STRATA PLAN OF LOT A
SECTION 22 BLOCK 5 NORTH RANGE 2 WEST
NEW WESTMINSTER DISTRICT PLAN BCP15163

STRATA PLAN BCS 1886

REF. NO. BA514558-627

STRATA PLAN BCS 1886 DEPOSITED AND REGISTERED IN THE LAND TITLE OFFICE AT NEW WESTMINSTER, B.C.

THIS 8 DAY OF June, 2006.

~~ASSISTANT~~ DEPUTY REGISTRAR

B.C.C.S 920.016

CITY OF SURREY

LEGEND

SCALE 1:500

0 10 20 30

ALL DIMENSIONS ARE IN METRES

Ⓐ	INDICATES CONTROL MONUMENT FOUND
●	INDICATES IRON POST FOUND
■	INDICATES LEAD PLUG FOUND
Sqm	INDICATES SQUARE METRES
LCP	INDICATES LIMITED COMMON PROPERTY
SL	INDICATES STRATA LOT
Ⓒ	INDICATES COMMON PROPERTY
Ⓒ	INDICATES VOID (COMMON PROPERTY)
SL	INDICATES STRATA LOT
V	INDICATES VENT
NTS	INDICATES NOT TO SCALE

GRID BEARINGS ARE DERIVED FROM OBSERVATIONS BETWEEN CONTROL MONUMENTS 5251 AND 5717, INTEGRATED SURVEY AREA NO. 1 CITY OF SURREY, B.C. DATUM: NAD83 (CSRS) – 2005

THIS PLAN SHOWS GROUND LEVEL MEASURED DISTANCES. PRIOR TO COMPUTATION OF U.T.M. CO ORDINATES, MULTIPLY BY AVERAGE COMBINED FACTOR 0.9995516

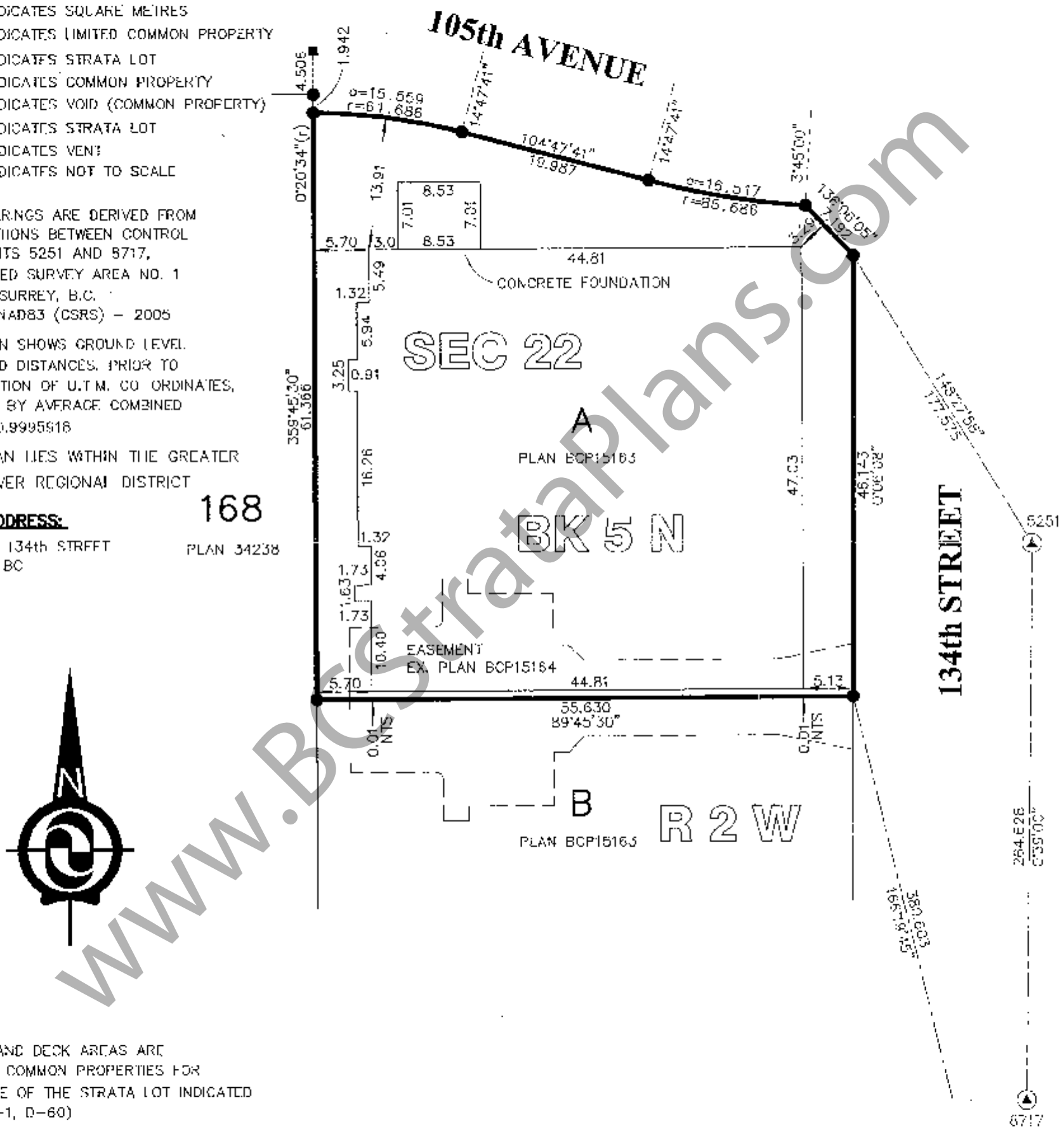
THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT

