

**STRATA PLAN OF PART OF LOT 2
SEC. 29, B5N, R1W,
N.W.D. PLAN 83878
MUNICIPALITY OF SURREY**

**PHASE I
STRATA PLAN N.W. 3291
Re P. A0179718¹⁹ A0179779**

DEPOSITED AND REGISTERED IN THE LAND
TITLE OFFICE AT NEW WESTMINSTER B.C.
THIS 25 DAY OF JULY 1990

F. J. Power
REGISTRAR

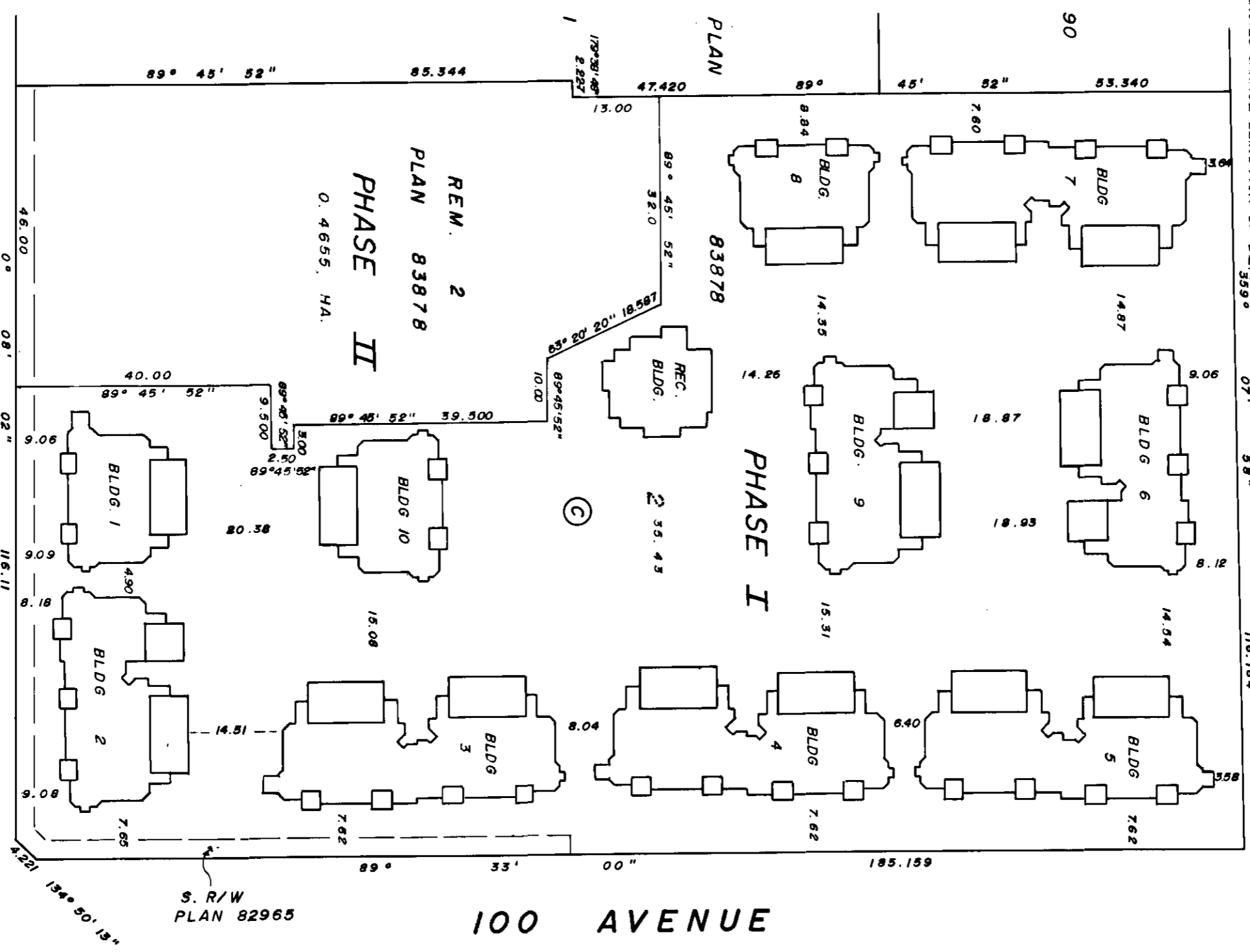
CIVIC ADDRESS :
10038 150th STREET
SURREY B.C.

SCALE : 1 : 750
ALL DISTANCES ARE IN METRES.

- PT DENOTES STRATA PART
- S.L. DENOTES STRATA LOT
- ⊕ DENOTES ELECTRICAL ROOM BEING COMMON PROPERTY.
- ⊙ DENOTES COMMON PROPERTY
- m² DENOTES SQUARE METRES
- (P-1) DENOTES PATIO BEING LIMITED COMMON PROPERTY FOR THE EXCLUSIVE USE OF S.L. 1
- (B-1) DENOTES BALCONY BEING LIMITED COMMON PROPERTY FOR THE EXCLUSIVE USE S.L. 1
- G.P.T. 4 DENOTES GARAGE BEING PART OF S.L. 4

(PK-1) DENOTES PARKING STALL BEING LIMITED COMMON PROPERTY FOR THE EXCLUSIVE USE OF S.L. 1

NOTE : AREA OF GARAGES ARE NOT PART OF THE UNIT ENTITLEMENT CALCULATIONS



DECLARATION OF INTENTION TO CREATE
A STRATA PLAN BY-PHASE DEVELOPMENT
(FORM E) FILED THIS 25th DAY OF JULY 1990
UNDER NUMBER A0179716

150 STREET

100 AVENUE

THE ADDRESS FOR SERVICE OF DOCUMENTS
ON THE STRATA CORPORATION IS:
THE OWNERS, STRATA PLAN N.W. 3291
C/O 1800 SPYGLASS PLACE
VANCOUVER, B.C.

THIS PLAN LIES WITHIN THE GREATER
VANCOUVER REGIONAL DISTRICT

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 OF THAT PARCEL.
DATED AT SURREY, B.C.
THIS 22nd DAY OF MAY 1990

D. J. Dyck
D.YCK AND ASSOCIATES
208-6645 KING GEORGE HWY.
SURREY, B.C. V3W 4Z9
594 - 7527
B.C.L.S.
FILE : 89-1158

PHASE I
STRATA PLAN N.W. 3291

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	
1	4	1368	157		1
2	4	1573	181		2
3	4	1361	157		3
4	4	1573	181		4
5	5	1361	157		5
6	5	1573	181		6
7	5	1306	150		7
8	5	1572	181		8
9	5	1361	157		9
10	5	1573	181		10
11	6	1368	157		11
12	6	1573	181		12
13	6	1303	150		13
14	6	1569	181		14
15	6	1306	150		15
16	6	1572	181		16
17	6	1361	157		17
18	6	1573	181		18
19	7	1368	157		19
20	7	1573	181		20
21	7	1306	150		21
22	7	1572	181		22
23	7	1302	150		23
24	7	1569	181		24
25	7	1361	157		25
26	7	1573	181		26
27	8	1361	157		27
28	8	1573	181		28
29	8	1306	150		29
30	8	1572	181		30
31	8	1302	150		31
32	8	1569	181		32
33	8	1368	157		33
34	8	1573	181		34
35	9	1361	157		35
36	9	1573	181		36
37	9	1306	150		37
38	9	1572	181		38
39	9	1368	157		39
40	9	1573	181		40
41	10	1368	157		41
42	10	1573	181		42
43	10	1306	150		43
44	10	1572	181		44
45	10	1302	150		45
46	10	1569	181		46
47	10	1361	157		47
48	10	1573	181		48
49	11	1361	157		49
50	11	1573	181		50
51	11	1361	157		51
52	11	1573	181		52
53	12	1361	157		53
54	12	1573	181		54
55	12	1306	150		55
56	12	1572	181		56

Handwritten signature

22nd MAY 1990

FILE : 89 - 1158

PHASE I STRATA PLAN NW. 3291

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 INTEREST UPON DESTRUCTION	SCHEDULE OF VOTING RIGHTS No OF VOTES	
57	12	1361	157		57
58	12	1573	181		58
59	13	1361	157		59
60	13	1573	181		60
61	13	1361	157		61
62	13	1573	181		62
AGGREGATE		90353	10401		

I HEREBY CERTIFY THAT THE COMMON FACILITY, RECREATION BUILDING WHICH ACCORDING TO FORM E TO THE ACT WAS TO HAVE BEEN CONSTRUCTED IN CONJUNCTION WITH THIS PHASE HAS BEEN SATISFACTORILY PROVIDED FOR.
 DATED THIS 17th DAY OF July 1990

Joe San.
 APPROVING OFFICER MUNICIPALITY OF SURREY

APPROVED AS PHASE I OF A TWO PHASE STRATA PLAN UNDER THE CONDOMINIUM ACT DATED THIS 17th DAY OF July 1990

Joe San.
 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.

Ralf Schmittke
 RALF SCHMITTKE

DECLARED BEFORE ME AT Vancouver, B.C. THIS 22nd DAY OF June 1990

Colin P. McInerney
 COLIN P. MCINERNEY
 A COMMISSIONER FOR TAKING AFFIDAVITS WITHIN THE PROVINCE OF BRITISH COLUMBIA
1580 - 1040 WEST 46TH ST. Vancouver, B.C.

ACCEPTED AS TO FORMS 1, 2 AND 3 THIS 23rd DAY OF July 1990

Boots
 SUPERINTENDENT OF REAL ESTATE

OWNER
 POLYGON HOLDINGS LTD.

M. Auburn
 AUTHORIZED SIGNATORY M. AUBURN

R. Schmittke
 AUTHORIZED SIGNATORY R. SCHMITTKE

WITNESS *Jane Wong*
 1800 SPRING AVE JANE WONG
 ADDRESS *Protect Co-ordinator*
 OCCUPATION

