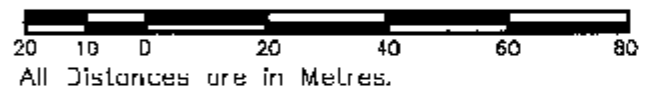


**STRATA PLAN OF A PART OF LOT A
SECTION 13 TOWNSHIP 2
N.W.D. PLAN BCP23009
B.C.G.S. 92G.017**

CITY OF SURREY

SCALE 1:1250



Gr'd Bearings are derived from
OCMS 80H2030 & 5431

LEGEND:

- SL Denotes Strata Lot
- A Denotes Area
- m² Denotes Square Metres
- LCP Denotes Limited Common Property
- P-1 Denotes Patio, LCP of Strata Lot 1 (Typical)
- D-1 Denotes Deck, LCP of Strata Lot 1 (Typical)
- Denotes Standard Iron Post Found
- ⊙ Denotes Central Monument Found
- Denotes Lead Plug Found
- ⊕ Denotes Common Property
- ⊞ Denotes Duct Space, Common Property

PHASE 1

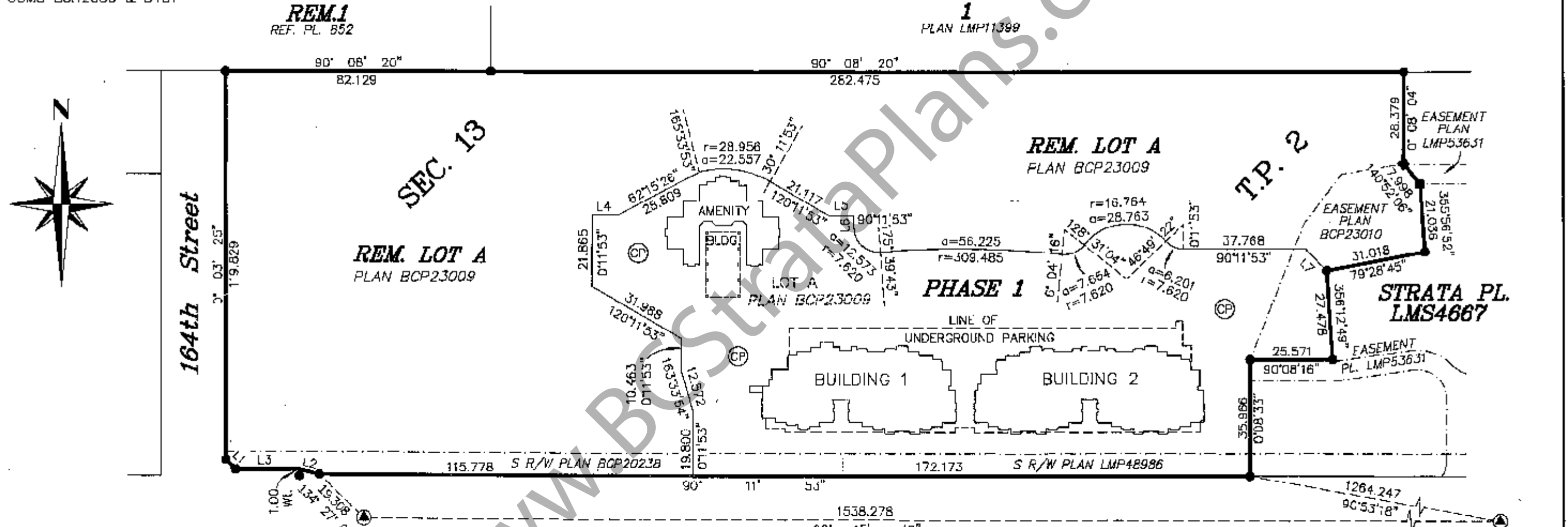
Civic Address:
Building 1 - 16469 64th Avenue
Building 2 - 16483 64th Avenue
Surrey B.C.

SHEET 1 OF 18 SHEETS
STRATA PLAN BCS2562

Deposited in the Land Title Office
at New Westminster, B.C. on
This 9th Day of OCT, 2007.

I. MacDonald
Deputy Registrar
Ref. No. BB585127-
BB585180

FORM P - BB585126



Integrated Survey Area No. 1
City of Surrey

This plan shows ground level measured distances, prior to computation of U.T.M. coordinates multiply by combined factor of 0.9996025 NAD83 (CSRS)

Onderwater Land Surveying
B.C. Land Surveyors
#104-6630 176A Street
Cloverdale B.C.

FILE: JS0617_1_1

L1	4.247	135°06'41"
L2	6.251	134°48'41"
L3	19.843	90°09'56"
L4	7.620	90°11'53"
L5	7.620	90°11'53"
L6	3.538	0°11'53"
L7	9.276	135°41'53"

*This Plan Lies Within The
Greater Vancouver Regional District*

I, John P. Onderwater, 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.

John P. Onderwater
B.C.L.S.

I, John P. Onderwater, a British Columbia Land Surveyor, of Surrey, 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 23rd day of April, 2007. The plan was completed and checked, and the checklist filed under #6348E on the 24th day of April, 2007.

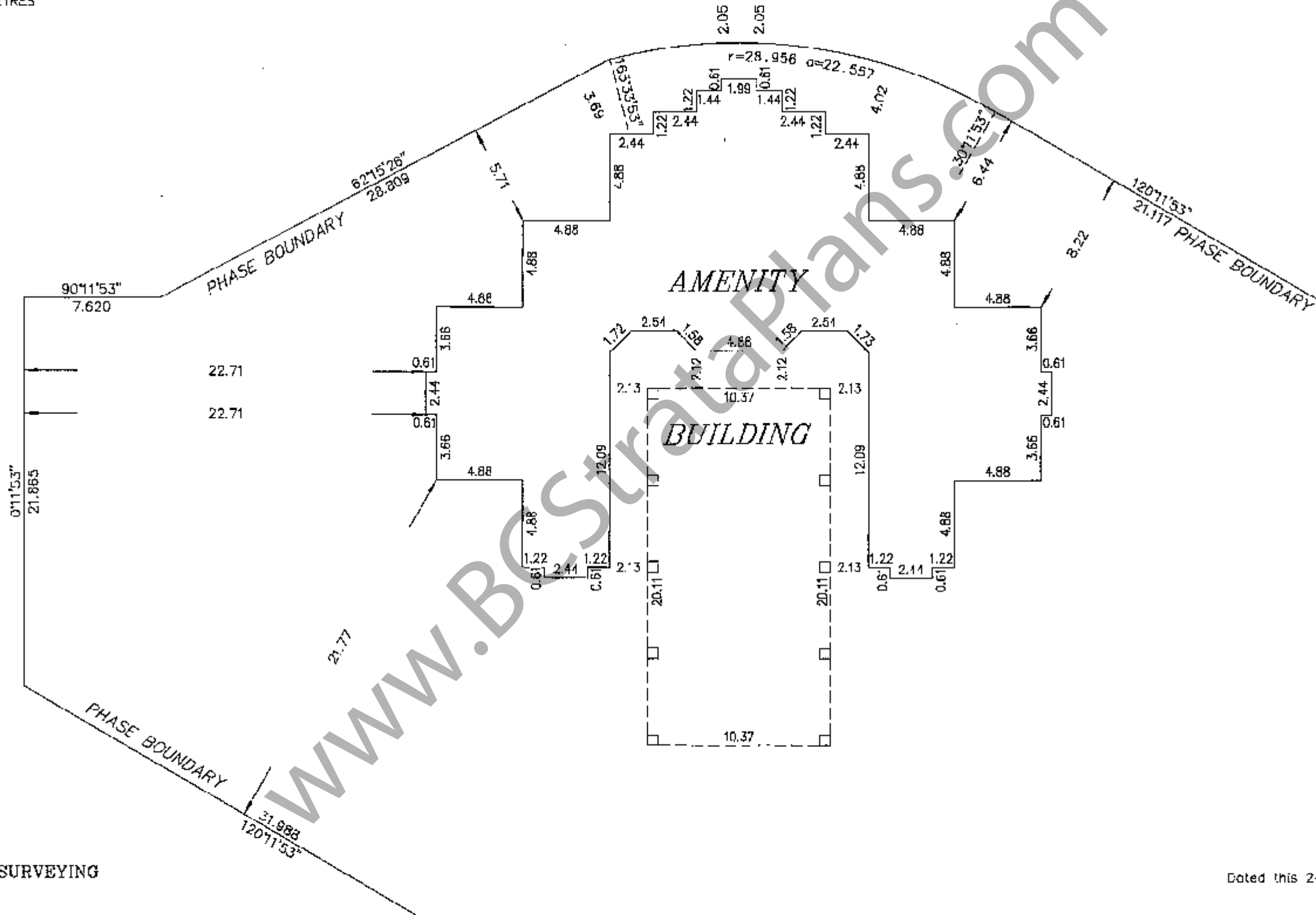
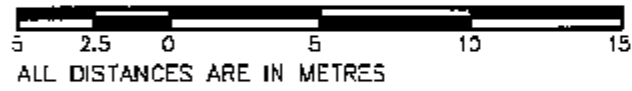
John P. Onderwater
B.C.L.S.

ORIGINAL

BUILDING DETAILS - AMENITY BUILDING

PHASE 1

SCALE 1:250



ONDERWATER LAND SURVEYING
B.C. Land Surveyors
#104-5830 176A Street
Cloverdale B.C.

Dated this 24th day of April, 2007.

FILE: \S0617...1...2

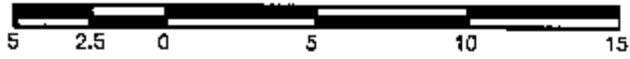
jast
B.C.L.S.

ORIGINAL

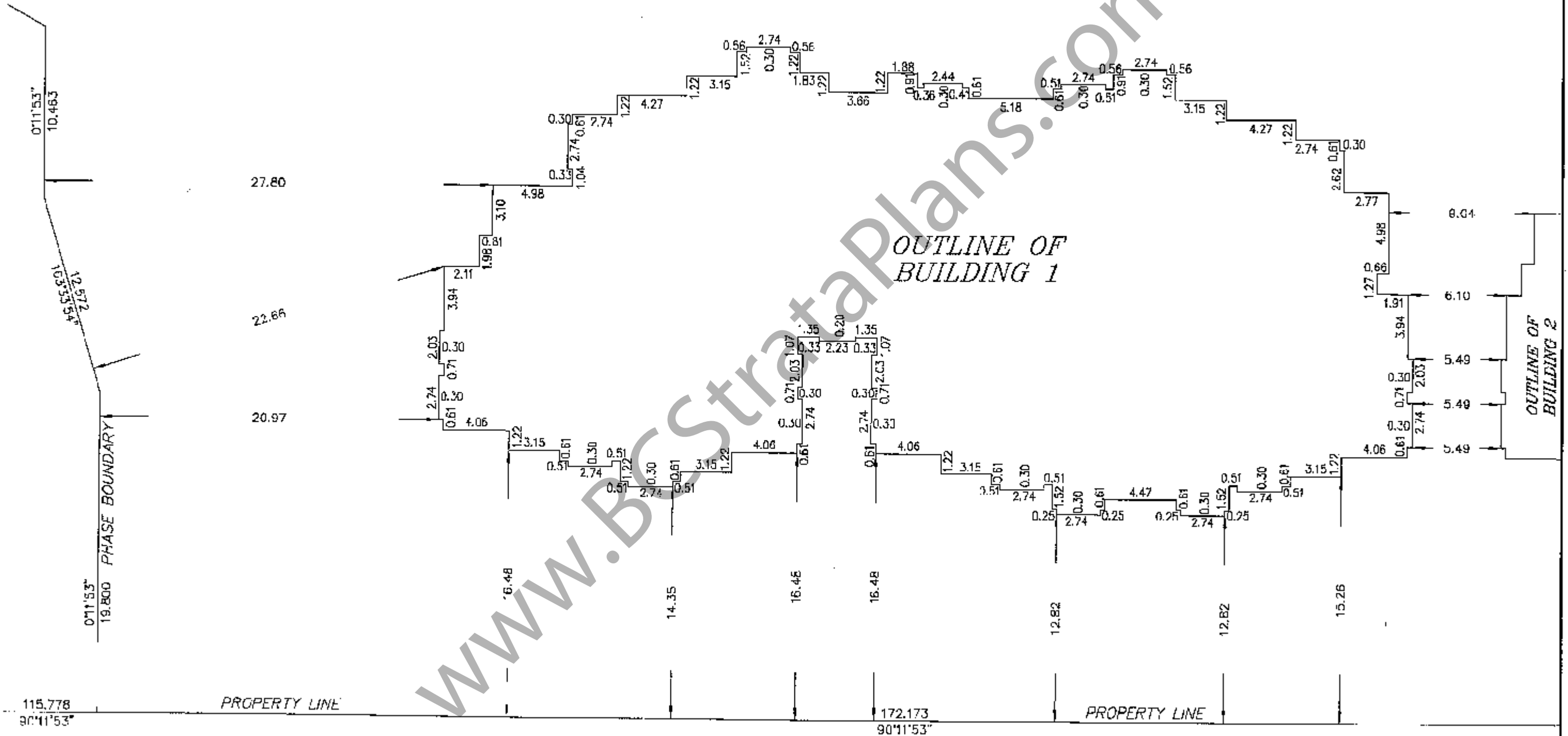
BUILDING DETAILS - BUILDING 1

PHASE 1

SCALE 1:250



ALL DISTANCES ARE IN METRES



OUTLINE OF
BUILDING 1

OUTLINE OF
BUILDING 2

ONDERWATER LAND SURVEYING
B.C. Land Surveyors
#104-5880 176A Street
Cloverdale B.C.

FILE: JS0617_1_3

Dated this 24th day of April, 2007.

B.C.L.S.

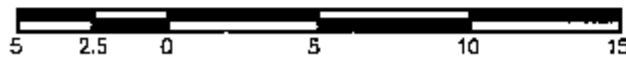
ORIGINAL

BUILDING DETAILS - BUILDING 2

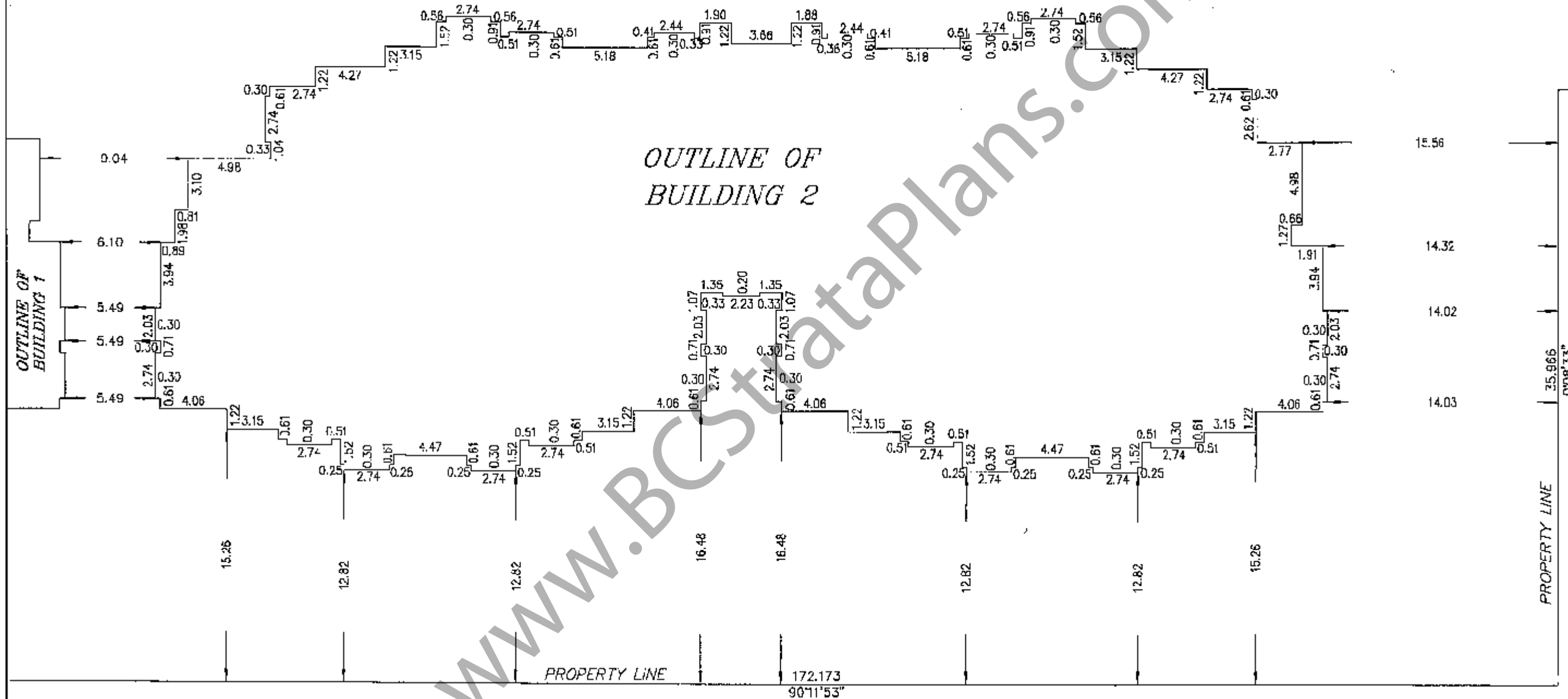
PHASE 1

SHEET 4 OF 18 SHEETS
STRATA PL. BCS 2562

SCALE 1:250



ALL DISTANCES ARE IN METRES



ONDERWATER LAND SURVEYING
B.C. Land Surveyors
#104-5830 178A Street
Claverdale B.C.

FILE: JS0617_*_4

Dated this 24th day of April, 2007.

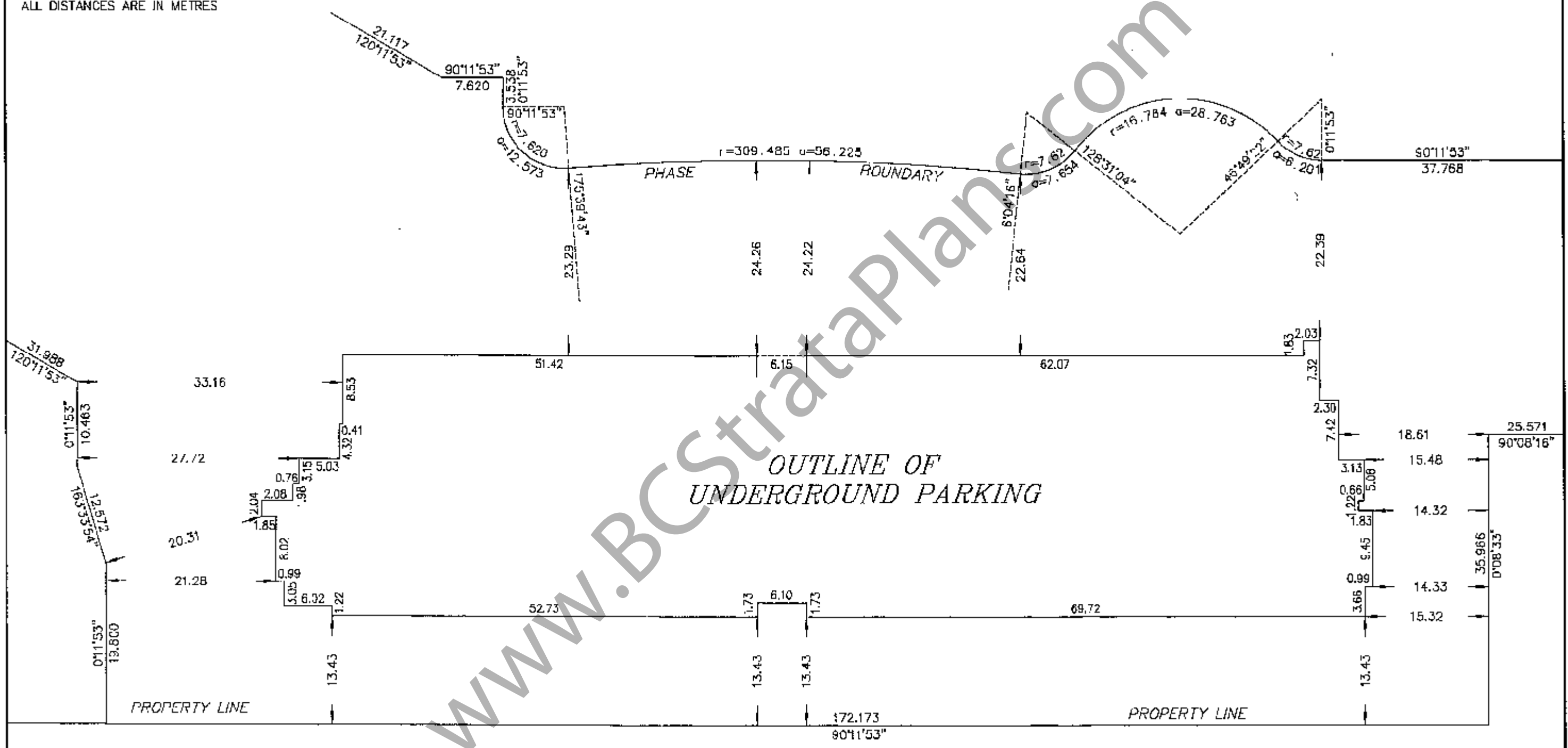
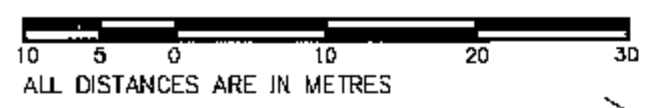
B.C.L.S.

ORIGINAL

BUILDING DETAILS - UNDERGROUND PARKING

PHASE 1

SCALE 1:500



OUTLINE OF
UNDERGROUND PARKING

ONDERWATER LAND SURVEYING
B.C. Land Surveyors
#104-5830 176A Street
Cloverdale B.C.

Dated this 24th day of April, 2007.

SIGNATURES

PHASE 1

STRATA PL. BCS 2562

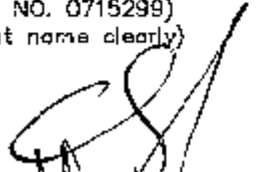
OWNERS: REMPEL ST. ANDREWS
DEVELOPMENT LTD.
(INC. NO. 0715299)
(sign and print name clearly)

MORTGAGEE:
GROSVENOR CAPITAL CORPORATION
(INC. NO. 559896)
(sign and print name clearly)


MORTGAGEE:
HSBC BANK CANADA
(sign and print name clearly)


MORTGAGEE:
REMPEL DEVELOPMENT GROUP LTD.
(INC. NO. 381362)
(sign and print name clearly)

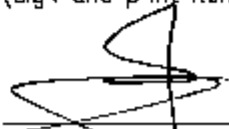
MORTGAGEE:
TRAVELERS GUARANTEE COMPANY OF
CANADA, (INC. NO. A84831)
(sign and print name clearly)


AUTHORIZED SIGNATORY HENRY REMPEL



AUTHORIZED SIGNATORY James Delmotte



AUTHORIZED SIGNATORY BRADLEY WARREN


AUTHORIZED SIGNATORY HENRY REMPEL


AUTHORIZED SIGNATORY Ed Franika

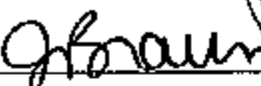
AUTHORIZED SIGNATORY JOHN REMPEL

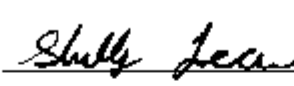

AUTHORIZED SIGNATORY JAMES PATILLO

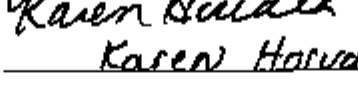

AUTHORIZED SIGNATORY Samira Pereira

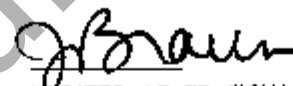
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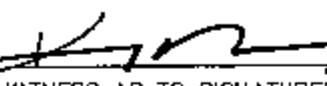
AUTHORIZED SIGNATORY


WITNESS AS TO SIGNATURES J. BRAUN
#201 31234 WHEEL AVE
ABBOTSFORD, BC V2T 6G9
ADDRESS OF WITNESS


WITNESS AS TO SIGNATURES Shelley Lear
7491 KRAFT CRES.
BURNABY, BC V5A 1Z4
ADDRESS OF WITNESS


WITNESS AS TO SIGNATURES
32412 South Fraser Way
Abbotsford, BC V2T 1X3
ADDRESS OF WITNESS


WITNESS AS TO SIGNATURES J. BRAUN
#201 31234 WHEEL AVE
ABBOTSFORD, BC V2T 6G9
ADDRESS OF WITNESS


WITNESS AS TO SIGNATURES Kerry Namy
2500-650 W. GEORGIA ST
VANCOUVER, BC V6R 4N7
ADDRESS OF WITNESS

EXECUTIVE ASSISTANT
OCCUPATION OF WITNESS

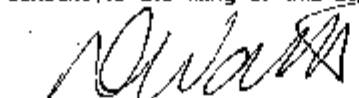
EXECUTIVE ASSISTANT
OCCUPATION OF WITNESS

Administrative Assistant
OCCUPATION OF WITNESS

EXECUTIVE ASSISTANT
OCCUPATION OF WITNESS

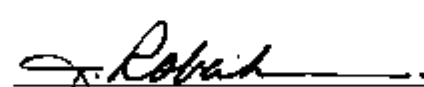
MANAGER
OCCUPATION OF WITNESS

The City of Surrey as holder
of Covenants BR227709, BR227715, BR227718,
DA4843-6, DA484320 AND DA484322 hereby
consent to the filing of this strata plan.


