

STRATA PLAN BCS 450

DEPOSITED IN THE LAND TITLE OFFICE
AT NEW WESTMINSTER B.C. ON
THIS 29 DAY OF July 2003.

B. Bigsmao 105
REGISTRAR
REF. NO. Bva9b916-925

STRATA PLAN OF PART OF LOT 1,
SECTION 23, TOWNSHIP 1,
N.W.D. PLAN BCP1645
B.C.G.S. 926.007

CITY OF SURREY

SCALE 1:500

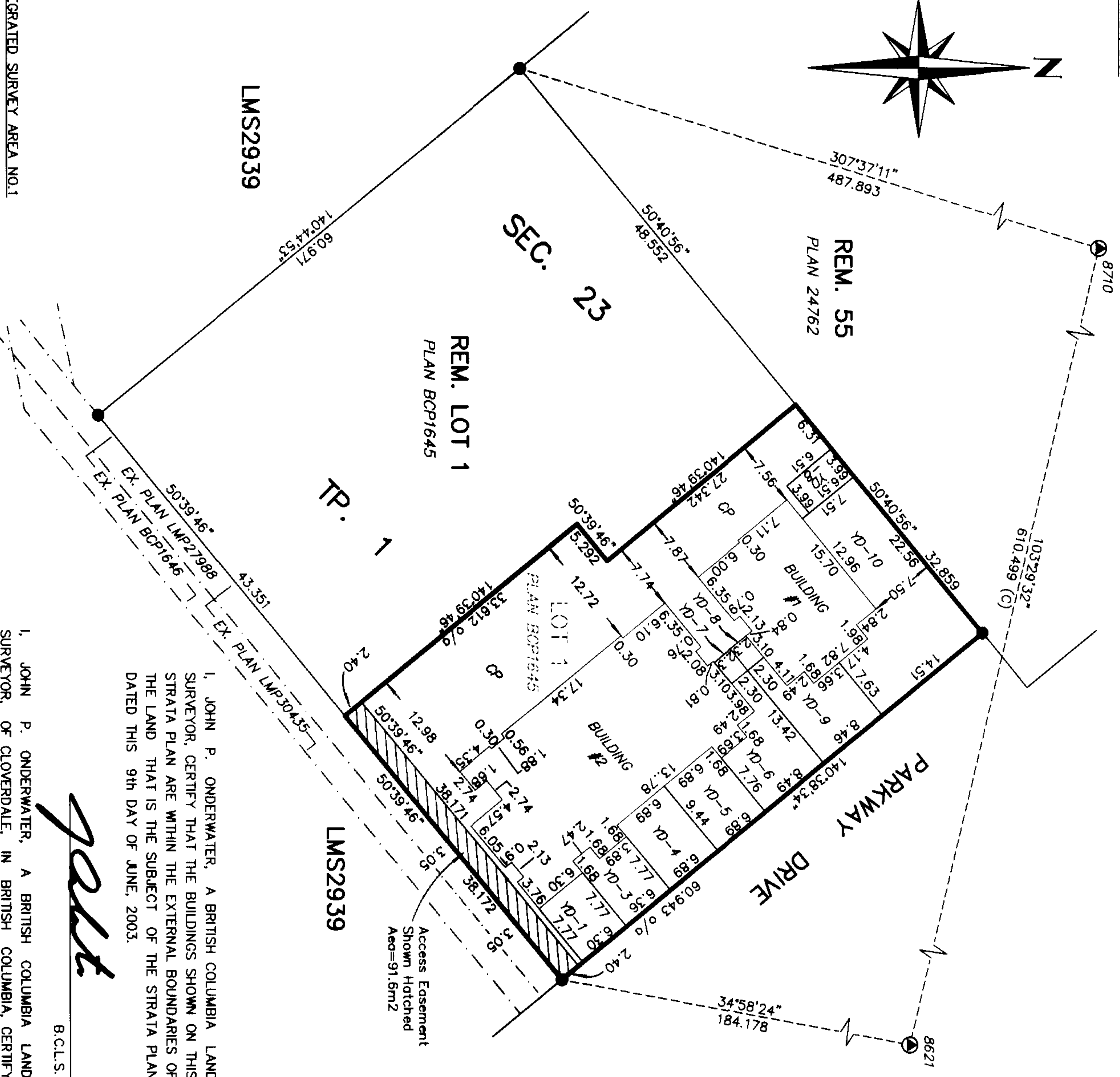
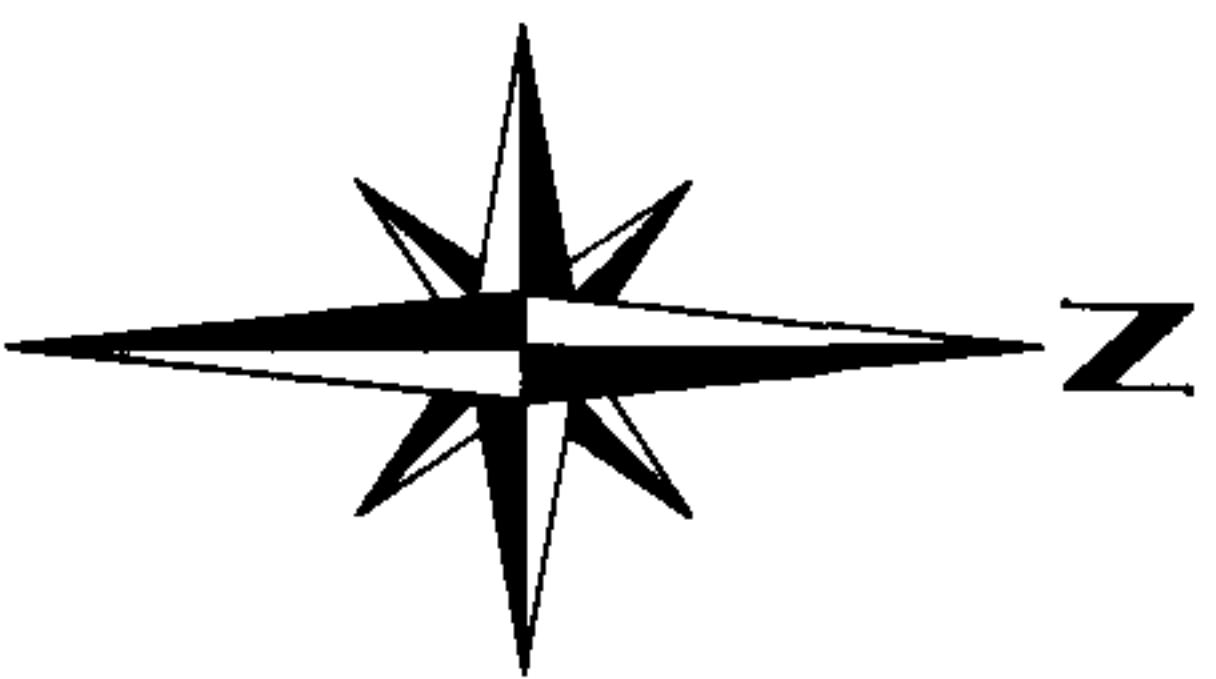


PHASE 1

CIVIC ADDRESS
2233 PARKWAY DRIVE
SURREY, B.C.

- LEGEND:
- SL DENOTES STRATA LOT
 - A DENOTES AREA
 - m2 DENOTES SQUARE METRES
 - CP DENOTES COMMON PROPERTY
 - LCP DENOTES LIMITED COMMON PROPERTY AREA
 - YD-1 DENOTES YARD, LCP OF STRATA LOT 1 (TYPICAL)
 - DENOTES STANDARD IRON POST FOUND
 - ⊙ DENOTES CONTROL MONUMENT FOUND

GRID BEARINGS ARE DERIVED FROM
OCMS 8621 & 8710



INTEGRATED SURVEY AREA NO.1
CITY OF SURREY

THIS PLAN SHOWS GROUND LEVEL MEASURED
DISTANCES, PRIOR TO COMPUTATION OF U.T.M.
COORDINATES MULTIPLY BY COMBINED
FACTOR OF 0.9995961 NAD83 (CSRS)

JOHN ONDERWATER & ASSOC.
B.C. LAND SURVEYORS
CLOVERDALE B.C.
FAX 604-574-3018
PHONE 604-574-7311
FILE: JS0244_J1

THIS PLAN LIES WITHIN THE
GREATER VANCOUVER REGIONAL DISTRICT

I, JOHN P. ONDERWATER, A BRITISH COLUMBIA LAND
SURVEYOR, CERTIFY THAT THE BUILDINGS SHOWN ON THIS
STRATA PLAN ARE WITHIN THE EXTERNAL BOUNDARIES OF
THE LAND THAT IS THE SUBJECT OF THE STRATA PLAN.
DATED THIS 9th DAY OF JUNE, 2003.

B.C.L.S.

John P. Onderwater

I, JOHN P. ONDERWATER, A BRITISH COLUMBIA LAND
SURVEYOR, OF CLOVERDALE, 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 SURVEY WAS COMPLETED
ON THE 6th DAY OF JUNE, 2003
THE PLAN WAS COMPLETED AND CHECKED, AND THE CHECKLIST
FILED UNDER ECP#1966, ON THE 9th DAY OF JUNE, 2003.

SIGNATURE OF B.C.L.S.

John P. Onderwater

STRATA PLAN BCS 450FORM S
NEW DEVELOPMENT CERTIFICATE

I, John P. Underwater, a British Columbia Land Surveyor, certify that the buildings included in this strata plan have not as of the 9th day of June, 2003 been previously occupied.

pat
B.C.L.S.

FORM Q

Approved under the Land Title Act,
See B.C. Reg. 334/79, Section 9
Access by Easement Only.

July 22, 2003

pat
Approving Officer
City of Surrey

Approved as Phase 1 of a 2 phase strata plan under Section 224 of the Strata Property Act this 22 day of July, 2003.

pat
Approving Officer
City of Surrey

OWNER: 558476 B.C. LTD. (INC. NO 558476)
(sign and print name clearly)

AUTHORIZED SIGNATORY ALAIN ZADEL

AUTHORIZED SIGNATORY BEN PEREZ

WITNESS AS TO SIGNATURES ANTONIO ALONSO

ADDRESS OF WITNESS 3681 114th Ave Vancouver

OCCUPATION OF WITNESS Construction Manager

MORTGAGEE:
THE TORONTO DOMINION BANK
(sign and print name clearly)

AUTHORIZED SIGNATORY Steven Stuart Owen

AUTHORIZED SIGNATORY

WITNESS AS TO SIGNATURES Theresa Gin

ADDRESS OF WITNESS 700 W. Georgia St, Vancouver B.C.

OCCUPATION OF WITNESS Credit Assistant

DATED THIS 9th DAY OF JUNE, 2003.

JOHN UNDERWATER & ASSOC.
B.C. LAND SURVEYORS
CLOVERDALE B.C.
FAX 604-574-3018
PHONE 604-574-7311
FILE: JS0244_F2

pat
B.C.L.S.