CIVIC ADDRESS:

10499 – 134th STREET
SURREY, BC

168

PLAN 34238



PATIO AND DECK AREAS ARE LIMITED COMMON PROPERTIES FOR THE USE OF THE STRATA LOT INDICATED (eg: P-1, D-60)

STRATA LOT MEASUREMENTS ARE 90° OR 45° OR 135° UNLESS NOTED OTHERWISE.

STRATA LOT DIMENSIONS ARE MEASURED TO:
- OUTSIDE FACE OF ELEVATOR WALLS
- CENTERLINE OF EXTERIOR WALLS
- CENTERLINE OF PARTY WALLS

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V3R 4E7
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(fx) 583-1737
Job: C4216LS
File: 2161_A..PG1.DWG

I, EUGENE O. WONG, A BRITISH COLUMBIA LAND SURVEYOR OF THE CITY OF BURNABY 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 MARCH 2006. THE PLAN WAS COMPLETED AND CHECKED, AND THE CHECKLIST FILED UNDER ECP#47364 ON THE 21ST DAY OF APRIL 2006

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www.BCStrataPlans.com

STRATA PLAN BCS 1868

STRATA PROPERTY ACT

FORM 5

ENDORSEMENT OF NONOCCUPANCY

(SECTION 241, REGULATIONS SECTION 14.5(3))

I, EUGENE O. WONG, A BRITISH COLUMBIA LAND SURVEYOR, CERTIFY THAT THE BUILDING INCLUDED IN THIS STRATA PLAN HAS NOT, AS OF APRIL 21 2006, BEEN PREVIOUSLY OCCUPIED.

SIGNATURE

STRATA PROPERTY ACT

FORM 6

ENDORSEMENT OF SURVEYOR

(SECTION 244(1)(f); REGULATIONS SECTION 14.5(5))

I, EUGENE O. WONG, 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 THIS STRATA PLAN.

DATE: APRIL 21, 2006
(MONTH, DAY, YEAR)

SIGNATURE

CITY OF SURREY AS HOLDER OF COVENANTS: BF426707, BW575954, BW575956, BW575966 AND BX120571, HEREBY CONSENT TO THE FILING OF THIS STRATA PLAN.

MAYOR: DIANNE L. WATTS

CITY CLERK:

OWNER

NEWGEN WHALLEY PROPERTIES INC.

INC. NO. 677727

AUTHORIZED SIGNATORY Soon Oh Kim

AUTHORIZED SIGNATORY

WITNESS AS TO BOTH SIGNATURES

Tako van Popta

PRINT NAME OF WITNESS

TAKO J. VAN POPTA
Barrister and Solicitor
5430 - 144th Street
Surrey, B.C. V3T 4V5
604-588-9721

OCCUPATION OF WITNESS

ADDRESS OF WITNESS

MORTGAGEE

HSBC BANK CANADA

AUTHORIZED SIGNATORY Keiju Yamasaki ~~Yamasaki~~

AUTHORIZED SIGNATORY Christine Yu

WITNESS AS TO BOTH SIGNATURES

GERALT KRZYWON

PRINT NAME OF WITNESS

Account Manager

OCCUPATION OF WITNESS

6168 No.3 Rd, Richmond, B.C.

ADDRESS OF WITNESS

DATE: April 21/06

B.C.L.S.

