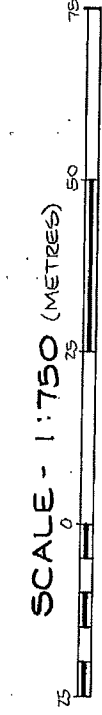


FIRST SHEET 1 OF 12 SHEETS

# STRATA PLAN OF LOT 85, SECTION 20, BLOCK 5, NORTH RANGE 1 WEST, NEW WESTMINSTER DISTRICT. PLAN 63786

STRATA PLAN NWS2254

DEPOSITED AND REGISTERED  
IN THE LAND TITLE OFFICE AT  
NEW WESTMINSTER, B.C., THIS  
4 DAY OF April  
1985.



**Elraven**  
REGISTRAR

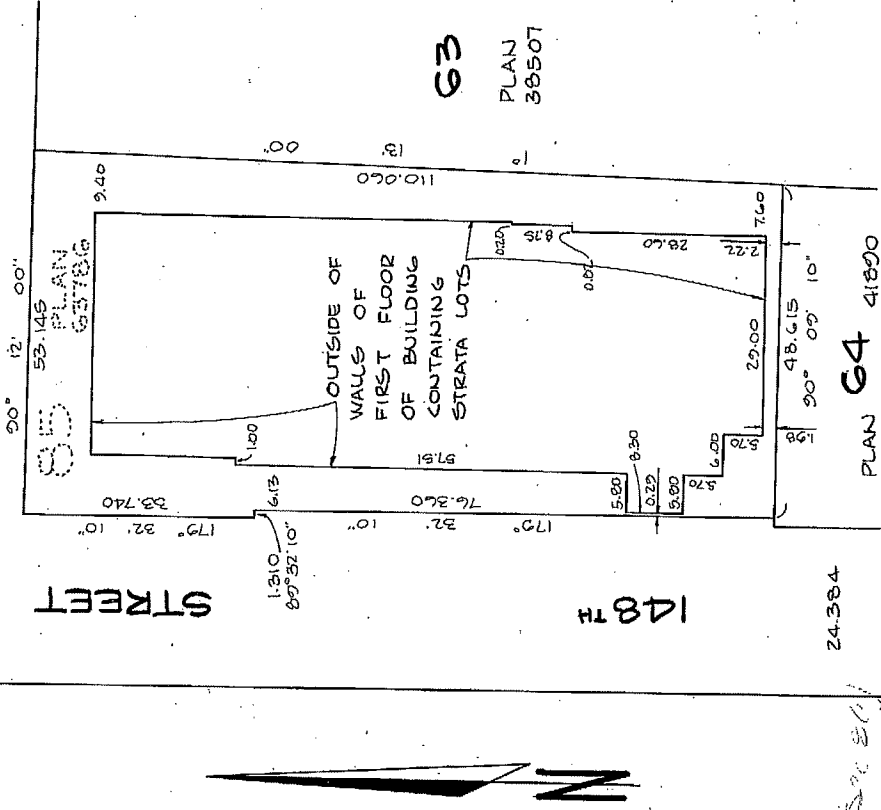
Ref. Y-54604

THE BUILDING NAME IS:  
NOT KNOWN AT THIS TIME

ADDRESS FOR SERVICE OF DOCUMENTS:  
THE OWNERS - STRATA PLAN 63786  
4502-601 W. BROADWAY  
VANCOUVER, B.C.  
V6Z 2E7

CIVIC ADDRESS IS:  
148<sup>TH</sup> STREET & 105<sup>TH</sup> AVENUE  
SORREY, B.C.

## 105<sup>TH</sup> AVENUE



### LEGEND:

- GRID BEARINGS ARE DERIVED FROM PLAN 63786
- S.L. DENOTES STRATA LOT
- B. DENOTES BALCONY
- © DENOTES COMMON PROPERTY
- E.L. DENOTES ELEVATOR
- MACH. DENOTES MACHINE ROOM
- M2 DENOTES SQUARE METRES
- L.C.P. DENOTES LIMITED COMMON PROPERTY
- L. DENOTES LAUNDRY ROOM
- MECH. DENOTES MECHANICAL ROOM
- ELECT. DENOTES ELECTRICAL ROOM
- P. DENOTES PATIO

63

PLAN 38507

24-384

PLAN 64 41890

I, WILLIAM KERR, A BRITISH COLUMBIA LAND SURVEYOR OF ABBOTSFORD IN BRITISH COLUMBIA, HEREBY CERTIFY THAT THE BUILDING SHOWN IN THIS STRATA PLAN HAS NOT AS OF THE 18<sup>TH</sup> DAY OF February, 1985, BEEN PREVIOUSLY OCCUPIED. DATED THIS 18<sup>TH</sup> DAY OF February, 1985.

