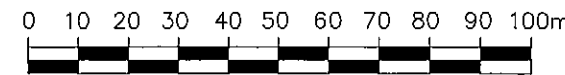


STRATA PLAN OF PART OF LOT 1 SECTION 21 BLOCK 5 NORTH RANGE 1 WEST NEW WESTMINSTER DISTRICT PLAN BCP45409

BCGS 92G.017

CITY OF SURREY CIVIC ADDRESS:
15399 - Guildford Drive
Surrey, B.C.

LEGEND
SCALE 1:1500



(All distances are in metres)
Grid bearings are derived from Plan BCP45409.
Integrated Survey Area No. 1, Surrey, B.C.
Datum: NAD83 (CSRS)

This plan shows horizontal ground-level distances
except where otherwise noted.
To compute grid distances, multiply ground-level distances
by combined factor 0.9995923.

- indicates iron post found
- indicates iron post placed
- S.L. indicates strata lot
- PT. indicates part of
- C.P. indicates common property
- LCP indicates limited common property of the indicated strata lot
- ⓔ indicates electrical room/closet being common property
- ⓐ indicates amenity being a common facility
- ⓑ indicates garage being limited common property of the indicated strata lot
- ⓒ indicates crawlspace being limited common property of the indicated strata lot
- ⓓ indicates patio/porch being limited common property of the indicated strata lot
- ⓔ indicates deck being limited common property of the indicated strata lot

Boundaries between adjacent strata lots are midway between the outside surfaces of the structural portion of the separating wall, floor or ceiling that separates the strata lots. If there are no separating walls, floor or ceiling, the boundary is as shown on the plan.

Boundaries between strata lots and limited common property or common property are one centimeter inside the outside face of the wall separating the strata lot from said limited common property or common property.

Unless otherwise shown all building corners are 90° or 45°.

DHALIWAL & ASSOCIATES
LAND SURVEYING INC.
121-13140 80th Avenue
Surrey, B.C.
V3W 3B2
(ph) 501-6188
(fx) 501-6189
FILE: 1008001-ST1.DWG

LINE TABLE		
LINE	BEARING	DISTANCE
L1	85°41'40"	2.139
L2	65°49'41"	0.995
L3	128°57'17"	15.197
L4	123°37'35"	5.951
L5	130°25'42"	8.667
L6	87°51'41"	8.115
L7	38°57'10"	6.631

ARC TABLE				
ARC	RADIUS	LENGTH	RADIAL BEARINGS	
			b	e
A1	15.080	16.594	60°54'30"	177°51'41"
A2	20.000	21.967	5°28'30"	122°32'40"
A3	20.000	17.728	152°13'14"	101°26'05"
A4	14.935	7.903	170°04'35"	139°45'23"
A5	14.935	8.073	170°32'26"	139°34'16"
A6	100.621	12.190		

LINE TABLE		
LINE	BEARING	DISTANCE
L8	87°48'45"	1.203
L9	49°16'50"	4.652
L10	111°54'21"	1.558
L11	125°41'24"	8.417
L12	128°37'22"	13.021
L13	99°32'51"	6.335
L14	128°52'39"	13.580
L15	88°58'11"	4.016
L16	135°43'24"	13.842

LINE TABLE		
LINE	BEARING	DISTANCE
L17	104°19'47"	6.157
L18	4°22'30"	4.591
L19	170°11'44"	5.844
L20	9°01'56"	17.772
L21	78°32'46"	9.543
L22	73°25'29"	2.170
L23	107°47'35"	10.505
L24	112°00'16"	9.466
L25	97°12'44"	10.721

LINE TABLE		
LINE	BEARING	DISTANCE
L26	94°23'52"	6.997
L27	87°14'12"	3.723
L28	80°04'35"	4.620
L29	49°45'23"	4.157
L30	77°02'09"	8.321
L31	80°32'26"	8.233
L32	80°32'26"	3.702
L33	49°34'16"	9.090
L34	42°52'13"	2.449

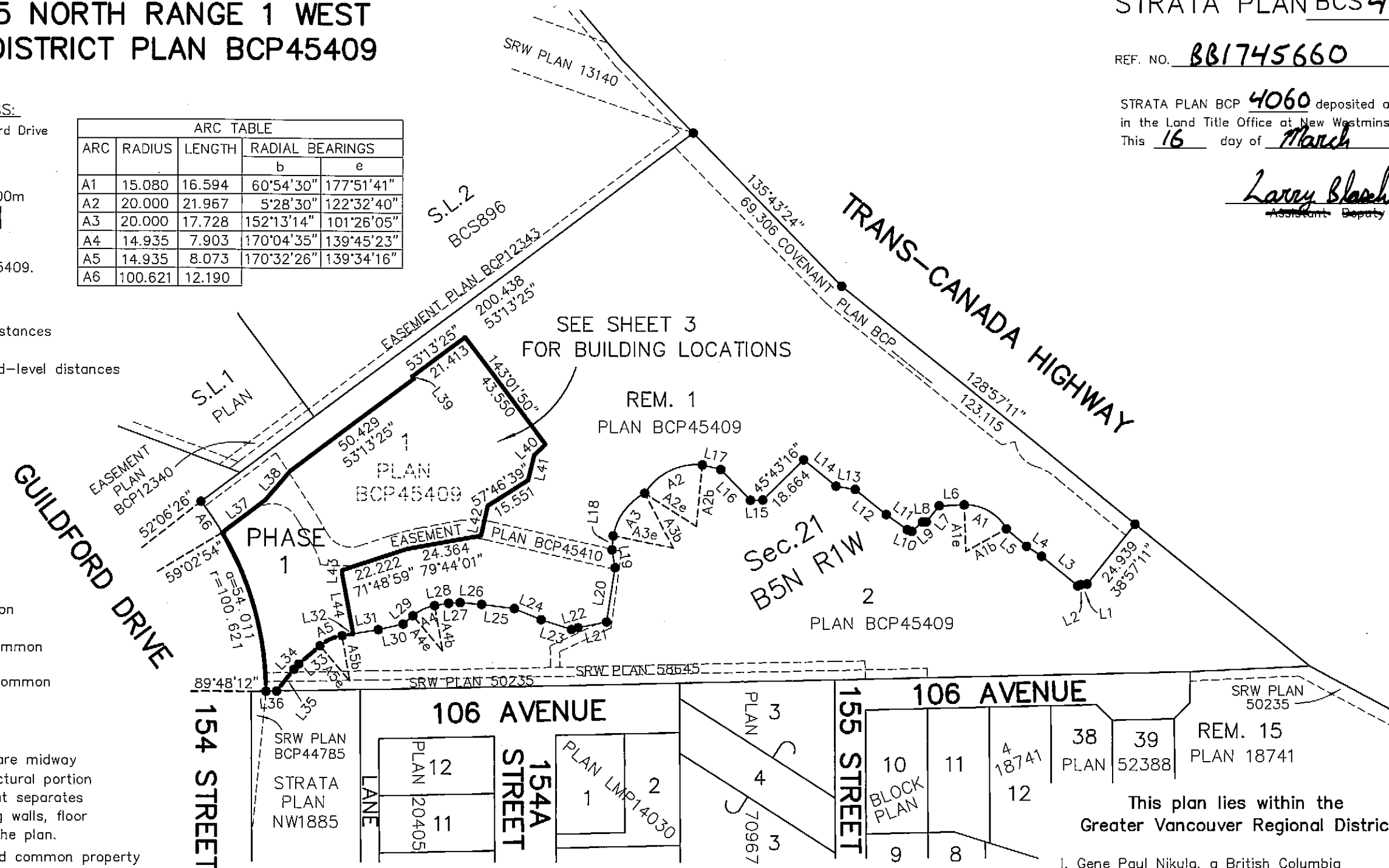
LINE TABLE		
LINE	BEARING	DISTANCE
L35	38°27'02"	9.059
L36	88°46'41"	3.475
L37	53°01'30"	17.489
L38	41°02'14"	12.525
L39	142°20'15"	0.915
L40	45°43'24"	5.036
L41	13°47'45"	8.399
L42	12°34'40"	9.894
L43	3°17'13"	1.297
L44	169°23'43"	19.625

PHASE 1 STRATA PLAN BCS4060

REF. NO. BB1745660

STRATA PLAN BCP 4060 deposited and registered
in the Land Title Office at New Westminster, B.C.
This 16 day of March, 2011

Larry Blashuk per sm
Assistant Deputy Registrar



This plan lies within the
Greater Vancouver Regional District

I, Gene Paul Nikula, a British Columbia
Land Surveyor, of Mission, 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 December, 2010. The plan was completed
and checked, and the checklist filed under #119043, on
the 18th day of January, 2010.

Gene Nikula

B.C.L.S. 803

ORIGINAL

PHASE 1
STRATA PLAN BCS 4060

OWNER:

0748093 B.C. LTD.
(INC. NO. 0748093)

Gurdev Sandhu
Authorized signatory **GURDEV SANDHU**

Authorized signatory

Witness

Witness (printed)

Occupation of Witness

Address of witness

I, Gene Paul Nikula, a British Columbia Land Surveyor, certify that the buildings included in this strata plan have not, as of December 21st, 2010, been previously occupied.

Gene Nikula
B.C.L.S.

MORTGAGEE: Westminster Savings Credit Union
~~GULF AND FRASER FISHERMEN'S CREDIT UNION~~

W. Rossnagel
Authorized signatory **W. ROSSNAGEL**

Authorized signatory

Witness

Witness (printed)

Occupation of Witness

Address of witness

I, Gene Paul Nikula, 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.

Date: JANUARY 18, 2011
(month day, year)
Gene Nikula
B.C.L.S.

The City of Surrey as holder of covenants BB1677665, BB1677669, BB1677673, BB1677675, BB1677677, BB1677679, BB1677681 and BB1677683 hereby consents to the filing of this strata plan.

Dianne Watts
Mayor: Dianne Watts

Jane Sullivan
City Clerk: Jane Sullivan

Approved as Phase 1 of a 6 phase strata plan under section 224 of the Strata Property Act.

Date: March 9, 2011
(month day, year)

J. Robert
Signature of Approving Officer
City of Surrey, B.C.

I certify that the amenity 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: March 9, 2011
(month day, year)

J. Robert
Signature of Approving Officer
City of Surrey, B.C.

DHALIWAL & ASSOCIATES
LAND SURVEYING INC.
121-13140 80th Avenue
Surrey, B.C.
V3W 3B2
(ph) 501-6188
(fx) 501-6189
FILE: 1008001-ST1.DWG

DATE: 01/18/11 J.P.N. B.C.L.S.

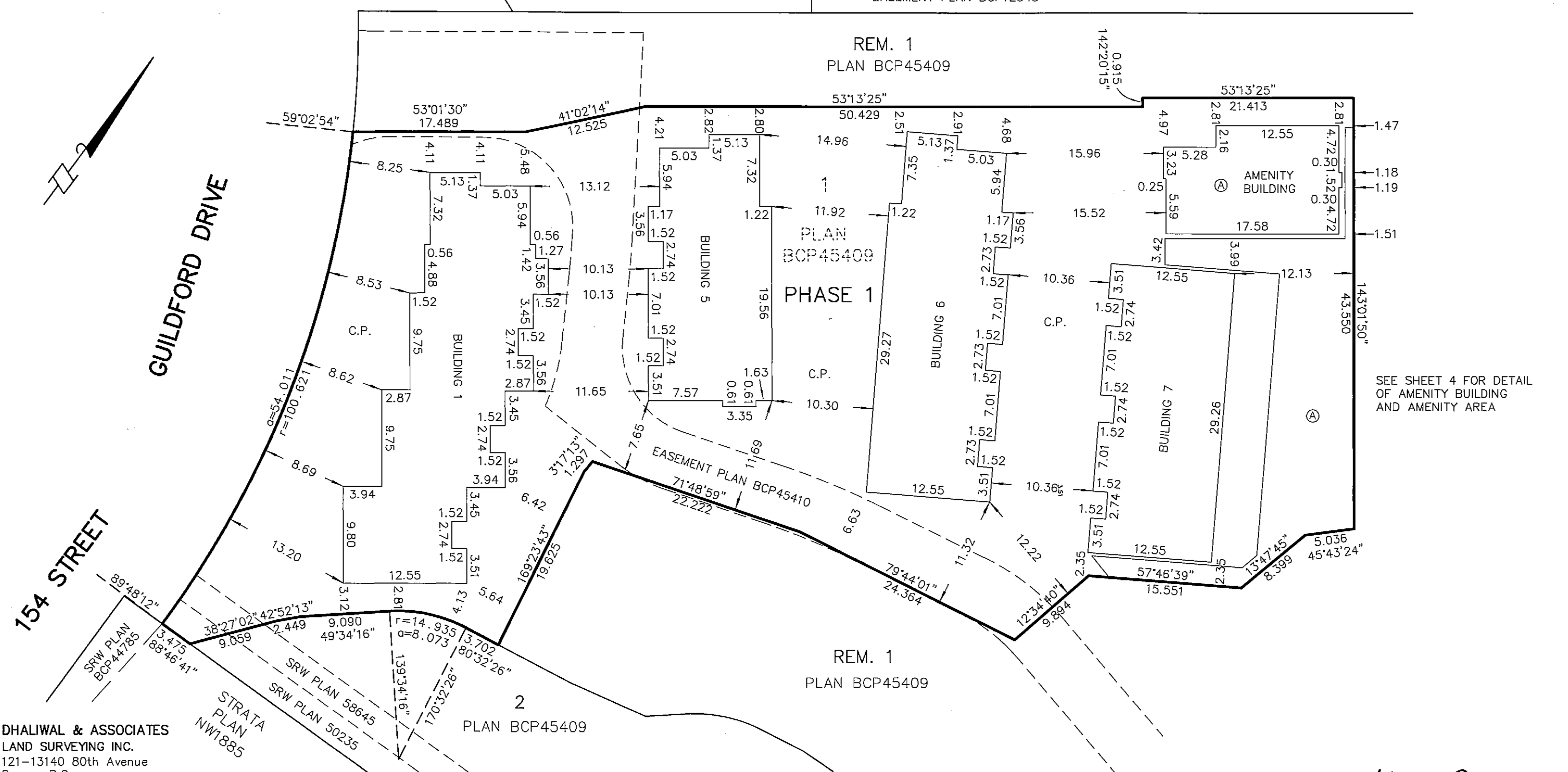
ORIGINAL

BUILDING LOCATIONS

SCALE 1:400



(All distances are in metres)



DHALIWAL & ASSOCIATES
 LAND SURVEYING INC.
 121-13140 80th Avenue
 Surrey, B.C.
 V3W 3B2
 (ph) 501-6188
 (fx) 501-6189
 FILE: 1008001-ST1.DWG

DATE: 01/18/11 *J.P.M.* B.C.L.S.

ORIGINAL

SHEET 4 OF 9 SHEETS

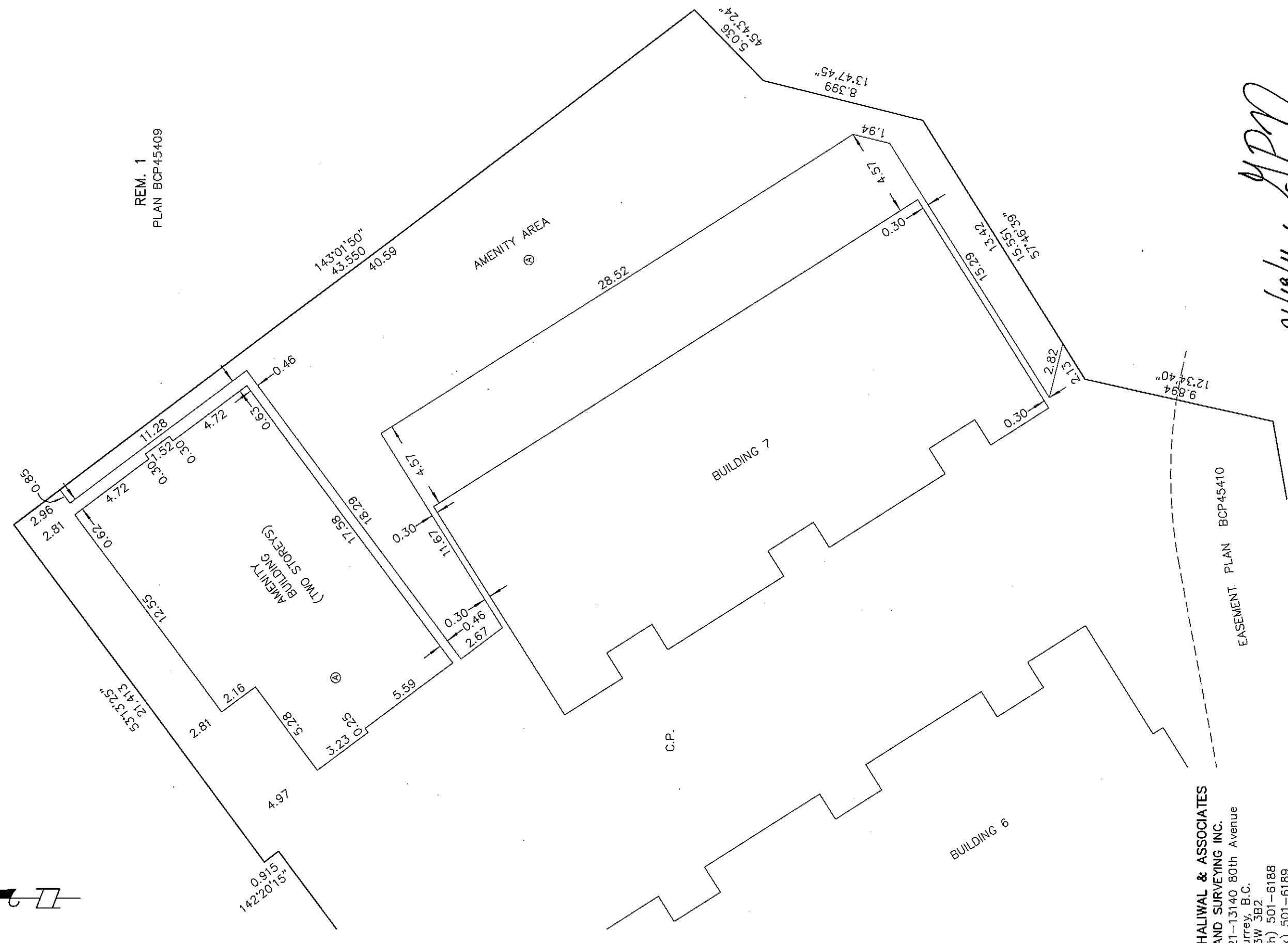
PHASE 1
STRATA PLAN BCS 4060

AMENITY DETAIL

SCALE 1:200



(All distances are in metres)



REM. 1
PLAN BCP45409

DHALIWAL & ASSOCIATES
LAND SURVEYING INC.
121-13140 80th Avenue
Surrey, B.C.
V3W 3B2
(ph) 501-6188
(fx) 501-6189
FILE: 1008001-ST1.DWG

DATE: 01/18/11
J.P.M.

B.C.L.S.

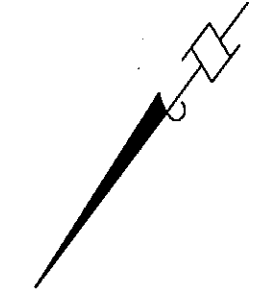
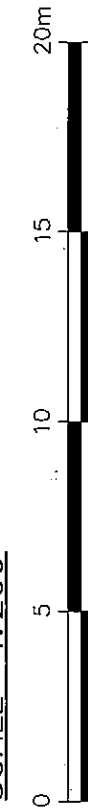
ORIGINAL

SHEET 5 OF 9 SHEETS

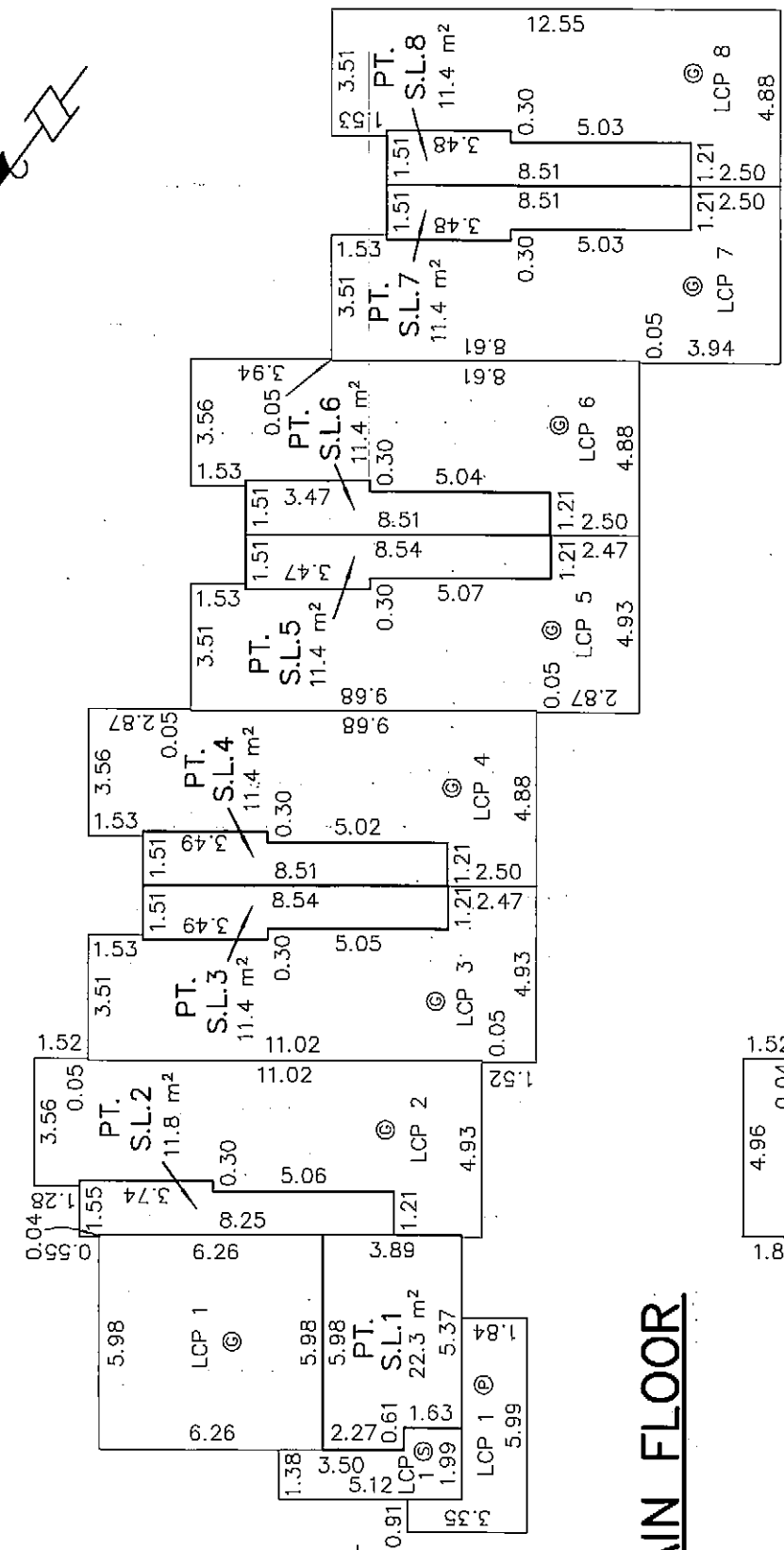
PHASE 1 STRATA PLAN BCS 4060

BUILDING 1

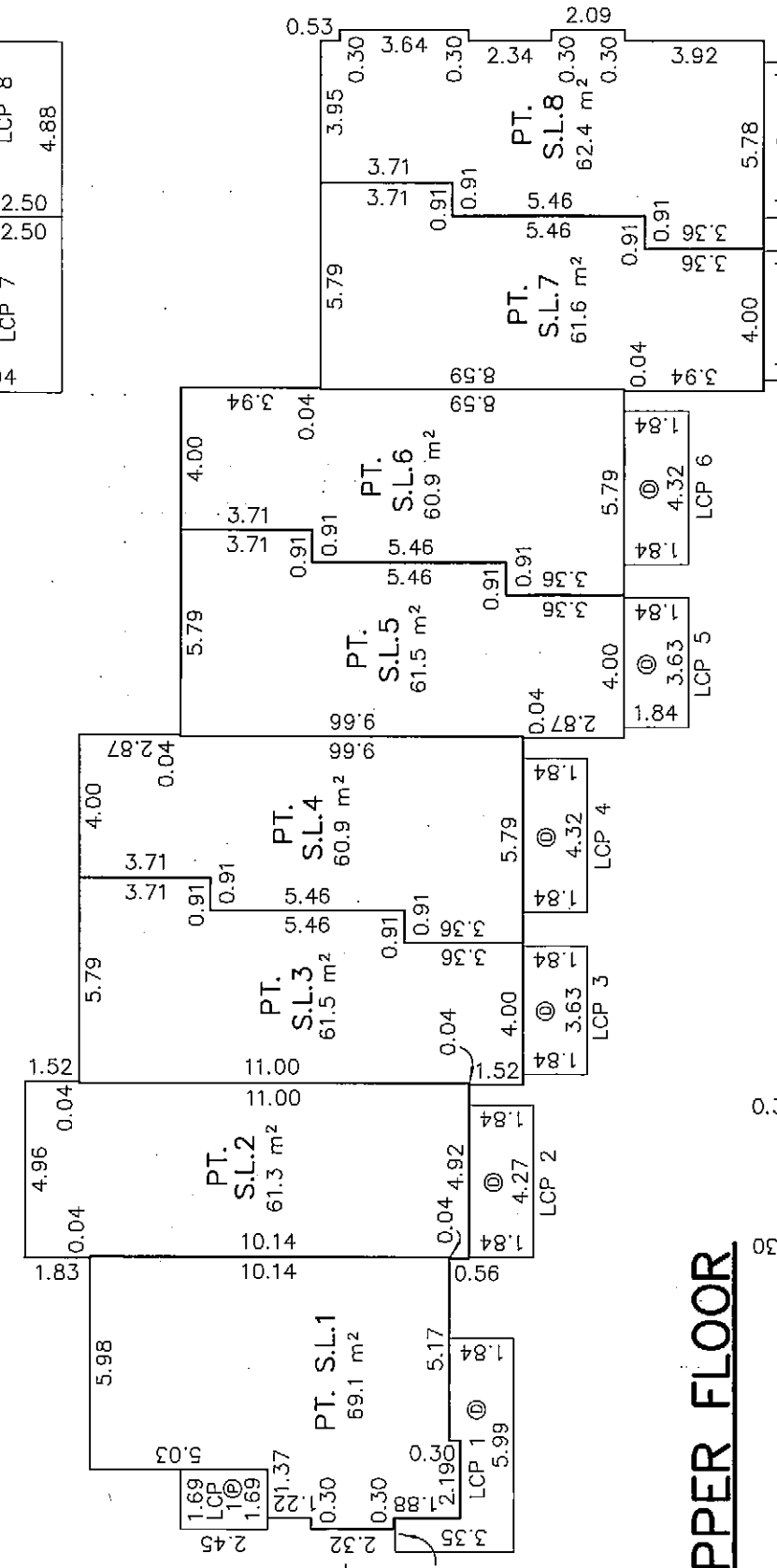
SCALE 1:200



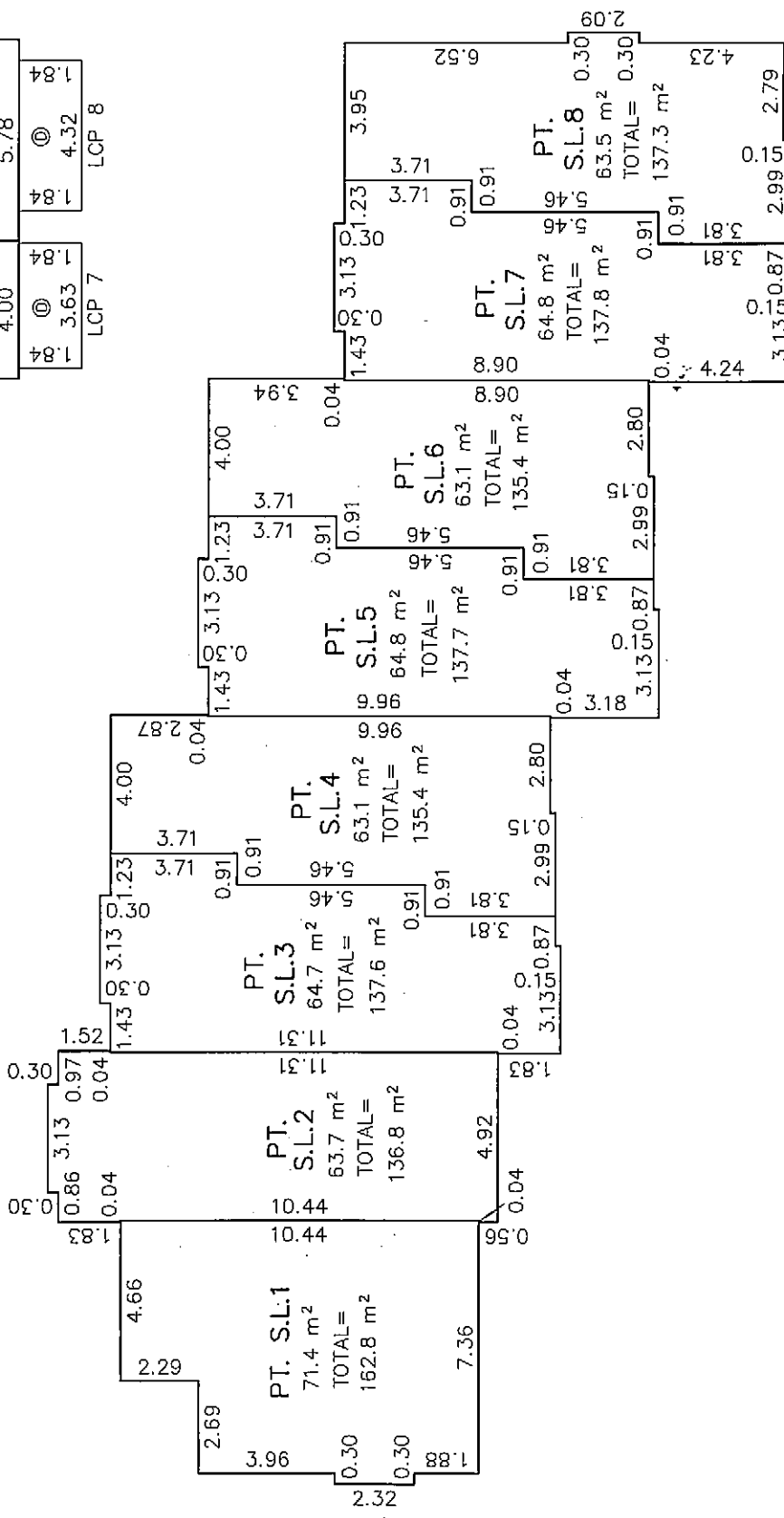
BASEMENT FLOOR



MAIN FLOOR



UPPER FLOOR



DHALIWAL & ASSOCIATES
 LAND SURVEYING INC.
 121-13140 80th Avenue
 Surrey, B.C.
 V3W 3B2
 (ph) 501-6188
 (fx) 501-6189
 FILE: 1008001-ST1.DWG

DATE: 01/18/11 *J.P.P.*

B.C.L.S.

ORIGINAL

SHEET 6 OF 9 SHEETS

PHASE 1 STRATA PLAN BCS 4060

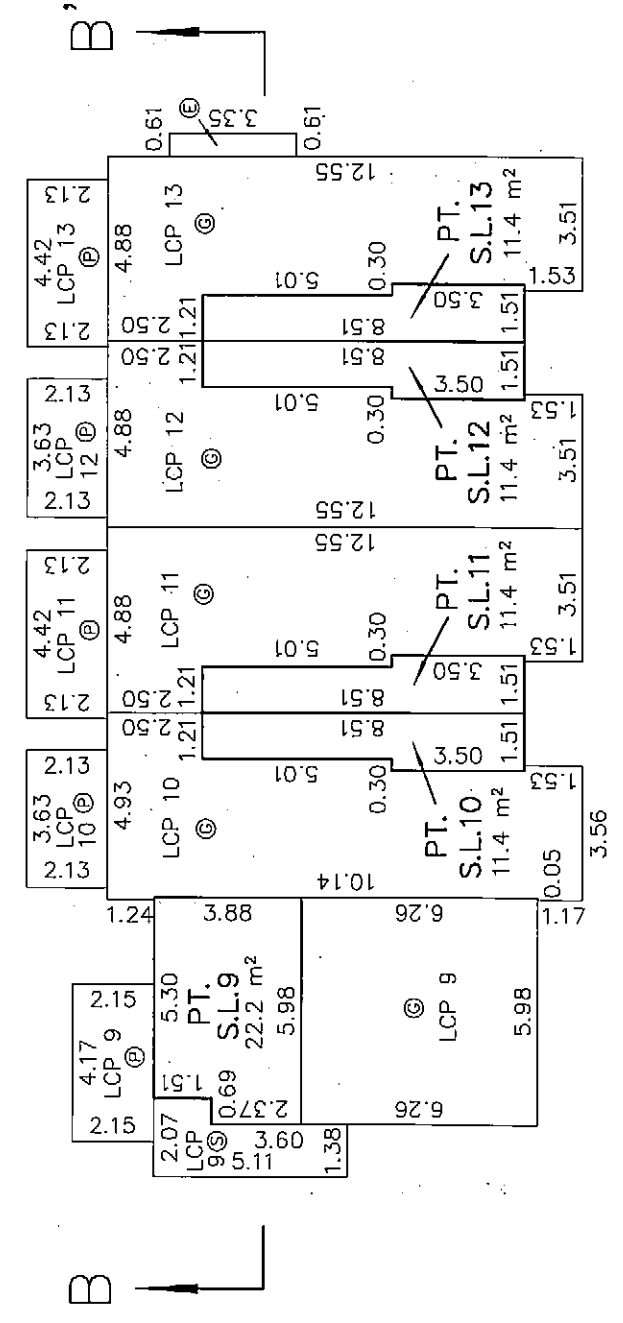
BUILDING 5

SCALE 1:200

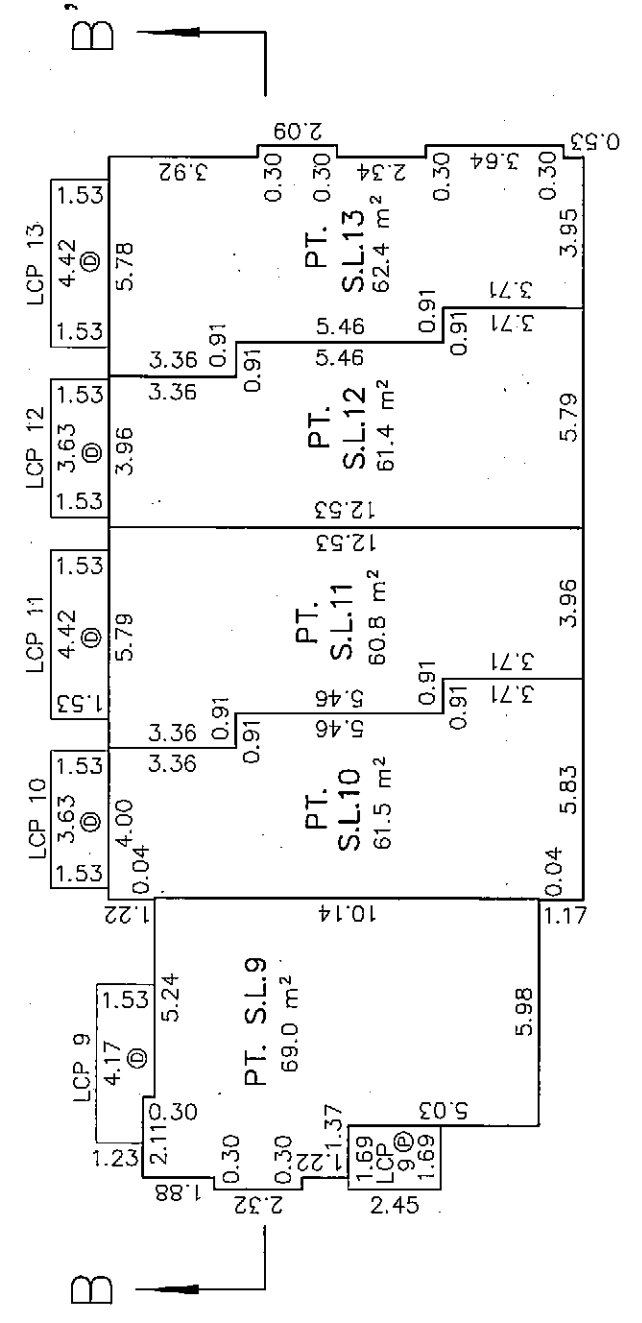


(All distances are in metres)

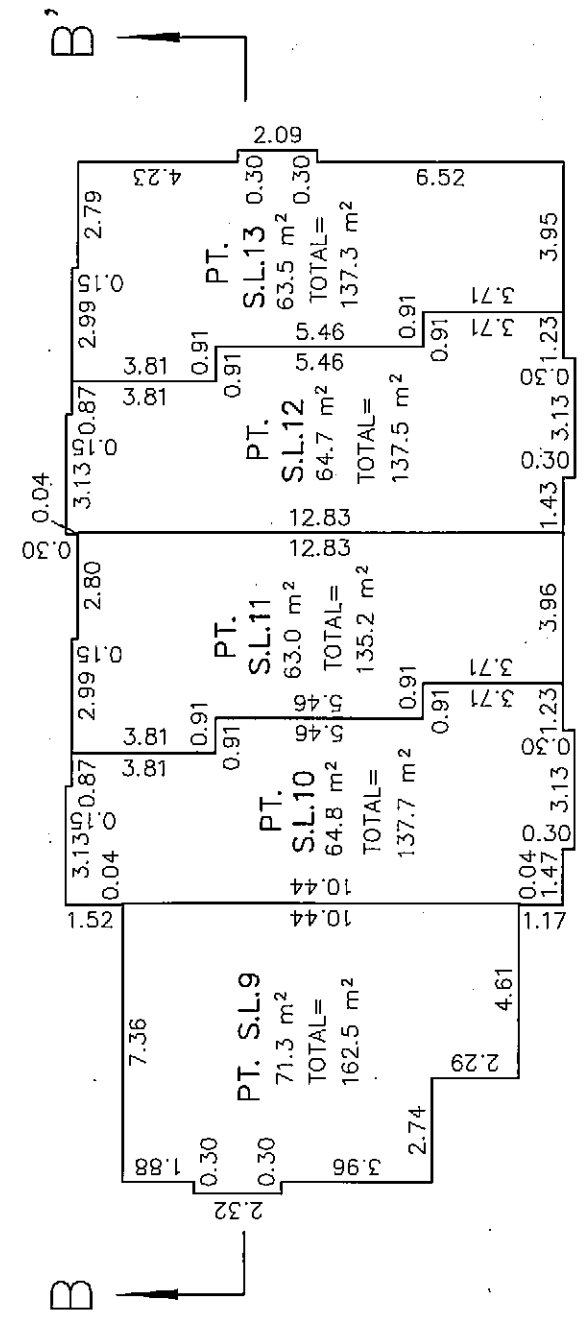
BASEMENT FLOOR



MAIN FLOOR



UPPER FLOOR



DHALIWAL & ASSOCIATES
 LAND SURVEYING INC.
 121-13140 80th Avenue
 Surrey, B.C.
 V3W 3B2
 (ph) 501-6188
 (fx) 501-6189
 FILE: 1008001-ST1.DWG

DATE: 01/18/11 *J.P.M.* B.C.L.S.

