

FIRST SHEET 1 OF 16 SHEETS

STRATA PLAN OF PART OF
LOT A. SECTION 21,
TOWNSHIP 16, NEW
WESTMINSTER DISTRICT,
PLAN LMP 4586

STRATA PLAN LMS375

PHASE I
R.F. N. BF173947
DEPOSITED AND
REGISTERED IN THE
LAND TITLE OFFICE
AT NEW WESTMINSTER,
B.C. THIS 8th DAY
OF MAY 1992

SCALE - 1 : 750

ALL DISTANCES ARE IN METRES

ADDRESS FOR SERVICE OF DOCUMENTS:
THE OWNERS- STRATA PLAN LMS 375
520-601 WEST BROADWAY
VANCOUVER B.C. V5Z 4C2

CNIC ADDRESS IS:
2920 GLADWIN ROAD
MATSQUI B.C.

BUILDING NAME IS:
"SEVENOAKS APARTMENTS"

APPROVED AS TO PHASE I OF A
2 PHASE STRATA PLAN UNDER
THE CONDOMINIUM ACT THIS
13TH DAY OF
FEBRUARY 1988

APPROVING OFFICER
MUNICIPALITY OF
WATSOUI

48.
AVENUE

PHASE I

OUTSIDE WALLS OF FOUNDATION
OF BUILDING CONTAINING
STRATA LOTS

STRATA
PLAN
W1719

STRATA PLAN NW 2398

LEGEND:
SEE SHEET 5

CERTIFICATE OF APPROVAL

1. HEREBY CERTIFY THAT THE
CONSTRUCTION OF THE BUILDINGS
SITUATED ON LOT A, SECTION 21,
TOWNSHIP 16, NEW WESTMINSTER,
DISTRICT, PLAN LMP 4506, HAS
BEEN APPROVED FOR STRATA
PLAN DEVELOPMENT THIS 10th
DAY OF FEBRUARY, 1992

PARCEL. DATED THIS 21ST
DAY OF NOVEMBER, 1921.

MAJOR
DANNY CLEAK

APPROVING AUTHORITY - (MAYOR & CLERK)

B.C.S.

THIS PLAN LIES WITHIN
THE CENTRAL FRASER
VALLEY REGIONAL DISTRICT.

THIS PLAN LIES WITHIN THE
MUNICIPALITY OF MATSQUI

WILLIAM KERR
B.C. LAND SURVEYOR
P.O. BOX 36
ABBOTSFORD, B.C.
H. 853-5461

SECOND SHEET 2 OF 16 SHEETS

STRATA PLAN LMS375
PHASE I

CONDOMINIUM ACT

		FORM 1	FORM 2
STRATA LOT NUMBER	SHEET NUMBER	SCHEDULE OF UNIT ENTITLEMENT	SCHEDULE OF INTEREST UPON DESTRUCTION
		UNIT ENTITLEMENT	INTEREST UPON DESTRUCTION
1	6	85	80,600
2	6	106	100,300
3	6	85	81,000
4	6	108	102,500
5	6	113	107,600
6	6	86	81,500
7	6	85	80,300
8	6	88	83,800
9	6	85	80,600
10	6	83	78,600
11	6	86	81,500
12	6	84	79,600
13	7	85	80,600
14	7	106	100,300
15	7	85	81,000
16	7	108	102,500
17	7	113	107,600
18	7	86	81,500
19	7	85	80,300
20	7	88	83,800
21	7	85	80,600
22	7	85	80,300
23	7	86	81,500
24	7	87	82,200
25	7	86	81,300
26	8	85	80,600
27	8	106	100,300
28	8	85	81,000
29	8	108	102,500
30	8	113	107,600
31	8	86	81,600
32	8	85	80,300
33	8	88	83,800
34	8	85	80,600
35	8	85	80,300
36	8	86	81,500
37	8	87	82,200
38	8	86	81,300
39	11	72	68,600
40	11	85	80,600
41	11	72	68,300
AGGREGATE		3693	3,502,500

661-111-1991 BUS.

STRATA PLAN LMS375
PHASE I

FORM 2

LL. No. 29 BCS.

CONDOMINIUM ACT

		FORM 1	FORM 2
STRATA LOT NUMBER	SHEET NUMBER	SCHEDULE OF UNIT ENTITLEMENT	SCHEDULE OF INTEREST UPON DESTRUCTION
		UNIT ENTITLEMENT	INTEREST UPON DESTRUCTION
83	13	85	80,300
84	13	86	81,600
85	13	73	69,600
86	13	72	67,600
AGGREGATE SHEET 4		316	299,100
AGGREGATE SHEET 3		3345	3,173,200
AGGREGATE SHEET 2		3693	3,502,500
TOTAL AGGREGATE		7354	6,974,800
ACCEPTED AS TO FORMS 1 AND 2		1998	
DATED THIS / DAY OF MAY		1998	

REGULATIONS OF REAL ESTATE

WE I, THE UNDERSIGNED DO SOLEMNLY DECLARE THAT

1.) WE I, THE UNDERSIGNED ARE DULY - AUTHORIZED AGENT(S) FOR THE OWNER - DEVELOPER.

2.) THE STRATA PLAN IS ENTIRELY FOR RESIDENTIAL USE.

WE 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. DECLARED BEFORE ME AT IN THE PROVINCE OF BRITISH COLUMBIA, THIS 10 DAY OF January, 1998.

A NOTARY PUBLIC IN AND FOR THE PROVINCE OF BRITISH COLUMBIA

[Signature]
SEVEN OAKS ENTERPRISES INC.
(AUTHORIZED SIGNATORY)
PETER WALL

WITNESS ROBERT D.J. BROWN
ADDRESS OF WITNESS
OCCUPATION OF WITNESS

[Signature]
BROCK C. ELLIOTT
MICHAEL A. KADOWACKI
INSPECTOR
CANADIAN IMPERIAL BANK OF COMMERCE (AUTHORIZED SIGNATORY)(S)

WITNESS
ADDRESS OF WITNESS
OCCUPATION OF WITNESS
MICHAEL D. NEFFA
6th FL. 600 JEFFERSON ST.
VANCOUVER BC
(S TO BOTH SIGNATURES)