MORTGAGEE:
 BANK OF NOVA SCOTIA

Donald R. German
 AUTHORIZED SIGNATORY DONALD R. GERMAN

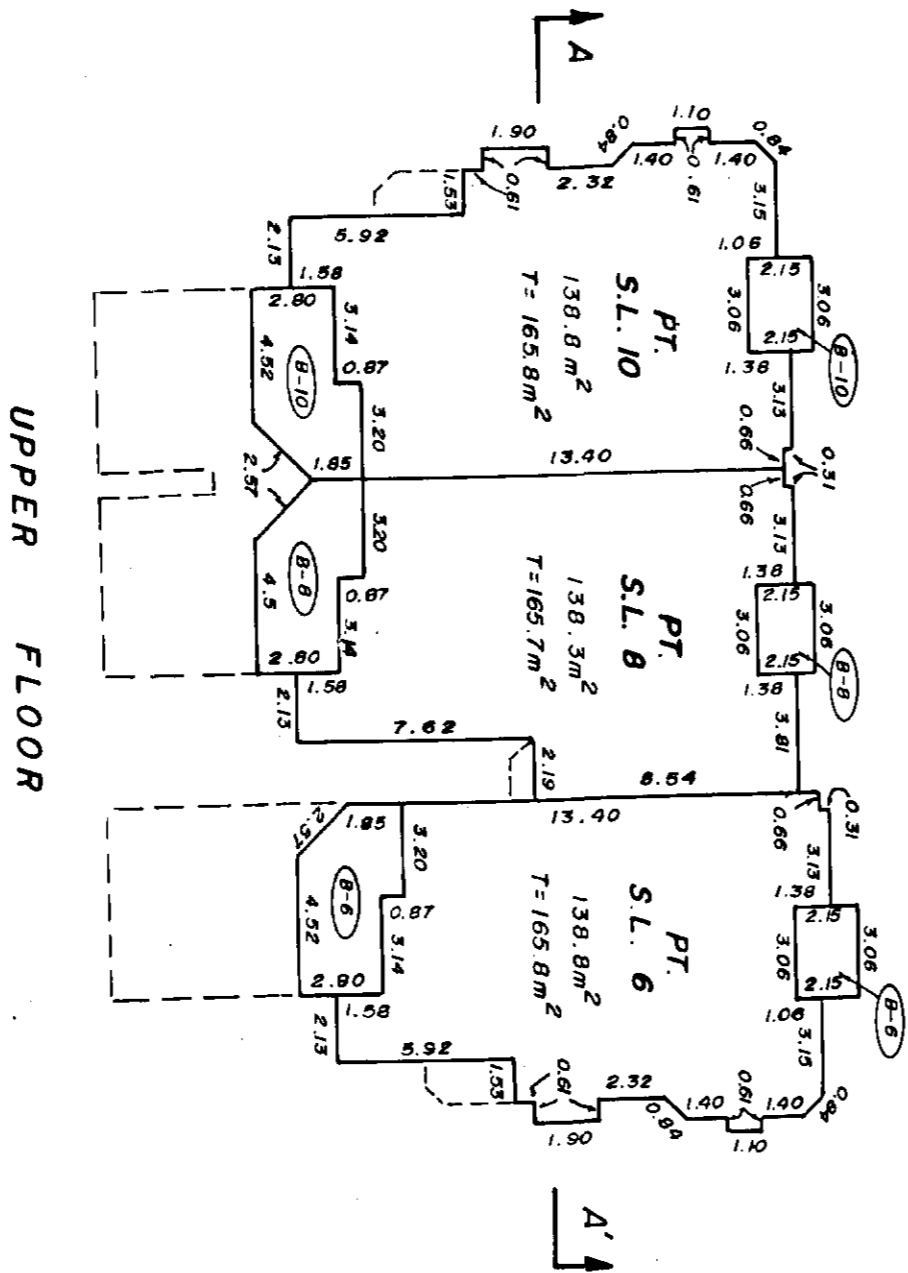
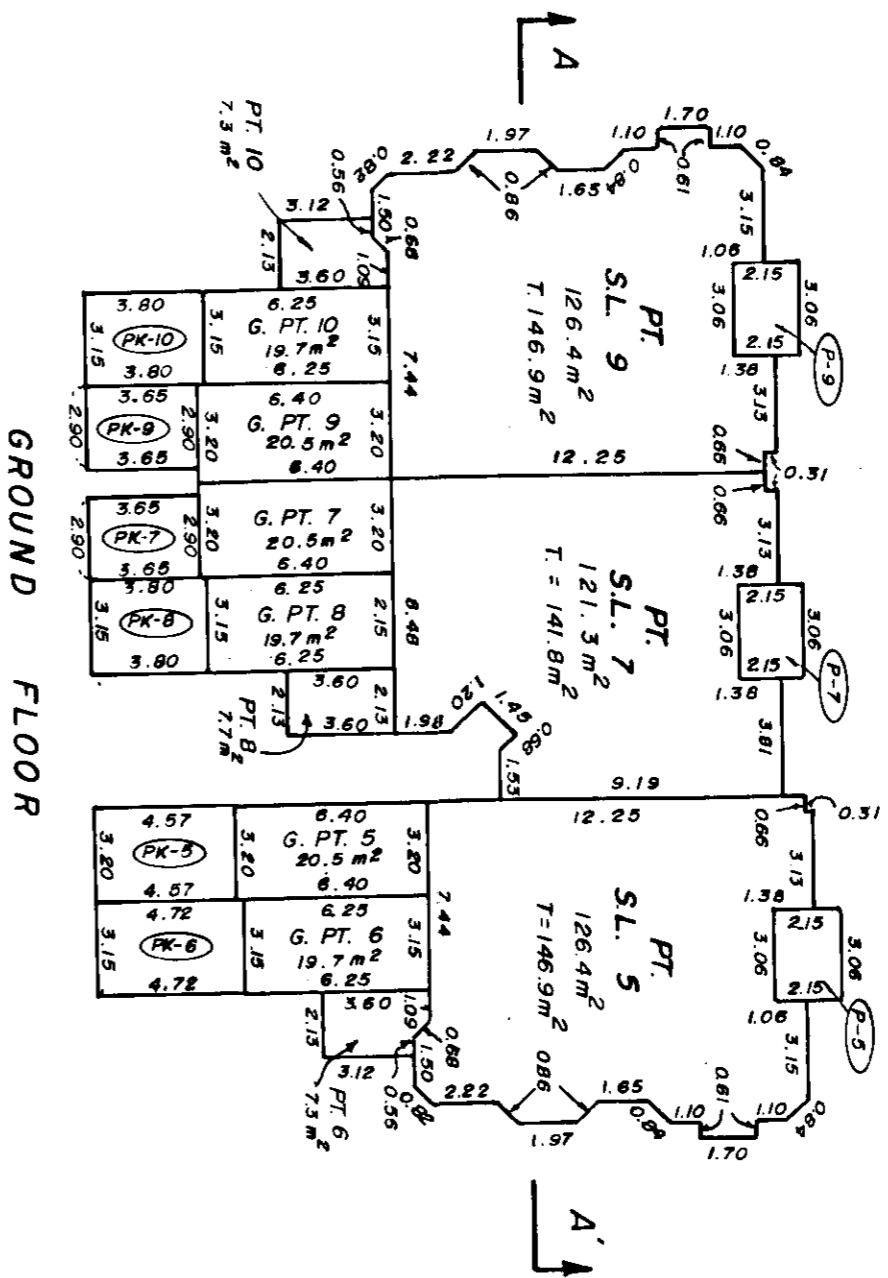
AUTHORIZED SIGNATORY:
Robert Stewart
 WITNESS *Robert Stewart*
 4510 West Vancouver St S.N. STEWART
 ADDRESS AND OCCUPATION

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 22nd DAY OF MAY 1990 BEEN PREVIOUSLY OCCUPIED.
 DATED AT SURREY. THIS 22nd DAY OF MAY 1990

D. Dyck
 D.J. DYCK
 B.C.L.S.

PHASE I
STRATA PLAN N.W. 3291

FLOOR PLANS AND SECTIONS
SCALE: 1:250
BUILDING 2



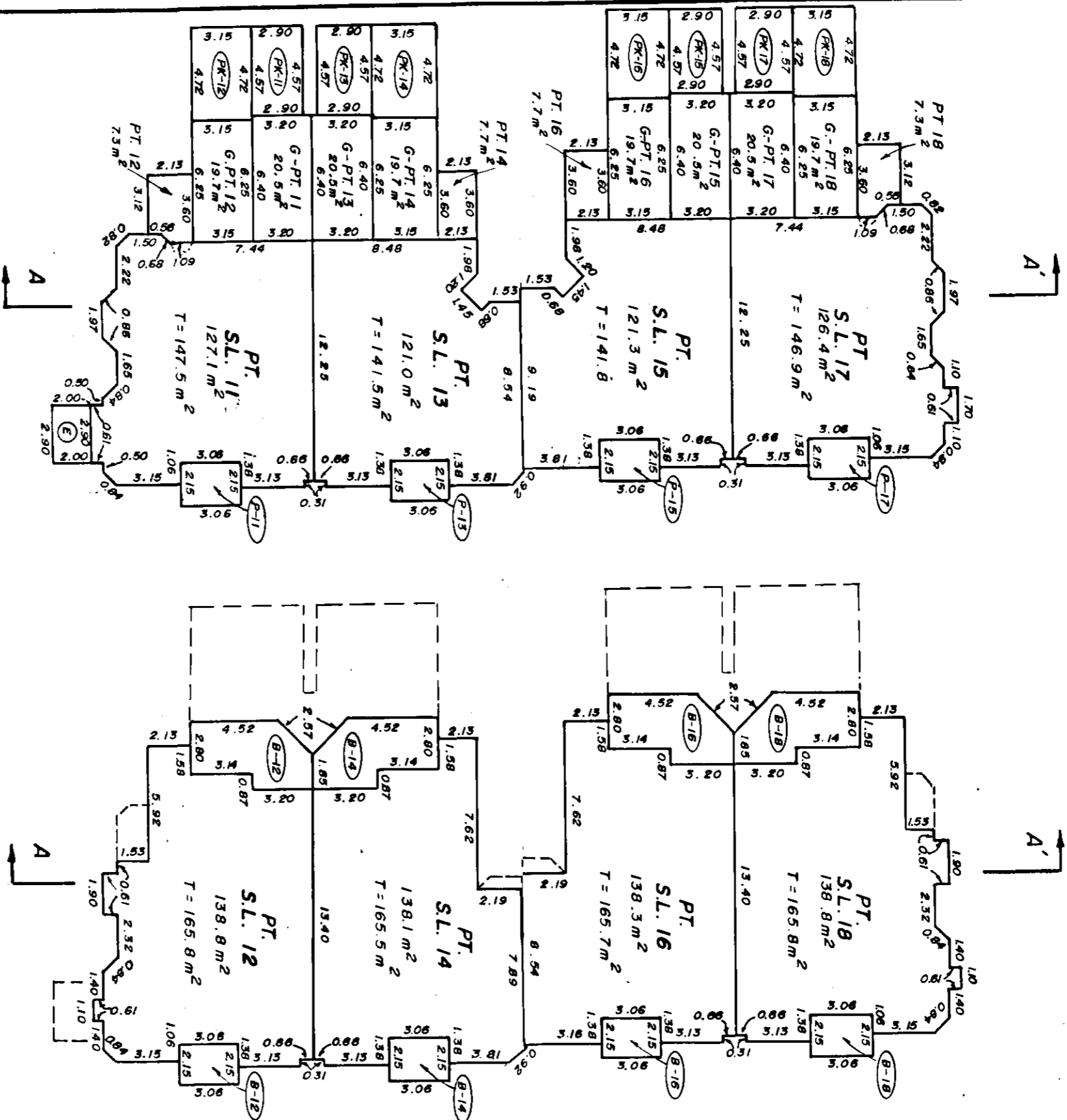
S.L. 10	S.L. 8	S.L. 6
S.L. 9	S.L. 7	S.L. 5