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File: 2161_A_PG2.DWG

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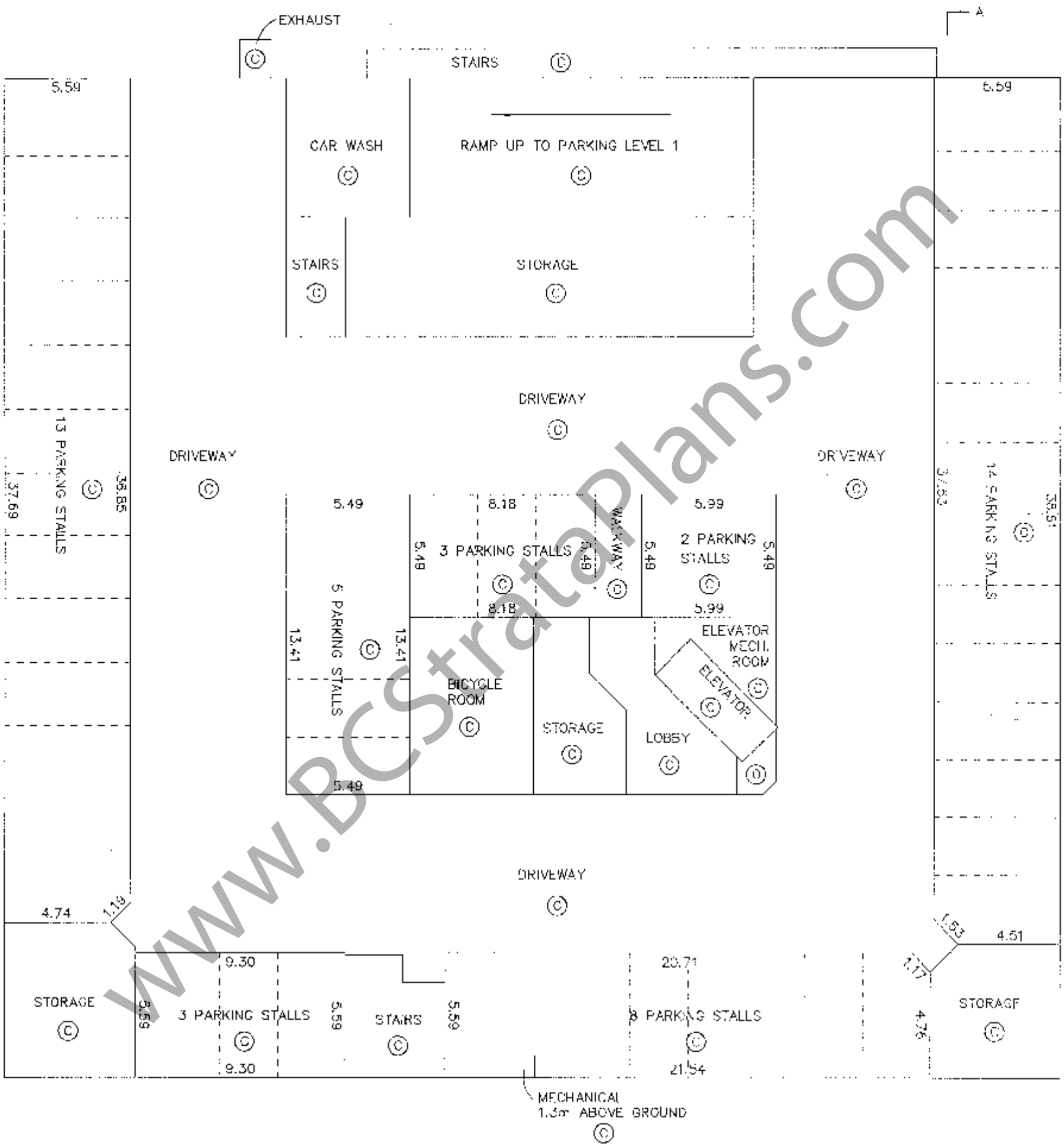
PARKING LEVEL TWO

STRATA PLAN BCS 1866

SCALE 1:200

0 5 10 15

All distances are in metres.



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File: 2161_A_P2.DWG

DATE: April 21/06

B.C.L.S.

