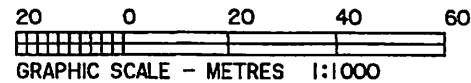


**STRATA PLAN OF LOT 1, SECTIONS 16, 20 AND 21,
BLOCK 5 NORTH, RANGE 1 WEST, N.W.D., PLAN LMP6959.**

MUNICIPALITY OF SURREY BCGS 92G.017, 92G.016



All distances are in metres
Integrated Survey Area No. 1, Surrey, B.C.
Grid bearings are derived from Control
Monuments 5282 and 5914.
This Plan shows ground level measured
distances. Prior to computation of U.T.M.
coordinates, multiply by combined factor
0.9995970.

LEGEND

- Control Monument found
- Iron post found
- Iron post set
- Lead Plug Set
- ⊙ Common property
- LCP Limited common property
- S Storage
- P Parking
- sqm Square metres
- SL Strata lot

NOTE:
Strata lots dimensions are to the
outside of exterior walls and centre line of
interior walls.

CIVIC ADDRESS:
15150 - 108th Avenue
Surrey, B.C.

The address for service of documents
on the Strata Corporation is:
The Owners, Strata Plan LMS 879
201-4695 E. Hastings Street,
Burnaby, B.C.,
V5C 2K6

Cameron and Associates
B.C. Land Surveyors
Unit 103-8431-160th St.
Surrey, B.C. V3S 3T9
Phone: 597-3777
Fax: 597-3783

This plan lies within the Greater
Vancouver Regional District.

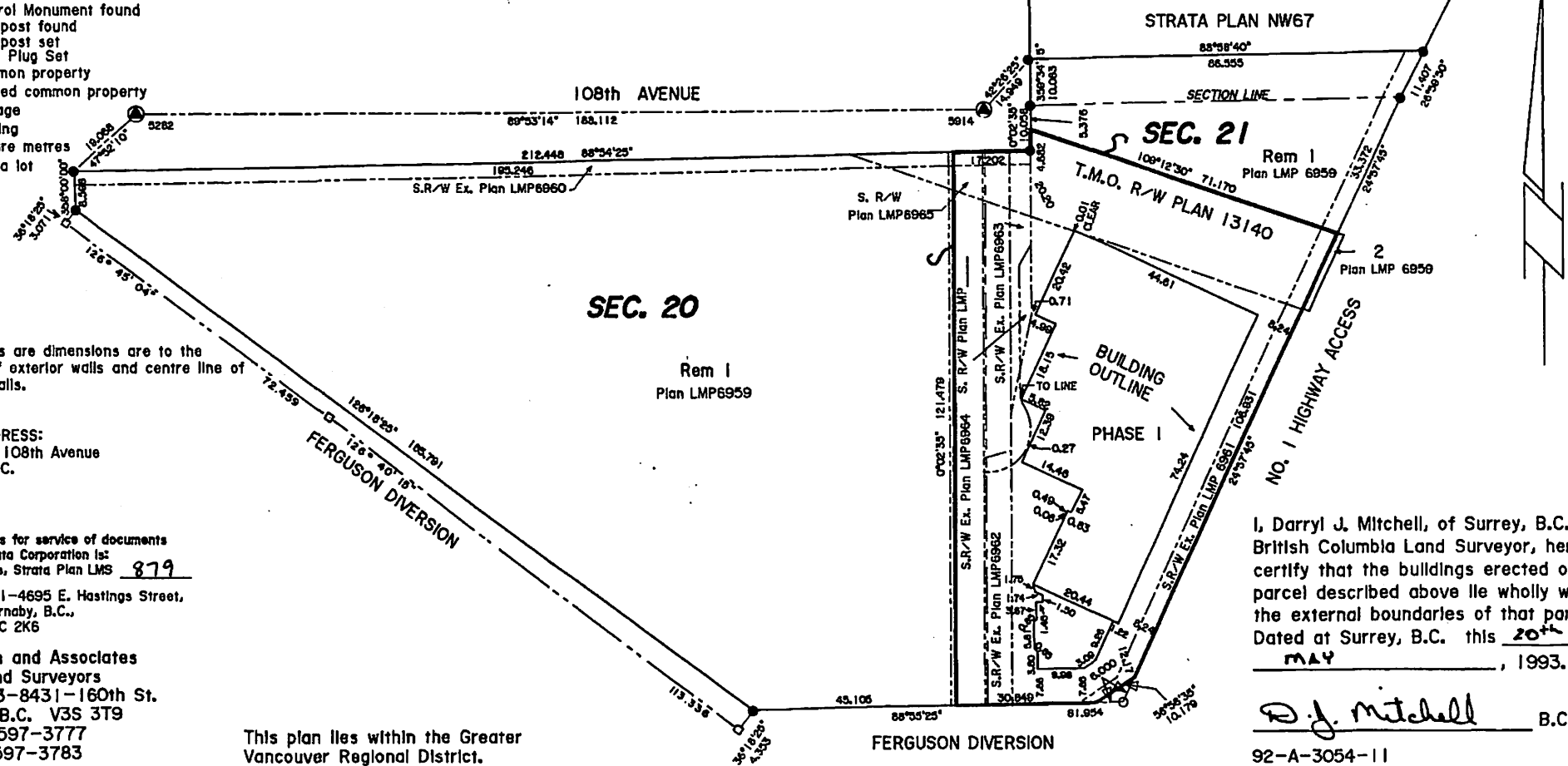
FIRST SHEET: Sheet 1 of 10 Sheets

**STRATA PLAN LMS 879
PHASE I**

Deposited and Registered in the Land
Title Office at New Westminster,
B.C., this 11 day of
June 1993.

[Signature]
Deputy Registrar

AMENDED FORM E-BH11251 64199523
SEC. 16 B4, 99521 - Form E



I, Darryl J. Mitchell, of Surrey, B.C., a
British Columbia Land Surveyor, hereby
certify that the buildings erected on the
parcel described above lie wholly within
the external boundaries of that parcel.
Dated at Surrey, B.C. this 20th day
MAY, 1993.

[Signature] B.C.L.S.
92-A-3054-11

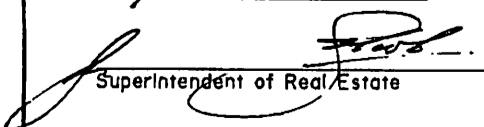
CONDOMINIUM ACT

SECOND SHEET, Sheet 2 of 10 Sheets

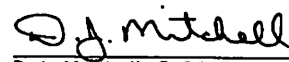
STRATA PLAN LMS 879
PHASE I

STRATA LOT NO.	SHEET NO.	AREA (sqm)	FORM 1	FORM 2
			SCHEDULE OF UNIT ENTITLEMENT	SCHEDULE OF INTEREST UPON DESTRUCTION
			UNIT ENTITLEMENT	INTEREST UPON DESTRUCTION
1	5	98.0	960	1318
2	5	90.5	905	1298
3	5	62.2	622	968
4	5	91.8	918	1298
5	5	86.9	869	1278
6	5	87.7	877	1238
7	5	93.3	933	1258
8	5	90.4	904	1238
9	5	65.3	653	988
10	5	65.7	657	988
11	5	62.6	626	948
12	5	93.3	933	1258
13	5	96.5	965	1308
14	5	91.6	916	1278
15	5	91.1	911	1288
16	5	95.9	959	1338
17	5	96.4	964	1348
18	5	95.0	950	1298
19	6	96.0	960	1308
20	6	90.5	905	1288
21	6	62.2	622	958
22	6	91.8	918	1288
23	6	103.7	1037	1358
24	6	96.4	964	1258
25	6	93.3	933	1248
26	6	90.4	904	1228
27	6	65.3	653	958
28	6	65.7	657	958
29	6	62.6	626	938
30	6	93.3	933	1248
31	6	96.6	966	1298
32	6	91.6	916	1268
33	6	91.1	911	1278
34	6	103.6	1036	1358
35	6	96.4	964	1334
36	6	94.8	948	1298
37	7	96.0	960	1358
38	7	90.5	905	1338
39	7	62.2	622	998
40	7	92.9	929	1338
41	7	106.7	1067	1398
42	7	96.4	964	1314
43	7	93.3	933	1298
44	7	90.4	904	1278
45	7	65.3	653	988
46	7	65.7	657	1028
47	7	62.6	626	968
48	7	93.3	933	1298
49	7	96.5	965	1348
50	7	91.6	916	1318
51	7	91.1	911	1328
52	7	106.7	1067	1398
53	7	96.4	964	1388
54	7	96.1	961	1354
AGGREGATE		4731.2	47312	66560

Accepted as to Forms 1 and 2 this
9 day of JUNE 1993.


Superintendent of Real Estate

I, D.J. Mitchell, of Surrey, B.C., a British Columbia Land Surveyor, hereby certify that the building shown in this strata plan have not, as of the 20th day of MAY, 1993, been previously occupied. Dated at Surrey, B.C., this 20th day of MAY, 1993.


D.J. Mitchell, B.C.L.S.

CONDOMINIUM ACT

SECOND SHEET: Sheet 3 of 10 Sheets

STRATA PLAN LMS 879
PHASE I

I hereby certify that the common facility (Recreation Centre) which according to Form E to the Act was to have been constructed in conjunction with this phase has been satisfactorily provided for, this 2nd day of

June, 1993.
[Signature]

Approving Officer for the Municipality of Surrey

Owners:
Riverpointe Development Inc.
(Inc. No. 373780)

[Signature] OTTO BOFFO
Authorized Signatory

[Signature] GERRY NICHELE
Authorized Signatory

Witness
[Signature]
Address of Witness
#201-4695 E. HASTINGS ST., BURNABY

Occupation of Witness
ADMINISTRATOR

Approved as Phase I of a 6 Phase Strata Plan under the Condominium Act.
Dated this 2nd day of June, 1993.

[Signature]
Approving Officer for the Municipality of Surrey

Mortgagee: Royal Bank of Canada
by its Attorneys in fact

[Signature]
RICHARD THOMAS FOSTER SENIOR ACCOUNT MANAGER

[Signature]
ROBIN HAWKER ACCOUNT MANAGER

Witness
[Signature]
BRIAN J. KONST

Address of Witness & Solicitor
1501 - 4370 KINGSWAY
BURNABY B.C. V8H 4M9

Occupation of Witness

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.

[Signature]
Declared before me at BURNABY, B.C.
this 29 day of MAY 1993.

[Signature]
A Commissioner for taking affidavits within the Province of British Columbia

Dated this 20th day of MAY 1993

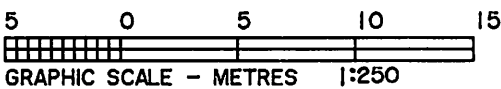
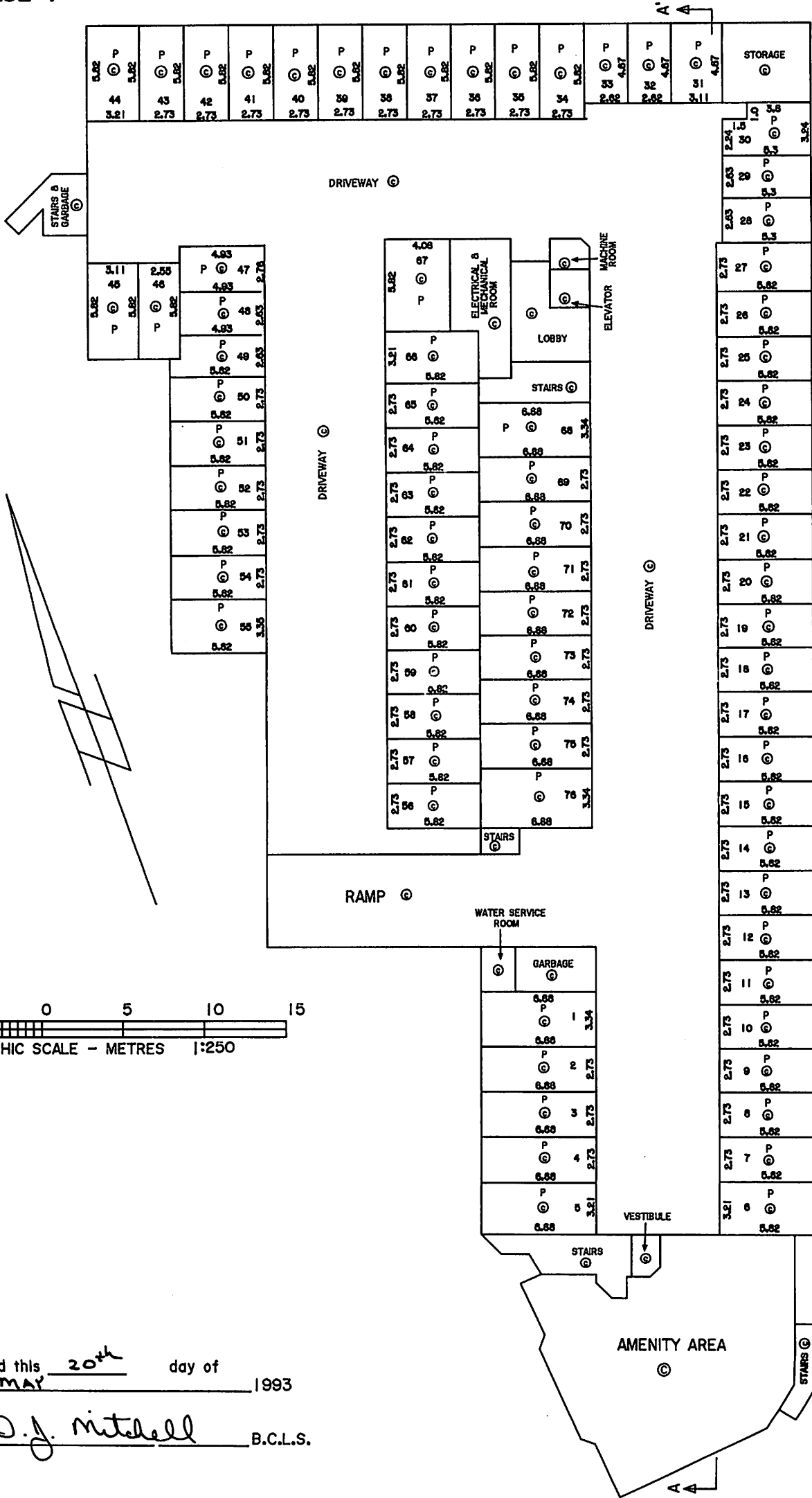
[Signature] B.C.L.S.

**BUILDING 5 - PARKING LEVEL
PHASE I**

Sheet 4 of 10 Sheets

STRATA PLAN LMS

879



Dated this 20th day of MAY 1993

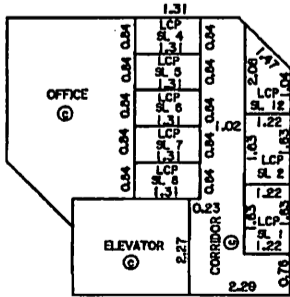
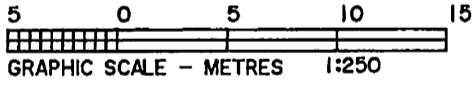
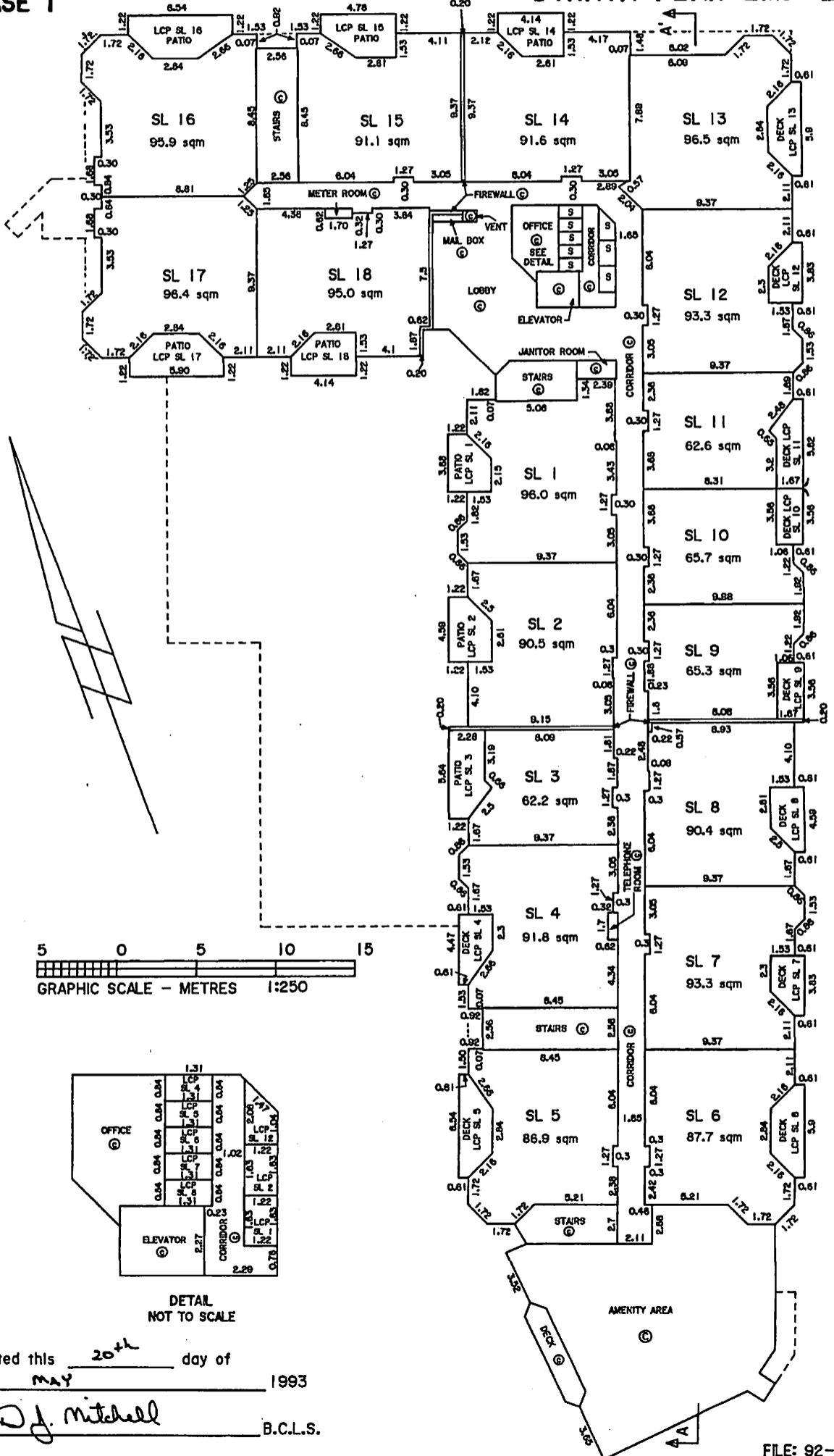
D. J. Mitchell B.C.L.S.

**BUILDING 5 - FIRST FLOOR
PHASE I**

Sheet 5 of 10 Sheets

STRATA PLAN LMS

879



DETAIL
NOT TO SCALE

Dated this 20th day of MAY 1993

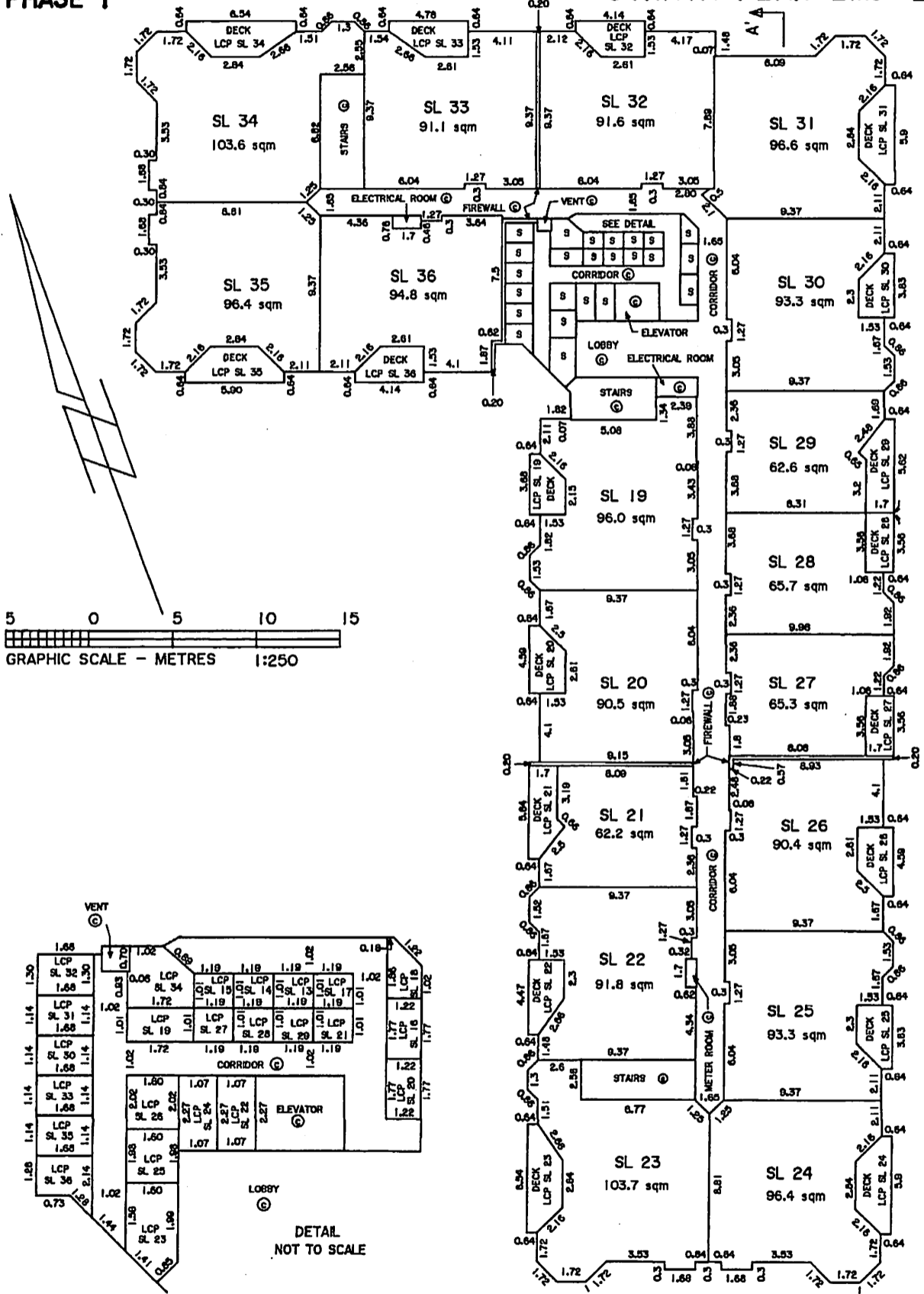
D. Mitchell B.C.L.S.