Mayor, DIANNE WATTS

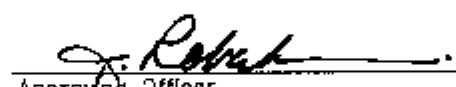

Clerk, MARGARET JONES

FORM Q
Approved as Phase 1 of a 4 phase strata plan
under Section 224 of the Strata Property Act
this 4th day of October, 2007.


Approving Officer
City of Surrey


FORM R
I certify that the Amenity Building, which
according to the Phased Strata Plan Declaration
in Forms 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.

Dated this 4th day of October, 2007

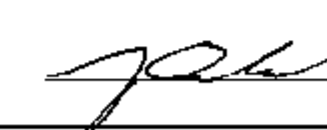

Approving Officer
City of Surrey

FORM S
NEW DEVELOPMENT CERTIFICATE

I, John P. Onderwater, a British
Columbia Land Surveyor, certify
that the buildings included in this
strata plan have not as of
the 24th day of April, 2007
been previously occupied.


B.C.L.S.

Dated this 24th day of April, 2007.


B.C.L.S.

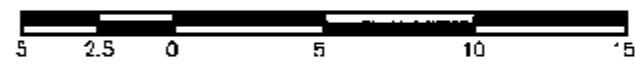
ONDERWATER LAND SURVEYING
B.C. Land Surveyors
#104-5880 176A Street
Cloverdale B.C.

FILE: \S0617_1_5

FLOOR PLANS - UNDERGROUND PARKING BUILDING 1

STRATA PL. BCS2562

SCALE 1:250



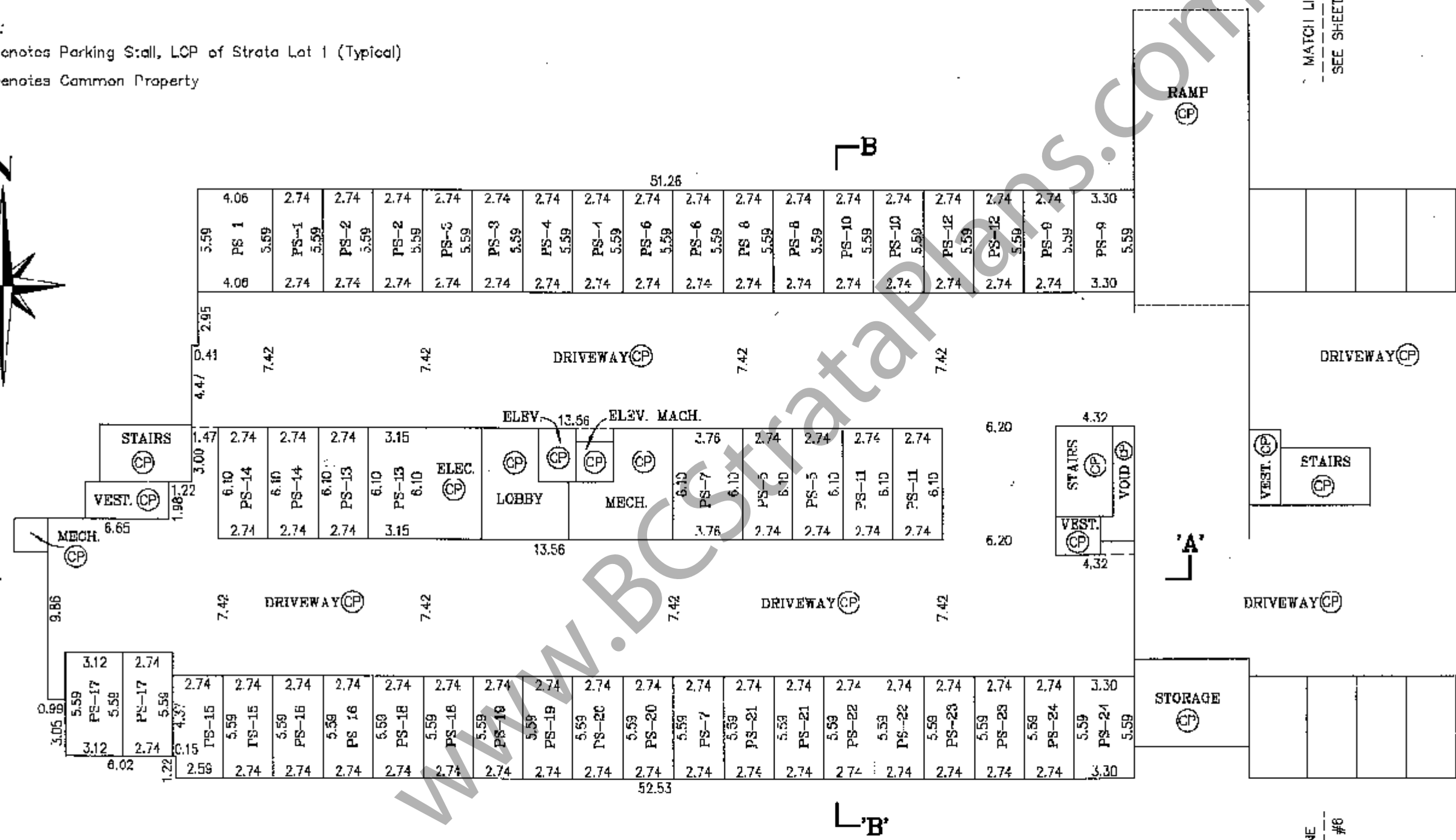
ALL DISTANCES ARE IN METRES

PHASE 1

LEGEND:

PS-1 Denotes Parking Stall, LCP of Strata Lot 1 (Typical)

Ⓢ Denotes Common Property



UNDERWATER LAND SURVEYING
B.C. Land Surveyors
#104-5830 176A Street
Cleverdale B.C.
FILE: J3C017_1_7

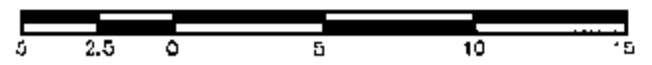
Dated this 24th day of April, 2007.

gact

FLOOR PLANS - FIRST FLOOR BUILDING 1

STRATA PL. BCS 2562

SCALE 1:250



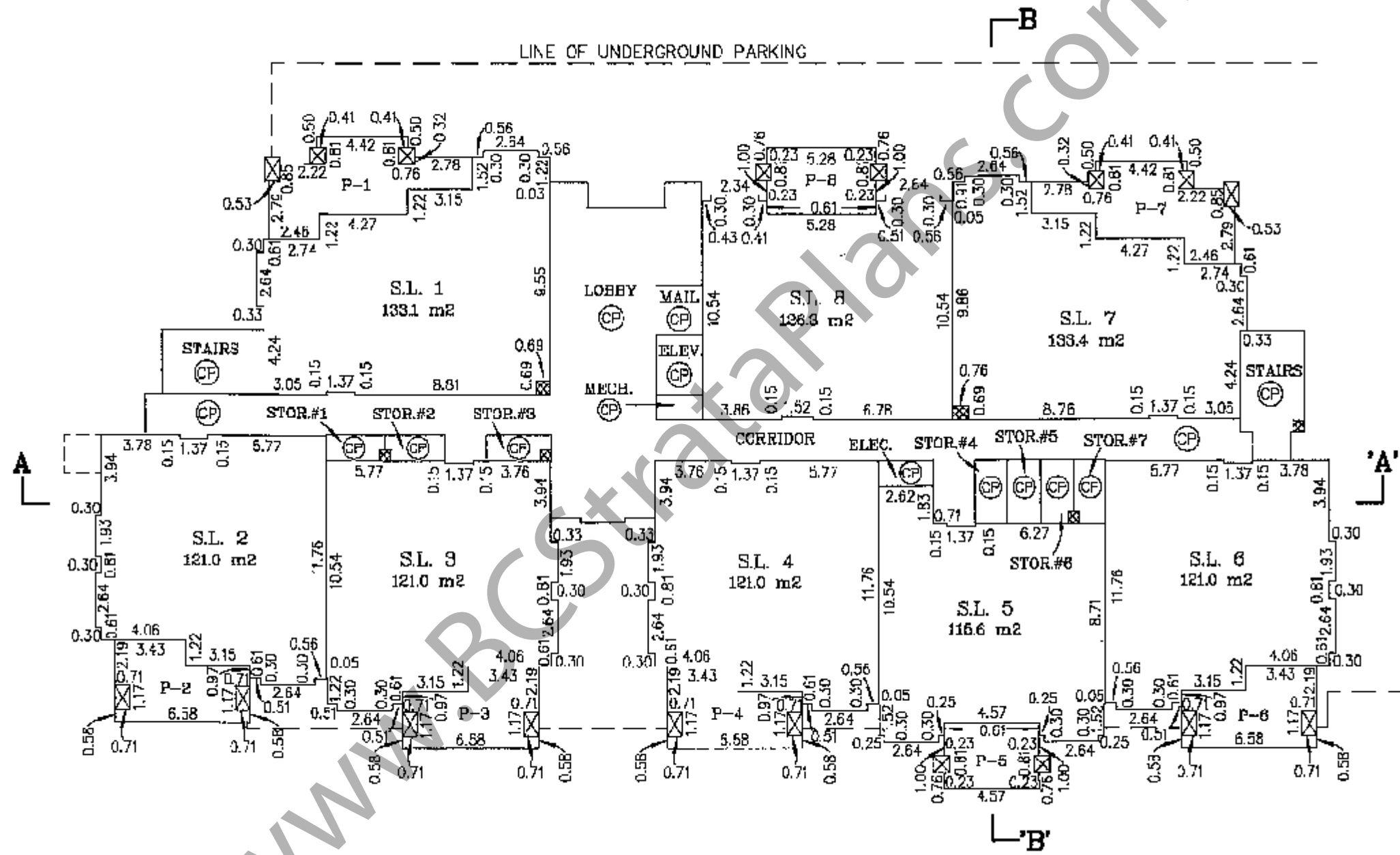
ALL DISTANCES ARE IN METRES

LEGEND:

- P-1 Denotes Patio LCP of Strata Lot 1 (Typical)
- ⊕ Denotes Common Property
- ⊗ Denotes Post ⊕



PHASE 1



ONDERWATER LAND SURVEYING
 B.C. Land Surveyors
 #104-5890 176A Street
 Cloverdale B.C.
 FILE: JS0617_1_9

Dated this 24th day of April, 2007.

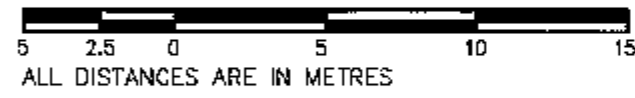
B.C.L.S.

ORIGINAL

FLOOR PLANS - SECOND FLOOR BUILDING 1

STRATA PL. BCS 2562

SCALE 1:250

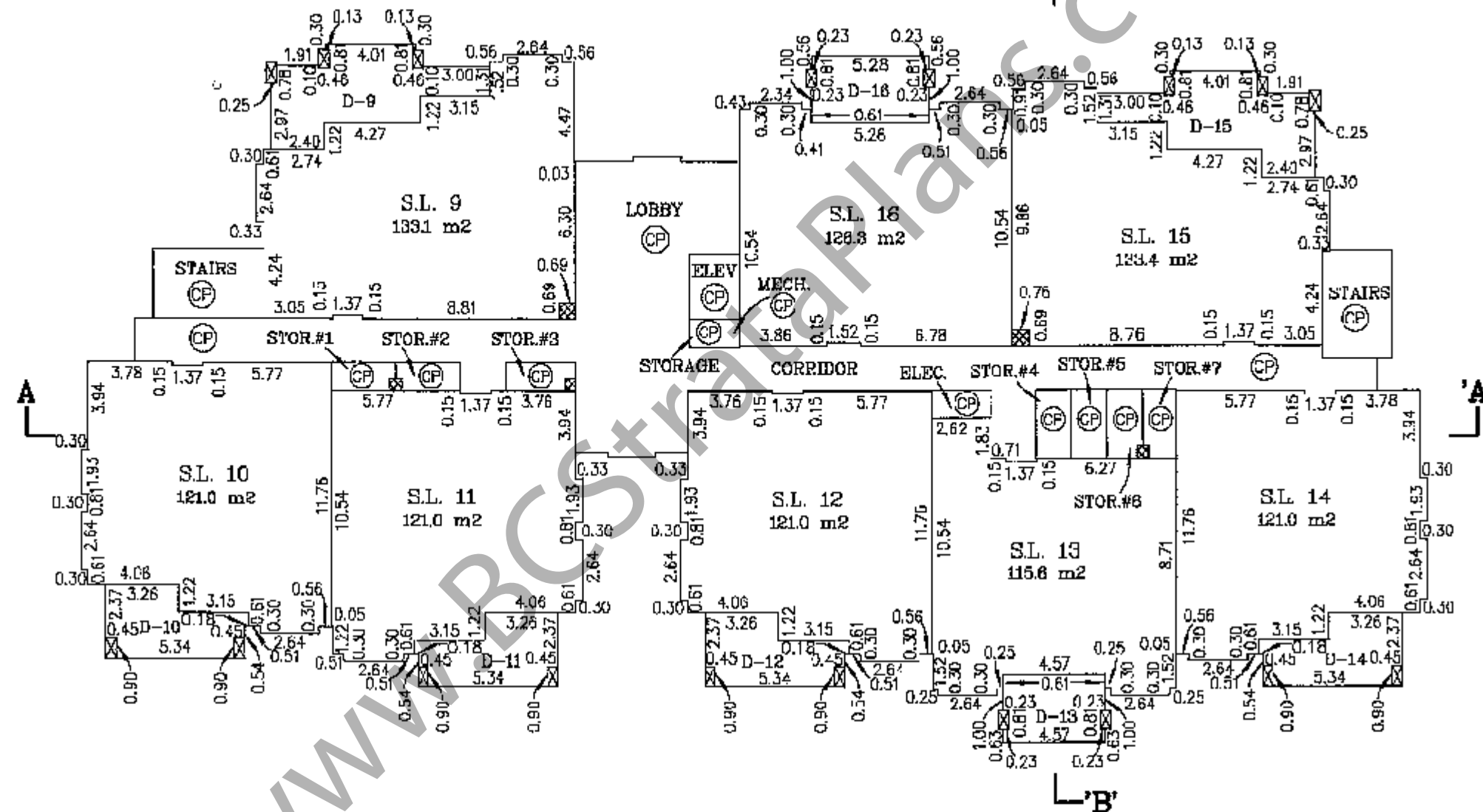


LEGEND:

- D-1 Denotes Deck LCP of Strata Lot 1 (Typical)
- ⊕ Denotes Common Property
- ⊗ Denotes Past ⊕



PHASE 1



ONDERWATER LAND SURVEYING
B.C. Land Surveyors
#104-5890 176A Street
Cloverdale B.C.

FILE: JSC617_1_10

Dated this 24th day of April, 2007.

FLOOR PLANS - THIRD FLOOR BUILDING 1

STRATA PL. BCS 2562

SCALE 1:250

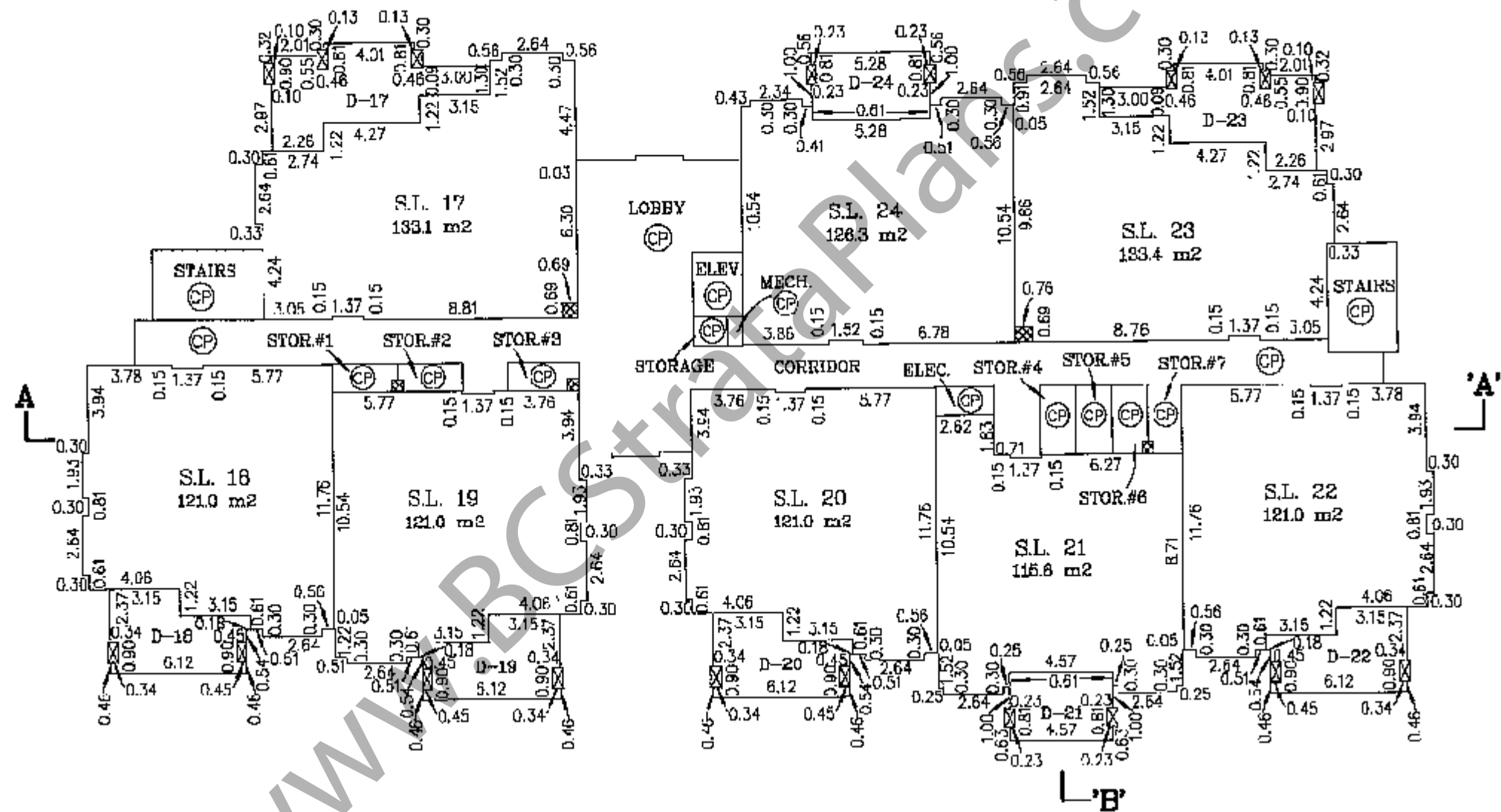


ALL DISTANCES ARE IN METRES

LEGEND:

- D-1 Denotes Deck LCP of Strata Lot 1 (Typical)
- ⊕ Denotes Common Property
- ⊠ Denotes Post ⊕

PHASE 1



ONDERWATER LAND SURVEYING
 B.C. Land Surveyors
 #104-5880 178A Street
 Cloverdale B.C.
 FILE: JS0617_1_11

Dated this 24th day of April, 2007.

B.C.L.S.

ORIGINAL

FLOOR PLANS - FIRST FLOOR BUILDING 2

STRATA PL. BCS2562

SCALE 1:250



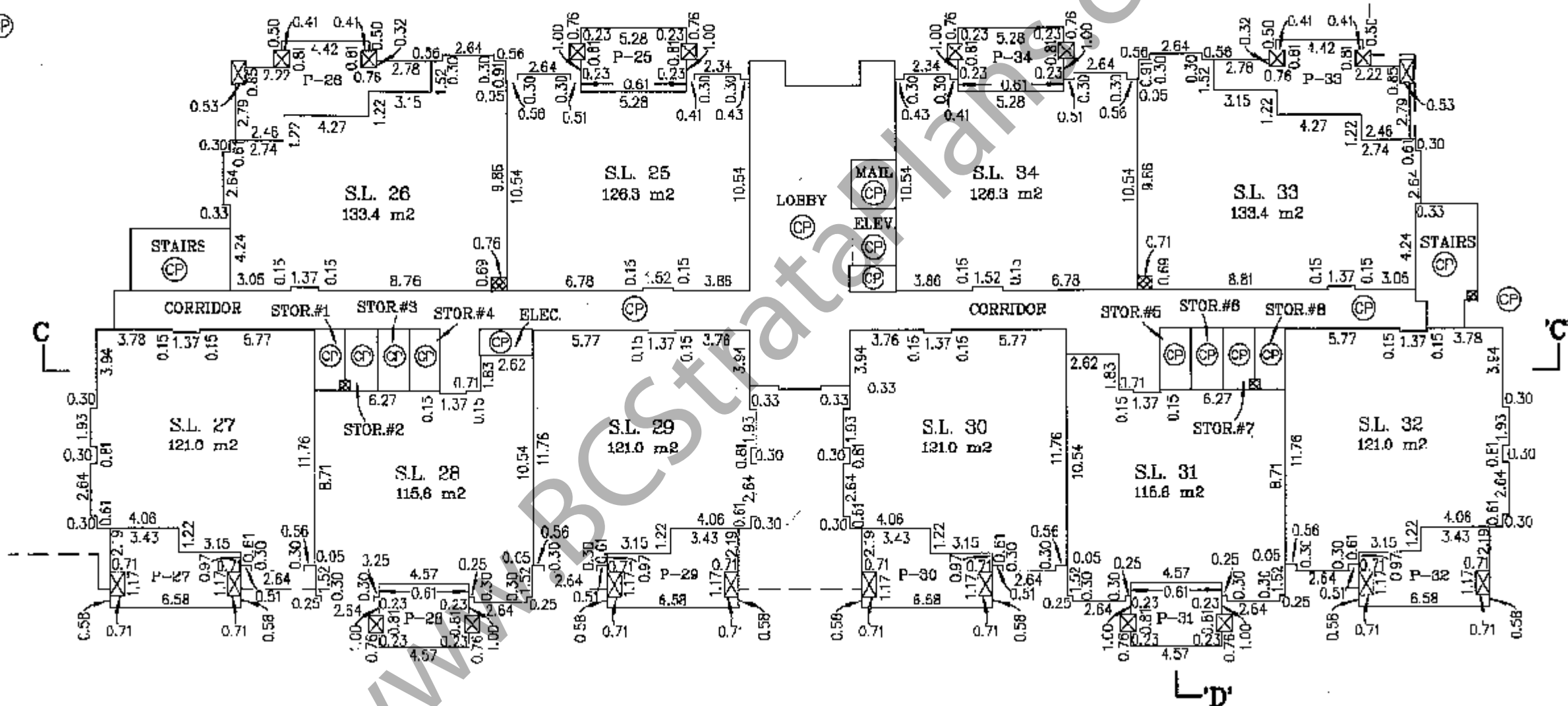
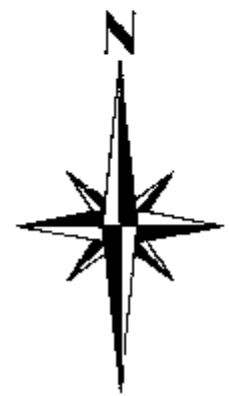
ALL DISTANCES ARE IN METRES

LEGEND:

- P-1 Denotes Fatic LCP of Strata Lot 1 (Typical)
- ⊙ Denotes Common Property
- ⊗ Denotes Post ⊙

PHASE 1

LINE OF UNDERGROUND PARKING



ONDERWATER LAND SURVEYING
 B.C. Land Surveyors
 #104-5830 176A Street
 Cloverdale B.C.

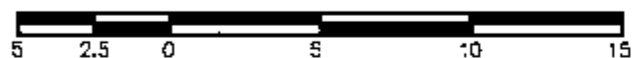
Dated this 24th day of April, 2007.