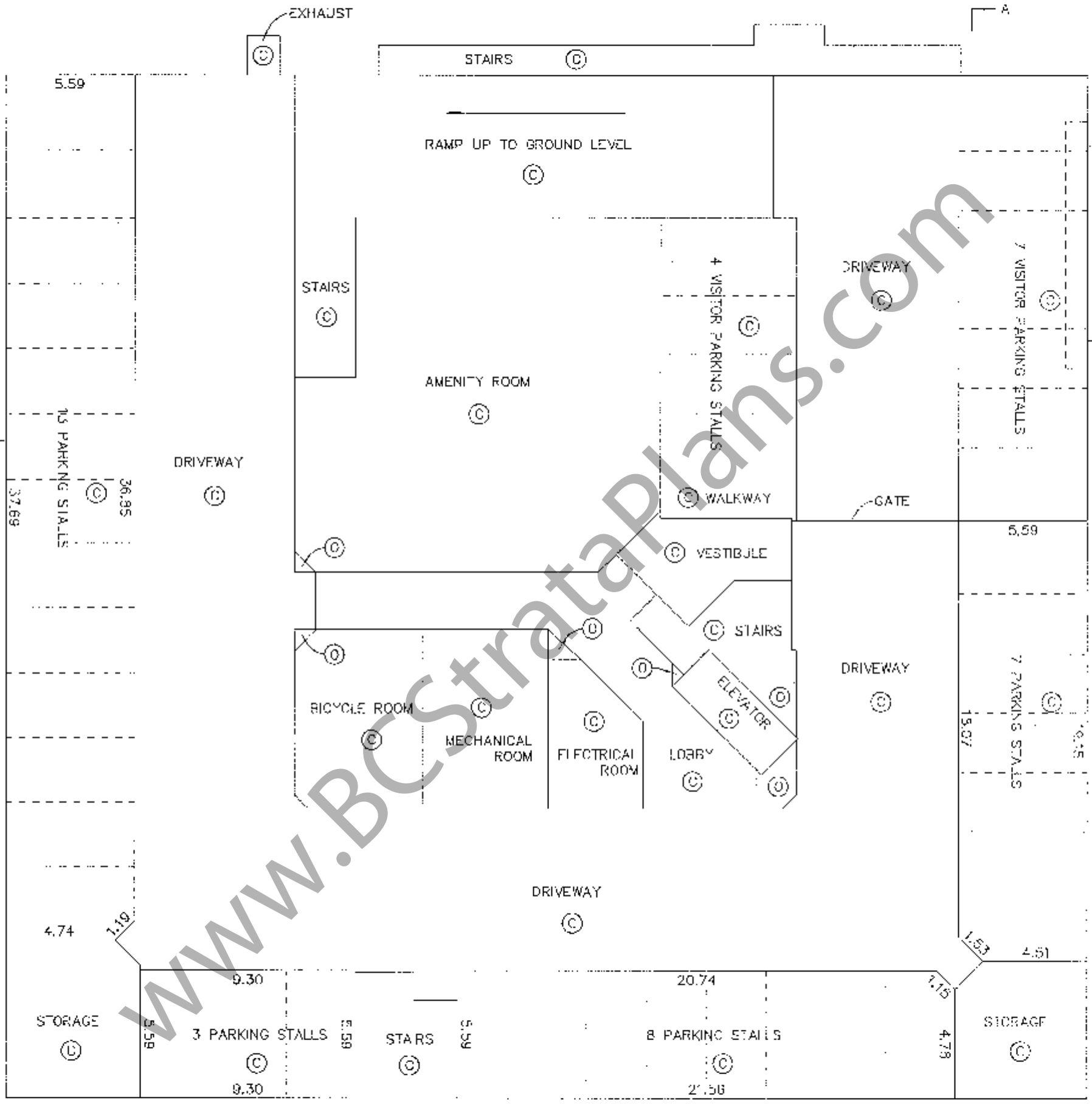
PARKING LEVEL ONE

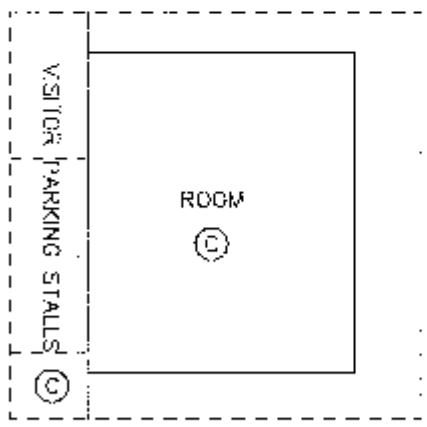
STRATA PLAN BCS 1886

SCALE 1:200

0 5 10 15

All distances are in metres.





DETAIL

SCALE 1:200

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File: 2161_A_P1.DWG

DATE: Apnl 21/06

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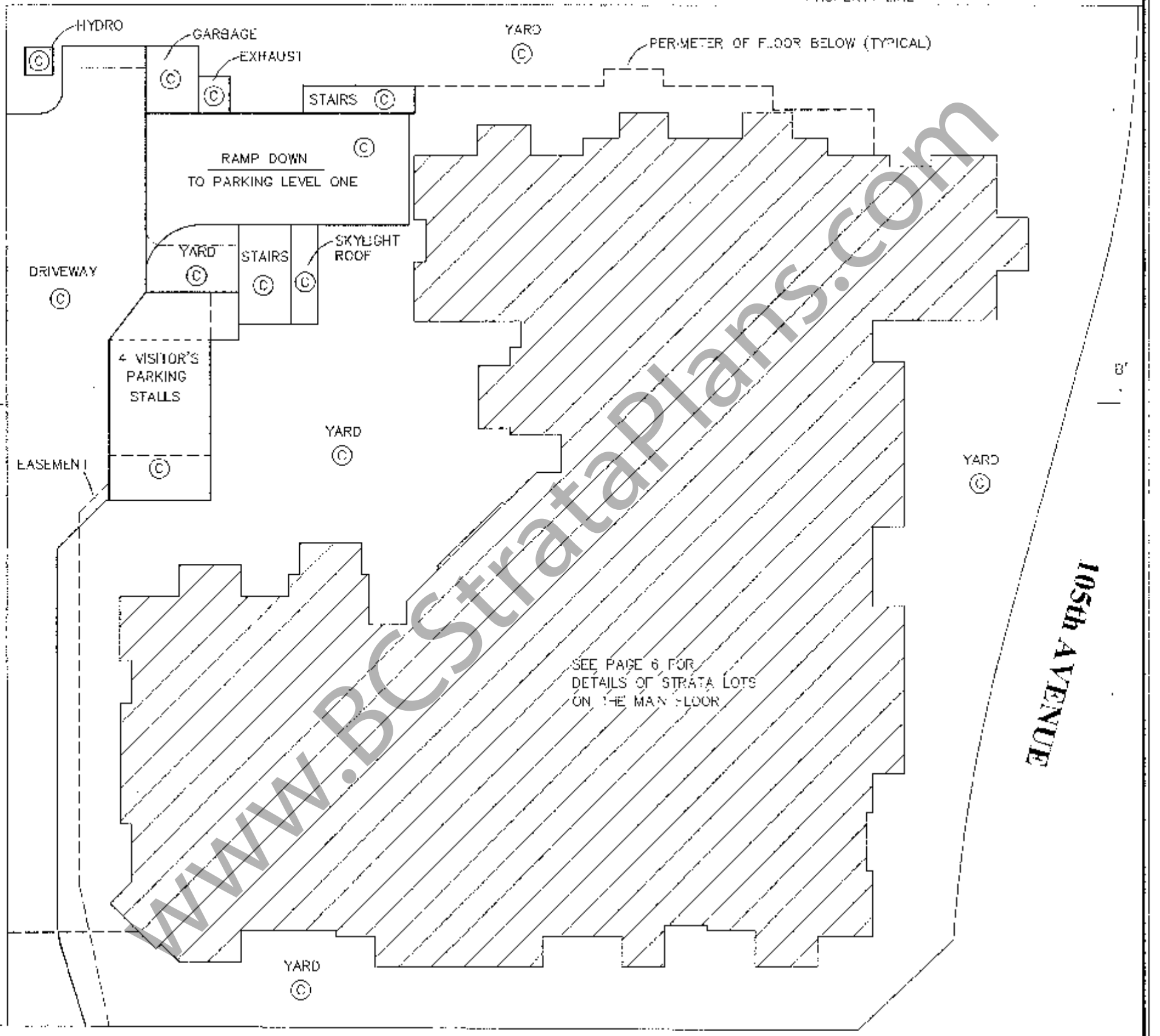
COMMON PROPERTIES (GROUND LEVEL)

