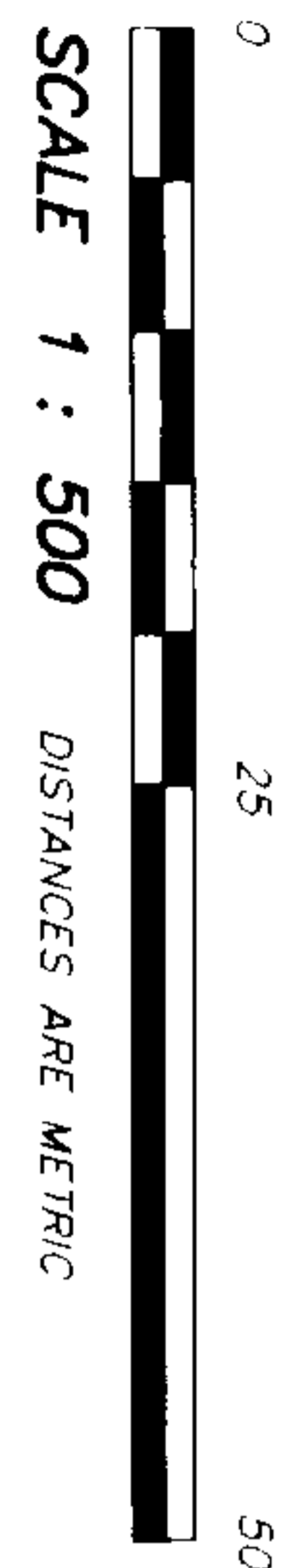
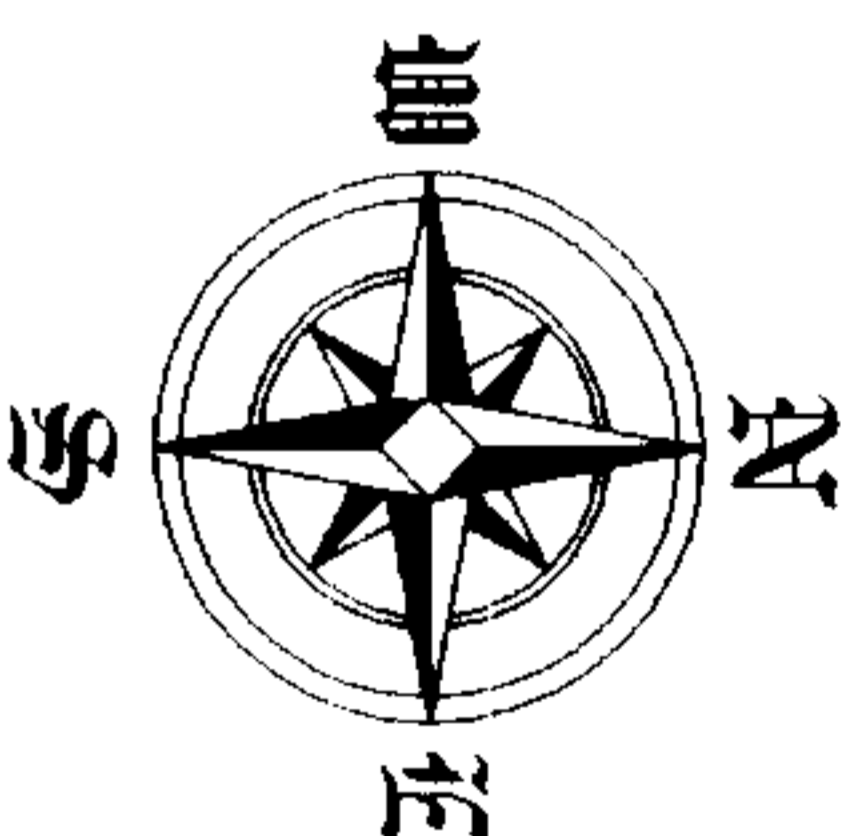


**STRATA PLAN OF PART OF LOT 1  
SECTION 15 TOWNSHIP 1  
NEW WESTMINSTER DISTRICT PLAN LMP30364**  
CITY OF SURREY  
B.C.G.S. 92G.006

**STRATA PLAN BCS 407  
PHASE 1**

DEPOSITED AND REGISTERED IN THE LAND  
TITLE OFFICE AT NEW WESTMINSTER B.C.  
June 30, 2003

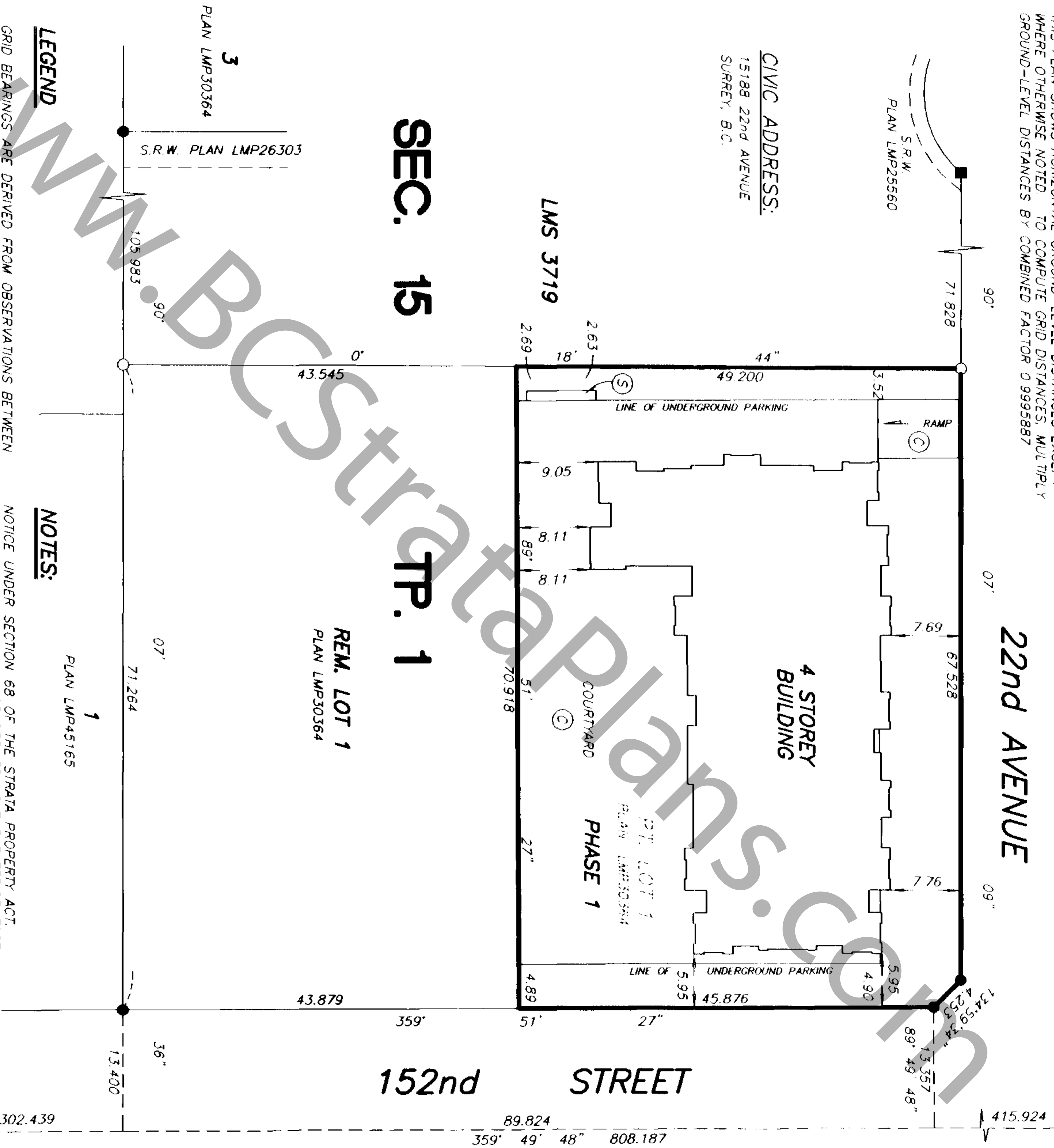


**INTEGRATED SURVEY AREA NO. 1 ( SURREY )  
NAD83 (CSRS)**

THIS PLAN SHOWS HORIZONTAL GROUND-LEVEL DISTANCES EXCEPT WHERE OTHERWISE NOTED. TO COMPUTE GRID DISTANCES, MULTIPLY GROUND-LEVEL DISTANCES BY COMBINED FACTOR 0.9995887

BV247342 - BV247379  
FORM P- BV247341 5112  
DEPUTY REGISTRAR  
*B. Biqwa IDS*

**CIVIC ADDRESS:**  
15188 22nd AVENUE  
SURREY, B.C.



**SEC. 15  
TP. 1**

**LEGEND**

GRID BEARINGS ARE DERIVED FROM OBSERVATIONS BETWEEN CONTROL MONUMENTS 5111 AND 5112 FOUND PLACED

- DENOTES CONTROL MONUMENT
- DENOTES LEAD PLUG
- DENOTES IRON POST
- m2 DENOTES SQUARE METRES
- S.L. DENOTES STRATA LOT
- (C) DENOTES COMMON PROPERTY
- (S) DENOTES STAIRS BEING COMMON PROPERTY
- (D) DENOTES DUCT BEING COMMON PROPERTY
- (M) DENOTES MECHANICAL ROOM BEING COMMON PROPERTY
- (EL) DENOTES ELECTRICAL ROOM BEING COMMON PROPERTY
- (E) DENOTES ELEVATOR BEING COMMON PROPERTY
- (B-1) DENOTES BALCONY BEING LIMITED COMMON PROPERTY FOR THE EXCLUSIVE USE OF STRATA LOT 1 ( TYPICAL )
- (D-1) DENOTES ROOF DECK BEING LIMITED COMMON PROPERTY FOR THE EXCLUSIVE USE OF STRATA LOT 1 ( TYPICAL )
- (B-1) DENOTES PATIO BEING LIMITED COMMON PROPERTY FOR THE EXCLUSIVE USE OF STRATA LOT 1 ( TYPICAL )

**NOTES:**

NOTICE UNDER SECTION 68 OF THE STRATA PROPERTY ACT, STRATA LOT BOUNDARIES ARE DEFINED AS THE EXTERIOR FACE OF EXTERIOR WALLS, THE EXTERIOR FACE OF INTERIOR WALLS ADJOINING COMMON AREAS AND THE CENTRE LINE OF DEMISING WALLS BETWEEN STRATA LOTS

THIS PLAN CONTAINS LIMITED COMMON PROPERTY UNDER SECTION 73(9)(i) OF THE STRATA PROPERTY ACT.

