



Spagnuolo & Company Real Estate Lawyers



Explanation of Strata Plan Registration Number NWS2448

This charge is a Strata Plan created from the subdivision of those lands described on the first page. Think of a strata plan as a sketch of the building and lands.

A Strata Plan shows the location of buildings and common property, floor plans including parking levels, and building cross sections. Older Strata Plans will include additional information, including schedules of unit entitlement (i.e. each unit's overall share of the strata), records of bylaws & orders, and dealings affecting the common property.

Since 1991, Spagnuolo and Company has maintained a relentless focus on customer service. Now, with 18 locations, we are trusted by more clients for assistance with their purchase, sale or refinance of real estate than any other firm in British Columbia. If you decide to go ahead with your transaction, please give us a call.

Spagnuolo & Company
“we deliver peace of mind”

310-HOME (4663)

realestate@spagslaw.ca

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FIRST SHEET 1 OF 23 SHEETS

STRATA PLAN OF PART OF LOT 256,
SECTION 7, TOWNSHIP 2,
PLAN 70861.
NEW WESTMINSTER DISTRICT.

STRATA PLAN N.W. 2448

PHASE I
Ref. ~~2169490~~ ~~2169506~~
DEPOSITED AND REGISTERED IN THE
LAND TITLE OFFICE AT NEW WESTMINSTER,
BRITISH COLUMBIA, DATED THIS 11
DAY OF SEPTEMBER, 1988

E. J. Raven Per as.

REGISTRAR
FORM E 2171331

- S.L. DENOTES STRATA LOT
- PT. DENOTES PART
- M² DENOTES SQUARE METRES
- P DENOTES PATIO AREA
- G DENOTES GARAGE
- S DENOTES STORAGE
- Ⓢ DENOTES COMMON PROPERTY

ALL DIMENSIONS ARE IN METRES.
ALL ANGLES ARE 45 OR 90 DEGREES
UNLESS INDICATED OTHERWISE.

AREAS INDICATED AS P, G & S
ARE LIMITED COMMON PROPERTY APPURTENANT
TO THE STRATA LOT INDICATED THUS: G - 5.

AREAS SHOWN AS LIMITED COMMON PROPERTY
ARE NOT INCLUDED IN THE STRATA LOT AREA
OR IN THE UNIT ENTITLEMENT.

BAY WINDOWS THAT ARE NOT FLOOR TO CEILING
ARE INCLUDED IN THE STRATA LOT AREAS.

CIVIC ADDRESS:
"LAKEWOOD"
~~8074 8088 BOUNDARY DRIVE WEST,~~
~~SURREY, B. C.~~

FOR STRATA CORP.
MAIL ADDRESS
SEE STRATA PLAN
GENERAL INDEX

THE ADDRESS FOR SERVICE
OF DOCUMENTS ON THE
STRATA CORPORATION IS :-

THE OWNERS
C/O ~~LAKWOOD DEVELOPEMENT LTD.~~ LAKWOOD ESTATES - NW 2448
~~205 8011 LESLIE ROAD~~ 104-6098 BOUNDARY DRIVE, WEST
~~RICHMOND, B.C.~~ SURREY BC V3X 2B3
~~V8X 1E4~~

KEY PLAN - SEE SHEET 2

I, ERIC I. KAARDAL OF NEW WESTMINSTER,
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
17th DAY OF July, 1988.

Eric Kaardal B.C.L.S.

MURRAY & ASSOCIATES
8911 152nd STREET
SURREY, B.C.
V3R 4E5 588-0151

" THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT "

(MUNICIPALITY OF SURREY)

JULY, 1988 FILE 7487

FIRST SHEET 2 OF 23 SHEETS

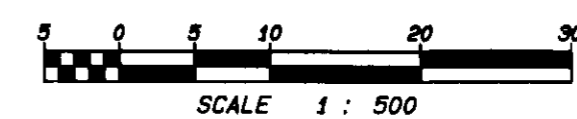
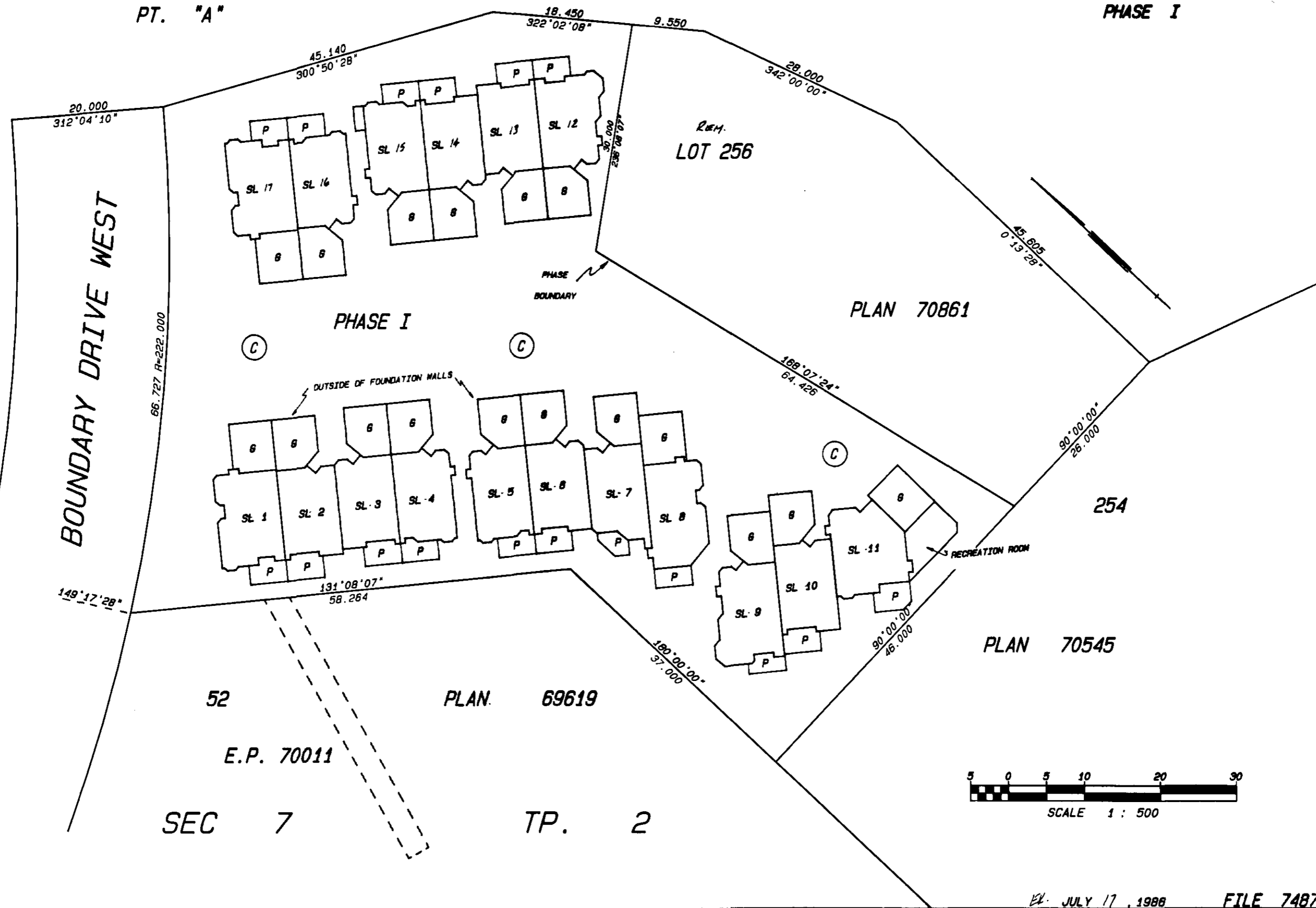
KEY PLAN

PLAN 69617

STRATA PLAN N.W. 2448

PHASE I

PT. "A"



JULY 17, 1988

FILE 7487

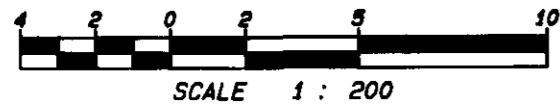
C.S. 6061

FIRST SHEET 3 OF 23 SHEETS

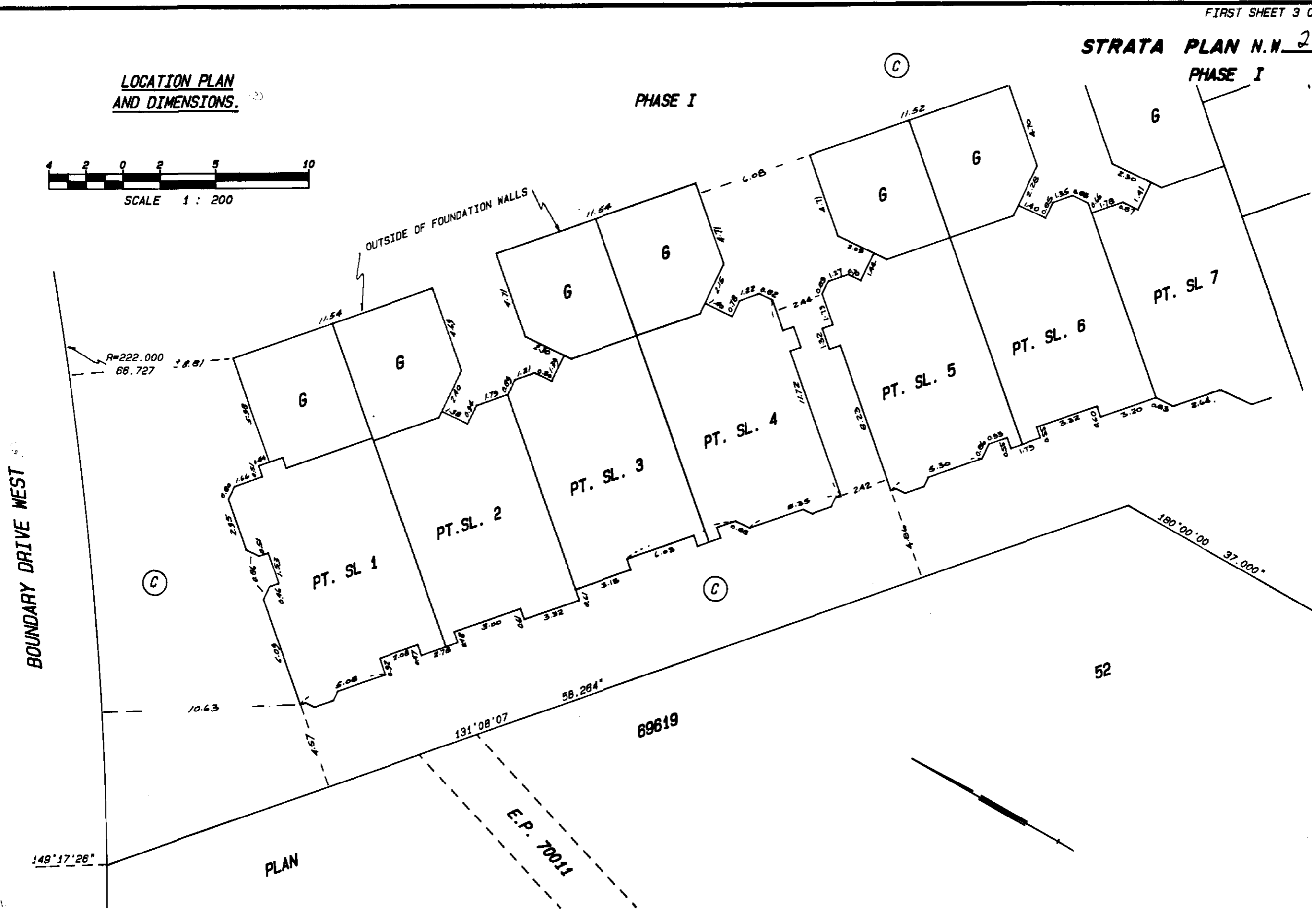
STRATA PLAN N.W. 2448

PHASE I

LOCATION PLAN AND DIMENSIONS.



PHASE I



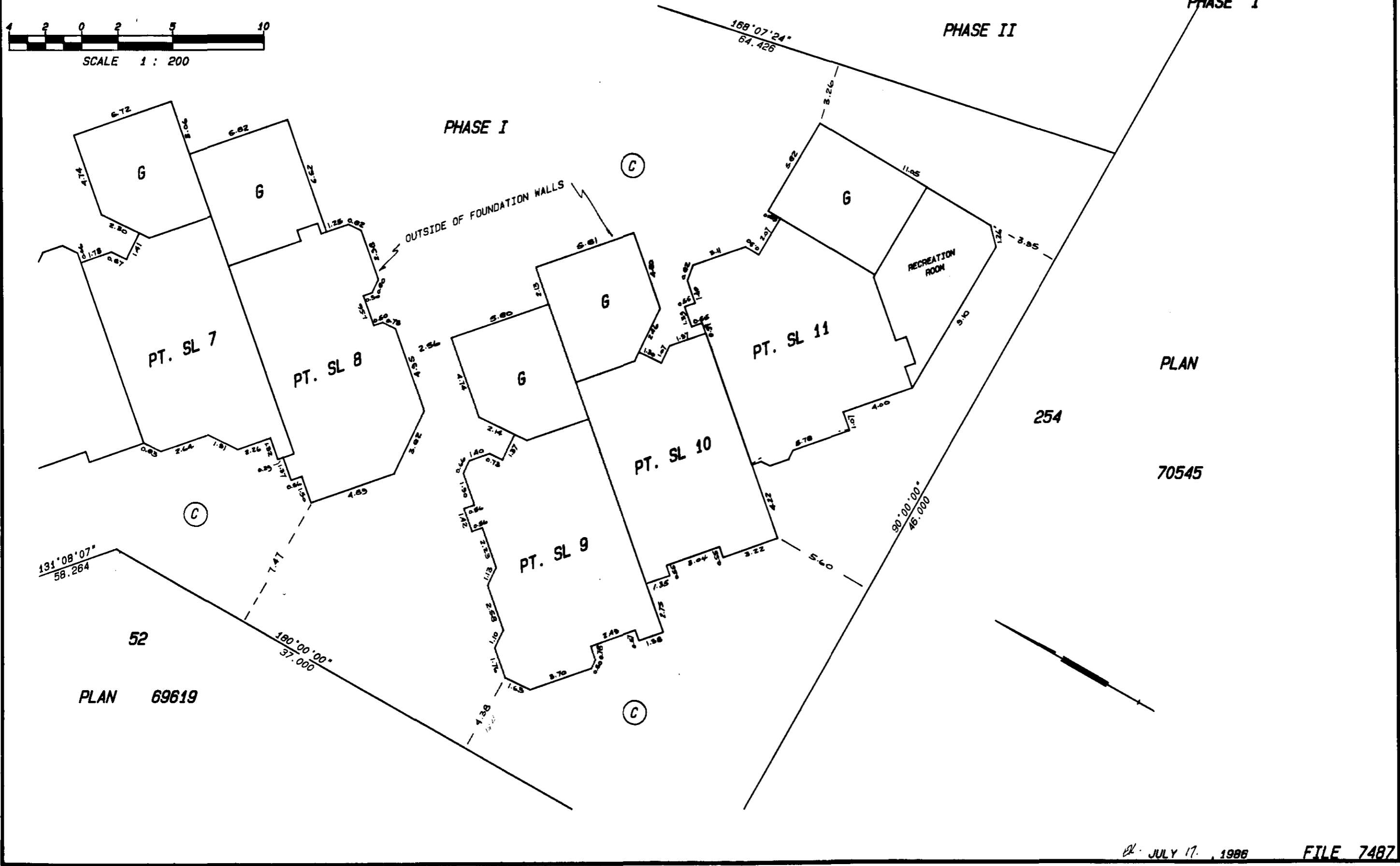
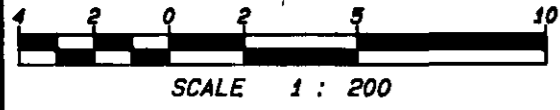
JULY 17, 1988

FILE 7487

C.S. 6081

STRATA PLAN N.W. 2448

LOCATION PLAN AND DIMENSIONS.



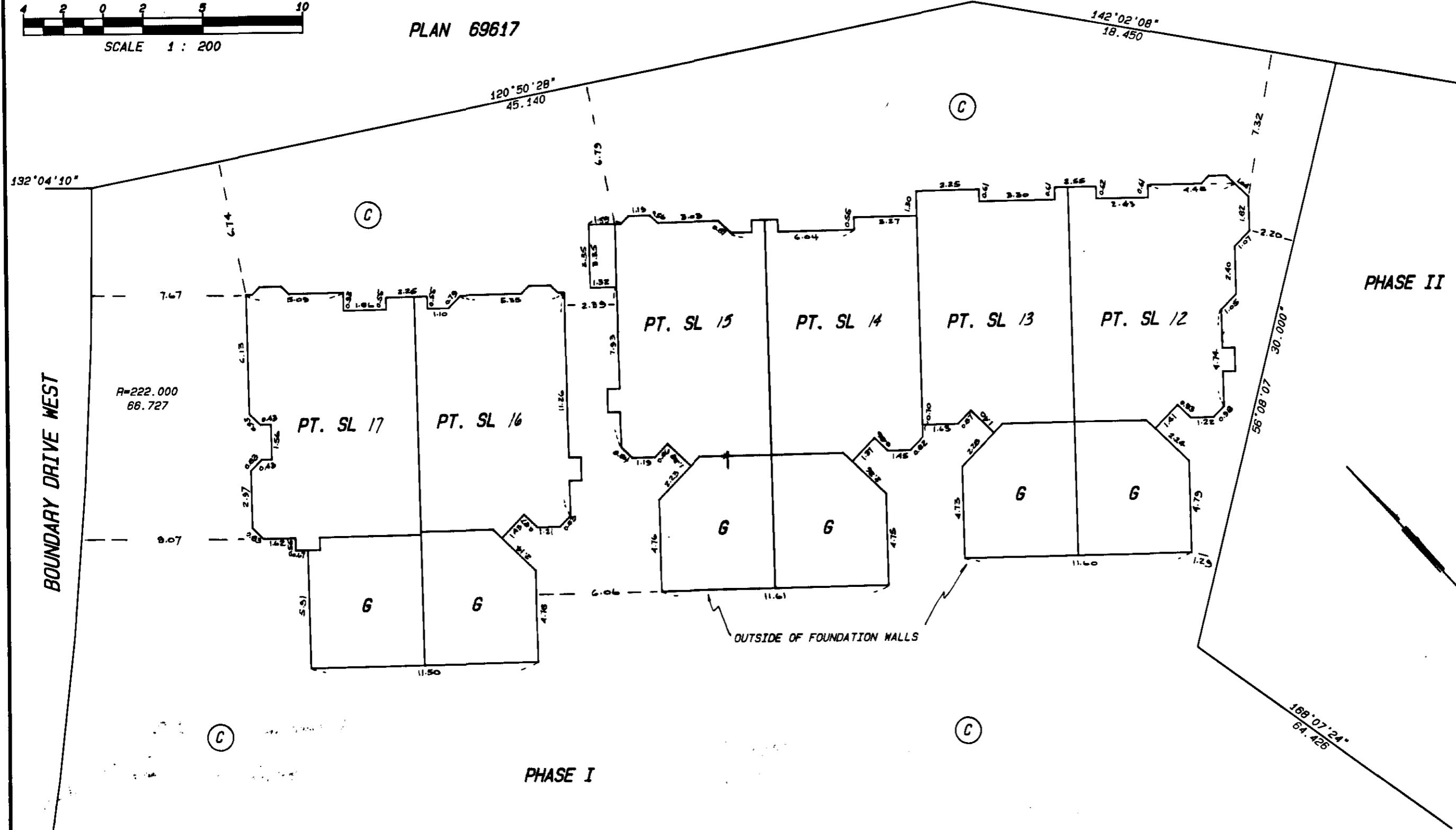
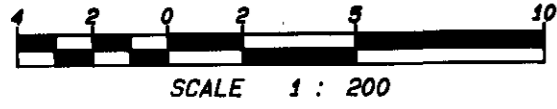
C.S. 6081

FIRST SHEET 5 OF 23 SHEETS

STRATA PLAN N.W. 2448
PHASE I

LOCATION PLAN
AND DIMENSIONS

PT. "A"
PLAN 69617



BOUNDARY DRIVE WEST

R=222.000
68.727

OUTSIDE OF FOUNDATION WALLS

PHASE II

PHASE I

EX JULY 17, 1988

FILE 7487

C.S. 0061

SECOND SHEET SHEET 6 OF 23 SHEETS

STRATA PLAN N.W. 2448

STRATA LOT NUMBER	SHEET NUMBER	FORM 1 SCHEDULE OF UNIT ENTITLEMENT	FORM 2 SCHEDULE OF INTEREST UPON DESTRUCTION	FORM 3 SCHEDULE OF VOTING RIGHTS
1	13/14	1864	443	
2	13/14	1874	417	
3	13/14	1873	410	
4	13/14	1877	420	
5	15/16	1885	420	
6	15/16	1877	410	
7	15/16	1715	417	
8	15/16	1826	437	
9	17/18	1806	437	
10	17/18	1883	413	
11	17/18	1874	443	
12	19/20	1738	417	
13	19/20	1873	397	
14	19/20	1871	397	
15	19/20	1877	410	
16	21	1877	410	
17	21	1863	434	
AGGREGATE		29453	7132/10000	

STATUTORY DECLARATION

I / WE THE UNDERSIGNED DO SOLEMNLY DECLARE THAT
 (1) I/WE THE UNDERSIGNED (AM/ARE) THE OWNER-DEVELOPER OR (IN THE ALTERNATIVE) THE DULY AUTHORIZED AGENT OF THE OWNER-DEVELOPER

(2) THE STRATA PLAN IS ENTIRELY FOR RESIDENTIAL USE

I/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.

DECLARED BEFORE ME
 AT Richmond
 IN THE PROVINCE OF BRITISH COLUMBIA
 THIS 2nd DAY OF SEPTEMBER
 1988

[Handwritten signature]

A NOTARY PUBLIC IN AND FOR THE PROVINCE OF BRITISH COLUMBIA
 A COMMISSIONER FOR TAKING AFFIDAVITS WITHIN BRITISH COLUMBIA

I, ERIC I. KAARDAL OF NEW WESTMINSTER, BRITISH COLUMBIA LAND SURVEYOR, HEREBY CERTIFY THAT THE BUILDING(S) SHOWN ON THIS STRATA PLAN HAS (HAVE) NOT, AS OF THE 17th DAY OF July, 1988, BEEN PREVIOUSLY OCCUPIED.
 DATED AT SURREY, B. C., THIS 26th DAY OF AUGUST, 1988.

[Handwritten signature] B.C.L.S.

