

STRATA PLAN OF OF LOT 1 EXCEPT:
FIRSTLY: PHASE 1 STRATA PLAN
BCS1816, SECONDLY PHASE 2
STRATA PLAN BCS1816, SEC. 28,
BK. 5 N., R. 1 W., N.W.D.,
PLAN BCP15332

STRATA PLAN BCS1816
 PHASE 3

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

THIS 10th DAY OF Feb 2007

REGISTRAR

"CITY OF SURREY"
 B.C.G.S. 926.017

10180-153rd STREET

"CHARLTON PARK"
 10180-153rd STREET
 SURREY, BC

SCALE 1:1250



ALL DISTANCES ARE IN METRES.

INTEGRATED SURVEY AREA No. 01
(SURREY) NAD-83 (CSRS)

THIS PLAN SHOWS GROUND-LEVEL MEASURED DISTANCES.
 PRIOR TO COMPUTATION OF U.T.M. CO-ORDINATES,
 MULTIPLY BY COMBINED SCALE FACTOR 0.9995918

102A AVENUE

SEE SHEET #2 FOR
 BOUNDARY DIMENSIONS

SEE SHEET #3 FOR
 BUILDING LOCATION
 AND DIMENSIONS

NOTE:

ALL BOUNDARIES OF STRATA
 LOTS ARE PARALLEL TO,
 PERPENDICULAR TO, OR AT
 45° DEFLECTION TO,
 UNLESS OTHERWISE SHOWN.

THIS STRATA PLAN CONTAINS
 LIMITED COMMON PROPERTY
 ACCORDING TO SEC. 73 (a)(1)
 OF THE STRATA PROPERTY ACT.

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

DATE: _____

 APPROVING OFFICER FOR THE
 CITY OF SURREY

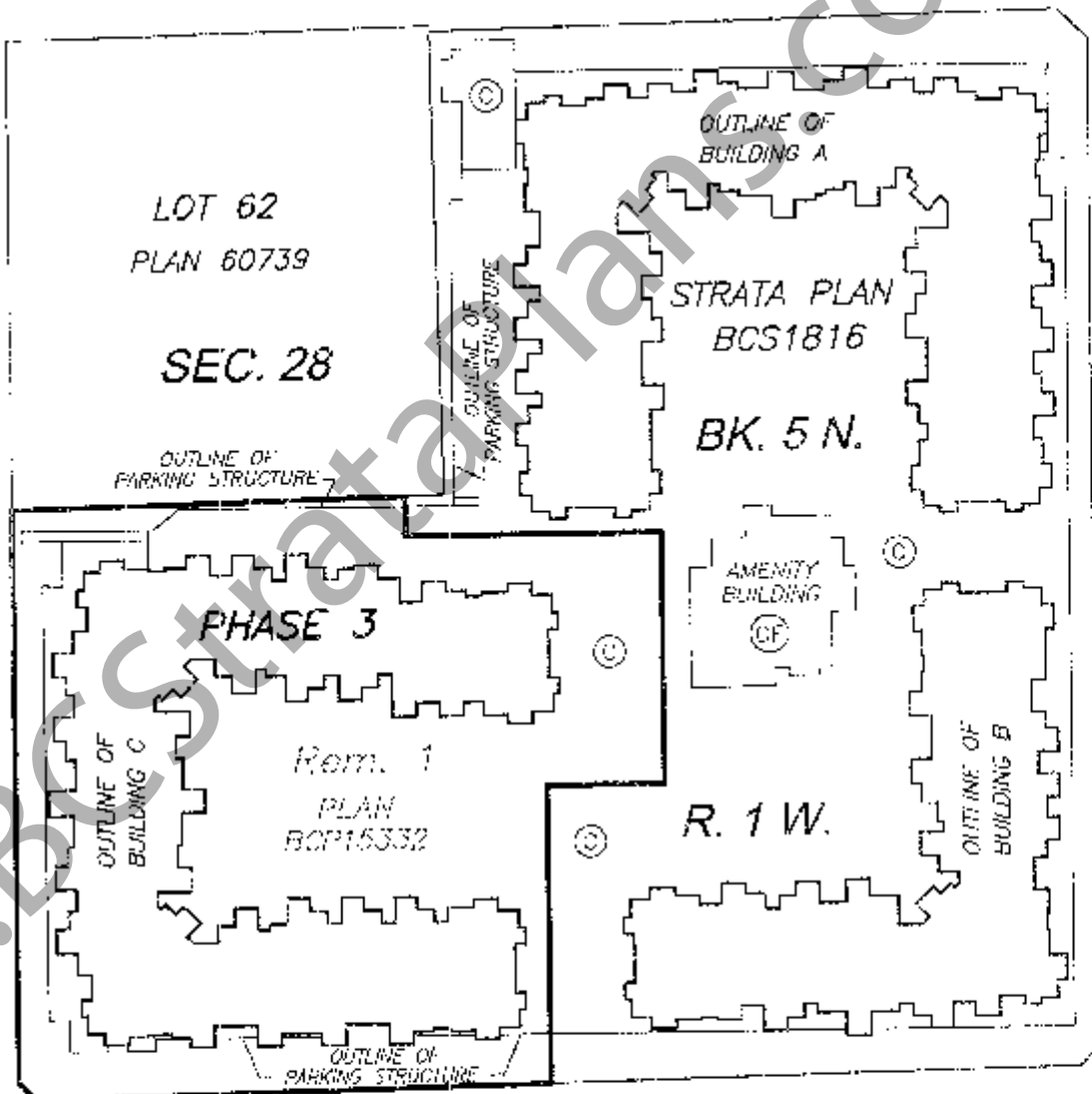
I, MIKE E. SHAW, A BRITISH COLUMBIA LAND SURVEYOR
 CERTIFY THAT THE BUILDING SHOWN ON THIS STRATA PLAN
 IS WITHIN THE THE EXTERNAL BOUNDARIES OF THE LAND
 THAT IS THE SUBJECT OF THE STRATA PLAN.

DATE: JANUARY 9th, 2007.

Mike E. Shaw

BENNETT & ASSOCIATES
 B.C. LAND SURVEYORS
 #201-9547 152nd STREET,
 SURREY, B.C.
 PHONE: 582-0717

DRAWING # 30616-16
 FILE # 30616-16_FS
 DATE: JANUARY 9, 2007



LEGEND

BEARINGS ARE DERIVED FROM OBSERVATIONS BETWEEN
 CONTROL MONUMENTS 79H0023 AND 79H0009

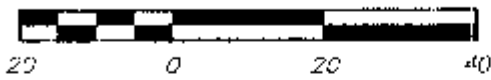
- | | | | |
|-------|---|-----------|--|
| □ | - DENOTES LEAD PLUG PLACED | (Y25) | - DENOTES YARD BEING LIMITED COMMON PROPERTY FOR THE EXCLUSIVE USE OF SL. 225 |
| SL | - DENOTES STRATA LOT | TYPICAL | |
| P1 | - DENOTES PART | (B252) | - DENOTES BALCONY BEING LIMITED COMMON PROPERTY FOR THE EXCLUSIVE USE OF SL. 252 |
| LCP | - DENOTES LIMITED COMMON PROPERTY | TYPICAL | |
| (C) | - DENOTES COMMON PROPERTY | (R252) | - DENOTES ROOF DECK BEING LIMITED COMMON PROPERTY FOR THE EXCLUSIVE USE OF SL. 252 |
| (E) | - DENOTES ELECTRICAL ROOM BEING COMMON PROPERTY | TYPICAL | |
| (MS) | - DENOTES MECHANICAL SPACE BEING COMMON PROPERTY | (P217) | - DENOTES PATIO BEING LIMITED COMMON PROPERTY FOR THE EXCLUSIVE USE OF SL. 217 |
| (CF) | - DENOTES COMMON FACILITY | TYPICAL | |
| (COM) | - DENOTES LIMITED COMMON PROPERTY FOR THE EXCLUSIVE USE OF SL. 217 TO 224 INCLUSIVE | N/W | - DENOTES BOUNDARY DEFINED BY LEAD PLUGS PLACED (NO WALLS) |
| | | (U.40) | |
| | | (TYPICAL) | |

THIS PLAN LIES WITHIN THE
 GREATER VANCOUVER REGIONAL DISTRICT

BOUNDARY DIMENSIONS

**STRATA PLAN BCS1816
PHASE 3**

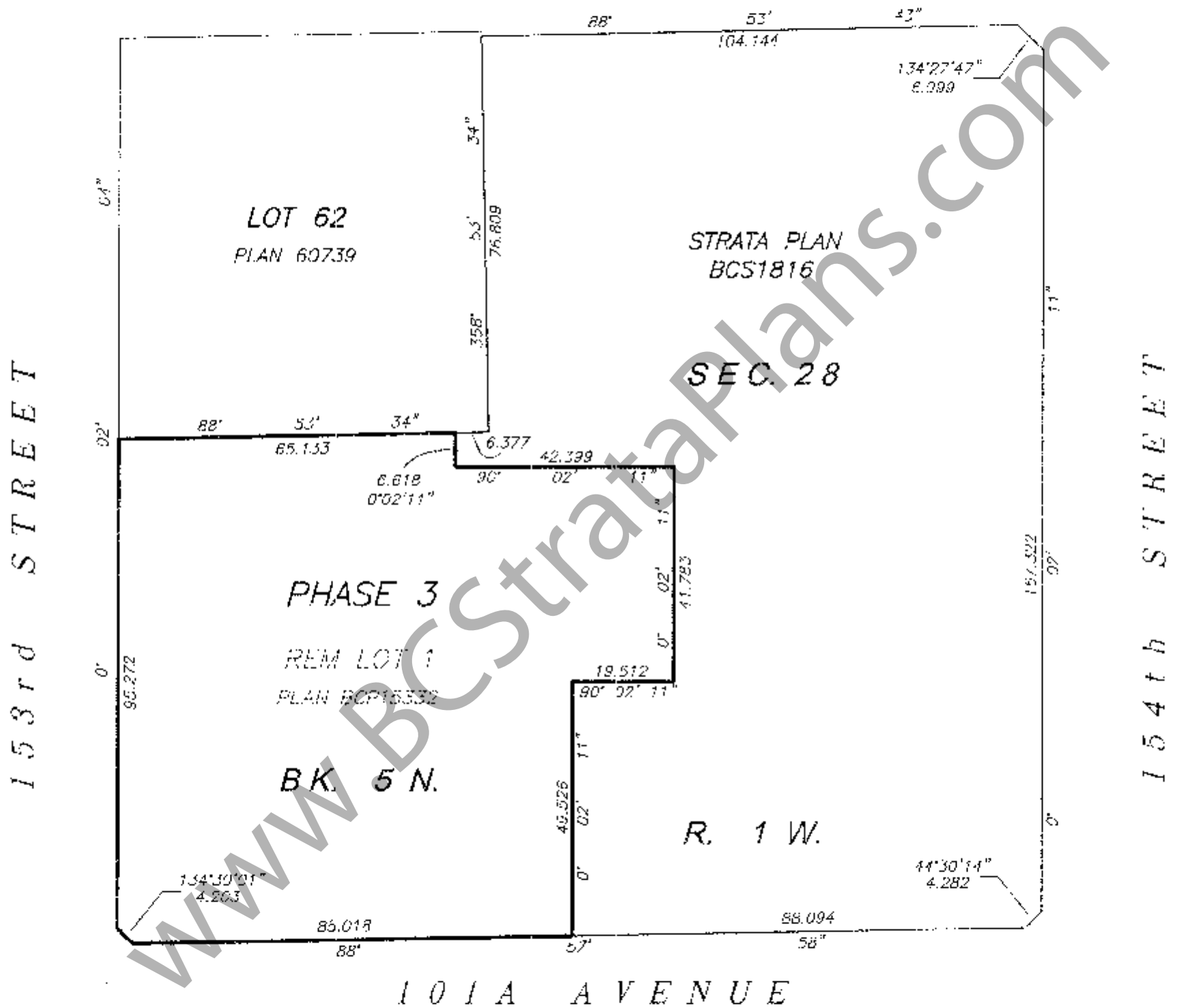
SCALE 1:1000



ALL DISTANCES ARE IN METRES.



102A AVENUE



I, MIKE E. SHAW, A BRITISH COLUMBIA LAND SURVEYOR, OF LANGLEY, 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 7th DAY OF JANUARY, 2007. THE PLAN WAS COMPLETED AND CHECKED, AND THE CHECKLIST FILED UNDER # ECP59392, 15th DAY OF JANUARY, 2007.

Mike E Shaw B.C.L.S.

DATE : JANUARY 9, 2007

M.E.S.

