

**STRATA PLAN OF LOT A
SECTION 23 BLOCK 5 NORTH RANGE 2 WEST
NEW WESTMINSTER DISTRICT PLAN LMP12953**

STRATA PLAN BCS 2889

REF. NO. B0649885-991

STRATA PLAN BCS 2839 DEPOSITED AND REGISTERED IN THE LAND TITLE OFFICE AT NEW WESTMINSTER, B.C.

THIS 9th DAY OF April, 2008.

B.C.G.S 92G.016

LEGEND

SCALE 1:600



ALL DIMENSIONS ARE IN METRES

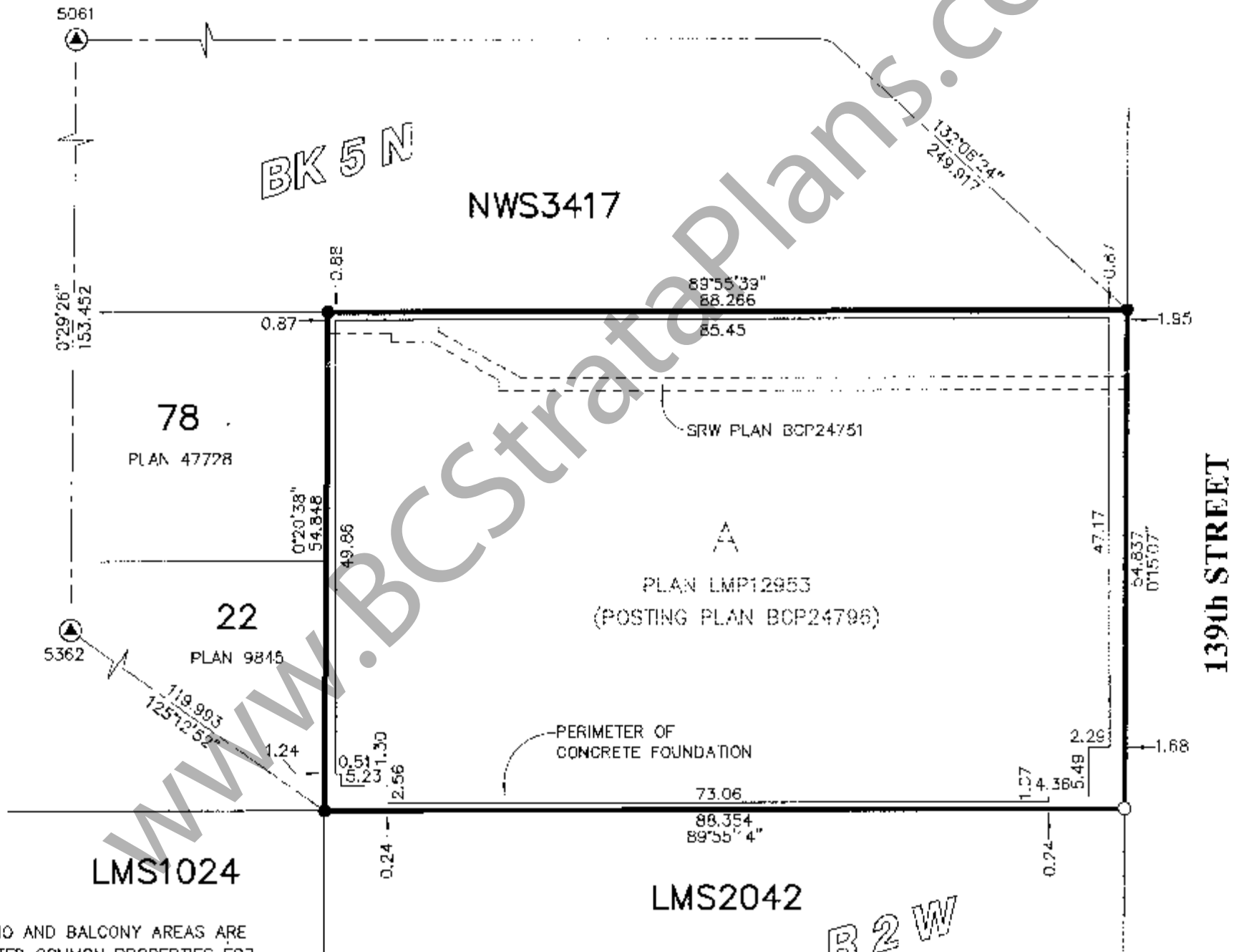
- ▲ INDICATES CONTROL MONUMENT FOUND
- INDICATES STANDARD IRON POST FOUND
- INDICATES STANDARD IRON POST PLACED
- Sq.m. INDICATES SQUARE METRES
- SL INDICATES STRATA LOT
- ⊙ INDICATES COMMON PROPERTY
- V INDICATES VENT (COMMON PROPERTY)
- ELEC. INDICATES ELECTRICAL ROOM
- MECH. INDICATES MECHANICAL ROOM



CIVIC ADDRESS:

10707 - 139th STREET
SURREY, BC

ASSISTANT DEPUTY REGISTRAR



PATIO AND BALCONY AREAS ARE LIMITED COMMON PROPERTIES FOR THE USE OF THE STRATA LOT INDICATED (eg: P-1, B-27)

BALCONY 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.

**H.Y. AND ASSOCIATES
LAND SURVEYING LTD.**
200, 9128 - 152 STREET
SURREY, B.C.
V3R 4E7
(ph) 583-1616
(fx) 583-1737
Job: 042110LS
File: 042110_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 5362 AND 5061, 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 0.9995882

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

I, GU 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 28th DAY OF MARCH 2008. THE PLAN WAS COMPLETED AND CHECKED, AND THE CHECKLIST FILLED UNDER ECF#78886 ON THE 28th DAY OF MARCH 2008.

Gu Gordon Yu

B.C.L.S.

STRATA PLAN BCS 2839

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 MARCH 28, 2008, BEEN PREVIOUSLY OCCUPIED.

Gordon

SIGNATURE

OWNER

FERGUSON PROPERTIES LTD.

