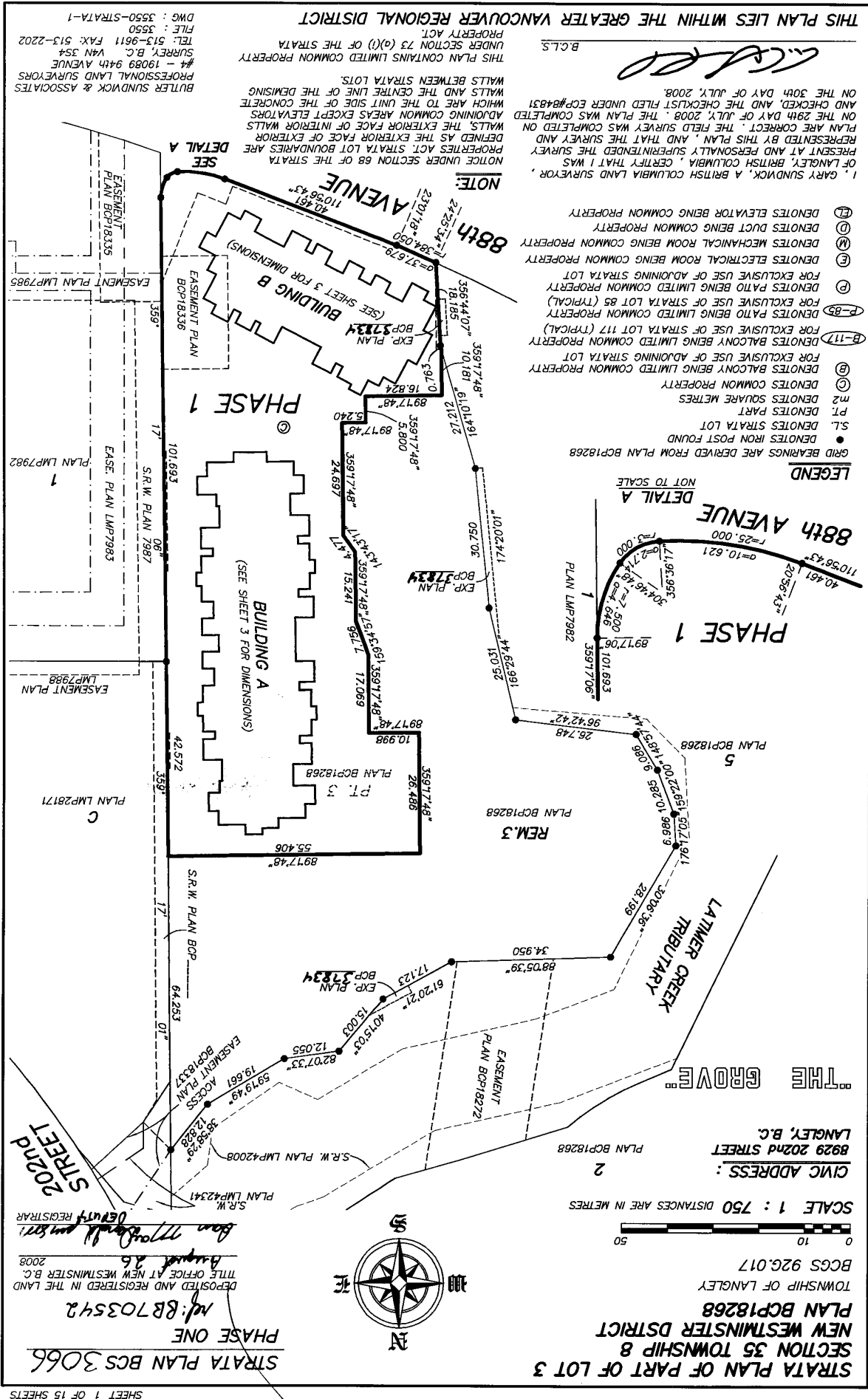


Status: Filed

Status: Filed



Status: Filed

Doc #: BCS3066

RCVD: 2008-08-26 RQST: 2021-11-09 15:14:42

SHEET 2 OF 15 SHEETS

STRATA PLAN BCS 3066
PHASE ONE

STRATA PROPERTY ACT

MORTGAGEE:
LOMBARD GENERAL INSURANCE COMPANY OF CANADA
(INC. NO. A40666)

Name _____
Authorized Signatory _____
Name **Tom Reeves**
Authorized Signatory _____
Name **V. Alcock**
Witness AS TO BOTH SIGNATURES _____
Name **Wendie & Co. vixing**
Address **4505-555 BURNABY ST**
Occupation of Witness **SUPERVISOR**

MORTGAGEE:
BCMC CONSTRUCTION FUND CORPORATION
(INC. NO. BC0716305)

Name _____
Authorized Signatory _____
Name **Kevin J. Welch**
Authorized Signatory _____

Name _____
Authorized Signatory _____
Name **Carol Ashin**
Witness AS TO BOTH SIGNATURES _____
Address **3290 Telford Road**
Occupation of Witness **Marketing Services Technician**

THE CORPORATION OF THE TOWNSHIP OF LANGLEY,
THE REGISTERED OWNER OF COVENANTS BM250167,
BA341343, BB457104, BB408958 AND BB408960
HEREBY CONSENT TO THE DEPOSIT OF THIS PLAN.
AUTHORIZED SIGNATURES

WATSON
Name _____
Authorized Signatory _____
Name **J. Gauthier**
Clerk **Patricia Caplan**
Deputy Township Clerk

I, GARY SUNDVICK, A BRITISH COLUMBIA LAND
SURVEYOR CERTIFY THAT THE BUILDINGS INCLUDED
IN THIS STRATA PLAN HAVE NOT, AS OF
JULY 30, 2008 BEEN PREVIOUSLY OCCUPIED.

B.C.L.S.
Name _____
Authorized Signatory _____

ORIGINAL
JULY 30, 2008
DWG: 3550-STRATA-1

OWNER:
THE DOVEBIRD VILLAGE HOMES LTD.
(INC. NO. 0765127)

Name _____
Authorized Signatory _____
Name **Stanley H. Silverman**
Authorized Signatory _____

Name _____
Authorized Signatory _____
Name **Thomas Macchiaroni**
Witness AS TO BOTH SIGNATURES _____
Address **300-1681 CHESTNUT**
Occupation of Witness **MANAGER, B.C.**

APPROVED AS PHASE ONE OF A THREE PHASE STRATA PLAN
UNDER SECTION 224 OF THE STRATA PROPERTY ACT.
DATE: **August 18, 2008**

APPROVING OFFICER
TOWNSHIP OF LANGLEY
Name _____
Authorized Signatory _____

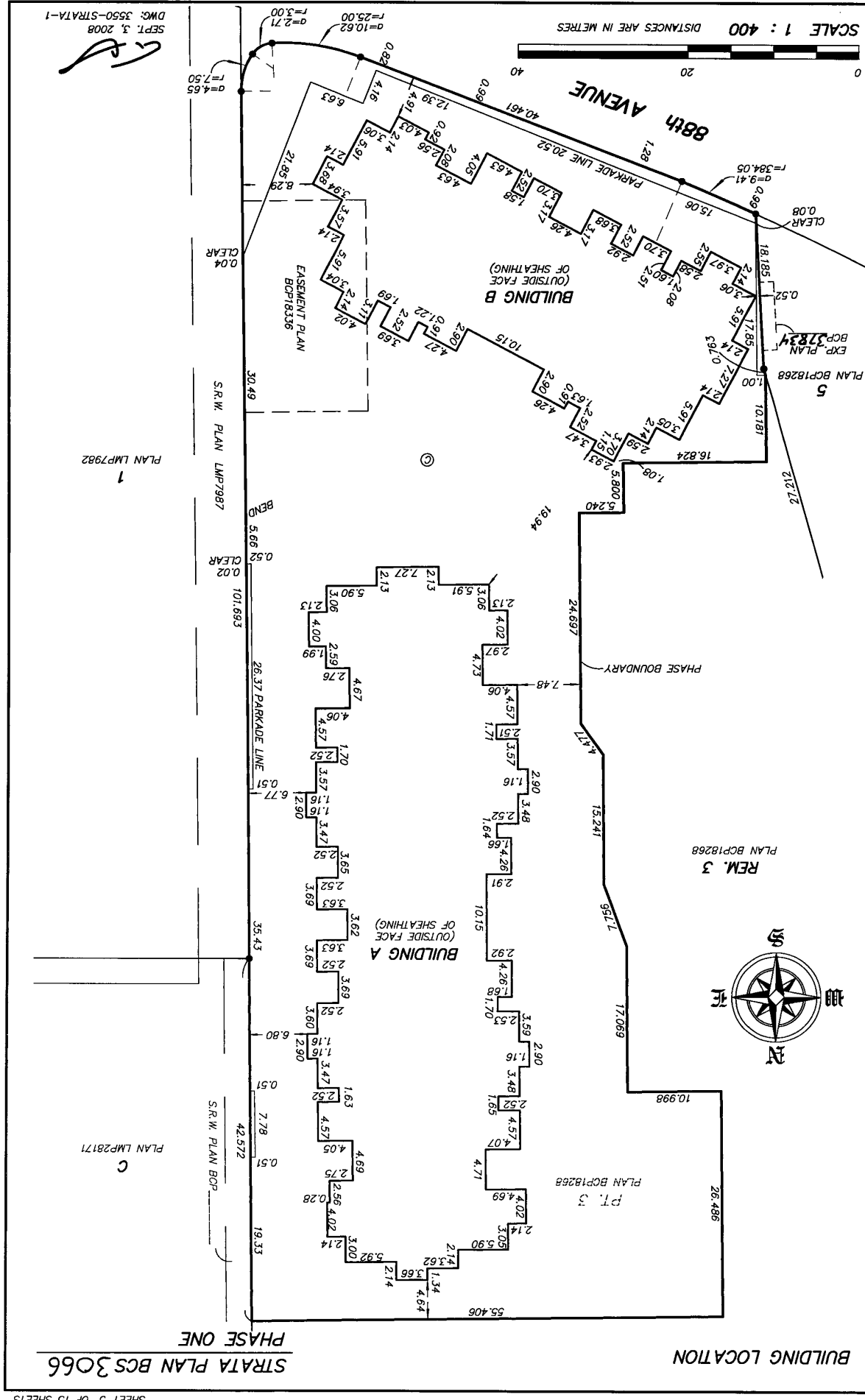
I, GARY SUNDVICK, A BRITISH COLUMBIA
LAND SURVEYOR CERTIFY THAT:
1) THE BUILDINGS SHOWN ON THIS STRATA PLAN
ARE WITHIN THE EXTERNAL BOUNDARIES OF THE
LAND THAT IS THE SUBJECT OF THE STRATA PLAN
SUBJECT TO CLAUSE 2 OF THIS ENDORSEMENT.
2) THAT CERTAIN PARTS OF THE BUILDINGS ARE NOT
WITHIN THE EXTERNAL BOUNDARIES BUT APPROPRIATE
AND NECESSARY EASEMENTS OR OTHER INTERESTS
ARE REGISTERED UNDER NO. **BB0703510**
AS SET OUT IN SECTION 244 (1) (f) OF THE
STRATA PROPERTY ACT.
DATE: JULY 30, 2008

B.C.L.S.
Name _____
Authorized Signatory _____

Status: Filed

Doc #: BCS3066

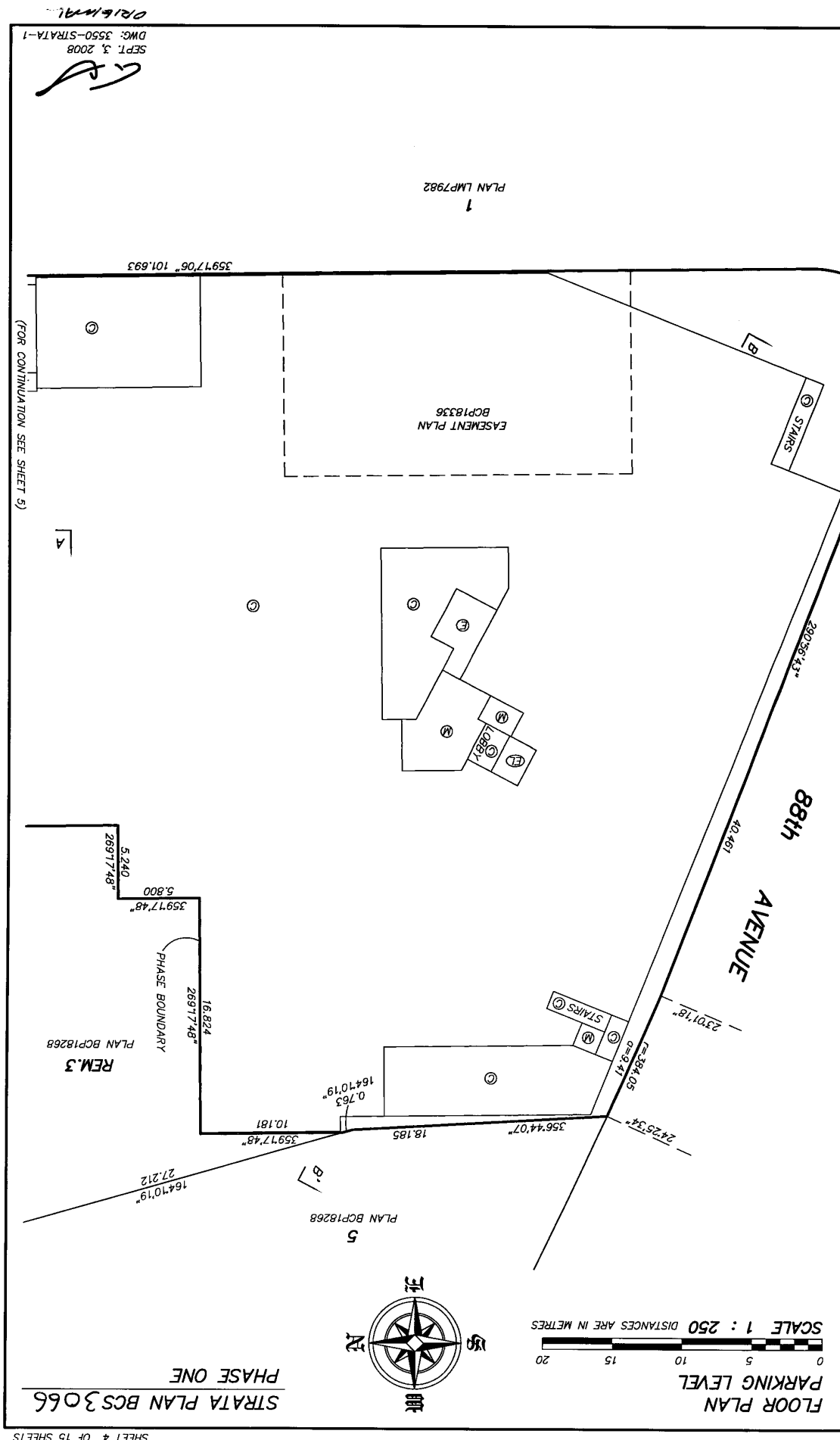
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Status: Filed

Status: Filed

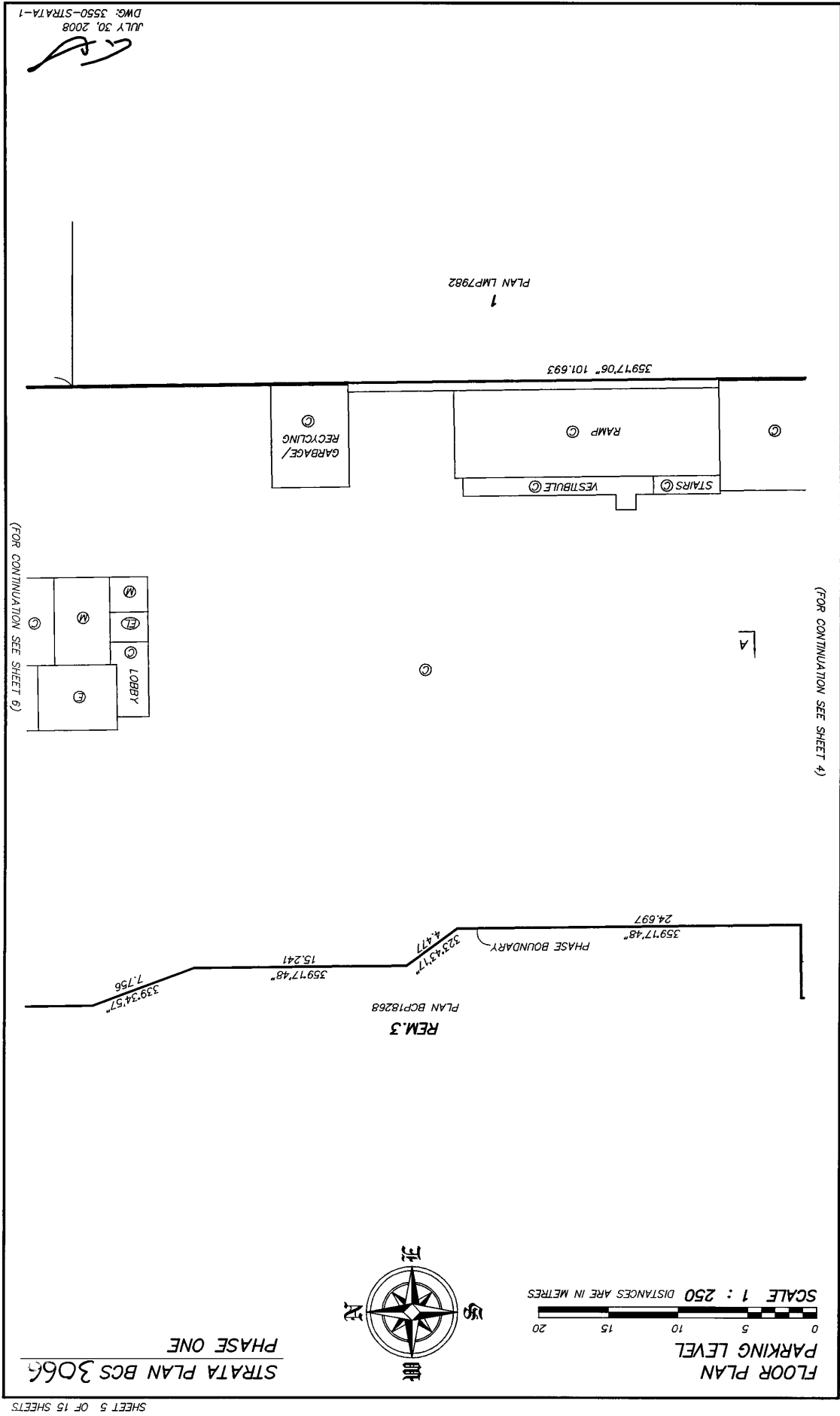
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Status: Filed

