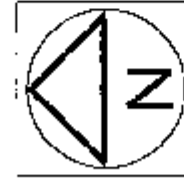


# PHASED STRATA PLAN OF A PORTION OF LOT A, SECTION 23, STRATA PLAN BCS 2824 TOWNSHIP 1, NEW WESTMINSTER DISTRICT, PLAN BCP31445 PHASE 1



DEPOSITED AND REGISTERED IN THE LAND TITLE OFFICE  
AT NEW WESTMINSTER, B.C., APRIL 3, 2008

IAN MacDONALD / EP  
REGISTRAR

B0847345-371

INTEGRATED SURVEY AREA

No.: (SURREY) NAD83 (CSRS)

B.C.G.S. 926 007

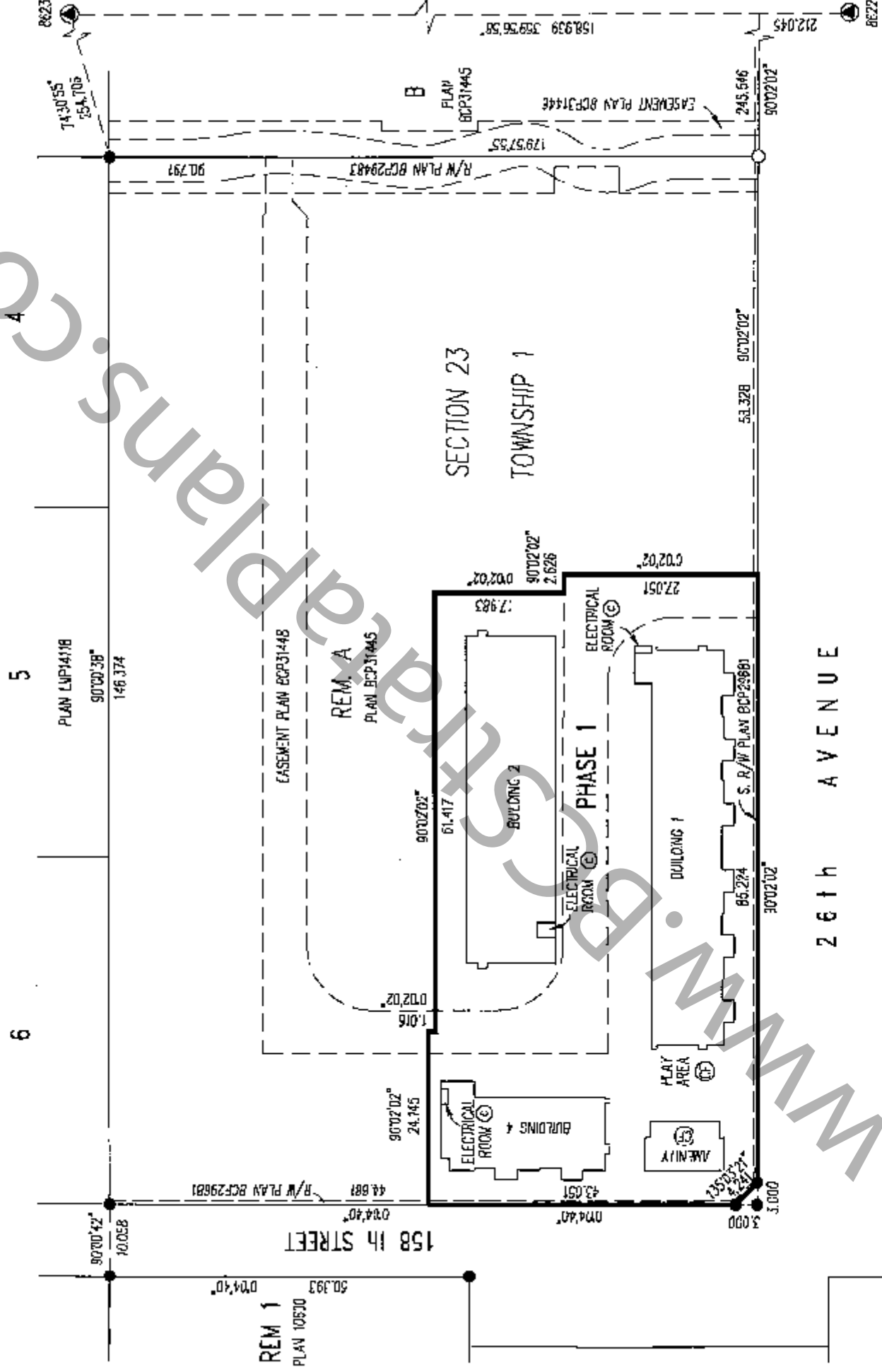
SCALE - 1:750

0 10 20 40

ALL DISTANCES ARE IN METRES

CIVIC ADDRESS

15833 26TH AVENUE  
SURREY, B.C.



THIS PLAN SHOWS GROUND LEVEL MEASURED DISTANCES.  
PRIOR TO COMPUTATION OF UTM COORDINATES, MULTIPLY  
BY THE CORRECTION FACTOR 0.99959455

GRID BEARINGS ARE DERIVED FROM OLD CONTROL MONUMENTS 8622 AND 8623

LEGEND

LCP	INDICATES LIMITED COMMON PROPERTY
sq.m.	SQUARE METRES
SL	STRATA LOT
PT	PART
CF 1	CARPET LCP SL 1
D-1	DECK LCP SL 1
RU 1	ROOF DECK LCP SL 1
⊙	COMMON PROPERTY
○	OLD IRON POST FOUND
●	IRON POST SET
■	OLD LEAD PLUG FOUND
□	LEAD PLUG SET
⊙	OLD CONCRETE FOUNDMENT FOUND

THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT

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

DATE: FEBRUARY 13 2008

G.A. Rowbotham L.S.

NOTE: STRATA LOT AREAS ARE BOUNDED BY CENTRELINE OF PARTY WALLS AND INSIDE OF SHEATHING ON EXTERIOR WALLS.

STRATA LOT ANGLES ARE 45° OR 90° UNLESS OTHERWISE NOTED.

I, G.A. ROWBOTHAM, A BRITISH COLUMBIA LAND SURVEYOR, CERTIFY THAT THE BUILDINGS INCLUDED IN THE STRATA PLAN HAVE NOT, AS OF FEBRUARY 13, 2008, PREVIOUSLY OCCUPIED

G.A. Rowbotham B. C. L. S.

SECTION 241 (2) PROVIDES THAT THE ENCLOSUREMENT MUST BE DATED NOT MORE THAN 180 DAYS BEFORE THE DATE THE STRATA PLAN IS TENDERED FOR DEPOSIT.

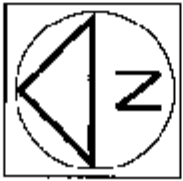
# FOUNDATION DETAIL

# STRATA PLAN BCS 2824

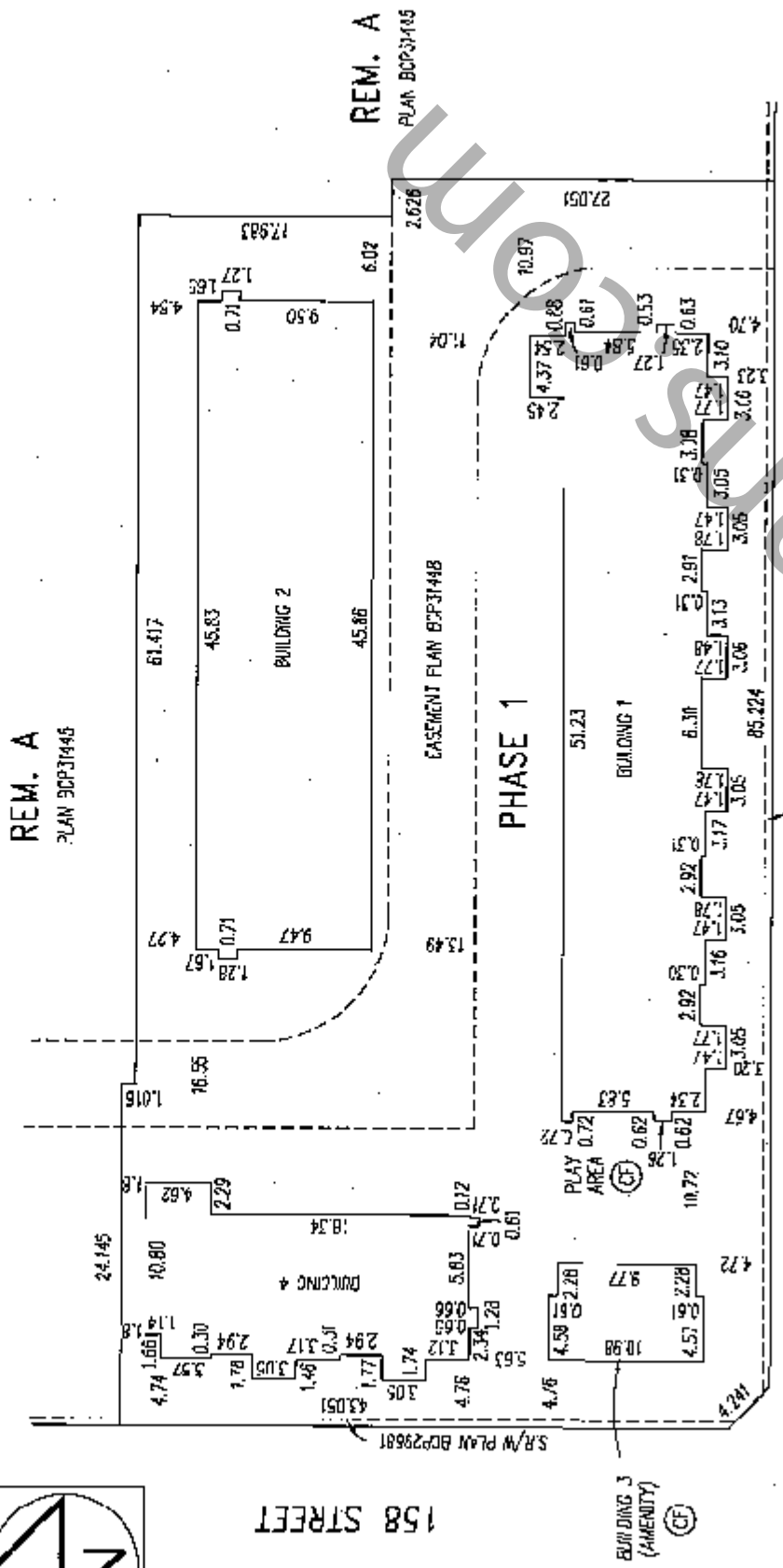
SCALE 1:500

0 5 10 20

ALL DISTANCES IN METRES



# PHASE 1



THE CITY OF SURREY AS HOLDER OF COVENANTS  
 88633122, 88633134, 88633138, 88633140, 88633142 AND 88633144  
 HEREBY CONSENTS TO THE FILING OF THIS STRATA PLAN.