INC. NO. 695415

[Signature] RADWAN SAADU
AUTHORIZED SIGNATORY PRINT NAME

AUTHORIZED SIGNATORY

PRINT NAME

WITNESS AS TO BOTH SIGNATURES

DOMINIC J. CHIO
Barrister & Solicitor
Soc. 220 - 7500 King George Hwy
Surrey, B.C. V3W 6A8

PRINT NAME OF WITNESS

OCCUPATION OF WITNESS

ADDRESS OF WITNESS

STRATA PROPERTY ACT
FORM U

ENDORSEMENT OF SURVEYOR

(SECTION 244(1)(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.

DATE: MARCH 28, 2008

(MONTH, DAY, YEAR)

Gordon

SIGNATURE

MORTGAGEE

HSBC BANK CANADA

[Signature] ALBERT WONG
AUTHORIZED SIGNATORY PRINT NAME

[Signature] FRANCIS LI
AUTHORIZED SIGNATORY PRINT NAME

WITNESS AS TO BOTH SIGNATURES

CHIA MAN LIU
PRINT NAME OF WITNESS

SR. A/C MANAGER
OCCUPATION OF WITNESS

5168, NO. 3 RD., RICHMOND, B.C., V6V 2E8
ADDRESS OF WITNESS

THE CITY OF SURREY AS HOLDER OF COVENANT:
BA312134, HEREBY CONSENT TO THE FILING
OF THIS STRATA PLAN.

MAYOR: DIANNE WATTS

CITY CLERK:

DATE: MARCH 28, 2008

Gordon

B.C.L.S.

UNDERGROUND PARKING

SHEET 3 OF 13 SHEETS

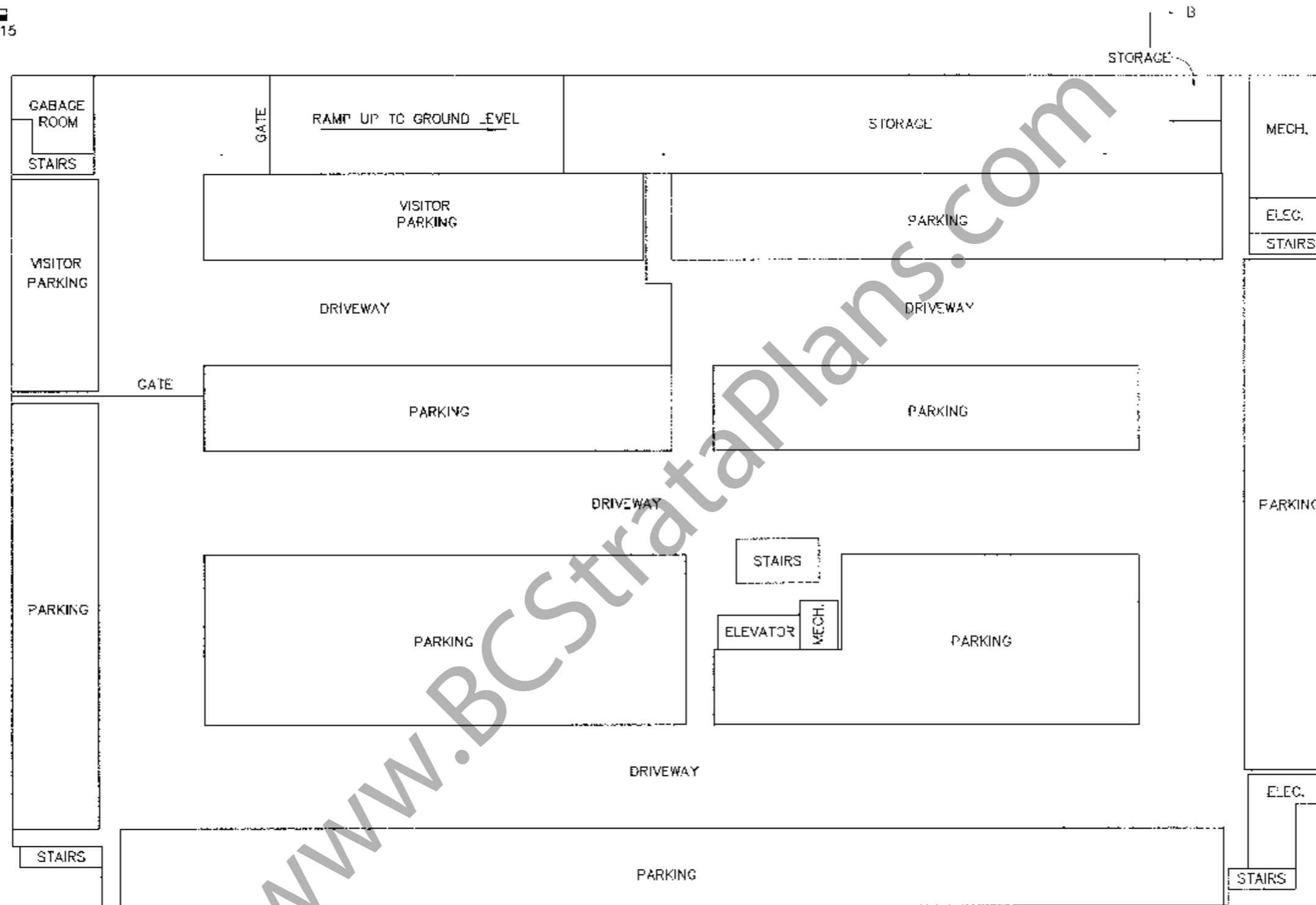
STRATA PLAN BCS 2839

SCALE 1:300



All distances are in metres.

ALL FOR COMMON PROPERTIES



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V3R 4E7

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Job : 042110LS

File: 042110_UG.DWG

DATE: MARCH 28, 2008

B.C.L.S.

