

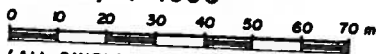
STRATA PLAN OF LOT "A",
SECTION 32, BLOCK 5 NORTH,
R. 1 W., N.W.D., PLAN 72431

STRATA PLAN NW 2427

REF. NO. 2146240E to 2146293E
DEPOSITED AND REGISTERED IN
THE LAND REGISTRY OFFICE
AT NEW WESTMINSTER, B.C.
THIS 5th DAY OF AUGUST 1986.

"MUNICIPALITY OF SURREY"

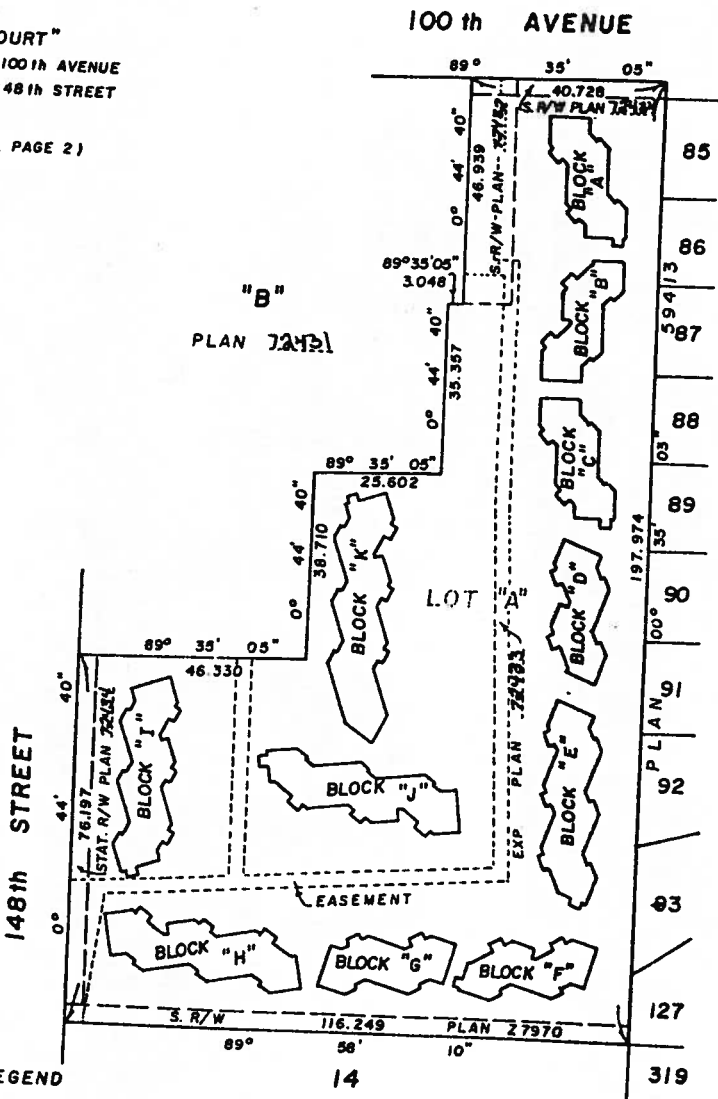
SCALE, 1:1000



(ALL DIMENSIONS ARE IN METRES)

CIVIC ADDRESS:
"HIGH POINT COURT"
14820 TO 14850, 100th AVENUE
9910 TO 9930, 148th STREET
SURREY, B.C.

(SEE DETAIL PAGE 2)



LEGEND

- m² DENOTES SQUARE METRES
- S.L. DENOTES STRATA LOT
- PT.S.L. DENOTES PART OF STRATA LOT
- ⊙ DENOTES COMMON PROPERTY
- ⊗ DENOTES BALCONY
- Ⓟ DENOTES PATIO
- Ⓢ DENOTES LIMITED COMMON PROPERTY FOR THE EXCLUSIVE USE OF S.L. 3
- Ⓣ DENOTES CARPORT BEING LIMITED COMMON PROPERTY FOR THE EXCLUSIVE USE OF S.L. 9
- * 9910 DENOTES CIVIC ADDRESS NUMBER

I, J. J. WARD OF LANGLEY, B.C.
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 18th DAY OF JUNE, 1986.

J. J. Ward B.C.L.S.

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

THE OWNERS, STRATA PLAN NW 2427
759-1111 MELVILLE STREET #112-5021 KINGSWAY, BURNABY, B.C. V5H 4A5
VANCOUVER B.C. MAR. 22, 1976 BK 81061

McELHANEY ASSOCIATES
PROFESSIONAL LAND SURVEYORS
3160 88th AVENUE
SURREY, B.C. V3W 3K3
FILE 502 00302-2

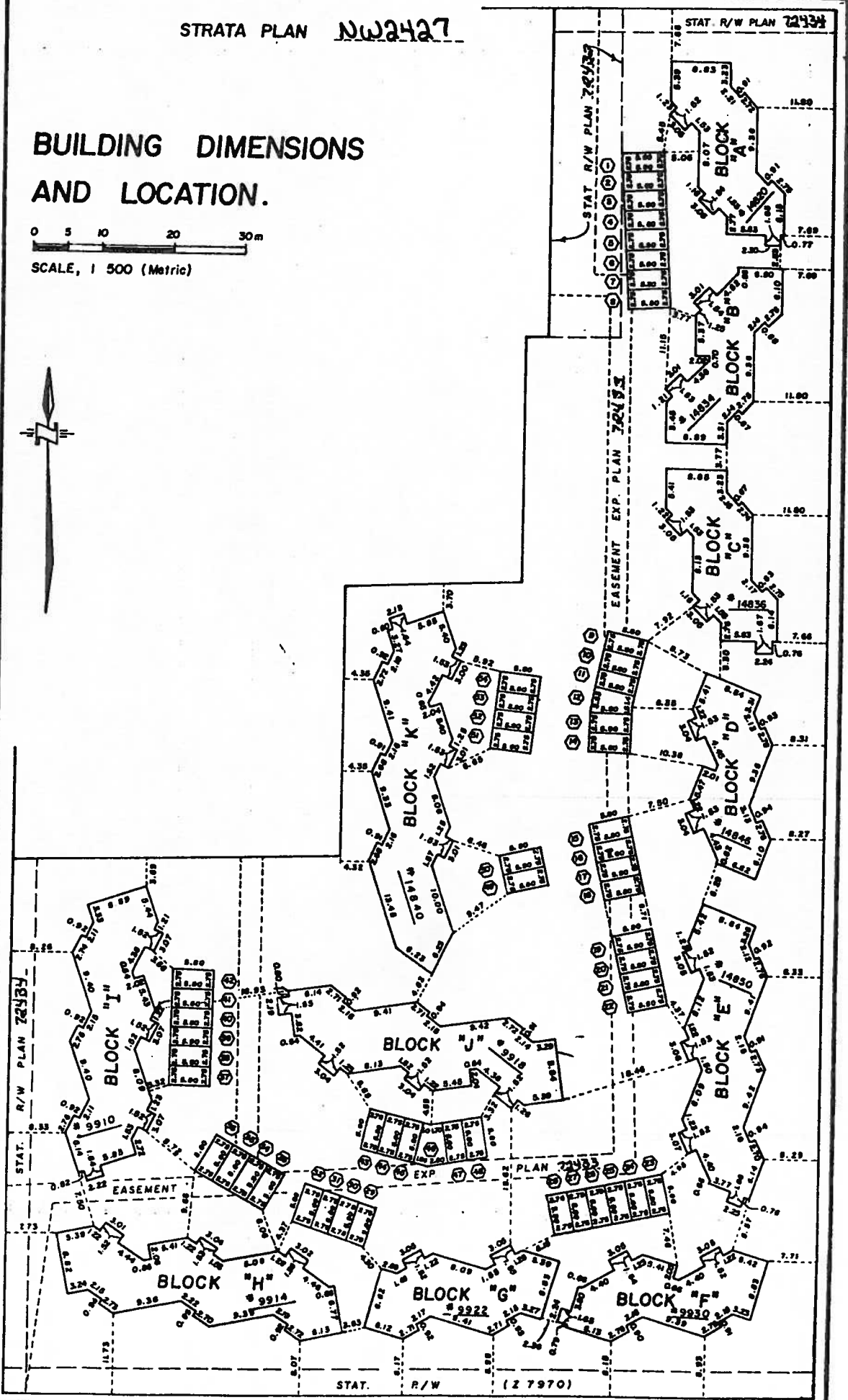
THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT.