I, GRANT BUTLER, A BRITISH COLUMBIA LAND SURVEYOR, OF DELTA, 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 10th DAY OF JUNE, 2003. THE PLAN WAS COMPLETED AND CHECKED, AND THE CHECKLIST FILED UNDER # 2077, ON THE 10th DAY OF JUNE, 2003.

*Grant Butler*

B.C.L.S.

THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT

DYCK & ASSOCIATES  
PROFESSIONAL LAND SURVEYORS  
102 - 10277 154th STREET  
SURREY, B.C. V3R 4U7  
TEL: 584-9700 FAX: 589-7447  
FILE: 2730  
DWG: 2730-FS1

ORIGINAL

STRATA PROPERTY ACT

OWNERS

MURFIELD PROPERTIES LTD.  
(INC NO 539090)

*[Signature]*  
Name PETER REDKOPF  
Authorized Signatory

Name BRUNO WALL  
Authorized Signatory

*[Signature]*  
WITNESS AS TO BOTH SIGNATURES

Name BRIAN ALEXANDER

ADDRESS #260-11590

CAMBIE RD, RICHMOND, B.C.

OCCUPATION BUSINESSMAN

MORTGAGEE

THE BANK OF NOVA SCOTIA

*[Signature]*  
Name G. BROCK K. SIMMONS  
Authorized Signatory

Name ALAN ANDERSON  
Authorized Signatory

*[Signature]*  
WITNESS AS TO BOTH SIGNATURES

Name J. RAS

ADDRESS 3400-650 41. Georgia St.

VAN. BC. V6B 4H4

OCCUPATION BAIKER

I CERTIFY THAT THE SOCIAL ROOM AND PATIO WHICH ACCORDING TO THE PHASED STRATA PLAN DECLARATION IN FORM P FILED FOR THIS STRATA PLAN WAS TO HAVE BEEN CONSTRUCTED IN CONJUNCTION WITH THIS PHASE. HAS BEEN PROVIDED FOR IN ACCORDANCE WITH SECTION 225(2) OF THE STRATA PROPERTY ACT.

DATE 25<sup>th</sup> June, 2003

*[Signature]*  
APPROVING OFFICER  
CITY OF SURREY  
NICHOLAS LAI

APPROVED AS PHASE ONE OF A TWO PHASE STRATA PLAN UNDER SECTION 224 OF THE STRATA PROPERTY ACT

DATE: 25<sup>th</sup> June 2003

*[Signature]*  
APPROVING OFFICER  
CITY OF SURREY  
NICHOLAS LAI

I, GRANT BUTLER, A BRITISH COLUMBIA LAND SURVEYOR CERTIFY THAT THE BUILDINGS INCLUDED IN THIS STRATA PLAN HAVE NOT, AS OF JUNE 10, 2003 BEEN PREVIOUSLY OCCUPIED.

*[Signature]*  
GRANT BUTLER  
B.C.L.S.

I, GRANT BUTLER, A BRITISH COLUMBIA LAND SURVEYOR CERTIFY THAT THE BUILDINGS SHOWN ON THIS STRATA PLAN ARE WITHIN THE EXTERNAL BOUNDARIES OF THE LAND THAT IS THE SUBJECT OF THE STRATA PLAN.

DATE: JUNE 10, 2003  
*[Signature]*  
GRANT BUTLER  
B.C.L.S.