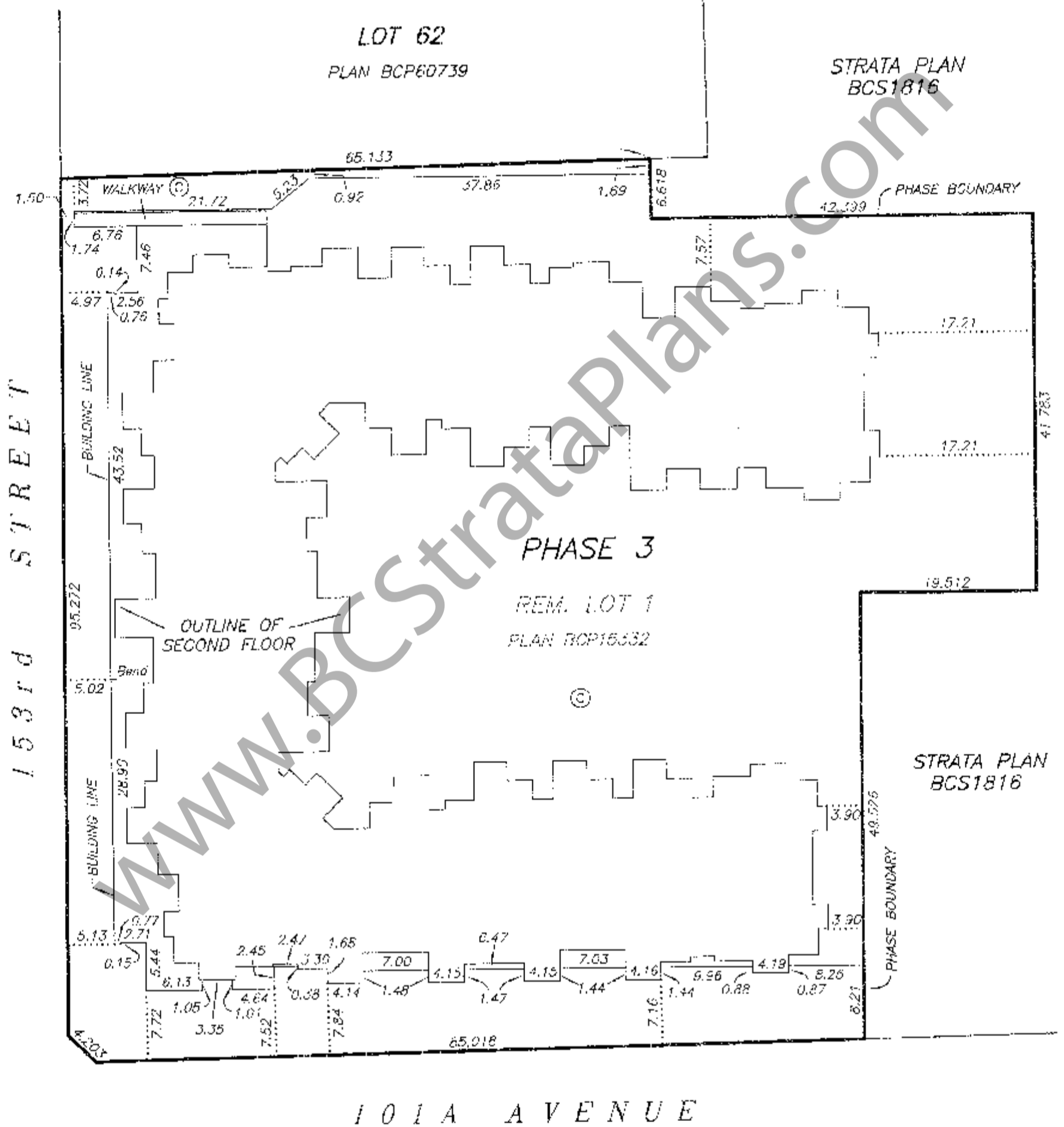
BUILDING LOCATION AND DIMENSIONS

STRATA PLAN BCS1816 PHASE 3

SCALE 1:500



ALL DISTANCES ARE IN METRES.



DATE : JANUARY 9, 2007

M.E.S.

STRATA PLAN BCS1816
PHASE 3

OWNER :

624655 B.C. LTD.
(INCORPORATION No. 624655)

AUTHORIZED SIGNATORY **Rossona DeCotiis**

AUTHORIZED SIGNATORY

WITNESS AS TO BOTH SIGNATURES **Gianni Laudisio**

Development Manager
OCCUPATION OF WITNESS

#550-858 Beatty St, Vancouver
ADDRESS OF WITNESS

MORTGAGEE :

ROYAL BANK OF CANADA

AUTHORIZED SIGNATORY

KELLY MCKNIGHT
SR. ACCOUNT MANAGER

AUTHORIZED SIGNATORY

JEANNIE LEE
ACCOUNT MANAGER

WITNESS AS TO BOTH SIGNATURES **SUSAN TANATMIS**

ADMINISTRATIVE ASSISTANT
OCCUPATION OF WITNESS

36th FLR, 1055 W. GEORGIA ST.
VANCOUVER, BC. V6E 3S5
ADDRESS OF WITNESS

THE CITY OF SURREY
REGISTERED OWNER OF COVENANTS
BT330956, BT330967, BT330971, BX102009, BX102010
HEREBY CONSENTS TO THE DEPOSIT OF THIS PLAN.

AUTHORIZED SIGNATORY MAYOR: **DIANNE L. WATTS**

AUTHORIZED SIGNATORY CIVIL CLERK: **MARGARET JONES**

I, MIKE E. SHAW, A BRITISH COLUMBIA LAND SURVEYOR,
CERTIFY THAT THE BUILDING INCLUDED IN THIS STRATA
PLAN HAS NOT, AS OF JANUARY 9th, 2007, BEEN
PREVIOUSLY OCCUPIED.

B.C.L.S.

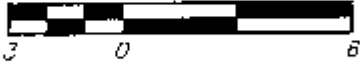
DATE : JANUARY 9, 2007

M.E.S.

SECTION D - D'
SOUTH HALF

STRATA PLAN BCS1816
PHASE 3

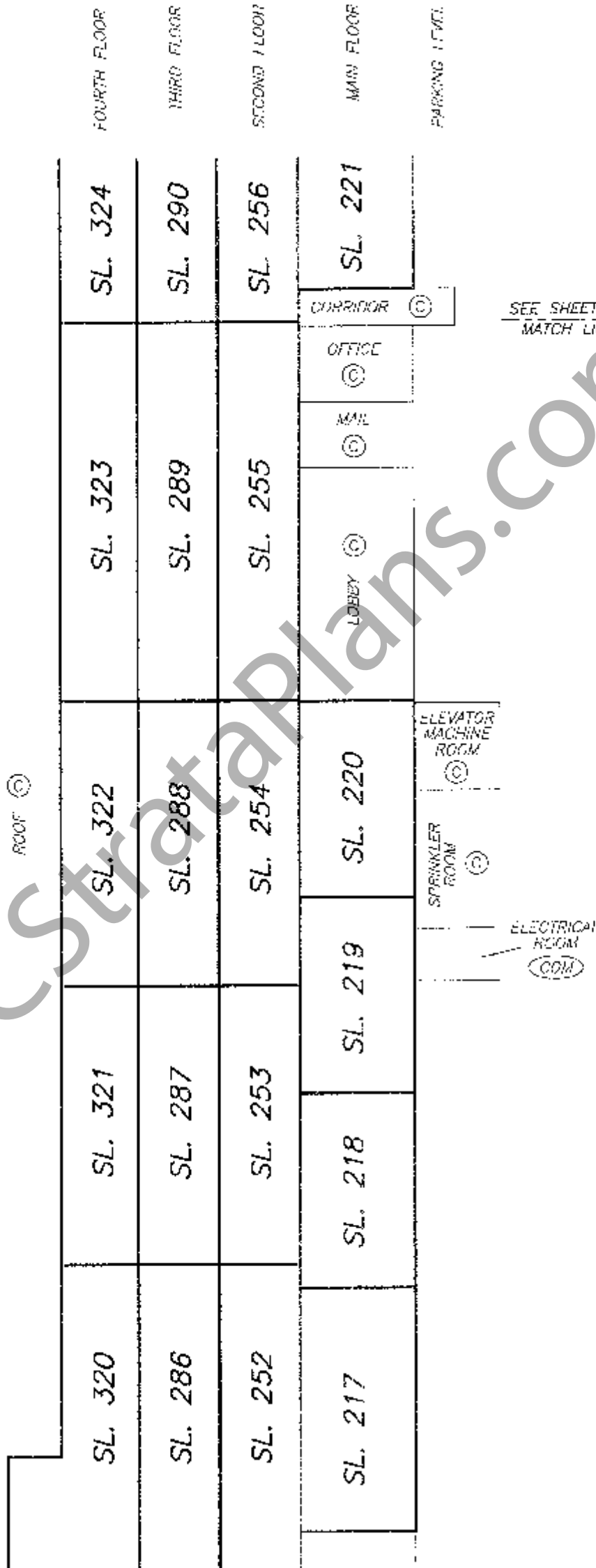
SCALE 1:200



ALL DISTANCES ARE IN METRES.

SEE SHEET #6
MATCH LINE

SEE SHEET #6
MATCH LINE



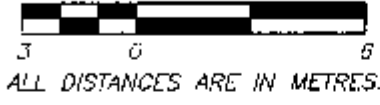
WWW.BCSstrataplans.com

(P217)

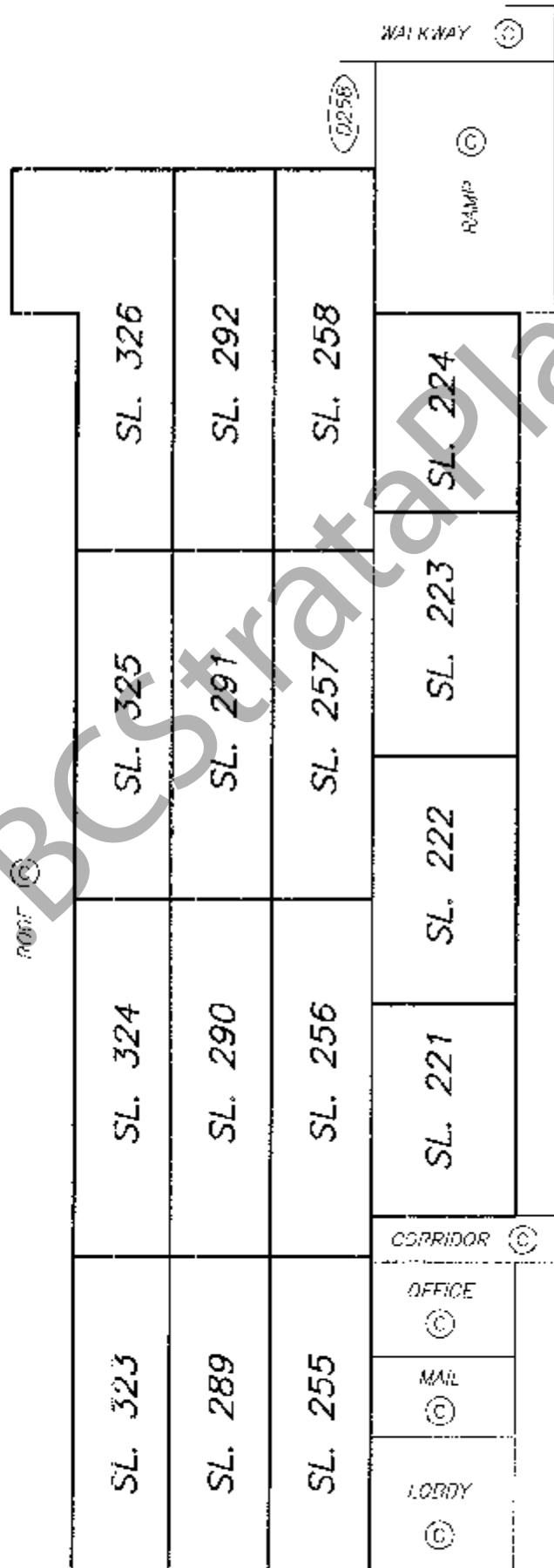
SECTION D - D'
NORTH HALF

STRATA PLAN BCS1816
PHASE 3

SCALE 1:200



FOURTH FLOOR
THIRD FLOOR
SECOND FLOOR
MAIN FLOOR
PARKING (PVT)



MATCH LINE
SEE SHEET #5

MATCH LINE
SEE SHEET #5

SECTION E - E'
WEST HALF

STRATA PLAN BCS1816
PHASE 3

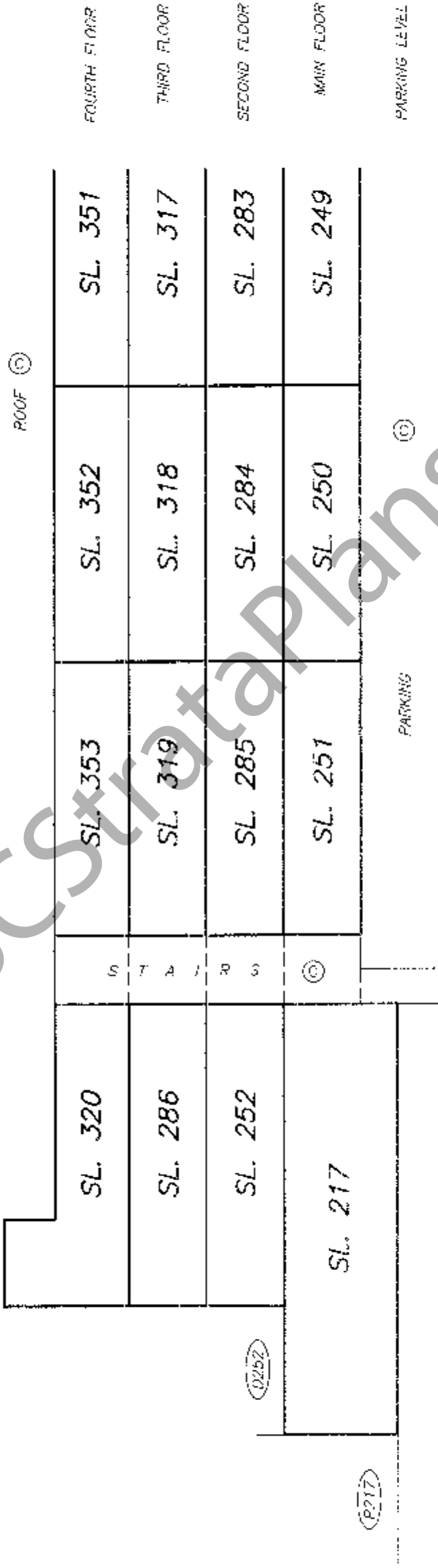
SCALE 1:200



ALL DISTANCES ARE IN METRES.