STRATA PLAN BCS 1696

SCALE 1:250

0 5 10 15

All distances are in metres.



134th STREET

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Job : 042161LS
File: 2161_A_CP.DWG

DATE: April 21/06

B.C.L.S.

MAIN FLOOR

STRATA PLAN BCS 1888

SCALE 1:200

0 5 10 15

All distances are in metres.

* INDICATES 0.10
** INDICATES 0.20

PERIMETER OF FLOOR BELOW (TYPICAL)

SL 16 61.4 Sq.m.
SL 17 53.2 Sq.m.
SL 18 52.7 Sq.m.
SL 1 83.5 Sq.m.
SL 15 39.2 Sq.m.
SL 2 53.8 Sq.m.
SL 14 62.1 Sq.m.
SL 3 53.9 Sq.m.
SL 4 53.9 Sq.m.
SL 12 41.4 Sq.m.
SL 11 76.5 Sq.m.
SL 13 62.2 Sq.m.
SL 5 53.3 Sq.m.
SL 10 76.5 Sq.m.
SL 9 57.3 Sq.m.
SL 8 53.9 Sq.m.
SL 7 41.4 Sq.m.
SL 6 58.5 Sq.m.

P-10 P-11 P-12 P-13 P-14 P-15 P-16 P-17 P-1 P-2 P-3 P-4 P-5 P-6 P-7 P-8 P-9

STAIRS LOBBY ELEVATOR ELECTRICAL CORRIDOR

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Job : 042161LS
File: 2161_A_MAIN.DWG