AUTHORIZED SIGNATORY [Signature]

AUTHORIZED SIGNATORY ACTING CITY CLERK [Signature]

WITNESS: \_\_\_\_\_

26 AVENUE

OWNER : BROWNSTONE ADERA PROJECTS LTD. INC. NO. 767586

AUTHORIZED SIGNATORY [Signature]

AUTHORIZED SIGNATORY \_\_\_\_\_

WITNESS: [Signature]

WITNESS: [Signature]

ADDRESS AND OCCUPATION OF WITNESS:

Suite 2209, 1055 Dunsmuir St  
Vancouver, BC V7X 1K8  
Development Manager

ADDRESS AND OCCUPATION OF WITNESS:

X  
X  
X

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

DATE: April 1st 2008

SIGNATURE OF APPROVING OFFICER [Signature]

CITY OF SURREY  
 NICHOLAS LAI  
 APPROVING OFFICER  
 CITY OF SURREY

APPROVED AS PHASE 1 OF A 4 PHASE STRATA PLAN  
 UNDER SECTION 224 OF THE STRATA PROPERTY ACT

DATE: April 1st, 2008

APPROVING OFFICER FOR THE CITY OF SURREY [Signature]

NICHOLAS LAI  
 APPROVING OFFICER  
 CITY OF SURREY

MORTGAGEE : MCAF FINANCIAL CORPORATION  
 INCORPORATION No. A62340

AUTHORIZED SIGNATORY [Signature]

AUTHORIZED SIGNATORY \_\_\_\_\_

WITNESS: [Signature]

WITNESS: [Signature]

ADDRESS AND OCCUPATION OF WITNESS:

\*1400 - 1140 W. Pender St.  
Vancouver, BC V6E 4G1  
Analyst

G.A.R.

DATED THIS 13th DAY OF FEB. 2008

B.C.L.S.

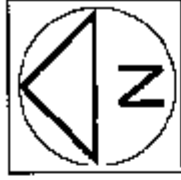
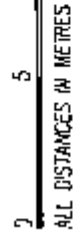
2008

# FLOOR PLANS

# STRATA PLAN BCS 2824

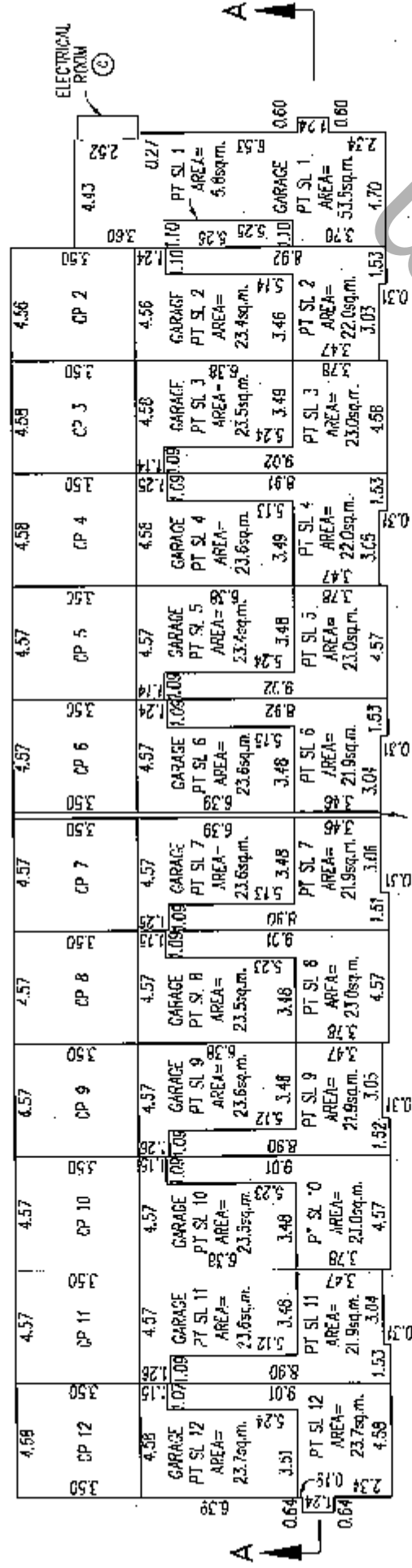
SCALE 1:250

ALL DISTANCES IN METRES

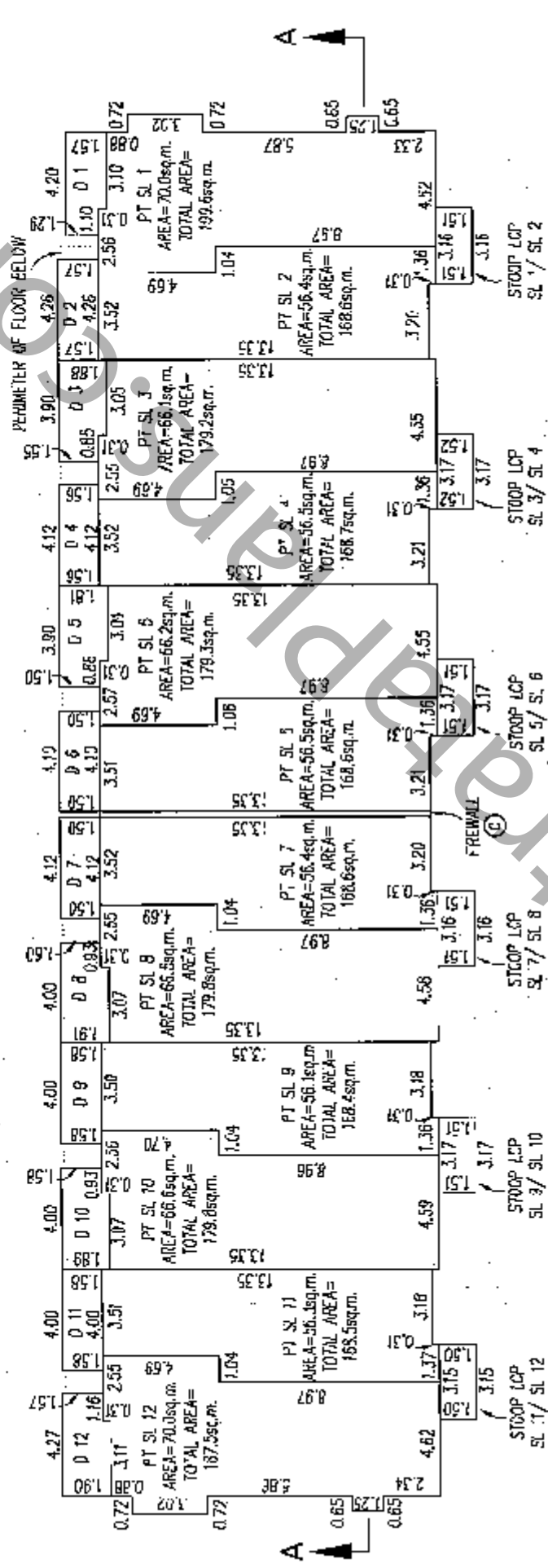


## BUILDING 1

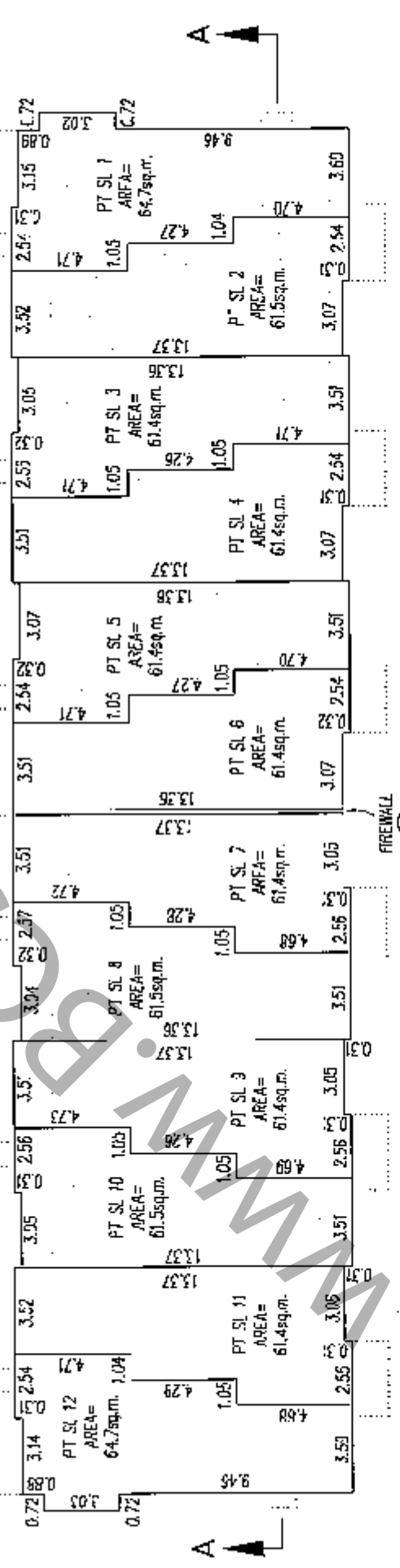
## PHASE 1



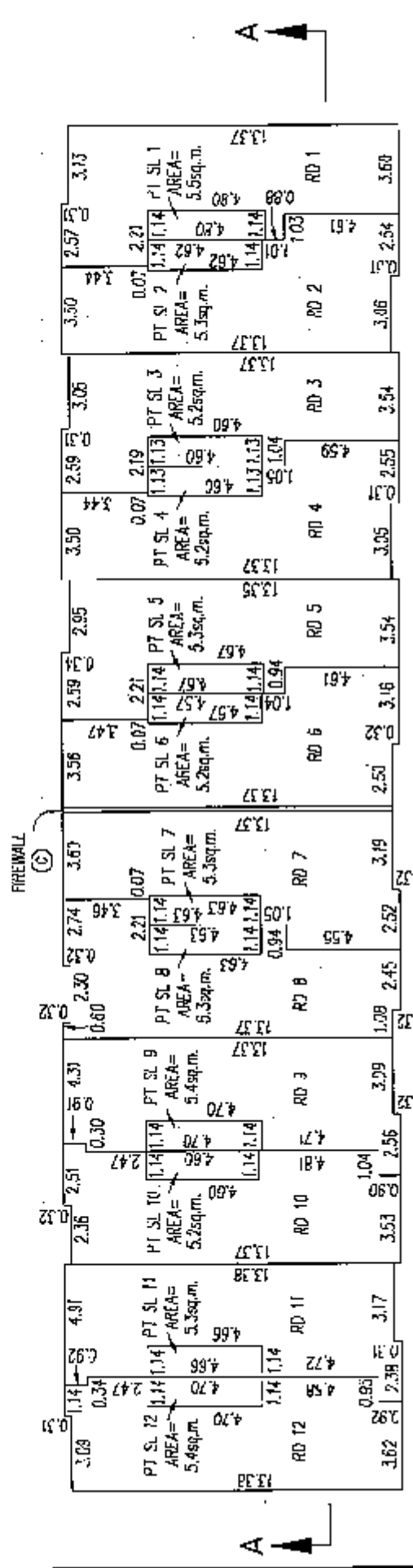
## FIRST FLOOR



## SECOND FLOOR



## THIRD FLOOR



## ROOF DECK

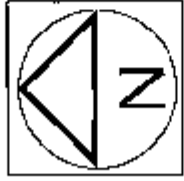
G.A.R.

