

STRATA PLAN BCS BCS3511

BB952569/659

STRATA PLAN BCS 3511 deposited and registered
In the and Title Office at New Westminster, B.C.
This 23 day of JULY, 2009

L. BLASCHKE/EP
Assistant Deputy Registrar



The interced plot size of this plan is 280mm in height (B size) when plotted at a scale of 1:500.

LEGEND

Grid bearings are derived from Plan BQP32355,
Integrated Survey Area No. 1, Surrey, B.C.
Datum: NAD83 (CSRS)

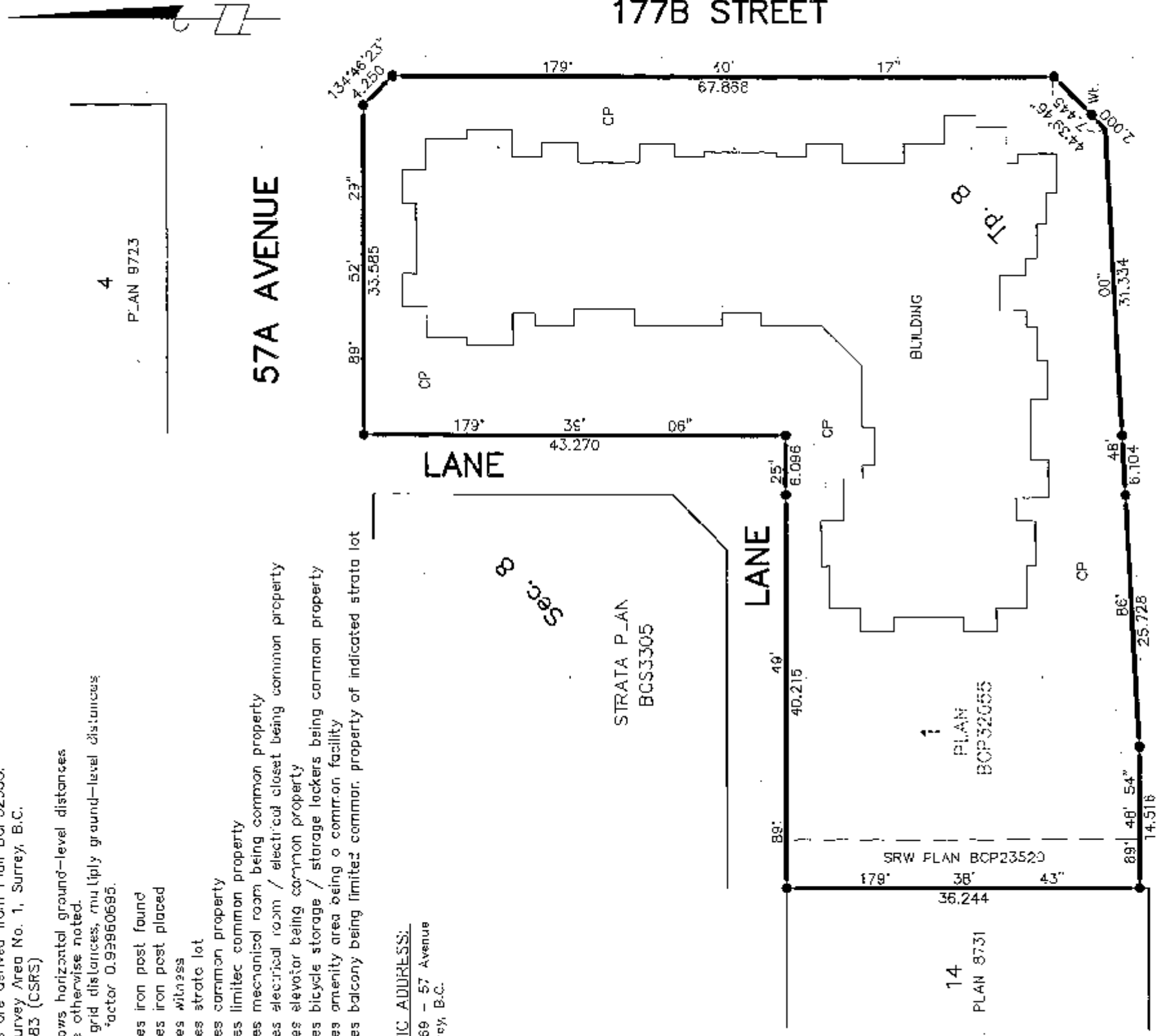
This plan shows horizontal ground-level distances
except where otherwise noted.
To compute grid distances, multiply ground-level distances
by combined factor 0.99960695.

Grid bearings are derived from Plan BQP32355, Integrated Survey Area No. 1, Surrey, B.C.
Datum: NAD83 (CSRS)

This plan shows horizontal ground-level distances except where otherwise noted.
To compute grid distances, multiply ground-level distances by combined factor 0.99960695.

