PLANUPDATE

STRATA PLAN OF A PART OF LOT A SECTION 32 TOWNSHP 2 NWD PLAN BCP44601

B.C.G.S. 92G.016

CITY OF SURREY

STRATA PL. BCS 4201

Deposited in the Land Title Office
at New Westminster B.C. on
This 22 Day of AUGUST, 2011.

L. Blaschuk
Registrar

Ref. No. FORM P - BB 198003?
BB 1980032 - 0060

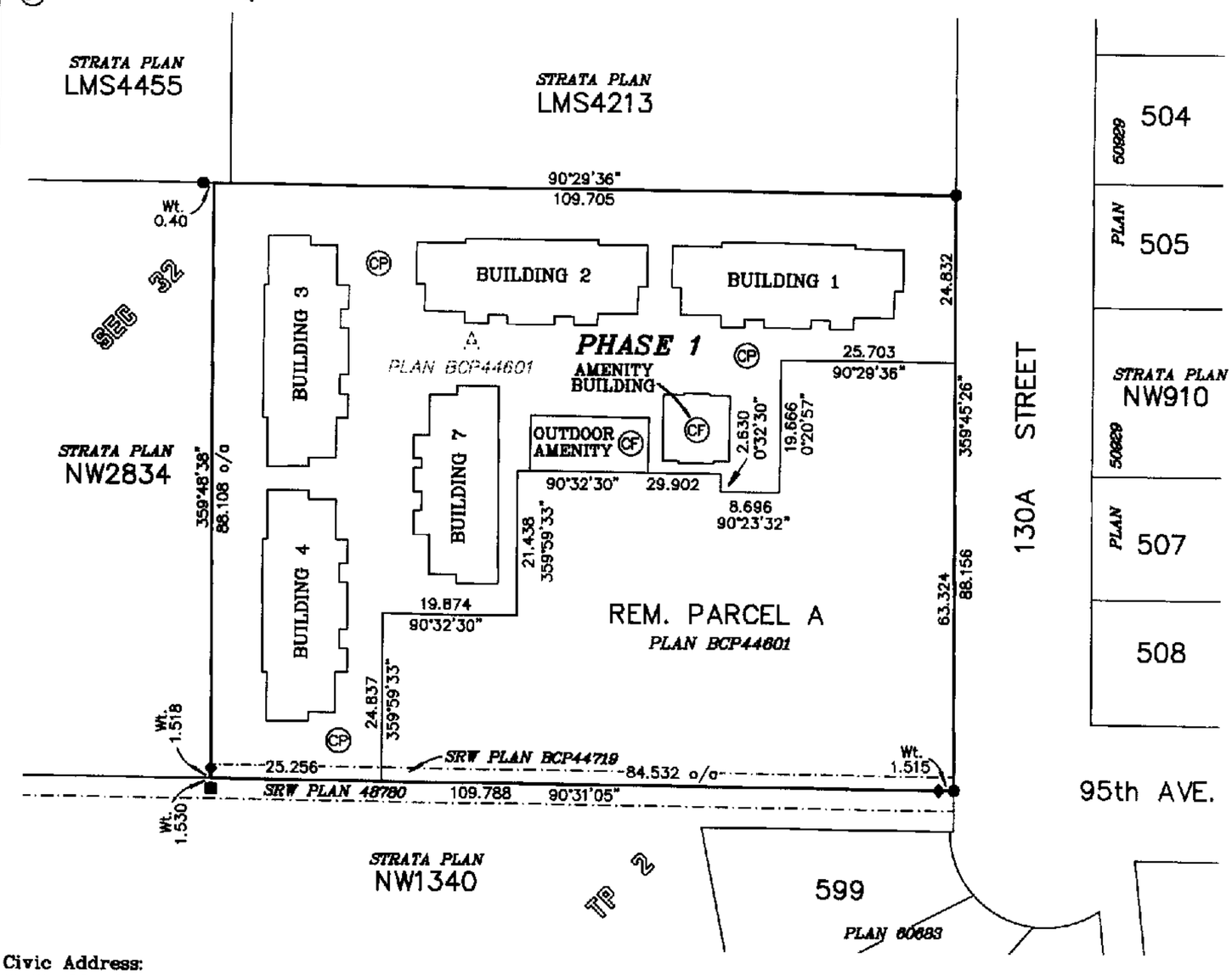
15 7.5 0 15 30 45

All Distances are in Metres.
The intended plot size of this plan is 432mm in width by 280mm in height (B size) when plotted at a scale of 1:750

PHASE 1

LEGEND:

- SL Denotes Strata Lot
- PT Denotes Part
- TA Denotes Total Area
- m2 Denotes Square Metres
- LCP Denotes Limited Common Property
- ● Denotes Standard Iron Post Found
- (CP) Denotes Common Property
- (CF) Denotes Common Facility



Civic Address:
9533 130A Street
Surrey, B.C.

NOTE: Strata lot dimensions are shown to outside of exterior walls and to centerline of all interior walls.

Grid Bearings are derived from Plan BCP44601

Integrated Survey Area No. 1
City of Surrey, NAD83 (CSRS)

This plan shows horizontal ground-level measured distances except where otherwise noted. To compute grid distances, multiply ground-level distances by combined factor 0.9995909.

Inspected under the Land Title Act
on the 4 Day of August, 2011

Surveyor's Signature

I, John P. Onderwater, a British Columbia Land Surveyor 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 6th day of April, 2011. The plan was completed and checked, and the checklist filed under #121656, on the 7th day of April, 2011.

Onderwater Land Surveying
B.C. Land Surveyors
#104-6830 176A Street
Cloverdale B.C.

FILE: JS1012_P1_1

This Plan Lies Within The Greater Vancouver Regional District

Original

PLANUPDATE

SHEET 2 OF 10 SHEETS

STRATA PLAN BCS4200

PHASE 1

B.C.L.S. Original

Dated this 7th day of April, 2011

STRATA PLAN LMS4213

STRATA PLAN NW2834

STRATA PLAN NW1340

BUILDING 1 FOUNDATION

BUILDING 2 FOUNDATION

BUILDING 3 FOUNDATION

BUILDING 4 FOUNDATION

BUILDING 7 FOUNDATION

AMENITY BUILDING

OUTDOOR AMENITY (CF)

REM. PARCEL A
PLAN BCP44601

130A STREET

90°29'36"
109.705
25.703
90°29'36"
90°32'30"
17.40
29.902
90°23'32"
8.696
359°45'26"
88.156
63.324
359°48'38"
88.108
359°59'33"
24.837
19.874
90°32'30"
359°58'33"
21.438
90°31'05"
109.788
84.532
25.256
24.832
19.666
0°20'57"
2.630
0°32'30"

