

**STRATA PLAN OF PARCEL A
SEC 18 TP 2 NWD PLAN LMP48373**

BCGS 92G.016

LEGEND

SCALE 1:600



ALL DIMENSIONS ARE IN METRES

THE INTENDED PLOT SIZE OF THIS PLAN IS
280mm IN WIDTH BY 432mm IN HEIGHT (B SIZE)

- INDICATES CONTROL MONUMENT FOUND
- INDICATES STANDARD IRON POST FOUND
- INDICATES STANDARD IRON POST PLACED
- INDICATES LEAD PLUG FOUND
- SL INDICATES STRATA LOT
- ◎ INDICATES COMMON PROPERTY
- ELEC. INDICATES ELECTRICAL ROOM/CLOSET
- MECH. INDICATES MECHANICAL ROOM/CLOSET

CIVIC ADDRESS:
6960 120th STREET
SURREY, BC

SHEET 1 OF 13 SHEETS

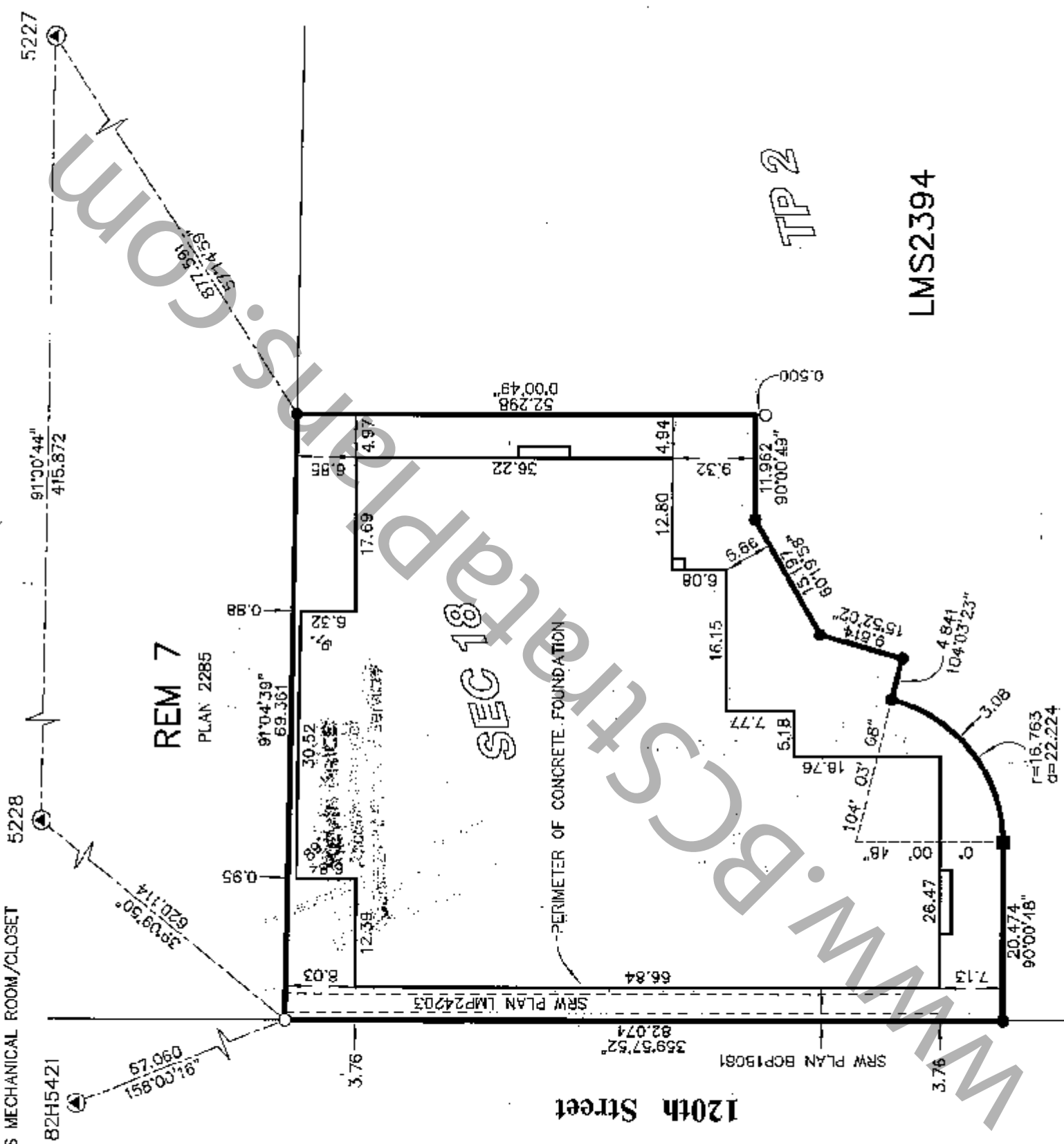
STRATA PLAN BCS 3494

REF. NO. **BB789982 - 60790042**

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

THIS **13** DAY OF **July**, 2009.

L. Blawieck
DEPUTY REGISTRAR



PATIO AND DECK AREAS ARE LIMITED COMMON PROPERTIES FOR THE USE OF THE STRATA LOT INDICATED (eg: P-1, C-13)

PATIO AND DECK AREAS ARE DEFINED AS TO HEIGHT BY THE CENTRE OF THE FLOOR ABOVE OR ITS EXTENSIONS, OR WHERE THERE IS NO FLOOR ABOVE BY THE AVERAGE HEIGHT OF STRATA LOTS WITHIN THE SAME BUILDING, UNLESS OTHERWISE NOTED.

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Job: 092939LS

File: 092939_PG1.DWG

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

STRATA LOT DIMENSIONS ARE MEASURED TO:

- CENTERLINE OF EXTERIOR WALLS
- CENTERLINE OF PARTY WALLS

GRID BEARINGS ARE DERIVED FROM OBSERVATIONS BETWEEN CONTROL MONUMENTS 5227 AND 5228, INTEGRATED SURVEY AREA NO. 1 CITY OF SURREY, B.C.