FILE: JS06:7_1_12

B.C.L.S.
ORIGINAL

FLOOR PLANS - SECOND FLOOR BUILDING 2

SCALE 1:250

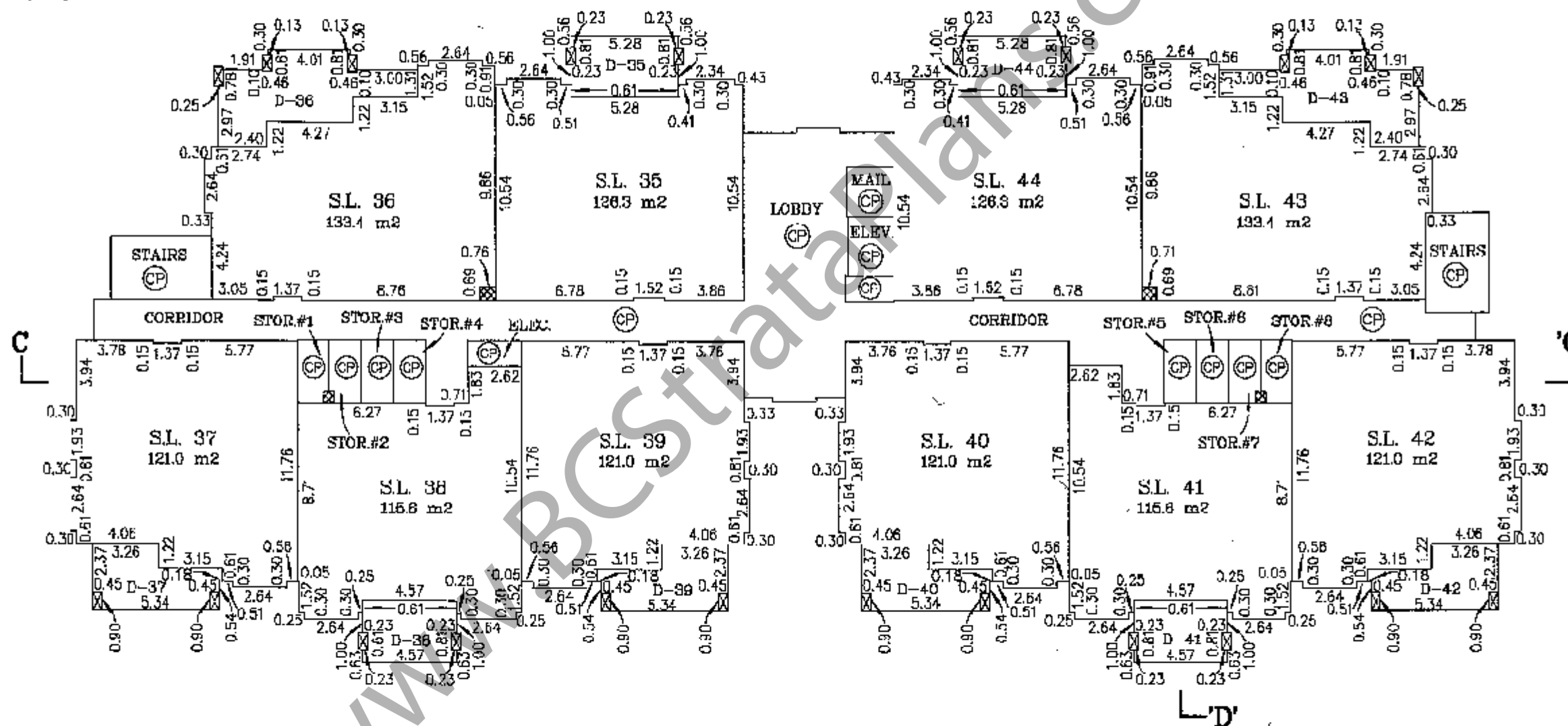
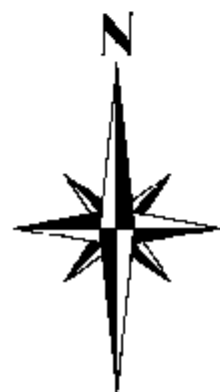


ALL DISTANCES ARE IN METRES

LEGEND:

- D-1 Denotes Deck LCP of Strata Lot 1 (Typical)
- Ⓢ Denotes Common Property
- ⓧ Denotes Post Ⓢ

PHASE 1



ONDERWATER LAND SURVEYING
 B.C. Land Surveyors
 #104-5830 176A Street
 Cloverdale B.C.

FILE: JS0817_1_13

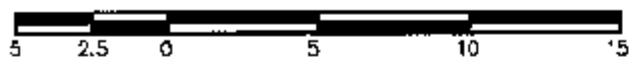
Dated this 24th day of April, 2007.

B.C.L.S.
ORIGINAL

FLOOR PLANS - THIRD FLOOR BUILDING 2

STRATA PL. BCS 2562

SCALE 1:250

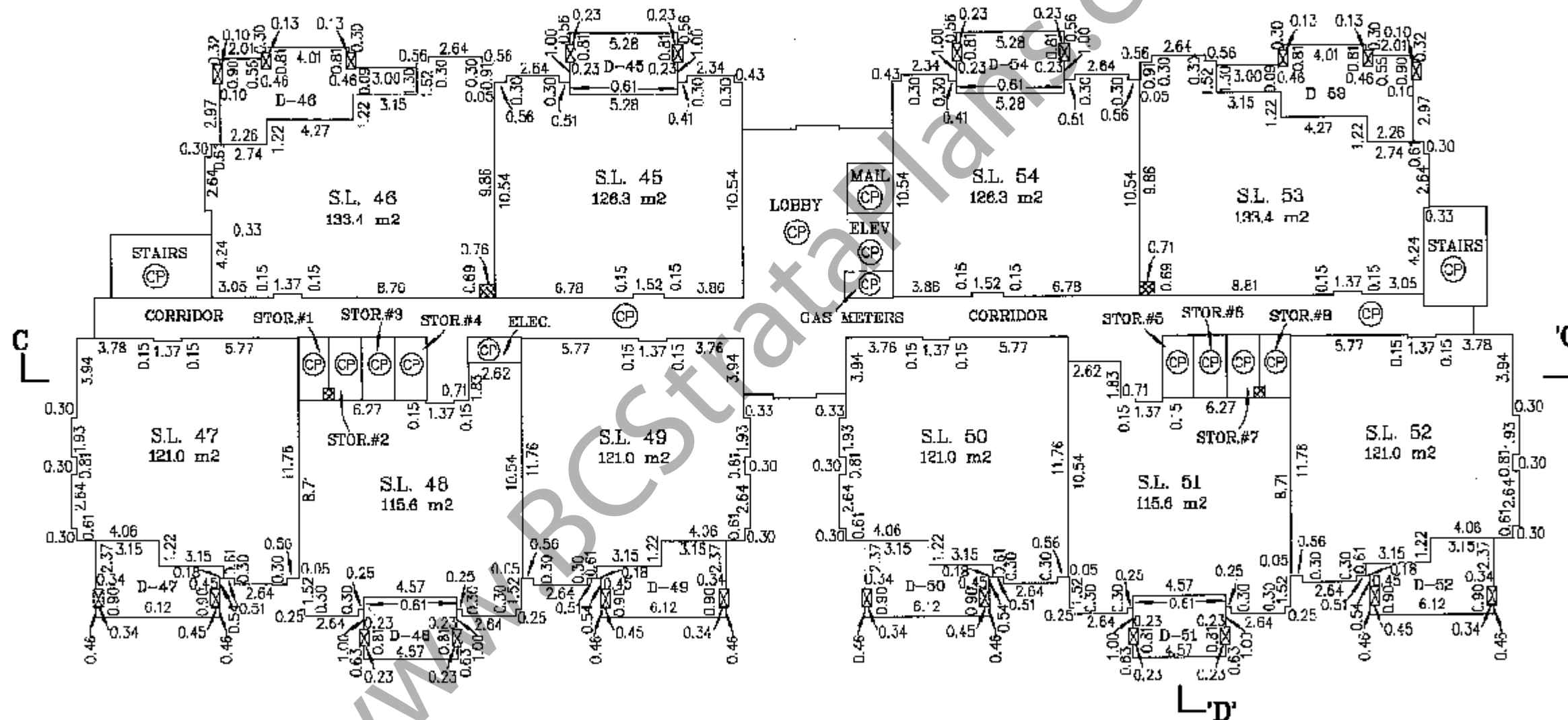
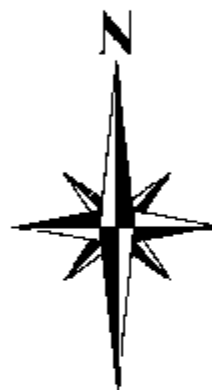


ALL DISTANCES ARE IN METRES

LEGEND:

- D-1 Denotes Deck LCP of Strata Lot 1 (Typical)
- ⊕ Denotes Common Property
- ⊗ Denotes Post ⊕

PHASE 1



ONDERWATER LAND SURVEYING
 B.C. Land Surveyors
 #104-5830 176A Street
 Cloverdale B.C.
 FILE: JS0617_1_14

Dated this 24th day of April, 2007.

B.C.L.S.

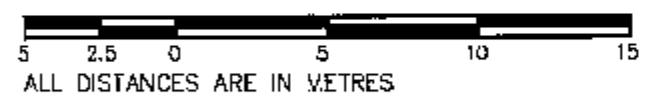
ORIGINAL

FLOOR PLANS AMENITY BUILDING COMMON FACILITY

STRATA PL. BCS 2562

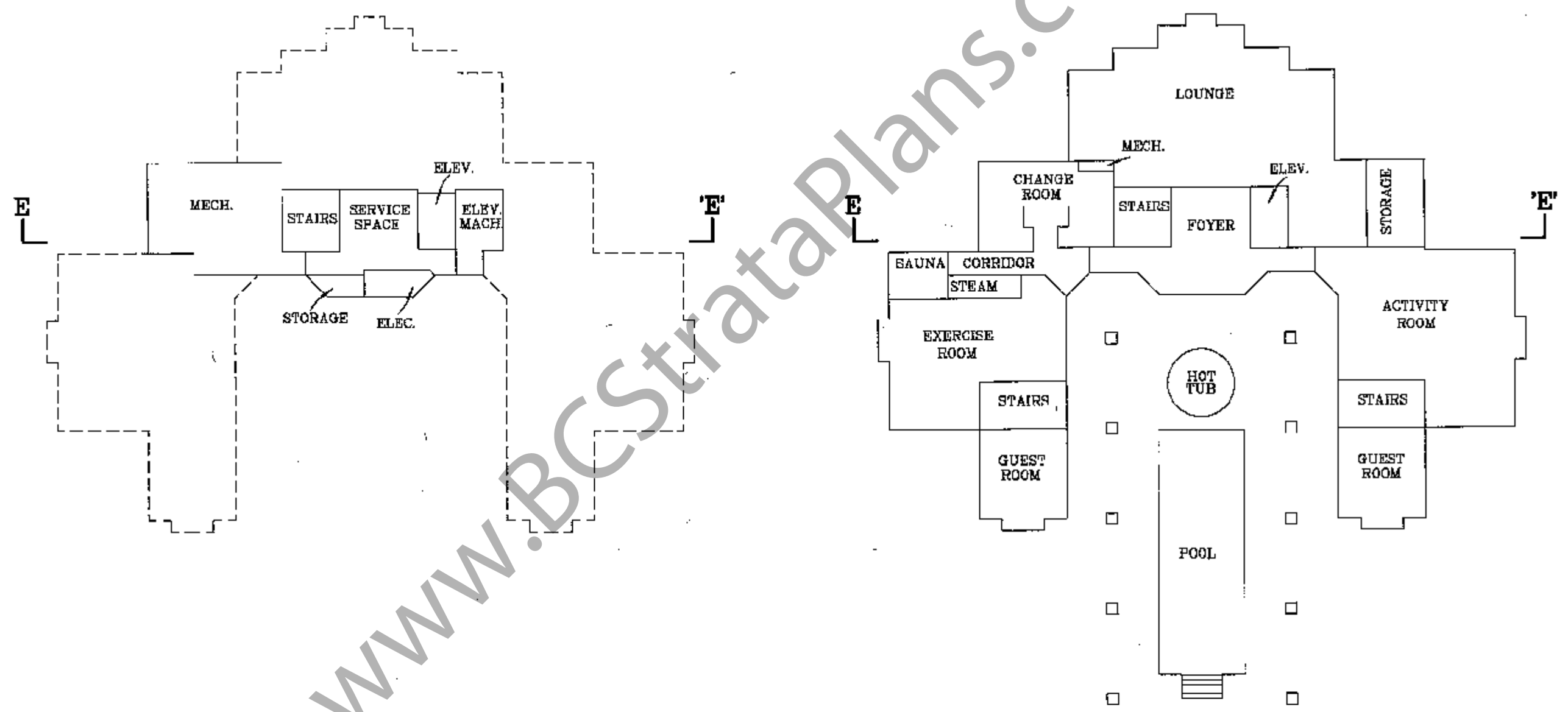
PHASE 1

SCALE 1:250



LOWER FLOOR

MAIN FLOOR



ONDERWATER LAND SURVEYING
B.C. Land Surveyors
#104-5830 178A Street
Cloverdale B.C.
FILE: JS0617_'_15

Dated this 24th day of April, 2007.

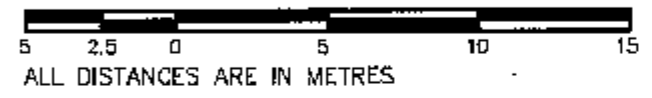
B.C.L.S.
ORIGINAL

FLOOR PLANS-SECTION AMENITY BUILDING COMMON FACILITY

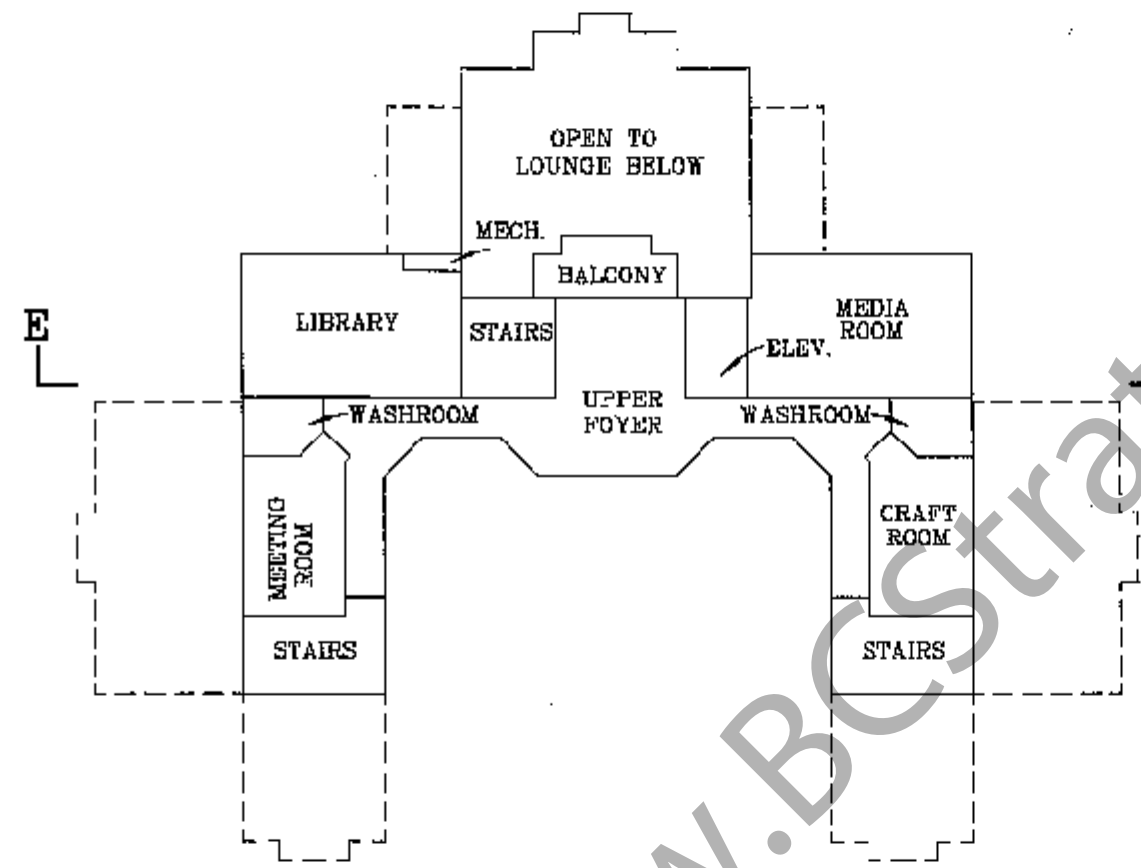
STRATA PL. BCS 2562

PHASE 1

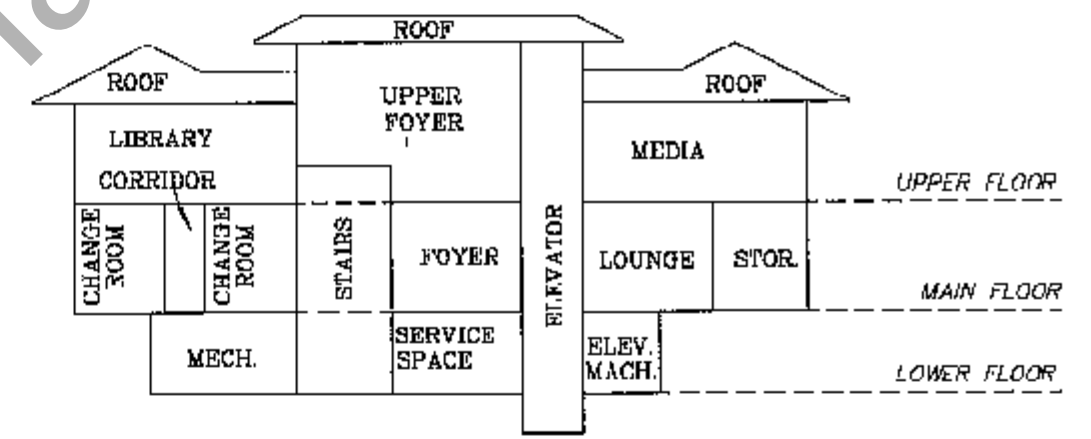
SCALE 1:250



UPPER FLOOR



SECTION E-'E'



ONDERWATER LAND SURVEYING
 B.C. Land Surveyors
 #104-5830 176A Street
 Cloverdale B.C.
 FILE: JS0617_1_16

Dated this 24th day of April, 2007.

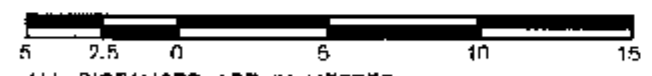
pet
 B.C.L.S.

ORIGINAL

SECTIONS - BUILDING 1 AND PARKING AREA

STRATA PL. BCS 2562

SCALE 1:250



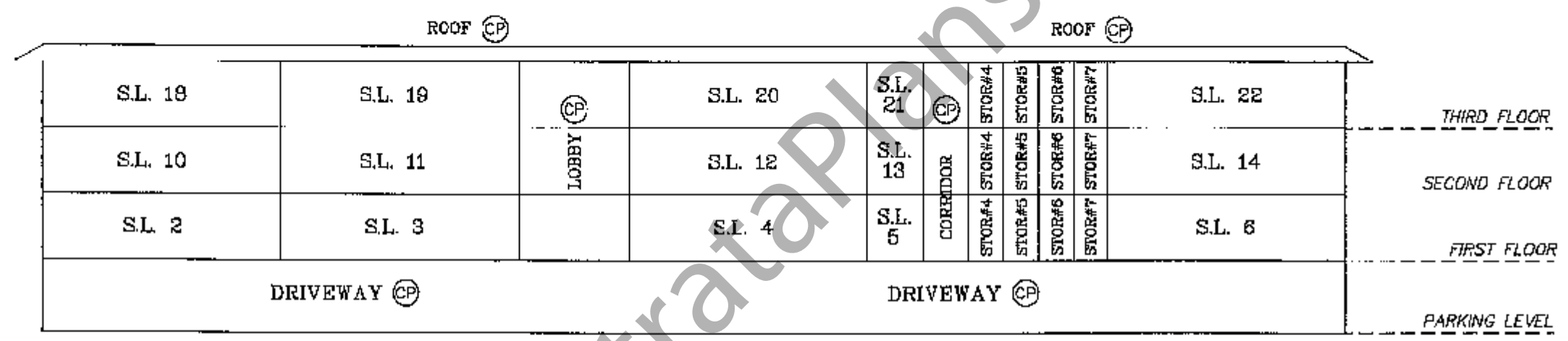
ALL DISTANCES ARE IN METRES

LEGEND:

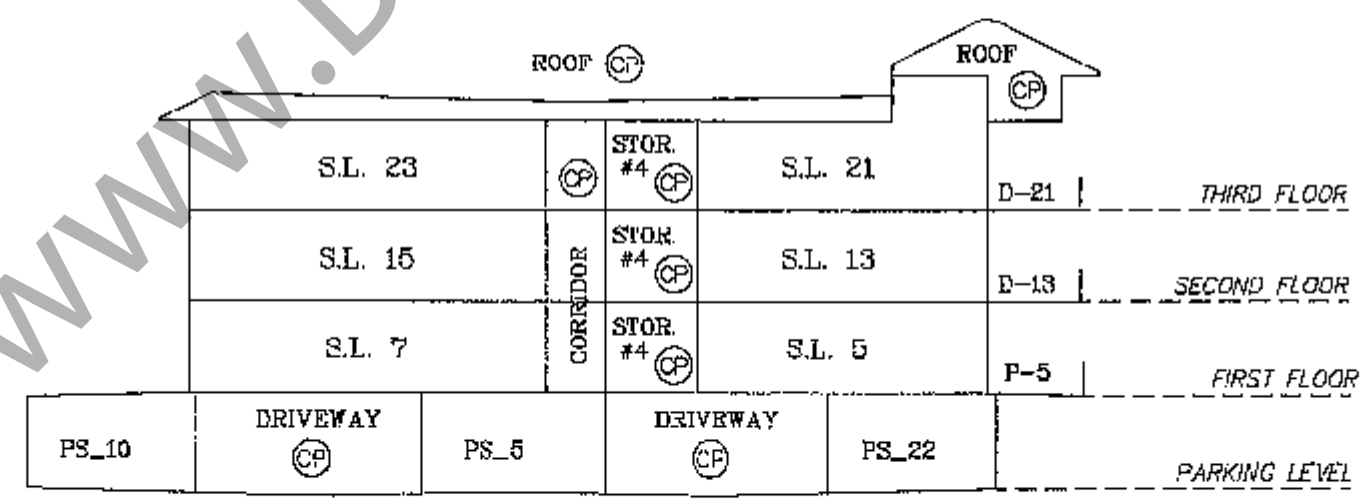
- PS-1 Denotes Parking Stall LCP of Strata Lot 1 (Typical)
- P-1 Denotes Patio LCP of Strata Lot 1 (Typical)
- D-1 Denotes Deck LCP of Strata Lot 1 (Typical)

PHASE 1

SECTION A-'A'



SECTION B-'B'



UNDERWATER LAND SURVEYING
B.C. Land Surveyors
#104-5830 176A Street
Cloverdale B.C.

FILE: JS0617_1_17

Dated this 24th day of April, 2007.

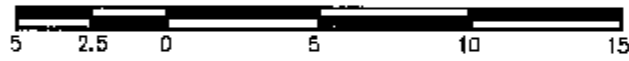
B.C.L.S.

ORIGINAL

**SECTIONS - BUILDING 2
AND PARKING AREA**

STRATA PL. BCS 2562

SCALE 1:250



ALL DISTANCES ARE IN METRES

LEGEND:

- PS-1 Denotes Parking Stal LCP of Strata Lot 1 (Typical)
- P-1 Denotes Patio LCP of Strata Lot 1 (Typical)
- D-1 Denotes Deck LCP of Strata Lot 1 (Typical)

PHASE 1

SECTION C-'C'

ROOF (CP)										ROOF (CP)										
S.L. 47	STOR#1	STOR#2	STOR#3	STOR#4	(CP)	S.L. 48	S.L. 49	(CP)	S.L. 50	S.L. 51	(CP)	STOR#5	STOR#6	STOR#7	STOR#8	S.L. 52	THIRD FLOOR			
S.L. 37	STOR#1	STOR#2	STOR#3	STOR#4	CORRIDOR	S.L. 38	S.L. 39	LOBBY	S.L. 40	S.L. 41	CORRIDOR	STOR#5	STOR#6	STOR#7	STOR#8	S.L. 42	SECOND FLOOR			
S.L. 27	STOR#1	STOR#2	STOR#3	STOR#4	CORRIDOR	S.L. 28	S.L. 29		S.L. 30	S.L. 31	CORRIDOR	STOR#5	STOR#6	STOR#7	STOR#8	S.L. 32	FIRST FLOOR			
DRIVEWAY (CP)										DRIVEWAY (CP)										PARKING LEVEL

SECTION D-'D'

ROOF (CP)				ROOF (CP)			
S.L. 53	(CP)	STOR. #6 (CP)	S.L. 51	D-51	THIRD FLOOR		
S.L. 43	CORRIDOR	STOR. #6 (CP)	S.L. 41	D-41	SECOND FLOOR		
S.L. 33	CORRIDOR	STOR. #6 (CP)	S.L. 31	P-31	FIRST FLOOR		
PS_52	DRIVEWAY (CP)	PS_41	DRIVEWAY (CP)	PS_38	PARKING LEVEL		

UNDERWATER LAND SURVEYING
B.C. Land Surveyors
#104-5830 176A Street
Cloverdale B.C.

FILE: JS0617_1_18

Dated this 24th day of April, 2007.

B.C.L.S.

ORIGINAL

**STRATA PLAN OF A PART OF LOT A
SECTION 13 TOWNSHIP 2
N.W.D. PLAN BCP23009
B.C.G.S. 92G.017**

CITY OF SURREY

SCALE 1:1250



All Distances are in Metres.

