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

STRATA PLAN BCS 2839

REF. NO. B664955 -991

STRATA PLAN BCS 2839 DEPOSITED AND REGISTERED IN THE LAND TITLE OFFICE AT NEW WESTMINSTER, B.C.
THIS 9th DAY OF April, 2008.

ASSISTANT DEPUTY REGISTRAR

B.C.G.S 92G.016

LEGEND

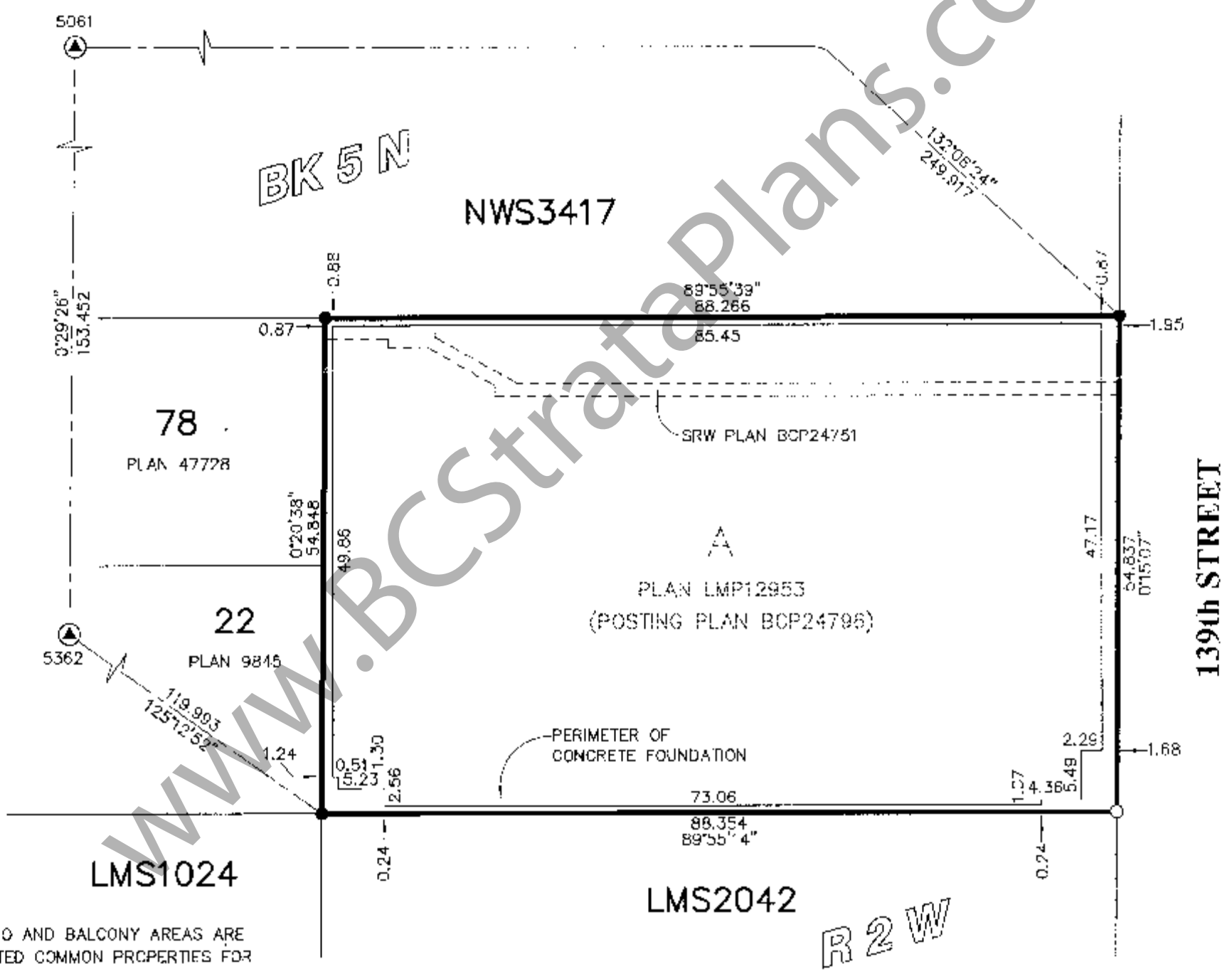
SCALE 1:600

0 10 20 30

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
- (C) INDICATES COMMON PROPERTY
- V INDICATES VENT (COMMON PROPERTY)
- ELEC. INDICATES ELECTRICAL ROOM
- MECH. INDICATES MECHANICAL ROOM

CIVIC ADDRESS:
10707 – 139th STREET
SURREY, BC



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.

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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 FILED UNDER ECF#78886 ON THE 28th DAY OF MARCH 2008.

B.C.L.S.

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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.

SIGNATURE

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)

SIGNATURE

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

MAYOR: DIANNE WATTS

CITY CLERK:

OWNER

FERGUSON PROPERTIES LTD.
INC. NO. 695415

AUTHORIZED SIGNATORY — PRINT NAME: RAJWANT SANDHU

AUTHORIZED SIGNATORY — PRINT NAME

WITNESS ~~AS TO BOTH SIGNATURES~~

PRINT NAME OF WITNESS: DOWNIN J. CHO, Barrister & Solicitor, Ste. 200 - 7030 King George Hwy, Surrey, B.C. V3W 5A8

OCCUPATION OF WITNESS

ADDRESS OF WITNESS

MORTGAGEE

HSBC BANK CANADA

AUTHORIZED SIGNATORY — PRINT NAME: ALBERT WONG

AUTHORIZED SIGNATORY — PRINT NAME: FRANCIS C.I

WITNESS AS TO BOTH SIGNATURES

PRINT NAME OF WITNESS: CHIN [illegible]

OCCUPATION OF WITNESS: SR. A/C MANAGER

ADDRESS OF WITNESS: 5168, NO. 3 RD., RICHMOND, B.C., V6X 2B8

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Job: 042110LS
File: 042110_PG2.DWG

