

# STRATA PLAN OF LOT 1 SECTION 8 TOWNSHIP 8 NEW WESTMINSTER DISTRICT PLAN BCP32055

STRATA PLAN BCS 3511  
REF. NO. BB952569/659

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

STRATA PLAN BCS 3511 deposited and registered  
in the Land Title Office at New Westminster, B.C.  
This 23 day of JULY, 2009

SCALE 1:500



(All distances are in metres)

The intended plot size of this plan is 280mm in width by 432mm in height (B size) when plotted at a scale of 1:500.

### LEGEND

Grid bearings are derived from Plan BCP32055.  
Integrated Survey Area No. 1, Surrey, B.C.  
Datum: NAD83 (CSRS)

This plan shows horizontal ground-level distances except where otherwise noted.  
To compute grid distances, multiply ground-level distances by combined factor 0.99960695.

- indicates iron post found
- indicates iron post placed
- WL indicates witness
- S.L. indicates strata lot
- CP indicates common property
- CP indicates limited common property
- ① indicates mechanical room being common property
- ② indicates electrical room / electrical closet being common property
- ELLV indicates elevator being common property
- ③ indicates bicycle storage / storage lockers being common property
- ④ indicates amenity area being a common facility
- ⑤ indicates balcony being limited common property of indicated strata lot

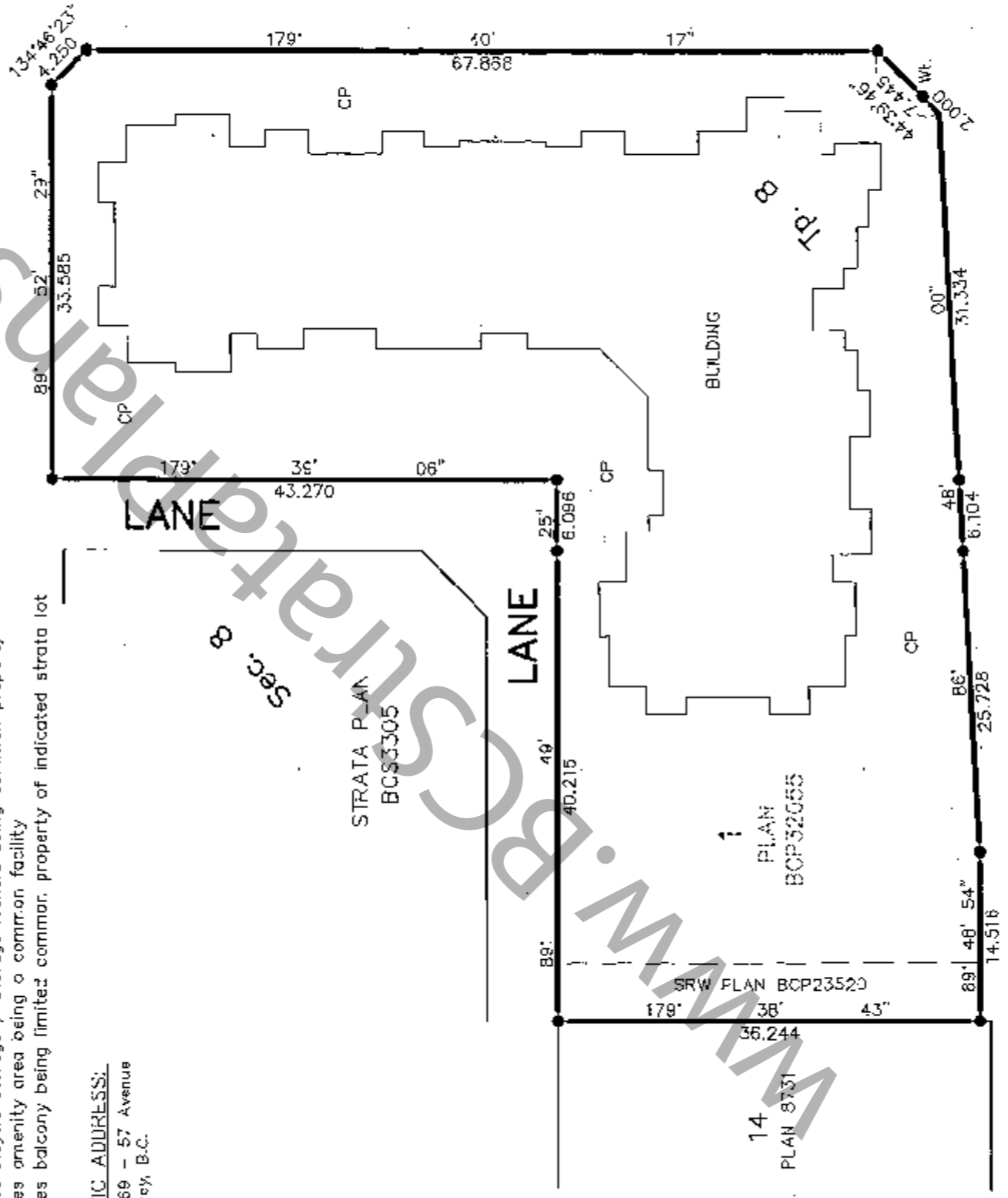
CIVIC ADDRESS:  
17769 - 57 Avenue  
Surrey, B.C.



