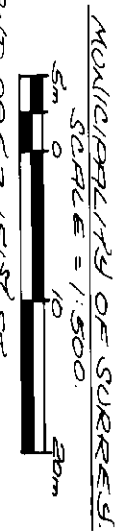


STRATA PLAN OF LOT 12
SEC. 32 BLOCK 5N. R1.W.
N.W.D. PLAN 70350.



9965 9947 AND 9953 151ST ST,
SURREY, B.C.
THE ADDRESS FOR SERVICE
OF DOCUMENTS OF STRATA
CORPORATION IS:
THE OWNERS STRATA PLAN NO. 2428
OF STRIKSON GOOD McLELLAN
STRATISTERS & SOCIATORS
514-641 ST, NEW WESTMINSTER, B.C.

LEGEND:
S1. INDICATES STRATA LOT
S2. INDICATES PART OF
S3. INDICATES SQUARE METRES.
S4. INDICATES BAR CODES.
S5. INDICATES COMMON PROPERTY.
S6. INDICATES FIREWALL
S7. INDICATES LIMITED COMMON PROPERTY.
S8. INDICATES APPURTENANT.
S9. INDICATES OPEN TO BELOW.

"ALL DISTANCES ARE IN METRES"
EXCEPT WHERE OTHERWISE NOTED.

FOR STRATA CORP
MAIL ADDRESS
SEE STRATA PLAN
GENERAL INDEX

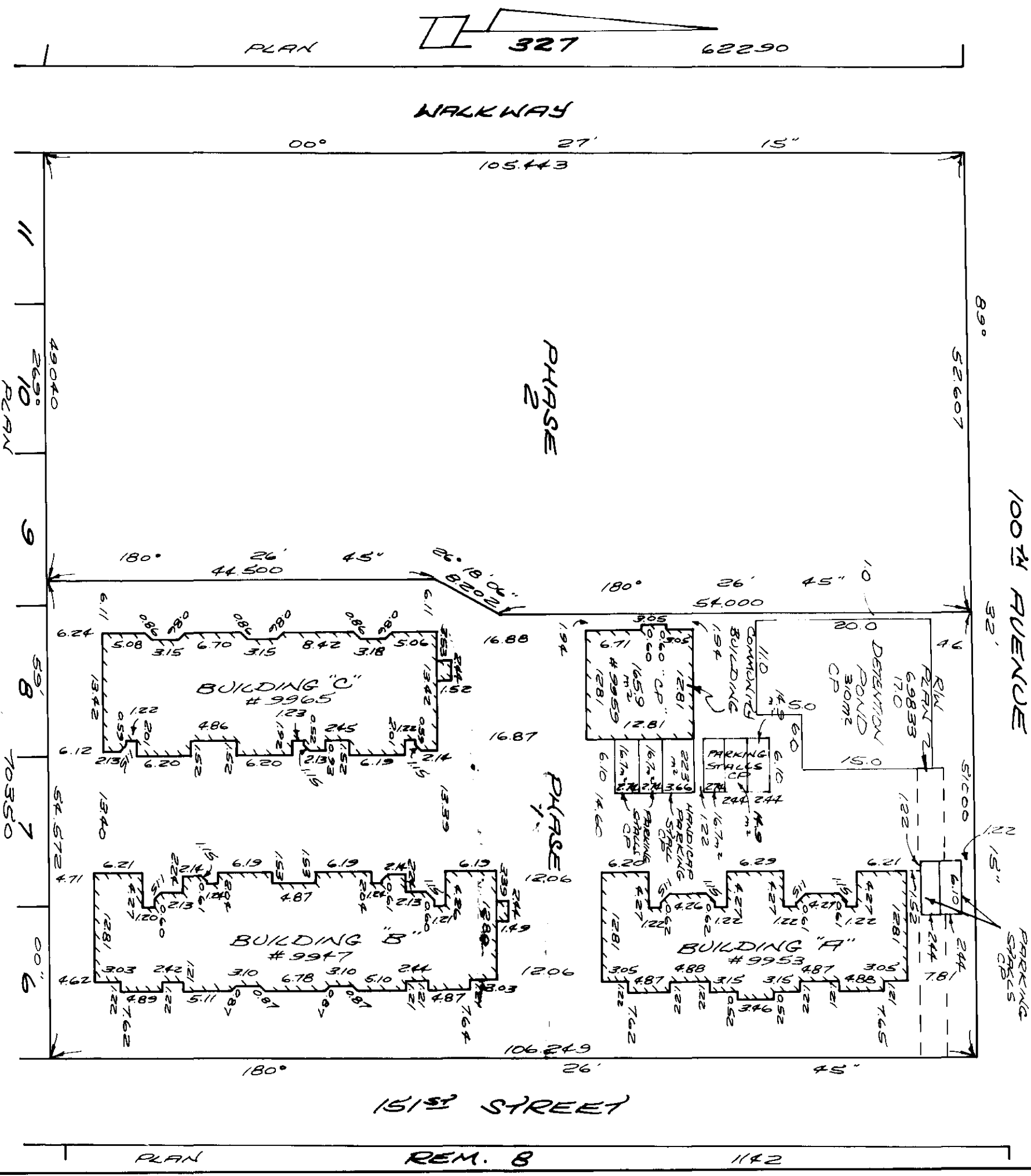
FIRST SHEET SHEET 1 OF 8 SHEETS
STRATA PLAN NO. 2428

Rep: - 2147905 To
2147920

PHASE 1
STRATA PLAN NO. 2428
DEPOSITED AND REGISTERED
IN THE LAND TITLE OFFICE
AT NEW WESTMINSTER, B.C.,
THIS 7th DAY OF AUG 1986

Declaration of Intention to
Create a Strata Plan by
Plans 7/8/86 UWS 92
No. 2129995

[Signature]
REGISTERED



APPROVED AS PHASE 1 OF A 2 PHASE
STRATA PLAN UNDER THE STRATA
ACTS FOR THIS DAY OF 11. 1986

APPROVING SURVEYORS
MUNICIPALITY OF SURREY

DUSTIN CAMPBELL & ASSOC.
SIC. LAND SURVEYORS
14649-108 ST AVE.
SURREY, B.C.

"THIS PLAN LIES WITHIN THE GREATER
VANCOUVER REGIONAL DISTRICT"

THE JUSTICE OF SURREY BRITISH COLUMBIA,
THEY HAVE GOVERNED AND SURVEYOR HEREBY
DECLARED THAT THE BUILDING ERECTED ON THE
PREMISES DESCRIBED ABOVE IS KNOWN WITHIN
THE EXTENT OF BOUNDARIES OF THAT PRECINCT

[Signature]
DARIN R. SURREY S.O. June 1986

CONDOMINIUM REG?

SECOND SHEET SHEET 2 OF 8 SHEETS
SHEET PLAN NO. 2429
PAGE 1

LOT NUMBER	SHEET NUMBER	FORM 1 SCHEDULE OF UNIT ENTITLEMENT	FORM 2 SCHEDULE OF INTEREST UPON DESTRUCTION	FORM 3 SCHEDULE OF VOTING RIGHTS
1	4	150	103	
2	4	129	88	
3	4	129	88	
4	4	150	100	
5	5	150	102	
6	5	113	85	
7	5	131	87	
8	5	113	81	
9	5	131	85	
10	5	150	103	
11	6	113	83	
12	6	131	87	
13	6	113	80	
14	6	131	84	
15	6	113	83	
16	6	131	87	
AGGREGATE		2078	1420	

STAYDOR DECLARATION

I THE UNDERSIGNED DO SOLEMNLY
DECLARE THAT:

- (1) I THE UNDERSIGNED AM THE DULY AUTHORIZED AGENT OF THE OWNER DEVELOPER.
- (2) THE STAYDOR PLAN IS ENTIRELY FOR RESIDENTIAL USE.

I MAKE THIS SOLEMN DECLARATION CONSCIOUSLY AND KNOWING THAT BE TRUE AND KNOWING THAT THIS OF THE SAME FORCE AND EFFECT AS IF MADE UNDER OATH.

FORM 13

NEW DEVELOPMENT CERTIFICATE
[SECTION 8 (1)]

I, RO JUSTICE BRITISH COLUMBIA AND SURVEYOR, HEREBY CERTIFY THAT THE BUILDING SHOWN IN THIS STAYDOR PLAN HAS NOT AS OF THIS DAY OF June 1986 BEEN REVOKED OR OCCUPIED DATED BY SURVEY BRITISH COLUMBIA THIS DAY OF June 1986.

RO Justice B.C.S.
RO JUSTICE.

DECLARED BEFORE ME AT NEW
WESTMINSTER DAY OF JUNE 1986.

Scott M. Savelle
I NOW BY THESE IN AND FOR THE PROVINCE OF BRITISH COLUMBIA, AUTHORISE YOU TO SIGN AND FORWARD THIS WITHIN BRITISH COLUMBIA.

Simon P. ...
GOVERNOR GENERAL OF REAL ESTATE

REGISTERED AS TO FORMS 1, 2 AND 3.
THIS 5TH DAY OF JUNE, 1986.

OWNERS

PERNOD DEVELOPMENT LTD.

BANK OF MONTREAL

[Signature]
AUTHORIZED SIGNATORY
PERNOD DEVELOPMENT LTD.

John R. Campbell
Commercial Banking Manager
[Signature]
AUTHORIZED SIGNATORY
BRUCE J. Conlan
Division Manager, Credit

Power of Attorney No. Y91378

WITNESS AS TO ABOVE SIGNATURES.

[Signature]
AUTHORIZED SIGNATORY
LENGO DEVELOPMENT LTD.

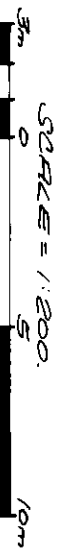
[Signature]
ANNI NORRBAARD
COMMERCIAL ACCOUNT OFFICER
3508 WEST 17TH AVE,
VANCOUVER, B.C.

[Signature]
AUTHORIZED SIGNATORY

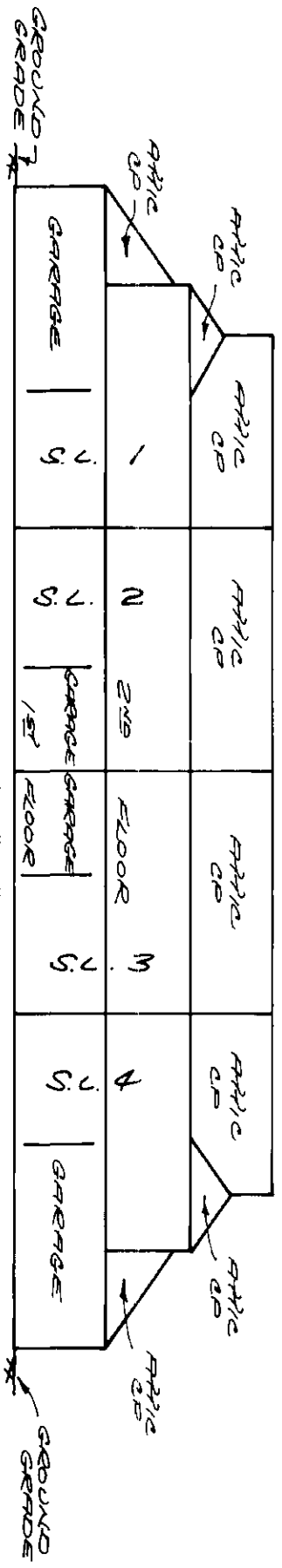
6.

[Signature]
1986

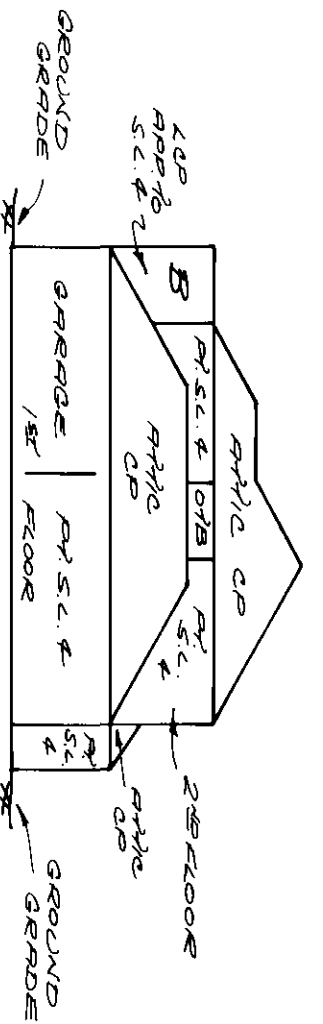
TYPICAL SECTIONS.



