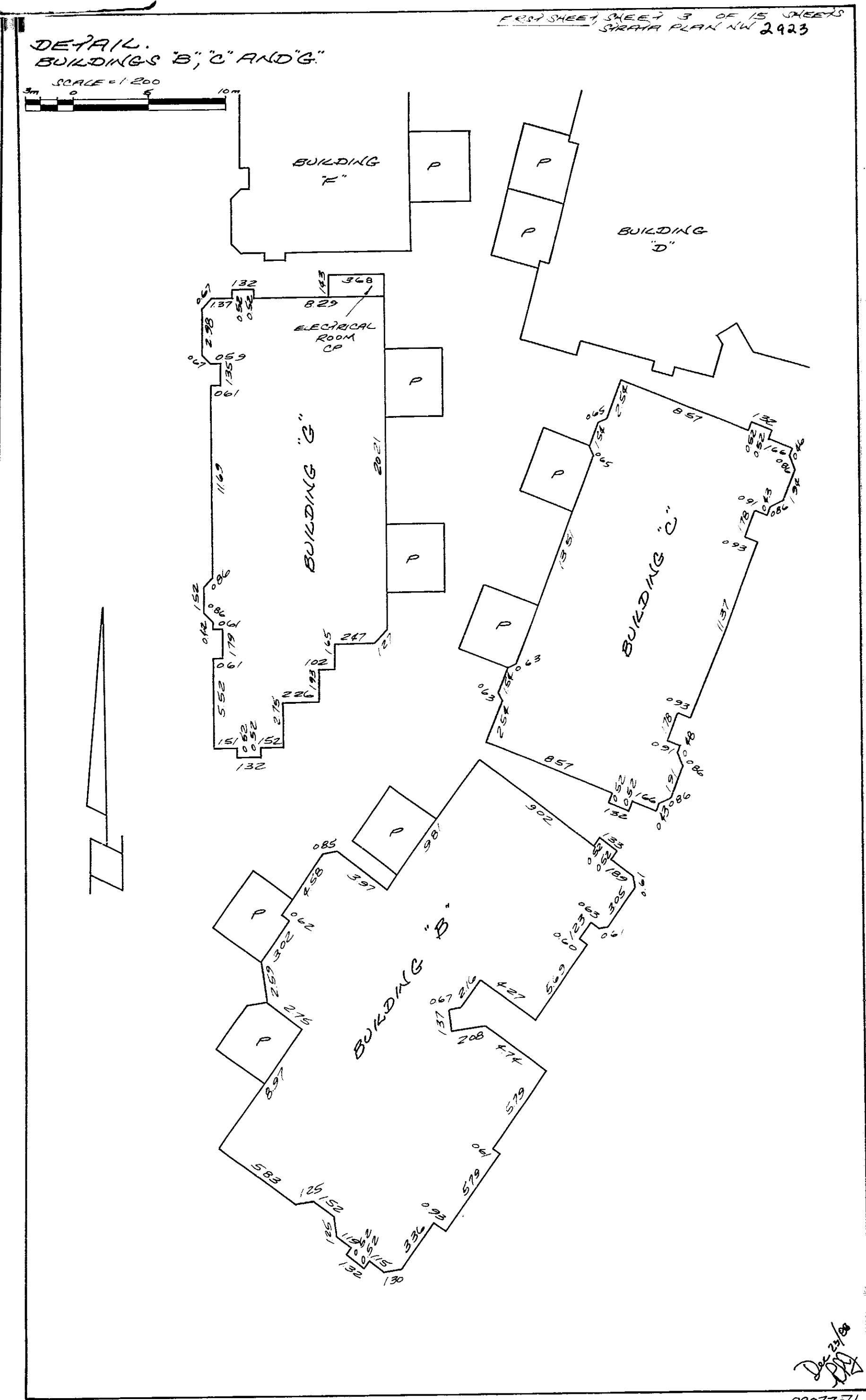
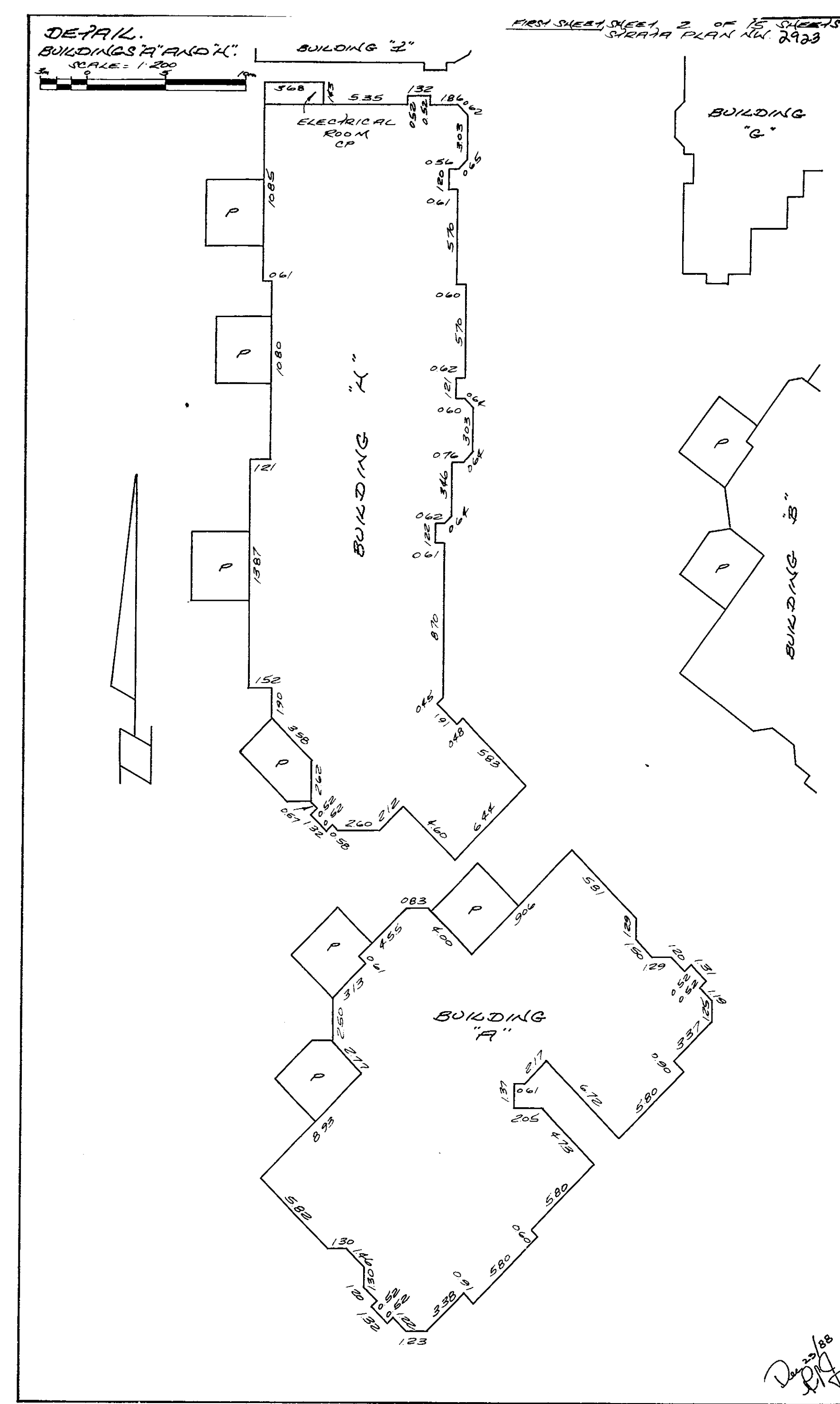
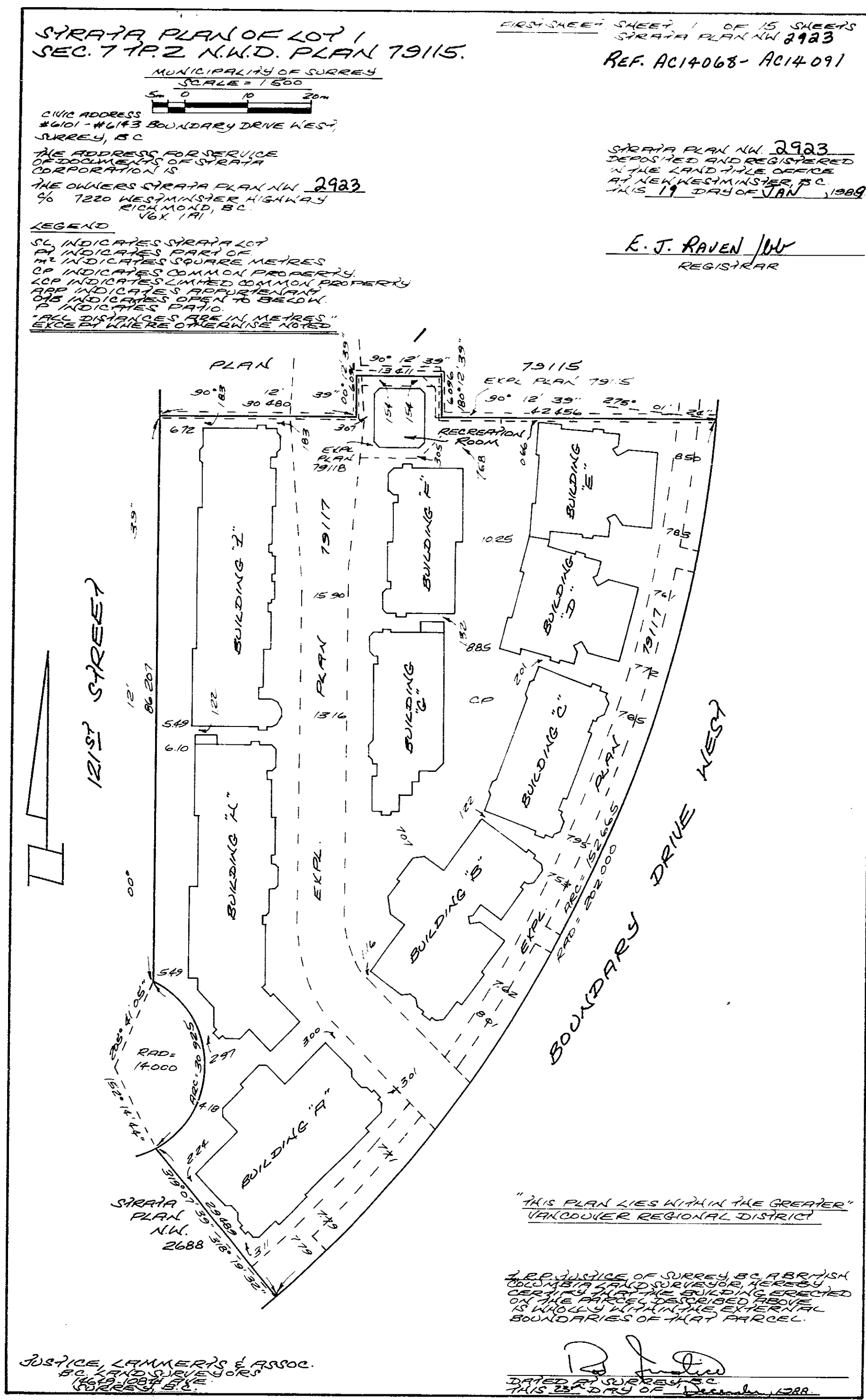
With 25 years' experience, 18 locations in British Columbia and a relentless focus on customer service, Spagnuolo and Co. is trusted by more clients for assistance with their purchase, sale or refinance of real estate than any other firm in British Columbia. If you decide to go ahead with your transaction, please give us a call.

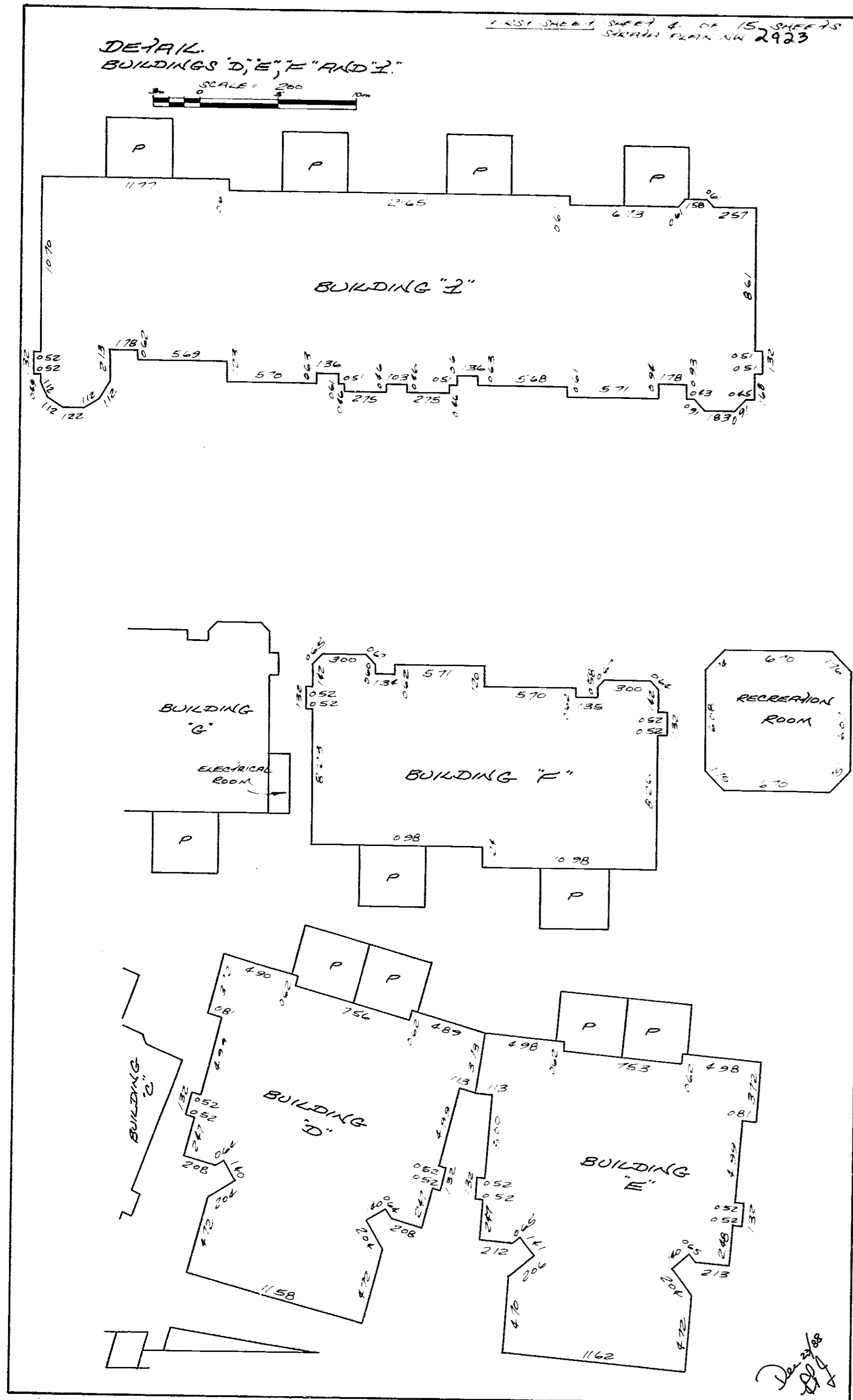
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“we deliver peace of mind”

310-HOME (4663)

realestate@spagslaw.ca

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SECOND SHEET SHEET 5 OF 15 SHEETS
STRATA PLAN NO. 2923

CONDOMINIUM ACT

LO# NUMBER	SHEET NUMBER	FORM 1 SCHEDULE OF UNIT EQUIPMENT	FORM 2 SCHEDULE OF INTEREST UPON DESTRUCTION	FORM 3 SCHEDULE OF VOTING RIGHTS
1	8/11	205	163	
2	8/11	204	158	
3	8/11	205	162	
4	3/12	206	163	
5	3/12	204	158	
6	3/12	181	155	
7	3/12	185	156	
8	3/12	185	156	
9	10/13	185	157	
10	10/13	186	157	
11	10/13	188	157	
12	10/13	187	159	
13	10/13	171	145	
14	10/13	171	145	
15	3/12	171	145	
16	3/12	188	144	
17	8/11	190	163	
18	8/11	192	148	
19	8/11	192	148	
20	8/11	192	151	
21	10/13	184	163	
22	10/13	181	148	
23	10/13	181	148	
24	10/13	196	156	
AGGREGATE		4620	3725	

STATUTORY DECLARATION.
I, THE UNDERSIGNED DO SOLEMNLY DECLARE THAT:
(1) I, THE UNDERSIGNED AM THE DULY AUTHORIZED AGENT OF THE OWNER-DEVELOPER
(2) THE STRATA PLAN IS ENTIRELY FOR RESIDENTIAL USE.