Doc #: BCS3066

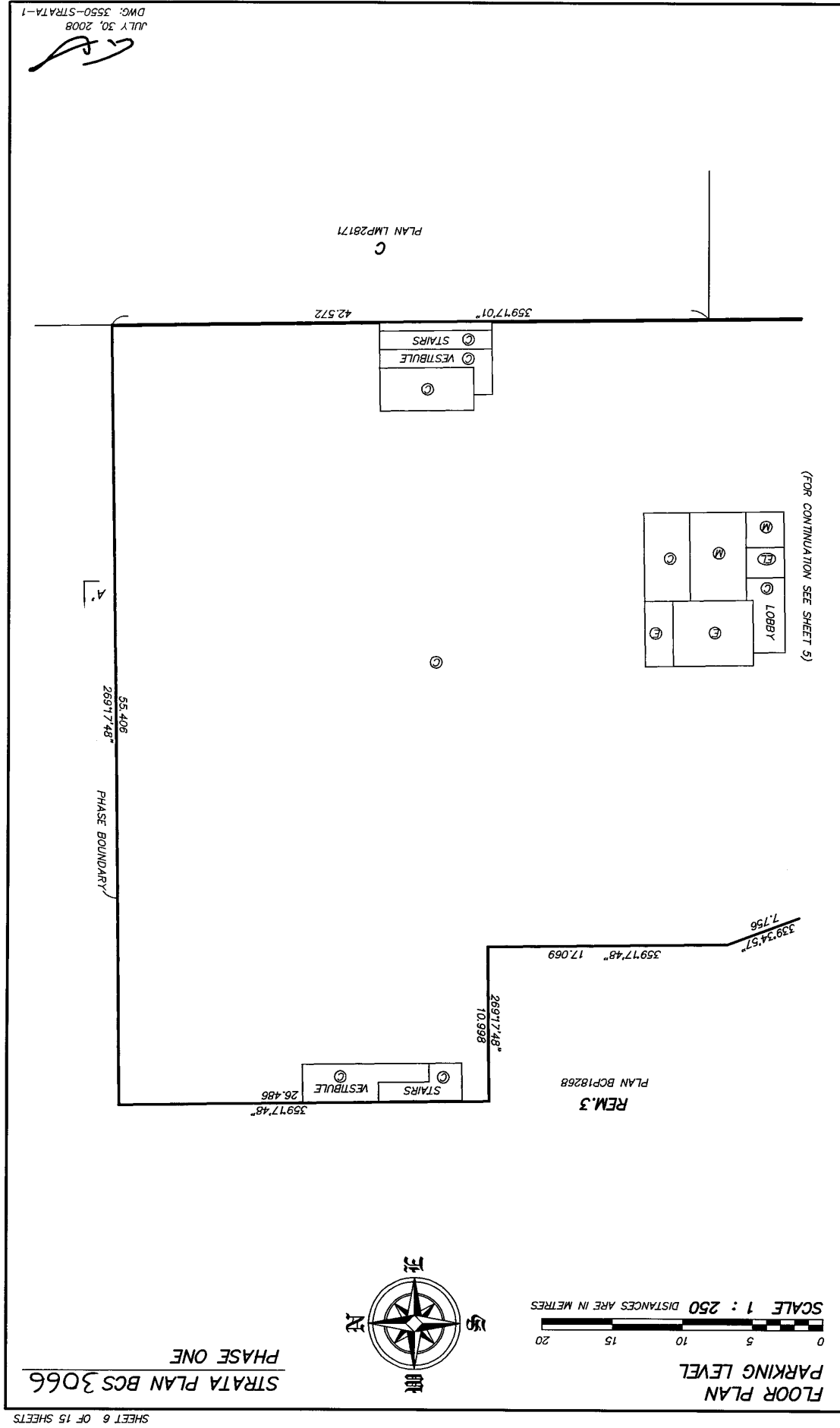
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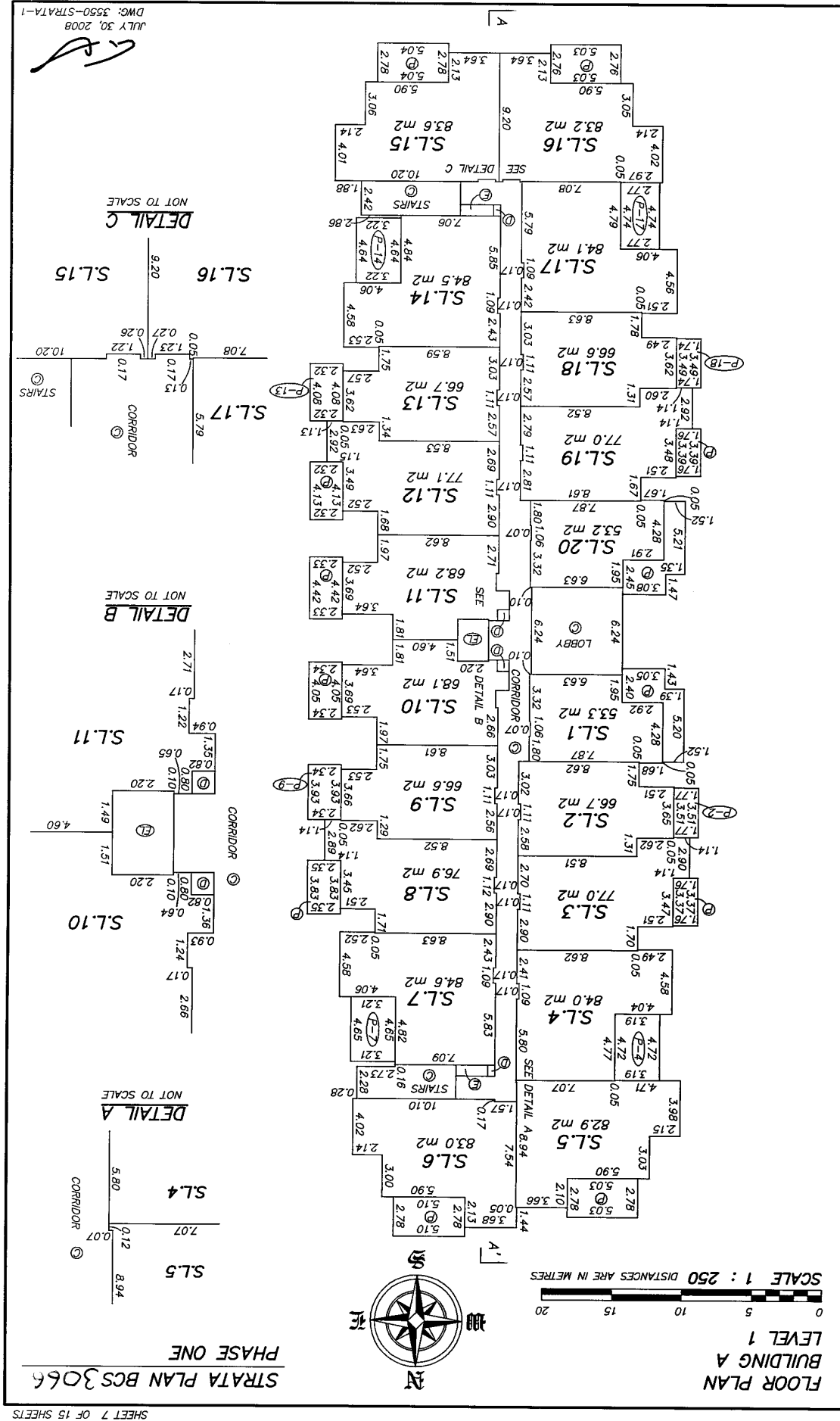


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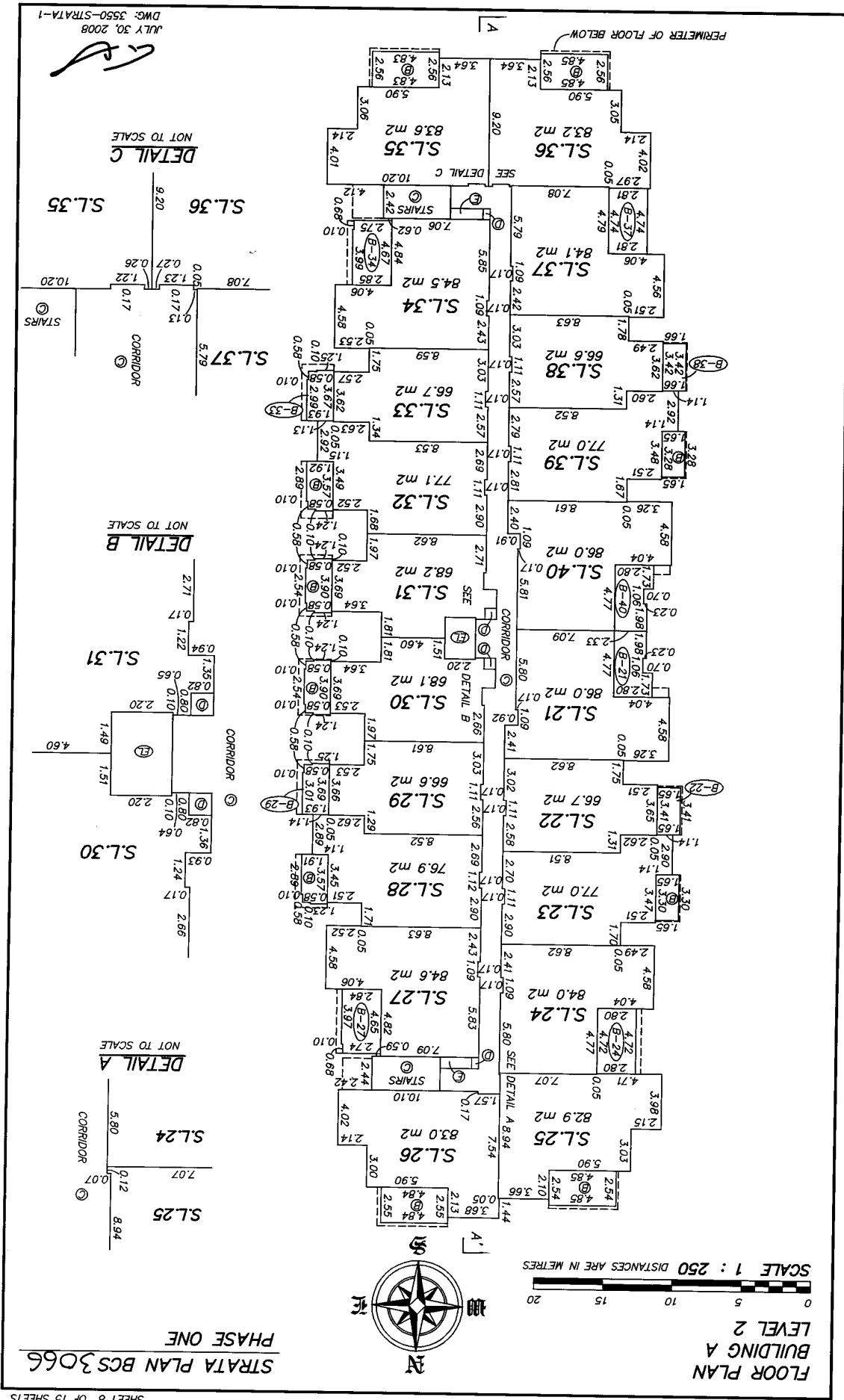
Doc #: BCS3066

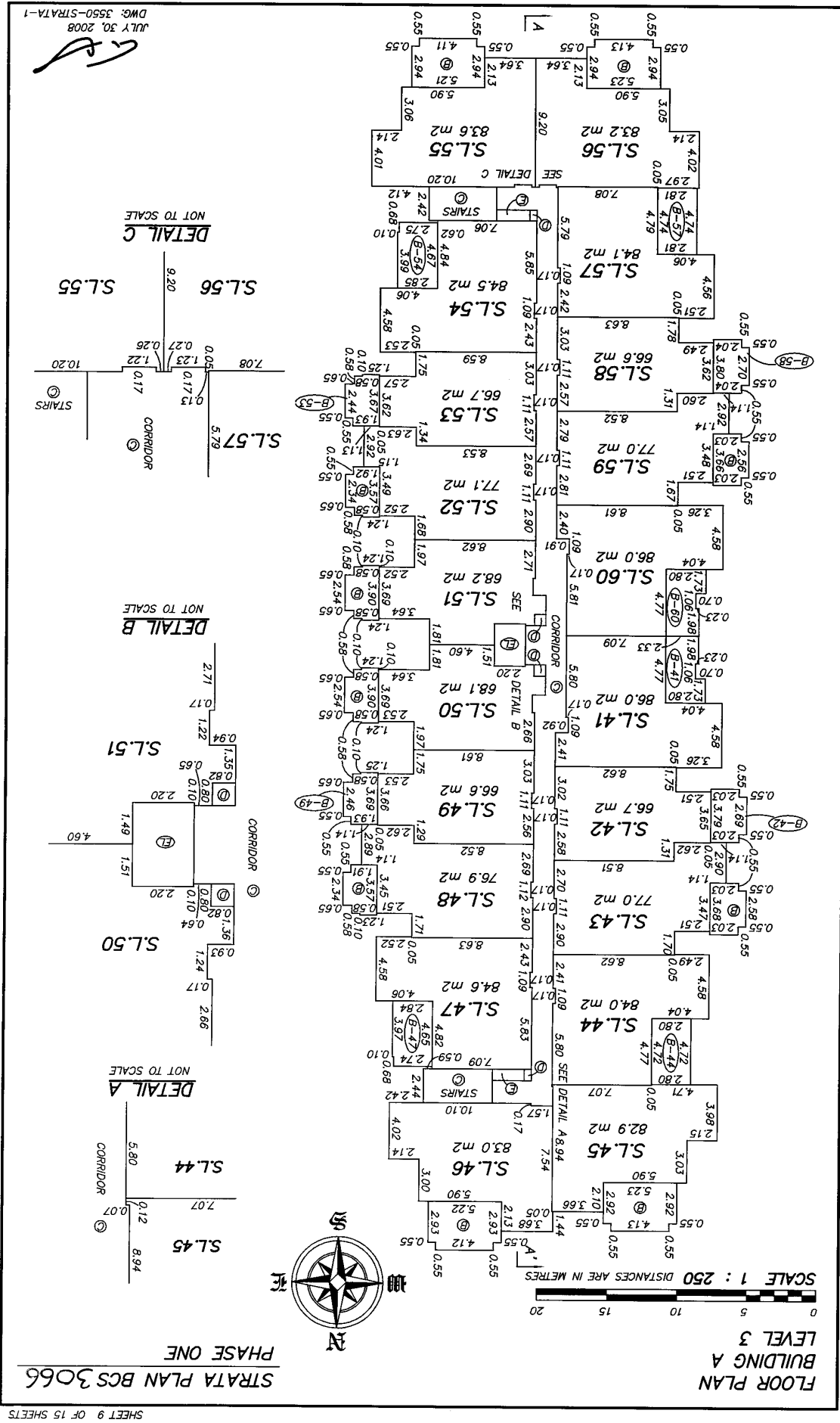
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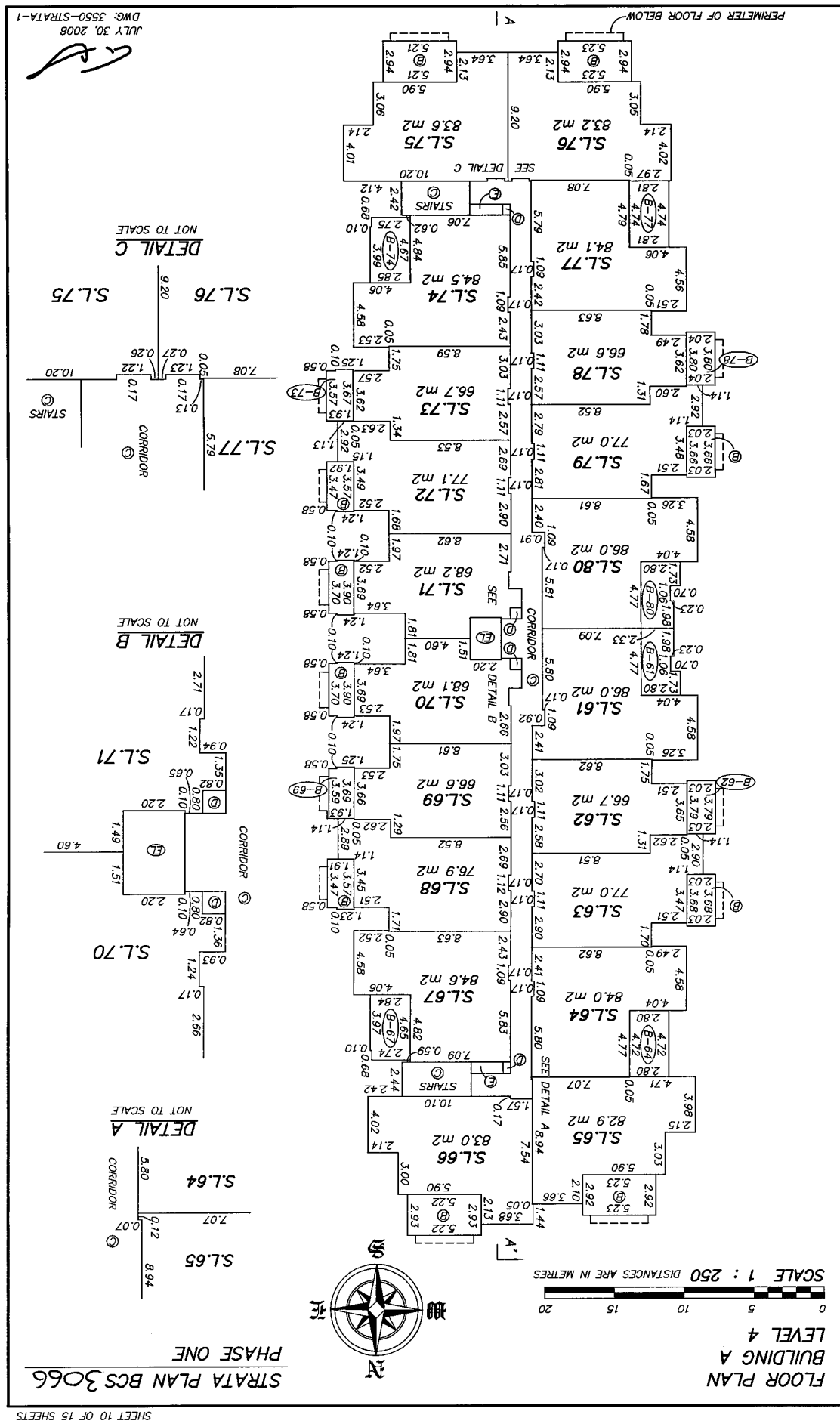