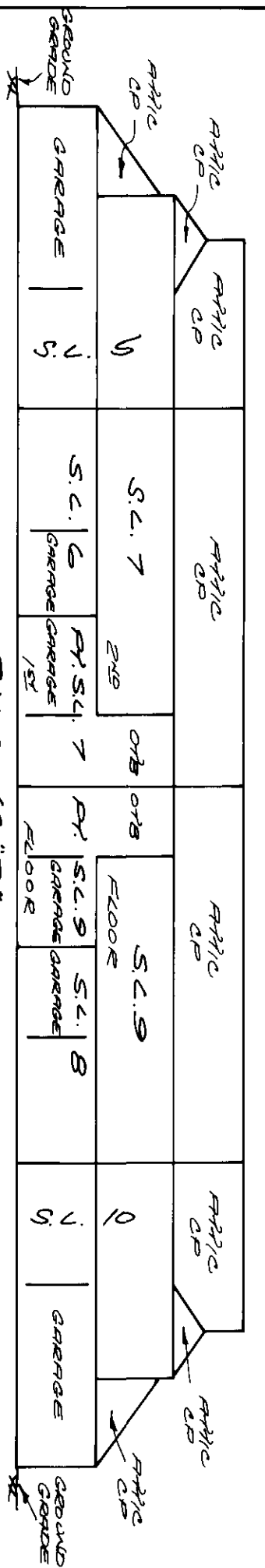
SHEET 3 OF 8 SHEETS
SHEAF PLAN NO. 2428
PHASE 1



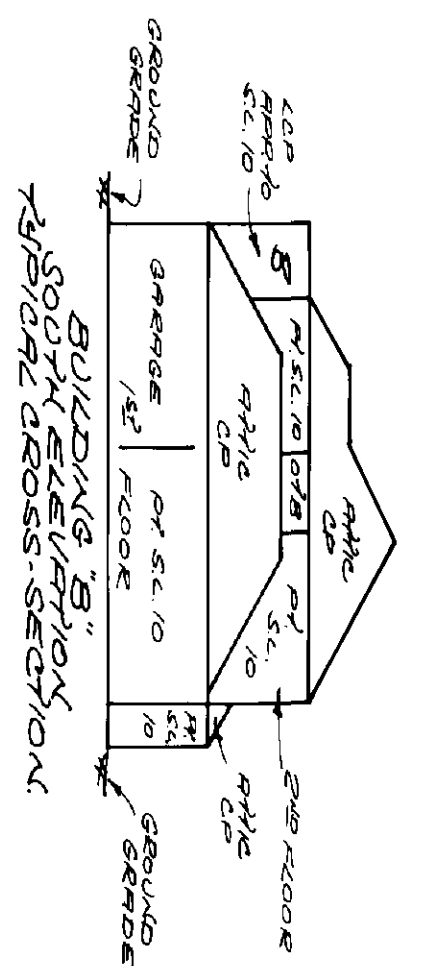
BUILDING "A"
TYPICAL WEST ELEVATION SECTION.



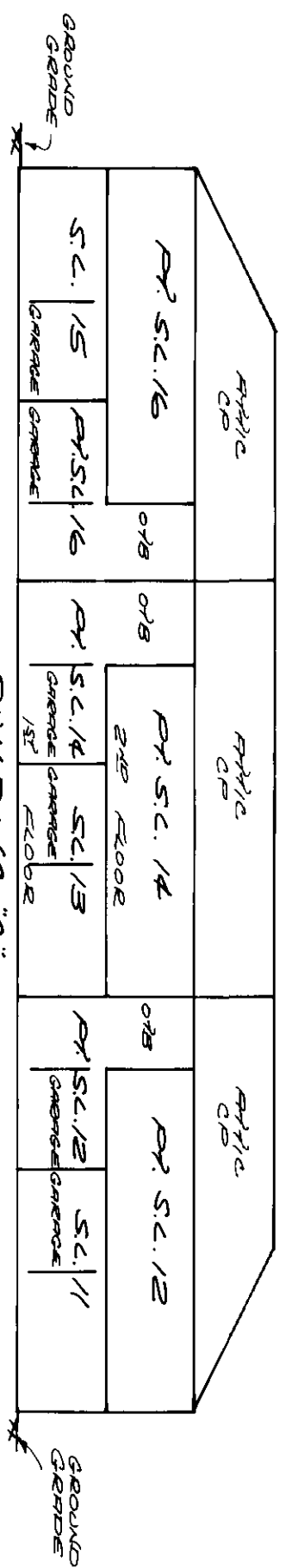
BUILDING "A"
TYPICAL SOUTH ELEVATION SECTION.



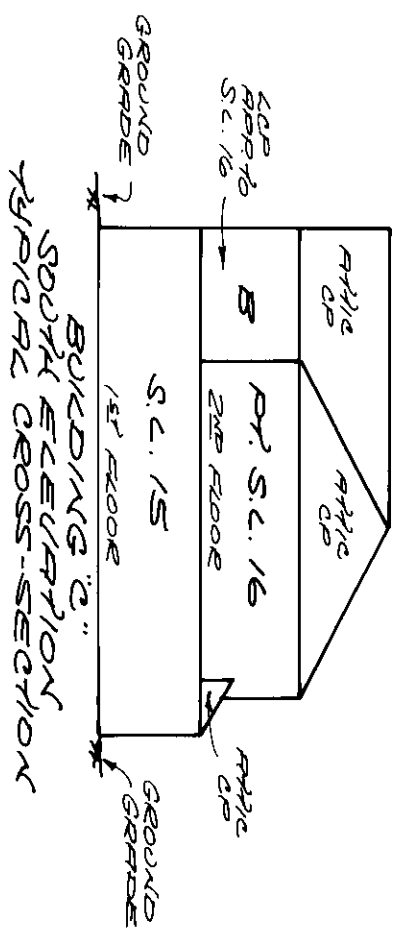
BUILDING "B"
TYPICAL WEST ELEVATION SECTION.



BUILDING "B"
TYPICAL SOUTH ELEVATION SECTION.



BUILDING "C"
TYPICAL EAST ELEVATION SECTION.

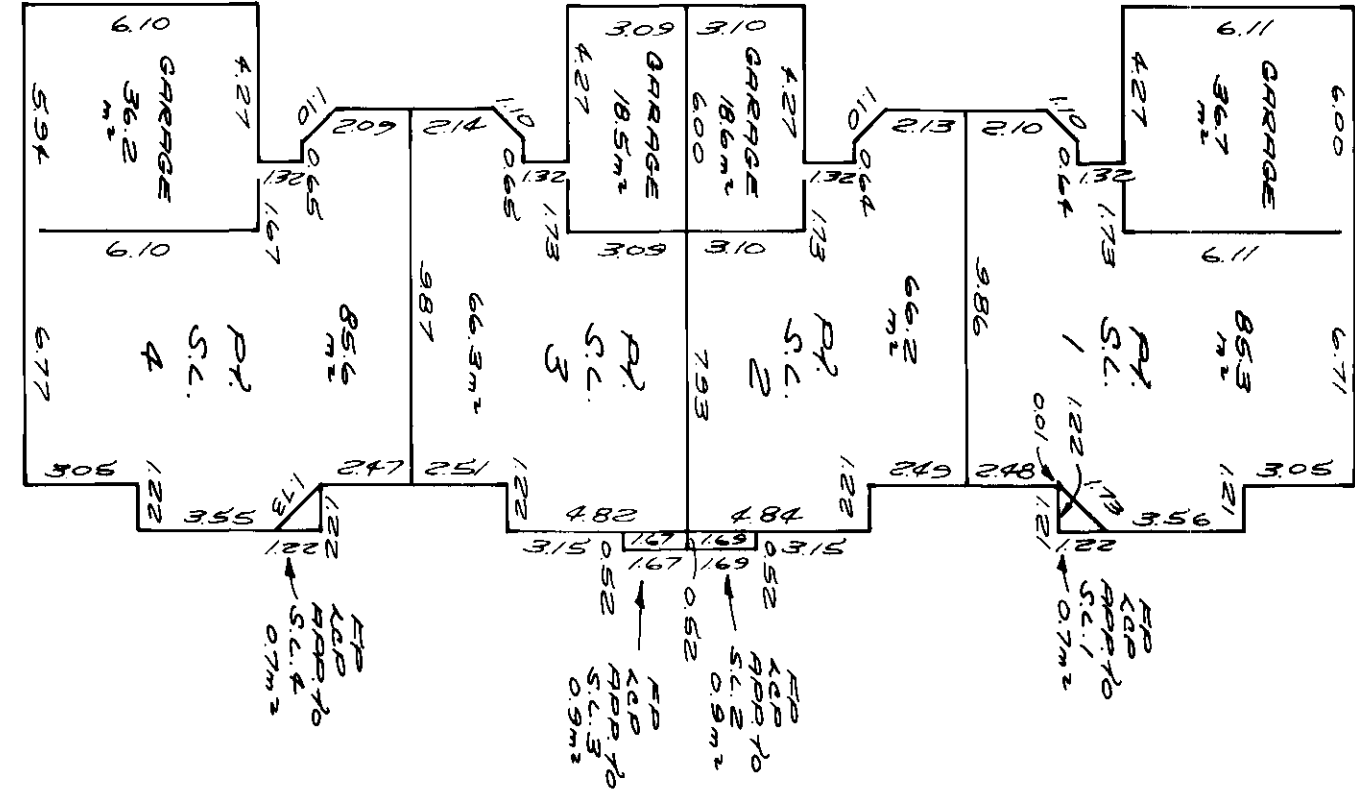


BUILDING "C"
TYPICAL SOUTH ELEVATION SECTION.

BUILDING "A"
SHEETS 1, 2, 3 AND 4.