*William Kerr*  
B.C.L.S.

THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT.

*Form 5*

I, WILLIAM KERR, A BRITISH COLUMBIA LAND SURVEYOR OF ABBOTSFORD IN BRITISH COLUMBIA, CERTIFY THAT THE BUILDING ERECTED ON THE PARCEL DESCRIBED ABOVE IS WHOLLY WITHIN THE EXTERNAL BOUNDARIES OF THAT PARCEL. DATED THIS 18<sup>TH</sup> DAY OF February, 1985.

*William Kerr*  
B.C.L.S.

THIS PLAN LIES WITHIN THE MUNICIPALITY OF SURREY

WILLIAM KERR,  
B.C. LAND SURVEYOR  
P.O. BOX 36  
ABBOTSFORD, B.C.  
PH. 853-5464

AKC

001-1115

5728  
5728

5861.93 181

STRATA 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	7	81	90,000	
2	7	12	10,000	
3	7	18	90,000	
4	7	19	60,000	
5	7	19	60,000	
6	7	83	90,000	
7	7	69	000,000	
8	7	69	000,000	
9	7	28	000,500	
01	7	18	000,500	
11	7	60	65,000	
21	7	62	65,000	
31	7	63	000,000	
41	7	68	000,000	
51	7	69	000,000	
61	7	69	000,000	
71	7	68	000,000	
81	7	69	000,000	
91	7	69	000,000	
02	7	62	65,000	
12	7	18	000,500	
22	7	28	000,500	
32	7	69	000,000	
42	7	69	000,000	
52	7	84	90,000	
62	7	19	000,000	
72	7	19	000,000	
82	7	60	000,000	
92	7	18	000,000	
03	8	18	000,000	
13	8	19	000,000	
23	8	80	80,000	
33	8	19	000,000	
43	8	19	000,000	
53	8	19	000,000	
63	8	68	000,000	
73	8	69	000,000	
83	8	69	000,000	
93	8	69	000,000	
04	8	81	95,000	
14	8	48	000,500	
24	8	69	000,000	
34	8	69	000,000	
44	8	69	000,000	
54	8	68	000,000	
64	8	69	000,000	
74	8	69	000,000	
84	8	69	000,000	
94	8	69	000,000	
05	8	2813	3,040,000	
AGGREGATE				

CONDOMINIUM ACT

STRATA PLAN NN 2254

SECOND SHEETS 2 OF 12 SHEETS

SECOND SHEET 3 OF 12 SHEETS  
 STRATA PLAN NW 2254

# CONDOMINIUM ACT

STRATA 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
41	8	60	65,000	
42	8	62	65,000	
43	8	63	70,000	
44	8	68	70,000	
45	8	60	70,000	
46	8	60	70,000	
47	8	68	70,000	
48	8	64	000,000	
49	8	63	000,57	
50	8	60	65,000	
51	8	81	95,000	
52	8	83	95,000	
53	8	69	70,000	
54	8	69	70,000	
55	8	83	00,000	
56	8	61	60,000	
57	8	61	60,000	
58	8	80	90,000	
59	8	61	70,000	
60	8	81	90,000	
61	9	81	95,000	
62	9	61	74,000	
63	9	80	95,000	
64	9	61	63,000	
65	9	61	63,000	
66	9	83	95,000	
67	9	69	74,000	
68	9	69	74,000	
69	9	83	100,000	
70	9	81	100,000	
71	9	<del>69</del> 60V	68,000	
72	9	63	68,000	
73	9	63	74,000	
74	9	68	74,000	
75	9	60	74,000	
76	9	60	74,000	
77	9	68	74,000	
78	9	64	74,000	
79	9	62	68,000	
80	9	60	68,000	
AGGREGATE		<del>2723</del> 2714 V	3,019,000	

V CORRECTED NOV 19, 2010  
 SEE BB1474986  
 L Blaszczak per cam.

18th Feb 1981 WJK.

