

**STRATA PLAN OF PART OF
LOT 1, SECTION 28, BLOCK
5 NORTH, RANGE 1 WEST,
N.W.D., PLAN BCP25451**

"CITY OF SURREY"
B.C.G.S. 92G.017

SCALE 1:750



ALL DISTANCES ARE IN METRES.

"ESCADA"

BUILDING 1: 15322 191 STREET
BUILDING 3: 10058 153 STREET
BUILDING 4: 10066 153 STREET
SURREY, BC

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

THIS 26 DAY OF FEBRUARY 2008

IAN MAC DONALD / EP
REGISTRAR

BB834782-876



153rd STREET

INTEGRATED SURVEY AREA No. 1
(SURREY) NAD-83 (CSRS)

THIS PLAN SHOWS HORIZONTAL GROUND-LEVEL MEASURED
DISTANCES EXCEPT WHERE OTHERWISE NOTED. TO COMPUTE
GRID DISTANCES, MULTIPLY GROUND LEVEL DISTANCES
BY COMBINED FACTOR 0.9965918

LEGEND

GRID BEARINGS ARE DERIVED FROM OBSERVATIONS
BETWEEN CONTROL MONUMENTS 79H0009 AND 79H0023

- ⊙ - DENOTES CONTROL MONUMENT FOUND
- - DENOTES LEAD PLUG FOUND
- - DENOTES LEAD PLUG PLACED
- - DENOTES STANDARD IRON POST FOUND
- - DENOTES STANDARD IRON POST PLACED
- NR - DENOTES NO RECORD
- D/R - DENOTES DESTROYED/RESET
- SL - DENOTES STRATA LOT
- PT - DENOTES PART
- ⊙ - DENOTES COMMON PROPERTY
- ⓔ - DENOTES ELECTRICAL ROOM
BEING COMMON PROPERTY
- Ⓥ - DENOTES VENT BEING
COMMON PROPERTY
- ⓂS - DENOTES MECHANICAL SPACE
BEING COMMON PROPERTY
- ⓐF - DENOTES COMMON FACILITY
- ⓎT - DENOTES YARD BEING LIMITED
COMMON PROPERTY FOR THE
EXCLUSIVE USE OF SL. 1
- ⓑ20 - DENOTES BALCONY BEING LIMITED
COMMON PROPERTY FOR THE
EXCLUSIVE USE OF SL. 20

THIS STRATA PLAN CONTAINS LIMITED COMMON
PROPERTY ACCORDING TO SEC. 73 (a)(i) OF
THE STRATA PROPERTY ACT.

APPROVED AS PHASE 1 OF A 2 PHASE
STRATA PLAN UNDER SECTION 224 OF
THE STRATA PROPERTY ACT.

THIS 19th DAY OF February, 2008

Judith Robertson
APPROVING OFFICER FOR THE
CITY OF SURREY

PCL. 'B'
BY-LAW
(PLAN 64953)

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

DATE: NOVEMBER 22nd, 2007.

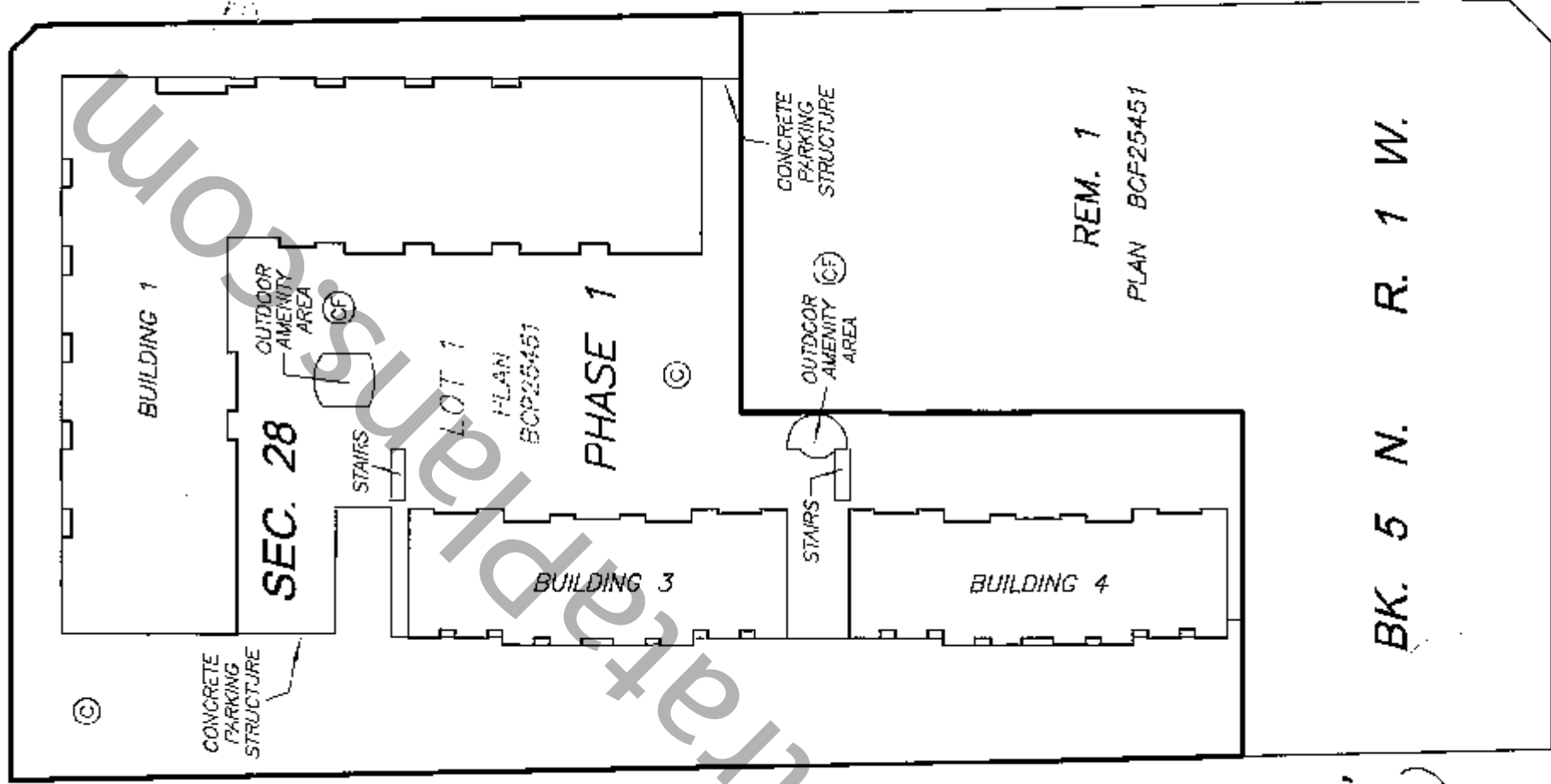
Mike E. Shaw

BENNETT LAND SURVEYING LTD.
B.C. & CANADA LAND SURVEYORS
#201-9547 152nd STREET,
SURREY, B.C. V3R 5Y5
PHONE : 604-582-0717

DRAWING # 30634-12
FILE # 30634-12_FS
DATE : NOVEMBER 22, 2007

STRATA PLAN BCS 2783
PHASE 1

101st AVENUE



REM. 1
PLAN BCP25451

BK. 5 N. R. 1 W.

154th STREET

SEE SHEET #2 FOR
BOUNDARY DIMENSIONS
SEE SHEET #3 FOR
BUILDING LOCATION
AND DIMENSIONS

NOTE:

ALL BOUNDARIES OF STRATA LOTS ARE PARALLEL
TO, PERPENDICULAR TO, OR AT 45° DEFLECTION
TO, UNLESS OTHERWISE SHOWN.

THIS PLAN LIES WITHIN THE
GREATER VANCOUVER REGIONAL DISTRICT

BOUNDARY DIMENSIONS

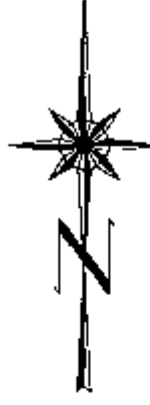
STRATA PLAN BCS 2783

PHASE 1

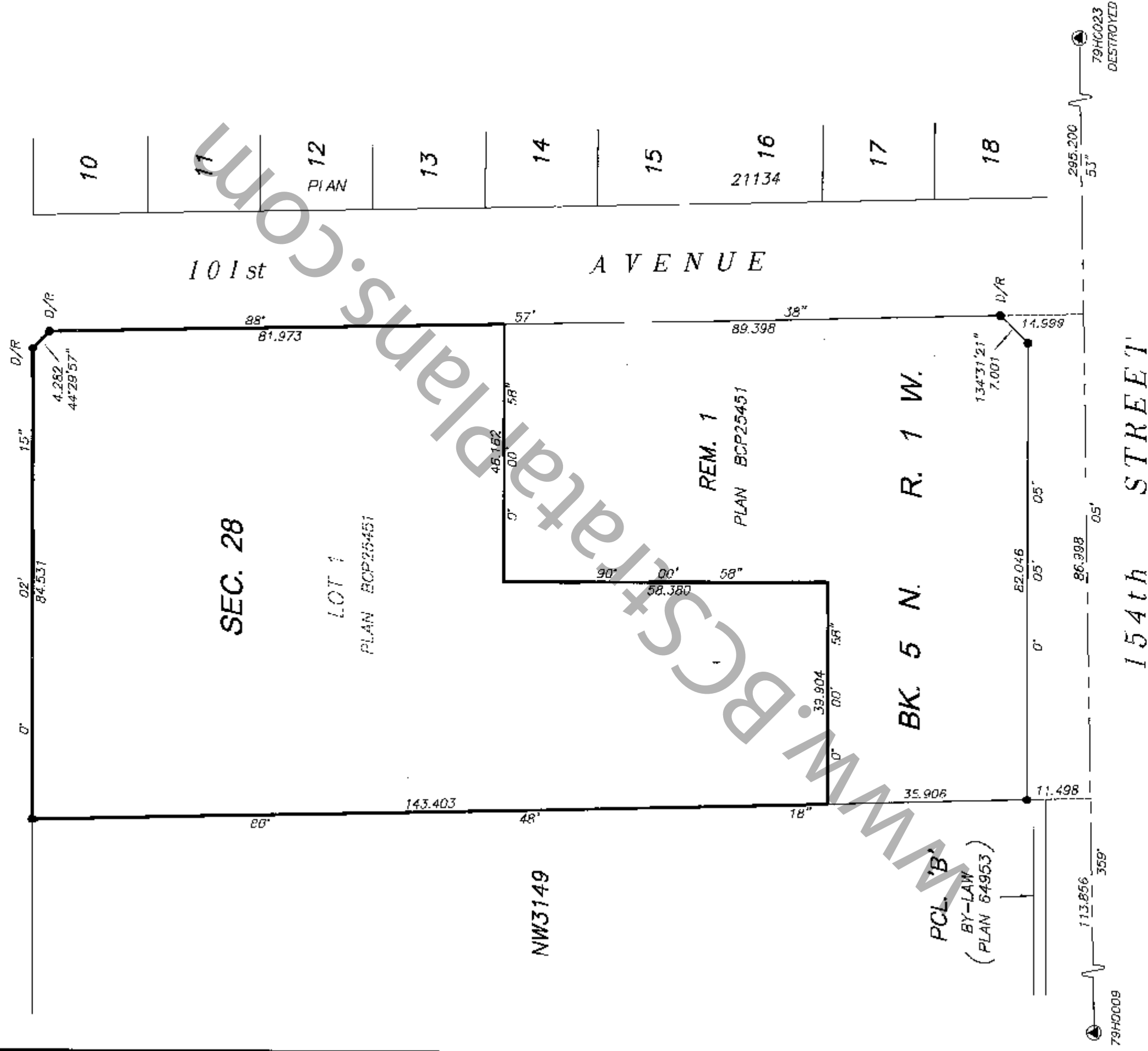
SCALE 1:750



ALL DISTANCES ARE IN METRES.



153rd STREET



I, MIKE E. SHAW, A BRITISH COLUMBIA LAND SURVEYOR, OF LANGLEY, 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 20th DAY OF NOVEMBER, 2007. THE PLAN WAS COMPLETED AND CHECKED, AND THE CHECKLIST FILED UNDER # ECP73788, 23rd DAY OF NOVEMBER, 2007.

Mike E. Shaw B.C.L.S.

DRAWING # 30634-12
FILE # 30634-12_Post

DATE : NOVEMBER 22, 2007

M.E.S.

ORIGINAL

STRATA PLAN BCS 2783
PHASE 1

OWNER:

OMNI DEVELOPMENT (154 STREET SOUTH) CORP.
(INCORPORATION No. BC0725974)


AUTHORIZED SIGNATORY
Rossano DeCotiis

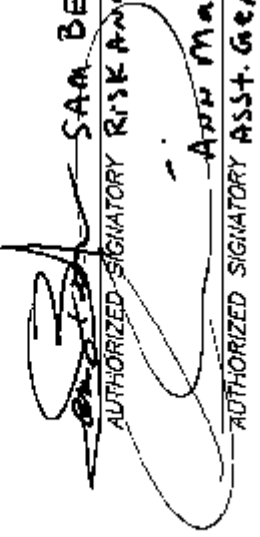
AUTHORIZED SIGNATORY


WITNESS AS TO BOTH SIGNATURES
Gianni Landisio
Real Estate Development
OCCUPATION OF WITNESS

#550 - 858 Scotty St, Vancouver
ADDRESS OF WITNESS

MORTGAGEE:

CANADIAN IMPERIAL BANK OF COMMERCE



AUTHORIZED SIGNATORY
SAM BELETUCCI
AUTHORIZED SIGNATORY RISK ANALYST
Ann Marie Mernic
AUTHORIZED SIGNATORY ASST. GENERAL MGR


WITNESS AS TO BOTH SIGNATURES

Aditya Mandini Shivnarin
OCCUPATION OF WITNESS
Notary for the Province of Ontario
ADDRESS OF WITNESS
595 Bay St
5th floor Toronto ont
M5G 2C2


THE CITY OF SURREY
REGISTERED OWNER OF COVENANT BA20563
HEREBY CONSENTS TO THE DEPOSIT OF THIS PLAN.


AUTHORIZED SIGNATORY
DIANNE L. WATTS


AUTHORIZED SIGNATORY
CITY CLERK, MARGARET JONES

I CERTIFY THAT THE LOUNGE AND OUTDOOR AMENITY AREAS WHICH ACCORDING TO THE PHASED STRATA PLAN DECLARATION IN FORM P FILED FOR THIS STRATA PLAN WERE TO HAVE BEEN CONSTRUCTED IN CONJUNCTION WITH THIS PHASE, HAVE BEEN PROVIDED FOR IN ACCORDANCE WITH SECTION 225(2) OF THE STRATA PROPERTY ACT.

DATE: February 19, 2008


APPROVING OFFICER FOR THE
CITY OF SURREY Judith Robertson

I, MIKE E. SHAW, A BRITISH COLUMBIA LAND SURVEYOR, CERTIFY THAT THE BUILDING INCLUDED IN THIS STRATA PLAN HAS NOT AS OF NOVEMBER 22nd, 2007, BEEN PREVIOUSLY OCCUPIED.


B.C.L.S.

DATE : NOVEMBER 22, 2007

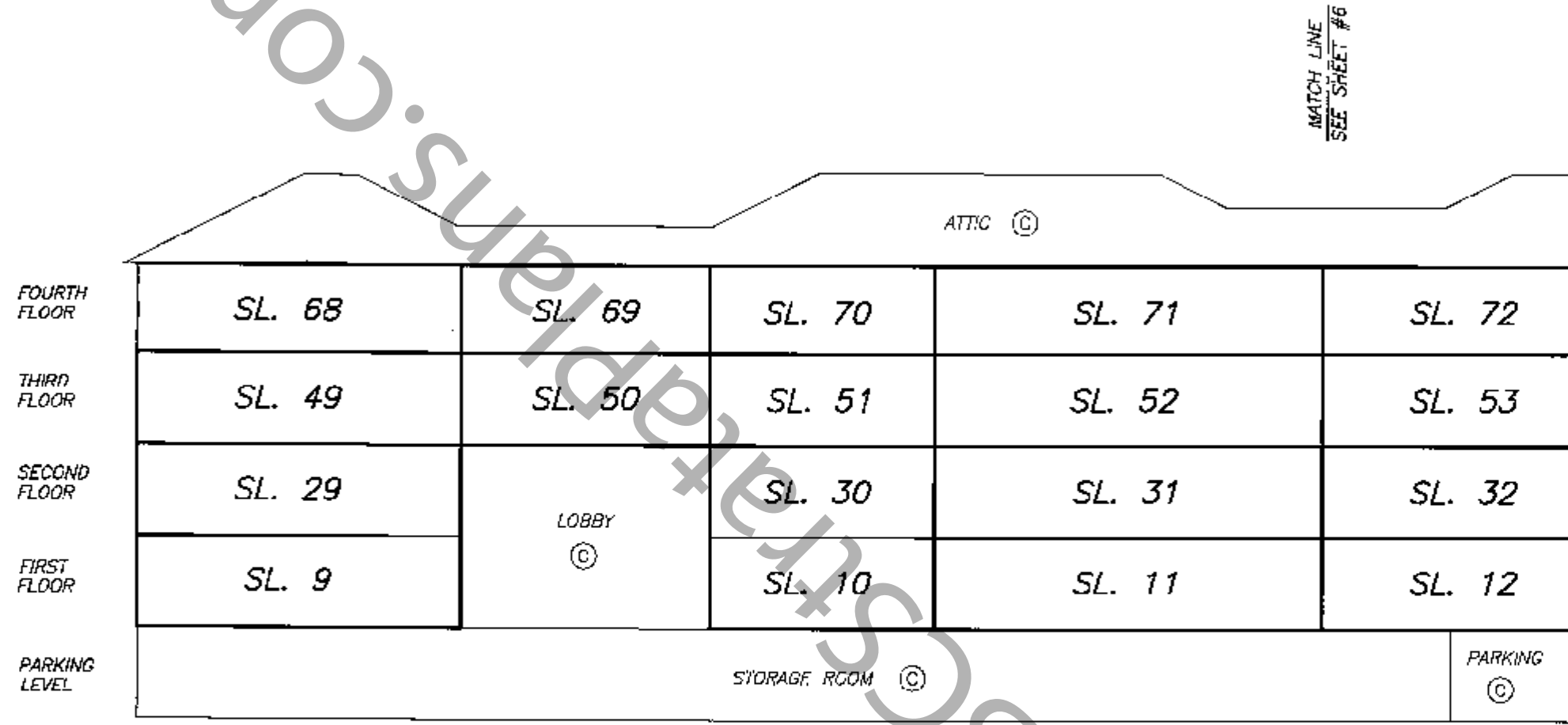
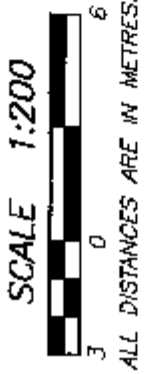
DRAWING # 30634-12
FILE # 30634-12_Sig

M.E.S.