I MAKE THIS SOLEMN DECLARATION IN CONSCIENTIOUS BELIEF THAT IT IS TRUE AND KNOWING THAT THIS OF THE SAME FORCE AND EFFECT AS IF MADE UNDER OATH.

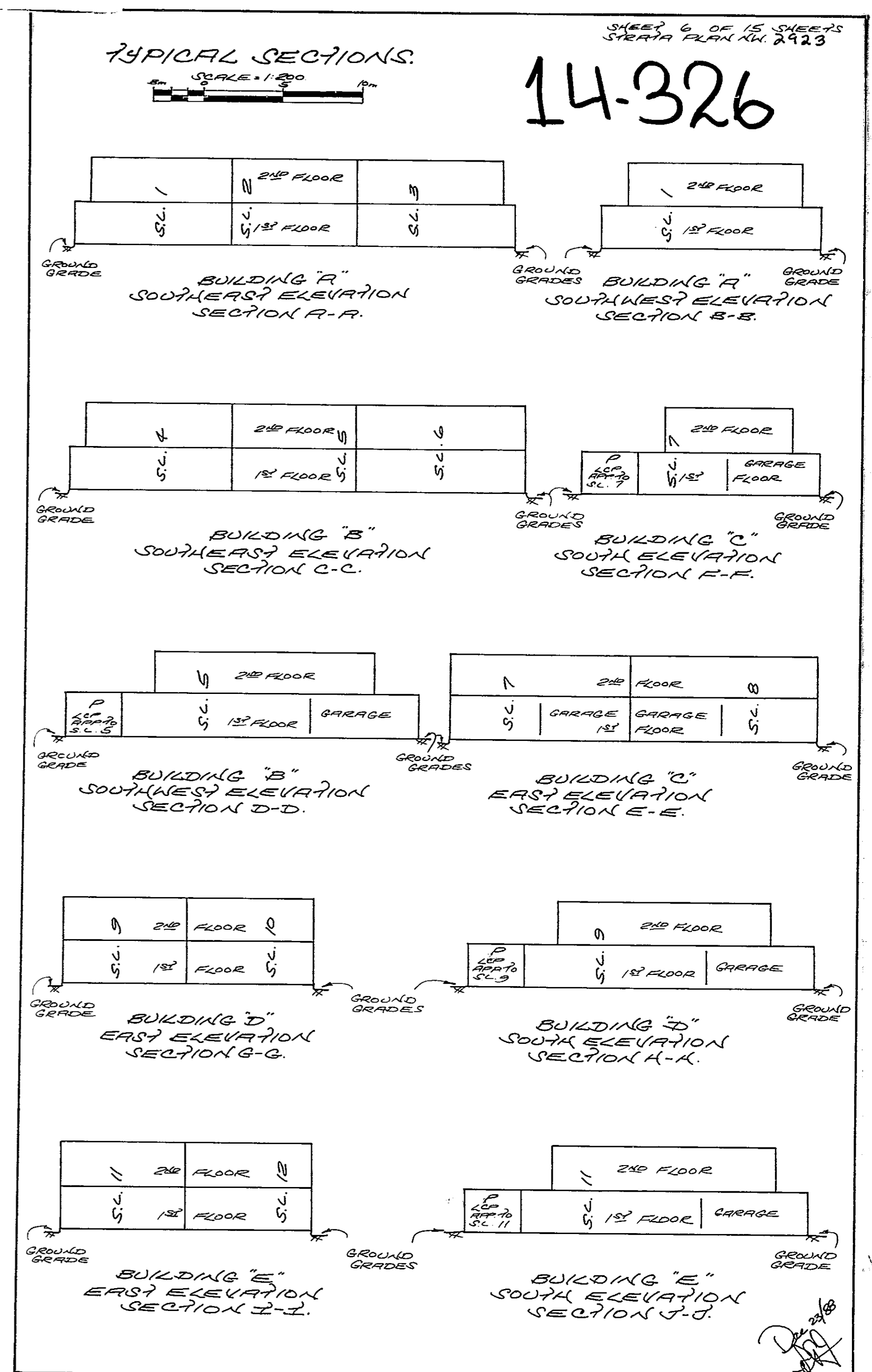
FORM 13
NEW DEVELOPMENT CERTIFICATE
[SECTION 8 (1)]

I, R. P. JUSTICE, BRITISH COLUMBIA LAND DEVELOPER, HEREBY CERTIFY THAT THE BUILDING SHOWN IN THIS STRATA PLAN WAS PLACED AS OF THIS 23rd DAY OF December, 1988, BEEN PREVIOUSLY OCCUPIED DATED AT SURREY, BRITISH COLUMBIA, THIS 23rd DAY OF December, 1988.

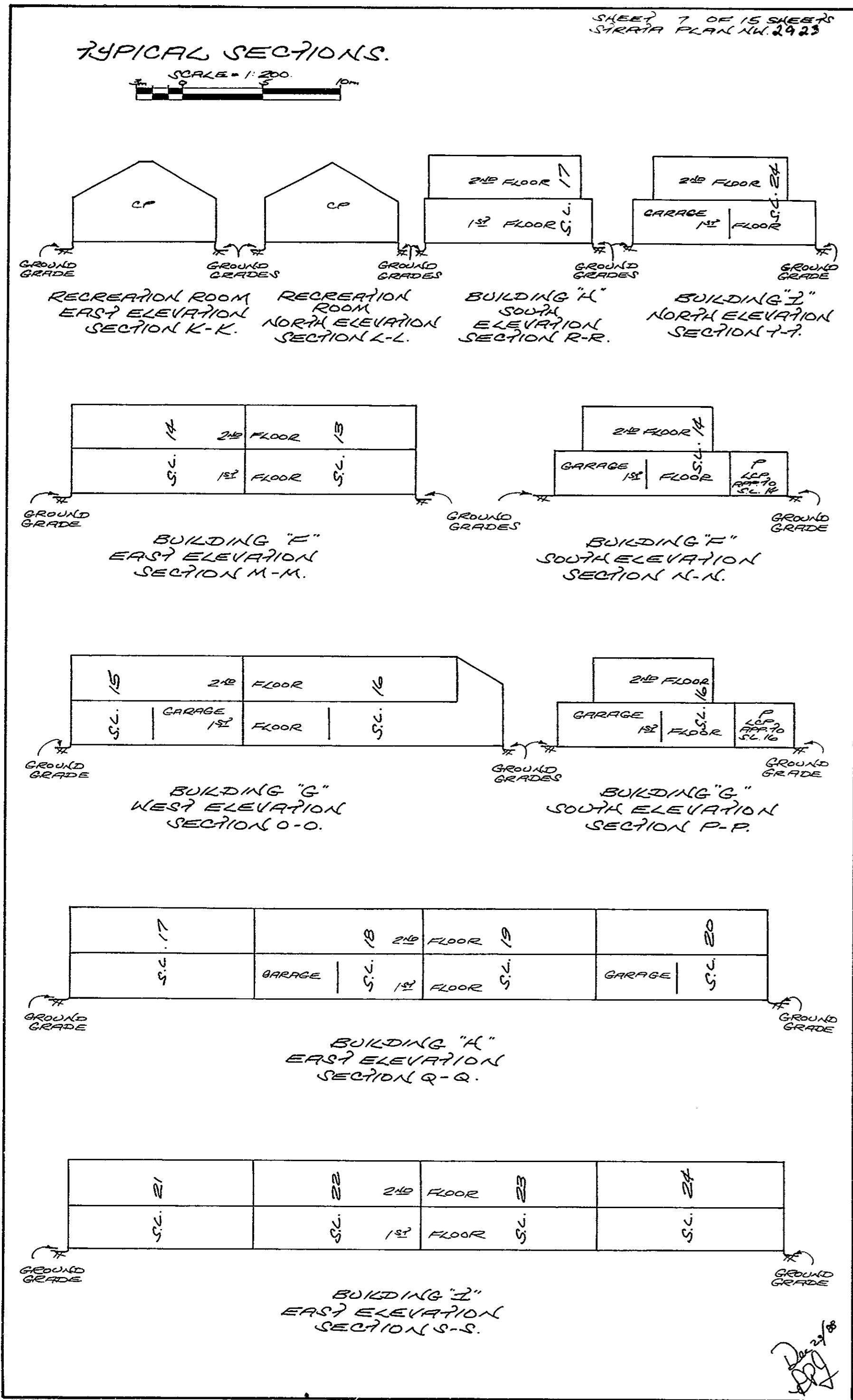
DECLARED BEFORE ME AT RICHMOND, BRITISH COLUMBIA, THIS 6th DAY OF JANUARY, 1989.

ACCEPTED AS TO FORMS 1, 2 AND 3

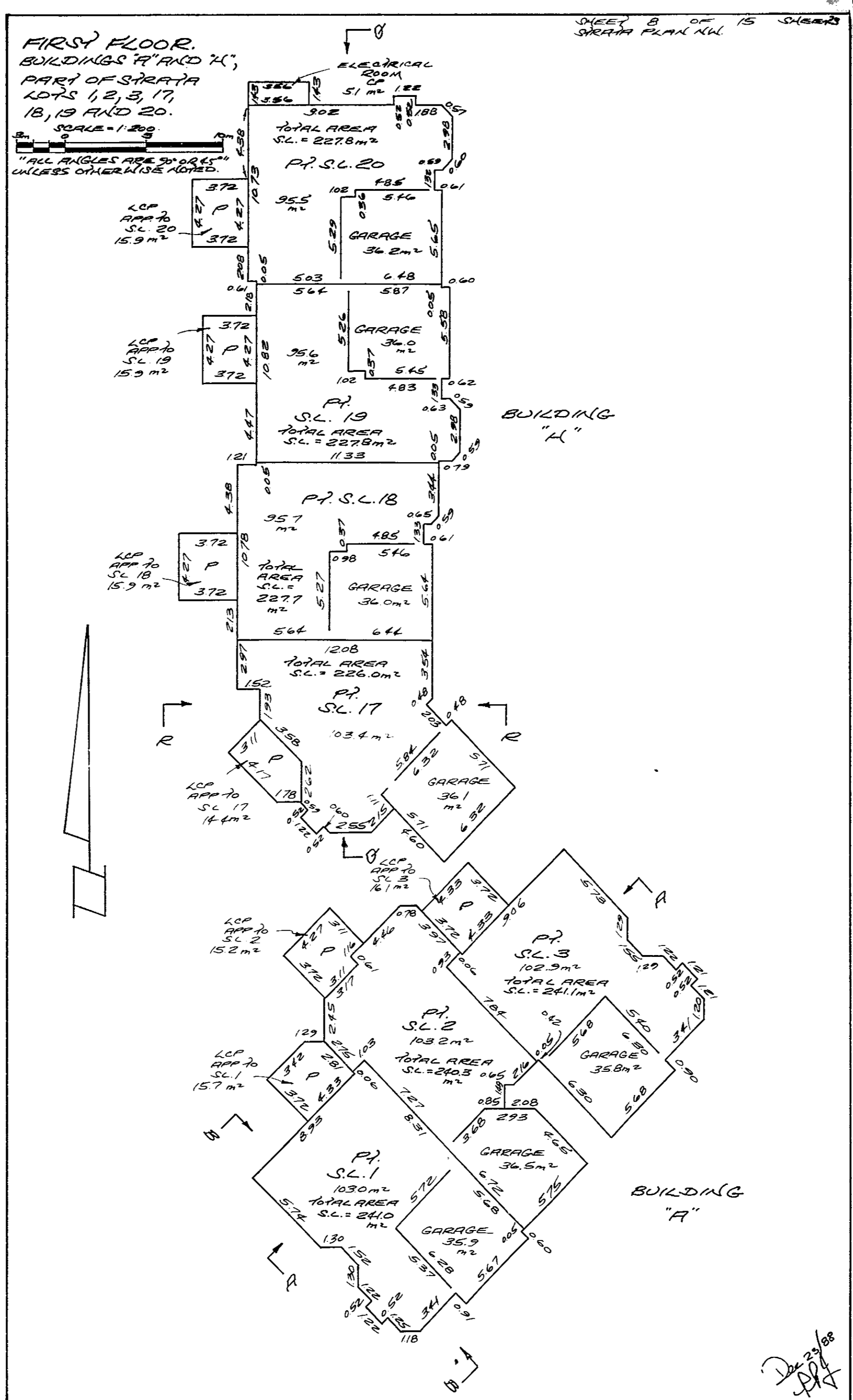
OWNERS:
LAKEWOOD DEVELOPMENT LTD. MASCO ENTERPRISES INC.
AUTHORIZED SIGNATORY. AUTHORIZED SIGNATORY.
GULF AND FRASER FISHERMEN'S CREDIT UNION.



