

**STRATA PLAN OF A PORTION OF LOT A  
SECTION 9 TOWNSHIP 2 NWD PLAN BCP36149  
EXCEPT PHASE ONE STRATA PLAN BCS3606**

SHEET 1 OF 15 SHEETS

**PHASE TWO  
STRATA PLAN BCS3606**

REF. NO. BB1241789/1817

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

DTS 28 DAY OF January, 2010.

BCGS 92G.016

**LEGEND**

0 10 20 30 40 50

SCALE 1 : 1000 METRIC

ALL DIMENSIONS ARE IN METRES

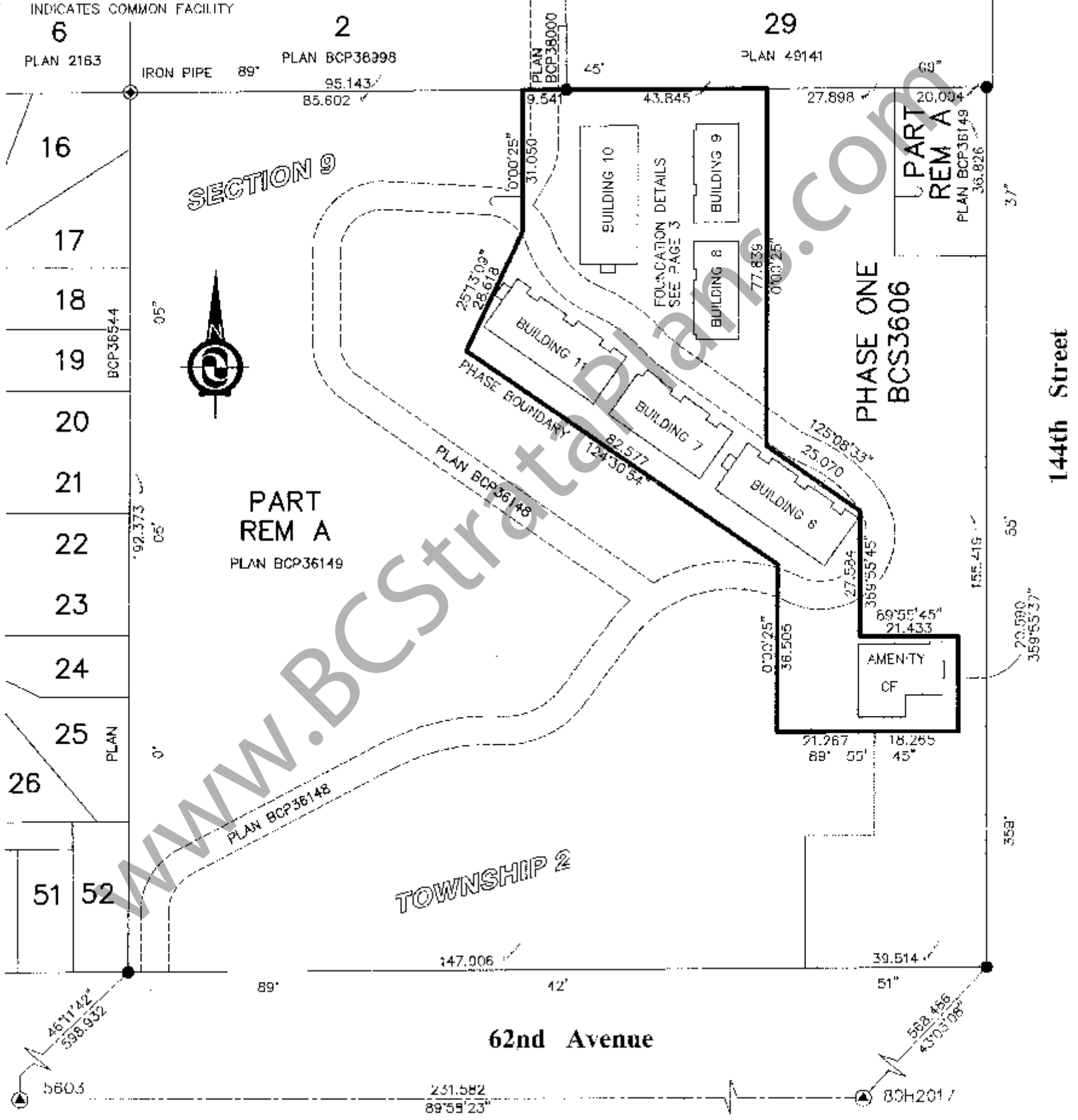
THE INTENDED PLOT SIZE OF THIS PLAN IS 280 mm IN WIDTH BY 432 mm IN HEIGHT (D SIZE) WHEN PLOTTED AT A SCALE OF 1:1000

- ⊙ INDICATES CONTROL MONUMENT FOUND
- INDICATES NON-STANDARD POST FOUND
- INDICATES STANDARD IRON POST FOUND
- PT INDICATES PART
- SL INDICATES STRATA LOT
- ⊕ INDICATES COMMON PROPERTY
- ELEC. INDICATES ELECTRICAL ROOM
- CF INDICATES COMMON FACILITY

**CIVIC ADDRESS:**

6299 - 144th STREET  
SURREY, BC

DEPUTY REGISTRAR



**H.Y. AND ASSOCIATES  
LAND SURVEYING LTD.**  
200, 9128 - 152 STREET  
SURREY, B.C.  
V3R 4C7  
(ph) 583 1616  
(fx) 583-1737  
Job: 052276LS  
File: 052276\_PG1.DWG

GRID BEARINGS ARE DERIVED FROM  
OBSERVATIONS BETWEEN CONTROL  
MONUMENTS 80H2017 AND 5603,  
INTEGRATED SURVEY AREA NO. 1  
CITY OF SURREY, B.C.  
DATUM: NAD83 (CGRS) - 2005

THIS PLAN SHOWS HORIZONTAL GROUND-LEVEL  
DISTANCES EXCEPT WHERE OTHERWISE NOTED.  
TO COMPUTE GRID DISTANCES,  
MULTIPLY GROUND-LEVEL DISTANCES BY  
COMBINED FACTOR: 0.9995936

I, G.J. GORDON 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 11th DAY OF JANUARY, 2010. THE PLAN WAS COMPLETED  
AND CHECKED, AND THE CHECKLIST FILED UNDER #105645 ON  
THE 12th DAY OF JANUARY, 2010.

*Gordon Yu*

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

B.C.L.S.

PHASE 2  
STRATA PLAN BCS3606

STRATA PROPERTY ACT  
FORM Q

**ENDORSEMENT OF APPROVAL FOR PHASED STRATA PLAN**  
(SECTION 224, REGULATIONS SECTION 14.5(1))

APPROVED AS PHASE 2 OF A 7 PHASE STRATA PLAN  
UNDER SECTION 224 OF THE STRATA PROPERTY ACT.

DATE: January 27, 2010  
(MONTH, DAY, YEAR)

SIGNATORY OF APPROVING OFFICER  
CITY OF SURREY  
Nicholas Lai  
NICHOLAS LAI  
APPROVING OFFICER  
CITY OF SURREY

OWNER

SULLIVAN HILLS DEVELOPMENT CORPORATION  
INC. NO. 0732557

Amar Bains  
AUTHORIZED SIGNATORY PRINT NAME

AUTHORIZED SIGNATORY PRINT NAME

WITNESS AS TO BOTH SIGNATURES

Jamie Bains  
PRINT NAME OF WITNESS

Office Admin  
OCCUPATION OF WITNESS

6211-Granville Cres  
ADDRESS OF WITNESS

Richmond, BC

DATE: January 27, 2010  
(MONTH, DAY, YEAR)

SIGNATORY OF APPROVING OFFICER  
CITY OF SURREY  
Nicholas Lai  
NICHOLAS LAI  
APPROVING OFFICER  
CITY OF SURREY

MORTGAGEE

MCAP FINANCIAL CORPORATION  
INC. NO. 62340A

Heather Kwan  
AUTHORIZED SIGNATORY PRINT NAME

AUTHORIZED SIGNATORY PRINT NAME

Danny Wong  
WITNESS AS TO BOTH SIGNATURES

Danny Wong  
PRINT NAME OF WITNESS

Credit Analyst  
OCCUPATION OF WITNESS

#1400 - 1140 West Pender Street  
Vancouver, BC V6E 4G1  
ADDRESS OF WITNESS

STRATA PROPERTY ACT  
FORM R

**ENDORSEMENT FOR COMMON FACILITIES IN PHASED STRATA PLAN**  
(SECTION 225, REGULATION SECTION 14.5(2))

I CERTIFIED THAT THE AMENITY ROOM WHICH ACCORDING TO  
THE PHASED STRATA PLAN DECLARATION IN FORM 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

DATE: JANUARY 12, 2010

Gordon  
SIGNATURE

THE CITY OF SURREY AS HOLDER OF COVENANTS:  
BB856269, BB856274, BB856276, BB856278,  
BB856280, AND, BB1107788 HEREBY CONSENTS TO  
THE FILING OF THIS STRATA PLAN.

MAYOR: DIANNE WATTS

CITY CLERK:

H.Y. AND ASSOCIATES  
LAND SURVEYING LTD.  
200, 9128 - 132 STREET  
SURREY, B.C.  
V3R 4E7  
(ph) 583-1816  
(fx) 583-1737  
Job: 052276LS  
File: 052276\_FG2.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 BUILDINGS INCLUDED IN THIS STRATA PLAN  
HAVE NOT, AS OF DECEMBER 15, 2009, BEEN PREVIOUSLY OCCUPIED.

Gordon  
SIGNATURE

DATE: JANUARY 12, 2010

Gordon

B.S.L.S.

