

**STRATA PLAN OF PART OF
LOT 1, SECTION 28, BLOCK
5 NORTH, RANGE 1 WEST,
N.W.D., PLAN BCP25451**

"CITY OF SURREY"

B.C.G.S. 92G.017

SCALE 1:750



ALL DISTANCES ARE IN METRES.

"ESCADA"

BUILDING 1: 15322 191 STREET
BUILDING 3: 10058 153 STREET
BUILDING 4: 10066 153 STREET
SURREY, BC

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

THIS 26 DAY OF FEBRUARY 2008

IAN MACDONALD / EP
REGISTRAR

BB834782-876



153rd STREET

**INTEGRATED SURVEY AREA No. 1
(SURREY) NAD-83 (CSRS)**

THIS PLAN SHOWS HORIZONTAL GROUND-LEVEL MEASURED
DISTANCES EXCEPT WHERE OTHERWISE NOTED. TO COMPUTE
GRID DISTANCES, MULTIPLY GROUND LEVEL DISTANCES
BY COMBINED FACTOR 0.9955918

LEGEND

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

- ⊙ - DENOTES CONTROL MONUMENT FOUND
- - DENOTES LEAD PLUG FOUND
- - DENOTES LEAD PLUG PLACED
- - DENOTES STANDARD IRON POST FOUND
- - DENOTES STANDARD IRON POST PLACED
- NR - DENOTES NO RECORD
- D/R - DENOTES DESTROYED/RESET
- SL - DENOTES STRATA LOT
- PT. - DENOTES PART
- ⊙ - DENOTES COMMON PROPERTY
- ⓔ - DENOTES ELECTRICAL ROOM
BEING COMMON PROPERTY
- Ⓥ - DENOTES VENT BEING
COMMON PROPERTY
- ⓂS - DENOTES MECHANICAL SPACE
BEING COMMON PROPERTY
- ⓐF - DENOTES COMMON FACILITY
- Ⓨ1 - DENOTES YARD BEING LIMITED
COMMON PROPERTY FOR THE
EXCLUSIVE USE OF SL. 1
- ⓑ20 - DENOTES BALCONY BEING LIMITED
COMMON PROPERTY FOR THE
EXCLUSIVE USE OF SL. 20

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

APPROVED AS PHASE 1 OF A 2 PHASE
STRATA PLAN UNDER SECTION 224 OF
THE STRATA PROPERTY ACT.

THIS 19th DAY OF February, 2008

Mike E. Shaw
APPROVING OFFICER FOR THE
CITY OF SURREY
PCL. 'B'
BY-LAW
(PLAN 64953)

Judith Robertson

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

DATE: NOVEMBER 22nd, 2007.

Mike E. Shaw

BENNETT LAND SURVEYING LTD.
B.C. & CANADA LAND SURVEYORS
#201-9547 152nd STREET,
SURREY, B.C. V3R 5Y5
PHONE: 604-582-0717

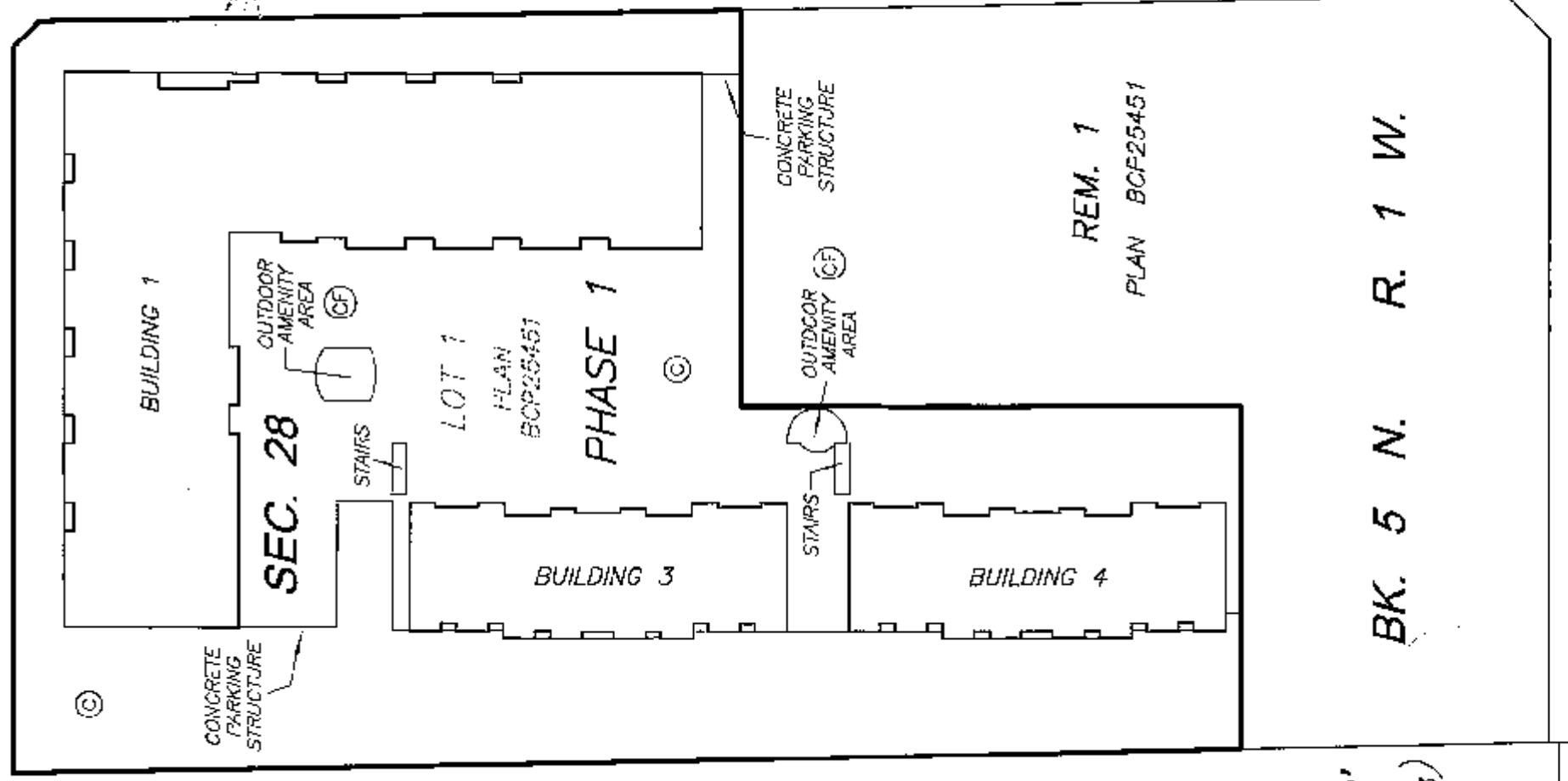
DRAWING # 30634-12
FILE # 30634-12_FS
DATE: NOVEMBER 22, 2007

STRATA PLAN BCS 2783

PHASE 1

101st

AVENUE



REM. 1
PLAN BCP25451

BK. 5 N. R. 1 W.

154th STREET

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 PLAN LIES WITHIN THE
GREATER VANCOUVER REGIONAL DISTRICT

ORIGINAL

SHEET 2 OF 23 SHEETS

BOUNDARY DIMENSIONS

STRATA PLAN BCS 2783

PHASE 1

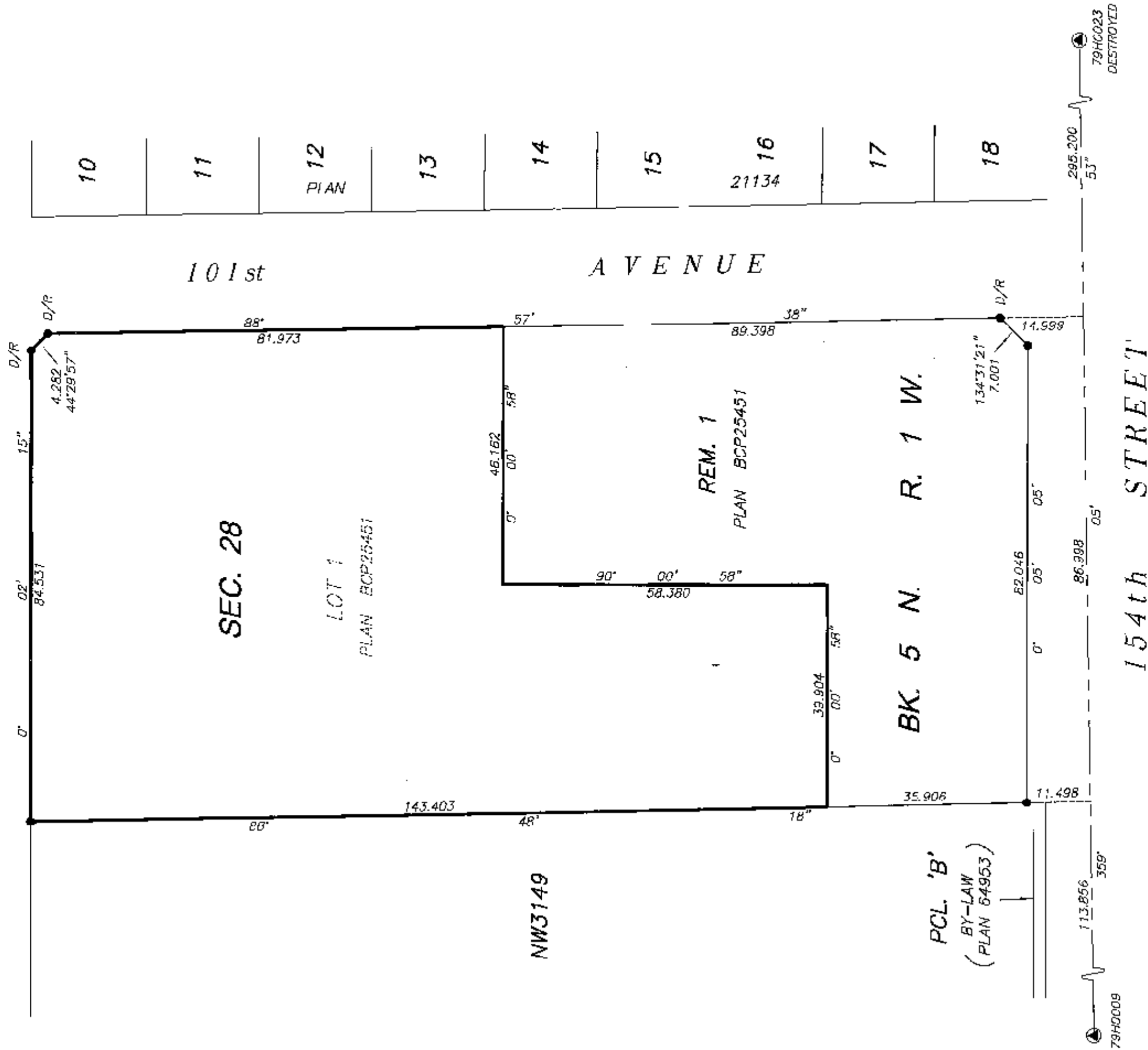
SCALE 1:750



ALL DISTANCES ARE IN METRES.



153rd STREET



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 20th DAY OF NOVEMBER, 2007. THE PLAN WAS COMPLETED AND CHECKED, AND THE CHECKLIST FILED UNDER # ECP73788, 23rd DAY OF NOVEMBER, 2007.

Mike E. Shaw B.C.L.S.

DATE : NOVEMBER 22, 2007

DRAWING # 30634-12
FILE # 30634-12_Post

M.E.S.

ORIGINAL

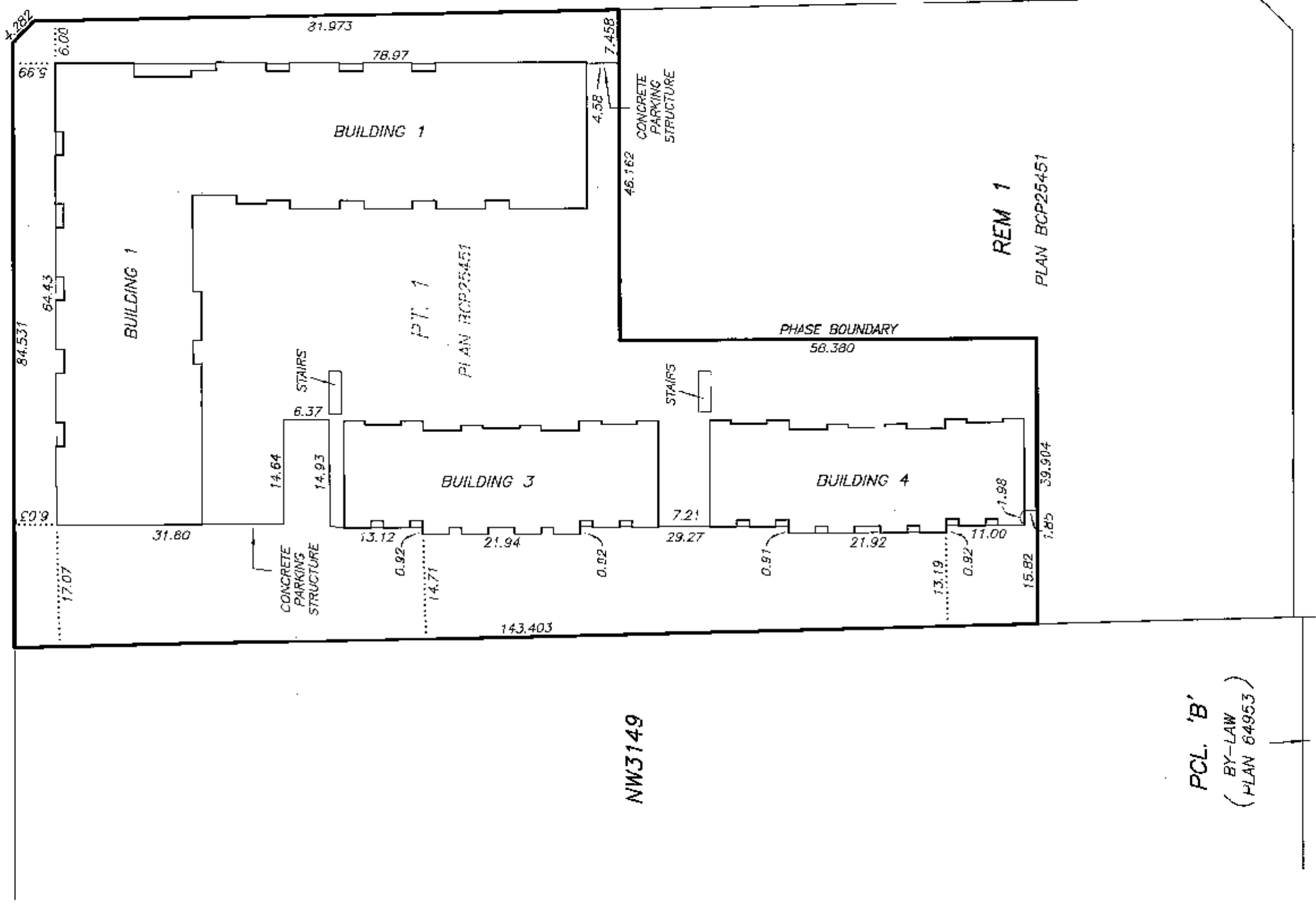
**BUILDING LOCATION
AND DIMENSIONS**

**STRATA PLAN BCS 2783
PHASE 1**

SCALE 1:600
10 0 10 20
ALL DISTANCES ARE IN METRES



153rd STREET



101st

AVENUE

154th STREET

DATE : NOVEMBER 22, 2007

M.E.B.

STRATA PLAN BCS 2783

PHASE 1

OWNER:

OWNI DEVELOPMENT (154 STREET SOUTH) CORP.
(INCORPORATION No. BC0725974)

AUTHORIZED SIGNATORY

Rossano Decatilis

AUTHORIZED SIGNATORY

WITNESS AS TO BOTH SIGNATURES

Gianni Landisio

Real Estate Development

OCCUPATION OF WITNESS

#550 - 858 Beatty St, Vancouver
ADDRESS OF WITNESS

MORTGAGEE:

CANADIAN IMPERIAL BANK OF COMMERCE

SAM BEATTUCCI
AUTHORIZED SIGNATORY RISK ANALYST

Ann Marie Menn
AUTHORIZED SIGNATORY ASST. General Manager

A. Shivanarain
WITNESS AS TO BOTH SIGNATURES

Aditya Mandini Shivanarain

OCCUPATION OF WITNESS

Notary for the Province of Ontario

ADDRESS OF WITNESS

595 Bay St
5th floor Toronto ont
MSG 2C2

THE CITY OF SURREY
REGISTERED OWNER OF COVENANT BA20563
HEREBY CONSENTS TO THE DEPOSIT OF THIS PLAN.

DIANNE L. WATTS
AUTHORIZED SIGNATORY MAYOR, DIANNE L. WATTS

MARGARET JONES
AUTHORIZED SIGNATORY CITY CLERK, MARGARET JONES

I CERTIFY THAT THE LOUNGE AND OUTDOOR AMENITY AREAS
WHICH ACCORDING TO THE PHASED STRATA PLAN DECLARATION
IN FORM P FILED FOR THIS STRATA PLAN WERE TO HAVE BEEN
CONSTRUCTED IN CONJUNCTION WITH THIS PHASE, HAVE BEEN
PROVIDED FOR IN ACCORDANCE WITH SECTION 225(2) OF
THE STRATA PROPERTY ACT.