ORIGINAL

SHEET 7 OF 9 SHEETS

PHASE 1 STRATA PLAN BCS 4060

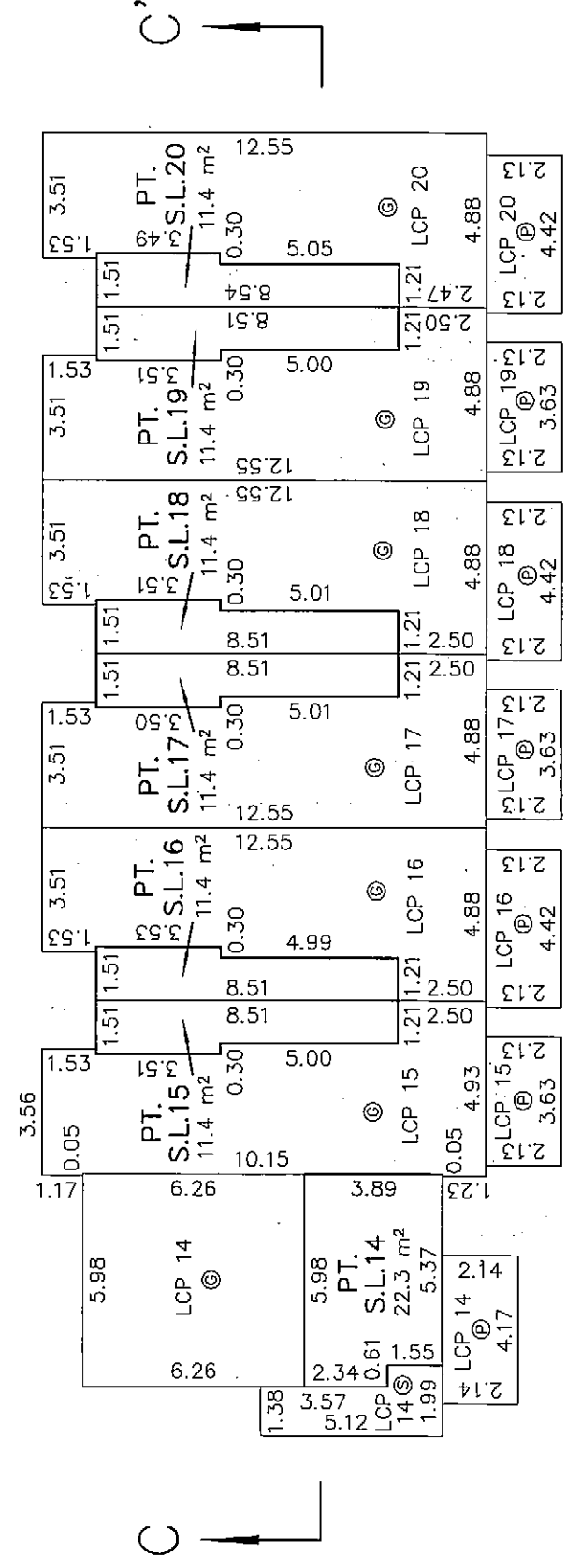
BUILDING 6

SCALE 1:200

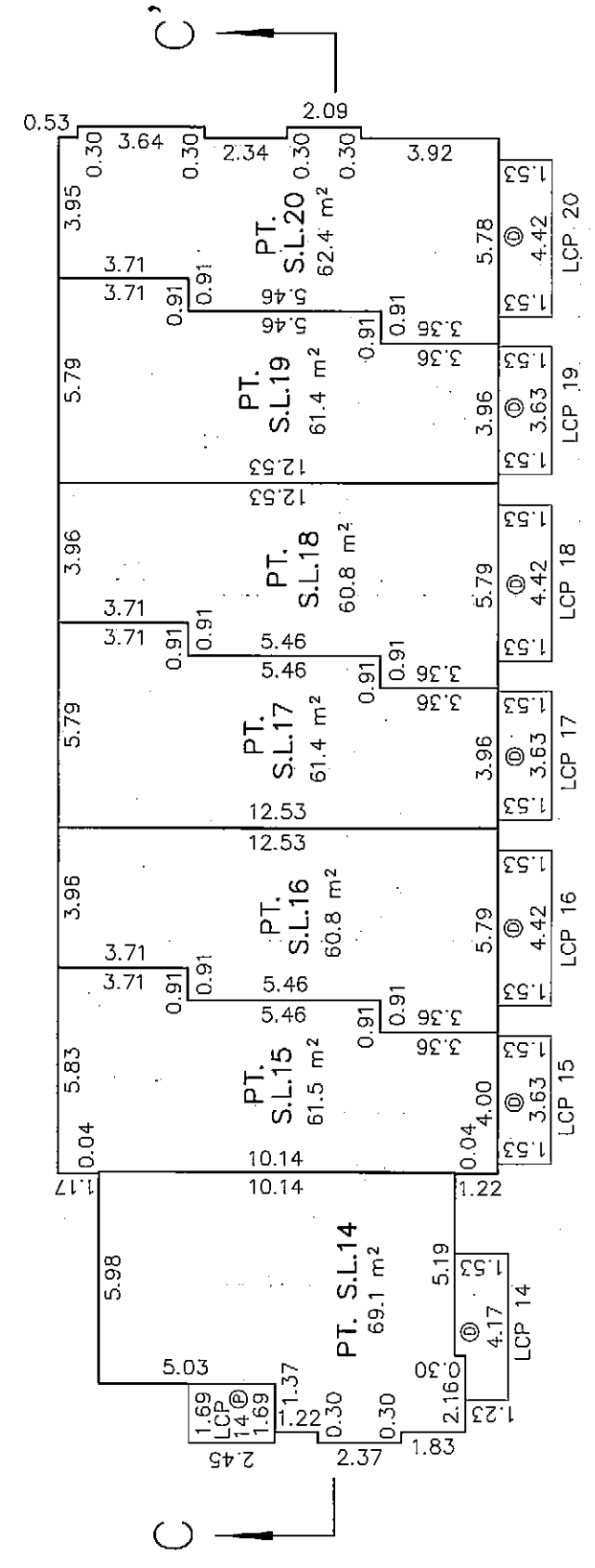


(All distances are in metres)

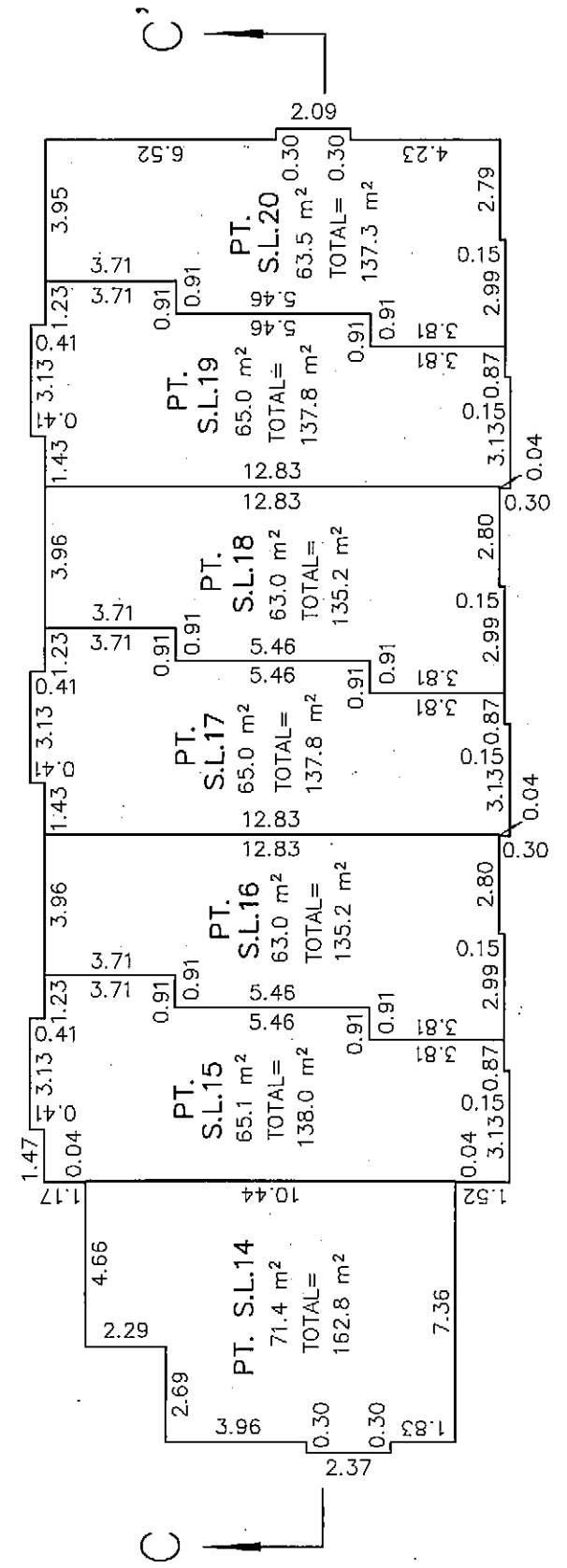
BASEMENT FLOOR



MAIN FLOOR



UPPER FLOOR



DHALIWA & ASSOCIATES
 LAND SURVEYING INC.
 121-13140 80th Avenue
 Surrey, B.C.
 V3W 3B2
 (ph) 501-6188
 (fx) 501-6189
 FILE: 1008001-ST1.DWG

DATE: 01/18/11 *J.P.M.* B.C.L.S.

ORIGINAL

SHEET 8 OF 9 SHEETS

**PHASE 1
STRATA PLAN BCS 4060**

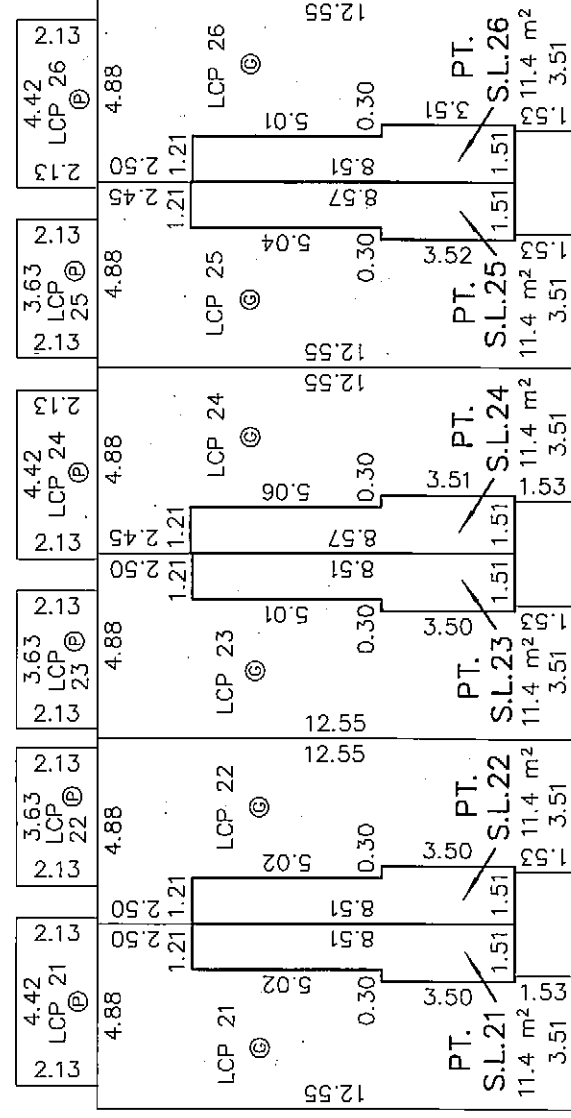
BUILDING 7

SCALE 1:200

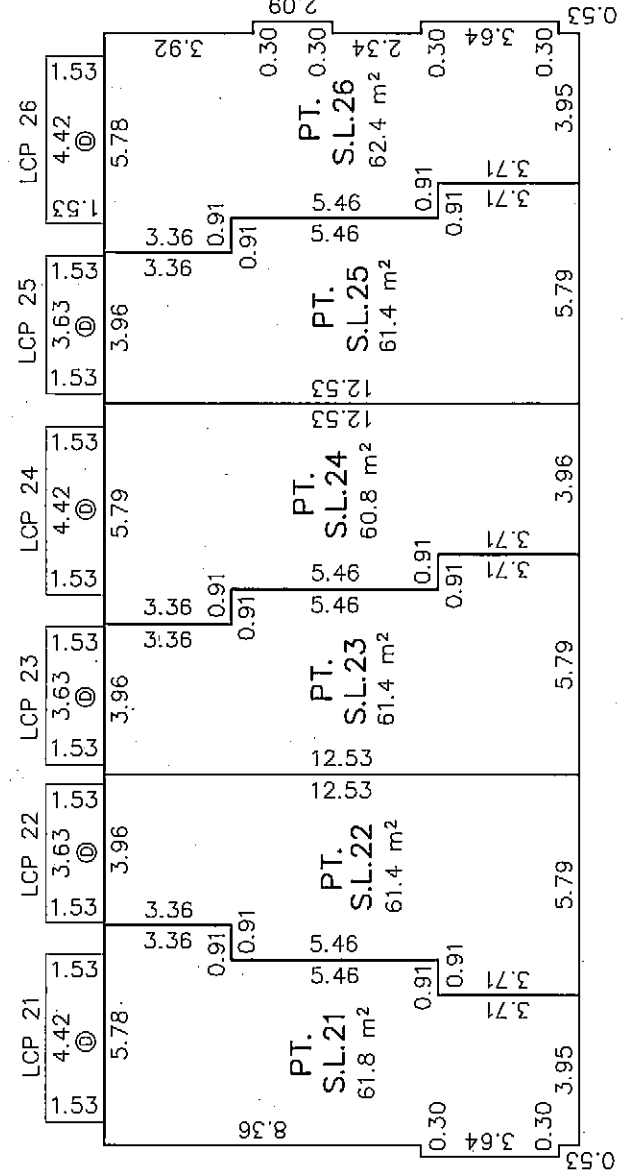


(All distances are in metres)

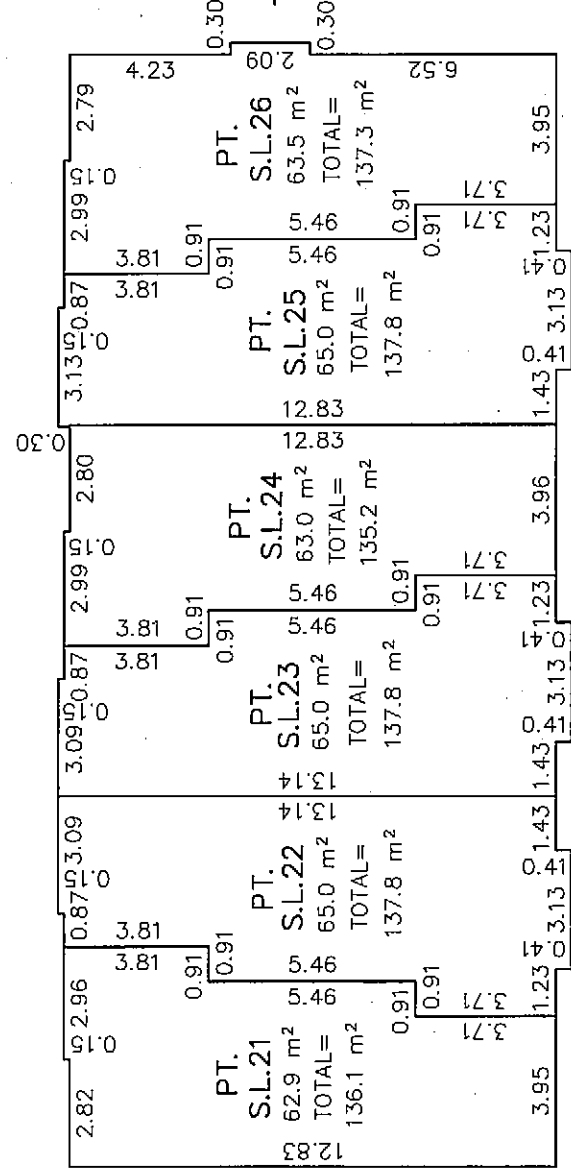
BASEMENT FLOOR



MAIN FLOOR



UPPER FLOOR



DHALIWAL & ASSOCIATES
LAND SURVEYING INC.
121-13140 80th Avenue
Surrey, B.C.
V3W 3B2
(ph) 501-6188
(fx) 501-6189
FILE: 1008001-ST1.DWG

DATE: 01/18/11 *J.P.M.*
B.C.L.S.

ORIGINAL

SHEET 9 OF 9 SHEETS

**PHASE 1
STRATA PLAN BCS 4060.**

BUILDING SECTIONS

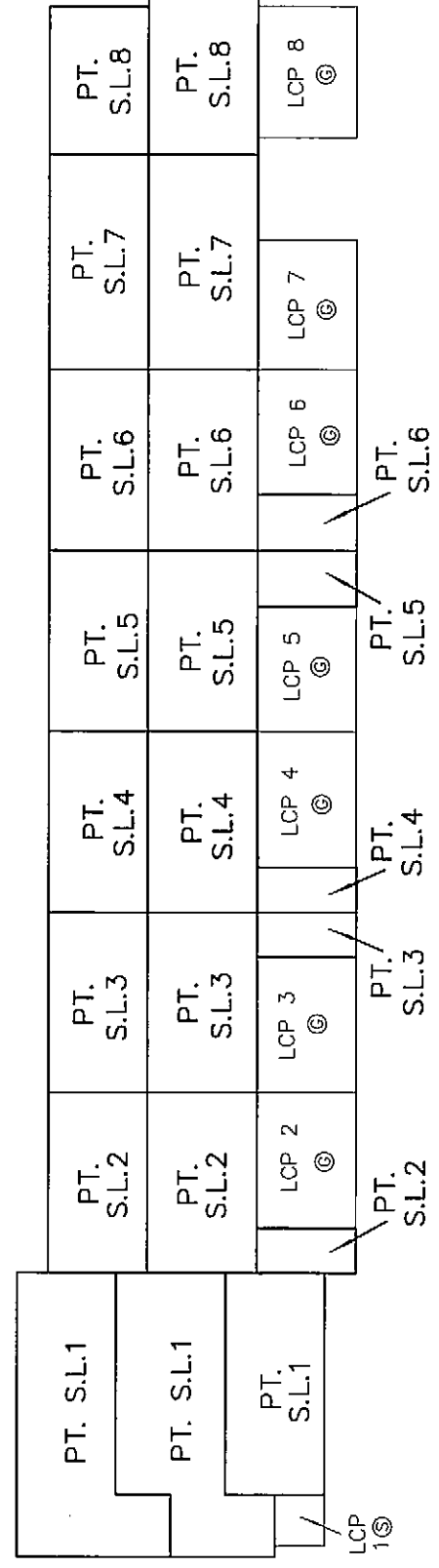
SCALE 1:200



(All distances are in metres)

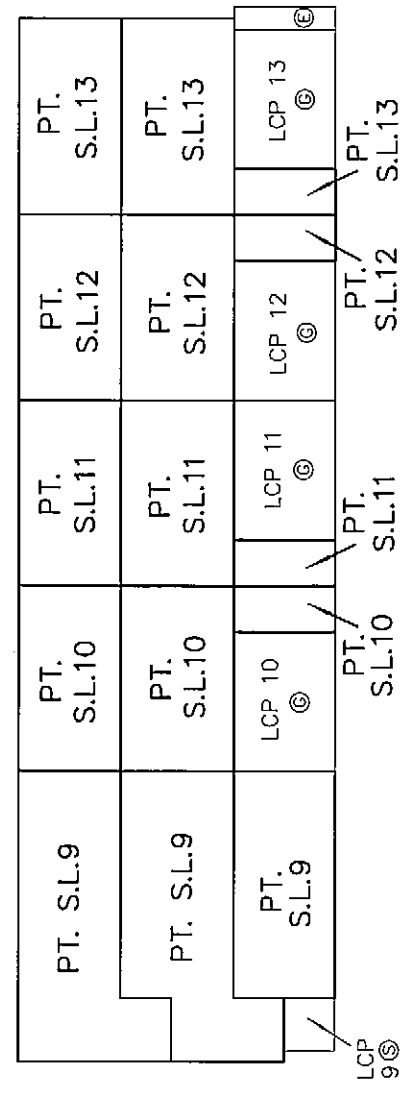
BUILDING 1

SECTION A-A'



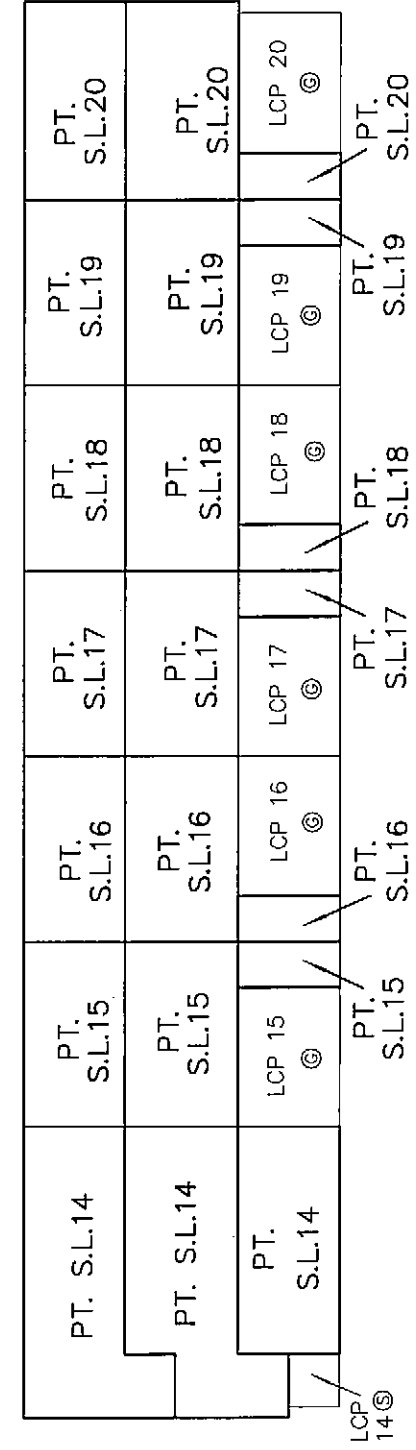
BUILDING 5

SECTION B-B'



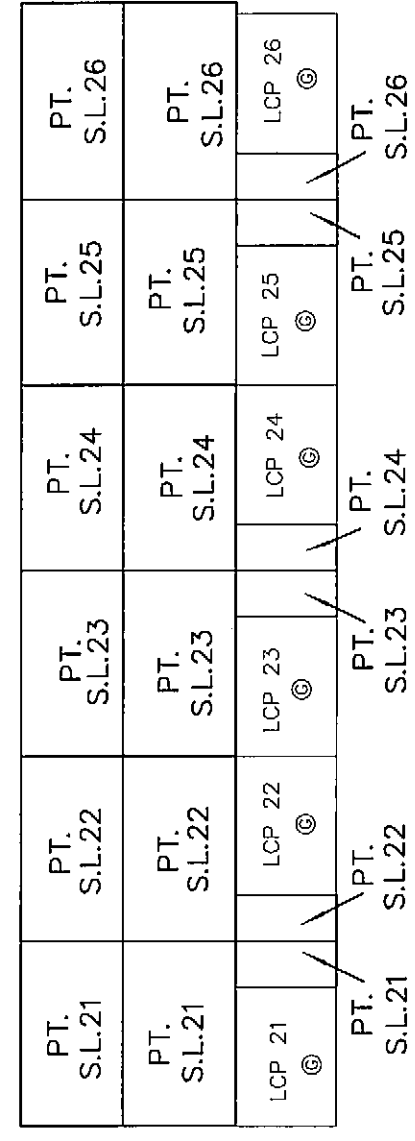
BUILDING 6

SECTION C-C'



BUILDING 7

SECTION D-D'



DHALIWAL & ASSOCIATES
 LAND SURVEYING INC.
 121-13140 80th Avenue
 Surrey, B.C.
 V3W 3B2
 (ph) 501-6188
 (fx) 501-6189
 FILE: 1008001-ST1.DWG

DATE: 01/18/11 *J.P.P.*
 B.C.L.S.

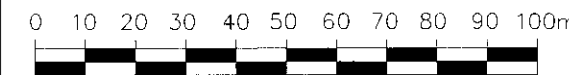
ORIGINAL

STRATA PLAN OF PART OF LOT 1 SECTION 21 BLOCK 5 NORTH RANGE 1 WEST NEW WESTMINSTER DISTRICT PLAN BCP45409 EXCEPT PHASE ONE STRATA PLAN BCS4060

BCGS 92G.017
CITY OF SURREY

LEGEND
SCALE 1:1500

CIVIC ADDRESS:
15399 - Guildford Drive
Surrey, B.C.



(All distances are in metres)

Grid bearings are derived from Plan BCP45409.
Integrated Survey Area No. 1, Surrey, B.C.
Datum: NAD83 (CSRS)

This plan shows horizontal ground-level distances
except where otherwise noted.
To compute grid distances, multiply ground-level distances
by combined factor 0.9995923.

- indicates iron post found
- S.L. indicates strata lot
- PT. indicates part of
- C.P. indicates common property
- LCP indicates limited common property of the indicated strata lot
- Ⓢ indicates electrical room/closet being common property
- Ⓐ indicates amenity being a common facility
- ⓐ indicates garage being limited common property of the indicated strata lot
- ⓑ indicates crawlspace being limited common property of the indicated strata lot
- Ⓒ indicates patio/porch being limited common property of the indicated strata lot
- Ⓓ indicates deck being limited common property of the indicated strata lot

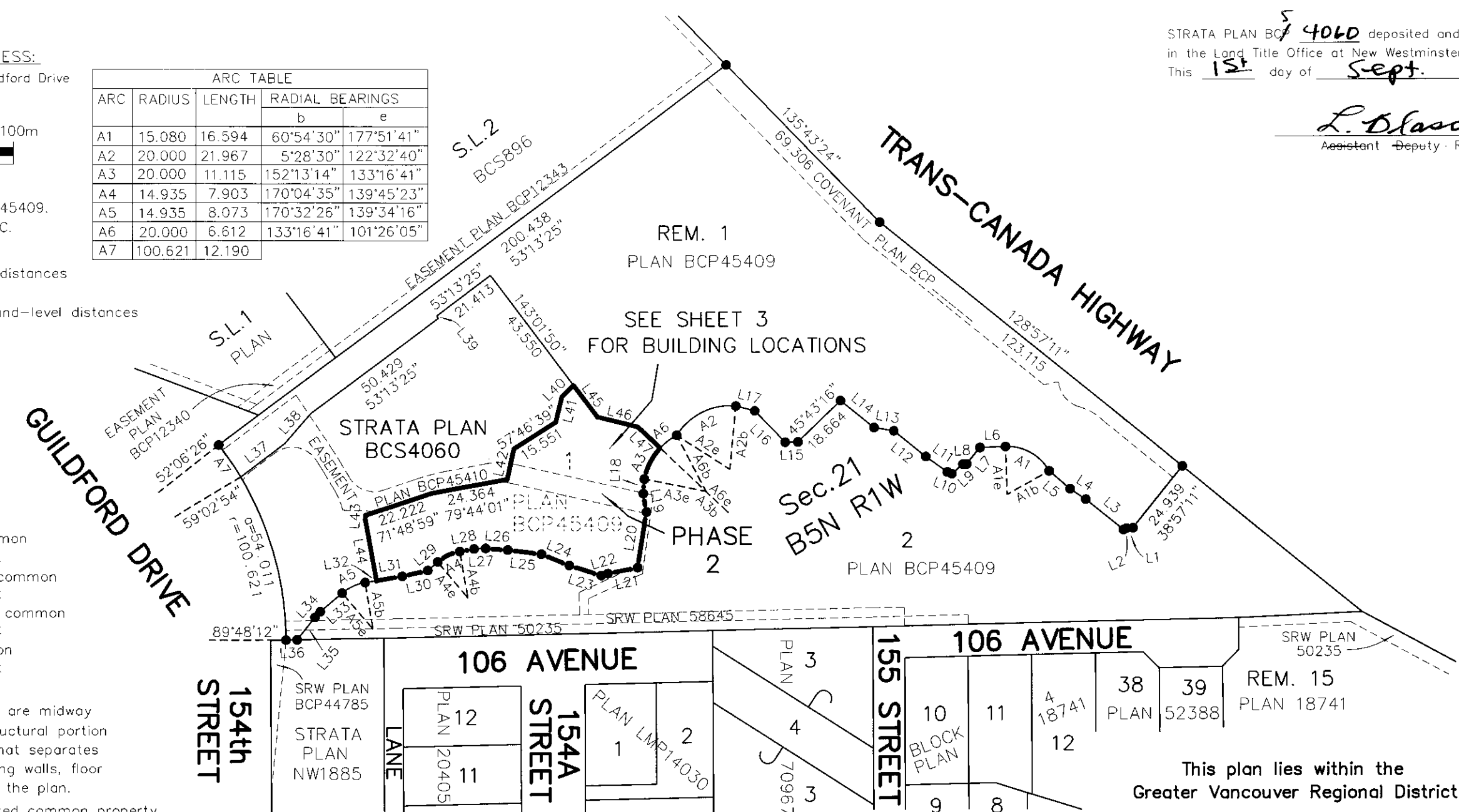
Boundaries between adjacent strata lots are midway between the outside surfaces of the structural portion of the separating wall, floor or ceiling that separates the strata lots. If there are no separating walls, floor or ceiling, the boundary is as shown on the plan.

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Unless otherwise shown all building corners are 90° or 45°.

DHALIWAL & ASSOCIATES
LAND SURVEYING INC.
121-13140 80th Avenue
Surrey, B.C.
V3W 3B2
(ph) 501-6188
(fx) 501-6189
FILE: 1008001-ST2.DWG

ARC TABLE			
ARC	RADIUS	LENGTH	RADIAL BEARINGS
			b e
A1	15.080	16.594	60°54'30" 177°51'41"
A2	20.000	21.967	5°28'30" 122°32'40"
A3	20.000	11.115	152°13'14" 133°16'41"
A4	14.935	7.903	170°04'35" 139°45'23"
A5	14.935	8.073	170°32'26" 139°34'16"
A6	20.000	6.612	133°16'41" 101°26'05"
A7	100.621	12.190	



PHASE 2
STRATA PLAN BCS4060

REF. NO. BB 1984198-4219

STRATA PLAN BCS4060 deposited and registered
in the Land Title Office at New Westminster, B.C.
This 15th day of Sept., 2011

L. Blaschuk
Assistant Deputy Registrar

LINE	BEARING	DISTANCE
L8	87°48'45"	1.203
L9	49°16'50"	4.652
L10	111°54'21"	1.558
L11	125°41'24"	8.417
L12	128°37'22"	13.021
L13	99°32'51"	6.335
L14	128°52'39"	13.580
L15	88°58'11"	4.016
L16	135°43'24"	13.842
L17	104°19'47"	6.157

LINE	BEARING	DISTANCE
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L19	170°11'44"	5.844
L20	9°01'56"	17.772
L21	78°32'46"	9.543
L22	73°25'29"	2.170
L23	107°47'35"	10.505
L24	112°00'16"	9.466
L25	97°12'44"	10.721
L26	94°23'52"	6.997
L27	87°14'12"	3.723

LINE	BEARING	DISTANCE
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L29	49°45'23"	4.157
L30	77°02'09"	8.321
L31	80°32'26"	8.233
L32	80°32'26"	3.702
L33	49°34'16"	9.090
L34	42°52'13"	2.449
L35	38°27'02"	9.059
L36	88°46'41"	3.475
L37	53°01'30"	17.489

LINE	BEARING	DISTANCE
L38	41°02'14"	12.525
L39	142°20'15"	0.915
L40	45°43'24"	5.036
L41	13°47'45"	8.399
L42	12°34'40"	9.894
L43	3°17'13"	1.297
L44	169°23'43"	19.625
L45	143°01'50"	12.532
L46	103°47'45"	13.047
L47	133°13'29"	9.721

This plan lies within the
Greater Vancouver Regional District

I, Gene Paul Nikula, 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 21st day of July, 2011. The plan was completed
and checked, and the checklist filed under #125676, on
the 25th day of July, 2011.

Gene Paul Nikula
B.C.L.S. 803

ORIGINAL

PHASE 2
STRATA PLAN BCS4060

OWNER:

0748093 B.C. LTD.
(INC. NO. 0748093)

[Signature]
Authorized signatory

GURDEJ SANDHU
Authorized signatory

[Signature]
Witness

SEAN R. HOGAN
Witness (printed)

LAWYER
Occupation of Witness

ZOO 8120-128 STREET
Address of witness

SURREY, BC. V3W 1R1

MORTGAGEE:

WESTMINSTER SAVINGS CREDIT UNION

[Signature]
Authorized signatory

[Signature]
Authorized signatory JUDITH LOUGHEED

[Signature]
Witness

Karen Frederickson
Witness (printed)

clerk
Occupation of Witness

960 Dupeside Dr
Address of witness

New Westminster

The City of Surrey as holder of covenants **BB1745691**,
BB1677665, BB1677669, BB1677673, BB1677675,
BB1677677, BB1677679, BB1677681 and BB1677683
hereby consents to the filing of this strata plan.

[Signature]
Acting Mayor: [Signature] Judy Villeneuve

[Signature]
City Clerk: Jane Sullivan

Approved as Phase 2 of a 6 phase strata plan
under section 224 of the Strata Property Act.

Date: August 23rd 2011
(month day, year)

[Signature]
Signature of Approving Officer
City of Surrey, B.C.
**NICHOLAS LAI
APPROVING OFFICER
CITY OF SURREY**

I certify that the amenity area, 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: August 23rd 2011
(month day, year)

[Signature]
Signature of Approving Officer
City of Surrey, B.C.
**NICHOLAS LAI
APPROVING OFFICER
CITY OF SURREY**

I, Gene Paul Nikula, a British Columbia Land Surveyor,
certify that the buildings included in this strata plan
have not, as of July 21st, 2011, been previously occupied.

[Signature]
B.C.L.S.

I, Gene Paul Nikula, 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.

Date: JULY 25, 2011
(month day, year)

[Signature]
B.C.L.S.

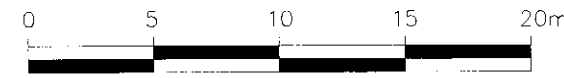
DHALIWAL & ASSOCIATES
LAND SURVEYING INC.
121-13140 80th Avenue
Surrey, B.C.
V3W 3B2
(ph) 501-6188
(fx) 501-6189
FILE: 1008001-ST2.DWG

DATE: 07/25/11 [Signature] B.C.L.S.

