

STRATA PLAN OF PART OF LOT 1, SECTION 25, TOWNSHIP 2. NEW WESTMINSTER DISTRICT. PLAN LMP45256

BCGS 92G.009

CITY OF SURREY

CIVIC ADDRESS IS:
16388 - 85TH AVENUE
SURREY, BC



85TH AVENUE

86H1259

SHEET 1 OF 6 SHEETS

STRATA PLAN LMS4352

PHASE 1

DEPOSITED AND REGISTERED IN
THE LAND TITLE OFFICE AT NEW
WESTMINSTER, BC, THIS 6th
DAY OF FEBRUARY, 2001

J. Small, R.N.

DEPUTY REGISTRAR

REF: BR29656 - BR29674

Doug Dueck

552010 BRITISH COLUMBIA LTD.
(AUTHORIZED SIGNATORY)

SIGN AND PRINT NAME IN BLACK INK

JOHN MICHAEL BURKE
WITNESS

33832 S. Fraser Way, Abbotsford, BC
ADDRESS OF WITNESS

Lawyer
OCCUPATION OF WITNESS

LEGEND:

ALL DISTANCES ARE IN METRES

GRID BEARINGS ARE DERIVED FROM
CONTROL MONUMENTS 86H1259 AND 86H1260

SL DENOTES STRATA LOT

● DENOTES IRON POST FOUND

○ DENOTES IRON POST PLACED

⊙ DENOTES CONTROL MONUMENT FOUND

m2 DENOTES SQUARE METRES

⊕ DENOTES COMMON PROPERTY

PT DENOTES PART

INTEGRATED SURVEY AREA NO.1, SURREY

THIS PLAN SHOWS GROUND LEVEL
MEASURED DISTANCES. PRIOR TO COMPUTATION
OF U.T.M. CO-ORDINATES MULTIPLY BY
COMBINED FACTOR 0.9995966 (NAD83)

⑦ DENOTES LIMITED COMMON PROPERTY FOR
STRATA LOT 7 (TYPICAL)

D DENOTES DECK

E DENOTES ELECTRICAL ROOM

ERIC PETERSON
LAND SURVEYING LTD.

33848 ESSENDENE AVENUE

ABBOTSFORD, B. C.

V2S 2H4

PH. 854-1077

AKS

(197241 COORD/197241S PLOT) S197-241-1



163RD STREET

REM 1

PLAN LMP45256

PHASE 1

AMENITY
BLDG
COMMON
FACILITY

BLDG 10

BLDG 11

BLDG 9

BLDG 12

2
PLAN

LMP45256

3

164TH STREET

9

8

7

6

5

PLAN

13739

I, ERIC N. PETERSON, A BRITISH
COLUMBIA LAND SURVEYOR, CERTIFY
THAT THE BUILDING INCLUDED IN
THIS STRATA PLAN HAS NOT, AS OF
THE 20th DAY OF OCTOBER,
2000, BEEN PREVIOUSLY OCCUPIED.

I, ERIC N. PETERSON, A BRITISH
COLUMBIA LAND SURVEYOR OF
ABBOTSFORD IN BRITISH COLUMBIA,
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: 27 OCTOBER, 2000.

APPROVED AS PHASE 1 OF A 6 PHASE
STRATA PLAN UNDER SECTION 224 OF
THE STRATA PROPERTY ACT. DATED THIS
1st DAY OF February, 2001

[Signature]
APPROVING OFFICER, CITY OF SURREY

THIS PLAN LIES
WITHIN THE GREATER
VANCOUVER REGIONAL DISTRICT

[Signature]
Norm Krannitz

SURREY METRO SAVINGS CREDIT UNION
Roo Marr (AUTHORIZED SIGNATORY)
SIGN AND PRINT NAME IN BLACK INK

[Signature]
WITNESS

15117-101 Ave, Surrey

Administrative Assistant
OCCUPATION OF WITNESS

[Signature]
B.C.L.S.

[Signature]
B.C.L.S.

PLAN SHOWING BUILDING
DIMENSIONS AND LOCATIONS

SHEET 2 OF 6 SHEETS

STRATA PLAN LMS4352

PHASE 1

85TH AVENUE

89°22'00"

60.987

6.05

6.05

8.20

12.48

15.80

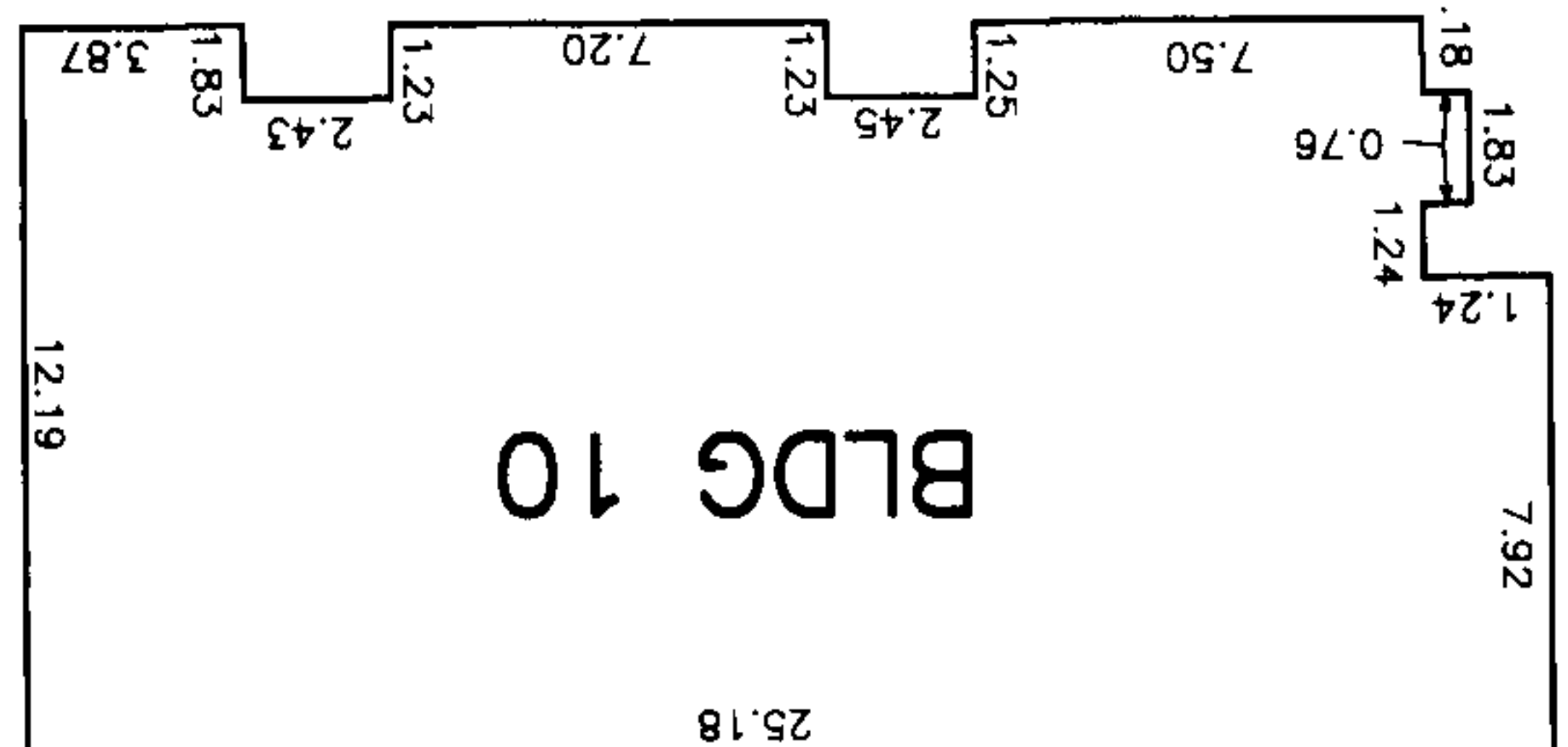
179°22'00" 38.853

BLDG 10

PLAN
LMS4352-56

BLDG 11

⊙



PHASE 1

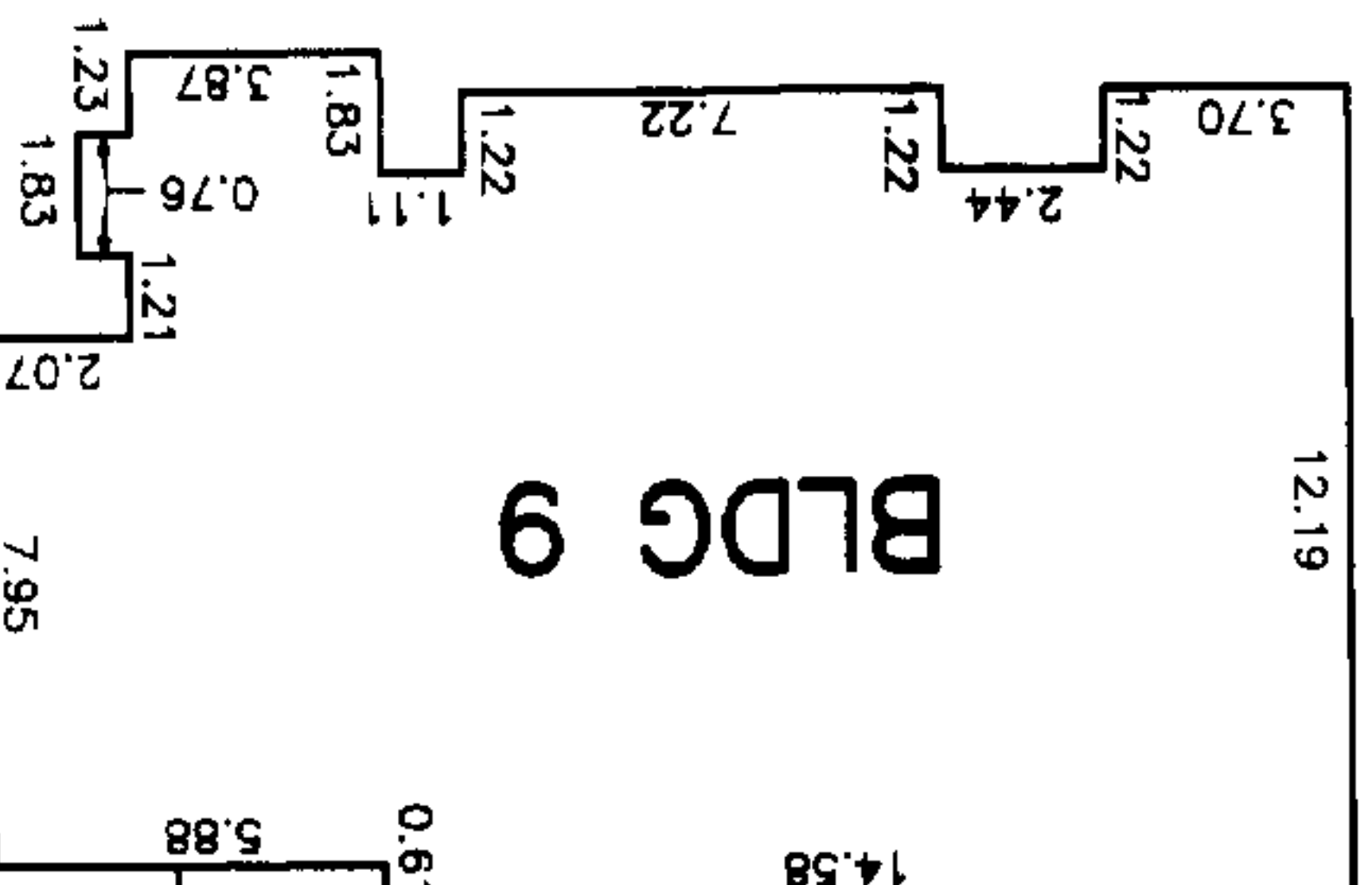
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9.73

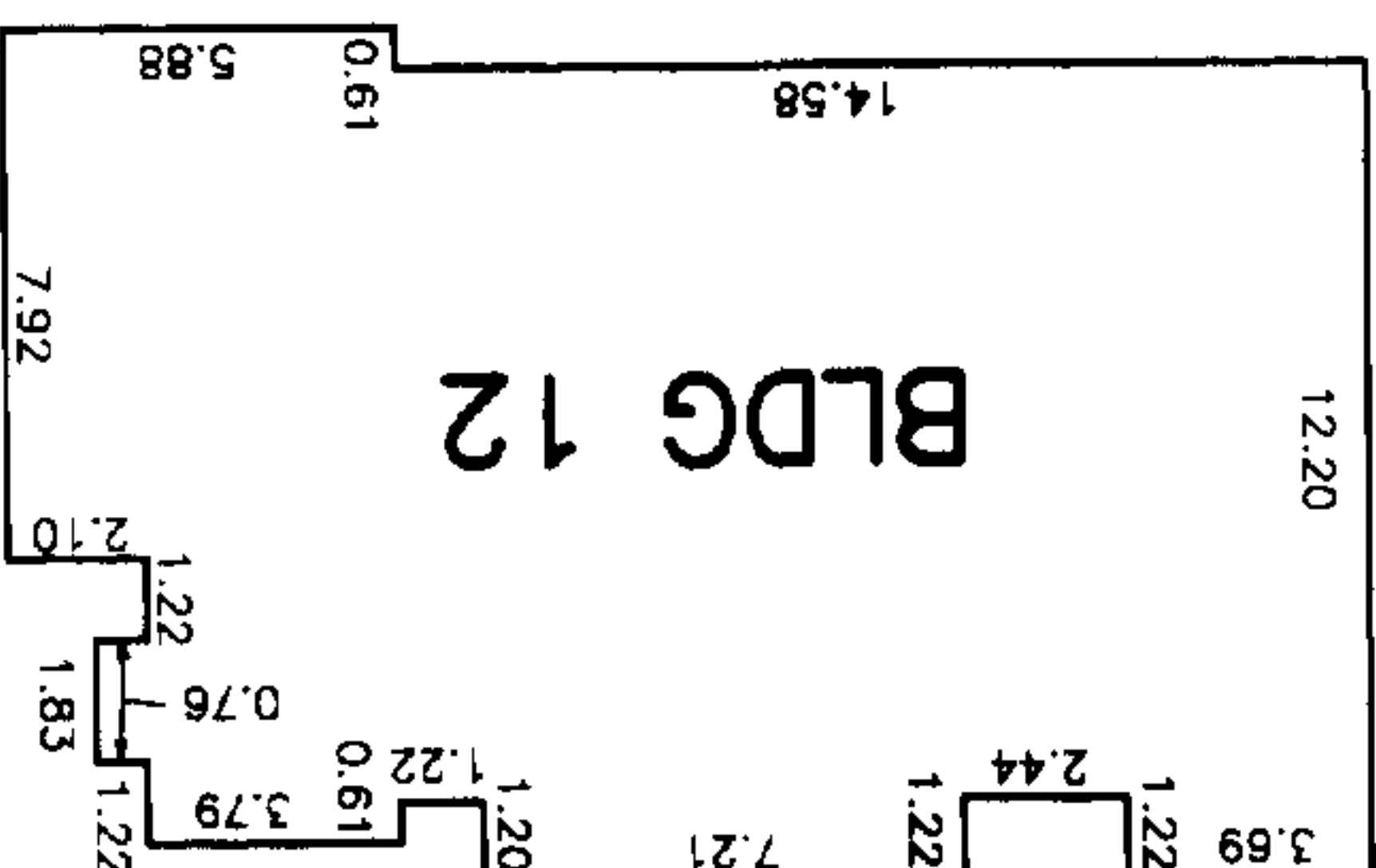
8.20

21°55'57" 11.127

BLDG 9



BLDG 12



THE CITY OF SURREY AS THE
HOLDER OF SECTION 219, COVENANTS
BP54802, BP54804, BP54806 AND
BP54812, HEREBY CONSENT TO THE
REGISTRATION OF THE ATTACHED
STRATA PLAN, DATED THIS
DAY OF
MAY, 2001.

D W McNeil

DW McNEIL (AUTHORIZED SIGNATORY)

5 MACGREGOR SOYES (AUTHORIZED SIGNATORY)

GRAPHIC SCALE - METRES 1:250

ALL DISTANCES ARE IN METRES

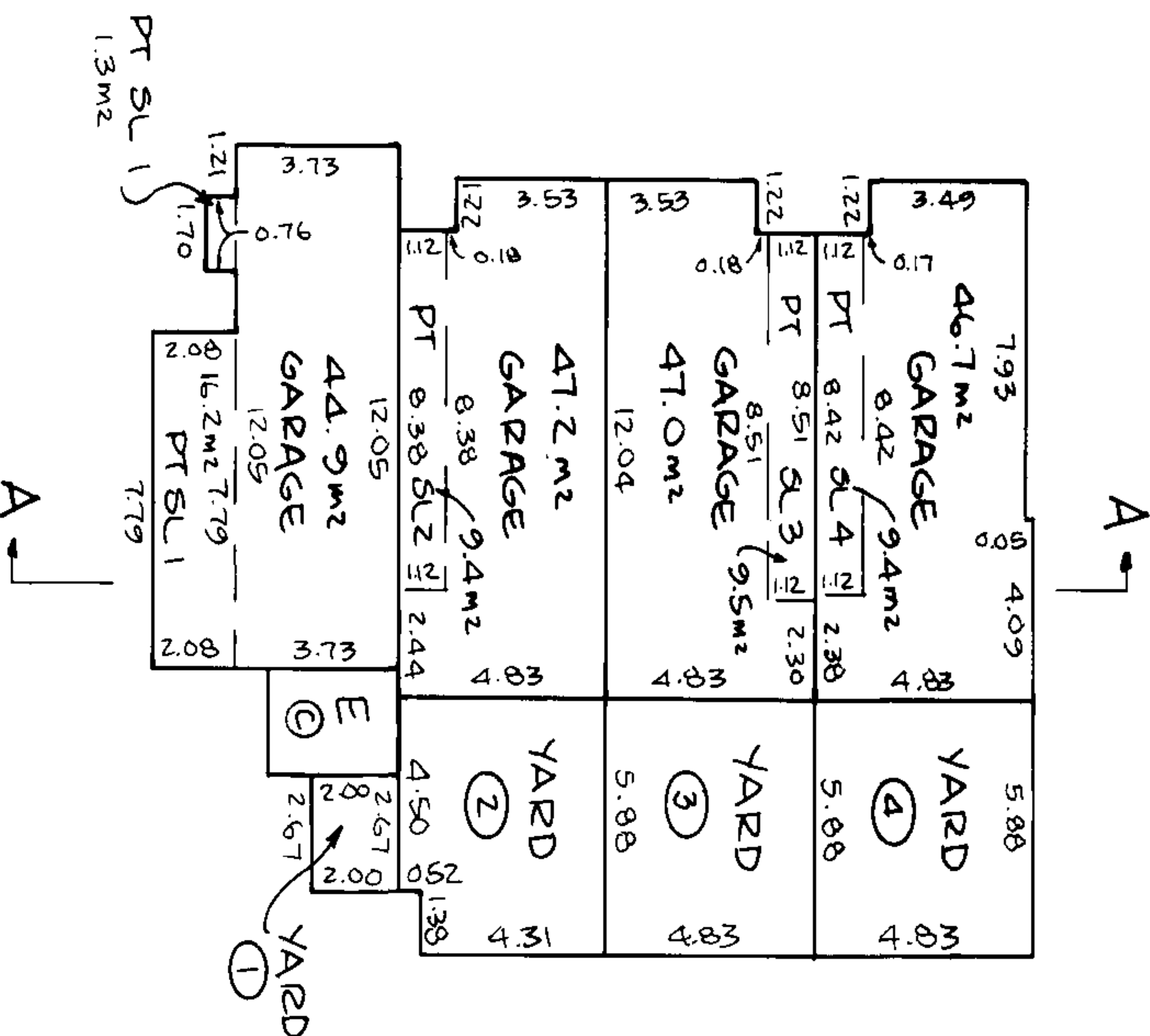
NORTH

LEGEND:

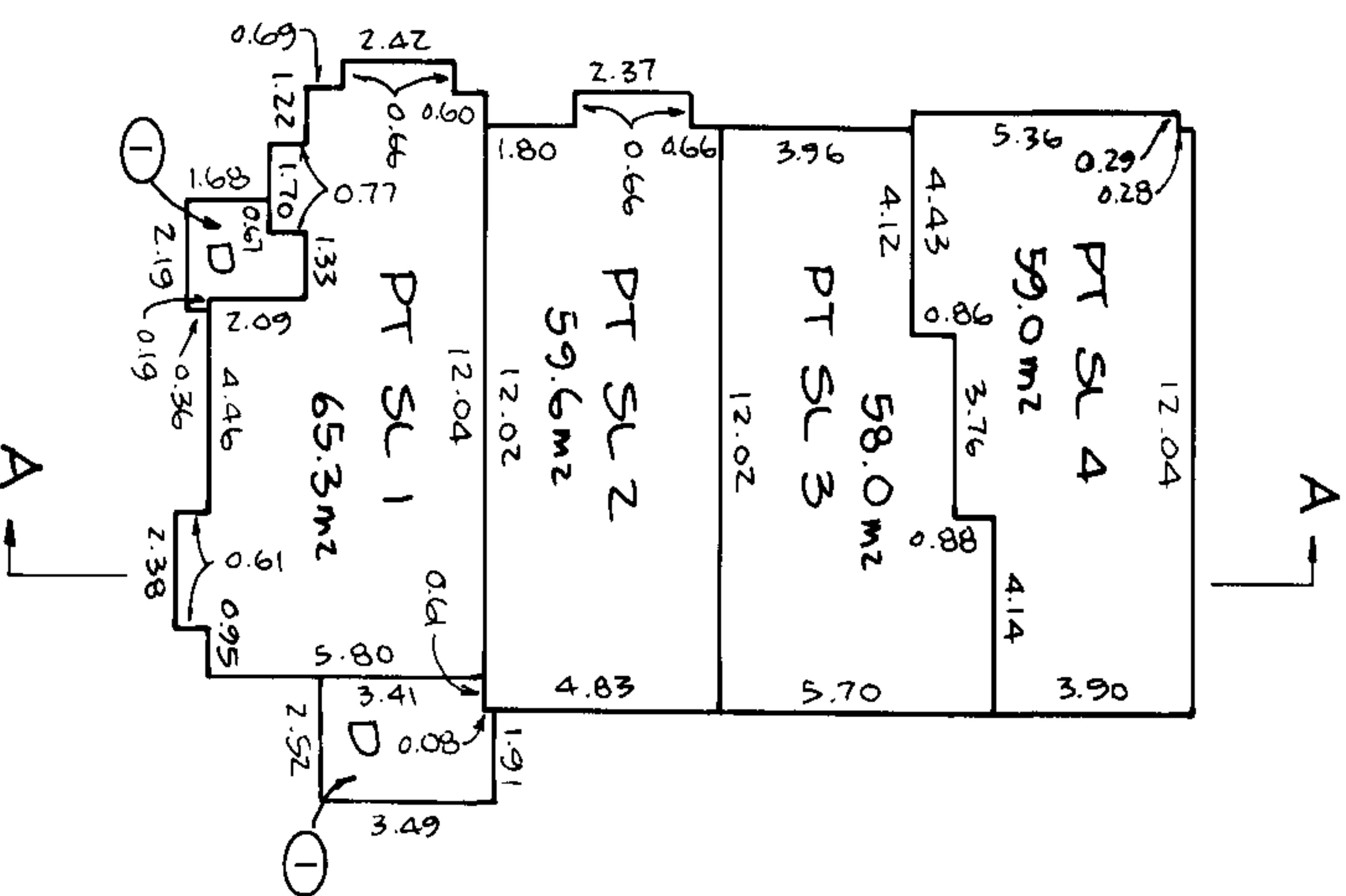
- SEE SHEET 1

27 Oct 00 *C. H. H. H.*
BCLS (197241 COORD/197241ST PLOT) S197-241-1

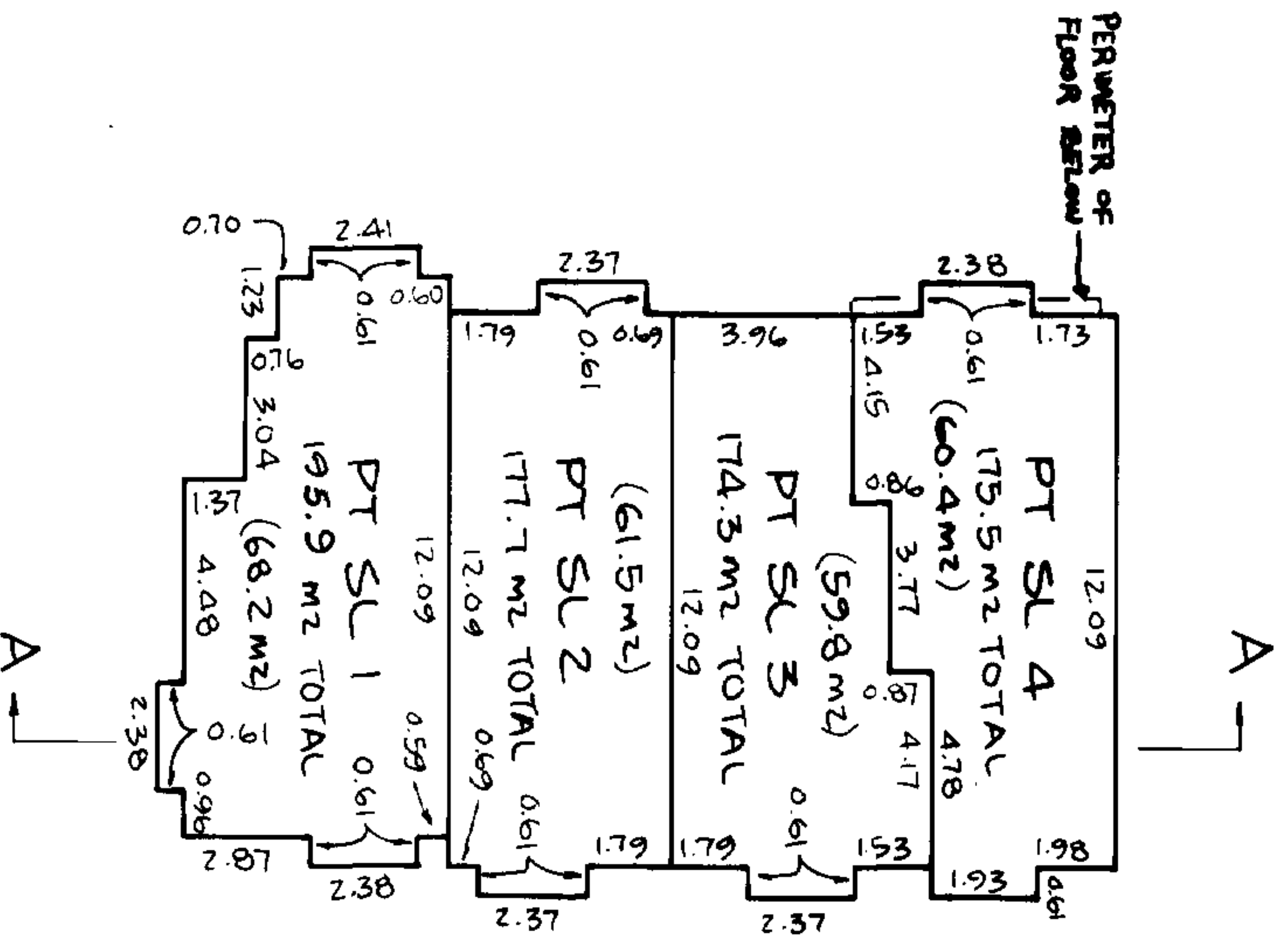
GARAGE LEVEL



FIRST FLOOR



SECOND FLOOR



SECTION A

SECOND		FLOOR	
SL 1	SL 2	SL 3	SL 4
FIRST		FLOOR	
GARAGE		LEVEL	

LEGEND:

SEE SHEET 1

SCALE - 1:200



ALL DISTANCES ARE IN METRES

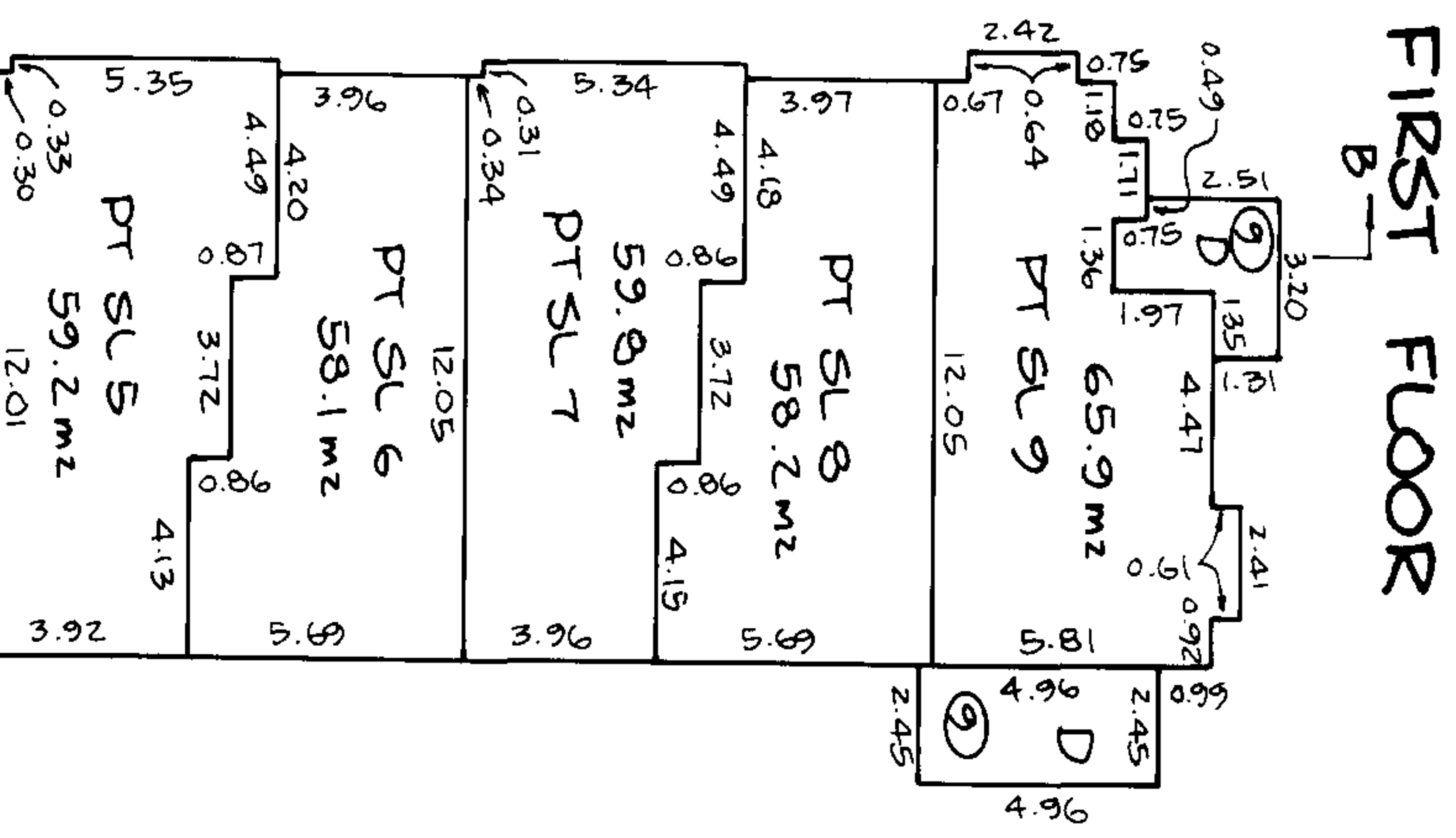
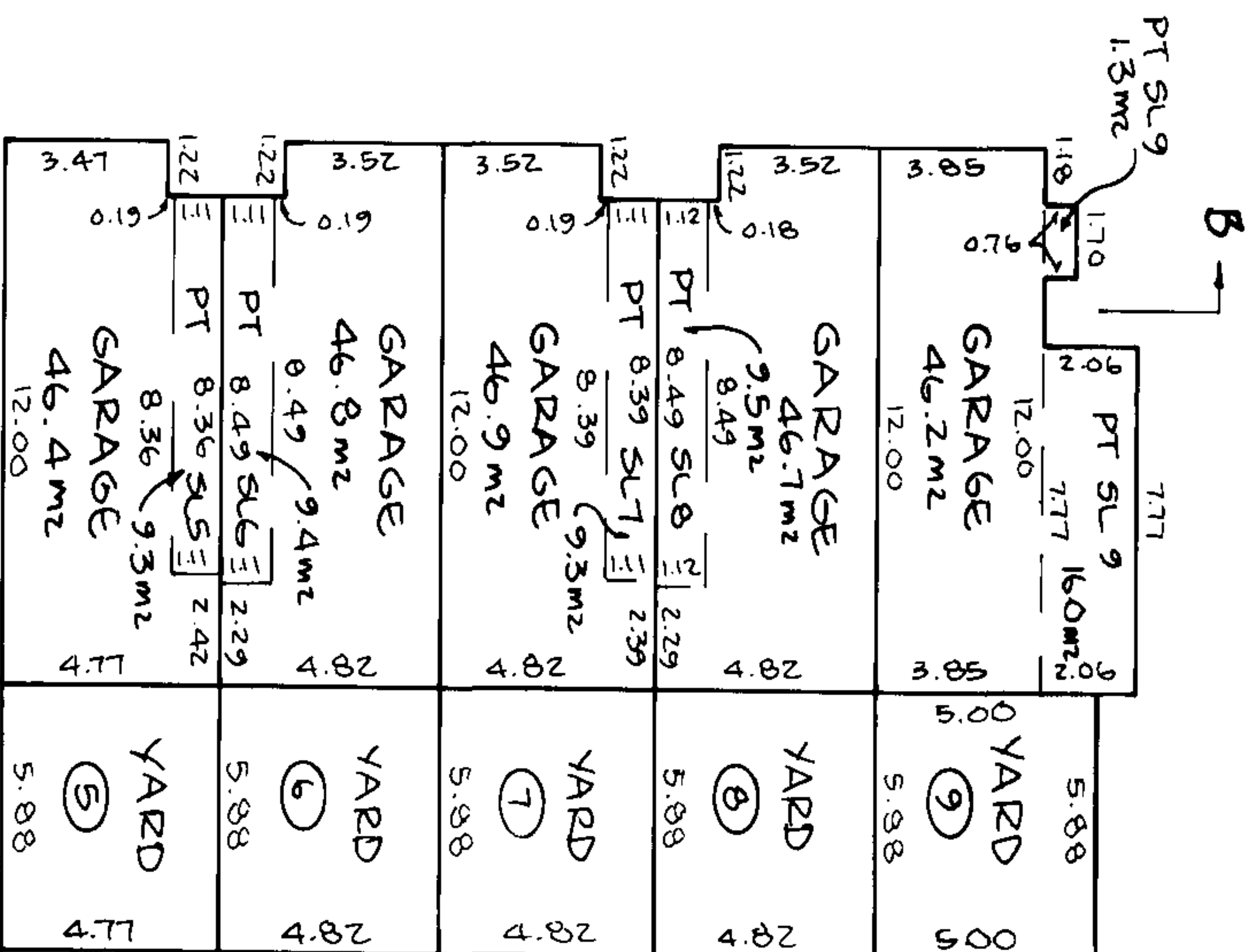
27 Oct 00

Co. M. Platoon
BCUS

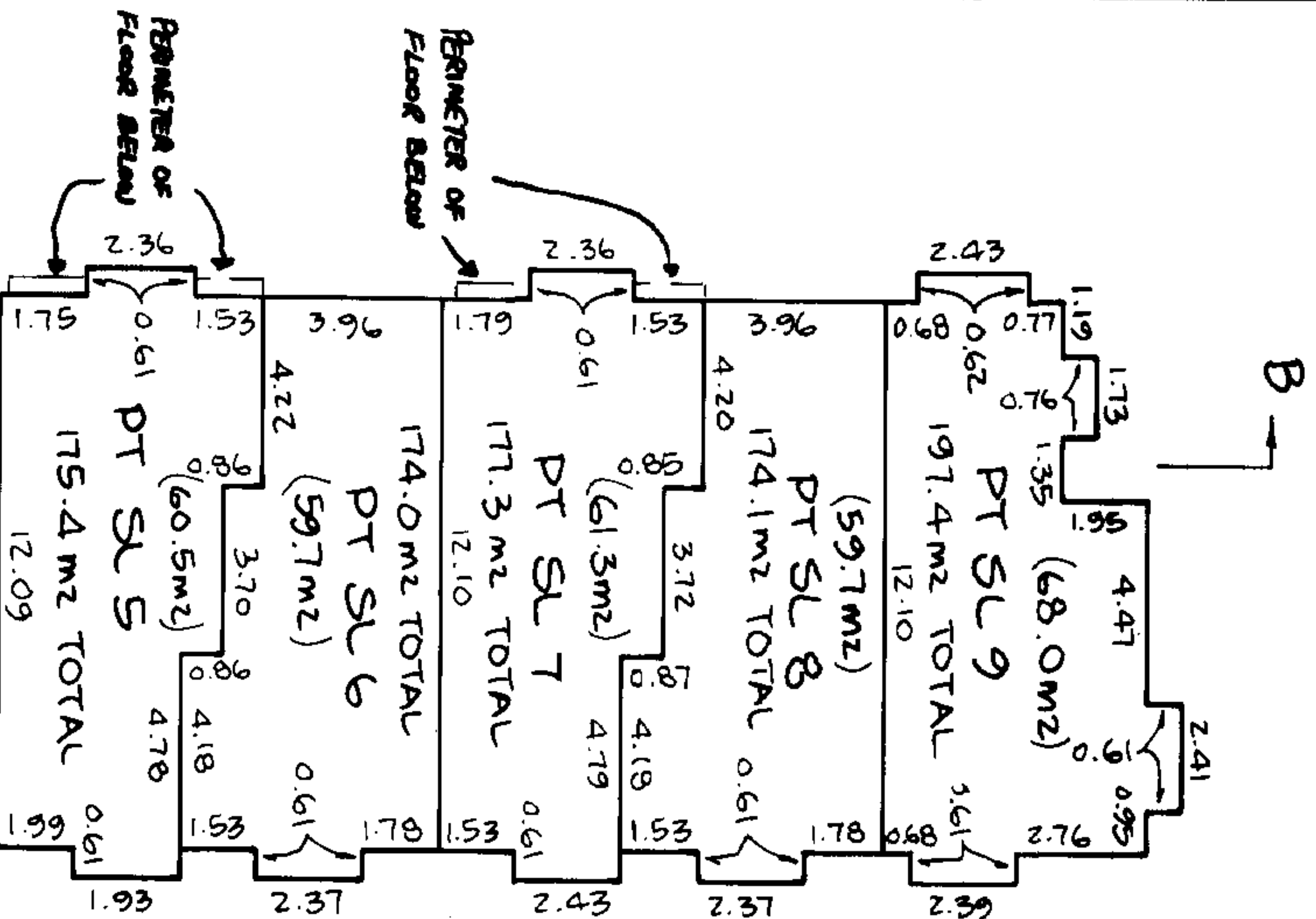
BCU

BUILDING 10

GARAGE LEVEL



SECOND FLOOR



SECTION B

SECTION B		SECTION B	
PT SL 9	12.05	PT SL 9	12.05
PT SL 8	12.05	PT SL 8	12.05
PT SL 7	12.05	PT SL 7	12.05
PT SL 6	12.05	PT SL 6	12.05
PT SL 5	12.05	PT SL 5	12.05
YARD	5.88	YARD	5.88