# FLOOR PLANS

# STRATA PLAN BCS 2824

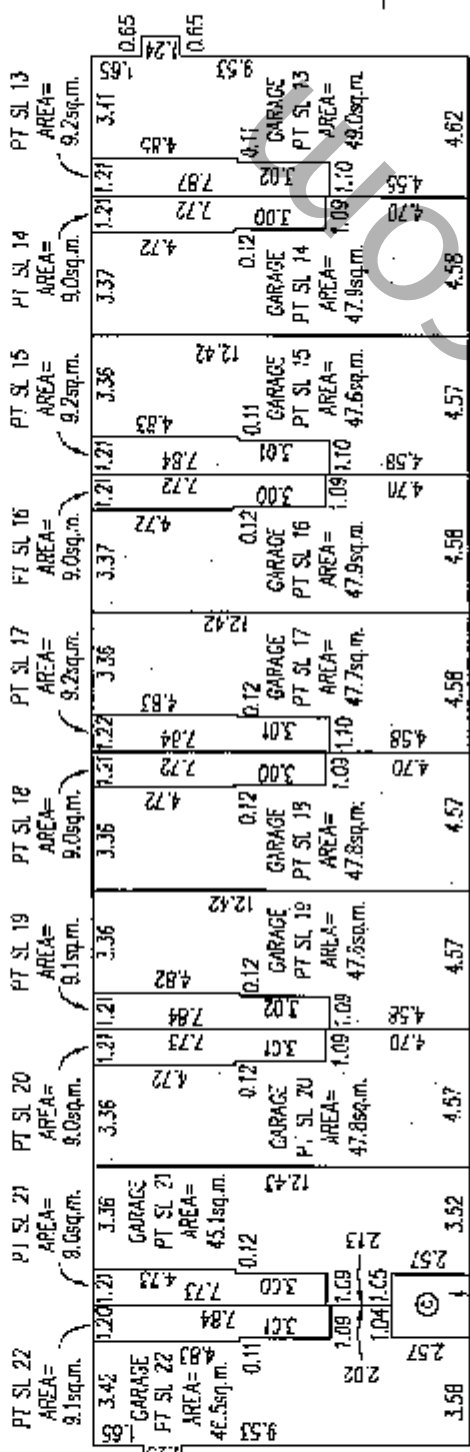
SCALE 1: 250

0 5 10 20  
ALL DISTANCES IN METRES

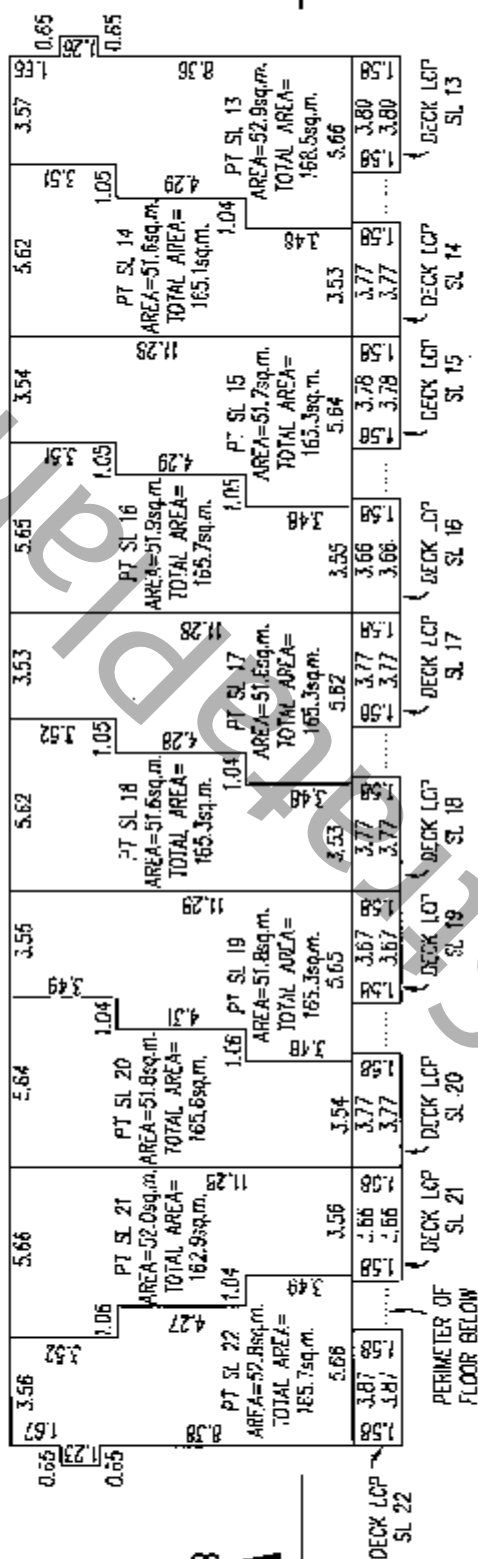


## PHASE 1

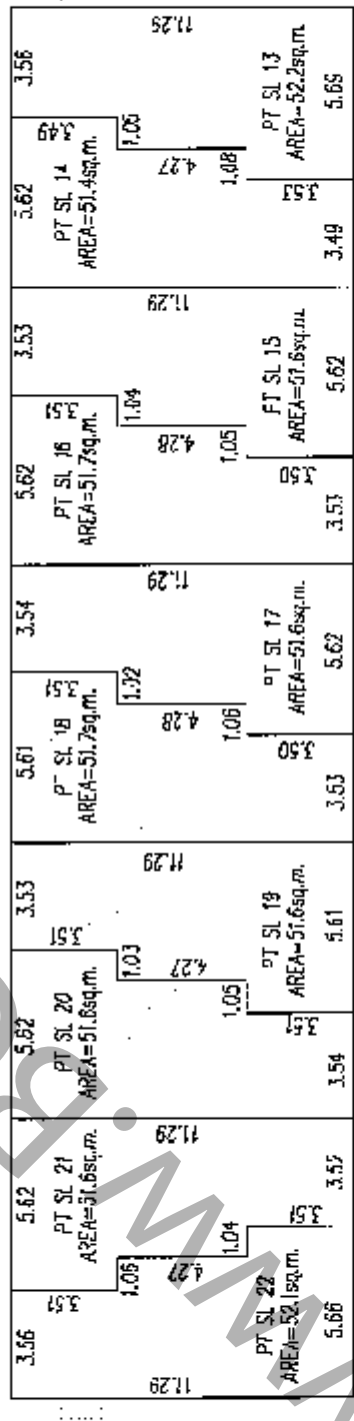
### BUILDING 2



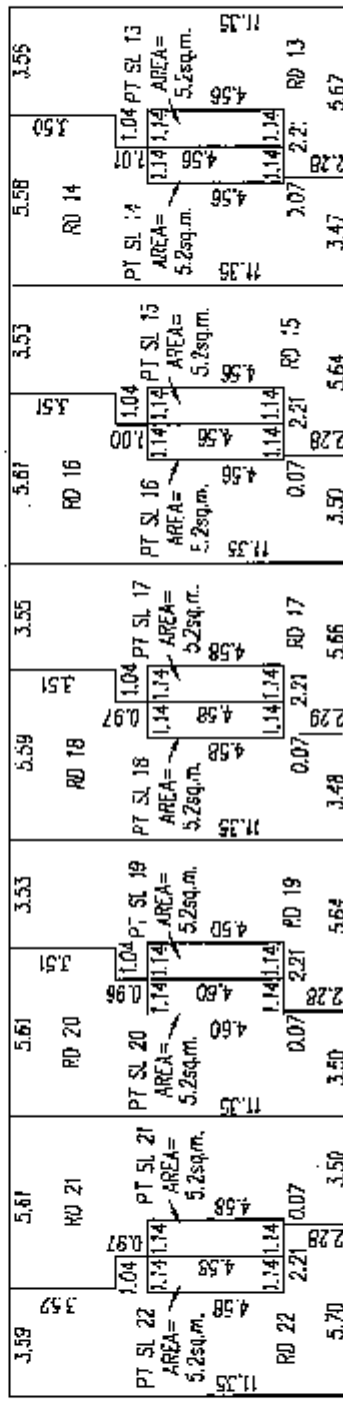
### FIRST FLOOR



### SECOND FLOOR



### THIRD FLOOR



G.A.R.

DATED THIS 13<sup>th</sup> DAY OF FEB. 2008

R.C.L.S.

2008

ORIGINAL



15995A6

SHEET 6 OF 6 SHEETS

# SECTIONS

## STRATA PLAN BCS 2824

SCALE 1:250



ALL DISTANCES IN METRES

### PHASE 1

#### BUILDING 1

RD 12	RD 11	RD 10	RD 9	RD 8	RD 7	RD 6	RD 5	RD 4	RD 3	RD 2	RD 1	ROOF DECK
PT SL 12	PT SL 11	PT SL 10	PT SL 9	PT SL 8	PT SL 7	PT SL 6	PT SL 5	PT SL 4	PT SL 3	PT SL 2	PT SL 1	THIRD FLOOR
PT SL 12	PT SL 11	PT SL 10	PT SL 9	PT SL 8	PT SL 7	PT SL 6	PT SL 5	PT SL 4	PT SL 3	PT SL 2	PT SL 1	SECOND FLOOR
PT SL 12	PT SL 11	PT SL 10	PT SL 9	PT SL 8	PT SL 7	PT SL 6	PT SL 5	PT SL 4	PT SL 3	PT SL 2	GARAGE PT SL 1	FIRST FLOOR
												GROUND LINE

#### SECTION A-A

#### BUILDING 2

RD 22	RD 21	RD 20	RD 19	RD 18	RD 17	RD 16	RD 15	RD 14	RD 13	ROOF DECK
PT SL 22	PT SL 21	PT SL 20	PT SL 19	PT SL 18	PT SL 17	PT SL 16	PT SL 15	PT SL 14	PT SL 13	THIRD FLOOR
PT SL 22	PT SL 21	PT SL 20	PT SL 19	PT SL 18	PT SL 17	PT SL 16	PT SL 15	PT SL 14	PT SL 13	SECOND FLOOR
GARAGE PT SL 22	GARAGE PT SL 21	GARAGE PT SL 20	GARAGE PT SL 19	GARAGE PT SL 18	GARAGE PT SL 17	GARAGE PT SL 16	GARAGE PT SL 15	GARAGE PT SL 14	GARAGE PT SL 13	FIRST FLOOR
										GROUND LINE

#### SECTION B-B

#### BUILDING 4

PT SL 23	PT SL 24	PT SL 25	PT SL 26	PT SL 27	THIRD FLOOR
PT SL 23	PT SL 24	PT SL 25	PT SL 26	PT SL 27	SECOND FLOOR
GARAGE PT SL 23	GARAGE PT SL 24	GARAGE PT SL 25	GARAGE PT SL 26	GARAGE PT SL 27	FIRST FLOOR
					GROUND LINE

#### SECTION C-C

G.A.P.

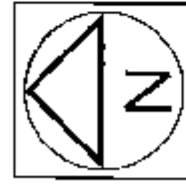
B.C.L.S.

DATED THIS 13<sup>th</sup> DAY OF FEB. 2008

ORIGINAL

PHASED STRATA PLAN OF A PORTION OF LOT A, SECTION 23, TOWNSHIP 1, NEW WESTMINSTER DISTRICT, PLAN BCP31445

STRATA PLAN BCS2824 PHASE 2



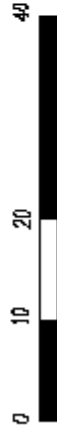
DEPOSITED AND REGISTERED IN THE LAND TITLE OFFICE AT NEW WESTMINSTER, B.C., JUNE 3, 2008