P-AN 9723  
4

57A AVENUE

177B STREET



STRATA PLAN  
BCS3305

14  
PLAN 8731

SRW PLAN BCP23520

PLAN  
BCP32055

DHALIWAL & ASSOCIATES  
LAND SURVEYING INC.  
121-13140 80th Avenue  
Surrey, B.C.  
V3W 3B2  
(ph) 501-6188  
(fx) 501-6189  
FILE: 04C6008-5T1.DWG

I, Gene Paul Nikula, a British Columbia land surveyor, of Mission, 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 22nd day of June, 2009. The plan was completed and checked, and the checklist filed under #97756, on the 22nd day of June, 2009.

*Gene Paul Nikula*

This plan lies within the  
Greater Vancouver Regional District

STRATA PLAN BCS 3511

OWNERS:

COSMOPOLITAN HOLDINGS LTD  
(INC. NO. 585749) By its AUTHORIZED SIGNATORY  
CALIFORNIA HOMES LTD.  
(INC. NO. 656699) By its AUTHORIZED SIGNATORY

MORTGAGEE:

ROYAL BANK OF CANADA

Authorized signatory GURPREY SINGH LEHL  
FOR COSMOPOLITAN HOLDINGS LTD  
Authorized signatory HARPAL SINGH SOOCH  
FOR CALIFORNIA HOMES LTD  
Witness as to both

Authorized signatory RUNALO GEPPS  
Authorized signatory VICKI MARTIN

SEAN R. HOGAN  
Witness as to both (printed)  
LAWYER  
Occupation of Witness  
#200-8120-128th STREET  
Address of witness  
SURREY BC V3W 1R1  
AS TO BOTH SIGNATORIES

Witness S. Schmitz  
Witness (printed)  
banker  
Occupation of Witness  
5455 152 ST  
Address of witness  
SURREY BC.

I, Gene Paul Nikula, a British Columbia land surveyor, certify that the building included in this strata plan has not, as of April 21st, 2005, been previously occupied.

Gene P. Nikula  
B.C.L.S.

I, Gene Paul Nikula, 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: June 22, 2009  
(month, day year)  
Gene P. Nikula  
B.C.L.S.

The City of Surrey as holder of covenants BB443302 and B9301551 hereby consents to the filing of this strata plan.

[Signature]  
Mayor Diane Watts

[Signature]  
Jane Sawik (City Clerk)

DHALIWAL & ASSOCIATES  
LAND SURVEYING INC.  
121-340 80th Avenue  
Surrey, B.C.  
V3W 3B2  
(ph) 501-6188  
(fx) 501-6189  
FILE: 0406006-571 DWG

DATE: 06/22/09 [Signature]  
B.C.L.S.