**BUILDING 5 - SECOND FLOOR
PHASE I**

Sheet 6 of 10 Sheets

STRATA PLAN LMS

879



Dated this 20th day of MAY 1993

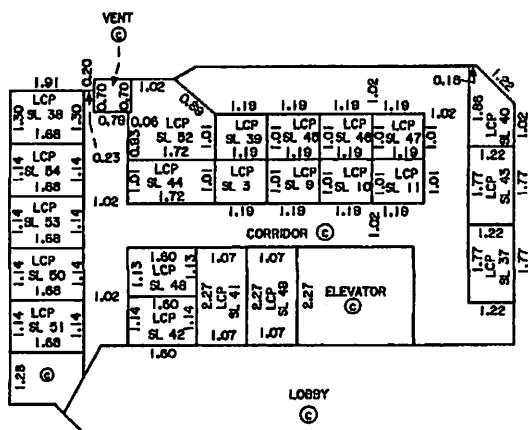
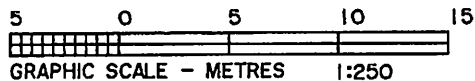
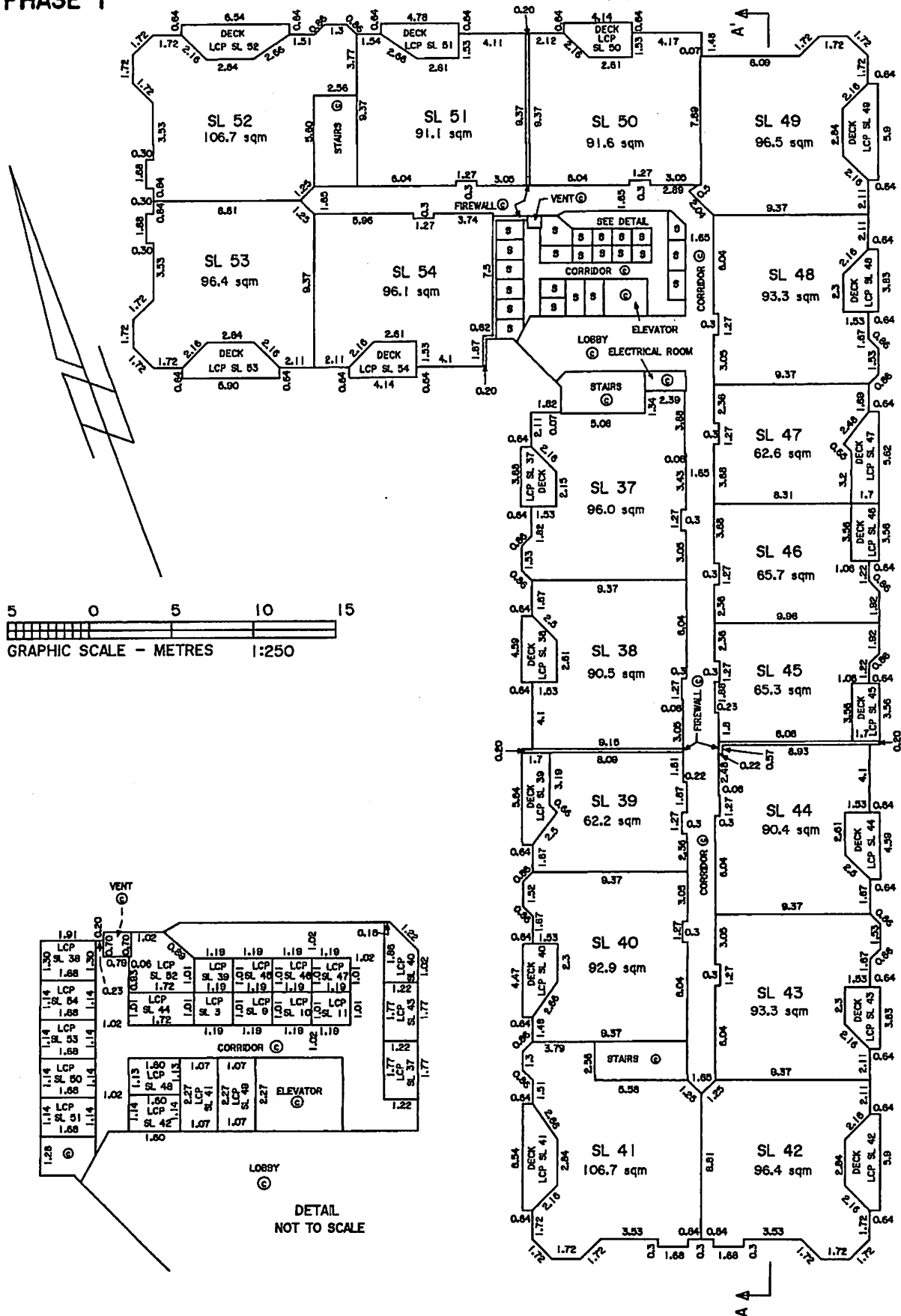
D.J. Mitchell B.C.L.S.

**BUILDING 5 - THIRD FLOOR
PHASE I**

Sheet 7 of 10 Sheets

STRATA PLAN LMS

879



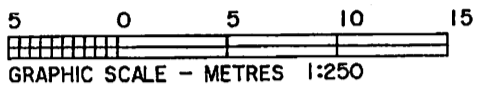
Dated this 20th day of MAY 1993

D. J. Mitchell B.C.L.S.

**BUILDING 5 - SECTION
PHASE I**

Sheet 8 of 10 Sheets

STRATA PLAN LMS 879



SL 42	SL 43	SL 44	SL 45	SL 46	SL 47	SL 48	SL 49	
SL 24	SL 25	SL 26	SL 27	SL 28	SL 29	SL 30	SL 31	
SL 6	SL 7	SL 8	SL 9	SL 10	SL 11	SL 12	SL 13	
AMENITY AREA ©		DRIVEWAY ©						PARKING ©
AMENITY AREA ©								

Dated this 20th day of MAY 1993

D. J. Mitchell B.C.L.S.

DEALINGS AFFECTING THE COMMON PROPERTY

REGISTRATION		DOCUMENT	
NUMBER	DATE	DATE	NATURE AND PARTICULARS
Subject to Provisos, see Crown Grant See W157151E as to part formerly Parcel "A" plan 62655			
Subject to Provisos, see BF400079, Land Act Section 47 as to part formerly Parcel "F" (ByLaw Plan LMP6958)			
Notice under Section 40 LTA as to part formerly Parcel "C" (ByLaw Plan 61059)			
Notice under Section 40 LTA as to part formerly Parcel "B" (ByLaw Plan 61059)			
This title may be affected by a Permit under Part 29 of the municipal Act, see BF426457, Expiry date: n/a			
This title may be affected by a Permit under Part 29 of the municipal Act, see BF432277, Expiry date: n/a			
163585 C	26.10.1953		Statutory Right of Way Trans Mountain Oil Pipeline Company Plan 13140 Inter Alia Certificate of Charge 5371 issued: 26.10.1953
BF 400084	19.10.1992		Covenant District of Surrey Section 215 LTA Inter Alia
BF 400087	19.10.1992		Statutory Right of Way District of Surrey Plan LMP6960 Inter Alia
BF 400090	19.10.1992		Statutory Right of Way Her Majesty the Queen in Right of the Province of British Columbia Plan LMP6961 Inter Alia
BF 400093	19.10.1992		Statutory Right of Way British Columbia Hydro & Power Authority Plan LMP6962 Inter Alia
BF 400094	19.10.1992		Statutory Right of Way British Columbia Tele- phone Company Plan LMP6962 Inter Alia
BF 400095	19.10.1992		Statutory Right of Way B.C. Gas Inc. (Inc.# 368680) Plan LMP6962 Inter Alia
BF 400097	19.10.1992		Statutory Right of Way District of Surrey Plan LMP6963 Inter Alia

continued on Sheet 10a of 10 . . .

Dated this 20th day of MAY 1993

D. J. Mitchell B.C.L.S.

File: 92-A-3054

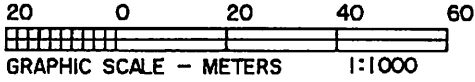
STRATA PLAN OF PART OF LOT 1, SECTIONS 16, 20 AND 21, BLOCK 5 NORTH, RANGE 1 WEST, N.W.D., PLAN LMP6959.

FIRST SHEET: Sheet 1 of 7 Sheets

STRATA PLAN LMS879 PHASE 2

CITY OF SURREY BCGS 92G.017, 92G.016

Deposited and Registered in the Land Title Office at New Westminster, B.C., this 30 day of DEC 1993.



All distances are in Metres

LEGEND

- SL Strata Lot
- ⊕ Common Property
- LCP Limited Common Property
- S Storage
- P Parking
- sqm Square metres

STRATA PLAN NW67
SEC. 16

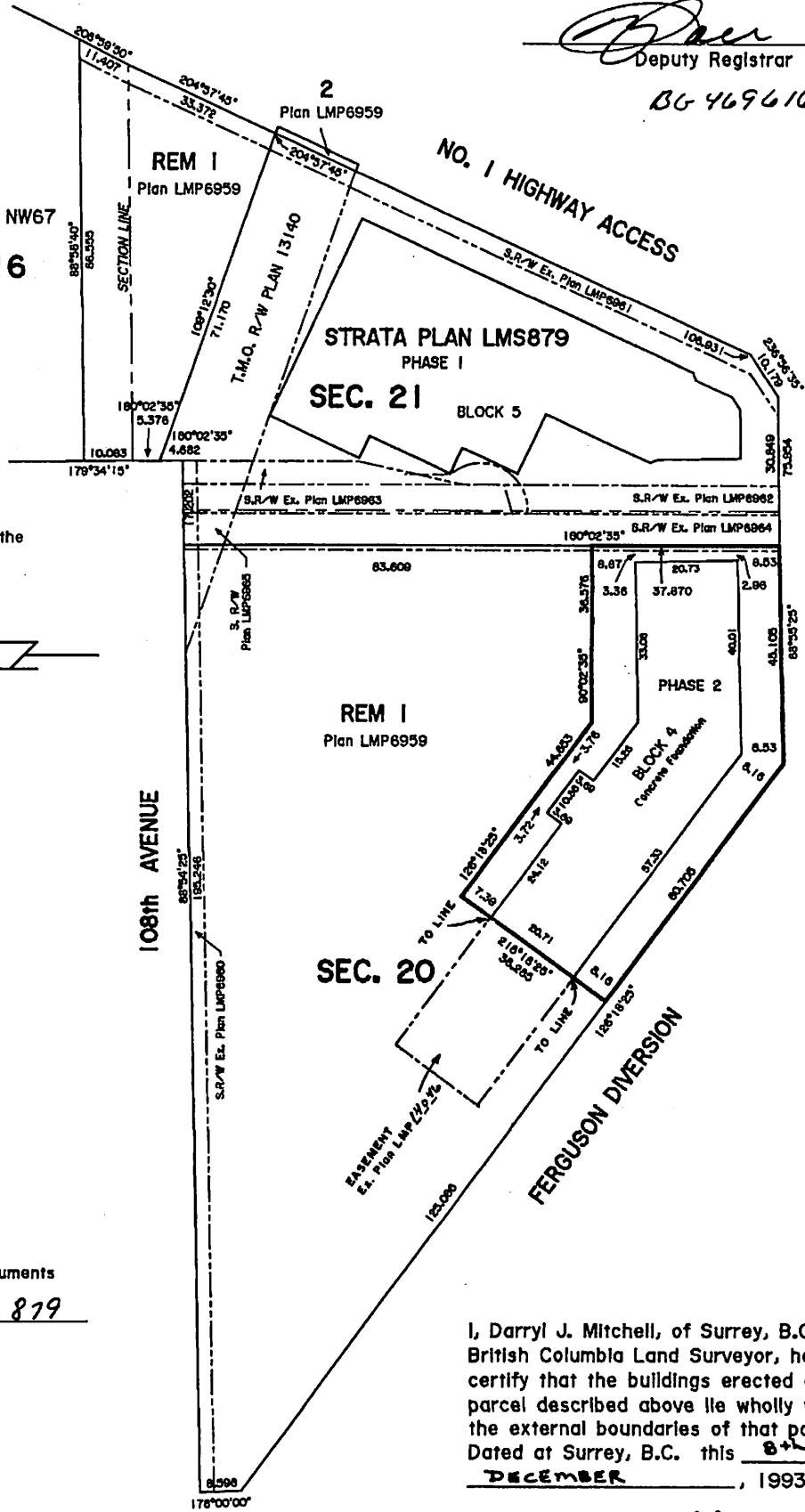
Grid Bearings are derived from STRATA PLAN LMS879

NOTE:

Strata lot dimensions are to the outside of exterior walls and to the centre line of interior walls.



[Signature]
Deputy Registrar
BG 469616



CMc Address:
15140 - 108th Avenue
Surrey, B.C.

The address for service of documents on the Strata Corporation is:
The Owners, Strata Plan LMS 879

201-4695 E. Hastings Street,
Burnaby, B.C.,
V5K 2K6

Cameron and Associates
B.C. Land Surveyors
Unit 103-8431-160th St.
Surrey, B.C. V3S 3T9
Phone: 597-3777
Fax: 597-3783

This plan lies within the Greater Vancouver Regional District.

I, Darryl J. Mitchell, of Surrey, B.C., a British Columbia Land Surveyor, hereby certify that the buildings erected on the parcel described above lie wholly within the external boundaries of that parcel.
Dated at Surrey, B.C. this 8th day of DECEMBER, 1993.

[Signature] B.C.L.S.

92-A-3054-21

T62548 2006-04-20-11.48.06.075447

LMLMS879

FILED

CONDOMINIUM ACT

SECOND SHEET: Sheet 2 of 7 Sheets

STRATA PLAN LMS 879
PHASE 2

Owners:
Rivarpoinde Development Inc.
(Inc. No. 373780)

[Signature]
Authorized Signatory *Guyman Nichell*
GHERLINO NICHOLLO

[Signature]
Authorized Signatory *Ottavio Boffo*
OTTAVIO BOFFO

[Signature]
Witness *JIM ELLIS*
4830 Northlawn Dr. Bby

Address of Witness
Real Estate Development
Occupation of Witness

Mortgagee: Royal Bank of Canada
by its Attorneys in fact

[Signature] *RICHARD THOMAS FOSTER*
Authorized Signatory *Richard Thomas Foster*
Senior Account Manager

[Signature] *ROBIN HAWKER*
Authorized Signatory *Robin Hawker*

[Signature]
Witness *JIM ELLIS*
4830 Northlawn Dr. Bby

Address of Witness
Real Estate Development
Occupation of Witness

SL NO.	SHEET NO.	AREA (sqm)	FORM 1	FORM 2
			SCHEDULE OF UNIT ENTITLEMENT	SCHEDULE OF INTEREST UPON DESTRUCTION
UNIT ENTITLEMENT	INTEREST UPON DESTRUCTION			
55	4	94.8	948	1338
56	4	97.8	978	1378
57	4	96.9	969	1378
58	4	92.5	925	1318
59	4	94.8	948	1338
60	4	92.7	927	1318
61	4	101.1	1011	1398
62	4	64.7	647	1048
63	4	92.5	925	1318
64	4	97.0	970	1385
65	4	97.7	977	1378
66	4	94.8	948	1338
67	4	64.7	647	1048
68	4	86.3	863	1248
69	4	101.0	1010	1388
70	5	94.7	947	1318
71	5	97.8	978	1358
72	5	108.6	1086	1438
73	5	92.6	926	1298
74	5	94.8	948	1318
75	5	92.7	927	1298
76	5	101.1	1011	1378
77	5	64.7	647	1028
78	5	92.6	926	1298
79	5	108.4	1084	1438
80	5	97.7	977	1358
81	5	94.8	948	1318
82	5	64.7	647	1028
83	5	86.3	863	1228
84	5	70.1	701	1058
85	5	67.1	671	1055
86	6	94.7	947	1368
87	6	97.7	977	1418
88	6	109.5	1095	1488
89	6	92.6	926	1358
90	6	94.8	948	1378
91	6	92.7	927	1358
92	6	101.1	1011	1438
93	6	64.7	647	1088
94	6	92.6	926	1358
95	6	109.4	1094	1488
96	6	97.7	977	1418
97	6	94.8	948	1378
98	6	64.7	647	1088
99	6	86.4	864	1288
100	6	70.1	701	1098
101	6	67.1	671	1098
AGGREGATE		4228.6	42286	60920

Accepted as to Forms 1 and 2 this
30 day of December 1993.

[Signature]
Superintendent of Real Estate

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.

[Signature] *OTTAVIO BOFFO*

Declared before me at BURNABY, B.C.
this 15th day of DECEMBER, 1993.

[Signature]
A Commissioner for taking affidavits within
the Province of British Columbia
RANDAL COBETT

I, D.J. Mitchell, of Surrey, B.C., a British Columbia Land Surveyor, hereby certify that the building shown in this strata plan has not, as of the 8th day of DECEMBER 1993, been previously occupied.
Dated at Surrey, B.C., this 8th day of DECEMBER, 1993

[Signature]
D.J. Mitchell, B.C.L.S.

Approved as Phase 2 of a 6 Phase
Strata Plan under the Condominium Act.
Dated this 23rd day of December 1993.

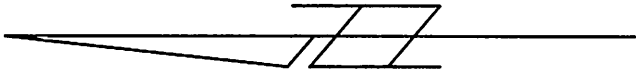
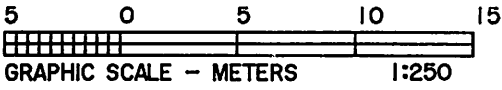
[Signature]
Approving Officer for the
City of Surrey

T62548 2006-04-20-11.48.06.075447
 LMLS879
 FILED

**BUILDING 4
PARKING LEVEL**

Sheet 3 of 7 Sheets

**STRATA PLAN LMS 879
PHASE 2**

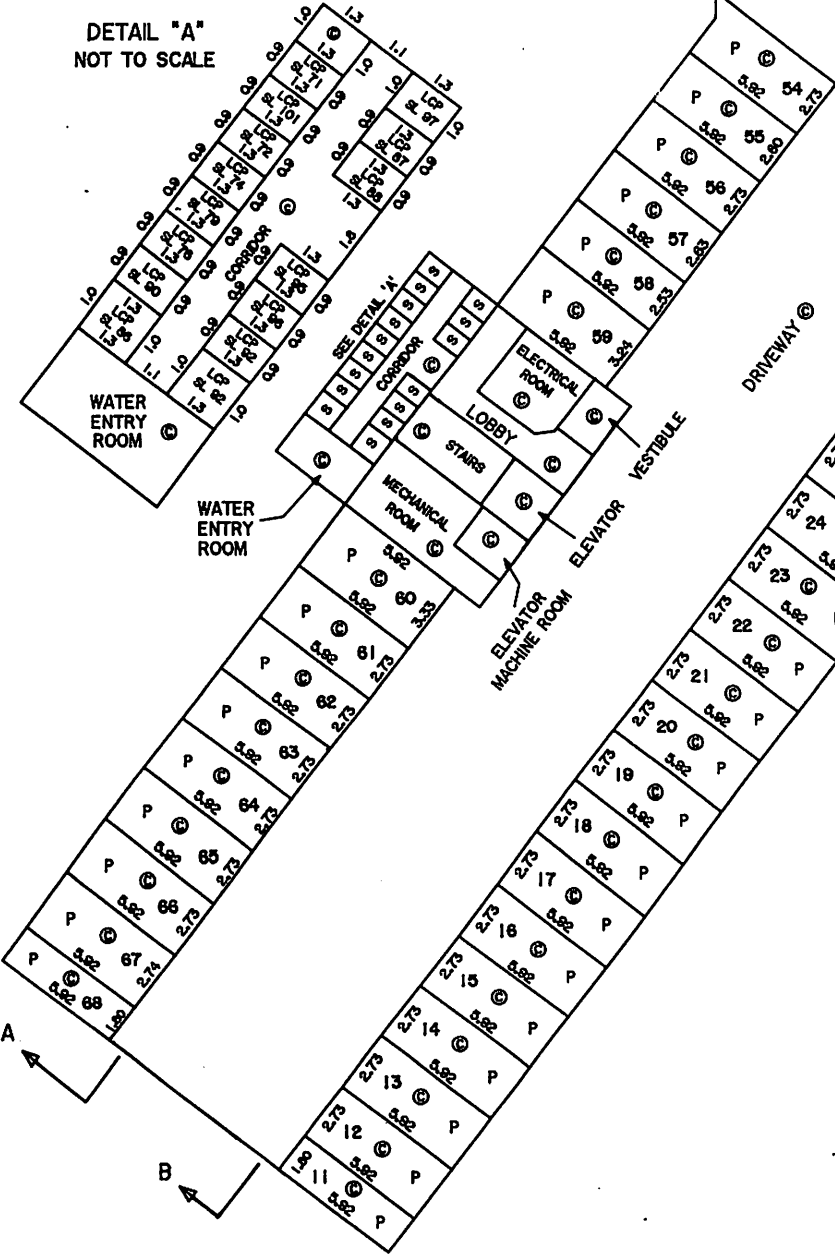


A' ← B' ←

SEE DETAIL 'B'

P	P	P	P	P	S	S	S	S
5.92	5.92	5.92	5.92	5.92	5.92	5.92	5.92	5.92
47	46	45	44	43	42	41	40	39
3.31	2.73	2.73	2.60	3.31	3.33	2.73	2.73	2.73
RAMP					CORRIDOR			
REFUGE					CORRIDOR			
GARBAGE ROOM					CORRIDOR			
SECURITY GATE					CORRIDOR			
ELECTRICAL ROOM					CORRIDOR			
LOBBY					CORRIDOR			
MECHANICAL ROOM					CORRIDOR			
ELEVATOR MACHINE ROOM					CORRIDOR			
ELEVATOR VESTIBULE					CORRIDOR			
DRIVEWAY					CORRIDOR			

DETAIL "A"
NOT TO SCALE



DETAIL "B"
NOT TO SCALE

1.0	1.06	0.9	0.9	1.06	1.0
LCP	LCP	LCP	LCP	LCP	LCP
SL 88	SL 89	SL 90	SL 91	SL 92	SL 93
1.0	1.1	1.1	1.1	1.1	1.1
LCP	LCP	LCP	LCP	LCP	LCP
SL 94	SL 95	SL 96	SL 97	SL 98	SL 99
1.0	1.1	1.1	1.1	1.1	1.1
LCP	LCP	LCP	LCP	LCP	LCP
SL 100	SL 101	SL 102	SL 103	SL 104	SL 105
1.0	1.0	1.0	1.0	1.0	1.0
LCP	LCP	LCP	LCP	LCP	LCP
SL 106	SL 107	SL 108	SL 109	SL 110	SL 111
1.0	1.0	1.0	1.0	1.0	1.0
LCP	LCP	LCP	LCP	LCP	LCP
SL 112	SL 113	SL 114	SL 115	SL 116	SL 117

Dated this 8th day of DECEMBER 1993

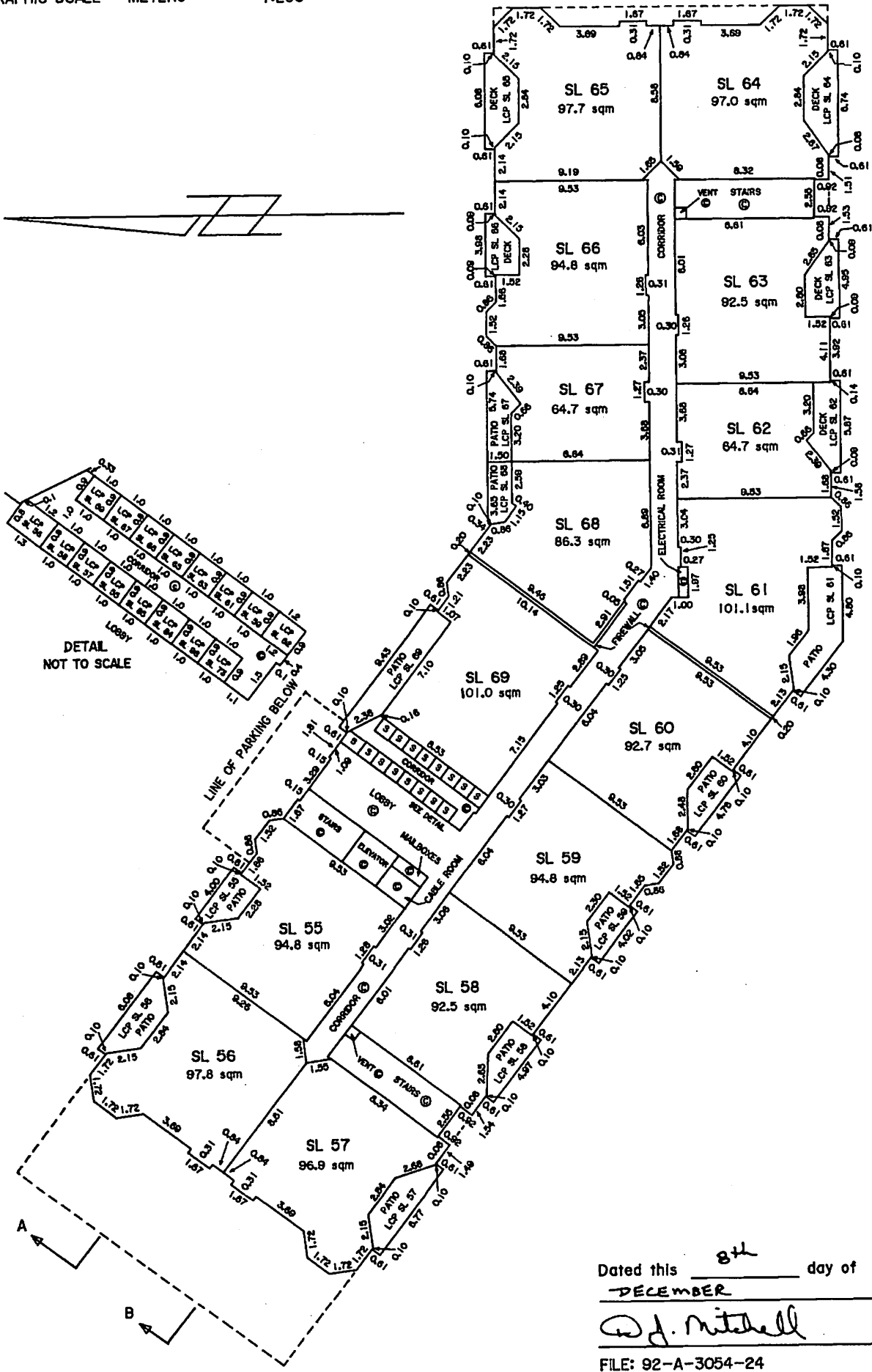
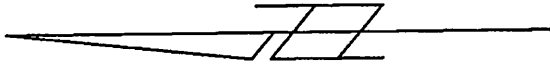
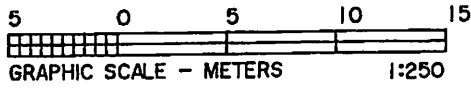
D. J. Mitchell B.C.L.S.