APPROVED AS PHASE I OF A II PHASE STRATA PLAN UNDER THE CONDOMINIUM ACT.
 DATED THIS 27th DAY OF August, 1988

[Handwritten signature]

MUNICIPAL APPROVING OFFICER FOR THE MUNICIPALITY OF SURREY

AS TO OWNER
 LAKEWOOD DEVELOPMENT LTD.
 (INC. 251089)

[Handwritten signature]
 AUTHORIZED SIGNATORY

AUTHORIZED SIGNATORY

AS TO MORTGAGE AND ASSIGNMENT OF RENT
 GULF AND FRASER FISHERMEN'S CREDIT UNION

[Handwritten signature]
 AUTHORIZED SIGNATORY
[Handwritten signature]
 AUTHORIZED SIGNATORY

I HEREBY CERTIFY THAT THE COMMON FACILITY is RECREATION ROOM BUILDING WHICH ACCORDING TO FORM 'E' TO THE ACT WAS TO HAVE BEEN CONSTRUCTED WITH THIS PHASE HAS BEEN SATISFACTORILY PROVIDED FOR.
28th DAY OF August, 1988

[Handwritten signature]

APPROVING OFFICER MUNICIPALITY OF SURREY

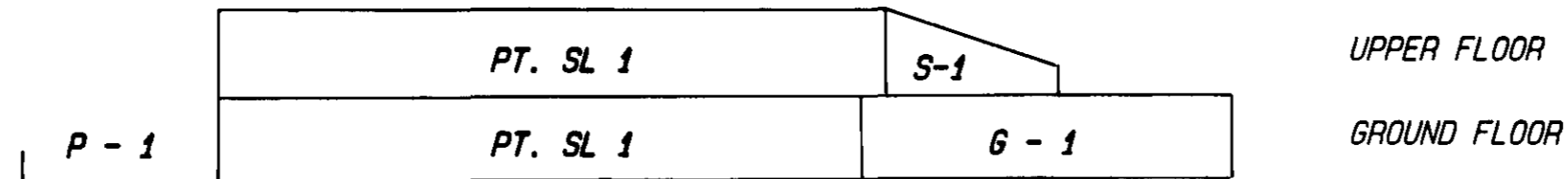
ACCEPTED AS TO FORMS 1, 2 AND 3, DATED THIS 5th DAY OF September, 1988.

[Handwritten signature]
 SUPERINTENDENT OF REAL ESTATE

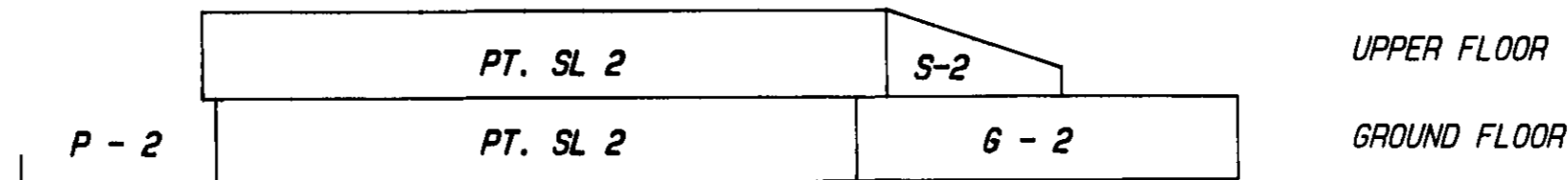
FILE 7487

STRATA PLAN N.W. 2448
PHASE I

BUILDING SECTIONS



SECTION A - A'
TYPICAL OF SL. 1 & 17



SECTION B - B'
TYPICAL OF SL. 2, 3, 6, 10, 13 & 14

C.S. 001

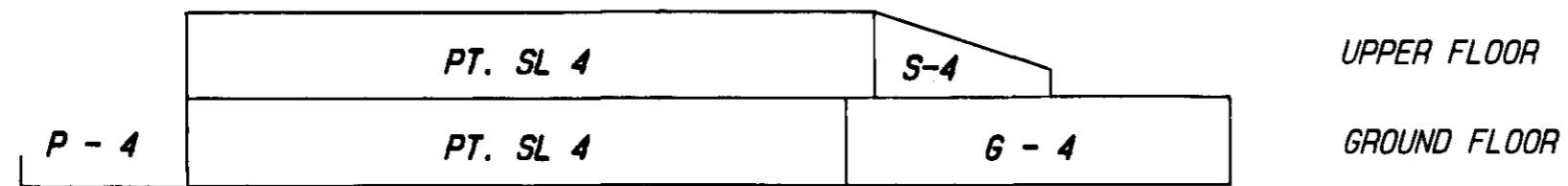
JULY 17, 1998

FILE 7487

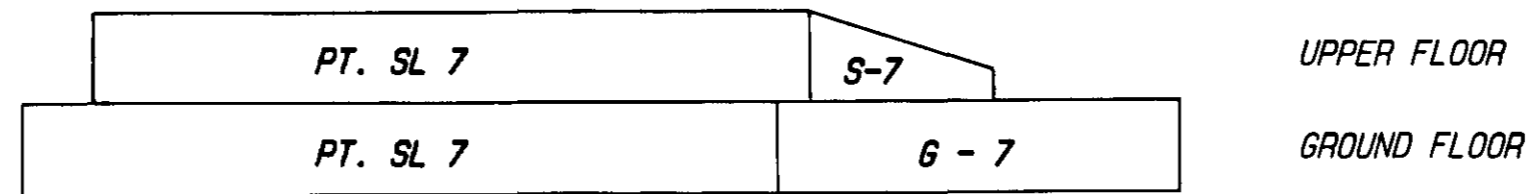
8 OF 23 SHEETS

STRATA PLAN N.W. 2448
PHASE I

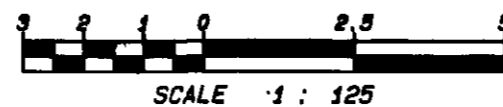
BUILDING SECTIONS



SECTION C - C'
TYPICAL OF SL. 4, 5, 15 & 16



SECTION D - D'
TYPICAL SL. 7



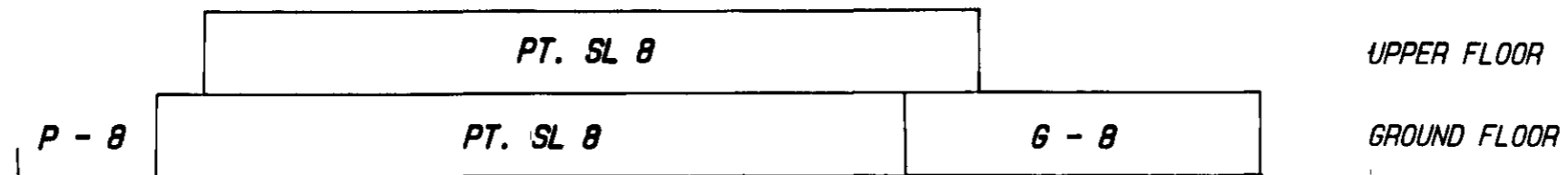
EX. JULY 17, 1988

FILE 7487

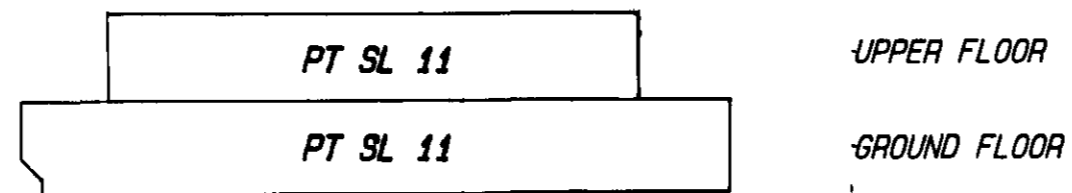
9 OF 23 SHEETS

STRATA PLAN N.W. 2448
PHASE I

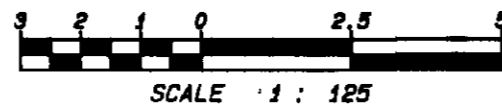
BUILDING SECTIONS



SECTION E - E'
TYPICAL OF SL. 8



SECTION F - F'
TYPICAL OF SL. 11

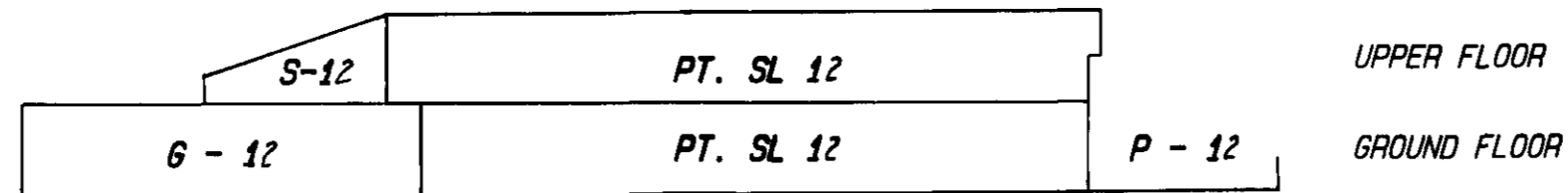


EL JULY 17, 1988

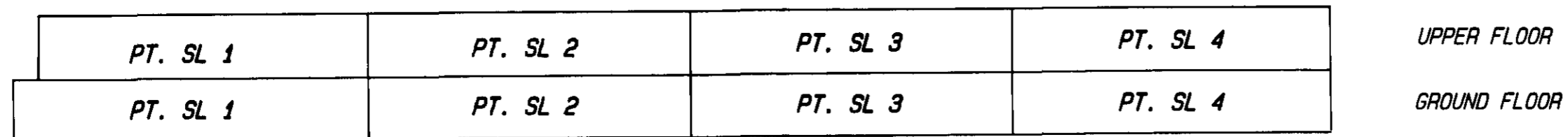
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STRATA PLAN N.W. 2448
PHASE I

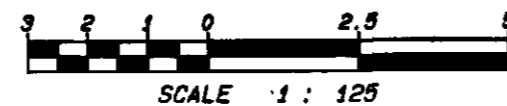
BUILDING SECTIONS



SECTION 6 - 6'
TYPICAL OF SL, 9 & 12



SECTION H - H'



EL JULY 17, 1998

FILE 7487

BUILDING SECTIONS

STRATA PLAN N.W. 2448
PHASE I

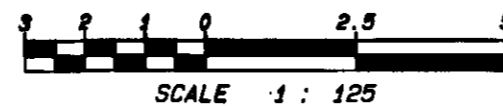
PT. SL 5	PT. SL 6	PT. SL 7	PT. SL 8	UPPER FLOOR
PT. SL 5	PT. SL 6	PT. SL 7	PT. SL 8	GROUND FLOOR

SECTION J - J'

PT. SL 9	PT. SL 10	PT. SL 11	UPPER FLOOR
PT. SL 9	PT. SL 10	PT. SL 11	GROUND FLOOR

RECREATION CENTRE

SECTION K - K'



EX JULY 17, 1986

FILE 7487

12 OF 23 SHEETS

BUILDING SECTIONS

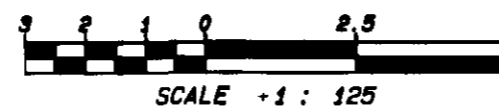
STRATA PLAN N.W. 2448
PHASE I

PT. SL 15	PT. SL 14	PT. SL 13	PT. SL 12	UPPER FLOOR
PT. SL 15	PT. SL 14	PT. SL 13	PT. SL 12	GROUND FLOOR

SECTION L - L'

PT. SL 17	PT. SL 16	UPPER FLOOR
PT. SL 17	PT. SL 16	GROUND FLOOR

SECTION M - M'



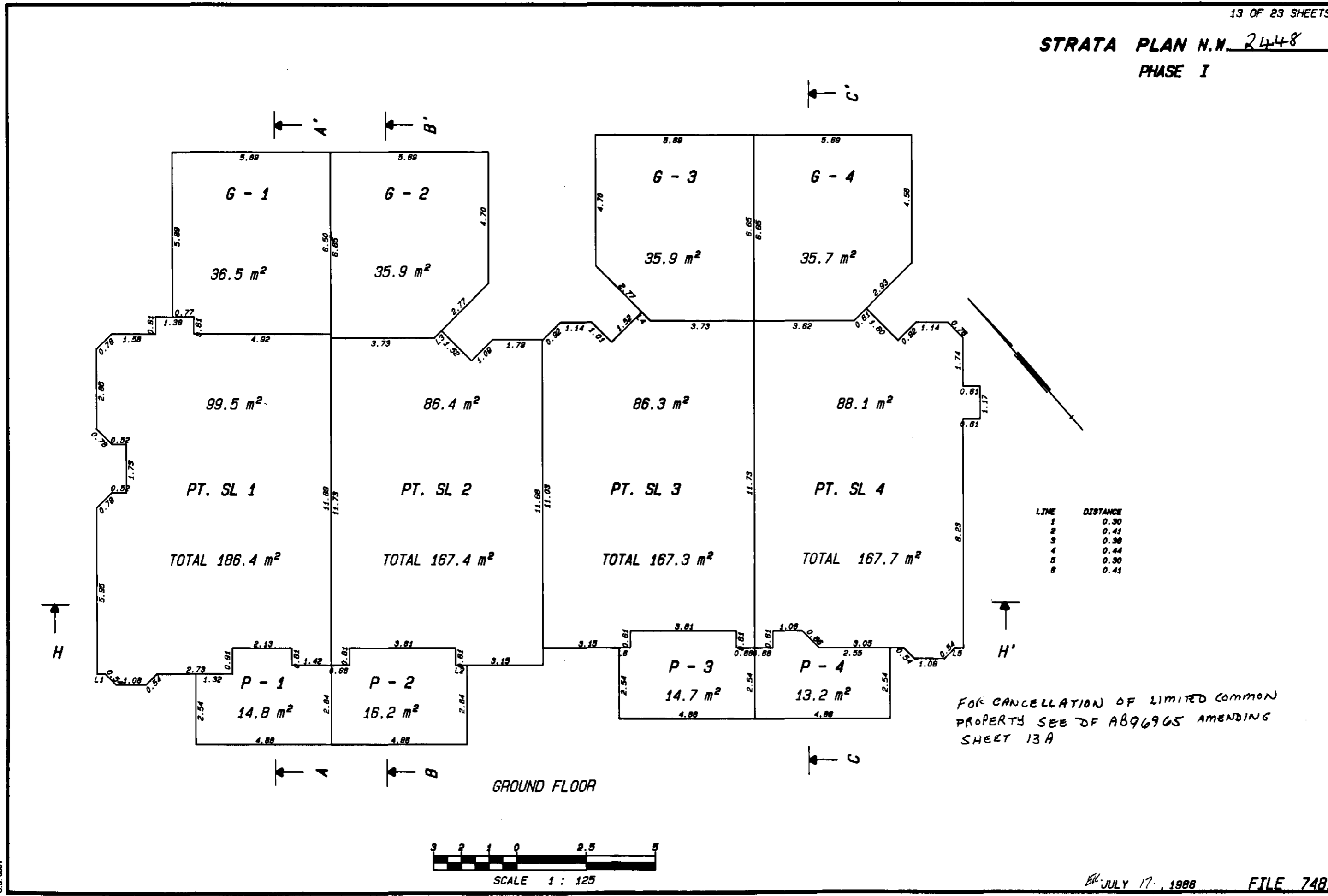
C.S. 6001

BL JULY 17, 1988

FILE 7487

13 OF 23 SHEETS

STRATA PLAN N.W. 2448
PHASE I



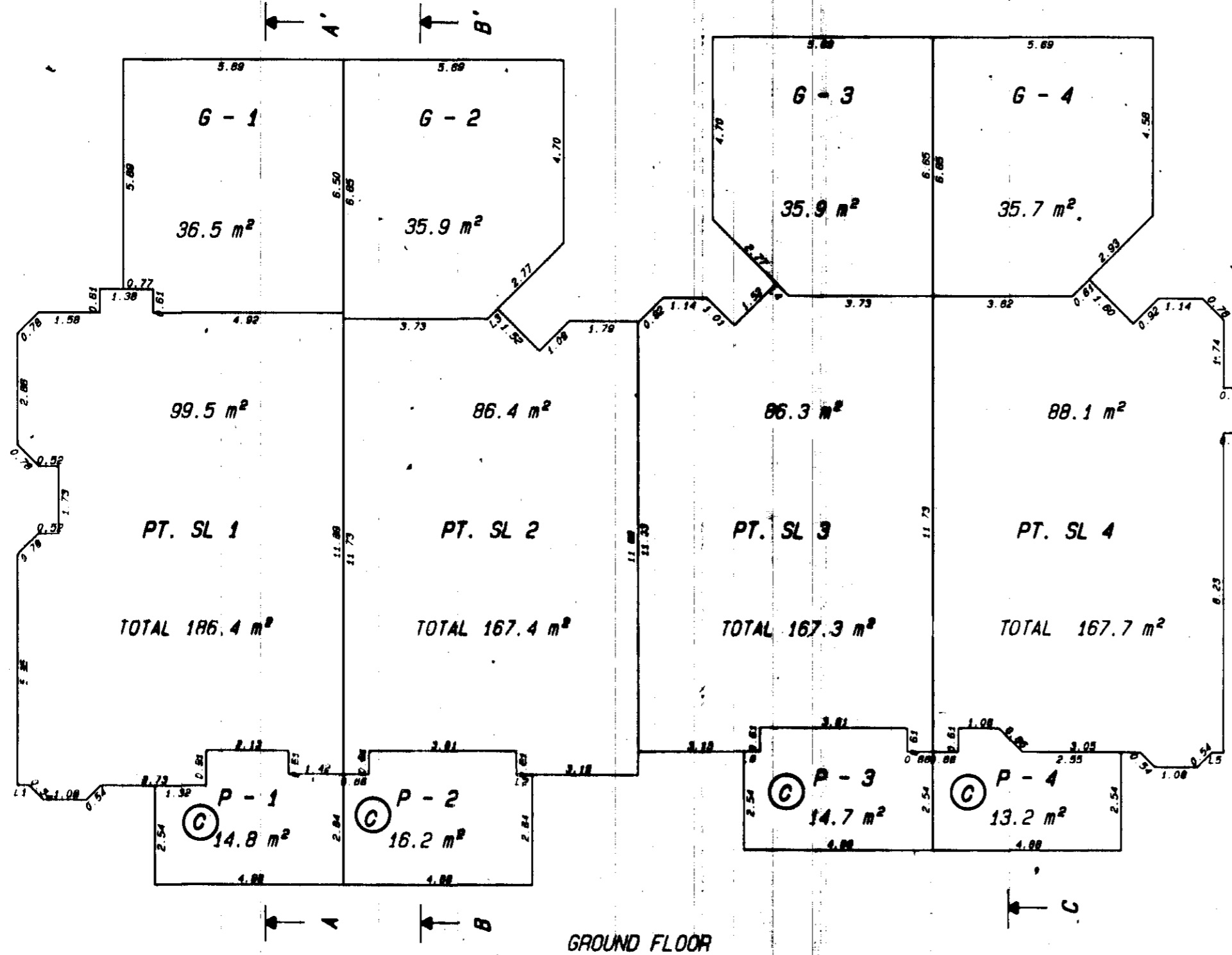
C.S. 6001

Jul. 17, 1988

FILE 7487

3a

AMENDED STRATA PLAN N.W. 2448 PHASE I SHEET 19 OF 23 SHEETS

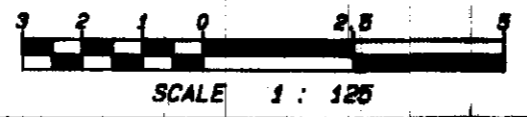


LINE	DISTANCE
1	0.30
2	0.41
3	0.38
4	0.44
5	0.30
6	0.41

CERTIFIED CORRECT ACCORDING TO LAND TITLE OFFICE RECORDS, DATED THIS 29 DAY OF APRIL, 1988.

R. J. Payne B.C.L.S.

(C) DENOTES COMMON PROPERTY



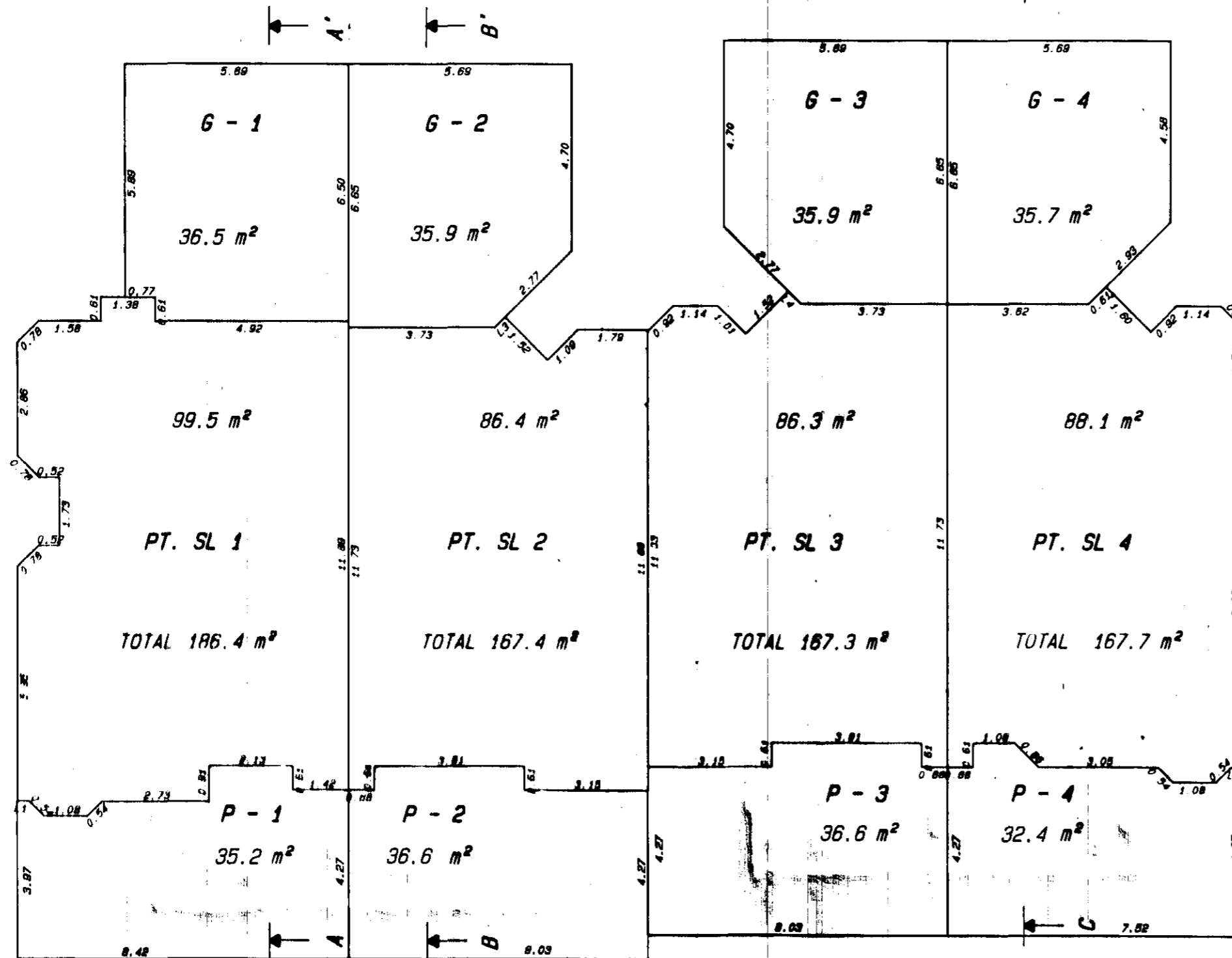
EX. JULY 17, 1988

FILE 7487

136

SKETCH PLAN TO ACCOMPANY A SPECIAL RESOLUTION, AMENDING A PORTION OF COMMON PROPERTY, ON LOT 256, SECTION 7, TOWNSHIP 2, PLAN 70861, NEW WESTMINSTER DISTRICT.

