

**STRATA PLAN OF LOT A  
SECTION 22 BLOCK 5 NORTH RANGE 2 WEST  
NEW WESTMINSTER DISTRICT PLAN BCP15163**

SHEET 1 OF 11 SHEETS

STRATA PLAN BCS 1886  
REF. NO. BA514558-629

STRATA PLAN BCS 1886 DEPOSITED AND REGISTERED IN THE LAND TITLE OFFICE AT NEW WESTMINSTER, B.C.

THIS 8<sup>th</sup> DAY OF June, 2006.

ASSISTANT DEPUTY REGISTRAR

B.C.G.S 92G.016  
CITY OF SURREY

**LEGEND**

SCALE 1:500



ALL DIMENSIONS ARE IN METRES

- ▲ INDICATES CONTROL MONUMENT FOUND
- INDICATES IRON POST FOUND
- INDICATES LEAD PLUG FOUND

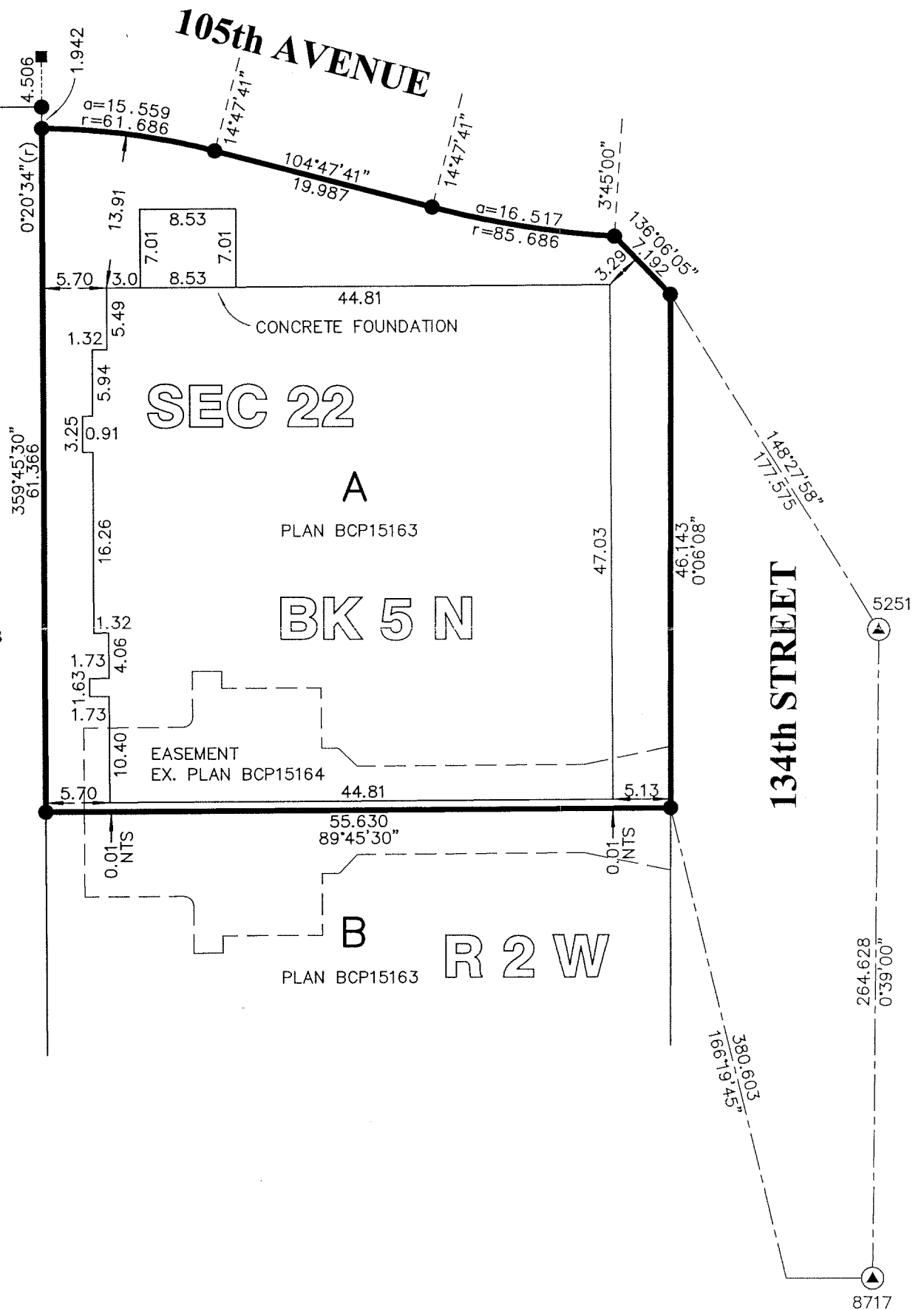
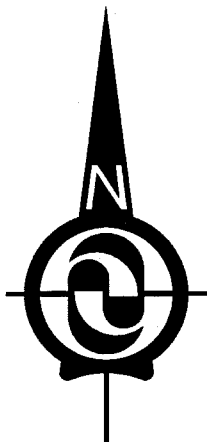
- Sqm INDICATES SQUARE METRES
- LCP INDICATES LIMITED COMMON PROPERTY
- SL INDICATES STRATA LOT
- ⊙ INDICATES COMMON PROPERTY
- INDICATES VOID (COMMON PROPERTY)
- SL INDICATES STRATA LOT
- V INDICATES VENT
- NTS INDICATES NOT TO SCALE

GRID BEARINGS ARE DERIVED FROM OBSERVATIONS BETWEEN CONTROL MONUMENTS 5251 AND 8717, INTEGRATED SURVEY AREA NO. 1 CITY OF SURREY, B.C. DATUM: NAD83 (CSRS) - 2005

THIS PLAN SHOWS GROUND LEVEL MEASURED DISTANCES. PRIOR TO COMPUTATION OF U.T.M. CO-ORDINATES, MULTIPLY BY AVERAGE COMBINED FACTOR 0.9995918

THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT

**CIVIC ADDRESS:** 168  
10499 - 134th STREET SURREY, BC PLAN 34238



PATIO AND DECK AREAS ARE LIMITED COMMON PROPERTIES FOR THE USE OF THE STRATA LOT INDICATED (eg: P-1, D-60)

STRATA LOT MEASUREMENTS ARE 90° OR 45° OR 135° UNLESS NOTED OTHERWISE.