STRATA PLAN NW2427

BUILDING DIMENSIONS AND LOCATION.



SCALE, 1 500 (Metric)



10 2014

STAT. R/W (2 7970)

STRATA PLAN NW2427

CONDOMINIUM ACT

LOT NO.	SHEET NO.	FORM 1	FORM 2	FORM 3
		SCHEDULE OF UNIT ENTITLEMENT	SCHEDULE OF INTEREST UPON DESTRUCTION	SCHEDULE OF VOTING RIGHTS
		UNIT ENTITLEMENT	INTEREST UPON DESTRUCTION	NUMBER OF VOTES
1	5, 16	114	81	
2	5, 16	121	82	
3	5, 16	114	84	
4	5, 16	121	86	
5	6	118	84	
6	6	110	80	
7	6	118	84	
8	6		80	
9	7		86	
10	7	121	86	
11	7	113	86	
12	7	121	86	
13	8	110	85	
14	8	118	85	
15	8	117	85	
16	8	117	85	
17	9, 16	114	87	
18	9, 16	121	87	
19	9, 16	114	86	
20	9, 16	121	86	
21	9, 16	111	84	
22	9, 16	117	84	
23	10	110	87	
24	10	117	87	
25	10	111	87	
26	10	118	87	
27	11	113	88	
28	11	121	88	
29	11	114	87	
30	11	120	88	
31	12	117	87	
32	12	110	87	
33	12	121	87	
34	12	114	87	
35	12	117	88	
36	12	110	86	
37	13	121	85	
38	13	114	85	
39	13	121	84	
40	13	114	84	
41	13	118	83	
42	13	111	83	
43	14	118	86	
44	14	111	86	
45	14	121	83	
46	14	114	84	
47	14	117	83	
48	14	110	84	
49	15, 16	121	87	
50	15, 16	114	87	
51	15, 16	121	86	
52	15, 16	114	86	
53	15, 16	117	83	
54	15, 16	110	84	
AGGREGATE		6249	4803	

STRATA PLAN NW2427

CONDOMINIUM ACT

STATUTORY DECLARATION

I, THE UNDERSIGNED DO SOLEMNLY DECLARE THAT
 (1) I, THE UNDERSIGNED, AM THE DULY 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.

[Signature]
 DECLARED BEFORE ME AT Vancouver
 IN THE PROVINCE OF BRITISH COLUMBIA
 THIS 9 DAY OF July 1986.

[Signature]
 A COMMISSIONER FOR TAKING AFFIDAVITS
 WITHIN THE PROVINCE OF BRITISH COLUMBIA

ACCEPTED AS TO FORMS 1, 2 AND 3

[Signature]
 for SUPERINTENDENT OF INSURANCE REAL ESTATE "MR."
 THIS 28 DAY OF JULY 1986.

OWNER:
HIGH POINT COURT HOLDINGS LTD

[Signature]
 AUTHORIZED SIGNATORY

AUTHORIZED SIGNATORY

MORTGAGEES:
WESTERN & PACIFIC BANK OF CANADA

[Signature]
 AUTHORIZED SIGNATORY

[Signature]
 AUTHORIZED SIGNATORY

VANCOUVER CITY SAVINGS CREDIT UNION

[Signature]
 AUTHORIZED SIGNATORY

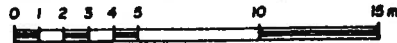
[Signature]
 AUTHORIZED SIGNATORY

I, J. J. WARD, BRITISH COLUMBIA LAND SURVEYOR,
 HEREBY CERTIFY THAT THE BUILDINGS SHOWN IN
 THIS STRATA PLAN HAVE NOT AS OF THE 31st DAY
 OF MAY 1986, BEEN PREVIOUSLY OCCUPIED.
 DATED AT SURREY, B.C. THIS 18th DAY OF JUNE, 1986.

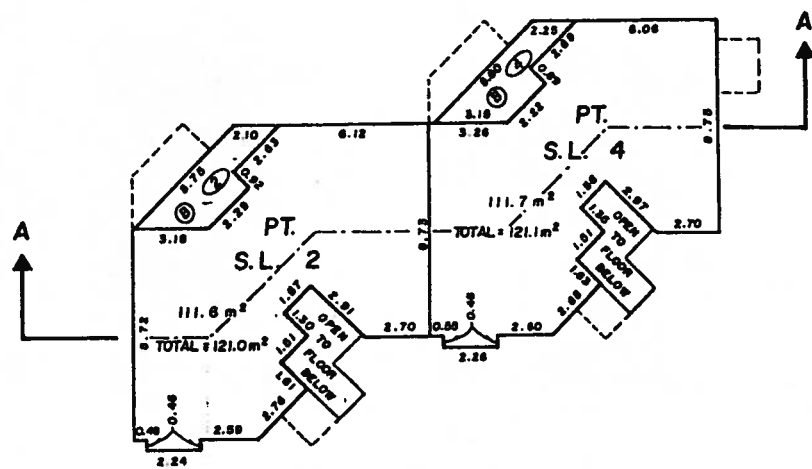
[Signature] B.C.L.S.