AMENDED SHEET 13 OF 23 SHEETS
STRATA PLAN N.N. 2448
PHASE I

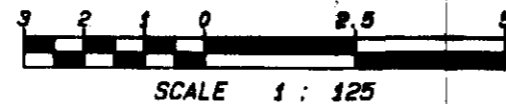


LINE	DISTANCE
1	0.30
3	0.38
4	0.44
5	0.30

CERTIFIED CORRECT, DATED THIS 29 DAY OF APRIL, 1988.

R. J. Payne B.C.L.S.

GROUND FLOOR

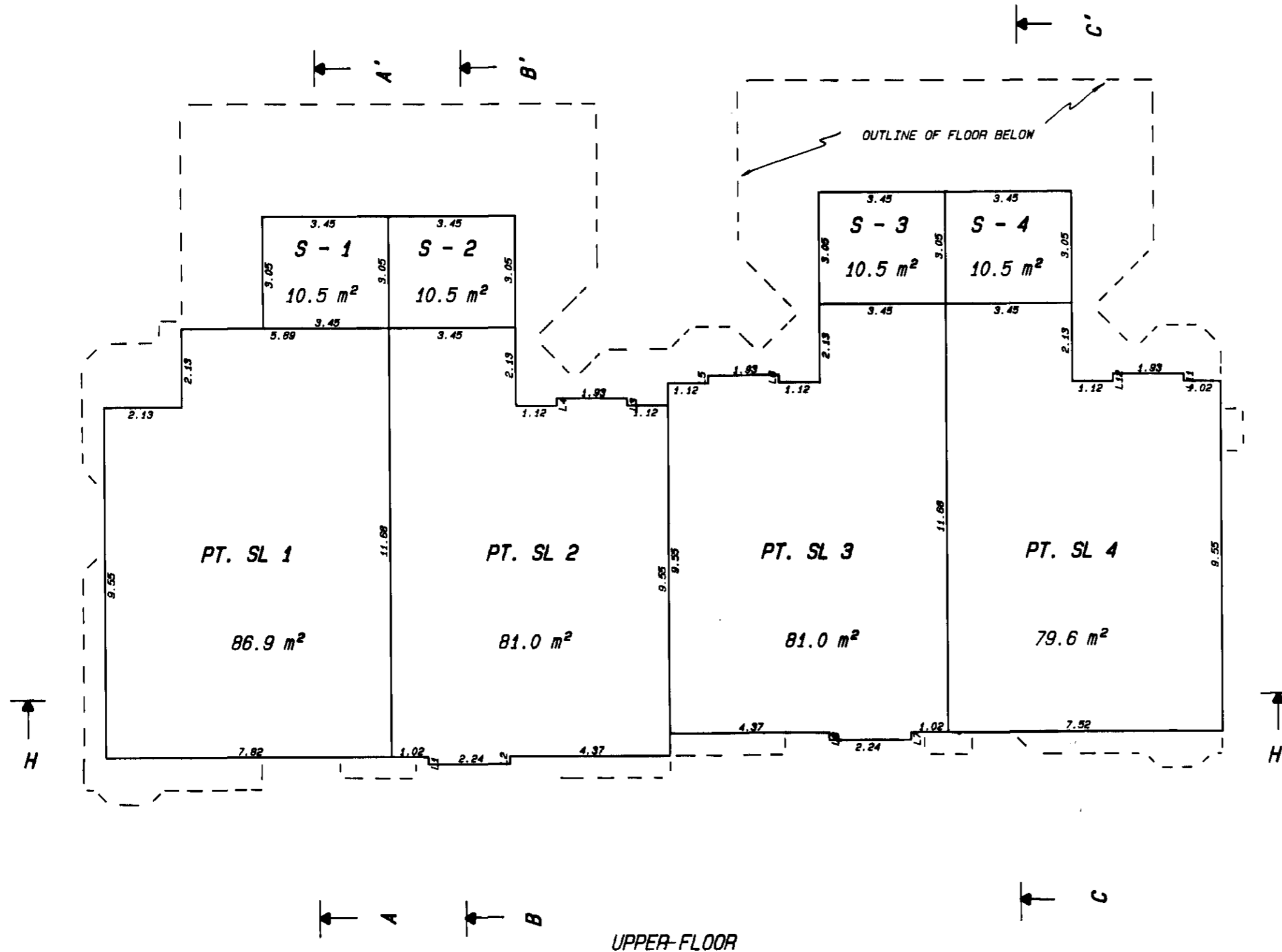


EX. JULY 17, 1986

FILE 7487

14 OF 23 SHEETS

STRATA PLAN N.W. 2448 PHASE I



LINE	DISTANCE
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2	0.20
3	0.20
4	0.20
5	0.20
6	0.20
7	0.20
8	0.20
9	0.20
10	0.20
11	0.20
12	0.20

UPPER-FLOOR



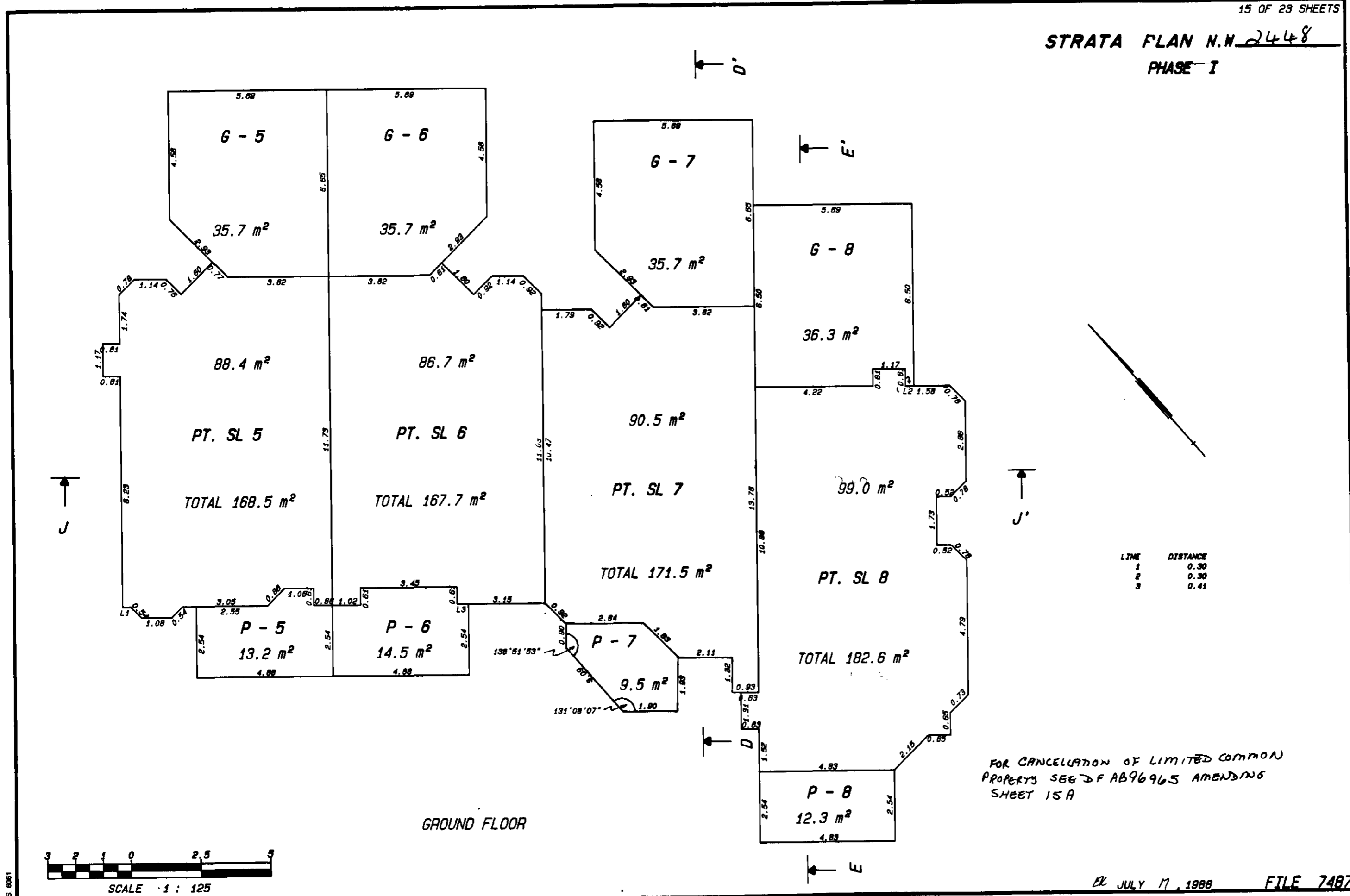
SCALE 1 : 125

Pl. JULY 17, 1998

FILE 7487

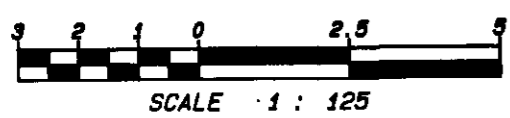
15 OF 23 SHEETS

STRATA PLAN N.W. 2448 PHASE I



LINE	DISTANCE
1	0.30
2	0.30
3	0.41

FOR CANCELLATION OF LIMITED COMMON
PROPERTY SEE D.F. AB96965 AMENDING
SHEET 15A



EX JULY 17, 1986

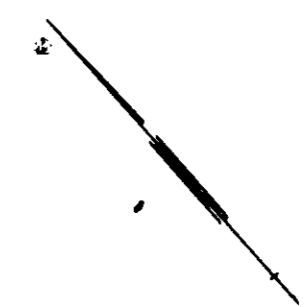
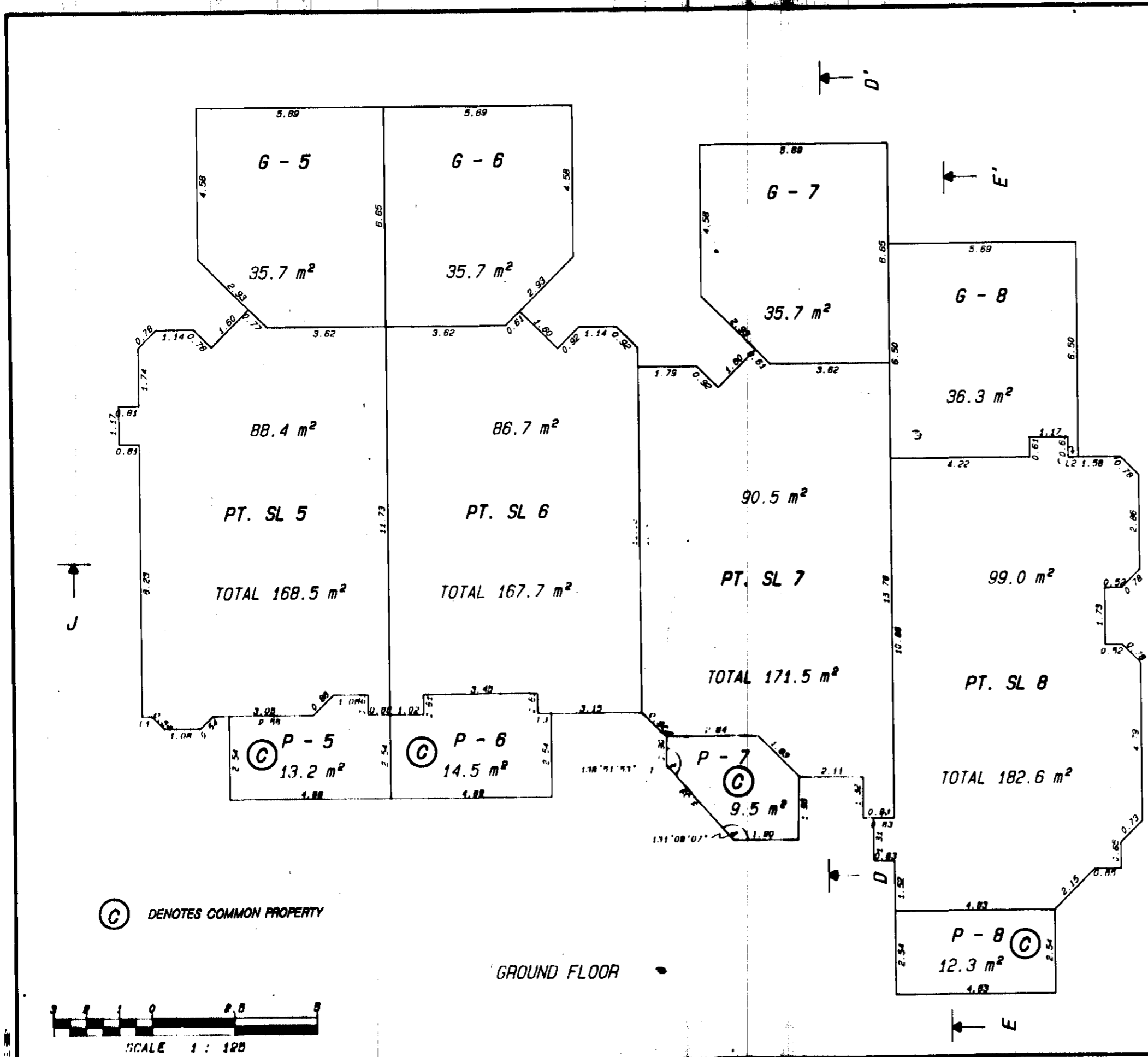
FILE 7487

C.S. 0001

15A

AMENDED STRATA PLAN N.W. 2448 PHASE I

SHEET 15 OF 23 SHEETS



LINE	DISTANCE
1	0.30
2	0.30
3	0.41

CERTIFIED CORRECT ACCORDING TO LAND TITLE OFFICE RECORDS, DATED THIS 29 DAY OF APRIL, 1988.

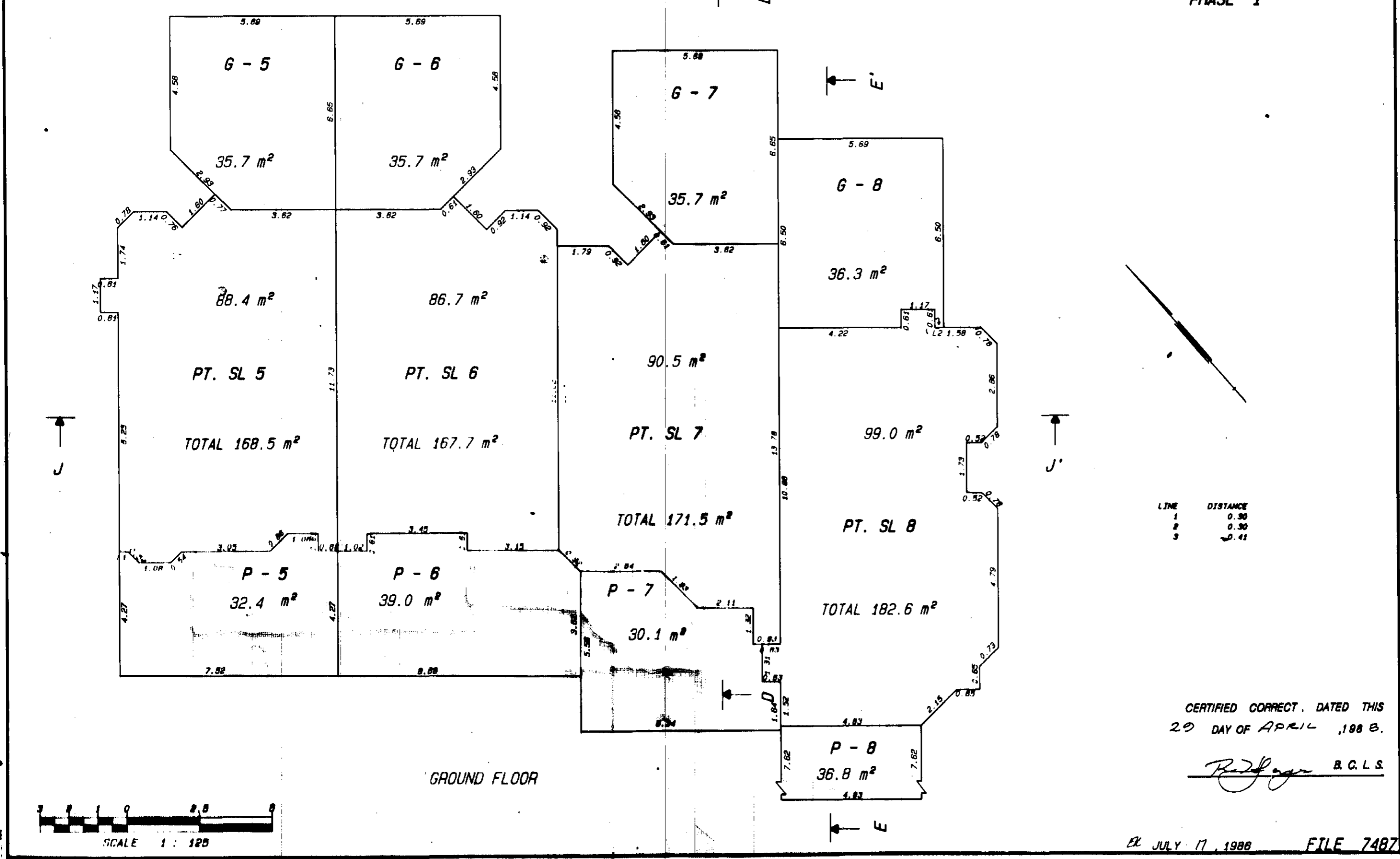
R. J. [Signature] B.C.L.S.

EX JULY 17, 1988 FILE 7487

15B

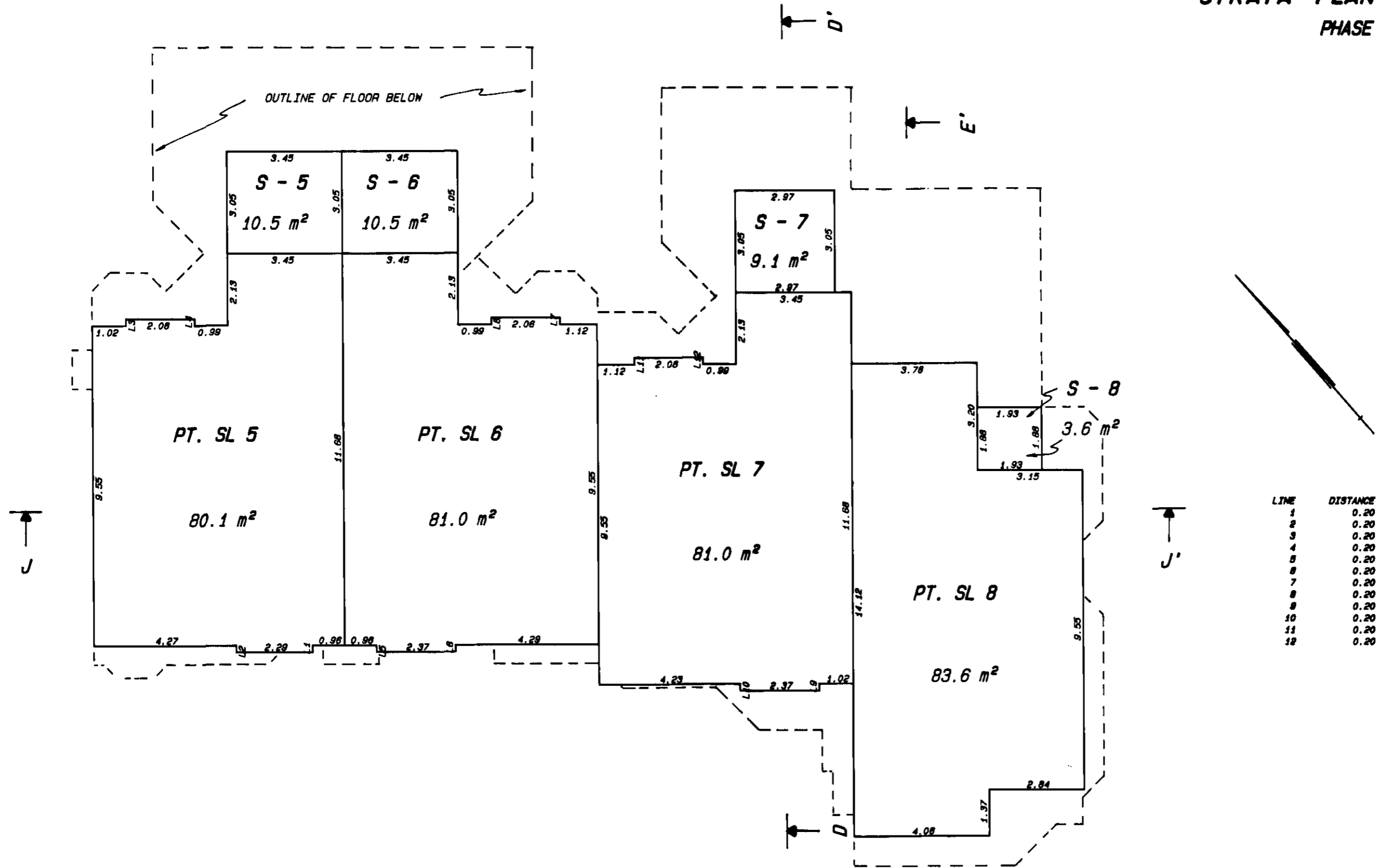
SKETCH PLAN TO ACCOMPANY A SPECIAL RESOLUTION, AMENDING A PORTION OF COMMON PROPERTY, ON LOT 256, SECTION 7, TOWNSHIP 2, PLAN 70861, NEW WESTMINSTER DISTRICT.