FILE: 92-A-3054-23

**BUILDING 4
FIRST FLOOR**

Sheet 4 of 7 Sheets

**STRATA PLAN LMS 879
PHASE 2**



Dated this 8th day of DECEMBER 1993

W.J. Mitchell B.C.L.S.

FILE: 92-A-3054-24

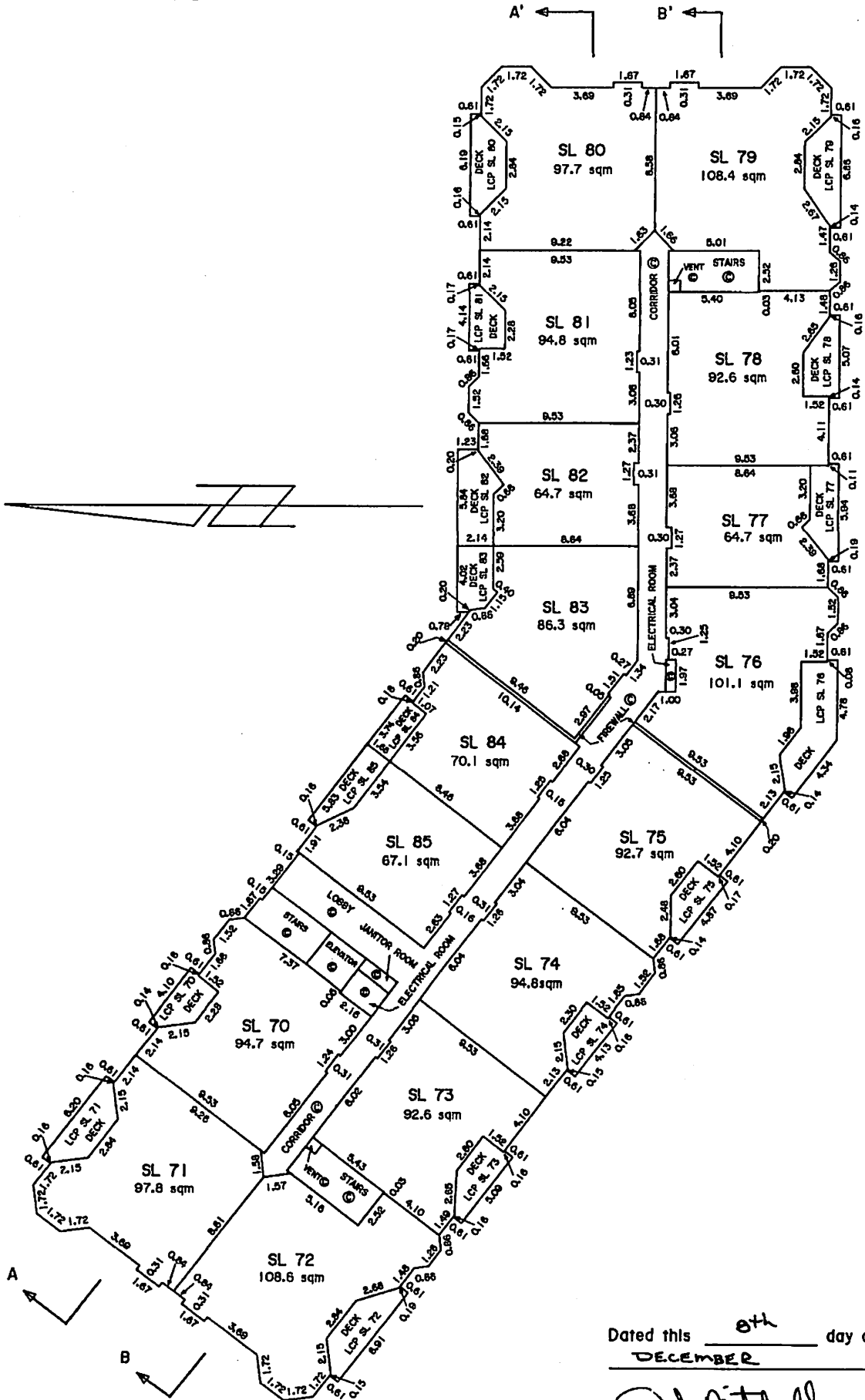
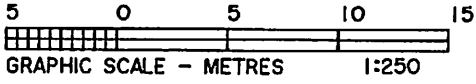
FILED LMLMS879 T62548 2006-04-20-11.48.06.075447

**BUILDING 4
SECOND FLOOR**

Sheet 5 of 7 Sheets

**STRATA PLAN LMS
PHASE 2**

879



Dated this 04th day of DECEMBER 1993

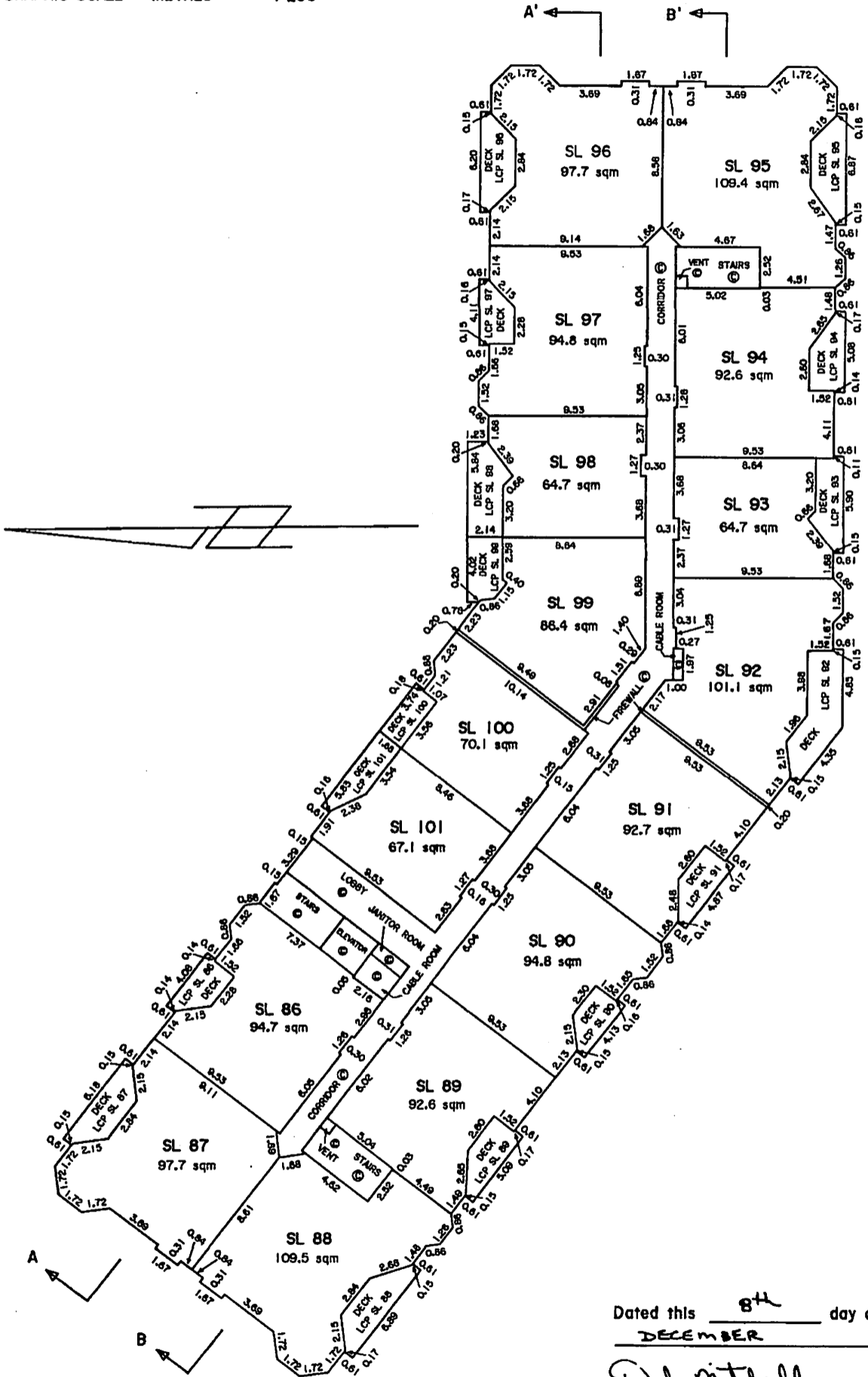
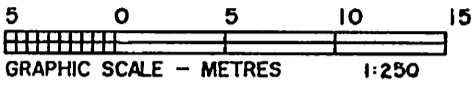
W. J. Mitchell B.C.L.S.

FILE: 92-A-3054-25

**BUILDING 4
THIRD FLOOR**

Sheet 6 of 7 Sheets
**STRATA PLAN LMS
PHASE 2**

879



Dated this 8th day of
DECEMBER 1993

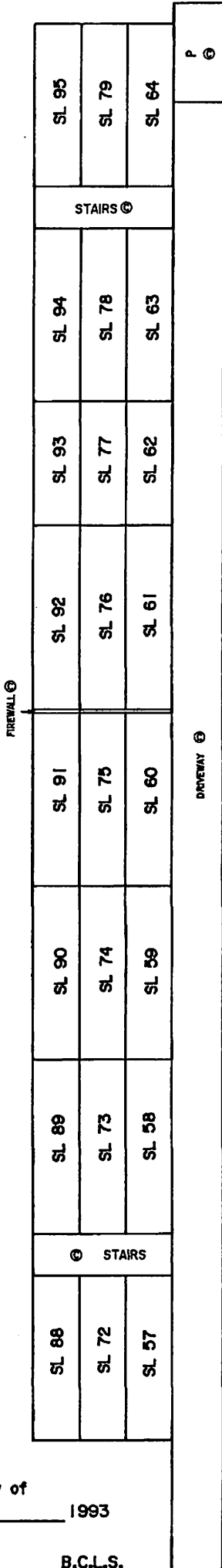
W. J. Mitchell B.C.L.S.

FILE: 92-A-3054-26

SECTIONS

SCALE: 1:250

SECTION B - B'

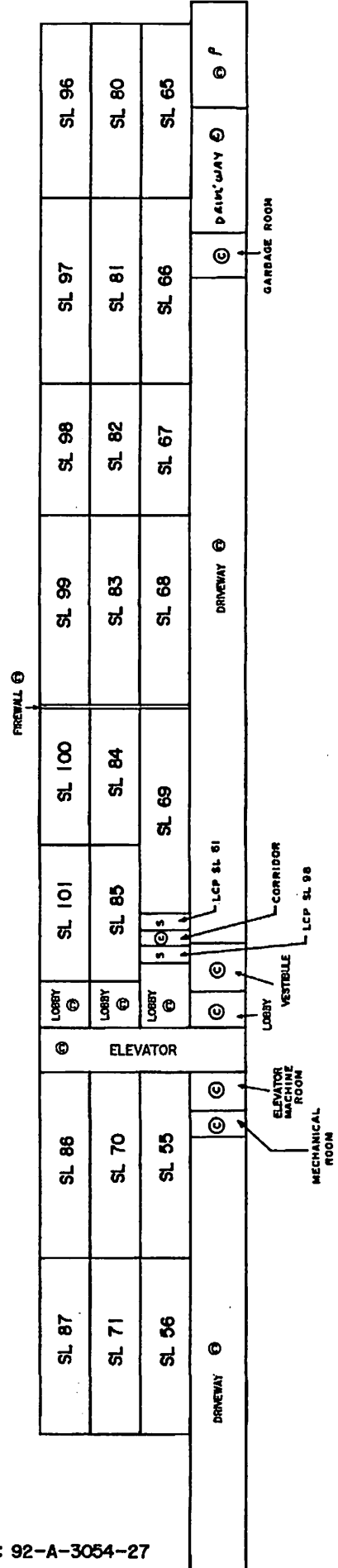


Sheet 7 of 7 Sheets

**STRATA PLAN LMS
PHASE 2**

879

SECTION A - A'



Dated this 8th day of DECEMBER 1993

W.J. Mitchell B.C.L.S.

FILE: 92-A-3054-27

**STRATA PLAN OF PART OF LOT 1,
SECTIONS 16, 20 AND 21, BLOCK 5 NORTH,
RANGE 1 WEST, N.W.D.,
PLAN LMP 6959.**

CITY OF SURREY BCGS 92G.017, 92G.016

20 0 20 40 60

GRAPHIC SCALE - METRES 1:1000

All distances are in metres

Grid bearings are derived from
Strata Plan LMS879

LEGEND

- © Common Property
- LCP Limited Common Property
- S Storage
- P Parking
- sqm Square metres
- SL Strata lot

Note:
Strata lots dimensions are to the
outside of exterior walls and to the
centre line of interior walls.

Civic Address:
15120 - 108th Avenue
Surrey, B.C.
V3R 0T7

This plan lies within the Greater
Vancouver Regional District.

The address for service of documents
on the Strata Corporation is:
The Owners, Strata Plan LMS 879

201-4695 E. Hastings Street,
Burnaby, B.C.,
V5C 2K6

Cameron and Associates
B.C. Land Surveyors
Unit 103-8431-160th St.
Surrey, B.C. V3S 3T9
Phone: 597-3777
Fax: 597-3783

FIRST SHEET: Sheet 1 of 7 Sheets

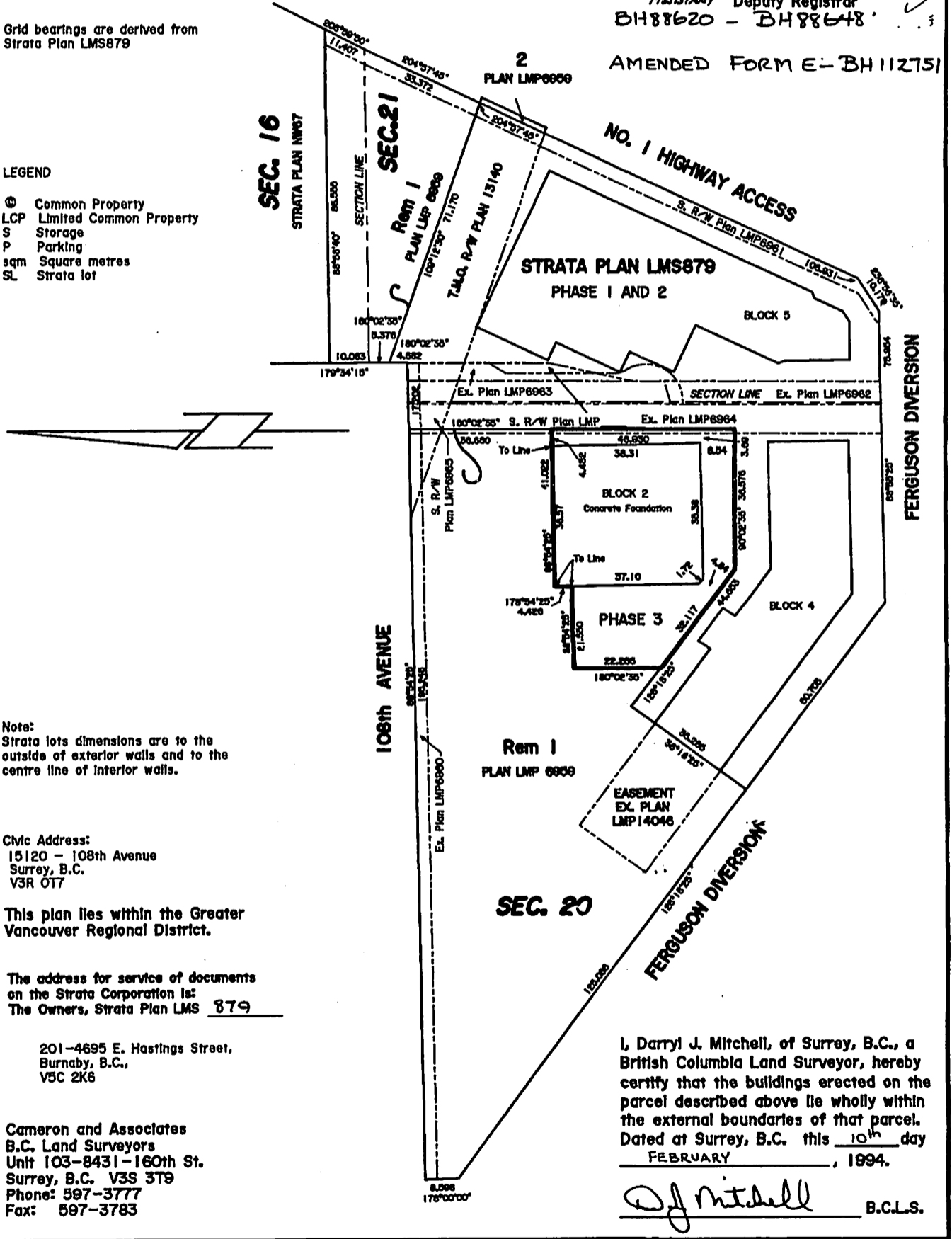
**STRATA PLAN LMS 879
PHASE 3**

Deposited and Registered in the Land
Title Office at New Westminster
B.C., this 16th day of

MARCH 1994.

Assistant Deputy Registrar
BH88620 - BH88648

AMENDED FORM E-BH112751



I, Darryl J. Mitchell, of Surrey, B.C., a
British Columbia Land Surveyor, hereby
certify that the buildings erected on the
parcel described above lie wholly within
the external boundaries of that parcel.
Dated at Surrey, B.C. this 10th day
FEBRUARY, 1994.

D. J. Mitchell B.C.L.S.

CONDOMINIUM ACT

SECOND SHEET: Sheet 2 of 7 Sheets

STRATA PLAN LMS 879
PHASE 3

SL NO.	SHEET NO.	AREA (sqm)	FORM 1	FORM 2
			SCHEDULE OF UNIT ENTITLEMENT	SCHEDULE OF INTEREST UPON DESTRUCTION
SL NO.	SHEET NO.	AREA (sqm)	UNIT ENTITLEMENT	INTEREST UPON DESTRUCTION
102	4	109.8	1098	1448
103	4	98.0	980	1388
104	4	67.2	672	1068
105	4	70.4	704	1078
106	4	109.4	1094	1458
107	4	70.2	702	1088
108	4	67.0	670	1078
109	4	98.1	981	1398
110	4	103.3	1033	1428
111	5	110.0	1100	1428
112	5	98.4	984	1368
113	5	67.2	672	1048
114	5	70.3	703	1058
115	5	109.4	1094	1438
116	5	70.1	701	1068
117	5	67.0	670	1058
118	5	98.1	981	1378
119	5	103.2	1032	1408
120	5	93.2	932	1158
121	6	110.0	1100	1488
122	6	98.4	984	1428
123	6	67.2	672	1108
124	6	70.4	704	1118
125	6	109.4	1094	1498
126	6	70.1	701	1128
127	6	67.0	670	1118
128	6	98.1	981	1438
129	6	103.2	1032	1468
130	6	93.0	930	1198
AGGREGATE PHASE 3		2567.1	25671	36832
AGGREGATE PHASE 2		4228.6	42286	60920
AGGREGATE PHASE 1		4731.2	47312	66580
TOTAL AGGREGATE		11526.9	115269	164332

Owners:
Riverpointe Development Inc.
(Inc. No. 373780)

Ottavio Boffo
Authorized Signatory
Ottavio Boffo
Authorized Signatory
Randall E. Cobbett
Witness
Randall E. Cobbett
4259 E. HASTINGS ST. BURNABY, B.C.
Address of Witness
Solicitor
Occupation of Witness

Mortgagee: Royal Bank of Canada
by its Authorized Signatories
James John Mahanah Lending
Kathleen Leonard West Mar Lending
Witness Rafay Adams
613 Columbia St.
Address of Witness New Westminster
Banker
Occupation of Witness

Accepted as to Forms 1 and 2 this
15 day of March 1994.

D. J. Mitchell
Superintendent of Real Estate

STATUTORY DECLARATION

I, the undersigned do solemnly declare that:

- 1) I, the undersigned am the 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.

Ottavio Boffo
Declared before me at BURNABY, B.C.
this 9th day of FEBRUARY, 1994.
Randall E. Cobbett
A Commissioner for taking affidavits within
the Province of British Columbia
RANDALL E. COBBETT

Approved as Phase 3 of a 6 Phase
Strata Plan under the Condominium Act.
Dated this 9 day of March 1994.

R. Jen
Approving Officer for the
City of Surrey

I, D.J. Mitchell, of Surrey, B.C., a British Columbia Land Surveyor, hereby certify that the building shown in this strata plan has not, as of the 7th day of FEBRUARY 1994, been previously occupied.
Dated at Surrey, B.C., this 7th day of FEBRUARY, 1994
D.J. Mitchell
D.J. Mitchell, B.C.L.S.