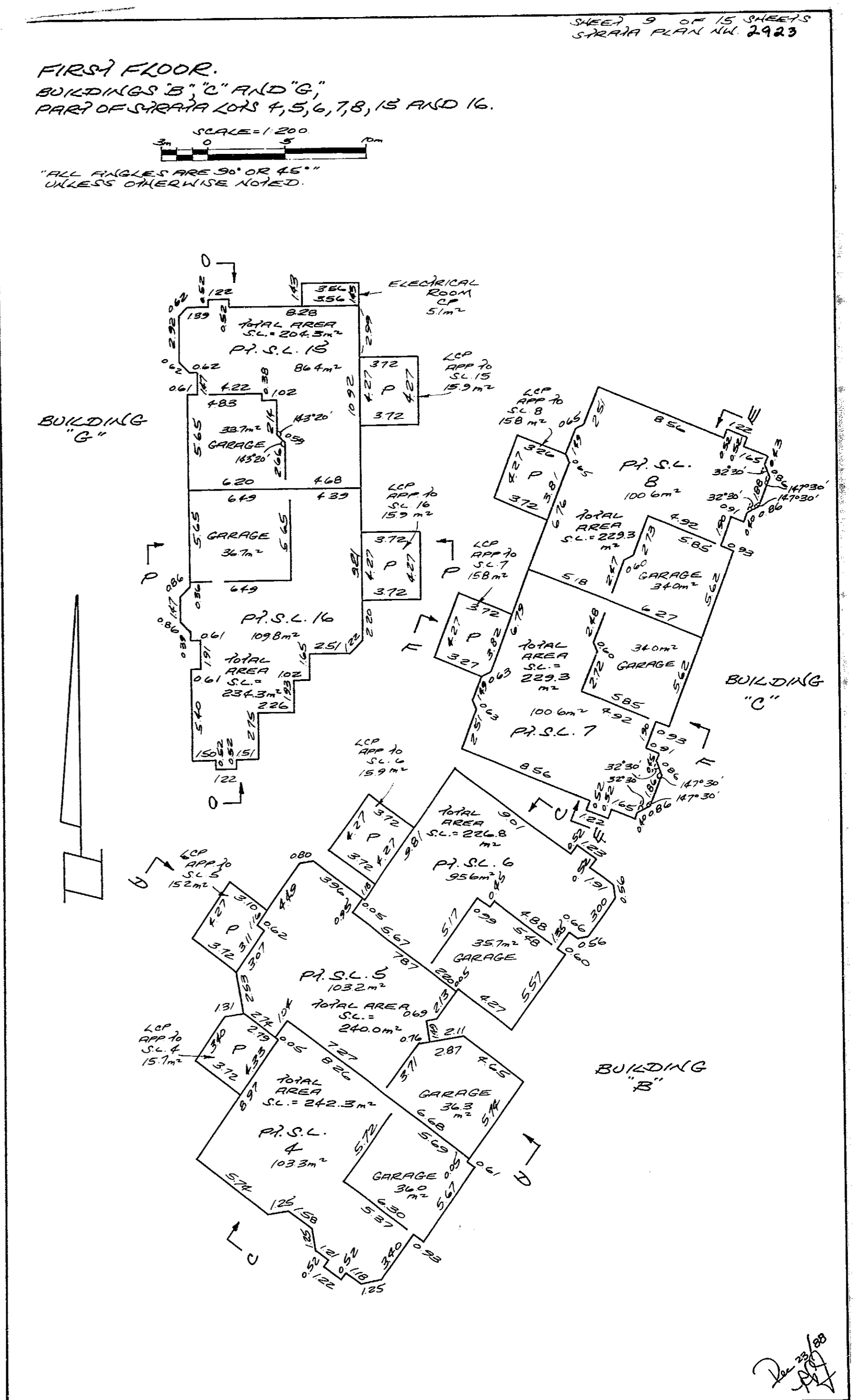
14-326



SHEET 7 OF 15 SHEETS
STRATA PLAN NO. 2923

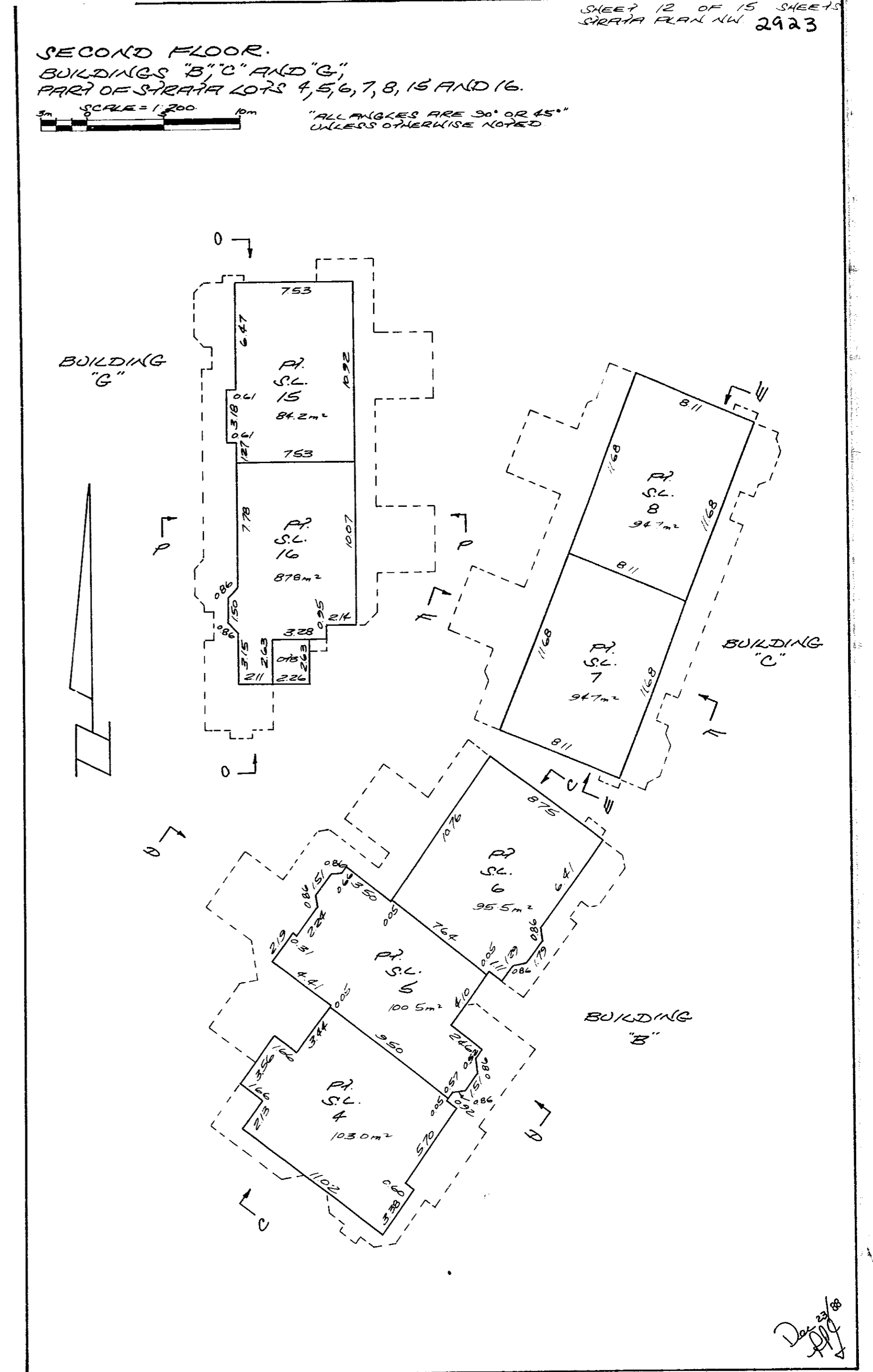
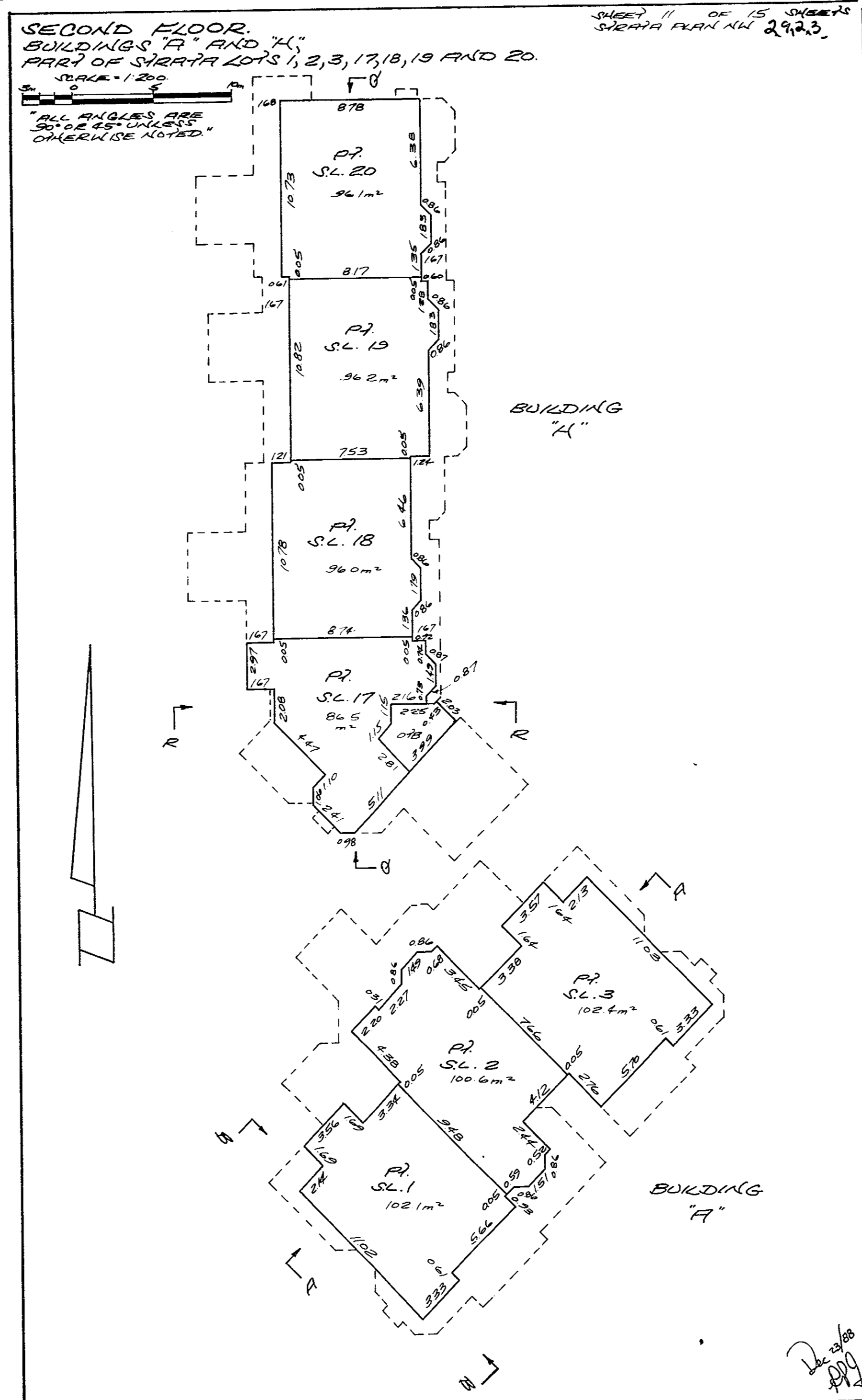
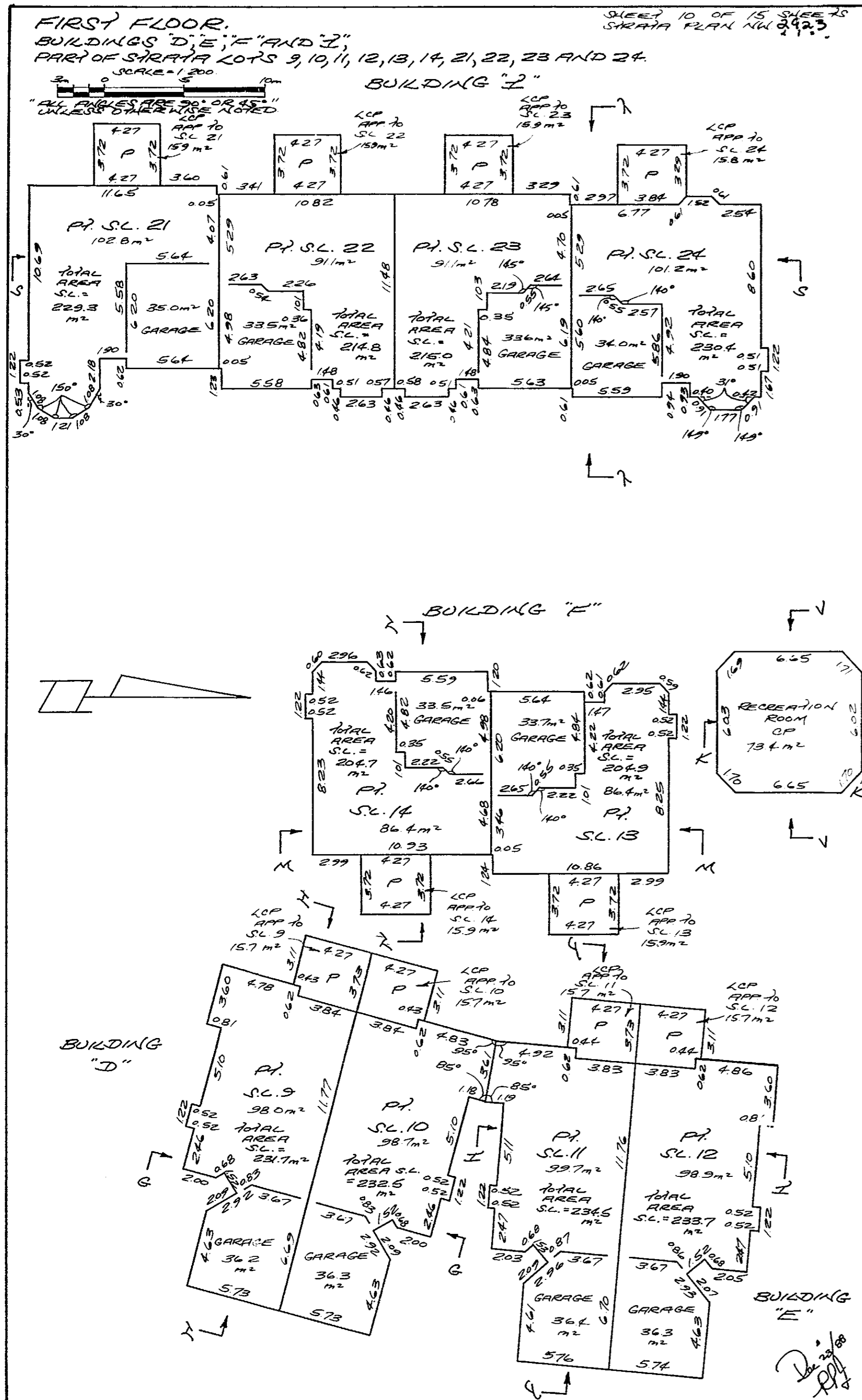


SHEET 8 OF 15 SHEETS
STRATA PLAN NO.