MAIN FLOOR (EAST)

STRATA PLAN BCS 2839

SCALE 1:200

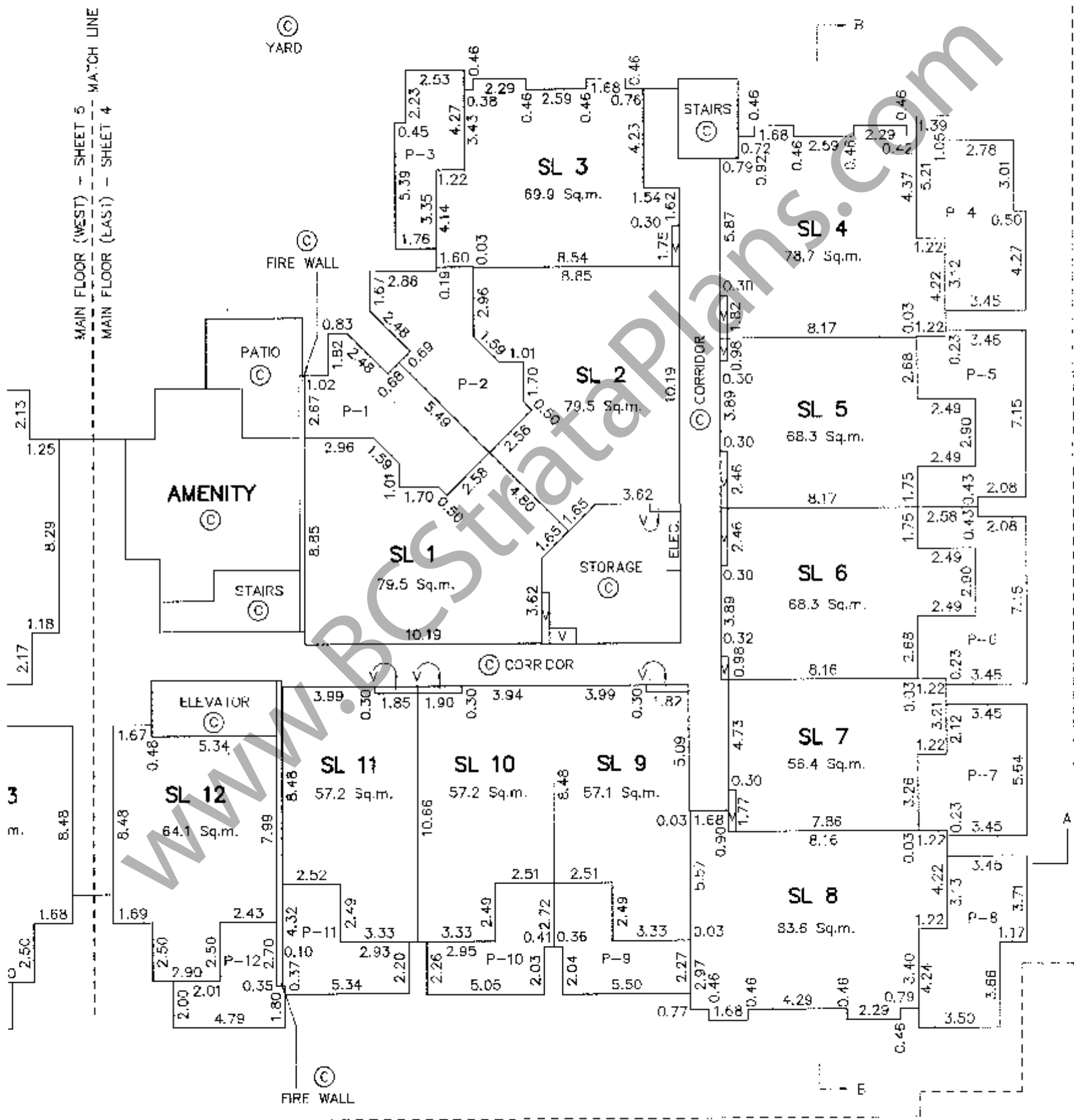


All distances are in metres.



PROPERTY LINE

PERIMETER OF FLOOR BELOW



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File: 042110_1.A.DWG

DATE: MARCH 28, 2008

B.C.L.S.

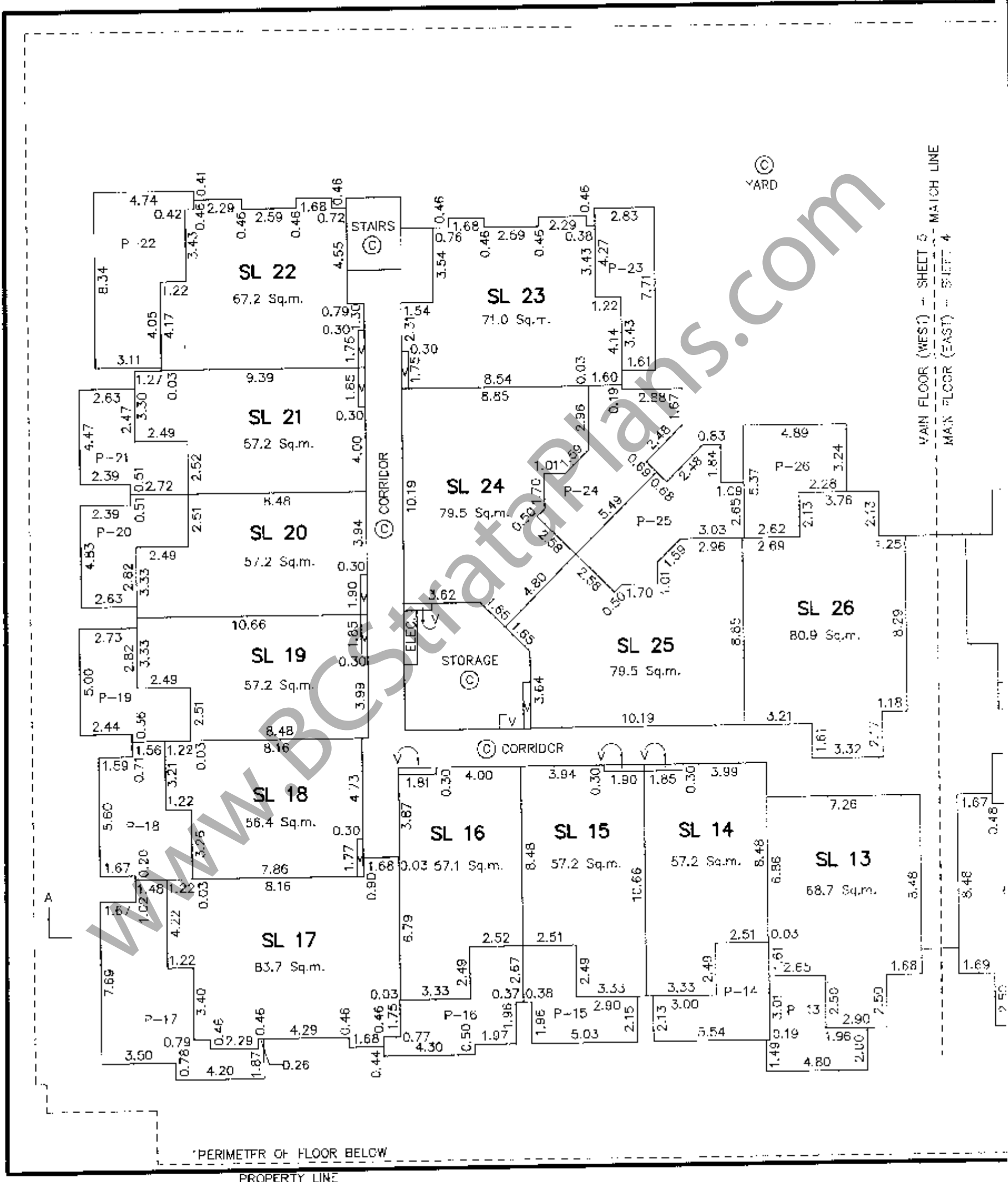
MAIN FLOOR (WEST)

