

STRATA PLAN OF PART OF PARCEL 1
SECTION 17 TOWNSHIP 8
NEW WESTMINSTER DISTRICT
PLAN LMP44359

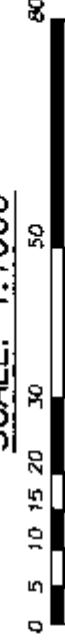
STRATA PLAN LMS 4258

CITY OF SURREY

18181 - 68th AVENUE
SURREY, B.C.

Deposited registered in the Land Title Office
at New Westminster, B.C. this 8th day
of SEPTEMBER, 2000.

SCALE: 1:1000



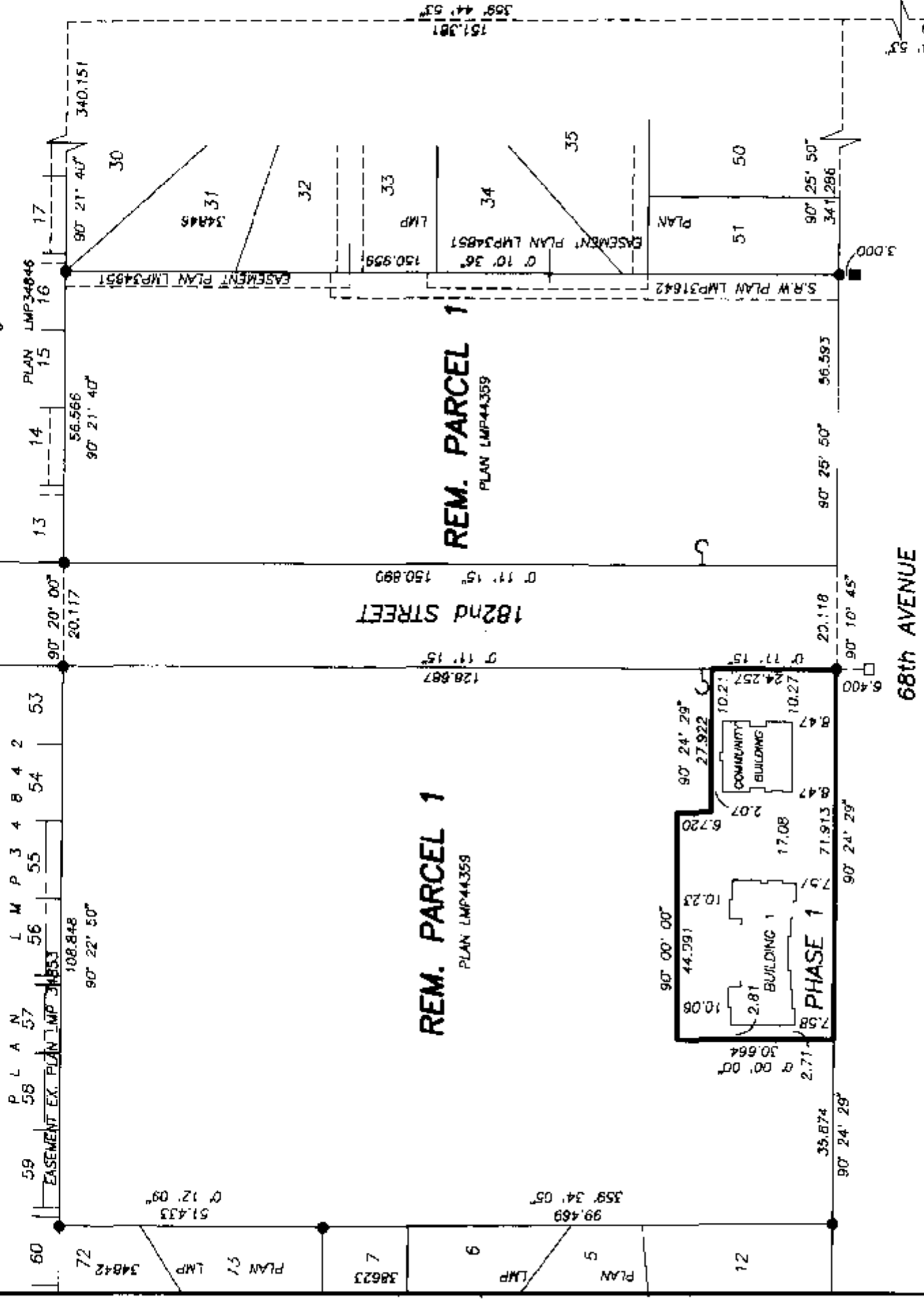
ALL DISTANCES ARE IN METRES AND DECIMALS
THEREOF UNLESS OTHERWISE INDICATED

(FORM P-BP215753) BP215754-
BP215757

Deputy J. Small/pam
Registrar



PHASE 1



- LEGEND:**
- L.C.P. denotes limited common property
 - C.F. denotes common facility
 - P.T.S.L. denotes part strata lot
 - S.L. denotes strata lot

- Control Monument Found
- Standard Iron Post Found
- Lead Plug Found
- Lead Plug Placed

Grid bearings are derived from observations between control monuments 5013 and 5934.
Integrated Survey Area No. 1, (SURREY), NAD83 (CSRS)
This plan shows ground level measured distances.
Prior to computation of U.T.M. co ordinates, multiply by combined factor of 0.99995976.

J. C. Tam and Associates
Caricada and B.C. Land Surveyor
115 8833 Odlin Crescent
Richmond, B.C. V6X 3T7
Telephone: 214-8928
Fax: 214-8929
E-mail: jclarn@telus.net
Job No. 1421
Drawn By: JT

I, Johnson C. Tam, a British Columbia
Land Surveyor, certify that the buildings
included in this strata plan have not, as of
August 17th, 2000, been previously occupied.

Johnson C. Tam
B.C.L.S.

I, Johnson C. Tam, a British Columbia
Land Surveyor, certify that the building
shown on this strata plan are within the
external boundaries of the land that is
the subject of the strata plan.
Date: August 17th, 2000.

Johnson C. Tam
B.C.L.S.

This plan lies within the Greater Vancouver Regional District.

BUILDING DIMENSIONS

STRATA PLAN LMS

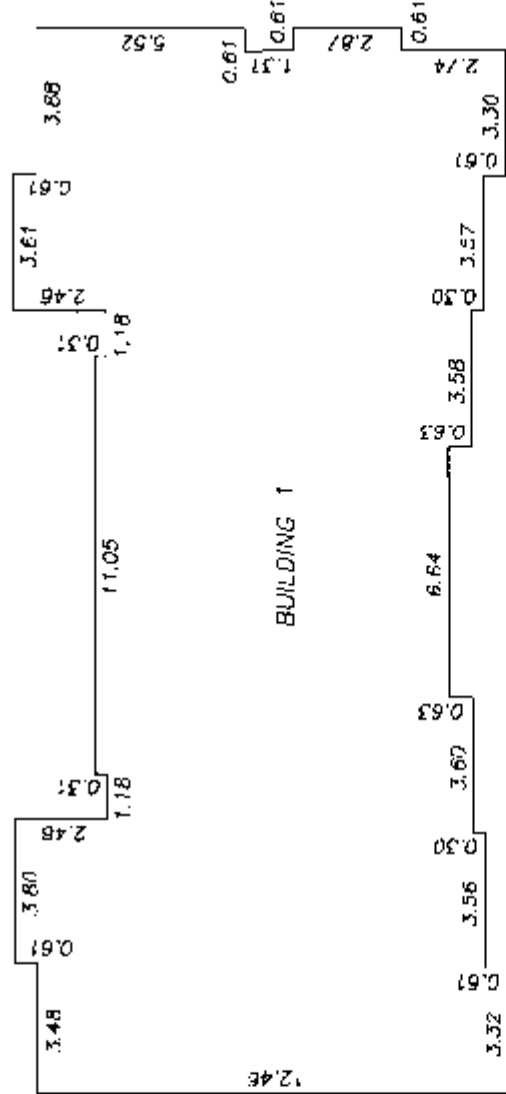
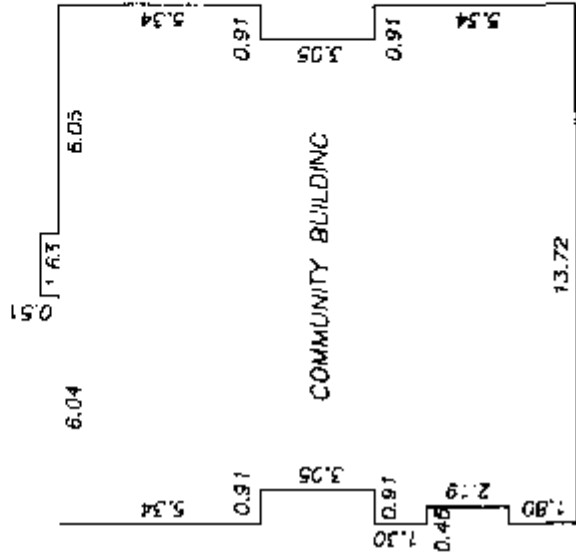
4258

PHASE 1

SCALE: 1:200



ALL DISTANCES ARE IN METRES AND DECIMALS
THIRDF OF UNLESS OTHERWISE INDICATED



Sharon Jones
B.C.L.S.

AUGUST 17th, 2000.

STRATA PLAN LMS

4258

PHASE 1

REGISTERED OWNER:
 HKD GROUP 18268 JV INC., INC. NO. 567274
 "IN TRUST, SEE DN254157"

Carole Wong
 AUTHORIZED SIGNATORY KAU CHAN YONG

Carole Wong
 AUTHORIZED SIGNATORY Carole Wong

Address of SAME AS BELOW
 Witness:

Occupation of SAME AS BELOW
 Witness:

MORTGAGEE: HSBC BANK CANADA
~~HONGKONG BANK OF CANADA~~
 HSBC BANK CANADA
 WAYFOONG HOUSE
 608 Main Street
 Vancouver, B.C. V6A 2V3
 10320
 10320

Joanna Kong
 AUTHORIZED SIGNATORY

Carole Wong
 AUTHORIZED SIGNATORY
 Witness as to both signatures

Address of 608 MAIN ST
 Witness: VANCOUVER, B.C. V6A 2V3
 Occupation of SA. SECRETARY
 Witness:

Approved as Phase 1 of a 7 phase strata plan
 under section 224 of the Strata Property Act.

Date: 5th day of September, 2000

Carole Wong
 Signature of Approving Officer
 City of Surrey

I certify that the Community Building which
 according to the Phased Strata Plan Declaration
 in Form P filed for this strata plan 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: 5th day of September, 2000

Carole Wong
 Signature of Approving Officer
 City of Surrey

The City of Surrey, the registered owner of
 covenants: BL317866, BL317950, BL318035,
 BL318037, BM188466, BM188468 & BN330036
 hereby consent to the deposit of this plan.

DW'land
 Mayor Doug McCollum
Margaret Jones
 DEP. Clerk Margaret Jones

Carole Wong
 B.C.L.S.

AUGUST 17th, 2000.

BUILDING 1
STRATA LOTS 1 TO 4

STRATA PLAN LMS 4258
PHASE 1

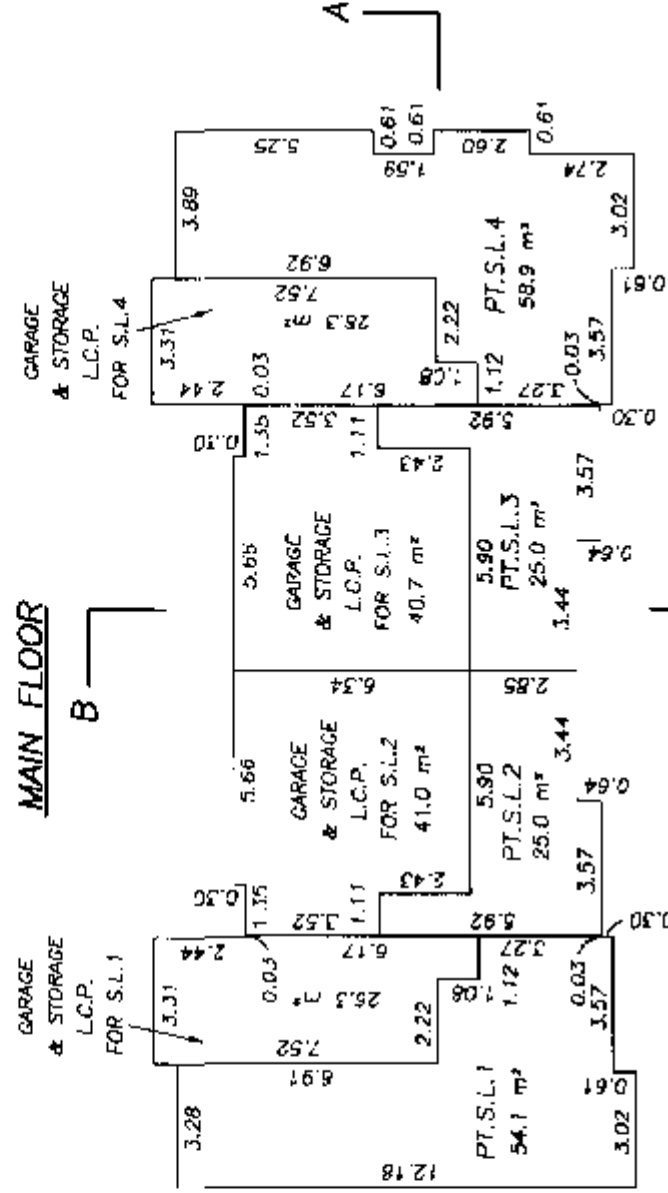
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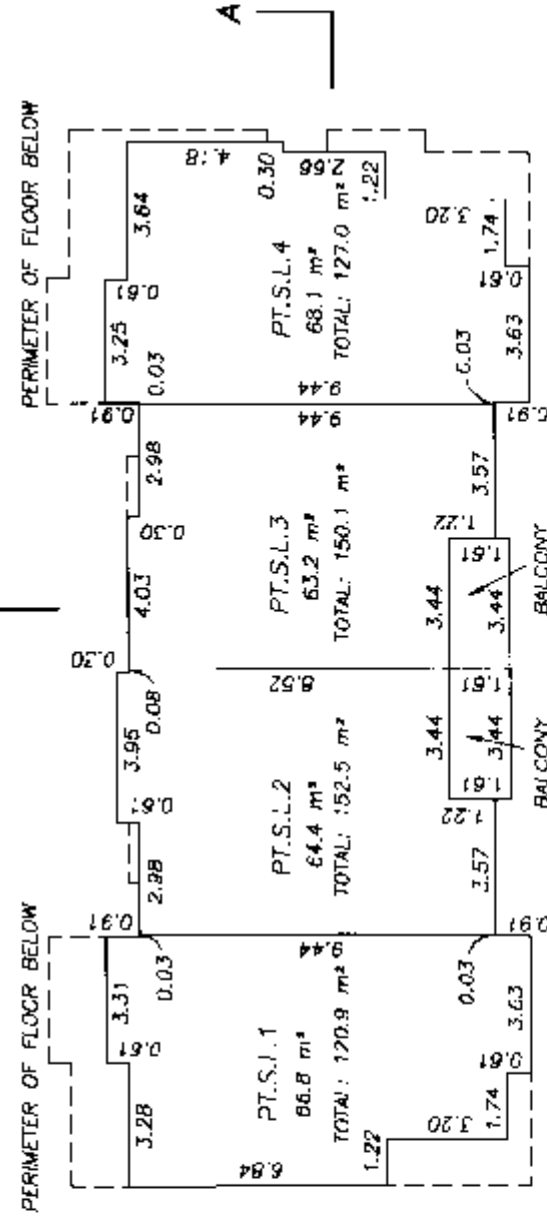
ALL DISTANCES ARE IN METRES AND DECIMALS
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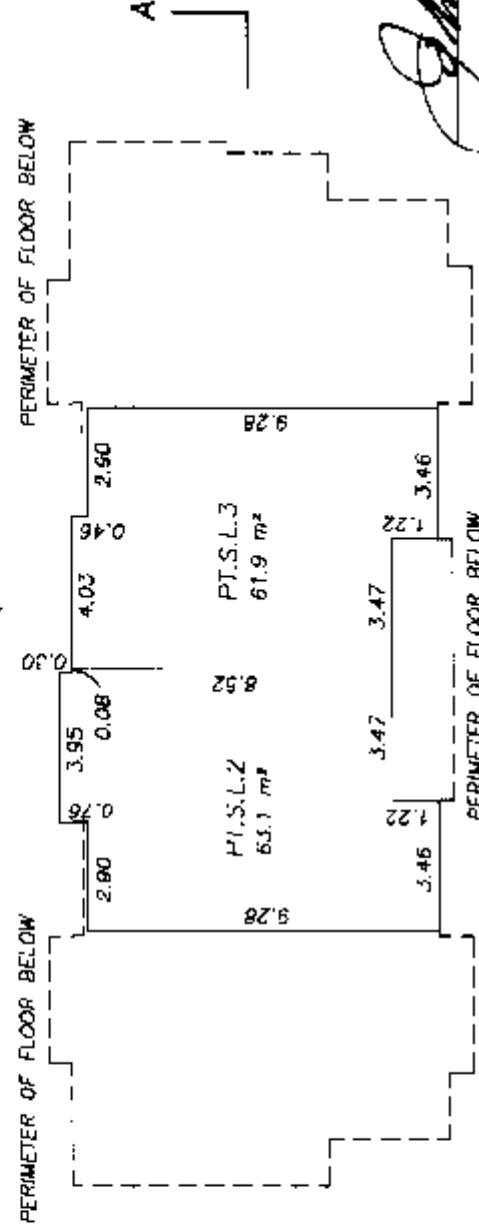
MAIN FLOOR



SECOND FLOOR



THIRD FLOOR



[Signature]
B.C.L.S.
AUGUST 17th, 2000.

COMMUNITY BUILDING
COMMON FACILITY

STRATA PLAN LMS

4258

PHASE 1

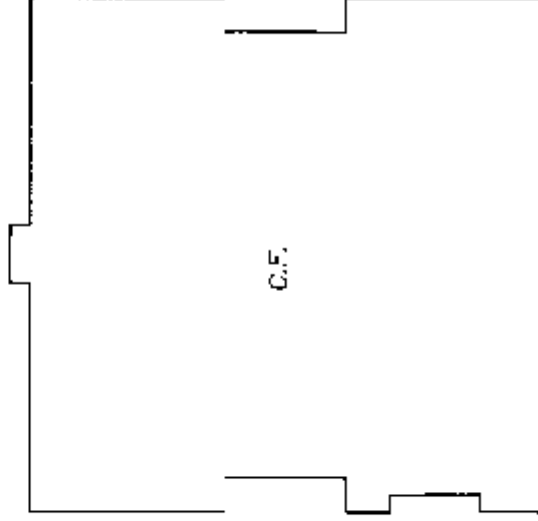
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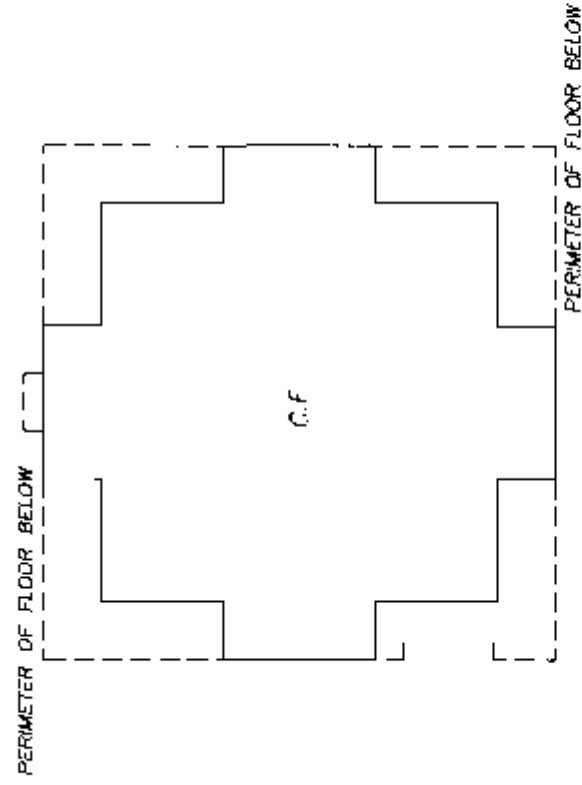
ALL DISTANCES ARE IN METRES AND DECIMALS
THEREOF UNLESS OTHERWISE INDICATED



GROUND FLOOR



SECOND FLOOR



[Signature]
B.C.L.S.

AUGUST 17th, 2000.

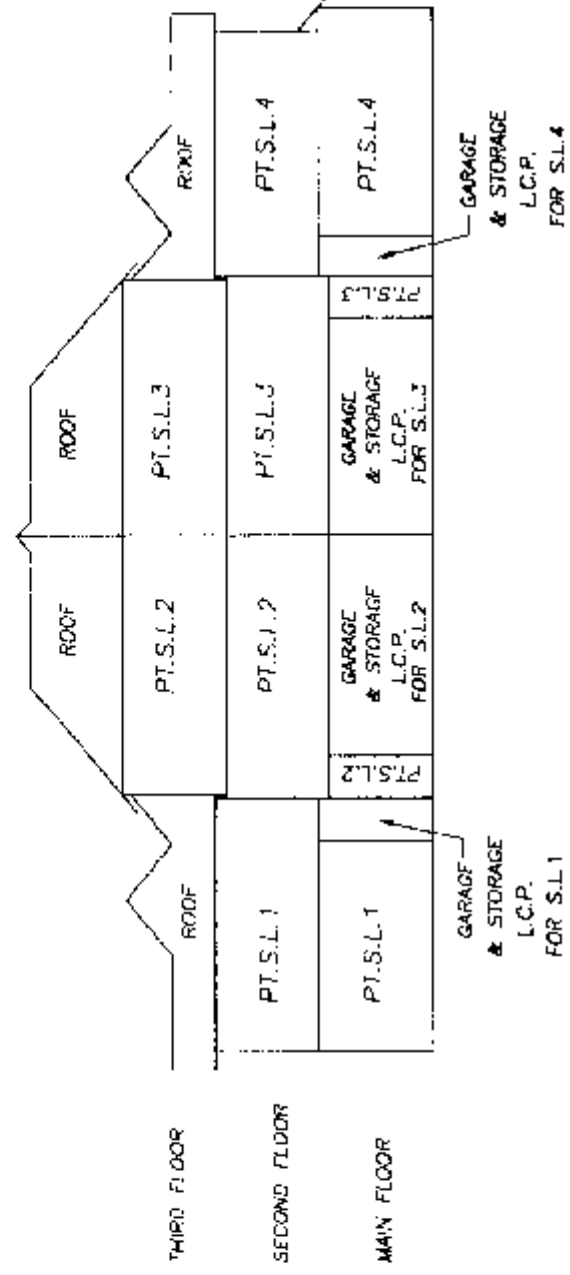
STRATA PLAN LMS

4258

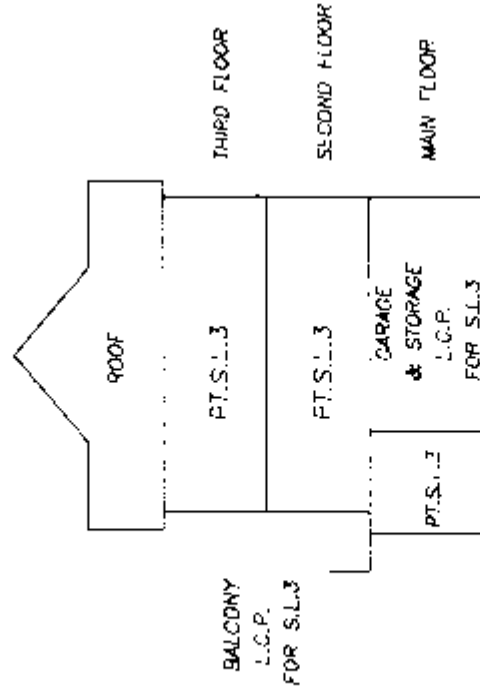
PHASE 1

BUILDING SECTIONS

SECTION A-A



SECTION B-B



Thomas M. M...
B.C.L.S.

AUGUST 17th, 2000.

**STRATA PLAN OF PART OF PARCEL 1 EXCEPT
FIRSTLY: PHASE ONE STRATA PLAN LMS4258
SECTION 17 TOWNSHIP 8
NEW WESTMINSTER DISTRICT
PLAN LMP44359**

CITY OF SURREY

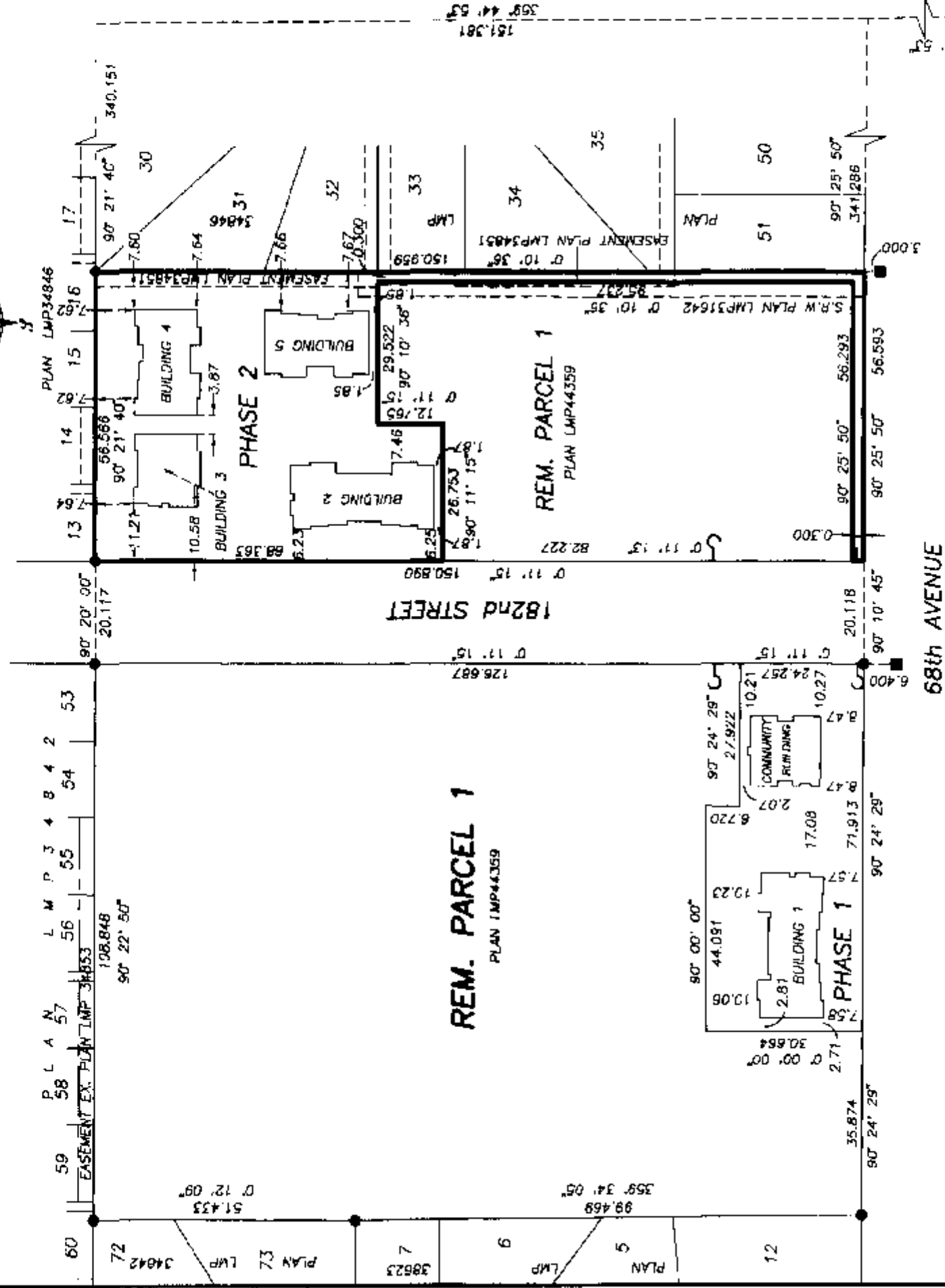
18181 - 68th AVENUE
SURREY, B.C.

SCALE: 1:1000

ALL DISTANCES ARE IN METRES AND DECIMALS
THEREOF UNLESS OTHERWISE INDICATED

Deputy Registrar

BP290383-BP290394

PHASE 2**LEGEND:**

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- C.F. denotes common facility
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- S.L. denotes strata lot

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- Lead Plug Found
- Lead Plug Placed

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Integrated Survey Area No. 1, (SURREY), NAD83 (CSRS)

This plan shows ground level measured distances.
Prior to computation of U.T.M. co ordinates,
multiply by combined factor of 0.9995976

J. C. Tam and Associates
Canada and B.C. Land Surveyor
115 - 8833 Odlin Crescent
Richmond, B.C. V6X 3T7
Telephone: 214 8928
Fax: 214-8929
E-mail: jctam@telus.net

I, Johnson C. Tam, a British Columbia
Land Surveyor, certify that the buildings
included in this strata plan have not, as of
November 22nd, 2000, been previously occupied.

B.C.L.S.

I, Johnson C. Tam, a British Columbia
Land Surveyor, certify that the building
shown on this strata plan are within the
external boundaries of the land that is
the subject of the strata plan.
Date: November 22nd, 2000.

B.C.L.S.

This plan lies within the Greater Vancouver Regional District.

Job No. 1421
Drawn By: JT

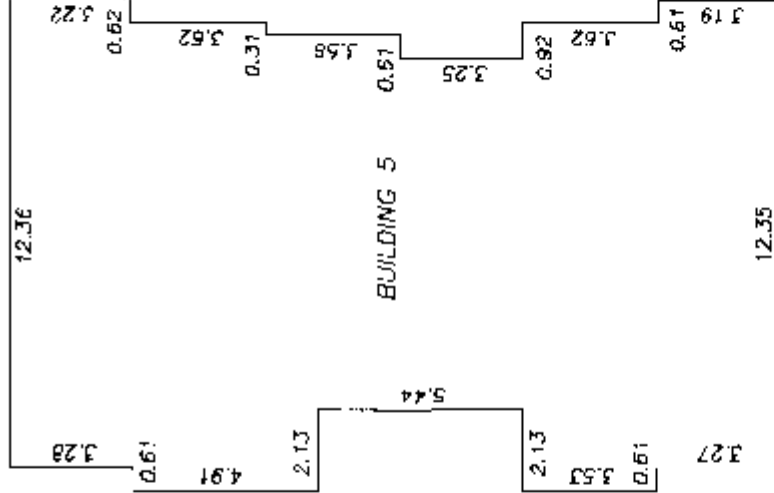
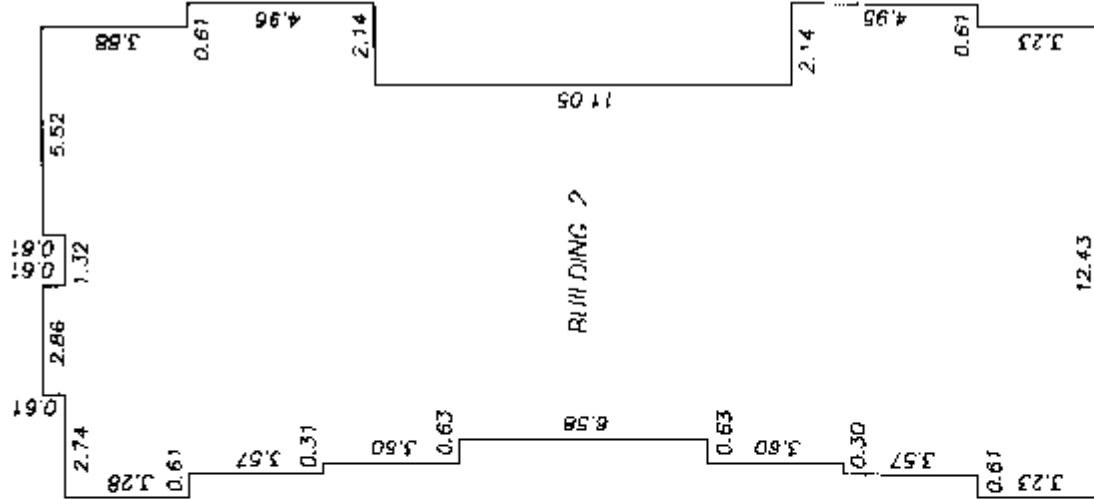
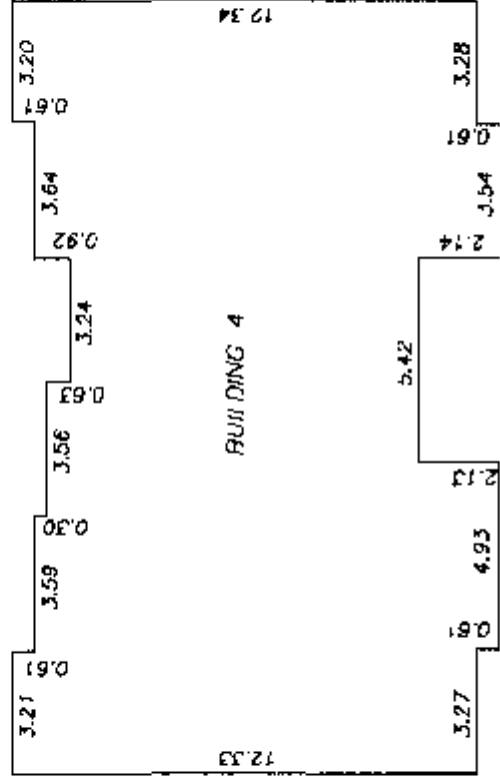
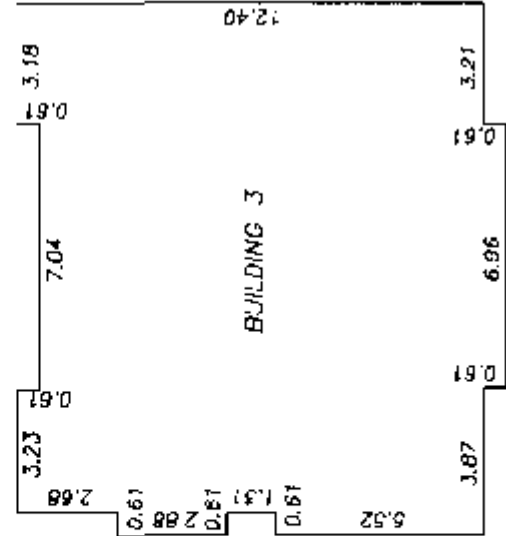
BUILDING DIMENSIONS

STRATA PLAN LMS4258
PHASE 2

SCALE: 1:200



ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE INDICATED



Edmund
B.C.L.S.

NOVEMBER 27th, 2000.

STRATA PLAN LMS4258

PHASE 2

REGISTERED OWNER:
 HKD GROUP 18268 JV INC., INC. NO. 567274
 "IN TRUST, SEE BN25415"

Kau Chun Yong
 AUTHORIZED SIGNATORY

Approved as Phase 2 of a 7 phase strata plan
 under section 224 of the Strata Property Act.

Date: November 23, 2000

Kingsey Young
 AUTHORIZED SIGNATORY

[Signature]
 Signatory of Approving Officer
 City of Surrey

WITNESS
Michael Young

Address of: 608 Main Street
 Witness: Vancouver, B.C. V6A 2V3

Occupation of
 Witness: Account Manager

The City of Surrey, the registered owner of
 covenants: BLJ1/856, BLJ1/950, BLJ18035,
 BLJ18037, BM188466, BM188458 & BN330036
 hereby consent to the deposit of this plan.

MORTGAGEE: HSC BANK CANADA formerly
HONGKONG BANK OF CANADA

Albert Wong
 AUTHORIZED SIGNATORY ALBERT WONG

DW Wilford

Mayer: Doug McCallum

[Signature]
 Acting Clerk: Margaret Jones

Chun-Seng Lim
 AUTHORIZED SIGNATORY

[Signature]
 Witness as to both signatures Michael Young

Address of 608 Main Street
 Witness: Vancouver B.C. V6A 2V3

Occupation of
 Witness: Account Manager

[Signature]
 B.C.L.S.

NOVEMBER 22nd, 2000.

SCALE: 1:200

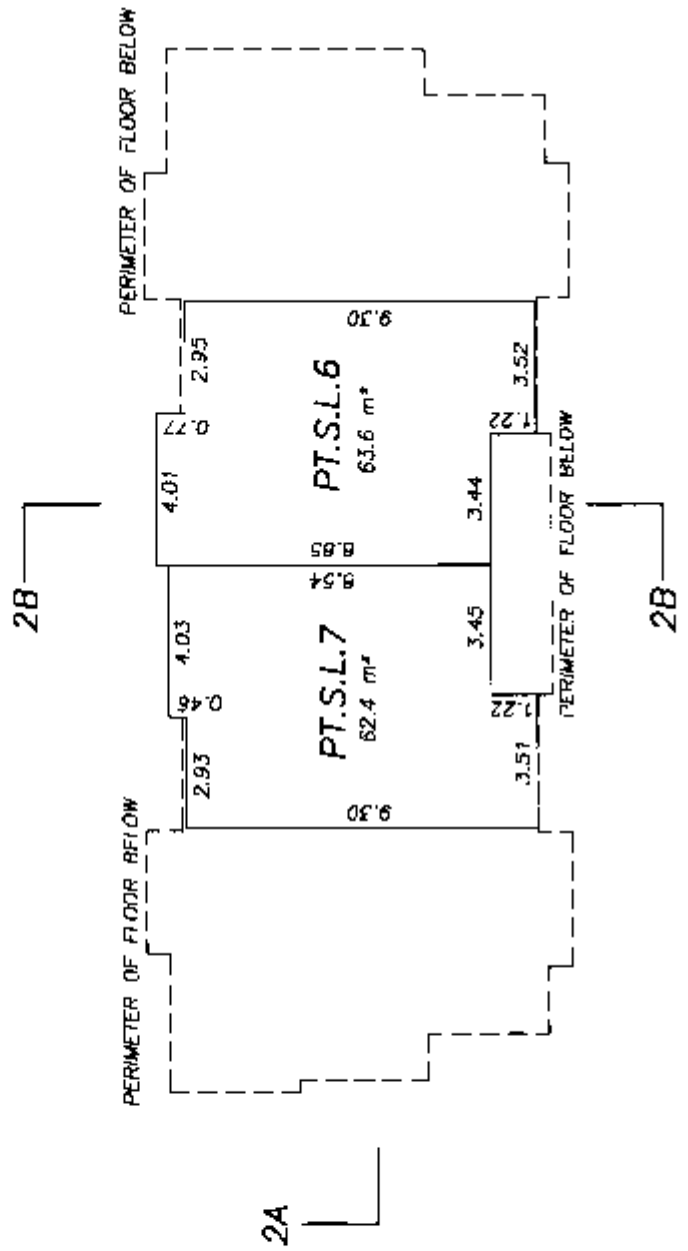
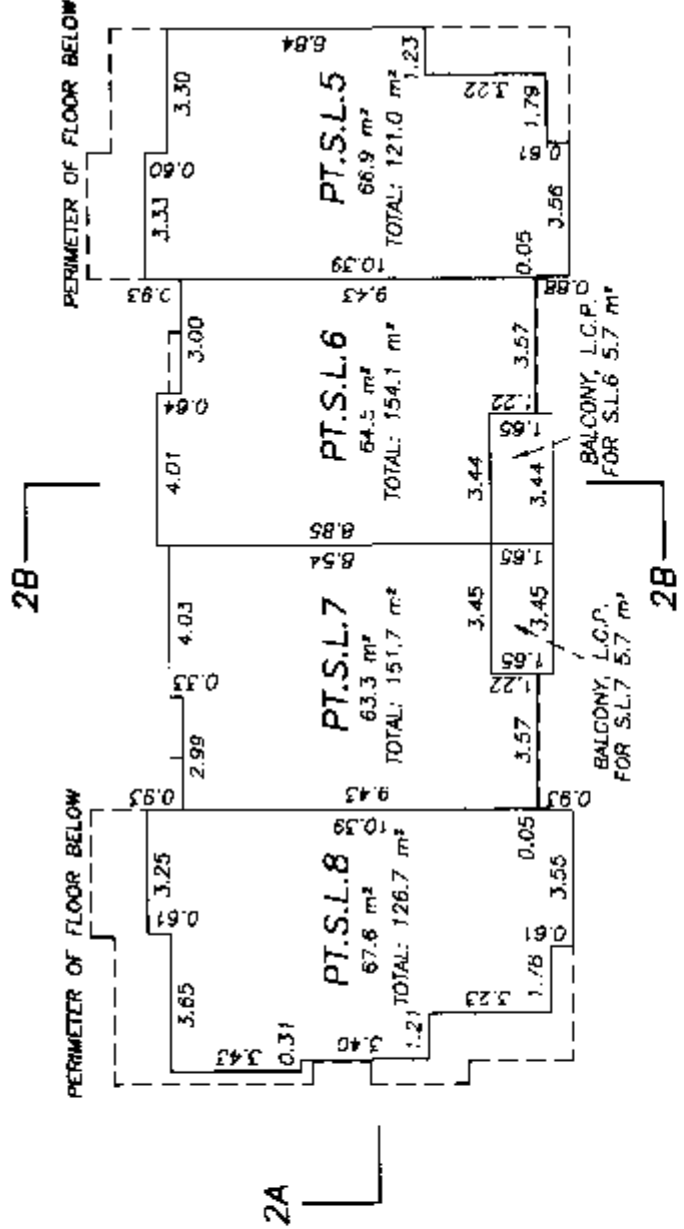
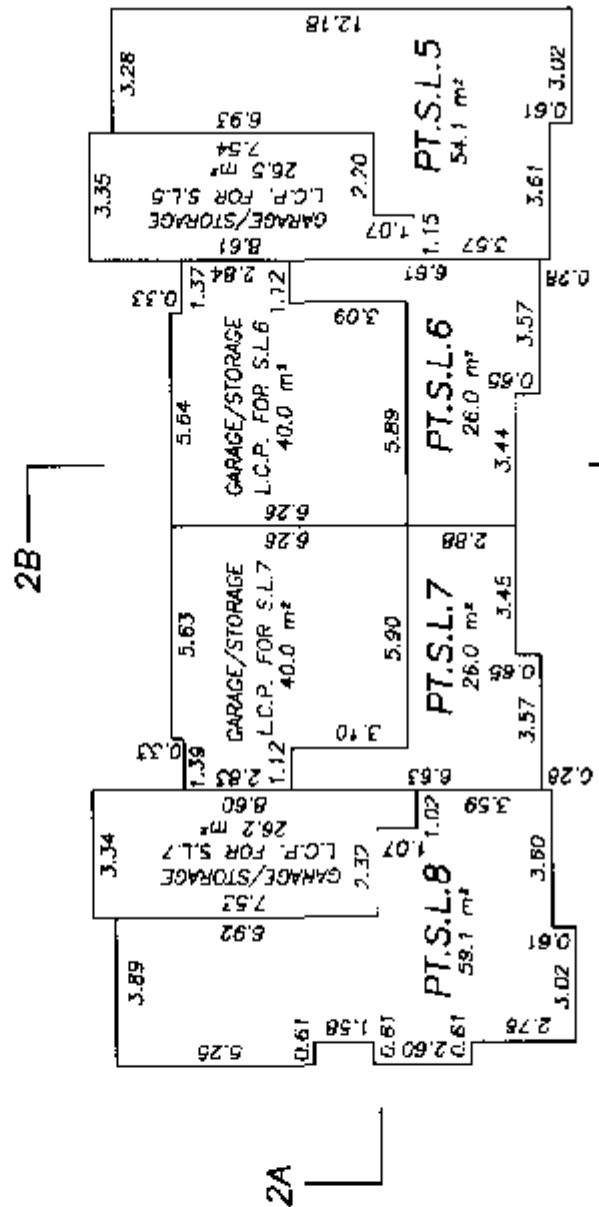


ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE INDICATED

STRATA PLAN LMS4258 PHASE 2

BUILDING 2

STRATA LOTS 5 TO 8



[Signature]
D.C.L.S.