Status: Filed







Status: Filed

Doc #: BCS3066

RCVD: 2008-08-26 RQST: 2021-11-09 15:14:42

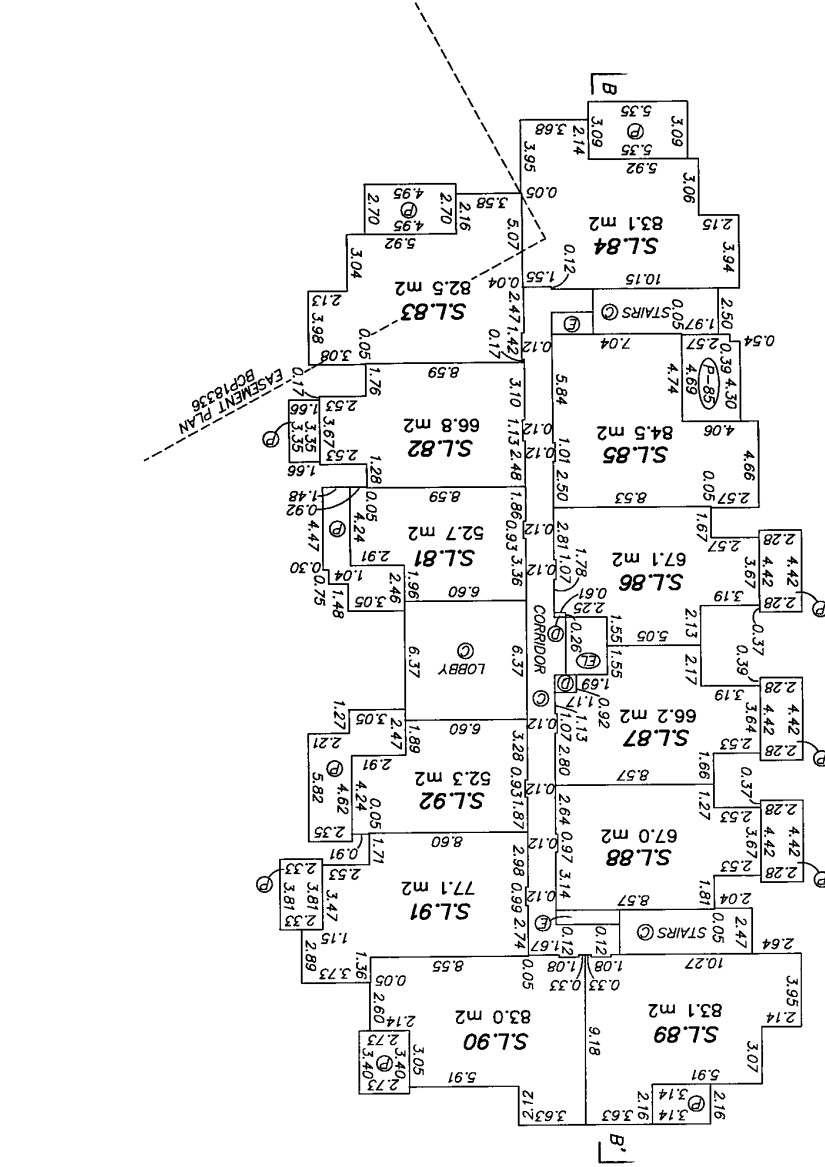
SHEET 11 OF 15 SHEETS

STRATA PLAN BCS 3066
PHASE ONE



SCALE 1 : 250 DISTANCES ARE IN METRES

FLOOR PLAN
BUILDING B
LEVEL 1



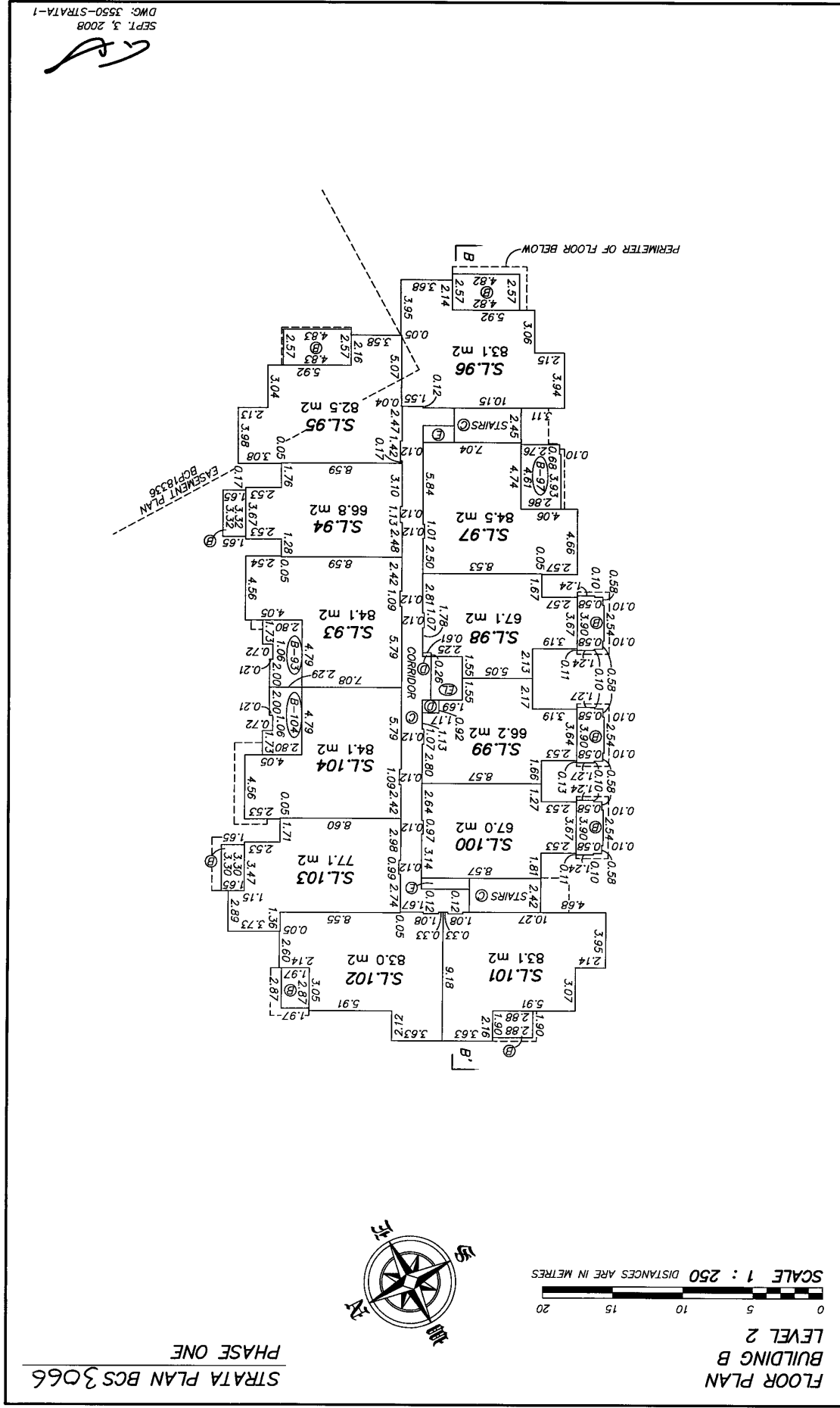
ORIGINAL
SEPT. 3, 2008
DWG. 3550-STRATA-1

STRATA PLAN BCS 3066
PHASE ONE



SCALE 1 : 250
DISTANCES ARE IN METRES

FLOOR PLAN
BUILDING B
LEVEL 2



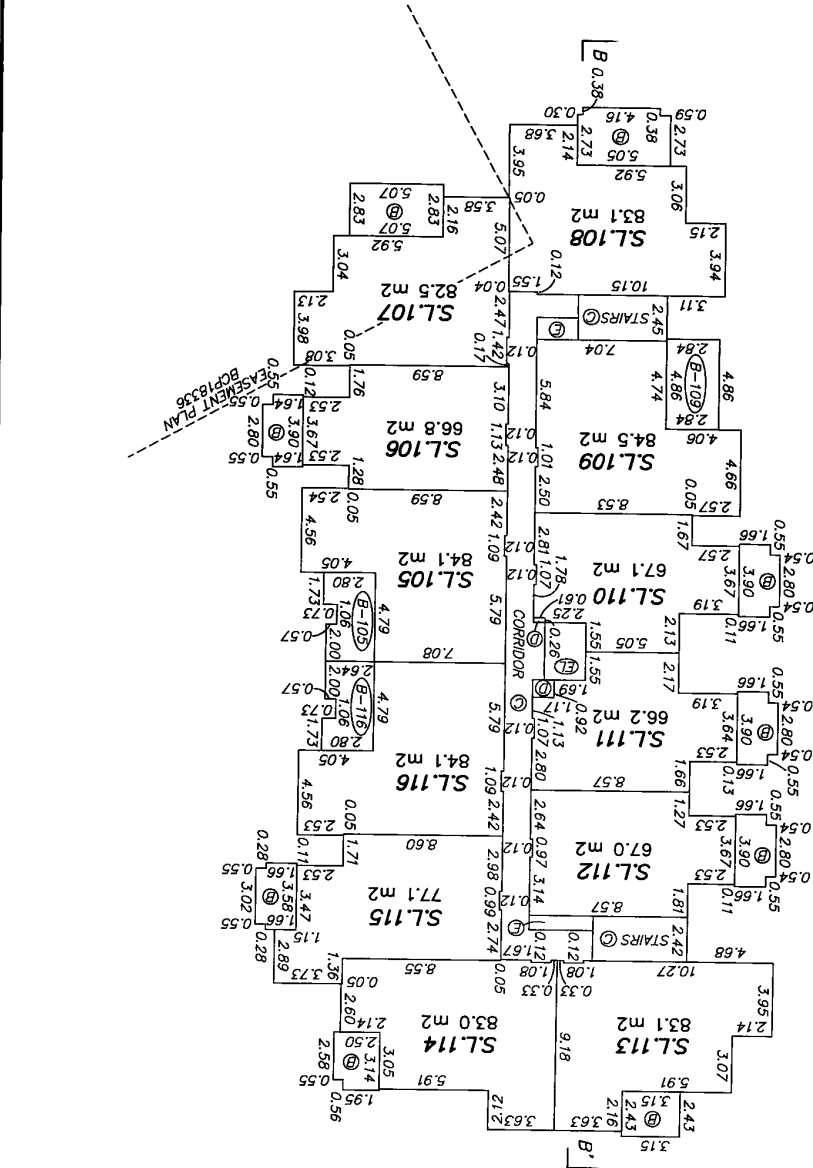
SEP. 3, 2008
DMC: 3550-STRATA-1
ORIGINIAL

STRATA PLAN BCS 3066
PHASE ONE



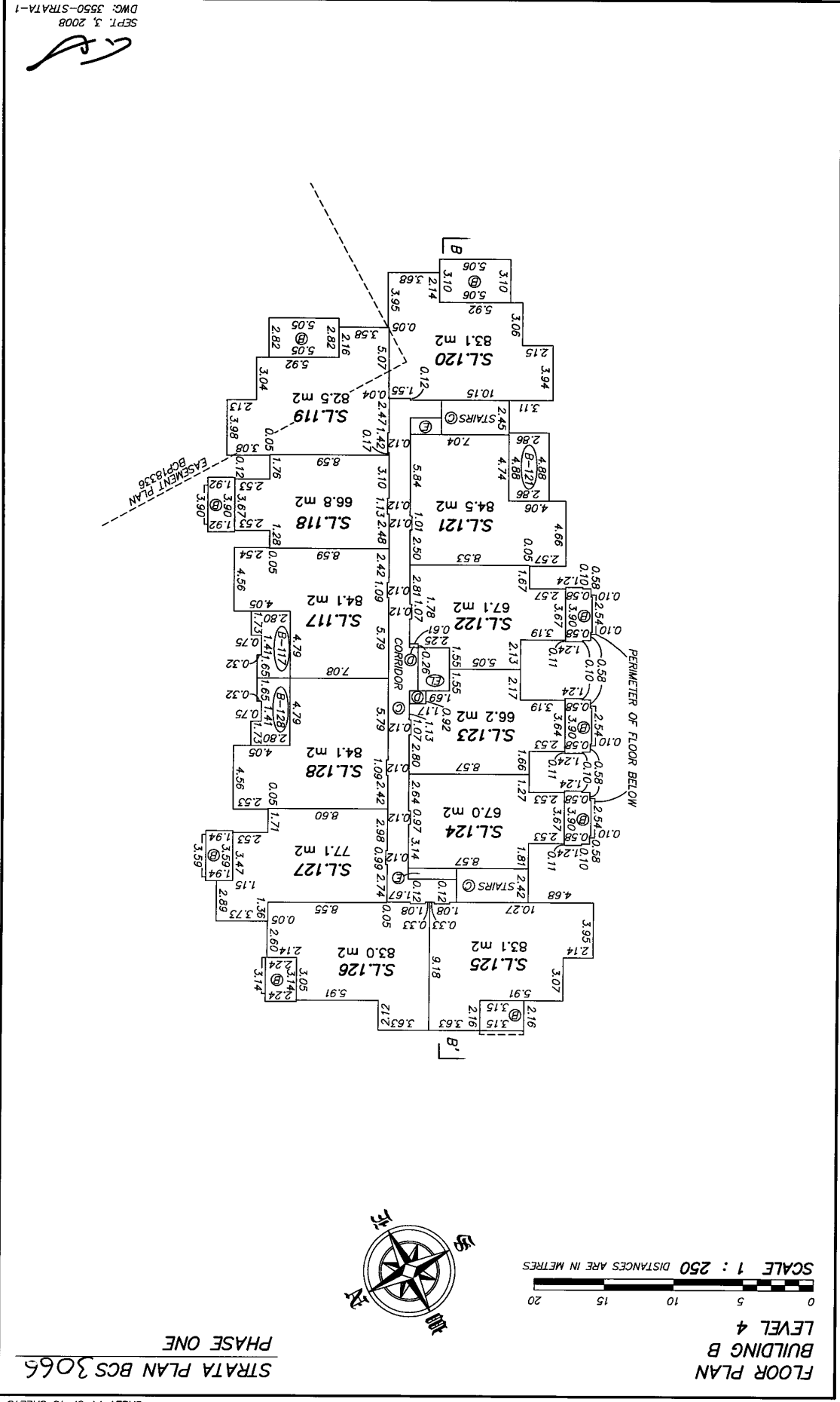
SCALE 1 : 250
DISTANCES ARE IN METRES

FLOOR PLAN
BUILDING B
LEVEL 3



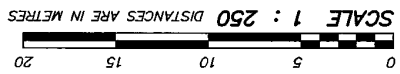
ORIGIN
DWG: 3550-STRATA-1
SEPT. 3, 2008

STRATA PLAN BCS 3066
PHASE ONE



SEPT. 3, 2008
DWG: 3550-STRATA-1
08/16/2011

SECTIONS



PHASE BOUNDARY

CORRIDOR

CORRIDOR

CORRIDOR

CORRIDOR

CORRIDOR

CORRIDOR

CORRIDOR

CORRIDOR

SECTION A-A'