JAN MAC DONALD LCP  
REGISTRAR

BB865031-060

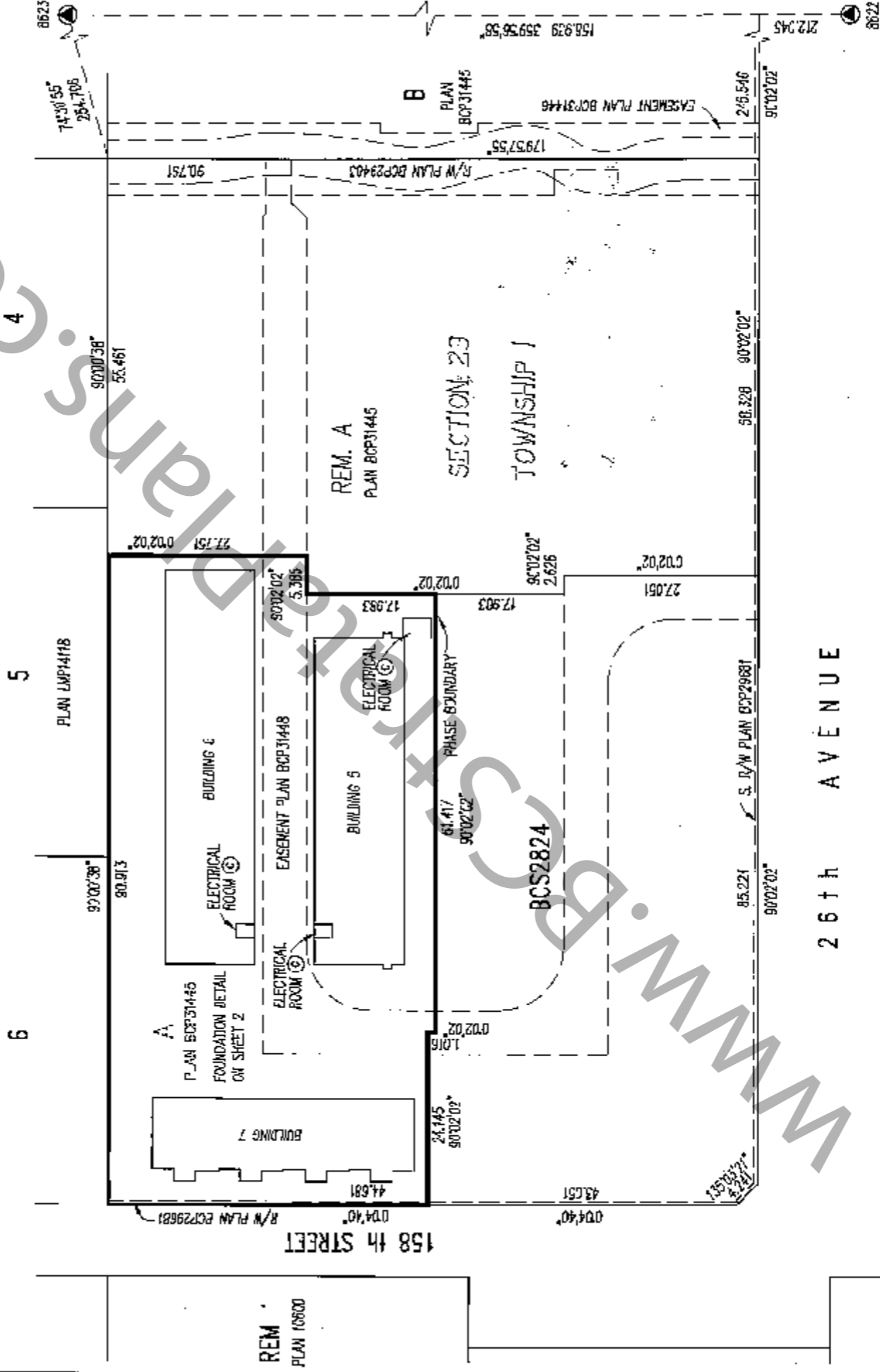
INTEGRATED SURVEY AREA  
No.1 (SURREY) MA883 (CSRS)  
B.C.S.S. 02G 007

SCALE - 1:750



ALL DISTANCES ARE IN METRES

CIVIC ADDRESS  
15833 26TH AVENUE  
SURREY, B.C.



THIS PLAN SHOWS GROUND LEVEL MEASURED DISTANCES. PRIOR TO COMPUTATION OF UTM COORDINATES, MULTIPLY BY THE COMBINED FACTOR 0.99959455  
GRID BEARINGS ARE DERIVED FROM OLD CONTROL MONUMENTS 8222 AND 8623

LEGEND

- INDICATES LIMITED COMMON PROPERTY
- sq.m. SQUARE METRES
- SL STRATA LOT
- PT PART
- CP 1 CARPORT LCP SL 1
- DL 1 DECK LCP SL 1
- RD 1 ROOF DECK LCP SL 1
- CC COMMON PROPERTY
- OLD IRON POST FOUND
- IRON POST SET
- ◻ CONCRETE FOUND
- ◼ REBAR-REINFORCED CONCRETE FOUND
- ⊙ OLD IRON MONUMENT FOUND

NOTE: STRATA LOT AREAS ARE BOUNDED BY CENTRELINE OF PARTY WALLS AND INSIDE OF SHEATHINGS ON EXTERIOR WALLS.

STRATA LOT ANGLES ARE 45° OR 90° UNLESS OTHERWISE NOTED.

I, G.A. ROWBOTHAM, A BRITISH COLUMBIA LAND SURVEYOR, CERTIFY THAT THE BUILDINGS INCLUDED IN THE STRATA PLAN HAVE NOT, AS OF MAY 6, 2008 BEEN PREVIOUSLY OCCUPIED

G.A. Rowbotham B.C.L.S.

\* SECTION 241 (2) PROVIDES THAT THE ENDORSEMENT MUST BE DATED NOT MORE THAN 180 DAYS BEFORE THE DATE THE STRATA PLAN IS TENDERED FOR DEPOSIT.

THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT

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

DATE: MAY 7, 2008

G.A. Rowbotham B.C.L.S.

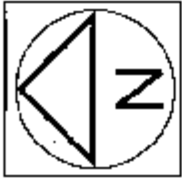
I, G.A. ROWBOTHAM, A BRITISH COLUMBIA LAND SURVEYOR, OF SURREY, IN BRITISH COLUMBIA, CERTIFY THAT I WAS PRESENT AT AND PERSONALLY SUPERVISED THE SURVEY REPRESENTED BY THIS PLAN, AND THAT THE SURVEY AND PLAN ARE CORRECT. THE FIELD SURVEY WAS COMPLETED ON THE 6th DAY OF MAY, 2008. THE PLAN WAS COMPLETED AND CHECKED, AND THE CHECKLIST FILED UNDER # 806682 ON THE 7th DAY OF MAY, 2008.

G.A. Rowbotham B.C.L.S.

# FOUNDATION DETAIL

# STRATA PLAN BCS2824

SCALE 1:500

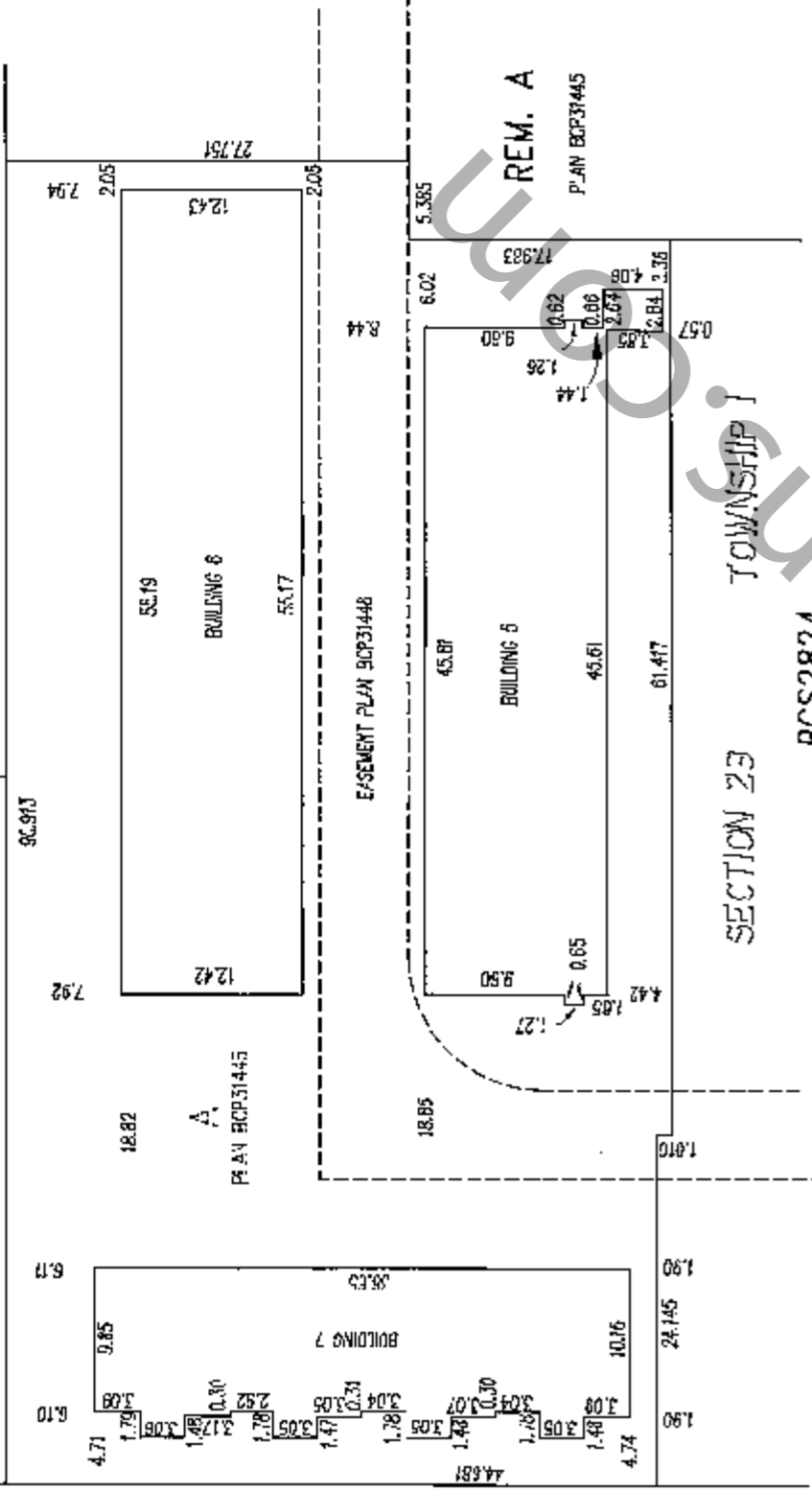


PLAN LMP:4118

6

5

# PHASE 2



THE CITY OF SURREY AS HOLDER OF COVENANTS  
 BBS33122, BBS33134, BBS33138, BBS33140, BBS33142 AND BBS33144  
 HEREBY CONSENTS TO THE FILING OF THIS STRATA PLAN.

AUTHORIZED SIGNATORY  
*N. Jones*  
 MAYOR

AUTHORIZED SIGNATORY  
*Jane Sowji*  
 JANE SOWJI  
 Acting City Clerk

WITNESS:  
 \_\_\_\_\_  
 \_\_\_\_\_

ADDRESS AND OCCUPATION OF WITNESS:  
 \_\_\_\_\_  
 \_\_\_\_\_

APPROVED AS PHASE 2 OF A 3 PHASE STRATA PLAN  
 UNDER SECTION 224 OF THE STRATA PROPERTY ACT

DATE: May 27, 2008  
 \_\_\_\_\_  
 APPROVING OFFICER FOR THE CITY OF SURREY



G.A.R.

DATED THIS 7<sup>th</sup> DAY OF MAY 2008

B.C.L.S.