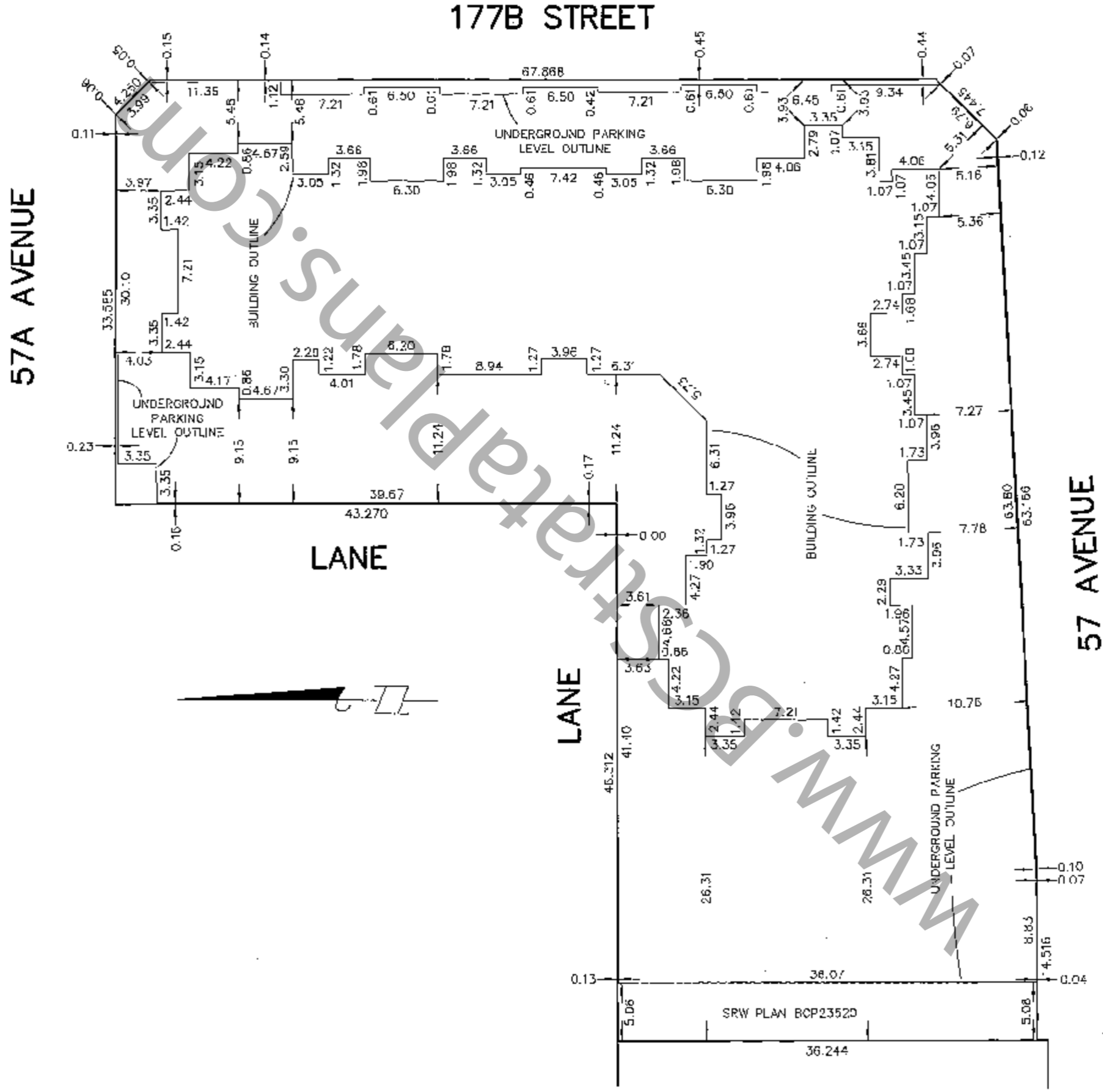
# BUILDING OUTLINE AND LOCATION

# STRATA PLAN BCS 3511

SCALE 1:400



(All distances are in metres)



**DHALIWA & ASSOCIATES**  
**LAND SURVEYING INC.**  
 121-13140 80th Avenue  
 Surrey, B.C.  
 V3W 3B2  
 (ph) 501-6188  
 (fx) 501-6159  
 FILE: 0406008-ST1.DWG

DATE 06/22/09

B.C.L.S.

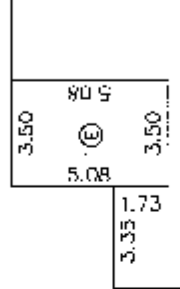
**BUILDING**  
**UNDERGROUND PARKING LEVEL**

**STRATA PLAN BCS 3511**

SCALE 1:250

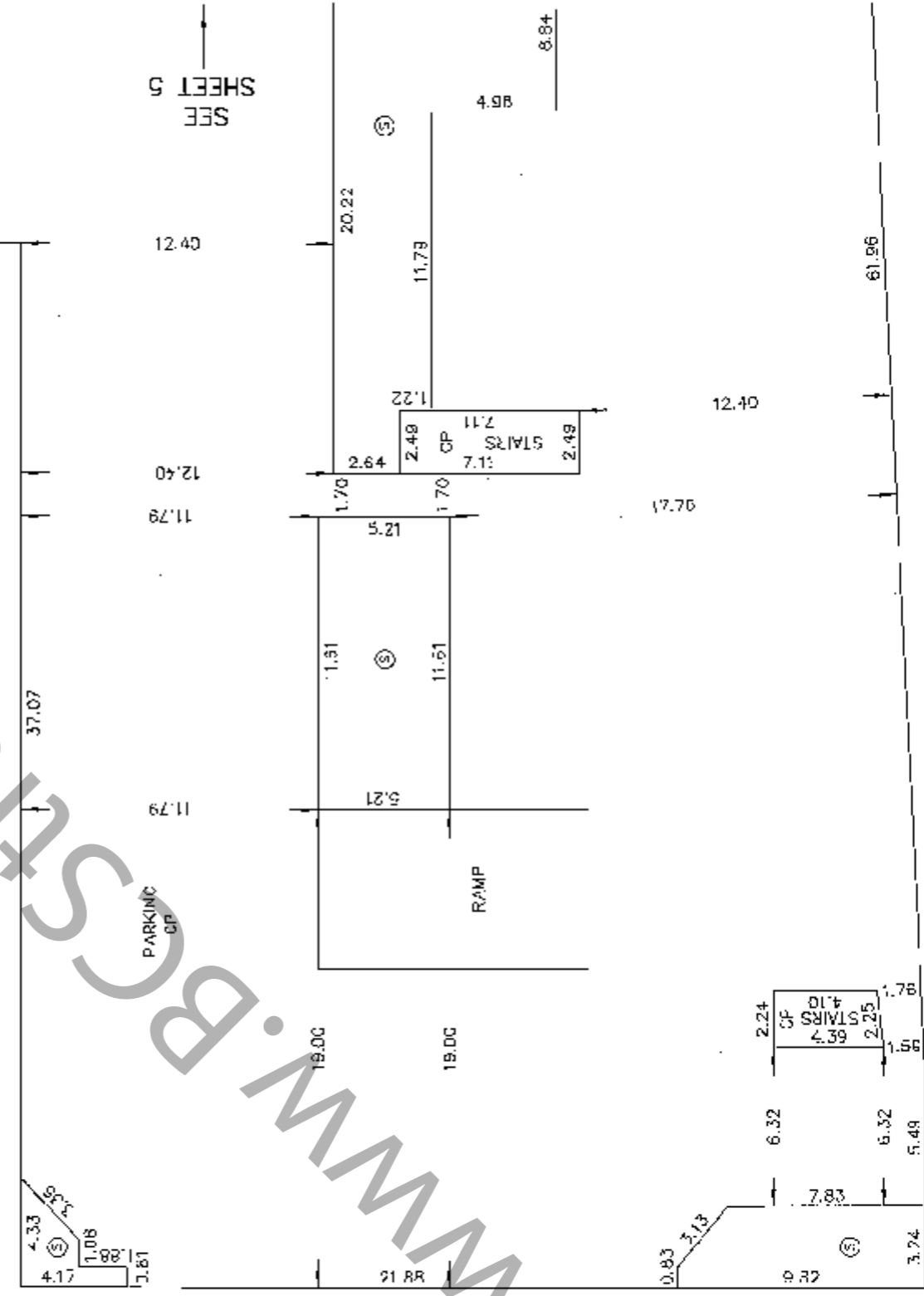


(All distances are in metres)



3.35 1.73

39.67



SEE SHEET 5

WWW.BCSstrataplans.com

A

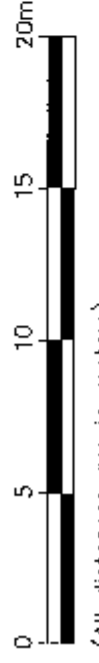
**DHALIWAL & ASSOCIATES**  
LAND SURVEYING INC.  
121-13140 80th Avenue  
Surrey, B.C.  
V3W 3B2  
(ph) 501-6188  
(fx) 501-6189  
FILE: 0406008-S7.DWG

DATE: 06/22/09 *J.P.M.*  
B.C.L.S.