- indicates iron post found
- indicates iron post placed
- WL indicates witness
- S.L. indicates strata lot
- CP indicates common property
- _CP indicates limited common property
- ① indicates mechanical room being common property
- ② indicates electrical room / electrical closet being common property
- ③ indicates elevator being common property
- ④ indicates bicycle storage / storage lockers being common property
- ⑤ indicates amenity area being a common facility
- ⑥ indicates balcony being limited common property of indicated strata lot

17769 - 57 Avenue
Surrey, B.C.



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 June, 2009. The plan was completed and checked, and the checklist filed under #97756, on the 22nd day of June, 2009.

B.C.L.S. 803

STRATA PLAN BCS 3511

OWNERS:

COSMOPOLITAN HOLDINGS LTD
(INC. NO. 585749) By its Authorized Signatory

CALIFORNIA HOMES LTD.
(INC. NO. 656699) By its Authorized Signatory

MORTGAGEE:

ROYAL BANK OF CANADA

Authorized signatory GUARDON SINGH LEHL
for Cosmopolitan Holdings Ltd

Authorized signatory HARPAL SINGH SOOCH
for California Homes Ltd

Witness as to both

SEAN R. HOGAN

Witness as to both (printed)

LAWYER

Occupation of Witness

#200-8120-128th STREET

Address of witness

SURREY BC V3W 1R1
AS TO BOTH SIGNATURES

Authorized signatory RUNALO GEPHS

Authorized signatory

VICKI MARTIN

Witness

S. Schmitt

Witness (printed)

banker

Occupation of Witness

5455 152 ST

Address of witness

SURREY BC.

I, Gene Paul Nikula, a British Columbia land surveyor, certify that the building included in this strata plan has not, as of April 21st, 2005, been previously occupied.

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

I, Gene Paul Nikula, a British Columbia land surveyor, certify that the building shown on this strata plan is within the external boundaries of the land that is the subject of the strata plan.

Date: June 22, 2009
(month, day year)

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

The City of Surrey as holder of covenants BB443302 and B9301551 hereby consents to the filing of this strata plan.

Diane Wettis
Mayor Diane Wettis

Jane Sawik
Jane Sawik (City Clerk)

DHALIWAL & ASSOCIATES
LAND SURVEYING INC.
121-1340 80th Avenue
Surrey, B.C.
V3W 3B2
(ph) 501-6188
(fx) 501-6189
FILE: 0406006-571 DWG

DATE: 06/22/09 J.P.N. B.C.L.S.