DATE: MARCH 28, 2008

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UNDERGROUND PARKING

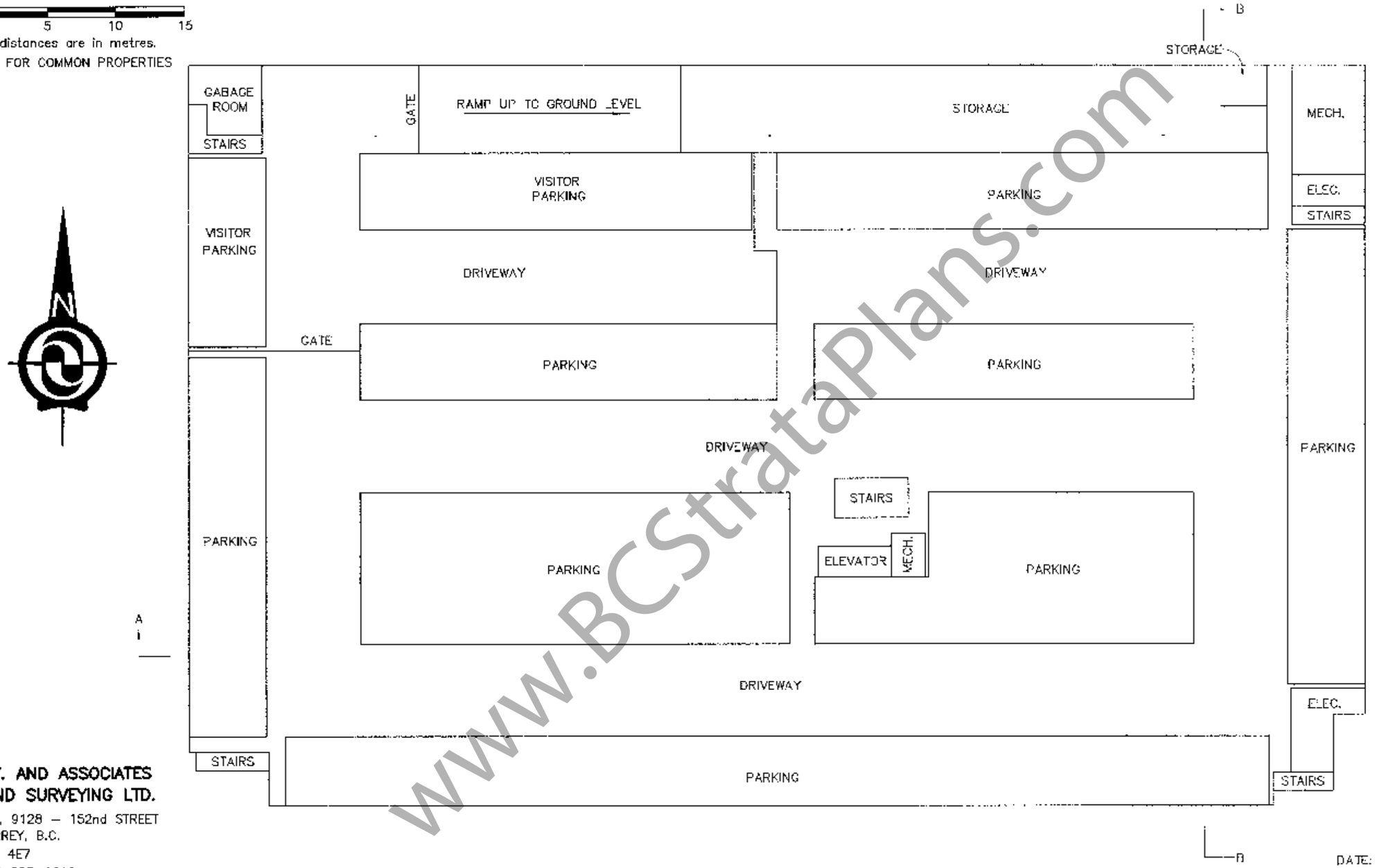
STRATA PLAN BCS 2839

SCALE 1:300

0 5 10 15

All distances are in metres.