DATE: April 21/06

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2ND FLOOR

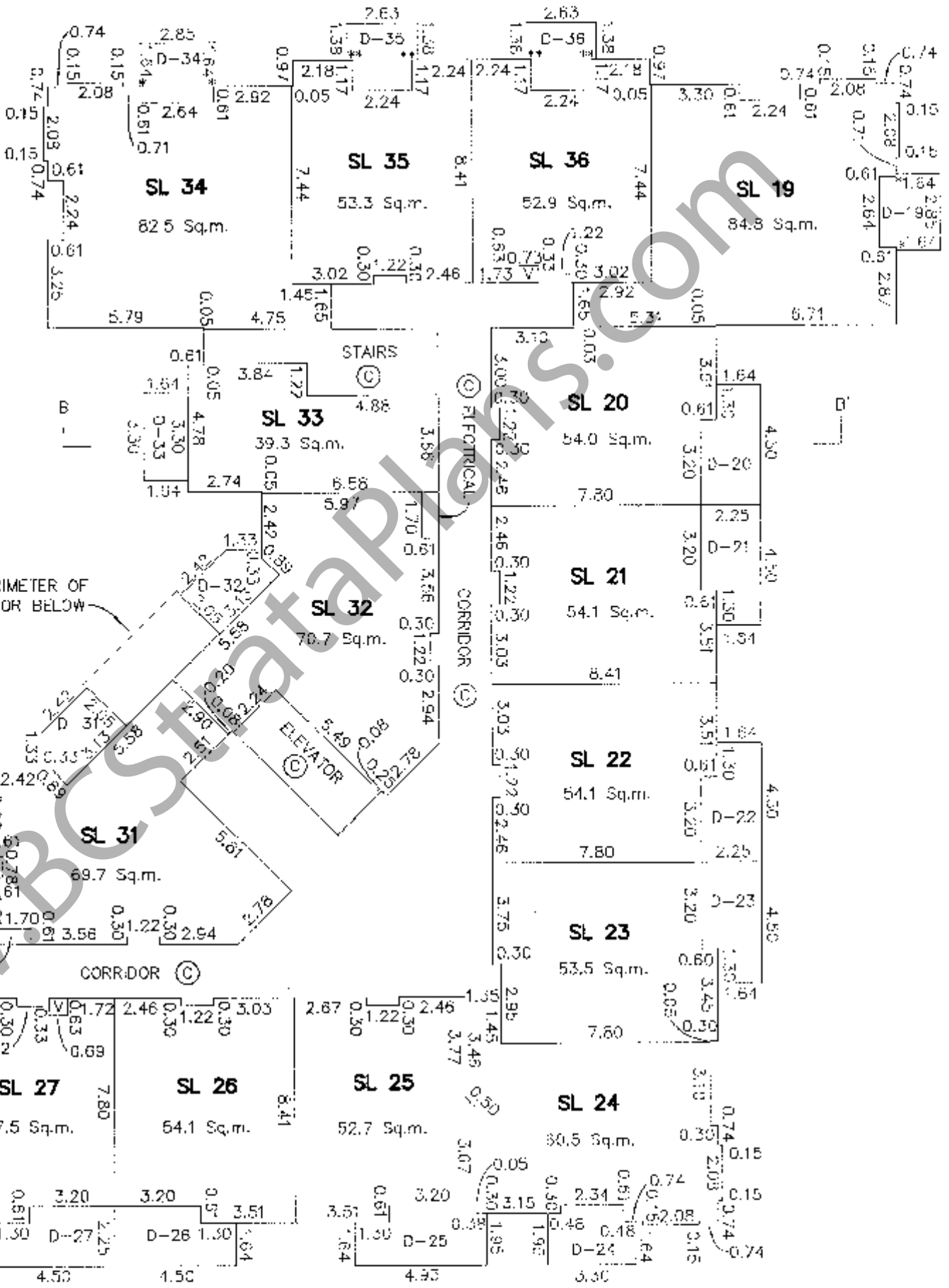
STRATA PLAN BCS

SCALE 1:200

0 5 10 15

All distances are in metres.