BUILDING LOCATION AND DIMENSIONS



STRATA PLAN BCS 407

PHASE 1

REM. LOT 1 PLAN LMP30364

PHASE BOUNDARY

COURTYARD

4 STOREY BUILDING

OUTSIDE FACE OF BUILDING

OUTSIDE FACE OF BUILDING

OUTSIDE FACE OF BUILDING

OUTSIDE FACE OF BUILDING

LINE OF UNDERGROUND PARKING

LINE OF UNDERGROUND PARKING

RAMP

PROPERTY LINE

PROPERTY LINE

PROPERTY LINE

PROPERTY LINE

PROPERTY LINE

PROPERTY LINE

PROPERTY LINE

152nd STREET

22nd STREET

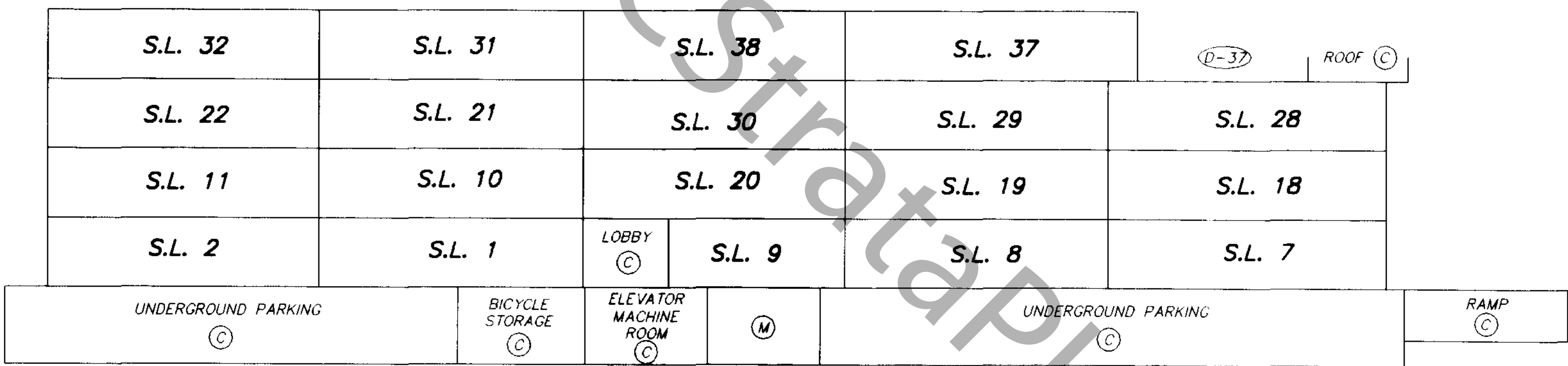
STREET

JUNE 10, 2003  
FILE: 2730-FS2

WWW.BCSstrataPlans.com

SECTION A-A'  
 0 5 10 15  
 SCALE 1:200 DISTANCES ARE METRIC

SHEET 4 OF 9 SHEETS  
 STRATA PLAN BCS 407  
 PHASE 1

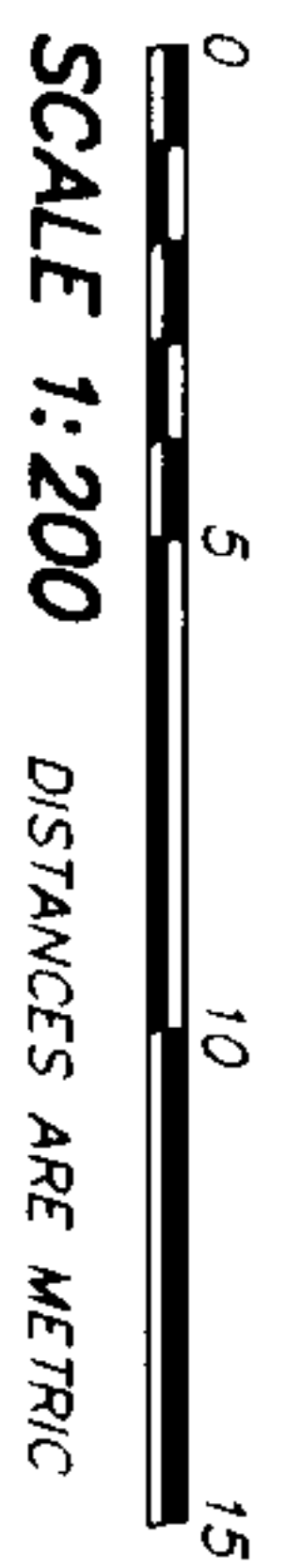


WWW.BCStrataPlans.com

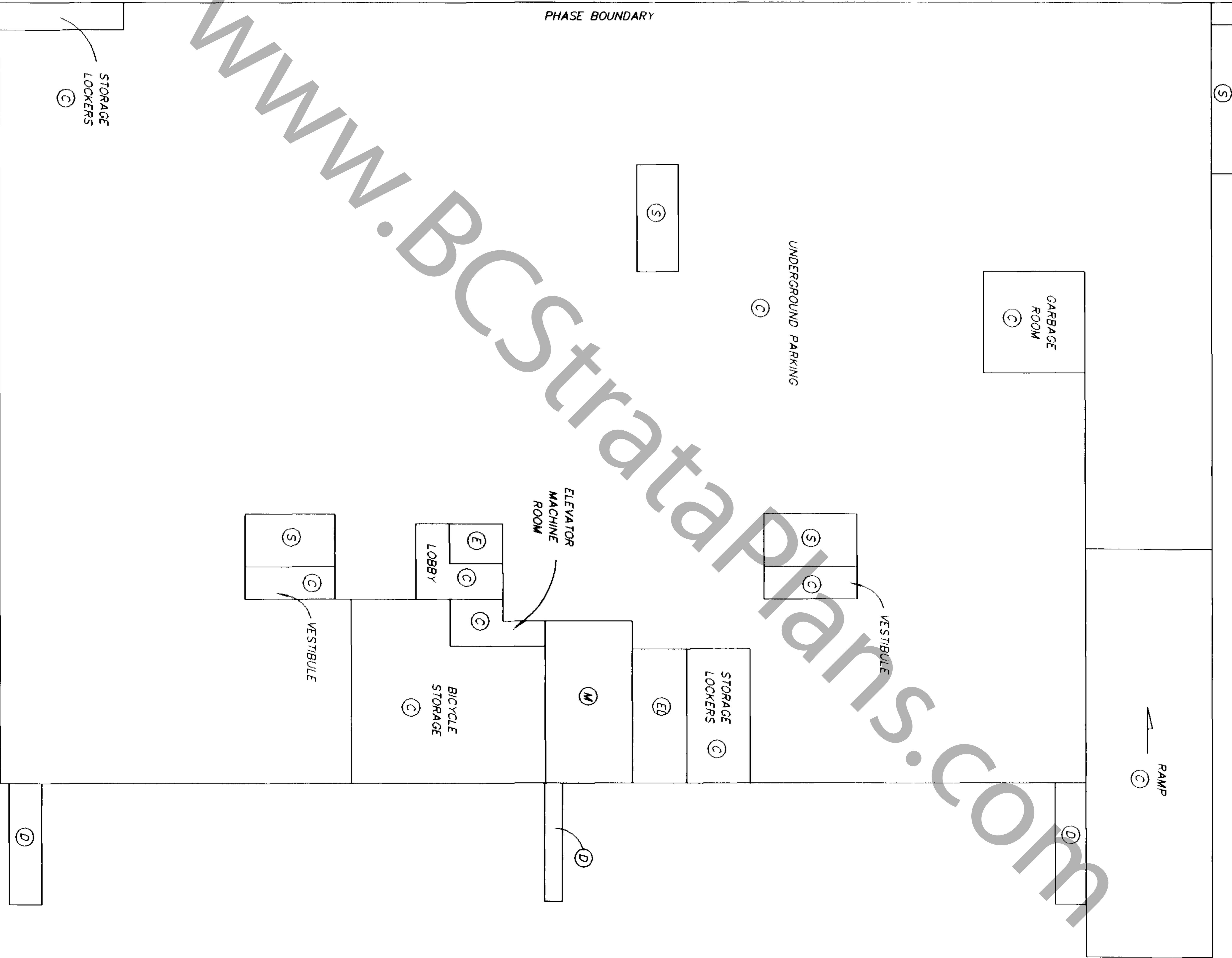
JUNE 10, 2003  
 FILE: 2730-FS2

BS

UNDERGROUND PARKING LEVEL



STRATA PLAN BCS 407  
PHASE 1



WWW.BCStrataPlans.com

A

A'

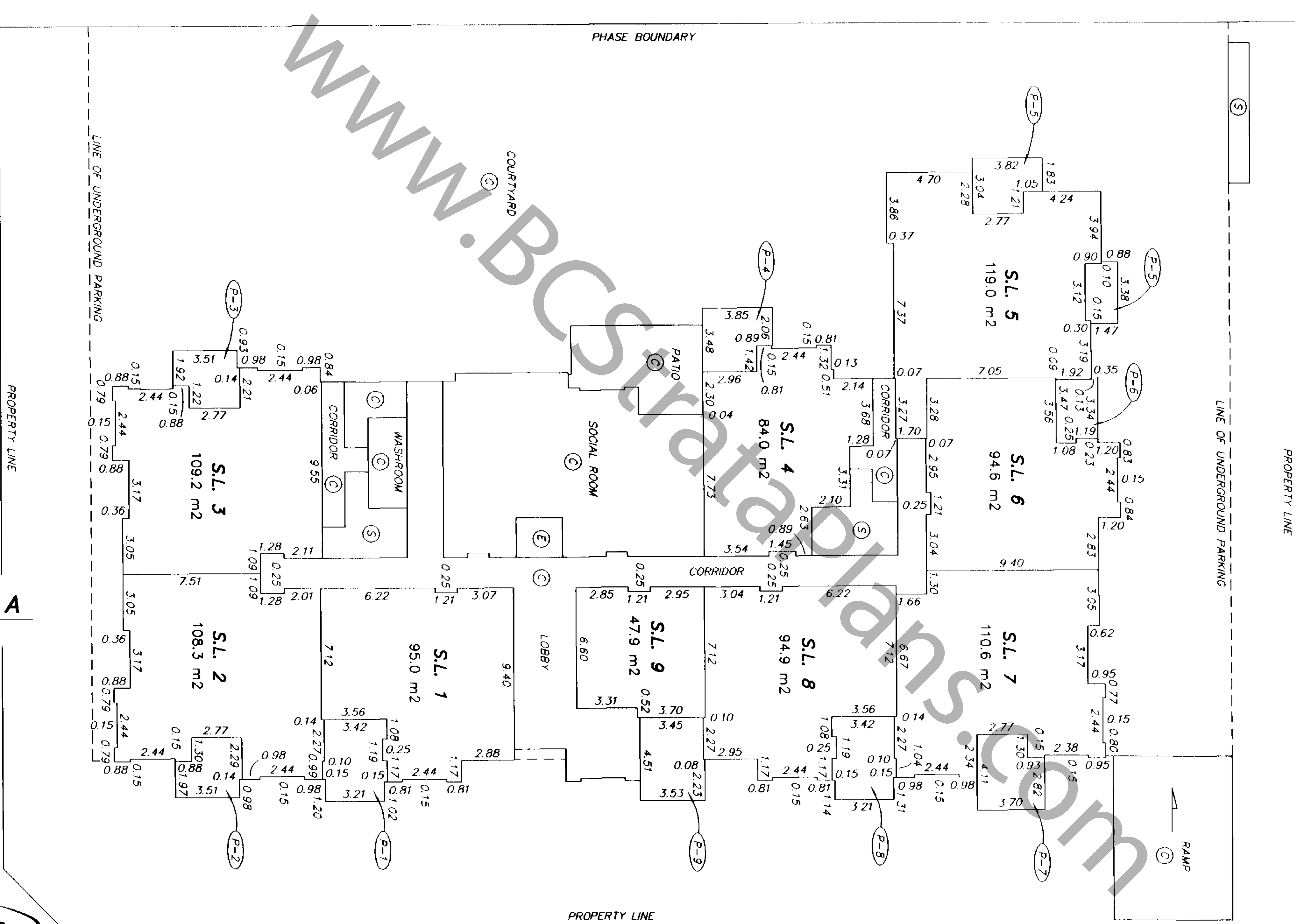
AS

GROUND FLOOR

SCALE 1:200 DISTANCES ARE METRIC



STRATA PLAN BCS 407 PHASE 1



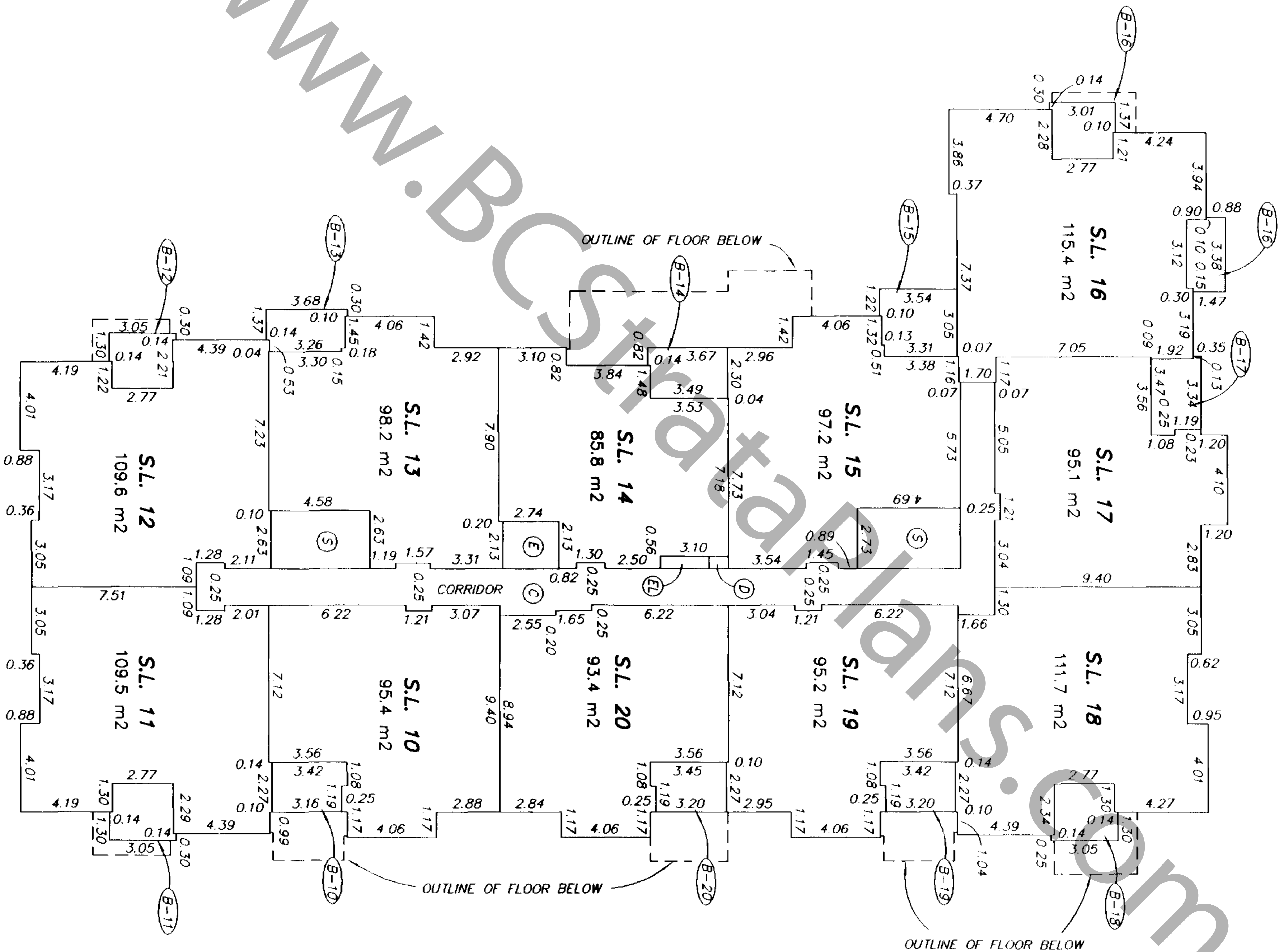
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SECOND FLOOR