BUILDING DETAILS

8 4 0 8 16 24

All Distances are in Metres.
The intended plot size of this plan is 280mm in width by 432mm in height (B size) when plotted at a scale of 1:400

Onderwater Land Surveying
B.C. Land Surveyors
#104 – 5630 176 'A' Street
Cloverdale, B.C.
FILE: JS1012_P1_2

YARD AREAS

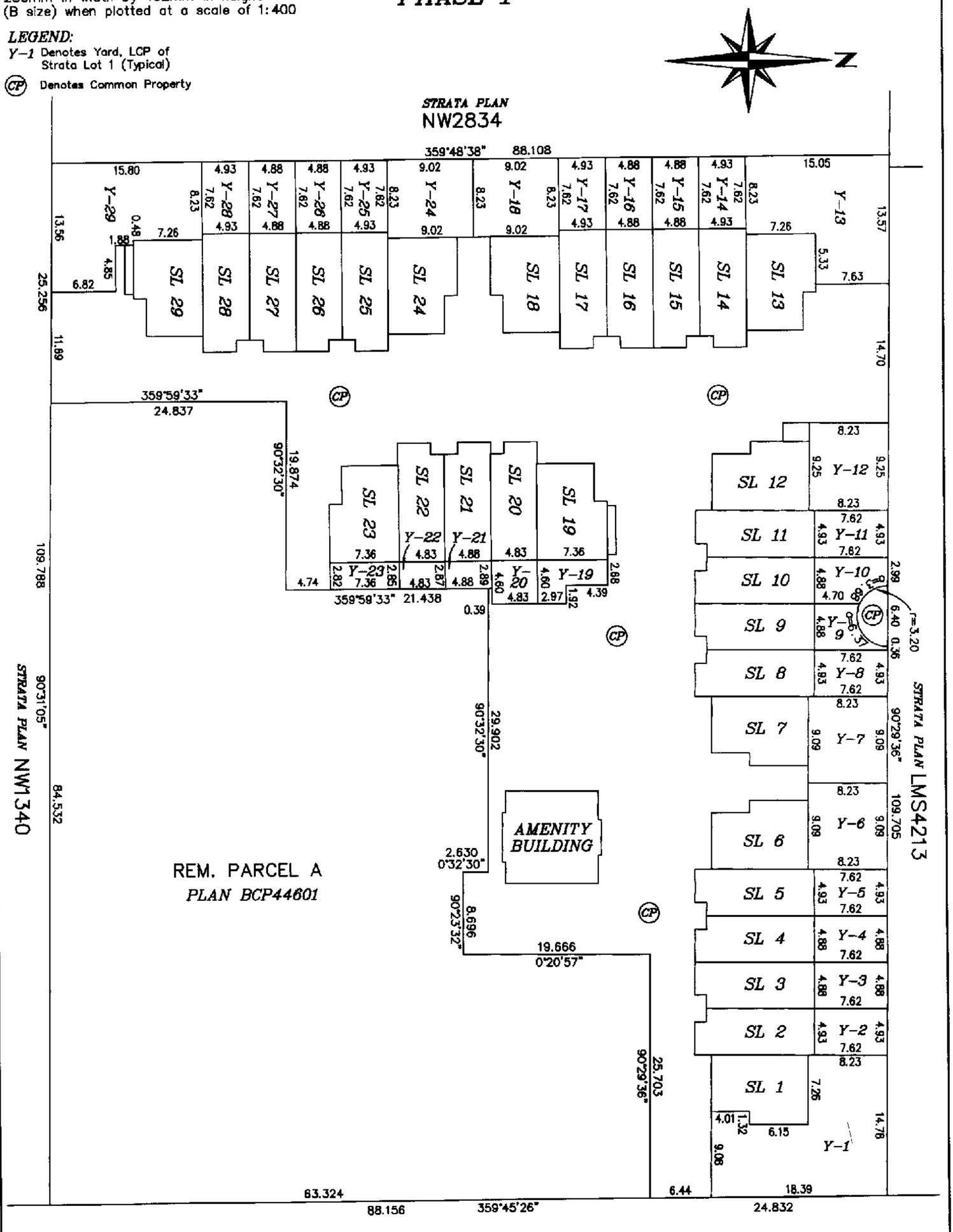
STRATA PLAN BCS4200

8 4 0 8 16 24

All Distances are in Metres.
The intended plot size of this plan is 280mm in width by 432mm in height (B size) when plotted at a scale of 1:400

PHASE 1

LEGEND:
Y–1 Denotes Yard, LCP of Strata Lot 1 (Typical)
(CP) Denotes Common Property



Onderwater Land Surveying
B.C. Land Surveyors
#104 – 5830 176 'A' Street
Cloverdale, B.C.
FILE: JS1012_P1_3

Dated this 7th day of April, 2011

B.C.L.S.

Original

SIGNATURES

STRATA PLAN BCS 4201

OWNER:
SURAJ HOME BUILDERS INC.
(INC. NO. 867412)
(sign and print name clearly)

AUTHORIZED SIGNATORY KULVIR RAI CA

AUTHORIZED SIGNATORY

WITNESS AS TO SIGNATURES

DEEPAK A. CHODHA
BARRISTER & SOLICITOR
CGN LAWYERS
[illegible] 120 Street
Surrey, BC V3W 3M8
Tel: 604-[illegible]

ADDRESS OF WITNESS

OCCUPATION OF WITNESS

MORTGAGEE:
ROYAL BANK OF CANADA
(sign and print name clearly)

AUTHORIZED SIGNATORY

AUTHORIZED SIGNATORY Sandra Schmidt

WITNESS AS TO SIGNATURES Donna Adams

118 - 5955-152nd St. Surrey, B.C.

ADDRESS OF WITNESS

Banker

OCCUPATION OF WITNESS

FORM R

I certify that the Amenity Building and outdoor amenity 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.

Dated this 19th day of August, 2011

Approving Officer
City of Surrey

NICHOLAS LAI
APPROVING OFFICER
CITY OF SURREY

FORM Q

Approved as Phase 1 of a 2 phase strata plan under Section 224 of the Strata Property Act, this 19th day of August, 2011.

Approving Officer
City of Surrey

NICHOLAS LAI
APPROVING OFFICER
CITY OF SURREY

FORM S
NEW DEVELOPMENT CERTIFICATE

I, John P. Onderwater, a British Columbia Land Surveyor, certify that the buildings included in this strata plan have not, as of the 7th day of April 2011 been previously occupied.

B.C.L.S.

I, John P. Onderwater, a British Columbia Land Surveyor, certify that the buildings shown on this strata plan are within the external boundaries of the land that is the subject of the strata plan.

B.C.L.S.

Dated this 7th day of April, 2011

B.C.L.S.