UPPER FLOOR
GROUND FLOOR

SECTION A-A

FLOOR PLANS AND SECTIONS
SCALE 1:250
BUILDING 3

PHASE I
STRATA PLAN N.W. 3291



GROUND FLOOR

UPPER FLOOR

S.L. 12	S.L. 14	S.L. 16	S.L. 18
S.L. 11	S.L. 13	S.L. 15	S.L. 17

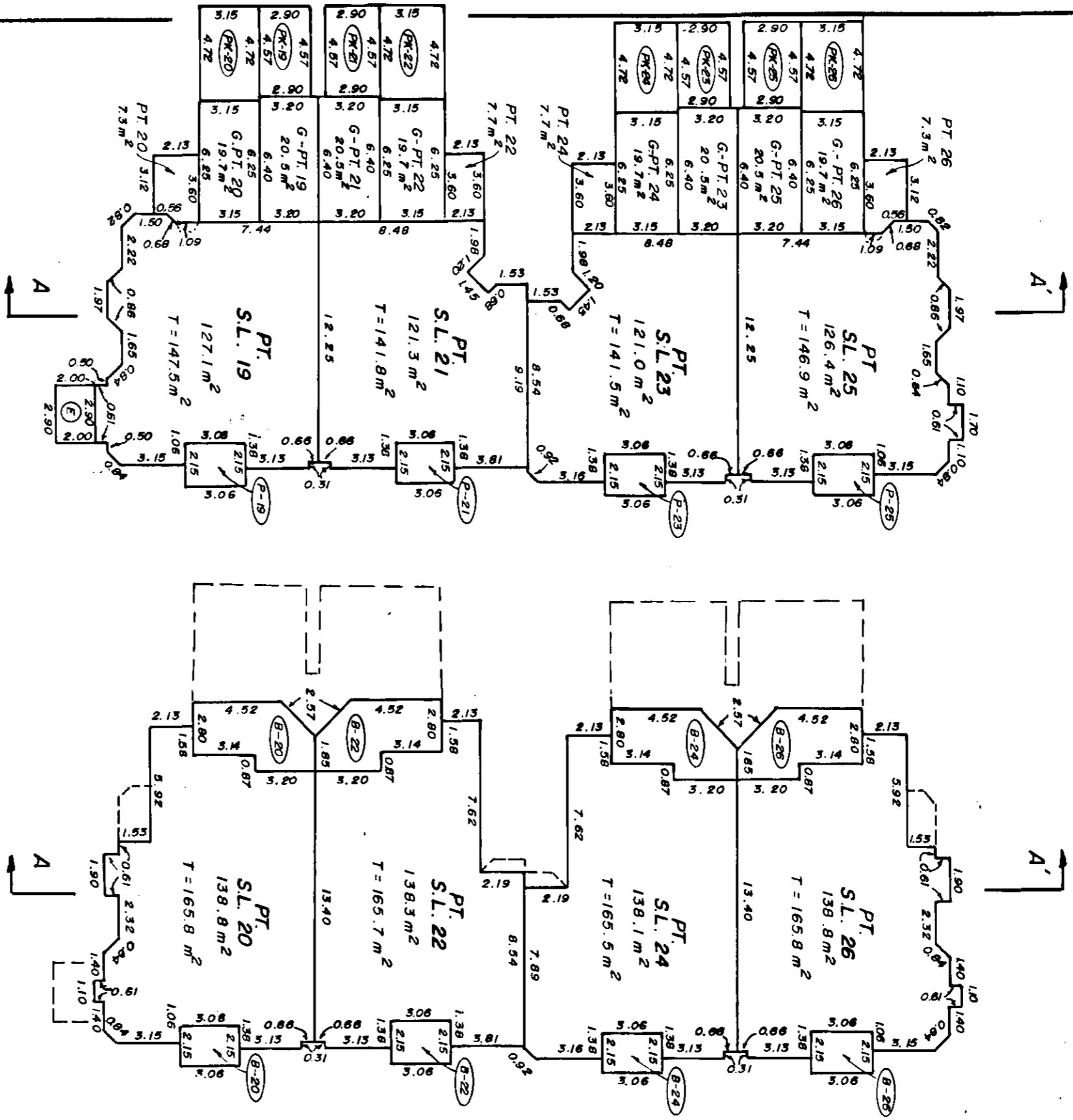
SECTION A - A'

UPPER FLOOR
GROUND FLOOR

22nd MAY 1990
FL P. 00-115A

FLOOR PLANS AND SECTIONS
SCALE 1:250
BUILDING 4

PHASE I
STRATA PLAN N.W. 3291



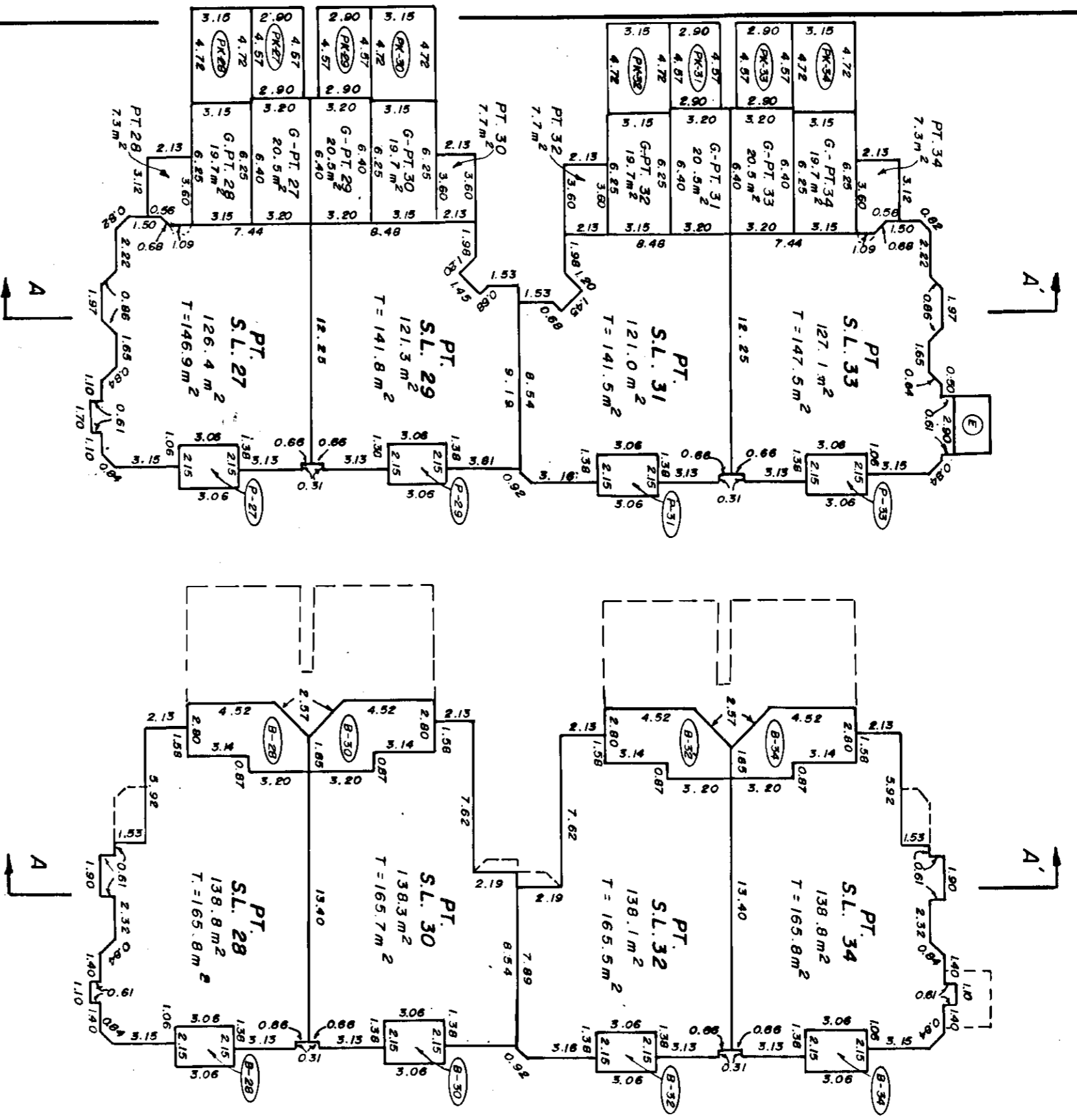
S.L. 20	S.L. 22	S.L. 24	S.L. 26
S.L. 19	S.L. 21	S.L. 23	S.L. 25

SECTION A - A'

UPPER FLOOR
GROUND FLOOR

PHASE I
STRATA PLAN N.W. 3291

FLOOR PLANS AND SECTIONS
SCALE 1:250
BUILDING 5



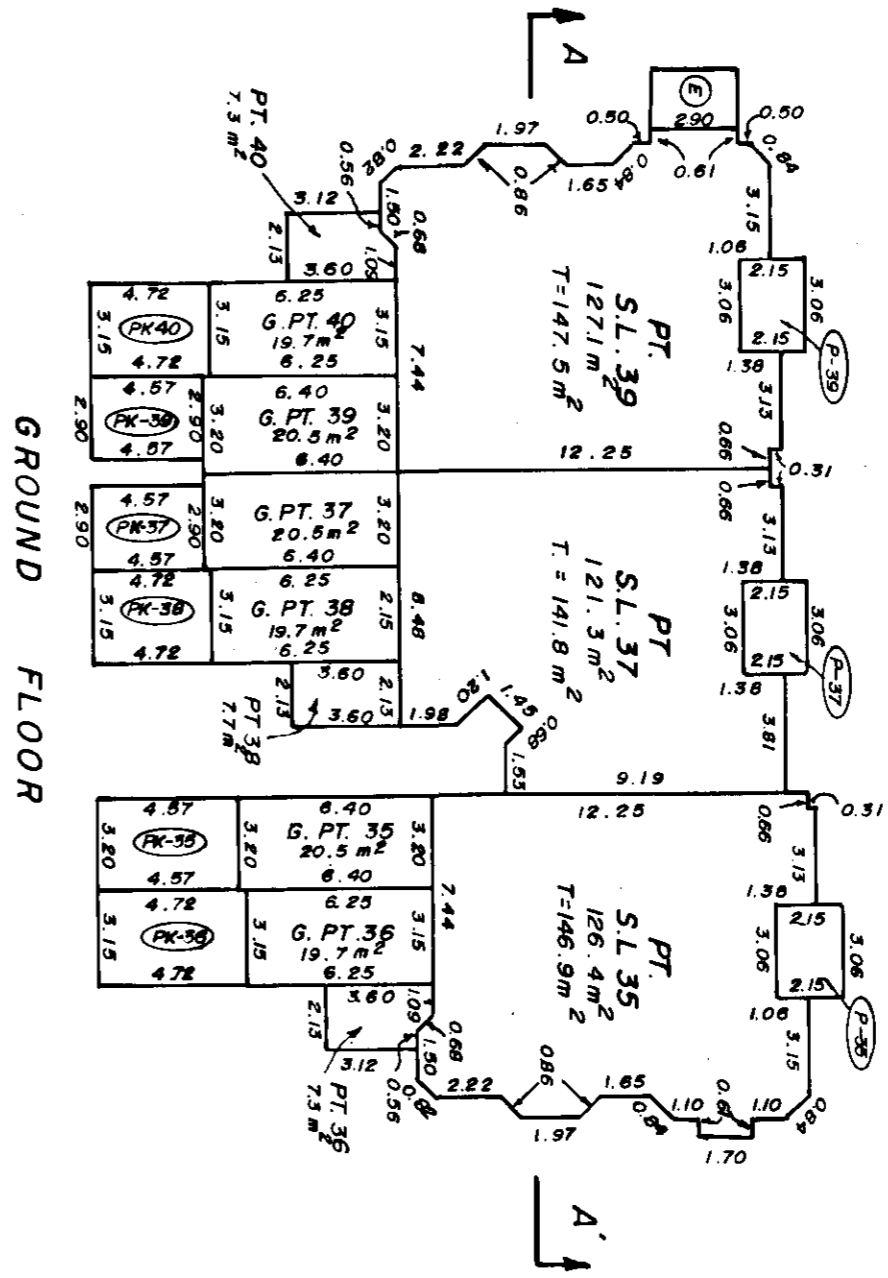
SECTION A - A'