ORIGINAL

STRATA PLAN BCS 2783
PHASE 1

SECTION 1 - 1'
WEST PORTION

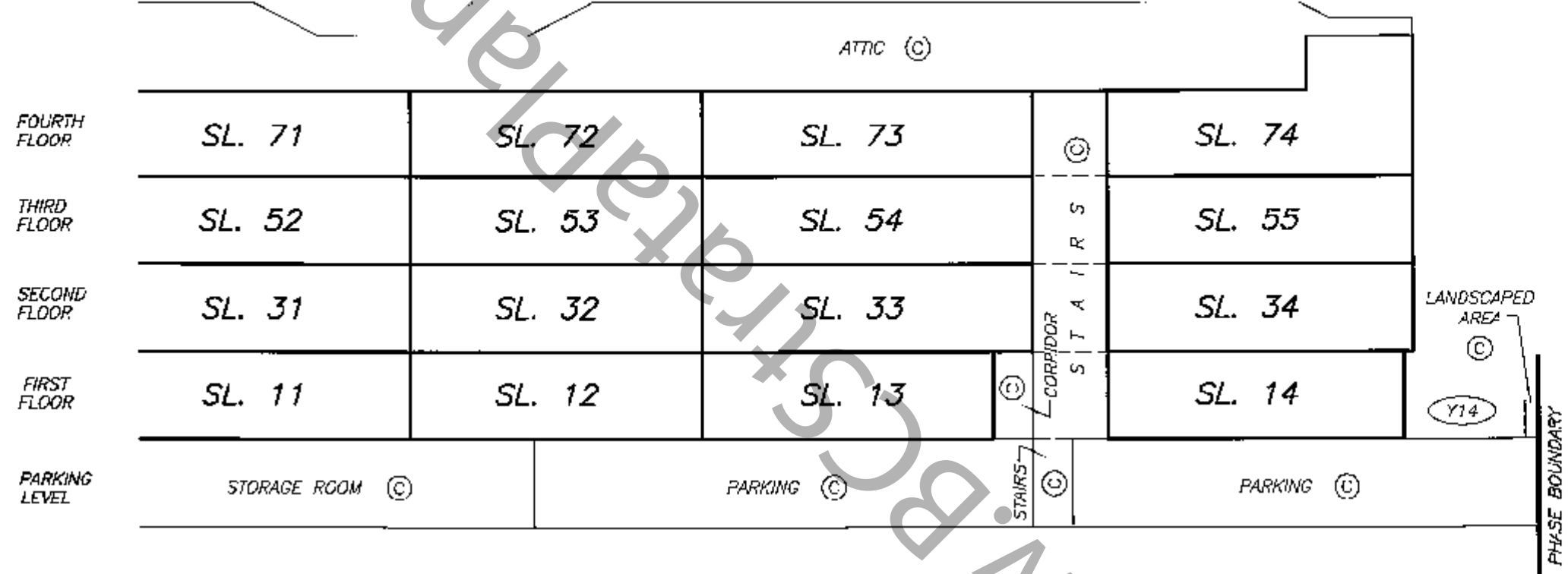


MATCH LINE
SEE SHEET #6

MATCH LINE
SEE SHEET #6

STRATA PLAN BCS 2783
PHASE 1

SECTION 1 - 1'
EAST PORTION



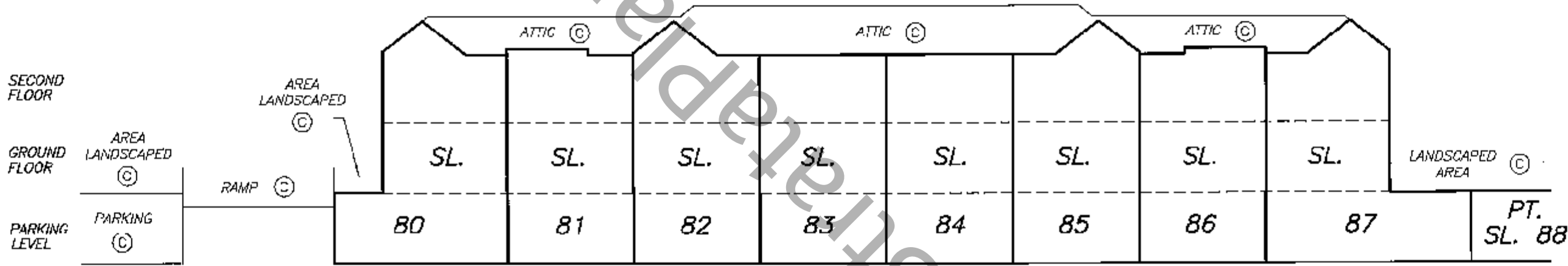
SEE SHEET #5
MATCH LINE

SEE SHEET #5
MATCH LINE

SHEET 7 OF 23 SHEETS

STRATA PLAN BCS 2783
PHASE 1

SECTION 3 - 3'



FOR CONTINUATION
SEE SHEET #8

DATE : NOVEMBER 22, 2007

M.E.A.

DRAWING # 30634-12-S3
FILE # 30634-12

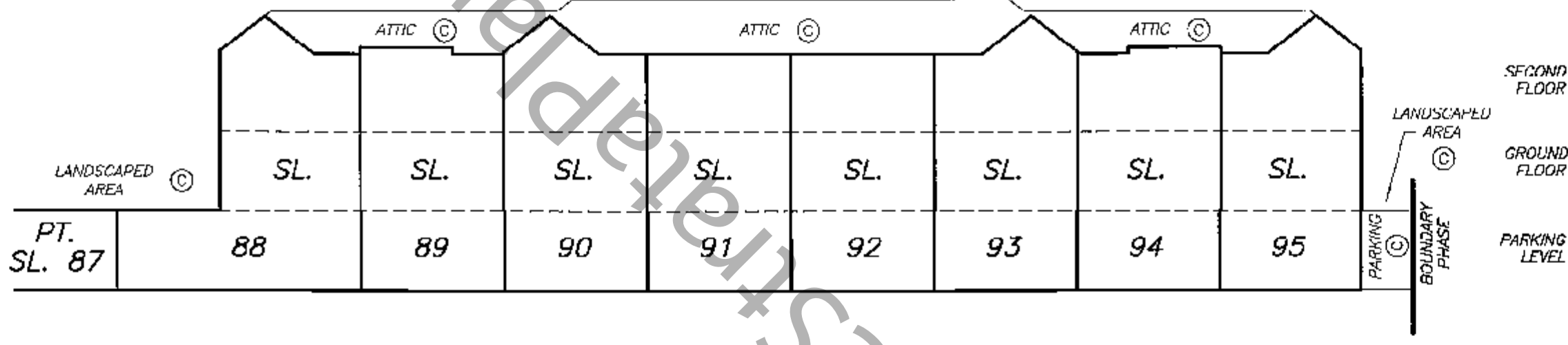
ORIGINAL

STRATA PLAN BCS 2783
PHASE 1

SECTION 4 - 4'



FOR CONTINUATION
SEE SHEET #7



DATE : NOVEMBER 22, 2007
M.E.B.

DRAWING # 30634 12_S4
FILE # 30634-12

ORIGINAL

PARKING LEVEL FLOOR PLAN

STRATA PLAN BCS 2783 PHASE 1

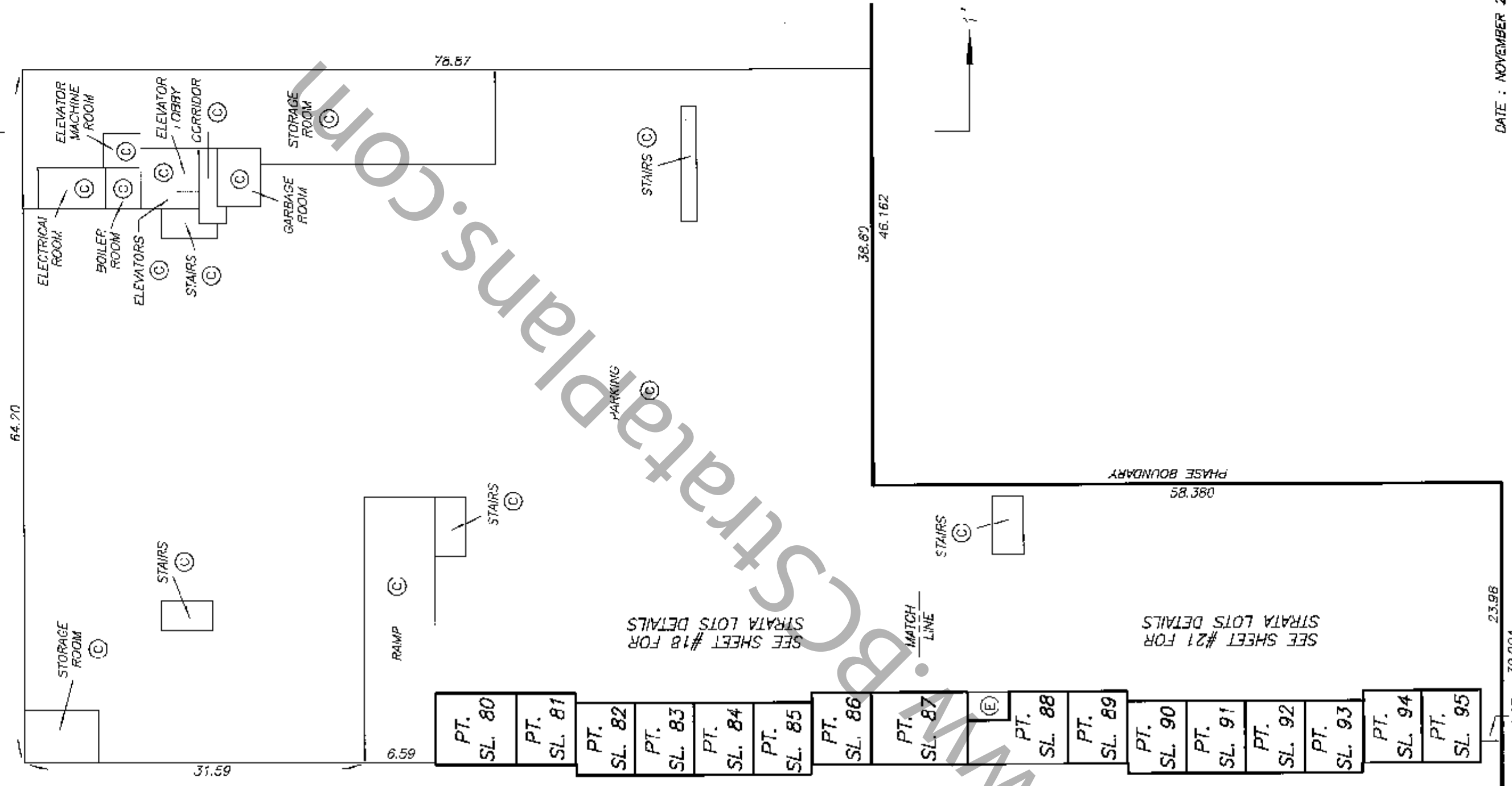
SCALE 1:400



ALL DISTANCES ARE IN METRES.



A



SEE SHEET #18 FOR STRATA LOTS DETAILS

SEE SHEET #21 FOR STRATA LOTS DETAILS

DATE : NOVEMBER 22, 2007

M.E.S.

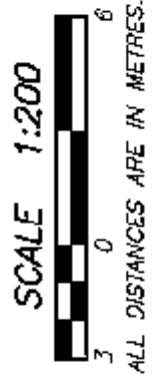
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FILE # 30634-12

ORIGINAL

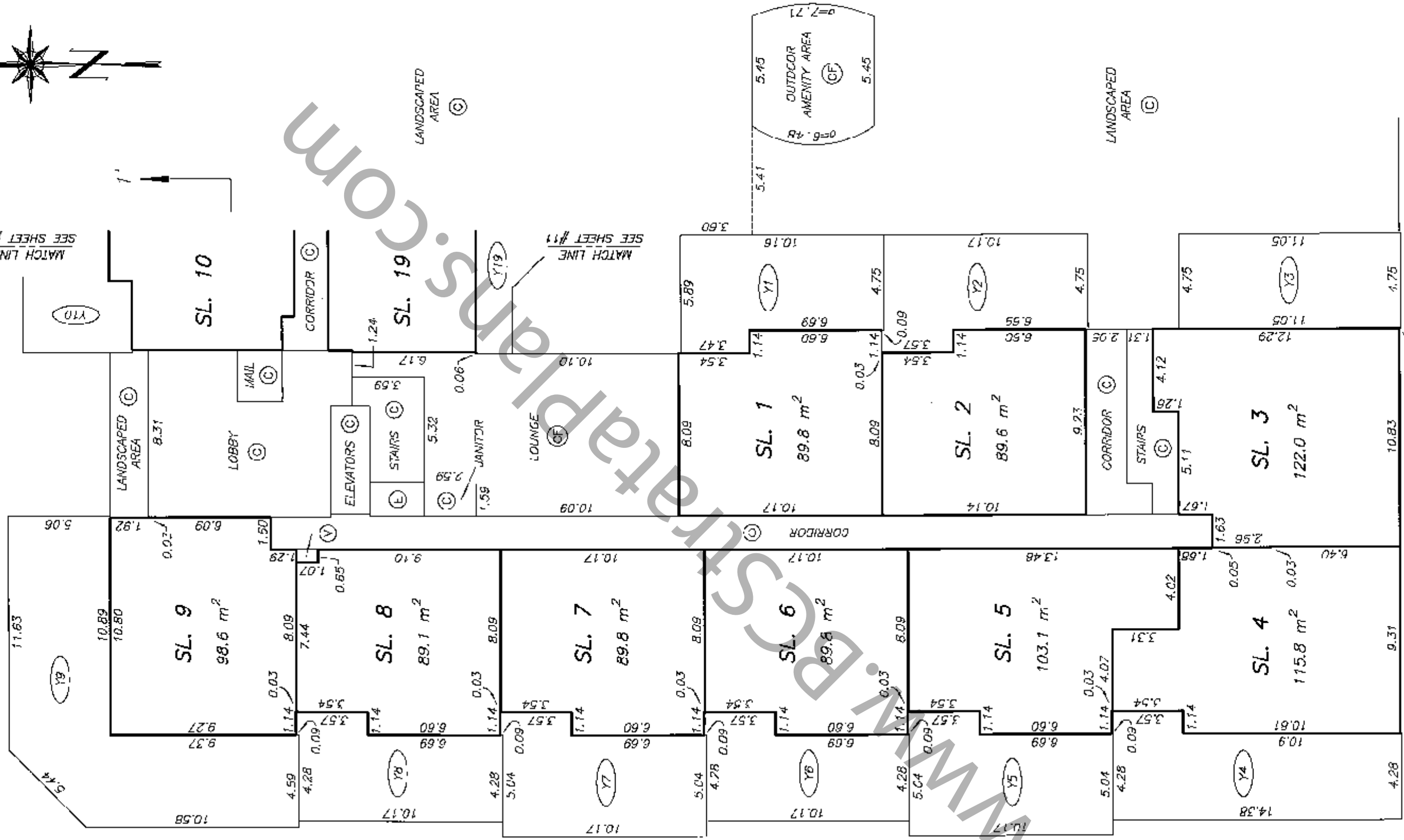
SHEET 10 OF 23 SHEETS

**BUILDING 1
FIRST FLOOR PLAN
WEST PORTION**

**STRATA PLAN BCS 2783
PHASE 1**



MATCH LINE
SEE SHEET #11



MATCH LINE
SEE SHEET #11

M.E.S.