Onderwater Land Surveying
B.C. Land Surveyors
#104 - 5830 176 'A' Street
Cloverdale, B.C.
FILE: JS1012_P1_4

Original

PLANUPDATE

FLOOR PLANS
BUILDING 1

PHASE 1

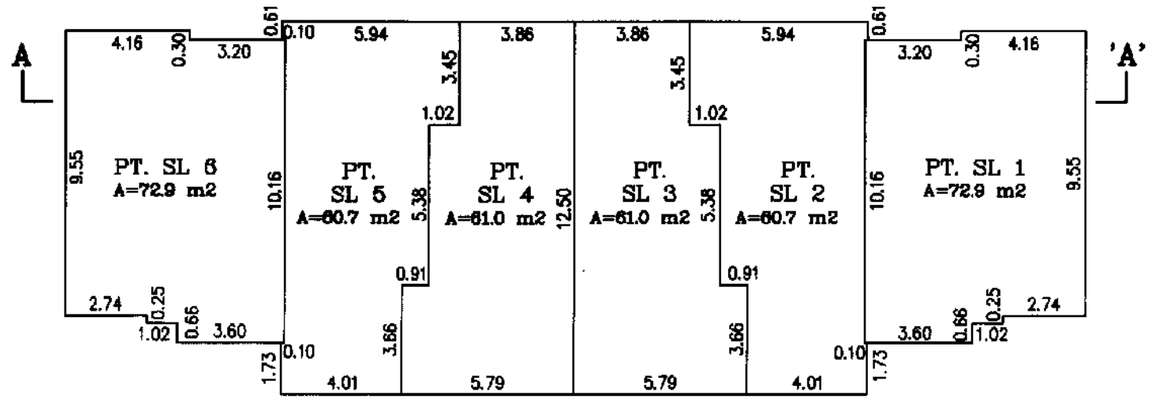
STRATA PLAN BCS 420

4 2 0 4 8 12

All Distances are in Metres.
The intended plot size of this plan is 280mm in width by 432mm in height (B size) when plotted at a scale of 1:200

LEGEND:

DE-1 Denotes Deck, LCP of Strata Lot 1 (Typical)
CP Denotes Common Property
ENT-1 Denotes Entry, LCP of Strata Lot 1 (Typical)
POR-1 Denotes Porch, LCP of Strata Lot 1 (Typical)



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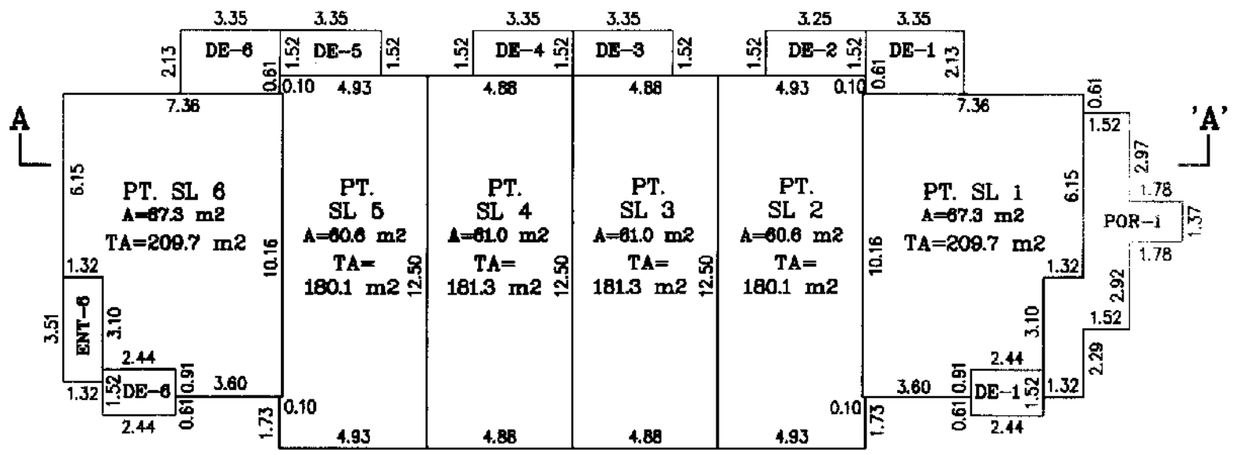

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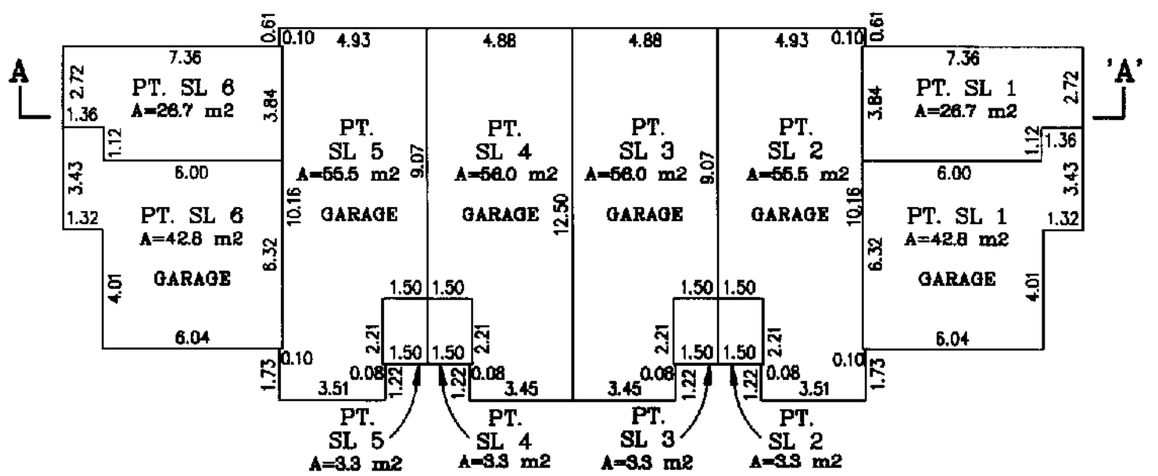

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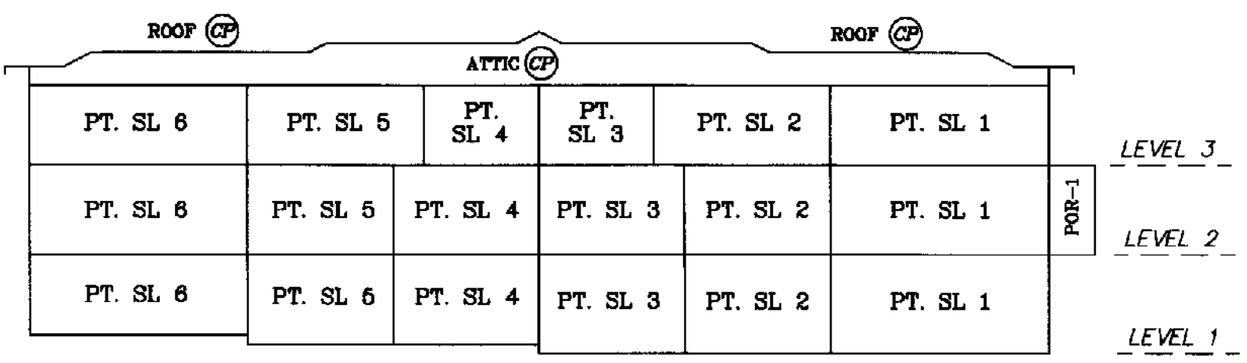


SECTION A – A'

Onderwater Land Surveying
B.C. Land Surveyors
#104 – 5830 176 'A' Street
Cloverdale, B.C.
FILE: JS1012_P1_5

Dated this 7th day of April, 2011

B.C.L.S.

