

STRATA PLAN OF PART OF LOT 1 SECTION 26 TOWNSHIP 2 NEW WESTMINSTER DISTRICT PLAN BCP26039

PHASE 1

STRATA PLAN BCS 2561

RET. NO. BB 125693-712

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

CITY OF SURREY

SCALE 1:750



(All distances are in metres)

CIVIC ADDRESS:

8633 159 Street
Surrey, B.C.

STRATA PLAN DCS 2561 deposited and registered
in the Land Title Office at New Westminster, B.C.
This 9 day of OCTOBER, 2007

Ann MacDonald
Assistant Deputy Registrar

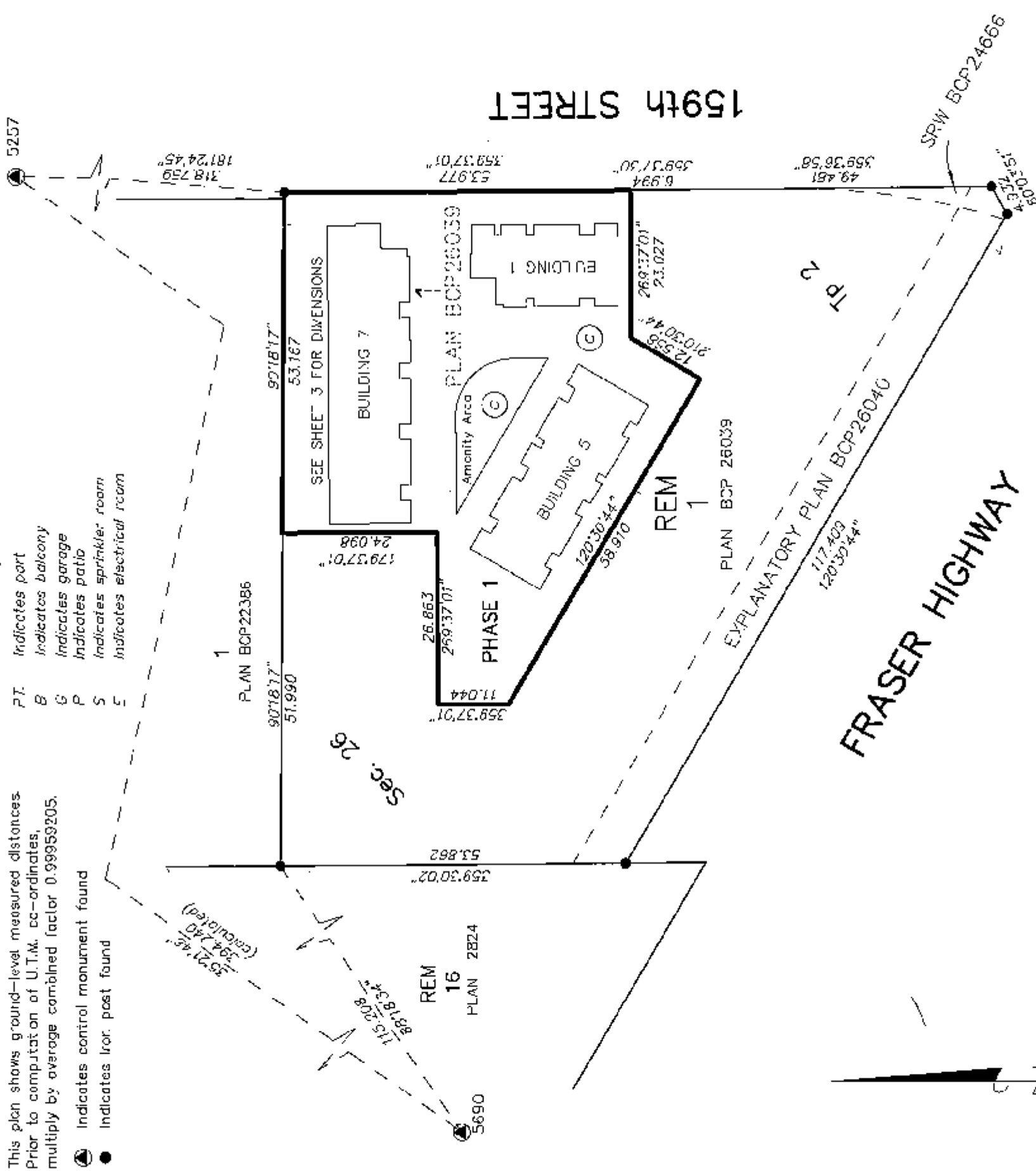
LEGEND

- 1CP Indicates limited common property
- S.L. Indicates strata lot
- (C) Indicates common property
- m² Indicates square metres
- PT. Indicates part
- B Indicates balcony
- G Indicates garage
- P Indicates patio
- S Indicates sprinkler room
- E Indicates electrical room

Grid bearings are derived from observations
between control monuments 5690 and 5257
Integrated Survey Area No. 1, Surrey, B.C.
Datum: NAD83 (CSRS)

This plan shows ground-level measured distances
Prior to computation of U.T.M. co-ordinates,
multiply by average combined factor 0.99959205.

- Indicates control monument found
- Indicates iron post found



DHALIWAL & ASSOCIATES
LAND SURVEYING INC.
121-13140 80th Avenue
Surrey, B.C.
V3W 3B2
(ph) 501-6188
(fx) 501-5189
FILE: 0703070-S11.DWG

This plan lies within the
Greater Vancouver Regional District

I, Gene Paul Nikula, a British Columbia Land
Surveyor, of Mission, in British Columbia, certify
that I was present at and personally supervised
the survey represented by this plan and that the survey
and plan are correct. The field survey was completed on
the 22nd day of August, 2007. The plan was completed
and checked, and the checklist filed under ECP #59433, on
the 23rd day of August, 2007.

Gene Nikula

B.C.L.S. 803

ORIGINAL

The City of Surrey as holder of Covenants BA209452, BA209454, BA209456, BA209458 and BA209460 hereby consents to the filing of this strata plan.

Diianne Watts
Mayor: Diianne Watts

Margaret Jones
City Clerk: Margaret Jones

PHASE 1

STRATA PLAN BCS 2561

I certify that the Outdoor Amenity

which according to the Phased Strata Plan Declaration in Form P filed for this strata was to have been constructed in conjunction with this phase, has been provided for in accordance with Section 225(2) of the Strata Property Act.

Date: October 5, 2007 (month, day year)

J. Rahul
Signature of Approving Officer

OWNER:

G735731 B.C. LTD.

(INC. NO. 735731)

[Signature]
Authorized signatory

[Signature]
Authorized signatory
HARJIT ATWAL

[Signature]
Witness
Sharon McLeod

SHARON McLEOD
Witness (printed)

LEGAL SECRETARY
Occupation of Witness

#200, 8120 128 ST.
Address of witness
SURREY, BC V3W 1A1

MORTGAGEE:

NORTH SHORE CREDIT UNION

[Signature]
Authorized signatory
GUY CUNYFFE GUY CUNYFFE

[Signature]
Authorized signatory
JOHN DE SANTIS

[Signature]
Witness

Michael Yen
Witness (printed)

Account Manager
Occupation of Witness

203-1111 Louisa Ave
Address of witness
North Vancouver, B.C.

I, Gene Paul Nikula, a British Columbia Land Surveyor, certify that the building included in this strata plan has not, as of August 22nd 2007, been previously occupied.

Gene Nikula B.C.L.S.

I, Gene Paul Nikula, 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.

Date: 08/23/07, *Gene Nikula* B.C.L.S.

Approved as Phase 1 of a 3 Phase strata plan under Section 224 of the Strata Property Act.

Date: October 5, 2007 (month, day year)

J. Rahul
Signature of Approving Officer

Surrey, B.C.

DHALIWAL & ASSOCIATES

LAND SURVEYING INC.

21-13140 80th Avenue

Surrey, B.C.

V3W 3Z2

(ph) 501-6188

(fx) 501-6189

FILE: 0703010-ST1.DWG

DATE: 08/23/07 *[Signature]* B.C.L.S.

