

12

**STRATA PLAN OF LOT A,
DISTRICT LOT 348, GROUP 1,
N.W.D., PLAN 87327**

FIRST SHEET: Sheet 1 of 12 Sheets
STRATA PLAN LMS 397

CITY OF PORT MOODY B.C.O.S. 928.038
15 0 15 30 45
GRAPHIC SCALE - METRES 1:750
All distances are in metres

Deposited and Registered in the Land
Title Office at New Westminster
B.C. this 27 day of
May 1992.

[Signature]
Registered Deputy
BF195852

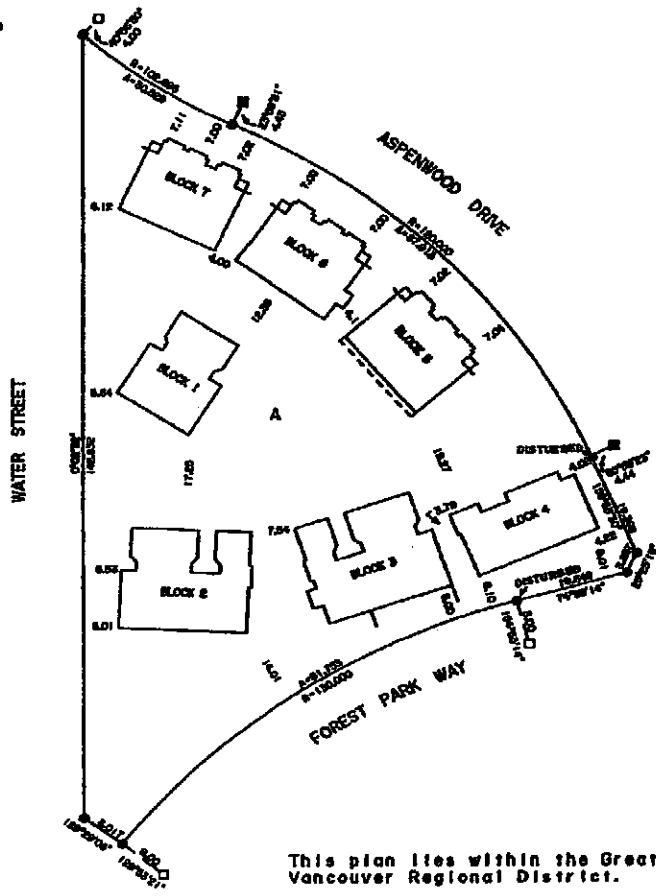
- LEGEND**
- SL Strata Lot
 - L.C.P. Limited Common Property
 - ⊙ Puff
 - ⊗ Balcony
 - Square metres

Patios and balconies are limited common property to the Strata Lot to which they are attached.

Strata lot boundaries are to centre line of party walls and to the outside of the exterior walls.

- Denotes Lead Plug found
- Denotes Iron Post found
- Denotes Iron Post set
- Denotes Lead plug set

Astronomic bearings are derived from Plan 87327.



CIVIC ADDRESS:
1 Aspenwood Drive
Port Moody, B.C.

This plan lies within the Greater Vancouver Regional District.

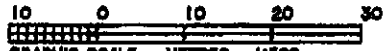
The address for service of documents on the Strata Corporation is:
The Owners, Strata Plan LMS 397
201 - 4695 E. Hastings Street
Burnaby, B.C. V5C 2K6

I, J.G. Cameron, 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 27 day of May 1992.