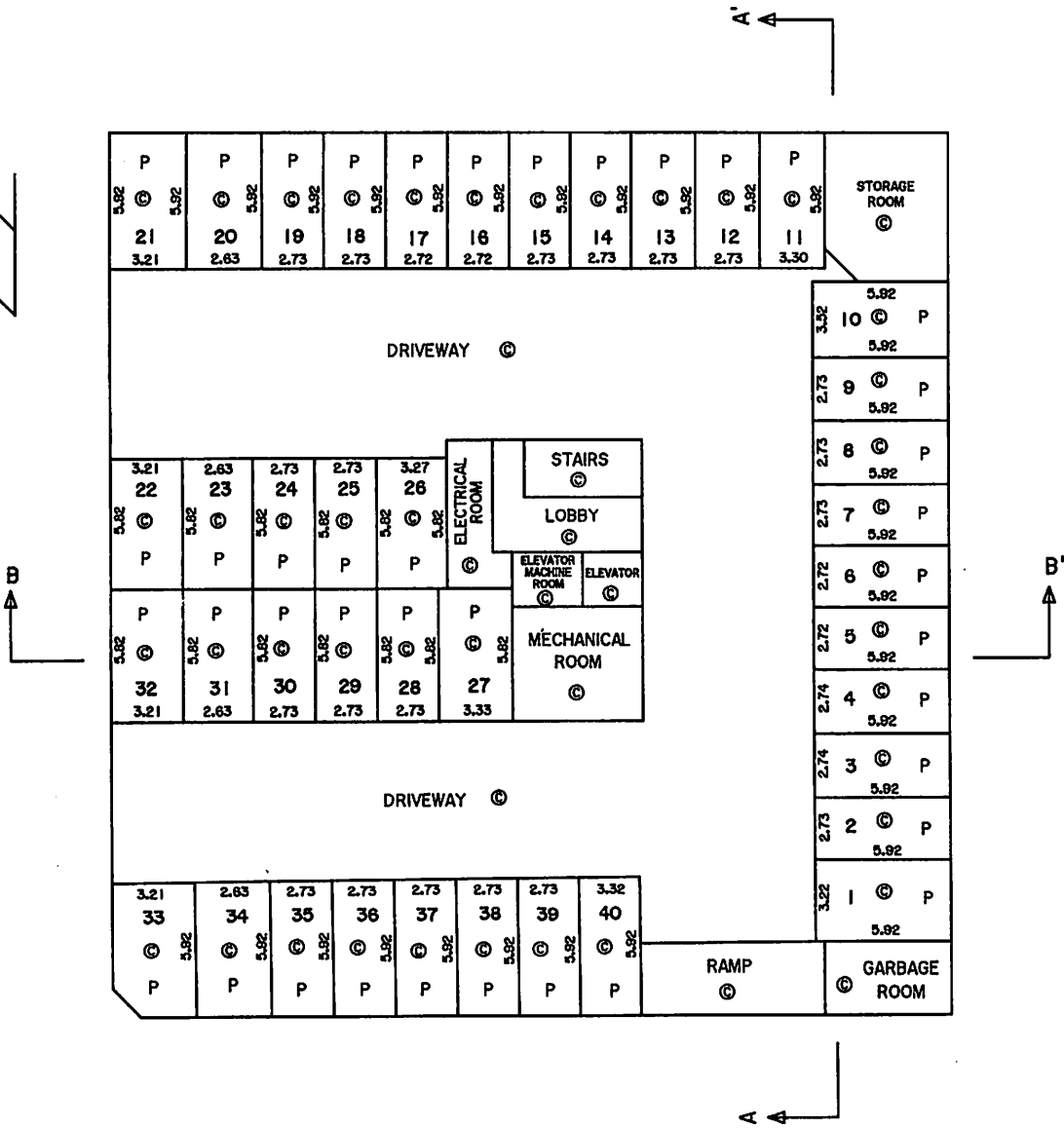
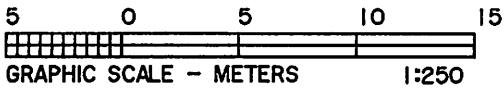
File: 92-A-3054-32

FILED
LMS879
T62548 2006-04-20-11.48.06.075447

**BUILDING 2
PARKING LEVEL**

Sheet 3 of 7 Sheets

**STRATA PLAN LMS 879
PHASE 3**



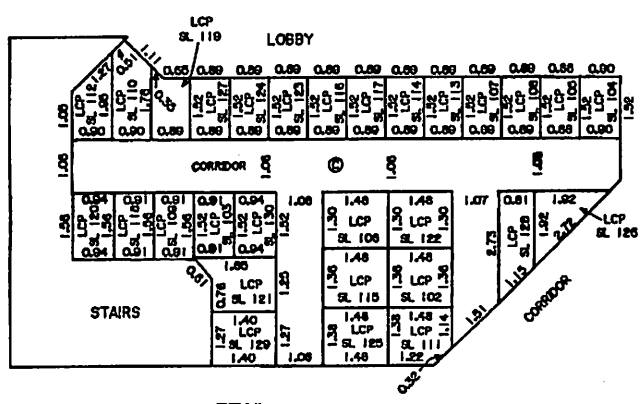
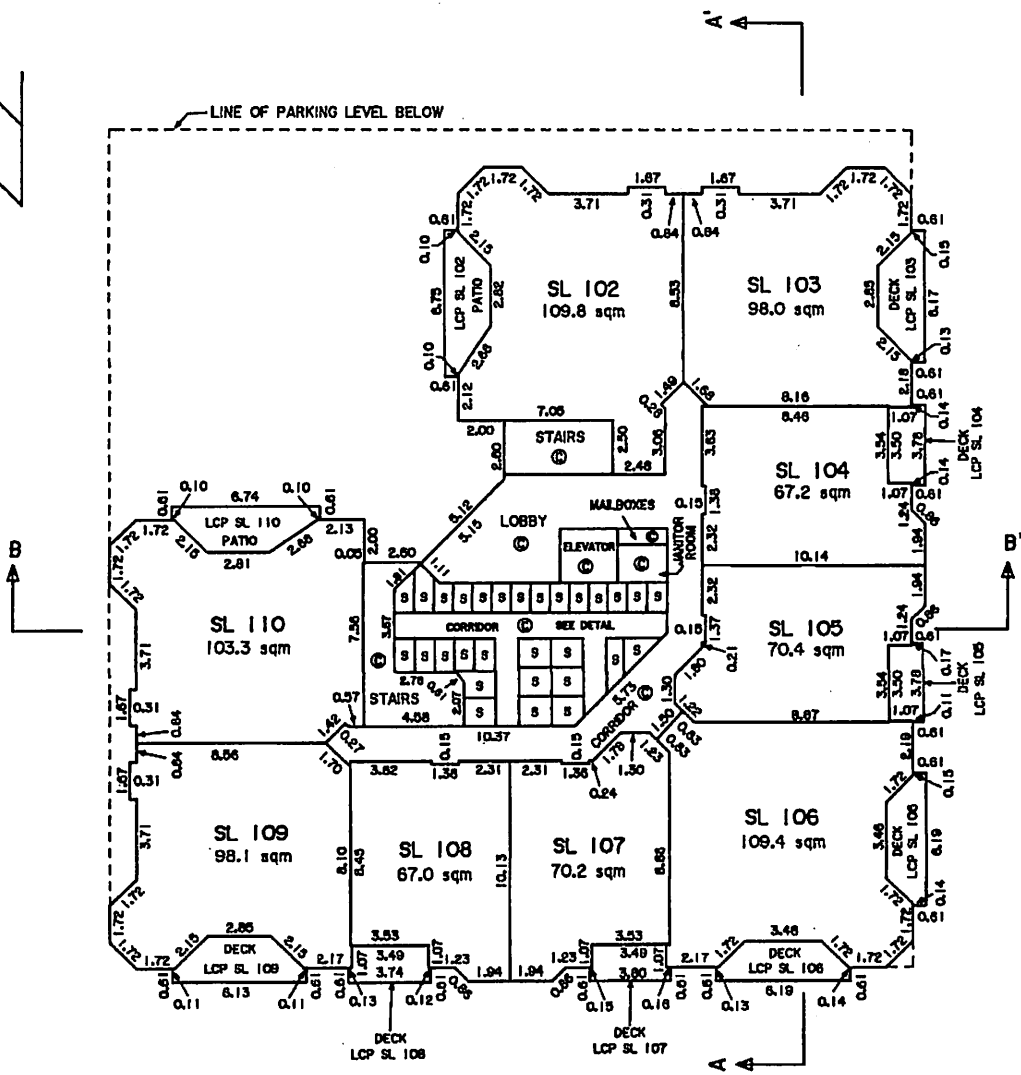
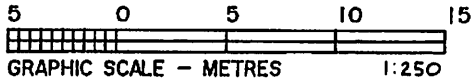
Dated this 7th day of FEBRUARY, 1994.

W. J. Mitchell, B.C.L.S.
FILE: 92-A-3054-33

**BUILDING 2
FIRST FLOOR**

Sheet 4 of 7 Sheets

**STRATA PLAN LMS 879
PHASE 3**



**DETAIL
NOT TO SCALE**

Dated this 7th day of FEBRUARY, 1994.

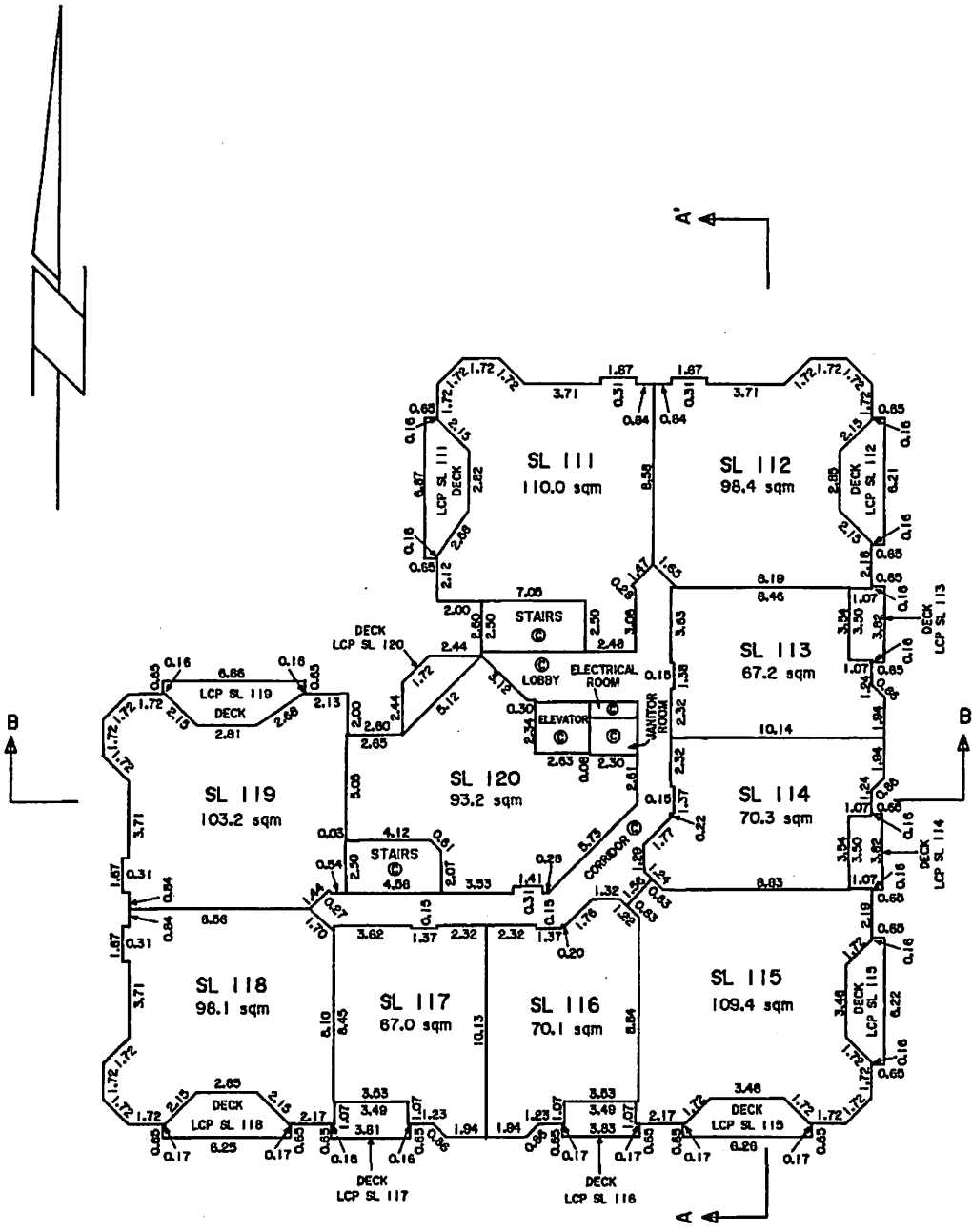
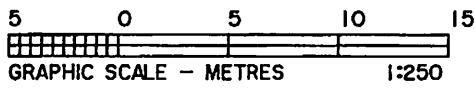
D. J. Mitchell, B.C.L.S.

FILE: 92-A-3054-34

**BUILDING 2
SECOND FLOOR**

Sheet 5 of 7 Sheets

**STRATA PLAN LMS 879
PHASE 3**



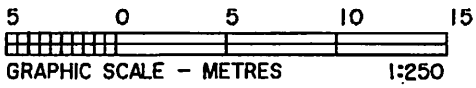
Dated this 7th day of FEBRUARY, 1994.

D. J. Mitchell, B.C.L.S.

FILE: 92-A-3054-35

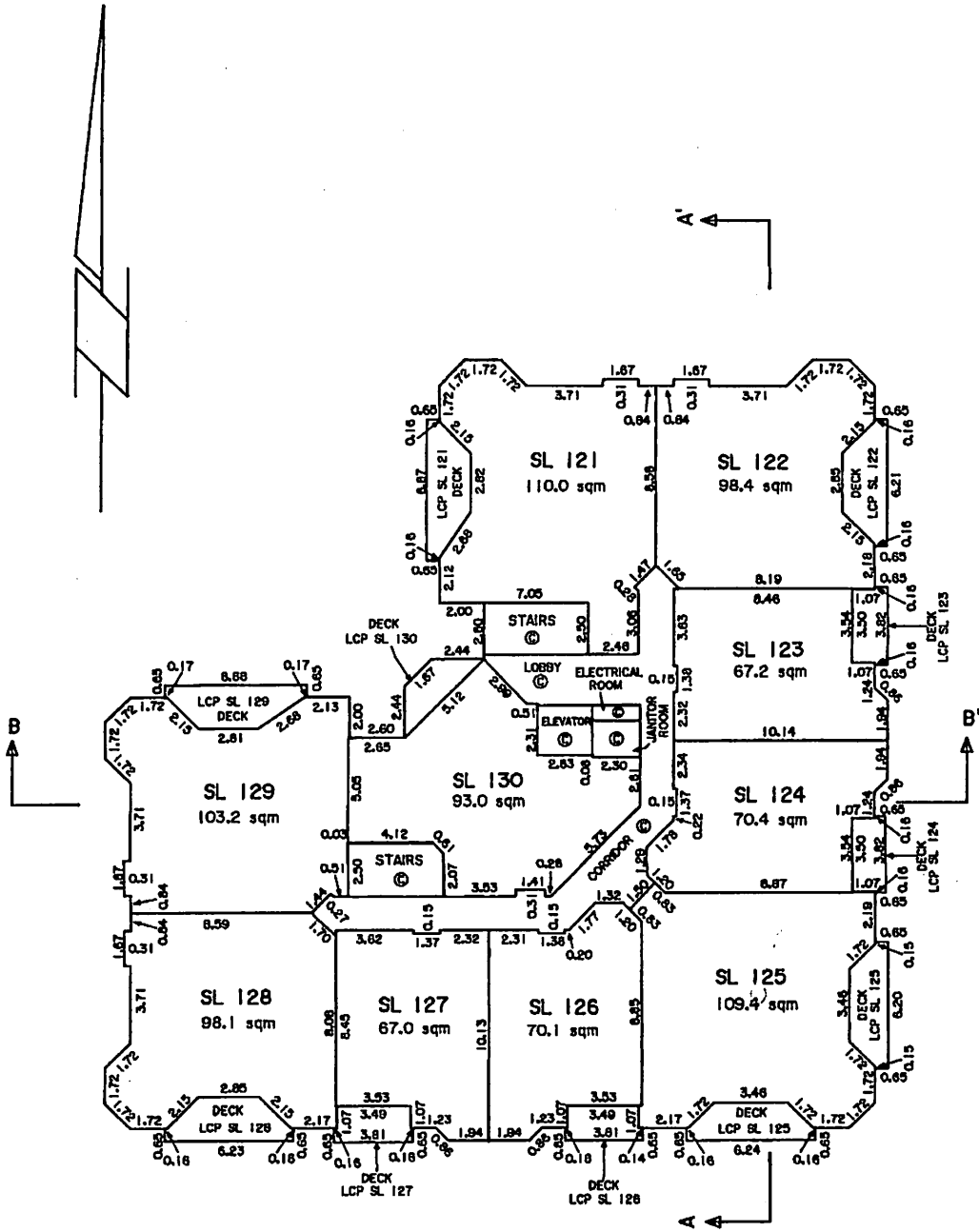
FILED LMS879 T62548 2006-04-20-11.48.06.075447

**BUILDING 2
THIRD FLOOR**



Sheet 6 of 7 Sheets

**STRATA PLAN LMS 879
PHASE 3**



Dated this 7th day of FEBRUARY, 1994.

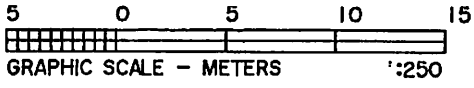
D. J. Mitchell, B.C.L.S.

FILE: 92-A-3054-36

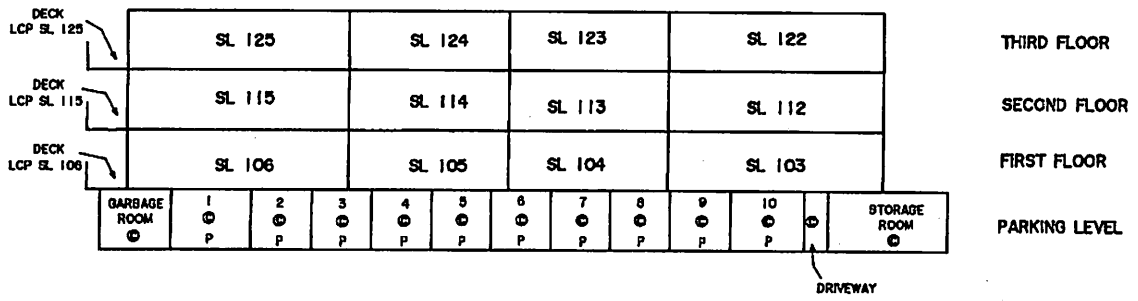
**BUILDING 2
SECTIONS**

Sheet 7 of 7 Sheets

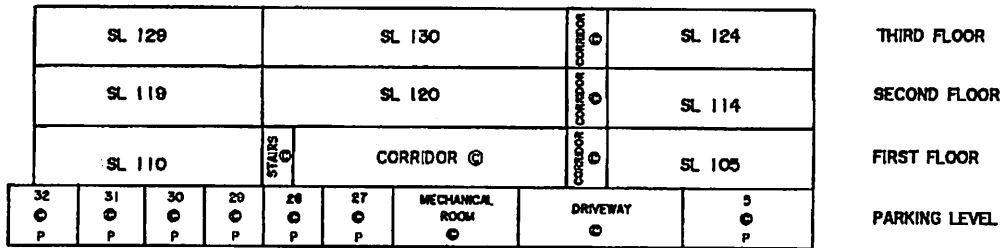
STRATA PLAN LMS 879



SECTION A - A'



SECTION B - B'



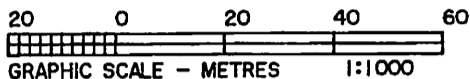
Dated this 7th day of FEBRUARY, 1994.

D.J. Mitchell, B.C.L.S.

FILE: 92-A-3054-37

**STRATA PLAN OF PART OF LOT 1, SECTIONS 16,
20 AND 21, BLOCK 5 NORTH, RANGE 1 WEST,
N.W.D., PLAN LMP6959.**

CITY OF SURREY BCGS 92G.017, 92G.016



All distances are in Metres

LEGEND

- SL Strata Lot
- © Common Property
- LCP Limited Common Property
- S Storage
- P Parking
- sqm Square metres

STRATA PLAN NW67
SEC. 16

Grid Bearings are derived from
STRATA PLAN LMS879

NOTE:

Strata lot dimensions are to the
outside of exterior walls and to the
centre line of interior walls.

Civic Address:
15130 - 108th Avenue
Surrey, B.C. V3R 0T8

The address for service of documents
on the Strata Corporation is:
The Owners, Strata Plan LMS **879**

201-4695 E. Hastings Street,
Burnaby, B.C.,
V5K 2K6

Cameron and Associates
B.C. Land Surveyors
Unit 103-8431-160th St.
Surrey, B.C. V3S 3T9
Phone: 597-3777
Fax: 597-3783

This plan lies within the Greater
Vancouver Regional District.

FIRST SHEET: Sheet 1 of 8 Sheets

**STRATA PLAN LMS 879
PHASE 4**

Deposited and Registered in the Land
Title Office at New Westminster
B.C., this 23 day of
JUNE 1994.

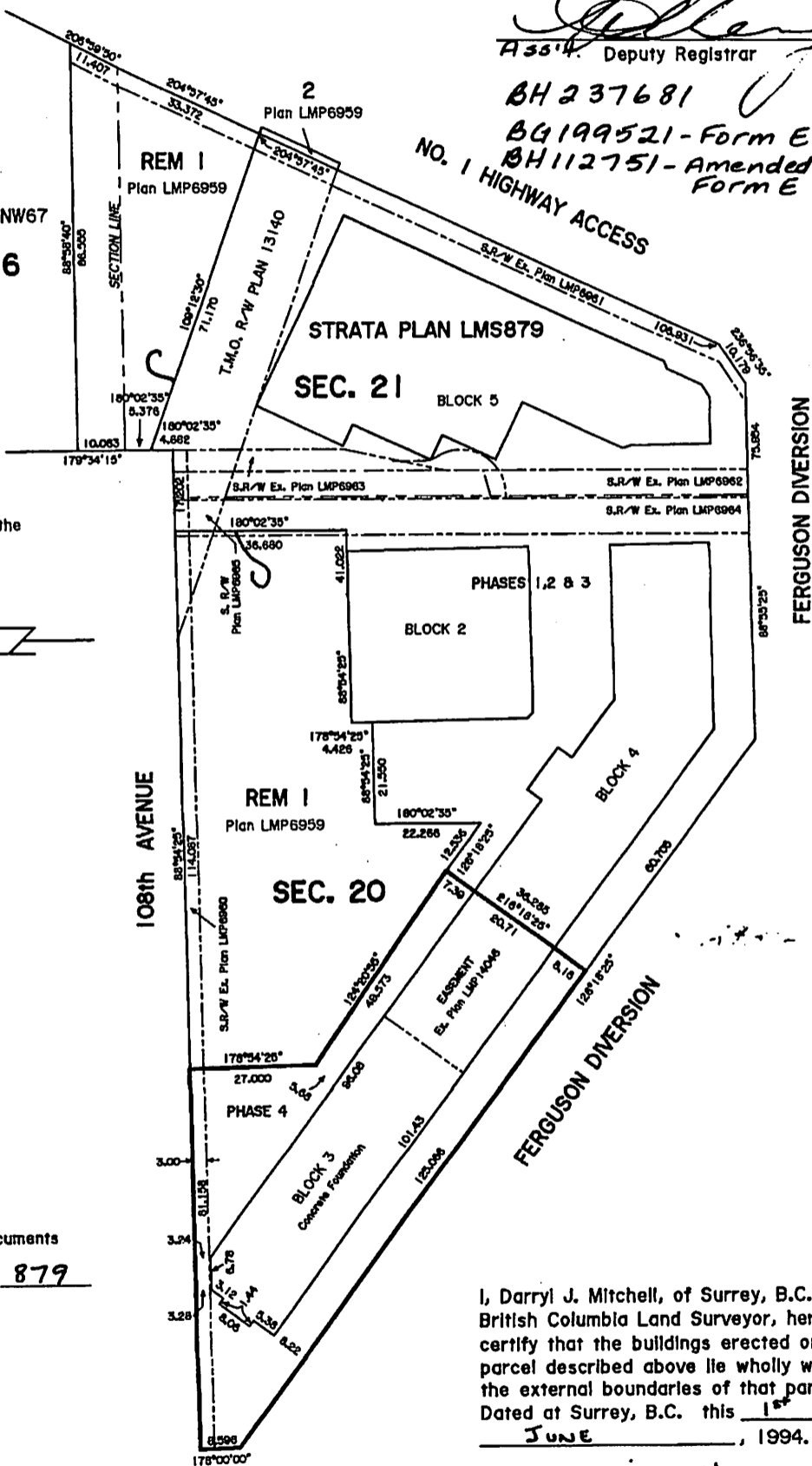
[Signature]
A3514 Deputy Registrar

BH 237681

BG 199521 - Form E

BH 112751 - Amended
Form E

NO. 1 HIGHWAY ACCESS



I, Darryl J. Mitchell, of Surrey, B.C., a
British Columbia Land Surveyor, hereby
certify that the buildings erected on the
parcel described above lie wholly within
the external boundaries of that parcel.
Dated at Surrey, B.C. this 15 day
JUNE 1994.