SEE SHEET #B
MATCH LINE

SEE SHEET #B
MATCH LINE



WWW.BCS-StrataPlans.com

DATE : JANUARY 9, 2007

M.E.S.

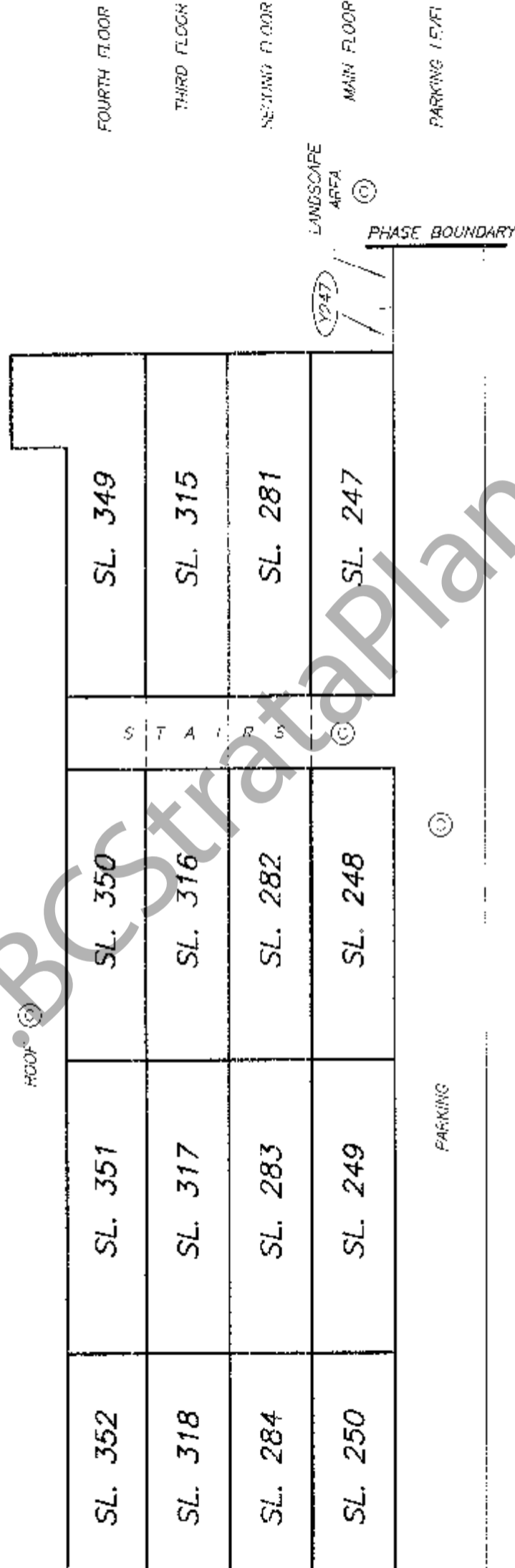
STRATA PLAN BCS1816
PHASE 3

SECTION E - E'
EAST HALF

SCALE 1:200



ALL DISTANCES ARE IN METRES.



MATCH LINE
SEE SHEET #7

MATCH LINE
SEE SHEET #7

DATE : JANUARY 9, 2007

M.E.S.

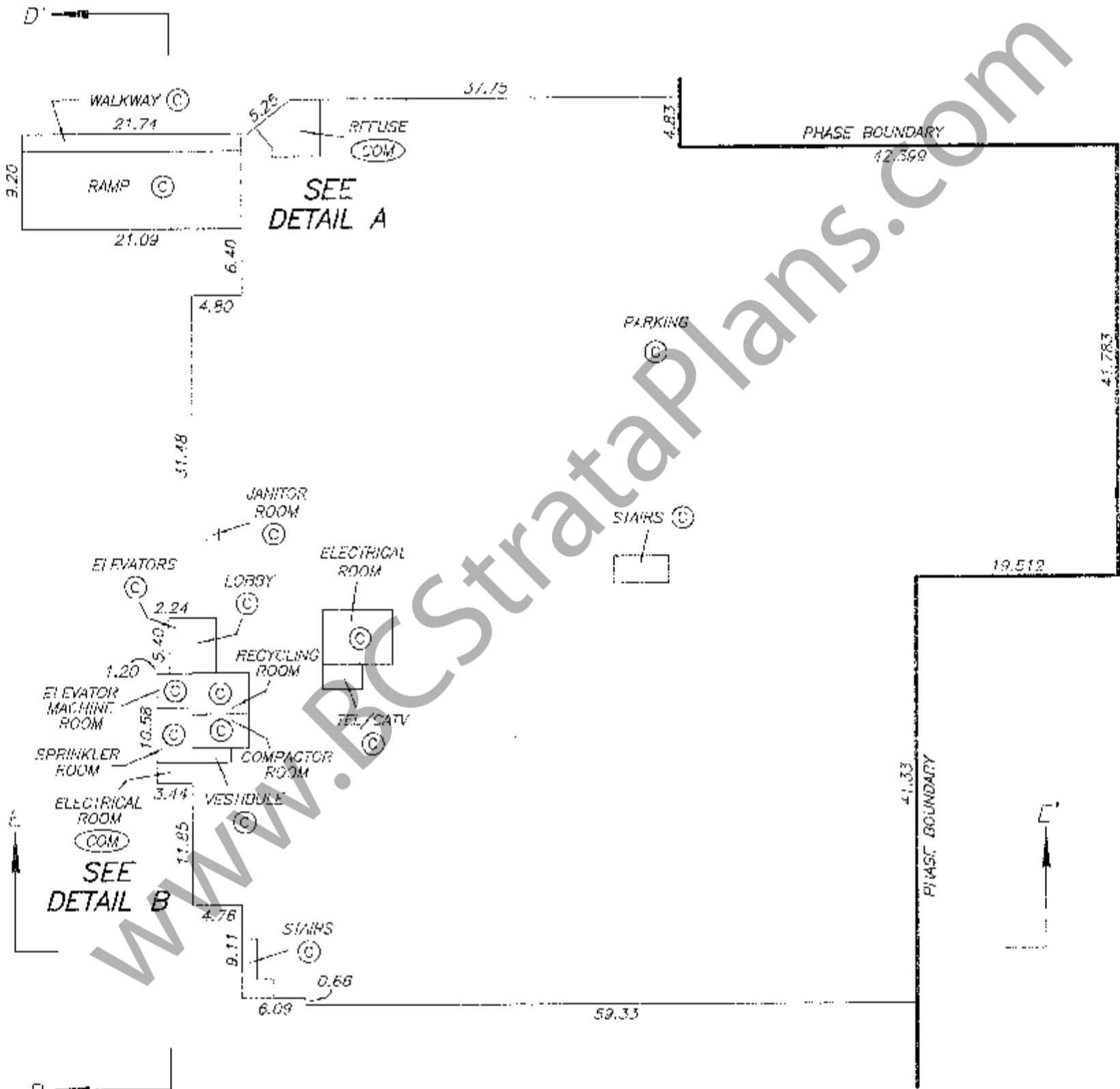
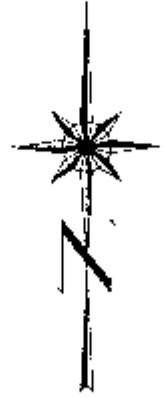
PARKING LEVEL

STRATA PLAN BCS1816 PHASE 3

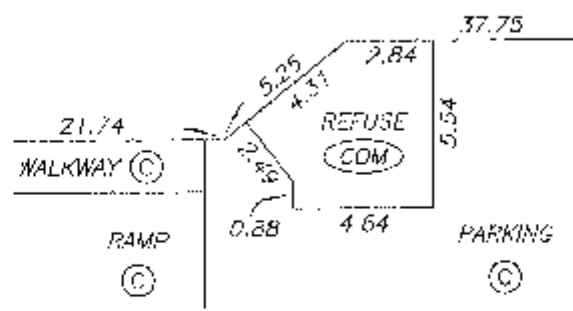
SCALE 1:500



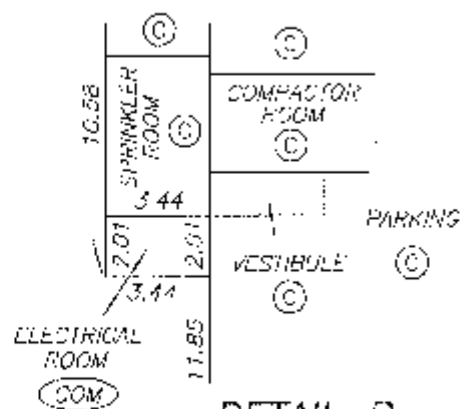
ALL DISTANCES ARE IN METRES.