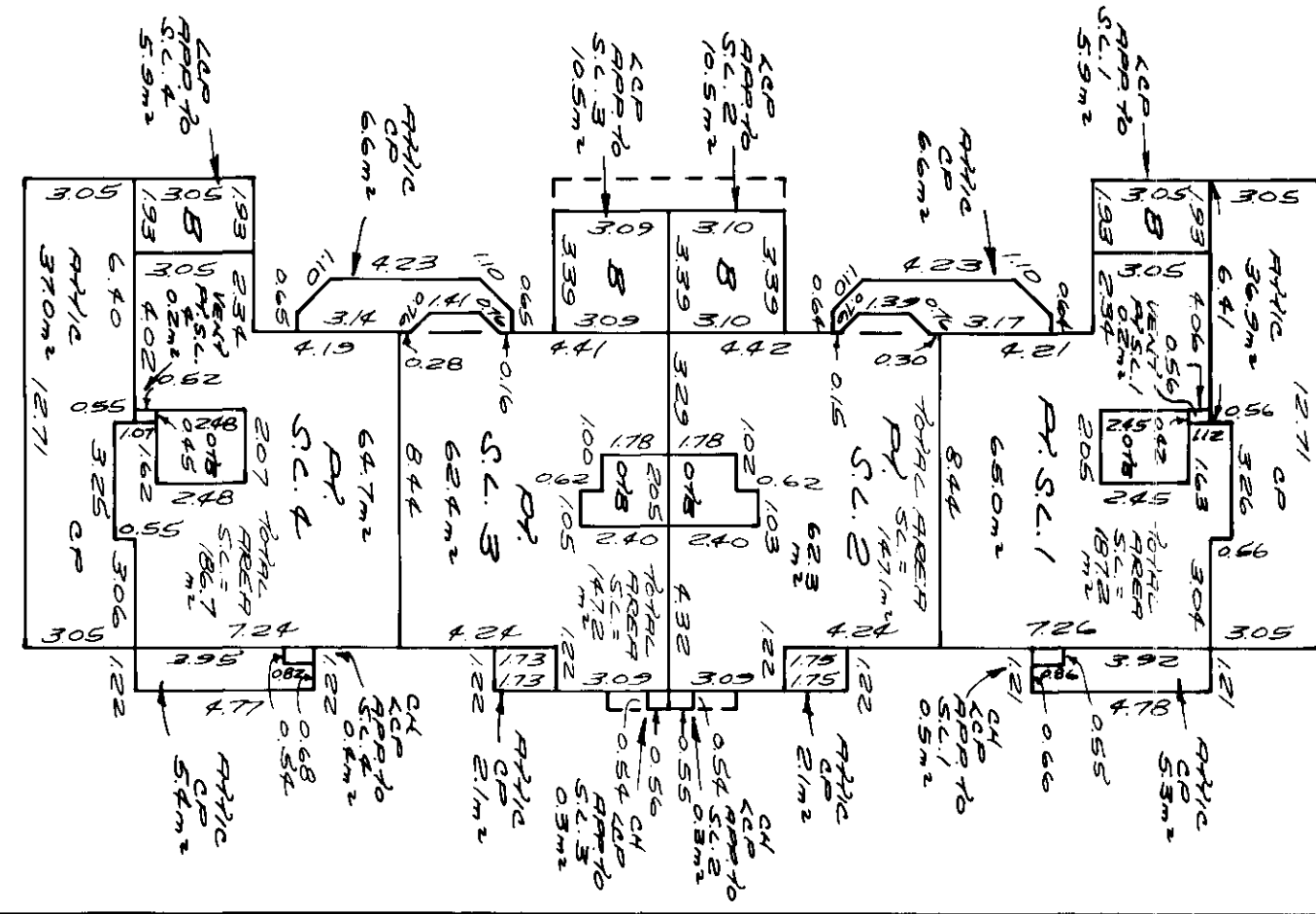


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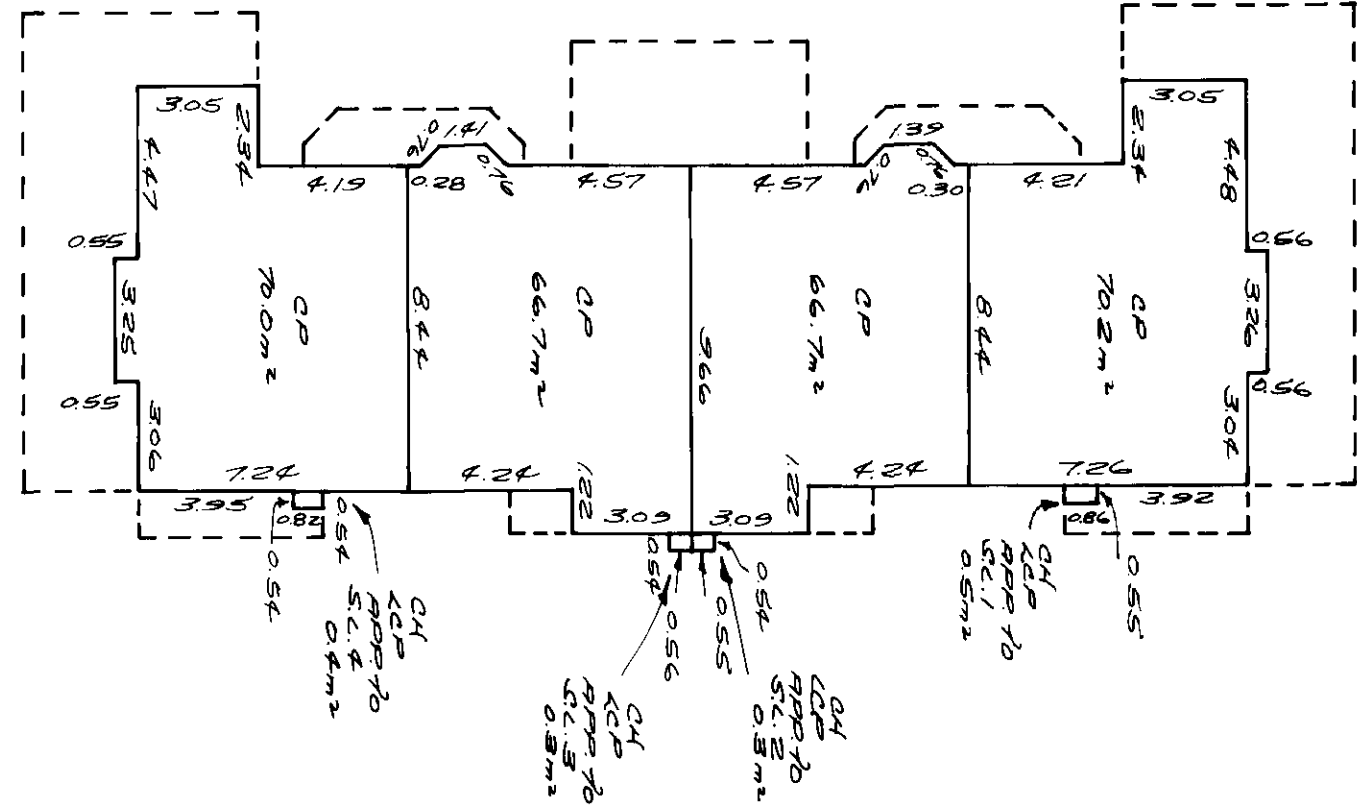


NOTE: "ALL ANGLES ARE 90° OR 45°"
UNLESS OTHERWISE NOTED.

SECOND FLOOR.



APPLIC.



SHEET 4 OF 8 SHEETS
PLANS 1, 2, 3 AND 4

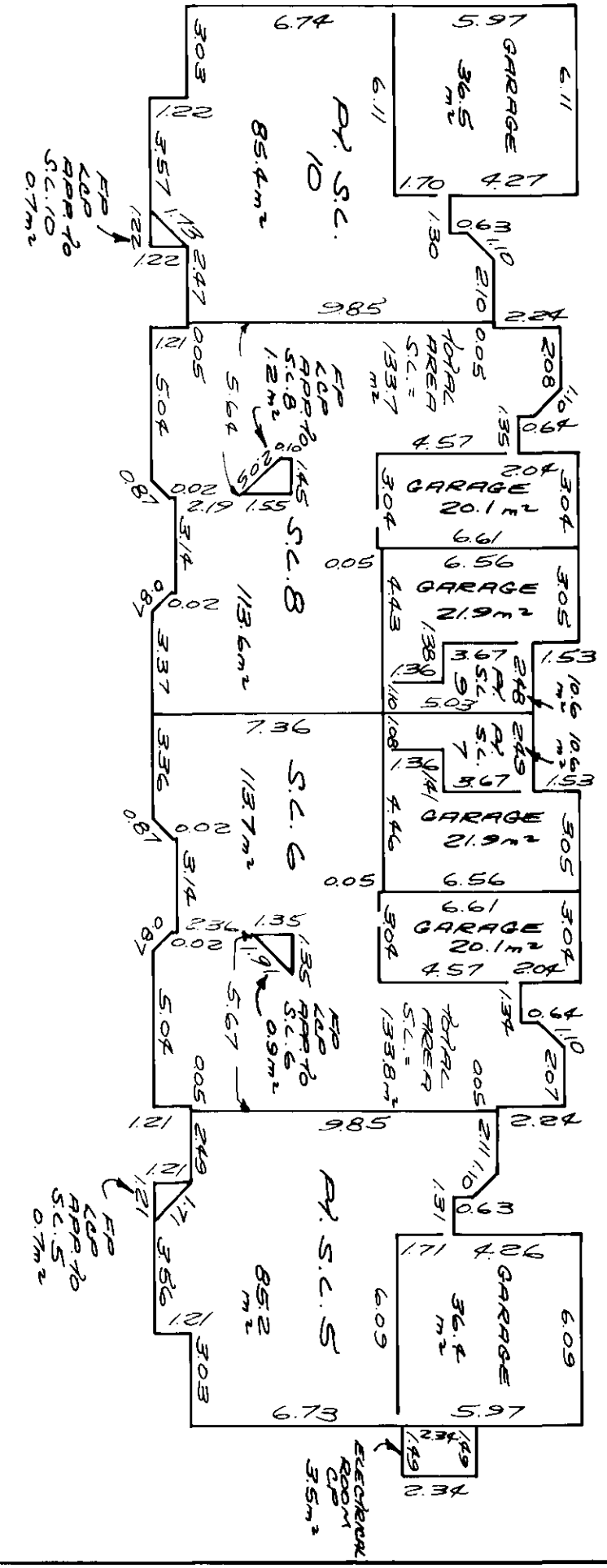
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BUILDING "B" SITING LOTS 5 TO 10 INCLUSIVE

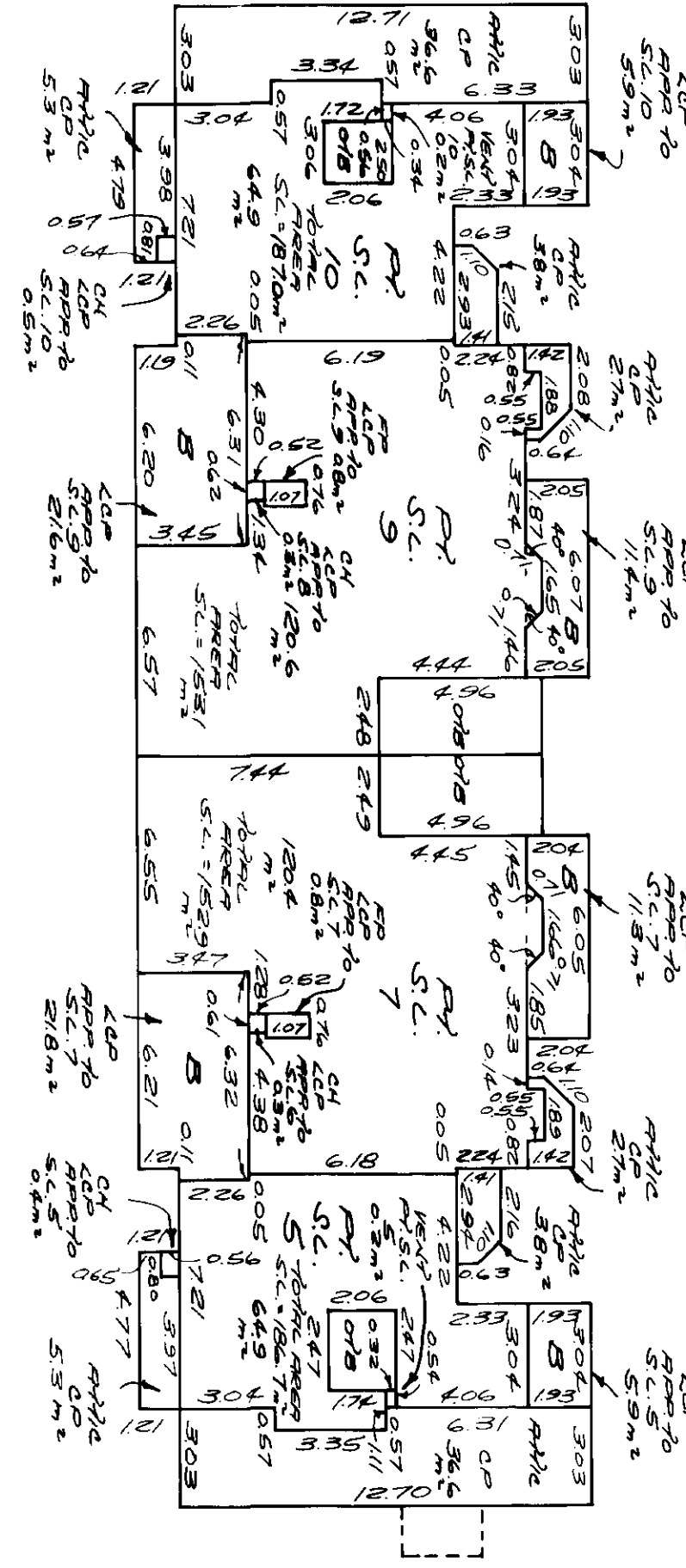
NOTE: "ALL ANGLES ARE 90° OR 45° UNLESS OTHERWISE NOTED."



