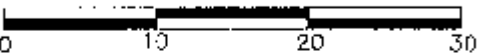


STRATA PLAN OF LOT A
SECTION 22 BLOCK 5 NORTH RANGE 2 WEST
NEW WESTMINSTER DISTRICT PLAN BCP15163

SHEET 1 OF 11 SHEETS

B.C.C.S 926.016
CITY OF SURREY

LEGEND
SCALE 1:500



- ALL DIMENSIONS ARE IN METRES
- ⊙ INDICATES CONTROL MONUMENT FOUND
 - INDICATES IRON POST FOUND
 - INDICATES LEAD PLUG FOUND
 - Sqm INDICATES SQUARE METRES
 - LCP INDICATES LIMITED COMMON PROPERTY
 - SL INDICATES STRATA LOT
 - ⊙ INDICATES COMMON PROPERTY
 - ⊙ INDICATES VOID (COMMON PROPERTY)
 - SL INDICATES STRATA LOT
 - V INDICATES VENT
 - NTS INDICATES NOT TO SCALE

GRID BEARINGS ARE DERIVED FROM
OBSERVATIONS BETWEEN CONTROL
MONUMENTS 5251 AND 5717,
INTEGRATED SURVEY AREA NO. 1
CITY OF SURREY, B.C.
DATUM: NAD83 (CSRS) - 2005
THIS PLAN SHOWS GROUND LEVEL
MEASURED DISTANCES. PRIOR TO
COMPUTATION OF U.T.M. CO ORDINATES,
MULTIPLY BY AVERAGE COMBINED
FACTOR 0.9995516

THIS PLAN LIES WITHIN THE GREATER
VANCOUVER REGIONAL DISTRICT

CIVIC ADDRESS: 168
10499 - 134th STREET SURREY, BC PLAN 34238



PATIO AND DECK AREAS ARE
LIMITED COMMON PROPERTIES FOR
THE USE OF THE STRATA LOT INDICATED
(eg: P-1, D-60)

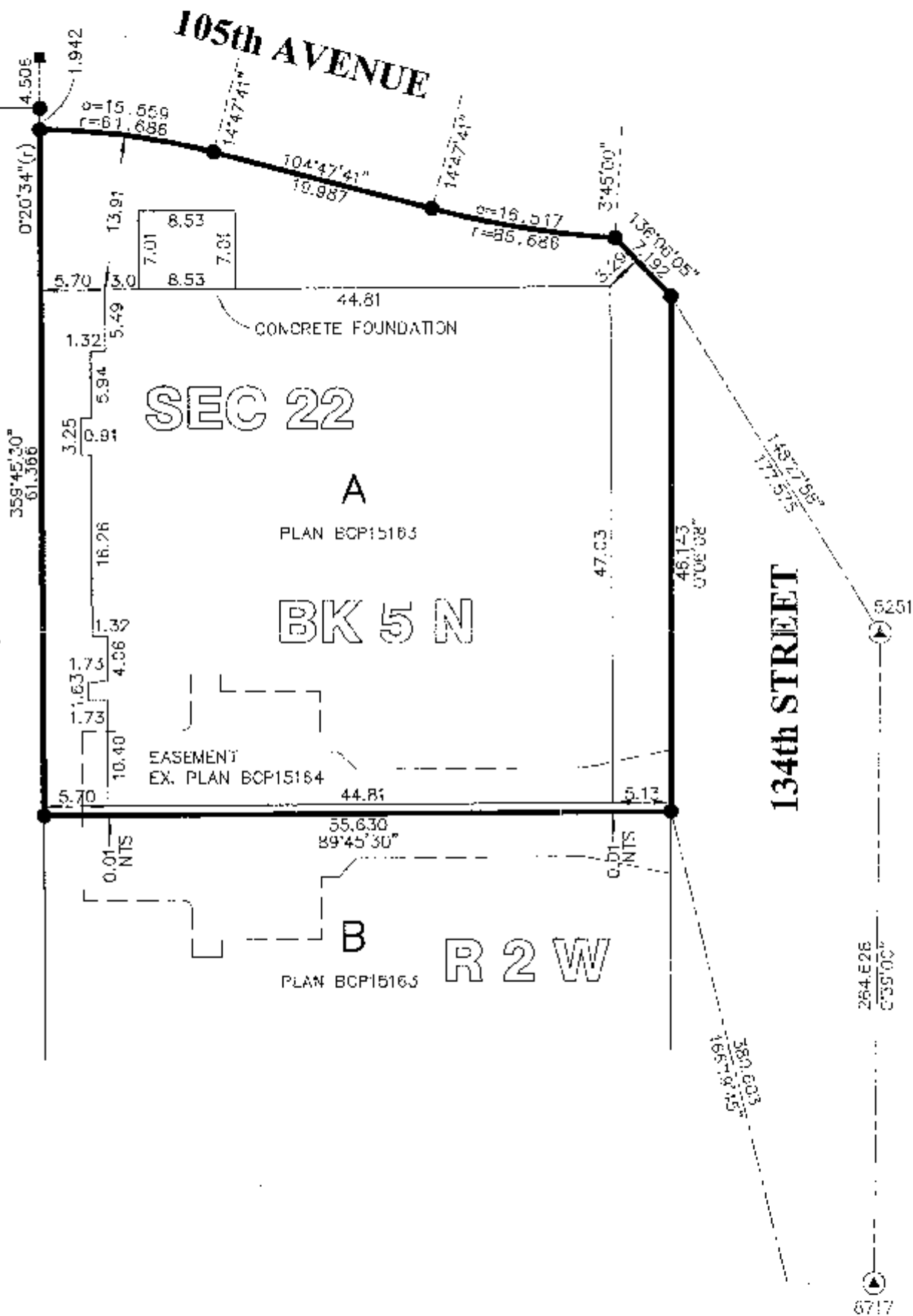
STRATA LOT MEASUREMENTS ARE 90°
OR 45° OR 135° UNLESS NOTED OTHERWISE.