ORIGINAL

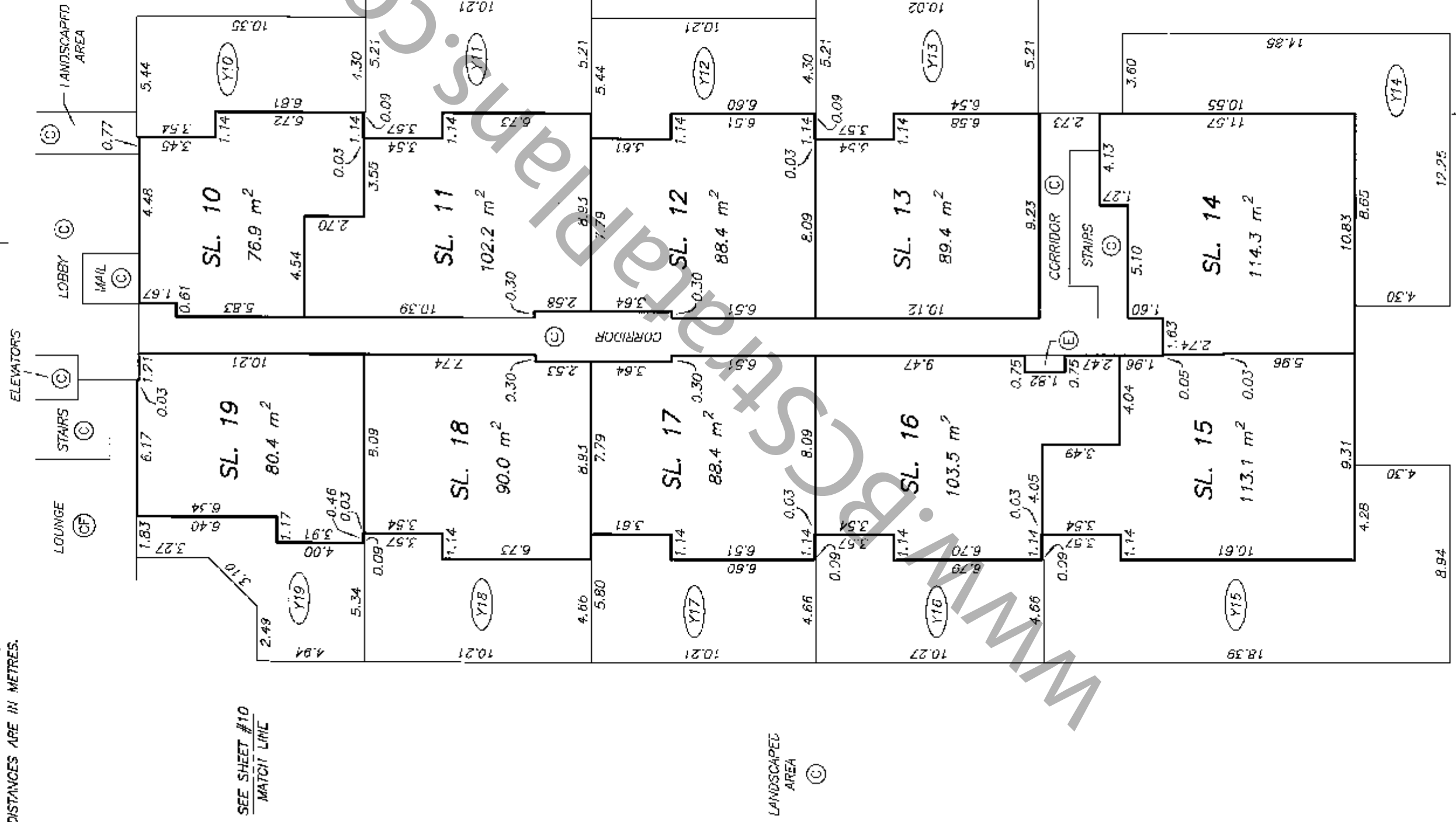
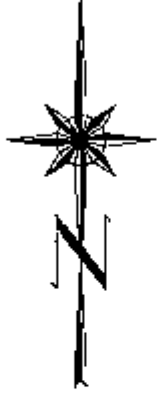
BUILDING 1
FIRST FLOOR PLAN
NORTHEAST PORTION

STRATA PLAN BCS 2783
PHASE 1

SCALE 1:200



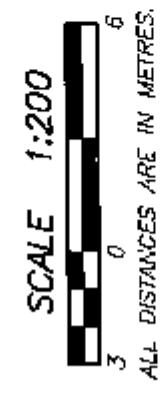
ALL DISTANCES ARE IN METRES.



M.E.S.

STRATA PLAN BCS 2783
PHASE 1

BUILDING 1
SECOND FLOOR PLAN
WEST PORTION

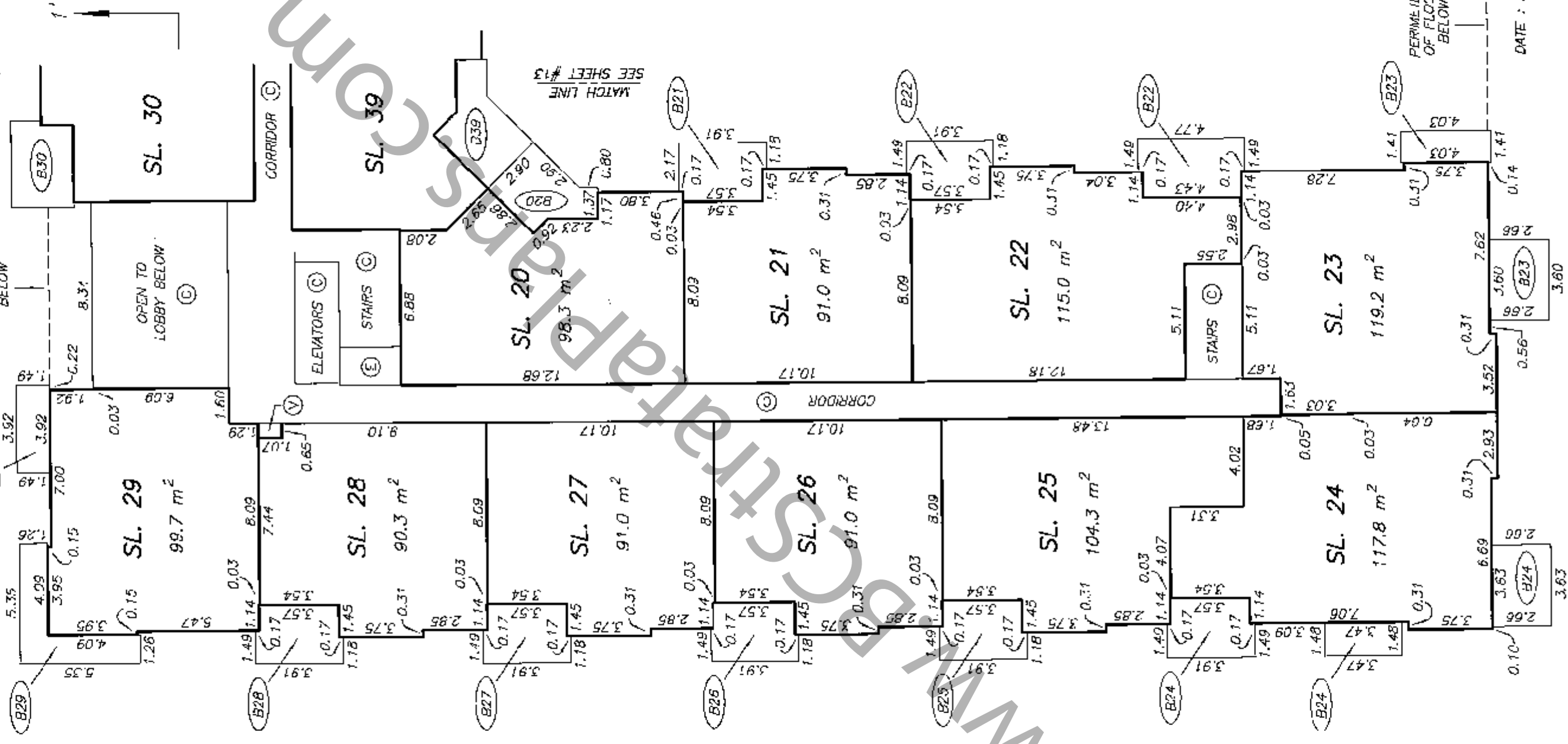


SCALE 1:200
ALL DISTANCES ARE IN METRES.



MATCH LINE
SEE SHEET #13

PERIMETER
OF FLOOR
BELOW



DATE : NOVEMBER 22, 2007

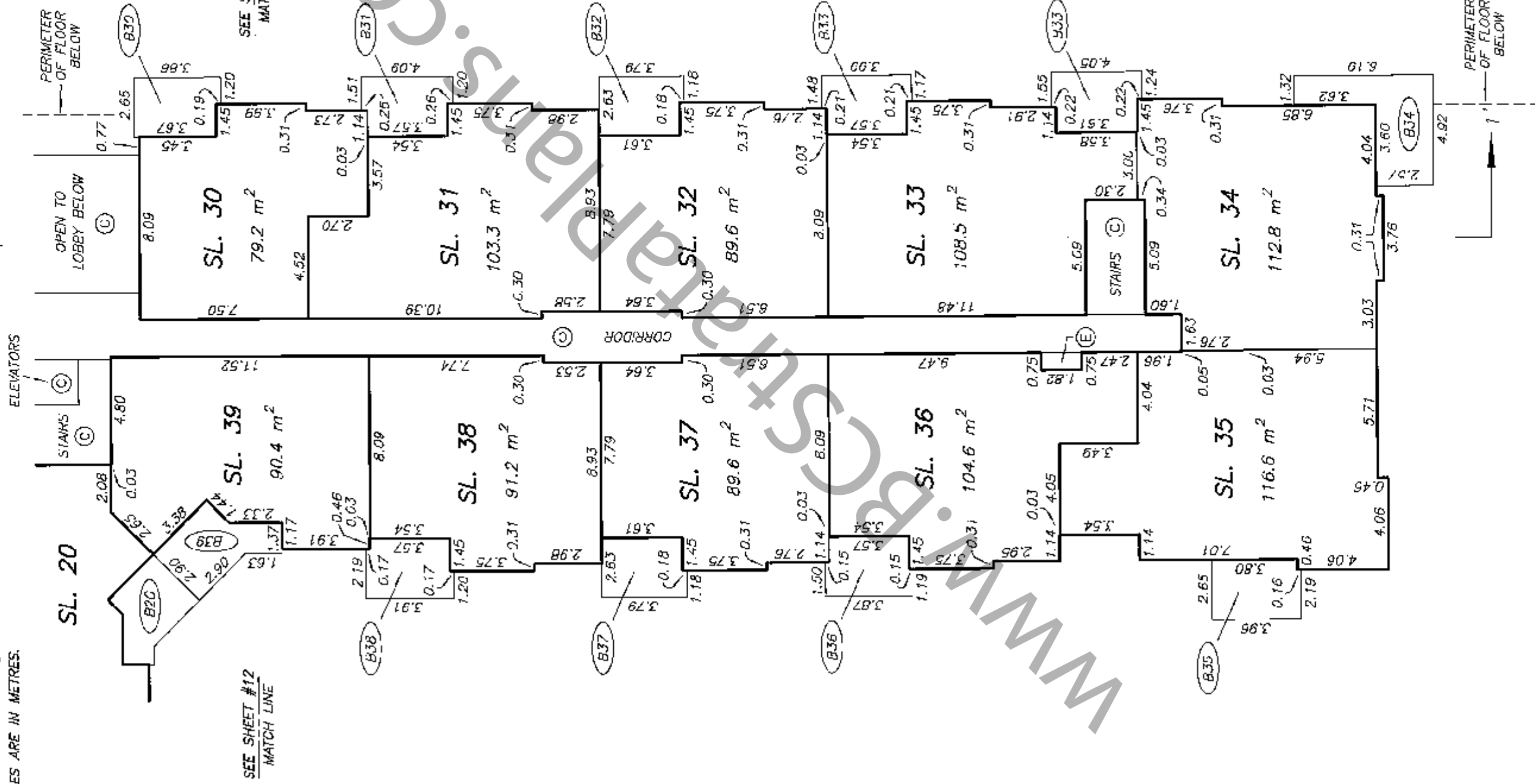
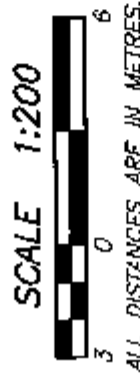
M. E. S.

DRAWING # 30634-12_B1_F1
FILE # 30634-12

ORIGINAL

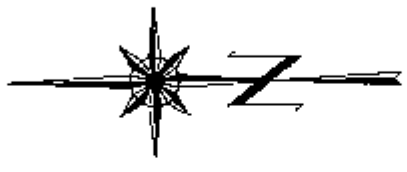
BUILDING 1
SECOND FLOOR PLAN
NORTHEAST PORTION

STRATA PLAN BCS 2783
PHASE 1

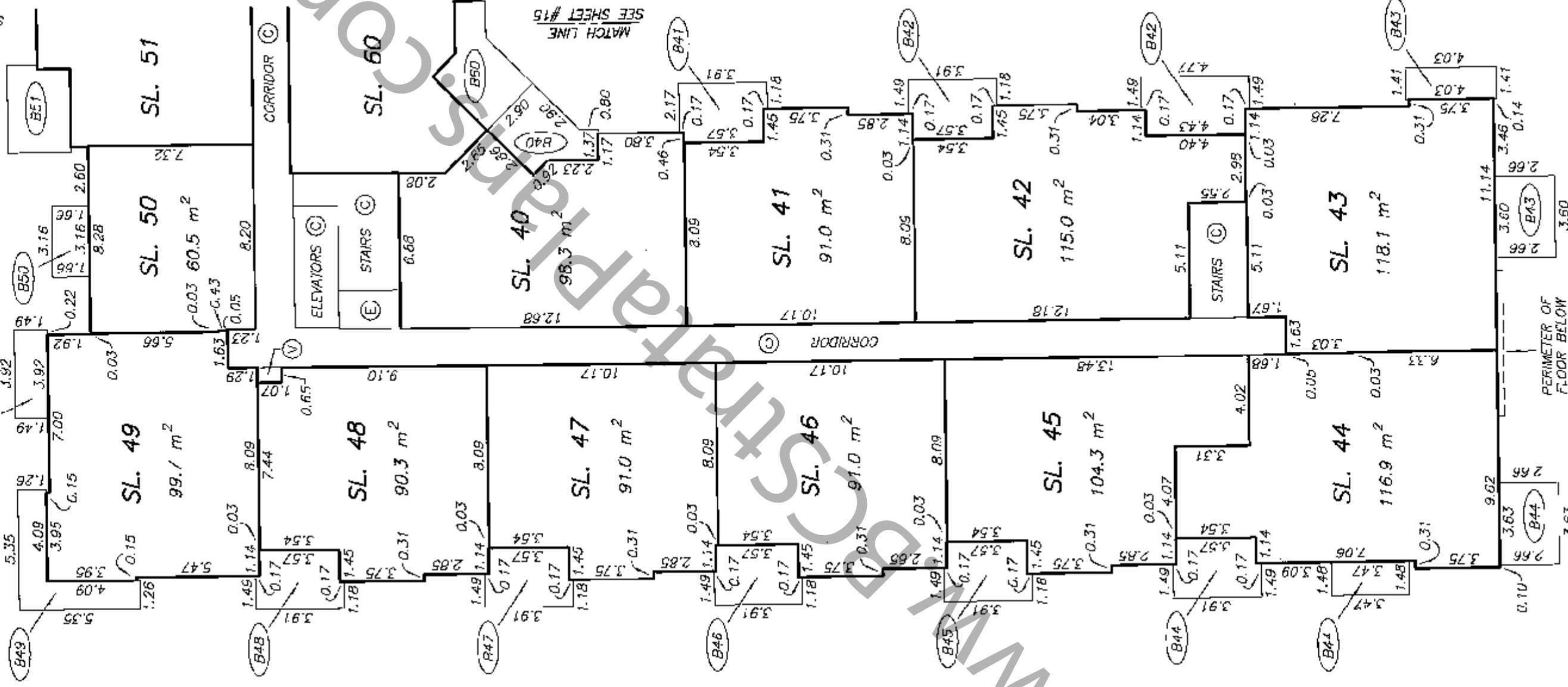


**BUILDING 1
THIRD FLOOR PLAN
WEST PORTION**

**STRATA PLAN BCS 2783
PHASE 1**



SEE SHEET #15
MATCH LINE



DATE : NOVEMBER 22, 2007
P.M.E. &

DRAWING # 30634-12_B1_F3
FILE # 30634-12

ORIGINAL

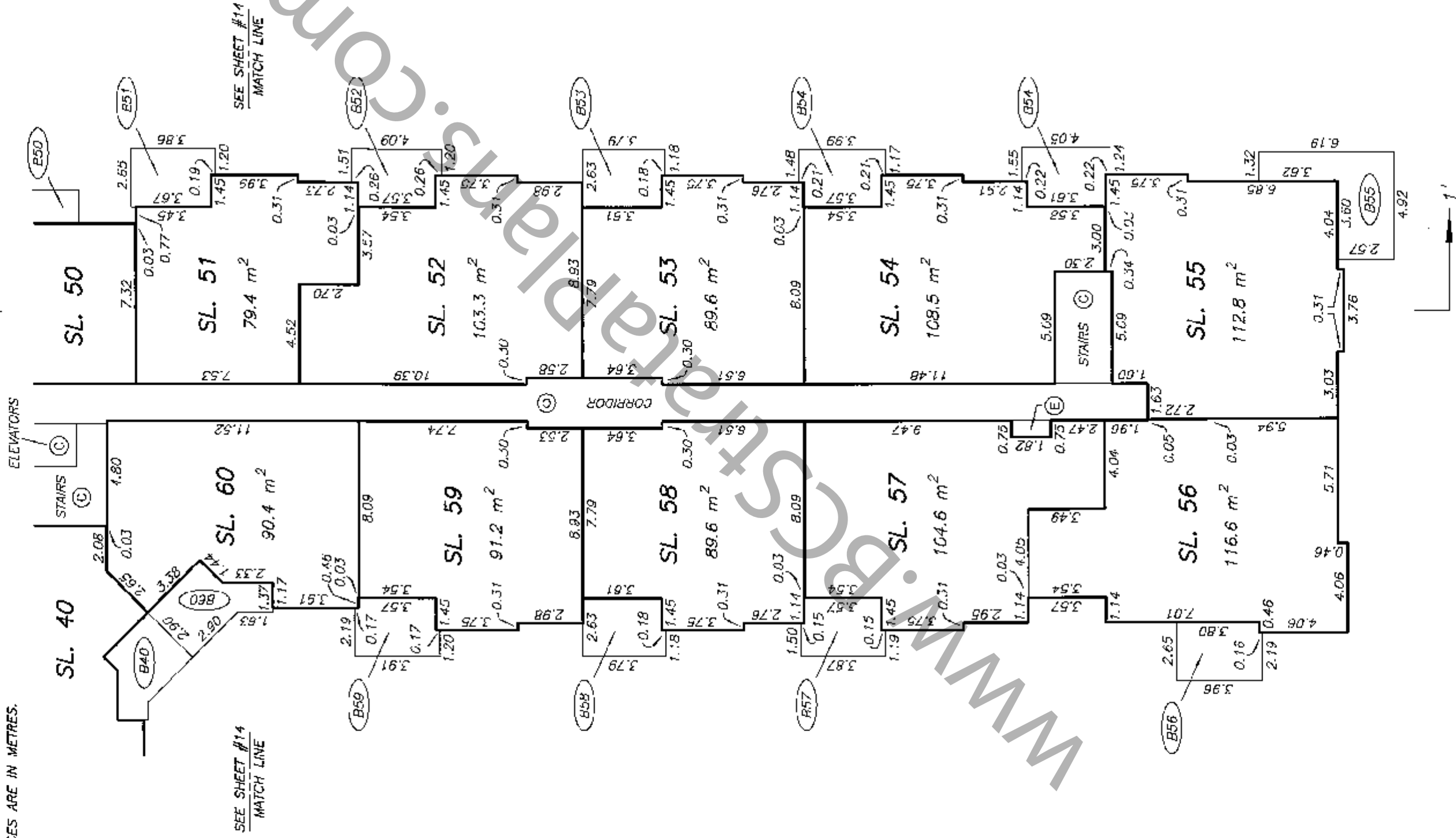
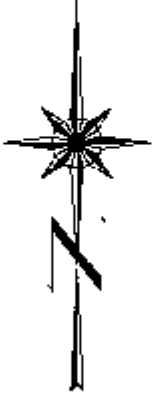
BUILDING 1
THIRD FLOOR PLAN
NORTHEAST PORTION

STRATA PLAN BCS 2783
PHASE 1

SCALE 1:200

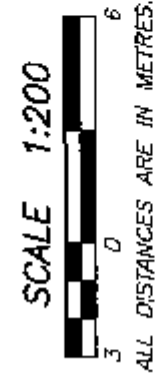


ALL DISTANCES ARE IN METRES.