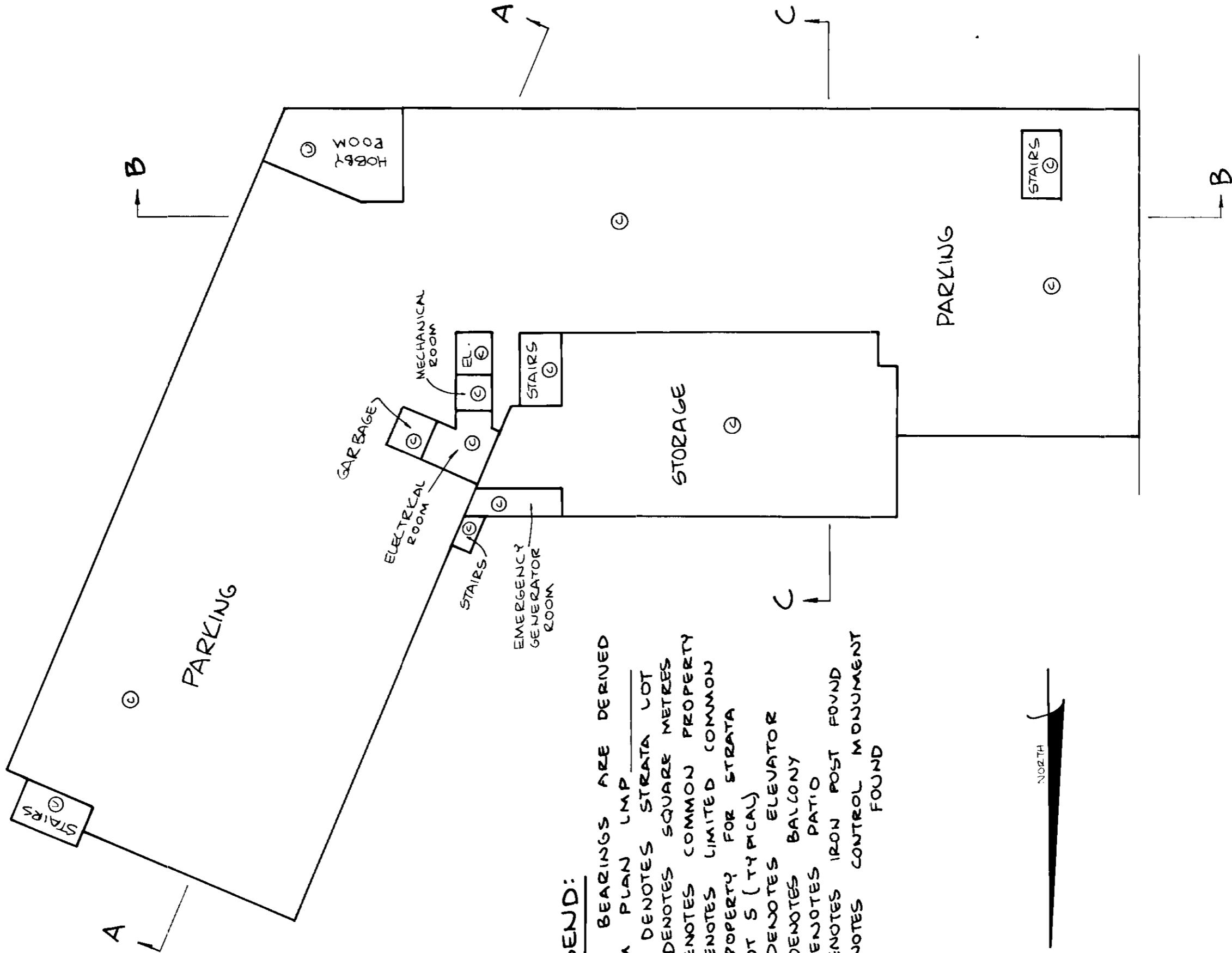
[Signature] No 1 22 99
BCLS
C100-197-I

SHEET 5 OF 10 SHEETS

STRATA PLAN LMS375
PHASE I

BUILDING A

BASEMENT FLOOR



LEGEND:

- GRID BEARINGS ARE DERIVED FROM PLAN LMP
- S.L. DENOTES STRATA LOT
- M2 DENOTES SQUARE METRES
- ② DENOTES COMMON PROPERTY
- ⑤ DENOTES LIMITED COMMON PROPERTY FOR STRATA LOT 5 (TYPICAL)
- EL. DENOTES ELEVATOR
- B DENOTES BALCONY
- P DENOTES PATIO
- ● DENOTES IRON POST FOUND
- ④ DENOTES CONTROL MONUMENT FOUND



SCALE - 1:250



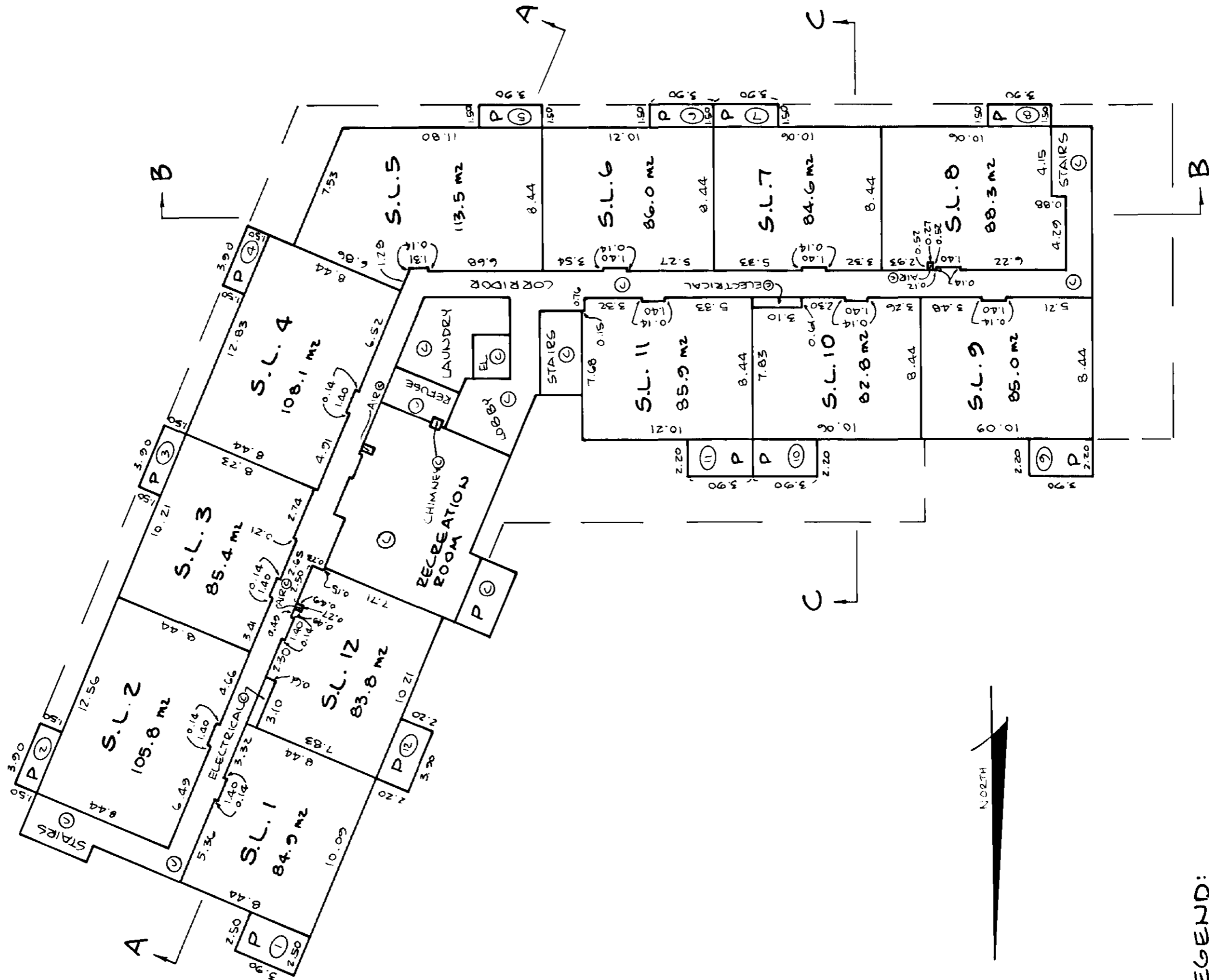
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Nov 22 99
BCS.

1007-1

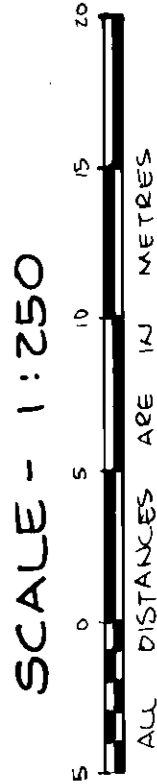
SHEET 6 OF 10 SHEETS
STRATA PLAN LMS375
PHASE 1

BUILDING A

FIRST FLOOR



LEGEND:
SEE SHEET 5



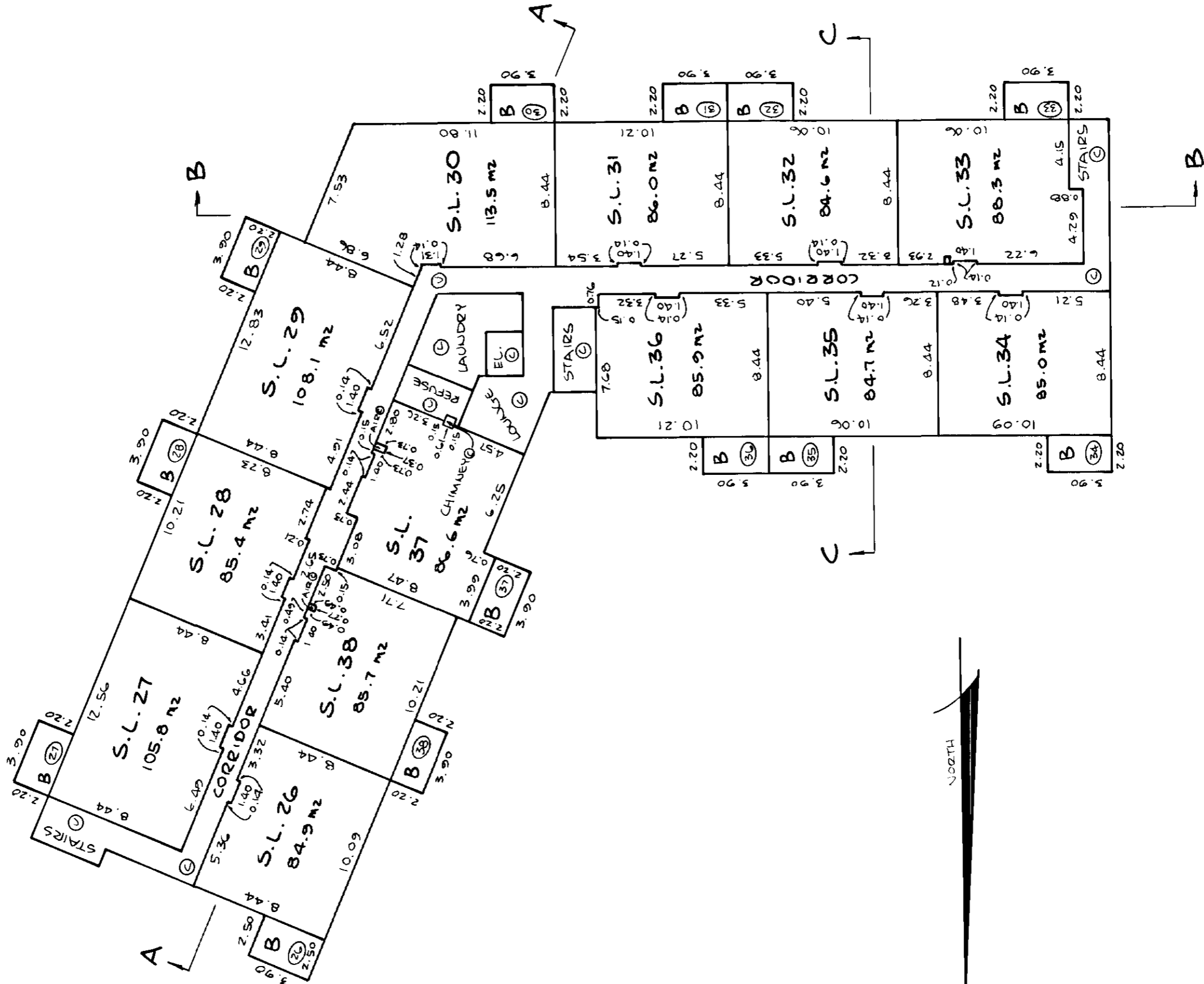
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BCL