STRATA LOT DIMENSIONS ARE MEASURED TO:
- OUTSIDE FACE OF ELEVATOR WALLS
- CENTERLINE OF EXTERIOR WALLS
- CENTERLINE OF PARTY WALLS

**H.Y. AND ASSOCIATES
LAND SURVEYING LTD.**
200, 9128 - 152 STREET
SURREY, B.C.
V3R 4E7
(ph) 583 1616
(fx) 583-1737
Job: C42161LS
File: 2161_A_PG1.DWG

STRATA PLAN BCS 1888
REF. NO. BNS14558-629
STRATA PLAN BCS 1886 DEPOSITED AND
REGISTERED IN THE LAND TITLE OFFICE AT
NEW WESTMINSTER, B.C.
THIS 8th DAY OF June, 2006.

ASSISTANT DEPUTY REGISTRAR



I, EUGENE O. WONG, A BRITISH COLUMBIA LAND SURVEYOR
OF THE CITY OF BURNABY 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 21ST DAY OF MARCH 2005. THE PLAN WAS COMPLETED AND
CHECKED, AND THE CHECKLIST FILED UNDER ECP#4/354 ON
THE 21ST DAY OF APRIL 2006

H.O.C.S.

STRATA PLAN BCS 1888

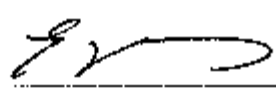
STRATA PROPERTY ACT

FORM 5

ENDORSEMENT OF NONOCCUPANCY

(SECTION 241, REGULATIONS SECTION 14.5(3))

I, EUGENE O. WONG, A BRITISH COLUMBIA LAND SURVEYOR,
CERTIFY THAT THE BUILDING INCLUDED IN THIS STRATA PLAN
HAS NOT, AS OF APRIL 21 2006, BEEN PREVIOUSLY OCCUPIED.


SIGNATURE

STRATA PROPERTY ACT

FORM 6

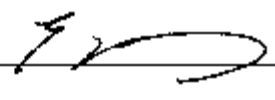
ENDORSEMENT OF SURVEYOR

(SECTION 244(1)(f); REGULATIONS SECTION 14.5(5))

I, EUGENE O. WONG, 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: APRIL 21, 2006

(MONTH, DAY, YEAR)


SIGNATURE

CITY OF SURREY AS HOLDER OF COVENANTS:
B1426707, B1575954, B1575956, B1575966
AND B1420571, HEREBY CONSENT TO THE FILING
OF THIS STRATA PLAN.

MAYOR: DIANNE L. WATTS

CITY CLERK:

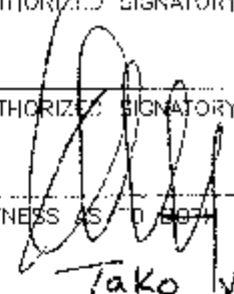
OWNER

NEWGEN WHALLEY PROPERTIES INC.

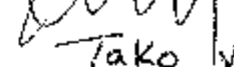
INC. NO. 677727


AUTHORIZED SIGNATORY

Soon Oh Kim


AUTHORIZED SIGNATORY

WITNESS AS TO BOTH SIGNATURES

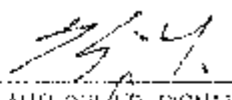
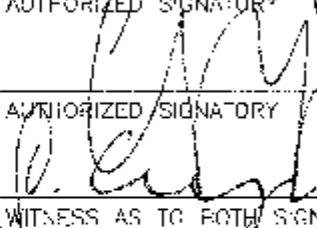

Tako J. Van Popta
PRINT NAME OF WITNESS

TAKO J. VAN POPTA
Bar/ster and Solicitor
OCCUPATION OF WITNESS
5480 - 144th Street
Surrey, B.C. V3T 4V6
604-588-9721

ADDRESS OF WITNESS

MORTGAGEE

HSBC BANK CANADA


AUTHORIZED SIGNATORY
Keiju Yamasaki
Yamasaki

AUTHORIZED SIGNATORY

Christine Yu

WITNESS AS TO BOTH SIGNATURES


GEROLD KAZYWON
PRINT NAME OF WITNESS

Account Manager
OCCUPATION OF WITNESS

6168 No. 3 RD, RICHMOND, B.C.
ADDRESS OF WITNESS

H.Y. AND ASSOCIATES
LAND SURVEYING LTD.

200, 9128 152 STREET
SURREY, B.C.
V3R 4E7
(ph) 583-1616
(fx) 583-1737
Job: 042161LS
File: 2161_A_PG2.DWG

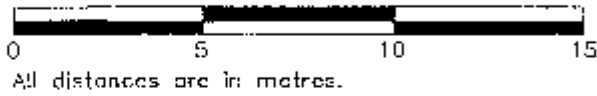
DATE: April 21/06


B.C.L.S.