STRATA PLAN NO 2427

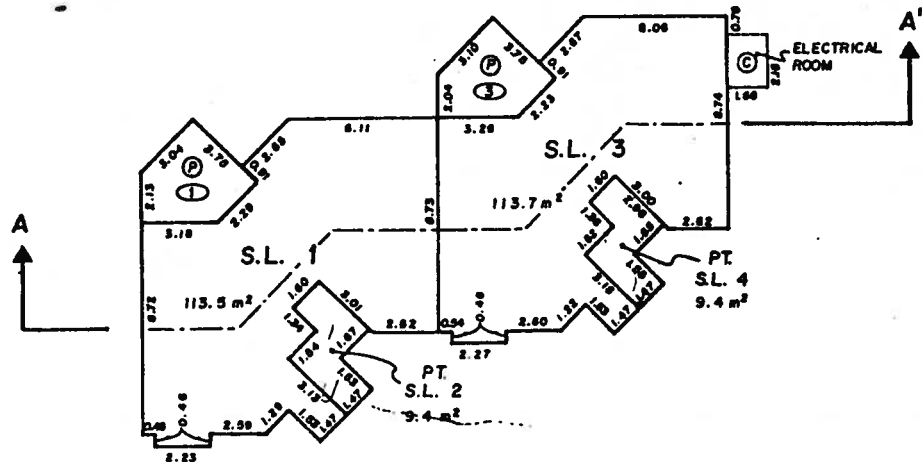
BLOCK "A"



SCALE, 1:200 (Metric)



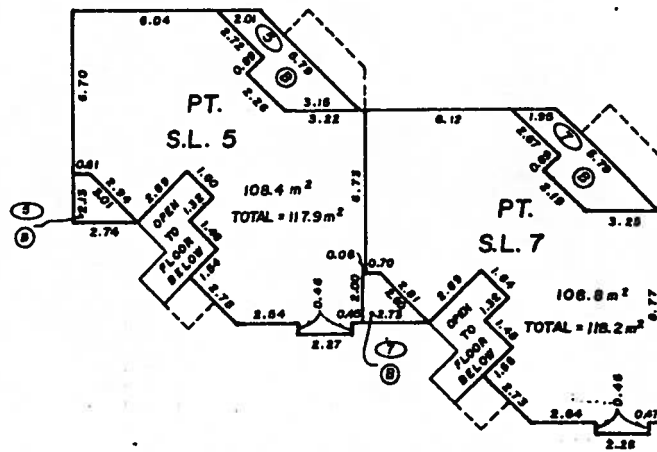
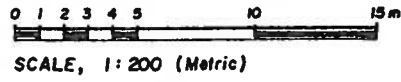
SECOND FLOOR



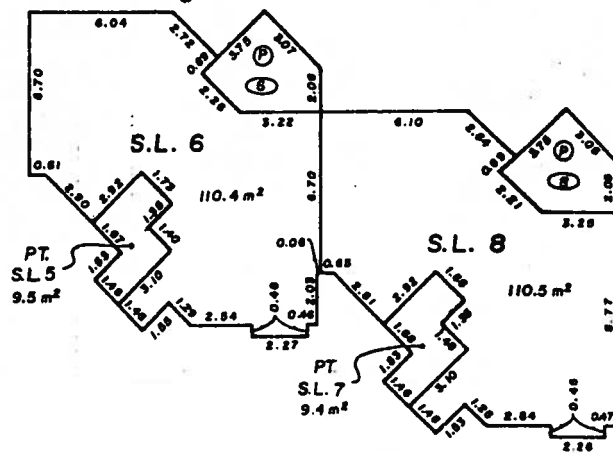
FIRST FLOOR

STRATA PLAN NW2427

BLOCK "B"



SECOND FLOOR



FIRST FLOOR

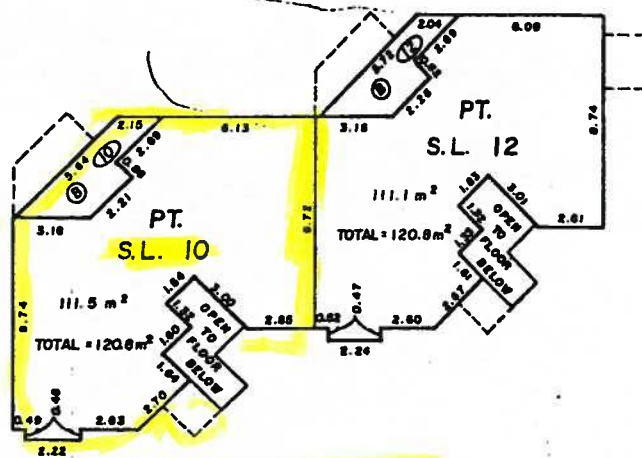
SECTION THROUGH BLOCK "B" IS IDENTICAL TO SECTION A-A' THROUGH BLOCK "A" (SEE SHEET 16)

STRATA PLAN *NW2427*

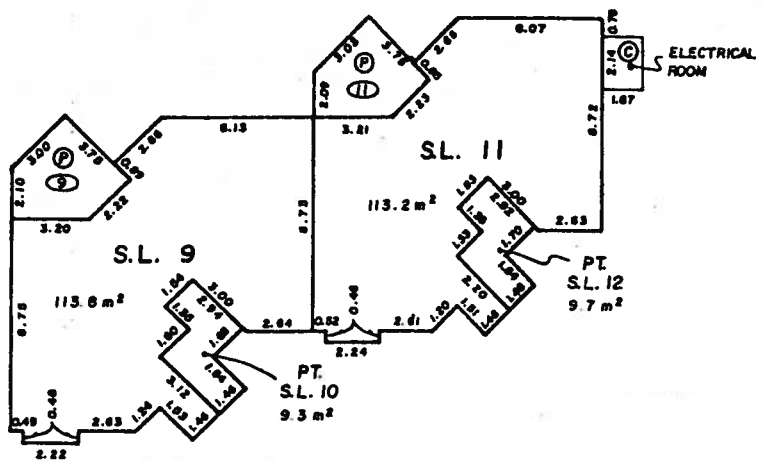
BLOCK "C"



SCALE, 1: 200 (Metric)



SECOND FLOOR

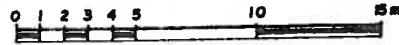


FIRST FLOOR

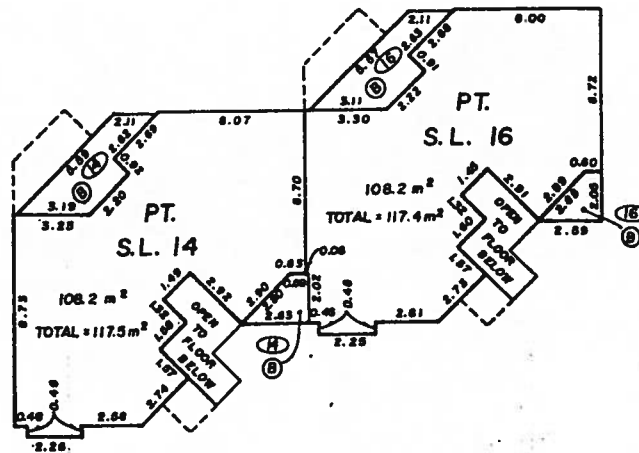
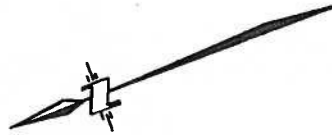
SECTION THROUGH BLOCK "C" IS IDENTICAL TO SECTION A-A' THROUGH BLOCK "A" (SEE SHEET 16)