GROUND FLOOR	UPPER FLOOR
S.L. 28	S.L. 30
S.L. 27	S.L. 31
	S.L. 32
	S.L. 34

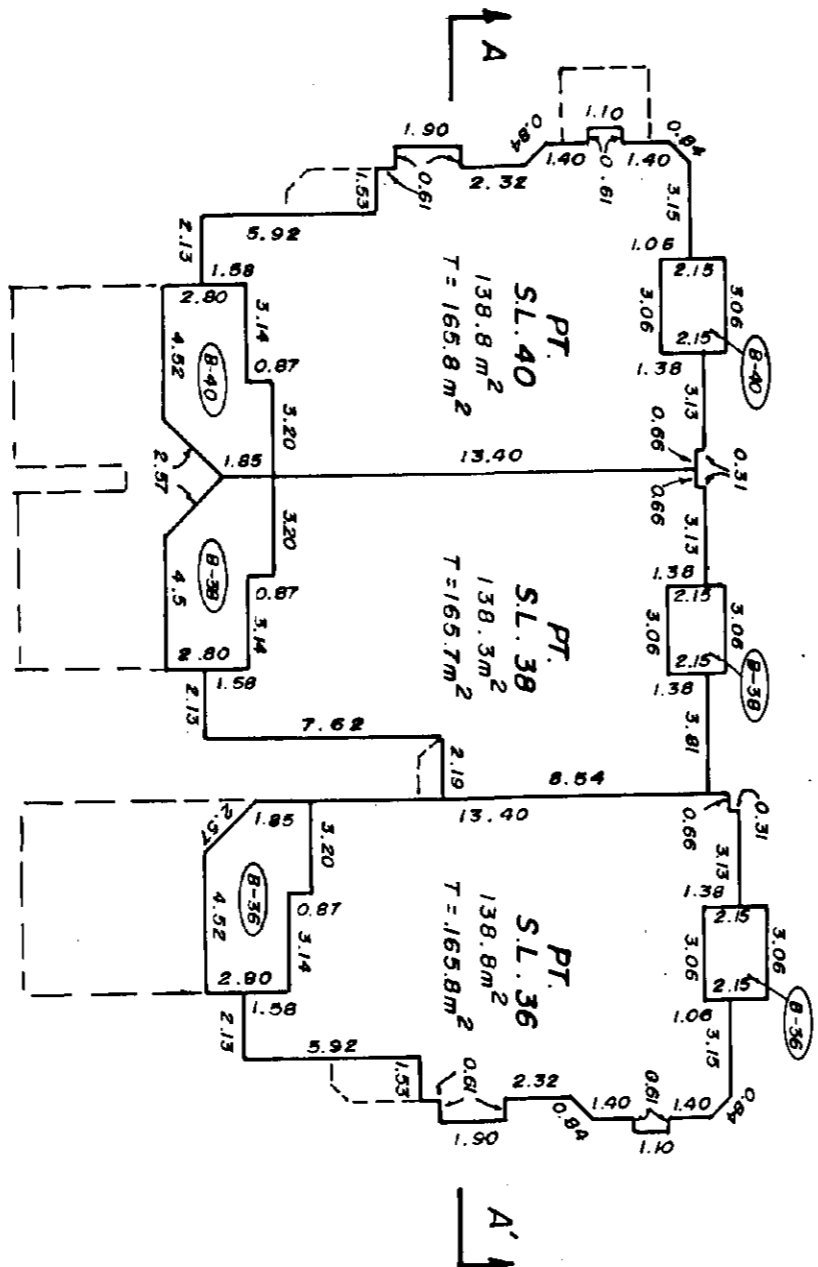
UPPER FLOOR
GROUND FLOOR

PHASE I
STRATA PLAN NWS 3291

FLOOR PLANS AND SECTIONS
SCALE 1:250
BUILDING 6



GROUND FLOOR



UPPER FLOOR

S.L. 40	S.L. 38	S.L. 36
S.L. 39	S.L. 37	S.L. 35

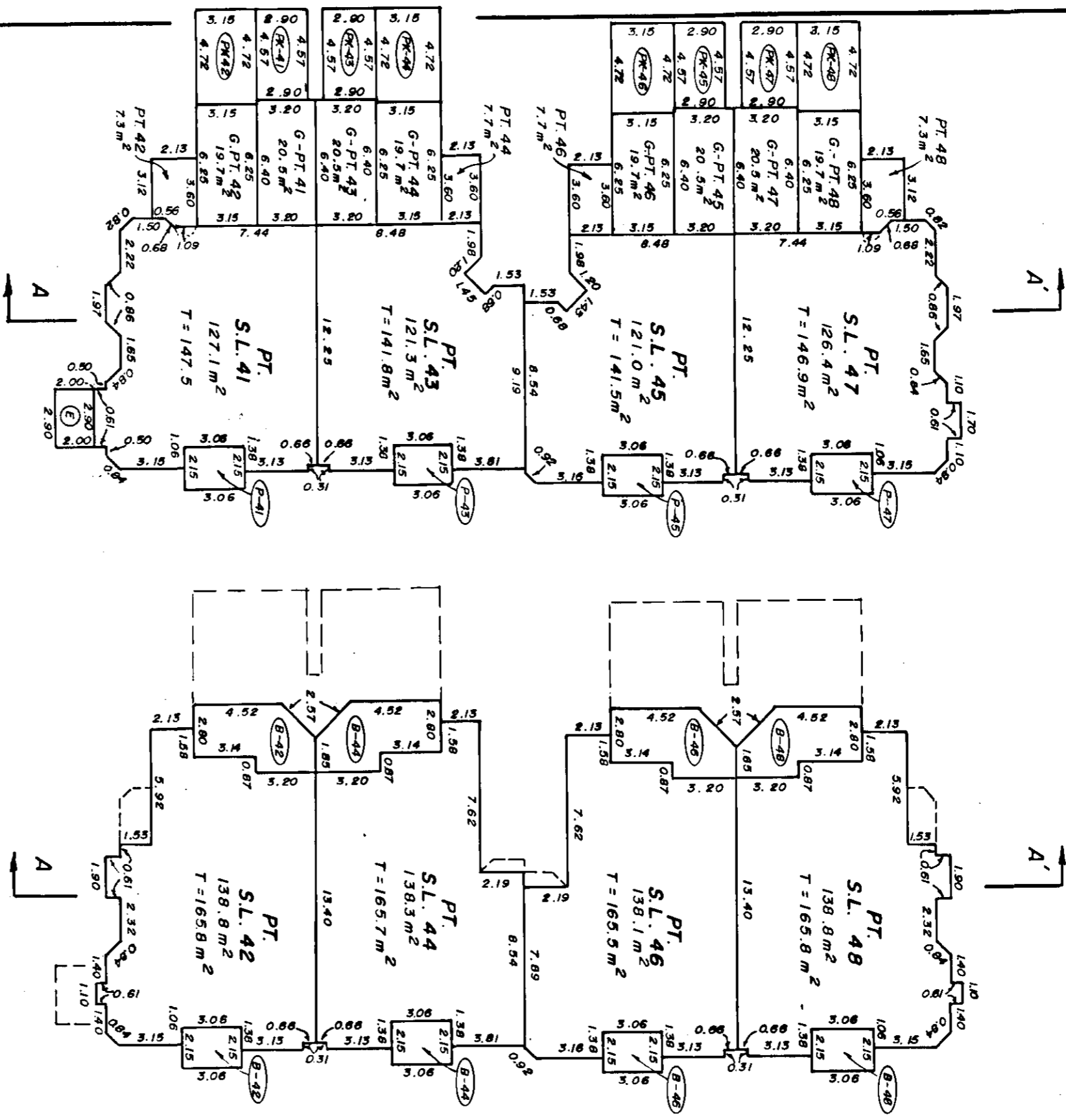
UPPER FLOOR
GROUND FLOOR

SECTION A-A

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FLOOR PLANS AND SECTIONS
SCALE 1:250
BUILDING 7

PHASE I
STRATA PLAN N.W. 3291



GROUND FLOOR

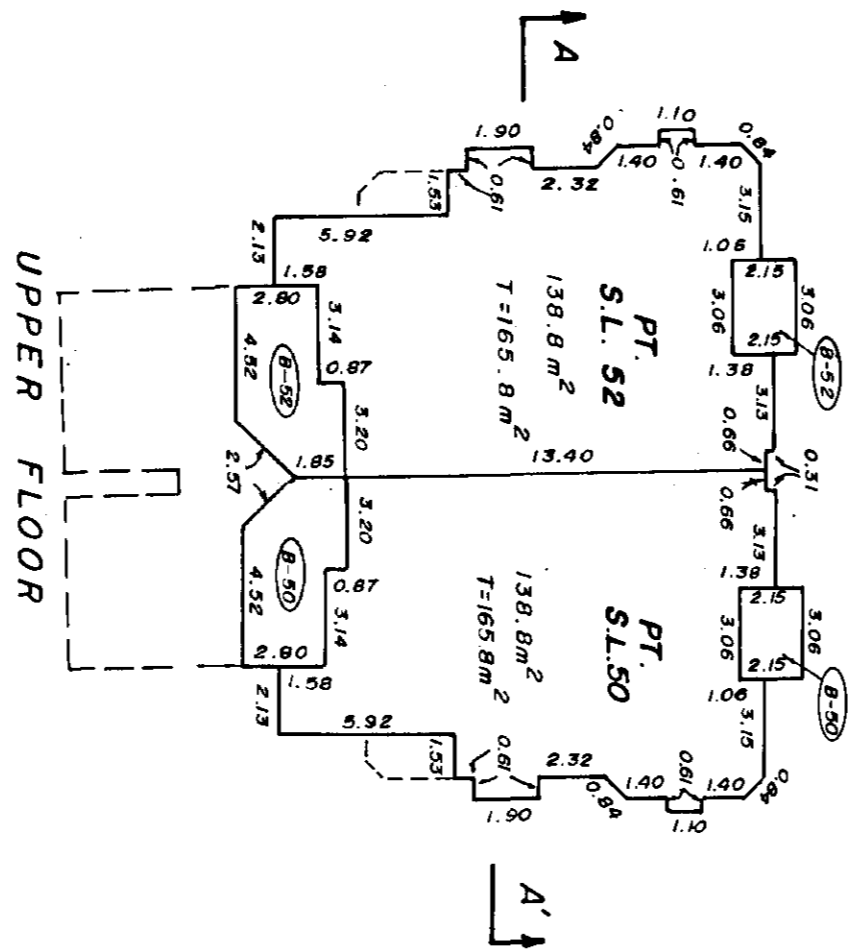
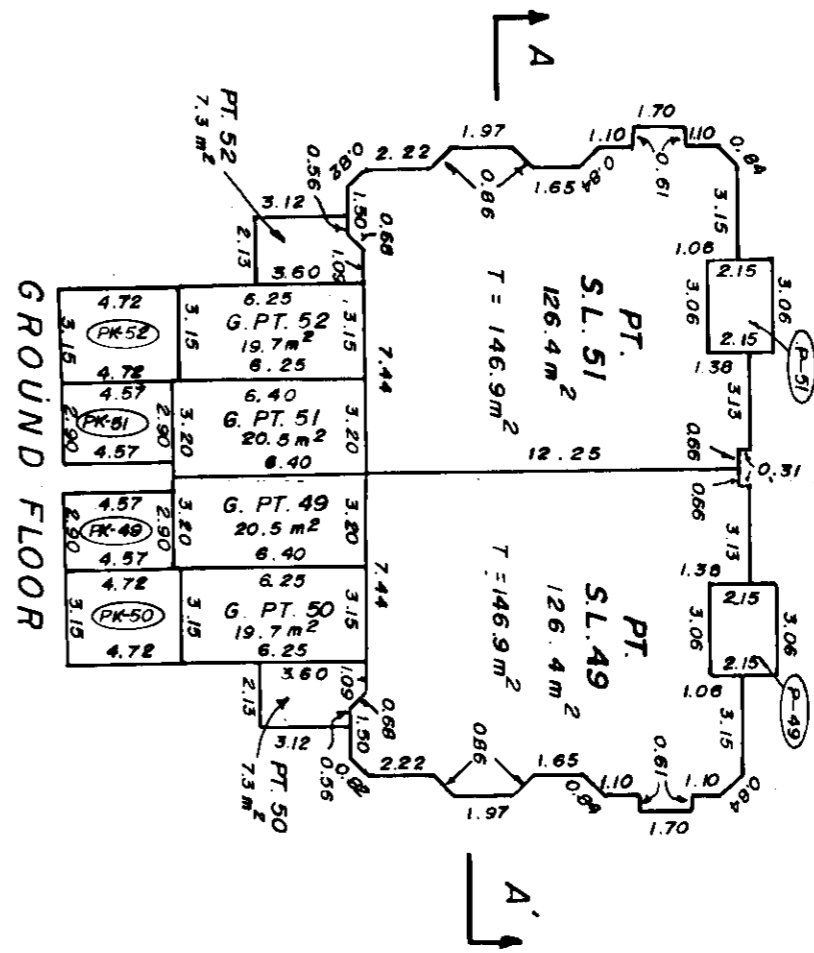
UPPER FLOOR