2008



1659503

# FLOOR PLANS

SCALE 1:250

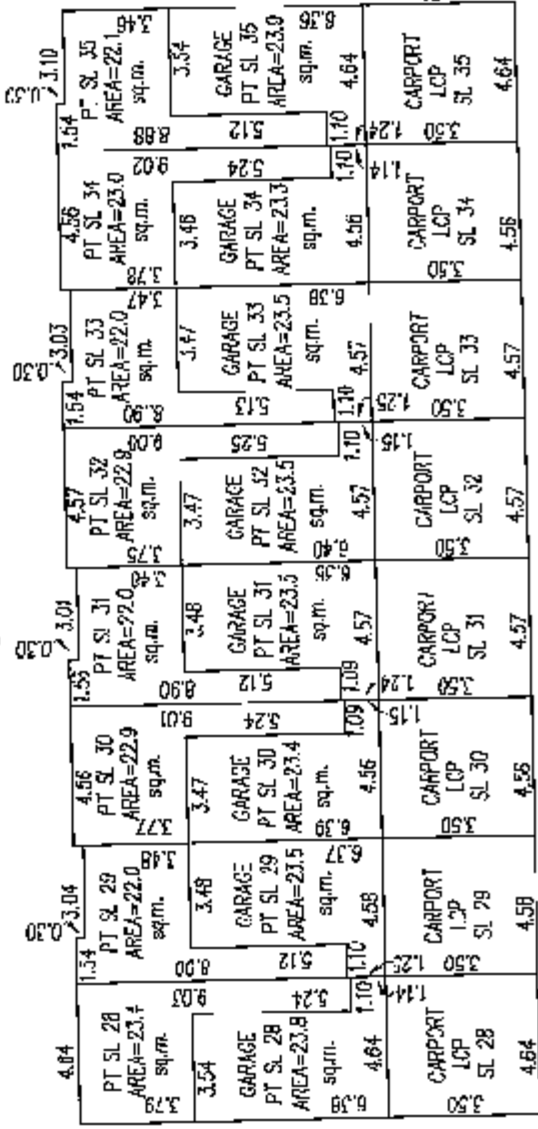
0 5 10 15

ALL DISTANCES IN METRES

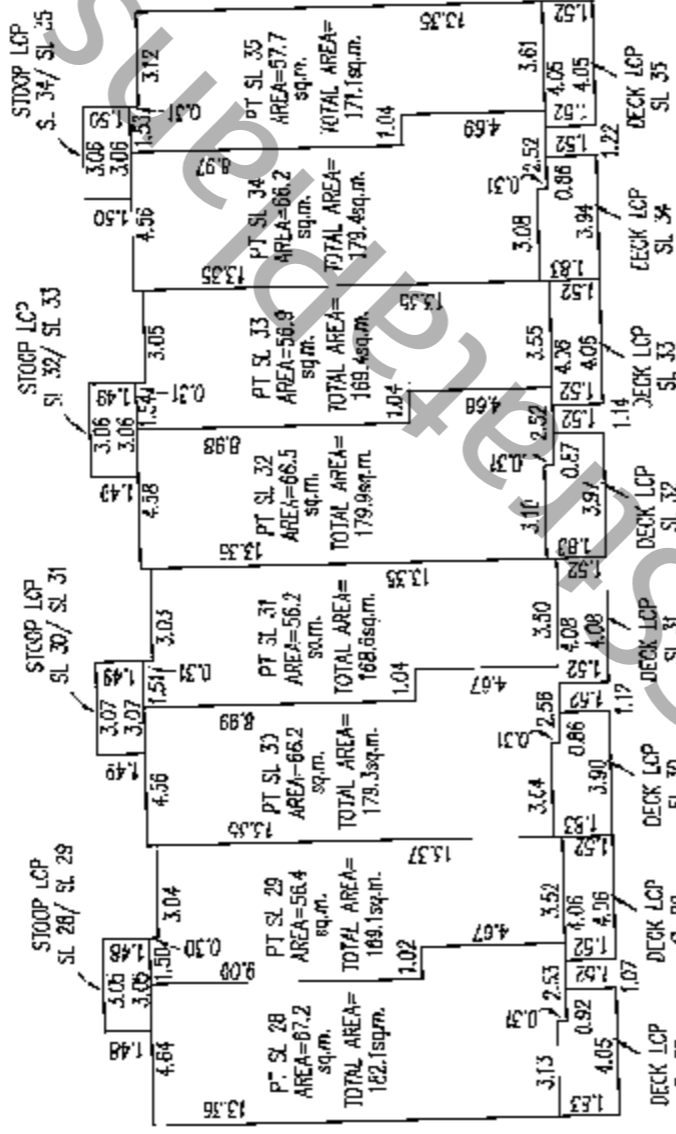


# STRATA PLAN BCS2824 PHASE 2

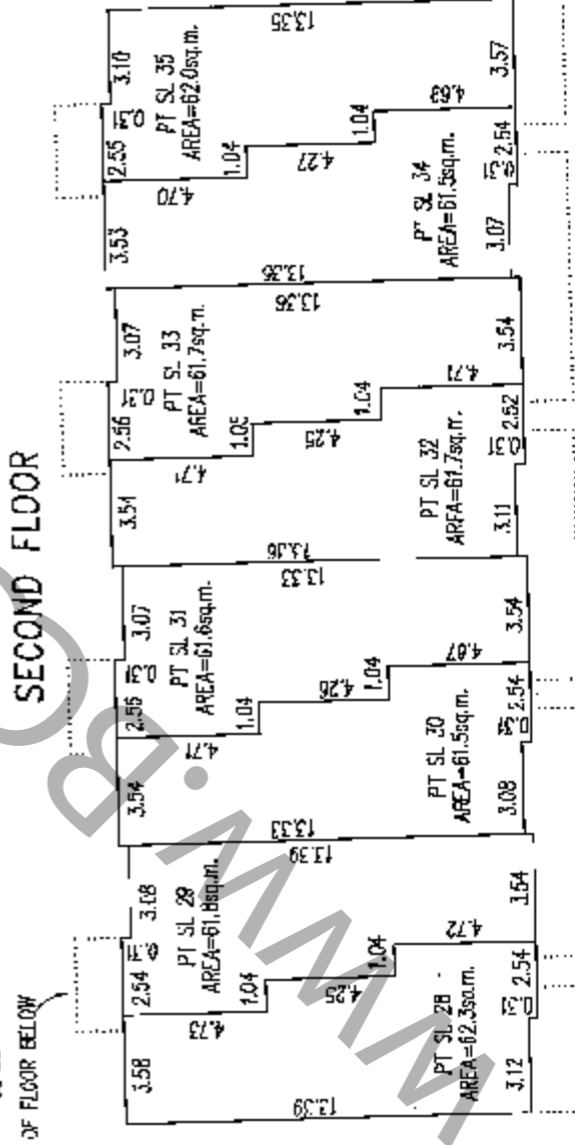
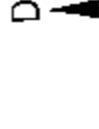
## BUILDING 7



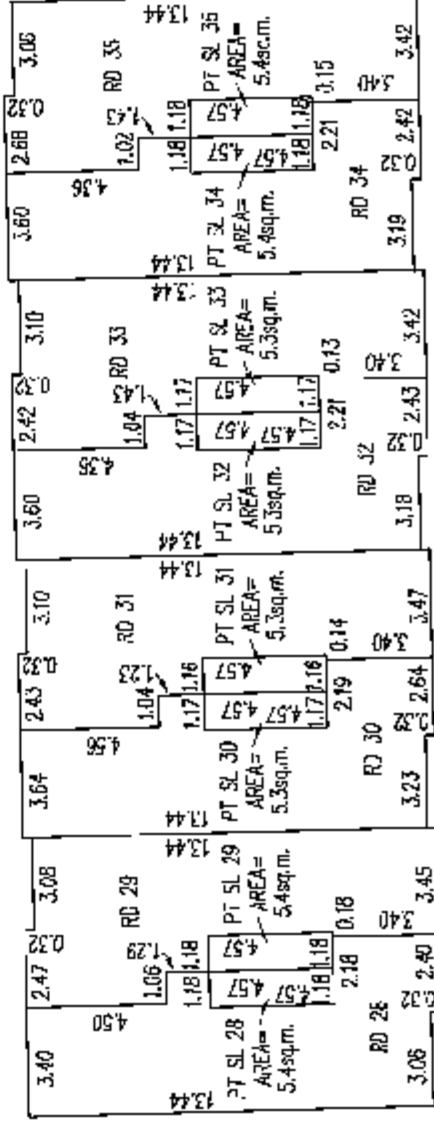
## FIRST FLOOR



## SECOND FLOOR



## THIRD FLOOR



G.A.R

ROOF DECK

DATED THIS 16 DAY OF MAY 2008

B.C.L.S.