SCALE: 1:200



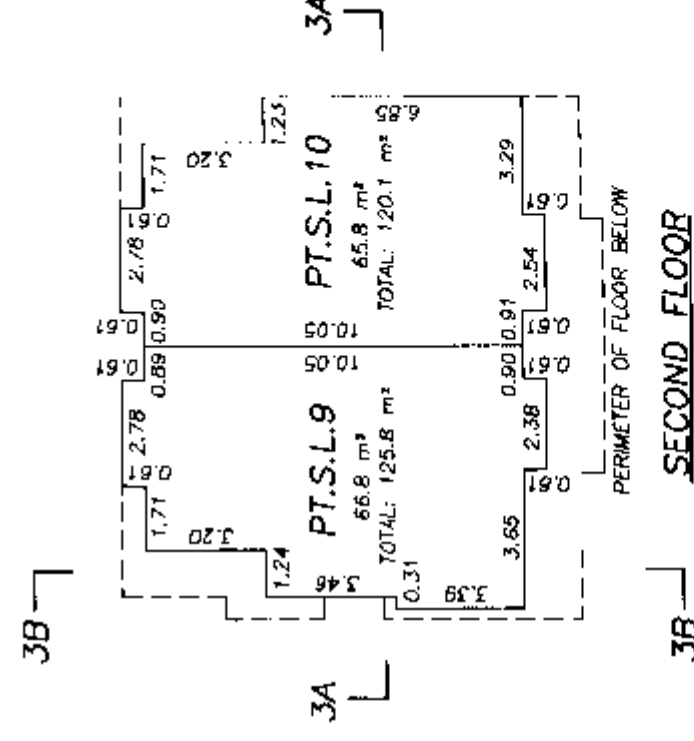
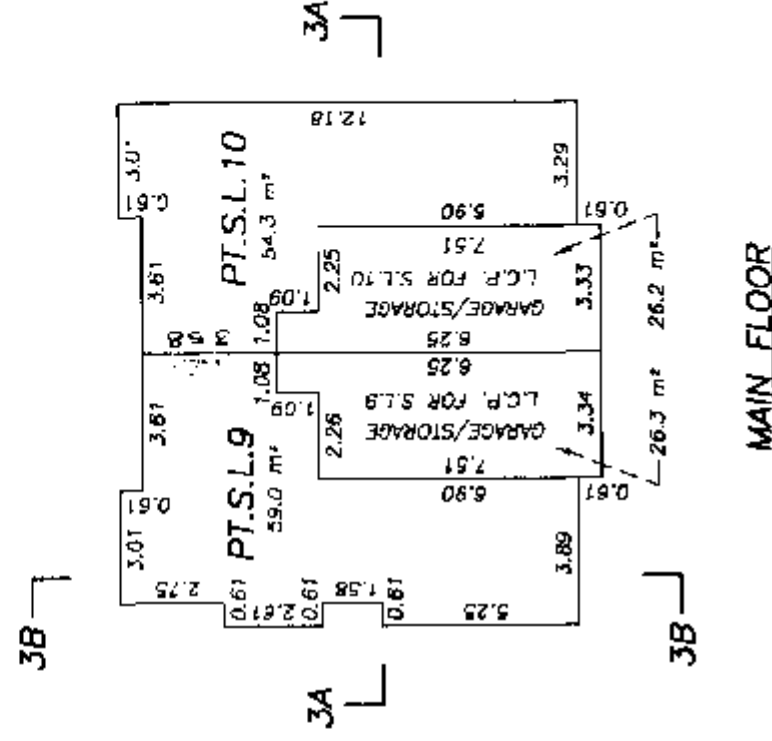
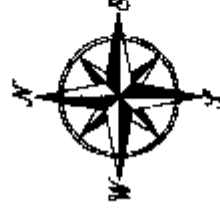
ALL DISTANCES ARE IN METRES AND DECIMALS
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STRATA PLAN LMS4258

PHASE 2

BUILDING 3

STRATA LOTS 9 AND 10



B.C.L.S.

NOVEMBER 22nd, 2000.

STRATA PLAN LMS4258

PHASE 2

BUILDING 4

STRATA LOTS 11 TO 13

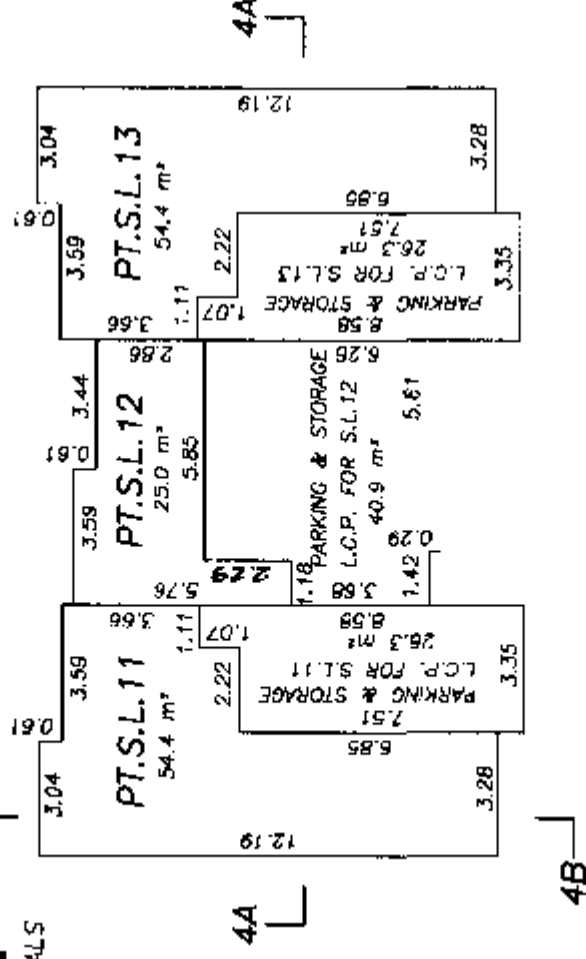
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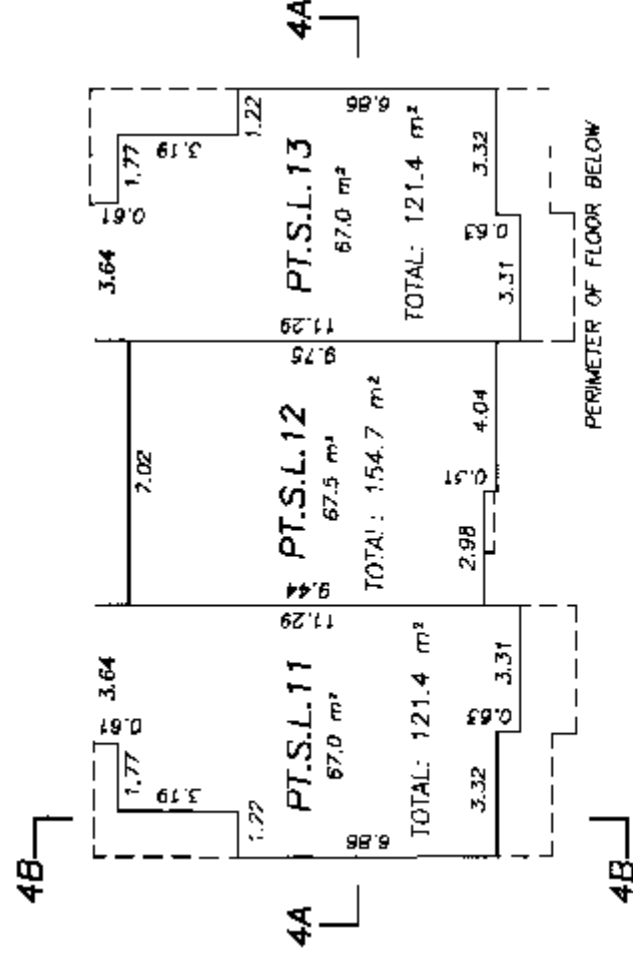
ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE INDICATED



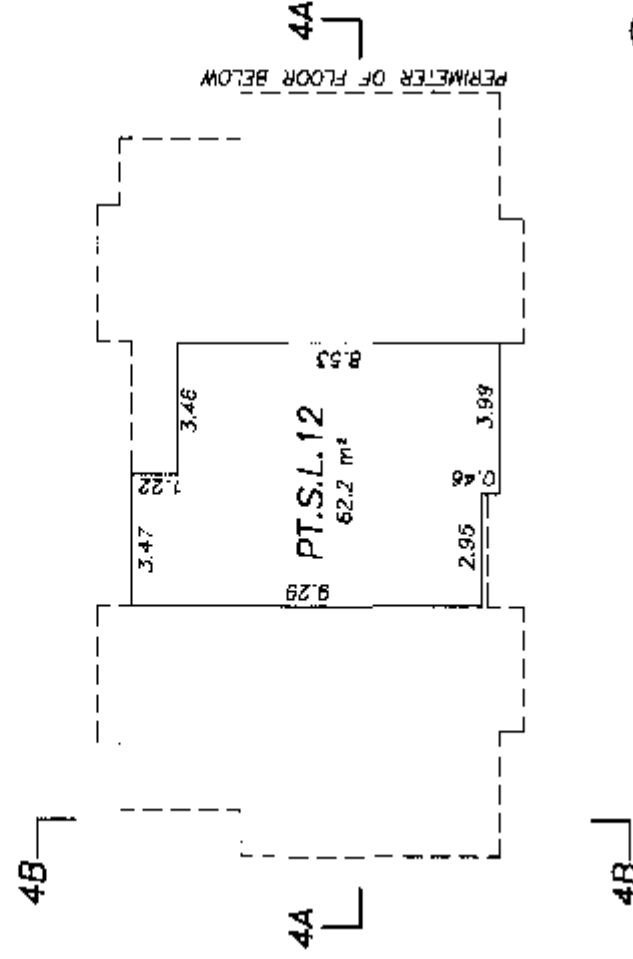
MAIN FLOOR



SECOND FLOOR



THIRD FLOOR



B.C.L.S.

NOVEMBER 22nd, 2000.

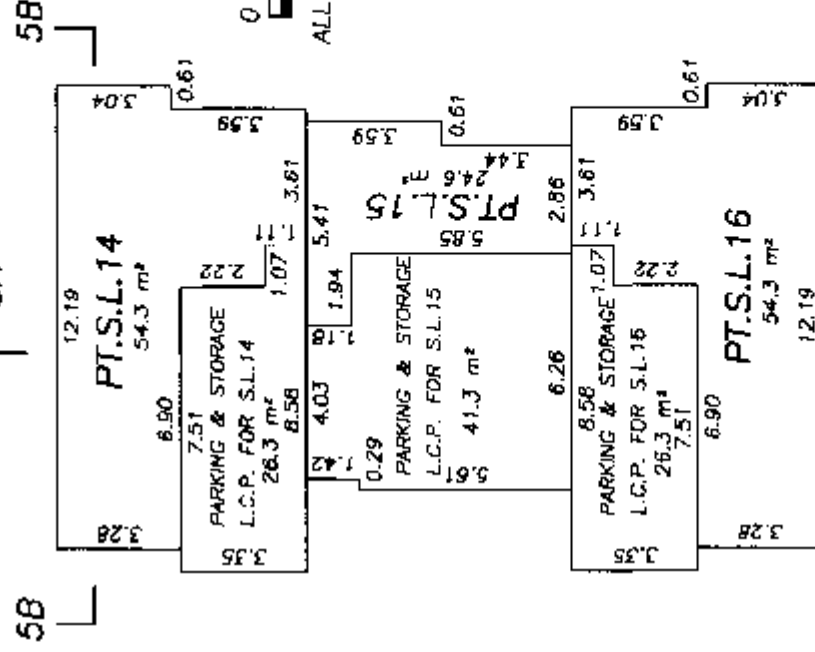
BUILDING 5

STRATA LOTS 14 TO 16

STRATA PLAN LMS4258

PHASE 2

MAIN FLOOR



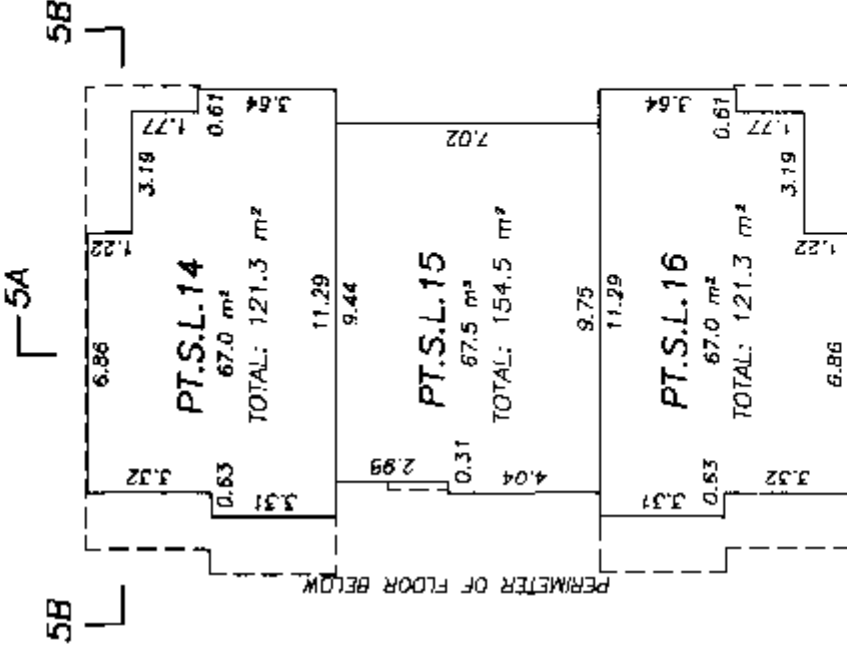
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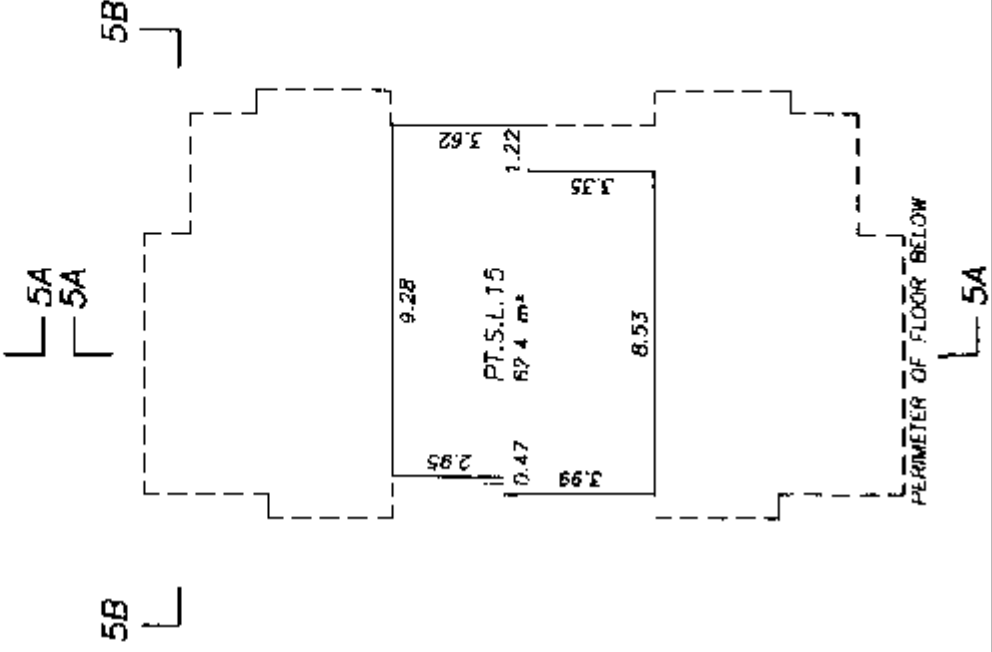
ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE INDICATED



SECOND FLOOR



THIRD FLOOR



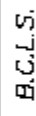
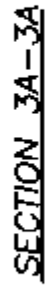
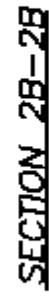
[Signature]

B.C.L.S.

NOVEMBER 22nd, 2000.

PHASE 2

SECTION 2A-2A

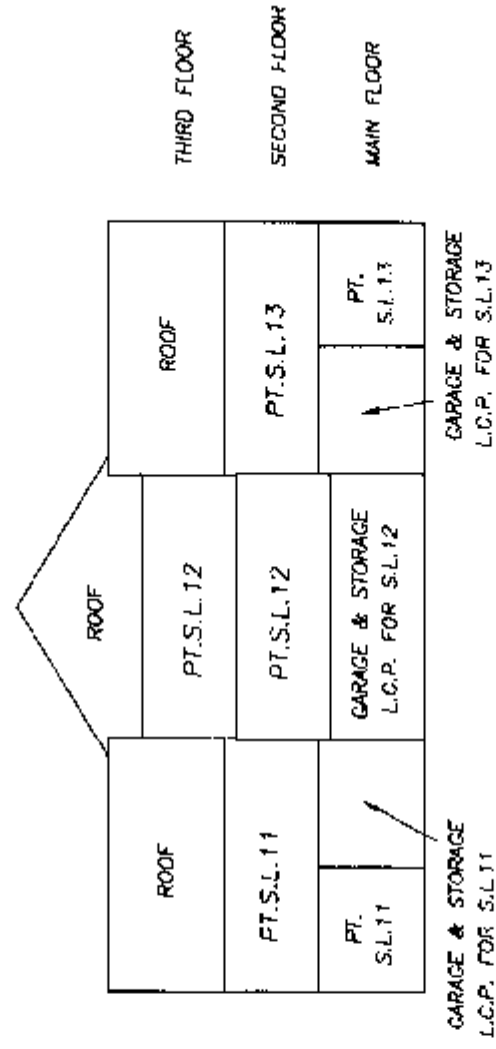


NOVEMBER 22nd, 2000.

STRATA PLAN LMS4258
PHASE 2

BUILDING SECTIONS

SECTION 4A-4A

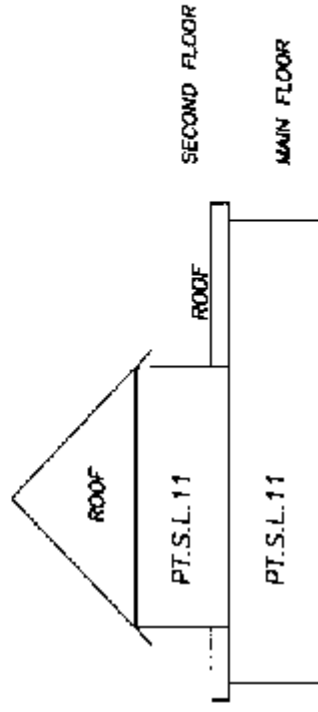


SCALE: 1:200

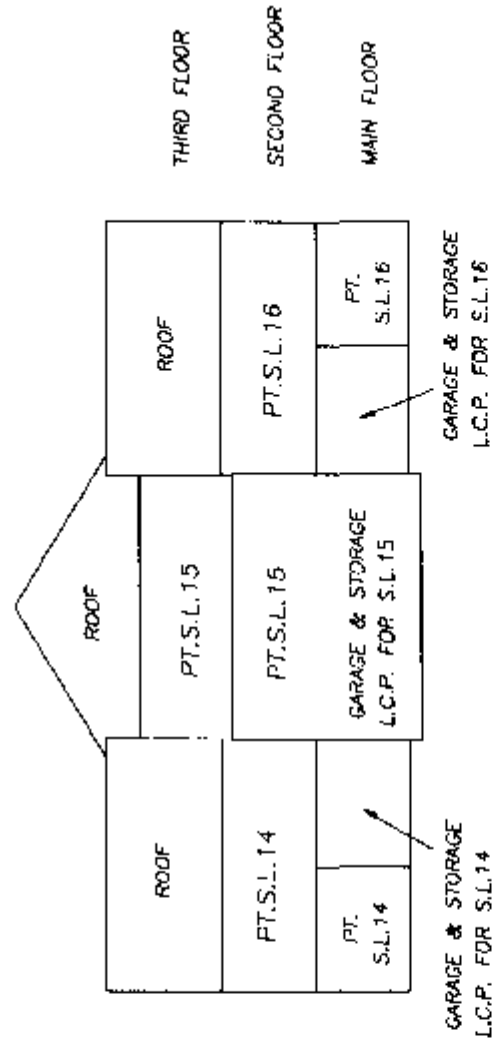


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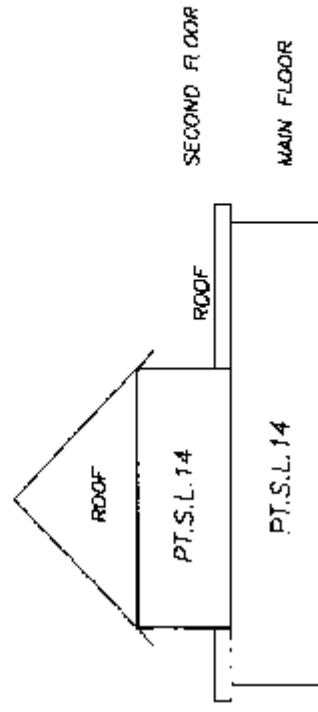
SECTION 4B-4B



SECTION 5A-5A



SECTION 5B-5B



[Signature]
B.C.L.S.

NOVEMBER 22nd, 2000.

**STRATA PLAN OF PART OF PARCEL 1 EXCEPT:
FIRSTLY: PHASE ONE STRATA PLAN LMS4258
SECONDLY: PHASE TWO STRATA PLAN LMS4258
SECTION 17 TOWNSHIP 8**

STRATA PLAN LMS4258

Deposited and registered in the Land Title office
at New Westminster, B.C. this 3 day
of JANUARY, 2001.

NEW WESTMINSTER DISTRICT

PLAN LMP44359

SCALE: 1:1000



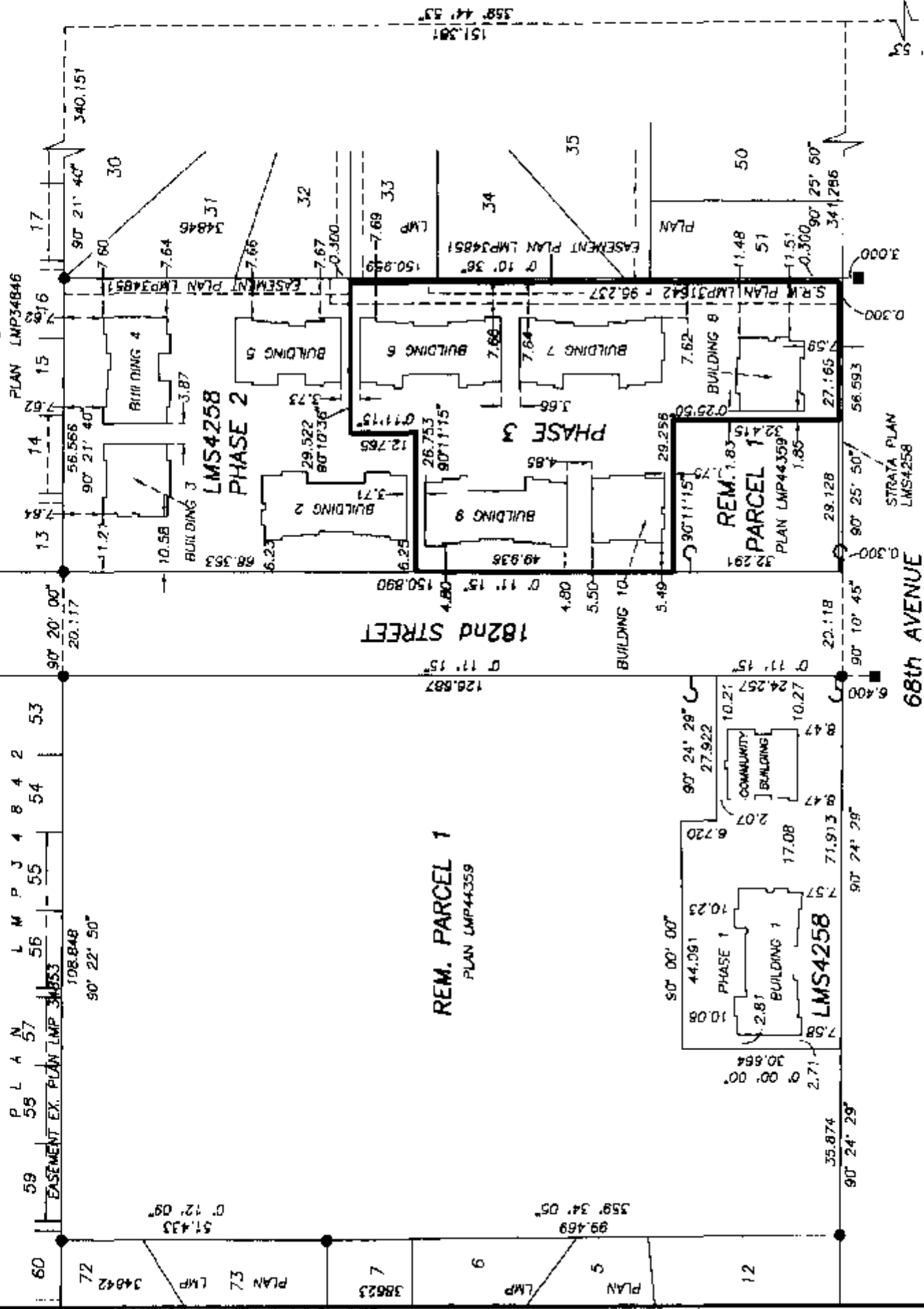
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CITY OF SURREY

18181 - 68th AVENUE
SURREY, B.C.



PHASE 3



- LEGEND:**
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J. C. Tam and Associates
Canada and B.C. Land Surveyor
115 - 8833 Odlin Crescent
Richmond, B.C. V6X 3T7
Telephone: 214-8928
Fax: 214-8929
E-mail: jctam@telus.net
Job No. 1421
Drawn By: JT

I, Johnson C. Tam, a British Columbia
Land Surveyor, certify that the buildings
included in this strata plan have not, as of
January 18th, 2001, been previously occupied.

Johnson C. Tam

B.C.L.S.

I, Johnson C. Tam, a British Columbia
Land Surveyor, certify that the building
shown on this strata plan are within the
external boundaries of the land that is
the subject of the strata plan.
Date: January 18th, 2001.

Johnson C. Tam

B.C.L.S.

This plan lies within the Greater Vancouver Regional District.

SCALE: 1:200

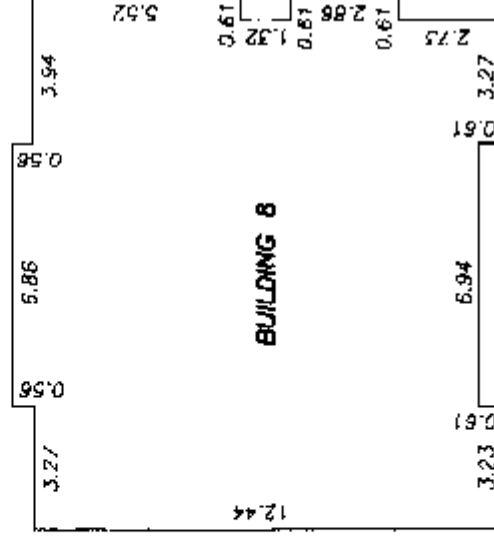
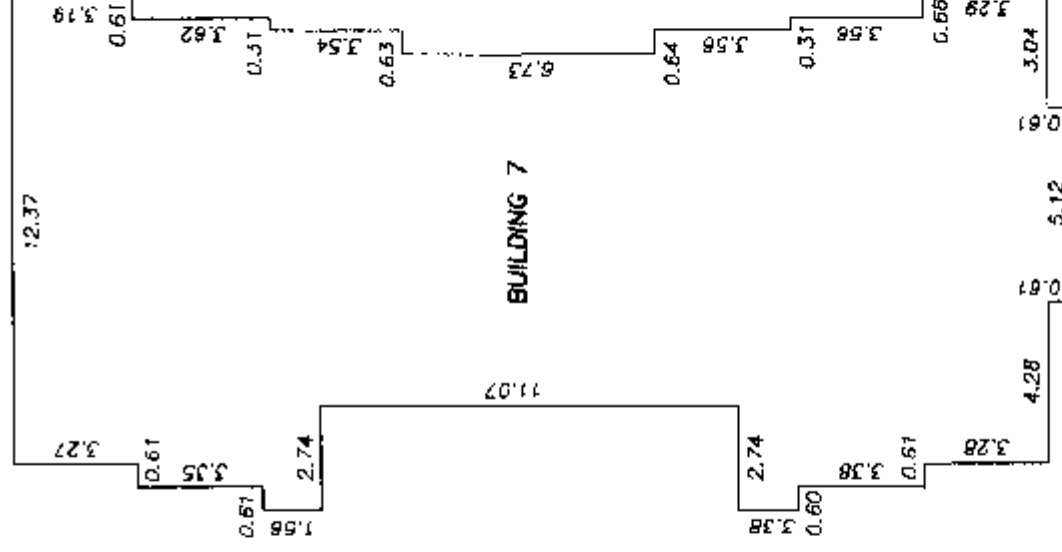
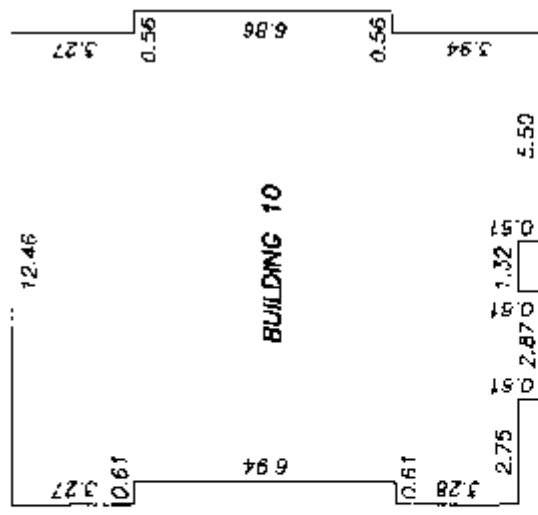
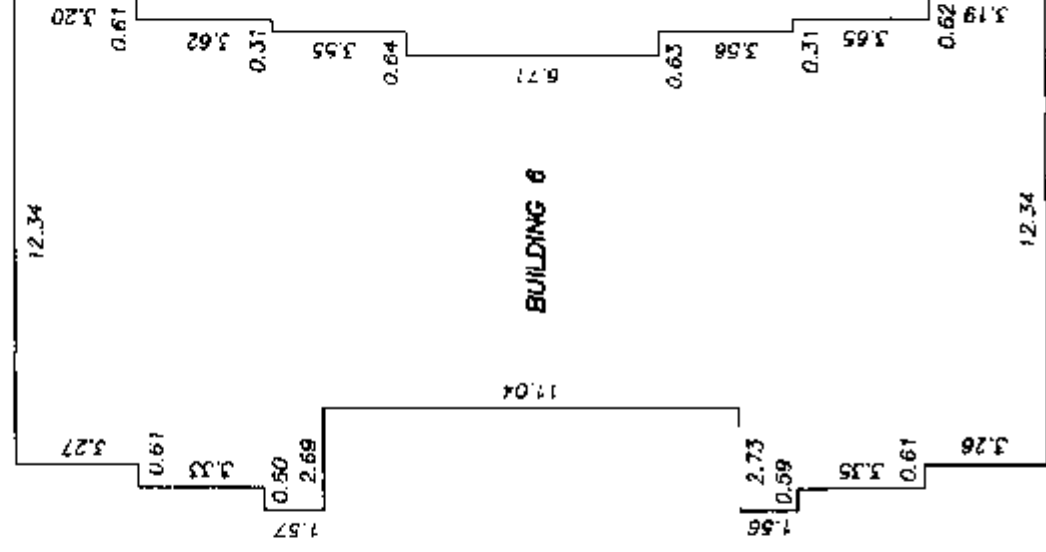
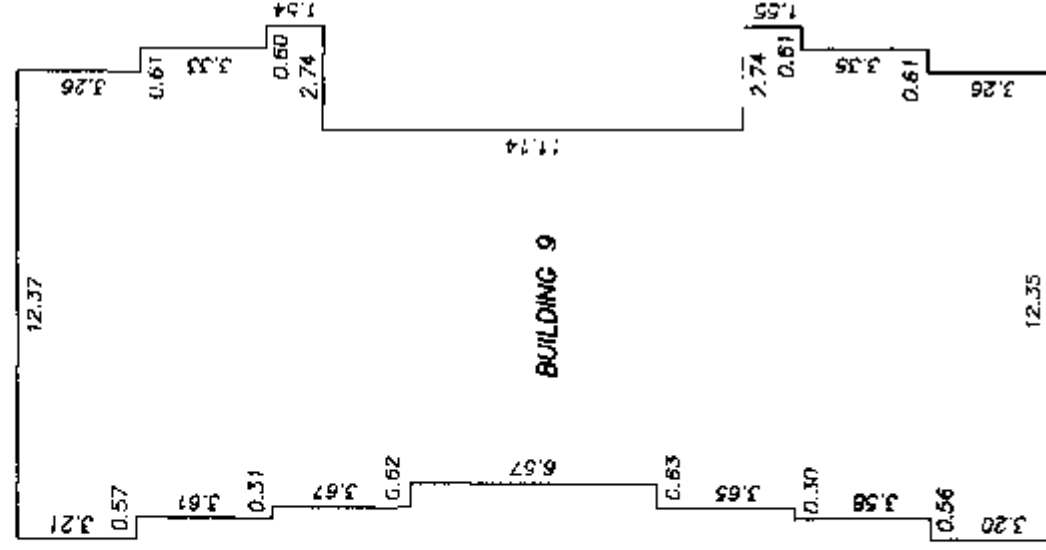


ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE INDICATED



STRATA PLAN LMS4258 PHASE 3

BUILDING DIMENSIONS



[Signature]

B.C.L.S.

JANUARY 18th, 2001.

STRATA PLAN LMS4258

PHASE 3

REGISTERED OWNER:

HKD GROUP 18268 JV INC., INC.NO. 567274
IN TRUST, SEE BN254157

Approved as Phase 3 of a 7 phase strata plan
 under section 224 of the Strata Property Act.

Young, Kingsley Yeung
AUTHORIZED SIGNATORY

Date: January 30, 2001

Kau Chan Yung
AUTHORIZED SIGNATORY

[Signature]
 Signature of Approving Officer
 City of Surrey

WITNESS

Address of 608 MAIN STREET VAN B.C.
 Witness: ALAIN WONG

Occupation of ACCOUNT MANAGER
 Witness:

MORTGAGEE:

HONGKONG BANK OF CANADA ^{now known as} HSBC BANK CANADA

The City of Surrey, the registered owner of
 covenants: BL317866, BL317950, BL318035,
 BL318037, BM188466, BM188468 & BN330036
 hereby consent to the deposit of this plan.

[Signature]
 Mayor, Doug McCallum

[Signature]
AUTHORIZED SIGNATORY ALBERT WONG

[Signature]
 Acting Clerk, Marjorie Jones

[Signature]
AUTHORIZED SIGNATORY Michael Yeung

Witness as to both signatures

Address of 608 MAIN STREET VAN B.C.
 Witness:

Occupation of ALAIN WONG
 Witness: ACCOUNT MANAGER

[Signature]
 B.C.L.S.

JANUARY 18th, 2001.

SCALE: 1:200



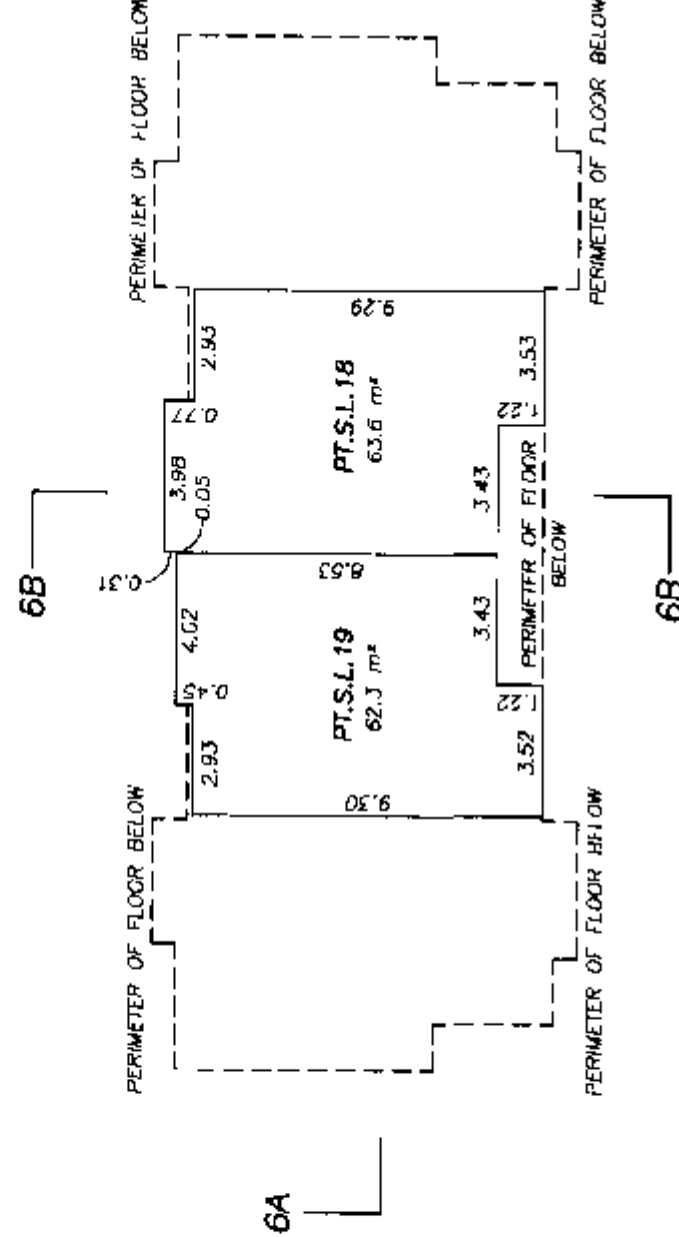
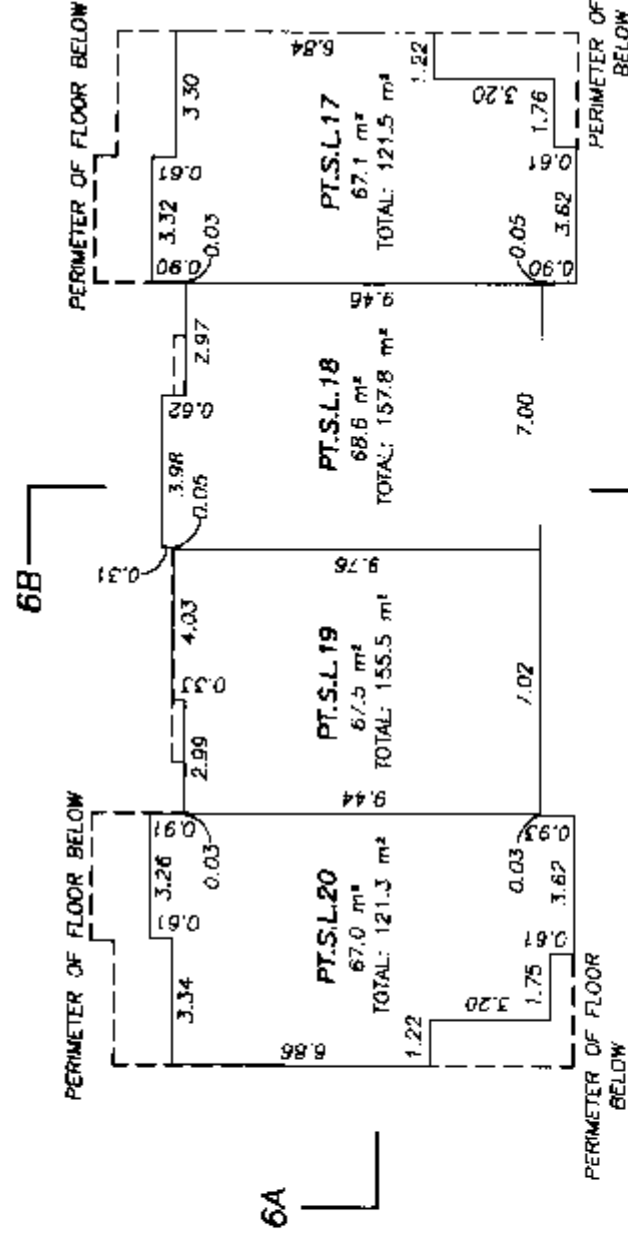
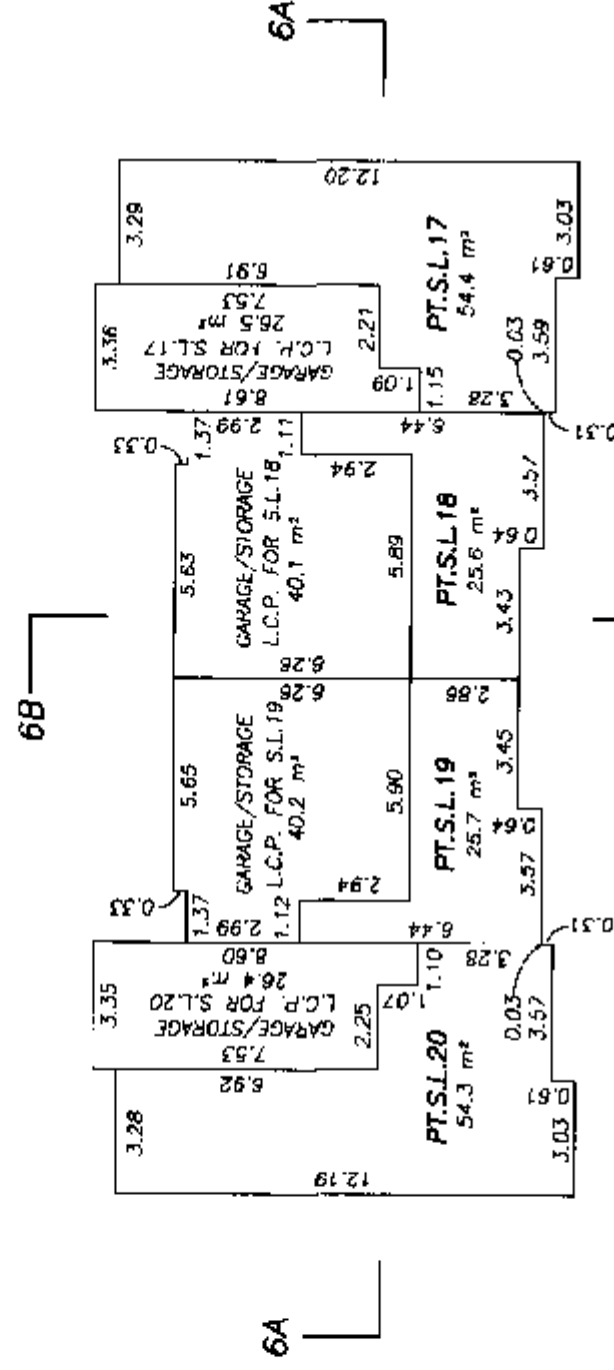
ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE INDICATED



STRATA PLAN LMS4258 PHASE 3

BUILDING 6

STRATA LOTS 17 TO 20

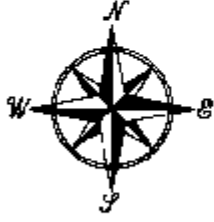


B.C.L.S.

JANUARY 18th, 2001.