001-1119  
 BCLS

SECOND SHEET 4 OF 12 SHEETS

STRATA PLAN NW 2254

CONDOMINIUM ACT

FORM 1		FORM 2	FORM 3
SCHEDULE OF UNIT ENTITLEMENT		SCHEDULE OF INTEREST UPON DESTRUCTION	SCHEDULE OF VOTING RIGHTS
STRATA LOT NUMBER	SHEET NUMBER	UNIT ENTITLEMENT	INTEREST UPON DESTRUCTION
81	9	81	100,000
82	9	83	100,000
83	9	69	74,000
84	9	69	74,000
85	9	83	95,000
86	9	61	63,000
87	9	61	63,000
88	9	81	95,000
89	9	61	74,000
90	9	81	95,000
AGGREGATE		730	833,000
AGGREGATE SHEET 3		2723-2714 V	3,019,000
AGGREGATE SHEET 2		2813	3,040,000
TOTAL AGGREGATE		6256-6257 V	6,862,000

ACCEPTED AS TO FORMS 1 AND 2 DATED THIS 29<sup>th</sup> DAY OF MARCH 19845  
 ✓ CORRECTED NOV 19, 2010  
 SEE 881474986  
 L. Blaschuk - per Comm.

*Messrs H. R. Brown*  
 for SUPERINTENDANT OF INSURANCE

WE, I THE UNDERSIGNED DO SOLEMNLY DECLARE THAT  
 1) WE/I THE UNDERSIGNED ARE DULY - AUTHORIZED AGENT(S) FOR THE OWNER - DEVELOPER.

2) THE STRATA PLAN IS ENTIRELY FOR RESIDENTIAL USE.

WE/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 VANCOUVER PROVINCE OF BRITISH COLUMBIA, THIS 27<sup>th</sup> DAY OF FEBRUARY 19845

*[Signature]*

A NOTARY PUBLIC IN AND FOR THE PROVINCE OF BRITISH COLUMBIA

SIGNATURES AS REQUIRED

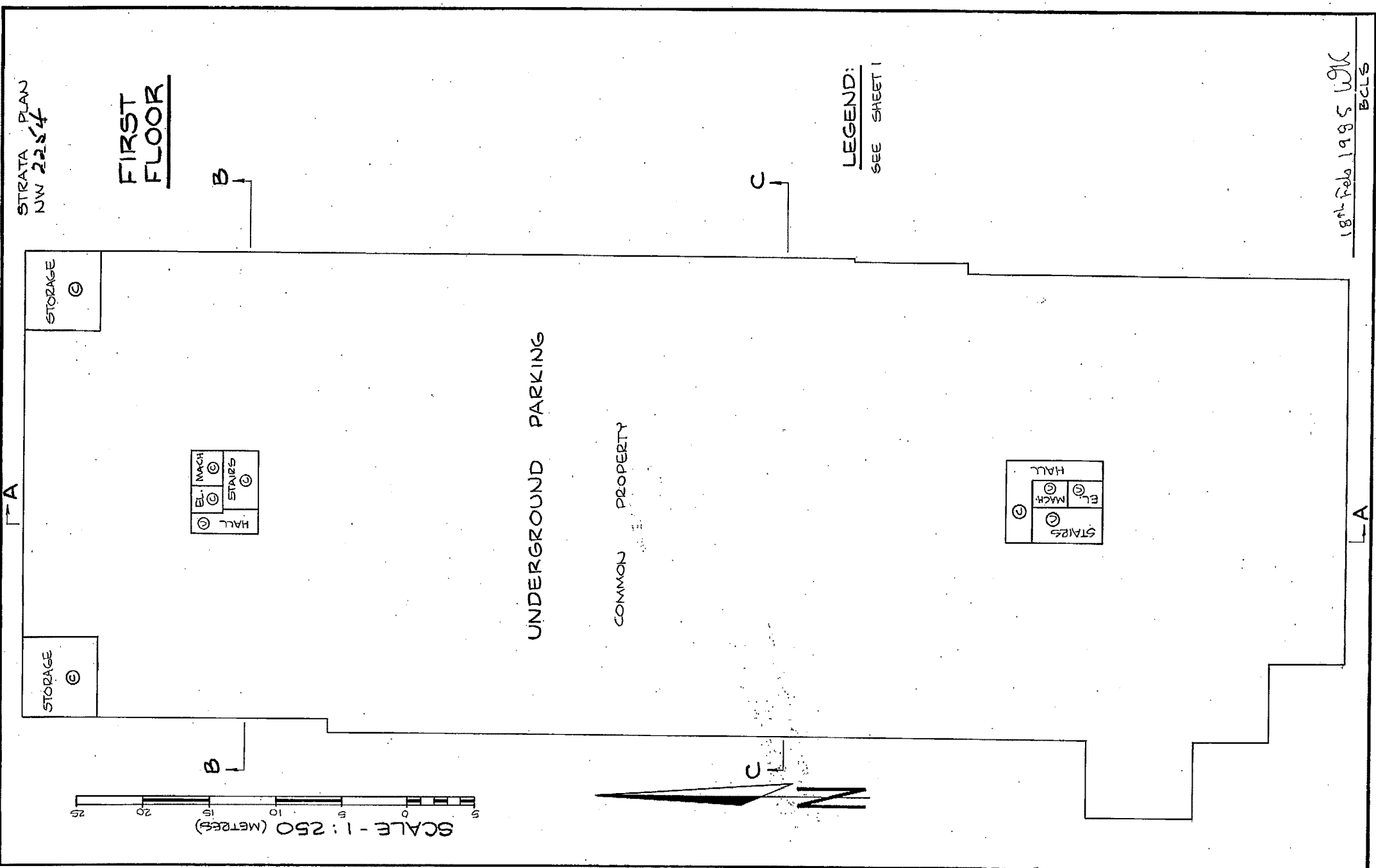
*M. D. [Signature]*  
 Authorized Signatory  
**Area Multiplan**  
 CANADA MORTGAGE AND HOUSING CORPORATION  
 (AUTHORIZED SIGNATURE)