Original

PLAN UPDATE

FLOOR PLANS
BUILDING 2

PHASE 1

STRATA PLAN BCS 420

4 2 0 4 8 12

All Distances are in Metres.
The intended plot size of this plan is 280mm in width by 432mm in height (B size) when plotted at a scale of 1:200

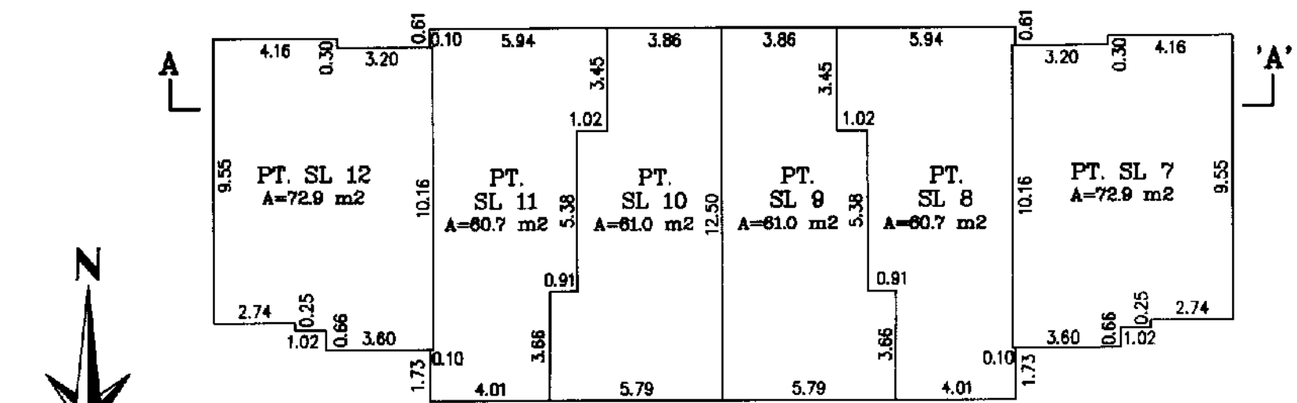
LEGEND:

DE-1 Denotes Deck, LCP of Strata Lot 1 (Typical)

CP Denotes Common Property

ENT-1 Denotes Entry, LCP of Strata Lot 1 (Typical)

POR-1 Denotes Porch, LCP of Strata Lot 1 (Typical)



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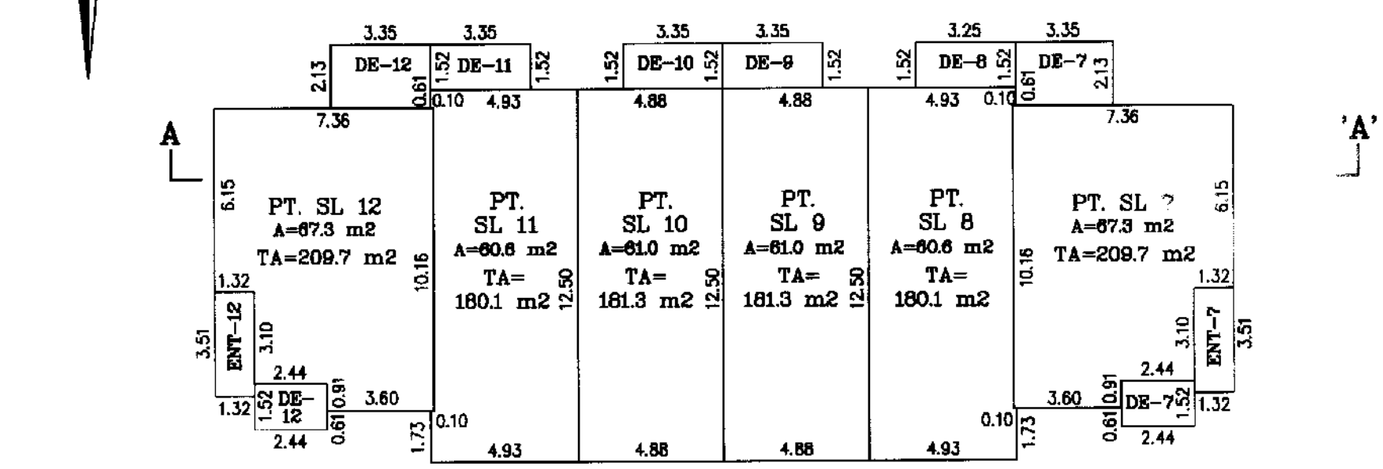

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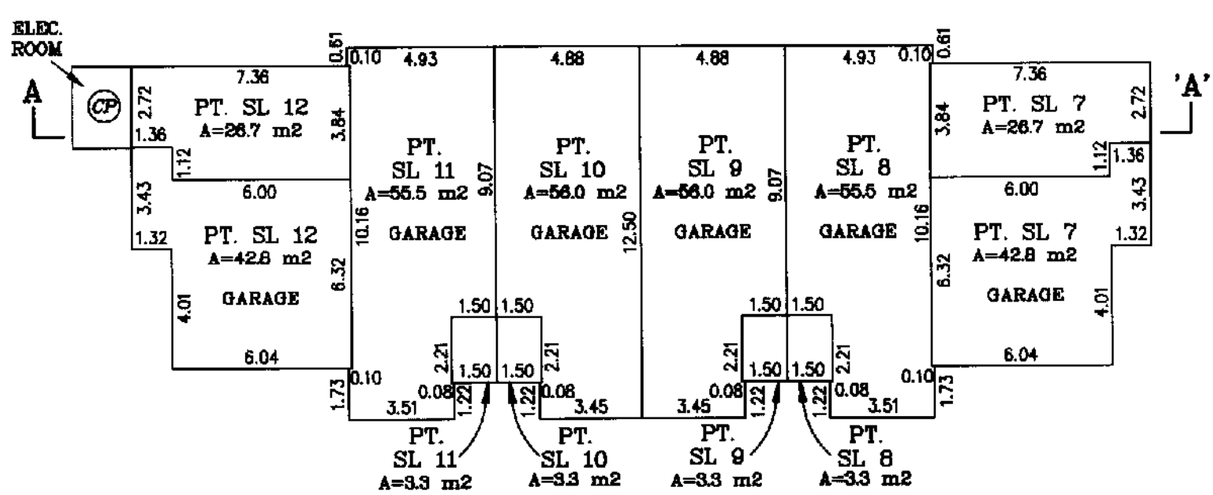

