STRATA PLAN OF LOT 1, DISTRICT LOT 98, GROUP 1, N.W.D., PLAN LMP 9840.

CITY OF BURNABY B.C.G.S. 92G.026

5 0 5 10 15

GRAPHIC SCALE – METRES 1:250

All distances are in metres

FIRST SHEET: Sheet 1 of 9 Sheets

STRATA PLAN LMS 1065

Deposited and Registered in the Land Title Office at New Westminster, B.C., this 22nd day of October 1993.

Deputy Registrar

BG 382097

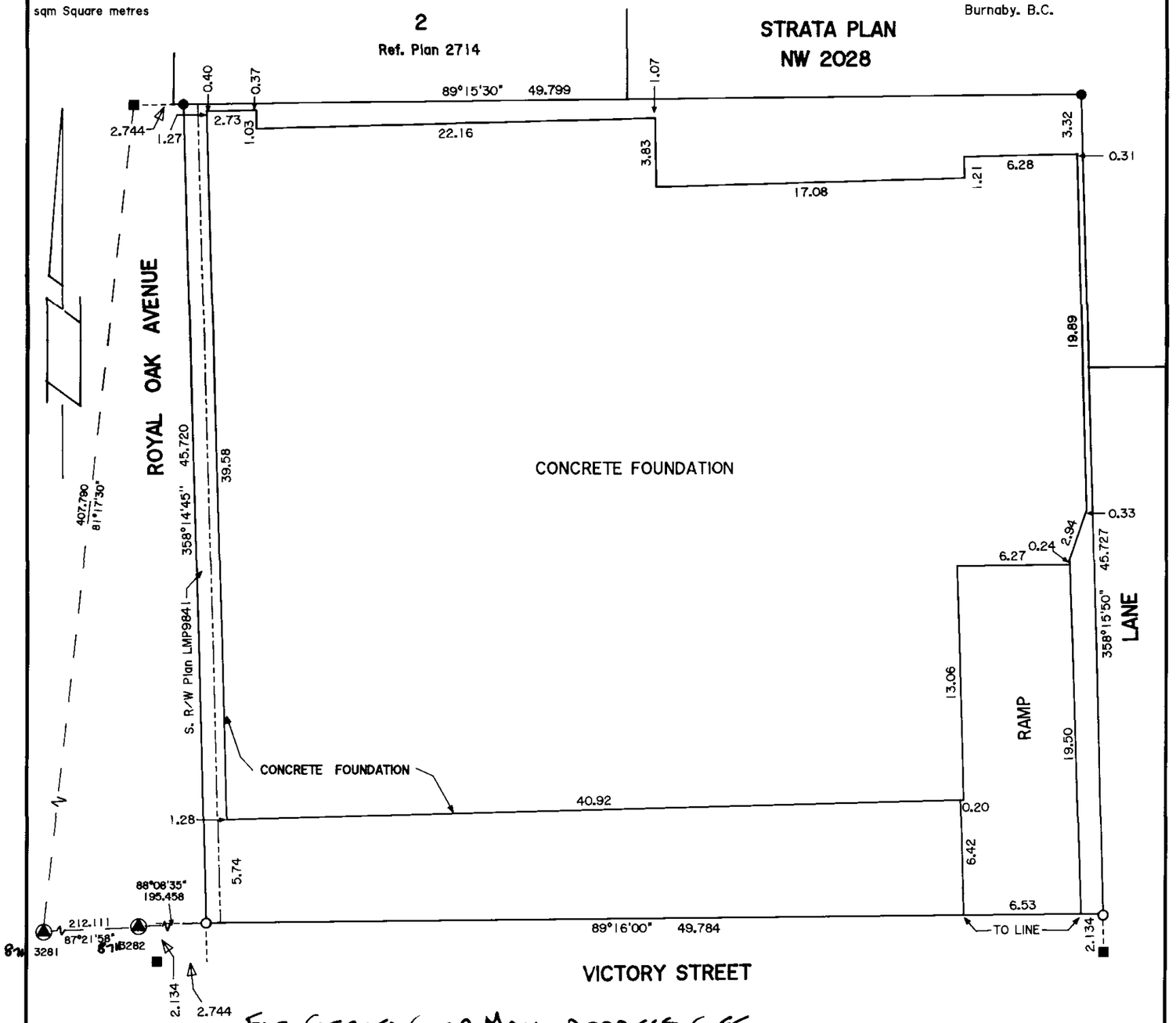
Civic Address:
7188 Royal Oak Avenue
Burnaby. B.C.