DATUM: NAD83 (CSRS) - 2005

THIS PLAN SHOWS HORIZONTAL GROUND-LEVEL DISTANCES EXCEPT WHERE OTHERWISE NOTED. TO COMPUTE GRID DISTANCES, MULTIPLY GROUND-LEVEL DISTANCES BY COMBINED FACTOR 3.9995923

THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT - CITY OF SURREY

I, GU GOROON YU, A BRITISH COLUMBIA LAND SURVEYOR, OF THE CITY 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 16th DAY OF APRIL, 2009. THE PLAN WAS COMPLETED AND CHECKED, AND THE CHECKLIST FILED UNDER #95302 ON THE 17th DAY OF APRIL, 2009.

Gordon

R.C.L.S.

ORIGINAL

STRATA PLAN BCS 3494

OWNER

BAHGA ENTERPRISES LTD. (INC. NO. 604461)

[Signature]
AUTHORIZED SIGNATORY PRINT NAME
Pamjit Keng

[Signature]
AUTHORIZED SIGNATORY PRINT NAME

WITNESS AS TO BOTH SIGNATURES
Thomas G. Andison

PRINT NAME OF WITNESS

Lawyer
OCCUPATION OF WITNESS
#410 - 1333 W. Broadway
Vancouver, B.C. V6H4C1
ADDRESS OF WITNESS

MORTGAGEE

HSBC BANK CANADA

[Signature] **MURRAY NAIKEN**

[Signature]
AUTHORIZED SIGNATORY PRINT NAME
KEVIN PRICE
Account Manager
Commercial Financial Services
AUTHORIZED SIGNATORY PRINT NAME

[Signature] **DIANEAN MARRAD**
WITNESS AS TO BOTH SIGNATURES

PRINT NAME OF WITNESS

885 WEST KERRICK ST
OCCUPATION OF WITNESS
VANCOUVER BC
ADDRESS OF WITNESS

MORTGAGEE

IMOR CAPITAL CORP. (INC. NO. 627911)

[Signature] **Alexander Hayne**
AUTHORIZED SIGNATORY PRINT NAME

AUTHORIZED SIGNATORY PRINT NAME

[Signature]
WITNESS AS TO BOTH SIGNATURES

Ann Mac
PRINT NAME OF WITNESS

Manager
OCCUPATION OF WITNESS

#344 - 8880 Jones Road, Richmond, B.C.
ADDRESS OF WITNESS

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File: 092939_PG2.DWG

STRATA PROPERTY ACT
FORM S

ENDORSEMENT OF NONOCCUPANCY

(SECTION 241, REGULATIONS SECTION 14.5(3))

I, GU GORDON YU, A BRITISH COLUMBIA LAND SURVEYOR, CERTIFY THAT THE BUILDING INCLUDED IN THIS STRATA PLAN HAS NOT, AS OF APRIL 17, 2009, BEEN PREVIOUSLY OCCUPIED.

[Signature]

SIGNATURE

STRATA PROPERTY ACT
FORM U

ENDORSEMENT OF SURVEYOR

(SECTION 244("f"), REGULATIONS SECTION 14.5(5))

I, GU GORDON YU, 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.

[Signature]

SIGNATURE

DATE: APRIL 17, 2009

THE CITY OF SURREY AS HOLDER OF COVENANTS: BB54396, BJ289553, BJ289555, BJ289557, BJ289559, AND BJ289562, HEREBY CONSENTS TO THE FILING OF THIS STRATA PLAN.

[Signature]
MAYOR: **DAVIDE WATTS**

[Signature]
CITY CLERK: **Jane Sawik**

THE REGISTERED OWNERS DESIGNATED HEREON HEREBY DECLARE THAT THEY HAVE ENTERED INTO A COVENANT WITH THE CITY OF SURREY UNDER SECTION 219 OF THE LAND TITLE ACT

DATE: APRIL 17, 2009

[Signature]
B.C.L.S.