# FLOOR PLANS

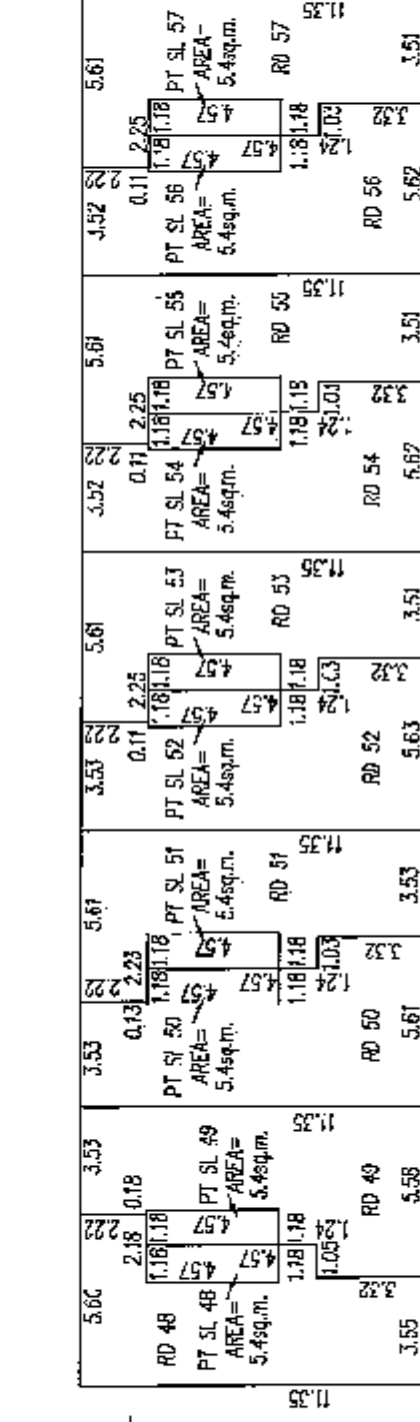
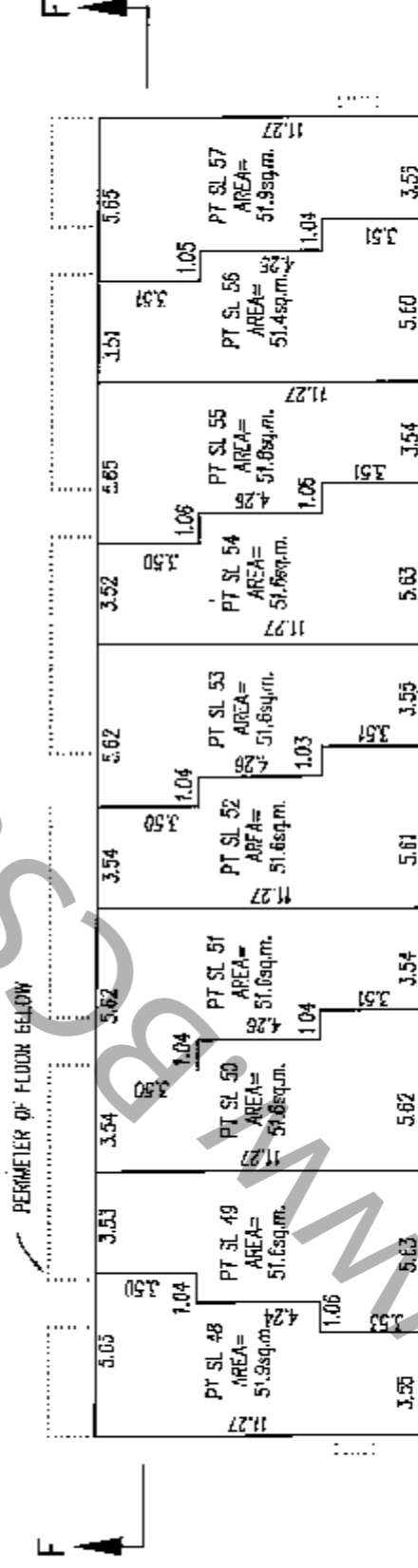
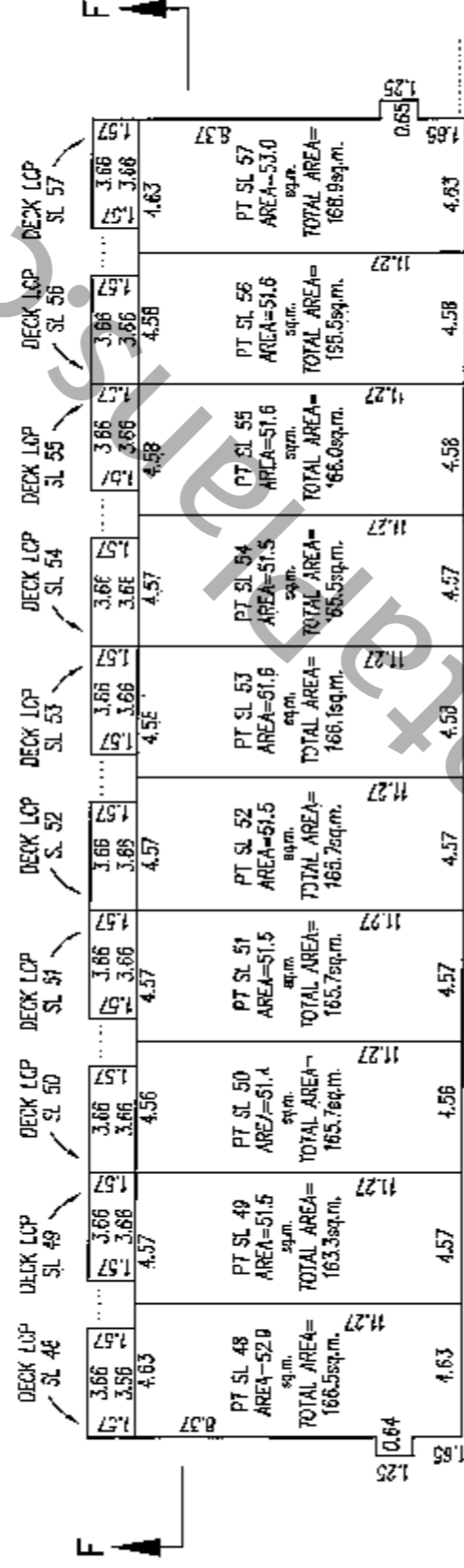
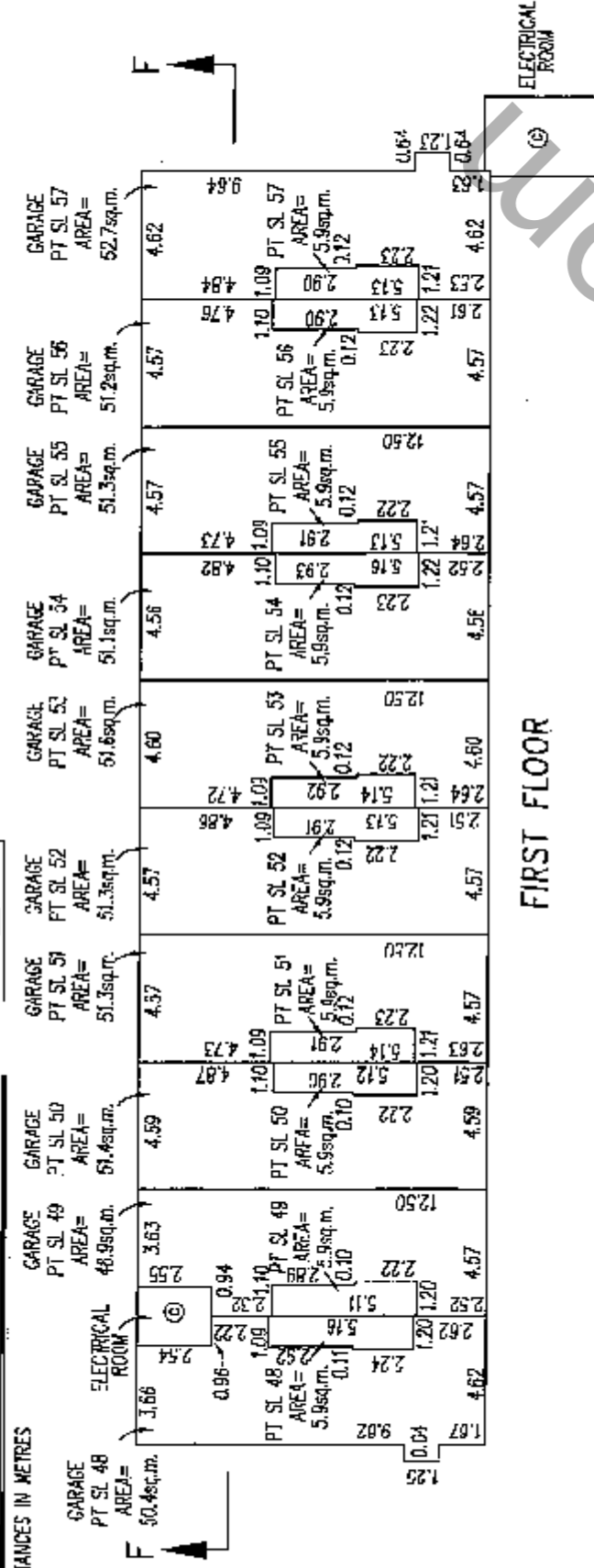
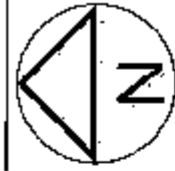
# STRATA PLAN BCS2824 PHASE 2

SCALE 1: 250

0 5 10 20

ALL DISTANCES IN METRES

## BUILDING 5



G.A.R.

DATED THIS 7<sup>th</sup> DAY OF MAY 2008

B.C.L.S.

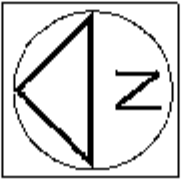




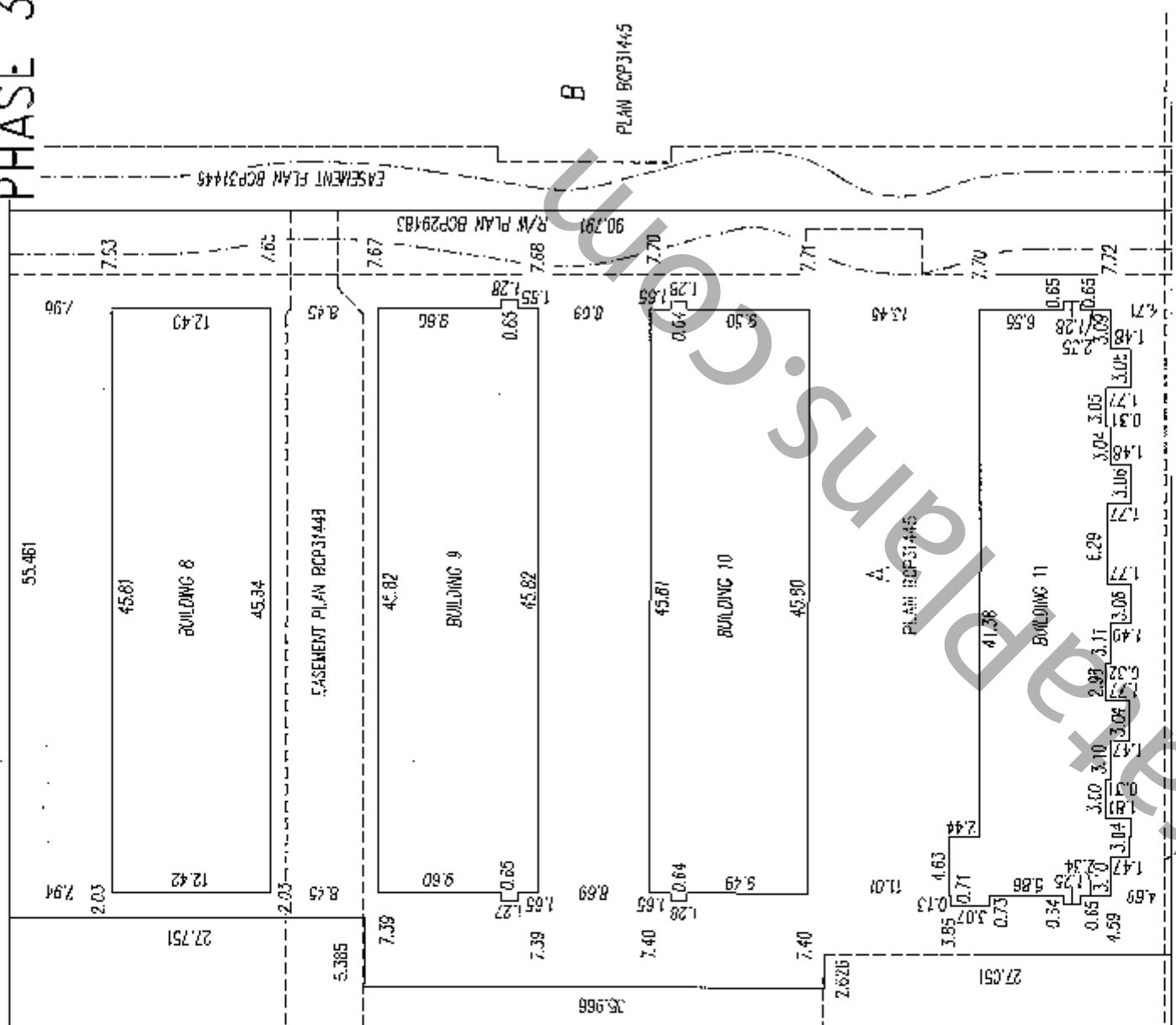
# FOUNDATION DETAIL

# STRATA PLAN BCS2824 PHASE 3

SCALE 1:500



## PHASE 3



SECTION 23 TOWNSHIP 1

OWNER : BROWNSTONE MEDIA PROPERTIES LTD. INC. NO. 787285

AUTHORIZED SIGNATORY NOEM COUTTIE

AUTHORIZED SIGNATORY \_\_\_\_\_

WITNESS :

Sonia Damon

ADDRESS AND OCCUPATION OF WITNESS :

2200-1055 Dunsmuir St.  
Vancouver, BC V7X 1K8

Development Manager

MORTGAGEE : MCAF FINANCIAL CORPORATION

INCORPORATION No. 162340

KEN TESKEY

AUTHORIZED SIGNATORY \_\_\_\_\_

WITNESS :

Sonia Damon

ADDRESS AND OCCUPATION OF WITNESS :

2200-1055 Dunsmuir St.  
Vancouver, BC V7X 1K8  
Development Manager

THE CITY OF SURREY AS HOLDER OF COVENANTS  
REGISTRATION Nos. 86533172, 86533174, 86533134, 86533136, 86533140, 86533142 AND 86533144  
HEREBY CONSENTS TO THE DRAFTING OF THIS STRATA PLAN.

AUTHORIZED SIGNATORY [Signature]

AUTHORIZED SIGNATORY [Signature]

WITNESS :

ADDRESS AND OCCUPATION OF WITNESS :

APPROVED AS PHASE 3 OF A 3 PHASE STRATA PLAN  
UNDER SECTION 224 OF THE STRATA PROPERTY ACT

DATE: 9th September 2008

APPROVING OFFICER FOR THE CITY OF SURREY

[Signature]  
MUSHEERAS LAHORI  
ASSISTANT ENGINEER  
CITY OF SURREY

COAR

DATED THIS 27 DAY OF AUG. 2008

B.C.L.S.