SCALE: 1:200

ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE INDICATED

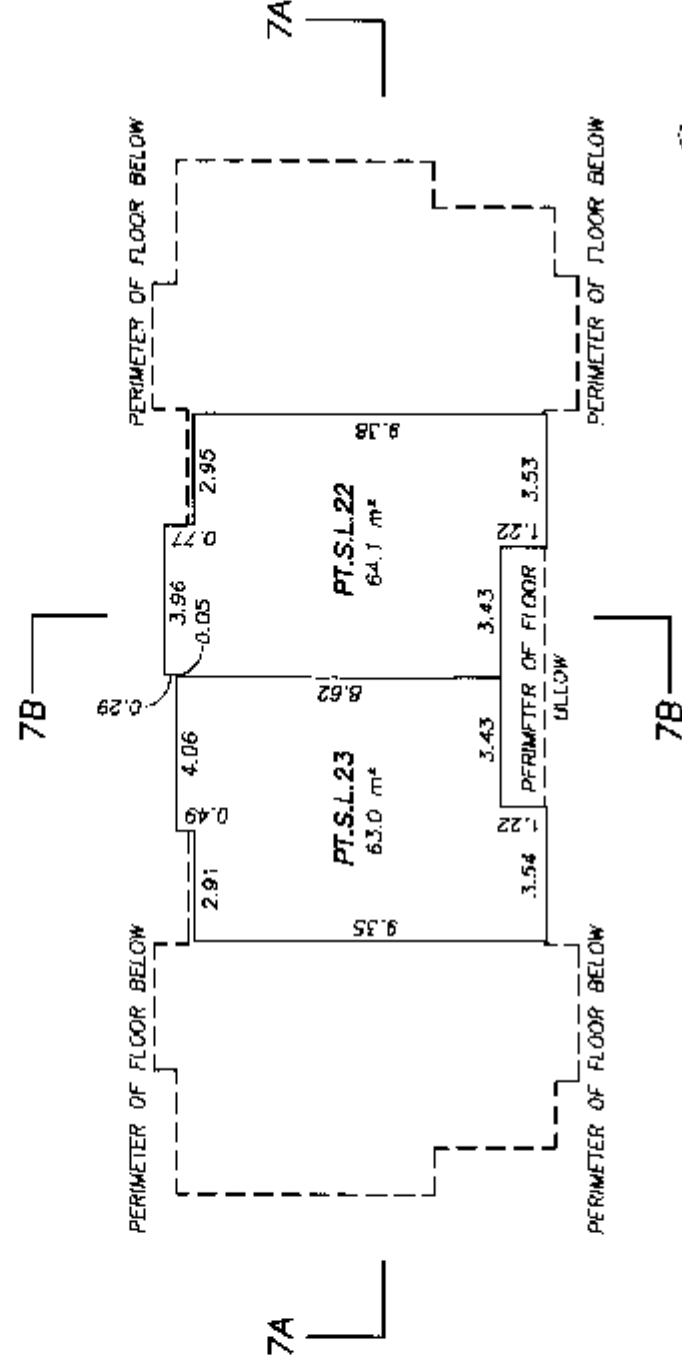
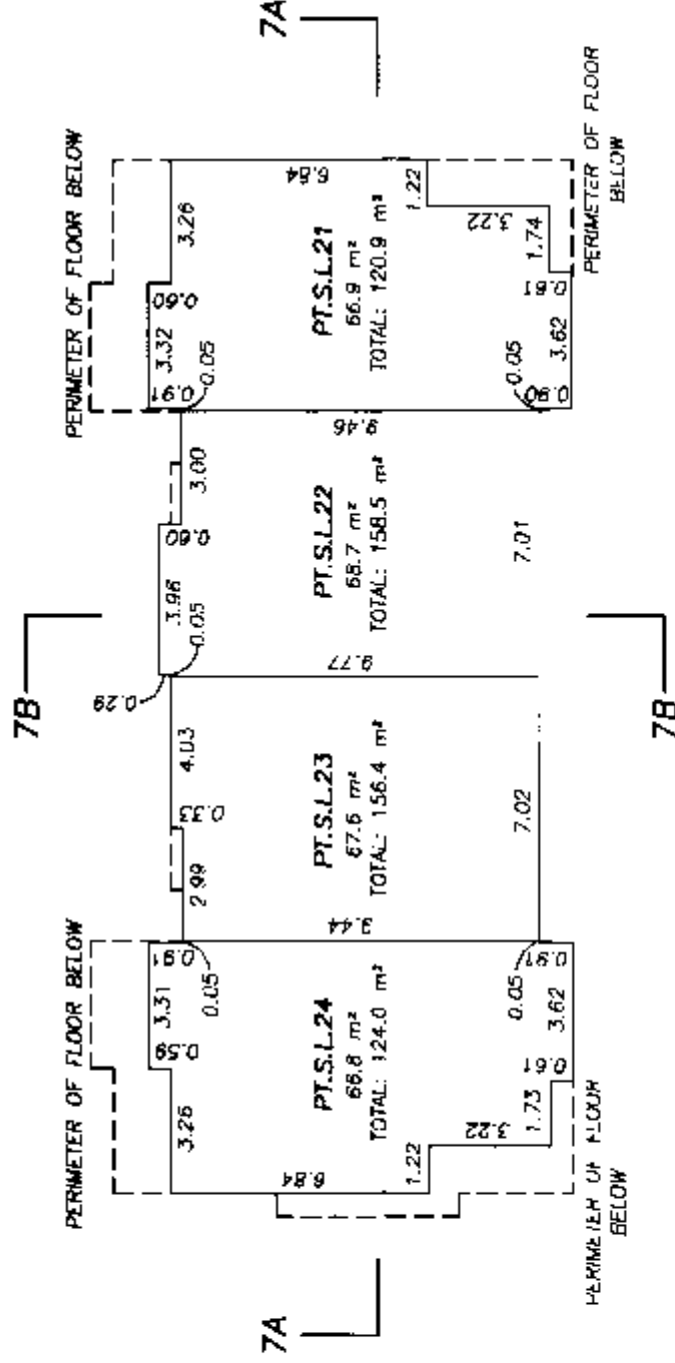
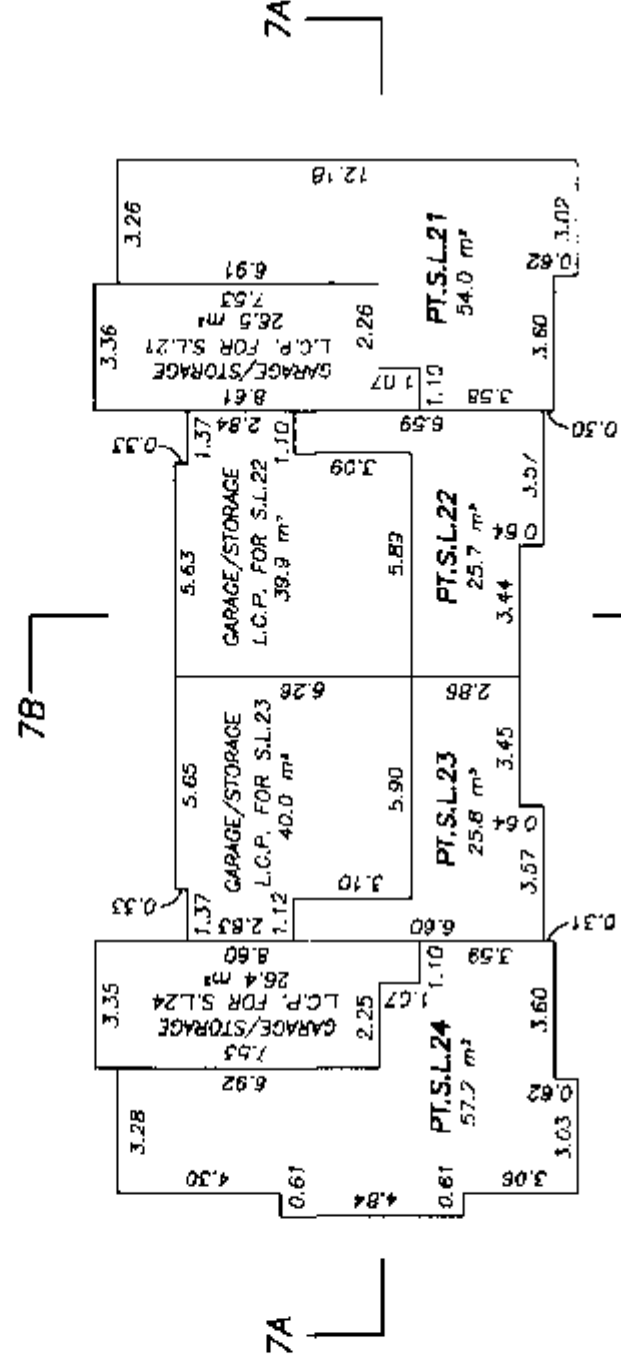


STRATA PLAN LMS4258

PHASE 3

BUILDING 7

STRATA LOTS 21 TO 24



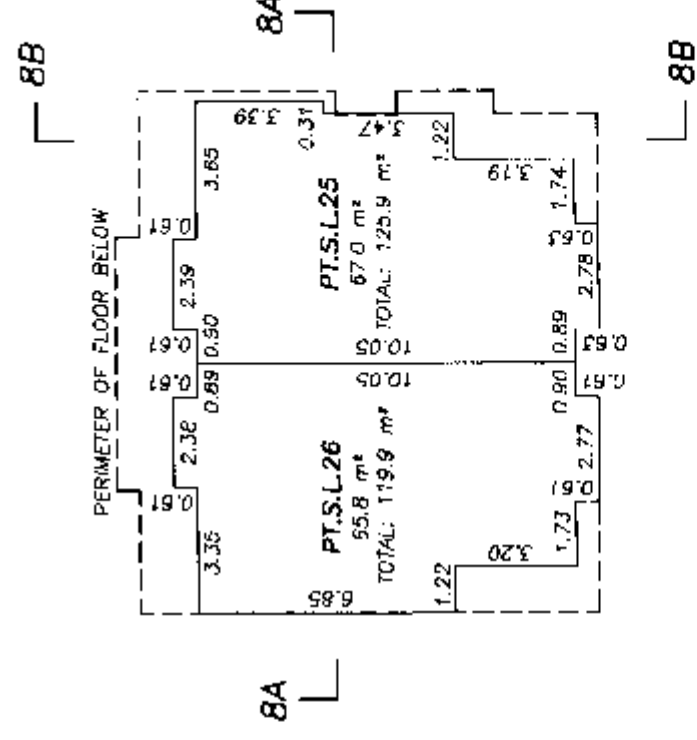
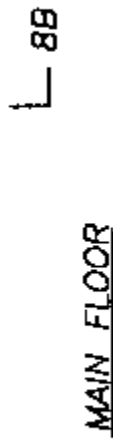
[Signature]

B.C.L.S.

Age group	Number of people
0-4	1
5-9	2
10-14	3
15-19	15
20-24	10
25-29	8
30-34	6
35-39	4
40-44	3
45-49	2
50-54	1
55-59	1
60-64	1
65-69	1
70-74	1
75-79	1
80-84	1
85-89	1
90-94	1
95-99	1

STRATA PLAN LMS4258
PHASE 3

STRATA LOTS 25 AND 26



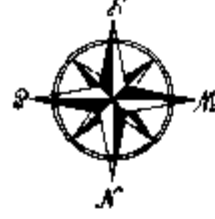
5.
6.
7.
8.

JANUARY 19TH., 2001.

SCALE: 1=200



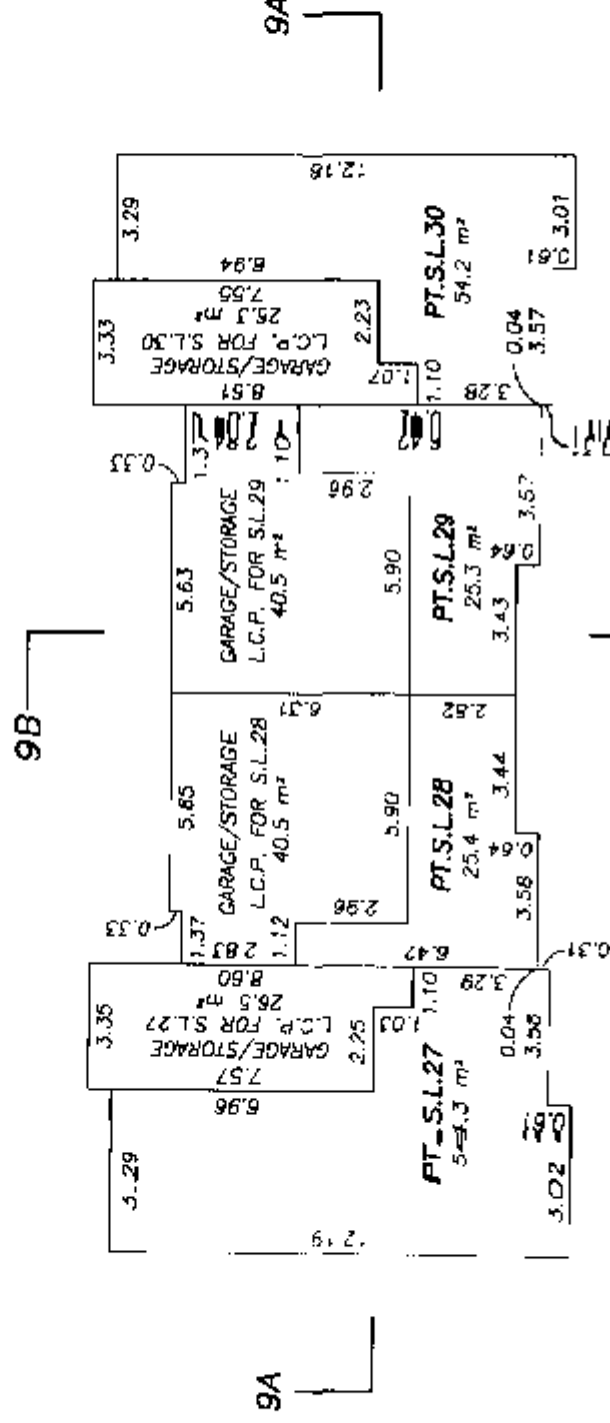
ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE INDICATED



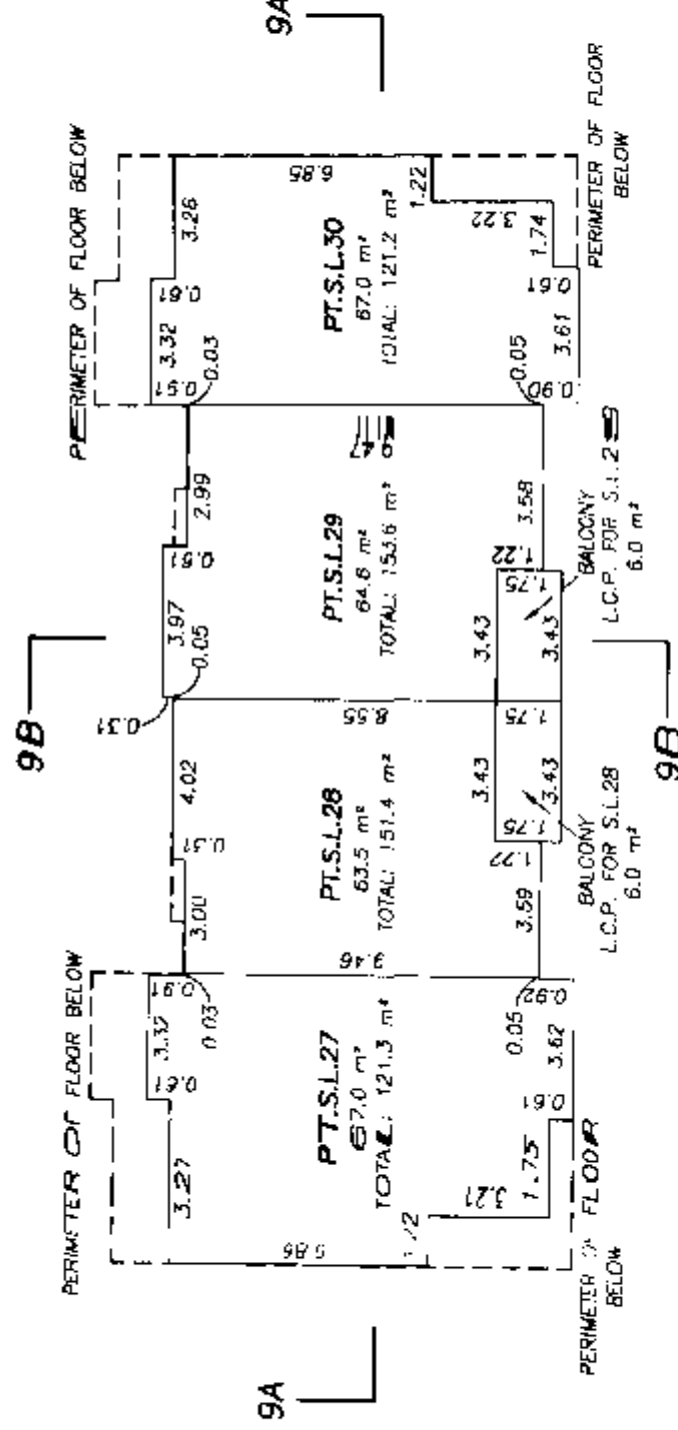
STRATA PLAN LMS4258 PHASE 3

BUILDING 9

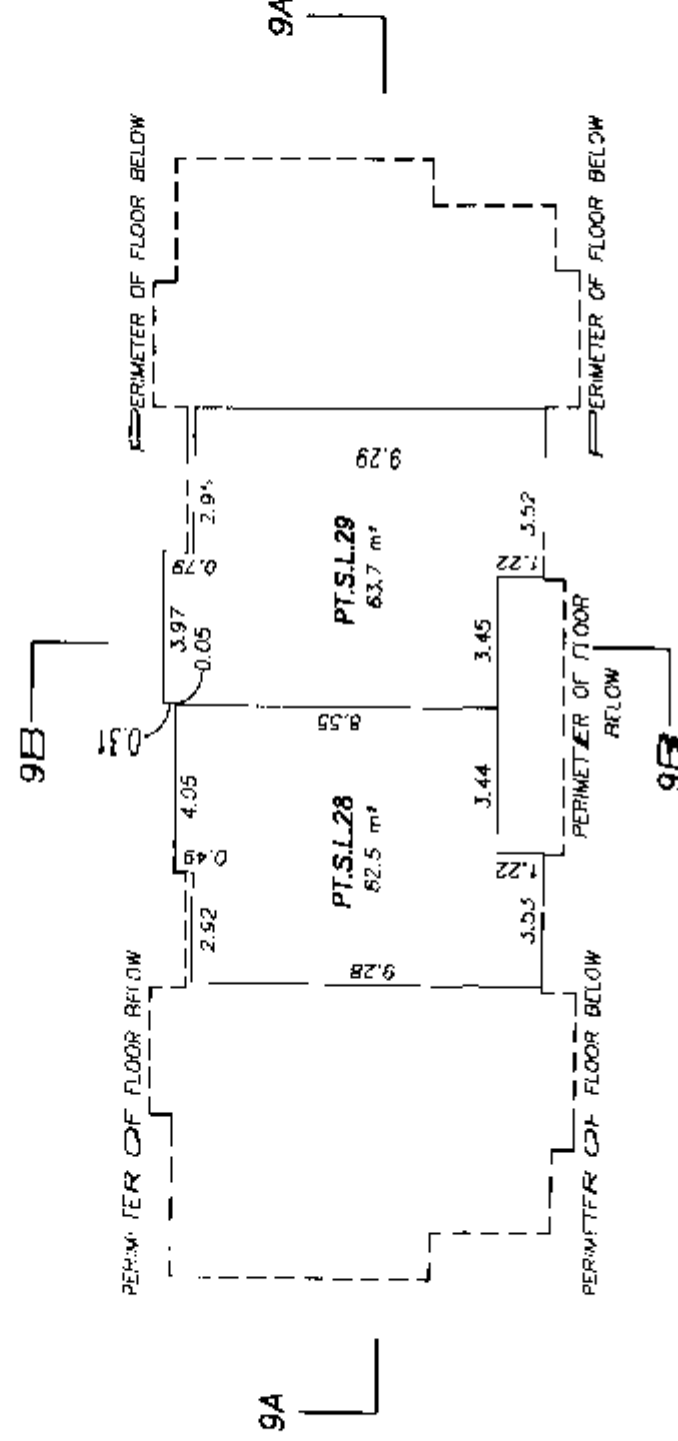
STRATA LOTS 27 TO 30



SECOND FLOOR



THIRD FLOOR



Shore

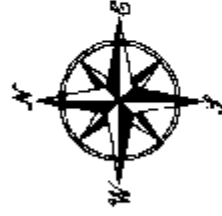
B.C.L.S.

JANUARY 18th, 2007

SCALE: 1:200



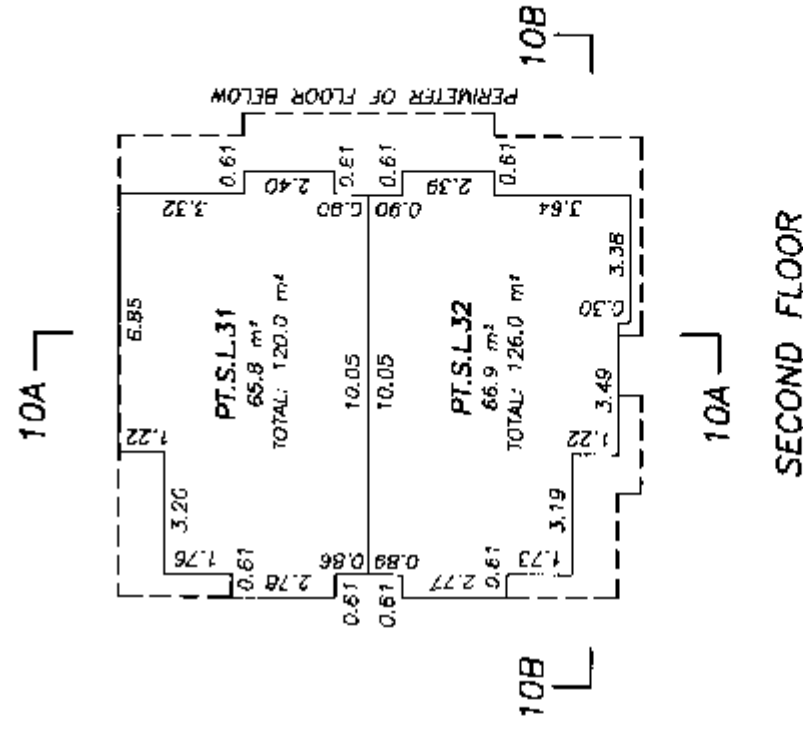
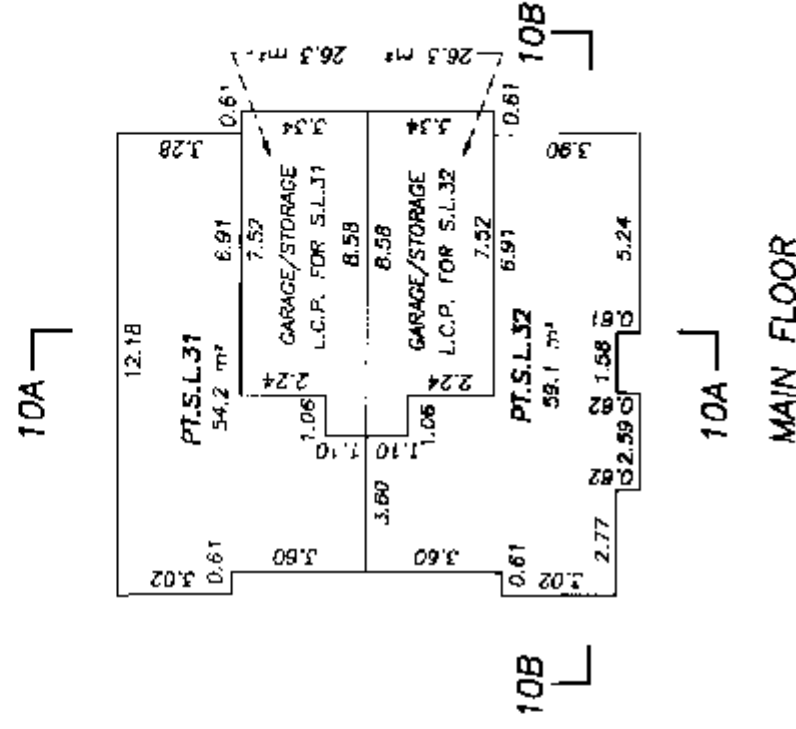
ALL DISTANCES ARE IN METRES AND DECIMALS
THEREOF UNLESS OTHERWISE INDICATED



STRATA PLAN LMS4258 PHASE 3

BUILDING 10

STRATA LOTS 31 AND 32



B.C.L.S.

JANUARY 18th, 2001.

BUILDING SECTIONS

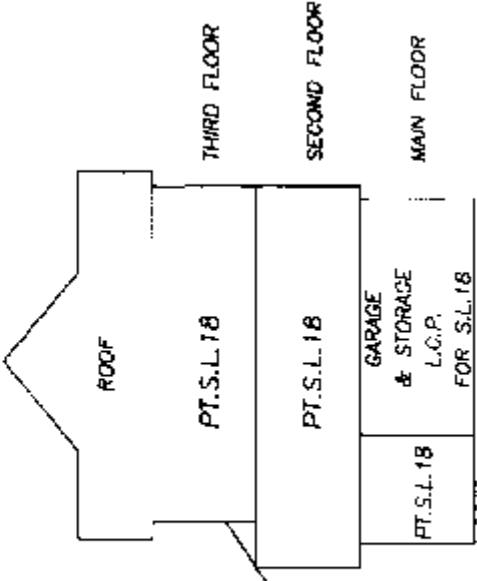
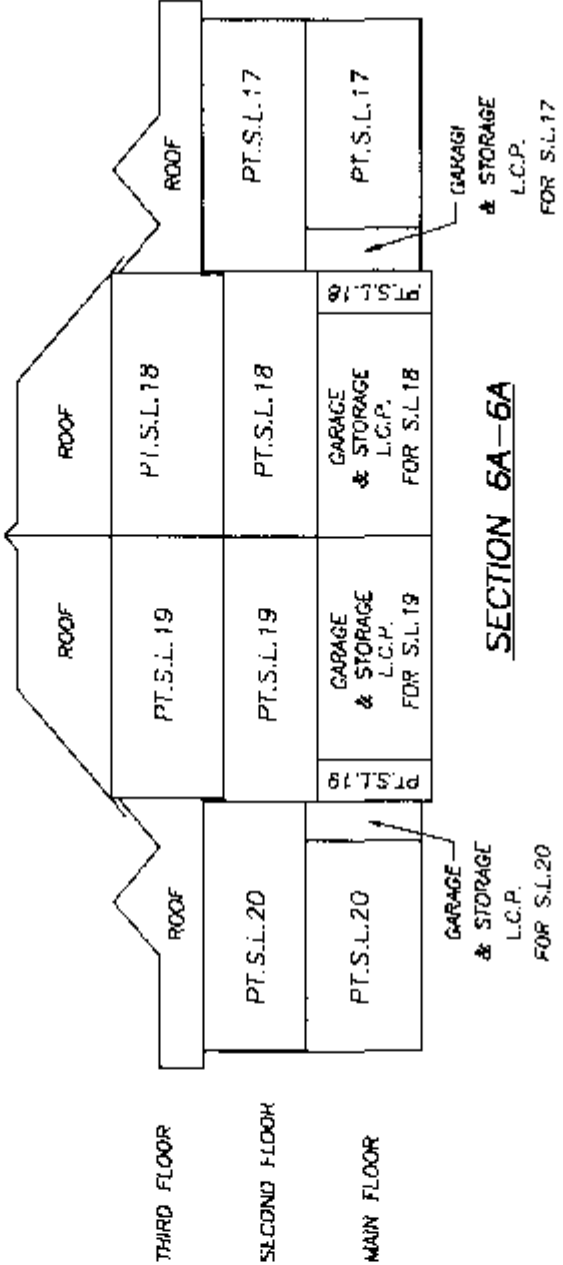
STRATA PLAN LMS4258

PHASE 3

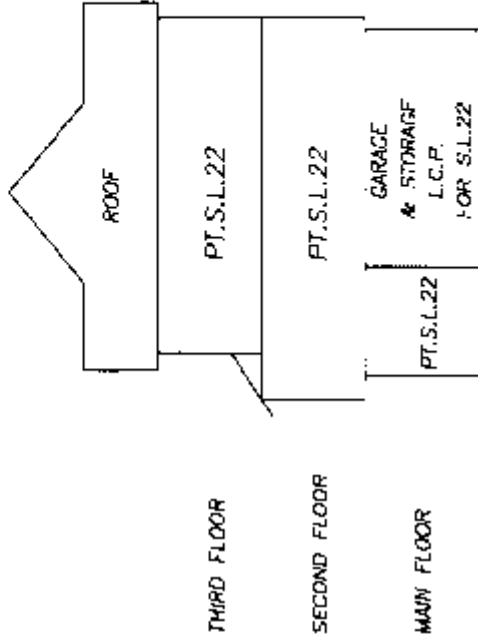
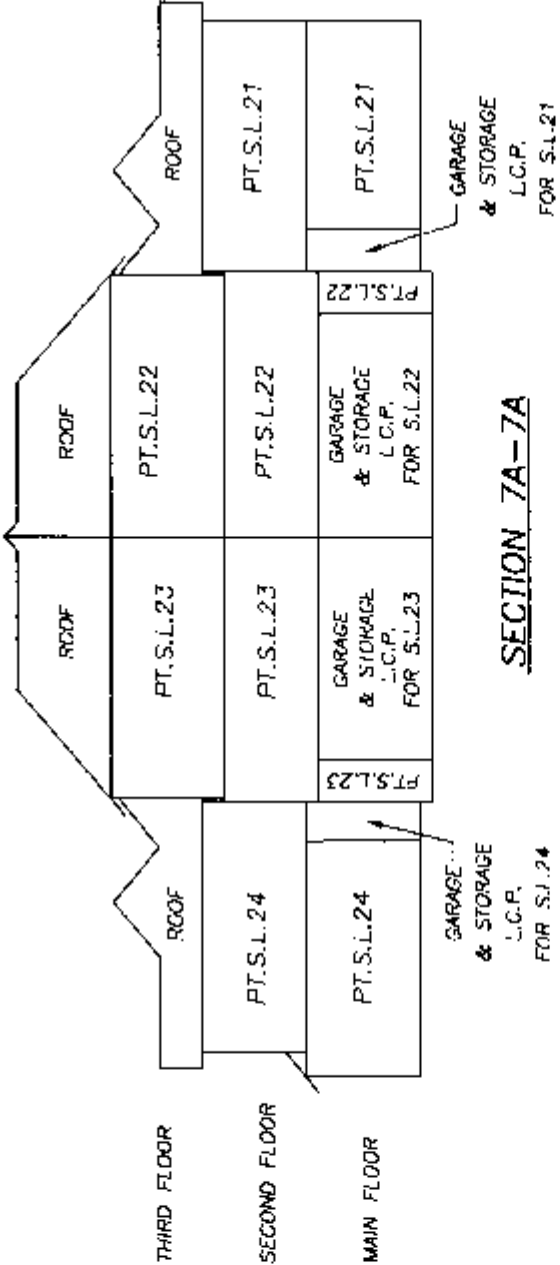
SCALE: 1:200



ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE INDICATED



SECTION 6B-6B



[Signature]
B.C.L.S.

SECTION 7B-7B

JANUARY 18th, 2001.

BUILDING SECTIONS

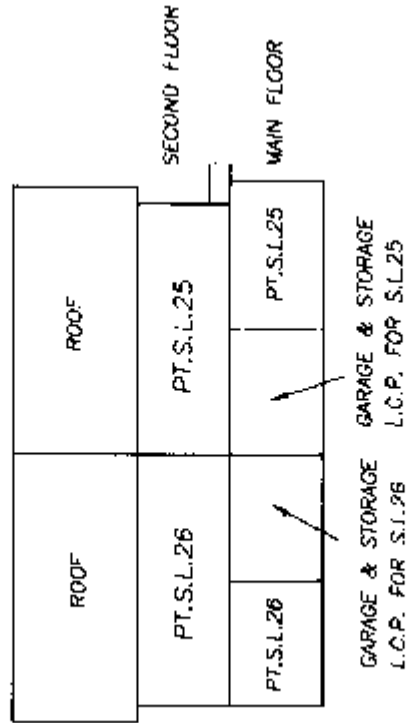
STRATA PLAN LMS4258

PHASE 3

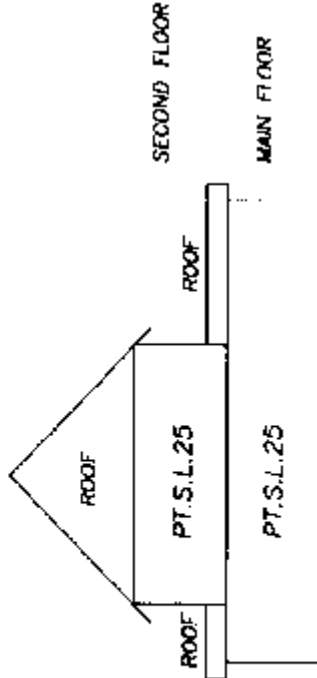
SCALE: 1:200



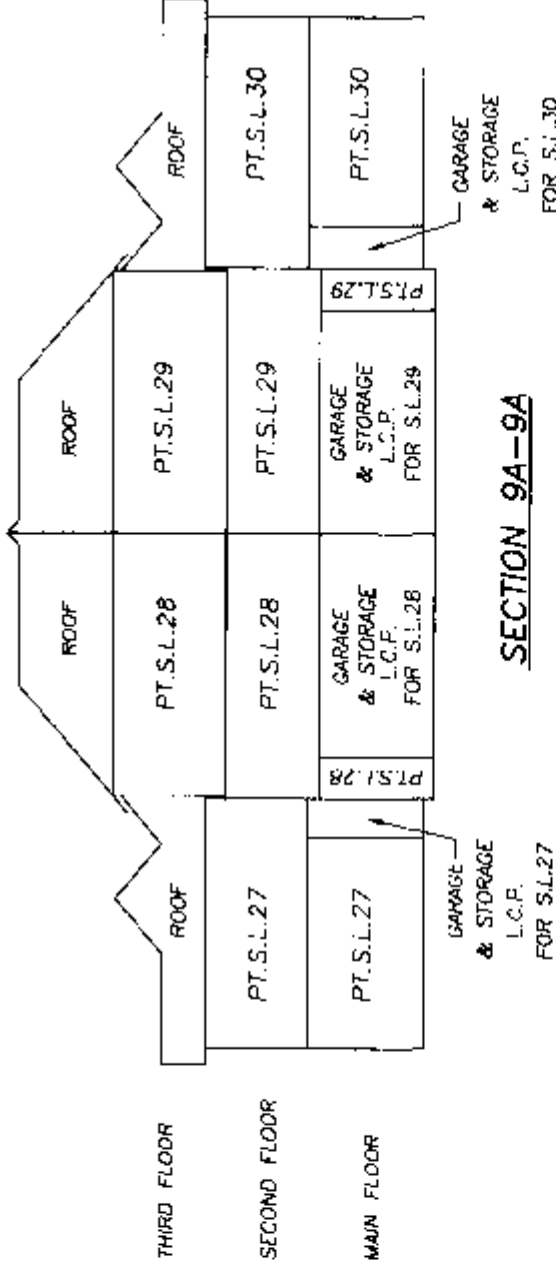
ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE INDICATED



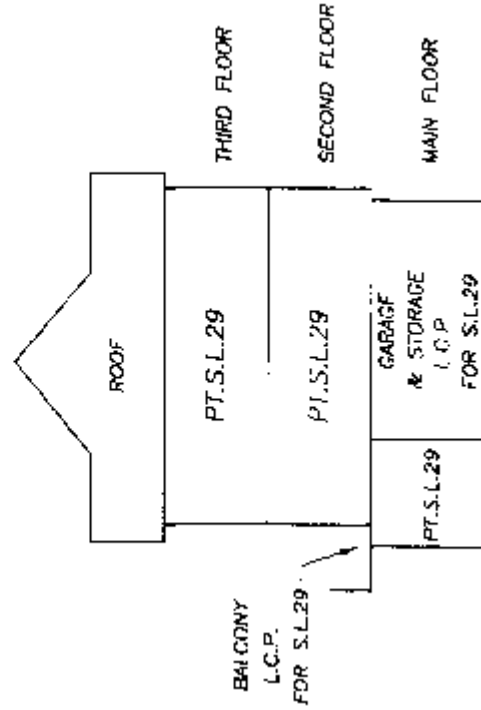
SECTION 8A-8A



SECTION 8B-8B



SECTION 9A-9A



SECTION 9B-9B

[Signature]
B.C.L.S.

JANUARY 18th, 2007

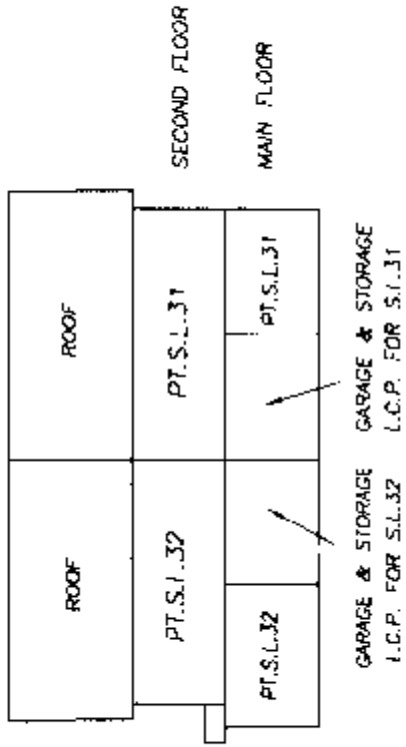
BUILDING SECTIONS

STRATA PLAN LMS4258
PHASE 3

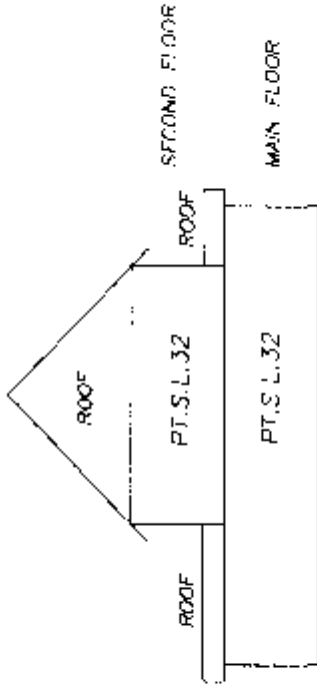
SCALE: 1:200



ALL DISTANCES ARE IN METRES AND DECIMALS
THEREOF UNLESS OTHERWISE INDICATED



SECTION 10A-10A



SECTION 10B-10B

[Signature]
B.C.L.S.

JANUARY 18th. 2001.

**STRATA PLAN OF PART OF PARCEL 1 EXCEPT
FIRSTLY: PHASE ONE STRATA PLAN LMS4258
SECONDLY: PHASE TWO STRATA PLAN LMS4258
THIRDLY: PHASE THREE STRATA PLAN LMS4258
SECTION 17 TOWNSHIP 8**

STRATA PLAN LMS4258

Deposited and registered in the Land Title office
at New Westminster, B.C. this 4th day
of JUNE, 2001.

Smallpore
DEPUTY Registrar

BR 134672 - BR 134685

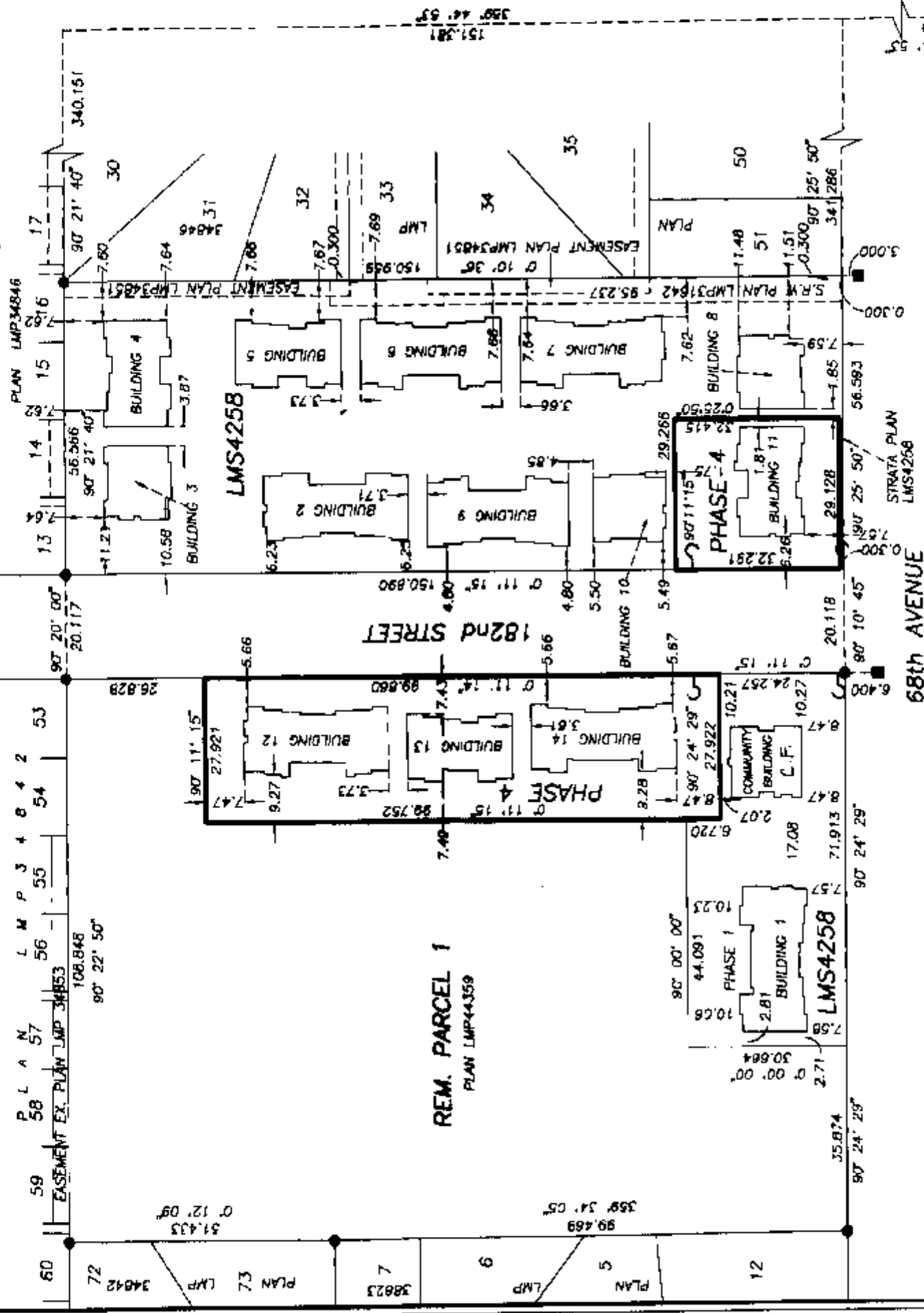
PHASE 4

SCALE: 1:1000

18181 - 68th AVENUE
SURREY, B.C.



ALL DISTANCES ARE IN METRES AND DECIMALS
THEREOF UNLESS OTHERWISE INDICATED



LEGEND:

L.C.P. denotes limited common property
C.F. denotes common facility
P.T.S.L. denotes part strata lot
S.L. denotes strata lot

Control Monument Found
Standard Iron Post Found
Lead Plug Found
Lead Plug Placed

Grid bearings are derived from observations between
control monuments 5013 and 5934.
Integrated Survey Area No. 1, (SURREY), NAD83 (CSRS)
This plan shows ground level measured distances.
Prior to computation of U.T.M. co-ordinates,
multiply by combined factor of 0.9995976.

J. C. Tam and Associates
Canada and B.C. Land Surveyor
115 - 8833 Odlin Crescent
Richmond, B.C. V6X 3Z7
Telephone: 214-8928
Fax: 214-8929
E-mail: jctam@telus.net
Job No. 1421
Drawn By: JT

I, Johnson C. Tam, a British Columbia
Land Surveyor, certify that the buildings
included in this strata plan have not, as of
May 22nd, 2001, been previously occupied.

Johnson C. Tam
B.C.L.S.

I, Johnson C. Tam, a British Columbia
Land Surveyor, certify that the building
shown on this strata plan are within the
external boundaries of the land that is
the subject of the strata plan.
Date: May 22nd, 2001.

Johnson C. Tam
B.C.L.S.

This plan lies within the Greater Vancouver Regional District.