STRATA PLAN BCS 3494

UNDERGROUND PARKING

SHEET 3 OF 13 SHEETS

SCALE 1:300

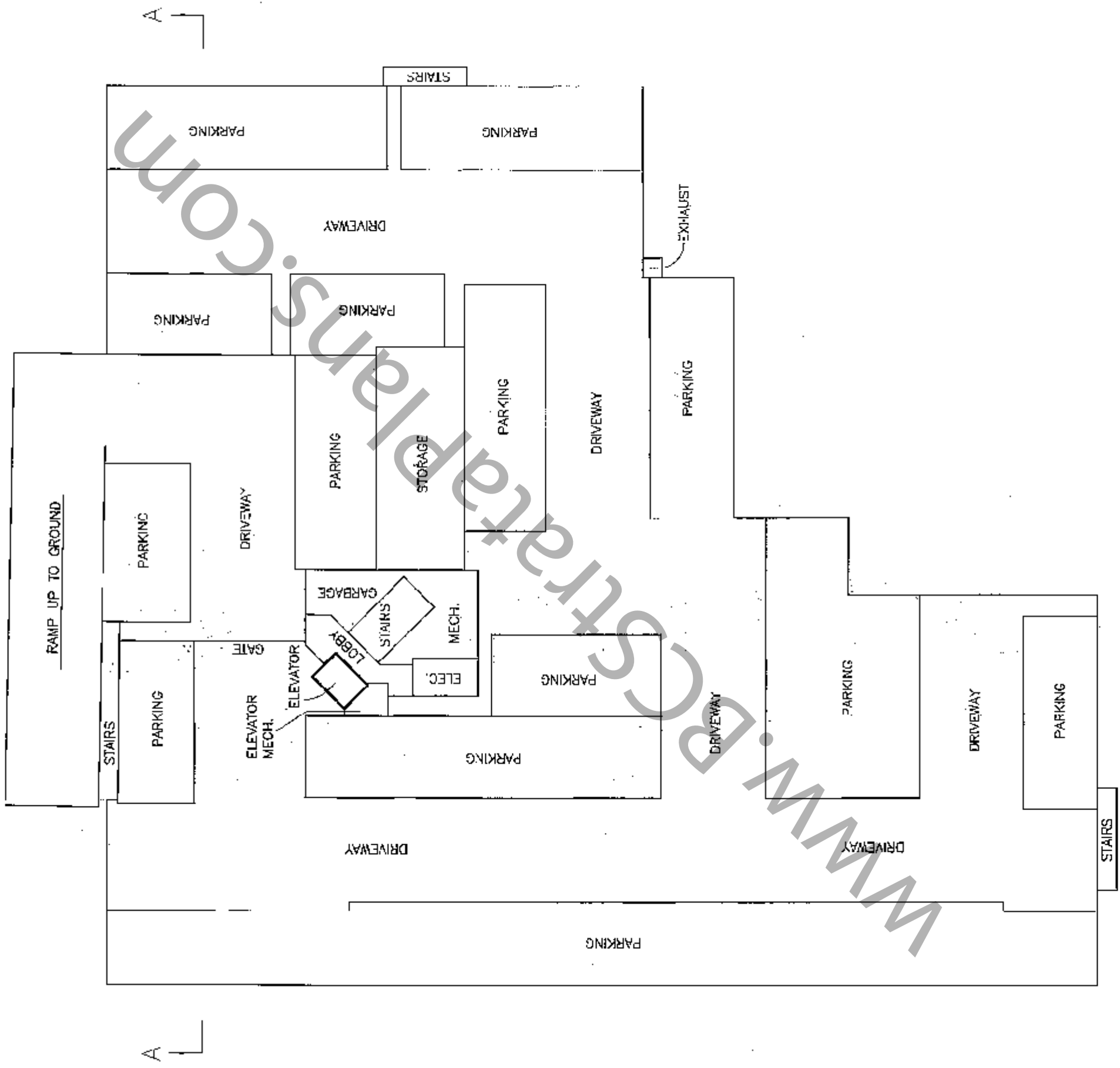


All distances are in metres.

ALL FOR COMMON PROPERTIES



B



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Job: 092939LS
File: 092939_UG.DWG

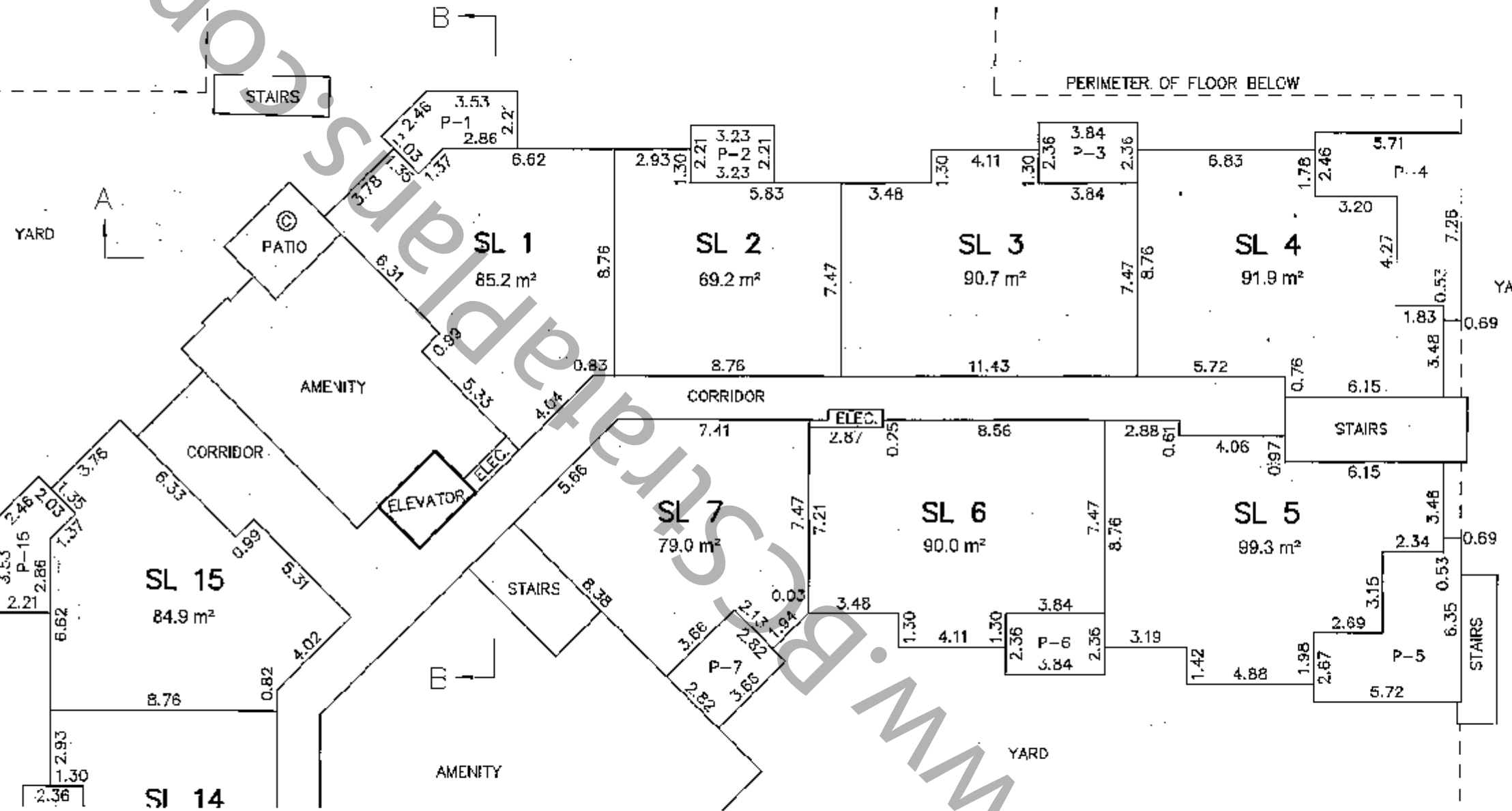
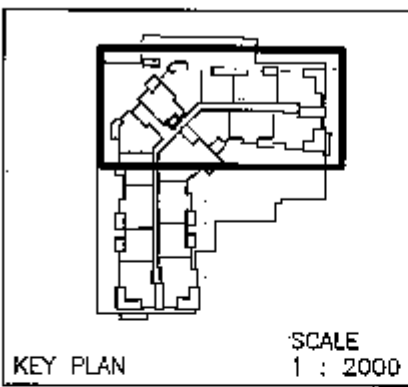
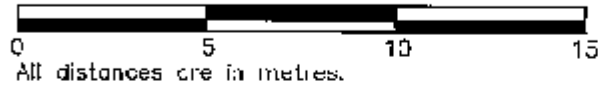
DATE: APRIL 17, 2009

B.C.L.S.