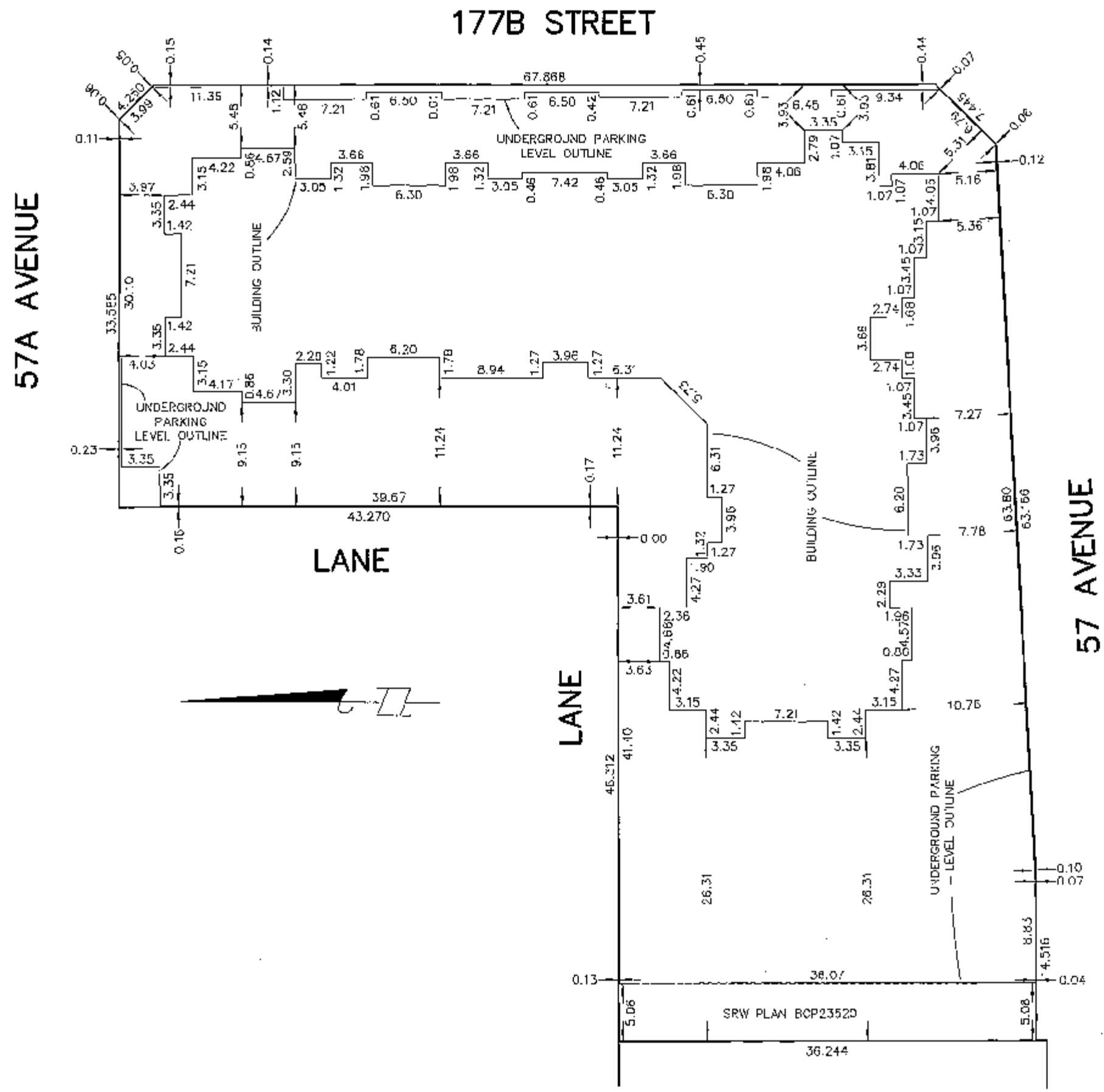
BUILDING OUTLINE AND LOCATION

STRATA PLAN BCS 3511

SCALE 1:400



(All distances are in metres)



DHALIWA & ASSOCIATES
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 FILE: 0406008-ST1.DWG

DATE 06/22/09 *[Signature]* B.C.L.S.