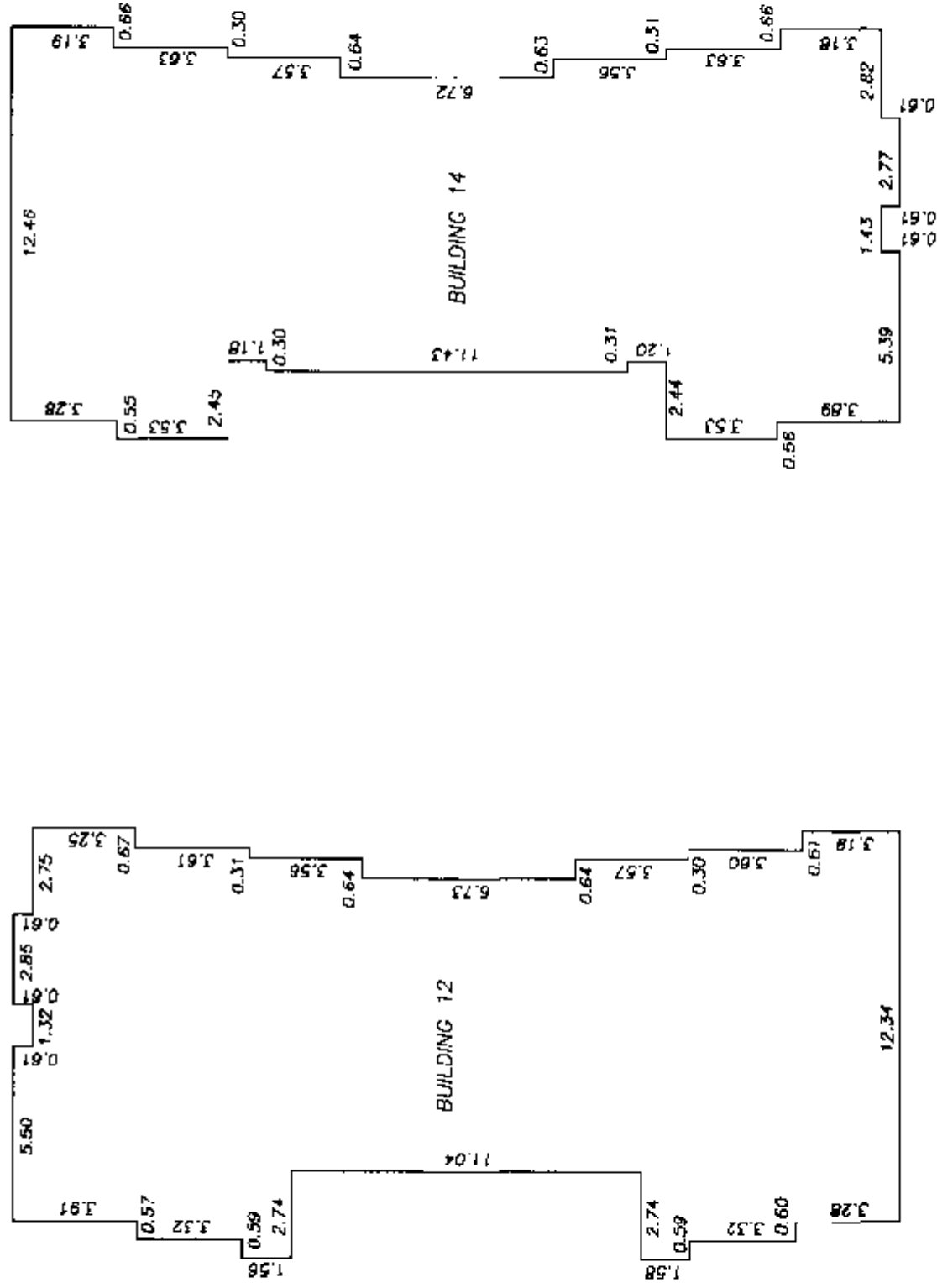
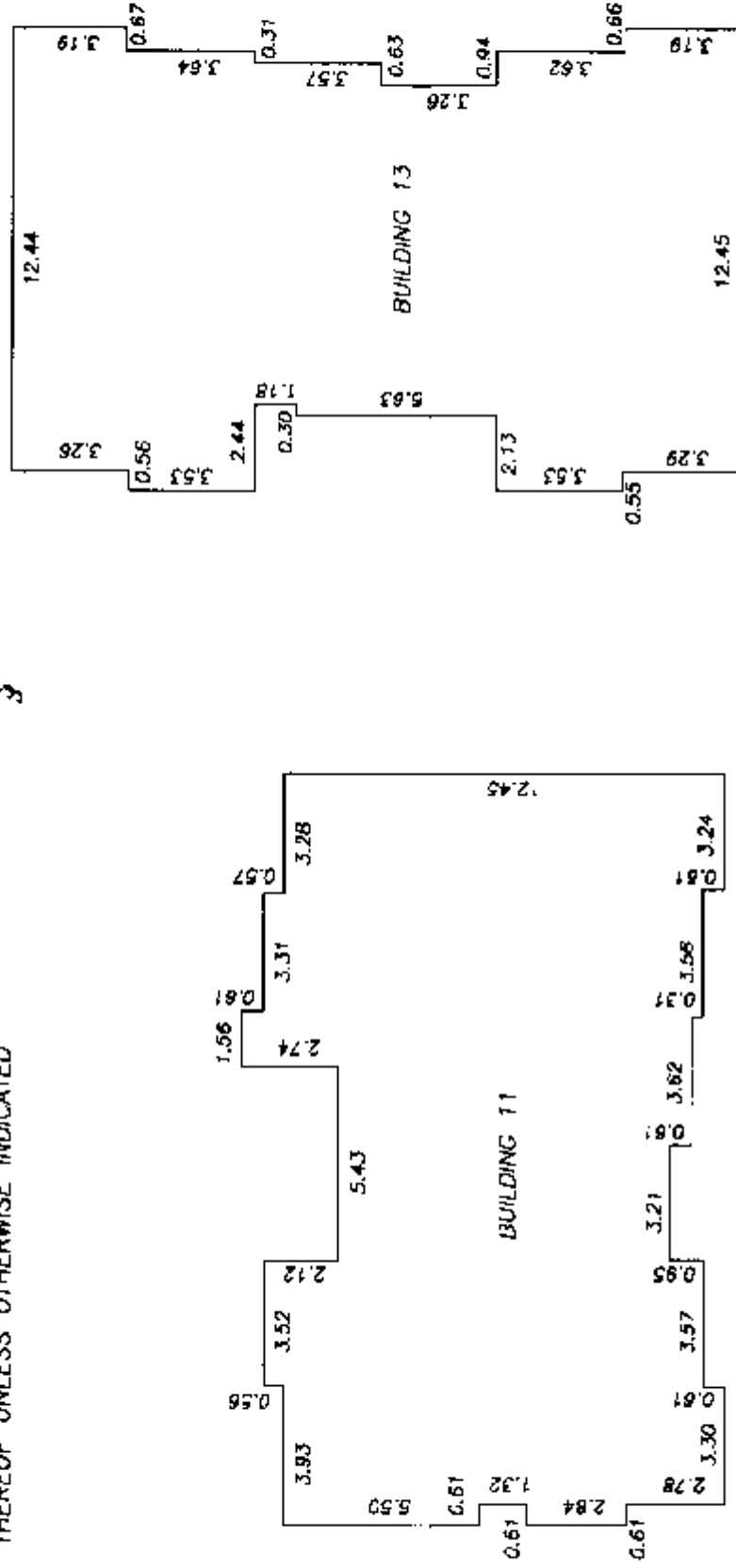
BUILDING DIMENSIONS

STRATA PLAN LMS4258 PHASE 4

SCALE: 1:200



ALL DISTANCES ARE IN METRES AND DECIMALS
THEREOF UNLESS OTHERWISE INDICATED



[Signature]
B.C.L.S.

MAY 22, 2001.

STRATA PLAN LMS4258

PHASE 4

REGISTERED OWNER:
HKD GROUP 18268 JV INC., INC. NO. 567274
 "IN TRUST, SEE BN254157"

Kau Chun Yung
 AUTHORIZED SIGNATORY

Martin Russell
 AUTHORIZED SIGNATORY
 WITNESS
Address of \$300-15127-100 AVENUE
SURREY, BC

Occupation of LAWYER
 Witness:

MORTGAGEE:
HONGKONG BANK OF CANADA (HSBC BANK CANADA)

CHIN-FENG LIM
 AUTHORIZED SIGNATORY

ALBERT WONG
 AUTHORIZED SIGNATORY
MICHAEL LEE
 Witness as to both signatures

Address of 608 Main St
 Witness: Vancouver, BC
 Occupation of Bank Officer
 Witness:

Approved as Phase 4 of a 7 phase strata plan
 under section 224 of the Strata Property Act.

Date: May 31, 2001

[Signature]
 Signature of Approving Officer
 City of Surrey

The City of Surrey, the registered owner of
 covenants: BL317866, BL317950, BL318035,
 BL318037, BM188466, BM188468 & BN330036
 hereby consent to the deposit of this plan.

[Signature]
 Mayor: Doug McCallum

[Signature]
 Acting Clerk: Margaret Jones

[Signature]
 B.C.L.S.

MAY 22nd, 2001.

SCALE: 1:200



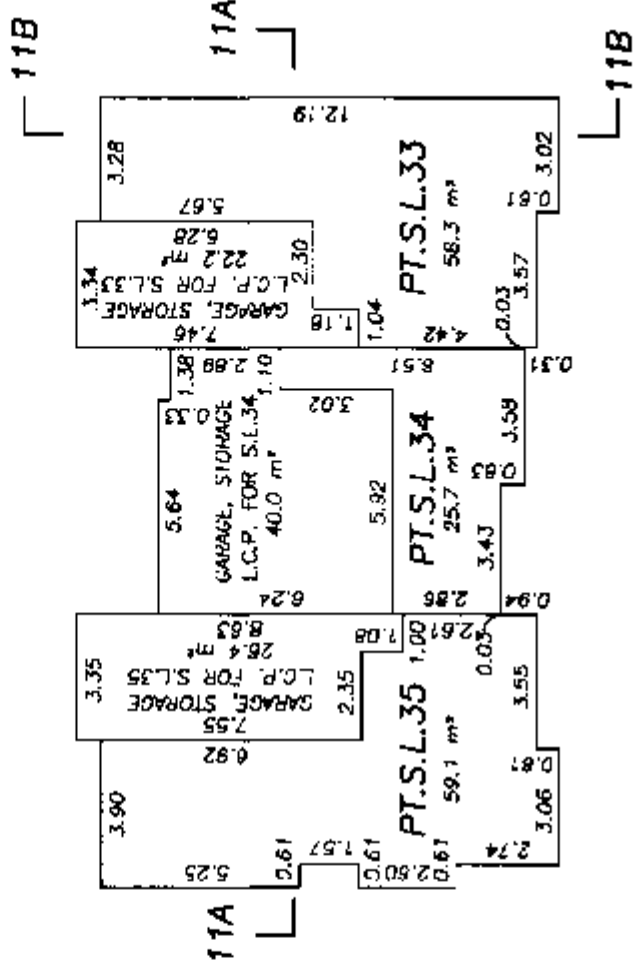
ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE INDICATED



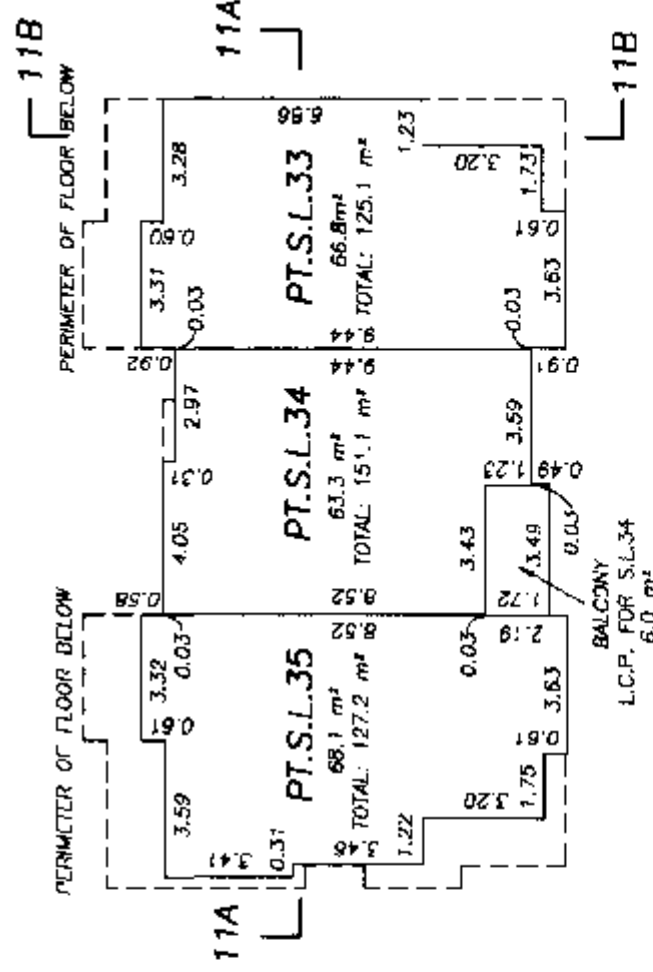
STRATA PLAN LMS4258 PHASE 4

BUILDING 11

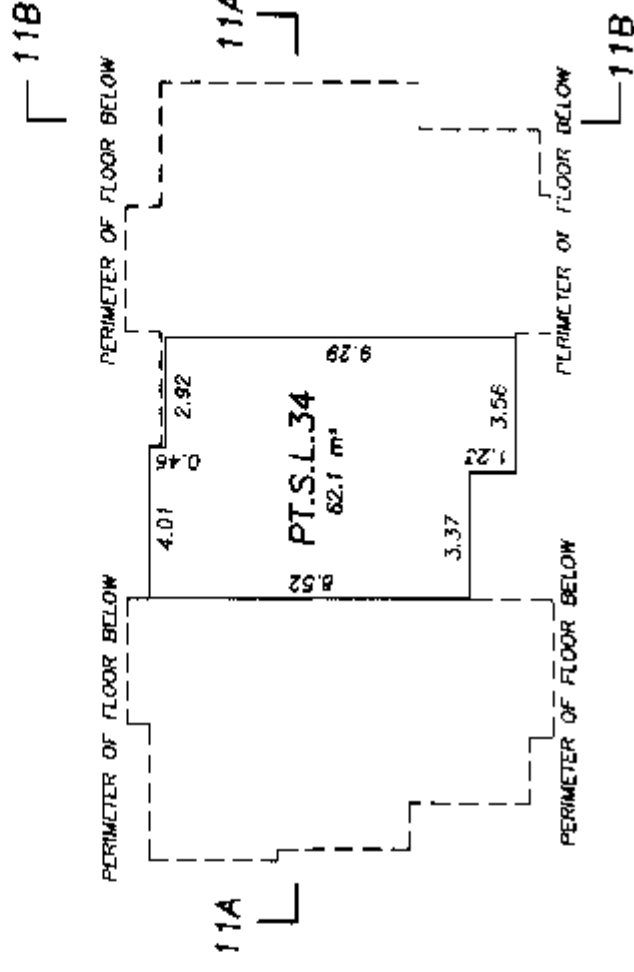
STRATA LOTS 33 TO 35



MAIN FLOOR



SECOND FLOOR



THIRD FLOOR

[Signature]
B.C.L.S.

MAY 22, 2001.

SCALE: 1:200

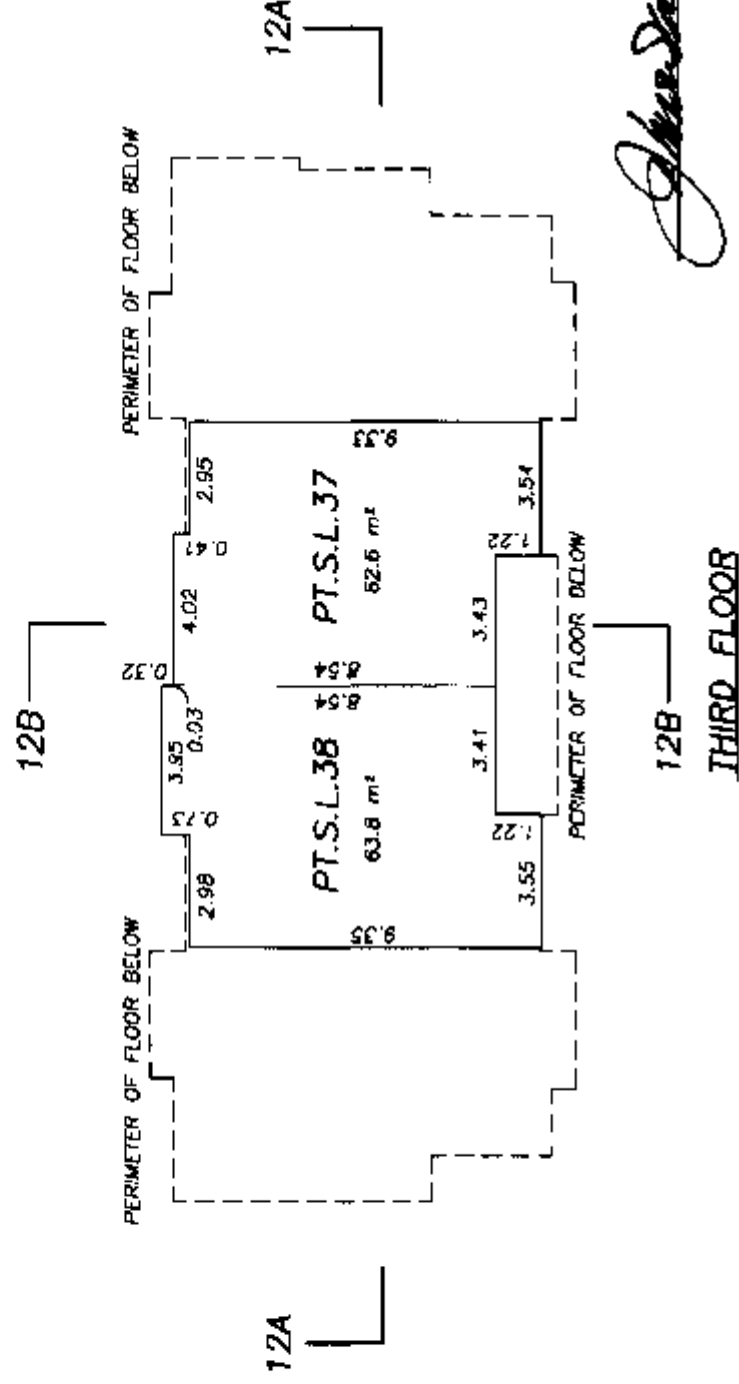
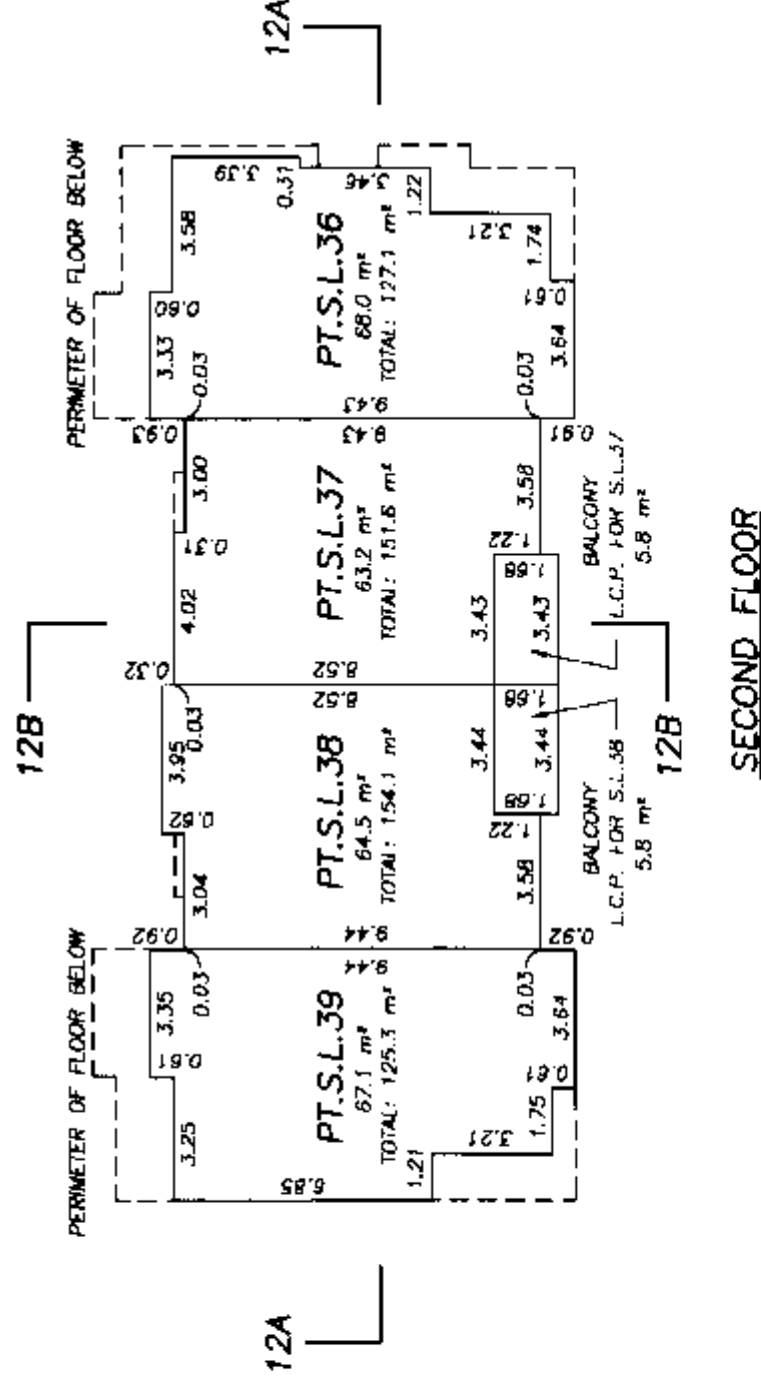
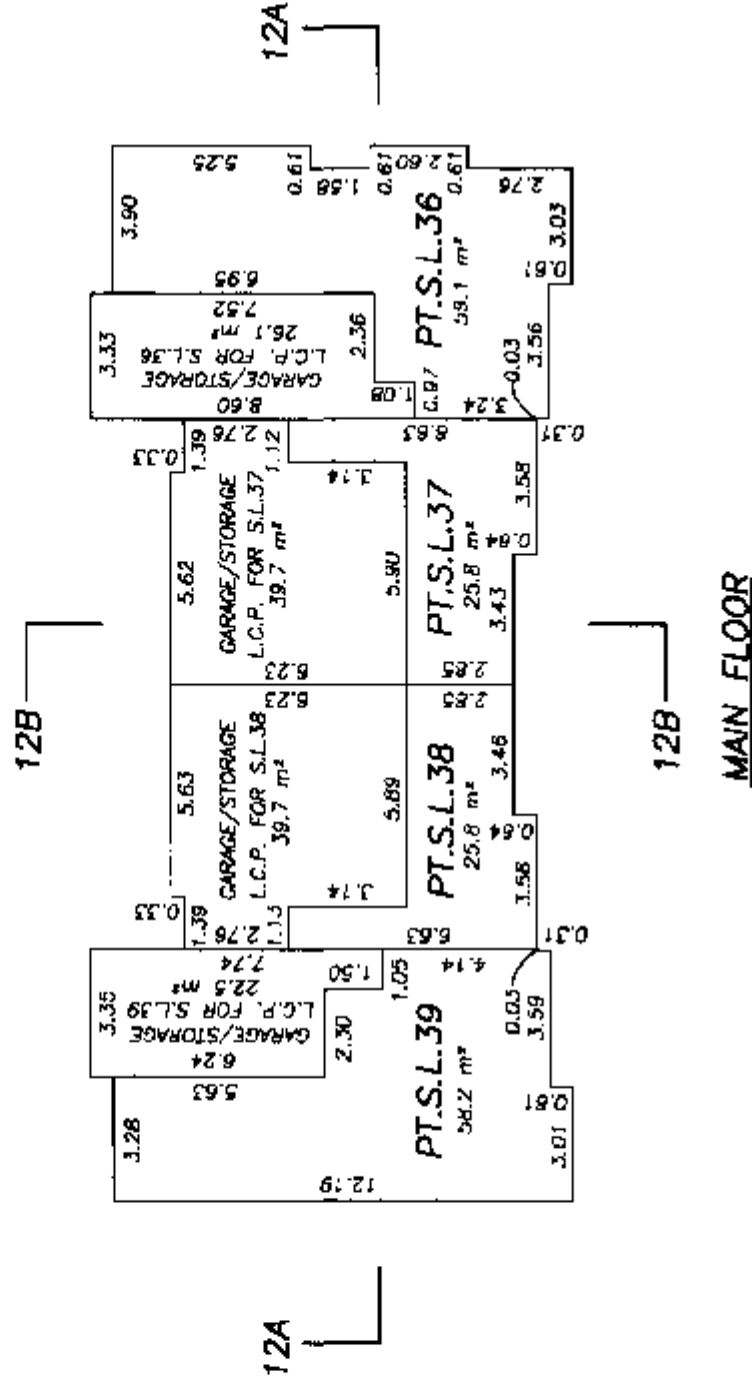


ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE INDICATED



STRATA PLAN LMS4258 PHASE 4

BUILDING 12 STRATA LOTS 36 TO 39



[Signature]
B.C.L.S.

STRATA PLAN LMS4258
PHASE 4



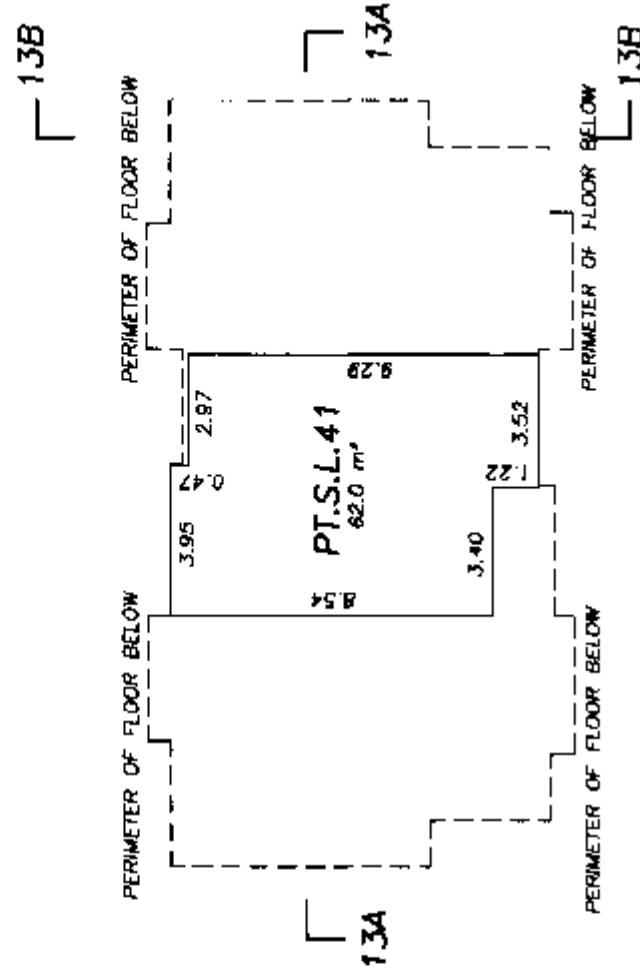
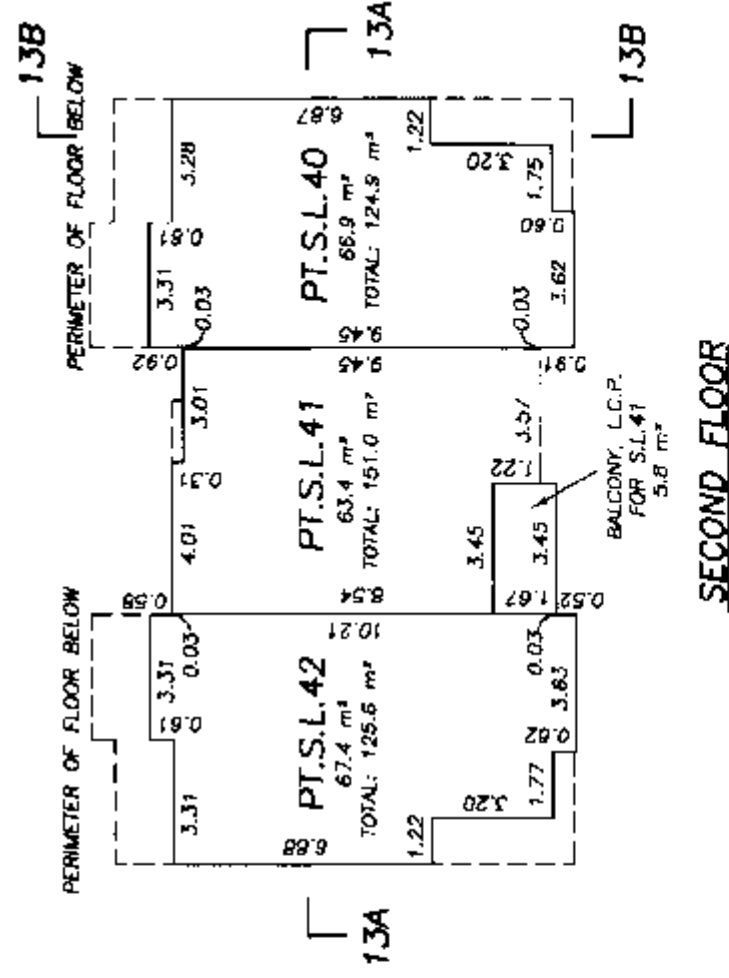
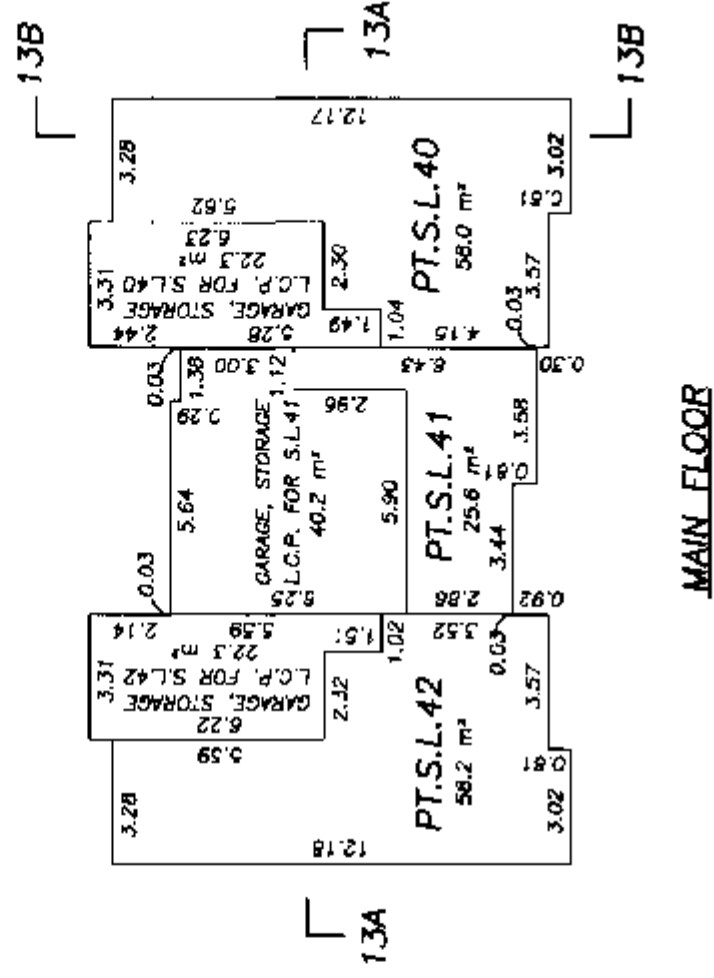
SCALE: 1:200



ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE INDICATED

BUILDING 13

STRATA LOTS 40 TO 42



THIRD FLOOR

MAY 22, 2001.

SCALE: 1:200



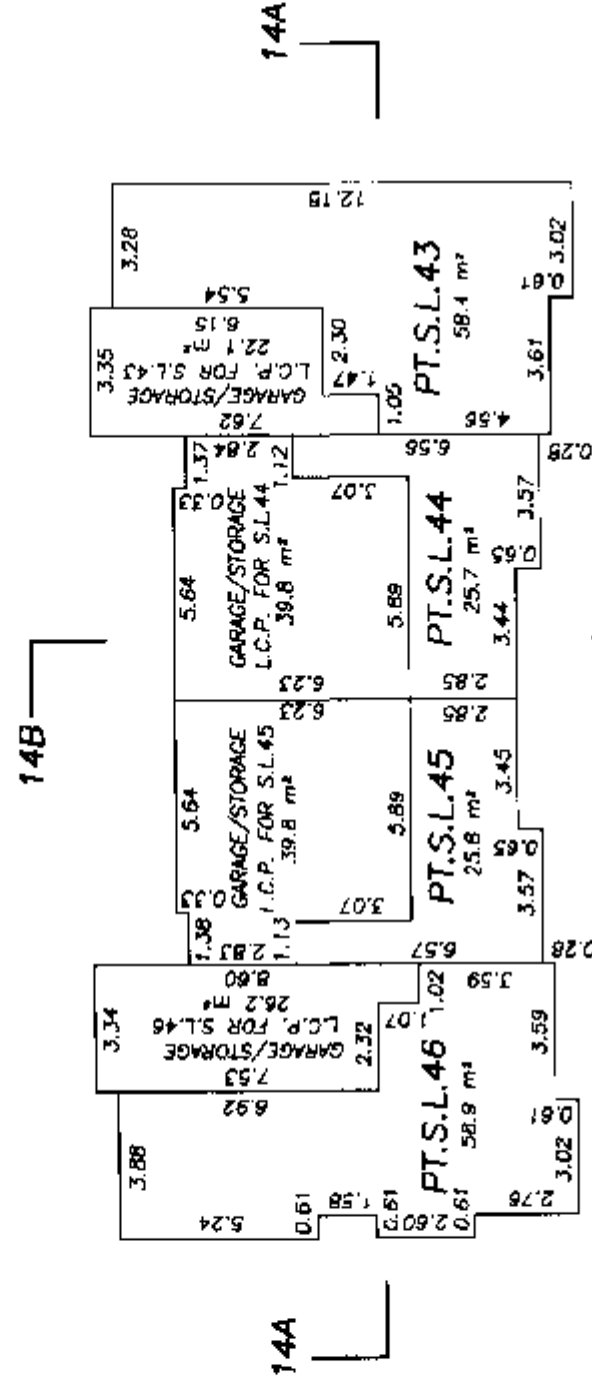
ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE INDICATED



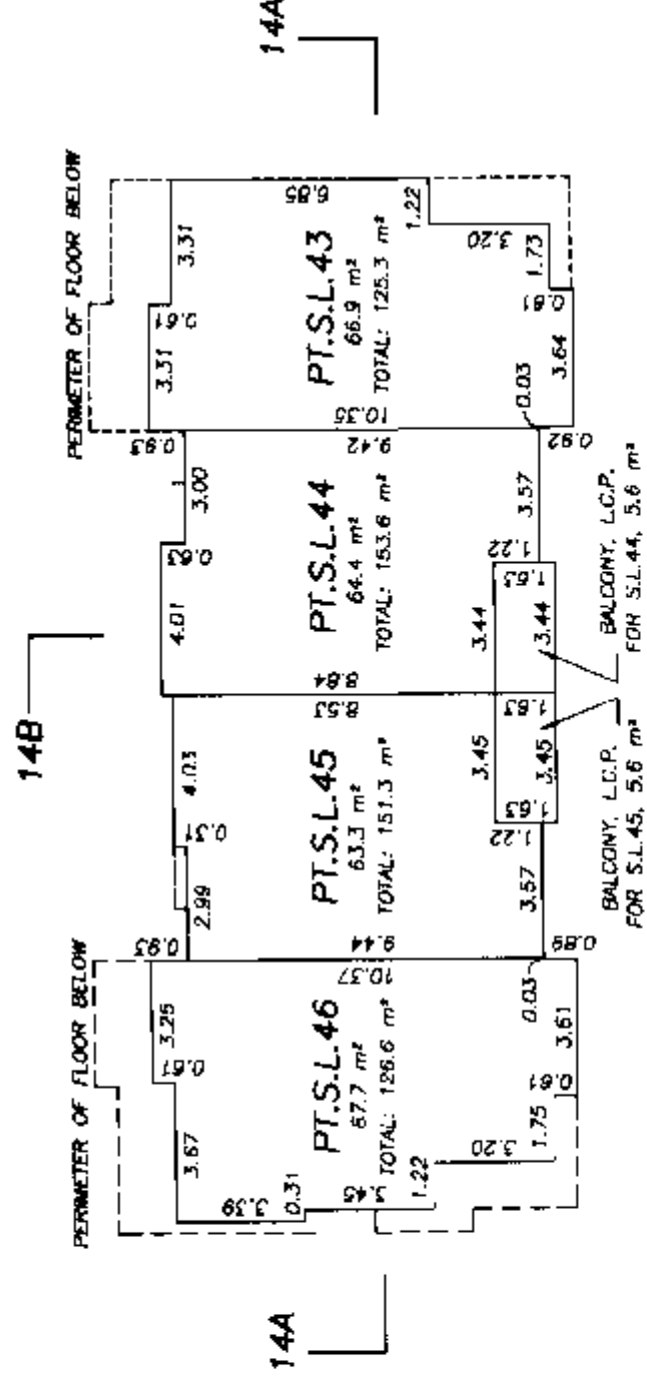
STRATA PLAN LMS4258 PHASE 4

BUILDING 14

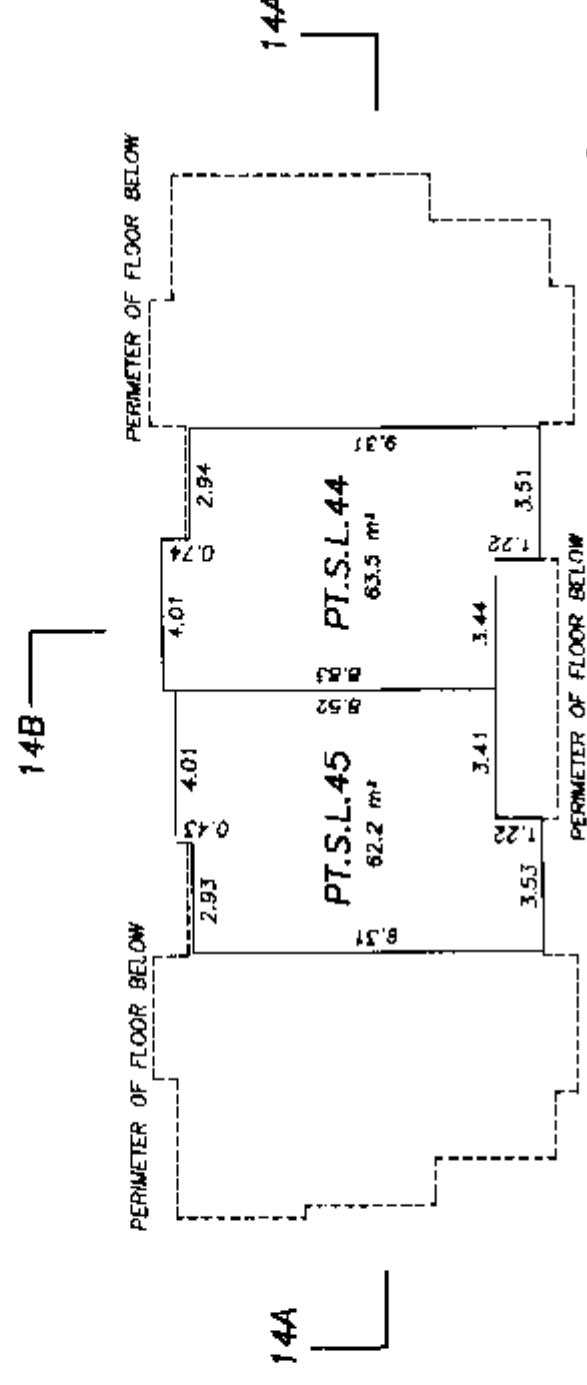
STRATA LOTS 43 TO 46



14B MAIN FLOOR



14B SECOND FLOOR



14B THIRD FLOOR

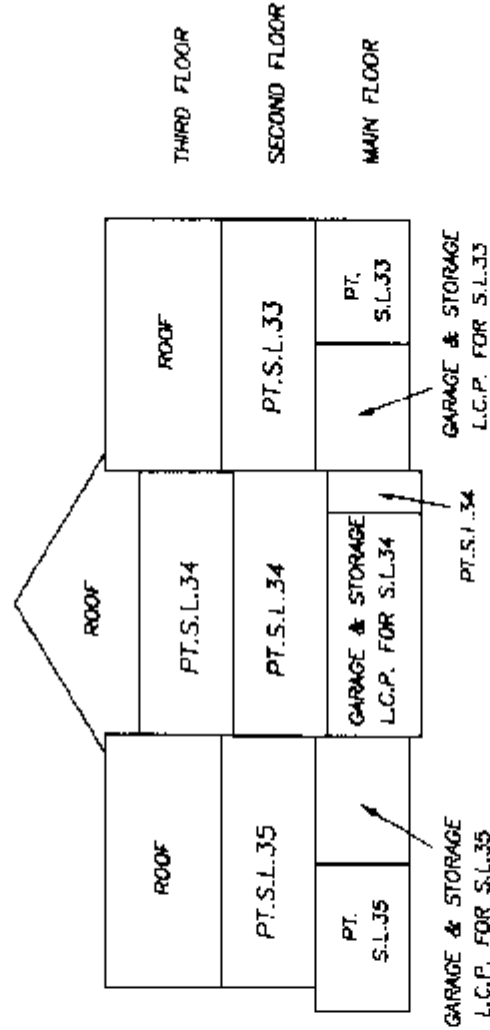
[Signature]
B.C.L.S.

MAY 22, 2001.

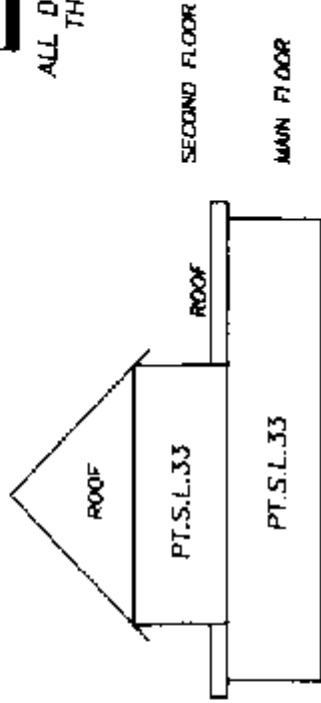
BUILDING SECTIONS

STRATA PLAN LMS4258
PHASE 4

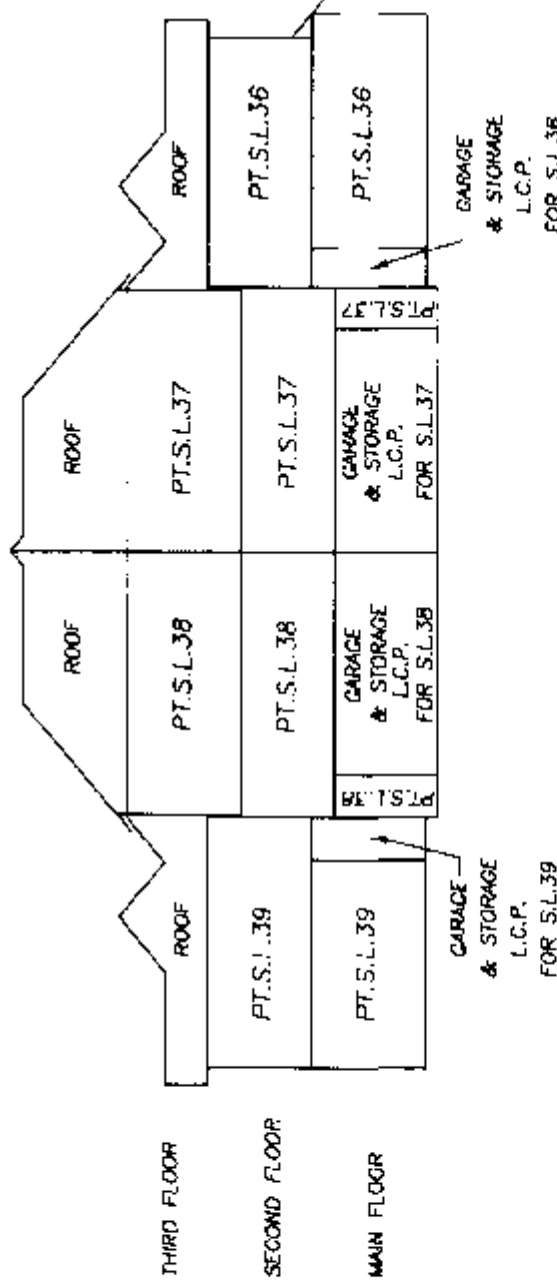
SECTION 11A-11A



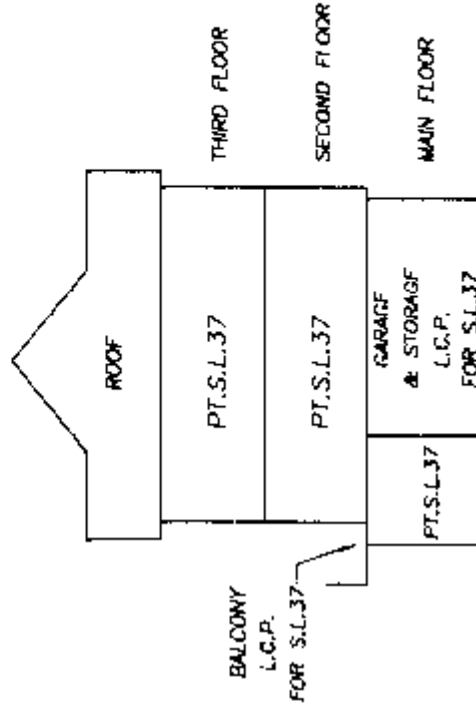
SECTION 11B-11B



SECTION 12A-12A



SECTION 12B-12B



[Signature]

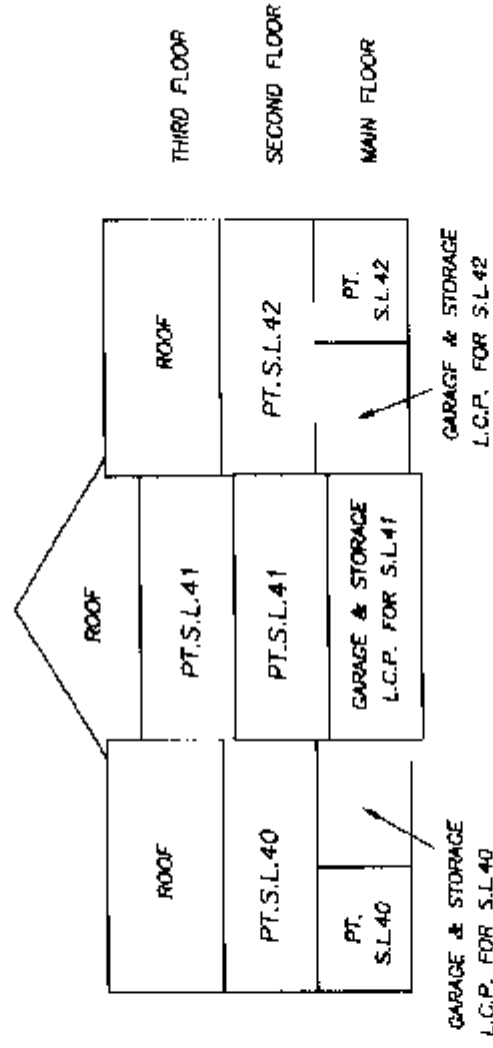
B.C.I.S.