STRATA PLAN NW2427

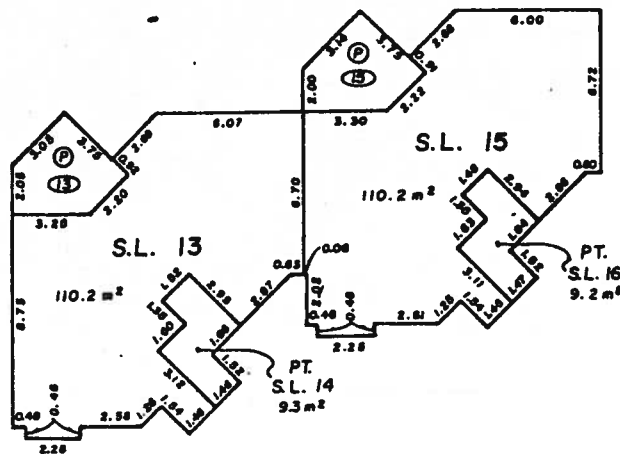
BLOCK "D"



SCALE 1: 200 (Metric)



SECOND FLOOR



FIRST FLOOR

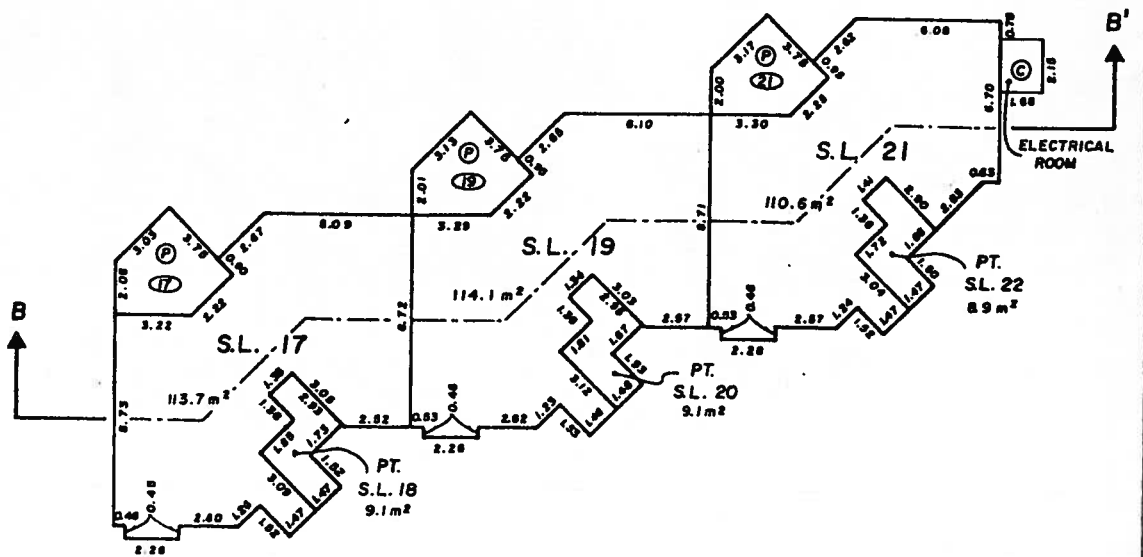
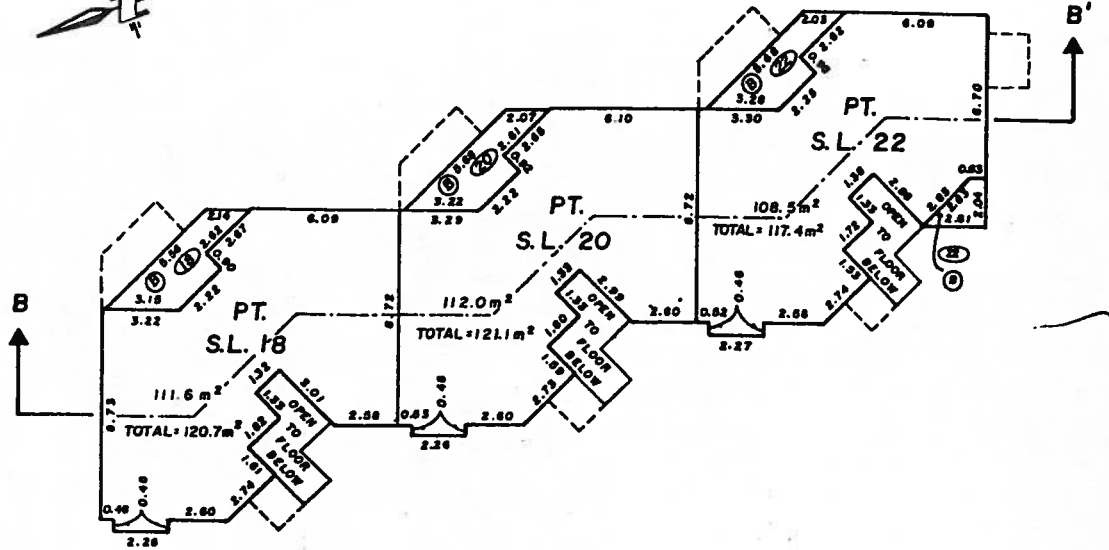
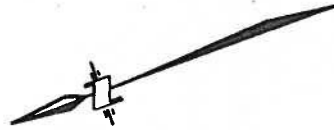
SECTION THROUGH BLOCK "D" IS IDENTICAL TO SECTION A-A' THROUGH BLOCK "A" (SEE SHEET 16)

STRATA PLAN NW2427

BLOCK "E"



SCALE, 1: 200 (Metric)

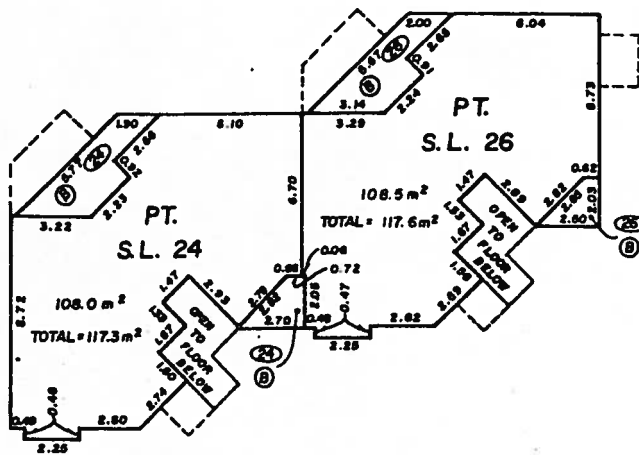


STRATA PLAN **NW2427**

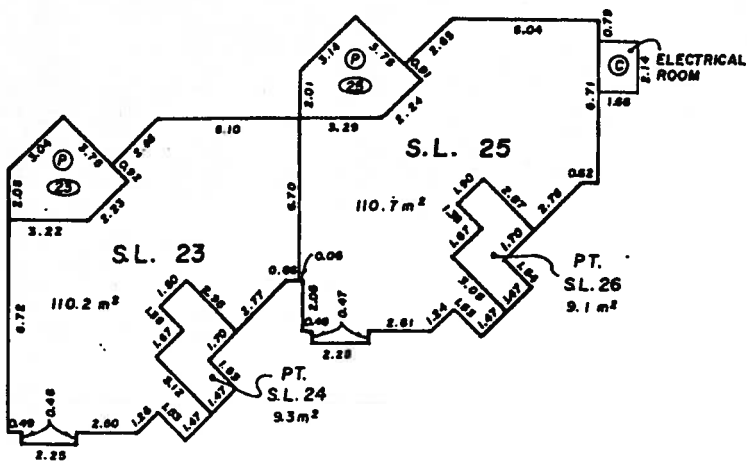
BLOCK "F"



