

STRATA PLAN OF LOT A SECTION 23 BLOCK 5 NORTH RANGE 2 WEST NEW WESTMINSTER DISTRICT PLAN LMP12953

B.C.G.S 92G.016

LEGEND

SCALE 1:600



ALL DIMENSIONS ARE IN METRES

- ▲ INDICATES CONTROL MONUMENT FOUND
- INDICATES STANDARD IRON POST FOUND
- INDICATES STANDARD IRON POST PLACED
- Sq.m. INDICATES SQUARE METRES
- SL INDICATES STRATA LOT
- ⊙ INDICATES COMMON PROPERTY
- V INDICATES VENT (COMMON PROPERTY)
- ELEC. INDICATES ELECTRICAL ROOM
- MECH. INDICATES MECHANICAL ROOM



CIVIC ADDRESS:

10707 - 139th STREET
SURREY, BC

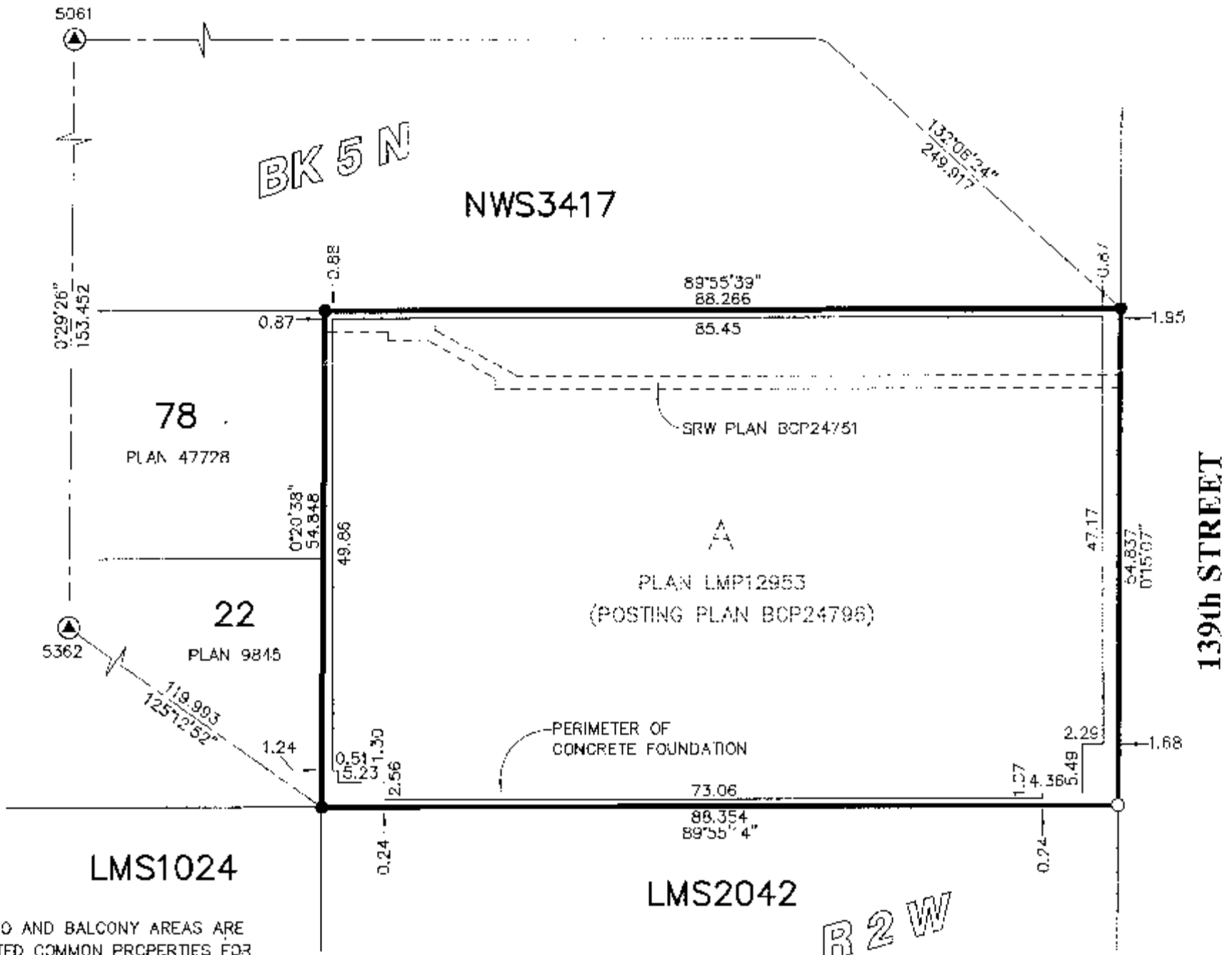
STRATA PLAN BCS 2889

REF. NO. B6649885-791

STRATA PLAN BCS 2839 DEPOSITED AND
REGISTERED IN THE LAND TITLE OFFICE AT
NEW WESTMINSTER, B.C.

THIS 9th DAY OF April, 2008.

ASSISTANT DEPUTY REGISTRAR



PATIO AND BALCONY AREAS ARE
LIMITED COMMON PROPERTIES FOR
THE USE OF THE STRATA LOT INDICATED
(eg: P-1, B-27)

BALCONY AND PATIO AREAS
ARE DEFINED AS TO HEIGHT BY
THE CENTRE OF THE FLOOR ABOVE
OR ITS EXTENSIONS, OR WHERE
THERE IS NO FLOOR ABOVE
BY THE AVERAGE HEIGHT OF
STRATA LOTS WITHIN THE SAME
BUILDING, UNLESS OTHERWISE NOTED.

**H.Y. AND ASSOCIATES
LAND SURVEYING LTD.**
200, 9128 - 152 STREET
SURREY, B.C.
V3R 4E7
(ph) 583-1616
(fx) 583-1737
Job: 042110LS
File: 042110_PG1.DWG

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

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

GRID BEARINGS ARE DERIVED FROM
OBSERVATIONS BETWEEN CONTROL
MONUMENTS 5362 AND 5061,
INTEGRATED SURVEY AREA NO. 1
CITY OF SURREY, B.C.
DATUM: NAD83 (CSRS) - 2005

THIS PLAN SHOWS HORIZONTAL GROUND-LEVEL
DISTANCES EXCEPT WHERE OTHERWISE NOTED.
TO COMPUTE GRID DISTANCES,
MULTIPLY GROUND-LEVEL DISTANCES BY
COMBINED FACTOR 0.9995882

THIS PLAN LIES WITHIN THE GREATER
VANCOUVER REGIONAL DISTRICT
- CITY OF SURREY

I, GU GORDON YU, A BRITISH COLUMBIA LAND SURVEYOR
OF THE CITY OF SURREY 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 28th DAY OF MARCH 2008. THE PLAN WAS COMPLETED
AND CHECKED, AND THE CHECKLIST FILLED UNDER ECP#78886 ON
THE 28th DAY OF MARCH 2008.

