

**STRATA PLAN OF
 LOT A SECTION 23
 BLOCK 3 NORTH RANGE 2 WEST
 NEW WESTMINSTER DISTRICT PLAN BCP31151**

STRATA PLAN BCS3381

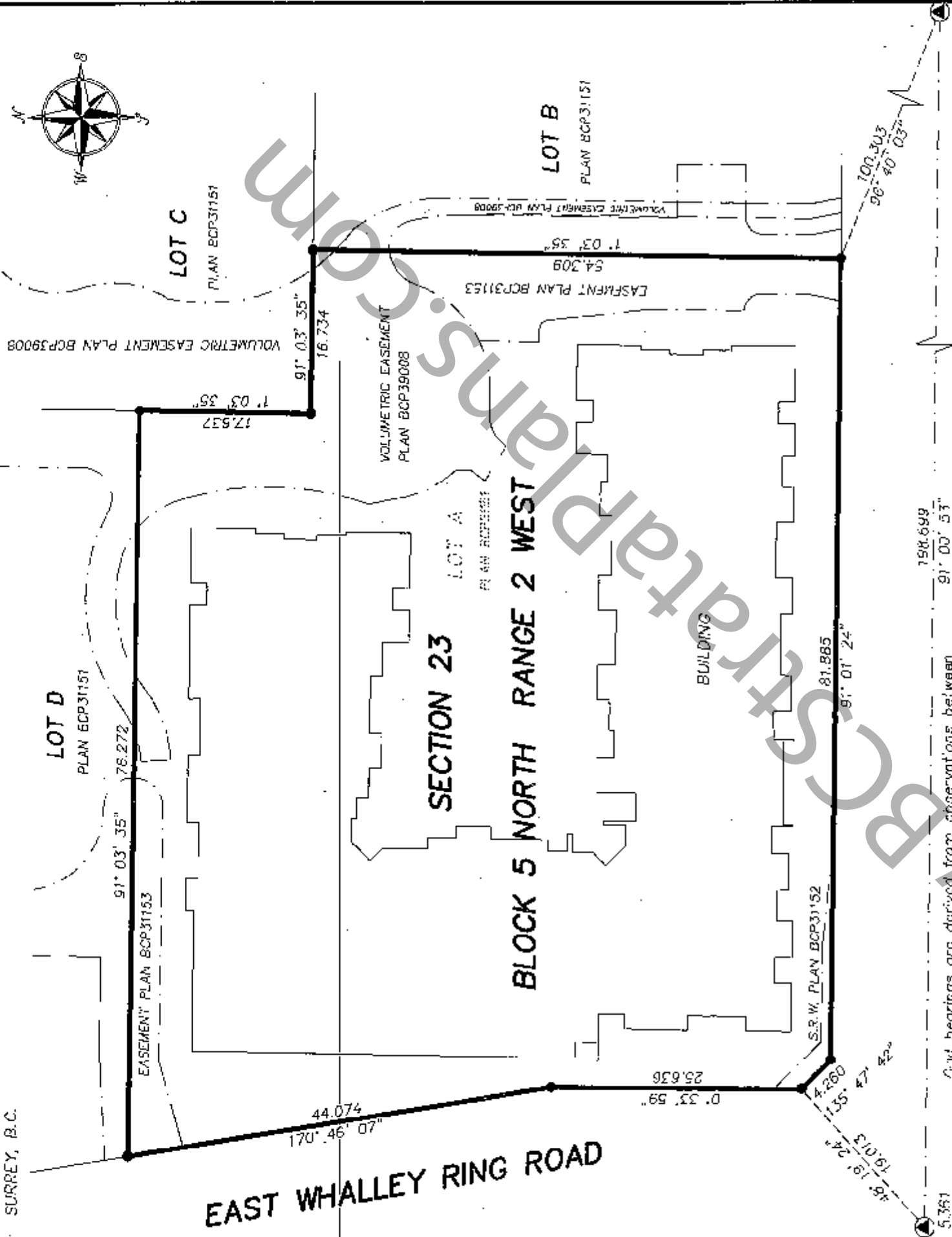
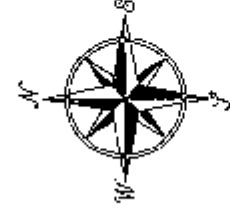
BCGS 926.025
 CITY OF SURREY

#13733 - 107A AVENUE,
 SURREY, B.C.

Deposited registered in the Land Title office
 at New Westminster, B.C. this **30TH** day
 of **MARCH**, 2009.

L. S. Blaschuk
 Registrar

SEE BB765270-413



EAST WHALLEY RING ROAD

Grid bearings are derived from observations between control monuments 9361 and 5362.

Integrated Survey Area No. 1, (SURREY), NAD83 (CSRS) This plan shows horizontal ground-level measured distances except where otherwise noted. To compute grid distances, multiply ground level distances by combined factor of 0.9995688. This plan lies within the Greater Vancouver Regional District.

SCALE: 1:500

ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE INDICATED

LEGEND:

- Control Monument Found
- Standard Iron Post Found
- L.C.P. denotes limited common property
- C.P. denotes common property
- P.T.S.L. denotes part strata lot
- S.L. denotes strata lot
- (R) denotes limited common property for use of S.I. 1 to 140
- (C) denotes limited common property for use of S.I. 141 to 144
- EC denotes shaft, common property
- P denotes electrical closet, common property
- B denotes patio
- OTB denotes balcony
- OTB denotes open to below

J. C. Tam and Associates
 Canoco and B.C. Land Surveyor
 115 - 8833 Odlin Crescent
 Richmond, B.C. V6X 3Z7
 Telephone: 214-8928
 Fax: 214-8929
 E-mail: office@jctam.com
 Website: www.jctam.com
 Job No. 2520
 Drawn By: KA/TH

I, Johnson C. Tam, a British Columbia Land Surveyor, of the City of Richmond in British Columbia, certify that I was present at and personally superintended the survey represented by this plan, and that the survey and plan are correct. The field survey was completed on the 21st day of September, 2008. The plan was completed and checked, and the checklists filed under #94321, on the 18th day of March, 2009.

I, Johnson C. Tam, a British Columbia Land Surveyor, certify that the buildings included in this strata plan have not, as of March 18th, 2009, been previously occupied.

I, Johnson C. Tam, a British Columbia Land Surveyor, certify that the building shown on this strata plan are within the external boundaries of the land that is the subject of the strata plan.
 Date: March 18th, 2009.

J. C. Tam
 B.C.L.S.

J. C. Tam
 B.C.L.S.

B.C.L.S.