SECTION A - A'

S.L. 42	S.L. 44	S.L. 46	S.L. 48
S.L. 41	S.L. 43	S.L. 45	S.L. 47
			UPPER FLOOR
			GROUND FLOOR

FLOOR PLANS AND SECTIONS
 SCALE 1 : 250
 BUILDING 8

PHASE I
 STRATA PLAN NW 3291



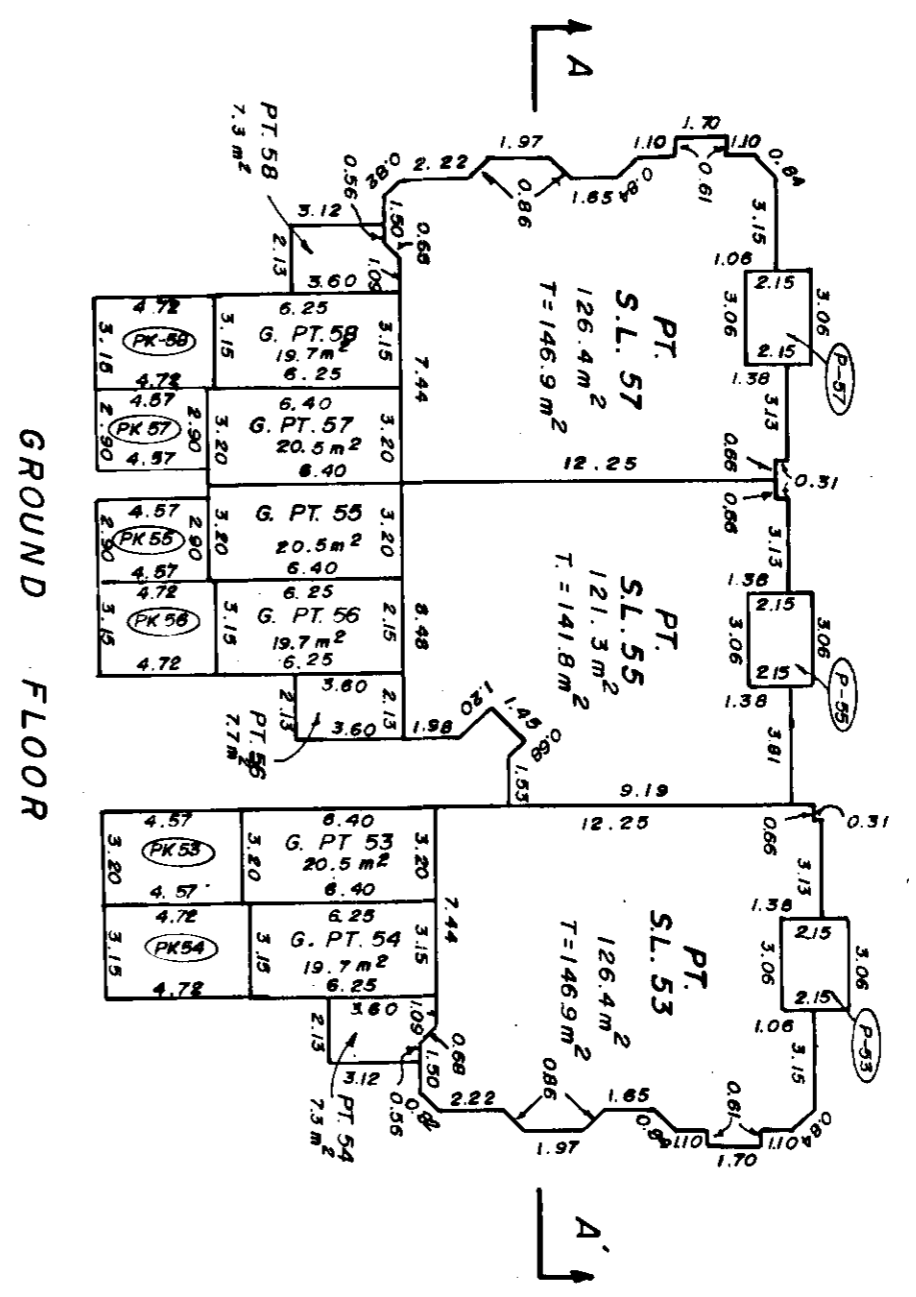
S.L. 52	S.L. 50
S.L. 51	S.L. 49

UPPER FLOOR
 GROUND FLOOR

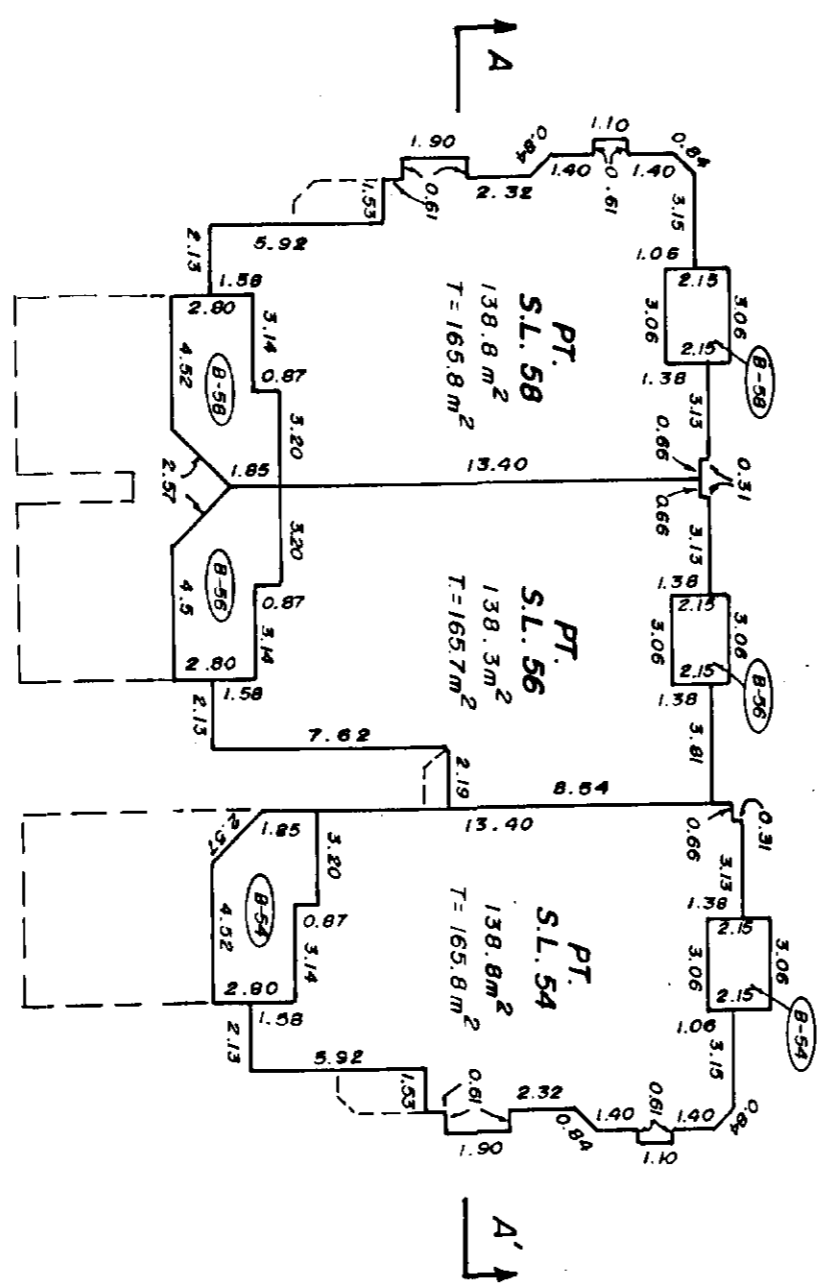
SECTION A-A

PHASE I
STRATA PLAN N.W. 3291

FLOOR PLANS AND SECTIONS
SCALE 1:250
BUILDING 9



GROUND FLOOR



UPPER FLOOR

S.L. 58	S.L. 56	S.L. 54
S.L. 57	S.L. 55	S.L. 53

UPPER FLOOR
GROUND FLOOR

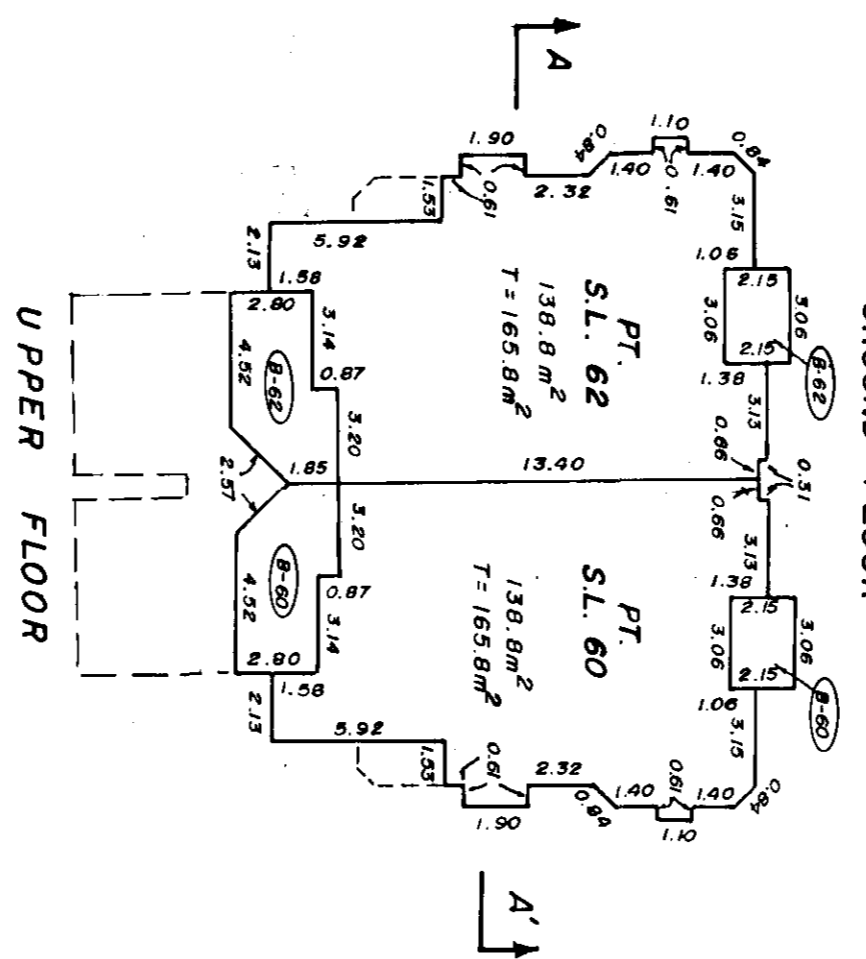
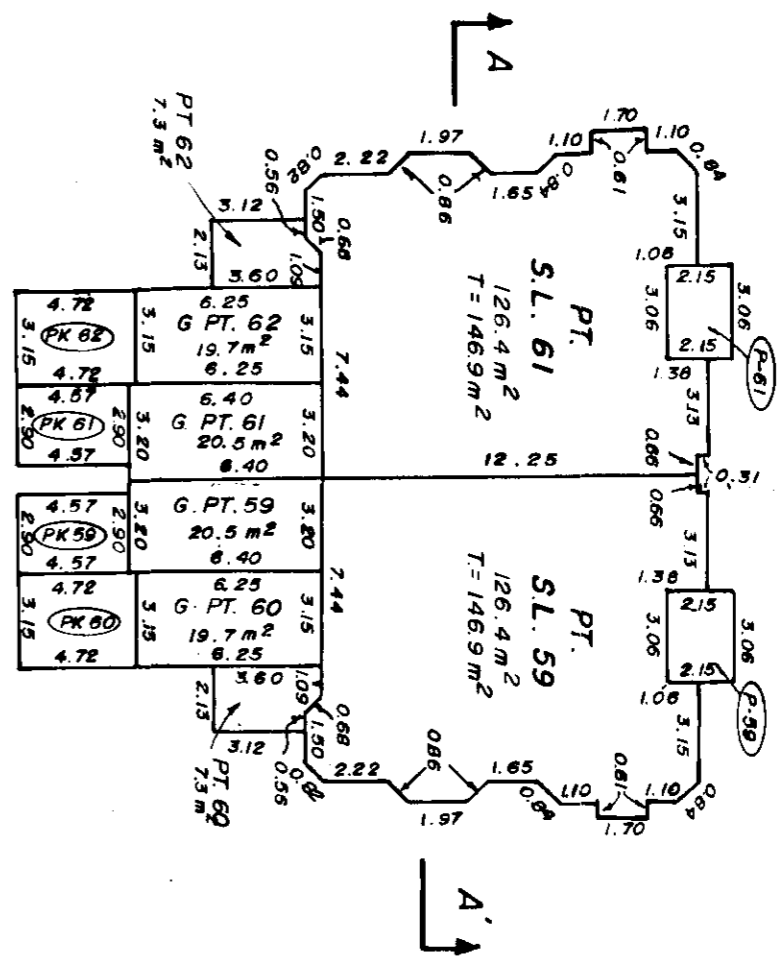
SECTION A-A