SHEET 9 OF 15 SHEETS
STRATA PLAN NO. 2923

88077-1





Spagnuolo & Company Real Estate Lawyers



Explanation of Strata Plan Registration Number NWS2950

This charge is a Strata Plan created from the subdivision of those lands described on the first page. Think of a strata plan as a sketch of the building and lands.

A Strata Plan shows the location of buildings and common property, floor plans including parking levels, and building cross sections. Older Strata Plans will include additional information, including schedules of unit entitlement (i.e. each units overall share of the strata), records of bylaws & orders, and dealings affecting the common property.

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14-326.M3

STRATA PLAN OF LOT 2
SEC. 7 T22 N.W.D. PLAN 79115.

FIRST SHEET, SHEET 1 OF 15 SHEETS
STRATA PLAN NO. 2950

REF. AC55921-AC55944

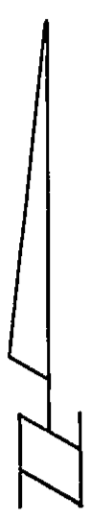
CIVIC ADDRESS:
6151 TO # 6163 BOUNDARY DRIVE WEST,
SUITE 1, B.C.
THE ADDRESS FOR SERVICE
OF DOCUMENTS OF STRATA
CORPORATION IS:
THE OWNER'S STRATA PLAN NO. 2950
40 6151 WEST BROADWAY,
VANCOUVER, B.C. V6Z 1K1

LEGEND:
SC INDICATES STRATA LOT
A1 INDICATES PART OF
A2 INDICATES COMMON METRES
CP INDICATES COMMON PROPERTY
COP INDICATES COMMON PROPERTY
APP INDICATES APPURTENANT
OP INDICATES OPEN TO BELOW
P INDICATES PARTS

"ALL DISTANCES ARE IN METRES"
EXCEPT WHERE OTHERWISE NOTED

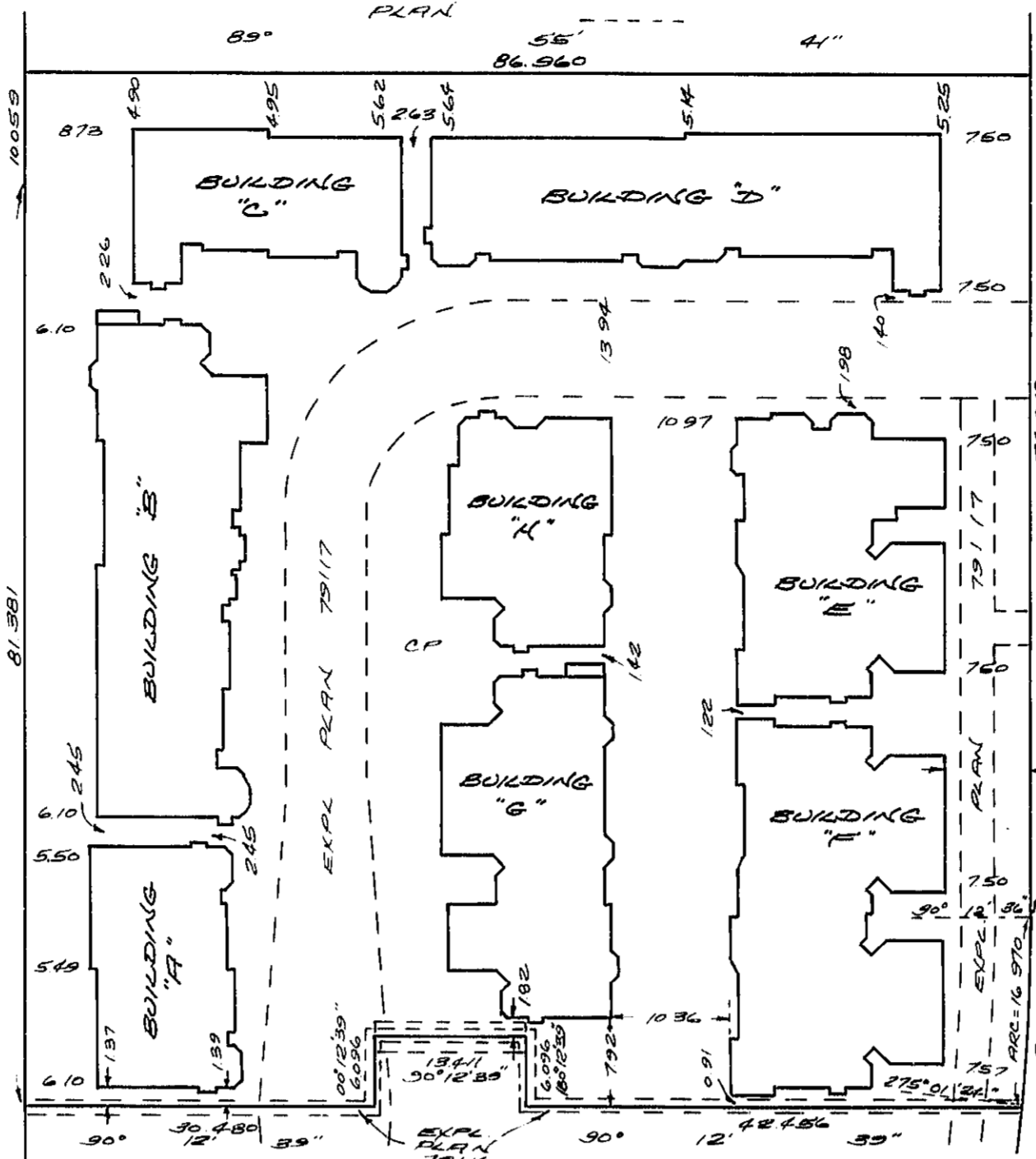
STRATA PLAN NO. 2950
LEARNED AND REGISTERED
IN THE LAND TITLE OFFICE
ON THE 10 DAY OF MARCH, 1999

E. J. RAVEN 100
REGISTRAR



121st STREET

BOUNDARY DRIVE WEST



"THIS PLAN LIES WITHIN THE GREATER
VANCOUVER REGIONAL DISTRICT"

JUSTICE, LAMBERT & ASSOC.
B.C. LAND SURVEYORS
1425 - 10th Ave
Vancouver, B.C.

STRATA PLAN NO. 2923

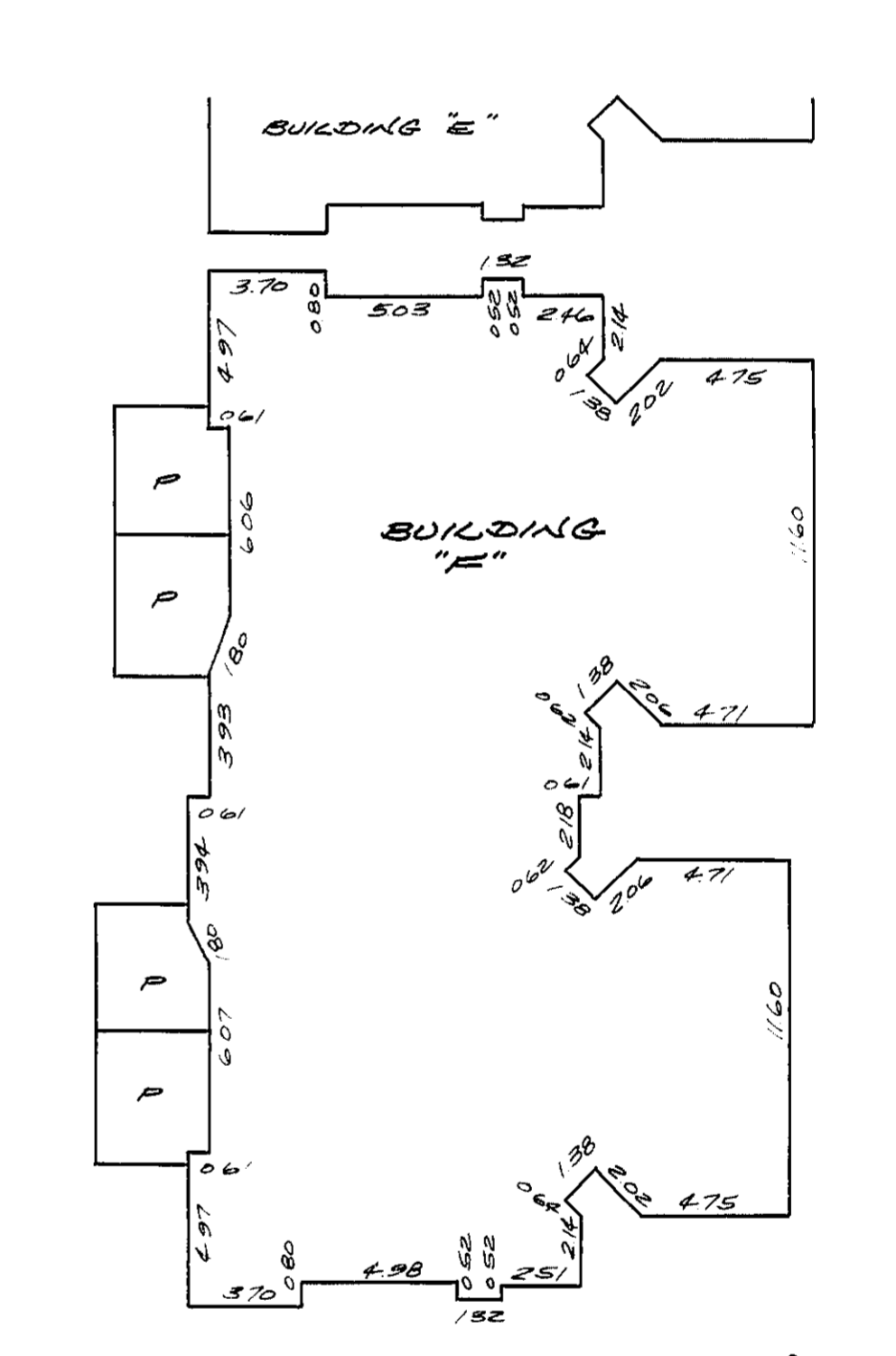
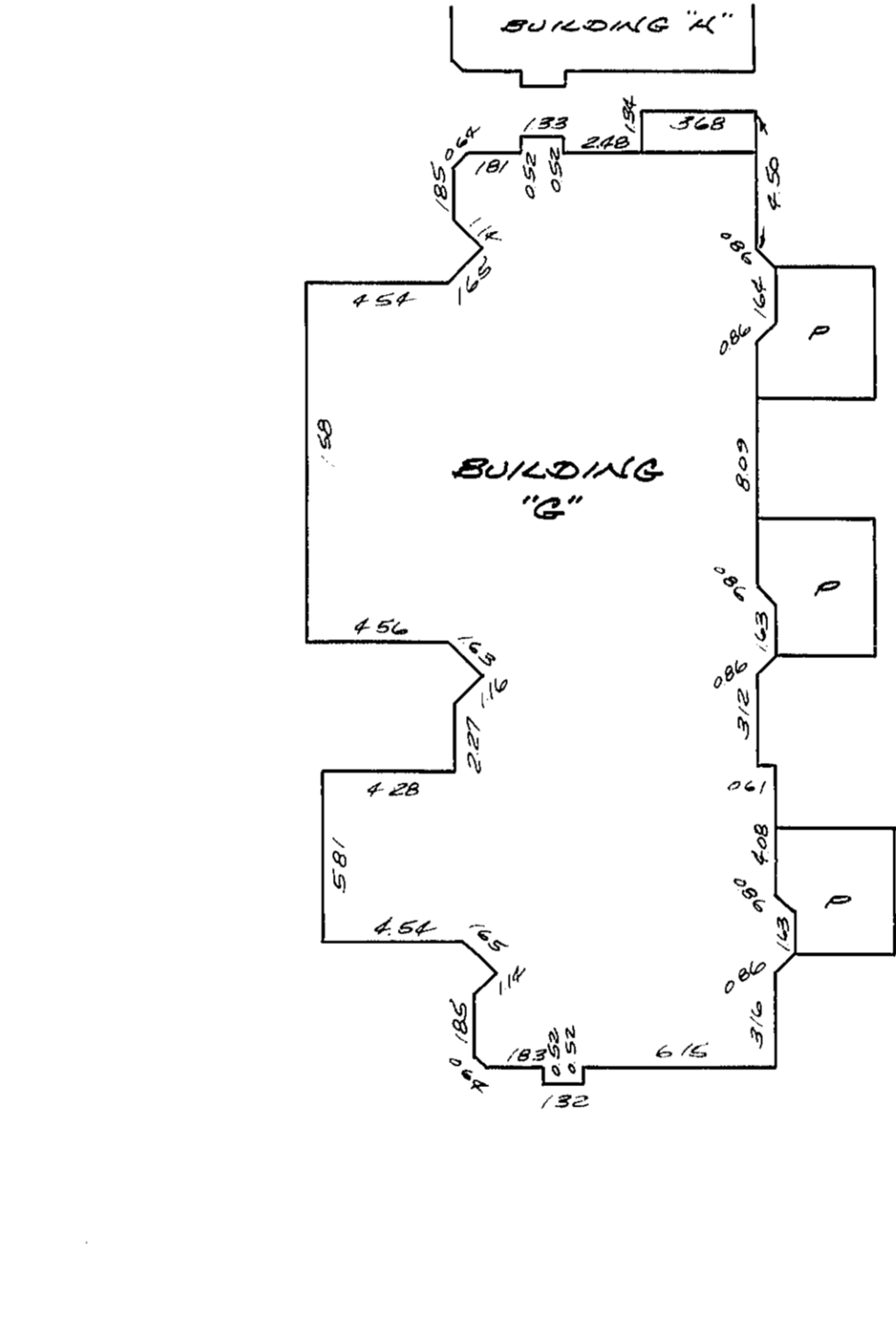
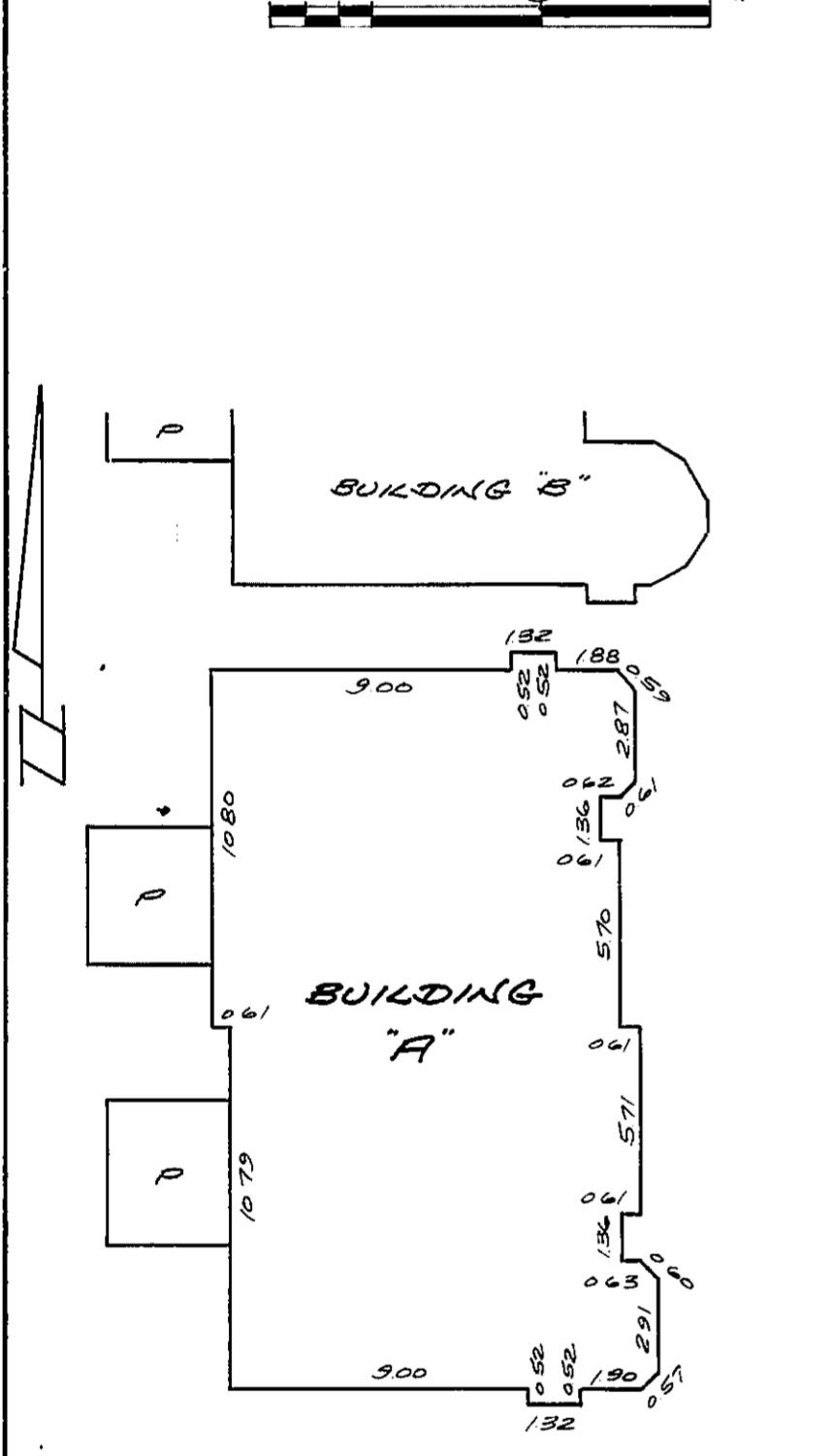
THIS IS A PORTION OF SURVEY 50, A BRANCH
OF THE BRITISH COLUMBIA LAND TITLE
ACT, REGISTERED IN THE LAND TITLE
OFFICE ON THE 10 DAY OF MARCH, 1999.