Grid Bearings are derived from
OCMS 80H2030 & 5431

LEGEND:

- SL Denotes Strata Lot
- A Denotes Area
- m2 Denotes Square Metres
- LCP Denotes Limited Common Property
- P-1 Denotes Patio, LCP of Strata Lot 1 (Typical)
- D-1 Denotes Deck, LCP of Strata Lot 1 (Typical)
- Denotes Standard Iron Post Found
- ⊙ Denotes Control Monument Found
- Denotes Lead Plug Found
- ⊕ Denotes Common Property
- ⊞ Denotes Duct Space, Common Property

PHASE 2

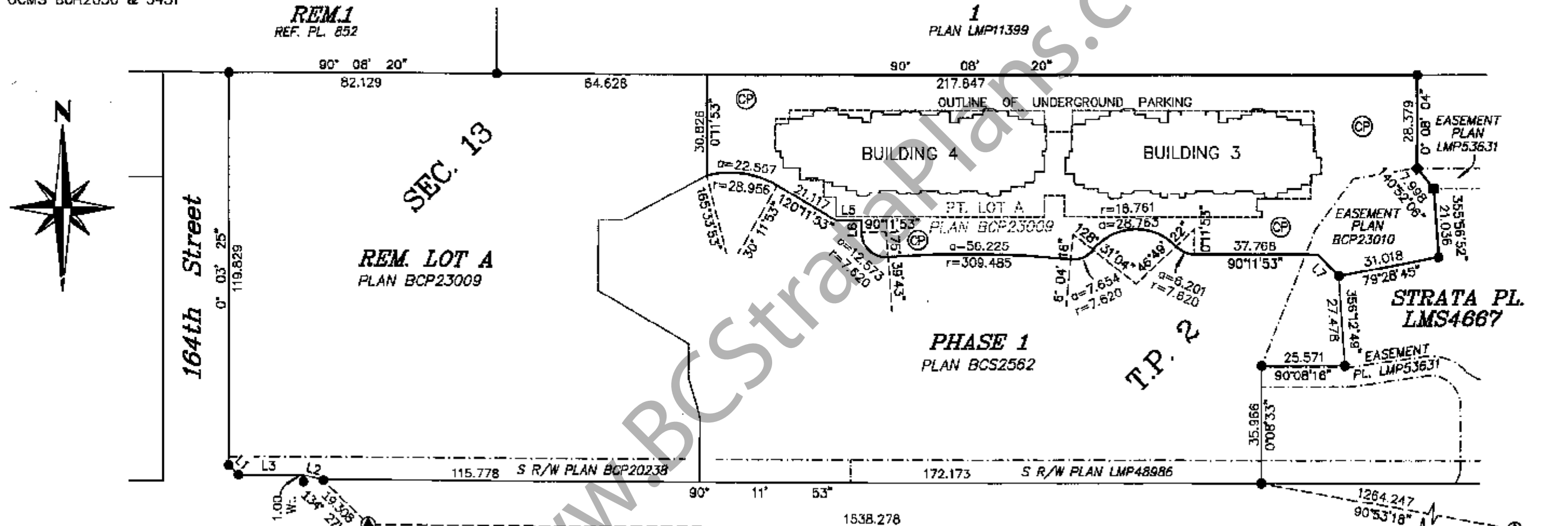
Civic Address:

Building 3 - 16499 64th Avenue
Building 4 - 16477 64th Avenue
Surrey B.C.

STRATA PLAN BCS2562

Deposited in the Land Title Office
at New Westminster, B.C. on
This 26 Day of MARCH, 2008.

JAN MACDONALD / CP
Ref. No. BB644556 Registrar



**Integrated Survey Area No. 1
City of Surrey**

This plan shows ground level measured distances, prior to computation of U.T.M. coordinates multiply by combined factor of 0.9996025 NAD83 (CSRS)

Onderwater Land Surveying
B.C. Land Surveyors
#104-5830 176A Street
Cloverdale B.C.

FILE: JS0817_2.1

L1	4.247	135°06'41"
L2	6.251	104°18'41"
L3	19.843	90°09'56"
L4	7.620	90°11'53"
L5	7.620	90°11'53"
L6	3.538	0°11'53"
L7	9.276	135°11'53"

*This Plan Lies Within The
Greater Vancouver Regional District*

I, John P. Onderwater, 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.

[Signature]
B.C.L.S.

I, John P. Onderwater, a British Columbia Land Surveyor, of Surrey, in British Columbia, certify that I was present at and personally supervised the survey represented by this plan, and that the survey and plan are correct. The field survey was completed on the 30th day of January, 2008. The plan was completed and checked, and the checklist filed under #76751 on the 5th day of February, 2008.

[Signature]
B.C.L.S.
ORIGINAL

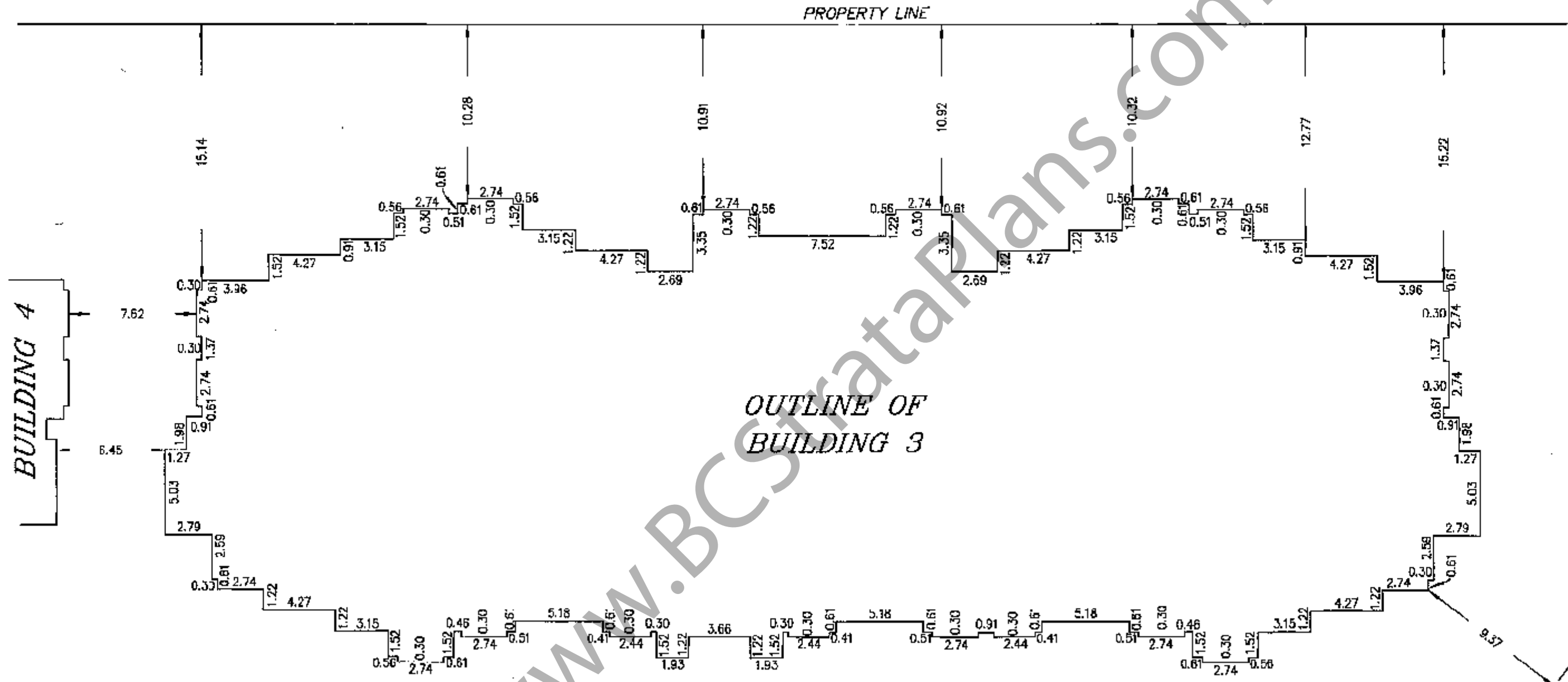
BUILDING DETAILS - BUILDING 3

PHASE 2

SCALE 1:250



ALL DISTANCES ARE IN METRES



BUILDING 4

WWW.BCStrataPlans.com

EASEMENT
PLAN
BCP23010

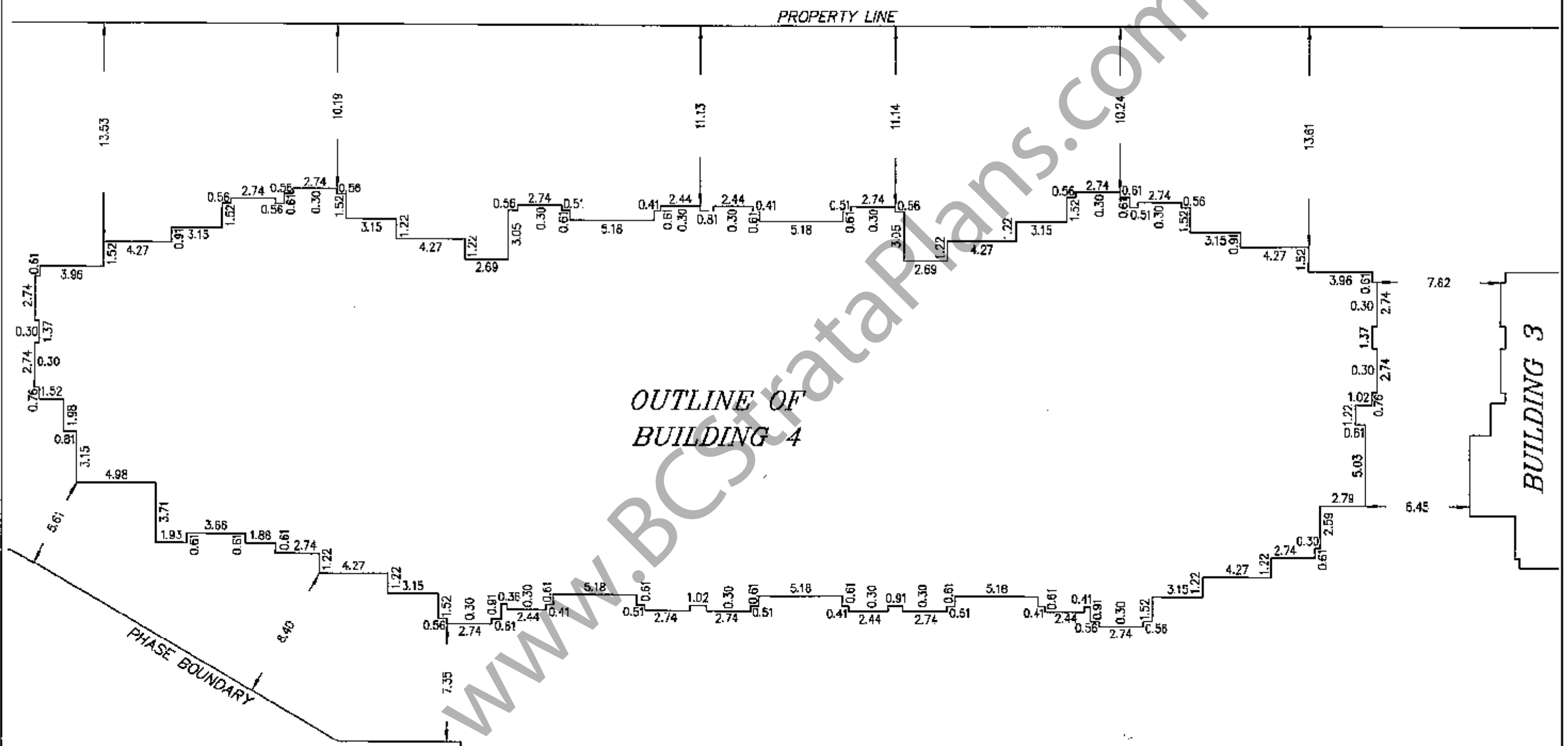
UNDERWATER LAND SURVEYING
 B.C. Land Surveyors
 #104-5530 178A Street
 Cloverdale B.C.
 FILE: JS0617_2_2

Dated this 5th day of February, 2008.

[Signature]
 B.C.L.S.
 ORIGINAL

BUILDING DETAILS - BUILDING 4

PHASE 2



OUTLINE OF
BUILDING 4

UNDERWATER LAND SURVEYING
 B.C. Land Surveyors
 #104-5880 178A Street
 Cloverdale B.C.

FILE: JS0617_2_3

Dated this 5th day of February, 2008.

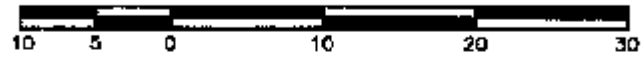
[Signature]
 B.C.L.S.
 ORIGINAL

BUILDING DETAILS - UNDERGROUND PARKING

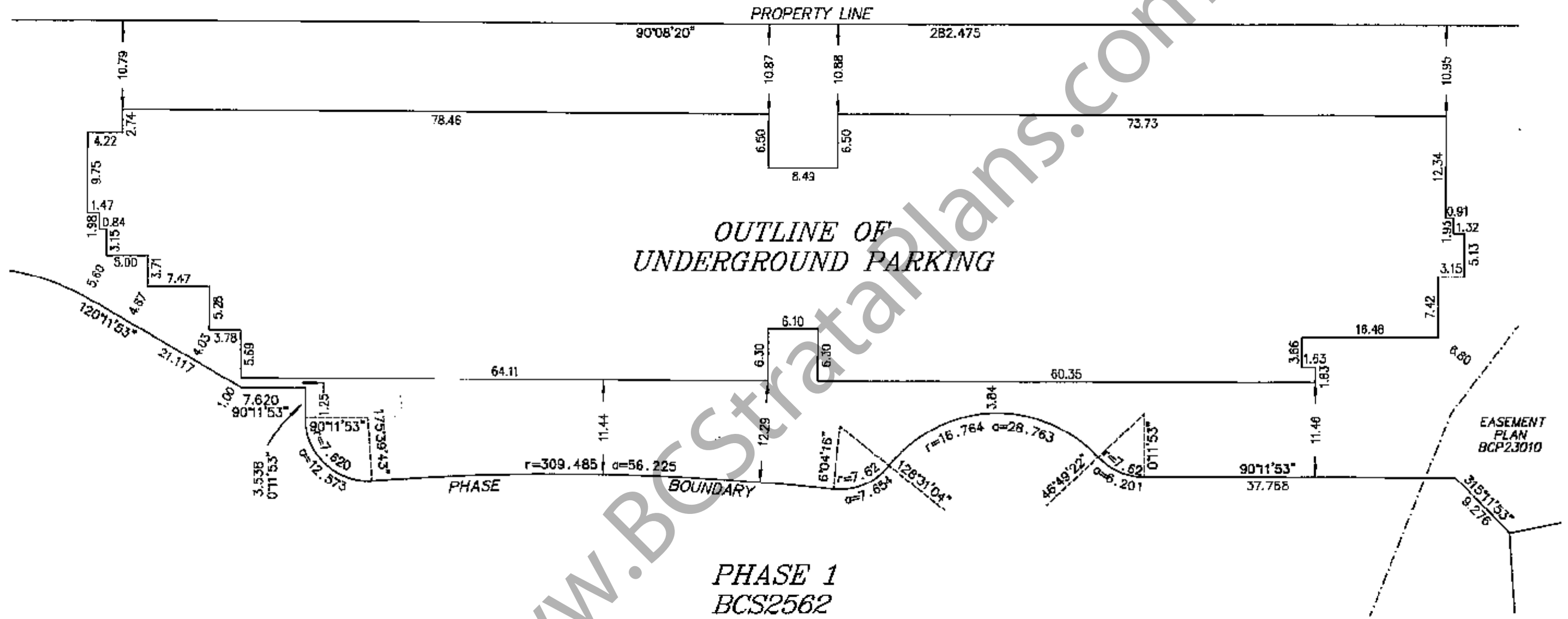
PHASE 2

SHEET 4 OF 15 SHEETS
STRATA PL. BCS2562

SCALE 1:500



ALL DISTANCES ARE IN METRES



ONDERWATER LAND SURVEYING
B.C. Land Surveyors
#104-5630 176A Street
Cloverdale B.C.

FILE: JS0617_2_4

Dated this 5th day of February, 2008.

[Signature]
B.C.L.S.
ORIGINAL

SIGNATURES

STRATA PL. BCS2562

PHASE 2


OWNERS: REMPEL ST. ANDREWS DEVELOPMENT LTD. (INC. NO. 0715289) (sign and print name clearly)


MORTGAGEE: GROSVENOR CAPITAL CORPORATION (INC. NO. 559896) (sign and print name clearly)

MORTGAGEE: HSBC BANK CANADA (sign and print name clearly)

MORTGAGEE: REMPEL DEVELOPMENT GROUP LTD. (INC. NO. 381362) (sign and print name clearly)


MORTGAGEE: TRAVELERS GUARANTEE COMPANY OF CANADA, (INC. NO. A64831) (sign and print name clearly)



AUTHORIZED SIGNATORY HENRY REMPEL


AUTHORIZED SIGNATORY JAMES DELHOMME


AUTHORIZED SIGNATORY


AUTHORIZED SIGNATORY HENRY REMPEL


AUTHORIZED SIGNATORY KERRY NAGY

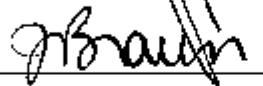

AUTHORIZED SIGNATORY JOHN REMPEL

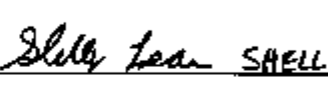

AUTHORIZED SIGNATORY GRAHAM DRESSEL

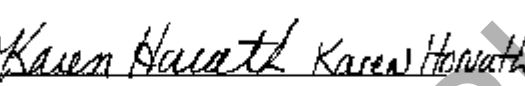

AUTHORIZED SIGNATORY

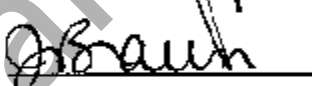

AUTHORIZED SIGNATORY JOHN REMPEL


AUTHORIZED SIGNATORY


WITNESS AS TO SIGNATURES
JUANITA BRAUN
#201 31234 WHEEL AVE
ABBOTSFORD, BC V2T 6W9
ADDRESS OF WITNESS


WITNESS AS TO SIGNATURES
SHELLEY LEAR
7491 KRAFT CRES.
BURNABY, BC V5A 1Z4
ADDRESS OF WITNESS


WITNESS AS TO SIGNATURES
KAREN HORVATH
32412 South Fraser Way
Abbotsford, B.C. V2T 1K3
ADDRESS OF WITNESS


WITNESS AS TO SIGNATURES
JUANITA BRAUN
#201 31234 WHEEL AVE
ABBOTSFORD, BC V2T 6W9
ADDRESS OF WITNESS


WITNESS AS TO SIGNATURES
Tina Phelan
2500 - 650 W. Georgia St.
Vancouver BC V6B 4N7
ADDRESS OF WITNESS

EXECUTIVE ASSISTANT
OCCUPATION OF WITNESS

EXECUTIVE ASSISTANT
OCCUPATION OF WITNESS

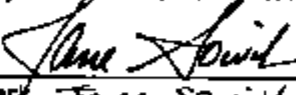
Administrative Assistant
OCCUPATION OF WITNESS

EXECUTIVE ASSISTANT
OCCUPATION OF WITNESS

Underwriter
OCCUPATION OF WITNESS


The City of Surrey as holder of Covenants BR227709, BR227715, BR227716, BA484316, BA484320, BA484322 and BB12643 consent to the filing of this strata plan.


Mayor Diane Watts

Acting Clerk 
Jane Sowik


FORM Q

Approved as Phase 2 of a 4 phase strata plan under Section 224 of the Strata Property Act this 5th day of March, 2008.



Applying Officer Judith Robertson
City of Surrey

FORM S
NEW DEVELOPMENT CERTIFICATE

I, John P. Underwater, a British Columbia Land Surveyor, certify that the buildings included in this strata plan have not, as of the 5th day of February, 2008 been previously occupied.


B.C.L.S.

Dated this 5th day of February, 2008.


B.C.L.S.
ORIGINAL

ONDERWATER LAND SURVEYING
B.C. Land Surveyors
#104-5830 178A Street
Cloverdale B.C.

**FLOOR PLANS - UNDERGROUND
PARKING BUILDING 3**

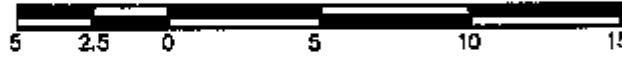
PHASE 2

LEGEND:

PS-1 Denotes Parking Stall, LCP of Strata Lot 1 (Typical)

Ⓢ Denotes Common Property

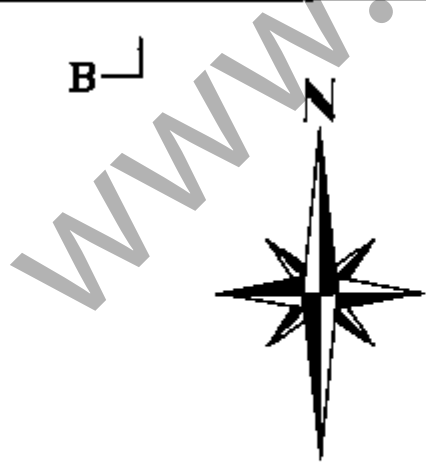
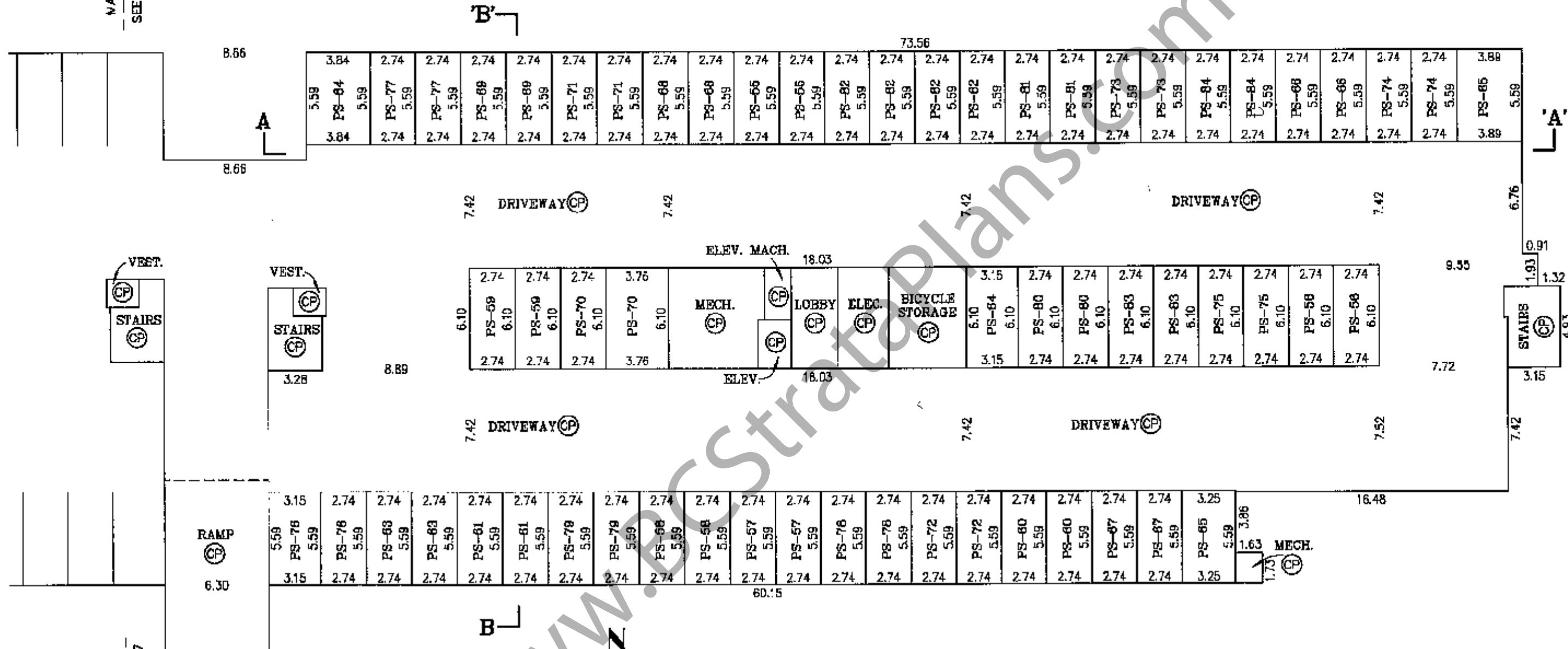
SCALE 1:250



ALL DISTANCES ARE IN METRES

MATCH LINE
SEE SHEET #7

MATCH LINE
SEE SHEET #7



UNDERWATER LAND SURVEYING
B.C. Land Surveyors
#104-5830 176A Street
Cloverdale B.C.
FILE: JS0617_2_6

Dated this 5th day of February, 2008.