SCALE 1:200 DISTANCES ARE METRIC



STRATA PLAN BCS 407  
PHASE 1



A

A'

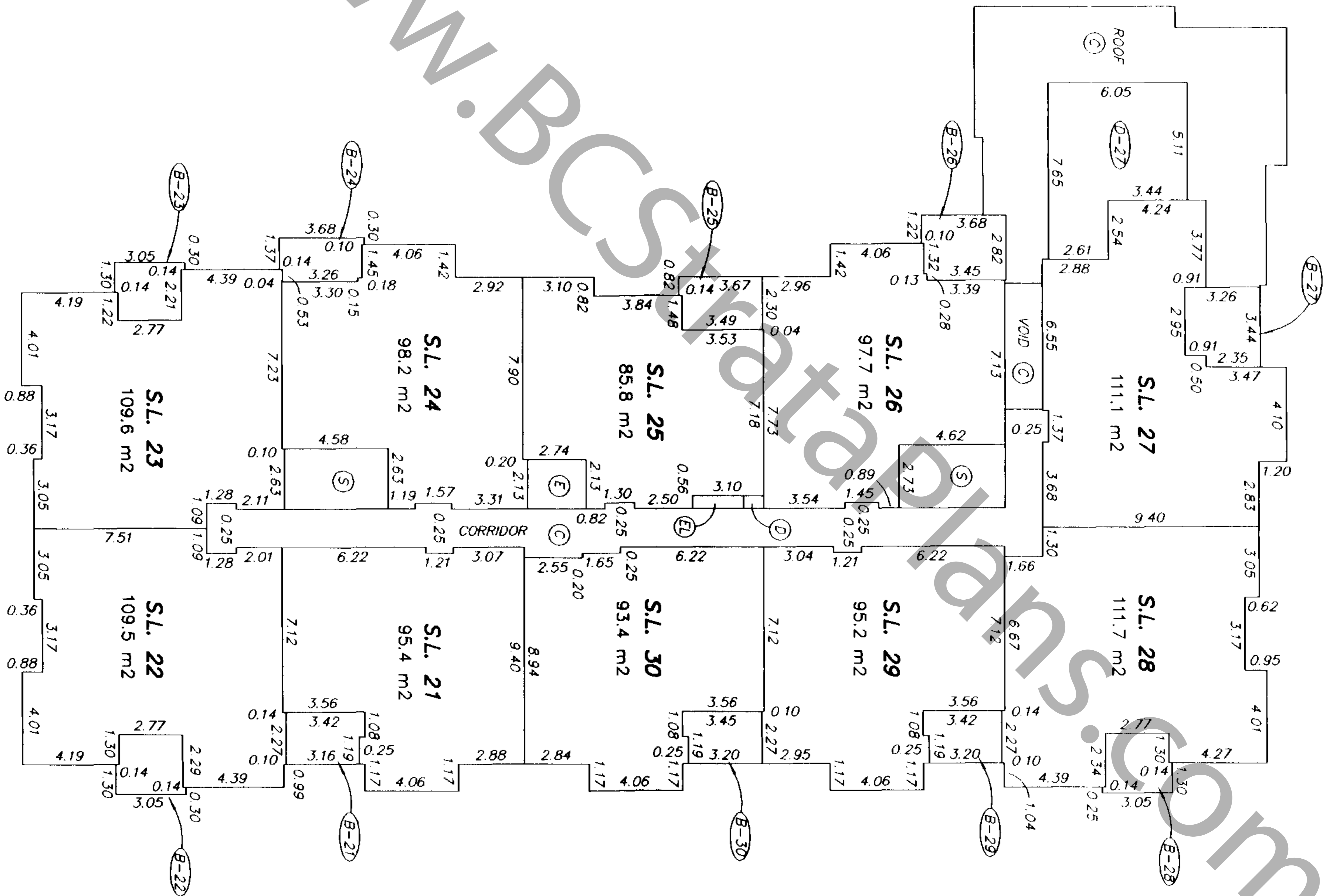
JUNE 10, 2003  
FILE: 2730-FS2  
*BS*

THIRD FLOOR  
SCALE 1:200  
DISTANCES ARE METRIC



STRATA PLAN BCS 407  
PHASE 1

SHEET 8 OF 9 SHEETS



A

A'