Gu Gordon Yu

B.C.L.S.

STRATA PLAN BCS 2839

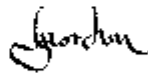
STRATA PROPERTY ACT

FORM S

ENDORSEMENT OF NONOCCUPANCY

(SECTION 241, REGULATIONS SECTION 14.5(3))

I, GU GORDON YU, A BRITISH COLUMBIA LAND SURVEYOR,
CERTIFY THAT THE BUILDING INCLUDED IN THIS STRATA PLAN
HAS NOT, AS OF MARCH 28, 2008, BEEN PREVIOUSLY OCCUPIED.



SIGNATURE

STRATA PROPERTY ACT

FORM U

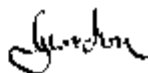
ENDORSEMENT OF SURVEYOR

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

I, GU GORDON YU, 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: MARCH 28, 2008

(MONTH, DAY, YEAR)



SIGNATURE

THE CITY OF SURREY AS HOLDER OF COVENANT:
BA312134, HEREBY CONSENT TO THE FILING
OF THIS STRATA PLAN.

MAYOR: DIANNE WATTS

CITY CLERK:

OWNER

FERGUSON PROPERTIES LTD.

INC. NO. 695415

 **RADWAN S**
AUTHORIZED SIGNATORY PRINT NAME SANDHU

AUTHORIZED SIGNATORY

PRINT NAME

WITNESS AS TO BOTH SIGNATURES

DORVIN J. CHIO

PRINT NAME OF WITNESS

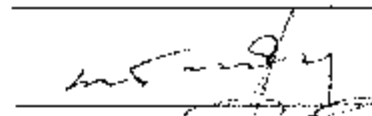
Real Estate Broker
Soc. 220 - 7500 King George Hwy.
Surrey, B.C. V3W 6A8

OCCUPATION OF WITNESS

ADDRESS OF WITNESS

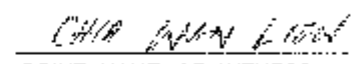
MORTGAGEE

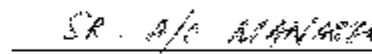
HSBC BANK CANADA

 **ALBERT WONG**
AUTHORIZED SIGNATORY PRINT NAME

 **FRANCIS LI**
AUTHORIZED SIGNATORY PRINT NAME

WITNESS AS TO BOTH SIGNATURES

 **CHIA WAN LION**
PRINT NAME OF WITNESS

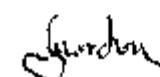
 **SR. A/C MANAGER**
OCCUPATION OF WITNESS

5168, NO. 1 RD., RICHMOND, B.C., V6V 2G8
ADDRESS OF WITNESS

H.Y. AND ASSOCIATES
LAND SURVEYING LTD.

200, 9128 - 152 STREET
SURREY, B.C.
V3R 4E7
(ph) 583-1516
(fx) 583-1737
Job: 042110LS
File: 042110_PG2.DWG

DATE: MARCH 28, 2008



B.C.L.S.

UNDERGROUND PARKING

SHEET 3 OF 13 SHEETS

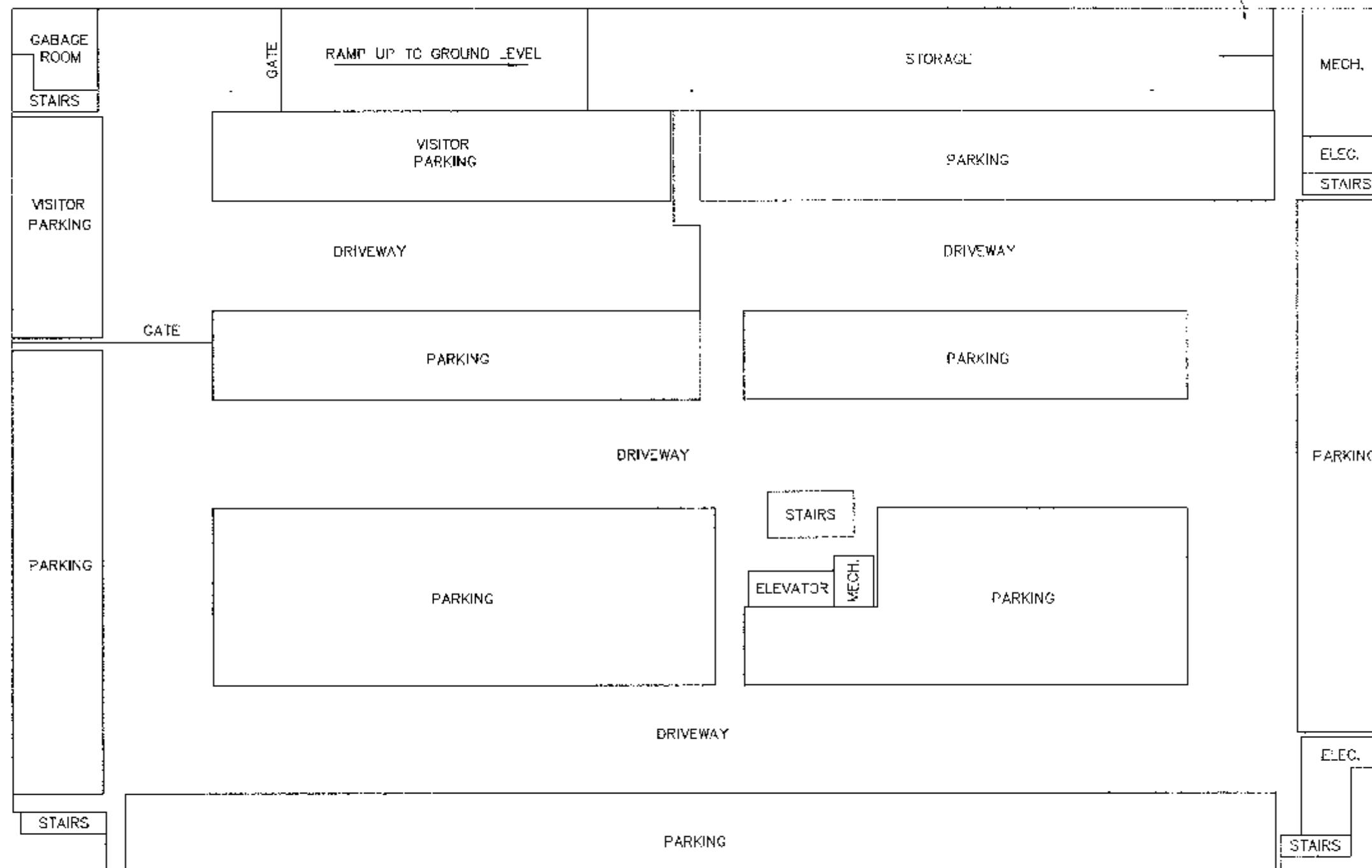
STRATA PLAN BCS 2839

SCALE 1:300

0 5 10 15

All distances are in metres.