* INDICATES 0.10
** INDICATES 0.20



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File: 2161_A_2ND.DWG

DATE: April 21/06

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3RD FLOOR

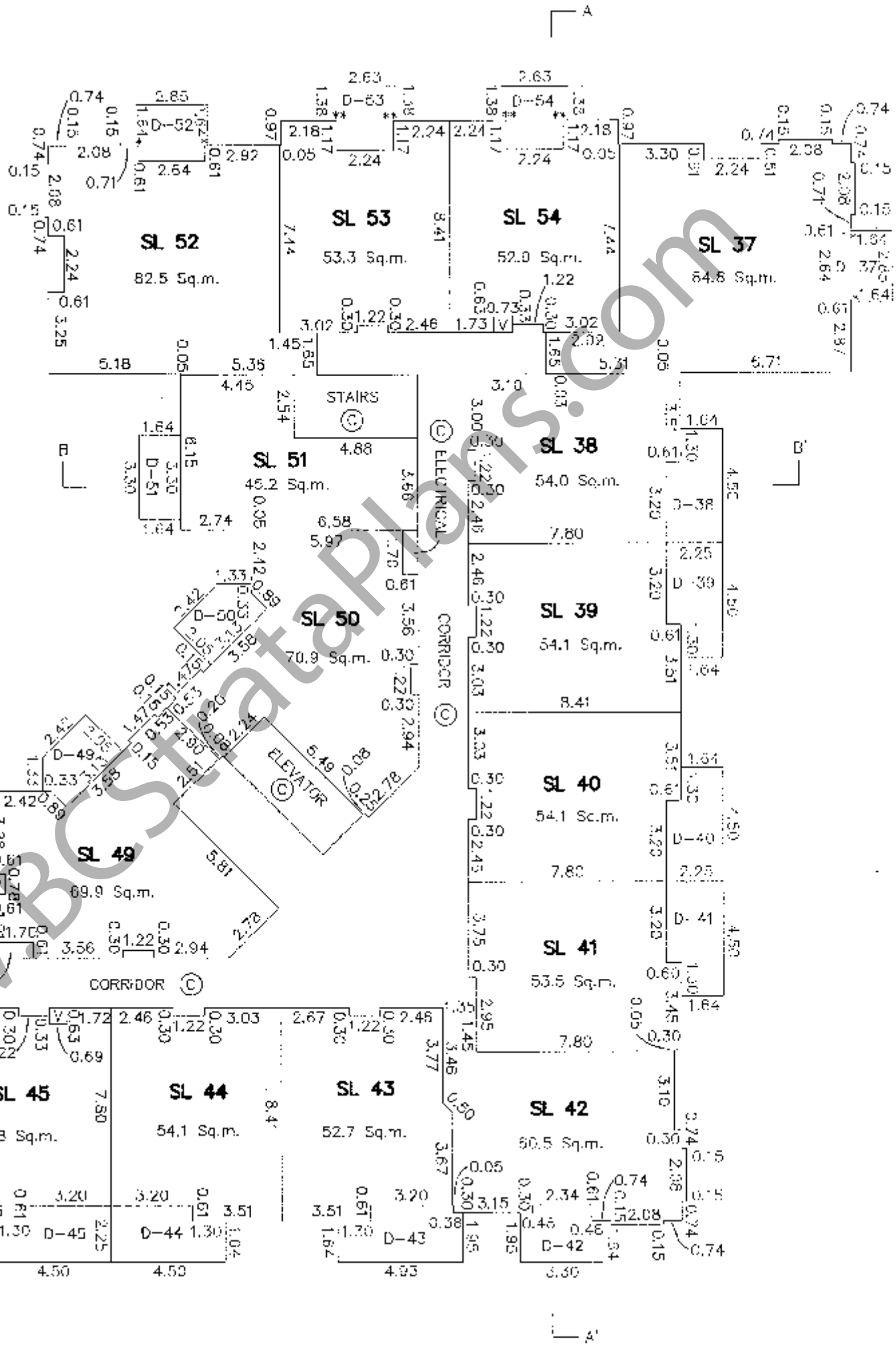
STRATA PLAN BCS 1889

SCALE 1:200

0 5 10 15

All distances are in metres.

- INDICATES 0.10
- ** INDICATES 0.20



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Job : 042161LS
File: 2161_A_3RD.DWG

DATE: April 21/06

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4TH FLOOR

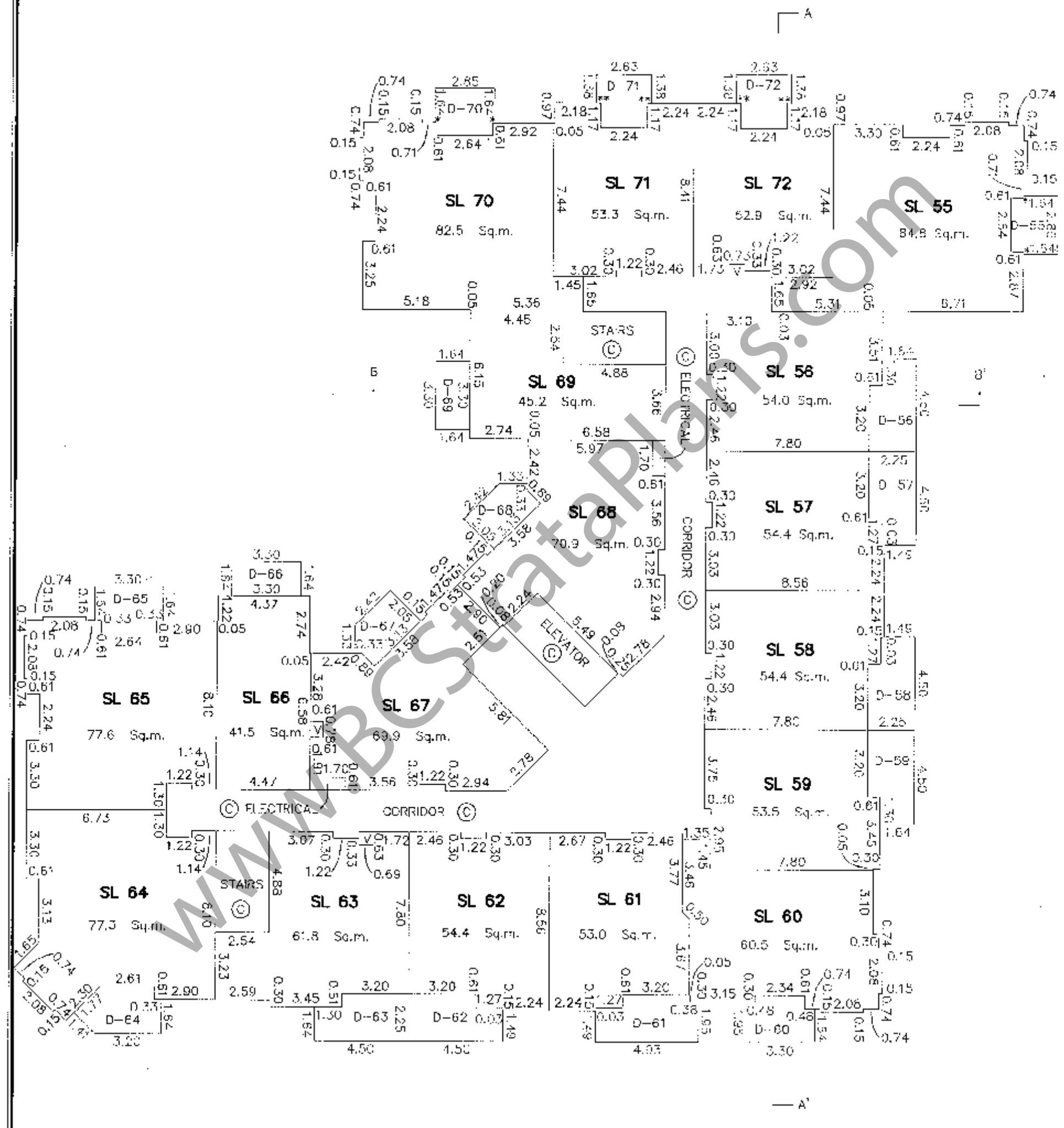
STRATA PLAN BCS 1886

SCALE 1:200

0 5 10 15

All distances are in metres.