SCALE, 1:200 (Metric)



SECOND FLOOR

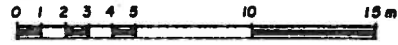


FIRST FLOOR

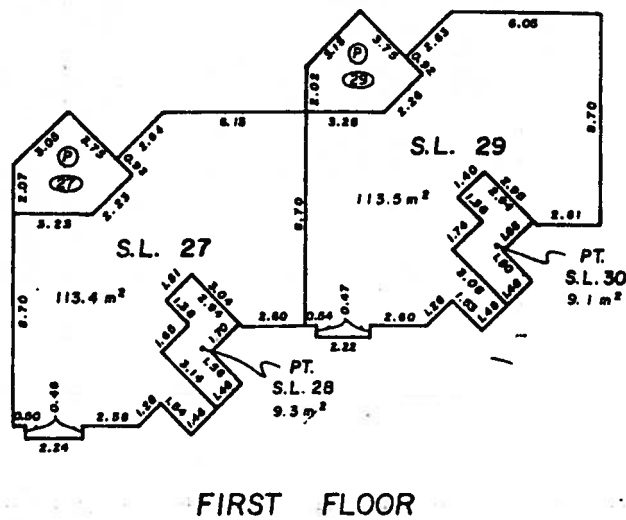
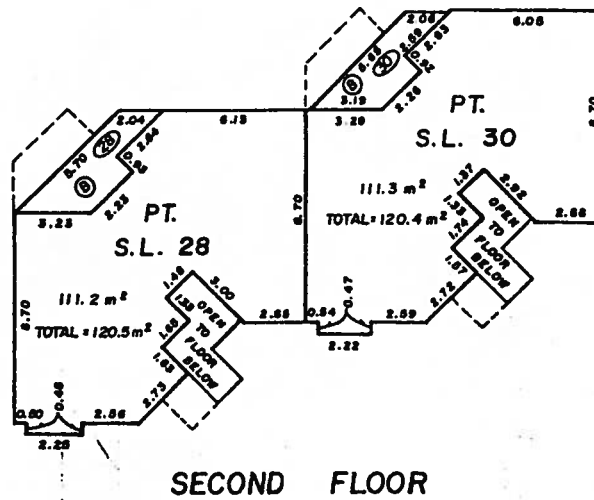
SECTION THROUGH BLOCK "F" IS IDENTICAL TO SECTION A - A' THROUGH BLOCK "A" (SEE SHEET 16)

STRATA PLAN NW2427

BLOCK "G"



SCALE, 1 : 200 (Metric)



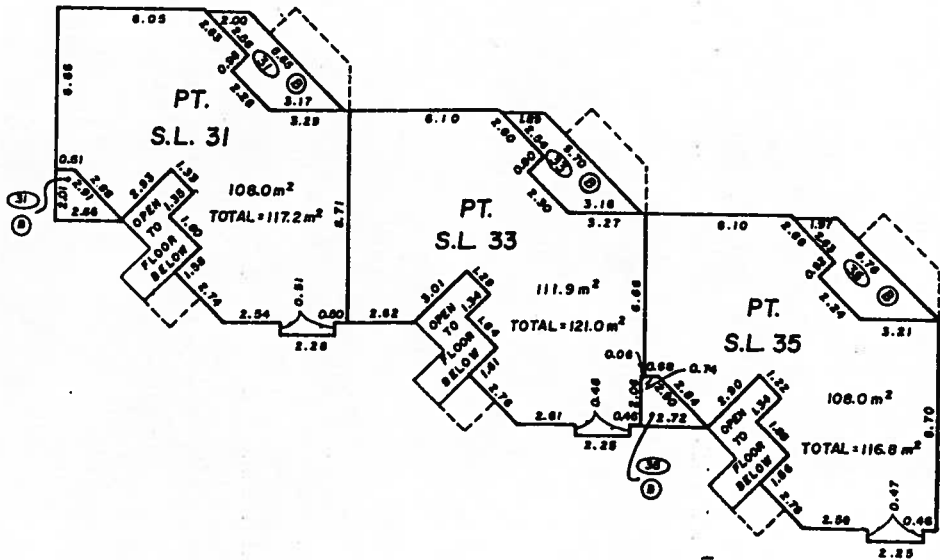
SECTION THROUGH BLOCK "G" IS IDENTICAL TO SECTION A - A' THROUGH BLOCK "A" (SEE SHEET 16)

STRATA PLAN NW2427

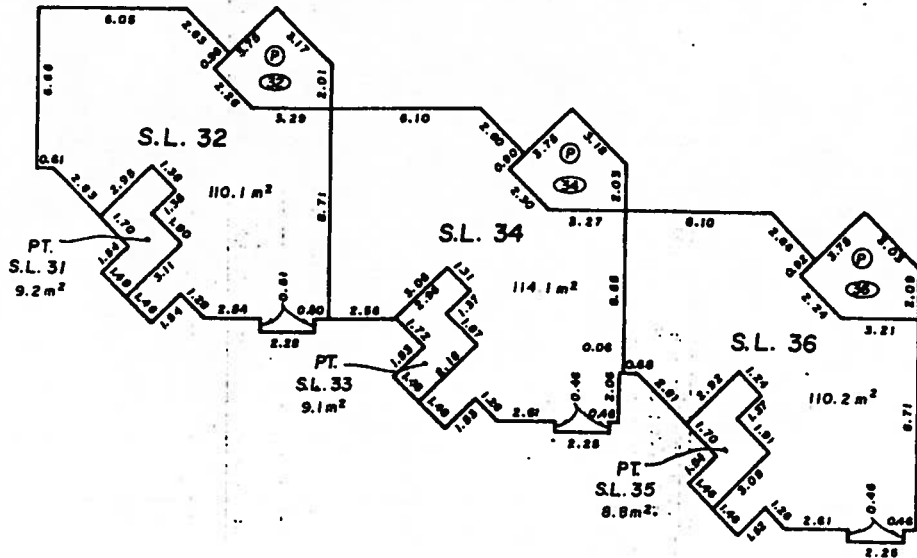
BLOCK "H"