ORIGINAL

BUILDING LOCATIONS

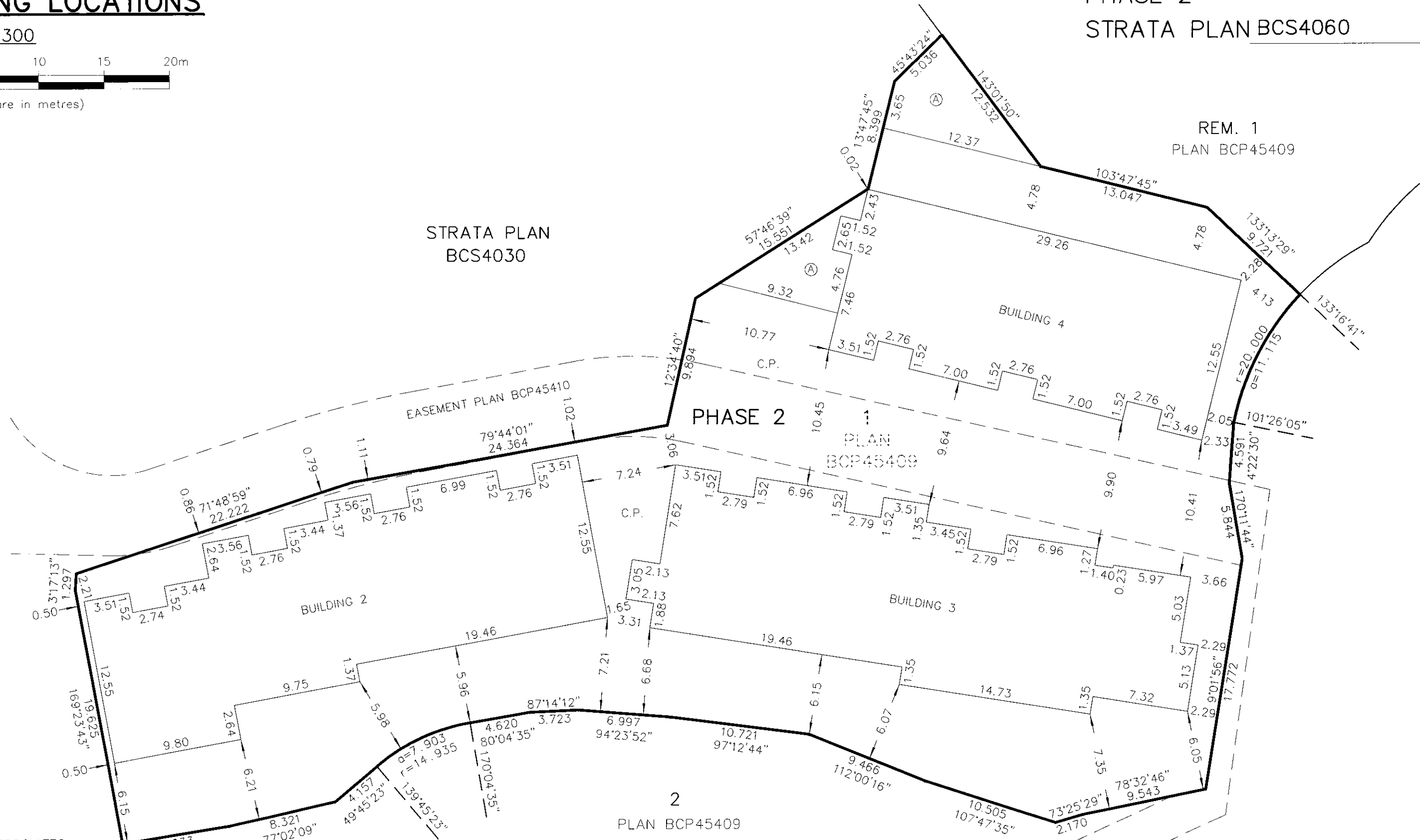
SCALE 1:300



(All distances are in metres)



PHASE 2 STRATA PLAN BCS4060



DHALIWAL & ASSOCIATES
 LAND SURVEYING INC.
 121-13140 80th Avenue
 Surrey, B.C.
 V3W 3B2
 (ph) 501-6188
 (fx) 501-6189
 FILE: 1008001-ST2.DWG

DATE: 07/25/11 *J.P.M.* B.C.L.S.

ORIGINAL

SHEET 4 OF 7 SHEETS

PHASE 2 STRATA PLAN BCS4060

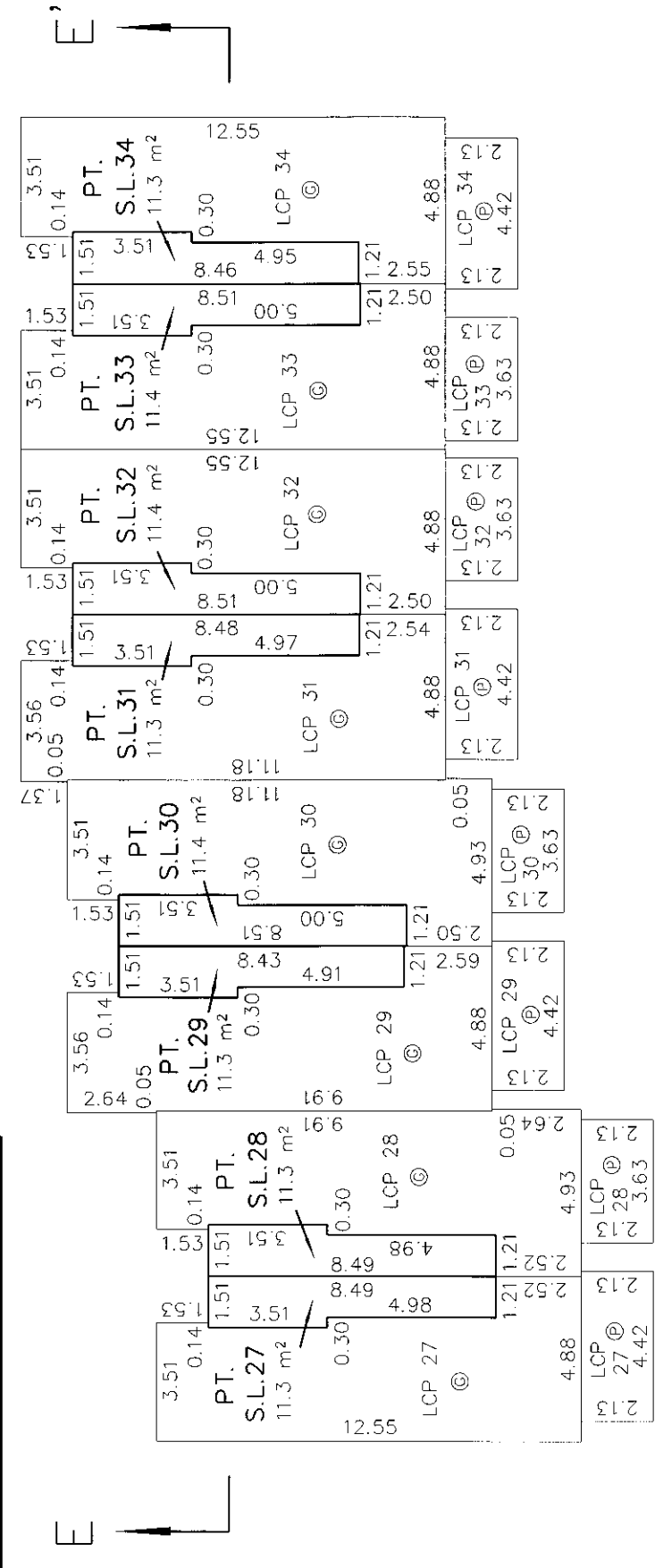
BUILDING 2

SCALE 1:200

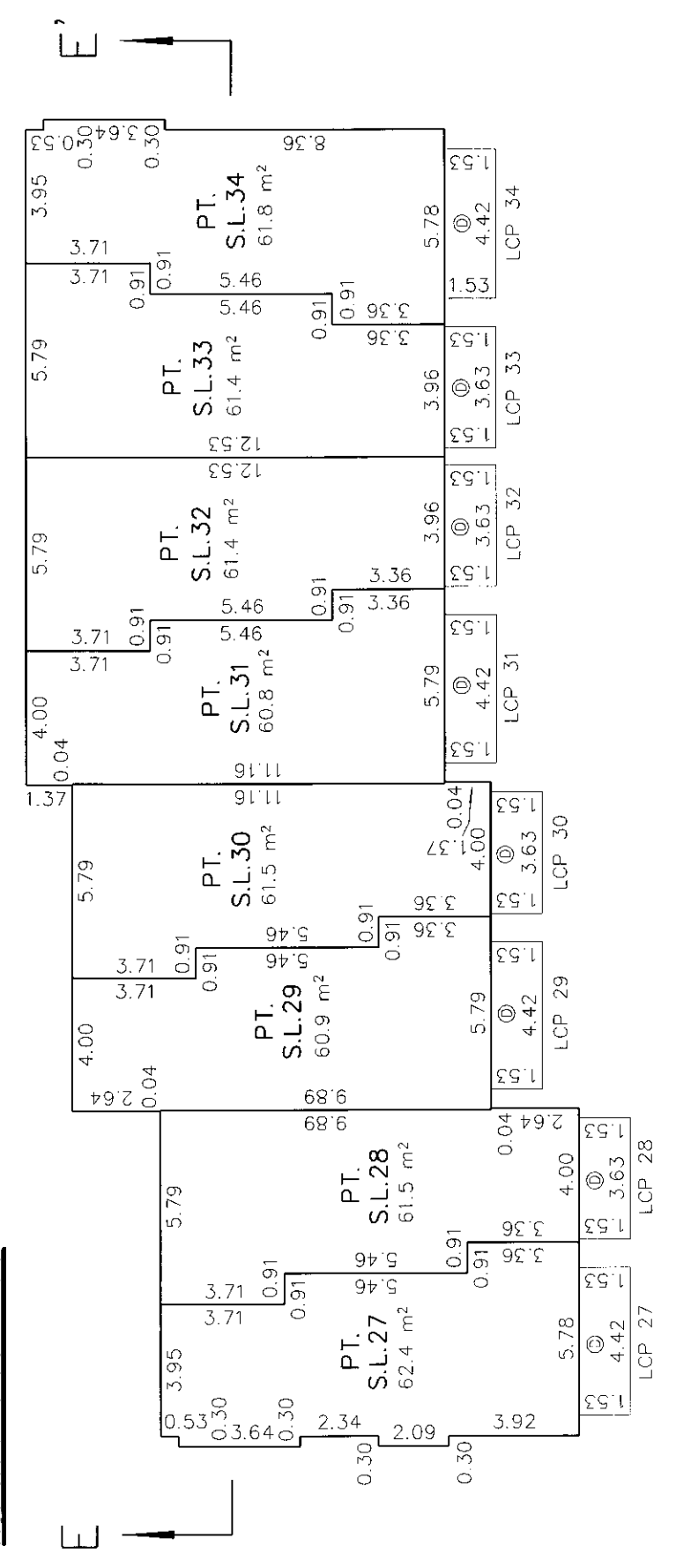


(All distances are in metres)

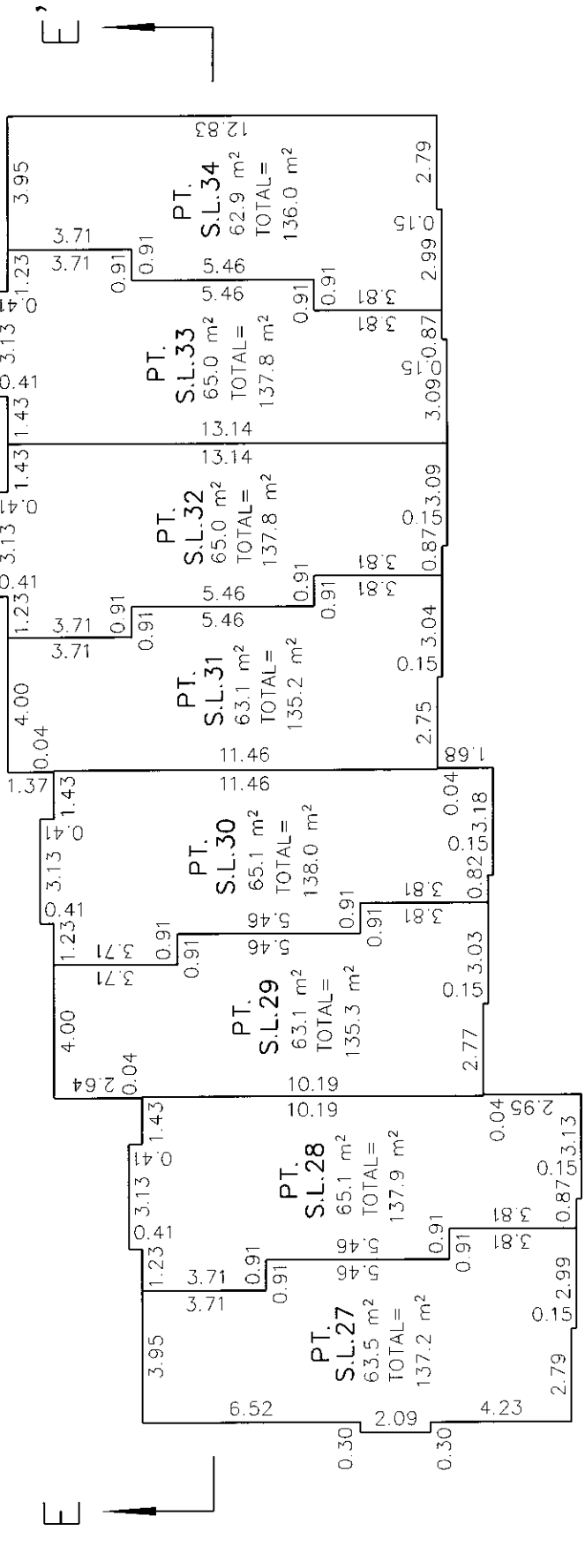
BASEMENT FLOOR



MAIN FLOOR



UPPER FLOOR



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 V3W 3B2
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 FILE: 1008001-ST2.DWG

DATE: 07/25/11 *J.P.A.*
 B.C.L.S.

ORIGINAL

SHEET 5 OF 7 SHEETS

PHASE 2
STRATA PLAN BCS4060

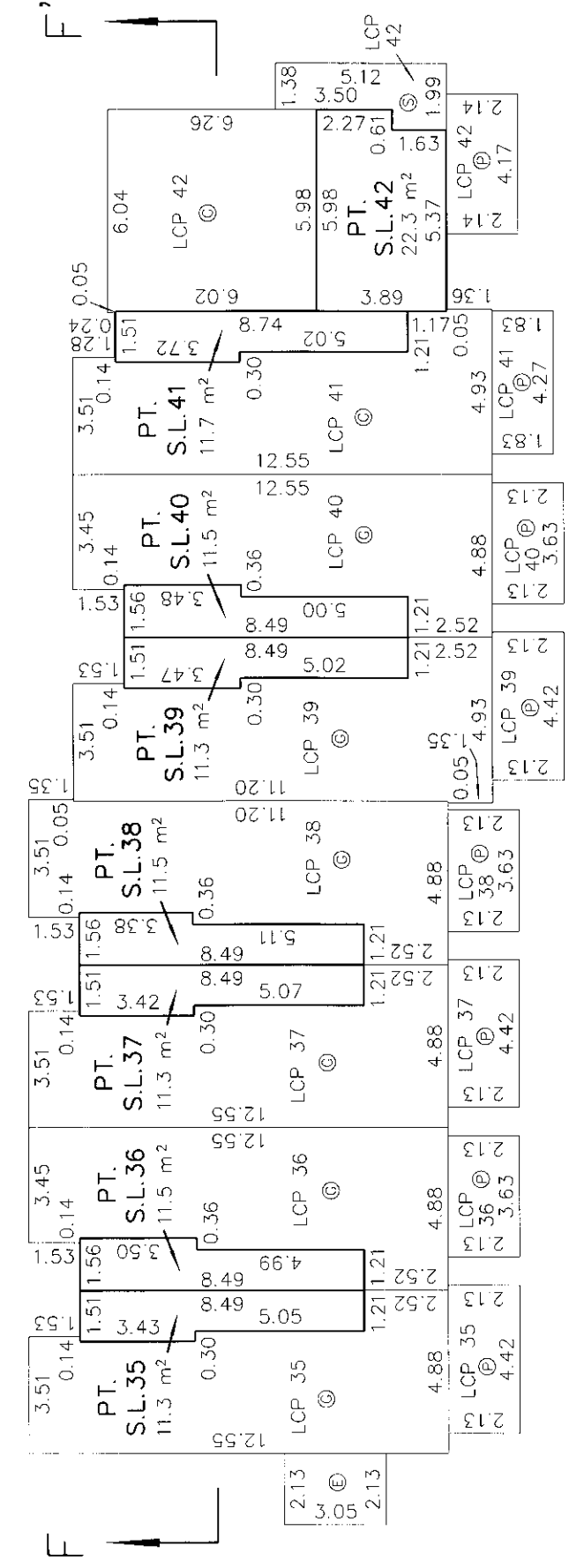
BUILDING 3

SCALE 1:200

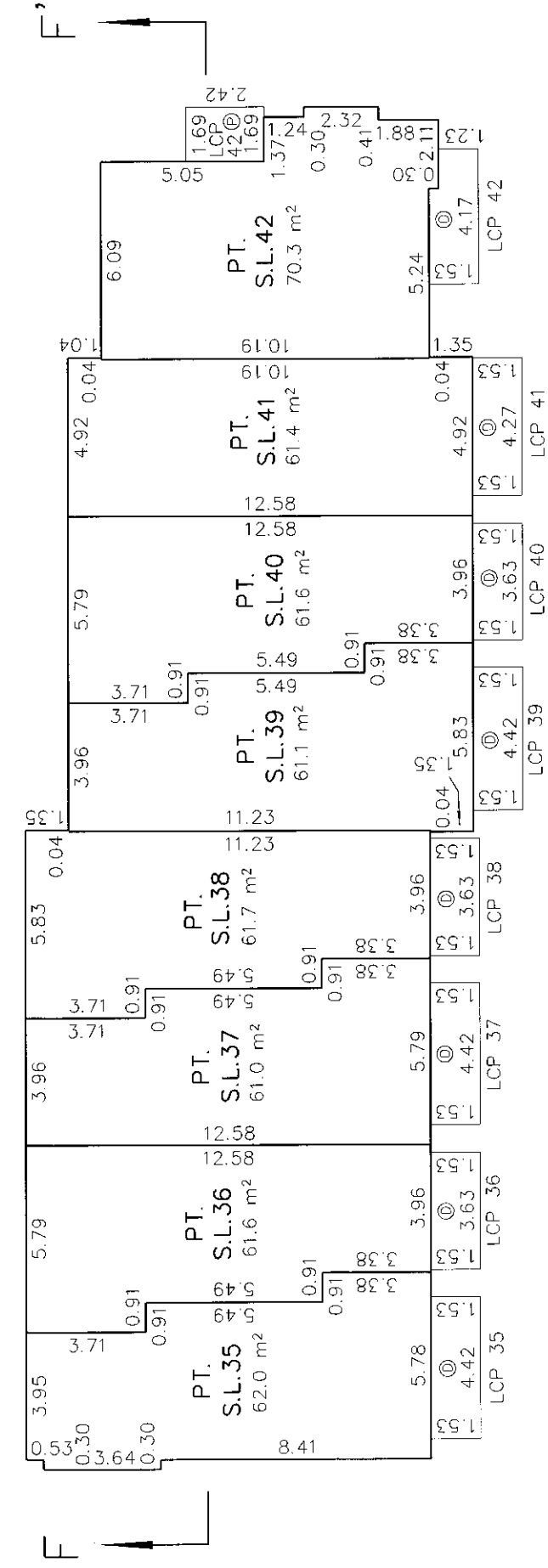


(All distances are in metres)

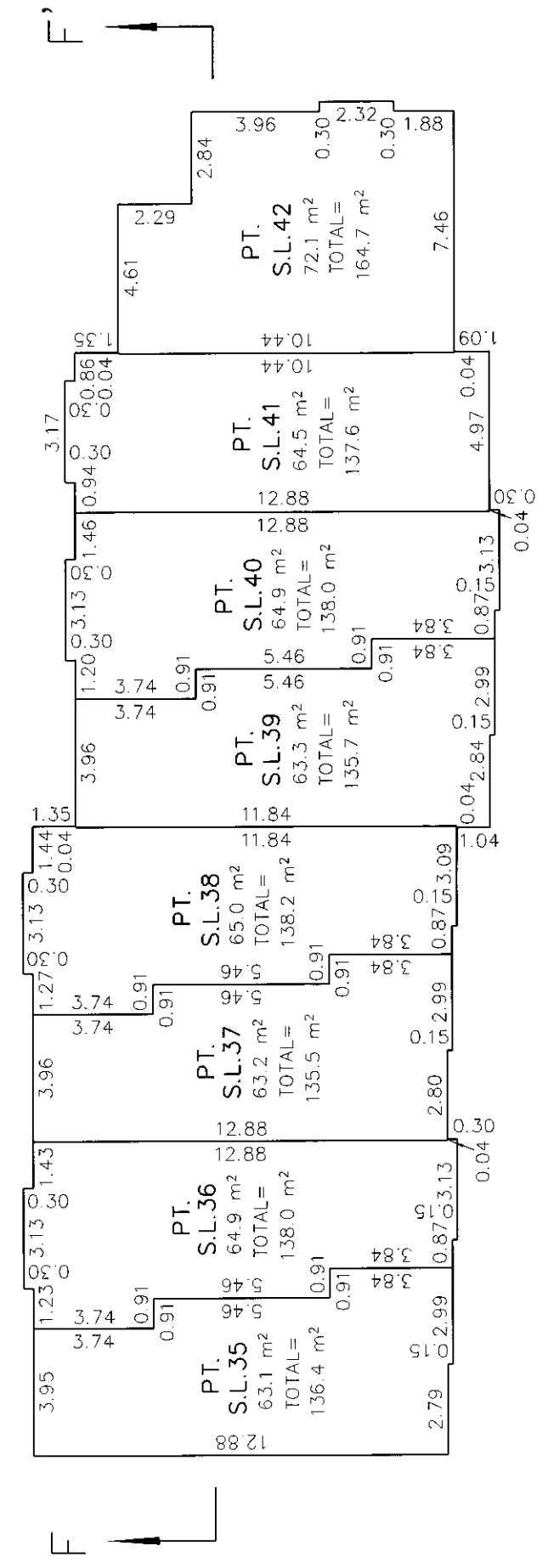
BASEMENT FLOOR



MAIN FLOOR



UPPER FLOOR



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LAND SURVEYING INC.
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Surrey, B.C.
V3W 3B2
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FILE: 1008001-ST2.DWG

DATE: 07/25/11 *G.P.M.*

B.C.L.S.

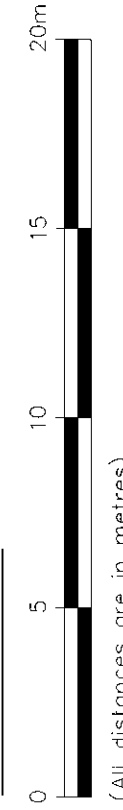
ORIGINAL

SHEET 6 OF 7 SHEETS

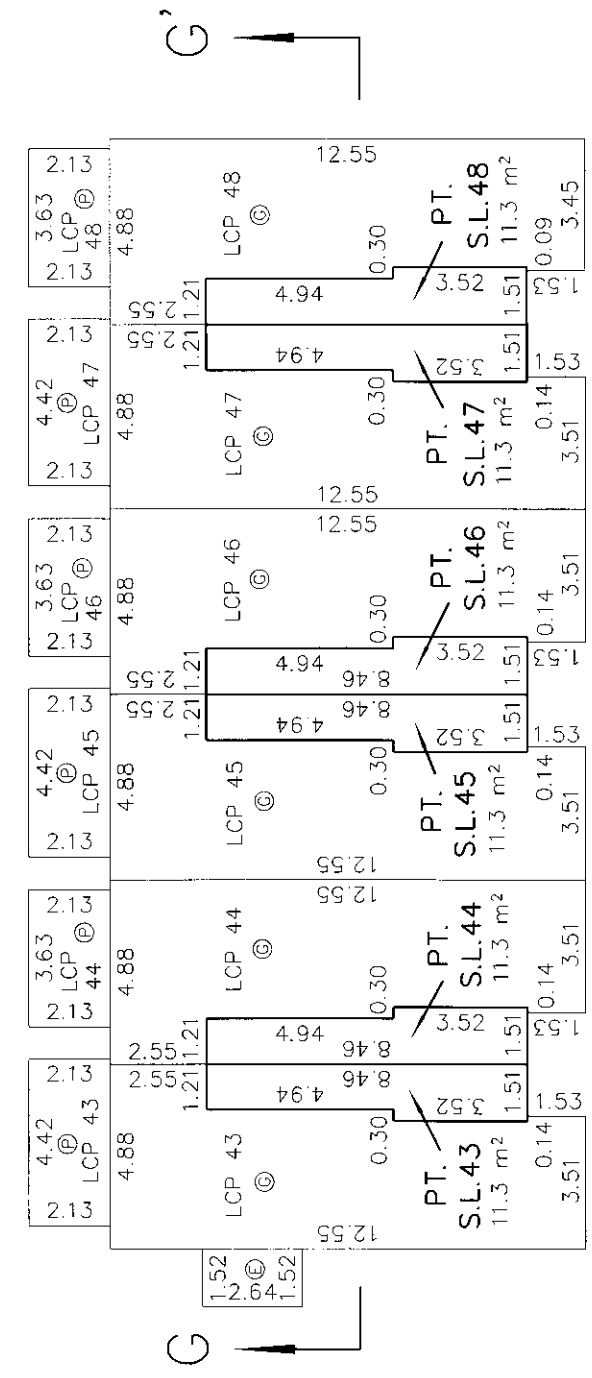
PHASE 2 STRATA PLAN BCS4060

BUILDING 4

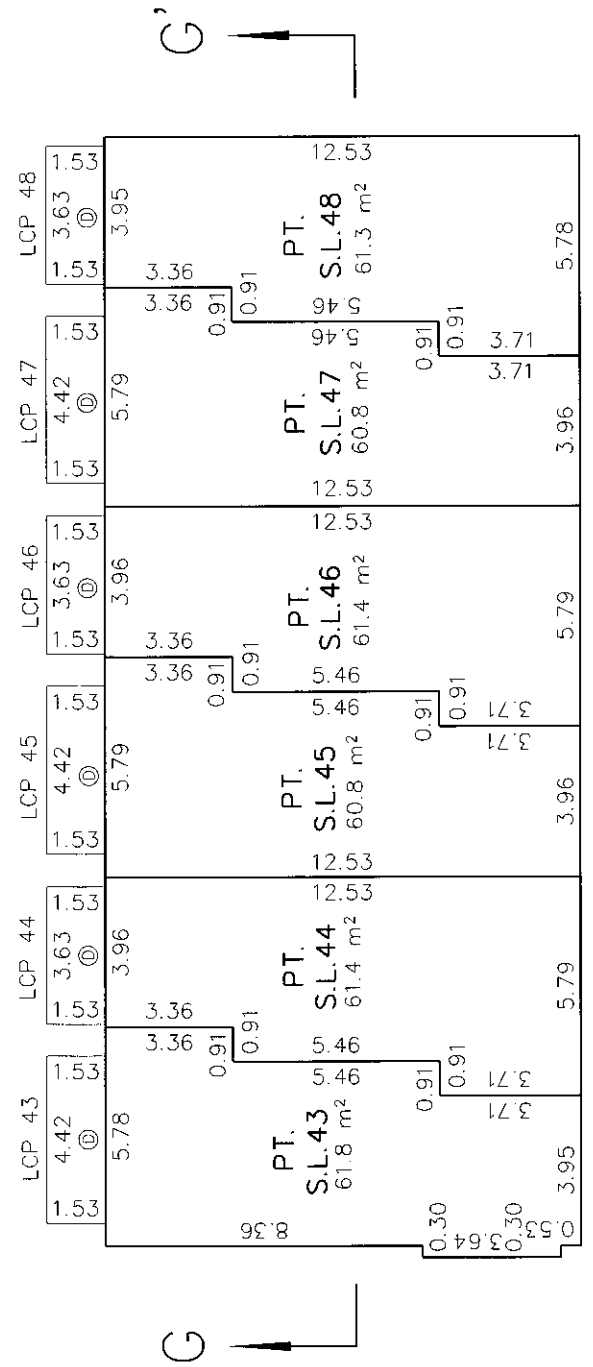
SCALE 1:200



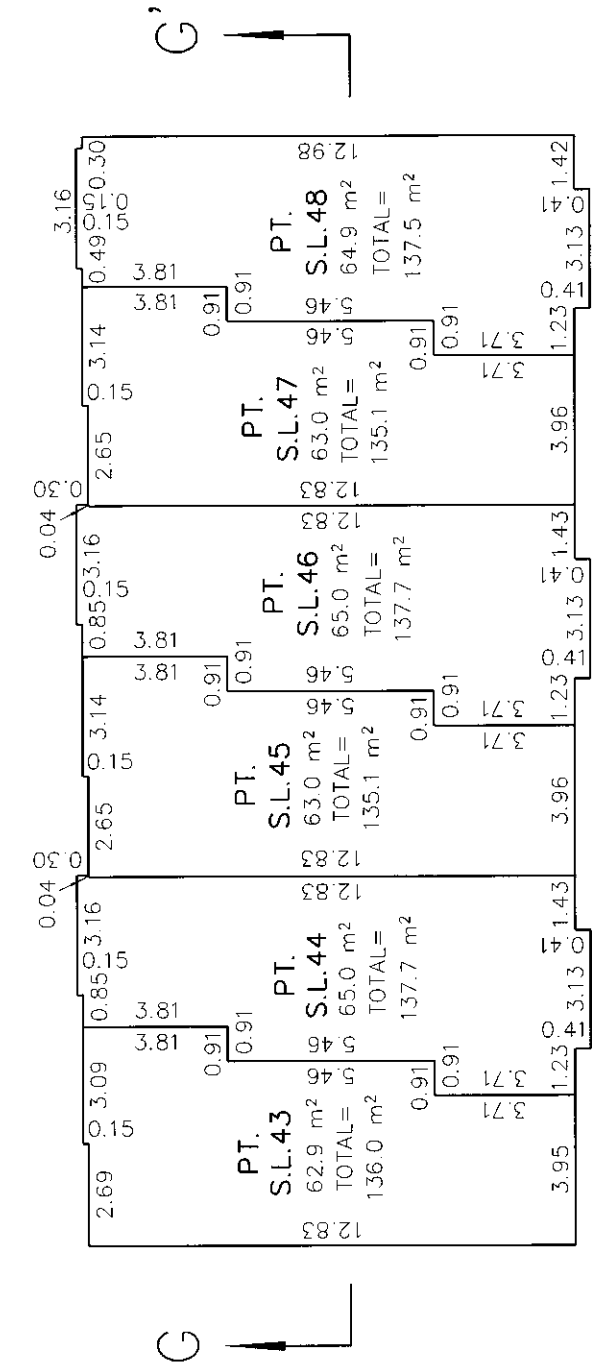
BASEMENT FLOOR



MAIN FLOOR



UPPER FLOOR



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 121-13140 80th Avenue
 Surrey, B.C.
 V3W 3B2
 (ph) 501-6188
 (fx) 501-6189
 FILE: 1008001-ST2.DWG

DATE: 07/25/11 *J.P.A.* B.C.L.S.

ORIGINAL

SHEET 7 OF 7 SHEETS

PHASE 2
STRATA PLAN BCS4060

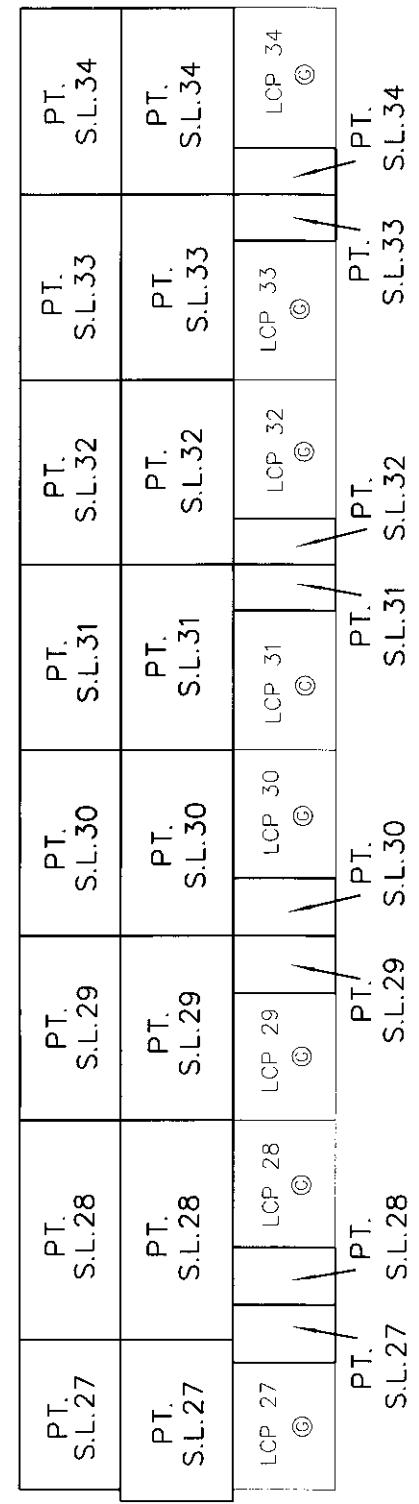
BUILDING SECTIONS

SCALE 1:200

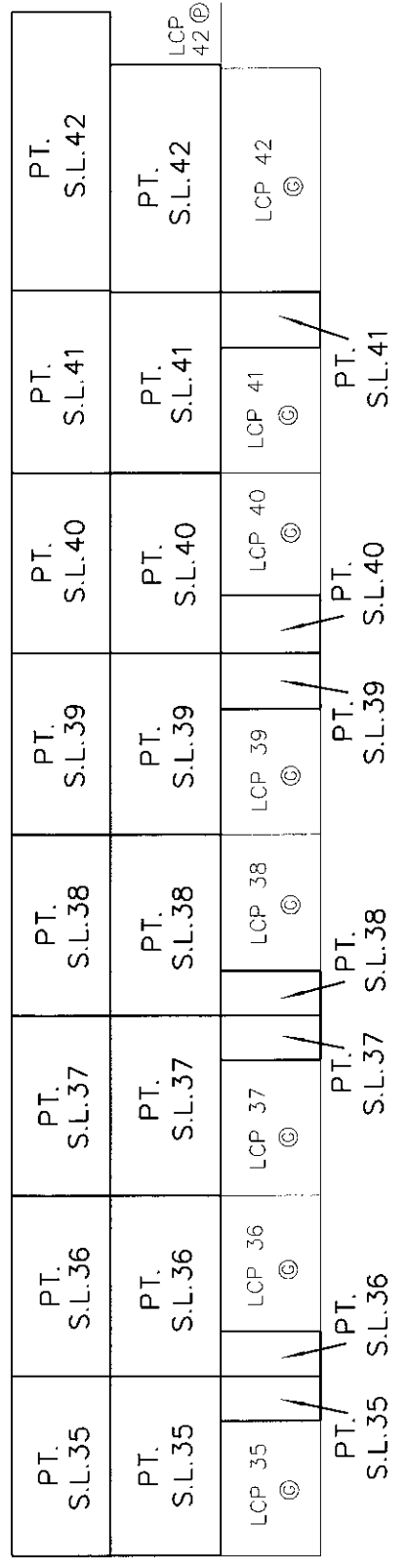


(All distances are in metres)

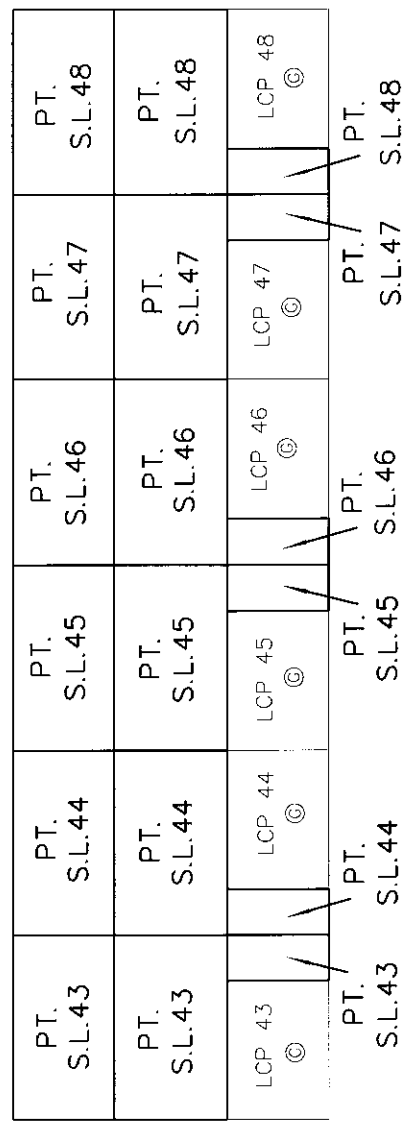
BUILDING 2
SECTION E-E'



BUILDING 3
SECTION F-F'



BUILDING 4
SECTION G-G'



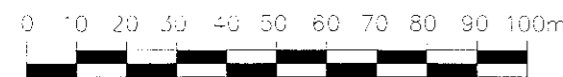
DHALIWA & ASSOCIATES
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FILE: 1008001-ST2.DWG

DATE: 07/25/11 *J.P.A.*
B.C.L.S.

ORIGINAL

STRATA PLAN OF PART OF LOT 1 SECTION 21 BLOCK 5 NORTH RANGE 1 WEST NEW WESTMINSTER DISTRICT PLAN BCP45409 EXCEPT PHASES ONE AND TWO STRATA PLAN BCS4060

BCGS 92G.017 CITY OF SURREY
SCALE 1:1500



(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 1:1500.

LEGEND

Grid bearings are derived from Plan BCP45409. Integrated Survey Area No. 1, Surrey, B.C. Datum: NAD83 (CSRS)

This plan shows horizontal ground-level distances except where otherwise noted. To compute grid distances, multiply ground-level distances by combined factor 0.9995923.

- indicates iron post found
- S.L. indicates strata lot
- PT. indicates part of
- C.P. indicates common property
- LCP indicates limited common property of the indicated strata lot
- ⓔ indicates electrical room/closet being common property
- Ⓐ indicates amenity being a common facility
- ⓐ indicates garage being limited common property of the indicated strata lot
- Ⓢ indicates crawspace being limited common property of the indicated strata lot
- Ⓟ indicates patio/porch being limited common property of the indicated strata lot
- Ⓣ indicates deck being limited common property of the indicated strata lot

Boundaries between adjacent strata lots are midway between the outside surfaces of the structural portion of the separating wall, floor or ceiling that separates the strata lots. If there are no separating walls, floor or ceiling, the boundary is as shown on the plan.

Boundaries between strata lots and limited common property or common property are one centimeter inside the outside face of the wall separating the strata lot from said limited common property or common property.