ORIGINAL

BUILDING DIMENSION

STRATA PLAN BCS 3381

SHEET 2 OF 18 SHEETS

AND
COMPASS

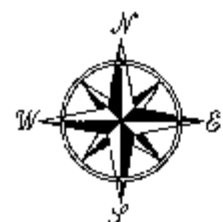
EAST WHALLEY RING ROAD

LOT D
PLAN BCP31151

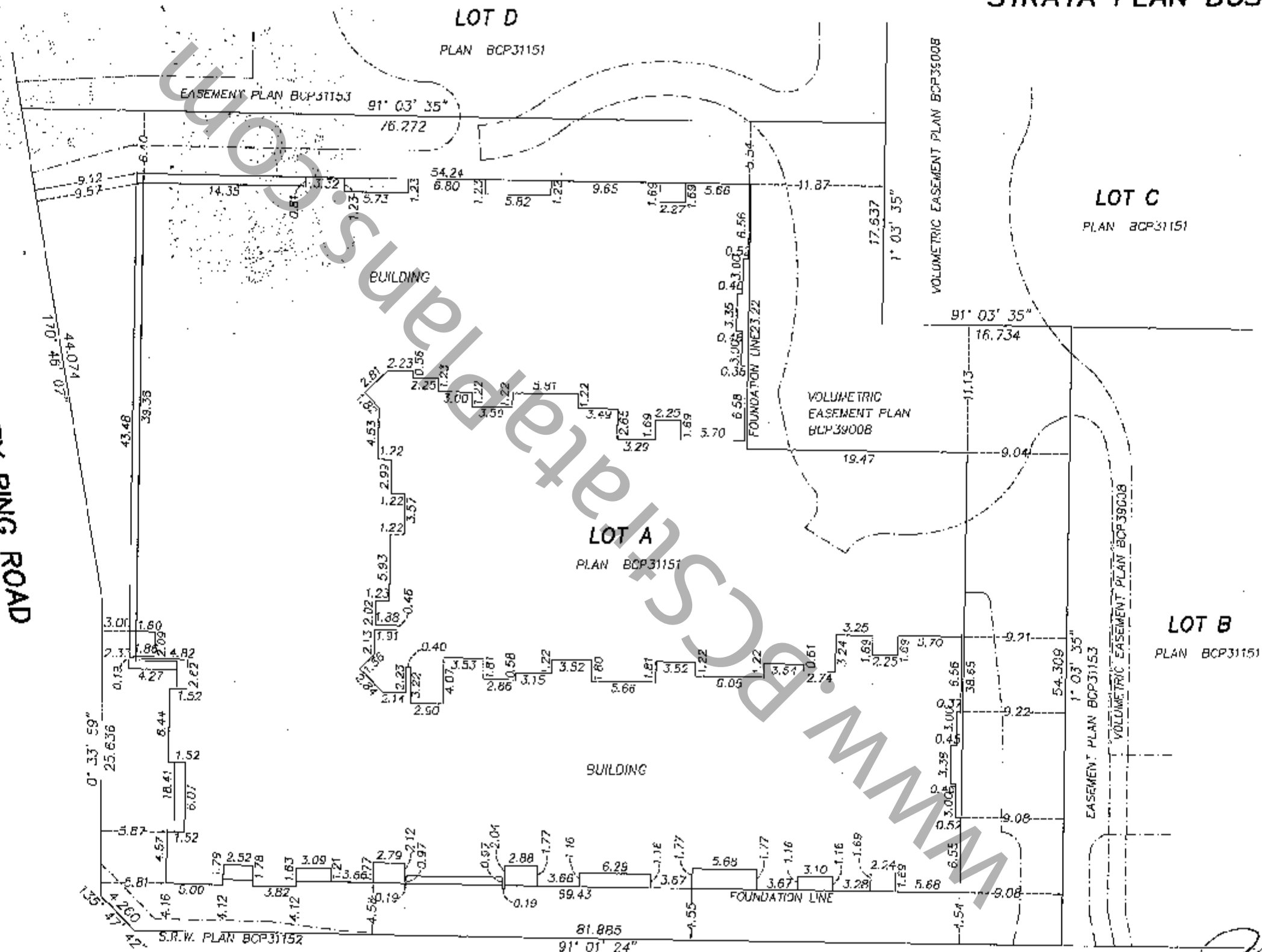
LOT C
PLAN BCP31151

LOT A
PLAN BCP31151

LOT B
PLAN BCP31151



SCALE: 1:400



107A AVENUE

Johnson C. Iam
JOHNSON C. IAM, B.C.L.S.

March 18th, 2009.

ORIGINAL


2820-FS-A-C2

STRATA PLAN BCS 3381

OWNER:
TIEN SPER SURREY DEVELOPMENT GROUP INC., INC. NO. 0756116

MORTGAGEE:
CANADIAN WESTERN BANK


AUTHORIZED SIGNATORY: CHARAN S. SETHI



Witness (SIGN & PRINT-NAME) Pete Stinger


Address of 7981 17th Avenue
Witness: Burnaby, BC V2N 1M4

Occupation of Controller
Witness: _____


AUTHORIZED SIGNATORY (SIGN & PRINT-NAME)
ACCOUNT MANAGER
KATHRYN KANE


Witness (SIGN & PRINT-NAME)
Punset Agrawal
AVP, Commercial Banking


AUTHORIZED SIGNATORY (SIGN & PRINT-NAME)
Punset Agrawal


Witness as to both signatures (SIGN & PRINT NAME)
VESNA STEFANOVIC

Address of VESNA STEFANOVIC
Witness: _____


Occupation of A Commissioner for taking Affidavits for British Columbia
Witness: _____

Unit #1 7548 120th Street
Surrey, BC V4W 3N1
#1-7548-120th St
SURREY, B.C.
A COMMISSIONER FOR TAKING AFFIDAVITS

The City of Surrey, the registered owner of covenant BB424251, DD424264, DD424268 BB424272, BB424273 and BB1025757 hereby consent to the deposit of this plan.

CITY OF SURREY BY ITS
AUTHORIZED SIGNATORIES


Acting Mayor: ~~BRUCE WATTS~~ Tom Gill

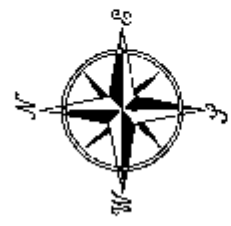

Clerk: _____


JOHNSON C. TAM, B.C.L.S.

March 18th, 2009.

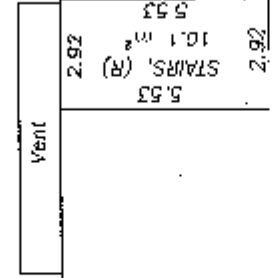
PARKING LEVEL P3

STRATA PLAN BCS3381

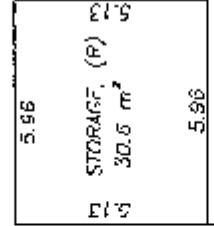


SCALE: 1:200
ALL DISTANCES ARE IN METRES AND DECIMALS
THEREOF UNLESS OTHERWISE INDICATED

A



LEASE BOUNDARY PLAN BCP:40478

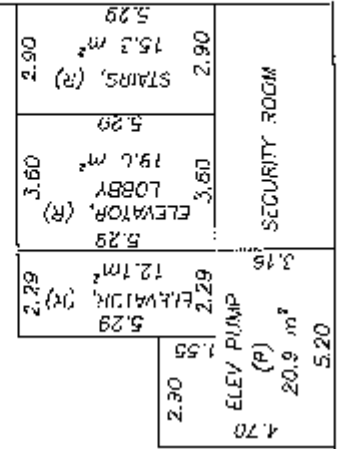
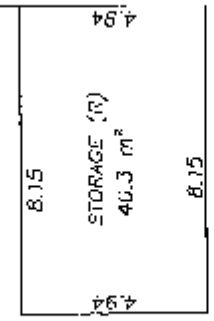


LEASE BOUNDARY PLAN BCP:40478

PARKING, C.P.

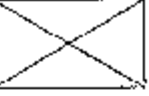
B

B



LEASE BOUNDARY PLAN BCP:40478

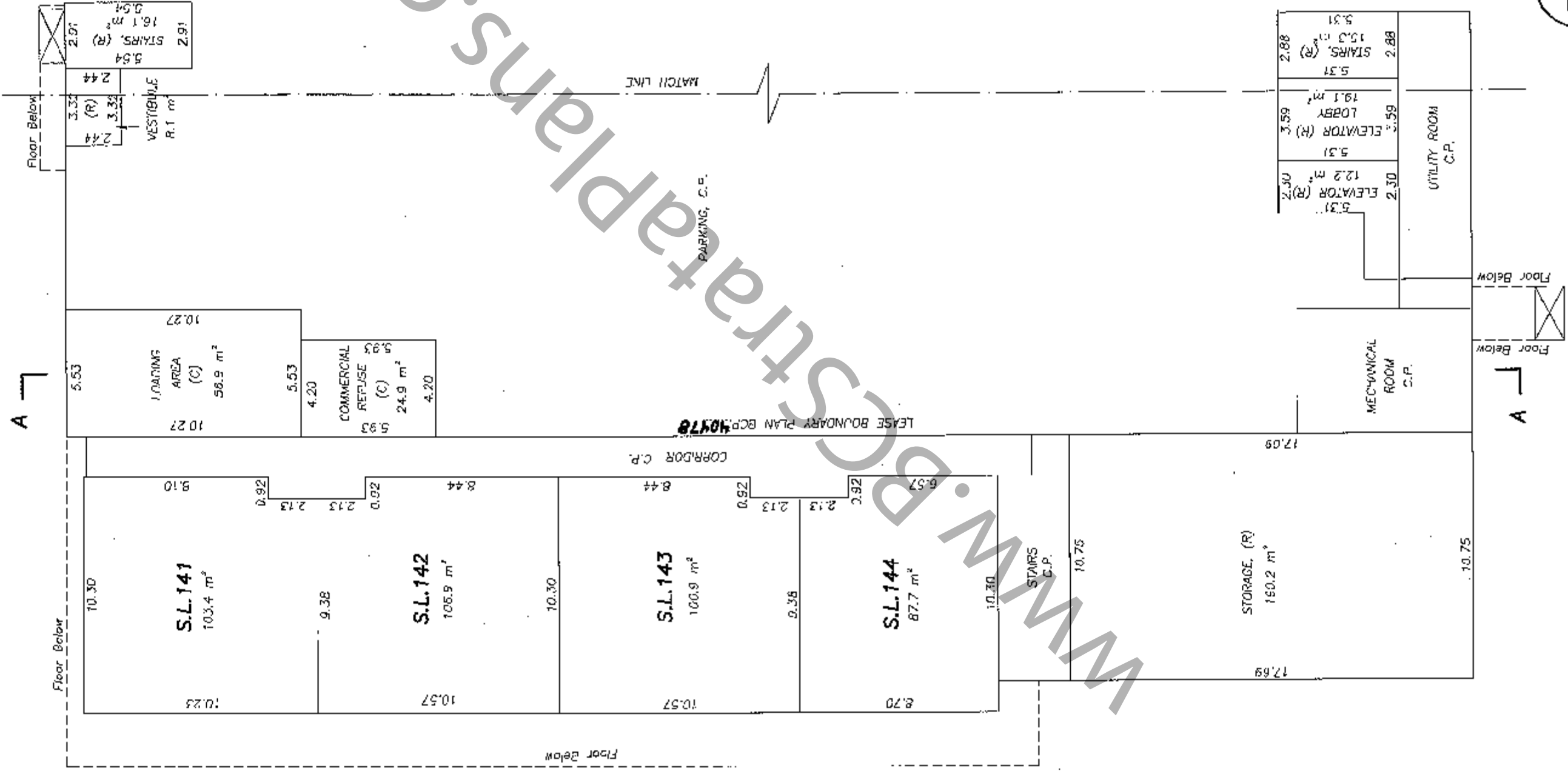
A



Johnson C. Tam
JOHNSON C. TAM, P.C.I.S.
March 18th, 2009.