# FOUNDATION DETAILS

SHEET 3 OF 15 SHEETS

PHASE 2

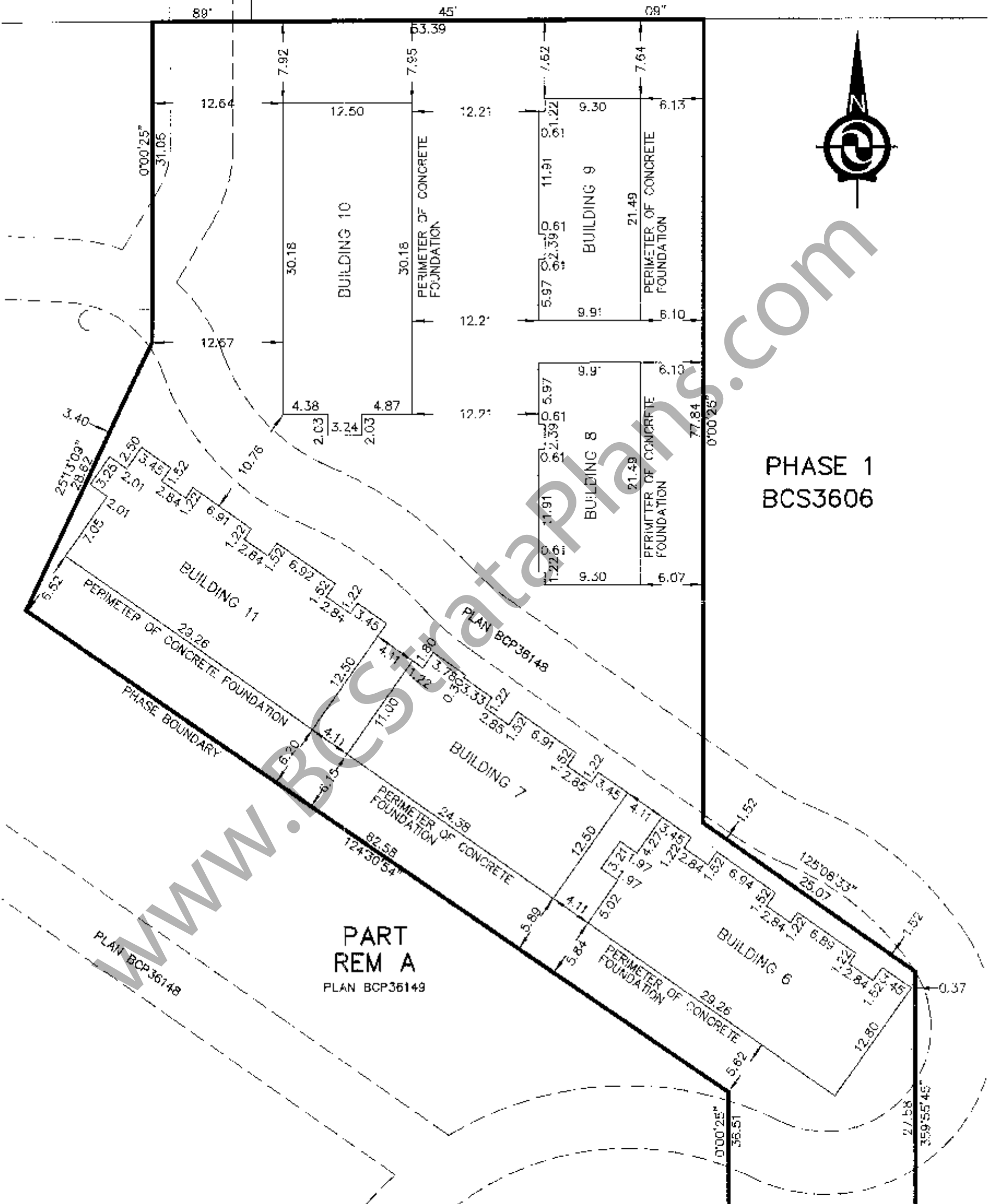
STRATA PLAN BCS3606

SCALE 1:400

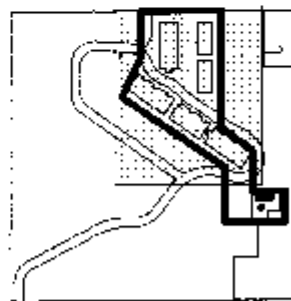


All distances are in metres.

PLAN  
BCP36000



PHASE 1  
BCS3606



KEY PLAN  
SCALE 1 : 5000

**H.Y. AND ASSOCIATES  
LAND SURVEYING LTD.**  
200, 9128 - 152 STREET  
SURREY, B.C.  
V3R 4E7  
(ph) 583-1616  
(fx) 583-1737  
Intr: 0522761.5  
File: 052276\_PC3.DWG

DATE: JANUARY 12, 2010

*Handwritten signature*

B.C.L.S.

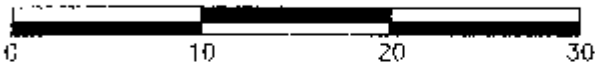
# FOUNDATION DETAILS

SHEET 3A OF 15 SHEETS

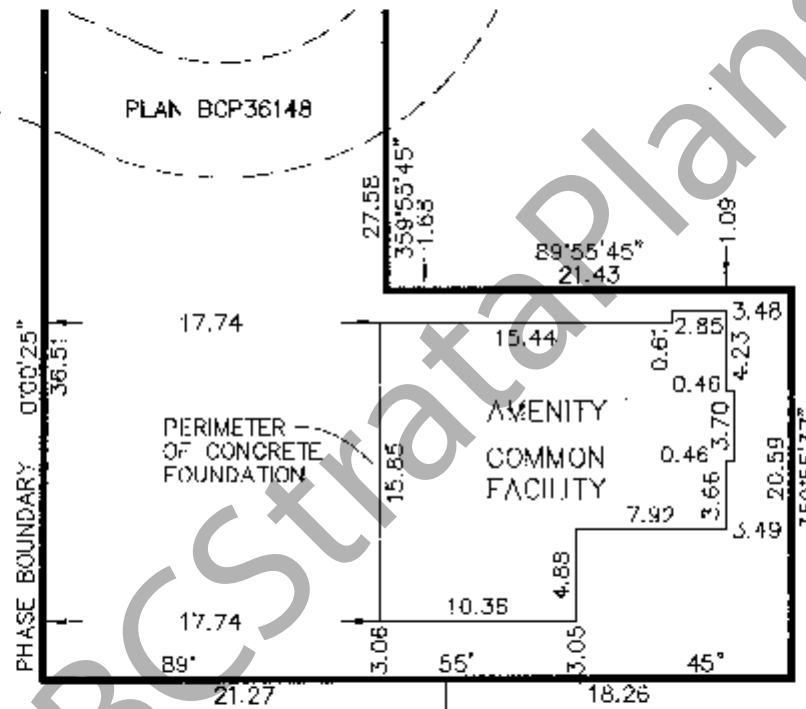
## PHASE 2

## STRATA PLAN BCS3606

SCALE 1:400



All distances are in metres.

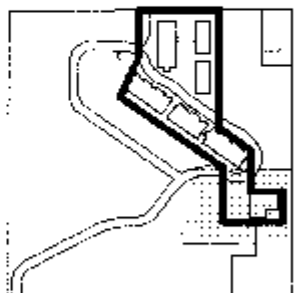


PART  
REM A  
PLAN BCP36149

PHASE 1  
BCS3606

144th Street

H.Y. AND ASSOCIATES  
LAND SURVEYING LTD.  
200, 9128 - 152 STREET  
SURREY, B.C.  
V3R 4E7  
(ph) 583-1616  
(fx) 583-1737  
Job: 052276LS  
File: 052276\_1P03A.DWG



KEY PLAN  
SCALE 1 : 5000

DATE: JANUARY 12, 2010

B.C.L.S.

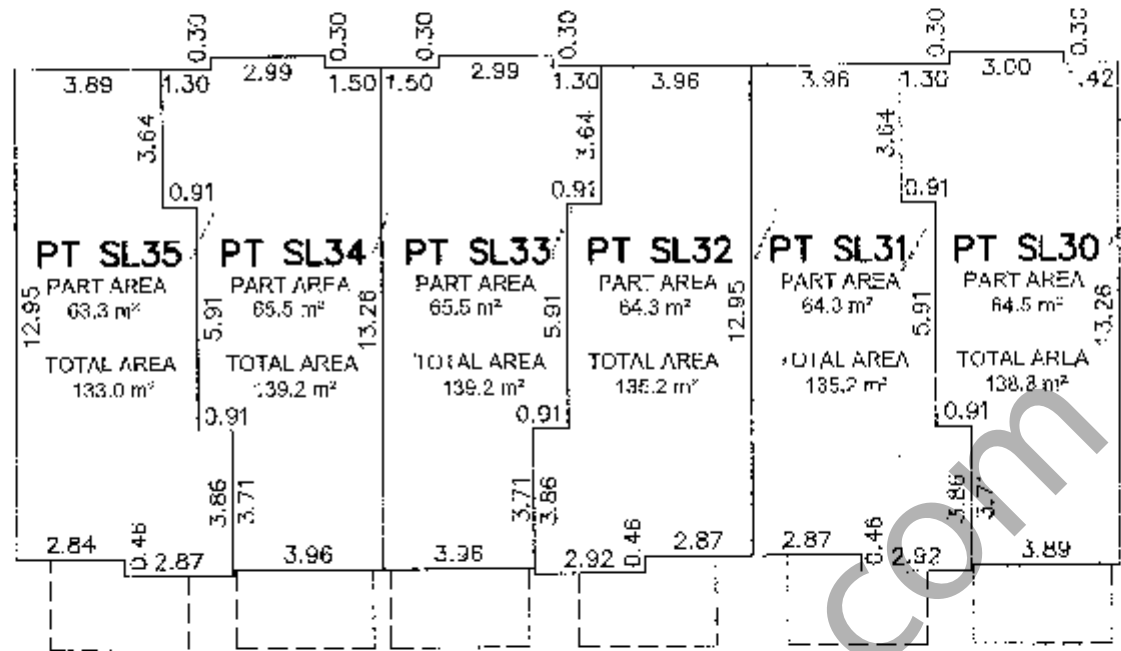
# BUILDING 6

SCALE 1:200



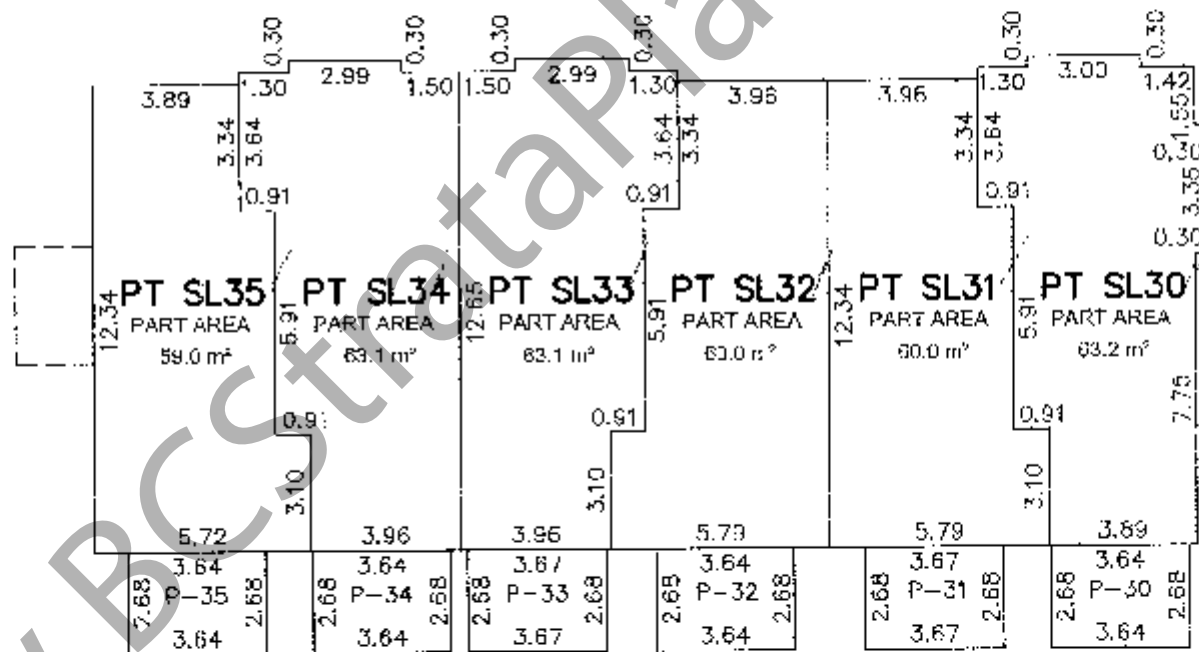
All distances are in metres.