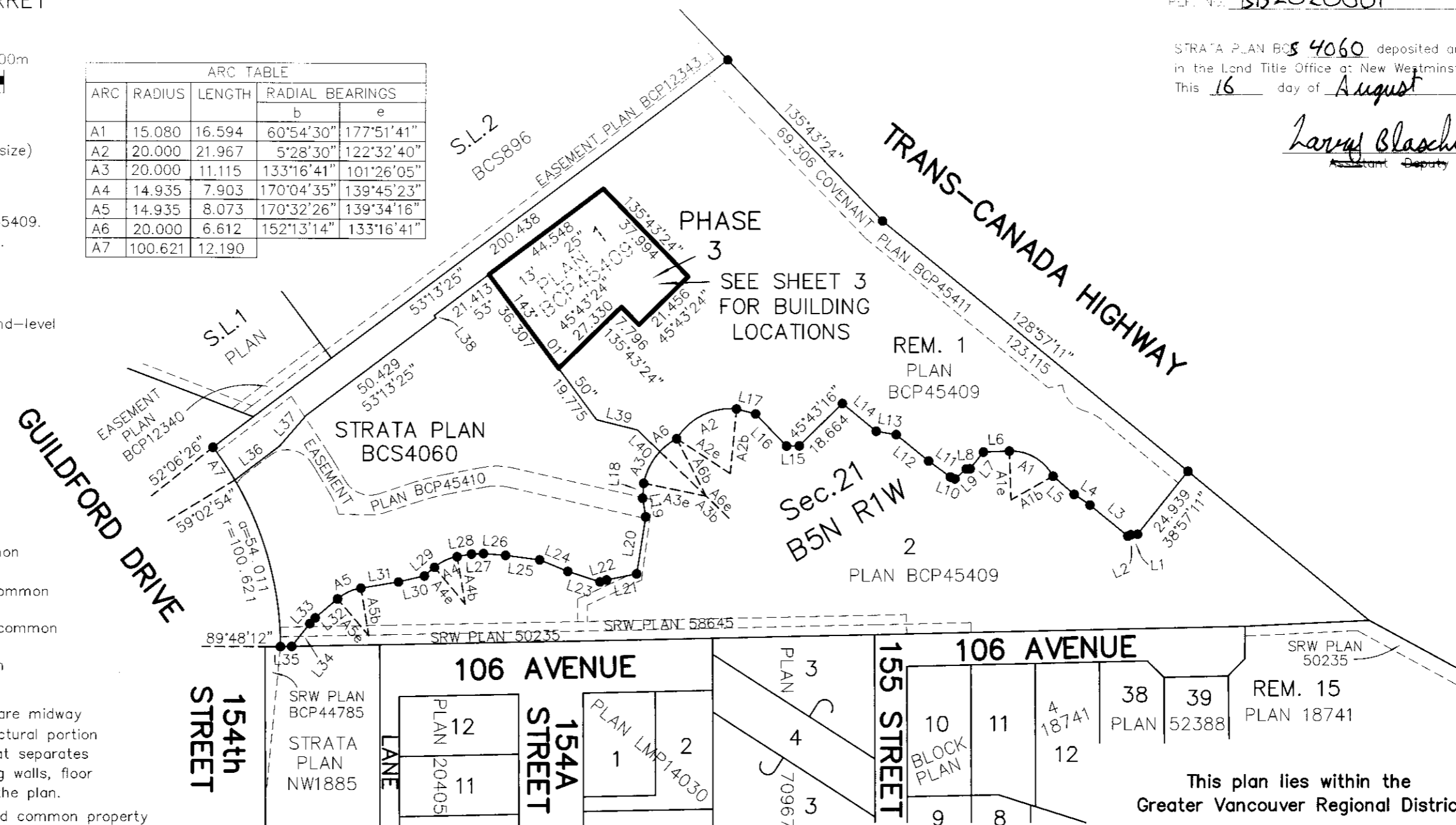
Unless otherwise shown all building corners are 90° or 45°.

DHALIWAL & ASSOCIATES

LAND SURVEYING INC.
121-13140 80th Avenue
Surrey, B.C.
V3W 3B2
(ph) 501-6188
(fx) 501-6189
FILE: 1008001-ST3.DWG

CIVIC ADDRESS:
15399 - Guildford Drive
Surrey, B.C.

ARC TABLE				
ARC	RADIUS	LENGTH	RADIAL BEARINGS	
			b	e
A1	15.080	16.594	60°54'30"	177°51'41"
A2	20.000	21.967	5°28'30"	122°32'40"
A3	20.000	11.115	133°16'41"	101°26'05"
A4	14.935	7.903	170°04'35"	139°45'23"
A5	14.935	8.073	170°32'26"	139°34'16"
A6	20.000	6.612	152°13'14"	133°16'41"
A7	100.621	12.190		



LINE TABLE		
LINE	BEARING	DISTANCE
L1	85°41'40"	2.139
L2	65°49'41"	0.995
L3	128°57'17"	15.197
L4	123°37'35"	5.951
L5	130°25'42"	8.667
L6	87°51'41"	8.115
L7	38°57'10"	6.631
L8	87°48'45"	1.203
L9	49°16'50"	4.652
L10	111°54'21"	1.558

LINE TABLE		
LINE	BEARING	DISTANCE
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L12	128°37'22"	13.021
L13	99°32'51"	6.335
L14	128°52'39"	13.580
L15	88°58'11"	4.016
L16	135°43'24"	13.842
L17	104°19'47"	6.157
L18	4°22'30"	4.591
L19	170°11'44"	5.844
L20	9°01'56"	17.772

LINE TABLE		
LINE	BEARING	DISTANCE
L21	78°32'46"	9.543
L22	73°25'29"	2.170
L23	107°47'35"	10.505
L24	112°00'16"	9.466
L25	97°12'44"	10.721
L26	94°23'52"	6.997
L27	87°14'12"	3.723
L28	80°04'35"	4.620
L29	49°45'23"	4.157
L30	77°02'09"	8.321

LINE TABLE		
LINE	BEARING	DISTANCE
L31	80°32'26"	11.935
L32	49°34'16"	9.090
L33	42°52'13"	2.449
L34	38°27'02"	9.059
L35	88°46'41"	3.475
L36	53°01'30"	17.489
L37	41°02'14"	12.525
L38	142°20'15"	0.915
L39	103°47'45"	13.047
L40	133°13'29"	9.721

I, Gene Paul Nikula, 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 18th day of June, 2012. The plan was completed and checked, and the checklist filed under #137478, on the 18th day of June, 2012.

Gene Nikula

B.C.L.S. 803

This plan lies within the Greater Vancouver Regional District

PHASE 3
STRATA PLAN BCS4060

REF. NO. BB2020001

STRATA PLAN BCS 4060 deposited and registered in the Land Title Office at New Westminster, B.C. This 16 day of August, 2012

Larry Blaschuk per sm
Assistant Deputy Registrar

ORIGINAL

The intended plot size of this plan is 432mm in width or 280mm in height (B size).

SHEET 2 OF 6 SHEETS
PHASE 3
STRATA PLAN BCS4060

OWNER:

0748093 B.C. LTD.
(INC. NO. 0748093)


Authorized signatory

Authorized signatory


Witness

STEPHEN CHARLES
Witness (printed)

LAWYER
Occupation of Witness

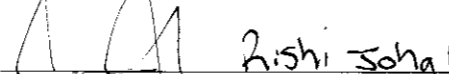
200-5100-128 ST.
Address of witness

SURREY, BC V3W 1A1

MORTGAGEE:

WESTMINSTER SAVINGS CREDIT UNION


Authorized signatory


Authorized signatory


Witness

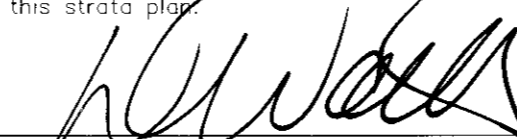
Kevin Tan
Witness (printed)

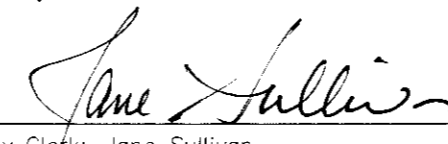
BRM.
Occupation of Witness

103-960 Quayside Dr.
Address of witness

New West, BC, V3M 6G2

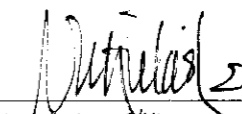
The City of Surrey as holder of covenants BB1677665, BB1677669, BB1677673, BB1677675, BB1677677, BB1677679, BB1677681, BB1677683, and BB1745691 hereby consents to the filing of this strata plan.


Mayor: Dianne Watts


City Clerk: Jane Sullivan

Approved as Phase 3 of a 6 phase strata plan under section 224 of the Strata Property Act.

Date: August 13, 2012
(month day, year)


Signature of Approving Officer
City of Surrey, B.C.

Nicholas Lai
Approving Officer
City of Surrey

I, Gene Paul Nikula, 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.

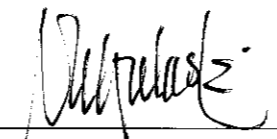
Date: JUNE 18, 2012
(month day, year)


B.C.L.S.

DHALIWAL & ASSOCIATES
LAND SURVEYING INC.
121-13140 80th Avenue
Surrey, B.C.
V3W 3B2
(ph) 501-6188
(fx) 501-6189
FILE: 1008001-ST3.DWG

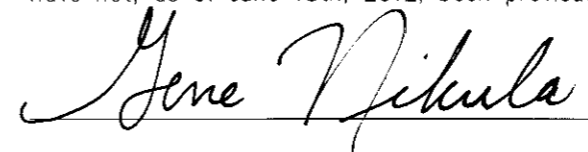
I certify that the amenity area, which according to the Phased Strata Plan Declaration in Form P filed for this strata plan was to have been constructed in conjunction with this phase, has been provided for in accordance with section 225(2) of the Strata Property Act.

Date: August 13, 2012
(month day, year)


Signature of Approving Officer
City of Surrey, B.C.

Nicholas Lai
Approving Officer
City of Surrey

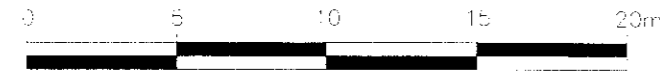
I, Gene Paul Nikula, a British Columbia Land Surveyor, certify that the buildings included in this strata plan have not, as of June 18th, 2012, been previously occupied.


B.C.L.S.

DATE: 06/18/12  B.C.L.S.

BUILDING LOCATIONS

SCALE 1:250

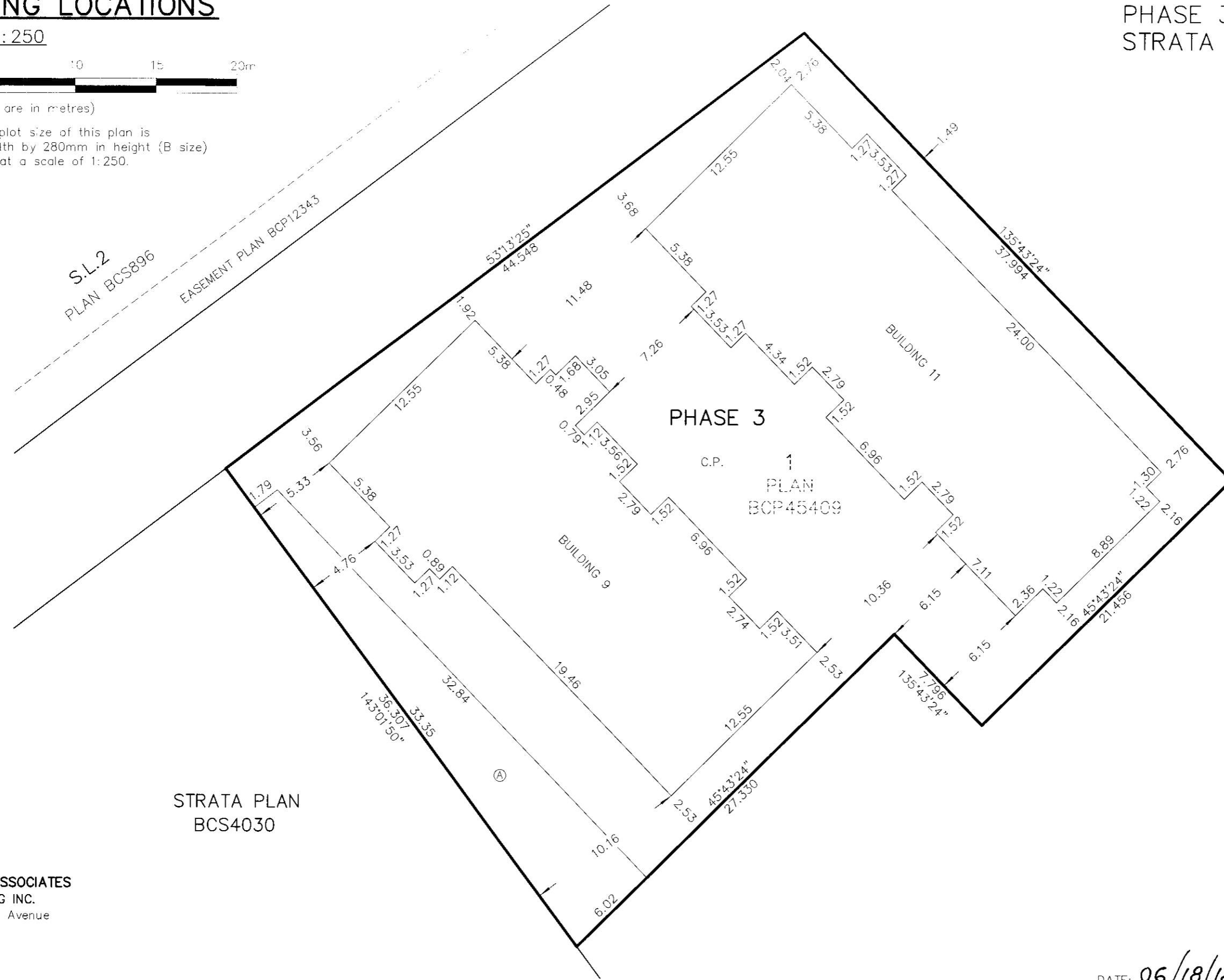


(All distances are in metres)

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.

SHEET 3 OF 6 SHEETS
PHASE 3
STRATA PLAN BCS4060

REM. 1
PLAN BCP45409

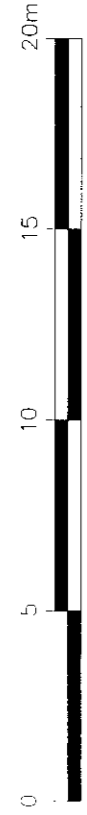


STRATA PLAN
BCS4030

DHALIWAL & ASSOCIATES
 LAND SURVEYING INC.
 121-13140 80th Avenue
 Surrey, B.C.
 V3W 3B2
 (ph) 501-6188
 (fx) 501-6189
 FILE: 1008001-ST3.DWG

DATE: 06/18/12 *J.P.N.* B.C.L.S.

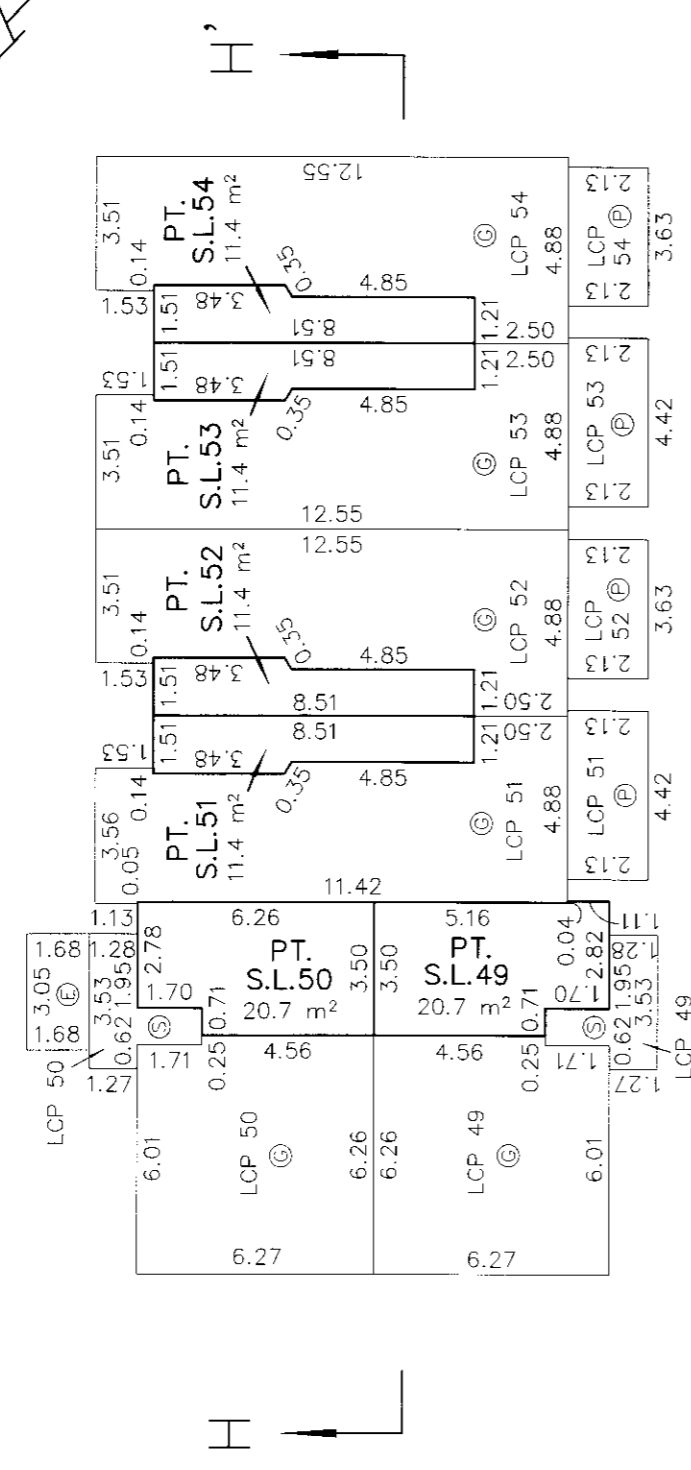
BUILDING 9
SCALE 1:200
SHEET 4 OF 6 SHEETS
PHASE 3
STRATA PLAN BCS4060



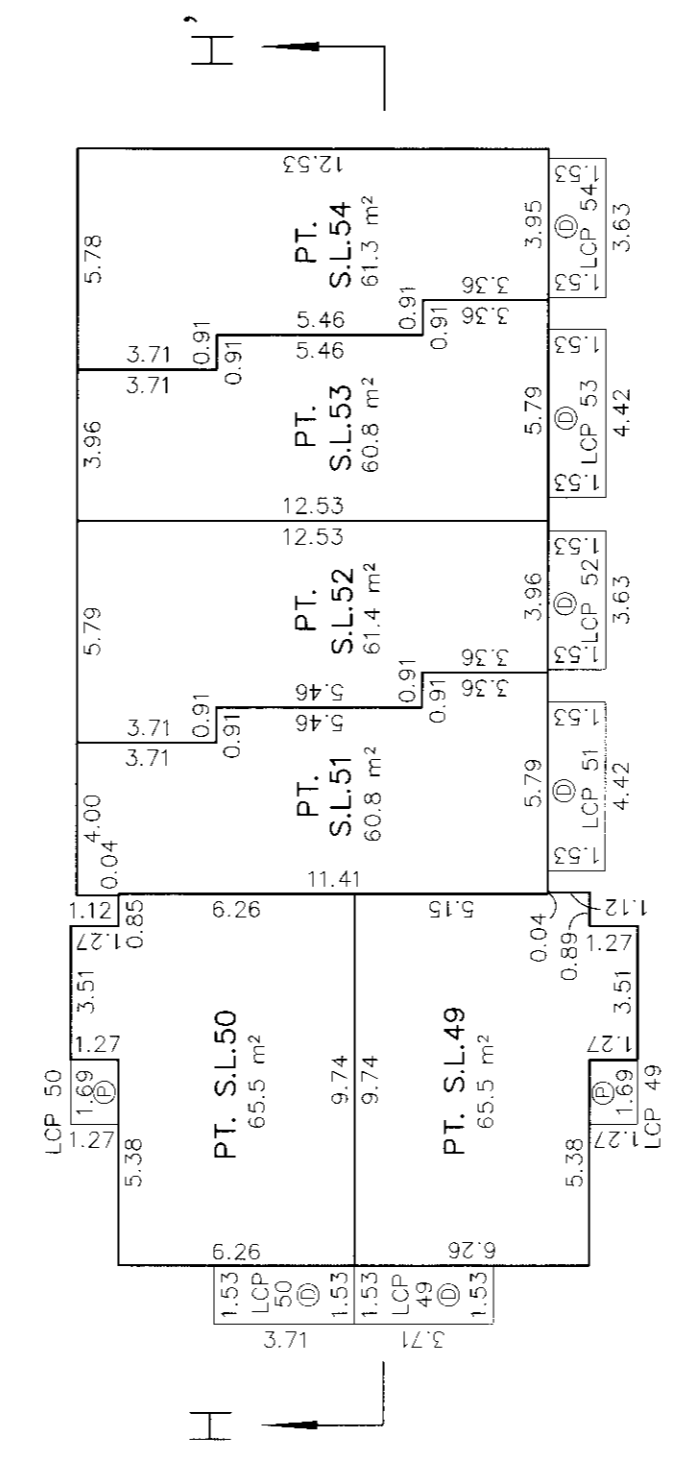
(All distances are in metres)

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

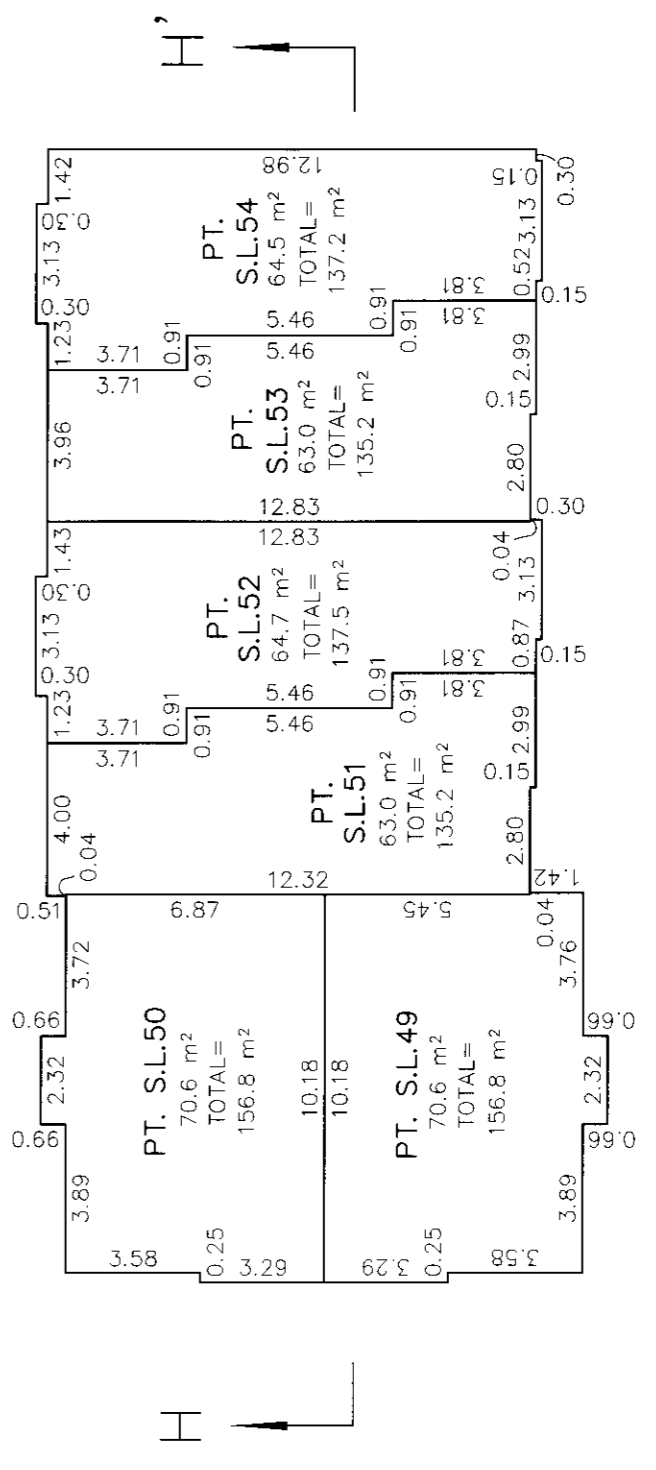
BASEMENT FLOOR



MAIN FLOOR



UPPER FLOOR



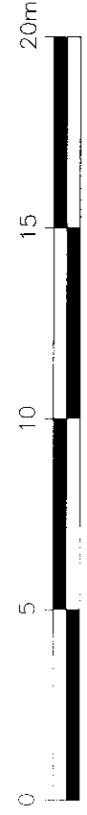
DHALIWAL & ASSOCIATES
LAND SURVEYING INC.
121-15140 80th Avenue
Surrey, B.C.
V3W 3B2
(ph) 501-6188
(fx) 501-6189
FILE: 1008001-ST3.DWG

DATE: 06/18/12
J.P.M.
B.C.L.S.

BUILDING 11
PHASE 3
STRATA PLAN BCS4060

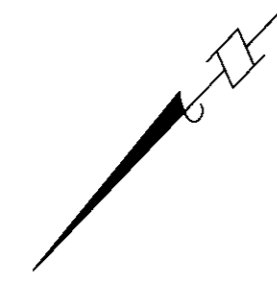
SHEET 5 OF 6 SHEETS

SCALE 1:200

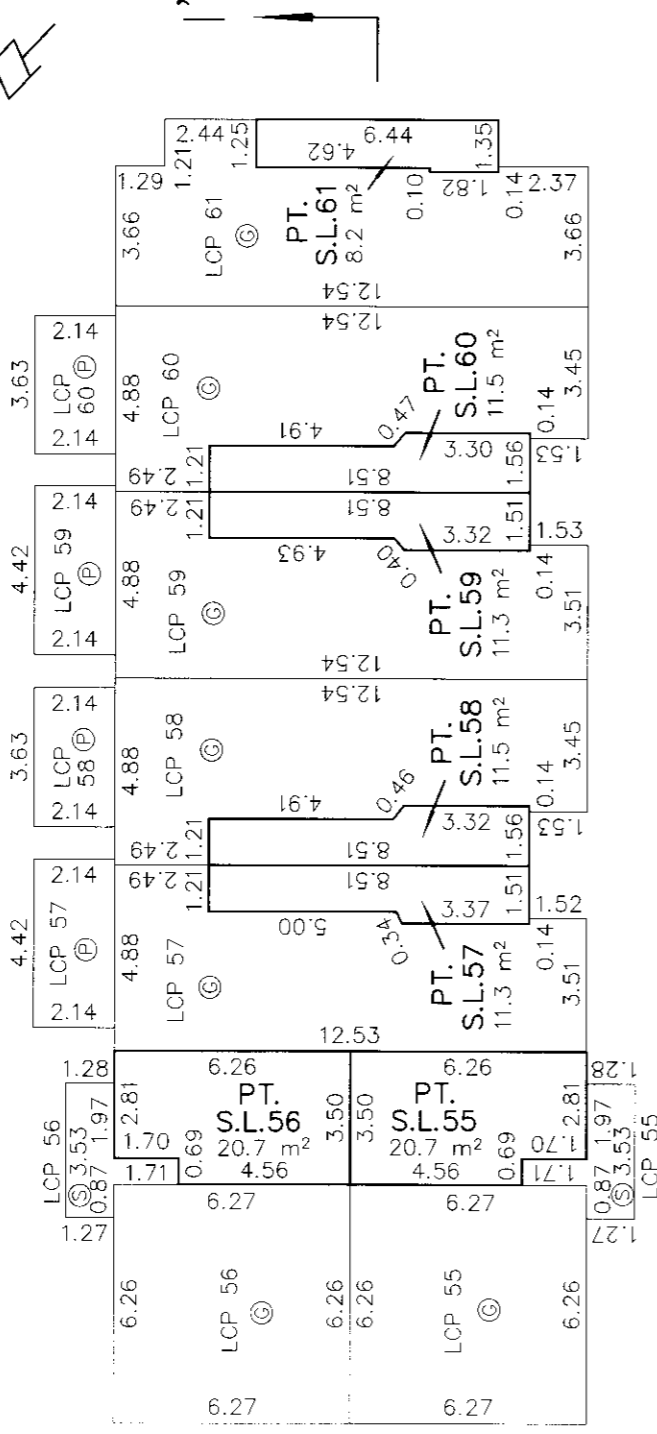


(All distances are in metres)

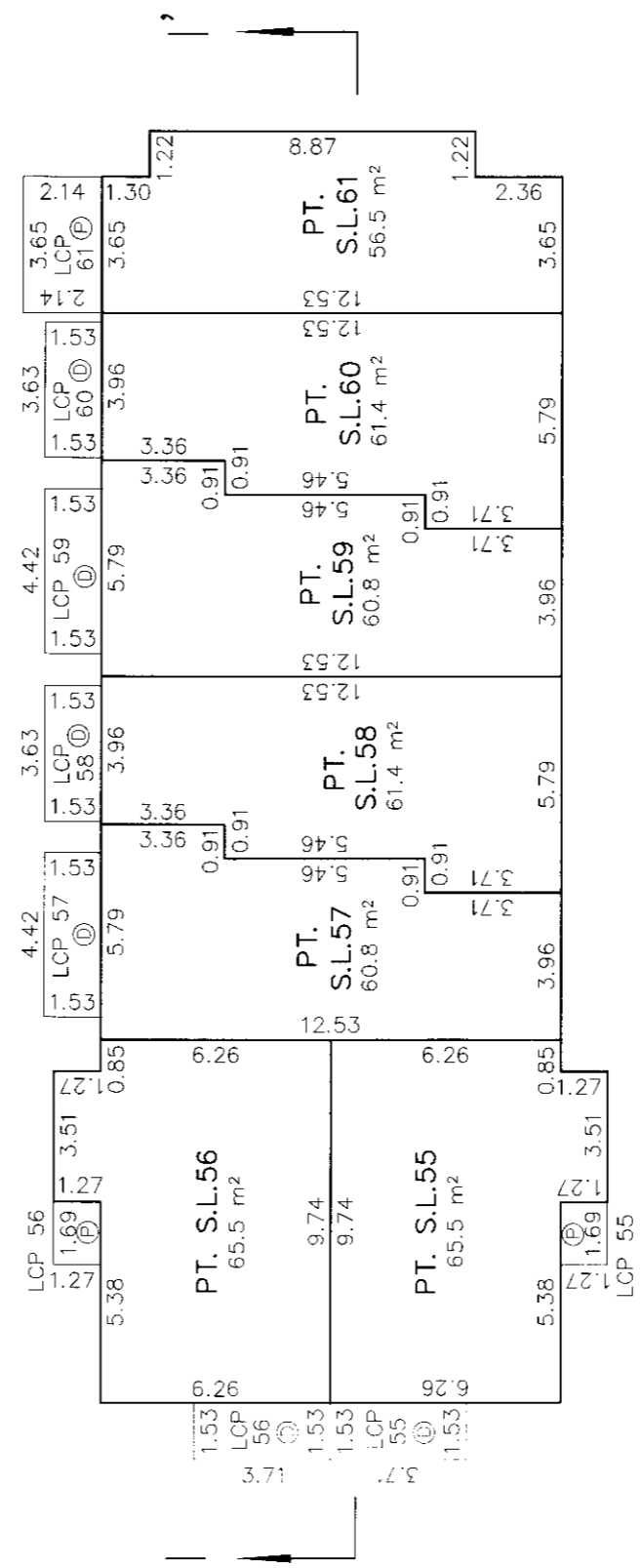
The intended plot size of this plan is 432mm in width by 280mm in height (B size) when plotted at a scale of 1:200.



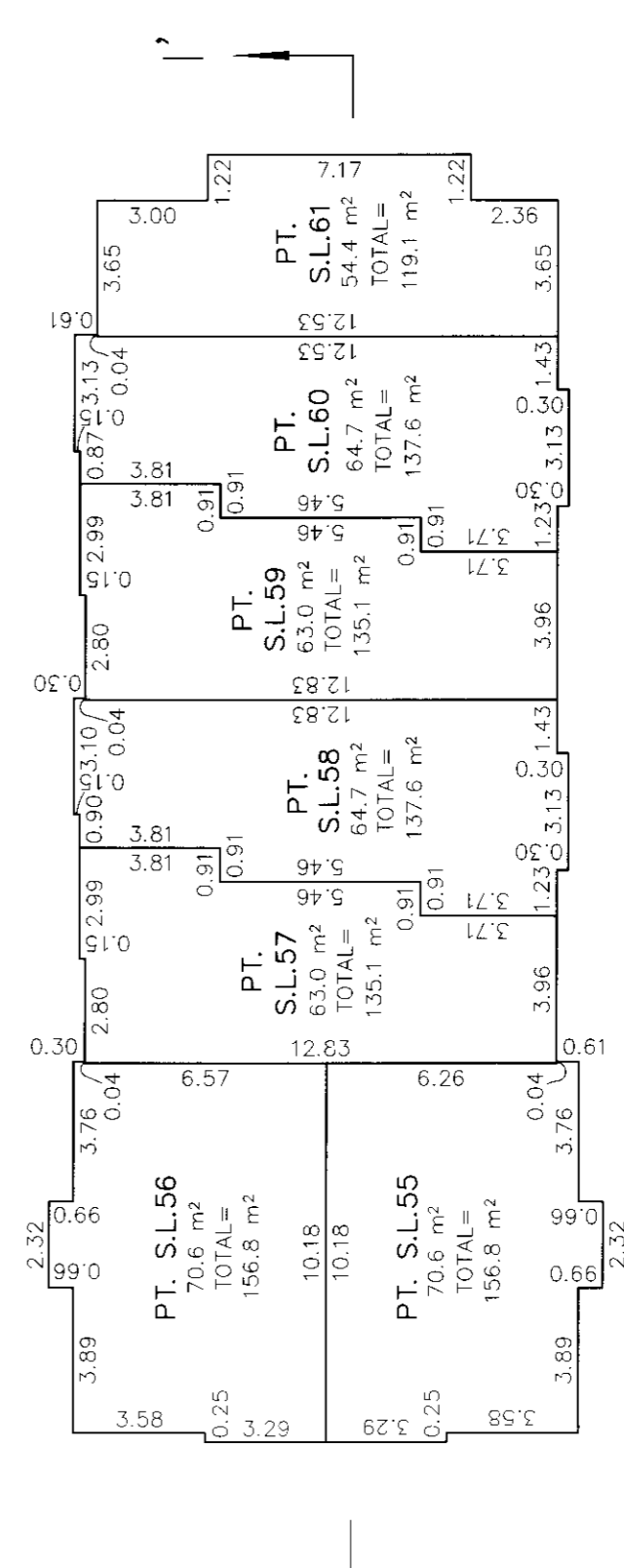
BASEMENT FLOOR



MAIN FLOOR



UPPER FLOOR



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121-13140 80th Avenue
Surrey, B.C.
V3W 3B2
(ph) 501-6188
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FILE: 1008001-ST3.DWG

DATE: 06/18/12 *J.P.M.*

B.C.L.S.

SHEET 6 OF 6 SHEETS
PHASE 3
STRATA PLAN BCS4060

BUILDING SECTIONS

SCALE 1:200



(All distances are in metres)

The intended plot size of this plan is 4.32mm in width by 280mm in height (B size) when plotted at a scale of 1:200.

BUILDING 9
SECTION H-H'

PT. S.L.49	PT. S.L.51	PT. S.L.52	PT. S.L.53	PT. S.L.54
LCP 49 Ⓞ	PT. S.L.51 LCP 51 Ⓞ	PT. S.L.52 LCP 52 Ⓞ	PT. S.L.53 LCP 53 Ⓞ	PT. S.L.54 LCP 54 Ⓞ

BUILDING 11
SECTION I-I'

PT. S.L.55	PT. S.L.57	PT. S.L.58	PT. S.L.59	PT. S.L.60	PT. S.L.61
PT. S.L.55 LCP 55 Ⓞ	PT. S.L.57 LCP 57 Ⓞ	PT. S.L.58 LCP 58 Ⓞ	PT. S.L.59 LCP 59 Ⓞ	PT. S.L.60 LCP 60 Ⓞ	PT. S.L.61 LCP 61 Ⓞ

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 21-5140 80th Avenue
 Surrey, B.C.
 V3W 3B2
 (ph) 501-6188
 (fx) 501-6189
 FILE: 2005001-ST3.DWG

DATE: 06/18/12 *[Signature]*
 B.C.L.S.

STRATA PLAN OF PART OF LOT 1 SECTION 21 BLOCK 5 NORTH RANGE 1 WEST NEW WESTMINSTER DISTRICT PLAN BCP45409 EXCEPT PHASES ONE, TWO AND THREE STRATA PLAN BCS4060

BCGS 92G.017 CITY OF SURREY
SCALE 1:1500

0 10 20 30 40 50 60 70 80 90 100m



(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 1:1500.

LEGEND

Grid bearings are derived from Plan BCP45409. Integrated Survey Area No. 1, Surrey, B.C. Datum: NAD83 (CSRS)

This plan shows horizontal ground-level distances except where otherwise noted. To compute grid distances, multiply ground-level distances by combined factor 0.9995923.

- indicates iron post found
- S.L. indicates strata lot
- PT. indicates part of
- C.P. indicates common property
- LCP indicates limited common property of the indicated strata lot
- ⓔ indicates electrical room/closet being common property
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- ⓐ indicates garage being limited common property of the indicated strata lot
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- Ⓣ indicates deck being limited common property of the indicated strata lot

Boundaries between adjacent strata lots are midway between the outside surfaces of the structural portion of the separating wall, floor or ceiling that separates the strata lots. If there are no separating walls, floor or ceiling, the boundary is as shown on the plan.