AMENDED SHEET 15 OF 23 SHEETS
STRATA PLAN N.W. 2448
PHASE I



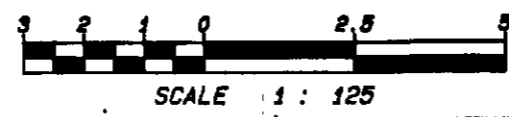
16 OF 23 SHEETS

STRATA PLAN N.W. 2448 PHASE I



LINE	DISTANCE
1	0.20
2	0.20
3	0.20
4	0.20
5	0.20
6	0.20
7	0.20
8	0.20
9	0.20
10	0.20
11	0.20
12	0.20

UPPER-FLOOR

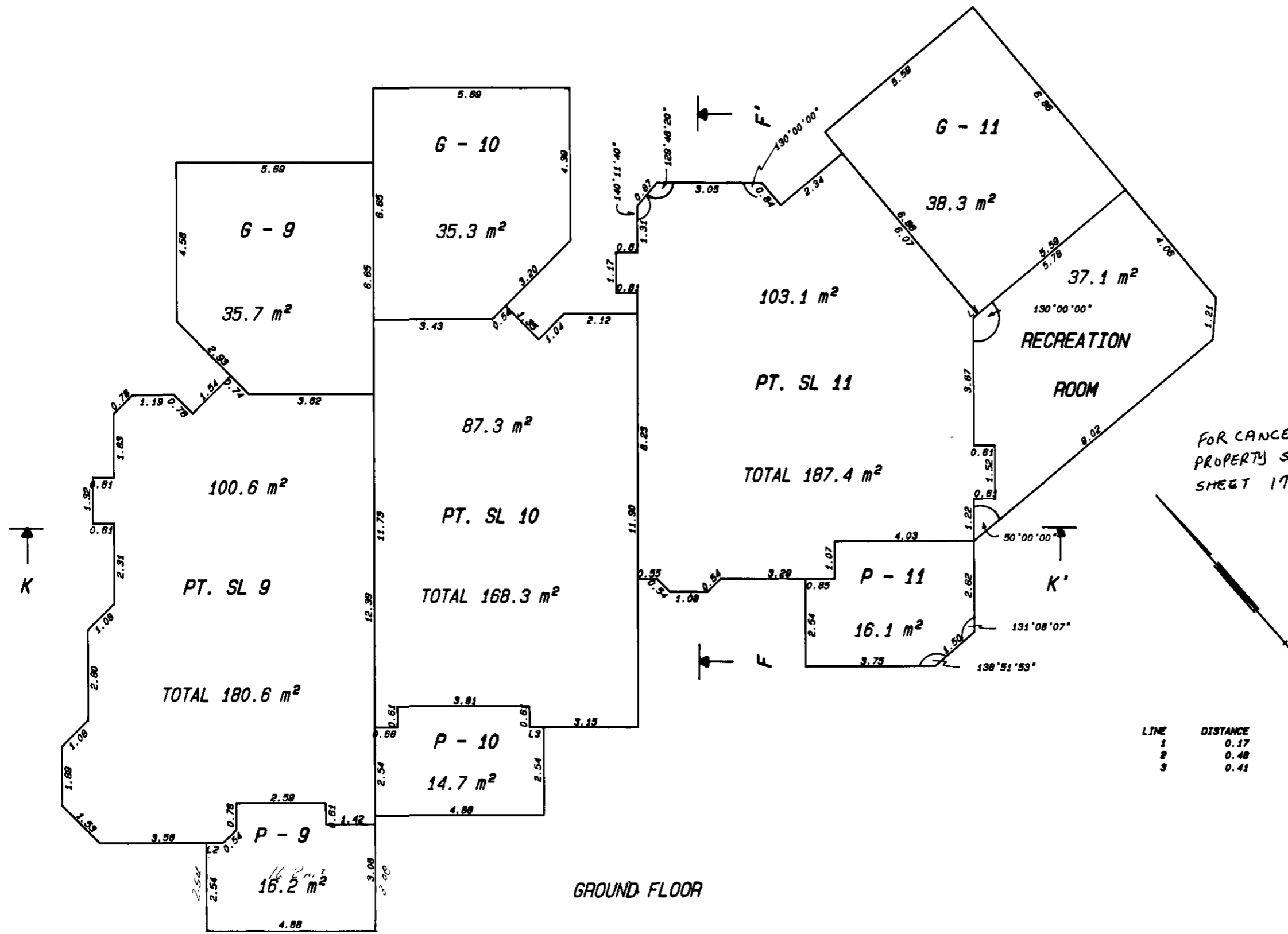


EL JULY 17, 1986

FILE 7487

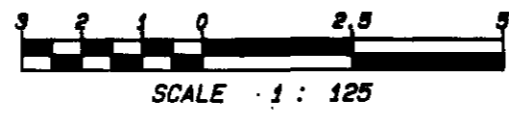
17 OF 23 SHEETS

STRATA PLAN N.W. 2448 PHASE I



FOR CANCELLATION OF LIMITED COMMON PROPERTY SEE DP AB96965 AMENDING SHEET 17A

LINE	DISTANCE
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2	0.48
3	0.41

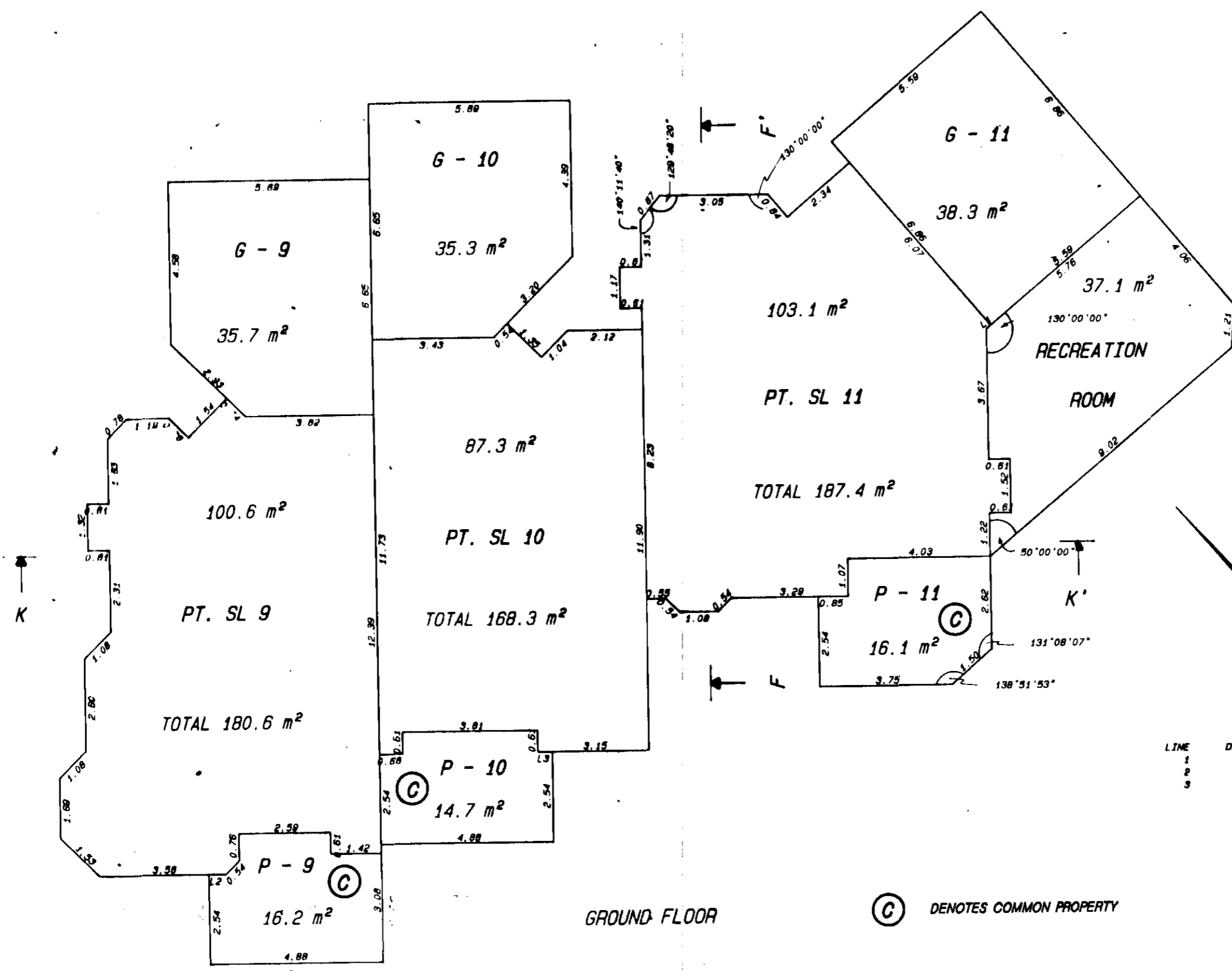


EX. JULY 17, 1988 FILE 7487

C.S. 8061

17A
SHEET 17 OF 23 SHEETS

AMENDED STRATA PLAN N.W. 2448
PHASE I



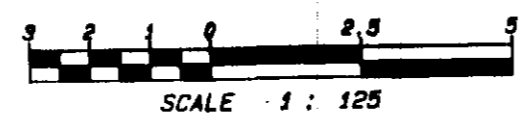
LINE	DISTANCE
1	0.17
2	0.48
3	0.41

GROUND FLOOR

Ⓢ DENOTES COMMON PROPERTY

CERTIFIED CORRECT ACCORDING TO LAND
TITLE OFFICE RECORDS, DATED THIS
29 DAY OF APRIL, 1988.

[Signature] B. C. L. S.

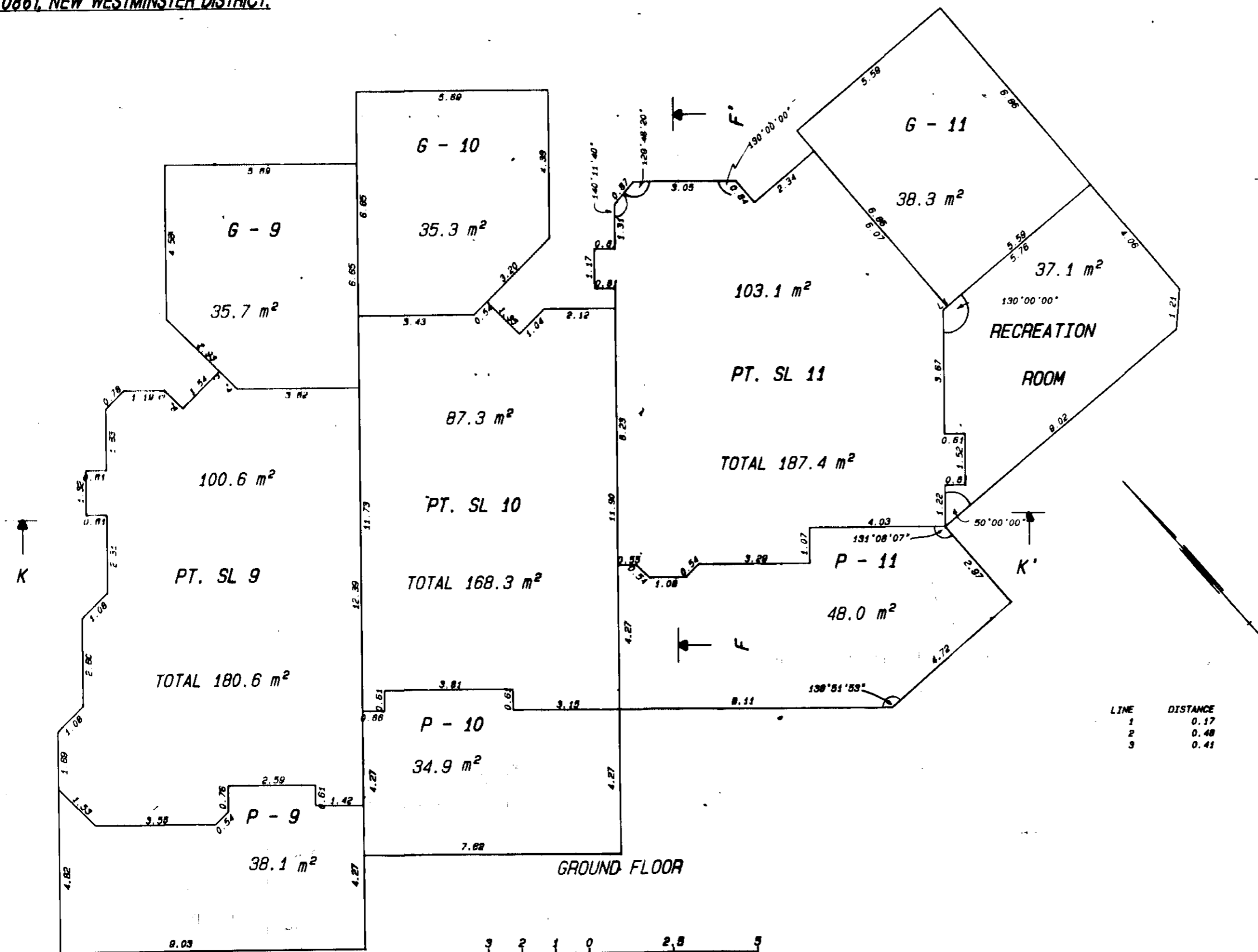


EX. JULY 17, 1988 FILE 7487

173

SKETCH PLAN TO ACCOMPANY A SPECIAL RESOLUTION, AMENDING A PORTION OF
COMMON PROPERTY, ON LOT 256, SECTION 7, TOWNSHIP 2
PLAN 70861, NEW WESTMINSTER DISTRICT.

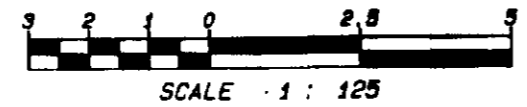
AMENDED SHEET 17 OF 23 SHEETS
STRATA PLAN N.W. 2448
PHASE I



LINE	DISTANCE
1	0.17
2	0.48
3	0.41

CERTIFIED CORRECT, DATED THIS
29 DAY OF APRIL, 1988.

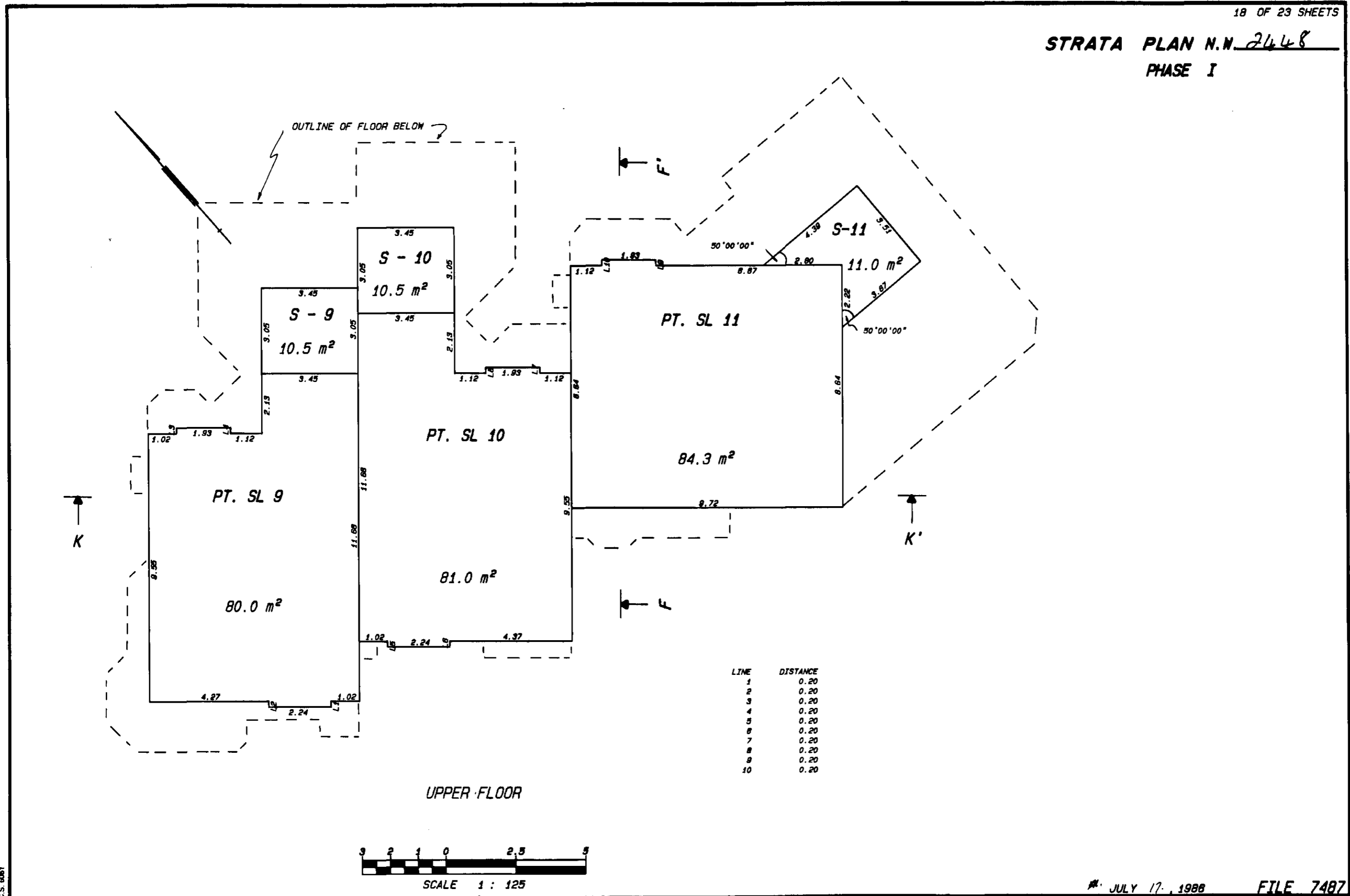
R. J. [Signature] B. C. L. S.