LEGEND:
- SEE SHEET 1

SCALE - 1:200
ALL DISTANCES ARE IN METRES

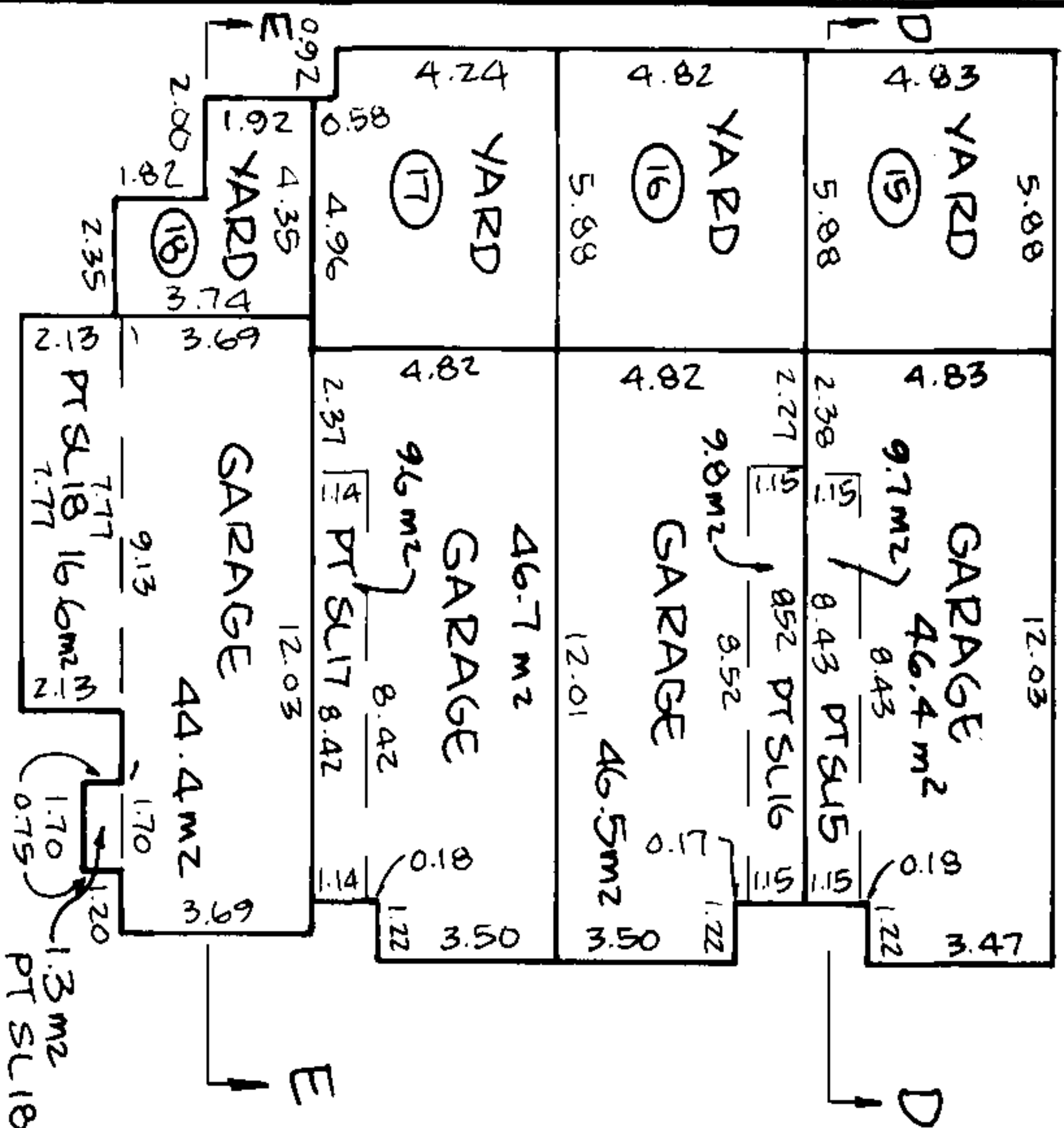
270ctao Co. N. Pleva
BLS

5197-241-1

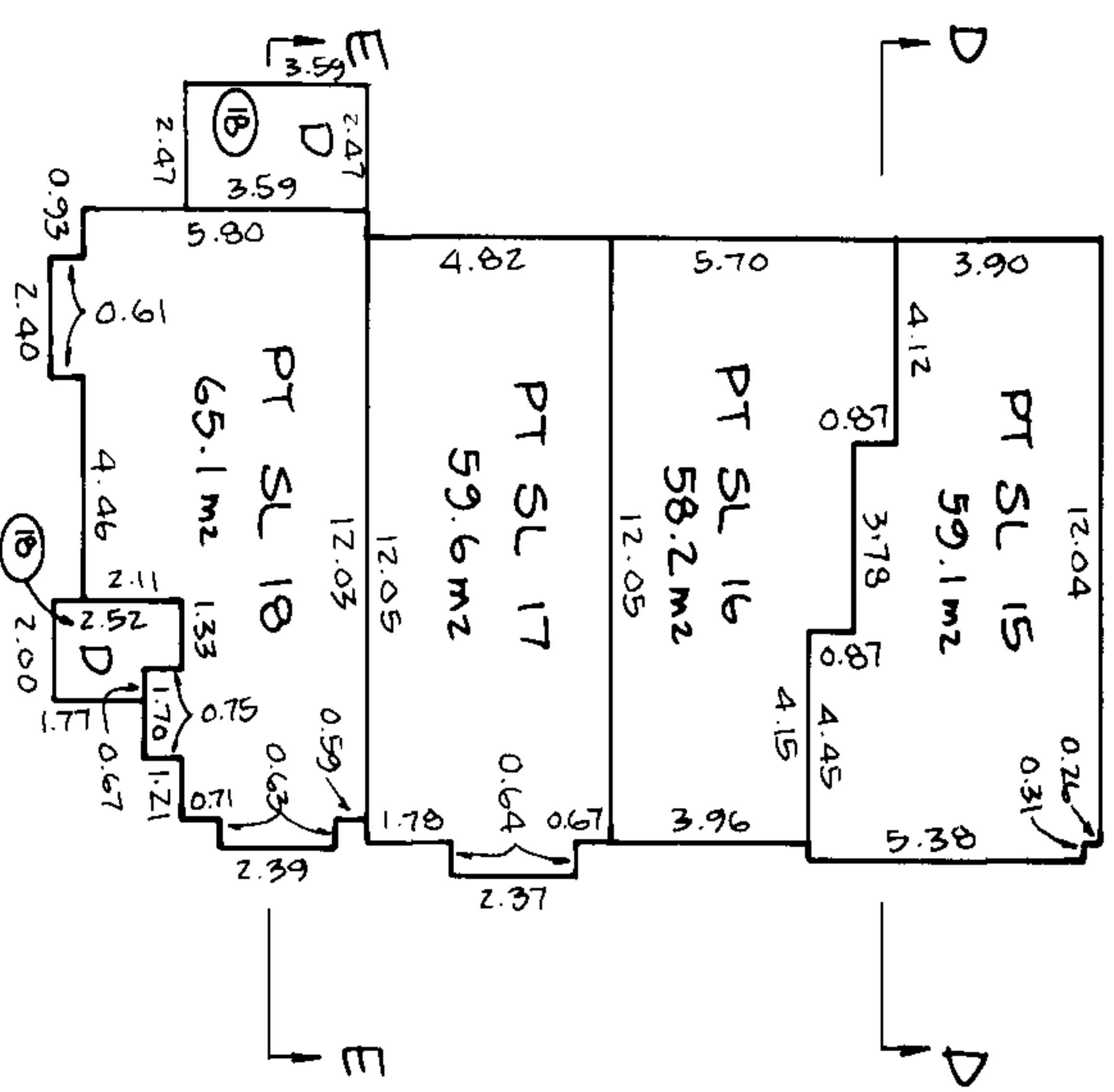
BUILDING 12

STRATA PLAN M54352
PHASE 1

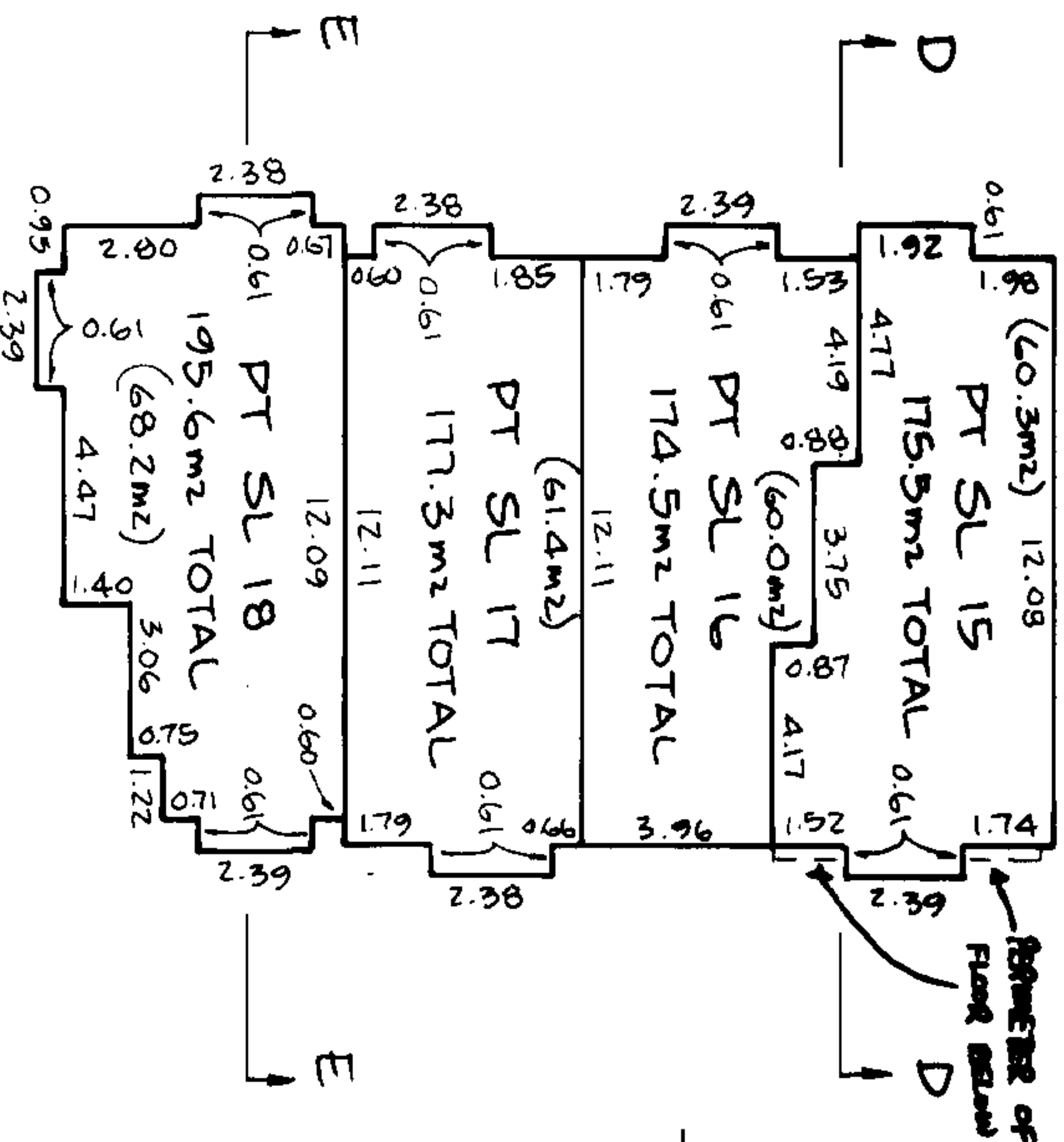
GARAGE LEVEL



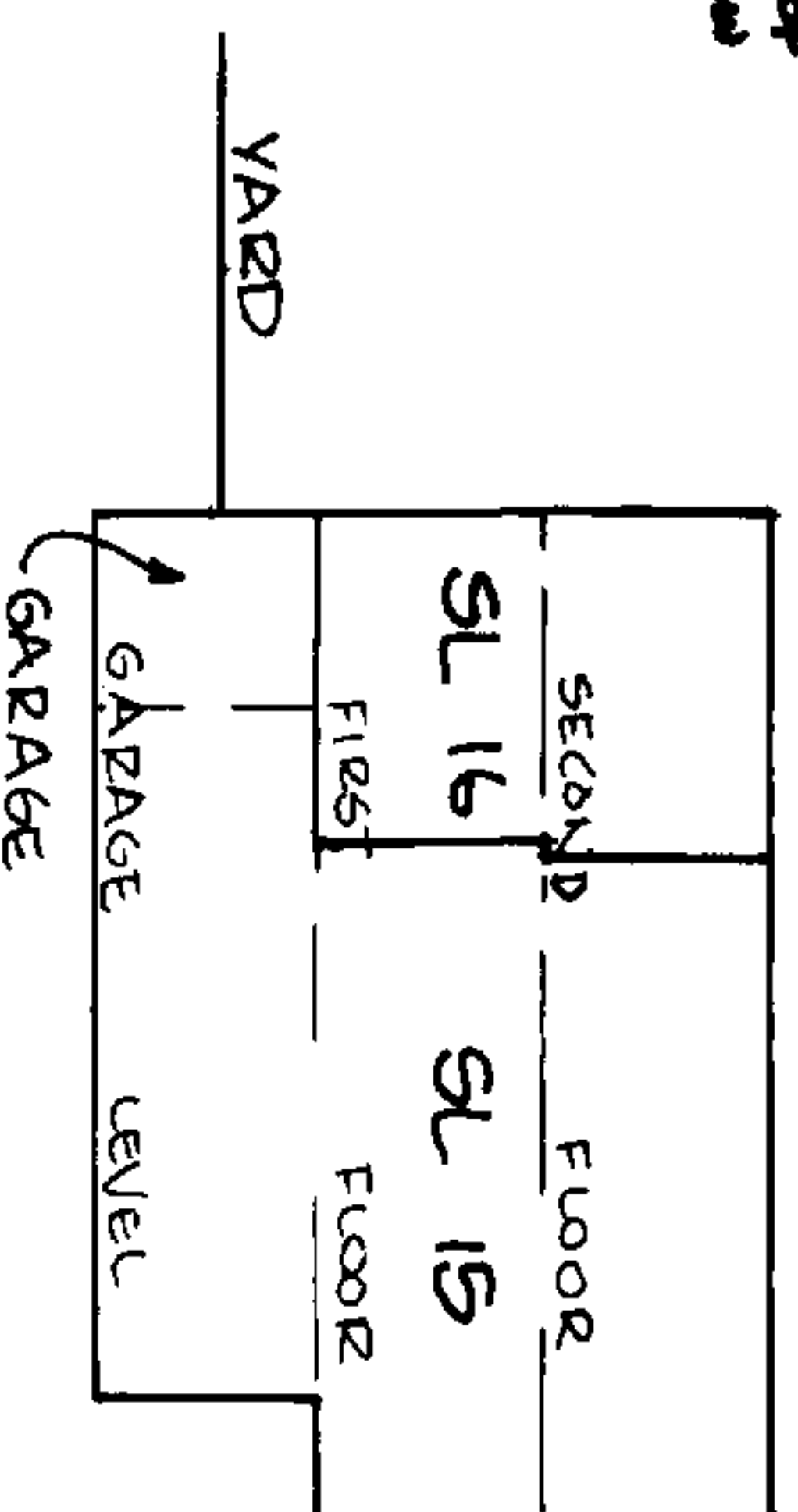
FIRST FLOOR



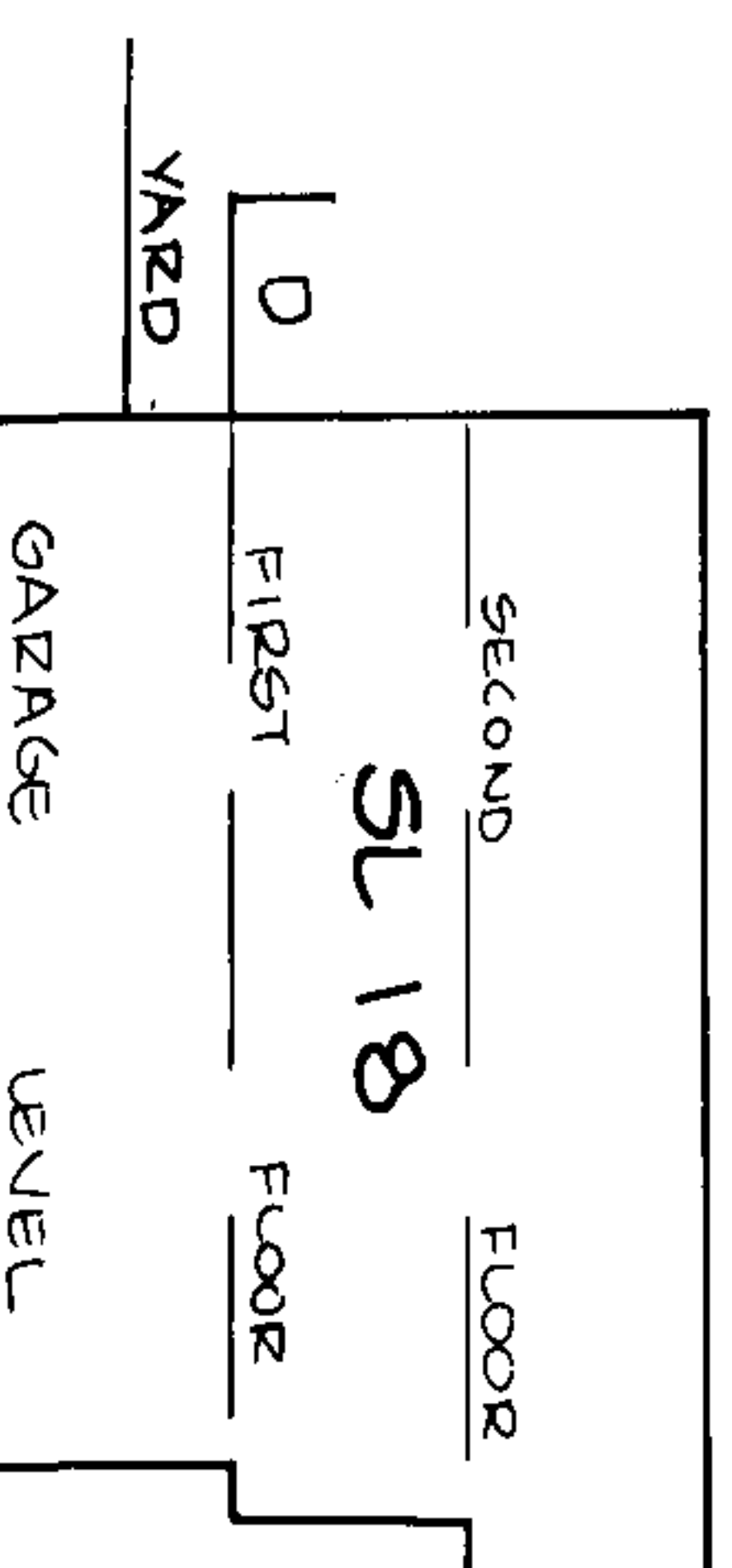
SECOND FLOOR



SECTION D

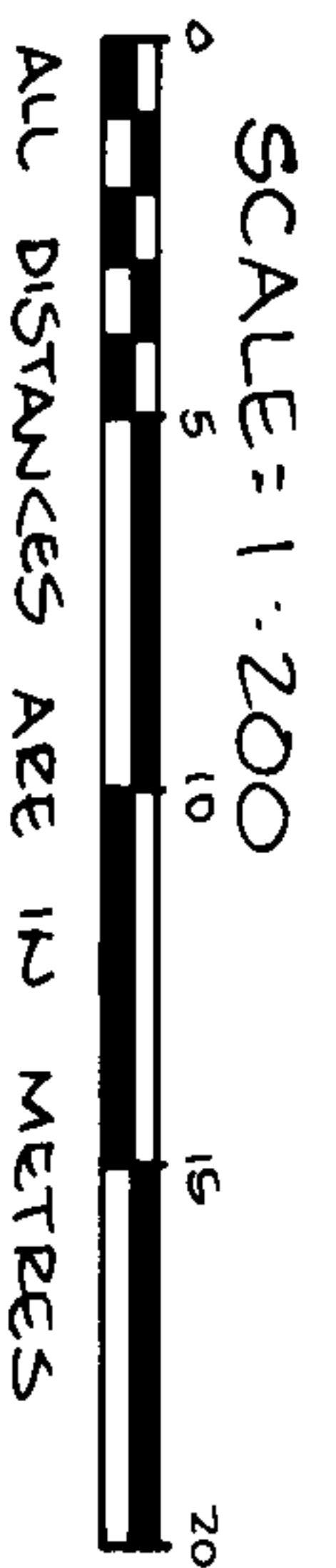


SECTION E



LEGEND:

- SEE SHEET 1



27 Oct 00 *B.C.L.S.*

STRATA PLAN OF PART OF LOT 1, SECTION 25, TOWNSHIP 2, NEW WESTMINSTER DISTRICT, PLAN LMP45256

BCGS 92G.009

CITY OF SURREY

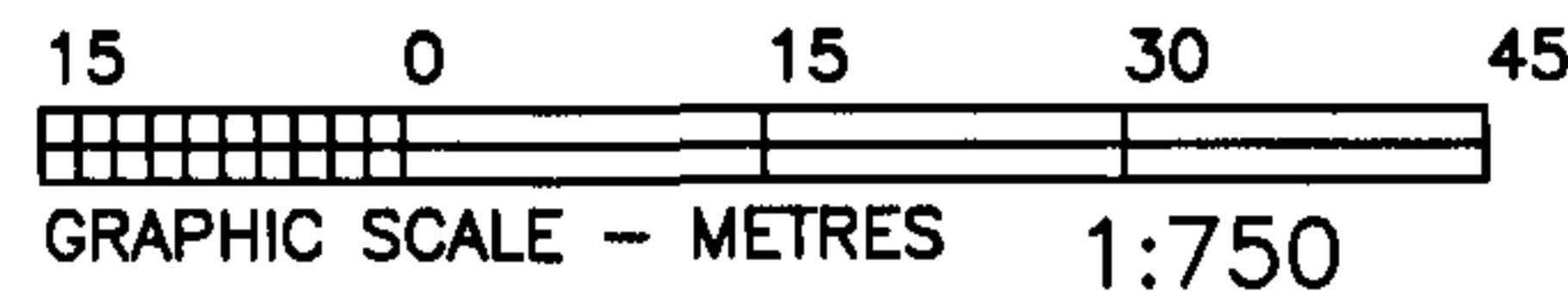
CIVIC ADDRESS IS:
16388 - 85TH AVENUE
SURREY, BC

SHEET 1 OF 4 SHEETS

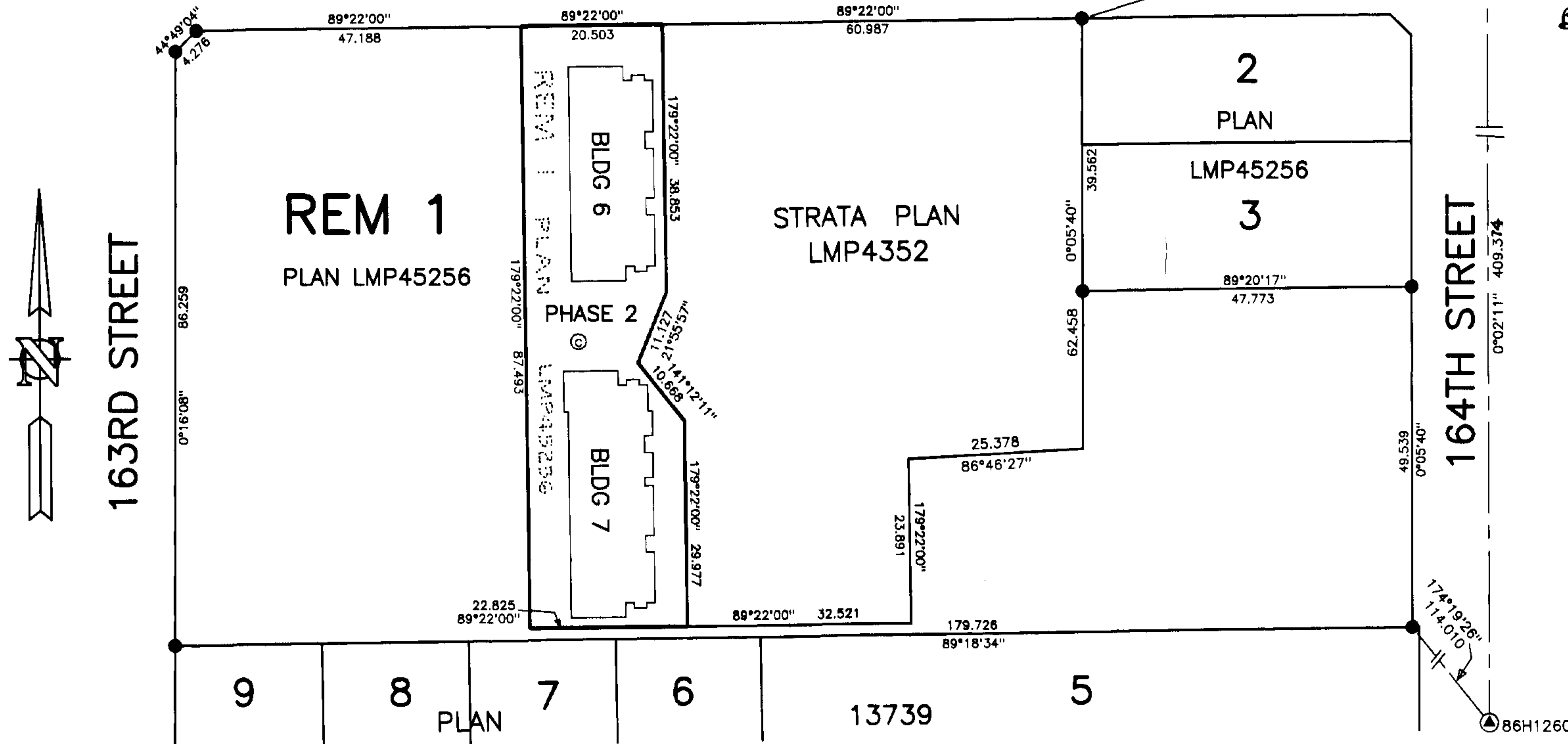
STRATA PLAN LMS4352

PHASE 2

DEPOSITED AND REGISTERED IN
THE LAND TITLE OFFICE AT NEW
WESTMINSTER, BC, THIS 18th
DAY OF OCTOBER, 2002



85TH AVENUE



B. Bignall DS.
DEPUTY REGISTRAR
BT382687 - BT382699

552010 BRITISH COLUMBIA LTD.
(AUTHORIZED SIGNATORY)

SIGN AND PRINT NAME IN BLACK INK
DOUG DUECK
DOUG DUECK
WITNESS
MICHAEL BURKE
ADDRESS OF WITNESS
33832 South Fraser Way
OCCUPATION OF WITNESS
Abbotsford, Bc Lawyer

LEGEND:

ALL DISTANCES ARE IN METRES

GRID BEARINGS ARE DERIVED FROM
CONTROL MONUMENTS 86H1259 AND 86H1260
SL DENOTES STRATA LOT

- DENOTES IRON POST FOUND
- DENOTES IRON POST PLACED
- ⊙ DENOTES CONTROL MONUMENT FOUND
- m2 DENOTES SQUARE METRES
- ⊙ DENOTES COMMON PROPERTY
- PT DENOTES PART

INTEGRATED SURVEY AREA NO.1, SURREY

THIS PLAN SHOWS GROUND LEVEL
MEASURED DISTANCES. PRIOR TO COMPUTATION
OF U.T.M. CO-ORDINATES MULTIPLY BY
COMBINED FACTOR 0.9995966 (NAD83)

25 DENOTES LIMITED COMMON PROPERTY FOR
STRATA LOT 25 (TYPICAL)

D DENOTES DECK
E DENOTES ELECTRICAL

I, ERIC N. PETERSON, A BRITISH
COLUMBIA LAND SURVEYOR, CERTIFY
THAT THE BUILDINGS INCLUDED IN
THIS STRATA PLAN HAVE NOT AS OF
THIS 6TH DAY OF SEPTEMBER,
2002, BEEN PREVIOUSLY OCCUPIED.

E. N. Peterson
B.C.L.S.

I, ERIC N. PETERSON, A BRITISH COLUMBIA
LAND SURVEYOR OF ABBOTSFORD IN BRITISH
COLUMBIA, 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: 6 SEPTEMBER 2002

E. N. Peterson
BCL

APPROVED AS PHASE 2 OF A 6 PHASE
STRATA PLAN UNDER SECTION 224 OF
THE STRATA PROPERTY ACT. DATED THIS
15th DAY OF October, 2002.

J. Robinson
APPROVING OFFICER, CITY OF SURREY

THIS PLAN LIES
WITHIN THE GREATER
VANCOUVER REGIONAL DISTRICT

COAST CAPITAL SAVINGS CREDIT UNION

(formerly SURREY METRO SAVINGS CREDIT UNION)
SIC DFNA BT229132 (AUTHORIZED SIGNATORY)
SIGN AND PRINT NAME IN BLACK INK

Norm Krannitz
WITNESS Stacy Genovese
Rod Marr

15117 - 101 Ave., Surrey, B.C.
ADDRESS OF WITNESS
Administrative Assistant,
Commercial Lending
OCCUPATION OF WITNESS

ERIC PETERSON
LAND SURVEYING LTD.
33848 ESSENDENE AVENUE
ABBOTSFORD, B. C.
V2S 2H4
PH. 854-1077 AKS

(197241 COORD/197241S PLOT) S197-241-2

SHEET 2 OF 4 SHEETS

STRATA PLAN LMS4352

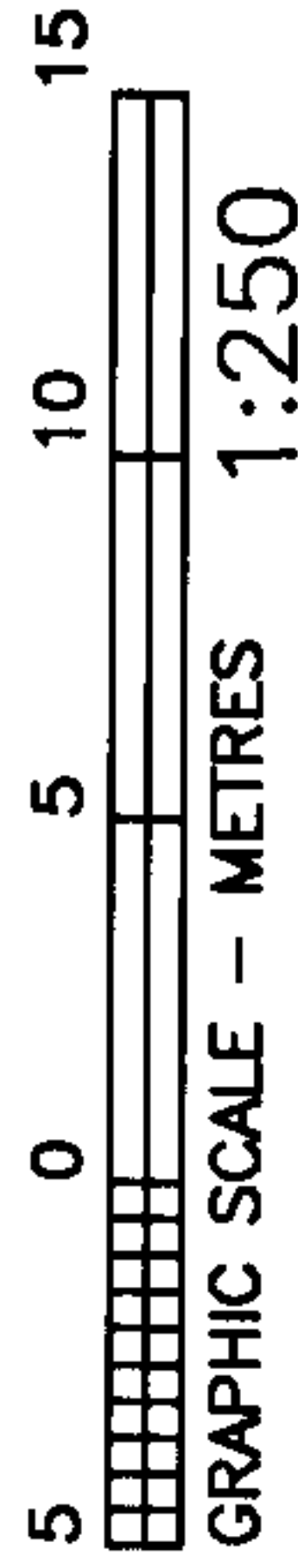
PHASE 2

85TH AVENUE

89°22'00" 20.503

6.05

PLAN SHOWING
BUILDING
DIMENSIONS AND
LOCATIONS



BLDG 6

25.18

ELECTRICAL
ROOM

REM 1

PLAN
LMP45256

STRATA PLAN LMS4352

REM 1

PLAN

LMP45256

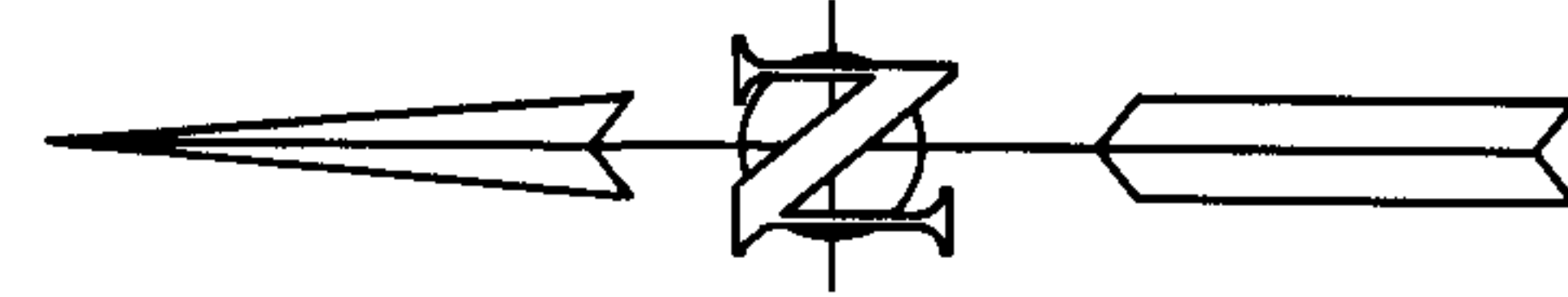
179°22'00" 87.493

13.18

21°55'57" 11.127

5.39

5.98



BLDG 7

29.92

179°22'00" 29.977

89°22'00" 22.825

THE CITY OF SURREY AS THE HOLDER
OF SECTION 219, COVENANTS BP54802,
BP54804, BP54806 AND BP54812,
HEREBY CONSENT TO THE REGISTRATION
OF THE ATTACHED STRATA PLAN. DATED
THIS DAY OF ,2002

D. Whelan
MAYOR (AUTHORIZED SIGNATORY)
D.W. McALLUM

Margaret Jones
A/CLERK (AUTHORIZED SIGNATORY)
MARGARET JONES

I, ERIC N. PETERSON, A BRITISH COLUMBIA
LAND SURVEYOR OF ABBOTSFORD 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 SEPTEMBER ,2002