[Signature] B.C.L.S.

92-A-3054-41

T62548 2006-04-20-11.48.06.075447 LMS879 FILED

CONDOMINIUM ACT

SECOND SHEET: Sheet 2 of 8 Sheets

STRATA PLAN LMS 879
PHASE 4

SL NO.	SHEET NO.	AREA (sqm)	FORM 1	FORM 2
			SCHEDULE OF UNIT ENTITLEMENT	SCHEDULE OF INTEREST UPON DESTRUCTION
			UNIT ENTITLEMENT	INTEREST UPON DESTRUCTION
131	5	70.2	702	1108
132	5	70.1	701	1118
133	5	92.0	920	1338
134	5	95.0	950	1358
135	5	97.7	977	1388
136	5	97.4	974	1388
137	5	94.5	945	1348
138	5	94.2	942	1348
139	5	70.1	701	1098
140	5	69.9	699	1098
141	5	93.0	930	1328
142	5	94.4	944	1348
143	5	96.9	969	1398
144	5	97.7	977	1408
145	5	94.9	949	1358
146	6	70.2	702	1093
147	6	70.1	701	1103
148	6	92.0	920	1323
149	6	95.0	950	1343
150	6	97.7	977	1373
151	6	104.9	1049	1448
152	6	94.5	945	1333
153	6	94.2	942	1333
154	6	70.1	701	1088
155	6	69.9	699	1088
156	6	93.0	930	1313
157	6	94.5	945	1333
158	6	108.6	1086	1458
159	6	97.7	977	1393
160	6	94.7	947	1343
161	6	91.7	917	1343
162	7	70.2	702	1158
163	7	70.1	701	1168
164	7	92.0	920	1398
165	7	95.0	950	1418
166	7	97.7	977	1448
167	7	104.9	1049	1523
168	7	94.5	945	1408
169	7	94.2	942	1408
170	7	70.1	701	1148
171	7	69.9	699	1148
172	7	93.0	930	1388
173	7	94.5	945	1408
174	7	109.6	1096	1528
175	7	97.7	977	1468
176	7	94.9	949	1418
177	7	93.9	939	1398
AGGREGATE PHASE 4		4209.0	42090	61971
AGGREGATE PHASE 3		2567.1	25671	36832
AGGREGATE PHASE 2		4228.6	42286	60920
AGGREGATE PHASE 1		4731.2	47312	66580
TOTAL AGGREGATE		15735.9	157359	226303

Owners:
Riverpointe Development Inc.
(Inc. No. 373780)

Otto Goffo OTTO GOFFO
Authorized Signatory
Gerry Nichole GERRY NICHELE
Authorized Signatory
Flavia Pungo FLAVIA PUNGO
Witness
#201-4695 E. HASTINGS ST.
Address of Witness Burnaby, B.C. V5C2K6
ADMINISTRATOR
Occupation of Witness

Mortgage: Royal Bank of Canada
by its ~~Attorneys~~ AUTHORIZED SIGNATORIES
James Jack JAMES JACK MANAGER LENDING
Kathleen Leonard KATHLEEN LEONARD ASSISTANT MANAGER LENDING
Witness K. Adams
613 COLUMBIA ST
Address of Witness NEW WESTMINSTER
BANCA
Occupation of Witness

STATUTORY DECLARATION

I, the undersigned do solemnly declare that:

- 1) I, the undersigned am the 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.

Otto Goffo OTTO GOFFO
Declared before me at Burnaby, B.C.
this 3rd day of June 1994.

(P. De Jong)
A Commissioner for taking affidavits within the Province of British Columbia

Accepted as to Forms 1 and 2 this
1st day of June 1994.

D.J. Mitchell
Superintendent of Real Estate

I, D.J. Mitchell, of Surrey, B.C., a British Columbia Land Surveyor, hereby certify that the building shown in this strata plan has not, as of the 1st day of JUNE 1994, been previously occupied.
Dated at Surrey, B.C., this 1st day of JUNE, 1994

D.J. Mitchell
D.J. Mitchell, B.C.L.S.

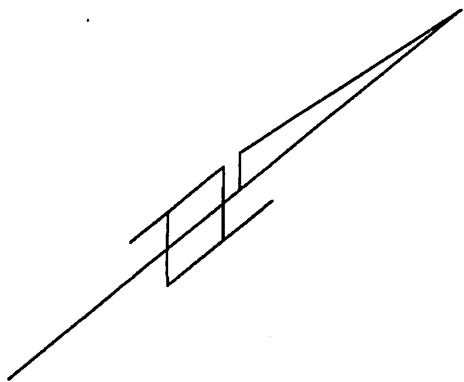
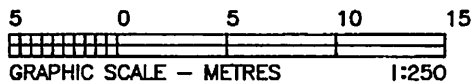
File: 92-A-3054-42

Approved as Phase 4 of a 6 Phase
Strata Plan under the Condominium Act.
Dated this 15 day of June 1994.

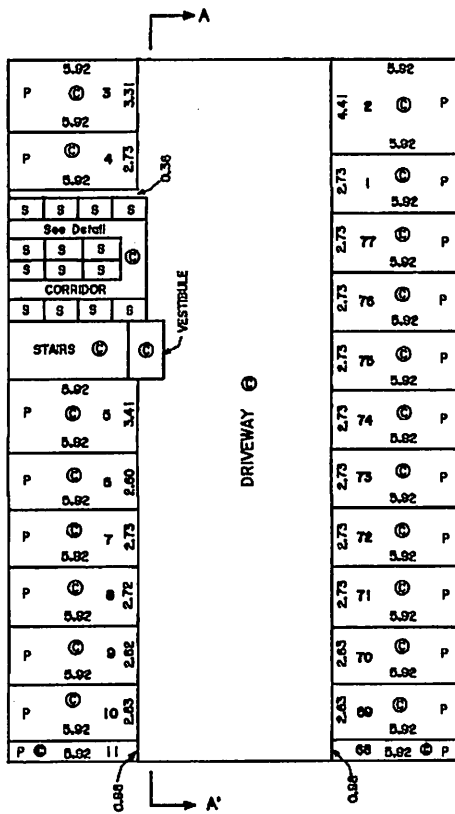
B. Jen
Approving Officer for the
City of Surrey

**BUILDING 3
PARKING -LOWER LEVEL**

Sheet 3 of 8 Sheets
STRATA PLAN LMS 879
PHASE 4



DETAIL
Not to Scale



1.01	1.01	1.01	1.01
LCP	LCP	LCP	LCP
SL 177	SL 172	SL 169	SL 168
1.81	1.58	1.55	1.58
0.88			
1.00	1.00	1.00	1.00
LCP	LCP	LCP	LCP
SL 164	SL 165	SL 173	SL 173
1.68	1.73	1.71	1.71
LCP	LCP	LCP	LCP
SL 161	SL 166	SL 156	SL 153
0.91	0.91	0.91	0.91
1.68	1.73	1.71	1.71
0.91	CORRIDOR		1.71
1.01	1.01	1.01	1.01
LCP	LCP	LCP	LCP
SL 152	SL 150	SL 149	SL 148
1.64	1.54	1.54	1.58
1.64	1.54	1.54	1.58

Dated this 1st day of JUNE, 1994.

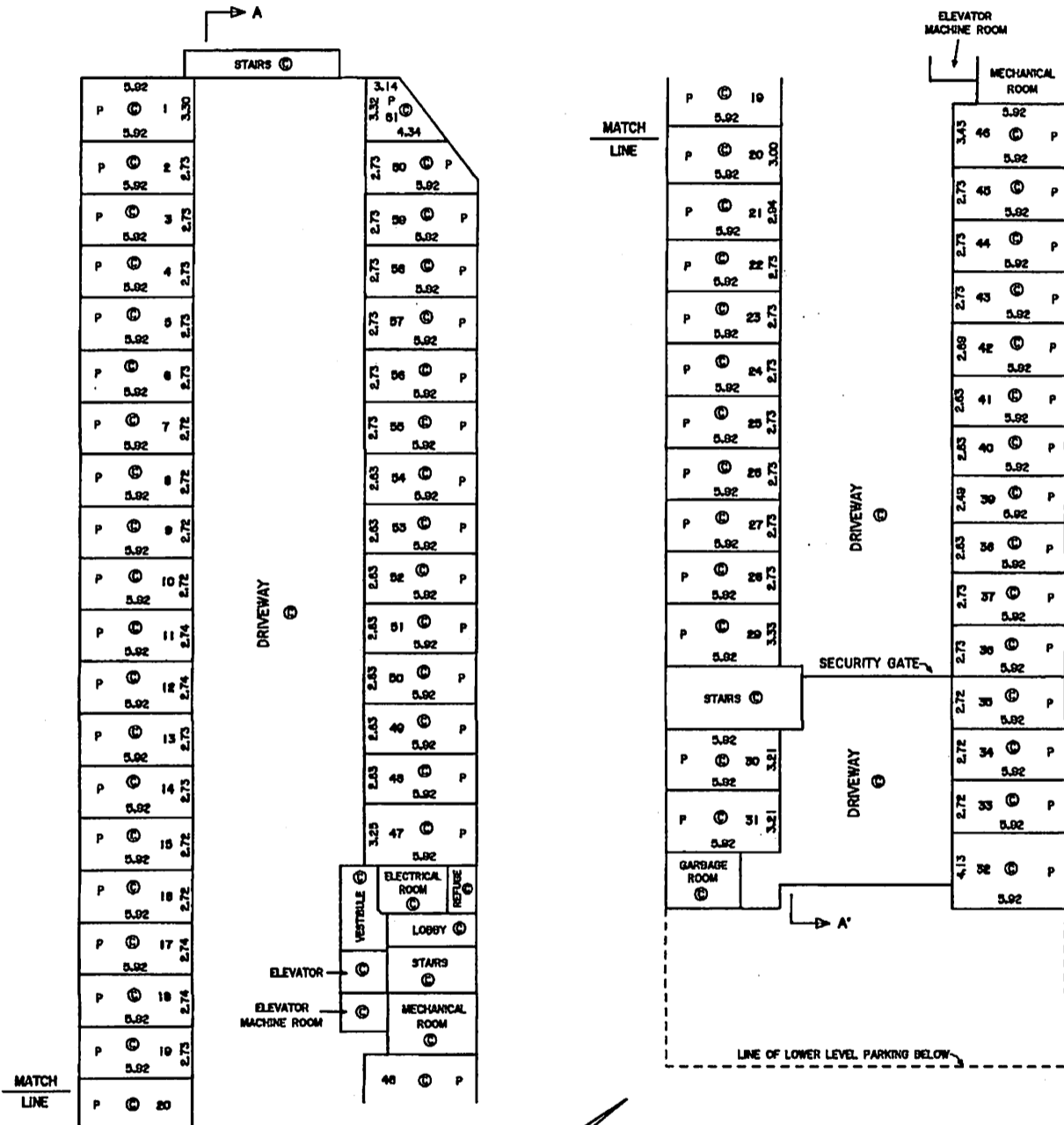
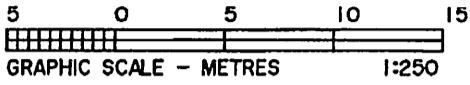
S. J. Mitchell, B.C.L.S.

FILE: 92-A-3054-43

**BUILDING 3
PARKING - UPPER LEVEL**

Sheet 4 of 8 Sheets

**STRATA PLAN LMS 879
PHASE 4**



Dated this 1st day of JUNE, 1994.

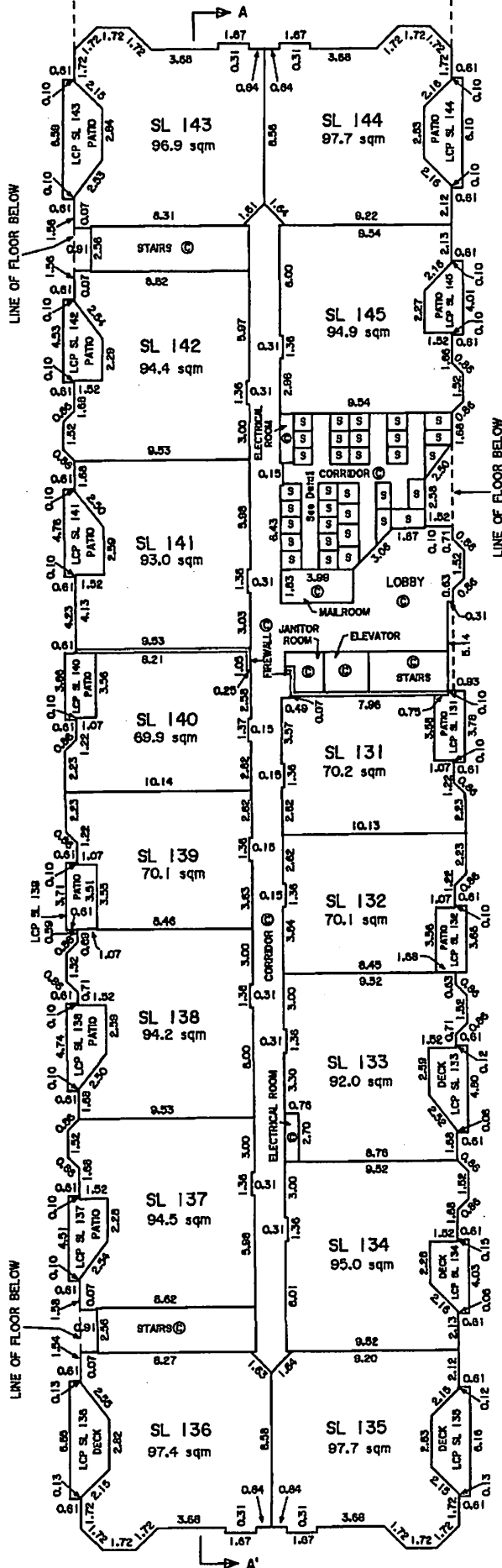
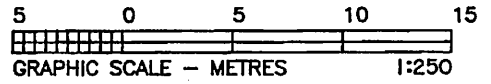
D.J. Mitchell, B.C.L.S.

FILE: 92-A-3054-44

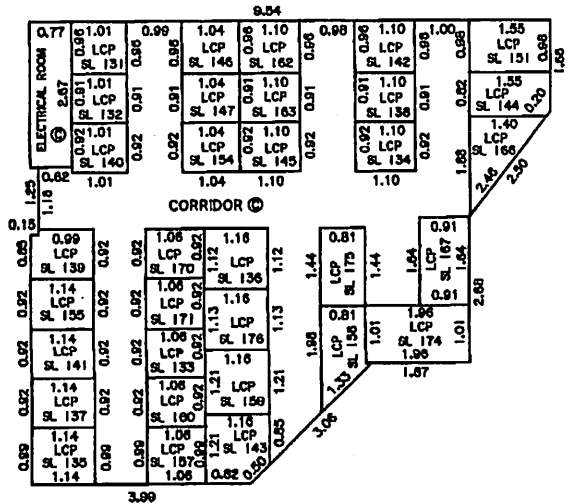
**BUILDING 3
FIRST FLOOR**

Sheet 5 of 8 Sheets

**STRATA PLAN LMS 879
PHASE 4**



DETAIL
Not to Scale



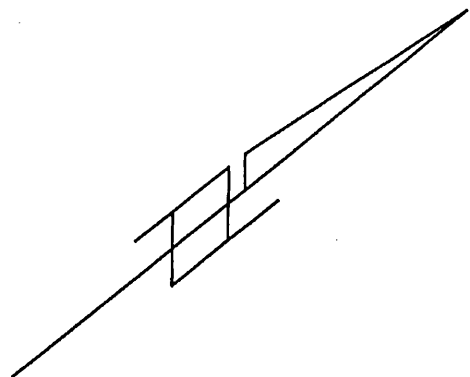
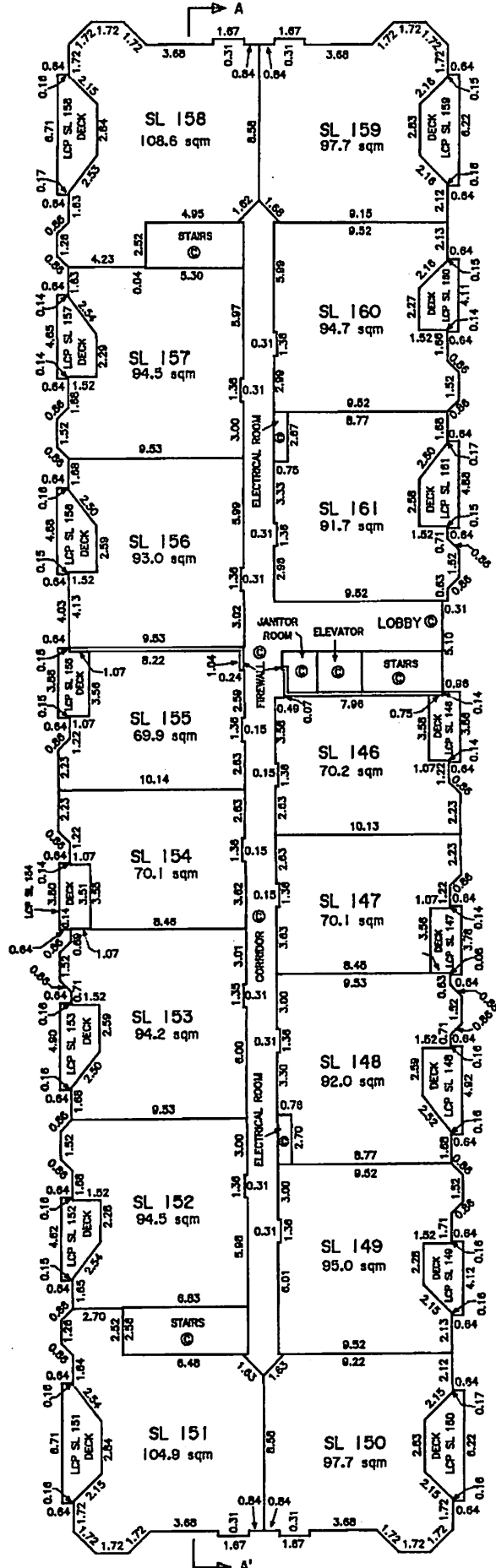
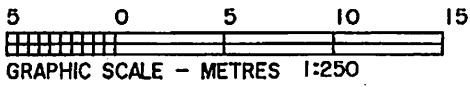
Dated this 1st day of JUNE, 1994.

D. J. M. Hall, B.C.L.S.
92-A-3054-45

**BUILDING 3
SECOND FLOOR**

Sheet 6 of 8 Sheets

**STRATA PLAN LMS 879
PHASE 4**



Dated this 1st day of JUNE, 1994.

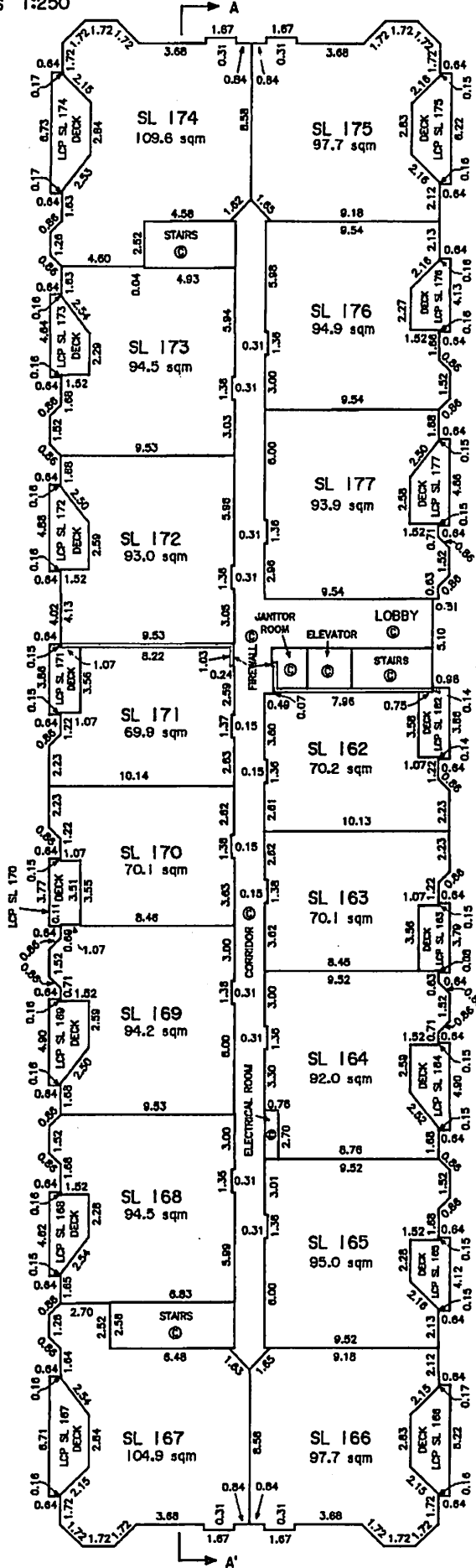
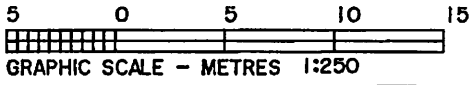
D.J. Mitchell, B.C.L.S.

92-A-3054-46

**BUILDING 3
THIRD FLOOR**

Sheet 7 of 8 Sheets

**STRATA PLAN LMS 879
PHASE 4**



Dated this 1st day of JUNE, 1994.

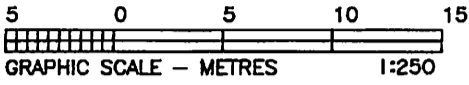
D.J. Mitchell, B.C.L.S.

92-A-3054-47

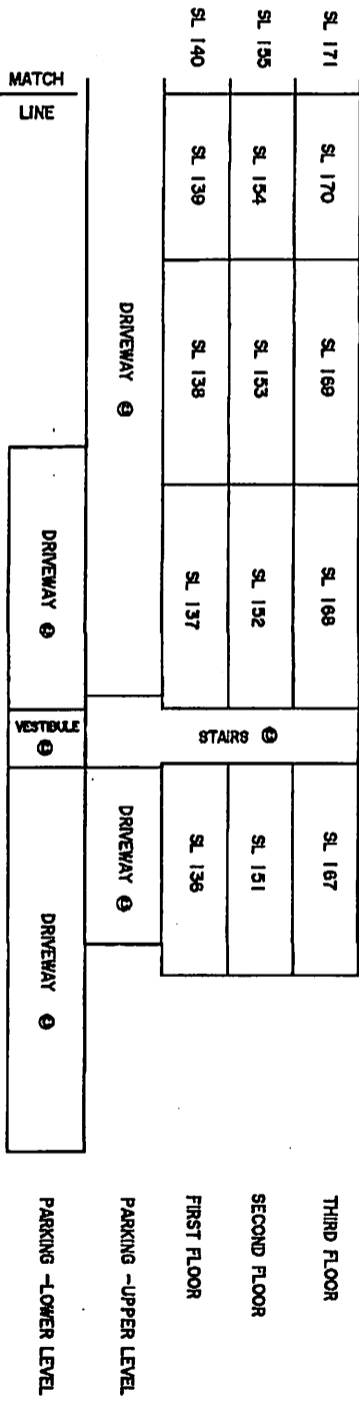
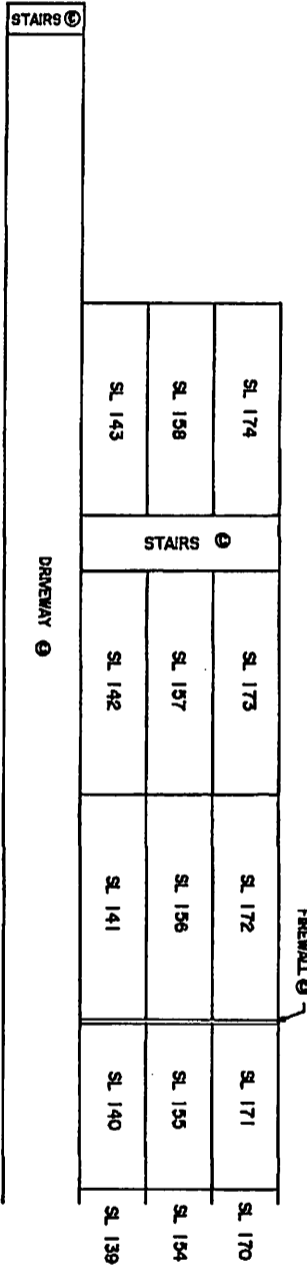
**BUILDING 3
SECTIONS**

Sheet 8 of 8 Sheets

**STRATA PLAN LMS 879
PHASE 4**



THIRD FLOOR
SECOND FLOOR
FIRST FLOOR
PARKING - UPPER LEVEL



SECTION A - A

Dated this 1st day of June, 1994.