6500-107-I

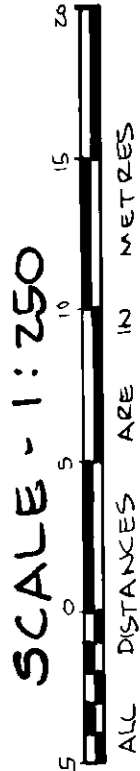
SHEET 8 OF 16 SHEETS
STRATA PLAN LMS375
PHASE I

BUILDING A

THIRD FLOOR



LEGEND:
SEE SHEET 5



W. L. M. S. 375
Nov. 22 99
BCS
S100-197-I

BUILDING A

STRATA PLAN LMS375
PHASE I

SECTION A

S.L. 26	S.L. 38	S.L. 37	REFUSE	LACZDRY — ③ —	CO. RE. IDOR	S.L. 30 FLOOR	B
S.L. 13 THIRD	S.L. 25	S.L. 24				S.L. 17 FLOOR	B
S.L. 1 SECOND	S.L. 12	RECREATION ROOM				S.L. 5 FLOOR	P
③ BASEMENT			PARKING			③ FLOOR	

SECTION 2

S.L. 30	THIRD	S.L. 31	S.L. 32	S.L. 33 FLOOR	CORRIDOR
S.L. 17	SECOND	S.L. 18	S.L. 19	S.L. 20 FLOOR	
S.L. 5	FIRST	S.L. 6	S.L. 7	S.L. 8 FLOOR	

② BASEMENT

③ PARKING

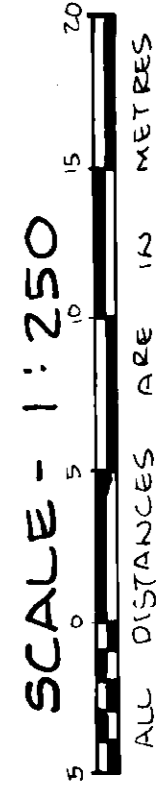
④ FLOOR

SECTION C

LEGEND:

SEE SHEET 5

S.L. 35 THIRD	①	S.L. 32 FLOOR	PARKING ②
		S.L. 19 FLOOR	
		S.L. 7 FLOOR	
S.L. 22 SECOND	CORRIDOR		STORAGE BASEMENT ③
S.L. 10 FIRST			