E. N. Peterson
B.C.L.S.

LEGEND:
SEE SHEET 1

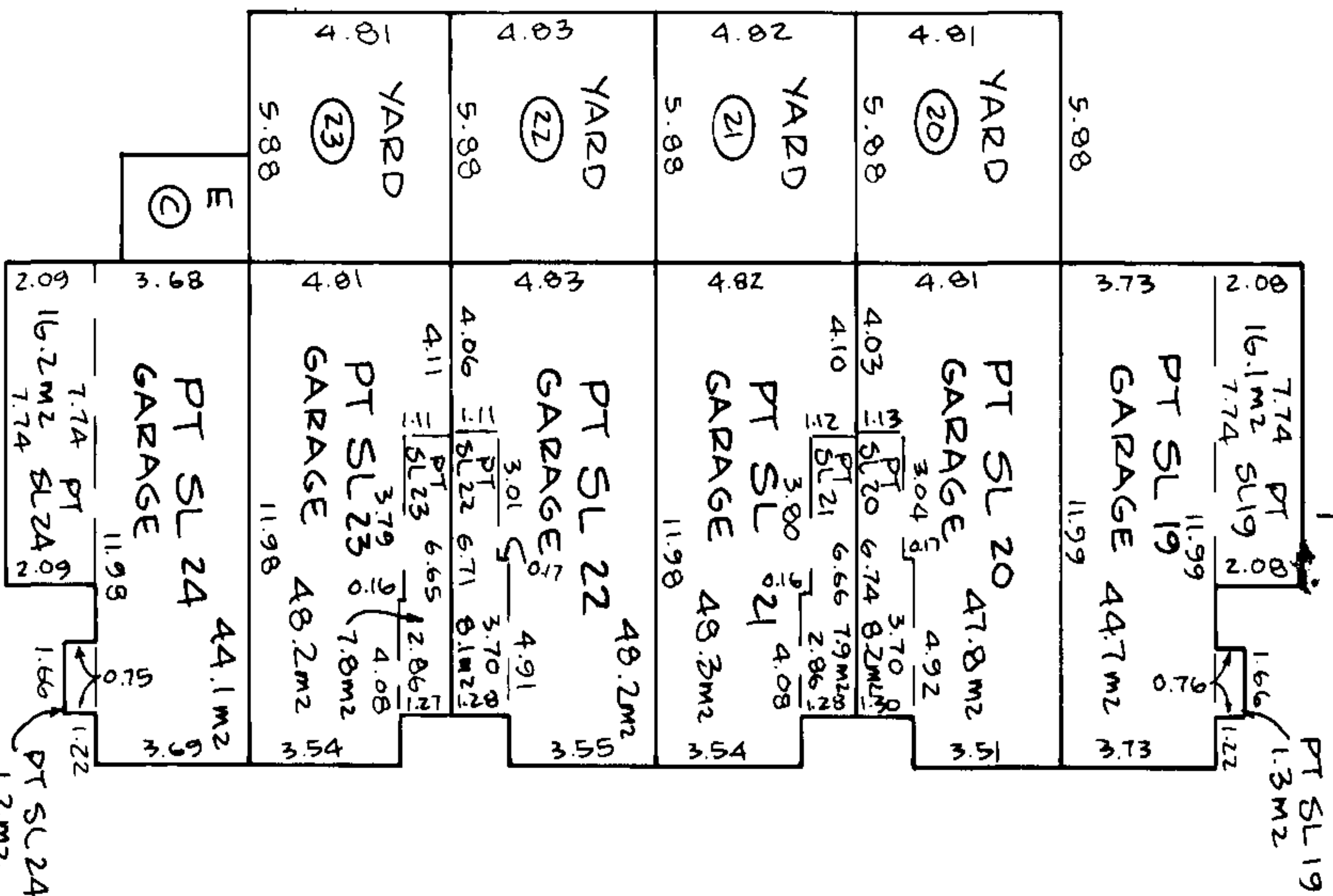
Eric N. Peterson
BCLs

BUILDING 6

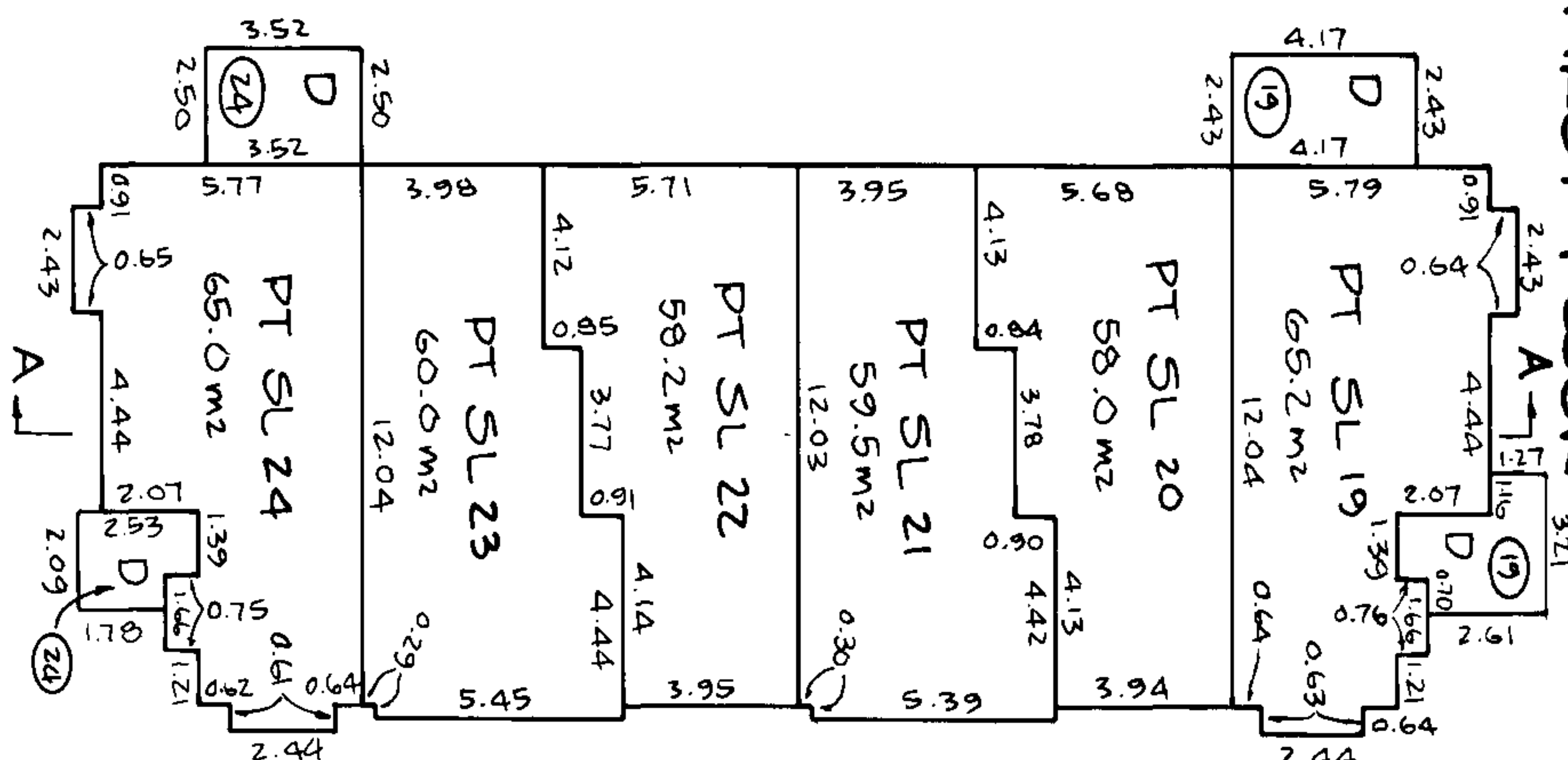
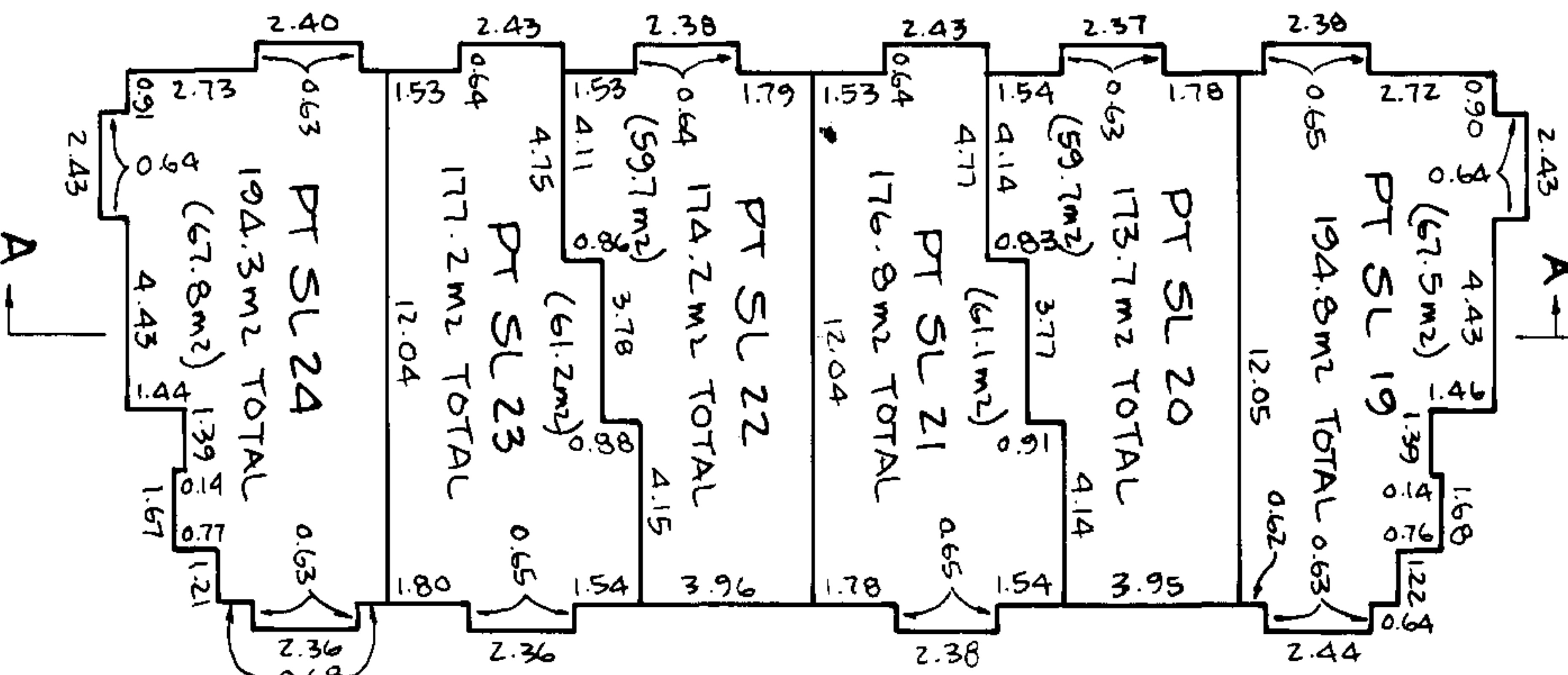
STRATA PLAN MS4352

GARAGE LEVEL

FIRST FLOOR



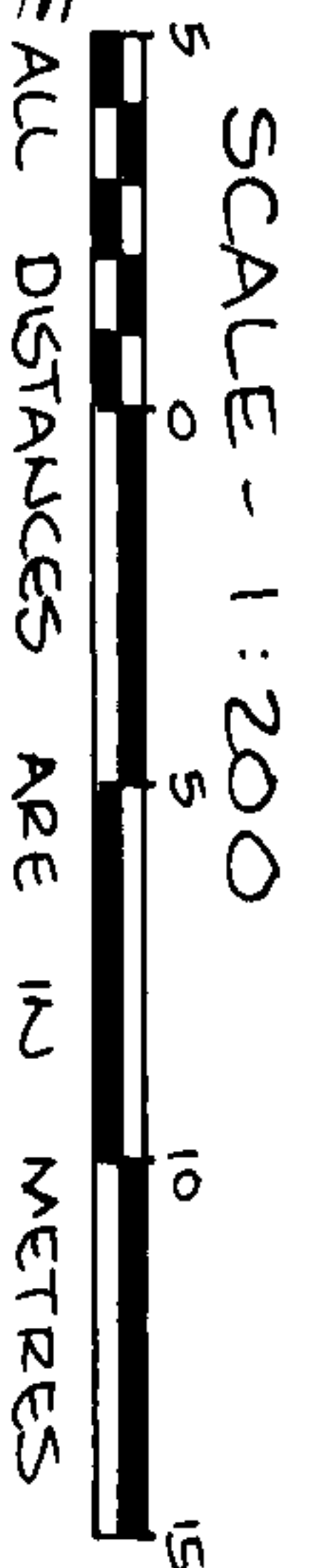
SECOND FLOOR



SECTION A

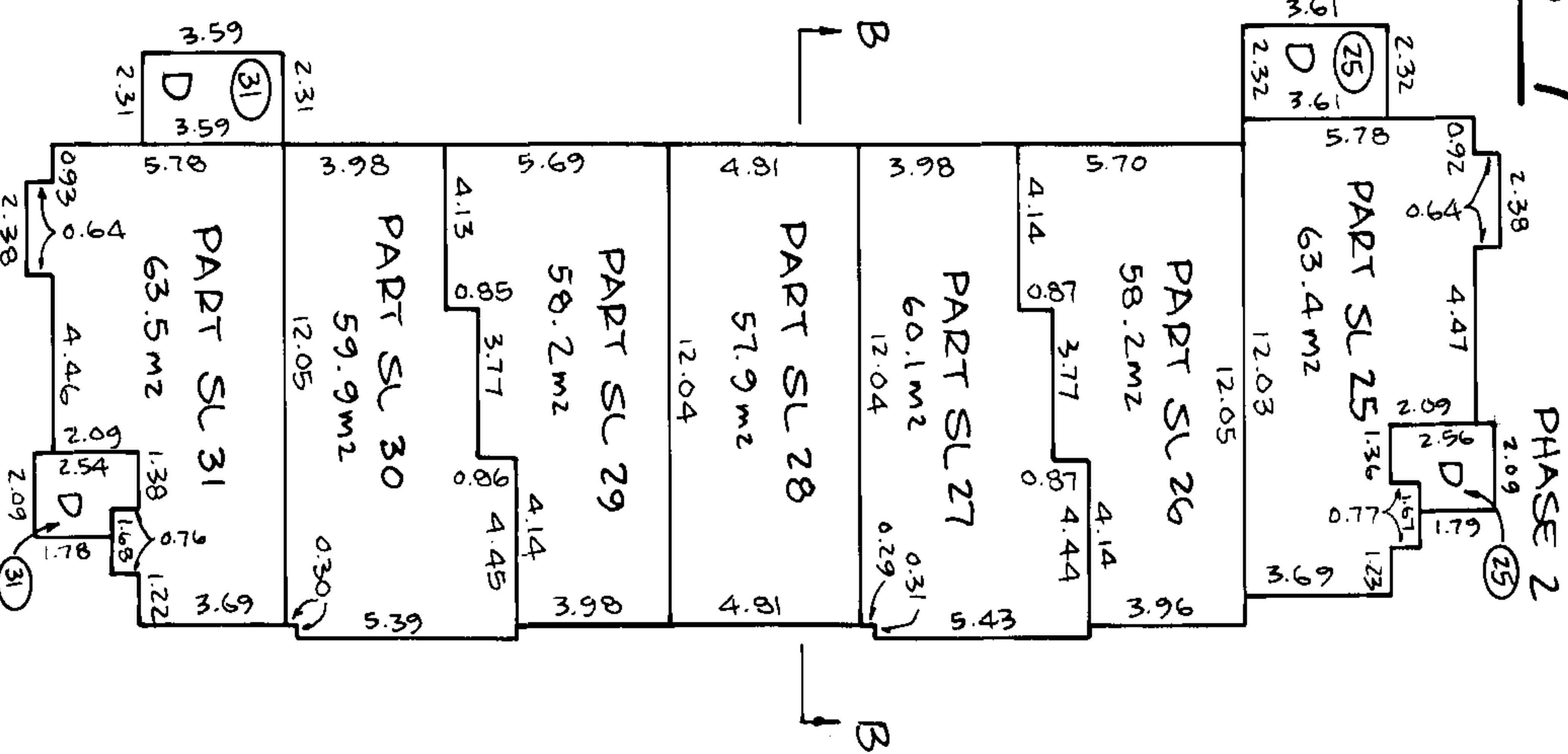
SECOND FLOOR		FIRST FLOOR	
SL 24	SL 23	SL 22	SL 21
GARAGE	GARAGE	GARAGE	GARAGE

LEGEND:
SEE SHEET 1

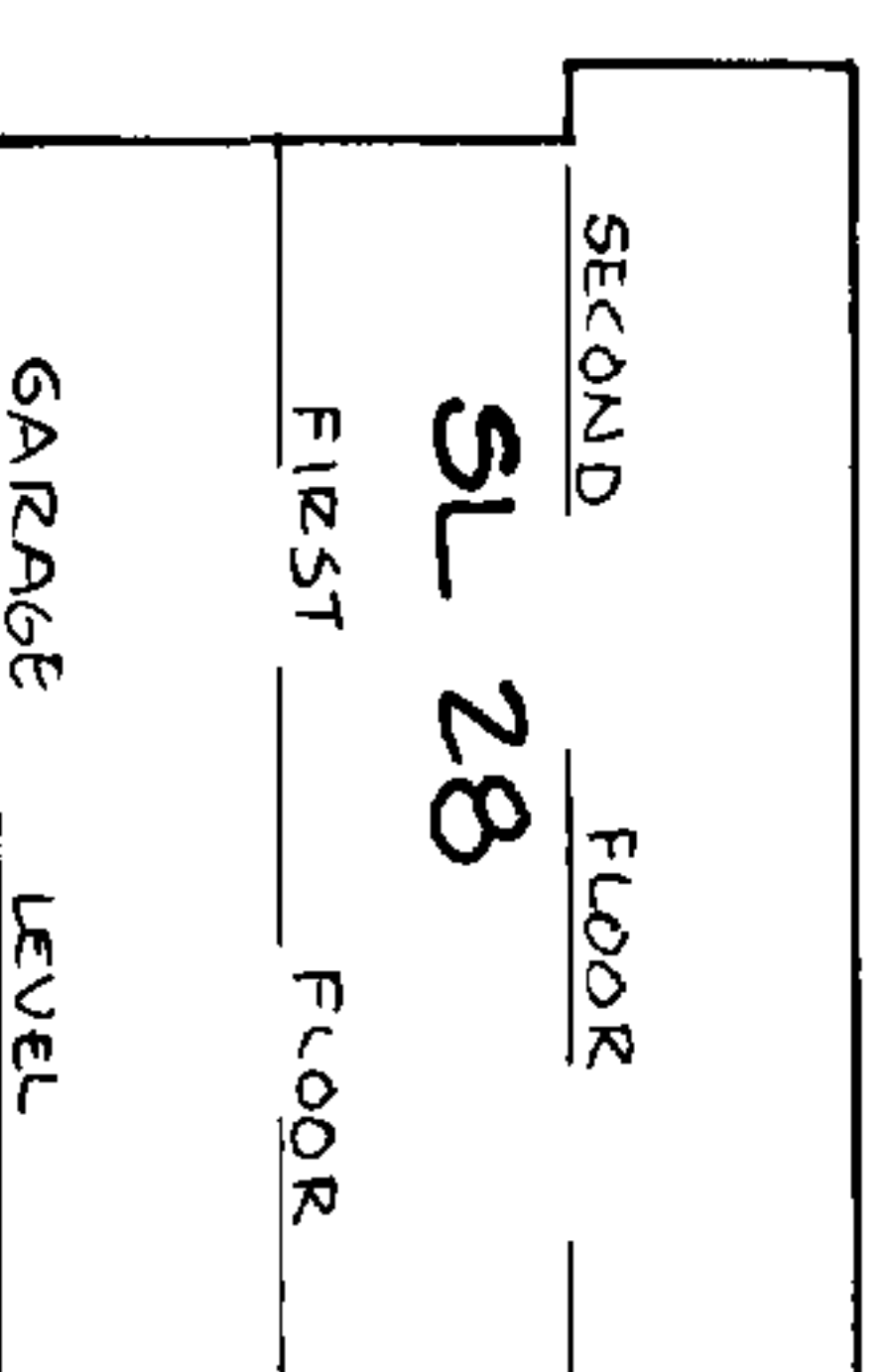


6 Sept 2002 C. N. Brown
BCUS

PHASE 2



FIRST FLOOR



LEGEND:

SEE SHEET 1

SCALE - 1:200



ALL DISTANCES ARE IN METRES

6 Sept 02 E. N. S. Stevens

BCL5

STRATA PLAN OF PART OF LOT 1, SECTION 25, TOWNSHIP 2, NEW WESTMINSTER DISTRICT, PLAN LMP45256

BCGS 92G.017

CITY OF SURREY

CIVIC ADDRESS IS:
16388 - 85TH AVENUE
SURREY, BC

SHEET 1 OF 4 SHEETS

STRATA PLAN LMS4352

PHASE 3

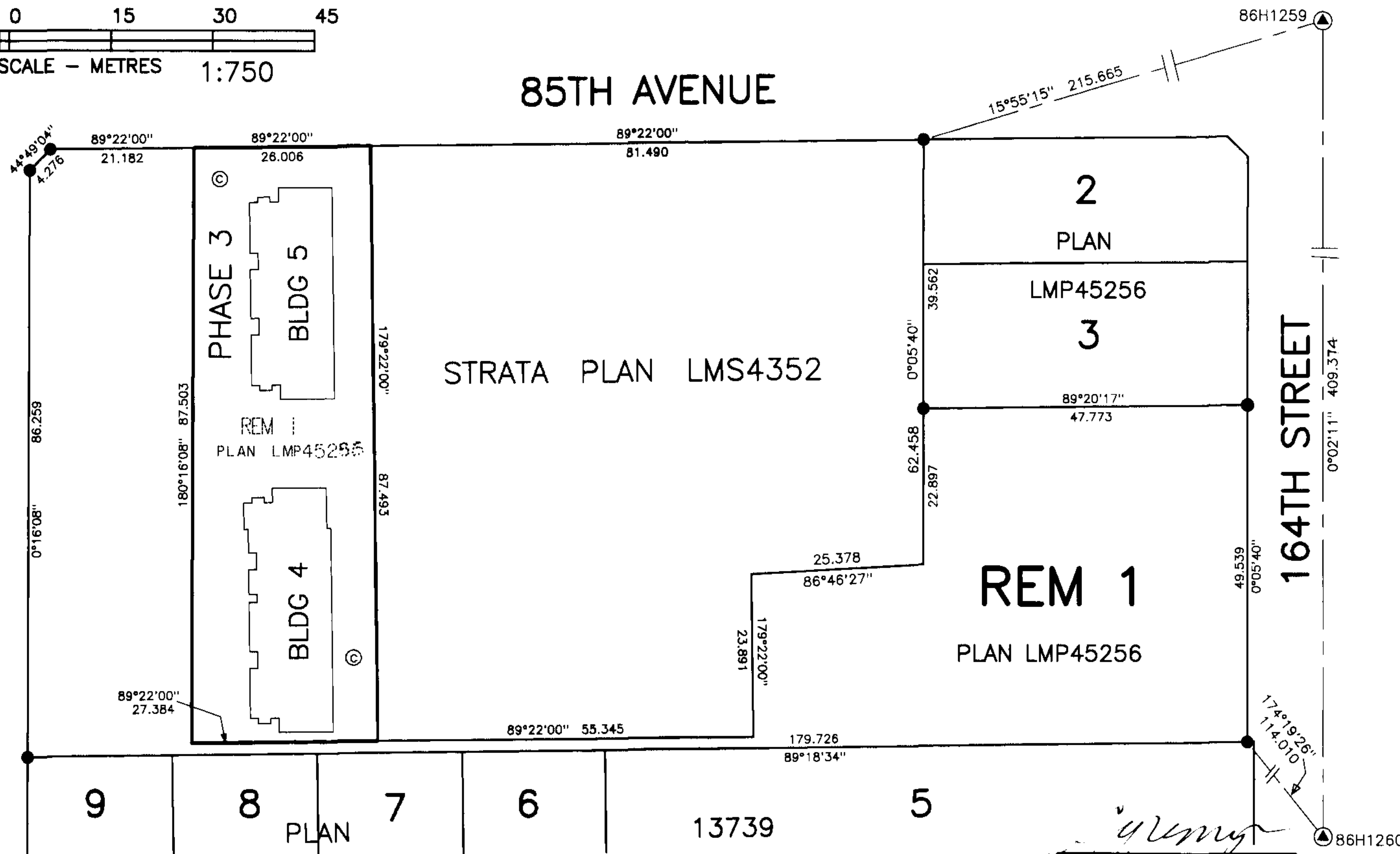
DEPOSITED AND REGISTERED IN
THE LAND TITLE OFFICE AT NEW
WESTMINSTER, BC, THIS 22ND
DAY OF May, 2003

15 0 15 30 45
GRAPHIC SCALE - METRES 1:750

85TH AVENUE

163RD STREET

164TH STREET



I, ERIC N. PETERSON, A BRITISH
COLUMBIA LAND SURVEYOR, CERTIFY
THAT THE BUILDINGS INCLUDED IN
THIS STRATA PLAN HAVE NOT AS OF
THIS 17TH DAY OF APRIL,
2003, BEEN PREVIOUSLY OCCUPIED.

E. N. Peterson
B.C.L.S.

I, ERIC N. PETERSON, A BRITISH COLUMBIA
LAND SURVEYOR OF ABBOTSFORD IN BRITISH
COLUMBIA, 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: 29 APRIL 03

E. N. Peterson
BCL

APPROVED AS PHASE 3 OF A 6 PHASE
STRATA PLAN UNDER SECTION 224 OF
THE STRATA PROPERTY ACT. DATED THIS
14TH DAY OF May, 2003

J. Roberts
APPROVING OFFICER, CITY OF SURREY

THIS PLAN LIES
WITHIN THE GREATER
VANCOUVER REGIONAL DISTRICT

Norm Krannitz
COAST CAPITAL SAVINGS CREDIT UNION
(formerly SURREY METRO SAVINGS CREDIT UNION)
see DF No. BT 229132 (AUTHORIZED SIGNATORY)
SIGN AND PRINT NAME IN BLACK INK

Stacey Genovese
WITNESS
15117 - 101 Avenue, Surrey, B.C.
Administrative Assistant,
Commercial Lending
OCCUPATION OF WITNESS

LEGEND:

ALL DISTANCES ARE IN METRES

GRID BEARINGS ARE DERIVED FROM
CONTROL MONUMENTS 86H1259 AND 86H1260
SL DENOTES STRATA LOT

- DENOTES IRON POST FOUND
- DENOTES IRON POST PLACED
- ⊙ DENOTES CONTROL MONUMENT FOUND
- m2 DENOTES SQUARE METRES
- ⊙ DENOTES COMMON PROPERTY
- PT DENOTES PART

INTEGRATED SURVEY AREA NO.1, SURREY

THIS PLAN SHOWS GROUND LEVEL
MEASURED DISTANCES. PRIOR TO COMPUTATION
OF U.T.M. CO-ORDINATES MULTIPLY BY
COMBINED FACTOR 0.9995966 (NAD83)

- ⊙ DENOTES LIMITED COMMON PROPERTY FOR
STRATA LOT 25 (TYPICAL)
- D DENOTES DECK
- E DENOTES ELECTRICAL

ERIC PETERSON
LAND SURVEYING LTD.
102 - 33119 S FRASER WAY
ABBOTSFORD, BC
V2S 2B1

PH 604-854-1077/FAX 604-854-2369 AKS

(197241/197241S) S197-241-3

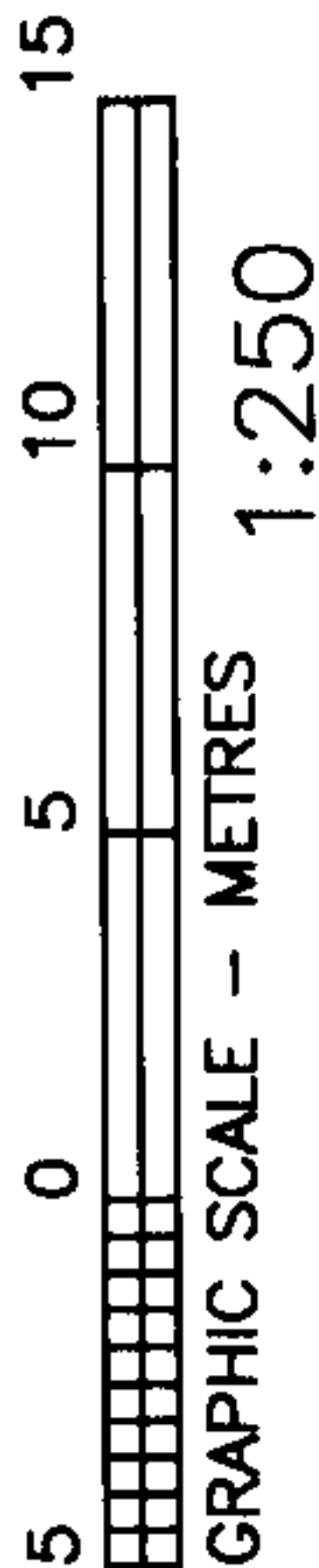
SHEET 2 OF 4 SHEETS

STRATA PLAN LMS4352

PHASE 3

PHASE 3

PLAN SHOWING
BUILDING
DIMENSIONS AND
LOCATIONS



THE CITY OF SURREY AS THE HOLDER
OF SECTION 219 COVENANTS BP54802,
BP54804, BP54806 AND BP54812,
HEREBY CONSENT TO THE REGISTRATION
OF THE ATTACHED STRATA PLAN. DATED
THIS 14 DAY OF May, 2003

D. W. McCallum
MAYOR (AUTHORIZED SIGNATORY)
C.W. (2000) MCCALLUM

Margaret Jones
CLERK (AUTHORIZED SIGNATORY)
MARGARET JONES

I, ERIC N. PETERSON, A BRITISH
COLUMBIA LAND SURVEYOR, OF ABBOTSFORD,
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 17TH DAY OF
APRIL, 2003. THE PLAN WAS
COMPLETED AND CHECKED, AND THE CHECKLIST
FILED UNDER # 567, ON THE 29TH
DAY OF APRIL, 2003

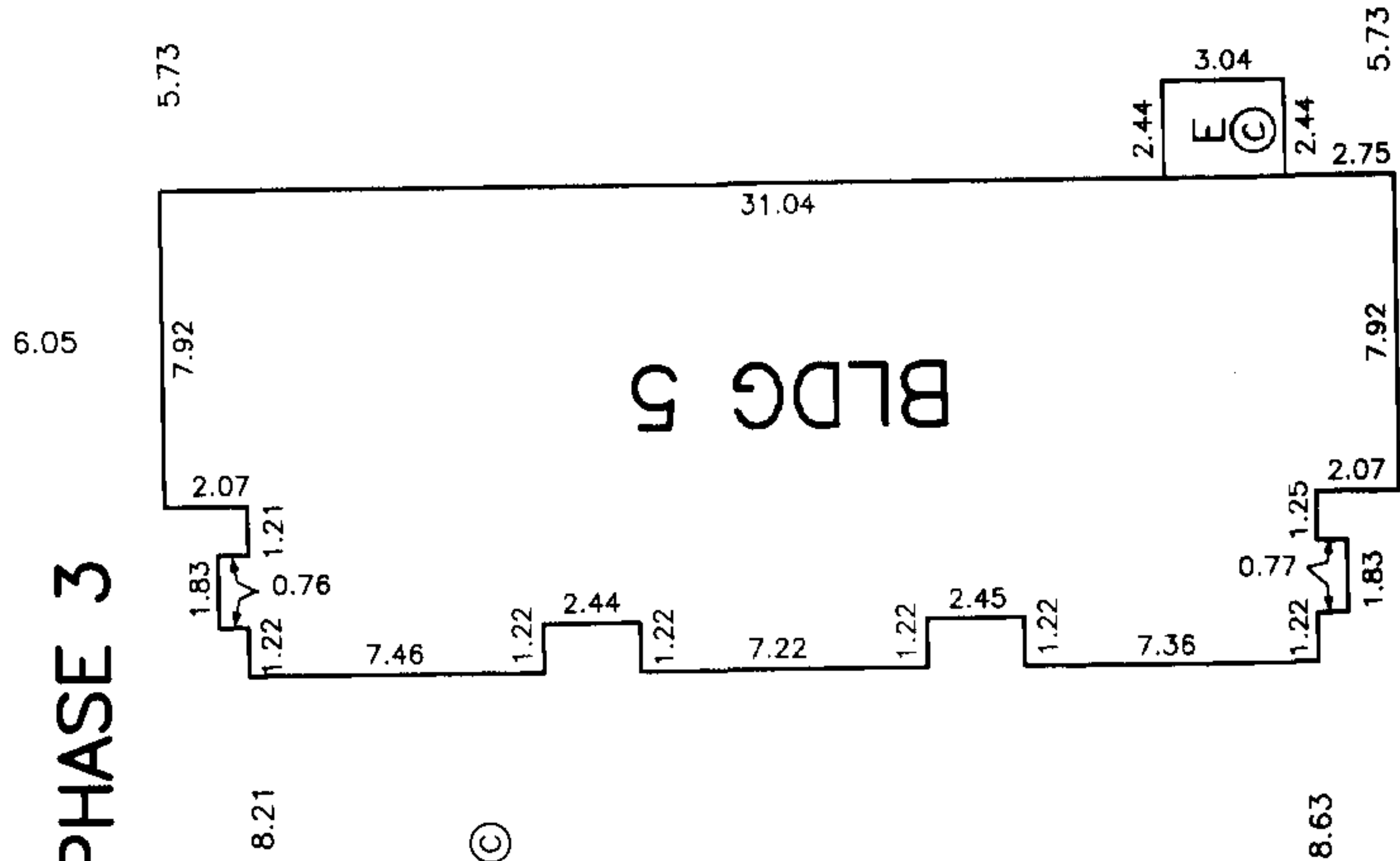
E. N. Peterson BCLS

LEGEND:
SEE SHEET 1

29 APR 03 *E. N. Peterson* BCLS

STRATA PLAN LMS4352

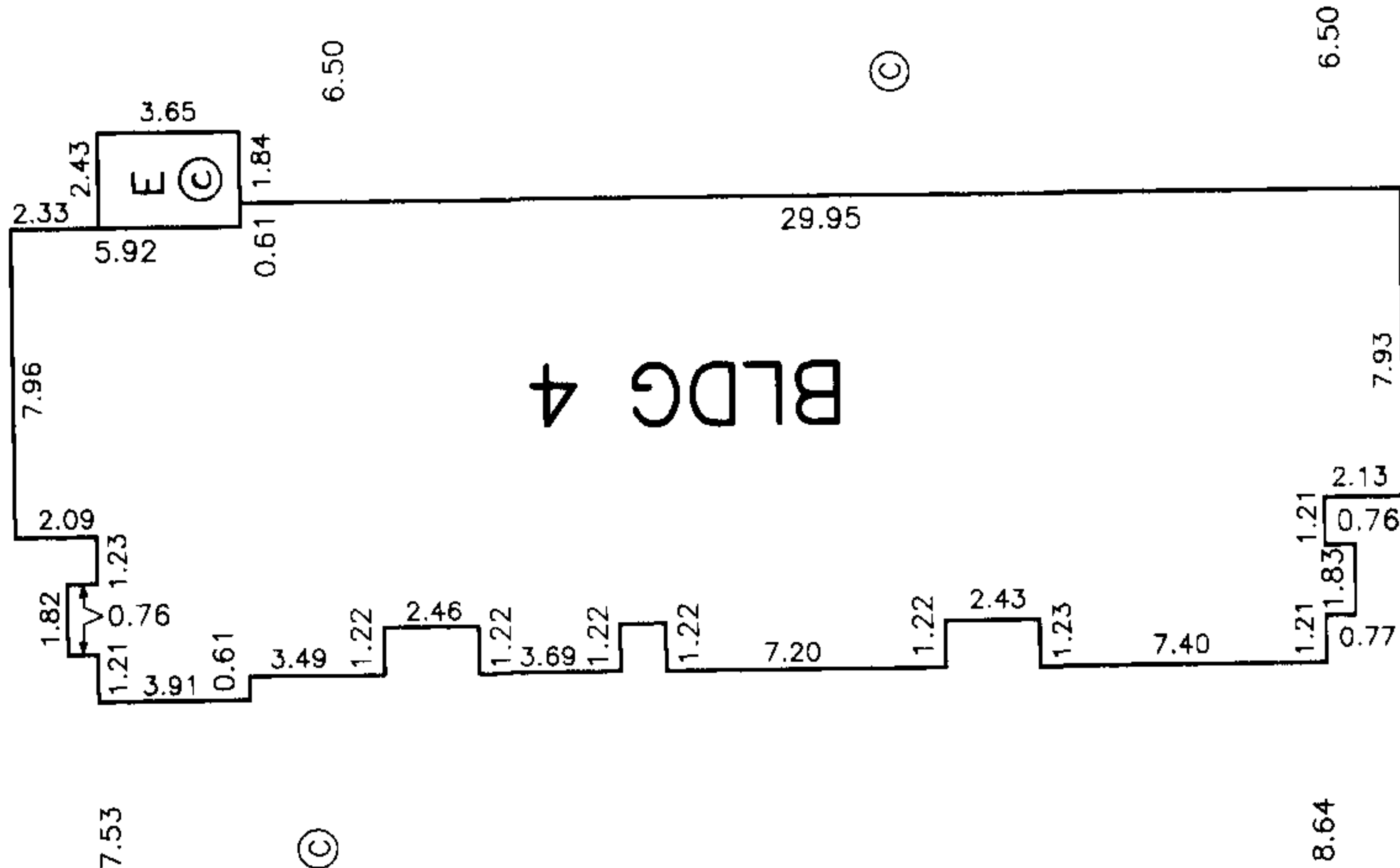
179°22'00" 87.493



13.11

REM 1
PLAN LMP45256

180°16'08" 87.503



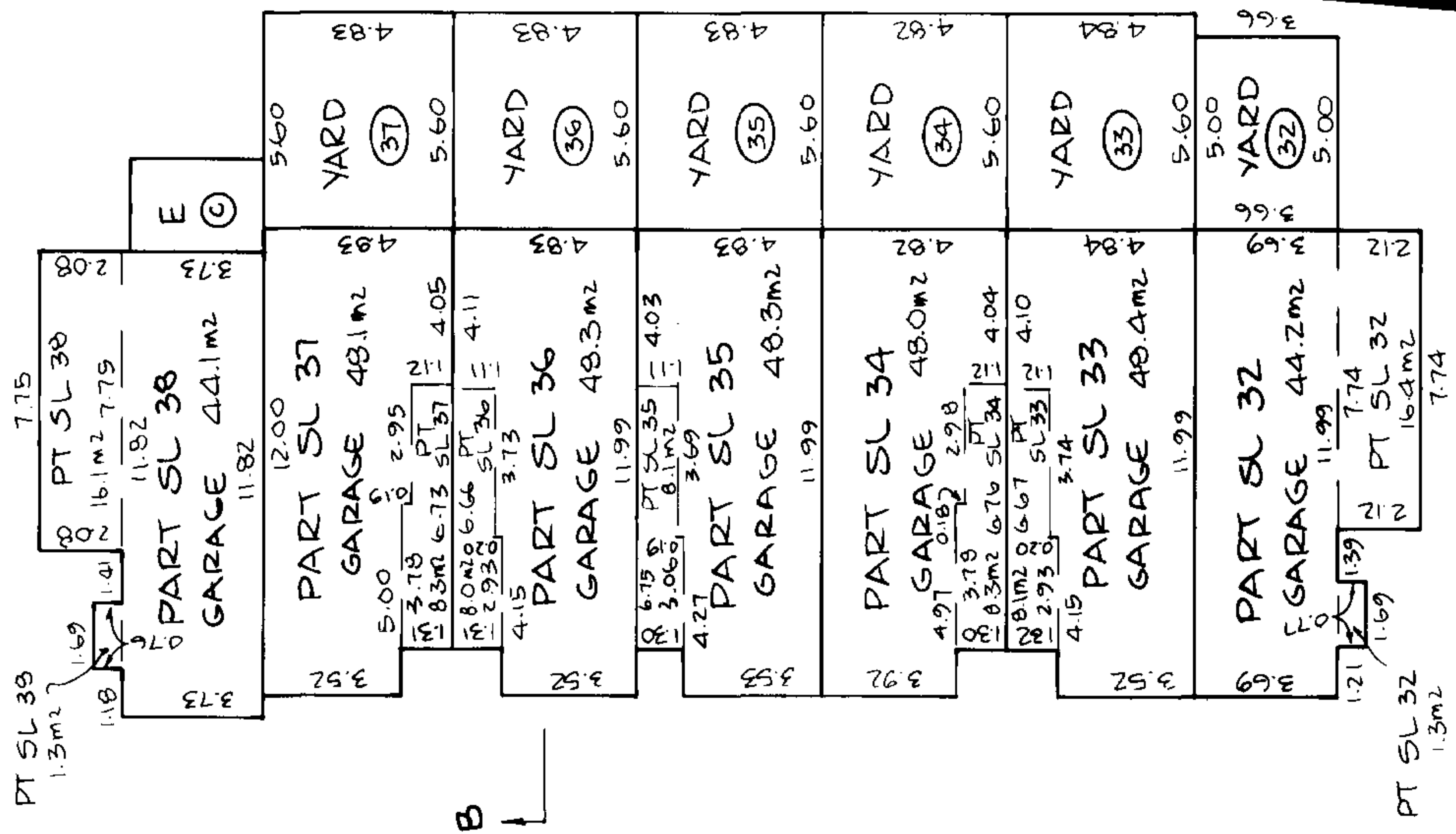
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1.44