MAY 22nd, 2001.

STRATA PLAN LMS4258 PHASE 4

BUILDING SECTIONS

SECTION 13A-13A

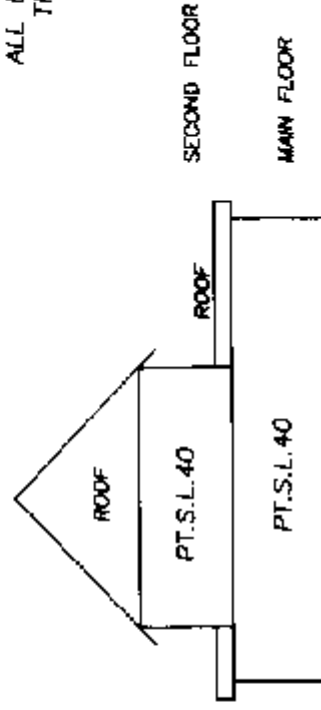


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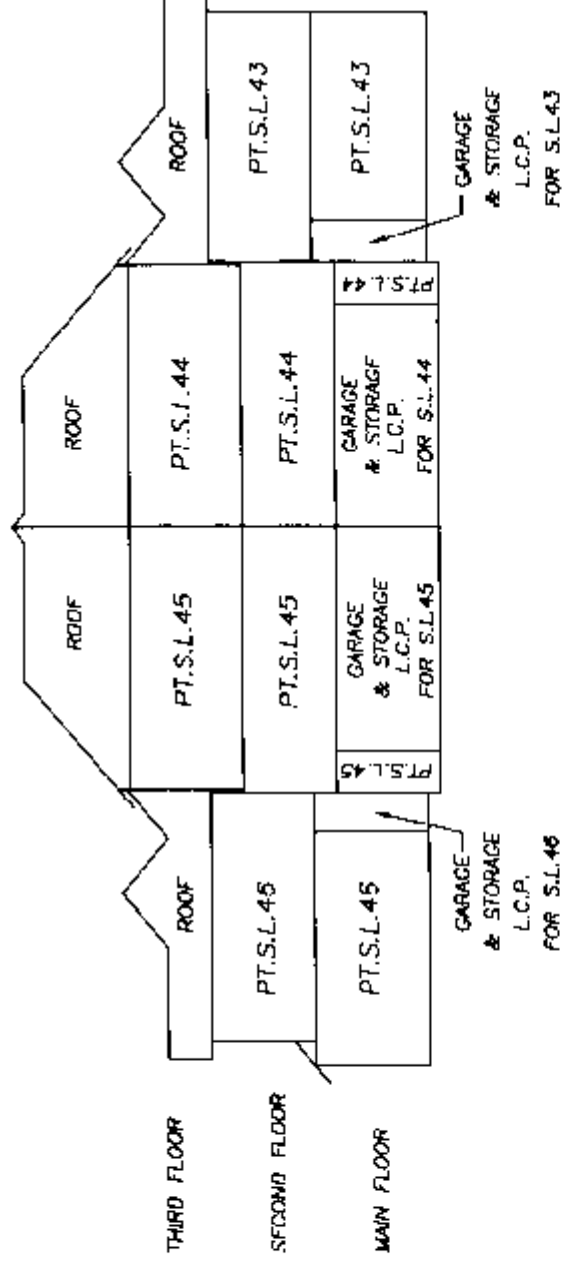


ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE INDICATED

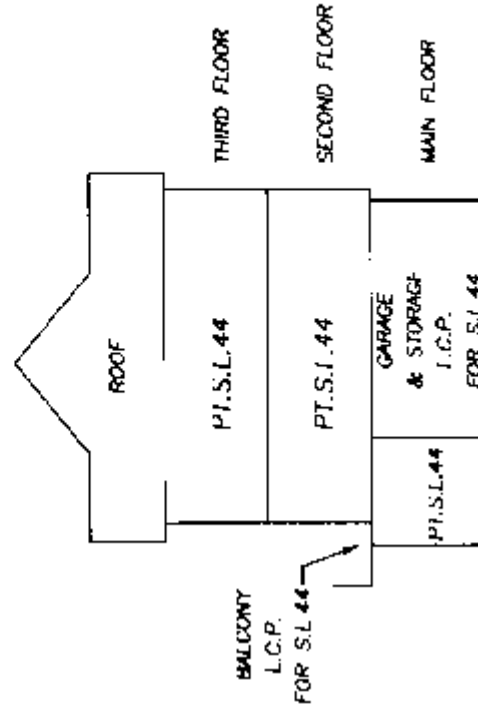
SECTION 13B-13B



SECTION 14A-14A



SECTION 14B-14B



John Doe

B.C.L.S.

MAY 22, 2007.

**STRATA PLAN OF PART OF PARCEL 1 EXCEPT:
 FIRSTLY: PHASE ONE STRATA PLAN LMS4258
 SECONDLY: PHASE TWO STRATA PLAN LMS4258
 THIRDLY: PHASE THREE STRATA PLAN LMS4258
 FOURTHLY: PHASE FOUR STRATA PLAN LMS4258
 SECTION 17 TOWNSHIP 8
 NEW WESTMINSTER DISTRICT PLAN LMP44359**

STRATA PLAN LMS4258

Deposited and registered in the Land Title Office
 at New Westminster, B.C. this 24 day
 of SEPT, 2001

John G. Tam
 DEPUTY REGISTRAR
 REF: 20244078

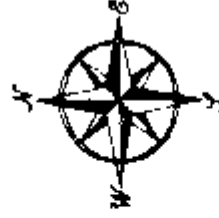
CITY OF SURREY

18181 - 68th AVENUE
 SURREY, B.C.

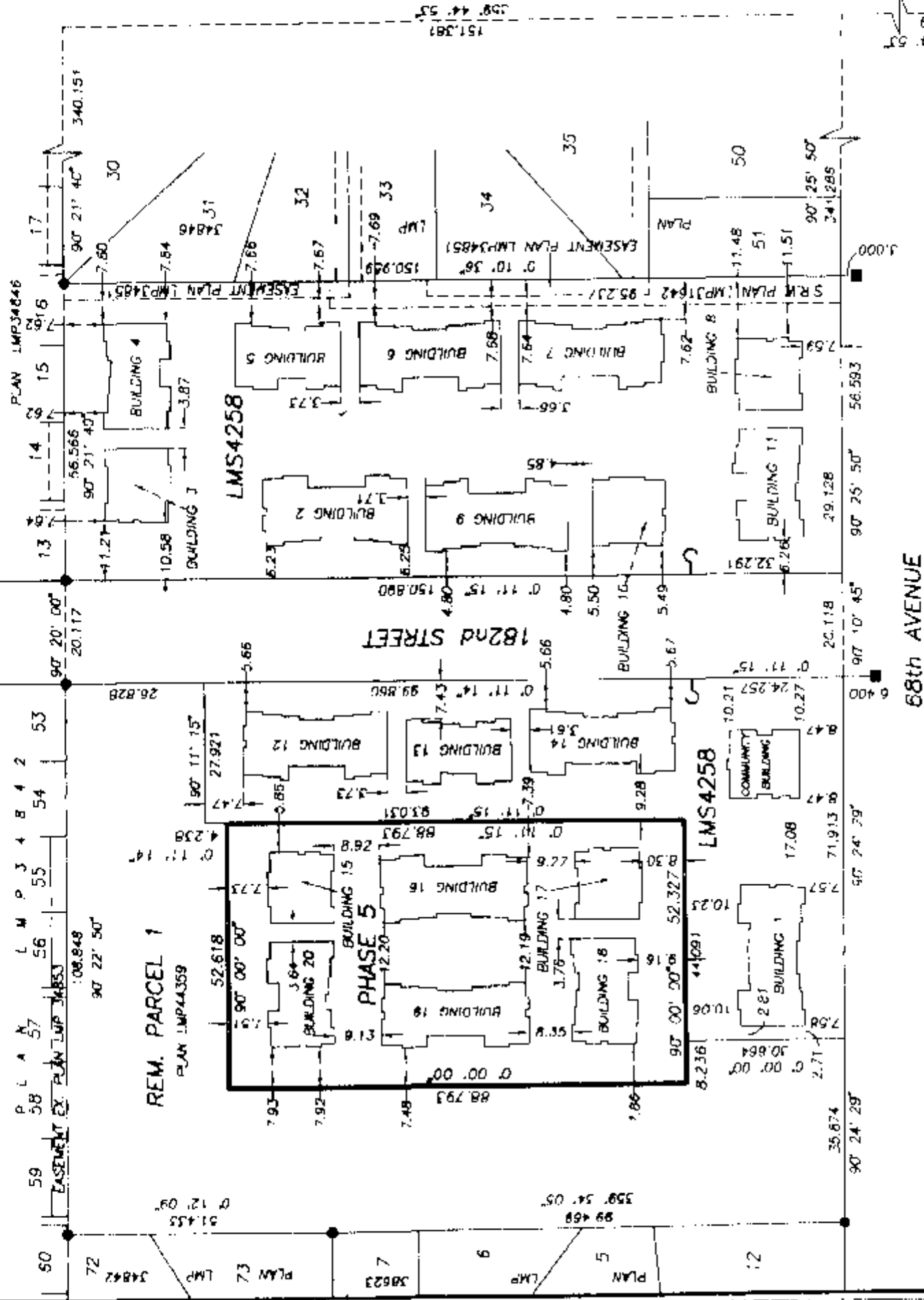
SCALE: 1:1000

0 5 10 15 20 30 40 50 60

ALL DISTANCES ARE IN METRES AND DECIMALS
 THEREOF UNLESS OTHERWISE INDICATED



PHASE 5



LEGEND:
 L.C.P. denotes limited common property
 C.F. denotes common facility
 P.T.S.L. denotes part strata lot
 S.L. denotes strata lot

Control Monument Found
 Standard Iron Post Found
 Lead Plug Found

Grid bearings are derived from observations between
 control monuments 5013 and 5934.
 Integrated Survey Area No. 1, (SURREY), NAD83 (CSRS)
 This plan shows ground level measured distances.
 Prior to computation of U.T.M. co ordinates,
 multiply by combined factor of 0.9995976.

J. C. Tam and Associates
 Canada and B.C. Land Surveyor
 115 8833 Edlin Crescent
 Richmond, B.C. V6X 3Z7
 Telephone: 214-8928
 Fax: 214-8929
 E-mail: jctam@telus.net
 Job No. 1421
 Drawn By: JJ

I, Johnson G. Tam, a British Columbia
 Land Surveyor, certify that the buildings
 included in this strata plan have not, as of
 September 12th, 2001, been previously occupied.

Johnson G. Tam
 B.C.L.S.

I, Johnson G. Tam, a British Columbia
 Land Surveyor, certify that the building
 shown on this strata plan are within the
 external boundaries of the land that is
 the subject of the strata plan.
 Date: September 12th, 2001.

Johnson G. Tam
 B.C.L.S.

This plan lies within the Greater Vancouver Regional District.

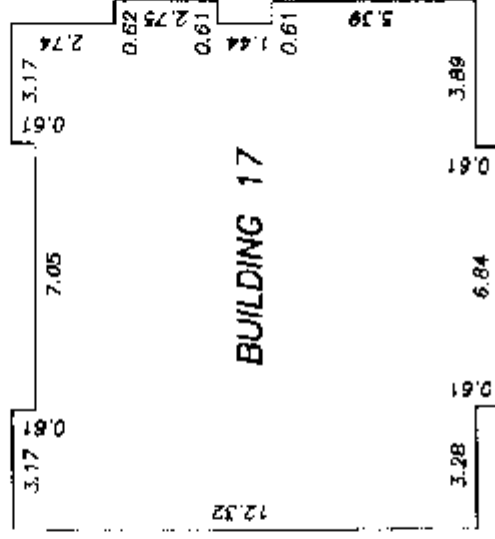
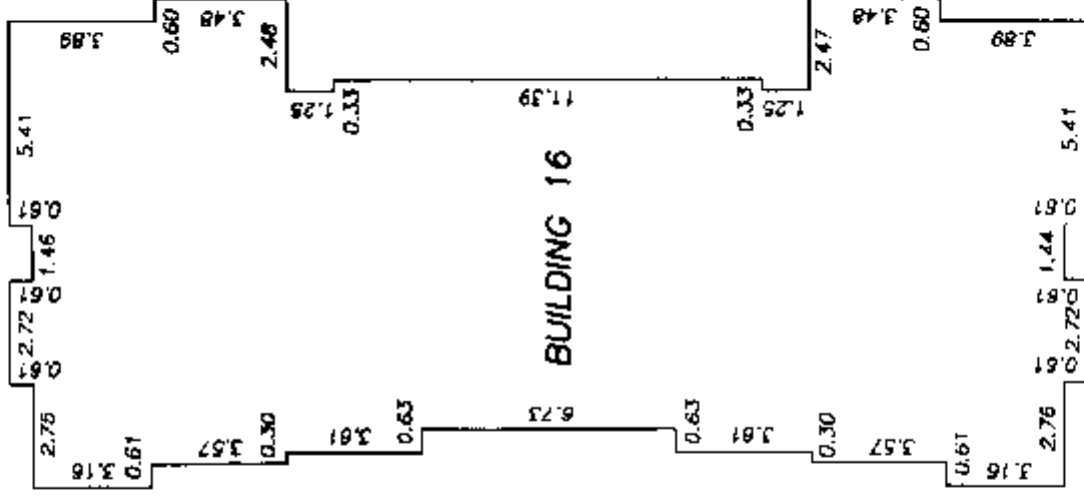
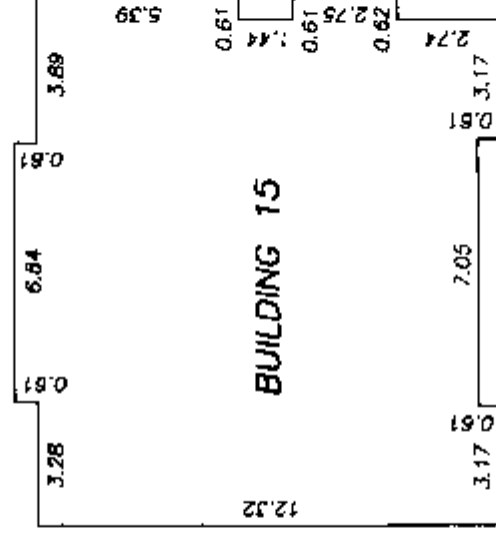
4258



SCALE: 1:200



ALL DISTANCES ARE IN METRES AND DECIMALS
THEREOF UNLESS OTHERWISE INDICATED



[Signature]

B.C.L.S.

SEPTEMBER 12th, 2001

STRATA PLAN LMS4258
PHASE 5

REGISTERED OWNER:
HKD GROUP 18268 JV INC., INC. NO. 567274
IN TRUST, SEE BN254157

Approved as Phase 5 of a 7 phase strata plan
under section 224 of the Strata Property Act.

Albert Wong Kingway YOUNG
AUTHORIZED SIGNATORY

Date: September 18, 2001

Kanchan YONG
AUTHORIZED SIGNATORY

[Signature]
Signature of Approving Officer
City of Surrey

WITNESS RENE LAM

Address of CH 157 E P. G. G. G.
Witness: VANCOUVER V6A 2V3

Occupation of RECEPTIONIST
Witness:

MORTGAGEE: HSCB BANK CANADA formerly known as
HONGKONG BANK OF CANADA (HSCB BANK CANADA)

[Signature] Chin-Seng Lim
AUTHORIZED SIGNATORY

[Signature] Michael Yeung
AUTHORIZED SIGNATORY

Witness as to both signatures Albert Wong

Address of 608 MAIN STREET
Witness: VANCOUVER, B.C. V6A 2V3

Occupation of BANK MANAGER
Witness:

[Signature]
B.C.L.S.

BUILDING 15
STRATA LOIS 47 AND 48

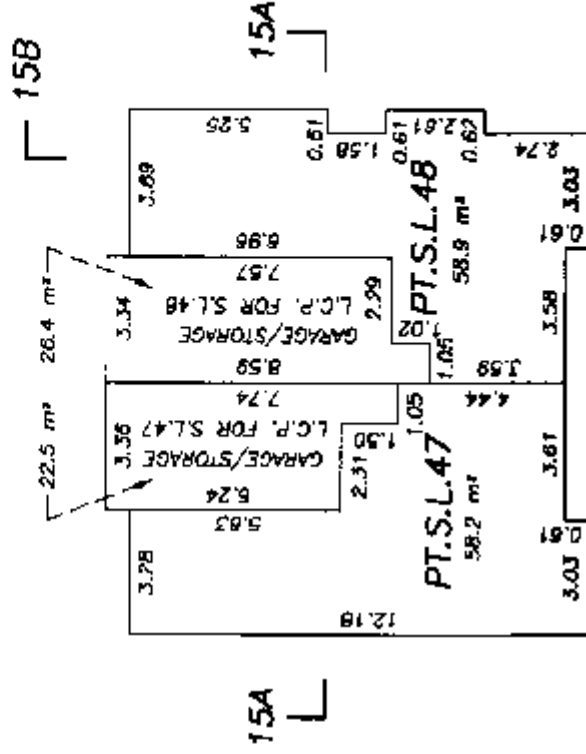
STRATA PLAN LMS 4258
PHASE 5



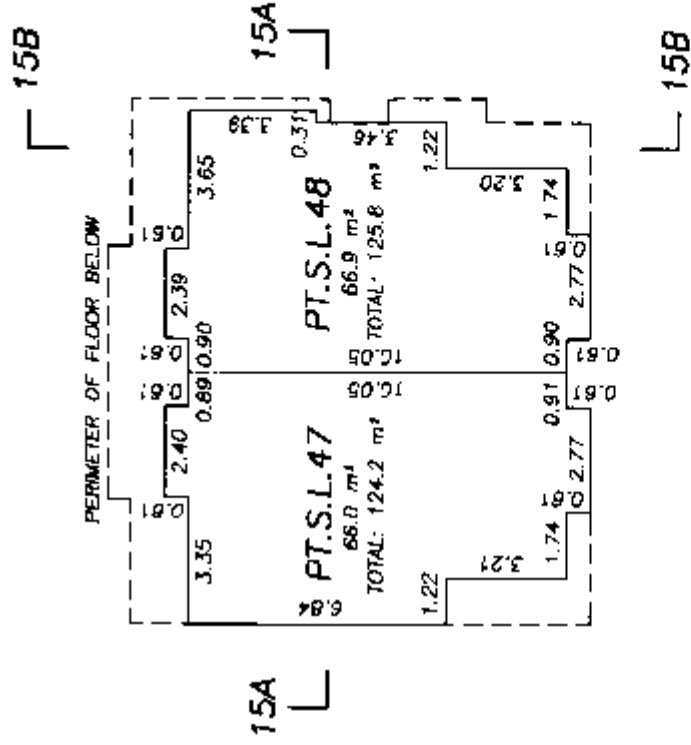
SCALE: 1:200



ALL DISTANCES ARE IN METRES AND DECIMALS
THEREOF UNLESS OTHERWISE INDICATED



MAIN FLOOR



SECOND FLOOR

[Signature]

B.C.L.S.

SEPTEMBER 12th, 2001

BUILDING 16
STRATA LOTS 49 TO 52



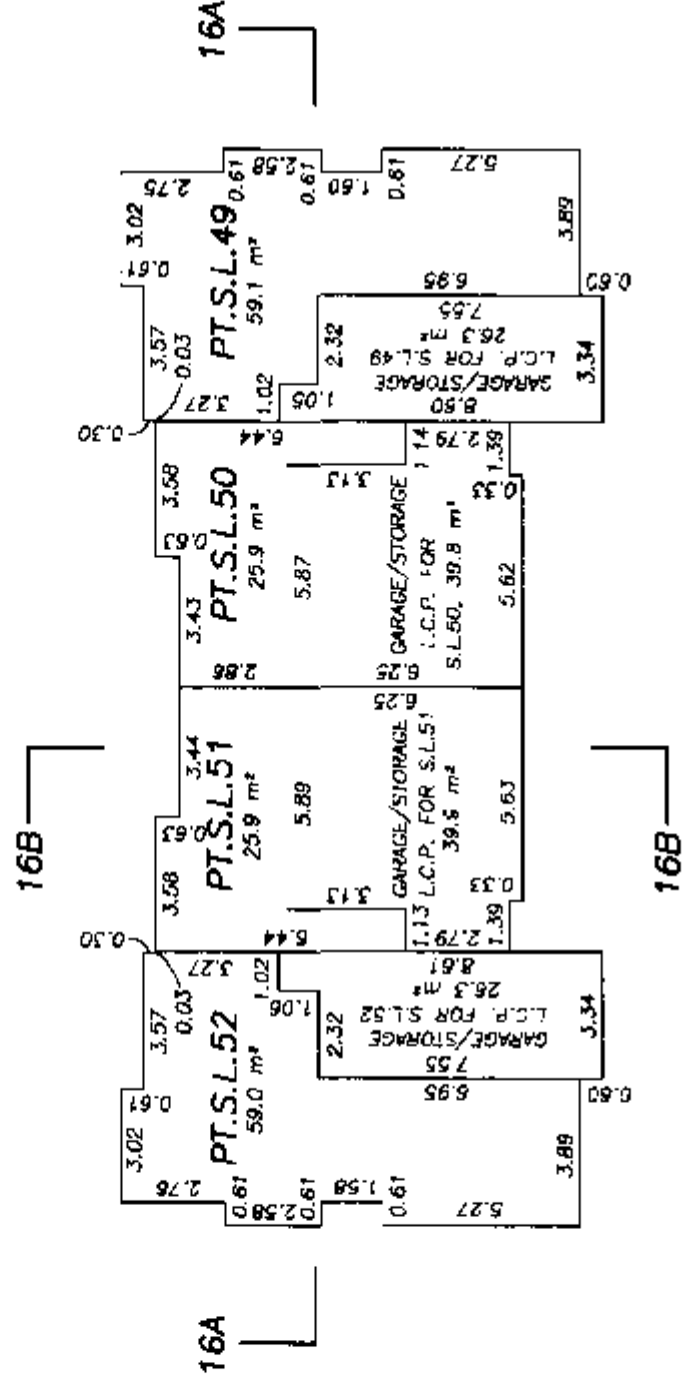
STRATA PLAN LMS
PHASE 5

4258

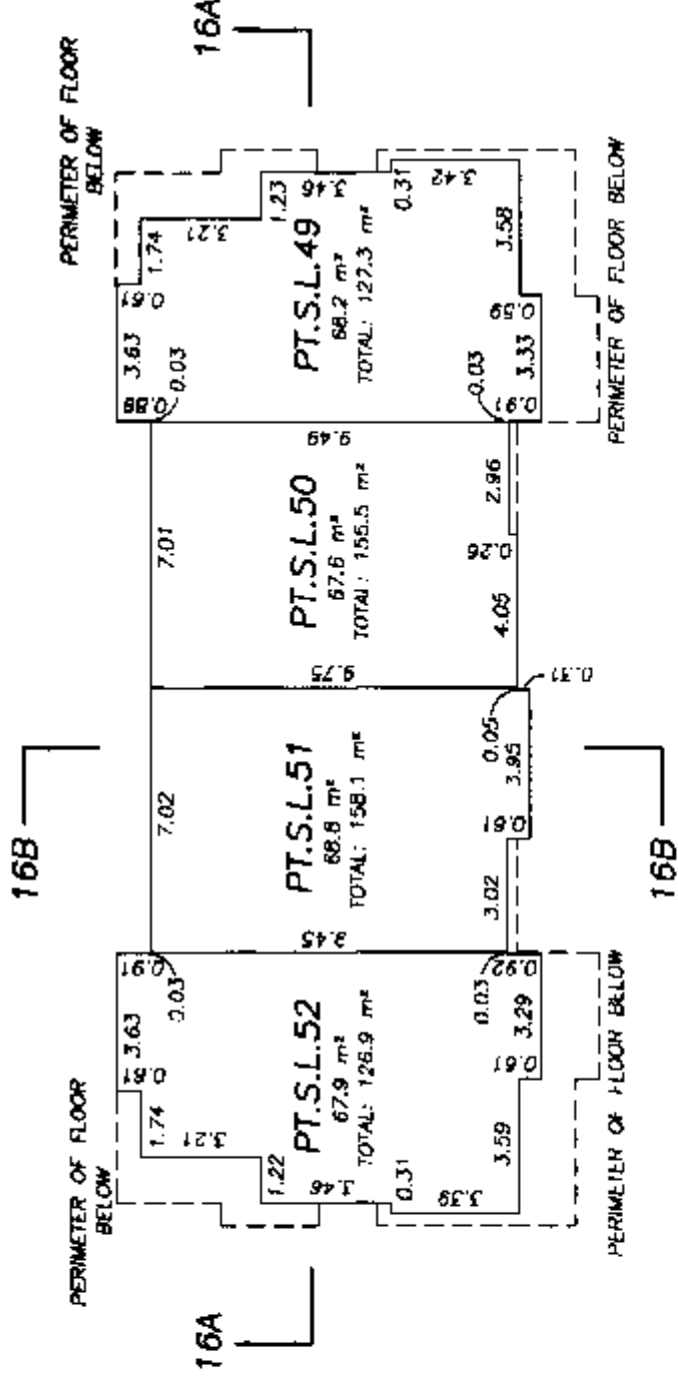
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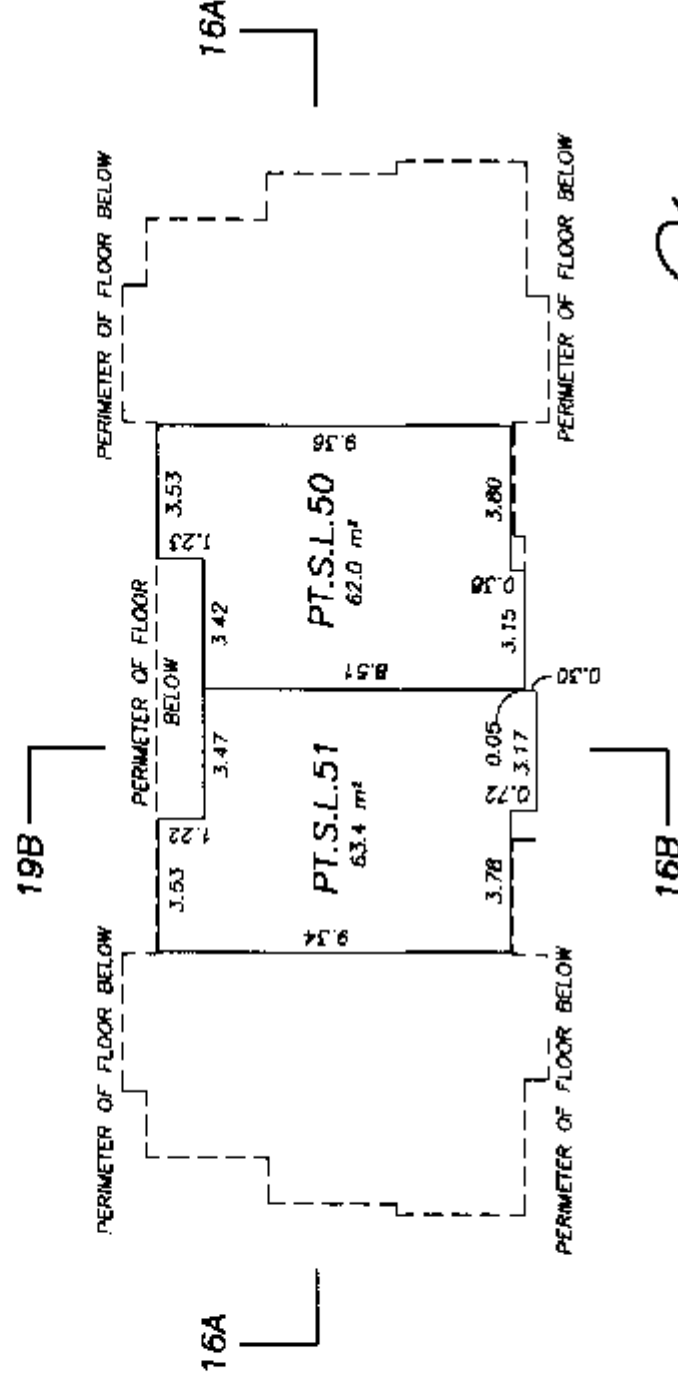
ALL DISTANCES ARE IN METRES AND DECIMALS
THEREOF UNLESS OTHERWISE INDICATED



MAIN FLOOR



SECOND FLOOR



THIRD FLOOR

[Signature]

B.C.L.S.

SEPTEMBER 12th, 2001

BUILDING 17
STRATA LOTS 53 AND 54

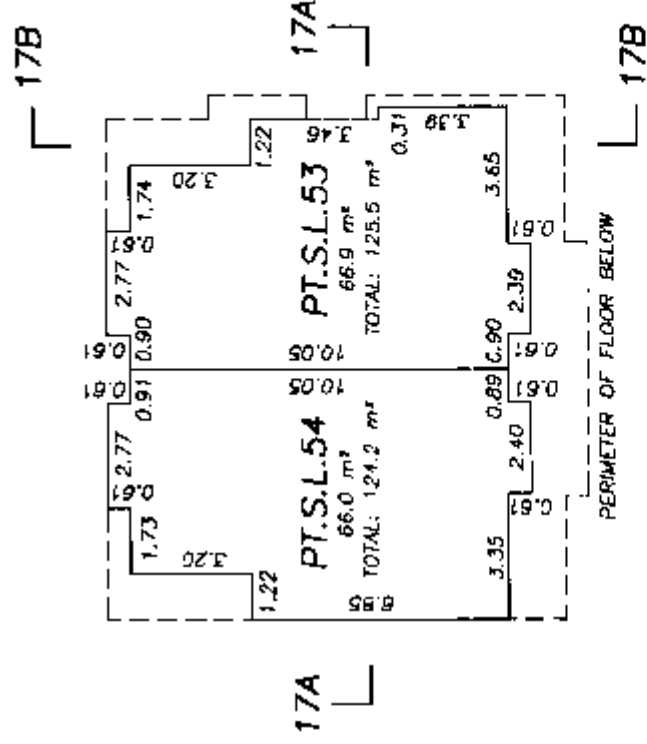
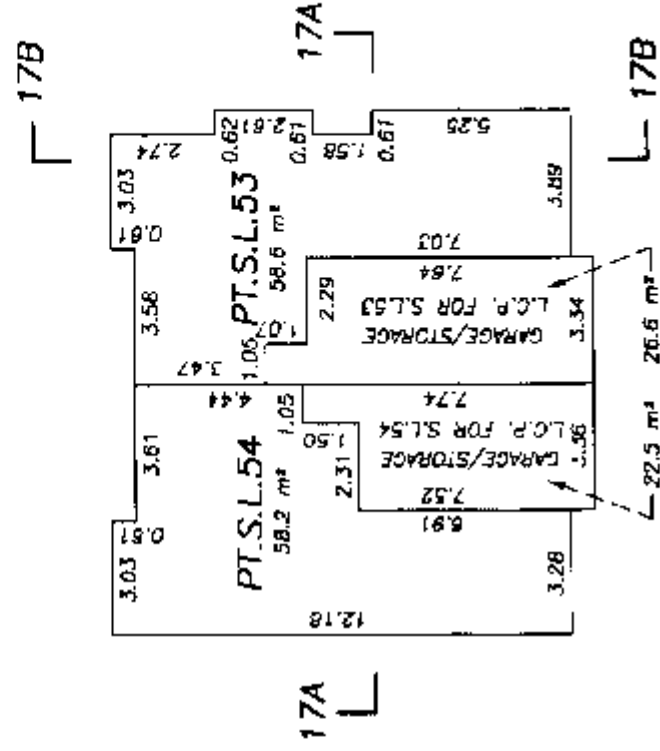
STRATA PLAN LMS **4258**
PHASE 5



SCALE: 1:200



ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE INDICATED



[Signature]

B.C.L.S.

SEPTEMBER 12th, 2001

BUILDING 18

STRATA LOTS 55 TO 57



STRATA PLAN LMS

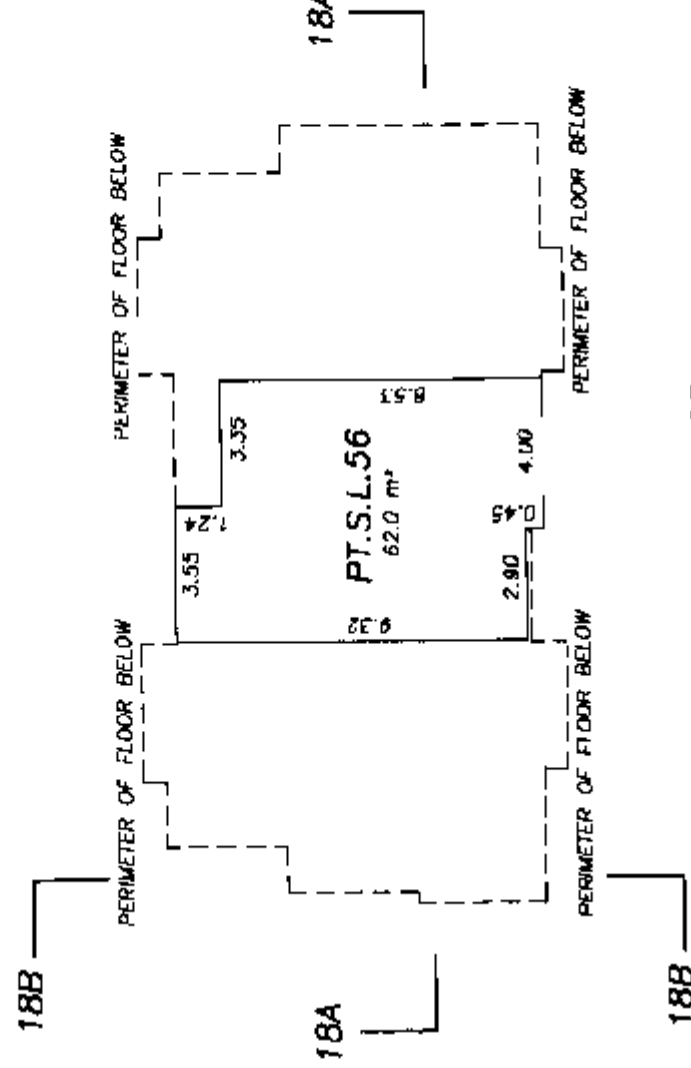
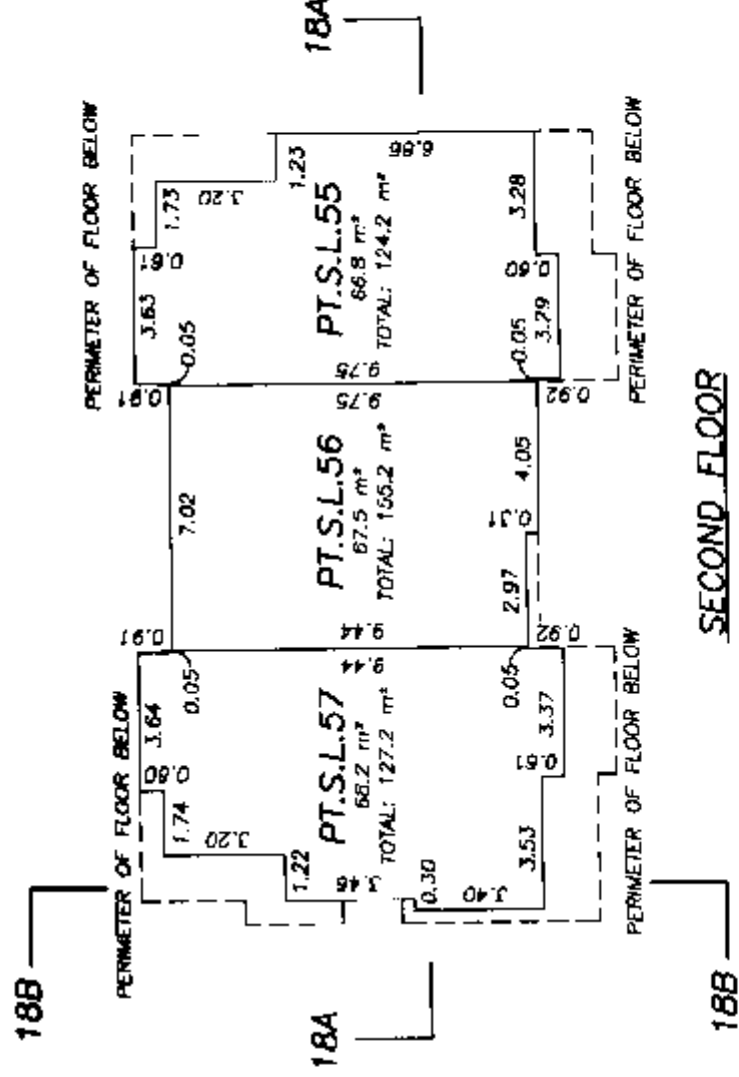
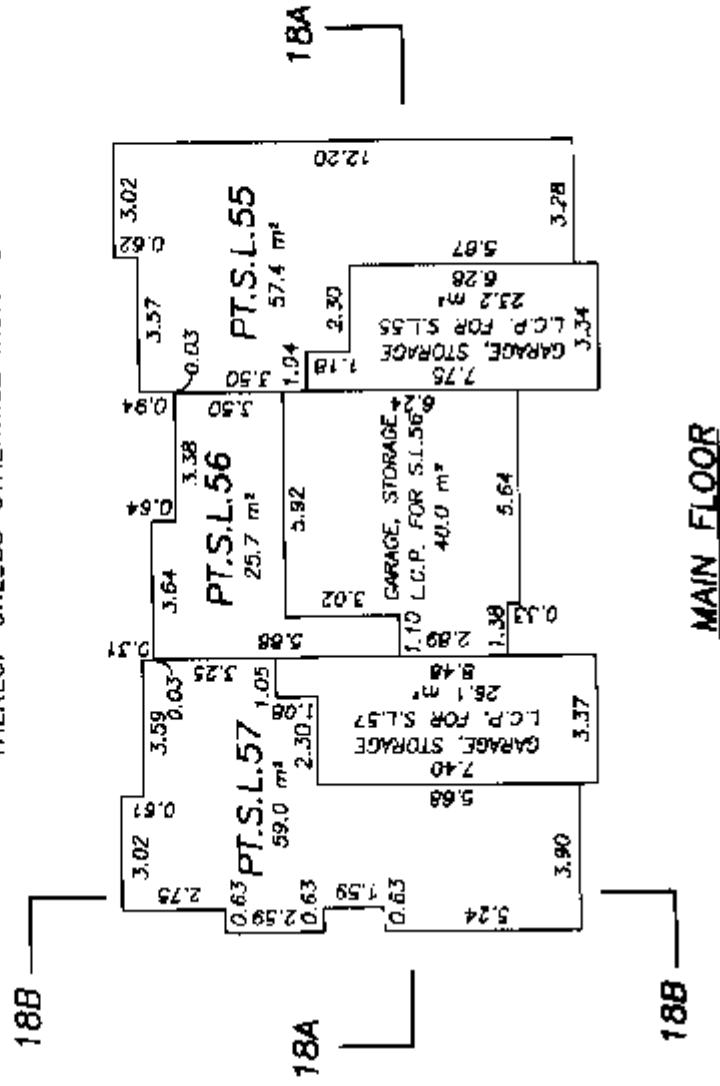
4258

PHASE 5

SCALE: 1:200



ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE INDICATED

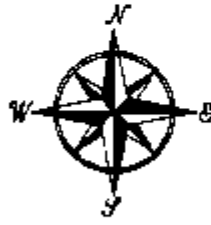


Signature

B.C.L.S.