* INDICATES 0.10
** INDICATES 0.20



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File: 2161_A_4TH.DWG

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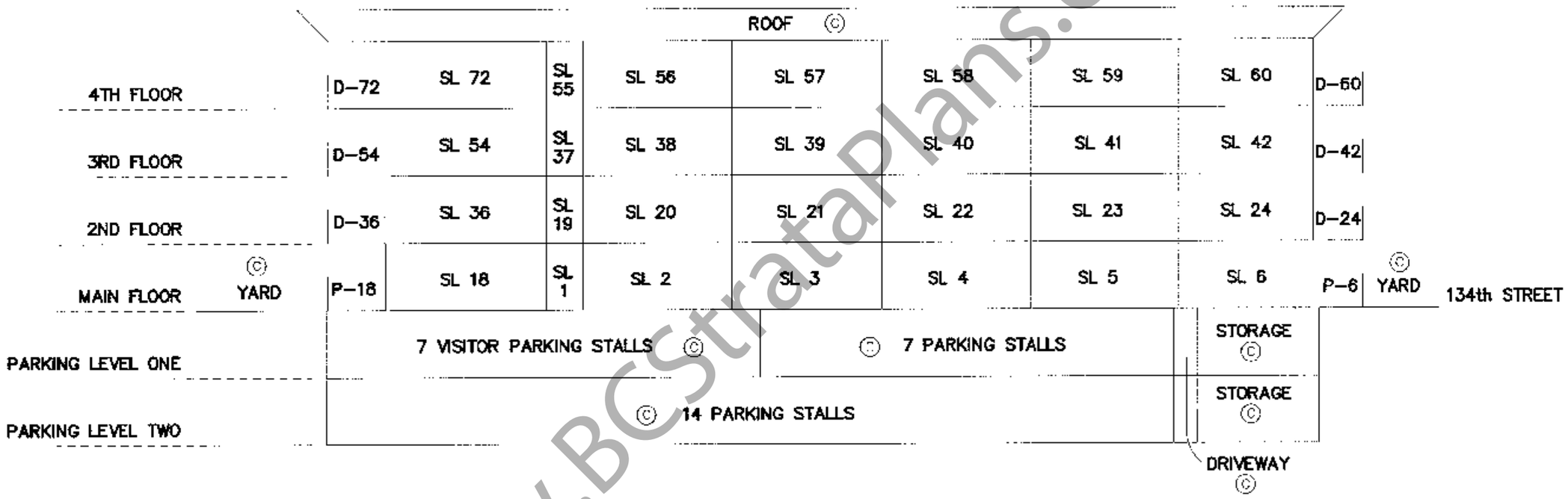
STRATA PLAN BCS 1883

SECTION A – A'

SCALE 1:200

0 5 10 15

All distances are in metres.



SECTION A – A'

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Job : 042161LS
File: 2161_A_STC_A.DWG

DATE: April 21/06

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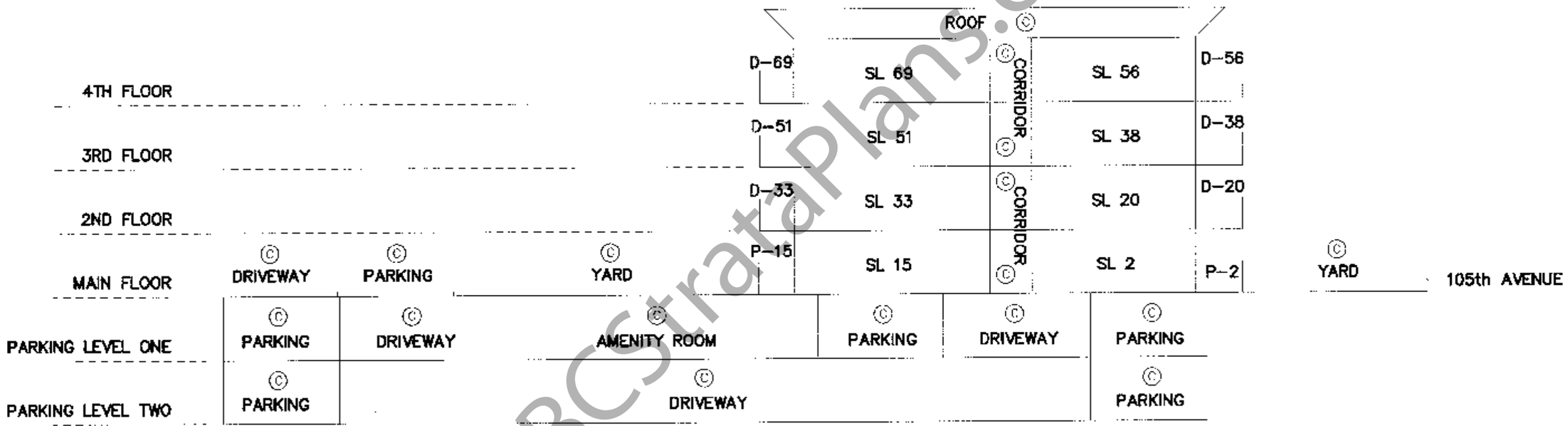
STRATA PLAN BCS

SECTION B – B'

SCALE 1:200

0 5 10 15

All distances are in metres.



SECTION B – B'

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