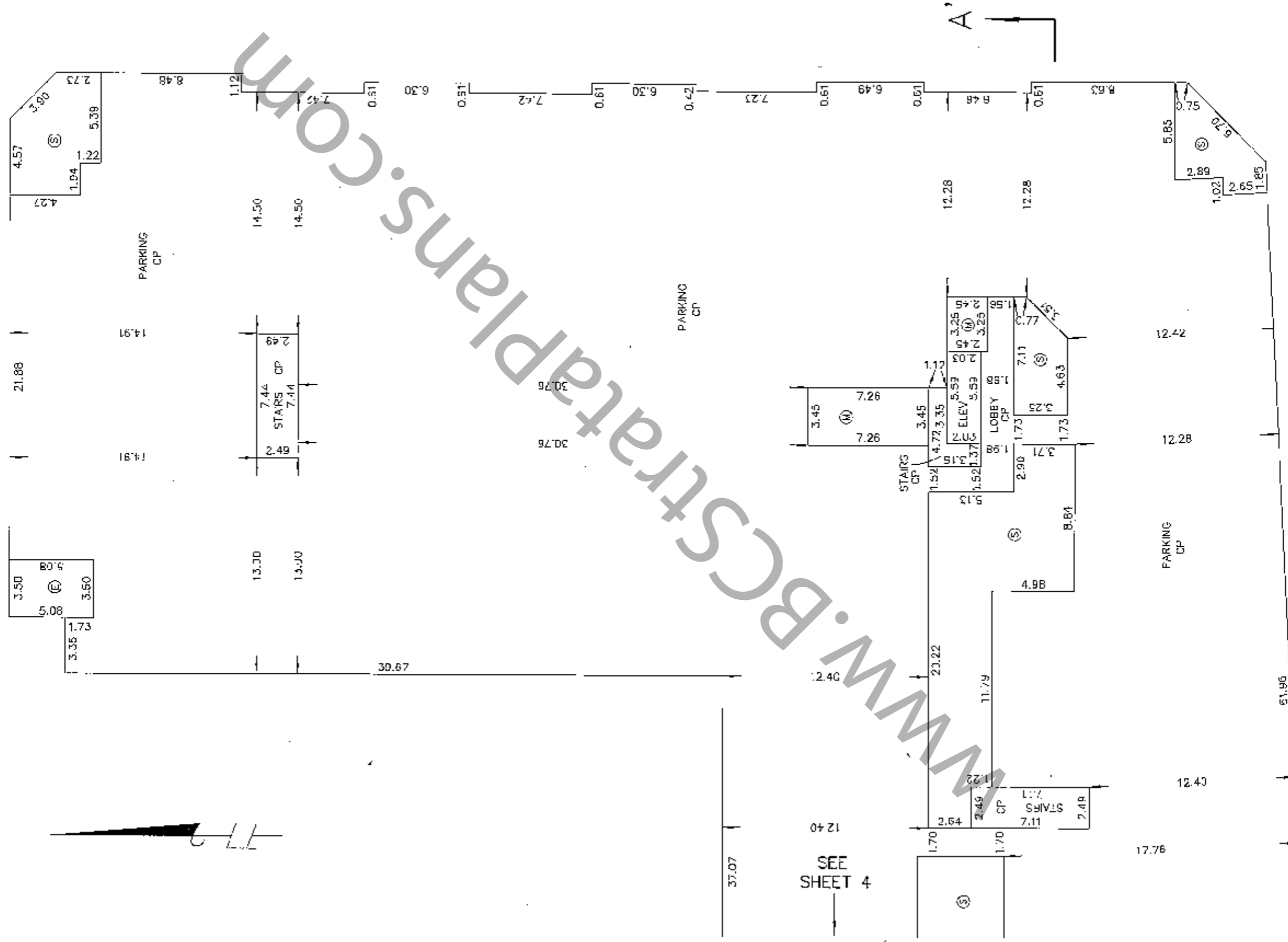
# BUILDING UNDERGROUND PARKING LEVEL

## STRATA PLAN BCS 3511

SCALE 1:250



(All distances are in metres)



SEE SHEET 4

**DHALIWAL & ASSOCIATES**  
 LAND SURVEYING INC.  
 121-13140 80th Avenue  
 Surrey, B.C.  
 V3W 3B2  
 (ph) 501-6188  
 (fx) 501-3189  
 FILE: 0406008-ST1.DWG

DATE: 06/22/09  
 J.P.M.  
 B.C.I.S.