ALL FOR COMMON PROPERTIES



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SURREY, B.C.

V3R 4E7

(p) 583-1616

(fx) 583-1737

Job : 042110LS

File: 042110_UG.DWG

DATE: MARCH 28, 2008

Signature

B.C.L.S.

MAIN FLOOR (EAST)

STRATA PLAN BCS 2839

SCALE 1:200

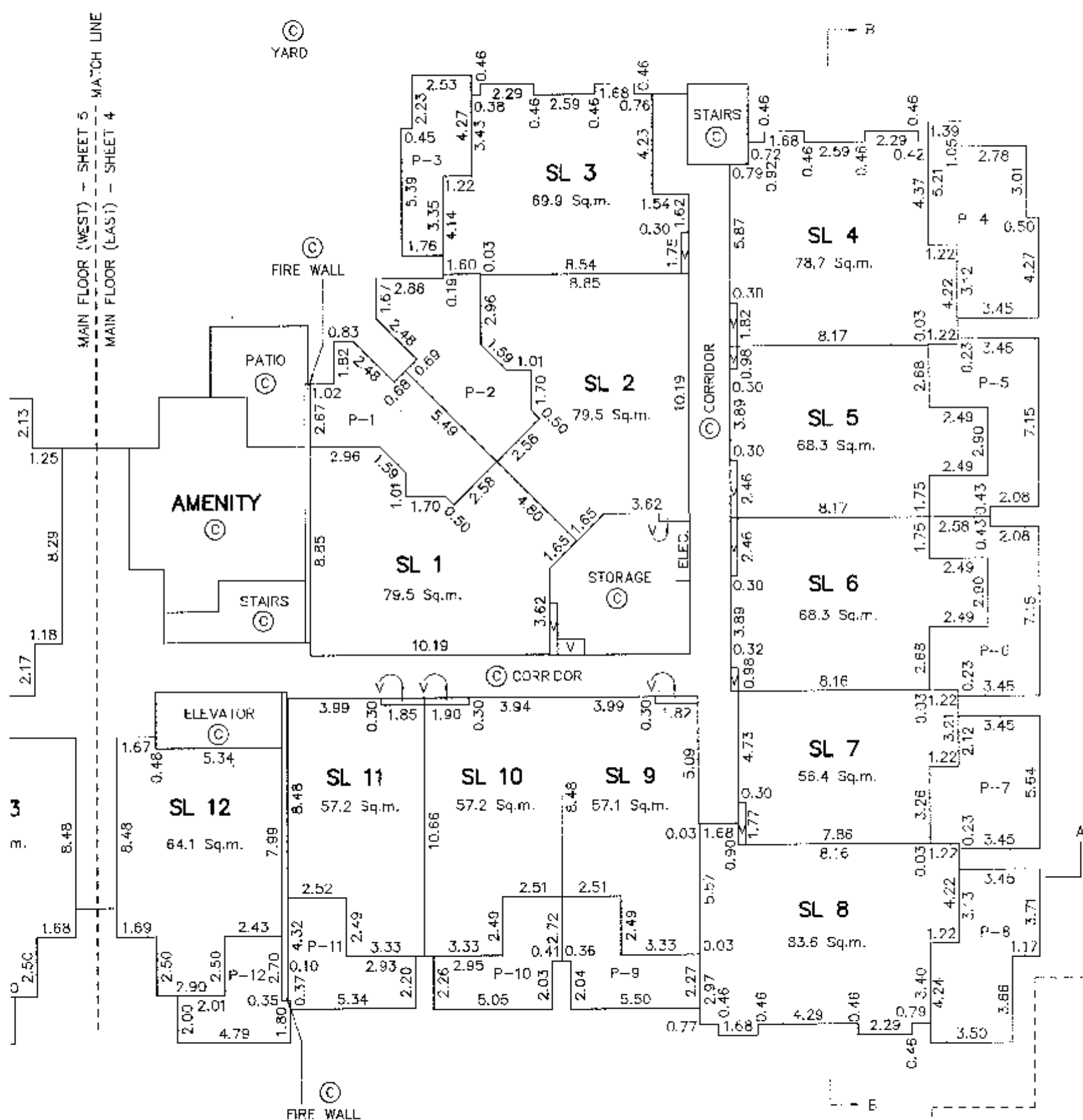


All distances are in metres.



PROPERTY LINE

PERIMETER OF FLOOR BELOW



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SURREY, B.C.

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(ph) 583-1618

(fx) 583-1737

Job : 042110LS

File: 042110_A.DWG

DATE: MARCH 28, 2008

Signature

B.C.L.S.