LEGEND

- ■ Lead plug found
- ▲ Control Monument found
- ● Iron Post found
- ○ Iron Post set
- © Common property
- (P) Parking
- (S) Storage locker

LCP Limited Common property
SL Strata lot
sqm Square metres

Integrated Survey Area No. 25, Burnaby, B.C.
Grid bearings are derived from Control Monuments 3281 and 3282 (87H3281 & 87H3282)
This Plan shows ground level measured distances. Prior to computation of U.T.M. coordinates, multiply by combined factor 0.9995859.



FOR STRATA CORP MAIL ADDRESS SEE STRATA PLAN GENERAL INDEX

The address for service of documents on the Strata Corporation is:
The Owners, Strata Plan LMS 1065
~~#2–4649 East Hastings St.~~
~~Vancouver, B.C.~~

CHANGE OF ADDRESS SEE BL260197
c/o BAYSIDE PROPERTY SERVICES LTD
112–5021 KINGSWAY
BURNABY BC V5H 4A5

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 20th day SEPTEMBER, 1993.

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

92-A-3027-1

Status: Filed
Plan #: LMS1065 App #: N/A Ctrl #: (Altered)
RCVD: 1998-02-05 RQST: 2021-02-05 12.32.30

CONDOMINIUM ACT

SECOND SHEET: Sheet 2 of 9 Sheets

STRATA PLAN LMS 1065

STRATA LOT NO.	SHEET NO.	AREA (sqm)	FORM 1 SCHEDULE OF UNIT ENTITLEMENT — UNIT ENTITLEMENT	FORM 2 SCHEDULE OF INTEREST UPON DESTRUCTION — INTEREST UPON DESTRUCTION
1	4	81.6	816	1699
2	4	62.9	629	1260
3	4	78.0	780	1500
4	4	81.5	815	1680
5	4	55.7	557	1190
6	4	81.6	816	1750
7	4	77.4	774	1540
8	4	77.5	775	1540
9	4	81.7	817	1750
10	4	42.6	426	998
11	5	82.4	824	1770
12	5	63.2	632	1300
13	5	78.0	780	1550
14	5	82.4	824	1750
15	5	63.0	630	1300
16	5	82.5	825	1829
17	5	78.0	780	1599
18	5	78.1	781	1599
19	5	82.4	824	1820
20	5	62.3	623	1320
21	6	82.6	826	1829
22	6	63.1	631	1330
23	6	78.0	780	1599
24	6	82.5	825	1810
25	6	63.0	630	1350
26	6	82.5	825	1899
27	6	78.1	781	1650
28	6	78.2	782	1650
29	6	83.2	832	1890
30	6	62.5	625	1380
AGGREGATE		2226.5	22265	47131

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 conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath.

Gregory Greiner

Declared before me at BURNABY, B.C.
this 8TH day of OCTOBER 1993.

Robert Halifax.

A Commissioner for taking affidavits within the Province of British Columbia.
ROBERT HALIFAX

Accepted as to Forms 1 and 2 this
20 day of October 1993.

for Superintendent of Real Estate

Owners:
Victory Developments Ltd.

Authorized Signatory R-F PAGLIARD

Authorized Signatory Gregory Greiner

Witness SUSAN FERENTIN

202 - 5701 KINGSWAY, BURNABY, B.C.
Address of Witness

LAWYER
Occupation of Witness

Mortgagee: ~~Vancouver City Savings Credit Union~~ HONGKONG BANK OF CANADA

by its authorized signatories

3471 ANDY BETSHLER

TRACY REDLES

Witness GREG HOLLINGSWORTH

860 PORTEAU PLACE NORTH VAN.
Address of Witness

BANK MANAGER
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 20th day of SEPTEMBER, 1993, been previously occupied. Dated at Surrey, B.C., this 20th day of SEPTEMBER, 1993.