FLOOR PLANS - BUILDING 2

SHEET 3 OF 5 SHEETS

STRATA PLAN BCS 450

SCALE 1:200

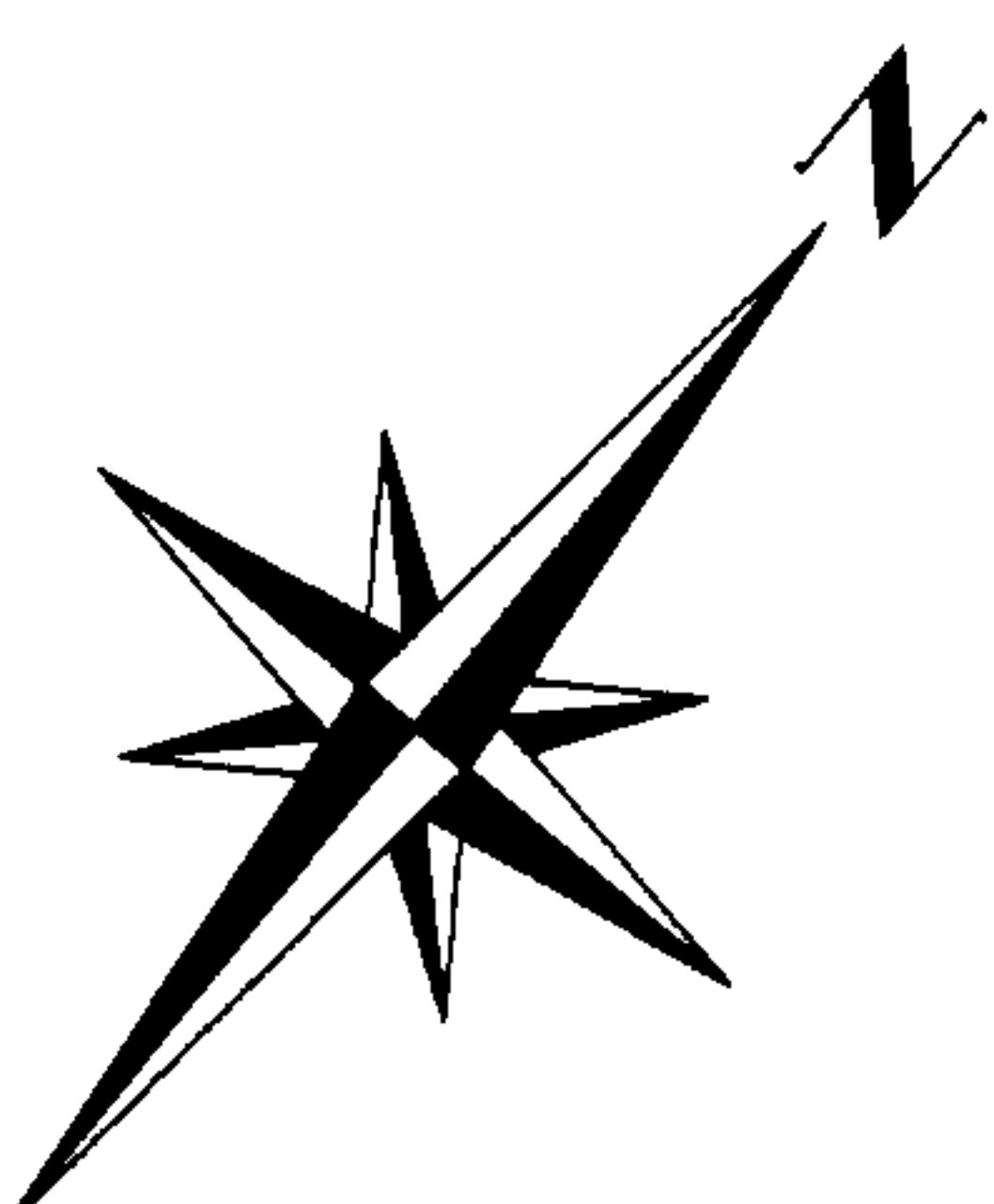


ALL DISTANCES ARE IN METRES

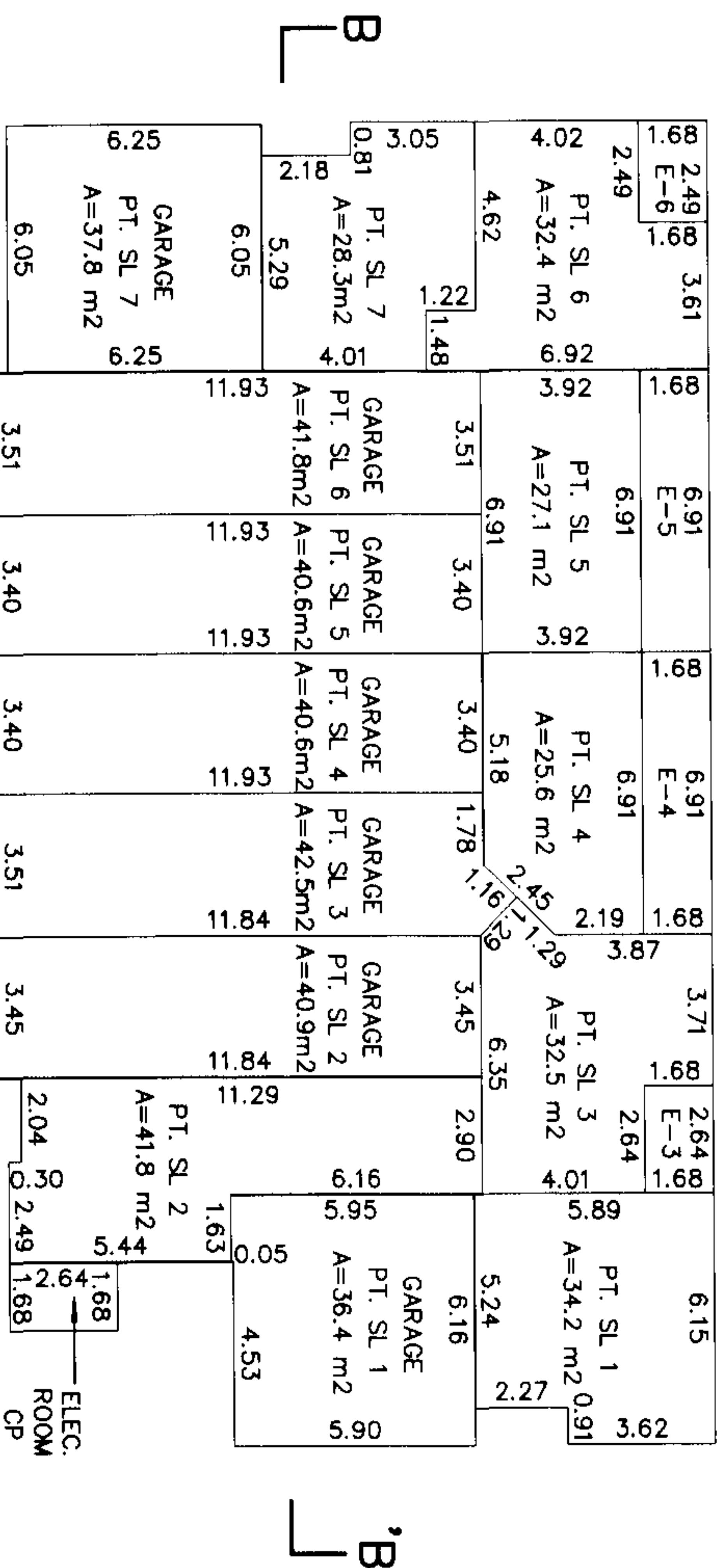
PHASE 1

LEGEND:

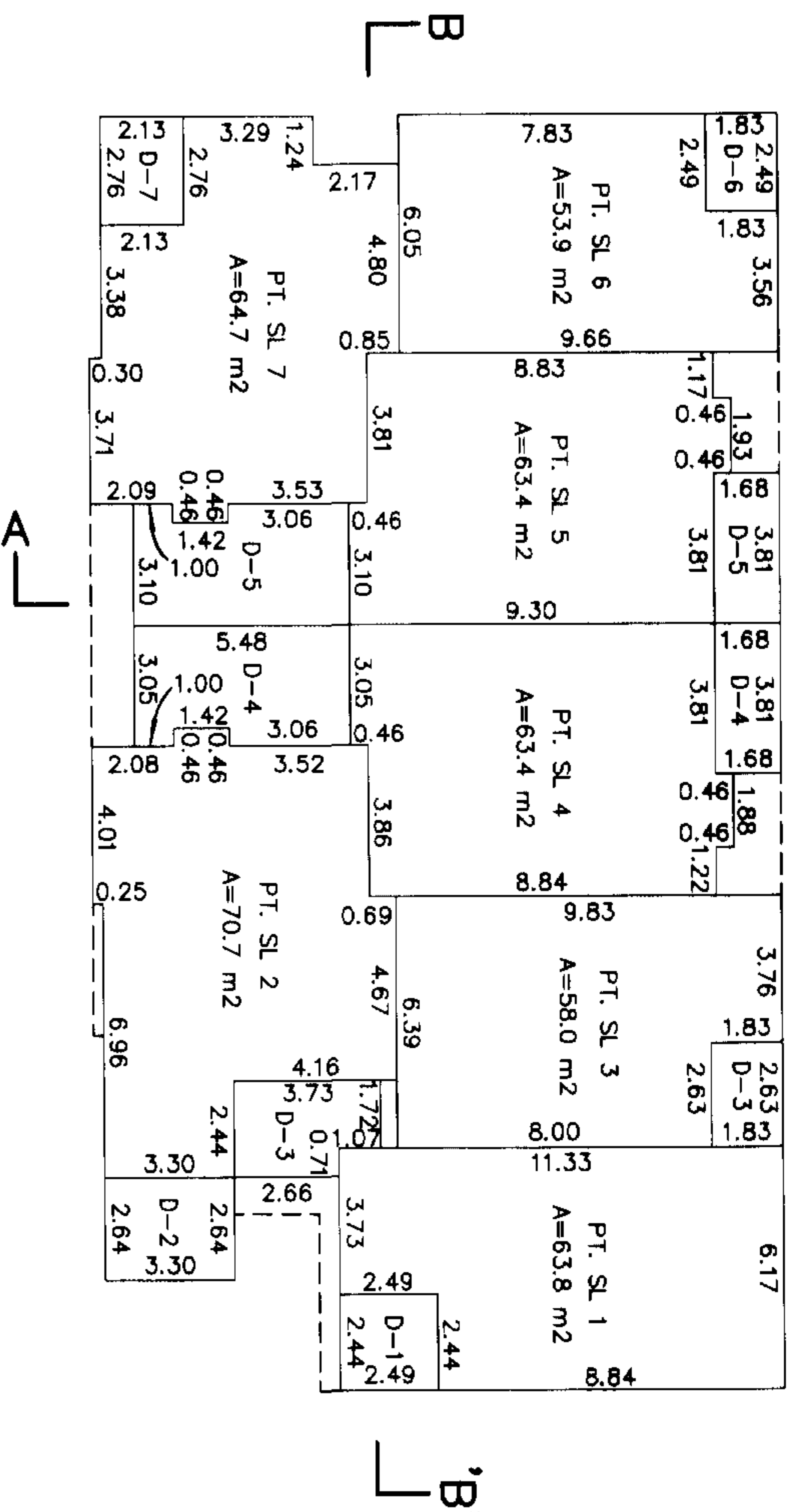
- D-1 DENOTES DECK, LCP OF STRATA LOT 1 (TYPICAL)
- E-1 DENOTES ENTRY, LCP OF STRATA LOT 1 (TYPICAL)



FIRST FLOOR



SECOND FLOOR



JOHN ONDERWATER & ASSOC.
B.C. LAND SURVEYORS
CLOVERDALE B.C.
FAX 604-574-3018
PHONE 604-574-7311
FILE: JS0244_F3

DATED THIS 9th DAY OF JUNE, 2003.

pat

B.C.L.S.