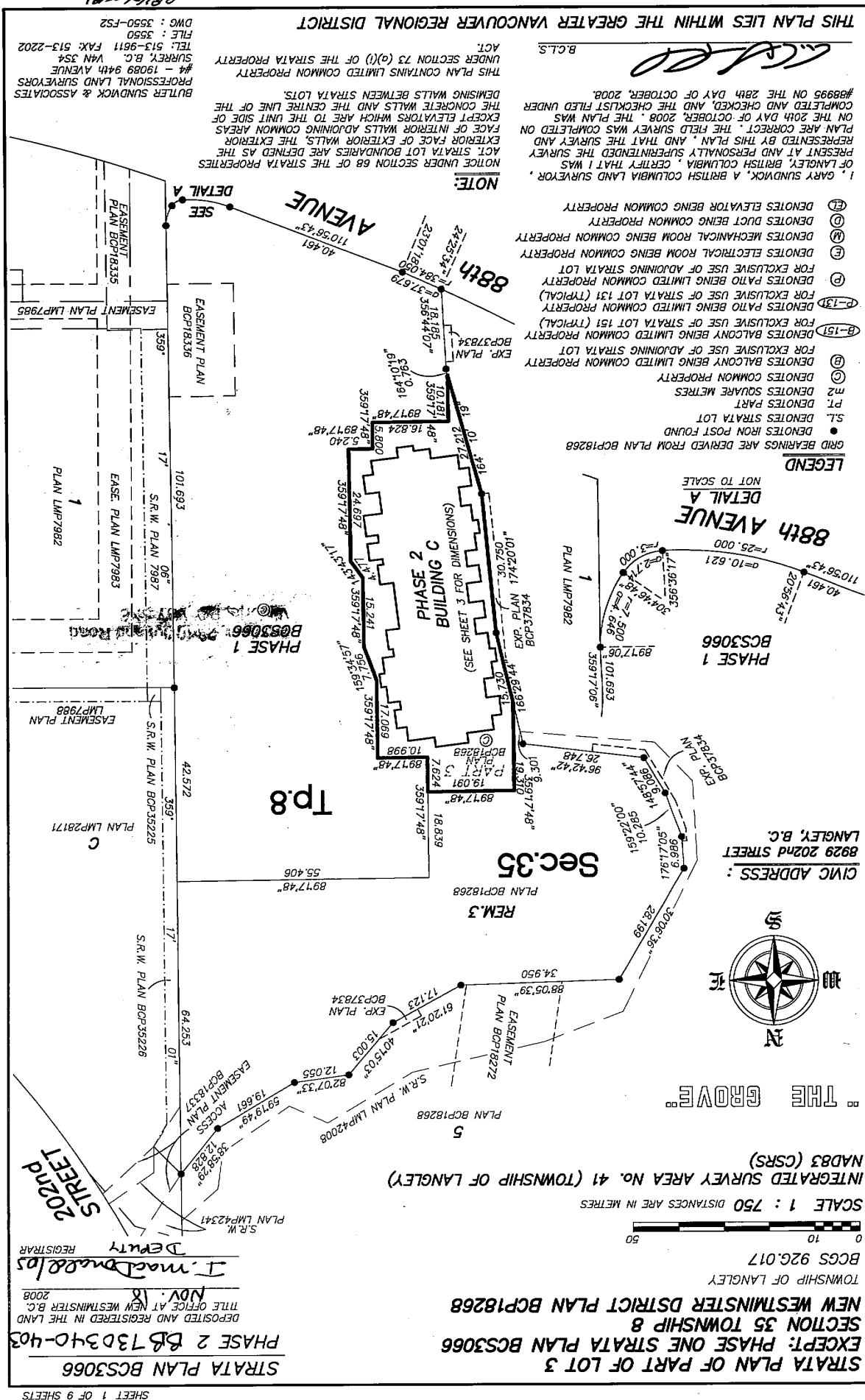
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⑨	S.L.108	S.L.109	S.L.110	S.L.111	S.L.112	S.L.113
⑧	S.L.96	S.L.97	S.L.98	S.L.99	S.L.100	S.L.101
⑦	S.L.84	S.L.85	S.L.86	S.L.87	S.L.88	S.L.89

SECTION B-B'

STRATA PLAN BCS 3066
PHASE ONE

SHEET 15 OF 15 SHEETS

DELINQUENT
JULY 30, 2008
DWG. 3550-STRATA-1



Doc #: BCS3066

RCVD: 2008-08-26 RQST: 2021-11-09 15:14:42

SHEET 2 OF 9 SHEETS

STRATA PLAN BCS3066
PHASE 2

STRATA PROPERTY ACT

MORTGAGEE:

LOMBARD GENERAL INSURANCE
COMPANY OF CANADA (INC. NO. A40666)

Name: Tom Reeves
Authorized Signatory

Name: Lynda Blum
Authorized Signatory

WITNESS AS TO BOTH SIGNATURES
Name: UPPER DEANATH

ADDRESS: 585 - 555 Burrard Street

WITNESS AS TO BOTH SIGNATURES
Name: Wendy BC

OCCUPATION OF WITNESS
Name: ASSOCIATE UNDERWRITER

MORTGAGEE:

BCMC CONSTRUCTION FUND CORPORATION
(INC. NO. BC0716305)

Name: K.H.
Authorized Signatory

Name: Carol Ashby
Authorized Signatory

ADDRESS: 2940 Julliard Road
WITNESS AS TO BOTH SIGNATURES
Name: Victoria BC V0T 5K6

OCCUPATION OF WITNESS
Name: Mortgage Technician

THE CORPORATION OF THE TOWNSHIP OF LANGLEY,
THE REGISTERED OWNER OF COVENANTS BM250167,
BA341343, BA408958 AND BA408960
HEREBY CONSENT TO THE DEPOSIT OF THIS PLAN.
AUTHORIZED SIGNATURES

NAME: P. Dorian
Clerk
MAYOR
CLERK
TOWNSHIP OF LANGLEY

I, GARY SUNDICK, A BRITISH COLUMBIA LAND
SURVEYOR CERTIFY THAT THE BUILDING INCLUDED
IN THIS STRATA PLAN HAS NOT, AS OF
OCTOBER 20th, 2008 BEEN PREVIOUSLY OCCUPIED.

B.C.L.S.
C. G. L. S.

OWNER:

THUNDERBIRD VILLAGE HOMES LTD.
(INC. NO. 0765127)

Name: Stanley H. Silverman
Authorized Signatory

Name: Lynda Blum
Authorized Signatory

WITNESS AS TO BOTH SIGNATURES
Name: VICTORIA FELGEL

ADDRESS: 44 19059-94 AVE

WITNESS AS TO BOTH SIGNATURES
Name: SURVEY BC

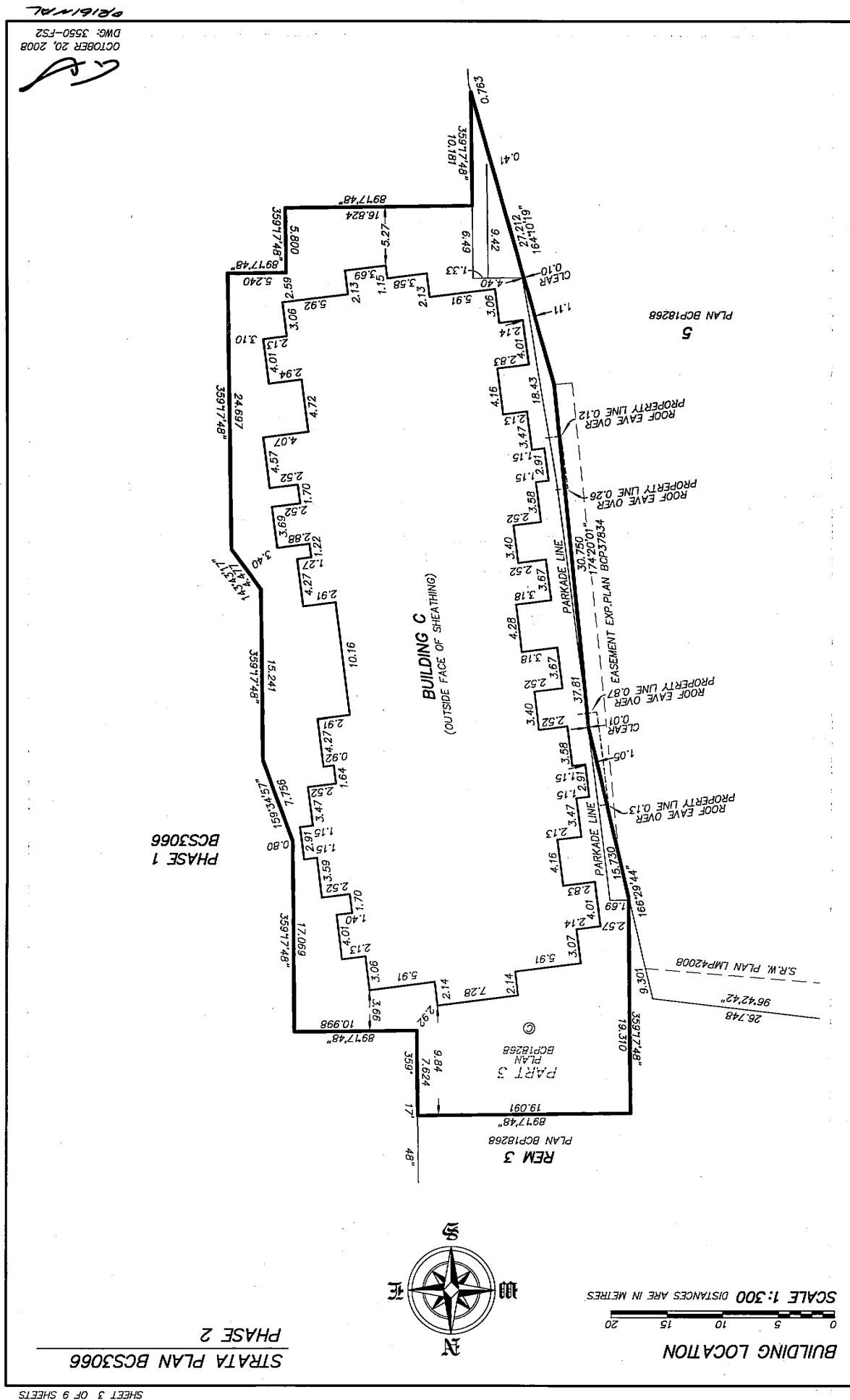
OCCUPATION OF WITNESS
Name: SURVEY TECH

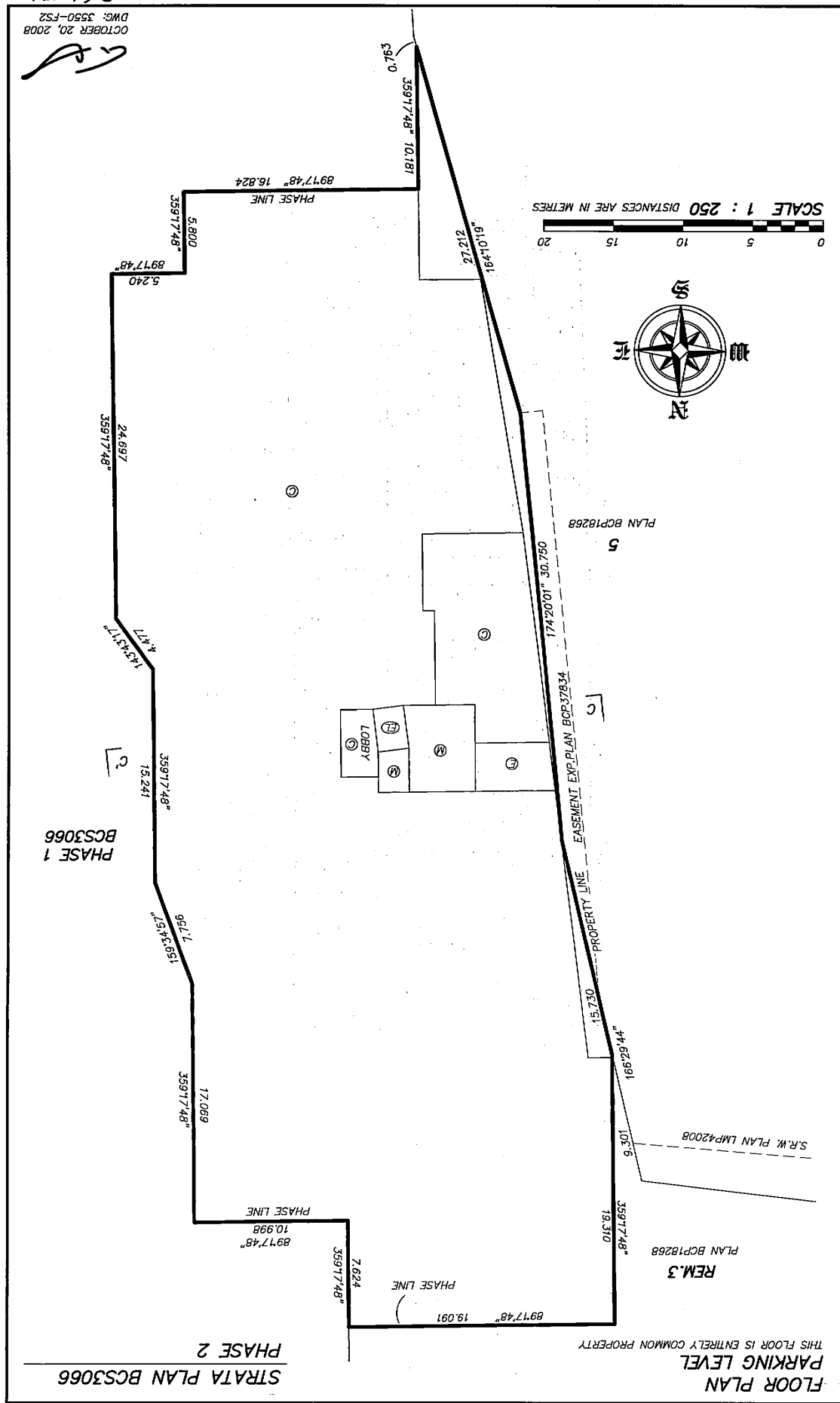
APPROVED AS PHASE TWO OF A THREE PHASE STRATA PLAN
UNDER SECTION 224 OF THE STRATA PROPERTY ACT.
DATE: Nov 10/08

NAME: St. George
APPROVING OFFICER
TOWNSHIP OF LANGLEY

I, GARY SUNDICK, A BRITISH COLUMBIA
LAND SURVEYOR CERTIFY THAT:
1) THE BUILDING SHOWN ON THIS STRATA PLAN
IS WITHIN THE EXTERNAL BOUNDARIES OF THE
LAND THAT IS THE SUBJECT OF THE STRATA PLAN
SUBJECT TO CLAUSE 2 OF THIS ENDORSEMENT.
2) THAT CERTAIN PARTS OF THE BUILDING ARE NOT
WITHIN THE EXTERNAL BOUNDARIES BUT APPROPRIATE
AND NECESSARY EASEMENTS OR OTHER INTERESTS
ARE REGISTERED UNDER NO. BB0703540
AS SET OUT IN SECTION 244 (1) (f) OF THE
STRATA PROPERTY ACT.
DATE: OCTOBER 20th, 2008

B.C.L.S.
C. G. L. S.