Handwritten signature

PHASE I
STRATA PLAN NW 3291

FLOOR PLANS AND SECTIONS

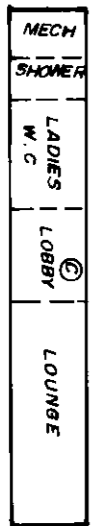
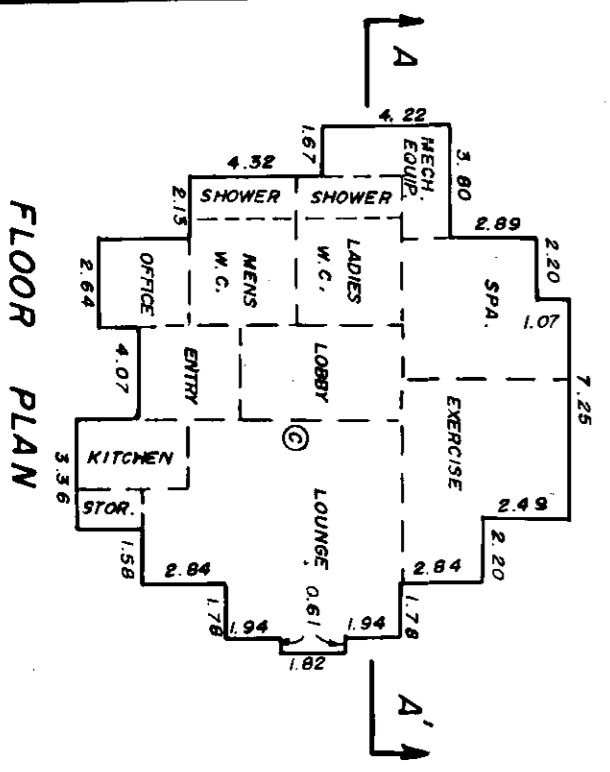
SCALE 1:250
BUILDING 10



S.L. 62	S.L. 60
S.L. 61	S.L. 59

SECTION A-A'

RECREATION BUILDING



STRATA PLAN N.W. 3291

Common Property Sheet Closed 7/12/95
 Search ALTOS2 or BC Online for Current Information, BC Reg. 76/95
 VANCOUVER NEW WESTMINSTER LAND TITLE DISTRICT
 LINDA J. OSHEA, Registrar
 DEPT. OF LAND TITLE SERVICES

CHANGES AFFECTING THE COMMON PROPERTY

REGISTRATION		DOCUMENTS	
NUMBER	DATE	DATE	NATURE AND PARTICULARS
			Herein is annexed Restrictive Covenant D72532 over Lots 52, 53 and 54 Plan 91513 see D72531.
			Herein is annexed Restrictive Covenant E40822 over Lot 28 Plan 35766 see E23822
			This Title May Be Affected By A Permit Under Part 29 of the Municipal Act See DE AC324388 Expires 4.12.1991
C11295	13.3.1967		Restrictive
	9:39		Covenant
			See C11293
			Appurtenant to Parts of Lot 74 Plan 29848
			on L C11290 Inter Alia
AC265833	27.10.1989		SRW
	13:21		District of Surrey Plan 82965 Inter Alia
AC322151	18.12.1989		Covenant
	14:51		District of Surrey S. 215 L.T.A. Inter Alia
AC322156	18.12.1989		Covenant
	14:53		District of Surrey Includes Indemnity Under S. 215(2)(a) L.T.A. Inter Alia
AC322158	18.12.1989		Covenant
	14:53		District of Surrey L.T.A. S. 215 Inter Alia
AD 213303	13:09:1996		CLAIM OF BUILDERS LIEN
	11:22		Cancelled
	AD 240066	23-10-90	M.P.H. Supply Limited (TRUCO 202147) INTER ALIA EG ROW
CORRECTED AD 214805	14:09:1990		CLAIM OF BUILDERS LIEN
	14:42		WARRANT SALES LTD
	AD 254404	7.11.90	CANCELLED
		13:57	TRUCO 202147 INTER ALIA
AD 217340	15:09:1990		CLAIM OF BUILDERS LIEN
	14:58		WARRANTS INDUSTRIAL ENTERPRISES LTD
CORRECTED	AD 254457	7.11.90	CANCELLED
		14:58	(See 202147) INTER ALIA
			q. ROYEN per BOEY

CORRECTED
 8.2.91
 BRD

CORRECTED
 8.2.91
 BRD

22nd MAY 1990
 FILE: 89-1158

**STRATA PLAN OF LOT 2 EXCEPT:
 PHASE I, STRATA PLAN N.W. 3291,
 SEC. 29, BLK. 5N., RGE. 1 W.,
 N.W.D., PLAN 83878**

**PHASE II
 STRATA PLAN N.W. 3291**

Ref. No. A0271674 to A0271722
 DEPOSITED AND REGISTERED IN THE LAND
 TITLE OFFICE AT NEW WESTMINSTER B.C.
 THIS 29th DAY OF NOVEMBER 1990

MUNICIPALITY OF SURREY

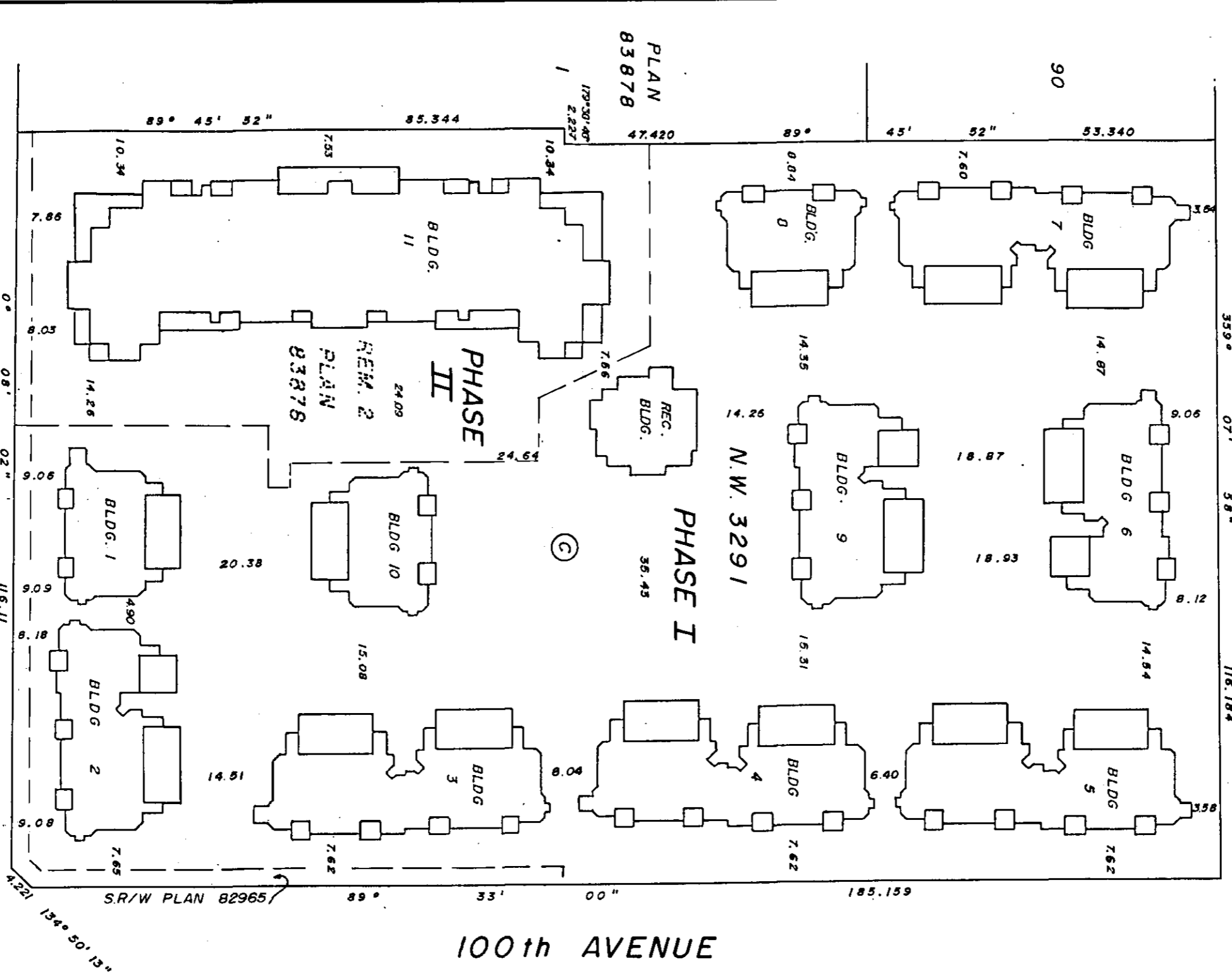
SCALE 1:750
 ALL DISTANCES ARE IN METRES

- S.L. DENOTES STRATA LOT
- ⊙ DENOTES COMMON PROPERTY
- m² DENOTES SQUARE METRES
- (P-71) DENOTES PATIO BEING LIMITED COMMON PROPERTY FOR THE EXCLUSIVE USE OF S.L. 71
- (B-91) DENOTES BALCONY BEING LIMITED COMMON PROPERTY FOR THE EXCLUSIVE USE OF S.L. 91



CIVIC ADDRESS:
 10038, 150th STREET,
 SURREY B.C.