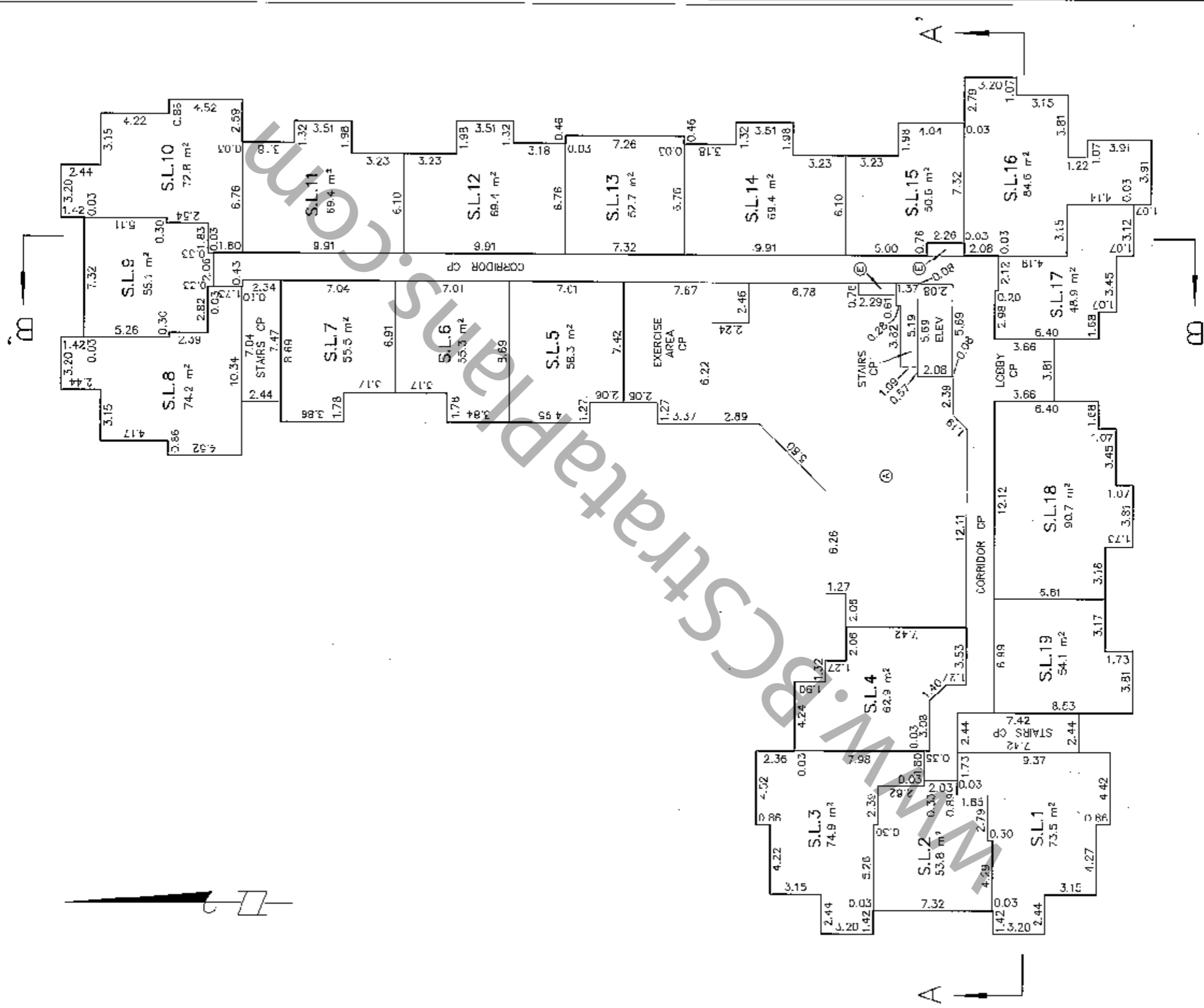
**BUILDING  
LEVEL 1**

**STRATA PLAN BCS 3511**

SCALE 1:250



(All distances are in metres)



**DHALIWAL & ASSOCIATES**  
LAND SURVEYING INC.  
121-13140 80th Avenue  
Surrey, B.C.  
V3W 3S2  
(ph) 501-6188  
(fx) 501-6189  
FILE: 0406008-ST1.DWC

DATE: 06/22/09, J.P.M. B.C.L.S.