GROUND FLOOR

STRATA PLAN BCS 3494

SCALE 1:200



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Job: 092939_LS
File: 092939_1A.DWG

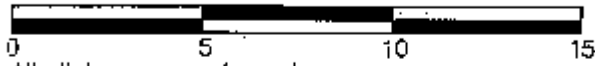
AREAS OF AVENITY, ELEVATOR, ELEC. (ELECTRICAL CLOSET),
CORRIDOR, STAIRS, AND YARD ARE COMMON PROPERTIES

DATE: APRIL 17, 2009
London
B.C.L.S.

GROUND FLOOR

STRATA PLAN BCS 3494

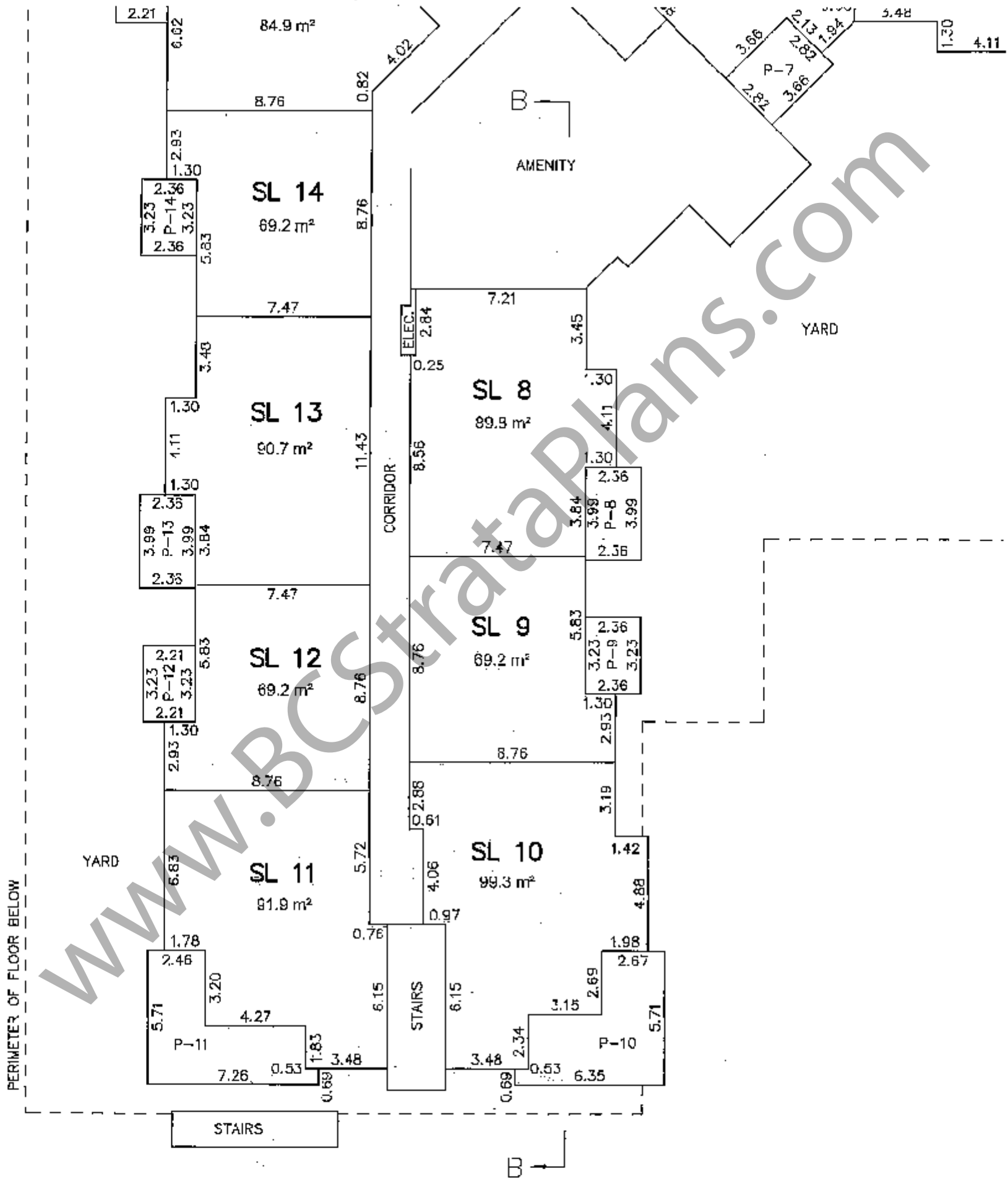
SCALE 1:200



All distances are in metres.



AREAS OF AMENITY, ELEVATOR, ELEC. (ELECTRICAL CLOS-I), CORRIDOR, STAIRS, AND YARD ARE COMMON PROPERTIES



PERIMETER OF FLOOR BELOW

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SURREY, B.C.