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

[Signature] B.C.L.S.
FILE: 81-A-2984-S1

FOUNDATION OUTLINE



GRAPHIC SCALE - METRES 1:500

All distances are in metres

Sheet 2 of 12 Sheets

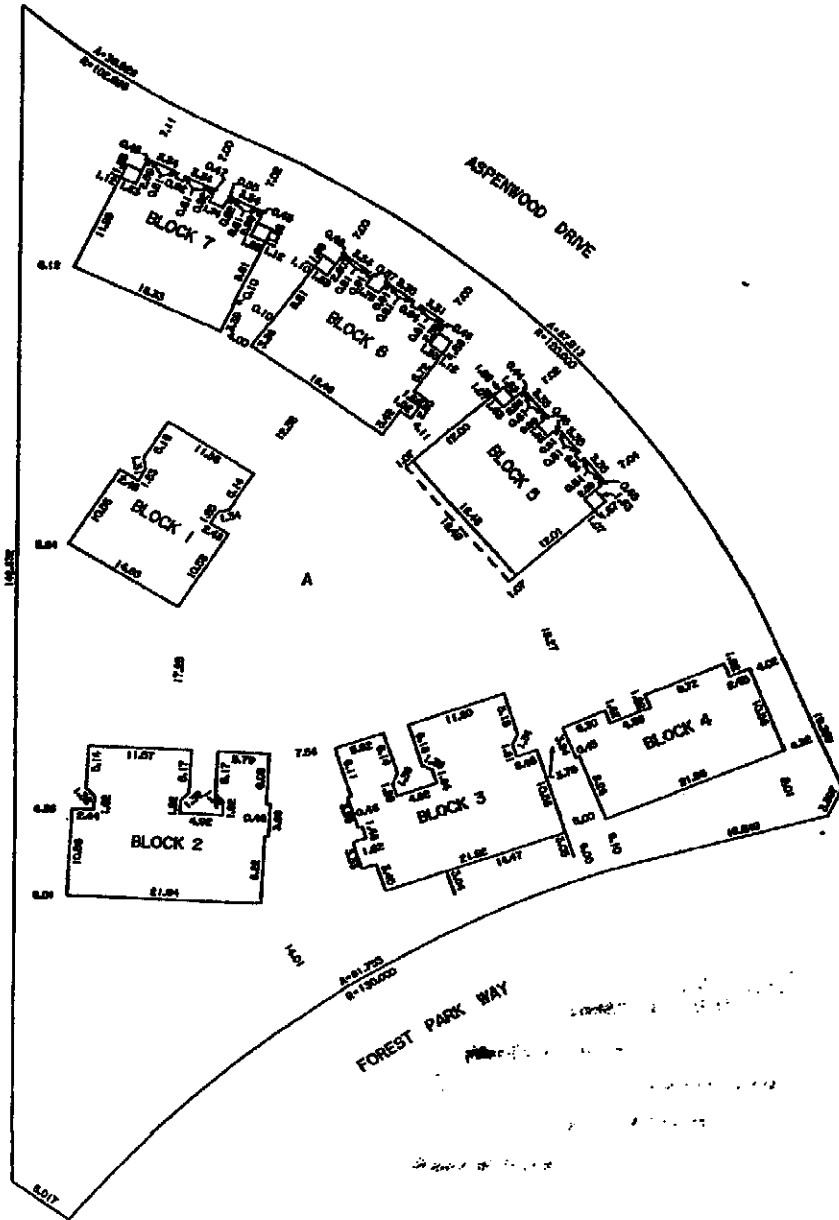
STRATA PLAN LMS 397



WATER STREET


ASPENWOOD DRIVE

FOREST PARK WAY



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

Dated this 8 day of NOV 1992

 B.C.L.S.