- STRATA LOT DIMENSIONS ARE MEASURED TO:
- OUTSIDE FACE OF ELEVATOR WALLS
  - CENTERLINE OF EXTERIOR WALLS
  - CENTERLINE OF PARTY WALLS

**H.Y. AND ASSOCIATES  
LAND SURVEYING LTD.**

200, 9128 - 152 STREET SURREY, B.C. V3R 4E7  
(ph) 583-1616  
(fx) 583-1737  
Job: 042161LS  
File: 2161\_A\_PG1.DWG

I, EUGENE O. WONG, A BRITISH COLUMBIA LAND SURVEYOR OF THE CITY OF BURNABY IN BRITISH COLUMBIA, CERTIFY THAT I WAS 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 THE 21ST DAY OF MARCH 2006. THE PLAN WAS COMPLETED AND CHECKED, AND THE CHECKLIST FILED UNDER ECP#47384 ON THE 21ST DAY OF APRIL 2006

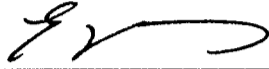
B.C.L.S.

STRATA PLAN BCS 1886

STRATA PROPERTY ACT  
FORM S  
**ENDORSEMENT OF NONOCCUPANCY**

(SECTION 241, REGULATIONS SECTION 14.5(3))

I, EUGENE O. WONG, A BRITISH COLUMBIA LAND SURVEYOR,  
CERTIFY THAT THE BUILDING INCLUDED IN THIS STRATA PLAN  
HAS NOT, AS OF APRIL 21 2006, BEEN PREVIOUSLY OCCUPIED.



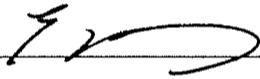
SIGNATURE

STRATA PROPERTY ACT  
FORM U  
**ENDORSEMENT OF SURVEYOR**

(SECTION 244(1)(f); REGULATIONS SECTION 14.5(5))

I, EUGENE O. WONG, A BRITISH COLUMBIA LAND SURVEYOR,  
CERTIFY THAT THE BUILDING SHOWN ON THIS STRATA PLAN  
IS WITHIN THE EXTERNAL BOUNDARIES OF THE LAND THAT  
IS THE SUBJECT OF THE STRATA PLAN.

DATE: APRIL 21, 2006  
(MONTH, DAY, YEAR)



SIGNATURE

CITY OF SURREY AS HOLDER OF COVENANTS:  
BF426707, BW575954, BW575956, BW575966  
AND BX420571, HEREBY CONSENT TO THE FILING  
OF THIS STRATA PLAN.

MAYOR: DIANNE L. WATTS

CITY CLERK:

**H.Y. AND ASSOCIATES  
LAND SURVEYING LTD.**  
200, 9128 - 152 STREET  
SURREY, B.C.  
V3R 4E7  
(ph) 583-1616  
(fx) 583-1737  
Job: 042161LS  
File: 2161\_A\_PG2.DWG

OWNER

NEWGEN WHALLEY PROPERTIES INC.

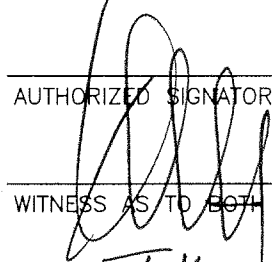
INC. NO. 677727



AUTHORIZED SIGNATORY Soon Oh Kim

AUTHORIZED SIGNATORY

WITNESS AS TO BOTH SIGNATURES

  
Tako van Popta

PRINT NAME OF WITNESS

TAKO J. VAN POPTA

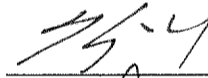
Barrister and Solicitor

OCCUPATION OF WITNESS  
5430 - 144th Street  
Surrey, B.C. V3T 4V5  
604-588-9721

ADDRESS OF WITNESS

MORTGAGEE

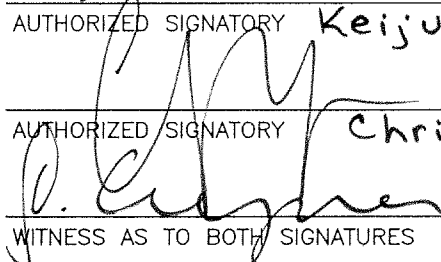
HSBC BANK CANADA



AUTHORIZED SIGNATORY Keiju Yamasaki  
Yamasaki

AUTHORIZED SIGNATORY Christine Yu

WITNESS AS TO BOTH SIGNATURES

  
GEROLD KRZYWON

PRINT NAME OF WITNESS

Account Manager

OCCUPATION OF WITNESS

6168 No.3 RD, RICHMOND, BC.  
ADDRESS OF WITNESS

DATE: April 21/06



B.C.L.S.