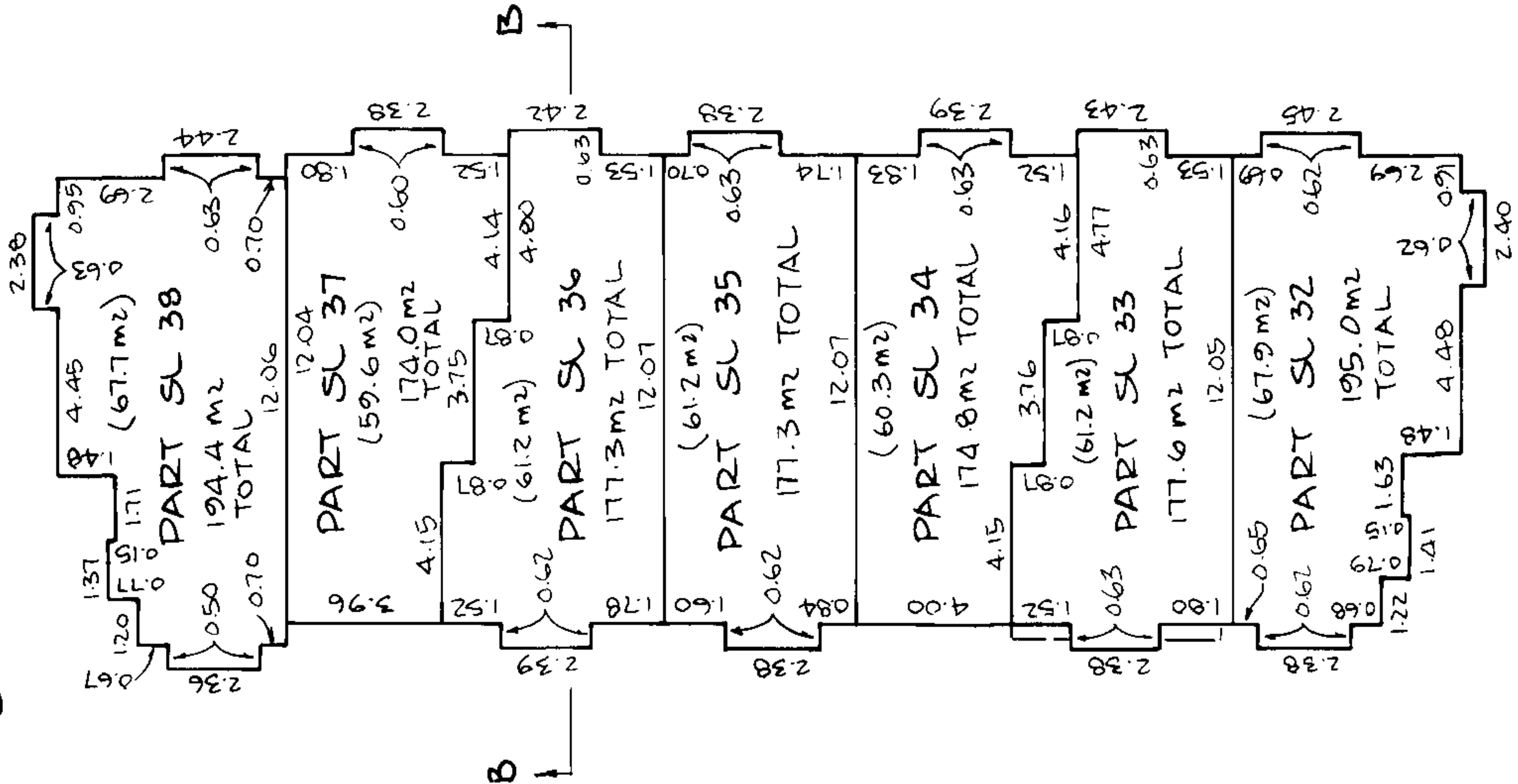
BUILDING 4

STRATA PLAN LMS4352
PHASE 3

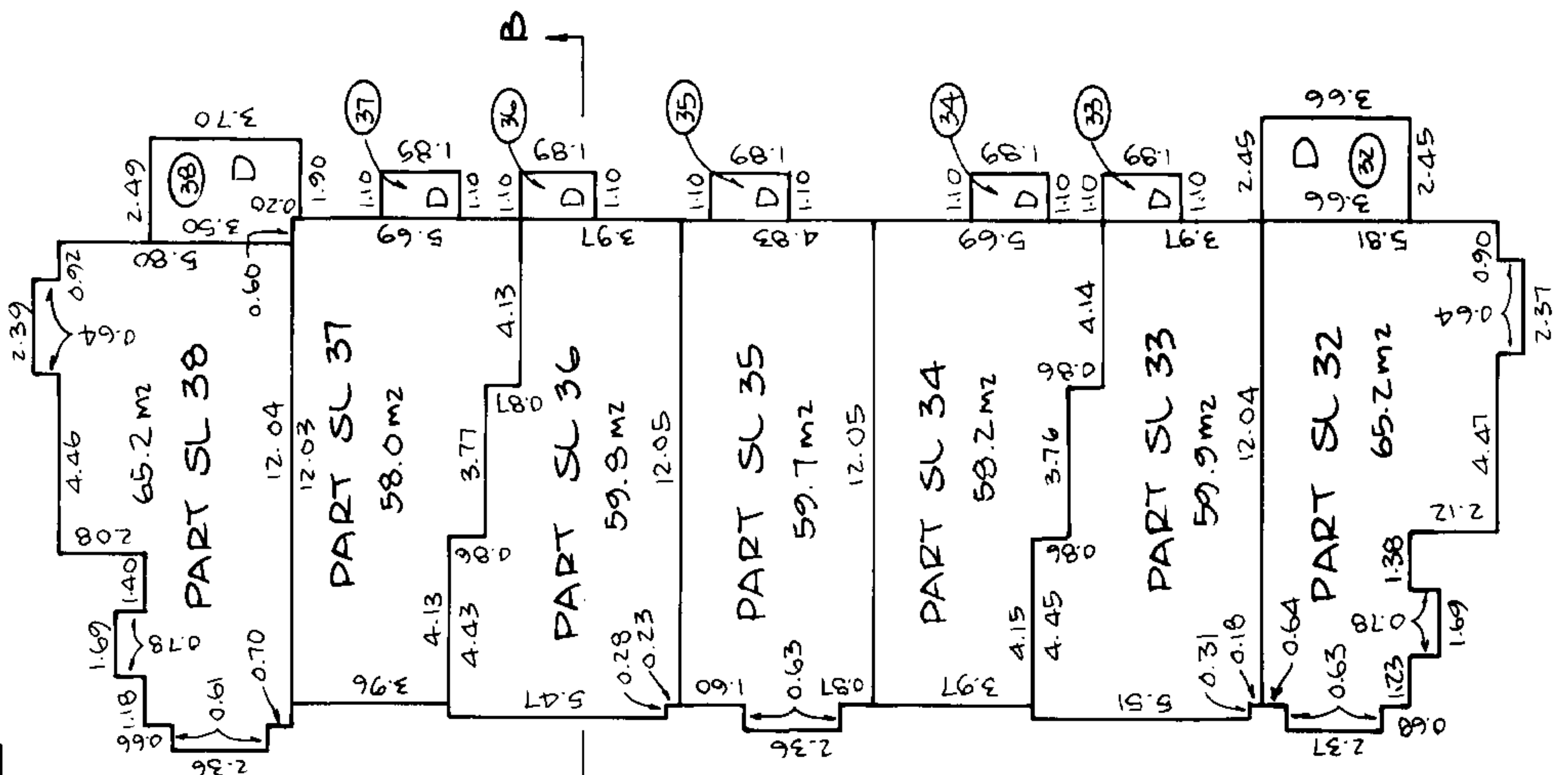
GARAGE LEVEL



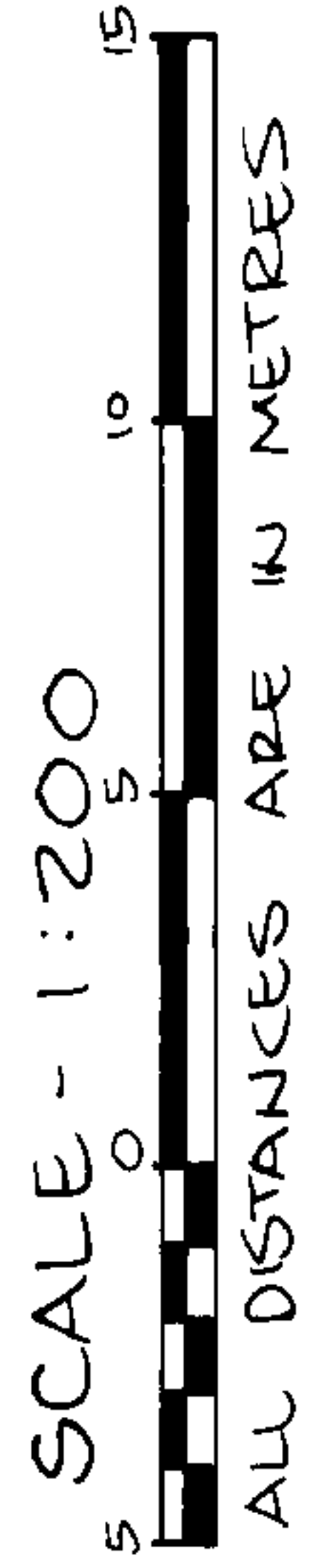
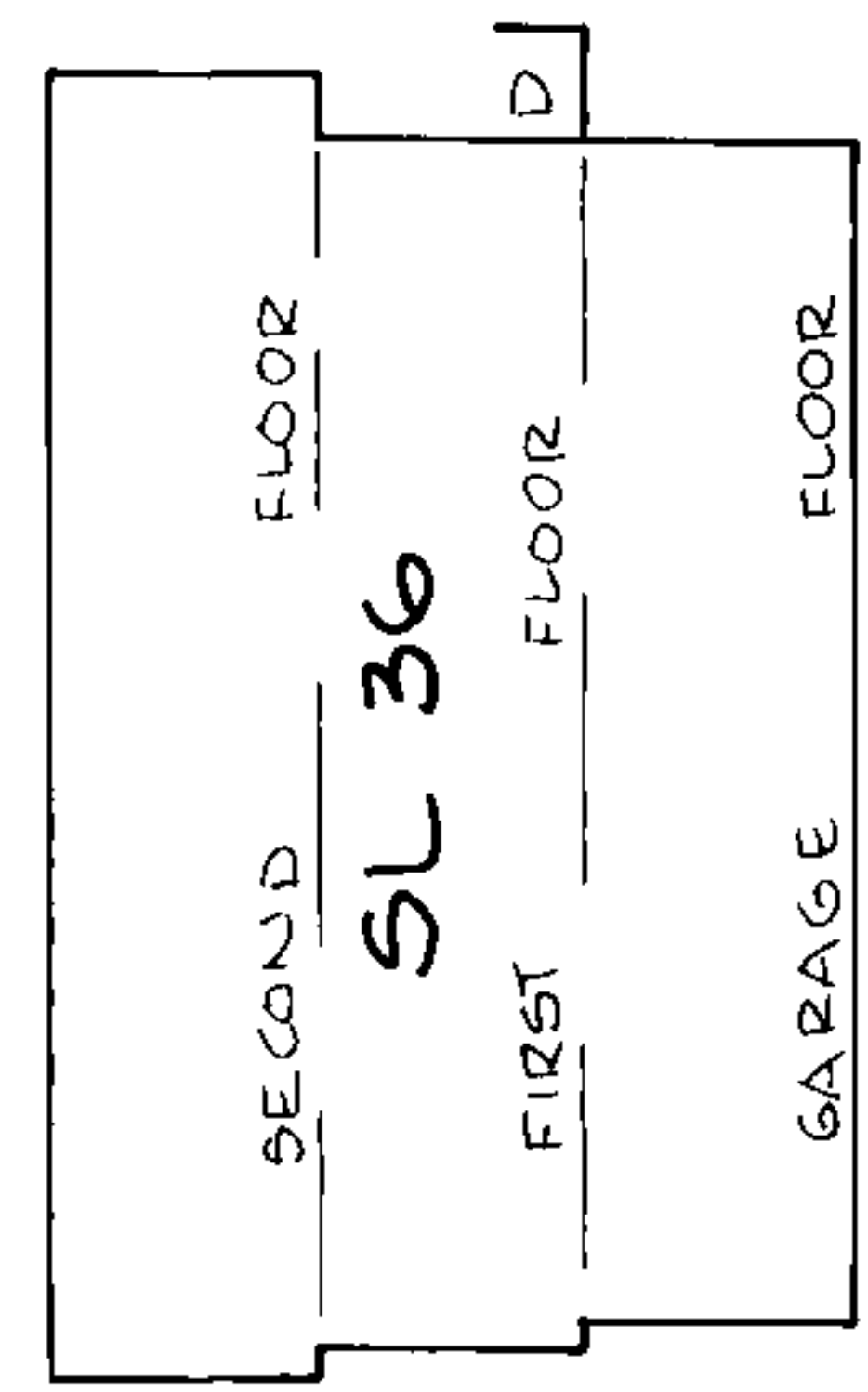
SECOND FLOOR



FIRST FLOOR



SECTION B

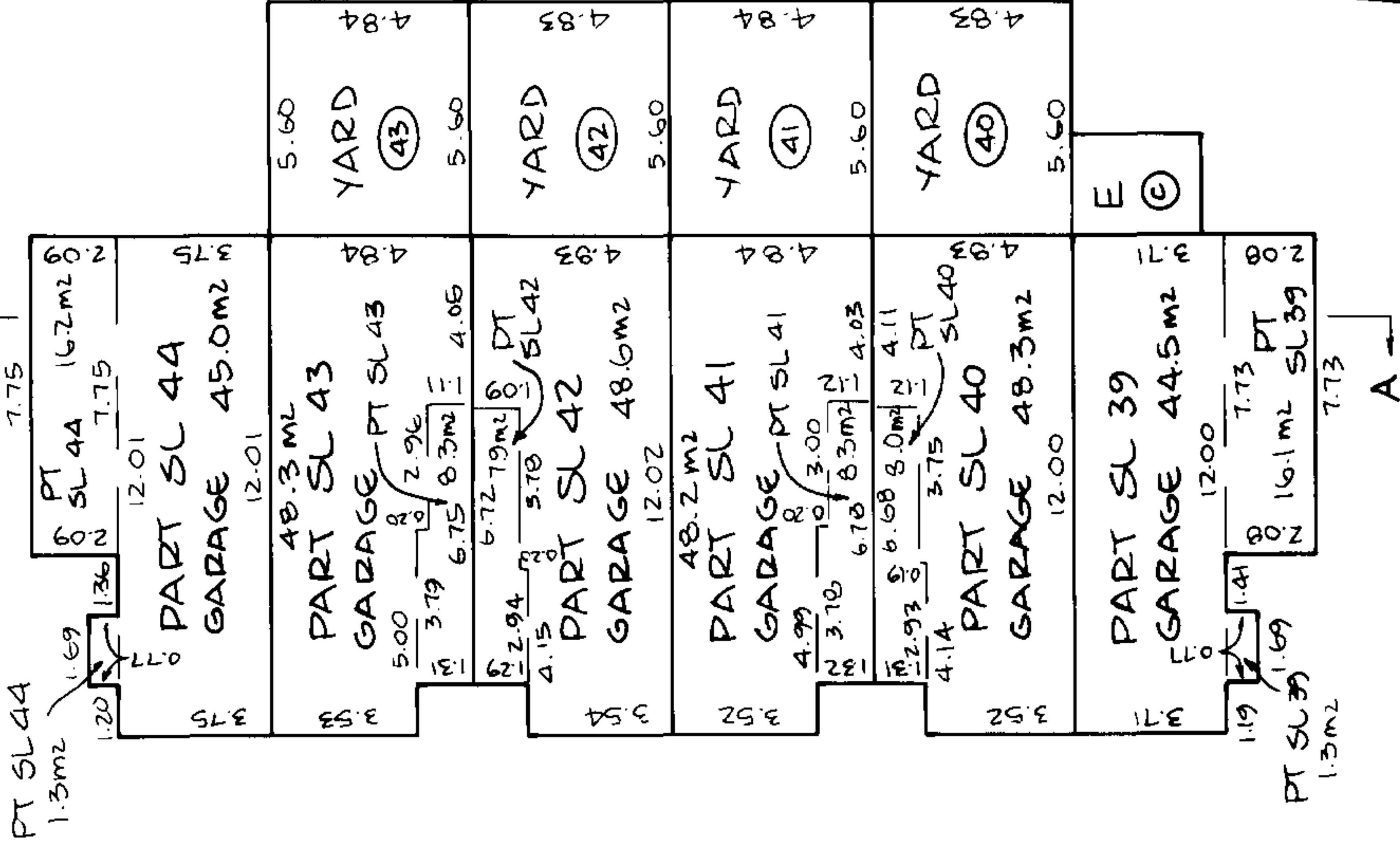


LEGEND:
- SEE SHEET 1

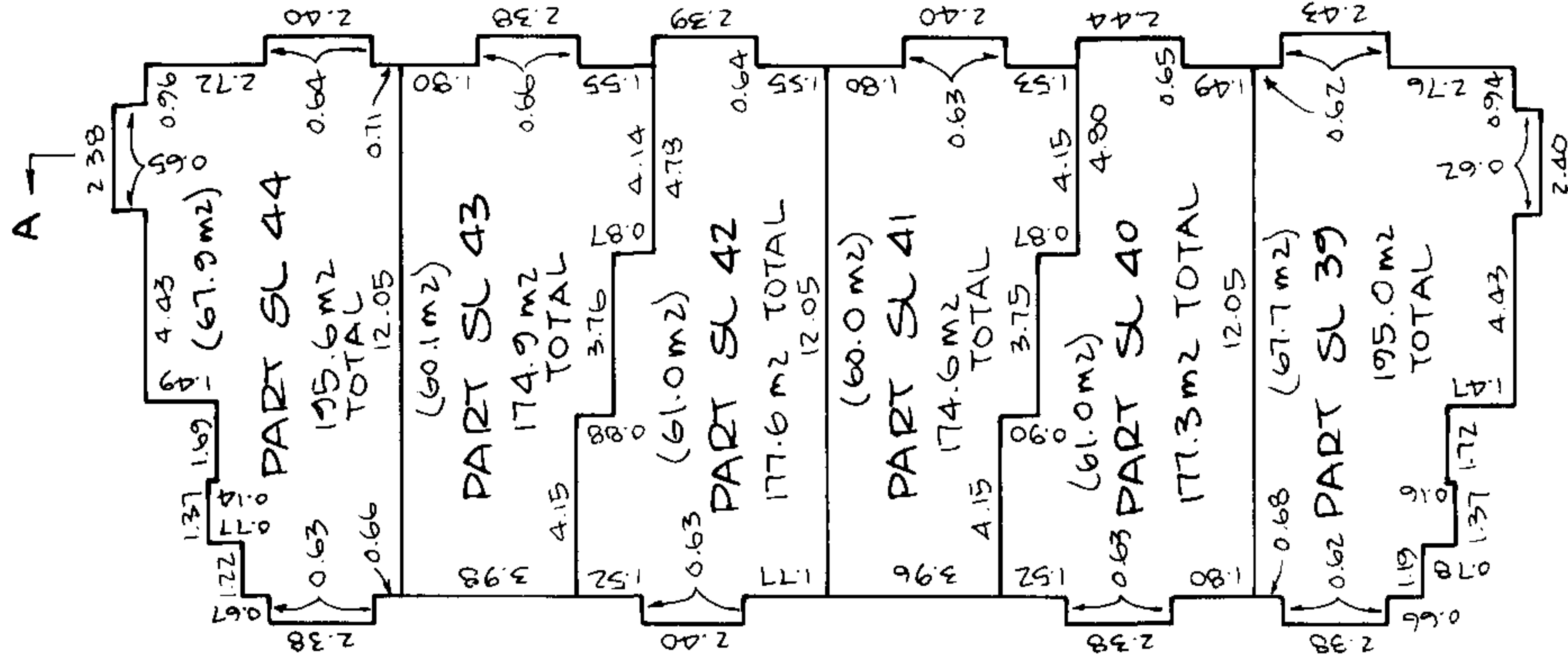
SHEET 4 OF 4 SHEETS

BUILDING 5 A

GARAGE LEVEL



SECOND FLOOR

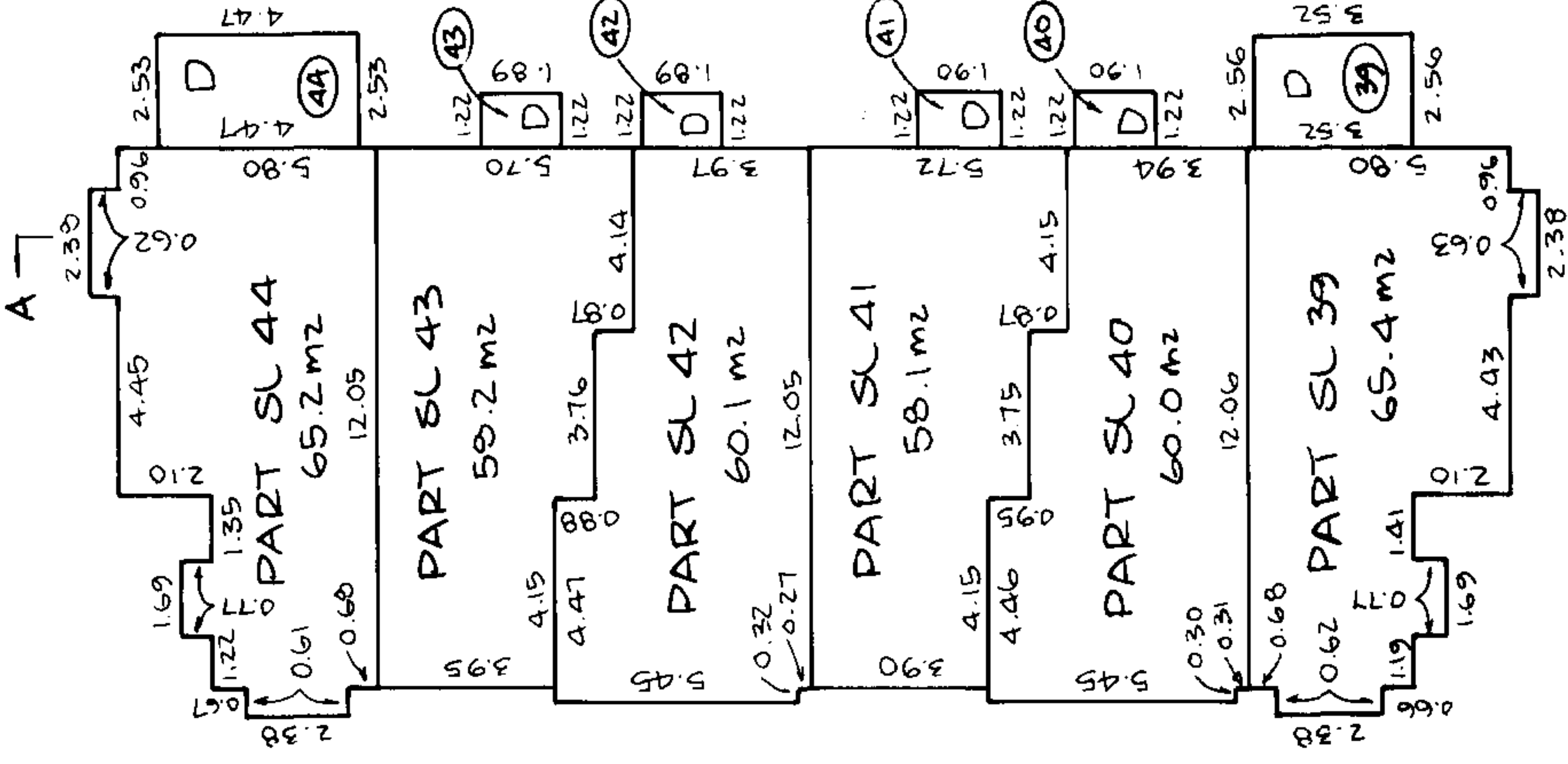


SCALE - 1:200

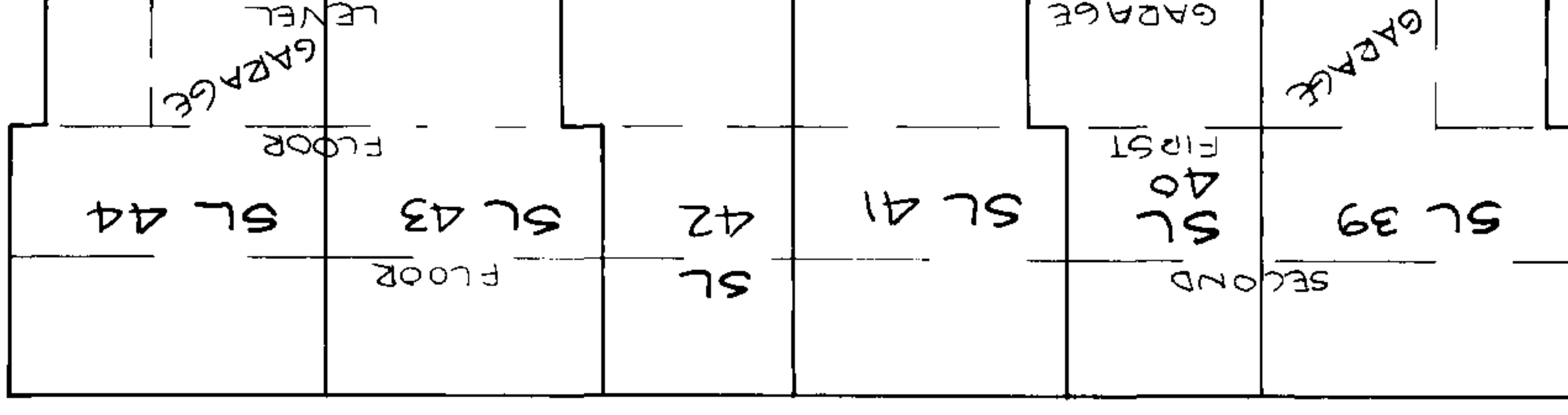


STRATA PLAN LMS4352

PHASE 3



FIRST FLOOR



SECTION A

LEGEND:
- SEE SHEET 1

29 APR 03 *P. N. P. P.*

STRATA PLAN OF PART OF LOT 1, SECTION 25, TOWNSHIP 2, NEW WESTMINSTER DISTRICT, PLAN LMP45256

BCGS 92G.017

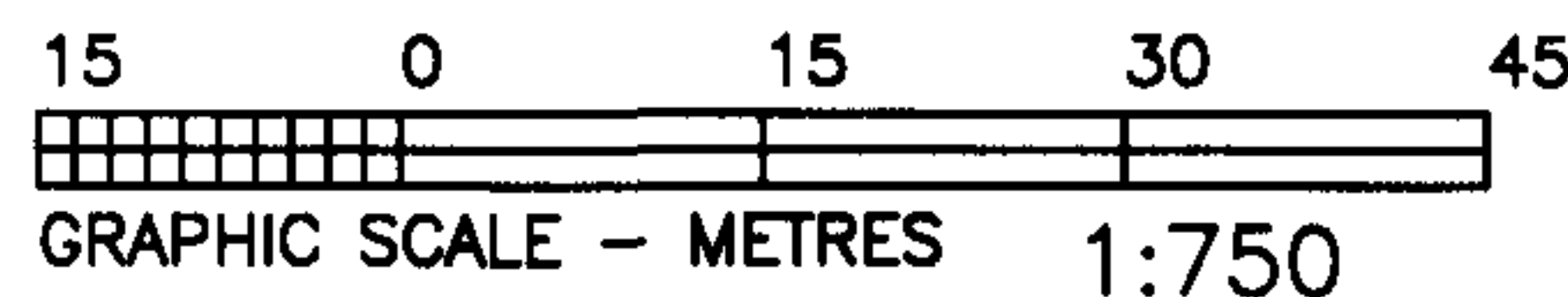
CITY OF SURREY

CIVIC ADDRESS IS:
16388 - 85TH AVENUE
SURREY, BC

SHEET 1 OF 5 SHEETS

STRATA PLAN LMS4352

PHASE 4

DEPOSITED AND REGISTERED IN
THE LAND TITLE OFFICE AT NEW
WESTMINSTER, BC, THIS **24**
DAY OF **NOV.**, 2003

85TH AVENUE

STRATA PLAN LMS4352

2
PLAN
LMP45256
3

REM 1
PLAN LMP45256

PLAN

13739

APPROVED AS PHASE 4 OF A 6 PHASE
STRATA PLAN UNDER SECTION 224 OF
THE STRATA PROPERTY ACT. DATED THIS
10th DAY OF **November**, 2003

APPROVING OFFICER, CITY OF SURREY

THIS PLAN LIES
WITHIN THE GREATER
VANCOUVER REGIONAL DISTRICT

I, ERIC N. PETERSON, A BRITISH
COLUMBIA LAND SURVEYOR, CERTIFY
THAT THE BUILDINGS INCLUDED IN
THIS STRATA PLAN HAVE NOT AS OF
THIS **3RD** DAY OF **NOVEMBER**,
2003, BEEN PREVIOUSLY OCCUPIED.

B.C.L.S.

I, ERIC N. PETERSON, A BRITISH COLUMBIA
LAND SURVEYOR OF ABBOTSFORD IN BRITISH
COLUMBIA, 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: **7 NOVEMBER 2003**

BCLS

ROD MARK
LIY POWELL
COAST CAPITAL SAVINGS CREDIT UNION
(formerly SURREY METRO SAVINGS CREDIT UNION)
see DF No. **ST 229122** (AUTHORIZED SIGNATORY)
SIGN AND PRINT NAME IN BLACK INK

WITNESS

Peter Appleton
3rd Flr. 5611 Cooney Rd., Richmond
B.C. V6X 3J5
Senior Underwriter
OCCUPATION OF WITNESS

ERIC PETERSON
LAND SURVEYING LTD.
102 - 33119 S FRASER WAY
ABBOTSFORD, BC
V2S 2B1

PH 604-854-1077/FAX 604-854-2369 AKS

(197241/197241S) S197-241-4

LEGEND:

ALL DISTANCES ARE IN METRES

GRID BEARINGS ARE DERIVED FROM
CONTROL MONUMENTS 86H1259 AND 86H1260

SL DENOTES STRATA LOT

● DENOTES IRON POST FOUND

○ DENOTES IRON POST PLACED

⊙ DENOTES CONTROL MONUMENT FOUND

m2 DENOTES SQUARE METRES

⊙ DENOTES COMMON PROPERTY

PT DENOTES PART

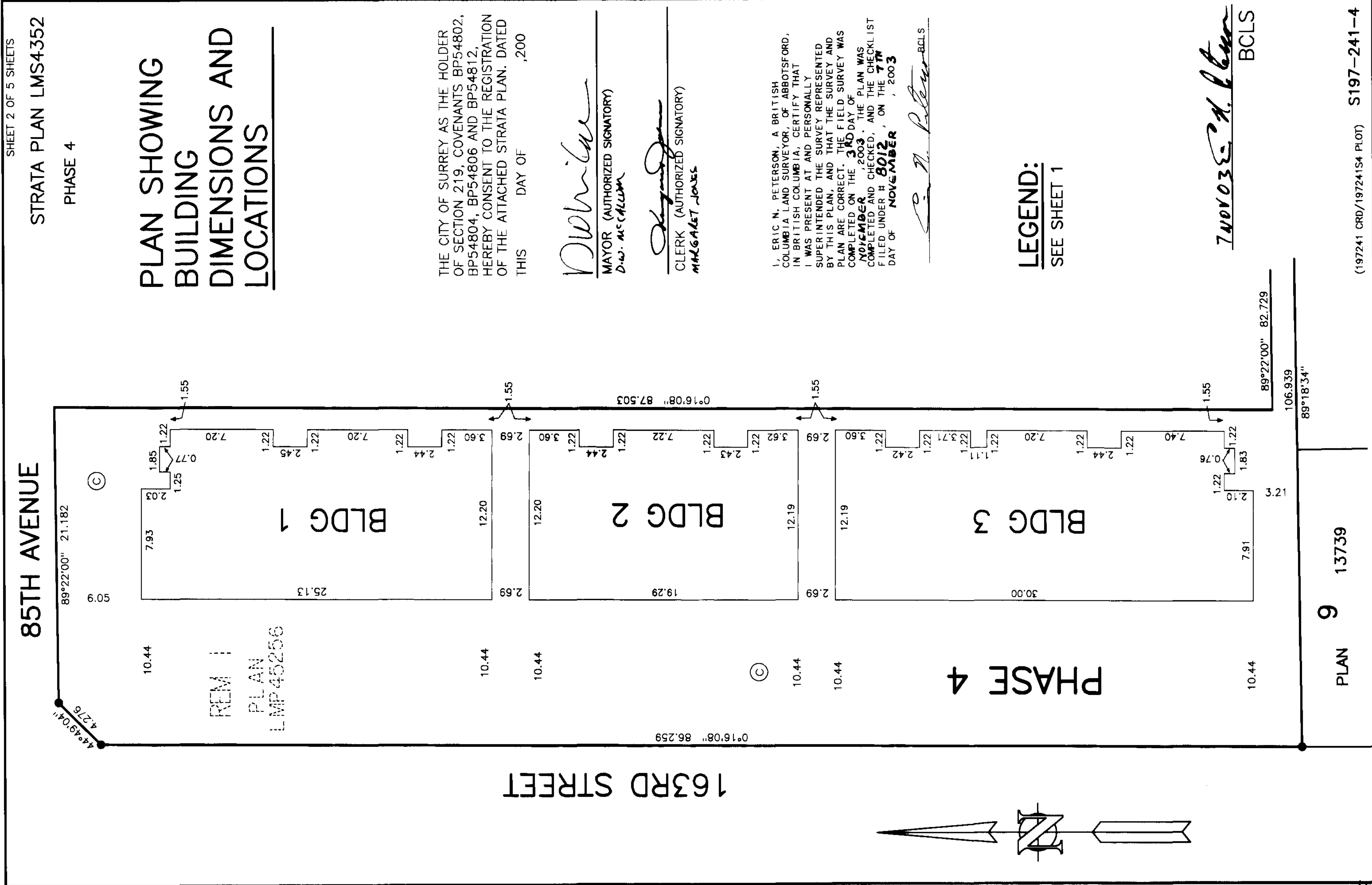
INTEGRATED SURVEY AREA NO.1, SURREY

THIS PLAN SHOWS GROUND LEVEL
MEASURED DISTANCES. PRIOR TO COMPUTATION
OF U.T.M. CO-ORDINATES MULTIPLY BY
COMBINED FACTOR 0.9995966 (NAD83)

Ⓔ DENOTES LIMITED COMMON PROPERTY FOR
STRATA LOT 45 (TYPICAL)