ALL FOR COMMON PROPERTIES



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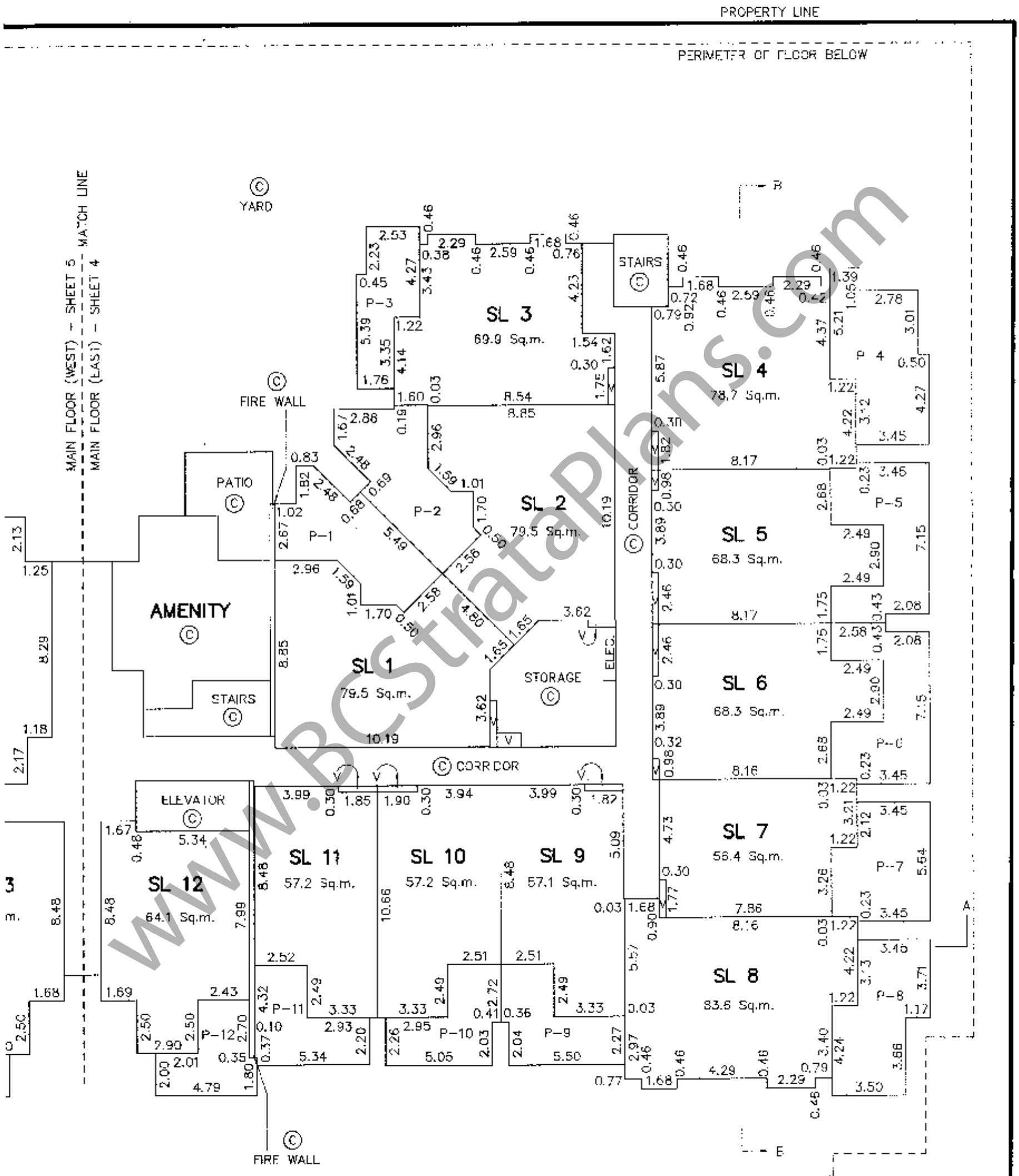
MAIN FLOOR (EAST)

SCALE 1:200

0 5 10 15

All distances are in metres.

STRATA PLAN BCS 2839



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File: 0421'0_'A.DWG

DATE: MARCH 26, 2008

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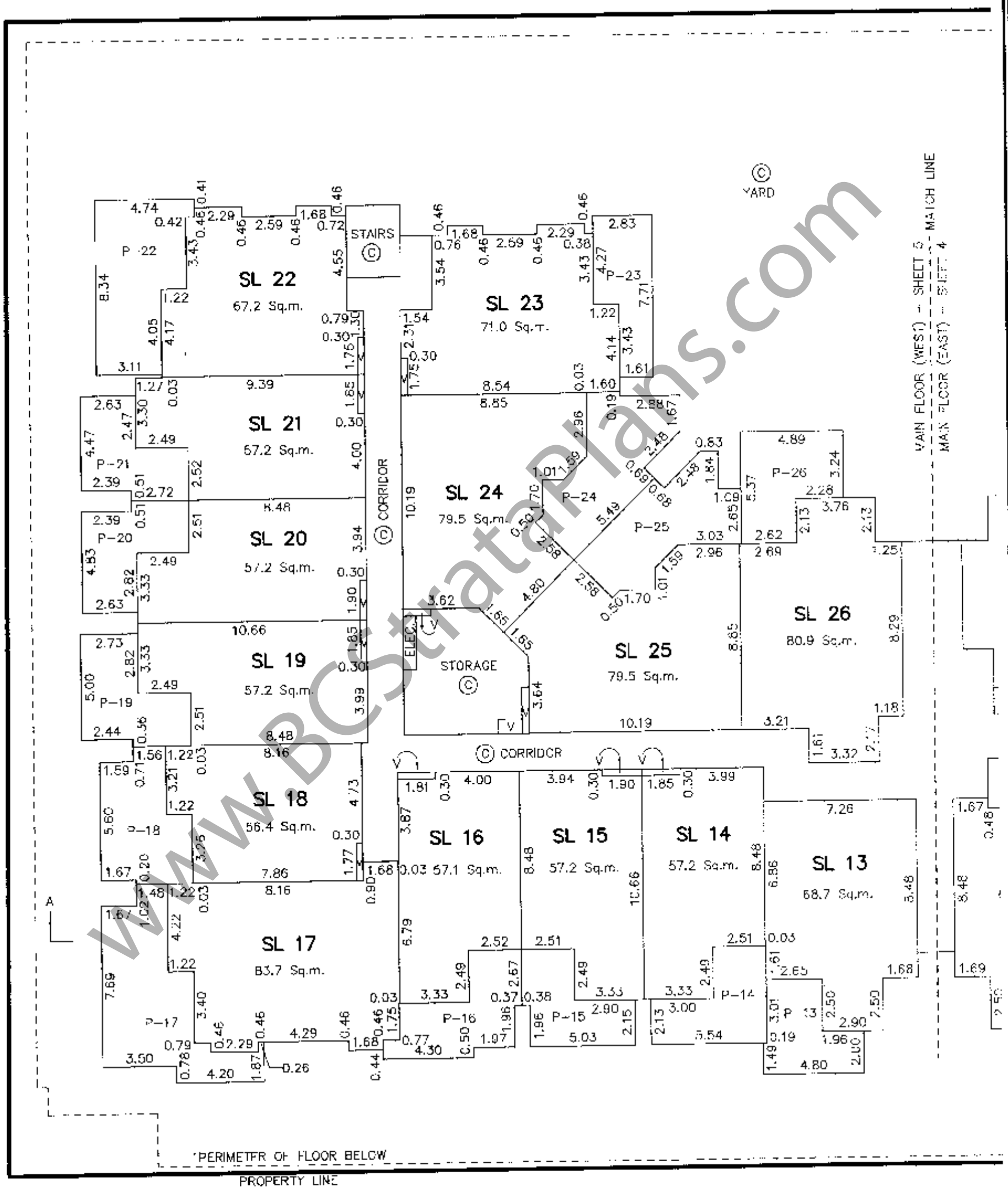
MAIN FLOOR (WEST)

SCALE 1:200

0 5 10 15

All distances are in metres.