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

File: 92-A-3027-2

Status: Filed
Plan #: LMS1065 App #: N/A Ctrl #: (Altered)
RCVD: 1998-02-05 RQST: 2021-02-05 12.32.30

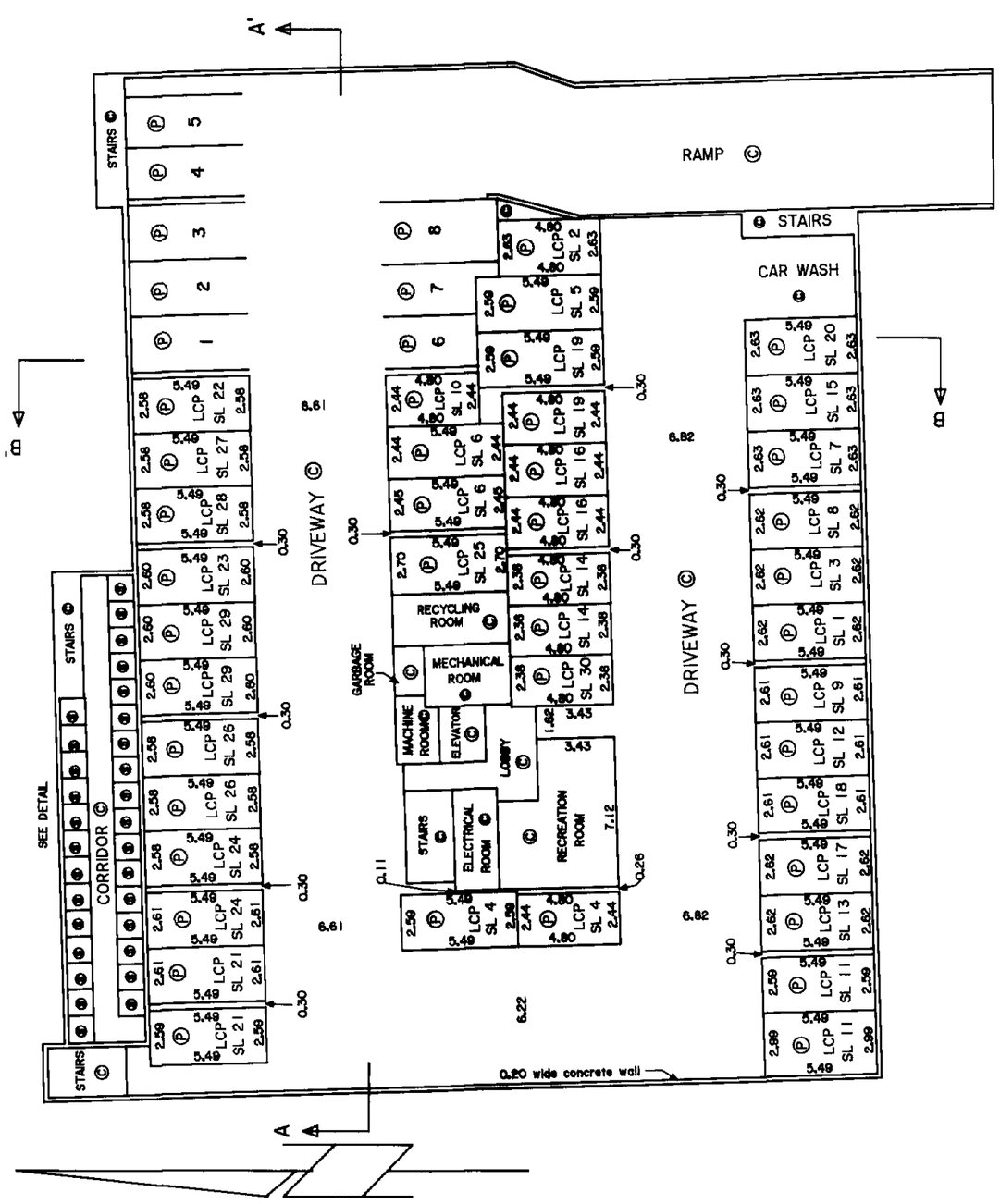
Sheet 3 of 9 Sheets

STRATA PLAN LMS 1065

PARKING LEVEL

GRAPHIC SCALE - METRES 1:250

5 0 5 10 15



DETAIL
NOT TO SCALE

Dated this 20th day of SEPTEMBER 1993

B.C.L.S.