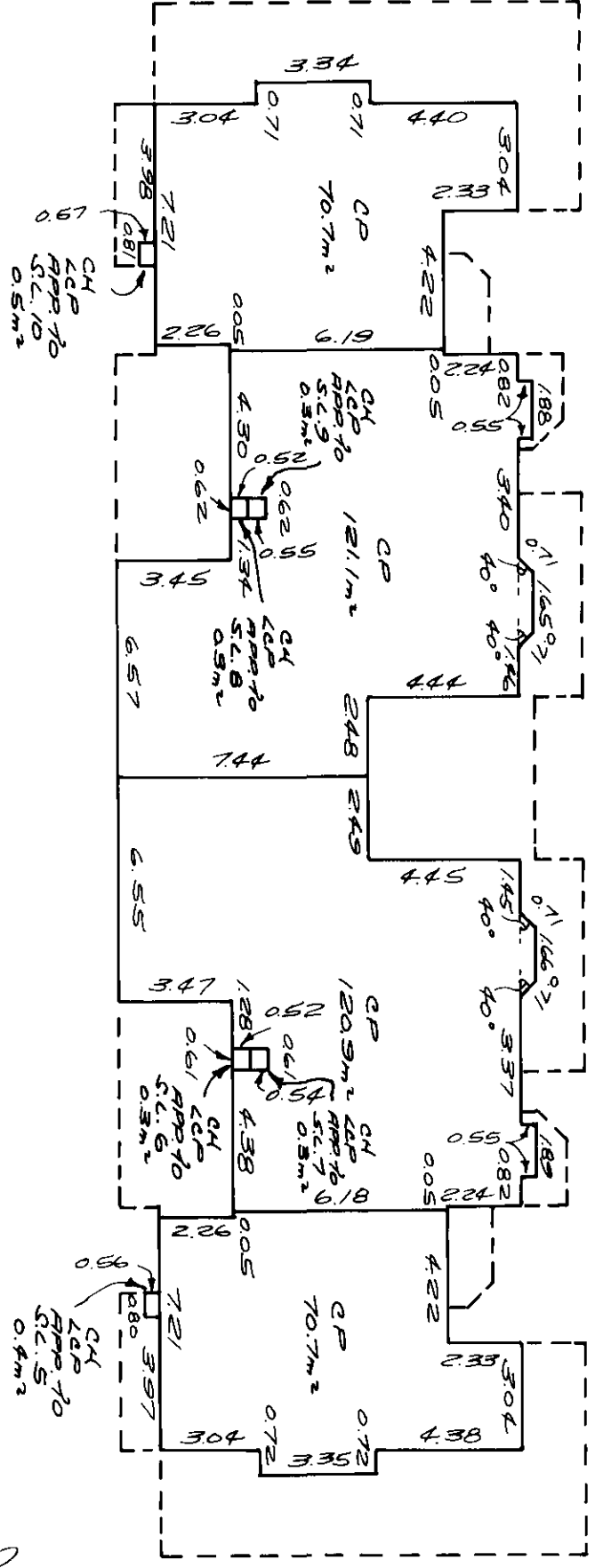
FIRST FLOOR



SECOND FLOOR



APPLIC.



[Handwritten signature]
1/19/98

SHEET 5 OF 15 SHEETS
SITING PLAN NO. 2428
PHASE 1

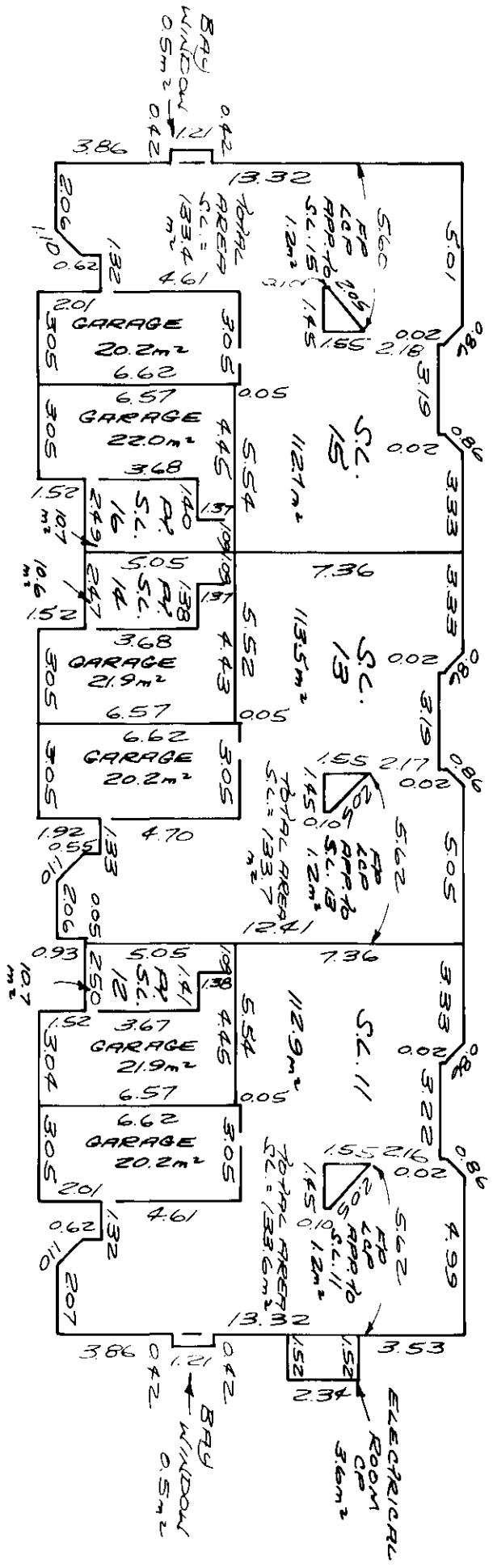
BUILDING "C"
SPRATT LOTS 11 TO 16 INCLUSIVE.

NOTE: "ALL ANGLES ARE 90° OR 45°"
UNLESS OTHERWISE NOTED.

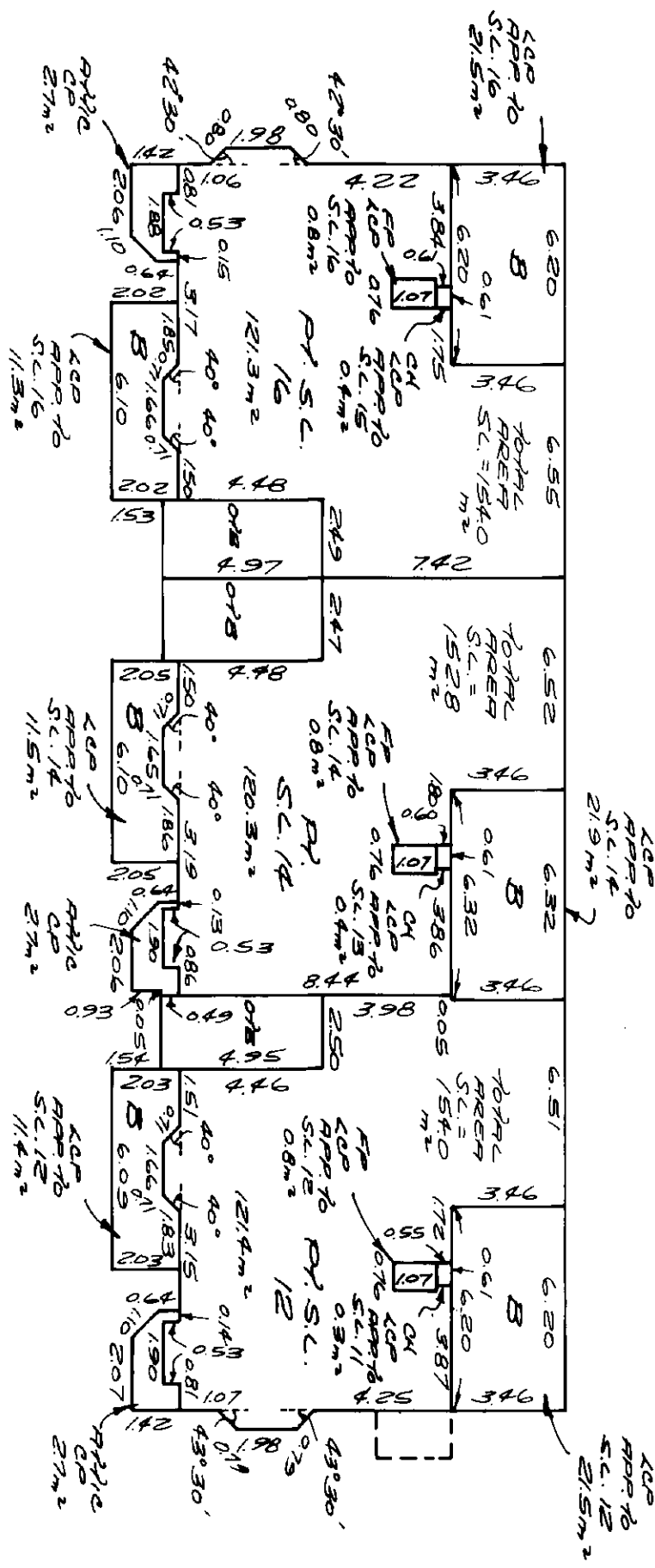


SHEET 6 OF 8 SHEETS
SPRATT PLAN NO. 2428
PARCEL 1.

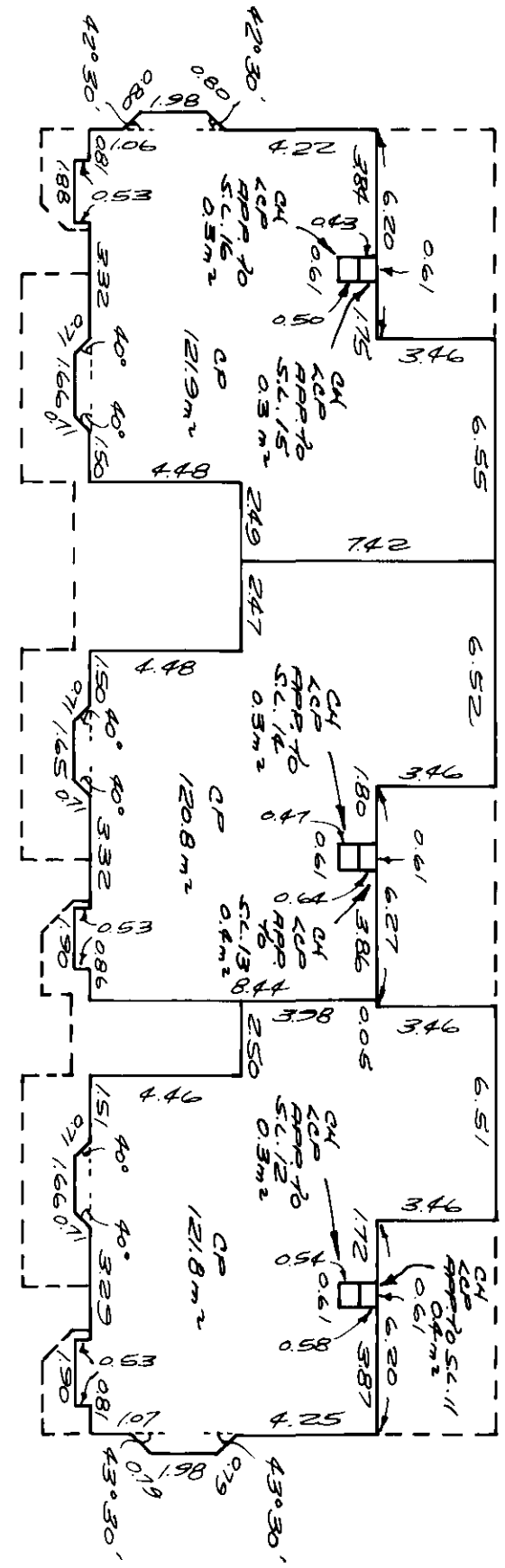
FIRST FLOOR.



SECOND FLOOR.



APPLIC.



Handwritten signature and date: [Signature] 5/16

SHEET 7 OF 8 SHEETS
SHEETA PLAN NO. 2428

RECORD OF BY-LAWS PAID ORDERS, ETC.

FILING NUMBER	DATE	DATE	DOCUMENT
AA 125728	3.7.87		Change of Bylaws
AA 191315	2.10.87	2.12.55	change of Bylaws
AA 19315	2.10.87	12.55	Change of Bylaws
AC 262519	26.10.1989		Change of Bylaws
AA 189487	28.08.1990		Change of Bylaws
	4.1.16		
			Sheet C- ed

[Handwritten signature]
1985

Common Property Sheet Closed **21/11/95**
 Search ALTOS2 or BC Online for
 Current Information. BC Reg. 76/95
 LINDA J. OSTHEA, Registrar
 Vancouver/New Westminster Land Title Districts

*DEBILINGS AFFECTING THE
 COMMON PROPERTY.*

SHEET 8 OF 8 SHEETS
 STRATA PLAN NO. **2428**

REGISTRATION NUMBER	DATE	DATE	DOCUMENT
Y49209	27/3/95	12:08	NATURE AND PARTICULARS
Y49209	27/3/95	12:08	Mortgage - Bank of Montreal - Section 17A Area
Y150764	20/9/85	15:00	COVENANTS - DIAPHRAGM OF SURVEY - 17A SECTION 235 - WITH PERMITS OVER Y49208 Area Area
Y124043	2/9/95	9:54	STATUTORY RIGHTS OF DISTRESSORS OF SURVEY
A21348	12.02.1981	09:21	SPECIAL RESOLUTION LIMITED COMMON PROPERTY
A1165785	28.8.83		GRANTING EXCLUSIVE USE OF COMMON PROPERTY

21/11/95

85207-1

CONDOMINIUM ACT

SECOND SHEET, SHEET 2 OF 7 SHEETS
STRATA PLAN NO. 2428

FORM 1	FORM 2	FORM 3
LOF NUMBER	SCHEDULE OF UNIT ENTITLEMENT	SCHEDULE OF UNIT ENTITLEMENT
SHEET NUMBER	INTEREST	INTEREST
17	1/3	83
18	1/31	87
19	1/3	80
20	1/31	85
21	1/50	99
22	1/50	103
23	1/29	86
24	1/29	86
25	1/50	103
26	1/50	103
27	1/3	87
28	1/31	87
29	1/3	87
30	1/31	87
31	1/50	103
32	1/50	104
33	1/3	82
34	1/31	86
35	1/3	81
36	1/31	85
37	1/50	101
AGGREGATE	2772	1305

STRATA BY DECLARATION.
I, THE UNDERSIGNED DO SOLEMNLY
DECLARE THAT:

- (1) I, THE UNDERSIGNED AM THE DUO
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.