PARKING LEVEL P2 (WEST)
STRATA LOTS 141 TO 144

STRATA PLAN BCS3381



SCALE: 1:200

ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE INDICATED

Johnson C. Tam
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March 18th, 2009.

PARKING LEVEL P2 (EAST)

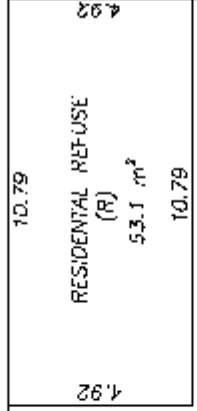
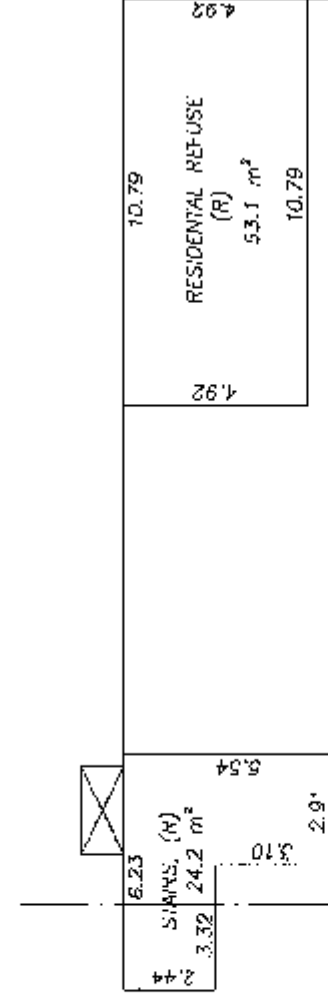
STRATA PLAN BCS3381



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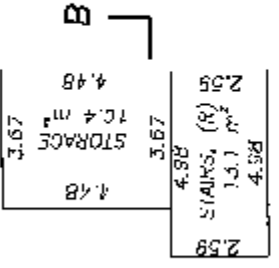
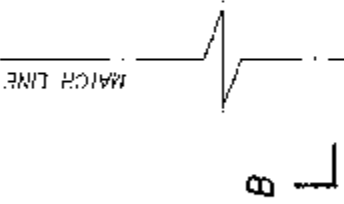


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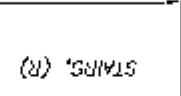
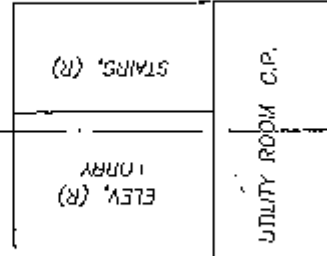


LEASE BOUNDARY PLAN BCP:40478

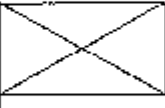
LEASE BOUNDARY PLAN BCP:40478



LEASE BOUNDARY PLAN BCP:40478



LEASE BOUNDARY PLAN BCP:40478

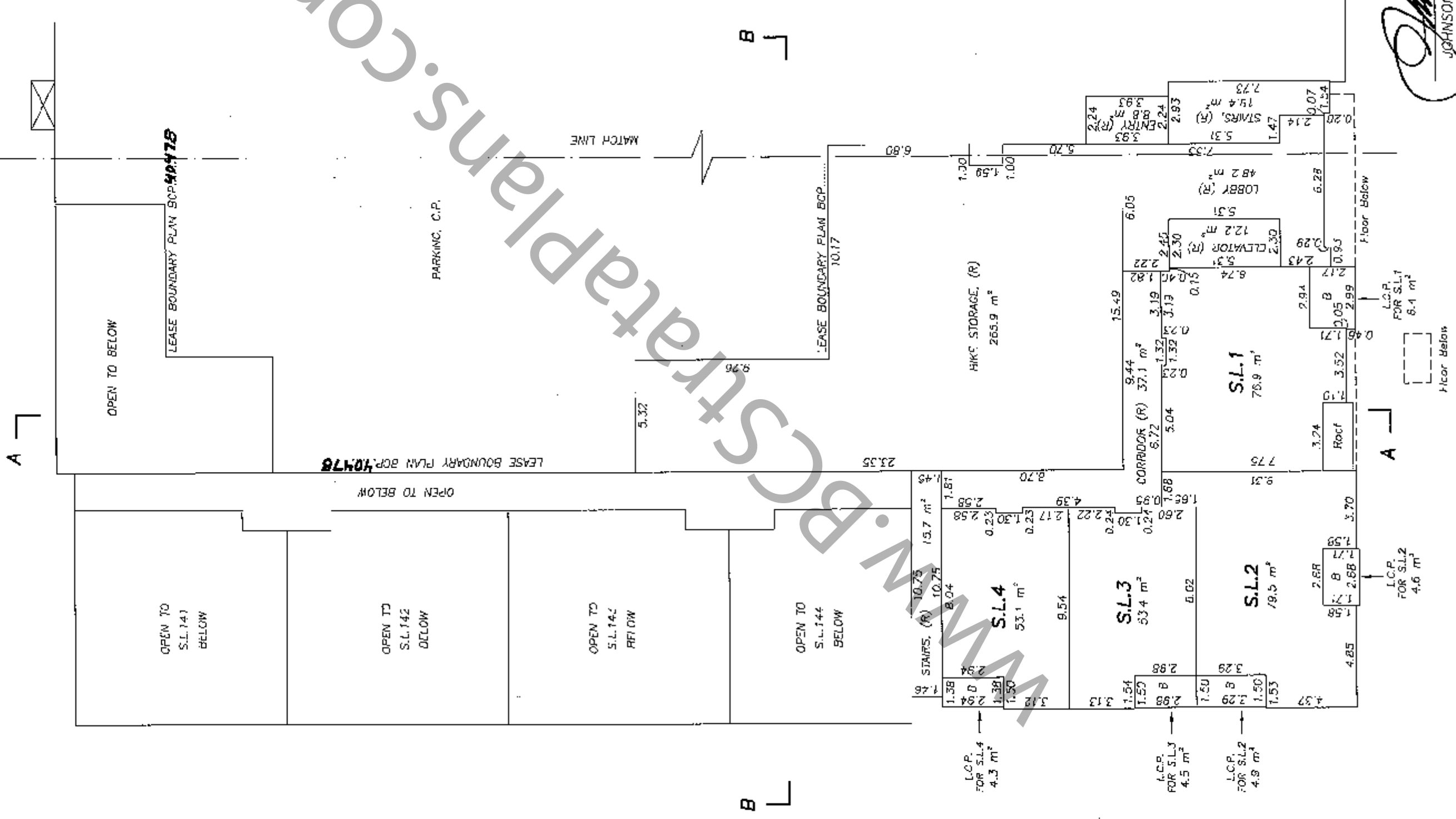
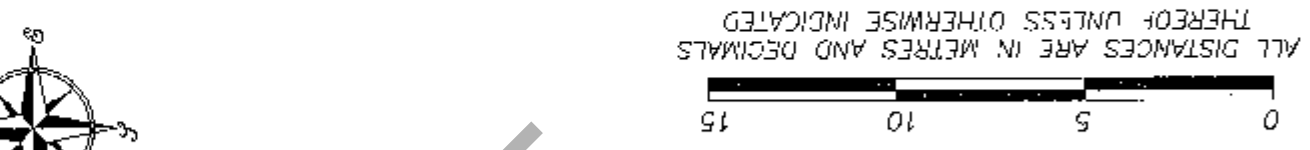
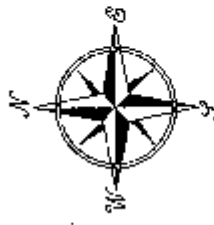


Johnson C. Tam
 JOHNSON C. TAM, B.C.L.S.
 March 18th, 2009.

WWW.BCSstrataplans.com

PARKING LEVEL P1 (WEST)
STRATA LOTS 1 TO 4

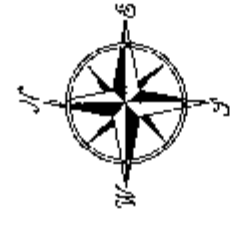
STRATA PLAN BCS3381



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 March 18th, 2009.

