

STRATA PLAN OF LOT 1**SECTION 23 BLOCK 5 NORTH RANGE 2 WEST
NEW WESTMINSTER DISTRICT PLAN BCP17860**

SHEET 1 OF 10 SHEETS

STRATA PLAN BCS 2120**REF. NO. 0A213939**

B.C.G.S. 92G.010

CITY OF SURREY

STRATA PLAN BCS 2120 DEPOSITED AND
REGISTERED IN THE LAND TITLE OFFICE AT
NEW WESTMINSTER, B.C.**LEGEND**

SCALE 1:500



ALL DIMENSIONS ARE IN METRES

Ⓐ INDICATES CONTROL MONUMENT FOUND

● INDICATES IRON POST FOUND

SqM INDICATES SQUARE METRES

LCP INDICATES LIMITED COMMON PROPERTY

SL INDICATES STRATA LOT

Ⓢ INDICATES COMMON PROPERTY

Ⓢ INDICATES VOID (COMMON PROPERTY)

MECH. INDICATES MECHANICAL ROOM

ELEC. INDICATES ELECTRICAL ROOM

NTS INDICATES NOT TO SCALE

V INDICATES VENT (COMMON PROPERTY)

GRID BEARINGS ARE DERIVED FROM
OBSERVATIONS BETWEEN CONTROL
MONUMENTS 5784 AND 5062.

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 0.99958815THIS PLAN LIES WITHIN THE GREATER
VANCOUVER REGIONAL DISTRICT**CIVIC ADDRESS:**10788 - 139th STREET
SURREY, BCPATIO AND BALCONY AREAS ARE
LIMITED COMMON PROPERTIES FOR
THE USE OF THE STRATA LOT INDICATED
(eg: P-1, B-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

**H.Y. AND ASSOCIATES
LAND SURVEYING LTD.**200, 9128 - 152 STREET
SURREY, B.C.

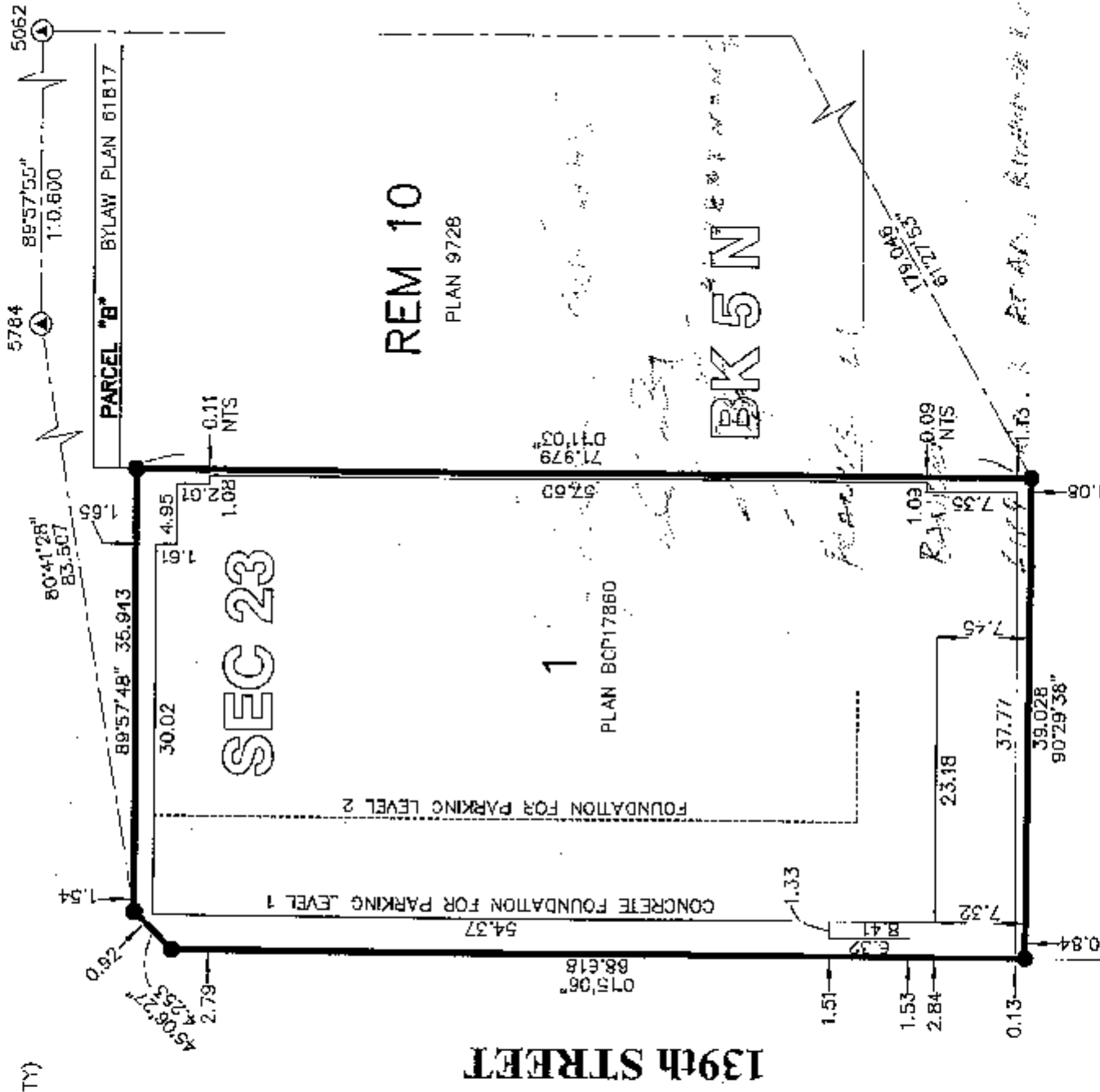
VSR 4E7

(ph) 583-1616

(fx) 583-1737

Job: 042040LS

File: 04204C_P01.DWG

108th AVENUE**A**

PLAN LMP27364

R 2 W

I, EUGENE O. WONG, 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 7TH DAY OF NOVEMBER 2006. THE PLAN WAS COMPLETED AND
CHECKED, AND THE CHECKLIST FILED UNDER ECP#568899 ON
THE 8TH DAY OF NOVEMBER 2006.

B.C.L.S.

ORIGINAL

SHEET 2 OF 10 SHEETS

STRATA PLAN BCS 2120

STRATA PROPERTY ACT

FORM S

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 NOVEMBER 7TH 2006, BEEN PREVIOUSLY OCCUPIED.



SIGNATURE

STRATA PROPERTY ACT

FORM U

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 THE STRATA PLAN.

DATE: NOVEMBER 7, 2006

(MONTH, DAY, YEAR)



SIGNATURE

THE CITY OF SURREY AS HOLDER OF COVENANT:
BX448505, HEREBY CONSENT TO THE FILING
OF THIS STRATA PLAN



MAYOR: DIANNE WATTS AUTHORIZED SIGNATORY


CITY CLERK: MARGARET JONES

H.Y. AND ASSOCIATES
LAND SURVEYING LTD.