D. J. Mitchell, B.C.L.S.

92-A-3054-48

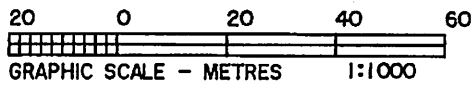
STRATA PLAN OF PART OF LOT 1, SECTIONS 16, 20 AND 21, BLOCK 5 NORTH, RANGE 1 WEST, N.W.D., PLAN LMP6959.

FIRST SHEET: Sheet 1 of 12 Sheets

STRATA PLAN LMS 879 PHASE 5

CITY OF SURREY BCGS 92G.017, 92G.016

Deposited and Registered in the Land Title Office at New Westminster B.C., this 24th day of OCTOBER 1994.



All distances are in Metres

LEGEND

- SL Strata Lot
- ⊙ Common Property
- LCP Limited Common Property
- S Storage
- P Parking
- sqm Square metres

STRATA PLAN NW67

SEC. 16

Grid Bearings are derived from STRATA PLAN LMS879

NOTE:

Strata lot dimensions are to the outside of exterior walls and to the centre line of interior walls.



Civic Address:
15110 - 108th Avenue
Surrey, B.C.

The address for service of documents on the Strata Corporation is:
The Owners, Strata Plan LMS 879

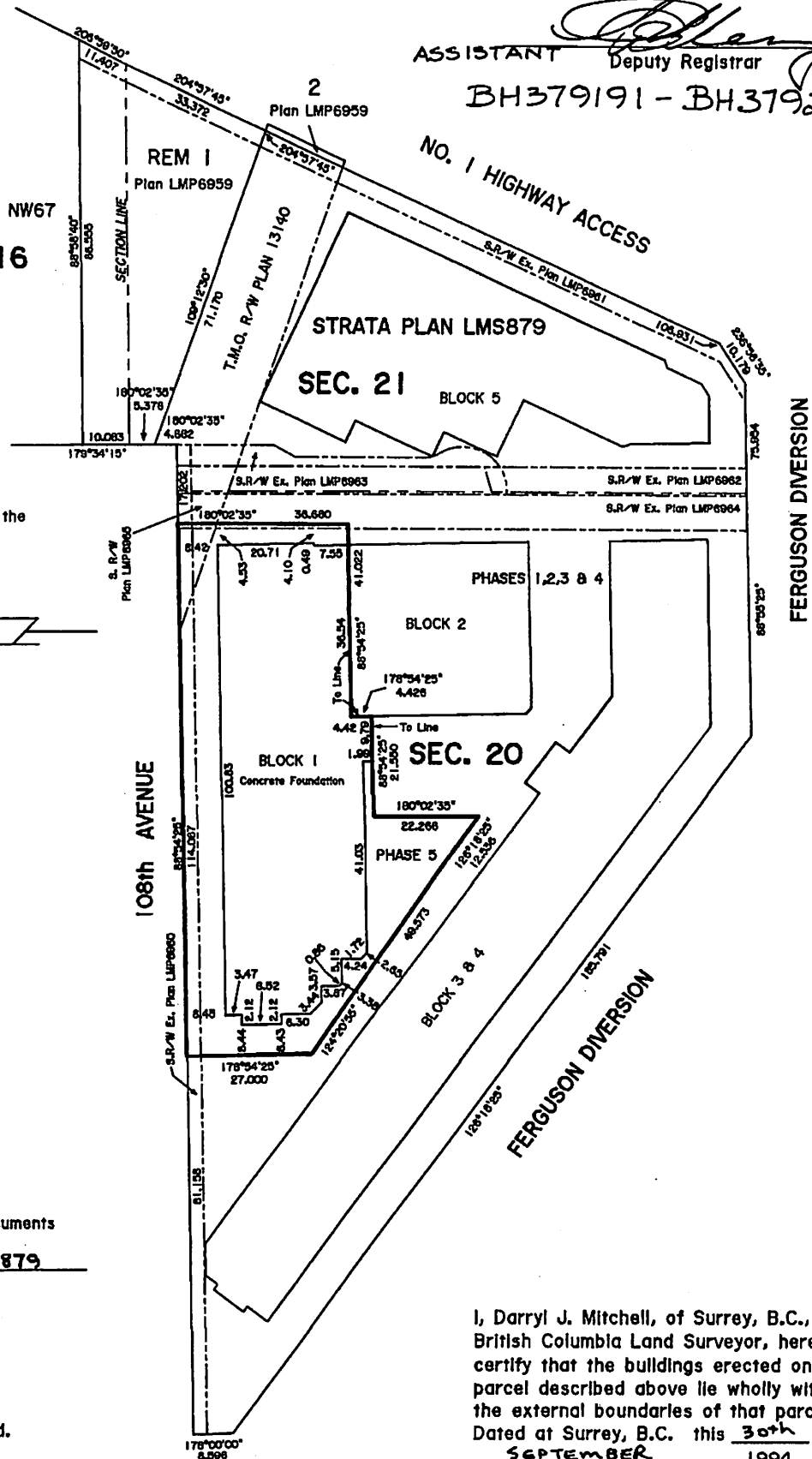
201-4695 E. Hastings Street,
Burnaby, B.C.,
V5K 2K6

Cameron Land Surveying Ltd.
B.C. Land Surveyors
Unit 103-8431-160th St.
Surrey, B.C. V3S 3T9
Phone: 597-3777
Fax: 597-3783

This plan lies within the Greater Vancouver Regional District.

ASSISTANT Deputy Registrar

[Signature]
BH379191 - BH379250



I, Darryl J. Mitchell, of Surrey, B.C., a British Columbia Land Surveyor, hereby certify that the buildings erected on the parcel described above lie wholly within the external boundaries of that parcel. Dated at Surrey, B.C. this 30th day of SEPTEMBER, 1994.

[Signature] B.C.L.S.

CONDOMINIUM ACT

SECOND SHEET: Sheet 2 of 12 Sheets

STRATA PLAN LMS 879
PHASE 5

SL NO.	SHEET NO.	AREA (sqm)	FORM 1	FORM 2
			SCHEDULE OF UNIT ENTITLEMENT	SCHEDULE OF INTEREST UPON DESTRUCTION
			UNIT ENTITLEMENT	INTEREST UPON DESTRUCTION
178	6	94.5	945	1378
179	6	64.5	645	1098
180	6	64.5	645	1098
181	6	95.0	950	1388
182	6	97.7	977	1438
183	6	97.7	977	1428
184	6	94.7	947	1378
185	6	92.1	921	1358
186	6	94.6	946	1378
187	6	63.9	639	1098
188	7	67.1	671	1118
189	7	67.0	670	1118
190	7	92.1	921	1358
191	7	94.8	948	1378
192	7	97.7	977	1418
193	7	97.7	977	1428
194	7	95.0	950	1378
195	7	64.4	644	1098
196	7	64.5	645	1098
197	7	94.5	945	1388
198	8	94.5	945	1363
199	8	64.5	645	1088
200	8	64.5	645	1088
201	8	95.0	950	1373
202	8	97.7	977	1423
203	8	109.2	1092	1498
204	8	94.8	948	1363
205	8	92.1	921	1343
206	8	94.6	946	1383
207	8	63.9	639	1088
208	9	67.1	671	1108
209	9	67.0	670	1108
210	9	92.1	921	1343
211	9	94.8	948	1363
212	9	109.2	1092	1493
213	9	97.7	977	1413
214	9	95.0	950	1363
215	9	64.4	644	1088
216	9	64.5	645	1088
217	9	94.5	945	1373
218	10	94.5	945	1438
219	10	64.5	645	1148
220	10	64.5	645	1148
221	10	95.0	950	1448
222	10	97.7	977	1498
223	10	110.2	1102	1578
224	10	94.8	948	1438
225	10	92.1	921	1418
226	10	94.6	946	1438
227	10	63.9	639	1148
228	11	67.1	671	1168
229	11	67.0	670	1168
230	11	92.1	921	1418
231	11	94.8	948	1438
232	11	110.1	1101	1568
233	11	97.7	977	1488
234	11	95.0	950	1438
235	11	64.4	644	1148
236	11	64.5	645	1148
237	11	94.5	945	1448
AGGREGATE PHASE 5		5130.1	51301	78680
AGGREGATE PHASE 4		4209.0	42090	61971
AGGREGATE PHASE 3		2567.1	25671	36832
AGGREGATE PHASE 2		4228.8	42286	60920
AGGREGATE PHASE 1		4731.2	47312	66580
TOTAL AGGREGATE		20866.0	208660	304983

Accepted as Forms 1 and 2 this
20 day of OCTOBER 1994.

[Signature]
for Superintendent of Real Estate

Dated this 30th day of SEPTEMBER, 1994.

[Signature], B.C.L.S.

CONDOMINIUM ACT

SECOND SHEET: Sheet 3 of 12 Sheets

STRATA PLAN LMS 879
PHASE 5

STATUTORY DECLARATION

I, the undersigned do solemnly declare that:

- 1) I, the undersigned am the 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.

Owners:
Riverpointe Development Inc.
(Inc. No. 373780)

GERRY NICHELE
Authorized Signatory

OTO BOFFO
Authorized Signatory

FLAVIA PUNZO
Witness

421-4095 E. Hastings St.
Address of Witness

Surrey
Occupation of Witness

[Signature]

Declared before me at SURNABY, B.C.
this 4th day of OCTOBER 1994.

[Signature]

A Commissioner for taking affidavits within
the Province of British Columbia
RANDALL C. COBBETT

Mortgagee: Royal Bank of Canada
by its ~~Attorneys-in-fact~~ AUTHORIZED SIGNATORIES

[Signature]
KELLY MCCOY
SR. ACCOUNT MANAGER
[Signature]
MARK HUBBARD
ACT. MGR

K. ADAMS
Witness

613 COLUMBIA ST.

Address of Witness NEW WESTMINSTER

DANIELA
Occupation of Witness

Approved as Phase 5 of a 6 Phase
Strata Plan under the Condominium Act.
Dated this 14th day of October 1994.

[Signature]

Approving Officer for the
City of Surrey

I, D.J.Mitchell, of Surrey, B.C., a British
Columbia Land Surveyor, hereby certify
that the building shown in this strata
plan has not, as of the 30th day
of SEPTEMBER 1994, been
previously occupied.
Dated at Surrey, B.C., this 30th day of
SEPTEMBER, 1994

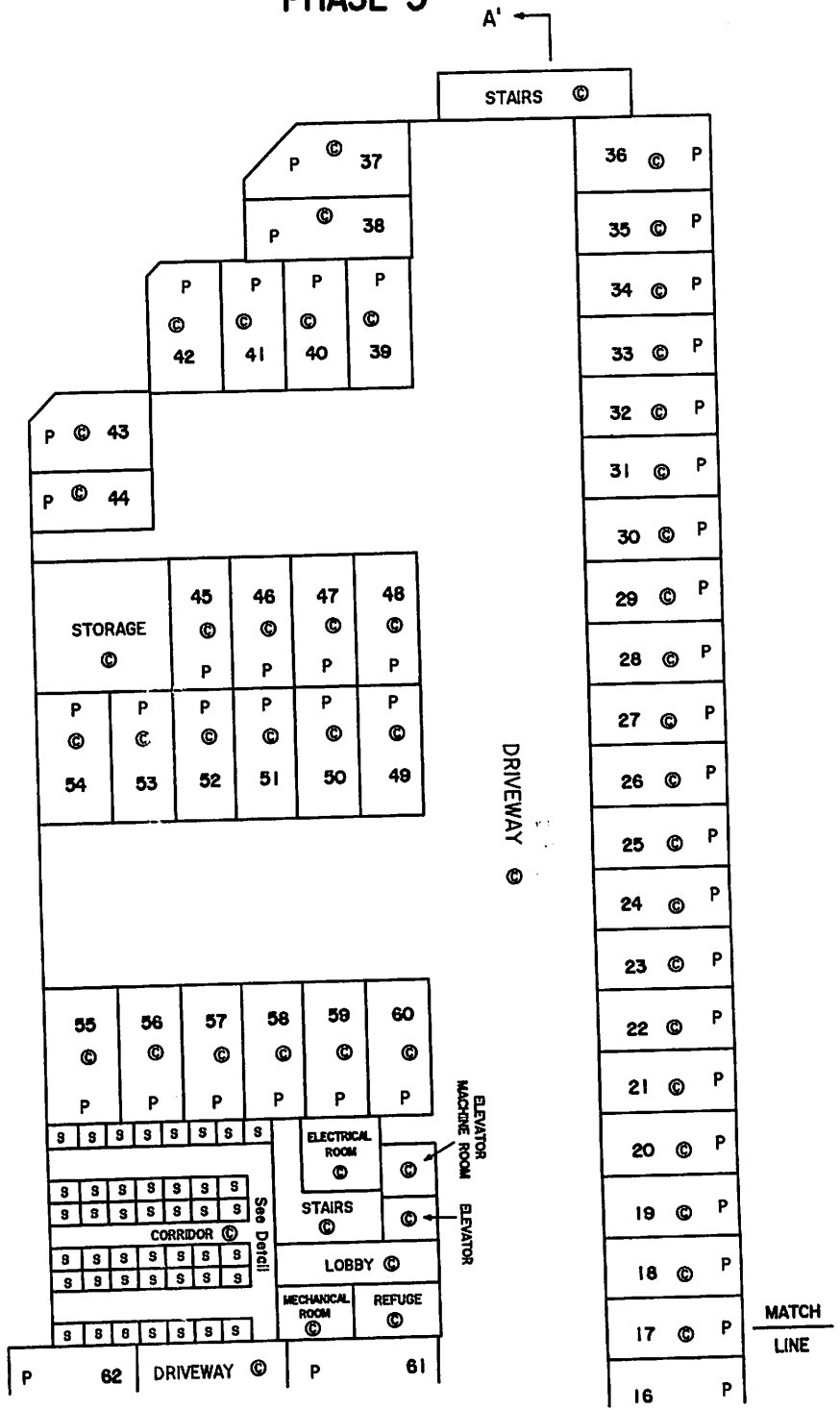
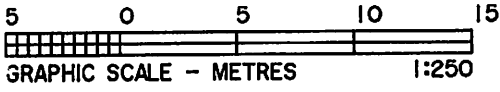
[Signature]

D.J.Mitchell, B.C.L.S.

FILED LMS879 2006-04-20-11.48.06-075447

**BUILDING I
PARKING - WEST HALF**

Sheet 4 of 12 Sheets
STRATA PLAN LMS 879
PHASE 5



DETAIL
Not to Scale

1.36	1.23	1.23	1.22	1.22	1.22	1.21
LCP SL 182	LCP SL 183	LCP SL 183	LCP SL 182	LCP SL 181	LCP SL 178	LCP SL 197
1.36	1.23	1.23	1.22	1.22	1.22	1.21
1.43	1.37	1.22	1.22	1.21	1.22	1.33
LCP SL 184	LCP SL 186	LCP SL 196	LCP SL 178	LCP SL 187	LCP SL 188	LCP SL 180
1.33	1.22	1.22	1.21	1.22	1.22	1.33
1.03	1.03	1.03	1.03	1.03	1.03	1.03
LCP SL 235	LCP SL 191	LCP SL 190	LCP SL 186	LCP SL 180	LCP SL 184	LCP SL 189
1.23	1.22	1.22	1.21	1.22	1.22	1.33
1.02	1.28	1.22	1.22	1.22	1.22	1.33
LCP SL 236	LCP SL 219	LCP SL 220	LCP SL 229	LCP SL 228	LCP SL 227	LCP SL 231
1.28	1.22	1.22	1.22	1.22	1.22	1.33
1.04	1.04	1.04	1.04	1.04	1.04	1.04
LCP SL 204	LCP SL 205	LCP SL 210	LCP SL 211	LCP SL 224	LCP SL 225	LCP SL 230
1.28	1.22	1.22	1.22	1.22	1.22	1.33
1.04	1.37	1.22	1.22	1.22	1.22	1.22
LCP SL 207	LCP SL 208	LCP SL 209	LCP SL 200	LCP SL 199	LCP SL 216	LCP SL 215
1.37	1.22	1.22	1.22	1.22	1.22	1.22

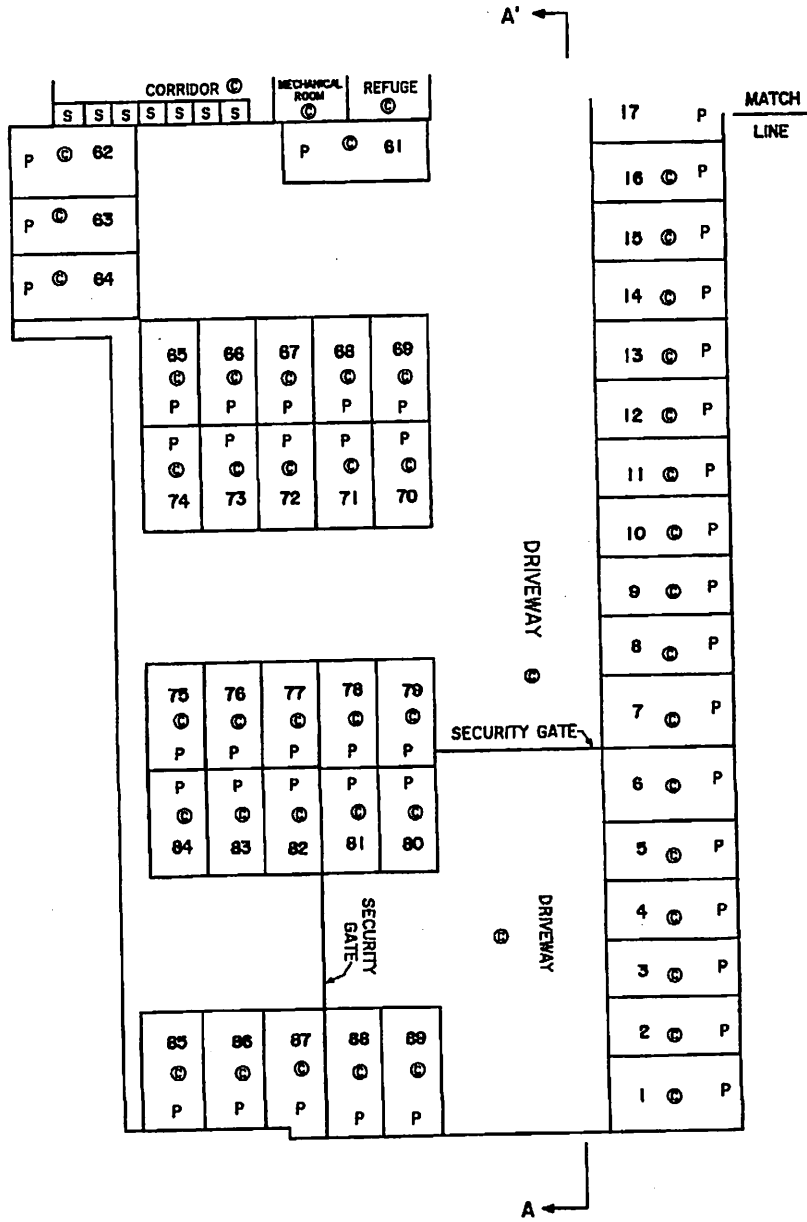
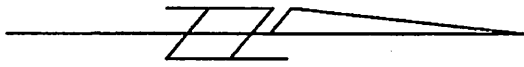
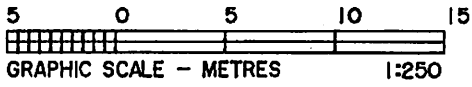
CORRIDOR ©

Dated this 30th day of SEPTEMBER, 1994.

W. J. Mitchell, B.C.L.S.

**BUILDING I
PARKING -EAST HALF**

Sheet 5 of 12 Sheets
STRATA PLAN LMS 879
PHASE 5



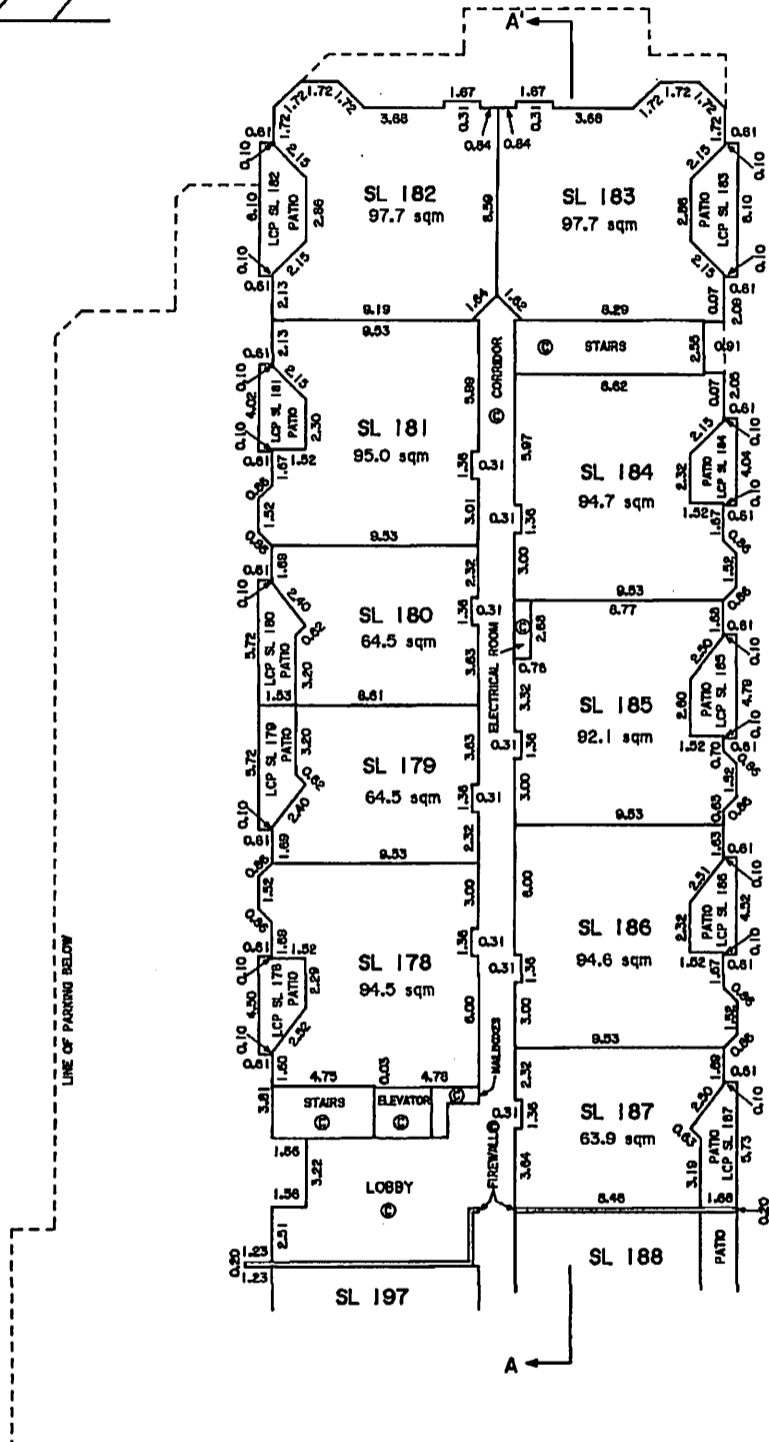
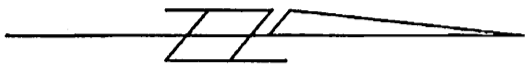
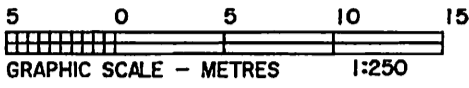
Dated this 30th day of September, 1994.