FLOOR PLANS AND SECTIONS – BUILDING 2

SHEET 4 OF 5 SHEETS

STRATA PLAN BCS 450

SCALE 1:200

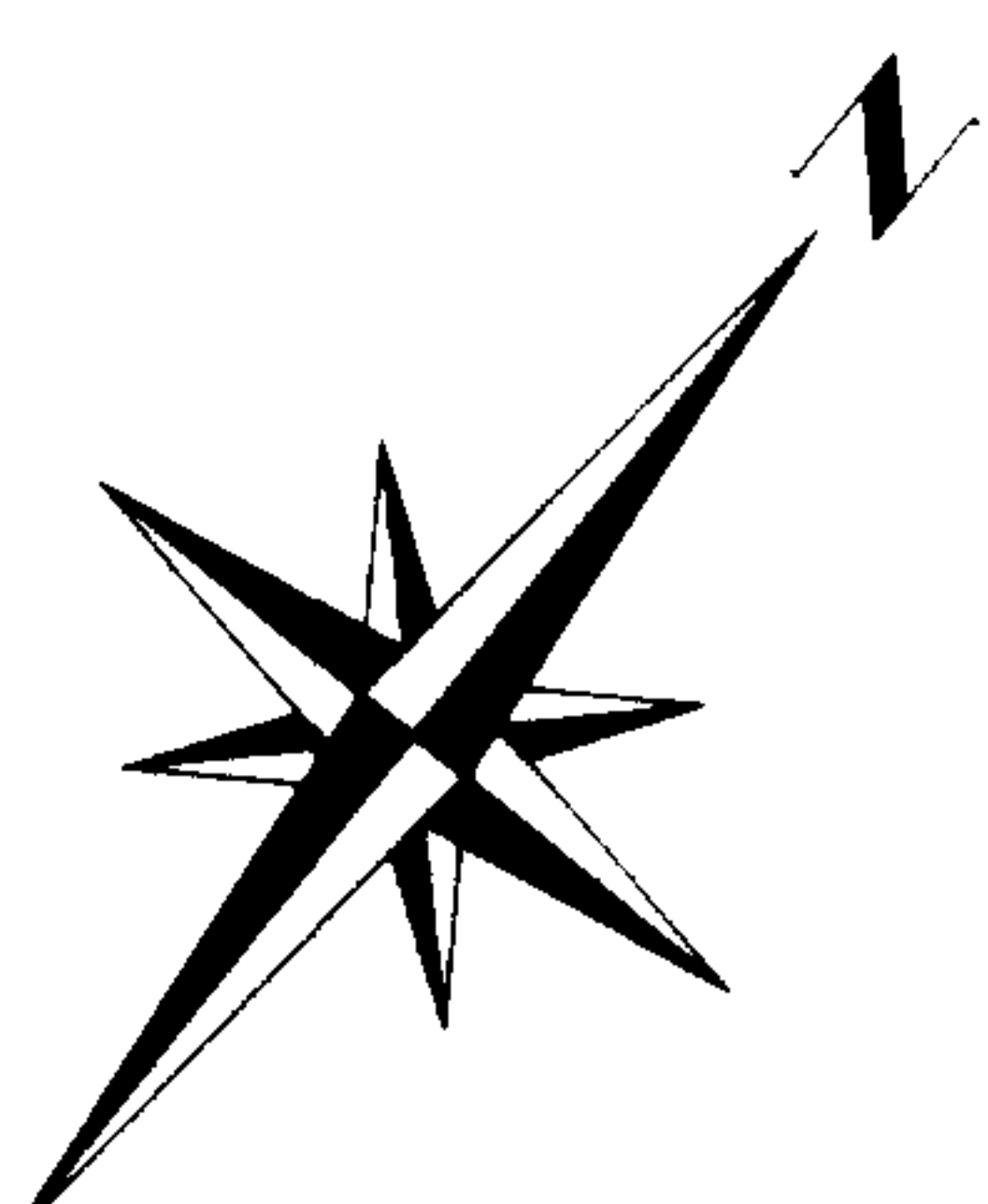


ALL DISTANCES ARE IN METRES

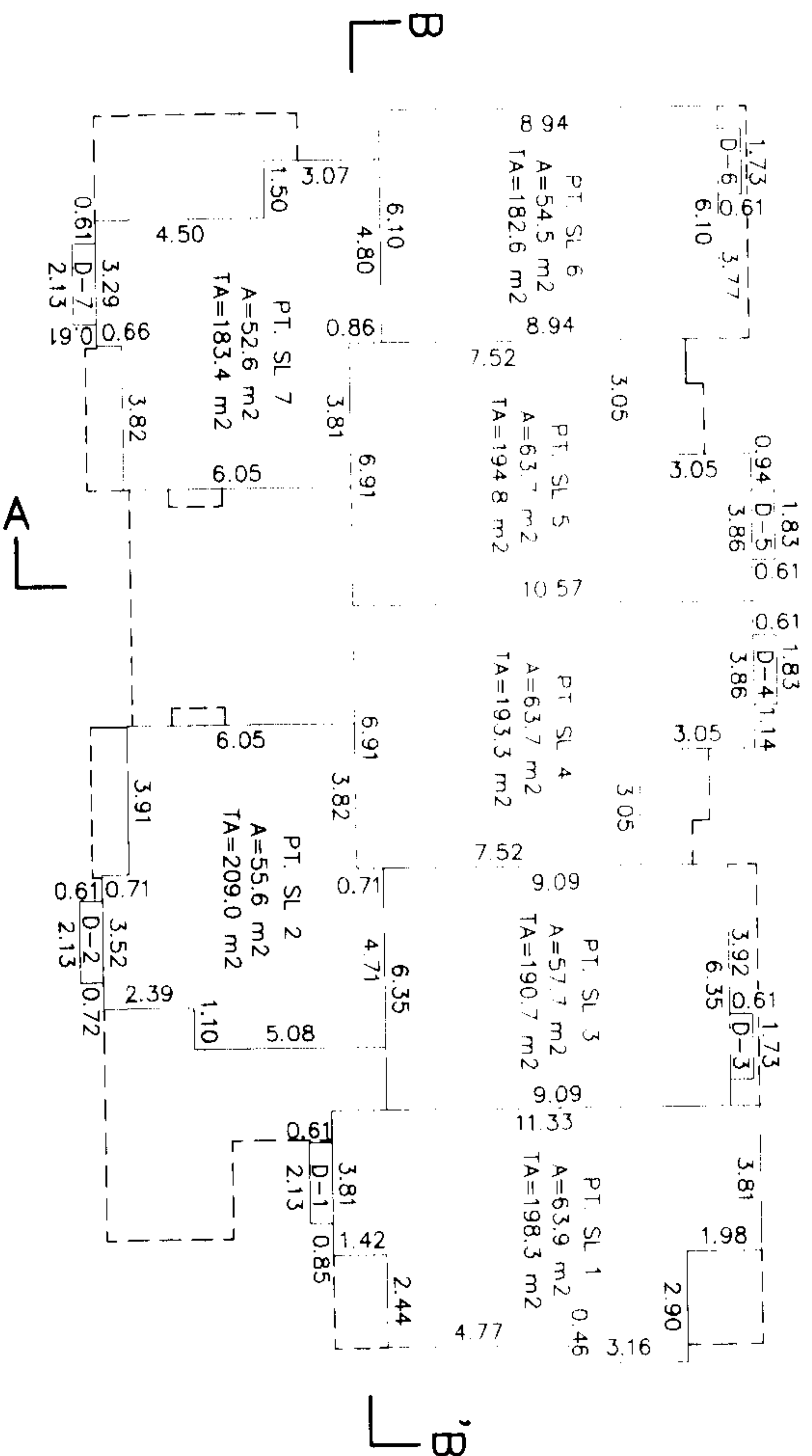
PHASE 1

LEGEND:

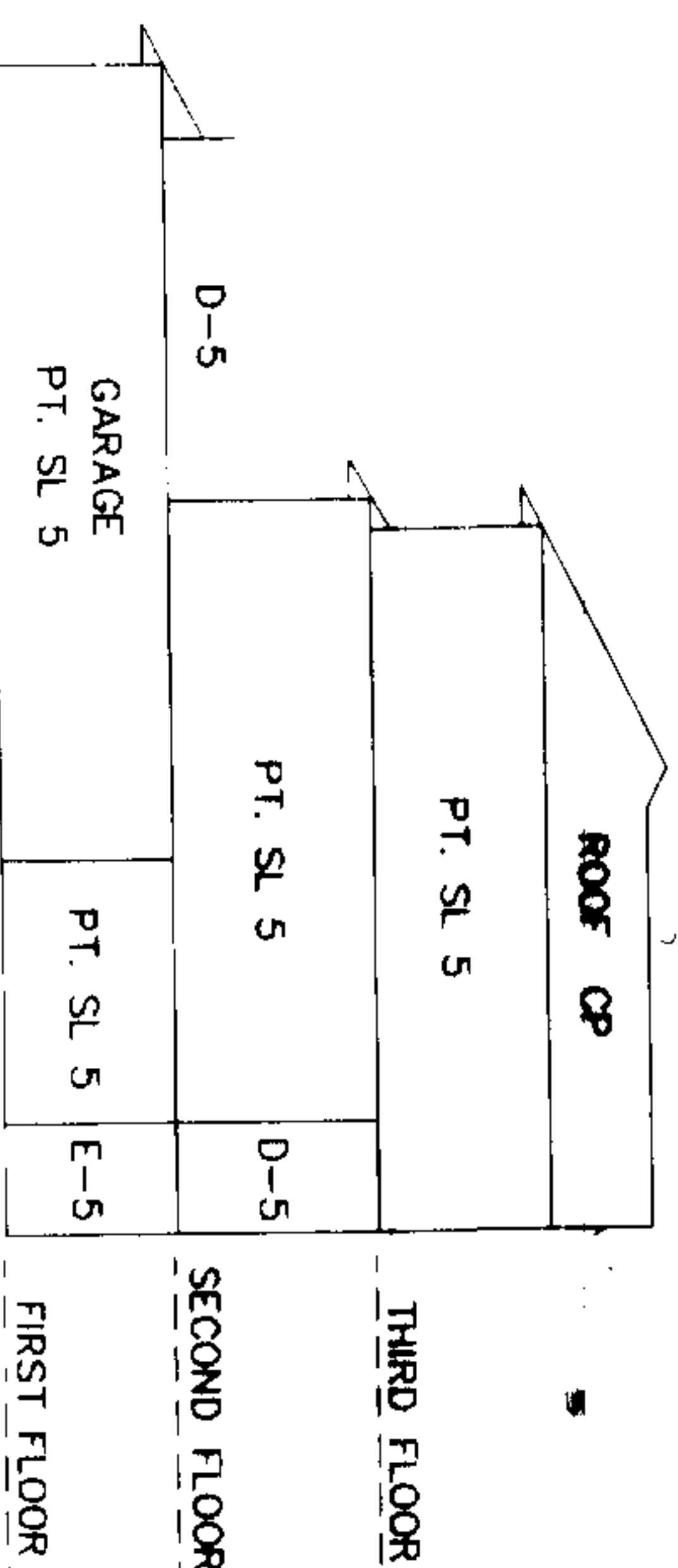
- D-1 DENOTES DECK, LCP OF STRATA LOT 1 (TYPICAL)
- E-1 DENOTES ENTRY, LCP OF STRATA LOT 1 (TYPICAL)