STRATA PLAN BCS 2839

SCALE 1:200



All distances are in metres.



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 (fx) 583-1737
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 File: 042110_1B.DWG

DATE: MARCH 26, 2008

B.C.L.S.

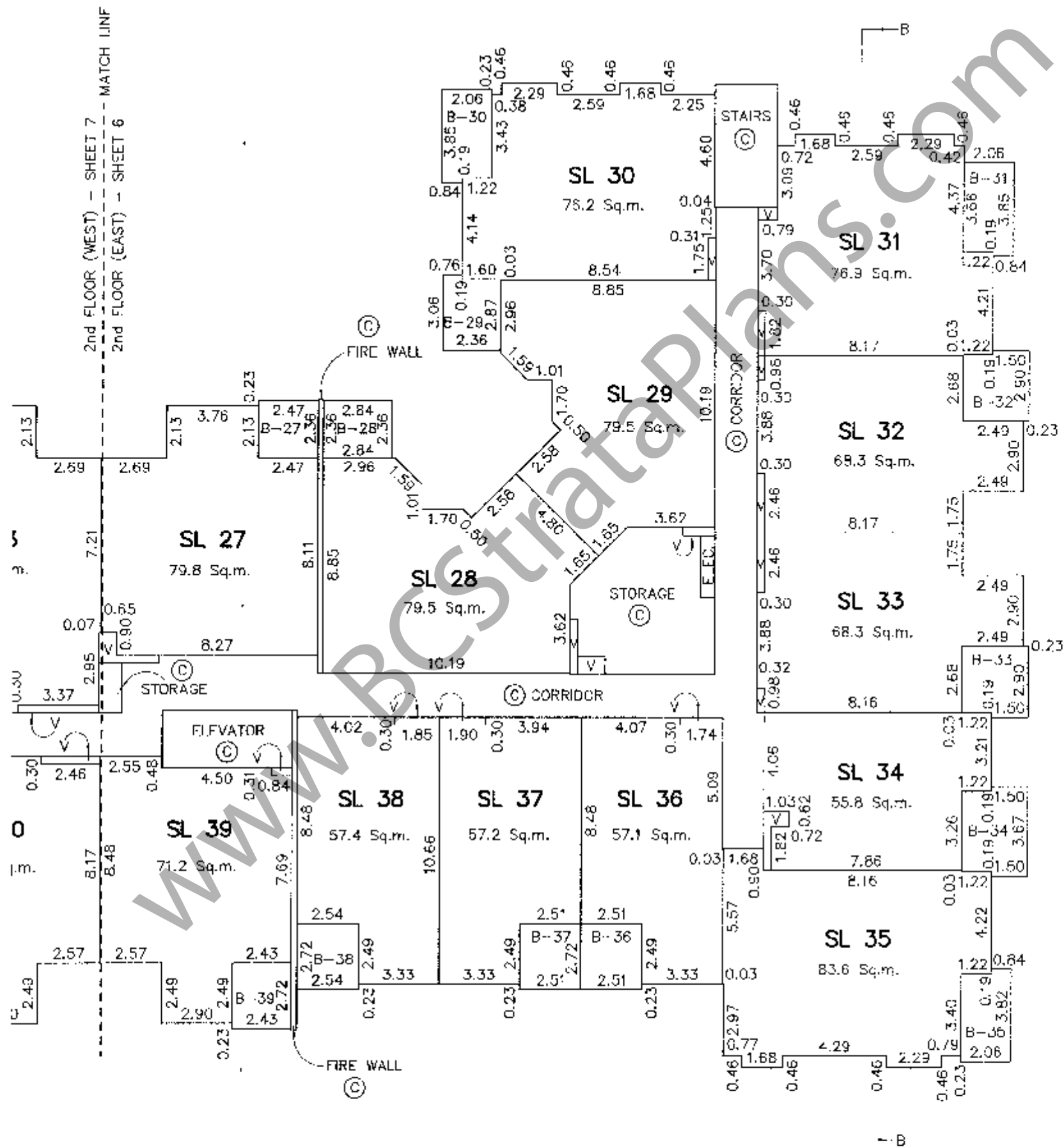
2nd FLOOR (EAST)

STRATA PLAN BCS 2839

SCALE 1:200



All distances are in metres.



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Job : 042110LS
File: 042110_2A.DWG

DATE: MARCH 28, 2008

Signature

B.C.L.S.