ORIGINAL

BUILDING 1

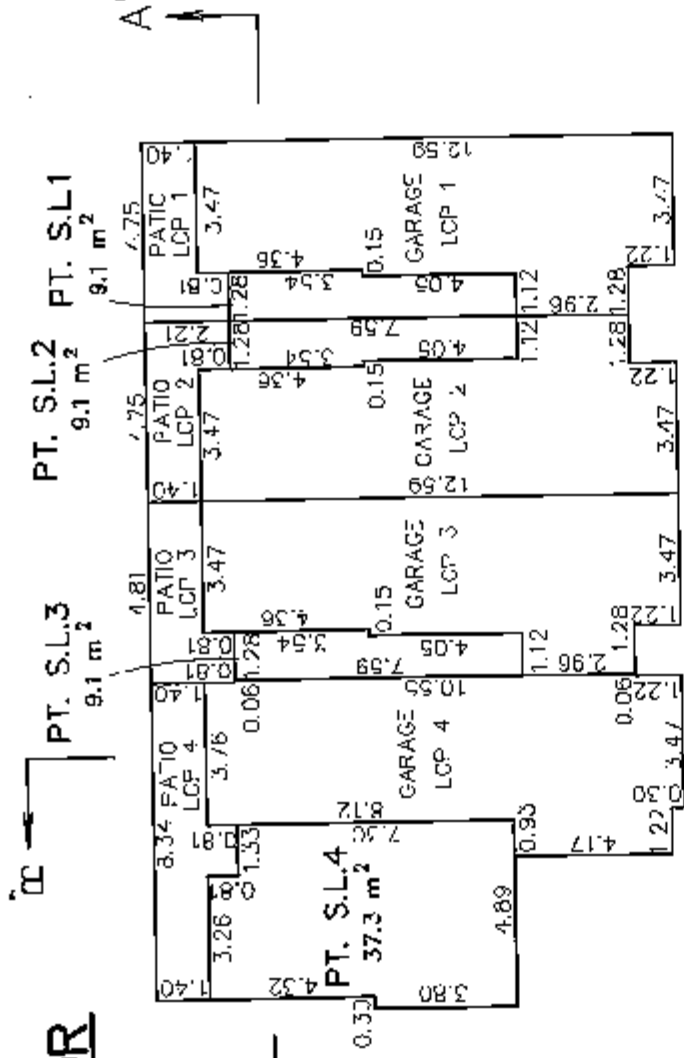
PHASE 1 STRATA PLAN BCS 2561

SCALE 1:200

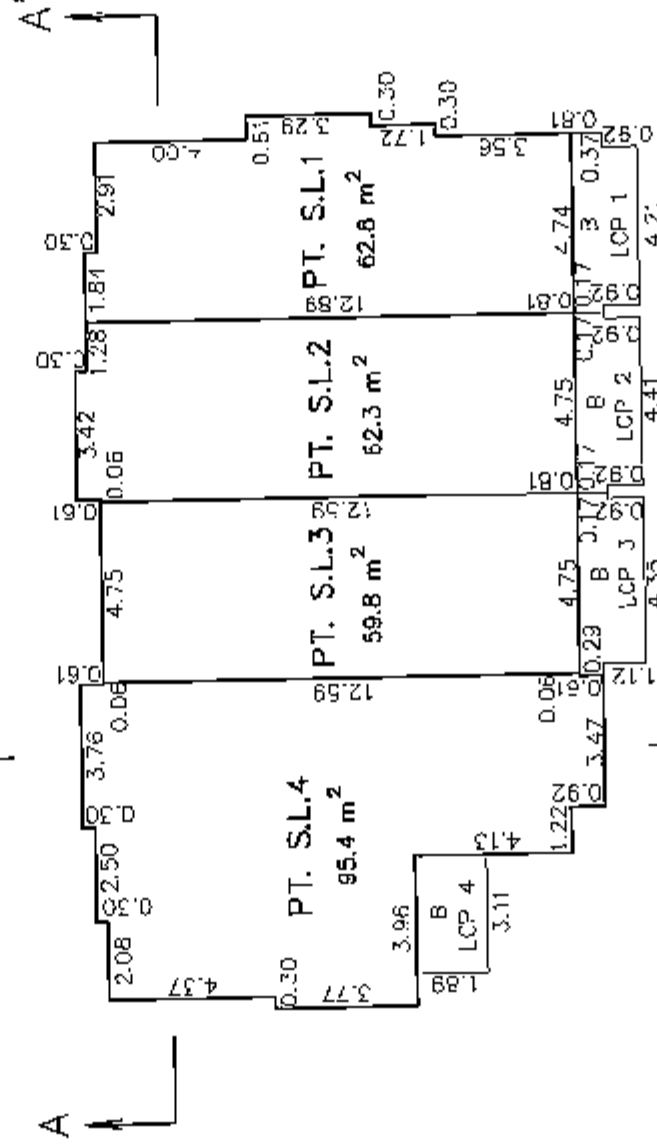


(All distances are in metres)

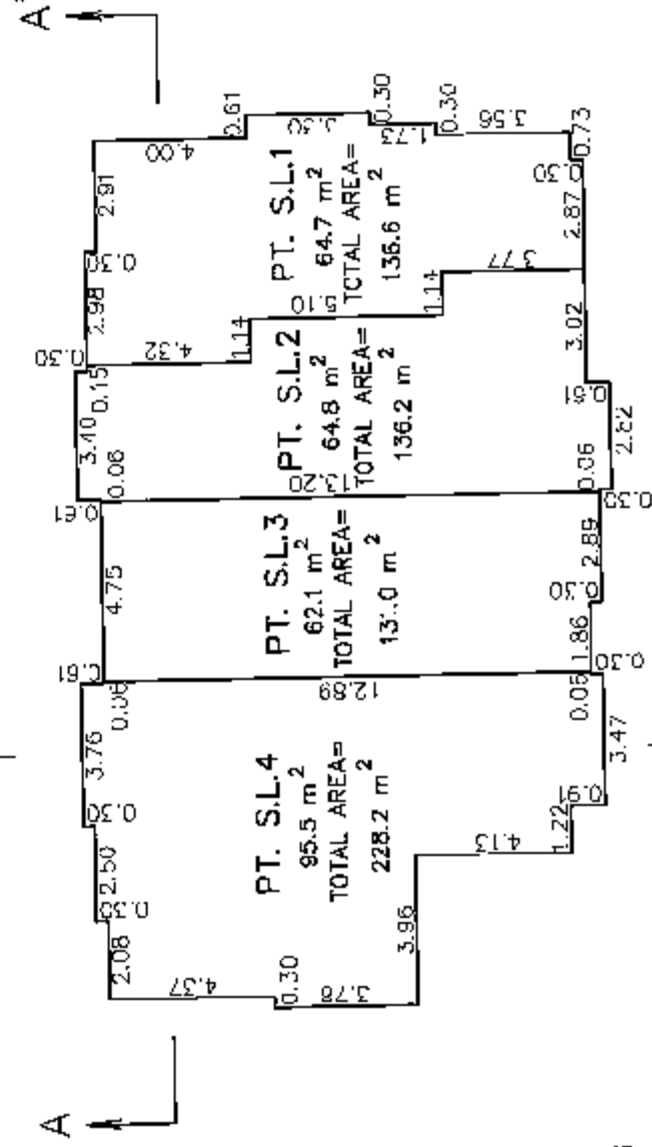
GROUND FLOOR



MAIN FLOOR



UPPER FLOOR



DHALIWAL & ASSOCIATES
LAND SURVEYING INC.
121-13143 80th Avenue
Surrey, B.C.
V3W 3E2
(ph) 501-6188
(fx) 501-6189
FILE: 0703010-ST1.DWG

DATE: 07/23/07 *J.P.M.*
B.C.L.S.

ORIGINAL

BUILDING Z

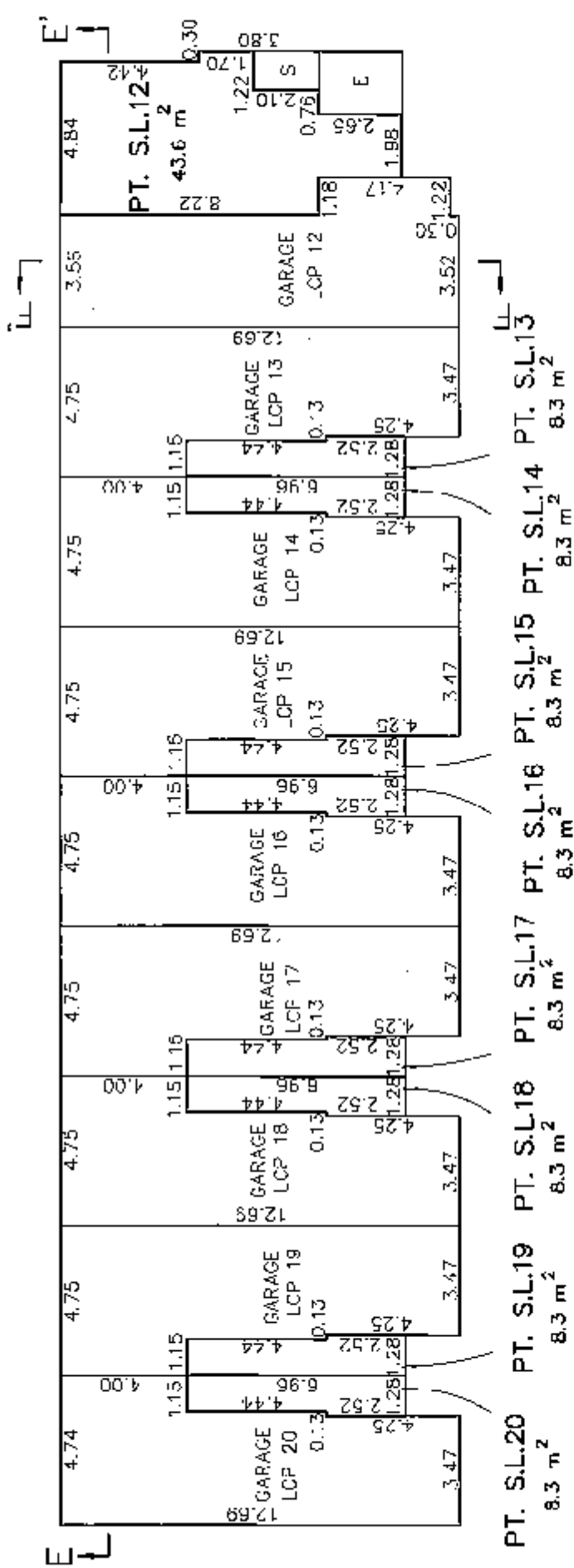
SCALE 1:200



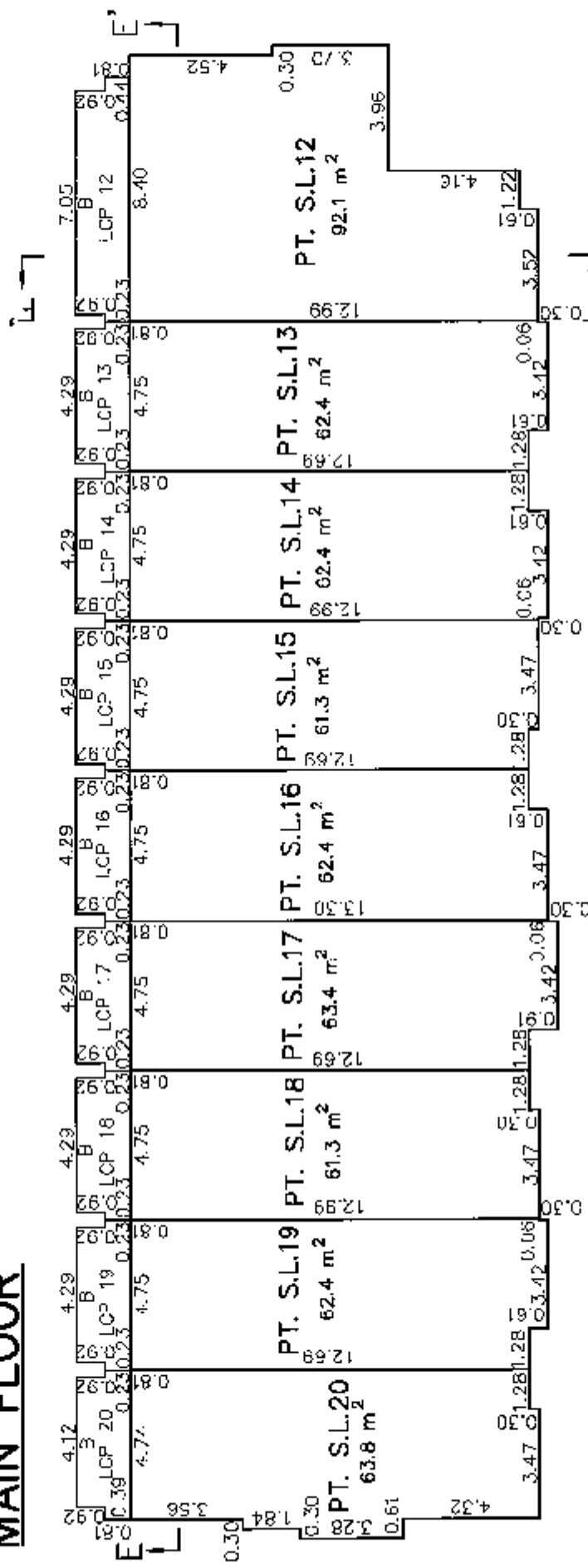
(All distances are in metres)