*[Signature]*  
 271415 B.C. LTD. (AUTHORIZED SIGNATORY)

5861 963 7181  
 8728  
 001-1115

001-1115

STPA  
586199-181



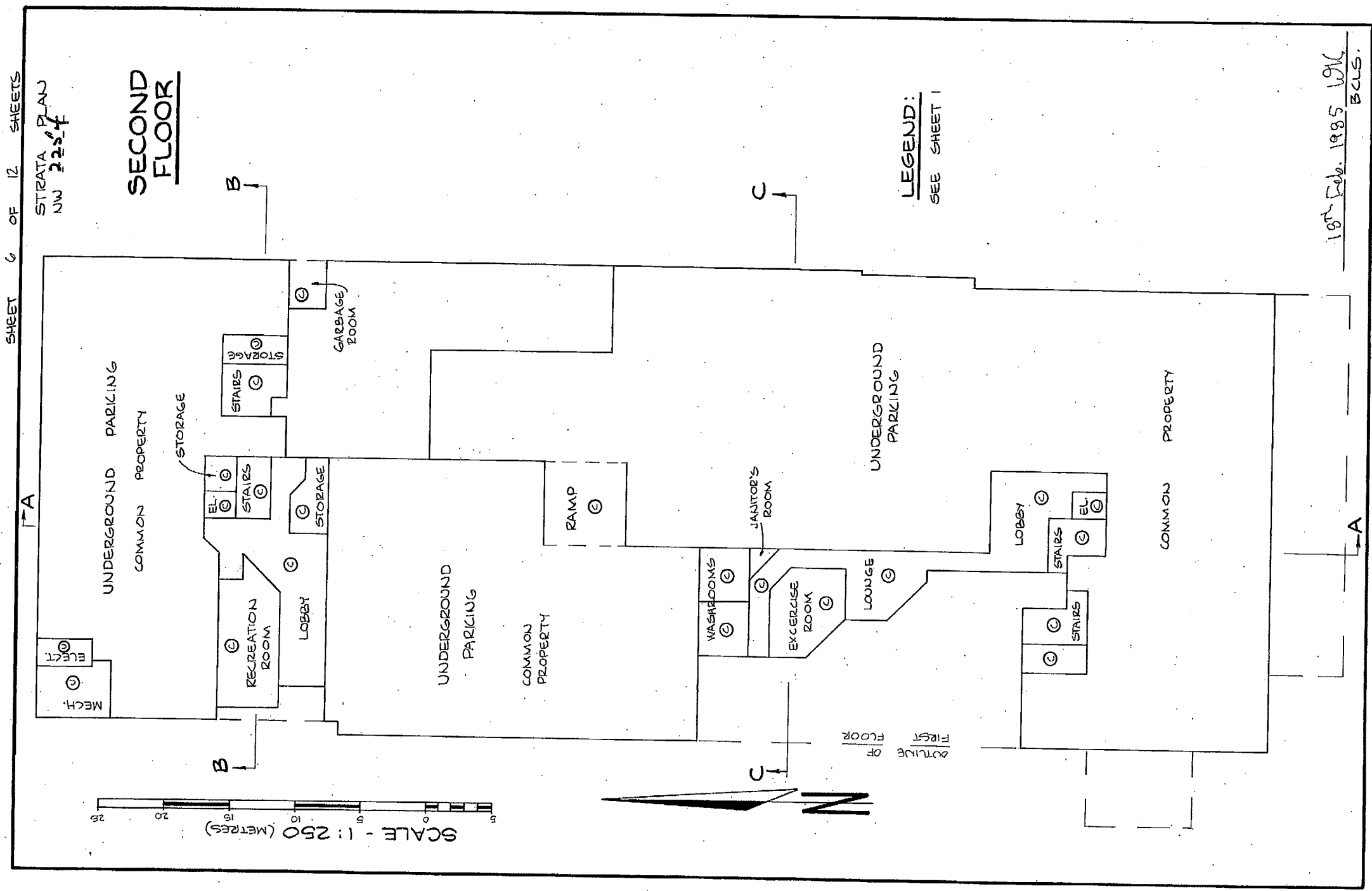
LEGEND:  
SEE SHEET 1

FIRST FLOOR

STRATA PLAN  
NW 2254

12 SHEETS OF 5 SHEET