W. Booth
DECLARED BEFORE ME BY
BURMAY) BRITISH COLUMBIA,
THIS 22 DAY OF DECEMBER, 1986.

William E. Allen
I, REGISTRAR BRITISH COLUMBIA,
DO HEREBY CERTIFY THAT THIS
DECLARATION IS VALID AND BINDING
IN ACCORDANCE WITH THE
PROVISIONS OF THE STRATA ACT,
R.S.B.C. 1986, CHAPTER 480.

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

I, REGISTRAR BRITISH COLUMBIA,
DO HEREBY CERTIFY THAT THESE
CERTIFICATES ARE VALID AND BINDING
IN ACCORDANCE WITH THE
PROVISIONS OF THE STRATA ACT,
R.S.B.C. 1986, CHAPTER 480.
THIS 19th DAY OF December, 1986.

Bob Justice
R. JUSTICE. B.C.C.S.

ACCEPTED AS TO FORMS 1, 2 AND 3.
Tony & Kevin
for SUPERINTENDENT OF REAL ESTATE.

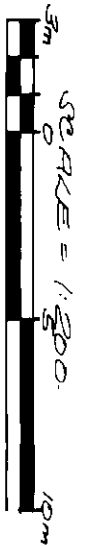
BANK OF MONTREAL.
William
JOHN R. (AMER) WILLIAMS
COMMERCIAL AND TRADING MANAGER
William J. Williams
Division MANAGER, CREDIT
FORWARDING SERVICES.
BY HIS HAND AND SEAL
P/A NO. Y 91378

WITNESS AS TO BOTH SIGNATURES
Arnold Brown
ANNI NORBAND
COMMERCIAL ACCOUNT OFFICER
3508 WEST 17TH AVE.
VANCOUVER, B.C.

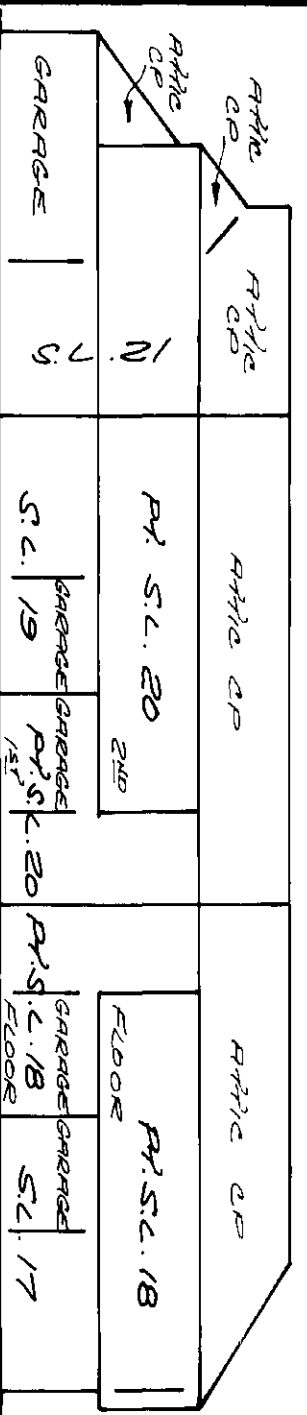
LENCO DEVELOPMENT LTD.
W. Booth
AUTHORIZED SIGNATORY
NORCO DEVELOPMENT LTD.
W. Booth
AUTHORIZED SIGNATORY
FERNCO DEVELOPMENT LTD.
W. Booth
AUTHORIZED SIGNATORY

W. Booth
22/12/86

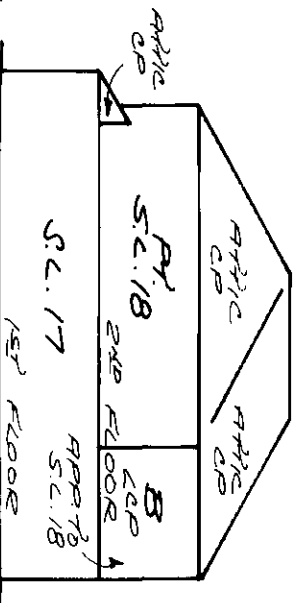
TYPICAL SECTIONS.



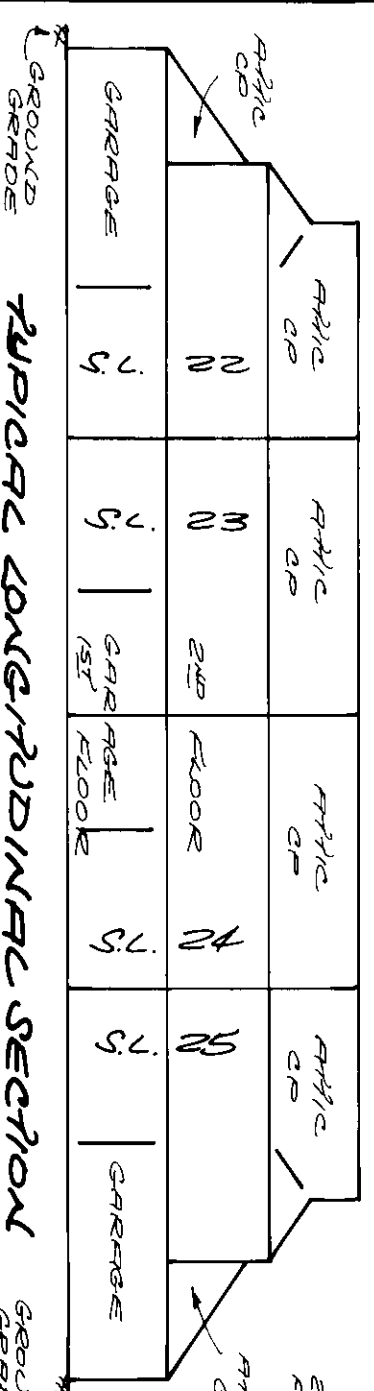
SHEET 3 OF 7 SHEETS
SHEAF PLAN NW. 2428
PARSE 2



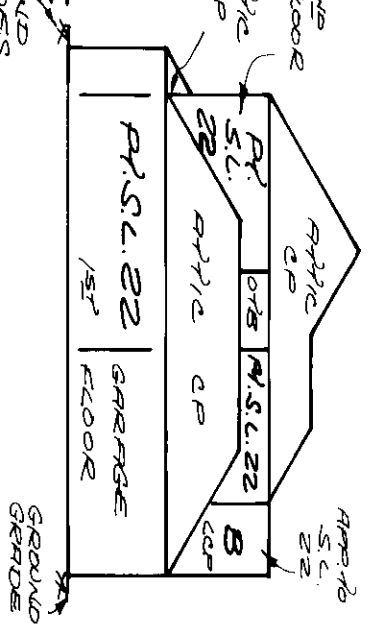
TYPICAL LONGITUDINAL SECTION
BUILDING "D"
WEST ELEVATION



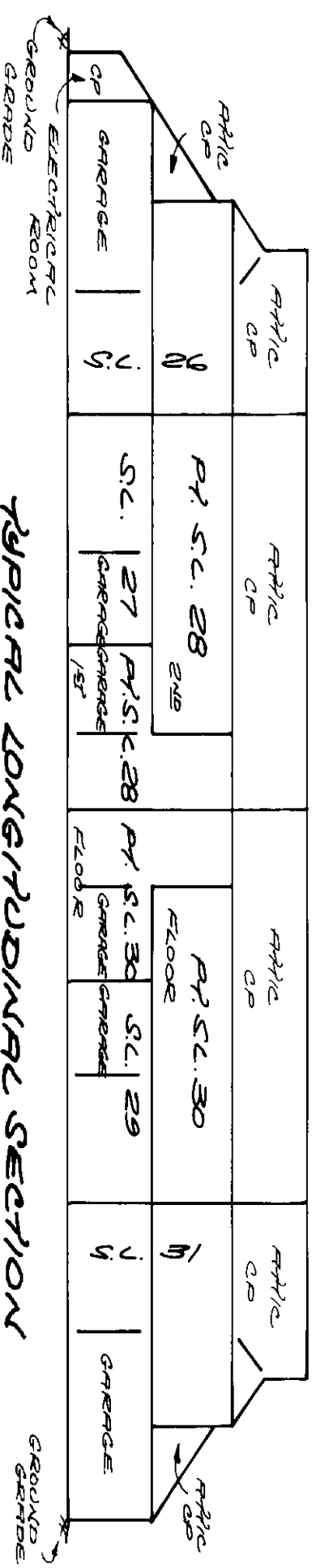
TYPICAL CROSS-SECTION
BUILDING "D"
SOUTH ELEVATION



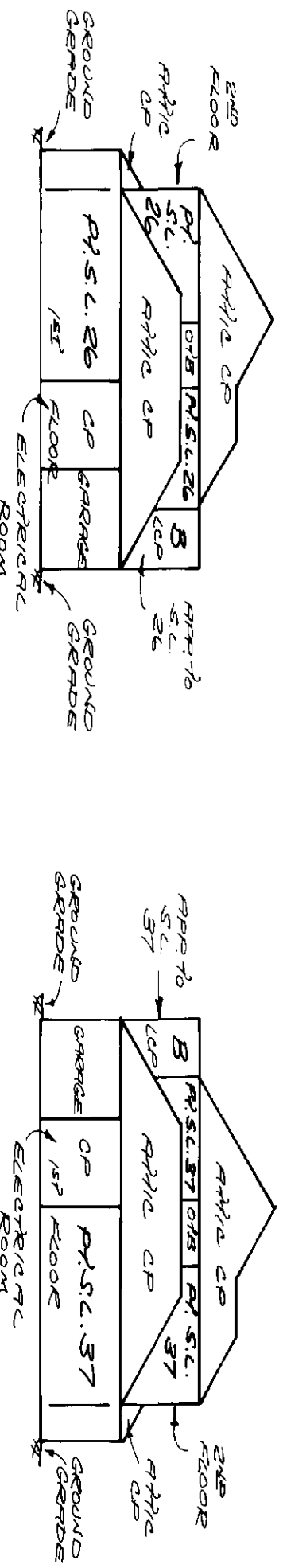
TYPICAL LONGITUDINAL SECTION
BUILDING "E"
EAST ELEVATION



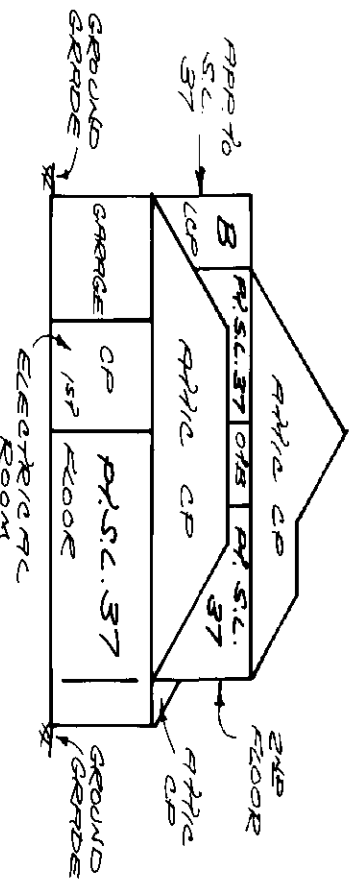
TYPICAL CROSS-SECTION
BUILDING "E"
SOUTH ELEVATION