DATE: February 19, 2008

J. Robertson
APPROVING OFFICER FOR THE
CITY OF SURREY Judith Robertson

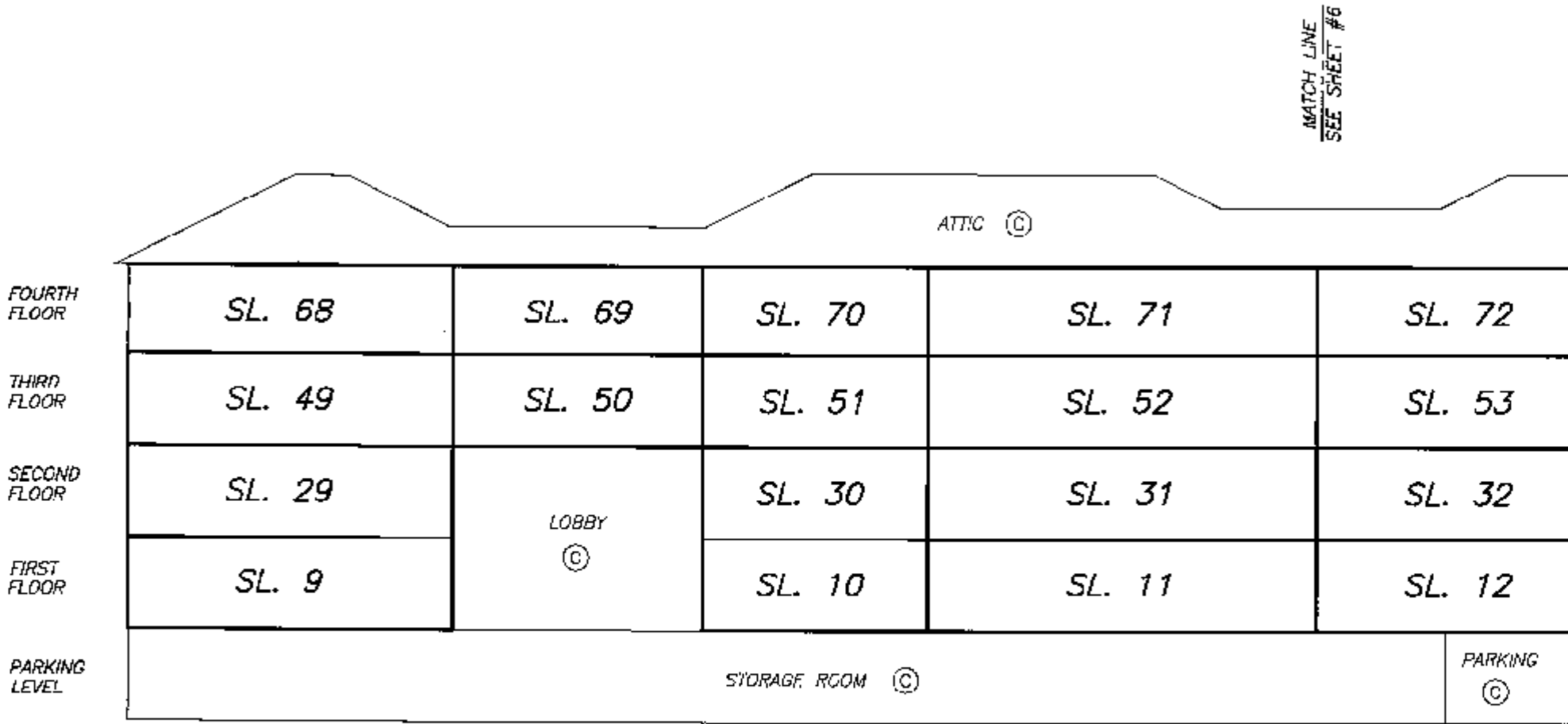
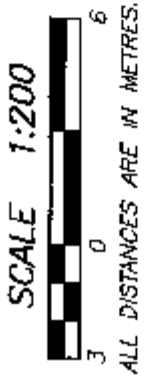
I, MIKE E. SHAW, A BRITISH COLUMBIA LAND SURVEYOR,
CERTIFY THAT THE BUILDING INCLUDED IN THIS STRATA
PLAN HAS NOT, AS OF NOVEMBER 22nd, 2007, BEEN
PREVIOUSLY OCCUPIED.

Mike E. Shaw B.C.L.S.

SHEET 5 OF 23 SHEETS

SECTION 1 - 1'
WEST PORTION

STRATA PLAN BCS 2783
PHASE 1



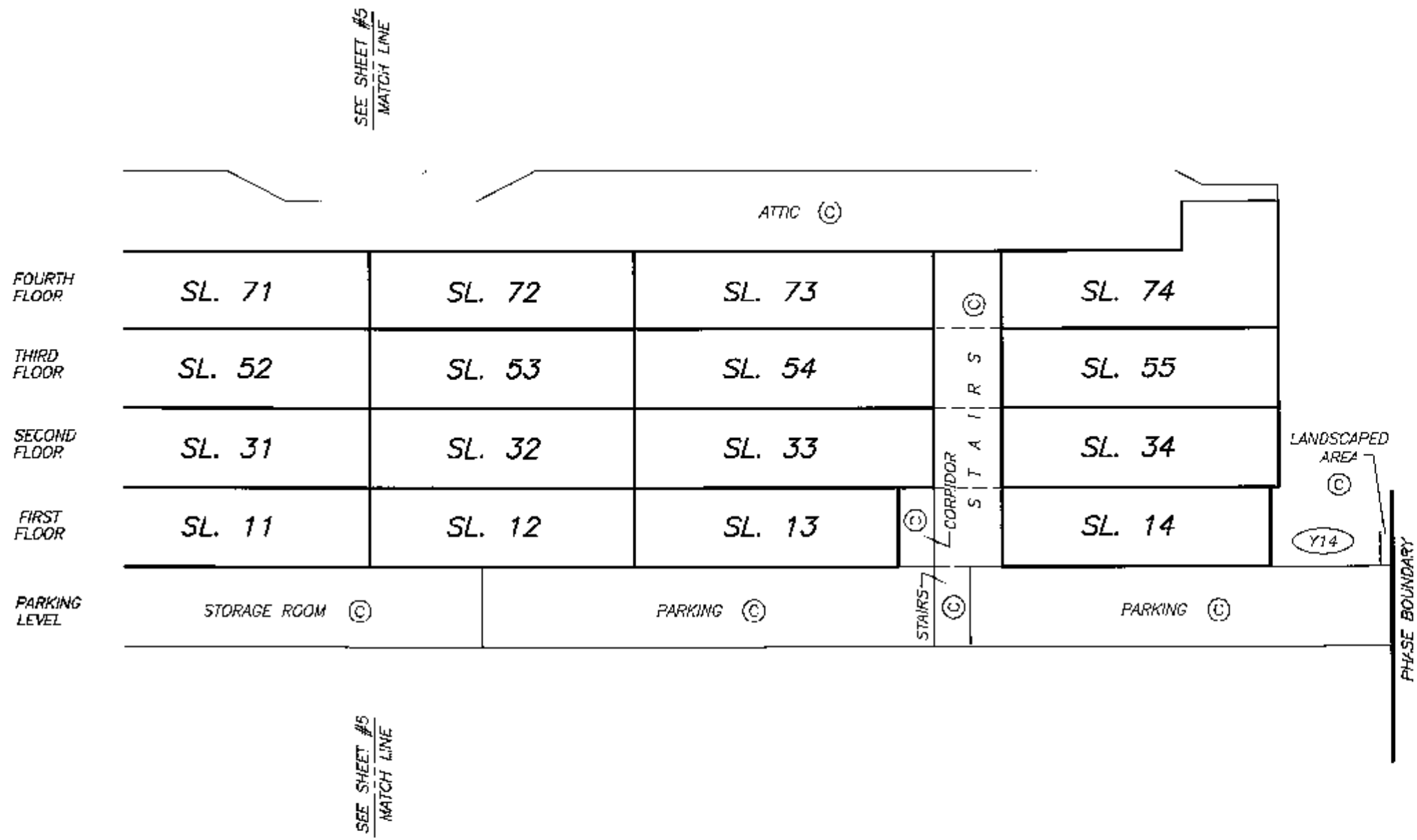
DATE : NOVEMBER 22, 2007
M.E.B.

DRAWING # 30634-12.51
FILE # 30634-12

ORIGINAL

STRATA PLAN BCS 2783
PHASE 1

ALL DISTANCES ARE IN METRES.



DRAWING # 30634-12_ST
FILE # 30634-12

DATE : NOVEMBER 22, 2007

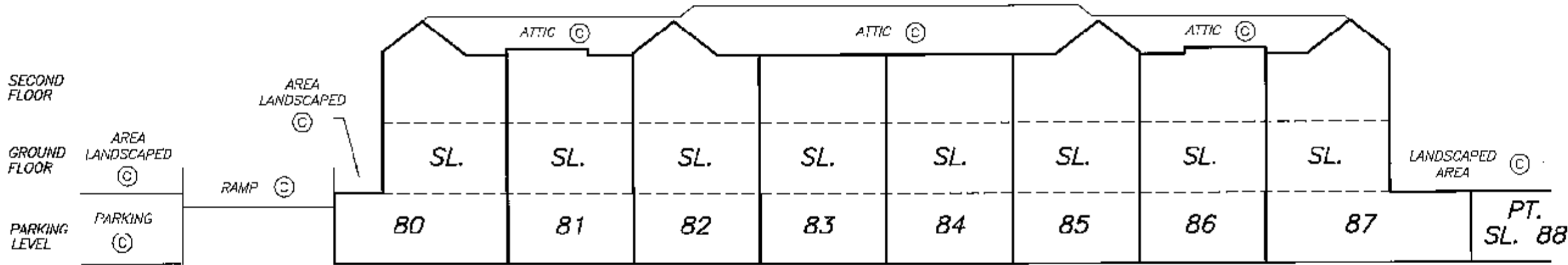
11. 5. 6

ORIGINAL

SHEET 7 OF 23 SHEETS

SECTION 3 - 3'

STRATA PLAN BCS 2783
PHASE 1



FOR CONTINUATION
SEE SHEET #8

DATE : NOVEMBER 22, 2007

M.E.D.

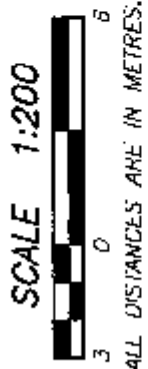
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FILE # 30634-12

ORIGINAL

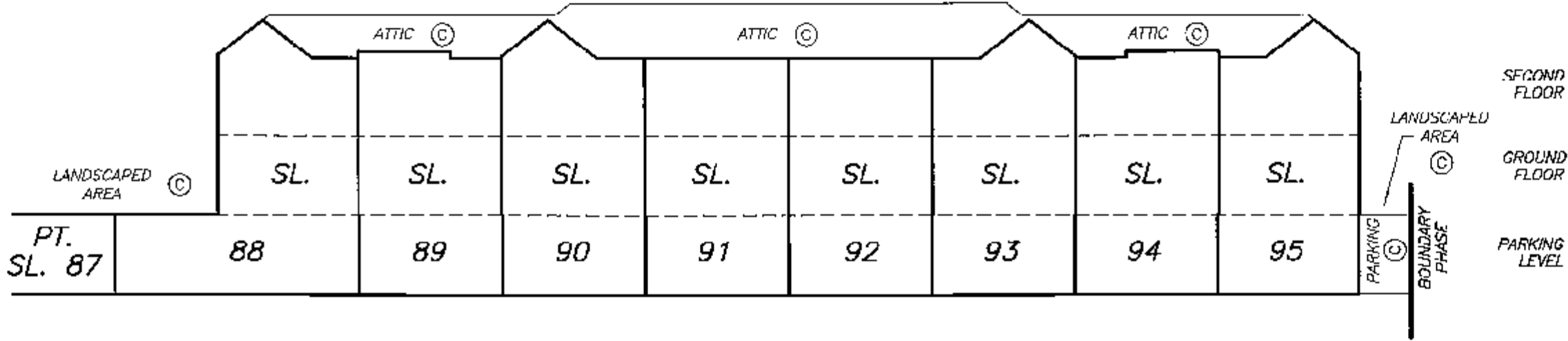
SHEET 8 OF 23 SHEETS

SECTION 4 - 4'

STRATA PLAN BCS 2783
PHASE 1



FOR CONTINUATION
SEE SHEET #7



DATE : NOVEMBER 22, 2007

M.E.B.

DRAWING # 30634 12_S4
FILE # 30634-12

ORIGINAL

**PARKING LEVEL
FLOOR PLAN**

**STRATA PLAN BCS 2783
PHASE 1**

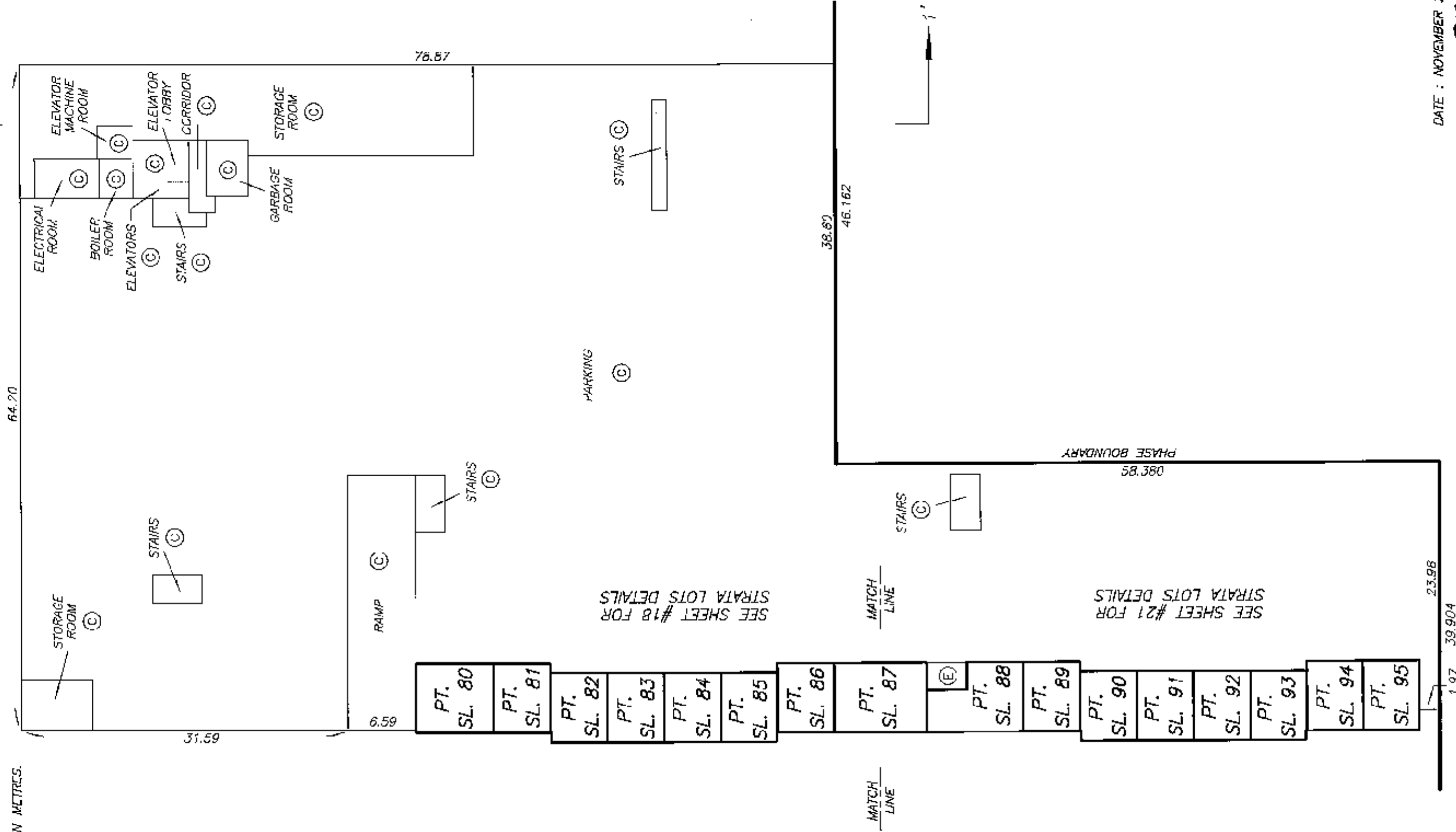
SCALE 1:400



ALL DISTANCES ARE IN METRES.