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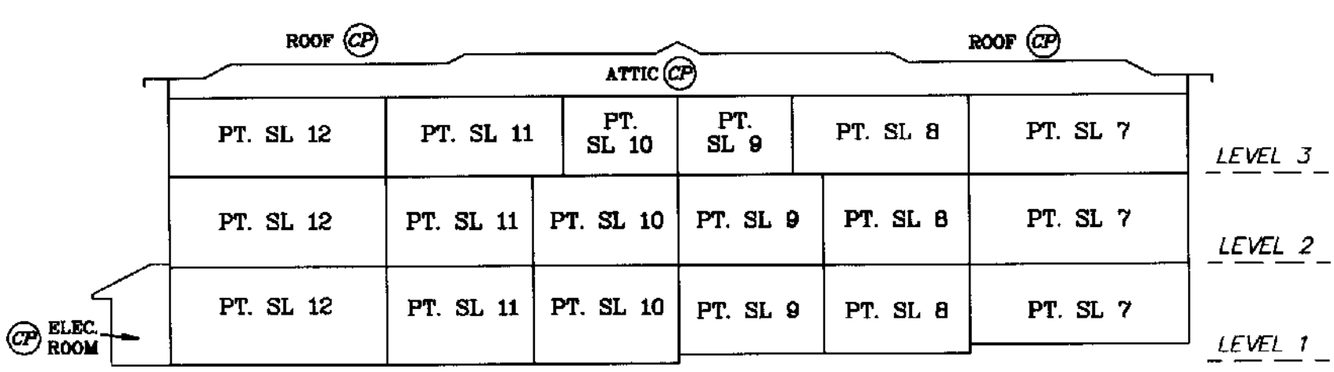


SECTION A – A'

Onderwater Land Surveying
B.C. Land Surveyors
#104 – 5830 176 'A' Street
Cloverdale, B.C.

FILE: JS1012_P1_6

Dated this 7th day of April, 2011

B.C.L.S.

Original

FLOOR PLANS
BUILDING 3

PHASE 1

STRATA PLAN BCS 4201

4 2 0 4 8 12

All Distances are in Metres.
The intended plot size of this plan is 280mm in width by 432mm in height (B size) when plotted at a scale of 1:200

N

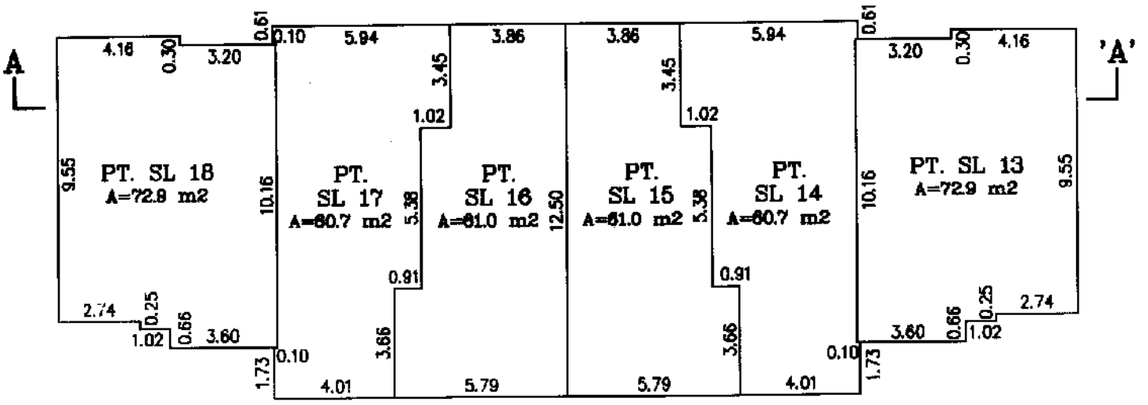
LEGEND:

DE-1 Denotes Deck, LCP of Strata Lot 1 (Typical)

CP Denotes Common Property

ENT-1 Denotes Entry, LCP of Strata Lot 1 (Typical)

POR-1 Denotes Porch, LCP of Strata Lot 1 (Typical)



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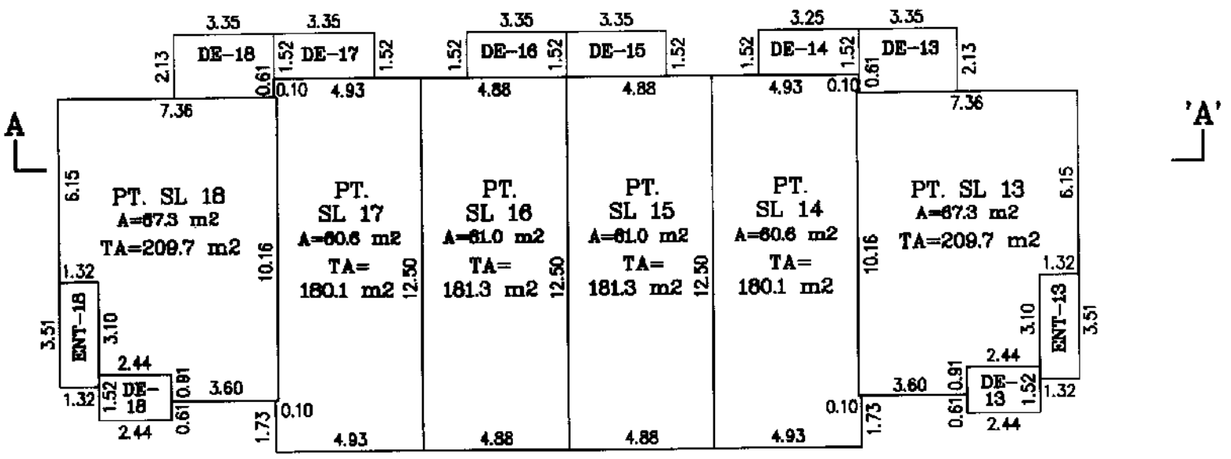