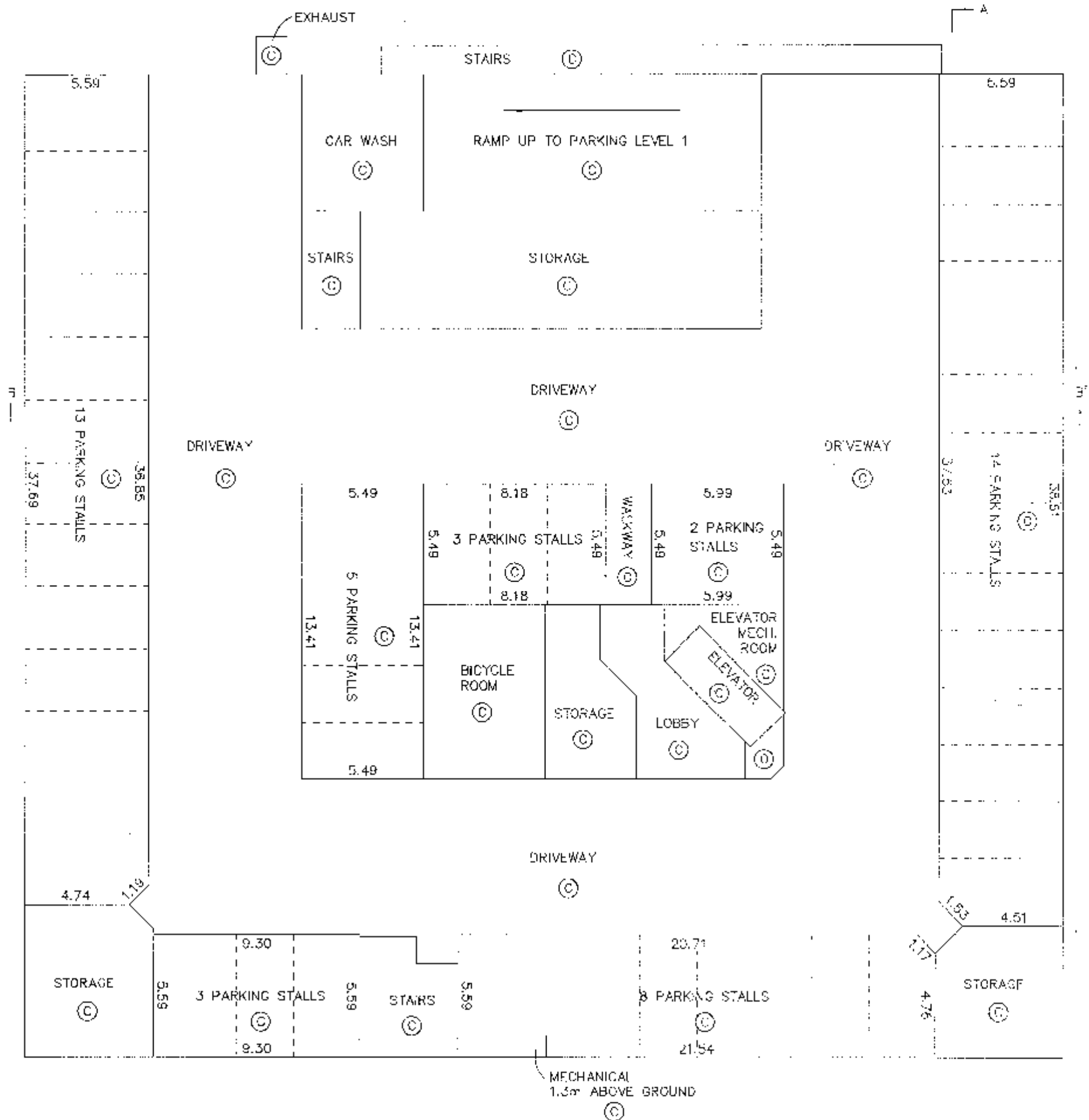
PARKING LEVEL TWO

STRATA PLAN BCS 1886

SCALE 1:200



All distances are in metres.



H.Y. AND ASSOCIATES
LAND SURVEYING LTD.

200, 9128 - 152nd STREET
SURREY, B.C.

V3R 4E/

(μ H) 553–1616

(tx) 583-1737

Job : 042161L5

File: 2161_A_P2.DWG

DATE: April 21/06

B.C.L.S.