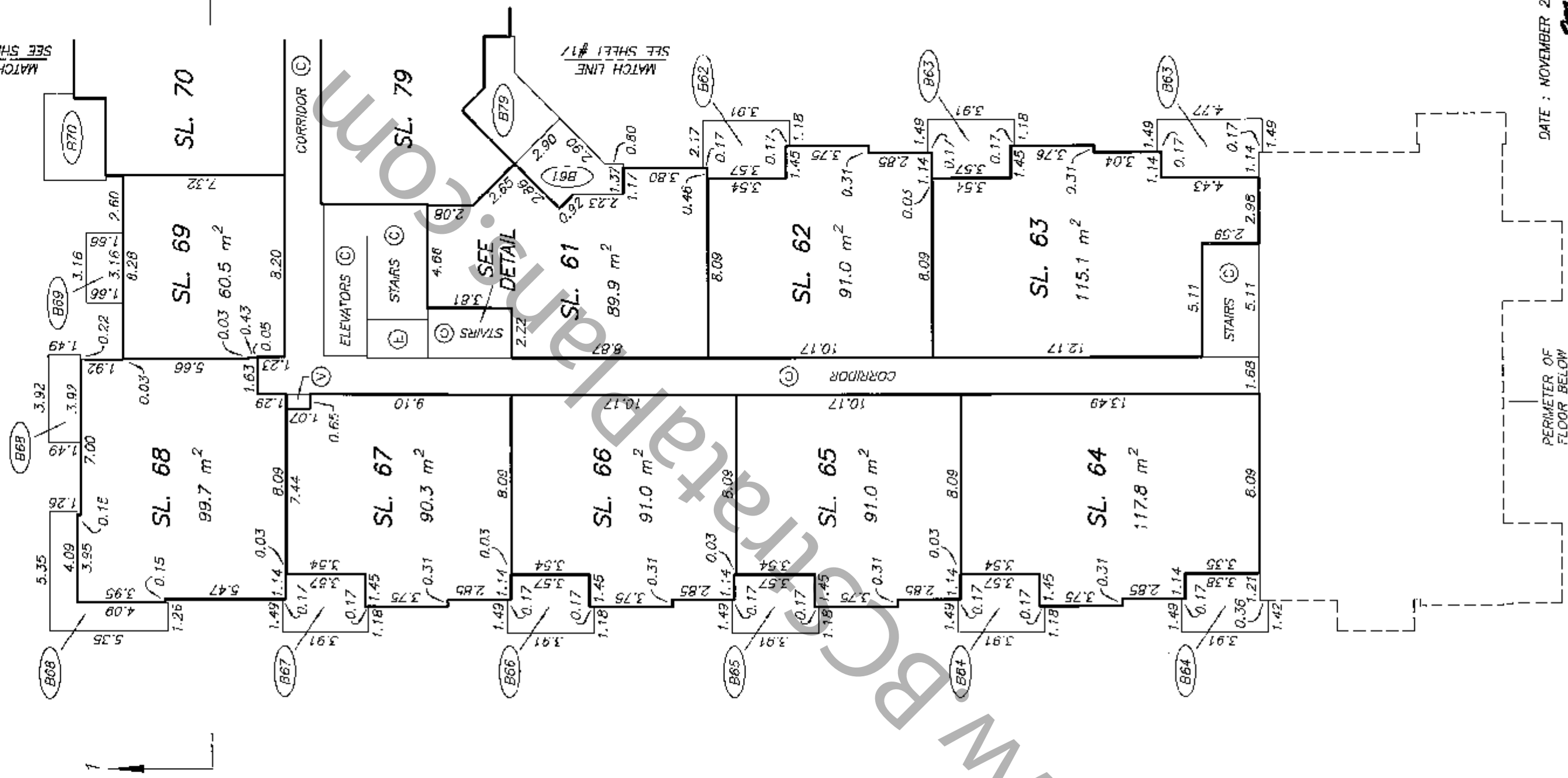


BUILDING 1
FOURTH FLOOR PLAN
WEST PORTION

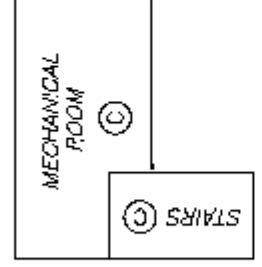
STRATA PLAN BCS 2783
PHASE 1



SHEET 16 OF 23 SHEETS



MECHANICAL ROOM ABOVE STAIRS



DETAIL

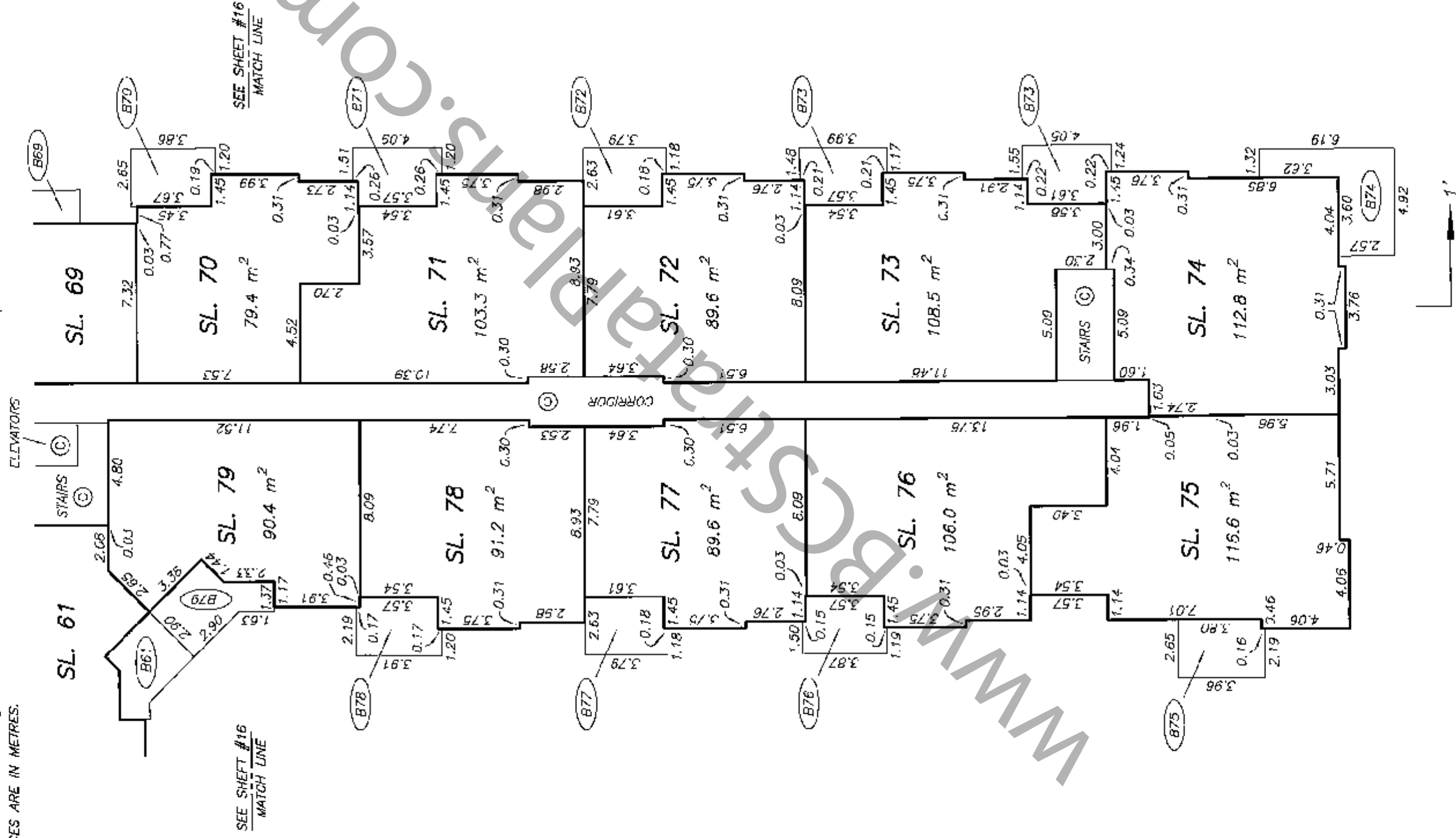
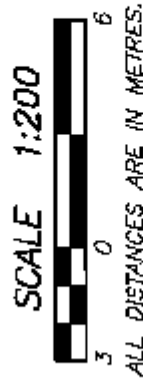
DATE : NOVEMBER 22, 2007
M.E.S.

PERIMETER OF FLOOR BELOW

ORIGINAL

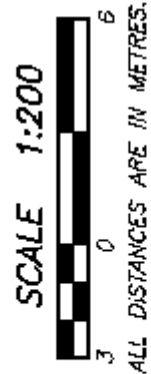
BUILDING 1
FOURTH FLOOR PLAN
NORTHEAST PORTION

STRATA PLAN BCS 2783
PHASE 1

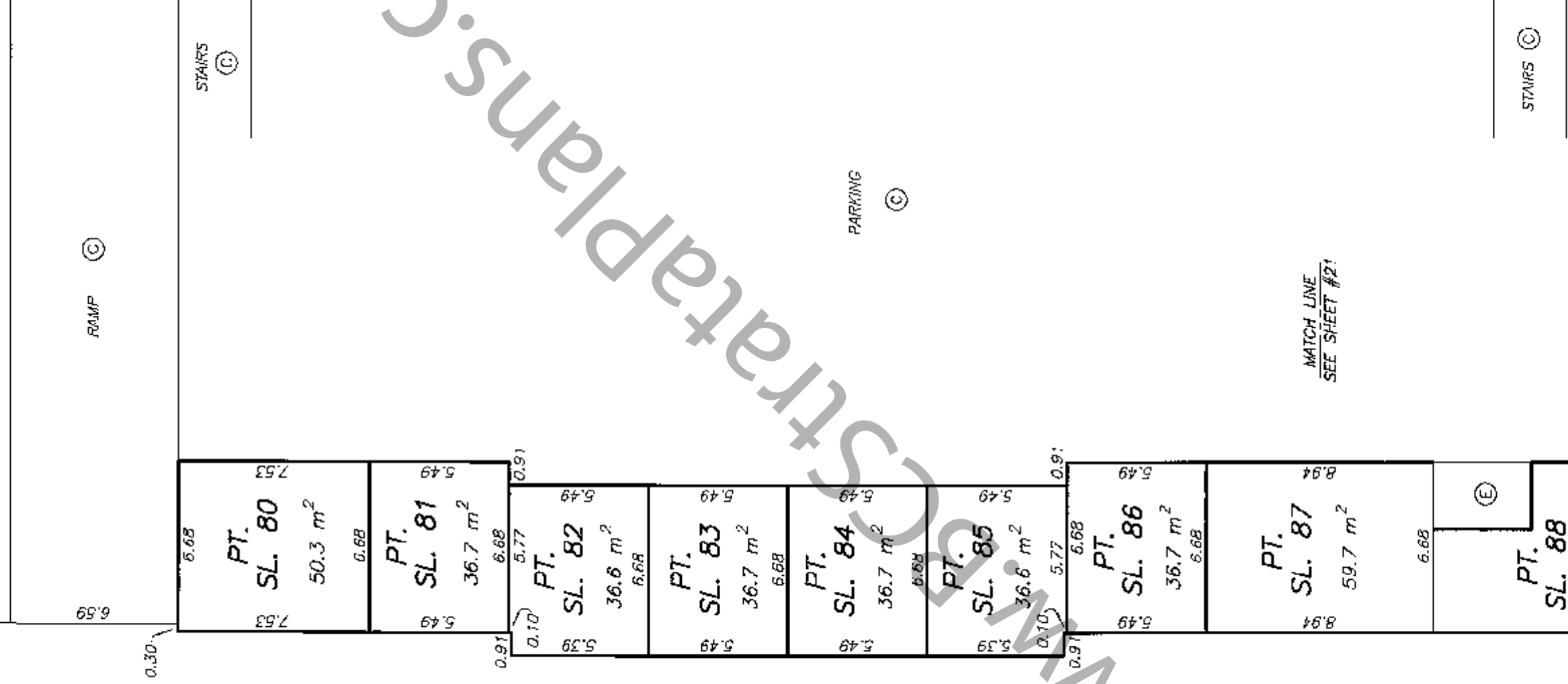


**BUILDING 3
PARKING LEVEL**

**STRATA PLAN BCS 2783
PHASE 1**



SEE SHEET #9
FOR CONTINUATION



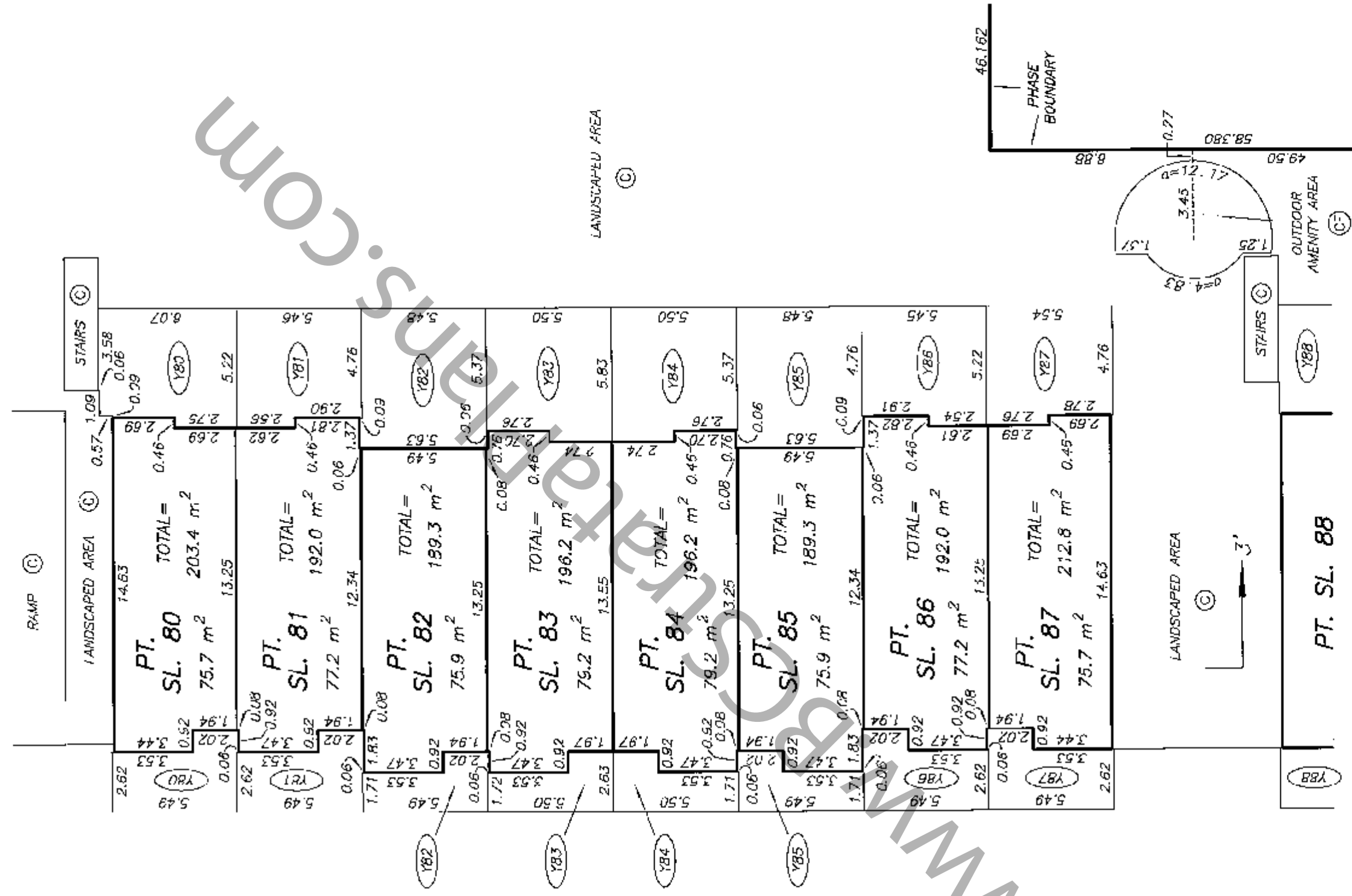
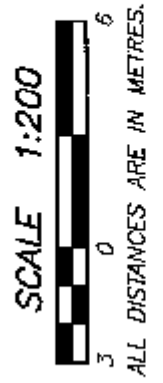
MATCH LINE
SEE SHEET #21