SCALE, 1 : 200 (Metric)



SECOND FLOOR

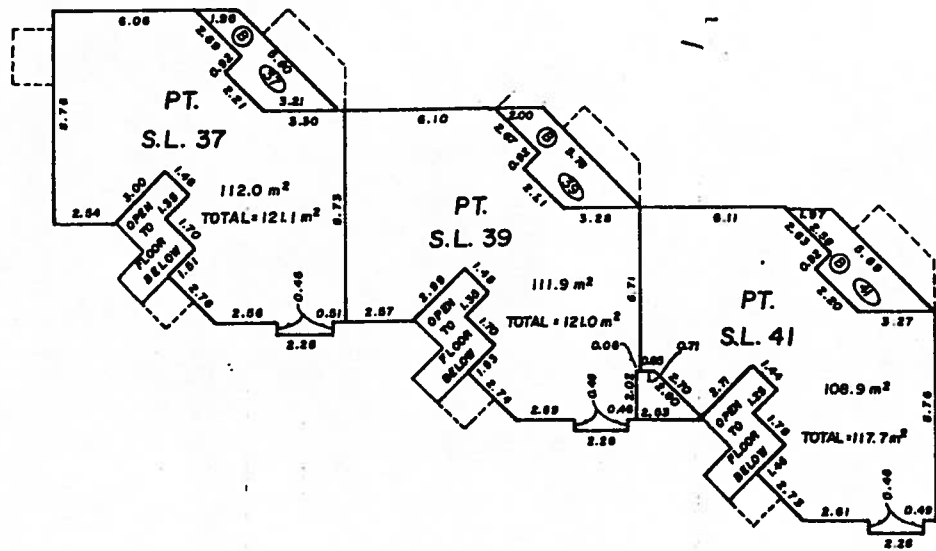


FIRST FLOOR

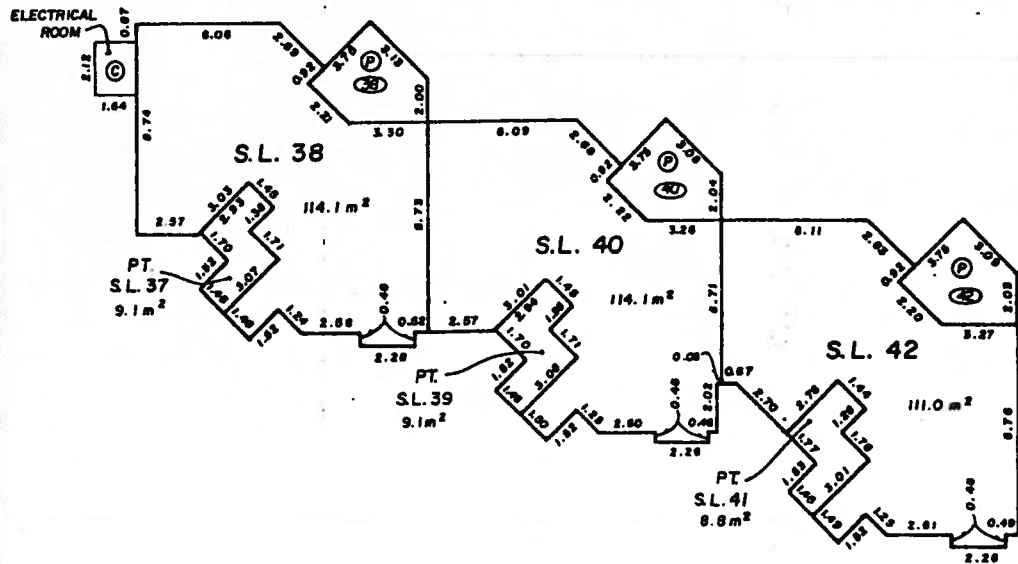
SECTION THROUGH BLOCK "H" IS IDENTICAL TO SECTION B-B' THROUGH BLOCK "E" (SEE SHEET 16)

STRATA PLAN NW2427

BLOCK "I"



SECOND FLOOR

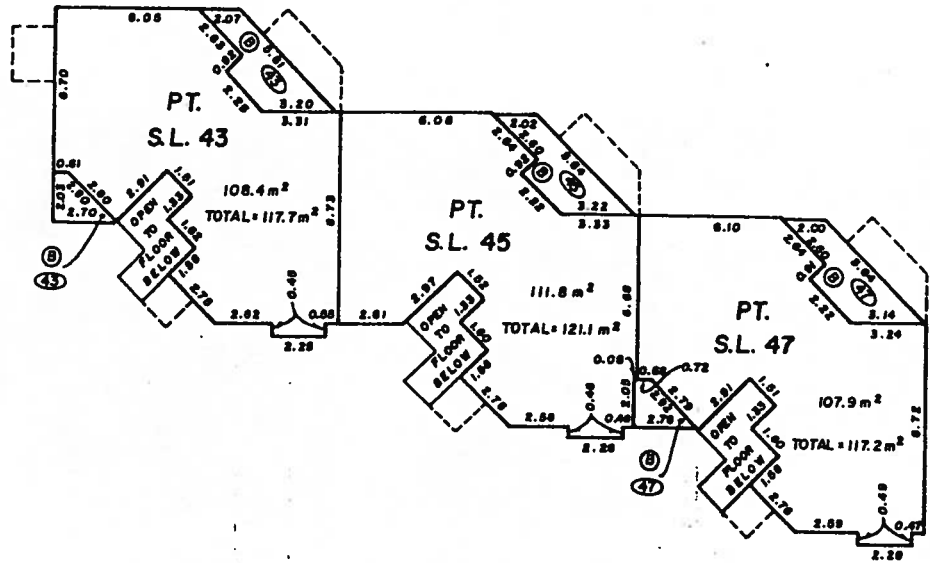


FIRST FLOOR

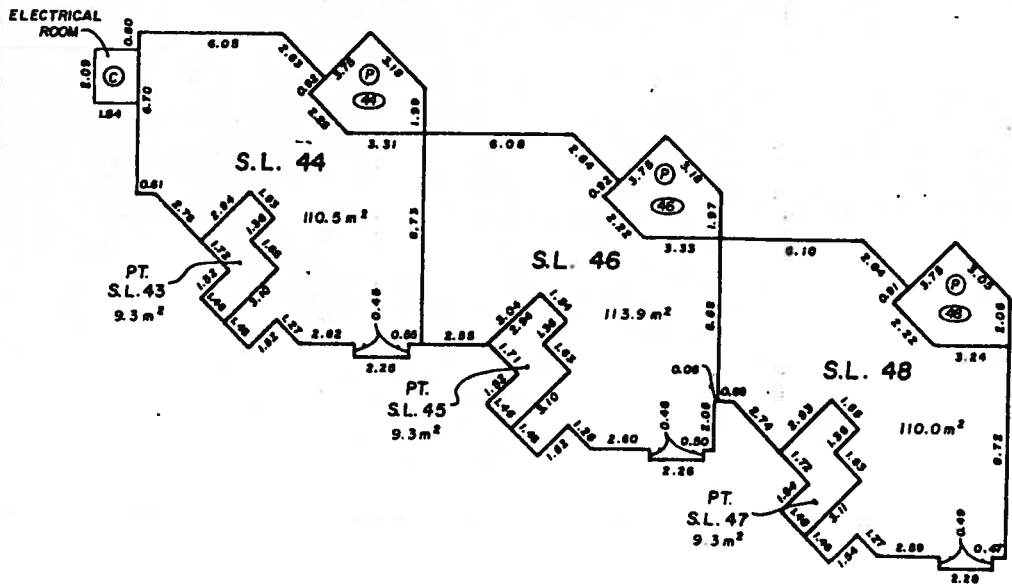
SECTION THROUGH BLOCK "I" IS IDENTICAL TO SECTION B - B' THROUGH BLOCK "E" (SEE SHEET 16)