R. P. ...
DATE: 20/03/1999
T.C. 2000-01-01
88077-2

DETAIL.
BUILDINGS "A", "G" AND "F."

SCALE = 1/200

FIRST SHEET, SHEET 2 OF 15 SHEETS
STRATA PLAN NO. 2950



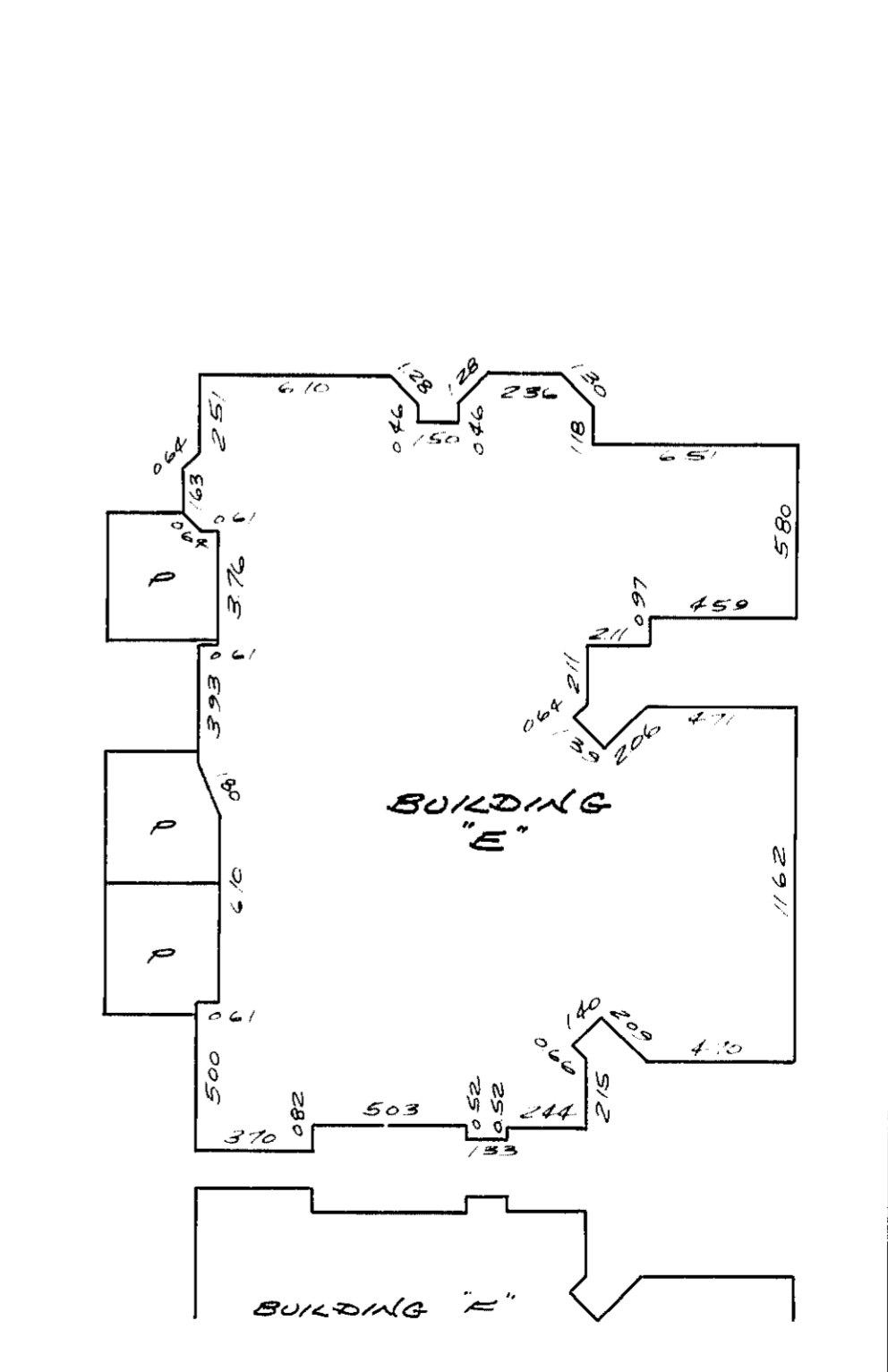
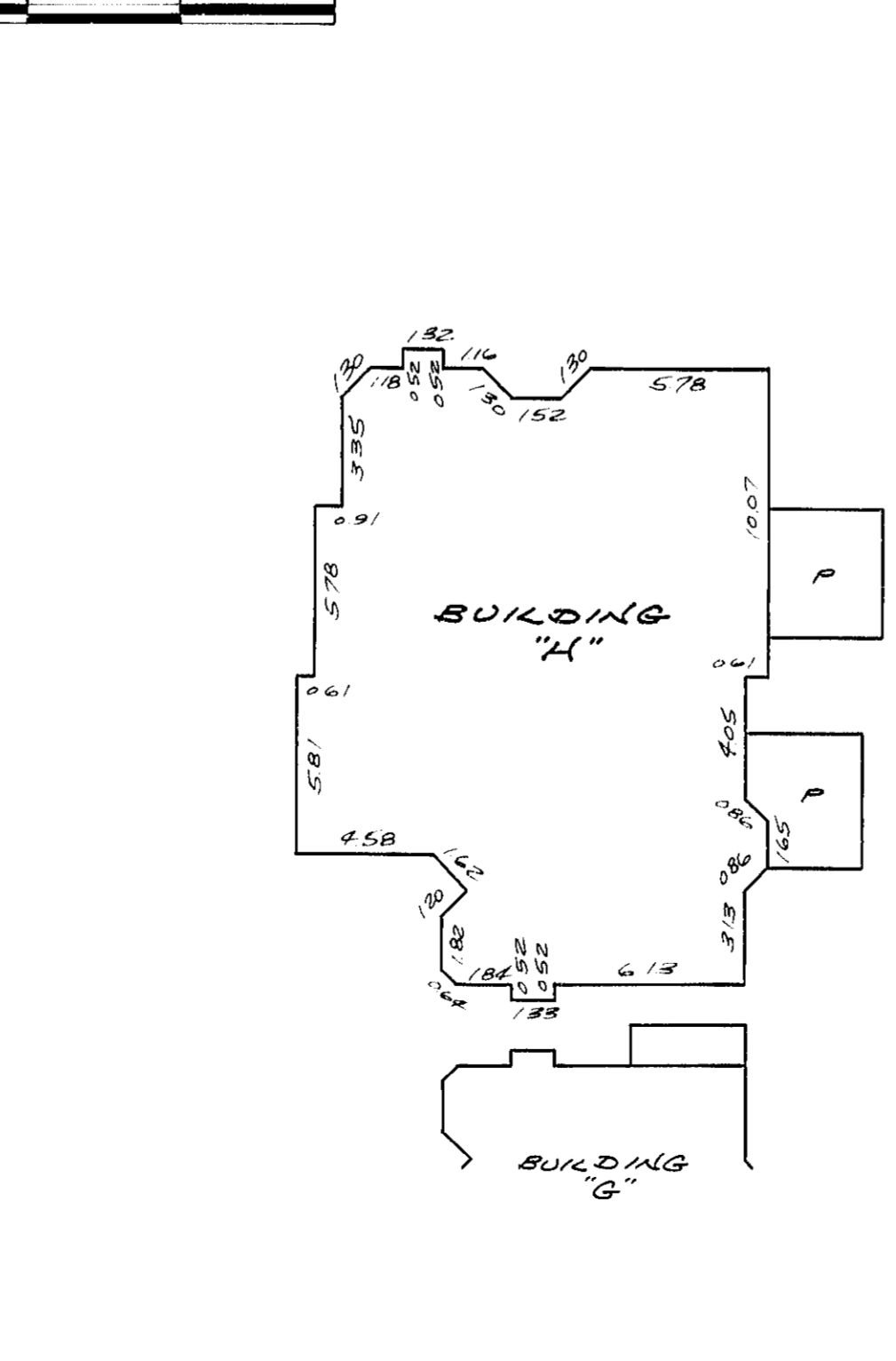
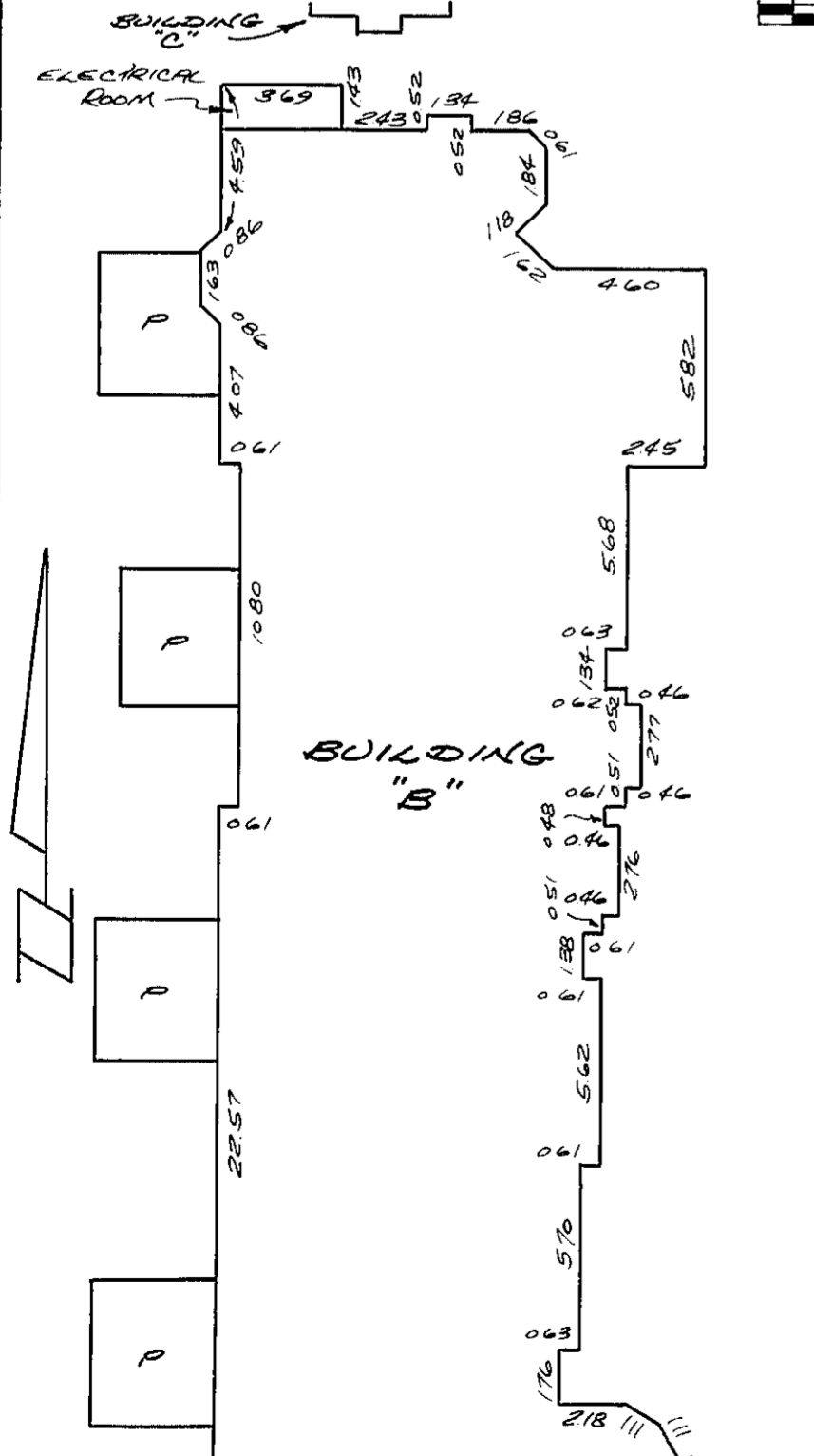
J.P.P.
Feb 23/99