PARKING LEVEL ONE

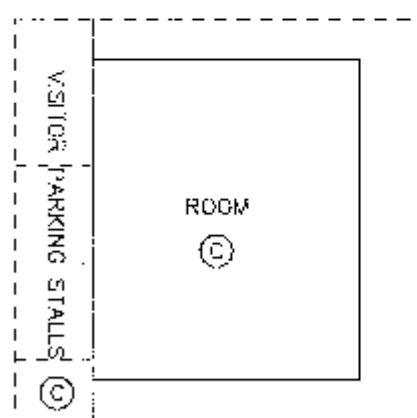
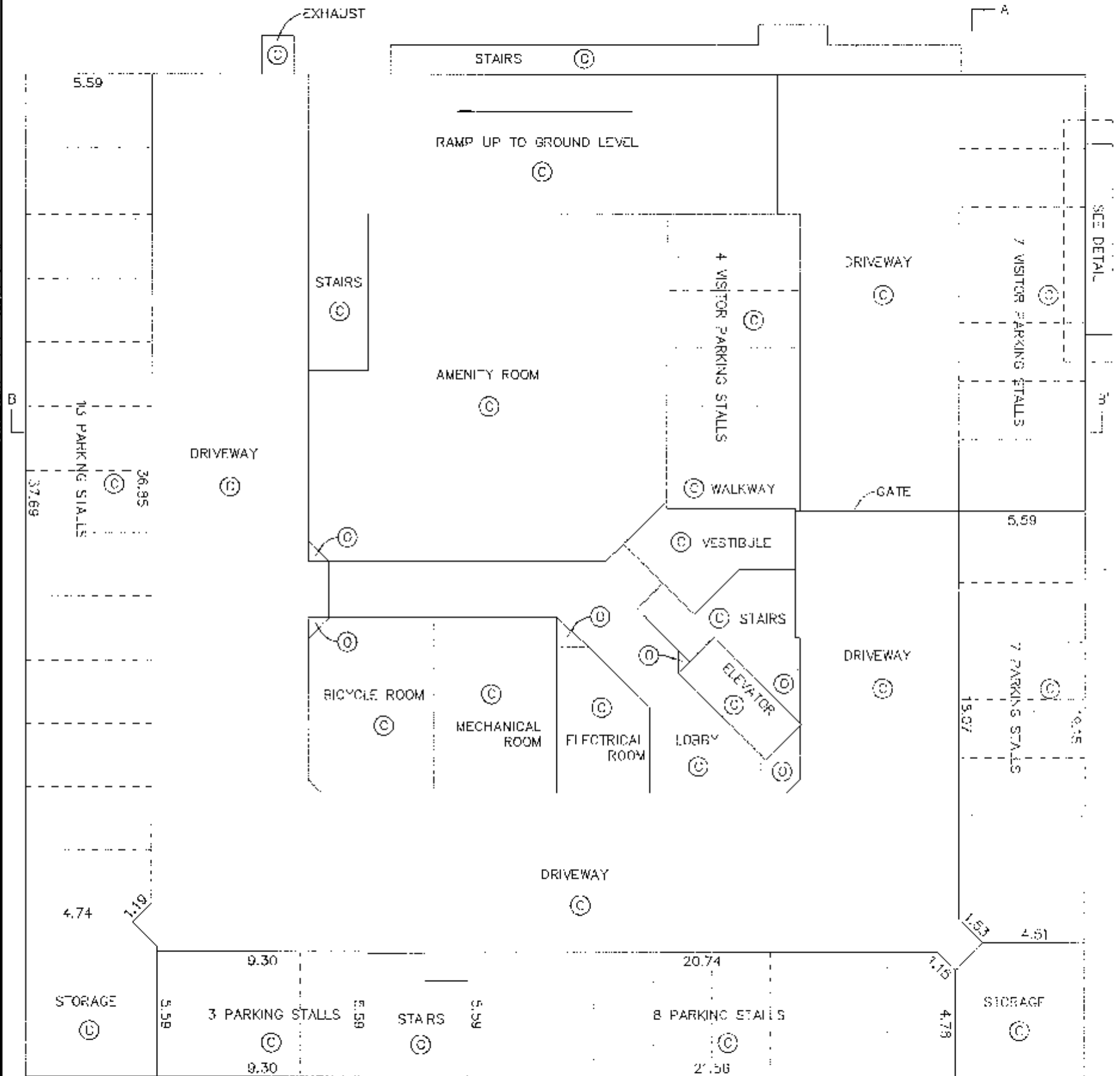
SHEET 4 OF 11 SHEETS

STRATA PLAN BCS 1886

SCALE 1:200



All distances are in metres.



**H.Y. AND ASSOCIATES
LAND SURVEYING LTD.**

200, 9128 - 152nd STREET
SURREY, B.C.

V3R 4E7

(ph) 583-1816

(fx) 583-1737

Job : 042161LS

File: 2161_A_P1.DWC

DATE: April 21/06

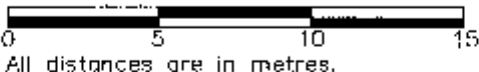
B.C.L.S.

COMMON PROPERTIES (GROUND LEVEL)