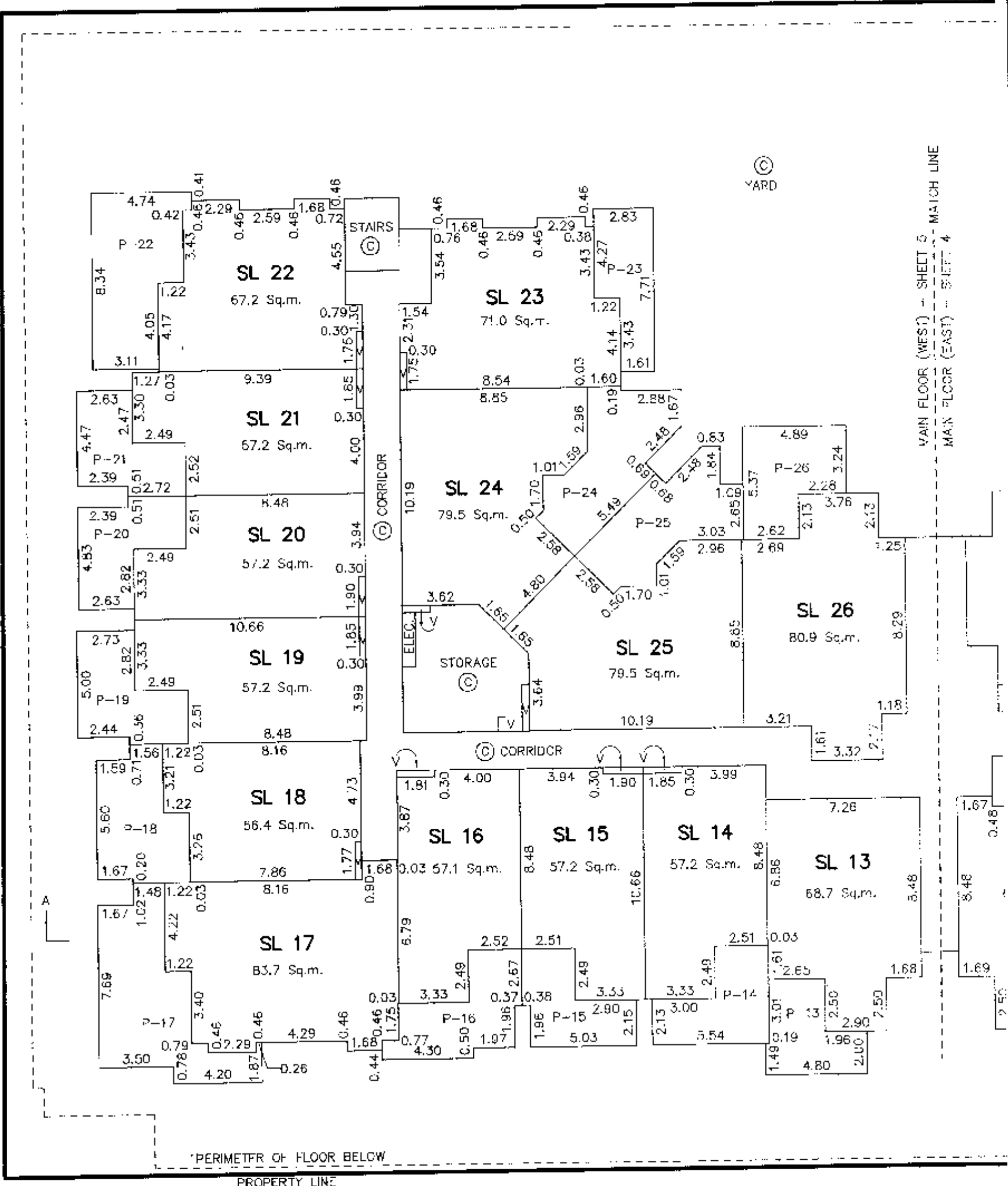
MAIN FLOOR (WEST)

STRATA PLAN BCS 2839

SCALE 1:200



All distances are in metres.



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(fx) 583-1737
Job : 042110LS
File: 042110_10.DWG

DATE: MARCH 26, 2008

Signature

B.C.L.S.

2nd FLOOR (EAST)

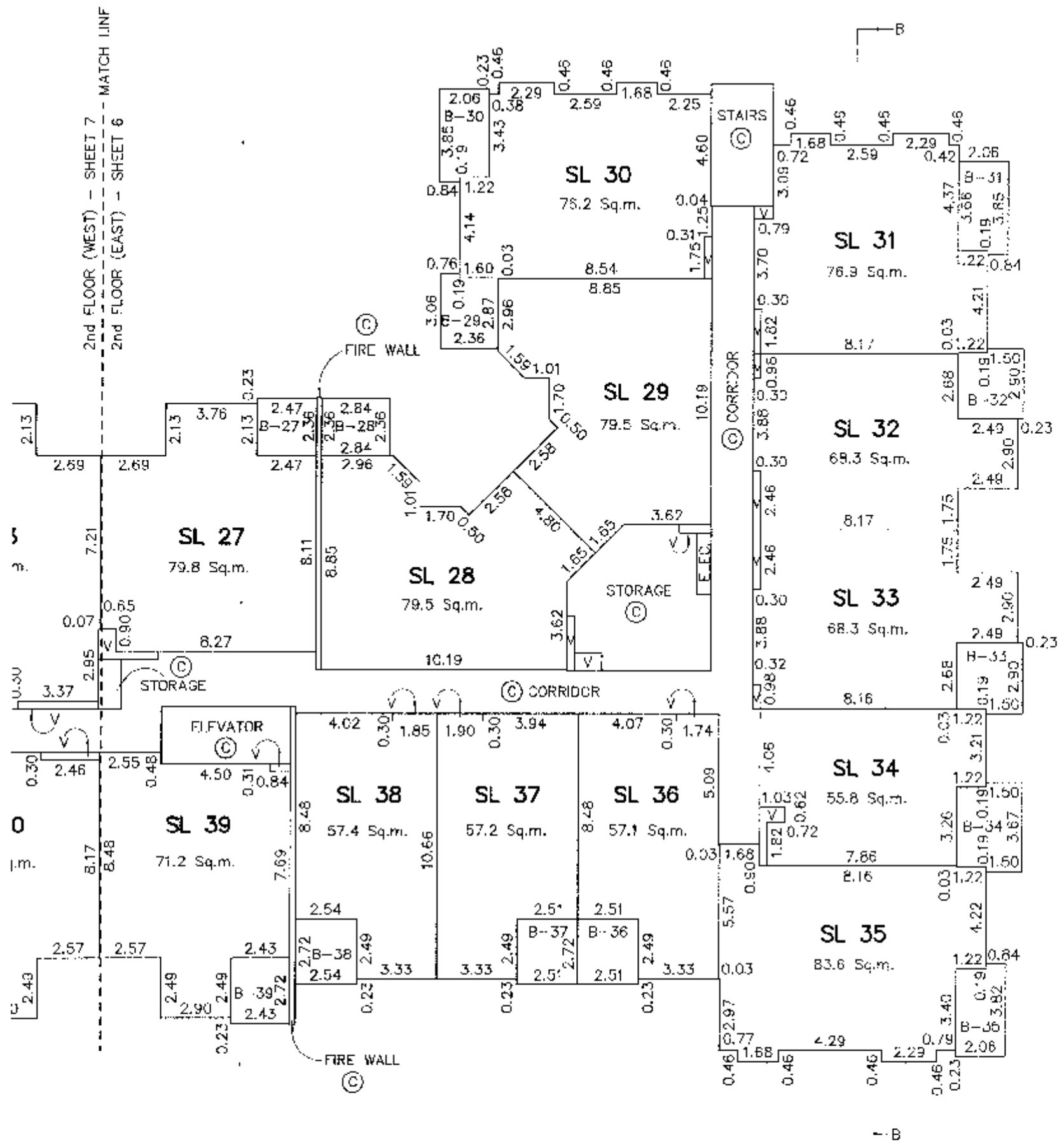
SHEET 6 OF 13 SHEETS

STRATA PLAN BCS 2839

SCALE 1:200



All distances are in metres.