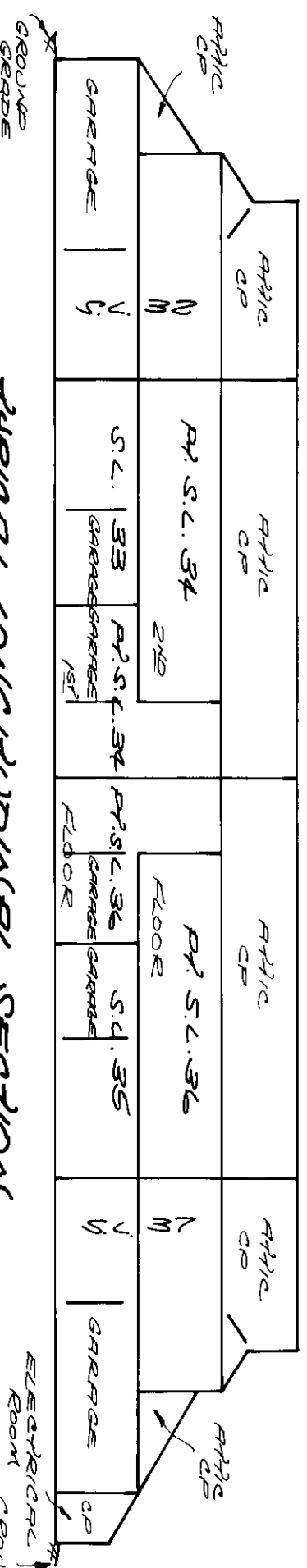
TYPICAL LONGITUDINAL SECTION
BUILDING "F"
EAST ELEVATION



TYPICAL CROSS-SECTION
BUILDING "F"
SOUTH ELEVATION



TYPICAL CROSS-SECTION
BUILDING "G"
SOUTH ELEVATION



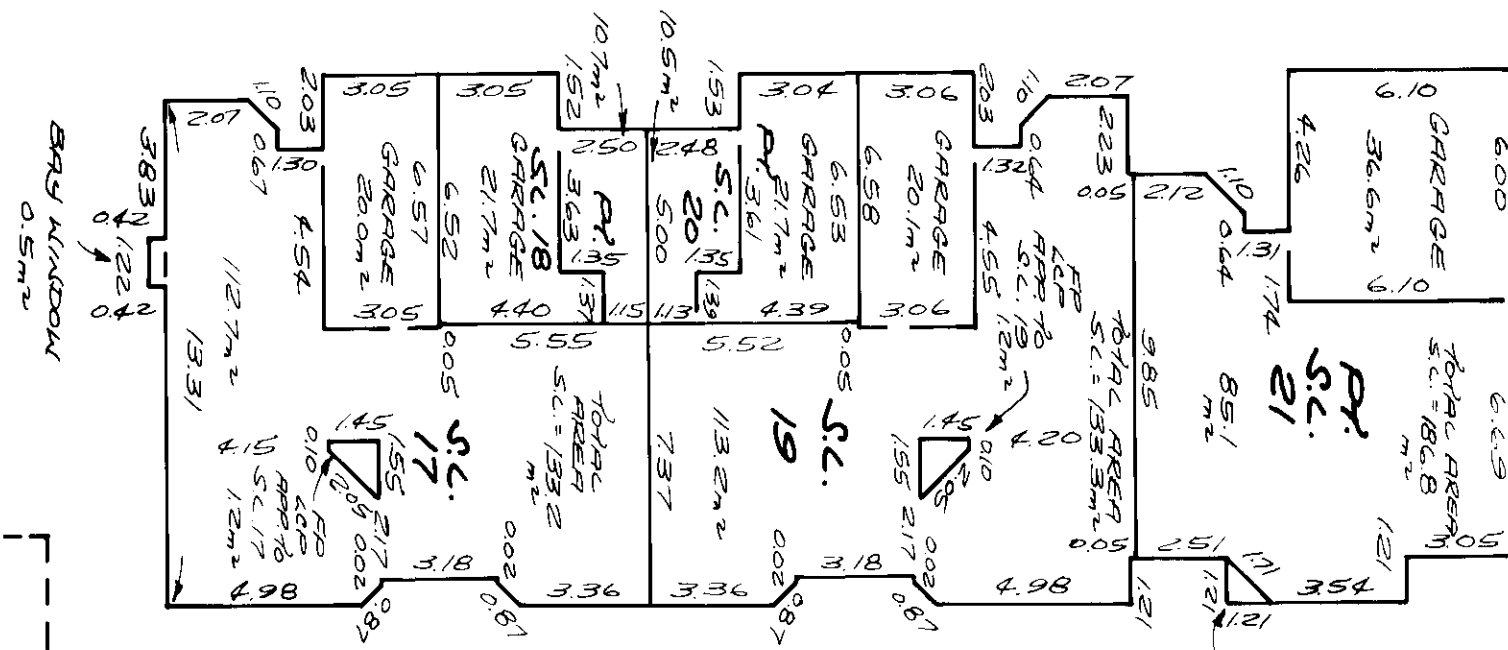
TYPICAL LONGITUDINAL SECTION
BUILDING "G"
WEST ELEVATION

BUILDING "D"
SHRIMP LOTS 17 TO 21 INCLUSIVE.

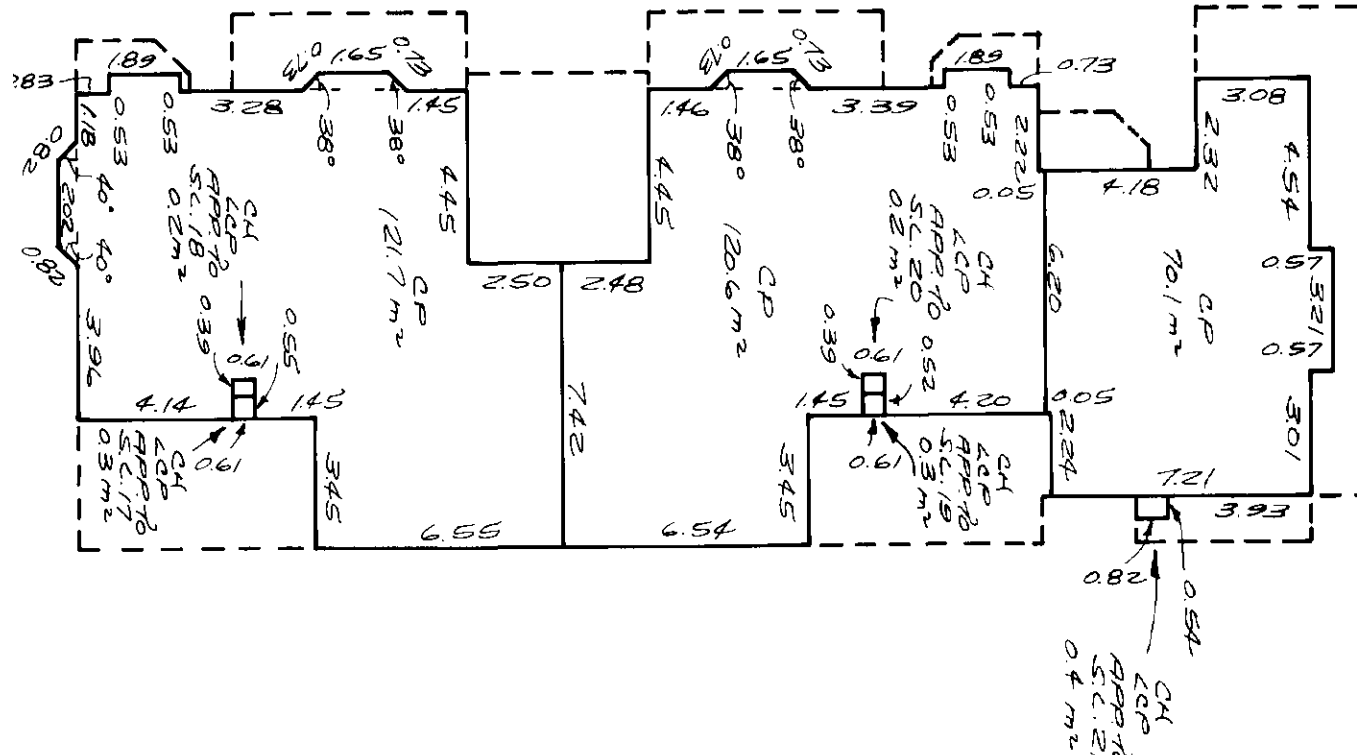
"ALL DIMENSIONS ARE APPROX OR 4.5"
UNLESS OTHERWISE NOTED"

SCALE = 1:200

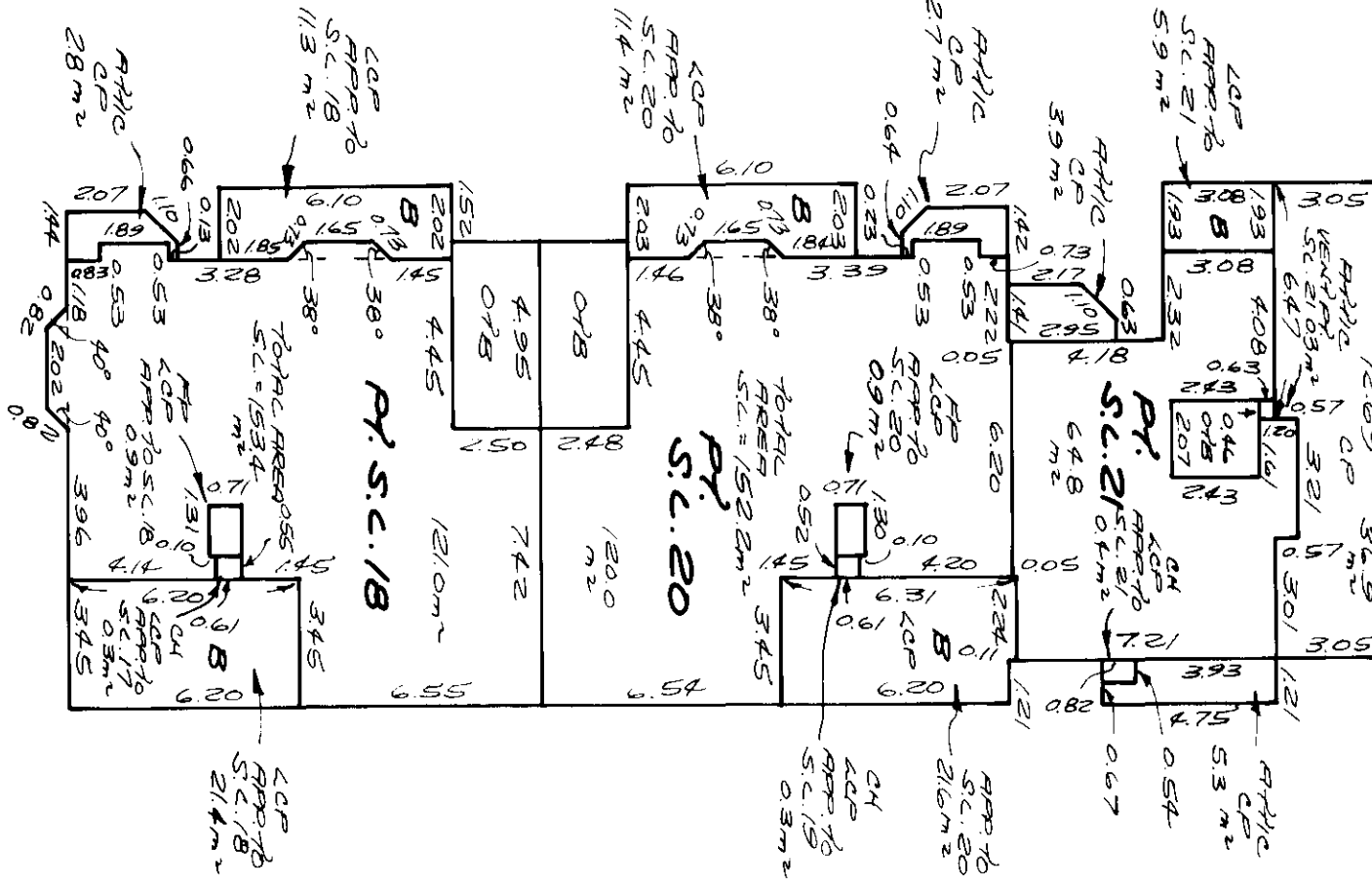
FIRST FLOOR.



APPLIC.



SECOND FLOOR.