SCALE - 1 : 250 (METRES)



**SECOND FLOOR**

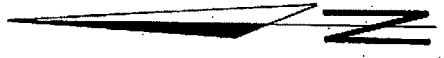
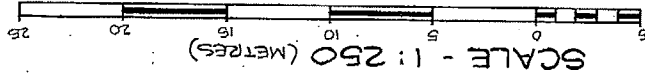
STRATA PLAN  
NW 22254

SHEET 6 OF 12 SHEETS

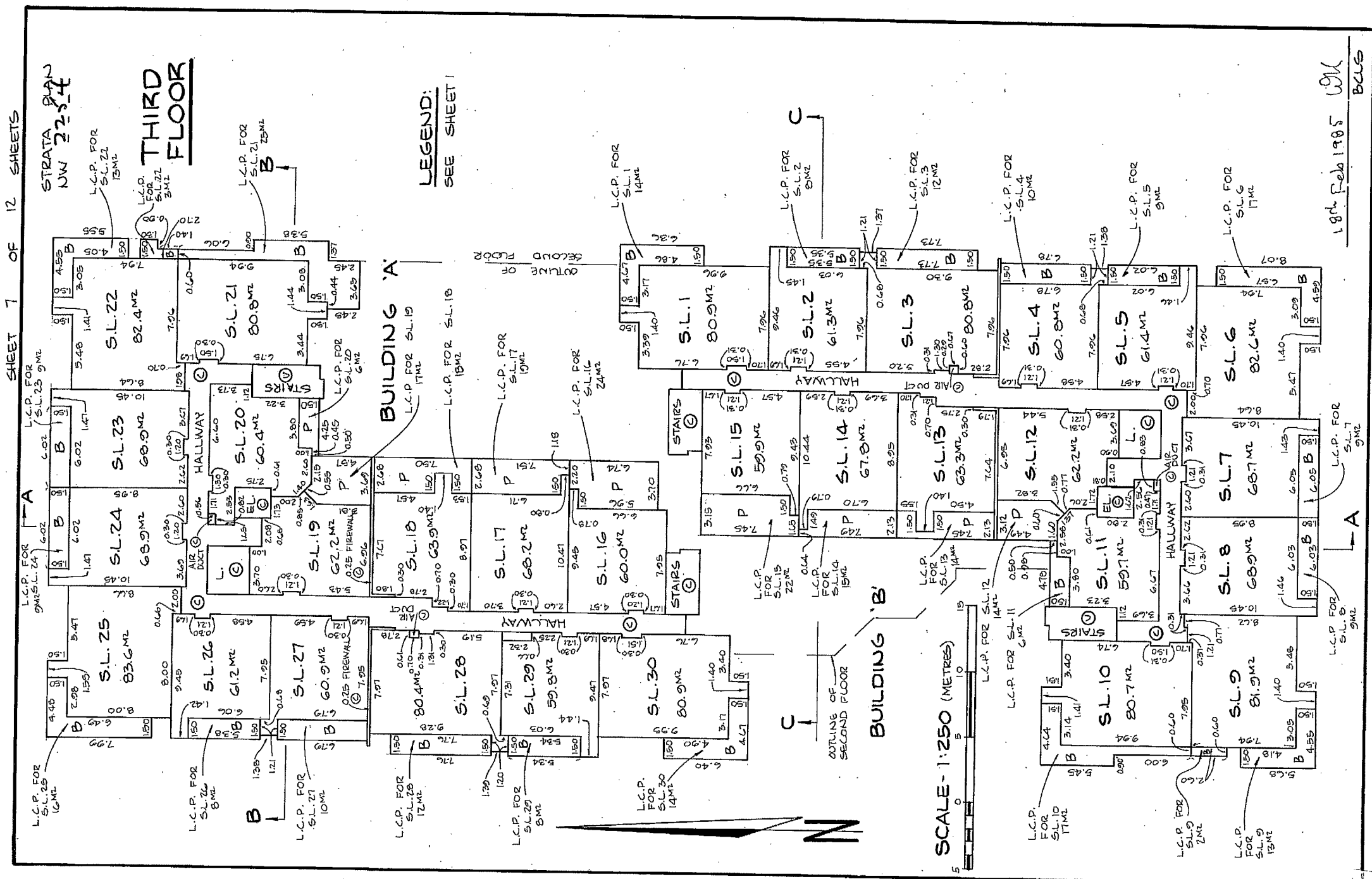
**LEGEND:**  
SEE SHEET 1

5881 181  
B.S.