PHASE 1 STRATA PLAN BCS 2561

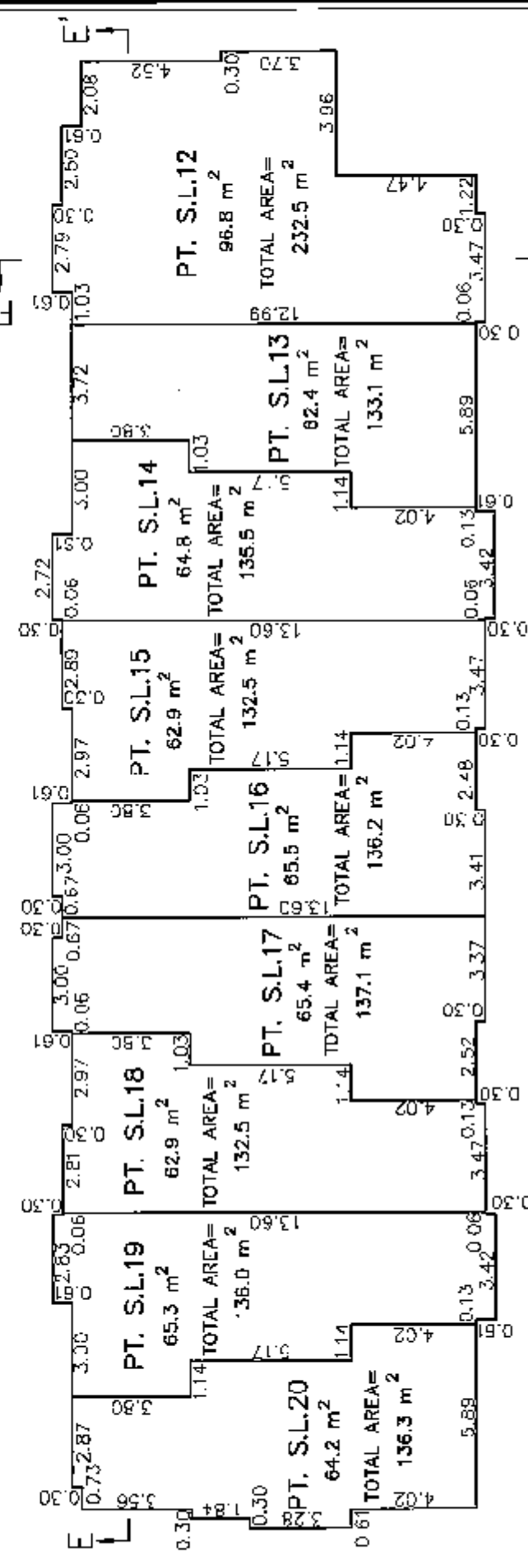
GROUND FLOOR



MAIN FLOOR



UPPER FLOOR



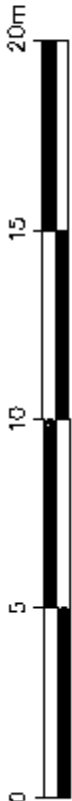
DHALIWA & ASSOCIATES
LAND SURVEYING INC.
121-13140 80th Avenue
Surrey, B.C.
V3W 3R7
(ph) 501-6188
(fx) 501-6189
FILE: 0703010-S71.DWG

DATE: 07/23/07 *[Signature]* B.C.L.S.

ORIGINAL

SECTIONS

SCALE 1:200



(All distances are in metres)

PHASE 1
STRATA PLAN BCS 2561

BUILDING 1

SECTION A-A'

PT S.L.4		PT S.L.3	PT S.L.2	PT S.L.1
PT S.L.4		PT S.L.3	PT S.L.2	PT S.L.1
PT S.L.4	ⓐ	ⓐ	ⓐ	ⓐ
		PT S.L.3	PT S.L.2	PT S.L.1

SECTION B-B'

PT S.L.4
PT S.L.4
ⓐ

BUILDING 5

SECTION C-C'

PT S.L.11	PT S.L.10	PT S.L.9	PT S.L.8	PT S.L.7	PT S.L.6	PT S.L.5
PT S.L.11	PT S.L.10	PT S.L.9	PT S.L.8	PT S.L.7	PT S.L.6	PT S.L.5
ⓐ	ⓐ	ⓐ	ⓐ	ⓐ	ⓐ	ⓐ

SECTION D-D'

PT S.L.10
ⓐ
ⓐ

BUILDING 7

SECTION E-E'

PT S.L.20	PT S.L.19	PT S.L.18	PT S.L.17	PT S.L.16	PT S.L.15	PT S.L.14	PT S.L.13	PT S.L.12
PT S.L.20	PT S.L.19	PT S.L.18	PT S.L.17	PT S.L.16	PT S.L.15	PT S.L.14	PT S.L.13	PT S.L.12
ⓐ	ⓐ	ⓐ	ⓐ	ⓐ	ⓐ	ⓐ	ⓐ	ⓐ

SECTION F-F'

PT S.L.12
ⓐ
ⓐ

DHALIWAL & ASSOCIATES
LAND SURVEYING INC.
121-13140 80th Avenue
Surrey, B.C.
V3W 3B2
(ph) 501-6188
(fx) 501-6189
FILE: 0703010-ST1.DWG

DATE: 07/23/07
B.C.L.S.

PHASE 2
STRATA PLAN BCS2561

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

CITY OF SURREY

Grid bearings are derived from observations between control monuments 5690 and 5257 Integrated Survey Area No. 1, Surrey, B.C.

Datum: NAD83 (CSRS)

This plan shows ground-level measured distances. Prior to computation of U.I.M. co-ordinates multiply by average combined factor 0.99958295.

- Indicates strata lot
- Indicates part
- Indicates square metres
- Indicates balcony being limited common property of adjoining strata a:
- Indicates garage being limited common property of adjoining strata lot
- Indicates mechanical room being limited common property of adjoining strata lot
- Indicates electrical room being common property

REM
16
PLAN 2824

PLAN	BCP2
REM	↑

30'
LABORATORY PLANT BOP 26040
FRASER HIGHWAY

This plan lies within the Greater Vancouver Regional District

A.C.I.S. 803

I, Gene Paul Nikula, a British Columbia Land Surveyor, of Mission, in British Columbia, certify that I was present at and personally supervised the survey represented by this plan and that the survey and plan are correct. The field survey was completed on the 14th day of November, 2007. The plan was completed and checked, and the checklist filed under EOP #73451, on the 19th day of November, 2007.

Gene V. Kula

PHASE 2
STRATA PLAN BCS2561

OWNER:

0735731 B.C. LTD.
(INC. NO. 735731)

Authorized signatory SANTHAN SANDHU

Authorized signatory

SEAN R. HOGAN
Witness

Witness (printed)

LAWYER
Occupation of Witness

200-8120-7284 STREET
Address of witness

SURREY BC V3W 1A1

I, Gene Paul Nikula, a British Columbia Land Surveyor, certify that the building included in this strata plan has not, as of November 19th 2007, been previously occupied.

Gene P Nikula

B.C.L.S.

Approved as Phase 2 of a 3 Phase strata plan
under Section 224 of the Strata Property Act.

Date: January 22, 2008 (month, day year)

Signature of Approving Officer

Surrey, B.C.

DHALIWAL & ASSOCIATES
LAND SURVEYING INC.

121-13140 80th Avenue

Surrey, B.C.

V3W 3B2

(ph) 501-6188

(fx) 501-6189

FILE: 0703010-\$T2.DWG

MORTGAGEE:

NORTH SHORE CREDIT UNION

Authorized signatory

Authorized signatory

Witness

Michael Yuen
Witness (printed)

Banker
Occupation of Witness

203-1111 Lansdale Ave.
Address of witness

NORTH VANCOUVER, B.C.

I, Gene Paul Nikula, 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.

Date: 11/19/07 Gene P Nikula B.C.L.S.

The City of Surrey as holder of Covenants BA209452, BA209454, BA209456, BA209458, BA209460 and BB125718 hereby consents to the filling of this strata plan.

Mayor: Dianna Watts

City Clerk: Margaret Jones

DATE: 11/19/07 9 P.M. B.C.L.S.

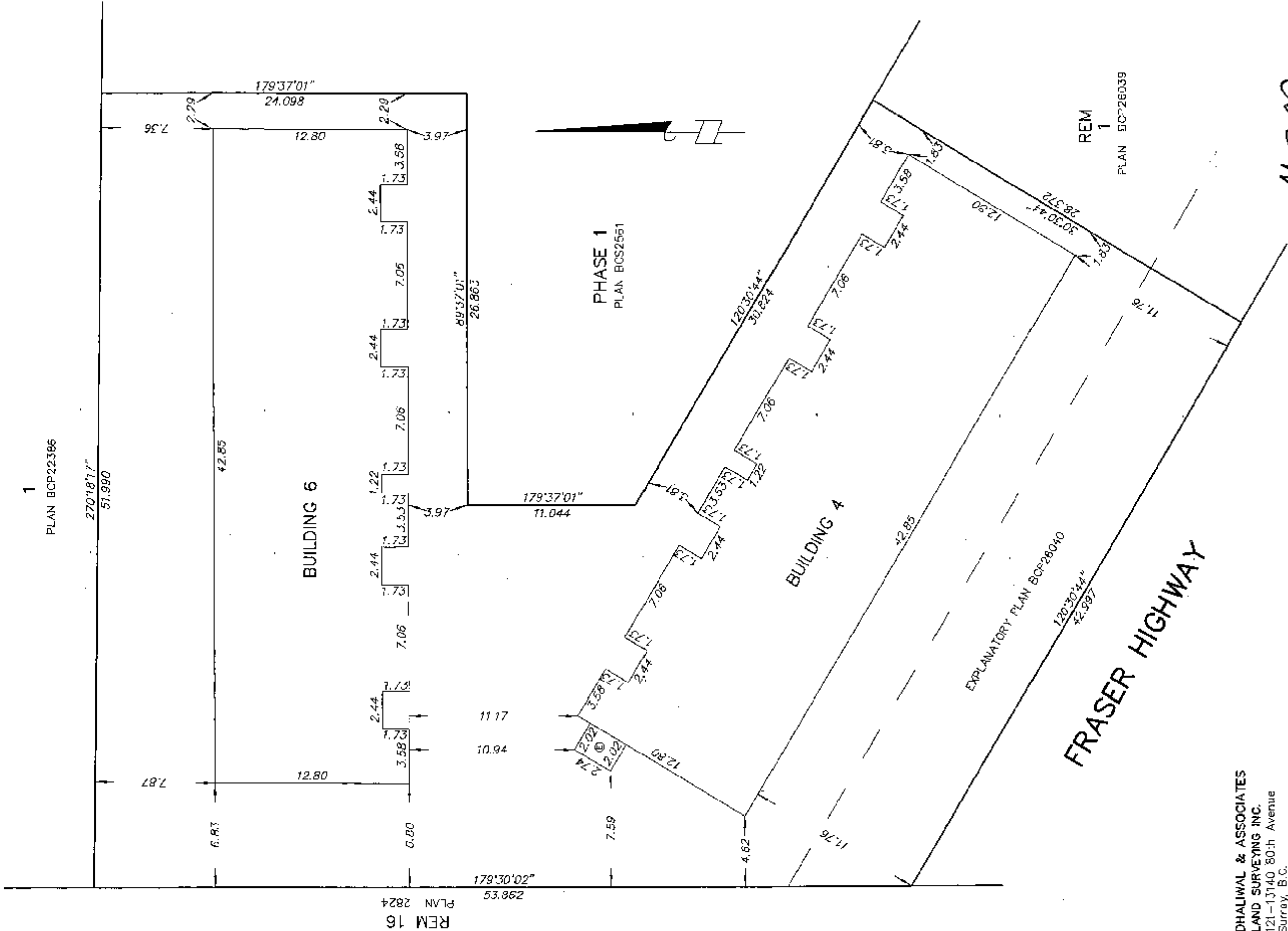
BUILDING OUTLINE

SCALE 1:250



(All distances are in metres)

**PHASE 2
STRATA PLAN BCS2561**



DATE: 11/19/07 *J.P.M.* B.C.L.S.