Boundaries between strata lots and limited common property or common property are one centimeter inside the outside face of the wall separating the strata lot from said limited common property or common property.

Unless otherwise shown all building corners are 90° or 45°.

DHALIWAL & ASSOCIATES

LAND SURVEYING INC.

121-13140 80th Avenue
Surrey, B.C.
V3W 3B2
(ph) 501-6188
(fx) 501-6189
FILE: 1008001-ST4.DWG

CIVIC ADDRESS:

15399 - Guildford Drive
Surrey, B.C.

ARC TABLE				
ARC	RADIUS	LENGTH	RADIAL BEARINGS	
			b	e
A1	15.080	16.594	60°54'30"	177°51'41"
A2	20.000	21.967	5°28'30"	122°32'40"
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LINE TABLE

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L27	87°14'12"	3.723
L28	80°04'35"	4.620
L29	49°45'23"	4.157
L30	77°02'09"	8.321

LINE TABLE

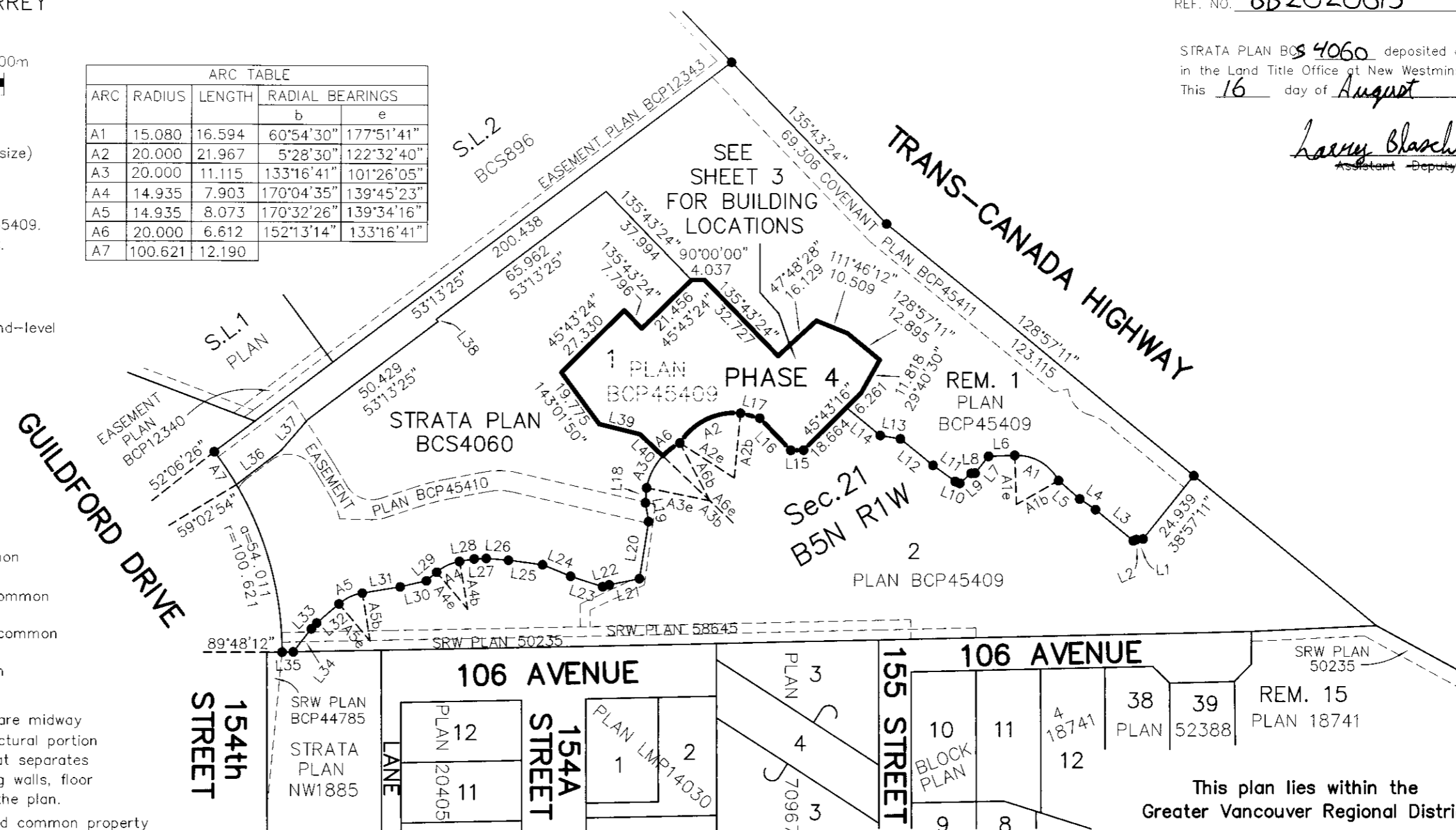
LINE	BEARING	DISTANCE
L31	80°32'26"	11.935
L32	49°34'16"	9.090
L33	42°52'13"	2.449
L34	38°27'02"	9.059
L35	88°46'41"	3.475
L36	53°01'30"	17.489
L37	41°02'14"	12.525
L38	142°20'15"	0.915
L39	103°47'45"	13.047
L40	133°13'29"	9.721

SHEET 1 OF 7 SHEETS
PHASE 4
STRATA PLAN BCS4060

REF. NO. BB2020015

STRATA PLAN BCS 4060 deposited and registered in the Land Title Office at New Westminster, B.C. This 16 day of August, 2012

Larry Blaschuk per km
Assistant Deputy Registrar



This plan lies within the Greater Vancouver Regional District

I, Gene Paul Nikula, 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 20th day of June, 2012. The plan was completed and checked, and the checklist filed under #137651, on the 22nd day of June, 2012.

Gene Nikula

B.C.L.S. 803

The intended plot size of this plan is 280mm in width by 432mm in height (B size).

SHEET 2 OF 7 SHEETS
PHASE 4
STRATA PLAN BCS4060

OWNER:

0748093 B.C. LTD.
(INC. NO. 0748093)

[Signature]
Authorized signatory

Authorized signatory

[Signature]
Witness

STEPHAN CHARLES
Witness (printed)

LIAN YIP
Occupation of Witness

200-5120-125 ST
Address of witness

SURREY, BC V3M 6G2

MORTGAGEE:

WESTMINSTER SAVINGS CREDIT UNION

[Signature]
Authorized signatory

[Signature] Rishi Jhal
Authorized signatory

[Signature]
Witness

Kevin Tan
Witness (printed)

BRM.
Occupation of Witness

103-960 Quayside Dr.
Address of witness

New West. BC. V3M 6G2

The City of Surrey as holder of covenants BB1677665, BB1677669, BB1677673, BB1677675, BB1677677, BB1677679, BB1677681, BB1677683, and BB1745691 hereby consents to the filing of this strata plan.

[Signature]
Mayor: Dianne Watts

[Signature]
City Clerk: Jane Sullivan

Approved as Phase 4 of a 6 phase strata plan under section 224 of the Strata Property Act.

Date: August 13, 2012
(month day, year)

[Signature]
Signature of Approving Officer
City of Surrey, B.C.
Nicholas Lai
Approving Officer
City of Surrey

I, Gene Paul Nikula, 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.

Date: JUNE 22, 2012
(month day, year)

[Signature]
B.C.L.S.

I certify that the amenity area, 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: Aug. 13, 2012
(month day, year)

[Signature]
Signature of Approving Officer
City of Surrey, B.C.

Nicholas Lai
Approving Officer
City of Surrey

I, Gene Paul Nikula, a British Columbia Land Surveyor, certify that the buildings included in this strata plan have not, as of June 21st, 2012, been previously occupied.

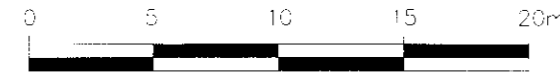
[Signature]
B.C.L.S.

DHALIWAL & ASSOCIATES
LAND SURVEYING INC.
121-13140 80th Avenue
Surrey, B.C.
V3W 3B2
(ph) 501-6188
(fx) 501-6189
FILE: 1008001-ST4.DWG

DATE: 06/22/12 [Signature] B.C.L.S.

BUILDING LOCATIONS

SCALE 1:300

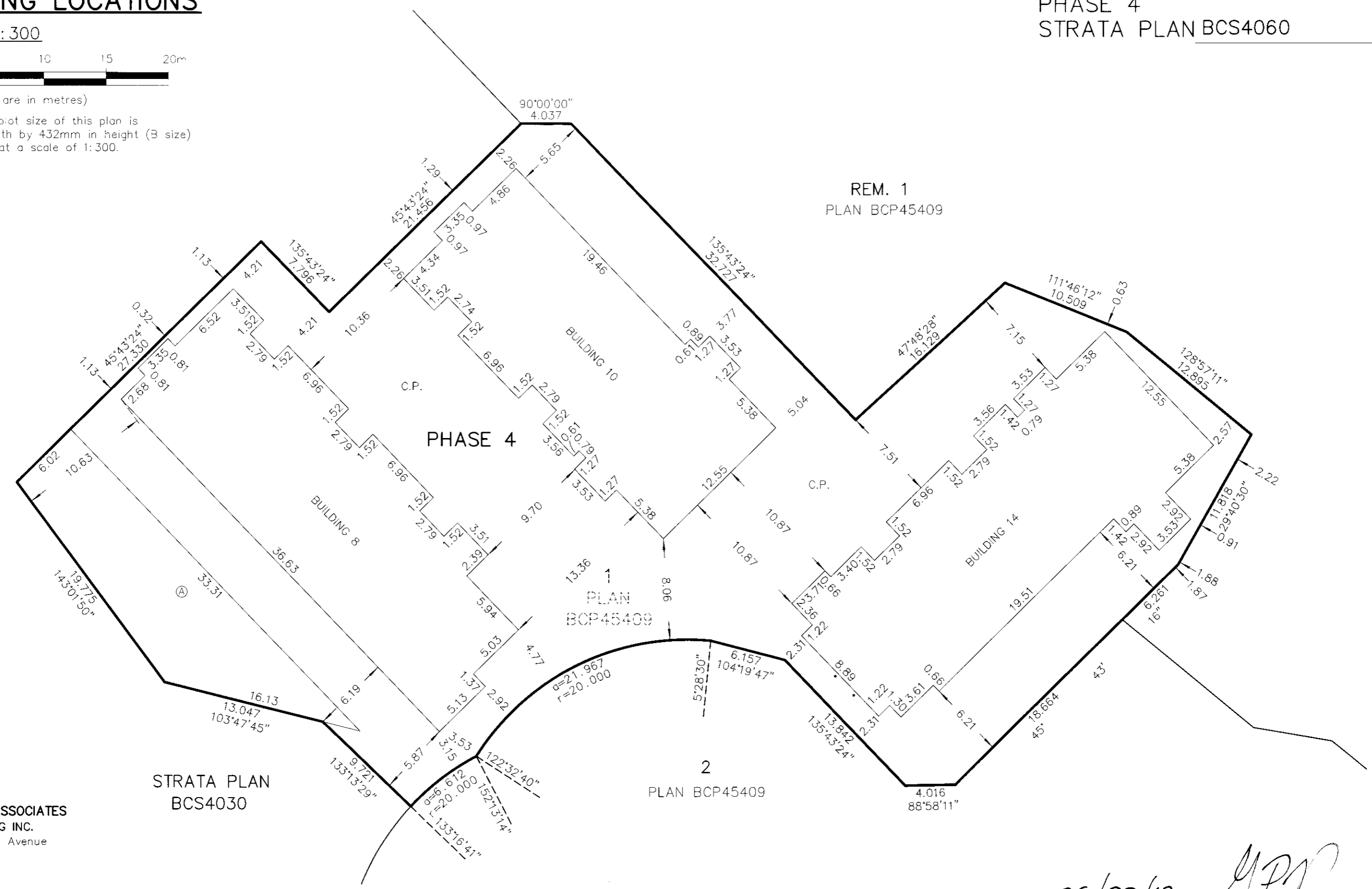


(All distances are in metres)

The intended plot size of this plan is 280mm in width by 432mm in height (B size) when plotted at a scale of 1:300.

SHEET 3 OF 7 SHEETS

PHASE 4 STRATA PLAN BCS4060



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 FILE: 1008001-ST4.DWG

STRATA PLAN
BCS4030

2
PLAN BCP45409

DATE: 06/22/12 *J.P.P.* B.C.L.S.

SHEET 4 OF 7 SHEETS
PHASE 4
STRATA PLAN BCS4060

BUILDING 8

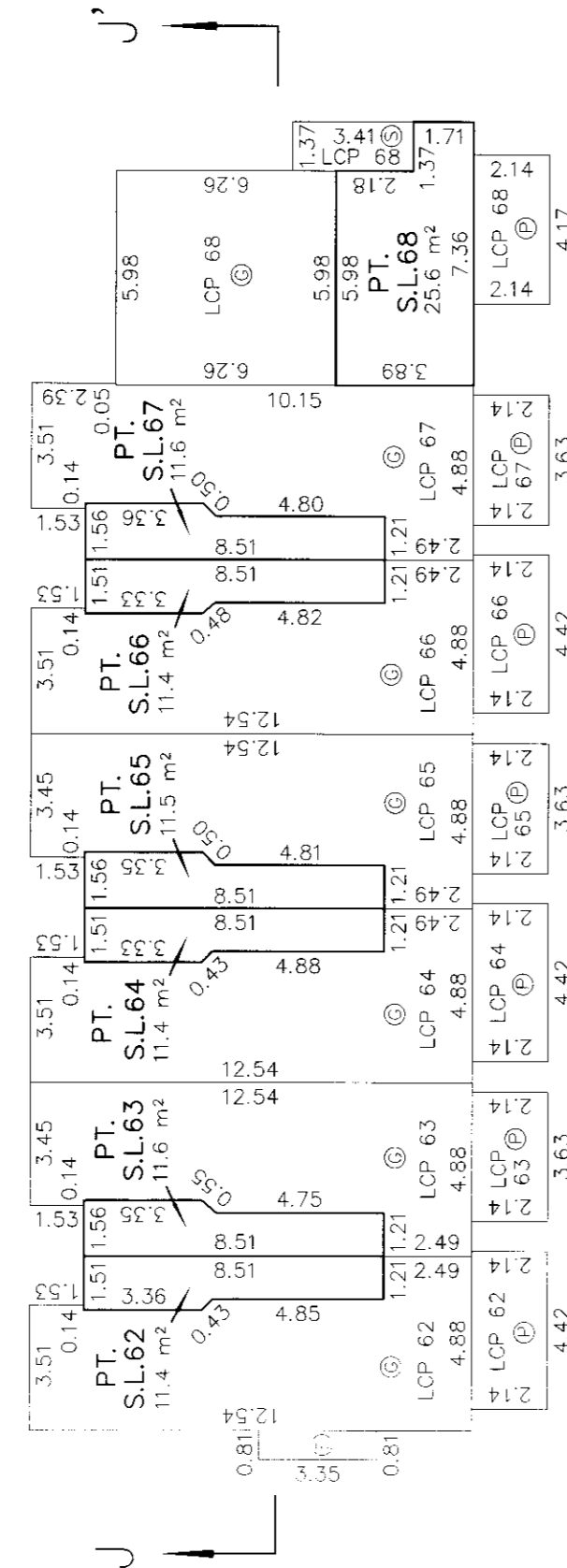
SCALE 1:200



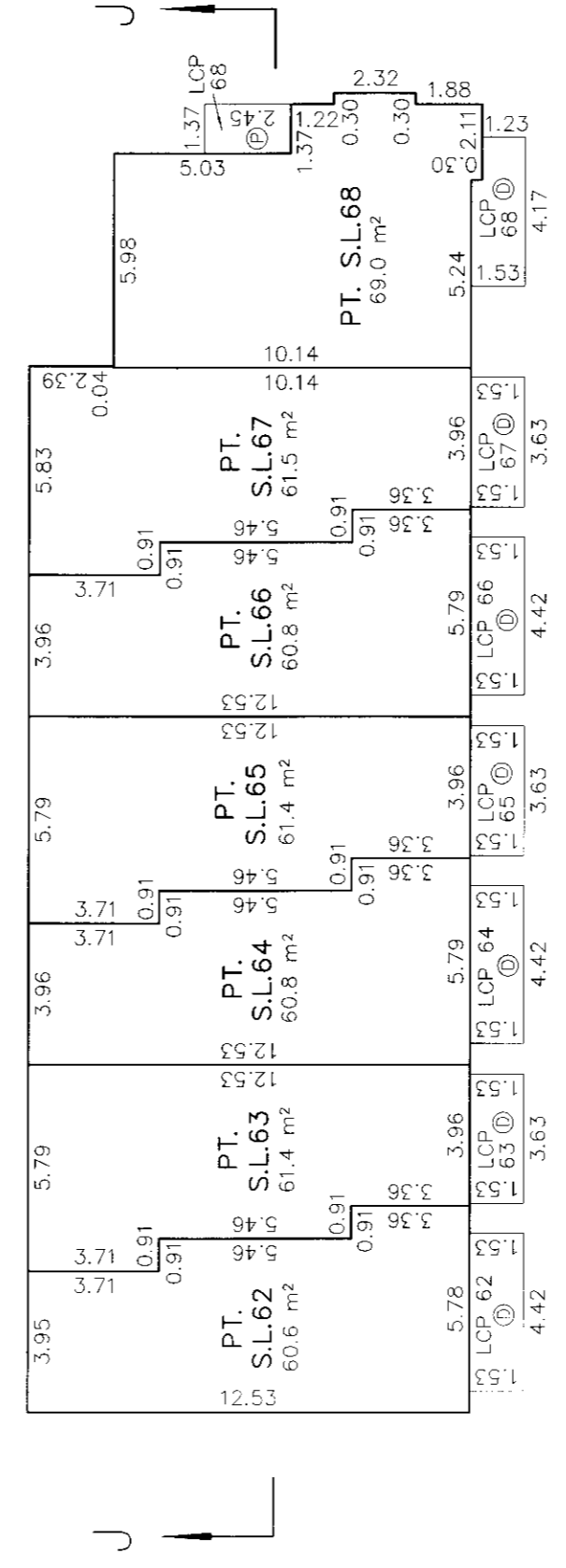
(All distances are in metres)

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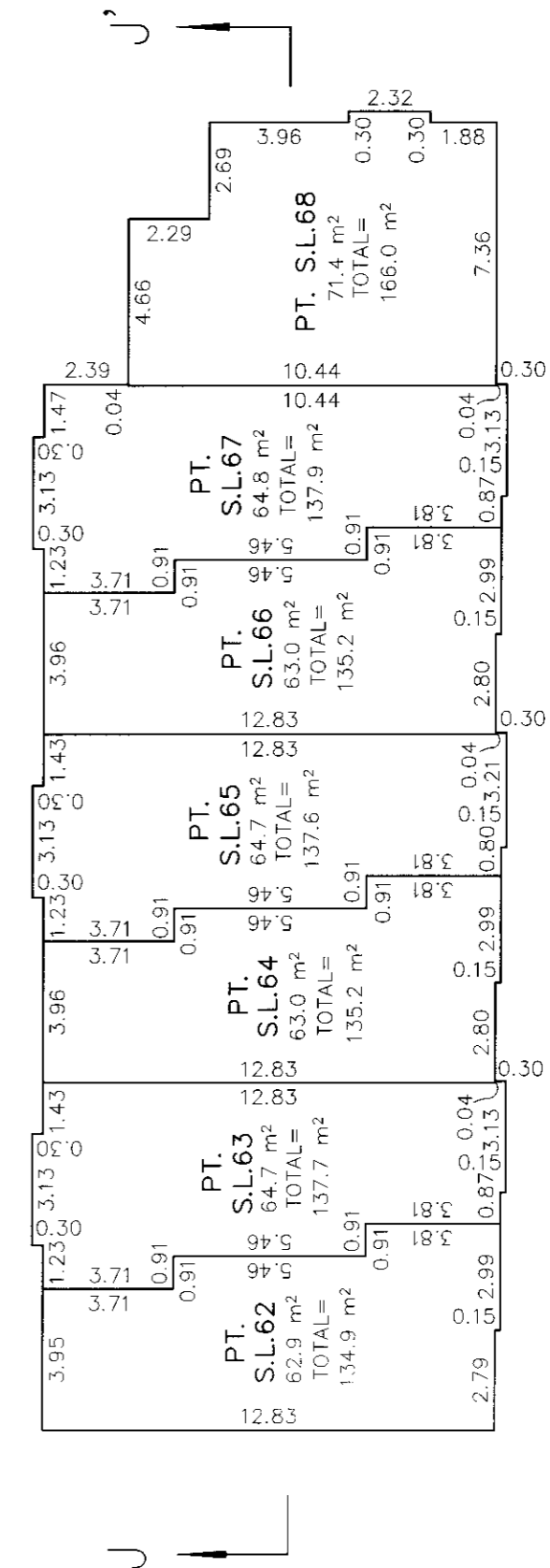
BASEMENT FLOOR



MAIN FLOOR



UPPER FLOOR



DHALIWAL & ASSOCIATES
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121-13140 80th Avenue
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V3W 3R2
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(fx) 501-6189
FILE: 1008001-ST4.DWG

DATE: 06/22/12 *J.P.M.* B.C.L.S.

BUILDING 10

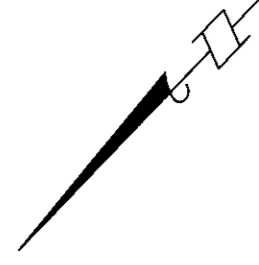
SCALE 1:200



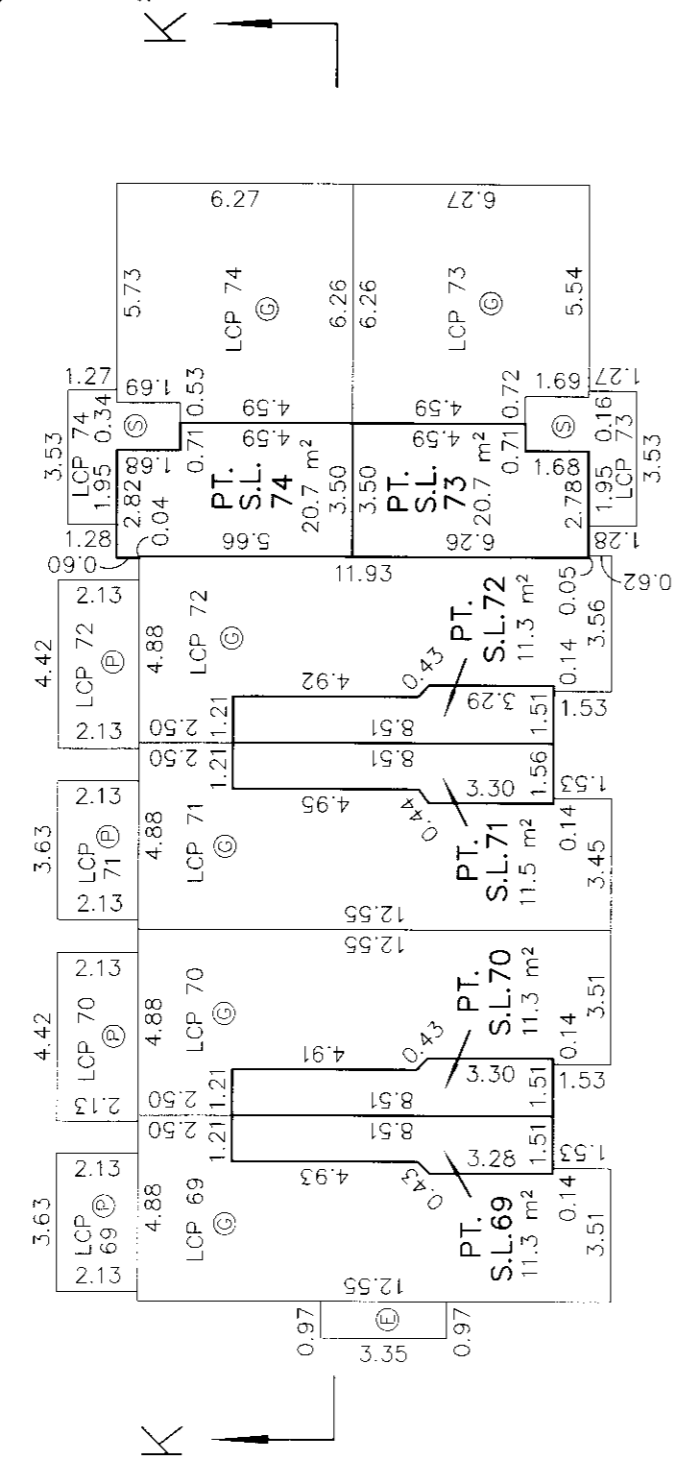
(All distances are in metres)

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.

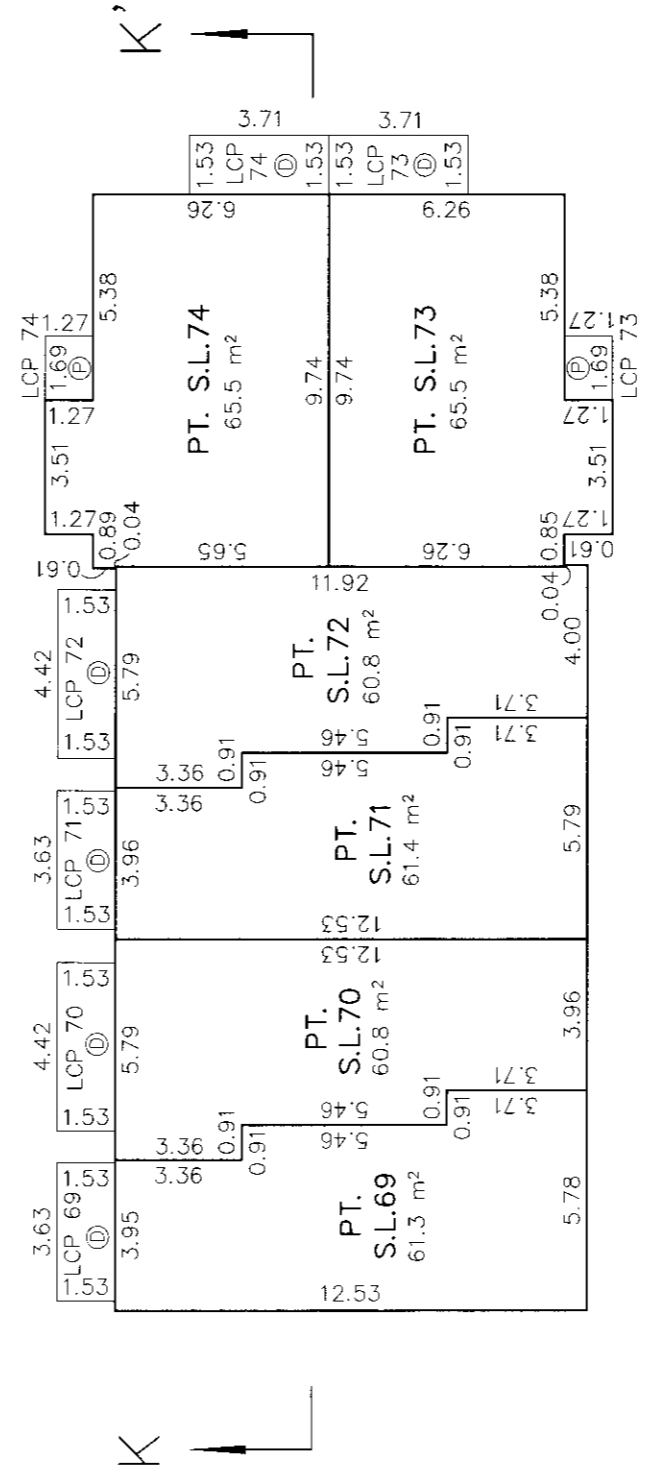
SHEET 5 OF 7 SHEETS
PHASE 4
STRATA PLAN BCS4060



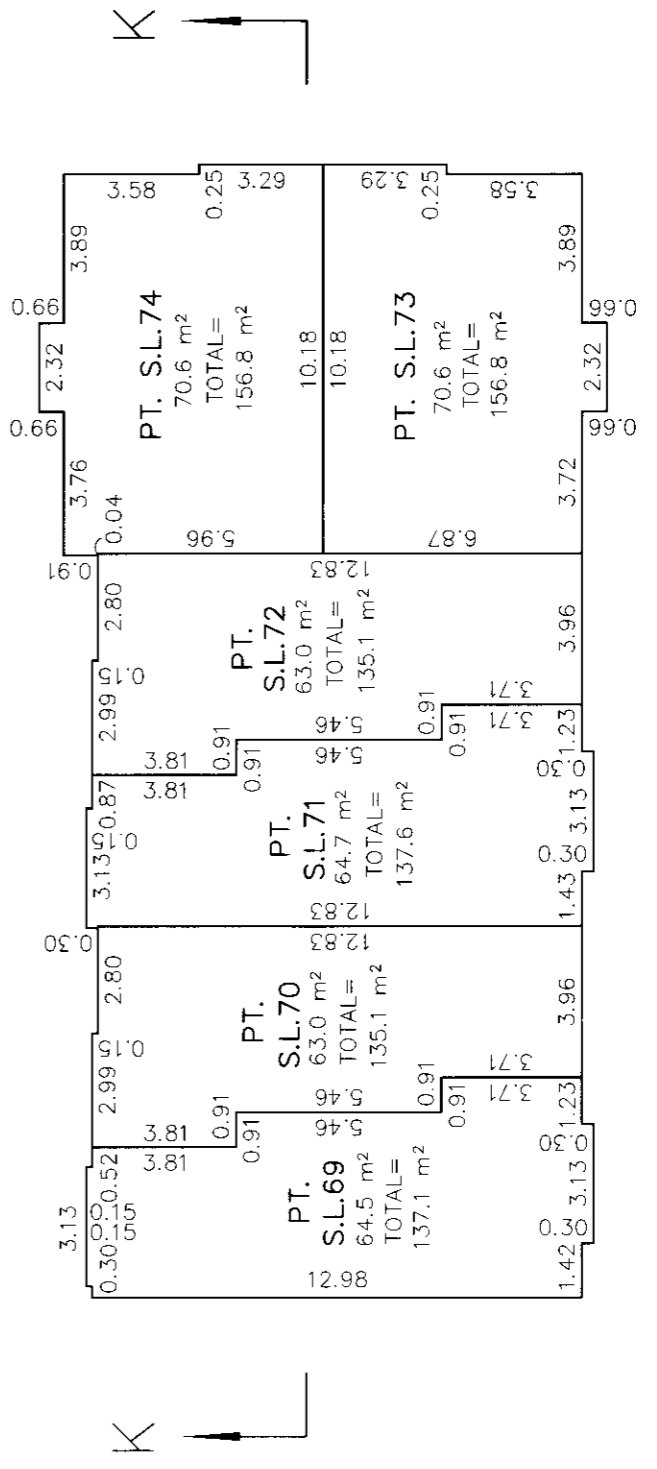
BASEMENT FLOOR



MAIN FLOOR



UPPER FLOOR



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Surrey, B.C.
V3W 3E2
(ph) 501 6188
(fx) 501-6189
FILE: 1008001-ST4.DWG

DATE: 06/22/12 *J.P.A.*
B.C.L.S.

SHEET 6 OF 7 SHEETS
PHASE 4
STRATA PLAN BCS4060

BUILDING 14

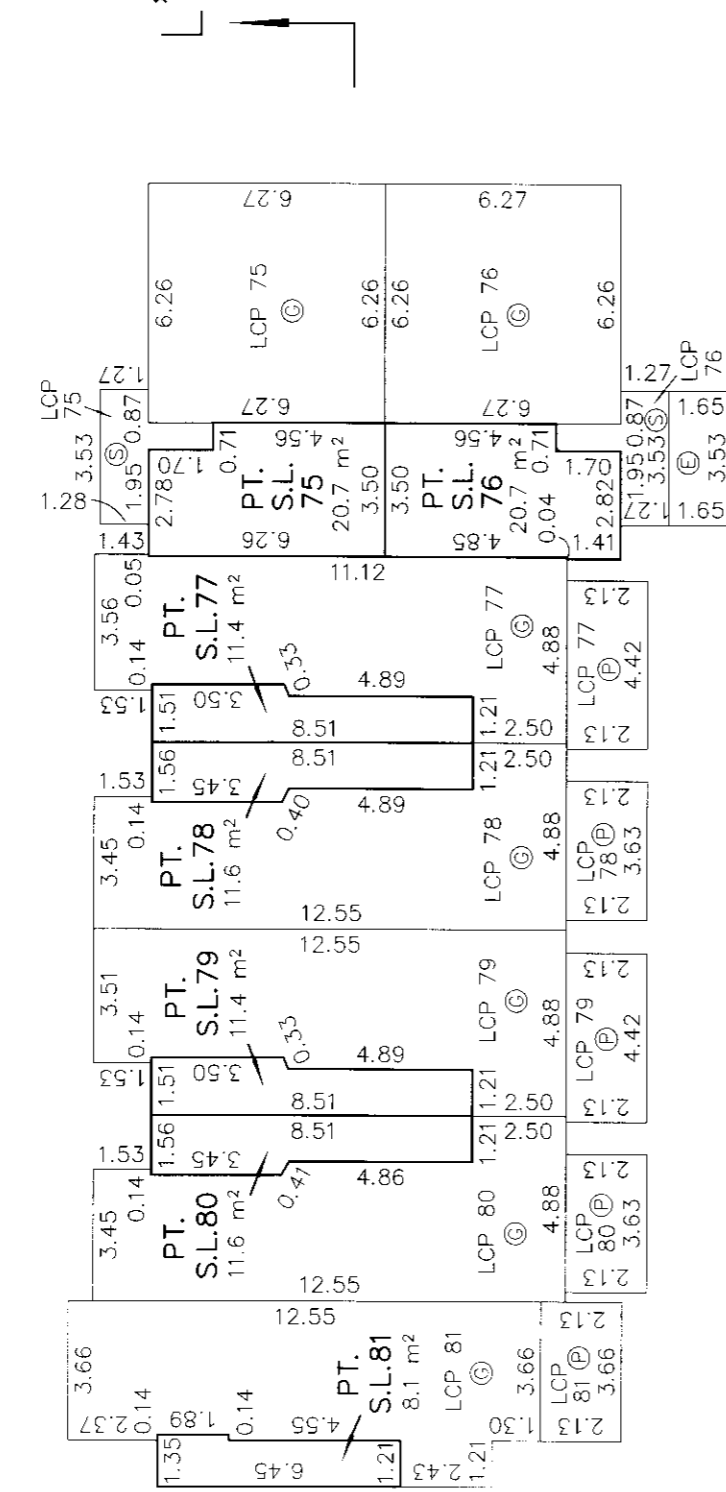
SCALE 1:200



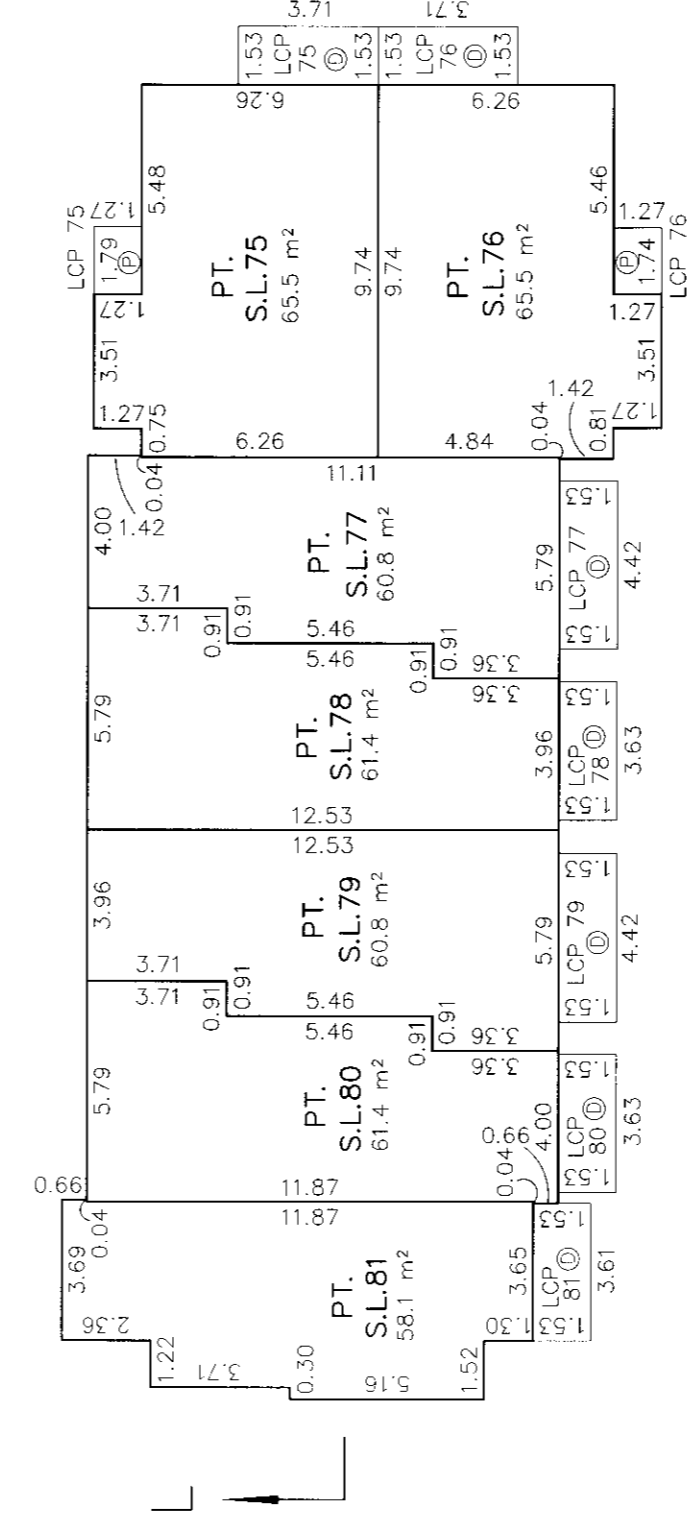
(All distances are in metres)

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.