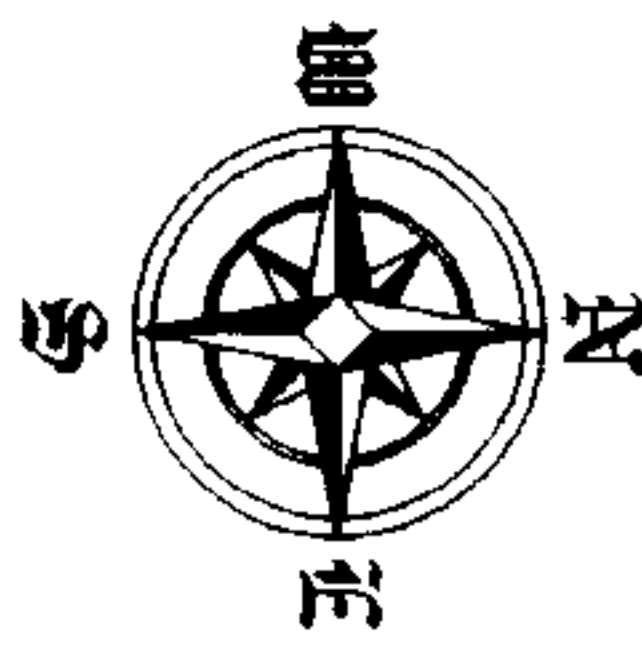
JUNE 10, 2003  
FILE: 2730-FS2



FOURTH FLOOR

0 5 10 15

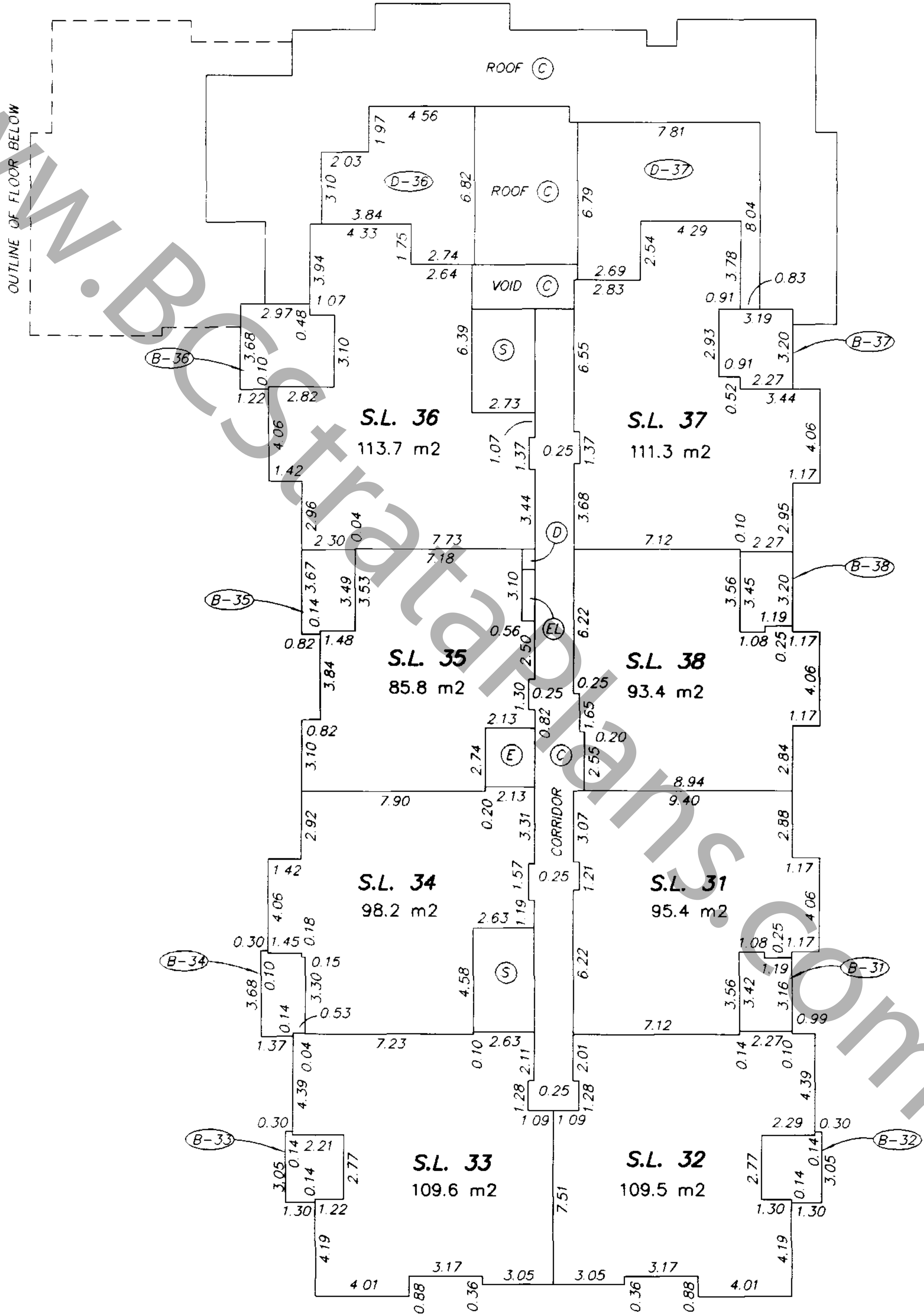
SCALE 1:200 DISTANCES ARE METRIC



STRATA PLAN BCS 407

PHASE 1

A'



A

FILED NWBCS407 RCVD:2003-06-30 RQST:2010-10-25-15.44.27.595

STRATA PLAN OF LOT 1 EXCEPT PHASE 1  
 STRATA PLAN BCS407 SECTION 15 TOWNSHIP 1  
 NEW WESTMINSTER DISTRICT PLAN LMP30364

CITY OF SURREY  
 B.C.G.S. 92G.006



SCALE 1 : 500 DISTANCES ARE METRIC

INTEGRATED SURVEY AREA NO. 1 ( SURREY )  
 NAD83 (CSRS)

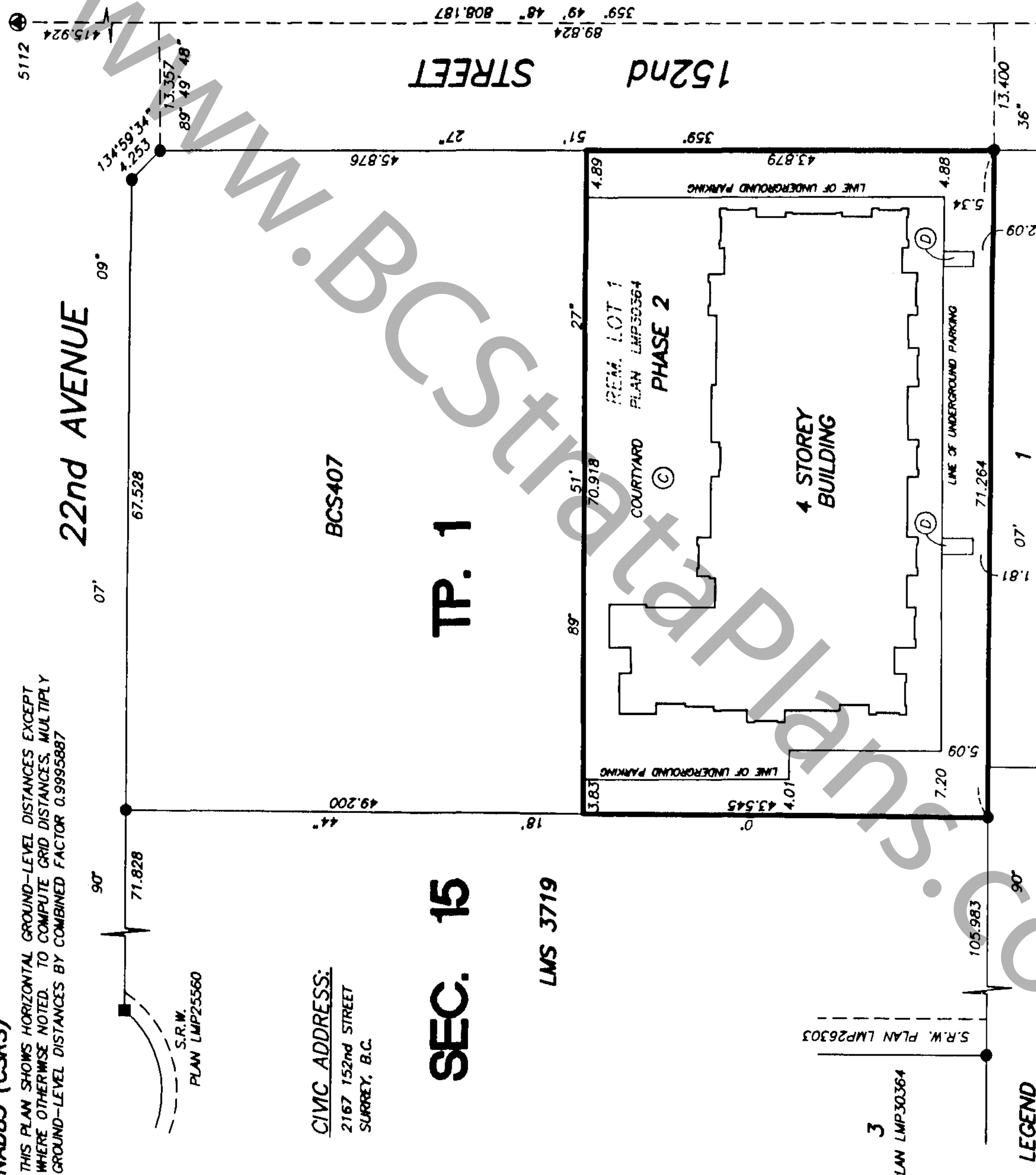
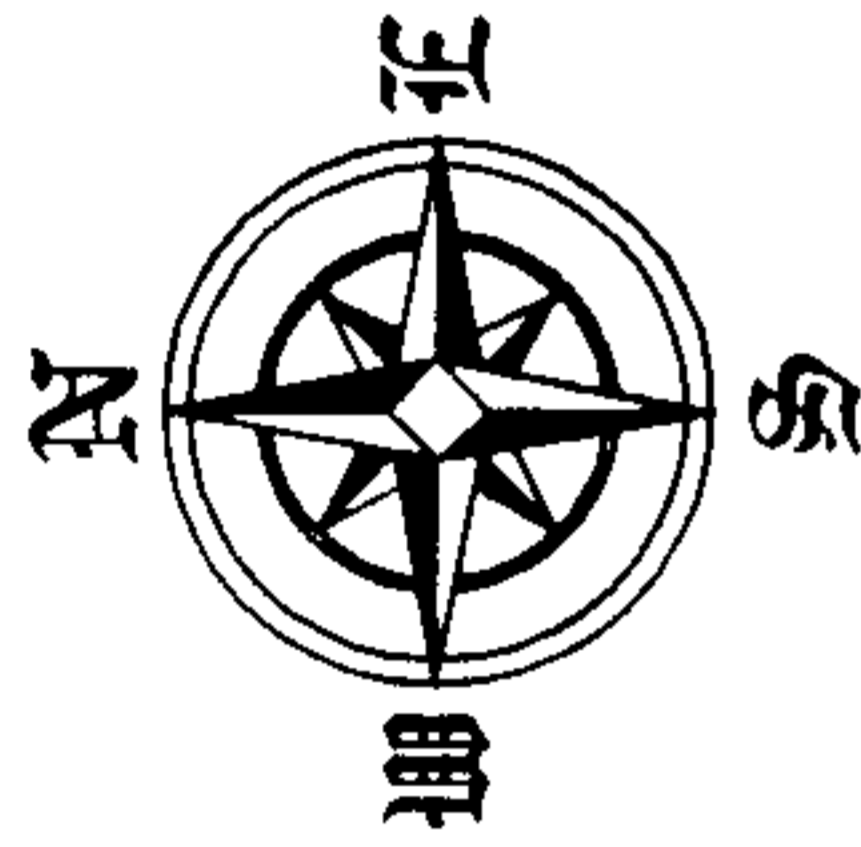
THIS PLAN SHOWS HORIZONTAL GROUND-LEVEL DISTANCES EXCEPT WHERE OTHERWISE NOTED. TO COMPUTE GRID DISTANCES, MULTIPLY GROUND-LEVEL DISTANCES BY COMBINED FACTOR 0.9995887

SHEET 1 OF 9 SHEETS  
 STRATA PLAN BCS407  
 PHASE 2

DEPOSITED AND REGISTERED IN THE LAND  
 TITLE OFFICE AT NEW WESTMINSTER B.C.  
 September 4 2003

*B. Bitar*  
 DEPUTY REGISTRAR

BV357213 - BV357310



CIVIC ADDRESS:  
 2167 152nd STREET  
 SURREY, B.C.