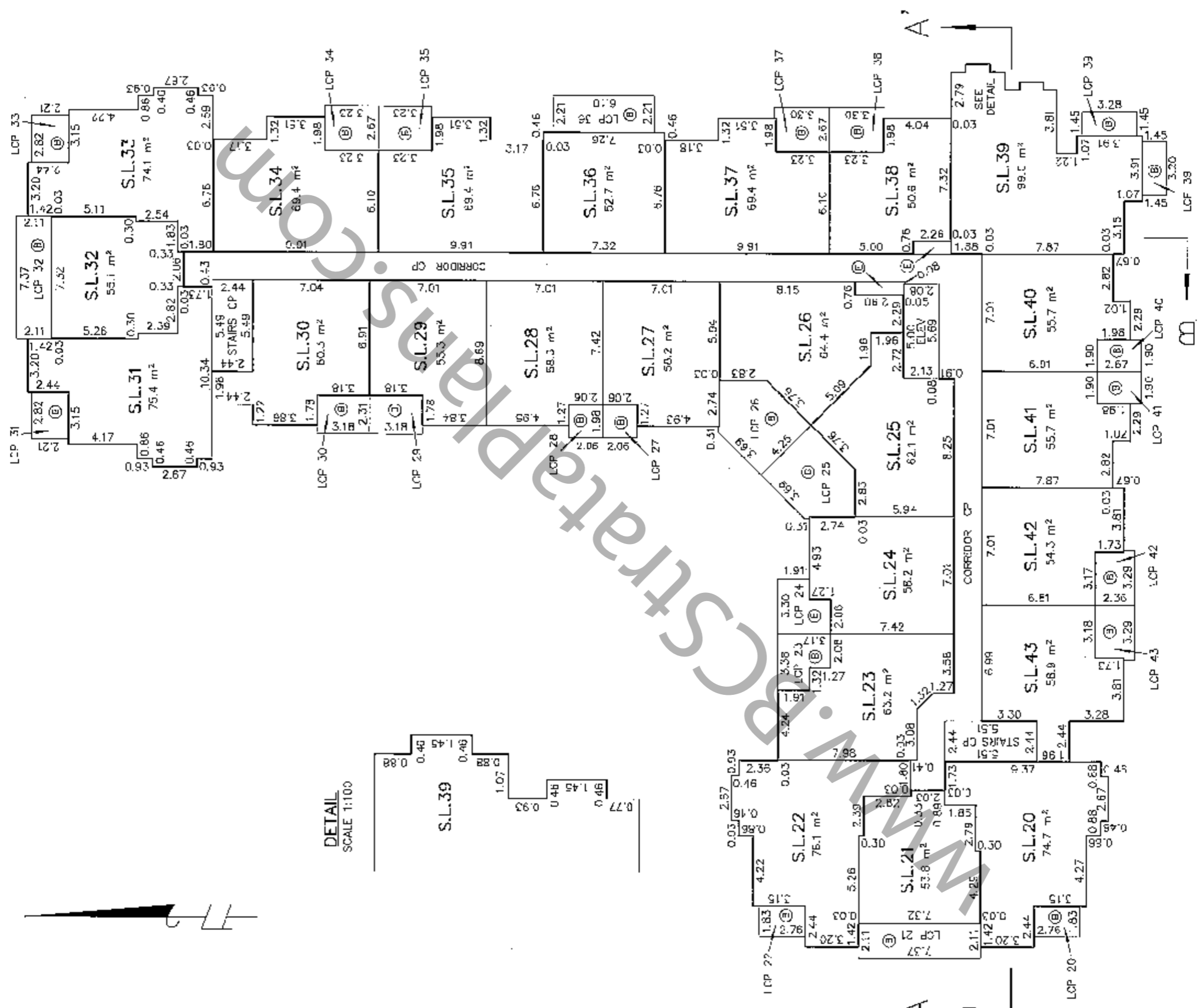
# STRATA PLAN BCS 3511

## BUILDING LEVEL 2

SCALE 1:250



(All distances are in metres)



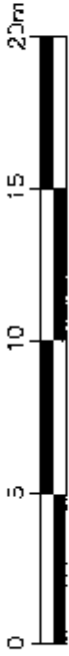
**DHALIWAL & ASSOCIATES**  
 LAND SURVEYING INC.  
 121-13140 80th Avenue  
 Surrey, B.C.  
 V3W 3G2  
 (ph) 501-6188  
 (fx) 501-6189  
 FILE: G406008-ST1.DWG

DATE: 06/22/09 *J.P.M.*  
 B.C.L.S.