SCALE - 1:250

ALL DISTANCES ARE IN METRES

W. J. Nov. 22 1991 BCLS

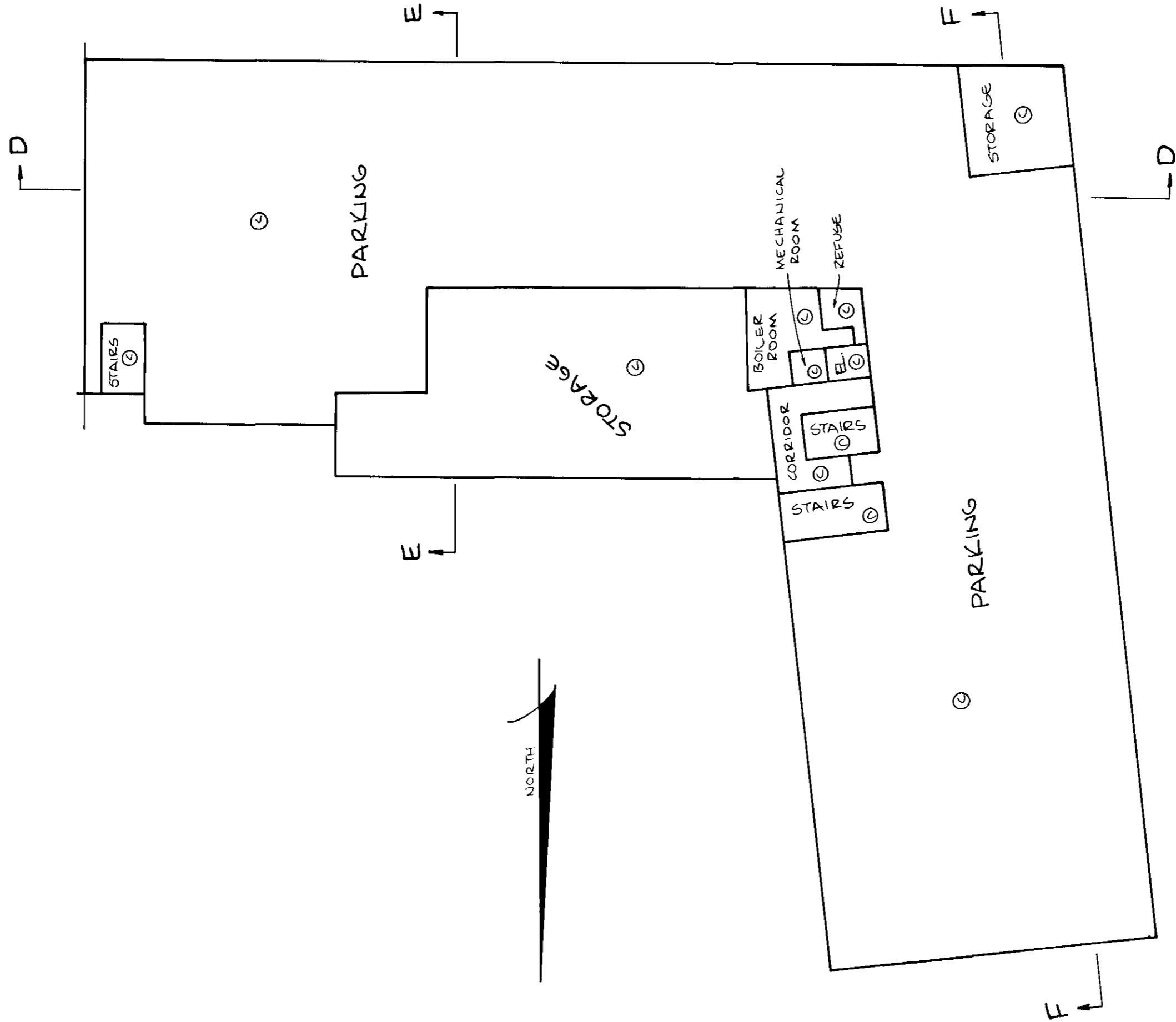
5190-197-I

SHEET 10 OF 16 SHEETS

STRATA PLAN LMS375
PHASE I

BUILDING B

BASEMENT FLOOR



LEGEND:
SEE SHEET 5

SCALE - 1:250
ALL DISTANCES ARE IN METRES

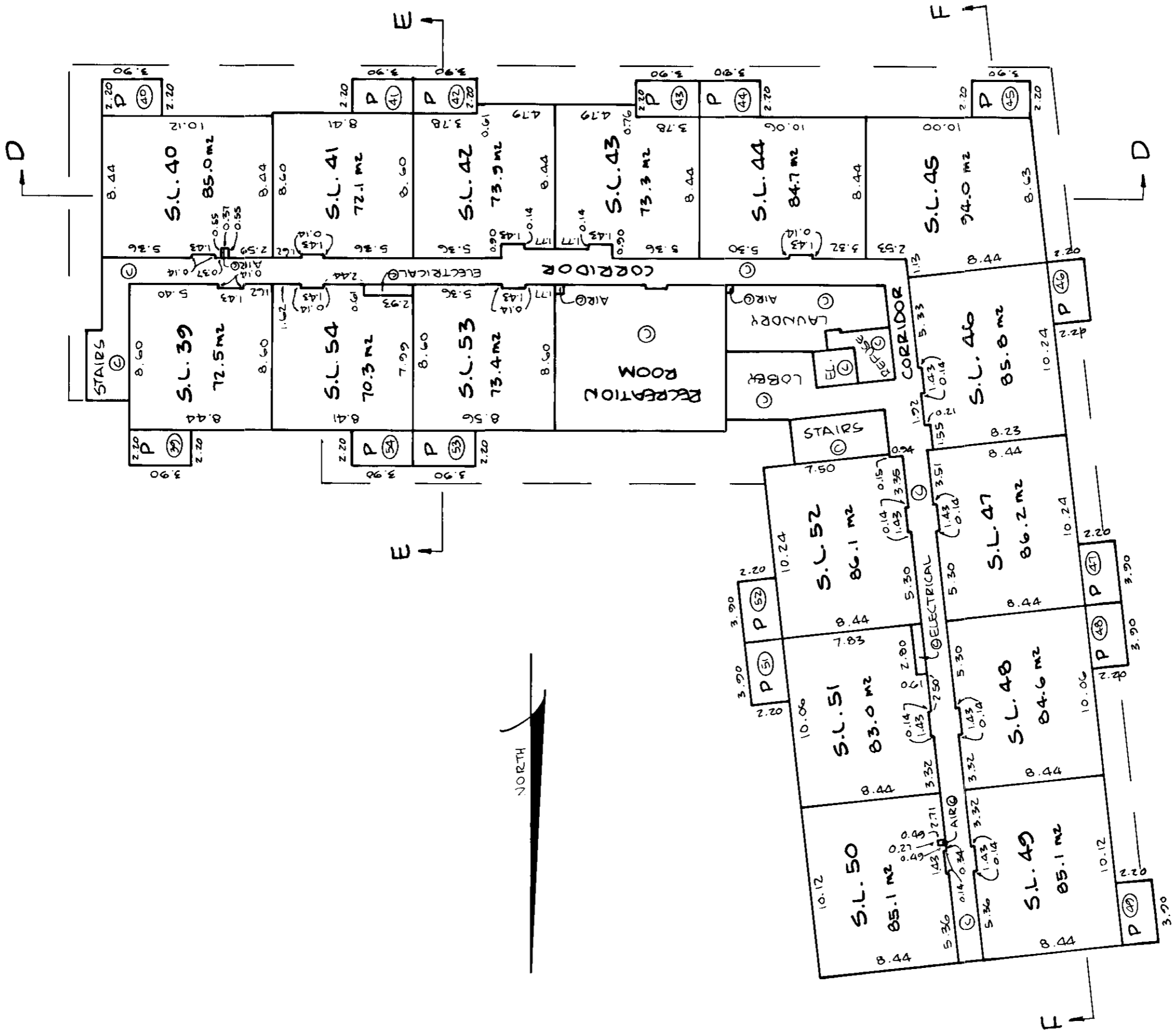
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Nov 22 1998
BCL

SHEET 11 OF 16 SHEETS

STRATA PLAN LMS375
PHASE I

BUILDING B

FIRST FLOOR



LEGEND:
SEE SHEET 5



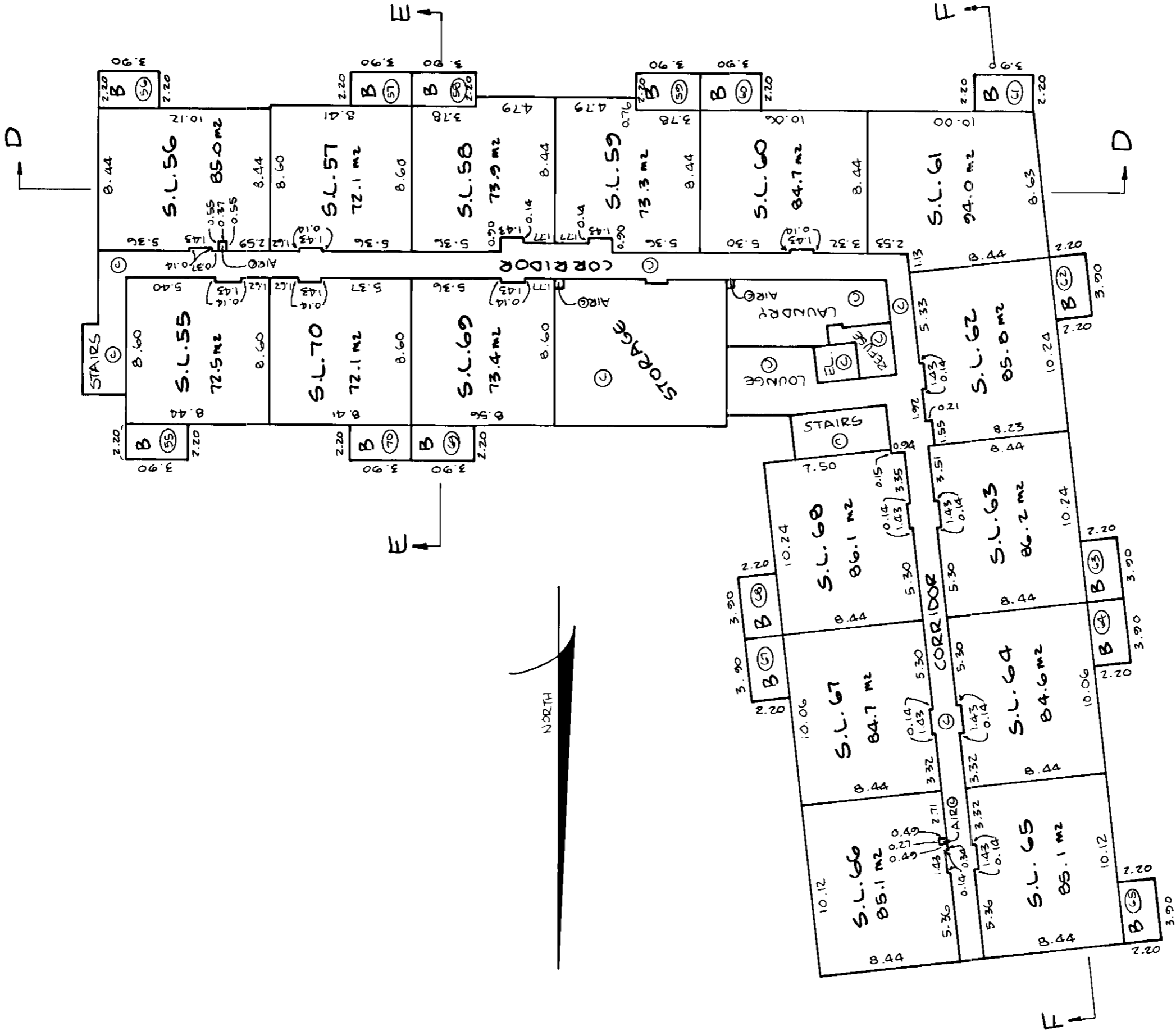
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No 22 991
BCS
C100 107-T