# STRATA PLAN BCS3606 PHASE 2



## LEVEL 3

PERIMETER OF FLOOR BELOW (TYPICAL)



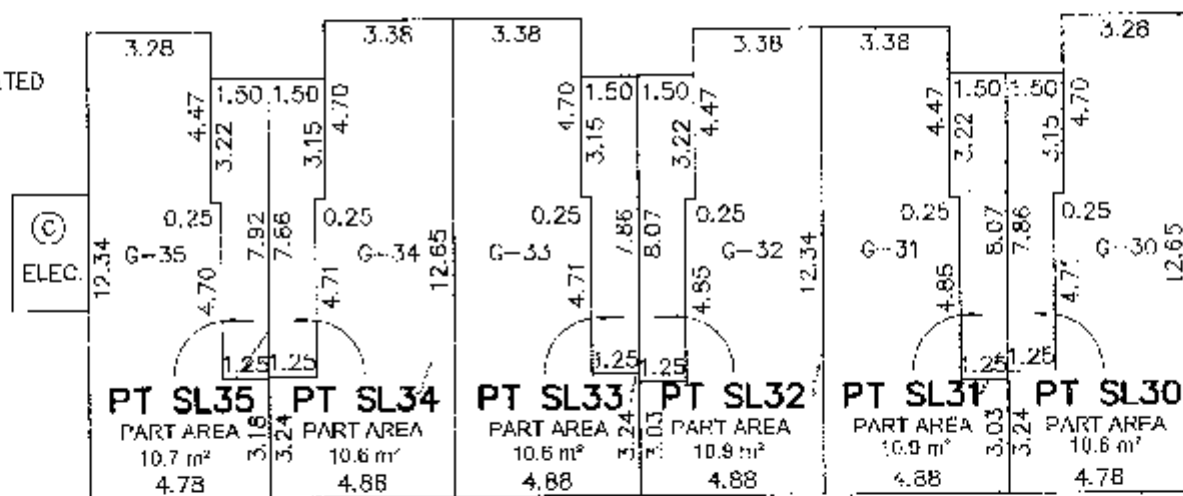
## LEVEL 2

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

STRATA LOT DIMENSIONS ARE MEASURED TO:

- CENTERLINE OF EXTERIOR WALLS
- CENTERLINE OF PARTY WALLS

GARAGE AND PATIO AREAS ARE LIMITED COMMON PROPERTIES FOR THE USE OF THE STRATA LOT INDICATED (eg: G-30 AND P-30)



## LEVEL 1

PATIO 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.

DATE: JANUARY 12, 2010

*Handwritten signature*

a.c.l.s.

### H.Y. AND ASSOCIATES LAND SURVEYING LTD.

200, 9128 - 152nd STREET  
SURREY, B.C.  
V3R 4E7  
(ph) 583-1616  
(fx) 583-1737  
Job: 052276LS  
File: 052276\_B6.DWG

# BUILDING 7

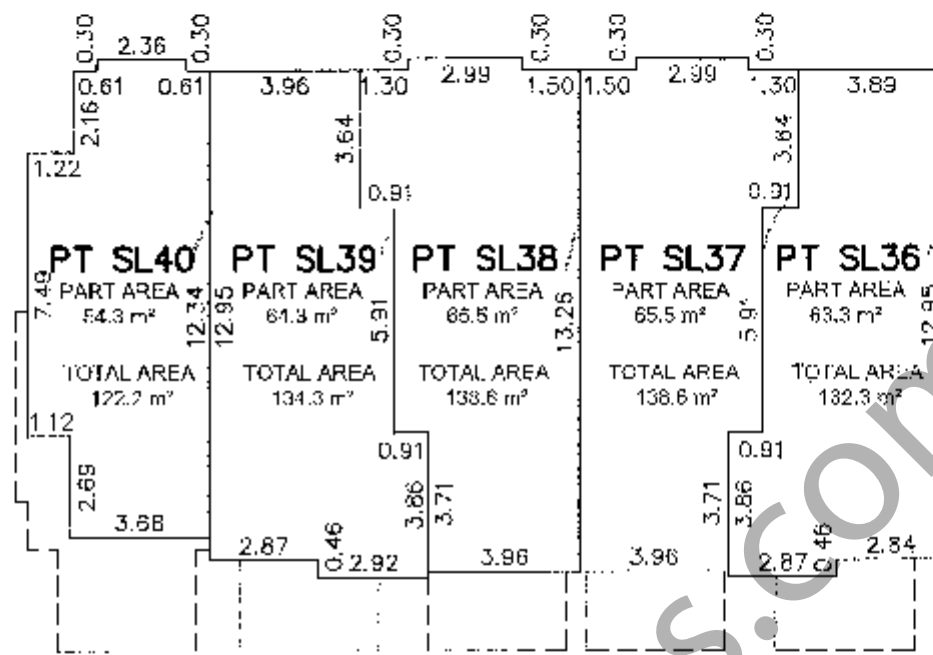
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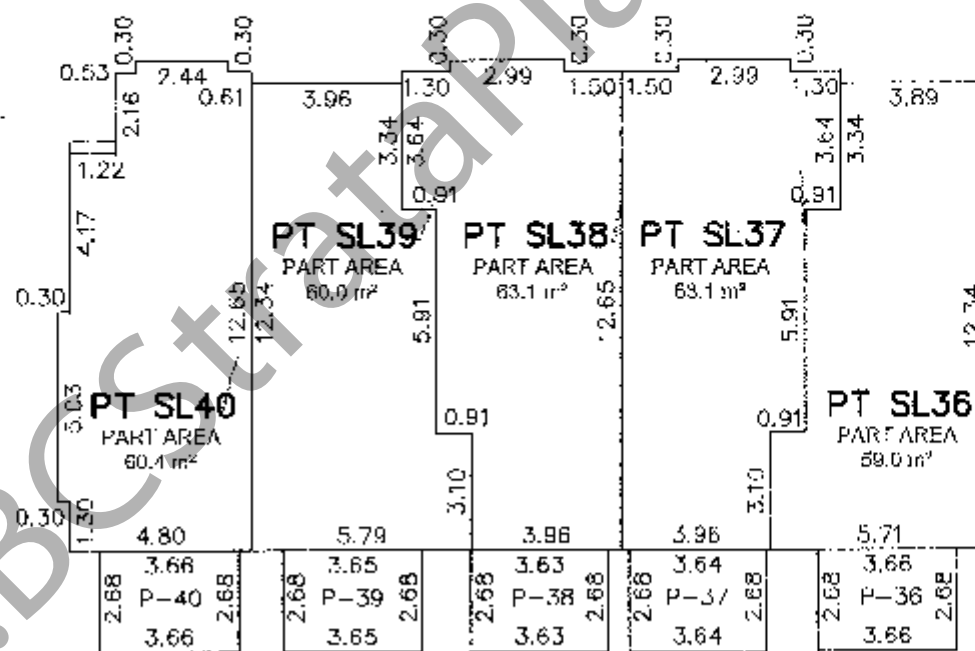
All distances are in metres.



## STRATA PLAN BCS3606 PHASE 2



**LEVEL 3** PERIMETER OF FLOOR BELOW (TYPICAL)



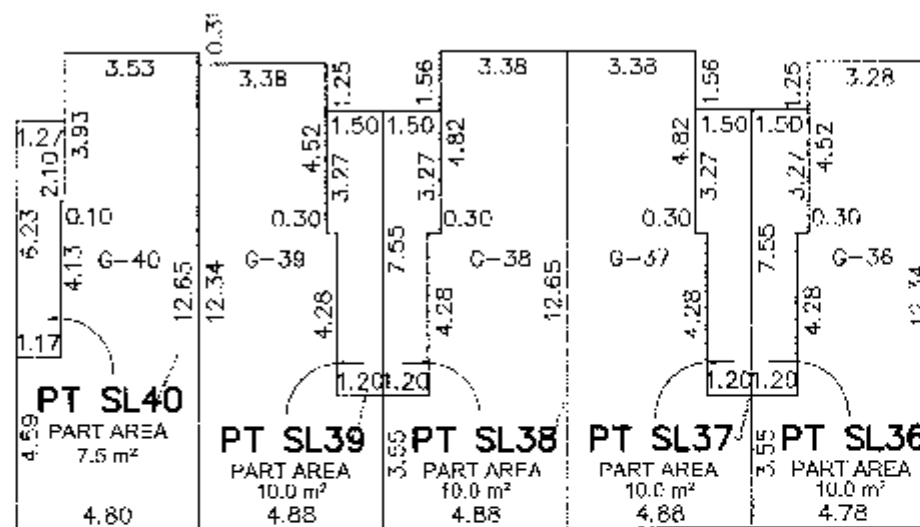
**LEVEL 2**

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

STRATA LOT DIMENSIONS ARE MEASURED TO:

- CENTERLINE OF EXTERIOR WALLS
- CENTERLINE OF PARTY WALLS

GARAGE AND PATIO AREAS ARE LIMITED COMMON PROPERTIES FOR THE USE OF THE STRATA LOT INDICATED (eg: G-35 AND P-36)



**LEVEL 1**

### H.Y. AND ASSOCIATES LAND SURVEYING LTD.

200, 9128 - 152ND STREET  
SURREY, B.C.  
V3R 4E7  
(ph) 583-1616  
(fx) 583-1737  
Job: 052276LS  
File: 052276\_D7.DWG

PATIO 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.

DATE: JANUARY 12, 2010

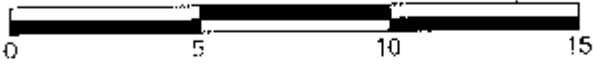
*Signature*

B.C.L.S.