[Signature]
B.C.L.S.
ORIGINAL

FLOOR PLANS - UNDERGROUND PARKING BUILDING 4

PHASE 2

LEGEND:

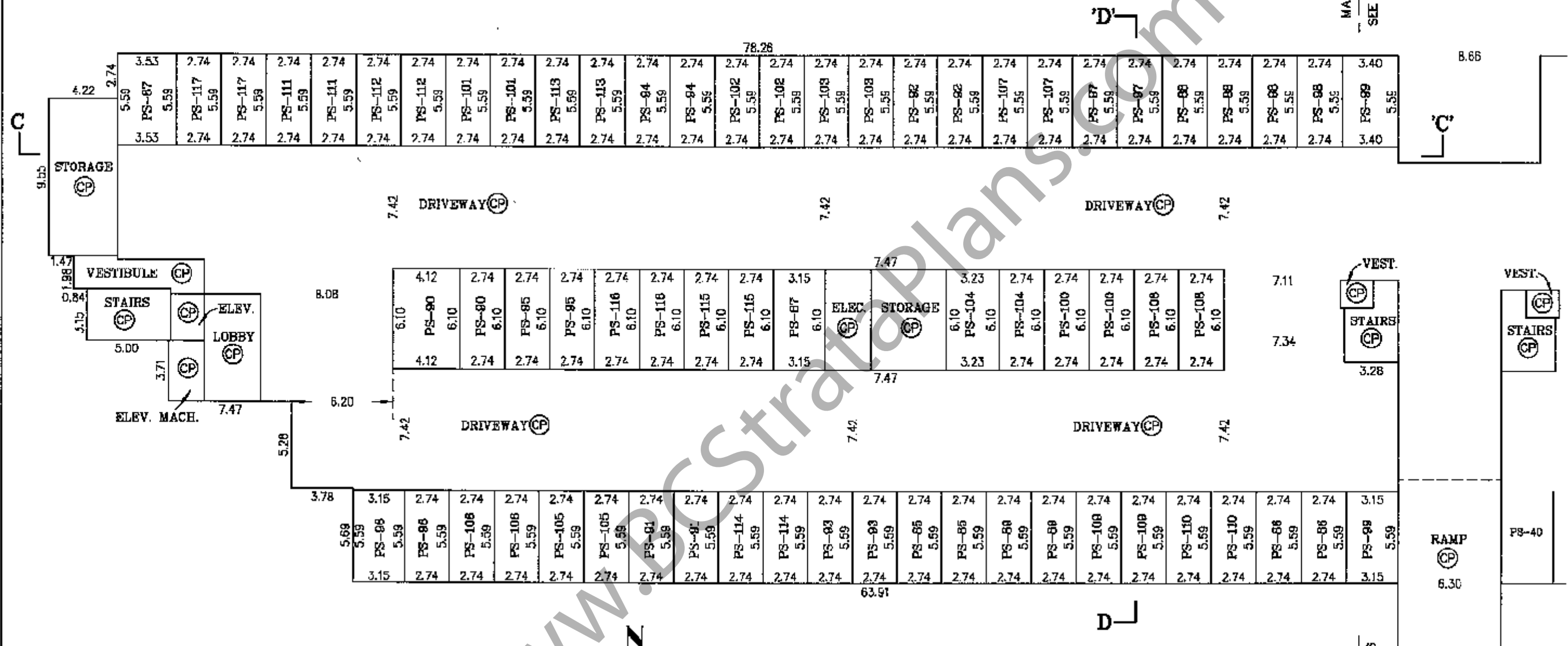
PS-1 Denotes Parking Stall, LCP of Strata Lot 1 (Typical)

CP Denotes Common Property

SCALE 1:250



ALL DISTANCES ARE IN METRES



ONDERWATER LAND SURVEYING
B.C. Land Surveyors
#104-5830 176A Street
Cloverdale B.C.

FILE: JS0617_2_7

Dated this 5th day of February, 2008.

[Signature]
B.C.L.S.
ORIGINAL

FLOOR PLANS - FIRST FLOOR BUILDING 3

STRATA PL. BCS2562

PHASE 2

SCALE 1:250



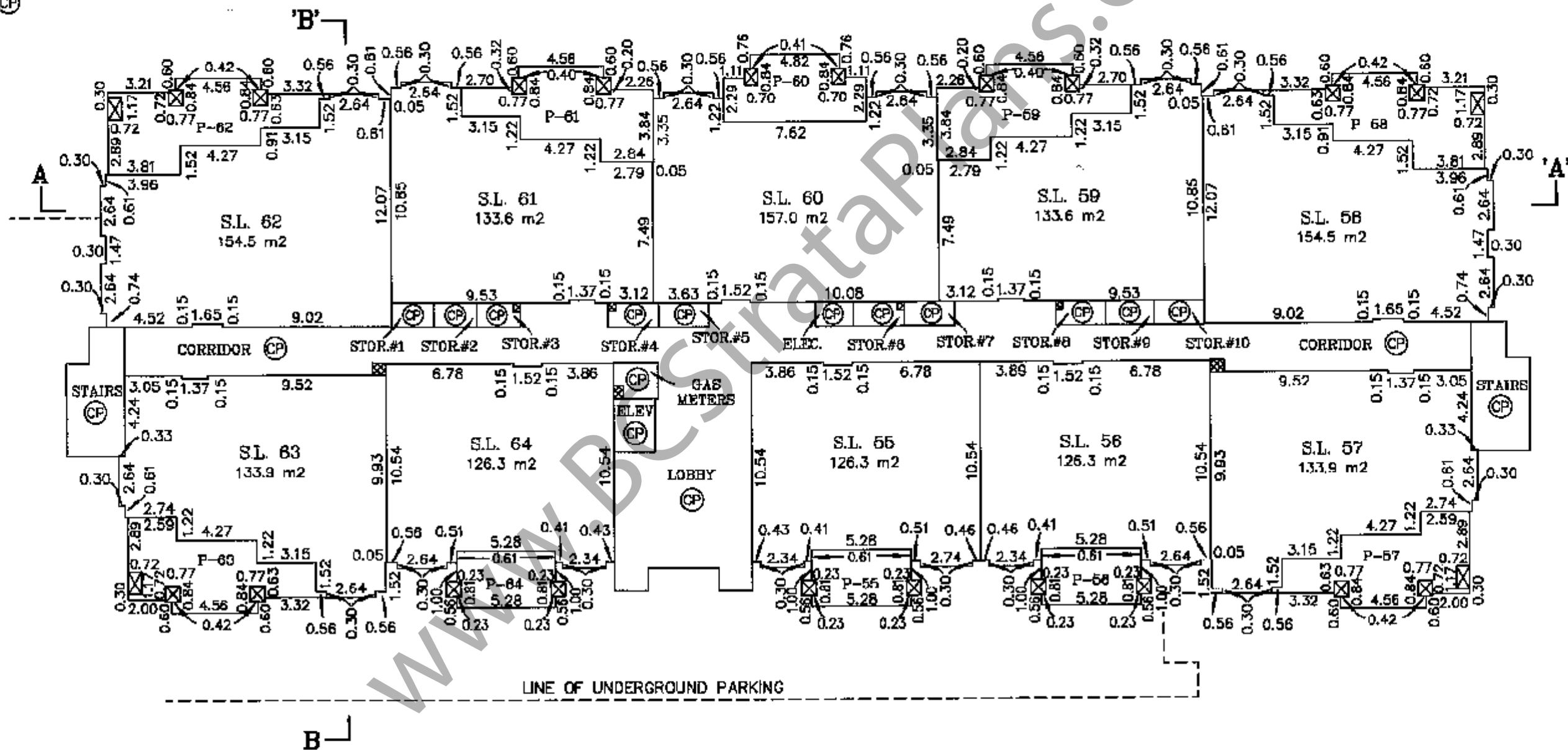
ALL DISTANCES ARE IN METRES

LEGEND:

P-1 Denotes Patio LCP of Strata Lot 1 (Typical)

CP Denotes Common Property

X Denotes Post CP



ONDERWATER LAND SURVEYING
E.C. Land Surveyors
#104-5830 178A Street
Cloverdale B.C.

FILE: JS0617_2_8

Dated this 5th day of February, 2008.

B.C.L.S.

ORIGINAL

FLOOR PLANS - SECOND FLOOR BUILDING 3

SCALE 1:250

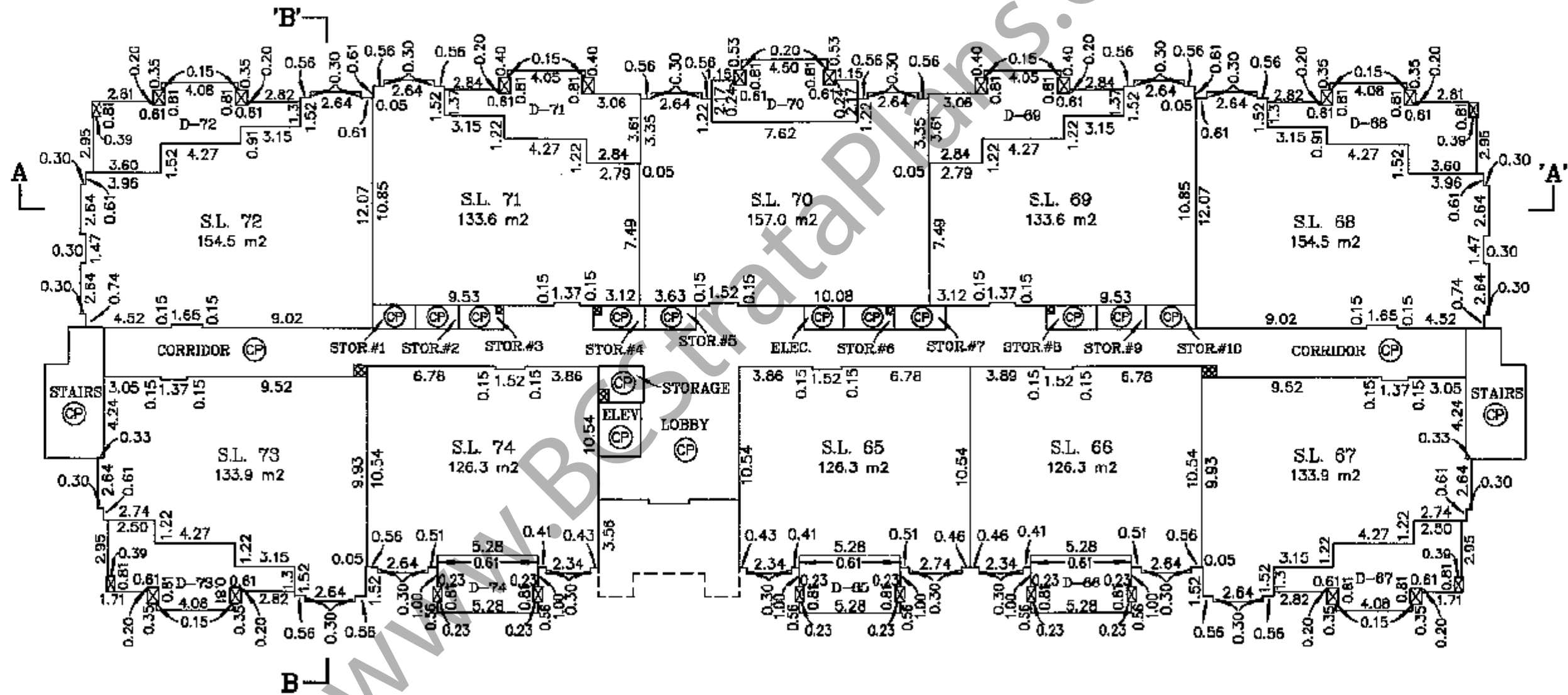


ALL DISTANCES ARE IN METRES

LEGEND:

- D-1 Denotes Deck LCP of Strata Lot 1 (Typical)
- ⊕ Denotes Common Property
- ⊗ Denotes Post ⊕

PHASE 2



ONDERWATER LAND SURVEYING
 B.C. Land Surveyors
 #104-5830 176A Street
 Cloverdale B.C.

FILE: JS0617_2_9

Dated this 5th day of February, 2008.

[Signature]
 ORIGINAL

B.C.L.S.

FLOOR PLANS - THIRD FLOOR BUILDING 3

STRATA PL. BCS2562

SCALE 1:250



ALL DISTANCES ARE IN METRES

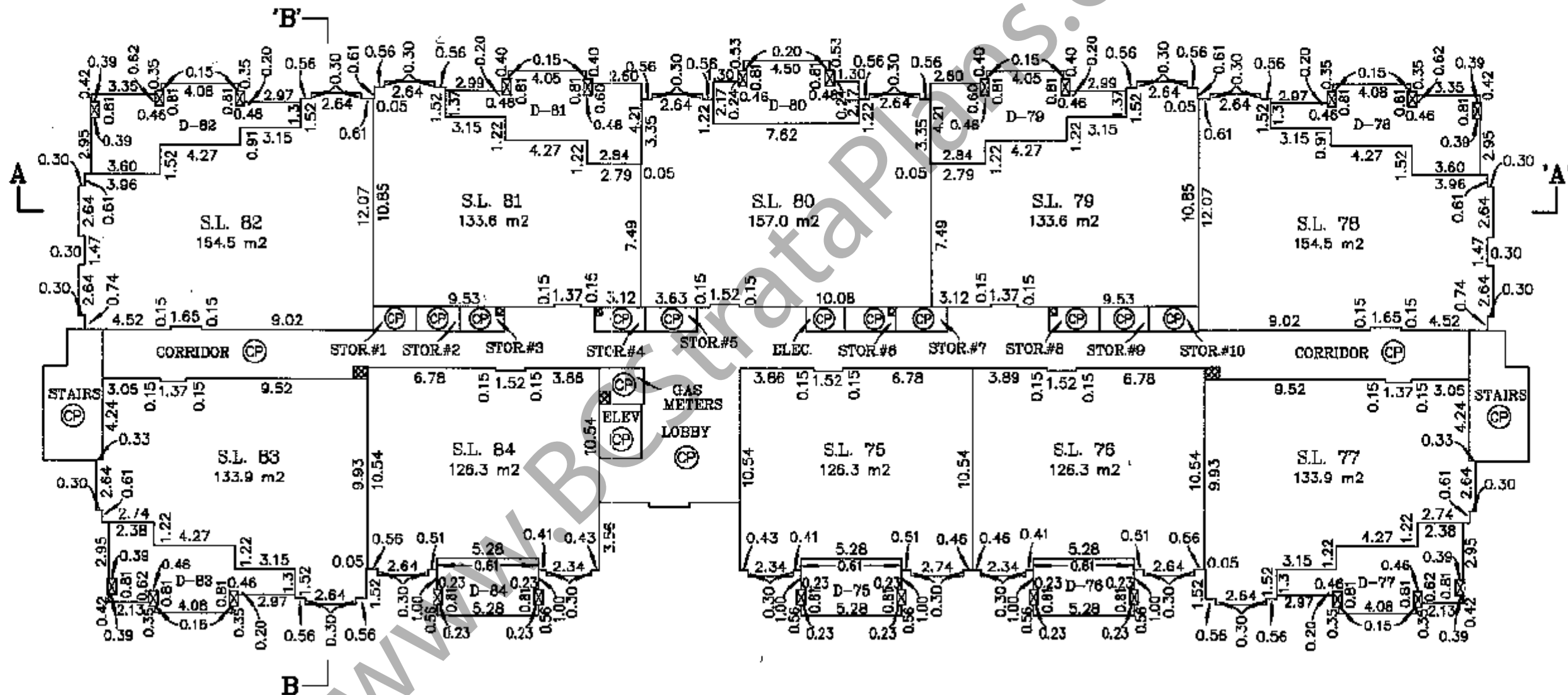
LEGEND:

D-1 Denotes Deck LCP of
Strata Lot 1 (Typical)

⊕ Denotes Common Property

⊗ Denotes Post ⊕

PHASE 2



ONDERWATER LAND SURVEYING
B.C. Land Surveyors
#104-5830 178A Street
Cloverdale B.C.

FILE: JS0617_2_10

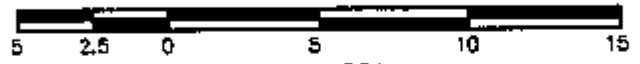
Dated this 5th day of February, 2008.

Just
ORIGINAL
B.C.L.S.

FLOOR PLANS - FIRST FLOOR BUILDING 4

STRATA PL. BCS2562

SCALE 1:250



ALL DISTANCES ARE IN METRES



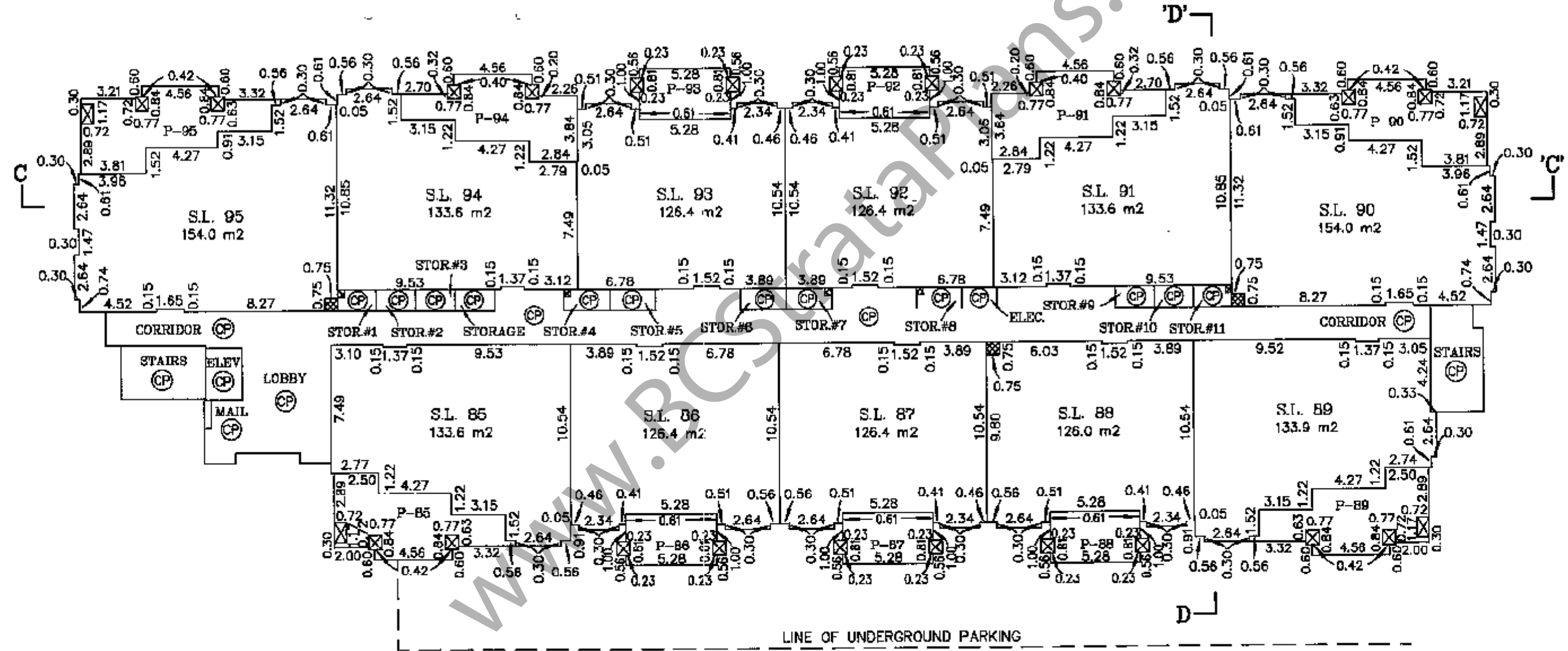
PHASE 2

LEGEND:

P-1 Denotes Patio LCP of Strata Lot 1 (Typical)

⊙ Denotes Common Property

⊗ Denotes Post ⊙



ONDERWATER LAND SURVEYING
B.C. Land Surveyors
#104-6630 176A Street
Cloverdale B.C.

Dated this 5th day of February, 2008.

FILE: JS0817_2_11

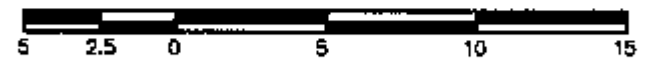
B.C.L.S.

ORIGINAL

FLOOR PLANS - SECOND FLOOR BUILDING 4

STRATA PL. BCS2562

SCALE 1:250



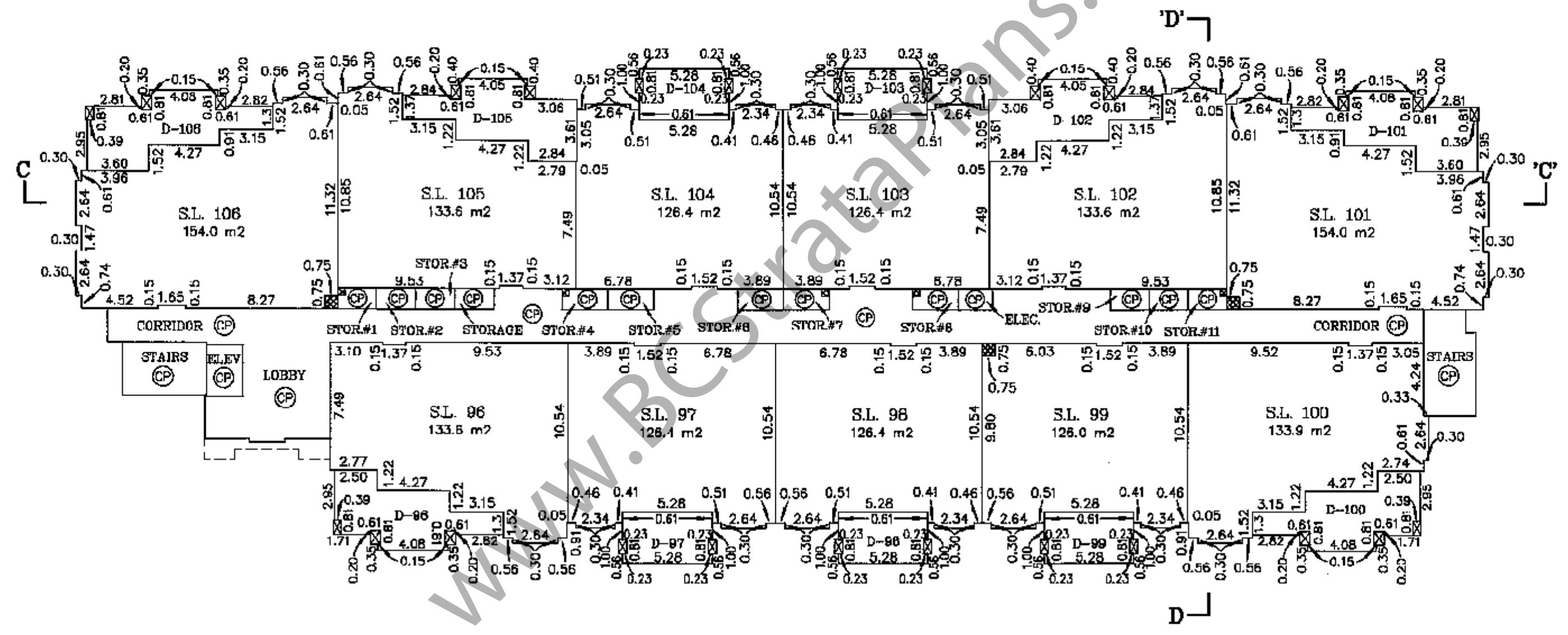
ALL DISTANCES ARE IN METRES

LEGEND:

- D-1 Denotes Deck LCP of Strata Lot 1 (Typical)
- ⊕ Denotes Common Property
- ⊗ Denotes Post ⊕



PHASE 2



ONDERWATER LAND SURVEYING
 B.C. Land Surveyors
 #104-5880 178A Street
 Cloverdale B.C.

FILE: JS0617_2_12

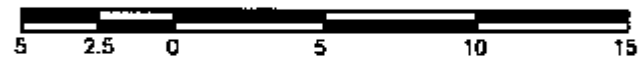
Dated this 5th day of February, 2008.

[Signature]
 ORIGINAL
 B.C.L.S.

FLOOR PLANS - THIRD FLOOR BUILDING 4

STRATA PL. BCS2562

SCALE 1:250



ALL DISTANCES ARE IN METRES

LEGEND:

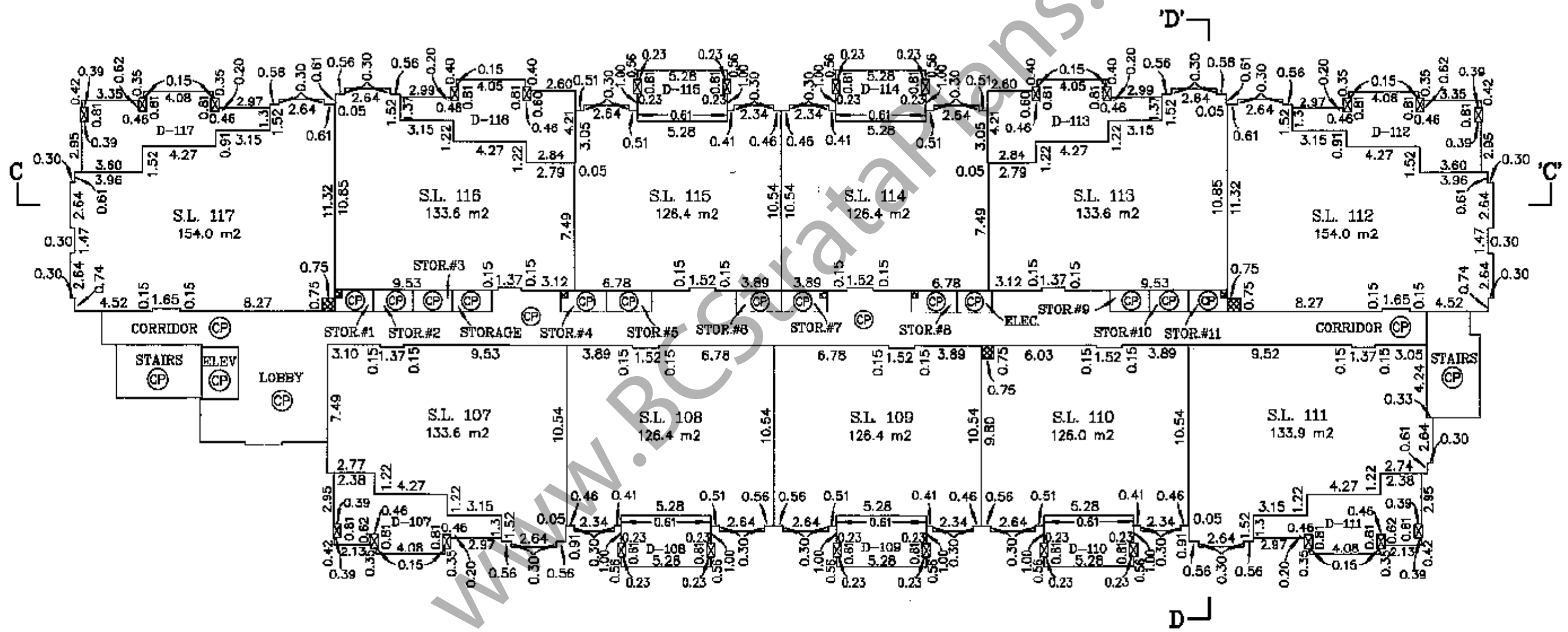
D-1 Denotes Deck LCP of Strata Lot 1 (Typical)

⊕ Denotes Common Property

⊗ Denotes Post ⊕



PHASE 2



UNDERWATER LAND SURVEYING
H.C. Land Surveyors
#104-5830 176A Street
Cloverdale B.C.