A

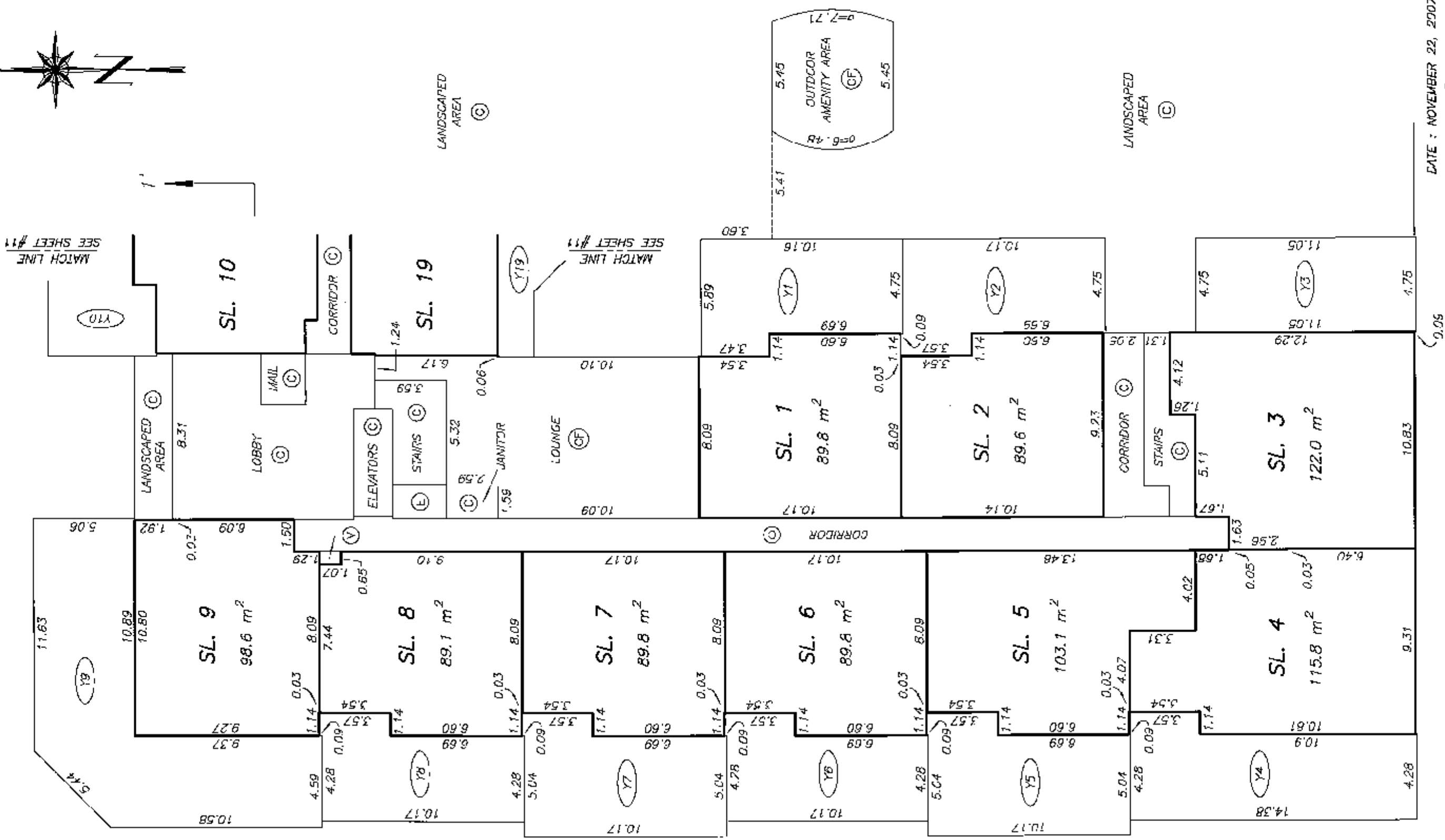


SHEET 10 OF 23 SHEETS

BUILDING 1
FIRST FLOOR PLAN
WEST PORTION

STRATA PLAN BCS 2783
PHASE 1

SCALE 1:200
ALL DISTANCES ARE IN METRES.



DATE : NOVEMBER 22, 2007
M.E.S.

DRAWING # 30634-12_B1_F1
FILE # 30634-12

ORIGINAL

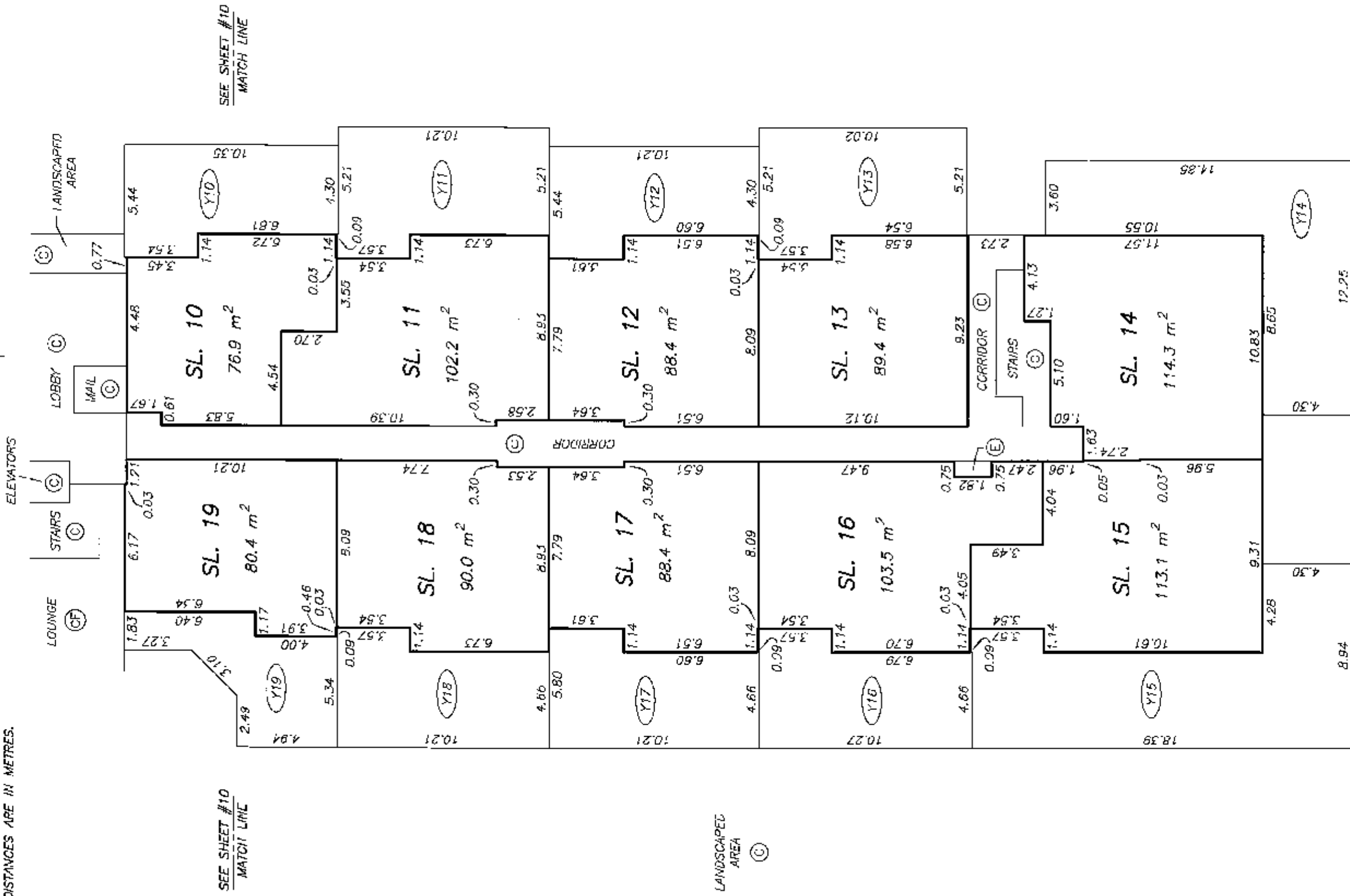
BUILDING 1
FIRST FLOOR PLAN
NORTHEAST PORTION

STRATA PLAN BCS 2283
PHASE 1

SCALE 1:200



ALL DISTANCES ARE IN METRES.



SEE SHEET #10
MATCH LINE

SEE SHEET #10
MATCH LINE

PHASE BOUNDARY

1'

BUILDING 1

SECOND FLOOR PLAN

WEST PORTION

STRATA PLAN BCS 2783

PHASE 1

SCALE 1:200

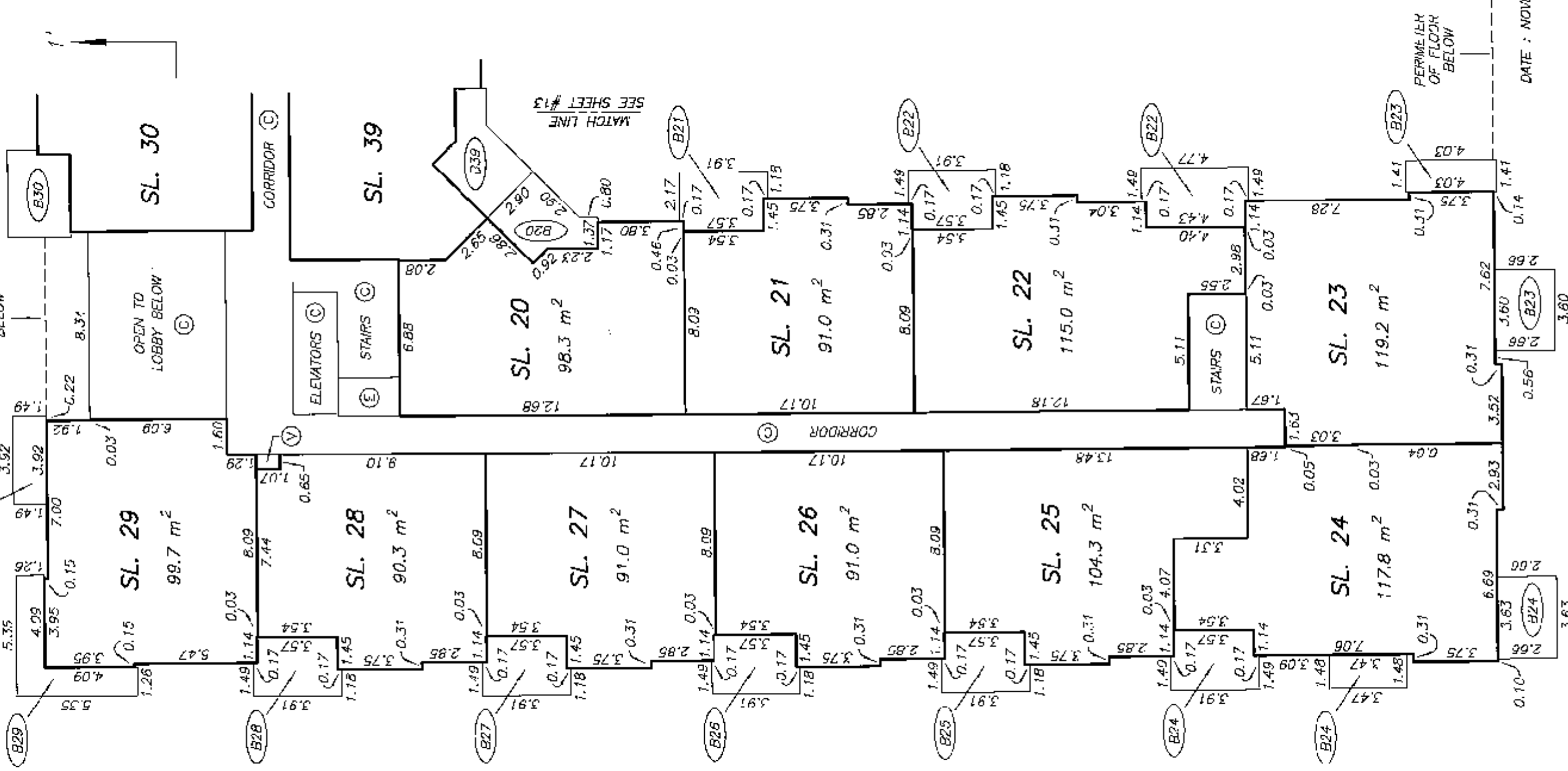


ALL DISTANCES ARE IN METRES.



PERIMETER OF FLOOR BELOW
SEE SHEET #13

PERIMETER OF FLOOR BELOW



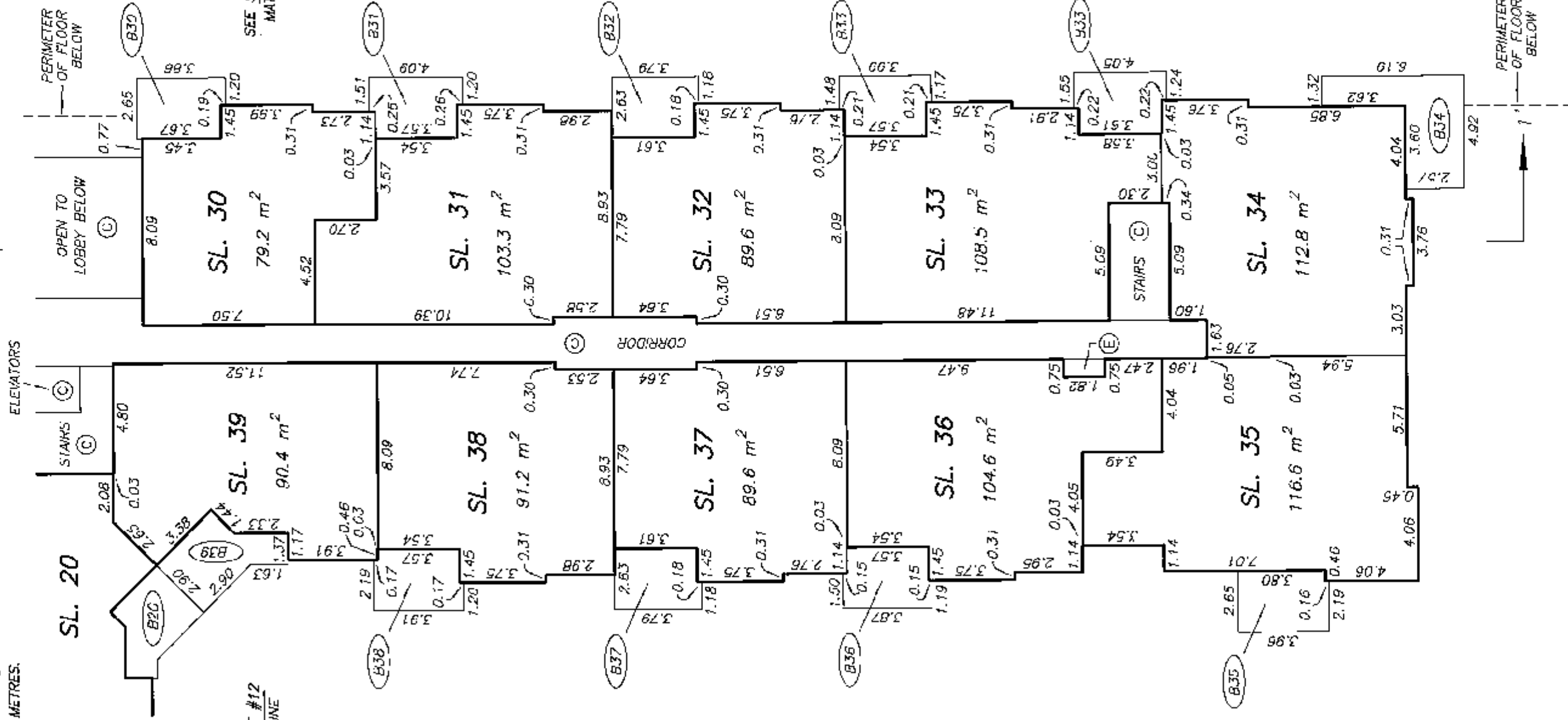
BUILDING 1
SECOND FLOOR PLAN
NORTHEAST PORTION

STRATA PLAN BCS 2783
PHASE 1

SCALE 1:200



ALL DISTANCES ARE IN METRES.



BUILDING 1
THIRD FLOOR PLAN
WEST PORTION

STRATA PLAN BCS 2783
PHASE 1

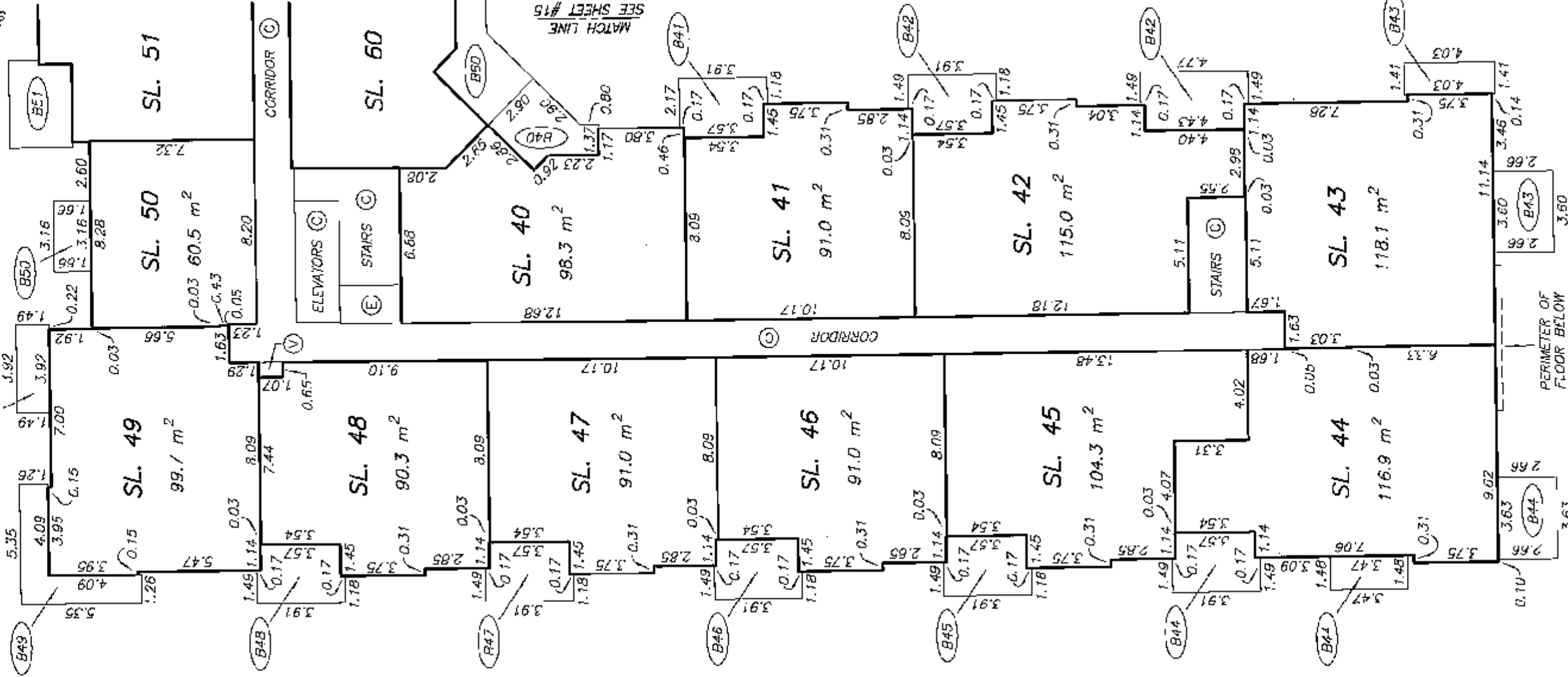
SCALE 1:200



ALL DISTANCES ARE IN METRES.