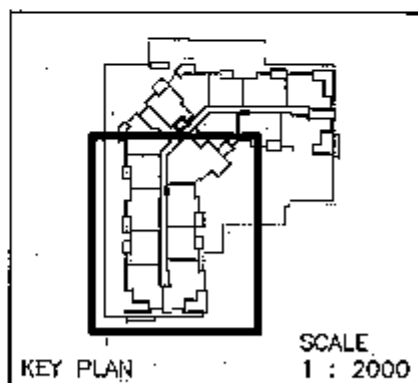
V3R 4E7

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(fx) 583-1737

Job: 092939LS

File: 092939_1B.DWG



DATE: APRIL 17, 2009

Signature

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ORIGINAL

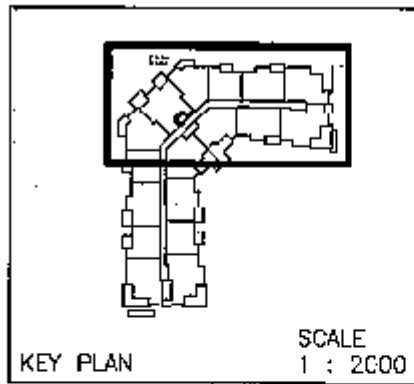
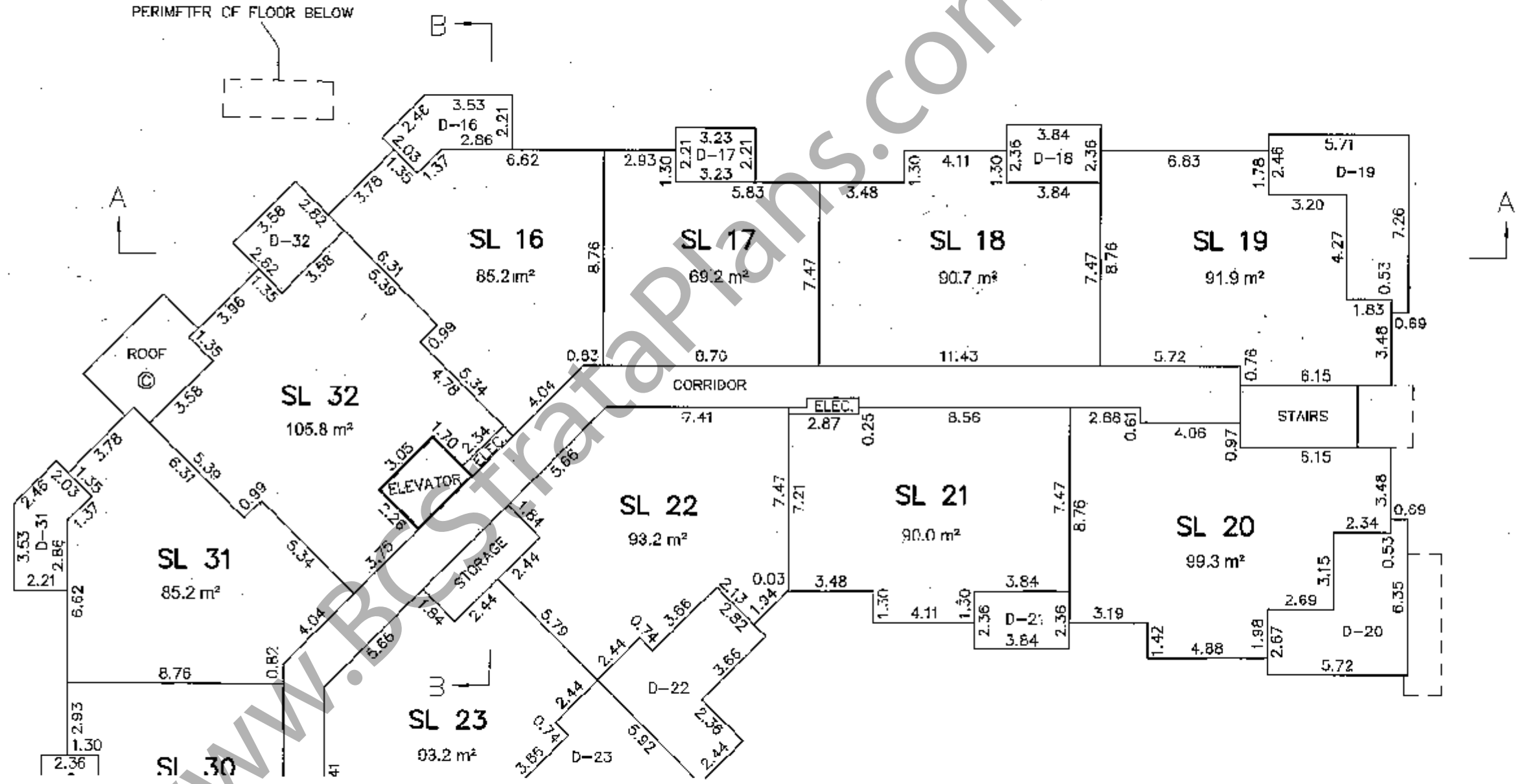
2nd FLOOR

SCALE 1:200

STRATA PLAN BCS 3494



PERIMETER OF FLOOR BELOW



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SURREY, B.C

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(fx) 583-1737

Instr: 092939LS
File: 092939_2A.DWG

AREAS OF ELEVATOR, ELEC. (ELECTRICAL CLOSET), STORAGE
CORRIDOR, AND STAIRS ARE COMMON PROPERTIES

DATE: APRIL 17, 2009

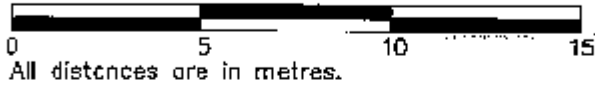
B.C.L.S.