PARKING LEVEL P1 (EAST)

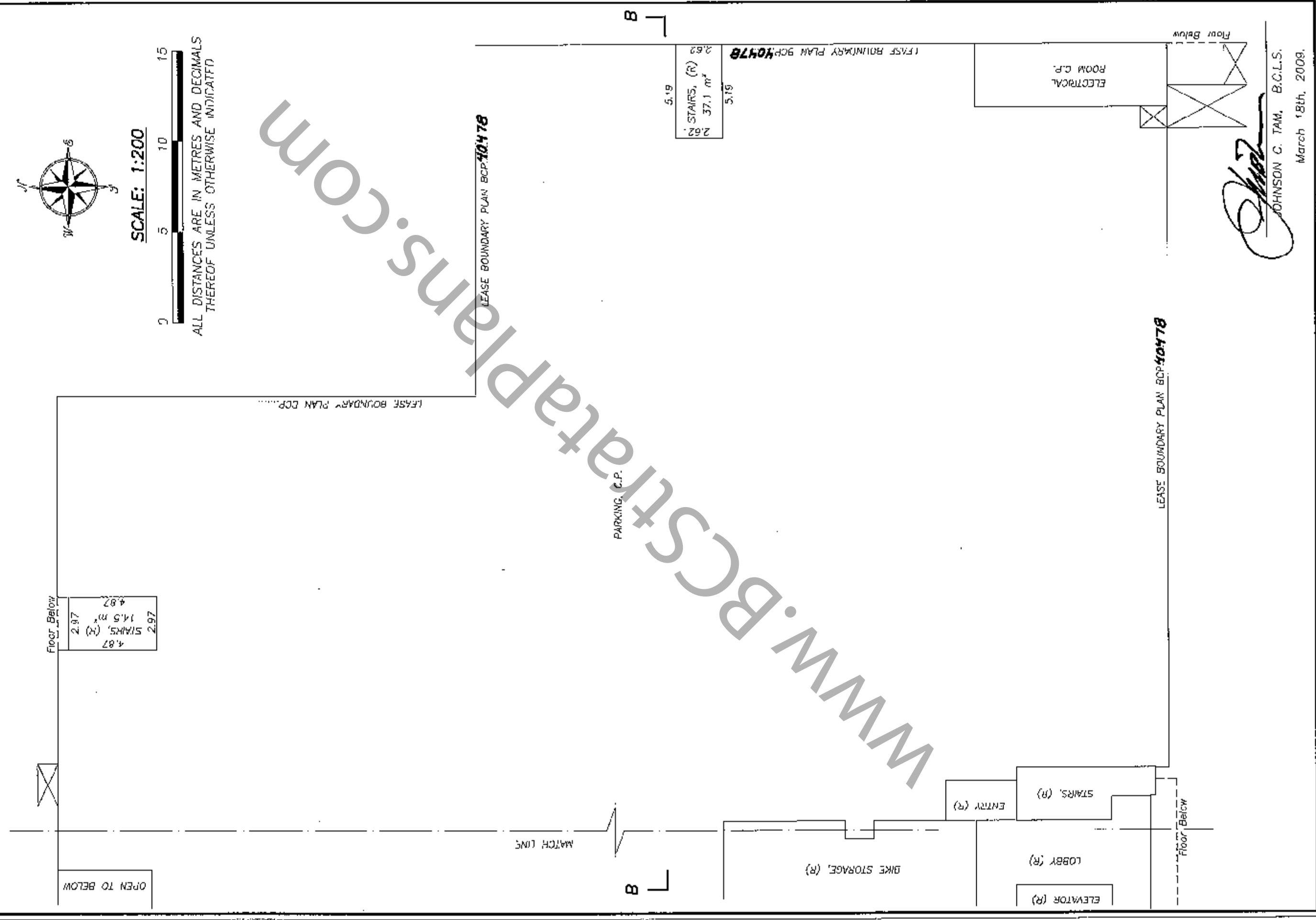
STRATA PLAN BCS3381



SCALE: 1:200



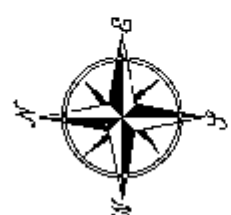
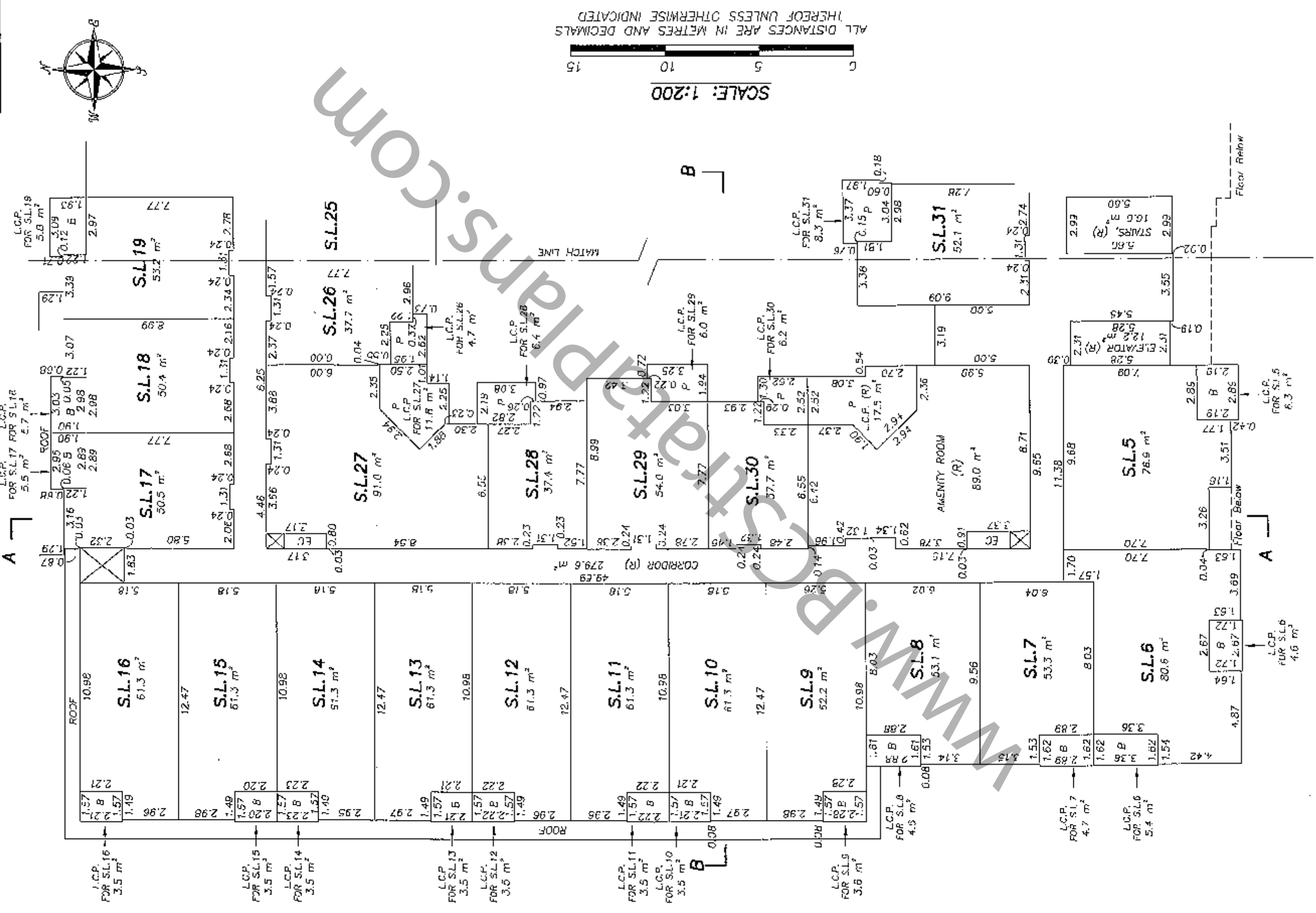
ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE INDICATED



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 JOHNSON C. TAM, B.C.L.S.
 March 18th, 2009.