200, 9128 - 152 STREET

SURREY, B.C.

V3R 4E7

(ph) 583-1616

(fx) 583-1737

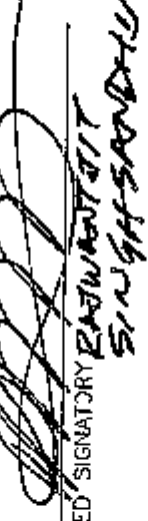
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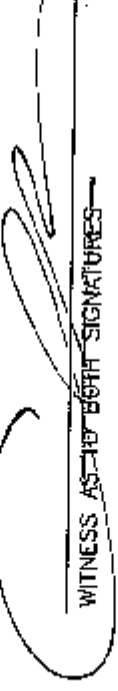
OWNER

FERGUSON PROPERTIES LTD.

INC. NO. B00695445


AUTHORIZED SIGNATORY EUGENE O. WONG
SINGH SANDHU

AUTHORIZED SIGNATORY


WITNESS AS TO BOTH SIGNATURES

DEEPAWATI CHAD

PRINT NAME OF WITNESS

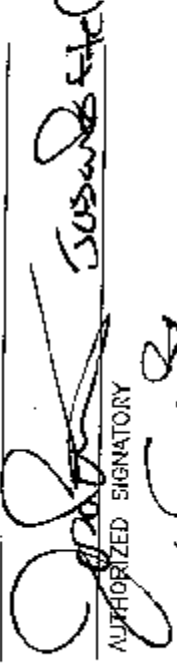
LAWYER

OCCUPATION OF WITNESS

2525 King George Hwy
ADDRESS OF WITNESS
Surrey BC

MORTGAGEE

HSBC BANK CANADA


AUTHORIZED SIGNATORY
ALBERT WONG

AUTHORIZED SIGNATORY ALBERT WONG

WITNESS AS TO BOTH SIGNATURES

FRANCIS LI

PRINT NAME OF WITNESS

BANKER

OCCUPATION OF WITNESS

6168 NO. 3 ROAD, RICHMOND BC
ADDRESS OF WITNESS

DATE: NOV 8/06


B.C.L.S.

ORIGINAL

PARKING LEVEL TWO

SCALE 1:250



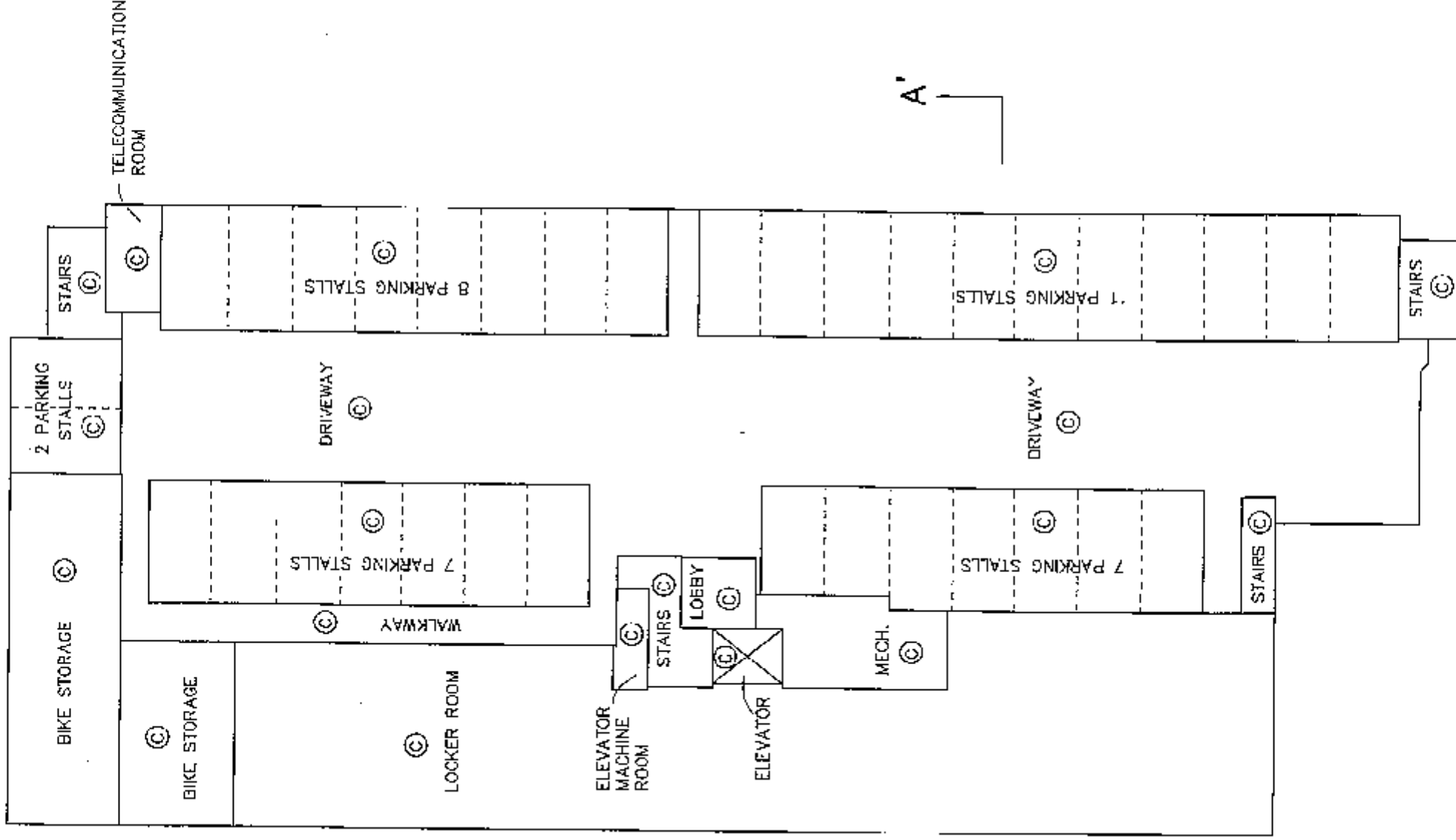
All distances are in metres.

SHEET 2 OF 10 SHEETS

STRATA PLAN BCS 2/20

AMENDED PURSUANT TO SEC.
258, STRATA PROPERTY ACT
THIS SATURDAY OF JULY, 2007,
SEE AMENDED SHEET 3A &
3B. (00422214)

B'



A

A'

H.Y. AND ASSOCIATES
LAND SURVEYING LTD.

200, 912B - 152nd STREET
SURREY, B.C.

V3R 4E7

(ph) 583-1616

(fx) 583-1737

Job : 042040LS

File: 042040_P2.DWG

DATE: Nov 8/06

B.C.L.S.