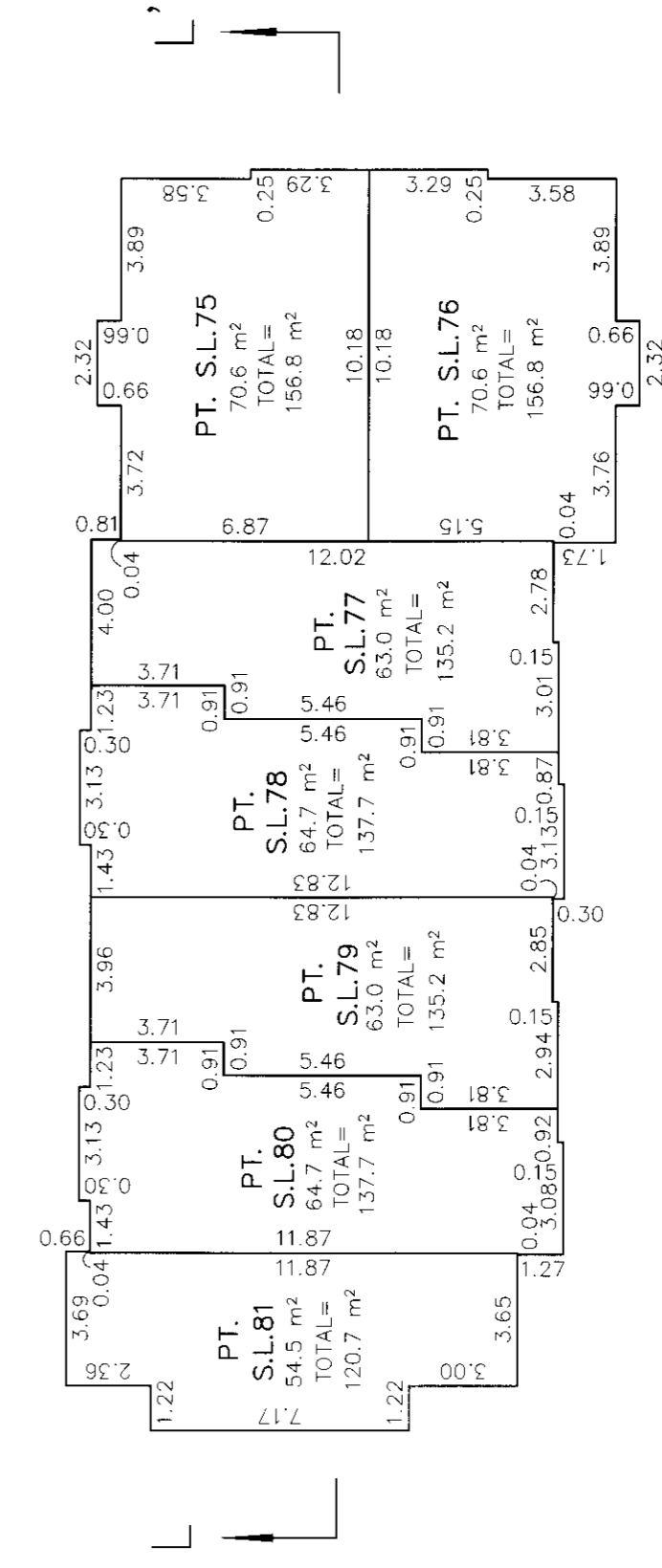
BASEMENT FLOOR



MAIN FLOOR



UPPER FLOOR



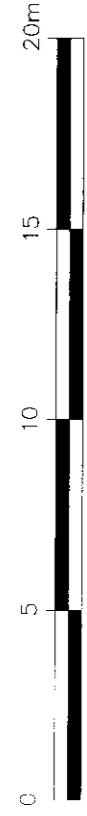
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Surrey, B.C.
V3W 5E2
(p) 501-6188
(f) 501-6189
FILE: 1008001-ST4.DWG

DATE: 06/22/12 *J.P.M.*
B.C.L.S.

SHEET 7 OF 7 SHEETS
PHASE 4
STRATA PLAN BCS4060

BUILDING SECTIONS

SCALE 1:200

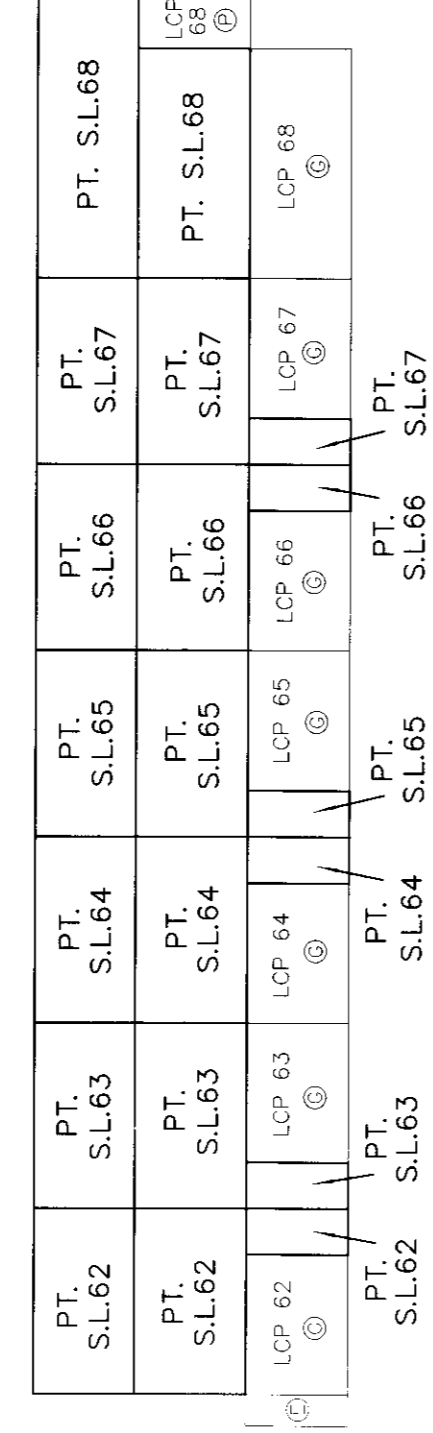


(All distances are in metres)

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.

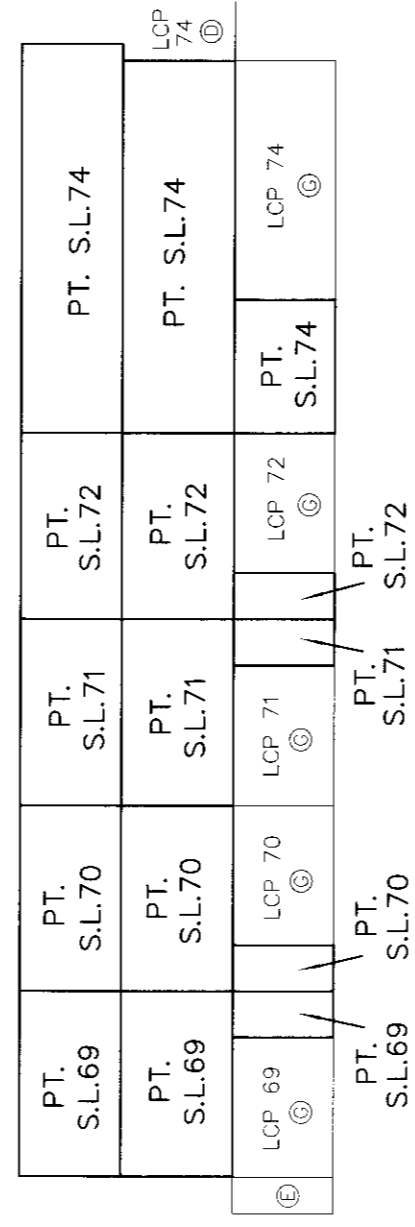
BUILDING 8

SECTION J-J'



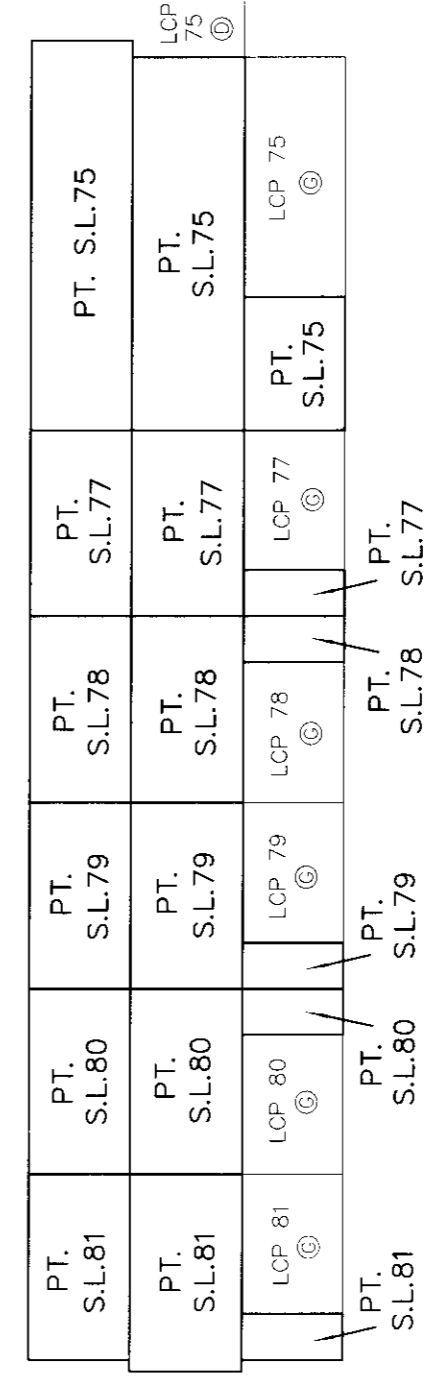
BUILDING 10

SECTION K-K'



BUILDING 14

SECTION L-L'



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 (fx) 501-6189
 FILE: 1008001-ST4.DWG

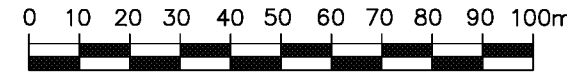
DATE: 06/22/12 *[Signature]*
 B.C.L.S.

STRATA PLAN OF PART OF LOT 1 SECTION 21 BLOCK 5 NORTH RANGE 1 WEST NEW WESTMINSTER DISTRICT PLAN BCP45409 EXCEPT PHASES ONE TO FOUR STRATA PLAN BCS4060

BCGS 92G.017 CITY OF SURREY
SCALE 1:1500

SHEET 1 OF 7 SHEETS

PHASE 5 STRATA PLAN BCS4060



(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 1:1500.

LEGEND

Grid bearings are derived from Plan BCP45409. Integrated Survey Area No. 1, Surrey, B.C. Datum: NAD83 (CSRS)

This plan shows horizontal ground-level distances unless otherwise specified. To compute grid distances, multiply ground-level distances by the average combined factor of 0.9995923 which has been derived from geodetic control monuments 5914 and 5881.

- indicates iron post found
- S.L. indicates strata lot
- PT. indicates part of
- C.P. indicates common property
- LCP indicates limited common property of the indicated strata lot
- ⓔ indicates electrical room/closet being common property
- Ⓐ indicates amenity being a common facility
- ⓐ indicates garage being limited common property of the indicated strata lot
- Ⓢ indicates crawspace being limited common property of the indicated strata lot
- Ⓟ indicates patio/porch being limited common property of the indicated strata lot
- Ⓣ indicates deck being limited common property of the indicated strata lot

Boundaries between adjacent strata lots are midway between the outside surfaces of the structural portion of the separating wall, floor or ceiling that separates the strata lots. If there are no separating walls, floor or ceiling, the boundary is as shown on the plan.

Boundaries between strata lots and limited common property or common property are one centimeter inside the outside face of the wall separating the strata lot from said limited common property or common property.

Unless otherwise shown all building corners are 90° or 45°.

DHALIWAL & ASSOCIATES LAND SURVEYING INC.

121-13140 80th Avenue
Surrey, B.C.
V3W 3B2

(ph) 501-6188
(fx) 501-6189

FILE: 1008001-ST5.DWG

CIVIC ADDRESS:

15399 - Guildford Drive
Surrey, B.C.

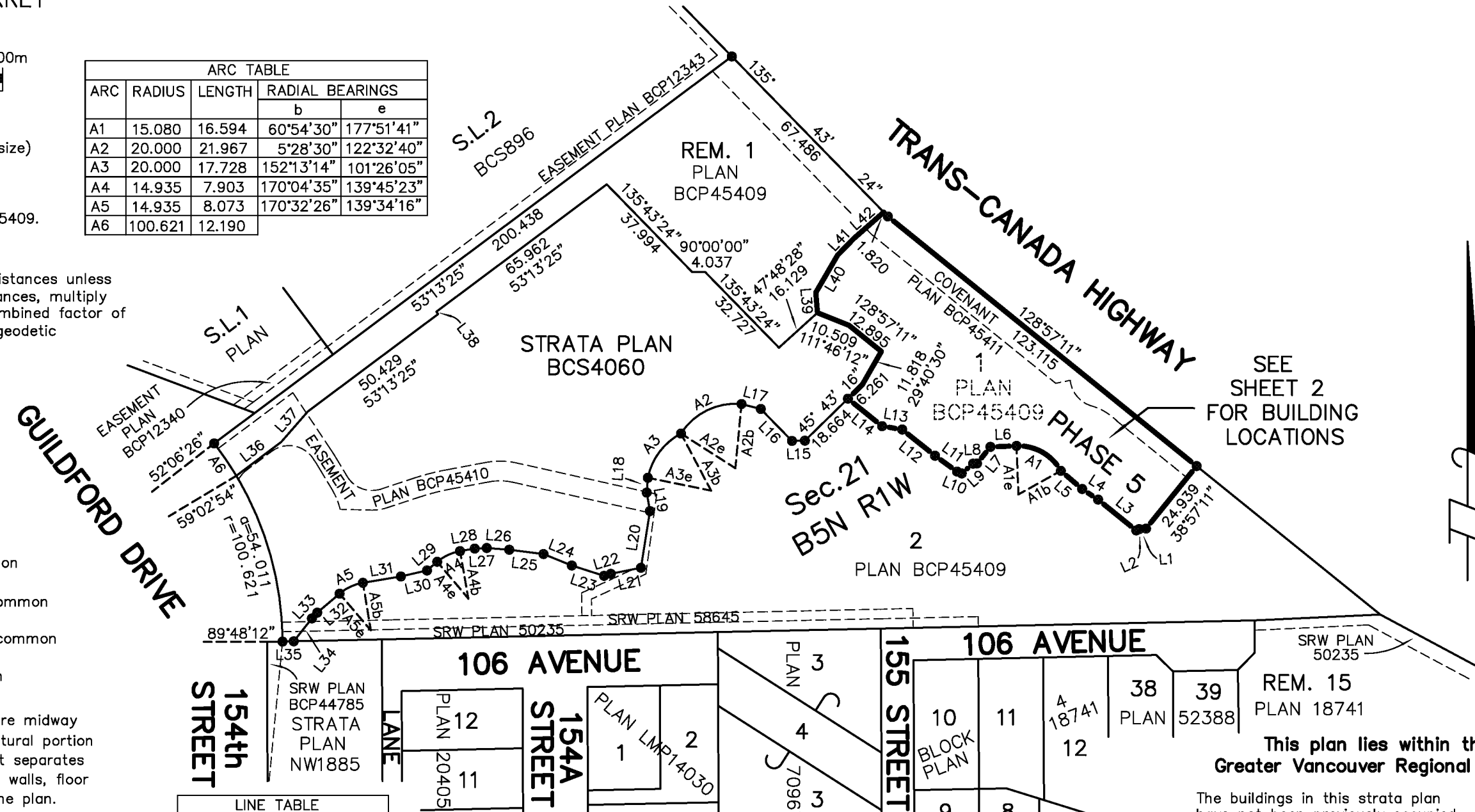
ARC TABLE				
ARC	RADIUS	LENGTH	RADIAL BEARINGS	
			b	e
A1	15.080	16.594	60°54'30"	177°51'41"
A2	20.000	21.967	5°28'30"	122°32'40"
A3	20.000	17.728	152°13'14"	101°26'05"
A4	14.935	7.903	170°04'35"	139°45'23"
A5	14.935	8.073	170°32'26"	139°34'16"
A6	100.621	12.190		

LINE TABLE		
LINE	BEARING	DISTANCE
L1	85°41'40"	2.139
L2	65°49'41"	0.995
L3	128°57'17"	15.197
L4	123°37'35"	5.951
L5	130°25'42"	8.667
L6	87°51'41"	8.115
L7	38°57'10"	6.631
L8	87°48'45"	1.203
L9	49°16'50"	4.652
L10	111°54'21"	1.558
L11	125°41'24"	8.417
L12	128°37'22"	13.021

LINE TABLE		
LINE	BEARING	DISTANCE
L13	99°32'51"	6.335
L14	128°52'39"	13.580
L15	88°58'11"	4.016
L16	135°43'24"	13.842
L17	104°19'47"	6.157
L18	4°22'30"	4.591
L19	170°11'44"	5.844
L20	9°01'56"	17.772
L21	78°32'46"	9.543
L22	73°25'29"	2.170

LINE TABLE		
LINE	BEARING	DISTANCE
L23	107°47'35"	10.505
L24	112°00'16"	9.466
L25	97°12'44"	10.721
L26	94°23'52"	6.997
L27	87°14'12"	3.723
L28	80°04'35"	4.620
L29	49°45'23"	4.157
L30	77°02'09"	8.321
L31	80°32'26"	11.935
L32	49°34'16"	9.090

LINE TABLE		
LINE	BEARING	DISTANCE
L33	42°52'13"	2.449
L34	38°27'02"	9.059
L35	88°46'41"	3.475
L36	53°01'30"	17.489
L37	41°02'14"	12.525
L38	142°20'15"	0.915
L39	175°15'27"	6.277
L40	30°16'15"	13.442
L41	44°10'30"	7.213
L42	48°46'03"	12.324



SEE SHEET 2 FOR BUILDING LOCATIONS

This plan lies within the Greater Vancouver Regional District

The buildings in this strata plan have not been previously occupied.

The buildings shown hereon are within the external boundaries of the land that is the subject of the strata plan.

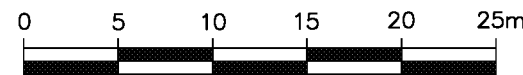
This plan is Phase 5 of a 6 phase strata plan under Section 224 of the Strata Property Act lying within the jurisdiction of the Approving Officer for the City of Surrey.

The field survey represented by this plan was completed on the 9th day of July, 2013.

Gene Paul Nikula, BCLS 803

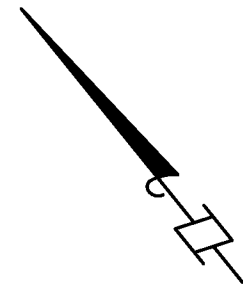
BUILDING LOCATIONS

SCALE 1:400



(All distances are in metres)

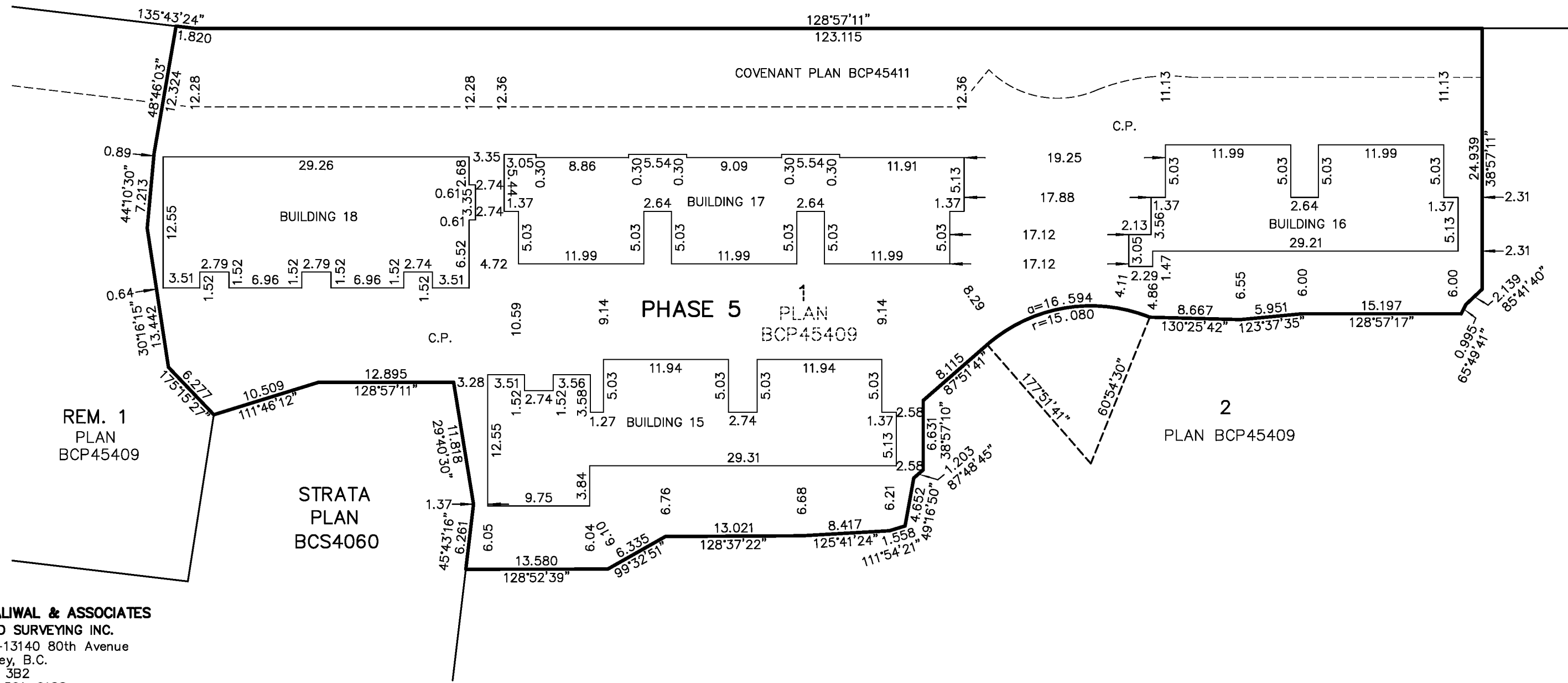
The intended plot size of this plan is 280mm in width by 432mm in height (B size) when plotted at a scale of 1:400.



SHEET 2 OF 7 SHEETS

PHASE 5 STRATA PLAN BCS4060

TRANS-CANADA HIGHWAY



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 Surrey, B.C.
 V3W 3B2
 (ph) 501-6188
 (fx) 501-6189
 FILE: 1008001-ST5.DWG

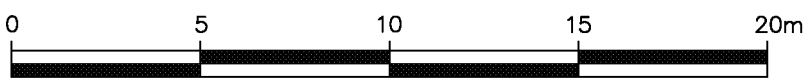
Gene Paul Nikula, BCLS 803
 9th day of July, 2013.

BUILDING 15

SHEET 3 OF 7 SHEETS

PHASE 5 STRATA PLAN BCS4060

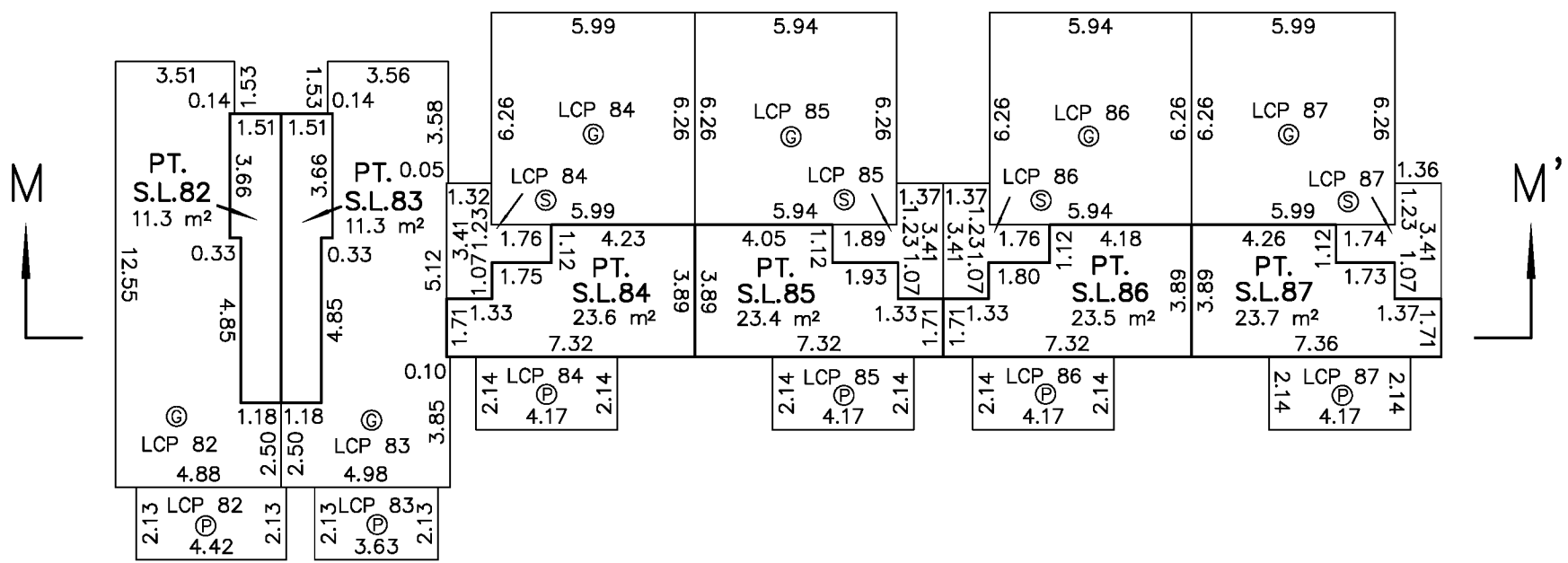
SCALE 1:200



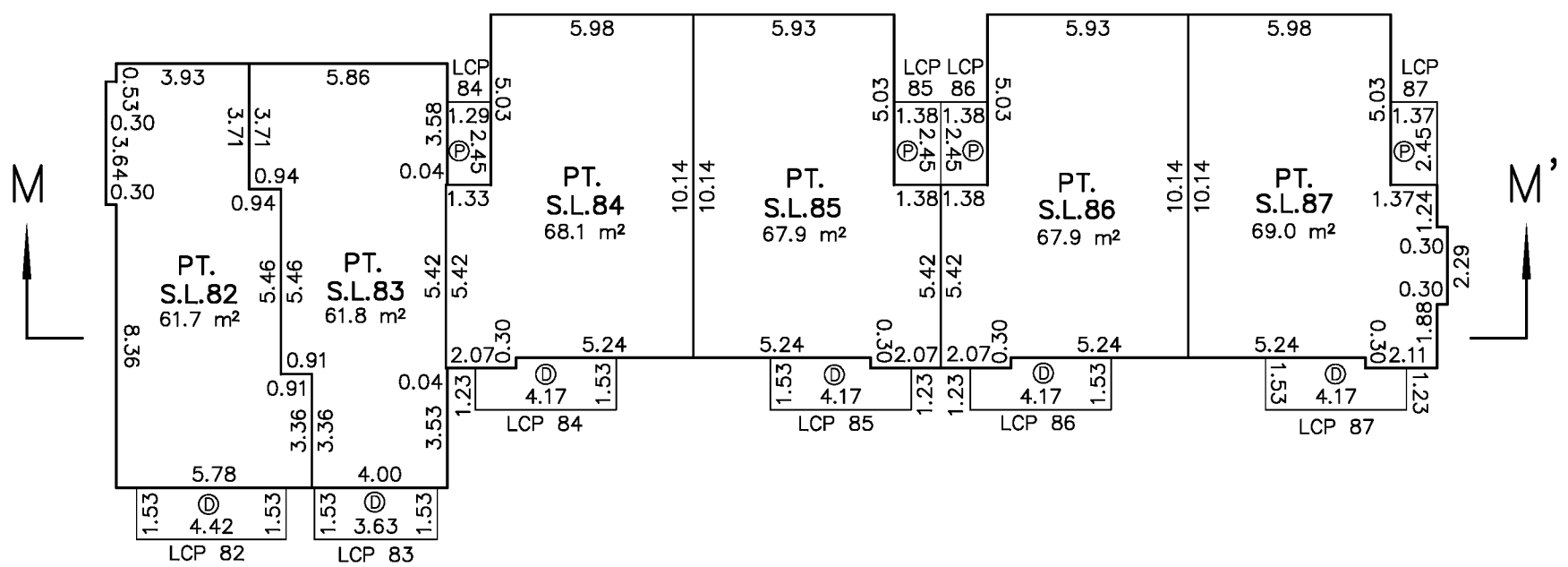
(All distances are in metres)

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.

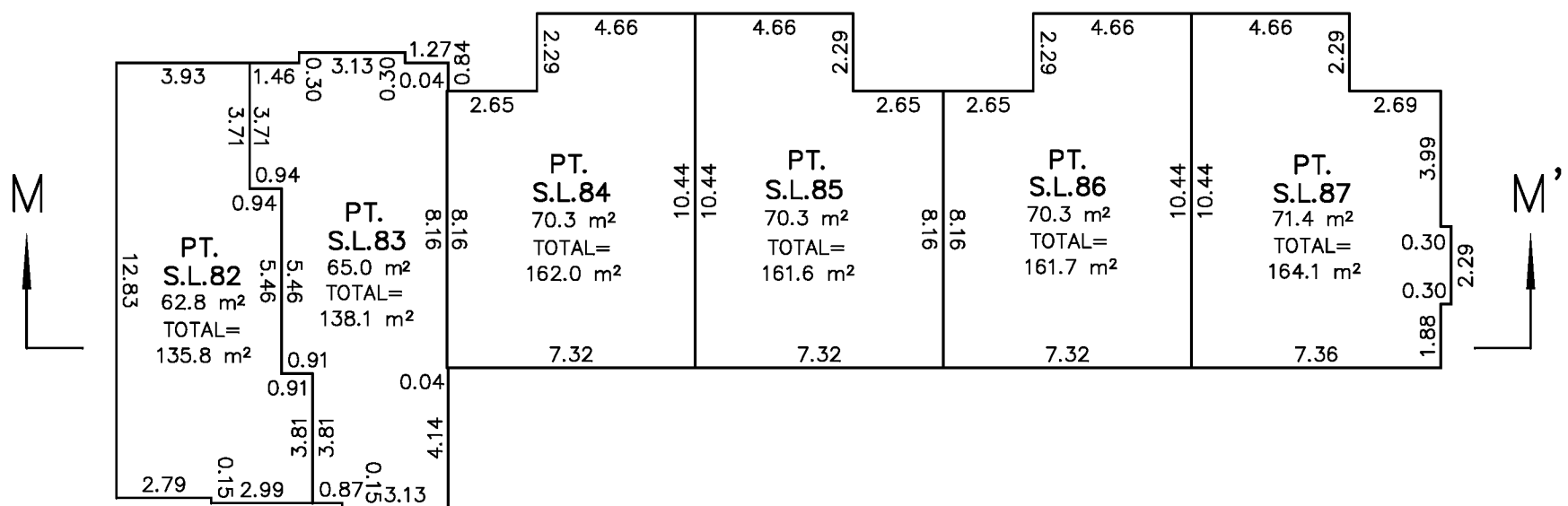
BASEMENT FLOOR



MAIN FLOOR



UPPER FLOOR



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 LAND SURVEYING INC.
 121-13140 80th Avenue
 Surrey, B.C.
 V3W 3B2
 (ph) 501-6188
 (fx) 501-6189
 FILE: 1008001-ST5.DWG

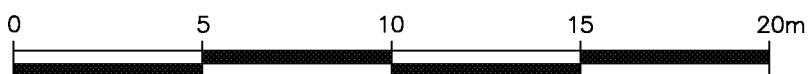
Gene Paul Nikula, BCLS 803
 9th day of July, 2013.

BUILDING 16

SHEET 4 OF 7 SHEETS

PHASE 5 STRATA PLAN BCS4060

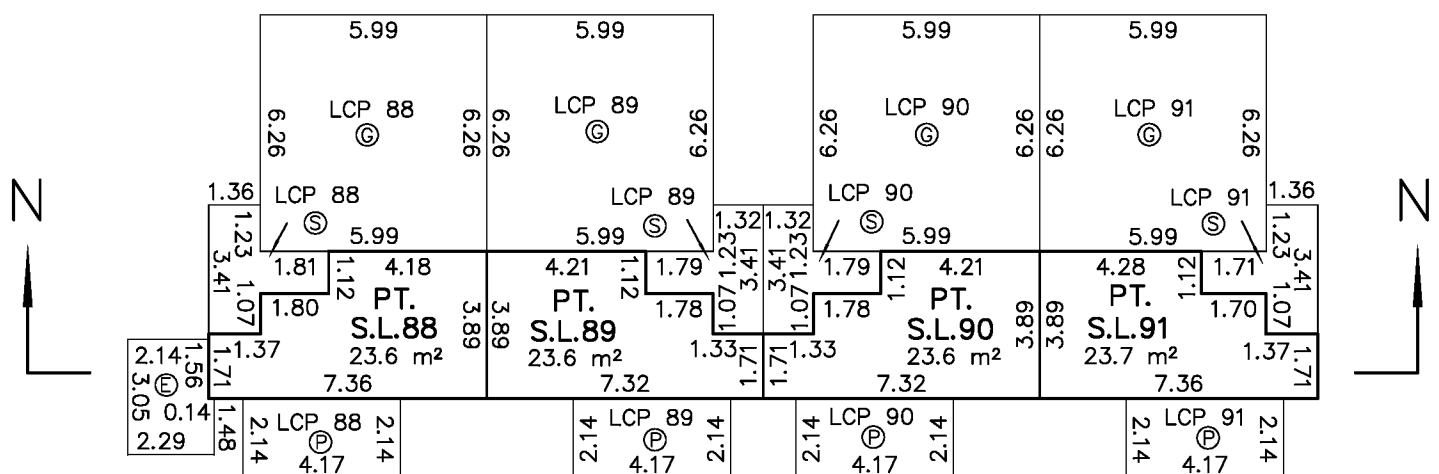
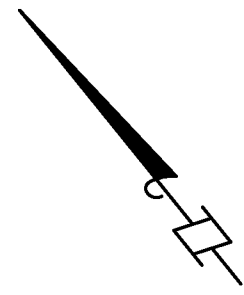
SCALE 1:200



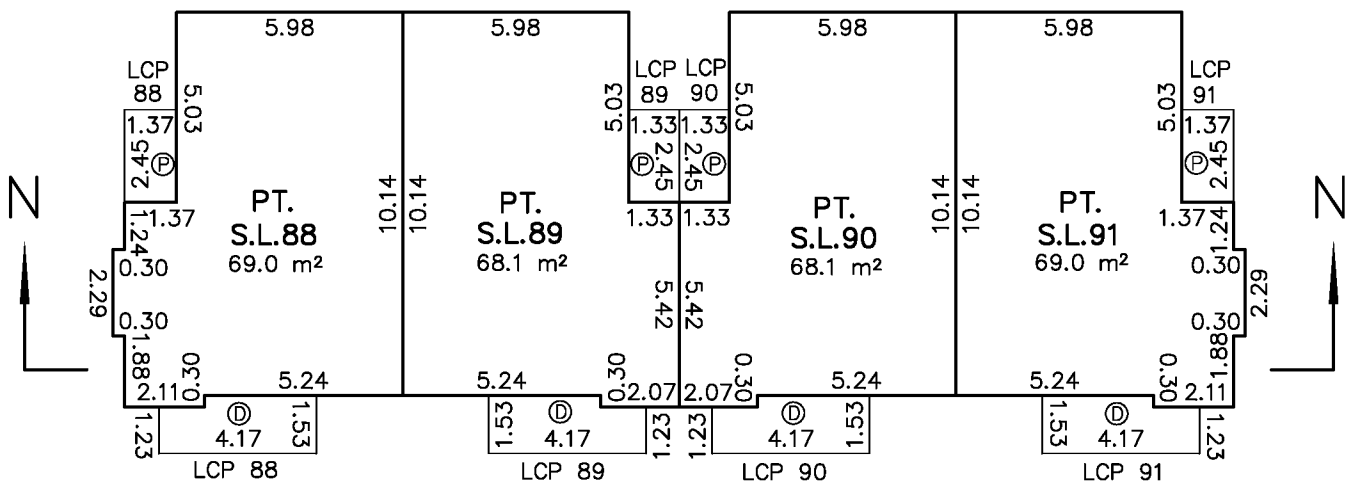
(All distances are in metres)

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.

