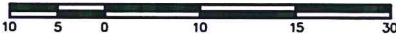


**STRATA PLAN OF LOT A
SECTION 3 TOWNSHIP 8
NWD PLAN BCP46038**

B.C.G.S. 92G.017

CITY OF LANGLEY



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 1:500

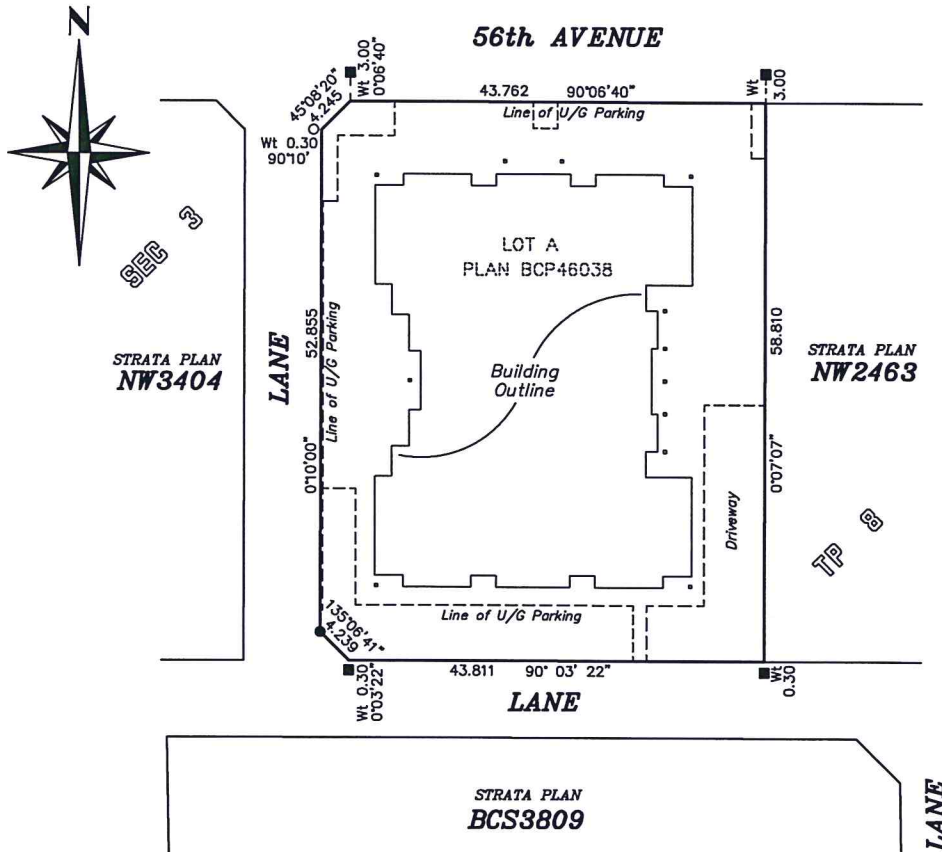
LEGEND:

- SL Denotes Strata Lot
- A Denotes Area
- m² Denotes Square Metres
- Ⓢ Denotes Common Property
- LCP Denotes Limited Common Property
- Denotes Standard Iron Post Found
- Denotes Lead Plug Found
- Denotes Standard Iron Post Set

STRATA PL. BCS _____

Deposited in the Land Title Office
at New Westminster B.C. on
This _____ Day of _____, 2012.

Ref. No. _____ Registrar



Civic Address:
19938 56th Avenue
Langley, B.C.

Grid Bearings are derived from
Plan BCP46038

Integrated Survey Area No. 45
City of Langley, 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 0.9996084.

Onderwater Land Surveying
B.C. Land Surveyors
#104 - 5830 176 'A' Street
Cloverdale, B.C.
FILE: JL1062_1

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

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 10th day of April, 2012. The plan was completed
and checked, and the checklist filed under
#130145, on the 11th day of April 2012.