WWW.BCStrataPlans.com



DETAIL A
NOT TO SCALE



DETAIL B
NOT TO SCALE

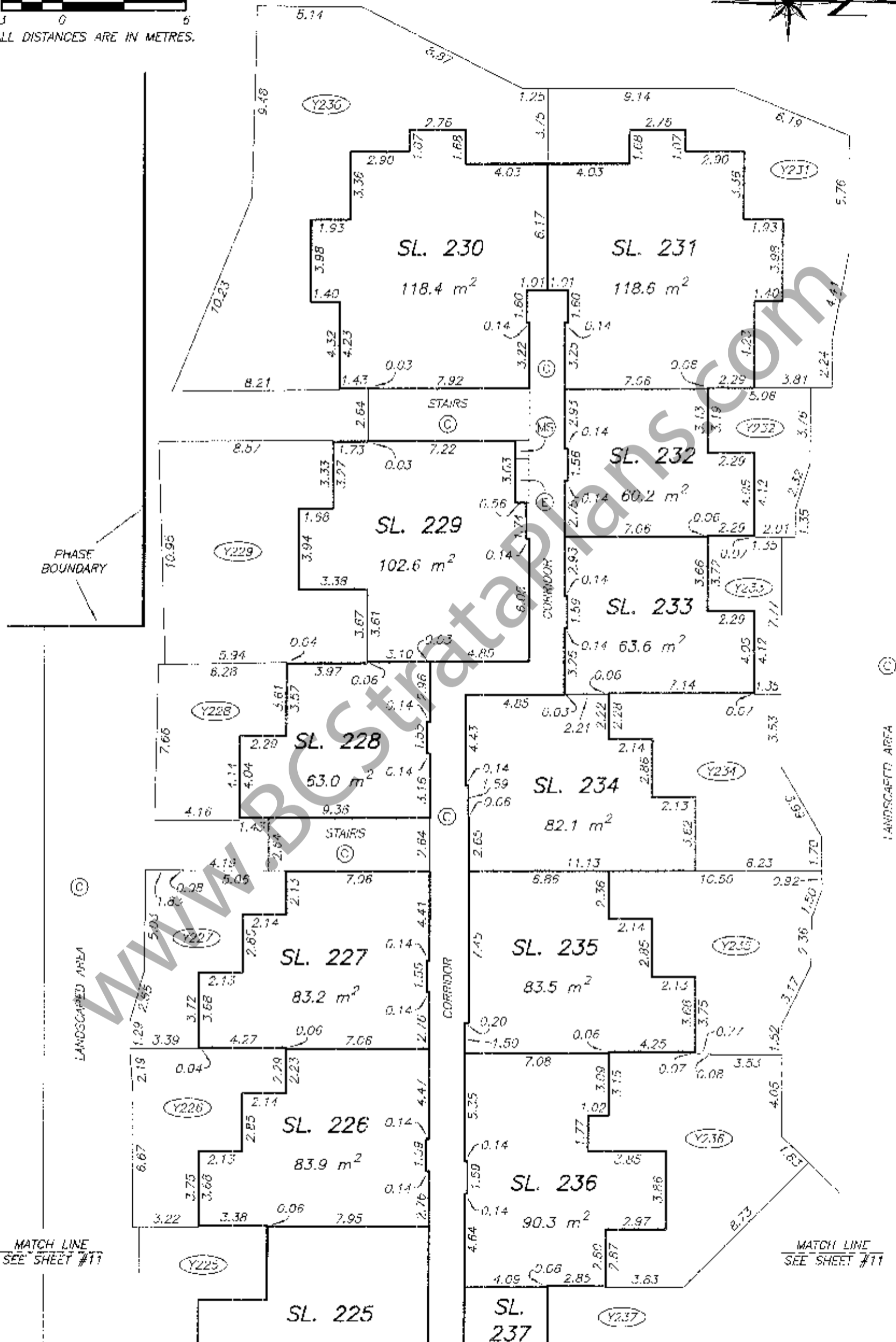
BUILDING C FLOOR PLAN MAIN FLOOR NORTHEAST PORTION

STRATA PLAN BCS1816 PHASE 3

SCALE 1:200



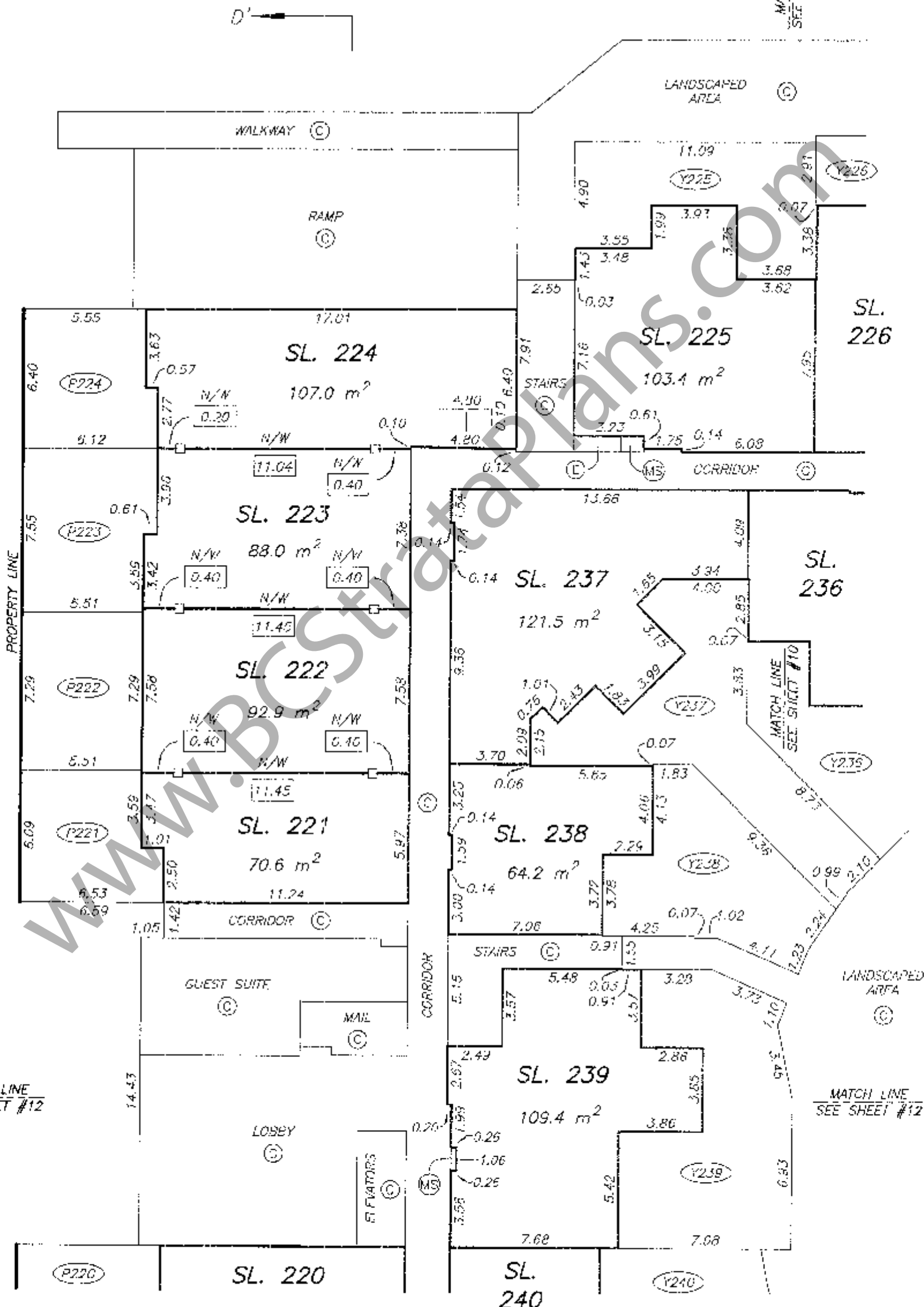
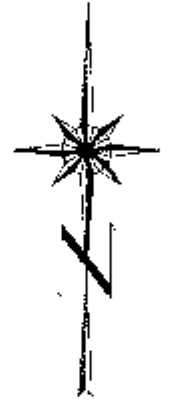
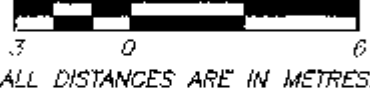
ALL DISTANCES ARE IN METRES.



BUILDING C FLOOR PLAN
MAIN FLOOR
NORTHWEST PORTION

STRATA PLAN BCS1816
PHASE 3

SCALE 1:200



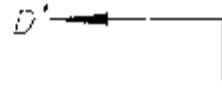
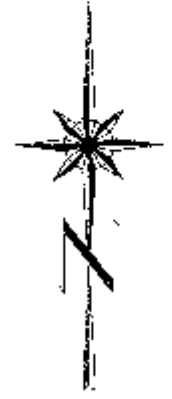
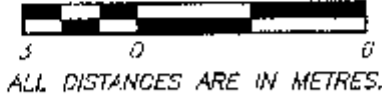
MATCH LINE
SEE SHEET #12

MATCH LINE
SEE SHEET #12

BUILDING C FLOOR PLAN MAIN FLOOR SOUTHWEST PORTION

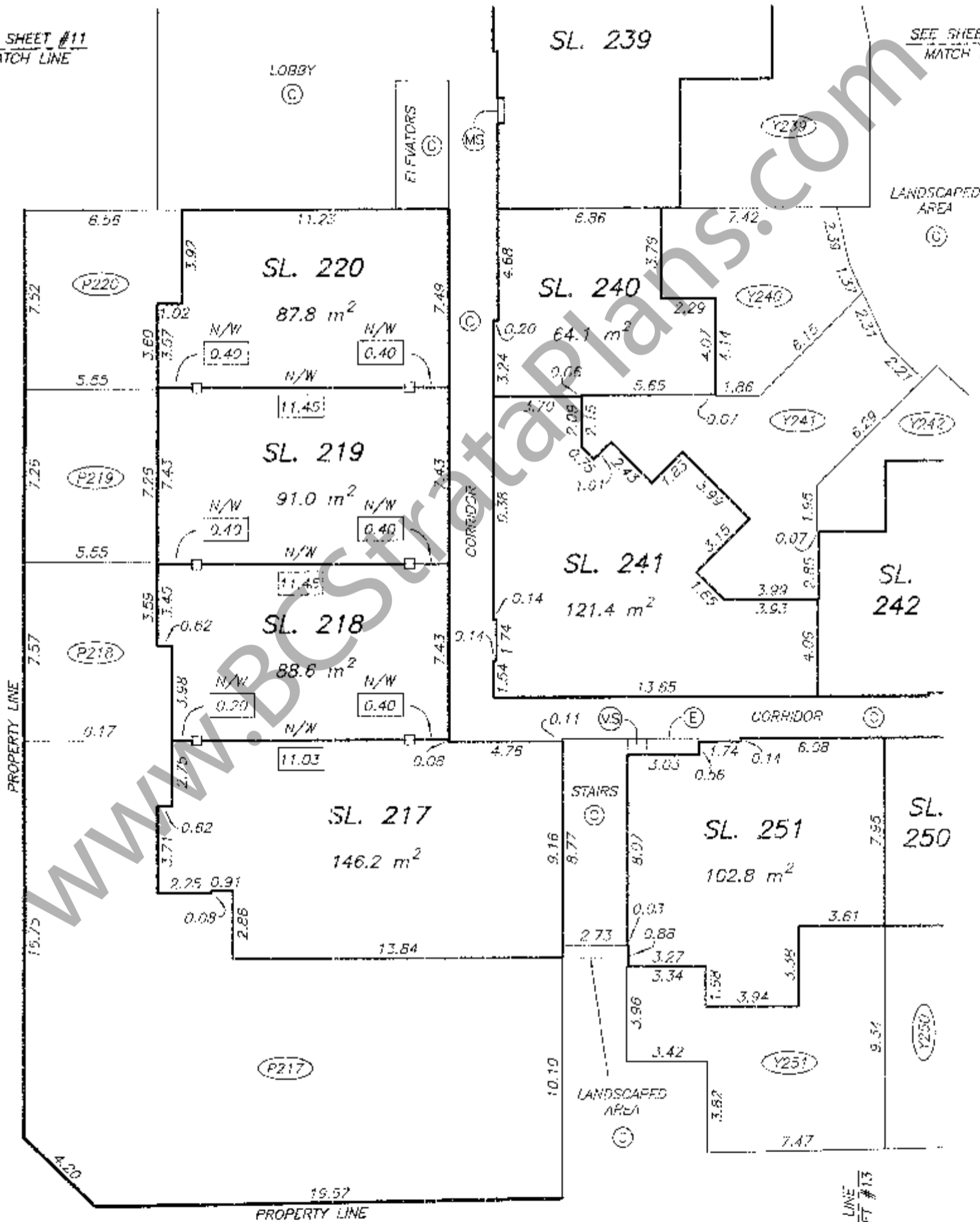
STRATA PLAN BCS1816 PHASE 3

SCALE 1:200



SEE SHEET #11
MATCH LINE

SEE SHEET #11
MATCH LINE



PROPERTY LINE

PROPERTY LINE

MATCH LINE
SEE SHEET #13

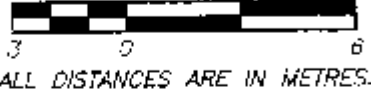
DATE : JANUARY 9, 2007

M.E.S.

BUILDING C FLOOR PLAN MAIN FLOOR SOUTHEAST PORTION

STRATA PLAN BCS1816
PHASE 3

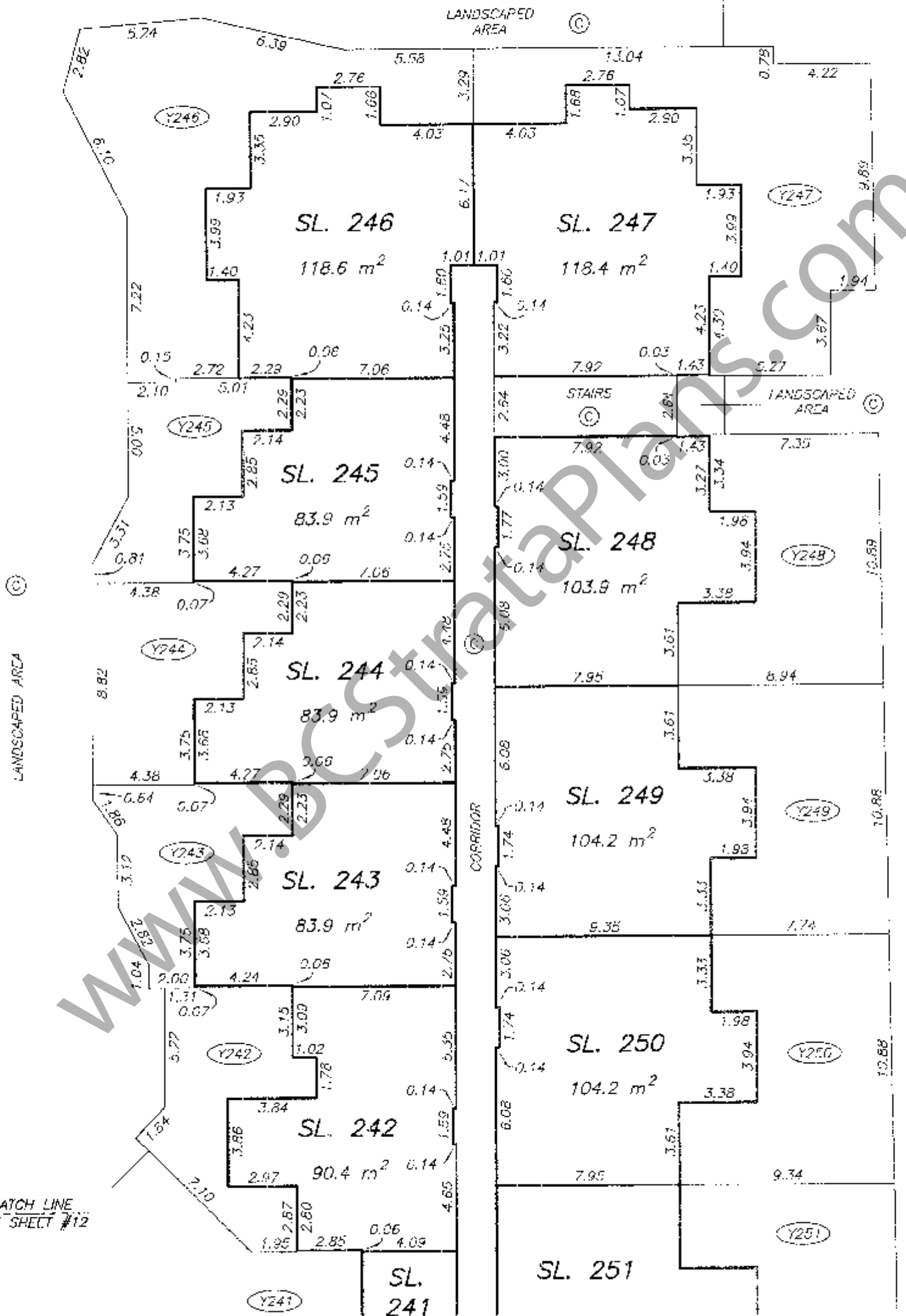
SCALE 1:200



ALL DISTANCES ARE IN METRES.