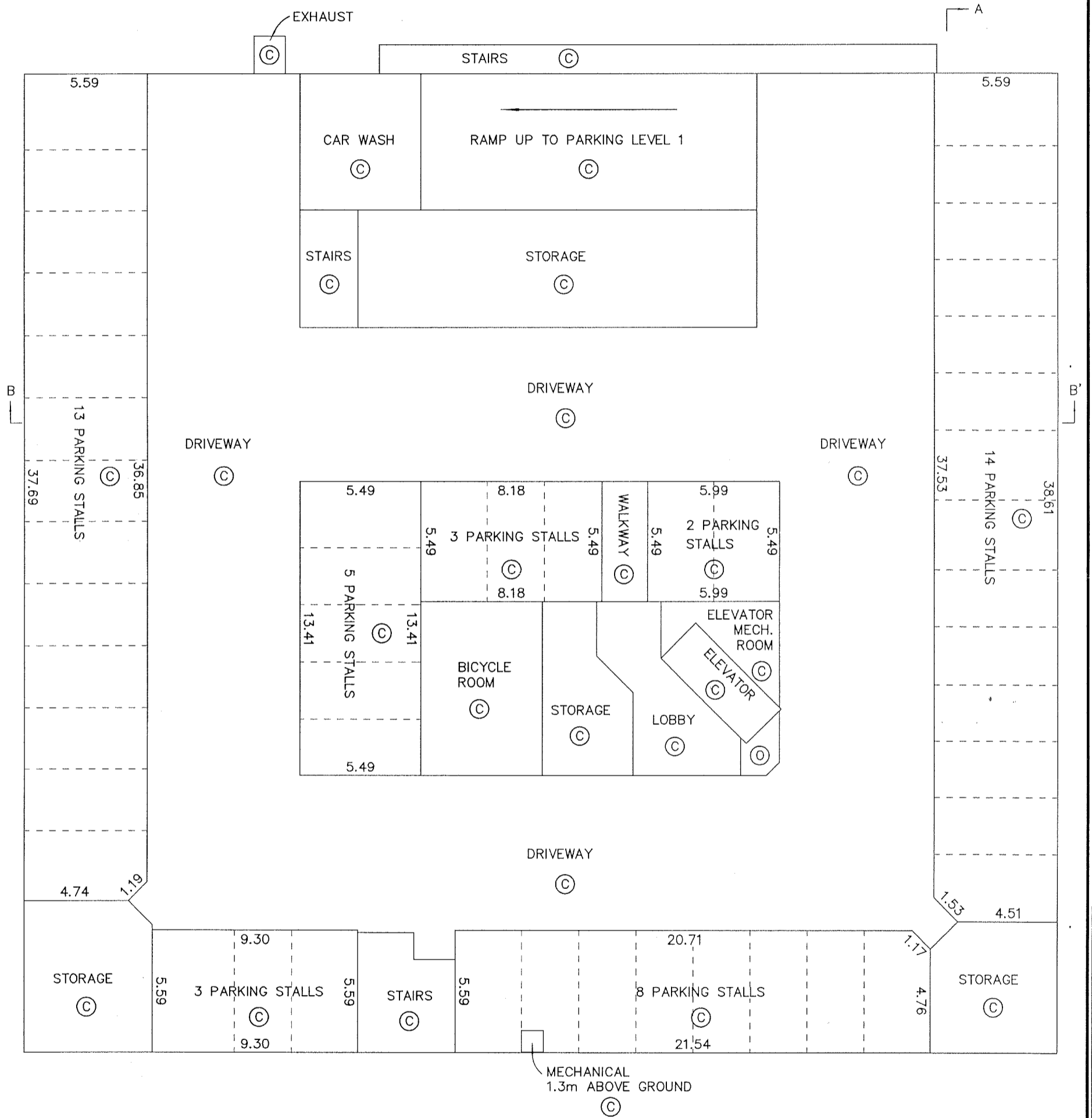
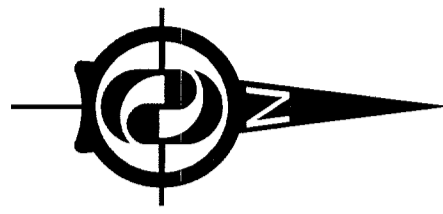
# PARKING LEVEL TWO

# STRATA PLAN BCS 1886

SCALE 1:200



All distances are in metres.



### H.Y. AND ASSOCIATES LAND SURVEYING LTD.

200, 9128 - 152nd STREET  
 SURREY, B.C.  
 V3R 4E7  
 (ph) 583-1616  
 (fx) 583-1737  
 Job : 042161LS  
 File: 2161\_A\_P2.DWG

DATE: April 21/06

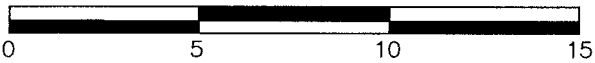
 B.C.L.S.