STRATA PLAN BCS 2839



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File: 042110_1B.DWG

DATE: MARCH 26, 2008

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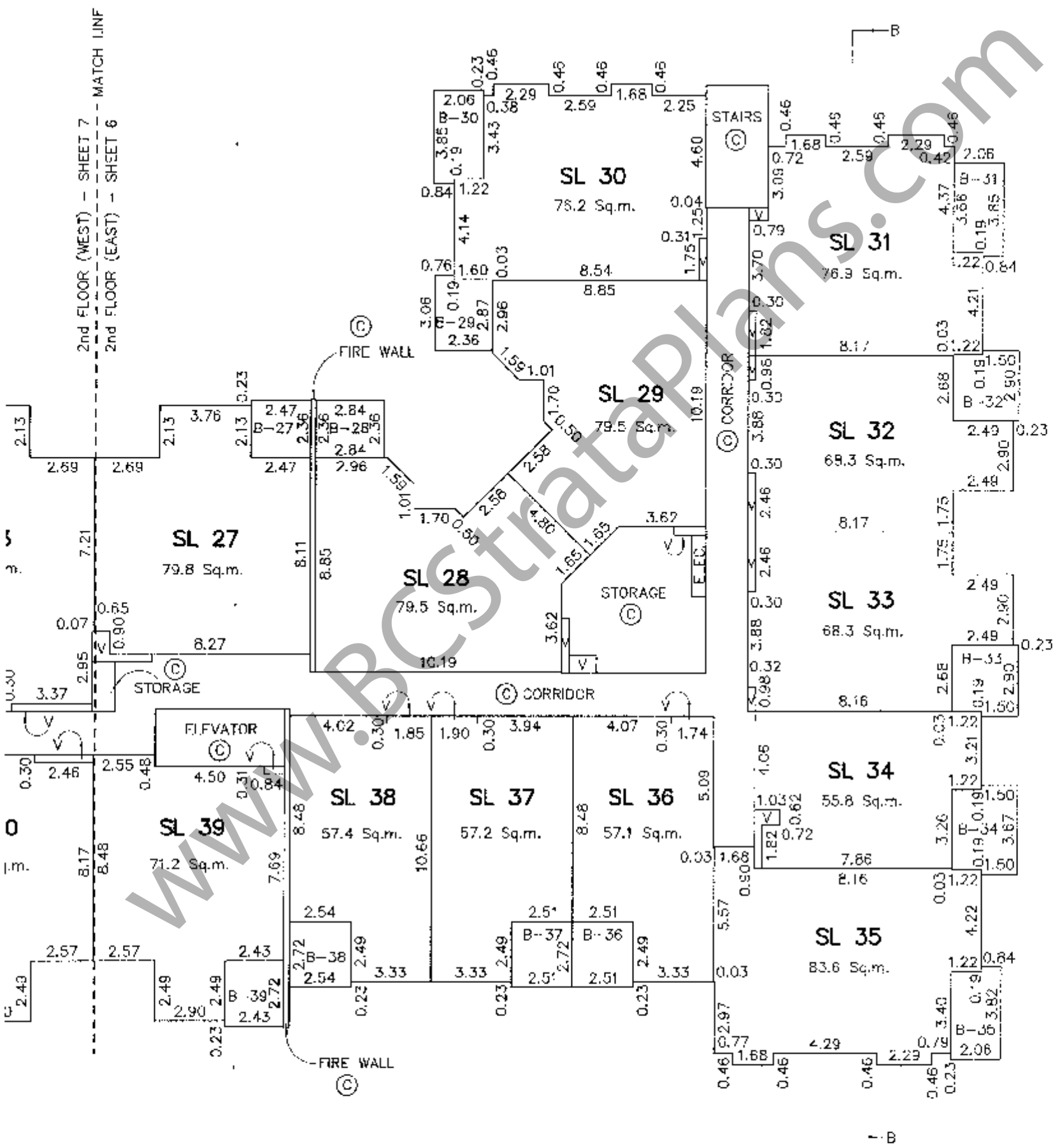
2nd FLOOR (EAST)

SCALE 1:200

0 5 10 15

All distances are in metres.

STRATA PLAN BCS 2839



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Job : 0421101S
File: 042110_2A.DWG