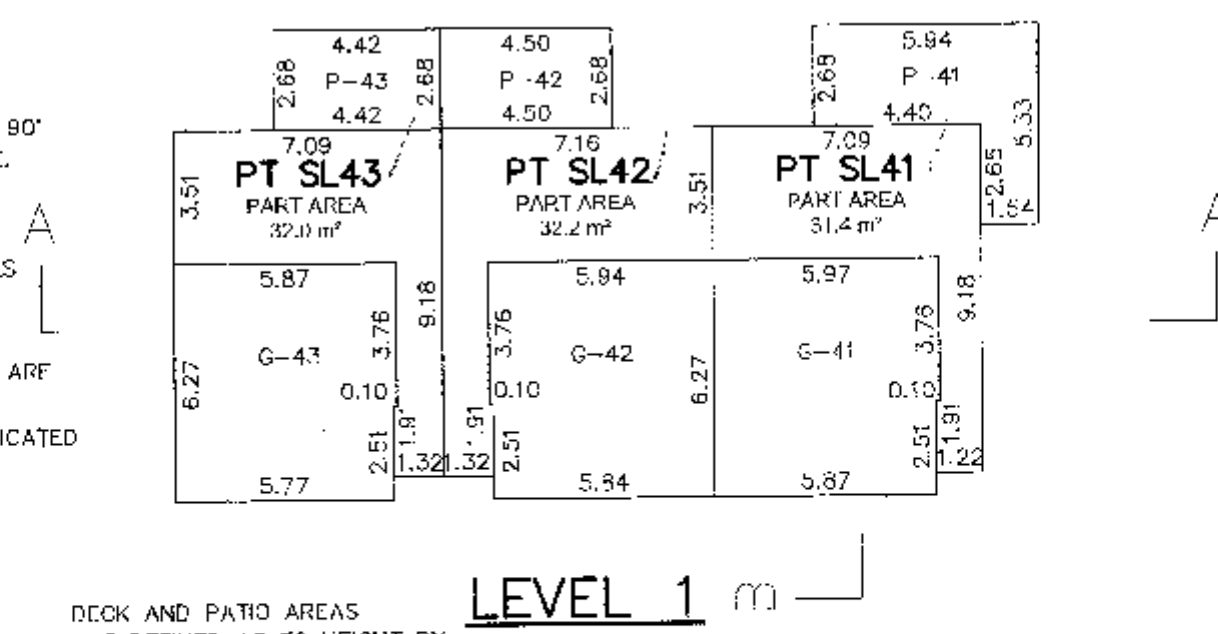
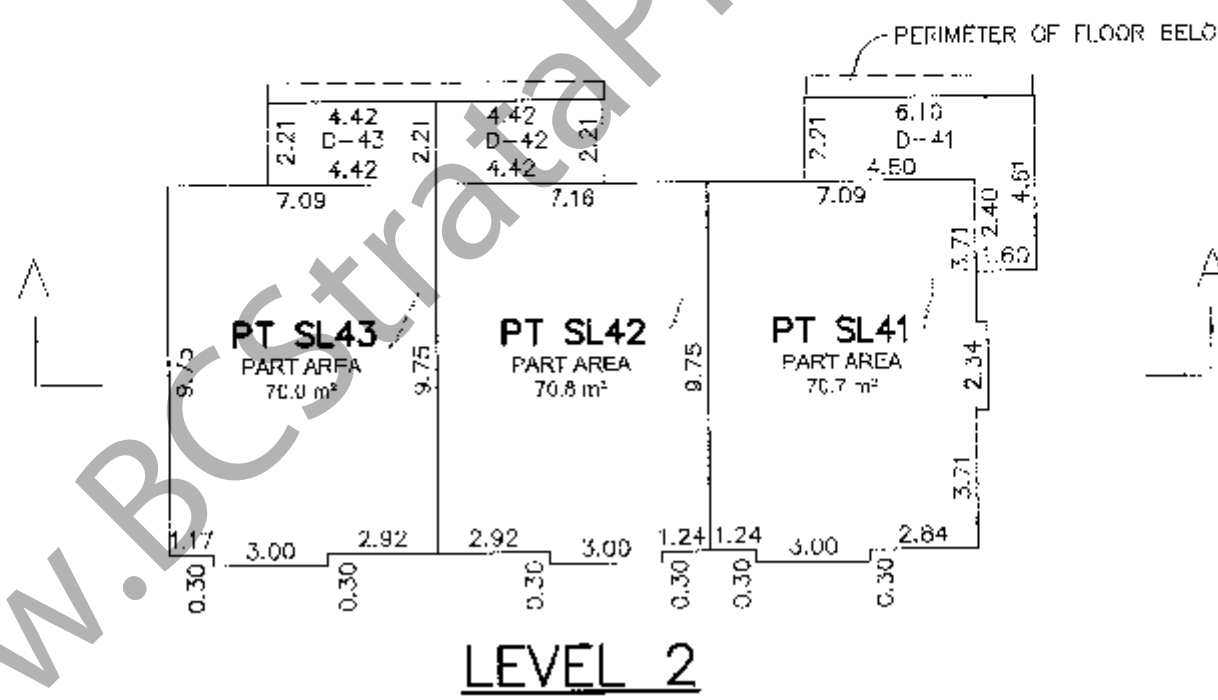
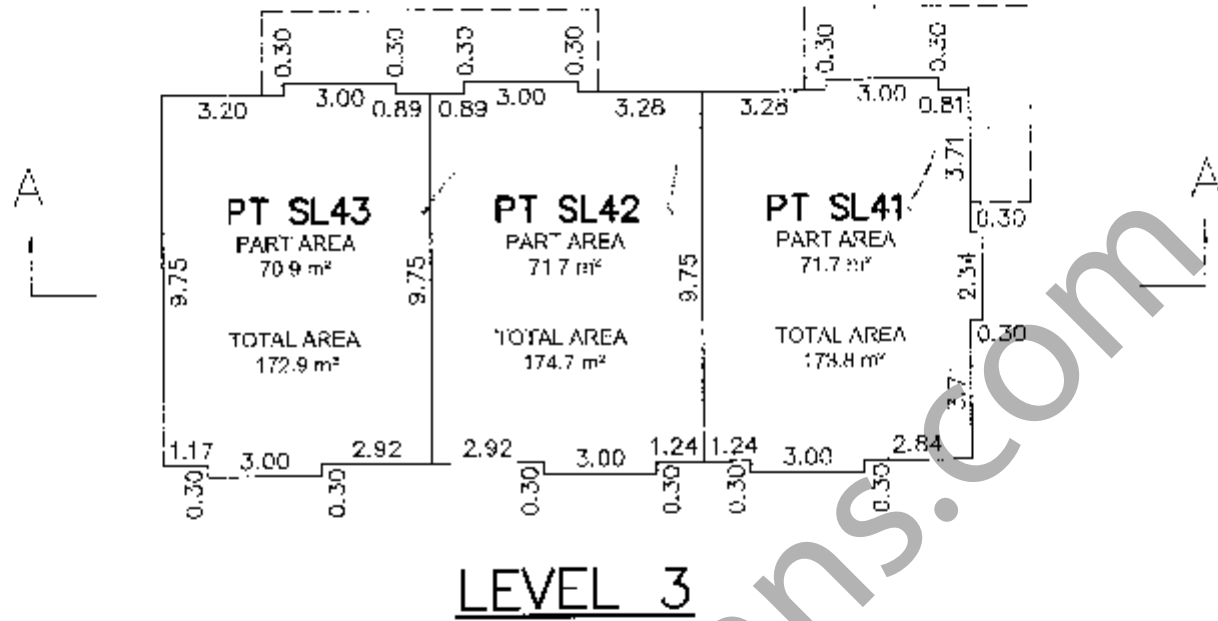
**BUILDING 8**

**STRATA PLAN BCS3606  
PHASE 2**

SCALE 1:200



All distances are in metres.



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

STRATA LOT DIMENSIONS ARE MEASURED TO:

- CENTERLINE OF EXTERIOR WALLS
- CENTERLINE OF PARTY WALLS

DECK, GARAGE AND PATIO AREAS ARE LIMITED COMMON PROPERTIES FOR THE USE OF THE STRATA LOT INDICATED (eg: D-41, G-41 AND P-41)

**H.Y. AND ASSOCIATES  
LAND SURVEYING LTD.**

200, 9128 - 152nd STREET  
SURREY, B.C.  
V3R 4E7  
(ph) 583-1816  
(fx) 583-1737  
Job: 052276LS  
File: 052276\_B8.DWG

DECK AND PATIO 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.

DATE: JANUARY 12, 2010

*Signature*

B.C.L.S.

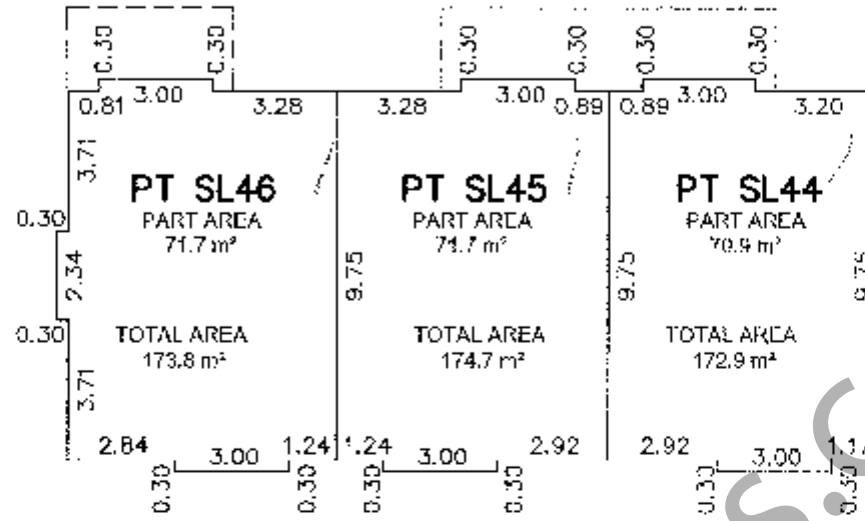
**BUILDING 9**

**STRATA PLAN BCS3606  
PHASE 2**

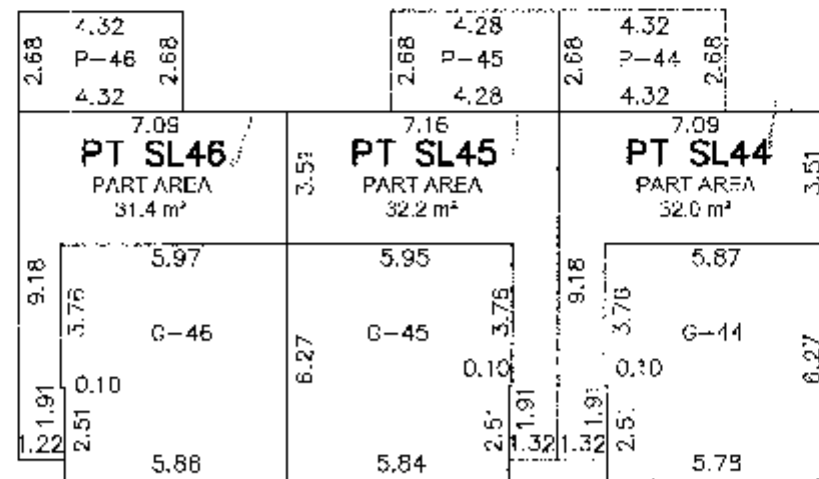
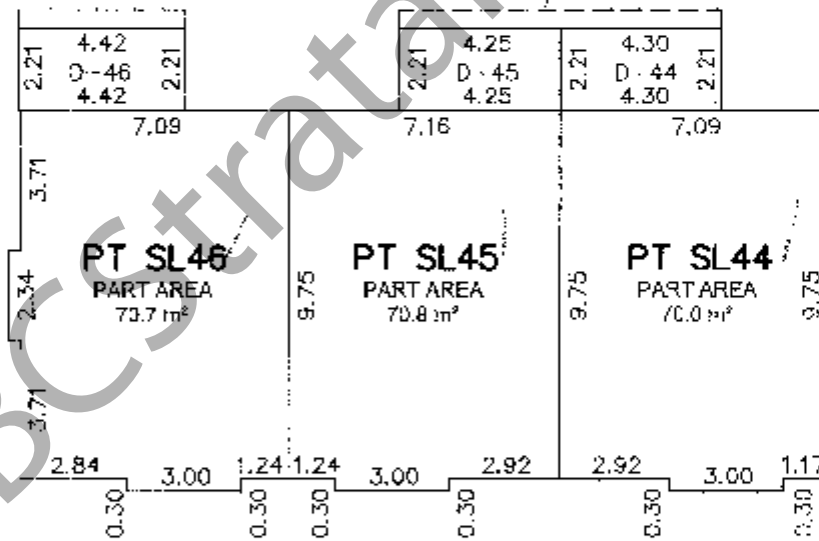
SCALE 1:200



All distances are in metres.



-PERIMETER OF FLOOR BELOW (TYPICAL)



STRATA LOT MEASUREMENTS ARE 90° OR 45° UNLESS NOTED OTHERWISE.  
STRATA LOT DIMENSIONS ARE MEASURED TO:  
- CENTERLINE OF EXTERIOR WALLS  
- CENTERLINE OF PARTY WALLS

DECK, GARAGE AND PATIO AREAS ARE LIMITED COMMON PROPERTIES FOR THE USE OF THE STRATA LOT INDICATED (eg: D-44, G-44 AND P-44)

**H.Y. AND ASSOCIATES  
LAND SURVEYING LTD.**

200, 9128 - 152nd STREET  
SURREY, B.C.  
V3R 4F7  
(ph) 583-1616  
(fx) 583-1737  
Job: 052276LS  
File: 052276\_B9.DWC

DECK AND PATIO 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.

DATE: JANUARY 12, 2010

*Signature*

B.C.L.S.