FILE: JS0617_2_13

Dated this 5th day of February, 2008.

B.C.L.S.

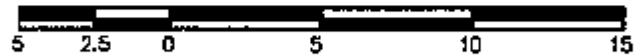
ORIGINAL

SECTIONS - BUILDING 3 AND PARKING AREA

SHEET 14 OF 15 SHEETS

STRATA PL. BCS2562

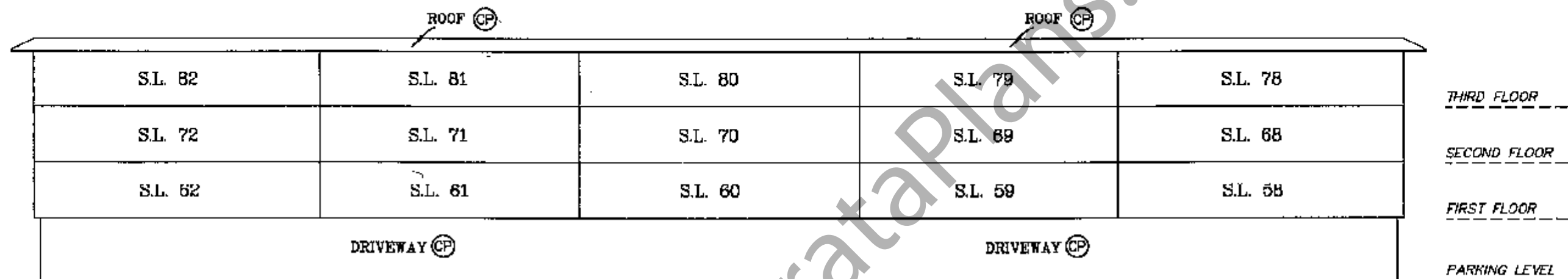
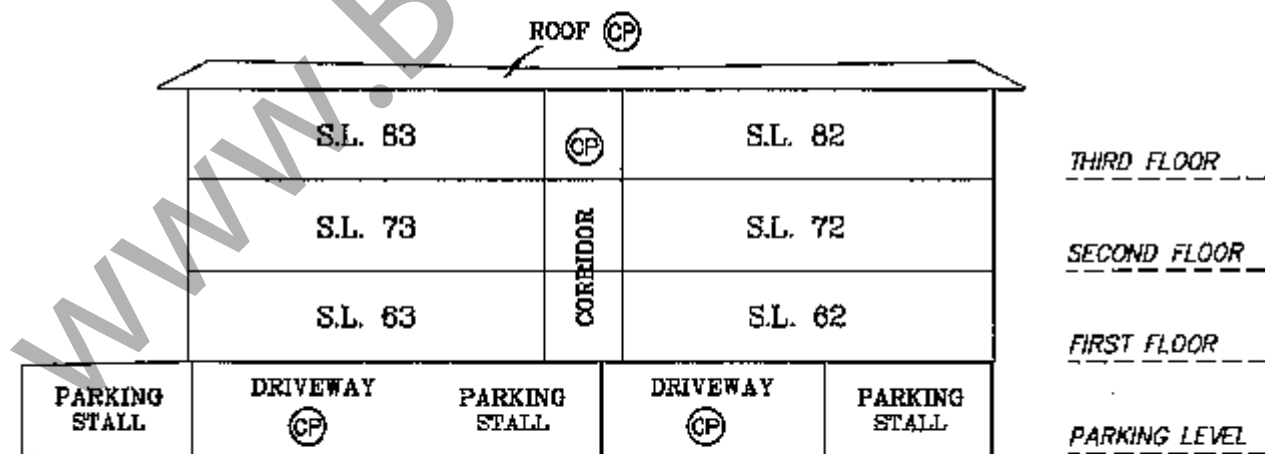
SCALE 1:250



ALL DISTANCES ARE IN METRES

LEGEND:

- PS-1 Denotes Parking Stall LCP of
Strata Lot 1 (Typical)
- P-1 Denotes Patio LCP of
Strata Lot 1 (Typical)
- D-1 Denotes Deck LCP of
Strata Lot 1 (Typical)

PHASE 2**SECTION A-'A'****SECTION B-'B'**

ONDERWATER LAND SURVEYING
B.C. Land Surveyors
#104-6830 178A Street
Cloverdale B.C.

FILE: JSQB17_2_14

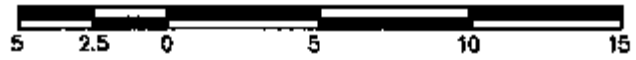
Dated this 5th day of February, 2008.

[Signature]
B.C.L.S.
ORIGINAL

**SECTIONS — BUILDING 4
AND PARKING AREA**

STRATA PL. BCS2562

SCALE 1:250



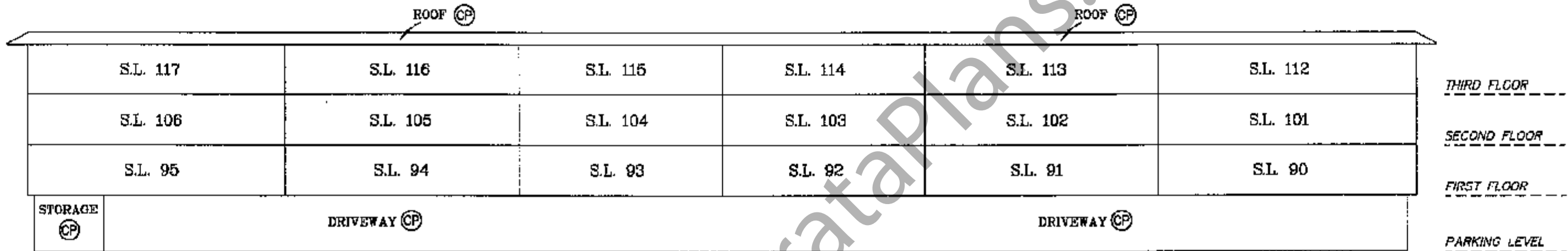
ALL DISTANCES ARE IN METRES

LEGEND:

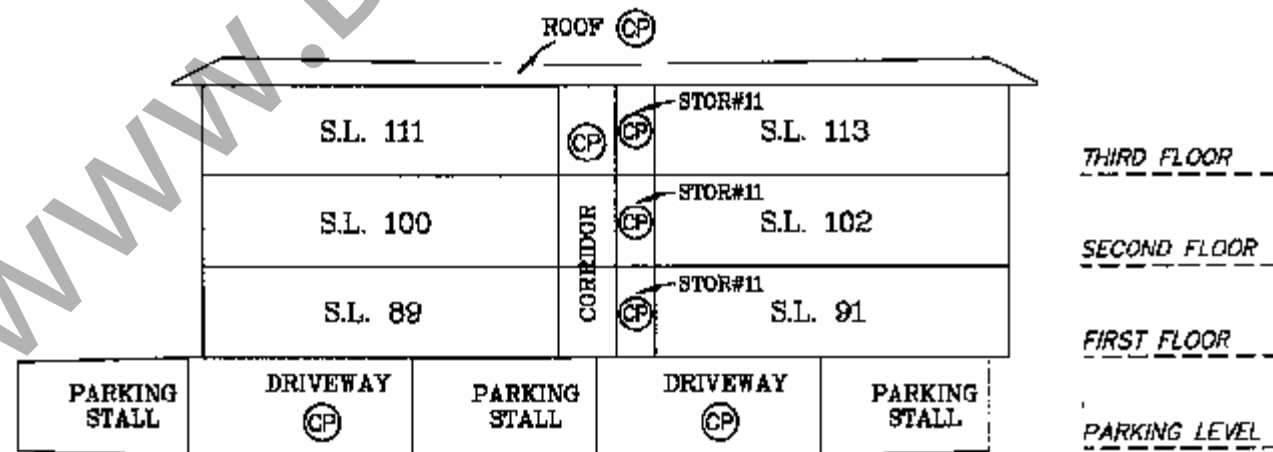
- PS-1 Denotes Parking Stall LCP of Strata Lot 1 (Typical)
- P-1 Denotes Patio LCP of Strata Lot 1 (Typical)
- D-1 Denotes Deck LCP of Strata Lot 1 (Typical)

PHASE 2

SECTION C-'C'



SECTION D-'D'



UNDERWATER LAND SURVEYING
B.C. Land Surveyors
#104-5830 170A Street
Cloverdale B.C.

FILE: JS0617_2_15

Dated this 5th day of February, 2008.

[Signature]
B.C.L.S.
ORIGINAL

**STRATA PLAN OF A PART OF LOT A
SECTION 13 TOWNSHIP 2
N.W.D. PLAN BCP23009
B.C.G.S. 92G.017**

CITY OF SURREY

SCALE 1:1250



All Distances are in Metres.

Grid Bearings are derived from
OCMS 80H2030 & 5431

LEGEND:

- SL Denotes Strata Lot
- A Denotes Area
- m² Denotes Square Metres
- LCP Denotes Limited Common Property
- P-1 Denotes Patio, LCP of Strata Lot 1 (Typical)
- D-1 Denotes Deck, LCP of Strata Lot 1 (Typical)
- Denotes Standard Iron Post Found
- ⊙ Denotes Control Monument Found
- Denotes Lead Plug Found
- ⊕ Denotes Common Property
- ▨ Denotes Duct Space, Common Property

PHASE 3

Civic Address:

Building 7 - 16421 64th Avenue
Building 8 - 16447 64th Avenue
Surrey B.C.

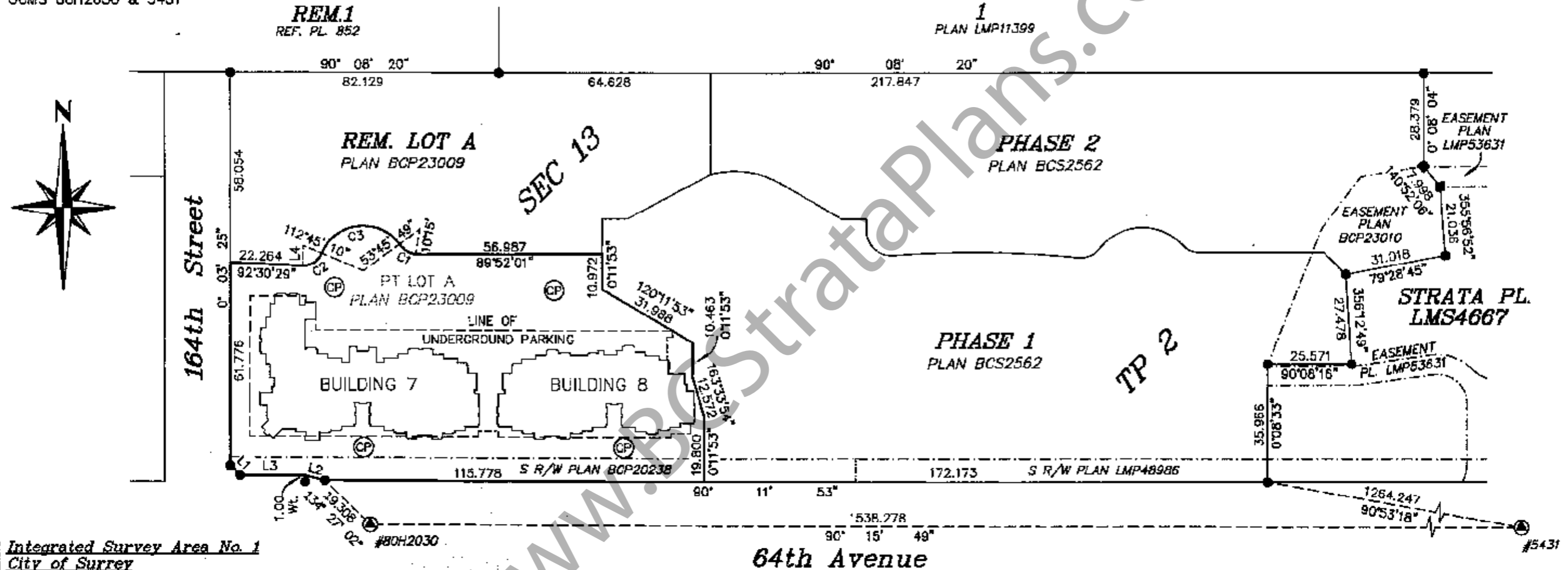
SHEET 1 OF 15 SHEETS

STRATA PLAN BCS2562

Deposited in the Land Title Office
at New Westminster, B.C. on
This 26 Day of Jan, 2008.

L. Blaschuk / or
Registrar

Ref. No. _____
88751375-428



**Integrated Survey Area No. 1
City of Surrey**

This plan shows ground level measured distances, prior to computation of U.T.M. coordinates multiply by combined factor of 0.9996025 NAD83 (CSRS)

C1	6.002	r=7.801
C2	7.176	r=6.098
C3	28.969	r=13.716

L1	4.247	135°06'41"
L2	6.251	104°18'41"
L3	19.843	90°09'56"
L4	6.098	0°11'53"

UNDERWATER LAND SURVEYING
B.C. Land Surveyors
#104-5830 178A Street
Cloverdale B.C.

FILE: JS0617_F3_1

*This Plan Lies Within The
Greater Vancouver Regional District*

I, John P. Underwater, 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.

John P. Underwater
B.C.L.S.

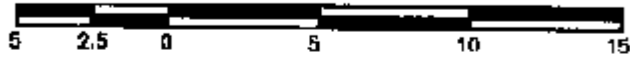
I, John P. Underwater, a British Columbia Land Surveyor, of Surrey, in British Columbia, certify that I was present at and personally superintended the survey represented by this plan, and that the survey and plan are correct. The field survey was completed on the 8th day of December, 2008. The plan was completed and checked, and the checklist filed under #91094 on the 10th day of December, 2008.

John P. Underwater
B.C.L.S.
ORIGINAL

BUILDING DETAILS - BUILDING 7

PHASE 3

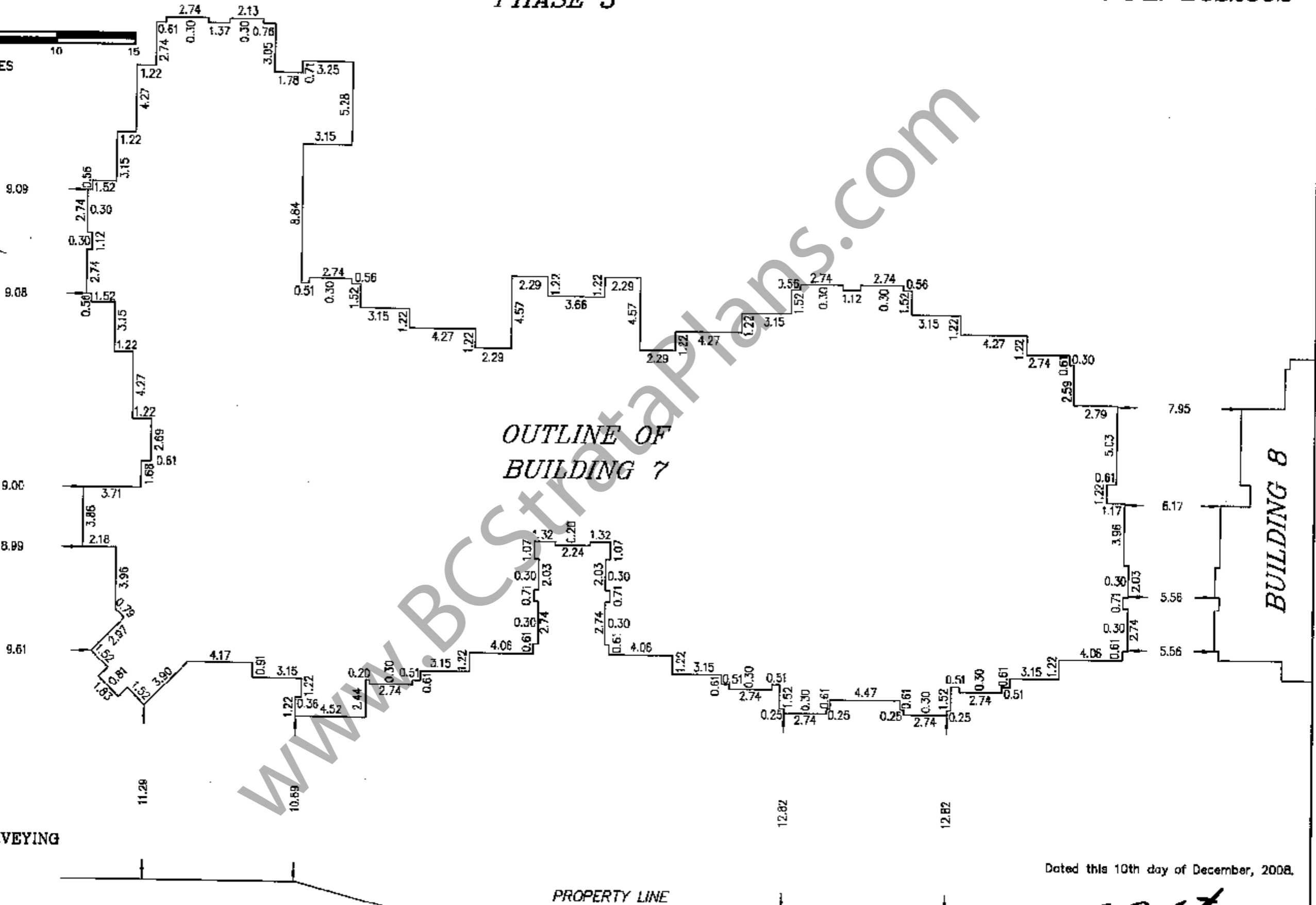
SCALE 1:250



ALL DISTANCES ARE IN METRES



PROPERTY LINE



OUTLINE OF
BUILDING 7

BUILDING 8

UNDERWATER LAND SURVEYING
B.C. Land Surveyors
#104-5830 178A Street
Cloverdale BC.

FILE: JS0817_F3_2

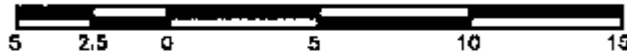
Dated this 10th day of December, 2008.

Just
ORIGINAL

B.C.L.S.

BUILDING DETAILS - BUILDING 8

SCALE 1:250



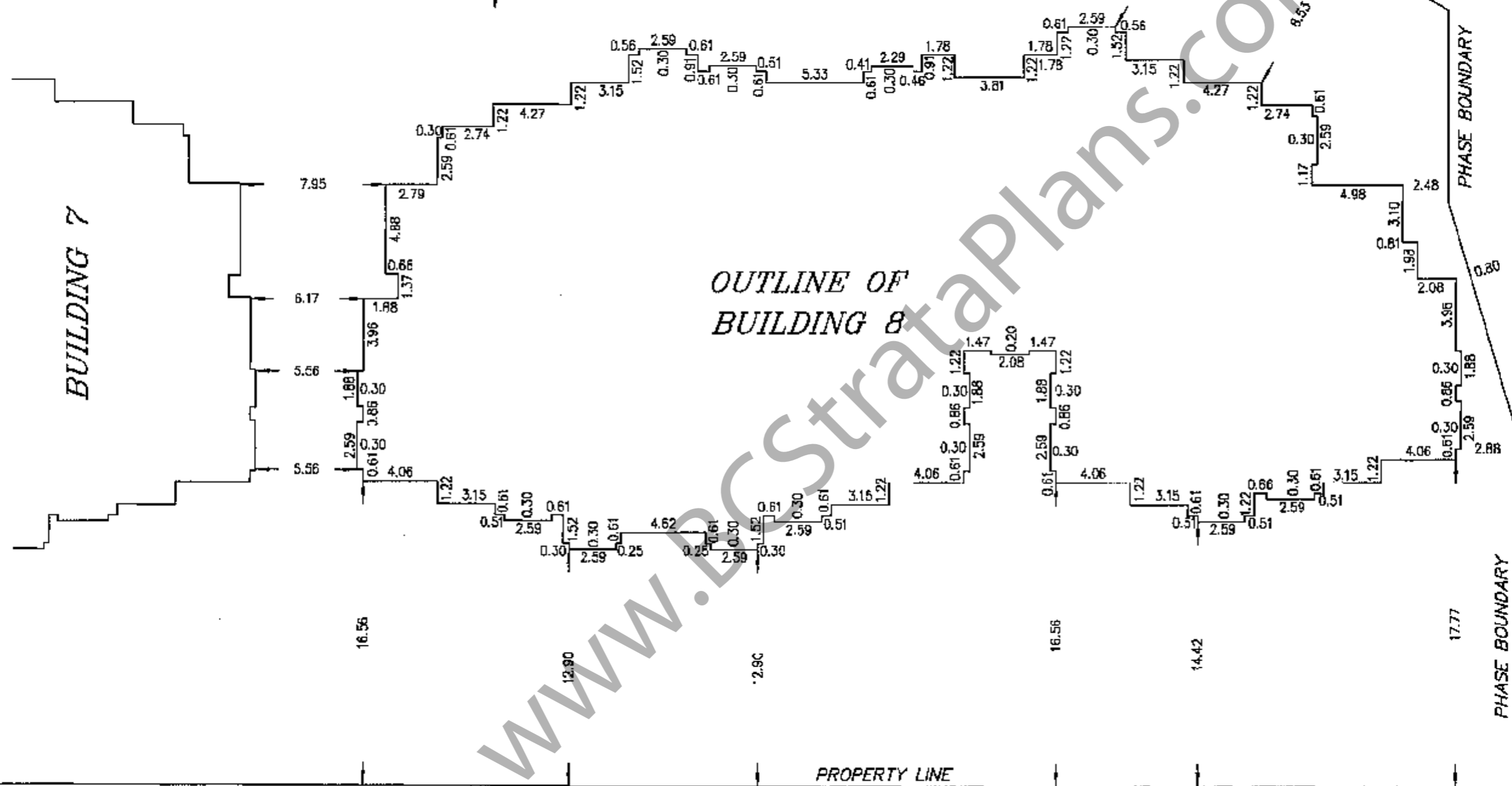
ALL DISTANCES ARE IN METRES



PHASE 3

SHEET 3 OF 15 SHEETS

STRATA PL. BCS2562



OUTLINE OF BUILDING 8

PHASE 1 PL. BCS2562

PROPERTY LINE

64th AVENUE

UNDERWATER LAND SURVEYING
B.C. Land Surveyors
#104-5030 176A Street
Cloverdale B.C.

FILE: JS0617_F3_3

Dated this 10th day of December, 2006.

B.C.L.S.