DATE: MARCH 28, 2008

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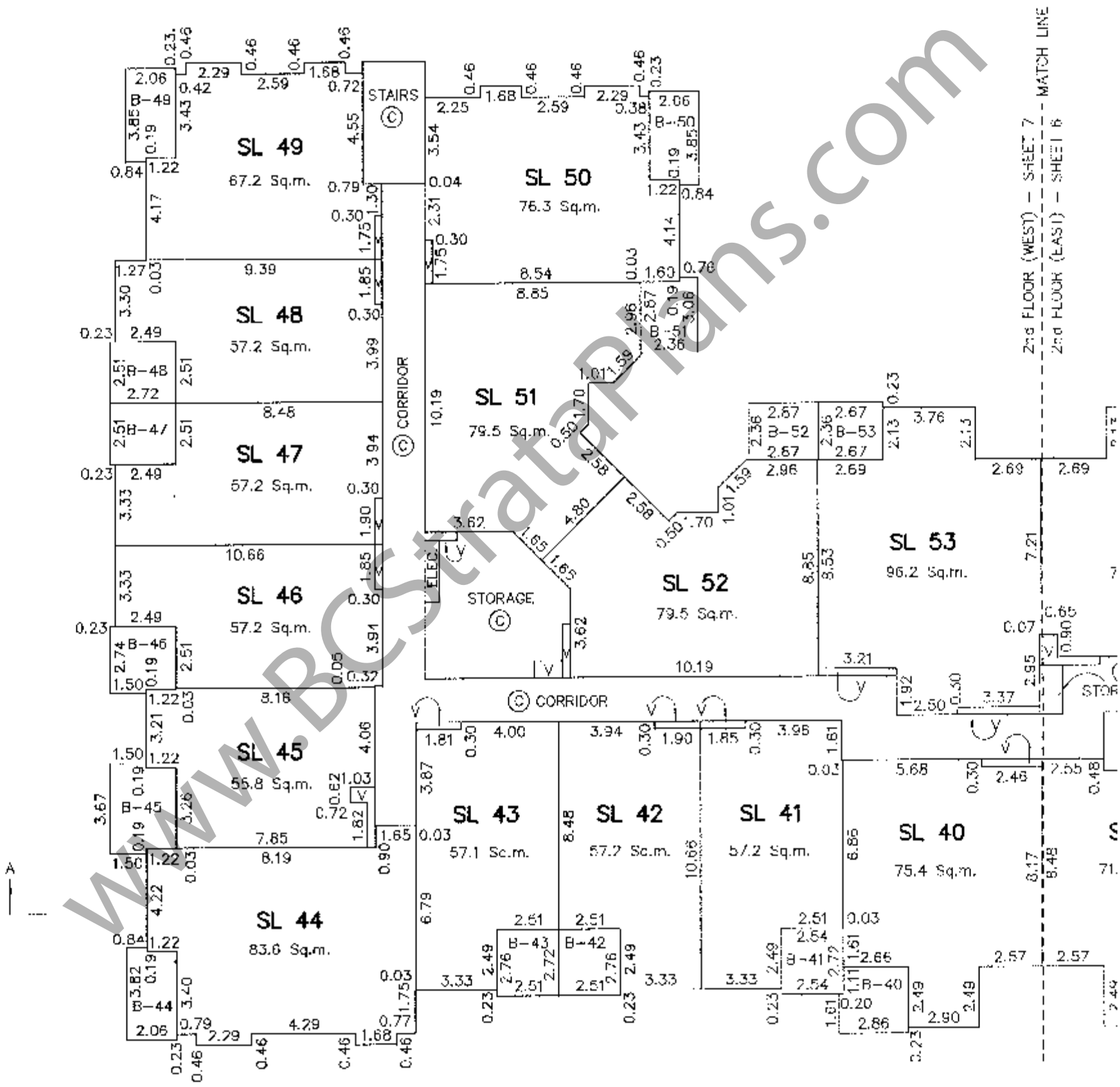
2nd FLOOR (WEST)

STRATA PLAN BCS 2839

SCALE 1:200

0 5 10 15

All distances are in metres.



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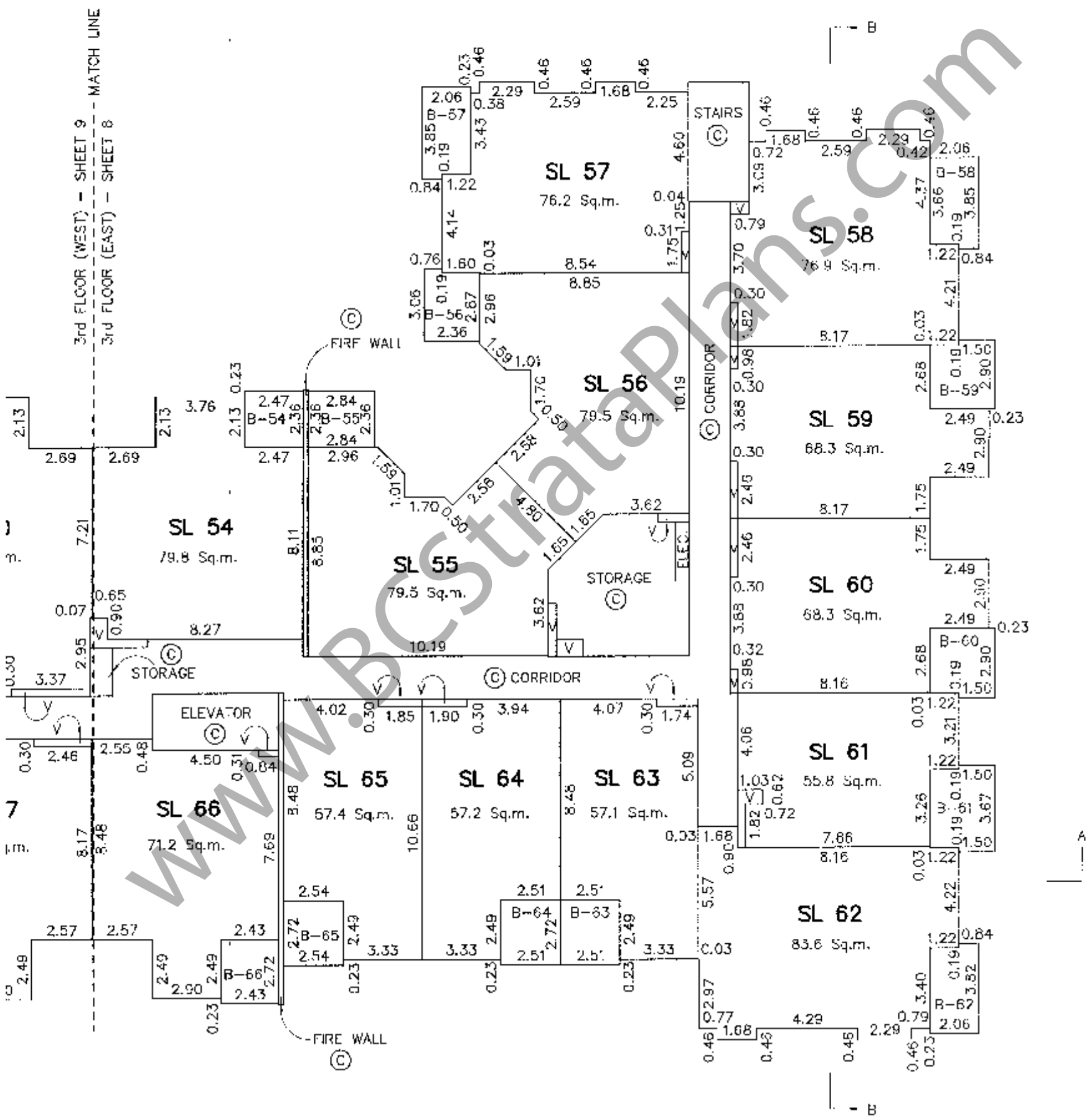
3rd FLOOR (EAST)