MATCH LINE
SEE SHEET #21



BUILDING 3
GROUND FLOOR PLAN

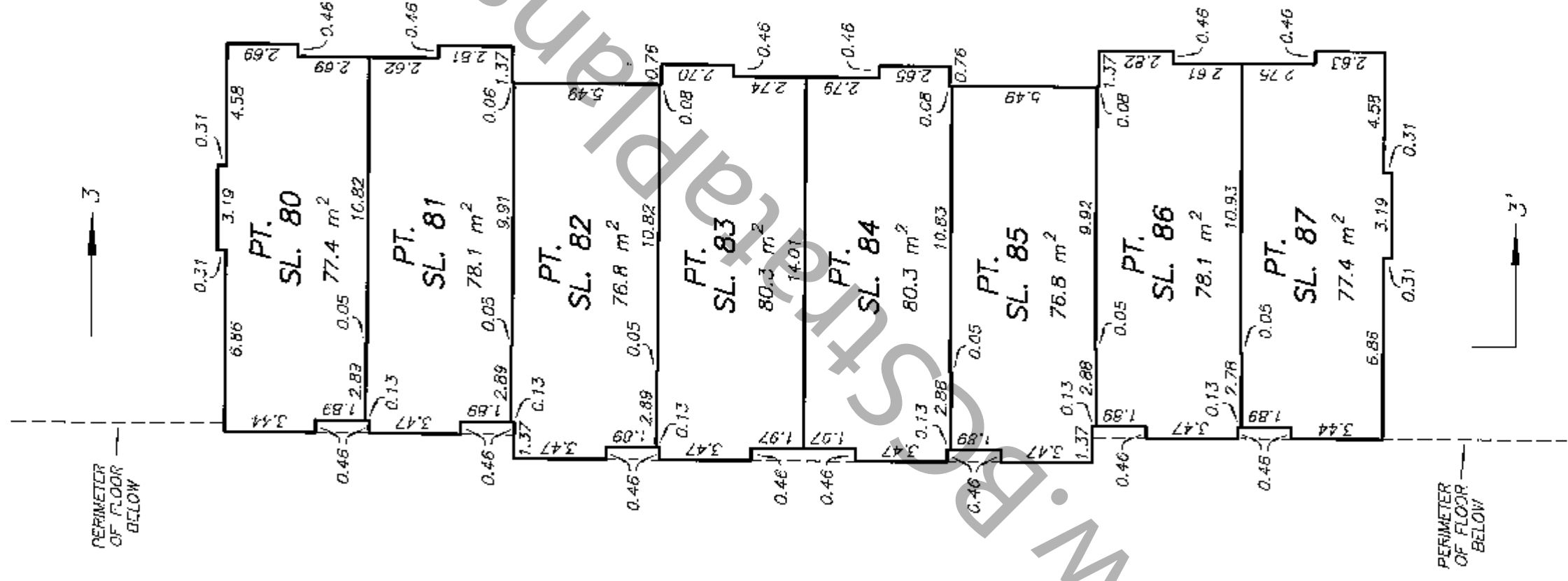
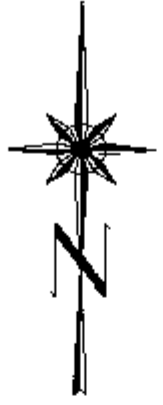
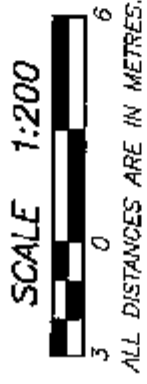
STRATA PLAN BCS 2783
PHASE 1



FOR CONTINUATION
SEE SHEET #22

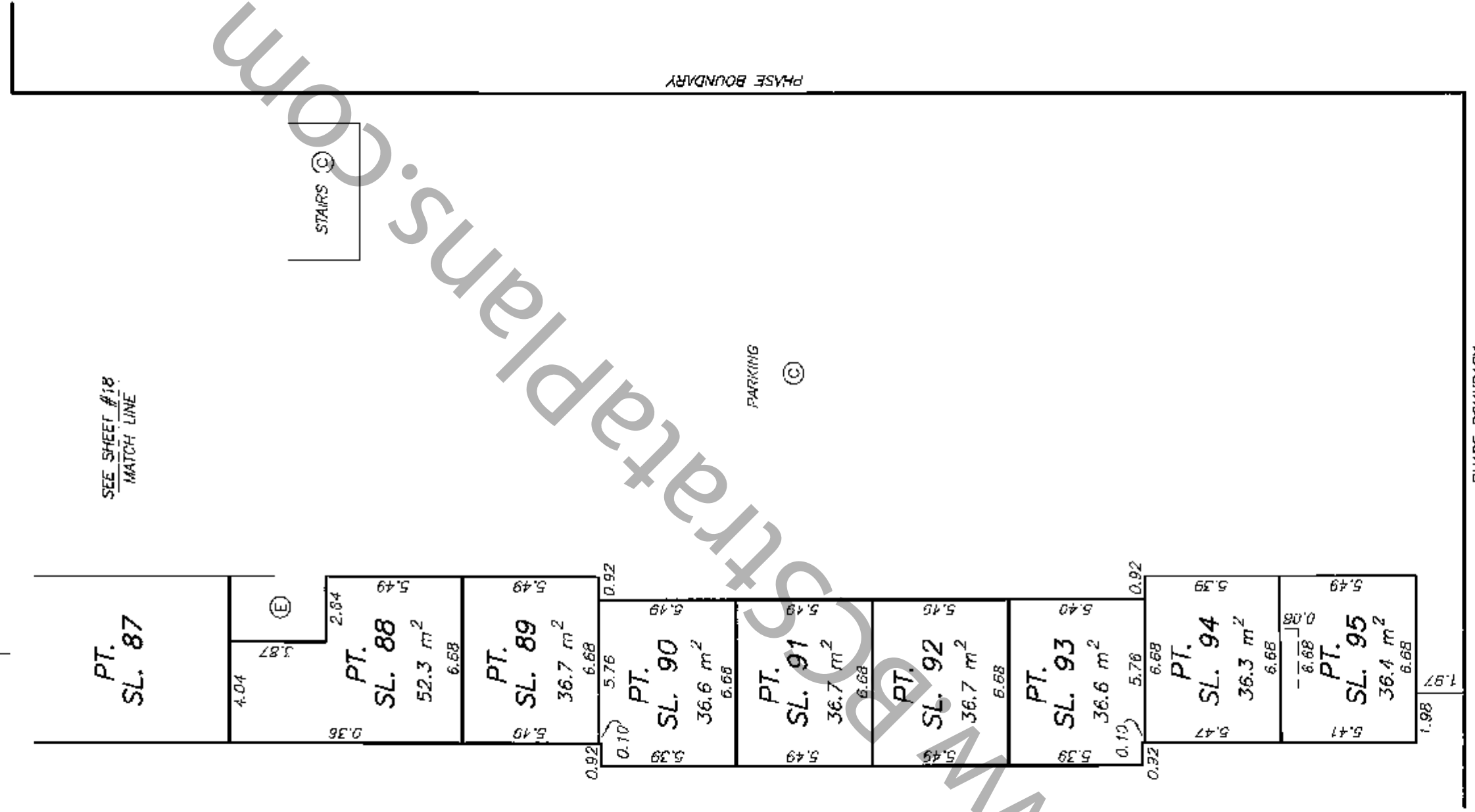
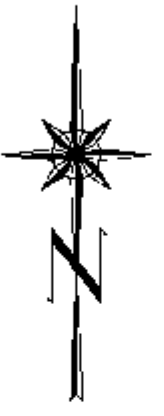
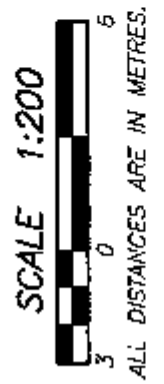
STRATA PLAN BCS 2783
PHASE 1

BUILDING 3
SECOND FLOOR PLAN



BUILDING 4
PARKING LEVEL

STRATA PLAN BCS 2783
PHASE 1

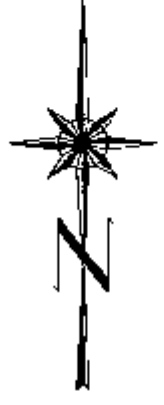
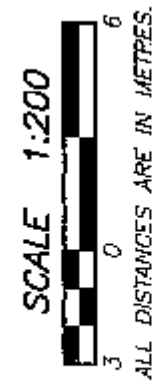


SEE SHEET #18
MATCH LINE

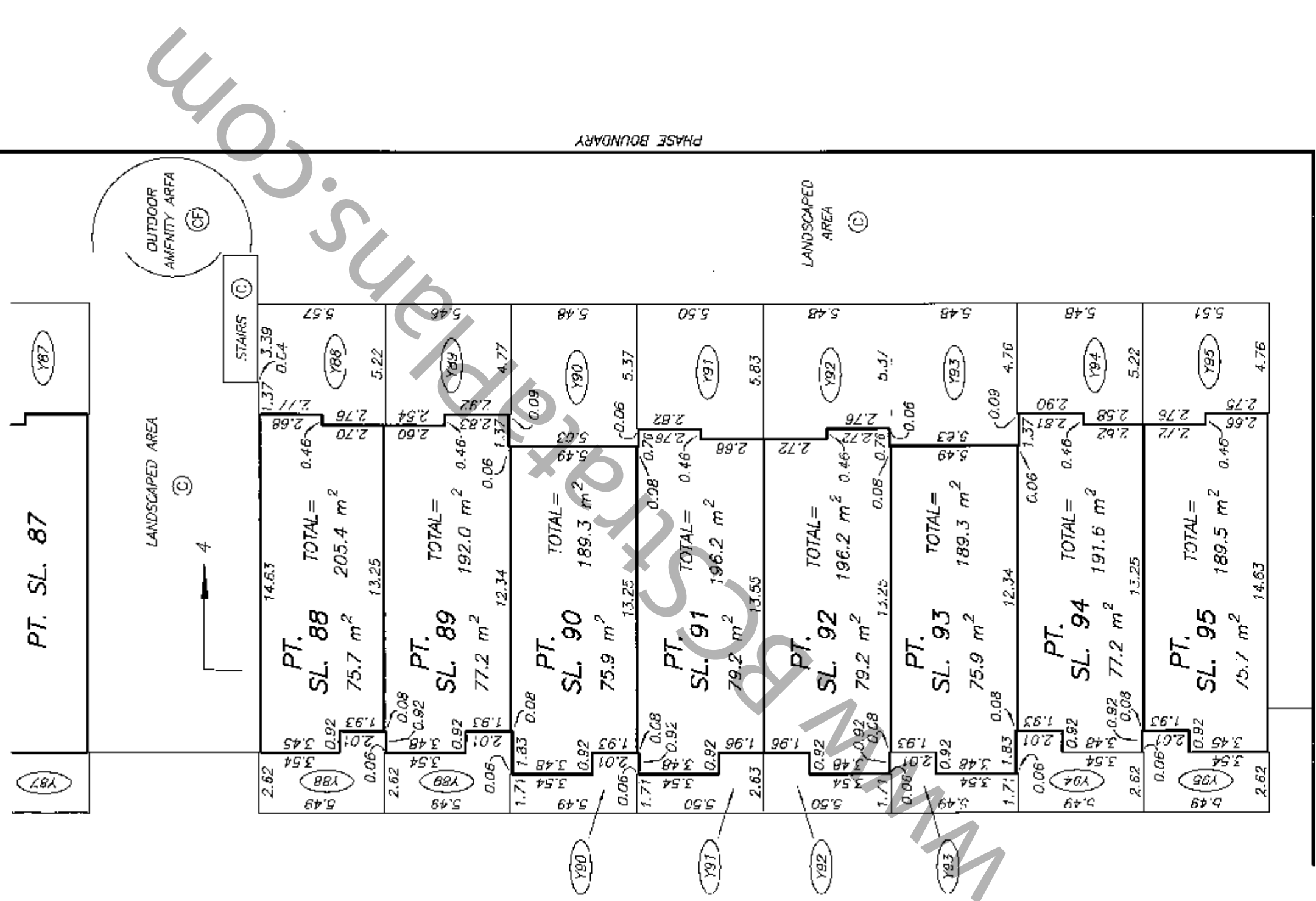
SEE SHEET #18
MATCH LINE

BUILDING 4
GROUND FLOOR PLAN

STRATA PLAN BCS 2783
PHASE 1



FOR CONTINUATION
SEE SHEET #19



**STRATA PLAN OF LOT 1, SECTION 28, STRATA PLAN BCS 2783
BLOCK 5 NORTH, RANGE 1 WEST,
N.W.D., PLAN BCP25451, EXCEPT:
PHASE ONE STRATA PLAN BCS2783**

"CITY OF SURREY"
B.C.G.S. 92G.017

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

THIS 24 DAY OF JUNE 2008.

IAN MACDONALD /CF
REGISTRAR
BB679788-865

SCALE 1:750



ALL DISTANCES ARE IN METRES.

"ESCADA"

BUILDING 2: 15388 101 STREET
SURREY, BC



153rd STREET

INTEGRATED SURVEY AREA No. 1
(SURREY) NAD-83 (CSRS)

THIS PLAN SHOWS HORIZONTAL GROUND-LEVEL MEASURED
DISTANCES EXCEPT WHERE OTHERWISE NOTED, TO COMPUTE
GRID DISTANCES, MULTIPLY GROUND LEVEL DISTANCES
BY COMBINED FACTOR 0.9995918

LEGEND

GRID BEARINGS ARE DERIVED FROM
STRATA PLAN BCS2783

- SL - DENOTES STRATA LOT
- ⊙ - DENOTES COMMON PROPERTY
- Ⓢ - DENOTES ELECTRICAL ROOM
BEING COMMON PROPERTY
- Ⓥ - DENOTES VENT BEING
COMMON PROPERTY
- ⓂS - DENOTES MECHANICAL SPACE
BEING COMMON PROPERTY
- ⓈF - DENOTES COMMON FACILITY
- Ⓢ96 - DENOTES YARD BEING LIMITED
COMMON PROPERTY FOR THE
EXCLUSIVE USE OF SL. 96
- Ⓢ114 - DENOTES BALCONY BEING LIMITED
COMMON PROPERTY FOR THE
EXCLUSIVE USE OF SL. 114

THIS STRATA PLAN CONTAINS LIMITED COMMON
PROPERTY ACCORDING TO SEC. 73 (a)(i) OF
THE STRATA PROPERTY ACT.

APPROVED AS PHASE 2 OF A 2 PHASE
STRATA PLAN UNDER SECTION 224 OF
THE STRATA PROPERTY ACT.

THIS 22nd DAY OF May 2008.

J. Robert
APPROVING OFFICER FOR THE
SURREY

PCL. 'B'
(BY-LAW
PLAN 64953)

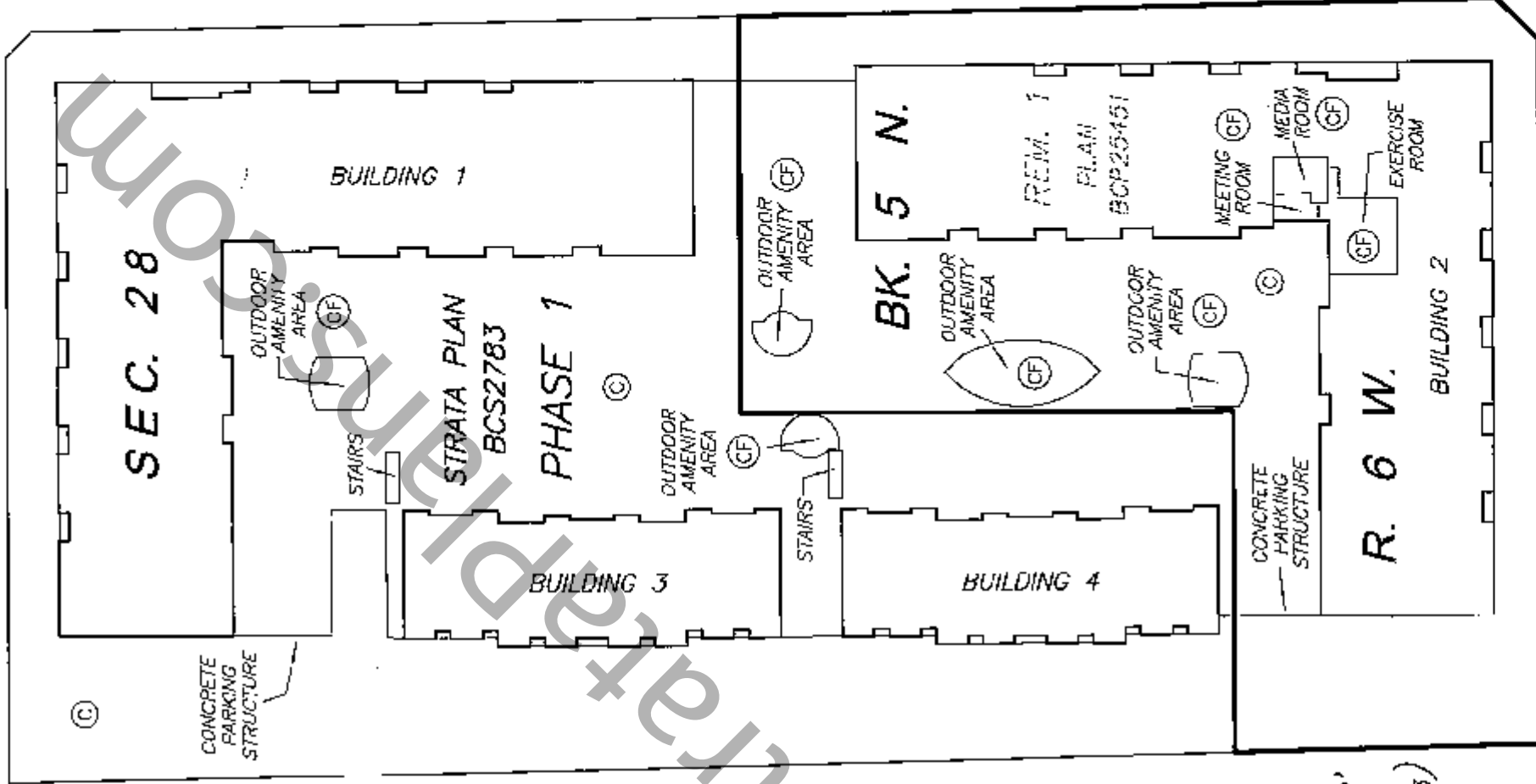
I, MIKE E. SHAW, A BRITISH COLUMBIA LAND SURVEYOR
CERTIFY THAT THE BUILDING SHOWN ON THIS STRATA PLAN
IS WITHIN THE THE EXTERNAL BOUNDARIES OF THE LAND
THAT IS THE SUBJECT OF THE STRATA PLAN.

DATE: MARCH 4th, 2008.

Mike E. Shaw

BENNETT LAND SURVEYING LTD.
B.C. & CANADA LAND SURVEYORS
#201-9547 152nd STREET,
SURREY, B.C. V3R 5Y5
PHONE : 604-582-0717

DRAWING # 30634-15
FILE # 30634-15_FS
DATE : MARCH 4, 2008



154th STREET

SEE SHEET #2 FOR
BOUNDARY DIMENSIONS

SEE SHEET #3 FOR
BUILDING LOCATION
AND DIMENSIONS

NOTE:

ALL BOUNDARIES OF STRATA LOTS ARE PARALLEL
TO, PERPENDICULAR TO, OR AT 45° DEFLECTION
TO, UNLESS OTHERWISE SHOWN.