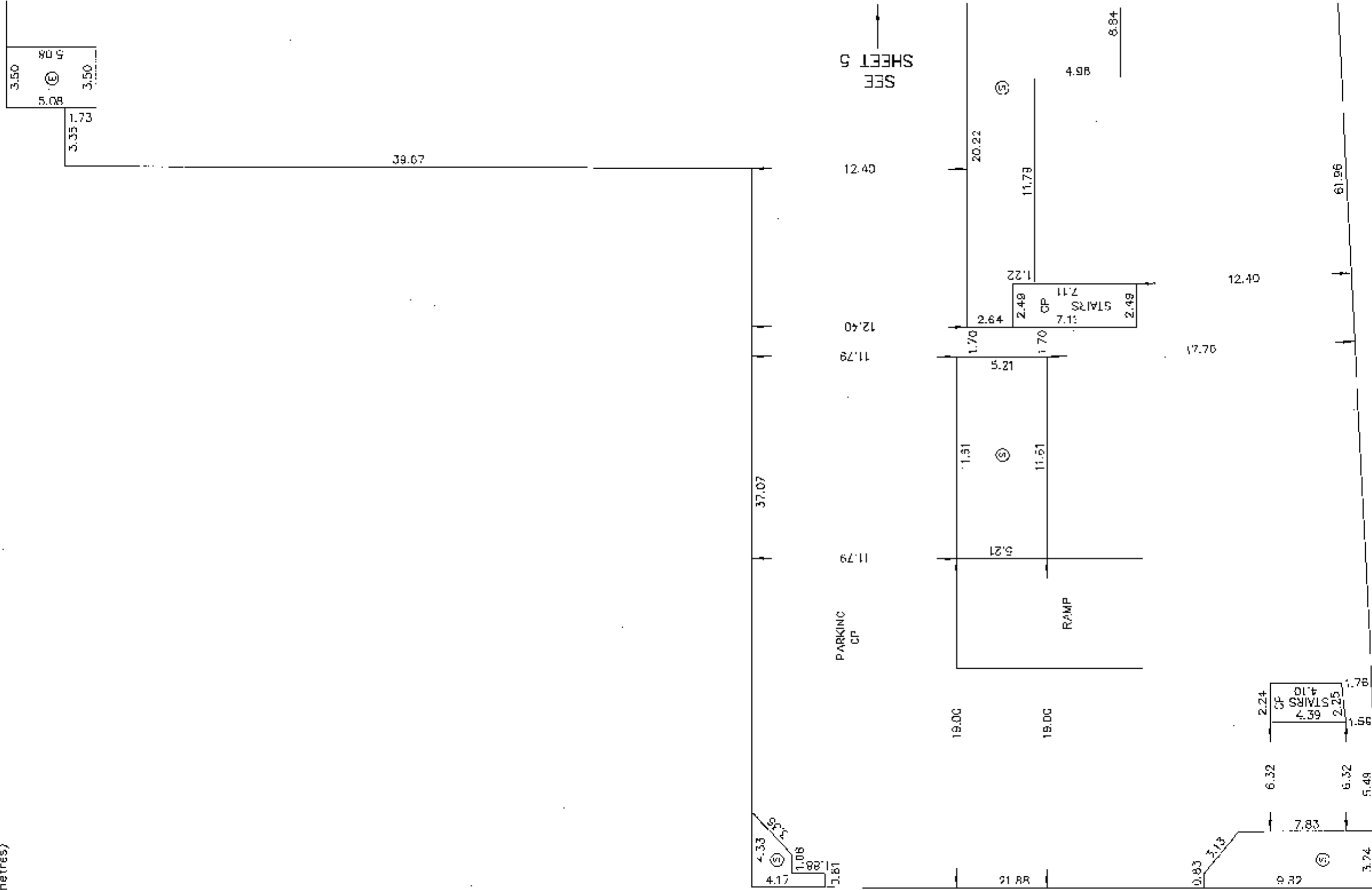
BUILDING
UNDERGROUND PARKING LEVEL

STRATA PLAN BCS 3511

SCALE 1:250



(All distances are in metres)



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FILE: 0406008-S71.DWG

DATE: 06/22/09 *[Signature]* B.C.L.S.