Original

EXPLANATORY PLAN TO DESIGNATE
LIMITED COMMON PROPERTY OVER
A PORTION OF THE COMMON PROPERTY OF
STRATA PLAN BCS 2120

SEC 23 BK 5 N R 2 W NWD

FOR THE BENEFIT OF STRATA LOTS 1-79 INCLUSIVE
B.C.G.S. 92G.016

PURSUANT TO SECTION 258 OF THE STRATA PROPERTY ACT

AMENDED SHEET 3A OF 10 SHEETS

STRATA PLAN BCS 2120

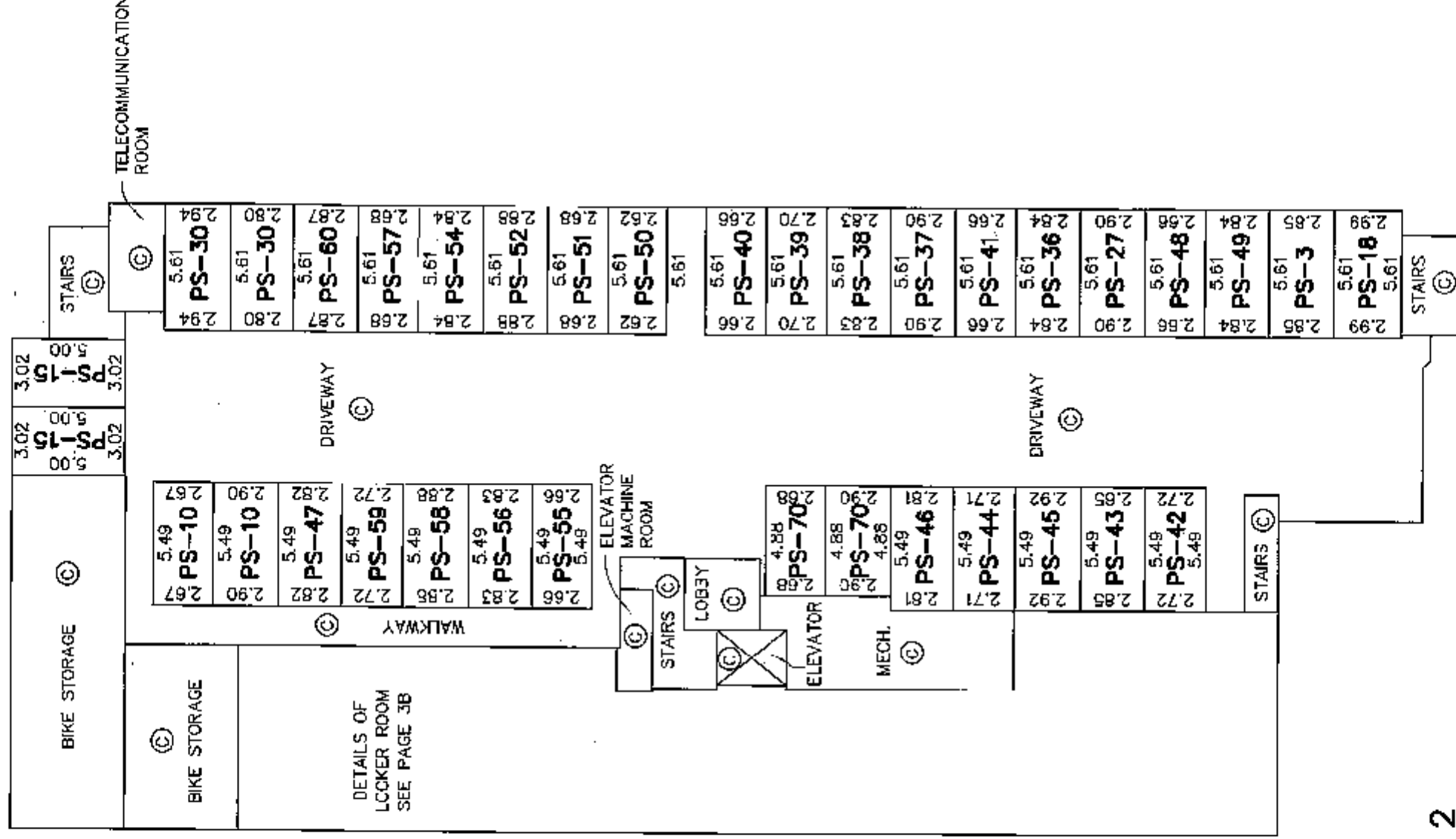
DEPOSITED IN THE LAND TITLE OFFICE OF
NEW WESTMINSTER, B.C.

THIS 5th DAY OF July, 2007.

I. MacDonald

ASSISTANT DEPUTY REGISTRAR

BB 422214



PARKING LEVEL 2

LEGEND

SCALE 1:250



All distances are in metres.

PARKING STALLS ARE LIMITED COMMON PROPERTIES
FOR THE USE OF STRATA LOTS INDICATED (eg: PS-1)

© INDICATES COMMON PROPERTY

PS INDICATES PARKING STALL

THIS PLAN LIES WITHIN THE

GREATER VANCOUVER REGIONAL DISTRICT

H.Y. AND ASSOCIATES
LAND SURVEYING LTD.

200, 912B - 152nd STREET
SURREY, B.C.

V3R 4E7

(ph) 583-1616

(fx) 583-1737

Job : 042040LS

File: 042040_AMD_P2A.DWG

DATE: MARCH 13, 2007

Lyndon

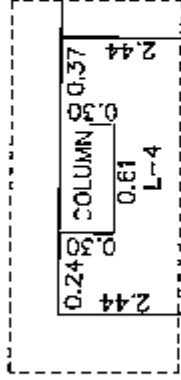
3.C.L.S.

ORIGINAL

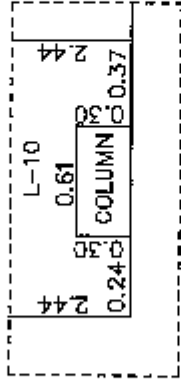
DETAILS OF LOCKER ROOM

AMENDED SHEET 38 OF 10 SHEETS

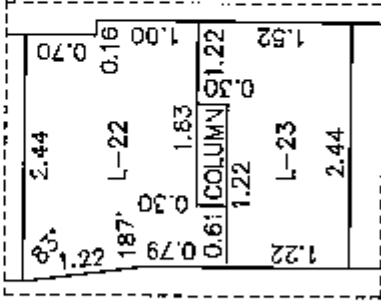
STRATA PLAN BCS 2120



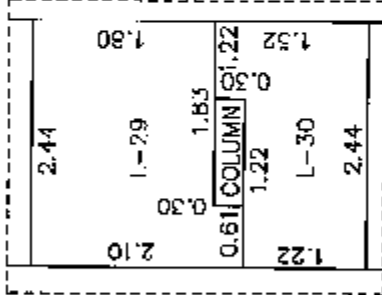
DETAIL "A"
NOT TO SCALE



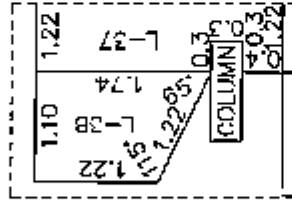
DETAIL "B"
NOT TO SCALE



DETAIL "C"
NOT TO SCALE



DETAIL "D"
NOT TO SCALE



DETAIL "E"
NOT TO SCALE

~~LOCKERS ARE LIMITED COMMON PROPERTIES FOR THE USE OF STRATA LOT OWNERS (V3R 4E7)~~

TYPICAL LOCKER MEASUREMENTS ARE 2.44m X 1.22m, UNLESS NOTED OTHERWISE.