PHASE BOUNDARY



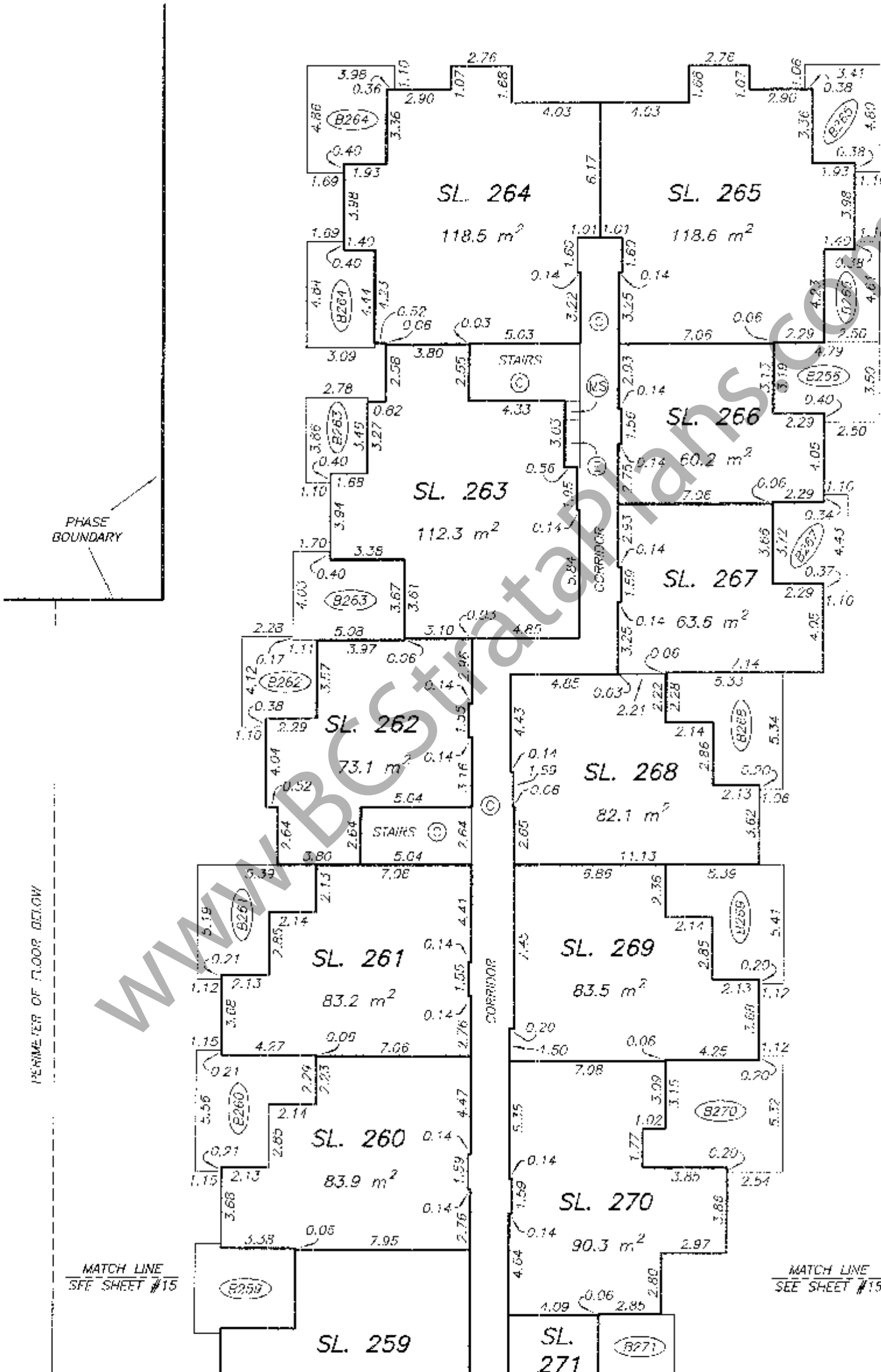
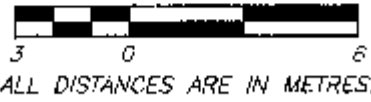
MATCH LINE
SEE SHEET #12

MATCH LINE
SEE SHEET #12

BUILDING C FLOOR PLAN SECOND FLOOR NORTHEAST PORTION

STRATA PLAN BCS1816 PHASE 3

SCALE 1:200



PERIMETER OF FLOOR BELOW

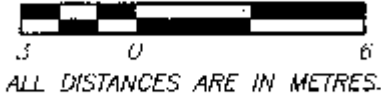
MATCH LINE
SEE SHEET #15

MATCH LINE
SEE SHEET #15

BUILDING C FLOOR PLAN SECOND FLOOR NORTHWEST PORTION

STRATA PLAN BCS1816 PHASE 3

SCALE 1:200



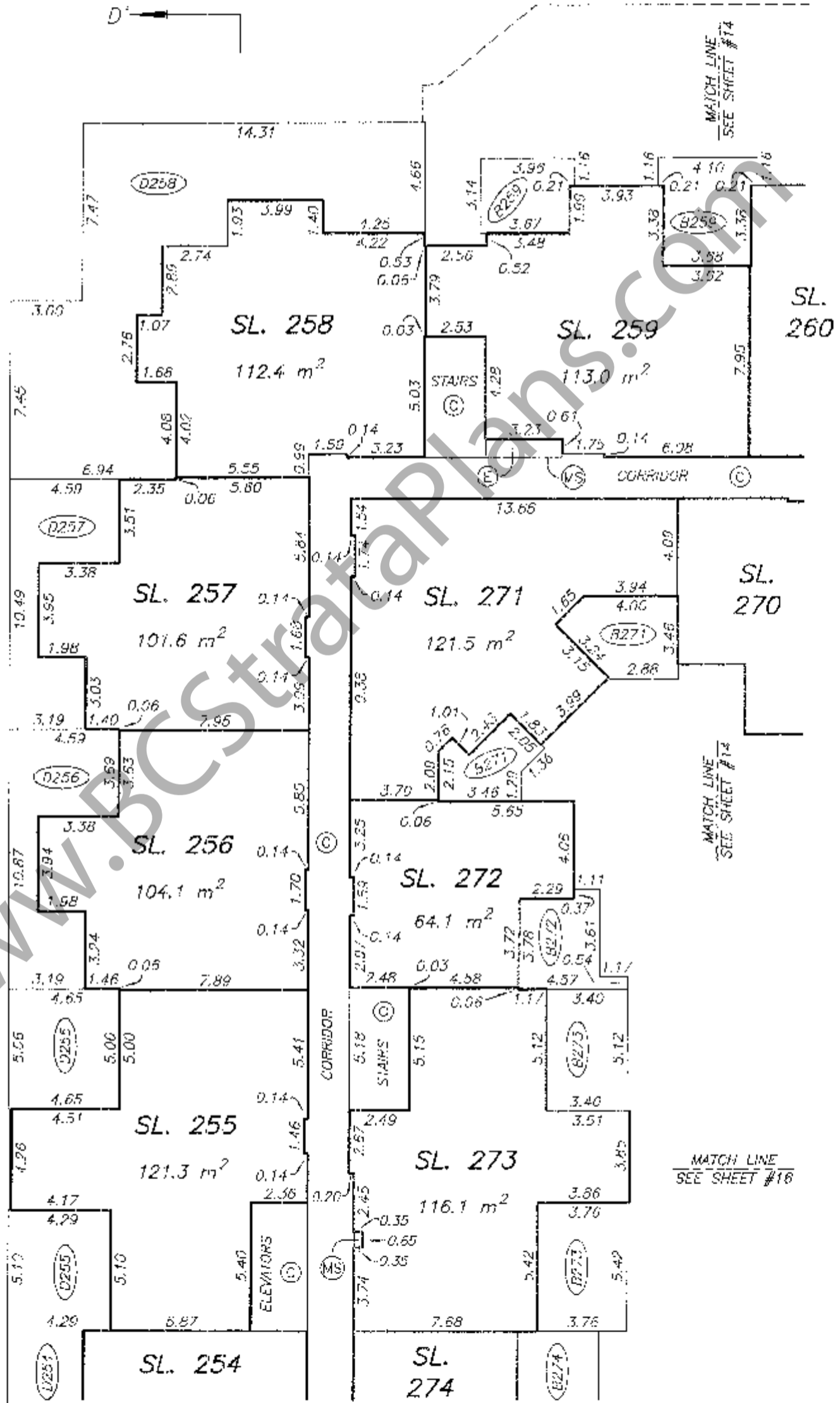
PERIMETER OF FLOOR BELOW

MATCH LINE
SEE SHEET #16

MATCH LINE
SEE SHEET #18

MATCH LINE
SEE SHEET #14

MATCH LINE
SEE SHEET #14



BUILDING C FLOOR PLAN SECOND FLOOR SOUTHWEST PORTION

STRATA PLAN BCS1816 PHASE 3

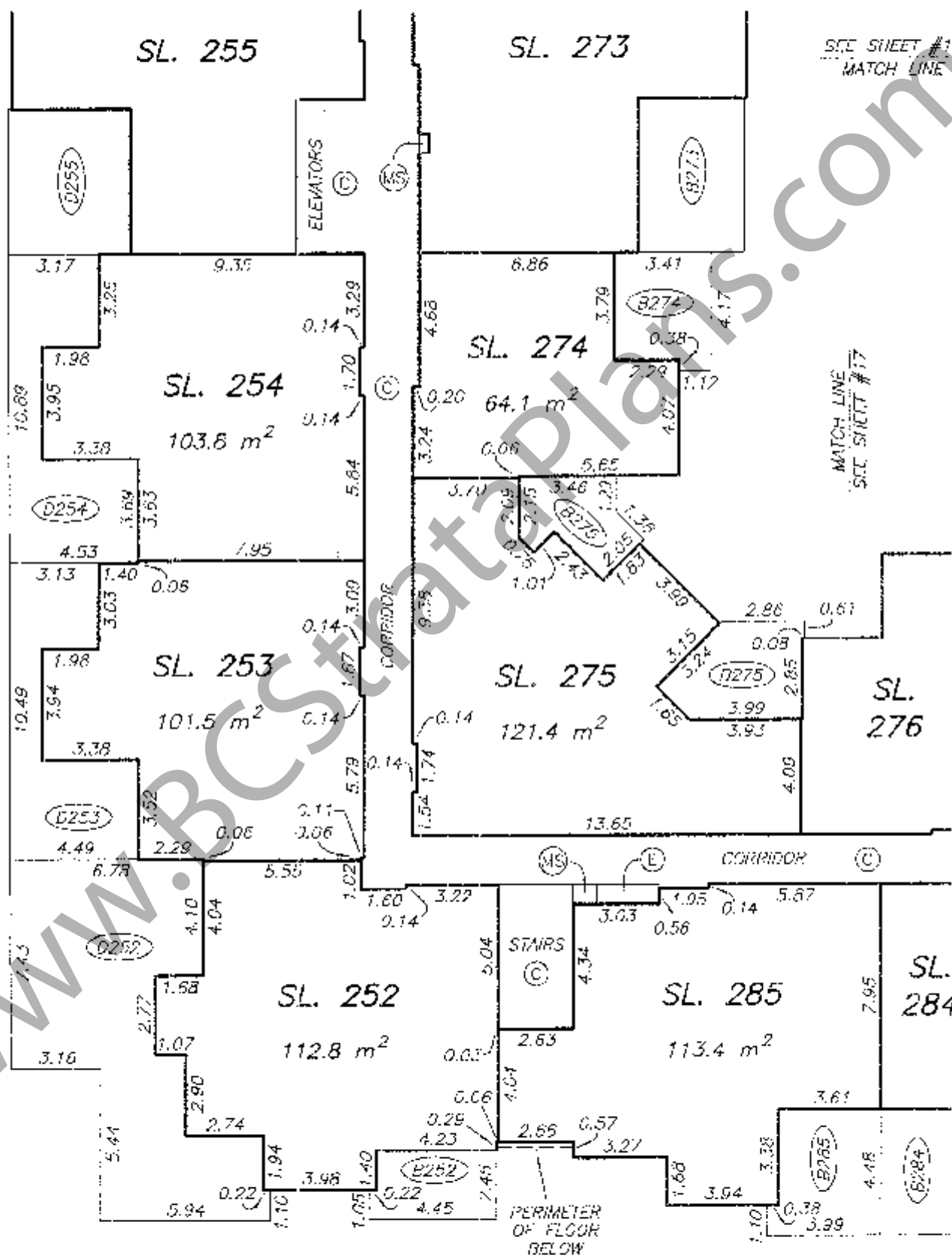


SCALE 1:200
0 6
ALL DISTANCES ARE IN METRES.