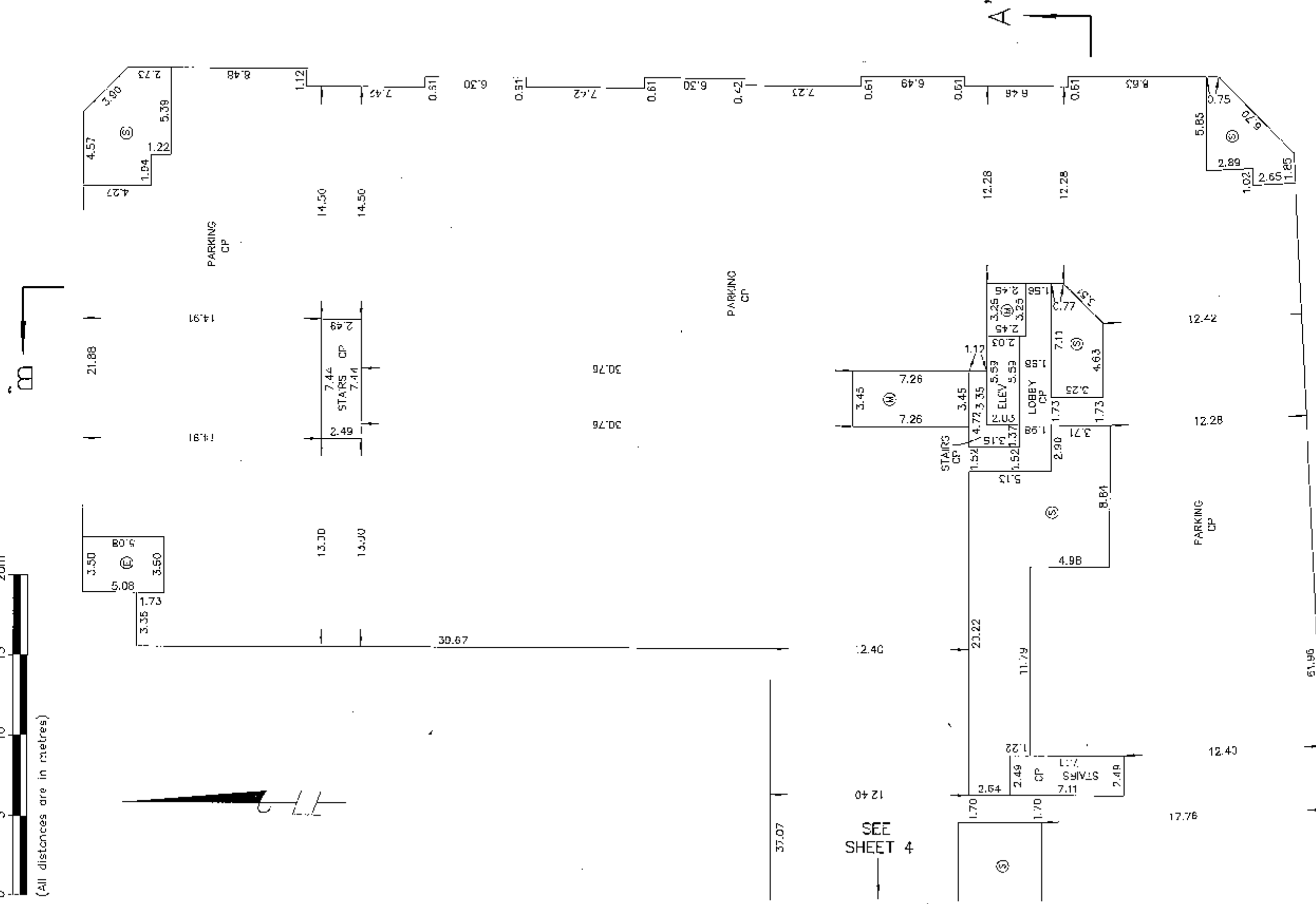
BUILDING **UNDERGROUND PARKING LEVEL**

SCALE 1:250



(All distances are in metres)

STRATA PLAN BCS 3511



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DATE: 06/22/09 *J.P.M.* B.C.I.S.

BUILDING

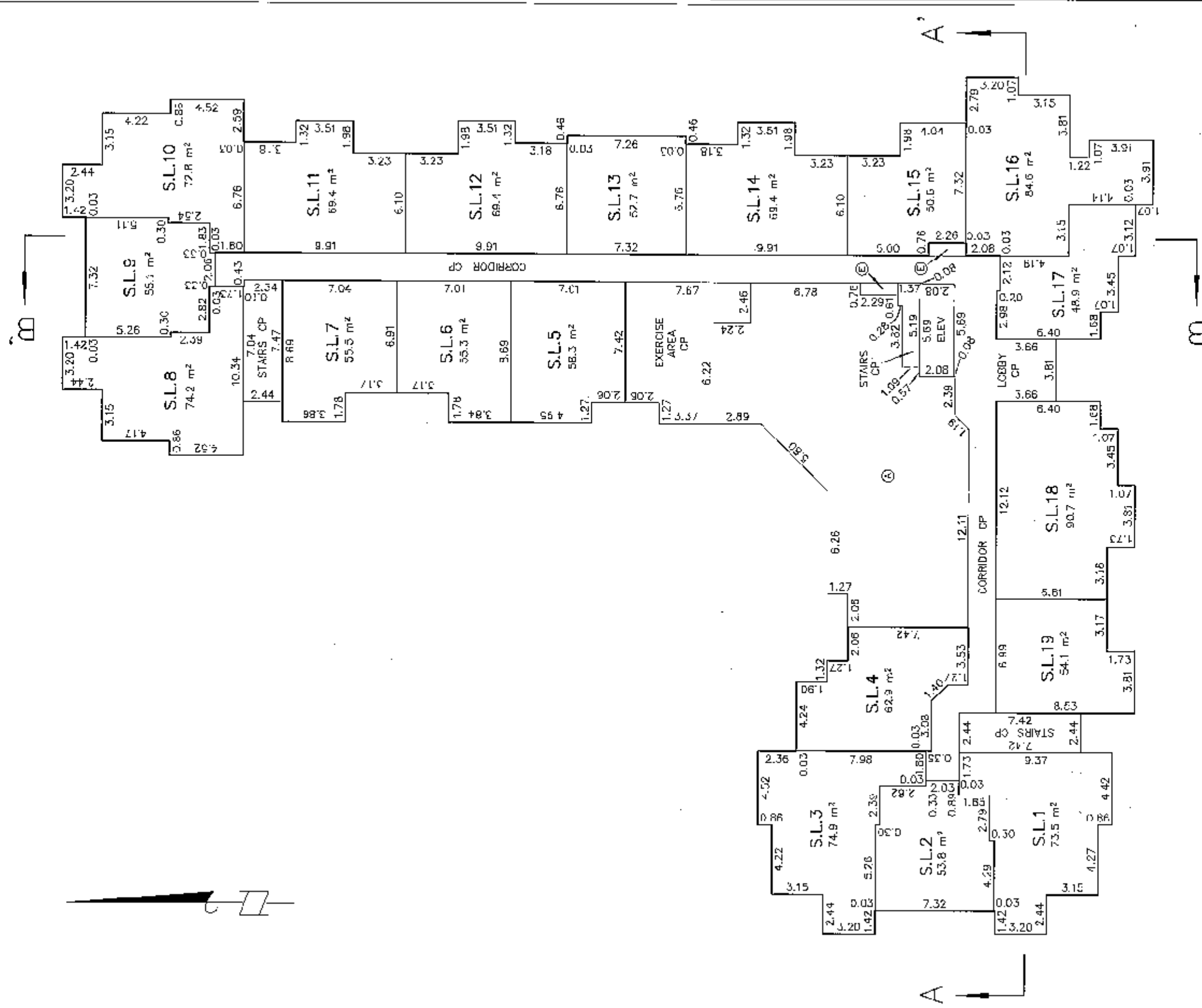
LEVEL 1

SCALE 1:250



(All distances are in metres)

STRATA PLAN BCS 3511



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FILE: 0406008-ST1.DWG

DATE: 06/22/09

[Signature]

B.C.L.S.