# PARKING LEVEL ONE

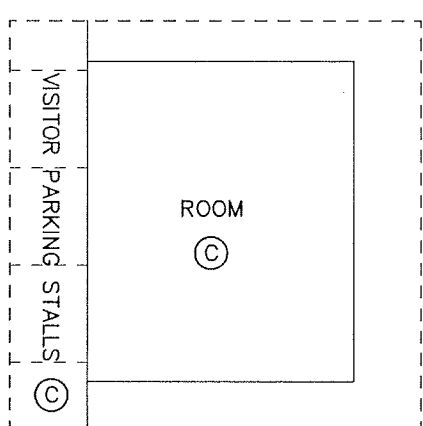
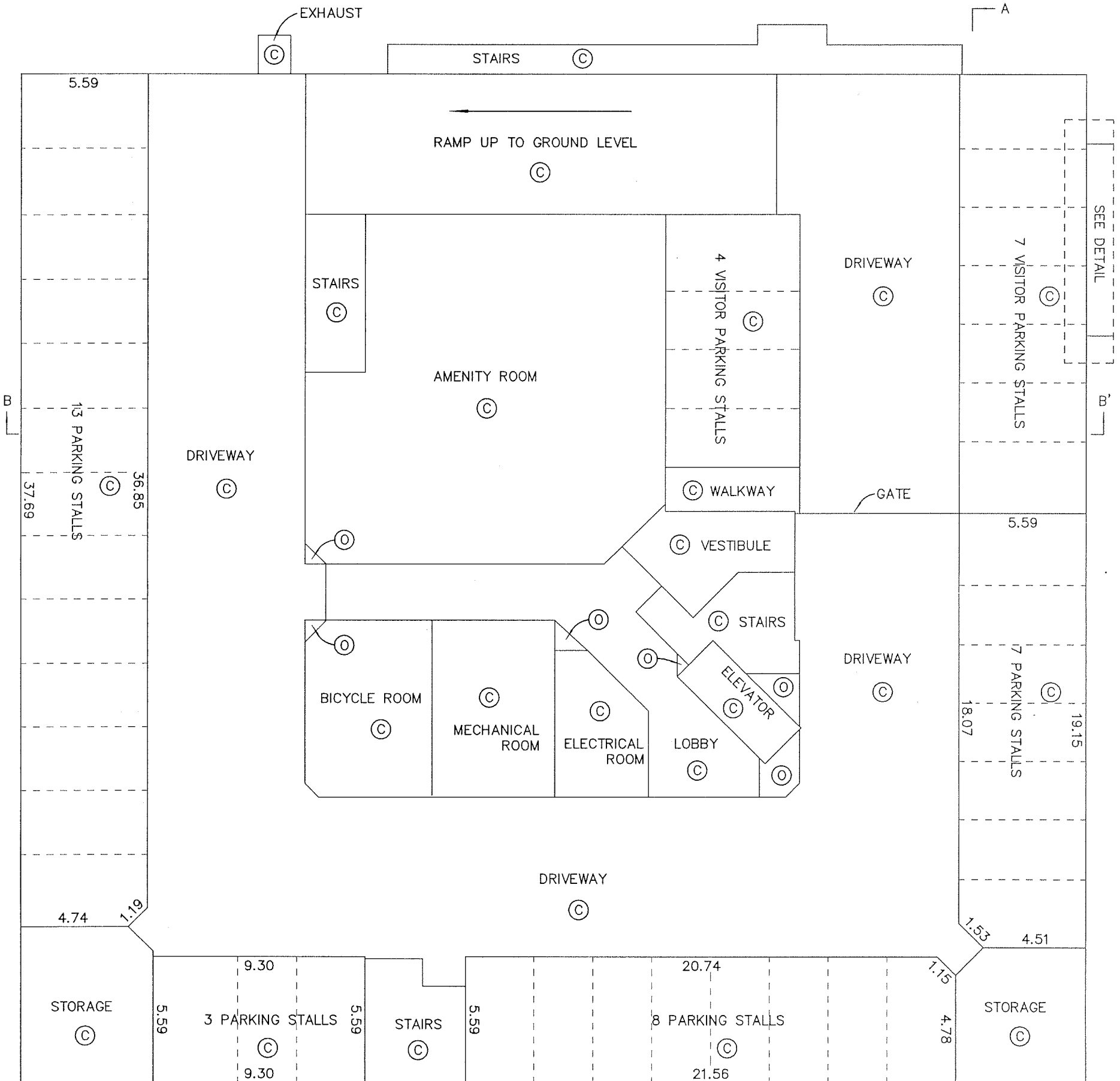
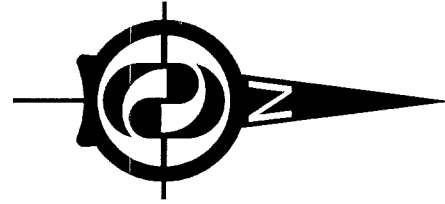
SHEET 4 OF 11 SHEETS

# STRATA PLAN BCS 1886

SCALE 1:200



All distances are in metres.



**H.Y. AND ASSOCIATES  
LAND SURVEYING LTD.**

200, 9128 - 152nd STREET  
SURREY, B.C.

V3R 4E7

(ph) 583-1616

(fx) 583-1737

Job : 042161LS

File: 2161\_A\_P1.DWG

DATE: April 21/06

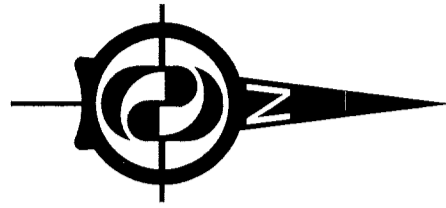
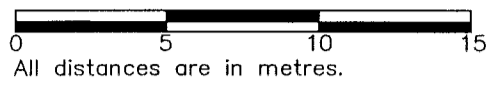
B.C.L.S.