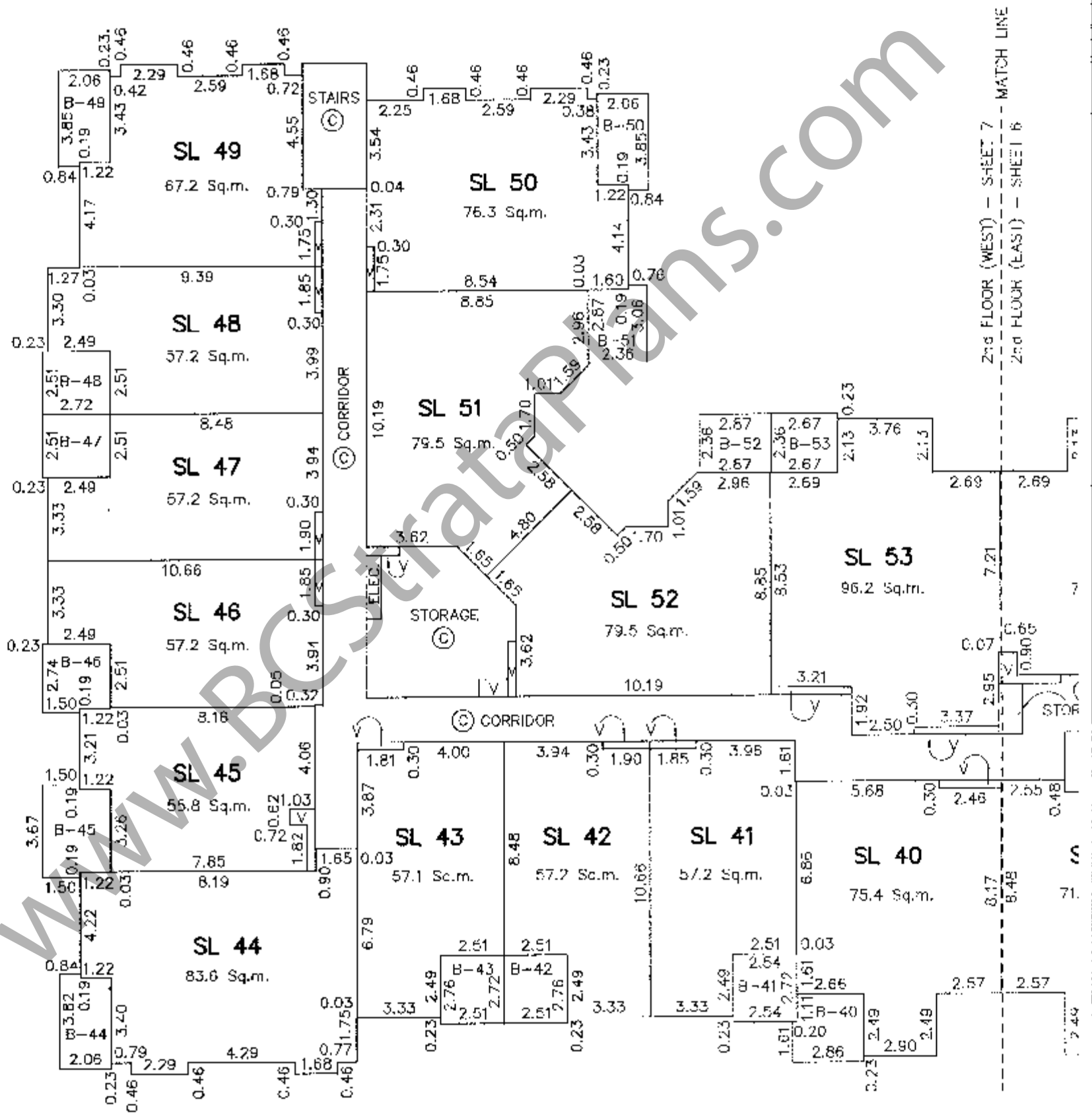
2nd FLOOR (WEST)

STRATA PLAN BCS 2839

SCALE 1:200



All distances are in metres.



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(fx) 583-1737

Job : 042110LS

File: 042110_2B.DWG

DATE: MARCH 28, 2008

B.C.L.S.

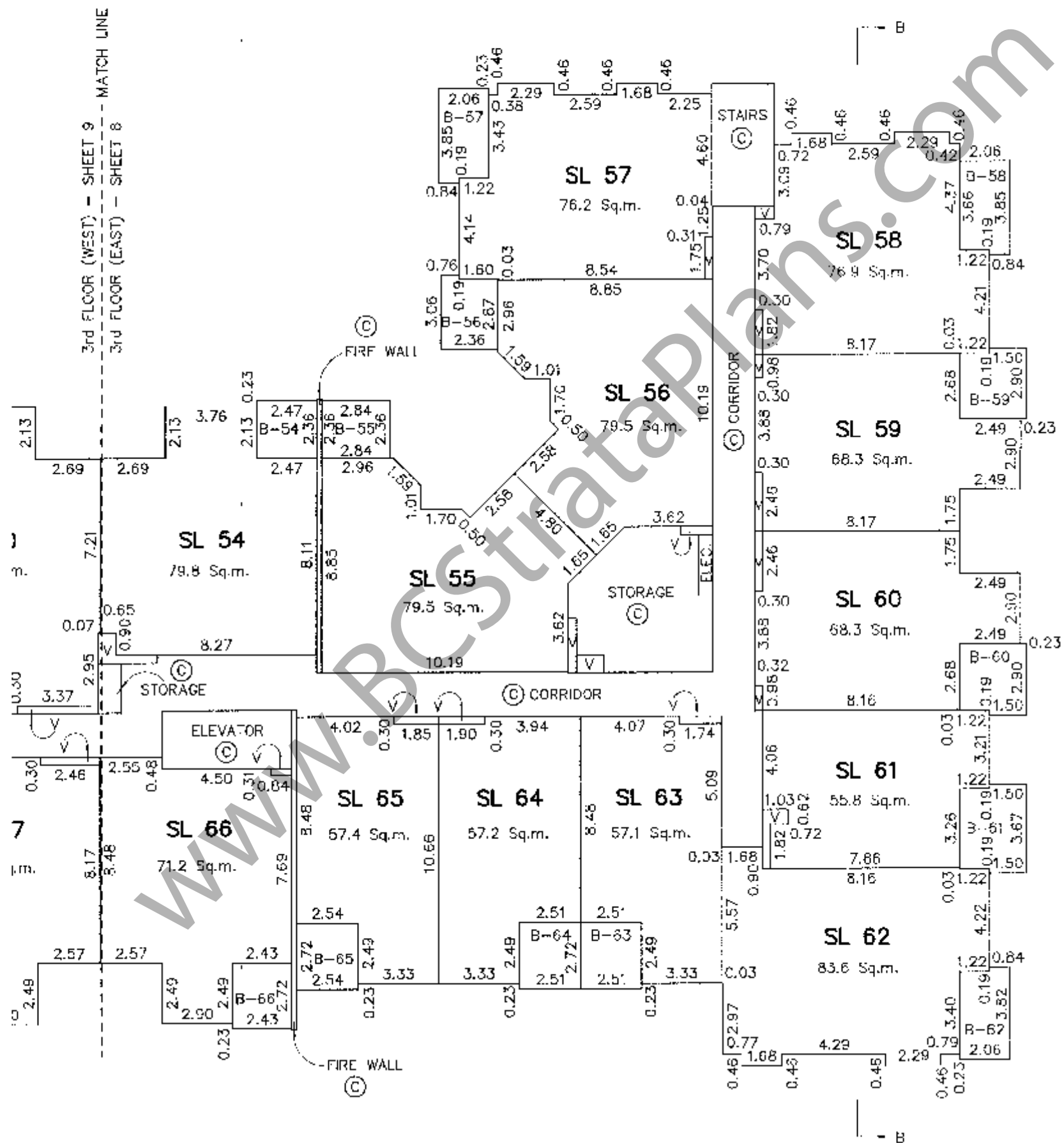
3rd FLOOR (EAST)