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

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

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(ph) 583-1618

(fx) 583-1737

Job : 042110LS

File: 042110_2A.DWG

DATE: MARCH 28, 2008

Signature

B.C.L.S.

2nd FLOOR (WEST)

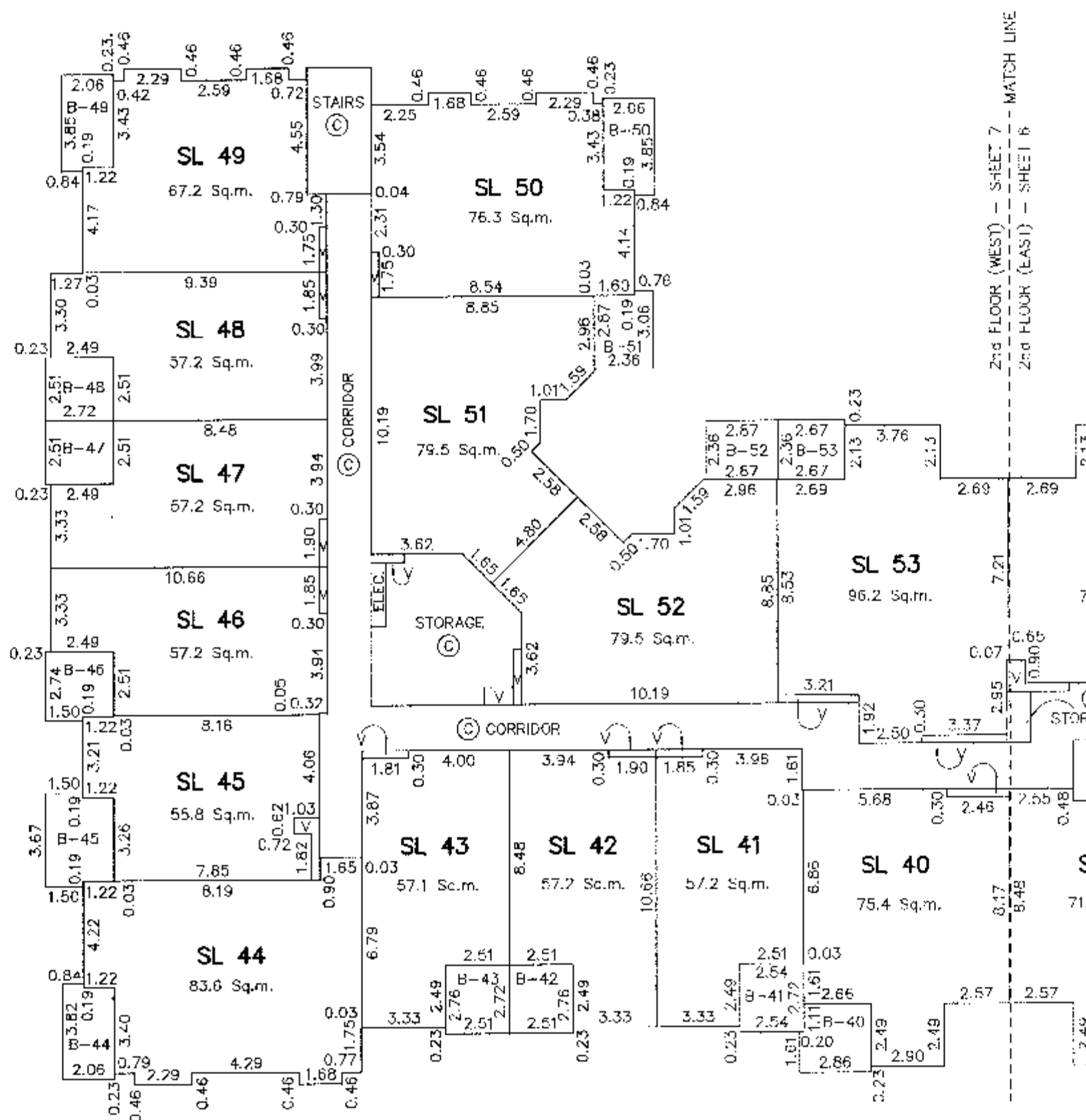
SHEET 7 OF 13 SHEETS

STRATA PLAN BCS 2839

SCALE 1:200



All distances are in metres.



H.Y. AND ASSOCIATES
LAND SURVEYING LTD.

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

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(fx) 583-1737

Job : 042110LS

File: 042110_2B.DWG

DATE: MARCH 28, 2008

Shorrock

B.C.L.S.

3rd FLOOR (EAST)