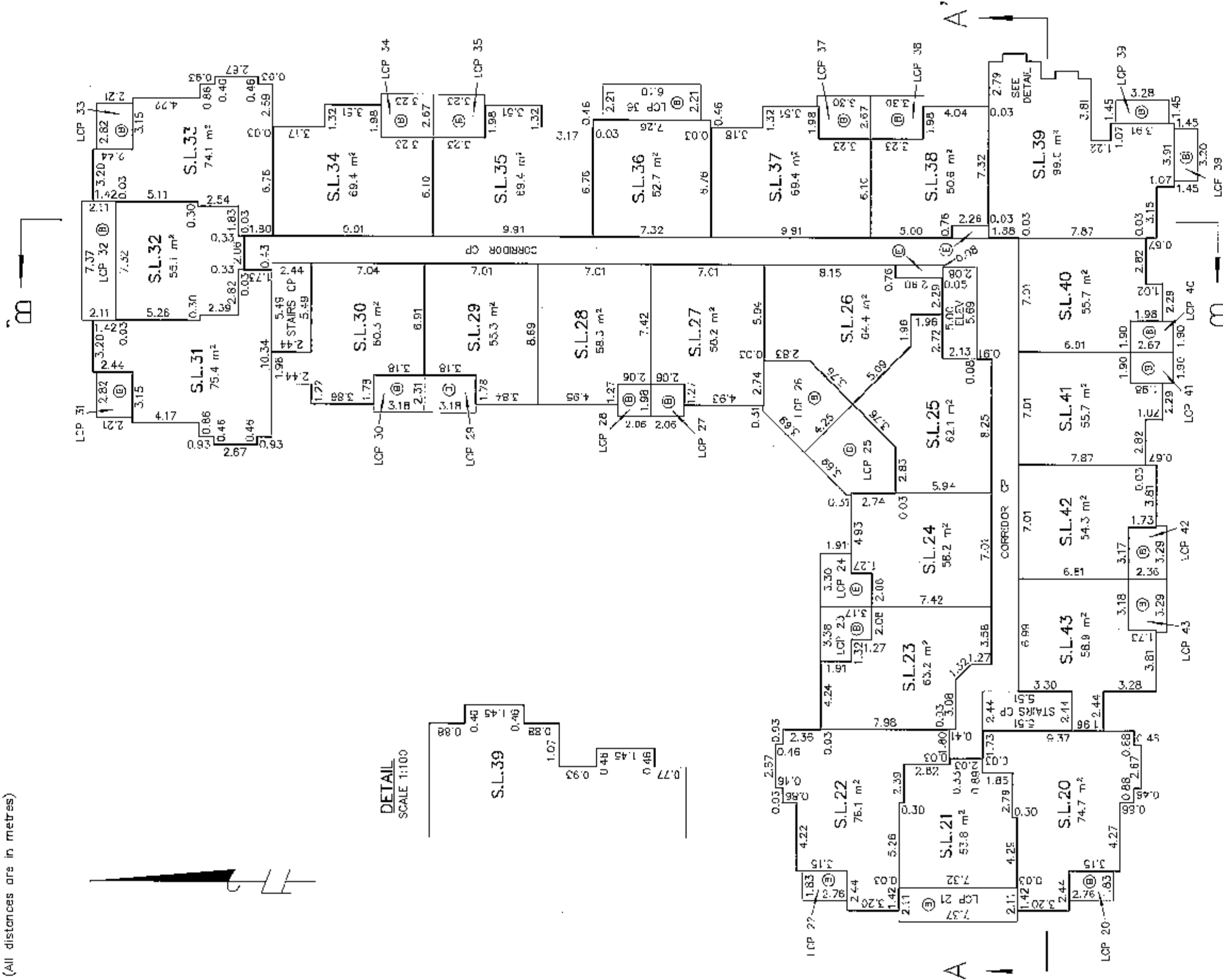
**BUILDING
LEVEL 2**

SCALE 1:250



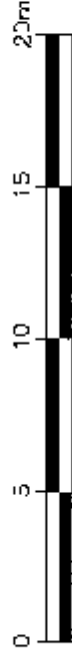
(All distances are in metres)