SHEET 12 OF 16 SHEETS

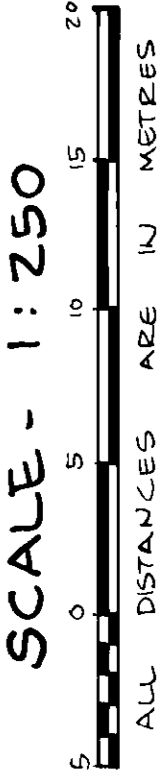
STRATA PLAN LMS375
PHASE I

BUILDING B

SECOND FLOOR



LEGEND:
SEE SHEET 5



[Signature] Nov 22, 98
BCS
S190-197-I

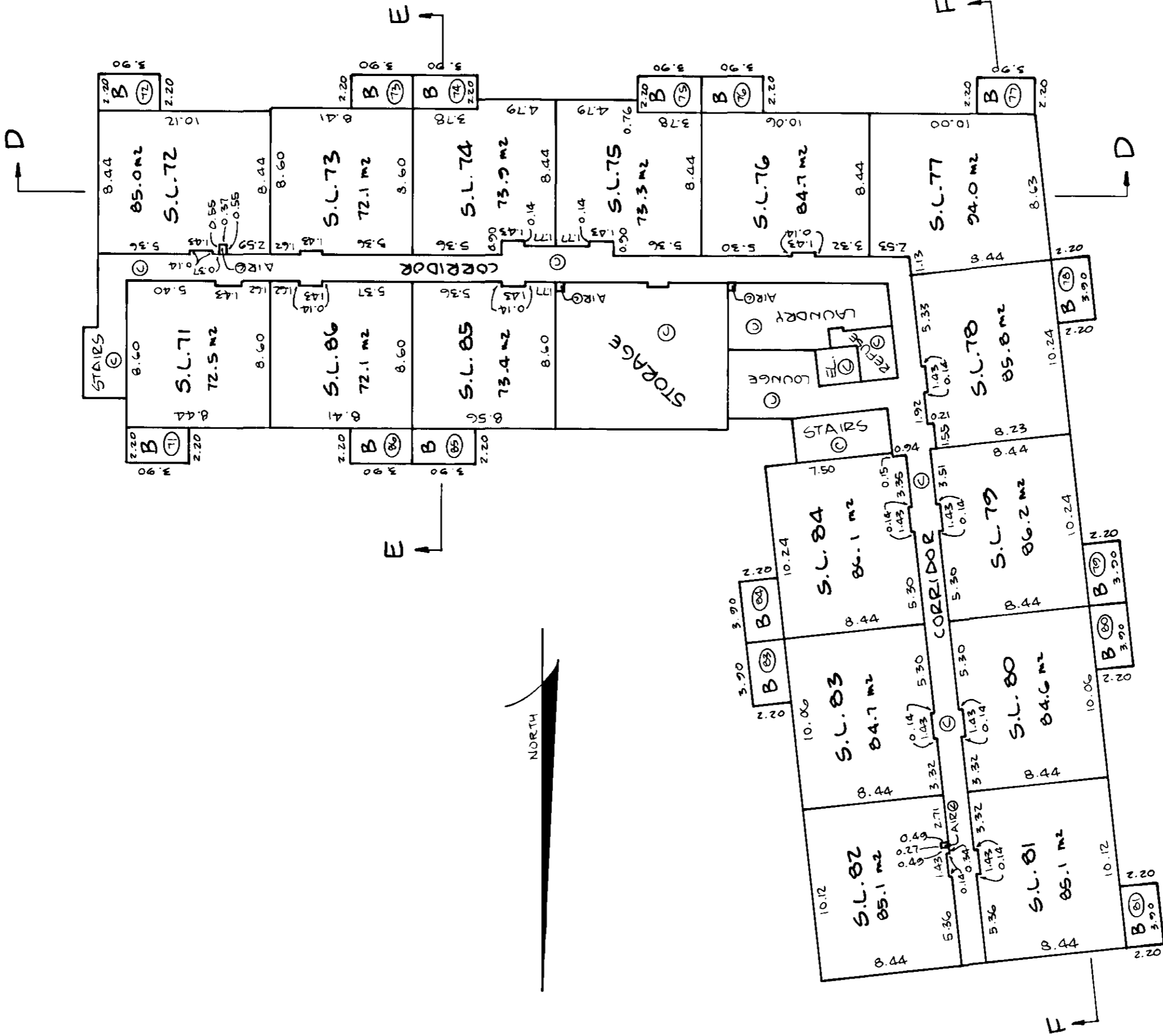
SHEET 13 OF 16 SHEETS

STRATA PLAN LMS375

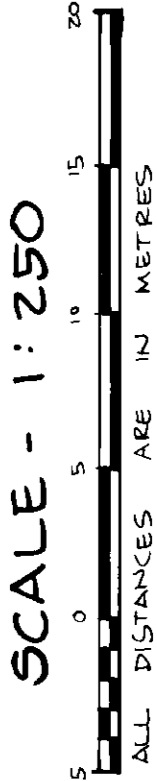
PHASE I

BUILDING B

THIRD FLOOR



LEGEND:
SEE SHEET 5



W. J. ...
No. 22 1991
BCUS
CLAN-197-T

BUILDING B

SECTION D

S.L. 72	S.L. 73 THIRD	S.L. 74	S.L. 75	S.L. 76 FLOOR	S.L. 77
S.L. 56	S.L. 57 SECOND	S.L. 58	S.L. 59	S.L. 60 FLOOR	S.L. 61
S.L. 40	S.L. 41 FIRST	S.L. 42	S.L. 43	S.L. 44 FLOOR	S.L. 45
BASEMENT			PARKING		
FLOOR					

SECTION E

B	S.L. 85 THIRD	S.L. 74 FLOOR	B
B	S.L. 69 SECOND	S.L. 58 FLOOR	B
P	S.L. 53 FIRST	S.L. 42 FLOOR	P
STORAGE BASEMENT		PARKING FLOOR	

SECTION F

S.L. 81	S.L. 80 THIRD	S.L. 79	S.L. 78 FLOOR	S.L. 77 B
S.L. 65	S.L. 64 SECOND	S.L. 63	S.L. 62 FLOOR	S.L. 61 B
S.L. 49	S.L. 48 FIRST	S.L. 47	S.L. 46 FLOOR	S.L. 45 P
BASEMENT			STORAGE	
PARKING			FLOOR	

LEGEND:
SEE SHEET 5



W.L.L. Nov 22 99
BCLS
490-197-I

Page 15 of 25

16 Nov 1943 B.C.S. 107 492

FIRST SHEET 1 OF 9 SHEETS

STRATA PLAN OF LOT A.

EXCEPT: PHASE I, STRATA

PLAN LMS 375, SECTION 21,

TOWNSHIP 16, N.W.D.,

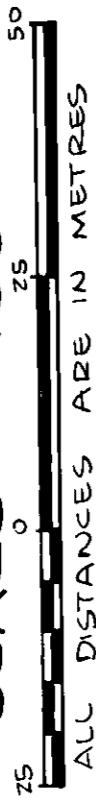
PLAN LMP 4586

STRATA PLAN LMS 375

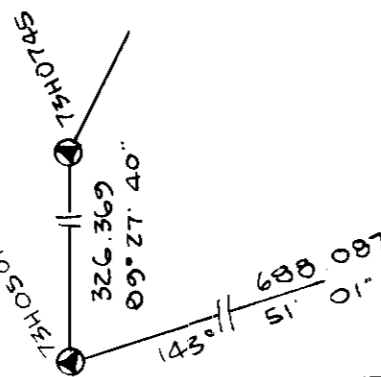
PHASE II

DEPOSITED AND
REGISTERED IN THE LAND
TITLE OFFICE AT NEW
WESTMINSTER, B.C., THIS
15TH DAY OF
APRIL, 1993.