STRATA PLAN BCS 2839

SCALE 1:200

0 5 10 15

All distances are in metres.



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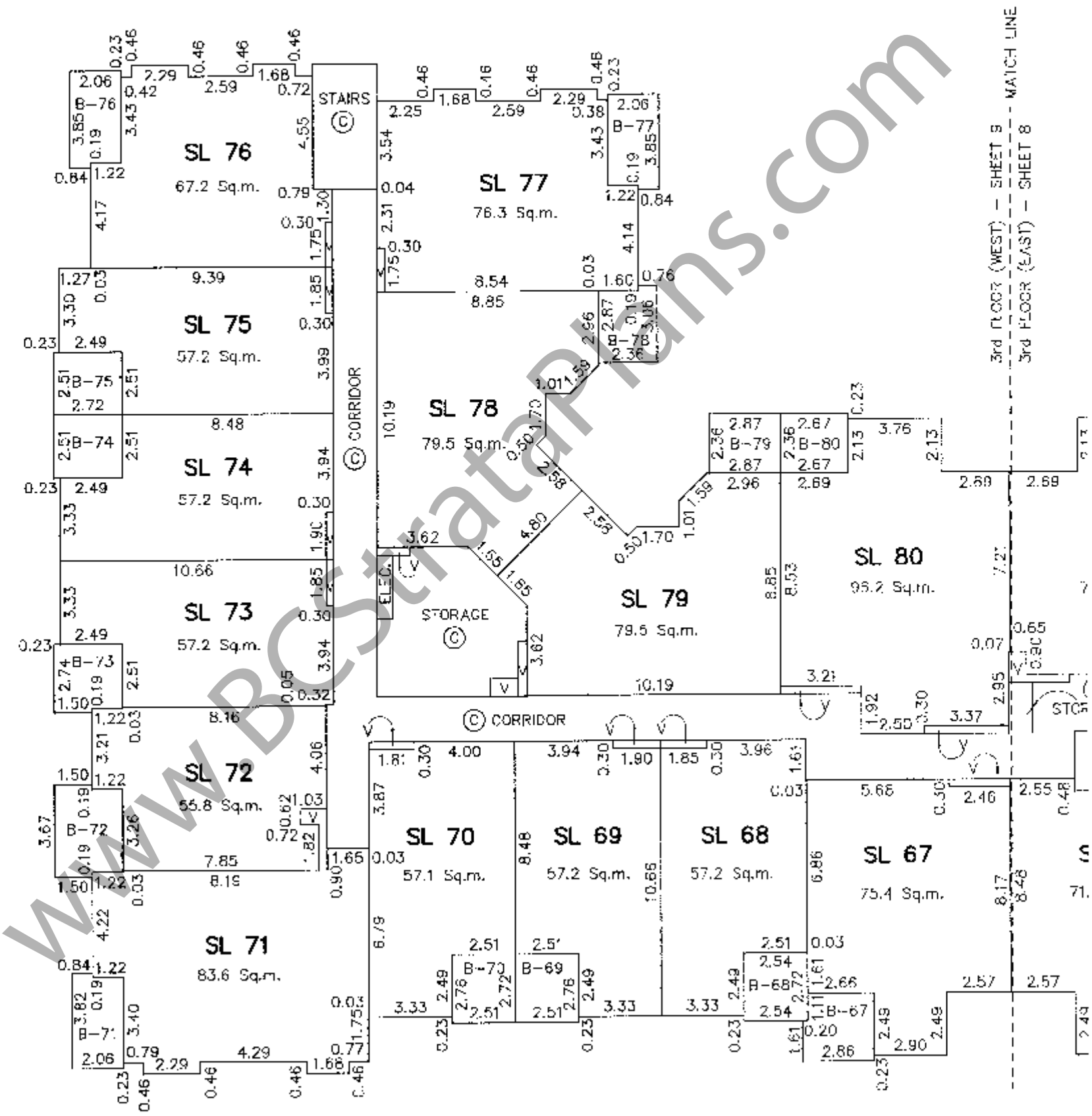
3rd FLOOR (WEST)

STRATA PLAN BCS 2839

SCALE 1:200

0 5 10 15

All distances are in metres.