DHALIWAL & ASSOCIATES
LAND SURVEYING INC.
121-13140 80th Avenue
Surrey, B.C.
V3W 3B2
(pt) 501-6188
(fx) 501-6189
FILE: 0703010-ST2.DWG

BUILDING 4

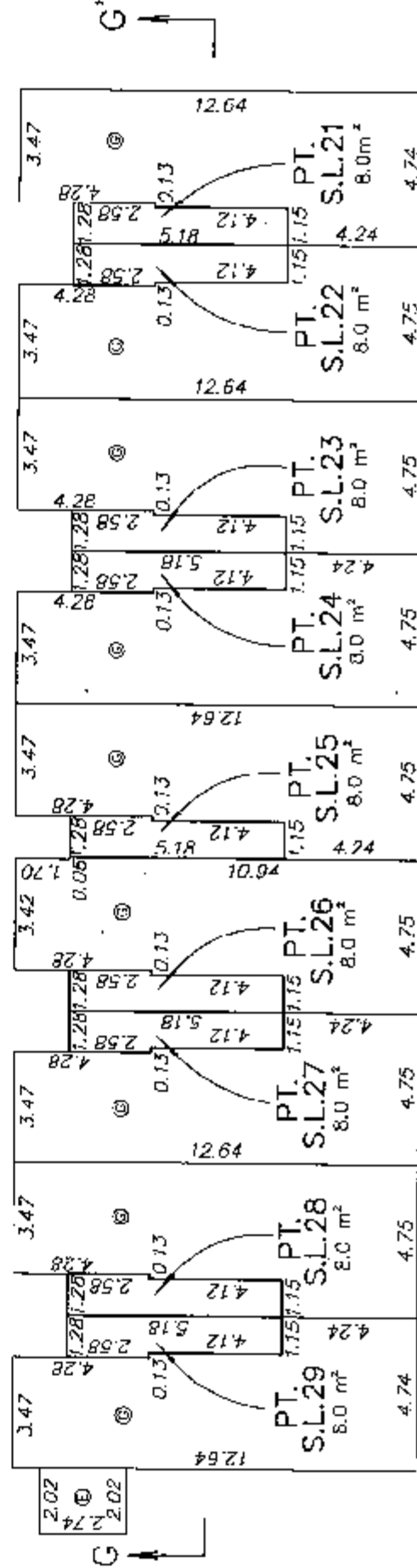
SCALE 1:200



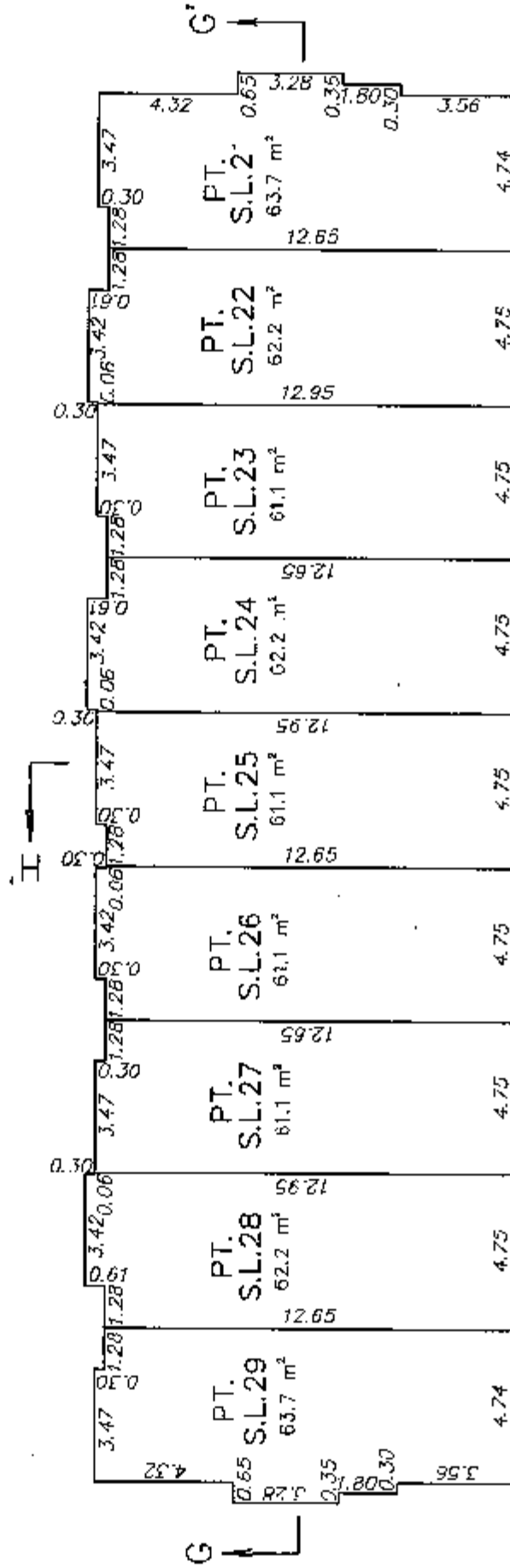
(All distances are in metres)