SEC. 15

LMS 3719

TP. 1

BCS407

3  
 PLAN LMP30364

LEGEND

GRID BEARINGS ARE DERIVED FROM OBSERVATIONS BETWEEN CONTROL MONUMENTS 5111 AND 5112

FOUND PLACED

- DENOTES CONTROL MONUMENT
- DENOTES LEAD PLUG
- DENOTES IRON POST
- m2 DENOTES SQUARE METRES
- S.L. DENOTES STRATA LOT
- Ⓢ DENOTES COMMON PROPERTY
- Ⓢ DENOTES STAIRS BEING COMMON PROPERTY
- Ⓢ DENOTES DUCT BEING COMMON PROPERTY
- Ⓢ DENOTES MECHANICAL ROOM BEING COMMON PROPERTY
- Ⓢ DENOTES ELECTRICAL ROOM BEING COMMON PROPERTY
- Ⓢ DENOTES ELEVATOR BEING COMMON PROPERTY
- Ⓢ DENOTES BALCONY BEING LIMITED COMMON PROPERTY FOR THE EXCLUSIVE USE OF STRATA LOT 50 ( TYPICAL )
- Ⓢ DENOTES ROOF DECK BEING LIMITED COMMON PROPERTY FOR THE EXCLUSIVE USE OF STRATA LOT 75 ( TYPICAL )
- Ⓢ DENOTES PATIO BEING LIMITED COMMON PROPERTY FOR THE EXCLUSIVE USE OF STRATA LOT 40 ( TYPICAL )
- Ⓢ DENOTES COMMON FACILITY

NOTES:

NOTICE UNDER SECTION 68 OF THE STRATA PROPERTY ACT. STRATA LOT BOUNDARIES ARE DEFINED AS THE EXTERIOR FACE OF EXTERIOR WALLS, THE EXTERIOR FACE OF INTERIOR WALLS ADJOINING COMMON AREAS AND THE CENTRE LINE OF DEMISING WALLS BETWEEN STRATA LOTS.

THIS PLAN CONTAINS LIMITED COMMON PROPERTY UNDER SECTION 73(g)(i) OF THE STRATA PROPERTY ACT.

I, GARY SUNDVICK, A BRITISH COLUMBIA LAND SURVEYOR, OF LANGLEY, 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 24th DAY OF JULY, 2003. THE PLAN WAS COMPLETED AND CHECKED, AND THE CHECKLIST FILED UNDER # 4272, ON THE 11th DAY OF AUGUST, 2003.

*G. Sundvick*

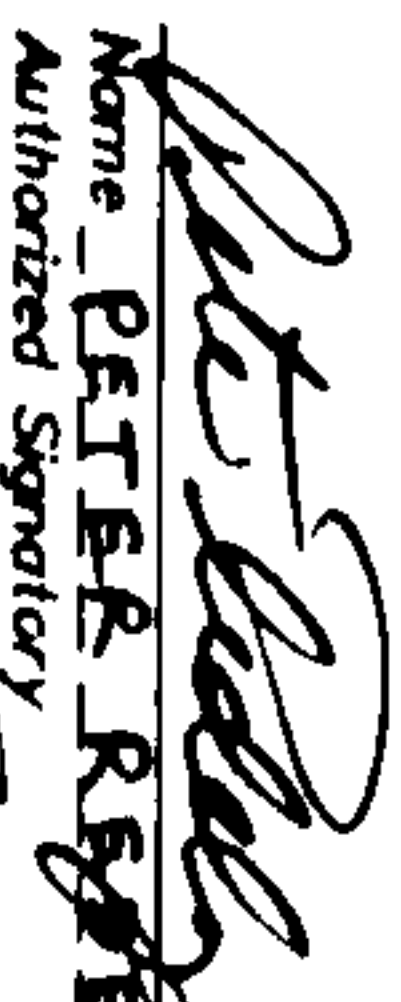
B.C.L.S.

DYCK & ASSOCIATES  
 PROFESSIONAL LAND SURVEYORS  
 102 - 10277 154th STREET  
 SURREY, B.C. V3R 4J7  
 TEL: 584-9700 FAX: 589-744

STRATA PROPERTY ACT

OWNERS

MURFIELD PROPERTIES LTD.  
(INC. NO. 539090)

  
Name PETER RYBERG  
Authorized Signatory

Name BRYNO WALL  
Authorized Signatory

WITNESS AS TO BOTH SIGNATURES  
Name BRIAN ALEXANDER

ADDRESS #260-11590

CAMBRIDGE RD, RICHMOND, B.C.

BUSINESSMAN  
OCCUPATION

MORTGAGEE

THE BANK OF NOVA SCOTIA

  
Name G. BLACK  
Authorized Signatory

Name KEITH ANDERSON  
Authorized Signatory

WITNESS AS TO BOTH SIGNATURES  
Name BRAD

ADDRESS 3400-6601 Georgia St.

VAN. BC. V6B 4W4

BAWNER  
OCCUPATION

I CERTIFY THAT THE AMENITY ROOM, GUEST SUITE AND PATIO WHICH ACCORDING TO THE PHASED STRATA PLAN DECLARATION IN FORM P FILED FOR THIS STRATA PLAN WAS TO HAVE BEEN CONSTRUCTED IN CONJUNCTION WITH THIS PHASE, HAS BEEN PROVIDED FOR IN ACCORDANCE WITH SECTION 225(2) OF THE STRATA PROPERTY ACT.

DATE: August 29<sup>th</sup> 2003

APPROVING OFFICER  
CITY OF SURREY  
  
NICHOLAS LAI

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

DATE: August 29<sup>th</sup> 2003

APPROVING OFFICER  
CITY OF SURREY  
  
NICHOLAS LAI

I, GARY SUNDVICK, A BRITISH COLUMBIA LAND SURVEYOR, CERTIFY THAT THE BUILDING INCLUDED IN THIS STRATA PLAN HAS NOT, AS OF AUGUST 11, 2003 BEEN PREVIOUSLY OCCUPIED.

  
B.C.L.S.

I, GARY SUNDVICK, A BRITISH COLUMBIA LAND SURVEYOR CERTIFY THAT THE BUILDINGS SHOWN ON THIS STRATA PLAN ARE WITHIN THE EXTERNAL BOUNDARIES OF THE LAND THAT IS THE SUBJECT OF THE STRATA PLAN.  
DATE: AUGUST 11, 2003

  
B.C.L.S.