SEPTEMBER 12th, 2001

BUILDING 19
STRATA LOTS 58 TO 61

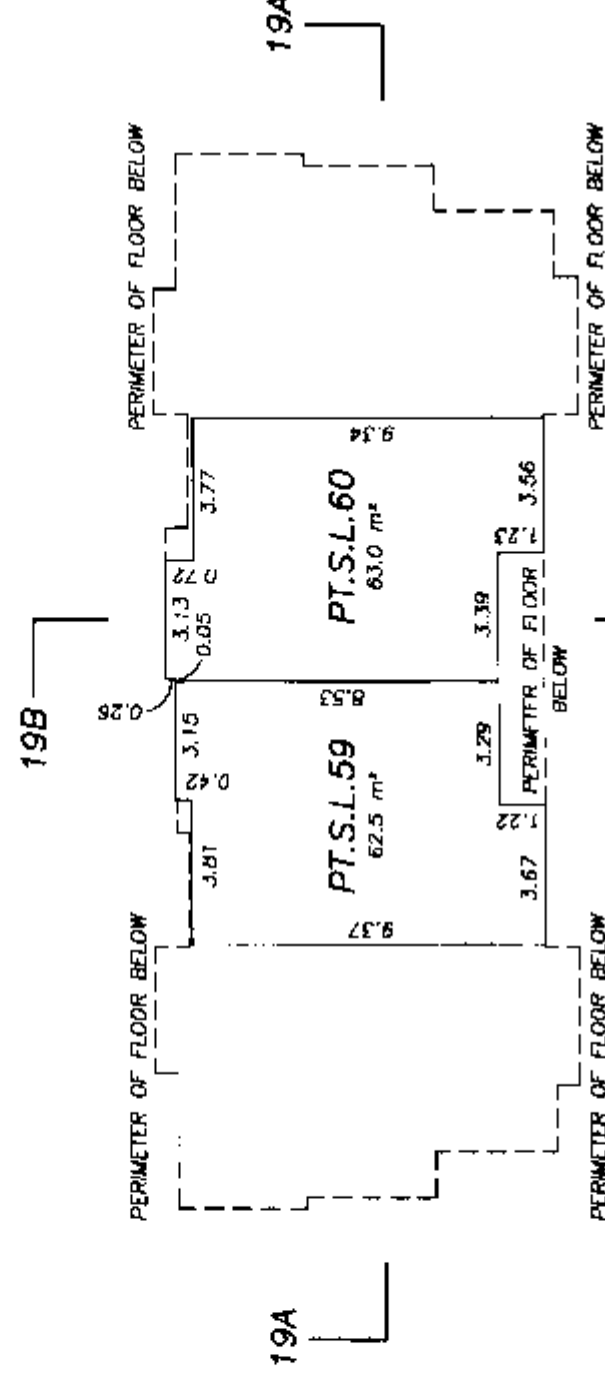
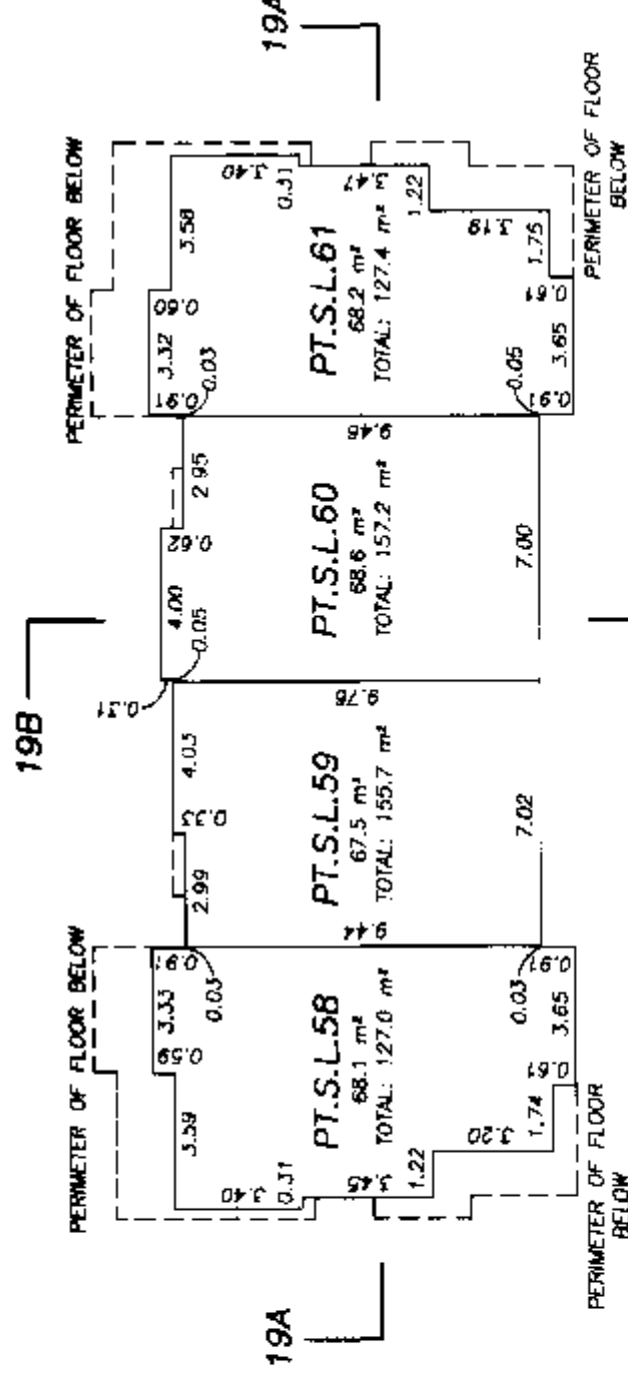
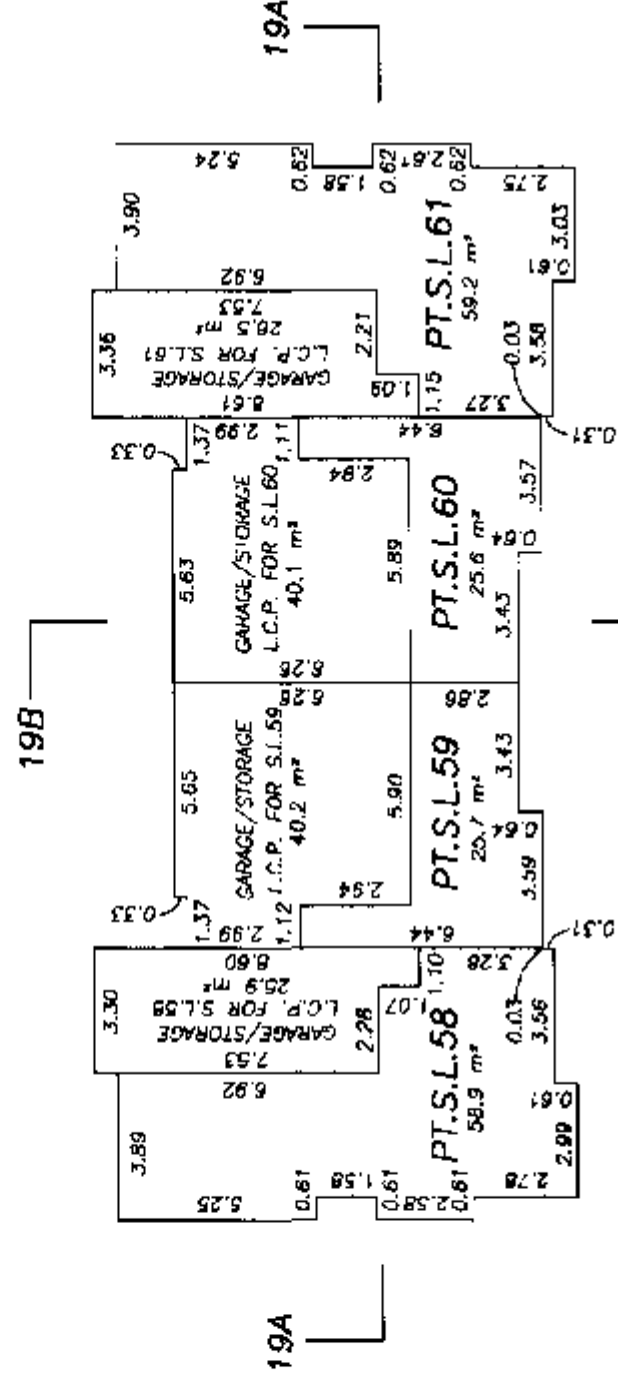


STRATA PLAN LMS
PHASE 5
4258

SCALE: 1:200



ALL DISTANCES ARE IN METRES AND DECIMALS
THEREOF UNLESS OTHERWISE INDICATED



[Signature]

B.C.L.S.

SEPTEMBER 12th, 2001

BUILDING 20
STRATA LOTS 62 TO 64

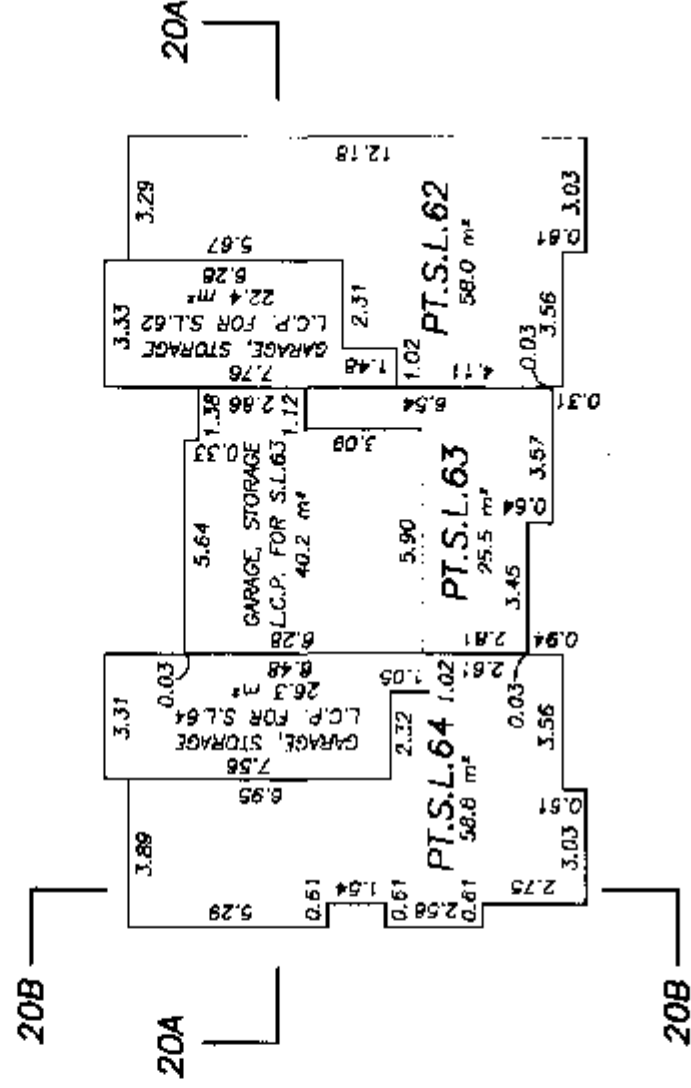


STRATA PLAN LMS **4258**
PHASE 5

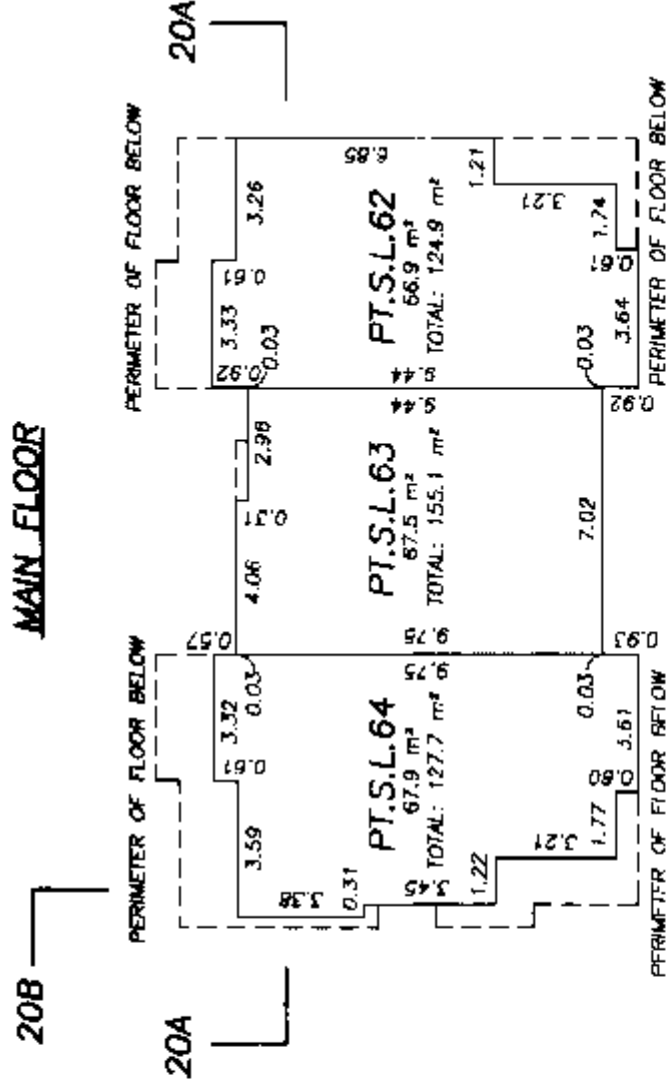
SCALE: 1:200



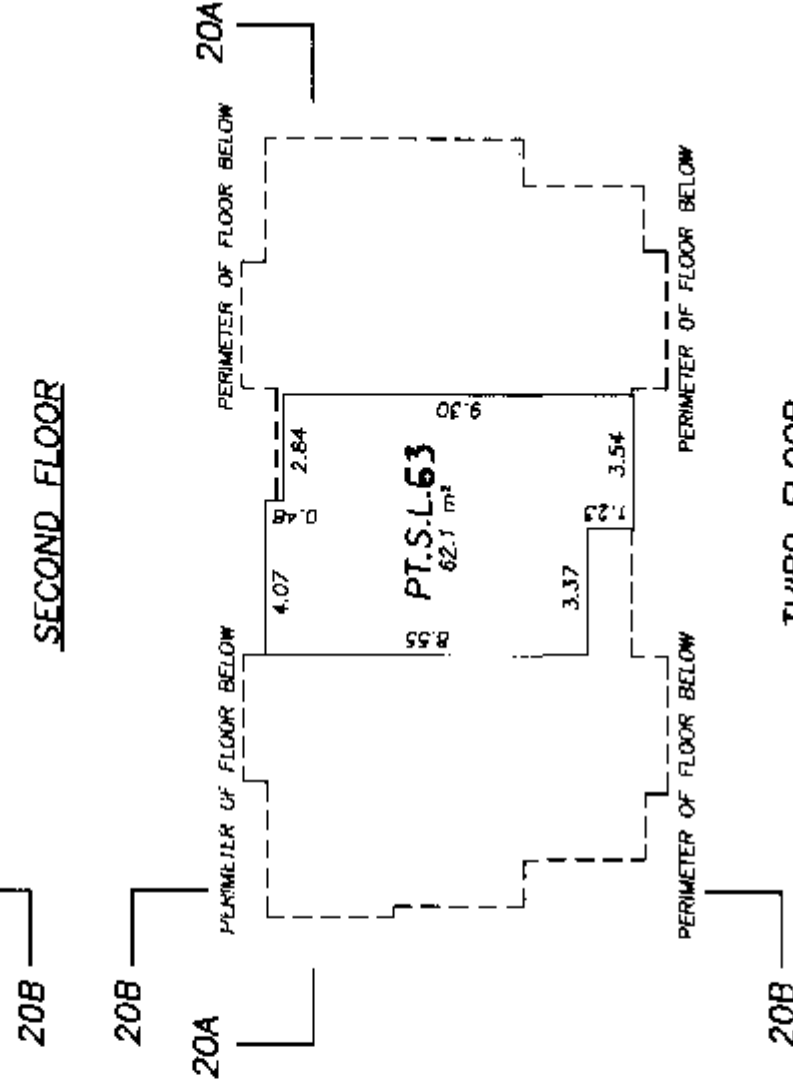
ALL DISTANCES ARE IN METRES AND DECIMALS
THEREOF UNLESS OTHERWISE INDICATED



MAIN FLOOR



SECOND FLOOR



THIRD FLOOR

B.C.L.S.

SEPTEMBER 12th, 2001

BUILDING SECTIONS

STRATA PLAN LMS

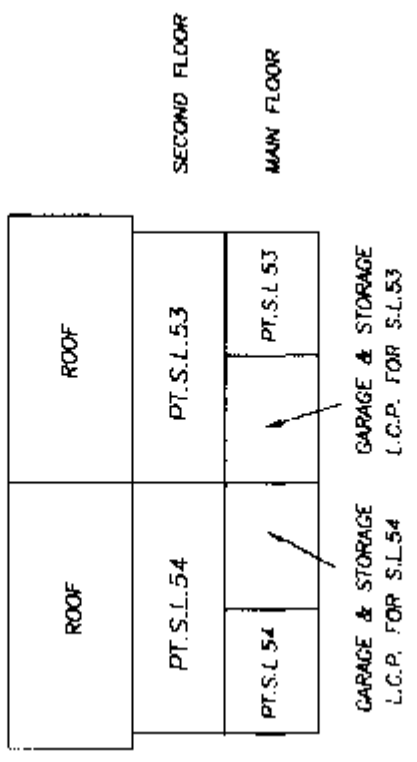
4258

PHASE 5

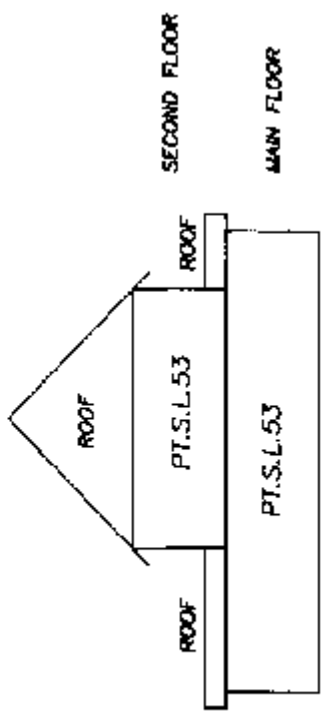
SCALE: 1:200



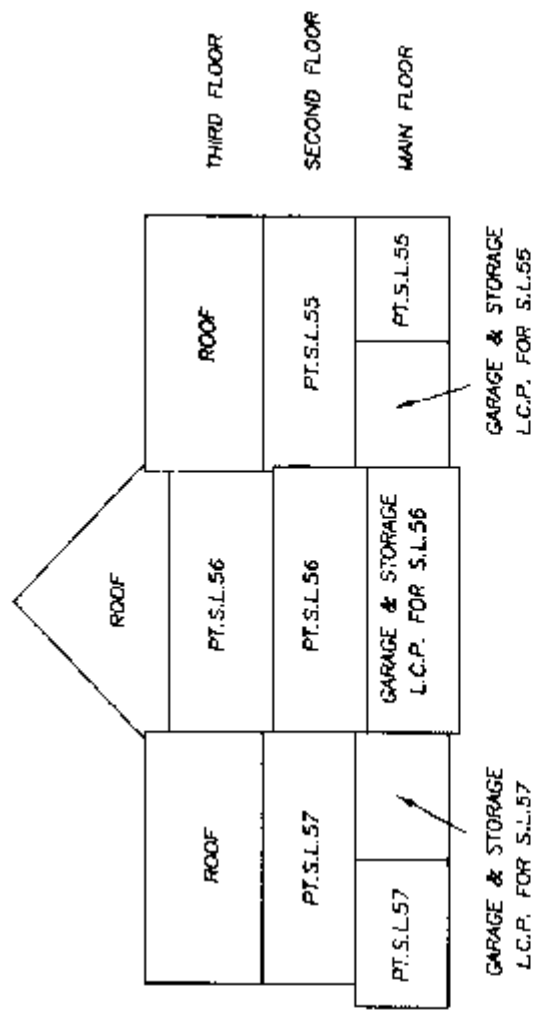
ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE INDICATED



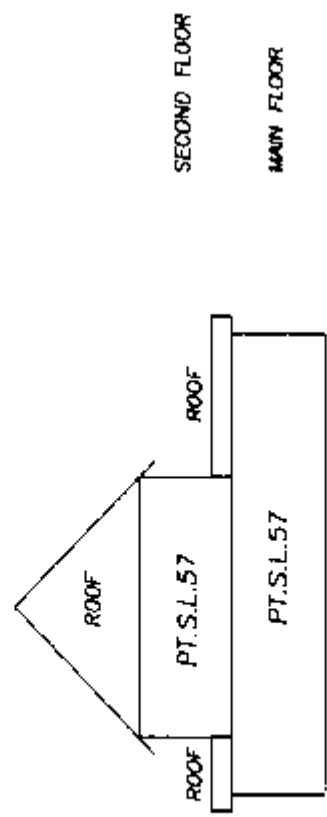
SECTION 17A-17A



SECTION 17B-17B



SECTION 18A-18A



SECTION 18B-18B

[Signature]

B.C.L.S.

SEPTEMBER 12th, 2001

BUILDING SECTIONS

STRATA PLAN LMS

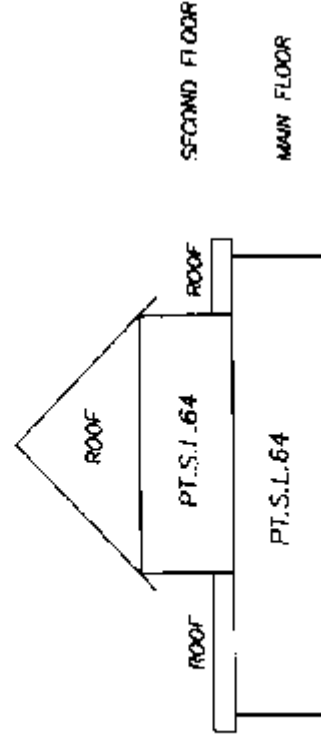
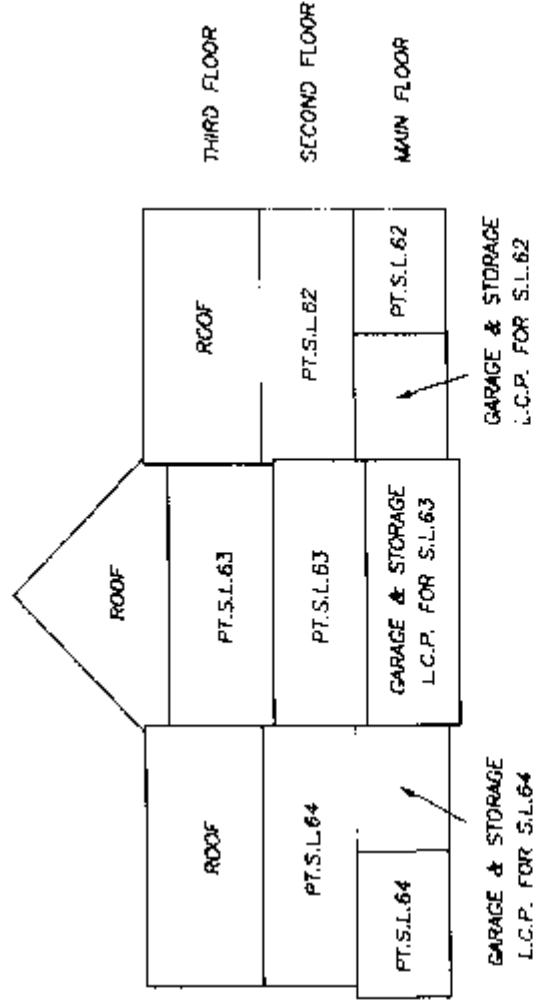
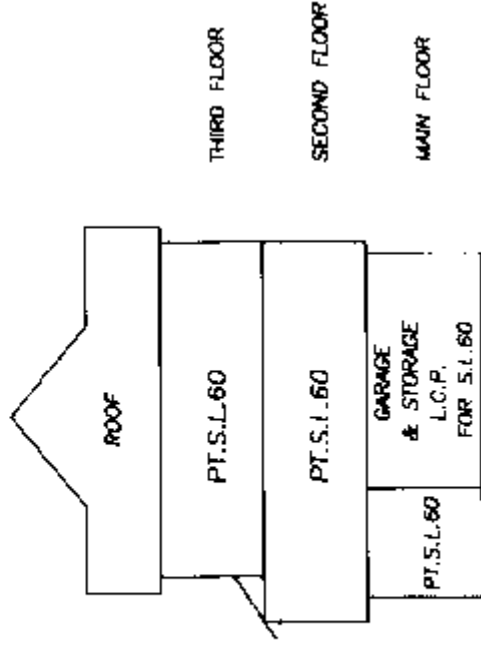
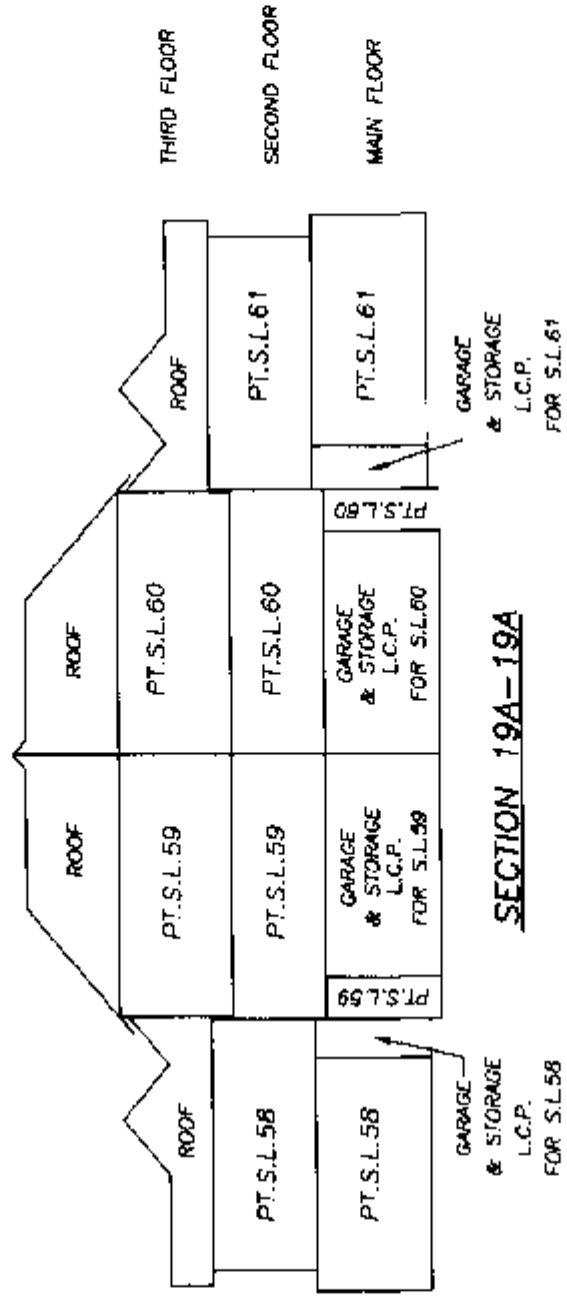
4258

PHASE 5

SCALE: 1:200



ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE INDICATED



SECTION 20B-20B

[Signature]

B.C.L.S.

SEPTEMBER 12th, 2001

STRATA PLAN OF PART OF PARCEL 1 EXCEPT
FIRSTLY: PHASE ONE STRATA PLAN LMS4258
SECONDLY: PHASE TWO STRATA PLAN LMS4258
THIRDLY: PHASE THREE STRATA PLAN LMS4258
FOURTHLY: PHASE FOUR STRATA PLAN LMS4258
FIFTHLY: PHASE FIVE STRATA PLAN LMS4258
SECTION 17 TOWNSHIP 8
NEW WESTMINSTER DISTRICT PLAN LMP44359

STRATA PLAN LMS4258

Deposited and registered in the Land Title office
at New Westminster, B.C. this 13 day
of December, 2001.

G. Small
G. Small
Registrar

REF: BR332596
PHASE 6

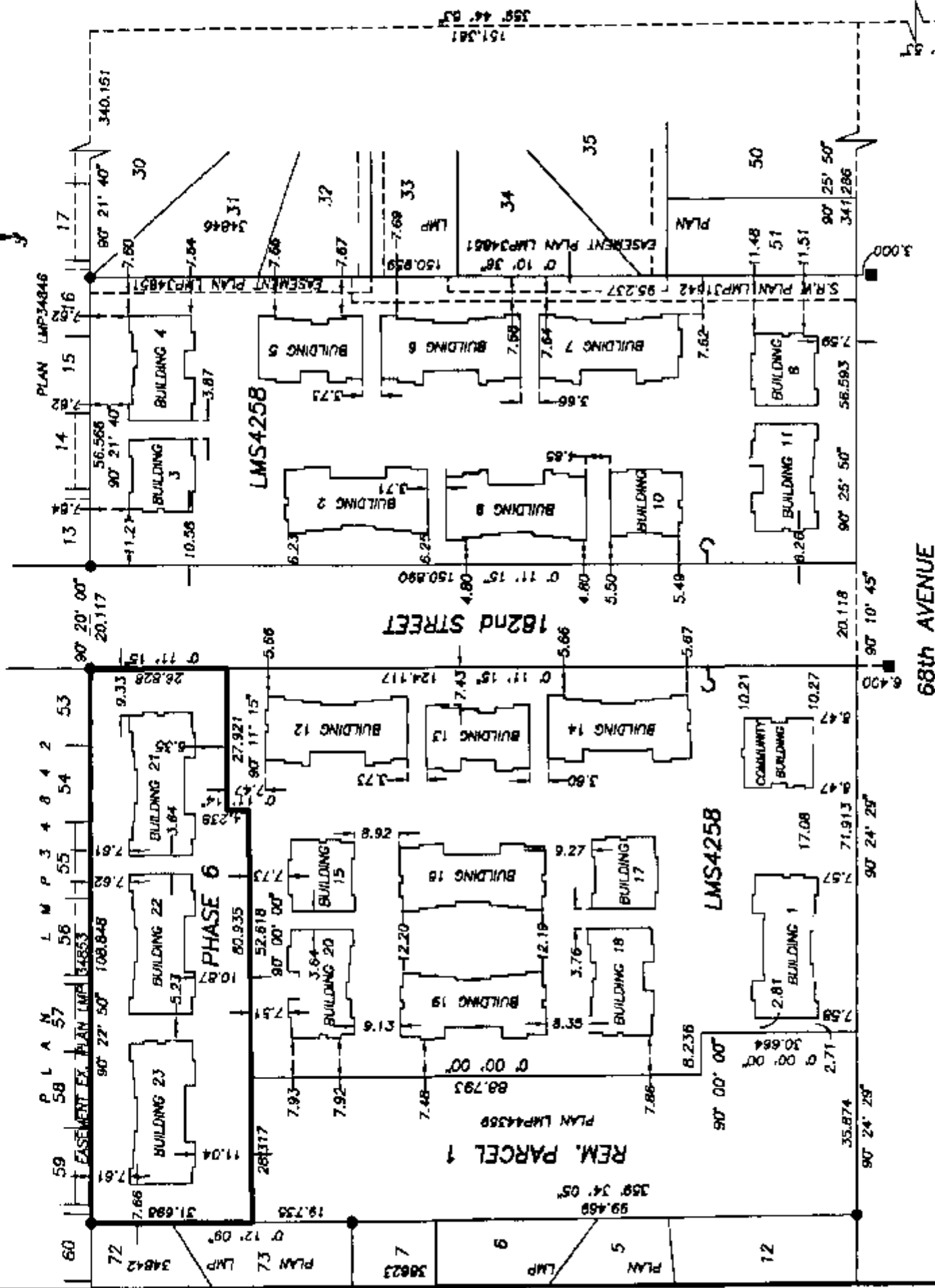
CITY OF SURREY

18181 - 68th AVENUE
SURREY, B.C.

SCALE: 1:1000



ALL DISTANCES ARE IN METRES AND DECIMALS
THEREOF UNLESS OTHERWISE INDICATED



68th AVENUE

- LEGEND:
- L.C.P. denotes limited common property
 - C.F. denotes common facility
 - P.T.S.L. denotes part strata lot
 - S.L. denotes strata lot

- Control Monument Found
- Standard Iron Post Found
- Lead Plug Found

Grid bearings are derived from observations between
control monuments 5013 and 5934.
Integrated Survey Area No. 1, (SURREY), NAD83 (CSRS)
This plan shows ground level measured distances.
Prior to computation of U.T.M. co-ordinates,
multiply by combined factor of 0.9995976.

J. C. Tam and Associates
Canada and B.C. Land Surveyor
115 - 8833 Odlin Crescent
Richmond, B.C. V6X 3Z7
Telephone: 214-8928
Fax: 214-8929
E-mail: jctam@telus.net
Job No. 1421
Drawn By: EM/JT

I, Johnson C. Tam, a British Columbia
Land Surveyor, certify that the buildings
included in this strata plan have not, as of
November 27th, 2001, been previously occupied.

Johnson C. Tam

B.C.L.S.

I, Johnson C. Tam, a British Columbia
Land Surveyor, certify that the building
shown on this strata plan are within the
external boundaries of the land that is
the subject of the strata plan.
Date: November 27th, 2001.

Johnson C. Tam

B.C.L.S.

This plan lies within the Greater Vancouver Regional District.

BUILDING DIMENSIONS

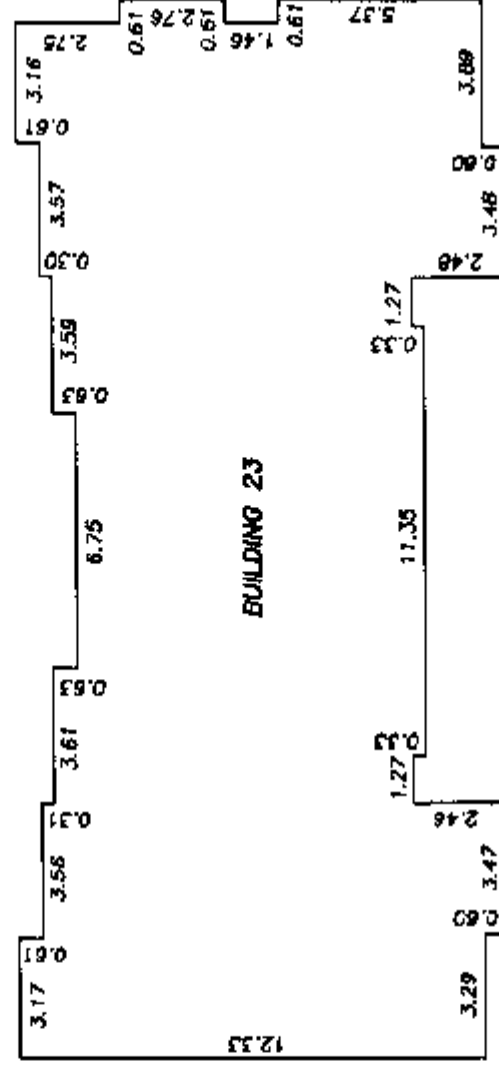
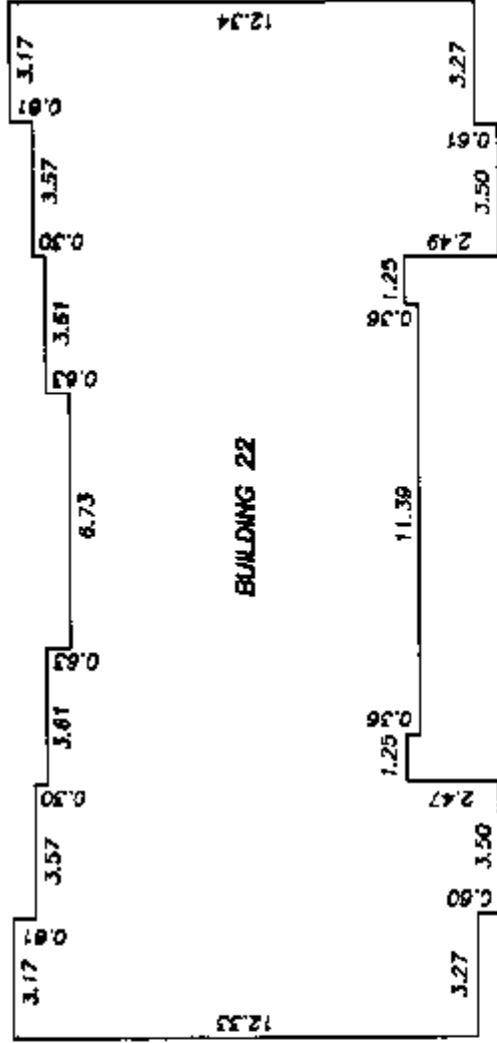
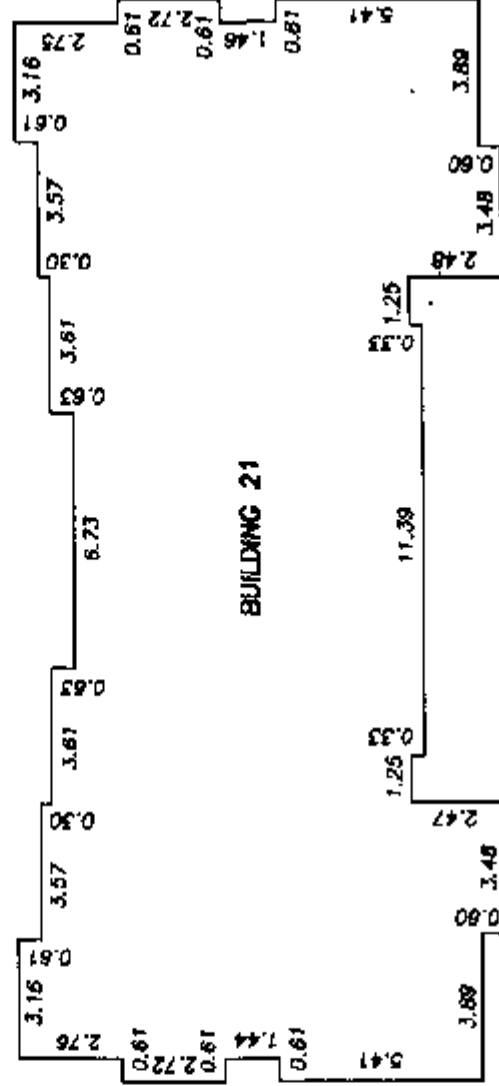
SCALE: 1:200



ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE INDICATED



**STRATA PLAN LMS4258
PHASE 6**



B.C.L.S.

NOVEMBER 27th, 2001

STRATA PLAN LMS4258 PHASE 6

REGISTERED OWNER:

HKD GROUP 18268 JV INC., INC. NO. 567224
"IN TRUST, SEE BN254157"

AUTHORIZED SIGNATORY: KINGSLEY YELING

Kingsley Yelling
Kingsley Yelling

AUTHORIZED SIGNATORY: KAU CHAN YONG

Kau Chan Yong
Kau Chan Yong

WITNESS

Address of 12968- GUTHRIE RD,Witness: SUPREY, P.C.Occupation of Builder

Witness:

MORTGAGEE:

HONGKONG BANK OF CANADA (HSEC BANK CANADA)

AUTHORIZED SIGNATORY:

Albert Wong
Albert Wong

ALBERT WONG

Acting City Clerk: MARGARET JONES

AUTHORIZED SIGNATORY

CHAU WAN LIEN

Michael Young
Michael Young

Witnessed as to both signatures

Address of

608 Main Street

Witness:

Vancouver B.C. V6A 2V3

Occupation of

Assistant Manager

Witness:

Approved as Phase 6 of a 7 phase strata plan
under section 224 of the Strata Property Act.

Date: November 12, 2001

Douglas McCallum
Signature of Approving Officer
City of Surrey

The City of Surrey, the registered owner of
covenants: BLJ17866, BLJ18037, BM188466,
BM188468 & BN330036.

hereby consent to the deposit of this plan.

Douglas McCallum
Mayor: DOUG MCCALLUM

B.C.L.S.

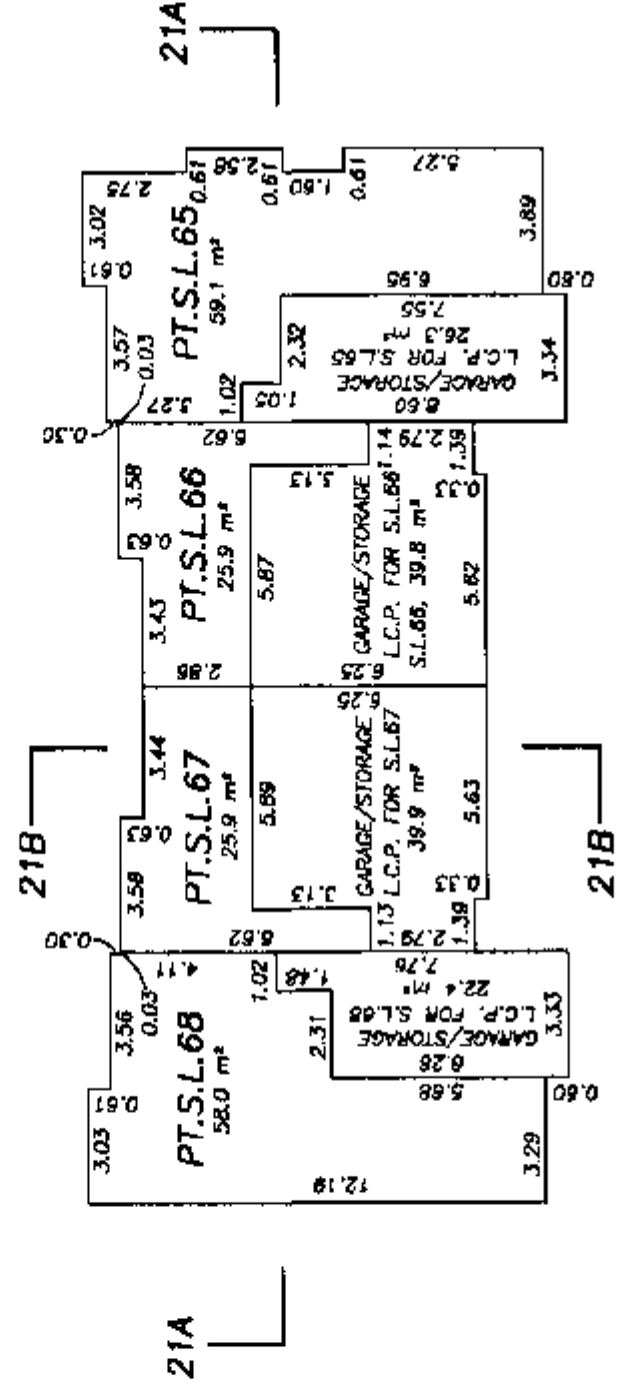
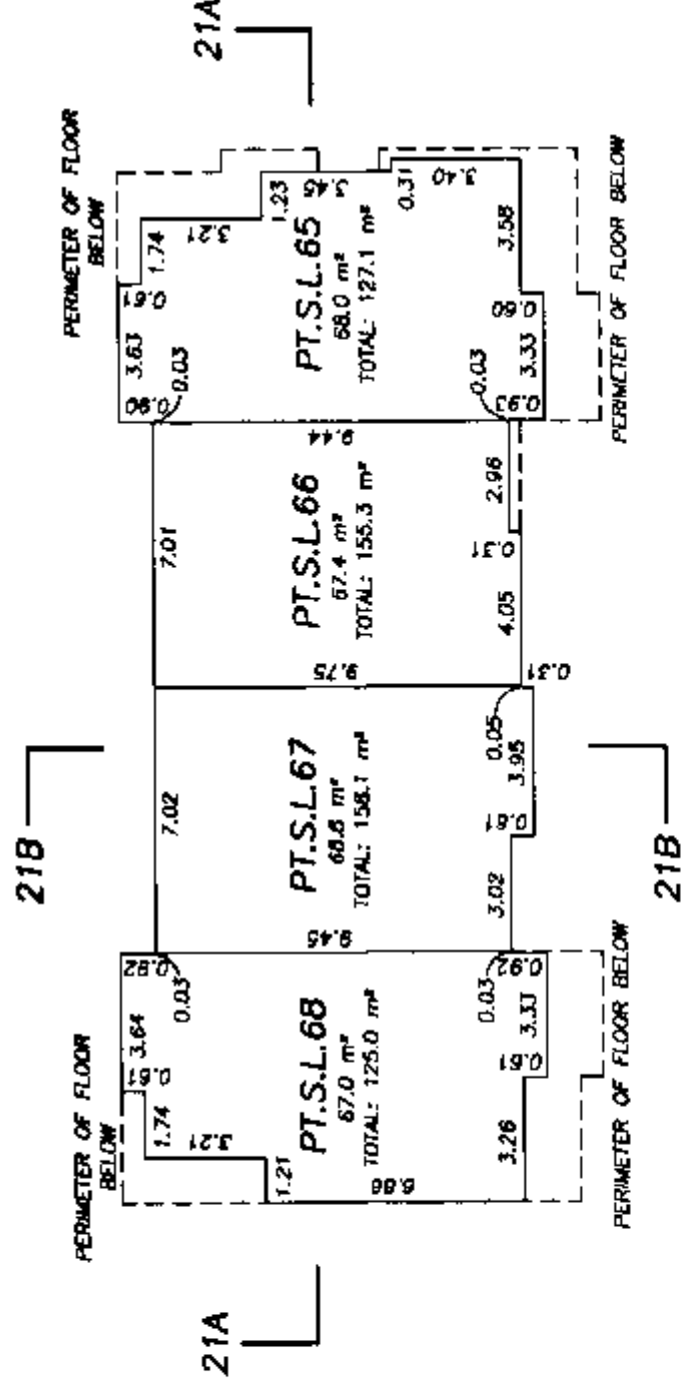
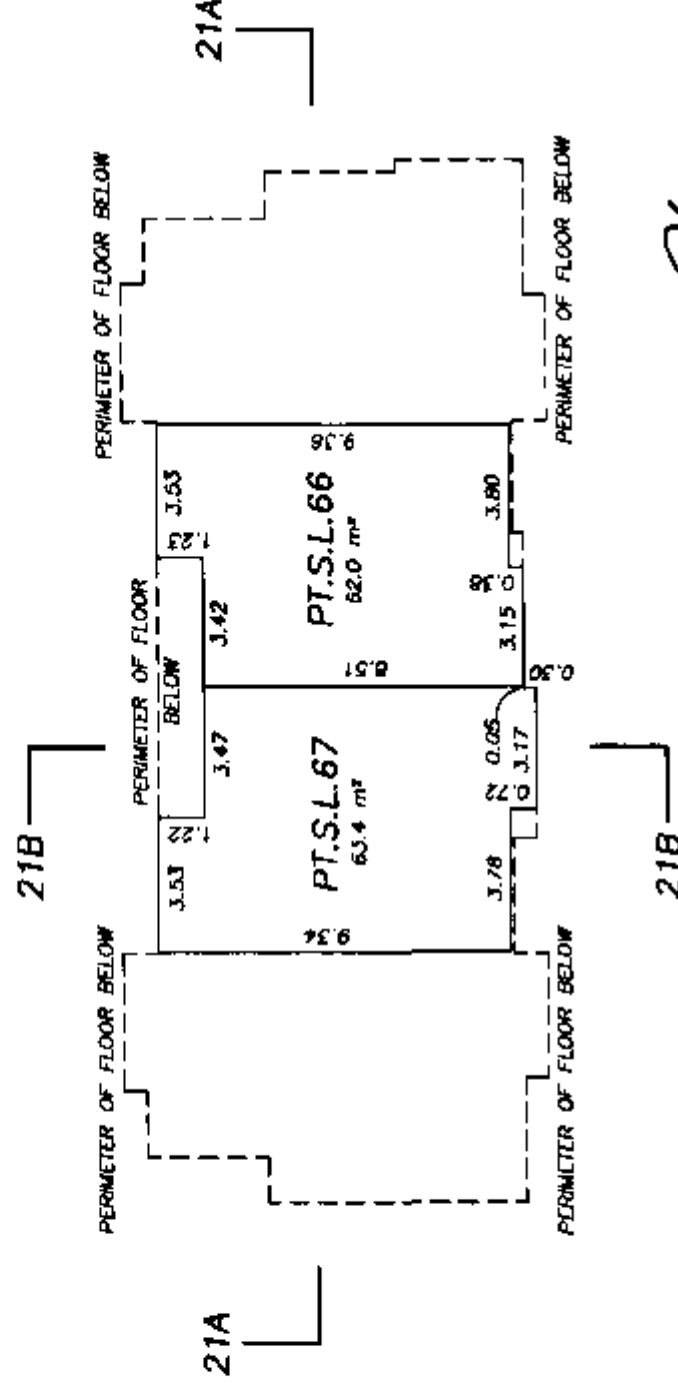
NOVEMBER 27th, 2001.