This Plan Lies Within The
Greater Vancouver Regional District

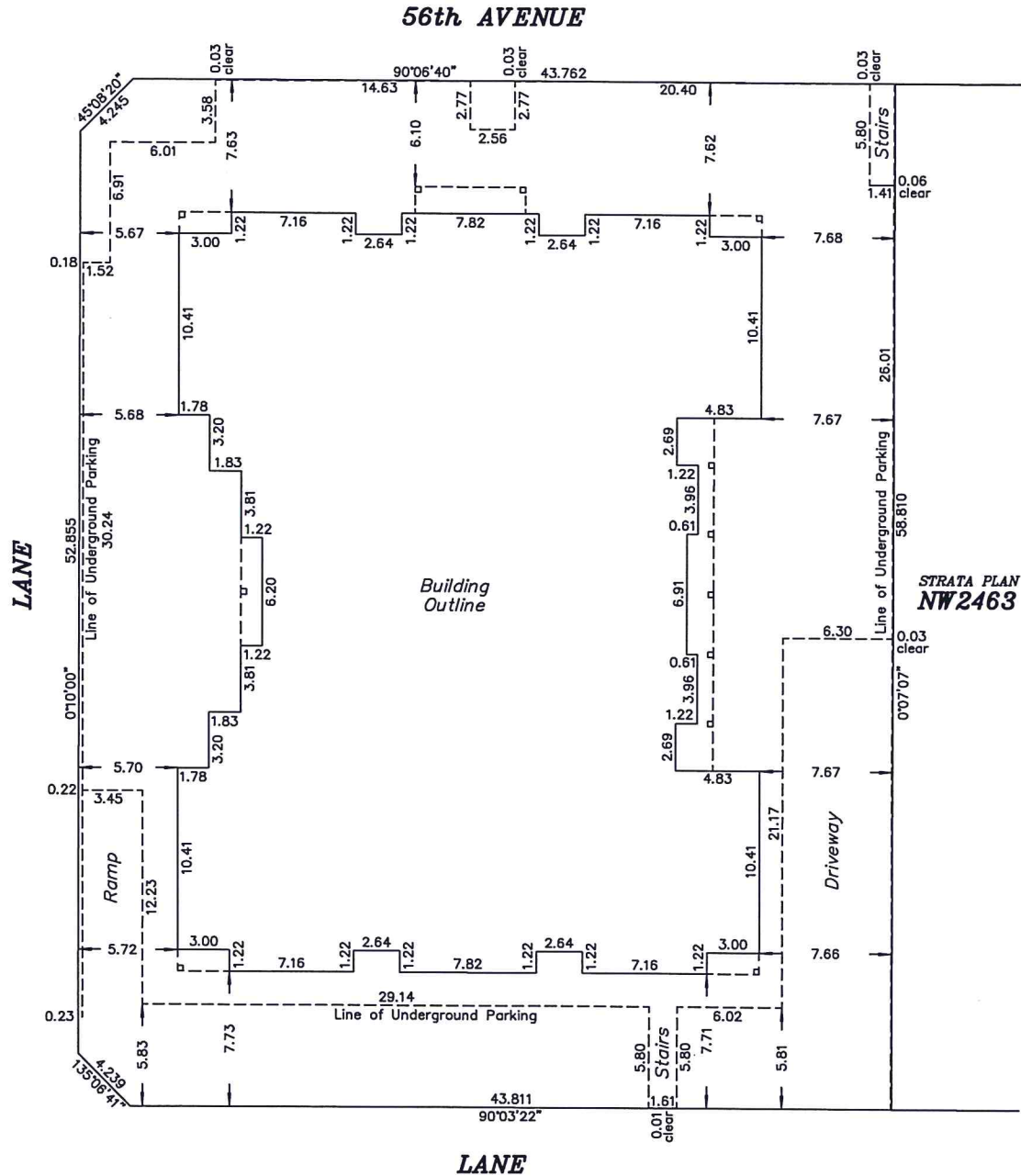
BUILDING DETAILS

SHEET 2 OF 10 SHEETS

STRATA PLAN BCS



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 1:250



STRATA PLAN
NW2463

SIGNATURES

STRATA PLAN BCS

OWNER:
BEARING POINTE
DEVELOPMENTS LTD.
(INC. NO. 853292)
(sign and print name clearly)

MORTGAGEE:
MCAP FINANCIAL CORPORATION
(INC. NO. A0062340)
(sign and print name clearly)

Authorized Signatory

Authorized Signatory

Authorized Signatory

Authorized Signatory

Witness as to Signatures

Witness as to Signatures

Address of Witness

Address of Witness

Occupation of Witness

Occupation of Witness

MORTGAGEE:
L-4176 HOLDINGS LTD.
(INC. NO. BC0889109)
(sign and print name clearly)

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 11th day of April 2012 been previously occupied.