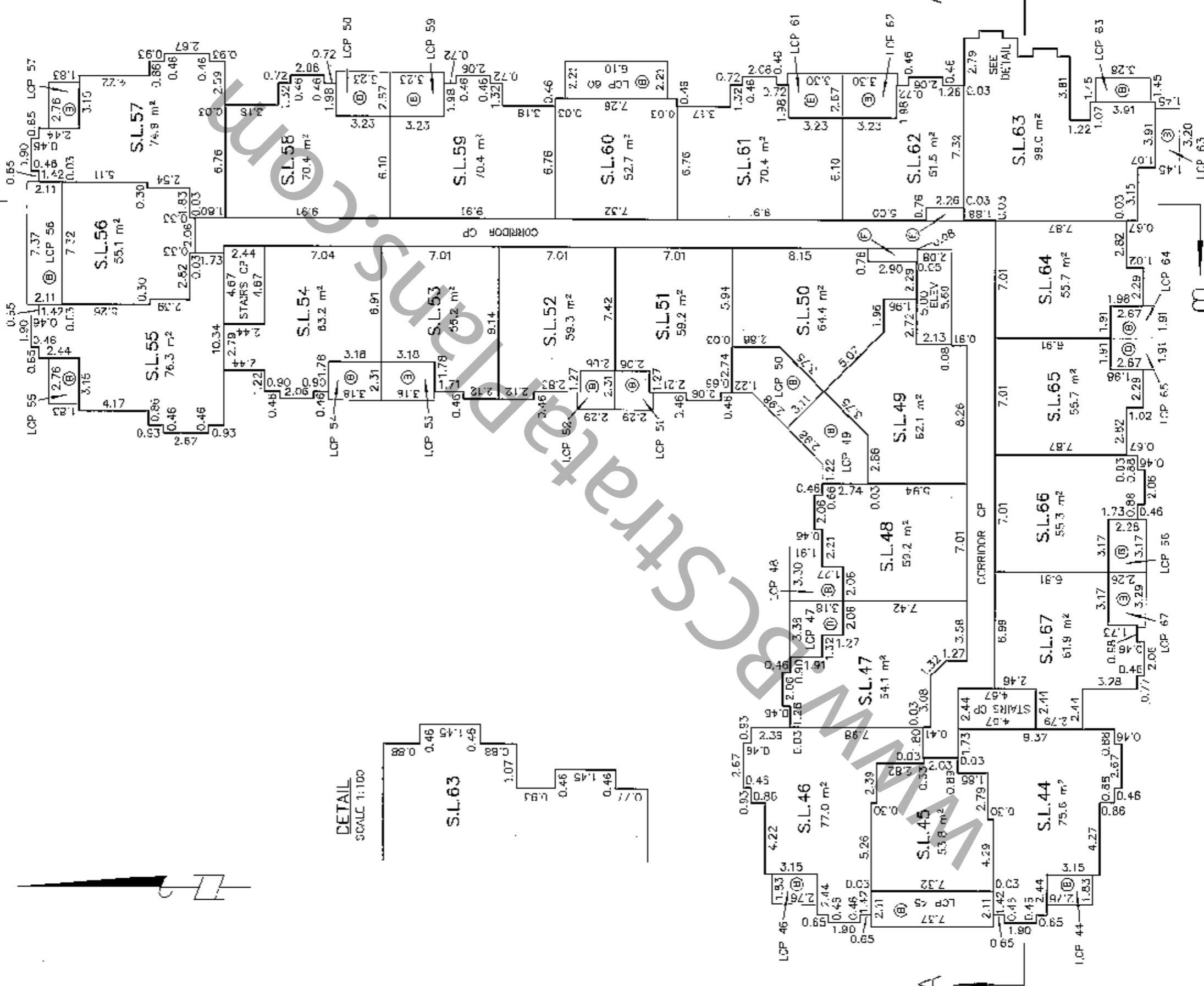
STRATA PLAN BCS 3511

**BUILDING**  
**LEVEL 3**

SCALE 1:250



(All distances are in metres)



D-HAJWAL & ASSOCIATES  
LAND SURVEYING INC.  
121-13170 80th Avenue  
Surrey, B.C.  
V3W 3B2  
(PH) 501-6188  
(K) 501-6189  
FILE: 0406008-S1.DWG

DATE: 06/22/09 *J.P.M.*



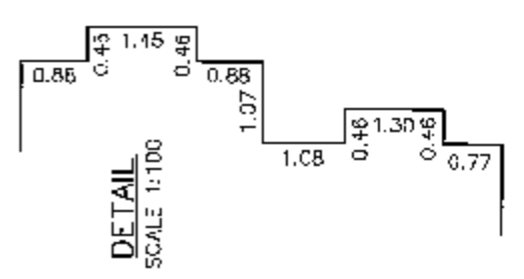
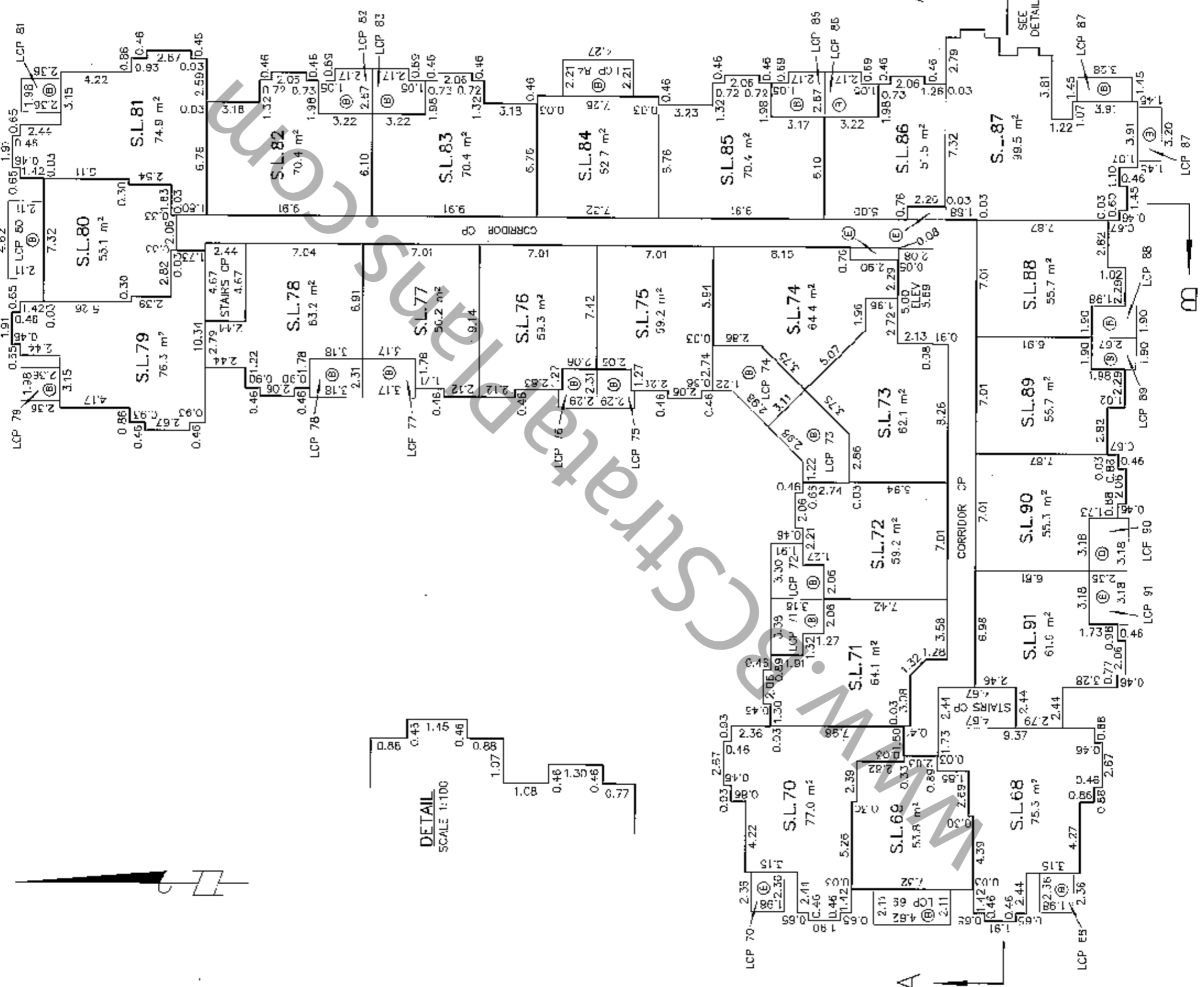
# STRATA PLAN BCS 3511