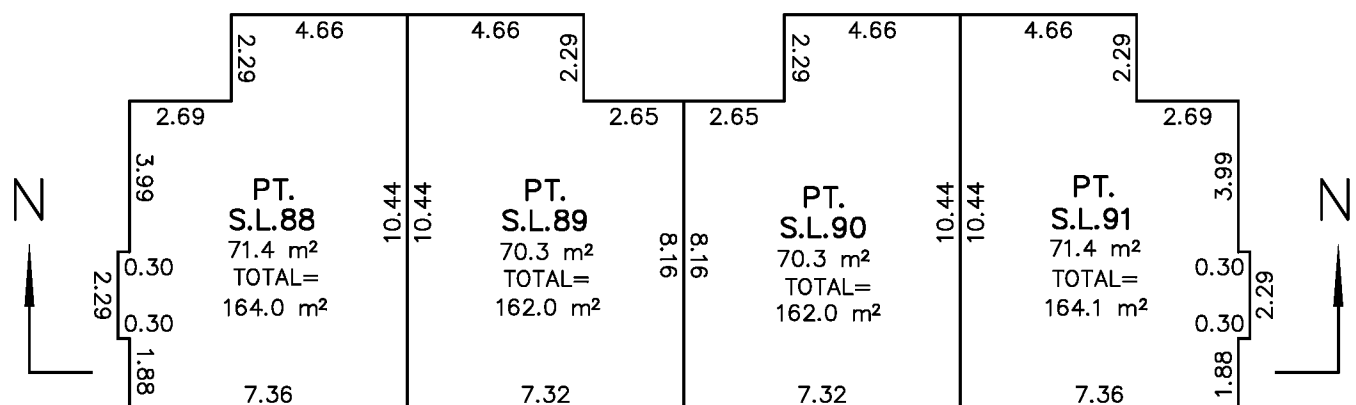
BASEMENT FLOOR



MAIN FLOOR



UPPER FLOOR



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 LAND SURVEYING INC.
 121-13140 80th Avenue
 Surrey, B.C.
 V3W 3B2
 (ph) 501-6188
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 FILE: 1008001-ST5.DWG

Gene Paul Nikula, BCLS 803
 9th day of July, 2013.

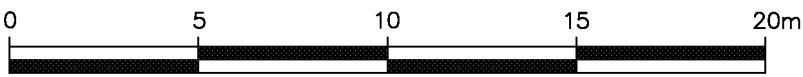
BUILDING 17

SHEET 5 OF 7 SHEETS

PHASE 5

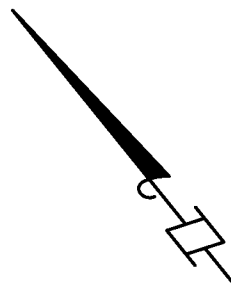
STRATA PLAN BCS4060

SCALE 1:200

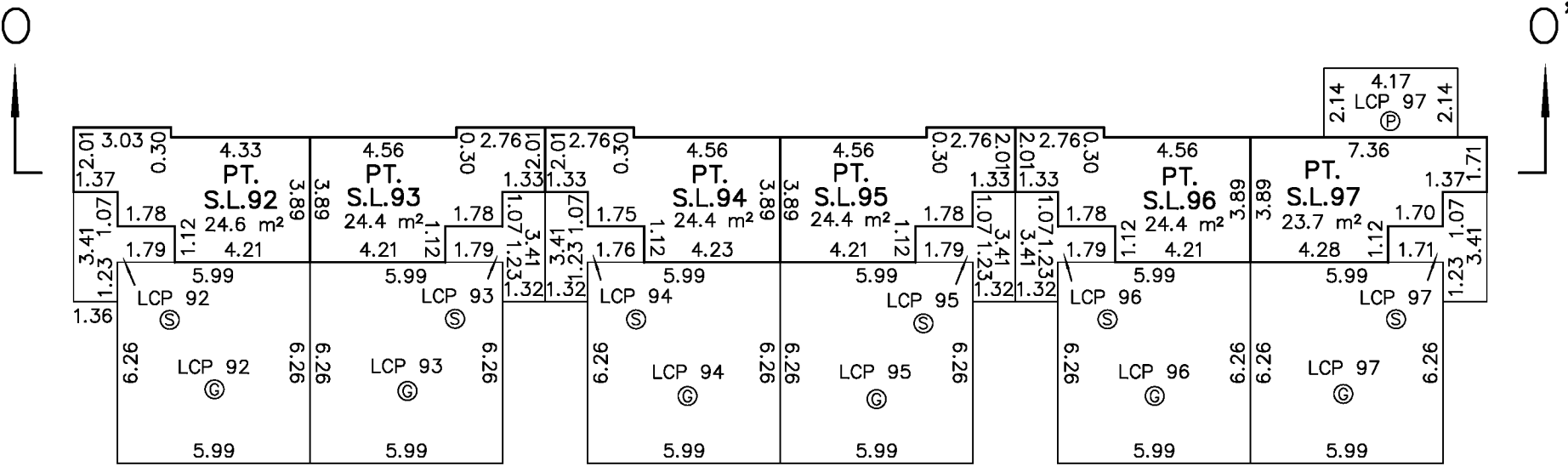


(All distances are in metres)

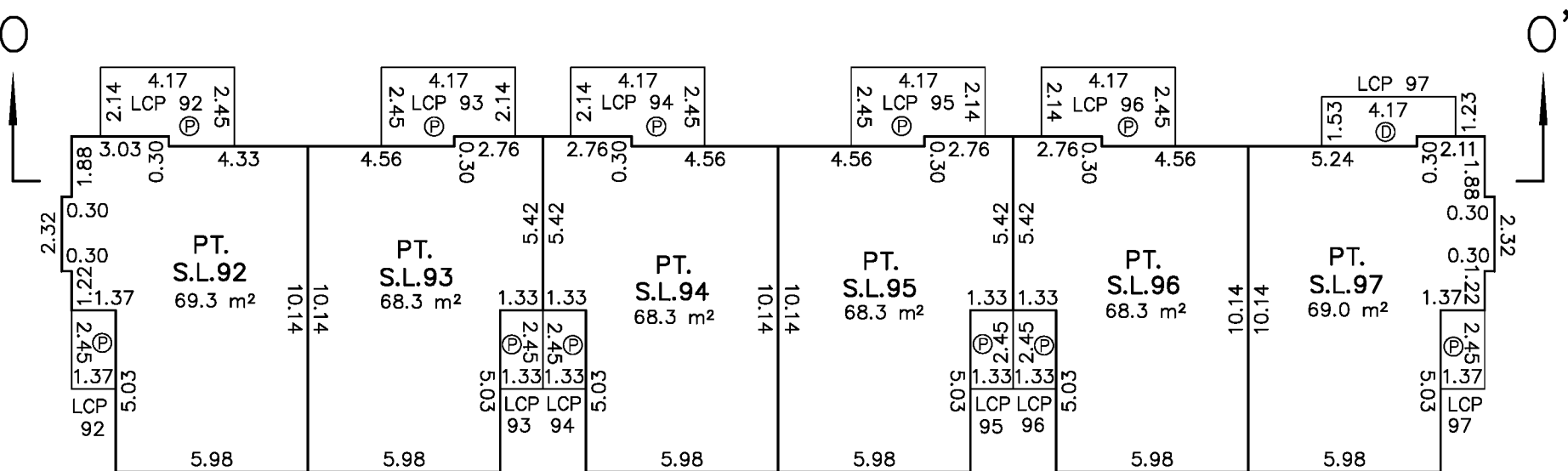
The intended plot size of this plan is 280mm in width by 432mm in height (B size) when plotted at a scale of 1:200.



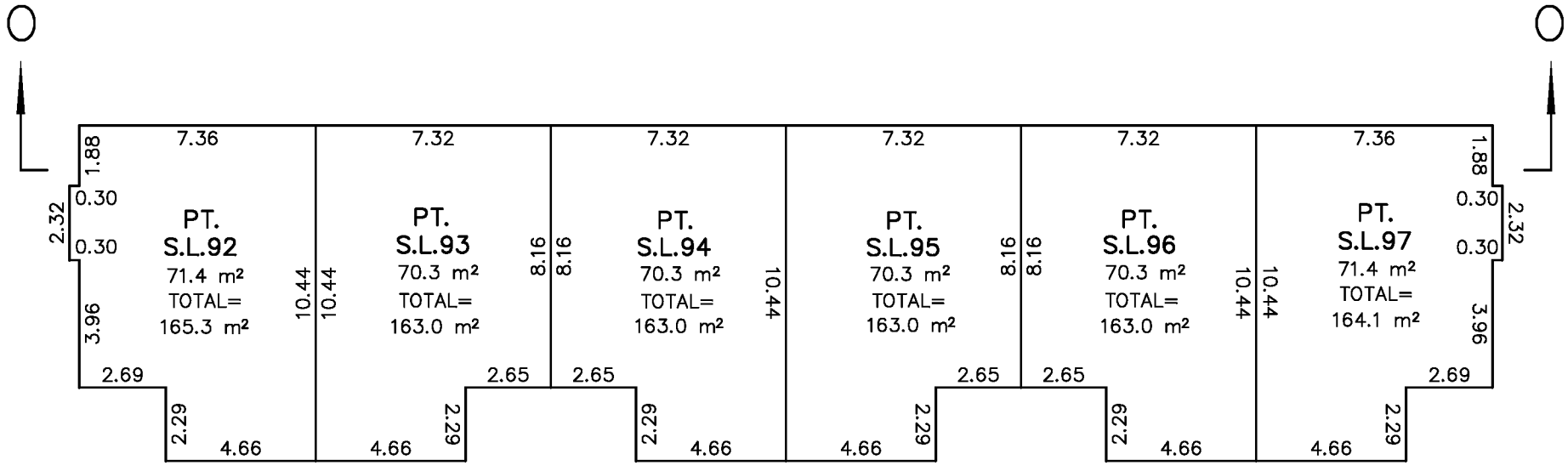
BASEMENT FLOOR



MAIN FLOOR



UPPER FLOOR



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LAND SURVEYING INC.
 121-13140 80th Avenue
 Surrey, B.C.
 V3W 3B2
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 FILE: 1008001-ST5.DWG

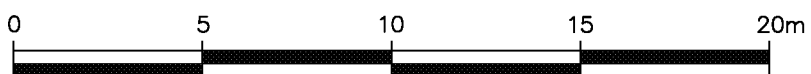
Gene Paul Nikula, BCLS 803
 9th day of July, 2013.

BUILDING 18

SHEET 6 OF 7 SHEETS

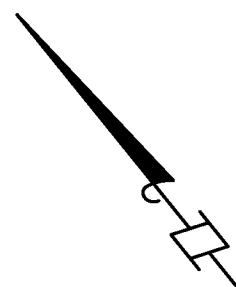
PHASE 5 STRATA PLAN BCS4060

SCALE 1:200

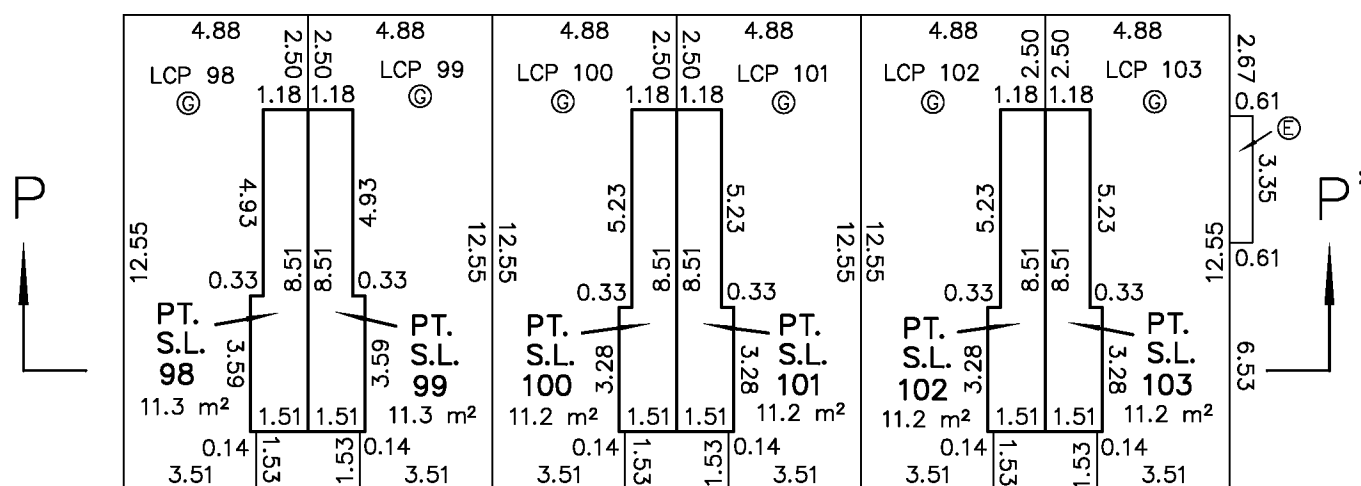


(All distances are in metres)

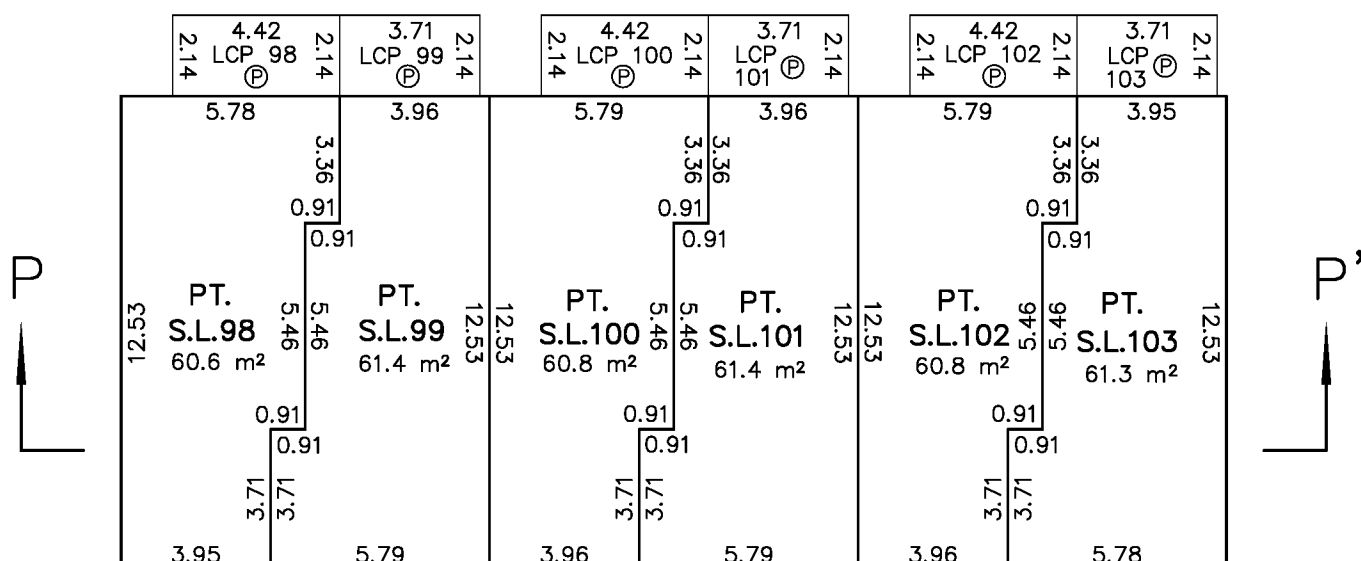
The intended plot size of this plan is 280mm in width by 432mm in height (B size) when plotted at a scale of 1:200.



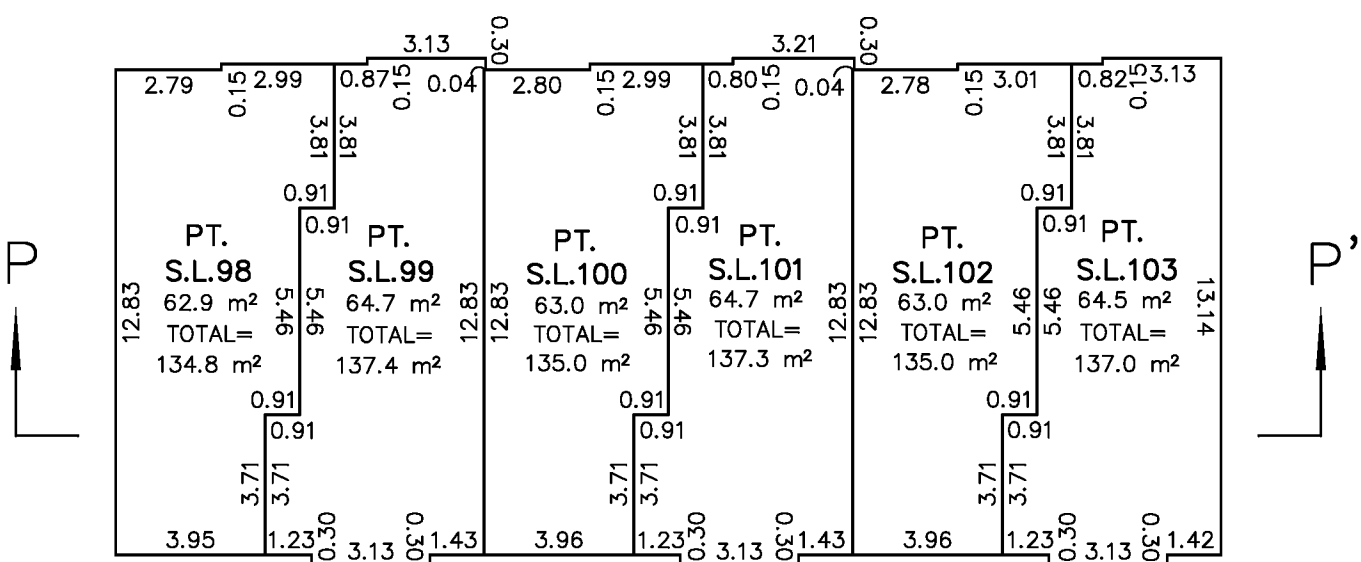
BASEMENT FLOOR



MAIN FLOOR



UPPER FLOOR



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 LAND SURVEYING INC.
 121-13140 80th Avenue
 Surrey, B.C.
 V3W 3B2
 (ph) 501-6188
 (fx) 501-6189
 FILE: 1008001-ST5.DWG

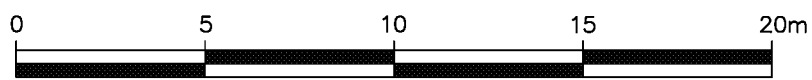
Gene Paul Nikula, BCLS 803
 9th day of July, 2013.

BUILDING SECTIONS

SHEET 7 OF 7 SHEETS

PHASE 5
STRATA PLAN BCS4060

SCALE 1:200



(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.

BUILDING 15 – SECTION M–M'

PT. S.L.82	PT. S.L.83	PT. S.L.84	PT. S.L.85	PT. S.L.86	PT. S.L.87
PT. S.L.82	PT. S.L.83	PT. S.L.84	PT. S.L.85	PT. S.L.86	PT. S.L.87
LCP 82 ⊙	LCP 83 ⊙	PT. S.L.84	PT. S.L.85	PT. S.L.86	PT. S.L.87

PT. S.L.82 PT. S.L.83

BUILDING 16 – SECTION N–N'

	PT. S.L.88	PT. S.L.89	PT. S.L.90	PT. S.L.91
	PT. S.L.88	PT. S.L.89	PT. S.L.90	PT. S.L.91
⊙	PT. S.L.88	PT. S.L.89	PT. S.L.90	PT. S.L.91

BUILDING 17 – SECTION O–O'

PT. S.L.92	PT. S.L.93	PT. S.L.94	PT. S.L.95	PT. S.L.96	PT. S.L.97
PT. S.L.92	PT. S.L.93	PT. S.L.94	PT. S.L.95	PT. S.L.96	PT. S.L.97
PT. S.L.92	PT. S.L.93	PT. S.L.94	PT. S.L.95	PT. S.L.96	PT. S.L.97

BUILDING 18 – SECTION P–P'

PT. S.L.98	PT. S.L.99	PT. S.L.100	PT. S.L.101	PT. S.L.102	PT. S.L.103
PT. S.L.98	PT. S.L.99	PT. S.L.100	PT. S.L.101	PT. S.L.102	PT. S.L.103
LCP 98 ⊙	LCP 99 ⊙	LCP 100 ⊙	LCP 101 ⊙	LCP 102 ⊙	LCP 103 ⊙

PT. S.L.98 PT. S.L.99 PT. S.L.100 PT. S.L.101 PT. S.L.102 PT. S.L.103

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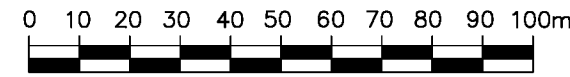
Gene Paul Nikula, BCLS 803
9th day of July, 2013.

**STRATA PLAN OF LOT 1 SECTION 21 BLOCK 5 NORTH
RANGE 1 WEST NEW WESTMINSTER DISTRICT PLAN BCP45409
EXCEPT PHASES ONE TO FIVE STRATA PLAN BCS4060**

BCGS 92G.017 CITY OF SURREY
SCALE 1:1500

SHEET 1 OF 7 SHEETS

**PHASE 6
STRATA PLAN BCS4060**



(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 1:1500.

LEGEND

Grid bearings are derived from Plan BCP45409. Integrated Survey Area No. 1, Surrey, B.C. Datum: NAD83 (CSRS)

This plan shows horizontal ground-level distances unless otherwise specified. To compute grid distances, multiply ground-level distances by the average combined factor of 0.9995923 which has been derived from geodetic control monuments 5914 and 5881.

- indicates iron post found
- S.L. indicates strata lot
- PT. indicates part of
- C.P. indicates common property
- LCP indicates limited common property of the indicated strata lot
- Ⓢ indicates electrical room/closet being common property
- ⓐ indicates garage being limited common property of the indicated strata lot
- ⓑ indicates crawlspace being limited common property of the indicated strata lot
- Ⓒ indicates patio/porch being limited common property of the indicated strata lot
- Ⓓ indicates deck being limited common property of the indicated strata lot

Boundaries between adjacent strata lots are midway between the outside surfaces of the structural portion of the separating wall, floor or ceiling that separates the strata lots. If there are no separating walls, floor or ceiling, the boundary is as shown on the plan.

Boundaries between strata lots and limited common property or common property are one centimeter inside the outside face of the wall separating the strata lot from said limited common property or common property.

Unless otherwise shown all building corners are 90° or 45°.

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Surrey, B.C.

V3W 1E6
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FILE: 1008001-ST6.DWG

CIVIC ADDRESS:

15399 - Guildford Drive
Surrey, B.C.

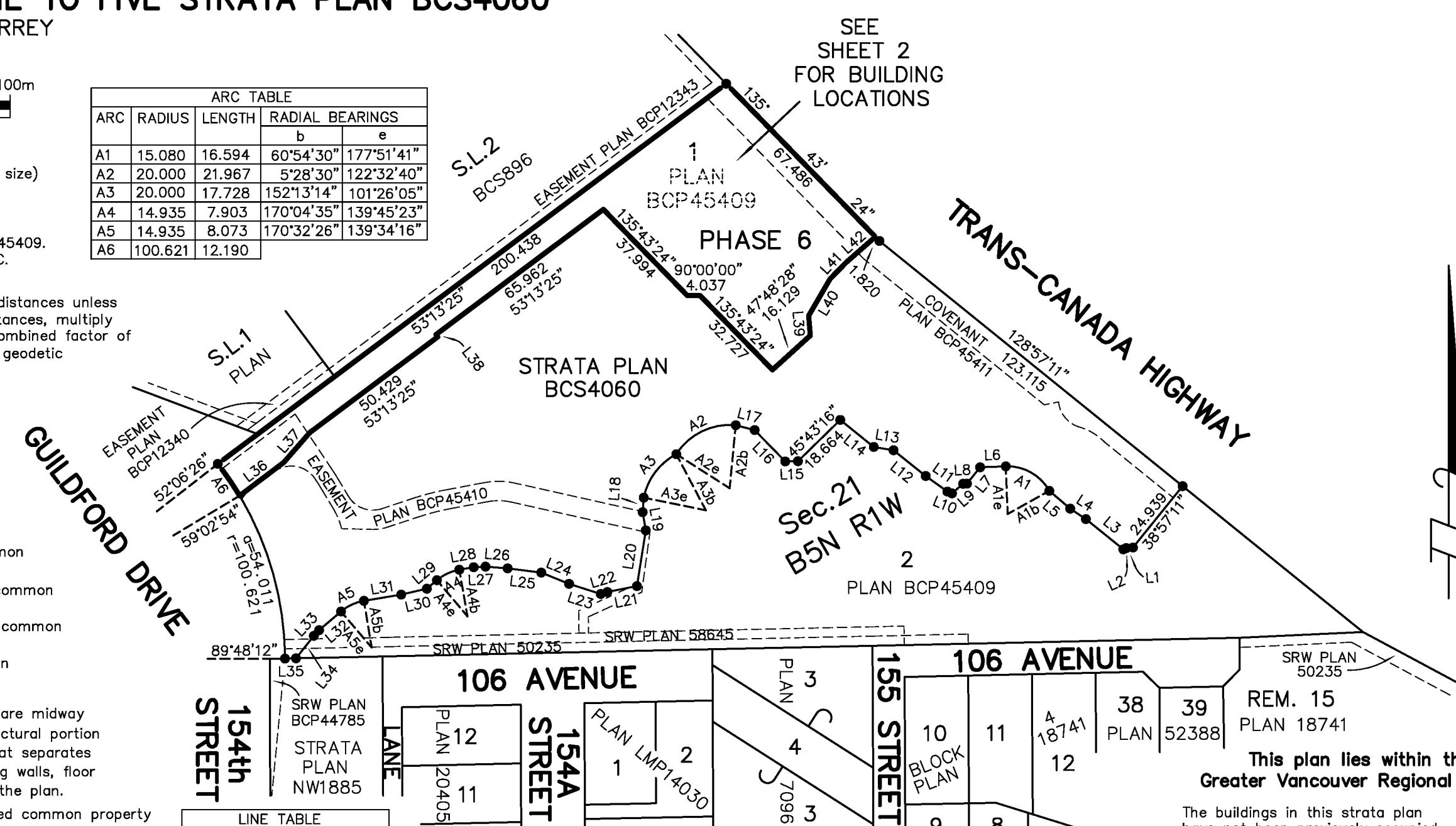
ARC TABLE				
ARC	RADIUS	LENGTH	RADIAL BEARINGS	
			b	e
A1	15.080	16.594	60°54'30"	177°51'41"
A2	20.000	21.967	5°28'30"	122°32'40"
A3	20.000	17.728	152°13'14"	101°26'05"
A4	14.935	7.903	170°04'35"	139°45'23"
A5	14.935	8.073	170°32'26"	139°34'16"
A6	100.621	12.190		

LINE TABLE		
LINE	BEARING	DISTANCE
L1	85°41'40"	2.139
L2	65°49'41"	0.995
L3	128°57'17"	15.197
L4	123°37'35"	5.951
L5	130°25'42"	8.667
L6	87°51'41"	8.115
L7	38°57'10"	6.631
L8	87°48'45"	1.203
L9	49°16'50"	4.652
L10	111°54'21"	1.558
L11	125°41'24"	8.417
L12	128°37'22"	13.021

LINE TABLE		
LINE	BEARING	DISTANCE
L13	99°32'51"	6.335
L14	128°52'39"	13.580
L15	88°58'11"	4.016
L16	135°43'24"	13.842
L17	104°19'47"	6.157
L18	4°22'30"	4.591
L19	170°11'44"	5.844
L20	9°01'56"	17.772
L21	78°32'46"	9.543
L22	73°25'29"	2.170

LINE TABLE		
LINE	BEARING	DISTANCE
L23	107°47'35"	10.505
L24	112°00'16"	9.466
L25	97°12'44"	10.721
L26	94°23'52"	6.997
L27	87°14'12"	3.723
L28	80°04'35"	4.620
L29	49°45'23"	4.157
L30	77°02'09"	8.321
L31	80°32'26"	11.935
L32	49°34'16"	9.090

LINE TABLE		
LINE	BEARING	DISTANCE
L33	42°52'13"	2.449
L34	38°27'02"	9.059
L35	88°46'41"	3.475
L36	53°01'30"	17.489
L37	41°02'14"	12.525
L38	142°20'15"	0.915
L39	175°15'27"	6.277
L40	30°16'15"	13.442
L41	44°10'30"	7.213
L42	48°46'03"	12.324



**This plan lies within the
Greater Vancouver Regional District**

The buildings in this strata plan have not been previously occupied.

The buildings shown hereon are within the external boundaries of the land that is the subject of the strata plan.

This plan is Phase 6 of a 6 phase strata plan under Section 224 of the Strata Property Act lying within the jurisdiction of the Approving Officer for the City of Surrey.

The field survey represented by this plan was completed on the 20th day of March, 2014.

Gene Paul Nikula, BCLS 803

BUILDING LOCATIONS

SHEET 2 OF 7 SHEETS

PHASE 6 STRATA PLAN BCS4060

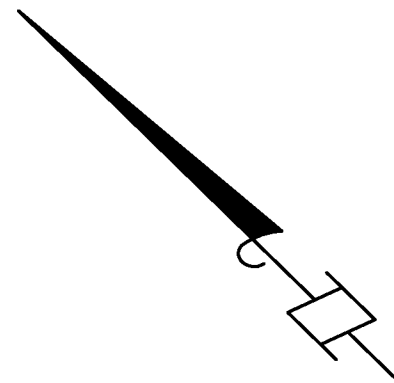
TRANS-CANADA HIGHWAY

SCALE 1:300



(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 1:300.



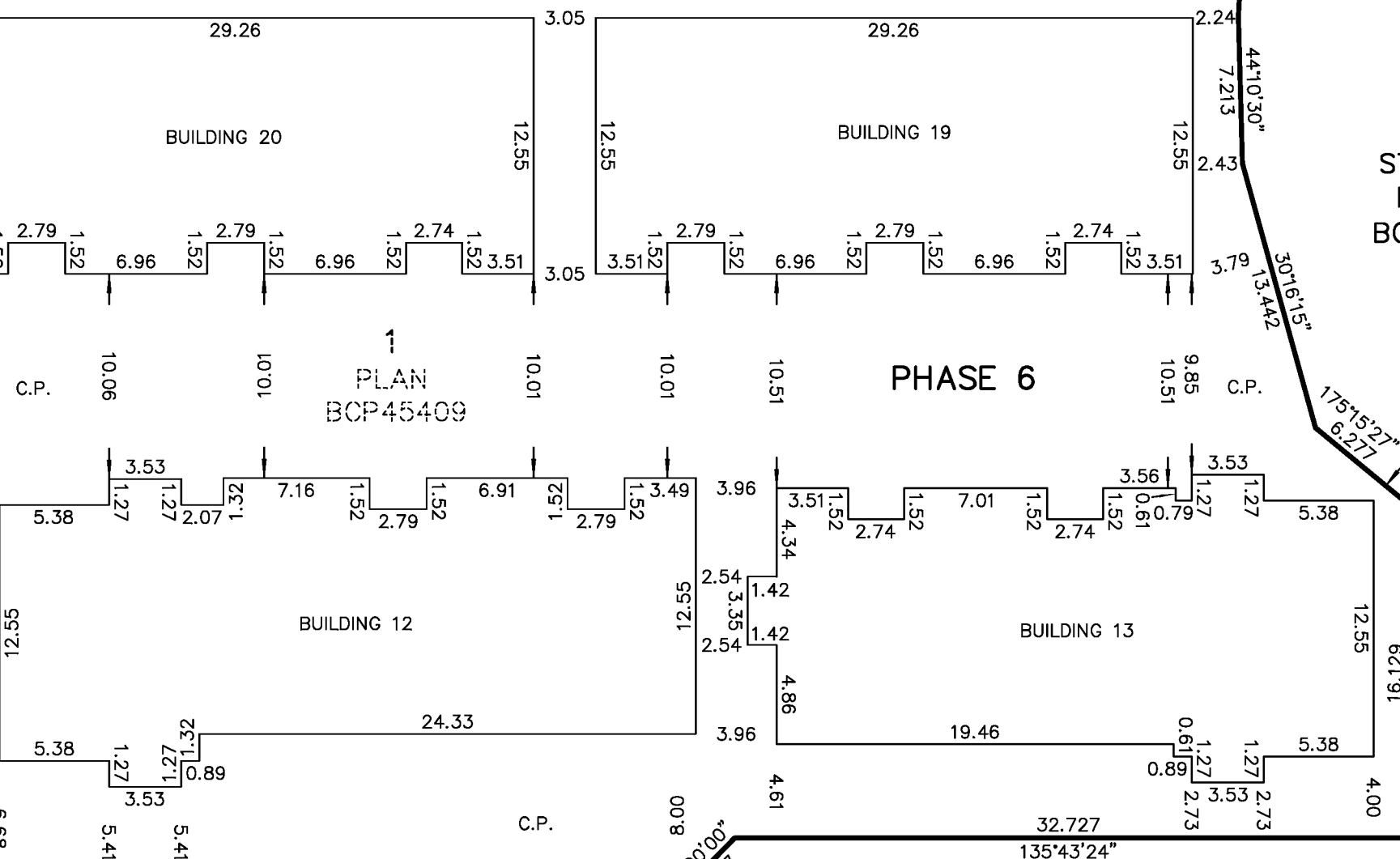
S.L.2
PLAN BCS896

EASEMENT PLAN BCP12343

53°13'25"
200.438

COVENANT PLAN BCP45411

C.P.



1
PLAN
BCP45409

PHASE 6

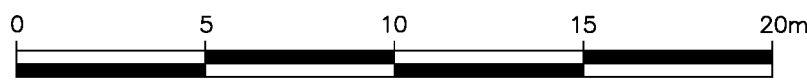
STRATA
PLAN
BCS4060

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Gene Paul Nikula, BCLS 803
 20th day of March, 2014.

BUILDING 12

SCALE 1:200

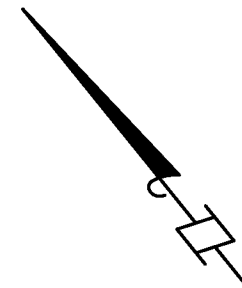


(All distances are in metres)

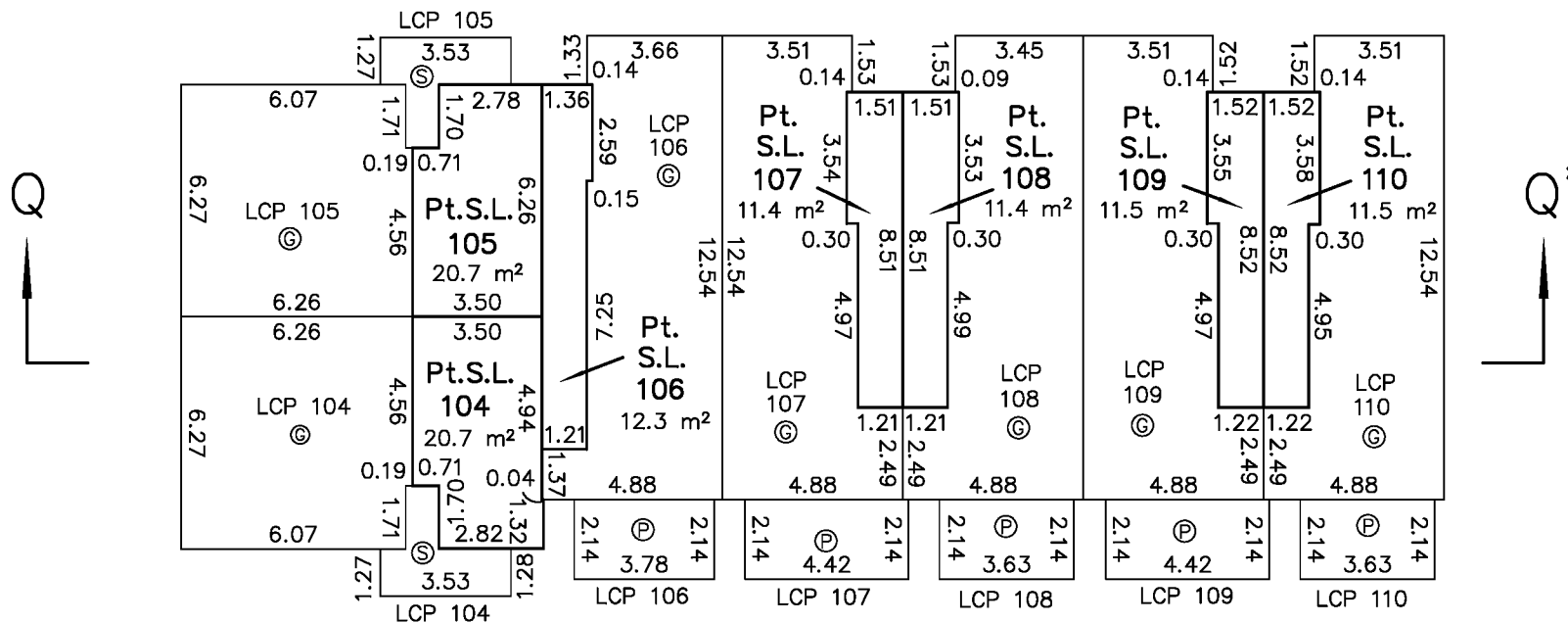
The intended plot size of this plan is 280mm in width by 432mm in height (B size) when plotted at a scale of 1:200.