PHASE 2 STRATA PLAN BCS2561

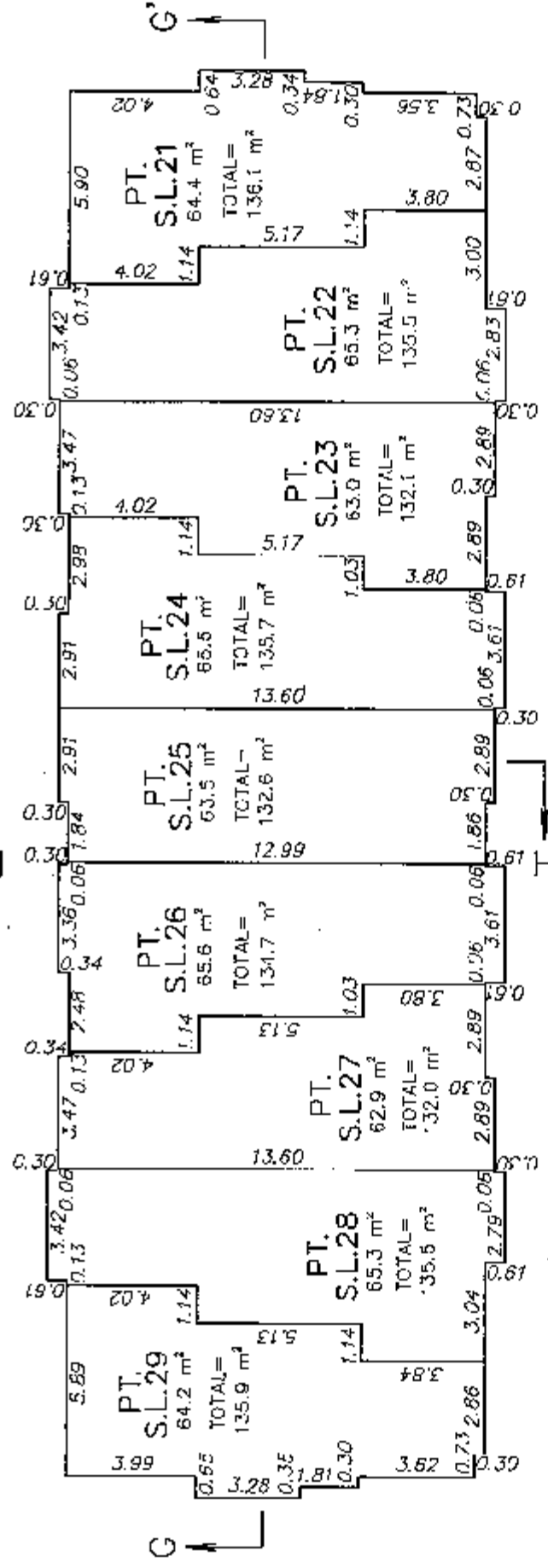
GROUND FLOOR



MAIN FLOOR



UPPER FLOOR



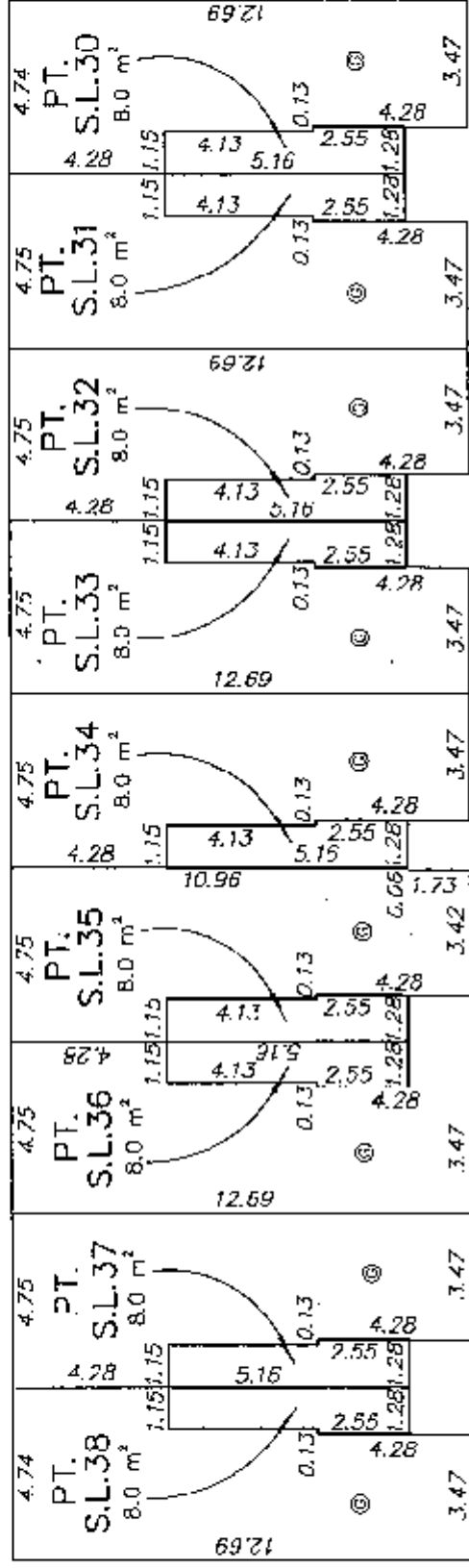
BUILDING 6

SCALE 1:200

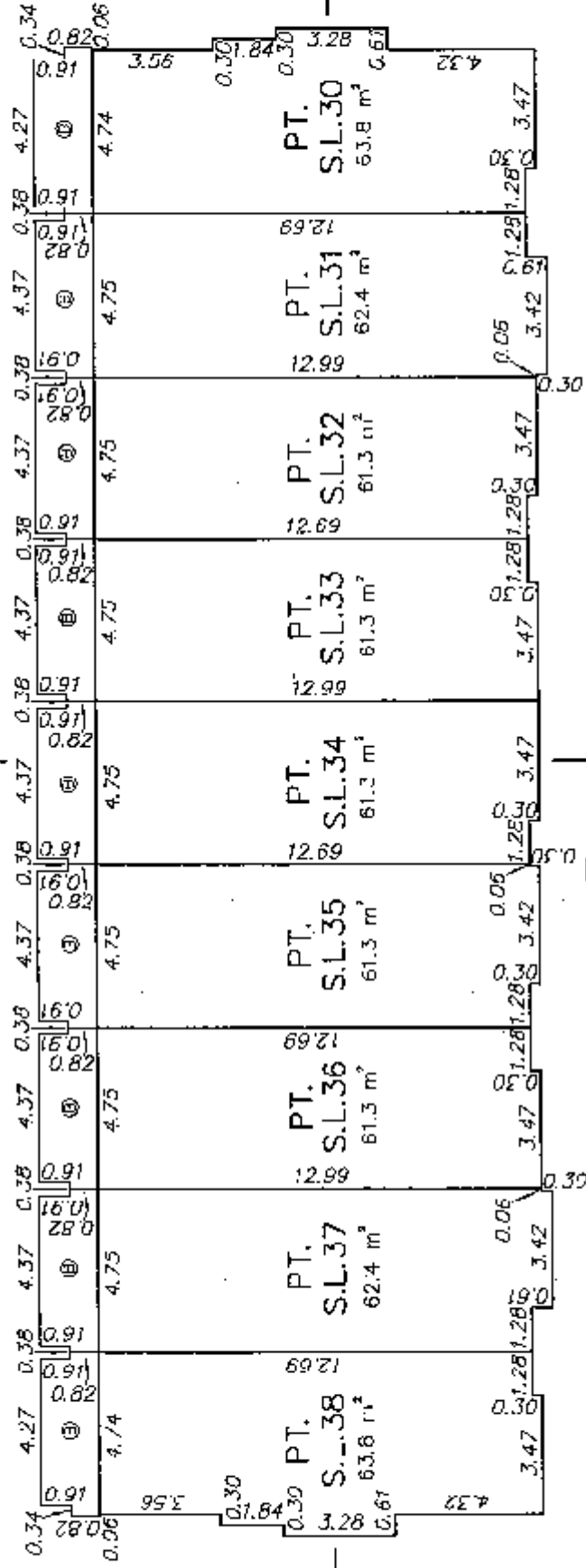


(All distances are in metres)

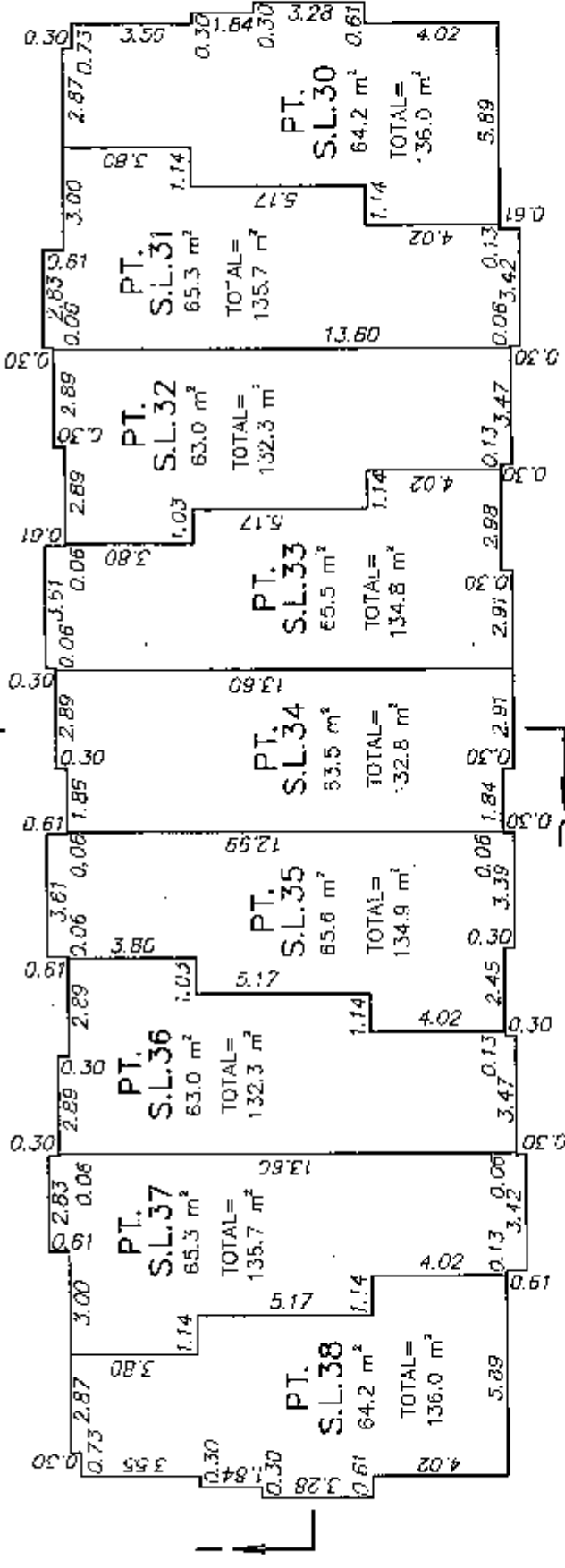
GROUND FLOOR



MAIN FLOOR



UPPER FLOOR



DHALIWAL & ASSOCIATES

LAND SURVEYING INC.

LAND SURVEYING INC.
121-13140 80th Avenue

121-1040
Surrey, B.C.

V3W 3E2

(pH) 5.01-5.188

(f) 50' - 6189

FILE: 0703010-ST2.DWG

DATE:

J. P. M.

570

SECTIONS

SCALE 1:200



PHASE 2 STRATA PLAN BCS2561

BUILDING 4

SECTION G-G'

PT. S.L.29	PT. S.L.28	PT. S.L.27	PT. S.L.26	PT. S.L.25	PT. S.L.24	PT. S.L.23	PT. S.L.22	PT. S.L.21
PT. S.L.29	PT. S.L.28	PT. S.L.27	PT. S.L.26	PT. S.L.25	PT. S.L.24	PT. S.L.23	PT. S.L.22	PT. S.L.21
⊙	⊙	⊙	⊙	⊙	⊙	⊙	⊙	⊙
PT. S.L.29	PT. S.L.28	PT. S.L.27	PT. S.L.26	PT. S.L.25	PT. S.L.24	PT. S.L.23	PT. S.L.22	PT. S.L.21

SECTION H-H'

PT. S.L.25
PT. S.L.25
⊙

BUILDING 6

SECTION I-I'

PT. S.L.38	PT. S.L.37	PT. S.L.36	PT. S.L.35	PT. S.L.34	PT. S.L.33	PT. S.L.32	PT. S.L.31	PT. S.L.30
PT. S.L.38	PT. S.L.37	PT. S.L.36	PT. S.L.35	PT. S.L.34	PT. S.L.33	PT. S.L.32	PT. S.L.31	PT. S.L.30
⊙	⊙	⊙	⊙	⊙	⊙	⊙	⊙	⊙
PT. S.L.38	PT. S.L.37	PT. S.L.36	PT. S.L.35	PT. S.L.34	PT. S.L.33	PT. S.L.32	PT. S.L.31	PT. S.L.30

SECTION J-J'

PT. S.L.34
PT. S.L.34
⊙

STRATA PLAN OF LOT 1 SECTION 26 TOWNSHIP 2 NEW WESTMINSTER DISTRICT PLAN BCP26039 EXCEPT PHASES ONE AND TWO STRATA PLAN BCS2561

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

CITY OF SURREY

SCALE 1:750



(All distances are in metres)

Grid bearings are derived from observations
between control monuments 5690 and 5257
Integrated Survey Area No. 1, Surrey, B.C.
Datum: NAD83 (CSRS)