THIS PLAN LIES WITHIN THE
GREATER VANCOUVER REGIONAL DISTRICT

BOUNDARY DIMENSIONS

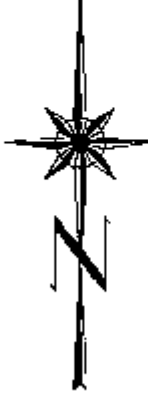
STRATA PLAN BCS 2783

PHASE 2

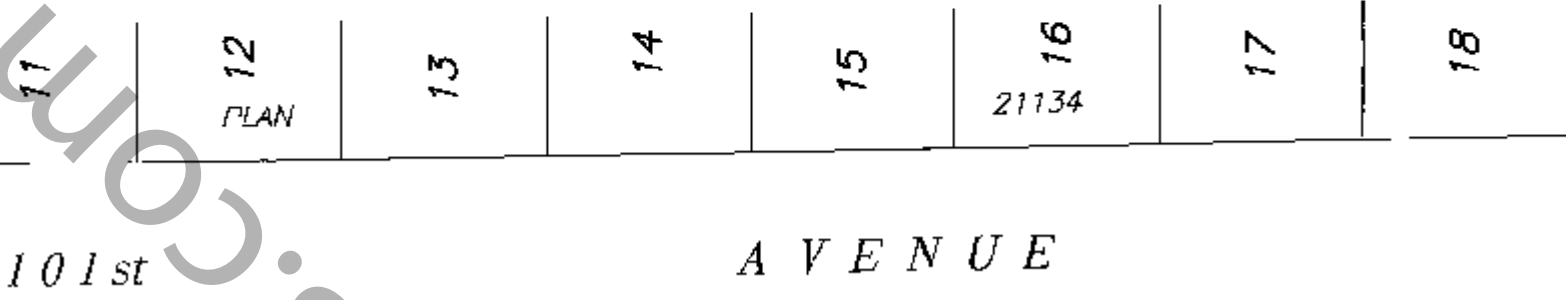
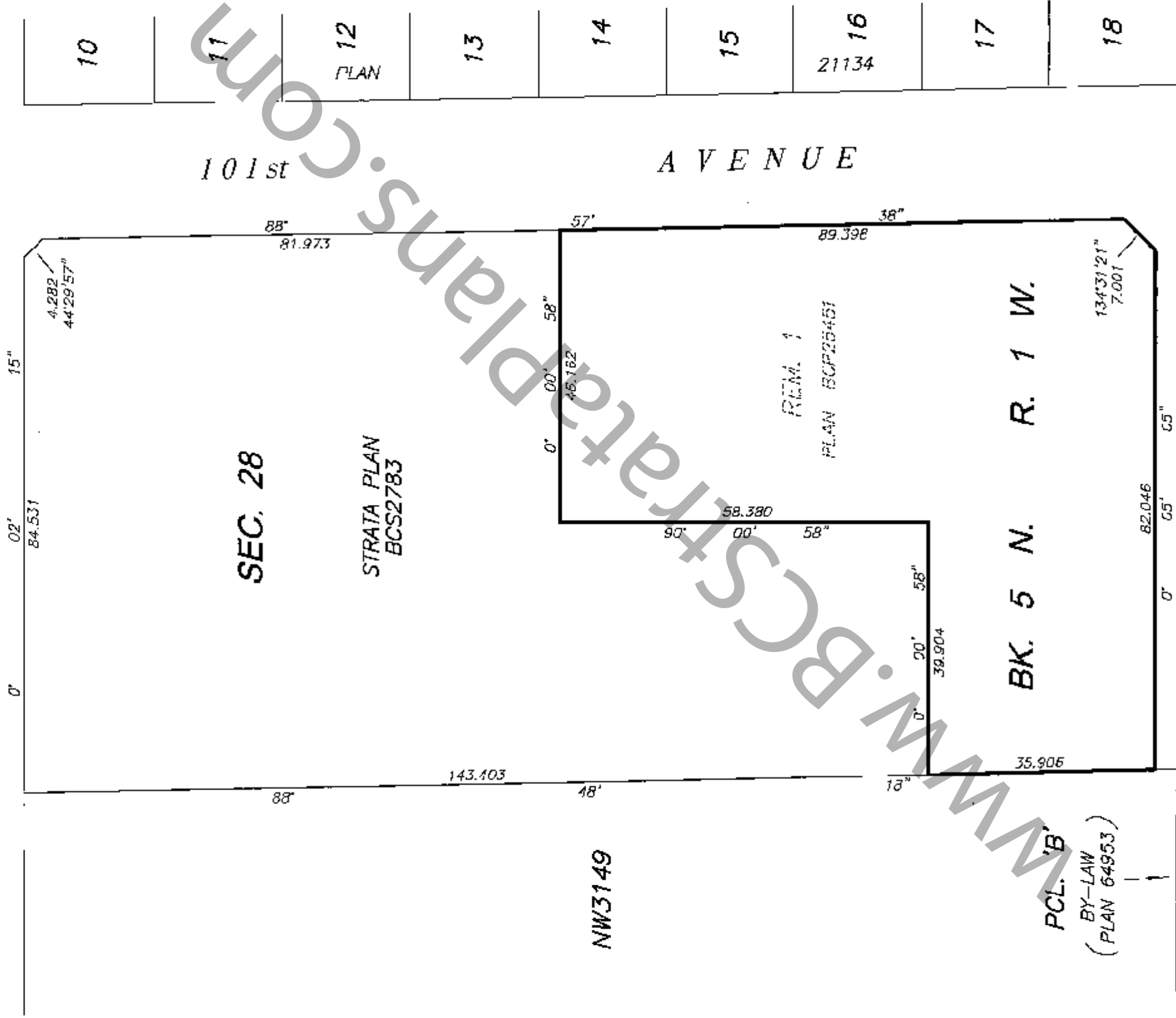
SCALE 1:750



ALL DISTANCES ARE IN METRES.



153rd STREET



101st AVENUE

NW3149

BK. 5 N. R. 1 W.

154th STREET

PCL. 'B'
(BY-LAW
(PLAN 64953))

I, MIKE E. SHAW, A BRITISH COLUMBIA LAND SURVEYOR,
OF LANGLEY, 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 4th DAY OF MARCH 2008. THE PLAN WAS
COMPLETED AND CHECKED, AND THE CHECKLIST FILED UNDER
ECP76677, 24th DAY OF MARCH, 2008.

Mike E. Shaw B.C.L.S.

DRAWING # 30634 .15
FILE # 30634-15_Post

DATE : MARCH 4, 2008

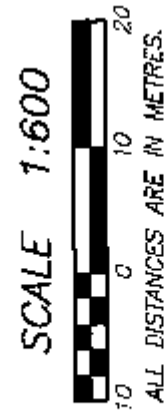
M.E.S.

ORIGINAL

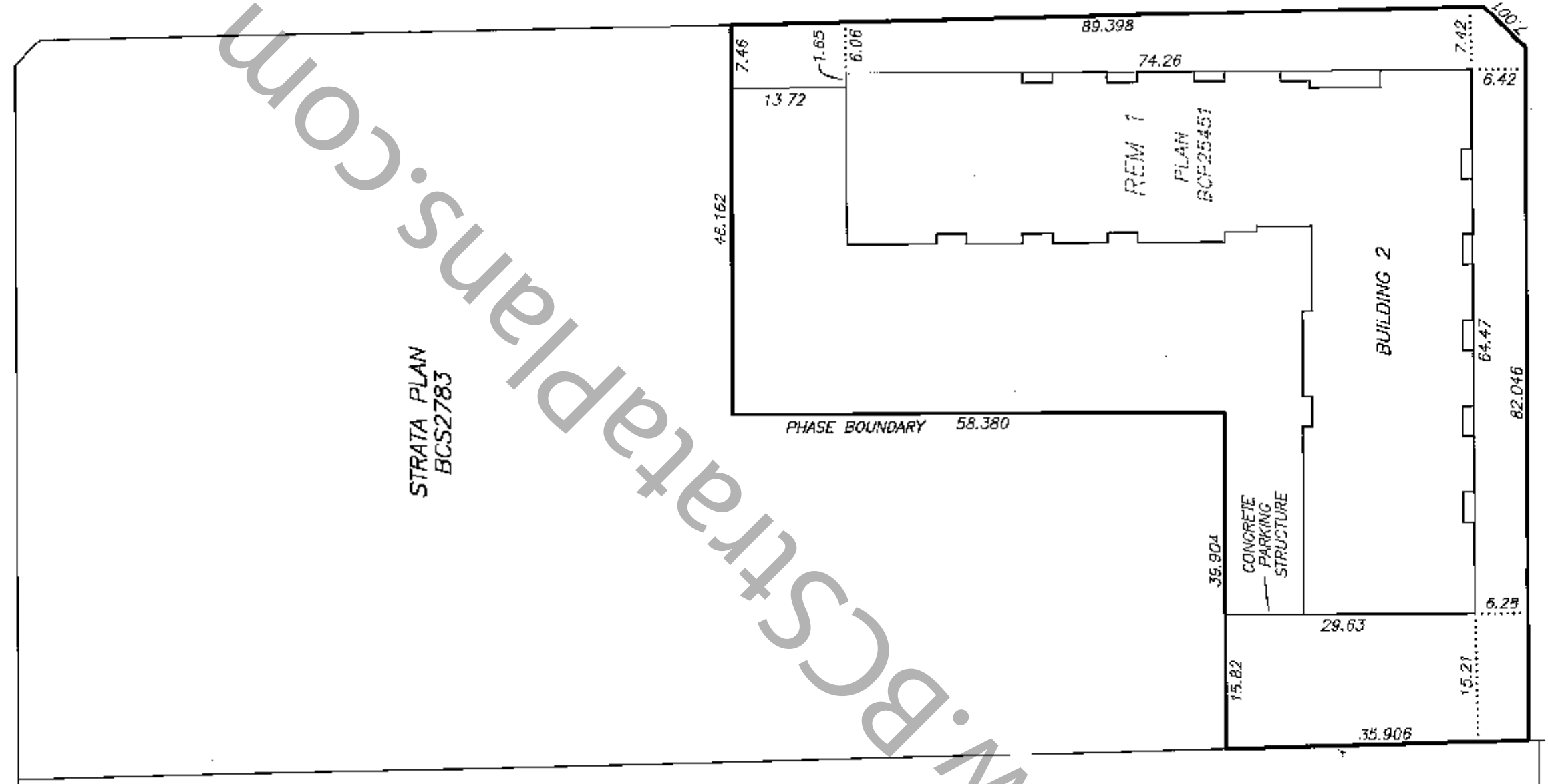
SHEET 3 OF 15 SHEETS

**BUILDING LOCATION
AND DIMENSIONS**

**STRATA PLAN BCS 2783
PHASE 2**



153rd STREET



STRATA PLAN
BCS2783

NW3149

PCL. 'B'
(BY-LAW
PLAN 64953)

101st AVENUE

154th STREET

DATE : MARCH 4, 2008
M.E.S.

DRAWING # 30634-15
FILE # 30634-15_Ce

ORIGINAL

STRATA PLAN BCS 2783
PHASE 2

MORTGAGEE:

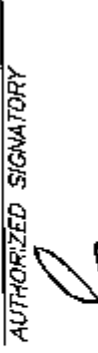
CANADIAN IMPERIAL BANK OF COMMERCE

OWNER:

OWN DEVELOPMENT (154 STREET SOUTH) CORP.
(INCORPORATION No. BC0725974)




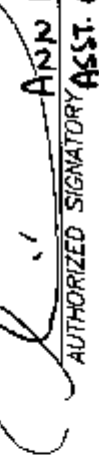
AUTHORIZED SIGNATORY
Rossano DeCotis

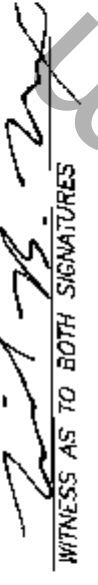


WITNESS AS TO BOTH SIGNATURES
Gianni Landisio
Development Manager
OCCUPATION OF WITNESS

#550-858 Beatty St, Vancouver
ADDRESS OF WITNESS



SAM BERTUCCI
AUTHORIZED SIGNATORY SENIOR RISK ANALYST


ANN MARIE MERRICK
AUTHORIZED SIGNATORY ASST. GENERAL MANAGER


WITNESS AS TO BOTH SIGNATURES

LEILA JANE BURDEN NIXON
OCCUPATION OF WITNESS Lawyer
Cashing LaFleur Henderson
Ste. 1600, 1 First Canadian Place
ADDRESS OF WITNESS 100 King Street West
Toronto, Ontario
M5X 1G5

THE CITY OF SURREY
REGISTERED OWNER OF COVENANT 94206063
HEREBY CONSENTS TO THE DEPOSIT OF THIS PLAN.


AUTHORIZED SIGNATORY MAYOR


AUTHORIZED SIGNATORY ACTING CITY CLERK

I CERTIFY THAT THE MEETING ROOM, THE MEDIA ROOM,
THE EXERCISE ROOM AND OUTDOOR AMENITY AREAS
WHICH ACCORDING TO THE PHASED STRATA PLAN DECLARATION
IN FORM P FILED FOR THIS STRATA PLAN WERE TO HAVE BEEN
CONSTRUCTED IN CONJUNCTION WITH THIS PHASE, HAVE BEEN
PROVIDED FOR IN ACCORDANCE WITH SECTION 225(2) OF
THE STRATA PROPERTY ACT.

DATE: May 22, 2008


APPROVING OFFICER FOR THE
CITY OF SURREY

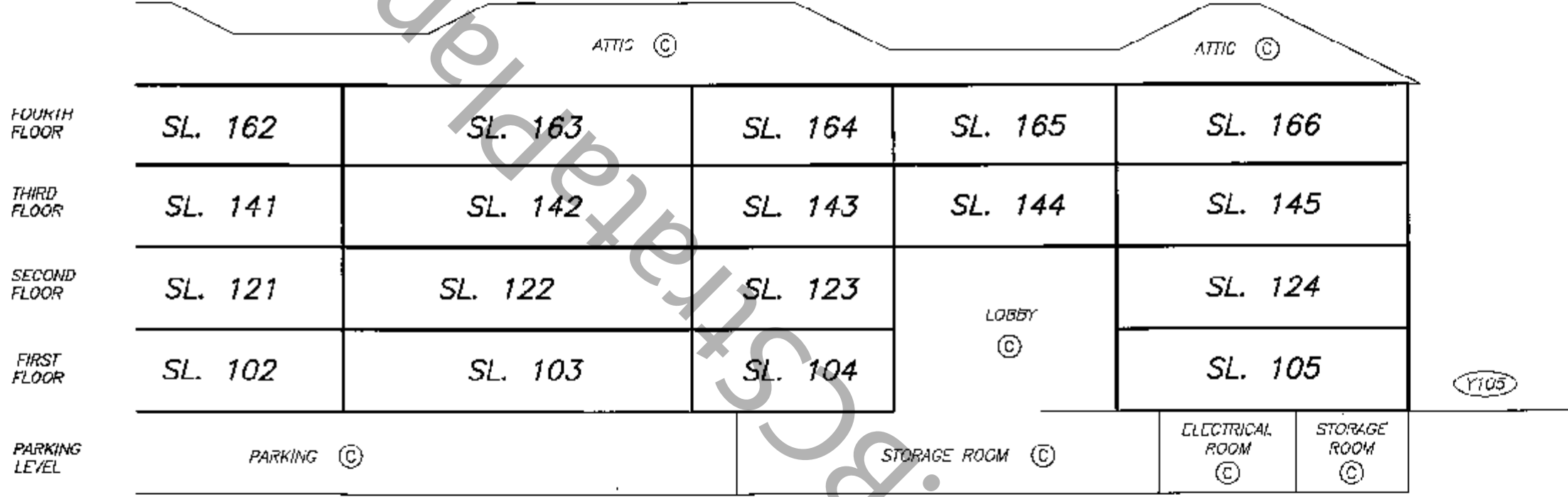
I, MIKE E. SHAW, A BRITISH COLUMBIA LAND SURVEYOR,
CERTIFY THAT THE BUILDING INCLUDED IN THIS STRATA
PLAN HAS NOT, AS OF MARCH 4th, 2008, BEEN
PREVIOUSLY OCCUPIED.


B.C.L.S.

SHEET 6 OF 15 SHEETS

STRATA PLAN BCS 2783
PHASE 2

SECTION 2 - 2'
EAST PORTION



SEE SHEET #5
MATCH LINE

SEE SHEET #6
MATCH LINE

DATE : MARCH 4, 2008
M.E.S.