SHEET 4 OF 7 SHEETS
SHRIMP PLANT ALI.
PHASE 2. 2428

Handwritten signature and date: 19/7/1996

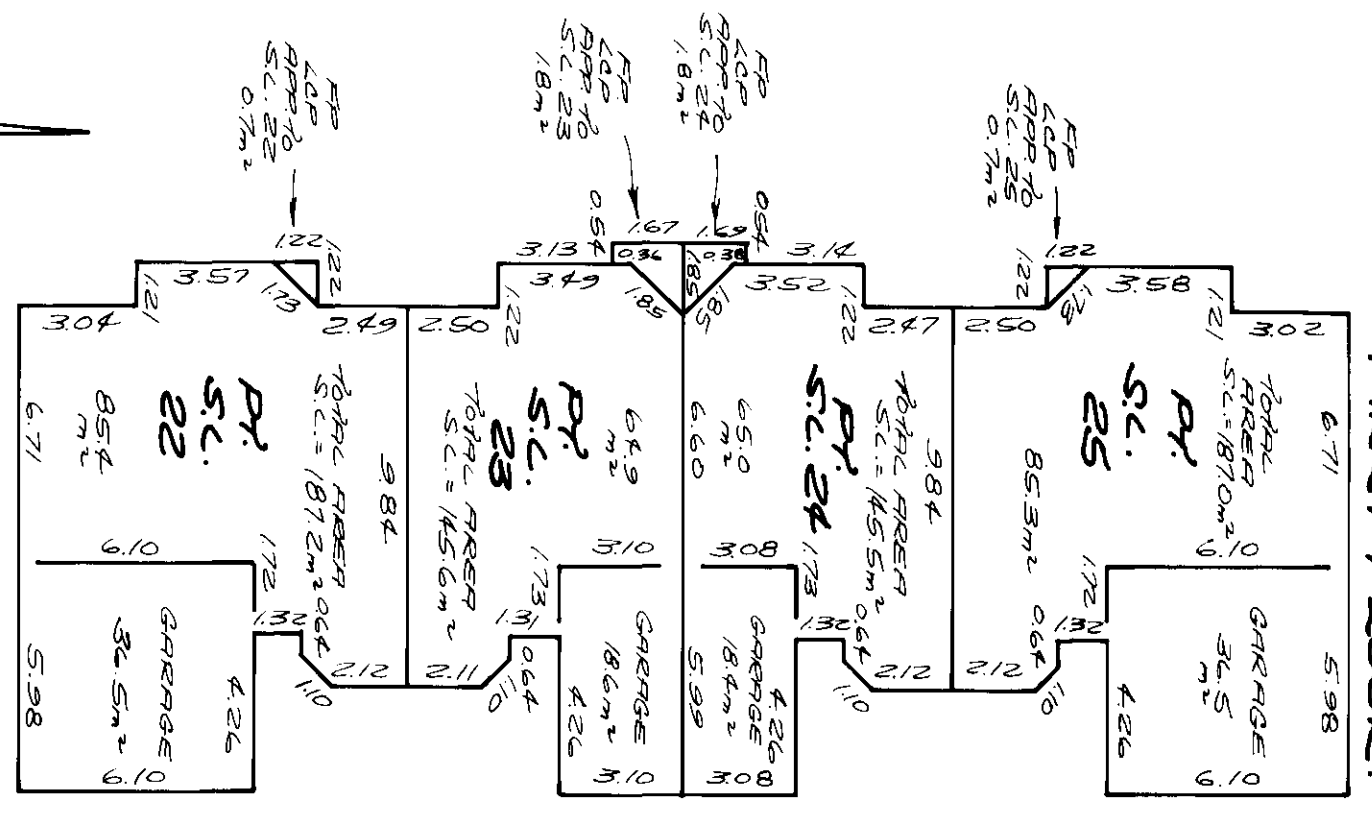
BUILDING 'E':
STRATA LOTS 22 TO 25 INCLUSIVE.

SHEET 3 OF 7 SHEETS
SUBJECT PART NO. 2428
PHASE 2.

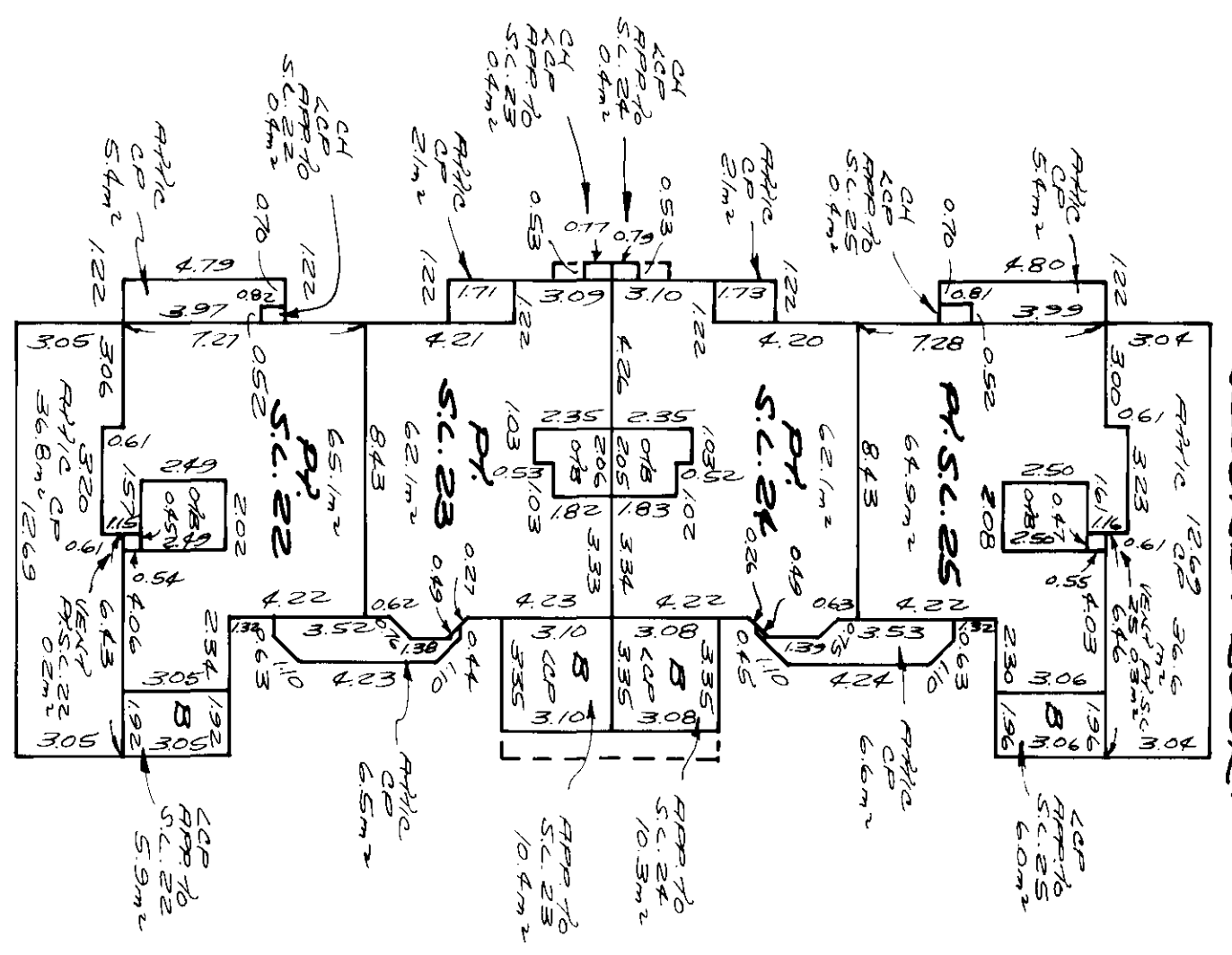
"ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE NOTED."



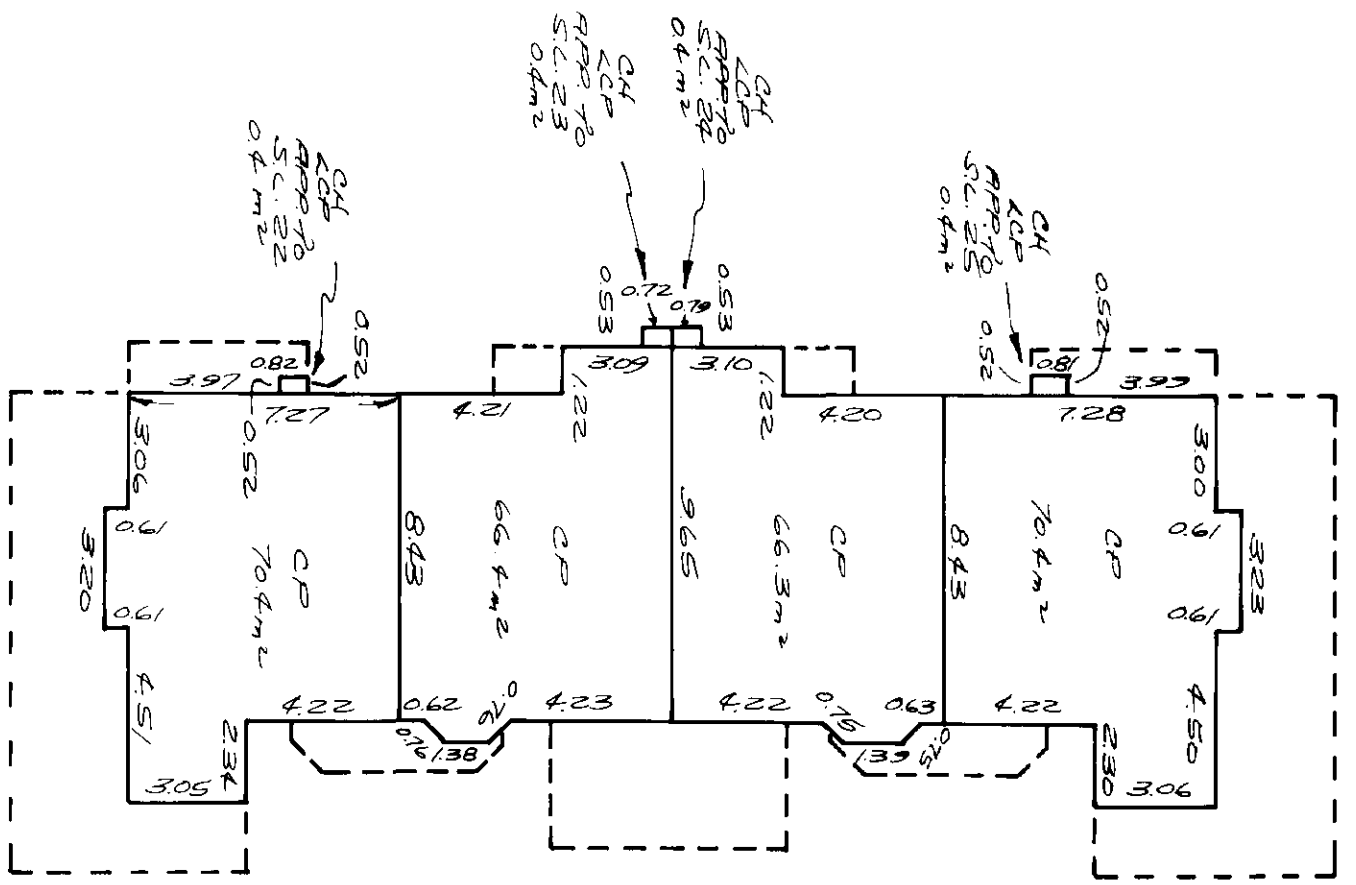
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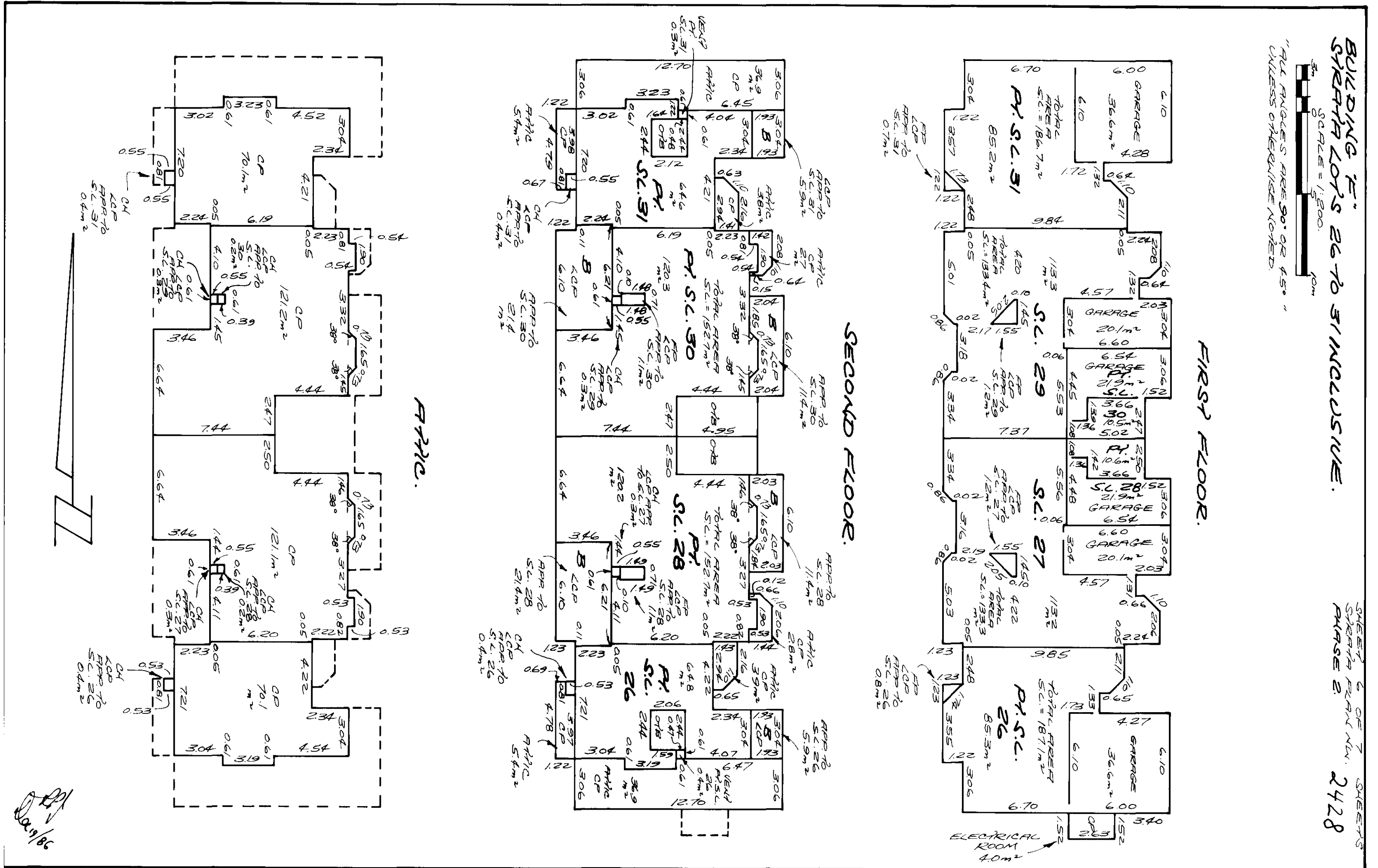
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APPLIC.