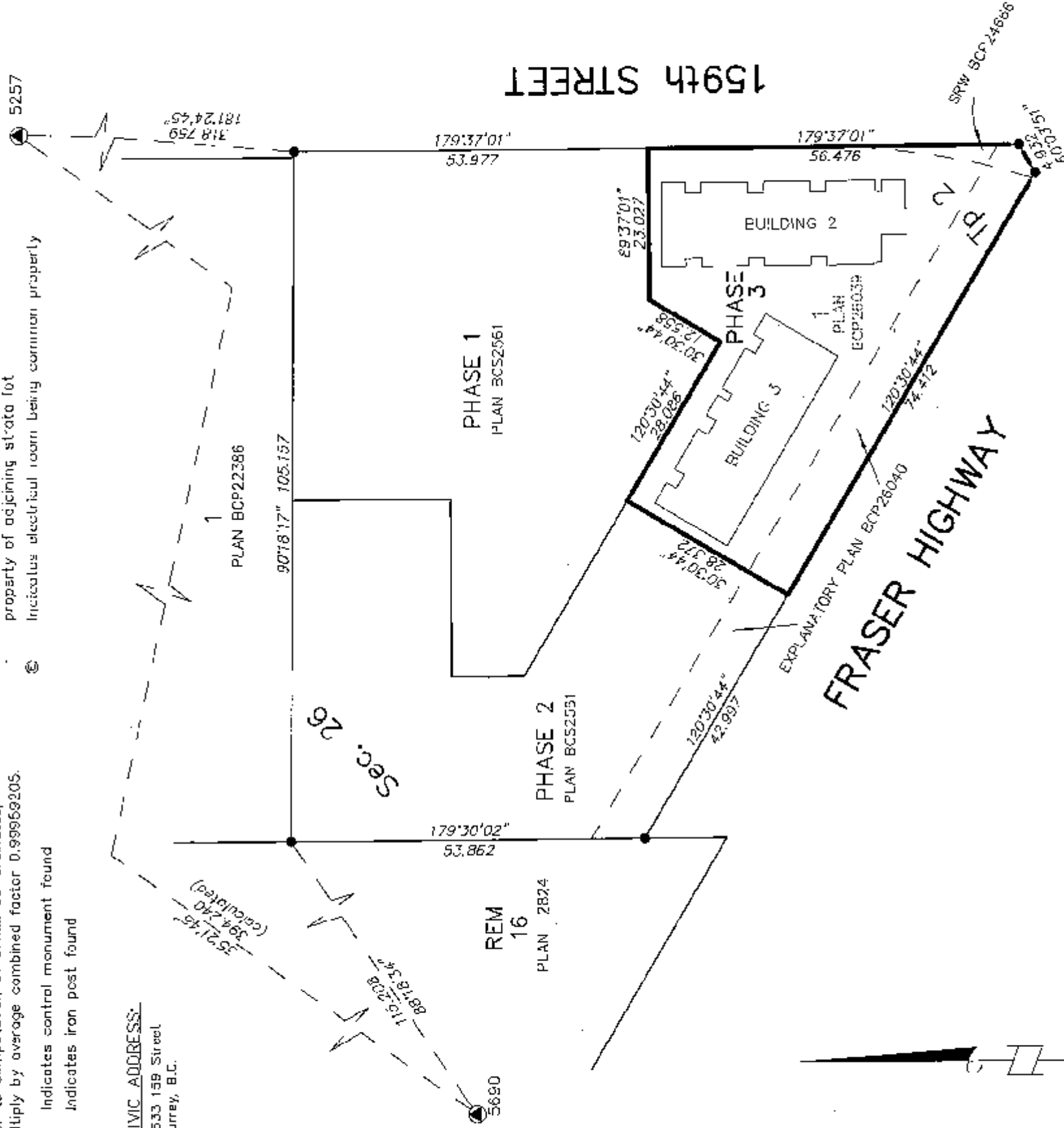
This plan shows ground-level measured distances.
Prior to computation of U.T.M. co-ordinates,
multiply by average combined factor 0.99969205.

- Indicates control monument found
- Indicates iron post found

CIVIC ADDRESS:
8633 159 Street
Surrey, B.C.

LEGEND

- S.L. Indicates strata lot
- PT. Indicates point
- m² Indicates square metres
- Ⓢ Indicates balcony being limited common property of adjoining strata lot
- Ⓢ Indicates garage being limited common property of adjoining strata lot
- Ⓢ Indicates electrical room being common property



PHASE 3
STRATA PLAN BCS2561

REF. NO. **BB204801-814**

STRATA PLAN BCS **2561** deposited and registered
in the Land Title Office at New Westminster, B.C.
This **3** day of **MARCH**, 2008

I. MacDonnell
Assistant Deputy Registrar

DHALIWAL & ASSOCIATES

LAND SURVEYING INC.

171-13140 80th Avenue

Surrey, B.C.

V3W 3R2

(ph) 501-6188

(fx) 501-6789

FILE: 0703010-513.DWG

This plan lies within the
Greater Vancouver Regional District

I, Gene Paul Nikula, a British Columbia Land Surveyor
of Mission, in British Columbia, certify that I was
present at and personally supervised the survey
represented by this plan and that the survey and plan
are correct. The field survey was completed on
the 15th day of January, 2008. The plan was completed
and checked, and the checklist filed under ECP #75914,
on the 16th day of January, 2008.

Gene Paul Nikula
B.C.L.S. 803

ORIGINAL

PHASE 3
STRATA PLAN BCS2561

OWNER:

0735731 B.C. LTD.
(INC. NO. 735731)

Bh
Authorized signatory

BAHADEUR SINGH SANDHU
Authorized signatory

Kuljit K. Sandhu.
Witness

KULJIT SIDHU
Witness (printed)

Legal Assistant
Occupation of Witness

200-8120-128th Street
Address of witness

Sing, R. V3W 1R1.

I, Gene Paul Nikula, a British Columbia Land Surveyor, certify that the building included in this strata plan has not, as of January 15th 2008, been previously occupied.

Gene P. Nikula B.C.L.S.

Approved as Phase 3 of a 3 Phase strata plan under Section 224 of the Strata Property Act.

February 18, 2008 (month, day, year)

G. P. Nikula
Signature of Approving Officer

Surrey, B.C.

DHALIWAL & ASSOCIATES

LAND SURVEYING INC.

121-13140 80th Avenue

Surrey, B.C.

V3W 3B2

(ph) 501-6188

(fx) 501-6189

FILE: 07C3013-ST3.DWG

MORTGAGEE:

NORTH SHORE CREDIT UNION

Chris Macey
Authorized signatory

SAU DESANTIS
Authorized signatory

Michael Yuen
Witness

Banker
Witness (printed)

203-1111 Lonsdale Ave.
Occupation of Witness

North Vancouver, B.C.
Address of witness

I, Gene Paul Nikula, 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.

Date: 01/16/08 Gene P. Nikula B.C.L.S.

The City of Surrey as holder of Covenants BA209452, BA209454, BA209456, BA209458, BA209460 and BB125718 hereby consents to the filing of this strata plan.

Dianné Watts
Mayor: Dianné Watts

Jane Sowil
Acting City Clerk: Jane Sowil

DATE: 01/16/08 J.P.N. B.C.L.S.

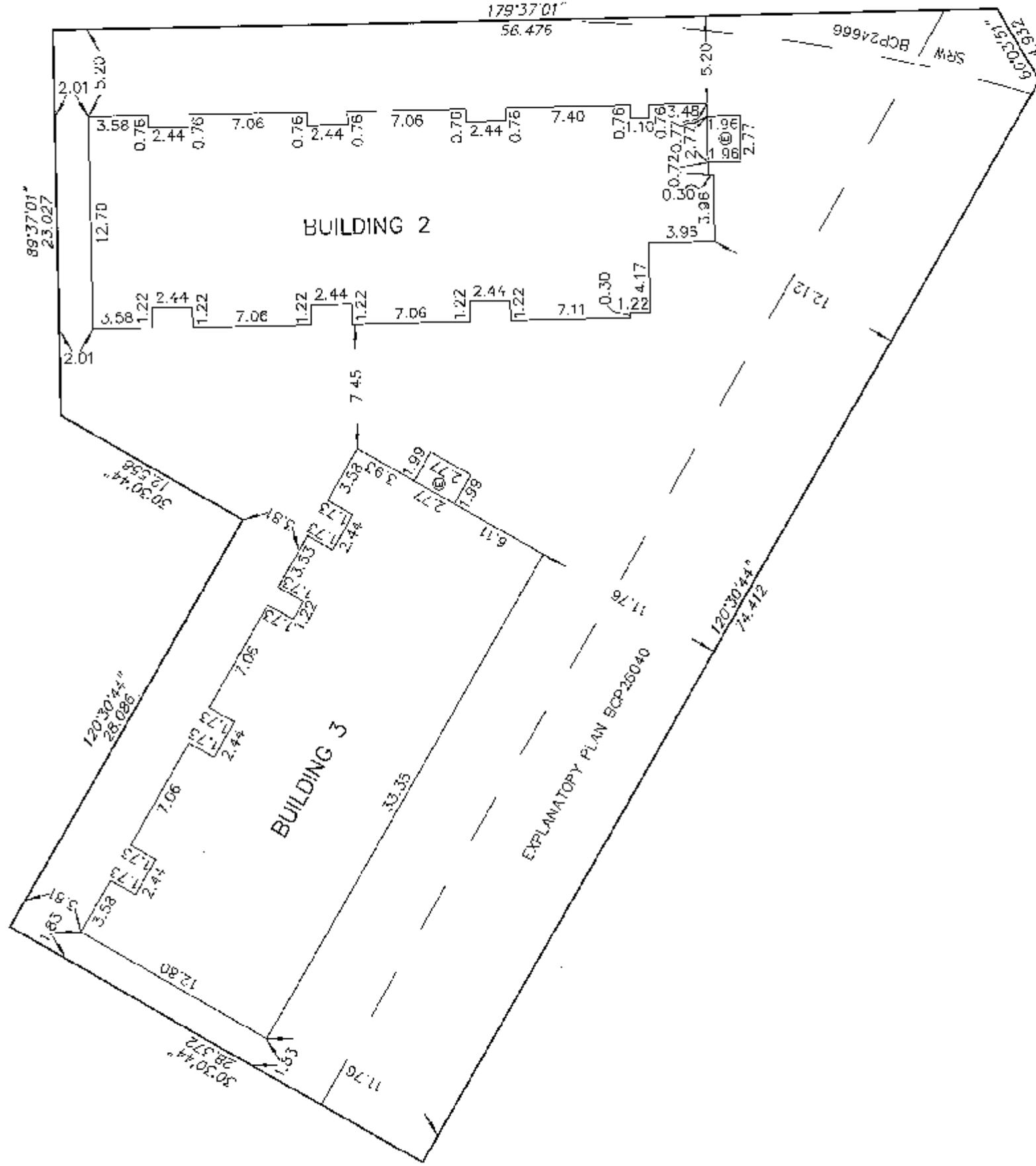
BUILDING OUTLINE

PHASE 3 STRATA PLAN BCS2561

SCALE 1:300



(All distances are in metres)



DHALIWAL & ASSOCIATES
LAND SURVEYING INC.
121 131st Avenue
Surrey, B.C.
V3W 3B2
(ph) 501-6188
(fx) 501-6189
FILE: D/C3010-S15.3WG

DATE: 01/16/08 *J.P.M.* B.C.L.S.