STRATA PLAN BCS 2839

SCALE 1:200



All distances are in metres.



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 File: 042110_3A.DWG

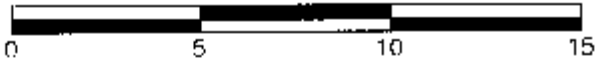
DATE: MARCH 28, 2008

B.C.L.S.

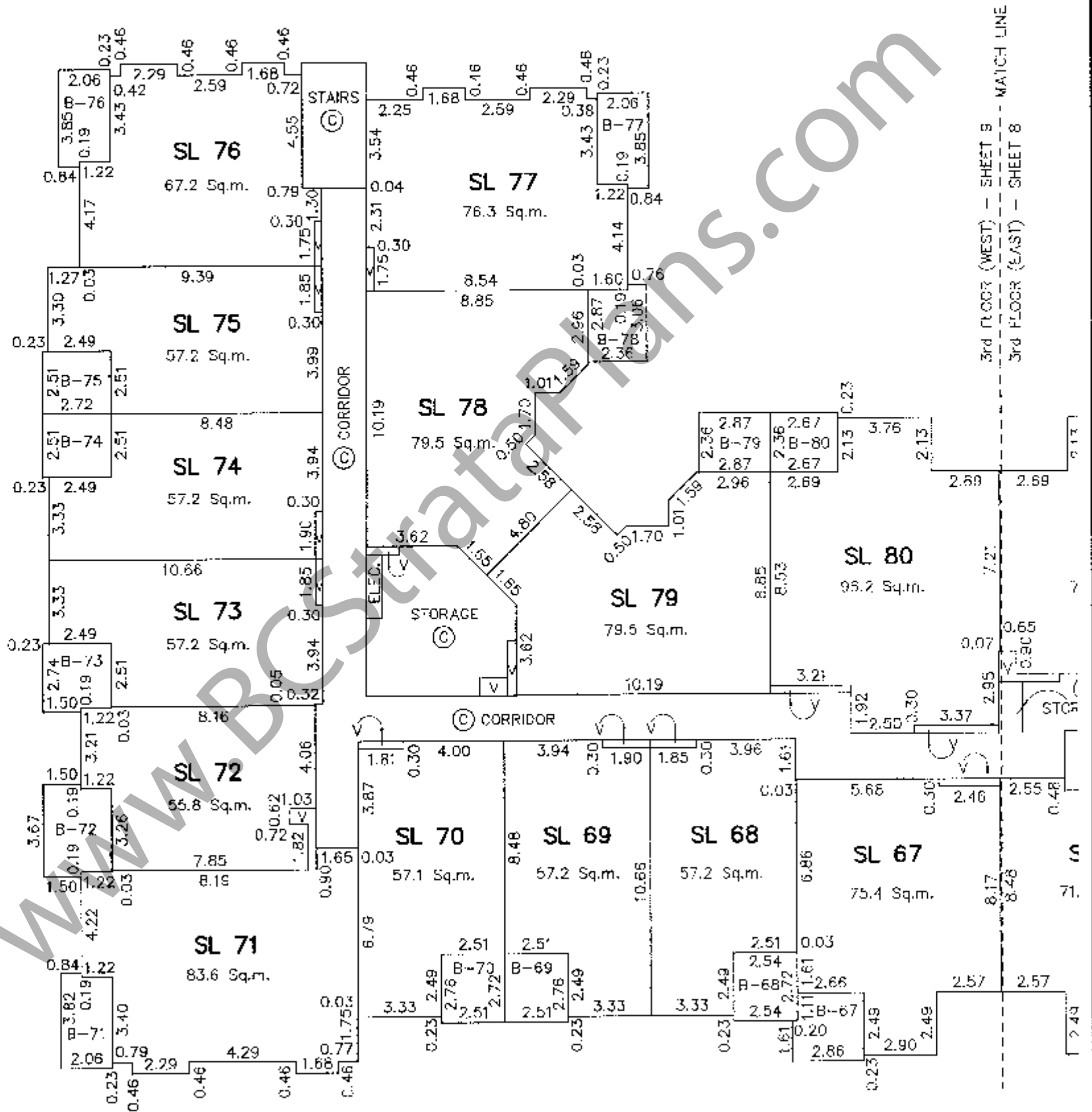
3rd FLOOR (WEST)

STRATA PLAN BCS 2839

SCALE 1:200



All distances are in metres.