# COMMON PROPERTIES (GROUND LEVEL)

SHEET 5 OF 11 SHEETS

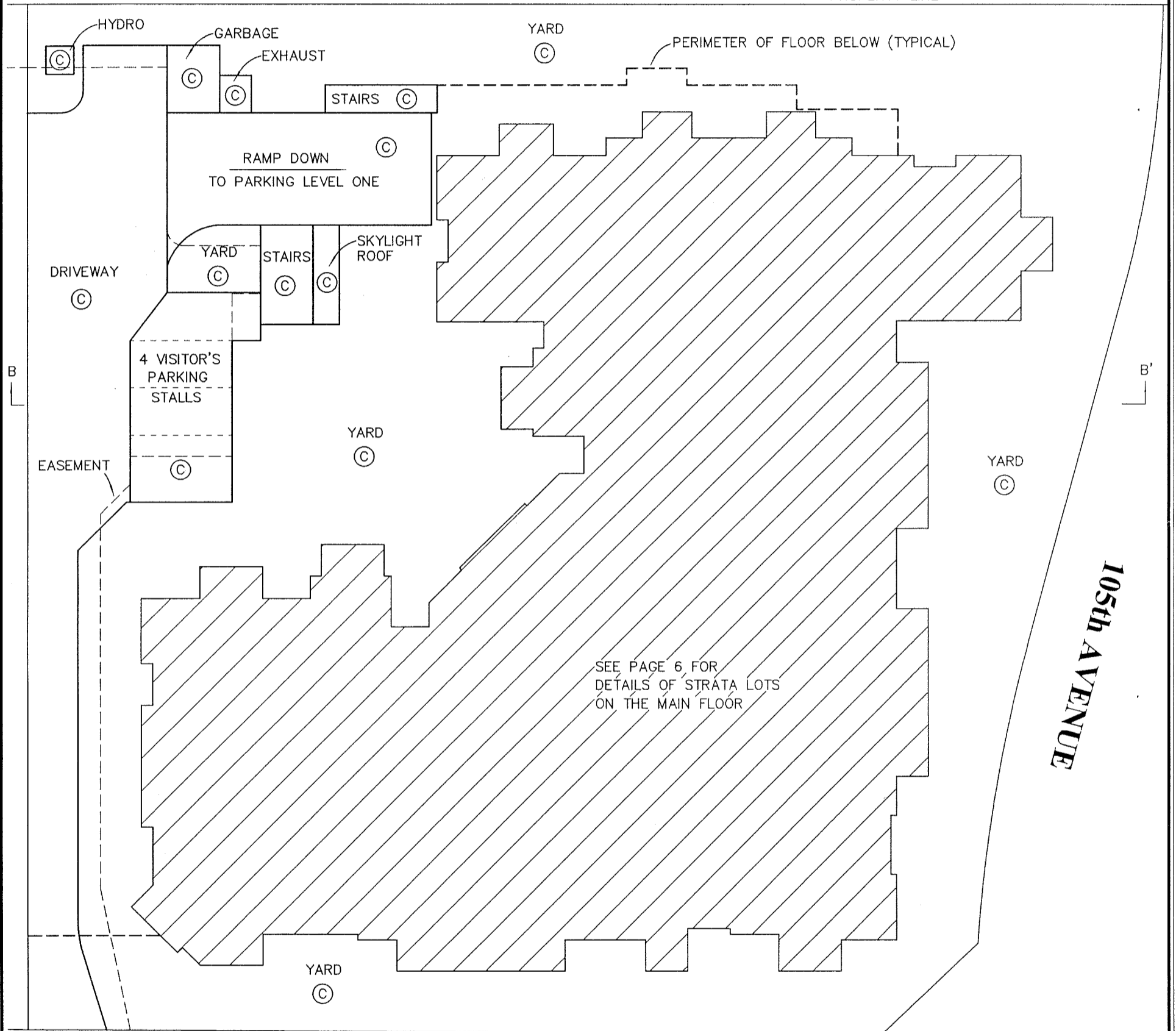
## STRATA PLAN BCS 1886

SCALE 1:250



A

PROPERTY LINE



SEE PAGE 6 FOR  
DETAILS OF STRATA LOTS  
ON THE MAIN FLOOR

105th AVENUE

134th STREET

A'

### H.Y. AND ASSOCIATES LAND SURVEYING LTD.

200, 9128 - 152nd STREET  
SURREY, B.C.  
V3R 4E7  
(ph) 583-1616  
(fx) 583-1737  
Job : 042161LS  
File: 2161\_A\_CP.DWG

DATE: April 21/06

B.C.L.S.