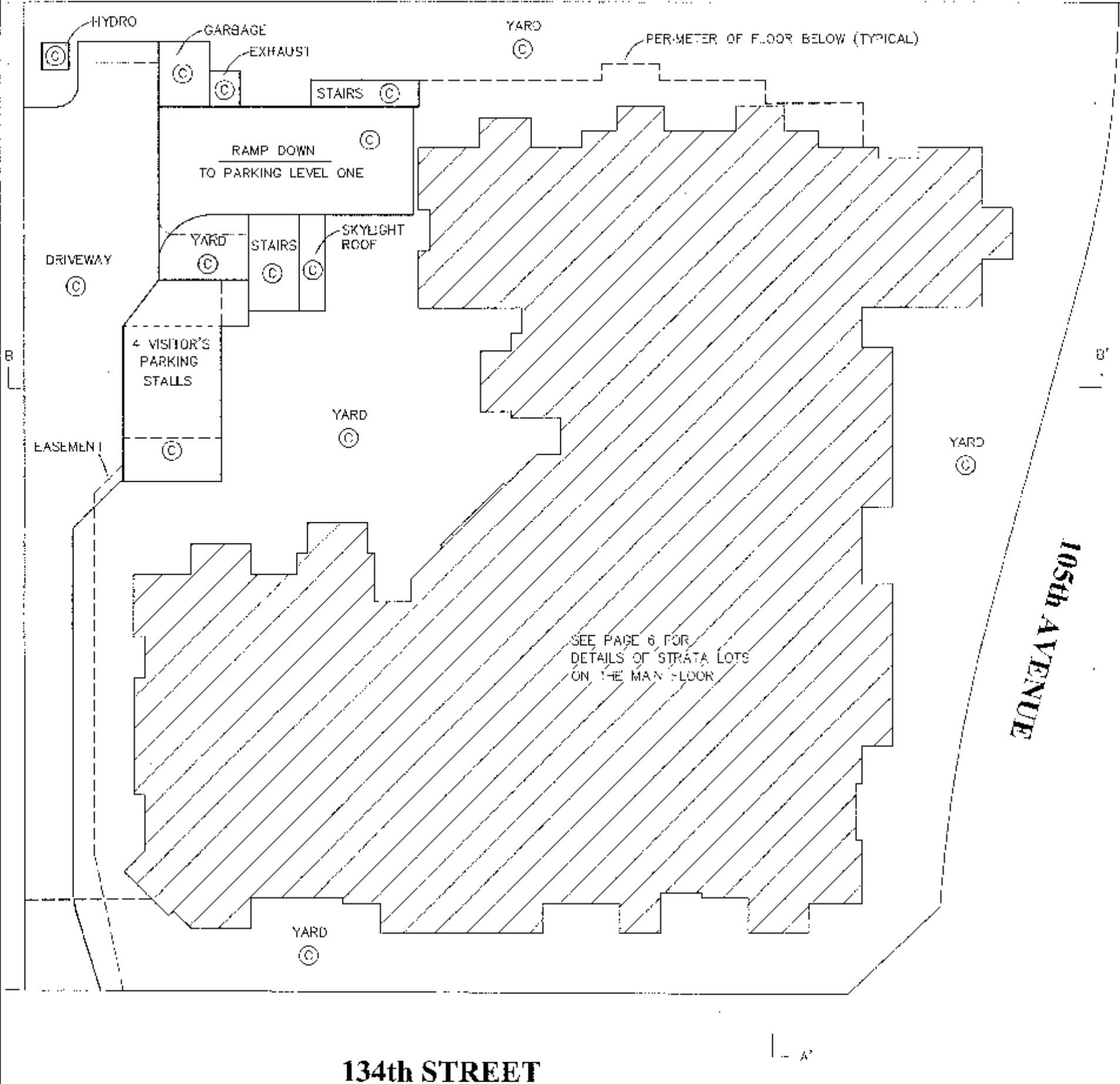
SHEET 5 OF 11 SHEETS

STRATA PLAN BCS 1886

SCALE 1:250



PROPERTY LINE



134th STREET

105th AVENUE

H.Y. AND ASSOCIATES
LAND SURVEYING LTD.
203, 8128 - 152nd STREET
SURREY, B.C.
V3R 4C7
(ph) 583-1616
(fx) 583-1737
Job : 042161LS
File: 2151_A_CP.DWG

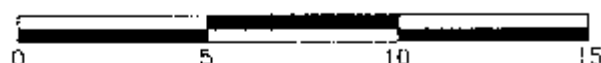
DATE: April 21/06

B.C.L.S.

MAIN FLOOR

STRATA PLAN BCS 1888

SCALE 1:200



All distances are in metres.

* INDICATES 0.10

** INDICATES 0.20



PERIMETER OF FLOOR BELOW (TYPICAL)

H.Y. AND ASSOCIATES
LAND SURVEYING LTD.200, 9128 - 152nd STREET
SURREY, B.C.

V3R 4E7

(ph) 583-1616

(fx) 583-1757

Job : 042161LS

File: 2161_A_MAIN.DWG

DATE: April 21/06

B.C.L.S.