# FLOOR PLANS

# STRATA PLAN BCS2824

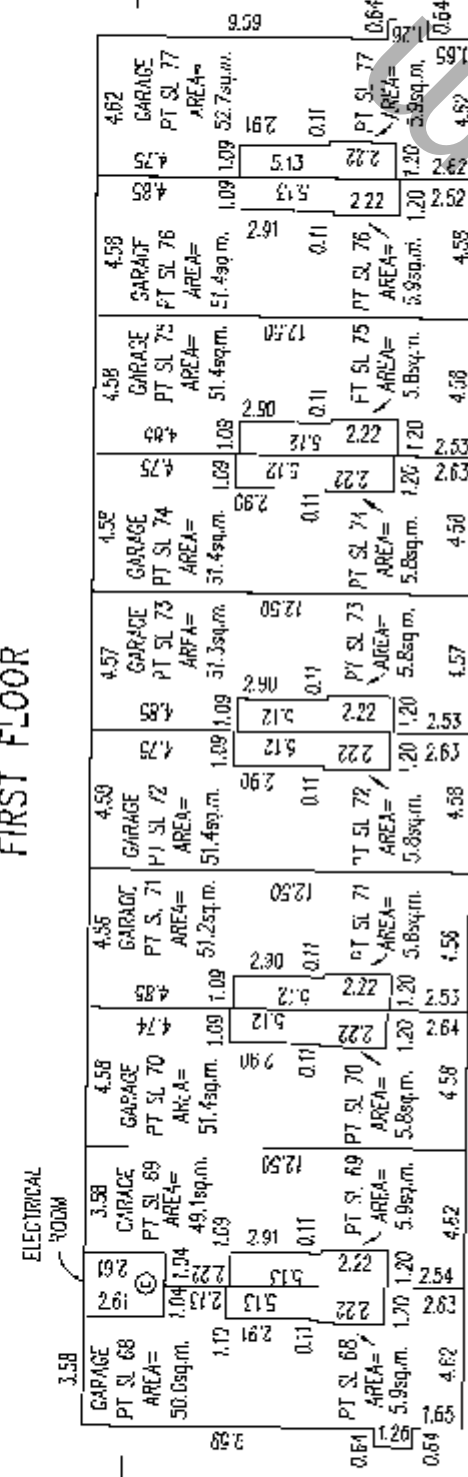
# PHASE 3



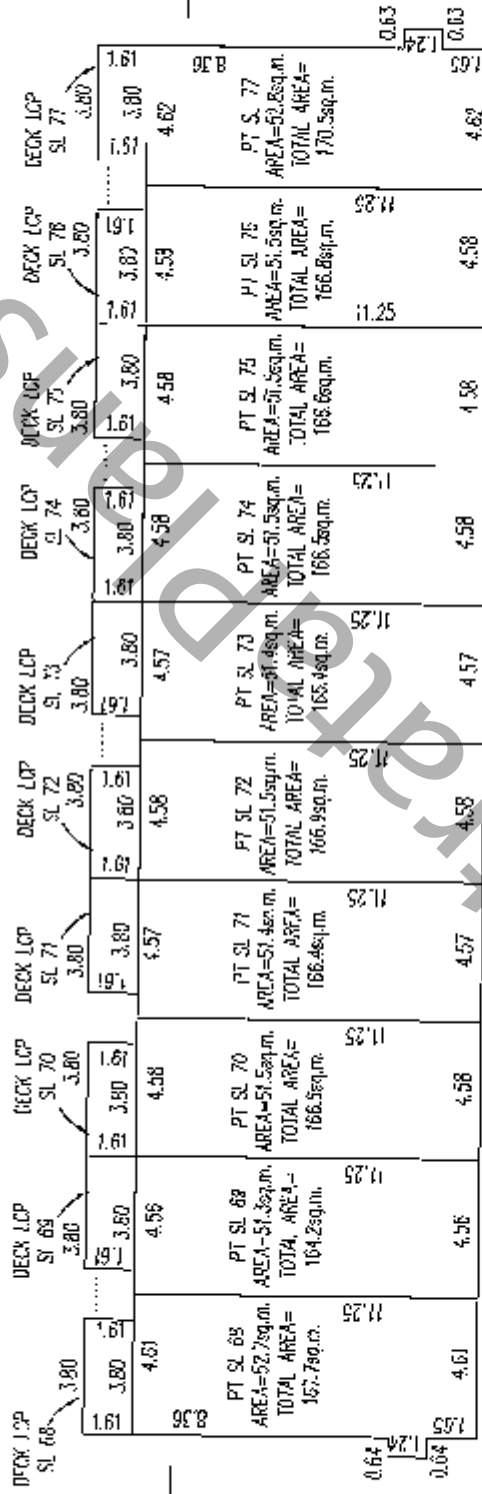
SCALE 1: 250  
0 5 10 15  
ALL DISTANCES IN METRES

## BUILDING 9

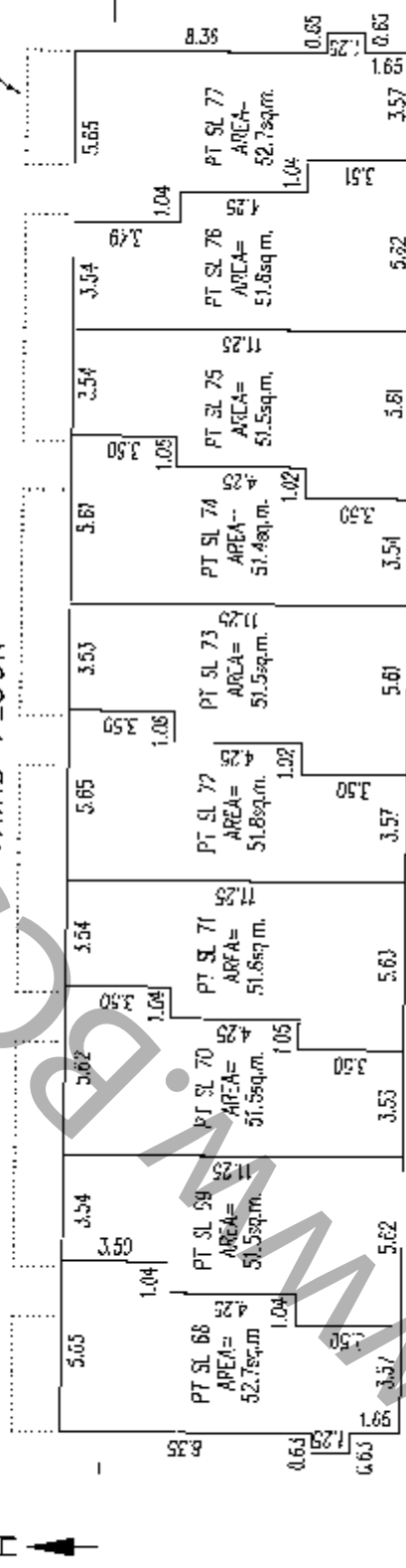
### FIRST FLOOR



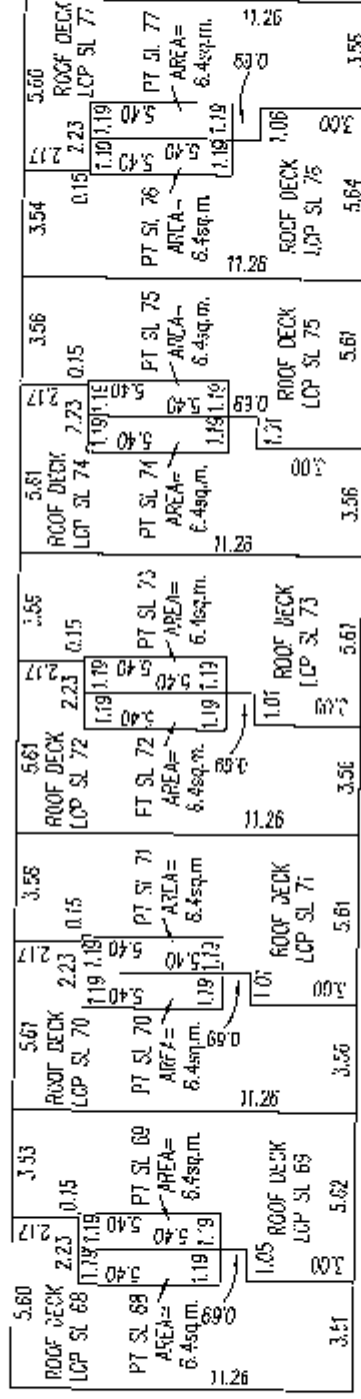
### SECOND FLOOR



### THIRD FLOOR



### ROOF DECK



CAR

DATED THIS 27th DAY OF AUG 2008  
B.C.L.S.