FILE: 91-A-2884-S12

CONDOMINIUM ACT

SECOND SHEET
 Sheet 3 of 12 Sheets
 STRATA PLAN LMS 397

| STRATA LOT NO. | SHEET NO. | AREA (sqm) | FORM 1 | FORM 2 |
|----------------|-----------|------------|--|--|
| | | | SCHEDULE OF UNIT ENTITLEMENT UNIT ENTITLEMENT | SCHEDULE OF INTEREST UPON DESTRUCTION INTEREST UPON DESTRUCTION |
| 1 | 4 | B10.7 | 2768 | 2698 |
| 2 | 4 | B11.1 | 2792 | 2698 |
| 3 | 8 | B18.6 | 2772 | 2698 |
| 4 | 8 | B20.4 | 2792 | 2678 |
| 5 | 8 | B20.0 | 2648 | 2678 |
| 6 | 6 | B14.8 | 2638 | 2698 |
| 7 | 6 | B20.0 | 2781 | 2668 |
| 8 | 8 | B11.2 | 2762 | 2678 |
| 9 | 8 | B18.6 | 2834 | 2698 |
| 10 | 7 | B20.0 | 2781 | 2698 |
| 11 | 7 | B11.5 | 2792 | 2698 |
| 12 | 8 | B24.5 | 2258 | 2488 |
| 13 | 8 | B21.6 | 2205 | 2428 |
| 14 | 8 | B24.5 | 2285 | 2488 |
| 15 | 8 | B25.2 | 2290 | 2488 |
| 16 | 8 | B20.1 | 2217 | 2428 |
| 17 | 8 | B23.8 | 2292 | 2488 |
| 18 | 10 | B25.8 | 2292 | 2488 |
| 19 | 10 | B20.7 | 2223 | 2488 |
| 20 | 10 | B25.8 | 2294 | 2488 |
| AGGREGATE | | 8804.2 | 90729 | 81430 |

Residential Development Form 3 Not Used

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 RUNARBY, B.C.
 this 19 day of MAY 1992.

[Signature]
 A Commissioner for taking affidavits within the Province of British Columbia. R.S. Gibbitt

Accepted as to Forms 1 and 2
 this 22 day of MAY 1992.

[Signature]
 Superintendent of Real Estate

Owners:
 Boffo Bros. (Heritage Woods) Development Ltd.
 (Inc. No. 407491)

[Signature] Gerry Nichele
 Authorized Signatory

[Signature] Otto Boffo
 Authorized Shareholder

[Signature]
 Witness
 4254 East Hastings St.
 Vancouver, B.C. V5G 2J5
 Address of Witness

[Signature]
 Occupation of Witness

Mortgages: Central Guaranty Trust Company

by its authorized signatories

[Signature] Rod Weems

[Signature]
 Witness

[Signature] Vancouver, B.C.
 Address of Witness

[Signature]
 Occupation of Witness

NEW DEVELOPMENT CERTIFICATE
 I, J.G. Cameron, B.C.L.S., hereby certify that the buildings shown in this strata plan have not as of the 19 day of MAY 1992 been previously occupied. Dated at Surrey B.C., this 22 day of MAY, 1992.

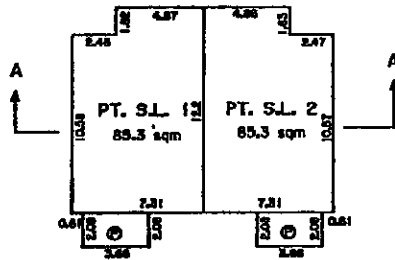
[Signature] B.C.L.S.

BLOCK 1

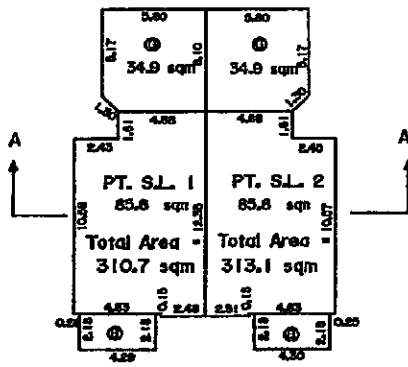
Sheet 4 of 12 Sheets
STRATA PLAN LMS 397



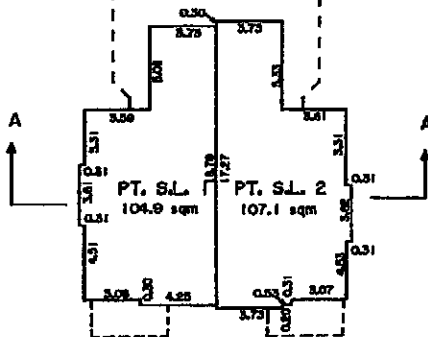
LOWER FLOOR



MAIN FLOOR



UPPER FLOOR



SECTION A - A'