2ND FLOOR

STRATA PLAN BCS 1000

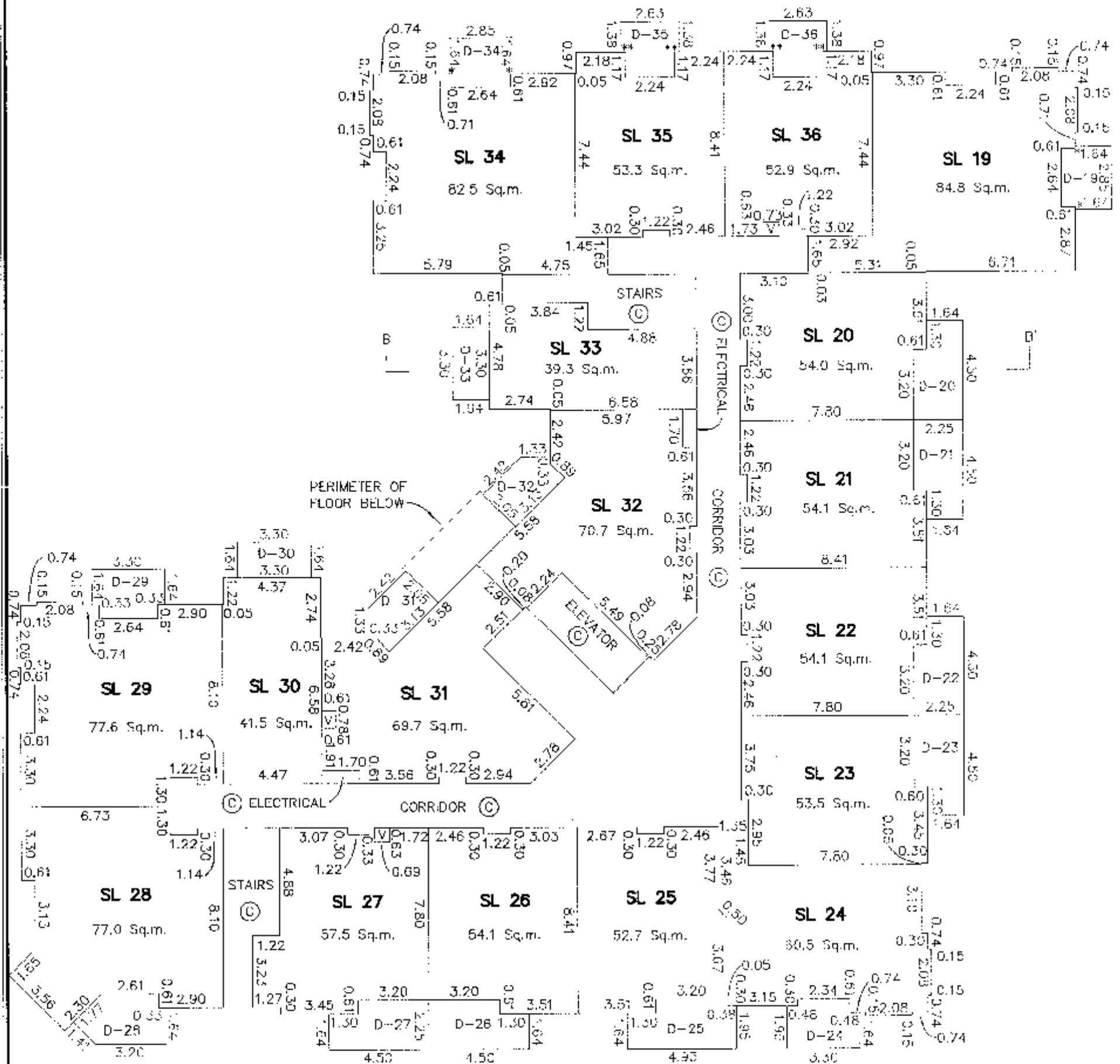
SCALE 1:200



All distances are in metres.

* INDICATES 0.10

** INDICATES 0.20

H.Y. AND ASSOCIATES
LAND SURVEYING LTD.200, 9128 - 152nd STREET
SURREY, B.C.

V3R 4E7

(ph) 583-1616

(fx) 583-1737

Job : 042161LS

File: 2161_A_2ND.DWG

DATE: April 21/06

B.C.L.S.

3RD FLOOR

STRATA PLAN BCS 1886

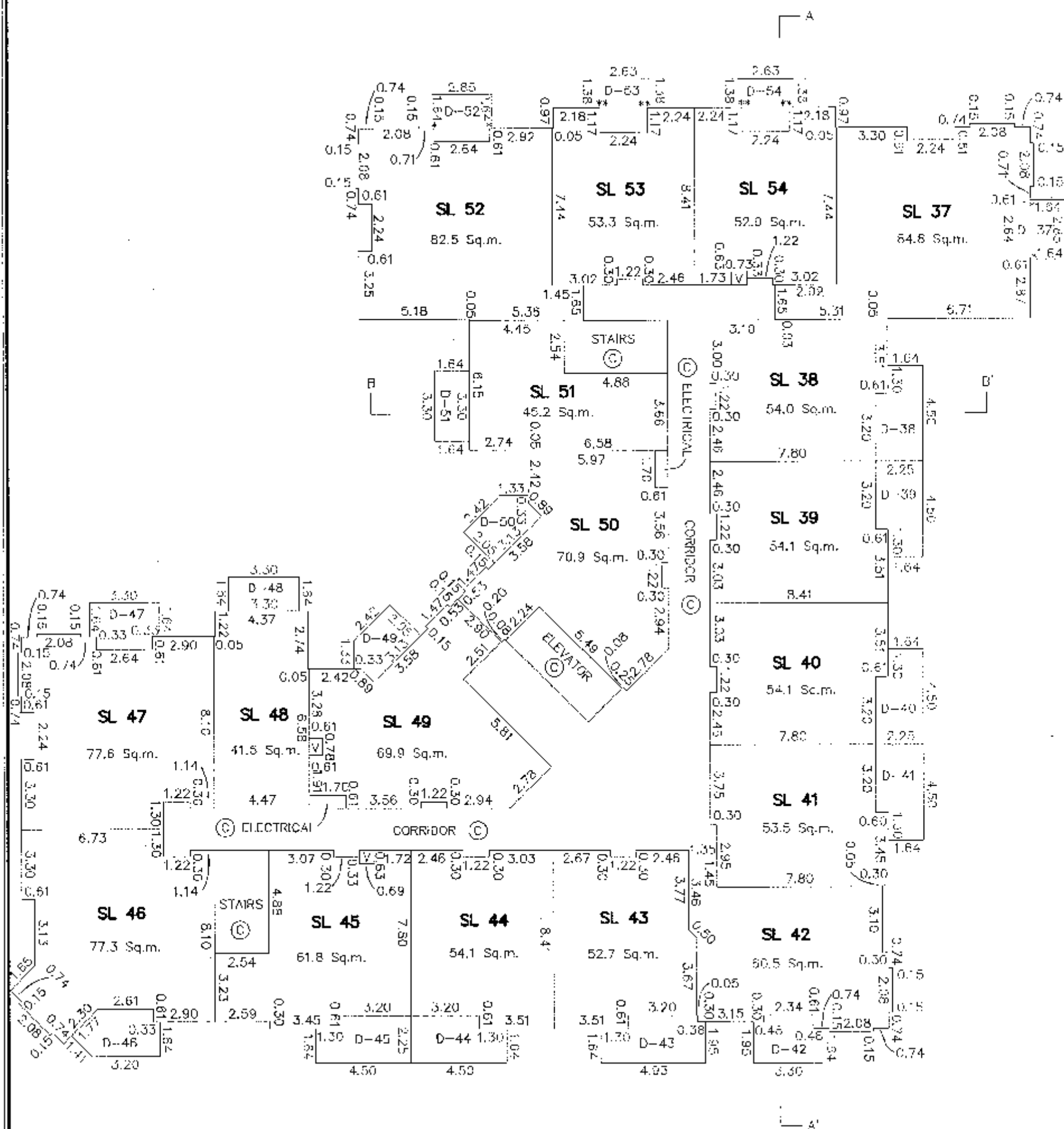
SCALE 1:200



All distances are in metres.