D. J. Mitchell, B.C.L.S.

**BUILDING I
FIRST FLOOR - WEST HALF**

Sheet 6 of 12 Sheets

**STRATA PLAN LMS 879
PHASE 5**



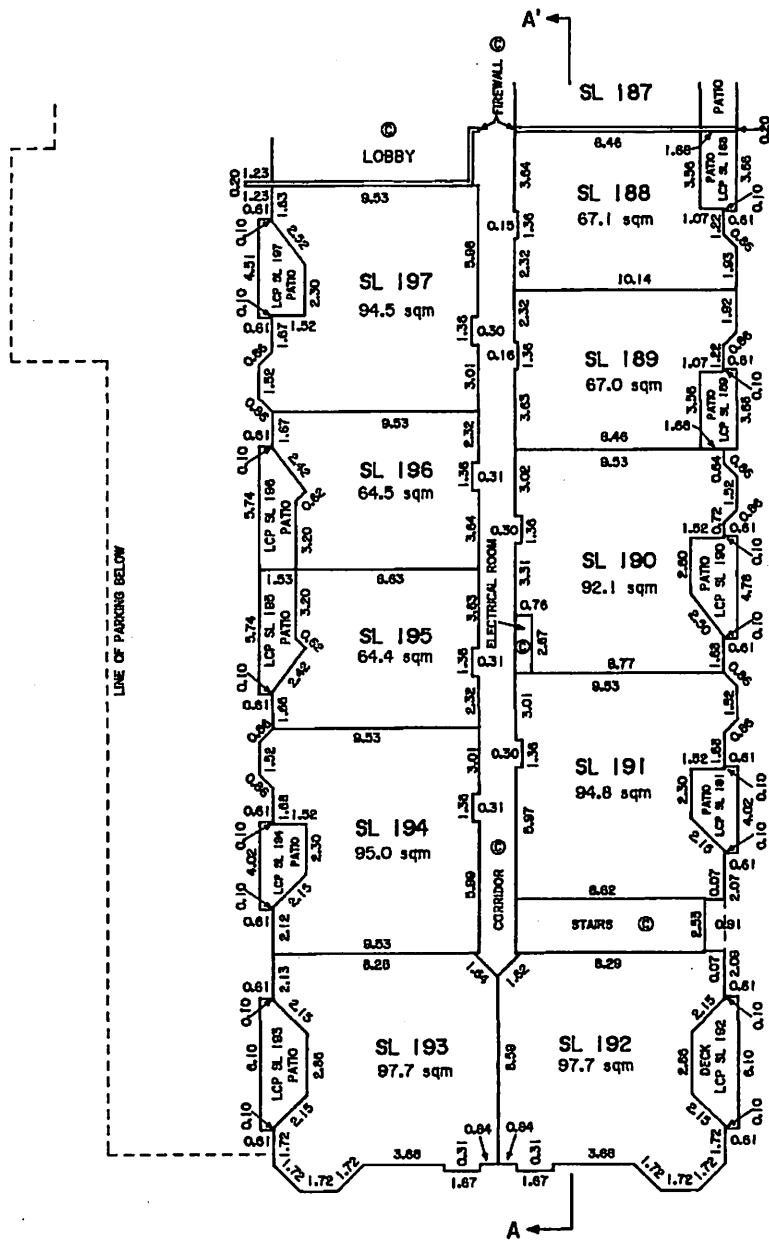
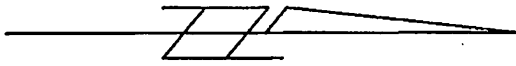
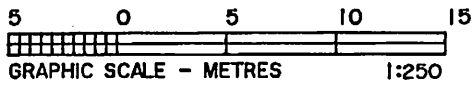
Dated this 30th day of SEPTEMBER, 1994.

D. J. Mitchell, B.C.L.S.

T62548 2006-04-20-11.48.06.075447
LMLS879
FILED

**BUILDING 1
FIRST FLOOR - EAST HALF**

Sheet 7 of 12 Sheets
STRATA PLAN LMS 879
PHASE 5



Dated this 30th day of SEPTEMBER 1994.

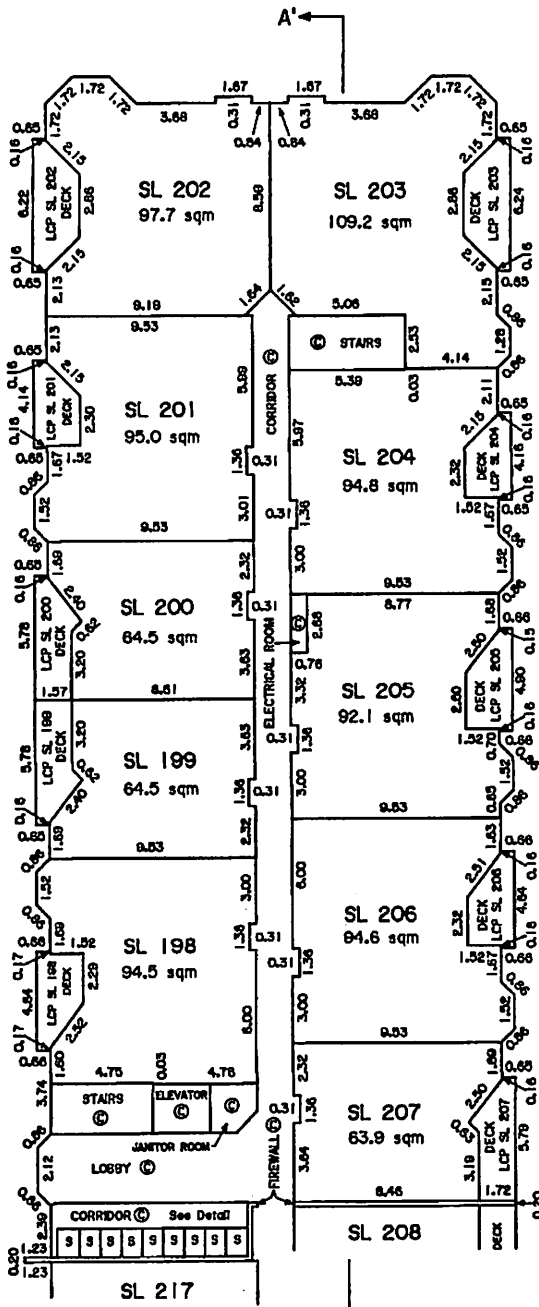
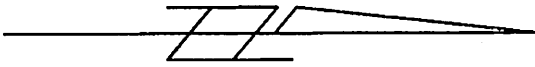
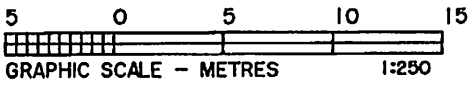
D. J. Mitchell, B.C.L.S.

FILED LMLHS879 T62548 2006-04-20-11.48.06.075447

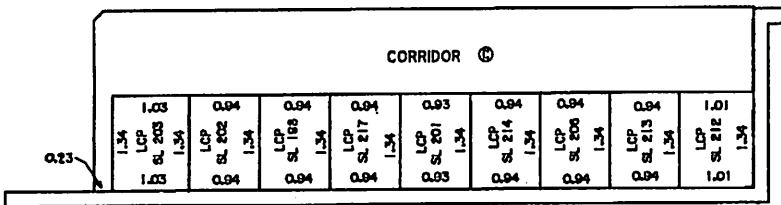
**BUILDING I
SECOND FLOOR - WEST HALF**

Sheet 8 of 12 Sheets

**STRATA PLAN LMS 879
PHASE 5**



**DETAIL
Not to Scale**



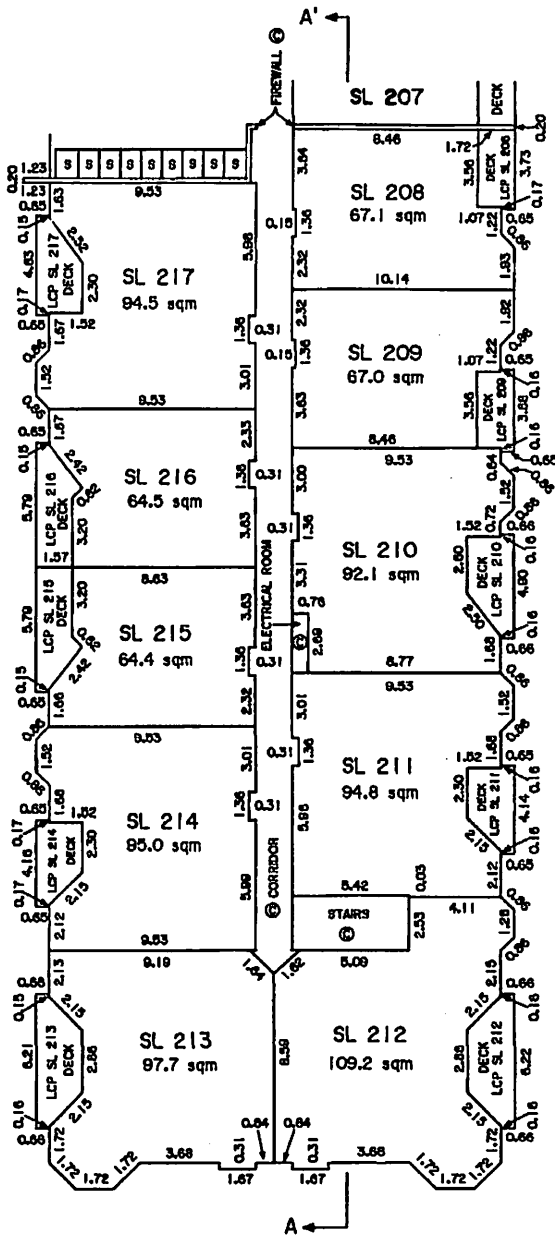
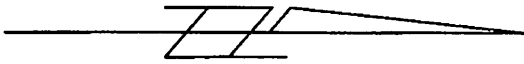
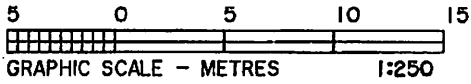
Dated this 30th day of SEPTEMBER, 1994.

W. J. Mitchell, B.C.L.S.

**BUILDING 1
SECOND FLOOR - EAST HALF**

Sheet 9 of 12 Sheets

**STRATA PLAN LMS 879
PHASE 5**



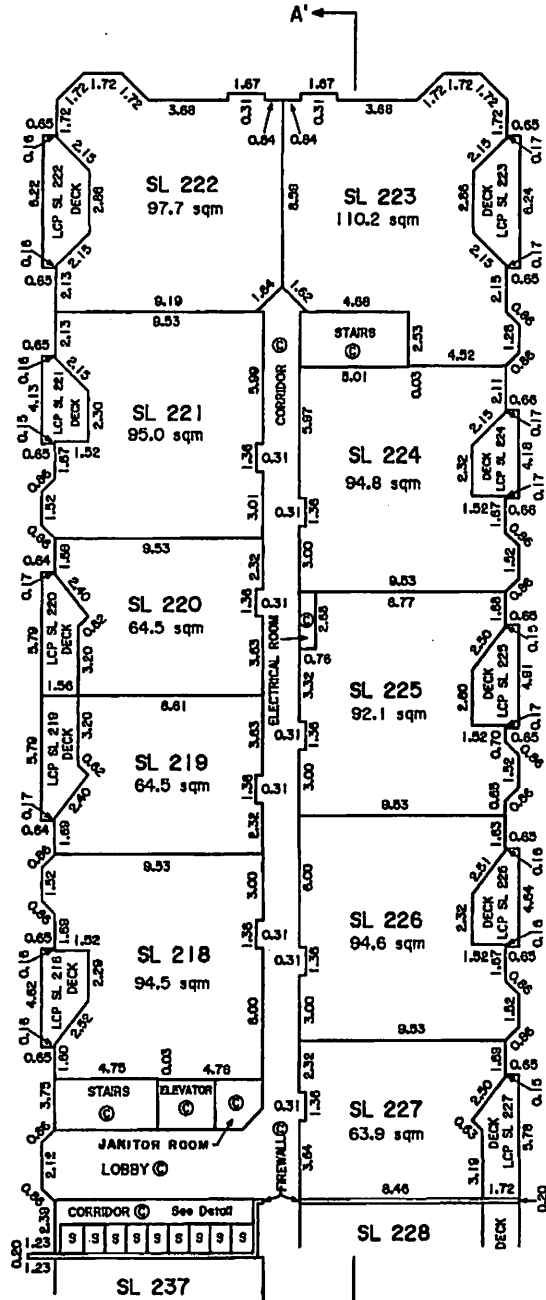
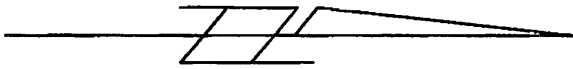
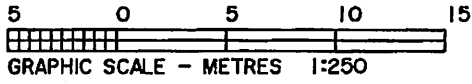
Dated this 30th day of SEPTEMBER 1994.

D. J. Mitchell, B.C.L.S.

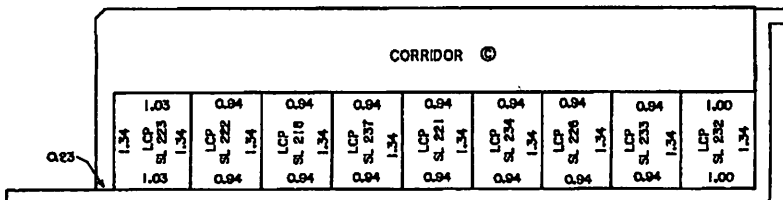
**BUILDING I
THIRD FLOOR - WEST HALF**

Sheet 10 of 12 Sheets

**STRATA PLAN LMS 879
PHASE 5**



DETAIL
Not to Scale



Dated this 30th day of SEPTEMBER, 1994.

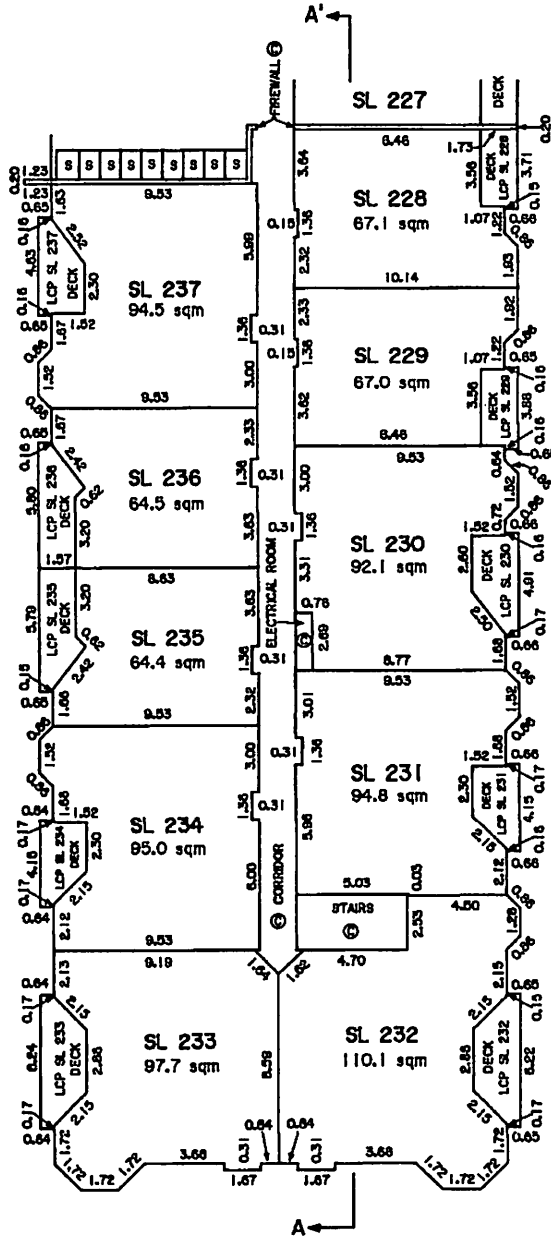
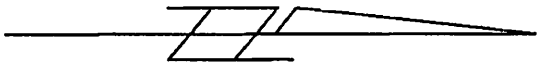
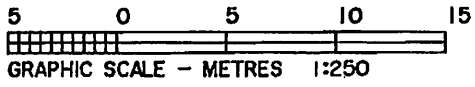
D. J. Mitchell, B.C.L.S.

T62548 2006-04-20-11.48.06.075447

FILED

BUILDING I
THIRD FLOOR - EAST HALF

Sheet 11 of 12 Sheets
STRATA PLAN LMS 879
PHASE 5



Dated this 30th day of SEPTEMBER 1994.

D. J. Mitchell, B.C.L.S.

FILE: 92-A-3054-511

T62548 2006-04-20-11.48.06.075447

LMLMS879

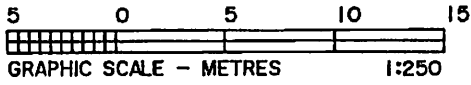
FILED

**BUILDING I
SECTIONS**

Sheet 12 of 12 Sheets

**STRATA PLAN LMS
PHASE 5**

879



THIRD FLOOR	SL 223	STAIRS	SL 224	SL 225	SL 226	SL 227	SL 228	
SECOND FLOOR	SL 203	STAIRS	SL 204	SL 205	SL 206	SL 207	SL 208	
FIRST FLOOR	SL 183	STAIRS	SL 184	SL 185	SL 186	SL 187	SL 188	
PARKING	DRIVEWAY							STAIRS

THIRD FLOOR	SL 227	SL 228	SL 229	SL 230	SL 231	SL 232	STAIRS	
SECOND FLOOR	SL 207	SL 208	SL 209	SL 210	SL 211	SL 212	STAIRS	
FIRST FLOOR	SL 187	SL 188	SL 189	SL 190	SL 191	SL 192	STAIRS	
PARKING	DRIVEWAY							DRIVEWAY

SECTION A - A'

Dated this 30th day of SEPTEMBER, 1994.

D. J. Mitchell, B.C.L.S.

FILED LMS879 T62548 2006-04-20-11.48.06.075447

STRATA PLAN OF PART OF LOT 1 EXCEPT
 FIRSTLY: PHASE 1 STRATA PLAN LMS 879
 SECONDLY: PHASE 2 STRATA PLAN LMS 879
 THIRDLY: PHASE 3 STRATA PLAN LMS 879
 FOURTHLY: PHASE 4 STRATA PLAN LMS 879
 FIFTHLY: PHASE 5 STRATA PLAN LMS 879
 SECTIONS 16, 20 AND 21, BLOCK 5 NORTH,
 RANGE 1 WEST, N.W.D., PLAN LMP6959.

FIRST SHEET: Sheet 1 of 7 Sheets

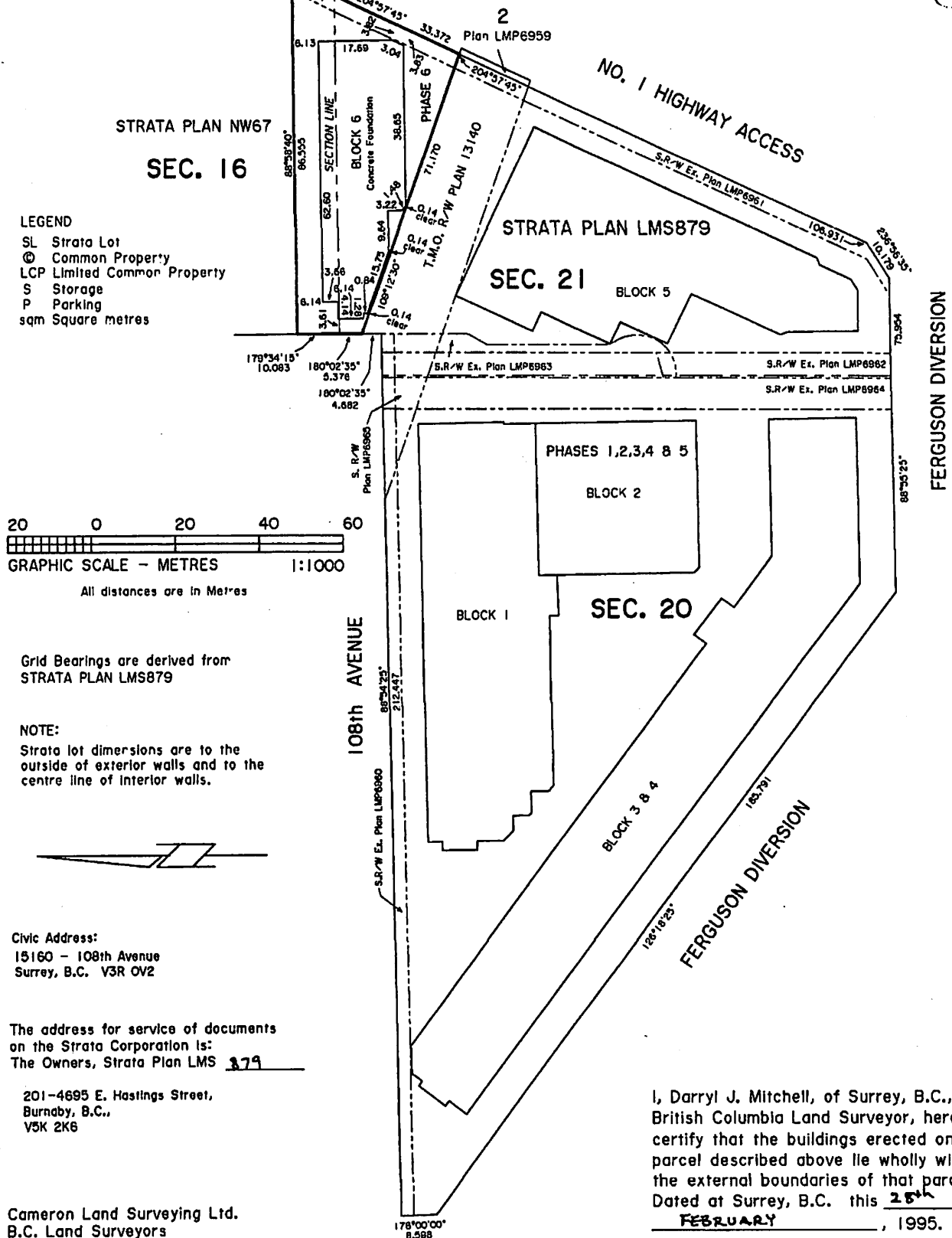
**STRATA PLAN LMS 879
 PHASE 6**

Ref. No. 83 76496

Deposited and Registered in the Land
 Title Office at New Westminster
 B.C., this 14 day of
 MARCH 1995.

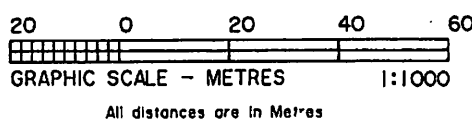
[Signature]
 ASSISTANT Deputy Registrar

CITY OF SURREY
 BCGS 92G.017, 92G.016



STRATA PLAN NW67
SEC. 16

- LEGEND
- SL Strata Lot
 - © Common Property
 - LCP Limited Common Property
 - S Storage
 - P Parking
 - sqm Square metres



Grid Bearings are derived from
 STRATA PLAN LMS879

NOTE:
 Strata lot dimensions are to the
 outside of exterior walls and to the
 centre line of interior walls.

Civic Address:
 15160 - 108th Avenue
 Surrey, B.C. V3R 0V2

The address for service of documents
 on the Strata Corporation is:
 The Owners, Strata Plan LMS 379

201-4695 E. Hastings Street,
 Burnaby, B.C.,
 V5K 2K6

Cameron Land Surveying Ltd.
 B.C. Land Surveyors
 Unit 103-8431-160th St.
 Surrey, B.C. V3S 3T9
 Phone: 597-3777
 Fax: 597-3783

This plan lies within the Greater
 Vancouver Regional District.