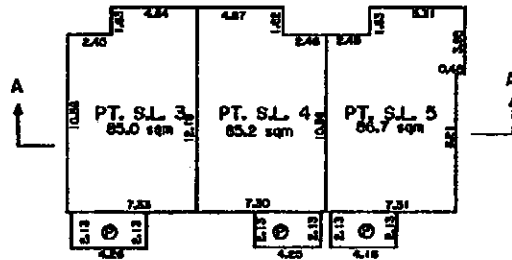
| | |
|------------|------------|
| PT. S.L. 1 | PT. S.L. 2 |
| PT. S.L. 1 | PT. S.L. 2 |
| PT. S.L. 1 | PT. S.L. 2 |

Dated this 8 day of May, 1992.

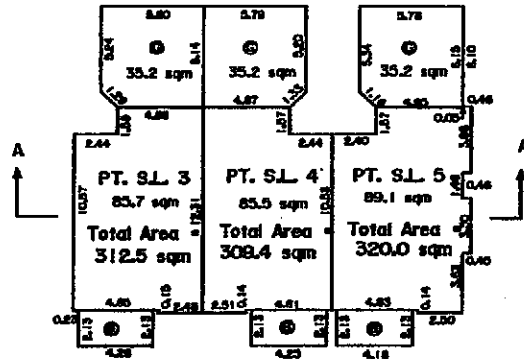
[Signature], B.C.L.S.



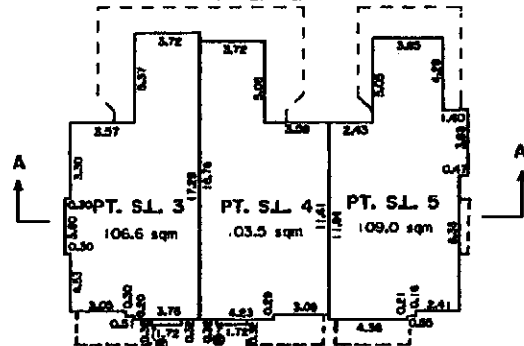
LOWER FLOOR



MAIN FLOOR



UPPER FLOOR

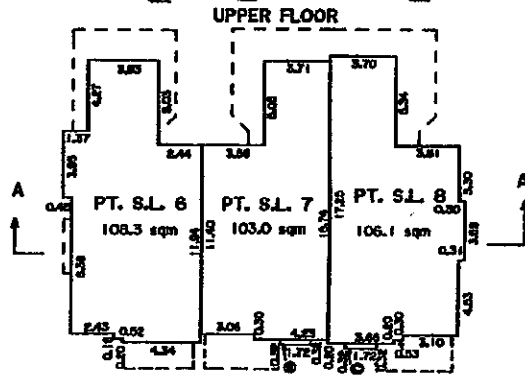
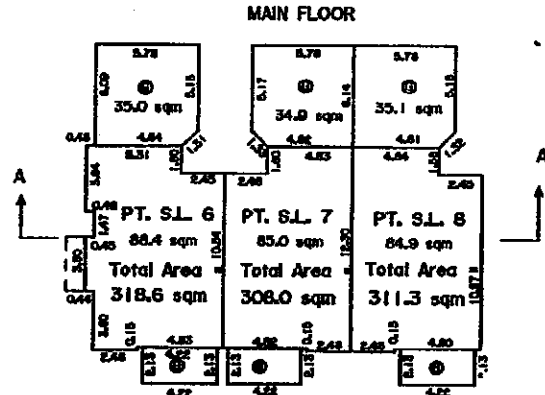
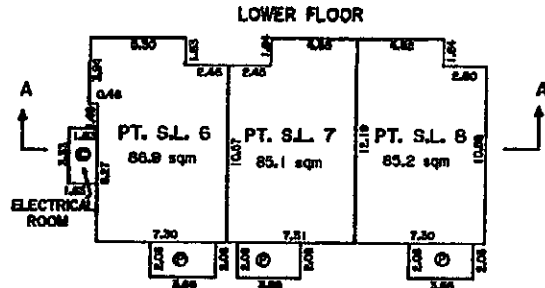


SECTION A - A'

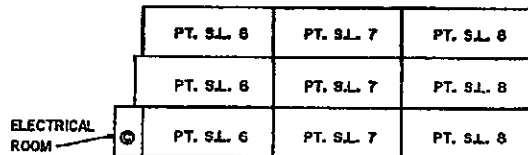
| | | |
|------------|------------|------------|
| PT. S.L. 3 | PT. S.L. 4 | PT. S.L. 5 |
| PT. S.L. 3 | PT. S.L. 4 | PT. S.L. 5 |
| PT. S.L. 3 | PT. S.L. 4 | PT. S.L. 5 |

Dated this 8 day of May, 1992.