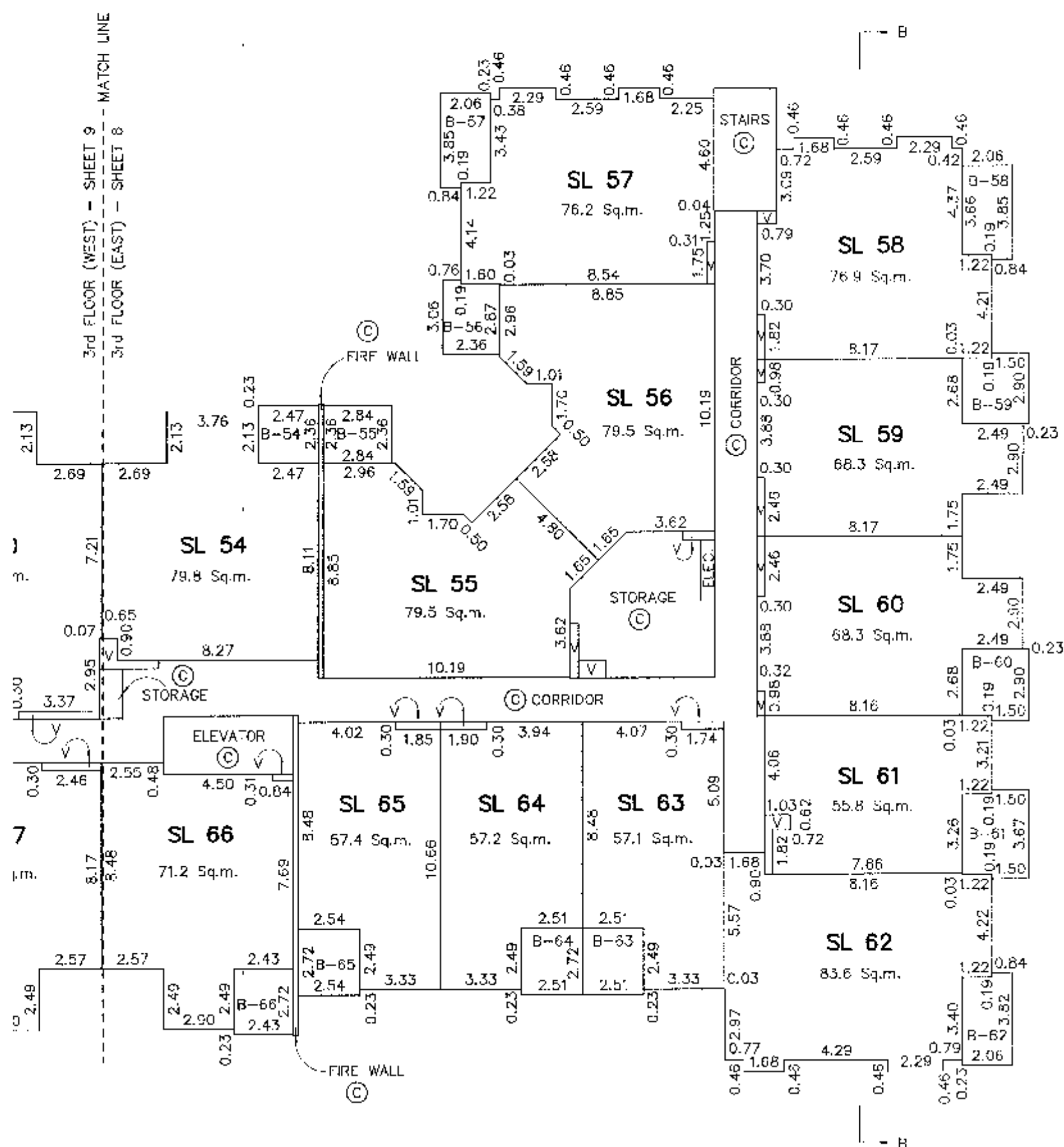
SHEET 8 OF 13 SHEETS

STRATA PLAN BCS 2839

SCALE 1:200



All distances are in metres.



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

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(ph) 583-1616

(fx) 583-1737

Job : 042110.S

File: 042110_3A.DWG

DATE: MARCH 28, 2008

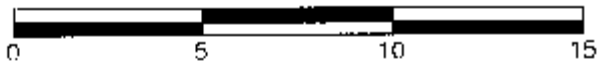
Signature

B.C.L.S.

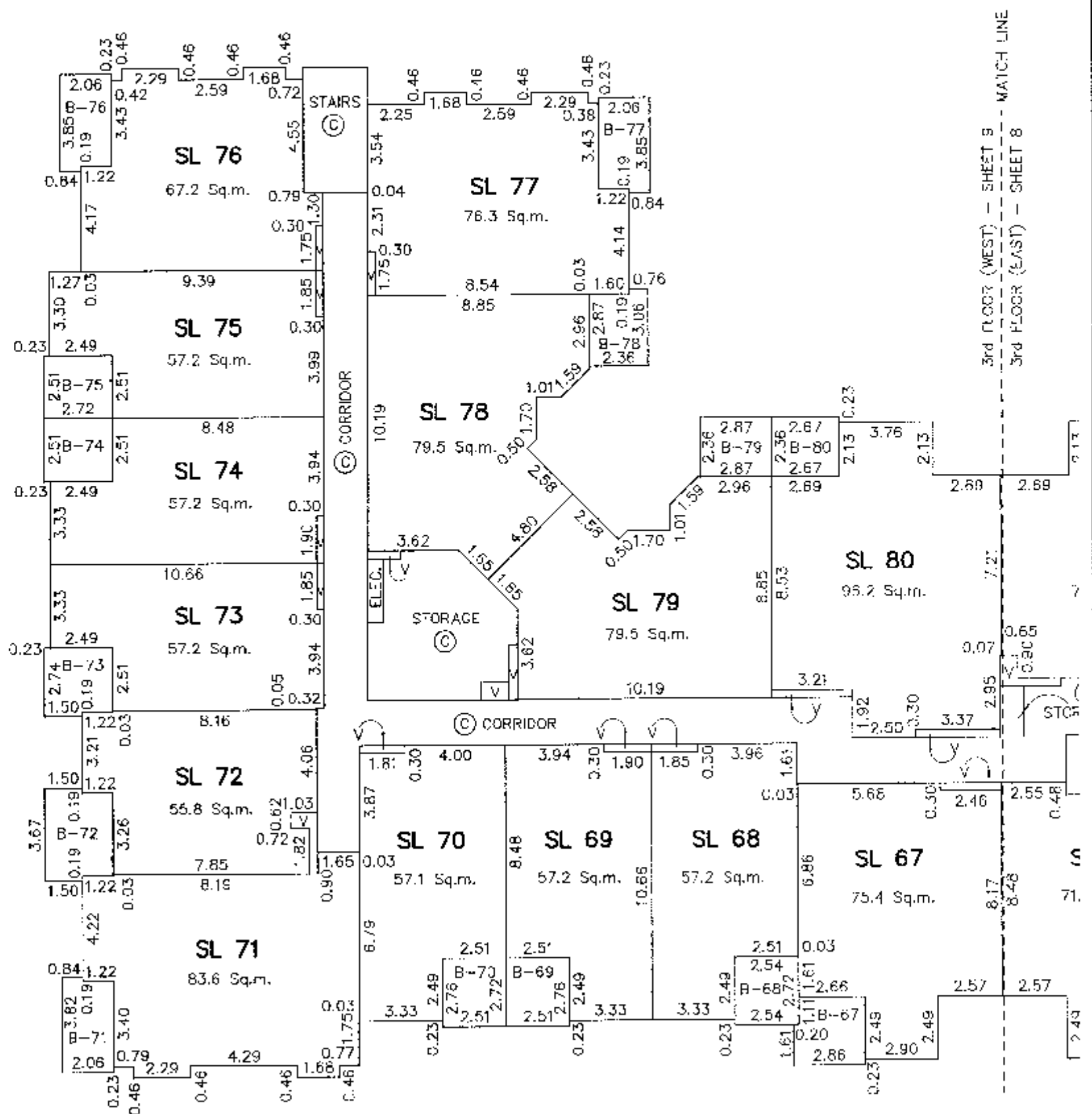
3rd FLOOR (WEST)

STRATA PLAN BCS 2839

SCALE 1:200



All distances are in metres.

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SURREY, B.C.

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(ph) 583-1616

(tx) 583-1737

Job : 042110LS

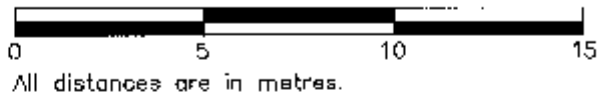
File: 042110_3B.DWG

DATE: MARCH 28, 2008

B.C.L.S.