# MAIN FLOOR

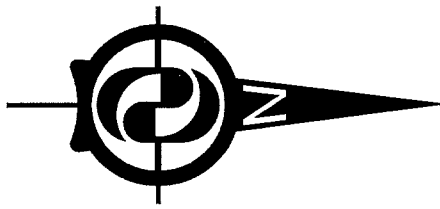
# STRATA PLAN BCS 1886

SCALE 1:200

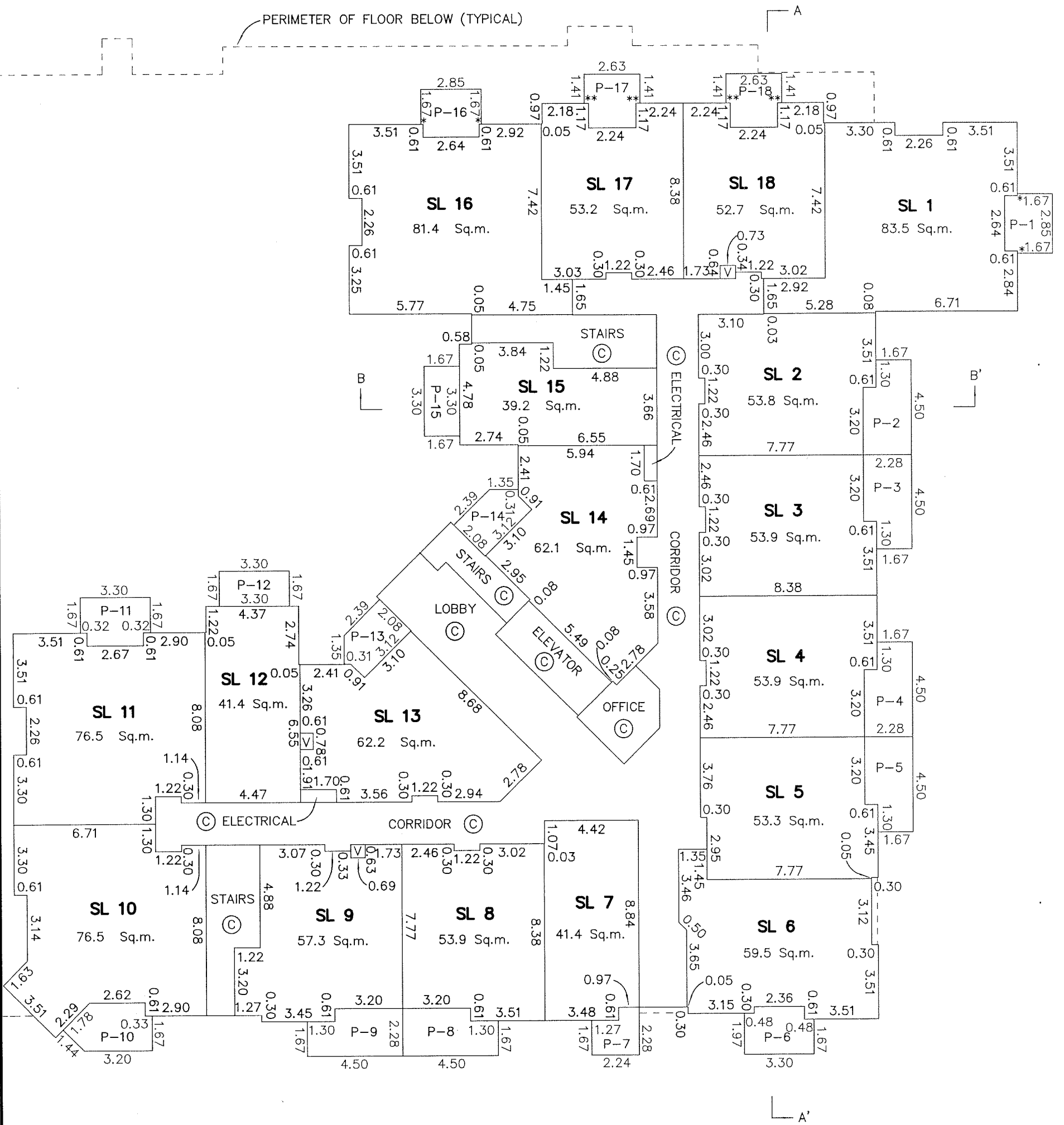


All distances are in metres.

\* INDICATES 0.10  
 \*\* INDICATES 0.20



PERIMETER OF FLOOR BELOW (TYPICAL)



**H.Y. AND ASSOCIATES  
 LAND SURVEYING LTD.**

200, 9128 - 152nd STREET  
 SURREY, B.C.  
 V3R 4E7  
 (ph) 583-1616  
 (fx) 583-1737  
 Job : 042161LS  
 File: 2161\_A\_MAIN.DWG

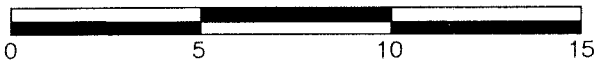
DATE: April 21/06

B.C.L.S.

# 2ND FLOOR

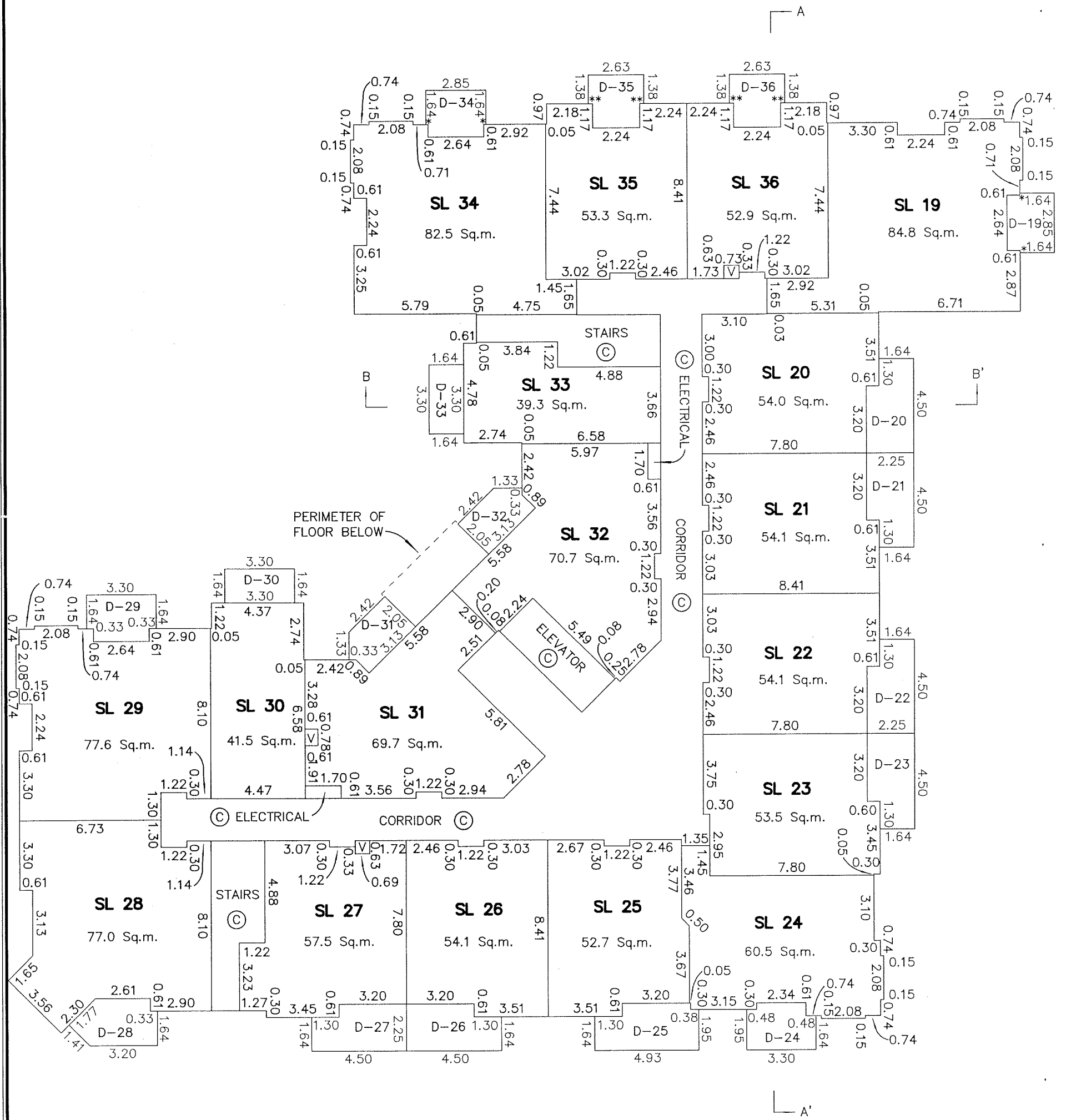
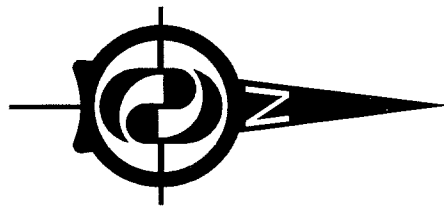
# STRATA PLAN BCS 1999

SCALE 1:200



All distances are in metres.