92-A-3027-3

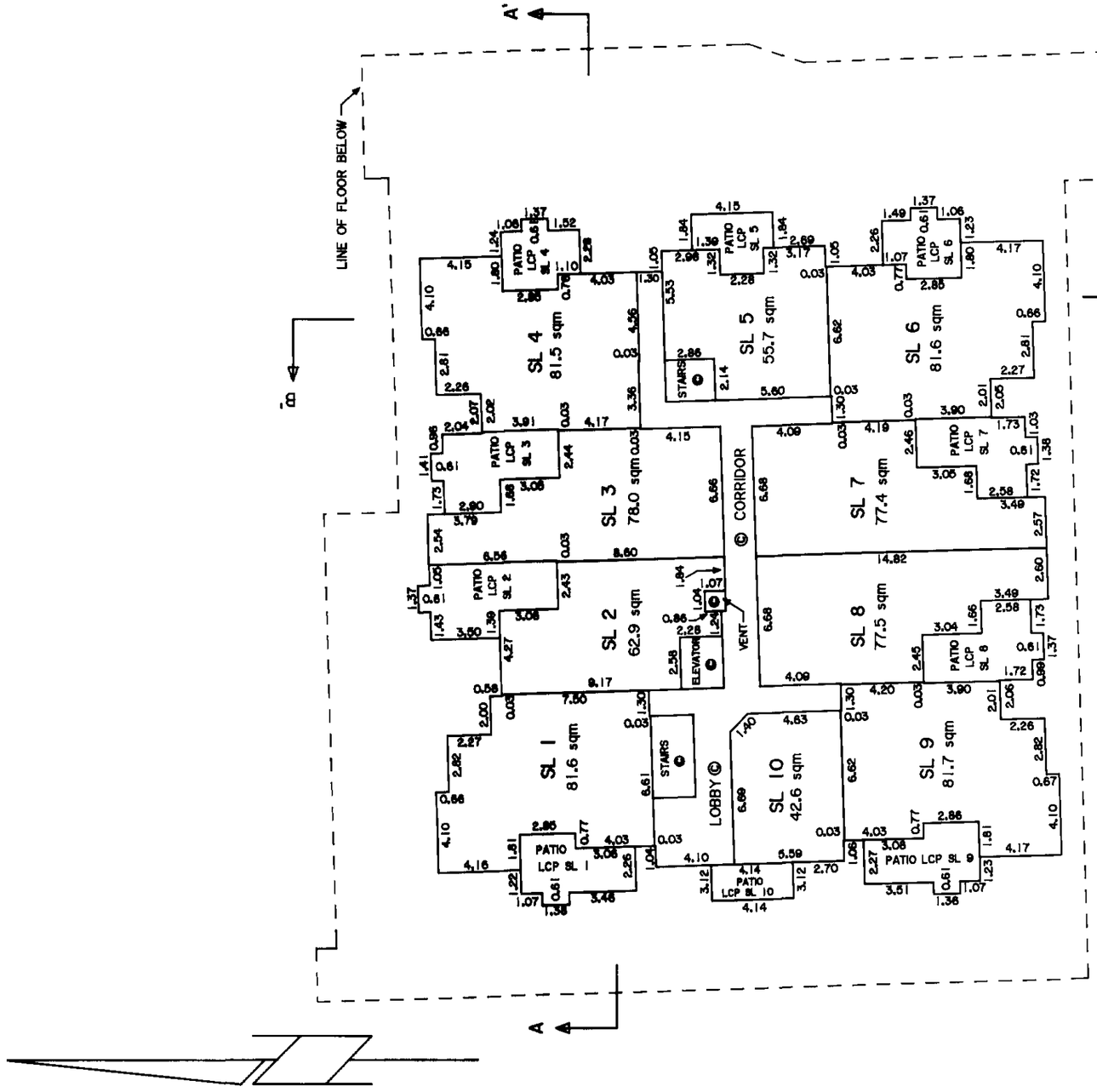
Sheet 4 of 9 Sheets

STRATA PLAN LMS 1065

FIRST FLOOR

GRAPHIC SCALE – METRES 1:250

0 5 10 15



Dated this 20th day of September 1993

B.C.L.S.