Authorized Signatory

B.C.L.S.

Authorized Signatory

Witness as to Signatures

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.

Address of Witness

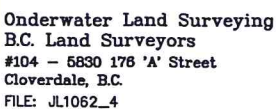
B.C.L.S.

Occupation of Witness

STRATA PLAN BCS

LEGEND:

(CP) Denotes Common Property



Dated this 11th day of April, 2012

STRATA PLAN BCS



LEGEND:

- L1 Denotes Bike Locker, LCP of Strata Lot 1 (Typical)
- (CP) Denotes Common Property

[illegible]

Figure 10: Detail 3. A cross-section diagram of a wall and floor assembly. The wall is on the left, labeled 'WALL' with a circular detail callout 'CP'. The floor assembly consists of a concrete slab (labeled 'CORRIDOR' in the center) and a base layer. Dimensions are given in feet and inches. The wall thickness is 1.00'. The concrete slab thickness is 1.00'. The base layer thickness is 1.00'. The total thickness of the wall and floor assembly is 2.22'. The floor assembly is shown with a 0.20' (typical) dimension for the base layer. The floor assembly is shown with a 0.20' (typical) dimension for the base layer. The floor assembly is shown with a 0.20' (typical) dimension for the base layer.

STRATA PLAN BCS



LEGEND:

 Denotes 0.60 x 0.60 Pillar.
 Common Property
 Denotes Mechanical Area.
 Common Property
 P-1 Denotes Patio, LCP of
 Strata Lot 1 (Typical)



FLOOR PLANS SECOND FLOOR



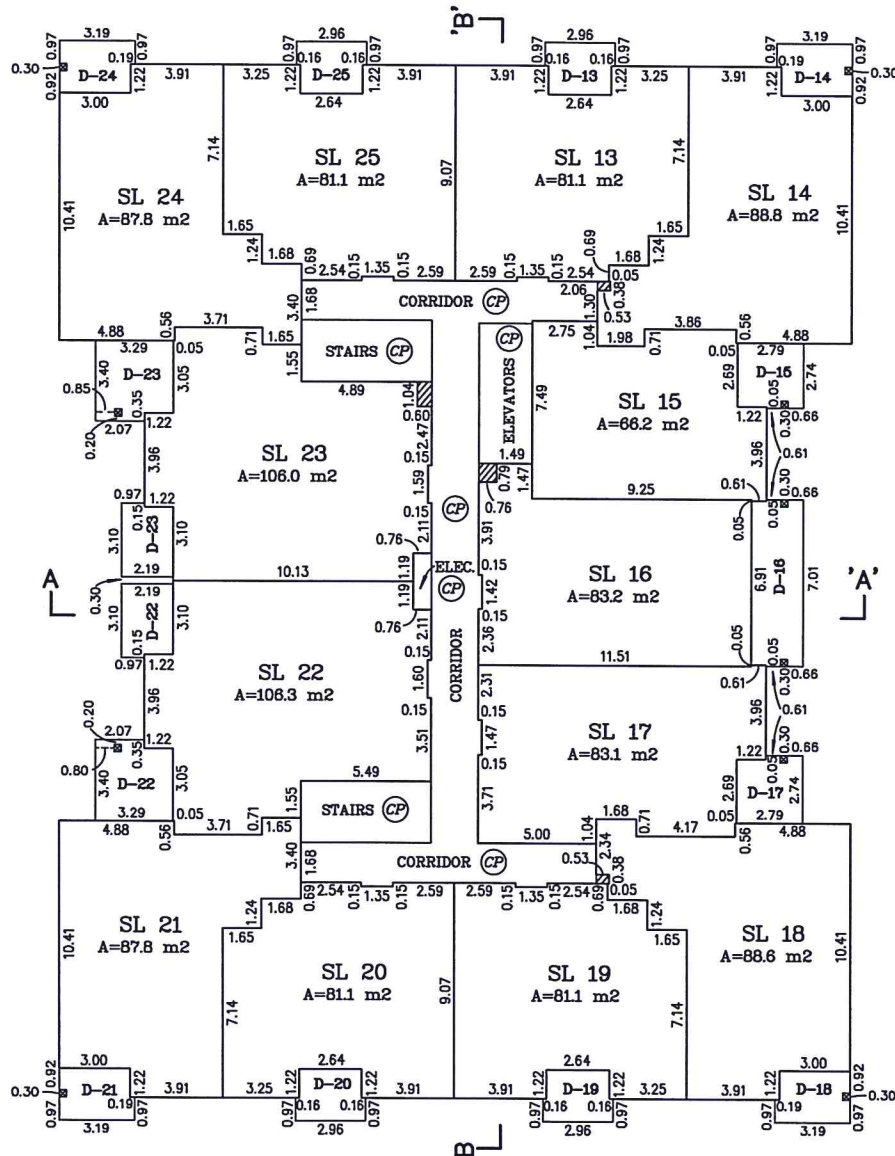
All Distances are in Metres.
The intended plot size of this plan is
280mm in width by 432mm in height
(B size) when plotted at a scale of 1:200