ORIGINAL

BUILDING 2

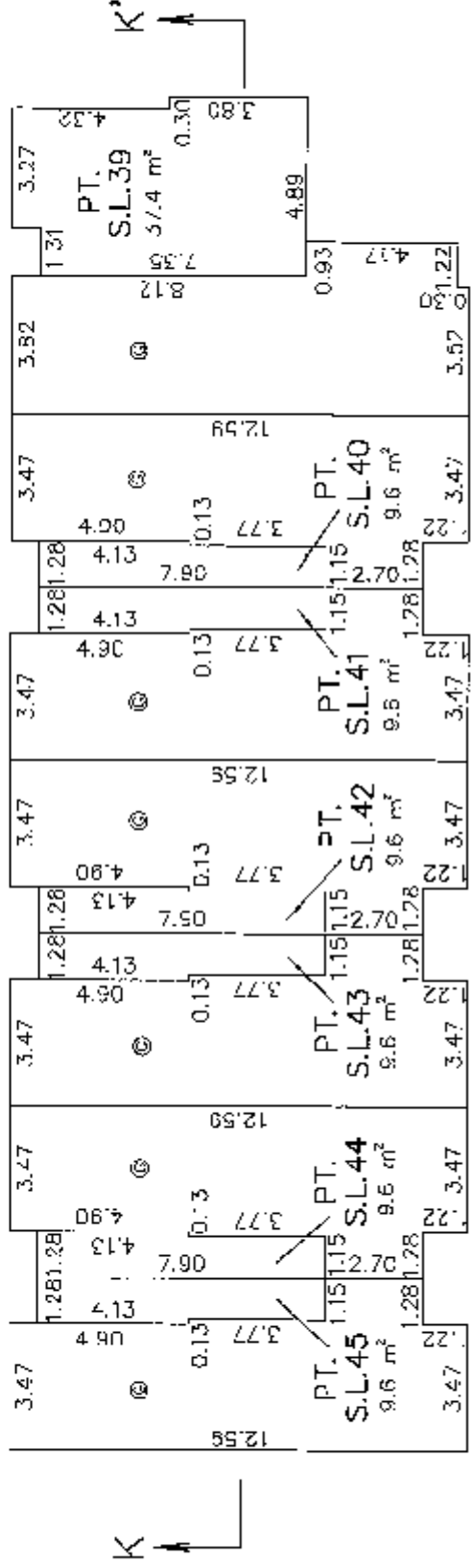
SCALE 1:200

PHASE 3 STRATA PLAN BCS2561

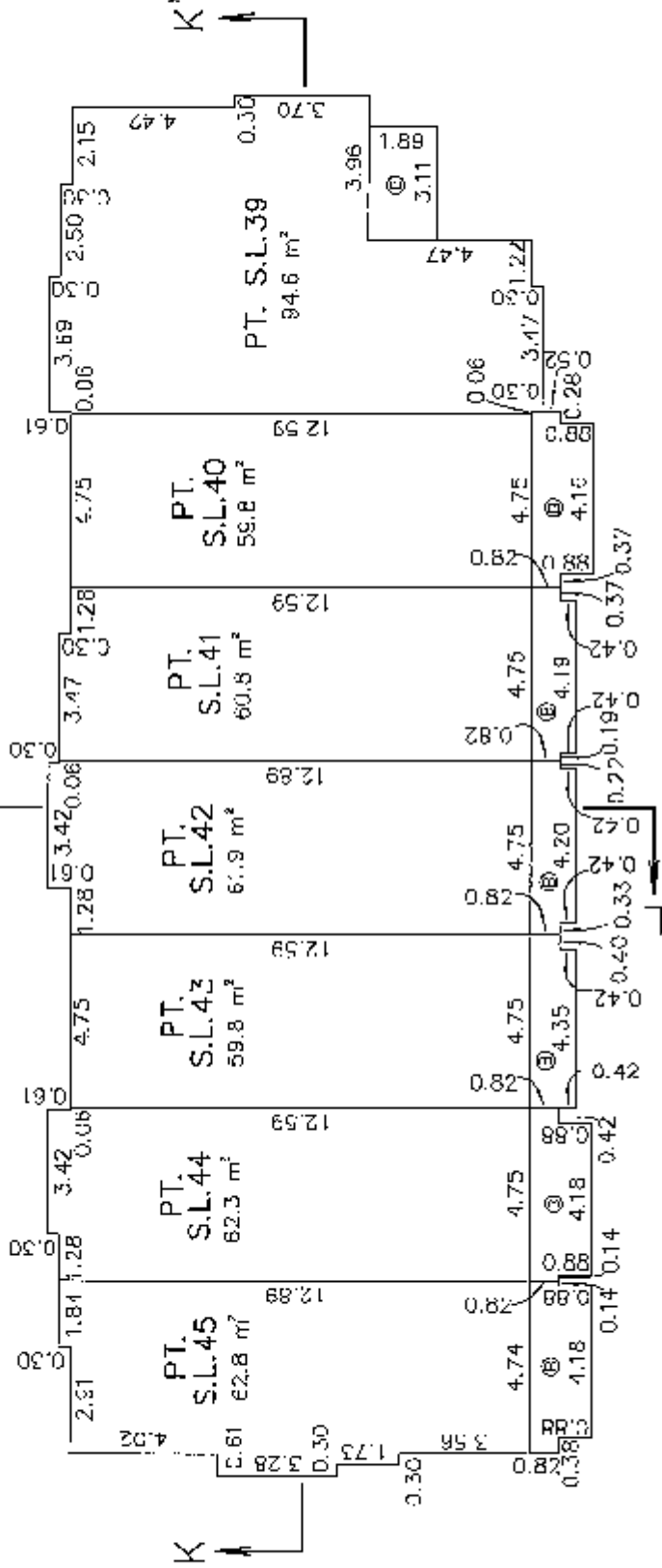


(All distances are in metres)

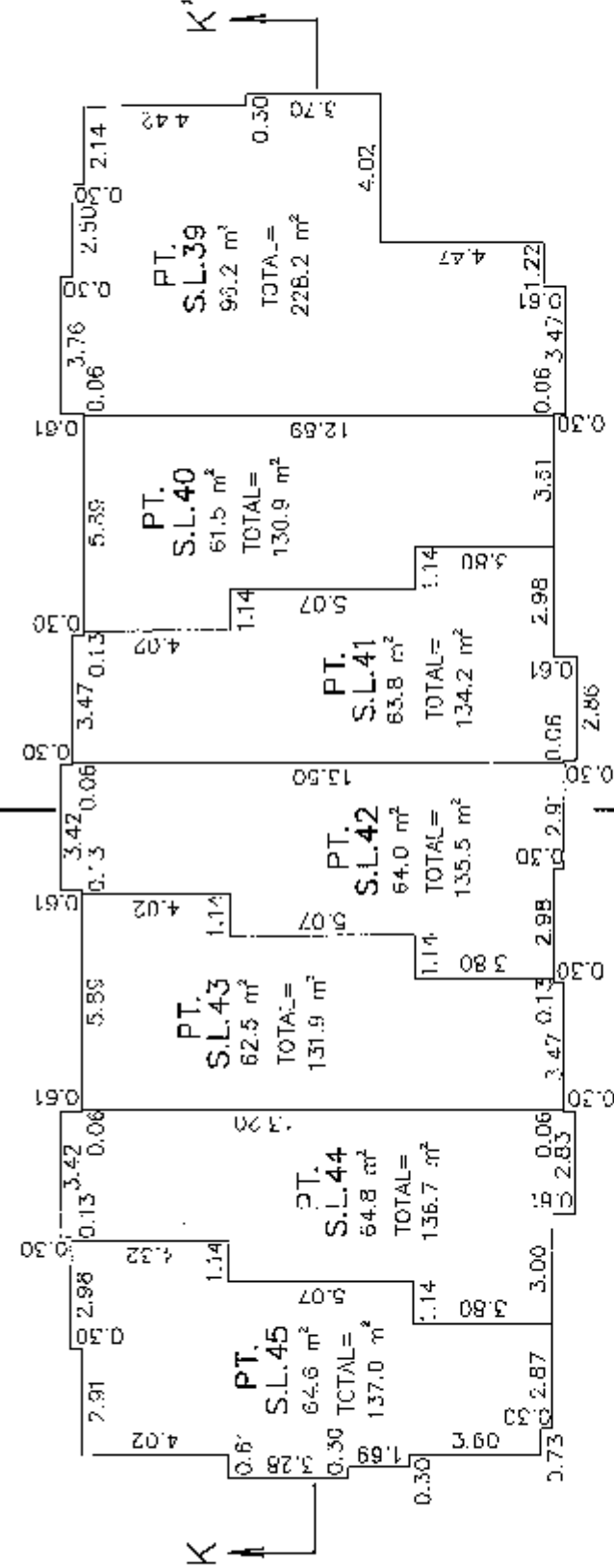
GROUND FLOOR



MAIN FLOOR



UPPER FLOOR



DI-ALI WAL & ASSOCIATES
LAND SURVEYING INC.
12-13140 80th Avenue
Surrey, B.C.
V3W 3B2
(ph) 501-6188
(fx) 501-6189
FILE: 0703010-ST3.DWG

DATE: 01/16/08 *J.P.M.* B.C.L.S.