SEE SHEET #15
MATCH LINE



DRAWING # 30634-12_B1_F3
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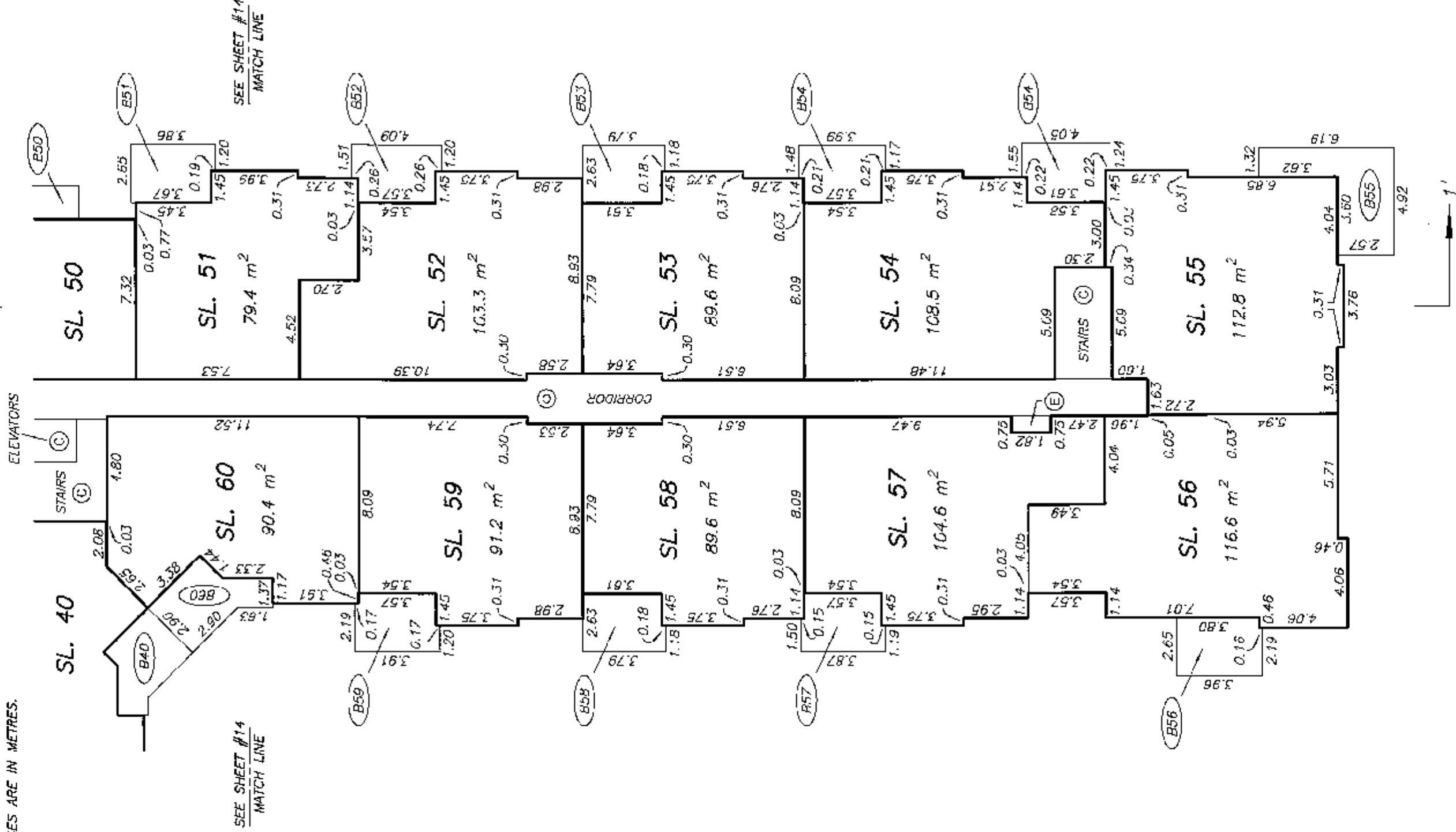
DATE : NOVEMBER 22, 2007
M.E.D.

ORIGINAL

BUILDING 1
THIRD FLOOR PLAN
NORTHEAST PORTION

STRATA PLAN BCS 2783
PHASE 1

SCALE 1:200
3 0 6
ALL DISTANCES ARE IN METRES.



BUILDING 1

**FOURTH FLOOR PLAN
WEST PORTION**

STRATA PLAN BCS 2783

PHASE 1

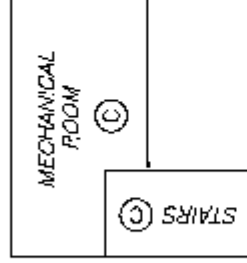
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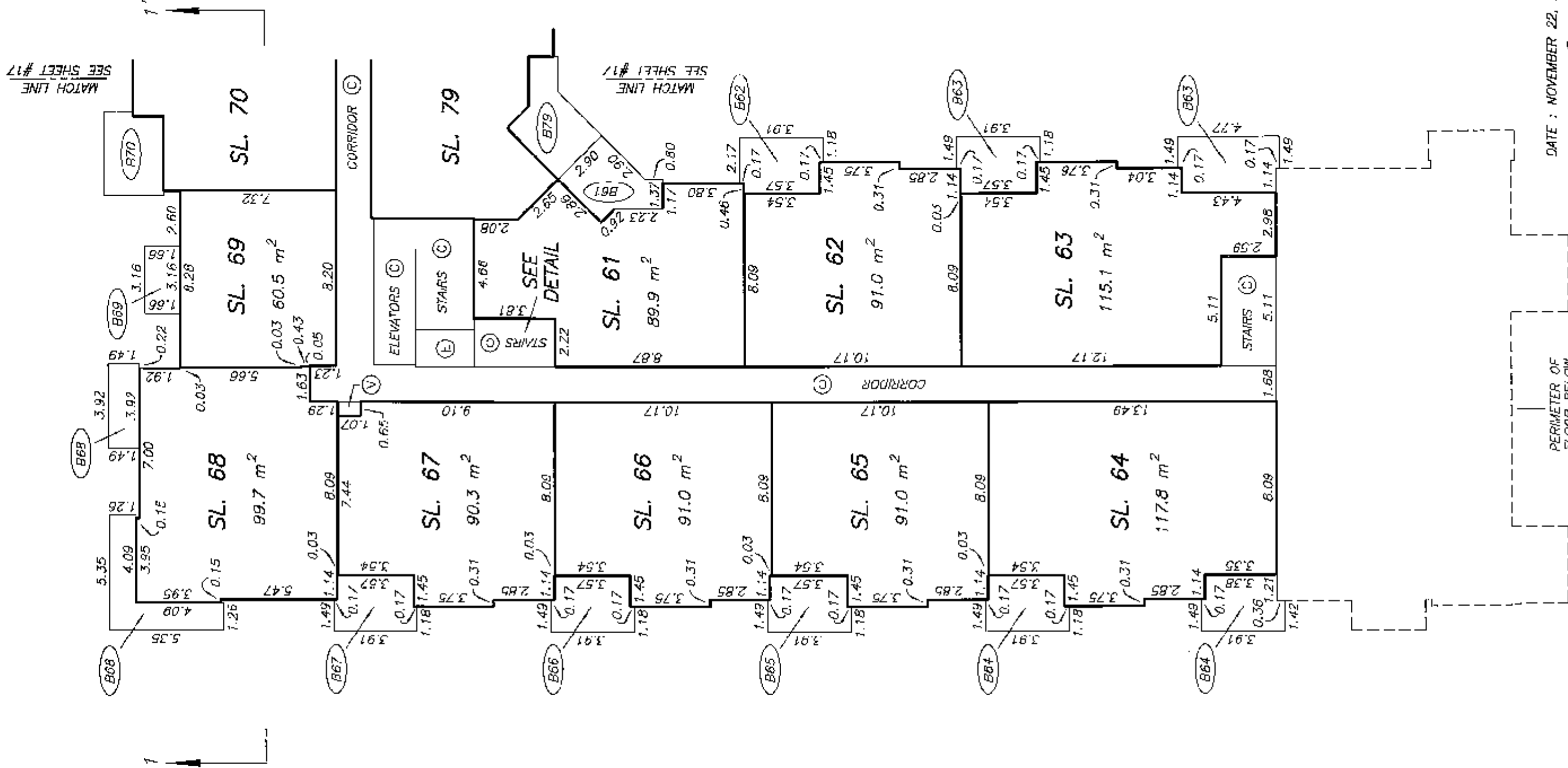
ALL DISTANCES ARE IN METRES.



**MECHANICAL
ROOM ABOVE
STAIRS**



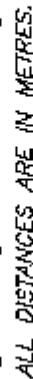
DETAIL



PERIMETER OF
FLOOR BELOW

DATE : NOVEMBER 22, 2007

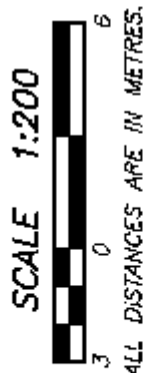
M.E.S.



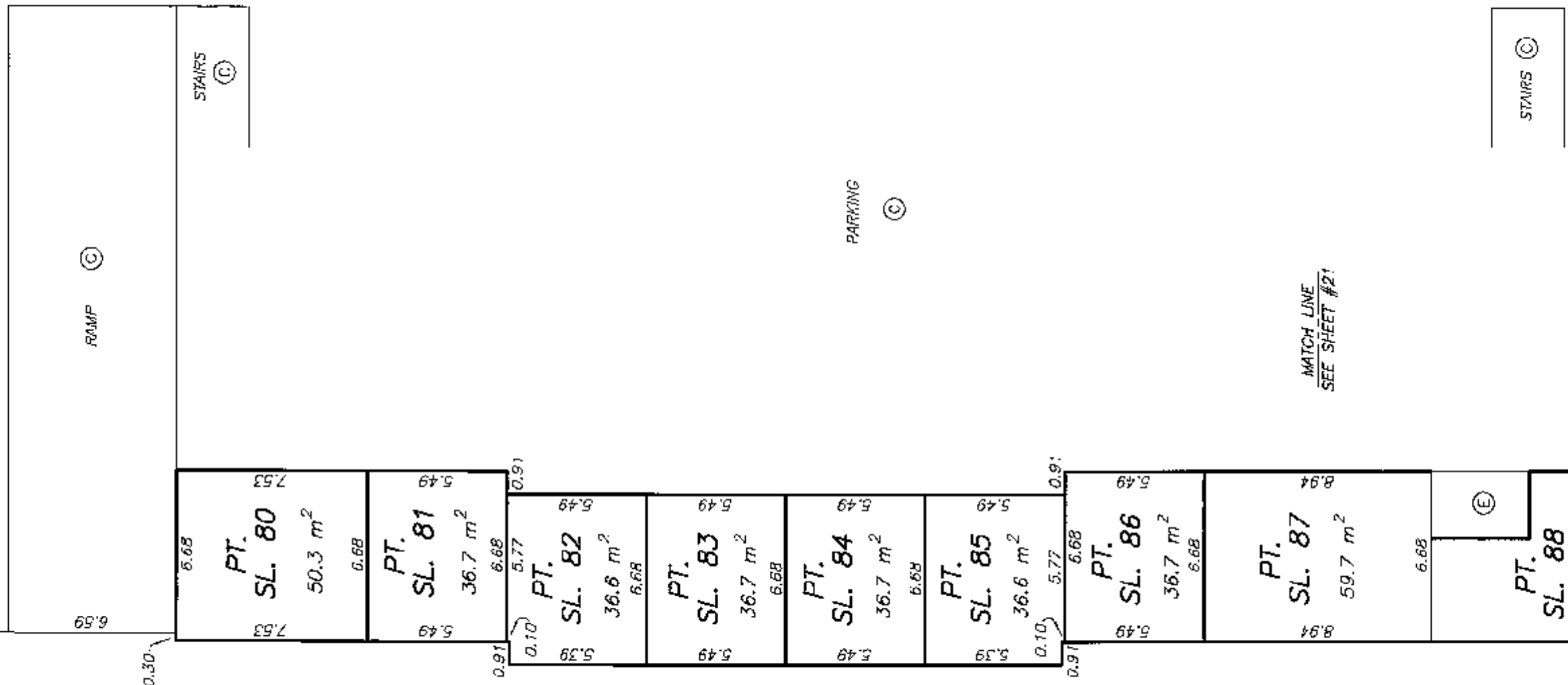
SHEET 18 OF 23 SHEETS

BUILDING 3
PARKING LEVEL

STRATA PLAN BCS 2783
PHASE 1



SEE SHEET #9
FOR CONTINUATION



MATCH LINE
SEE SHEET #21

MATCH LINE
SEE SHEET #21

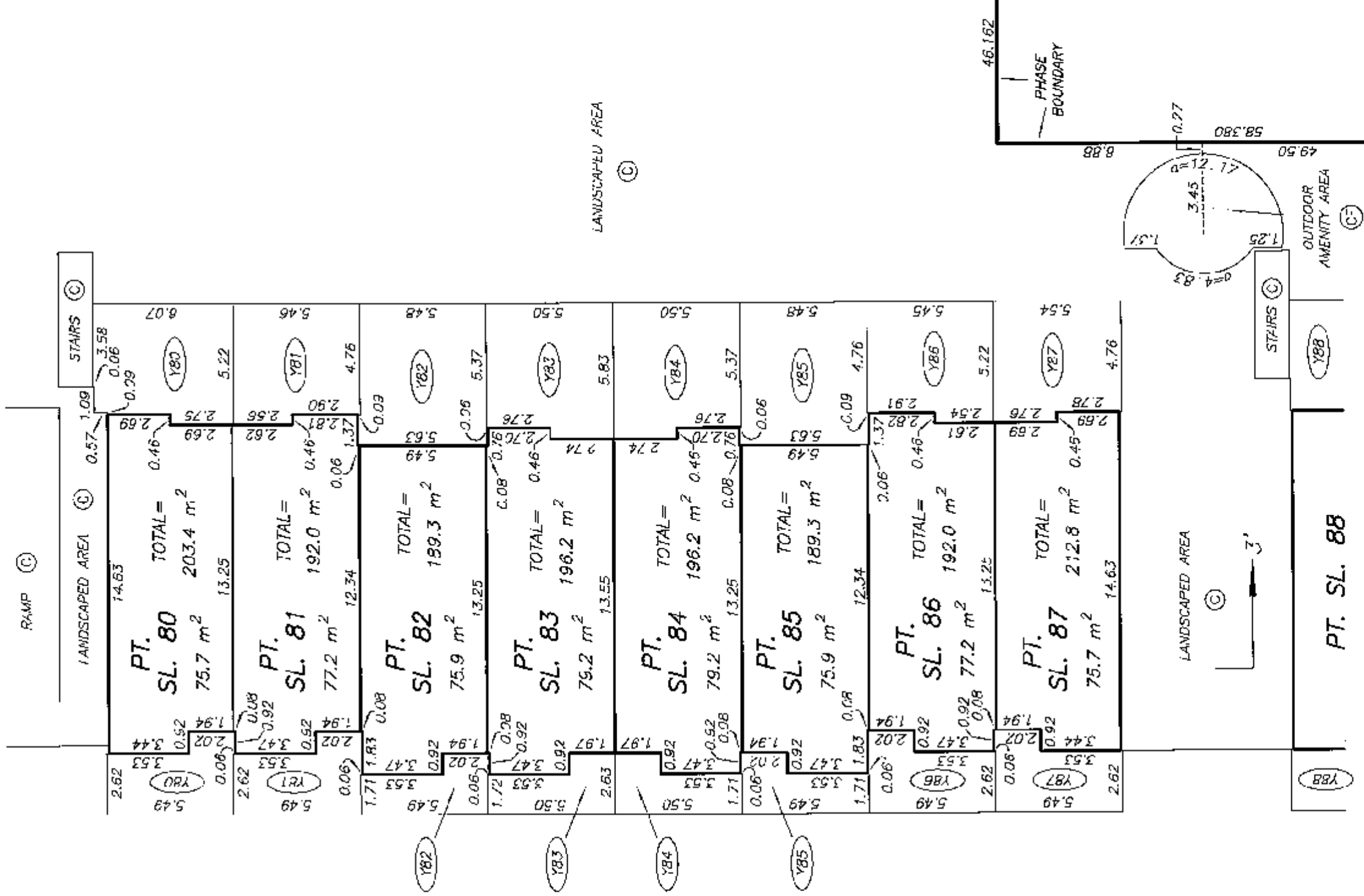
3'

DATE : NOVEMBER 22, 2007
M.E.S.