D'

SEE SHEET #15
MATCH LINE

SEE SHEET #15
MATCH LINE



MATCH LINE
SEE SHEET #17

MATCH LINE
SEE SHEET #17

F

E'

D

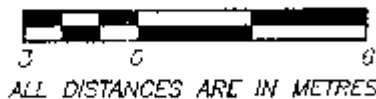
DATE : JANUARY 9, 2007

M.E.S.

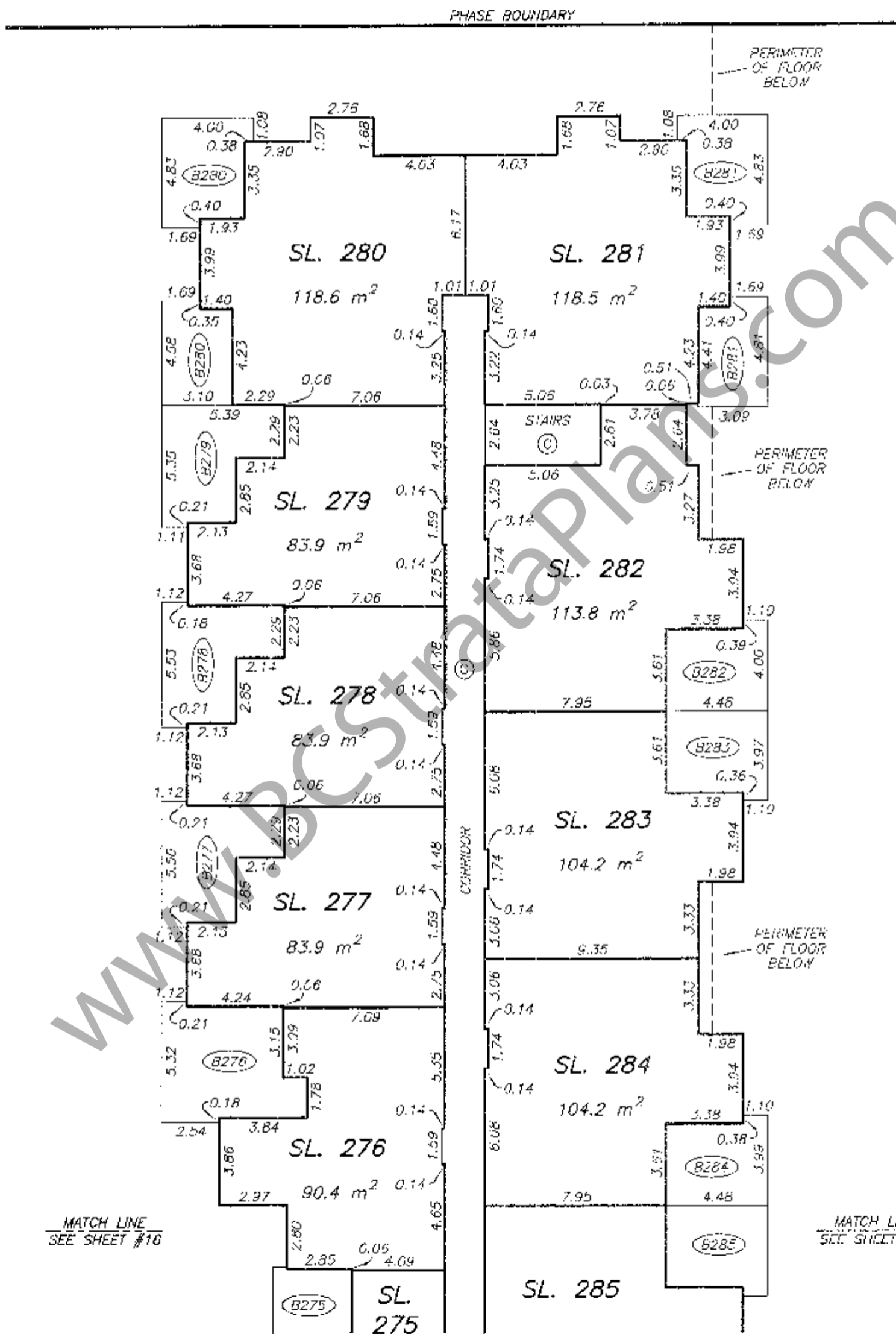
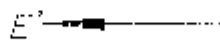
BUILDING C FLOOR PLAN SECOND FLOOR SOUTHEAST PORTION

STRATA PLAN BCS1816 PHASE 3

SCALE 1:200



ALL DISTANCES ARE IN METRES.



MATCH LINE
SEE SHEET #10

MATCH LINE
SEE SHEET #16

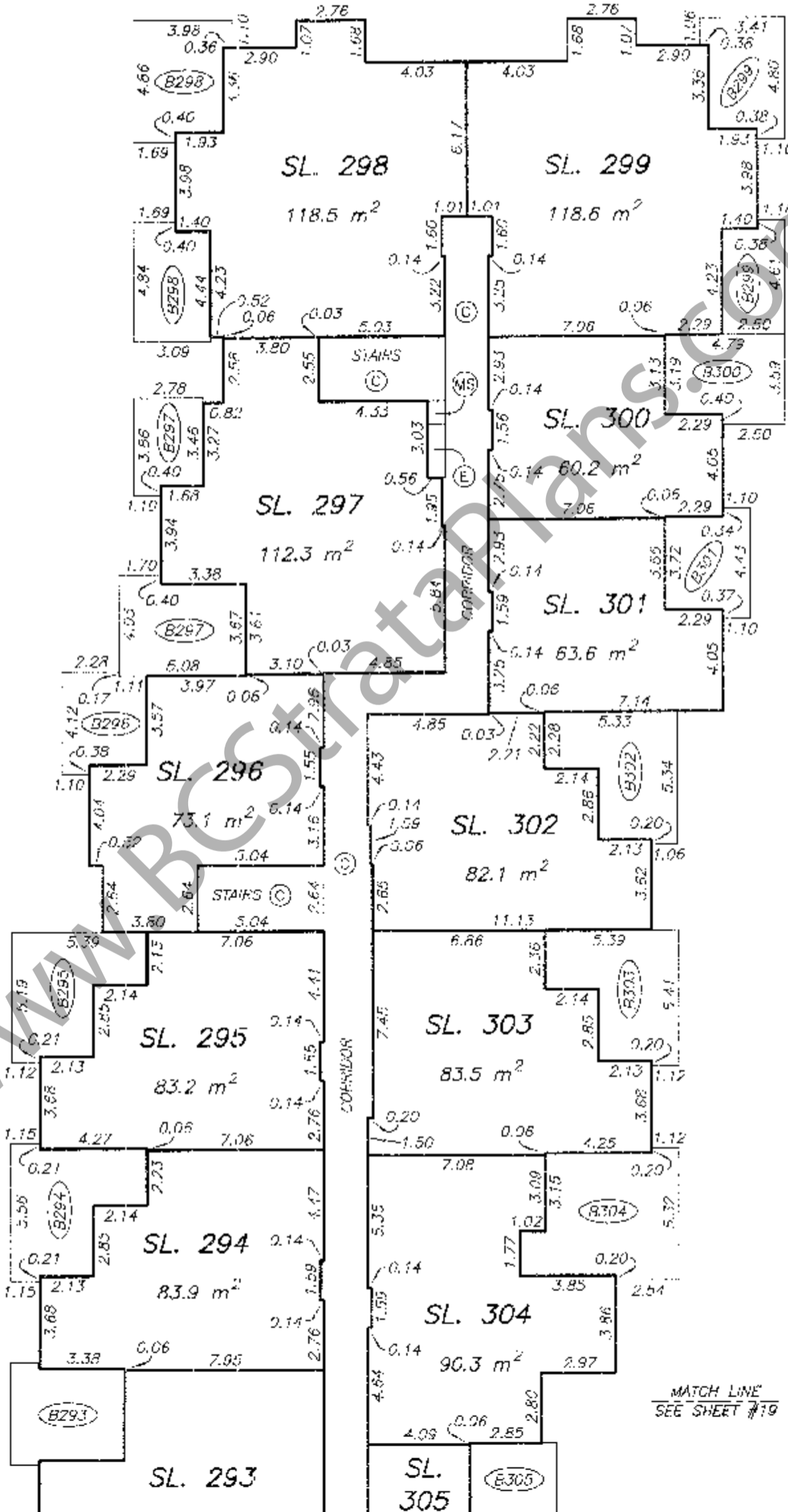
BUILDING C FLOOR PLAN
THIRD FLOOR
NORTHEAST PORTION

STRATA PLAN BCS1816
PHASE 3

SCALE 1:200



ALL DISTANCES ARE IN METRES.



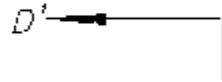
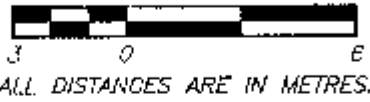
MATCH LINE
SEE SHEET #19

MATCH LINE
SEE SHEET #19

BUILDING C FLOOR PLAN THIRD FLOOR NORTHWEST PORTION

STRATA PLAN BCS1816 PHASE 3

SCALE 1:200



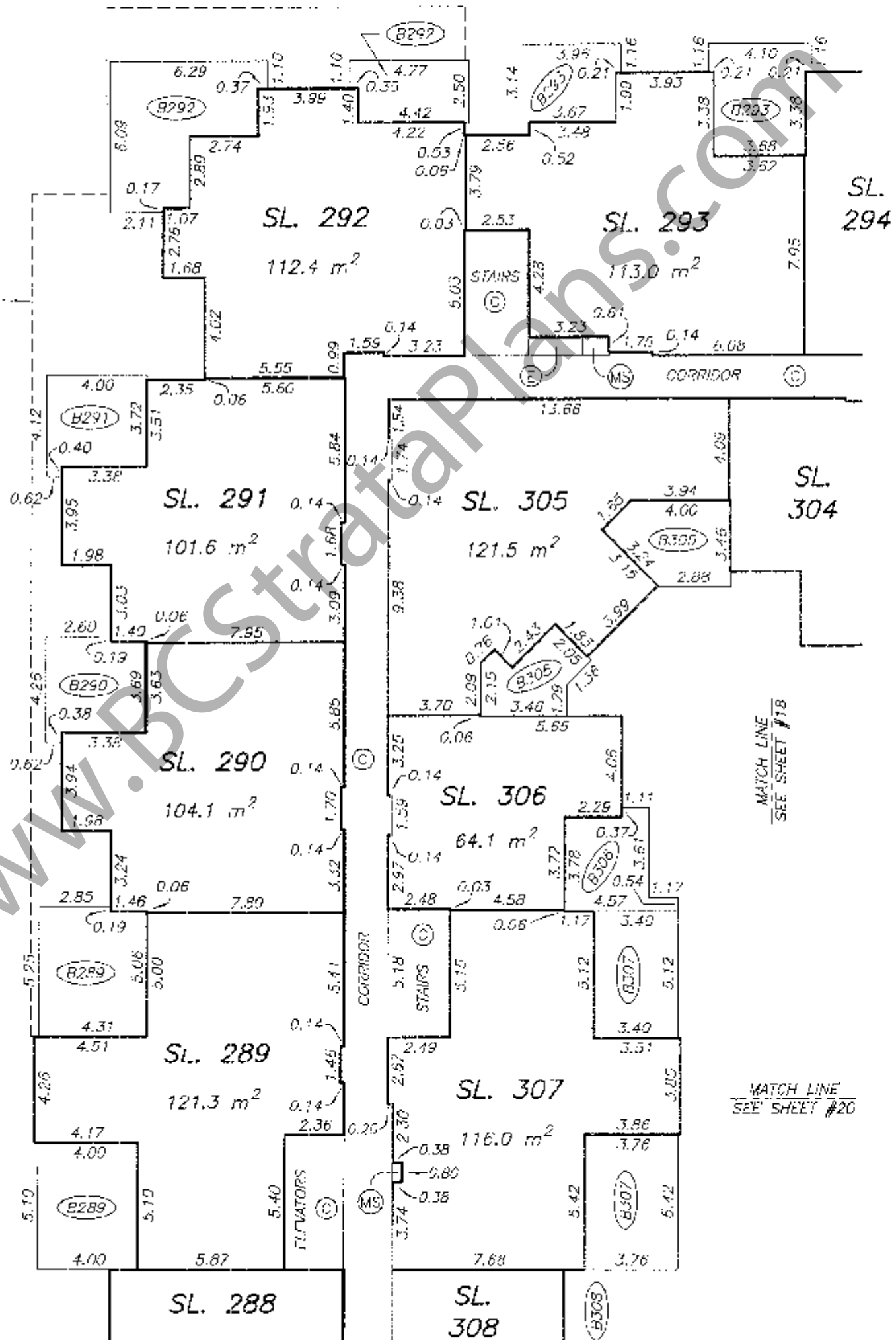
MATCH LINE
SEE SHEET #18

PERIMETER
OF FLOOR
BELOW

MATCH LINE
SEE SHEET #20

MATCH LINE
SEE SHEET #20

MATCH LINE
SEE SHEET #18



DATE : JANUARY 9, 2007

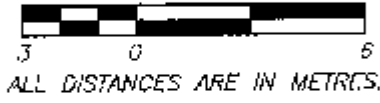
M.E.B.