BUILDING 21

STRATA LOTS 65 TO 68

**STRATA PLAN LMS4258
PHASE 6**

SCALE: 1:200

ALL DISTANCES ARE IN METRES AND DECIMALS
THEREOF UNLESS OTHERWISE INDICATED**MAIN FLOOR****SECOND FLOOR****THIRD FLOOR**

B.C.L.S.

NOVEMBER 27th, 2001

BUILDING 22
STRATA LOTS 69 TO 72

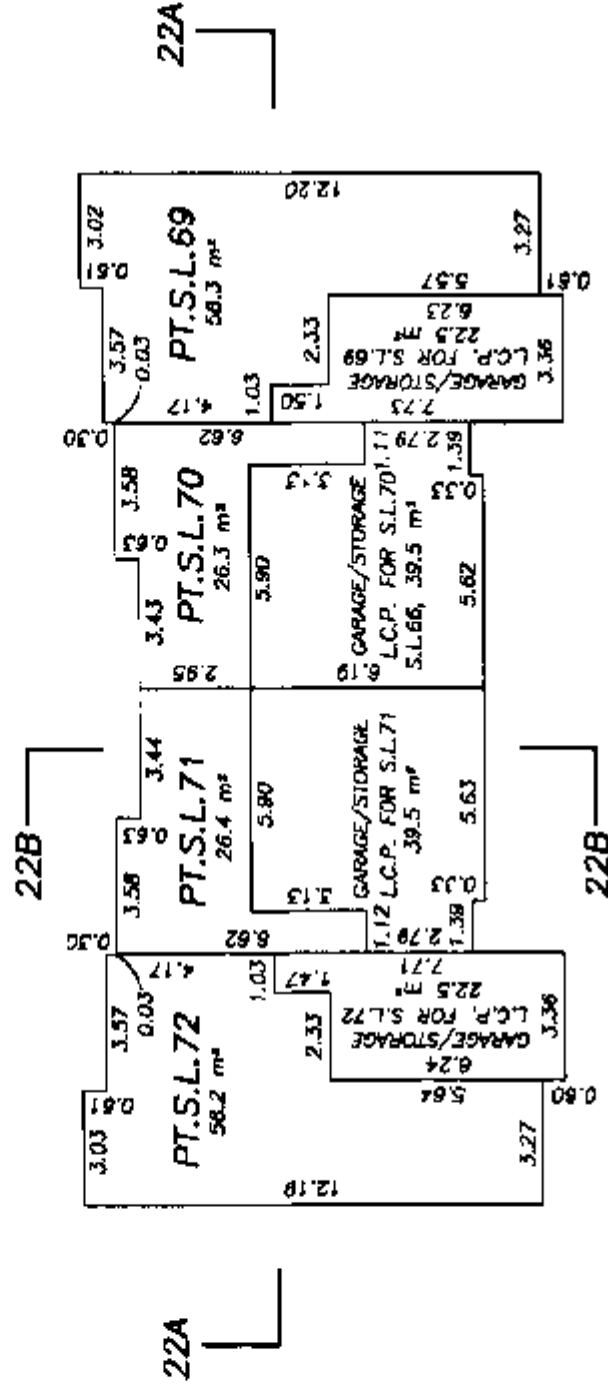
STRATA PLAN LMS4258
PHASE 6



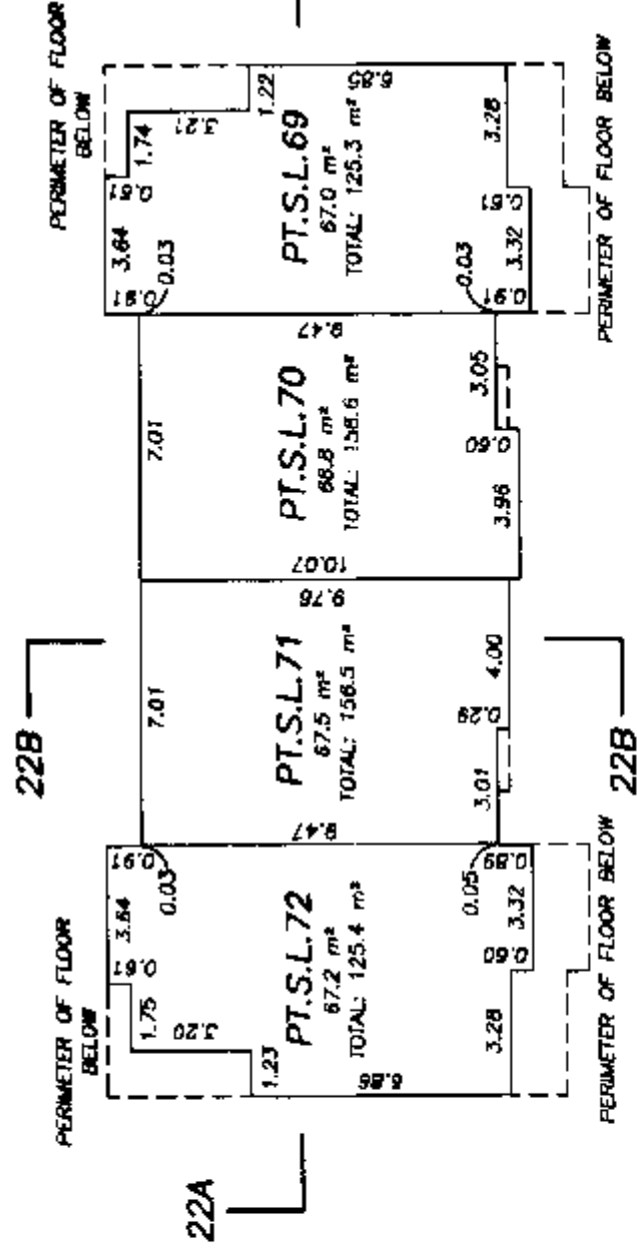
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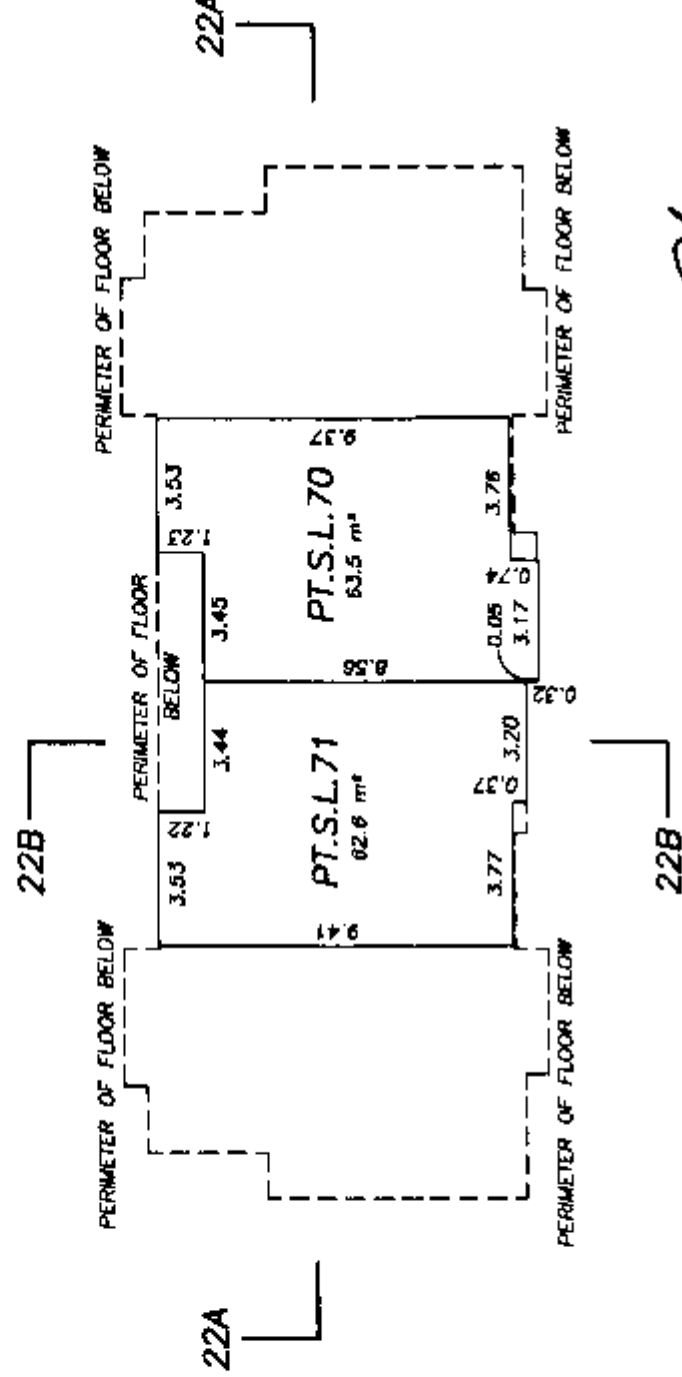
ALL DISTANCES ARE IN METRES AND DECIMALS
THEREOF UNLESS OTHERWISE INDICATED



MAIN FLOOR



SECOND FLOOR



THIRD FLOOR

B.C.L.S.

NOVEMBER 27th, 2001

BUILDING 23

STRATA LOTS 73 TO 76



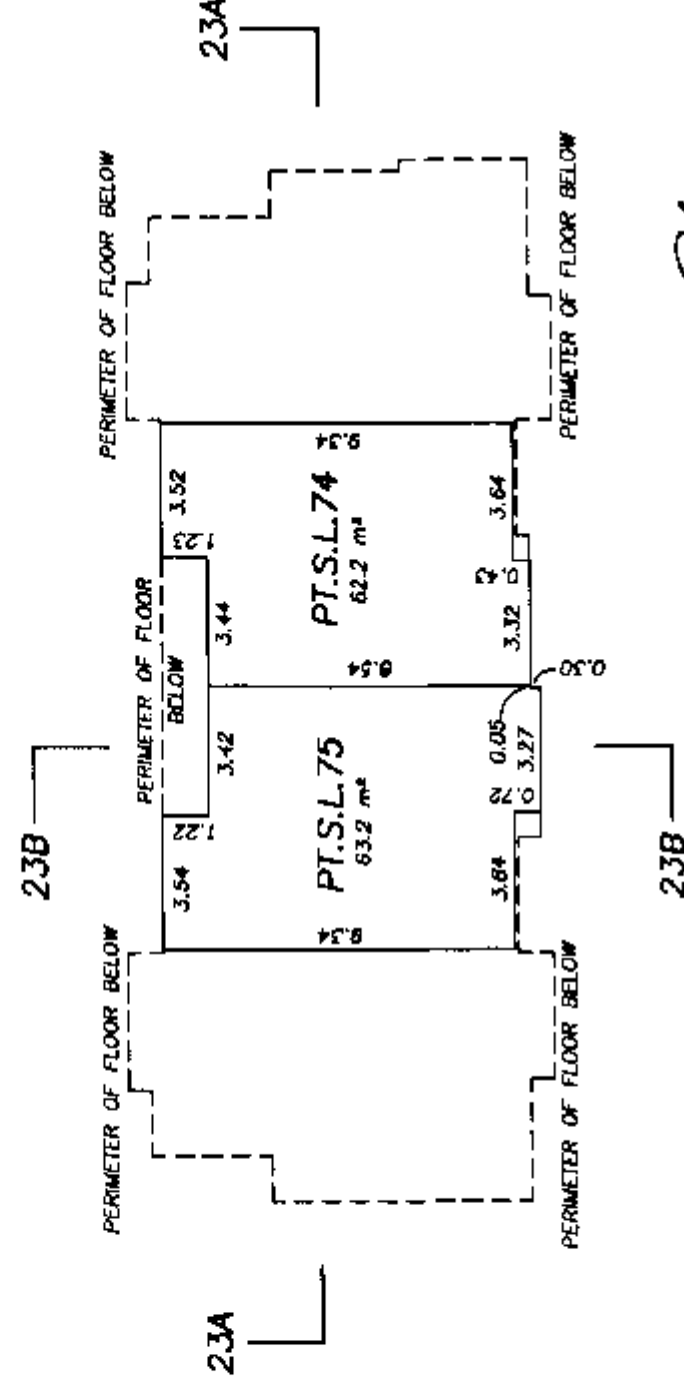
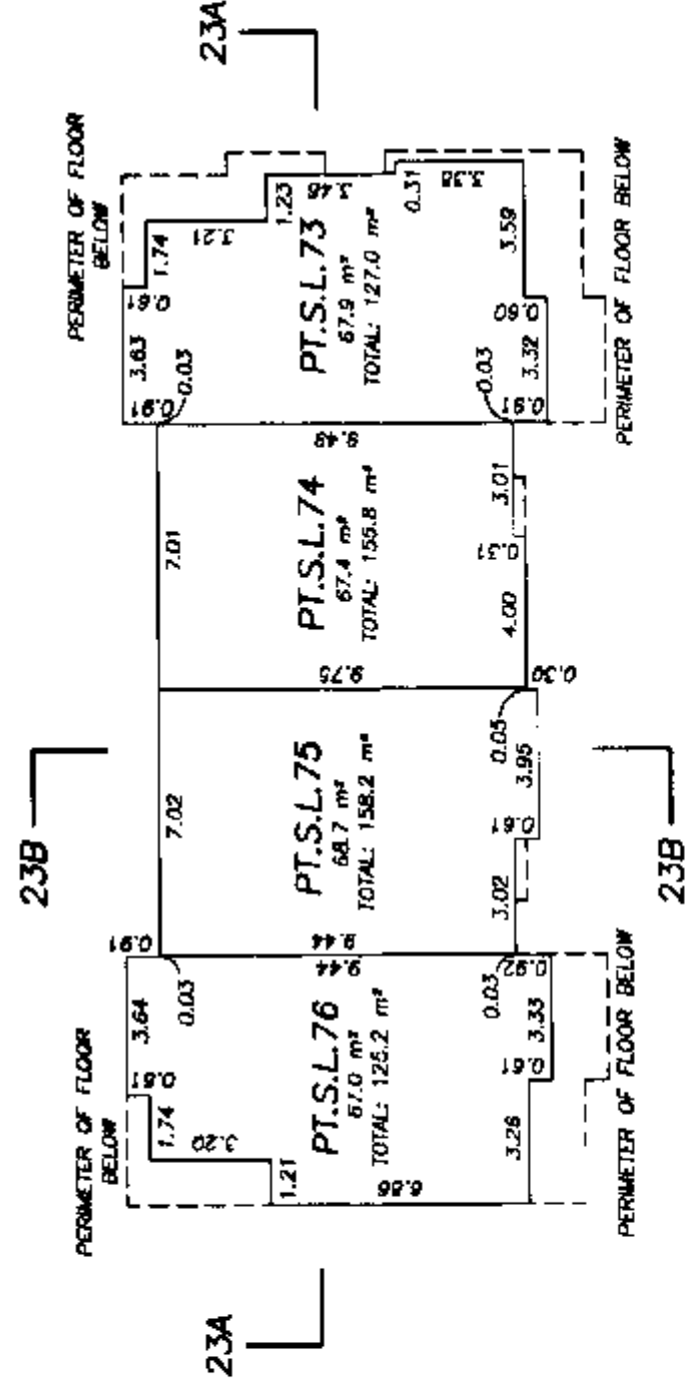
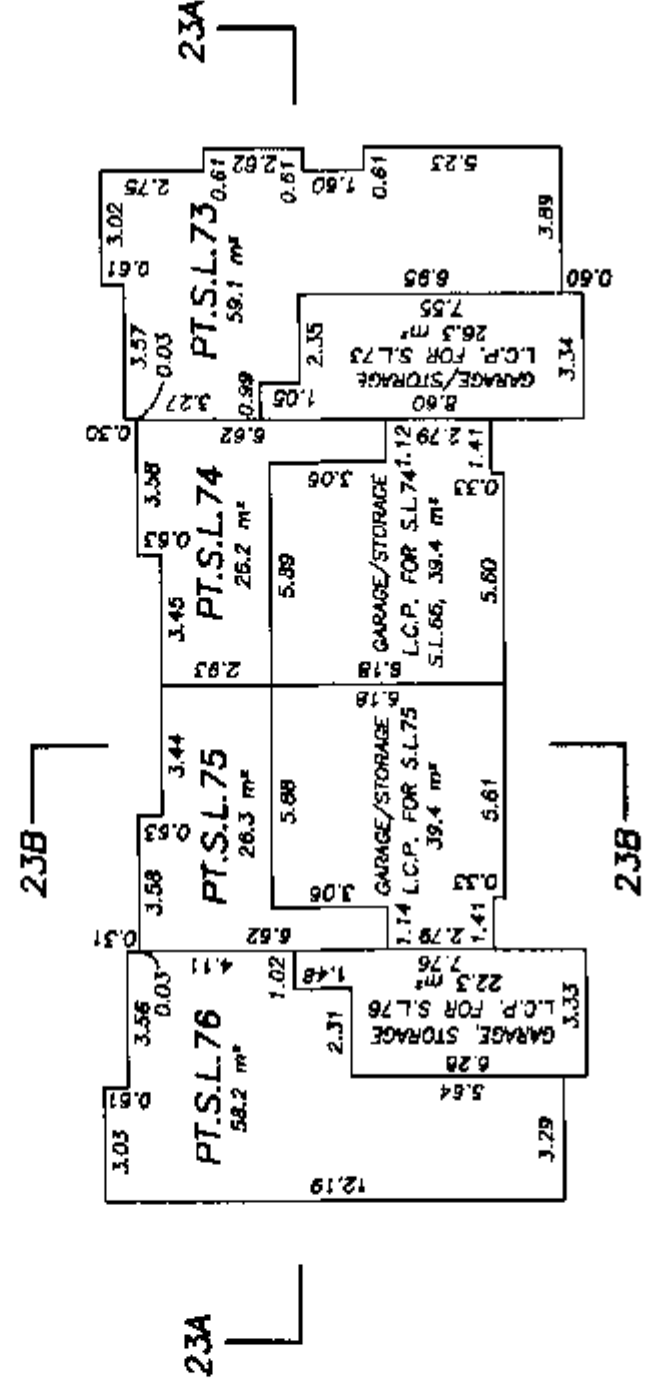
STRATA PLAN LMS4258

PHASE 6

SCALE: 1:200



ALL DISTANCES ARE IN METRES AND DECIMALS
THEREOF UNLESS OTHERWISE INDICATED



B.C.L.S.

NOVEMBER 27th, 2001

BUILDING SECTIONS

BUILDING 21 AND 22

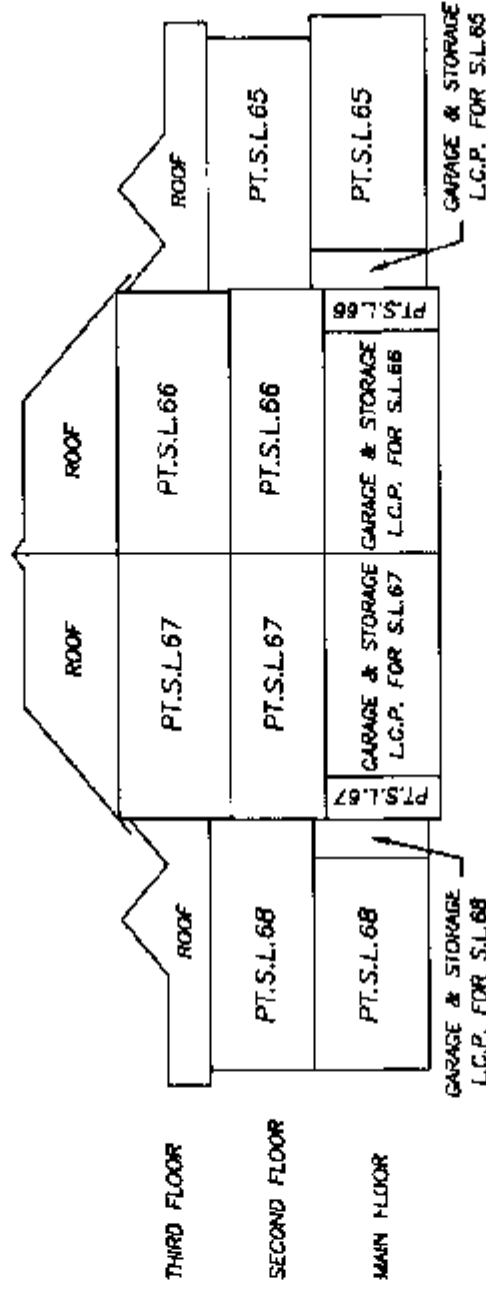
STRATA PLAN LMS4258

PHASE 6

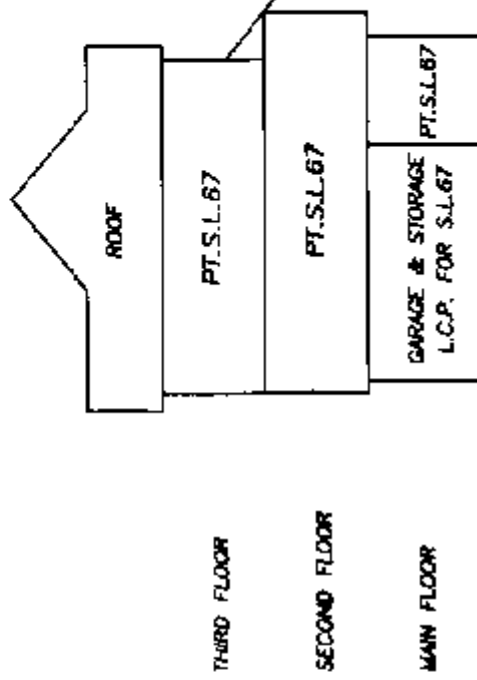
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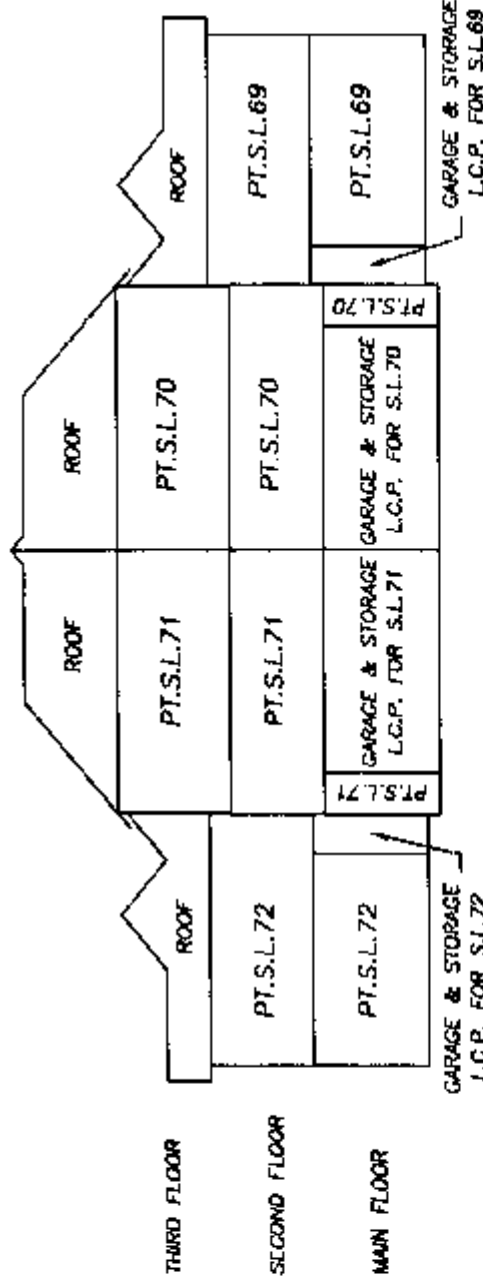
ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE INDICATED



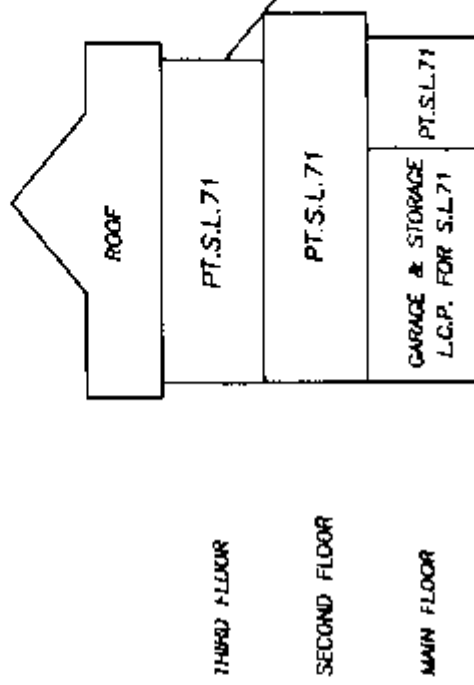
SECTION 21A-21A



SECTION 21B-21B



SECTION 22A-22A



SECTION 22B-22B

[Signature]

B.C.L.S.

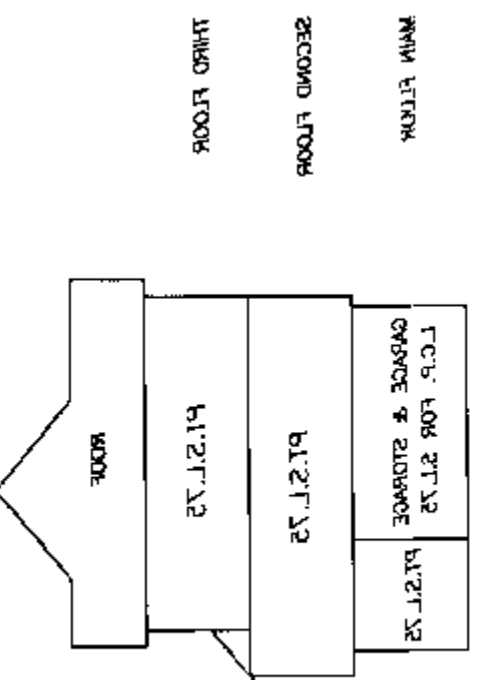
NOVEMBER 27th, 2001

NOVEMBER 5AM' 5001

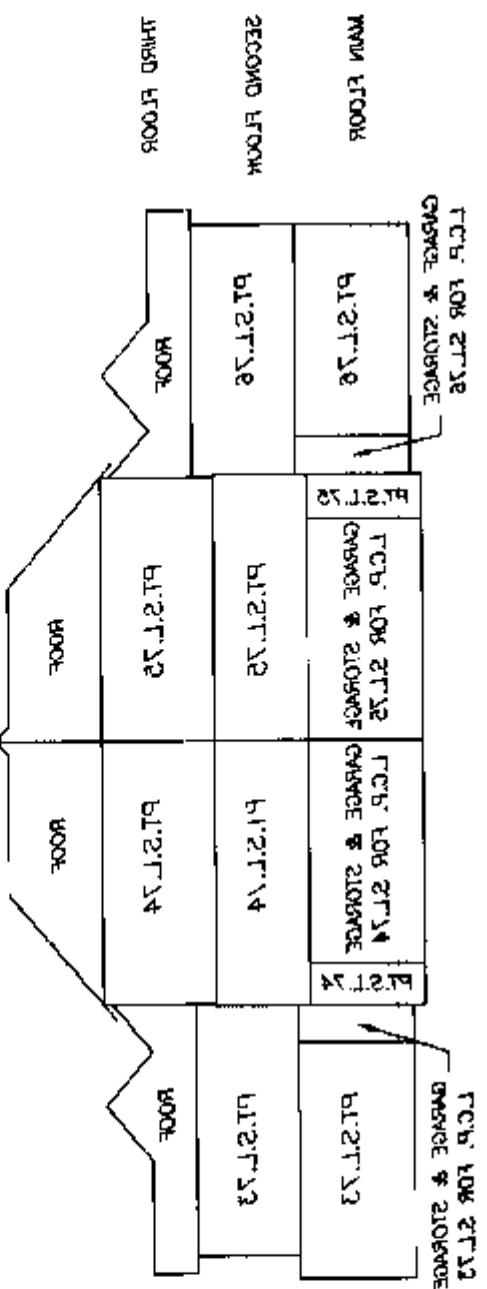
B.C.T.2



SECTION S3B-S3B



SECTION S3A-S3A



HEREOF UNITS22 OTHERWISE INDICATED
ALL DISTANCES ARE IN METRES AND DECIMATS



SCALE: 1:500

BUILDING S3

BUILDING SECTIONS

PHASE 8

STRATA PLAN LW24528

STRATA PLAN OF PART OF PARCEL 1 EXCEPT
 FIRSTLY: PHASE ONE STRATA PLAN LMS4258
 SECONDLY: PHASE TWO STRATA PLAN LMS4258
 THIRDLY: PHASE THREE STRATA PLAN LMS4258
 FOURTHLY: PHASE FOUR STRATA PLAN LMS4258
 FIFTHLY: PHASE FIVE STRATA PLAN LMS4258
 SIXTHLY: PHASE SIX STRATA PLAN LMS4258;
 SECTION 17 TOWNSHIP 8
 NEW WESTMINSTER DISTRICT PLAN LMP44359

STRATA PLAN LMS4258

Deposited and registered in the Land Title office
 at New Westminster, B.C. this 4th day
 of JUNE, 2002.

[Signature]
 Deputy Registrar

BT 192734

CITY OF SURREY

18181 - 68th AVENUE
 SURREY, B.C.

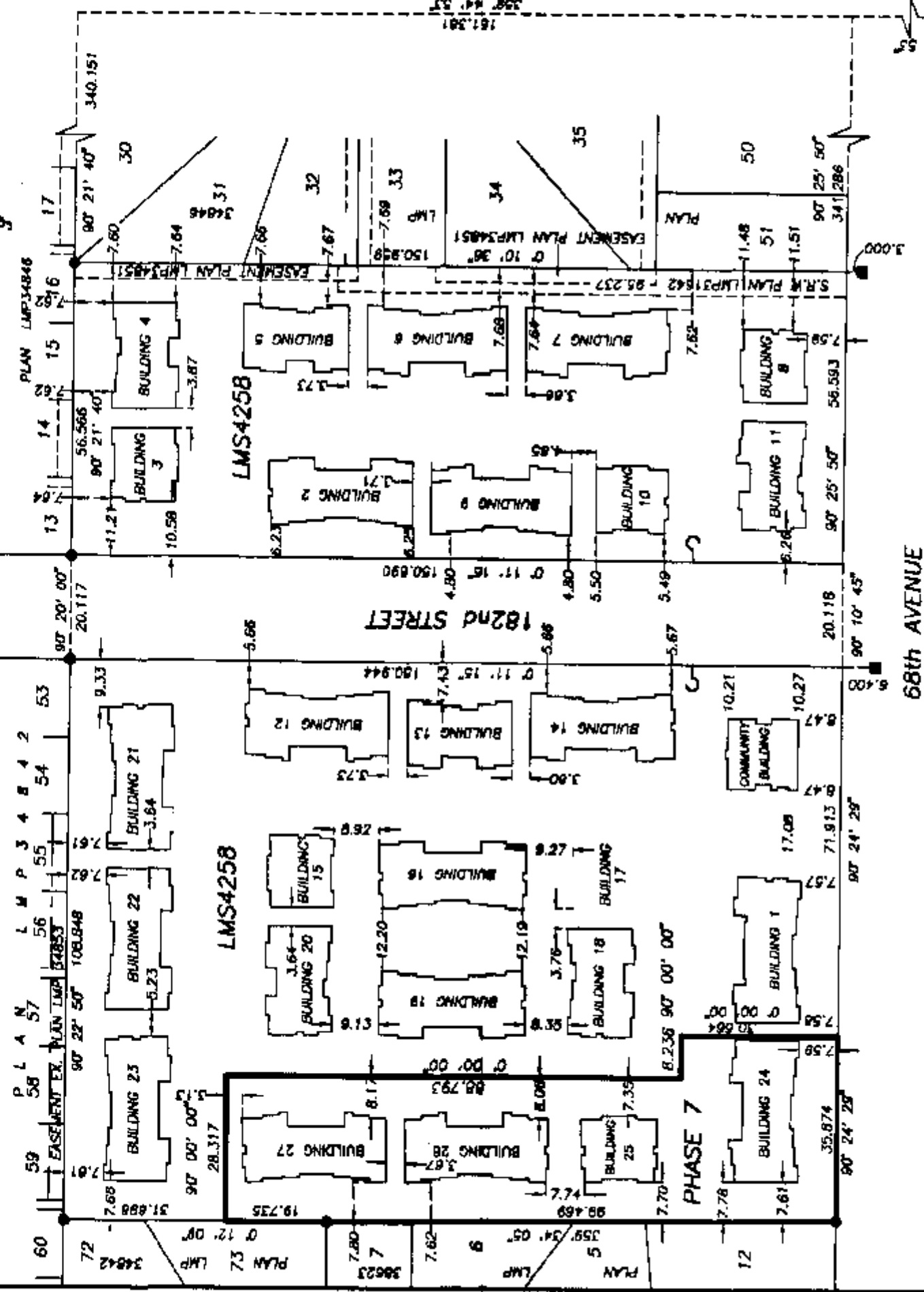
SCALE: 1:1000



ALL DISTANCES ARE IN METRES AND DECIMALS
 THEREOF UNLESS OTHERWISE INDICATED



PHASE 7



- LEGEND:**
- L.C.P. denotes limited common property
 - C.F. denotes common facility
 - P.I.S.L. denotes part strata lot
 - S.L. denotes strata lot
 - Control Monument Found
 - Standard Iron Post Found
 - Lead Plug Found

Grid bearings are derived from observations between
 control monuments 5013 and 5934.
 Integrated Survey Area No. 1, (SURREY), NAD83 (CSRS)
 This plan shows ground level measured distances.
 Prior to compilation of U.T.M. co-ordinates,
 multiply by combined factor of 0.9995976.

J. C. Tam and Associates
 Canada and B.C. Land Surveyor
 115 - 8833 Odlin Crescent
 Richmond, B.C. V6X 3Z7
 Telephone: 214-8928
 Fax: 214-8929
 E-mail: jctam@telus.net
 Job No. 1421
 Drawn By: EM/JT

I, Johnson C. Tam, a British Columbia
 Land Surveyor, certify that the buildings
 included in this strata plan have not, as of
 May 21st, 2002, been previously occupied.

[Signature]

B.C.L.S.

I, Johnson C. Tam, a British Columbia
 Land Surveyor, certify that the building
 shown on this strata plan are within the
 external boundaries of the land that is
 the subject of the strata plan.
 Date: May 21st, 2002.

[Signature]

B.C.L.S.

This plan lies within the Greater Vancouver Regional District.

BUILDING DIMENSIONS

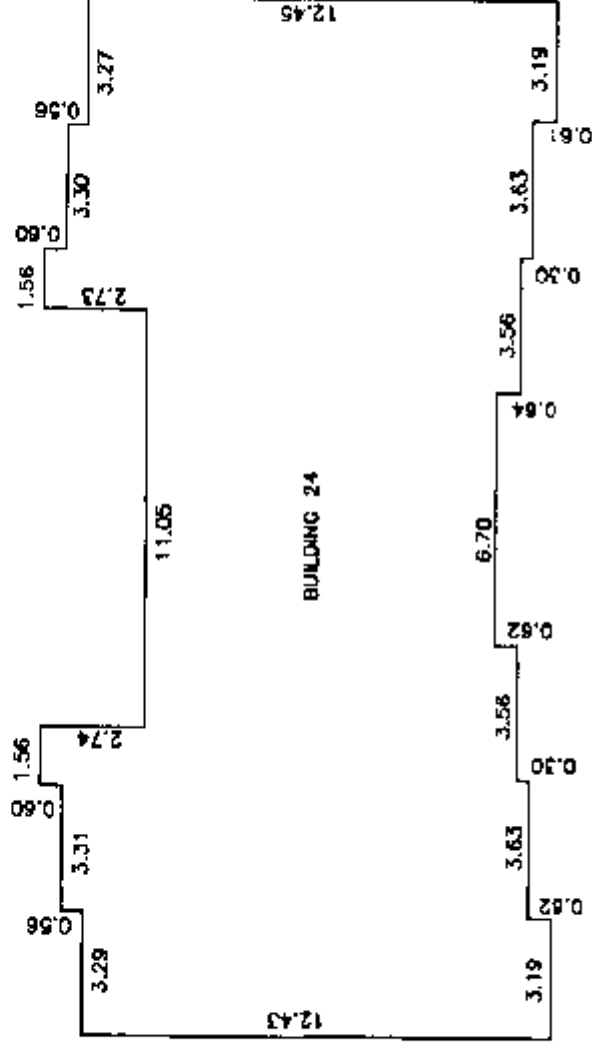
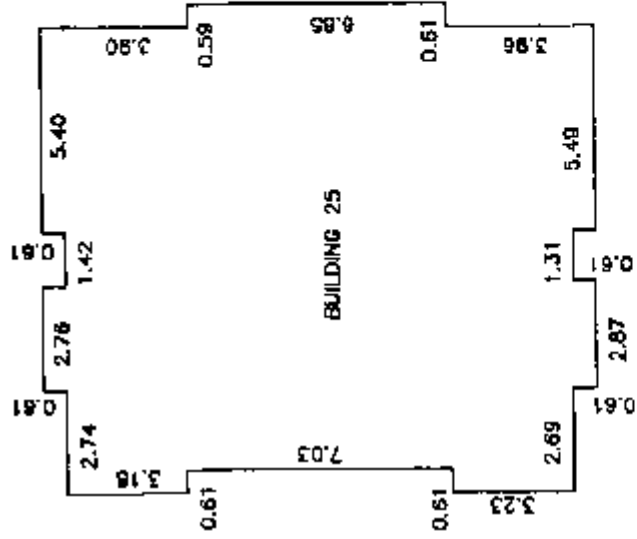
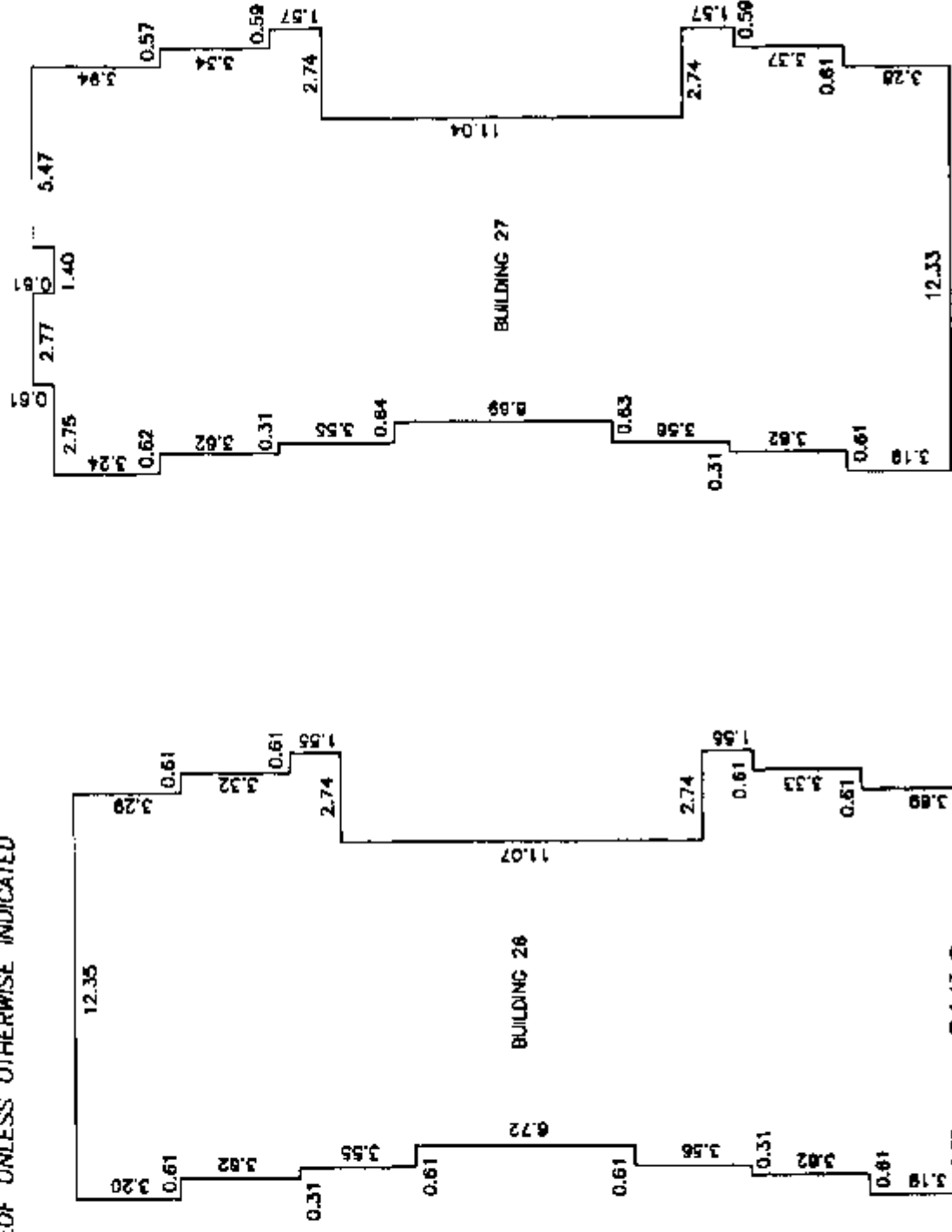
SCALE: 1:200



ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE INDICATED



**STRATA PLAN LMS4258
PHASE 7**



[Signature]

B.C.L.S.

MAY 21st, 2002.

STRATA PLAN LMS4258
PHASE 7

REGISTERED OWNER:
HKQ GROUP 18268 JV INC., INC. NO. 567274
*IN TRUST, SEE BN254157

Kau Chan Yung
AUTHORIZED SIGNATORY: KAU CHAN YONG

WITNESS Andrea Rasmussen
Address of 300-15127-100th Ave.
Witness: Surrey, B.C.
Occupation of Solicitor
Witness:

Approved as Phase 7 of a 7 phase strata plan
under section 224 of the Strata Property Act.

Date: June 5, 2002

J. Robertson
Signature of Approving Officer
City of Surrey Jedih Robertson

The City of Surrey, the registered owner of
covenants: BLJ17866, BLJ18037, BM188466,
BM188468 & BN330036.

hereby consent to the deposit of this plan.

Stamp Duty waived

ACTING Mayor: ~~Donna Macdonald~~ GARY TYMOSCHUK

ACTING Clerk: ~~Donna Macdonald~~ MARGARET JONES

[Signature]
B.C.L.S.

MAY 21st, 2002.