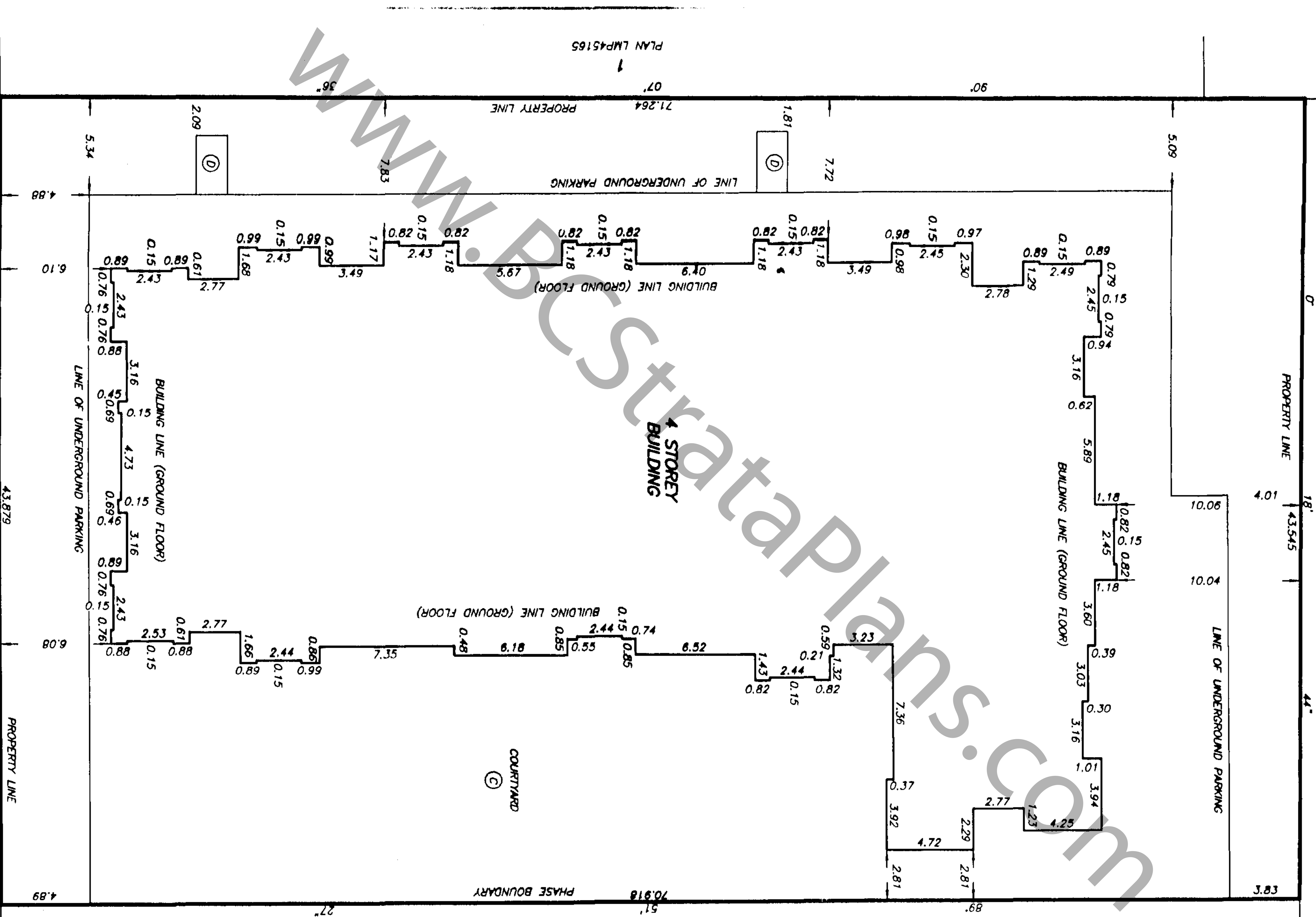
BUILDING LOCATION AND DIMENSIONS



STRATA PLAN BCS407

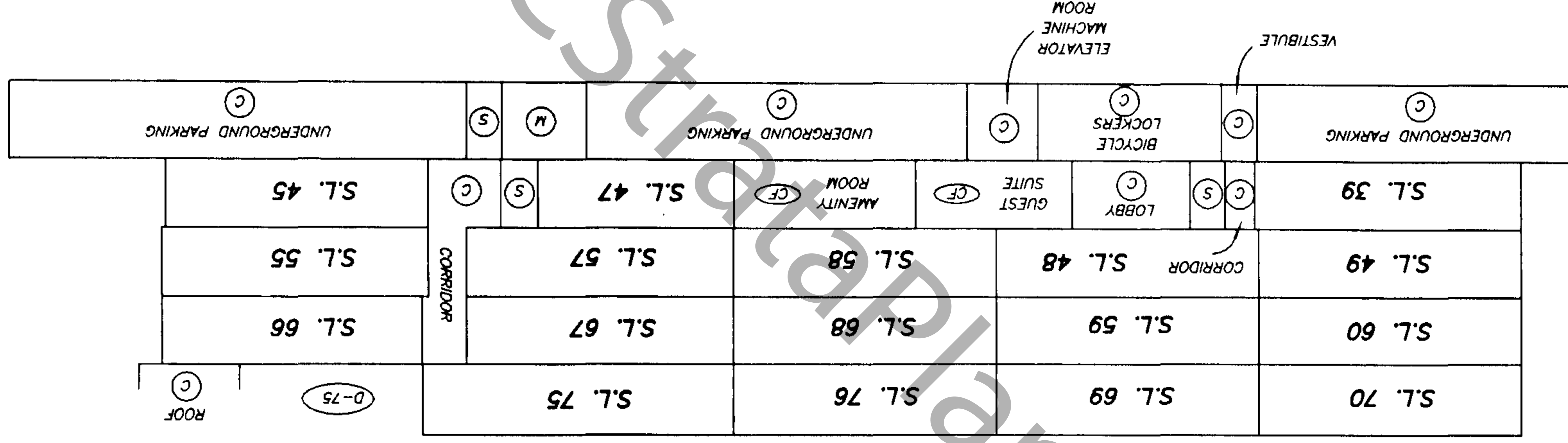
PHASE 2

LMS3719



BCS407

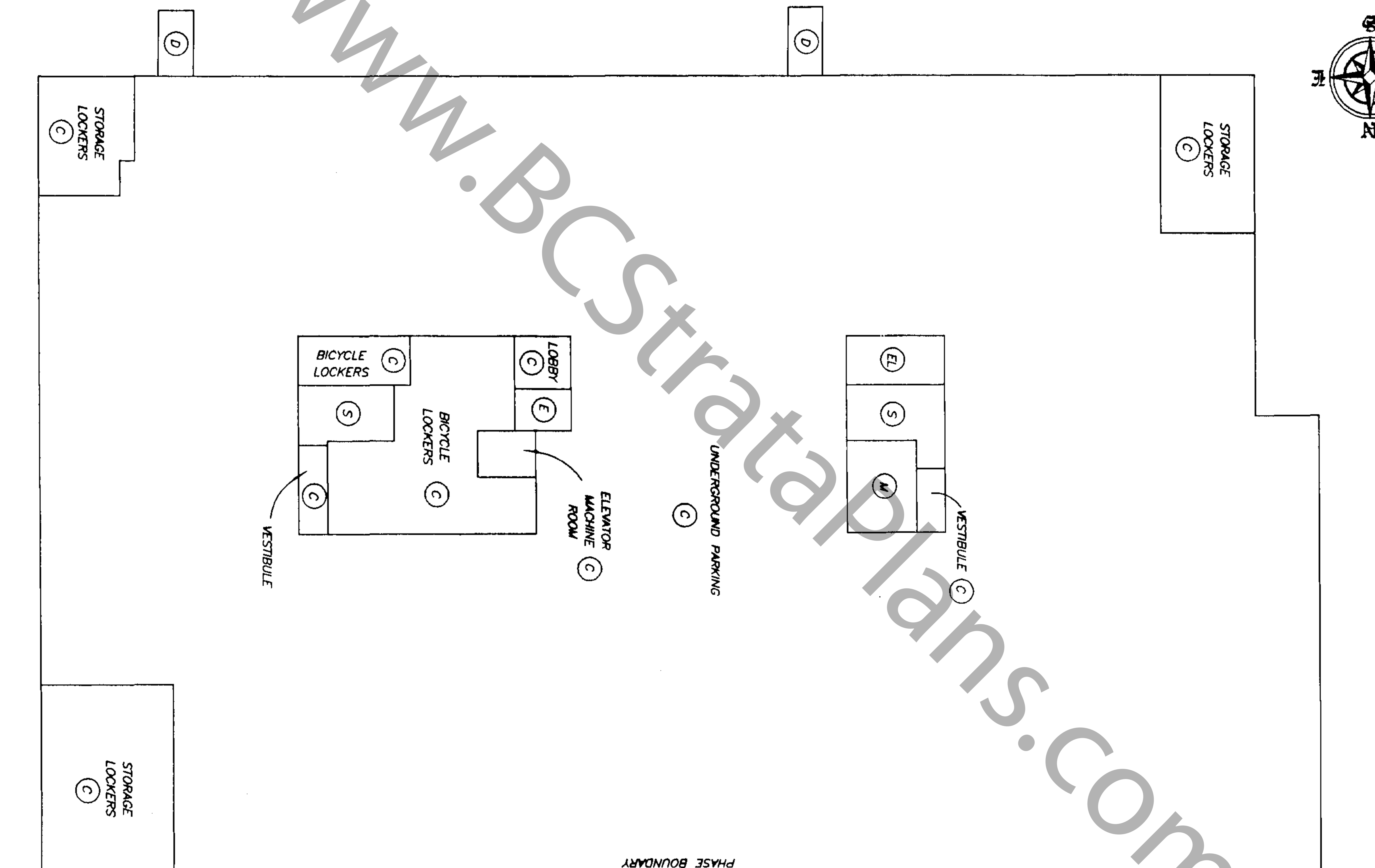
152nd STREET



WWW.BCS407.COM

CS

UNDERGROUND PARKING LEVEL



A

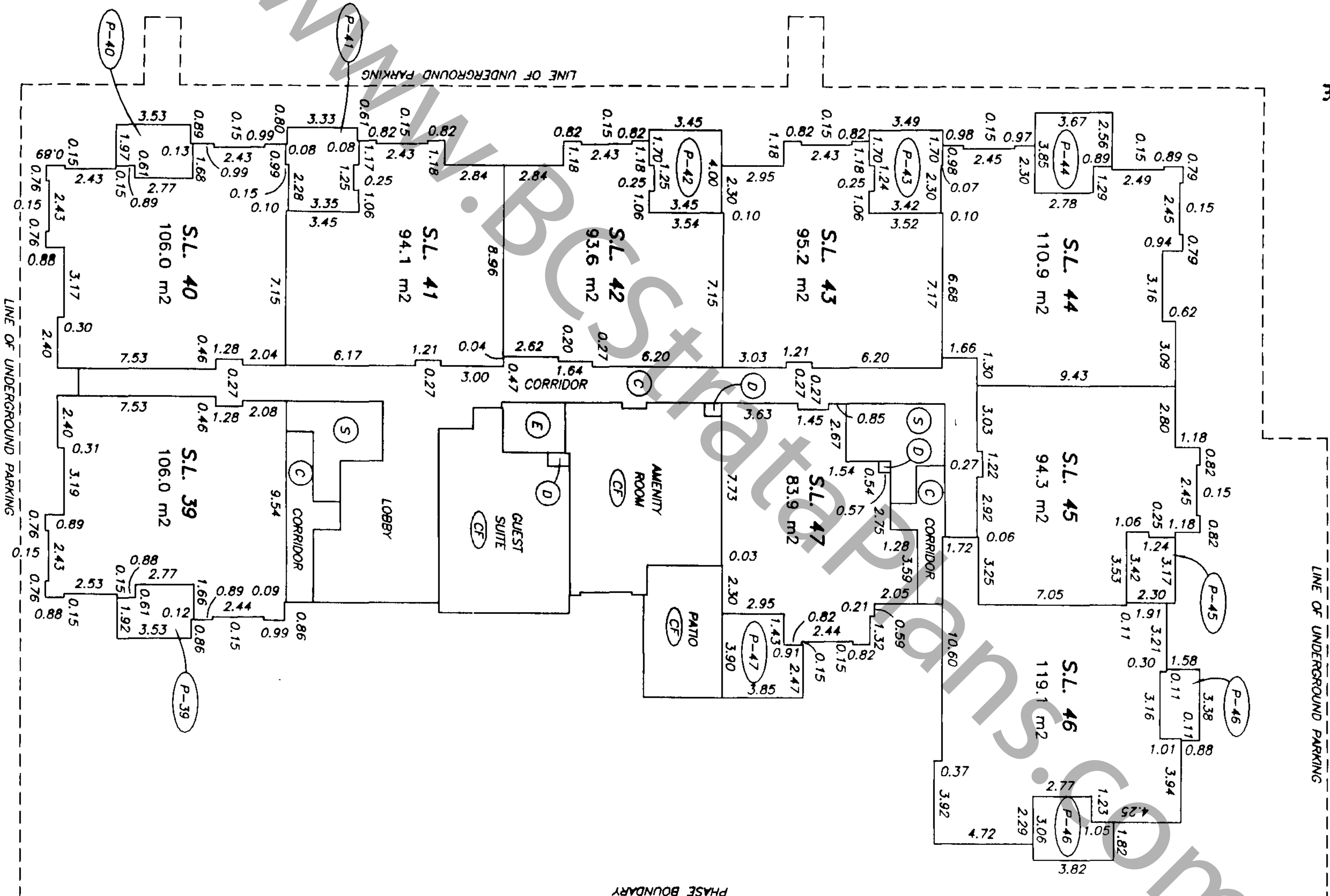
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PHASE BOUNDARY