Status: Filed

Doc #: BCS3066

RCVD: 2008-08-26 RQST: 2021-11-09 15:14:42

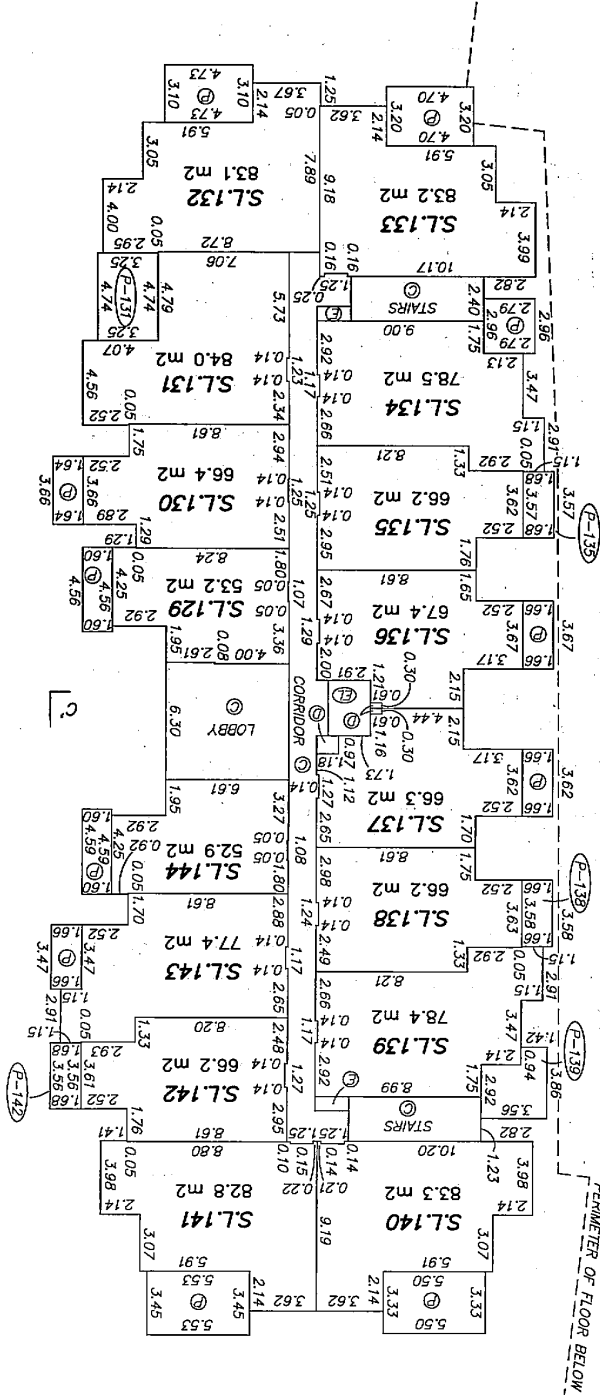
SHEET 5 OF 9 SHEETS

STRATA PLAN BCS3066
PHASE 2



SCALE 1 : 250 DISTANCES ARE IN METRES

FLOOR PLAN
BUILDING C
LEVEL 1



OCTOBER 20, 2008
DWG: 3550-FS2
ORIGINAL

Doc #: BCS3066

RCVD: 2008-08-26 RQST: 2021-11-09 15:14:42

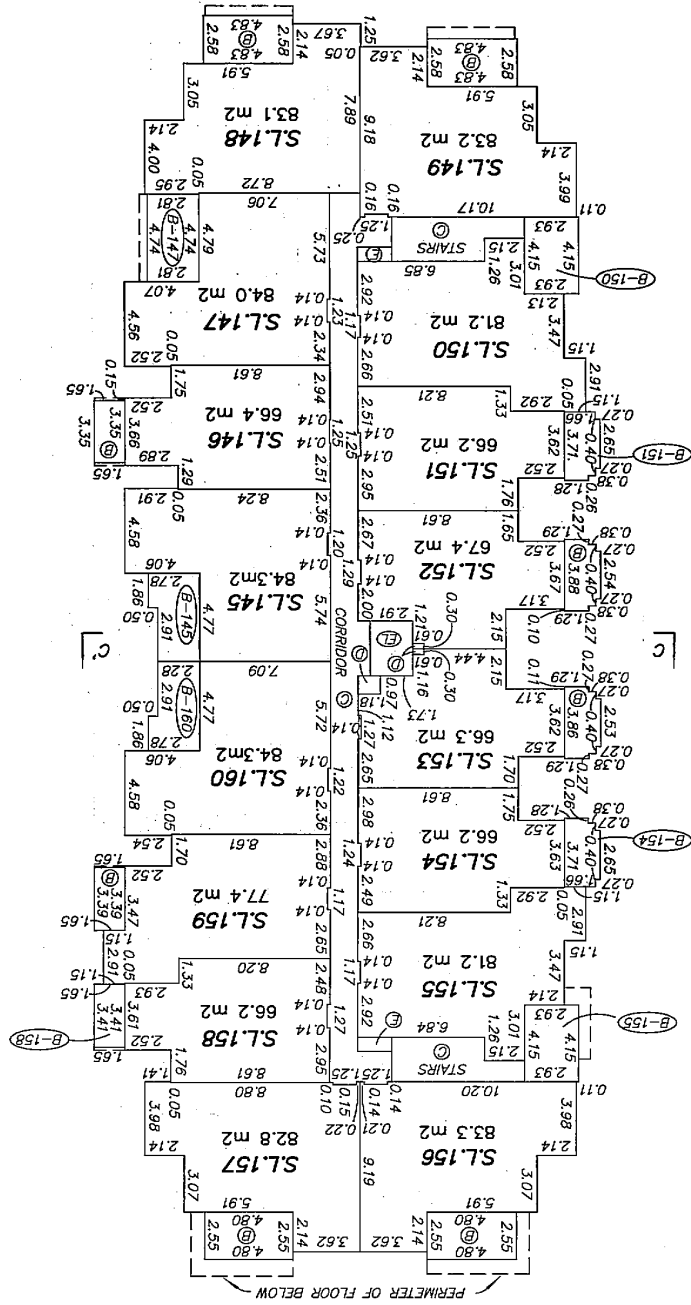
SHEET 6 OF 9 SHEETS

STRATA PLAN BCS3066
PHASE 2



SCALE 1 : 250
DISTANCES ARE IN METRES

FLOOR PLAN
BUILDING C
LEVEL 2



OCTOBER 20, 2008
DWG: 3550-F52
02/15/2008

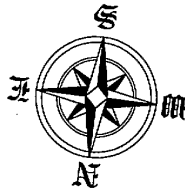
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Doc #: BCS3066

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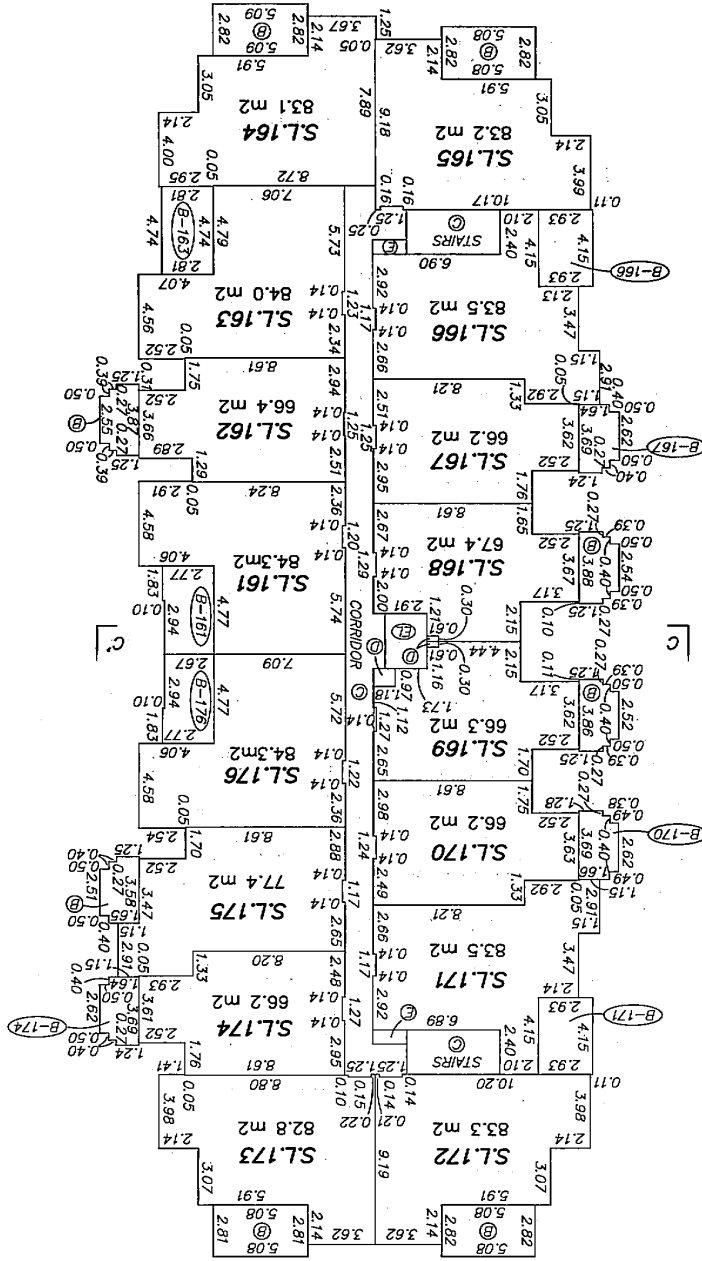
SHEET 7 OF 9 SHEETS

STRATA PLAN BCS3066
PHASE 2



SCALE 1 : 250 DISTANCES ARE IN METRES

FLOOR PLAN
BUILDING C
LEVEL 3



OCTOBER 20, 2008
DWG: 3550-F52
08/16/14

Status: Filed

Doc #: BCS3066

RCVD: 2008-08-26 ROST: 2021-11-09 15:14:42

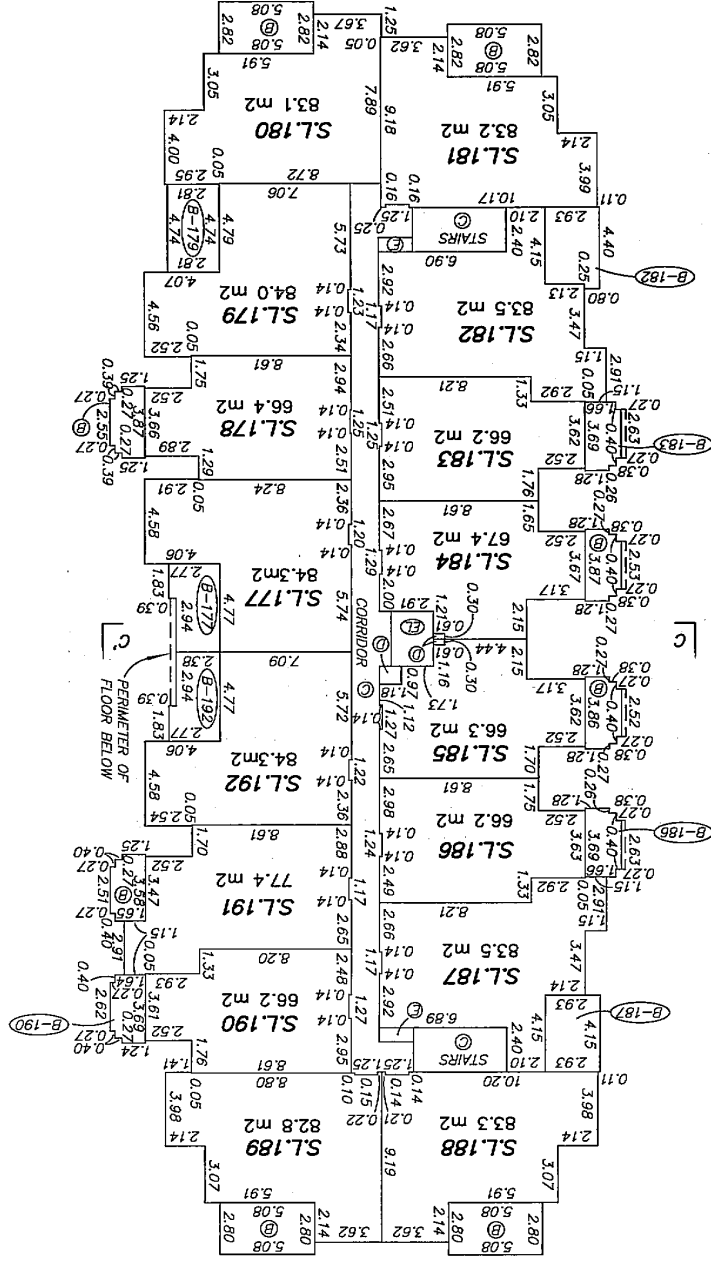
SHEET 8 OF 9 SHEETS

STRATA PLAN BCS3066
PHASE 2



SCALE 1 : 250
DISTANCES ARE IN METRES

FLOOR PLAN
BUILDING C
LEVEL 4



0.8/0.1/1.1
OCTOBER 20, 2008
DWG: 3550-F52

SHEET 9 OF 9 SHEETS

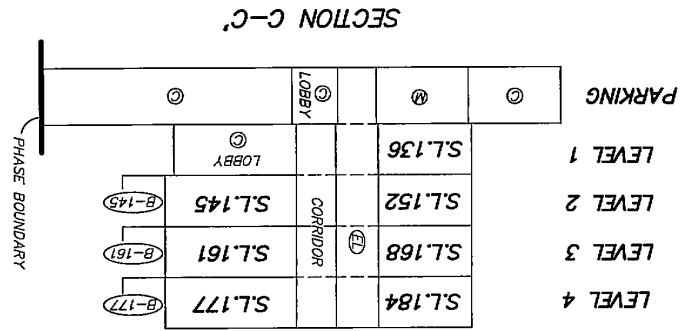
STRATA PLAN BCS3066
PHASE 2

PHASE 2

SCALE 1 : 250
DISTANCES ARE IN METRES



A horizontal scale bar with alternating black and white segments. Below the bar, numerical markings are provided at intervals of 5 units, from 0 to 20.



OCTOBER 20, 2008
DWG: 3550-FS2
00161747

SHEET 1 OF 14 SHEETS

DEPOSITED AND REGISTERED IN THE LAND
TITLE OFFICE AT NEW WESTMINSTER B.C.
2009

D. Blachuk / ps

REGISTRAR

BB920703-798

SCALE 1 : 750 DISTANCES ARE IN METRES
INTEGRATED SURVEY AREA NO. 41 (TOWNSHIP OF LANGLEY)
NAD83(CSRS)

SCALE 1 : 750 DISTANCES ARE IN METRES

BCGS 92G.017

TOWNSHIP OF LANGLEY

NEW WESTMINSTER DISTRICT PLAN BCP18268

SECTION 35 TOWNSHIP 8

EXCEPT: PHASE ONE AND TWO STRATA PLAN BCS3066

STRATA PLAN BCS3066



THE GROVE..

CIVIC ADDRESS :
8929 202nd STREET
LANGLEY, B.C.

88th AVENUE
DETAIL A
NOT TO SCALE
LEGEND

LEGEND

GRID BEARINGS ARE DERIVED FROM PLAN BCP18268

- DENOTES IRON POST FOUND
- S.L. DENOTES STRATA LOT
- P1. DENOTES PART
- m2 DENOTES SQUARE METRES
- ③ DENOTES COMMON PROPERTY
- ④ DENOTES BALCONY BEING LIMITED COMMON PROPERTY
- ⑤ FOR EXCLUSIVE USE OF ADJOINING STRATA LOT
- (B-205) DENOTES BALCONY BEING LIMITED COMMON PROPERTY
- FOR EXCLUSIVE USE OF STRATA LOT 205 (TYPICAL)
- (B-198) DENOTES PATIO BEING LIMITED COMMON PROPERTY
- FOR EXCLUSIVE USE OF STRATA LOT 198 (TYPICAL)
- (P) DENOTES PATIO BEING LIMITED COMMON PROPERTY
- FOR EXCLUSIVE USE OF ADJOINING STRATA LOT
- ⑥ DENOTES ELECTRICAL ROOM BEING COMMON PROPERTY
- ⑦ DENOTES MECHANICAL ROOM BEING COMMON PROPERTY
- ⑧ DENOTES DUCT BEING COMMON PROPERTY
- ⑨ DENOTES ELEVATOR BEING COMMON PROPERTY

1, GARY SUNDICK, A BRITISH COLUMBIA LAND SURVYOR,
OF LANDS, BRITISH COLUMBIA, CERTIFY THAT I
PRESENT AT AND PERSONALLY SUPERINTENDED THE SURVEY
REPRESENTED BY THIS PLAN, AND THAT THE SURVEY
AND PLAN ARE CORRECT. THE FIELD SURVEY WAS COMPLETED ON
ON THE 6th DAY OF JANUARY, 2009. THE PLAN WAS
COMPLETED AND CHECKED, AND THE CHECKLIST FILED UNDER
#91920 ON THE 9th DAY OF JANUARY, 2009.

B.C.L.S.

THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT

NOTE:

NOTICE UNDER SECTION 68 OF THE STRATA PROPERTIES ACT. STRATA LOT BOUNDARIES ARE DEFINED AS THE EXTERIOR FACE OF EXTERIOR WALLS, THE EXTERIOR FACE OF INTERIOR WALLS ADJOINING COMMON AREAS EXCEPT ELEVATORS AND PARKADE RAMP WHICH ARE TO THE UNIT SIDE OF THE CONCRETE WALLS AND THE CENTRE LINE OF THE DEMISING WALLS BETWEEN STRATA LOTS.