ORIGINAL

2nd FLOOR

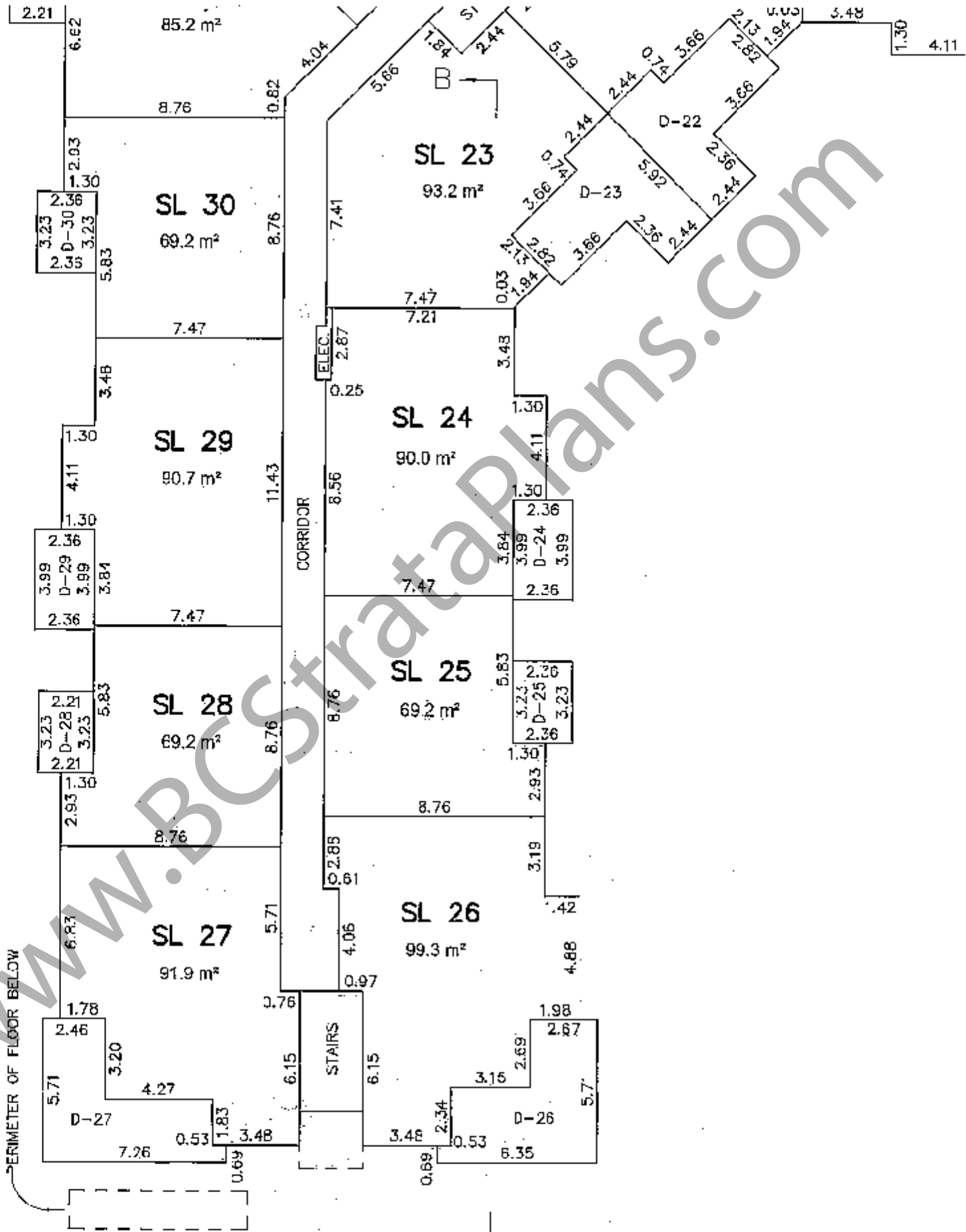
STRATA PLAN BCS 3494

SCALE 1:200



All distances are in metres.

AREAS OF ELEVATOR, ELEC. (ELECTRICAL CLOSET), STORAGE CORRIDOR, AND STAIRS ARE COMMON PROPERTIES



PERIMETER OF FLOOR BELOW

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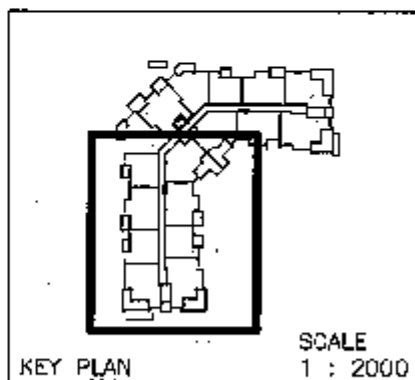
V3R 4E7

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(fx) 583-1737

Job: 092939LS

File: 092939_20.DWG



KEY PLAN

SCALE
1 : 2000

DATE: APRIL 17, 2009

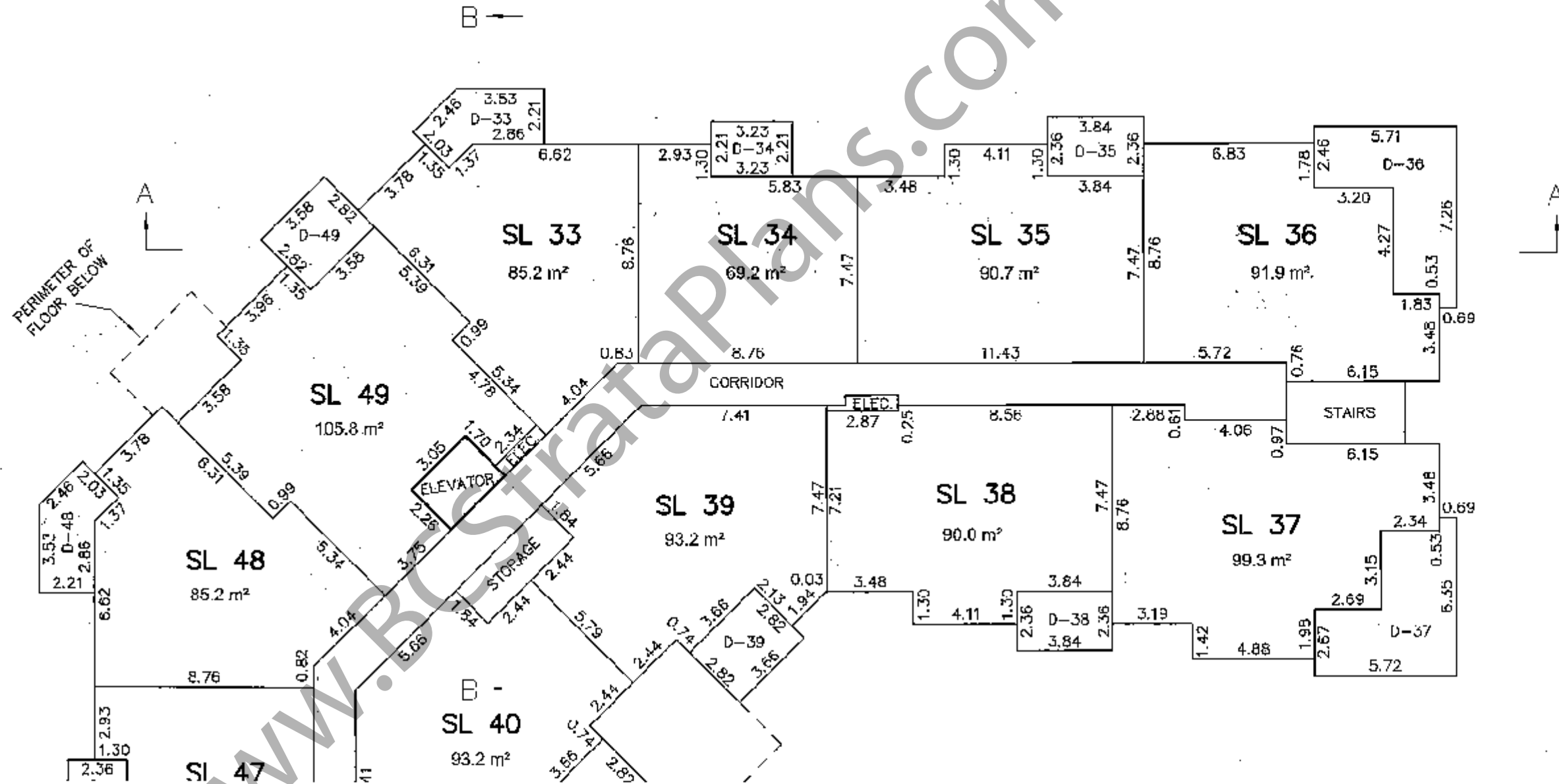
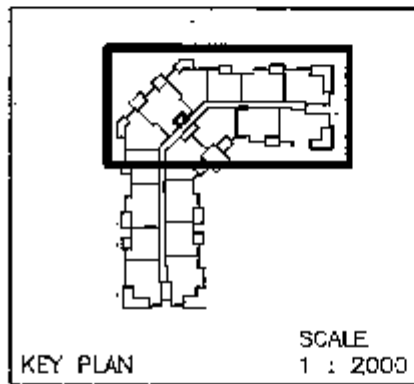
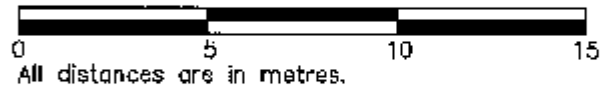
Handwritten signature