BUILDING C FLOOR PLAN THIRD FLOOR SOUTHWEST PORTION

STRATA PLAN BCS1816 PHASE 3



SCALE 1:200

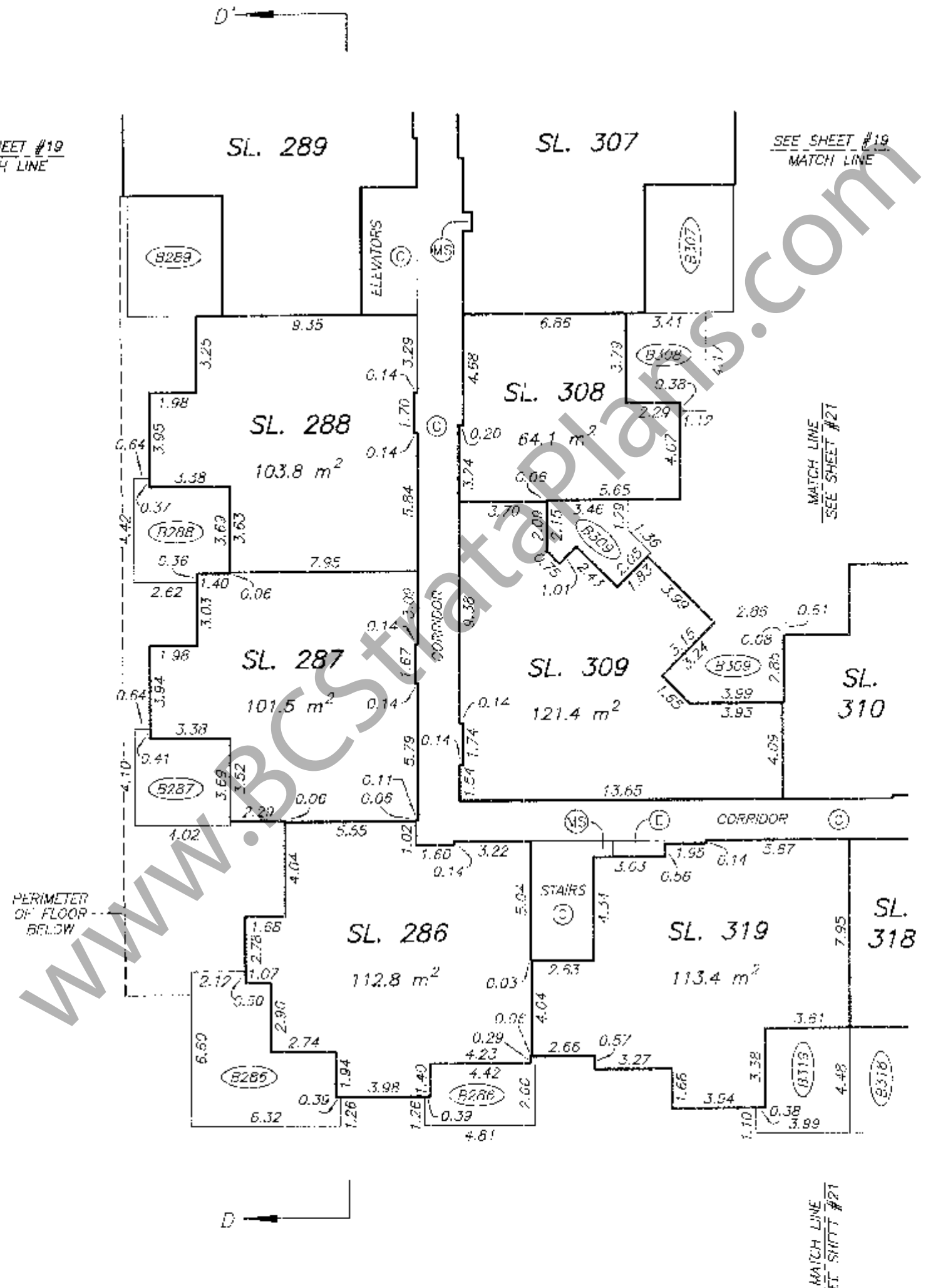


SEE SHEET #19
MATCH LINE

SEE SHEET #19
MATCH LINE

MATCH LINE
SEE SHEET #21

MATCH LINE
SEE SHEET #21



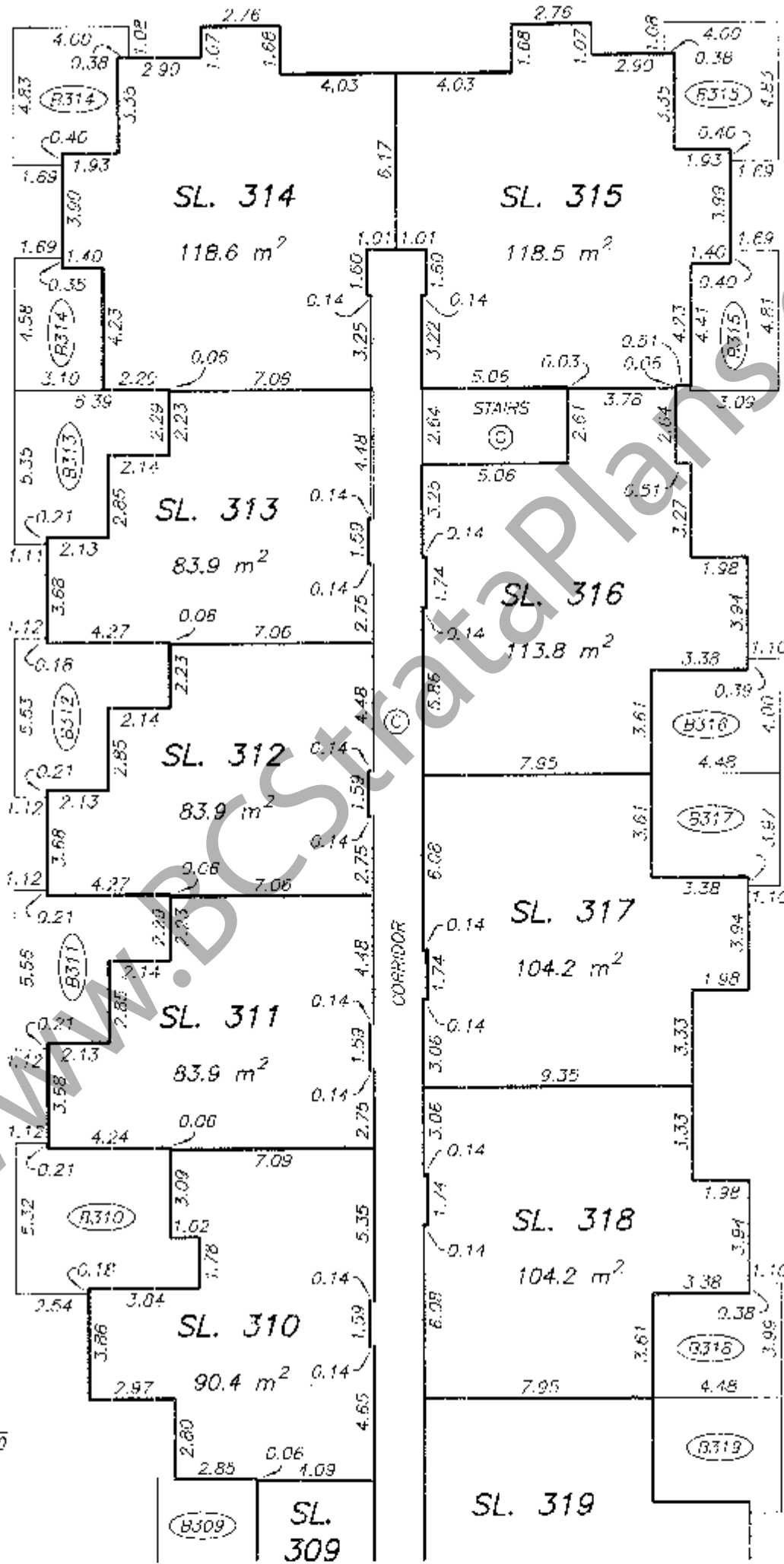
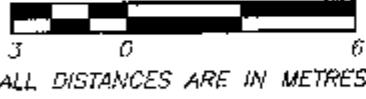
www.BCS1816.com

www.BCS1816.com

BUILDING C FLOOR PLAN THIRD FLOOR SOUTHEAST PORTION

STRATA PLAN BCS1816 PHASE 3

SCALE 1:200



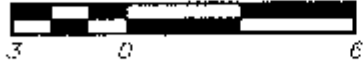
MATCH LINE
SEE SHEET #20

MATCH LINE
SEE SHEET #20

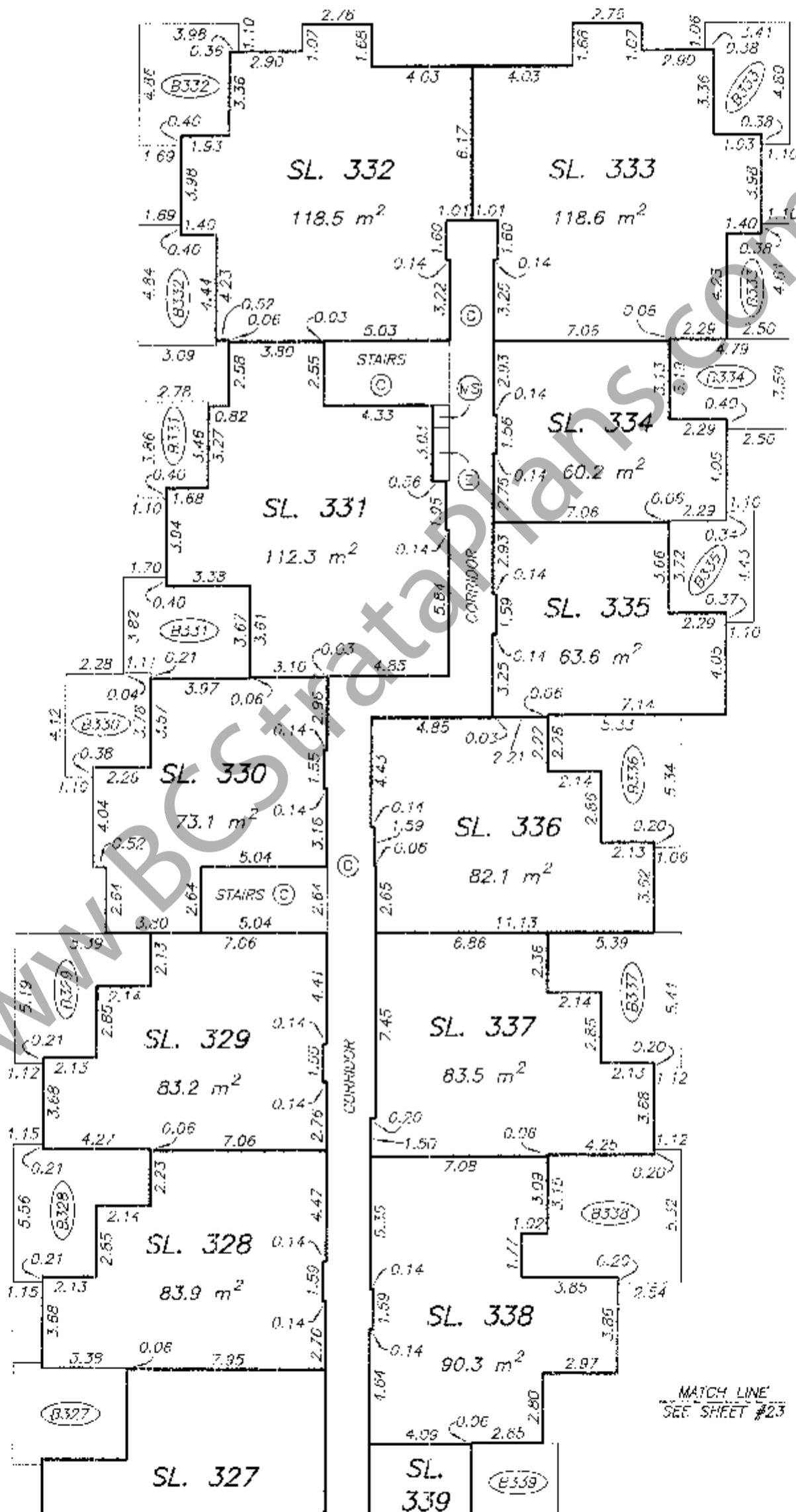
BUILDING C FLOOR PLAN FOURTH FLOOR NORTHEAST PORTION

STRATA PLAN BCS1816 PHASE 3

SCALE 1:200



ALL DISTANCES ARE IN METRES.