## BUILDING LEVEL 4

SCALE 1:250



(All distances are in metres)



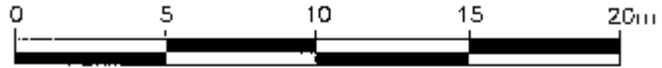
**DHALIWAL & ASSOCIATES**  
**LAND SURVEYING INC.**  
 121-13140 90th Avenue  
 Surrey, B.C.  
 V3W 3B2  
 (ph) 501-6188  
 (fx) 501-6189  
 FILE: 0406008-S11.DWG

DATE: 06/22/09 *J.P.M.* - B.C.L.S.

**BUILDING SECTIONS**

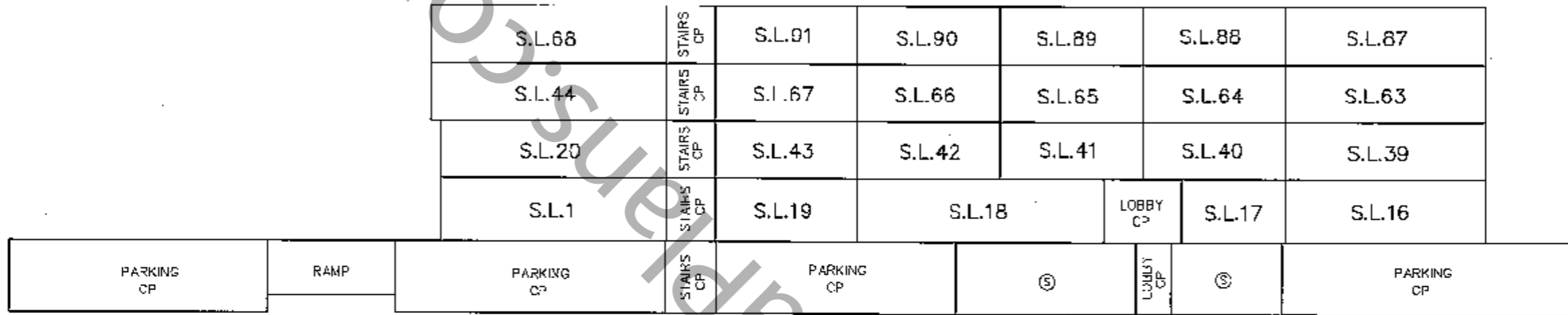
STRATA PLAN BCS 3511

SCALE 1:250

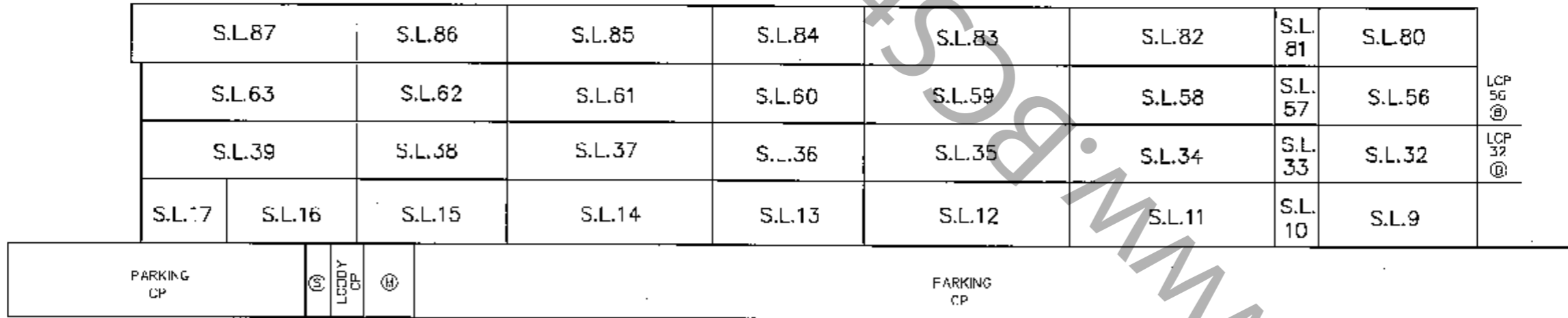


(All distances are in metres)

**SECTION A-A'**



**SECTION B-B'**



DHALIWAL & ASSOCIATES  
 LAND SURVEYING INC.  
 121-13140 80th Avenue  
 Surrey, B.C.  
 V3W 3B2  
 (ph) 501-8188  
 (fx) 501-5189  
 FILE: 0406C08-ST1.DWC

DATE: 06/22/09 *J.P.M.* B.C.L.S.