88077-2

DETAIL.
BUILDINGS "B", "E" AND "K"

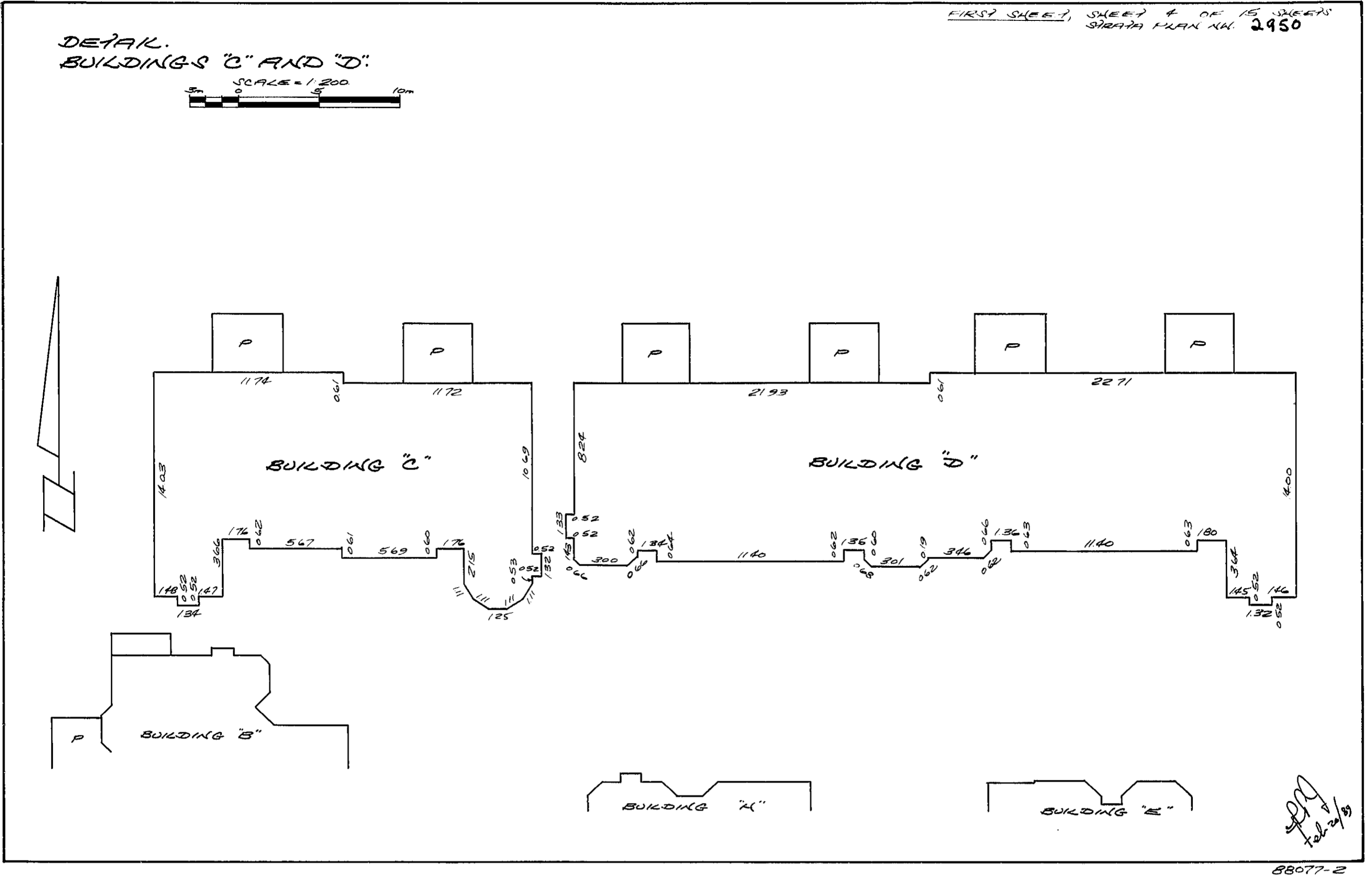
SCALE = 1/200

FIRST SHEET, SHEET 3 OF 15 SHEETS
STRATA PLAN NO. 2950



J.P.P.
Feb 23/99

88077-2



FIRST SHEET, SHEET 4 OF 15 SHEETS
STRATA PLAN NO. 2950

CONDOMINIUM ACT.

SECOND SHEET, SHEET 5 OF 15 SHEETS
STRATA PLAN NO. 2950

LOT NUMBER	SHEET NUMBER	FORM 1 SCHEDULE OF UNIT ENTITLEMENT	FORM 2 SCHEDULE OF INTEREST UPON DESTRUCTION	FORM 3 SCHEDULE OF VOTING RIGHTS
1	811	190	162	
2	811	190	169	
3	812	194	179	
4	812	181	165	
5	812	181	165	
6	812	190	178	
7	1013	191	183	
8	1013	194	181	
9	1013	170	163	
10	1013	171	161	
11	1013	171	161	
12	1013	191	183	
13	812	215	187	
14	812	195	178	
15	812	201	176	
16	811	197	176	
17	811	199	178	
18	811	195	178	
19	811	198	178	
20	811	191	169	
21	811	191	166	
22	811	190	169	
23	812	190	171	
24	812	206	183	
AGGREGATE		4582	4146	

OWNERS

1711 HOLDINGS LTD.

[Signature]
AUTHORIZED SIGNATORY

MORTGAGEES:

IMASCO ENTERPRISES INC.

[Signature]
AUTHORIZED SIGNATORY

BANK OF MONTREAL

[Signature]
AUTHORIZED SIGNATORY

T. F. SULLIVAN
11700 KENNEDY DRIVE
RICHMOND, B.C.
S.A. WOLB PROFESSOR

STATUTORY DECLARATION.

I, THE UNDERSIGNED DO SOLEMNLY DECLARE THAT

(1) I AM UNDERSIGNED AND THE DULY AUTHORIZED AGENT OF THE OWNER-DEVELOPER.

(2) THE STRATA PLAN IS ENTIRELY FOR RESIDENTIAL USE.

I 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.

DECLARED BEFORE ME AT VANCOUVER, BRITISH COLUMBIA, THIS 7th DAY OF MARCH, 1989.

[Signature]
A NOTARY PUBLIC IN AND FOR THE PROVINCE OF BRITISH COLUMBIA, A COMMISSIONER FOR TAKING AFFIDAVITS WITHIN BRITISH COLUMBIA.

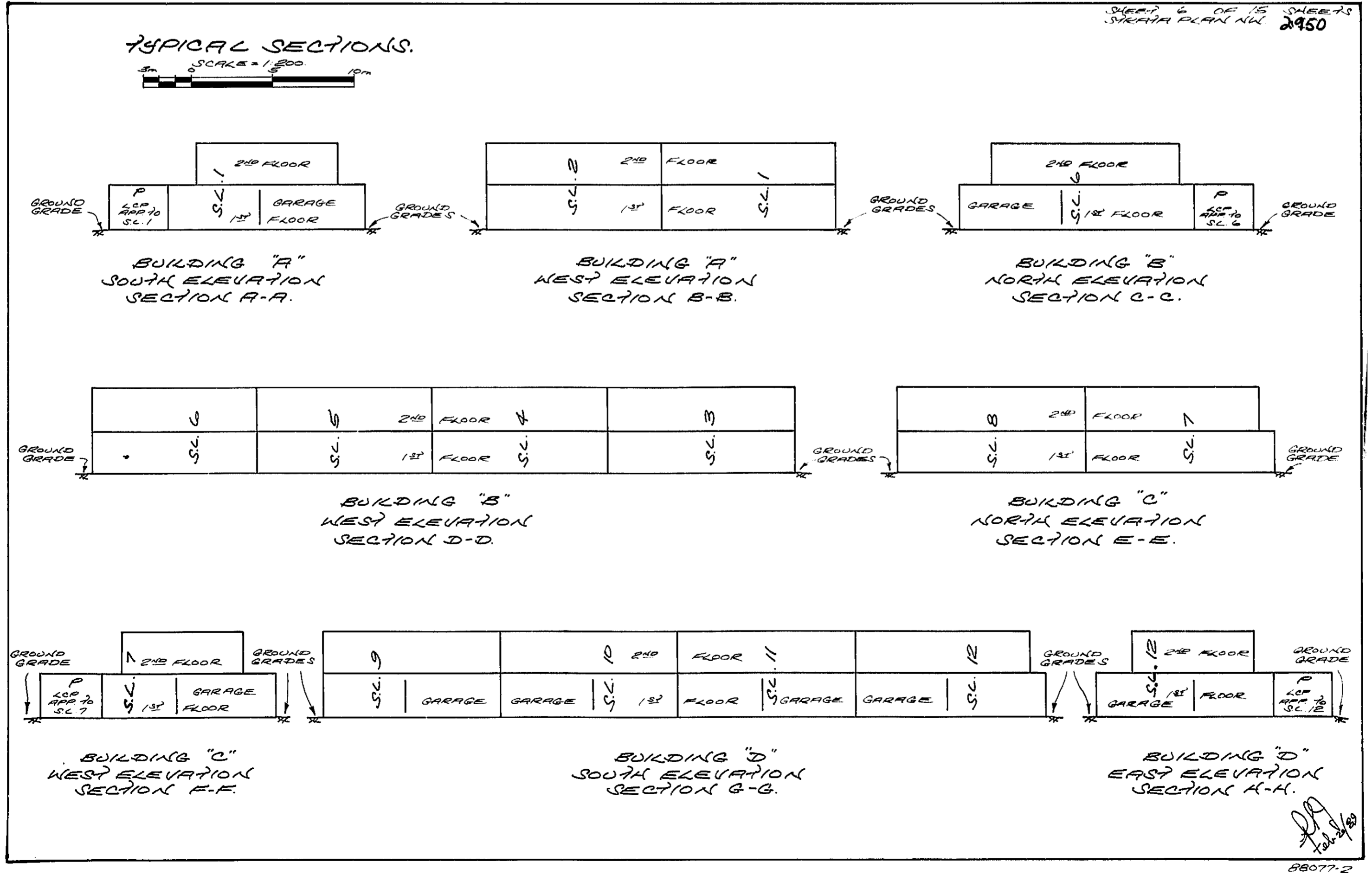
FORM 13
NEW DEVELOPMENT CERTIFICATE [SECTION 8(1)]

I, R.A. JUSTICE, BRITISH COLUMBIA LAND SURVEYOR, HEREBY CERTIFY THAT THE BUILDING SHOWN IN THIS STRATA PLAN WAS NOTED ON THIS 2nd DAY OF FEBRUARY 1989, HAD BEEN PREVIOUSLY OCCUPIED AT [ADDRESS], BRITISH COLUMBIA, THIS 2nd DAY OF FEBRUARY 1989.