LEVEL R2 (WEST)
STRATA LOTS 5 TO 19, 26 TO 31

STRATA PLAN BCS 3381



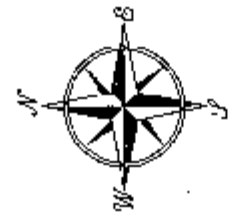
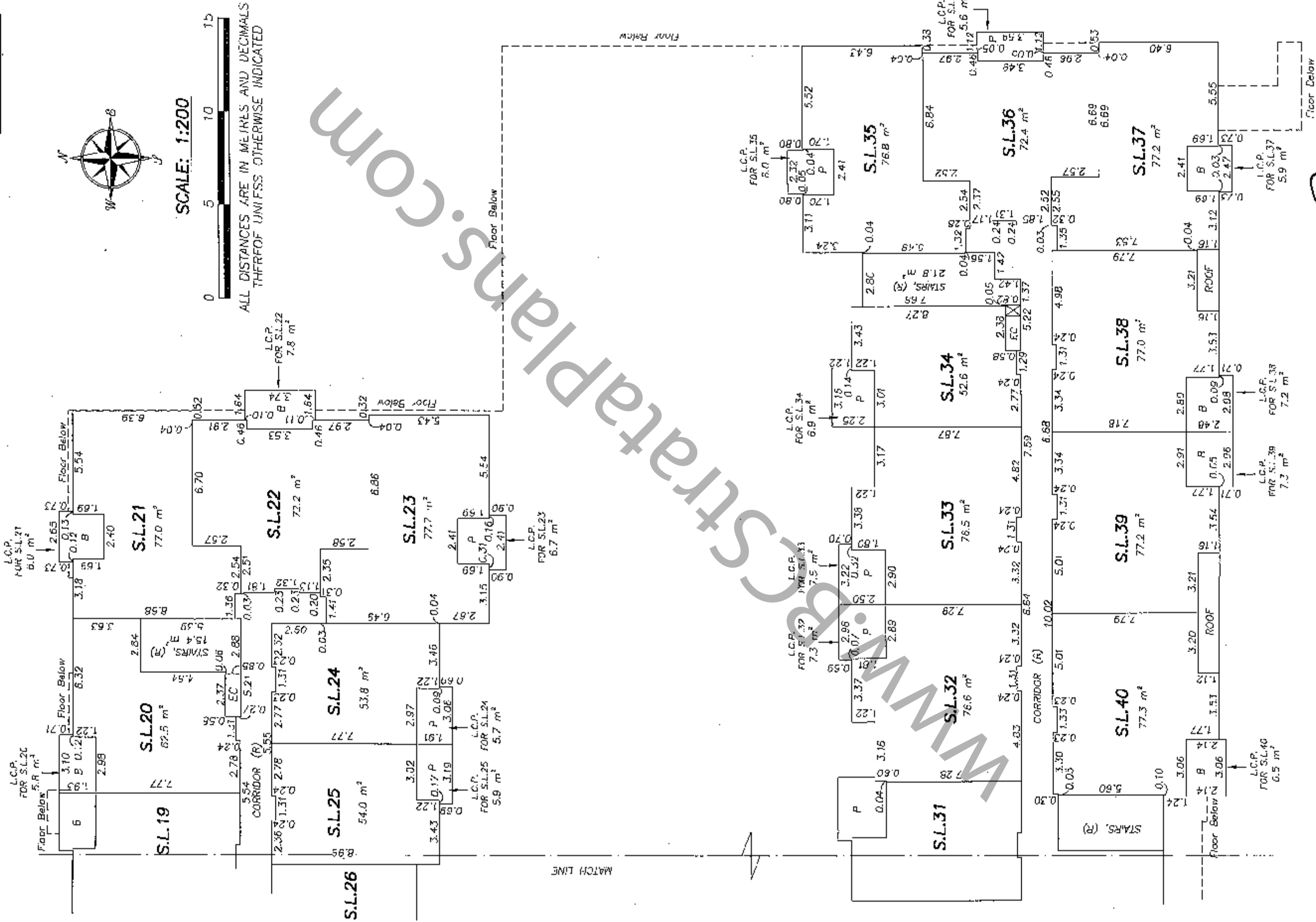
SCALE: 1:200
 ALL DISTANCES ARE IN METRES AND DECIMALS
 (HEREOF UNLESS OTHERWISE INDICATED)

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 JOHNSON C. TAM, R.C.L.S.
 March 18th, 2009.

LEVEL R2 (EAST)

STRATA LOTS 20 TO 25, 32 TO 40

STRATA PLAN BCS 3381



SCALE: 1:200

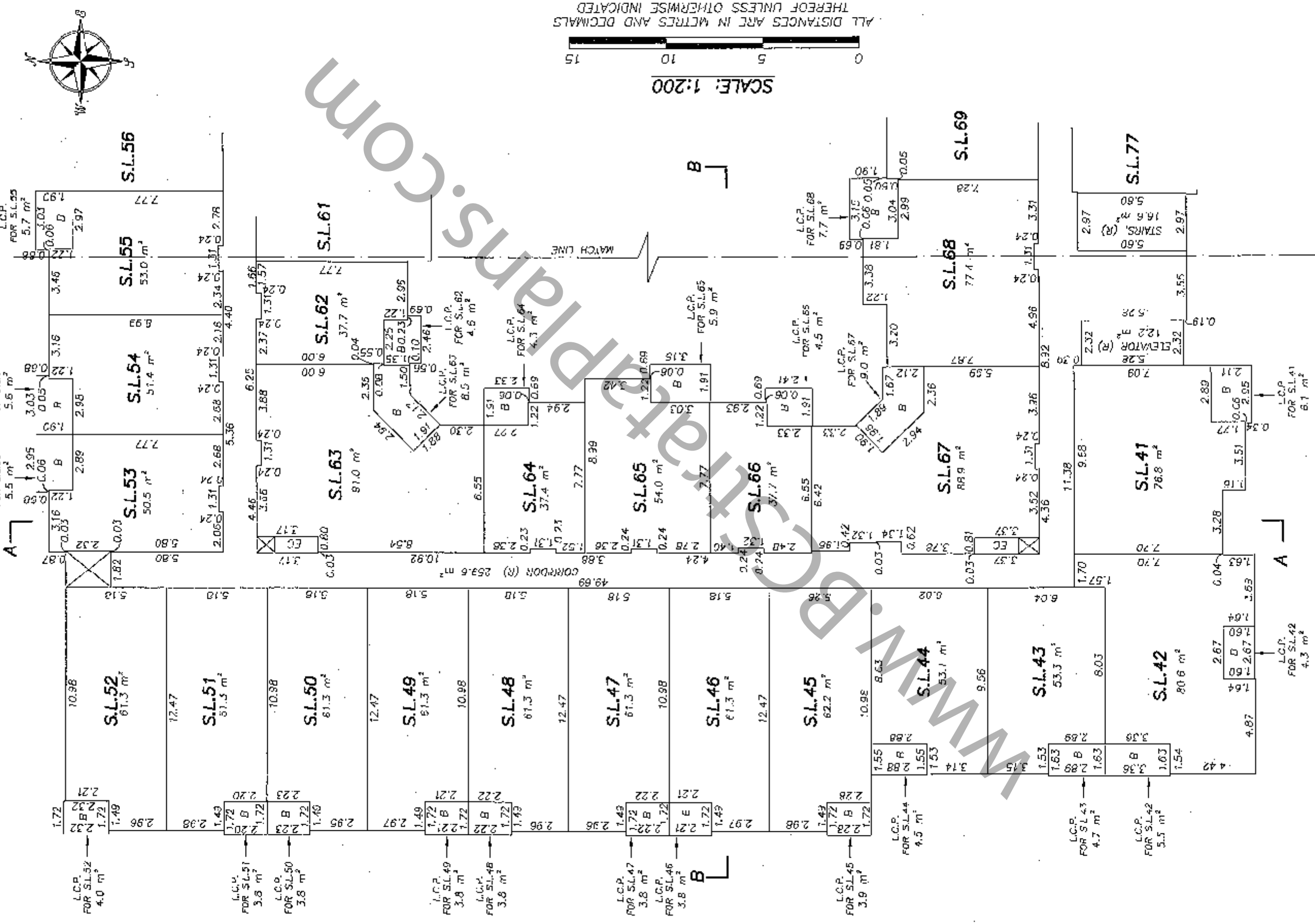
ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE INDICATED

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 March 18th, 2009.

LEVEL R3 (WEST)

STRATA LOTS 41 TO 55, 62 TO 68

STRATA PLAN BCS 3381



SCALE: 1:200

ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE INDICATED

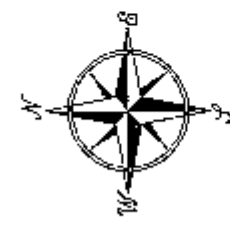
Johnson C. Tam

JOHNSON C. TAM, B.C.L.S.

March 18th, 2009.