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

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

V3R 4E7

(ph) 583-1616

(fx) 583-1737

Job : 042040LS

File: 042040_AMD_P2B.DWG

LEGEND

SCALE 1:150



All distances are in metres.

© INDICATES COMMON PROPERTY

L INDICATES LOCKER

THIS PLAN LIES WITHIN THE

GREATER VANCOUVER REGIONAL DISTRICT

DATE: MARCH 13, 2007

Gordon

B.C.L.S.

Original

PARKING LEVEL ONE

SCALE 1:250



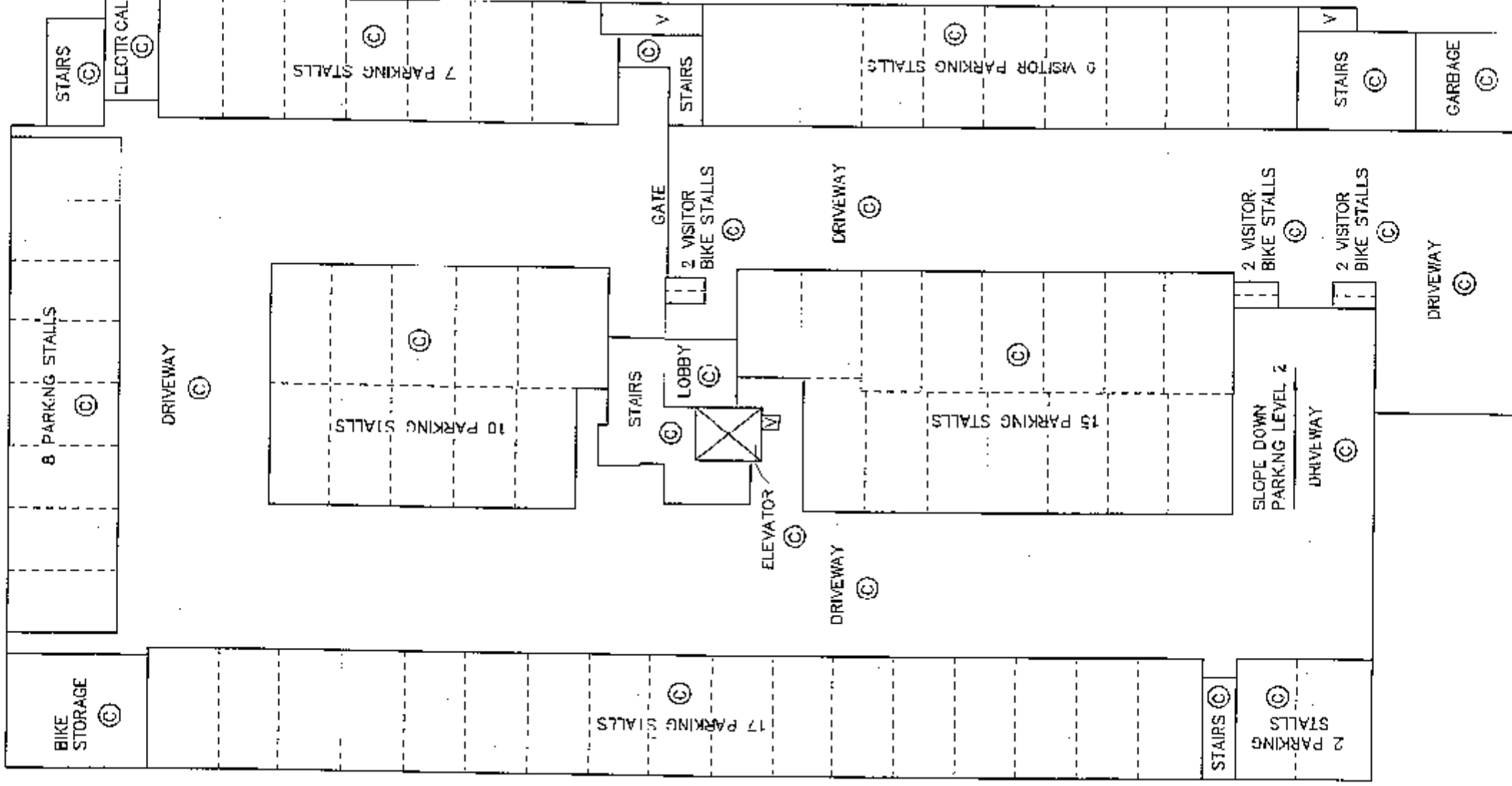
All distances are in metres.

SHEET 4 OF 10 SHEETS

STRATA PLAN BCS 2120

AMENDED PURSUANT TO SEC.
258, STRATA PROPERTY ACT
THIS 5th July 2007. SEE
AMENDED SHEET 4A.
(60422214).

B'



A

A'

H.Y. AND ASSOCIATES
LAND SURVEYING LTD.
200, 9128 - 152nd STREET
SURREY, B.C.
V3R 4E7
(ph) 583-1616
(fx) 583-1737
Job : 04234DLS
File: 042040_P1.DWG

DATE: Nov 8/06

B.C.L.S.