D DENOTES DECK

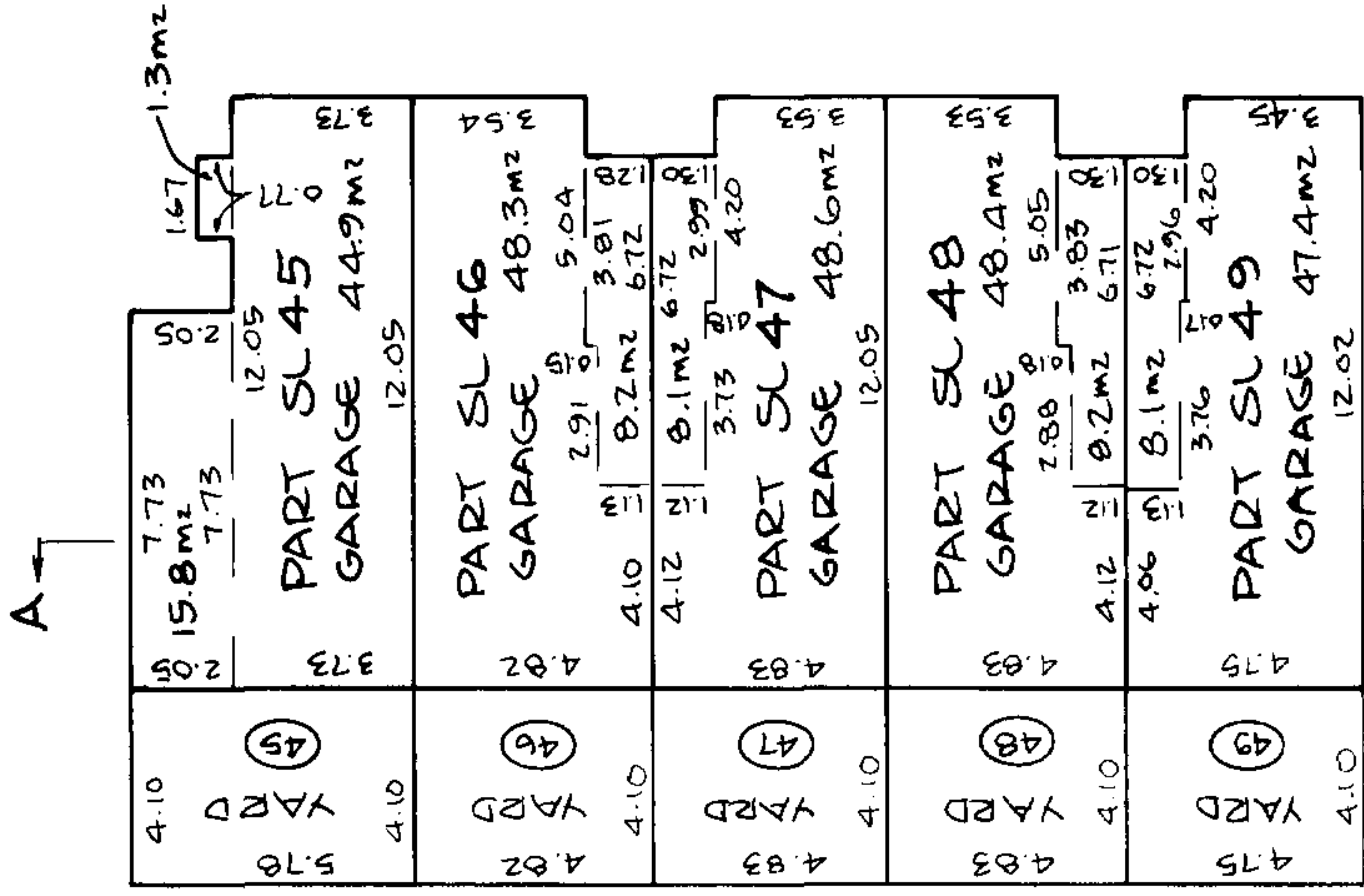
E DENOTES ELECTRICAL



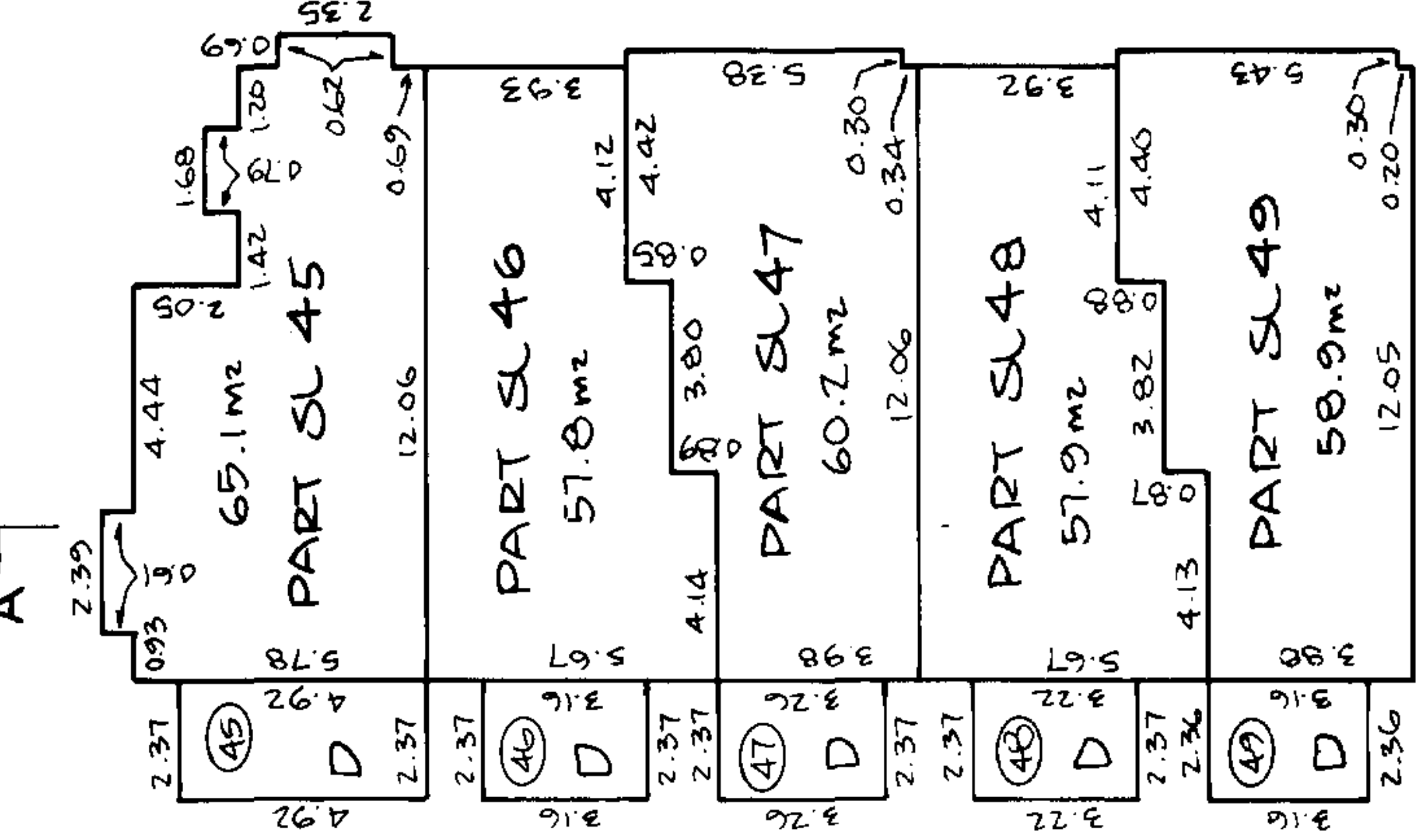
BUILDING 1

STRATA PLAN UMS4352
PHASE 4

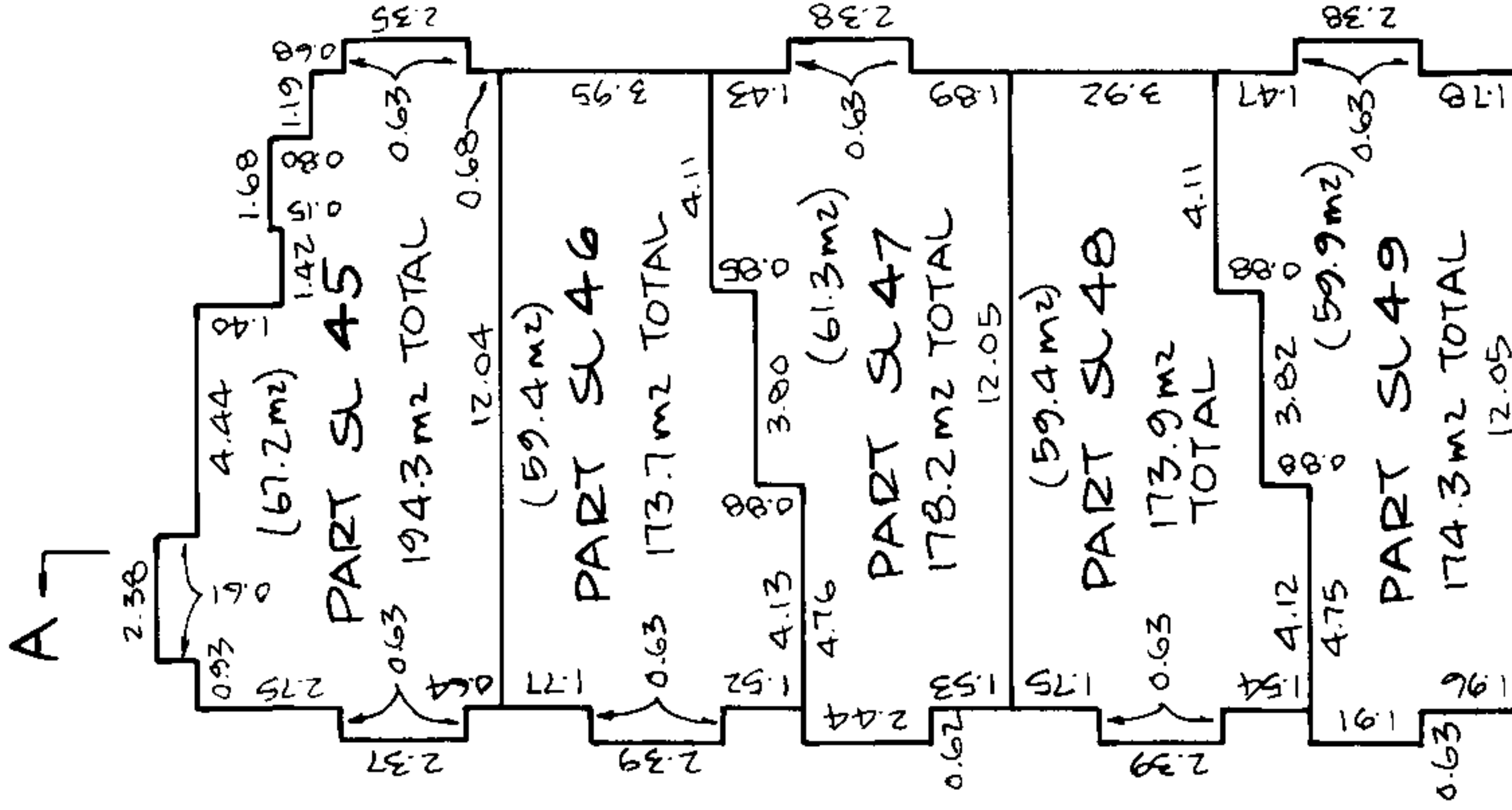
GARAGE FLOOR



FIRST FLOOR



SECOND FLOOR



SECTION A

SL 49	SL 48	SL 47	SL 46	SL 45
GARAGE	GARAGE	GARAGE	GARAGE	GARAGE
SECOND	FIRST	FLOOR	FLOOR	FLOOR

LEGEND:

- SEE SHEET 1

SCALE - 1:200



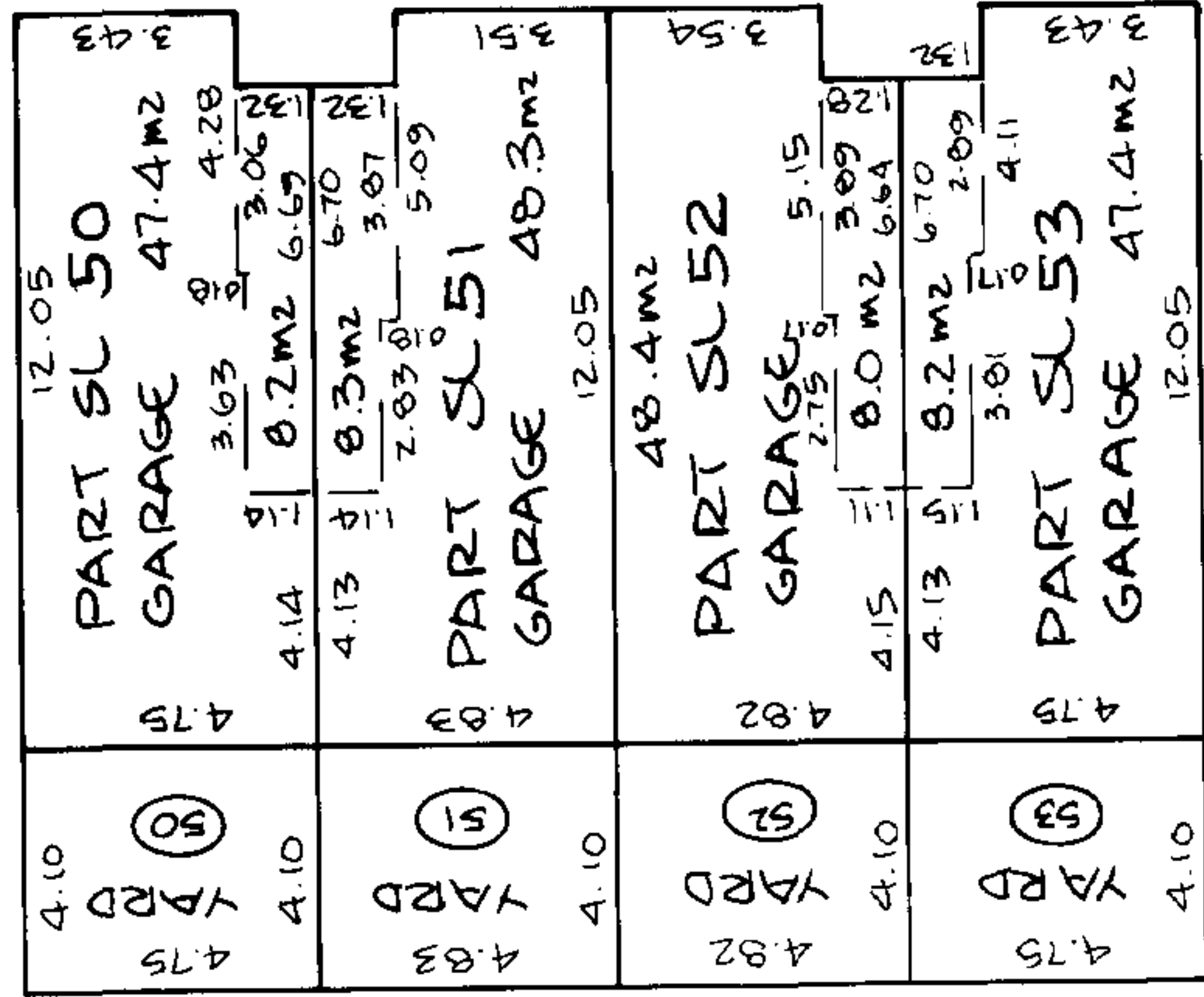
ALL DISTANCES ARE IN METRES

7 NOV 03 *E. A. P. P. P.* BCLUS

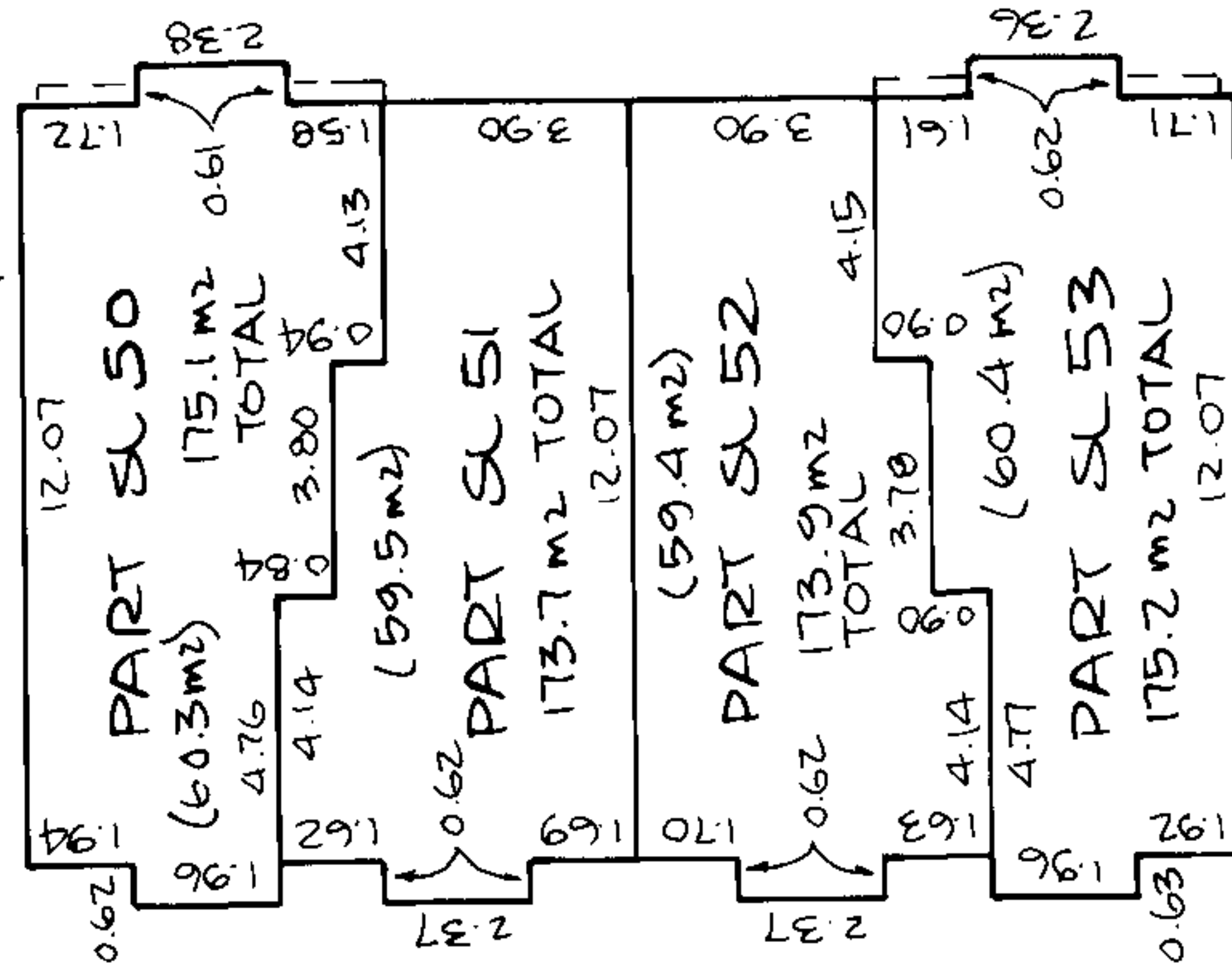
5197-241-4

BUILDING 2

GARAGE FLOOR



SECOND FLOOR



LEGEND:

- SEE SHEET 1

SCALE - 1:200

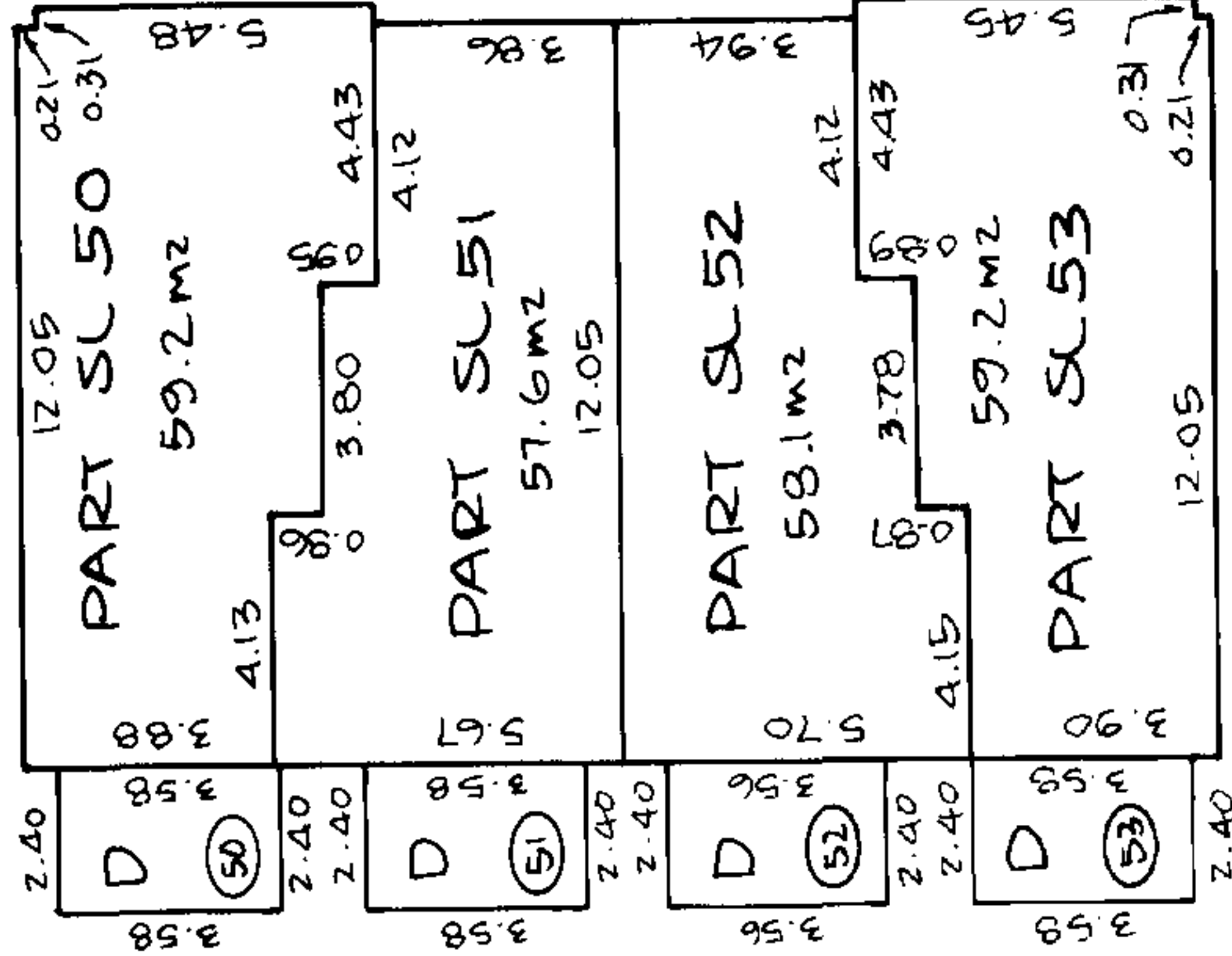


ALL DISTANCES ARE IN METRES

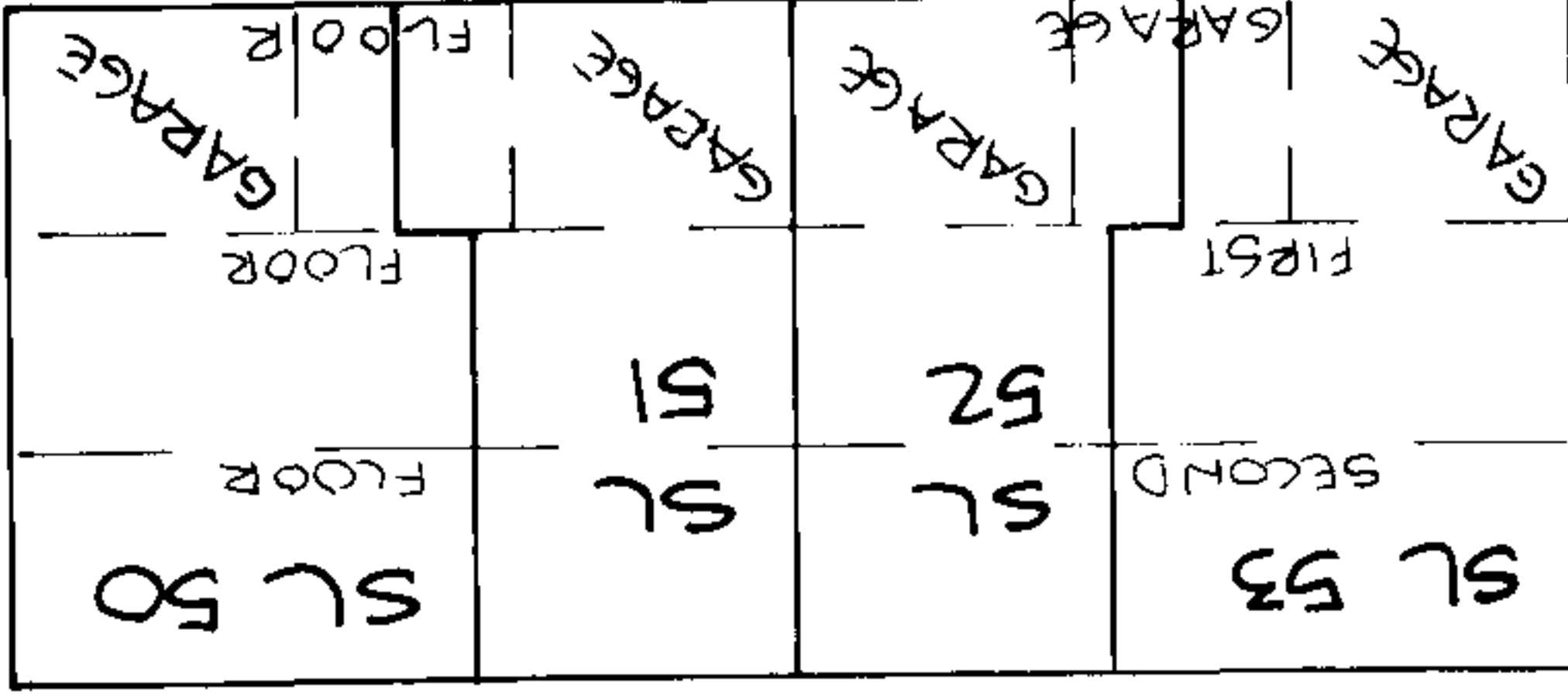
STRATA PLAN LMS4352

PHASE 4

FIRST FLOOR



SECTION B



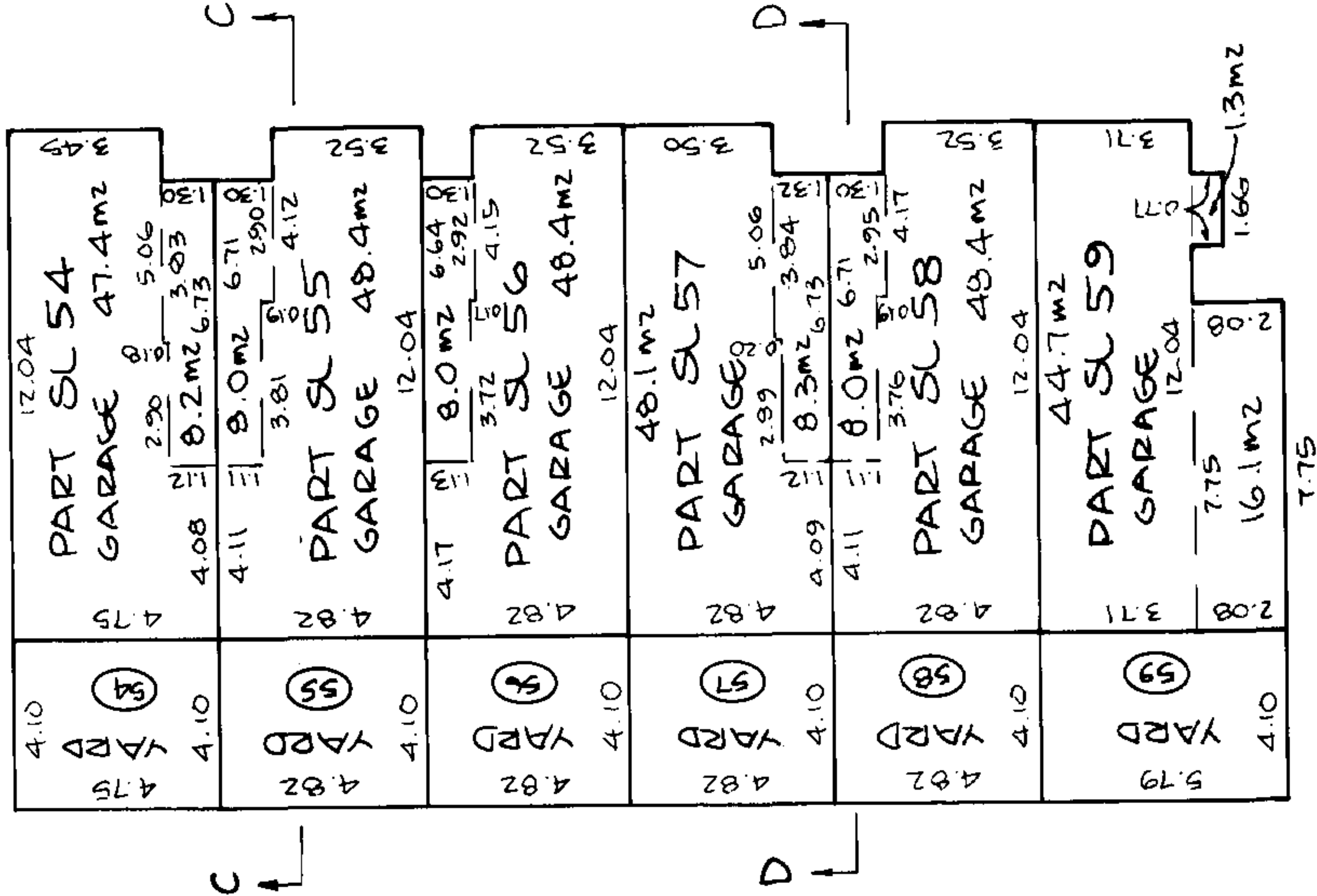
7 NOV 03 *E. A. P. Lino*

BLS

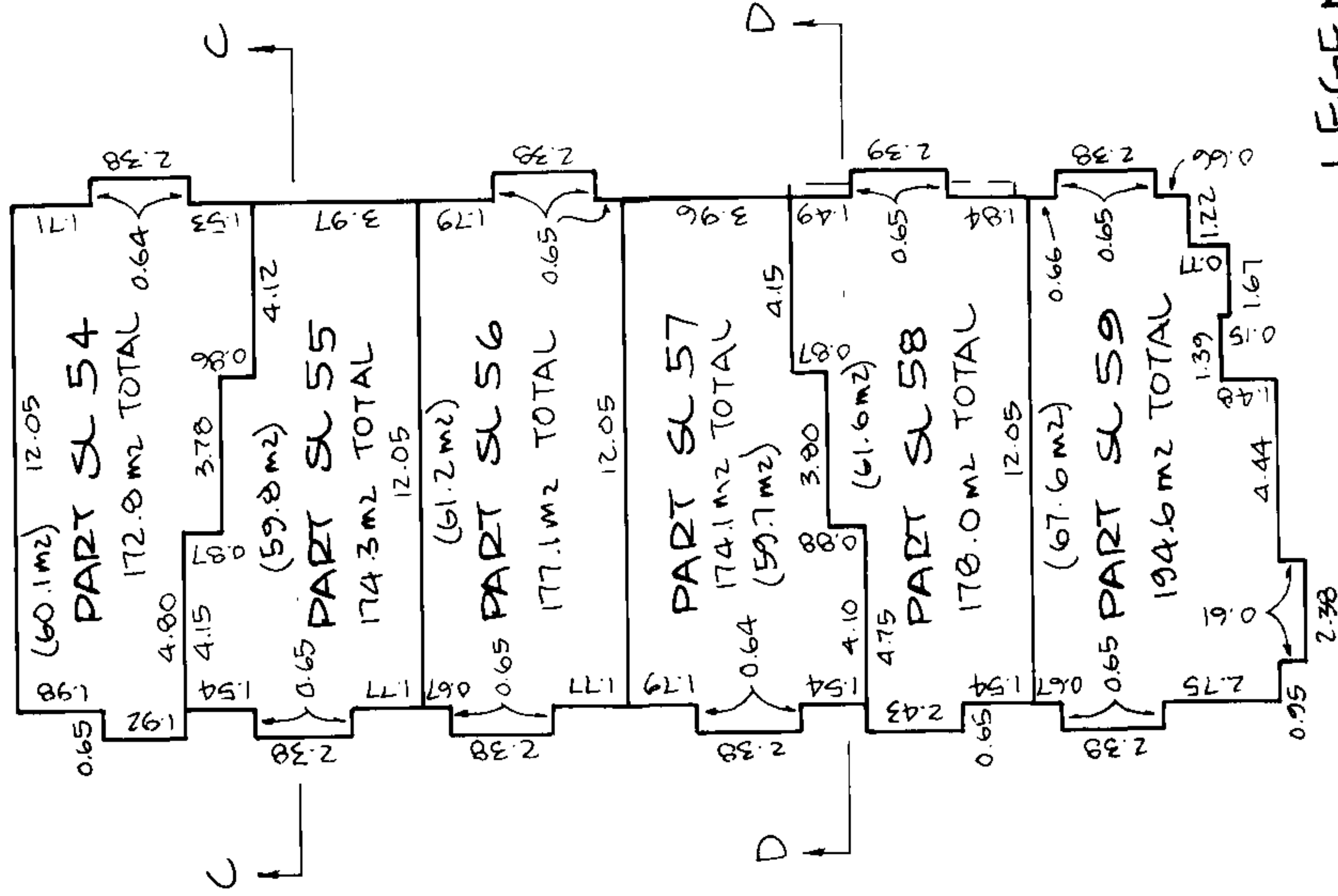
S197-241-A

BUILDING 3

GARAGE FLOOR



SECOND FLOOR



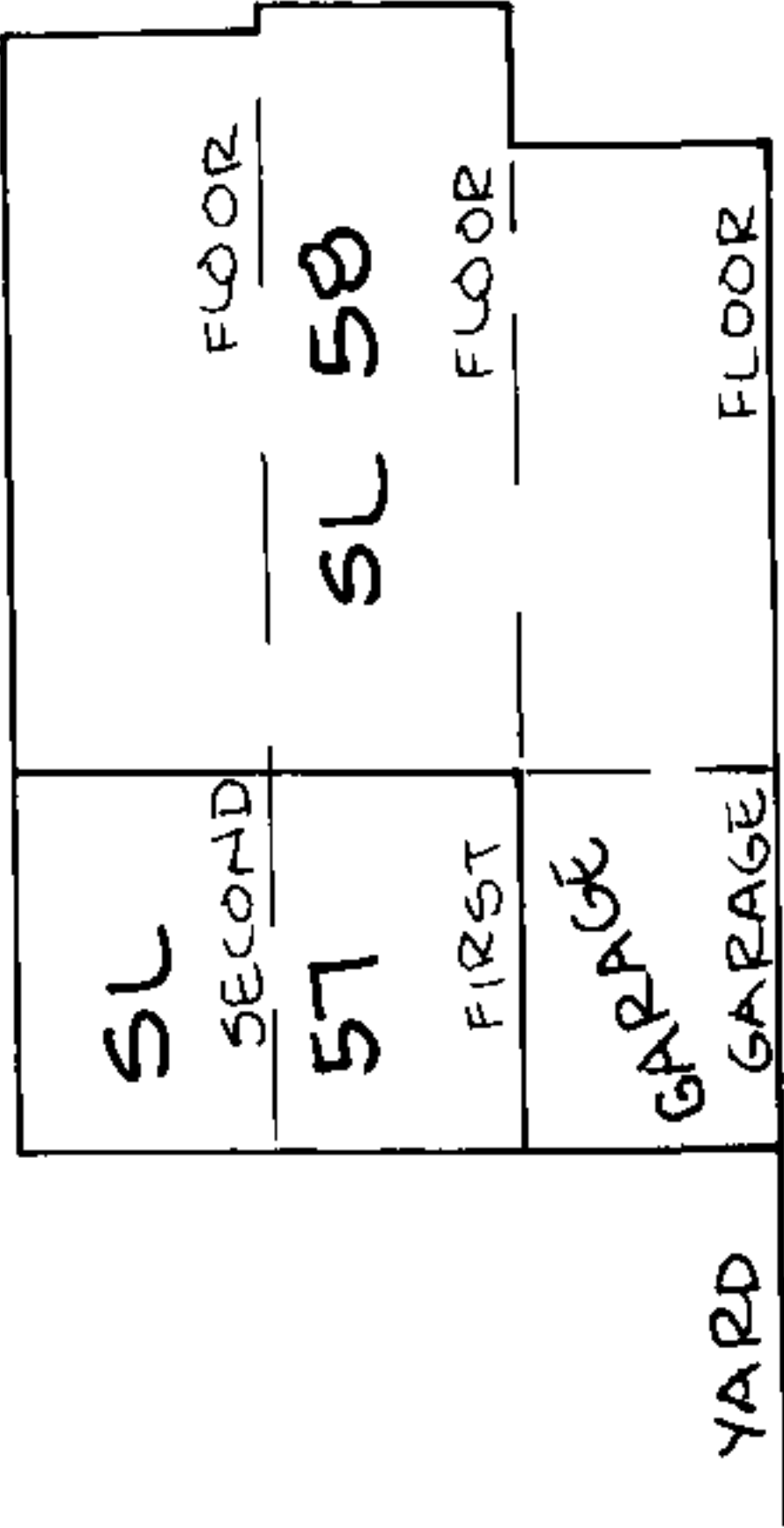
SCALE - 1:200



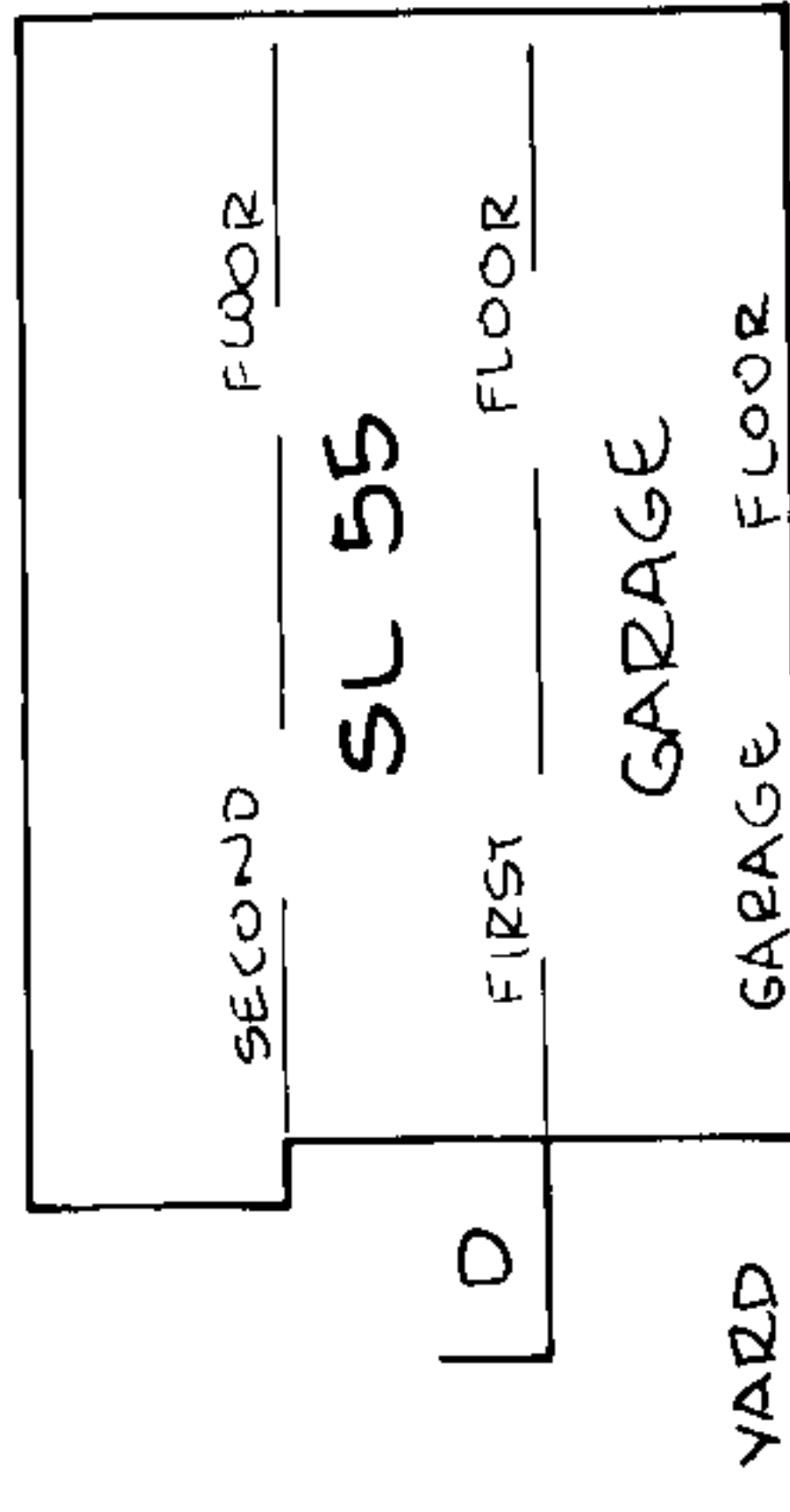
ALL DISTANCES ARE IN METRES

LEGEND:
-SEE SHEET 1

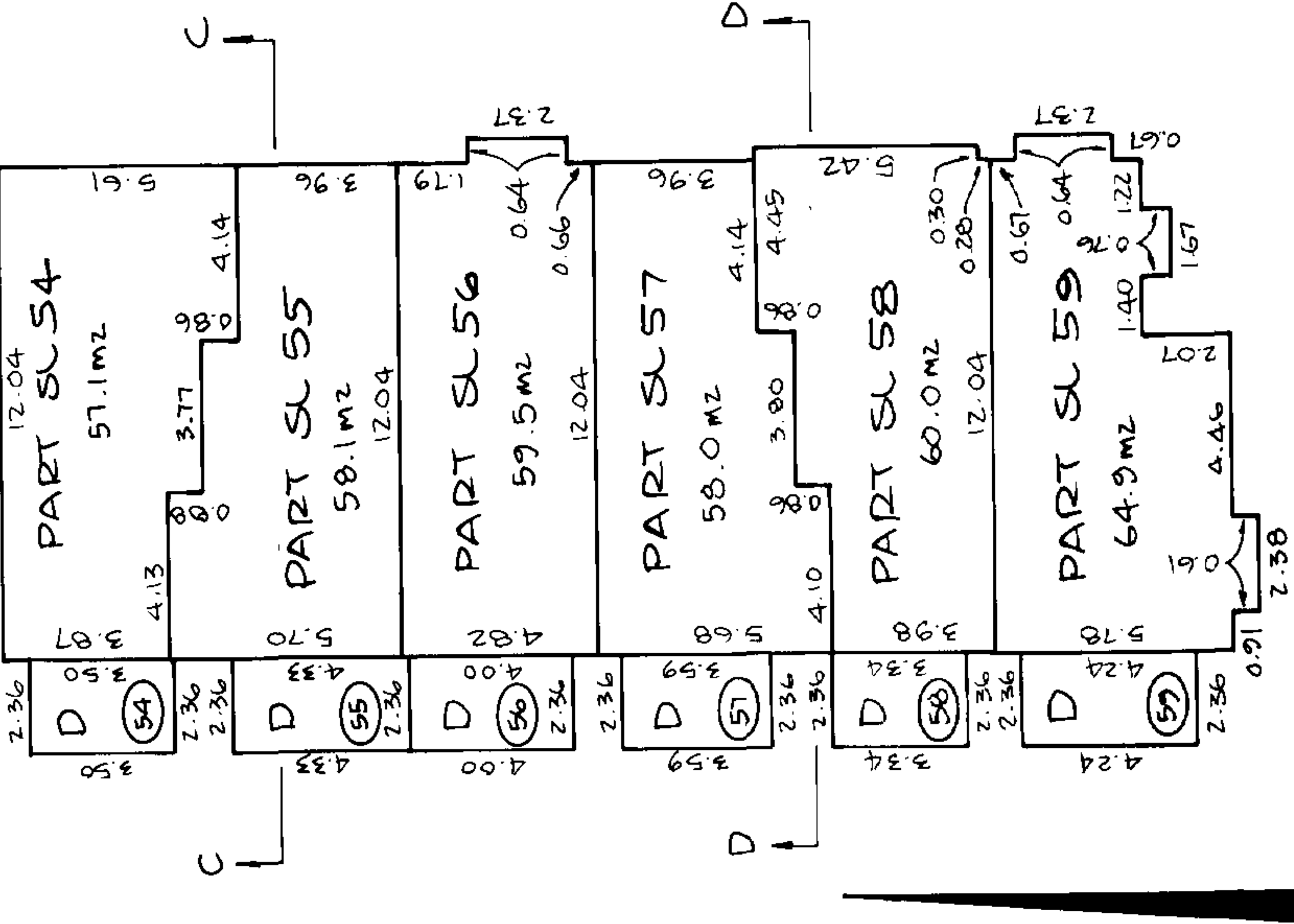
SECTION D



SECTION C



FIRST FLOOR



7 NOV 03 *[Signature]* BUS

STRATA PLAN OF PART OF LOT 1, SECTION 25, TOWNSHIP 2, NEW WESTMINSTER DISTRICT, PLAN LMP45256

BCGS 92G.017

CITY OF SURREY

CIVIC ADDRESS IS:
16388 - 85TH AVENUE
SURREY, BC

SHEET 1 OF 4 SHEETS

STRATA PLAN LMS4352

PHASE 3

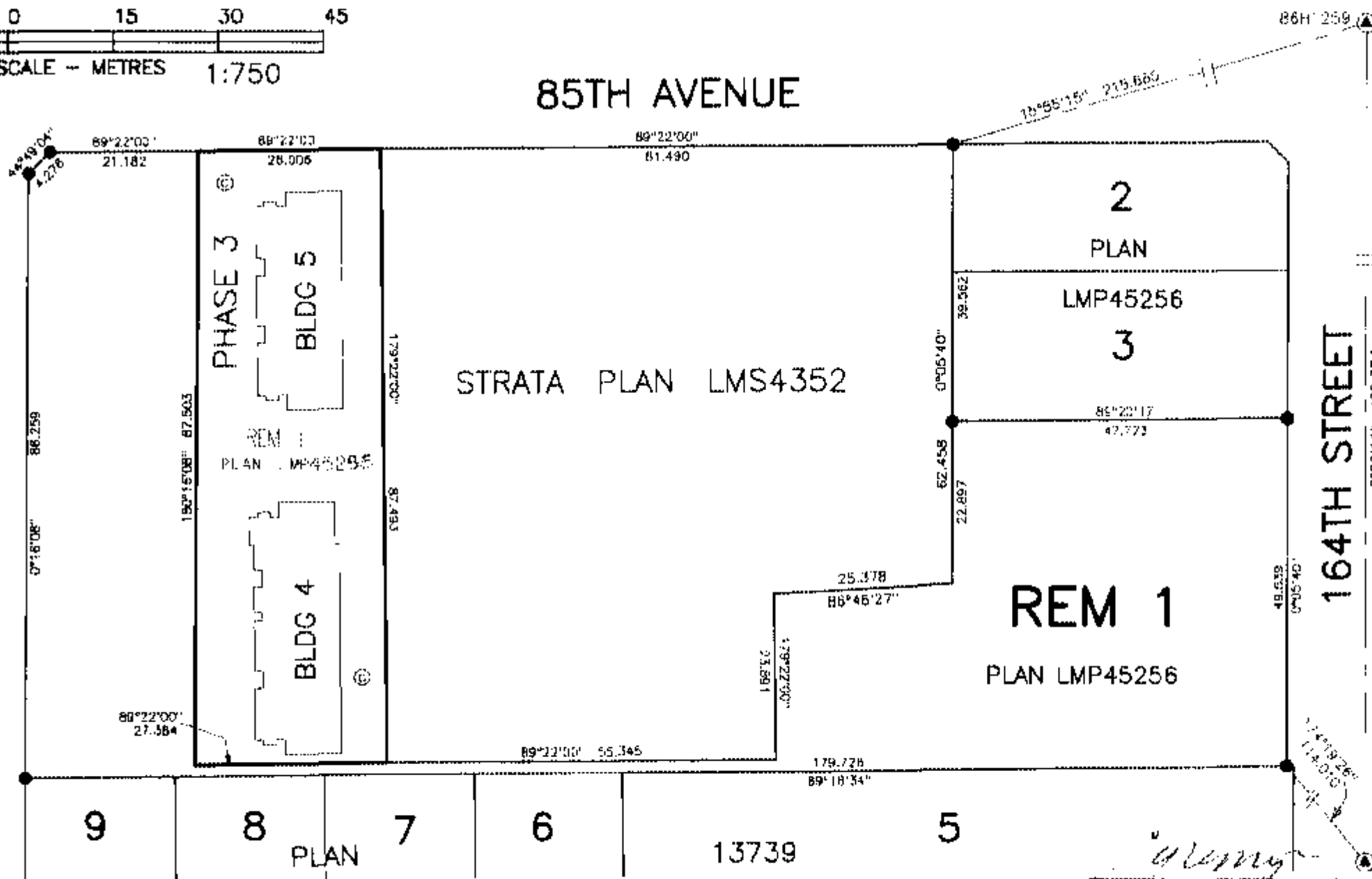
DEPOSITED AND REGISTERED IN
THE LAND TITLE OFFICE AT NEW
WESTMINSTER, BC, THIS 22ND
DAY OF May 2003



85TH AVENUE



163RD STREET



164TH STREET

LEGEND:

- ALL DISTANCES ARE IN METRES
GR D BEARINGS ARE DERIVED FROM
CONTROL MONUMENTS 86H1259 AND 86H1260
SL DENOTES STRATA LOT
● DENOTES IRON POST FOUND
○ DENOTES IRON POST PLACE
⊙ DENOTES CONTROL MONUMENT FOUND
m2 DENOTES SQUARE METRES
⊕ DENOTES COMMON PROPERTY
PT DENOTES PART
INTEGRATED SURVEY AREA NO. 1 SURVEY
THIS PLAN SHOWS GROUND LEVEL
MEASURED DISTANCES. PRIOR TO COMPUTATION
OF U.T.M. CO-ORDINATES MULTIPLY BY
COMBINED FACTOR 0.9895966 (NAD83)
⊕ DENOTES LIMITED COMMON PROPERTY FOR
STRATA LOT 25 (TYPICAL)
D DENOTES DECK
E DENOTES ELECTRICAL

I, ERIC N. PETERSON, A BRITISH
COLUMBIA LAND SURVEYOR, CERTIFY
THAT THE BUILDINGS INCLUDED IN
THIS STRATA PLAN HAVE NOT AS OF
THIS 17TH DAY OF APRIL
2003, BEEN PREVIOUSLY OCCUPED.

E. N. Peterson
B.C.L.S.

I, ERIC N. PETERSON, A BRITISH COLUMBIA
LAND SURVEYOR OF ABBOTSFORD IN BRITISH
COLUMBIA, 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: 29 APRIL 03

E. N. Peterson
B.C.L.S.

APPROVED AS PHASE 3 OF A 6 PHASE
STRATA PLAN UNDER SECTION 224 OF
THE STRATA PROPERTY ACT, DATED THIS
14TH DAY OF May 2003

[Signature]
APPROVING OFFICER, CITY OF SURREY

THIS PLAN LIES
WITHIN THE GREATER
VANCOUVER REGIONAL DISTRICT

[Signature]
Norm Kravitz
COAST CAPITAL SAVINGS CREDIT UNION
(formerly SURREY METRO SAVINGS CREDIT UNION)
See DF No. ST 229132 (AUTHORIZED SIGNATORY)
SIGN AND PRINT NAME IN BLACK INK

[Signature]
WITNESS
1511 - 101 Avenue, Surrey, B.C.
Administrative Assistant,
Commercial Lending
OCCUPATION OF WITNESS

B. Bignall
Deputy REGISTRAR
BY 152503-515
[Signature]
Donna Puck

562010 BRITISH COLUMBIA LTD.
(AUTHORIZED SIGNATORY)
SIGN AND PRINT NAME IN BLACK INK

[Signature] Ron Malanoff
WITNESS

2624 BIRCH ABBOTSFORD, BC
ADDRESS OF WITNESS

SURVEY ASSISTANT
OCCUPATION OF WITNESS

ERIC PETERSON
LAND SURVEYING LTD.
102 - 33119 S FRASER WAY
ABBOTSFORD, BC
V2S 2B1

PH 604-854-1077/FAX 604-854-2369 AKS

(19724 /1972415) S197-241-3

[Handwritten initials]

gm *

SHEET 2 OF 4 SHEETS
STRATA PLAN LMS4352
PHASE 3

PLAN SHOWING
BUILDING
DIMENSIONS AND
LOCATIONS



THE CITY OF SURREY AS THE HOLDER
OF SECTION 219, COVENANTS BP54802,
BP54804, BP54806 AND BP54812,
HEREBY CONSENT TO THE REGISTRATION
OF THE ATTACHED STRATA PLAN, DATED
THIS 14 DAY OF May, 2003

D. W. M. Loh
MAYOR (AUTHORIZED SIGNATORY)
C.W. (CROSS) MISCALLON

Christine Jones
CLERK (AUTHORIZED SIGNATORY)
CHRISTINE JONES

I, ERIC H. PETERSON, A BRITISH
COLUMBIA LAND SURVEYOR, OF ARBORE ORO,
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 17TH DAY OF
APRIL, 2003. THE PLAN WAS
COMPLETED AND CHECKED, AND THE CHECKLIST
FILED UNDER B 567, ON THE 29TH
DAY OF APRIL, 2003.

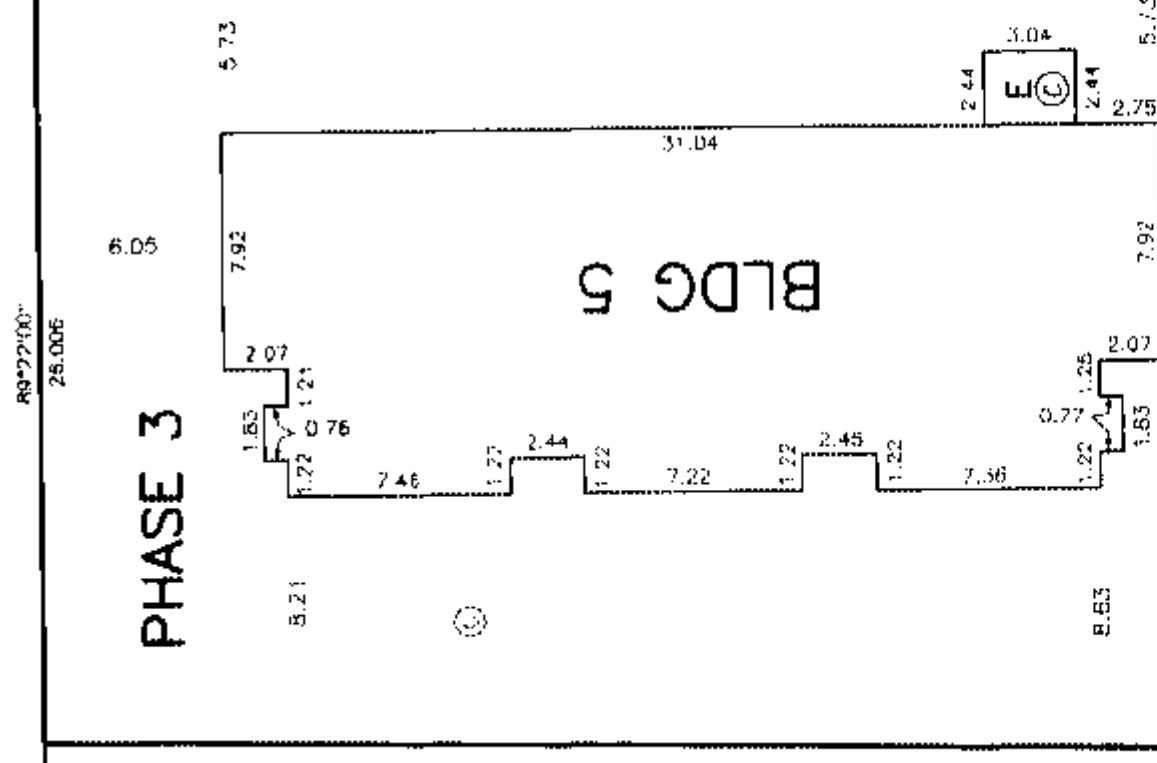
E. H. Peterson BCLS

LEGEND:
SEE SHEET 1

29 APR 03 *E. H. Peterson*
BCLS

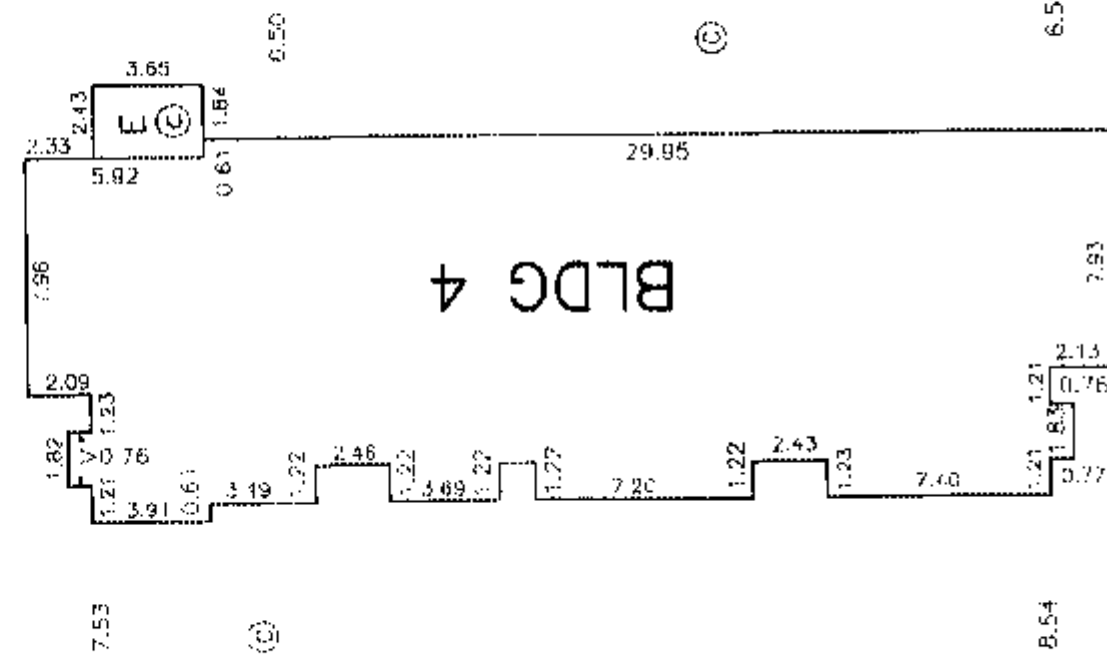
STRATA PLAN LMS4352

179°22'00" B7.495



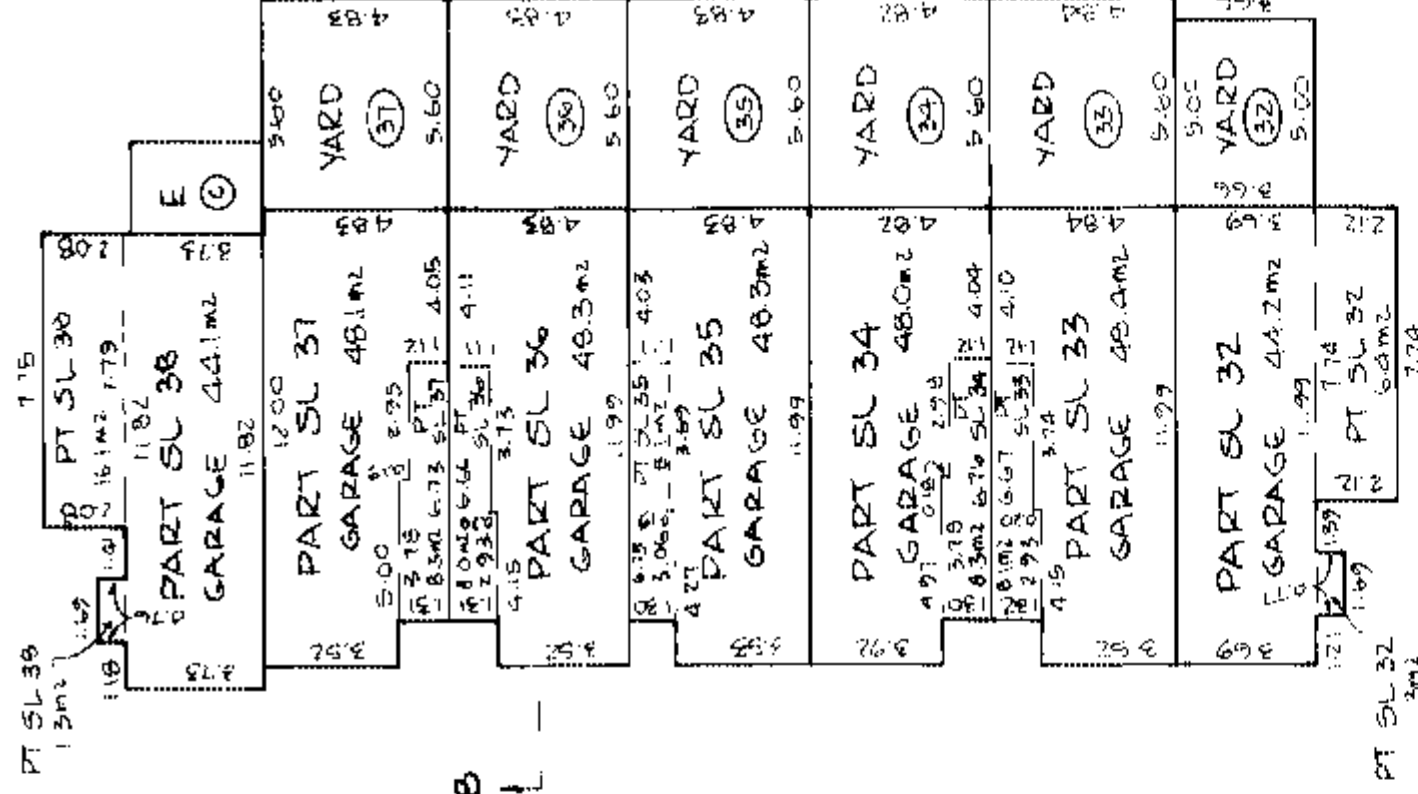
REM 1
PLAN LMP45256

REM 1
PLAN
LMP45256

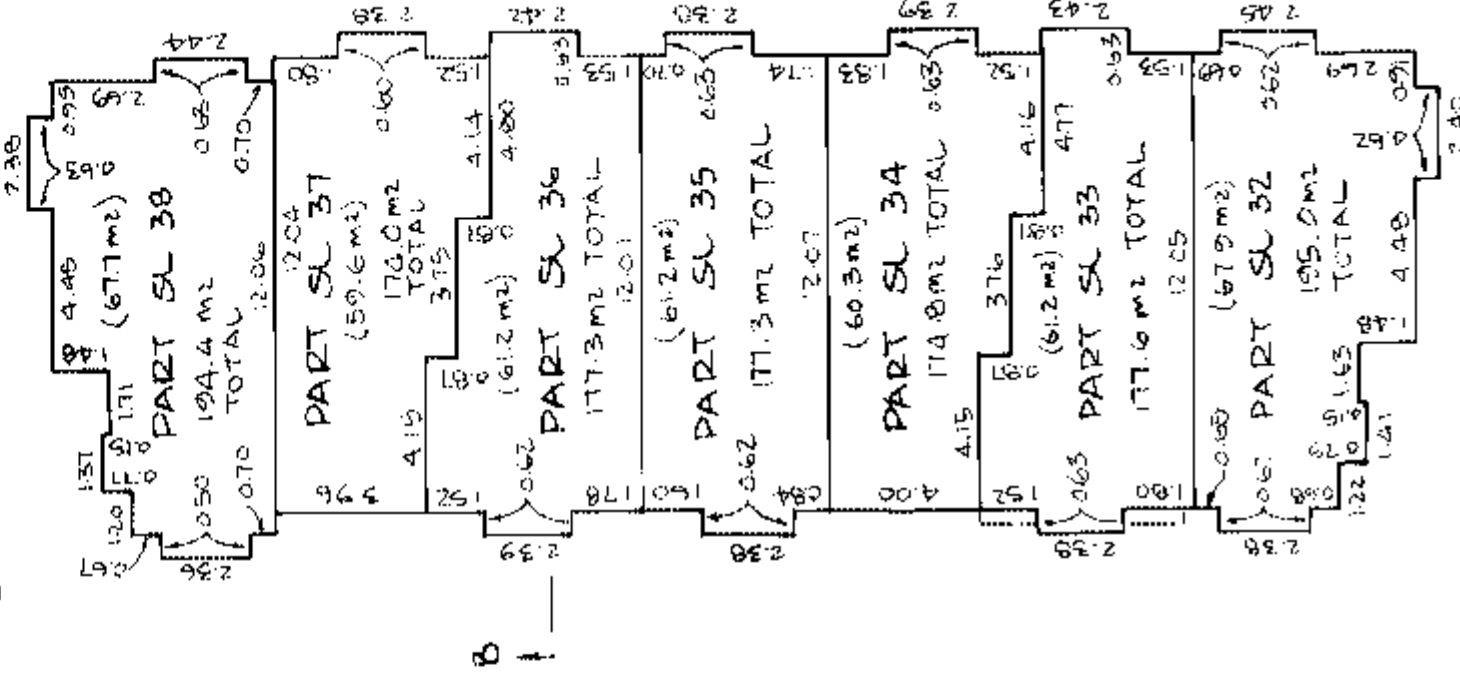


GARAGE LEVEL

BUILDING 4

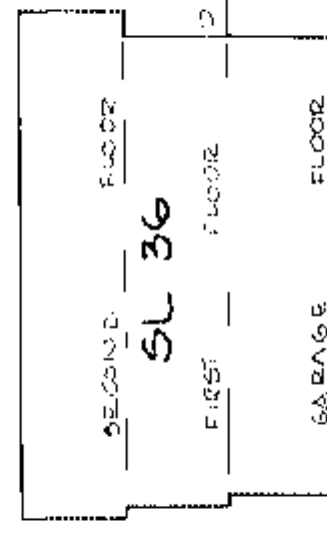
OTRATA PLAN LMS4352
PHASE 3

SECOND FLOOR



FIRST FLOOR

SECTION B



SCALE - 1:200

ALL DISTANCES ARE IN METRES

LEGEND:

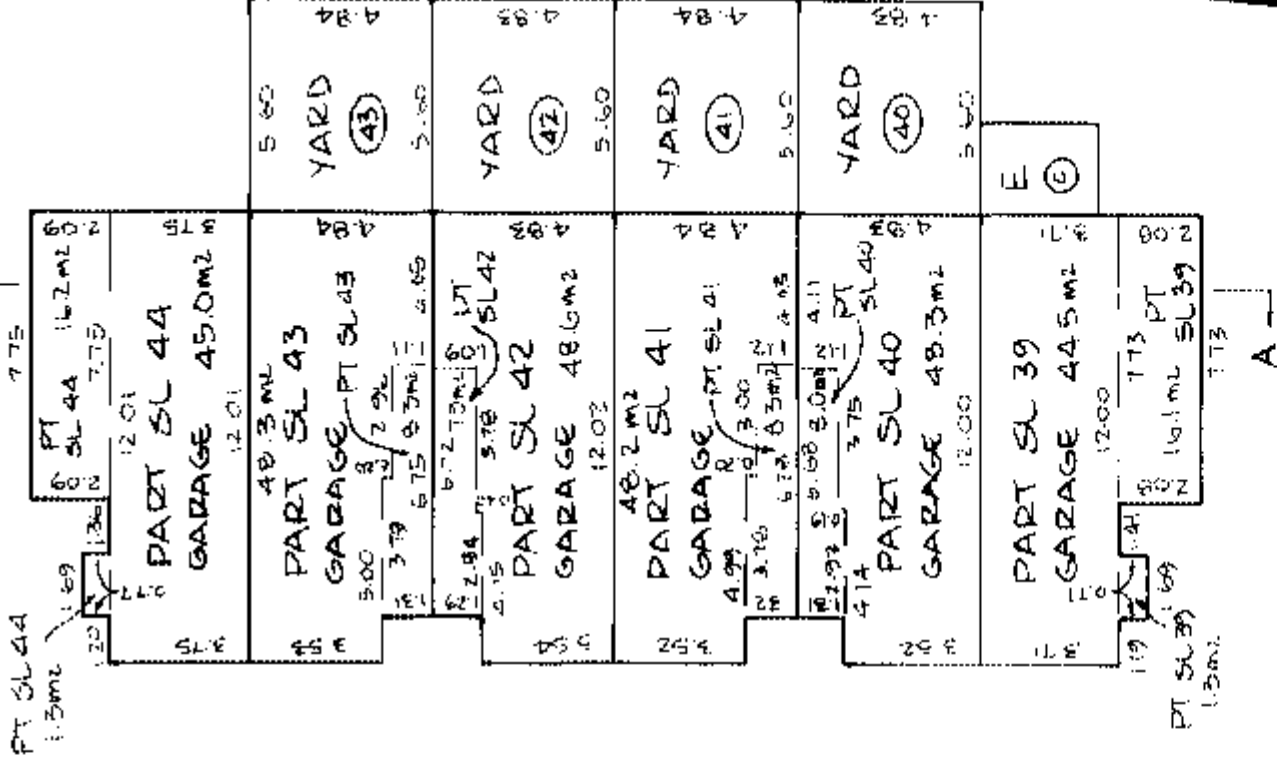
- SEE SHEET 1

29 APR 03 C. P. H. P. BCL

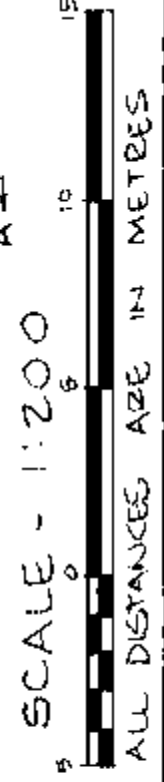
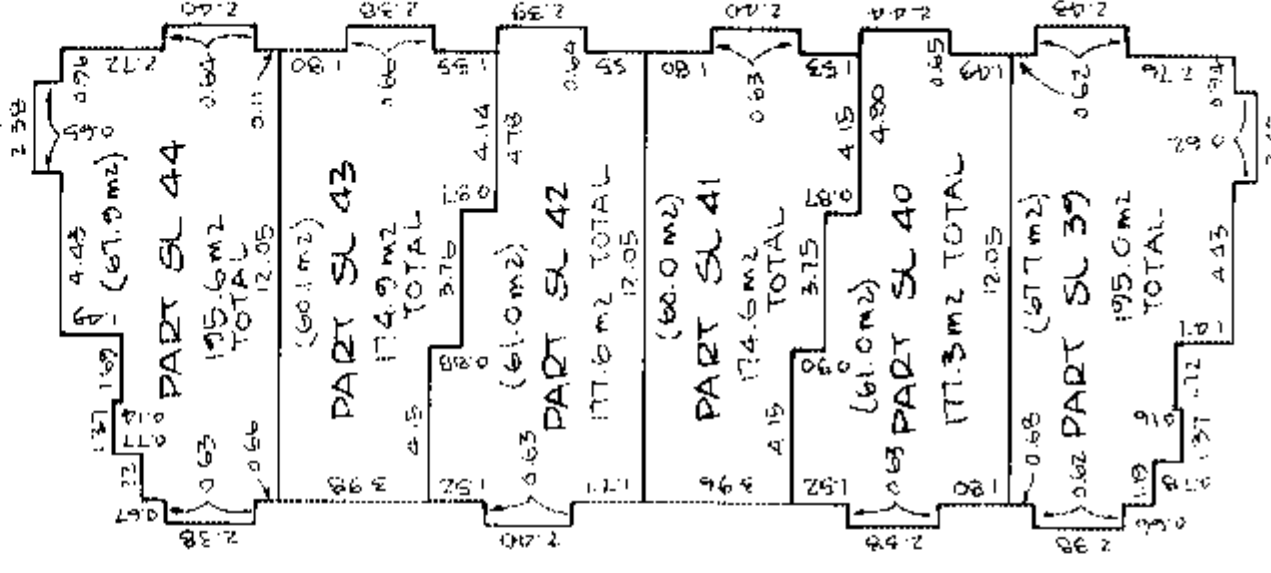
SHEET 4 OF 4 SHEETS

BUILDING 5 A

GARAGE LEVEL



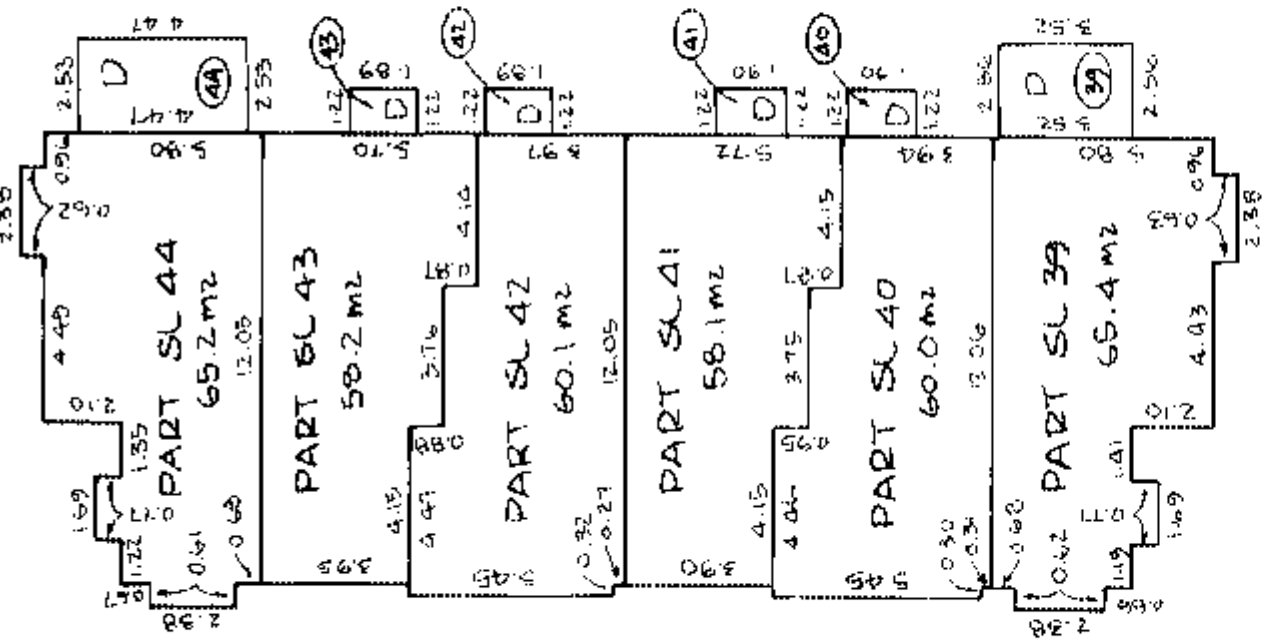
SECOND FLOOR



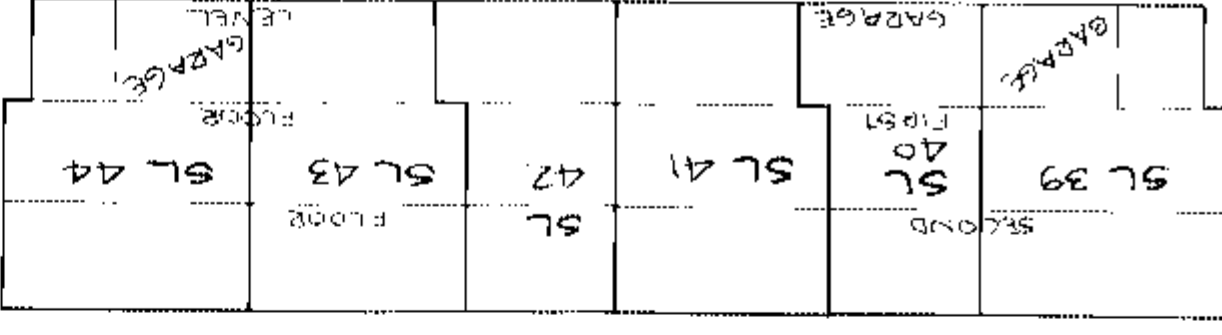
STRATA PLAN LMS4352

PHASE 3

A



FIRST FLOOR



SECTION A

29 APR 03

A. P. P. P.

B. C. B.

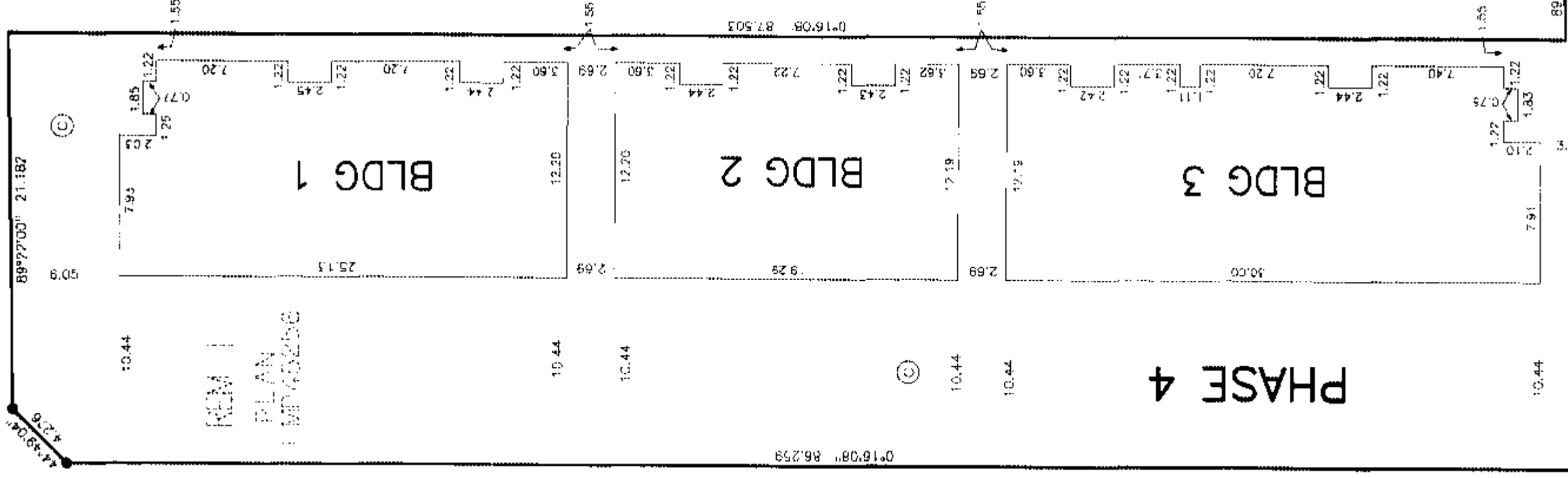
ERIC PETERSON
LAND SURVEYING LTD
102 - 33119 S FRASER WAY
ABBOTSFORD, BC
V2S 2B1
PH 604-854-1077/FAX 604-854-2369

85TH AVENUE
STRATA PLAN LMS4352
PHASE 4

PLAN SHOWING BUILDING DIMENSIONS AND LOCATIONS

REDA
PLAN
100000000

163RD STREET



THE CITY OF SURREY AS THE HOLDER
OF SECTION 219, COVENANTS BP54802,
BP54804, BP54806 AND BP54812,
HEREBY CONSENT TO THE REGISTRATION
OF THE ATTACHED STRATA PLAN, DATED
THIS DAY OF 2003

[Signature]
MAYOR (AUTHORIZED SIGNATORY)
CITY OF SURREY

[Signature]
CLERK (AUTHORIZED SIGNATORY)
MARGARET JONES

I, ERIC N. PETERSON, A BRITISH
COLUMBIA LAND SURVEYOR, OF ABBOTSFORD,
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 3RD DAY OF
NOVEMBER 2003. THE PLAN WAS
COMPLETED AND CHECKED, AND THE CHECKLIST
FILED UNDER # 8012 ON THE 7TH
DAY OF NOVEMBER, 2003.