BUILDING 3
GROUND FLOOR PLAN

STRATA PLAN BCS 2783
PHASE 1

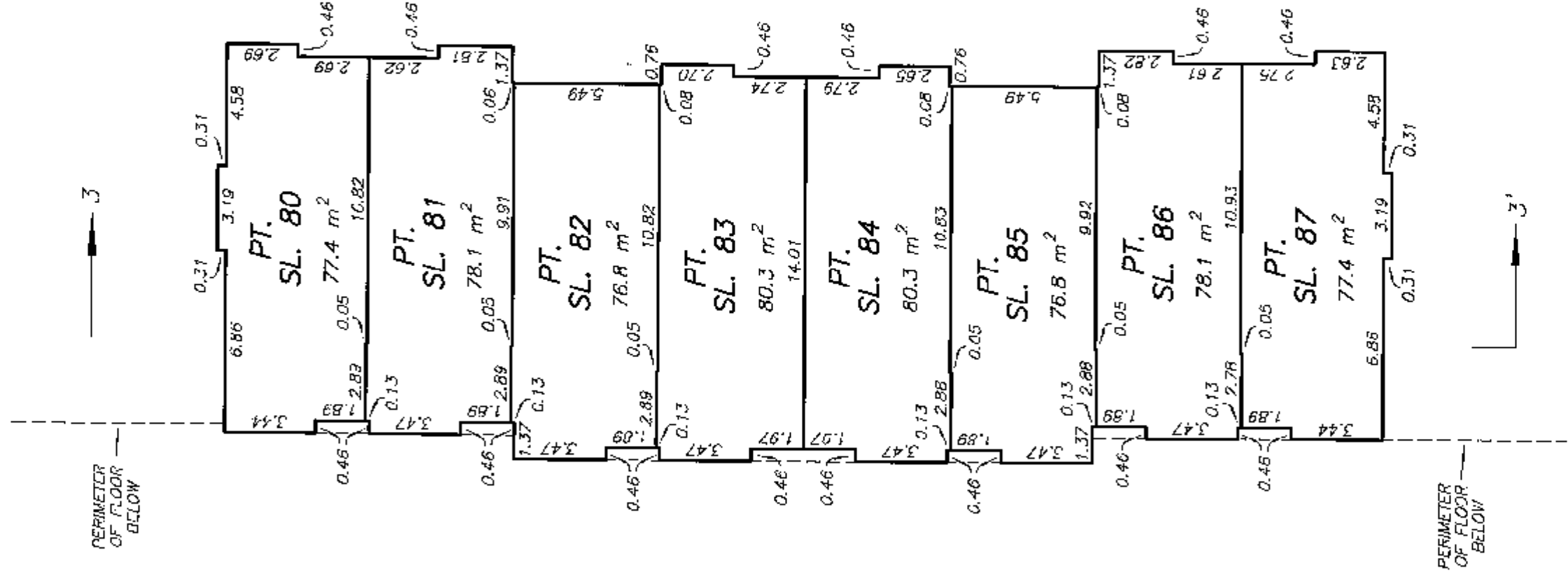
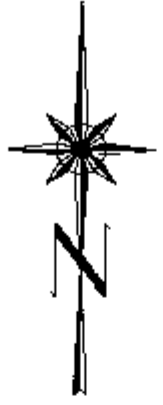
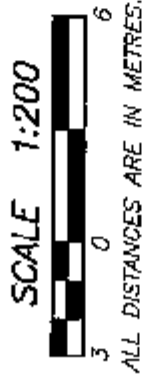
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0 3 6
ALL DISTANCES ARE IN METRES.



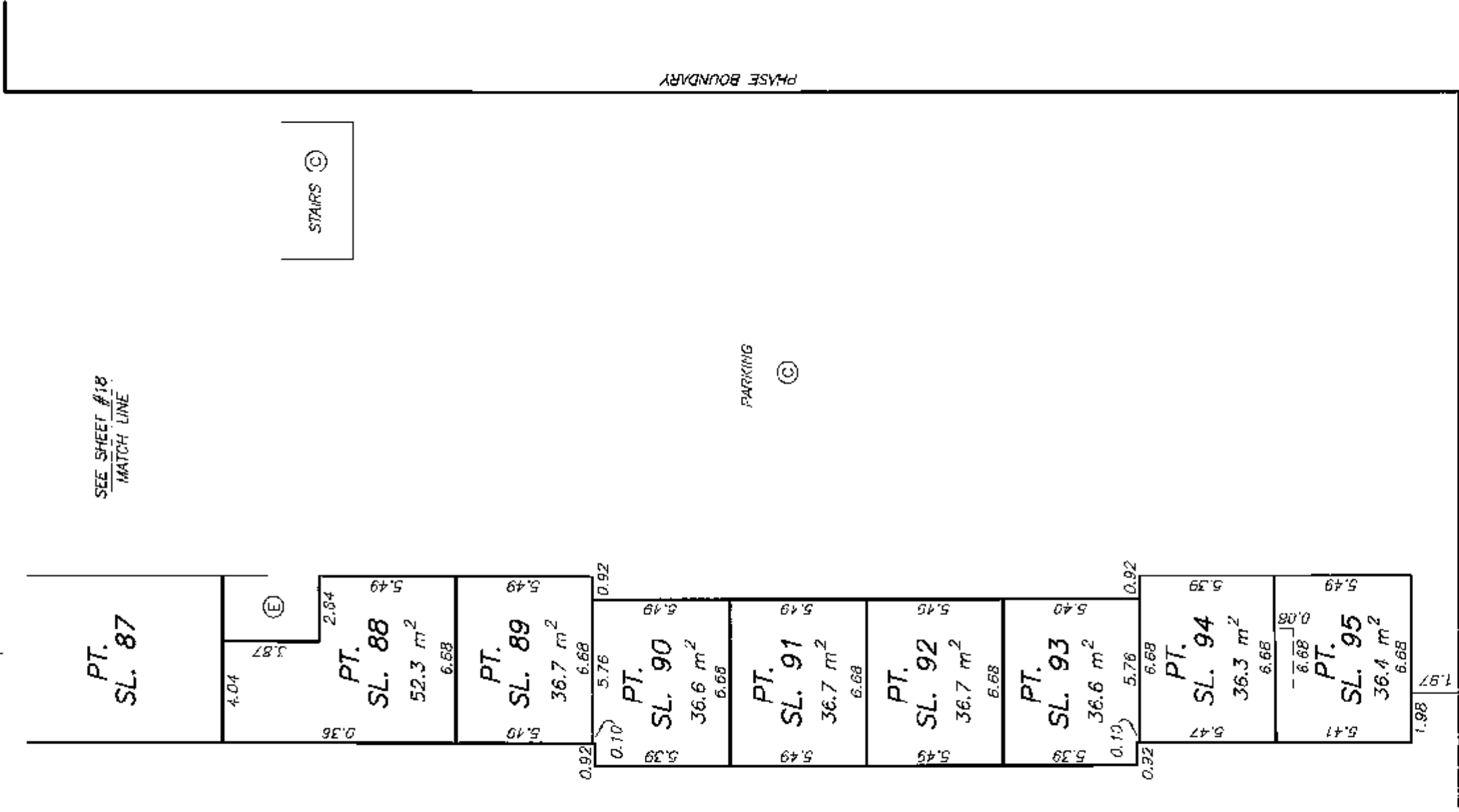
FOR CONTINUATION
SEE SHEET #22

BUILDING 3
SECOND FLOOR PLAN

STRATA PLAN BCS 2783
PHASE 1



STRATA PLAN BCS 2783
PHASE 1



DATE : NOVEMBER 22, 2007

W.E.B.

ORIGINAL

BUILDING 4

GROUND FLOOR PLAN

STRATA PLAN BCS 2783

PHASE 1

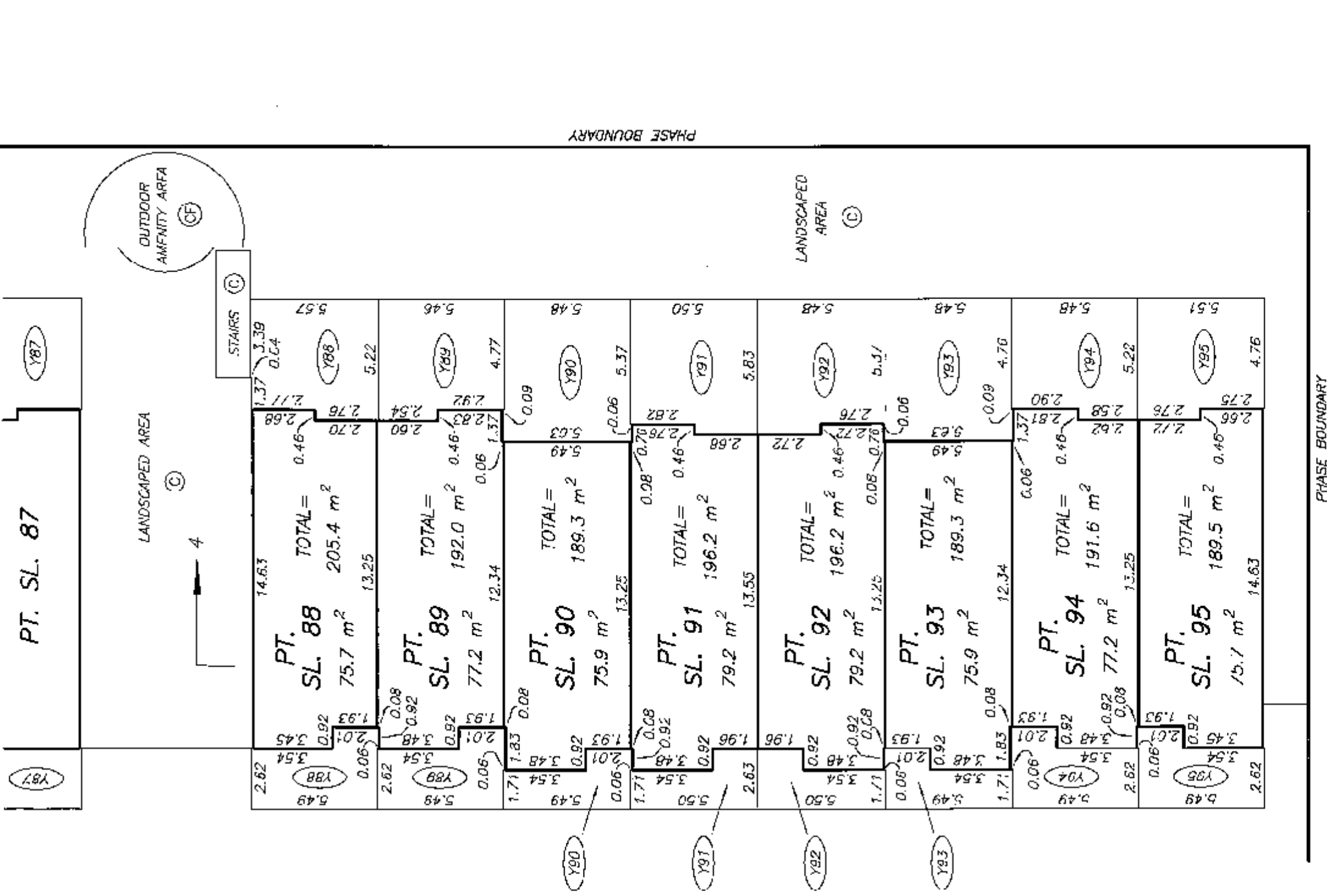
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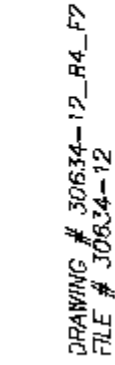
ALL DISTANCES ARE IN METRES.



FOR CONTINUATION
SEE SHEET #19



STRATA PLAN BCS 2783
PHASE 1



DATE : NOVEMBER 22, 2007

J. E. Mc

ORIGINAL

**STRATA PLAN OF LOT 1, SECTION 28, STRATA PLAN BCS 2783
BLOCK 5 NORTH, RANGE 1 WEST,
N.W.D., PLAN BCP25451, EXCEPT:
PHASE ONE STRATA PLAN BCS2783**

"CITY OF SURREY"
B.C.G.S. 92G.017

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

THIS 24 DAY OF JUNE 2008

TAN MAC DONALD /CF
REGISTRAR

BB679788-865

SCALE 1:750



ALL DISTANCES ARE IN METRES.

"ESCADA"

BUILDING 2: 15388 101 STREET
SURREY, BC



153rd STREET

INTEGRATED SURVEY AREA No. 1
(SURREY) NAD-83 (CSRS)

THIS PLAN SHOWS HORIZONTAL GROUND-LEVEL MEASURED
DISTANCES EXCEPT WHERE OTHERWISE NOTED, TO COMPUTE
GRID DISTANCES, MULTIPLY GROUND LEVEL DISTANCES
BY COMBINED FACTOR 0.9995918

LEGEND

GRID BEARINGS ARE DERIVED FROM
STRATA PLAN BCS2783

- SL - DENOTES STRATA LOT
- © - DENOTES COMMON PROPERTY
- ⓔ - DENOTES ELECTRICAL ROOM
BEING COMMON PROPERTY
- Ⓥ - DENOTES VENT BEING
COMMON PROPERTY
- ⓂS - DENOTES MECHANICAL SPACE
BEING COMMON PROPERTY
- Ⓢ - DENOTES COMMON FACILITY
- Ⓨ96 - DENOTES YARD BEING LIMITED
COMMON PROPERTY FOR THE
EXCLUSIVE USE OF SL. 96
- Ⓢ114 - DENOTES BALCONY BEING LIMITED
COMMON PROPERTY FOR THE
EXCLUSIVE USE OF SL. 114

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

APPROVED AS PHASE 2 OF A 2 PHASE
STRATA PLAN UNDER SECTION 224 OF
THE STRATA PROPERTY ACT.

THIS 22nd DAY OF May 2008.

J. Robert
APPROVING OFFICER FOR THE
SURREY

PCL. 'B'
(BY-LAW
(PLAN 64953))

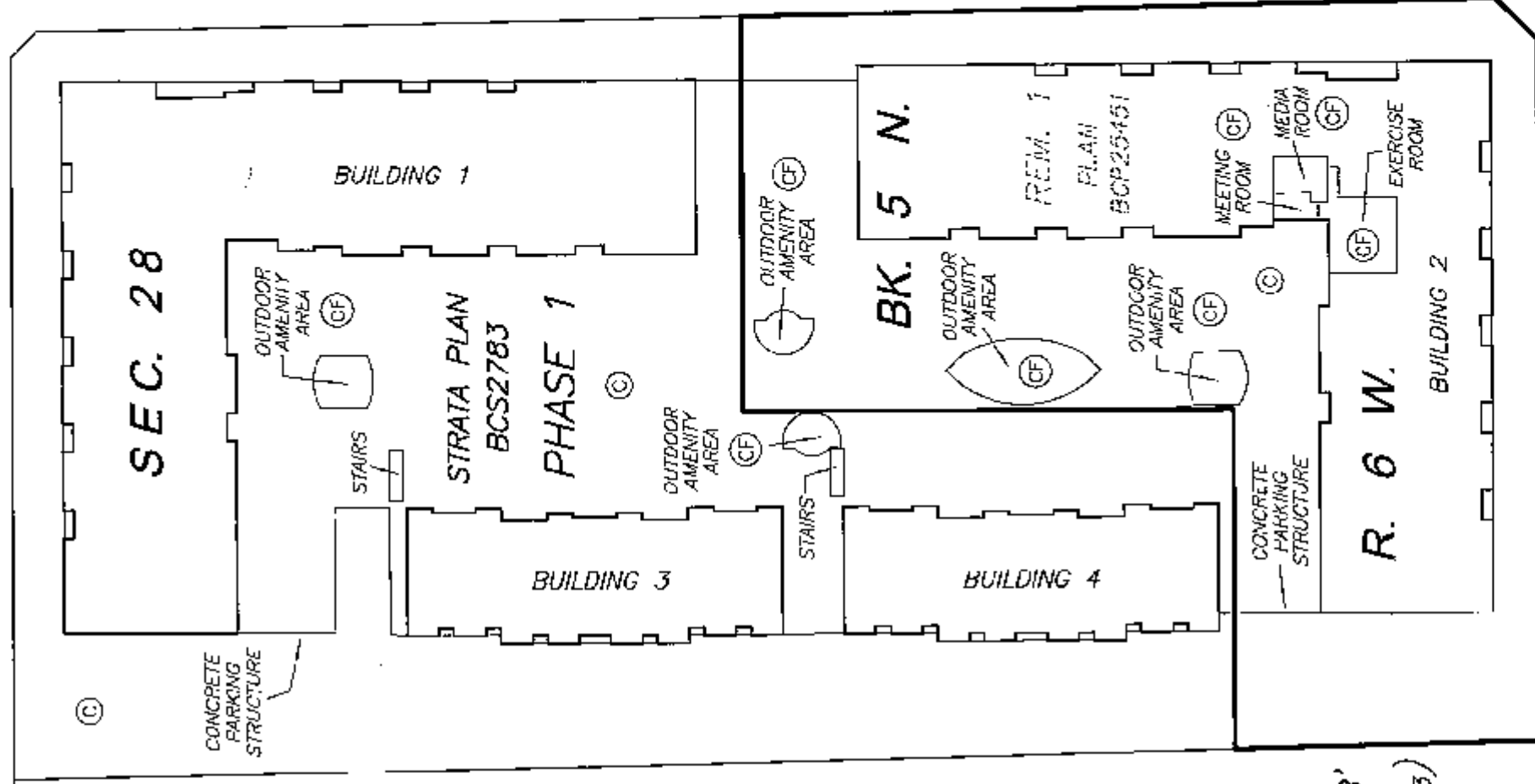
I, MIKE E. SHAW, A BRITISH COLUMBIA LAND SURVEYOR
CERTIFY THAT THE BUILDING SHOWN ON THIS STRATA PLAN
IS WITHIN THE THE EXTERNAL BOUNDARIES OF THE LAND
THAT IS THE SUBJECT OF THE STRATA PLAN.