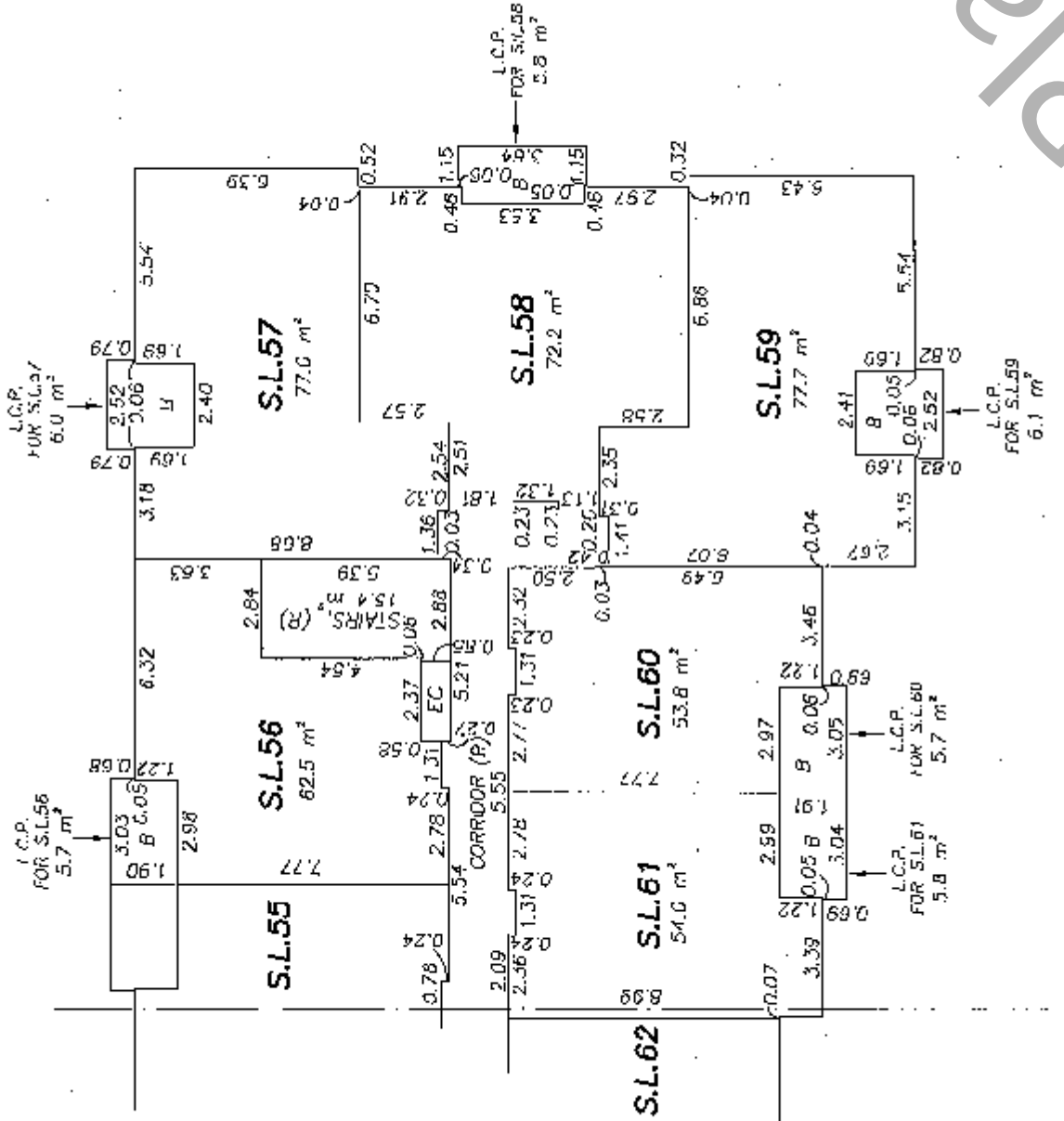
LEVEL R3 (EAST)
STRATA LOTS 56 TO 61, 69 TO 77