S. P. ...
 REGISTRAR



150th STREET

100th AVENUE

THE ADDRESS FOR SERVICE OF DOCUMENTS
 ON THE STRATA CORPORATION IS:
 THE OWNERS, STRATA PLAN N.W. 3291,
 C/O 1800 SPYGLASS PLACE,
 VANCOUVER, B.C.

I, D. J. DYCK OF LANGLEY, B.C. A BRITISH
 COLUMBIA LAND SURVEYOR HEREBY CERTIFY
 THAT THE BUILDING ERECTED ON THE PARCEL
 DESCRIBED ABOVE IS WHOLLY WITHIN THE
 EXTERNAL BOUNDARIES OF THAT PARCEL.
 DATED AT SURREY, B.C.
 THIS 25th DAY OF SEPTEMBER 1990

D. Dyck
 B.C.L.S.
 DYCK AND ASSOCIATES
 208-6846, KING GEORGE HWY.
 SURREY, B.C. V3W 4Z9
 594 - 7527
 FILE: 89 1158

PHASE II
STRATA PLAN NW. 3291

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	
63	5	807	106		101
64	5	743	96		102
65	5	930	123		103
66	5	1101	144		104
67	5	1101	144		105
68	5	1019	134		106
69	5	753	98		107
70	5	753	96		108
71	5	1056	139		109
72	5	753	98		110
73	5	753	98		111
74	5	1019	133		112
75	5	1109	144		113
76	5	1109	144		114
77	5	934	121		115
78	5	743	96		116
79	5	1046	139		117
80	6	807	106		201
81	6	743	96		202
82	6	930	123		203
83	6	1101	144		204
84	6	1101	144		205
85	6	1033	134		206
86	6	753	98		207
87	6	753	96		208
88	6	1056	139		209
89	6	753	98		210
90	6	753	98		211
91	6	1033	133		212
92	6	1109	144		213
93	6	1109	144		214
94	6	934	121		215
95	6	743	96		216
96	6	1161	154		217
97	7	807	106		301
98	7	743	96		302
99	7	930	123		303
100	7	1371	178		304
101	7	1033	134		306
102	7	753	98		307
103	7	753	96		308
104	7	1056	139		309
105	7	753	98		310
106	7	753	98		311
107	7	1033	133		312
108	7	1371	178		314
109	7	934	121		315

25th SEPT. 1990
FILE : 89-1158

PHASE II
STRATA PLAN N.W. 3291

CONDOMINIUM ACT.

LOT NO.	SHEET NO.	FORM 1		FORM 2		FORM 3	
		SCHEDULE OF UNIT ENTITLEMENT	UNIT ENTITLEMENT	SCHEDULE OF INTEREST UPON DESTRUCTION	INTEREST UPON DESTRUCTION	SCHEDULE OF VOTING RIGHTS	No OF VOTES
110	7		743		96		316
111	7		1161		154		317
AGGREGATE			4,5795		5,969		

I HEREBY CERTIFY THAT THE COMMON FACILITY, RECREATION BUILDING WHICH ACCORDING TO FORM E TO THE ACT WAS TO HAVE BEEN CONSTRUCTED IN CONJUNCTION WITH THIS PHASE HAS BEEN SATISFACTORILY PROVIDED FOR.
DATED THIS 15th DAY OF October, 1990

Joe Jan.
APPROVING OFFICER
MUNICIPALITY OF SURREY

APPROVED AS PHASE 2 OF A TWO PHASE STRATA PLAN UNDER THE CONDOMINIUM ACT DATED THIS 15th DAY OF October, 1990

Joe Jan.
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.

Ran Schmidtke

DECLARED BEFORE ME AT Langley, B.C.
THIS 3rd DAY OF October, 1990

John G.R. Thiri
A COMMISSIONER FOR TAKING AFFIDAVITS WITHIN THE PROVINCE OF BRITISH COLUMBIA

ACCEPTED AS TO FORMS 1, 2 AND 3
THIS 23rd DAY OF September, 1990

[Signature]
SUPERINTENDENT OF REAL ESTATE

OWNER:
POLYGON HOLDINGS LTD.

[Signature]
AUTHORIZED SIGNATORY M.J. ANDERSON

[Signature]
AUTHORIZED SIGNATORY R. SCHMIDTKE

WITNESS AS TO BOTH SIGNATURES R. McCarthy

Development and manager
OCCUPATION OF WITNESS

1000 Spyness Place
ADDRESS OF WITNESS VANCOUVER, B.C. V5E 4K8

MORTGAGEE:
BANK OF NOVA SCOTIA

Robert Turnbull
AUTHORIZED SIGNATORY Robert Turnbull

AUTHORIZED SIGNATORY

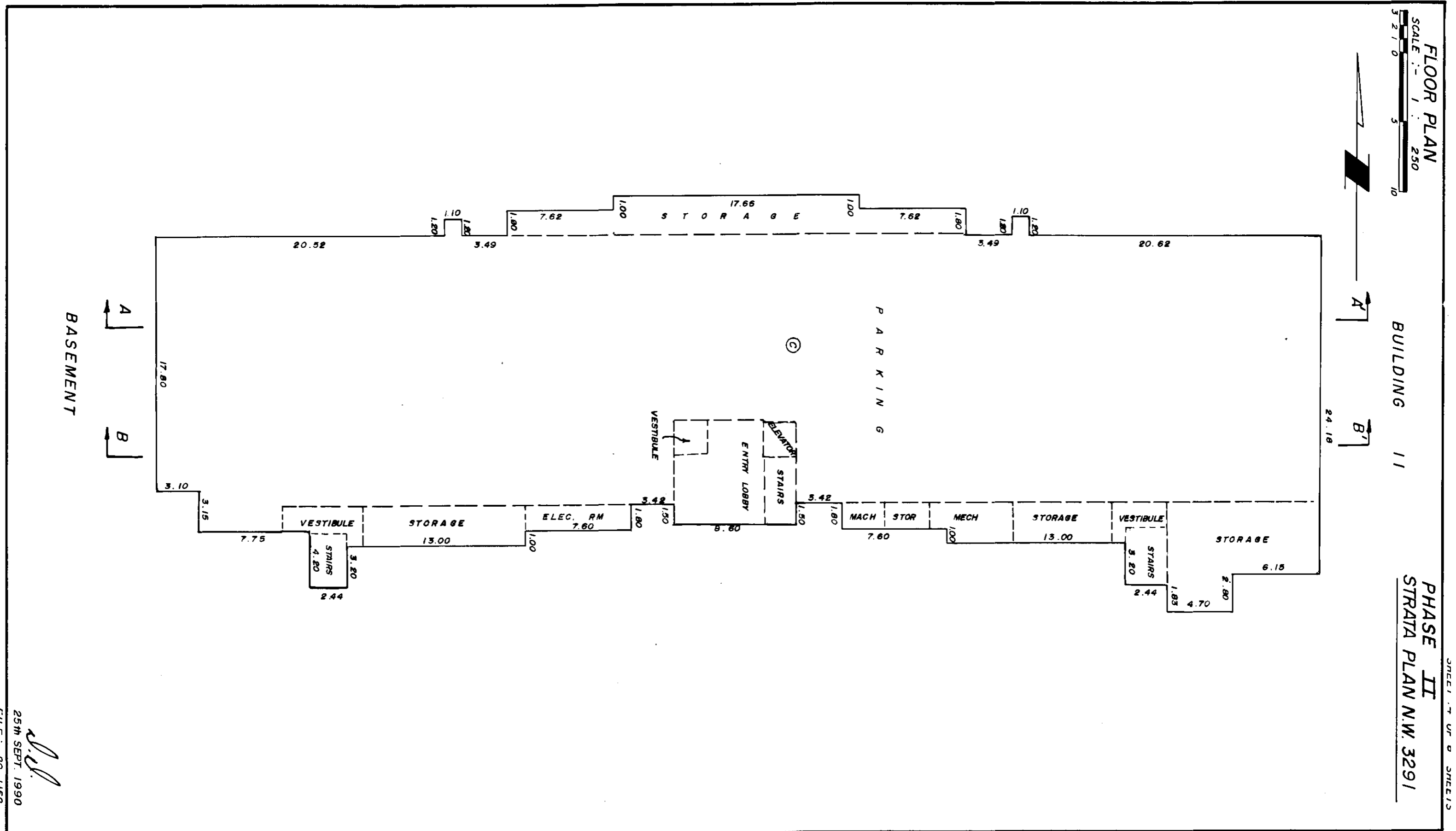
[Signature]
WITNESS AS TO BOTH SIGNATURES
Jenny Angela Shum

OCCUPATION OF WITNESS

3400-670 W. Georgia St
ADDRESS OF WITNESS Vancouver, B.C.

I, D.J. DYCK OF LANGLEY, B.C., A BRITISH COLUMBIA LAND SURVEYOR, HEREBY CERTIFY THAT THE BUILDING SHOWN IN THIS STRATA PLAN HAS NOT AS OF THE 25th DAY OF SEPTEMBER, 1990 BEEN PREVIOUSLY OCCUPIED.
DATED AT SURREY.
THIS 25th DAY OF SEPTEMBER 1990

[Signature]
B.C.L.S.



25th SEPT. 1990
 FILE NO. 89-1158

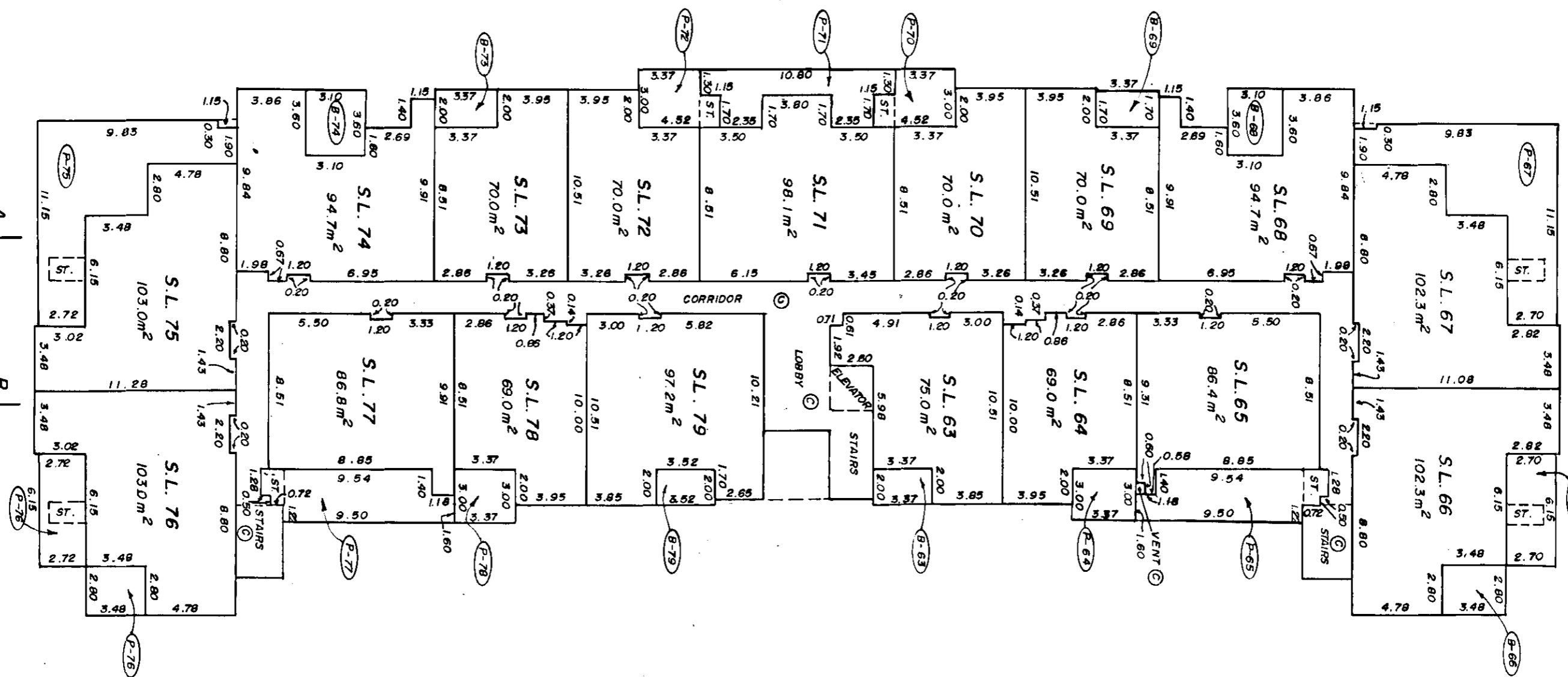
FLOOR PLAN
SCALE: 1" = 250'
3 2 1 0 5 10