EX. JULY 17, 1988 FILE 7487

C.S. 0061

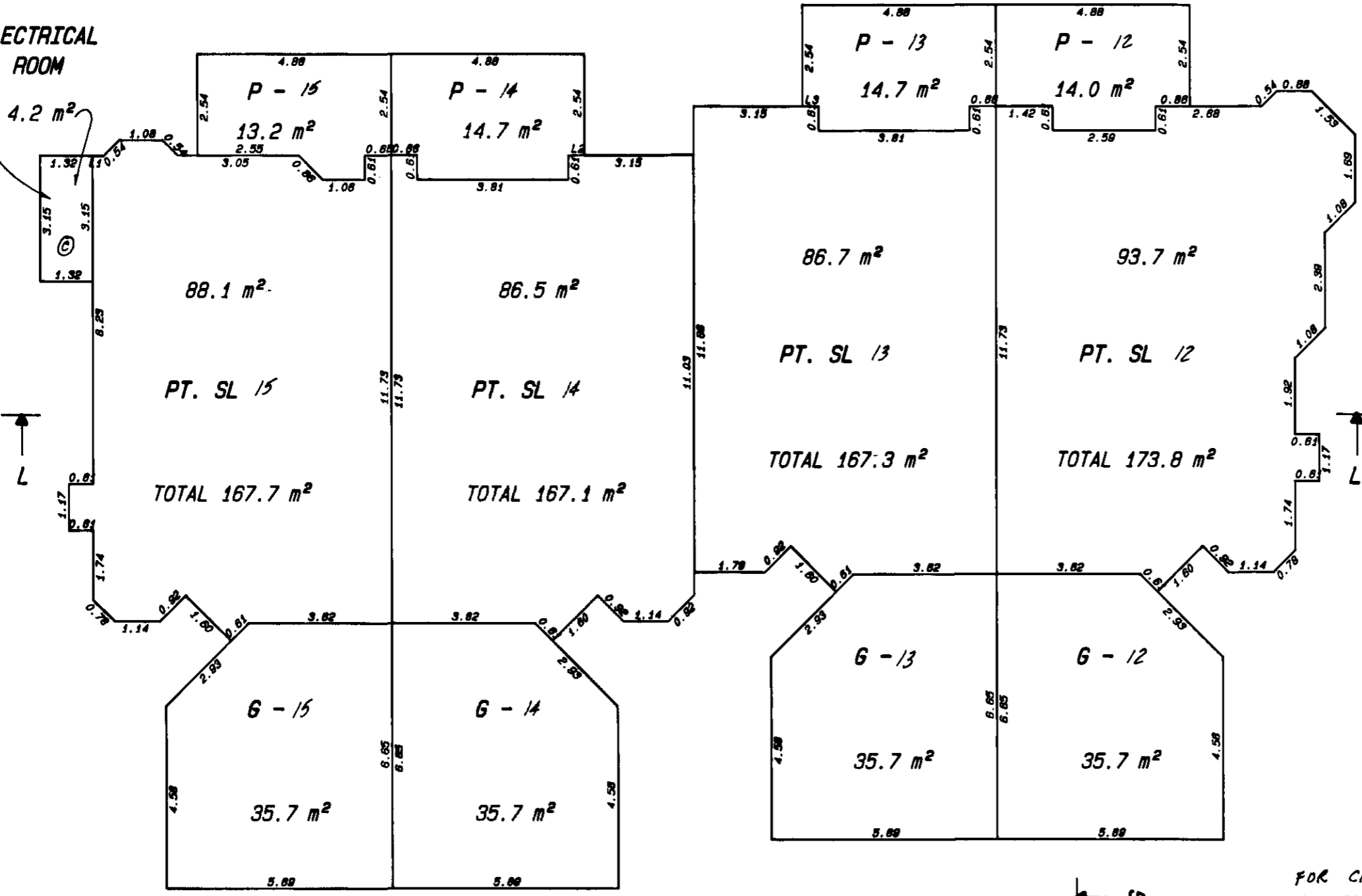
STRATA PLAN N.W. 2448
PHASE I



C.S. 6067

STRATA PLAN N.W. 2448 PHASE I

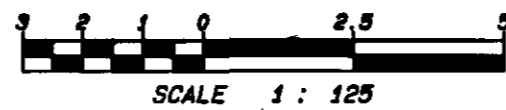
ELECTRICAL ROOM
4.2 m²



LINE	DISTANCE
1	0.30
2	0.41
3	0.41

FOR CANCELLATION OF LIMITED COMMON PROPERTY
SEE DF AB96965 AMENDING SHEET 19A

GROUND FLOOR



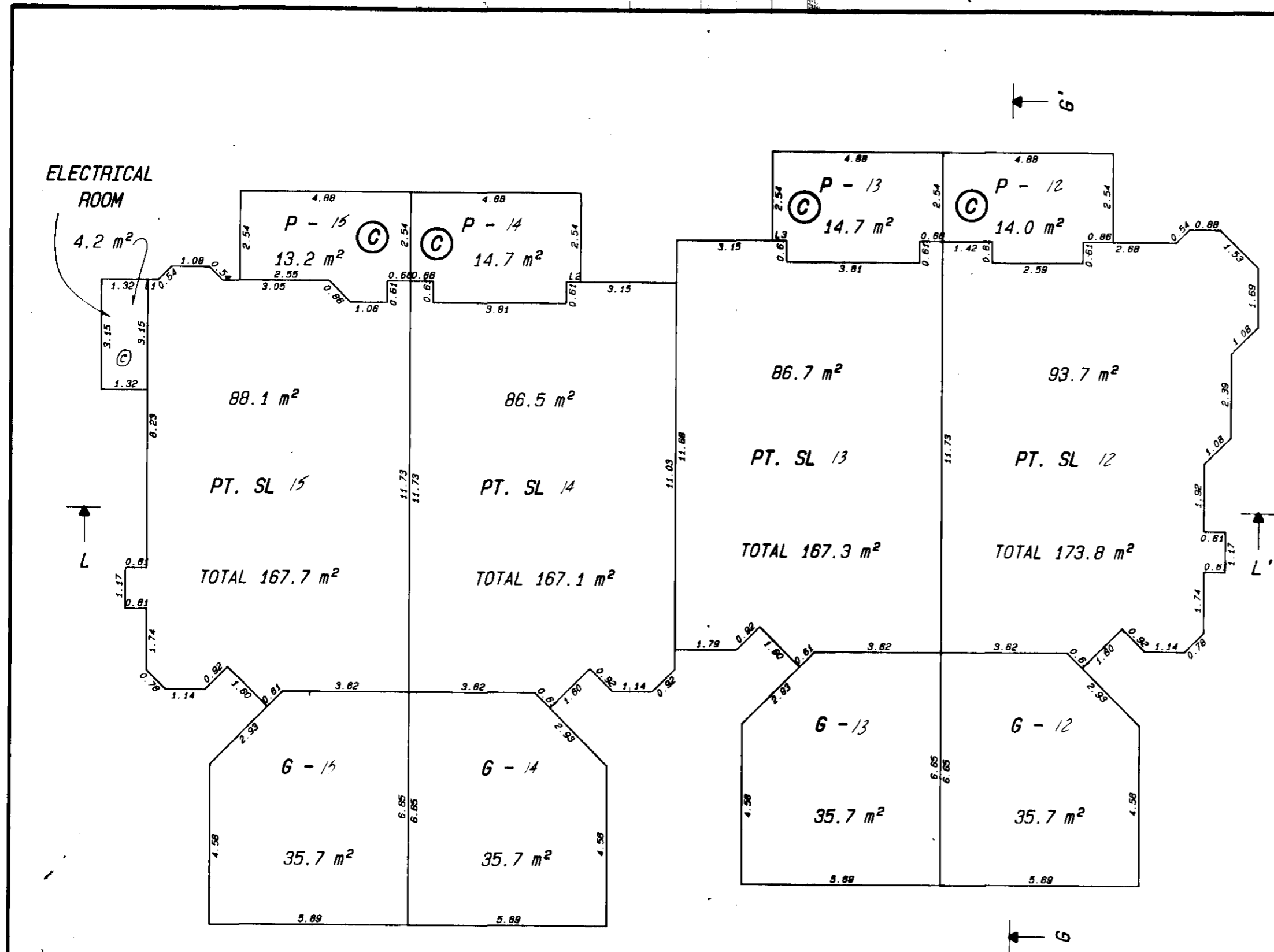
REV. JULY 17, 1998

FILE 7487

C.S. 6081

19A

AMENDED STRATA PLAN N.W. 2448 PHASE I SHEET 19 OF 23 SHEETS



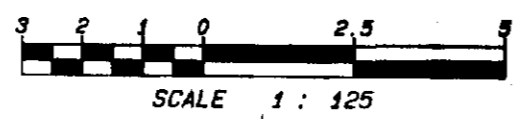
LINE	DISTANCE
1	0.30
2	0.41
3	0.41

CERTIFIED CORRECT ACCORDING TO LAND TITLE OFFICE RECORDS, DATED THIS 29 DAY OF APRIL, 1988

R. J. [Signature] B. C. L. S.

(C) DENOTES COMMON PROPERTY

GROUND FLOOR



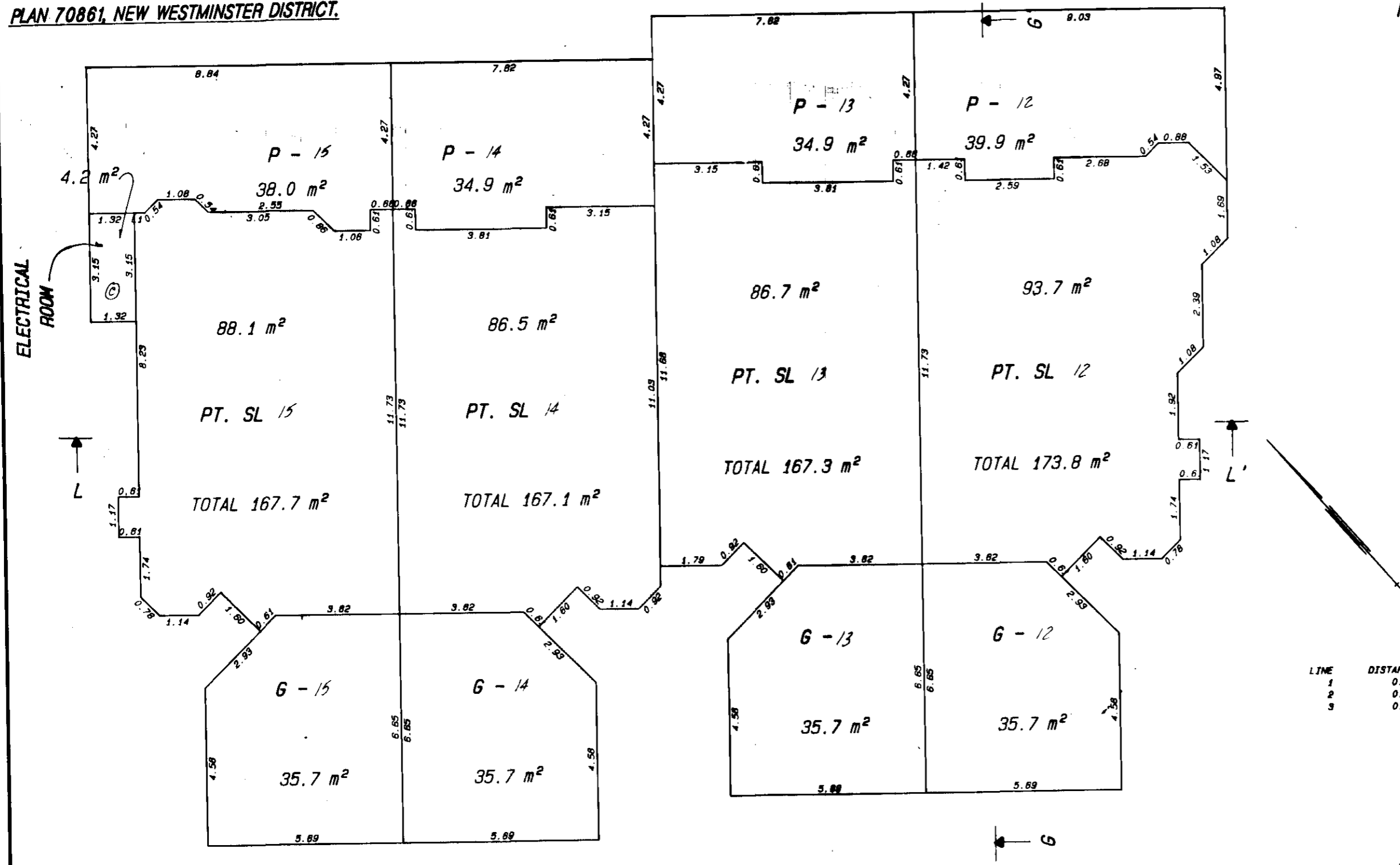
REV. JULY 17, 1986 FILE 7487

C.S. 6061

19(B)

SKETCH PLAN TO ACCOMPANY A SPECIAL RESOLUTION, AMENDING A PORTION OF COMMON PROPERTY, ON LOT 256, SECTION 7, TOWNSHIP 2, PLAN 70861, NEW WESTMINSTER DISTRICT.

AMENDED SHEET 19 OF 23 SHEETS
STRATA PLAN N.W. 2448
PHASE I



LINE	DISTANCE
1	0.30
2	0.41
3	0.41

CERTIFIED CORRECT. DATED THIS 29 DAY OF APRIL, 1988.

R. J. [Signature] B.C.L.S.

GROUND FLOOR

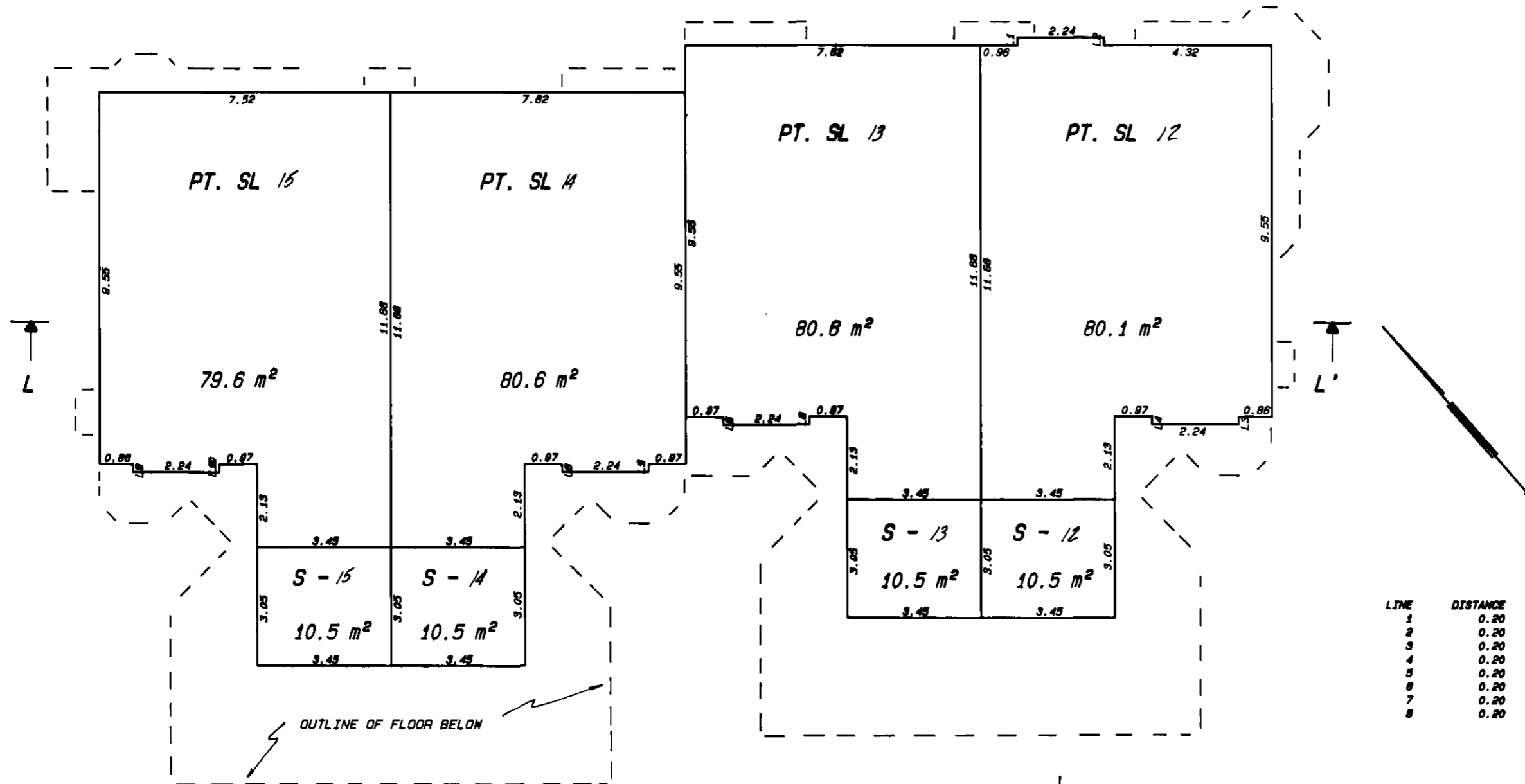


ENL. JULY 17, 1988 FILE 7487

20 OF 23 SHEETS

STRATA PLAN N.W. 2448
PHASE I

6'



LINE	DISTANCE
1	0.20
2	0.20
3	0.20
4	0.20
5	0.20
6	0.20
7	0.20
8	0.20

OUTLINE OF FLOOR BELOW

UPPER FLOOR



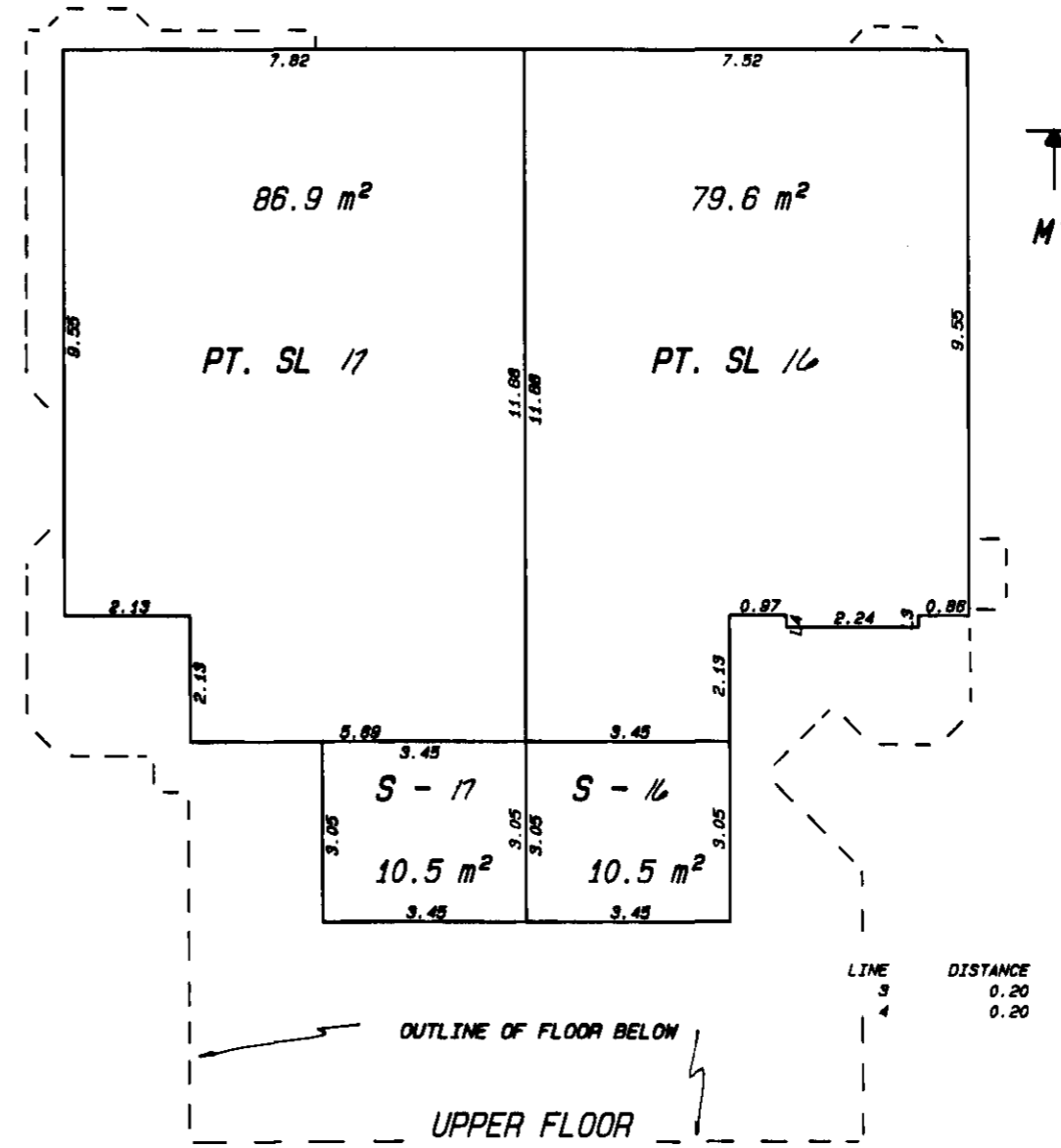
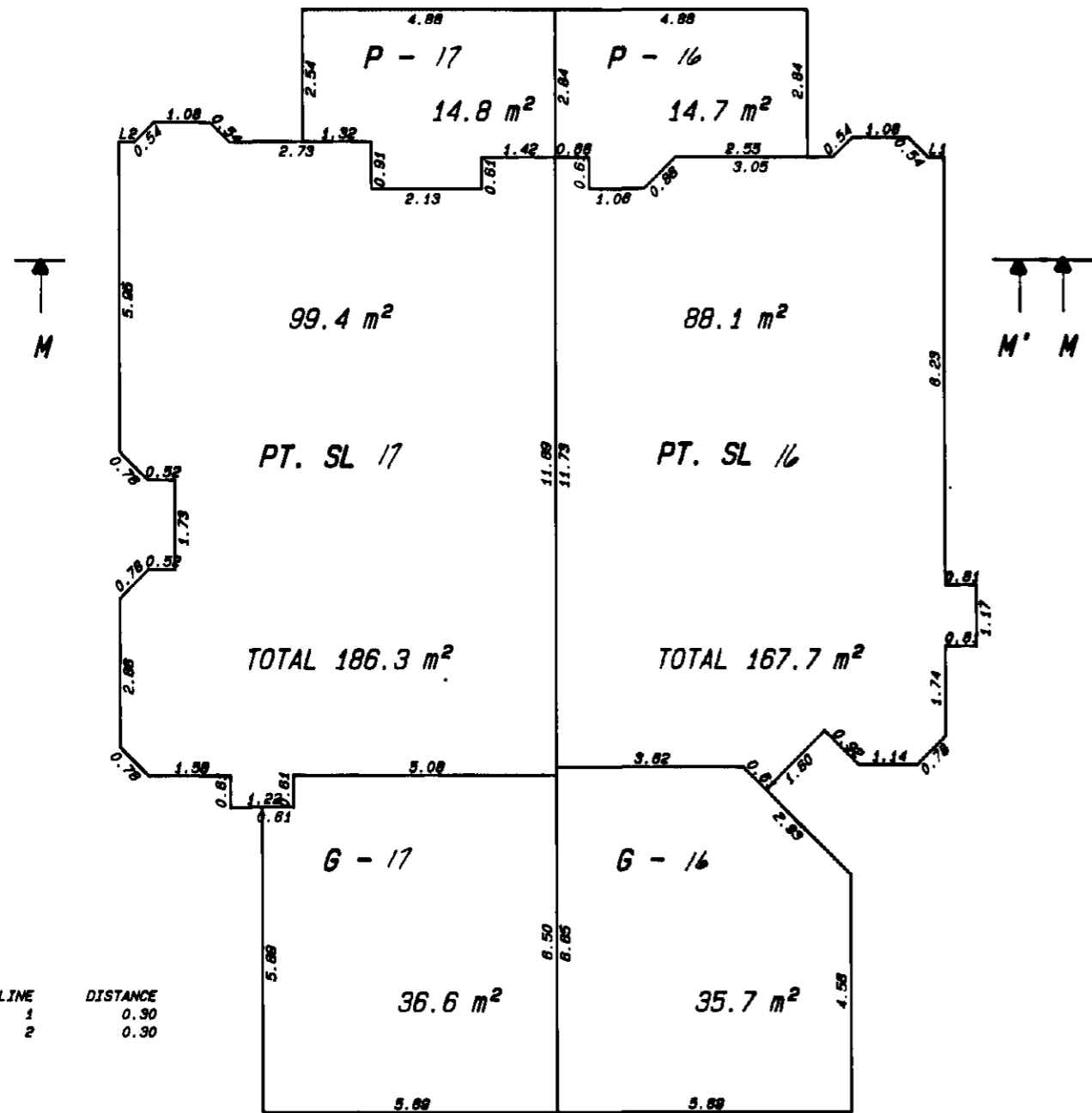
SCALE 1 : 125