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



SECTION A - A'



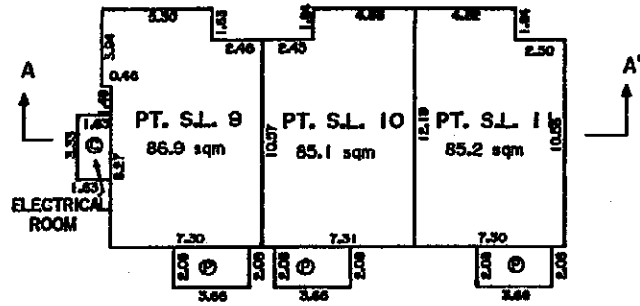
Dated this 8 day of May, 1992.

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

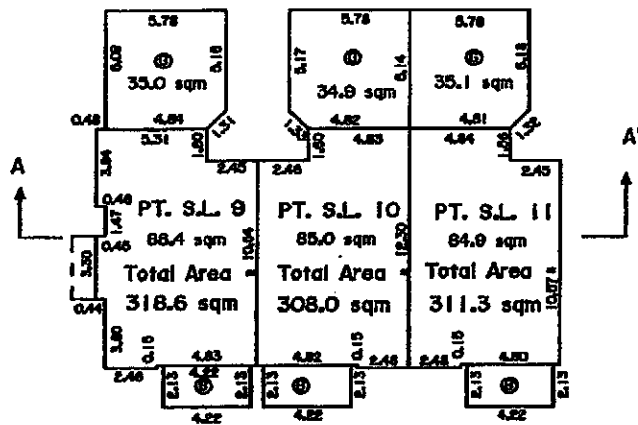
BLOCK 4



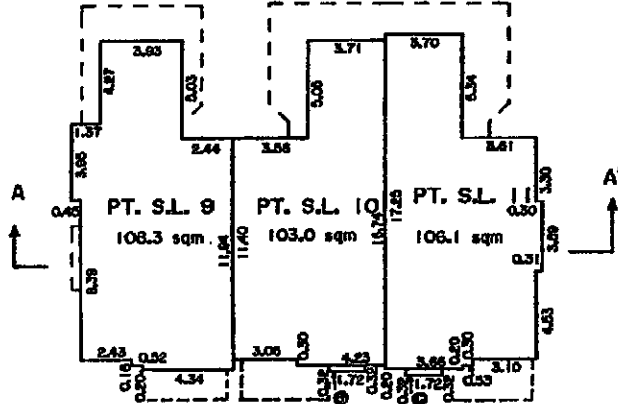
LOWER FLOOR



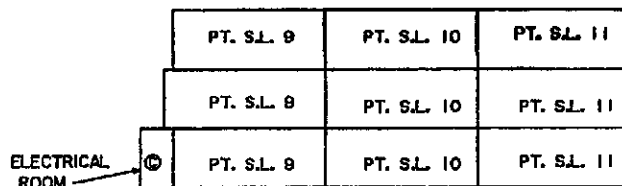
MAIN FLOOR



UPPER FLOOR



SECTION A - A'



Dated this 8 day of May, 1992.