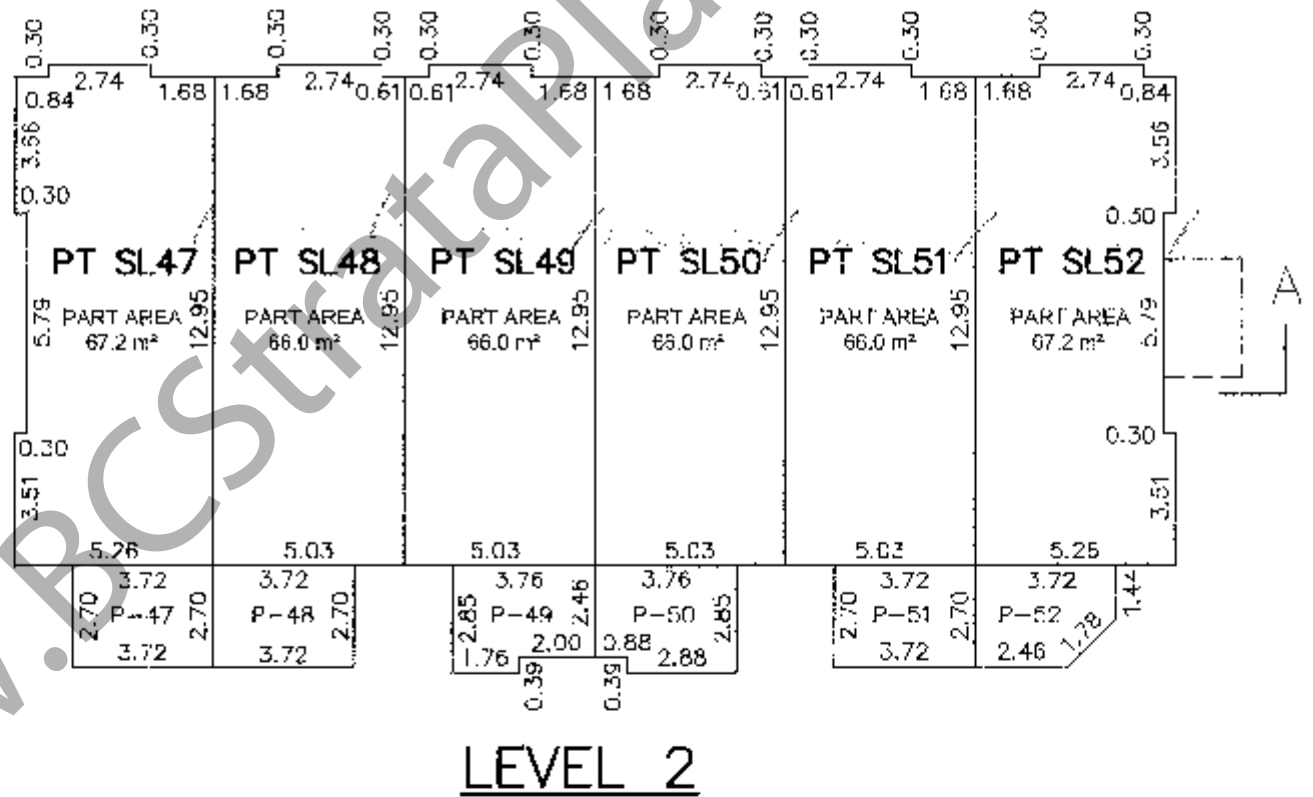
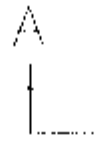
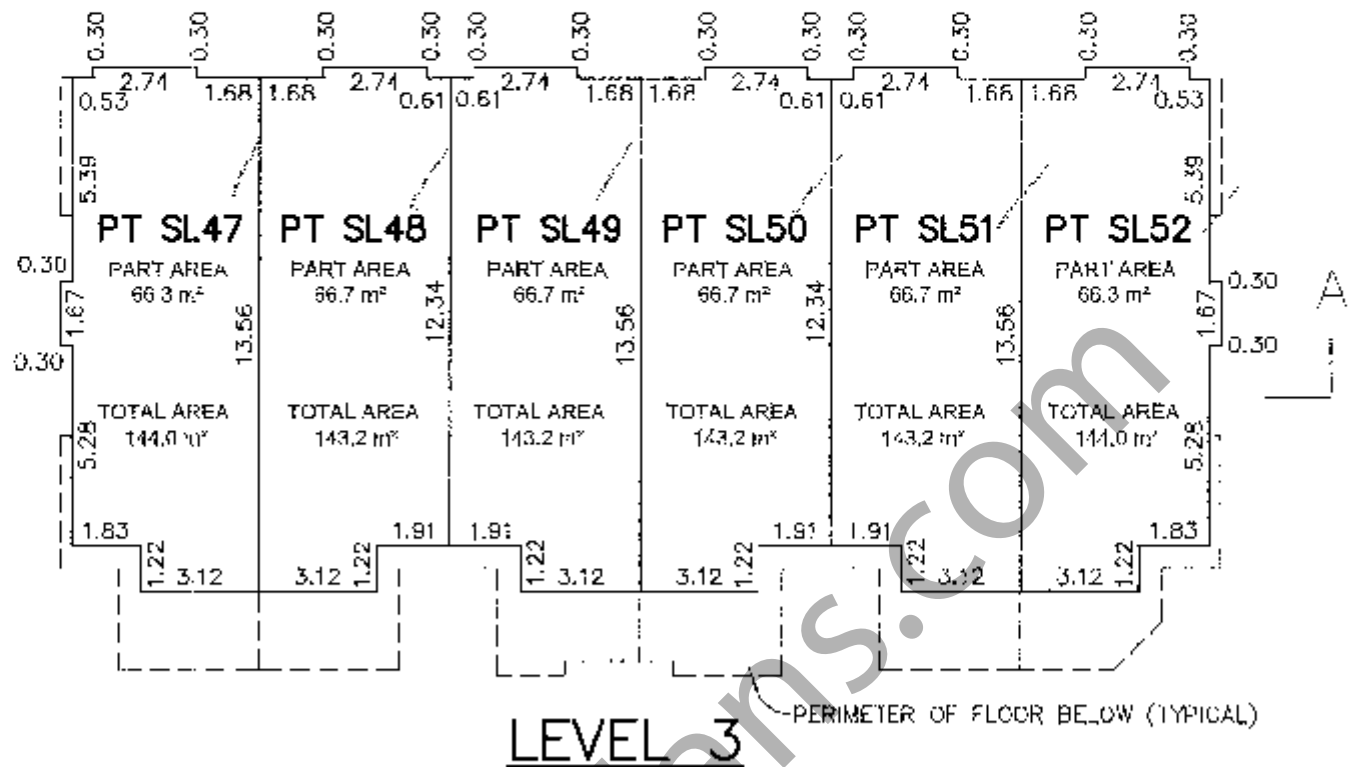
# BUILDING 10

## STRATA PLAN BCS3606 PHASE 2

SCALE 1:200



All distances are in metres.

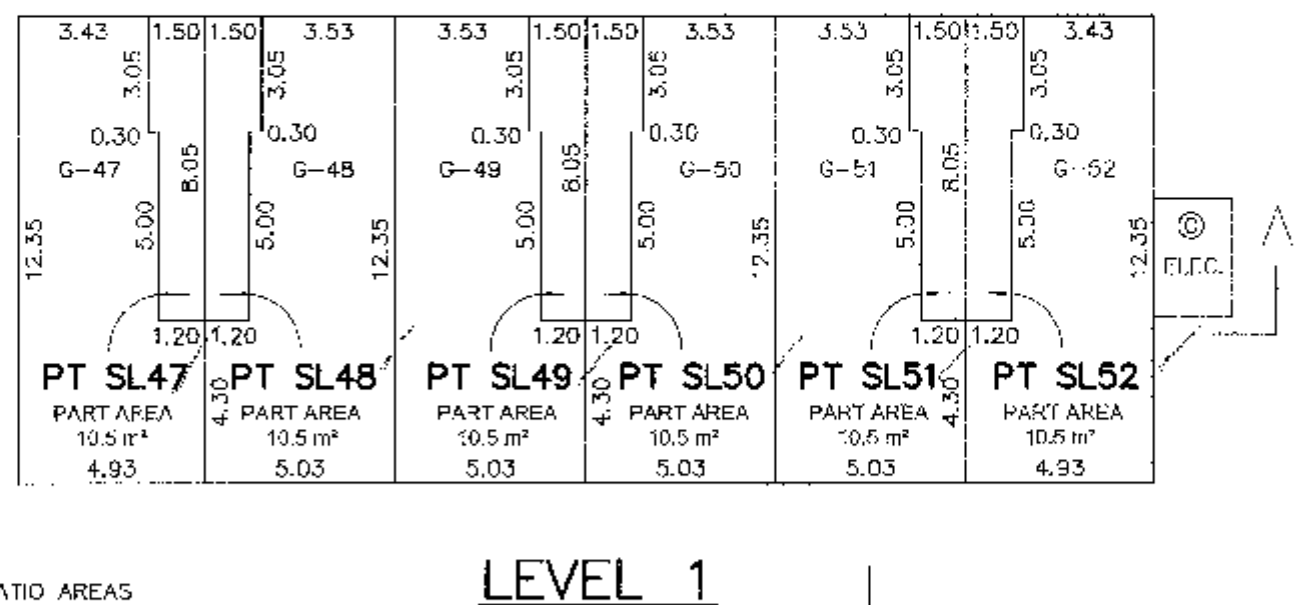


STRATA LOT MEASUREMENTS ARE 90° OR 45° UNLESS NOTED OTHERWISE.

STRATA LOT DIMENSIONS ARE MEASURED TO:

- CENTERLINE OF EXTERIOR WALLS
- CENTERLINE OF PARTY WALLS

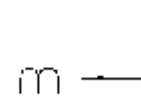
GARAGE AND PATIO AREAS ARE LIMITED COMMON PROPERTIES FOR THE USE OF THE STRATA LOT INDICATED (eg: G-47 AND P-47)



### H.Y. AND ASSOCIATES LAND SURVEYING LTD.

200, 9<sup>th</sup> 28 - 152nd STREET  
SURREY, B.C.  
V3R 4E7  
(ph) 583-1616  
(fx) 583-1737  
Job: 052276\_S  
File: 052276\_B10.DWG

PATIO 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.



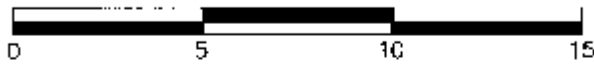
DATE: JANUARY 12, 2010

*Signature*

B.C.L.S.