ORIGINAL

BUILDING 3

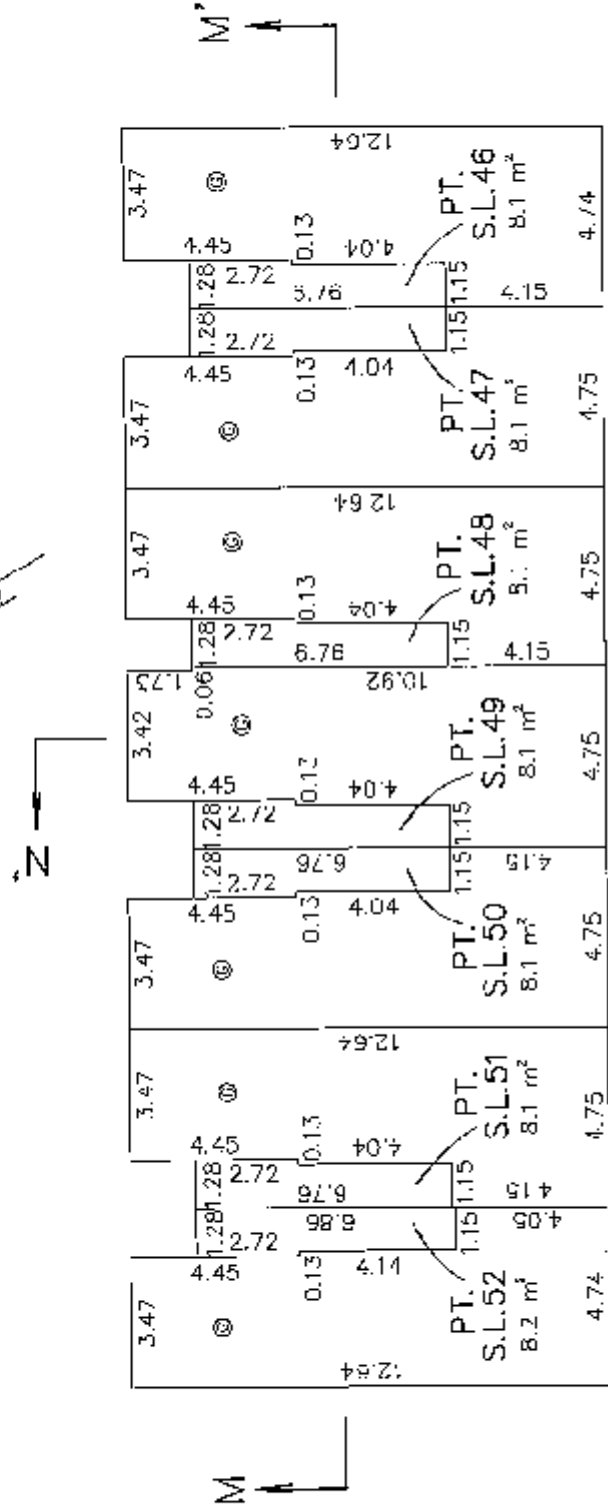
SCALE 1:200



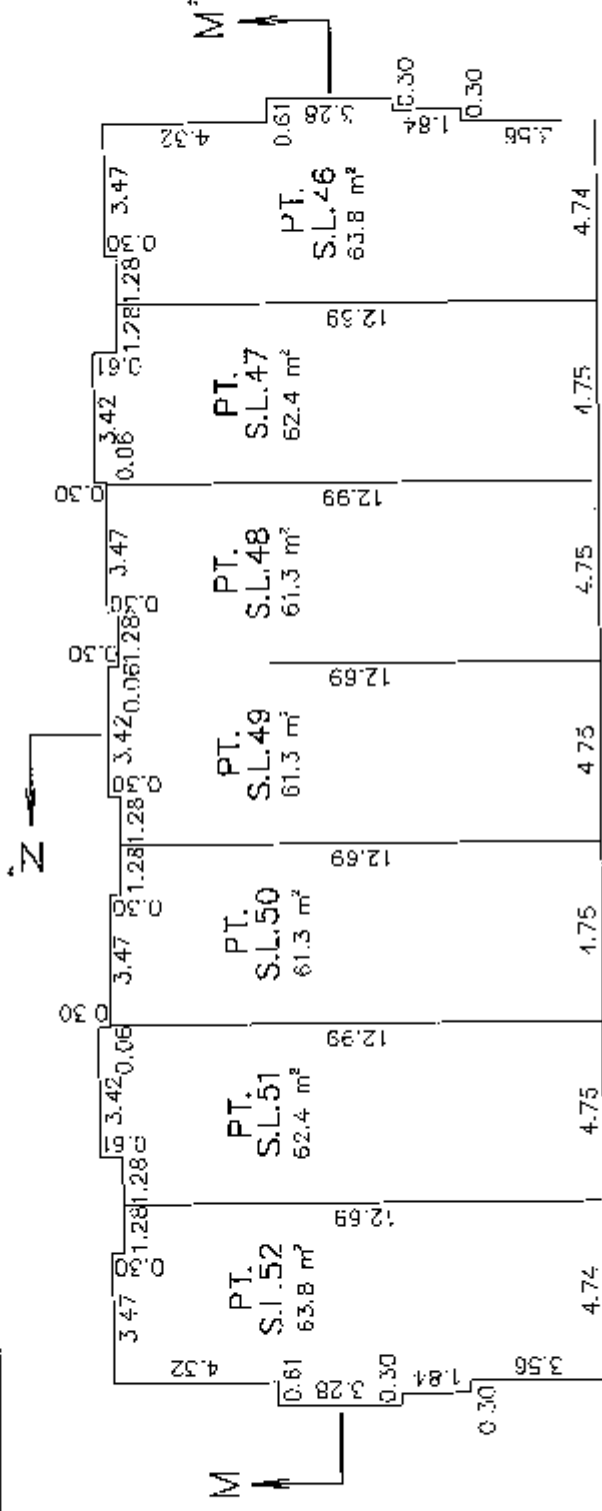
(All distances are in metres)

GROUND FLOOR

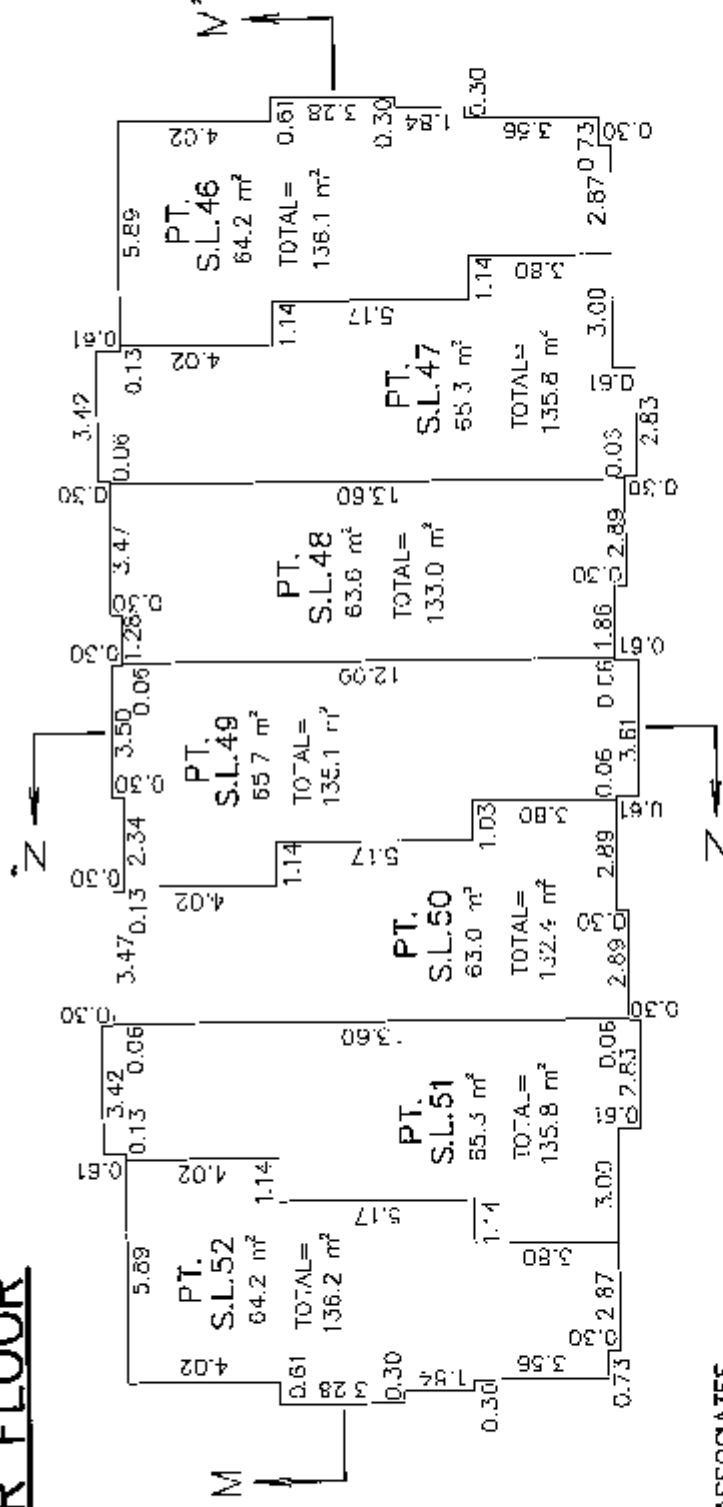
PHASE 3 STRATA PLAN BCS2561



MAIN FLOOR



UPPER FLOOR

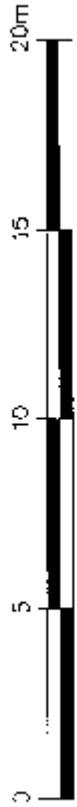


DHALIWA & ASSOCIATES
LAND SURVEYING INC.
121-13143 80th Avenue
Surrey, B.C.
V3W 3P2
(ph) 501-6188
(fx) 501-6189
FILE: 0703010-S-3.DWG

DATE: 01/16/08 *APM* B.C.L.S.

SECTIONS

SCALE 1:200



(All distances are in metres)

**PHASE 3
STRATA PLAN BCS2561**

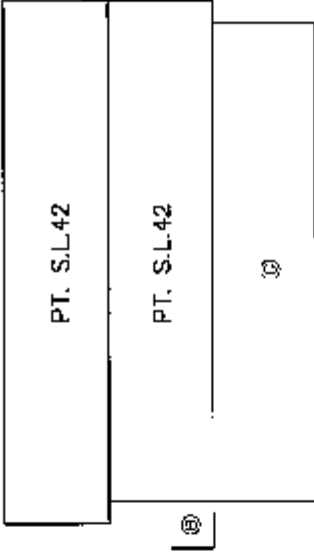
BUILDING 2

SECTION K-K'

PT. S.L.45	PT. S.L.44	PT. S.L.43	PT. S.L.42	PT. S.L.41	PT. S.L.40	PT. S.L.39
PT. S.L.45	PT. S.L.44	PT. S.L.43	PT. S.L.42	PT. S.L.41	PT. S.L.40	PT. S.L.39
⊙	⊙	⊙	⊙	⊙	⊙	PT. S.L.39

PT. S.L.45 PT. S.L.44 PT. S.L.43 PT. S.L.42 PT. S.L.41 PT. S.L.40

SECTION L-L'



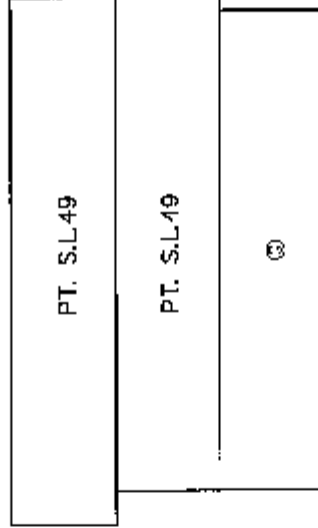
BUILDING 3

SECTION M-M'

PT. S.L.52	PT. S.L.51	PT. S.L.50	PT. S.L.49	PT. S.L.48	PT. S.L.47	PT. S.L.46
PT. S.L.52	PT. S.L.51	PT. S.L.50	PT. S.L.49	PT. S.L.48	PT. S.L.47	PT. S.L.46
⊙	⊙	⊙	⊙	⊙	⊙	⊙

PT. S.L.52 PT. S.L.51 PT. S.L.50 PT. S.L.49 PT. S.L.48 PT. S.L.47 PT. S.L.46

SECTION N-N'



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DATE: 01/16/08 *J.P.M.* B.C.L.S.

ORIGINAL