4th FLOOR (EAST)

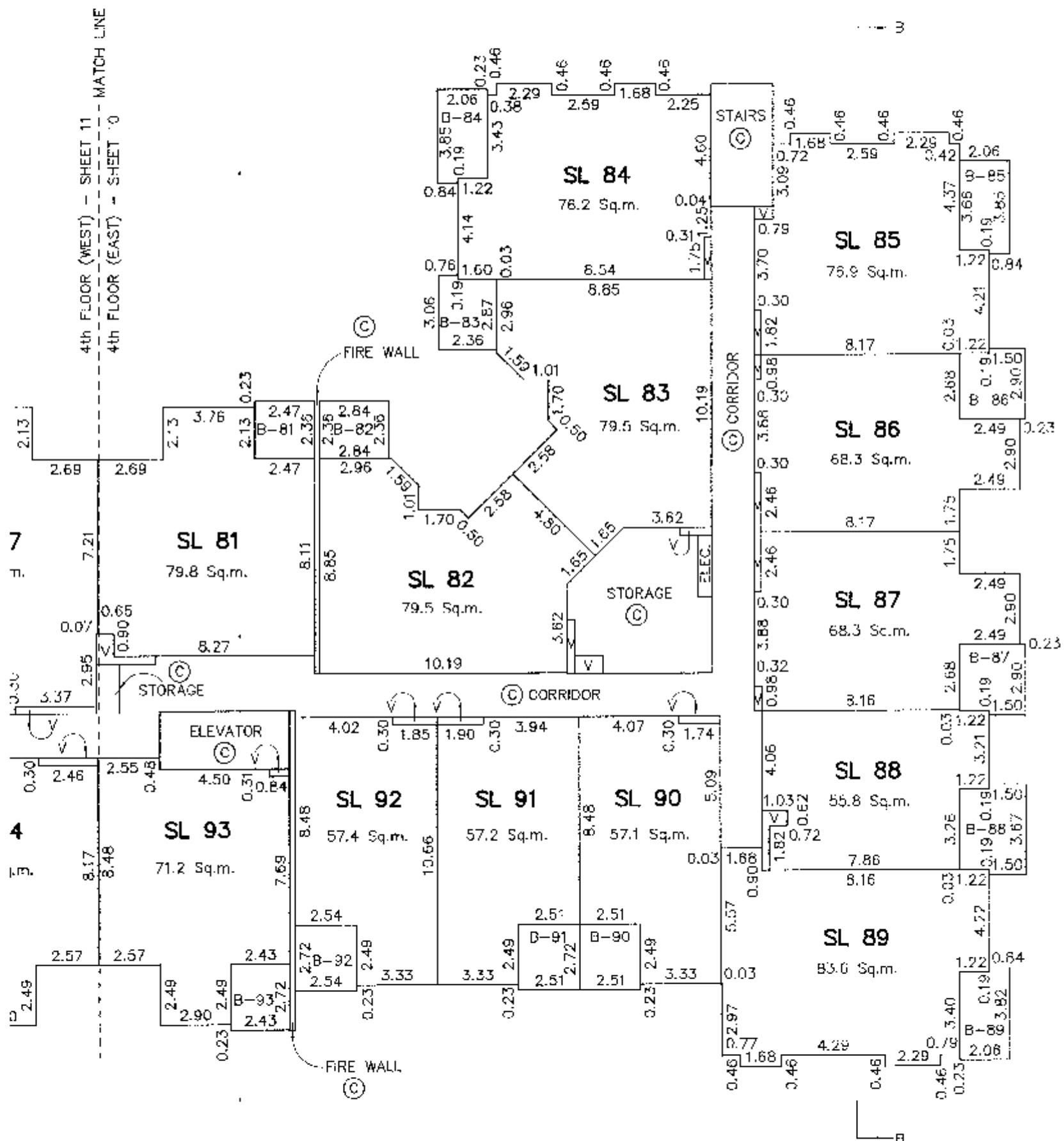
SCALE 1:200



All distances are in metres.



STRATA PLAN BCS 2839



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200, 9128 152nd STREET
SURREY, B.C.
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(fx) 583-1737

Job : 042110LS

File: 042110_4A.DWG

DATE: MARCH 28, 2038

Gordon

B.C.L.S.

4th FLOOR (WEST)