CV

GROUND FLOOR

SCALE 1:200 DISTANCES ARE METRIC



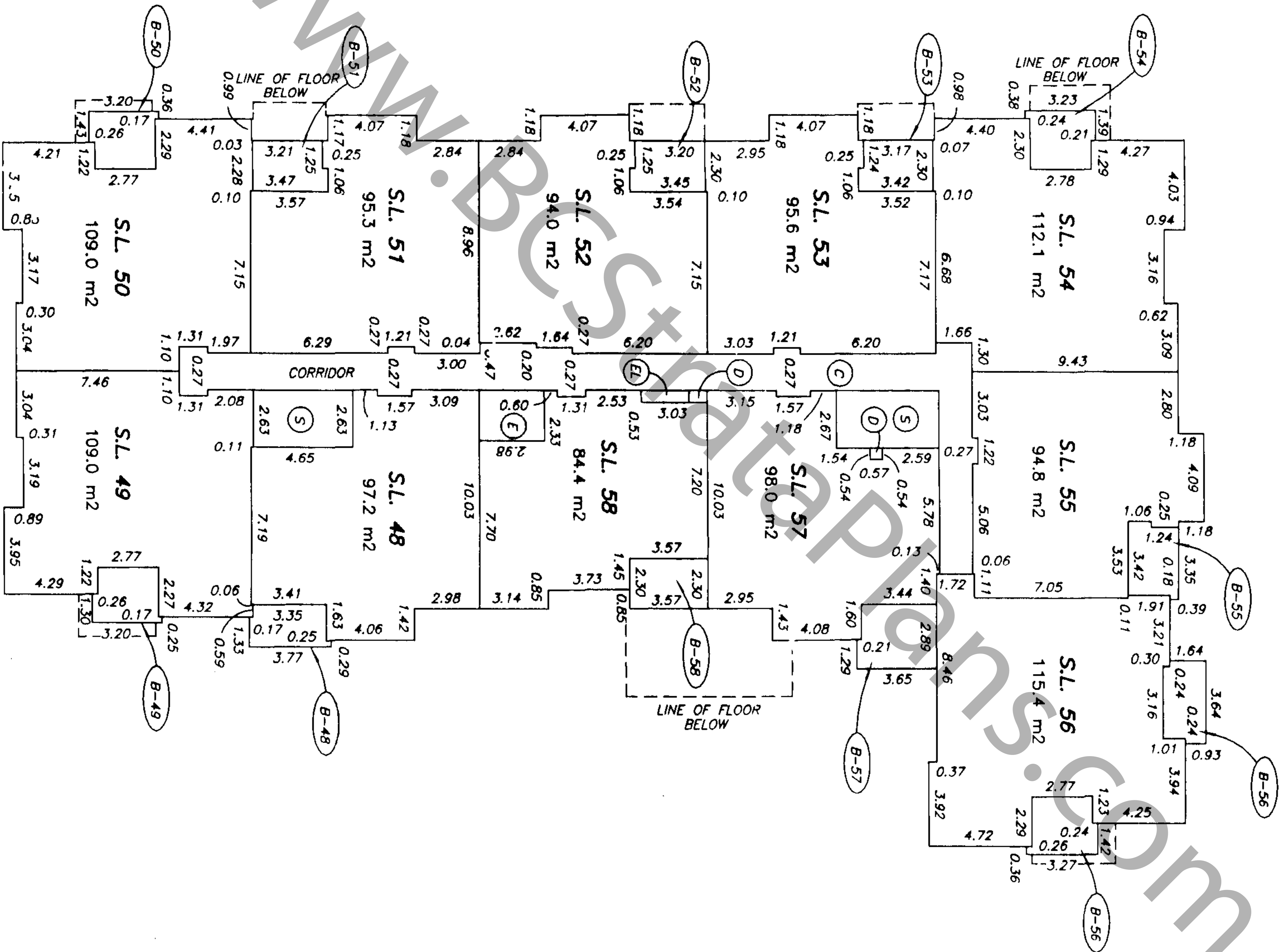
A

A'

AUGUST 11, 2003  
FILE: 2730-FS4

SECOND FLOOR

SCALE 1:200 DISTANCES ARE METRIC

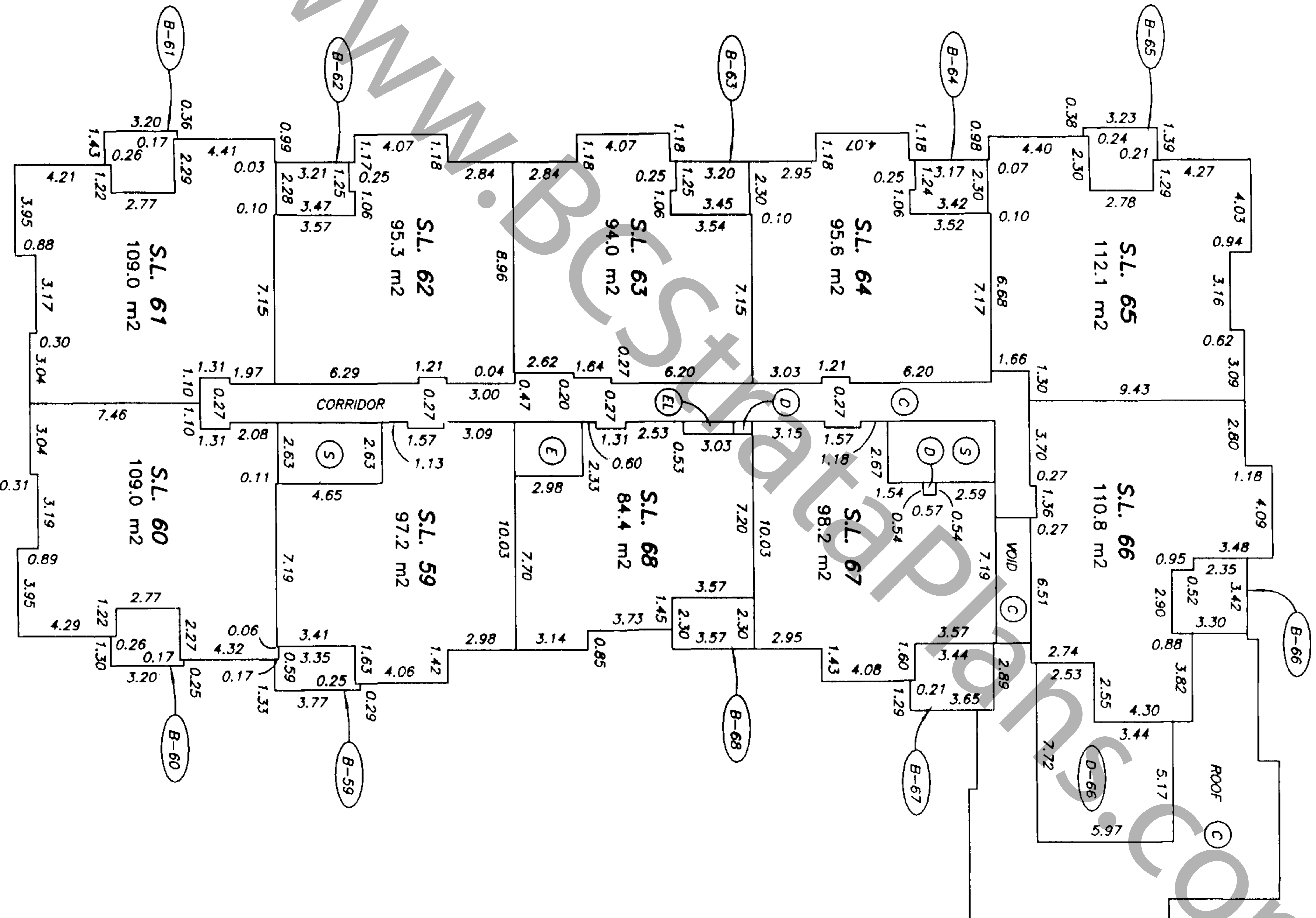


A

A'



THIRD FLOOR  
SCALE 1:200 DISTANCES ARE METRIC



AUGUST 11, 2003  
FILED 2770 FC4

STRATA PLAN BCS407  
PHASE 2

FOURTH FLOOR



SCALE 1:200 DISTANCES ARE METRIC