ORIGINAL

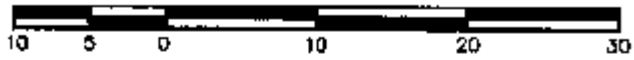
BUILDING DETAILS - UNDERGROUND PARKING

PHASE 3

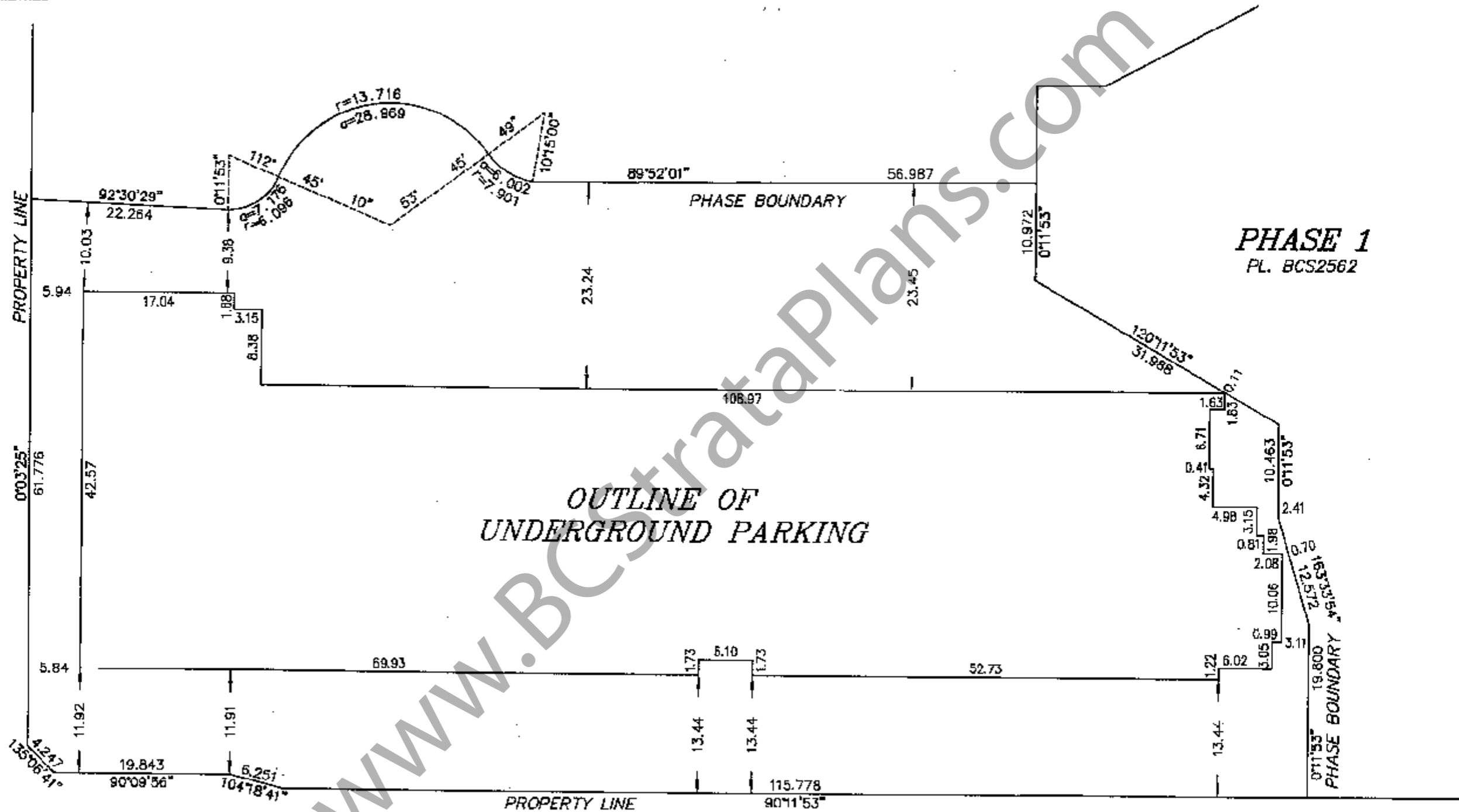
SHEET 4 OF 15 SHEETS

STRATA PL. BCS2562

SCALE 1:500



ALL DISTANCES ARE IN METRES



OUTLINE OF UNDERGROUND PARKING

64th AVENUE

ONDERWATER LAND SURVEYING
 B.C. Land Surveyors
 #104-5830 178A Street
 Cloverdale B.C.
 FILE: JS0817_F2_4

Dated this 10th day of December, 2008.

Just
 ORIGINAL

B.C.L.S.

SIGNATURES

STRATA PL. BCS2562

PHASE 3

OWNERS: REMPEL ST. ANDREWS DEVELOPMENT LTD. (INC. NO. 0715299) (sign and print name clearly)

[Signature]

AUTHORIZED SIGNATORY HENRY REMPEL

AUTHORIZED SIGNATORY

[Signature]
WITNESS AS TO SIGNATURES
JUANITA BROSSEAU
19165 94TH AVE.

ADDRESS OF WITNESS
SURREY, BC V4N 3S4
CORP. ADMINISTRATOR
OCCUPATION OF WITNESS

MORTGAGEE: GROSVENOR CAPITAL CORPORATION (INC. NO. 559896) (sign and print name clearly)

[Signature]
AUTHORIZED SIGNATORY James Delutte

[Signature]
AUTHORIZED SIGNATORY MICHAEL BATTIE

[Signature]
WITNESS AS TO SIGNATURES
SHELLEY LEAR
7491 KRAFT CRES.
BURNABY, BC V5A 1Z4

ADDRESS OF WITNESS
EXECUTIVE ASSISTANT
OCCUPATION OF WITNESS

MORTGAGEE: HSBC BANK CANADA (sign and print name clearly)

[Signature] RICHARD NAWEN
AUTHORIZED SIGNATORY

[Signature] JOSEPH RANHEL
AUTHORIZED SIGNATORY

[Signature] JOCELYN MARSH
WITNESS AS TO SIGNATURES
685 WEST LEAK LANE
VANCOUVER, BC V6C 3W4

ADDRESS OF WITNESS
COMMERCIAL FINANCIAL SERVICES OFFICIAL
OCCUPATION OF WITNESS

MORTGAGEE: REMPEL DEVELOPMENT GROUP LTD. (INC. NO. 381362) (sign and print name clearly)

[Signature]
AUTHORIZED SIGNATORY HENRY REMPEL

AUTHORIZED SIGNATORY

[Signature]
WITNESS AS TO SIGNATURES
JUANITA BROSSEAU
19165 94TH AVENUE

ADDRESS OF WITNESS
SURREY, BC V4N 3S4
CORP. ADMINISTRATOR
OCCUPATION OF WITNESS

MORTGAGEE: TRAVELERS GUARANTEE COMPANY OF CANADA, (INC. NO. A64831) (sign and print name clearly)

[Signature]
AUTHORIZED SIGNATORY KERRY NAGY

AUTHORIZED SIGNATORY

[Signature] T. Phelan Tina Phelan
WITNESS AS TO SIGNATURES
2500-650 W Georgia St.
Vancouver, BC V6B 4N7

ADDRESS OF WITNESS
Underwriter
OCCUPATION OF WITNESS

The City of Surrey as holder of Covenants BR227709, BR227715, BR227718, BA484316, BA484320, BA484322 and BB12643 consent to the filing of this strata plan.

[Signature]
Mayor

[Signature]
Clerk

FORM Q

Approved as Phase 3 of a 4 phase strata plan under Section 224 of the Strata Property Act this 10th day of January, 2009.

[Signature]
Approving Officer
City of Surrey

FORM S
NEW DEVELOPMENT CERTIFICATE

I, John P. Underwater, a British Columbia Land Surveyor, certify that the buildings included in this strata plan have not as of the 10th day of December, 2008 been previously occupied.

[Signature]
B.C.L.S.

Dated this 10th day of December, 2008.

[Signature]
B.C.L.S.

UNDERWATER LAND SURVEYING
B.C. Land Surveyors
#104-5830 178A Street
Cloverdale B.C.

FLOOR PLANS - UNDERGROUND PARKING BUILDING 7

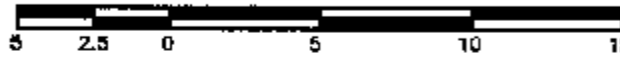
PHASE 3

LEGEND:

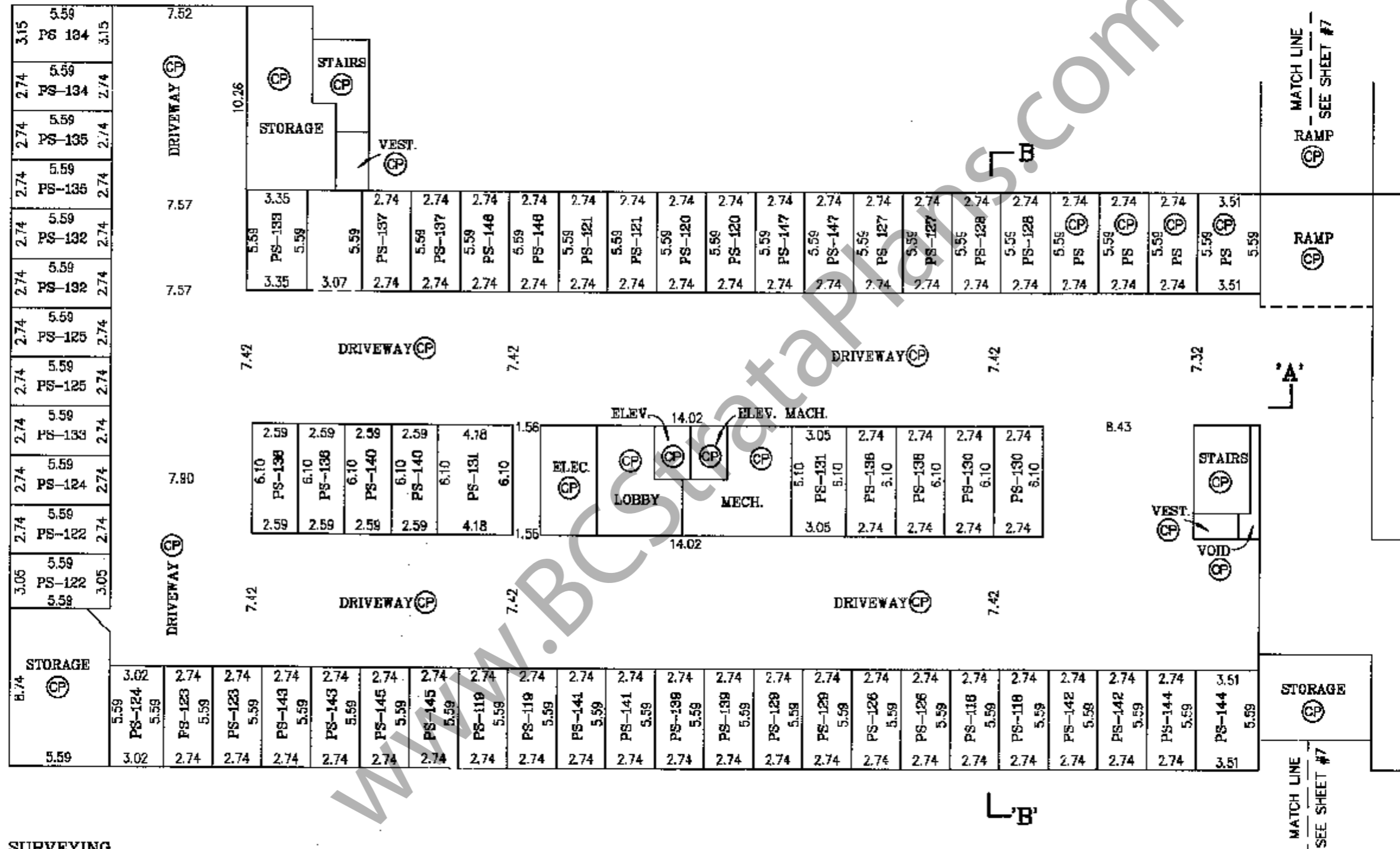
PS-1 Denotes Parking Stall, LCP of Strata Lot 1 (Typical)

Ⓢ Denotes Common Property

SCALE 1:250



ALL DISTANCES ARE IN METRES



UNDERWATER LAND SURVEYING
B.C. Land Surveyors
#104-5890 176A Street
Cloverdale B.C.

FILE JS0617_F3_6

Dated this 10th day of December, 2008.

[Signature]
B.C.L.S.

FLOOR PLANS - UNDERGROUND PARKING BUILDING 8

PHASE 3

SHEET 7 OF 15 SHEETS

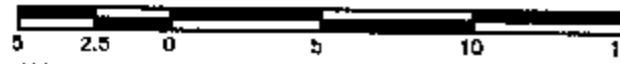
STRATA PL. BCS2562

LEGEND:

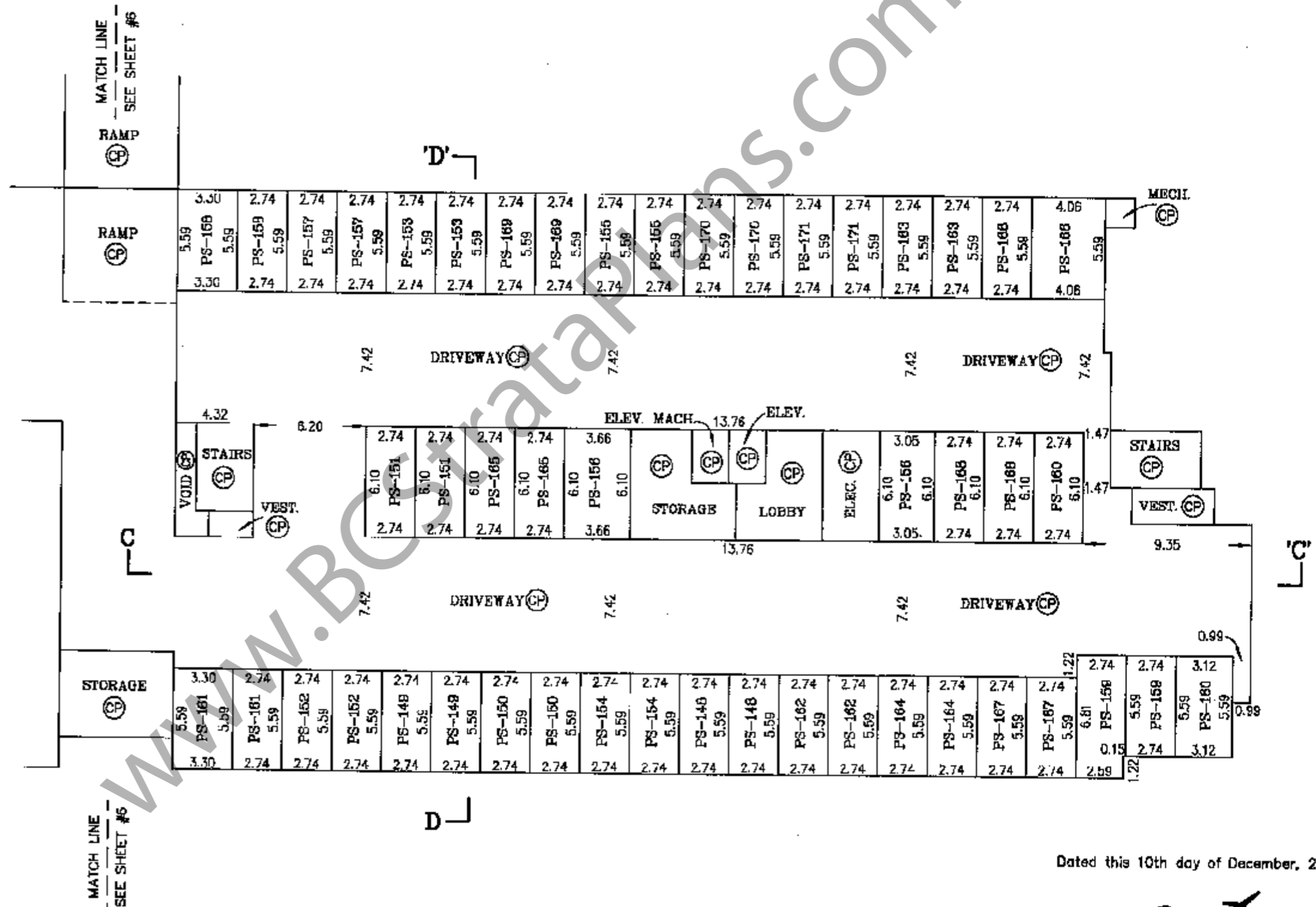
PS-1 Denotes Parking Stall, LOP of Strata Lot 1 (Typical)

Ⓢ Denotes Common Property

SCALE 1:250



ALL DISTANCES ARE IN METRES



UNDERWATER LAND SURVEYING
B.C. Land Surveyors
#104-5830 176A Street
Cloverdale B.C.

FILE: JS0617_F3_7

Dated this 10th day of December, 2008.

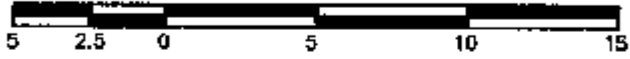
B.C.L.S.

FLOOR PLANS - FIRST FLOOR BUILDING 7

STRATA PL. BCS2562

PHASE 3

SCALE 1:250



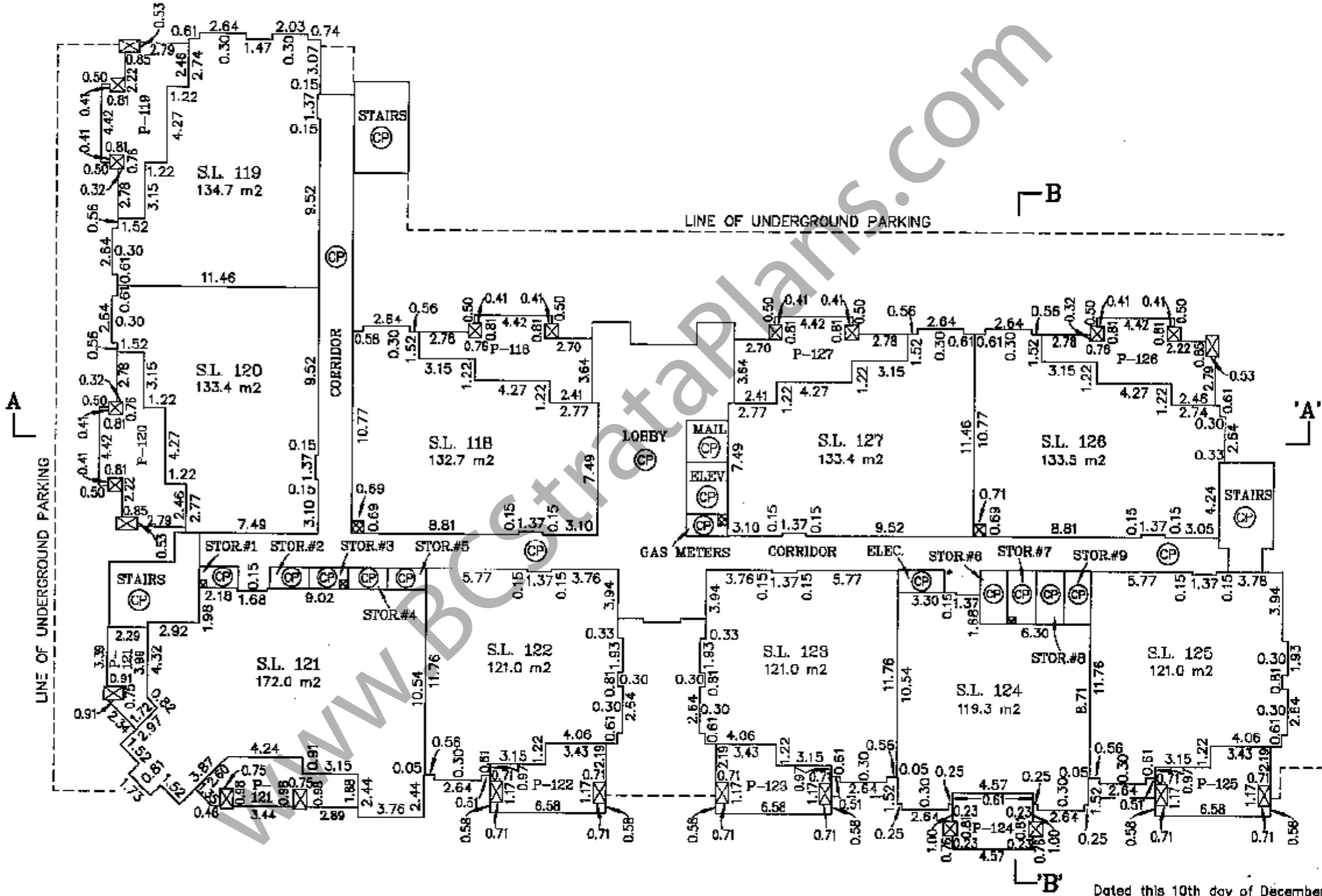
ALL DISTANCES ARE IN METRES

LEGEND:

P-1 Denotes Patio LCP of Strata Lot 1 (Typical)

⊕ Denotes Common Property

⊗ Denotes Post ⊕



UNDERWATER LAND SURVEYING
B.C. Land Surveyors
#104-5830 176A Street
Cloverdale B.C.

FILE: JS0617_F3_B

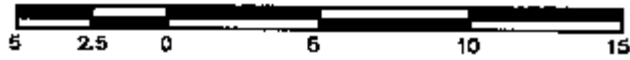
Dated this 10th day of December, 2008.

B.C.L.S.

FLOOR PLANS - SECOND FLOOR BUILDING 7

STRATA PL. BCS2562

SCALE 1:250



ALL DISTANCES ARE IN METRES

LEGEND:

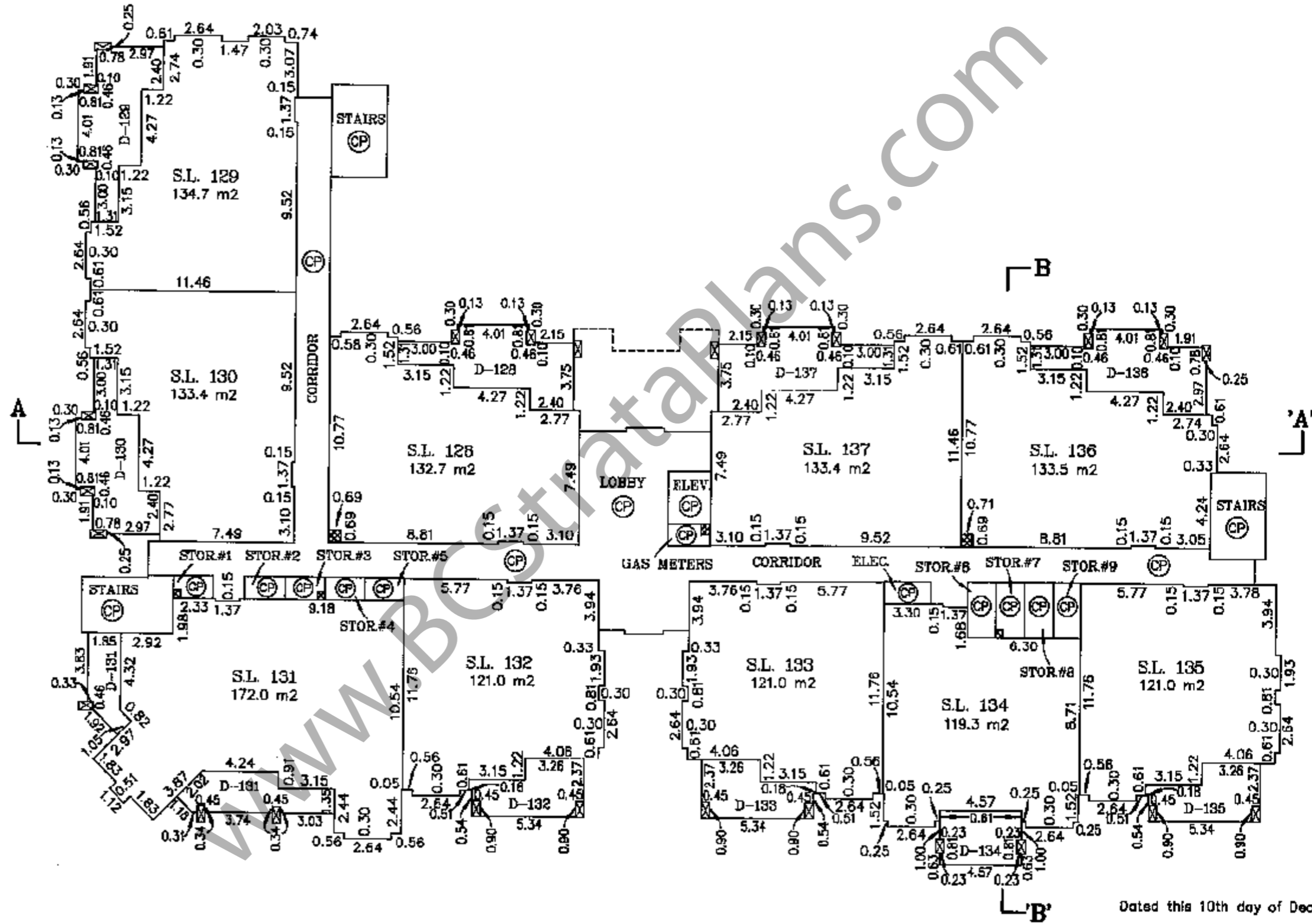
D 1 Denotes Deck LCP of Strata Lot 1 (Typical)

⊕ Denotes Common Property

⊗ Denotes Post ⊕



PHASE 3



UNDERWATER LAND SURVEYING
B.C. Land Surveyors
#104-5830 176A Street
Cloverdale B.C.

FILE: JS0617_F3_9

Dated this 10th day of December, 2008.

[Signature]
B.C.L.S.