DRAWING # 30634-15
FILE # 30634-15_S2

ORIGINAL

**PARKING LEVEL
FLOOR PLAN**

**STRATA PLAN BCS 2783
PHASE 2**

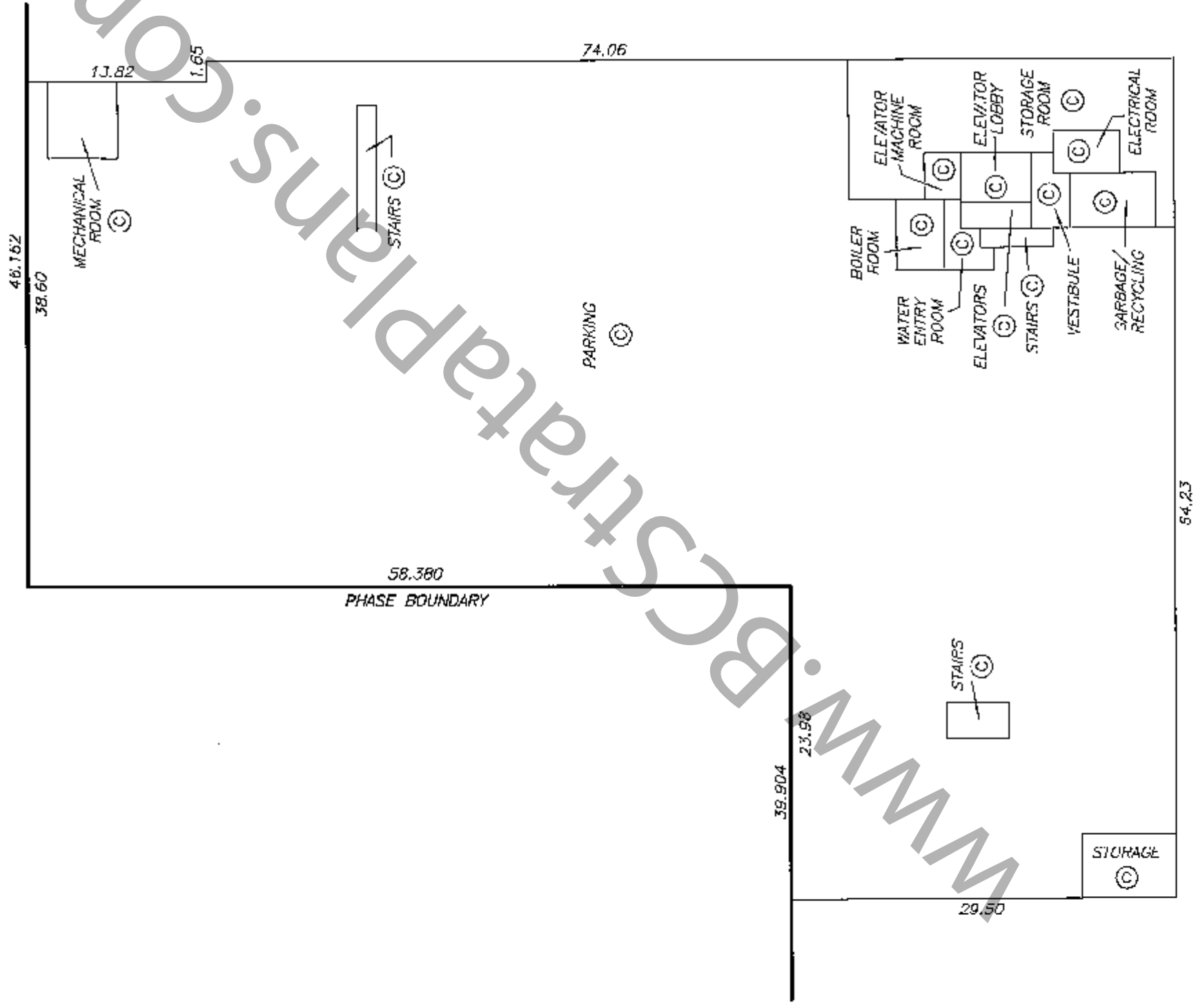
SCALE 1:400



ALL DISTANCES ARE IN METRES.



2



2

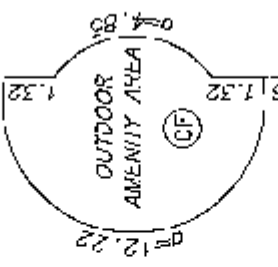
SHEET 8 OF 15 SHEETS

BUILDING 2 FIRST FLOOR PLAN NORTHWEST PORTION

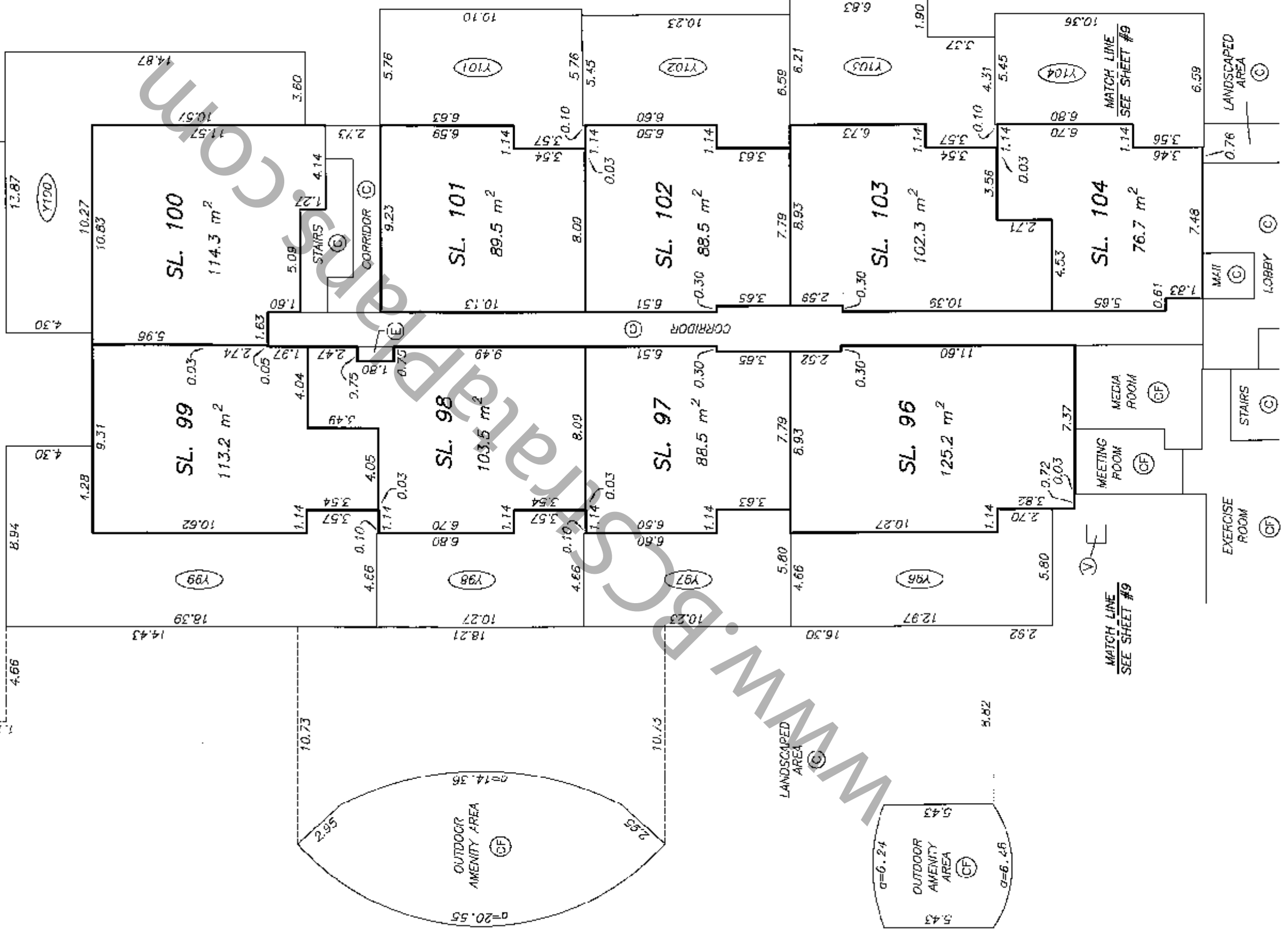
STRATA PLAN BCS 2783 PHASE 2



SCALE 1:200
ALL DISTANCES ARE IN METRES.



LANDSCAPED AREA (C)



DATE: MARCH 4, 2008
M.E.D.

DRAWING # 30634-15
FILE # 30634-15_B2_FT

ORIGINAL

BUILDING 2
FIRST FLOOR PLAN
EAST PORTION

STRATA PLAN BCS 2783
PHASE 2

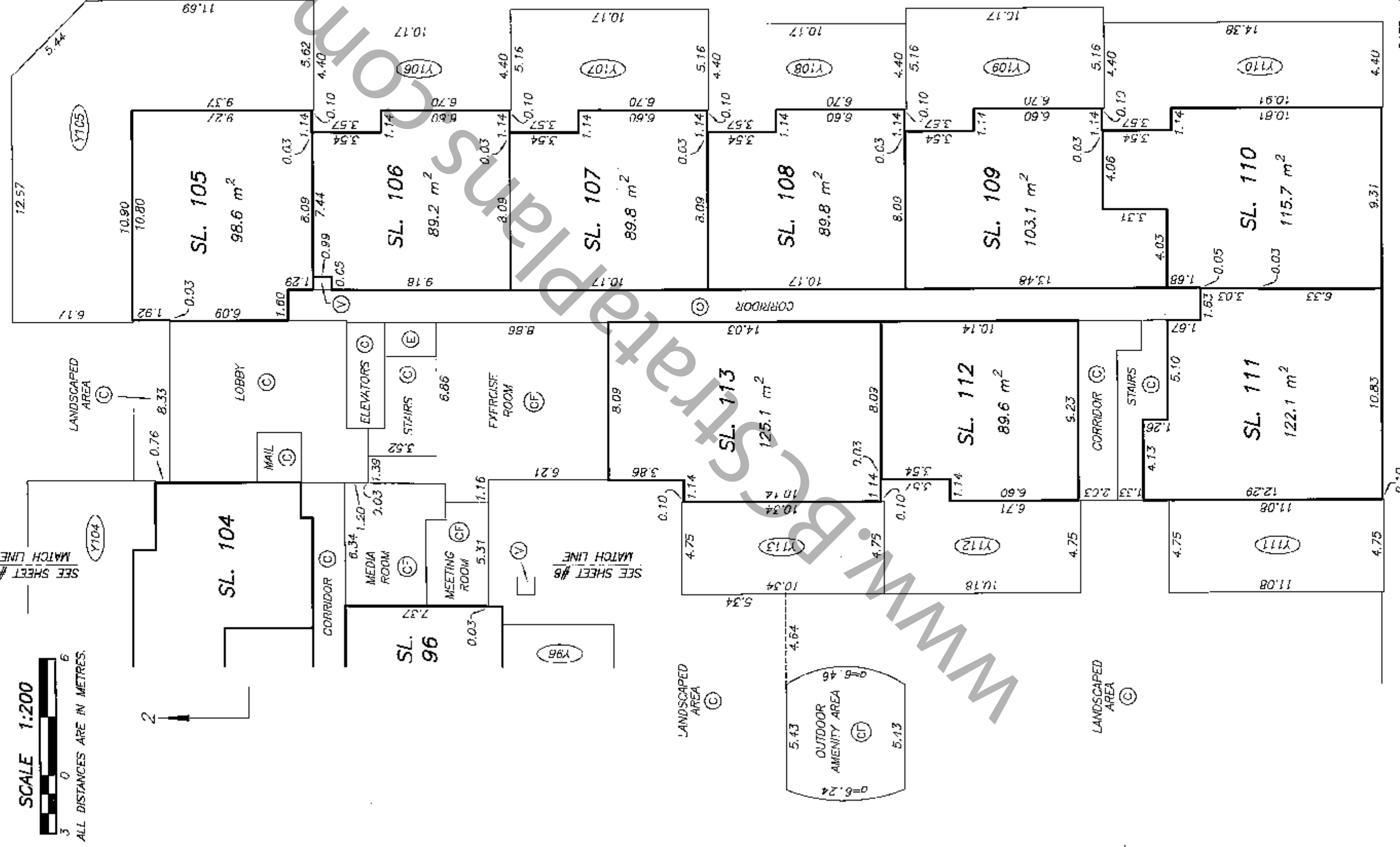
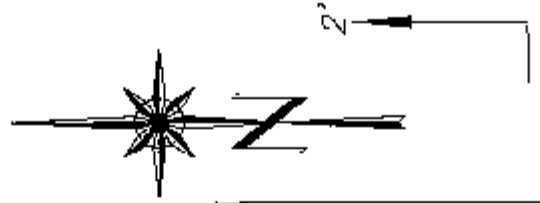
SCALE 1:200



ALL DISTANCES ARE IN METRES.

SEE SHEET #8
MATCH LINE

SEE SHEET #9
MATCH LINE



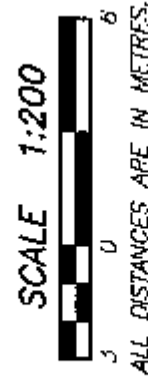
DATE : MARCH 4, 2008
M.E. d.

DRAWING # 30634-15
FILE # 30634-15_02_11

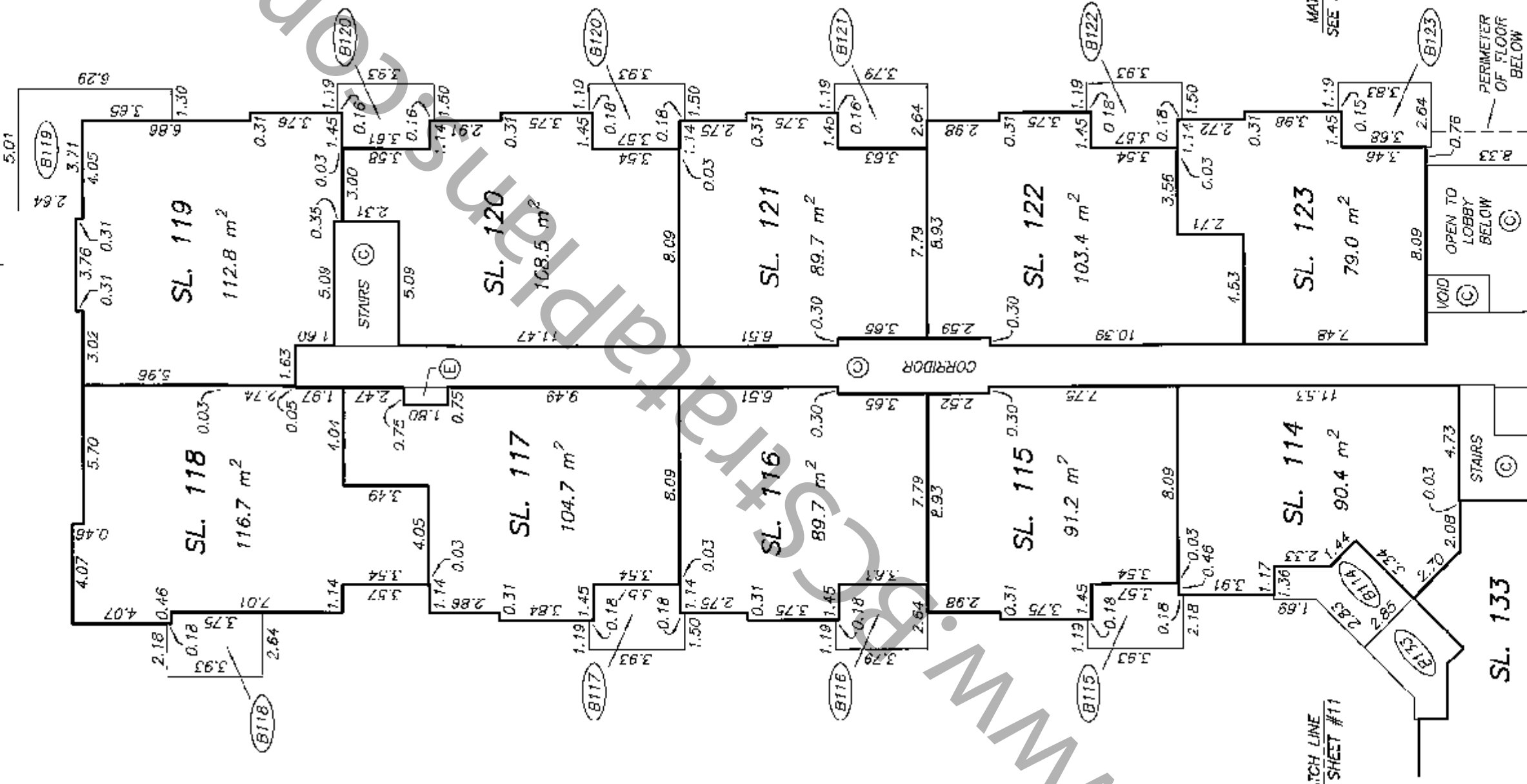
ORIGINAL

BUILDING 2
SECOND FLOOR PLAN
NORTHWEST PORTION

STRATA PLAN BCS 2783
PHASE 2



PERIMETER OF FLOOR BELOW



PERIMETER OF FLOOR BELOW

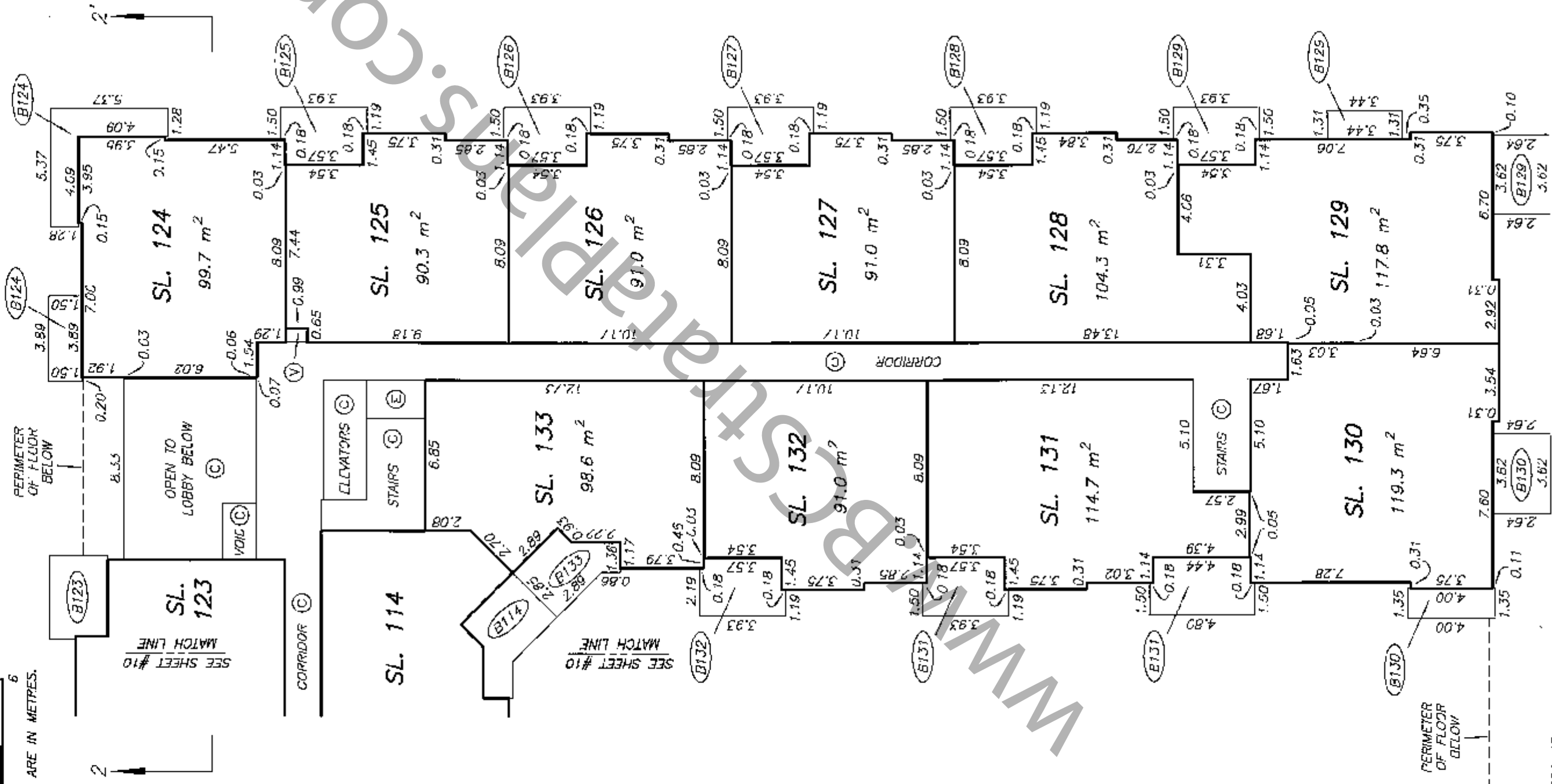
BUILDING 2
SECOND FLOOR PLAN
EAST PORTION

STRATA PLAN BCS 2783
PHASE 2



SCALE 1:200

 ALL DISTANCES ARE IN METRES.