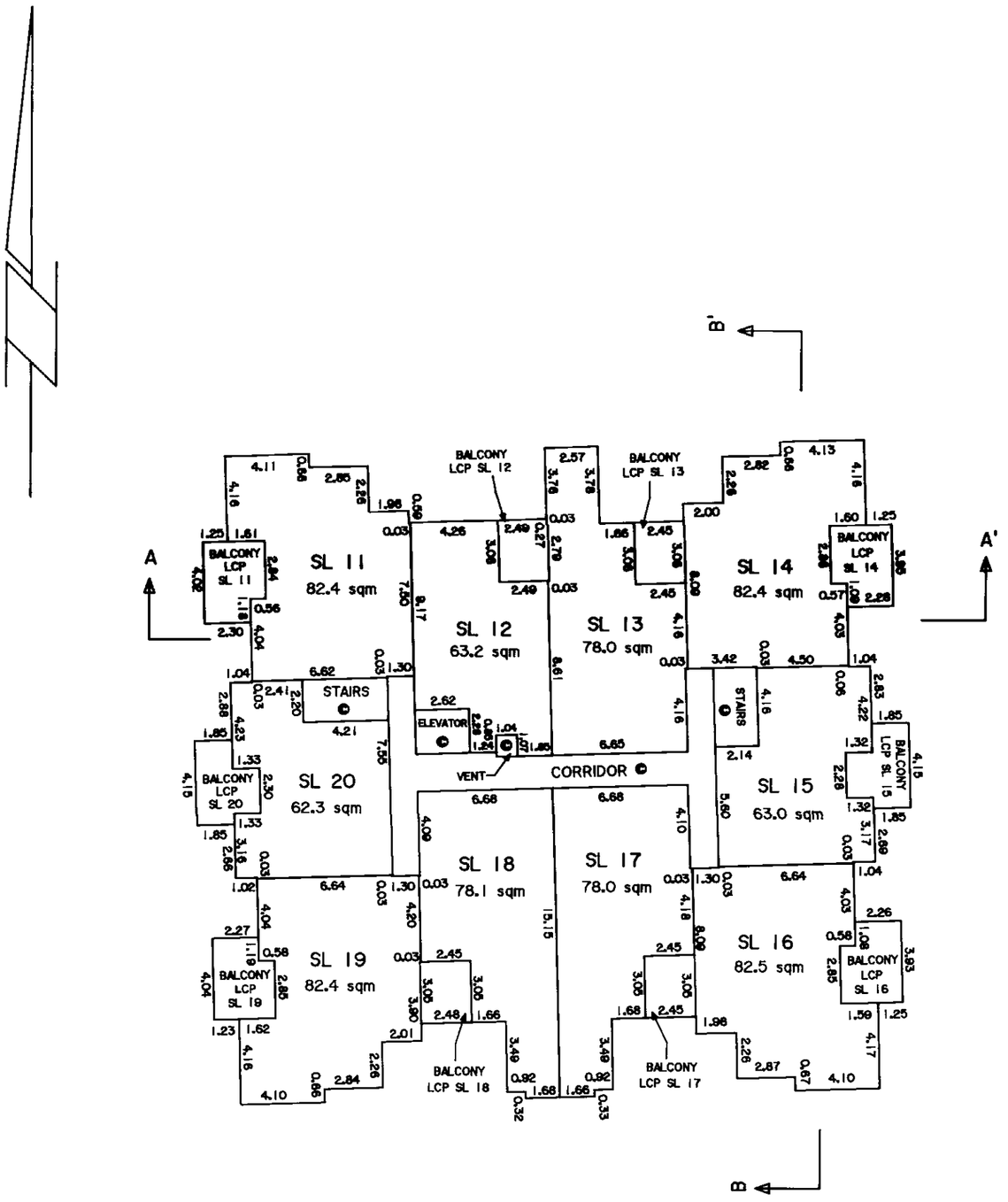
FILE: 92-A-3027-4

SECOND FLOOR

STRATA PLAN LMS 1065

5 0 5 10 15

GRAPHIC SCALE – METRES 1:250



Dated this 20th day of

SEPTEMBER 1993

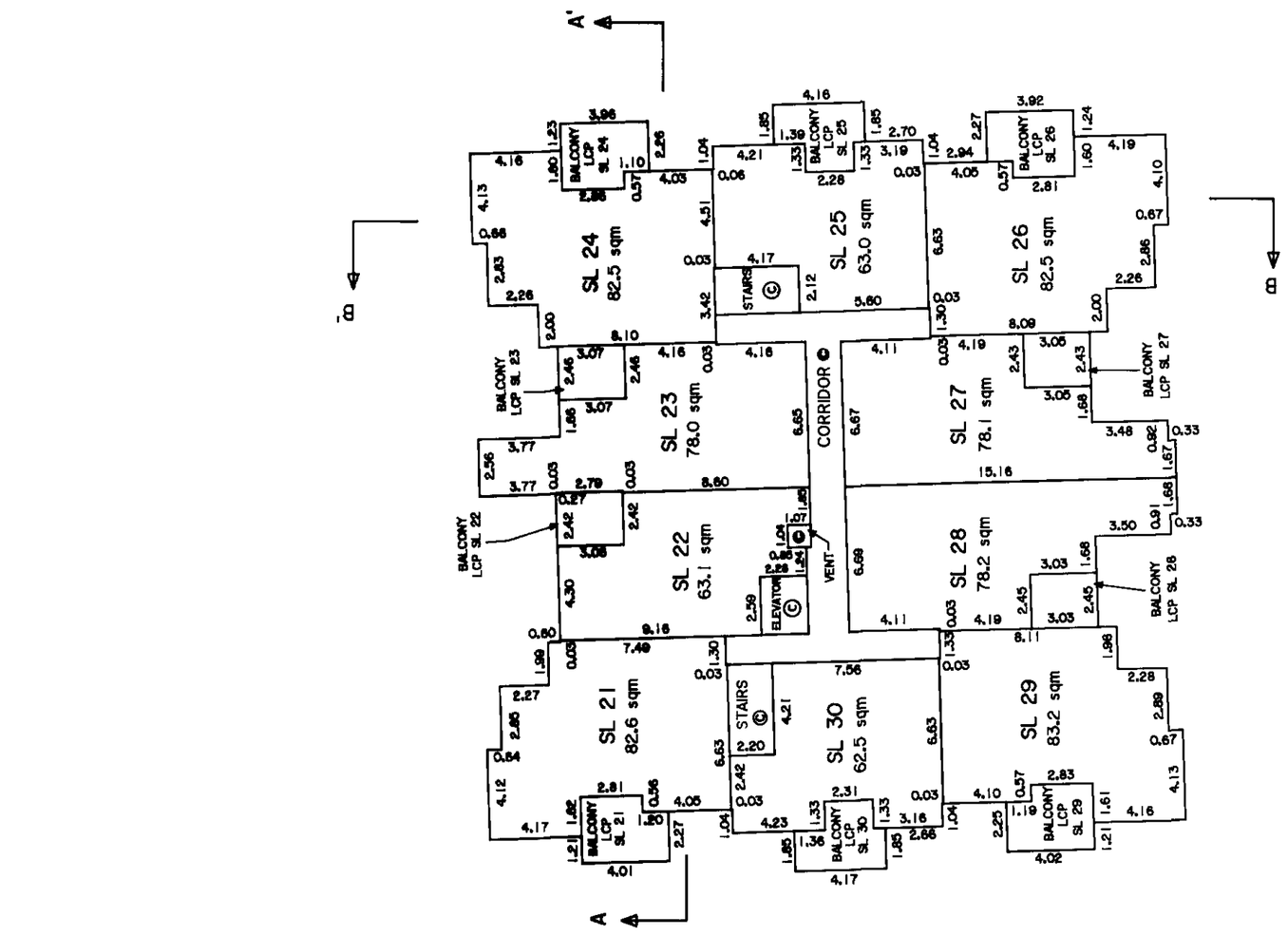
W.J. Mitchell B.C.L.S.

FILE: 92-A-3027-5

Status: Filed
Plan #: LMS1065 App #: N/A Ctrl #: (Altered)
RCVD: 1998-02-05 RQST: 2021-02-05 12.32.30

Sheet 6 of 9 Sheets

STRATA PLAN LMS 1065



THIRD FLOOR

GRAPHIC SCALE – METRES 1:250

5 0 5 10 15

Dated this 20th day of SEPTEMBER 1993

B.C.L.S.