**BUILDING 11**

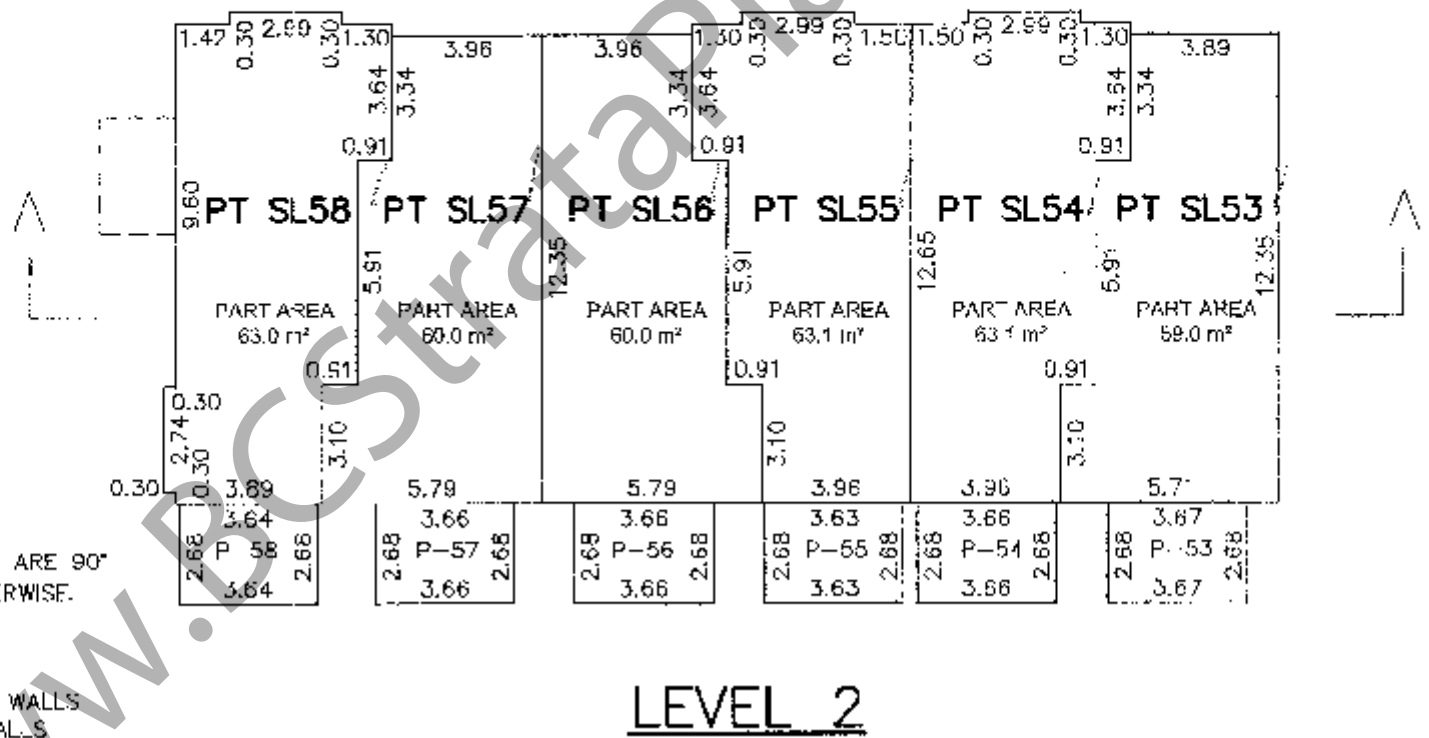
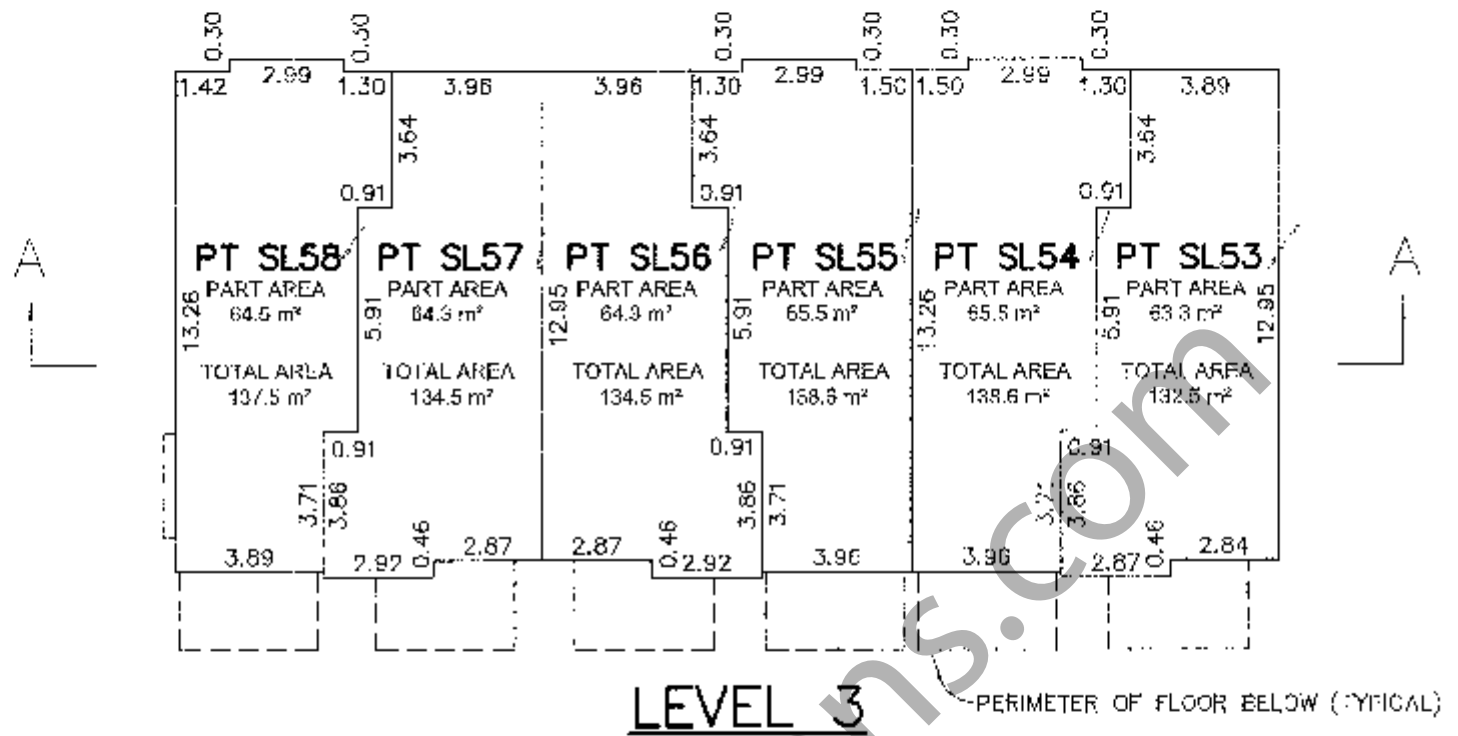
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All distances are in metres.



**STRATA PLAN BCS3606  
PHASE 2**

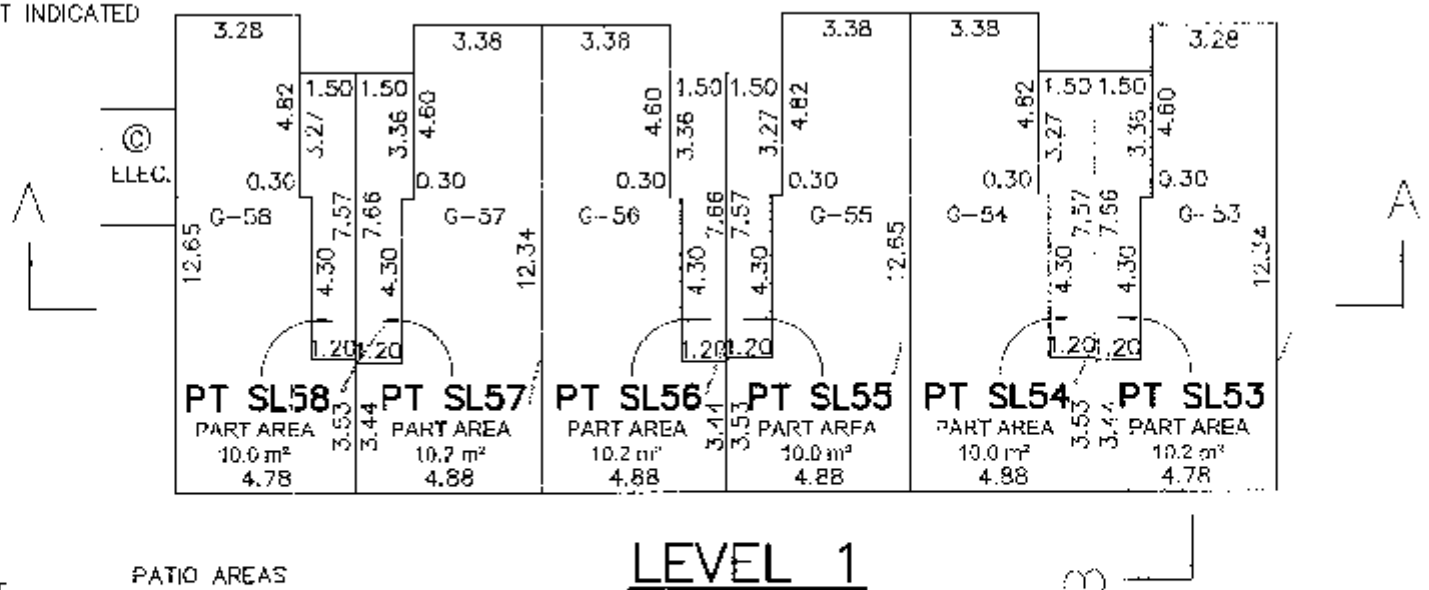


STRATA LOT MEASUREMENTS ARE 90° OR 45° UNLESS NOTED OTHERWISE.

STRATA LOT DIMENSIONS ARE MEASURED TO:

- CENTERLINE OF EXTERIOR WALLS
- CENTERLINE OF PARTY WALLS

GARAGE AND PATIO AREAS ARE LIMITED COMMON PROPERTIES FOR THE USE OF THE STRATA LOT INDICATED (eg: G-53 AND P-53)



**H.Y. AND ASSOCIATES  
LAND SURVEYING LTD.**

200, 9128 - 152nd STREET  
SURREY, B.C.  
V3R 4E7  
(ph) 583 1616  
(fx) 583-1737  
Job: 052276LS  
File: 052276\_R11.DWC

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

DATE: JANUARY 12, 2010

*Signature*

B.C.L.S.