- \* INDICATES 0.10
- \*\* INDICATES 0.20



**H.Y. AND ASSOCIATES  
LAND SURVEYING LTD.**

200, 9128 - 152nd STREET  
SURREY, B.C.

V3R 4E7  
(ph) 583-1616  
(fx) 583-1737

Job : 042161LS

File: 2161\_A\_2ND.DWG

DATE: April 21/06

B.C.L.S.

# 3RD FLOOR

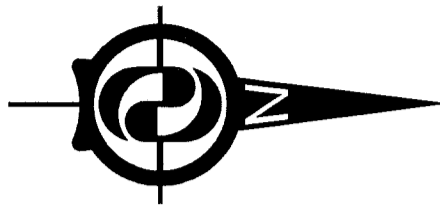
# STRATA PLAN BCS 1886

SCALE 1:200



All distances are in metres.


- \* INDICATES 0.10
- \*\* INDICATES 0.20



**H.Y. AND ASSOCIATES  
LAND SURVEYING LTD.**

200, 9128 - 152nd STREET  
 SURREY, B.C.  
 V3R 4E7  
 (ph) 583-1616  
 (fx) 583-1737  
 Job : 042161LS  
 File: 2161\_A\_3RD.DWG

DATE: April 21/06

 B.C.L.S.



4TH FLOOR

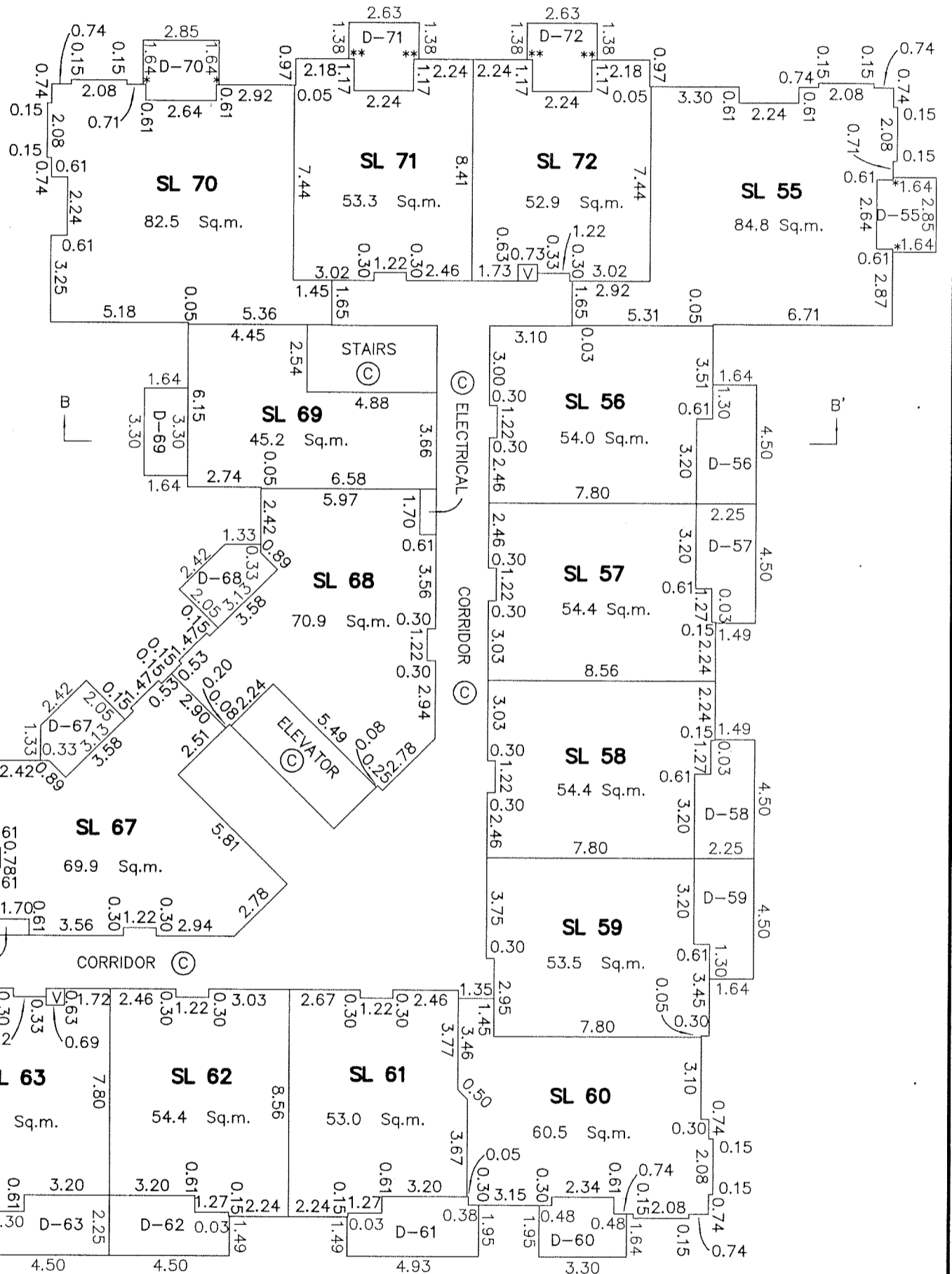
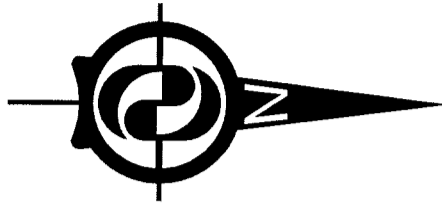
STRATA PLAN BCS 1886

SCALE 1:200



All distances are in metres.