JULY 17, 1988

FILE 7487

21 OF 23 SHEETS

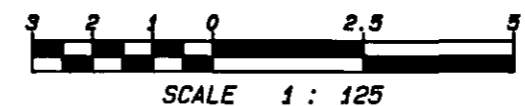
STRATA PLAN N.W. 21448 PHASE I



LINE	DISTANCE
1	0.30
2	0.30

LINE	DISTANCE
3	0.20
4	0.20

FOR CANCELLATION OF LIMITED COMMON PROPERTY
SEE DF AB96965 AMENDING SHEET 21A



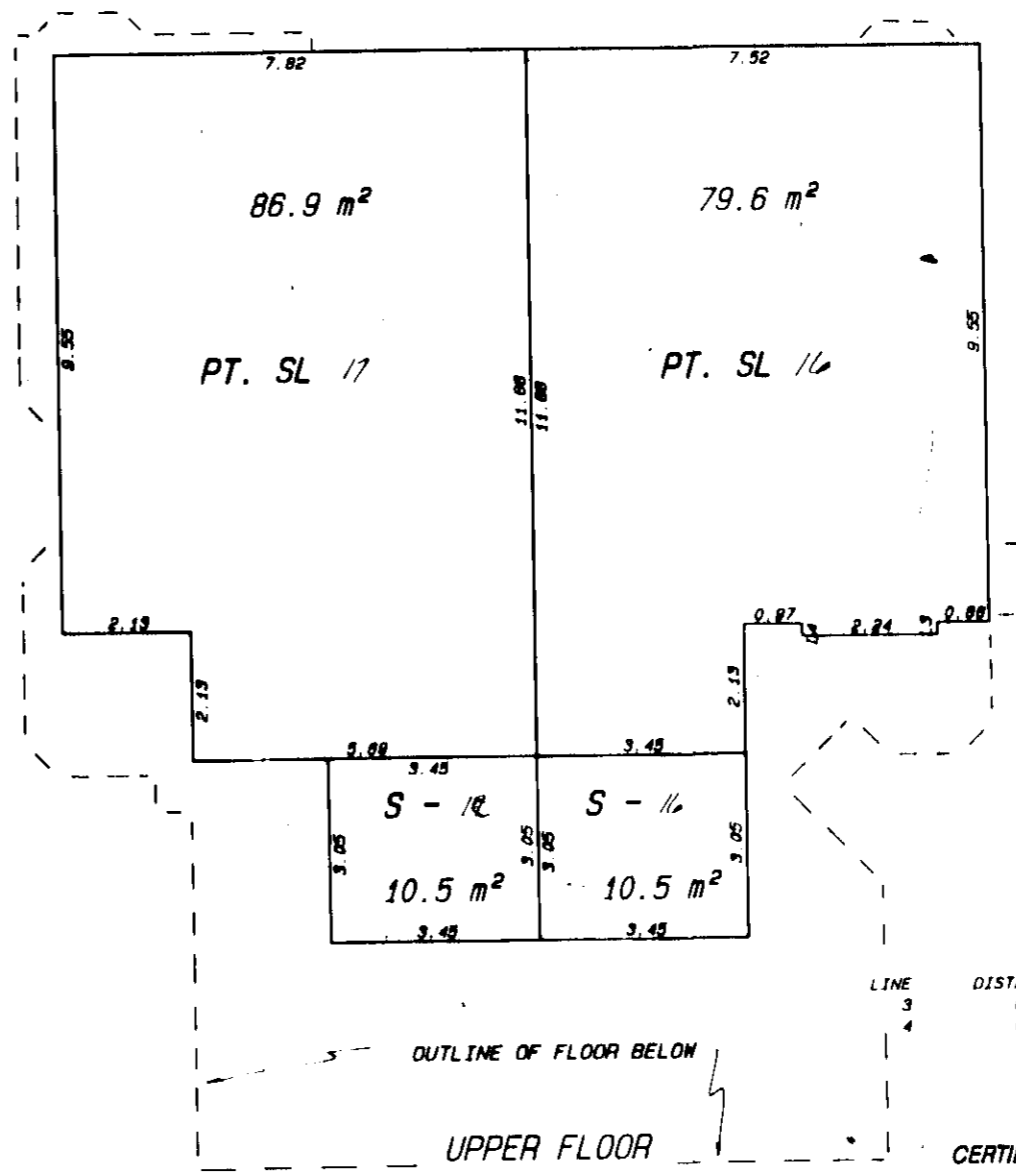
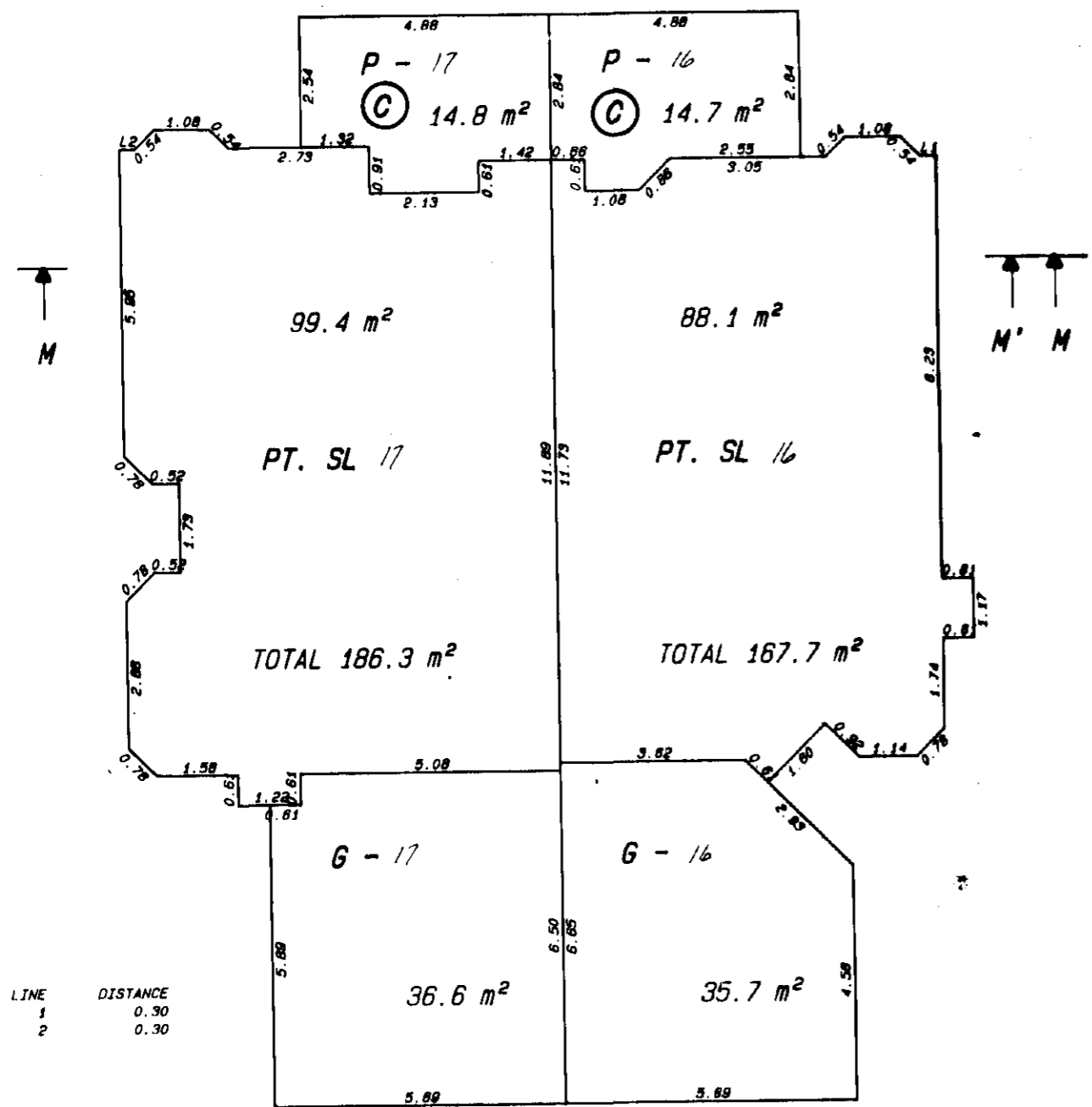
EX. JULY 17, 1988 FILE 7487

C.S. 8081

21A

AMENDED STRATA PLAN N.W. 2448 PHASE I

SHEET 21 OF 23 SHEETS



LINE	DISTANCE
1	0.30
2	0.30

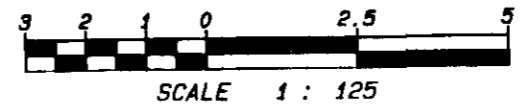
LINE	DISTANCE
3	0.20
4	0.20

GROUND FLOOR

(C) DENOTES COMMON PROPERTY

CERTIFIED CORRECT ACCORDING TO LAND TITLE OFFICE RECORDS, DATED THIS 29 DAY OF APRIL, 1988.

[Signature] B.C.L.S.



EX. JULY 17, 1988 FILE 7487

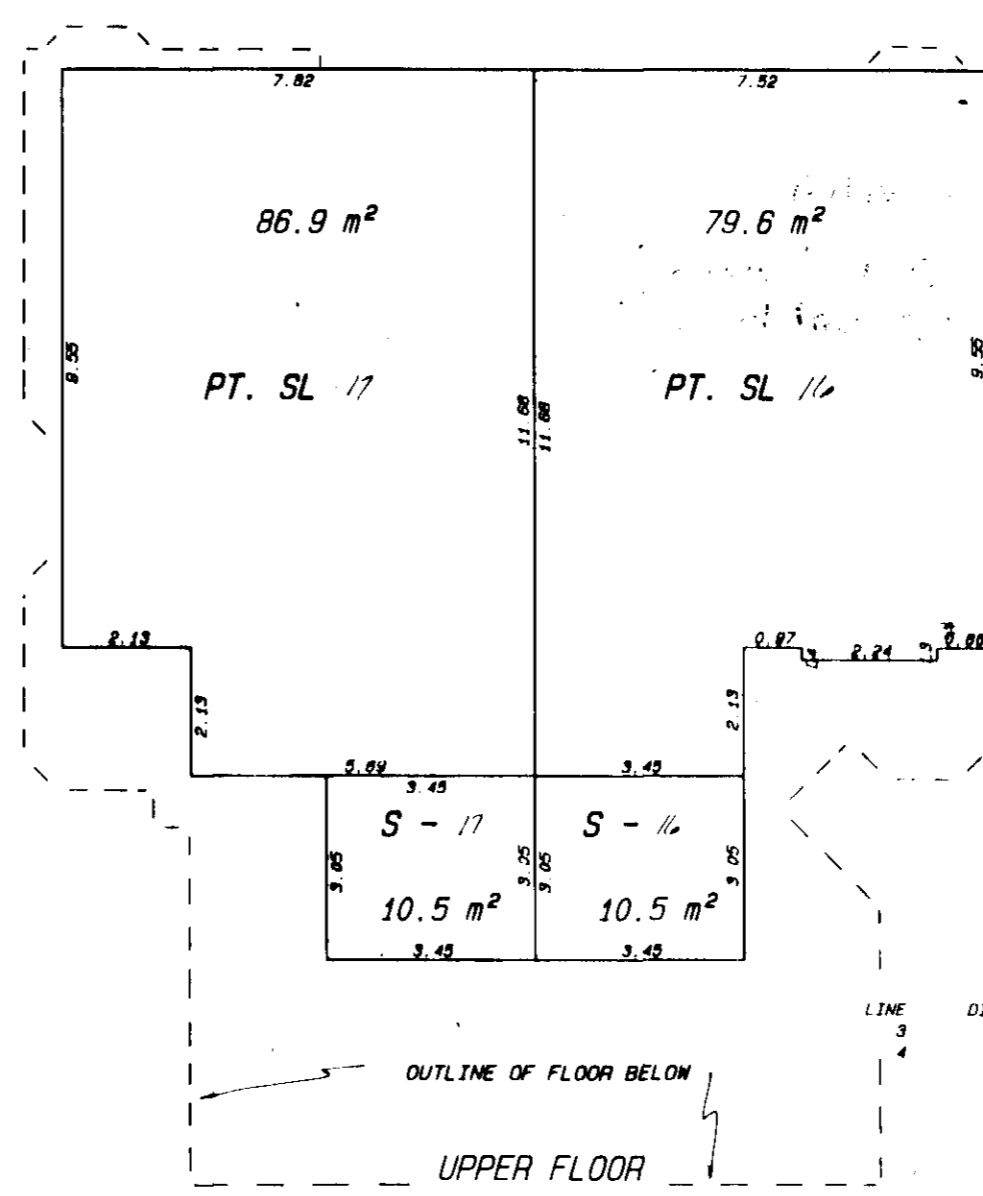
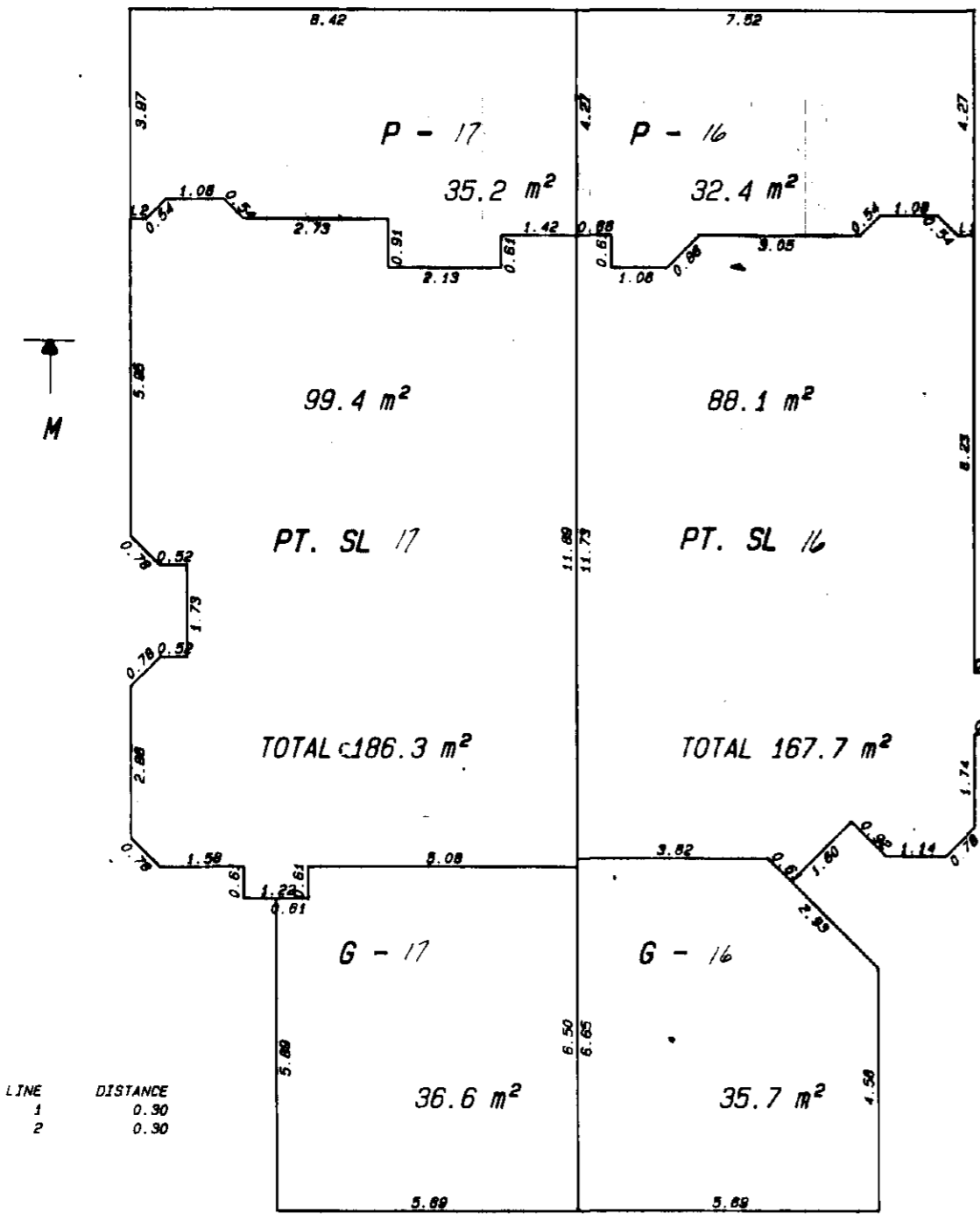
21B

AMENDED SHEET 21 OF 23 SHEETS

STRATA PLAN N.W. 2448

PHASE I

**SKETCH PLAN TO ACCOMPANY A SPECIAL RESOLUTION, AMENDING A PORTION OF
COMMON PROPERTY, ON LOT 256, SECTION 7, TOWNSHIP 2,
PLAN 70861, NEW WESTMINSTER DISTRICT.**



LINE	DISTANCE
1	0.30
2	0.30

LINE	DISTANCE
3	0.20
4	0.20

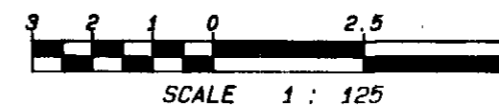
GROUND FLOOR

OUTLINE OF FLOOR BELOW

UPPER FLOOR

CERTIFIED CORRECT, DATED THIS
29 DAY OF APRIL, 1988.

R. J. Payne B. C. L. S.



EX. JULY 17, 1988

FILE 7487


STRATA PLAN N.W. 2448
 PHASE I

RECORD OF BY-LAWS AND ORDERS, ETC.

FILING		DOCUMENT		FILING		DOCUMENT	
NUMBER	DATE	DATE	NATURE OF PARTICULARS	NUMBER	DATE	DATE	NATURE OF PARTICULARS
AB7995	19.5.87		Change of Bylaw				Bylaw Sheet Closed
AB96964	31.05.1988	@ 14:56	CHANGE OF BYLAWS				Search ALTOS2 or B OnLine for Current Information. BC Reg. 76/95
AC 2864	05.01.89		CHANGE OF BYLAWS				
AC 227355	19.09.89		Change of Bylaws				
AD163967	28.06.1990	@ 15:08	CHANGE OF BYLAWS				
AD175788	18.07.1990		CHANGE OF BYLAWS				
BF269334	JULY 16, 1992		Change of Bylaws				
BH 28001	27/1/94	1/2/94	Change of Bylaws				
BK 38714	9.2.96		NOTIFICATION OF CHANGE OF BYLAWS				
Bm29901	29.1.98		Change of Bylaws				

CS 6062

EX. JULY 17 . 1988 FILE 7487

Common Property Sheet Closed **21/11/95**
 Search ALTOS2 or BC OnLine for
 Current Information. BC Reg. 76/95

 LINDA J. O'SHEA, Registrar
 Vancouver/New Westminster Land Title Districts

23 OF 23 SHEETS
 STRATA PLAN N. W. **2448**
 PHASE I

DEALINGS AFFECTING THE COMMON PROPERTY

REGISTRATION		DOCUMENT		REGISTRATION		DOCUMENT	
NUMBER	DATE	DATE	NATURE OF PARTICULARS	NUMBER	DATE	DATE	NATURE OF PARTICULARS
Y 80578	23.5.85 e	13.77	COVENANT DISTRICT OF SURREY Section 215 L.T.A. Inter alia				
Y 80579	23.5.85 e	13.28	COVENANT DISTRICT OF SURREY Section 215 L.T.A. Inter alia				
Y 116426	23.7.85 e	9.15	COVENANT DISTRICT OF SURREY Section 215 L.T.A. Inter alia (copy 116425)				
Z 89865	14.5.86	e 11.57 CANCELLED AB 77642 04.05.1987	MORTGAGE GULF and FRASER FISHERMEN'S CREDIT UNION Inter alia				
Z 89866	14.5.86	e 11.57 CANCELLED AB 77643 04.05.1987	Assignments of Rents GULF and FRASER FISHERMEN'S CREDIT UNION Inter alia				
Z 142018	29.7.86	e 13.49 ASSIGNMENT TO AB 204851	STATUTORY RIGHT OF WAY British Columbia Hydro and Power Authority with priority over Z 89865 Inter alia				
AB 96965	31.05.1988	@ 14.56	SPECIAL RESOLUTION CREATING LIMITED COMMON PROPERTY				
AB 204851	13.10.1988	11:51	SRW B.C. Hydro # 74280 Assignment of Z 142018 made 29.07.1986 @ 13.49 Inter alia				

C.S. 6083

FR. JULY 17th. 1988

FILE 7487

FIRST SHEET SHEET 1 OF 11 SHEETS

STRATA PLAN OF LOT 256, SECTION 7,
TOWNSHIP 2, PLAN 70861,
EXCEPT PHASE I, STRATA PLAN NW 2448,
NEW WESTMINSTER DISTRICT.

STRATA PLAN N.W. 2448
PHASE II

DEPOSITED AND REGISTERED IN THE
LAND TITLE OFFICE AT NEW WESTMINSTER,
BRITISH COLUMBIA, DATED THIS 27th
DAY OF NOVEMBER, 1988

[Signature]
REGISTRAR

REF. # Z218131⁶ to Z218137⁶

CIVIC ADDRESS :
"LAKWOOD"
~~8074 8088 BOUNDARY DRIVE WEST,~~
~~SURREY, B.C.~~

FOR STRATA CORP.
MAIL ADDRESS
SEE STRATA PLAN
GENERAL INDEX

- S.L. DENOTES STRATA LOT
- PT. DENOTES PART
- M² DENOTES SQUARE METRES
- P DENOTES PATIO AREA
- G DENOTES GARAGE
- S DENOTES STORAGE
- © DENOTES COMMON PROPERTY

ALL DIMENSIONS ARE IN METRES.
ALL ANGLES ARE 45 OR 90 DEGREES
UNLESS INDICATED OTHERWISE.

AREAS INDICATED AS P, G, & S,
ARE LIMITED COMMON PROPERTY APPURTENANT
TO THE STRATA LOT INDICATED THUS : G - 5

AREAS SHOWN AS LIMITED COMMON PROPERTY
ARE NOT INCLUDED IN THE STRATA LOT AREA
OR IN THE UNIT ENTITLEMENT.

BAY WINDOWS THAT ARE NOT FLOOR TO CEILING
ARE INCLUDED IN THE STRATA LOT AREAS.

THE ADDRESS FOR SERVICE
OF DOCUMENTS ON THE
STRATA CORPORATION IS:

THE OWNERS
C/O LAKWOOD DEVELOPMENT LTD.
205 - 8011 LESLIE ROAD,
RICHMOND, B.C.
V6X 1E4

KEY PLAN - SEE SHEET 2

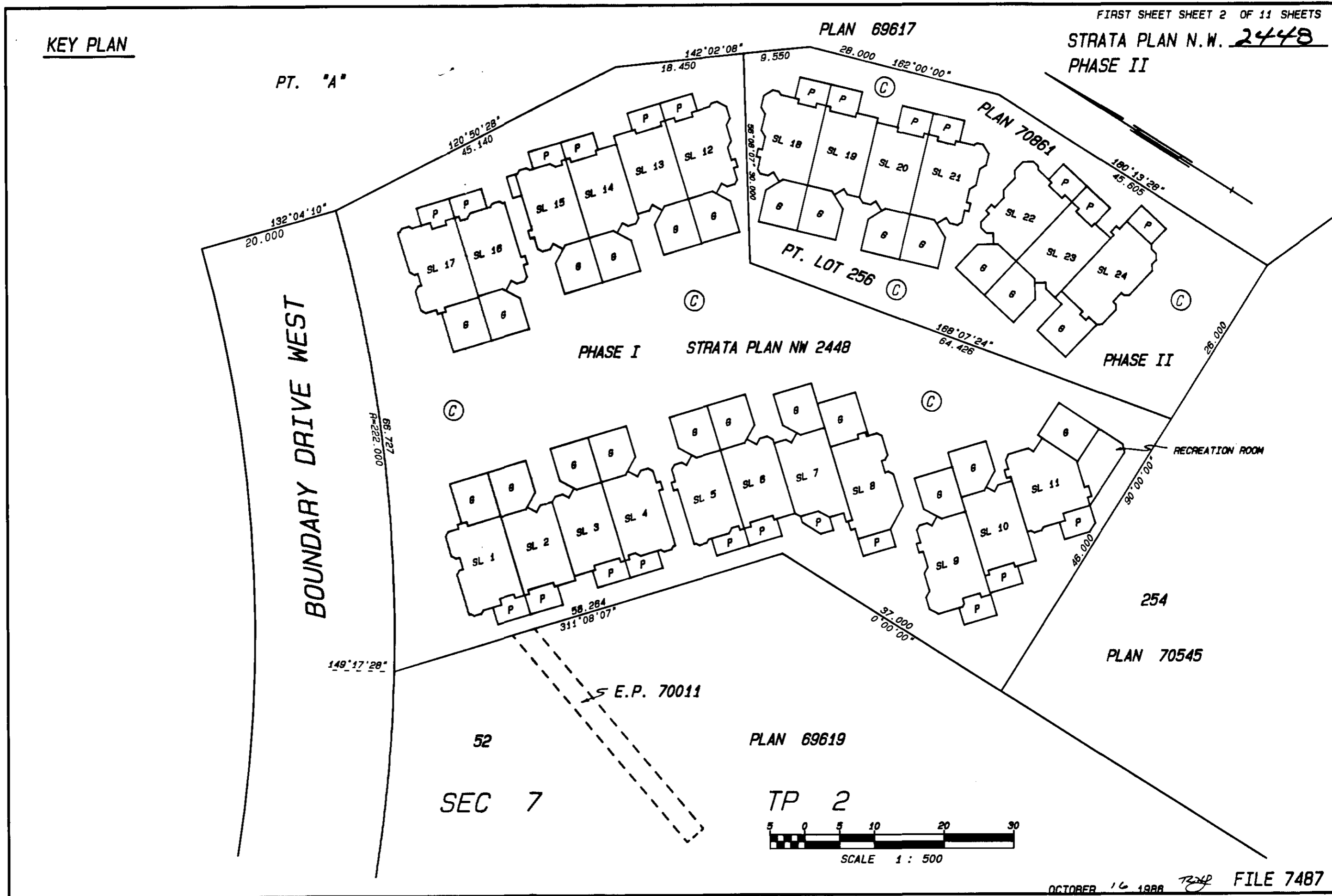
I, RAYMOND HAROLD JANZEN OF DELTA
BRITISH COLUMBIA LAND SURVEYOR, HEREBY
CERTIFY THAT THE BUILDINGS ERECTED ON
THE PARCEL DESCRIBED ABOVE ARE WHOLLY
WITHIN THE EXTERNAL BOUNDARIES OF THAT
PARCEL, DATED AT SURREY, B. C., THIS
16th DAY OF OCTOBER, 1988.