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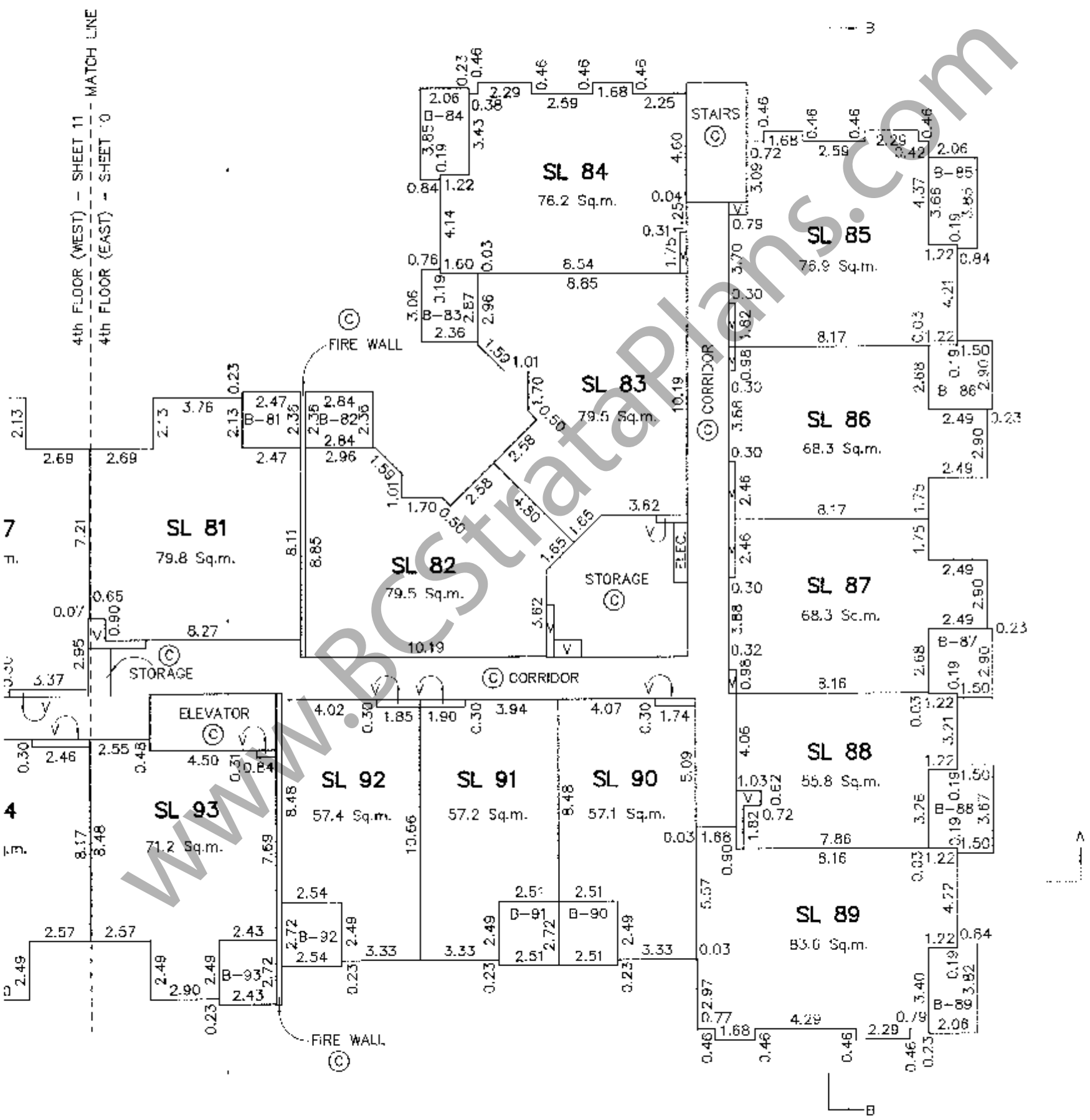
4th FLOOR (EAST)

STRATA PLAN BCS 2839

SCALE 1:200

0 5 10 15

All distances are in metres.



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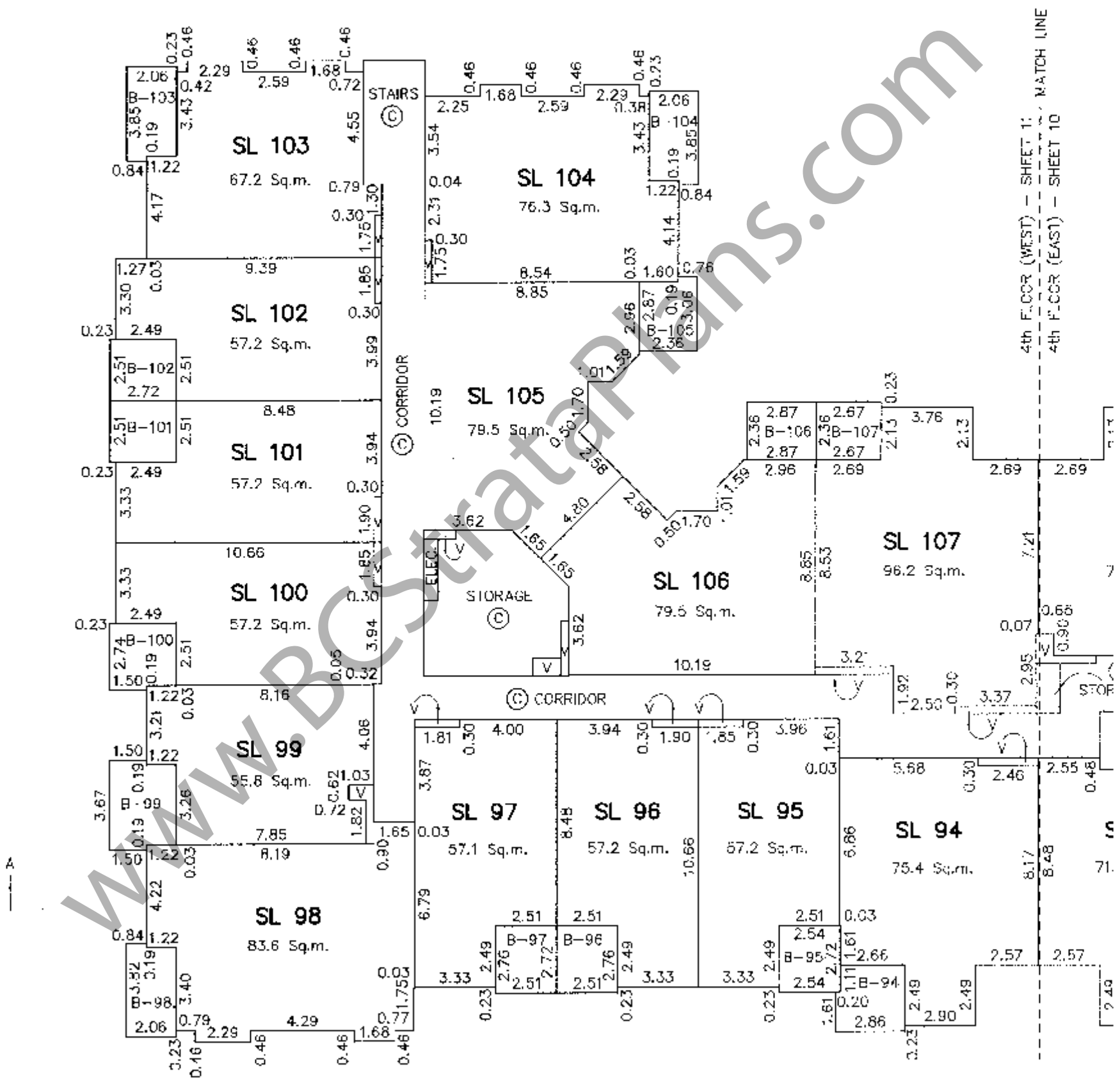
4th FLOOR (WEST)