SHEET 3 OF 7 SHEETS

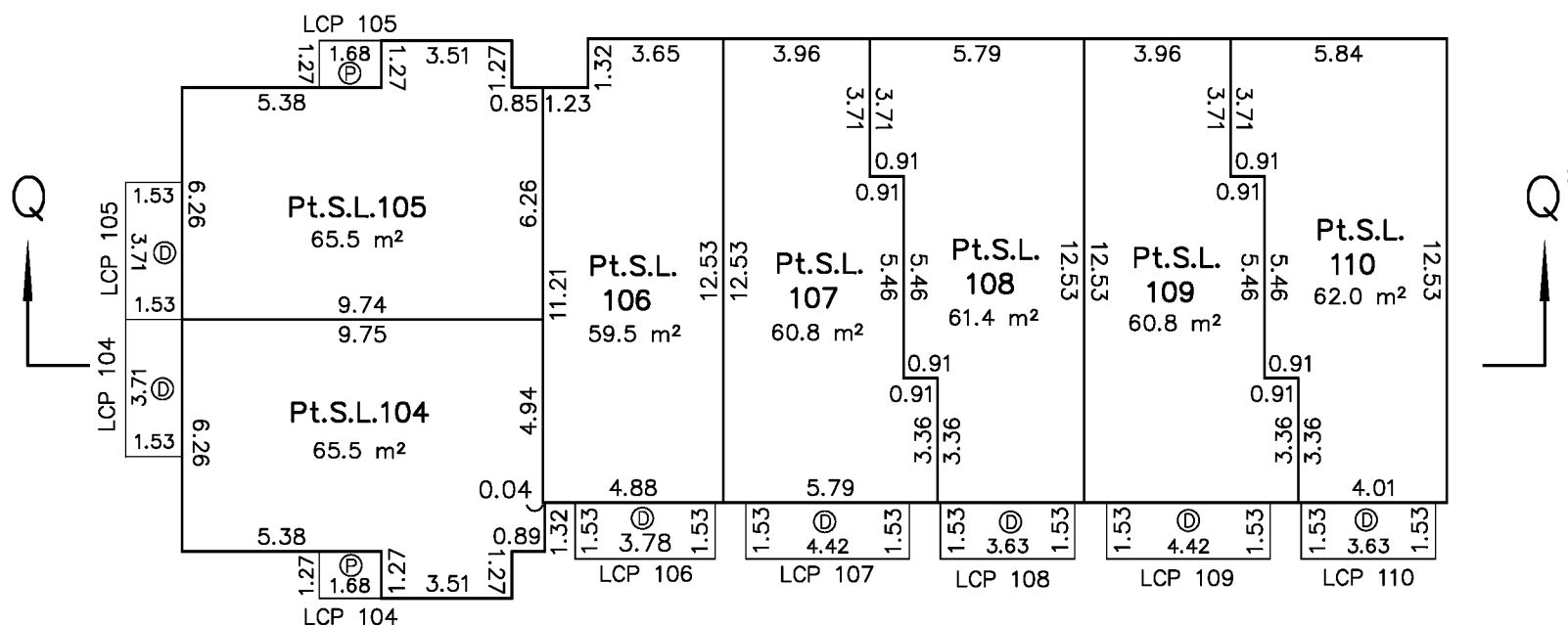
PHASE 6 STRATA PLAN BCS4060



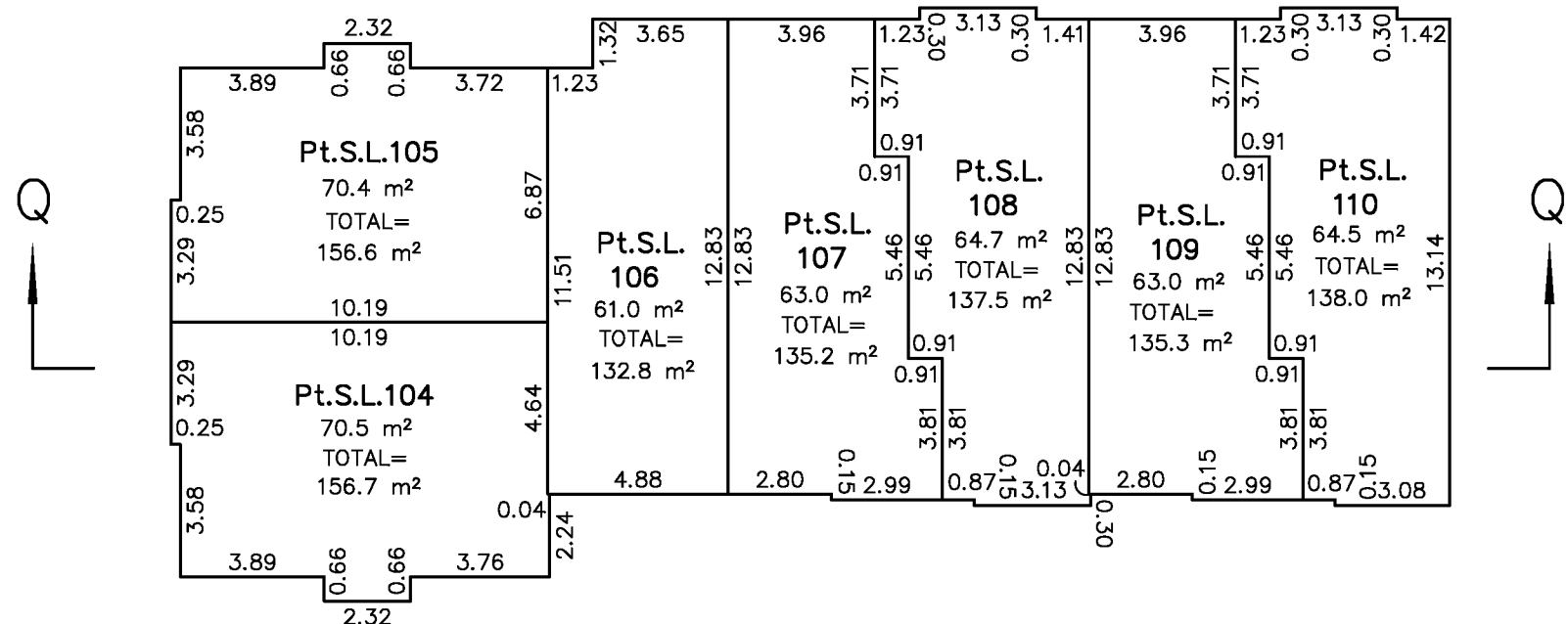
BASEMENT FLOOR



MAIN FLOOR



UPPER FLOOR

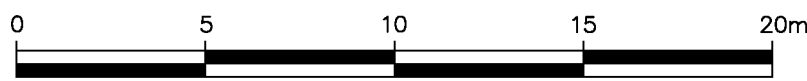


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 20th day of March, 2014.

BUILDING 13

SCALE 1:200



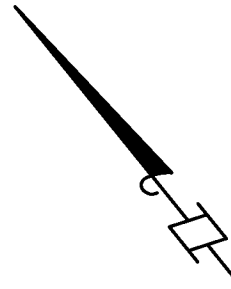
(All distances are in metres)

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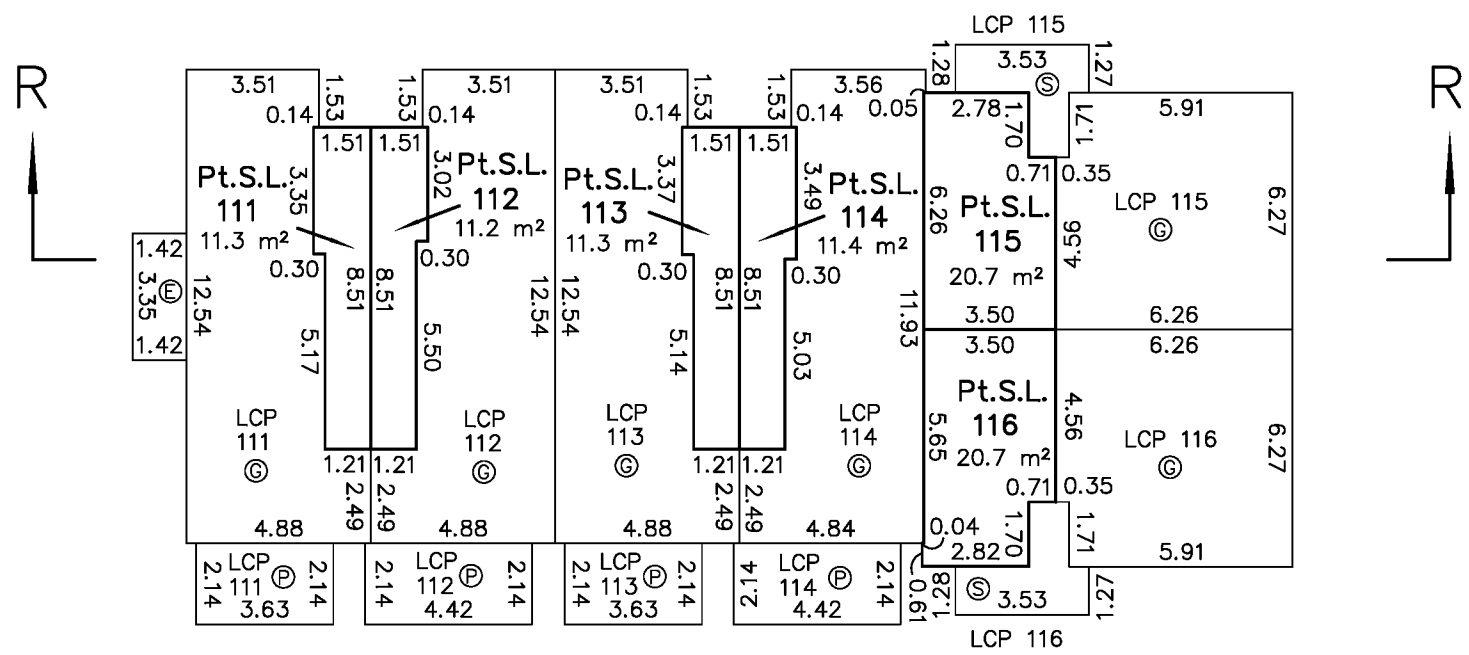
SHEET 4 OF 7 SHEETS

PHASE 6

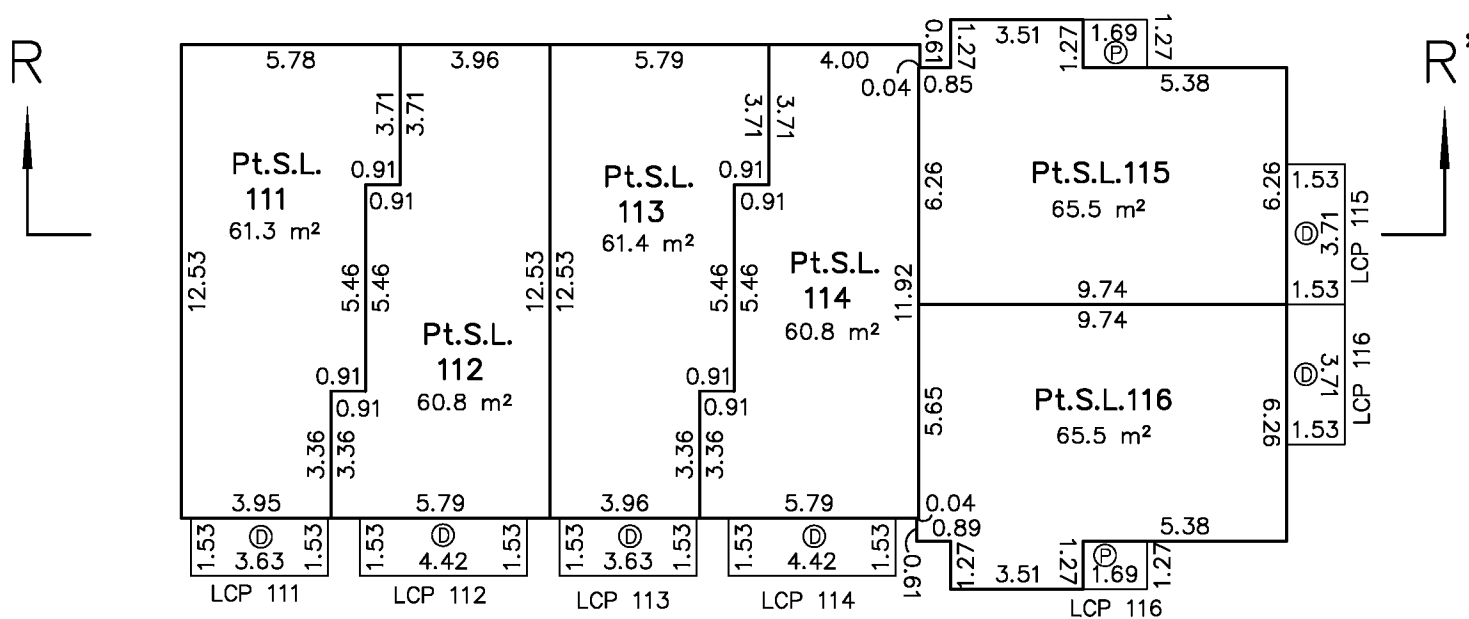
STRATA PLAN BCS4060



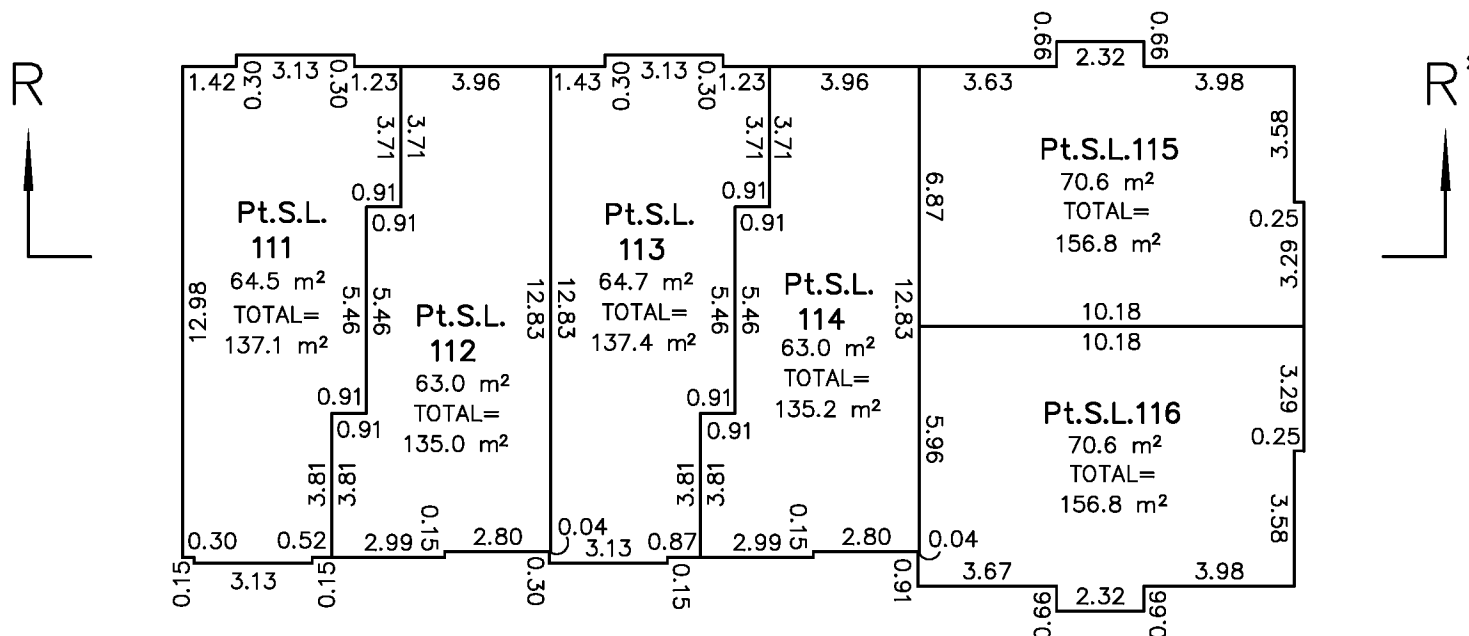
BASEMENT FLOOR



MAIN FLOOR



UPPER FLOOR



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Gene Paul Nikula, BCLS 803
 20th day of March, 2014.

BUILDING 19

SHEET 5 OF 7 SHEETS

PHASE 6

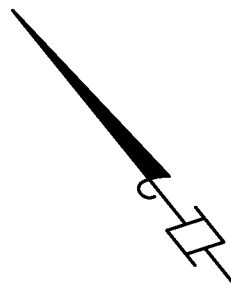
STRATA PLAN BCS4060

SCALE 1:200

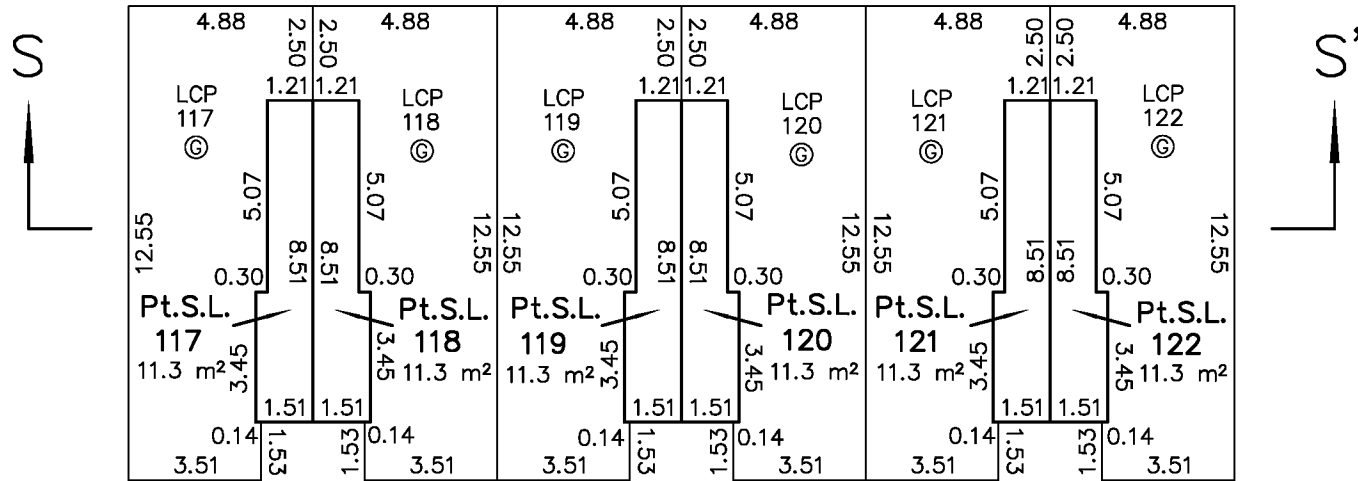


(All distances are in metres)

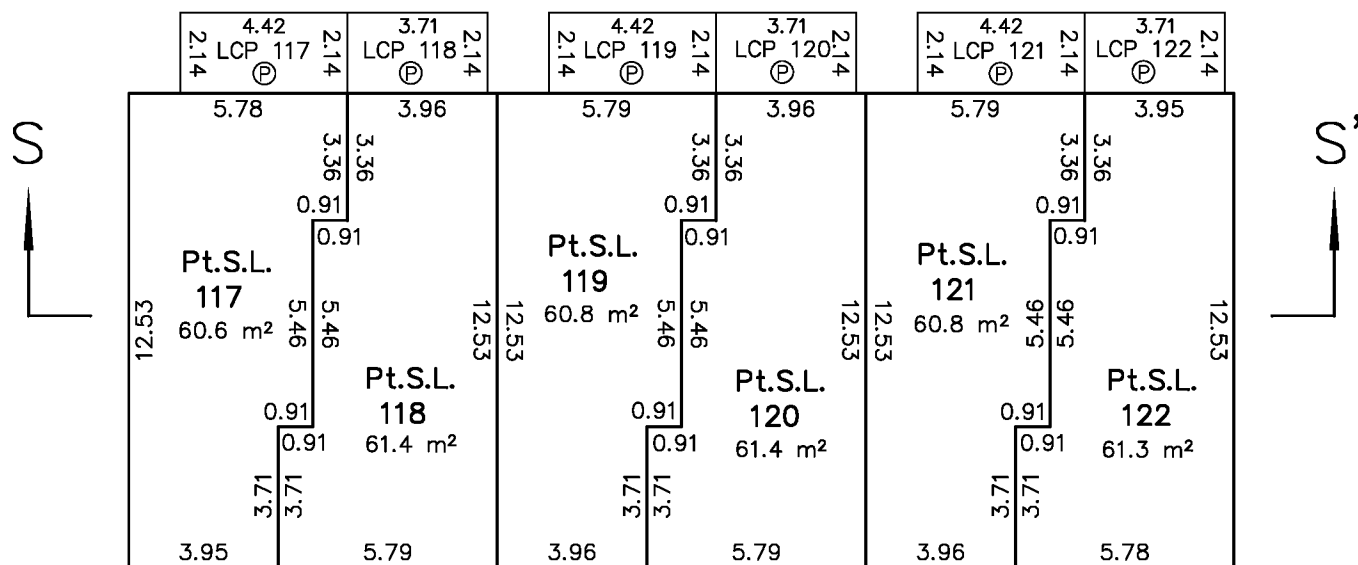
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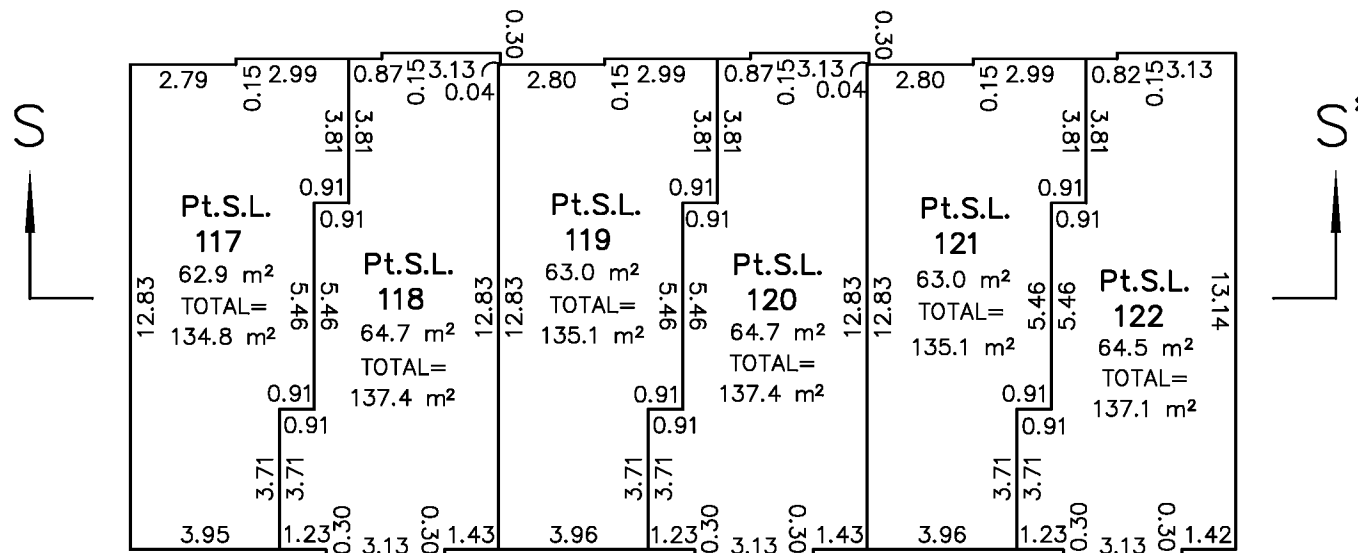
BASEMENT FLOOR



MAIN FLOOR



UPPER FLOOR



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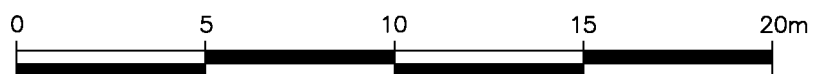
Gene Paul Nikula, BCLS 803
 20th day of March, 2014.

BUILDING 20

SHEET 6 OF 7 SHEETS

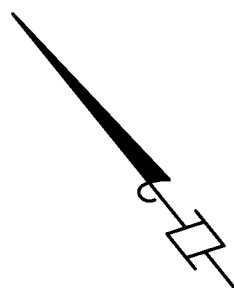
PHASE 6 STRATA PLAN BCS4060

SCALE 1:200

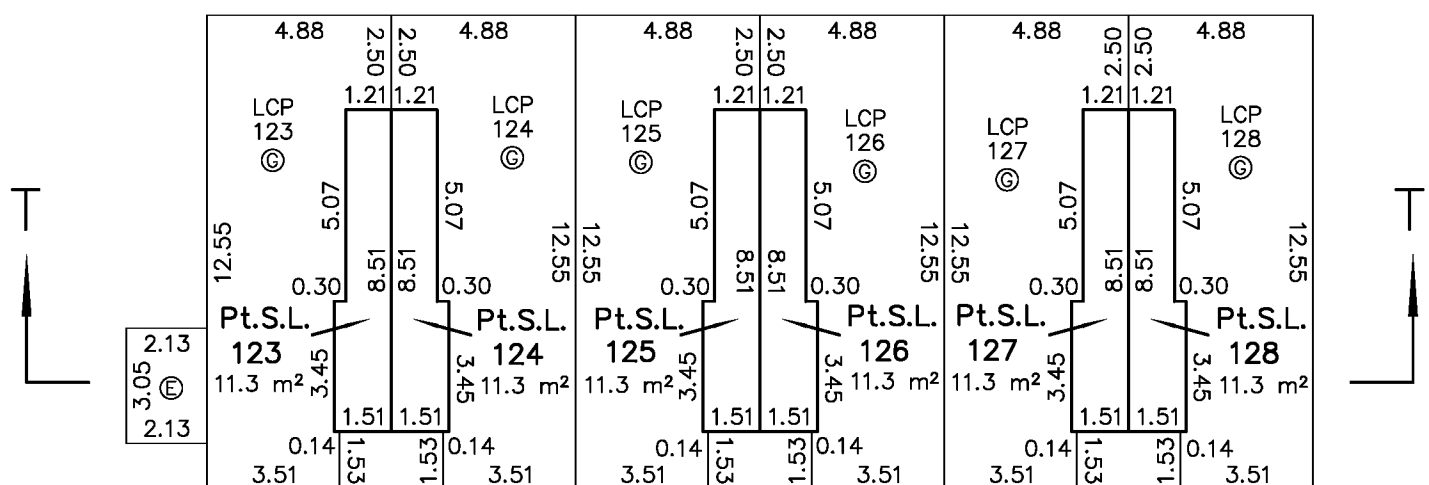


(All distances are in metres)

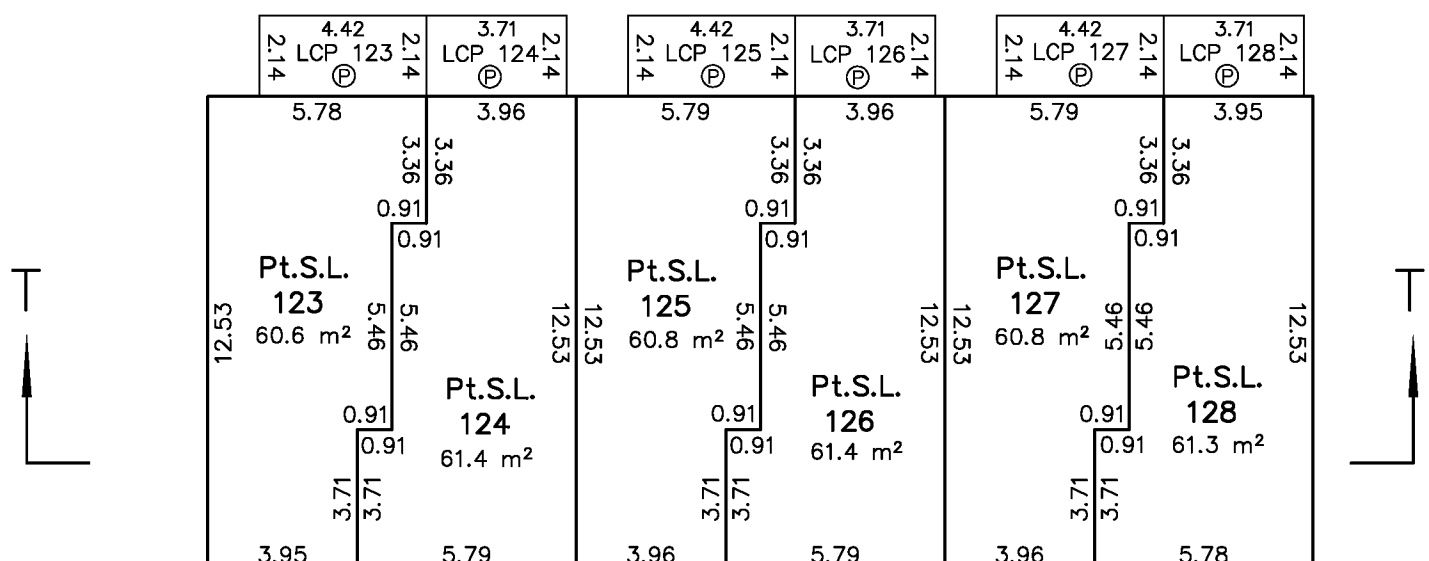
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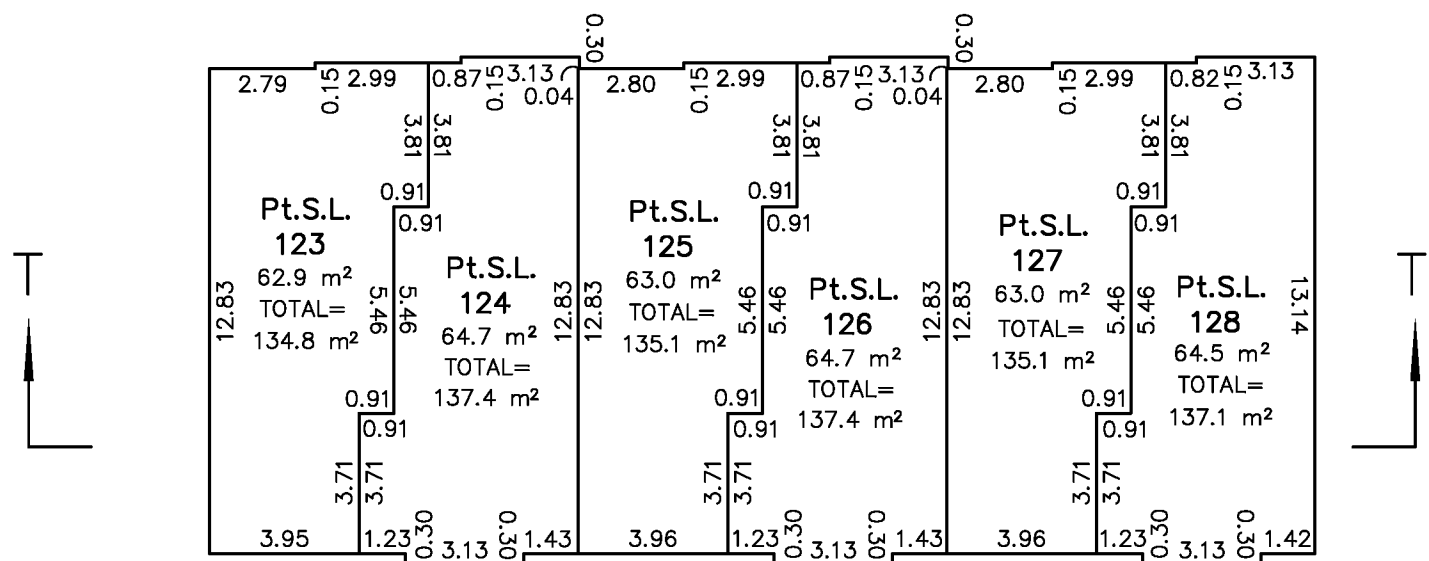
BASEMENT FLOOR



MAIN FLOOR



UPPER FLOOR



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Gene Paul Nikula, BCLS 803
 20th day of March, 2014.

BUILDING SECTIONS

SHEET 7 OF 7 SHEETS

PHASE 6
STRATA PLAN BCS4060

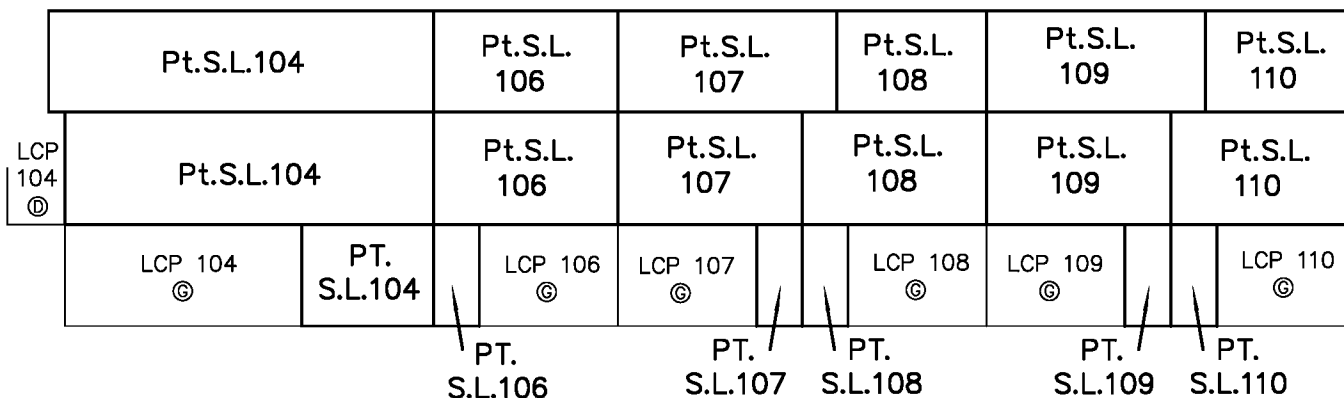
SCALE 1:200



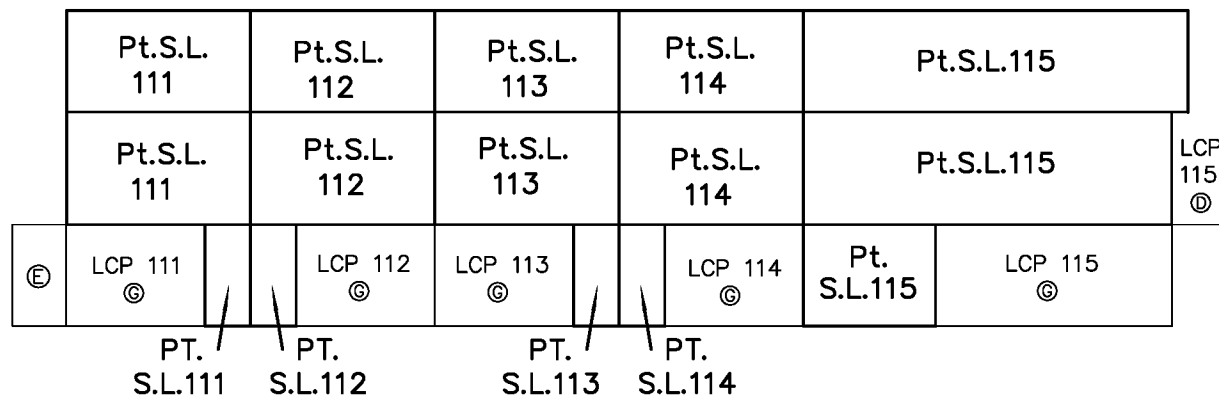
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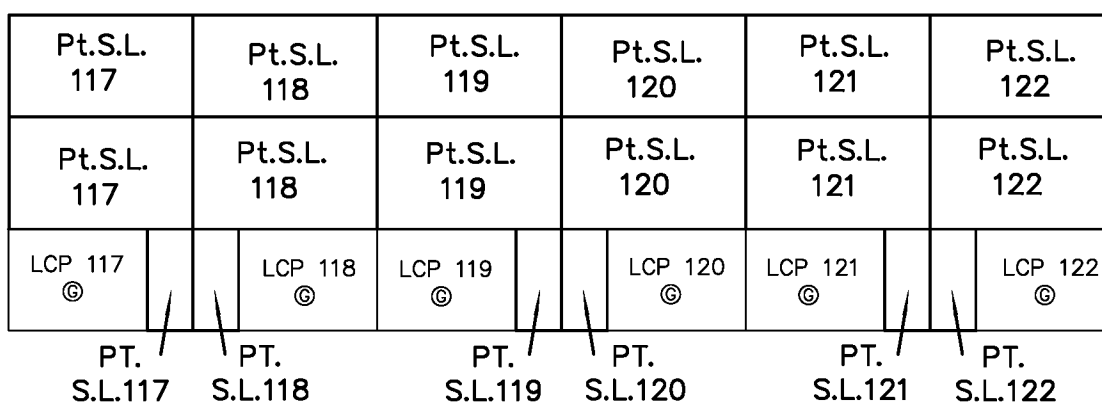
BUILDING 12 – SECTION Q–Q'



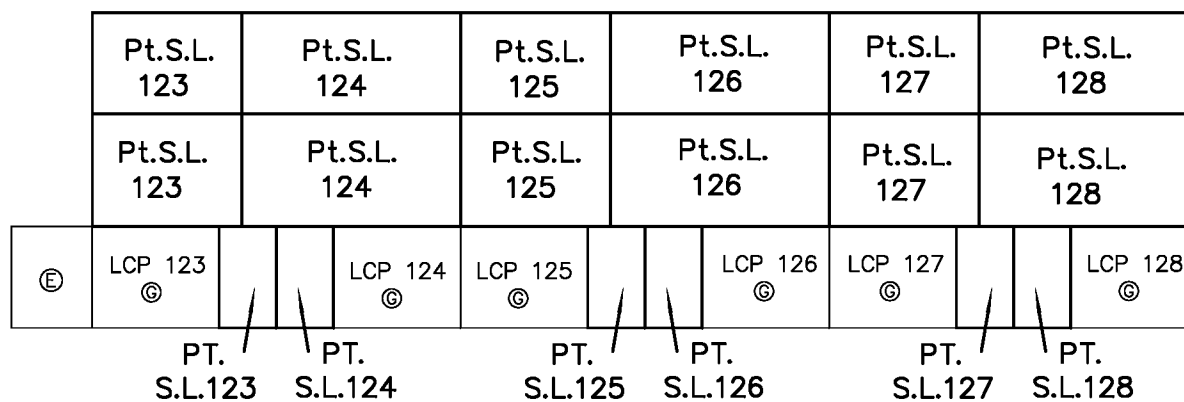
BUILDING 13 – SECTION R–R'



BUILDING 19 – SECTION S–S'



BUILDING 20 – SECTION T–T'



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