MATCH LINE
SEE SHEET #23

MATCH LINE
SEE SHEET #23

BUILDING C FLOOR PLAN FOURTH FLOOR NORTHWEST PORTION

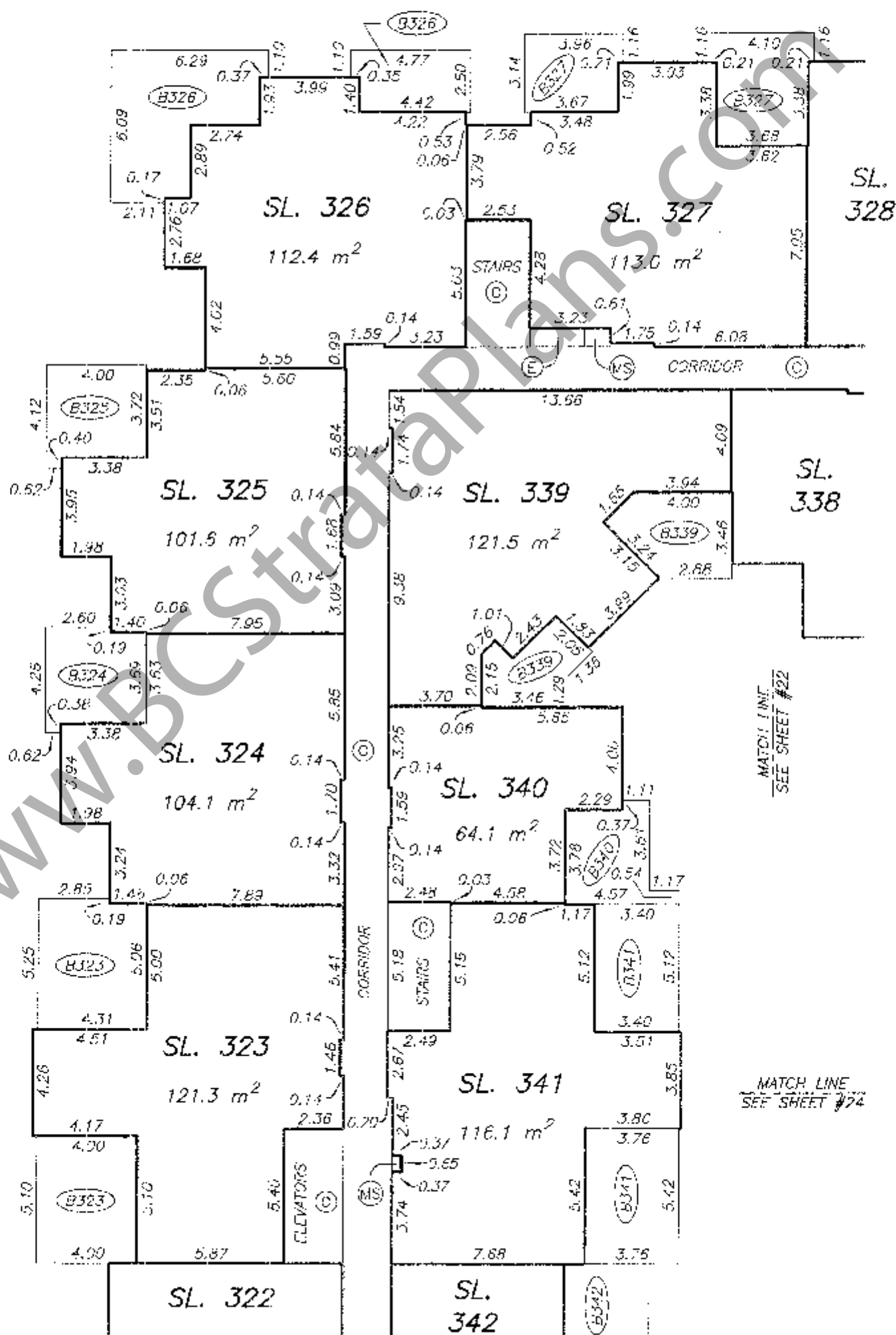
STRATA PLAN BCS1816 PHASE 3

SCALE 1:200



D'

MATCH LINE
SEE SHEET #22



WWW.BCStrataPlans.com

MATCH LINE
SEE SHEET #22

MATCH LINE
SEE SHEET #24

D

DATE : JANUARY 9, 2007

M.E.S.

BUILDING C FLOOR PLAN FOURTH FLOOR SOUTHWEST PORTION

STRATA PLAN BCS1816 PHASE 3

SCALE 1:200



ALL DISTANCES ARE IN METRES.

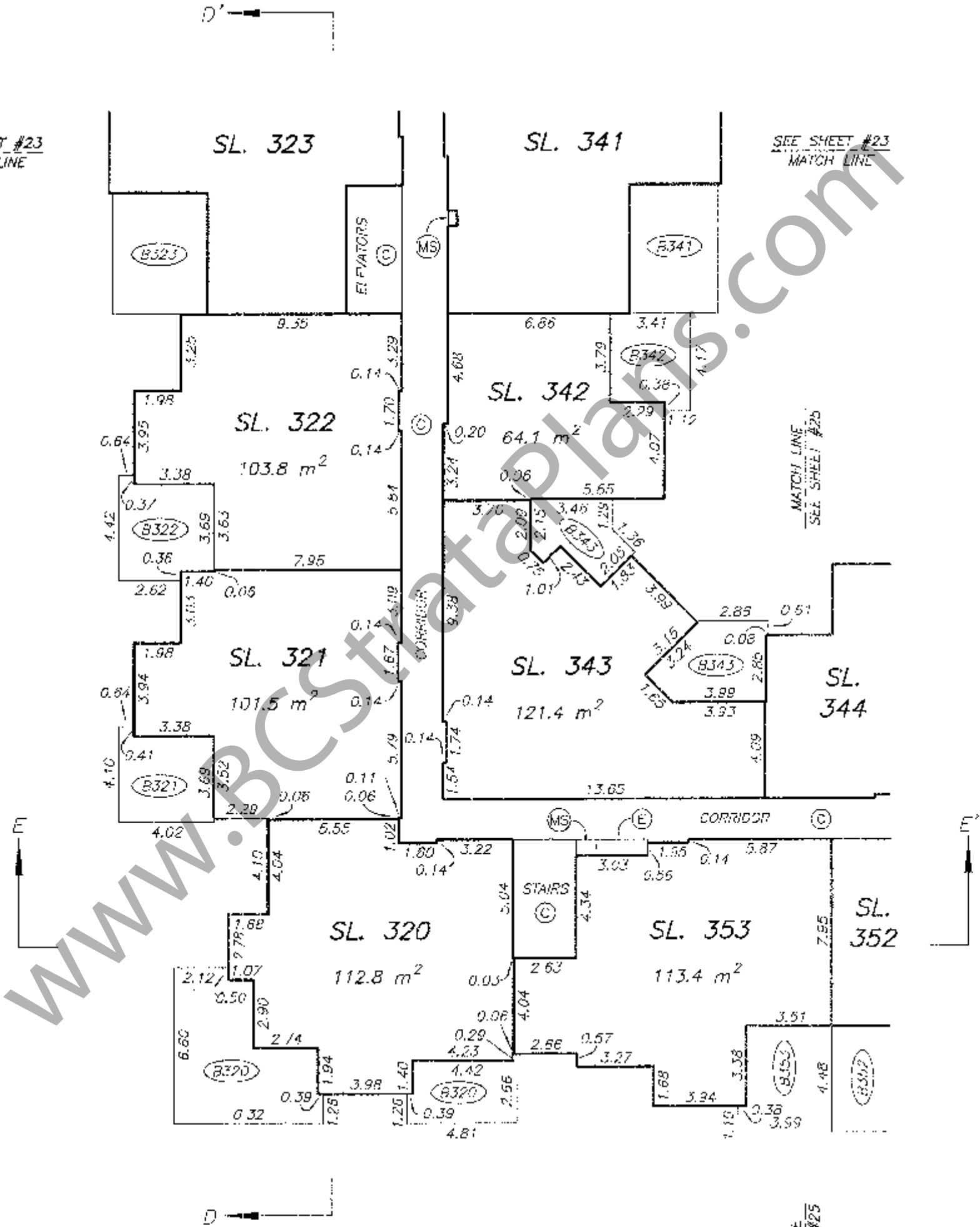


SEE SHEET #23
MATCH LINE

SEE SHEET #23
MATCH LINE

MATCH LINE
SEE SHEET #25

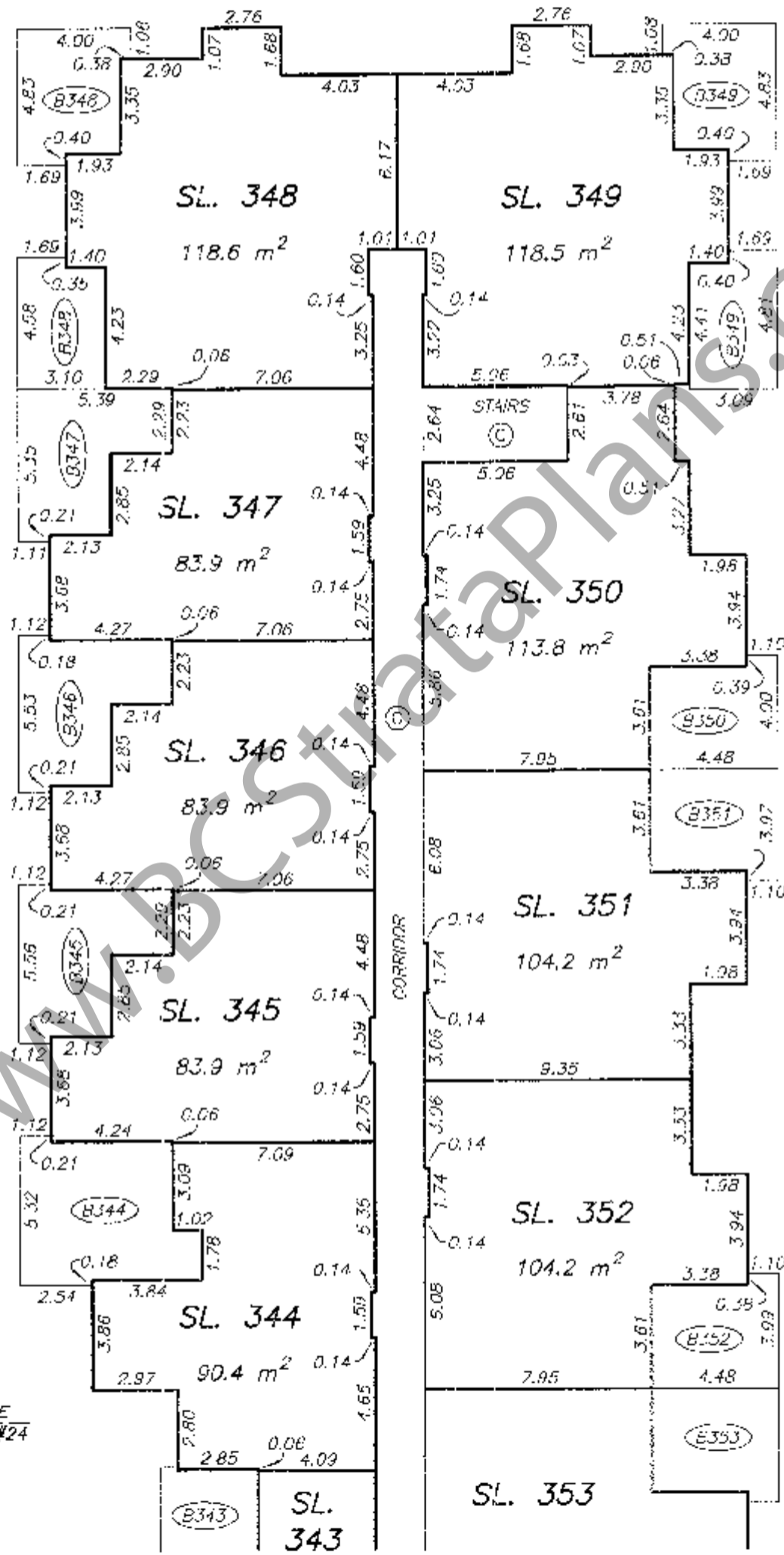
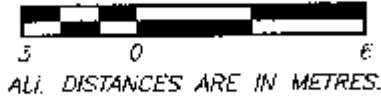
MATCH LINE
SEE SHEET #25



BUILDING C FLOOR PLAN FOURTH FLOOR SOUTHEAST PORTION

STRATA PLAN BCS1816 PHASE 3

SCALE 1:200



MATCH LINE
SEE SHEET #24

MATCH LINE
SEE SHEET #24