I, Darryl J. Mitchell, of Surrey, B.C., a
 British Columbia Land Surveyor, hereby
 certify that the buildings erected on the
 parcel described above lie wholly within
 the external boundaries of that parcel.
 Dated at Surrey, B.C. this 25th day
 FEBRUARY, 1995.

[Signature] B.C.L.S.

T62548 2006-04-20-11.48.06.075447
 LMLMS879
 FILED

CONDOMINIUM ACT

SECOND SHEET: Sheet 2 of 7 Sheets

STRATA PLAN LMS 879
PHASE 6

SL NO.	SHEET NO.	AREA (sqm)	FORM 1	FORM 2
			SCHEDULE OF UNIT ENTITLEMENT	SCHEDULE OF INTEREST UPON DESTRUCTION
UNIT ENTITLEMENT	INTEREST UPON DESTRUCTION			
238	4	66.1	661	1108
239	4	92.2	922	1368
240	4	95.4	954	1398
241	4	104.8	1048	1448
242	4	91.7	917	1358
243	4	63.4	634	1098
244	4	93.7	937	1378
245	4	93.7	937	1378
246	4	112.6	1126	1578
247	5	66.3	663	1123
248	5	66.1	661	1123
249	5	92.2	922	1378
250	5	95.4	954	1408
251	5	116.2	1162	1608
252	5	91.7	917	1368
253	5	63.4	634	1108
254	5	93.7	937	1388
255	5	93.7	937	1388
256	5	112.8	1128	1588
257	6	66.3	663	1168
258	6	66.1	661	1168
259	6	92.2	922	1438
260	6	95.4	954	1458
261	6	117.0	1170	1658
262	6	91.7	917	1418
263	6	63.4	634	1148
264	6	93.7	937	1438
265	6	93.7	937	1438
266	6	112.8	1128	1638
AGGREGATE PHASE 6		2597.4	25974	39562
AGGREGATE PHASE 5		5130.1	51301	78680
AGGREGATE PHASE 4		4209.0	42090	61971
AGGREGATE PHASE 3		2567.1	25671	36832
AGGREGATE PHASE 2		4228.6	42286	60920
AGGREGATE PHASE 1		4731.2	47312	66580
TOTAL AGGREGATE		23463.4	234634	344545

Accepted as to Forms 1 and 2 this
13 day of MARCH 1995.

Paul M...
Superintendent of Real Estate

Approved as Phase 6 of a 6 Phase
Strata Plan under the Condominium Act.
Dated this 8th day of March 1995.

Tommy...
Approving Officer for the
City of Surrey

Owners:
Riverpointe Development Inc.
(Inc. No. 373780)

Otto Boffo OTTO BOFFO
Authorized Signatory
Gerrit Nickele GERRIT NICKELE
Authorized Signatory

Sharon Chan SHARON CHAN
Witness

201 - 4695 E. HASTINGS ST. 804, B.C.
Address of Witness

ACCOUNTANT
Occupation of Witness

STATUTORY DECLARATION

I, the undersigned do solemnly declare that:

- 1) I, the undersigned am the 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.

Otto Boffo
Declared before me at BURNABY, B.C.
this 13th day of MARCH 1995.

Randall E. Corbett
A Commissioner for taking affidavits within
the Province of British Columbia
RANDALL E. CORBETT

Mortgagee: Royal Bank of Canada
by its ~~authorized~~ AUTHORIZED SIGNATORIES

Kelly McRae KELLY MCKRAE SENIOR ACCOUNT MANAGER
James Paul JAMES PAUL MANAGER LENDING
Witness *K.E. Adams* K.E. ADAMS

613 COLUMBIA ST
Address of Witness NEW WESTMINSTER

BANKER
Occupation of Witness

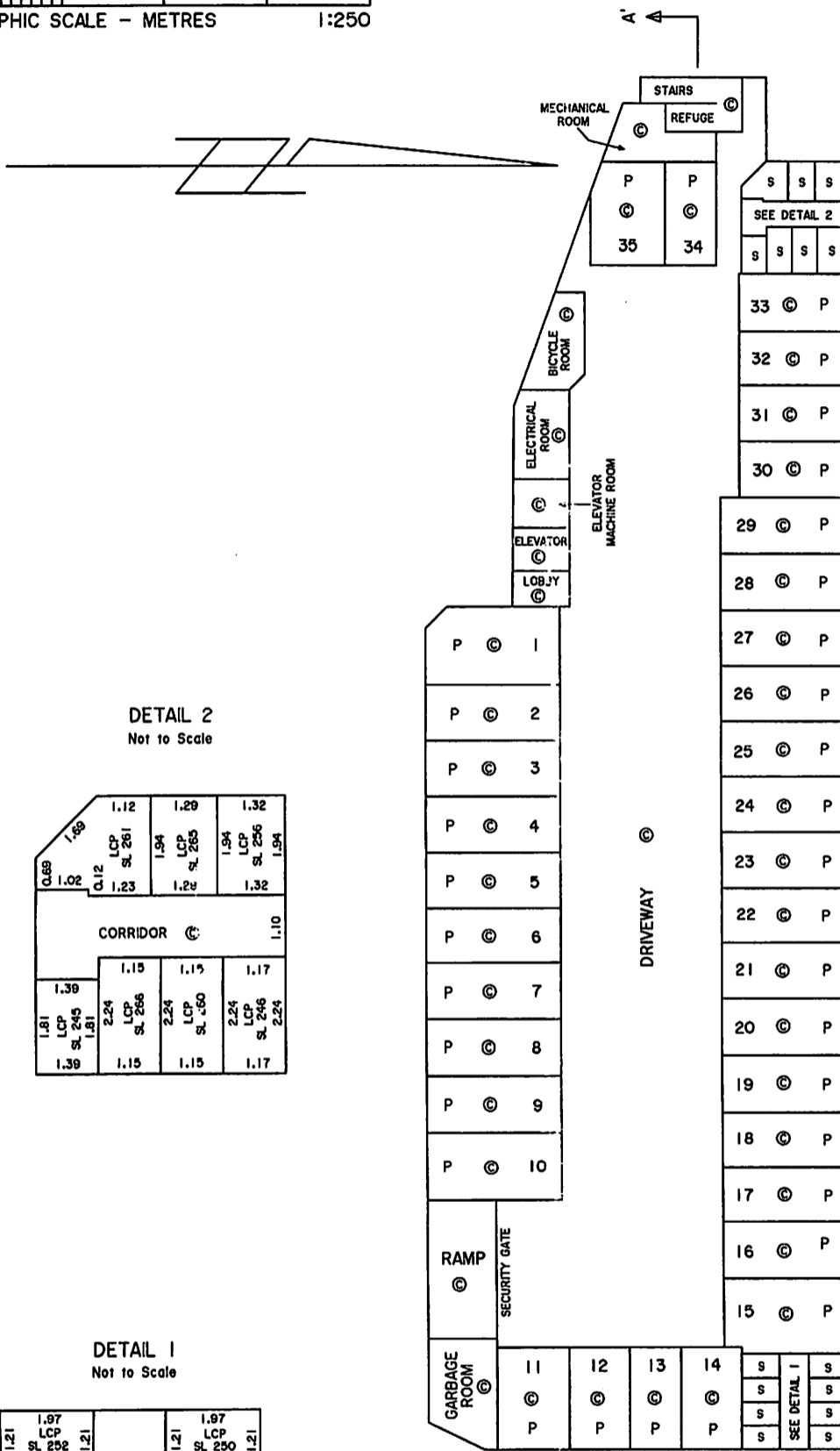
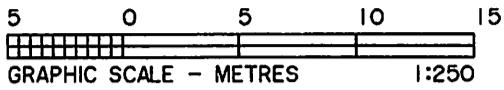
I, D.J. Mitchell, of Surrey, B.C., a British Columbia Land Surveyor, hereby certify that the building shown in this strata plan has not, as of the 28th day of FEBRUARY 1995, been previously occupied.
Dated at Surrey, B.C., this 28th day of FEBRUARY 1995

D.J. Mitchell
D.J. Mitchell, B.C.L.S.

**BUILDING 6
PARKING**

Sheet 3 of 7 Sheets

**STRATA PLAN LMS 879
PHASE 6**



DETAIL 2
Not to Scale

0.69	1.02	1.12	1.29	1.32
LCP	LCP	LCP	LCP	LCP
SL 245	SL 261	SL 265	SL 256	SL 254
1.39	1.15	1.15	1.17	1.10
LCP	LCP	LCP	LCP	
SL 246	SL 266	SL 260	SL 246	
1.39	1.15	1.15	1.17	
CORRIDOR				

DETAIL 1
Not to Scale

1.21	1.97	1.21	1.97
LCP	LCP	LCP	LCP
SL 252	SL 252	SL 250	SL 250
1.08	1.97	1.08	1.97
LCP	LCP	LCP	LCP
SL 241	SL 249	SL 249	SL 249
1.08	1.97	1.08	1.97
LCP	LCP	LCP	LCP
SL 282	SL 259	SL 259	SL 259
1.12	1.97	1.12	1.97
LCP	LCP	LCP	LCP
SL 254	SL 251	SL 251	SL 251
1.08	1.08	1.08	1.08
CORRIDOR			

Dated this 28th day of FEBRUARY, 1995.

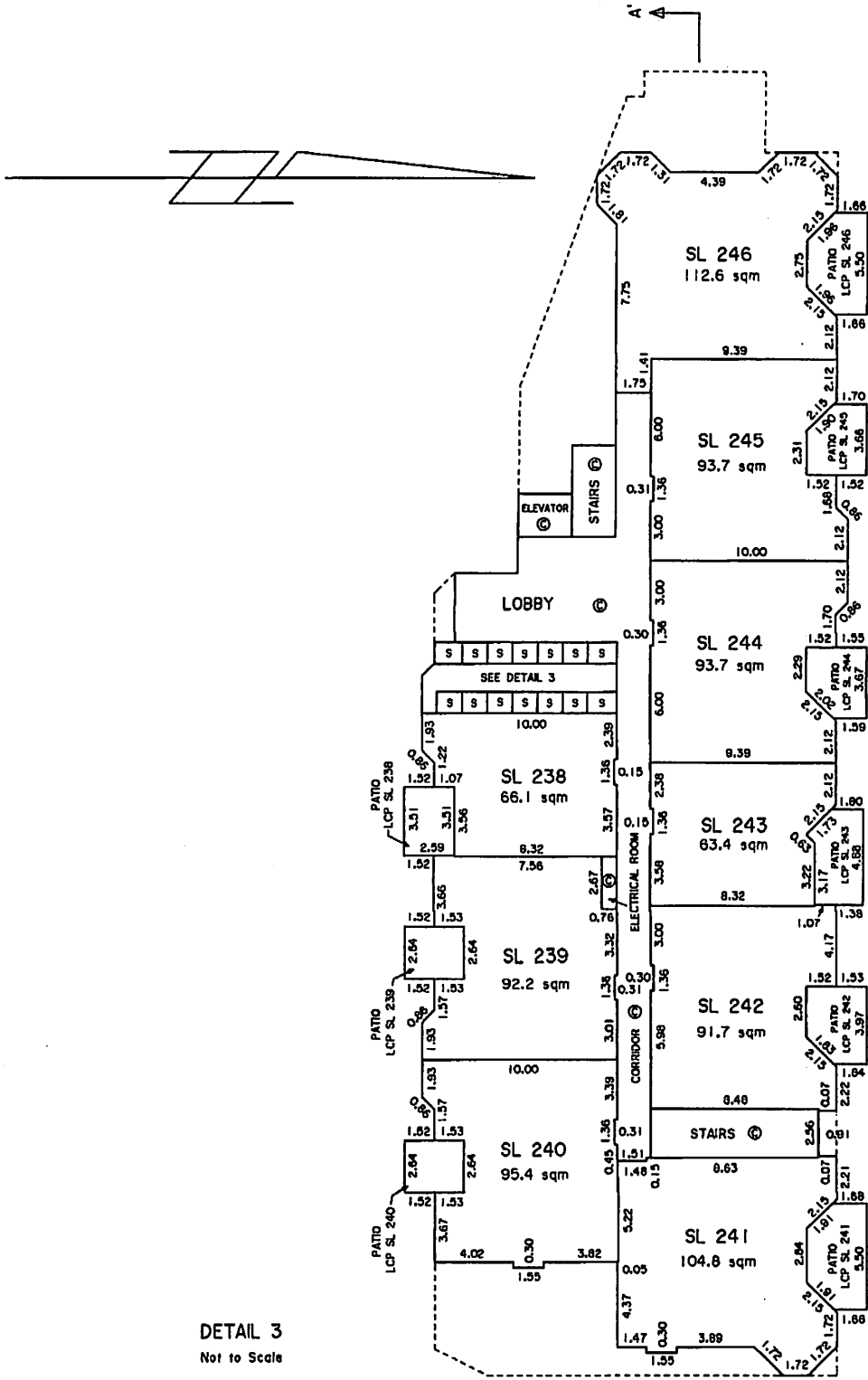
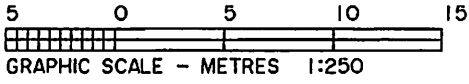
G. Mitchell, B.C.L.S.

FILE: 92-A-3054-63

**BUILDING 6
FIRST FLOOR**

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**STRATA PLAN LMS 879
PHASE 6**



DETAIL 3
Not to Scale

1.2	1.41	1.28	1.28	1.28	1.28	1.28	1.28	1.42	
LCP	SL 235	LCP	SL 247	LCP	SL 248	LCP	SL 233	LCP	SL 242
1.2	1.41	1.28	1.28	1.28	1.28	1.28	1.28	1.42	
LCP	SL 244	LCP	SL 239	LCP	SL 237	LCP	SL 238	LCP	SL 243
1.2	1.28	1.28	1.28	1.28	1.28	1.28	1.28	1.52	
LCP	SL 203	LCP	SL 240	LCP	SL 236	LCP	SL 241	LCP	SL 242
0.71	1.25	1.28	1.28	1.28	1.28	1.28	1.28	1.52	
LCP	SL 203	LCP	SL 240	LCP	SL 236	LCP	SL 241	LCP	SL 242

Dated this 28th day of FEBRUARY, 1995.

D. J. Mitchell, B.C.L.S.

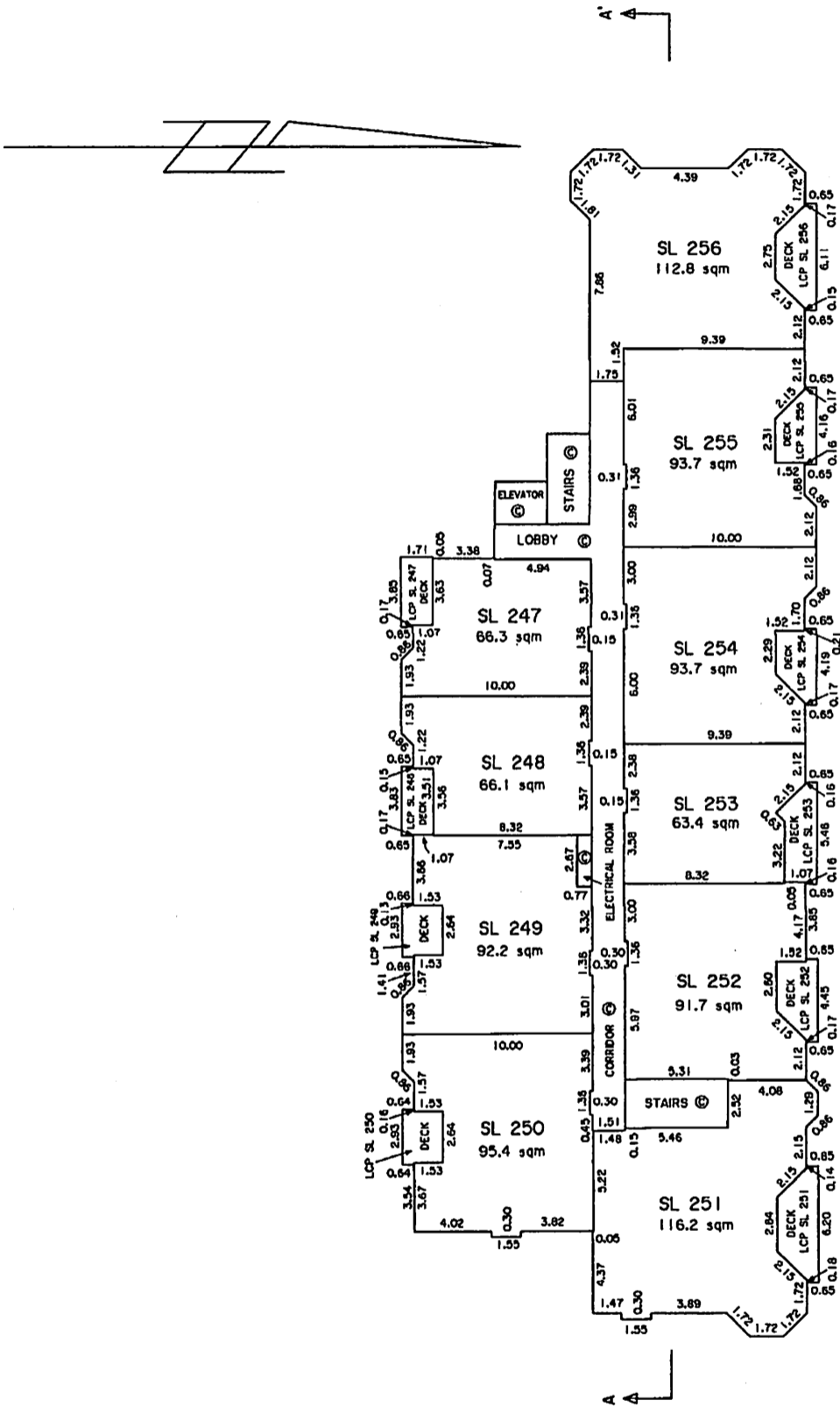
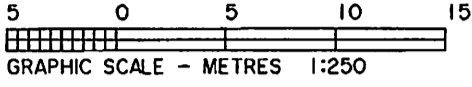
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T62548 2006-04-20-11.48.06.075447

**BUILDING 6
SECOND FLOOR**

Sheet 5 of 7 Sheets

**STRATA PLAN LMS 279
PHASE 6**



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[Signature], B.C.L.S.

FILE: 92-A-3054-65

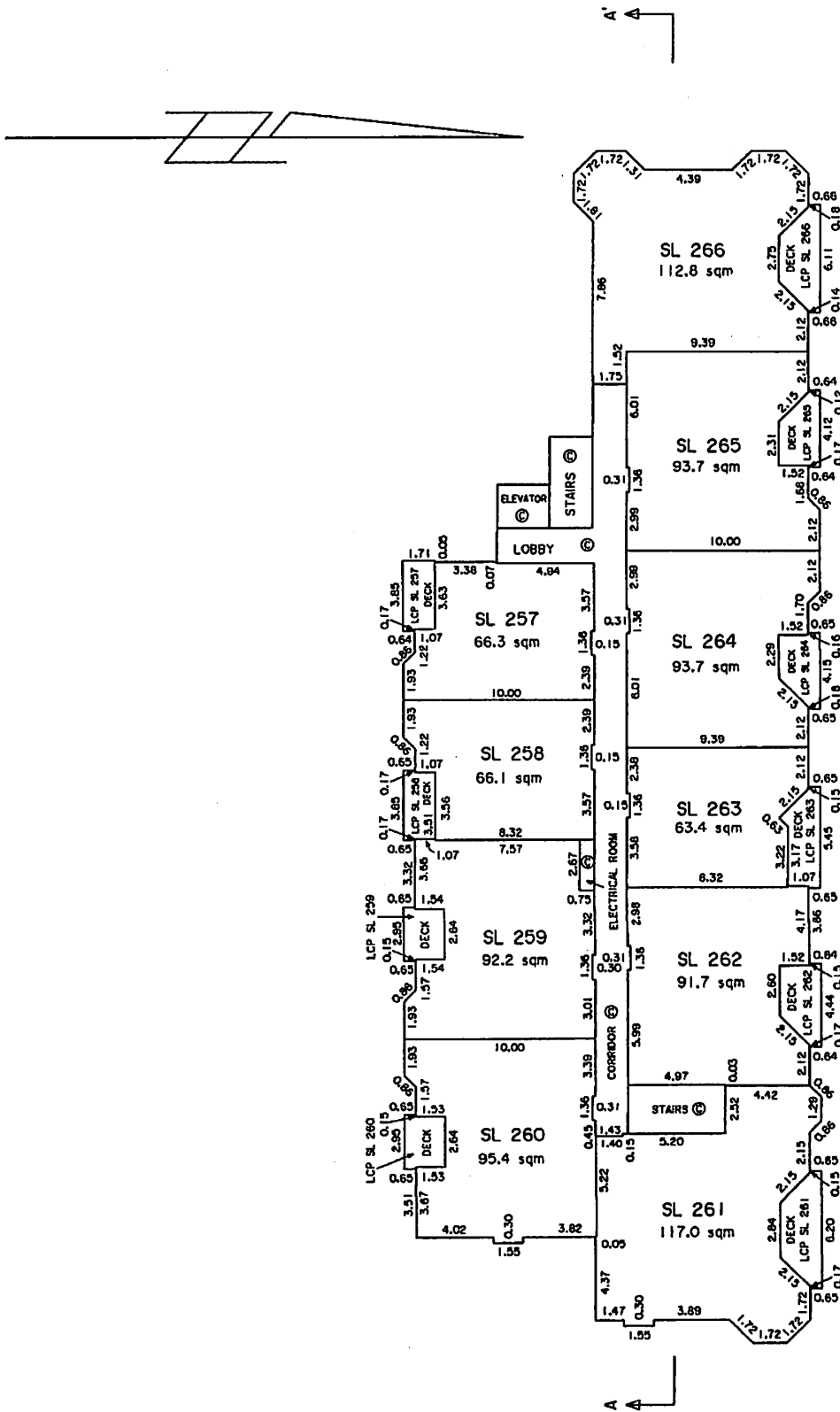
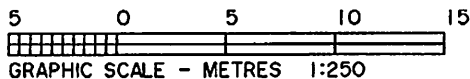
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**BUILDING 6
THIRD FLOOR**

Sheet 6 of 7 Sheets
STRATA PLAN LMS 879
PHASE 6



Dated this 28th day of FEBRUARY, 1995.

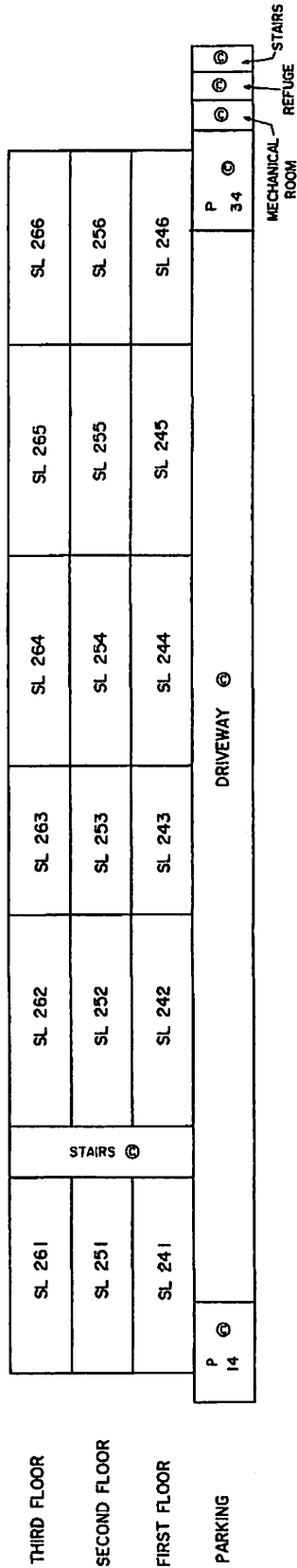
D.J. Mitchell, B.C.L.S.

FILE: 92-A-3054-66

**BUILDING 6
SECTION**

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**STRATA PLAN LMS 879
PHASE 6**



SECTION A - A'

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