STRATA PLAN NW2427

BLOCK "J"



SECOND FLOOR

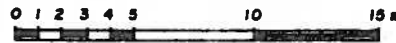
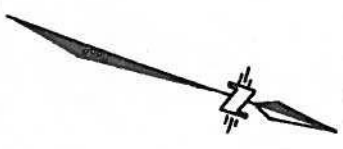


FIRST FLOOR

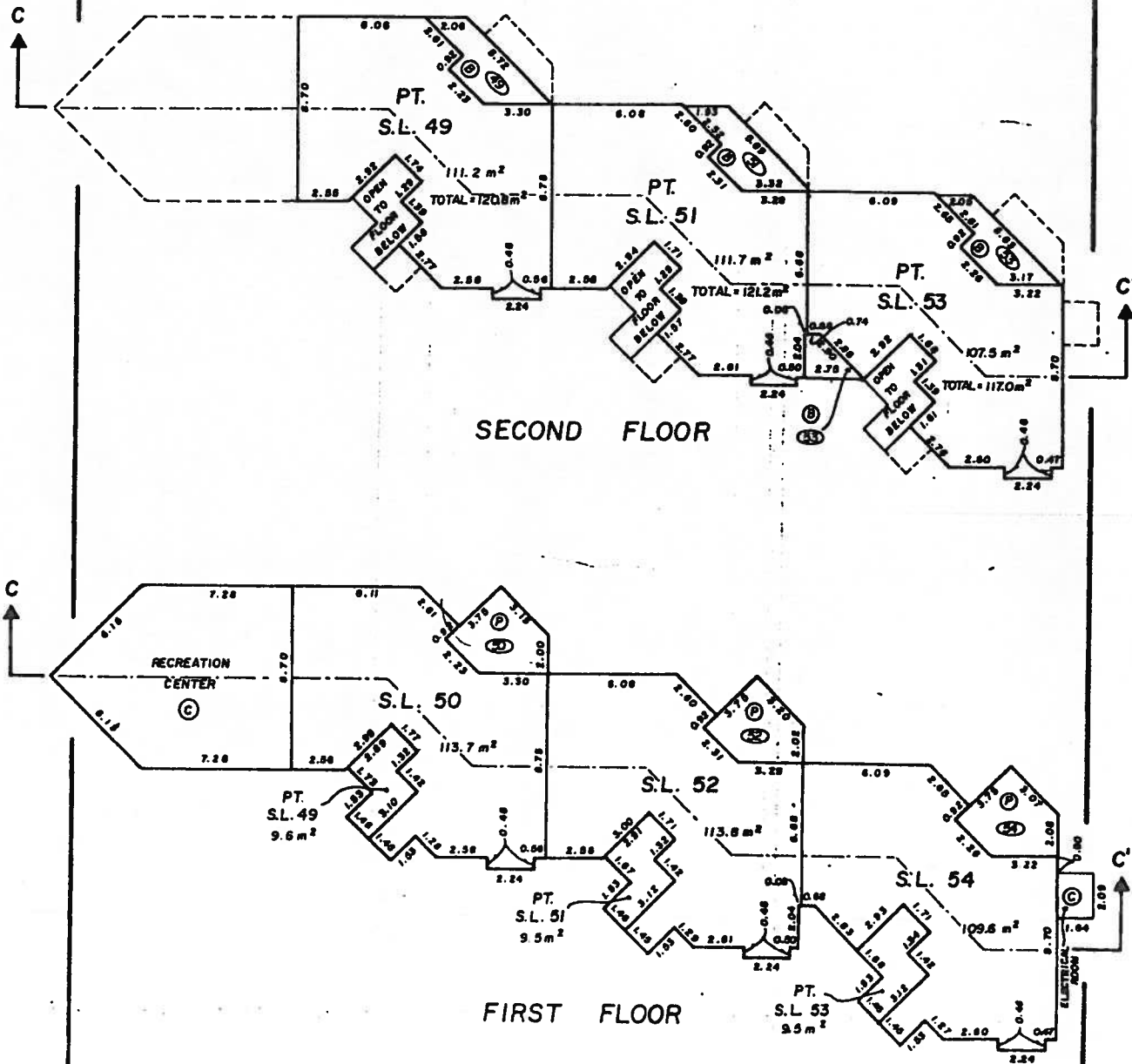
SECTION THROUGH BLOCK "J" IS IDENTICAL TO SECTION B-B' THROUGH BLOCK "E" (SEE SHEET 16)

STRATA PLAN NW2427

BLOCK "K"

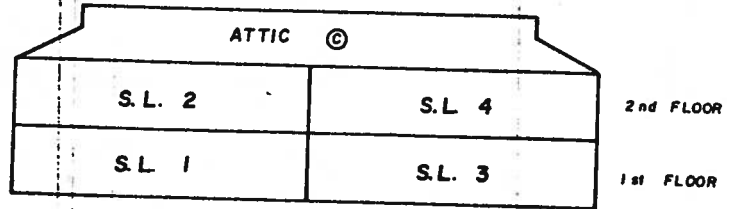
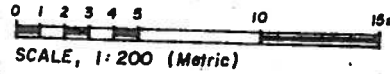


SCALE, 1:200 (Metric)



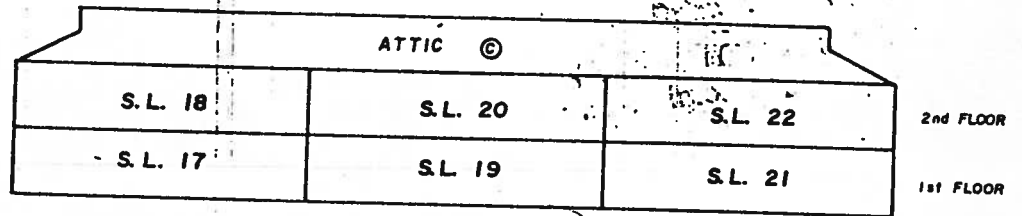
M.B. 0.4

SECTIONS



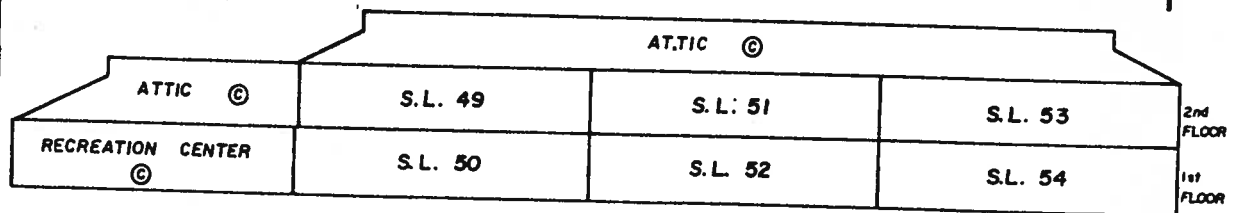
SECTION A - A'