001-1115

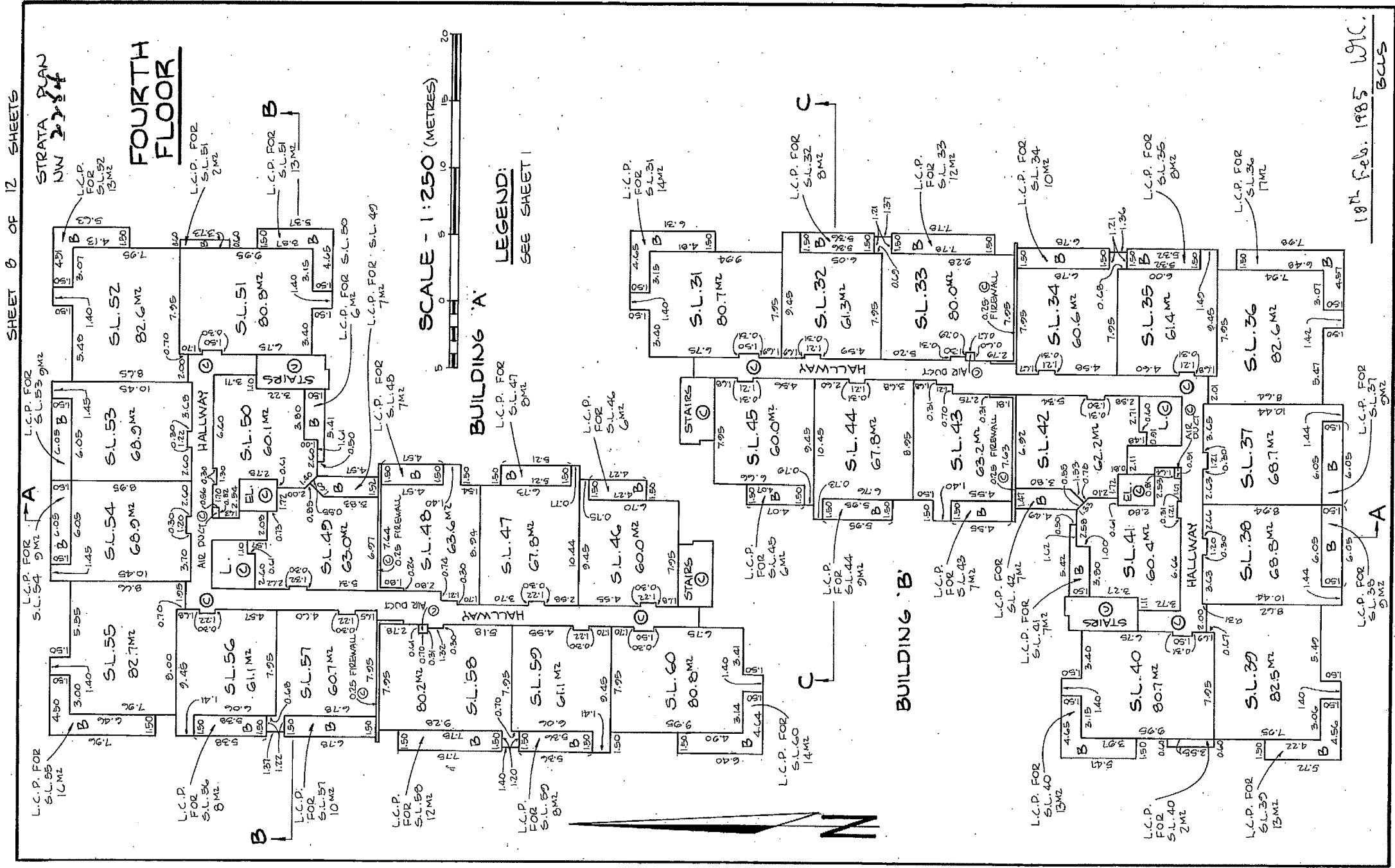


OUTLINE OF  
FIRST FLOOR



18th Feb 1985 WJK  
BCS

001-1119 AKG



STRATA PLAN NW 2284

# FOURTH FLOOR

SCALE - 1:250 (METRES)

LEGEND:  
SEE SHEET 1

BUILDING 'A'

BUILDING 'B'

18<sup>th</sup> Feb. 1985 WIC.