- \* INDICATES 0.10
- \*\* INDICATES 0.20



**H.Y. AND ASSOCIATES  
LAND SURVEYING LTD.**

200, 9128 - 152nd STREET  
SURREY, B.C.  
V3R 4E7  
(ph) 583-1616  
(fx) 583-1737  
Job : 042161LS  
File: 2161\_A\_4TH.DWG

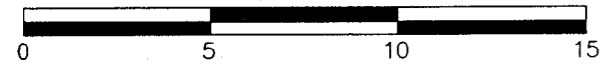
DATE: April 21/06

B.C.L.S.

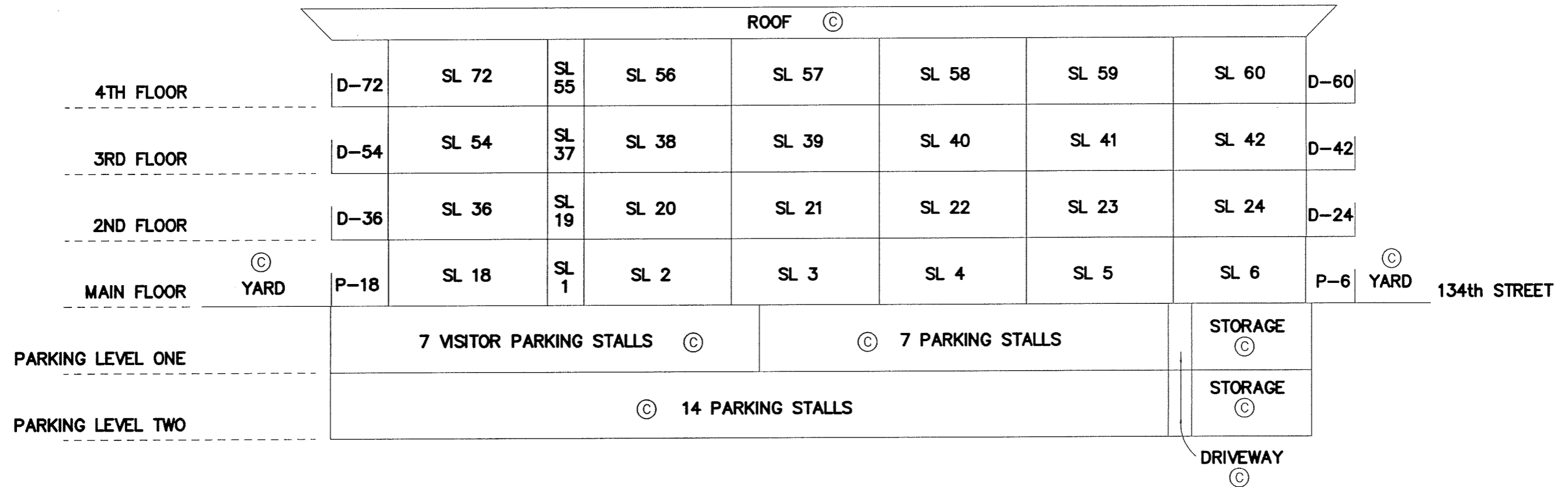
SECTION A - A'

STRATA PLAN BCS 1885

SCALE 1:200



All distances are in metres.



SECTION A - A'

H.Y. AND ASSOCIATES  
LAND SURVEYING LTD.

200, 9128 - 152nd STREET  
SURREY, B.C.

V3R 4E7  
(ph) 583-1616  
(fx) 583-1737

Job : 042161LS  
File: 2161\_A\_SEC\_A.DWG

DATE: April 21/06

 B.C.L.S.

SECTION B - B'

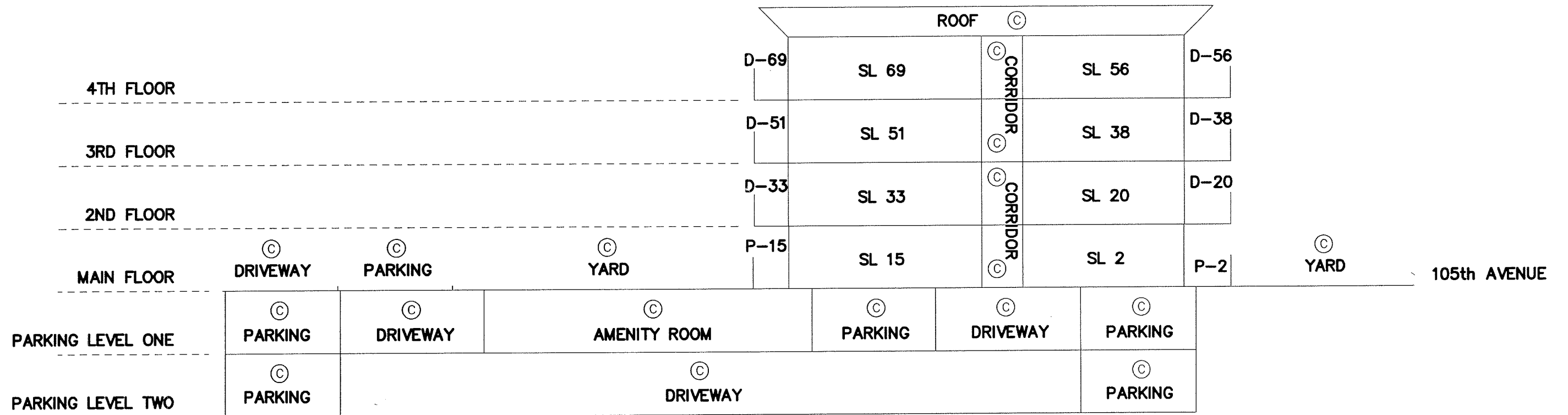
STRATA PLAN BCS

SCALE 1:200



All distances are in metres.

1003



SECTION B - B'

H.Y. AND ASSOCIATES  
LAND SURVEYING LTD.

200, 9128 - 152nd STREET  
SURREY, B.C.

V3R 4E7

(ph) 583-1616

(fx) 583-1737

Job : 042161LS

File: 2161\_A:SEC\_B.DWG

DATE: April 21/06

B.C.L.S.