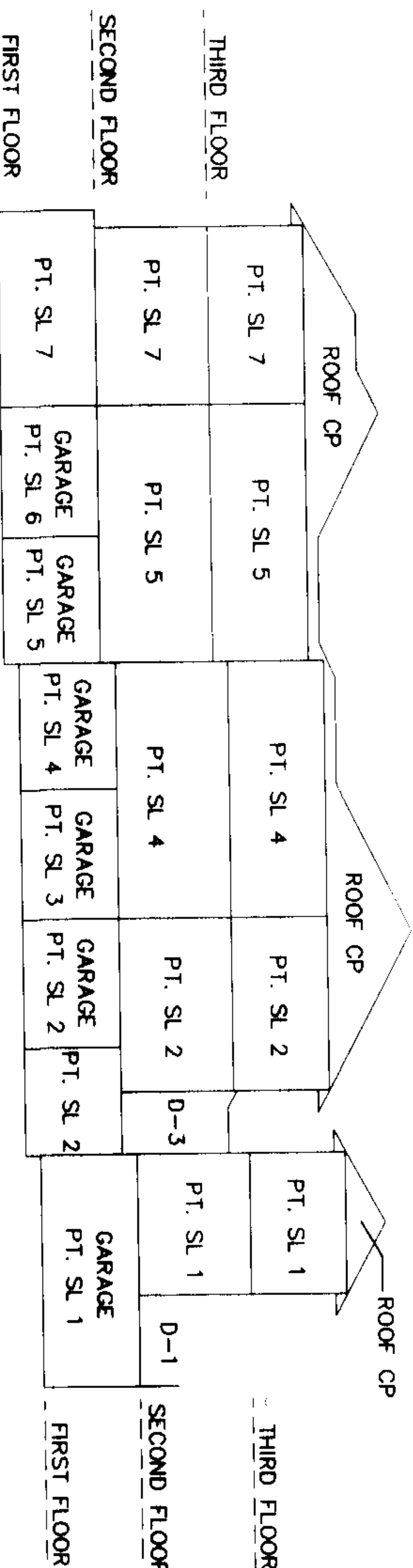
THIRD FLOOR



SECTION A – 'A'



SECTION B – 'B'



DATED THIS 9th DAY OF JUNE, 2003.

JOHN ONDERWATER & ASSOC.
B.C. LAND SURVEYORS
CLOVERDALE B.C.
FAX 604-574-3018
PHONE 604-574-7311
FILE: JS0244-F4

B.C.L.S.

FLOOR PLANS AND SECTIONS – BUILDING 1

SHEET 5 OF 5 SHEETS
STRATA PLAN BCS 450

SCALE 1:200

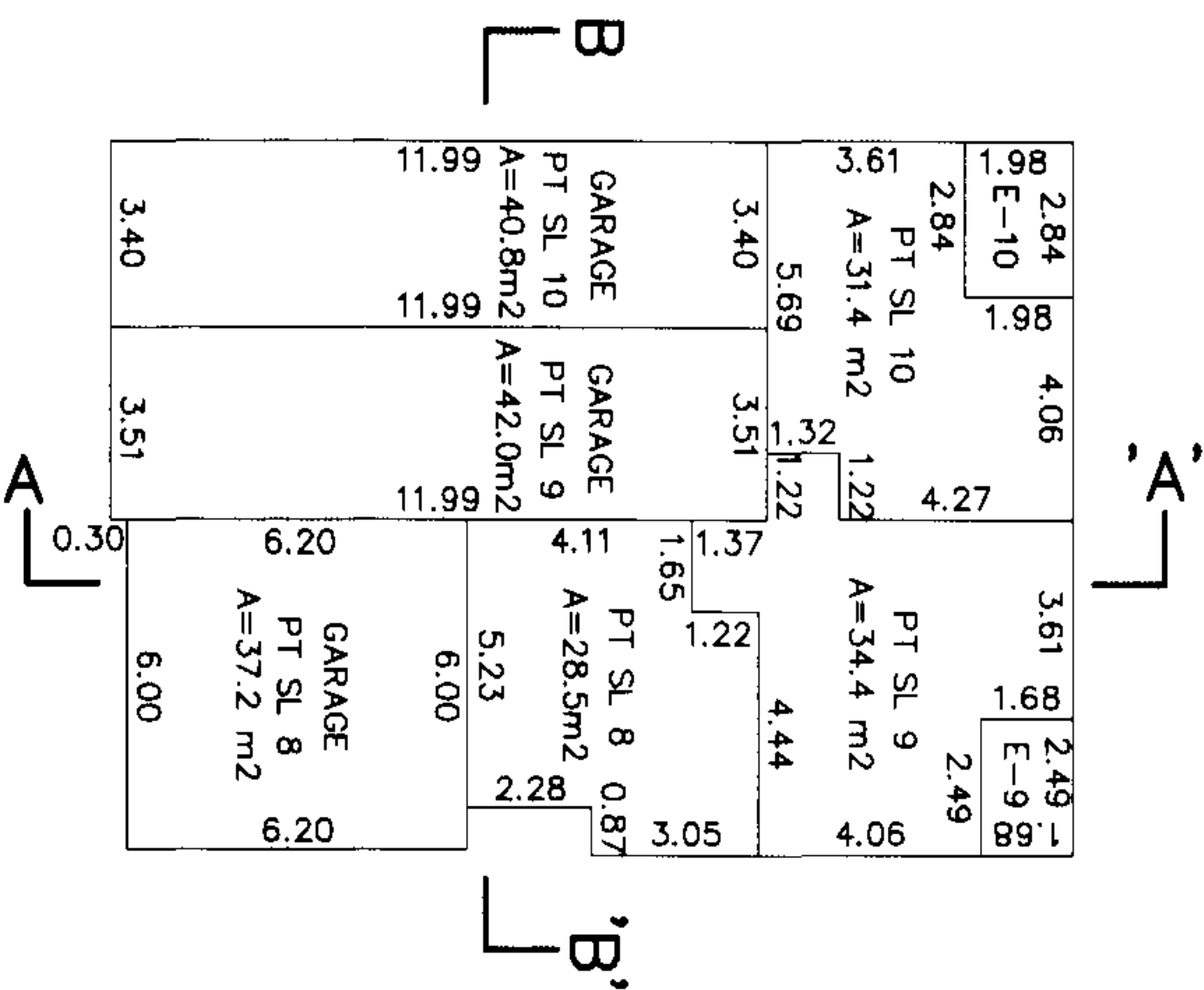


PHASE 1

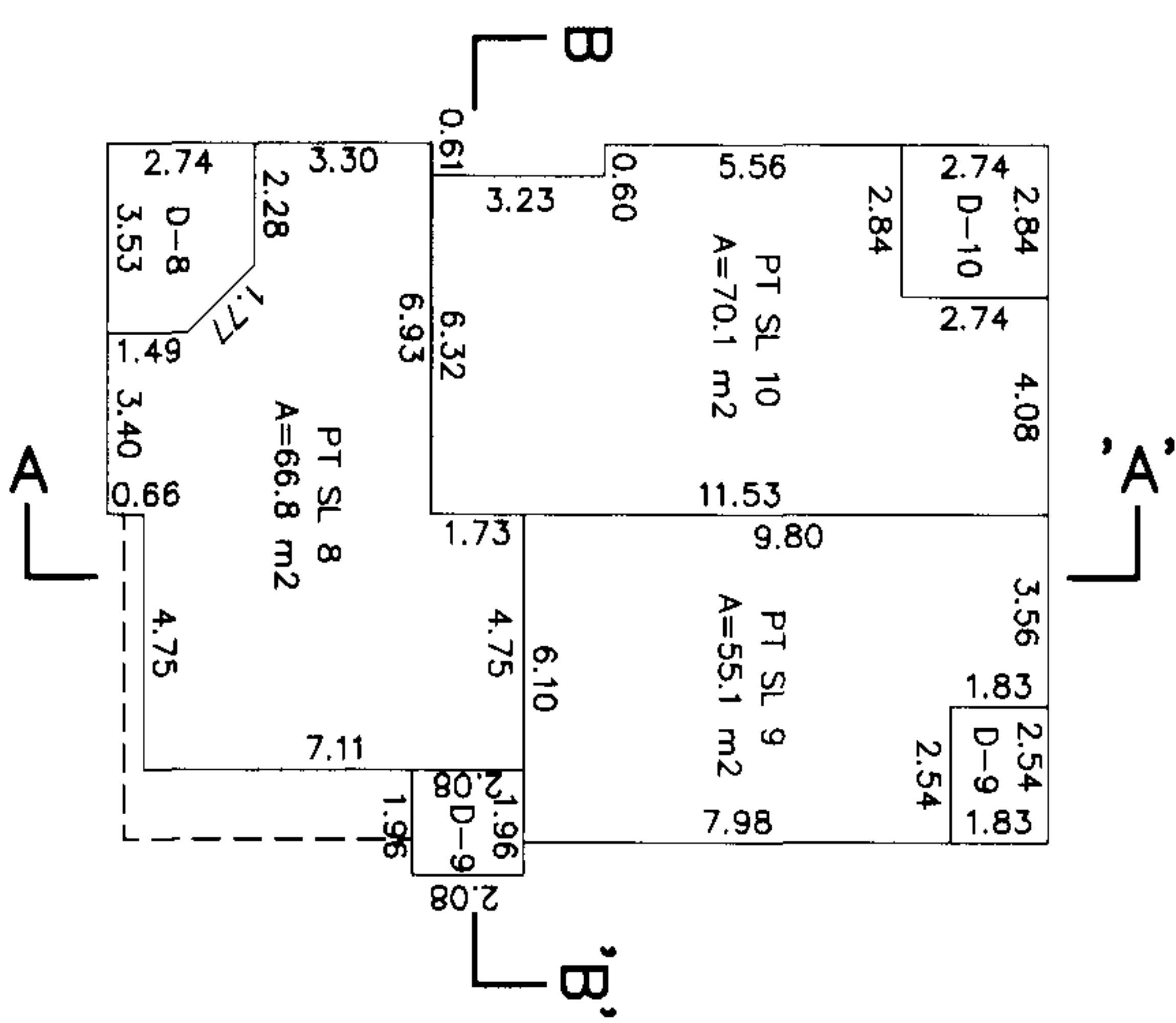
LEGEND:

- D-1 DENOTES DECK, LCP OF STRATA LOT 1 (TYPICAL)
- E-1 DENOTES ENTRY, LCP OF STRATA LOT 1 (TYPICAL)

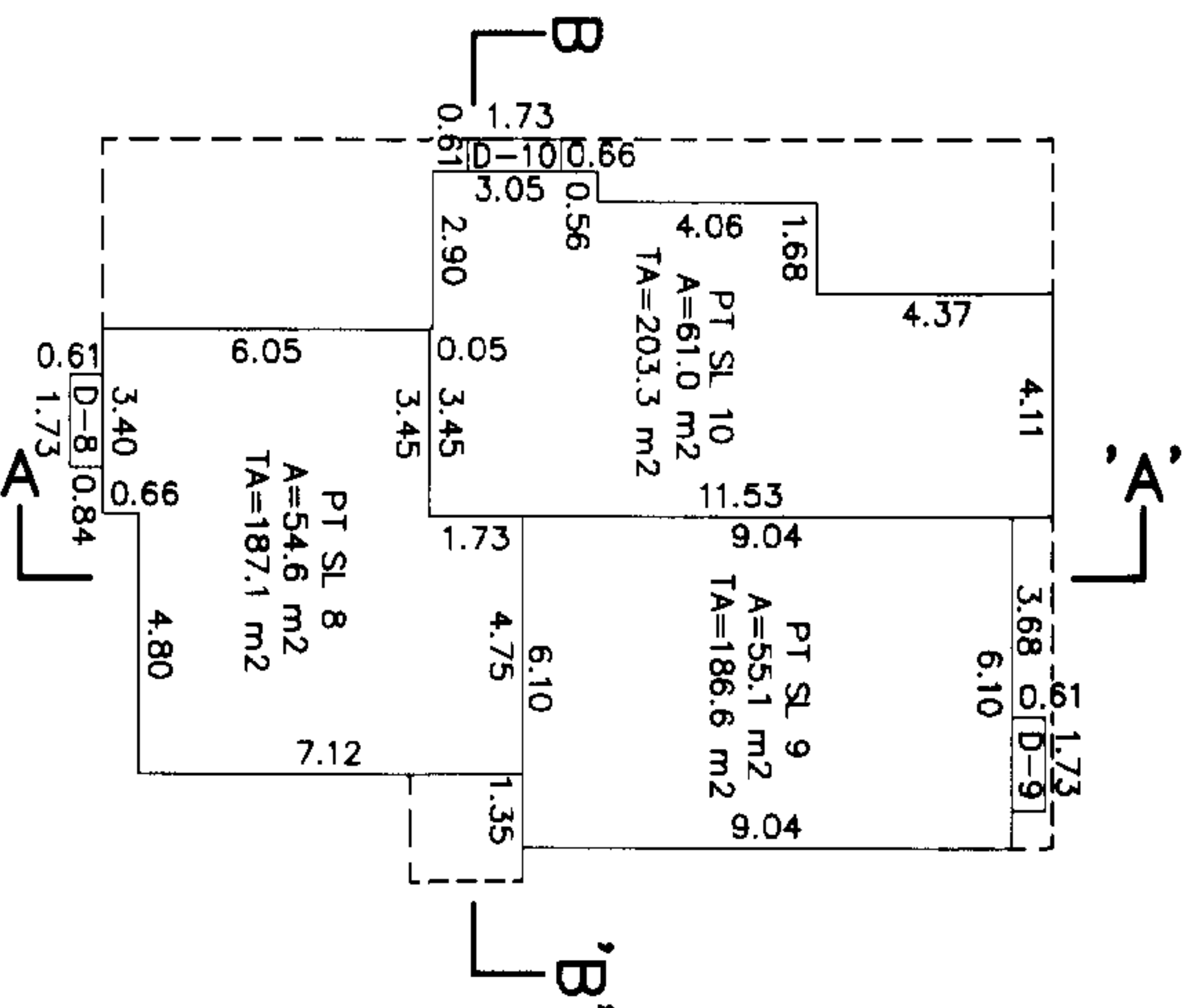
FIRST FLOOR



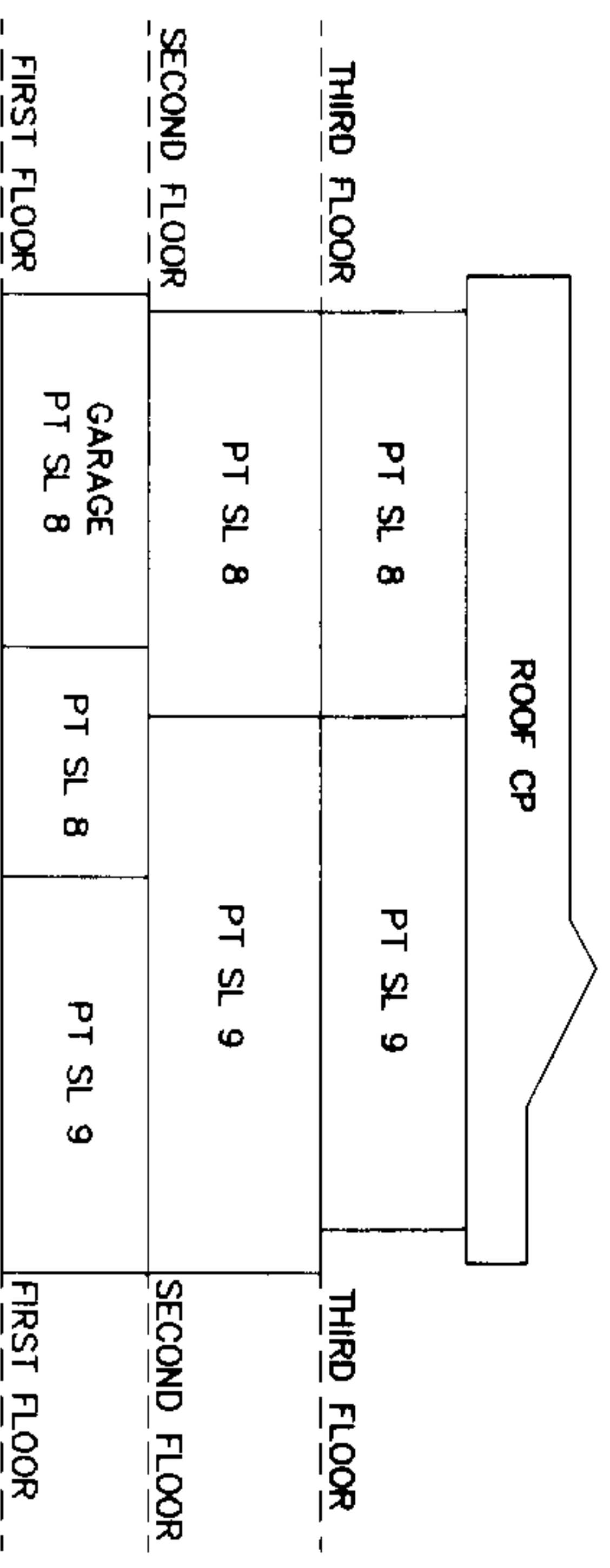
SECOND FLOOR



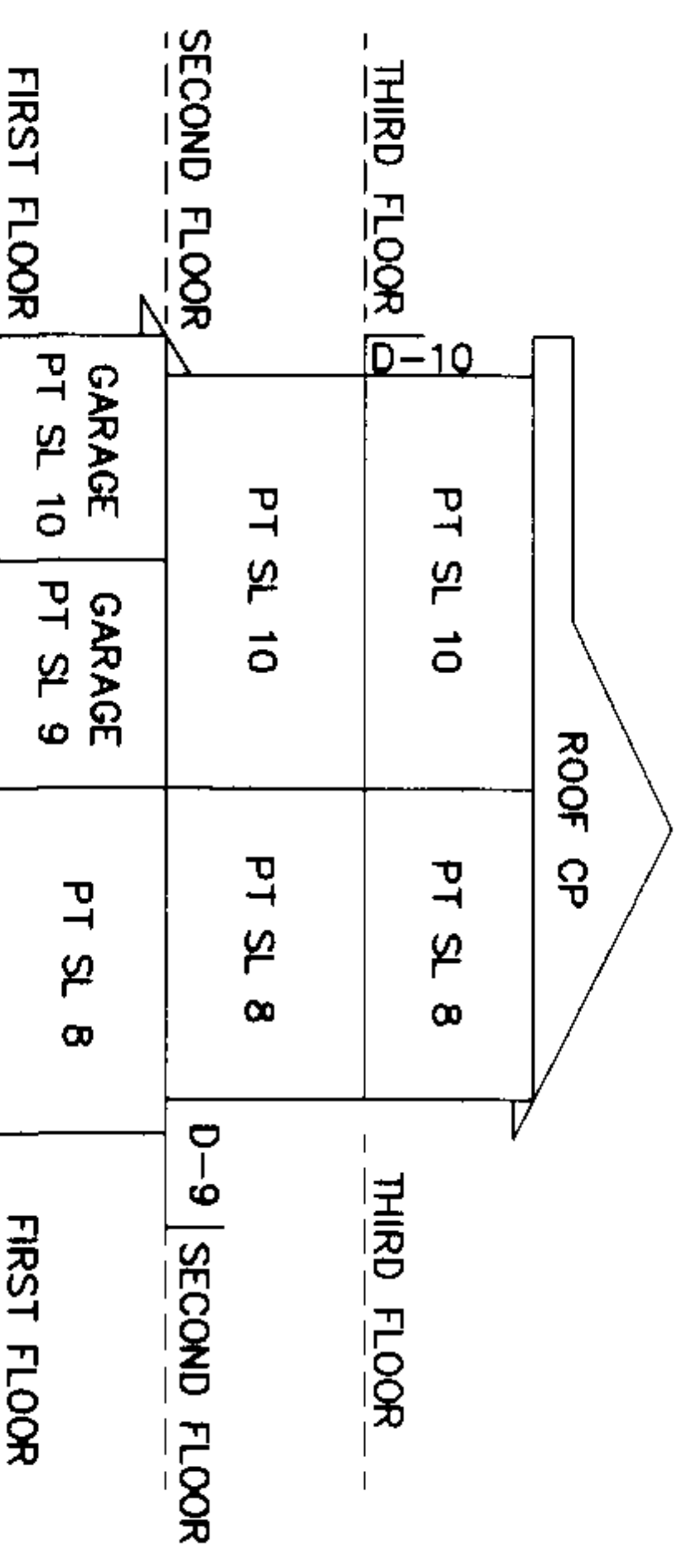
THIRD FLOOR



SECTION A – 'A'



SECTION B – 'B'



JOHN UNDERWATER & ASSOC.
B.C. LAND SURVEYORS
CLOVERDALE B.C.
FAX 604-574-3018
PHONE 604-574-7311
FILE: JS0244_F5

DATED THIS 9th DAY OF JUNE, 2003.

pat

B.C.L.S.