STRATA PLAN BCS

LEGEND:

- Denotes 0.30 x 0.30 Pillar, Common Property
- ▨ Denotes Mechanical Area, Common Property
- D-1 Denotes Deck, LCP of Strata Lot 1 (Typical)
- ⊙ CP Denotes Common Property



FLOOR PLANS THIRD FLOOR



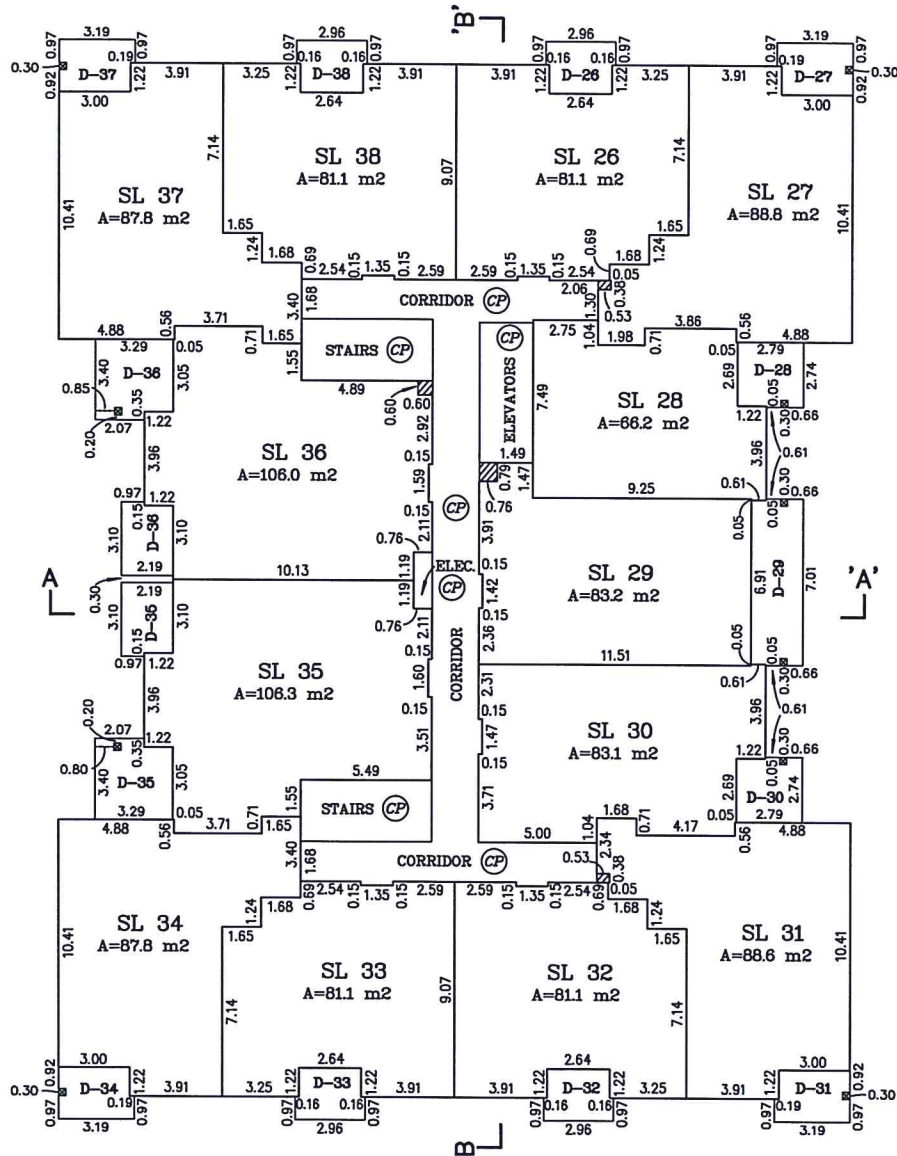
All Distances are in Metres.
The intended plot size of this plan is
280mm in width by 432mm in height
(B size) when plotted at a scale of 1:200