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

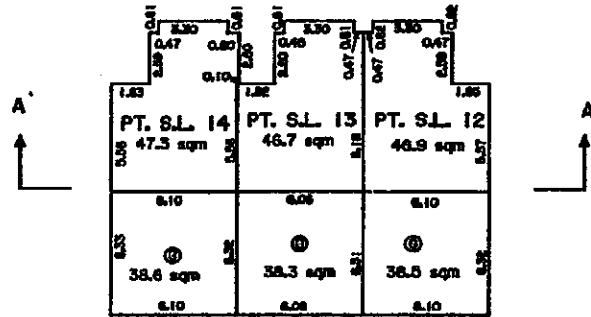
BLOCK 5

Sheet 8 of 12 Sheets

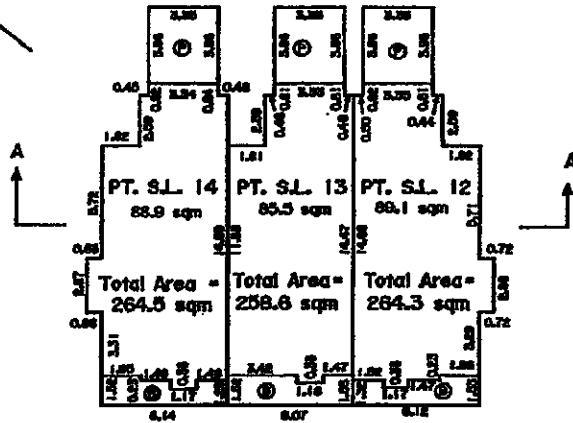
STRATA PLAN LMS 397



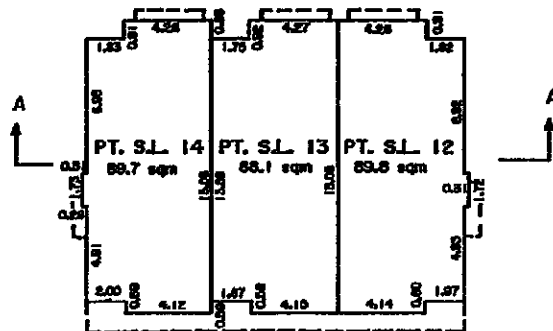
LOWER FLOOR



MAIN FLOOR




UPPER FLOOR



SECTION A - A'

| | | |
|-------------|-------------|-------------|
| PT. S.L. 14 | PT. S.L. 13 | PT. S.L. 12 |
| PT. S.L. 14 | PT. S.L. 13 | PT. S.L. 12 |
| PT. S.L. 14 | PT. S.L. 13 | PT. S.L. 12 |

Dated this 8 day of May, 1992.

 , B.C.L.S.

BLOCK 6

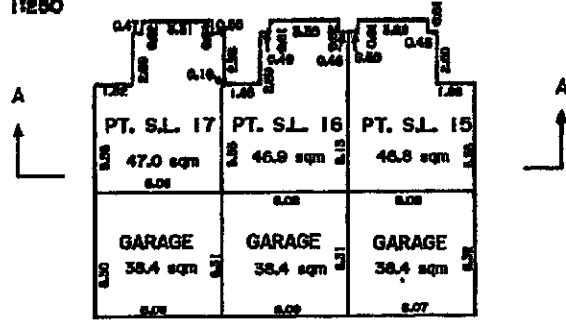
Sheet 9 of 12 Sheets

STRATA PLAN LMS

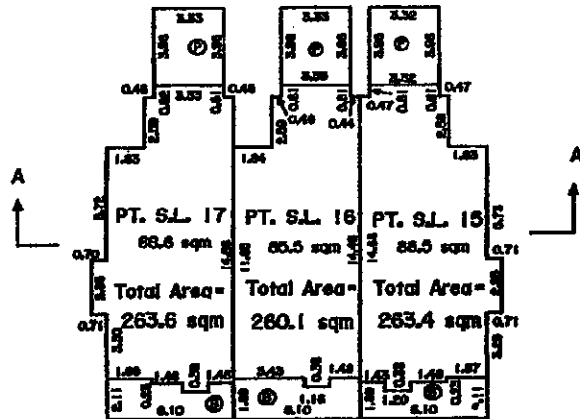
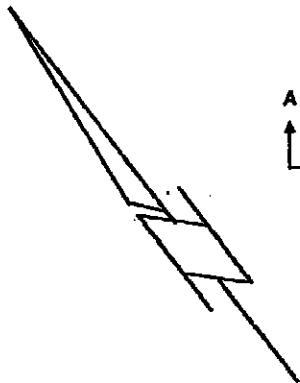
397