• INDICATES 0.10

•• INDICATES 0.20

H.Y. AND ASSOCIATES
LAND SURVEYING LTD.200, 9128 - 152nd STREET
SURREY, B.C.

V3R 4C7

(ph) 583-1616

(fx) 583-1737

Job : 042161LS

File: 2161_A_3RD.DWG

DATE: April 21/06

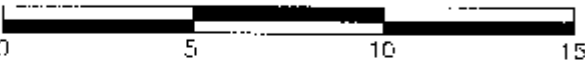
B.C. S.

4TH FLOOR

SHEET 9 OF 11 SHEETS

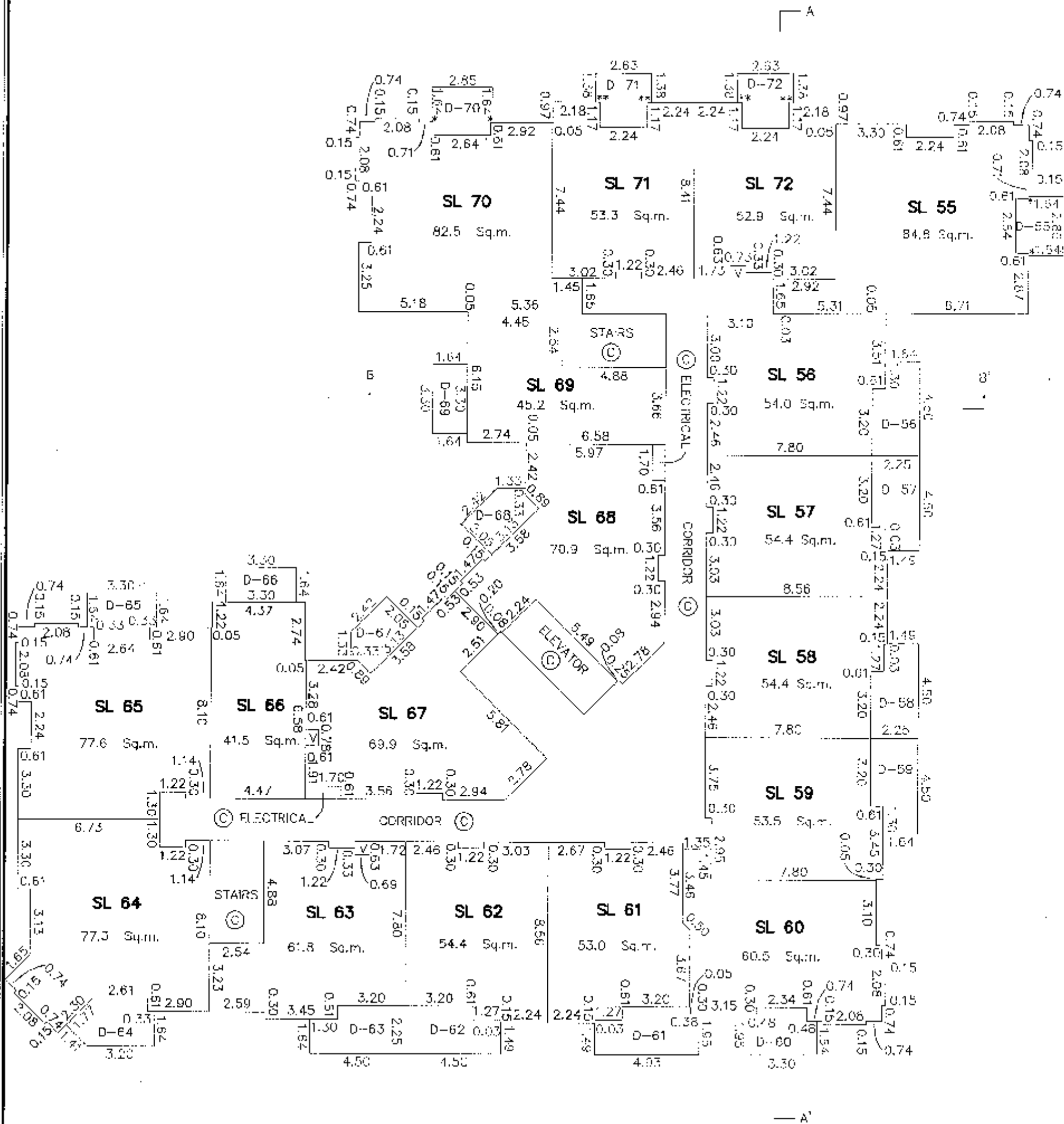
STRATA PLAN BOS 1886

SCALE 1:200



All distances are in metres.

- * INDICATES 0.10
- ** INDICATES 0.20



H.Y. AND ASSOCIATES
LAND SURVEYING LTD.

200, 9128 - 152nd STREET
SURREY, B.C.
V3R 4C7
(pt) 583-1616
(fx) 583-1737
Job : 042101LS
File: 2161_A_4TH.DWG

DATE: April 21/06

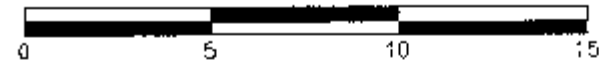
B.C.L.S.