Original

EXPLANATORY PLAN TO DESIGNATE
LIMITED COMMON PROPERTY OVER
A PORTION OF THE COMMON PROPERTY OF
STRATA PLAN BCS 2120

SEC 23 BK 5 N R 2 W NWD

FOR THE BENEFIT OF STRATA LOTS 1-79 INCLUSIVE

3.C.G.S. 92G.016

PURSUANT TO SECTION 258 OF THE STRATA PROPERTY ACT

AMENDED SHEET 4 OF 10 SHEETS

STRATA PLAN BCS 2120

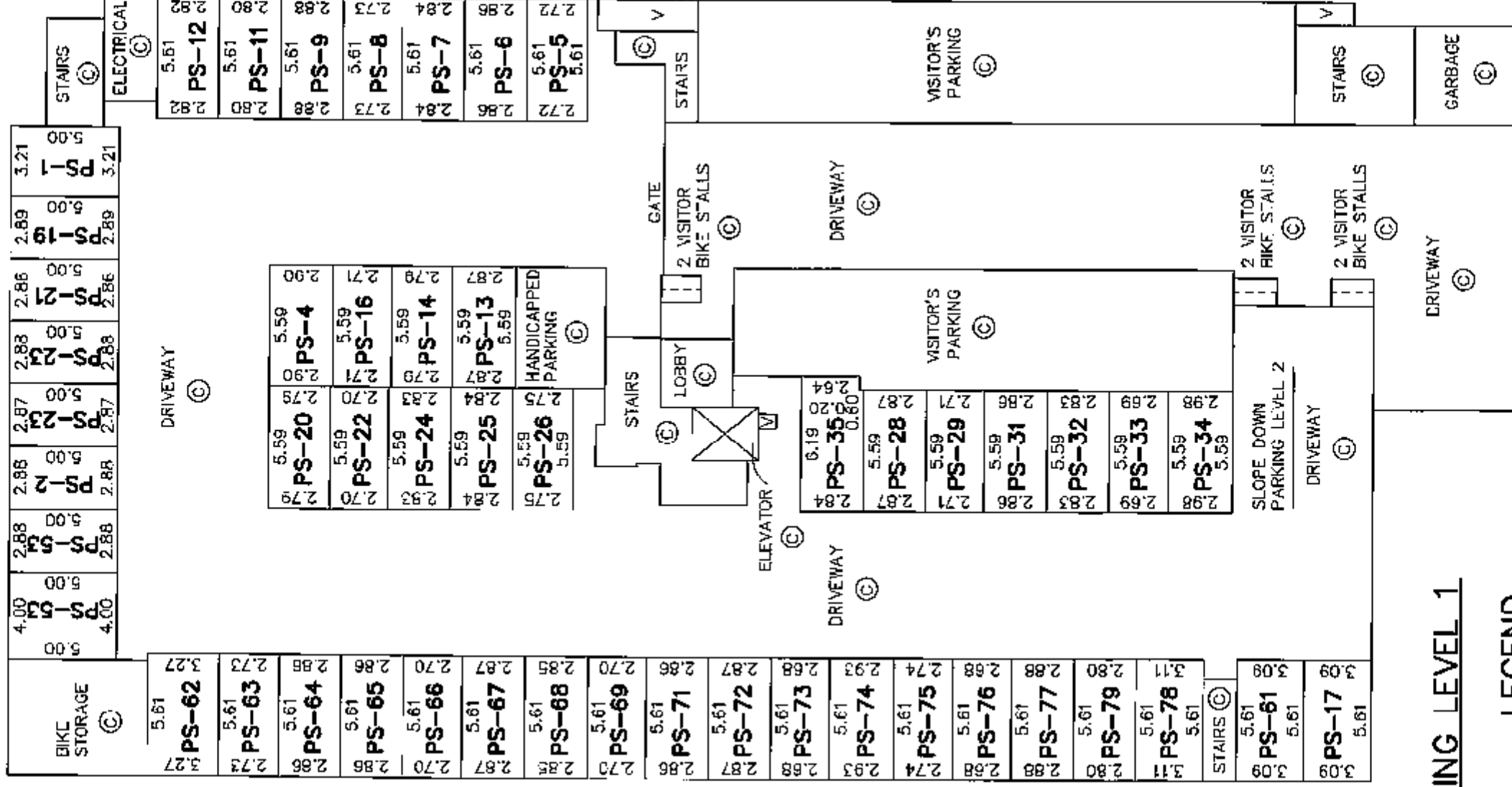
DEPOSITED IN THE LAND TITLE OFFICE OF
NEW WESTMINSTER, B.C.

THIS 5th DAY OF July, 2007.

J. MacDonnell *has*

ASSISTANT DEPUTY REGISTRAR

BB 422214



PARKING LEVEL 1

LEGEND

SCALE 1:250



All distances are in metres.

PARKING STALLS ARE LIMITED COMMON PROPERTIES
FOR THE USE OF STRATA LOTS INDICATED (eg: PS-1)

Ⓒ INDICATES COMMON PROPERTY

PS INDICATES PARKING STALL

THIS PLAN LIES WITHIN THE
GREATER VANCOUVER REGIONAL DISTRICT

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

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

(ph) 583-1616

(fx) 583-1737

Job : 042040LS

File: 042040_AMD_P1.DWG

DATE: MARCH 13, 2007

Gordon

B.C.L.S.

ORIGINAL

MAIN FLOOR

SCALE 1:250



All distances are in metres.