STRATA PLAN BCS 3511



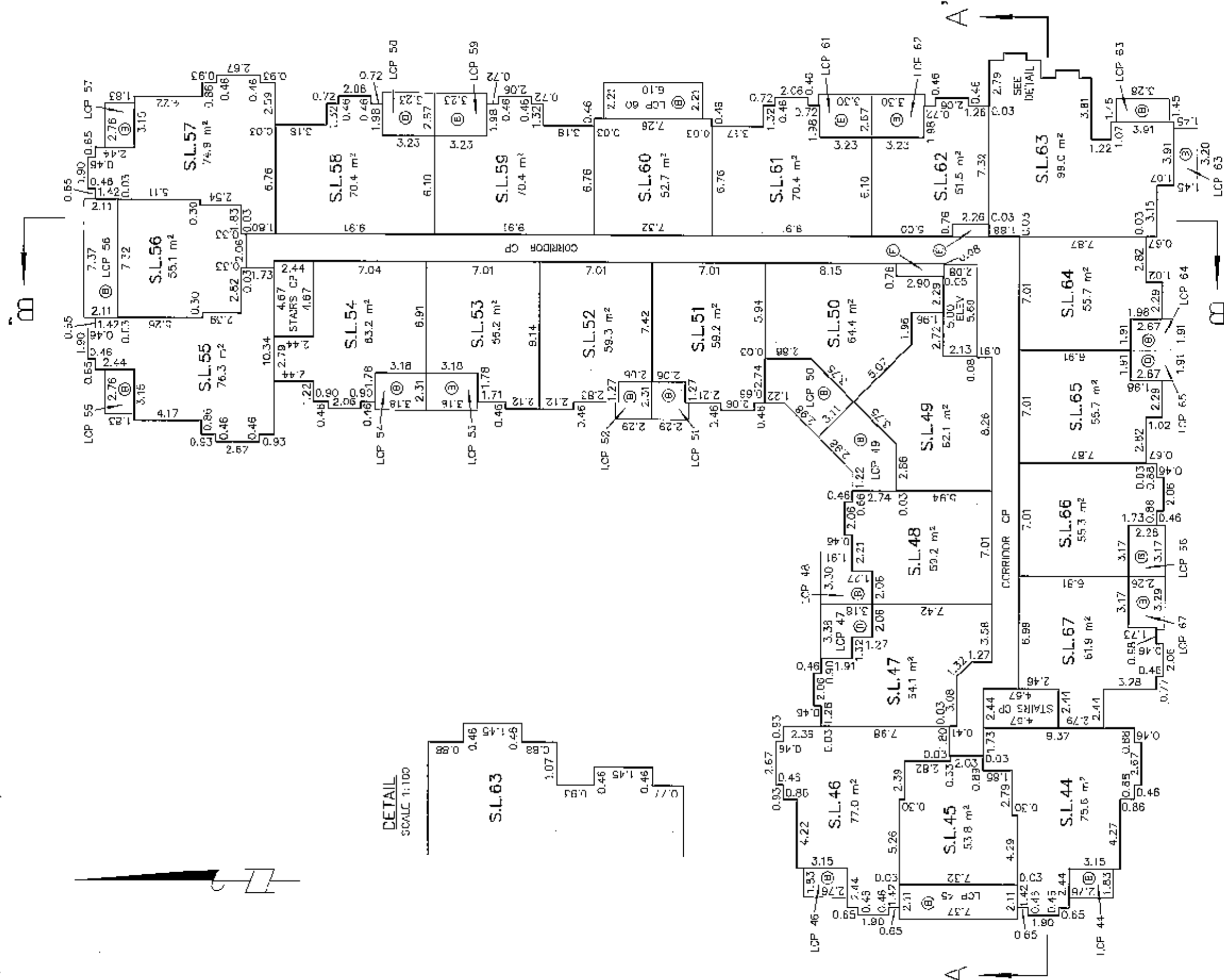
**BUILDING
LEVEL 3**

SCALE 1:250



(All distances are in metres)