[Signature]
BCL

LEGEND:
SEE SHEET 1

[Signature]
BCL

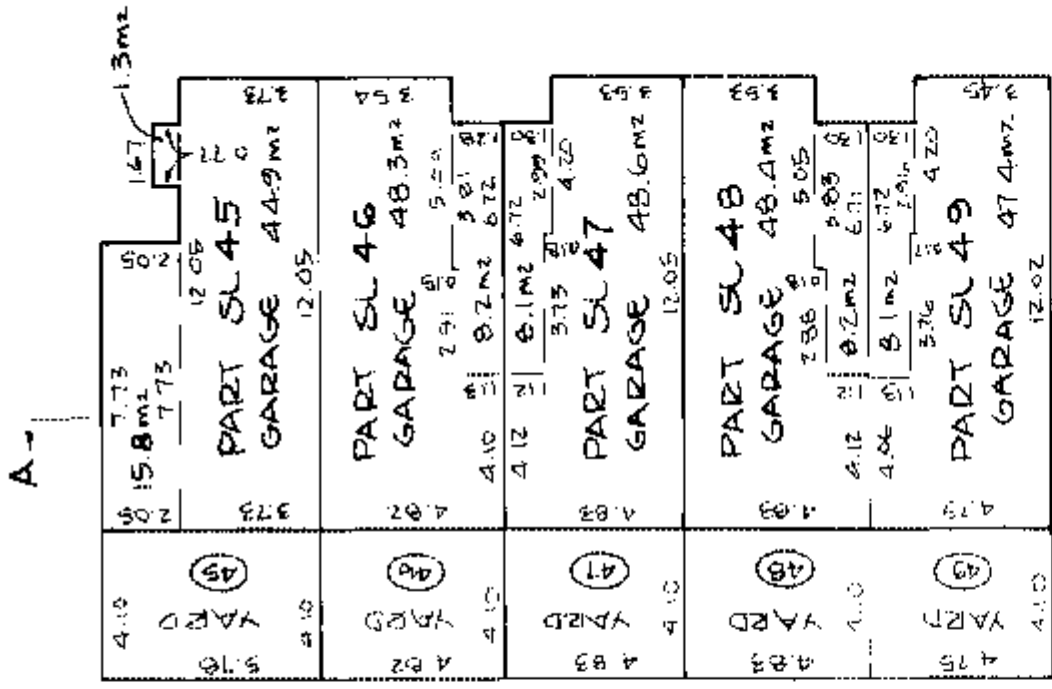
PLAN 9 13739

(18/241 CND/18/24154 PLOT) S197-241-4

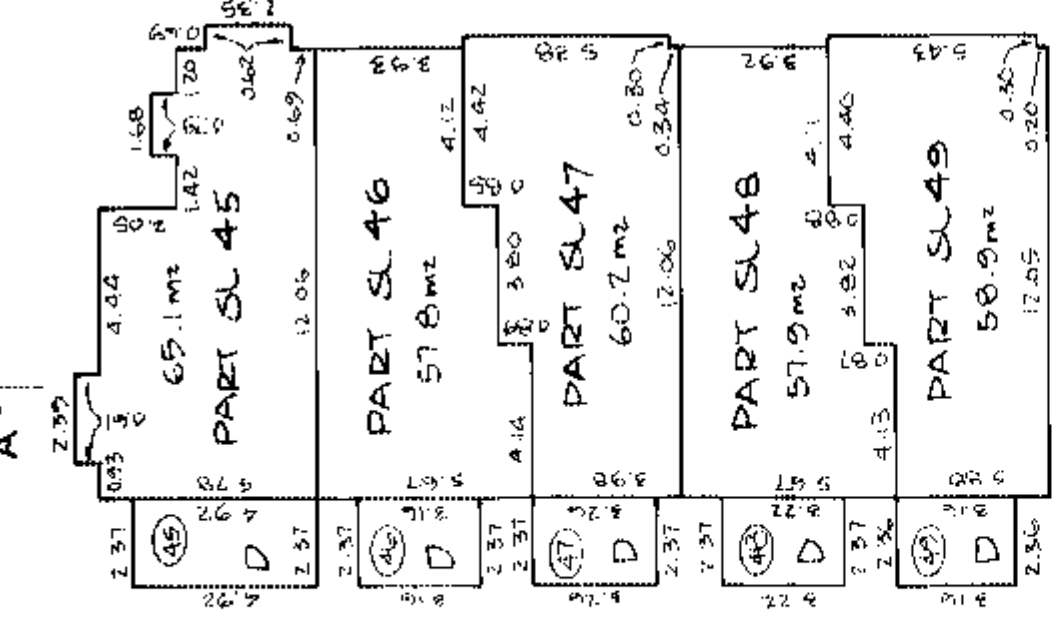
BUILDING I

STRATA PLAN LMS1352
PHASE 4

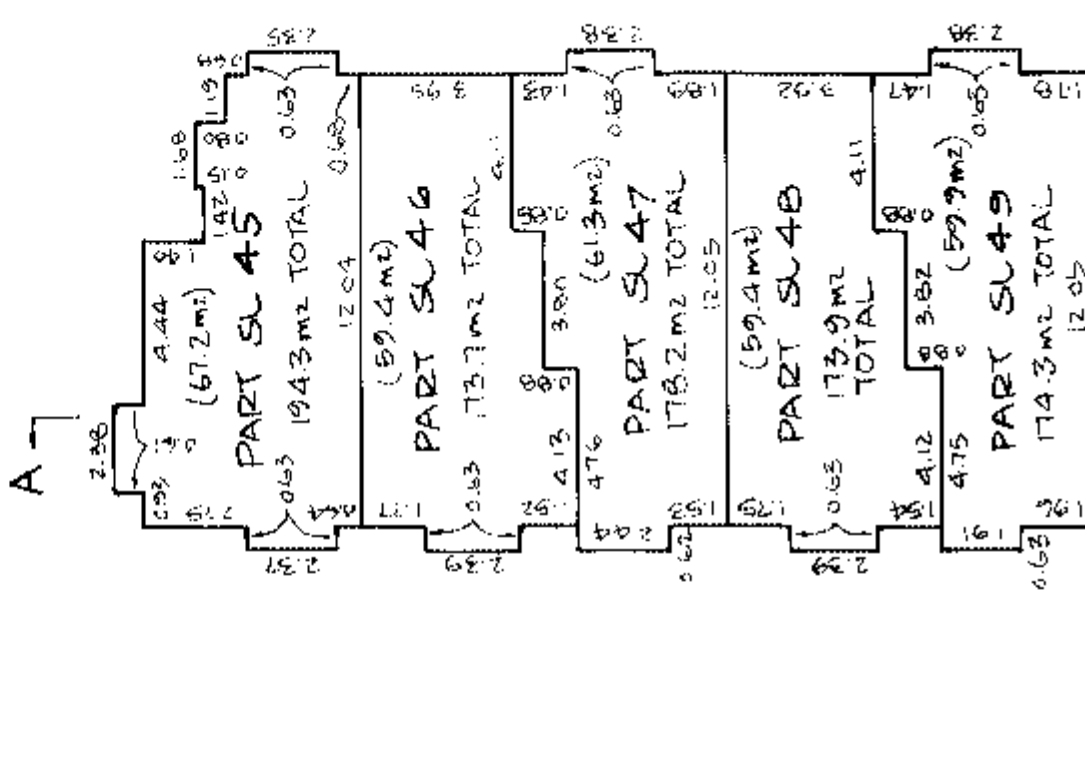
GARAGE FLOOR



FIRST FLOOR



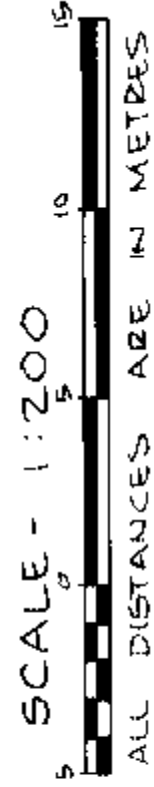
SECOND FLOOR



SECTION A

SL 45	SL 46	SL 47	SL 48	SL 49
FLOOR	FLOOR	FLOOR	FLOOR	FLOOR
GARAGE	GARAGE	GARAGE	GARAGE	GARAGE

LEGEND:
- SEE SHEET 1

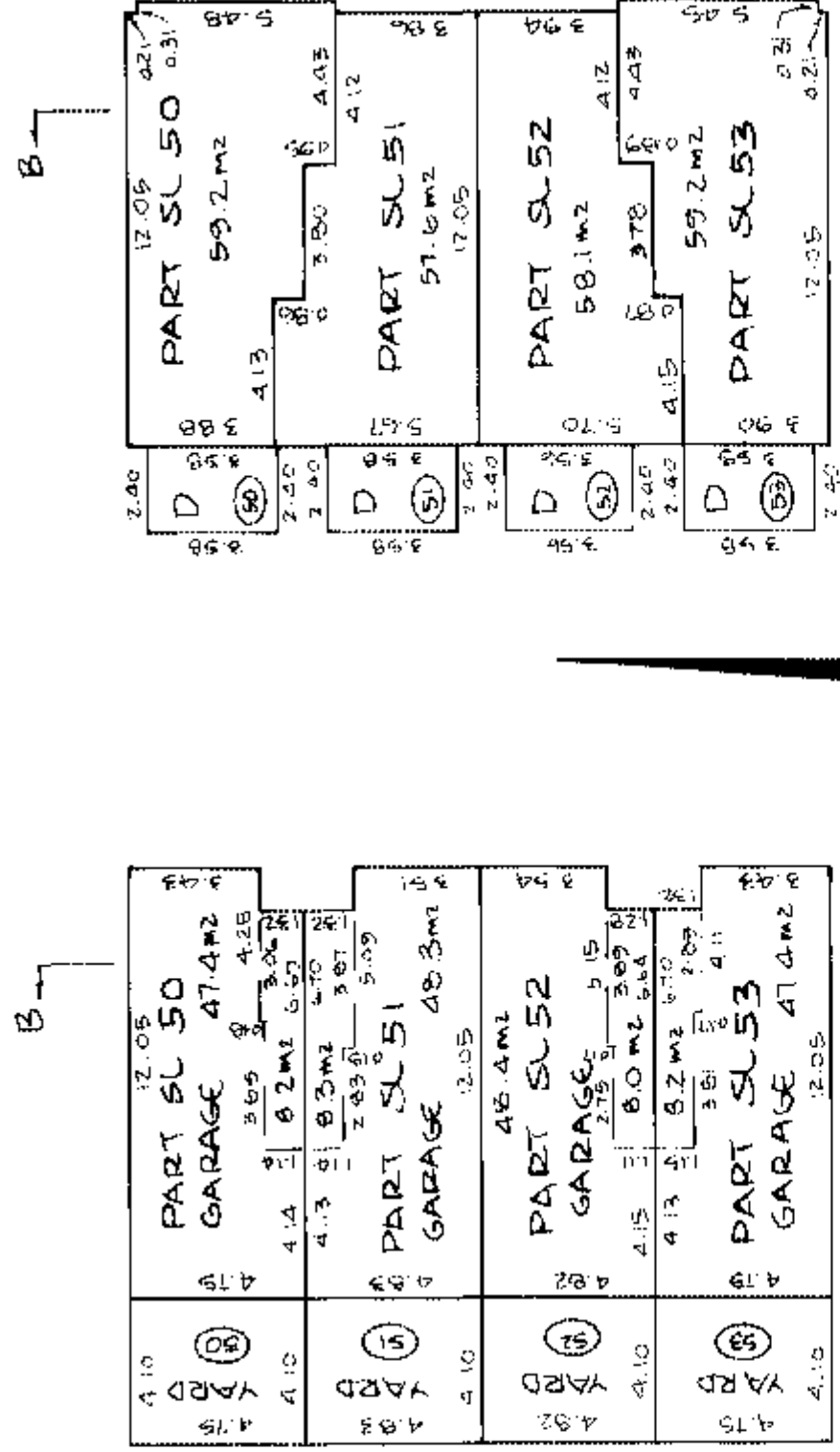


7 NOV 03 *E. A. P. P. P.* BCUS

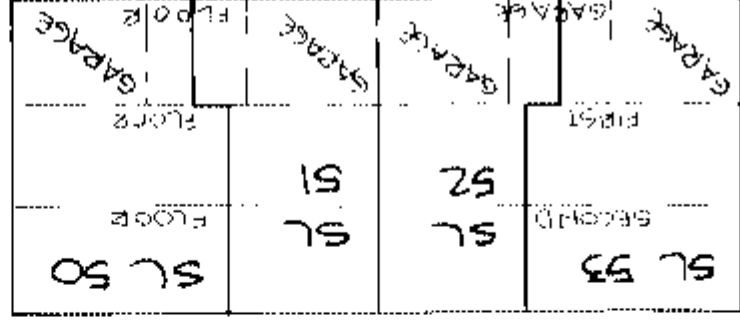
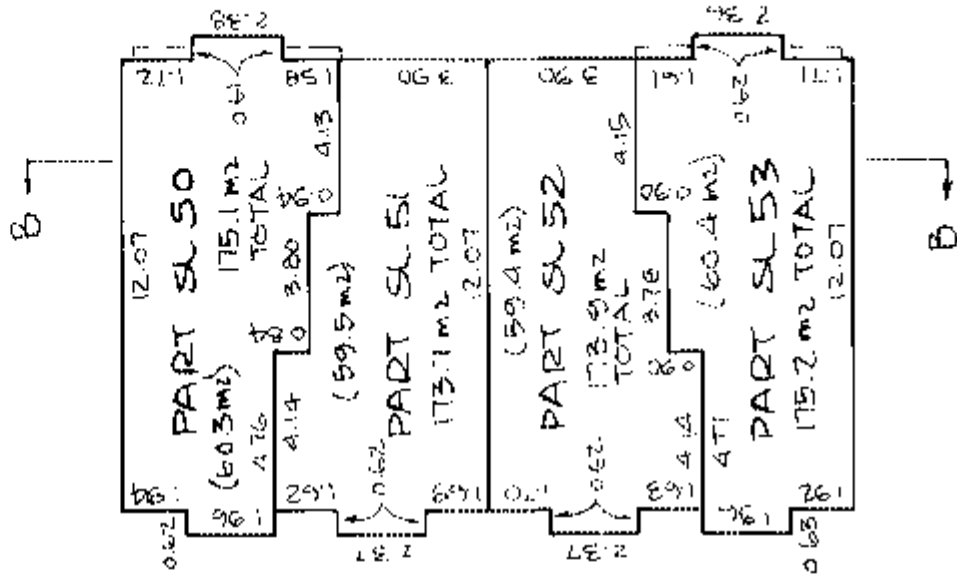
BUILDING 2

GARAGE FLOOR

FIRST FLOOR



SECOND FLOOR



LEGEND:

- SEE SHEET 1

SCALE - 1:200

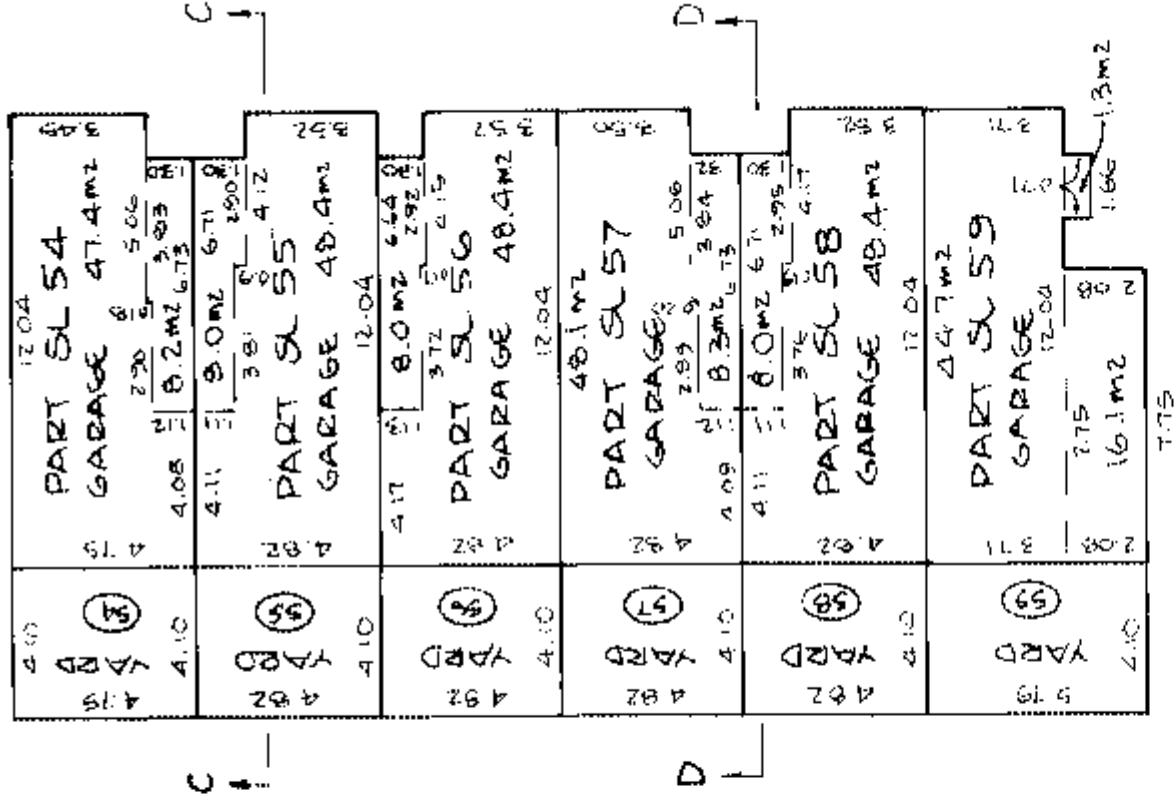


ALL DISTANCES ARE IN METRES

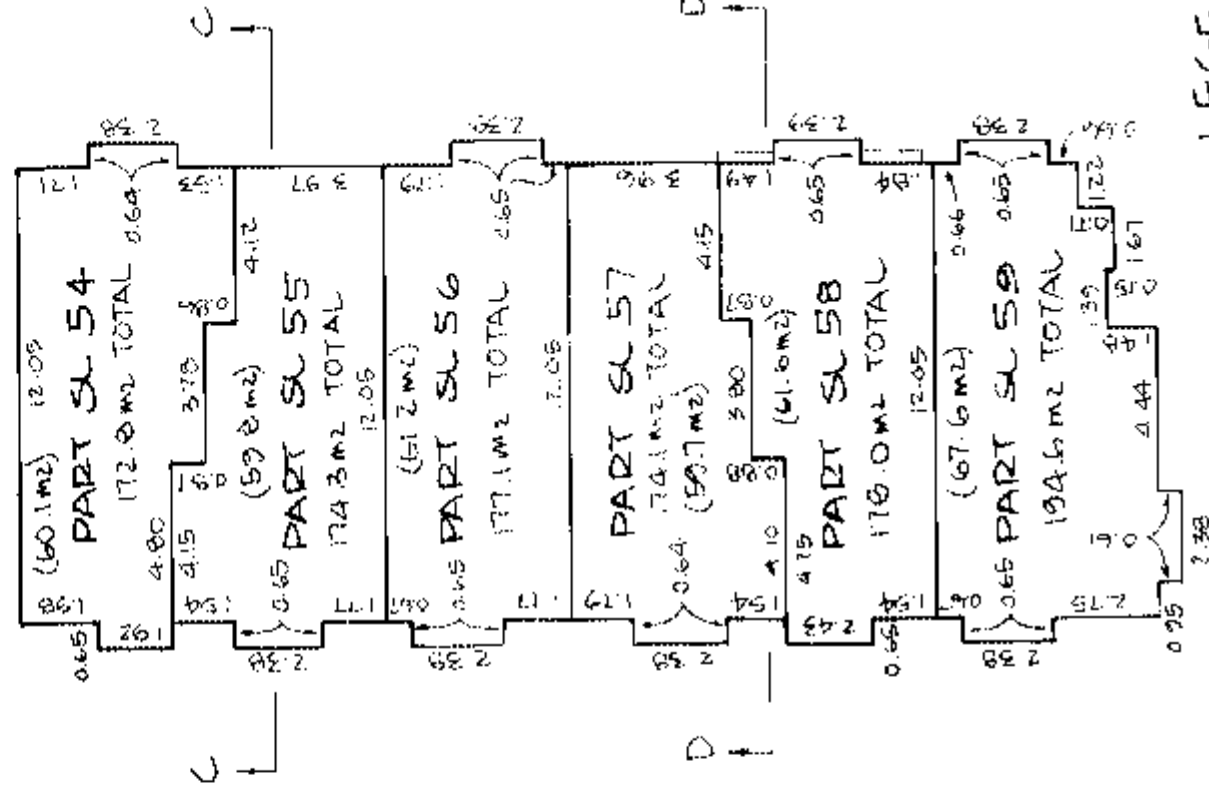
7 NOV 03 *E.P.A. & Lino* BUS

BUILDING 3

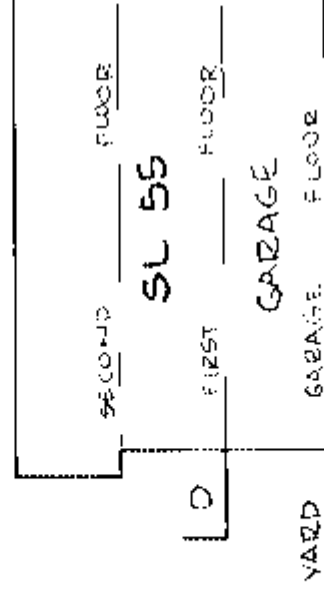
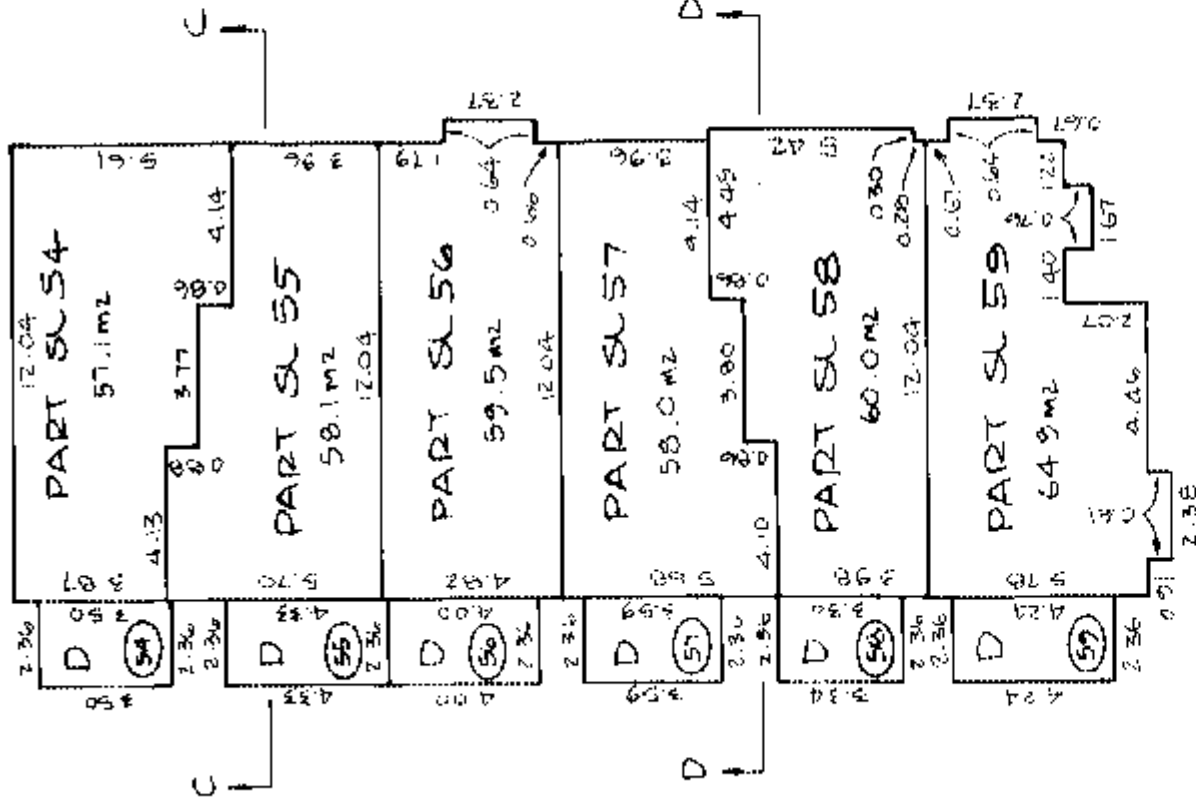
GARAGE FLOOR



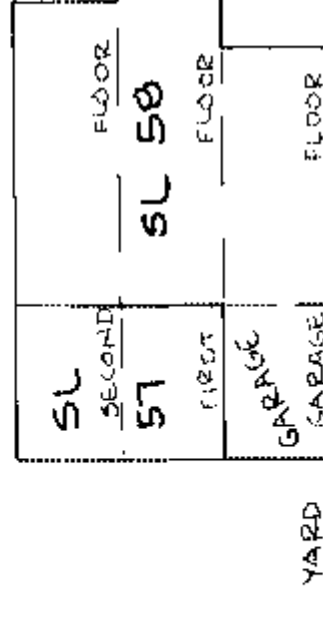
SECOND FLOOR



FIRST FLOOR

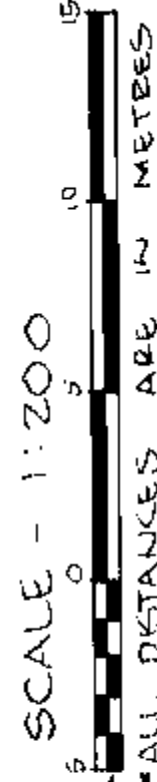


SECTION C



SECTION D

LEGEND:
-SEE SHEET 1



7 NOV 03 *E. J. L. L.*
BUS

STRATA PLAN OF PART OF LOT 1, SECTION 25, TOWNSHIP 2, NEW WESTMINSTER DISTRICT, PLAN LMP45256

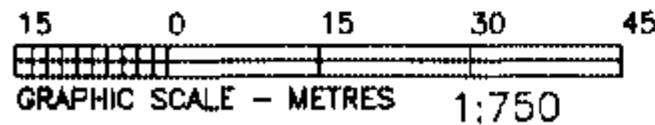
BCGS 92G.017

CITY OF SURREY

CIVIC ADDRESS IS:
16388 - 85TH AVENUE
SURREY, BC

SHEET 1 OF 4 SHEETS
STRATA PLAN LMS4352
PHASE 5

DEPOSITED AND REGISTERED IN
THE LAND TITLE OFFICE AT NEW
WESTMINSTER, BC, THIS 26th
DAY OF April, 2004

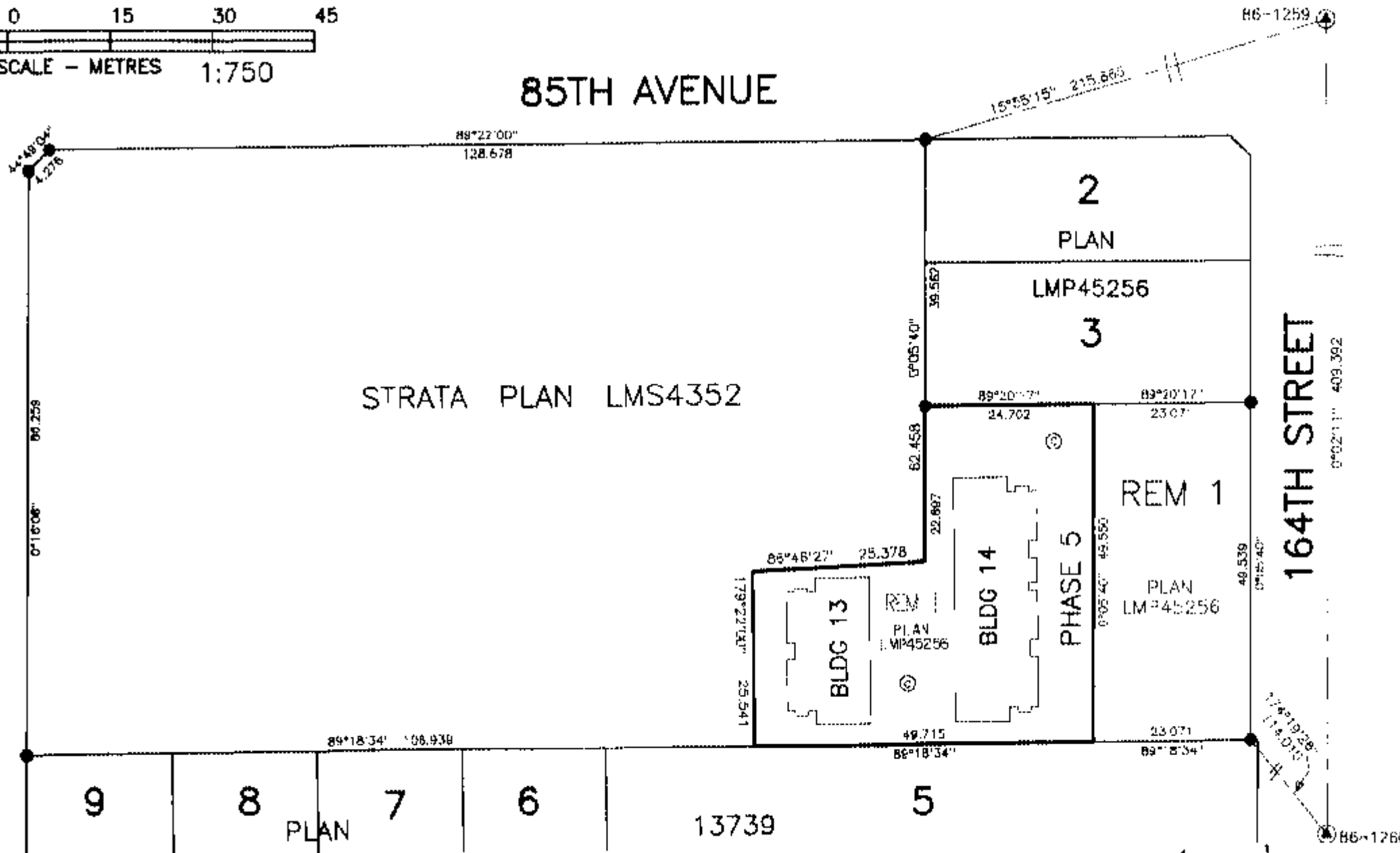


85TH AVENUE

STRATA PLAN LMS4352



163RD STREET



164TH STREET

B. Bigalos
Deputy REG STRAR
BW166606-616

[Signature] Don Dorch
5520 BRITISH COLUMBIA LTD.
(AUTHORIZED SIGNATORY)
SIGN AND PRINT NAME IN BLACK INK
[Signature] Scott Buehler
WITNESS
3882 Fraser Way Abbotsford
ADDRESS OF WITNESS
[Signature] Ring
OCCUPATION OF WITNESS

LEGEND:

ALL DISTANCES ARE IN METRES
GRID BEARINGS ARE DERIVED FROM
CONTROL MONUMENTS 86H1259 AND 86H1260
SL DENOTES STRATA LOT
● DENOTES IRON POST FOUND
○ DENOTES IRON POST PLACED
⊙ DENOTES CONTROL MONUMENT FOUND
m² DENOTES SQUARE METRES
⊕ DENOTES COMMON PROPERTY
PT DENOTES PART
INTEGRATED SURVEY AREA NO.1, SURREY
THIS PLAN SHOWS GROUND LEVEL
MEASURED DISTANCES. PRIOR TO COMPUTATION
OF U.T.M. CO-ORDINATES MULTIPLY BY
COMBINED FACTOR 0.9995966 (NAD83)
① DENOTES LIMITED COMMON PROPERTY FOR
STRATA LOT 61 (TYPICAL)
D DENOTES DECK
E DENOTES ELECTRICAL

I, ERIC N. PETERSON, A BRITISH
COLUMBIA LAND SURVEYOR, CERTIFY
THAT THE BUILDINGS INCLUDED IN
THIS STRATA PLAN HAVE NOT AS OF
THE 24th DAY OF MARCH,
2004, BEEN PREVIOUSLY OCCUPIED.

I, ERIC N. PETERSON, A BRITISH COLUMBIA
LAND SURVEYOR OF ABBOTSFORD IN BRITISH
COLUMBIA, 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 20 MARCH 04

APPROVED AS PHASE 5 OF A 6 PHASE
STRATA PLAN UNDER SECTION 224 OF
THE STRATA PROPERTY ACT, DATED THIS
22nd DAY OF April, 2004

[Signature]
APPROVING OFFICER, CITY OF SURREY

THIS PLAN LIES
WITHIN THE GREATER
VANCOUVER REGIONAL DISTRICT

[Signature] W. P. Wos Boyarski
W.P. WOS BOYARSKI
SURREY WEALTH SAVINGS CREDIT UNION
(AUTHORIZED SIGNATORY)
SIGN AND PRINT NAME IN BLACK INK
[Signature] L. D. Dorch
WITNESS
5611 Cooney Rd. Richmond BC
ADDRESS OF WITNESS
[Signature] Administrator
OCCUPATION OF WITNESS

ERIC PETERSON
LAND SURVEYING LTD.
102 - 33119 S FRASER WAY
ABBOTSFORD, BC
V2S 2B1
PH 604-854-1077/FAX 604-854-2389 ACS
(197241/197241S) S197-241-5

SHEET 2 OF 4 SHEETS

PLAN SHOWING BUILDING DIMENSIONS AND LOCATIONS

STRATA PLAN LMS4352

PHASE 5



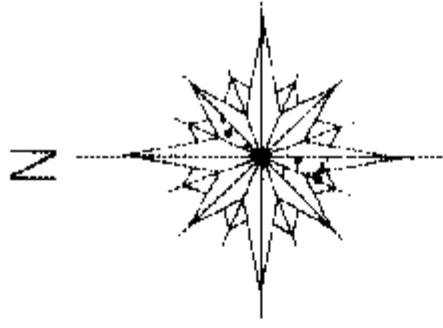
THE CITY OF SURREY AS THE HOLDER OF
SECTION 219, COVENANTS BP54802, BP54804,
BP54806 AND BP54812, HEREBY CONSENT
TO THE REGISTRATION OF THE ATTACHED
STRATA PLAN.
DATED.

D.W. McCallum

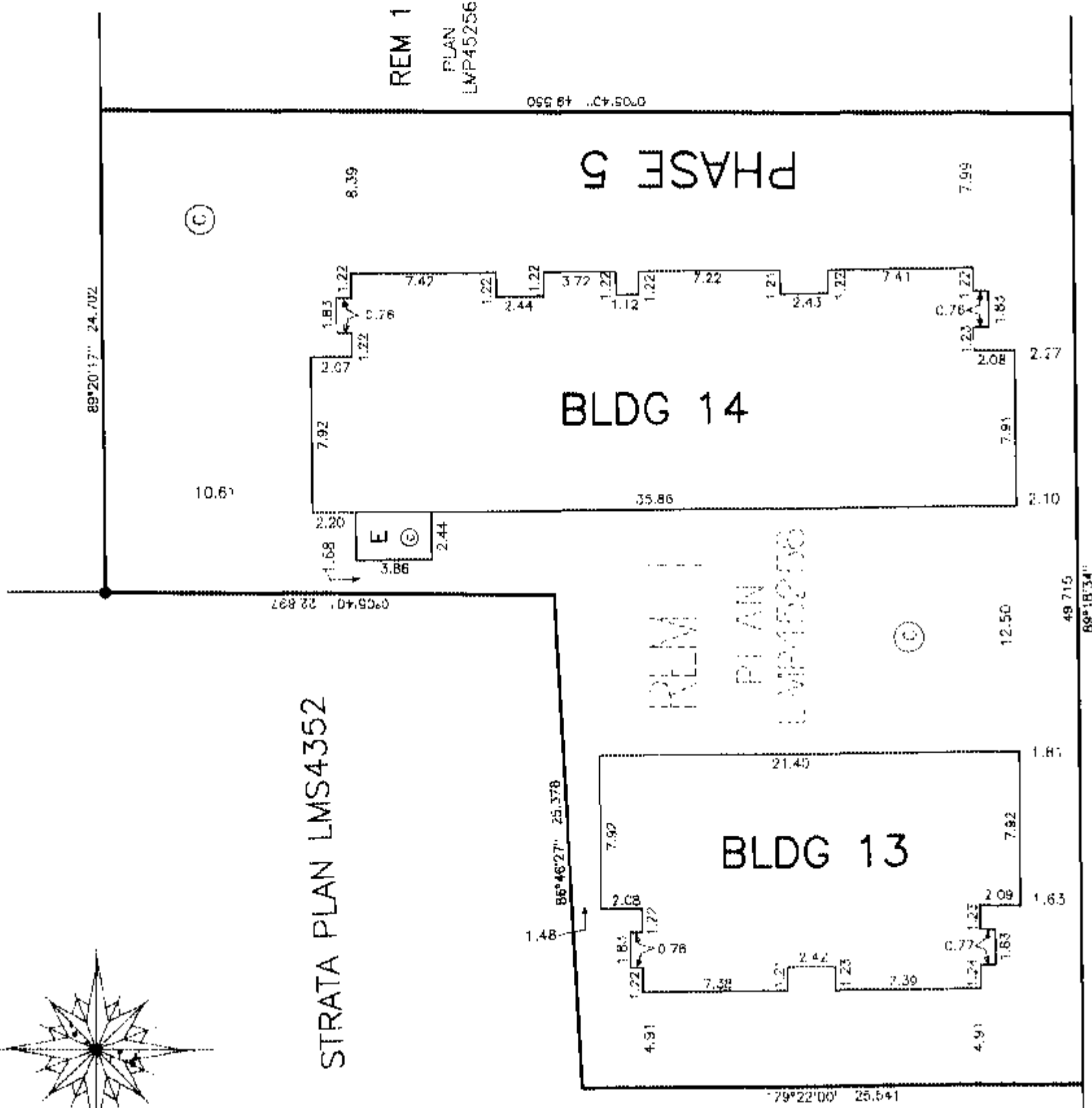
MAYOR (AUTHORIZED SIGNATORY) D.W. McCALLUM

Margaret Jones

CLERK (AUTHORIZED SIGNATORY) MARGARET JONES



STRATA PLAN LMS4352



ERIC N. PETERSON, A BRITISH
COLUMBIA LAND SURVEYOR, OF ABBOTSFORD,
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 24TH DAY OF
MARCH, 2004. THE PLAN WAS
COMPLETED AND CHECKED AND THE CHECKLIST
FILED UNDER # 13220, ON THE 26TH
DAY OF MARCH, 2004.