SCALE 1:200

0 5 10 15

All distances are in metres.



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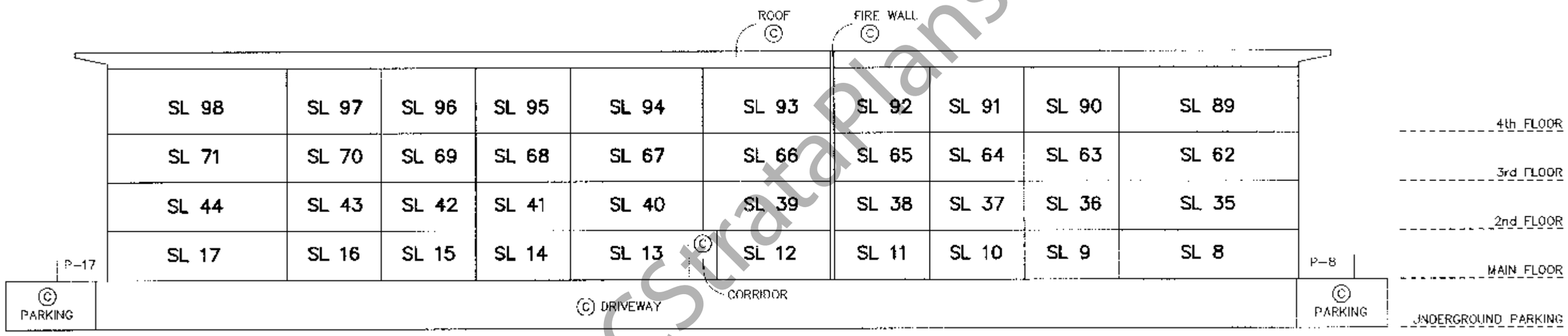
STRATA PLAN BCS 2839

SECTION A–A

SCALE 1:250

0 5 10 15

All distances are in metres.



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DATE: MARCH 28, 2008

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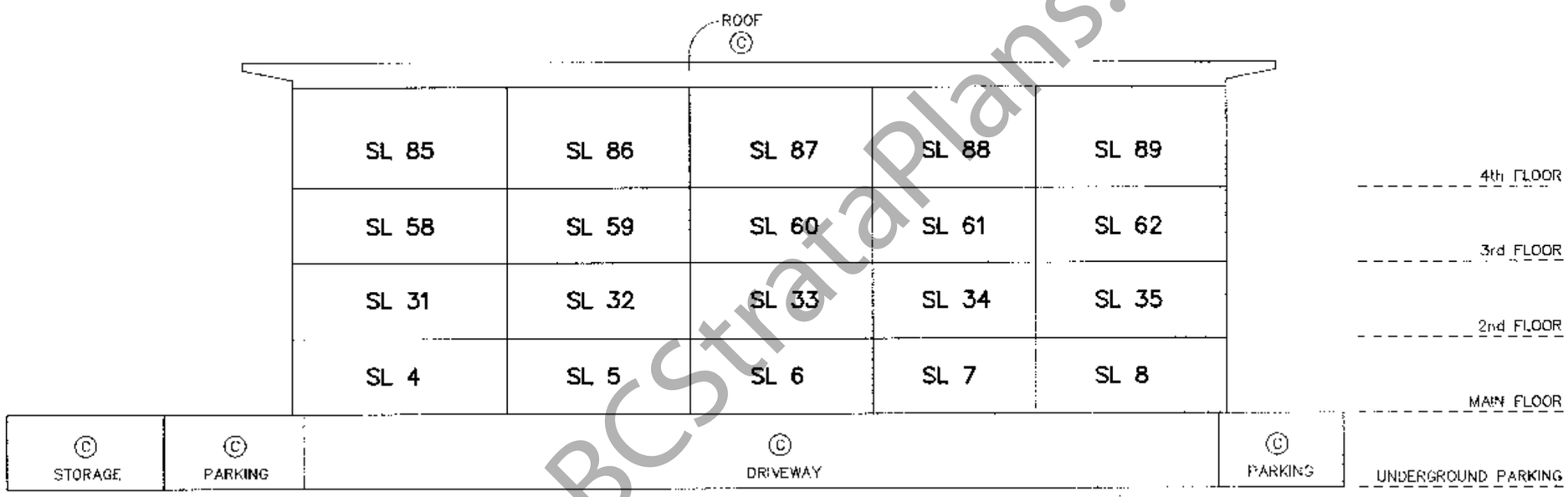
STRATA PLAN BCS 2839

SECTION B–B

SCALE 1:200

0 5 10 15

All distances are in metres.



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