STRATA PLAN BCS 3511



**D-HALWAL & ASSOCIATES
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DATE: 06/22/09 *g.p.m.* B.C.L.S.

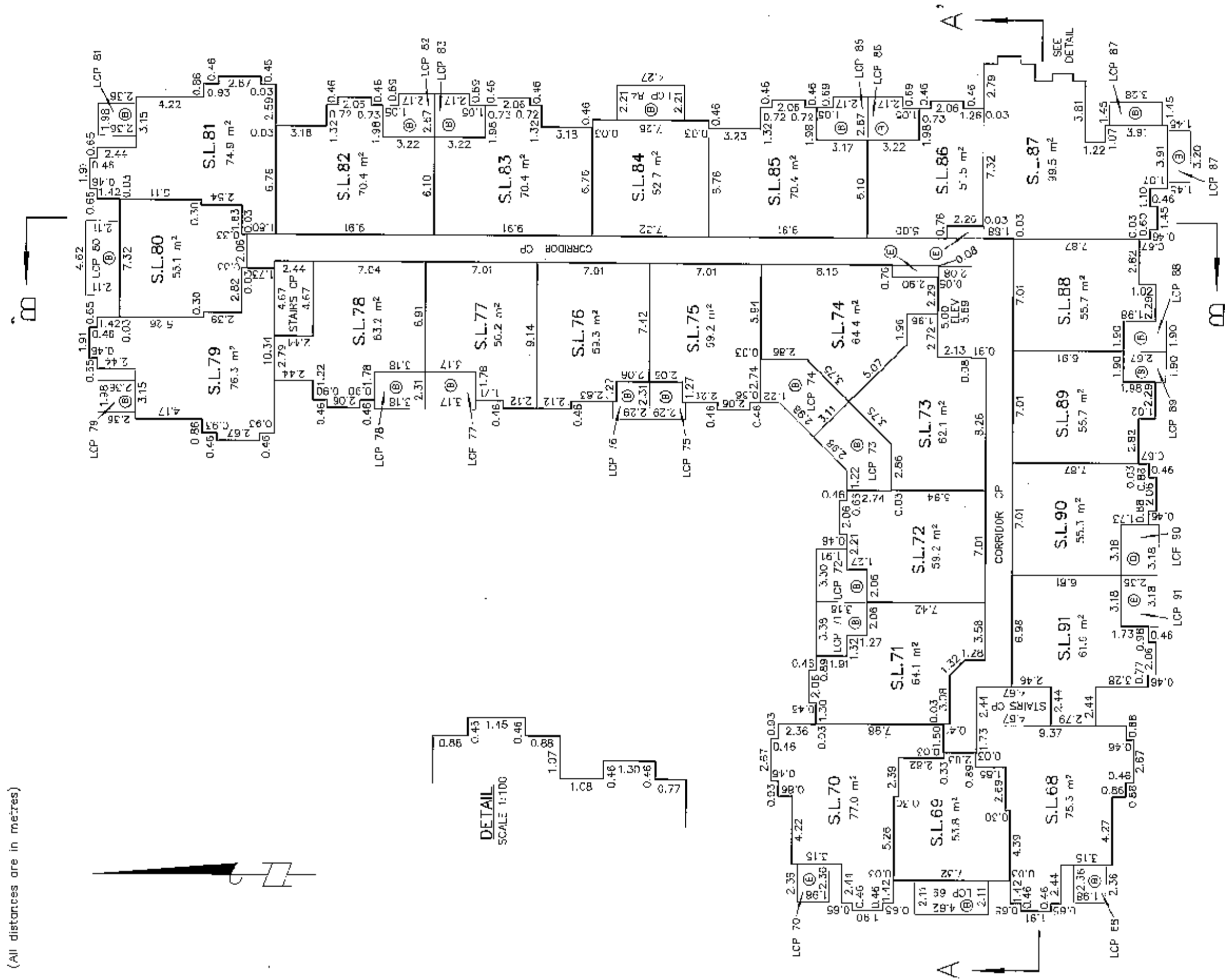
**BUILDING
LEVEL 4**

SCALE 1:250



(All distances are in metres)

STRATA PLAN BCS 3511

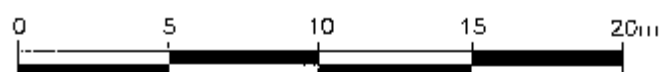


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DATE: 06/22/09 *J.P.M.* - B.C.L.S.

BUILDING SECTIONSSTRATA PLAN BCS **3511**

SCALE 1:250



(All distances are in metres)

SECTION A-A'

		S.L.68	STAIRS CP	S.L.91	S.L.90	S.L.89	S.L.88	S.L.87	
		S.L.44	STAIRS CP	S.L.67	S.L.66	S.L.65	S.L.64	S.L.63	
		S.L.20	STAIRS CP	S.L.43	S.L.42	S.L.41	S.L.40	S.L.39	
		S.L.1	STAIRS CP	S.L.19	S.L.18	LOBBY CP	S.L.17	S.L.16	
PARKING CP	RAMP	PARKING CP	STAIRS CP	PARKING CP	Ⓢ	LOBBY CP	Ⓢ	PARKING CP	

SECTION B-B'

S.L.87	S.L.86	S.L.85	S.L.84	S.L.83	S.L.82	S.L.81	S.L.80	
S.L.63	S.L.62	S.L.61	S.L.60	S.L.59	S.L.58	S.L.57	S.L.56	LCP 56 Ⓢ
S.L.39	S.L.38	S.L.37	S.L.36	S.L.35	S.L.34	S.L.33	S.L.32	LCP 32 Ⓢ
S.L.17	S.L.16	S.L.15	S.L.14	S.L.13	S.L.12	S.L.11	S.L.10	S.L.9
PARKING CP	Ⓢ	LOBBY CP	Ⓢ	PARKING CP				

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DATE: 06/22/09 *J.P.M.* B.C.L.S.