SCALE: 1:200

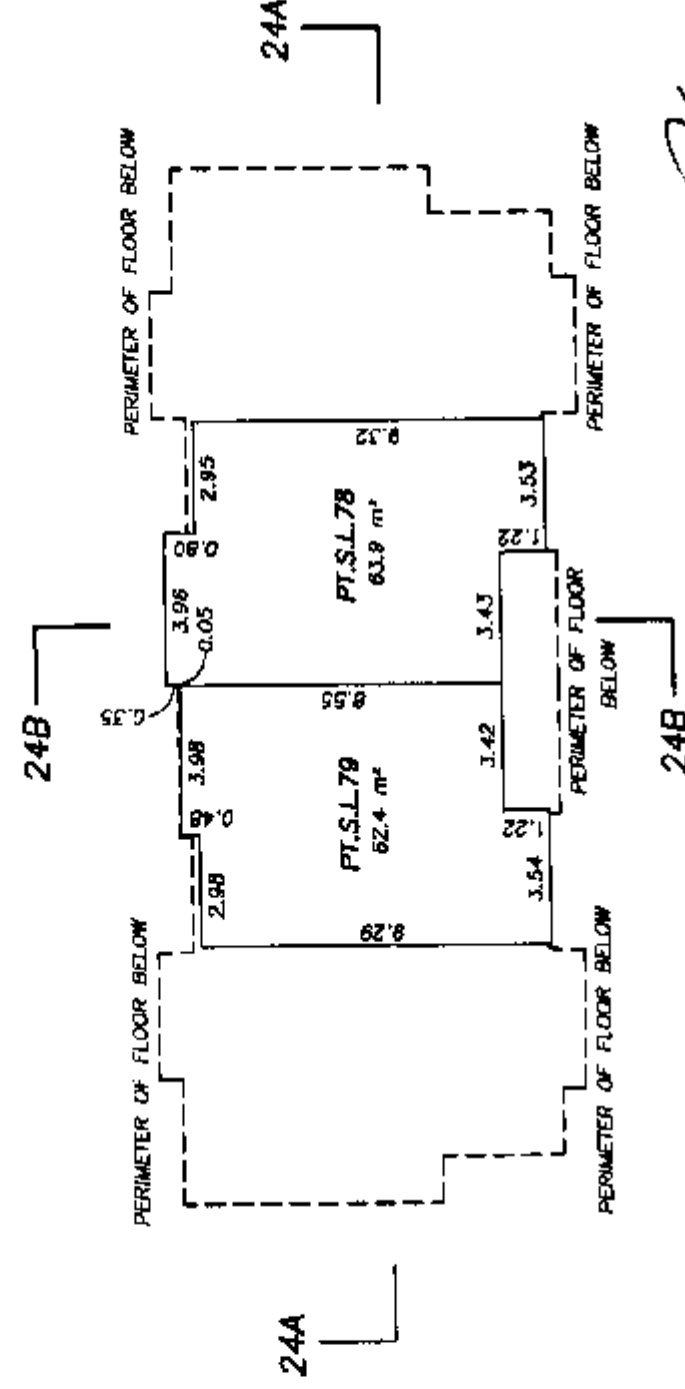
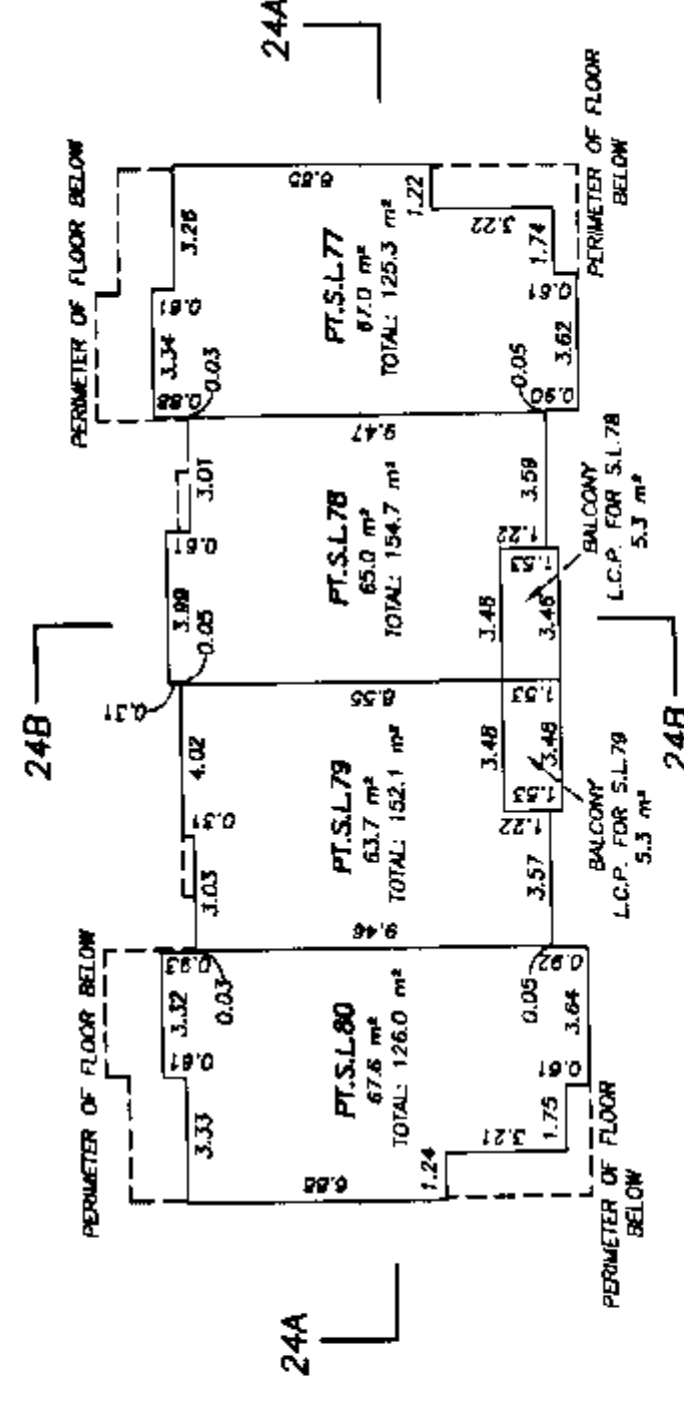
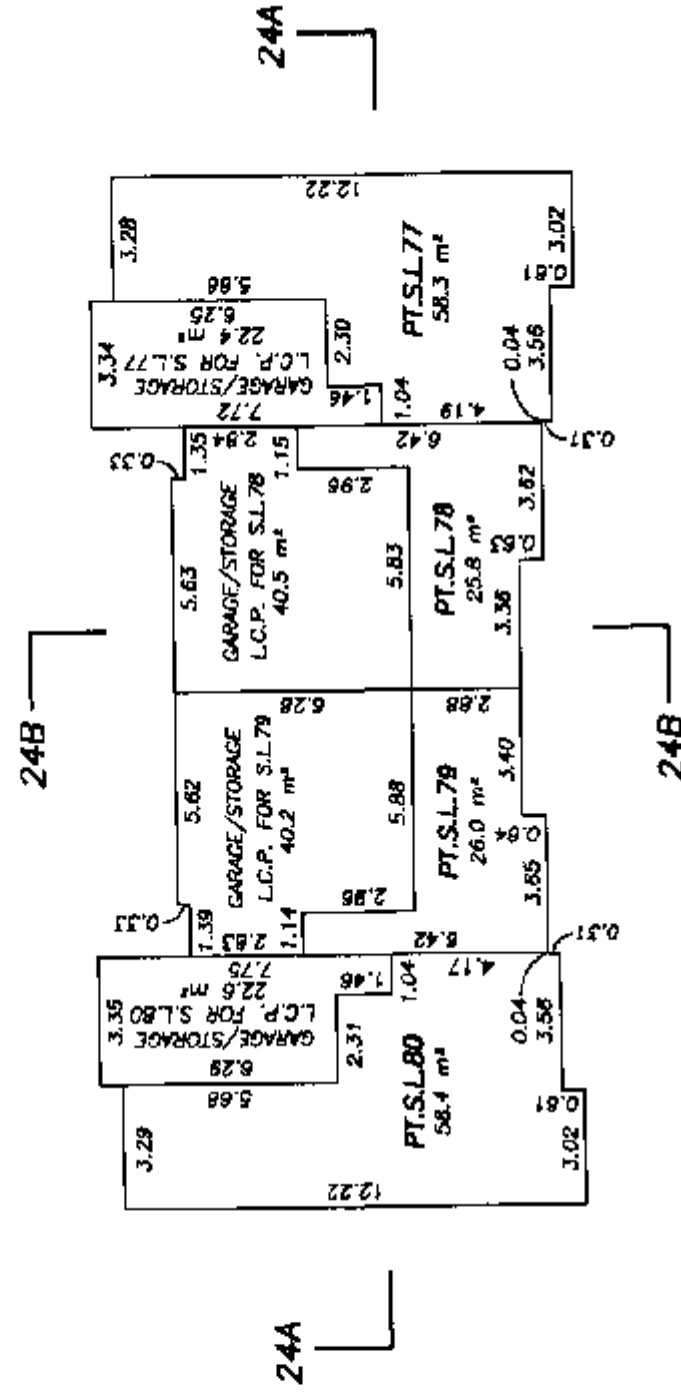


ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE INDICATED

STRATA PLAN LMS4258 PHASE 7

BUILDING 24

STRATA LOIS 77 TO 80



[Signature]

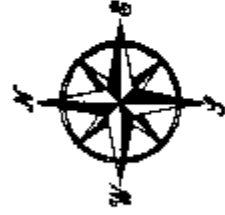
B.C.L.S.

MAY 21st, 2002

SCALE: 1:200

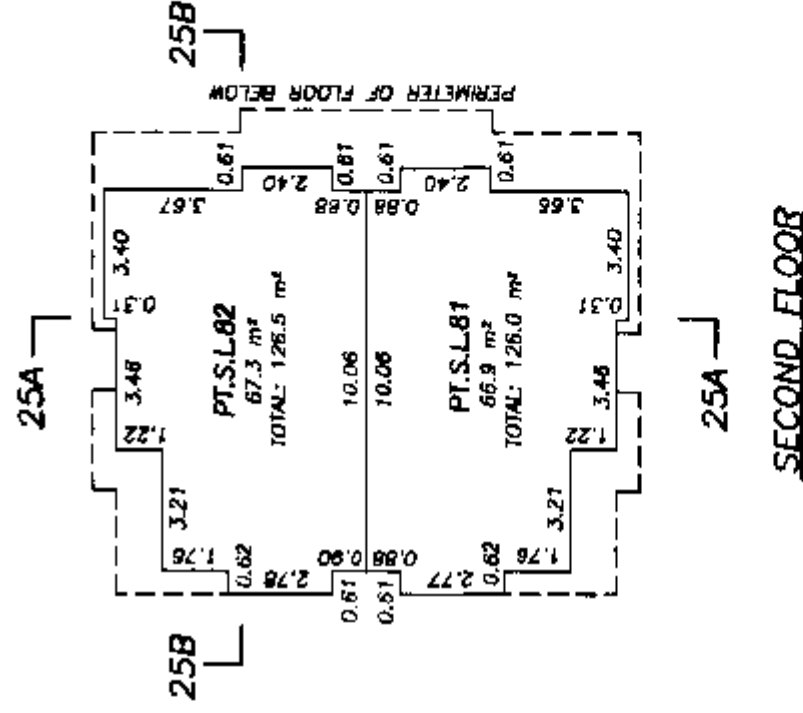
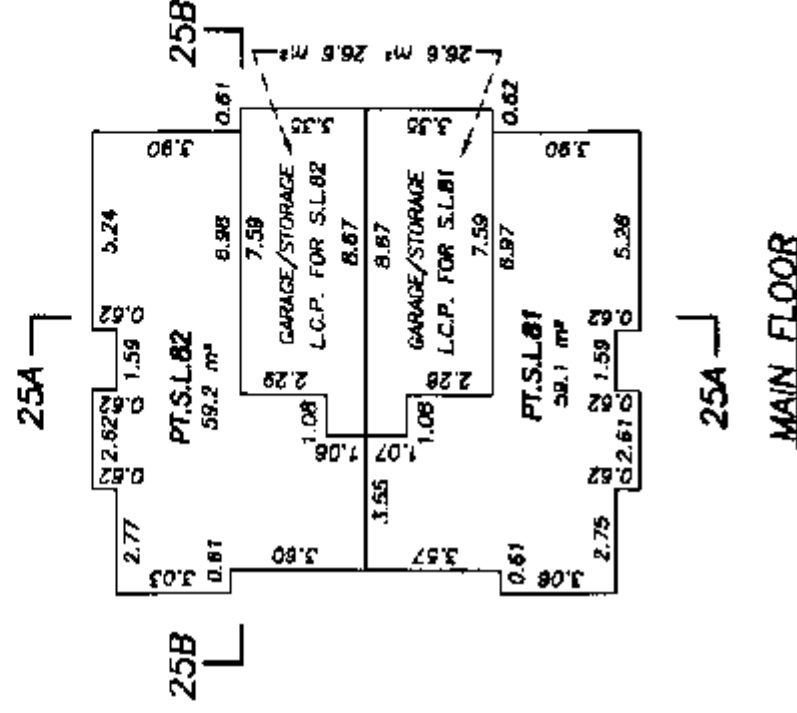


ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE INDICATED



STRATA PLAN LMS4258 PHASE 7

BUILDING 25 STRATA LOTS 81 AND 82



B.C.L.S.

MAY 21st, 2002.

BUILDING 26
STRATA LOTS 83 TO 86

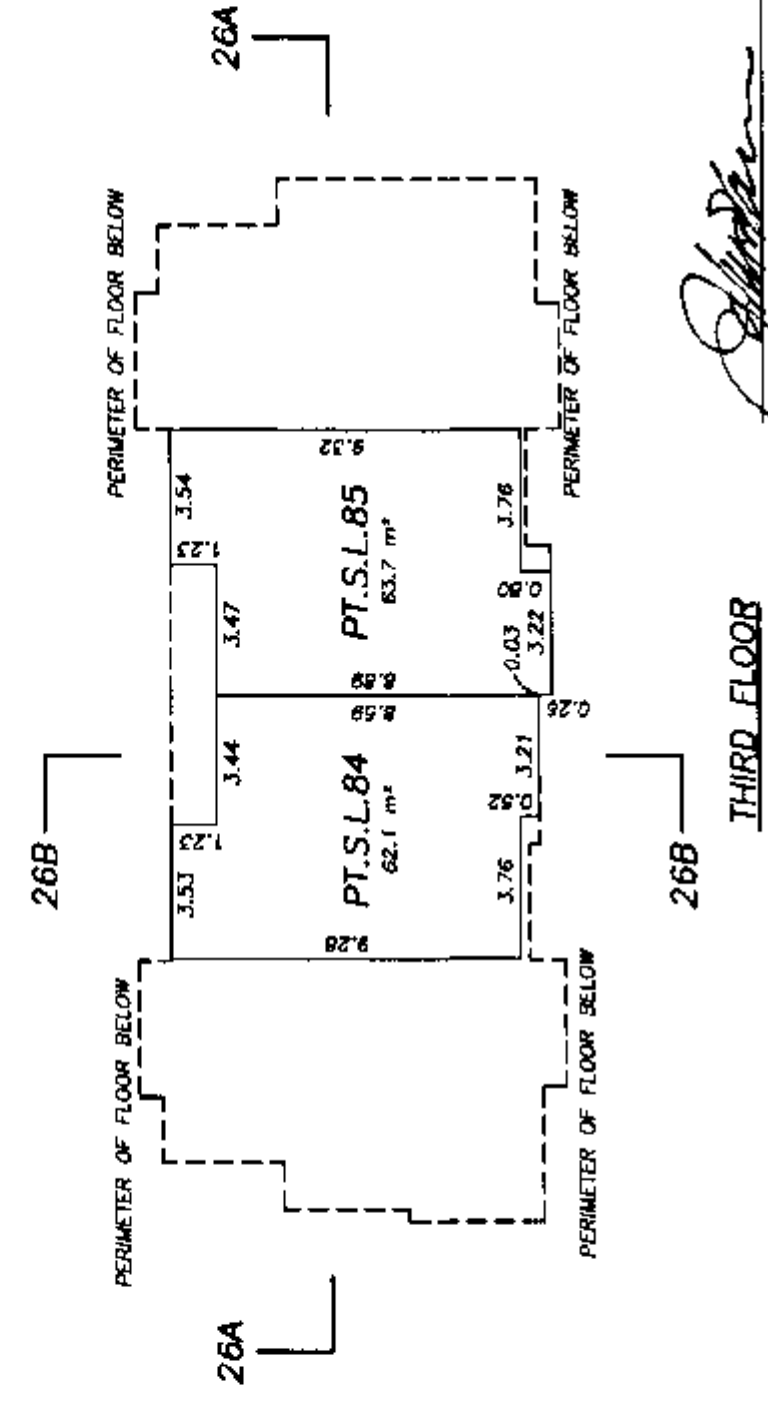
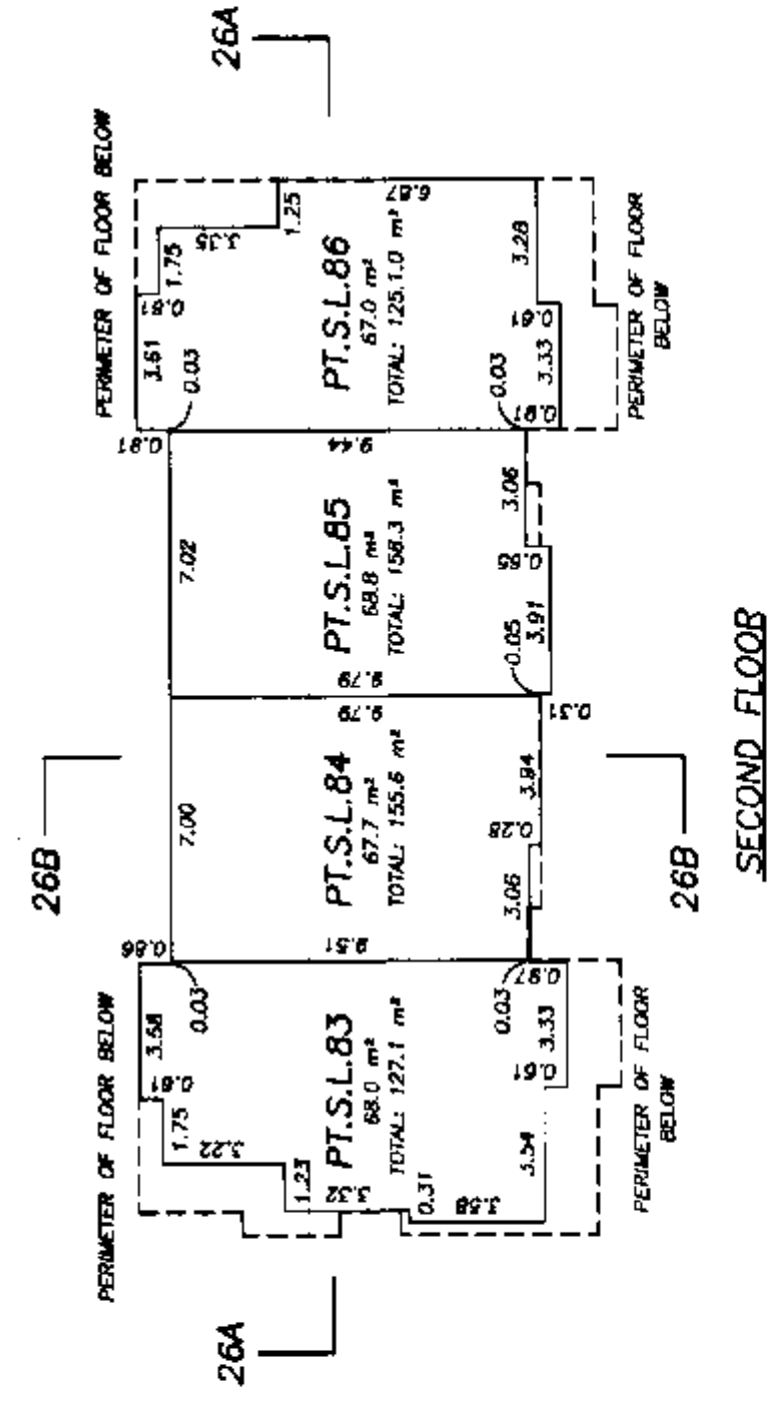
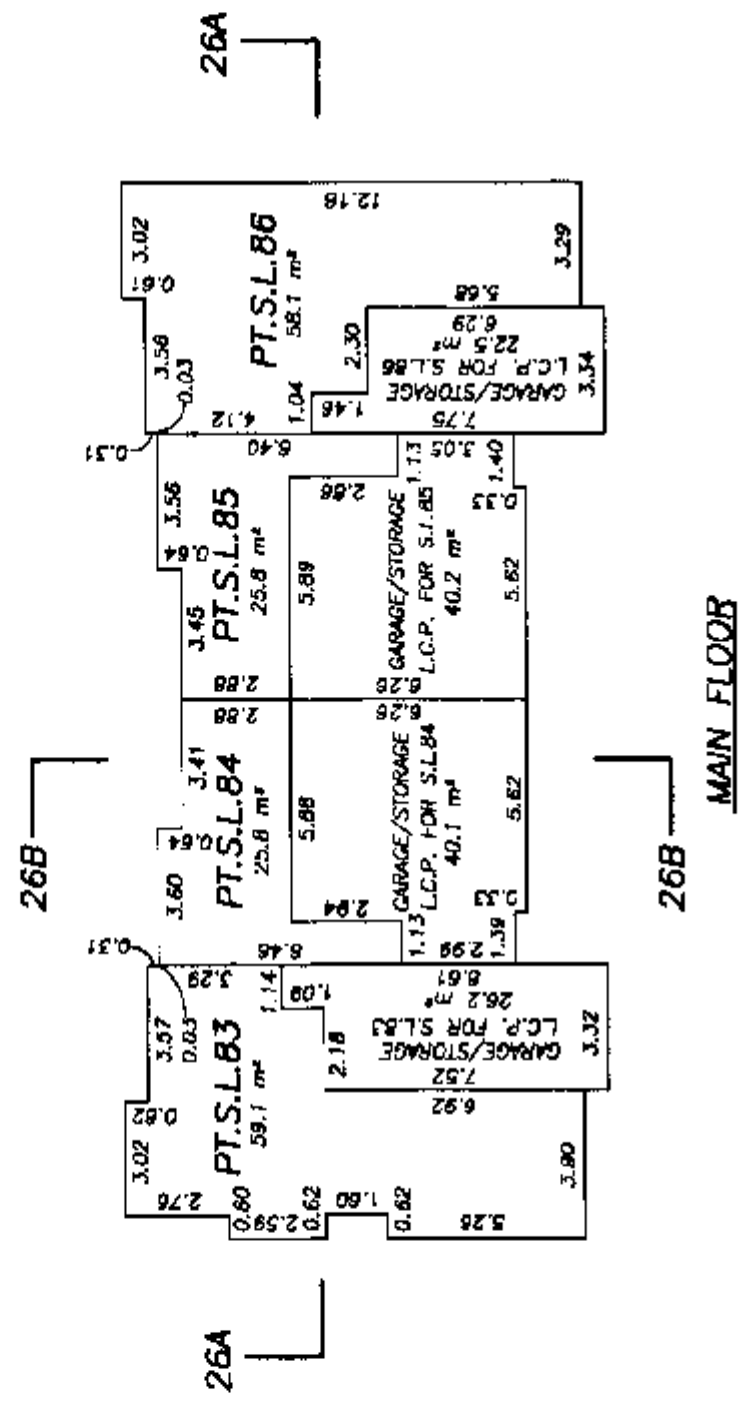


STRATA PLAN LMS
PHASE 7
4258

SCALE: 1:200



ALL DISTANCES ARE IN METRES AND DECIMALS
THEREOF UNLESS OTHERWISE INDICATED



[Signature]

B.C.I.S.
MAY 21st, 2002

BUILDING 27

STRATA LOTS 87 TO 90

STRATA PLAN LMS

4258

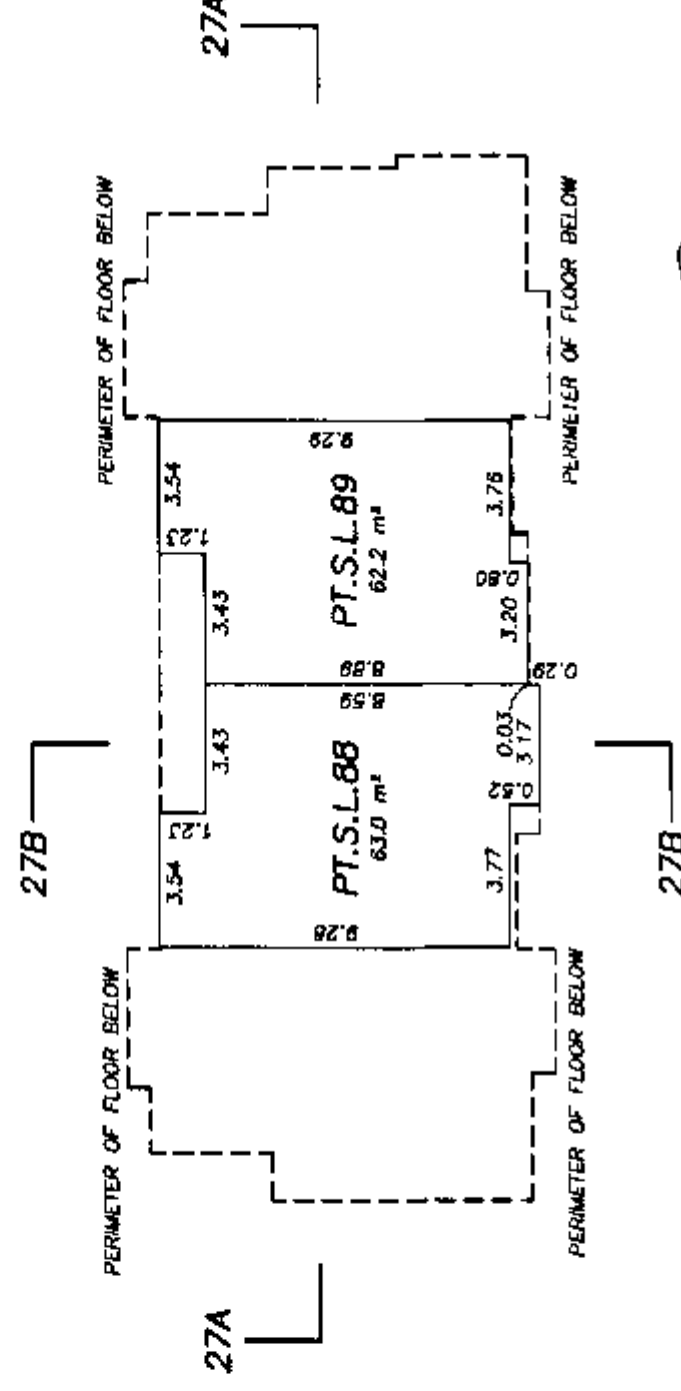
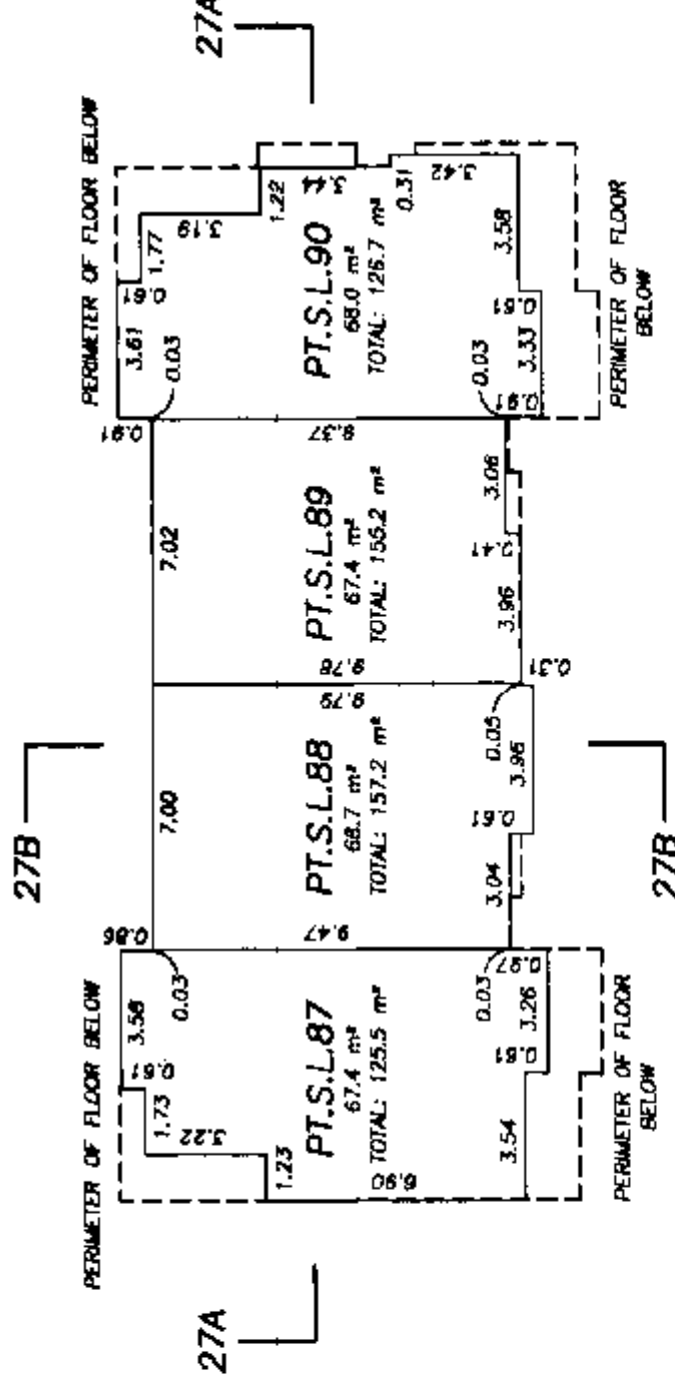
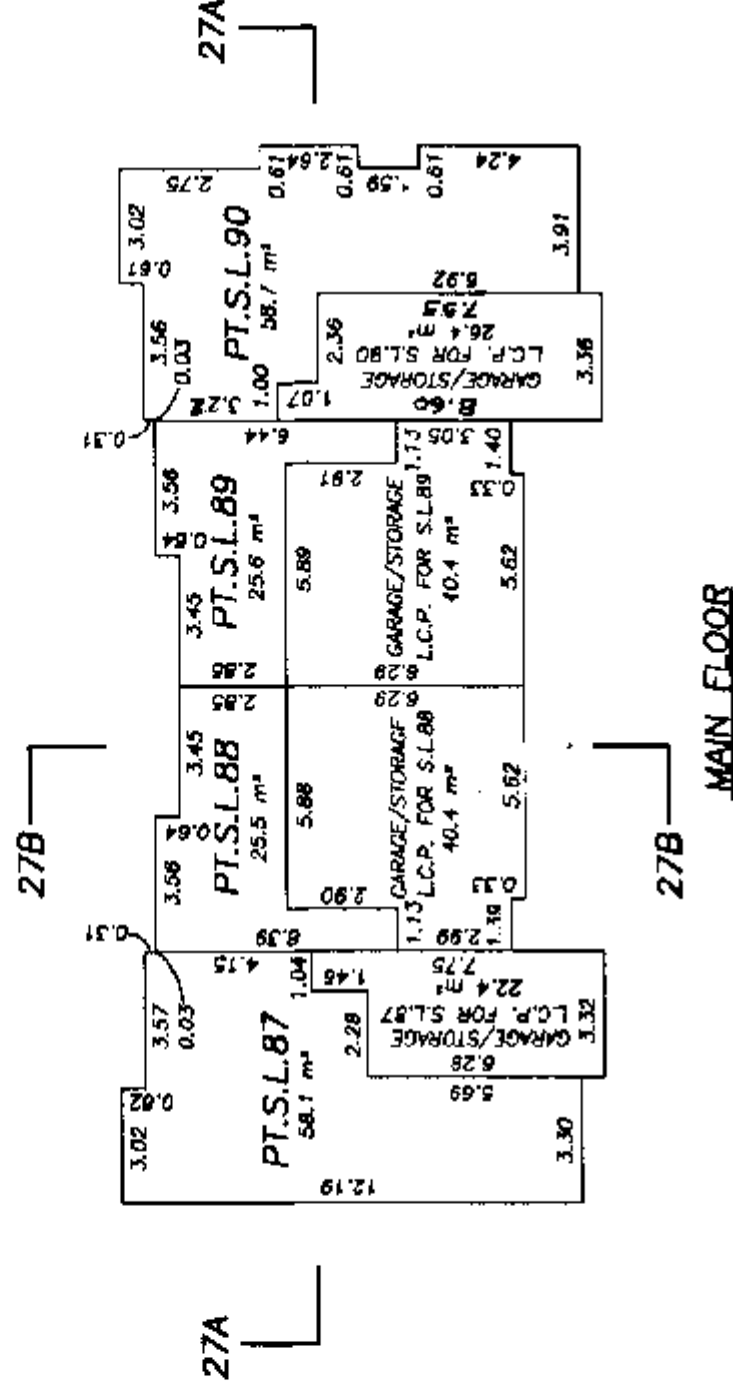
PHASE 7



SCALE: 1:200



ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE INDICATED



[Signature]

THIRD FLOOR

B.C.L.S.

MAY 21st, 2002

BUILDING SECTIONS

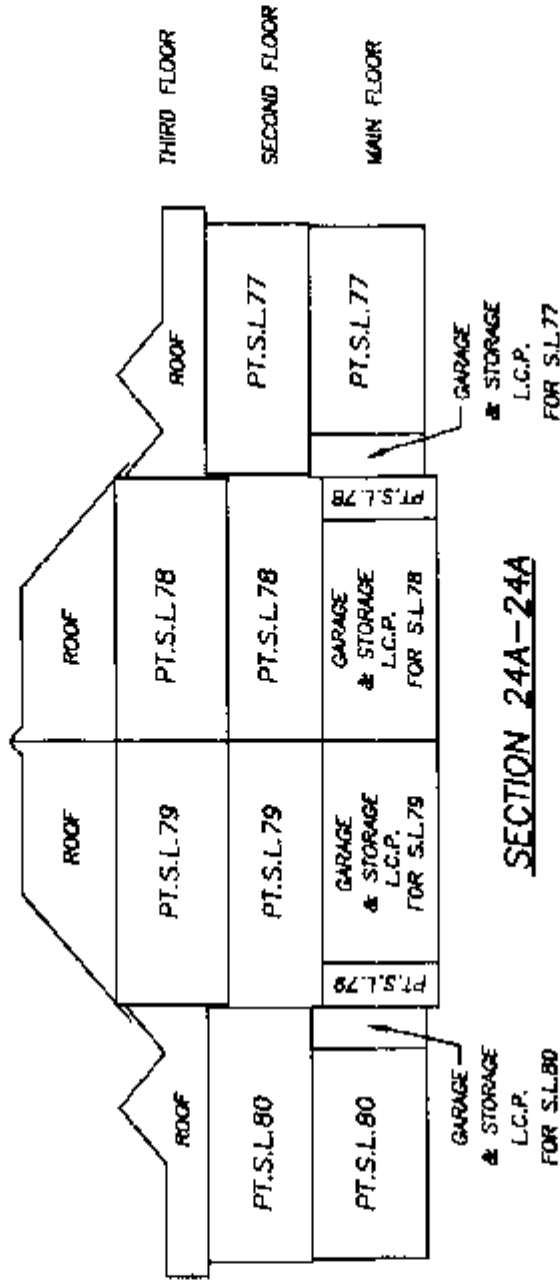
STRATA PLAN LMS4258

PHASE 1

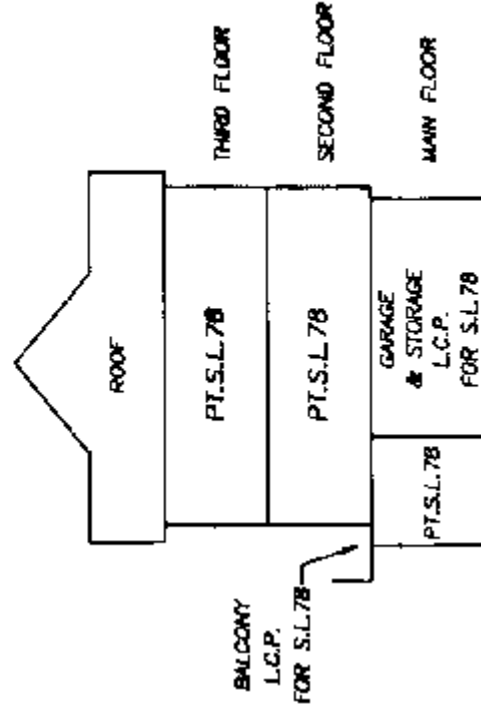
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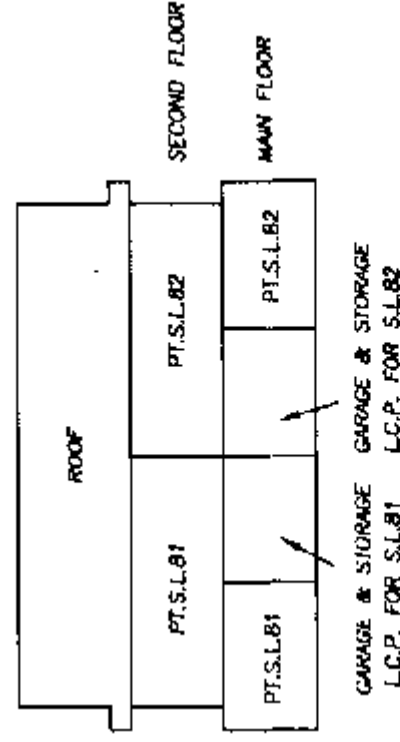
ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE INDICATED



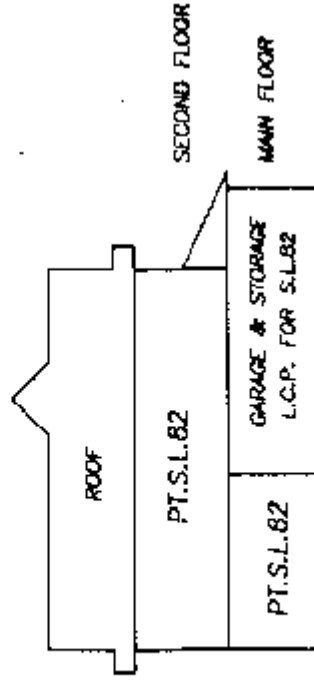
SECTION 24A-24A



SECTION 24B-24B



SECTION 25A-25A



SECTION 25B-25B

[Signature]

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BUILDING SECTIONS

STRATA PLAN LMS

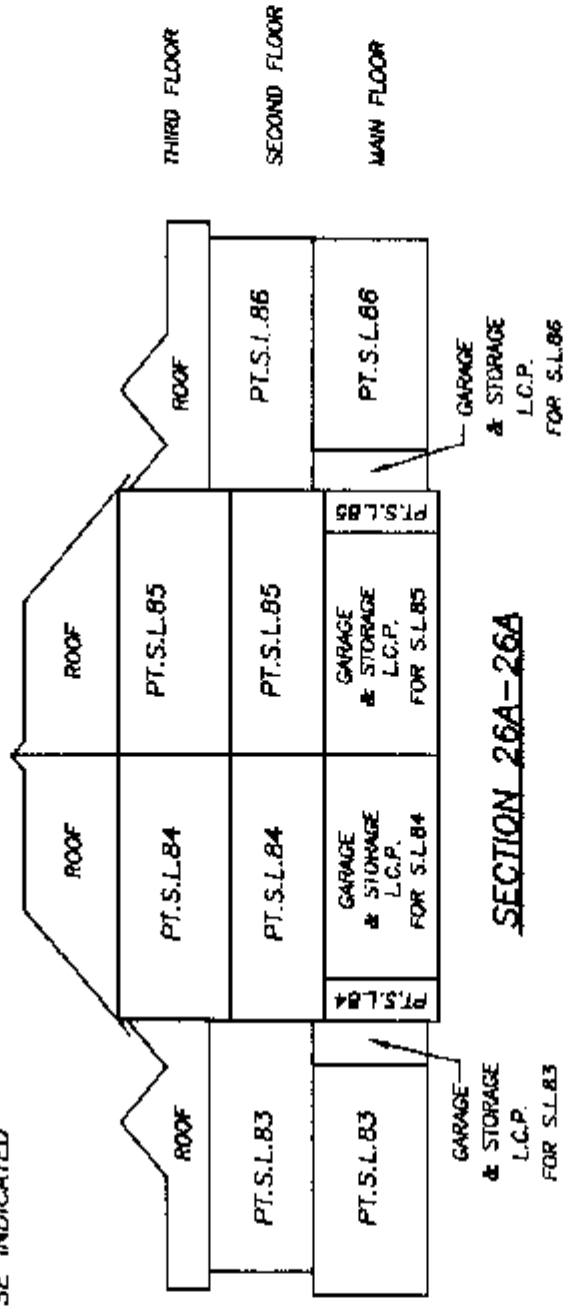
4258

PHASE 7

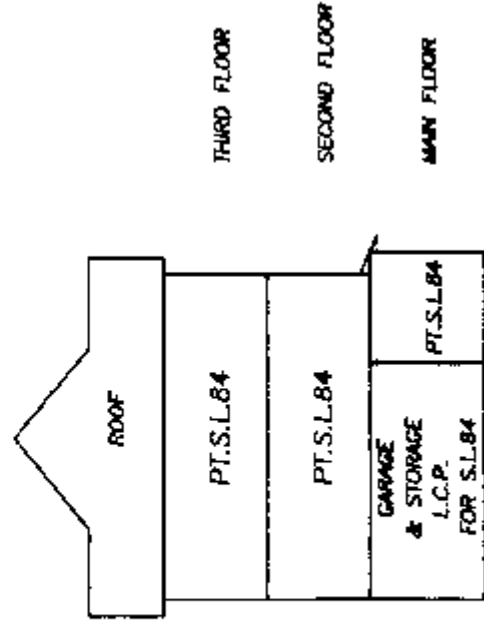
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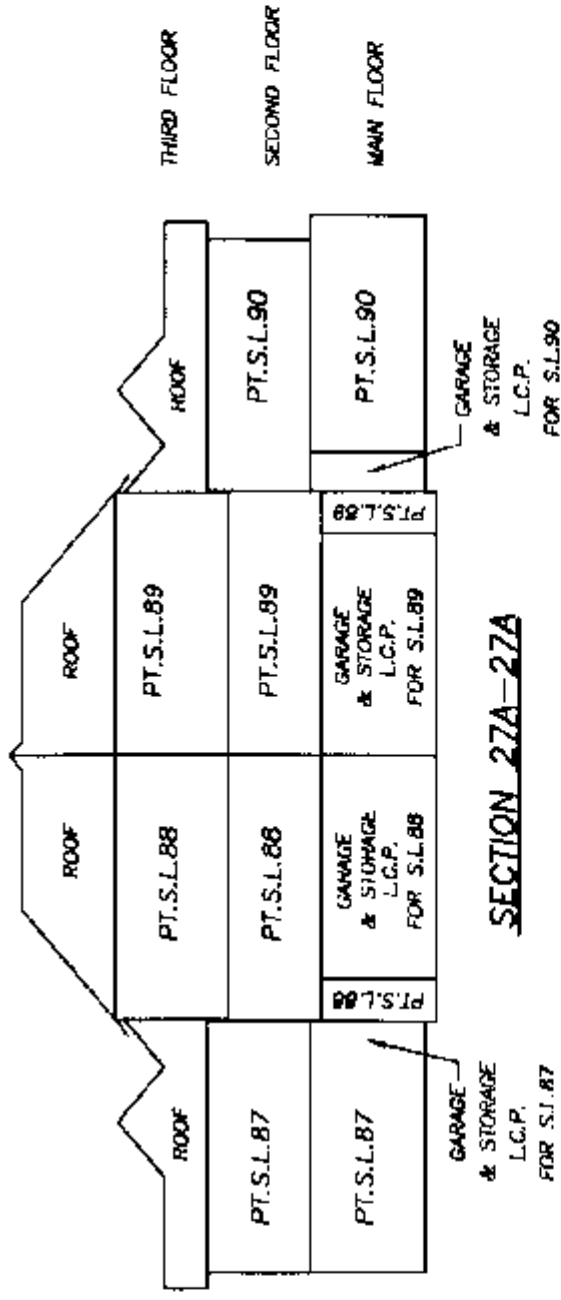
ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE INDICATED



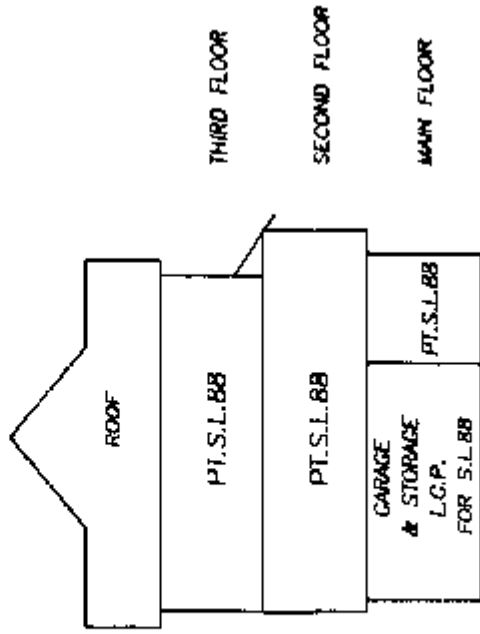
SECTION 26A-26A



SECTION 26B-26B



SECTION 27A-27A



SECTION 27B-27B

[Signature]

B.C.L.S.

MAY 21st, 2002