DATE: MARCH 4th, 2008.

Mike E. Shaw

BENNETT LAND SURVEYING LTD.
B.C. & CANADA LAND SURVEYORS
#201-9547 152nd STREET,
SURREY, B.C. V3R 5Y5
PHONE : 604-582-0717

DRAWING # 30634-15
FILE # 30634-15_FS
DATE : MARCH 4, 2008



154th STREET

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 PLAN LIES WITHIN THE
GREATER VANCOUVER REGIONAL DISTRICT

ORIGINAL

BOUNDARY DIMENSIONS

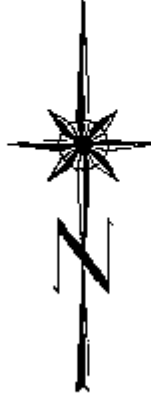
STRATA PLAN BCS 2783

PHASE 2

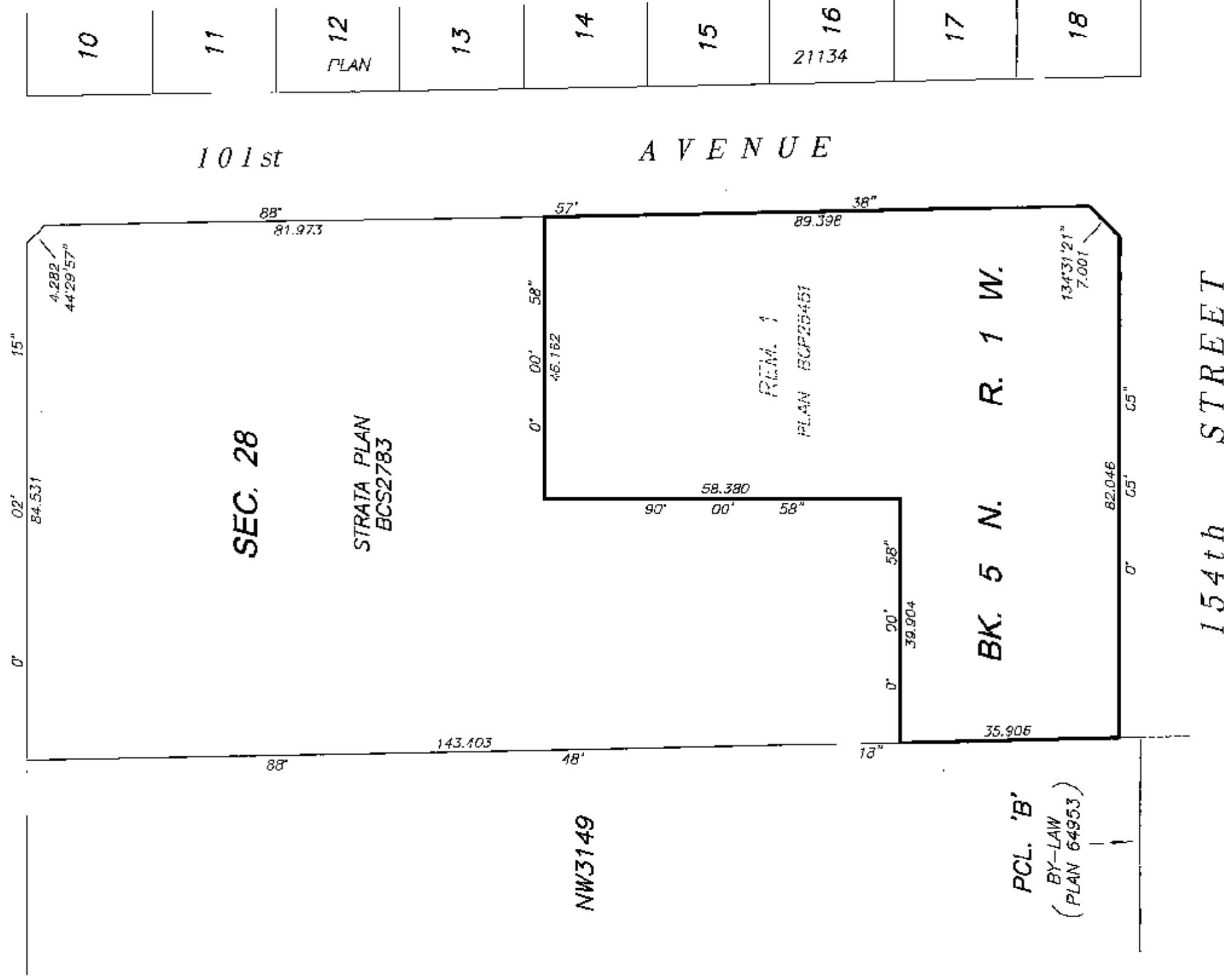
SCALE 1:750



ALL DISTANCES ARE IN METRES.



153rd STREET



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 4th DAY OF MARCH, 2008. THE PLAN WAS COMPLETED AND CHECKED, AND THE CHECKLIST FILED UNDER # ECP76677, 24th DAY OF MARCH, 2008.

Mike E. Shaw B.C.L.S.

DRAWING # 30634 .15
FILE # 30634-15_Post

DATE : MARCH 4, 2008

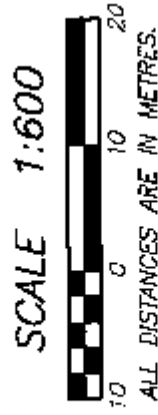
M.E.S.

ORIGINAL

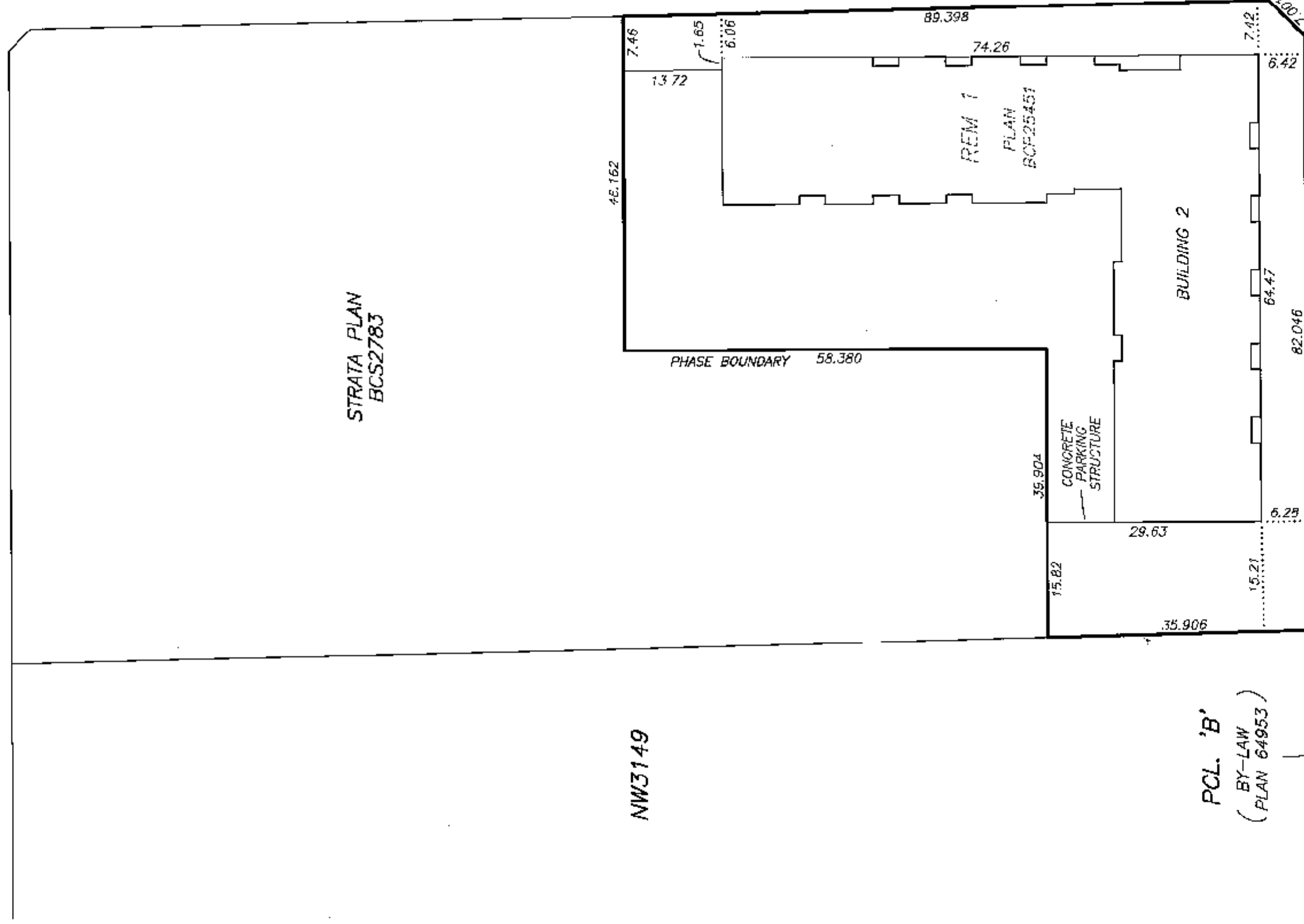
SHEET 3 OF 15 SHEETS

BUILDING LOCATION AND DIMENSIONS

STRATA PLAN BCS 2783
PHASE 2



153rd STREET



NW3149

PCL. 'B'
(BY-LAW
PLAN 64953)

154th

STREET

DATE : MARCH 4, 2008

DRAWING # 30634-15
FILE # 30634-15_0e

M.E.D.

ORIGINAL

STRATA PLAN BCS 2783
PHASE 2

OWNER:

OWN DEVELOPMENT (154 STREET SOUTH) CORP.
(INCORPORATION No. BC0725974)

AUTHORIZED SIGNATORY

Rossano DeCotiis

AUTHORIZED SIGNATORY

WITNESS AS TO BOTH SIGNATURES

Gianni Landisio
Development Manager

OCCUPATION OF WITNESS

4550-858 Beatty St, Vancouver
ADDRESS OF WITNESS

MORTGAGEE:

CANADIAN IMPERIAL BANK OF COMMERCE

AUTHORIZED SIGNATORY

SAM BERTUCCI
SENIOR RISK ANALYST

AUTHORIZED SIGNATORY

ANN MARIE MERRICK
ASST. GENERAL MANAGER

WITNESS AS TO BOTH SIGNATURES

LEILA JANE BURDEN NIXON

OCCUPATION OF WITNESS

Caitling LaFleur Henderson
Ske. 1600, 1 First Canadian Place
ADDRESS OF WITNESS
100 King Street West
Toronto, Ontario
M5X 1G5

THE CITY OF SURREY
REGISTERED OWNER OF CO/FN/ANT 9A206063
HEREBY CONSENTS TO THE DEPOSIT OF THIS PLAN.

AUTHORIZED SIGNATORY

Mayor

AUTHORIZED SIGNATORY ACTING CITY CLERK

I CERTIFY THAT THE MEETING ROOM, THE MEDIA ROOM,
THE EXERCISE ROOM AND OUTDOOR AMENITY AREAS
WHICH ACCORDING TO THE PHASED STRATA PLAN DECLARATION
IN FORM P FILED FOR THIS STRATA PLAN WERE TO HAVE BEEN
CONSTRUCTED IN CONJUNCTION WITH THIS PHASE, HAVE BEEN
PROVIDED FOR IN ACCORDANCE WITH SECTION 225(2) OF
THE STRATA PROPERTY ACT.

DATE: May 22, 2008

[Signature]
APPROVING OFFICER FOR THE
CITY OF SURREY

I, MIKE E. SHAW, A BRITISH COLUMBIA LAND SURVEYOR,
CERTIFY THAT THE BUILDING INCLUDED IN THIS STRATA
PLAN HAS NOT, AS OF MARCH 4th, 2008, BEEN
PREVIOUSLY OCCUPIED.

Mike E. Shaw B.C.L.S.

DATE : MARCH 4, 2008

M.E.S.

SHEET 5 OF 15 SHEETS

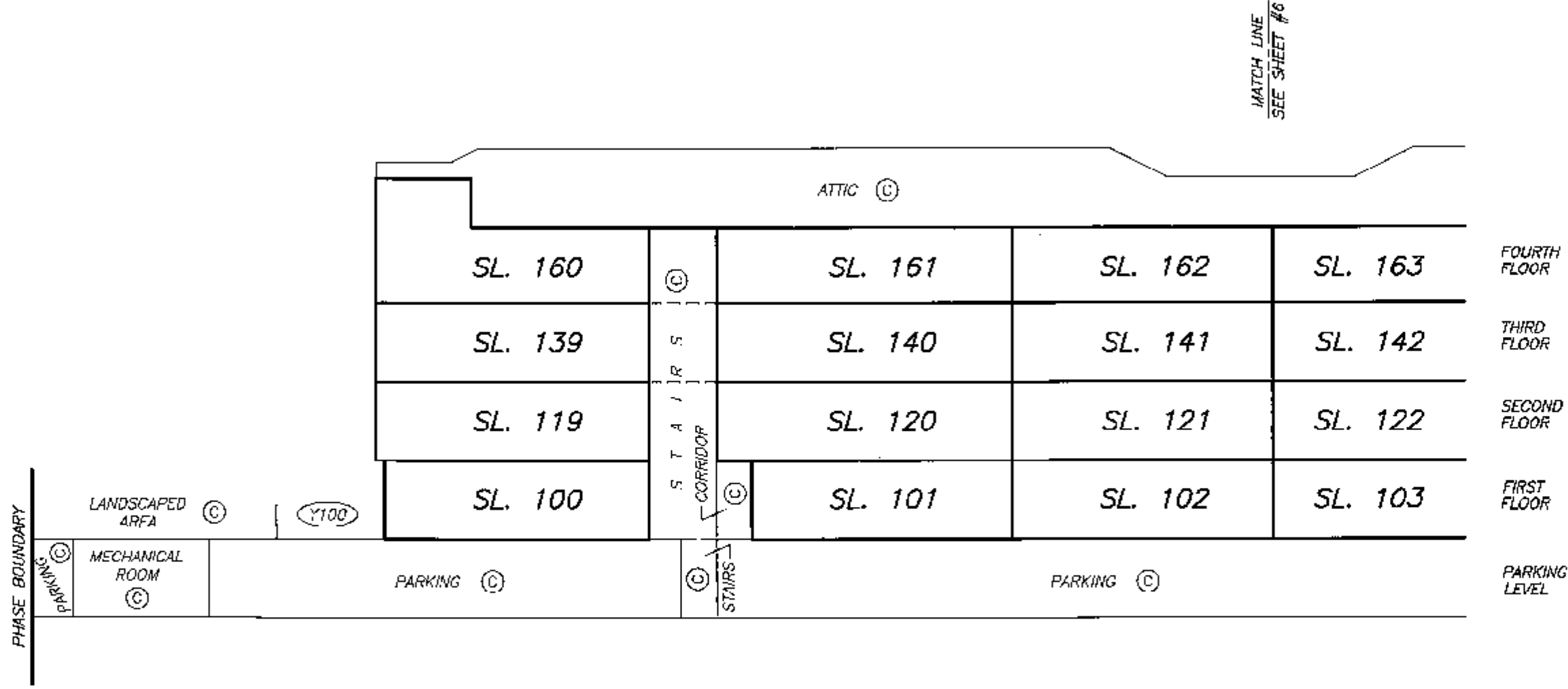
SECTION 2 - 2'
WEST PORTION

STRATA PLAN BCS 2783
PHASE 2

SCALE 1:200



ALL DISTANCES ARE IN METRES.