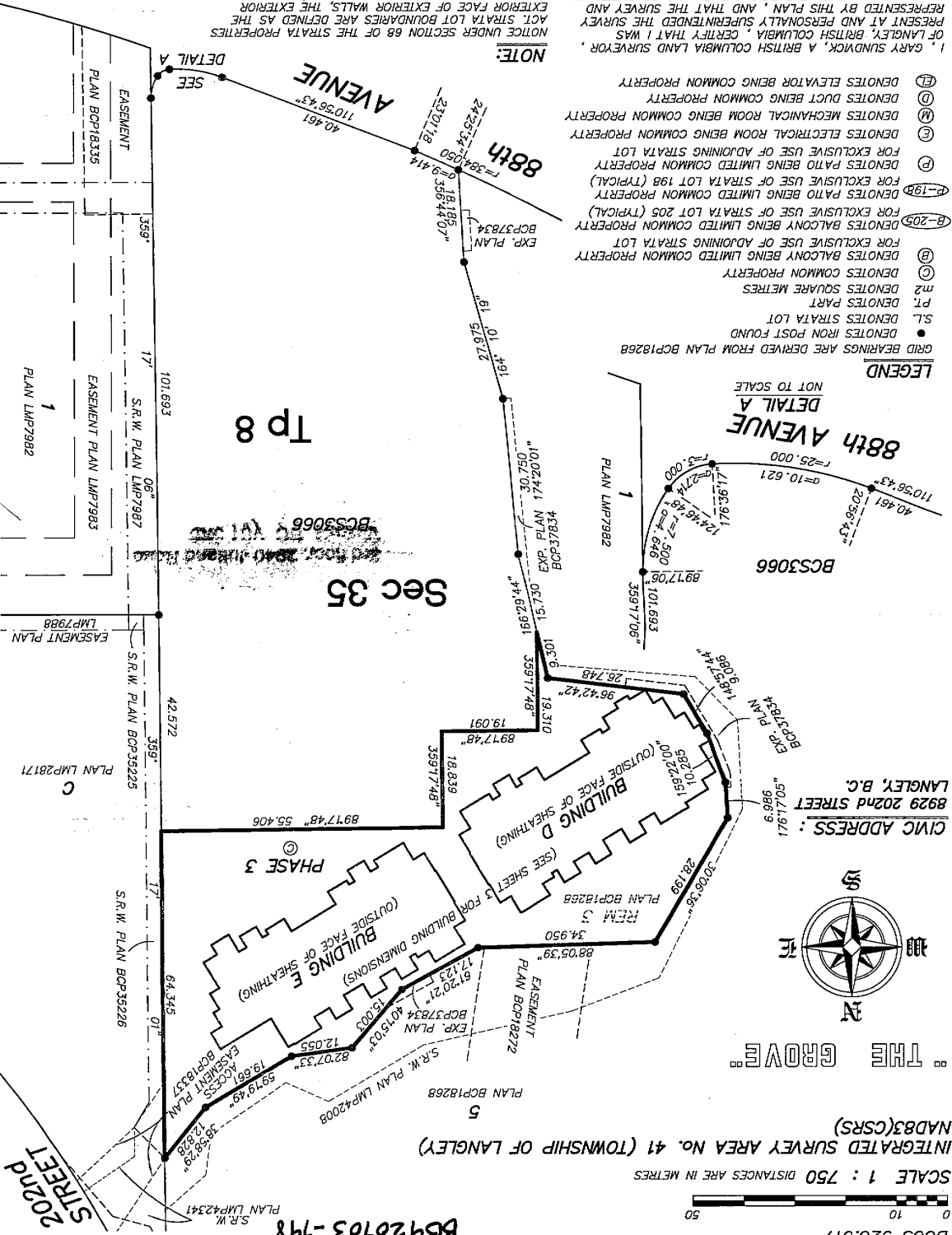
THIS PLAN CONTAINS LIMITED COMMON PROPERTY

UNDER SECTION 73 (d)(i) OF THE STRATA PROPERTY ACT.

SUBVER REGIONAL DISTRICT

BUTLER SUNDUCK & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
#4 1908R 94th AVENUE
SURREY, B.C. VAN 3S4
TEL: 513-9611 FAX: 513-2202
FLE: 3930
DWO: 3930-FSS

DETAIL A



STRATA PLAN BCS3066
PHASE 3

STRATA PROPERTY ACT

MORTGAGEE:
LOMBARD GENERAL INSURANCE
COMPANY OF CANADA (INC. No. A40666)

Name: Neil Carr
Authorized Signatory

Name: Angela Bosnich
Authorized Signatory
WITNESS AS TO BOTH SIGNATURES

Name: 600-555 Buread St
Address: Vancouver BC
OCCUPATION OF WITNESS
ASSOCIATE UNDERWRITER

MORTGAGEE:
BCMC CONSTRUCTION FUND CORPORATION
(INC. No. BC0716305)

Name: Kevin Ryan
Authorized Signatory

Name: Cheryl Boston
Authorized Signatory
WITNESS AS TO BOTH SIGNATURES
3rd floor, 2040 Jundand Road
Vancouver, BC V6T 5K6
OCCUPATION OF WITNESS
Technician

THE CORPORATION OF THE TOWNSHIP OF LANGLEY,
THE REGISTERED OWNER OF COVENANTS BM250167,
BA341343, BB457104, BB408958 AND BB408960,
HEREBY CONSENT TO THE DEPOSIT OF THIS PLAN.
AUTHORIZED SIGNATURES

MAYOR
CLERK
TOWNSHIP CLERK

I, GARY SUNDVICK, A BRITISH COLUMBIA LAND
SURVEYOR CERTIFY THAT THE BUILDINGS INCLUDED
IN THIS STRATA PLAN HAVE NOT, AS OF
JANUARY 6th, 2009 BEEN PREVIOUSLY OCCUPIED.

B.C.L.S.
[Signature]

OWNER:
THUNDERBIRD VILLAGE HOMES LTD.
(INC. No. 0765127)

Name: Stanley H Cluettman
Authorized Signatory

Name: Victor Feibel
Authorized Signatory
WITNESS AS TO BOTH SIGNATURES

Name: #4, 19089-94 AVE.
Address: Surrey, BC
OCCUPATION OF WITNESS
TECH.

APPROVED AS PHASE THREE OF A THREE PHASE STRATA PLAN
UNDER SECTION 224 OF THE STRATA PROPERTY ACT.

DATE: Jan 27, 2009
APPOINTING OFFICER
TOWNSHIP OF LANGLEY

I, GARY SUNDVICK, A BRITISH COLUMBIA
LAND SURVEYOR CERTIFY THAT:
1) THE BUILDINGS SHOWN ON THIS STRATA PLAN
ARE WITHIN THE EXTERNAL BOUNDARIES OF THE
LAND THAT IS THE SUBJECT OF THE STRATA PLAN
SUBJECT TO CLAUSE 2 OF THIS ENDORSEMENT.
2) THAT CERTAIN PARTS OF THE BUILDINGS ARE NOT
WITHIN THE EXTERNAL BOUNDARIES BUT APPROPRIATE
AND NECESSARY EASEMENTS OR OTHER INTERESTS
ARE REGISTERED UNDER NO. BB0703540
AS SET OUT IN SECTION 244 (1) (f) OF THE
STRATA PROPERTY ACT.
DATE: JANUARY 6th, 2009

B.C.L.S.
[Signature]

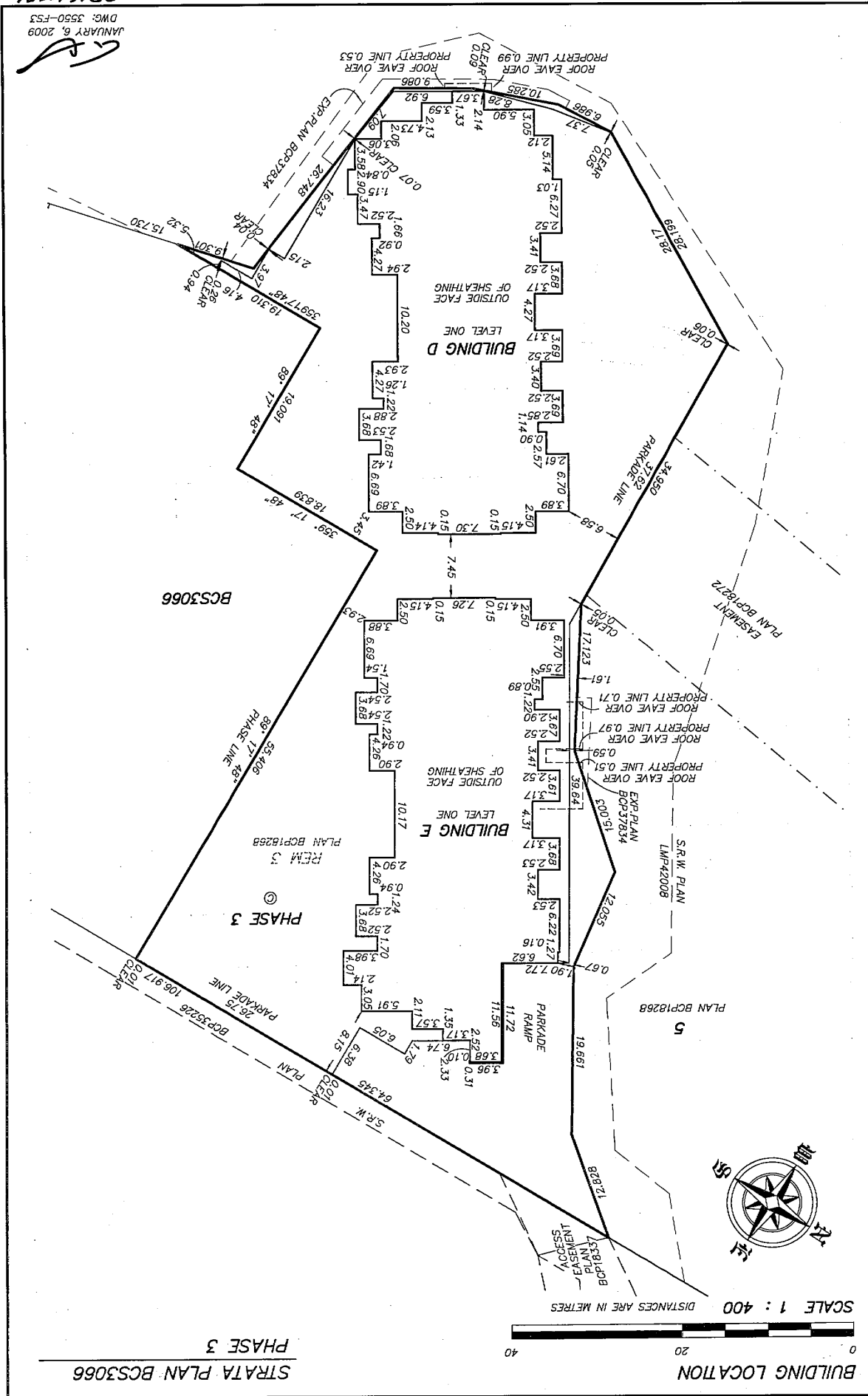
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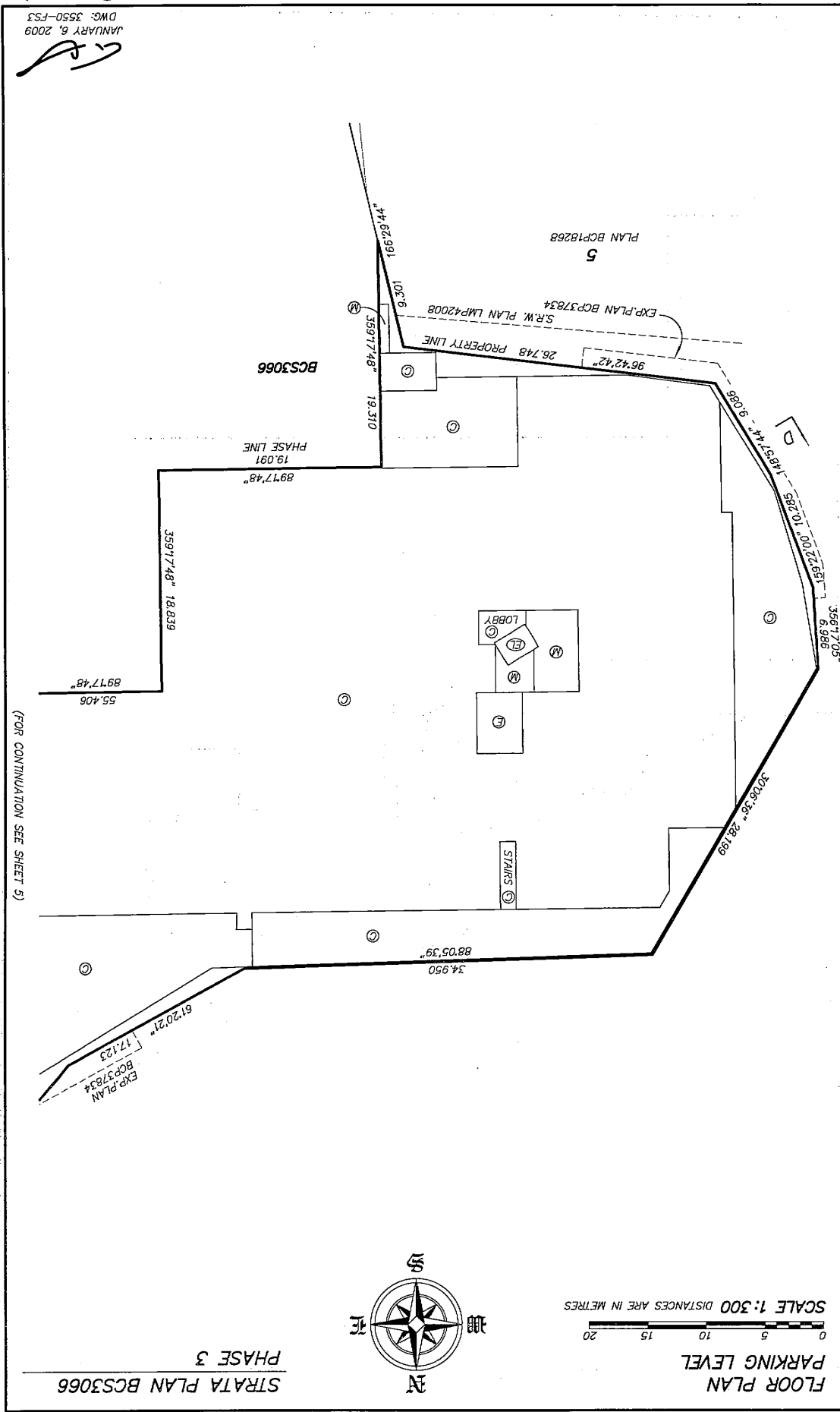
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RCVD: 2008-08-26 ROST: 2021-11-09 15:14.42