SHEET 1 OF 6 SHEETS

STRATA PLAN OF LOT 1 EXCEPT FIRSTLY: PHASE ONE STRATA PL. BCS450 SEC. 23, TP 1 N.W.D. PLAN BCP1645

STRATA PLAN BCS450

DEPOSITED IN THE LAND TITLE OFFICE

41 NEW WESTMINSTER B.C. ON

THIS 18th DAY OF JAN 2005

B.C.G.S. 926.007

CITY OF SURREY

SCALE 1:500



ALL DISTANCES ARE IN METRES

PHASE 2

CIVIC ADDRESS

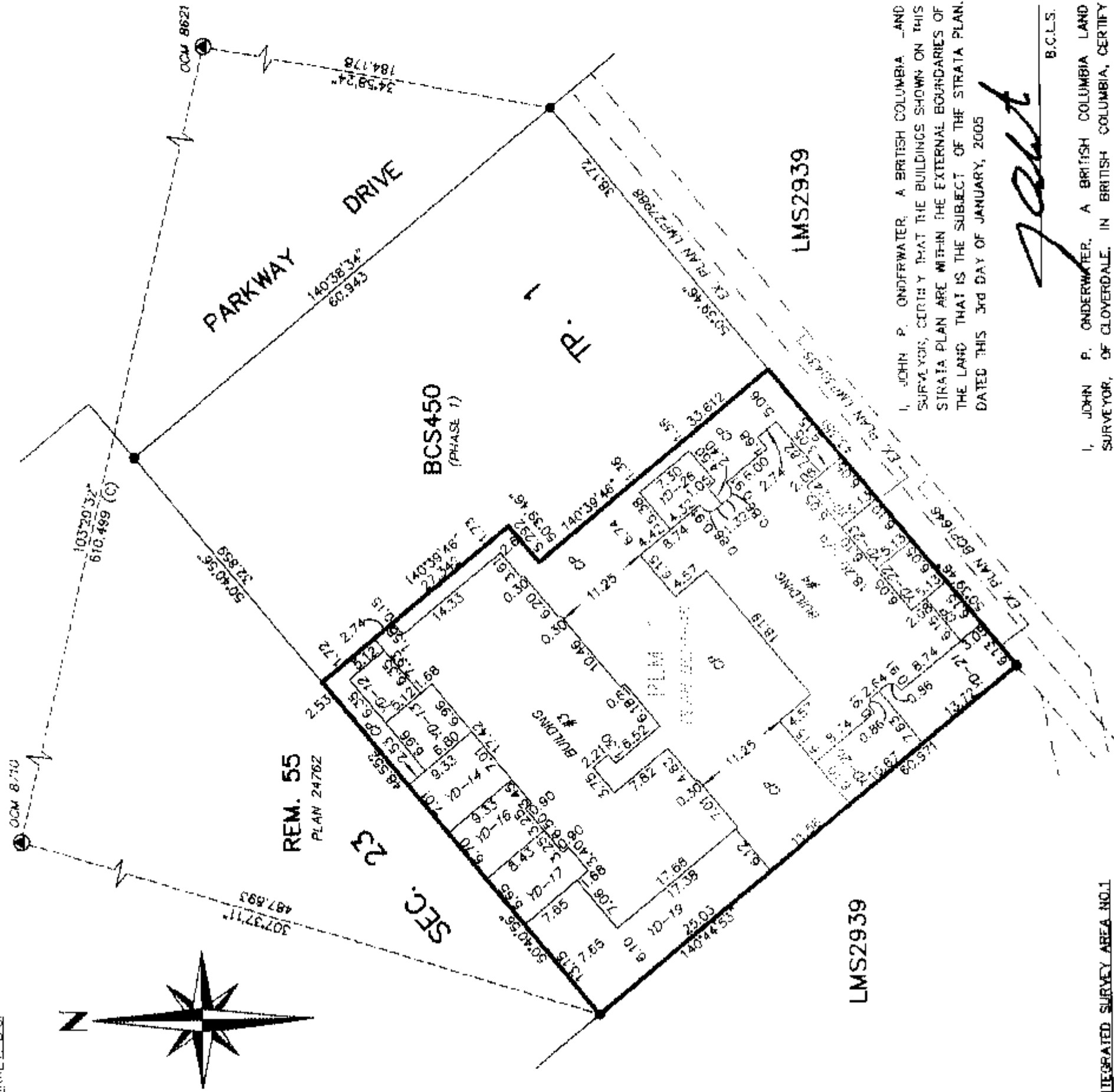
2133 PARKWAY DRIVE

SURREY, B.C.

LEGEND:

- SL DENOTES STRATA LO.
- A DENOTES AREA
- #12 DENOTES SQUARE METRES
- OF DENOTES COMMON PROPERTY
- LCP DENOTES LIMITED COMMON PROPERTY AREA
- YD-1 DENOTES YARD, (CP OF STRATA LOT) (TYPICAL)
- DENOTES STANDARD RUN POST FOUND
- DENOTES CONTROL MONUMENT FOUND

GRID BEARINGS ARE DERIVED FROM
BCND 8421 & 8710



INTEGRATED SURVEY AREA NO.1
CITY OF SURREY
THIS PLAN SHOWS GROUND LEVEL MEASURED
DISTANCES. PRIOR TO COMPUTATION OF U.T.M.
COORDINATES MULTIPLY BY COMBINED
FACTOR OF 0.9995961 NAD83 (CSRS)

JOHN UNDERWATER & ASSOC.
B.C. LAND SURVEYORS
#104 5830 175A STREET
SURREY B.C.
FILE: JS0244_01

THIS PLAN LIES WITHIN THE
GREATER VANCOUVER REGIONAL DISTRICT

I, JOHN P. UNDERWATER, A BRITISH COLUMBIA LAND SURVEYOR, CERTIFY THAT THE BUILDINGS SHOWN ON THIS STRATA PLAN ARE WITHIN THE EXTERNAL BOUNDARIES OF THE LAND THAT IS THE SUBJECT OF THE STRATA PLAN. DATED THIS 3rd DAY OF JANUARY, 2005

John P. Underwater
B.C.L.S.

I, JOHN P. UNDERWATER, A BRITISH COLUMBIA LAND SURVEYOR, OF CLOVERDALE, 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 SURVEY WAS COMPLETED ON THE 3rd DAY OF JANUARY, 2005. THE PLAN WAS COMPLETED AND CHECKED, AND THE CHECKLIST FILED UNDER #25937, ON THE 3rd DAY OF JANUARY, 2005

John P. Underwater
SIGNATURE OF B.C.L.S.

ORIGINAL

SHEET 2 OF 8 SHEETS

PHASE 2

STRATA PLAN BCS450

FORM S

NEW DEVELOPMENT CERTIFICATE

I, John P. Underwater, a British Columbia Land Surveyor, certify that the buildings included in this strata plan have not as of the 3rd day of January, 2005 been previously occupied.

John P. Underwater
B.C.L.S.

FORM Q

Approved as Phase 2 of a 2 phase strata plan under Section 224 of the Strata Property Act this 17th day of January, 2005.

Nicholas Lai
Approving Officer
City of Surrey
NICHOLAS LAI

OWNER: 558476 B.C. LTD. (INC. NO 558476)
(sign and print name clearly)

BEN PEREZ
AUTHORIZED SIGNATORY

GUS JIMENEZ
AUTHORIZED SIGNATORY

TONY ALONSO
WITNESS AS TO SIGNATURES

3601 UINLY CNG VANCOUVER
ADDRESS OF WITNESS

CONSTRUCTION MANAGER
OCCUPATION OF WITNESS

MORTGAGEE:
THE TORONTO DOMINION BANK
(sign and print name clearly)

STUART OWEN
AUTHORIZED SIGNATORY

Theresa Gun
WITNESS AS TO SIGNATURES

700W. Georgia St, Vancouver Bc
ADDRESS OF WITNESS

Client Services Officer
OCCUPATION OF WITNESS

JOHN UNDERWATER & ASSOC.
B.C. LAND SURVEYORS
#104 5830 176A STREET
SURREY B.C.
FILE: JS0244_G2

DATED THIS 5th DAY OF JANUARY, 2005

John P. Underwater
B.C.L.S.

ORIGINAL

FLOOR PLANS - BUILDING 3

SHEET 3 OF 6 SHEETS

STRATA PLAN BCS450

SCALE 1:200



ALL DISTANCES ARE IN METRES

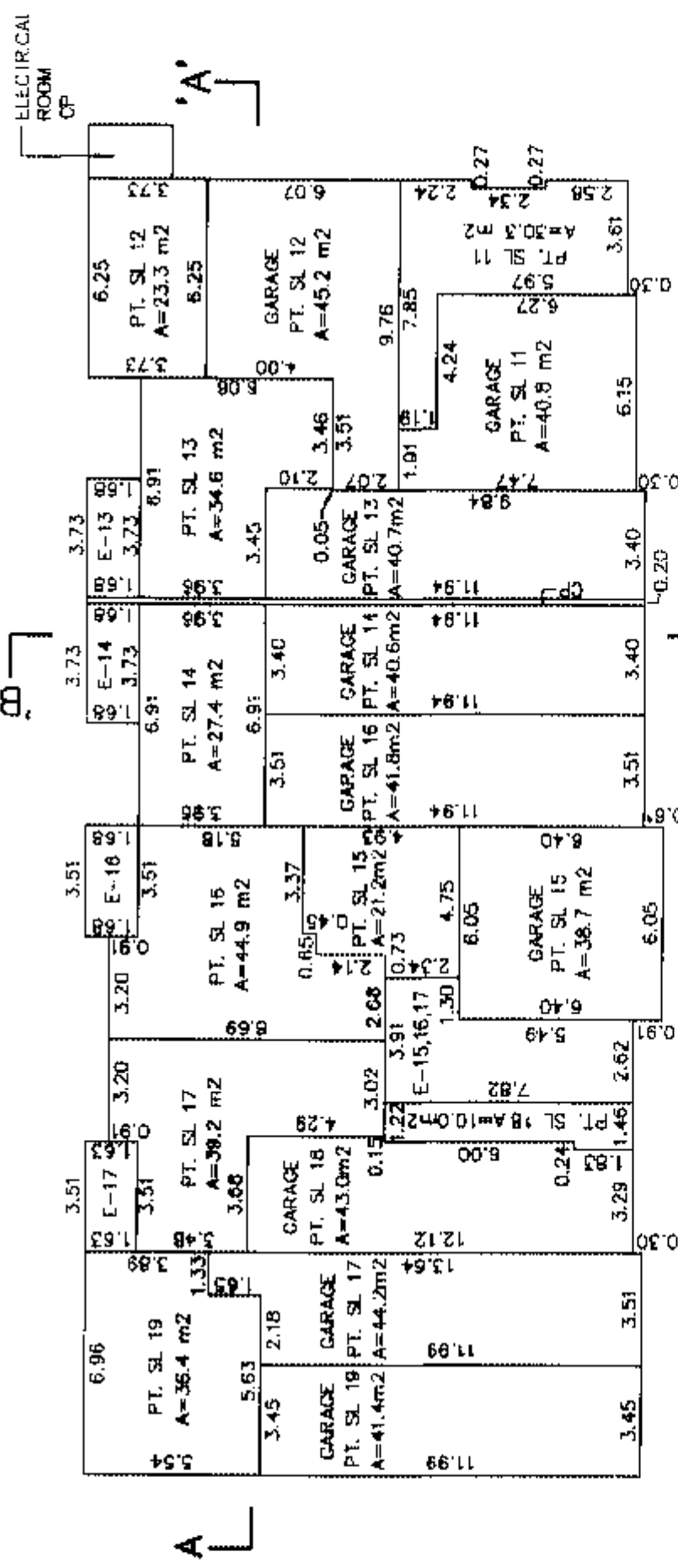
PHASE 2

LEGEND:

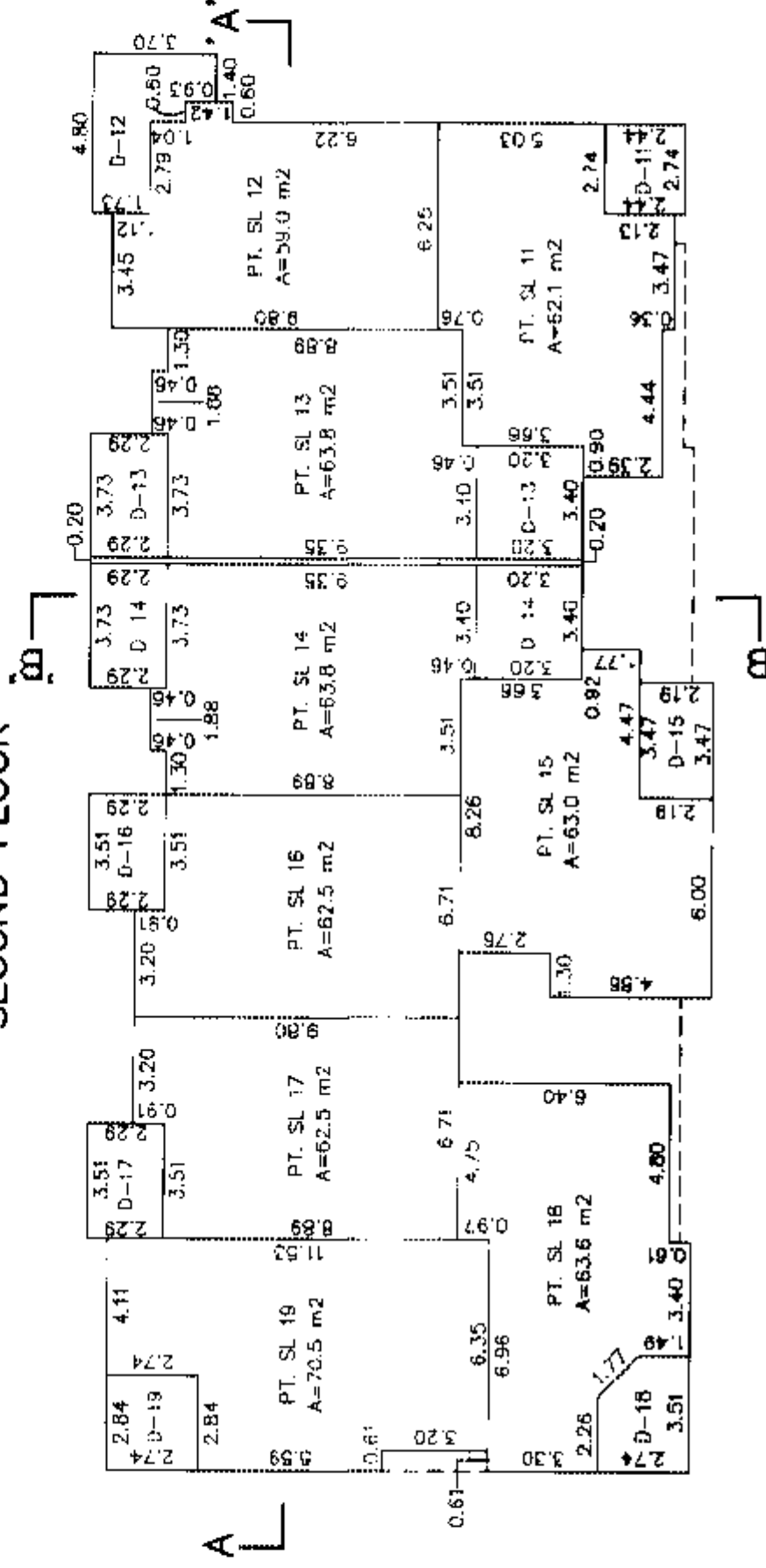
- D-1 DENOTES DECK, LCP OF STRATA LOT 1 (TYPICAL)
- E-1 DENOTES ENTRY, LCP OF STRATA LOT 1 (TYPICAL)
- PA-1 DENOTES PATIO, LCP OF STRATA LOT 1 (TYPICAL)



FIRST FLOOR



SECOND FLOOR



JOHN UNDERWATER & ASSOC.
B.C. LAND SURVEYORS
#104 5830 176A STREET
SURREY B.C.
FILE: JS0244_G3

DATED THIS 5th DAY OF JANUARY, 2005

John Underwater

B.C.L.S.

ORIGINAL

FLOOR PLANS - BUILDING 4

SHEET 5 OF 6 SHEETS

STRATA PLAN BCS450

SCALE 1:200



ALL DISTANCES ARE IN METRES

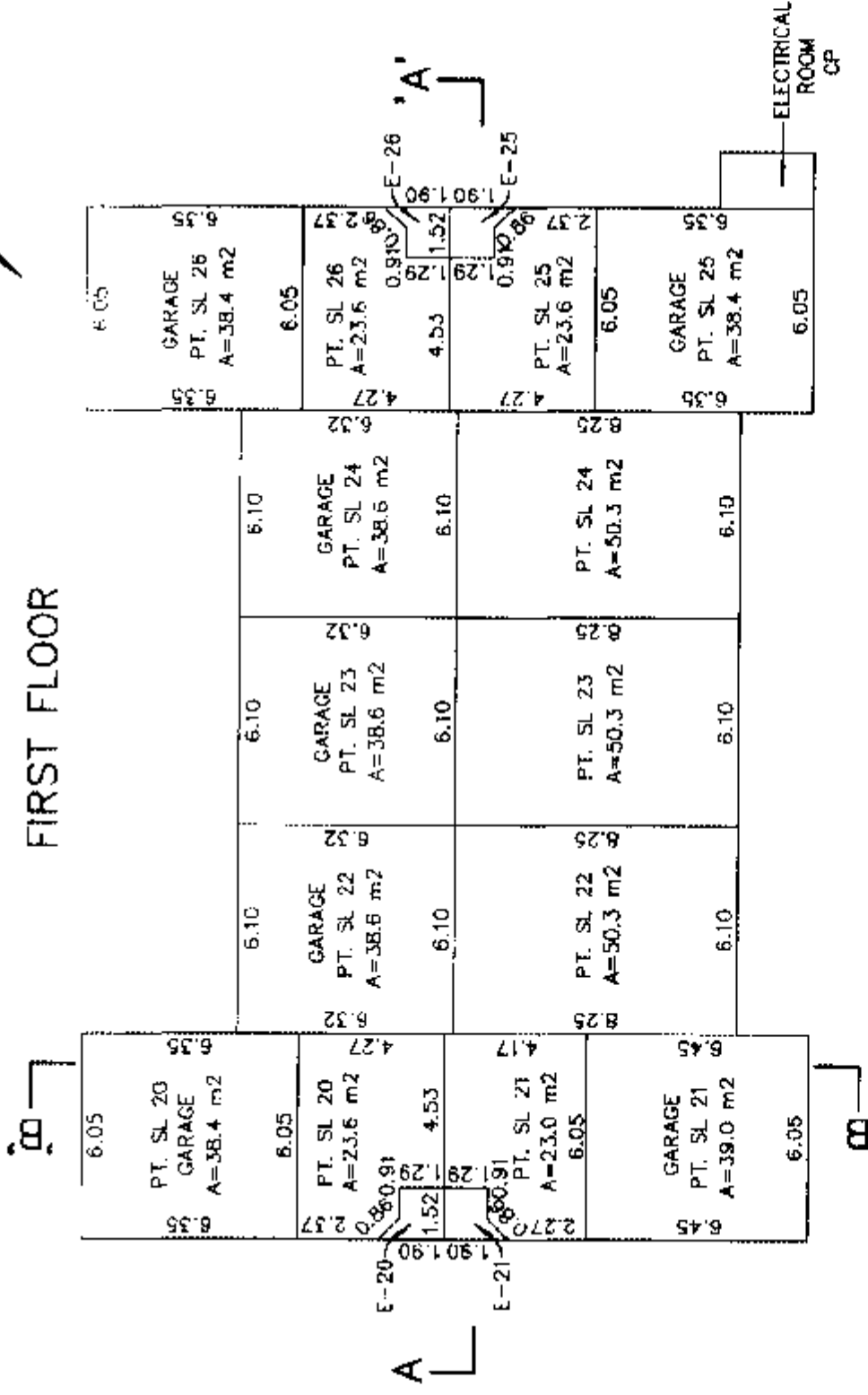
PHASE 2

LEGEND:

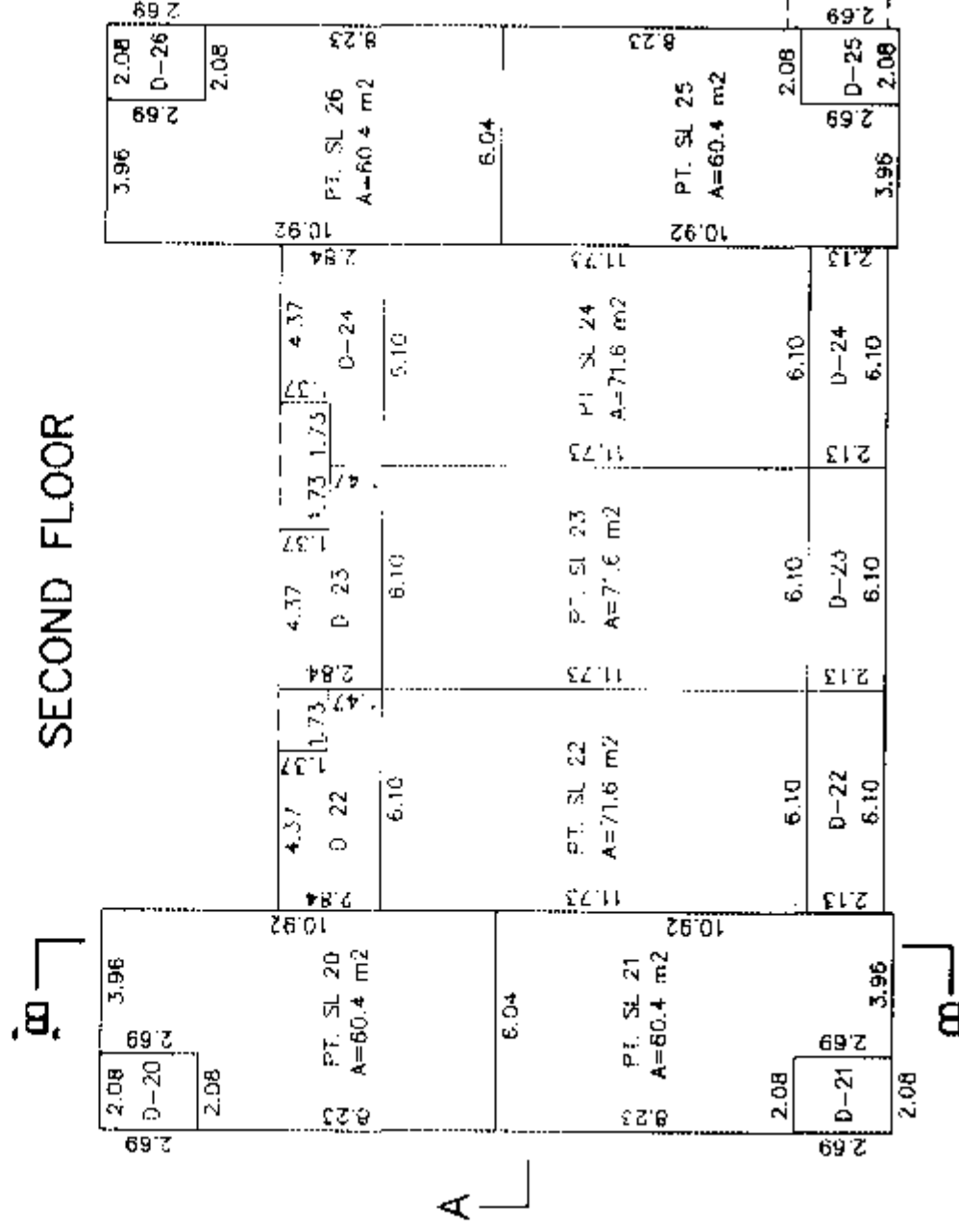
- D-1 DENOTES DECK, LCP OF STRATA LOT 1 (TYPICAL)
- E-1 DENOTES ENTRY, CP OF STRATA LOT 1 (TYPICAL)



FIRST FLOOR



SECOND FLOOR



JOHN UNDERWATER & ASSOC.
B.C. LAND SURVEYORS
#104 5830 176A STREET
SURREY B.C.
FILE: JS0244_05

DATED THIS 5th DAY OF JANUARY, 2005

John Underwater

B.C.L.S.
ORIGINAL

FLOOR PLANS AND SECTIONS - BUILDING 4

SHEET 6 OF 6 SHEETS

STRATA PLAN BCS450

SCALE 1:200

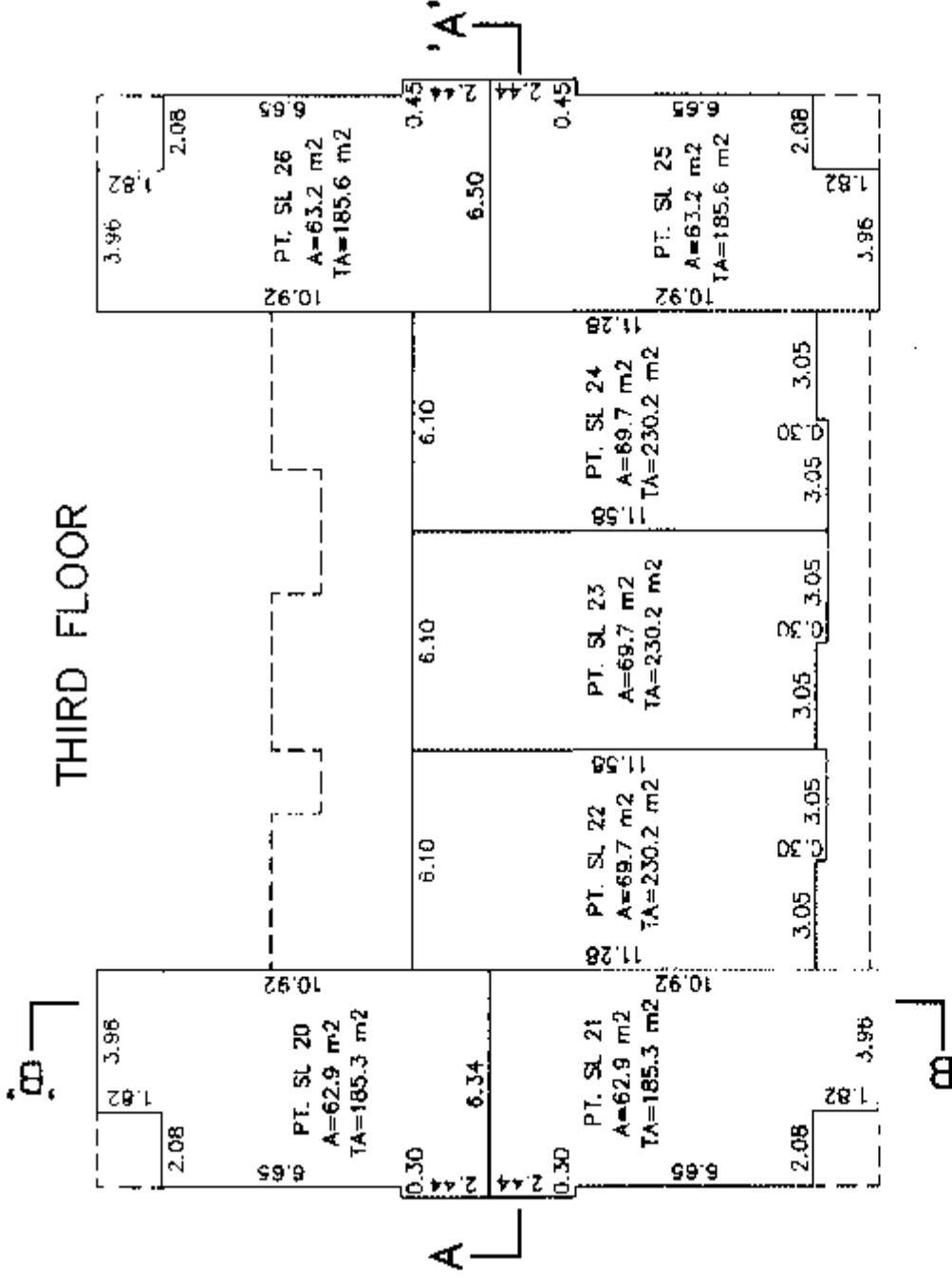


ALL DISTANCES ARE IN METRES

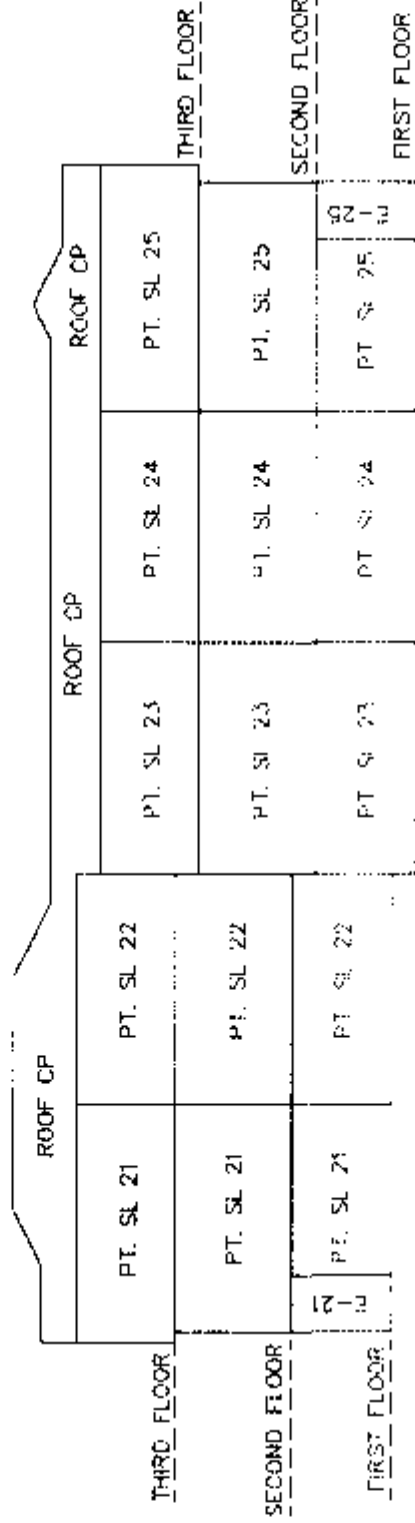
LEGEND:

- D-1 DENOTES DECK, LOP OF STRATA LOT 1 (TYPICAL)
- E-1 DENOTES ENTRY, LOP OF STRATA LOT 1 (TYPICAL)
- PA-1 DENOTES PARKING, LOP OF STRATA LOT 1 (TYPICAL)

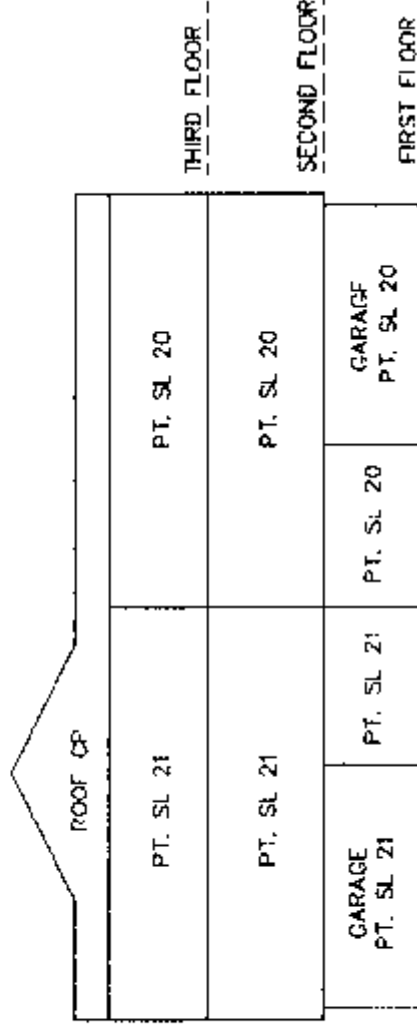
PHASE 2



SECTION A - 'A'



SECTION B - 'B'



JOHN UNDERWATER & ASSOC.
B.C. LAND SURVEYORS
#104 5830 176A STREET
SURREY B.C.
FILE: JS0244_06

DATED THIS 5th DAY OF JANUARY, 2005

John Underwater

FILE: JS0244_06

B.C.L.S.

ORIGINAL