DRAWING # 30634-15
FILE # 30634-15_S2

DATE : MARCH 4, 2008

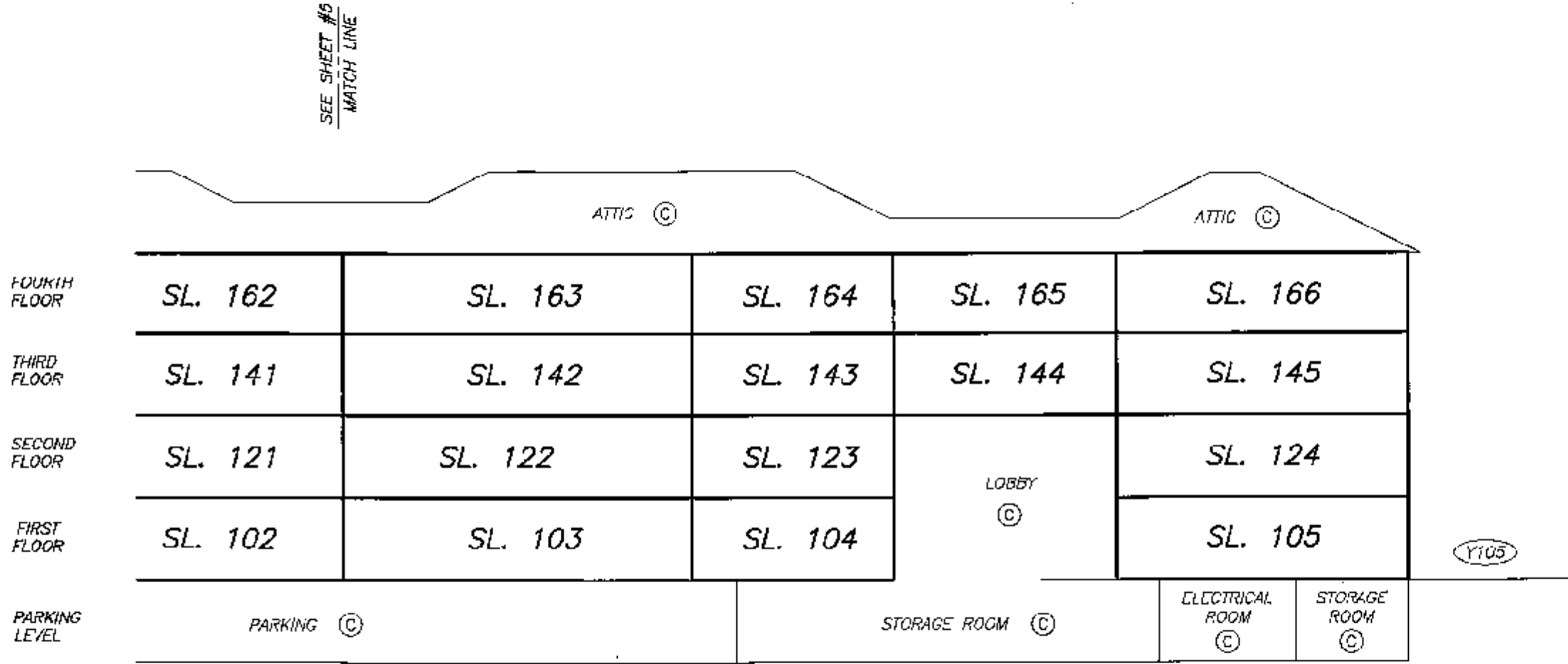
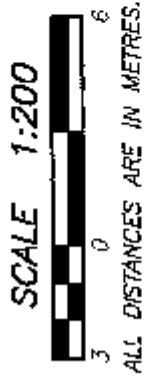
M.E.S.

ORIGINAL

SHEET 6 OF 15 SHEETS

STRATA PLAN BCS 2783
PHASE 2

SECTION 2 - 2'
EAST PORTION



SEE SHEET #5
MATCH LINE

DRAWING # 30634-15
FILE # 30634-15_S2

DATE : MARCH 4, 2008
M.E.S.

ORIGINAL

SHEET 7 OF 15 SHEETS

**PARKING LEVEL
FLOOR PLAN**

**STRATA PLAN BCS 2783
PHASE 2**

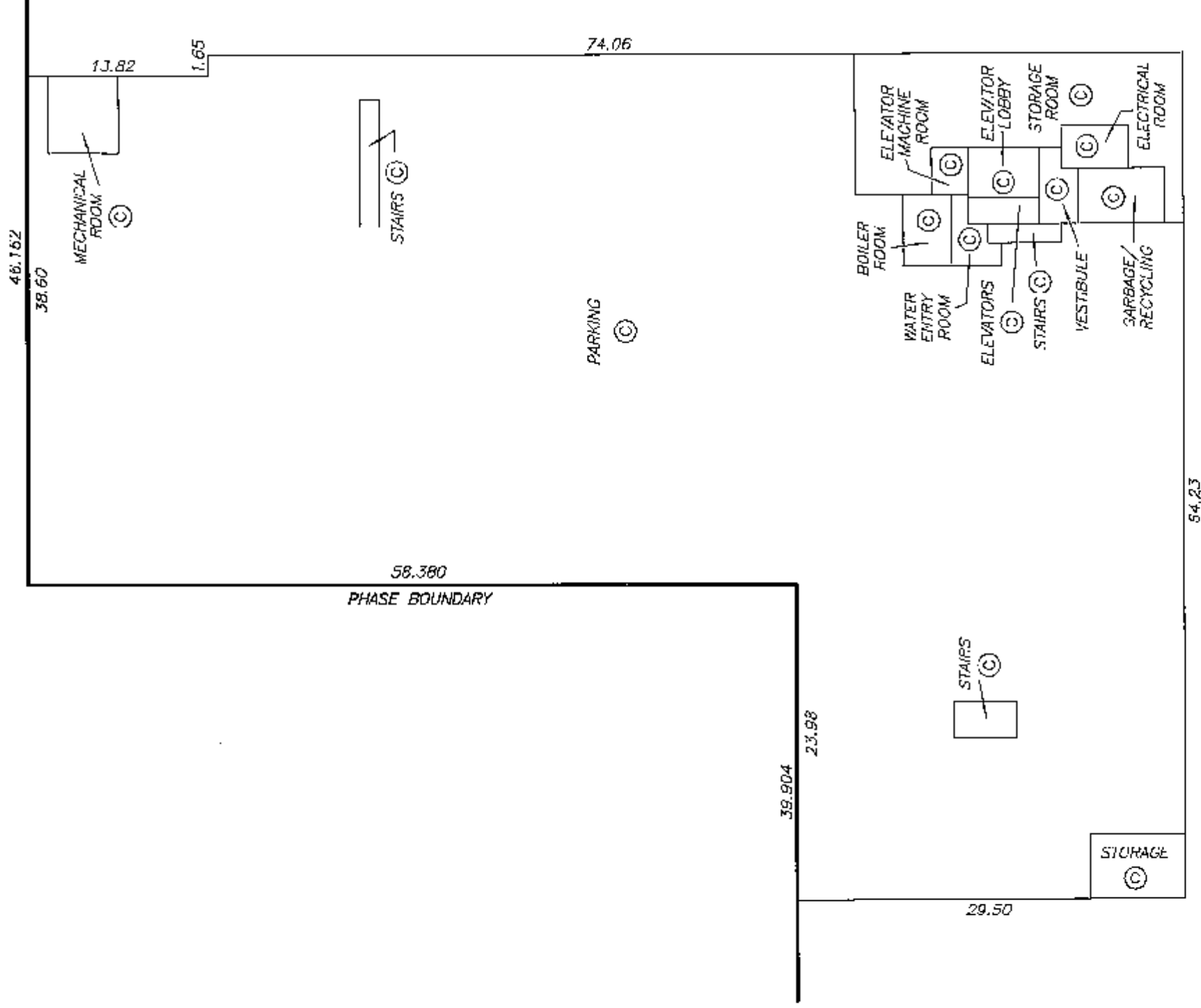
SCALE 1:400



ALL DISTANCES ARE IN METRES.



2



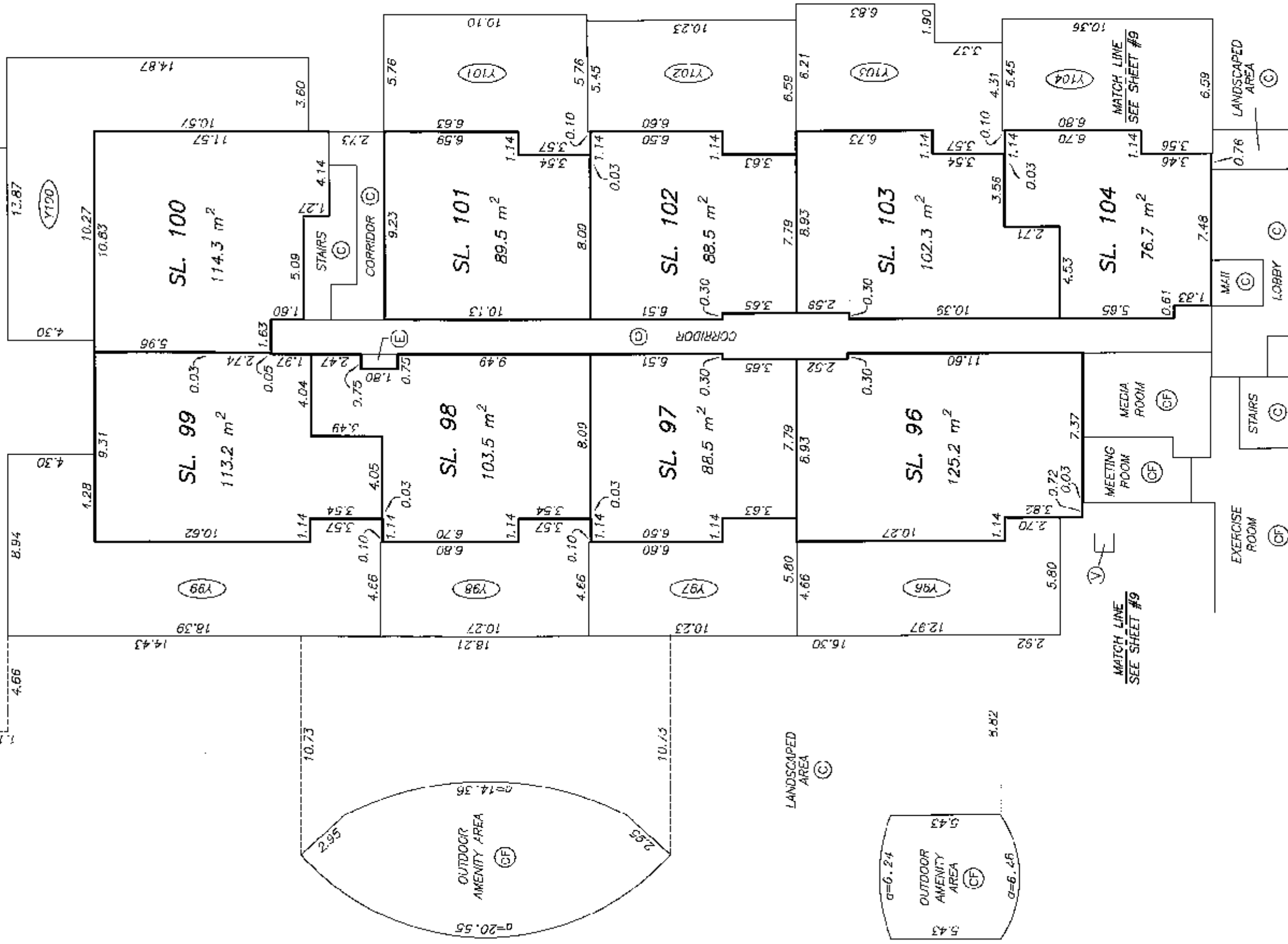
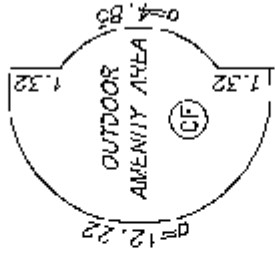
2

SHEET 8 OF 15 SHEETS

BUILDING 2 FIRST FLOOR PLAN NORTHWEST PORTION

STRATA PLAN BCS 2783 PHASE 2

SCALE 1:200
ALL DISTANCES ARE IN METRES.

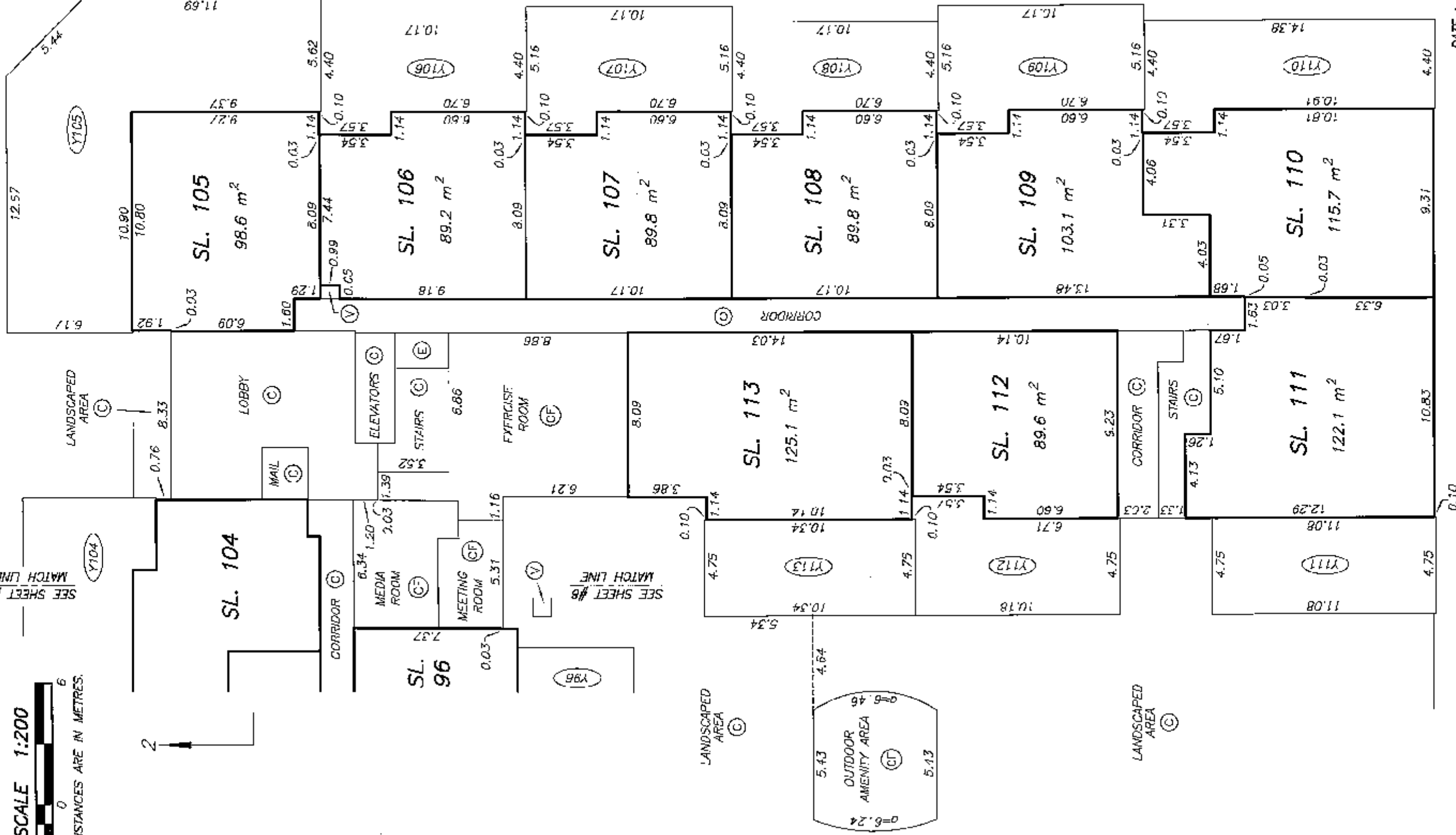
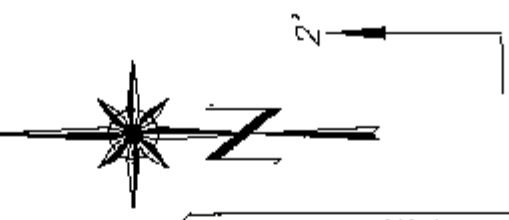


BUILDING 2
FIRST FLOOR PLAN
EAST PORTION

STRATA PLAN BCS 2783
PHASE 2

SCALE 1:200
0 3 6
ALL DISTANCES ARE IN METRES.