[Signature] B.C.L.S.
OCTOBER 16, 1988 FILE 7487

MURRAY & ASSOCIATES
8911 152nd STREET
SURREY, B.C.
V3R 4E5 588-0151

" THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT "
(MUNICIPALITY OF SURREY)

11



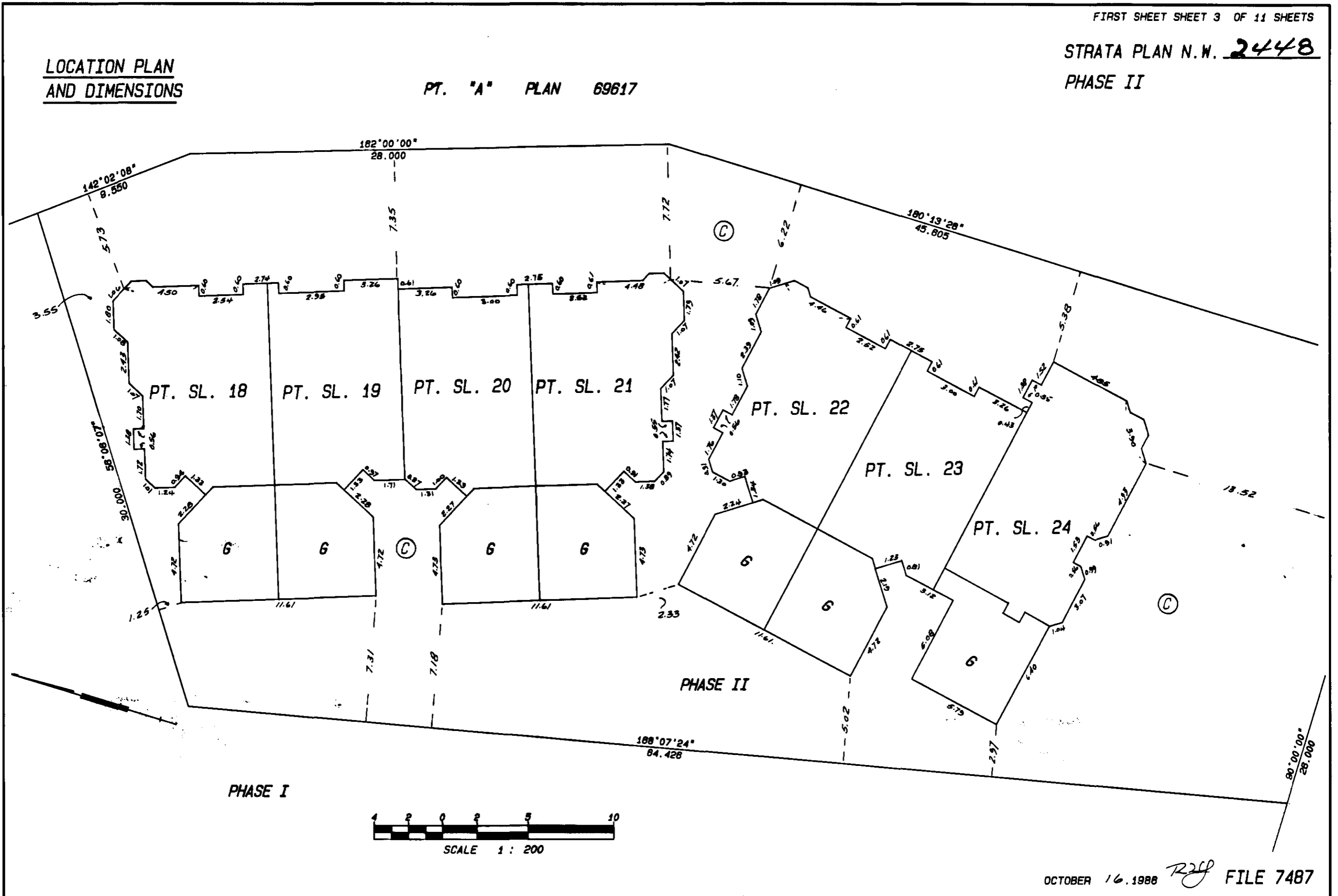
FIRST SHEET SHEET 3 OF 11 SHEETS

LOCATION PLAN
AND DIMENSIONS

PT. "A" PLAN 69617

STRATA PLAN N.W. 2448

PHASE II



SECOND SHEET SHEET 4 OF 11 SHEETS

		FORM 1	FORM 2	FORM 3
STRATA LOT NUMBER	SHEET NUMBER	SCHEDULE OF UNIT ENTITLEMENT	SCHEDULE OF INTEREST UPON DESTRUCTION	SCHEDULE OF VOTING RIGHTS
18	8/9	1734	417	
19	8/9	1678	397	
20	8/9	1678	397	
21	8/9	1734	413	
22	10/11	1734	410	
23	10/11	1678	397	
24	10/11	1837	437	
AGGREGATE		12071	2888	
PREVIOUS PHASES		29453	7132	
AGGREGATE		41524	10000/10000	

STATUTORY DECLARATION

STRATA PLAN N.W. 2448
PHASE II

I / WE THE UNDERSIGNED DO SOLEMNLY DECLARE THAT
(1) I/WE THE UNDERSIGNED (AM/ARE) THE OWNER-DEVELOPER OR (IN THE ALTERNATIVE) THE DULY AUTHORIZED AGENT OF THE OWNER-DEVELOPER

(2) THE STRATA PLAN IS ENTIRELY FOR RESIDENTIAL USE

I/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.

DECLARED BEFORE ME
AT RICHMOND
IN THE PROVINCE OF B.C.
THIS 20th DAY OF OCTOBER
1988

~~A NOTARY PUBLIC IN AND FOR THE PROVINCE OF BRITISH COLUMBIA~~
A COMMISSIONER FOR TAKING AFFIDAVITS WITHIN BRITISH COLUMBIA

- AS TO OWNER -
LAKWOOD DEVELOPMENT LTD.
(INC. 251089)

AUTHORIZED SIGNATORY

AUTHORIZED SIGNATORY

- AS TO MORTGAGE AND -
ASSIGNMENT OF RENT
GULF AND FRASER FISHERMEN'S CREDIT UNION

AUTHORIZED SIGNATORY

AUTHORIZED SIGNATORY

ACCEPTED AS TO FORMS 1, 2 AND 3.
DATED THIS 25th DAY OF November, 1988.

SUPERINTENDENT OF REAL ESTATE

APPROVED AS PHASE II OF A II PHASE
STRATA PLAN UNDER THE CONDOMINIUM ACT.
DATED THIS 5th DAY OF November, 1988.

MUNICIPAL APPROVING OFFICER FOR THE
MUNICIPALITY OF SURREY

I HEREBY CERTIFY THAT THE COMMON FACILITY
ie SPA AND WASHROOM FACILITIES WHICH ACCORDING TO
FORM "E" TO THE ACT WAS TO HAVE BEEN CONSTRUCTED
WITH THIS PHASE HAS BEEN SATISFACTORILY PROVIDED FOR.
5th DAY OF November, 1988.

APPROVING OFFICER
MUNICIPALITY OF SURREY

OCTOBER 16, 1988 RJP FILE 7487

SHEET 5 OF 11 SHEETS

BUILDING SECTIONS

STRATA PLAN N.W. 2448

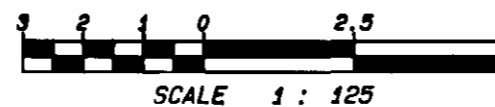
PHASE II

PT. SL. 18	PT. SL. 19	PT. SL. 20	PT. SL. 21	UPPER FLOOR
PT. SL. 18	PT. SL. 19	PT. SL. 20	PT. SL. 21	GROUND FLOOR

SECTION A - A'

PT. SL. 22	PT. SL. 23	PT. SL. 24	UPPER FLOOR
PT. SL. 22	PT. SL. 23	PT. SL. 24	GROUND FLOOR

SECTION B - B'



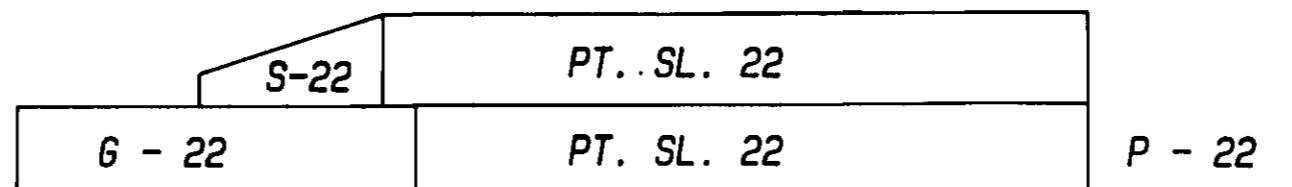
OCTOBER 16, 1988 *RY* FILE 7487

SHEET 8 OF 11 SHEETS

BUILDING SECTIONS

STRATA PLAN N.W. 2448

PHASE II

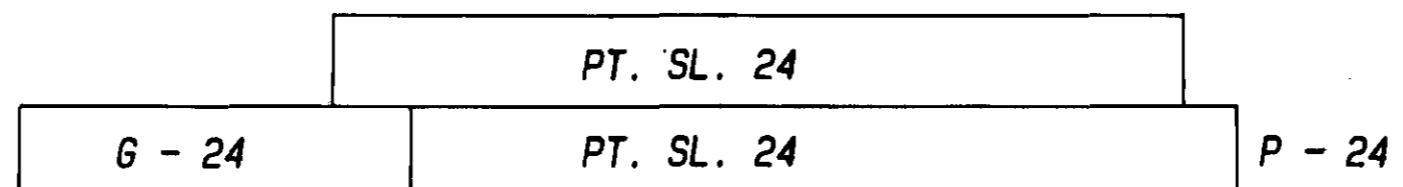


UPPER FLOOR

GROUND FLOOR

SECTION C - C'

TYPICAL OF SL. 18, 21 & 22



UPPER FLOOR

GROUND FLOOR

SECTION D - D'

TYPICAL OF SL. 24



SCALE 1 : 125

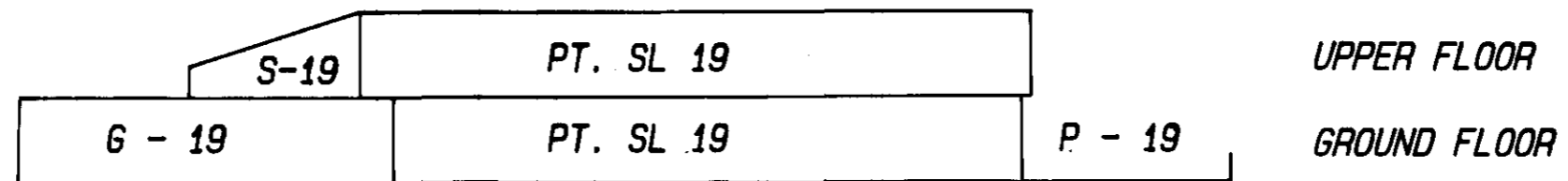
OCTOBER 16, 1988 *RJH* FILE 7487

SHEET 7 OF 11 SHEETS

STRATA PLAN N.W. 2448

PHASE II

BUILDING SECTIONS



SECTION E - E'

TYPICAL OF SL. 19, 20 & 23



SCALE 1 : 125

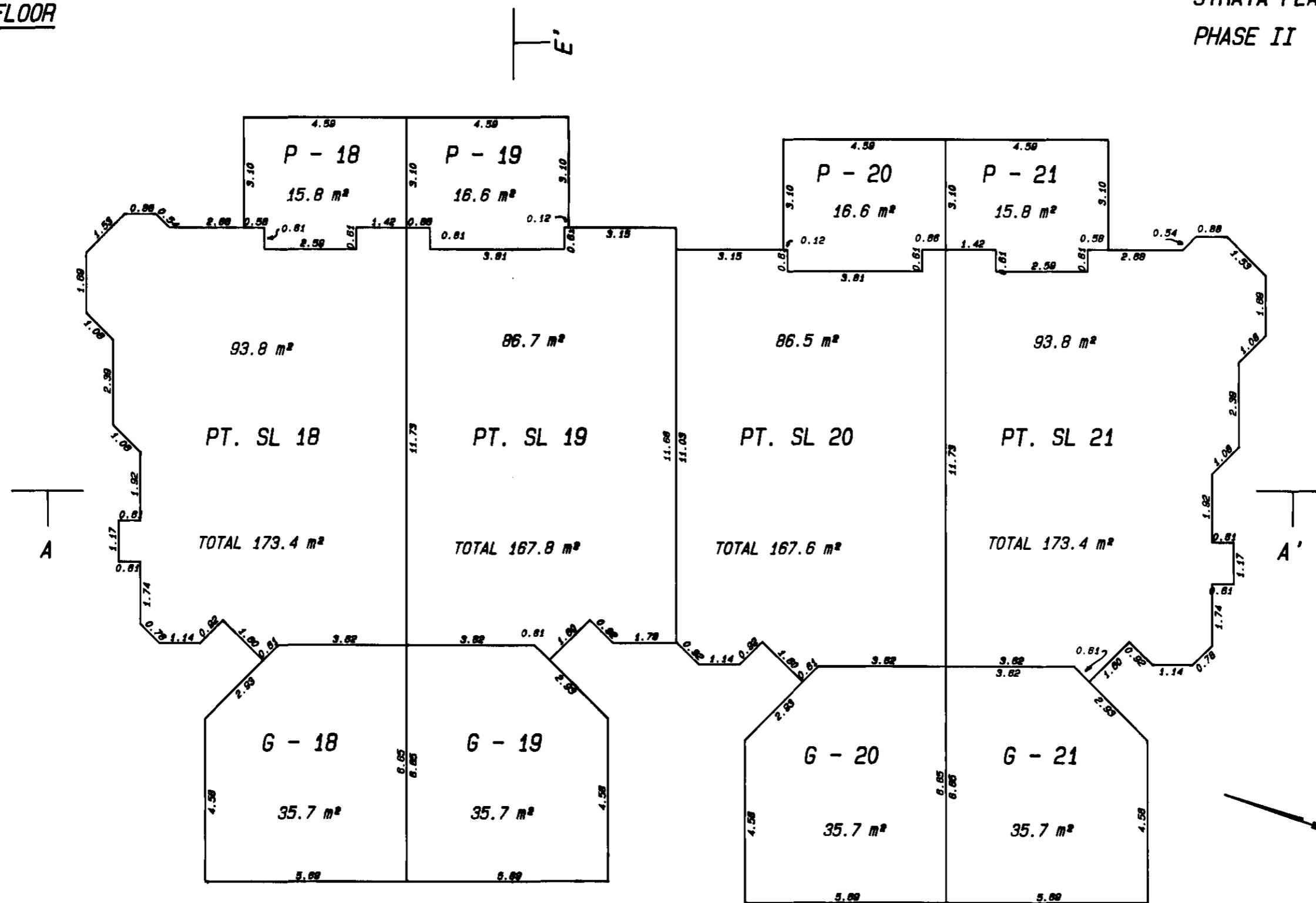
OCTOBER 16 .1988 *RJP* FILE 7487

SHEET 8 OF 11 SHEETS

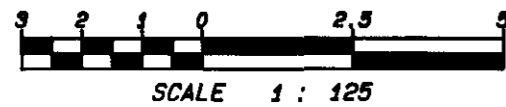
STRATA PLAN N.W. 2448

PHASE II

GROUND FLOOR



FOR CANCELLATION OF LIMITED COMMON PROPERTY
SEE DF A896965 AMENDING SHEET 8 A

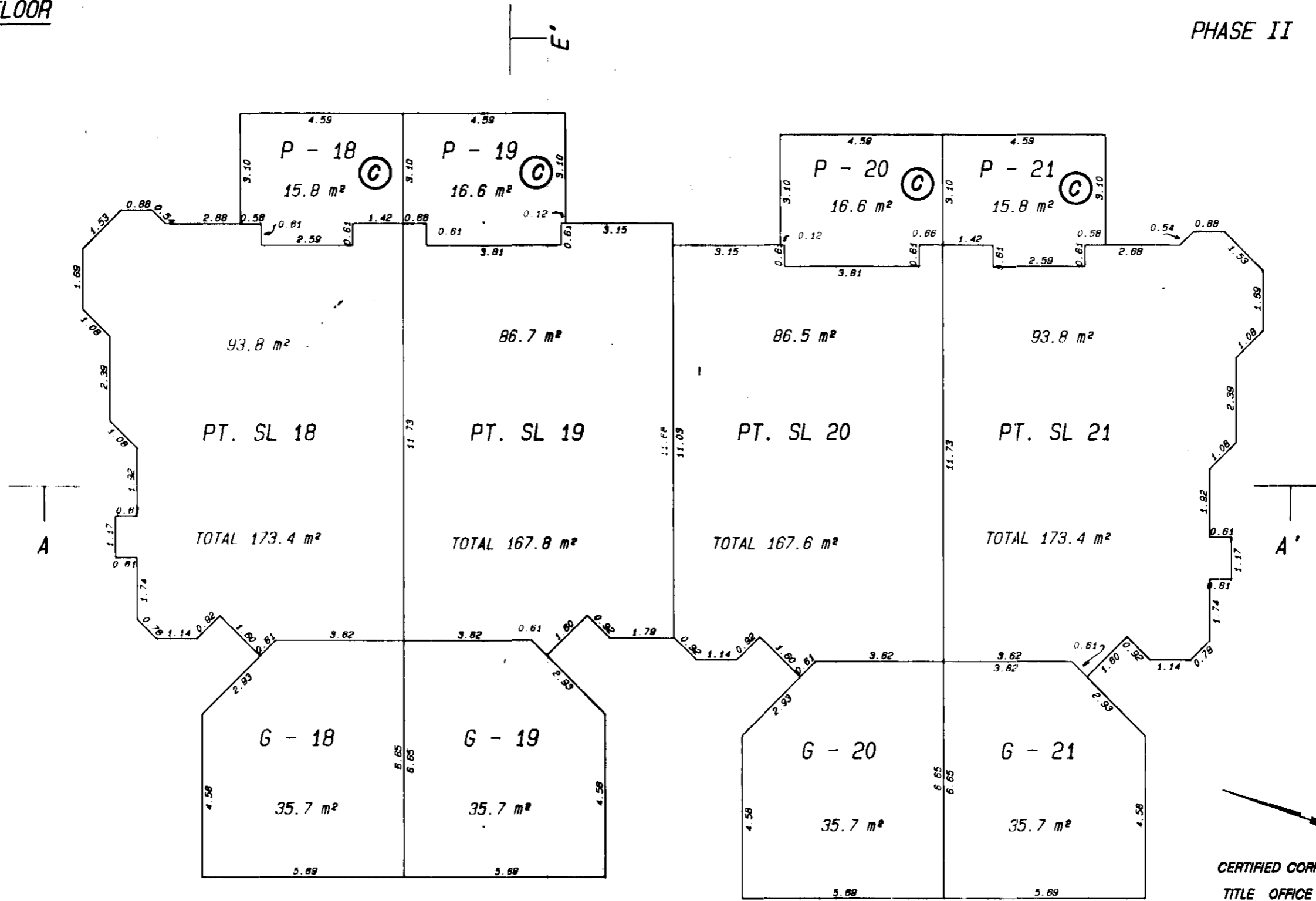


OCTOBER 16 .1988 *RJD* FILE 7487

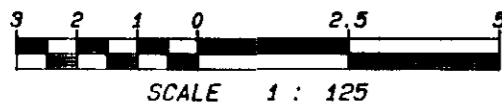
8A

AMENDED SHEET 8 OF 11 SHEETS
STRATA PLAN N.W. 2448
PHASE II

GROUND FLOOR



(C) DENOTES COMMON PROPERTY



CERTIFIED CORRECT ACCORDING TO LAND
TITLE OFFICE RECORDS, DATED THIS
29 DAY OF APRIL, 1983.

[Signature] B.C.L.S.

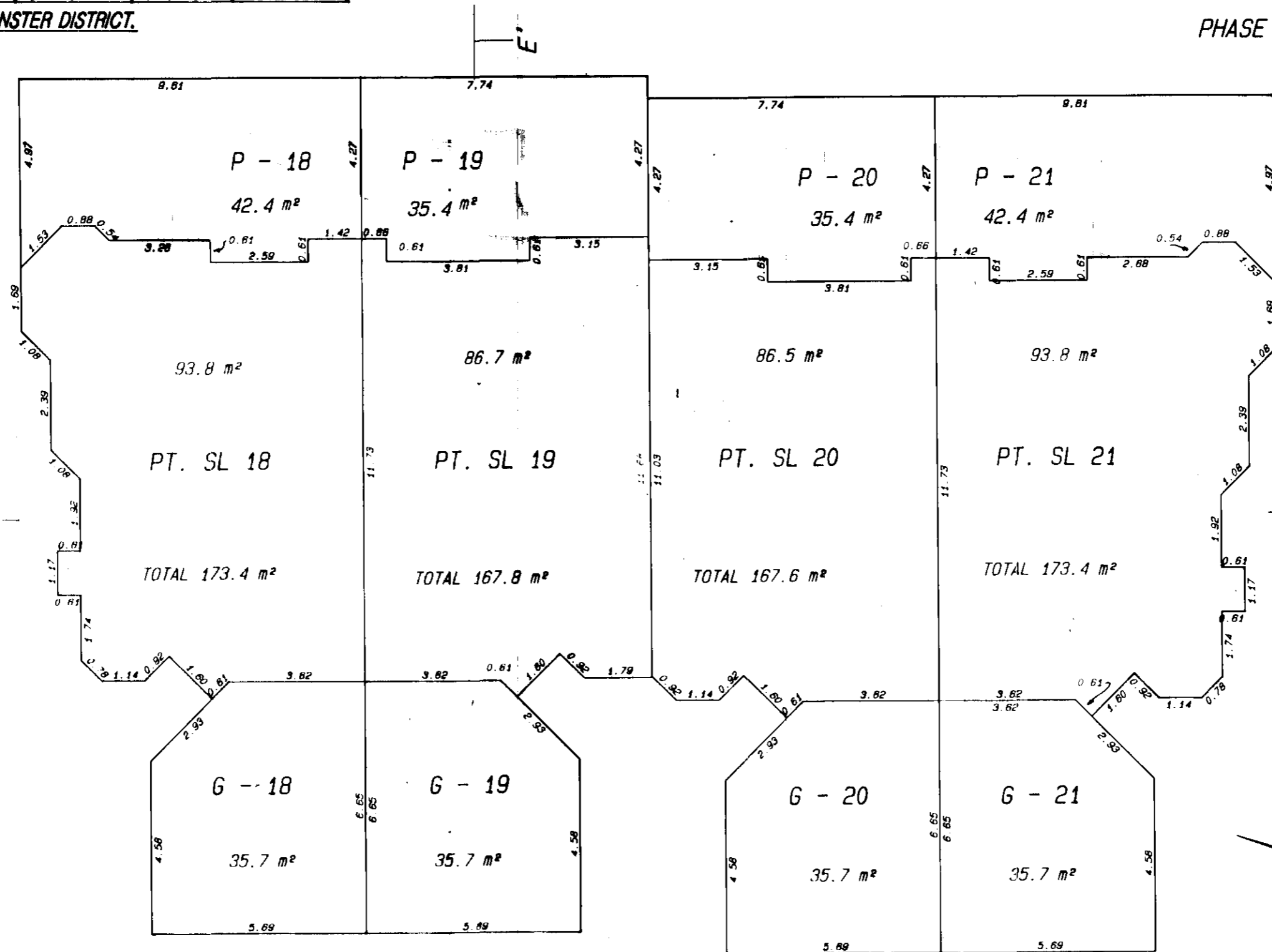
OCTOBER 16, 1986 *[Signature]* FILE 7487

8B

AMENDED SHEET 8 OF 11 SHEETS
STRATA PLAN N.W. 2448
PHASE II

SKETCH PLAN TO ACCOMPANY A SPECIAL RESOLUTION, AMENDING A PORTION OF
COMMON PROPERTY, ON LOT 256, SECTION 7, TOWNSHIP 2,
PLAN 70861, NEW WESTMINSTER DISTRICT.