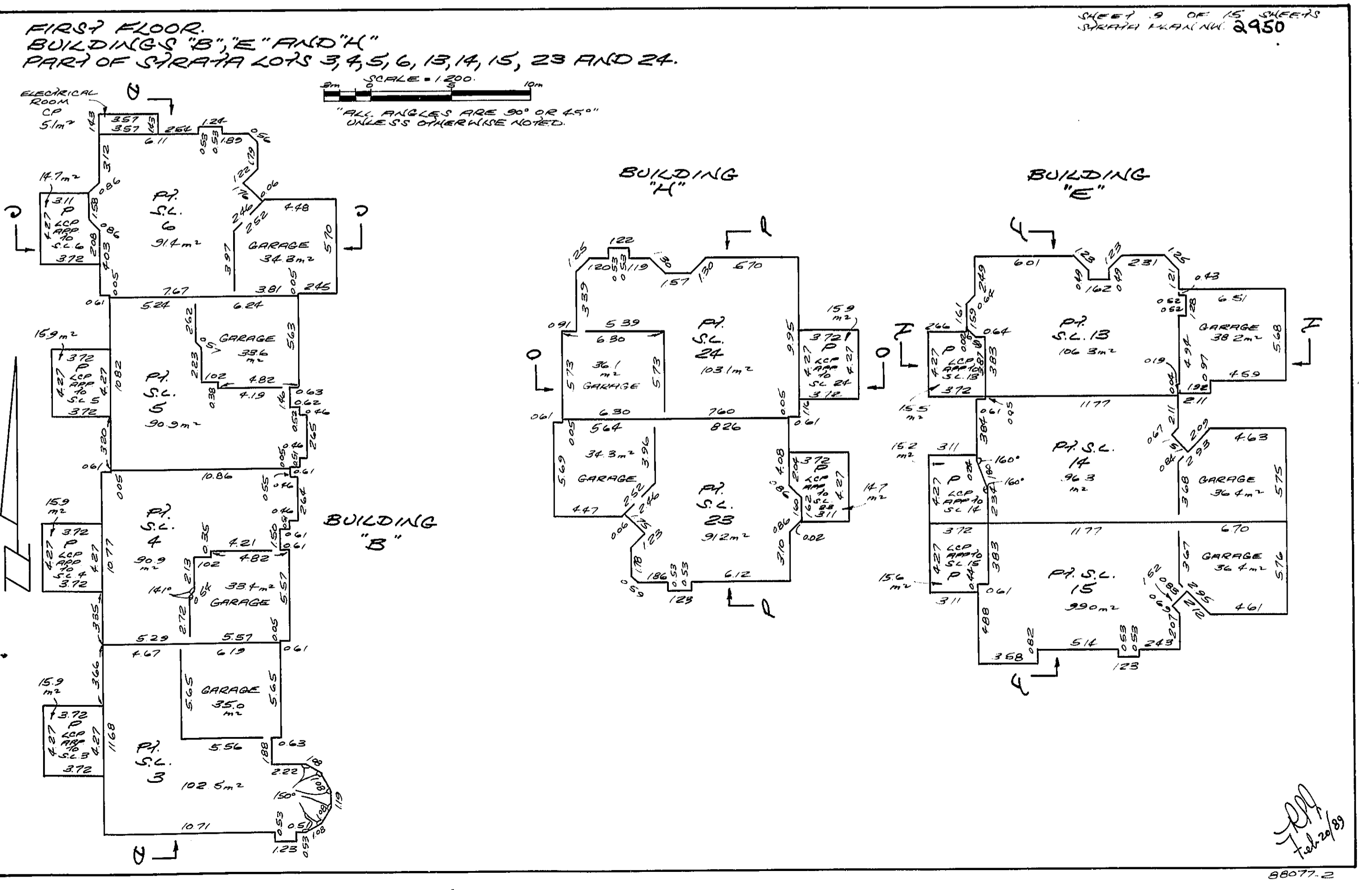
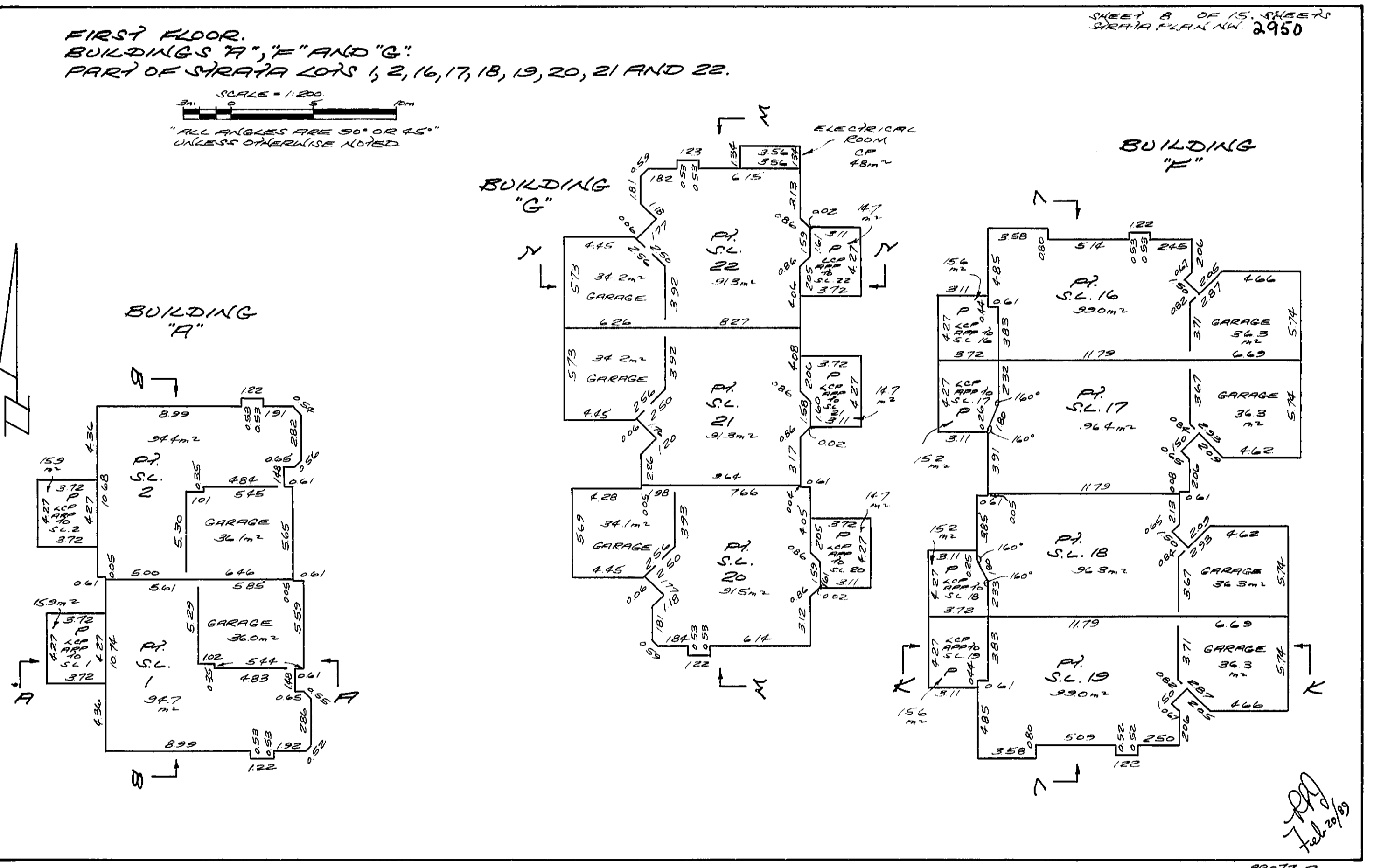
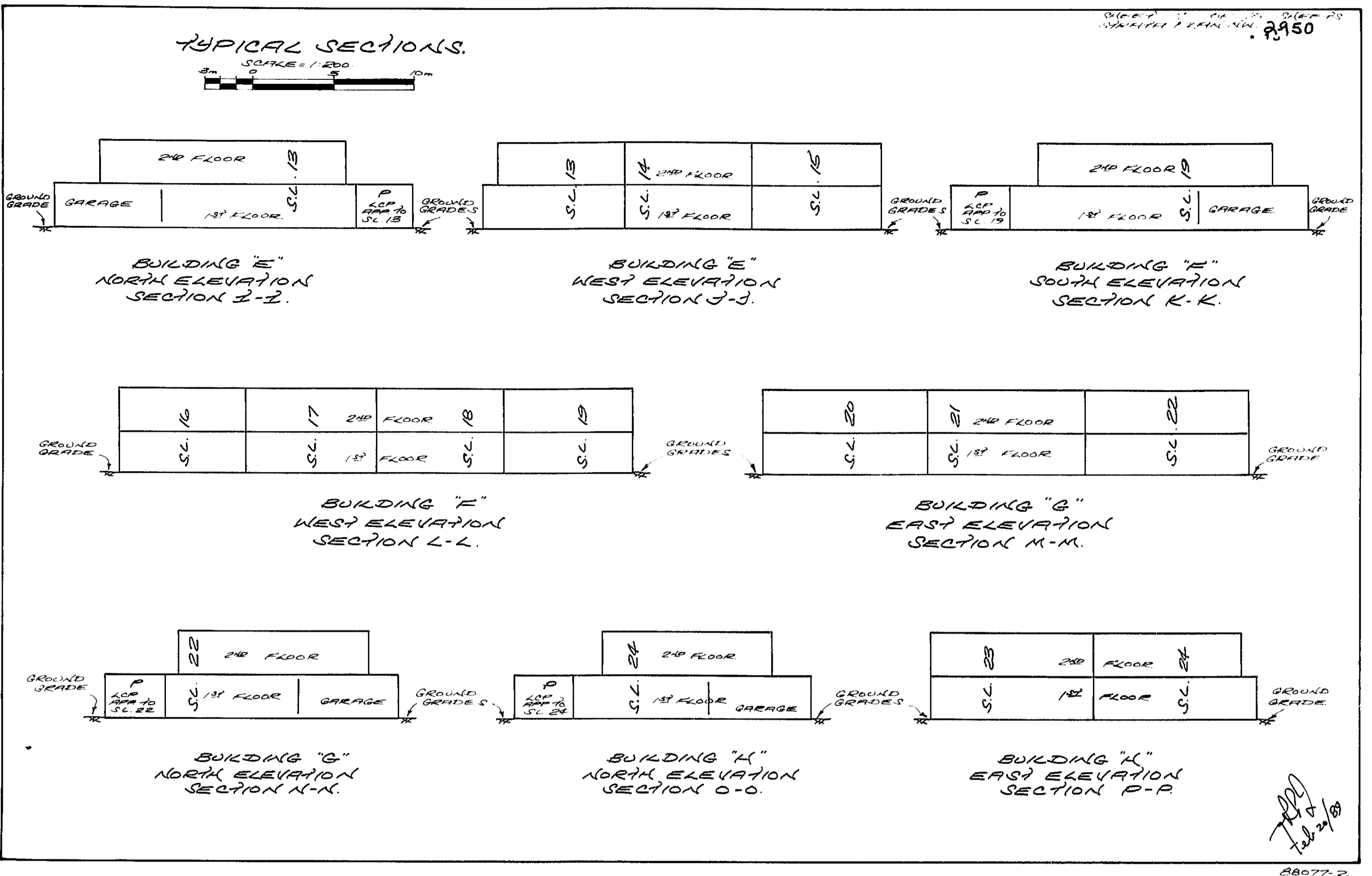
ACCEPTED AS TO FORMS 1, 2 AND 3
THIS 7th DAY OF MARCH 1989.

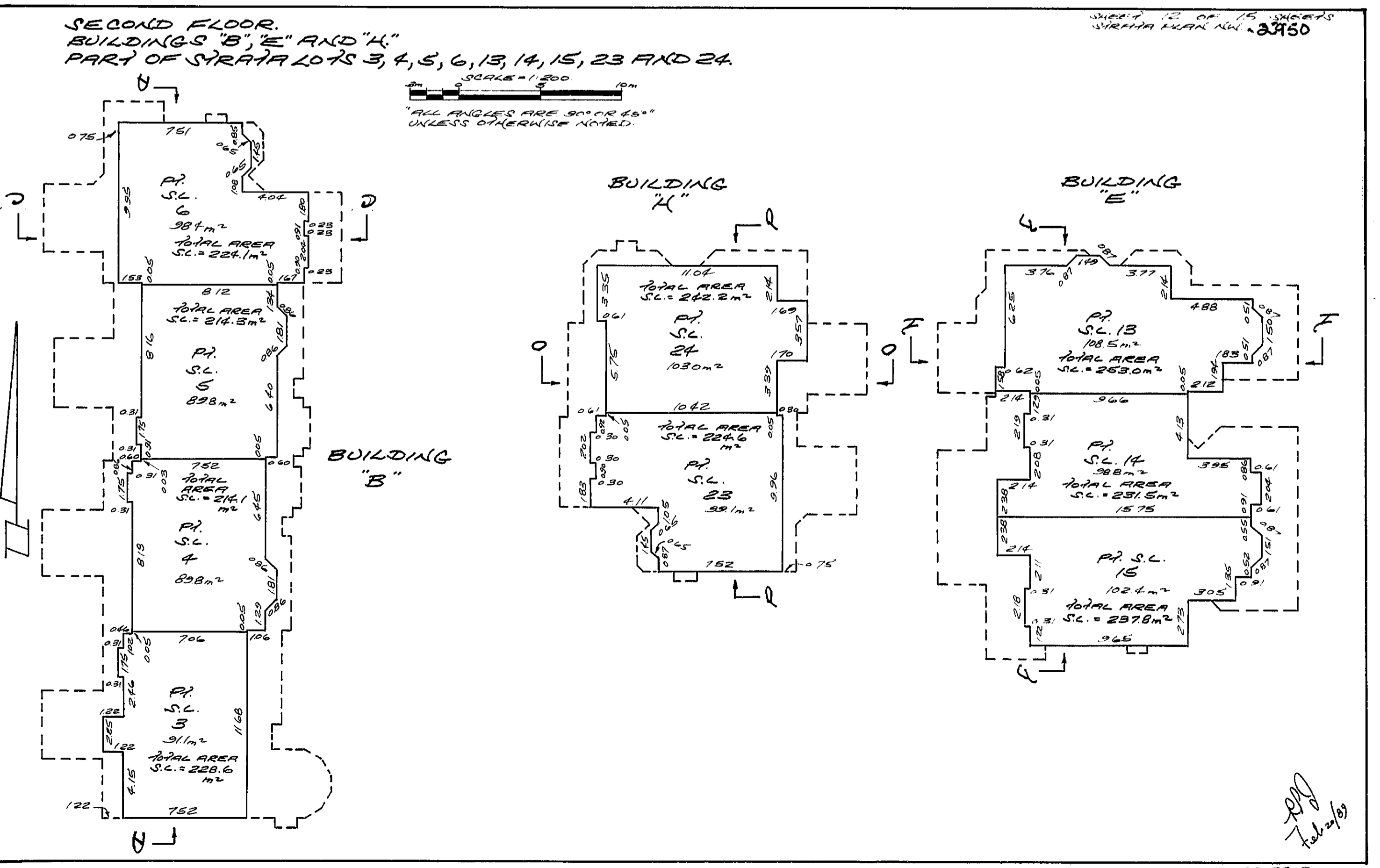
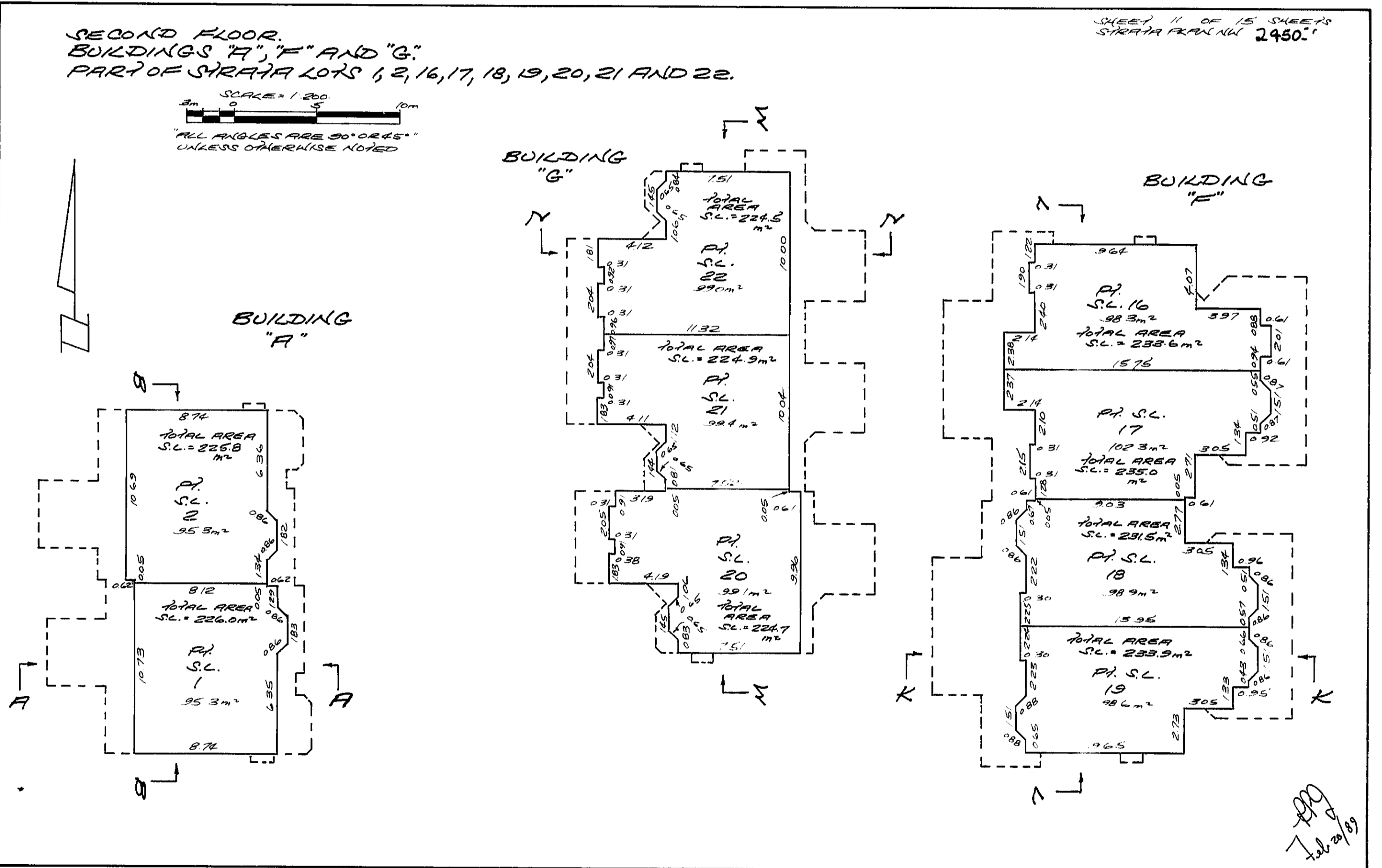
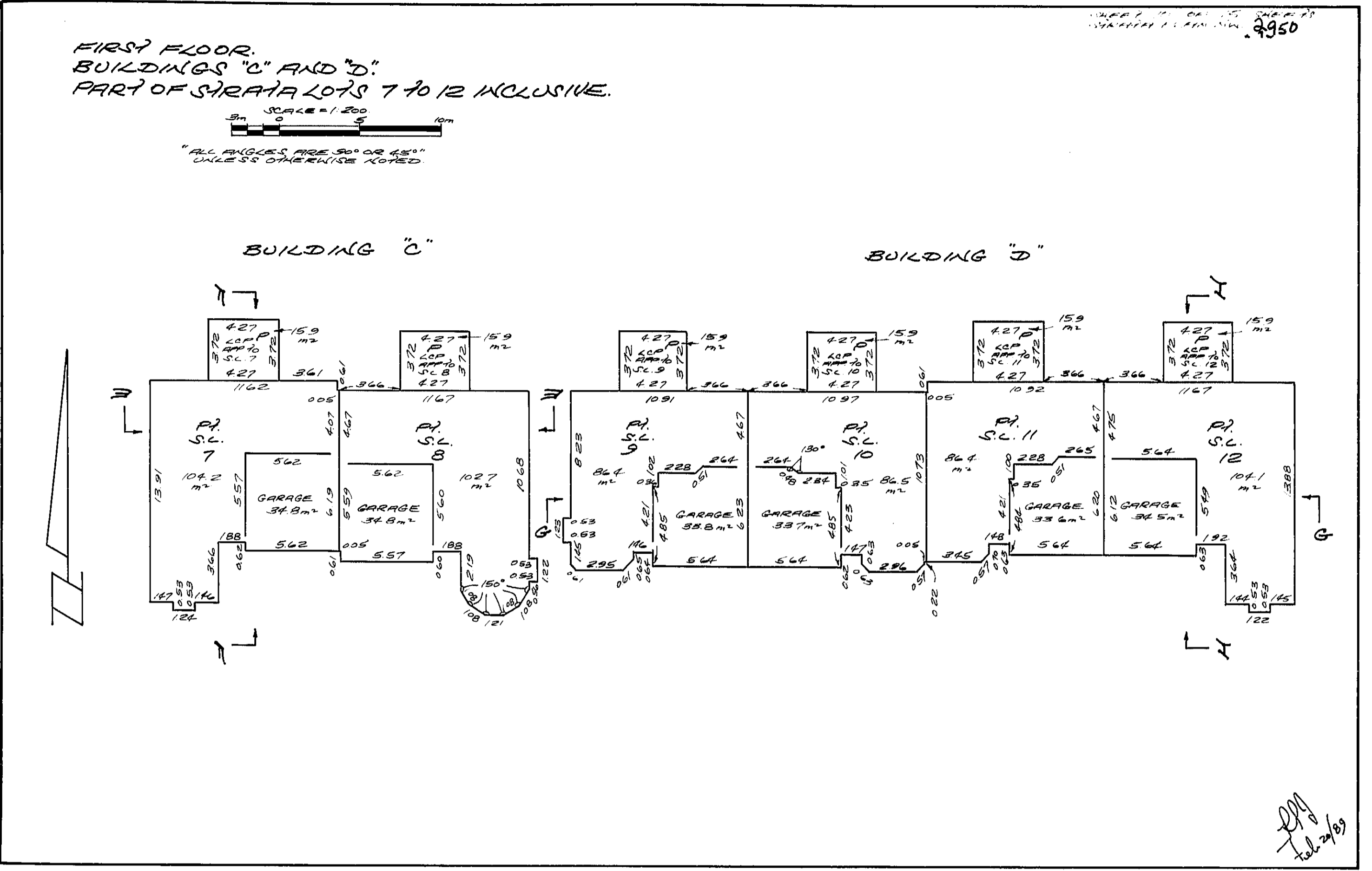
[Signature]
SUPERINTENDENT OF REAL ESTATE.