SHEET 3 OF 14 SHEETS

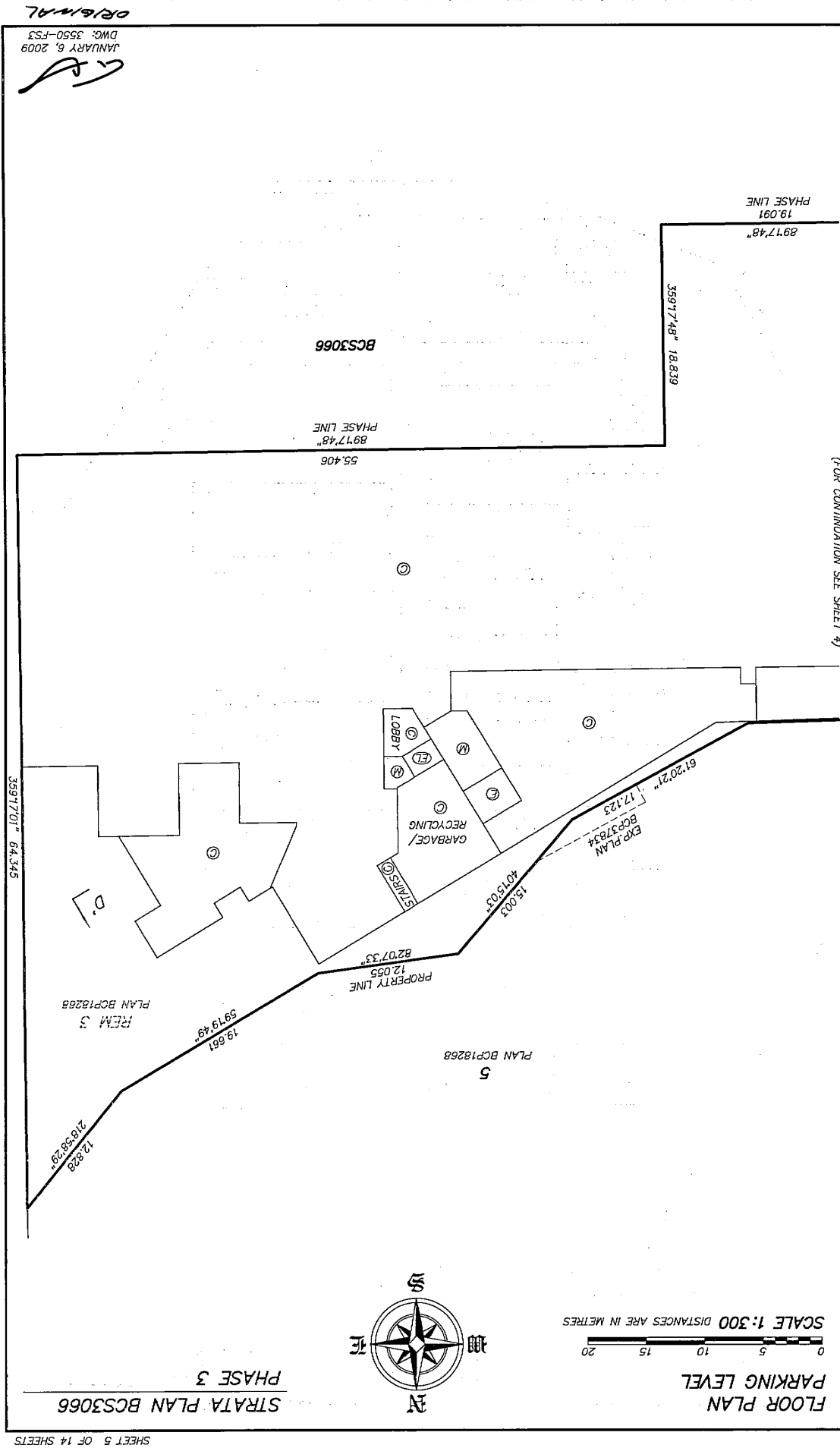
STRATA PLAN BCS3066
PHASE 3



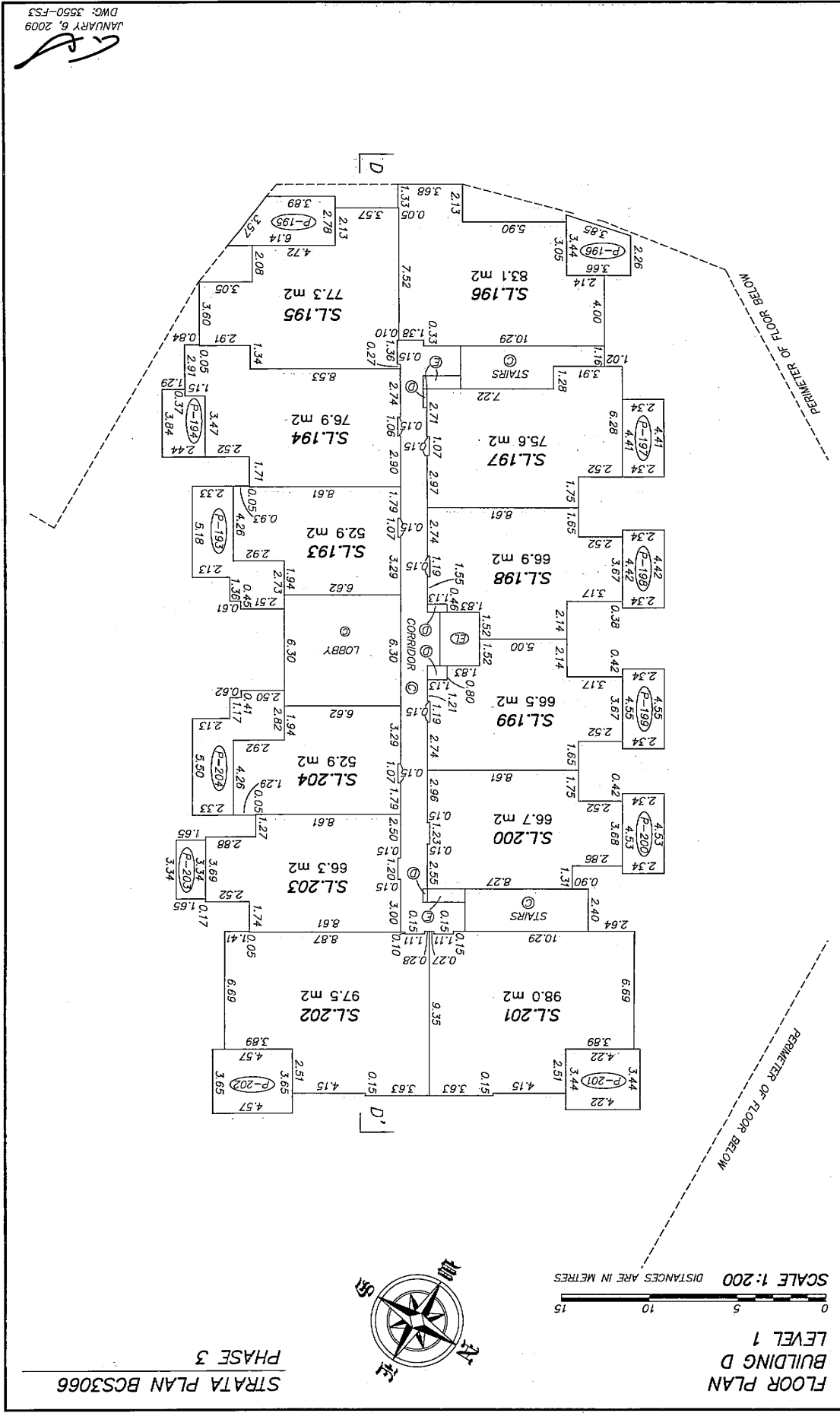


Doc #: BCS3066

RCVD: 2008-08-26 ROST: 2021-11-09 15:14.42



STRATA PLAN BCS3066
PHASE 3



2021/11/09
JANUARY 6, 2009
DWG: 3550-FS3

Status: Filed

Doc #: BCS3066

RCVD: 2008-08-26 ROST: 2021-11-09 15:14:42

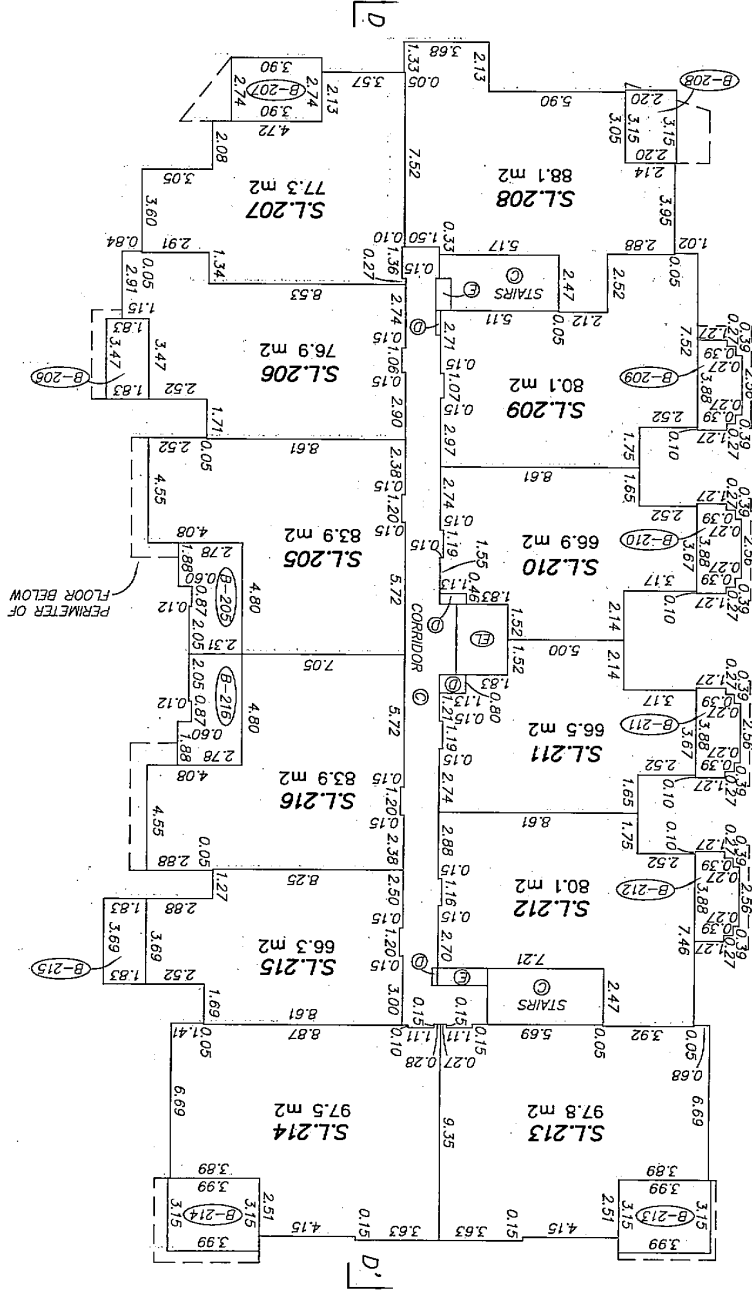
SHEET 7 OF 14 SHEETS

STRATA PLAN BCS3066
PHASE 3

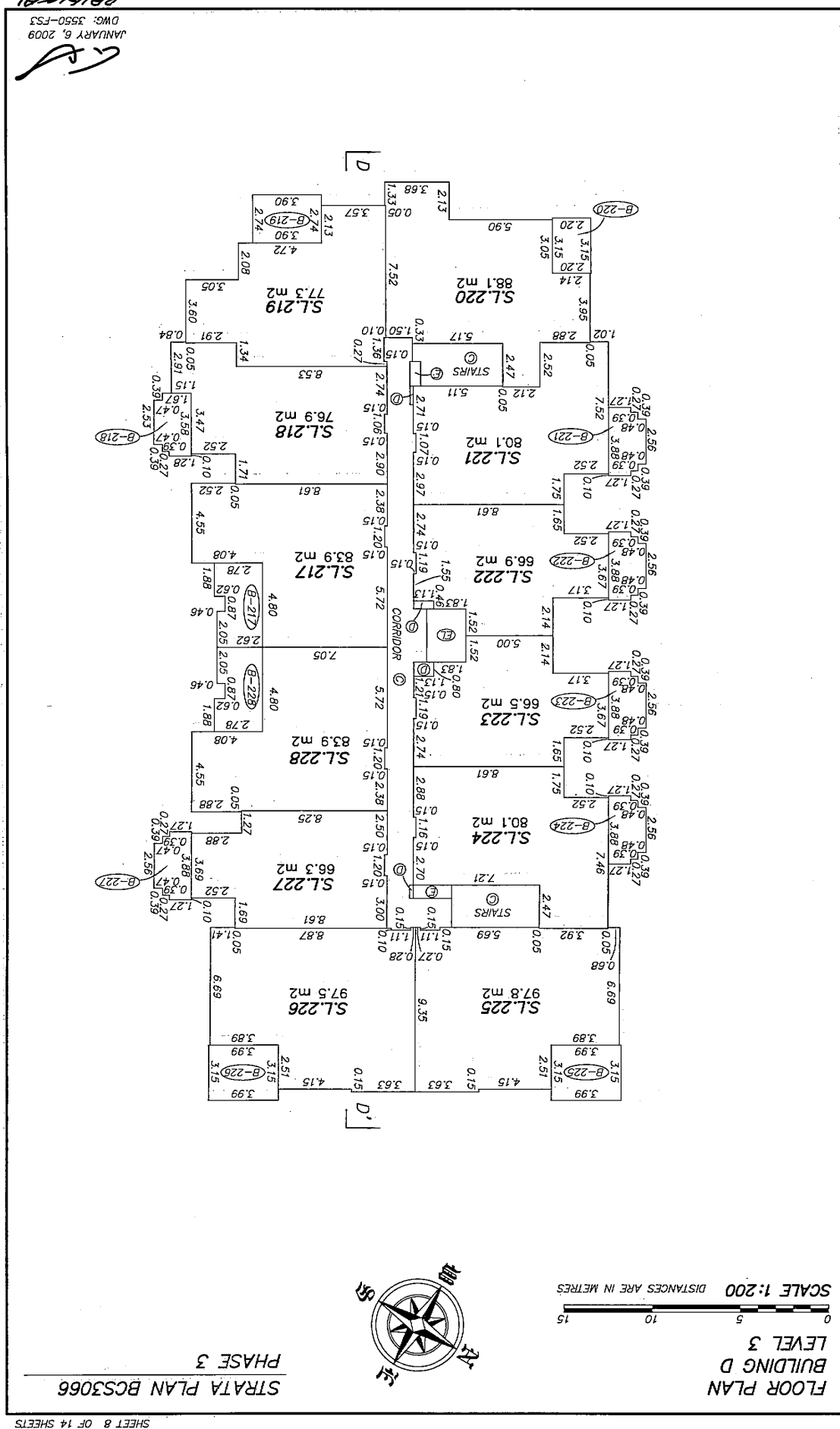


SCALE 1:200
DISTANCES ARE IN METRES

FLOOR PLAN
BUILDING D
LEVEL 2



DR/6/11/17
JANUARY 6, 2009
DWG: 3550-FS3



Doc #: BCS3066

RCVD: 2008-08-26 ROST: 2021-11-09 15:14:42

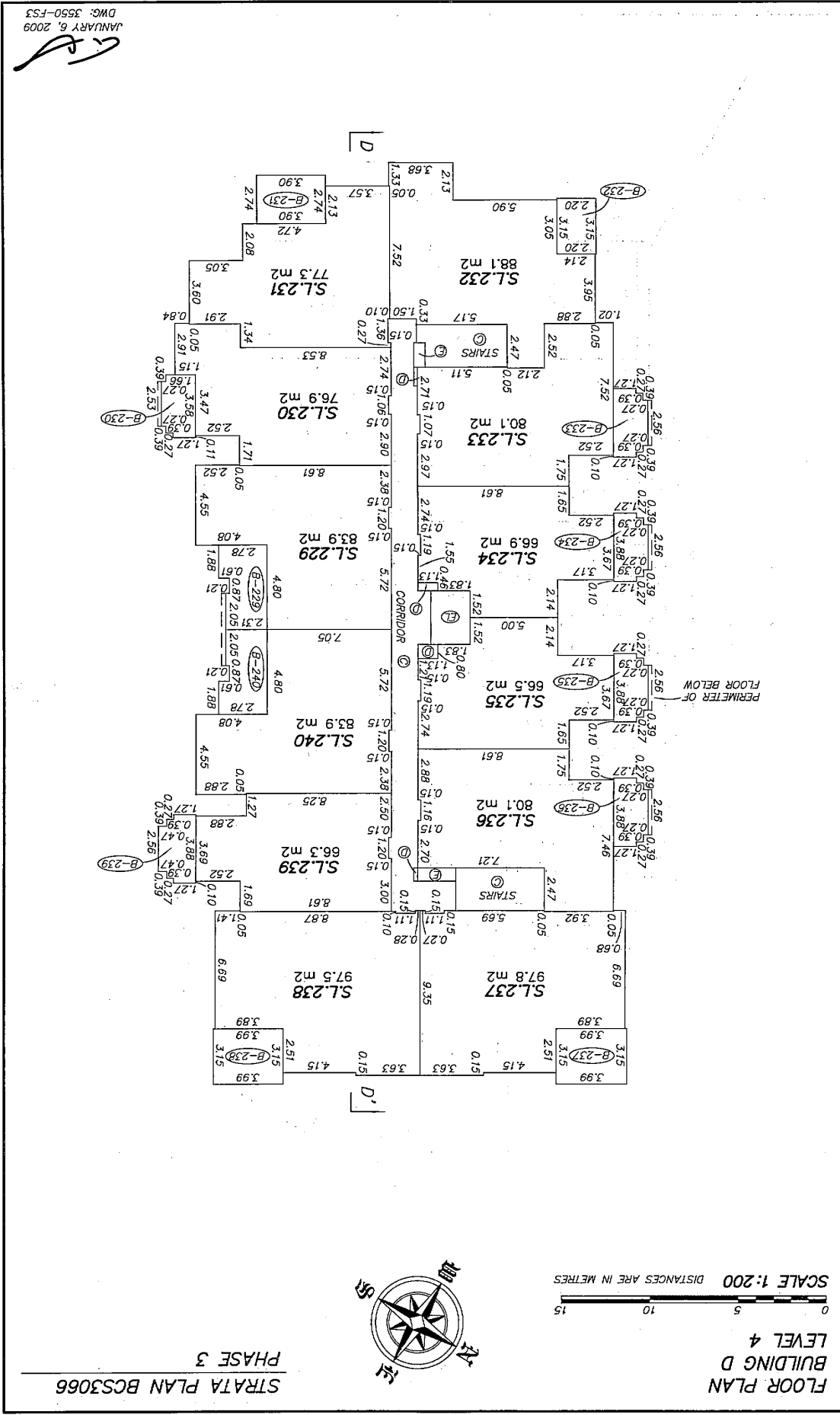
SHEET 9 OF 14 SHEETS

STRATA PLAN BCS3066
PHASE 3



SCALE 1:200
DISTANCES ARE IN METRES

FLOOR PLAN
BUILDING D
LEVEL 4



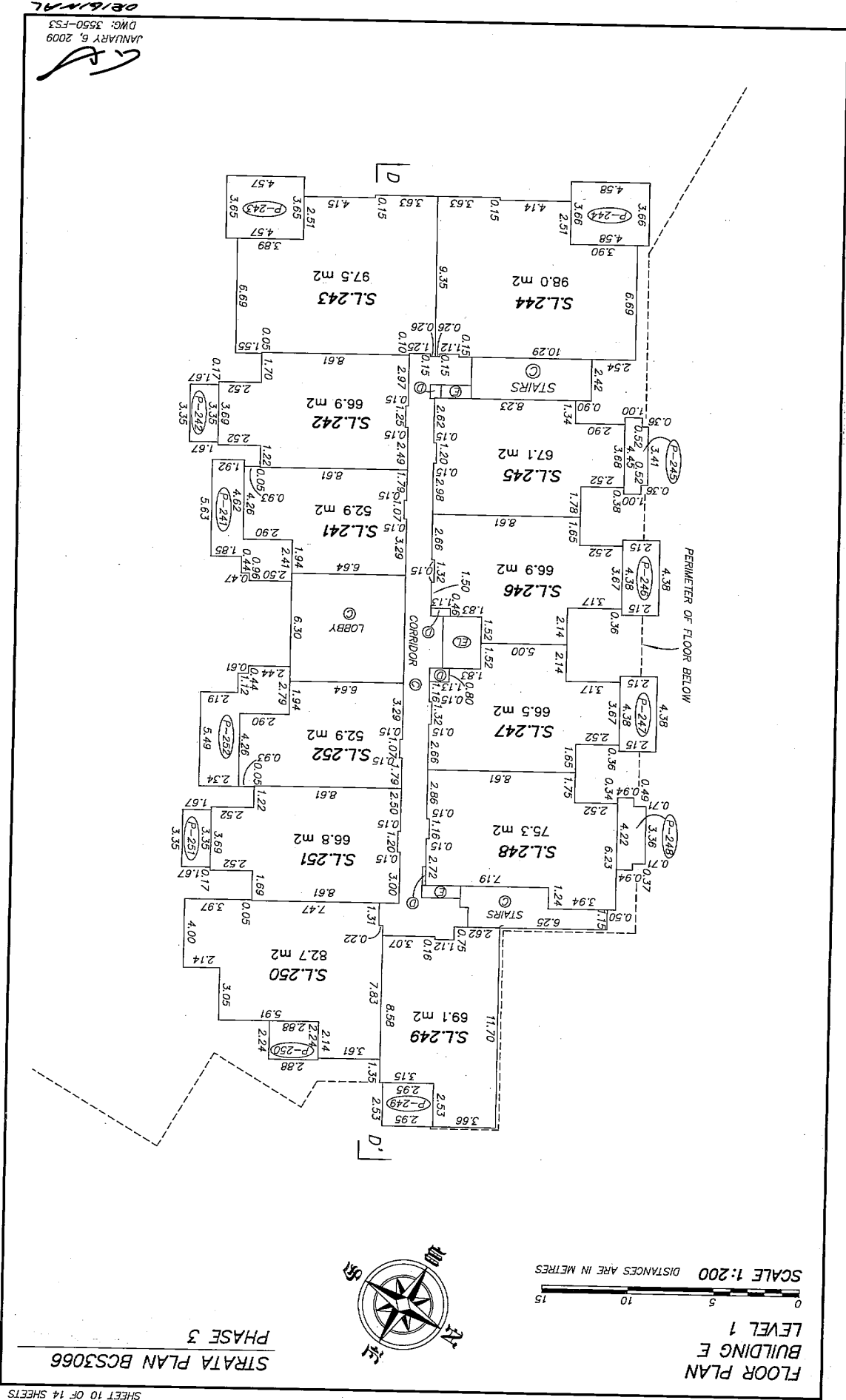
08/11/97
JANUARY 6, 2009
DWG: 3550-FS3

STRATA PLAN BCS3066
PHASE 3



SCALE 1:200
DISTANCES ARE IN METRES

FLOOR PLAN
BUILDING E
LEVEL 1



DE/6/11/21
JANUARY 6, 2009
DWG: 3550-F53

Status: Filed

Doc #: BCS3066

RCVD: 2008-08-26 RQST: 2021-11-09 15:14:42

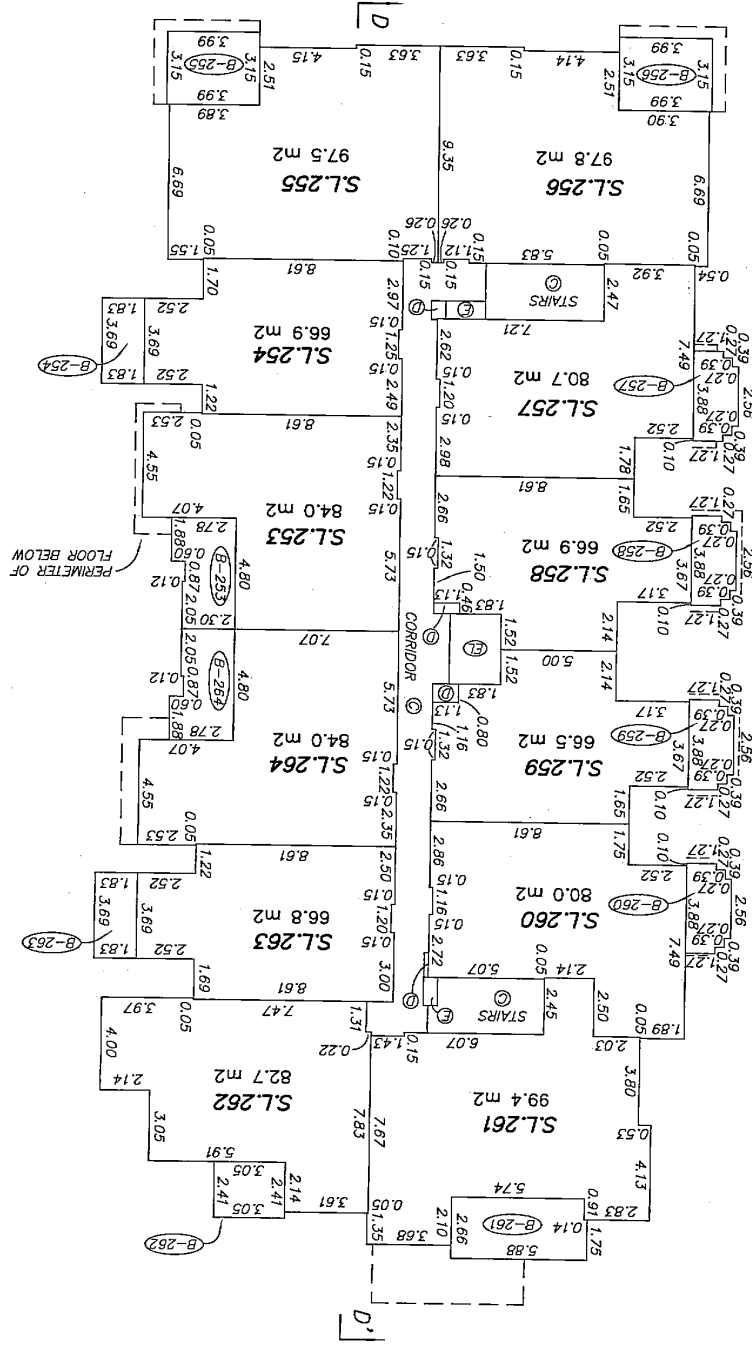
SHEET 11 OF 14 SHEETS

STRATA PLAN BCS3066