BUILDING 11

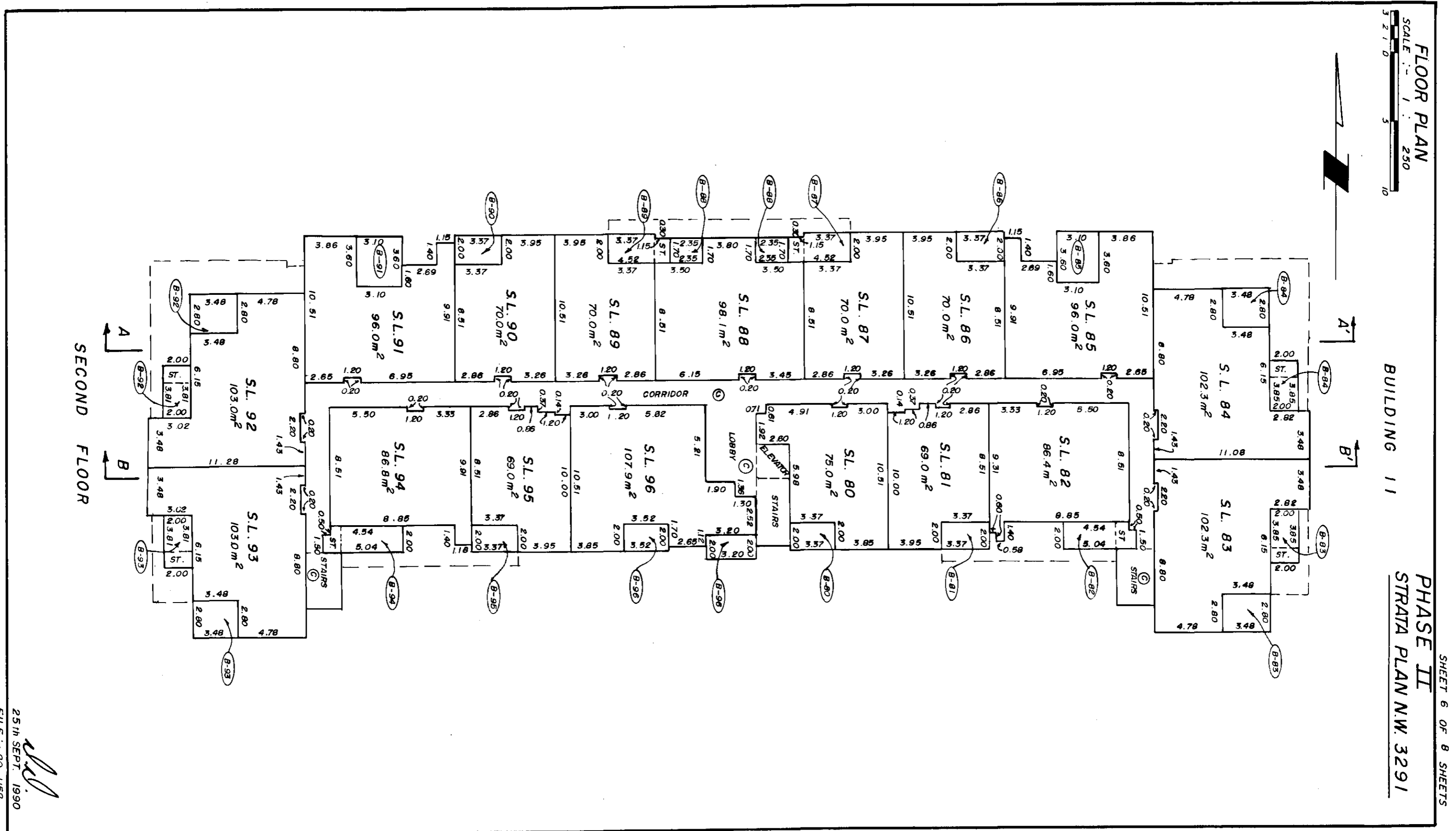
PHASE II
STRATA PLAN N.W. 3291

SHEET 5 OF 8 SHEETS

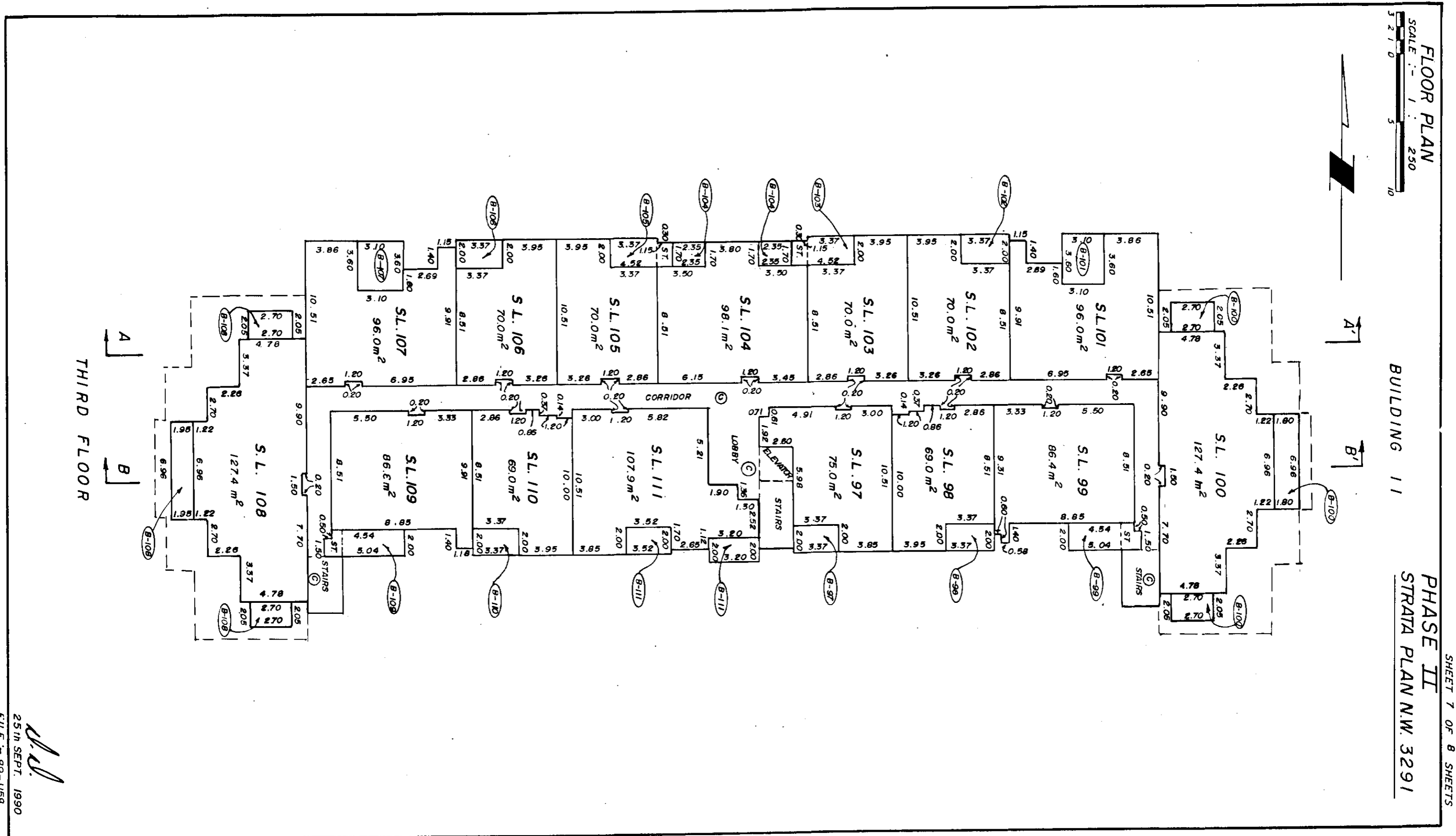
FIRST FLOOR



25th SEPT 1990
[Signature]



25th SEPT. 1990
 FILE: 89-1158

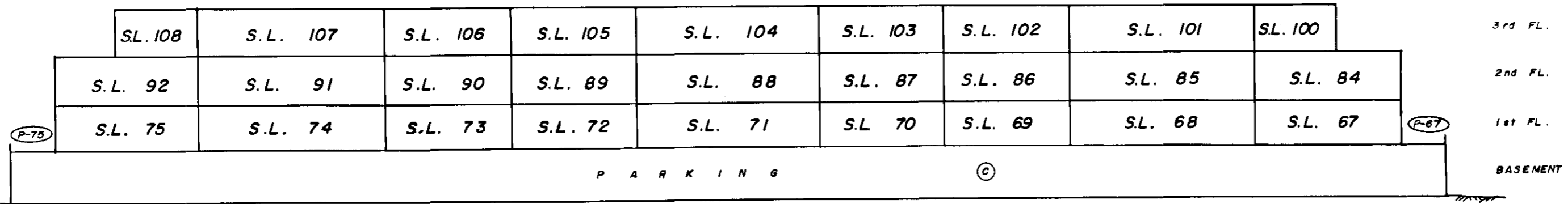




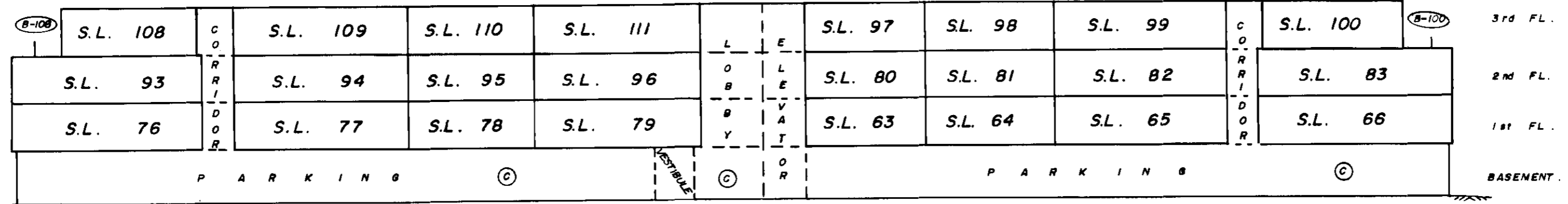
BUILDING 11

PHASE II STRATA PLAN NW. 3291

SHEET 8 OF 8 SHEETS



SECTION A-A'



SECTION B-B'

25th SEPT. 1990
FILE: -R9-1158