SECTIONS THROUGH BLOCKS B, C, D, F AND G ARE IDENTICAL TO SECTION A - A'



SECTION B - B'

SECTIONS THROUGH BLOCKS H, I AND J ARE IDENTICAL TO SECTION B - B'



SECTION C - C'

Pacific West Floor Décor

Invoice

Date	Invoice #
3/15/2010	1424-INV
Rep	Craig

Bill To			Ship To		
Roger Weinhardt #10, 14836 - 100th Ave Surrey, BC Canada			Unit#10, Highpoint Court		
Ph.:	604-584-5437	Contact	S.O. No.	P.O. No.	Project
Fax:		Cell:	1424		
Description					Amount
Parasio- Carmella PS53 (Bathroom Tiles)					449.25T
Tierra- EVC018- Copper 18"X18"					1,157.10T
Uniclic Bamboo- Copper Horizontal					3,231.90T
Silent Step Premium Hardwood Underlayment					558.90T
Transitions for Hardwood					314.00T
Fresh Event- Cobblestone Path (To Use Alternate)					584.64T
3/8" High Density Underlay					84.00T
Basic carpet and underlay installation					142.80T
Installation of Hardwood Flooring in Main Area					2,268.00T
Install transitions for Hardwood					60.00T
Installation of carpet and underlay on regular stairs					105.00T
Standard ceramic tile installation in bathrooms and kitchen					1,852.50T
Remove and dispose of existing carpet and underlay					278.40T
Existing vinyl area preparation (excludes leveling)					300.00T
Floor Patching / Feathering / Levelling					1,000.00T
Business Number: 826910325					
It's been a pleasure working with you!				PST	446.59
				GST	619.33
				Total	\$13,452.41
Payment made by: <i>CHEQ # 220 \$13,452.41</i>				Payments/Credits	\$0.00
Terms	Due on receipt	All overdue balances are subject to an interest rate of 2% compounded monthly.		Balance Due	\$13,452.41

#100, 14625 - 108th Avenue, Surrey, B.C., Canada V3R 1V9

Ph.: 604.584.9269 Fax.: 604.584.9271 E-mail: floordecor@shaw.ca www.floordecor.ca

Thank You For Your Business

STRATA PLAN NW 2427 – HIGH POINT COURT
INDEMNITY AGREEMENT

THIS AGREEMENT dated the 17 day of MARCH ²⁰¹⁰~~2007~~

BETWEEN:

THE COUNCIL, STRATA PLAN NW 2427,
(hereinafter called the "Owners")

OF THE FIRST PART

AND:

ROGER WEINHARDT
MARIE LAURRAINE WEINHARDT

(hereinafter called the Applicant)

OF THE SECOND PART

WHEREAS all parties to this Agreement are owners of strata lots located on the property known and described as:

Strata Lots 1 - 54, Section 32, Strata Plan NW 2427, Block 5, New Westminster District, together with an interest in the common property in proportion to the unit entitlement of the Strata Lots as shown on Form 1 filed at Land Title Office;

AND WHEREAS ROGER WEINHARDT, the owner of strata lot ~~50~~ ^{#10}, Strata Plan NW 2427 (the Applicant) wishes to alter the strata lot and/or common property to enhance the use and enjoyment of the strata lot and/or common property (the "Improvements") as follows:

- 1) PREFINISHED BAMBOO FLOORING STAINED COPPER
5/8" x 3-1/2" x L/A R/L
- 2) 2 BATHROOMS PSS3-CARNELLIA 13x13" FLOOR TILE
- 3) KITCHEN ENTRANCE HALLWAY 18x18" FLOOR TILE
13462

AND WHEREAS the Owners, Strata Plan NW 2427 (The "Owners") agree to allow the Improvements upon the understanding that any maintenance, repair and damage suffered as a result of the alteration shall be borne by the owner of the said strata lot at the time such maintenance or repair is required or damage suffered;

WITNESSETH IN CONSIDERATION of the sum of TWO (\$2.00) DOLLARS paid by each party to the other, receipt of which is hereby acknowledged, the Applicant and the Owners agree as follows:

- 1) The applicant shall construct the Improvements solely and entirely in accordance with the plan and specifications submitted to, and approved by, the Owners.
- 2) The applicant shall be responsible for all maintenance and repair of said Improvements.
- 3) The applicant shall and hereby does indemnify and save harmless the Owners, both individually and collectively and in respect of both common property and private property of Strata Plan NW 2427, including all Strata Lots comprising Strata Plan NW 2427, from and against any and all losses, costs, liabilities and expenses whatsoever suffered, undergone or incurred or which may be suffered, undergone or incurred as a result of or in any way connected to the installation of the Improvements, and maintenance or failure to maintain the Improvements, and of any and all damage caused by or related to the presence and/or construction of the Improvements. This indemnity shall also extend to any liability or suit to, or brought by, any outside third party by reason of the aforesaid, or in connection therewith.
- 4) The parties further agree that any rights, suits or causes of action that may accrue to the Owners, or any of them, may be enforced, claimed or prosecuted either by the Strata Corporation, the Owners, or an individual member thereof, or by any duly appointed agent or representative thereof.
- 5) It is acknowledged that the intent of this Agreement is that it be construed as running with and attached to the strata lot. It is further acknowledged that the agreement shall be registered in the appropriate Land Title Office as a charge against said strata lot.
- 6) This Agreement shall endure to the benefit and burden of, and be binding upon the parties hereto and their respective heirs, successors, successors in title and assigns and representatives, and wherever the phrase the "Owners" is used, such phrase shall be construed to mean both the body corporate, and each individual member of the Owners.

IN WITNESS WHEREOF the parties hereto have hereunto set their names and seals as of the day and year first above written.

[Signature]
Owner

[Signature]
Witness
Name DANIEL B. KENNEDY
Address #54 14840-100 AVE
SURREY B.C. V3R9M4
Occupation RETIRED

(For Strata Corporation use only)
Ensure two Members of Council Sign

THE COMMON SEAL OF THE OWNERS,)
STRATA PLAN NW 2427, was hereunto)
affixed in the presence of:)

_____)
Authorized Signatory)

_____)
Authorized Signatory)