88077-2



SHEET 6 OF 15 SHEETS
STRATA PLAN NO. 2950







Spagnuolo & Company Real Estate Lawyers



Explanation of Amalgamation of Strata Plans Registration Number NWS3258

This charge is a Strata Plan created from the subdivision of those lands described on the first page. Think of a strata plan as a sketch of the building and lands.

This Strata Plan shows the location of buildings and common property, floor plans including parking levels, and building cross sections after the amalgamation of Strata Plans NWS2923 and NWS2950. Older Strata Plans will include additional information, including schedules of unit entitlement (i.e. each units overall share of the strata), records of bylaws & orders, and dealings affecting the common property.

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“we deliver peace of mind”

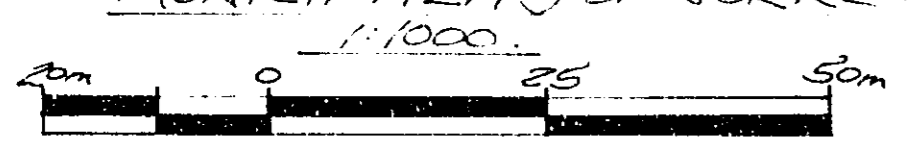
310-HOME (4663)

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EXPLANATORY STRATA PLAN OF THE AMALGAMATION OF STRATA PLANS N.W. 2923 AND N.W. 2950 SEC. 7 T.P. 2 N.W.D. STRATA PLAN NW 3258

SECOND SHEET SHEET 2 OF 4 SHEETS STRATA PLAN NW 3258



MUNICIPALITY OF SURREY
 THE ADDRESS FOR SERVICE OF DOCUMENTS OF STRATA CORPORATION IS:
 THE OWNERS EXPLANATORY STRATA PLAN NW 3258
 96 670-1665 H. BROADWAY,
 VANCOUVER, B.C.
 CIVIC ADDRESS:
 #6101 - #6169 BOUNDARY DRIVE WEST,
 SURREY, B.C.

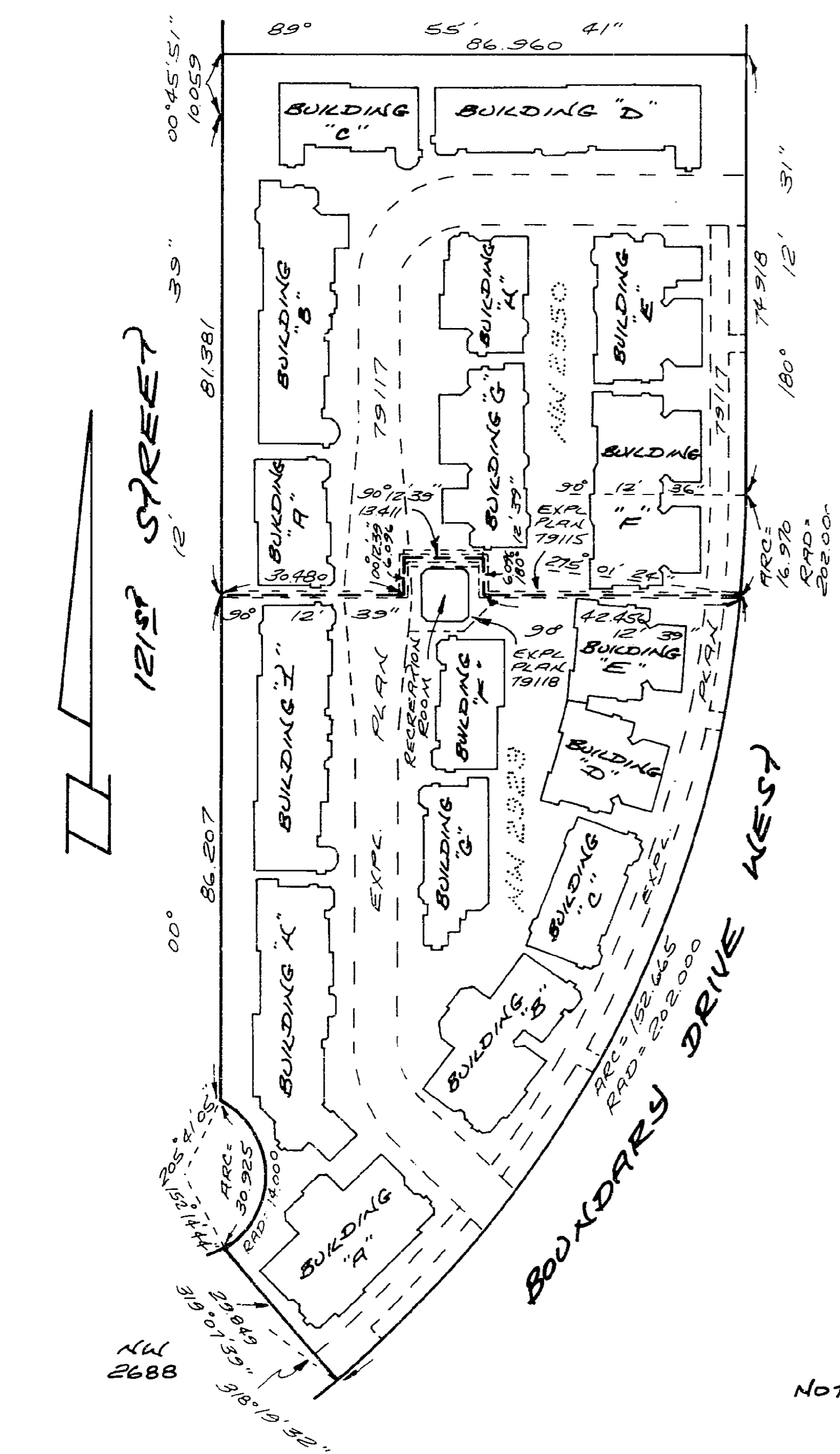
DEPOSITED AND REGISTERED IN THE LAND TITLE OFFICE AT NEW WESTMINSTER, B.C. THIS 8th DAY OF JUNE 1998

E.J. Ravenpernak
 REGISTRAR
 Ref. No. AD148530 to AD148577
 AMALGAMATION AGREEMENT
 AD148527

CONDOMINIUM ACT

ACCEPTED AS TO FORMS 1, 2 AND 3

Ernie Kirby
 SUPERINTENDENT OF MORTGAGES
 Real Estate
 Jan 90/5/07



14-326-m3

THE COMMON SEAL OF THE OWNERS STRATA PLAN NW 2950 WAS HEREBY AFFIXED IN THE PRESENCE OF

 MEMBER OF COUNCIL

 MEMBER OF COUNCIL

 MEMBER OF COUNCIL

 MEMBER OF COUNCIL

NOTE: FOR SIZE, AREA AND ELEVATION OF STRATA LOTS SEE STRATA PLANS NW 2923 AND NW 2950 RESPECTIVELY

VERIFIED CORRECT ACCORDING TO LAND TITLE OFFICE RECORDS THIS 30th DAY OF OCTOBER 1998

JUSTICE, LAMMERTS & ASSOC.
 B.C. LAND SURVEYORS
 14649 108th AVE.
 SURREY, B.C.

Rob Justice
 SURVEYOR

88077-3

NEW LOT NO.	FROM		FORM 1	FORM 2	FORM 3
	LOT NO.	STRATA PLAN	SCHEDULE OF UNIT ENTITLEMENT?	SCHEDULE OF INTEREST UPON DESTRUCTION?	SCHEDULE OF VOTING RIGHTS
1	1	2923	205	176	
2	2	2923	204	175	
3	3	2923	205	176	
4	4	2923	204	176	
5	5	2923	204	175	
6	6	2923	191	169	
7	7	2923	195	171	
8	8	2923	195	171	
9	9	2923	195	171	
10	10	2923	196	171	
11	11	2923	198	172	
12	12	2923	197	171	
13	13	2923	171	154	
14	14	2923	171	154	
15	15	2923	171	154	
16	16	2923	198	169	
17	17	2923	190	168	
18	18	2923	192	169	
19	19	2923	192	169	
20	20	2923	192	169	
21	21	2923	194	170	
22	22	2923	181	164	
23	23	2923	181	164	
24	24	2923	196	171	
25	1	2950	190	168	
26	2	2950	190	168	
27	3	2950	194	170	
28	4	2950	181	164	
29	5	2950	181	164	
30	6	2950	190	168	
31	7	2950	191	178	
32	8	2950	194	179	
33	9	2950	170	159	
34	10	2950	171	159	
35	11	2950	171	159	
36	12	2950	191	178	
37	13	2950	215	180	
38	14	2950	195	171	
39	15	2950	201	174	
40	16	2950	197	172	
41	17	2950	199	173	
42	18	2950	195	171	
43	19	2950	198	172	
44	20	2950	191	169	
45	21	2950	191	169	
46	22	2950	190	168	
47	23	2950	190	168	
48	24	2950	206	176	
AGGREGATE			9202	8126	

Rob Justice
 Oct 27/98

88077-3

RECORD OF BY-LAWS AND ORDERS, ETC.

FILING		DOCUMENT	
NUMBER	DATE	DATE	NATURE AND PARTICULARS
AD 148521	8.06.90	@ 11:29	AMALGAMATION AGREEMENT CHANGE OF BYLAWS

*DEALINGS AFFECTING THE
COMMON PROPERTY.*

REGISTRATION		DOCUMENT	
NUMBER	DATE	DATE	NATURE AND PARTICULARS
			HERE TO IS ANNEXED EASEMENT Y116425 OVER (PLAN 70011) LOT 52 PLAN 09619
			NOTICE UNDER SECTION 40 LTA, SEE AB 116010
			THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 29 OF THE MUNICIPAL ACT SEE AB 167384 EXPIRES AUGUST 18, 1990
Y116426	23.07.1985 @ 9:15		COVENANT DISTRICT OF SURREY SECTION 215 LTA AS TO PART FORMERLY LOT 67617 INTER ALIA (STRATA PLAN NW 2923)
AB 183923	09.09.1988 @ 12:15		COVENANT DISTRICT OF SURREY SECTION 215 LTA INTER ALIA
AC 10903	16.01.1989 14:03		STATUTORY RIGHT OF WAY B.C. GAS INC. INTER ALIA AS TO PART FORMERLY STRATA PLAN NW 2950 INTER ALIA
AC 62687	20.03.1989 @ 13:46		STATUTORY RIGHT OF WAY B.C. GAS INC. (# 74280) AS TO PART FORMERLY STRATA PLAN NW 2923 INTER ALIA

DP
Oct 30/89
88077-3

DP
Oct 30/89