SCALE - 1:750



ALL DISTANCES ARE IN METRES

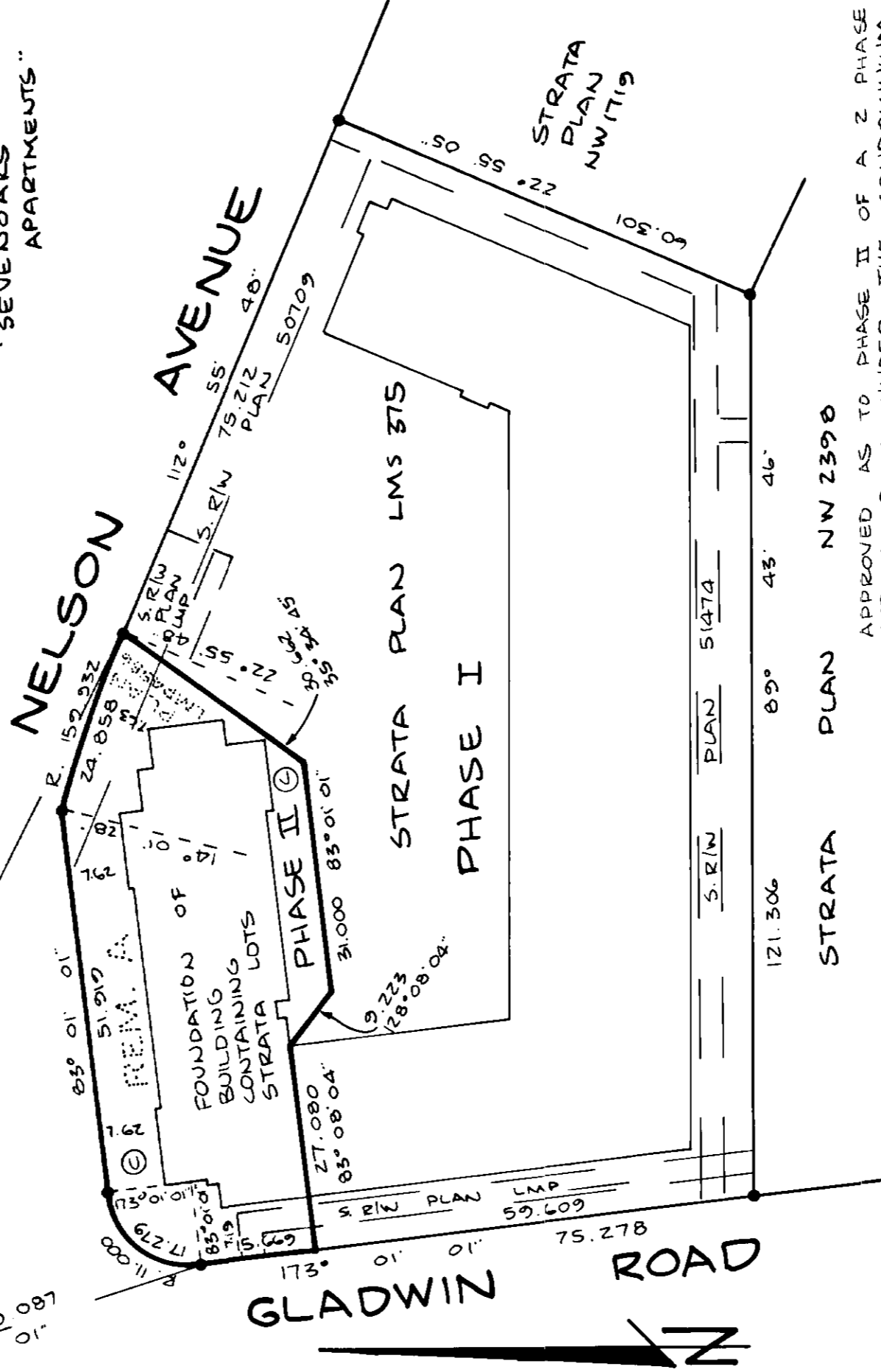


FORM E - BF/73946
AMENDED - BG/22634

ADDRESS FOR SERVICE OF DOCUMENTS IS:
THE OWNERS - STRATA PLAN LMS 375
520-601 WEST BROADWAY
VANCOUVER, B.C. V5Z 4C2

CIVIC ADDRESS IS:
2920 GLADWIN ROAD
MATSQUI, B.C.

BUILDING NAME IS:
"SEVENOAKS
APARTMENTS"



I, ERIC N. PETERSON, A BRITISH
COLUMBIA LAND SURVEYOR OF
HUNTINGDON IN BRITISH
COLUMBIA, CERTIFY THAT THE
BUILDING SHOWN IN THIS
STRATA PLAN HAS NOT AS
OF THE 15TH DAY OF
FEBRUARY, 1993, BEEN
PREVIOUSLY OCCUPIED. DATED
THIS 19TH DAY OF
FEBRUARY, 1993.

Eric N. Peterson
BCL.S.

STRATA PLAN NW 2390

APPROVED AS TO PHASE II OF A 2 PHASE
STRATA PLAN UNDER THE CONDOMINIUM
ACT THIS 26TH DAY OF MARCH, 1993

G. Boyle

APPROVING OFFICER - MUNICIPALITY OF MATSQUI

GERI BOYLE

I, ERIC N. PETERSON, A BRITISH COLUMBIA
LAND SURVEYOR OF HUNTINGDON IN
BRITISH COLUMBIA, CERTIFY THAT THE
BUILDING ERECTED ON THE PARCEL
ABOVE IS WHOLLY WITHIN THE EXTERNAL
BOUNDARIES OF THE PARCEL. DATED THIS
19TH DAY OF FEBRUARY, 1993.

Eric N. Peterson

BCL.S.

THIS PLAN LIES WITHIN
THE CENTRAL FRASER
VALLEY REGIONAL DISTRICT.

LEGEND:
SEE SHEET 3

THIS PLAN LIES WITHIN
THE MUNICIPALITY OF MATSQUI

KERR LAND SURVEYING
B.C. LAND SURVEYOR
P.O. BOX 36
ABBOTSFORD, B.C. V3G 1A5
PH. 853-5461

L1990-197-TT

SECOND SHEET, SHEET 2 OF 9 SHEETS

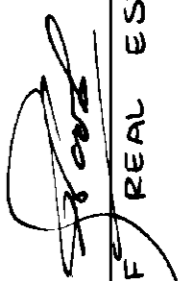
STRATA PLAN LMS375
PHASE II

CONDOMINIUM ACT

		FORM 1		FORM 2
STRATA LOT NUMBER	SHEET NUMBER	SCHEDULE OF UNIT ENTITLEMENT	SCHEDULE OF INTEREST UPON DESTRUCTION	
		UNIT ENTITLEMENT	INTEREST UPON DESTRUCTION	
87	5	96	92,000	
88	5	86	82,500	
89	5	86	82,500	
90	5	96	92,000	
91	5	113	110,000	
92	5	96	92,000	
93	5	85	82,500	
94	5	85	82,500	
95	6	96	92,000	
96	6	86	82,500	
97	6	86	82,500	
98	6	86	82,500	
99	6	97	92,000	
100	6	113	110,000	
101	6	96	92,000	
102	6	85	82,500	
103	6	85	82,500	
104	7	96	92,000	
105	7	86	82,500	
106	7	86	82,500	
107	7	86	82,500	
108	7	97	92,000	
109	7	113	110,000	
110	7	96	92,000	
111	7	85	82,500	
112	7	85	82,500	
113	8	121	112,900	
114	8	86	80,600	
115	8	86	80,600	
116	8	97	91,000	
117	8	118	112,900	
118	8	96	90,100	
119	8	85	82,500	
120	8	85	82,500	
AGGREGATE		3177	3,046,100	

ACCEPTED AS TO FORMS 1 AND 2

DATED THIS 31 DAY OF MARCH, 1993


SUPERINTENDANT OF REAL ESTATE

19 FEB 93 Eric M. Peterson B.C.S.

STRATA PLAN LMS 375
PHASE II

CONDOMINIUM ACT

WE I, THE UNDERSIGNED DO SOLEMNLY DECLARE THAT

- 1.) WE I, THE UNDERSIGNED ARE DULY-AUTHORIZED AGENT(S) FOR THE OWNER-DEVELOPER.
- 2.) THE STRATA PLAN IS ENTIRELY FOR RESIDENTIAL USE.

WE 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. DECLARED BEFORE ME AT Municipality of Matsqui, IN THE PROVINCE OF BRITISH COLUMBIA, THIS 8th DAY OF March, 1993.

James J. Kaufman
JAMES J. KAUFMAN

A NOTARY PUBLIC IN AND FOR THE PROVINCE OF BRITISH COLUMBIA. *MICHAEL J. MARTIN*
THE BARRISTER & SOLICITOR,
32112 S. FRASERWAY
CLEARBROOK BC V4T 1W4

SIGNATURES AS REQUIRED

James J. Kaufman JAMES J. KAUFMAN
SEVENOAKS ENTERPRISES INC.
(AUTHORIZED SIGNATORY)

~~CANADIAN IMPERIAL BANK OF
COMMERCE (AUTHORIZED SIGNATORY)~~

WITNESS MICHAEL J. MARTIN

32112 SOUTH FRASER WAY, MATSQUI BC

WITNESS

ADDRESS OF WITNESS

BARRISTER & SOLICITOR

ADDRESS OF WITNESS

OCCUPATION OF WITNESS

~~OCCUPATION OF WITNESS~~

LEGEND:

- GRID BEARINGS ARE DERIVED FROM CONTROL MONUMENTS T3H0501 AND T3H0745
- INTEGRATED SURVEY AREA NO. 15, MATSQUI
- THIS PLAN SHOWS GROUND-LEVEL MEASURED DISTANCES. PRIOR TO COMPUTATIONS OF U.T.M. CO-ORDINATES MULTIPLY BY COMBINED FACTOR 0.99926211
- S.L. DENOTES STRATA LOT
- EL. DENOTES ELEVATOR
- B DENOTES BALCONY
- P DENOTES PATIO
- C DENOTES COMMON PROPERTY
- • DENOTES IRON POST FOUND
- A DENOTES CONTROL MONUMENT FOUND
- ⑦ DENOTES LIMITED COMMON PROPERTY FOR STRATA LOT 7(TYPICAL)