STRATA PLAN BCS3381

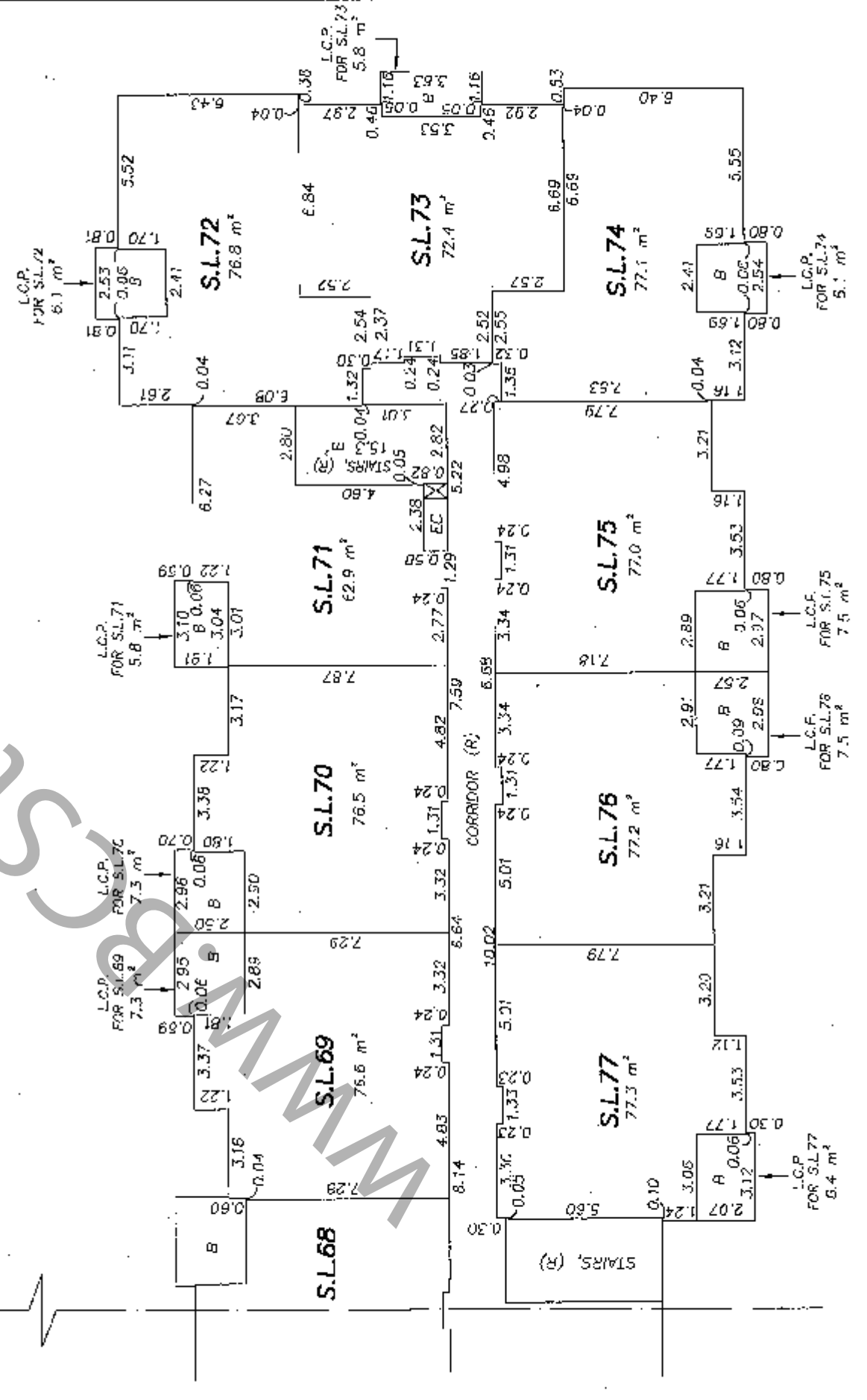


SCALE: 1:200

ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE INDICATED



MATCH LINE



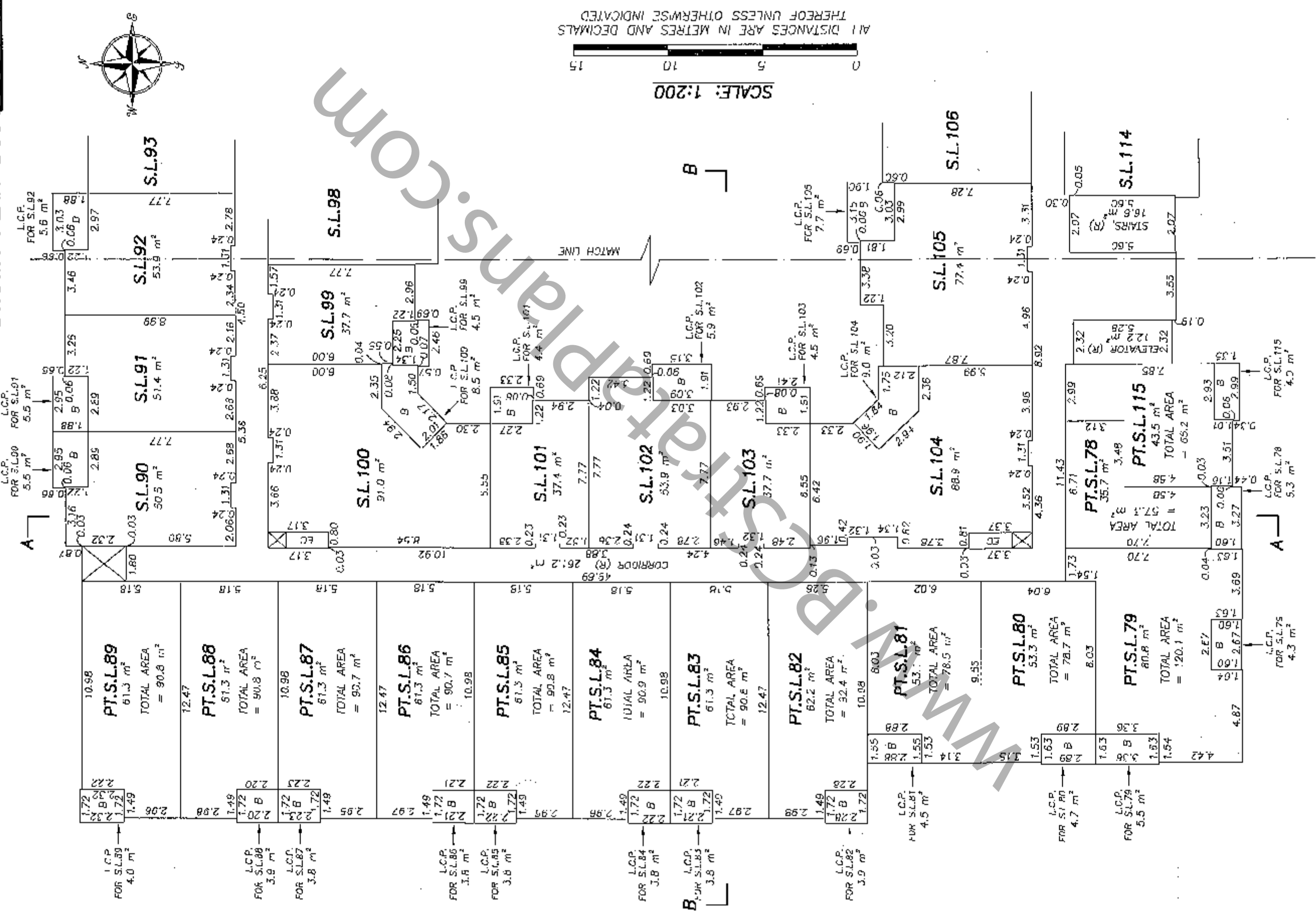
Johnson C. Tam
JOHNSON C. TAM, B.C.L.S.
March 18th, 2009.

LEVEL R4 (WEST)

STRATA LOTS 90 TO 92, 99 TO 105

PART STRATA LOTS 78 TO 89, 115

STRATA PLAN BCS3381



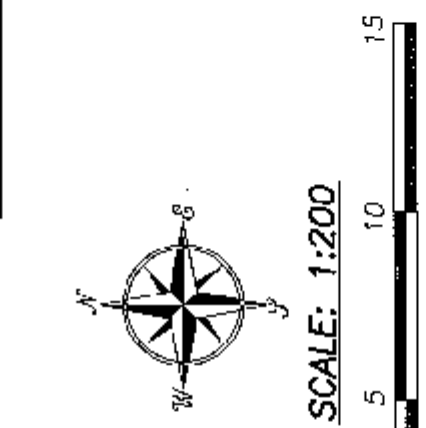
SCALE: 1:200
ALL DISTANCES ARE IN METRES AND DECIMALS
UNLESS OTHERWISE INDICATED

Johnson C. Tam
JOHNSON C. TAM, B.C.L.S.
March 18th, 2009

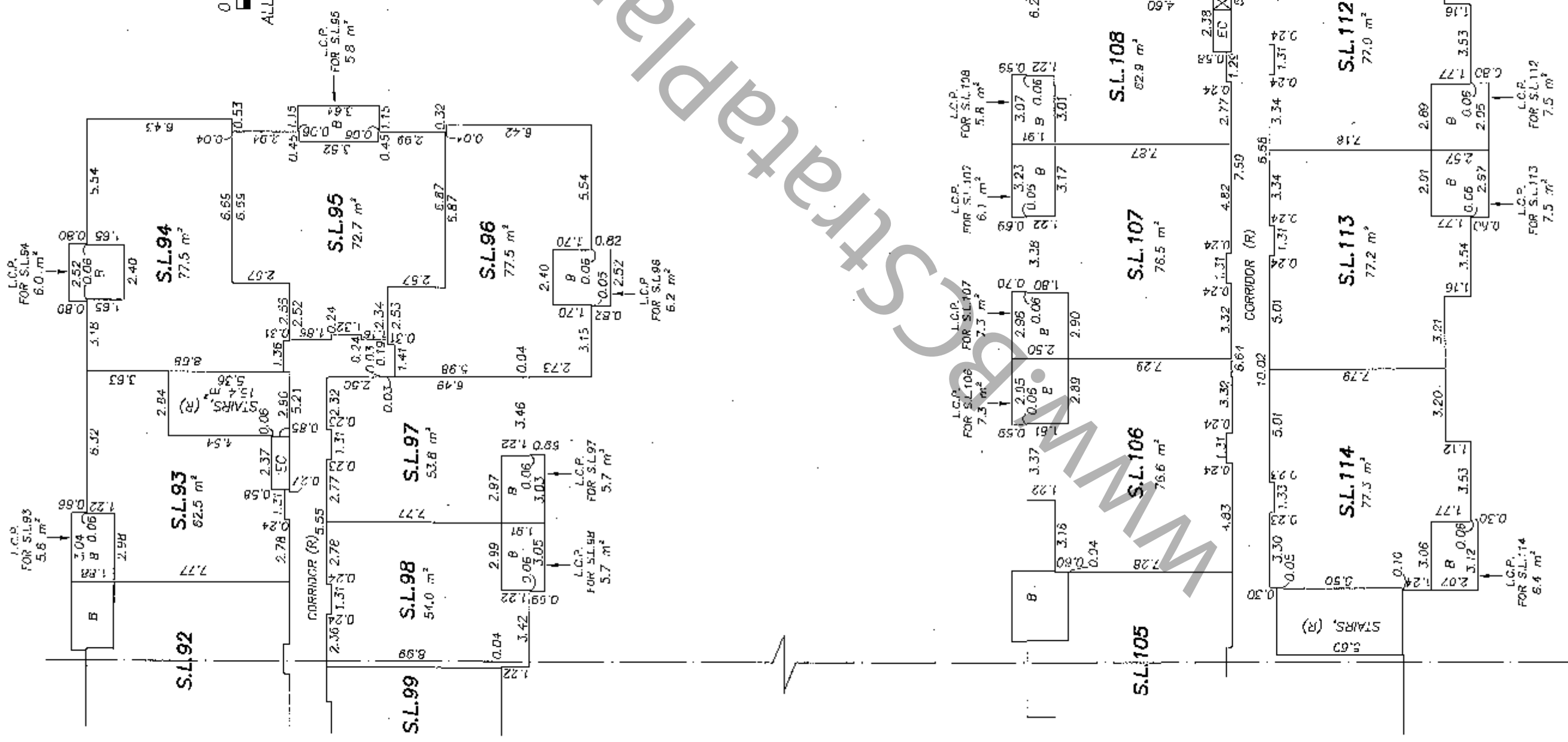
LEVEL R4 (EAST)