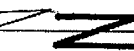
87V

001-115

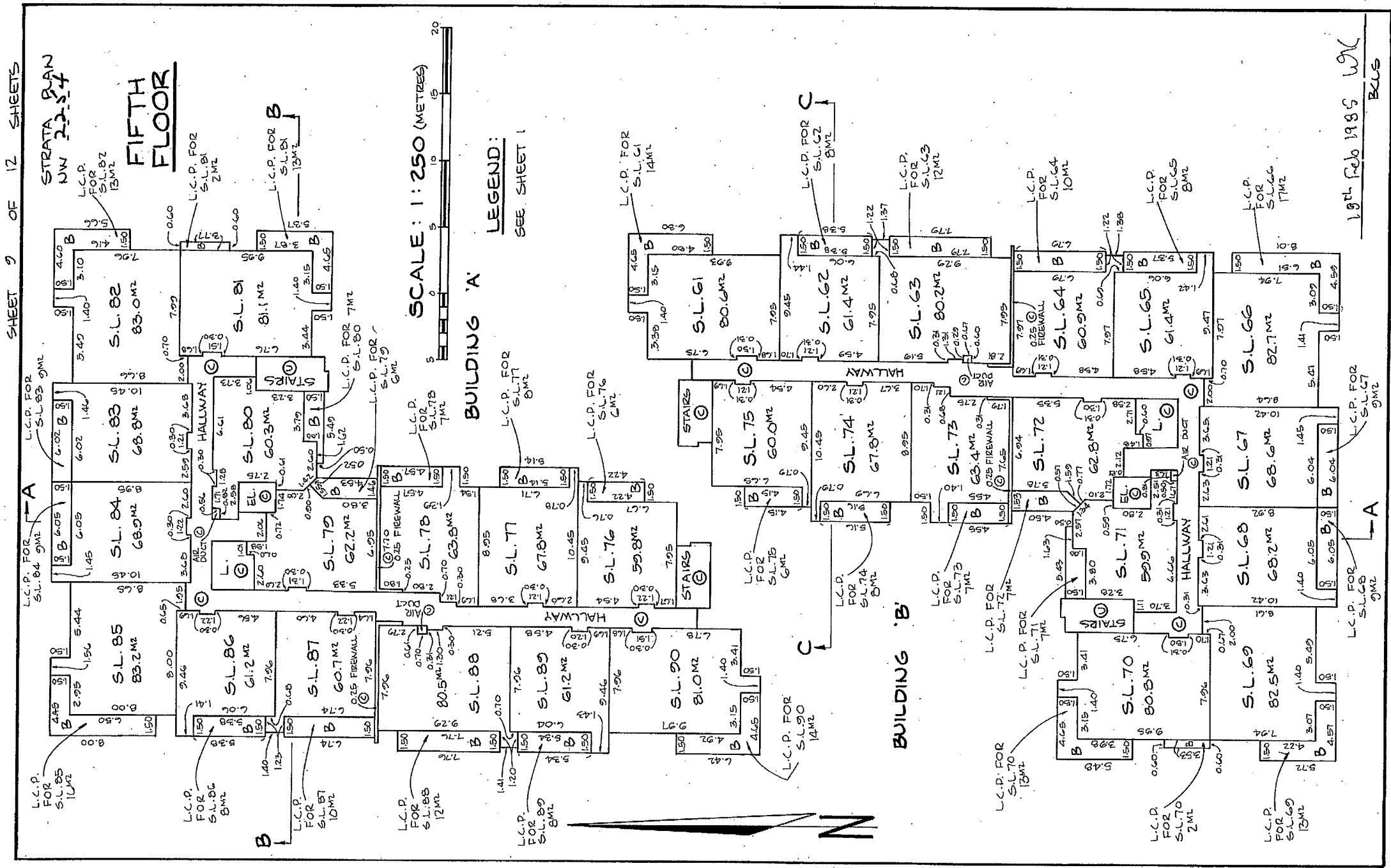
A

B

C







001-1115

5891 963 121 191



SHEET 11 OF 12 SHEETS

STRATA PLAN N W 2254

**RECORD OF BY-LAWS  
& ORDERS, ETC.**

FILING		DOCUMENT	
NUMBER	DATE	DATE	NATURE & PARTICULARS
BK108240	16.4.96		NOTIFICATION OF CHANGE OF BYLAWS
BK26155	20.8.96		NOTIFICATION OF CHANGE OF BYLAWS
BK26655	July 11, 1997		Change of Bylaws.