SHEET 5 OF 10 SHEETS

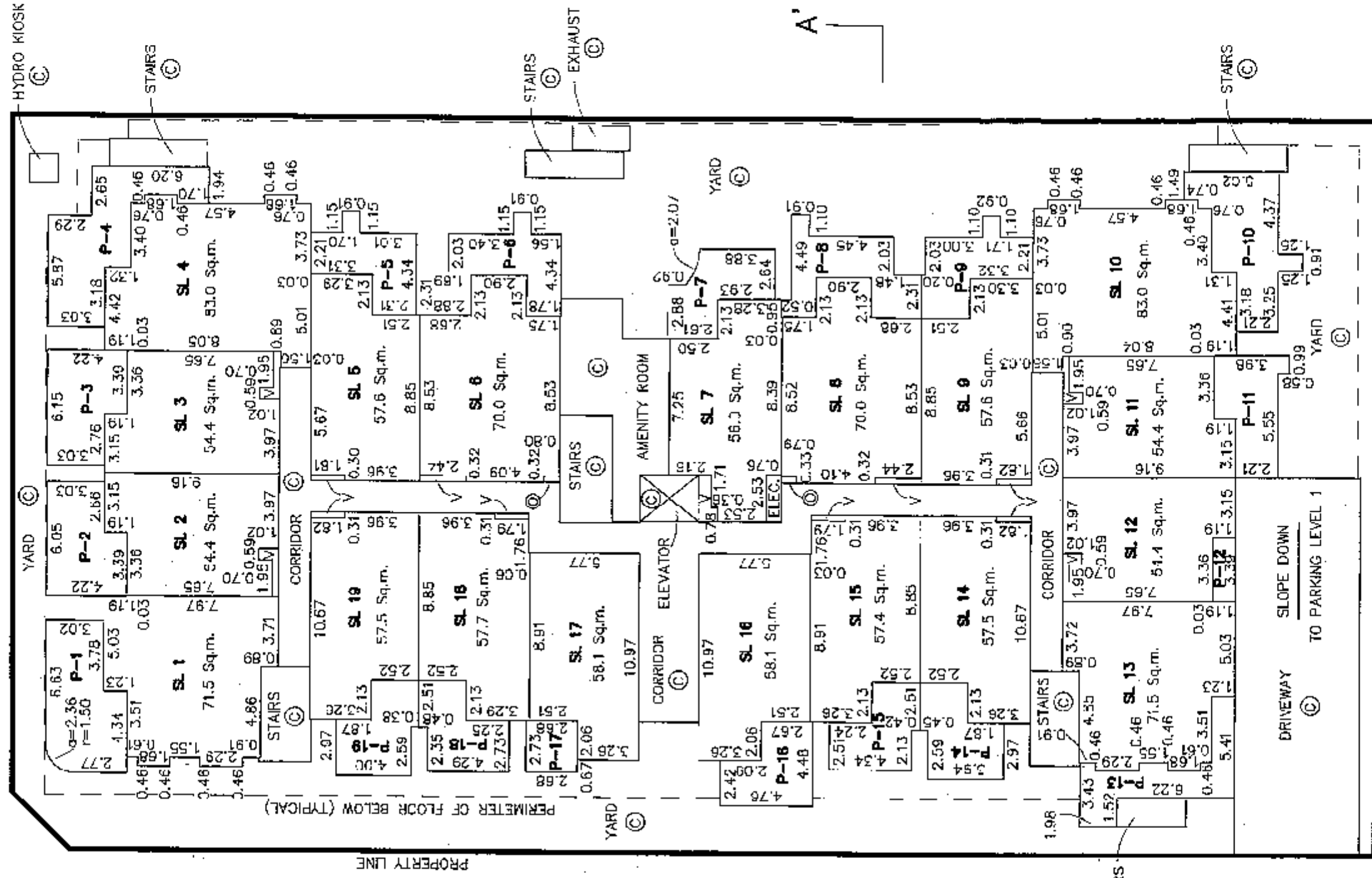
STRATA PLAN BCS 2120

108th AVENUE



139th STREET

◀



H.Y. AND ASSOCIATES
LAND SURVEYING LTD.

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

(ph) 583-1616

(fx) 583-1737

Job : 042040LS

File: 042040_MAIN.DWG

DATE: Nov 8/06

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2014/05/20

2ND FLOOR

SCALE 1:250



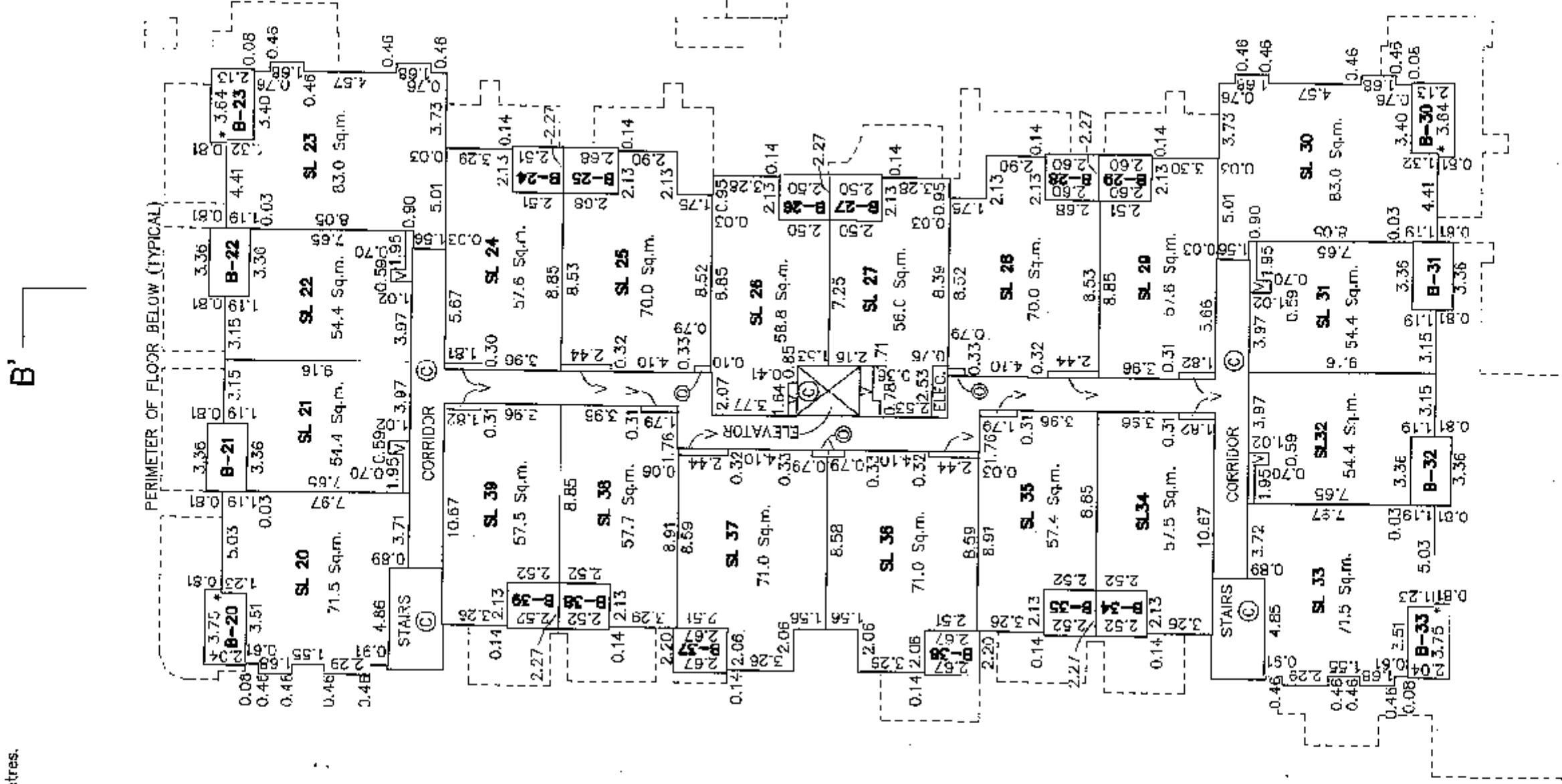
All distances are in metres.

* DENOTES 0.16



SHEET 6 OF 10 SHEETS

STRATA PLAN BCS 2/20



H.Y. AND ASSOCIATES
LAND SURVEYING LTD.

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

V3R 4E7

(ph) 583-1616

(fx) 583-1737

Job : 0420401.S

File: 042040_2ND.DWG

DATE: Nov 8/06

B.C.L.S.