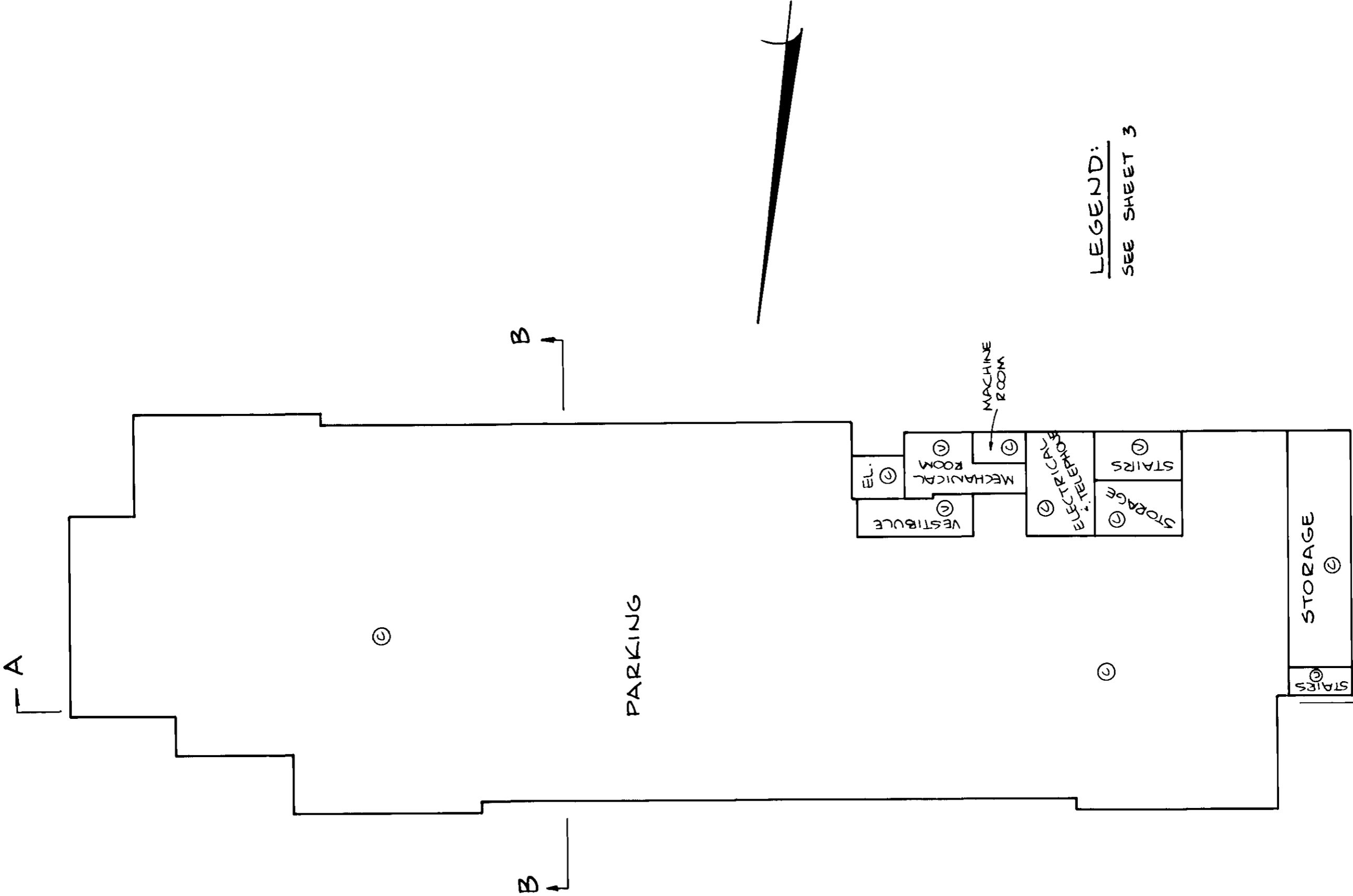
19 FEB 93 *Chris M. Peterson*
BCLS

PLAN-1997-11

SHEET 4 OF 9 SHEET

STRATA PLAN LMS 375
PHASE II

PARKING LEVEL



LEGEND:
SEE SHEET 3

SCALE - 1:200

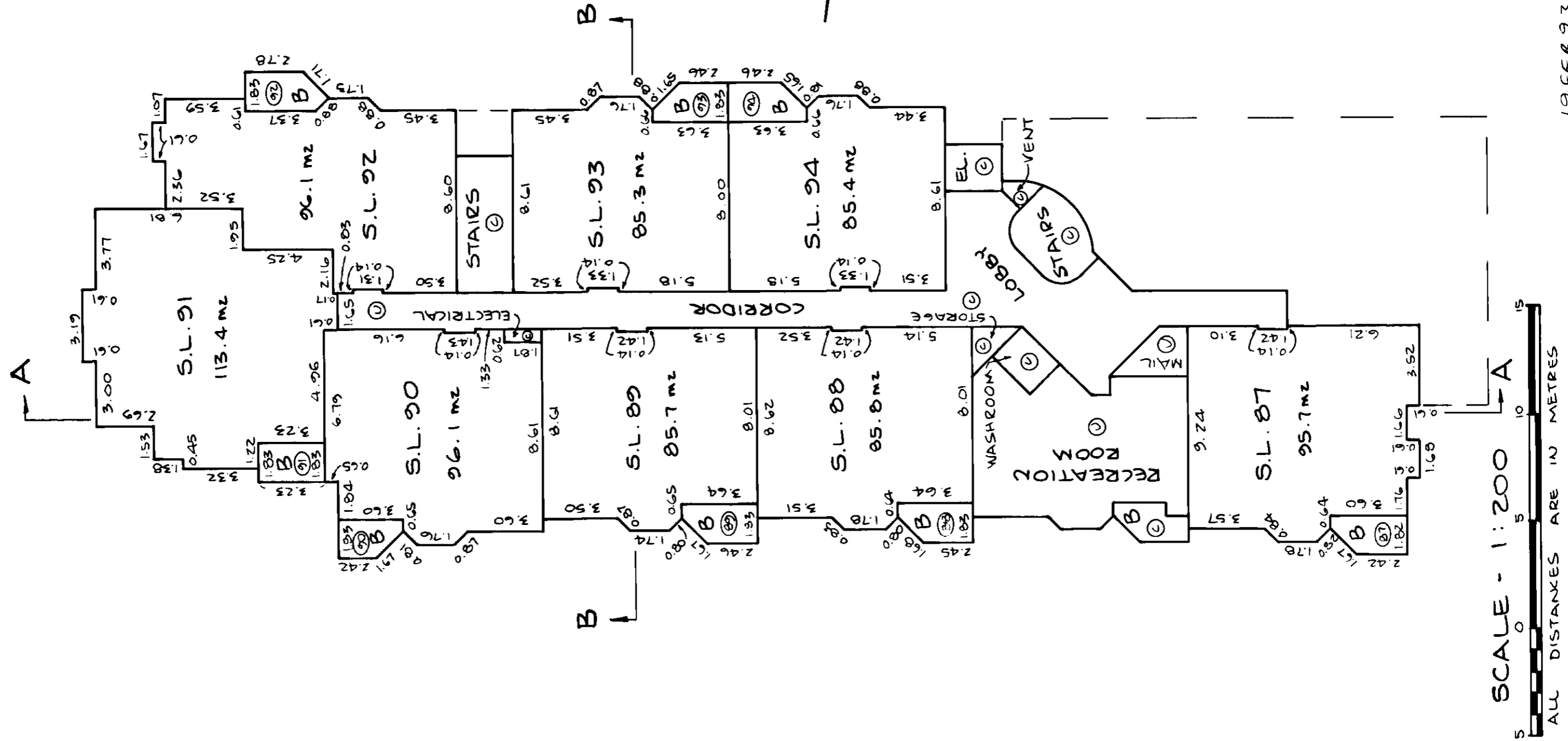
ALL DISTANCES ARE IN METRES

19 FEB 93 Eric M. Peterson
BLS.
PLAN - 107.11

SHEET 5 OF 9 SHEETS

STRATA PLAN LMS375
PHASE II

FIRST FLOOR



LEGEND:
SEE SHEET 3

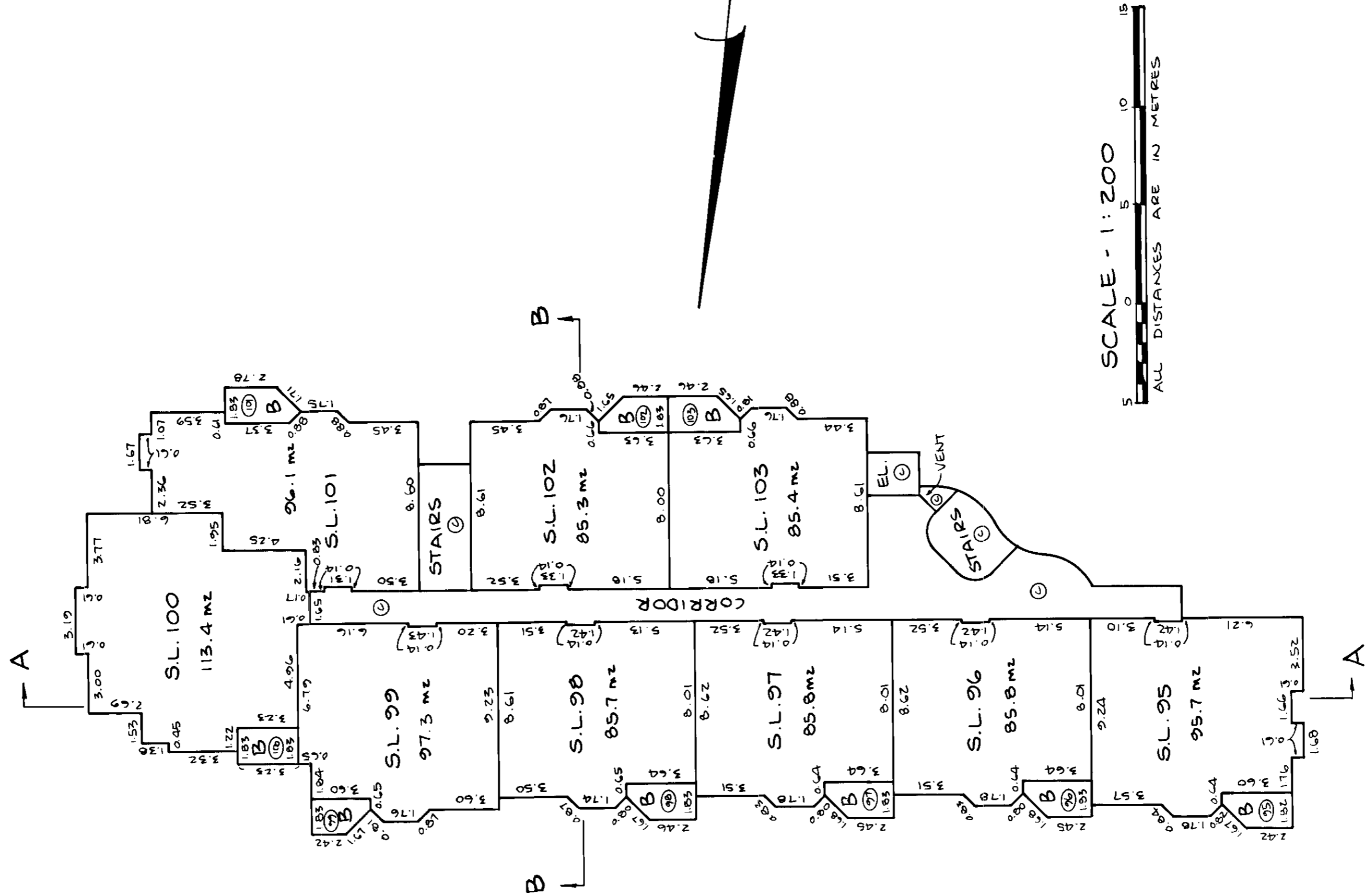
19 FEB 93 *Civ. M. Peterson*
BCLS

5190-197-II

SHEET 6 OF 9 SHEETS

STRATA PLAN LMS375
PHASE II

SECOND FLOOR



LEGEND:
SEE SHEET 3

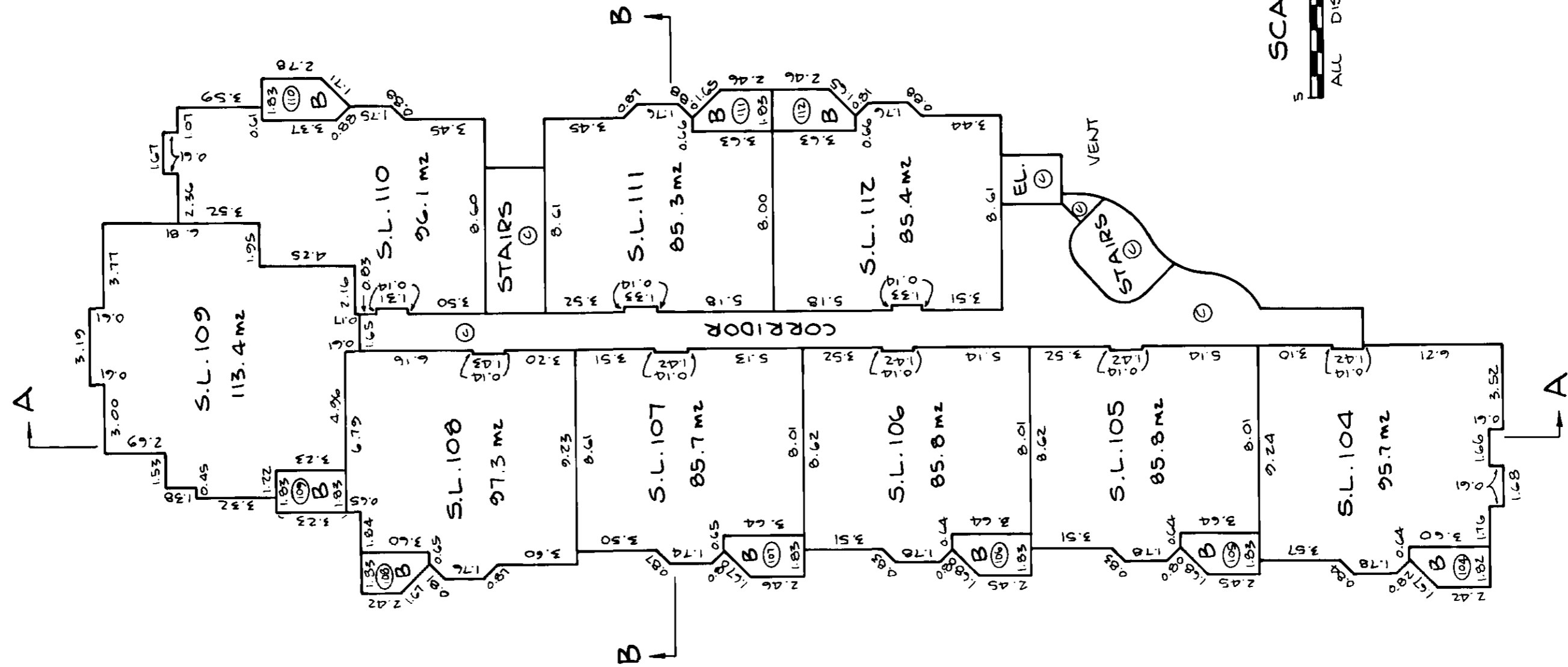
19 FEB 93 *Eric M. Peterson*
BCL

S100-197 - II

SHEET 7 OF 9 SHEETS

STRATA PLAN LMS 375
PHASE II

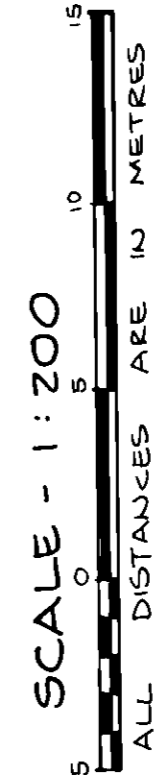
THIRD FLOOR



LEGEND:
SEE SHEET 3