FLOOR PLANS - THIRD FLOOR BUILDING 7

STRATA PL. BCS2562

SCALE 1:250

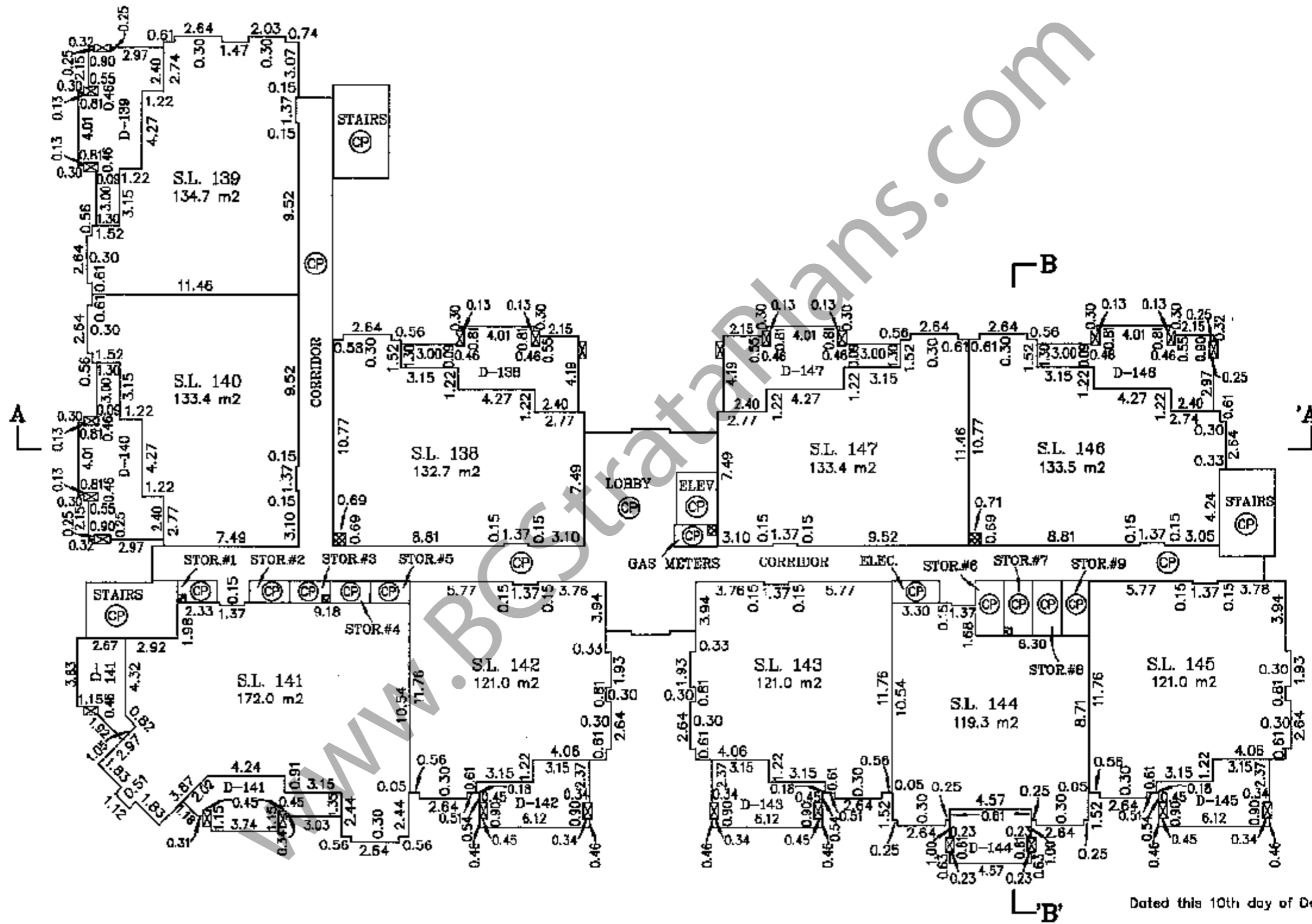


ALL DISTANCES ARE IN METRES

LEGEND:

- D-1 Denotes Deck LCP of Strata Lot 1 (Typical)
- ⊕ Denotes Common Property
- ⊗ Denotes Post ⊕

PHASE 3



ONDERWATER LAND SURVEYING
 B.C. Land Surveyors
 #104-6890 178A Street
 Cloverdale B.C.

FILE: JS0617_F3_10

Dated this 10th day of December, 2008.

B.C.L.S.

FLOOR PLANS - FIRST FLOOR BUILDING B

STRATA PL. BCS2562

SCALE 1:250



ALL DISTANCES ARE IN METRES

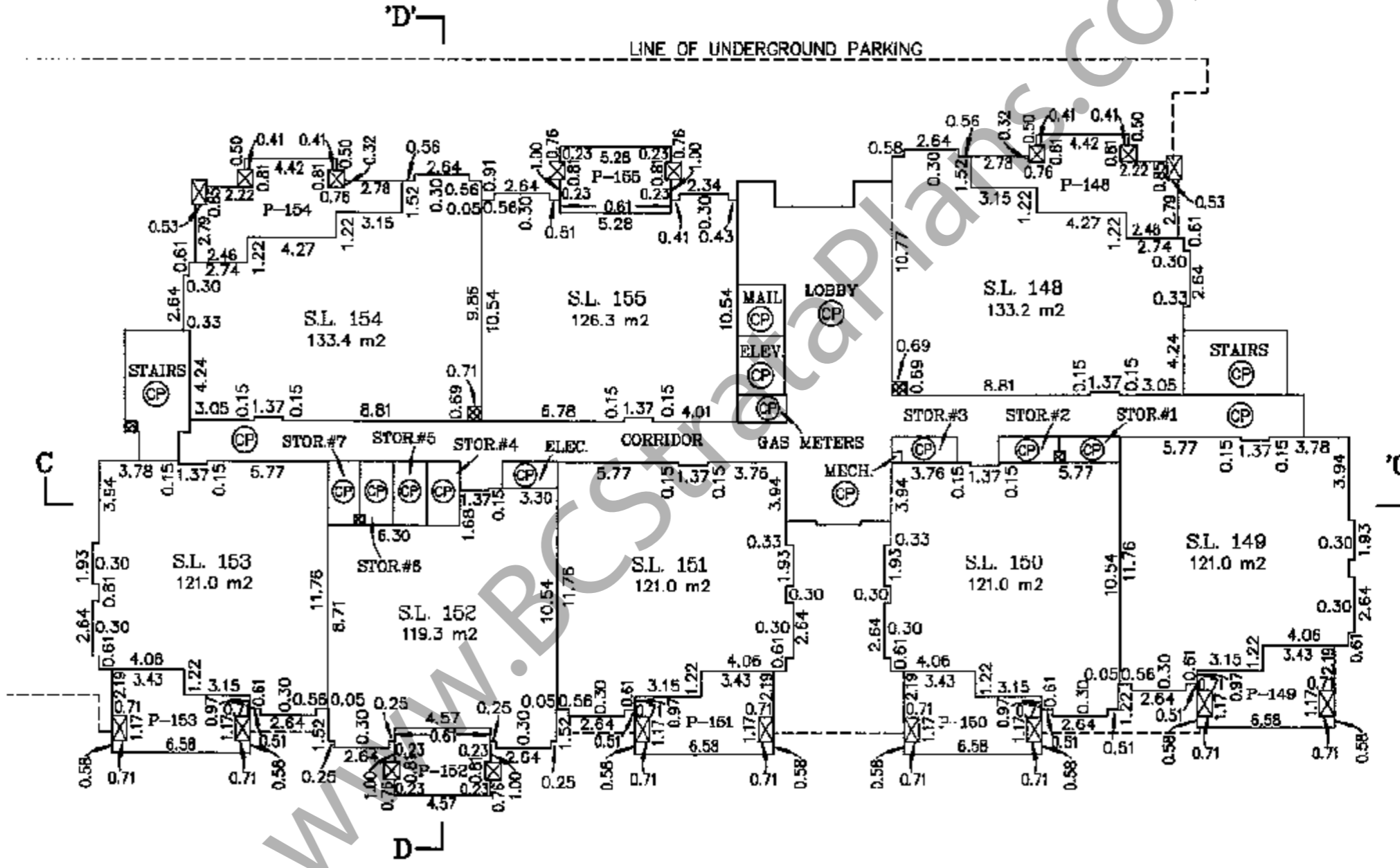
LEGEND:

P-1 Denotes Patio LCP of Strata Lot 1 (Typical)

⊕ Denotes Common Property

⊗ Denotes Post ⊕

PHASE 3



ONDERWATER LAND SURVEYING
B.C. Land Surveyors
#104-5880 178A Street
Cloverdale B.C.

FILE: JS0617_F3_11

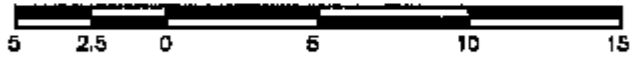
Dated this 10th day of December, 2008.

B.C.L.S.

FLOOR PLANS - SECOND FLOOR BUILDING B

STRATA PL. BCS2562

SCALE 1:250

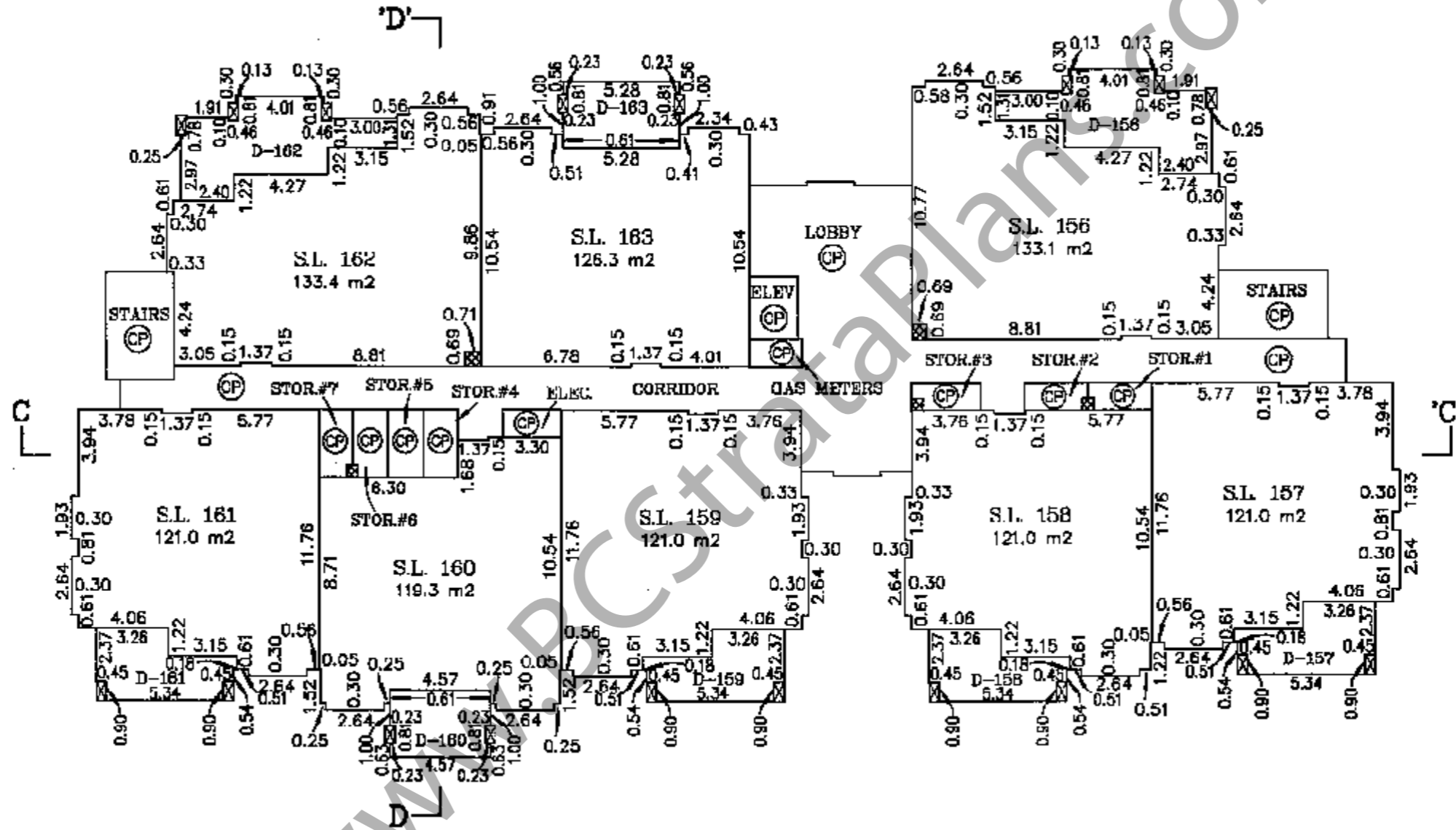


ALL DISTANCES ARE IN METRES

LEGEND:

- D-1 Denotes Deck LCP of Strata Lot 1 (Typical)
- ⊕ Denotes Common Property
- ⊗ Denotes Post ⊕

PHASE 3



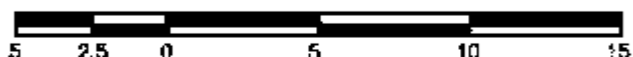
ONDERWATER LAND SURVEYING
 B.C. Land Surveyors
 #104-5850 178A Street
 Cloverdale BC.

Dated this 10th day of December, 2008.

FLOOR PLANS - THIRD FLOOR BUILDING 8

STRATA PL. BCS2562

SCALE 1:250



ALL DISTANCES ARE IN METRES

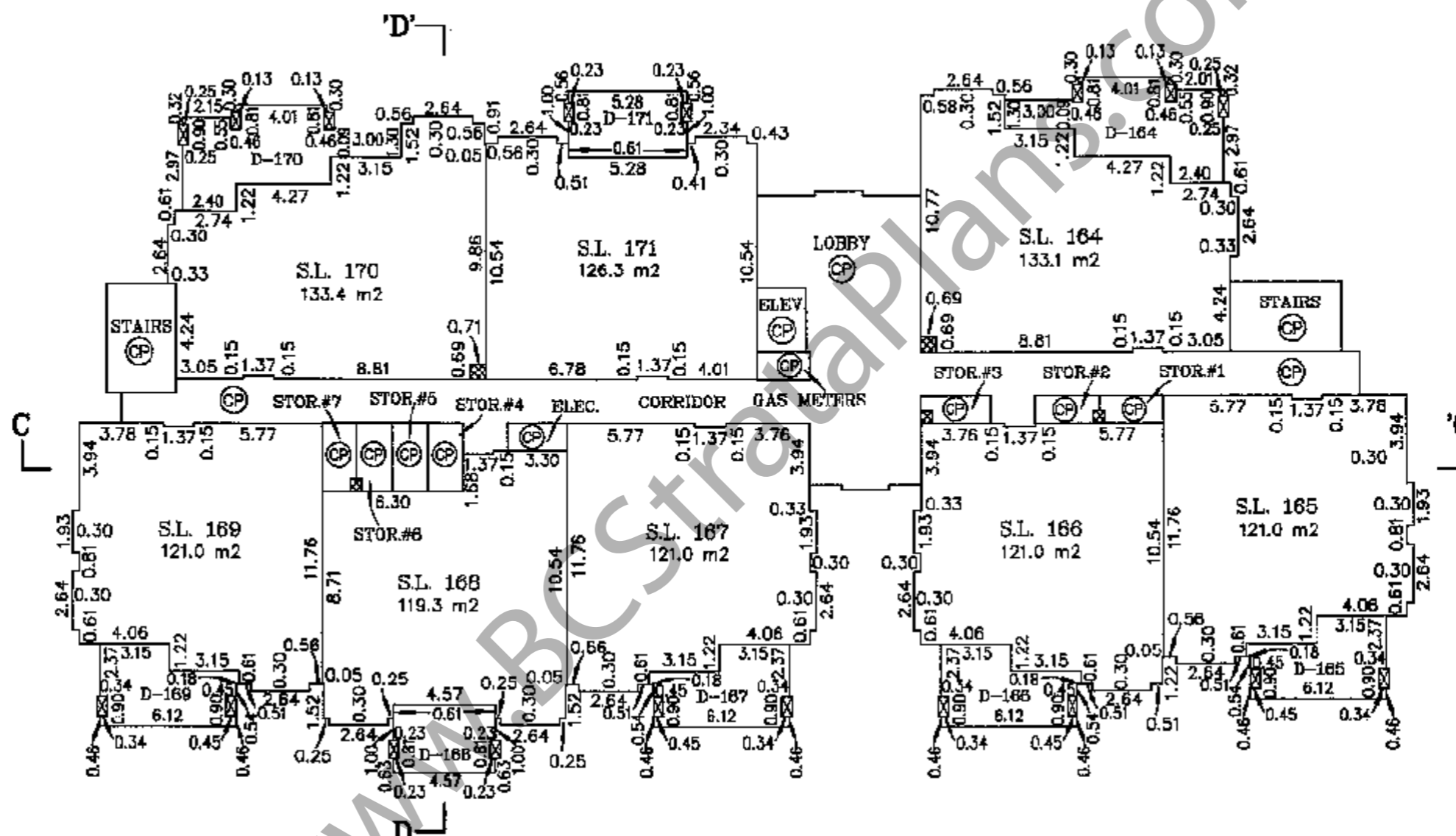
LEGEND:

D-1 Denotes Deck LCP of
Strata Lot 1 (Typical)

⊕ Denotes Common Property

⊗ Denotes Post ⊕

PHASE 3



ONDERWATER LAND SURVEYING
B.C. Land Surveyors
#104-5880 178A Street
Cloverdale B.C.

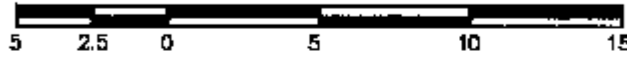
FILE: JS0617_F3_13

Dated this 10th day of December, 2008.

B.C.L.S.

SECTIONS - BUILDING 7 AND PARKING AREA

SCALE 1:250



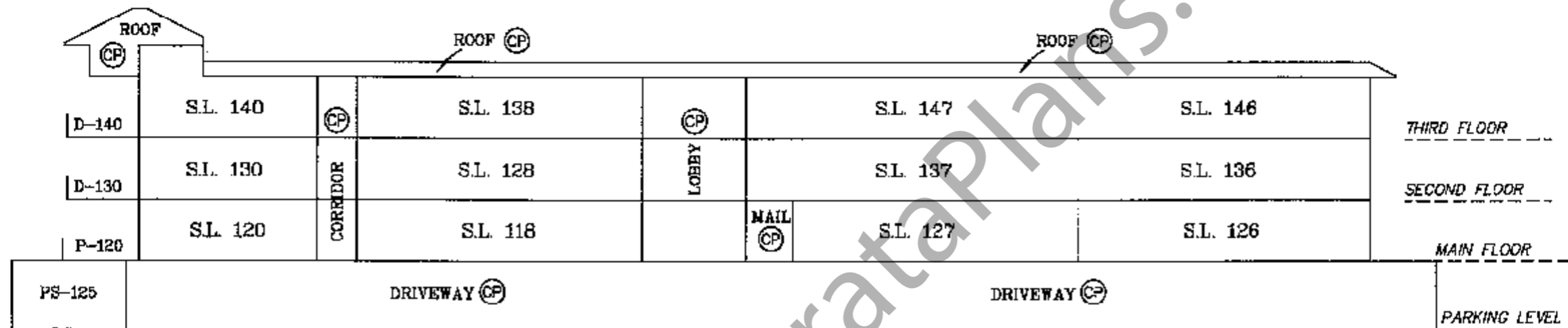
ALL DISTANCES ARE IN METRES

LEGEND:

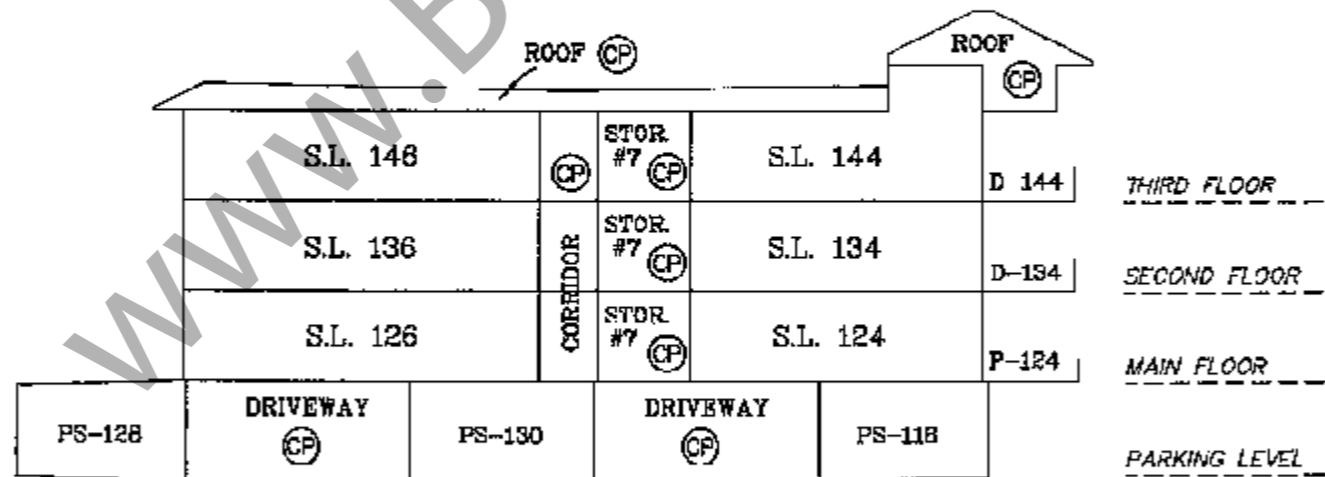
- PS-1 Denotes Parking Stall LCP of Strata Lot 1 (Typical)
- P-1 Denotes Patio LCP of Strata Lot 1 (Typical)
- D-1 Denotes Deck LCP of Strata Lot 1 (Typical)

PHASE 3

SECTION A-'A'



SECTION B-'B'



ONDERWATER LAND SURVEYING
E.C. Land Surveyors
#104-5850 178A Street
Cloverdale BC.

FILE: JS0617_F3_14

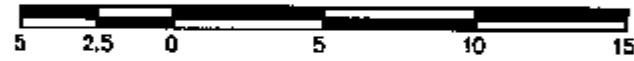
Dated this 10th day of December, 2008.

B.C.L.S.

**SECTIONS - BUILDING 8
AND PARKING AREA**

STRATA PL. BCS2562

SCALE 1:250



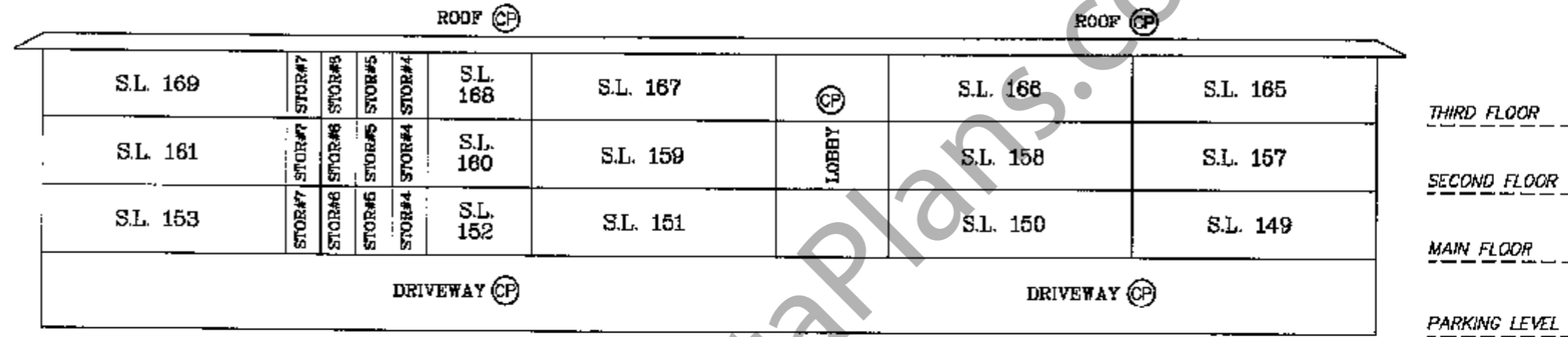
ALL DISTANCES ARE IN METRES

LEGEND:

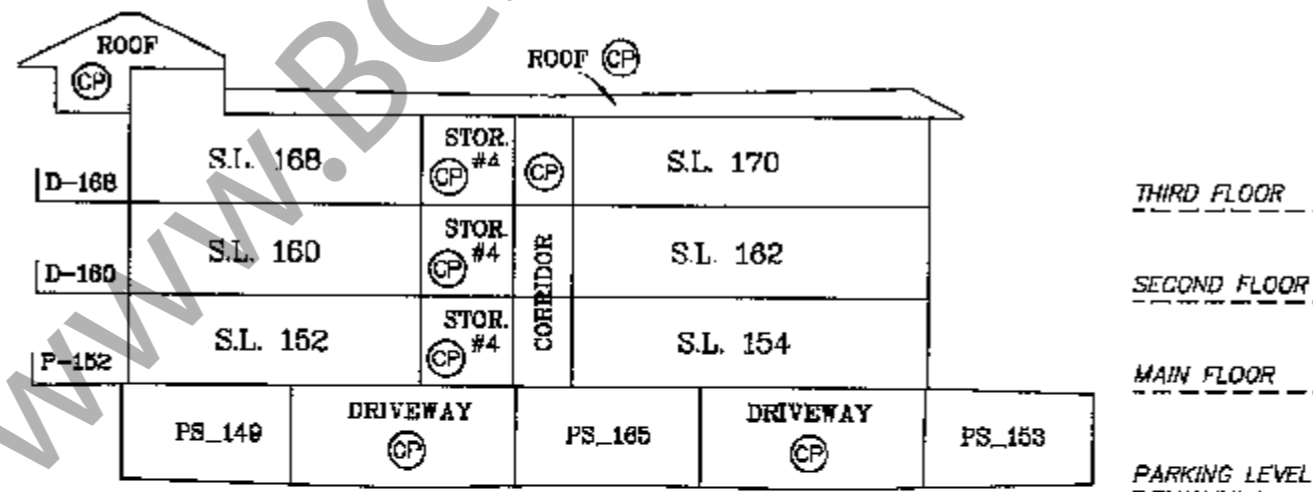
- PS-1 Denotes Parking Stall LCP of Strata Lot 1 (Typical)
- P-1 Denotes Patio LCP of Strata Lot 1 (Typical)
- D-1 Denotes Deck LCP of Strata Lot 1 (Typical)

PHASE 3

SECTION C-'C'



SECTION D-'D'



UNDERWATER LAND SURVEYING
 B.C. Land Surveyors
 #104-5890 178A Street
 Cloverdale B.C.

FILE: JS0617_F3_15

Dated this 10th day of December, 2008.

[Signature]
 B.C.L.S.