ORIGINAL

3RD FLOOR

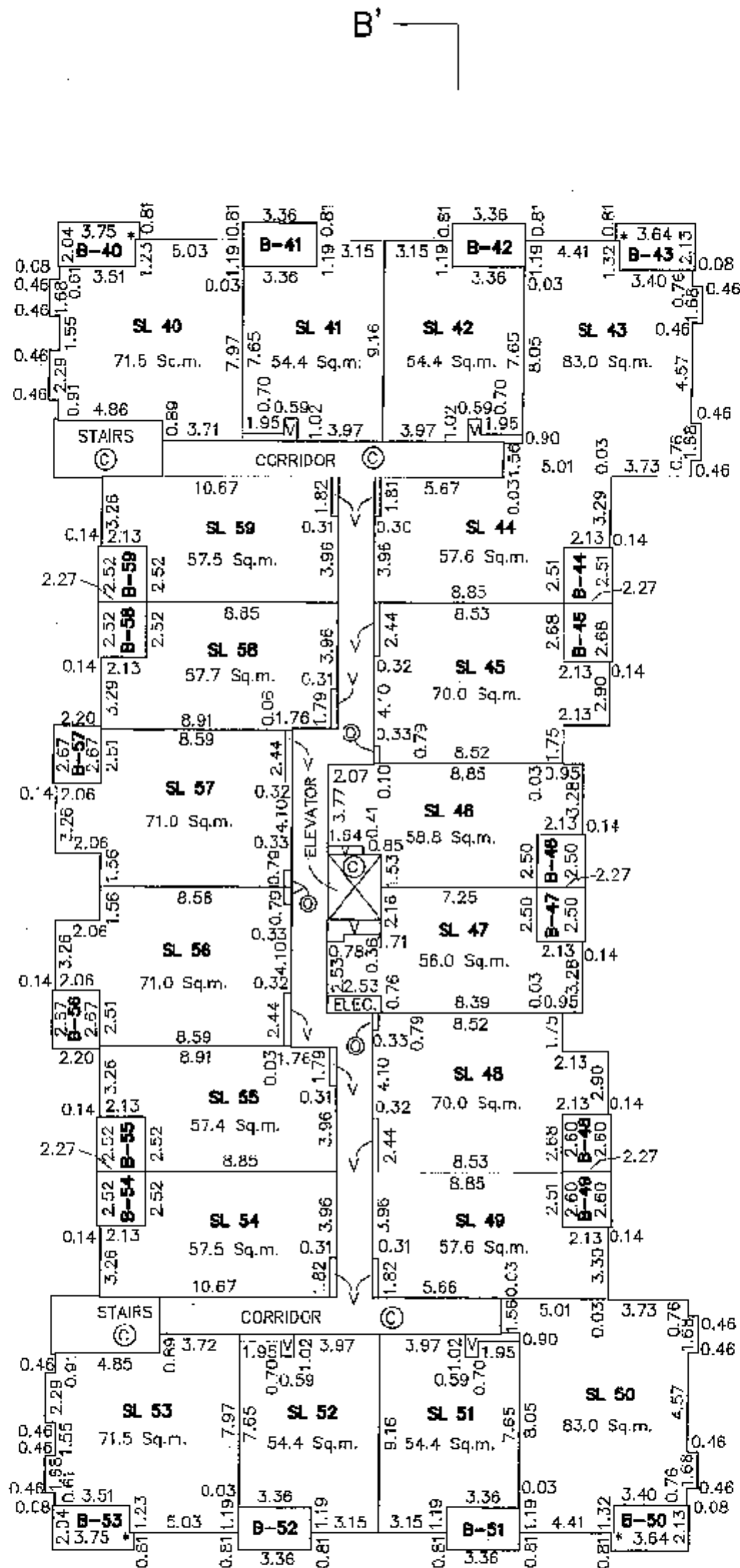
STRATA PLAN BCS 2120

SCALE 1:250



All distances are in metres.

* DENOTES 0.16



H.Y. AND ASSOCIATES
LAND SURVEYING LTD.

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

V3R 4F7

(ph) 583-1013

(fx) 583-1737

Job : 042040LS

File: 042040_3RD.DWG

DATE: Nov 8/06

B.C.L.S.

ORIGINAL

4TH FLOOR

SCALE 1:250



All distances are in metres.

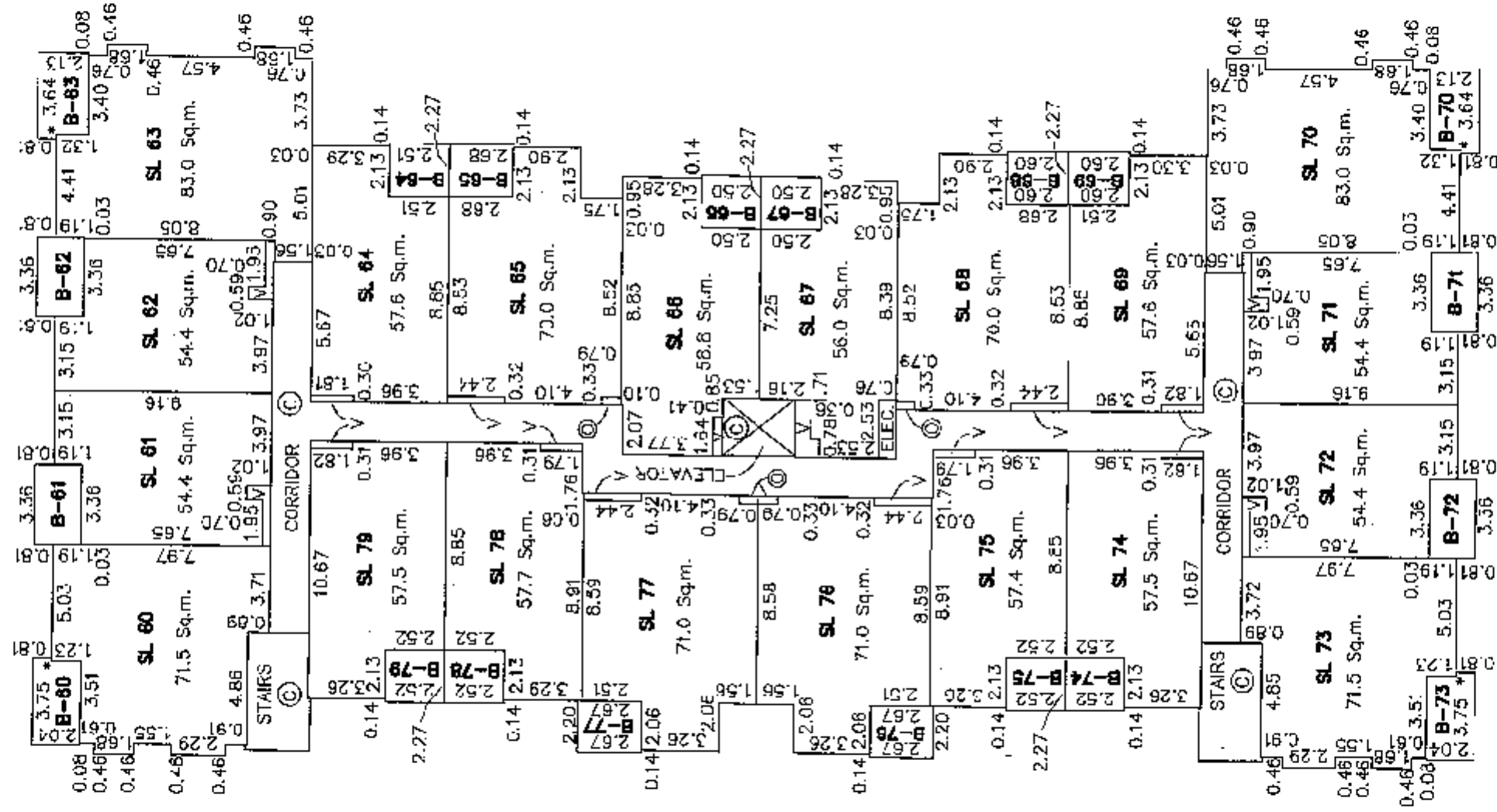
* DENOTES 0.16



SHEET 8 OF 10 SHEETS

STRATA PLAN BCS 2/20

B'



A

A'

B

H.Y. AND ASSOCIATES
LAND SURVEYING LTD.