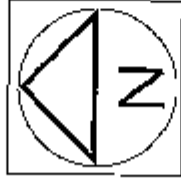


# FLOOR PLANS

# STRATA PLAN BCS2824 PHASE 3

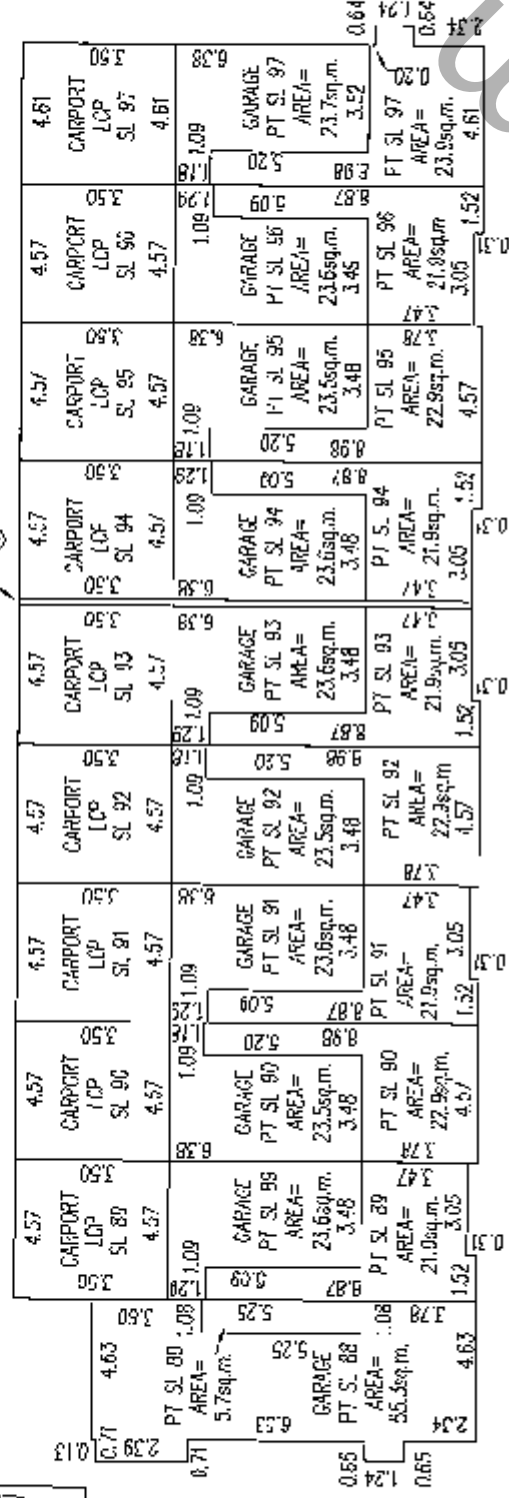
SCALE 1: 250

0 5 10 20  
ALL DISTANCES IN METRES

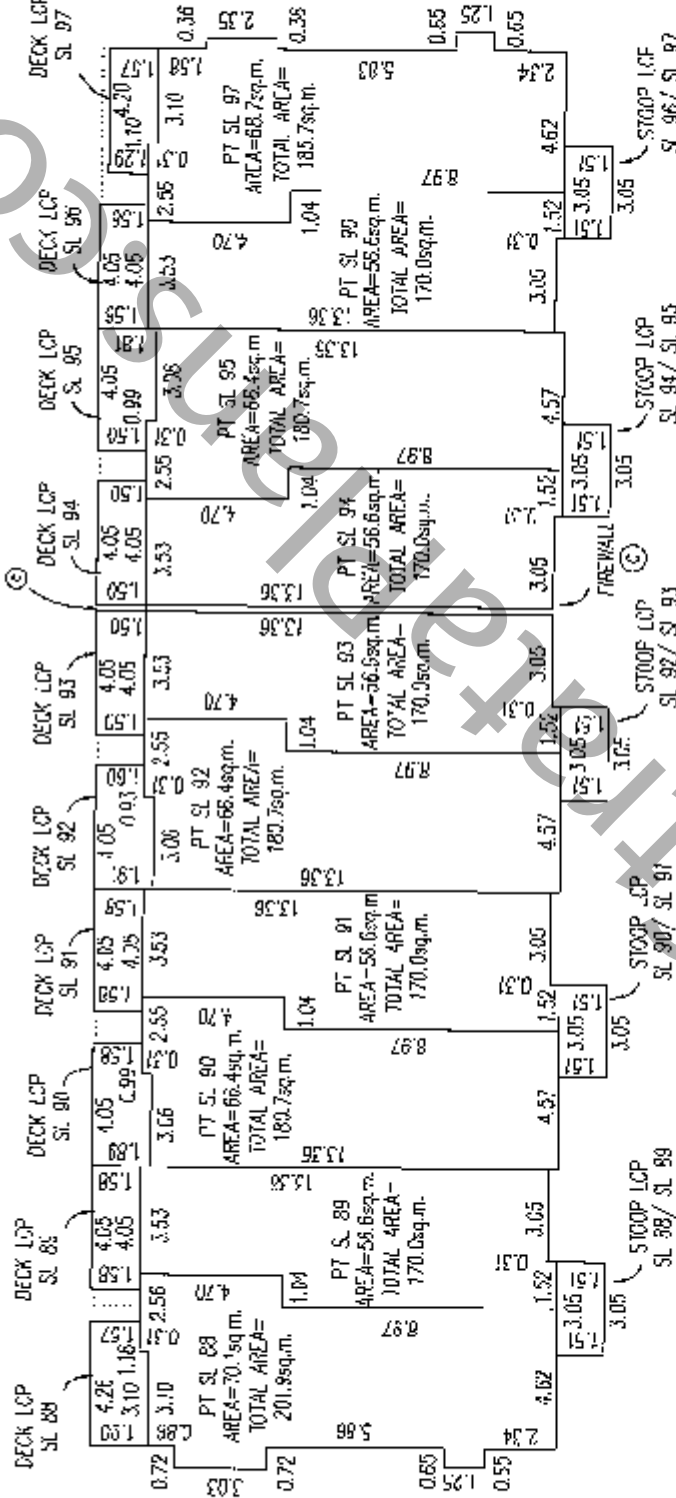


## BUILDING '1

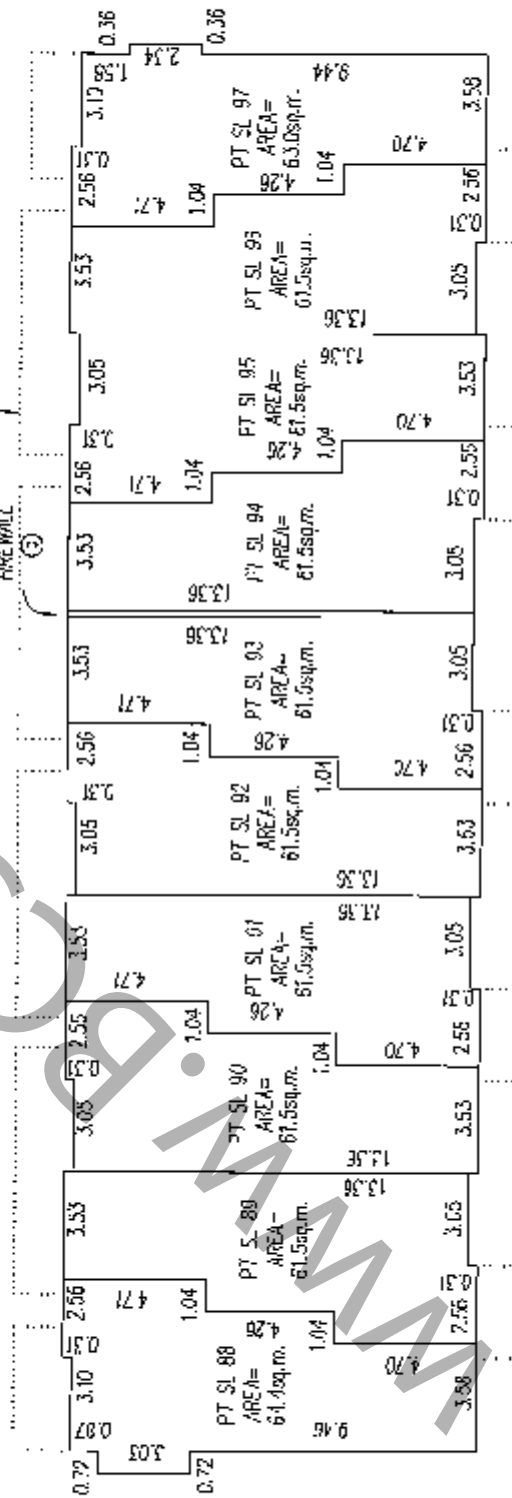
### FIRST FLOOR



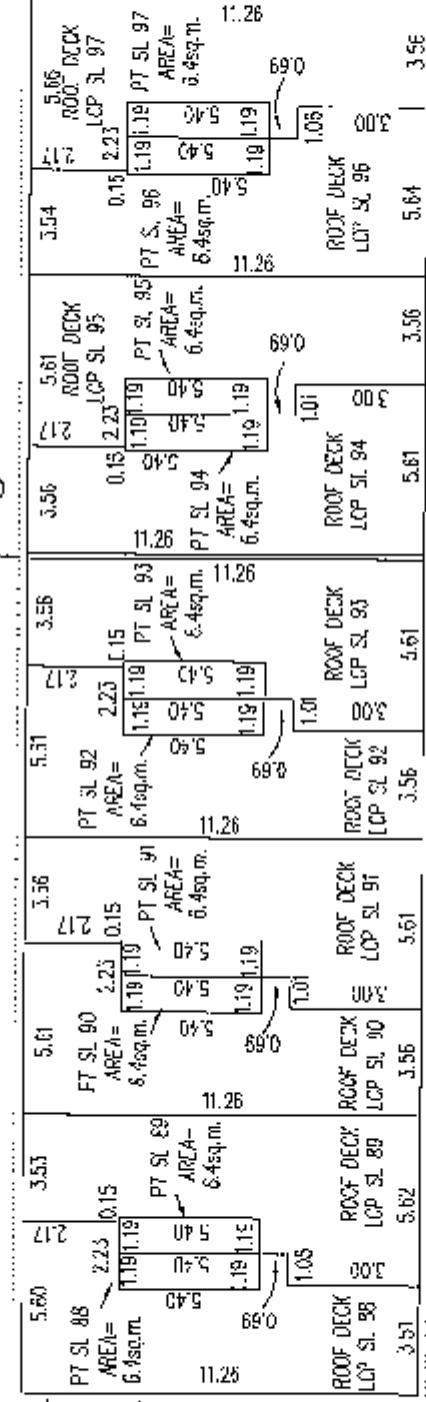
### SECOND FLOOR



### THIRD FLOOR



### ROOF DECK



CAR

SECTIONS

STRATA PLAN BCS2824

SCALE 1:250

0 5 10 15

ALL DISTANCES IN METRES

PHASE 3

BUILDING 8  
SECTIONS G-G

	PT SL 58	PT SL 59	PT SL 60	PT SL 61	PT SL 62	PT SL 63	PT SL 64	PT SL 65	PT SL 66	PT SL 67
ROOF DECK	RD SL 58	RD SL 59	RD SL 60	RD SL 61	RD SL 62	RD SL 63	RD SL 64	RD SL 65	RD SL 66	RD SL 67
THIRD FLOOR	PT SL 58	PT SL 59	PT SL 60	PT SL 61	PT SL 62	PT SL 63	PT SL 64	PT SL 65	PT SL 66	PT SL 67
SECOND FLOOR	PT SL 58	PT SL 59	PT SL 60	PT SL 61	PT SL 62	PT SL 63	PT SL 64	PT SL 65	PT SL 66	PT SL 67
FIRST FLOOR	GARAGE PT SL 58	GARAGE PT SL 59	GARAGE PT SL 60	GARAGE PT SL 61	GARAGE PT SL 62	GARAGE PT SL 63	GARAGE PT SL 64	GARAGE PT SL 65	GARAGE PT SL 66	GARAGE PT SL 67
GROUND LINE										

BUILDING 9  
SECTION H-H

	RD SL 68	RD SL 69	RD SL 70	RD SL 71	RD SL 72	RD SL 73	RD SL 74	RD SL 75	RD SL 76	RD SL 77
ROOF DECK										
THIRD FLOOR	PT SL 68	PT SL 69	PT SL 70	PT SL 71	PT SL 72	PT SL 73	PT SL 74	PT SL 75	PT SL 76	PT SL 77
SECOND FLOOR	PT SL 68	PT SL 69	PT SL 70	PT SL 71	PT SL 72	PT SL 73	PT SL 74	PT SL 75	PT SL 76	PT SL 77
FIRST FLOOR	GARAGE PT SL 68	GARAGE PT SL 69	GARAGE PT SL 70	GARAGE PT SL 71	GARAGE PT SL 72	GARAGE PT SL 73	GARAGE PT SL 74	GARAGE PT SL 75	GARAGE PT SL 76	GARAGE PT SL 77
GROUND LINE										

BUILDING 10  
SECTION I-I

	RD SL 78	RD SL 79	RD SL 80	RD SL 81	RD SL 82	RD SL 83	RD SL 84	RD SL 85	RD SL 86	RD SL 87
ROOF DECK										
THIRD FLOOR	PT SL 78	PT SL 79	PT SL 80	PT SL 81	PT SL 82	PT SL 83	PT SL 84	PT SL 85	PT SL 86	PT SL 87
SECOND FLOOR	PT SL 78	PT SL 79	PT SL 80	PT SL 81	PT SL 82	PT SL 83	PT SL 84	PT SL 85	PT SL 86	PT SL 87
FIRST FLOOR	GARAGE PT SL 78	GARAGE PT SL 79	GARAGE PT SL 80	GARAGE PT SL 81	GARAGE PT SL 82	GARAGE PT SL 83	GARAGE PT SL 84	GARAGE PT SL 85	GARAGE PT SL 86	GARAGE PT SL 87
GROUND LINE										

BUILDING 11  
SECTION J-J

	RD SL 88	RD SL 89	RD SL 90	RD SL 91	RD SL 92	RD SL 93	RD SL 94	RD SL 95	RD SL 96	RD SL 97
ROOF DECK										
THIRD FLOOR	PT SL 88	PT SL 89	PT SL 90	PT SL 91	PT SL 92	PT SL 93	PT SL 94	PT SL 95	PT SL 96	PT SL 97
SECOND FLOOR	PT SL 88	PT SL 89	PT SL 90	PT SL 91	PT SL 92	PT SL 93	PT SL 94	PT SL 95	PT SL 96	PT SL 97
FIRST FLOOR	GARAGE PT SL 88	GARAGE PT SL 89	GARAGE PT SL 90	GARAGE PT SL 91	GARAGE PT SL 92	GARAGE PT SL 93	GARAGE PT SL 94	GARAGE PT SL 95	GARAGE PT SL 96	GARAGE PT SL 97
GROUND LINE										

FIREWALL

C.A.R.

DATED THIS 27<sup>th</sup> DAY OF AUG 2008

E.C.L.S.

2008