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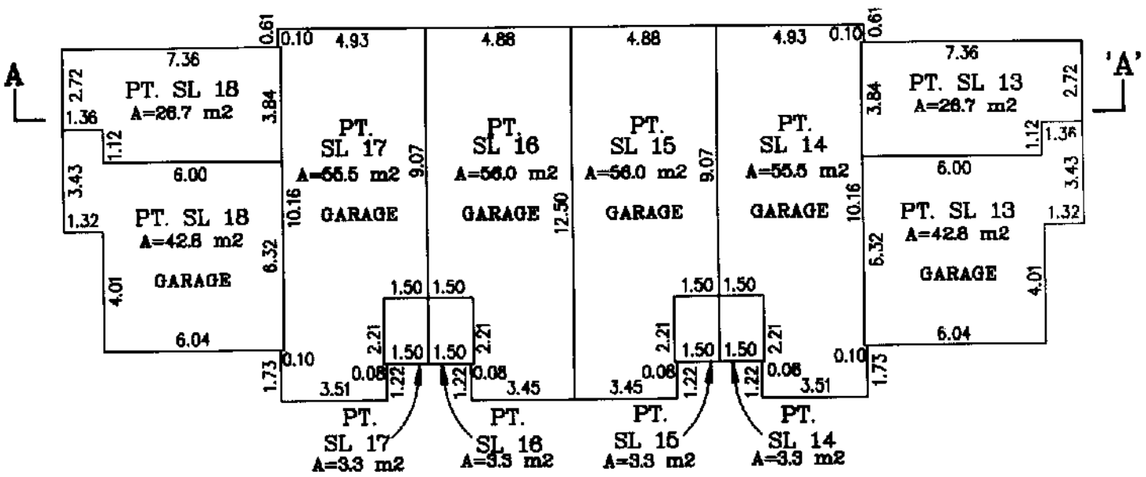

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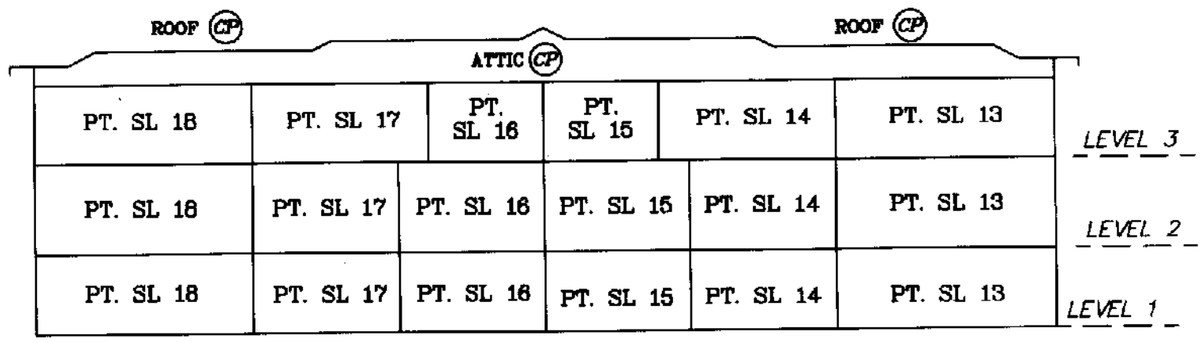


SECTION A – A'

Onderwater Land Surveying
B.C. Land Surveyors
#104 – 5830 176 'A' Street
Cloverdale, B.C.
FILE: JS1012_P1_7

Dated this 7th day of April, 2011

B.C.L.S.

Original

PLANUPDATE

FLOOR PLANS
BUILDING 7

PHASE 1

STRATA PLAN BCS 4200

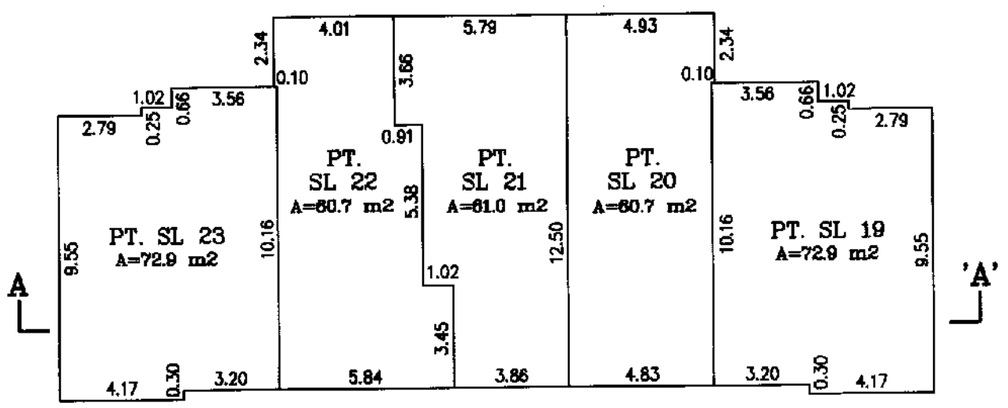
4 2 0 4 8 12

All Distances are in Metres.
The intended plot size of this plan is 280mm in width by 432mm in height (B size) when plotted at a scale of 1:200

N

LEGEND:

DE-1 Denotes Deck, LCP of Strata Lot 1 (Typical)
ENT-1 Denotes Entry, LCP of Strata Lot 1 (Typical)
CP Denotes Common Property
POR-1 Denotes Porch, LCP of Strata Lot 1 (Typical)



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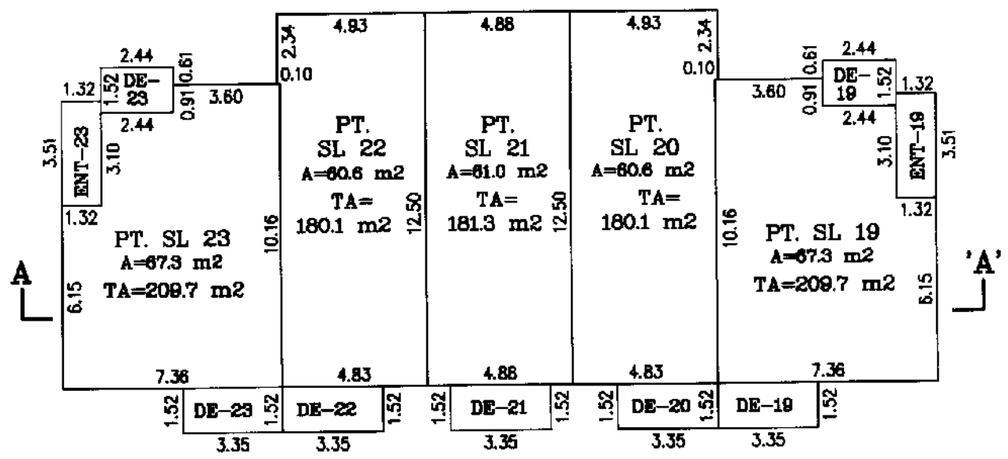