STRATA LOTS 93 TO 98, 106 TO 114

STRATA PLAN BCS3381



ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE INDICATED

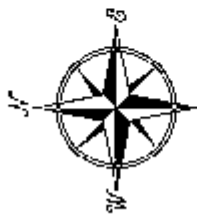
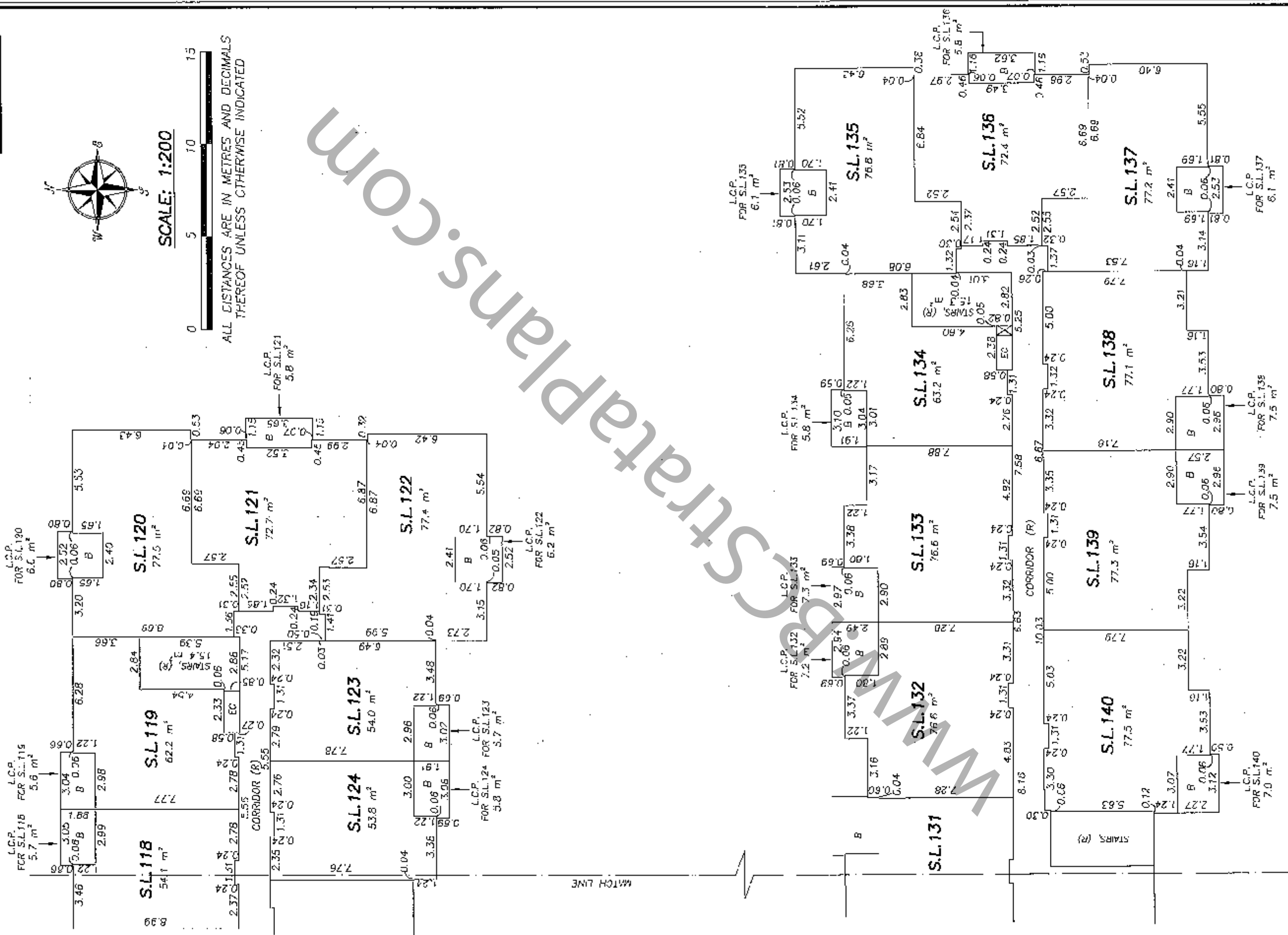


Johnson C. Tam
 JOHNSON C. TAM, B.C.L.S.
 March 18th, 2009.

LEVEL R5 (EAST)

STRATA LOTS 118 TO 124, 132 TO 140

STRATA PLAN BCS3381



SCALE: 1:200



ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE INDICATED

StrataPlans.com

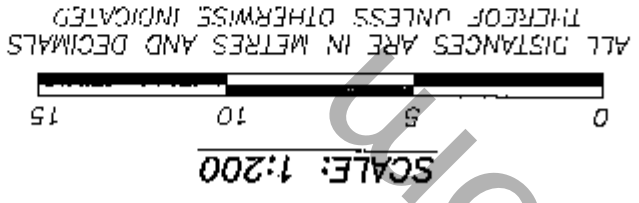
Johnson C. Tam
 JOHNSON C. TAM, B.C.L.S.
 March 18th, 2009.

CORRIDOR (R)		S.L.116	CORRIDOR (R)		S.L.90	CORRIDOR (R)		S.L.53	CORRIDOR (R)		S.L.17	LOADING AREA (C)	MECHANICAL ROOM C.P.	PARKING, C.P.	PARKING, C.P.	COMMERCIAL REFUSE (C)		
CORRIDOR (R)		S.L.126	CORRIDOR (R)		S.L.100	CORRIDOR (R)		S.L.63	CORRIDOR (R)		S.L.27						PARKING, C.P.	
CORRIDOR (R)		S.L.129	CORRIDOR (R)		S.L.103	CORRIDOR (R)		S.L.67	CORRIDOR (R)		S.L.41	CORRIDOR (R)		S.L.5	CORRIDOR (R)		S.L.1	LEVEL R5
CORRIDOR (R)		S.L.128	CORRIDOR (R)		S.L.102	CORRIDOR (R)		S.L.66	CORRIDOR (R)		S.L.41	CORRIDOR (R)		S.L.5	CORRIDOR (R)		S.L.1	LEVEL R4
CORRIDOR (R)		S.L.127	CORRIDOR (R)		S.L.101	CORRIDOR (R)		S.L.65	CORRIDOR (R)		S.L.41	CORRIDOR (R)		S.L.5	CORRIDOR (R)		S.L.1	LEVEL R3
CORRIDOR (R)		S.L.128	CORRIDOR (R)		S.L.102	CORRIDOR (R)		S.L.65	CORRIDOR (R)		S.L.41	CORRIDOR (R)		S.L.5	CORRIDOR (R)		S.L.1	LEVEL R2
CORRIDOR (R)		S.L.127	CORRIDOR (R)		S.L.101	CORRIDOR (R)		S.L.64	CORRIDOR (R)		S.L.41	CORRIDOR (R)		S.L.5	CORRIDOR (R)		S.L.1	LEVEL R1
CORRIDOR (R)		S.L.128	CORRIDOR (R)		S.L.102	CORRIDOR (R)		S.L.65	CORRIDOR (R)		S.L.41	CORRIDOR (R)		S.L.5	CORRIDOR (R)		S.L.1	LEVEL P1
CORRIDOR (R)		S.L.127	CORRIDOR (R)		S.L.101	CORRIDOR (R)		S.L.64	CORRIDOR (R)		S.L.41	CORRIDOR (R)		S.L.5	CORRIDOR (R)		S.L.1	LEVEL P2
CORRIDOR (R)		S.L.126	CORRIDOR (R)		S.L.100	CORRIDOR (R)		S.L.63	CORRIDOR (R)		S.L.41	CORRIDOR (R)		S.L.5	CORRIDOR (R)		S.L.1	LEVEL P3

Roof

L.C.P. FOR S.L.78

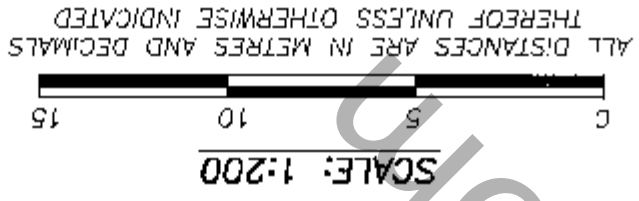
SECTION A-A



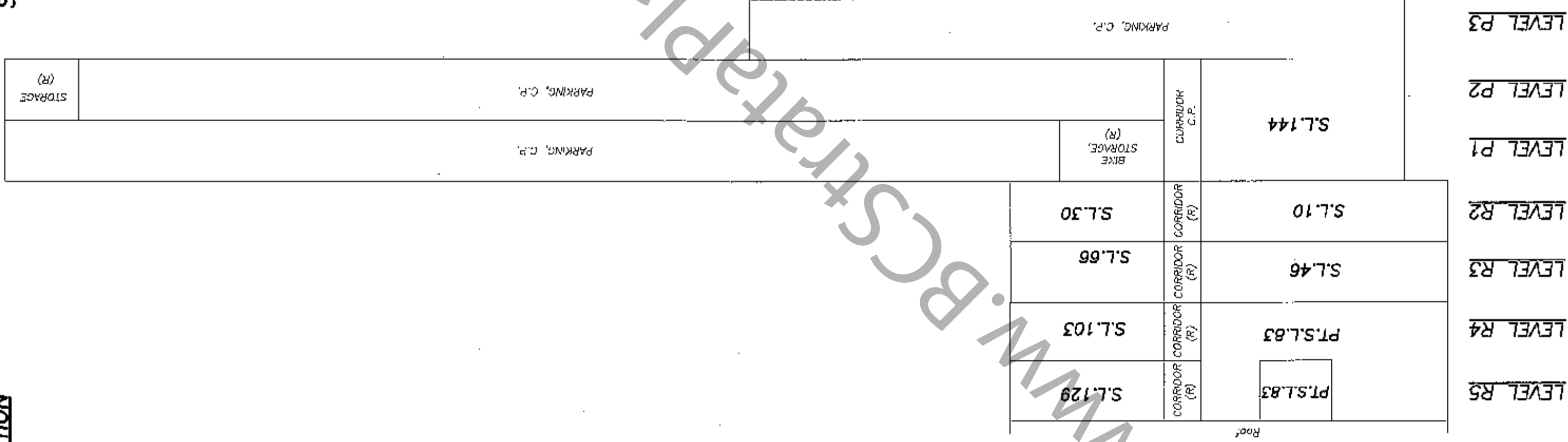
[Signature]
JOHNSON C. TAM, B.C.L.S.
March 13th, 2009.

STRATA PLAN BCS3381

BUILDING SECTION



SECTION B-B



[Signature]
JOHNSON C. TAM, B.C.L.S.
March 18th, 2009.

ORIGINAL