B.C.I.S.

3rd FLOOR

SCALE 1:200

STRATA PLAN BCS 3494



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Job: 092939LS
File: 092939_3A.DWG

AREAS OF ELEVATOR, ELEC. (ELECTRICAL CLOSET), STORAGE
CORRIDOR, AND STAIRS ARE COMMON PROPERTIES

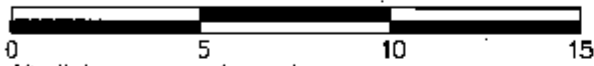
DATE: APRIL 17, 2009

B.C.L.S.

3rd FLOOR

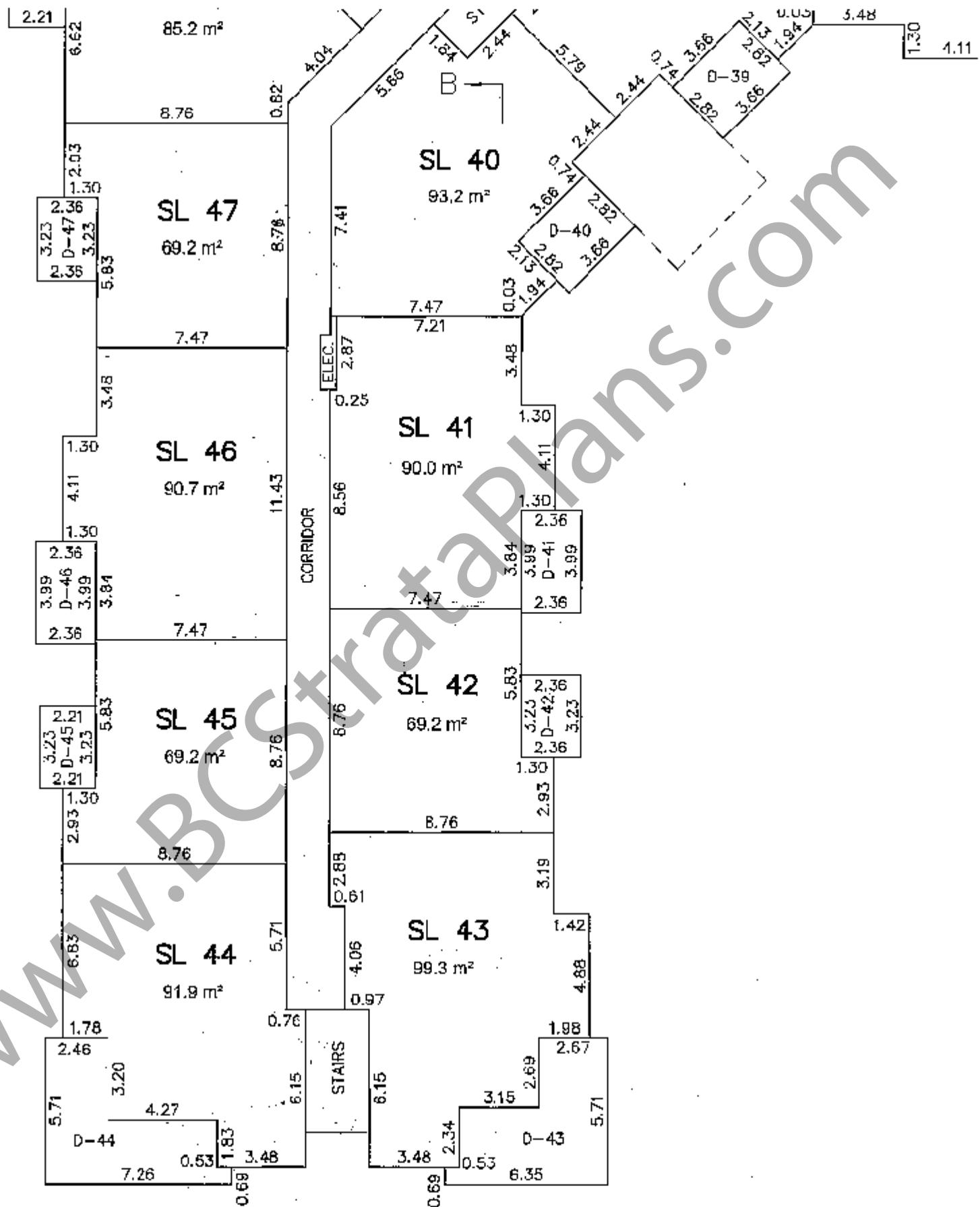
STRATA PLAN BCS 3494

SCALE 1:200



All distances are in metres.