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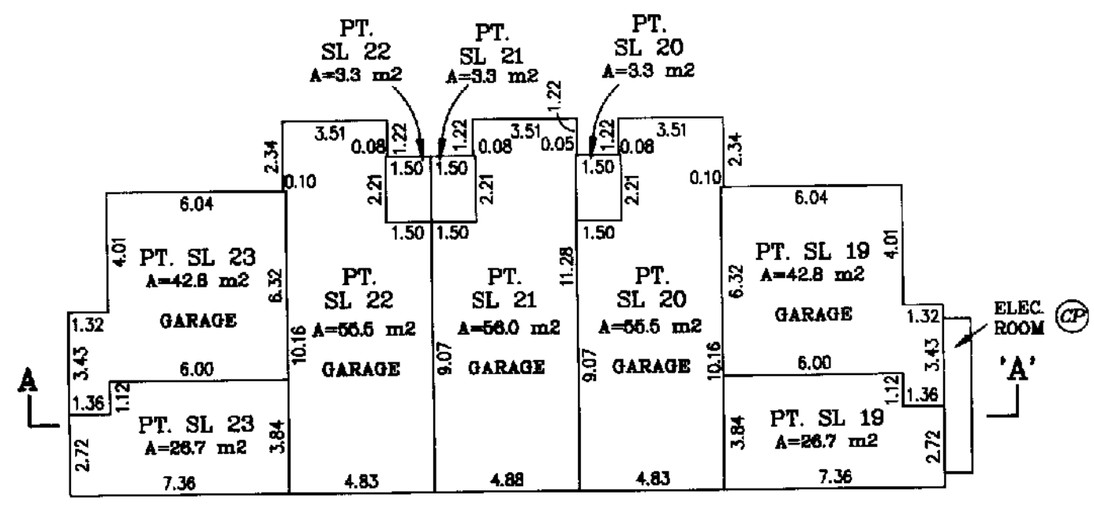

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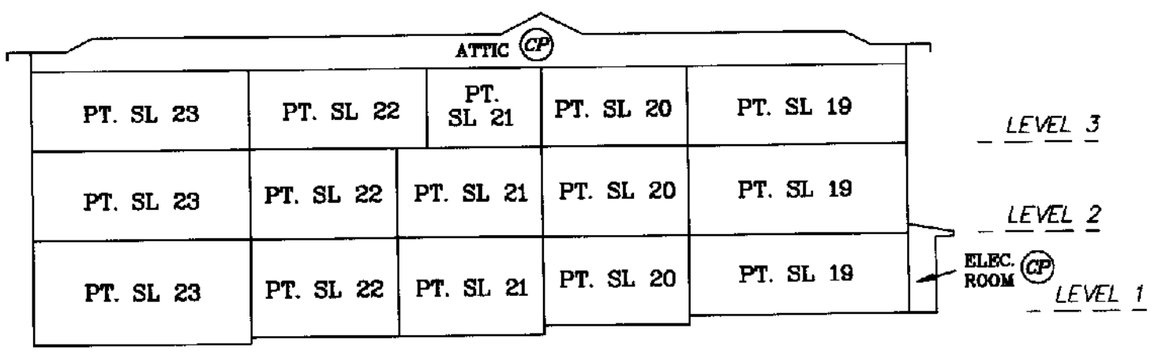


SECTION A – A'

Onderwater Land Surveying
B.C. Land Surveyors
#104 – 5630 176 'A' Street
Cloverdale, B.C.
FILE: JS1012_P1_8

Dated this 7th day of April, 2011

B.C.L.S.

Original

PLANUPDATE

FLOOR PLANS BUILDING 4

PHASE 1

STRATA PLAN BCS 420[illegible]

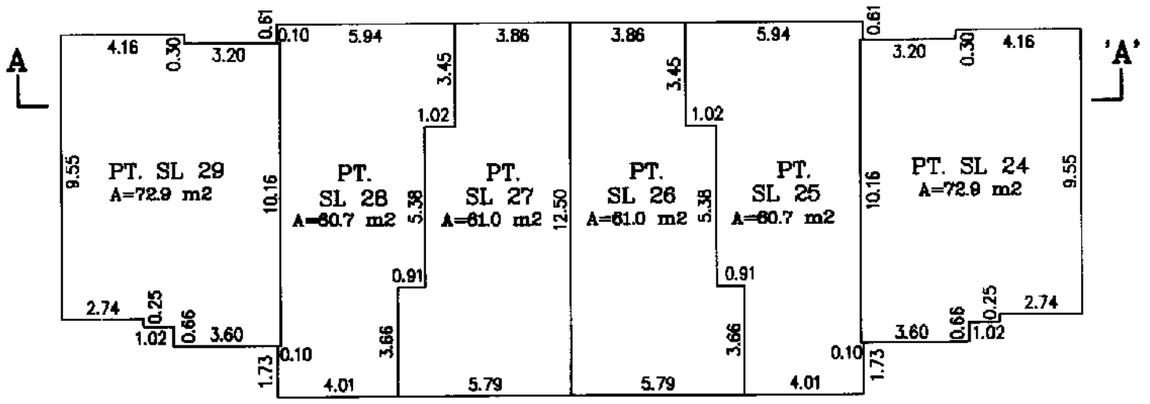
4 2 0 4 8 12

All Distances are in Metres.
The intended plot size of this plan is 280mm in width by 432mm in height (B size) when plotted at a scale of 1:200

N

LEGEND:

DE-1 Denotes Deck, LCP of Strata Lot 1 (Typical)
CP Denotes Common Property
ENT-1 Denotes Entry, LCP of Strata Lot 1 (Typical)
POR-1 Denotes Porch, LCP of Strata Lot 1 (Typical)



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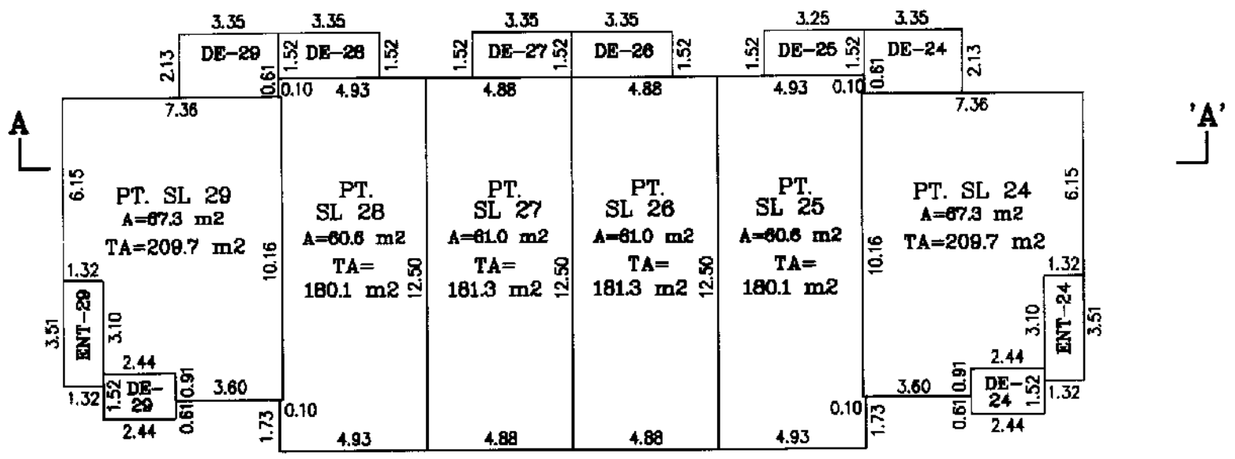