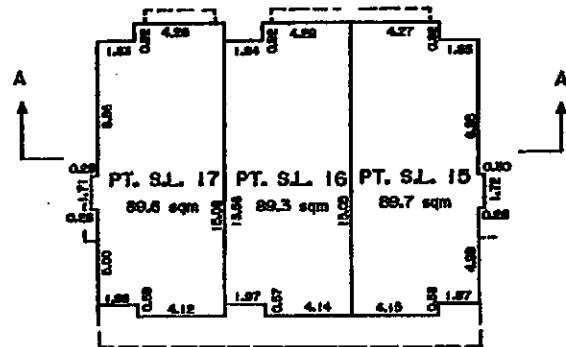
LOWER FLOOR



MAIN FLOOR




UPPER FLOOR



SECTION A - A'

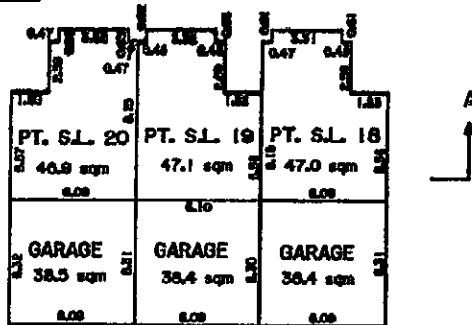
| | | |
|-------------|-------------|-------------|
| PT. S.L. 17 | PT. S.L. 16 | PT. S.L. 15 |
| PT. S.L. 17 | PT. S.L. 15 | PT. S.L. 15 |
| PT. S.L. 17 | PT. S.L. 16 | PT. S.L. 15 |

Dated this 6 day of May, 1992.

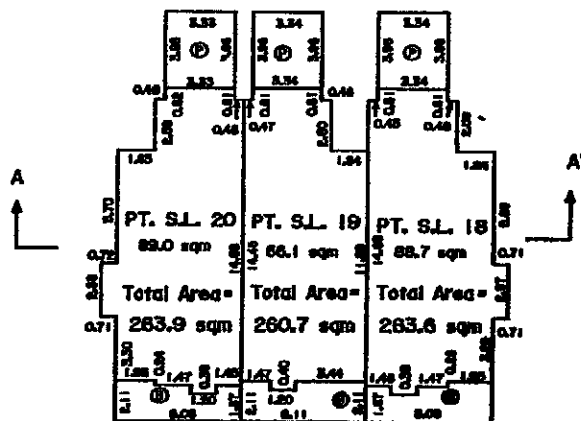
, B.C.L.S.



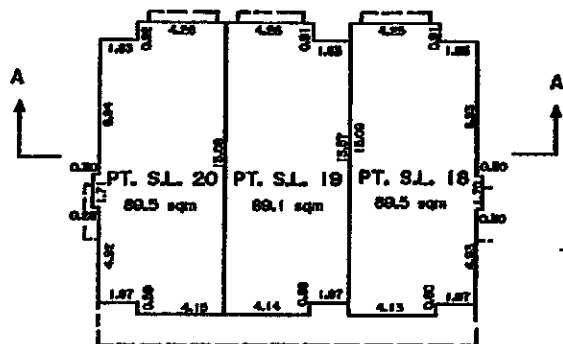
LOWER FLOOR



MAIN FLOOR



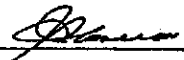
UPPER FLOOR



SECTION A - A'

| | | |
|-------------|-------------|-------------|
| PT. S.L. 20 | PT. S.L. 19 | PT. S.L. 18 |
| PT. S.L. 20 | PT. S.L. 19 | PT. S.L. 18 |
| PT. S.L. 20 | PT. S.L. 19 | PT. S.L. 18 |

Dated this 8 day of May, 1992.

 , B.C.L.S.