STRATA PLAN BCS

LEGEND:

- Denotes 0.30 x 0.30 Pillar, Common Property
- Denotes Mechanical Area, Common Property
- D-1 Denotes Deck, LCP of Strata Lot 1 (Typical)
- Denotes Common Property



FLOOR PLANS FOURTH FLOOR



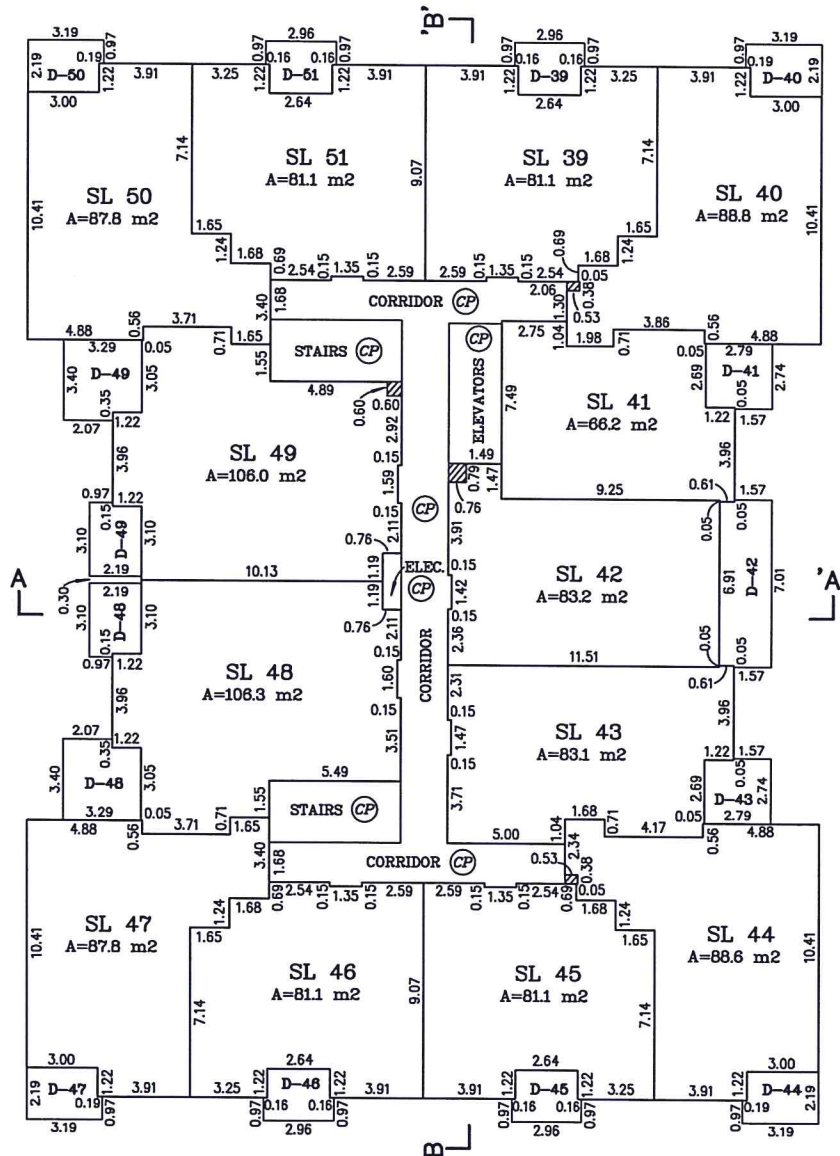
All Distances are in Metres.
The intended plot size of this plan is
280mm in width by 432mm in height
(B size) when plotted at a scale of 1:200



STRATA PLAN BCS

LEGEND:

- Denotes 0.30 x 0.30 Pillar, Common Property
- ▨ Denotes Mechanical Area, Common Property
- D-1 Denotes Deck, LCP of Strata Lot 1 (Typical)
- ⊙ CP Denotes Common Property



SECTIONS



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:

P-1 Denotes Patio, LCP of
Strata Lot 1 (Typical)

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