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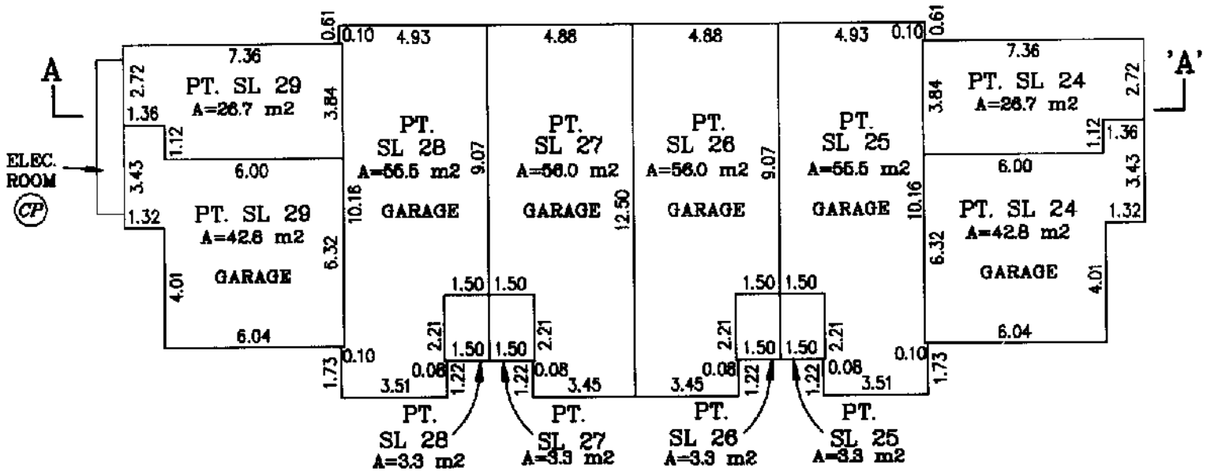

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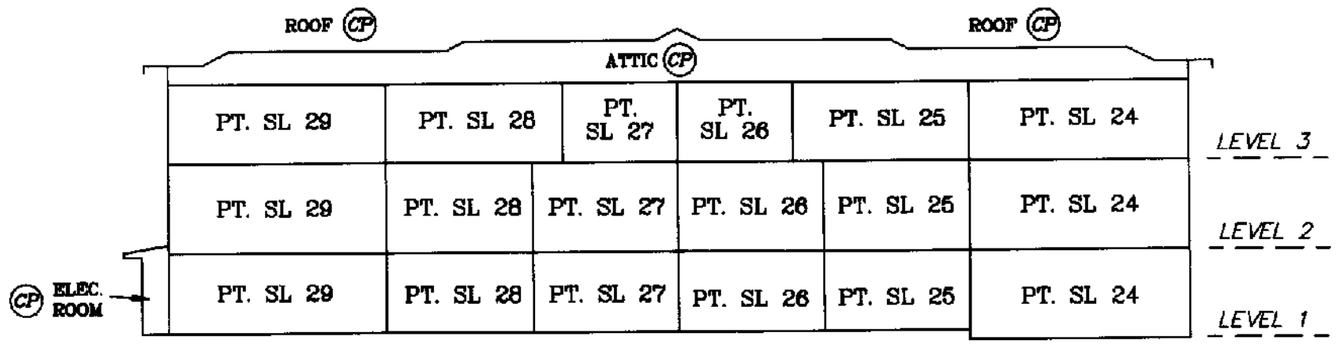


SECTION A – A'

Onderwater Land Surveying
B.C. Land Surveyors
#104 – 5830 176 'A' Street
Cloverdale, B.C.
FILE: JS1012_P1_9

Dated this 7th day of April, 2011

B.C.L.S.

Original

PLANUPDATE

FLOOR PLANS
AMENITY BUILDING

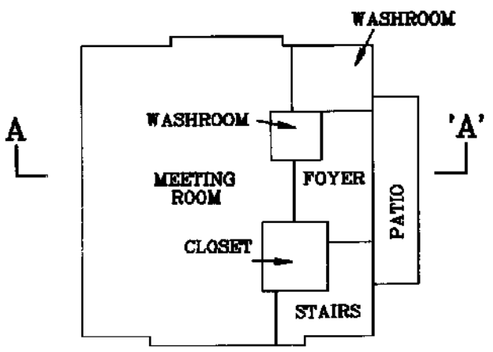
COMMON FACILITY

PHASE 1

STRATA PLAN BCS 4200

4 2 0 4 8 12

All Distances are in Metres.
The intended plot size of this plan is 280mm in width by 432mm in height (B size) when plotted at a scale of 1:200



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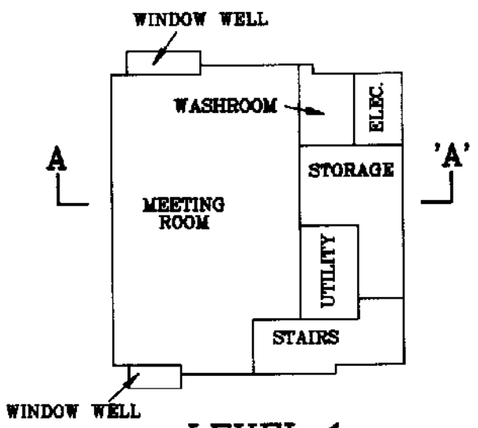

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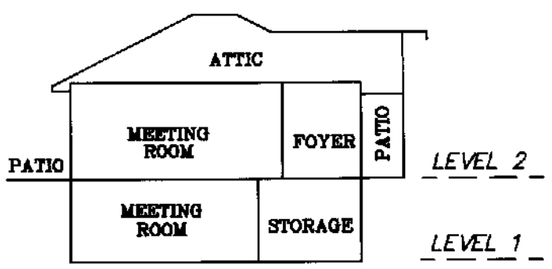

SECTION A – A'

Onderwater Land Surveying
B.C. Land Surveyors
#104 – 5830 176 'A' Street
Cloverdale, B.C.
FILE: JS1012_P1_10

Dated this 7th day of April, 2011

B.C.L.S.

Original

PLANUPDATE