Bylaw Sheet Closed  
 Search ALL RECORDS OF DC ONLINE FOR CURRENT INFORMATION. DC REG. 75/75

AKG  
 001-L115  
 B.C.C.S.  
 276 5881 963 7281

Common Property Sheet Closed 20/11/95  
 Search ALTOS2 or BC Online for  
 Current Information. BC Reg 7695

**Deal DEALINGS AFFECTING  
 COMMON PROPERTY**

LINDA J. O'SHEA, Registrar  
 Vancouver/Prince-Georgian Land Title Registrar

FILING		DOCUMENT	
NUMBER	DATE	DATE	NATURE & PARTICULARS
<del>Y97446</del>	<del>20-06-85</del>	<del>01-31-87</del>	<del>MORTGAGE</del>
			<del>Canada Mortgage and Housing Corporation Inter Alia</del>
Y97446	20-06-85	11-26	MORTGAGE
			THE ROYAL BANK OF CANADA
<del>CANCELLED</del>	<del>AA100908</del>	<del>03-06-1987</del>	<del>INTER ALIA</del>
Y97447	20-06-85	11-27	ASSIGNMENT OF RENTS
			THE ROYAL BANK OF CANADA
<del>CANCELLED</del>	<del>AA100909</del>	<del>03-06-1987</del>	<del>INTER ALIA</del>
Y97448	20-06-85	11-27	PRIORITY AGREEMENT
			GRANTING Y97446
			PRIORITY OVER X97810
<del>CANCELLED</del>	<del>AA88282</del>	<del>03-06-1987</del>	<del>INTER ALIA</del>
<del>AA9001</del>	<del>21-05-87</del>	<del>13-53</del>	<del>MORTGAGE</del>
			<del>CANADA LIFE MORTGAGE</del>
			<del>SERVICES LTD. (REG.#</del>
			<del>12019A)</del>
			<del>INTER ALIA ASSIGNED TO AA182911</del>
<del>AA9002</del>	<del>21-05-87</del>	<del>13-53</del>	<del>ASSIGNMENT OF RENTS</del>
			<del>CANADA LIFE MORTGAGE</del>
			<del>SERVICES LTD. (REG.#</del>
			<del>12019A)</del>
			<del>INTER ALIA ASSIGNED TO AA182912</del>
<del>AA100910</del>	<del>03-06-87</del>	<del>09-24</del>	<del>PRIORITY AGREEMENT</del>
			<del>GRANTING AA9001</del>
			<del>PRIORITY OVER</del>
			<del>X97810</del>
			<del>INTER ALIA</del>

- 1355 -  
 2

001-1115 5821 Feb 1981

B.C.L.S.

AKG

Common Property Street Closed 20/11/19  
 Search ALTOS2 or BC OnLine for Current Information. BC Reg 76/93  
 LINDA J. O'SHEA, Registrar  
 Vancouver/New Westminster Land Title Districts

STRATA PLAN NW 2254

DEALINGS AFFECTING THE COMMON PROPERTY

REGISTRATION		DOCUMENT	
NUMBER	DATE	DATE	NATURE AND PARTICULARS
<del>A182911</del>	<del>23.09.1987</del>	<del>14.4.11</del>	<del>Mortgage of Canadian Imperial Bank Assignment of AA 90011 Rec'd 21.05.1987 a. 13.53 Transferred to AC278491 Inter Alia</del>
<del>A182912</del>	<del>28.09.1987</del>	<del>14.4.11</del>	<del>Assignment of Rents Canadian Imperial Bank of Commerce Assignment of AA 90012 Rec'd 21.05.1987 a. 13.53 (See AA182911) Inter Alia Transferred to AC278492</del>
<del>A278492</del>	<del>08.11.1989</del>	<del>14.4.11</del>	<del>Mortgage Foundation Capital Corporation Transf of AA 90011 Rec'd 21.05.1987 a. 13.53 (See AA182911) Inter Alia</del>
<del>A278493</del>	<del>08.11.1989</del>	<del>14.4.11</del>	<del>Assignment of Rents Foundation Capital Corporation Transf of AA 90012 Rec'd 21.05.1987 a. 13.53 (See AA182911) Inter Alia</del>
<del>A278494</del>	<del>08.11.1989</del>	<del>14.4.11</del>	<del>Mortgage The Royal Bank of Canada of AA 90011 (See AA182911 and AC278491) L.T.A Sec 198 Inter Alia</del>

BCL 639 - MSEL