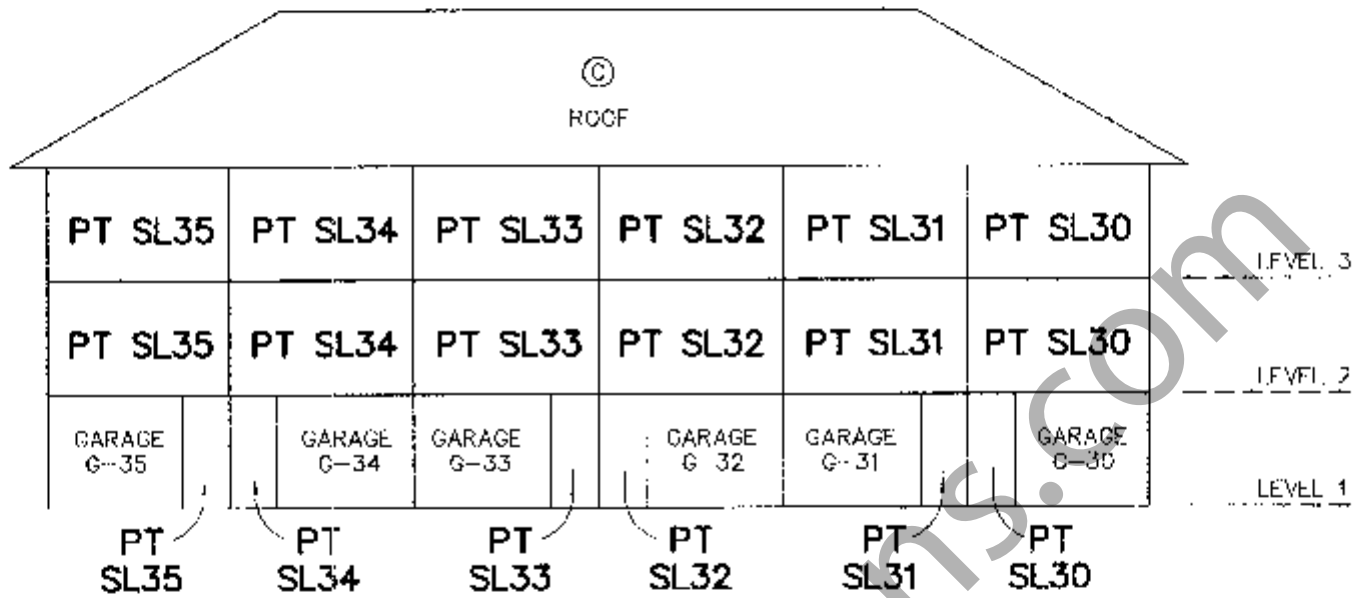
SECTIONS OF BUILDING 6

STRATA PLAN BCS3606  
PHASE 2

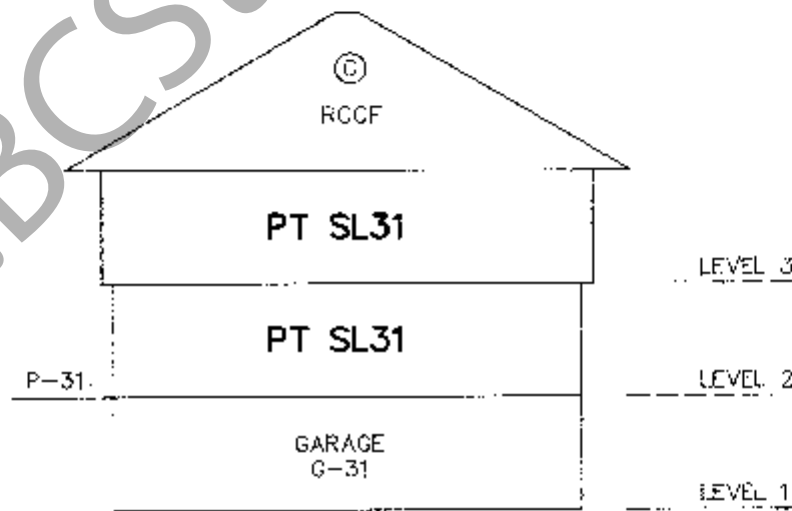
SCALE 1:200



All distances are in metres.



SECTION A - A



SECTION B - B

**H.Y. AND ASSOCIATES  
LAND SURVEYING LTD.**

200, 9128 - 152nd STREET  
SURREY, B.C.  
V3R 4E7  
(ph) 583-1616  
(fx) 583-1737  
Job: 0522/6LS  
File: 052276\_B6\_SFC.DWG

DATE: JANUARY 12, 2010

*Signature*

E.C.L.S.

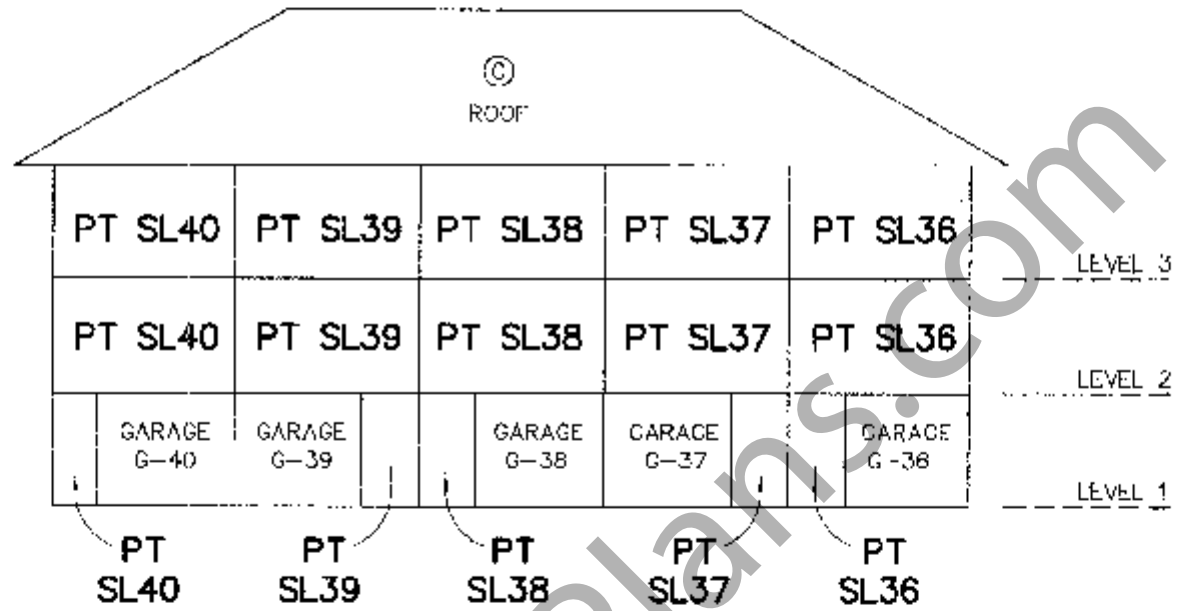
SECTIONS OF BUILDING 7

STRATA PLAN BCS3606  
PHASE 2

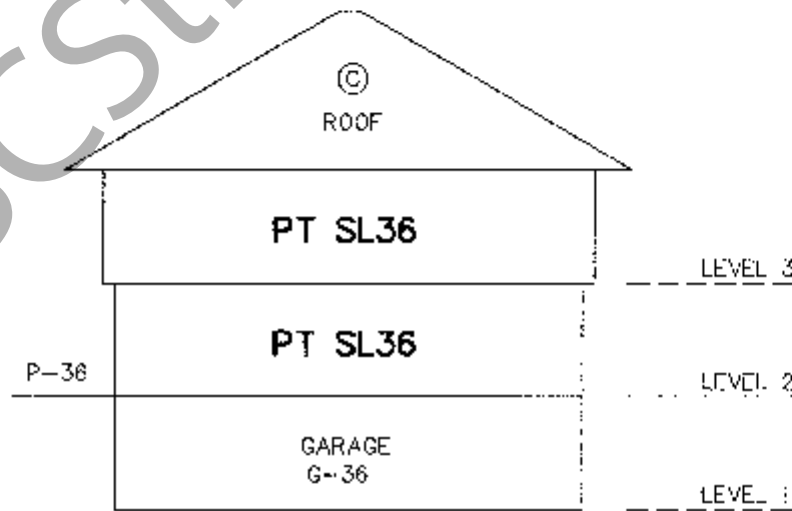
SCALE 1:200



All distances are in metres.



SECTION A - A



SECTION B - B

**H.Y. AND ASSOCIATES  
LAND SURVEYING LTD.**

200, 9128 - 152nd STREET  
SURREY, B.C.  
V3R 4E7  
(ph) 583-1618  
(fx) 583-1737  
Job: 052276LS  
File: 052276\_B7\_SEC.DWG

DATE: JANUARY 12, 2010

B.C.L.S.

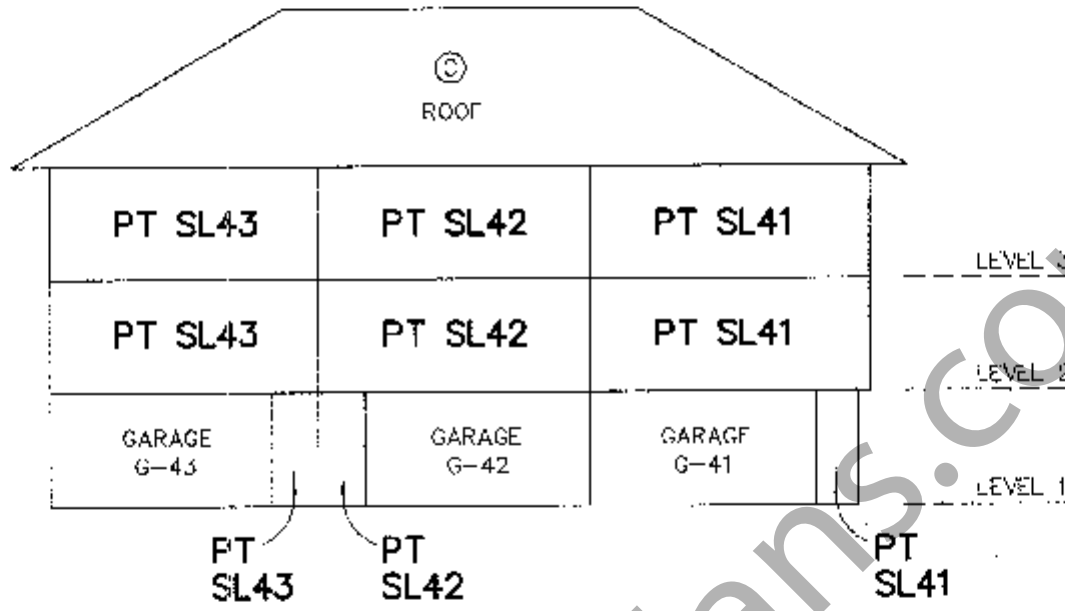
# SECTIONS OF BUILDING 8

# STRATA PLAN BCS3606 PHASE 2

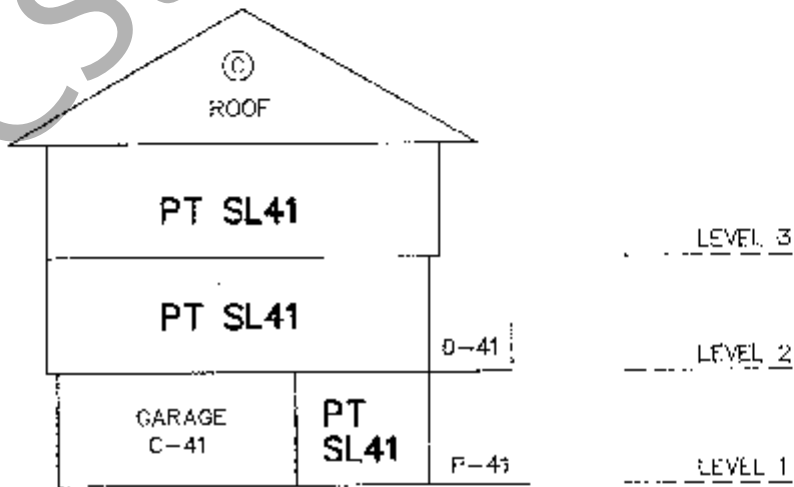
SCALE 1:200



All distances are in metres.



SECTION A - A



SECTION B - B

**H.Y. AND ASSOCIATES  
LAND SURVEYING LTD.**

200, 9128 -- 152nd STREET  
SURREY, B.C.

V3R 4E7

(ph) 583-1010

(fx) 583-1737

Job: 052276LS

File: 052276\_BB\_SEC.DWG

DATE: JANUARY 12, 2010

B.C.L.S.