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Job : 042110LS

File: 042110_3B.DWG

DATE: MARCH 28, 2008

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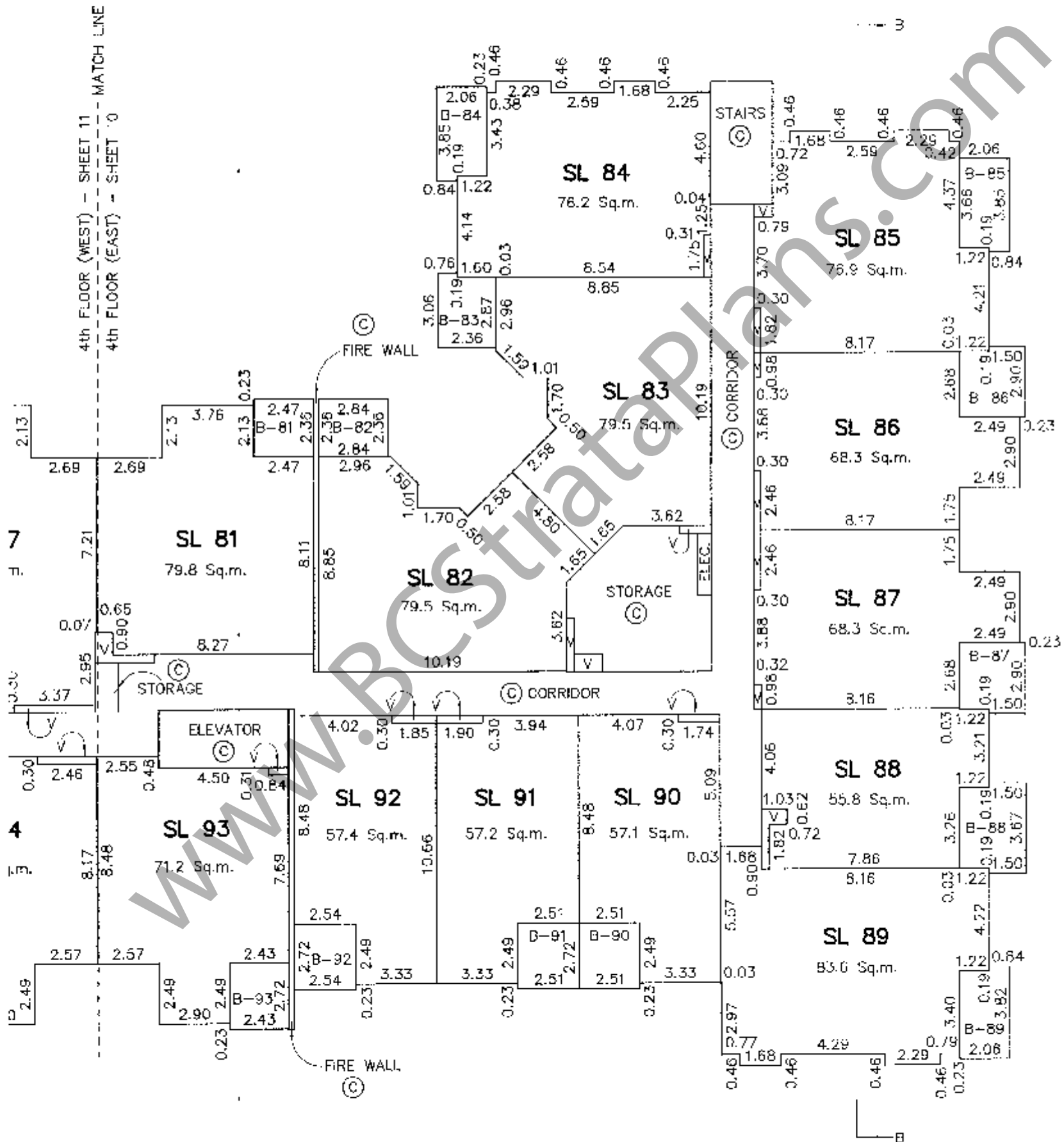
4th FLOOR (EAST)

STRATA PLAN BCS 2839

SCALE 1:200



All distances are in metres.



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(fx) 583-1737
Job : 042110LS
File: 042110_4A.DWG

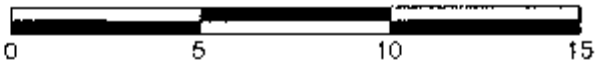
DATE: MARCH 28, 2008

B.C.L.S.

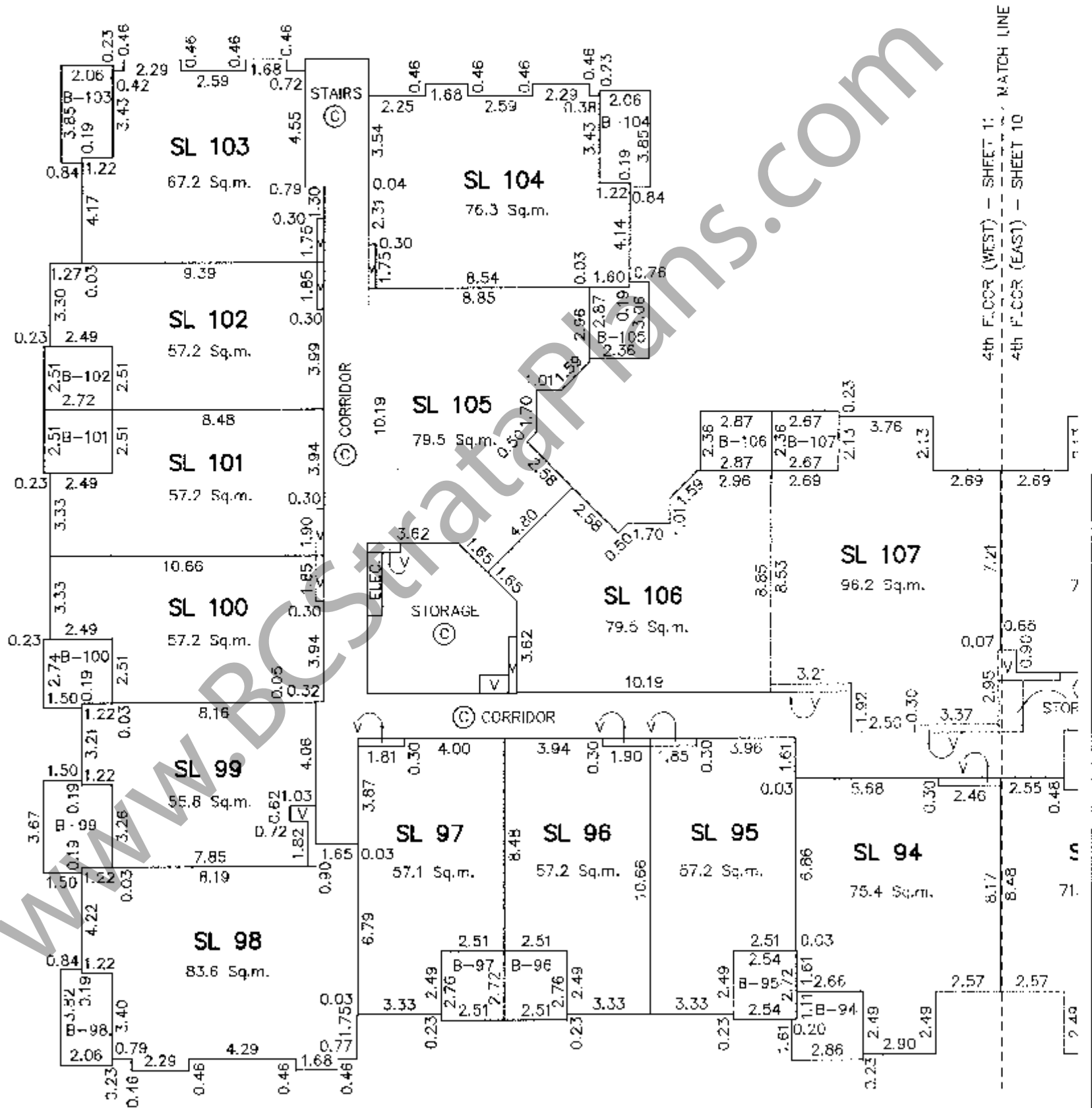
4th FLOOR (WEST)