SEE SHEET #8
MATCH LINE



SHEET 10 OF 15 SHEETS

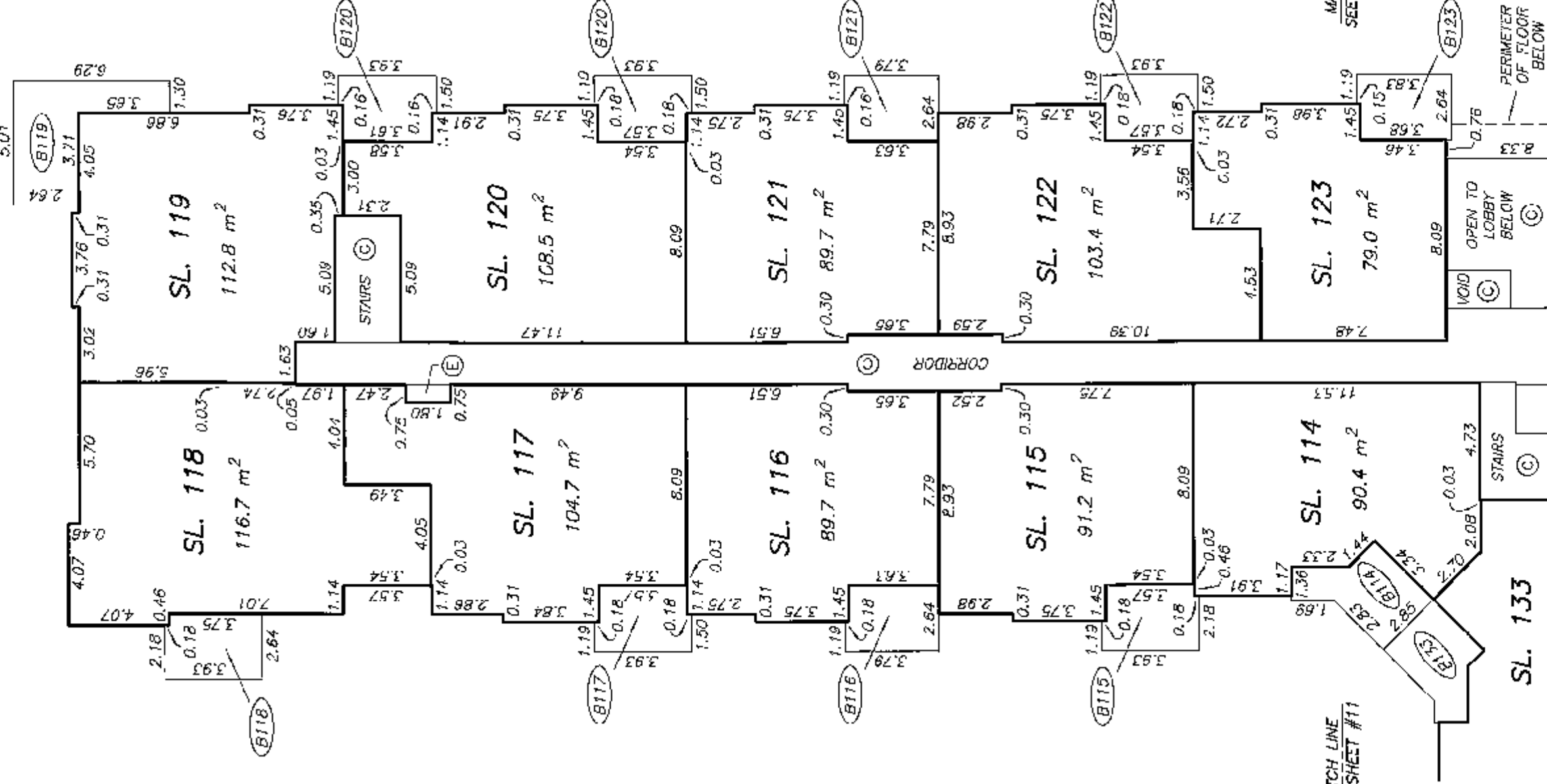
BUILDING 2
SECOND FLOOR PLAN
NORTHWEST PORTION

STRATA PLAN BCS 2783
PHASE 2

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



PERIMETER
OF FLOOR
BELOW

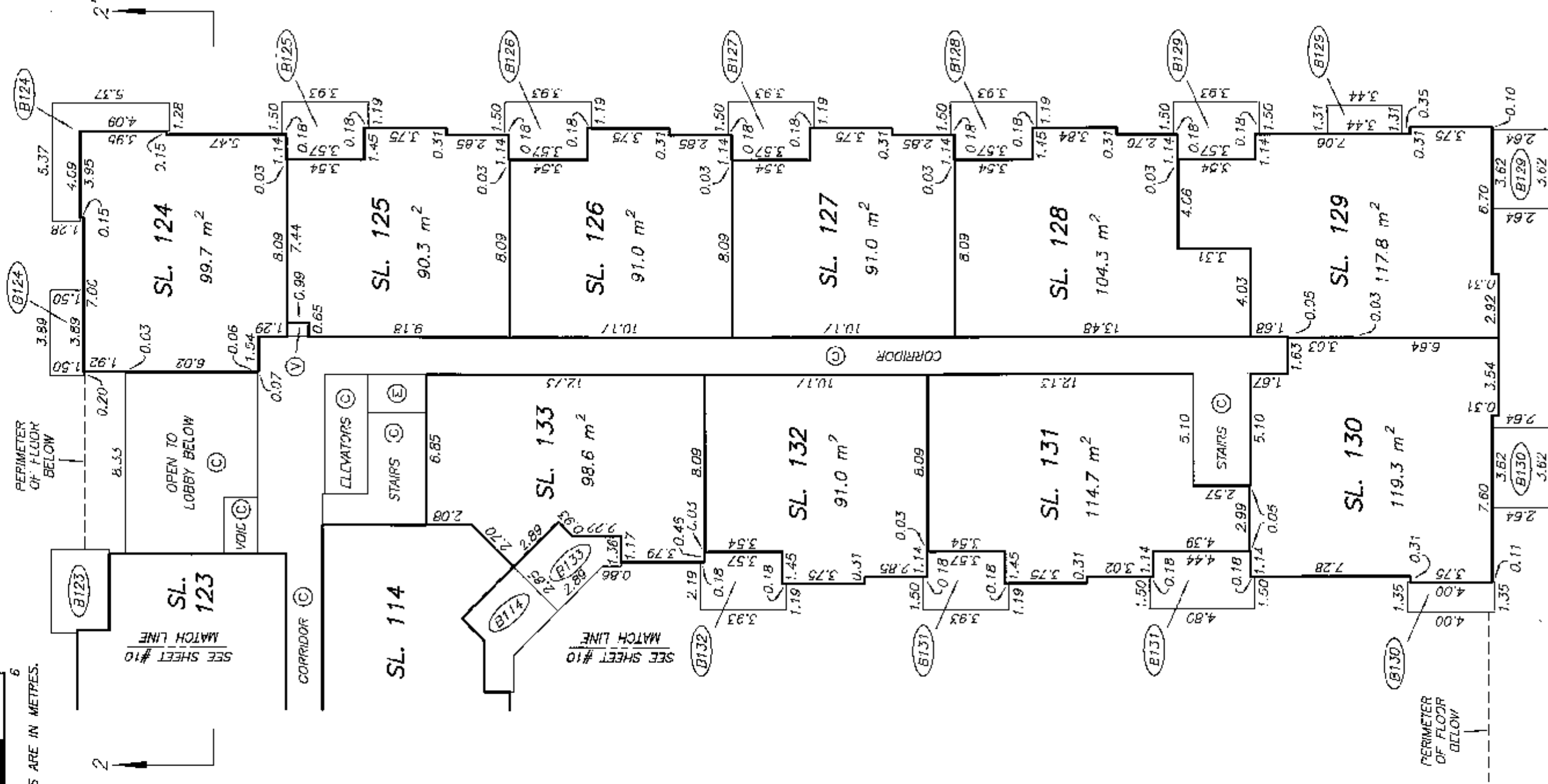


2'

BUILDING 2 **SECOND FLOOR PLAN** **EAST PORTION**

STRATA PLAN BCS 2783
PHASE 2

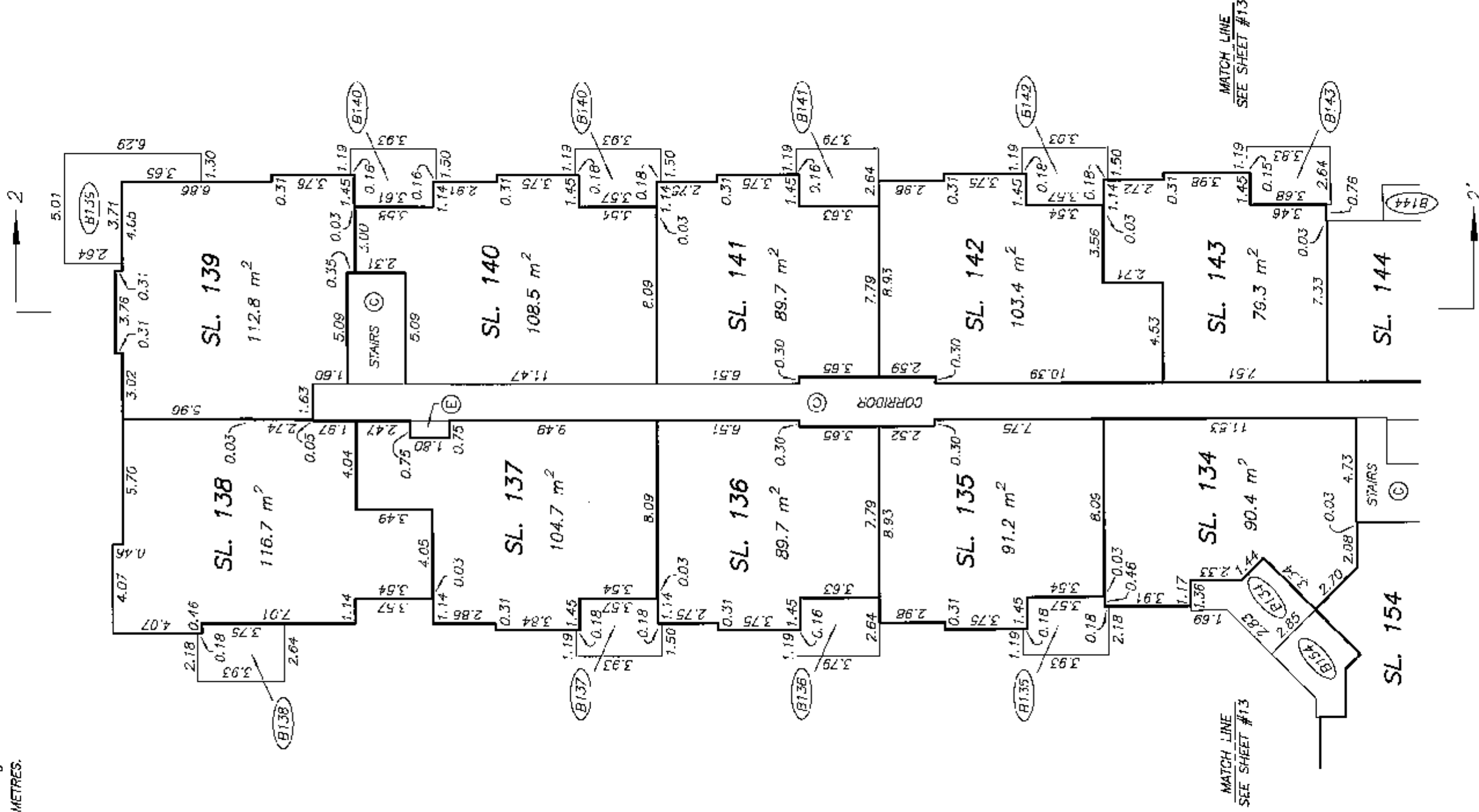
SCALE 1:200
3 0 6
ALL DISTANCES ARE IN METRES.



BUILDING 2
THIRD FLOOR PLAN
NORTHWEST PORTION

STRATA PLAN BCS 2783
PHASE 2

SCALE 1:200
0 3 6
ALL DISTANCES ARE IN METRES.



BUILDING 2
THIRD FLOOR PLAN
EAST PORTION

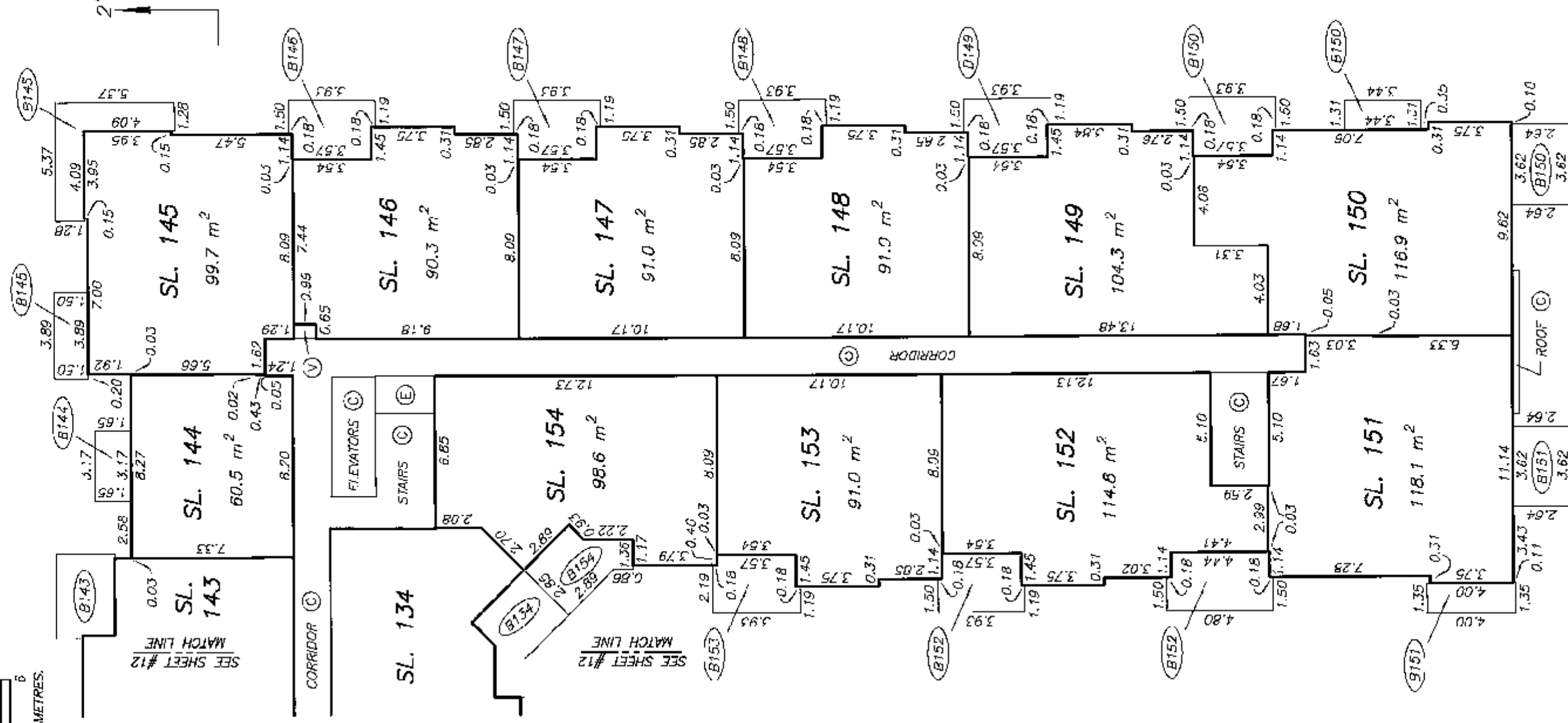
STRATA PLAN BCS 2783

PHASE 2



SCALE 1:200

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DRAWING # 30634-15
FILE # 30634-15_B2_F3

DATE : MARCH 4, 2008

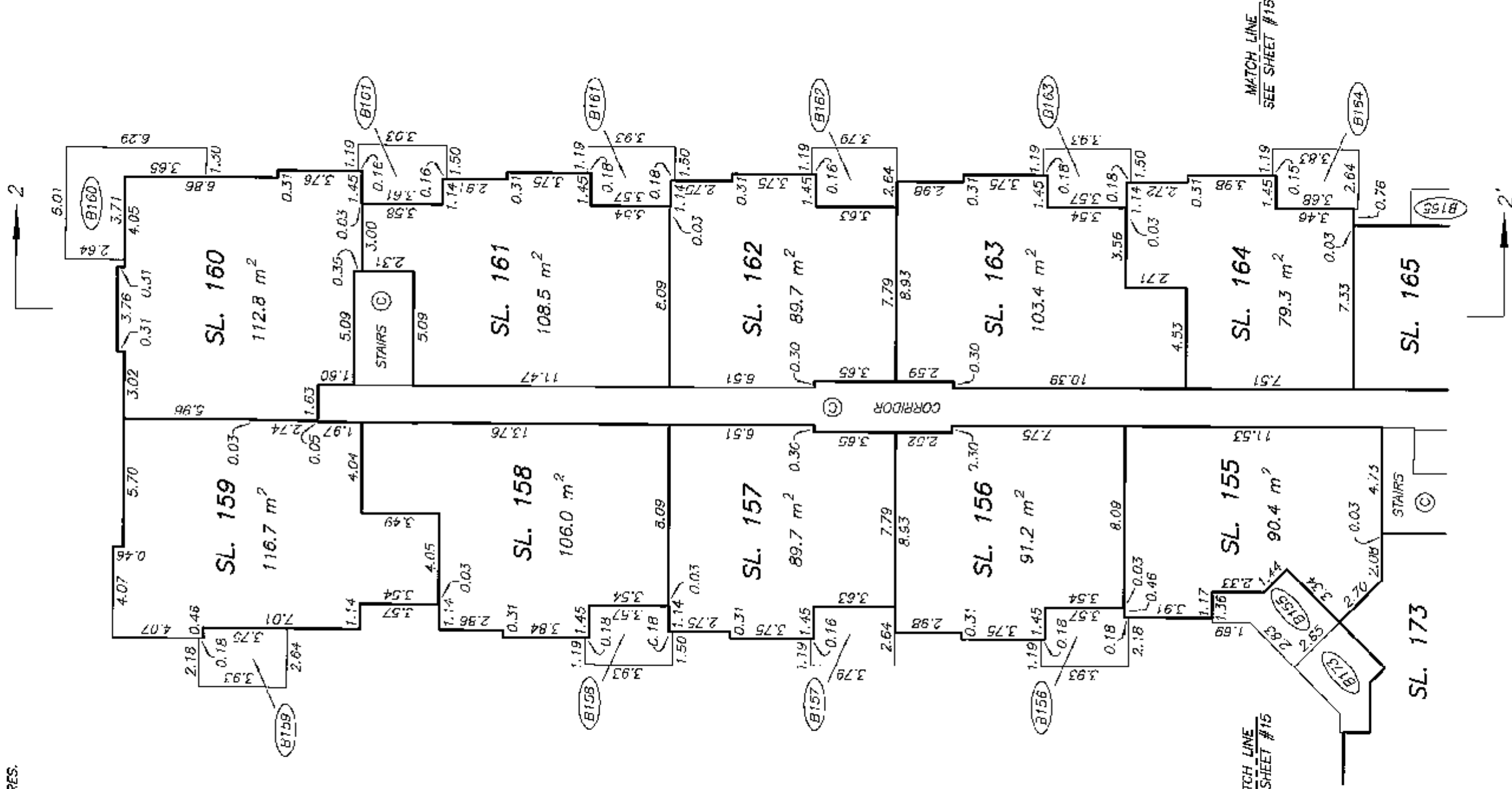
Mr. J. D.

ORIGINAL

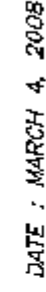
BUILDING 2
FOURTH FLOOR PLAN
NORTHWEST PORTION

STRATA PLAN BCS 2783
PHASE 2

SCALE 1:200
0 5
ALL DISTANCES ARE IN METRES.



STRATA PLAN BCS 2783
PHASE 2



DRAWING # 30634-15
FILE # 30634-15-B2_F4

ORIGINAL