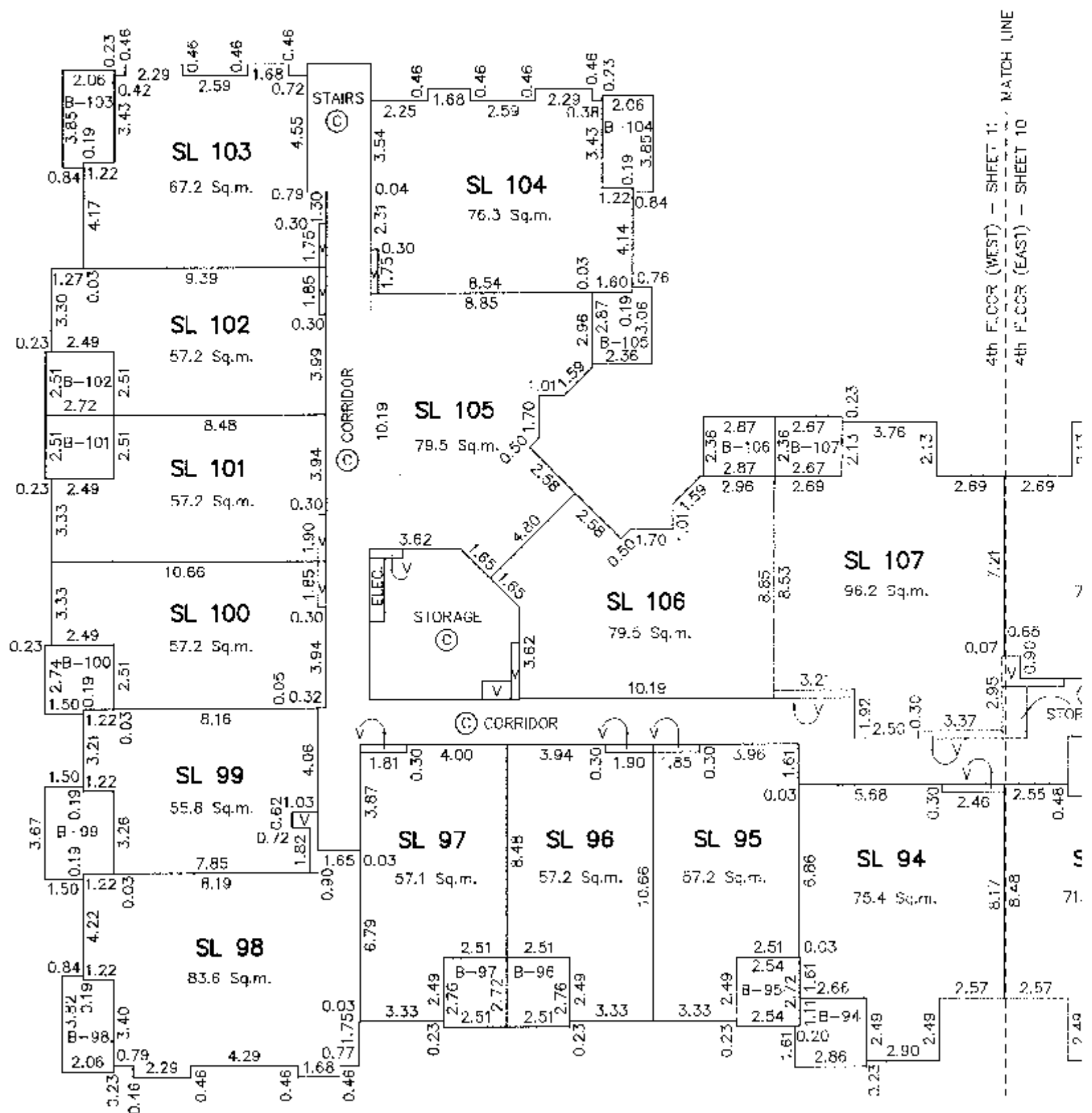
SHEET 11 OF 13 SHEETS

STRATA PLAN BCS 2839

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) 583-1616
(fx) 583-737
Job : 042110LS
File: 042110_4B.DWC

DATE: MARCH 28, 2008

Signature

B.C.L.S.

SECTION A-A

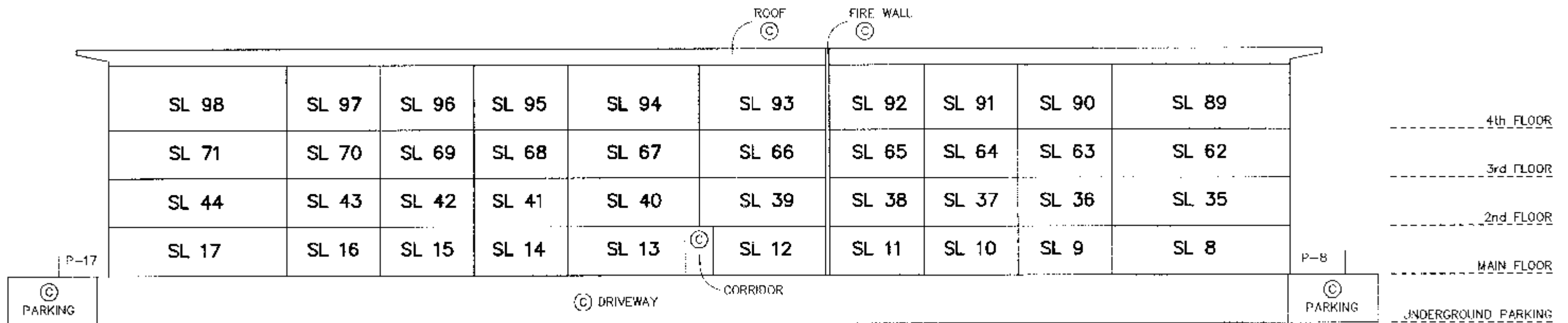
SCALE 1:250



All distances are in metres.

SHEET 12 OF 13 SHEETS

STRATA PLAN BCS 2839



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

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

V3R 4E7

(ph) 583-1616

(fx) 583-1737

Job : 042110LS

File: 042110_SEC_A.DWG

DATE: MARCH 28, 2008

Signature

B.C.L.S.

SECTION B-B

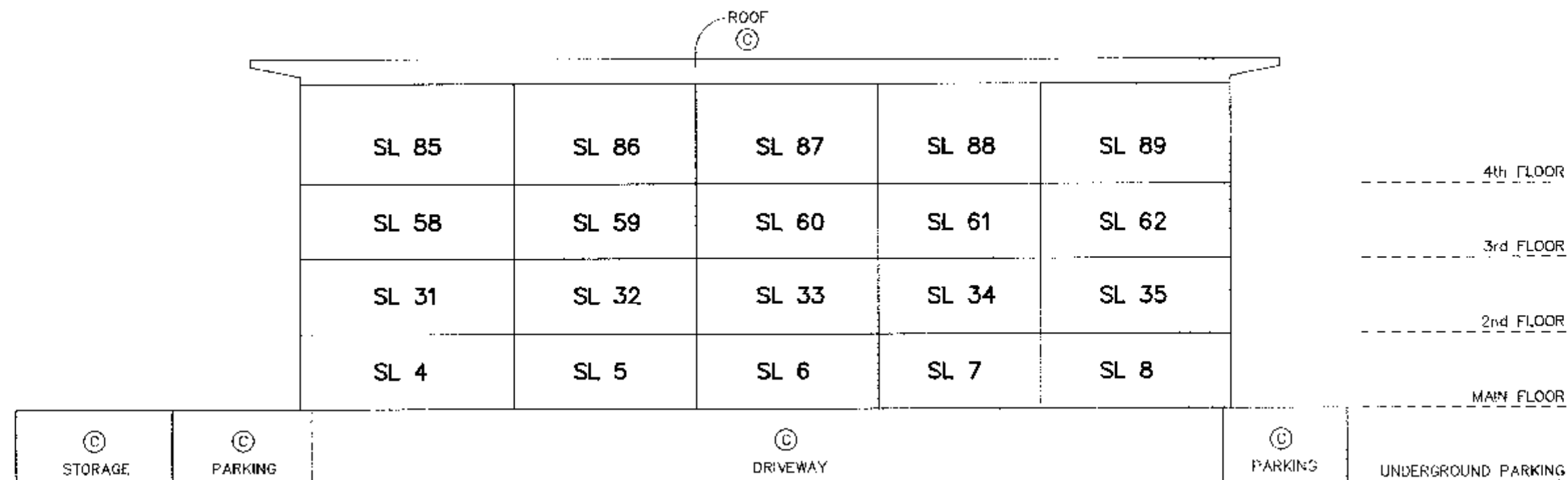
SCALE 1:200



All distances are in metres.

SHEET 13 OF 13 SHEETS

STRATA PLAN BCS 2839



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LAND SURVEYING LTD.**

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

V3R 4E7

(ph) 583-1616

(tx) 583-1737

Job : 042110LS

File: 042110 SEC_B.DWG

DATE: MARCH 28, 2008

Signature

B.C.L.S.