200, 912B - 152nd STREET
SURREY, B.C.
V3R 4E7
(ph) 583-1616
(fx) 583-1737
Job : 042040LS
File: 042040_4TH.DWG

DATE: Nov 8/06

[Signature] B.C.L.S.

ORIGINAL

SECTION A-A'

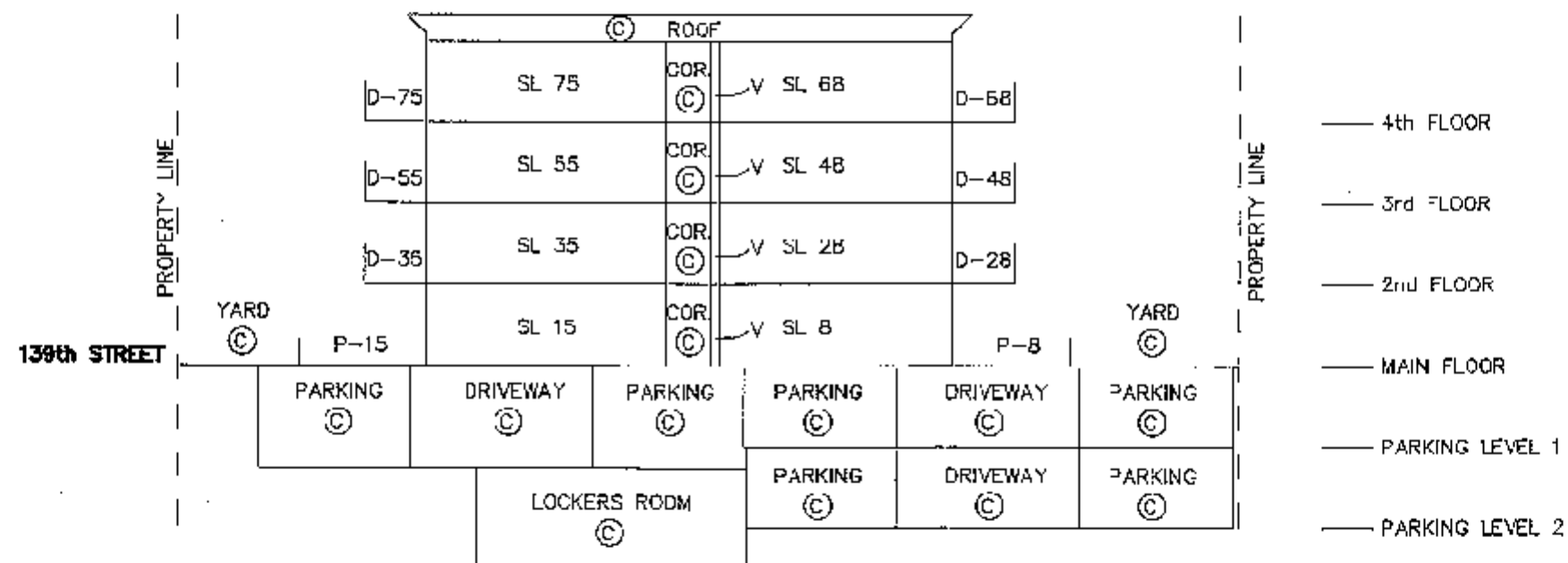
SCALE 1:250



All distances are in metres.

SHEET 9 OF 10 SHEETS

STRATA PLAN BCS 2120



SECTION A-A'

H.Y. AND ASSOCIATES
LAND SURVEYING LTD.

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

V3R 4E7

(ph) 583-1616

(fx) 583-1737

Job : 042040LS

File: 042040_A.DWG

Nov 8/06

B.C.L.S.

ORIGINAL

SECTION B-B'

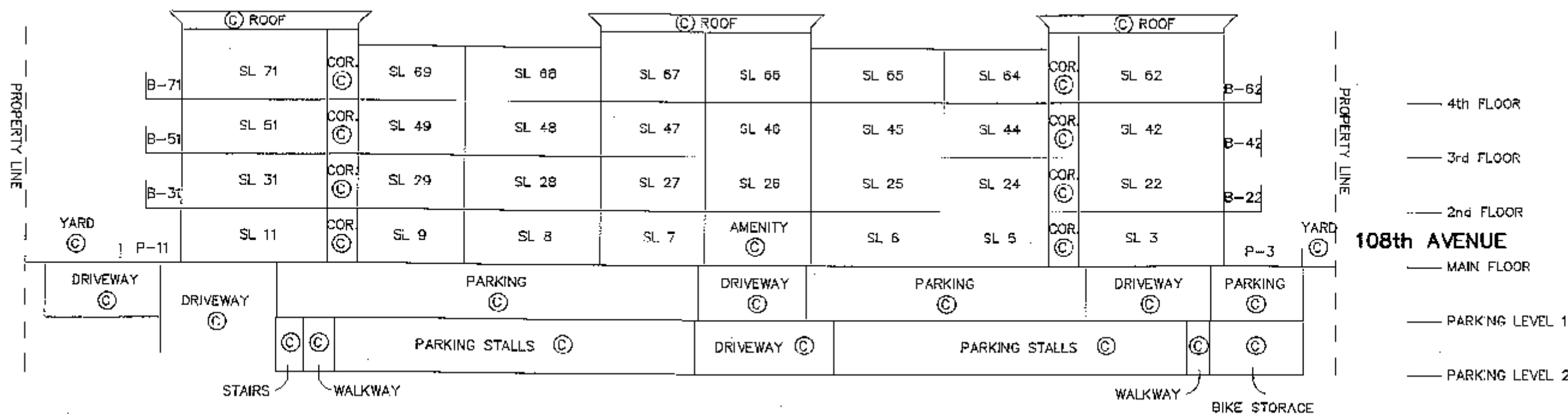
SHEET 10 OF 10 SHEETS

STRATA PLAN BCS 2120

SCALE 1:250



All distances are in metres.



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 : 042040LS

File: 042040_B.DWG

NOV 8/06

B.C.L.S.

ORIGINAL