AREAS OF ELEVATOR, ELEC. (ELECTRICAL CLOSET), STORAGE CORRIDOR, AND STAIRS ARE COMMON PROPERTIES



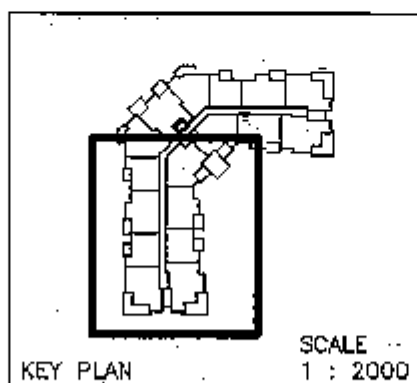
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(fx) 583-737

Job: 092939LS
File: 092939_3B.DWG



SCALE 1 : 2000

DATE: APRIL 17, 2009

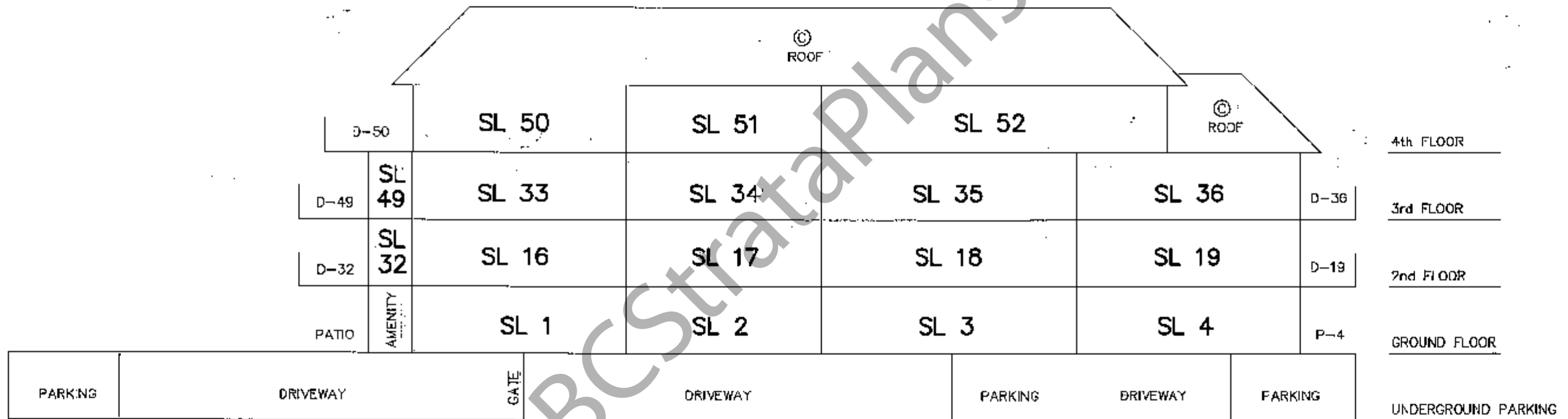
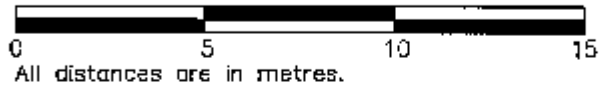
Geordan

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SECTION A-A

SCALE 1:200

STRATA PLAN BCS 3494



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Job: 092939LS
File: 092939_AA.DWG

DATE: APRIL 17, 2009

Signature

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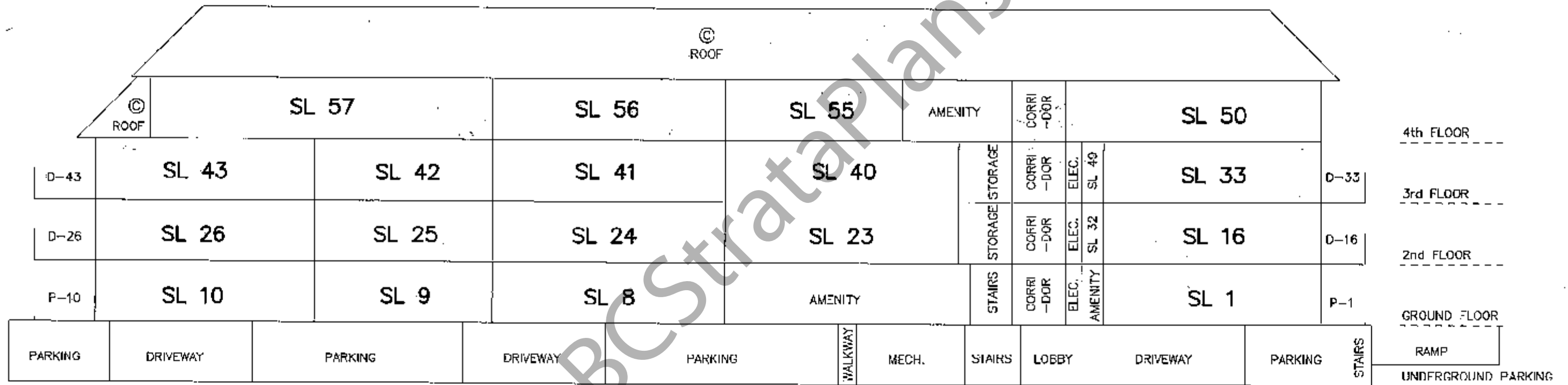
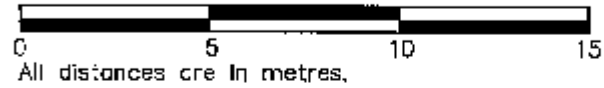
ORIGINAL

SECTION B-B

SHEET 13 OF 13 SHEETS

SCALE 1:200

STRATA PLAN BCS 3494



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Job: 092939_S
File: 092939_BB.DWG

DATE: APRIL 17, 2009

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ORIGINAL