FILE: 92-A-3027-6

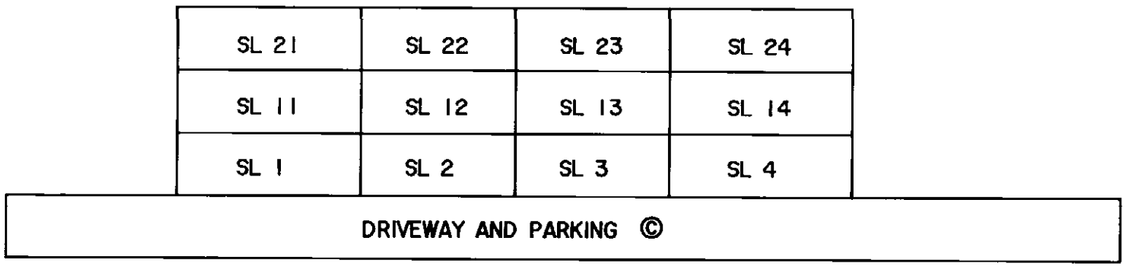
SECTIONS

STRATA PLAN LMS 1065

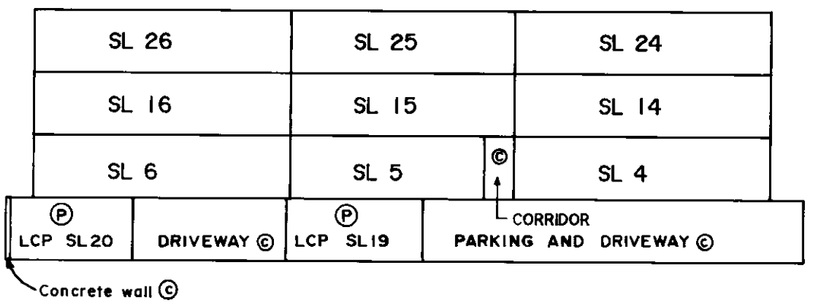
5 0 5 10 15

GRAPHIC SCALE – METRES 1:250

SECTION A – A'



SECTION B – B'



Dated this 20th day of

SEPTEMBER 1993

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

FILE: 92-A-3027-7

Status: Filed
Plan #: LMS1065 App #: N/A Ctrl #: (Altered)
RCVD: 1998-02-05 RQST: 2021-02-05 12.32.30

STRATA PLAN LMS 1065

RECORD OF BY-LAWS AND ORDERS, ETC.

FILING		DOCUMENT	
NUMBER	DATE	DATE	NATURE AND PARTICULARS
BH374147	Oct. 18/94		Change of Bylaws
BK 76913	18·3·96		NOTIFICATION OF CHANGE OF BYLAWS
~~BL360797~~			

Bylaw Sheet Closed
Search ALTOS2 for EC Online for
Current Information. LR Reg. 76/95

Dated this 20th day of
SEPTEMBER 1993

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

FILE: 92-A-3027

TRIMEN - 37732

FILE :

Status: Filed
Plan #: LMS1065 App #: N/A Ctrl #: (Altered)
RCVD: 1998-02-05 RQST: 2021-02-05 12.32.30

Common Property Sheet Closed 19/12/95
Search ALTOS2 or BC OnLine for Current Information. BC Reg. 76/95
LINDA [illegible]
Vancouver/New Westminster Land Title Districts

STRATA PLAN LMS 1065

DEALINGS AFFECTING THE COMMON PROPERTY

REGISTRATION		DOCUMENT	
NUMBER	DATE	DATE	NATURE AND PARTICULARS
BG121238	15.04.1993		Covenant - City of Burnaby Section 215 L.T.A. Inter Alia
BG121241	15.04.1993		Statutory Right of Way British Columbia Hydro and Power Authority Part Plan LMP9841 Inter Alia
BG121242	15.04.1993		Statutory Right of Way British Columbia Telephone Company Part Plan LMP9841 Inter Alia

Dated this 20th day of SEPTEMBER 1993

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

FILE: 92-A-3027

TRIMEN - 37732

Status: Filed
Plan #: LMS1065 App #: N/A Ctrl #: (Altered)
RCVD: 1998-02-05 RQST: 2021-02-05 12.32.30