PHASE 3



SCALE 1:200
DISTANCES ARE IN METRES

FLOOR PLAN
BUILDING E
LEVEL 2



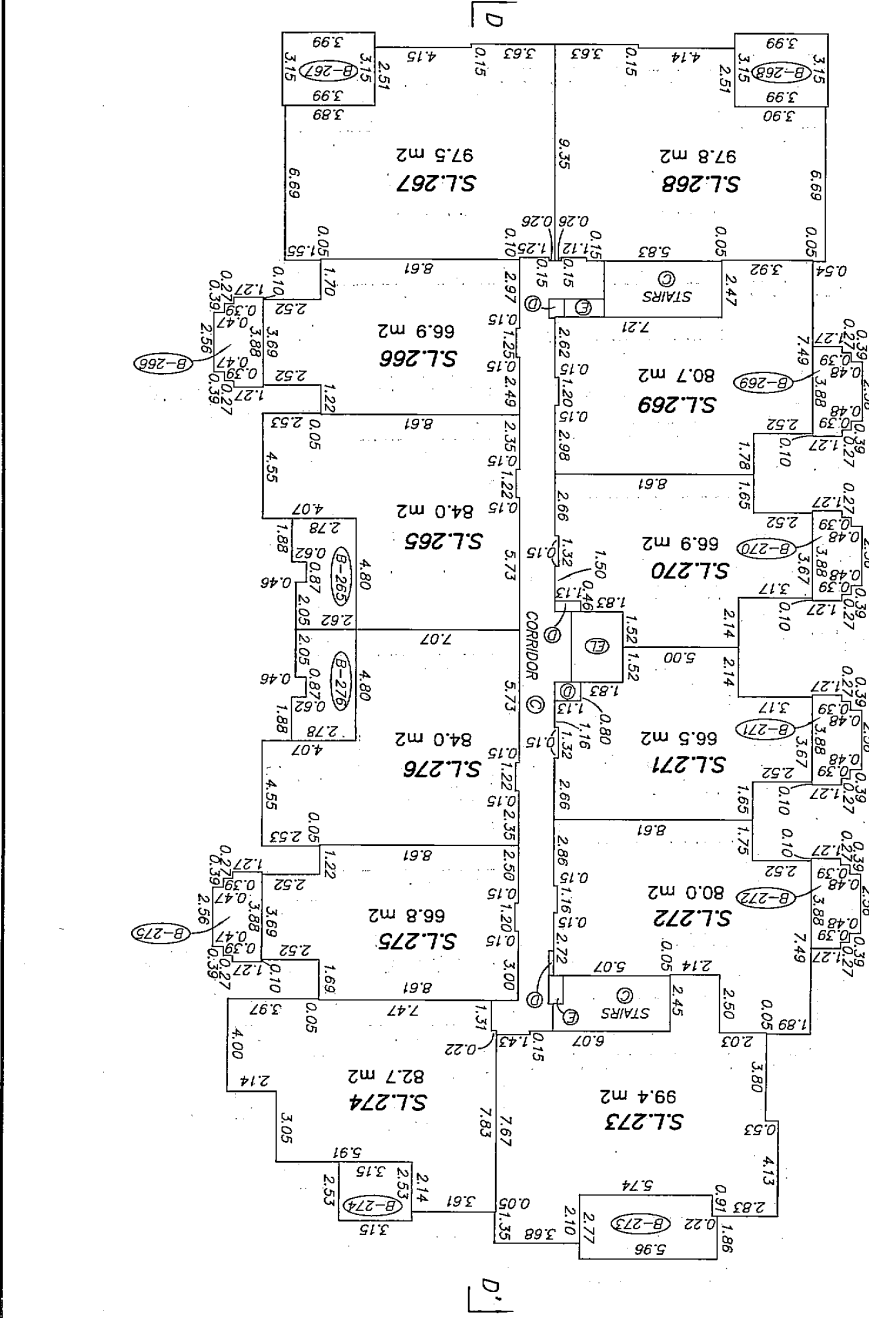
JANUARY 6, 2009
DWG: 3550-FS3
08/6/14/17

STRATA PLAN BCS3066
PHASE 3



SCALE 1:200
DISTANCES ARE IN METRES

FLOOR PLAN
BUILDING E
LEVEL 3



ORIGIN
JANUARY 6, 2009
DWG: 3550-FS3

Status: Filed

Doc #: BCS3066

RCVD: 2008-08-26 ROST: 2021-11-09 15:14:42

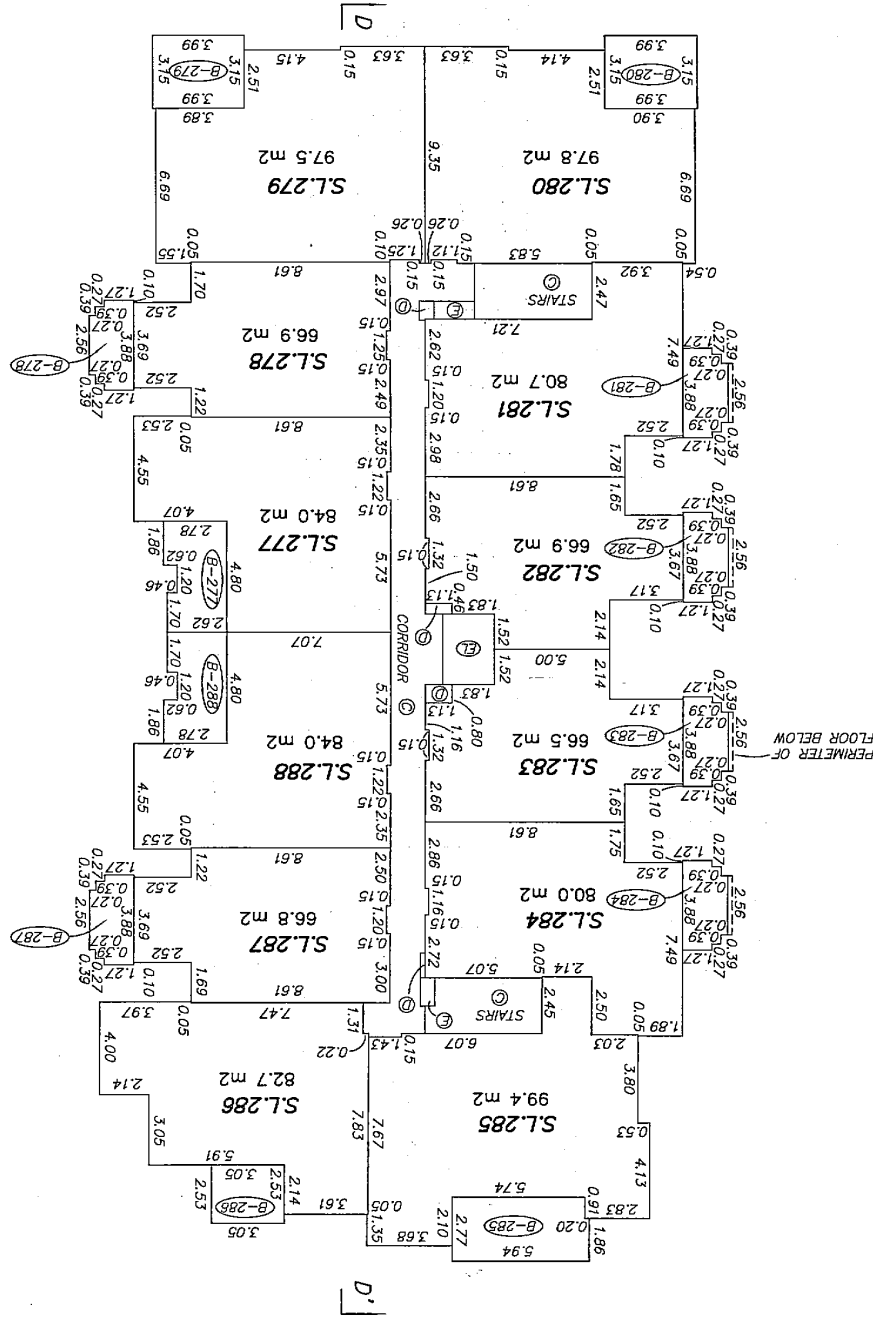
SHEET 13 OF 14 SHEETS

STRATA PLAN BCS3066
PHASE 3



SCALE 1:200
DISTANCES ARE IN METRES

FLOOR PLAN
BUILDING E
LEVEL 4



08/6/11 ML
JANUARY 6, 2009
DWG: 3550-FS3

SECTION

0 5 10 15 20
SCALE 1:300 DISTANCES ARE IN METRES

BUILDING E

BUILDING D

LEVEL 4	S.L.231	S.L.230	S.L.229	S.L.240	S.L.239	S.L.238	S.L.279	S.L.278	S.L.277	S.L.288	S.L.287	S.L.286
LEVEL 3	S.L.219	S.L.218	S.L.217	S.L.228	S.L.227	S.L.226	S.L.267	S.L.266	S.L.265	S.L.276	S.L.275	S.L.274
LEVEL 2	S.L.207	S.L.206	S.L.205	S.L.216	S.L.215	S.L.214	S.L.255	S.L.254	S.L.253	S.L.264	S.L.263	S.L.262
LEVEL 1	S.L.195	S.L.194	S.L.193	S.L.204	S.L.203	S.L.202	S.L.243	S.L.242	S.L.241	S.L.252	S.L.251	S.L.250
PARKING												

LOBBY

SECTION D-D'

STRATA PLAN BCS3066
PHASE 3

JANUARY 6, 2009
DWG: 3550-FS3

ORIGINAL