SECTION A - A'

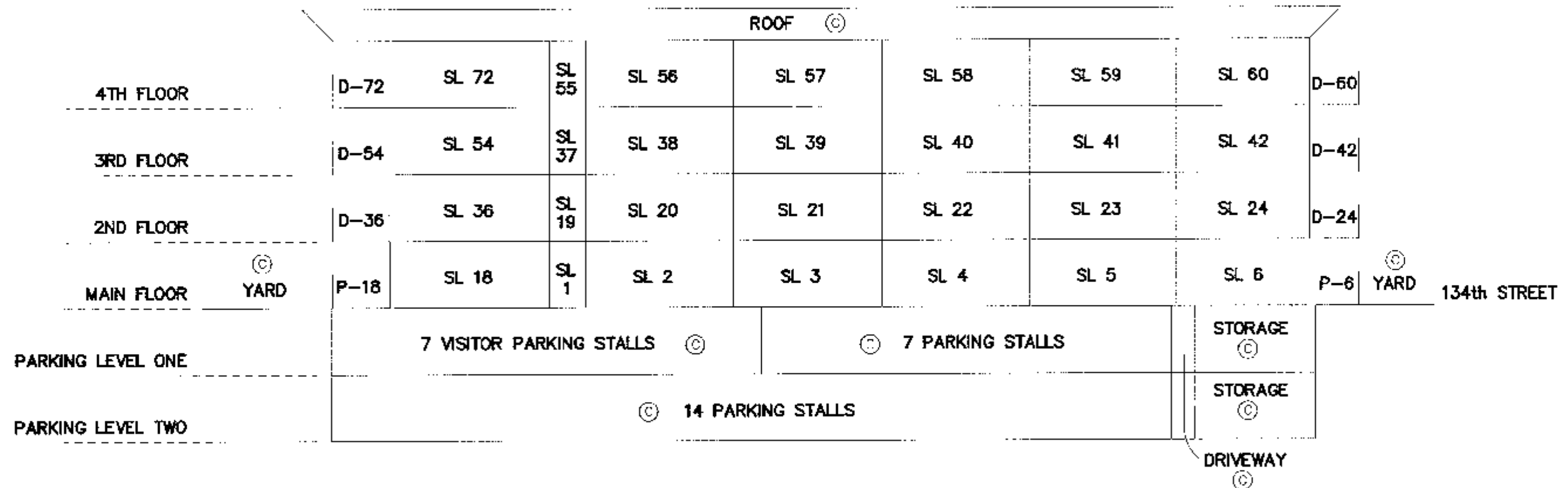
SHEET 10 OF 11 SHEETS

STRATA PLAN BCS 1888

SCALE 1:200



All distances are in metres.



SECTION A - A'

H.Y. AND ASSOCIATES
LAND SURVEYING LTD.

200, 9128 - 152nd STREET
SURREY, B.C.

V3R 4E7

(ph) 583-1616

(fx) 583-1737

Job : 042161LS

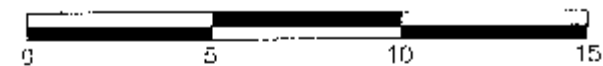
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DATE: April 21/06

B.C.L.S.

SECTION B - B'

SCALE 1:200

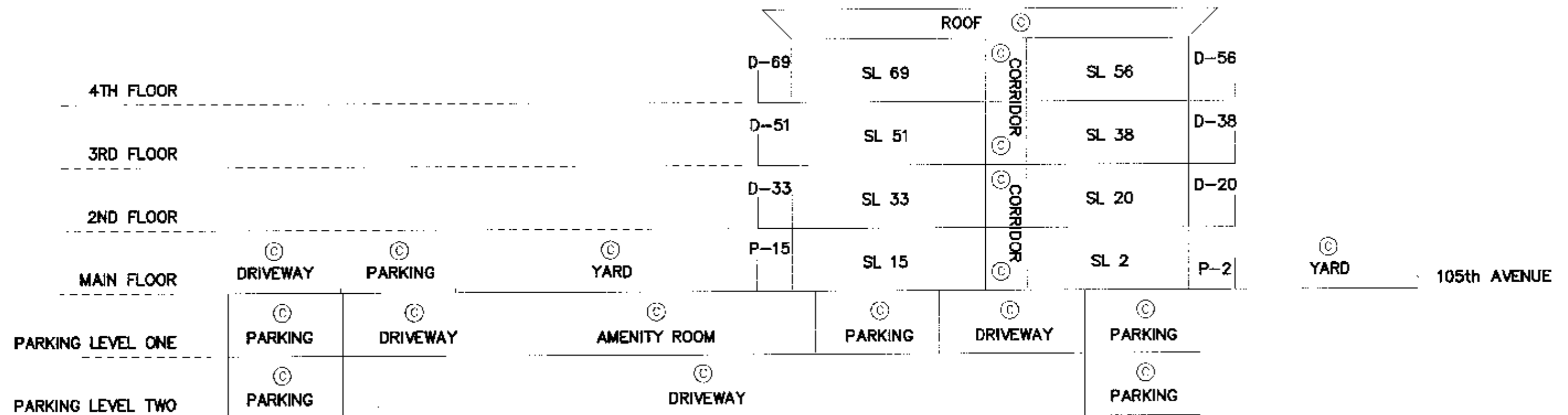


All distances are in metres.

SHEET 11 OF 11 SHEETS

STRATA PLAN BCS

2013



SECTION B - B'

H.Y. AND ASSOCIATES
LAND SURVEYING LTD.

200, 9128 - 152nd STREET
SURREY, B.C.

V3R 4E7

(ph) 583-1616

(fx) 583-1737

Job : 012161LS

File: 2161_A_SEQ_E.DWG

DATE: April 21/06

B.C.L.S.