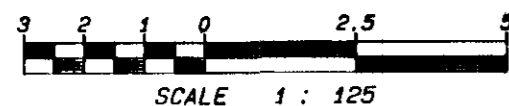
GROUND FLOOR



A

A'

E



CERTIFIED CORRECT. DATED THIS
29 DAY OF APRIL, 1988.

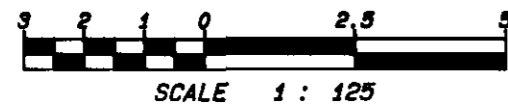
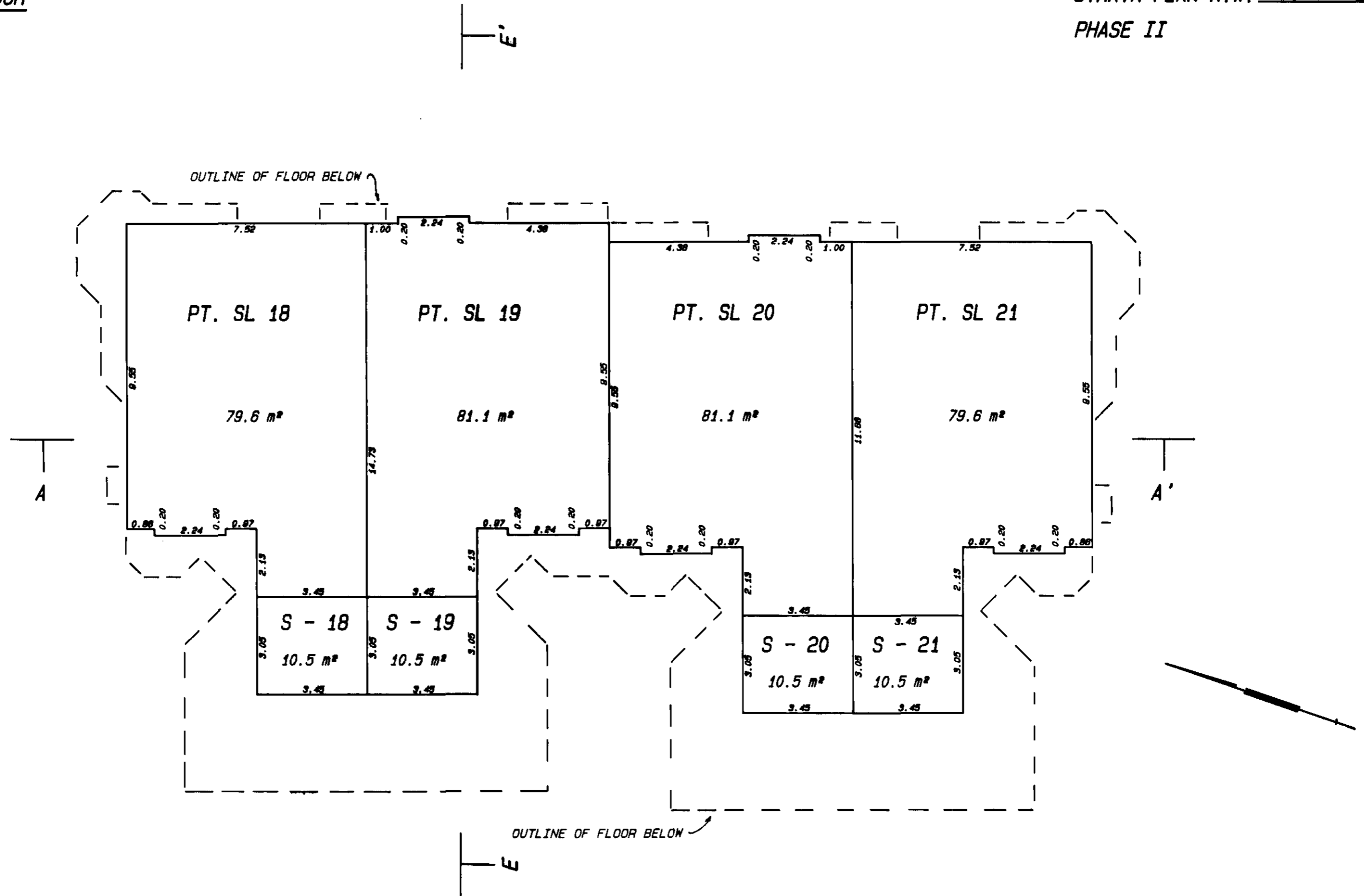
R. J. Payne B.C.L.S.

OCTOBER 16, 1988 *RJP* FILE 7487

SHEET 9 OF 11 SHEETS

UPPER FLOOR

STRATA PLAN N.W. 2448
PHASE II

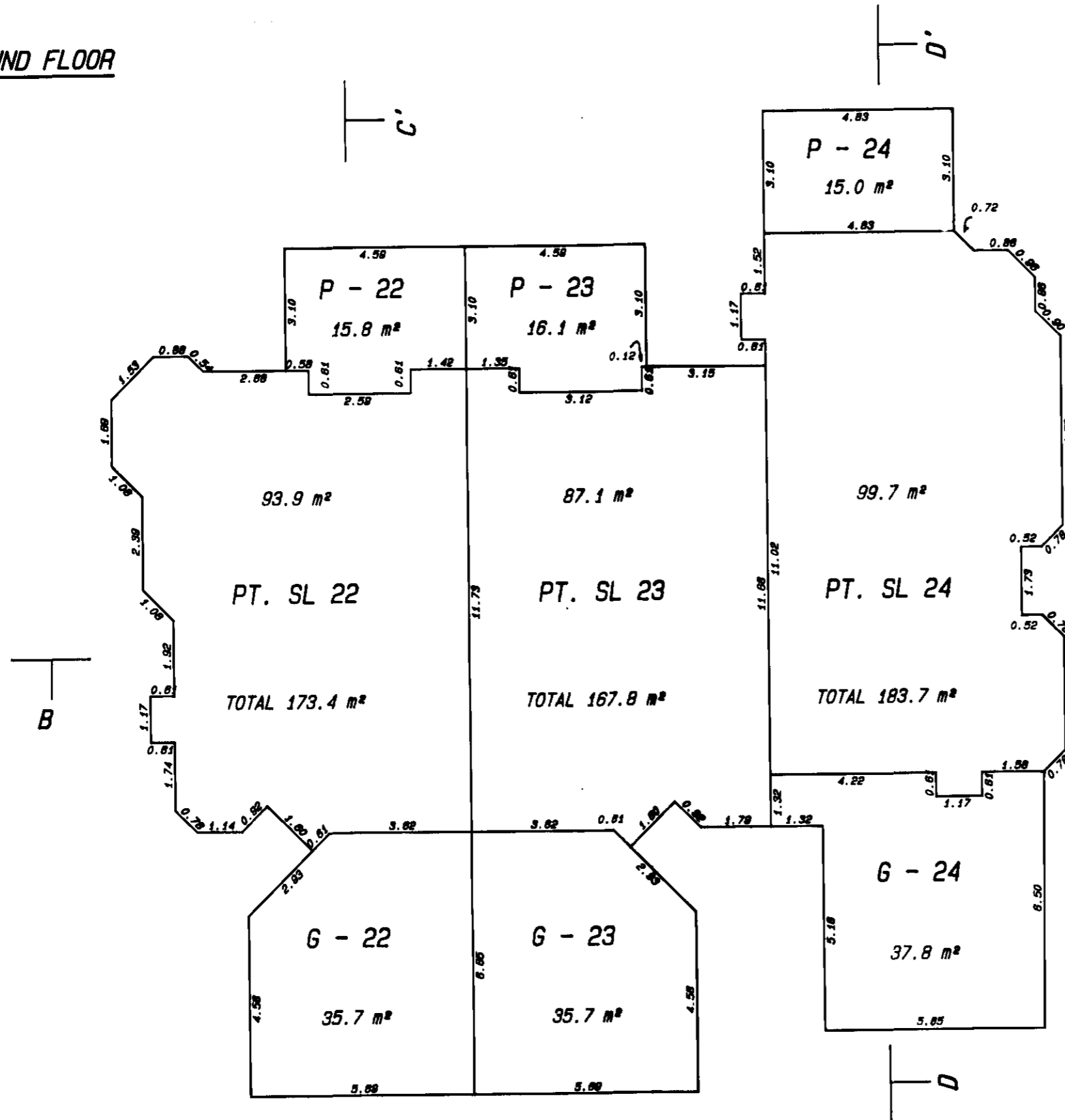


OCTOBER 16, 1998 *R248* FILE 7487.

SHEET 10 OF 11 SHEETS

STRATA PLAN N.W. 2448
PHASE II

GROUND FLOOR



FOR CANCELLATION OF LIMITED COMMON PROPERTY
SEE DF AB96965 AMENDING SHEET 10A

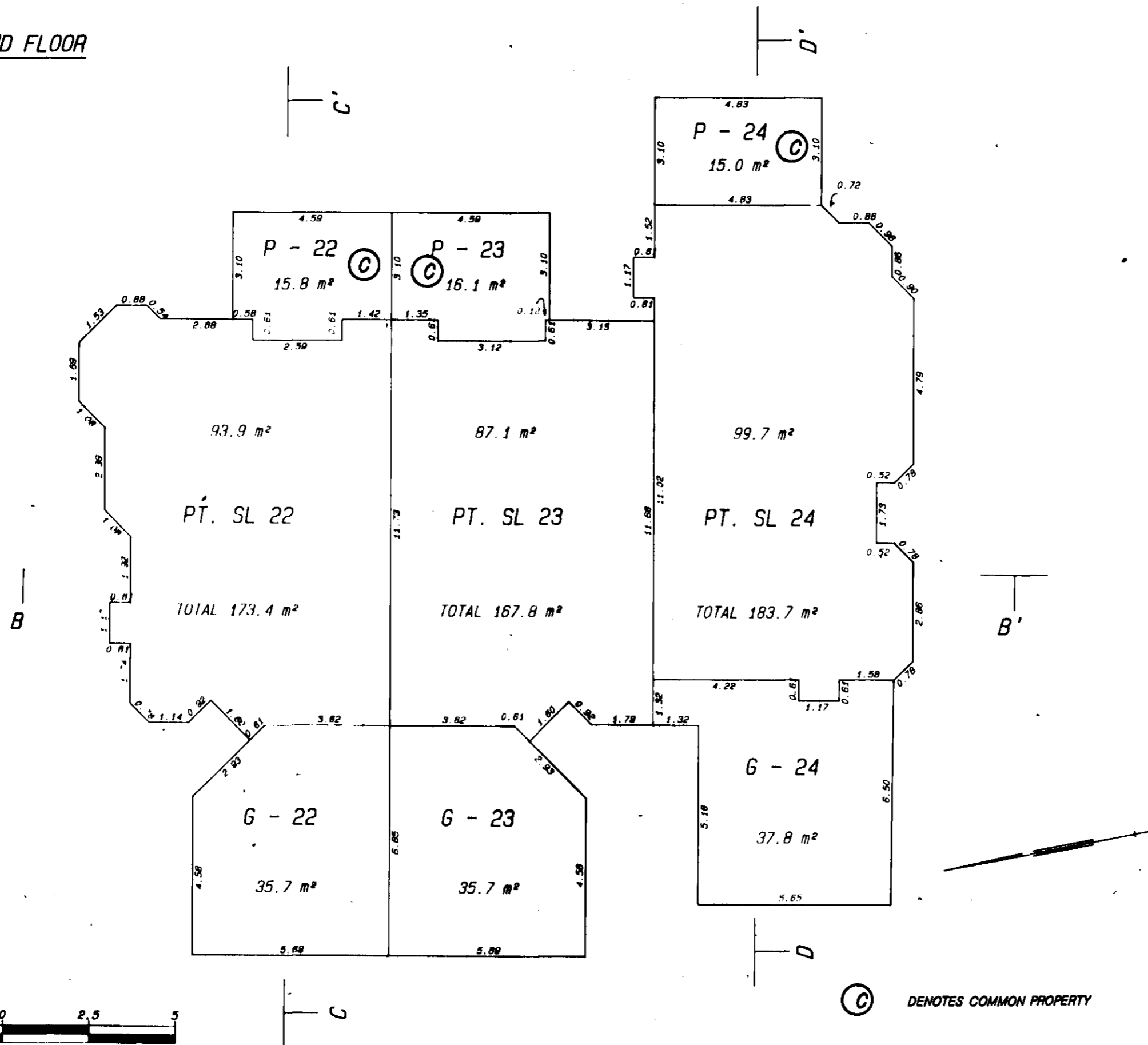


OCTOBER 16, 1988 *RJP* FILE 7487.

10A

GROUND FLOOR

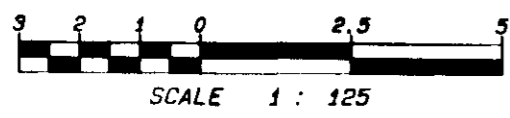
AMENDED SHEET 10 OF 11 SHEETS
STRATA PLAN N.W. **2448**
PHASE II



CERTIFIED CORRECT ACCORDING TO LAND
TITLE OFFICE RECORDS, DATED THIS
29 DAY OF APRIL, 1989

R. J. [Signature] B.C.L.S.

(C) DENOTES COMMON PROPERTY

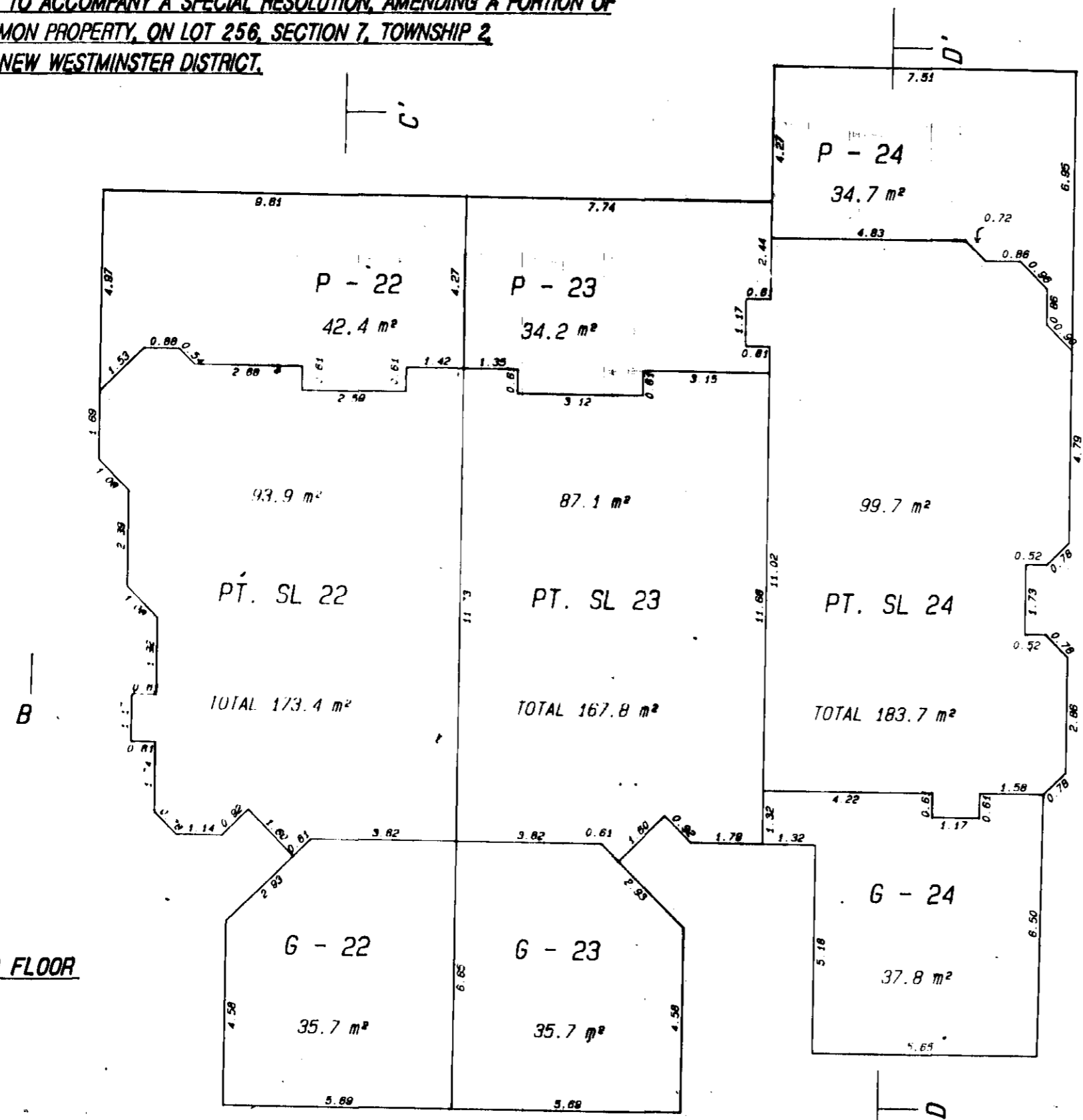


OCTOBER 16, 1988 *RJ* FILE 7487

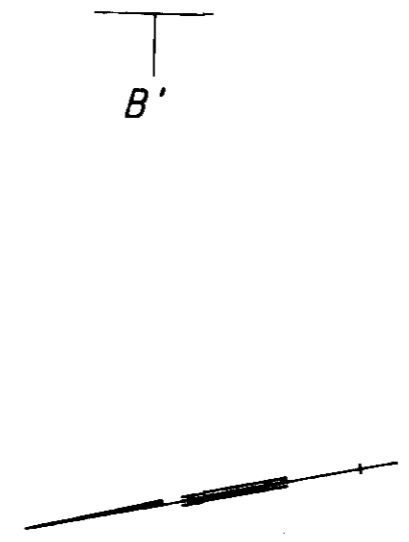
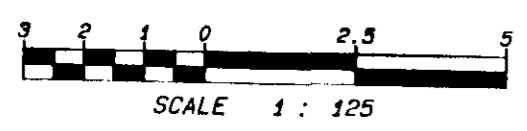
10B

**SKETCH PLAN TO ACCOMPANY A SPECIAL RESOLUTION, AMENDING A PORTION OF
COMMON PROPERTY, ON LOT 256, SECTION 7, TOWNSHIP 2,
PLAN 70861, NEW WESTMINSTER DISTRICT.**

AMENDED SHEET 10 OF 11 SHEETS
STRATA PLAN N.W. **2448**
PHASE II



GROUND FLOOR



CERTIFIED CORRECT, DATED THIS
29 DAY OF APRIL, 1989.

[Signature] B.C.L.S.

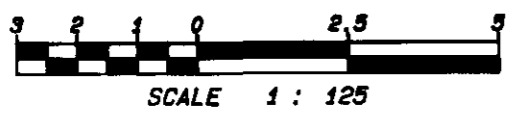
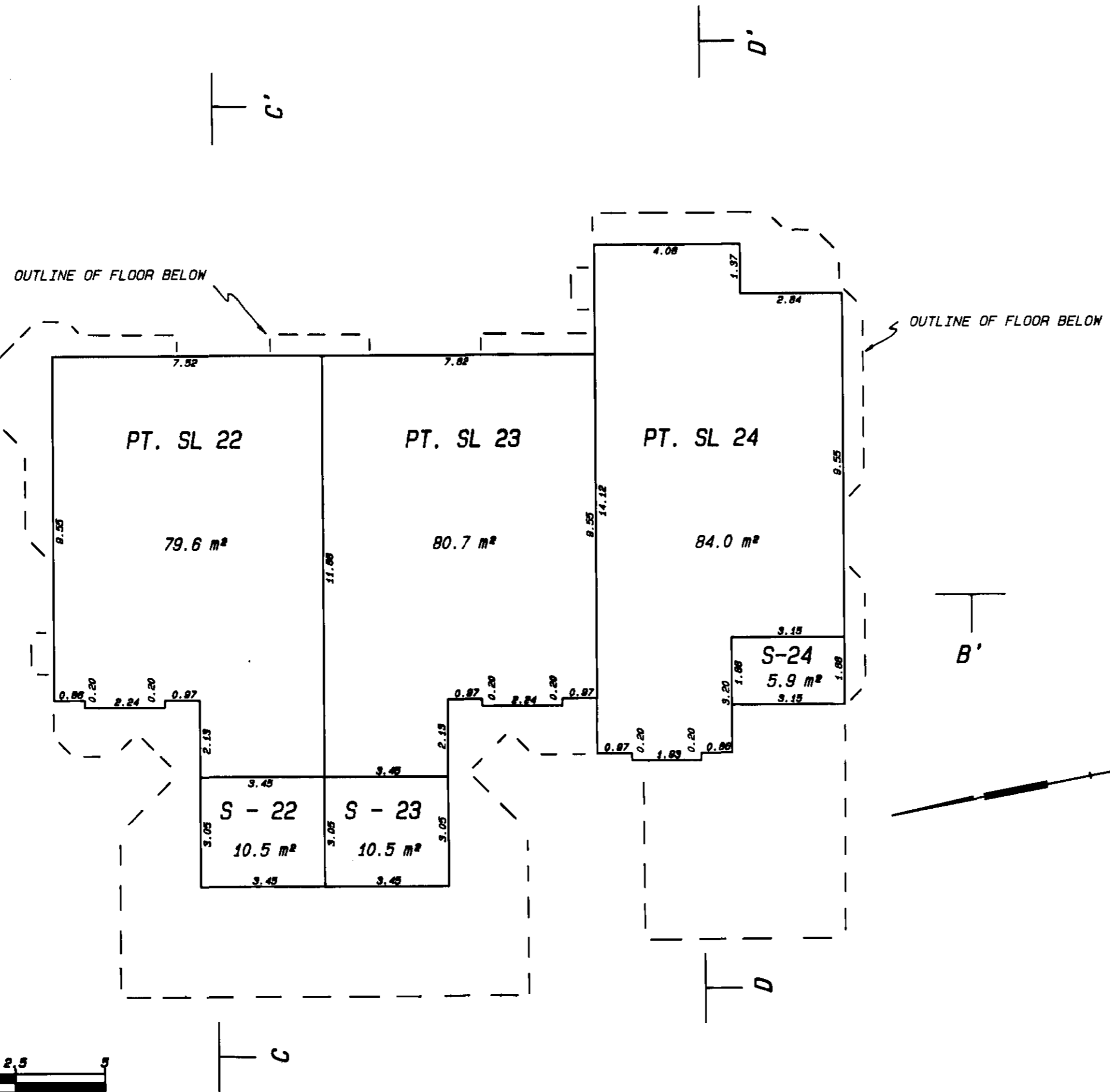
OCTOBER 16, 1988 *[Signature]* FILE 7487

SHEET 11 OF 11 SHEETS

STRATA PLAN N.W. 2448

PHASE II

UPPER FLOOR



OCTOBER 16 .1988 *RJP* FILE 7487.