E. N. Peterson

BCL5

LEGEND:
- SEE SHEET 1

E. N. Peterson

BCL5

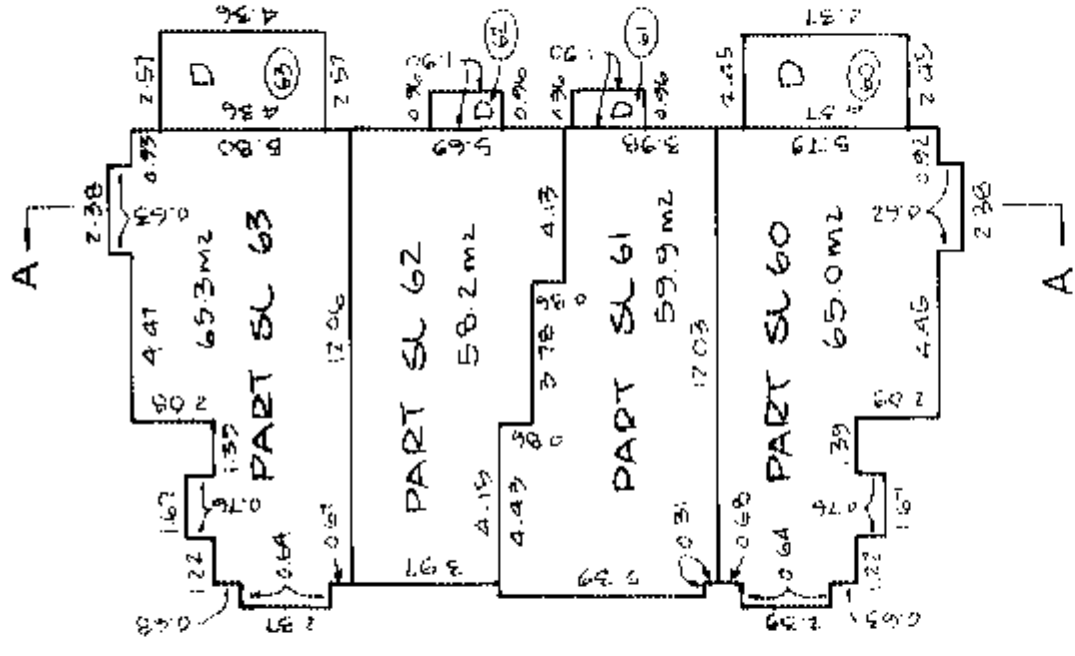
S197-241-5

BUILDING 13

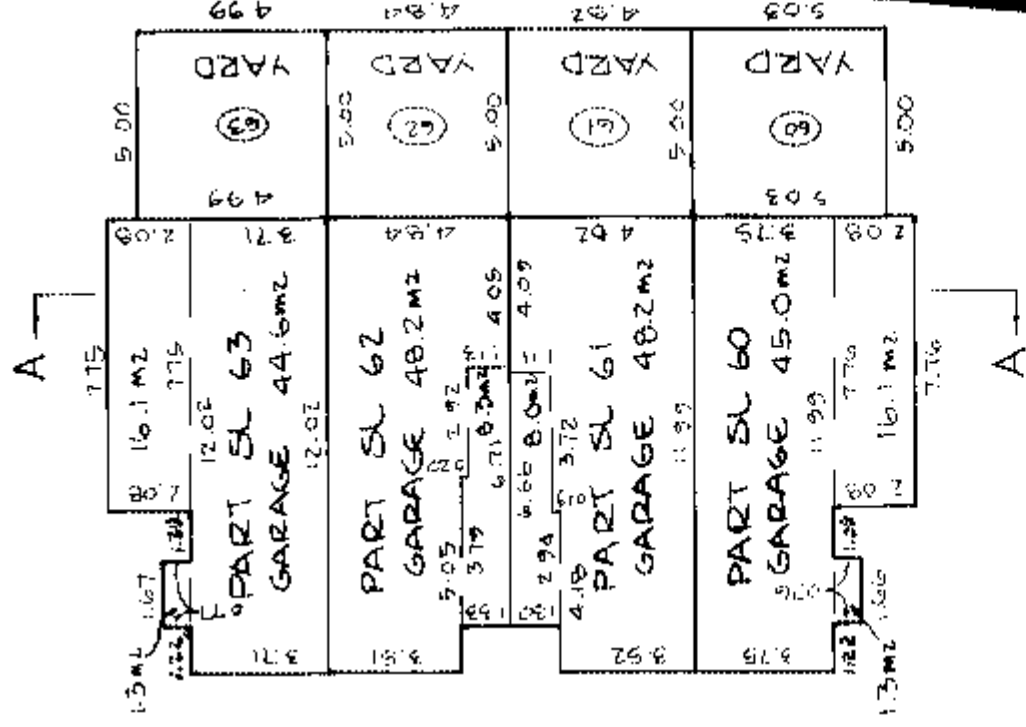
SHEET 3 OF 4 SHEETS

STRATA PLAN UMS435Z
PHASE 5

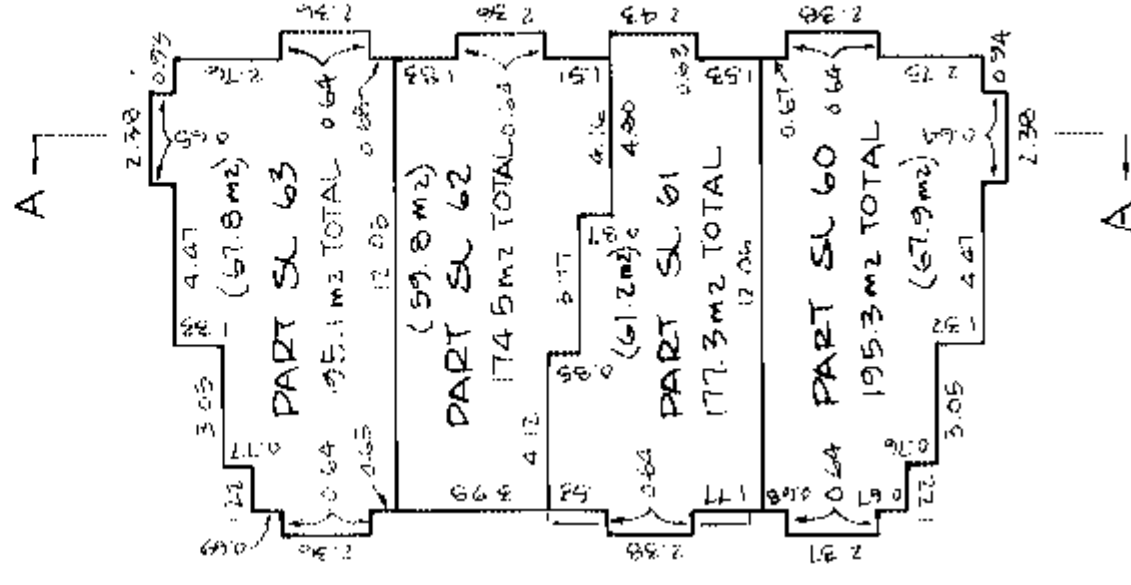
FIRST FLOOR



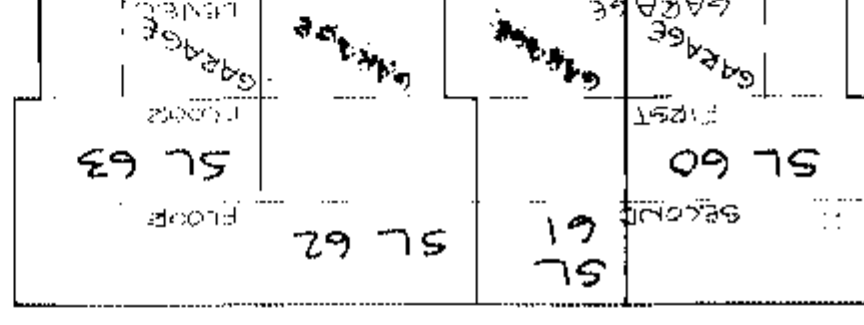
GARAGE LEVEL



SECOND FLOOR



SECTION A



SCALE - 1:200



ALL DISTANCES ARE IN METRES

26 MAR 04

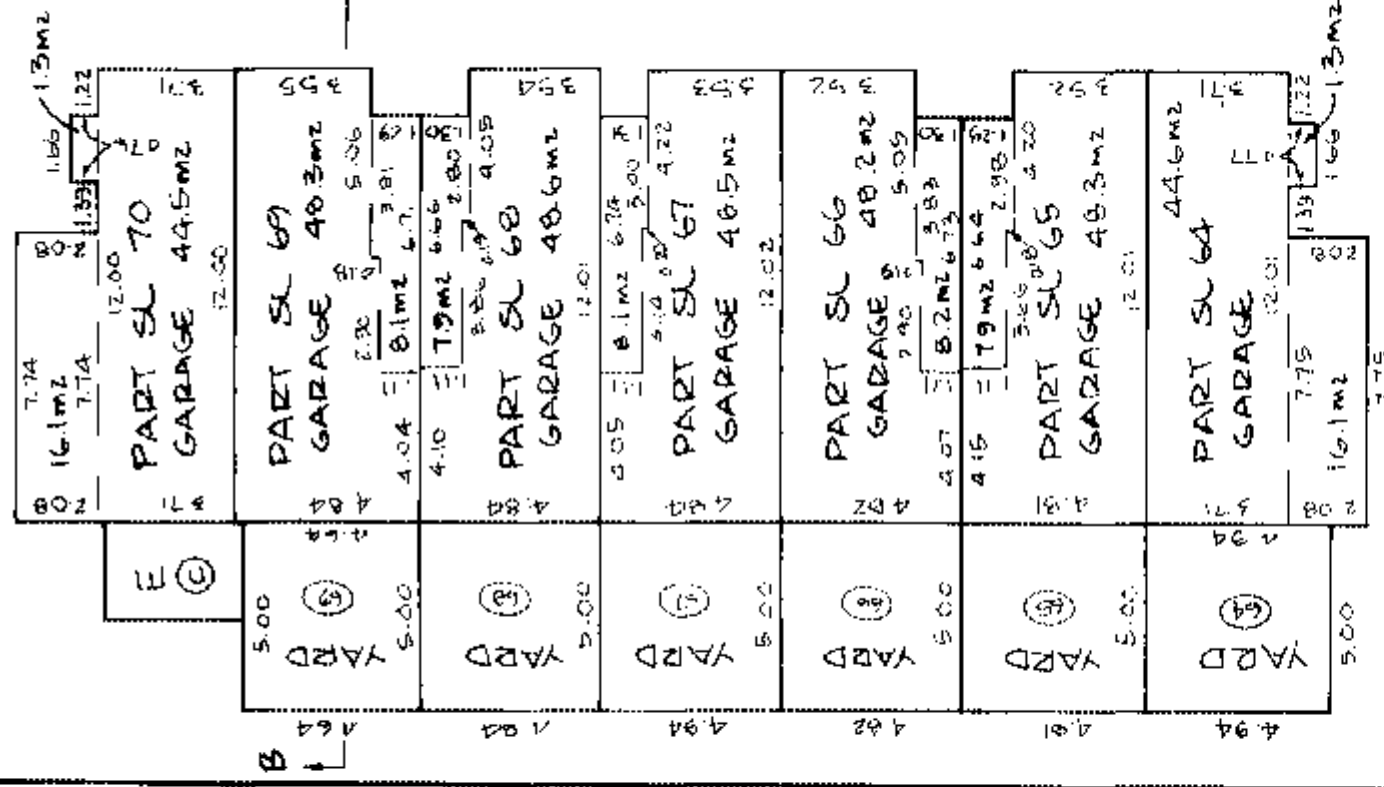
E. H. Davis B. 15

BCL5

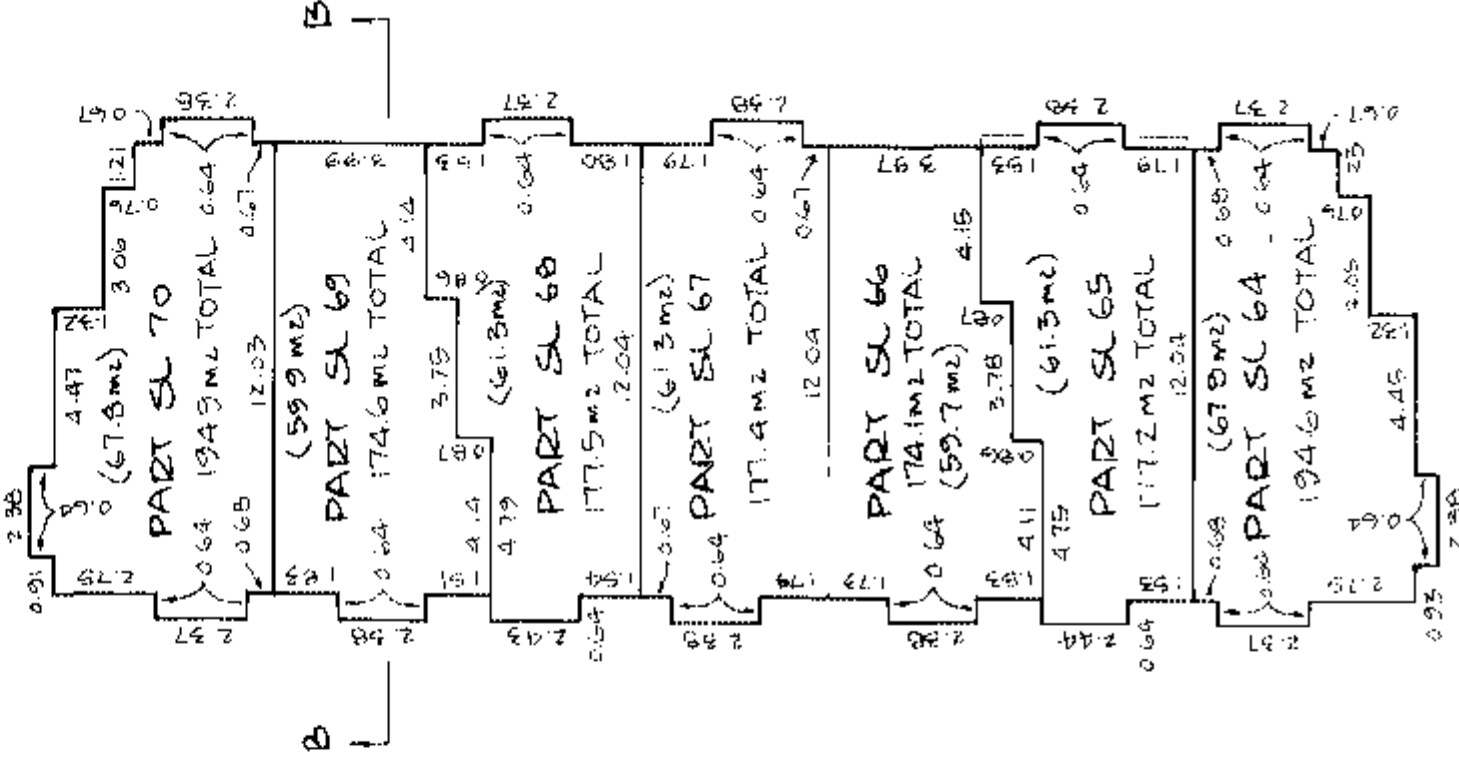
BUILDING 14

STRATA PLAN LMS4352
PHASE 5

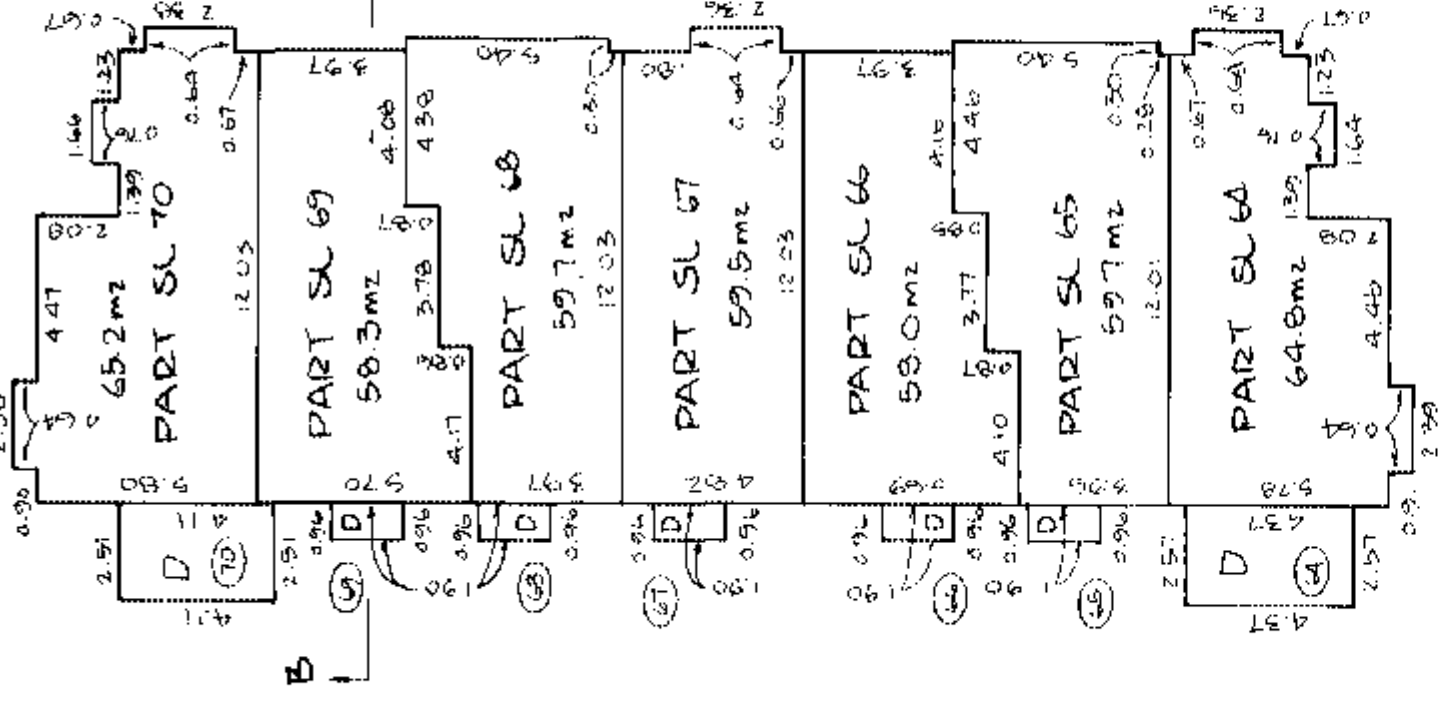
GARAGE LEVEL



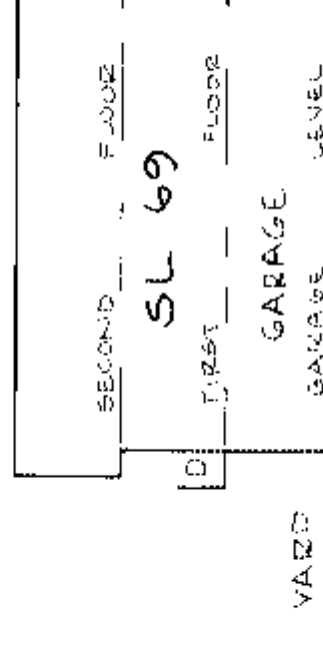
SECOND FLOOR



FIRST FLOOR



SECTION B



SCALE - 1:200

ALL DISTANCES ARE IN METRES

26 MAR 04 *E. H. Pless*
BCUS

STRATA PLAN OF LOT 1, except: PHASES 1 THROUGH 5 INCLUSIVE, STRATA PLAN LMS4352, SECTION 25, TOWNSHIP 2, N.W.D., PLAN LMP45256

BCGS 92G.017

CITY OF SURREY

CIVIC ADDRESS IS:
16388 - 85TH AVENUE
SURREY, BC

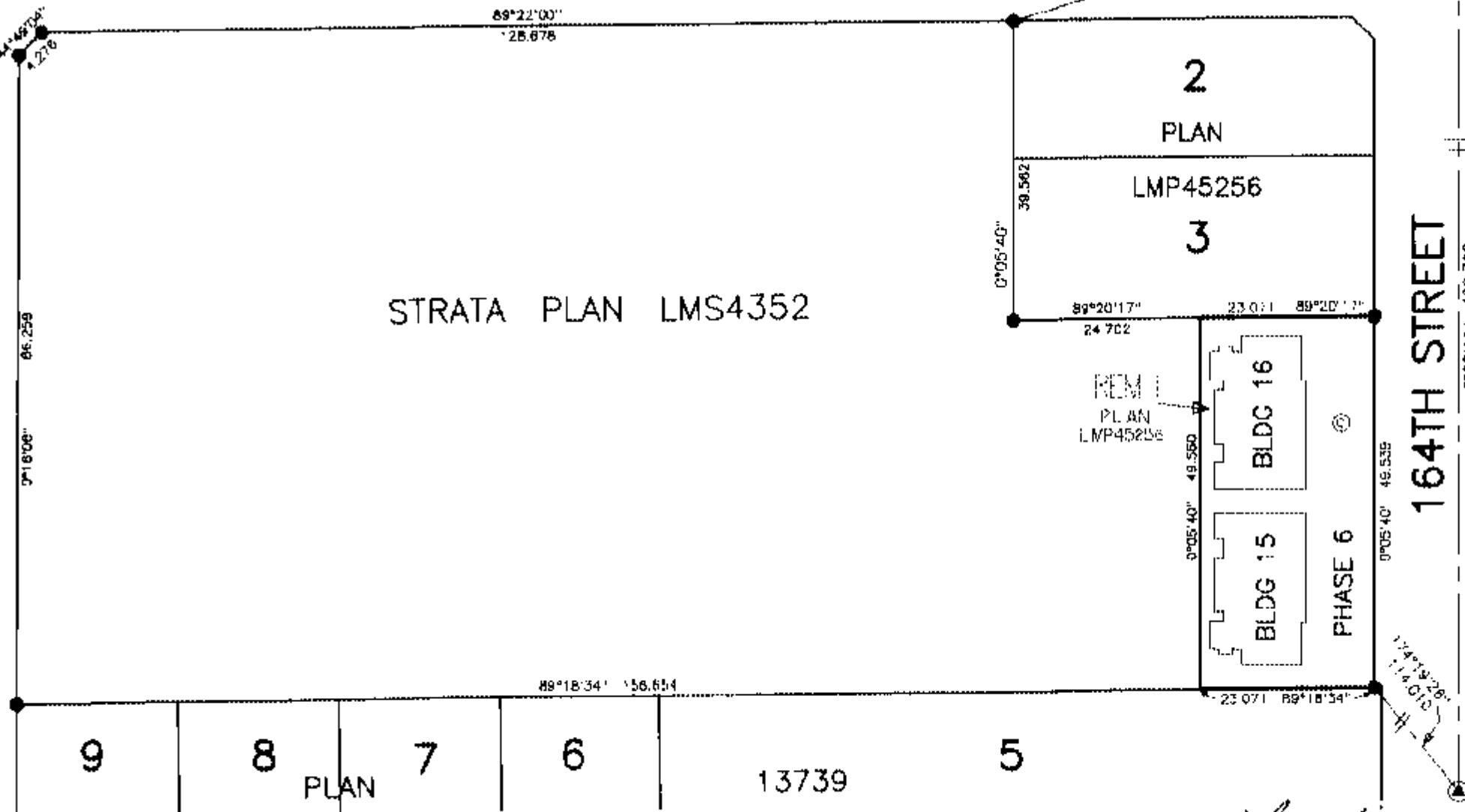


85TH AVENUE

STRATA PLAN LMS4352



163RD STREET



SHEET 1 OF 4 SHEETS

STRATA PLAN LMS4352

PHASE 6

DEPOSITED AND REGISTERED IN
THE LAND TITLE OFFICE AT NEW
WESTMINSTER, BC, THIS 26th
DAY OF April, 2004

B. Bignolas
Deputy REGISTRAR

BW 166619 - 626

[Signature]
552010 BRITISH COLUMBIA LTD.
(AUTHORIZED SIGNATORY)
SIGN AND PRINT NAME IN BLACK INK

[Signature]
3382 S. FRASER WAY ABBOTSFORD BC
ADDRESS OF WITNESS

[Signature]
OCCUPATION OF WITNESS

LEGEND:

- ALL DISTANCES ARE IN METRES
GRID BEARINGS ARE DERIVED FROM
CONTROL MONUMENTS 86H1259 AND 86H1260
SL DENOTES STRATA LOT
● DENOTES IRON POST FOUND
○ DENOTES IRON POST PLACED
⊙ DENOTES CONTROL MONUMENT FOUND
m² DENOTES SQUARE METRES
⊕ DENOTES COMMON PROPERTY
PT DENOTES PART
INTEGRATED SURVEY AREA NO.1, SURREY
THIS PLAN SHOWS GROUND LEVEL
MEASURED DISTANCES, PRIOR TO COMPLETION
OF U.T.M. CO-ORDINATES MULTIPLY BY
COMBINED FACTOR 0.9995966 (NAD83)
⑦ DENOTES LIMITED COMMON PROPERTY FOR
STRATA LOT 73 (TYPICAL)
D DENOTES DECK
E DENOTES ELECTRICAL

ERIC N. PETERSON, A BRITISH
COLUMBIA LAND SURVEYOR, CERTIFY
THAT THE BUILDINGS INCLUDED IN
THIS STRATA PLAN HAVE NOT AS OF
THIS 24th DAY OF MARCH
2004, BEEN PREVIOUSLY OCCUPIED.

[Signature]
B.C.L.S.

ERIC N. PETERSON, A BRITISH COLUMBIA
LAND SURVEYOR OF ABBOTSFORD IN BRITISH
COLUMBIA, 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: 5 APRIL 04

[Signature]
B.C.L.S.

APPROVED AS PHASE 6 OF A 6 PHASE
STRATA PLAN UNDER SECTION 224 OF
THE STRATA PROPERTY ACT DATED THIS
22nd DAY OF April, 2004

[Signature]
APPROVING OFFICER, CITY OF SURREY

THIS PLAN LIES
WITHIN THE GREATER
VANCOUVER REGIONAL DISTRICT

[Signature]
SURREY MEMO SAVINGS CREDIT UNION
(AUTHORIZED SIGNATORY)
SIGN AND PRINT NAME IN BLACK INK

[Signature]
WITNESS Lisa Dale
3611 Cowey Rd Richmond B.C.
ADDRESS OF WITNESS
[Signature]
ADMINISTRATOR
OCCUPATION OF WITNESS

ERIC PETERSON
LAND SURVEYING LTD.
102 - 33110 S FRASER WAY
ABBOTSFORD, BC
V2S 2B1

PH 604-864-1077/FAX 604-864-2383
(187241/1972415) S197-241-6

SHEET 2 OF 4 SHEETS

PLAN SHOWING BUILDING DIMENSIONS AND LOCATIONS

STRATA PLAN LMS4352

PHASE 6



1:250

THE CITY OF SURREY AS THE HOLDER
OF SECTION 219, COVENANTS BP54802,
BP54804, BP54806 AND BP54812,
HEREBY CONSENT TO THE REGISTRATION
OF THE ATTACHED STRATA PLAN.

DATE:

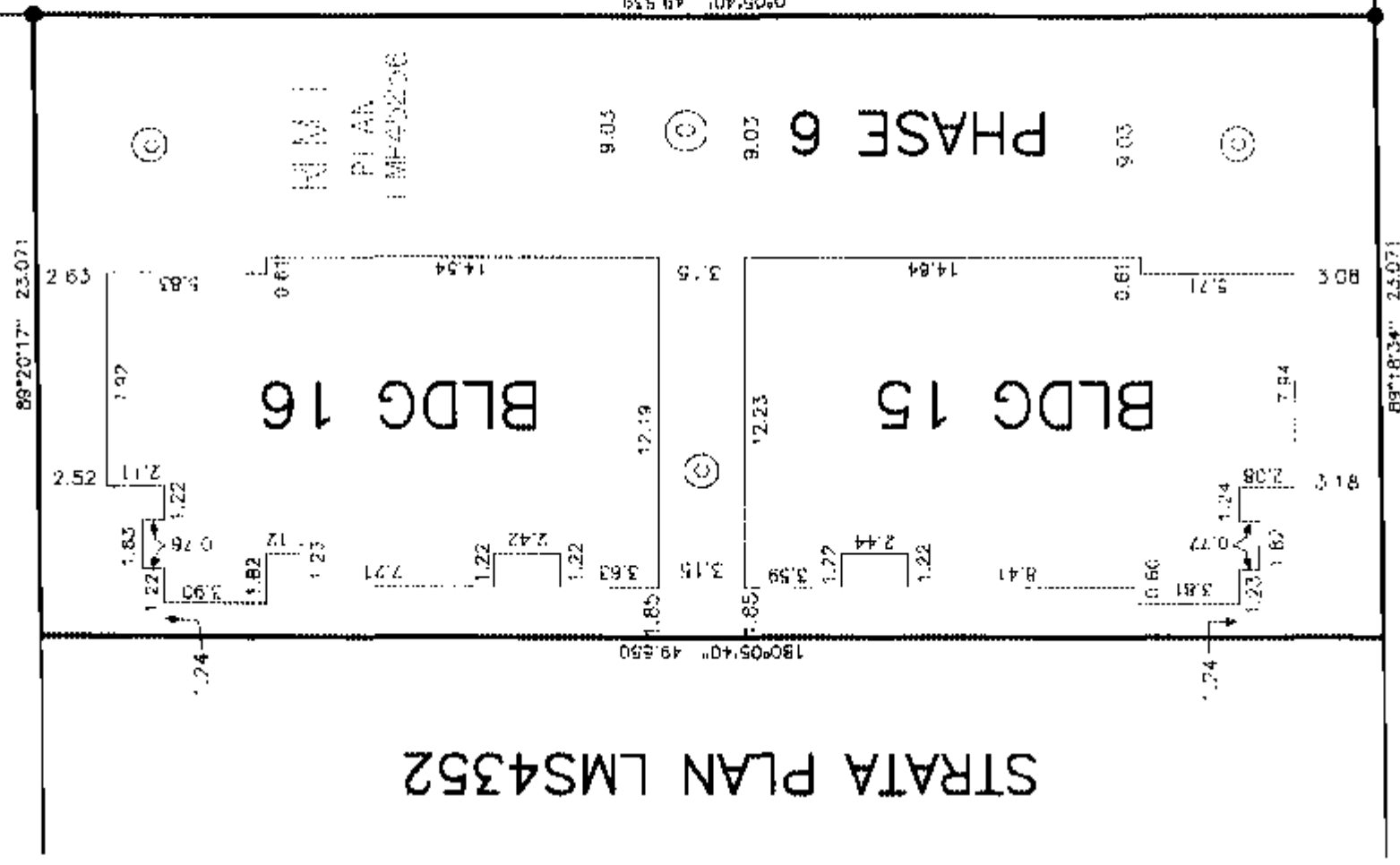
D. W. Jones

MAYOR (AUTHORIZED SIGNATORY)
D.W. (DENG) MCCALLUM

Margaret Jones

CITRUK (AUTHORIZED SIGNATORY)
MARGARET JONES

3 PLAN LMP45256



PLAN 13739 5

LEGEND:
- SEE SHEET 1

I, ERIC N. PETERSON, A BRITISH
COLUMBIA LAND SURVEYOR, OF ABBOTSFORD,
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 5TH DAY OF
APRIL, 2004. THE PLAN WAS
COMPLETED AND CHECKED, AND THE CHECKLIST
FILED UNDER # 13618, ON THE 6TH
DAY OF APRIL, 2004.

E. N. Peterson

BCLS

6 APR 04 *E. N. Peterson*

BCLS

(197241 CIRG)
(19/24136 PLOT)

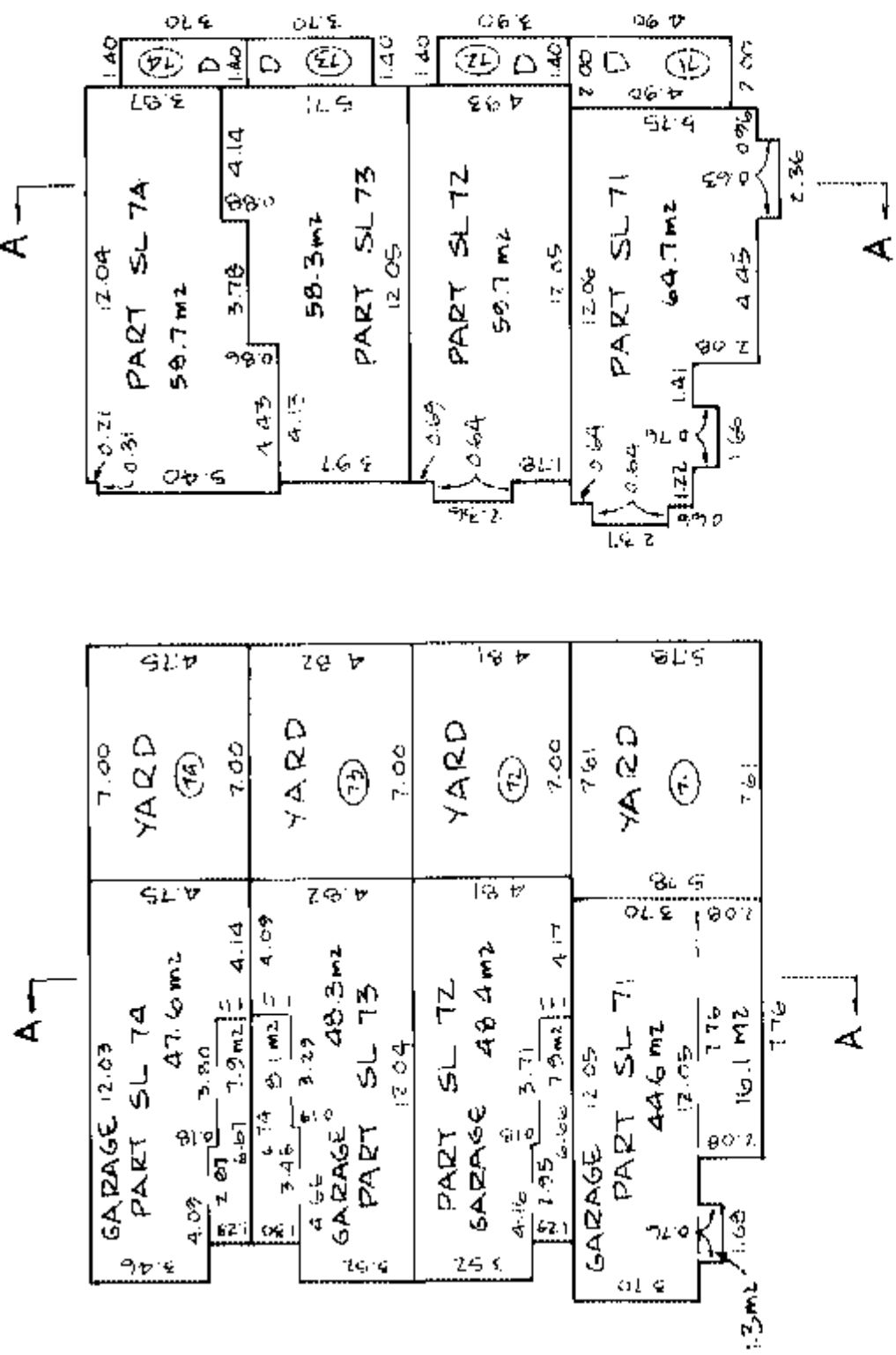
S197-241-6

M

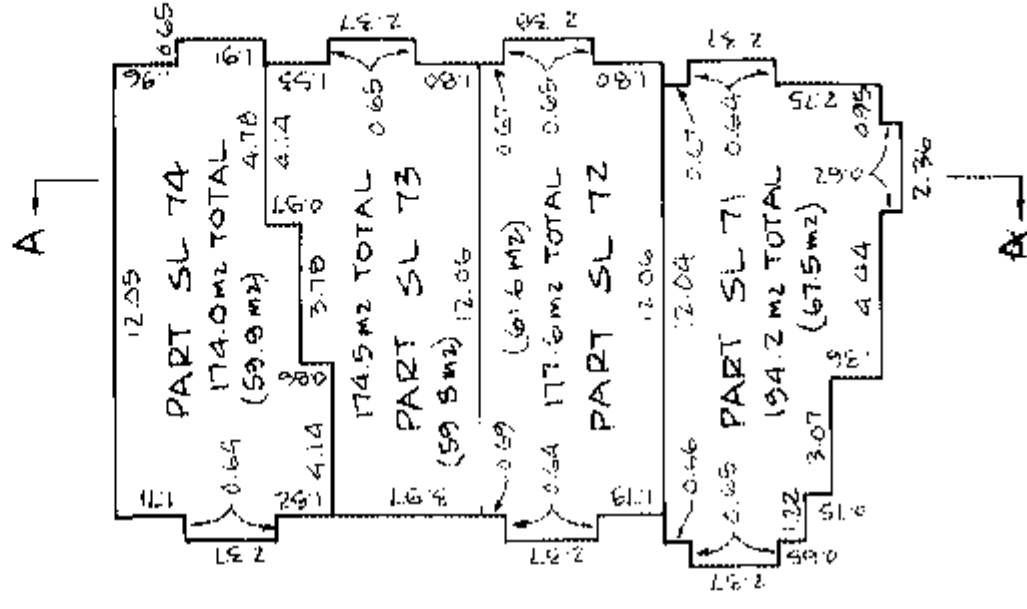
BUILDING 15

GARAGE LEVEL

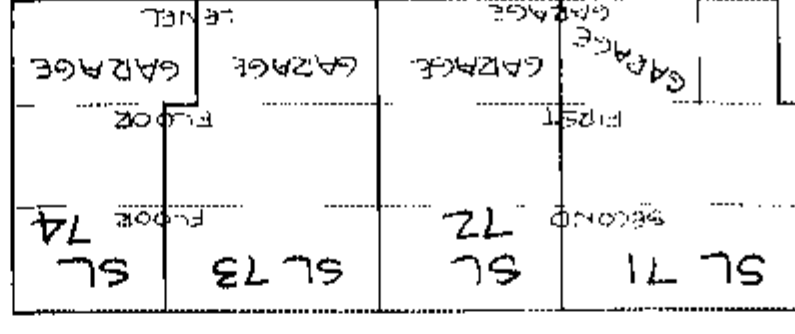
FIRST FLOOR



SECOND FLOOR

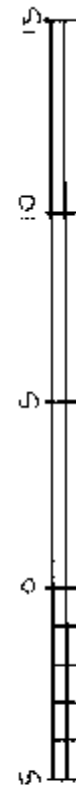


SECTION A



LEGEND:

- SEE SHEET 1



SCALE - 1:200 (METRES)

6 APR 04 E. A. H. BCL

5197-241-6

CH