19 FEB 93 Eric M. Peterson BCL

SI 88-197-II



19 FEB 93 Eric M. Peterson
BCLs.

SHEET 9 OF 9 SHEETS

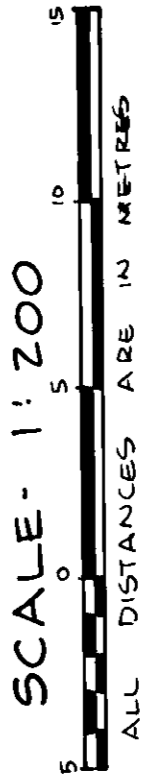
STRATA PLAN LMS 375
PHASE II

SECTION A					
PARKING					
LEVEL					
B	S.L. 117	S.L. 116	S.L. 115	S.L. 114	S.L. 113
	FOURTH	FOURTH	FOURTH	FOURTH	FOURTH
	S.L. 109	S.L. 108	S.L. 107	S.L. 106	S.L. 105
	THIRD	THIRD	THIRD	THIRD	THIRD
	S.L. 100	S.L. 99	S.L. 98	S.L. 97	S.L. 96
	SECOND	SECOND	SECOND	SECOND	SECOND
	S.L. 91	S.L. 90	S.L. 89	S.L. 88	S.L. 87
	FIRST	FIRST	FIRST	FIRST	FIRST
	RECREATION ROOM				
	LEVEL				

SECTION A

SECTION B

PARKING		CORRIDOR	PARKING	
LEVEL			LEVEL	
S.L. 119	FLOOR		S.L. 116	FOURTH
S.L. 111	FLOOR		S.L. 107	THIRD
S.L. 102	FLOOR		S.L. 98	SECOND
S.L. 93	FLOOR	①	S.L. 89	FIRST



LEGEND:
SEE SHEET 3

19 FEB 93 Eric M. Peterson
B.C.S.

S190-197-II