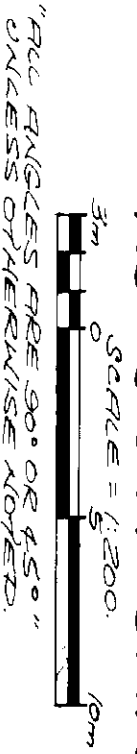


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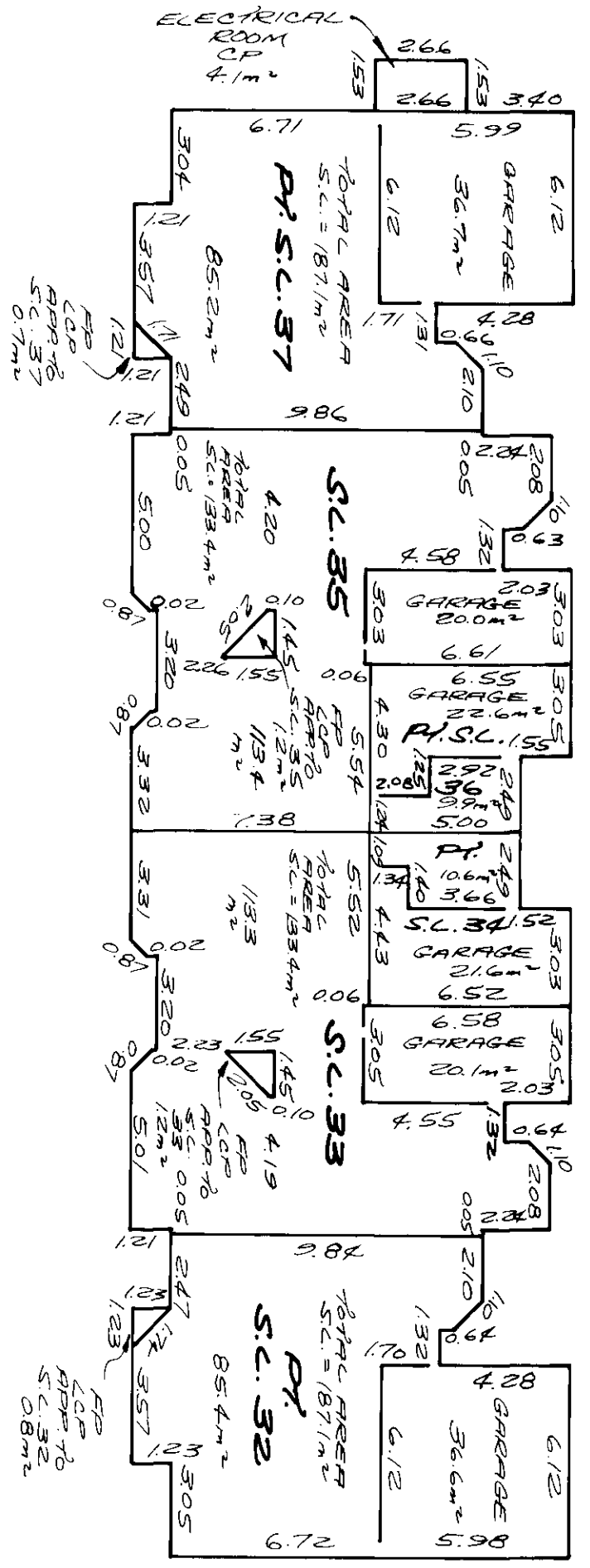


BUILDING 'G'
STRATA LOTS 32 TO 37 INCLUSIVE.

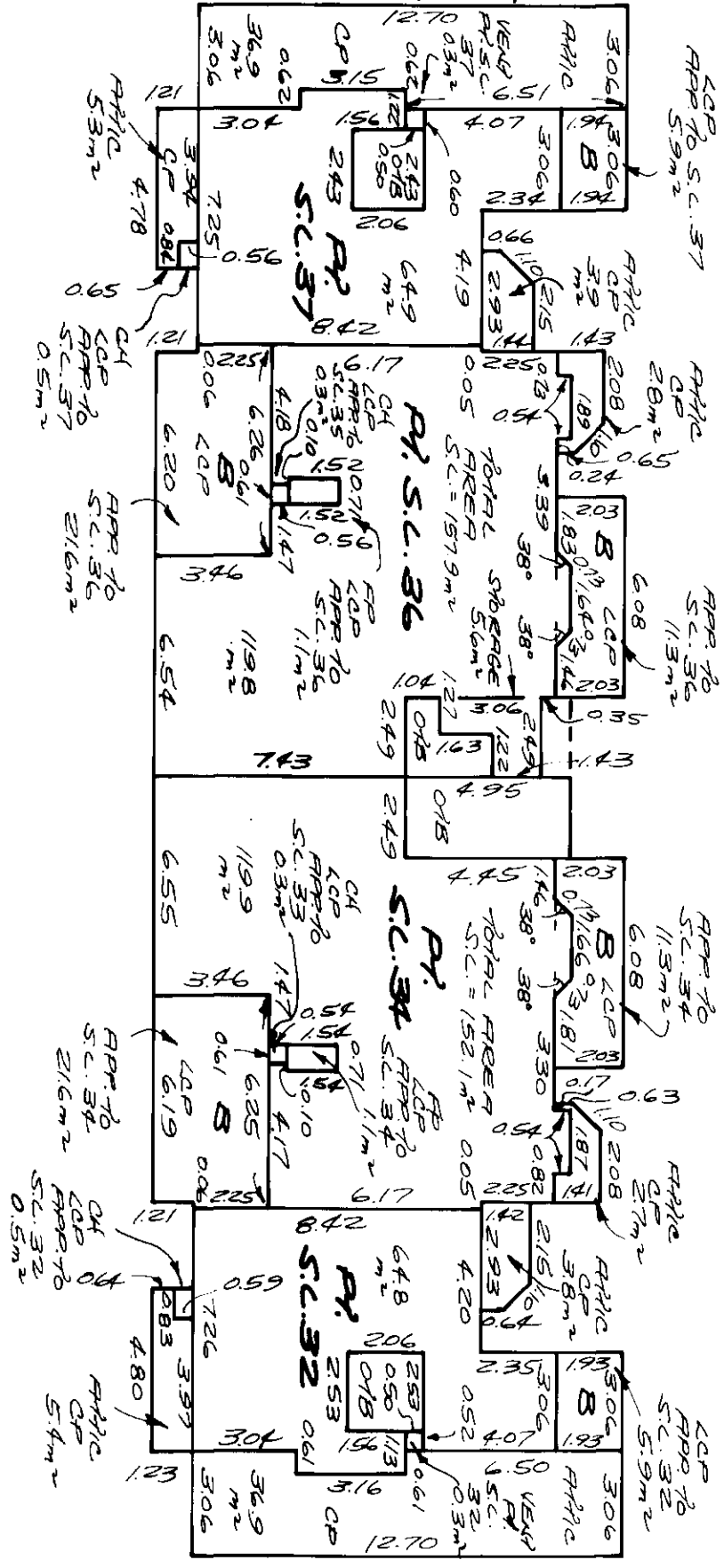
SHEET 7 OF 7 SHEETS
STRATA PLAN NO. 2428
PAGE 2.



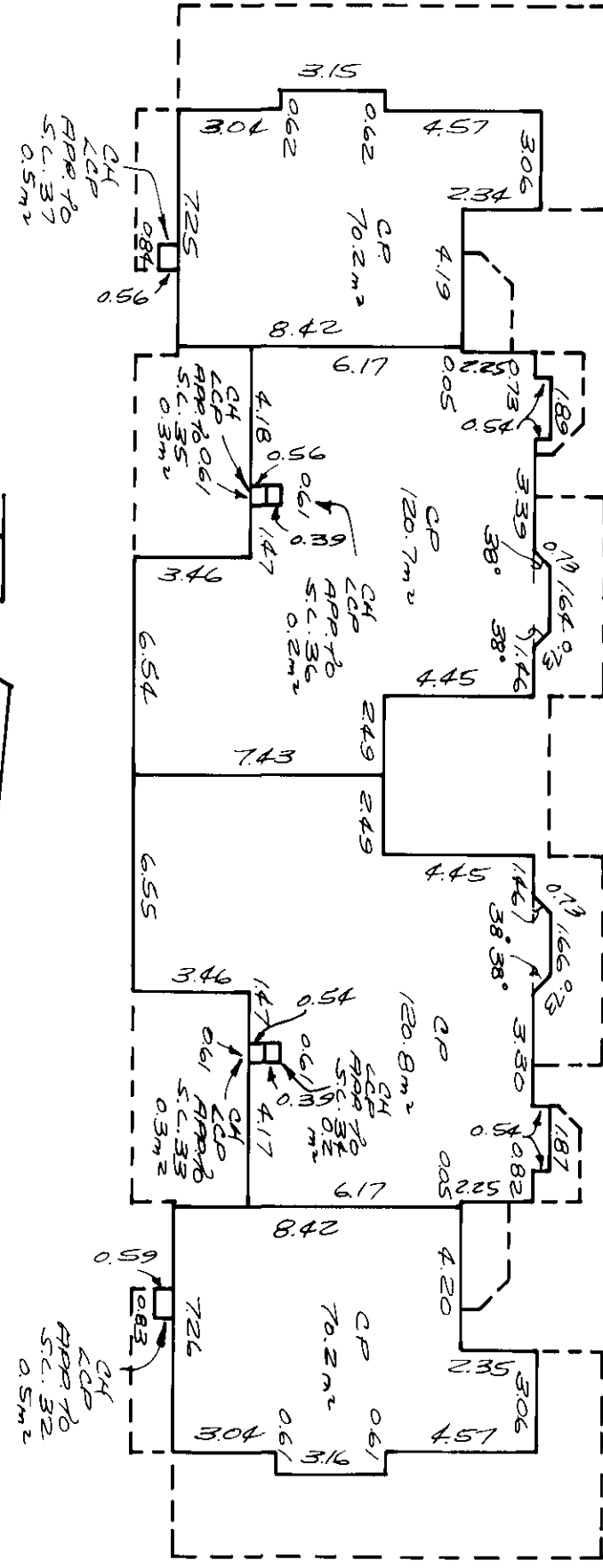
FIRST FLOOR.



SECOND FLOOR.



APPLIC.



Handwritten signature and date: Dec 19/14