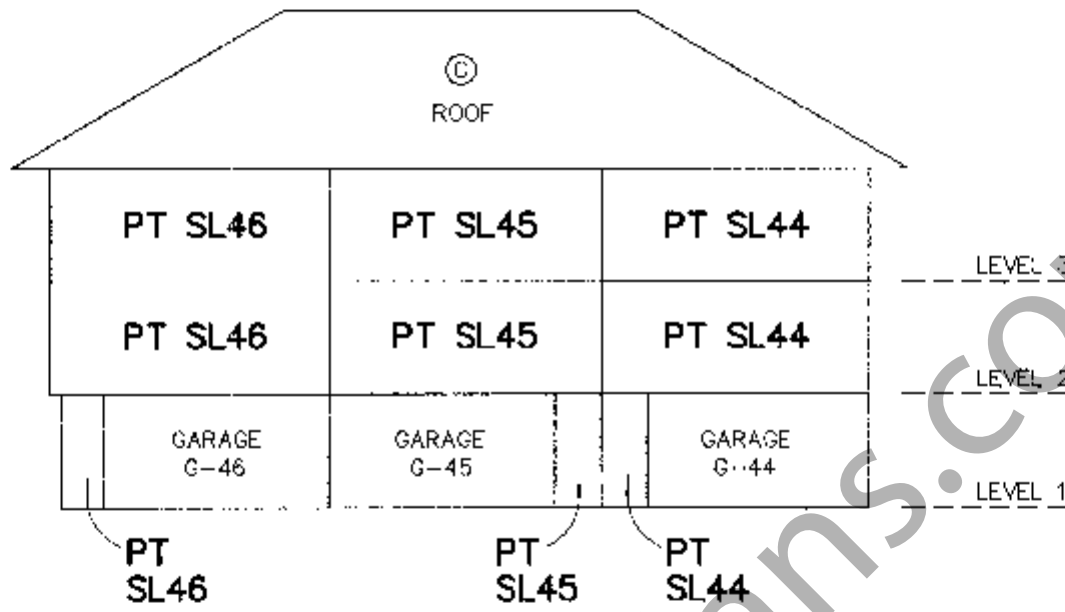
# SECTIONS OF BUILDING 9

# STRATA PLAN BCS3606 PHASE 2

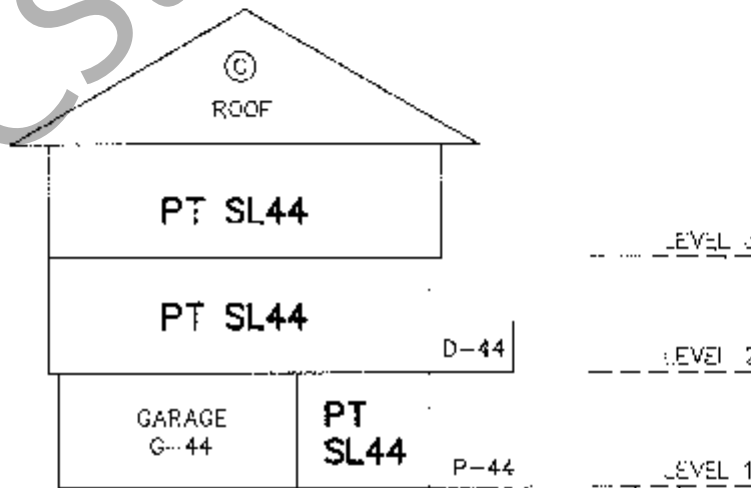
SCALE 1:200



All distances are in metres.



SECTION A - A



SECTION B - B

**H.Y. AND ASSOCIATES  
LAND SURVEYING LTD.**

200, 9128 - 152nd STREET  
SURREY, B.C.

V3R 4E7

(ph) 583-1616

(fx) 583-1737

Job: 052276LS

File: 052276\_B9\_SEC.DWG

DATE: JANUARY 12, 2010

R.C.I.S.

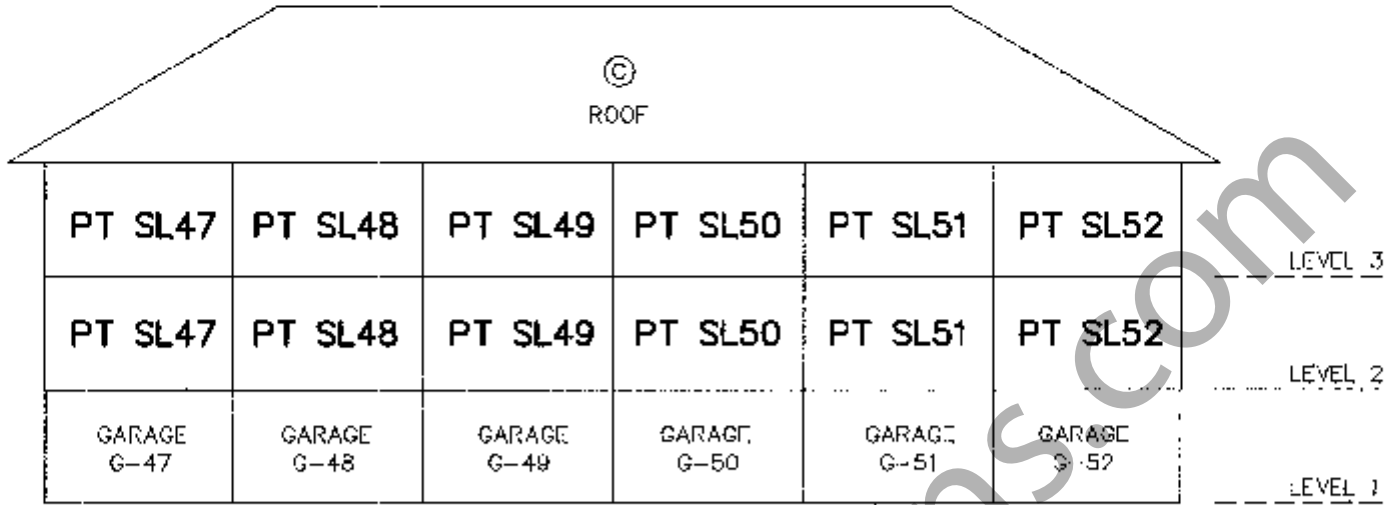
SECTIONS OF BUILDING 10

STRATA PLAN BCS3606  
PHASE 2

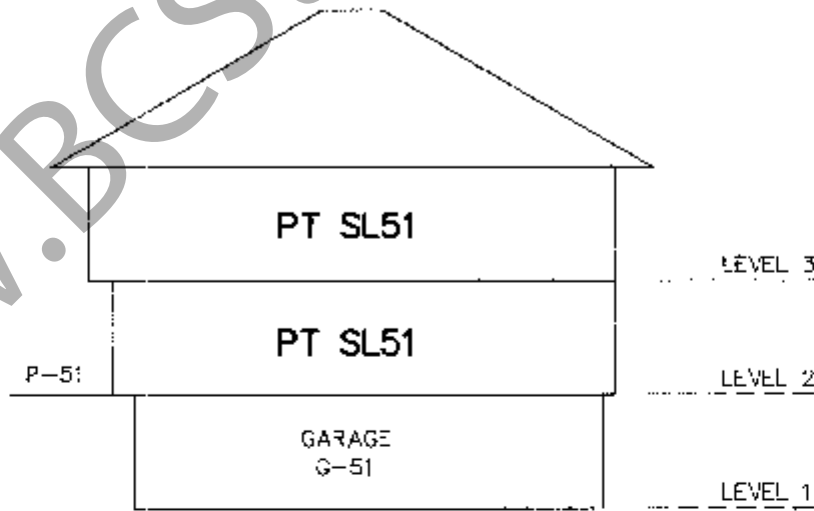
SCALE 1:200



All distances are in metres.



SECTION A - A



SECTION B - B

H.Y. AND ASSOCIATES  
LAND SURVEYING LTD.

200, 9128 - 152nd STREET  
SURREY, B.C.  
V3R 4E7  
(ph) 583-1616  
(fx) 583-1737  
Job: 052276\_S  
File: 052276\_310\_SEC.DWG

DATE: JANUARY 12, 2010

*Jordan*

B.C.L.S.

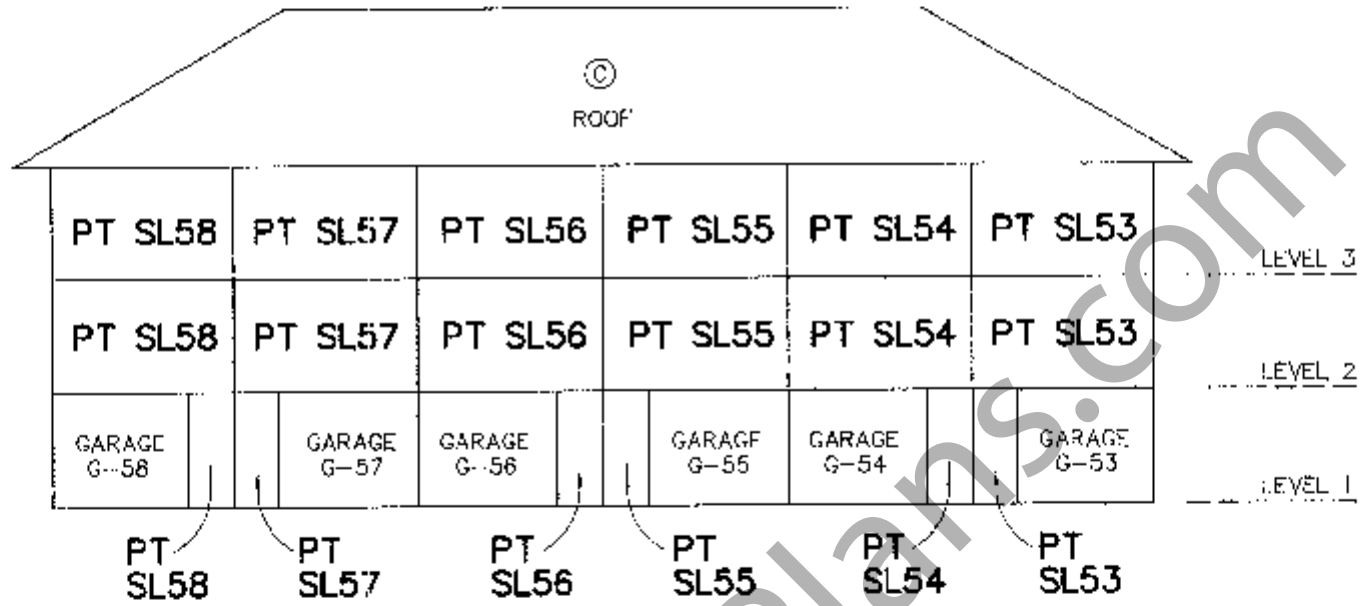
SECTIONS OF BUILDING 11

STRATA PLAN BCS3606  
PHASE 2

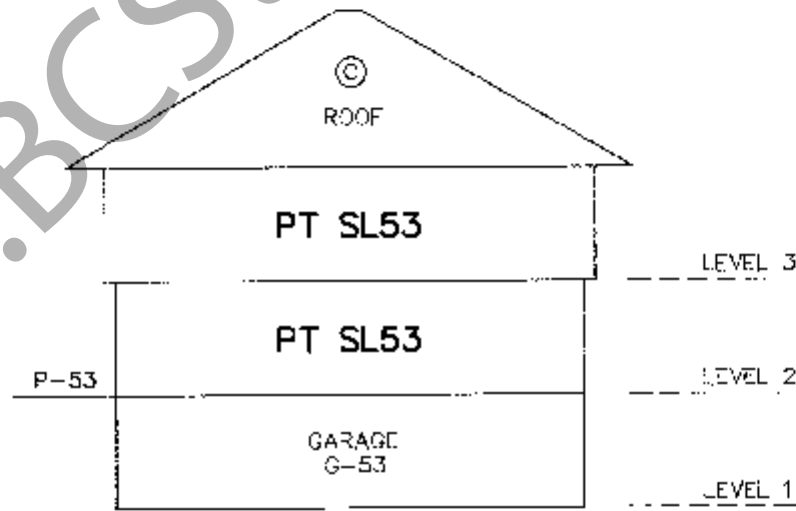
SCALE 1:200



All distances are in metres.



SECTION A - A



SECTION B - B

**H.Y. AND ASSOCIATES  
LAND SURVEYING LTD.**

200, 9128 - 152nd STREET  
SURREY, B.C.  
V3R 4E7

(ph) 583-1616  
(fx) 583-1737

Job: 052276LS

File: 052276\_R11\_SEC.DWG

DATE: JANUARY 12, 2010

B.C.L.S.