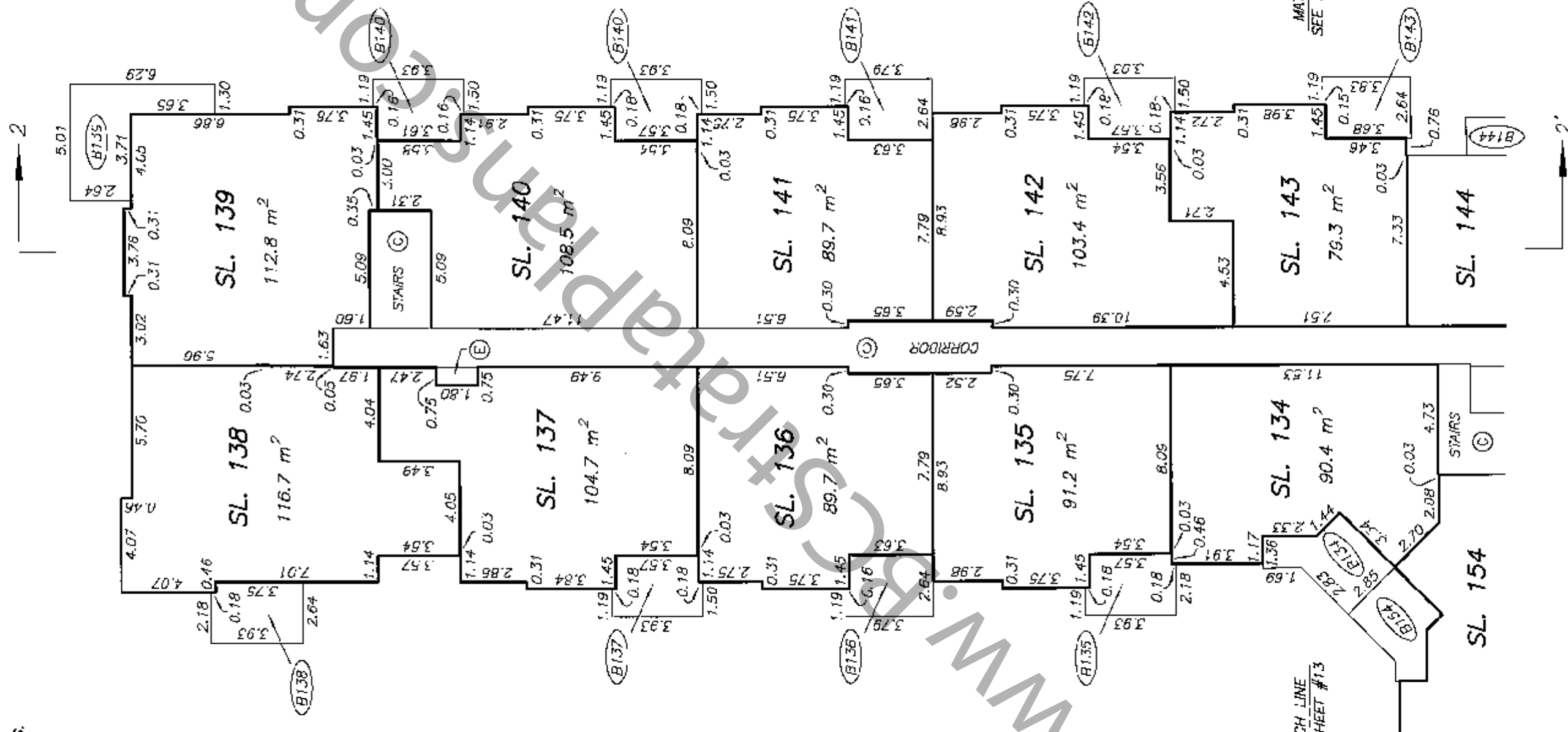
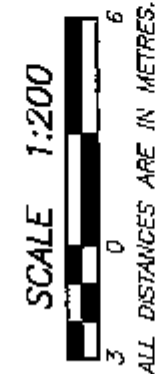


DATE : MARCH 4, 2008
 M.E.A.

DRAWING # 30834-15
 FILE # 30834-15_B2_F2

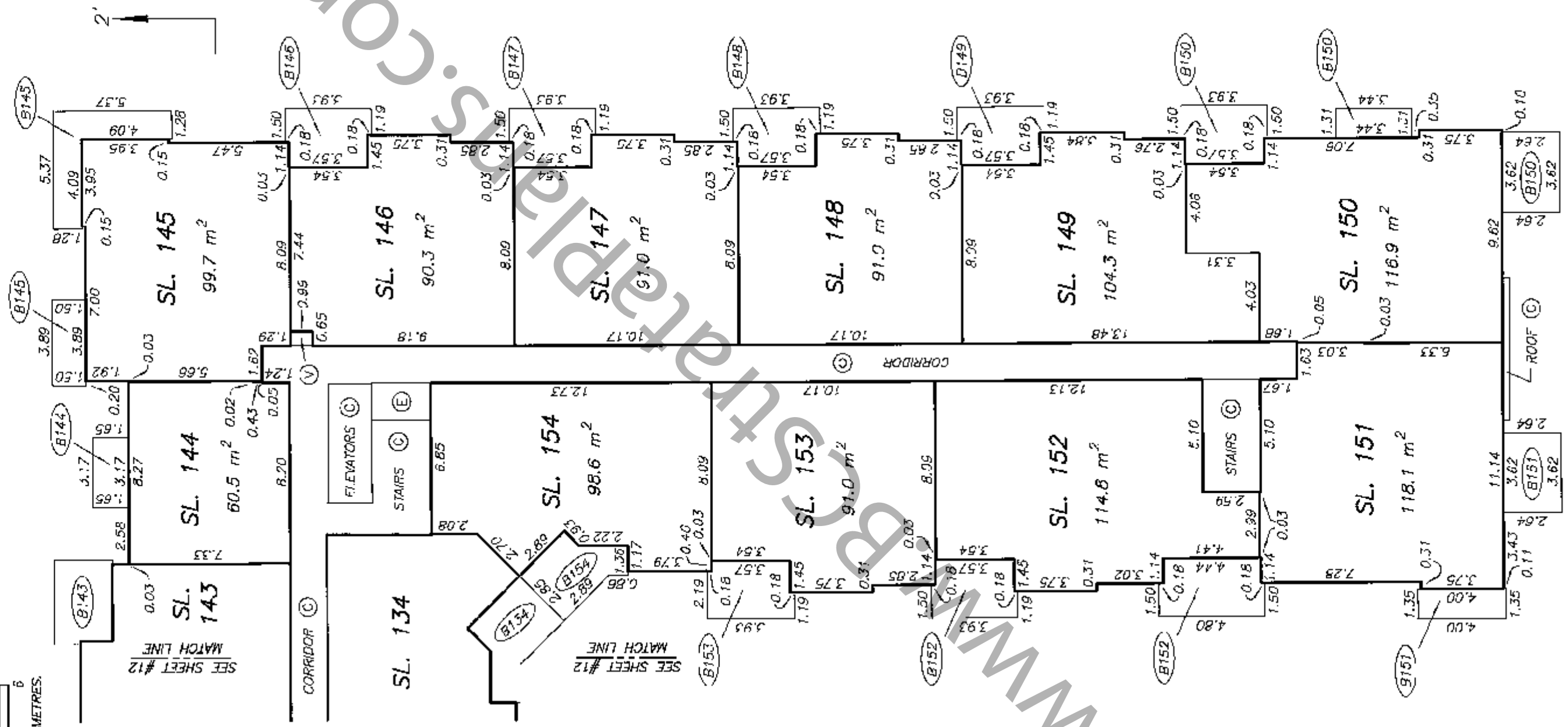
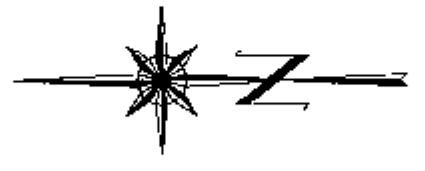
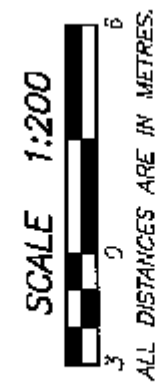
BUILDING 2
THIRD FLOOR PLAN
NORTHWEST PORTION

STRATA PLAN BCS 2783
PHASE 2



**BUILDING 2
THIRD FLOOR PLAN
EAST PORTION**

**STRATA PLAN BCS 2783
PHASE 2**



BUILDING 2
FOURTH FLOOR PLAN
NORTHWEST PORTION

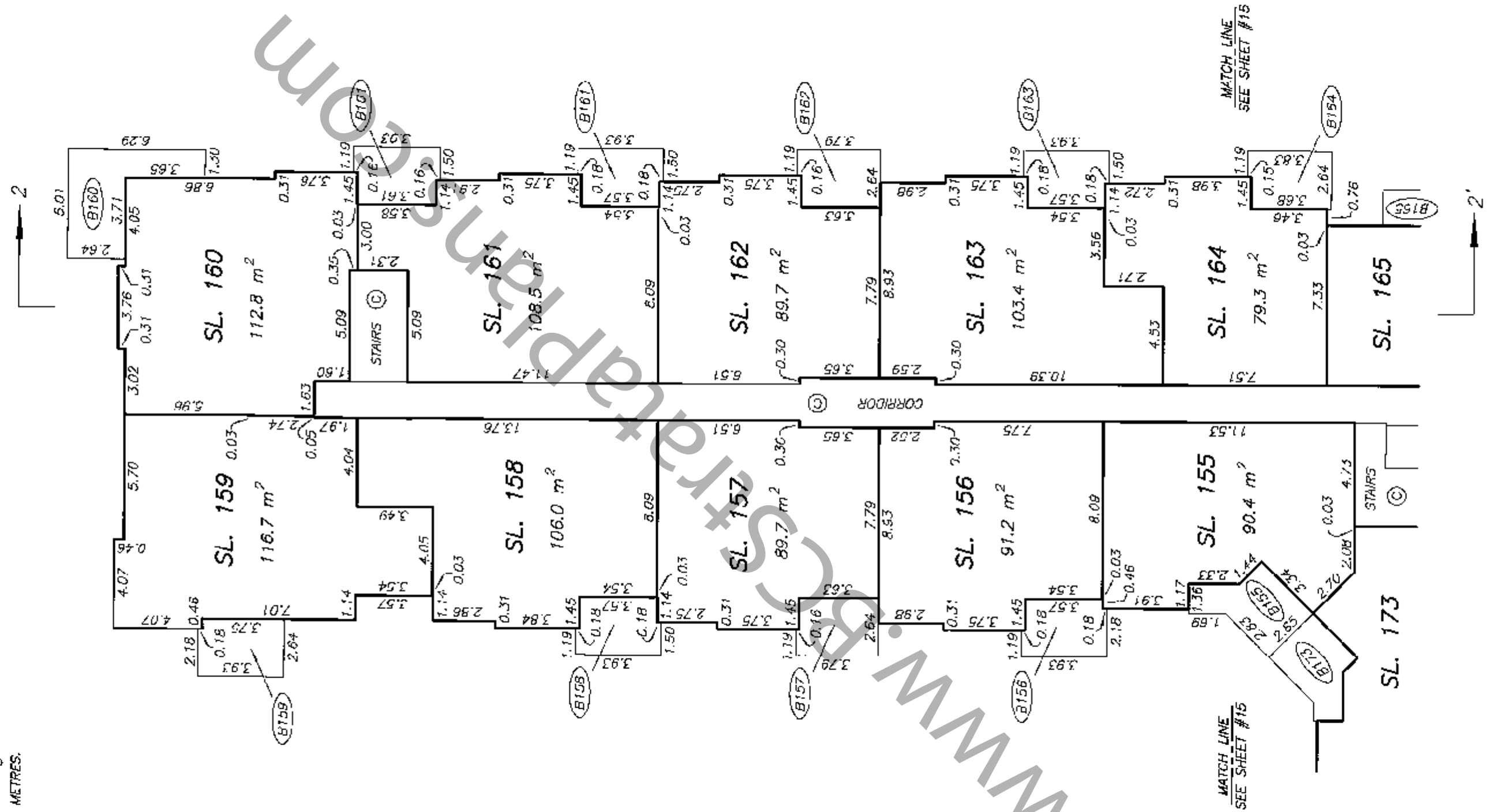
STRATA PLAN BCS 2783
PHASE 2



SCALE 1:200

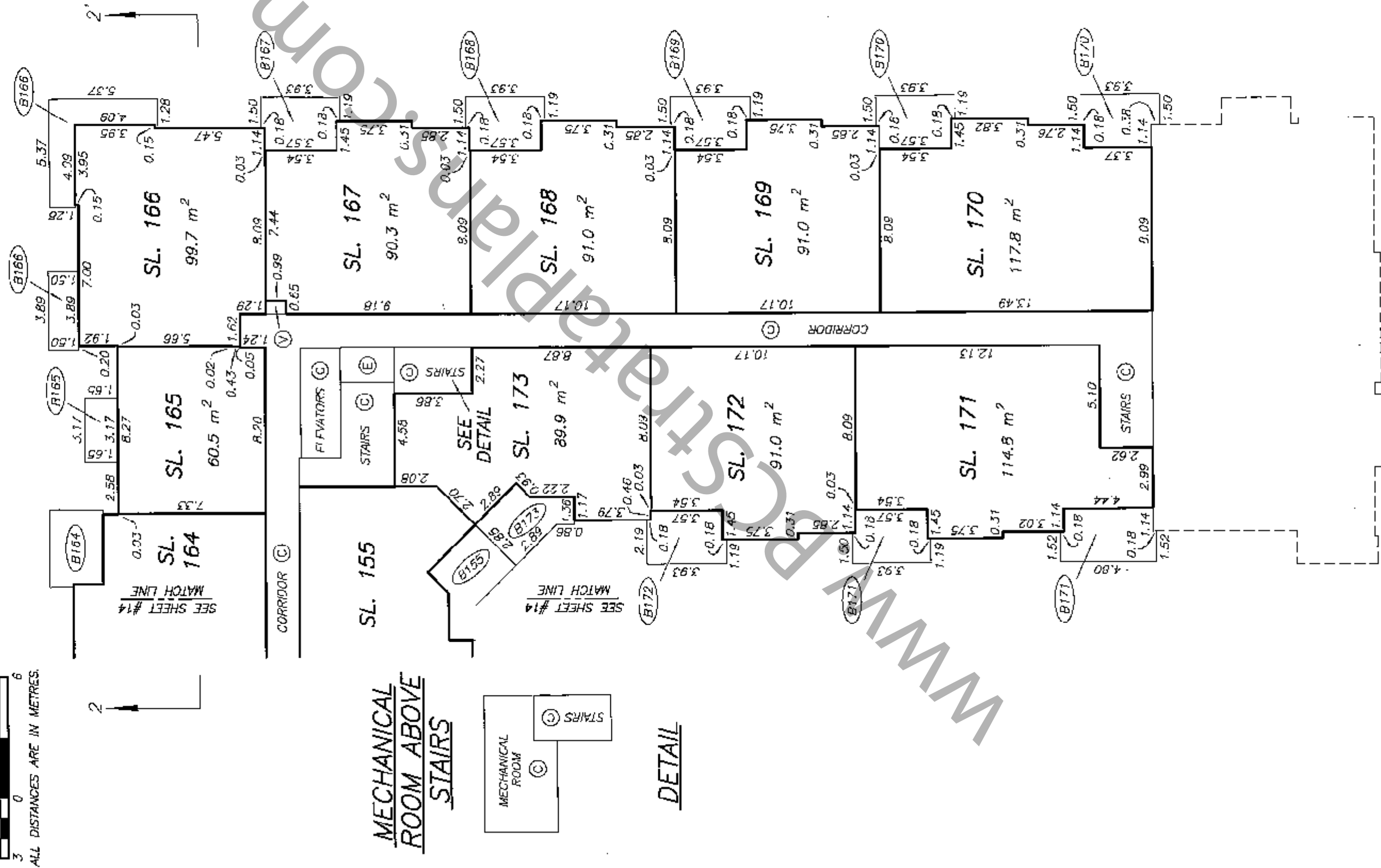
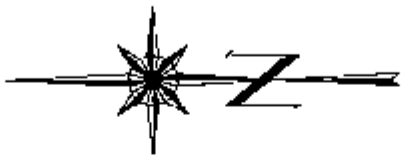


ALL DISTANCES ARE IN METRES.



BUILDING 2
FOURTH FLOOR PLAN
EAST PORTION

STRATA PLAN BCS 2783
PHASE 2



MECHANICAL ROOM ABOVE STAIRS

DETAIL

PERIMETER OF FLOOR BELOW