STRATA PLAN BCS 2839

SCALE 1:200



All distances are in metres.



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(fx) 583-737

Job : 042110LS

File: 042110_4B.DWC

DATE: MARCH 28, 2008

B.C.L.S.

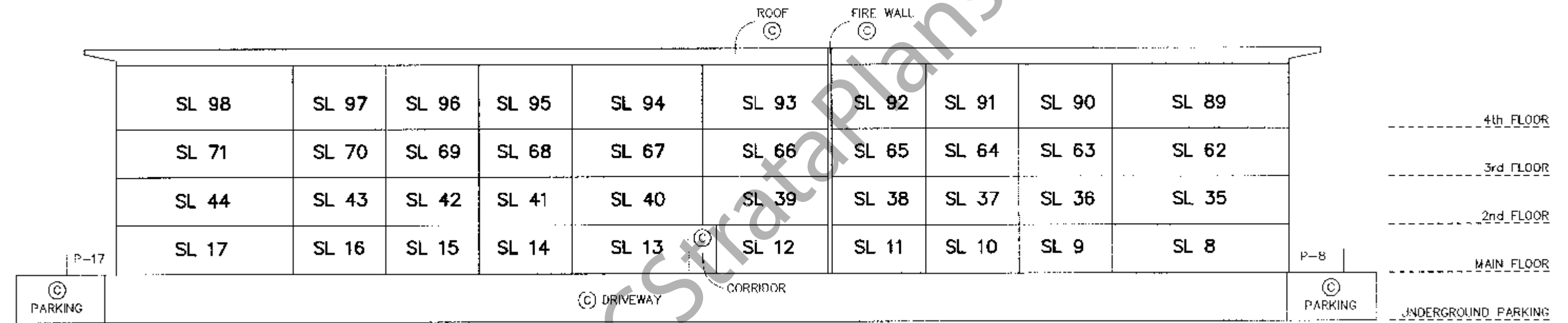
SECTION A-A

STRATA PLAN BCS 2839

SCALE 1:250



All distances are in metres.



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(fx) 583-1737

Job : 042110LS
File: 042110_SEC_ADWG

DATE: MARCH 28, 2008

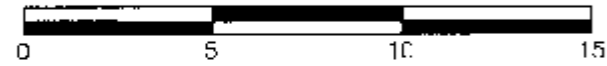
Handwritten signature

B.C.L.S.

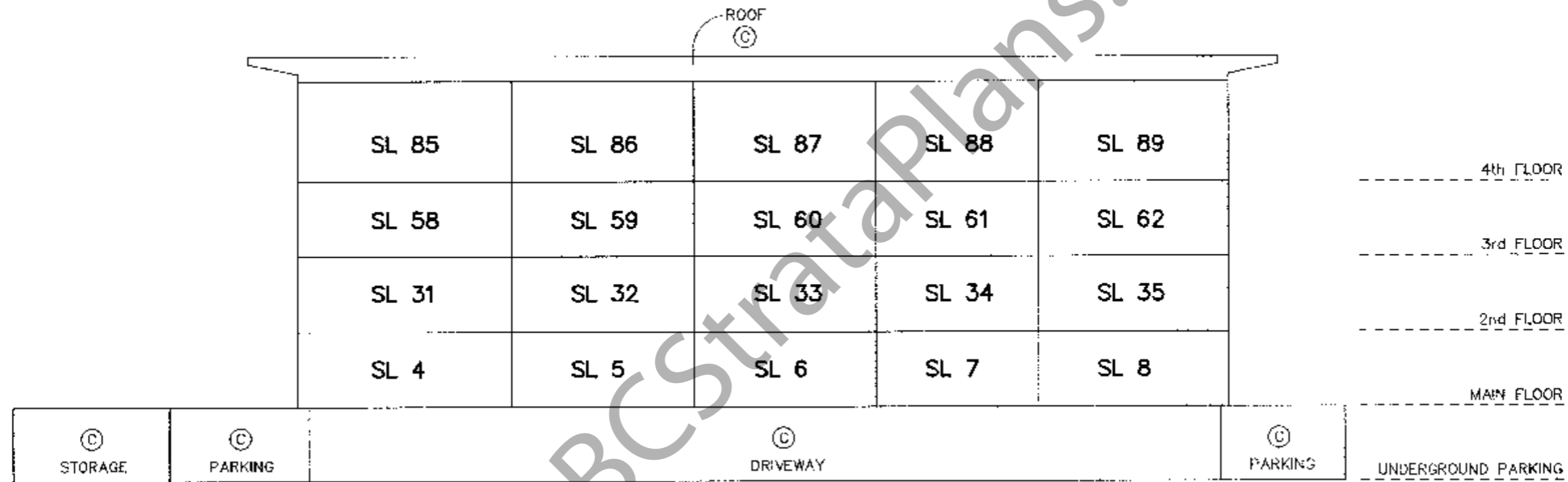
SECTION B-B

STRATA PLAN BCS 2839

SCALE 1:200



All distances are in metres.



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Job : 042110LS

File: 042110 SEC_B.DWG

DATE: MARCH 28, 2008

Geordan

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